



NEW FUTURA



NEW FUTURA. FORWARD LUXURY FOR THE FAR SIGHTED.

Just a short stroll from Orchard Road, one of the world's most famous shopping streets is New Futura, an ultra-luxurious home like no other. Created to the exacting standards of City Developments Limited (CDL) and designed by award-winning architects, Skidmore, Owings and Merrill LLP (SOM), New Futura's sweeping curves wrap elegantly and raise the iconic twin 36-storey towers to rightfully take its place as a timeless landmark of Singapore. New Futura isn't merely a trophy home, but a crown jewel in your family portfolio. It's a privilege reserved for only 124 owners to savour, share and gift for generations to come.



Artist's Impression

SAVOUR THE FUTURE OF THOUGHTFUL LUXURY.

At New Futura, details matter. That's why you'll find over 250 parking lots in the basement, with some designed extra wide to accommodate supercars and coupés. Located on the multi-tiered lush tropical landscaped gardens, is an infinity lap pool, aqua beds and the aptly named Club Futura. This exclusive clubhouse provides cool respite in the day and transforms into a private dining venue at night. To complement life at New Futura, you'll find the hospitality-trained hosts of our Signature Residential Services* who are dedicated to pamper and provide to your needs.

*Selected services are chargeable. Terms and conditions apply.



THE LUXURY OF SPACE BEGINS WITH SPACE FOR LUXURY.

The doors of your private lift open and lead you into a generously sized living and dining room with a spacious balcony. You'll discover elegant fine marble flooring in every home and double volume ceilings in selected units that expand and heighten your living experience. Depending on your lifestyle, you can choose from a range of 2-, 3- and 4- bedroom apartments. For those who dream of owning a bungalow-in-the-sky, you can luxuriate in a double-storey super penthouse replete with your own private swimming pool.



STEP OUT OF NEW FUTURA. STEP INTO ORCHARD ROAD.



5-minute drive to
ORCHARD ROAD

6-minute walk to
UPCOMING GREAT WORLD MRT

7-minute drive to
THE AMERICAN CLUB

8-minute drive to
SINGAPORE BOTANIC GARDENS

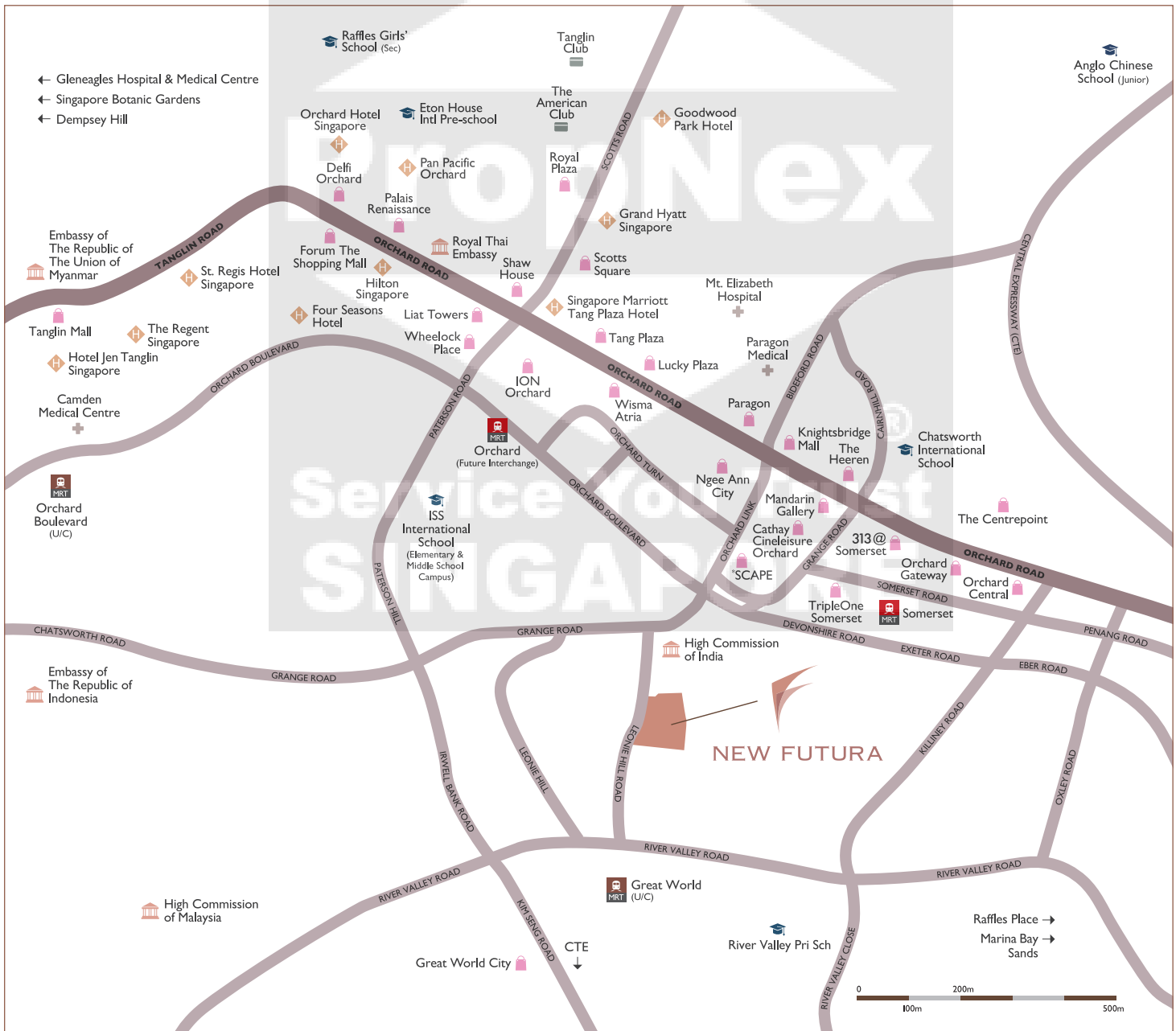
9-minute drive to
RAFFLES PLACE

10-minute drive to
DEMPSEY HILL

14-minute drive to
MARINA BAY SANDS

17-minute drive to
SENTOSA ISLAND

Close to
**INTERNATIONAL SCHOOLS,
EMBASSIES AND
GOOD CLASS BUNGALOWS**



ONE FITNESS TERRACE TO SIX THEMED SKY TERRACES.
WELCOME TO THE GOOD LIFE.

South Tower
Block 18

North Tower
Block 16

Level 30
Sky Indulgence

- Social Lounge
- Family Patio
- Cosy Bay
- Epicure Dining
- Leisure Lawn

Level 23
Sky Bliss

- Spa Pool
- Tea Veranda
- Day Beds
- Spa Alcove
- Relaxation Deck
- Outdoor Rain Shower

Level 14
Sky Sense

- Reading Corner
- Creative Lounge
- Creative Garden
- Wisdom Garden

Level 3
Fitness Terrace

- Action Deck
- Leisure Deck
- Wellness Studio
 - Gymnasium
 - Steam Rooms
 - Changing Rooms with Lockers

Level 28
Sky Indulgence

- Social Lounge
- Family Patio
- Cosy Bay
- Epicure Dining
- Leisure Lawn

Level 23
Sky Aqua

- Lap Pool
- Pool Deck
- Viewing Deck
- Relaxation Deck
- Outdoor Rain Shower

Level 10
Sky Serenity

- Yoga Deck
- Pilates Deck
- Meditation Deck
- Relaxation Deck
- Foot Reflexology



Artist's Impression

SITE PLAN



- | | | |
|-------------------------------------|-------------------------------|----------------------------|
| 1 Guard House | 9 Pets' Lawn | 17 Infinity Lap Pool |
| 2 Water Feature | 10 Lawn | 18 Pool Deck |
| 3 Sculpture | 11 Changing Rooms with Shower | 19 Day Beds |
| 4 Arrival Plaza | 12 Leisure Walk | Club Futura |
| 5 Arrival Garden (Basement I) | 13 Cabanas | Lower Level |
| • Waterwall | 14 Outdoor Rain Shower | • Private Dining |
| • Residential Host Counter (Mobile) | 15 Aqua Beds | • Residential Host Counter |
| 6 Residential Host Counter (Mobile) | 16 Wading Pool | 20a Upper Level |
| 7 Grand Lobby | | • Alfresco BBQ |
| 8 Linkway | | 21 Kids' Corner |

SCHEMATIC DIAGRAM

North Tower - Blk 16

16 Leonie Hill Road Singapore 239198

South Tower - Blk 18

18 Leonie Hill Road Singapore 239199

Unit Level	01	02	03	04	05	06	Unit Level
36	PH #35-01			PH(M) #35-06			36
35	M&E SPACE			M&E SPACE			35
34	B1	C1			C1(M)	B1(M)	34
33	B1	C2	#33-02	#33-05	C2(M)	B1(M)	33
32	B1	C1			C1(M)	B1(M)	32
31	B1	C2	#31-02	#31-05	C2(M)	B1(M)	31
30	B1	C1		SKY INDULGENCE			
29	B1	C2	#29-02	SKY INDULGENCE			
	SKY INDULGENCE						30
28				#28-05	C2(M)	B1(M)	28
27	B1	C1			C1(M)	B1(M)	27
26	B1	C2	#26-02	#26-05	C2(M)	B1(M)	26
25	B1	C1			C1(M)	B1(M)	25
24	B1	C2	#24-02	#24-05	C2(M)	B1(M)	24
	SKY AQUA			SKY BLISS			
23							23
22	B1	C1			C1(M)	B1(M)	22
21	B1	C2	#21-02	#21-05	C2(M)	B1(M)	21
20	B1	C1			C1(M)	B1(M)	20
19	B1	C2	#19-02	#19-05	C2(M)	B1(M)	19
18	B1	C1			C1(M)	B1(M)	18
17	B1	C2	#17-02	#17-05	C2(M)	B1(M)	17
16	B1	C1			C1(M)	B1(M)	16
15	B1	C2	#15-02	#15-05	C2(M)	B1(M)	15
14	B1	C1		SKY SENSE			
13	B1	C2	#13-02	A2(M)	A1a(M)	B1(M)	13
12	B1	C1		A2(M)	A1a(M)	B1(M)	12
11	B1	C2	#11-02	A2(M)	A1a(M)	B1(M)	11
	SKY SERENITY			A2(M)	A1a(M)	B1(M)	10
10				A2(M)	A1a(M)	B1(M)	9
9	B1	A1a	A2	A2(M)	A1a(M)	B1(M)	9
8	B1	A1a	A2	A2(M)	A1a(M)	B1(M)	8
7	B1	A1a	A2	A2(M)	A1c	B1(M)	7
6	B1	A1a	A2	A2(M)	A1b	B1(M)	6
5	B1	A1a	A2	A2(M)	A1a(M)	B1(M)	5
	FITNESS TERRACE						
3	FITNESS TERRACE						3
	GRAND LOBBY			GRAND LOBBY			
1	GRAND LOBBY			GRAND LOBBY			1
B1	CARPARK						B1
B2	CARPARK						B2

2-Bedroom

3-Bedroom 4-Bedroom

Penthouse

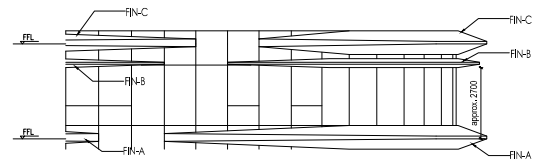
TWO-BEDROOM

South Tower

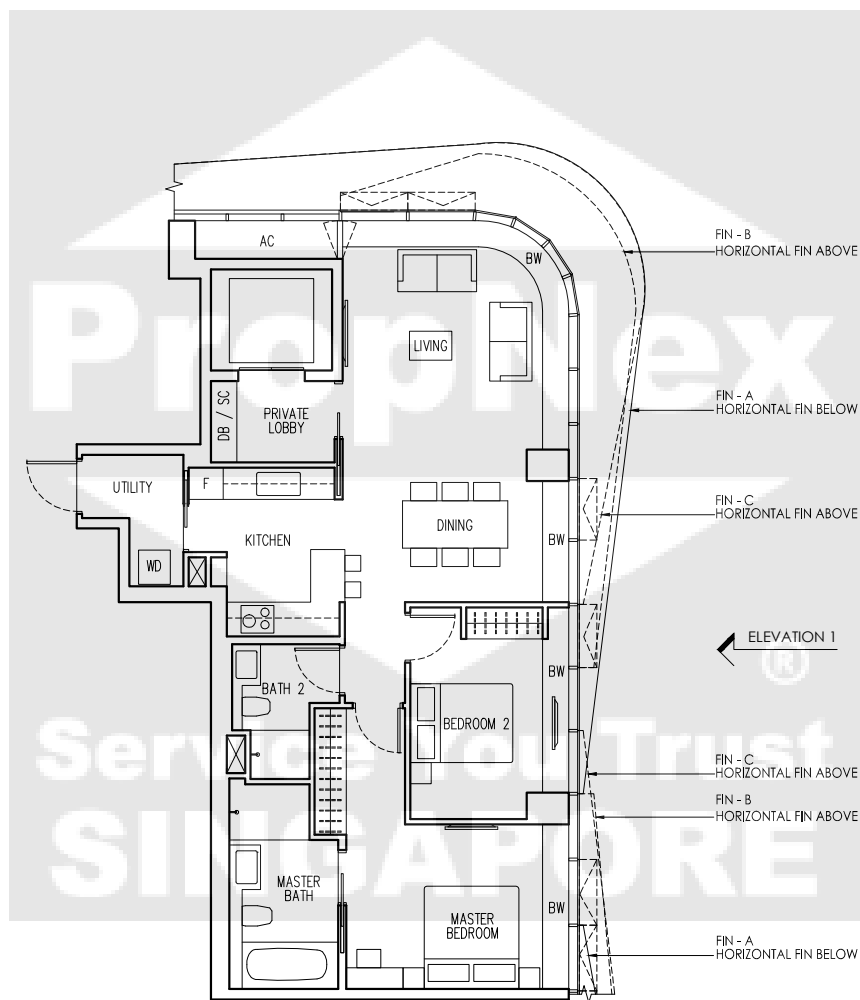
Type A1a (M)

102 sq m/ 1,098 sq ft

BLOCK 18	#09-05
	#11-05
	#13-05



ELEVATION 1
NOT TO SCALE



Area includes air-con ledge, planter, bay window, balcony, open balcony, open roof terrace and strata void area where applicable. Please refer to the key plan for orientation of unit. The plans are subjected to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subjected to government survey. Indication of facade horizontal fins are subjected to developer's sole discretion and final design. All top hung windows are fitted with restrictor, opening up to maximum of approximately 300mm width. The balcony and open balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Appendix 1".

Legend: F-Fridge DB-Distribution Board SC-Shoe Cabinet WC-Water Closet BW-Bay Window AC-Air-con Ledge W-Combi Washer Dryer W-Washer D-Dryer FFL-Finish Floor Level

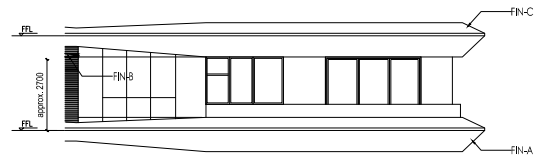
TWO-BEDROOM

South Tower

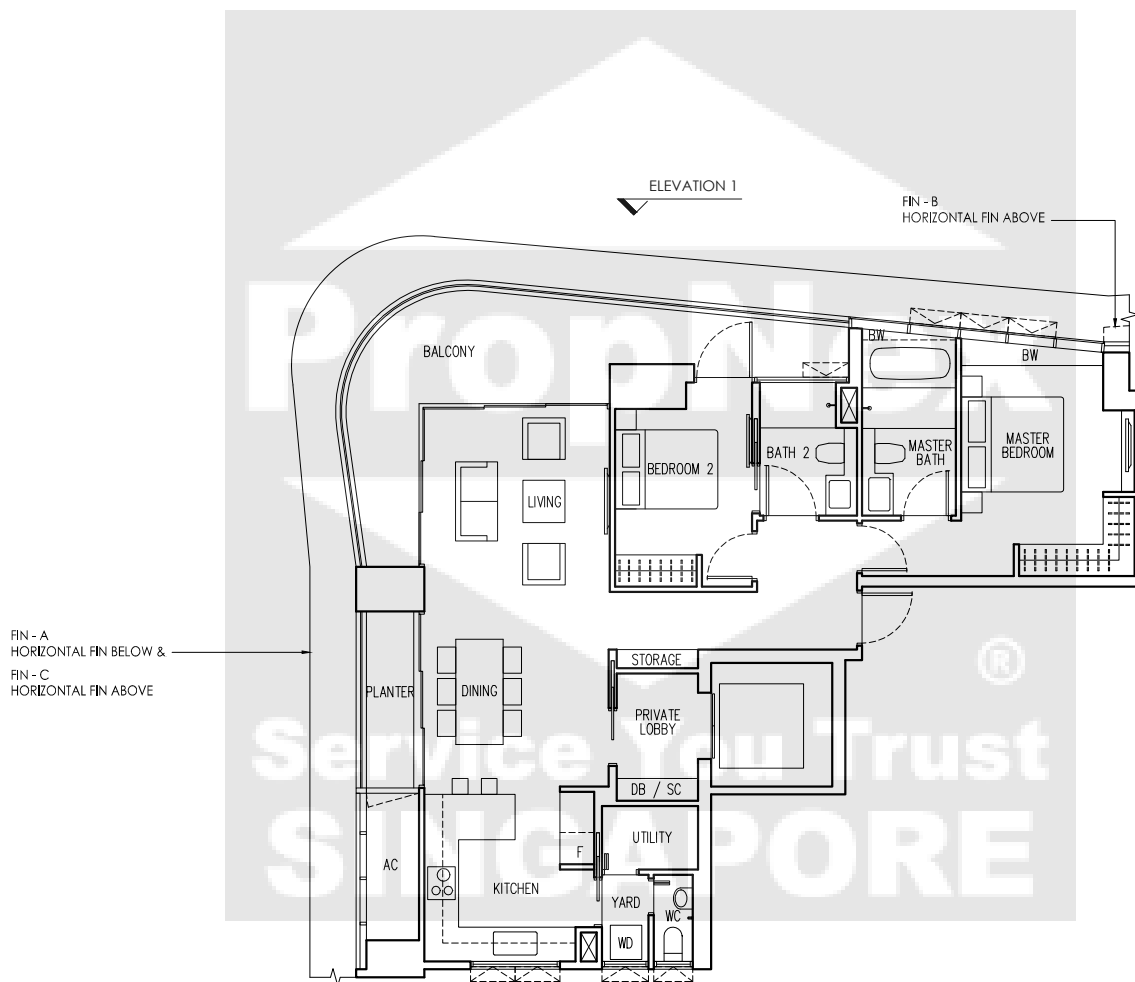
Type A2 (M)

127 sq m / 1,367 sq ft

BLOCK 18	#08-04
	#10-04
	#12-04



ELEVATION 1
not to scale



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Legend: F-Fridge DB-Distribution Board SC-Shoe Cabinet WC-Water Closet BW-Bay Window AC-Aircon Ledge WD-Combi Washer Dryer W-Washer D-Dryer FFL-Finish Floor Level

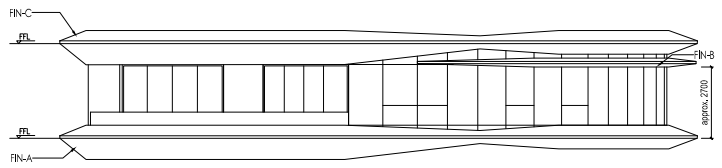
THREE-BEDROOM

South Tower

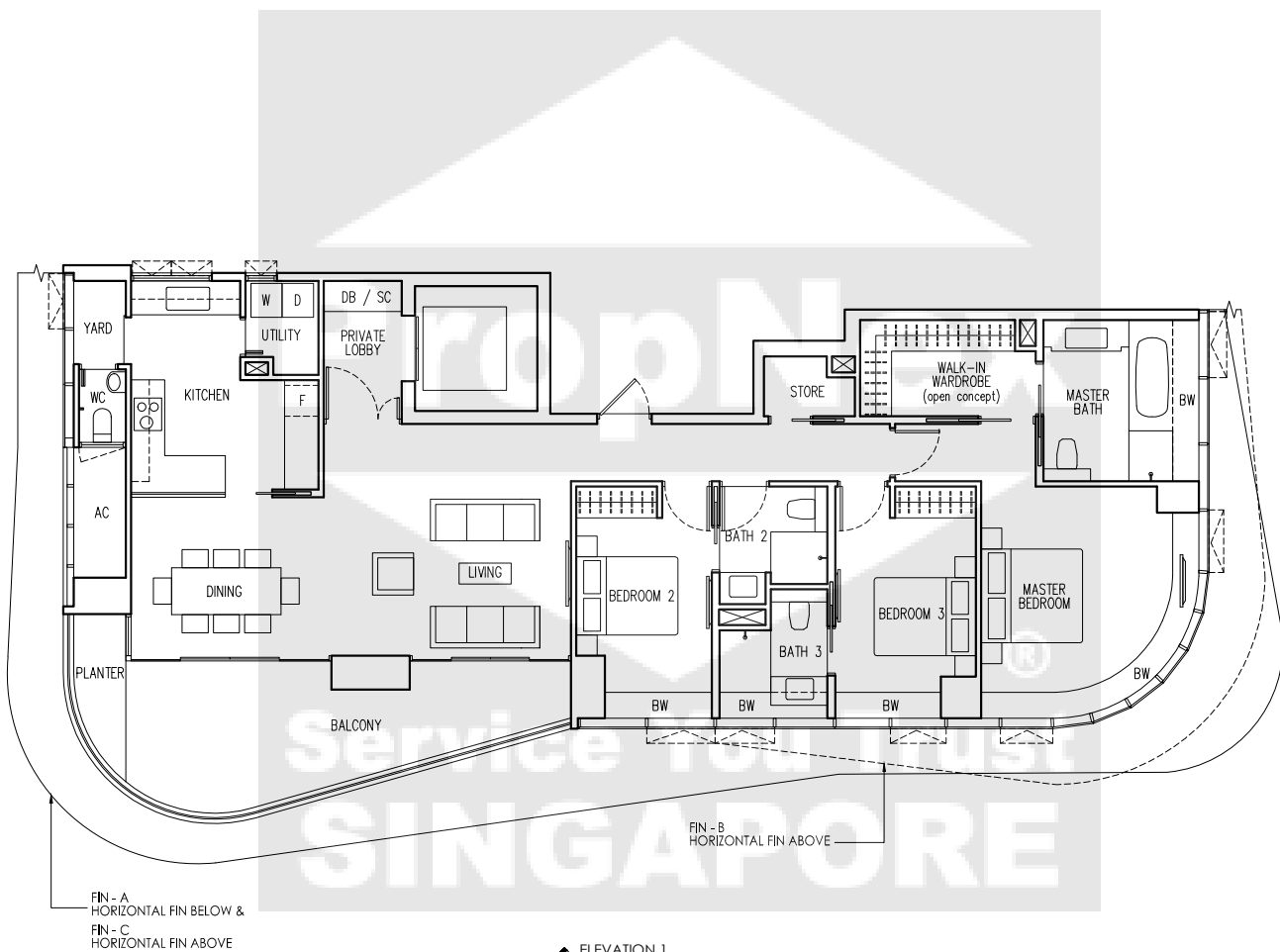
Type B1 (M)

170 sq m/ 1,830 sq ft

BLOCK 18	#07-06	#18-06	#29-06
	#09-06	#20-06	#32-06
	#11-06	#22-06	#34-06
	#13-06	#25-06	
	#16-06	#27-06	



ELEVATION 1
NOT TO SCALE



ELEVATION 1



Area includes air-con ledge, planter, bay window, balcony, open balcony, open roof terrace and strata void area where applicable. Please refer to the key plan for orientation of unit. The plans are subjected to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subjected to government survey. Indication of facade horizontal fins are subjected to developer's sole discretion and final design. All top hung windows are fitted with restrictor, opening up to maximum of approximately 300mm width. The balcony and open balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Appendix J".

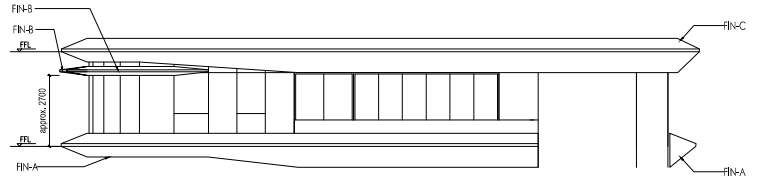
Legend: F-Fridge DB-Distribution Board SC-Shoe Cabinet WC-Water Closet BW-Bay Window AC-Aircon Ledge WD-Combi Washer Dryer W-Washer D-Dryer FFL-Finish Floor Level

FOUR-BEDROOM

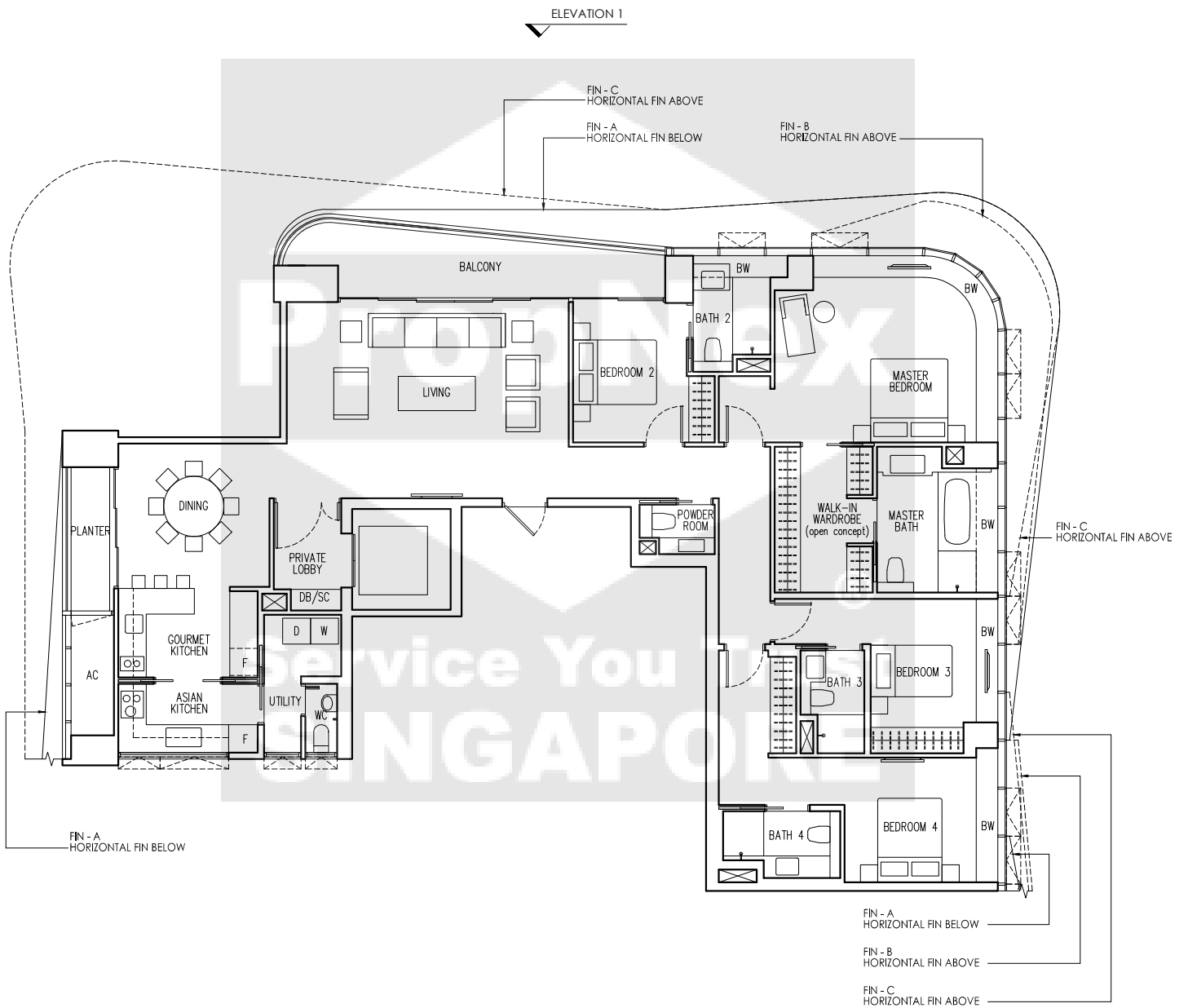
South Tower Type C1 (M)

209 sq m / 2,250 sq ft

BLOCK 18	#16-05	#22-05	#29-05
	#18-05	#25-05	#32-05
	#20-05	#27-05	#34-05



ELEVATION 1
NOT TO SCALE



Area includes air-con ledge, planter, bay window, balcony, open balcony, open roof terrace and strata void area where applicable. Please refer to the key plan for orientation of unit. The plans are subjected to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subjected to government survey. Indication of facade horizontal fins are subjected to developer's sole discretion and final design. All top hung windows are fitted with restrictor, opening up to maximum of approximately 300mm width. The balcony and open balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Appendix 1".

Legend: F-Fridge DB-Distribution Board SC-Shoe Cabinet WC-Water Closer BW-Bay Window AC-Aircon Ledge WD-Combi Washer Dryer W-Washer D-Dryer FFL-Finish Floor Level

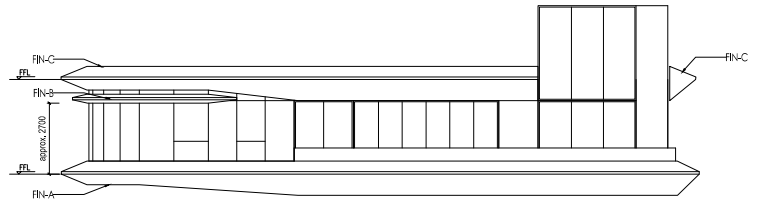
FOUR-BEDROOM

South Tower

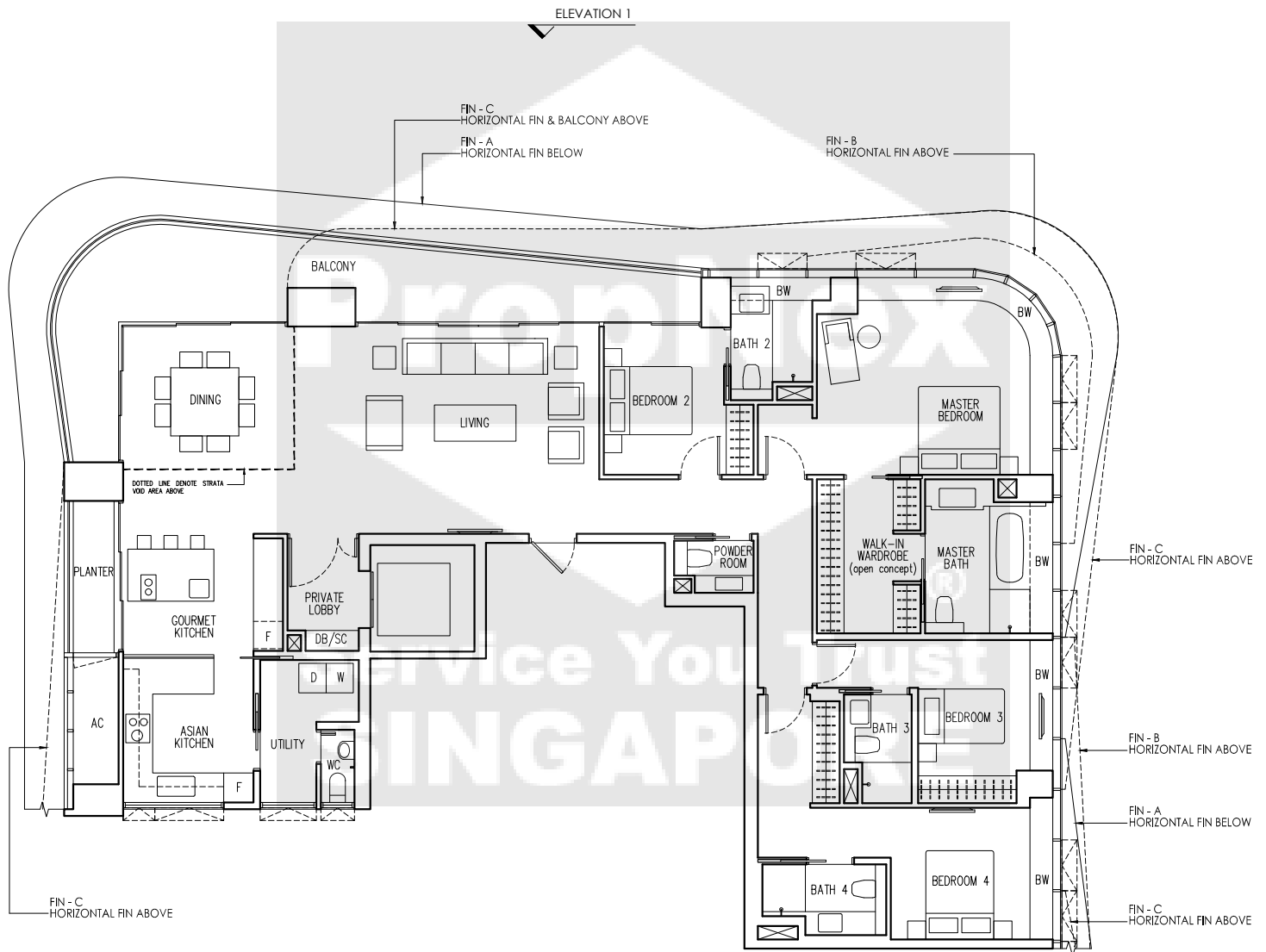
Type C2 (M)

250 sq m/ 2,691 sq ft
(including 13 sq m/ 140 sq ft of strata void area above dining area)

BLOCK 18	#17-05	#26-05
	#19-05	#28-05
	#21-05	#33-05



ELEVATION 1
NOT TO SCALE



Area includes air-con ledge, planter, bay window, balcony, open balcony, open roof terrace and strata void area where applicable. Please refer to the key plan for orientation of unit. The plans are subjected to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subjected to government survey. Indication of facade horizontal fins are subjected to developer's sole discretion and final design. All top hung windows are fitted with restrictor, opening up to maximum of approximately 300mm width. The balcony and open balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Appendix 1".

Legend: F-Fridge DB-Distribution Board SC-Shoe Cabinet WC-Water Closet BW-Bay Window AC-Air-con Ledge WD-Combi Washer Dryer W-Washer D-Dryer FFL-Finish Floor Level

FORWARD LUXURY WITH FORWARD THINKING – THAT'S SUSTAINABILITY AT NEW FUTURA.

New Futura isn't just an elegant piece of architecture. It was designed with the environment in mind with the right eco-efficient touches that have earned the BCA Green Mark Gold^{Plus} Award.



Passive Cooling Design Architecture

- Passive low energy with low emissivity coated double glazed vision glass and insulated glazed spandrel panels
- Horizontal sun shading fins to reduce sunlight admitting into apartment interior



Water Efficiency

- Water efficient fittings provided to all apartments
 - Automatic water taps and flushing system at common areas
 - Automatic water efficient irrigation system to at least 50% of the landscape area
 - Harvesting of rainwater and condensate water for landscape irrigation at L1 and L3



Energy Efficiency

- Built-in motion sensors at all escape staircases
 - Energy efficient lifts with VVVF (variable voltage variable frequency) drive & sleep function mode
- Use of ductless/jet fans and CO sensors for car park ventilation



Environmental Quality and Protection

- Use of sustainable & SGLS (Singapore Green Label Scheme) certified products
- Use of low VOC (volatile organic compounds) paints for all internal walls

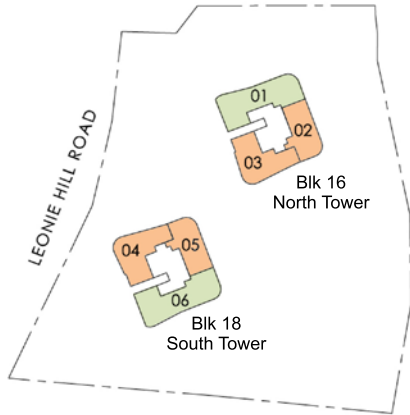


Other Green Innovations

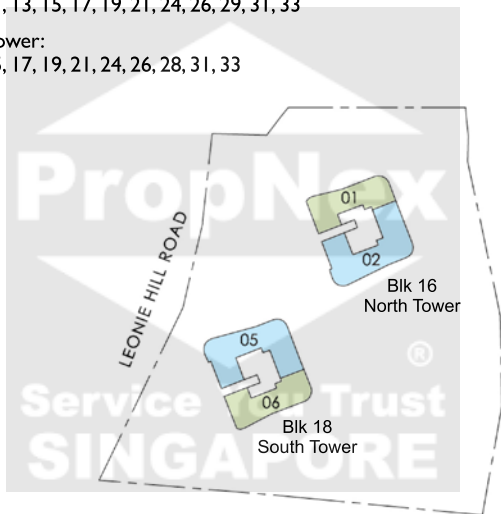
- Provision of bicycle parking lots
- Provision of electric vehicle charging points
- Pneumatic waste collection and dual chute disposal system
 - Use of non-chemical termite treatment system
 - Siphonic rainwater discharge system at roof
- Sun pipes to illuminate part of basement car park area
 - Conservation of existing trees

STOREY KEY PLANS

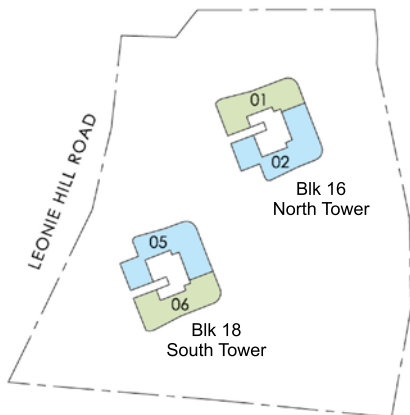
North Tower: Level 5 - 9
 South Tower: Level 5 - 13



North Tower:
 Level 11, 13, 15, 17, 19, 21, 24, 26, 29, 31, 33
 South Tower:
 Level 15, 17, 19, 21, 24, 26, 28, 31, 33



North Tower:
 Level 12, 14, 16, 18, 20, 22, 25, 27, 30, 32, 34
 South Tower:
 Level 16, 18, 20, 22, 25, 27, 29, 32, 34



KEY PLAN NOT TO SCALE

2-Bedroom

3-Bedroom

4-Bedroom



Vendor: City Sunshine Holdings Pte. Ltd. (UEN No. 200306375N) • Tenure of Land: Estate in Fee Simple (Freehold) • Developer Licence No.: C0724 • Lot No.: Lot(s) 691P TS 21 at Leonie Hill Road • Expected Date of Vacant Possession: 30 June 2018 • Expected Date of Legal Completion: 30 June 2021

Reasonable care has been taken in the preparation of this brochure, and the construction of the scale model and the show-flat (collectively "the Collaterals"), but the Vendor does not warrant the accuracy of the Collaterals. The statements, information and depictions in the Collaterals may not be relied upon as statements or representations of fact, and they are not intended to form any part of the contract for the sale of the housing units. In particular, visual representations such as pictures and drawings are artists' impressions only, and are not representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to the Vendor's architect's selection, market availability and the sole discretion of the Vendor. All information contained in the Collaterals, including equipment, materials, fittings, finishes, installations and appliances description, plans and specifications, are current at the time of printing, and are subject to such changes as are required by the Vendor or the relevant authorities. The floor areas stated in the brochure are approximate measurements and subject to final survey.

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**CITY
DEVELOPMENTS
LIMITED**

As Singapore's property pioneer, City Developments Limited (CDL) has developed over 40,000 luxurious homes globally, and is one of Singapore's largest landlords. Its enduring spirit of innovation, craft and excellence has made CDL a trusted brand name for over 50 years. Globally, CDL has a portfolio of prime residential and commercial developments in China, UK, US, Japan and Australia.

**Service You Trust
SINGAPORE**