



News Release

19 March 2021

CDL TO LAUNCH IRWELL HILL RESIDENCES IN PRIME DISTRICT 9 WITH PREVIEWS STARTING SATURDAY, 27 MARCH

- **Iconic 540-unit residences in prime District 9, one of Singapore’s most coveted addresses and minutes from upcoming Great World MRT station and Orchard Road shopping belt**
- **Wide range of studio to four-bedroom premium units and three exclusive Sky Penthouses for sale**
- **Unique eco-inspired, pixel-patterned facade designed by world-renowned Dutch architecture practice MVRDV – marking its debut in Singapore**

City Developments Limited (CDL) will commence the preview of the highly-anticipated Irwell Hill Residences – situated at Irwell Hill in District 9, one of Singapore’s most coveted addresses – from Saturday, 27 March 2021. With two iconic 36-storey towers comprising 540 units on an elevated terrain that integrates with the existing four heritage raintrees, a stunning champagne gold pixel-patterned facade that will redefine Singapore’s skyline.

Designed for modern luxury living, a wide variety of unit types are available, ranging from 398 square feet (sq ft) for a studio to 1,582 sq ft for a four-bedroom premium, including three spacious four-to-five bedrooms Sky Penthouses from 2,185 to 2,605 sq ft. Apartments are attractively priced from S\$998,000 for a studio unit to over S\$4 million for a four-bedroom premium unit with a private lift. Bookings will commence on Saturday, 10 April 2021, when the project is launched.

Rare District 9 luxury development in the heart of Singapore

Well-connected and located minutes away from Great World, Irwell Hill Residences is a short stroll to the upcoming Great World MRT station (Thomson-East Coast Line), and near to Orchard MRT station (North-South Line), and Orchard Road shopping belt.

Popular primary schools within the area include River Valley Primary School (within 1km) and Anglo-Chinese School (Junior). Notable landmarks in the area include the Orchard Road and Tanglin shopping belts, Clarke Quay, Dempsey Hill, Tiong Bahru Conservation Area and the Singapore Botanic Gardens.

Mr Sherman Kwek, CDL Group Chief Executive Officer, said, “With Irwell Hill Residences, we have created a truly exceptional architectural masterpiece complete with lush landscaping, while at the same time addressing our lifestyle changes with increased emphasis on wellness and health.

We acquired the site in January 2020, in line with our selective land replenishment strategy. Following positive take-up for our past launches and a rapid sell-down of our inventory over the last two years, we will continue to focus on land replenishment in our home market and seize opportunities to create progressive landmarks that redefine our skyline.”

Mr Chia Ngiang Hong, CDL Group General Manager, said, “CDL has a strong track record in the vicinity, having developed iconic residences such as New Futura, Gramercy Park, Cliveden at Grange and Tribeca by the Waterfront, as well as the Grand Copthorne Waterfront Hotel and King’s Centre. Beyond the extraordinary architectural design that is built around the conserved heritage raintrees, Irwell Hill Residences was inspired by a passion for sustainability. We have created a lush haven that offers respite from the bustle of the city, with wellness and comfort at its heart.”

Bold, progressive green architecture, inspired by nature

Envisioned by world-renowned architecture practice MVRDV from the Netherlands, known for their progressive and stunning designs, Irwell Hill Residences is the architectural firm's first residential project in Singapore.

Designed for sustainability and wellness, the architecture by MVRDV (Concept Architect) and ADDP (Principal Architect) is an inspired and progressive development that is carefully configured to optimise the living environment, seamlessly integrating the four heritage raintrees into the landscape. Incorporating an efficient sustainable construction method, the architecture also connects the botanical landscape with the outdoor spaces of the balconies to create a green and enjoyable dwelling experience.

Apartments come with thoughtful touches that allow one to transform spaces to accommodate working from home and designs that incorporate sustainable materials. With a focus on quality, each unit comes with marble flooring in the living and dining room, finished with branded fittings from Gessi, sanitary ware from Geberit and equipped with appliances from Miele and Bosch. Within every unit is a Smart Hub gateway allowing homeowners to remotely control certain appliances, such as the air conditioning and lighting, via a mobile app.

Emphasis on wellness design with flexible, accommodative living spaces

Residents will be spoiled for choice by the wide array of facilities catered to delight and entertain. For the convenience of working from home, the function rooms are also equipped to host meetings and conferences. Irwell Vista, located on Level 24 of both towers, features a purpose-designed workspace exclusively for residents – Vista Co-Work. The bespoke workstations are equipped with WiFi and charging points, all in a setting that offers a spectacular view of the sky framed by greenery.

With a renewed focus on health and wellness, residents can choose to soak in the soothing waters of three pools – the Spa Pool, Club Pool and the 50m Infinity-Edge Raintree Pool – or work out at the state-of-the-art Gym at Irwell elevated above road level or enjoy a game at the Tennis Court.

The on-site Premier Residential Services provide residents with seamless assistance from our team of hospitality-trained Residential Hosts, from day-to-day needs such as arranging for laundry and delivery acceptance and transport bookings; to special occasions like catering for parties and restaurant reservations.

The Irwell Hill Residences sales gallery, located off Irwell Bank Road next to the actual site, is open from 10.00 am to 7.00 pm daily, by appointment only. Marketing agents are ERA, PropNex, Huttons, Edmund Tie & Company / OrangeTee & Tie and Singapore Realtors Inc (SRI). For enquiries or to make an appointment for viewing, please call the sales hotline: +65 8783 1818 or visit www.cdlhomes.com.sg.

Issued by City Developments Limited (Co. Regn. No. 196300316Z)

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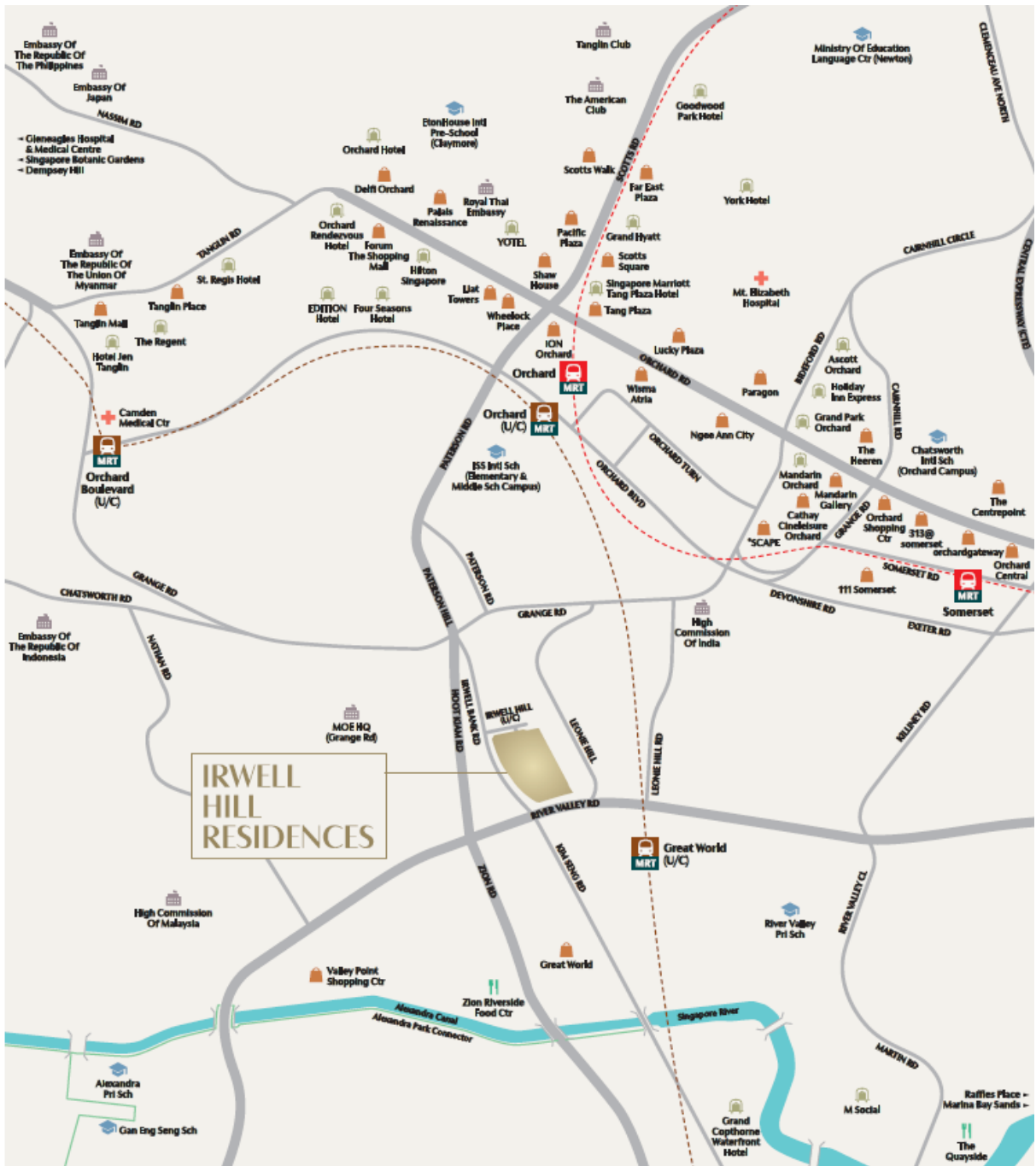
IRWELL HILL RESIDENCES

FACT SHEET

DEVELOPMENT DETAILS			
Developer	CDL Perseus Pte Ltd (a wholly-owned subsidiary of City Developments Limited)		
Project Name	Irwell Hill Residences		
Location	2 & 6 Irwell Hill (off Irwell Bank Road)		
Development Layout	Two blocks of 36 storeys		
Tenure of Land	99 years		
Land Area	Approximately 12,786.5 sqm / 137,634 sq ft		
Number of Apartments	540		
Configuration/ Sizes	Studio / Studio Loft	400 sq ft / 600 sq ft	34 units
	1-Bedroom + Study / 1-Bedroom + Study Loft	450 – 500 sq ft / 620 – 660 sq ft	102 units
	2-Bedroom Classic / 2-Bedroom Premium	600 sq ft / 650 sq ft	296 units
	2-Bedroom Classic Loft / 2-Bedroom Premium Loft	700 – 760 sq ft / 800 sq ft	6 units
	3-Bedroom Classic / 3-Bedroom Premium	850 sq ft / 1,250 sq ft	66 units
	4-Bedroom Premium	1,500 sq ft	33 units
	Sky Penthouses (4- & 5-Bedroom)	2,200 – 2,600 sq ft	3 units
Recreational Facilities	1st Storey 1. Arrival Plaza 2. Arrival Lobby 3. Reading Lawn 4. Sculpture Lounge 5. Sculpture Lawn 6. Raintree Lounge 7. 50m Raintree Pool 8. Social Lounge 9. Social Lawn 10. Raintree Lawn 11. Spa Pool 12. Spa Lounge 13. Pets' Play		

	<p>14. Wellness Lounge 15. Play Pool 16. Gym at Irwell 17. Gourmet BBQ 18. Playground 19. Tennis Court 20. Tranquillity Court 21. Steam Room 22. MA Office 23. Residential Services Reception</p> <p>1st Mezzanine 24. Club at Irwell 25. Tree Top Gourmet 26. Club Pool Deck 27. Club Pool 28. Club Alfresco</p> <p>Irwell Vista (Sky Terrace at Level 24) 29. Vista Social I 30. Vista Co-Work 31. Vista Lounge I 32. Vista Lounge II 33. Vista Social II 34. Vista Grill 35. Vista Gourmet</p> <p>Irwell Sky (Roof Terrace) 36. Sky Lounge 37. Sky Pod 38. Sky Horizon 39. Sky Hammocks 40. Sky Fitness</p>
Expected Vacant Possession	30 September 2026
CONSULTANTS	
Architect	MVRDV B.V (Concept Architect) ADDP Architects LLP (Project Architect)
Landscape Consultant	EcoplanAsia Pte Ltd
M&E Engineer	United Project Consultants Pte Ltd
C&S Engineer	TW-Asia Consultants Pte Ltd
Project Interior Designer	Index Design Pte Ltd

LOCATION MAP



Sales Gallery	Irwell Hill Residences – Actual Site
Location: Off Irwell Bank Road (beside the actual site)	Location: 2 & 6 Irwell Hill

All information contained in the Fact Sheet is current at time of release and is subject to such changes as required by the developer or the relevant authorities.