NEWS RELEASE

EXQUISITE LIVING WITH VAN HOLLAND, EUROPEAN-THEMED LUXURY RESIDENCE AT THE HEART OF HOLLAND VILLAGE

- ***Prime District 10 location, with vibrant Holland Village, upcoming One Holland Village, Chip Bee Garden and Holland Village MRT at its doorstep***
- ***Sheltered link-bridge for convenient and direct access to Holland Village***
- ***Unique bookmatched marble flooring with the finest marble slabs, creating a seamless art piece for every home***
- ***Exquisite Italian Fratelli Frattini quality fittings with dazzling Swarovski crystals, for an added touch of elegance***
- ***A spacious 860 sq ft clubhouse atop the Sky Garden for residents to play hosts***



Van Holland, with its two-storey Grand Waterfall at the entrance, and a sheltered link-bridge, providing residents direct access to Holland Village

Singapore, 7 January 2019 – Well-established construction, property development and specialist engineering solutions provider, Koh Brothers Group Limited ("**Koh Brothers**", 許兄弟有限公司, or the "**Group**"), is pleased to showcase its latest exquisite and freehold luxury residence, Van Holland, whose private preview was held on 3 January 2020.

An Elevated and Private Enclave in the Heart of Holland Village

Van Holland is a freehold, luxury residential development that is located in the heart of Holland's bustling district. A meticulously thought of name, Van Holland, borrows a common Dutch prefix '*Van*', to lend meaning "*of*" or "*from*", signifying the underlying prestige the Holland district brings about.

Situated on an elevated ground within a lush landscape of greenery, the development provides a much-needed getaway from the hustle and bustle of life.

Mr. Francis Koh (许庆祥), Managing Director and Group CEO of Koh Brothers, commented, "Van Holland is a rare gem, strategically located right in the heart of the prime and vibrant Holland Village lifestyle enclave. Its close proximity to this exclusive neighbourhood, which is set for rejuvenation, will mean that residents of Van Holland can look forward to enjoying the best of both worlds – the upcoming commercial and communal spaces in the coming years and the exclusivity and quiet ambience that one looks for in a home."

A sheltered link-bridge, the first to be created for residents in the neighbourhood, directly connects Van Holland to Holland Village. At its doorstep is also the upcoming One Holland Village mixed-use development, Chip Bee Garden and Holland Village MRT station. The Holland district is well connected to other parts of the island with the downtown core being a 15-minute drive away. Other attractions in the vicinity include Dempsey Hill, Botanic Garden and Orchard Road.

The 69-unit residential development comprising one block of 4-storey with attic and two blocks of 5-storey residential units, sits on a plot of land of approximately 4,427.70 sq m. It is also situated close to some of Singapore's leading schools and institutes of tertiary education including Nanyang Primary School, Henry Park Primary, St. Margaret's Secondary School, Hwa Chong Institution, Anglo-Chinese School (Independent), National Junior College and National University Singapore. Nearby amenities from groceries to shopping malls, well-loved food centres to business parks – One-North and The Metropolis – create an urban haven offering families the opportunity to live in one of the most coveted neighbourhoods of the future.

Commenting on the concept of the development, Mr Koh added, "Van Holland provides its discerning residents a classic and elegant blend of luxe and convenience, embracing a European charm in its concept. This is a natural extension of the fascinating European legacy that has come to represent the Holland Village vicinity, well-known for its urban village by day and vibrant dining destination by night. Residing in Holland gives residents a sense of exclusivity and vibrancy, elements that one looks for in a home."

Holland Village has over the years garnered a cult-like popularity amongst millennials. It is also well known for being a creative and inclusive commune, attracting local artists, musicians, and entrepreneurs to the crowd that artisanal cafes and pubs draw in.

Villa-concept Facilities for Elegant Lifestyle Living

Drawing inspiration from the fluidity of water, an element that often times represents life and invigoration, the development integrates a breathtaking, two-storey Grand Waterfall at the front of an elegant drop-off lounge, welcoming home residents and inviting visitors to explore the mystique behind its cascade.

The abundant greenery throughout the development from the Waterfall Garden to the Sky Terraces and Sky Garden, creates a fresh and serene environment for residents to relax in.



The Sky Garden houses a 26-metre infinity lap pool and a clubhouse, amongst other amenities

Injecting elements of a holiday villa concept, an approximately 26-metre infinity lap pool sits on the ground level just behind a cascading waterfall, and another panoramic sky pool on the deck of the Sky Garden. The sky pool offers a spectacular and unobstructed city view that brings about a sense of serenity. Sitting next to the sky pool is a jacuzzi and an aqua gym, perfect for rehabilitating the weary body.

On the Sky Garden is also a spacious 860 sq ft clubhouse that has an event space with a fully fitted kitchen and a wine cellar – reflecting an upscale, *extravaganza* way of living.

Other elements include three quaint little gardens – Hammock Garden, Riverine Garden Walk and Garden of Life – nestled in between apartment blocks. On a beautiful, breezy day, lay in a hammock with a book in hand, or take a stroll and soak up the gorgeous flora in the garden of life. It is easy to lose your thoughts and float away to a place faraway.

The picturesque development that is poised atop elevated ground, is setting to contemporary modernisation, blending with exclusivity and posh.

“Van Holland provides well-planned communal spaces designed to integrate functionality and exquisite comfort, with ‘life-giving’ elements and lush landscaping for a fresh and tranquil environment,” said Mr. Koh.

Luxurious, Impeccable Finishes for Exquisite Living

In a commitment to supply high-quality materials to reflect a luxurious home, the flooring of each unit in Van Holland is outfitted with the finest *Arabescato Altissimo* marble from Italy. Arranged in a unique ‘bookmatched’ technique from living to kitchen, the marble slabs mirror each other like an open book, thus showcasing the beauty of each slab’s rich veins. Even the balconies will be decked out with the same *Arabescato Altissimo* marble.

Commented Mr Koh, “The development has set a new standard of luxury living with the bookmatched marble layout as a flooring instead of a feature wall where it is more commonly applied in. This is a statement piece, flowing flawlessly throughout the unit, making every home a unique piece of art. These marble slabs were specially hand-picked and imported from Italy.”

Furthermore, every unit will be equipped with top-notch Miele kitchen appliances, and opulent Italian sanitary fittings by renowned brand, Fratelli Frattini (F.lli Frattini), whose fixtures come encrusted with dazzling Swarovski crystals only in the master bathroom. In the master bedroom, a built in full-height wardrobe with bronze satin glass door is specially designed with a unique pull-down system that enables the garment rail to adapt to different user heights.

Separately in select unit types, a sliding partition wall easily converts a one-bedroom unit into a studio, giving flexibility to transform their home to suit every occasion.

Every home in Van Holland will resonate elegance through sophisticated, bespoke products to complement the modern lifestyle.

Good Selection of Unit Types

The luxurious Van Holland development has two 5-storey blocks of a good mix of 53 1 – 4 bedroom units, with sizes from 495 sq ft to 1,345 sq ft. Each layout is distinctively conceptualised to suit a diversity of lifestyle preferences, sensibly oriented with a view overseeing the bustling Holland Village, the sweeping vistas over Good Class Bungalows and surrounding lush greeneries.

“A separate 4-storey block, dubbed the *Exclusive Series*, comprises 16 units equipped with private lift access. The 2-bedroom plus study, 4-bedroom and 4-bedroom plus attic unit sizes range from 1,001 sq ft to 1,991 sq ft. Selective homeowners in today’s busy society prefer exclusivity in their private lives, and this is exactly what Van Holland is able to provide,” Mr Koh said.

Positioned at attractive price points from S$2,600 per sq ft, potential homeowners will be spoilt for choice during the launch with the various unit types. The development is expected to TOP in March 2023.

The show units will begin its public sales launch from 11 January 2020.

About Koh Brothers Group Limited

Listed on SGX Mainboard in August 1994, Koh Brothers Group Limited ("**Koh Brothers**", or together with its subsidiaries, the "**Group**") is a well-established construction, property development and specialist engineering solutions provider, which was started as a sole proprietorship in 1966 by Mr. Koh Tiat Meng. Today, Koh Brothers has more than 40 subsidiaries, joint venture companies and associated companies spread over Singapore, the PRC, Indonesia, Malaysia and South Korea.

Over the years, Koh Brothers has undertaken numerous construction and infrastructure projects with its A1 grading by the Building and Construction Authority – currently the highest grade for contractors' registration in this category that allows the Group to tender for public sector construction projects of unlimited value. In addition, Koh Brothers has developed a name for itself as a niche real estate developer, with an established reputation for quality and innovation.

Koh Brothers' diversified businesses present them with multiple revenue streams from three core areas:

- Construction and Building Materials;
- Real Estate; and
- Leisure and Hospitality.

The Group is also the single-largest shareholder of SGX Catalist-listed Koh Brothers Eco Engineering Ltd ("**Koh Brothers Eco**"), a sustainable engineering solutions group that provides engineering, procurement and construction ("**EPC**") services for water and wastewater treatment, hydro-engineering, bio-refinery and bio-energy projects. Through Koh Brothers Eco, the combined Group is able to reap synergies to offer turnkey engineering solutions and tap opportunities in the water and wastewater treatment, and hydro-engineering sectors.

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