



NEWS RELEASE

TSKY CAIRNHILL TO LAUNCH CAIRNHILL 16, RARE FREEHOLD CONDO IN PRIME DISTRICT 9

- *Indicative launch prices from \$2,789 psf; limited supply of hilltop luxury residences*
- *Development is short walk to the heart of Orchard Road and three MRT stations*
- *All 39 units are served with private lift access and smart home features*

SINGAPORE, 10 November 2021: TSky Cairnhill Pte Ltd (TSky) will open Cairnhill 16 for preview on 13 November 2021 and officially launch the condominium to prospective homebuyers and investors on 27 November 2021. The 39-unit luxury hilltop development is a rare freehold project nestled in a serene enclave along Cairnhill Rise, a short walk to the heart of Orchard Road in prime district 9.

Located on a tranquil lane, the site at 16 Cairnhill Rise was formerly occupied by Cairnhill Heights, and sold through a collective sale to TSky in 2018.

TSky Cairnhill is owned by TSky Development Pte Ltd, Hong Kong-listed Ocean City Global Limited, Seacare Property Development Pte Ltd and Min Ghee Investment (2018) Pte Ltd. TSky Development is, in turn, a joint-venture between Singapore-listed Tiong Seng Holdings and Ocean Sky International.

Cairnhill 16 is near the Orchard Road shopping belt which comprises upmarket restaurants, trendy bars, shopping malls and hotels. It is within walking distance to three MRT stations: Somerset, Orchard and Newton. The Orchard and Newton interchange stations provide convenient access to the North-South, Downtown and upcoming Thomson-East Coast lines. In addition, the development is close to the Central Expressway, and a 10-minute drive to the Central Business District and Marina Bay.

The development is in the vicinity of the medical hub of Mount Elizabeth Hospital and Paragon Medical Centre, Singapore Botanic Gardens, a UNESCO World Heritage Site, luxury malls like Paragon, Ngee Ann City, Mandarin Gallery and Ion Orchard, and clubs such as the American Club and Tanglin Club.

Cairnhill 16 is also within 1 km of established schools such as Anglo-Chinese School (Junior) and St Margaret's Primary School. Other popular local and international schools nearby include, Singapore Chinese Girls' Primary School, Eton House and the Singapore Management University.

Mr Pek Zhi Kai, Executive Director, Tiong Seng Group, said: "Cairnhill is one of the most exclusive residential enclaves in the Orchard area, with a history of being the neighbourhood of choice among prominent and wealthy individuals.



“We are confident that Cairnhill 16’s premium quality, its proximity to the heart of Orchard Road and the exclusivity of 39 luxurious residences, will create a legacy for the most sophisticated of tastes.”

TSky said that many Singaporeans and foreigners have traditionally had an affinity for the Cairnhill and Orchard Road areas due to the presence of world-class private healthcare institutions.

“We believe that demand for Singapore residential property will gradually return as the country remains a safe haven for property investment,” said Mr Edward Ang, Executive Chairman, Ocean Sky International. This comes as Singapore eases border restrictions for quarantine-free travel and the country adjusts to a “new normal” of living with Covid-19.

Apartments in Cairnhill 16 are thoughtfully laid out across a modern, contemporary 15-storey tower and comprise 13 two-bedroom units, 13 three-bedroom units, 9 three-bedroom + study units and 4 four-bedroom units. Unit sizes range from 775 sq ft to 1,744 sq ft, with indicative launch prices starting from \$2,789 psf. Indicative launch prices for a two-bedroom unit starts from \$2.2 million; a three-bedroom unit starts from \$2.9 million; a three-bedroom + study unit starts from \$3.6 million; and a four-bedroom unit starts from \$5.7 million.

Every unit is carefully designed, and is served by a private lift that opens out to a spacious living and dining area with a wide balcony providing spectacular views. High ceilings of up to 4.2 metres in the top-floor units add to the expansive feel. The apartments are equipped with imported kitchen cabinets and the finest designer appliances and fittings from brands such as V-Zug and Grohe. Residents will also be able to make use of smart home features including remote control of lights and air-conditioning and booking of facilities.

Buyers of Cairnhill 16 will enjoy a host of family-friendly facilities including a 20-metre lap pool, jacuzzi pool and kids pool. Fitness lovers can sweat it out at the indoor gym or fitness terrace while children and the young at heart can challenge themselves in the suspended rope play area. In addition, special occasions can be celebrated under the stars at the barbecue and teppanyaki pavilions on the roof terrace.

There will also be a concierge service for residents who desire assistance with dining reservations, transportation bookings and home management, among other services.

In addition, Cairnhill 16 is targeting to attain the prestigious Green Mark GoldPlus certification from the Building and Construction Authority. A range of green initiatives will be incorporated into the development such as energy efficient LED lighting and electric vehicle chargers in the basement carpark.

Cairnhill 16 is scheduled for completion in the first quarter of 2023.

The potential of the Cairnhill precinct is expected to be further enhanced by government plans to rejuvenate the 2.4 km stretch of Orchard Road as a global lifestyle destination. The ambitious master plan announced by the Urban



Redevelopment Authority (URA) includes new mixed-use developments, lush greenery and family-friendly spaces, more street activities such as retail and F&B pop-ups, improved pedestrian connectivity, and a green urban corridor to the nearby Fort Canning Park.

Mr Ismail Gafoor, CEO of PropNex Realty, said: “In today’s resilient property market, investors with legacy planning in mind would prefer a freehold development in their property portfolio. Cairnhill 16 enjoys the benefit of being a freehold property and also situated within a great location in the Core Central Region, making it a worthwhile investment for any investor to consider.”

“Against a backdrop in wealth creation, local and foreign buyers alike have been picking up choice properties in the Core Central Region (CCR) as they find value in current prices. Coupled with the aspirations to own a luxury property, this has driven up demand for prime CCR homes,” added Doris Ong, Deputy CEO at ERA Realty Network.

Visitors to Cairnhill 16’s sales gallery along Peck Hay Road can be assured of precautionary measures that TSKY has implemented to protect the health and safety of all visitors and staff. These include frequent and thorough cleaning of the sales gallery, safe management measures to prevent long queues from forming inside the sales gallery, and a SafeEntry check-in system.

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About TSKY Development Pte Ltd

TSKY Development Pte Ltd is a Singapore-based property developer. Its projects are in prime residential enclaves in Singapore and include Sloane Residences along Balmoral Road and Cairnhill 16 along Cairnhill Rise. TSKY Development is a joint venture between Tiong Seng Holdings and Ocean Sky International. The company is able to tap on the expertise and experience of its shareholders in the civil engineering and construction sectors to explore better ways to design and build modern, contemporary properties. This includes leveraging new technology to create smart and efficient spaces with the best of form and function, conducive for discerning homebuyers.

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