




PINETREE HILL



What connects us to the place we call home?

Perhaps it's nature's gentle ways we've grown.
Living well, in a place crafted with artistry.
A life where harmony blends with nature's gleams.



A DESIRED LOCALE.
ELEVATED BY NATURE.
HONED TO PERFECTION.

ARTIST'S IMPRESSION



PINETREE HILL

SINGAPORE
SPORTS HUB

ORCHARD ROAD
SHOPPING BELT

SINGAPORE
BOTANIC
GARDENS

MARINA BAY
SANDS

CENTRAL
BUSINESS
DISTRICT

CLEMENTI
NATURE
TRAIL

THE STAR VISTA

MAPLETREE
BUSINESS CITY

SINGAPORE
SCIENCE
PARK I & II

NATIONAL
UNIVERSITY OF
SINGAPORE

CLEMENTI
FOREST

HOLLAND
VILLAGE

HENRY PARK
PRIMARY SCHOOL

BUONA
VISTA MRT

ONE-NORTH
BUSINESS PARK

DOVER MRT

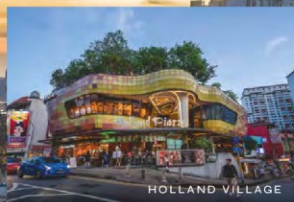
SINGAPORE
POLYTECHNIC

ULU PANDAN
PARK CONNECTOR

ARTIST'S IMPRESSION

A DESIRED LOCALE.

Situated in District 21, within the prestigious Mount Sinai/ Pandan Valley neighbourhood, with top-tier educational institutions, commercial, dining and lifestyle options.



THE STAR VISTA, BUONA VISTA



Nature adventure awaits along the Rail Corridor, Ulu Pandan Park Connector, the hidden gem of the Clementi Forest, upcoming Old Jurong Line and Clementi Nature Trail.





HENRY PARK PRIMARY SCHOOL



PEI TONG PRIMARY SCHOOL

Nurture your future generation with renowned schools and institutions.

within 1km radius
Henry Park Primary School
Pei Tong Primary School

within 2km radius
Pei Hwa Presbyterian Primary School
Methodist Girls' School
Nan Hua High School
NUS High School
Singapore Polytechnic
Ngee Ann Polytechnic

within 3km radius
National University of Singapore

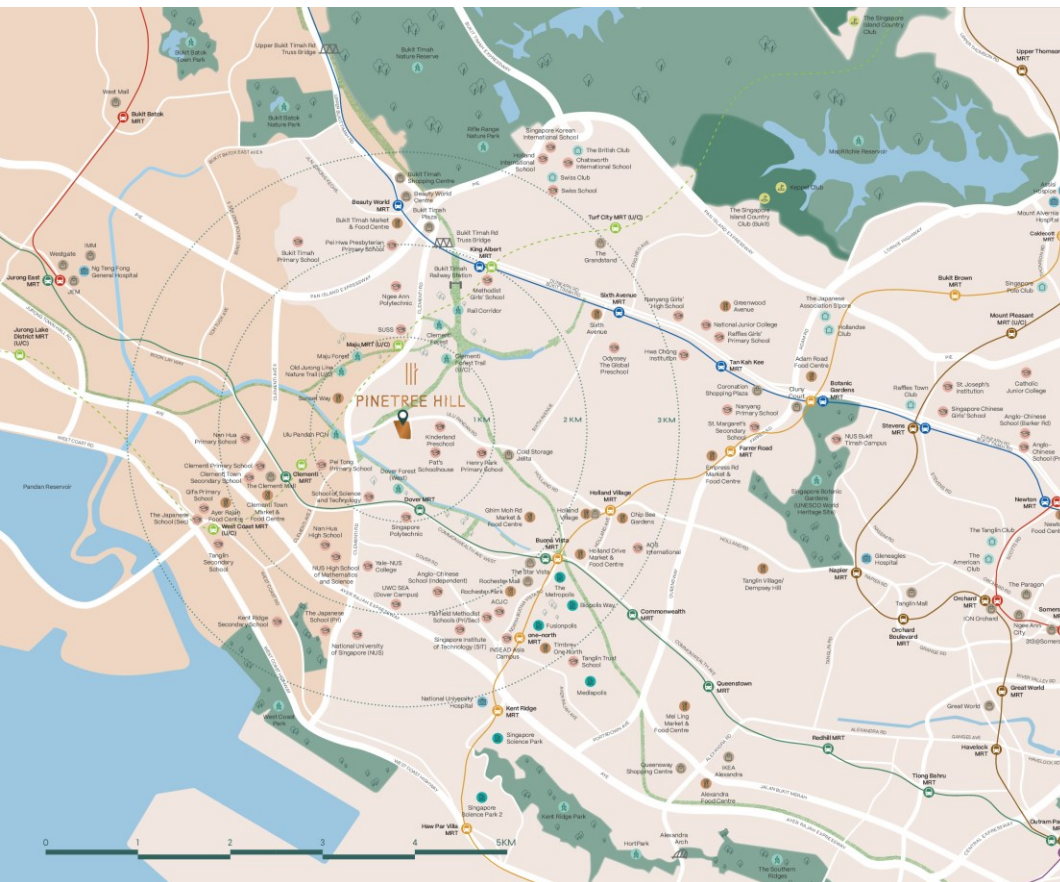


NATIONAL UNIVERSITY OF SINGAPORE



Short drive away to one-north, a vibrant 200-hectare research and business park that serves as a hub for local, regional and global centre for high-tech research and development.

FUSIONOPOLIS, ONE-NORTH



- CONNECTIVITY
 - EDUCATION
 - NATURE/LEISURE
 - LIFESTYLE
 - FOOD & DINING
 - BUSINESS HUBS
 - HEALTHCARE
 - COUNTRY CLUBS
- EAST-WEST LINE
 - NORTH-SOUTH LINE
 - NORTH-EAST LINE
 - CIRCLE LINE
 - DOWNTOWN LINE
 - THOMSON-EAST COAST LINE
 - CROSS ISLAND LINE (U/C)
 - RAIL CORRIDOR/
NATURE TRAIL/
PARK CONNECTOR

- CENTRAL REGION
- OUTSIDE CENTRAL REGION

EXPLORE NEW ADVENTURES
FOR ALL YOUR LIFESTYLE NEEDS.

Scan here to explore curated trails
that your new neighbourhood has to offer.



CONNECT SEAMLESSLY TO WORK AND PLAY

Live in an exciting and energetic neighbourhood close to a prime education belt, with vibrant F&B scene in Holland Village and business opportunities in one-north.



MRT

Dover MRT	15 mins*
Clementi MRT (Interchange)	1 stop away (to Future Cross Island Line)
Buona Vista MRT (Interchange)	1 stop away (to Circle Line)
Holland Village MRT (via Buona Vista on Circle Line)	2 stops away
one-north MRT (via Buona Vista on Circle Line)	2 stops away
Raffles Place MRT (Interchange)	8 stops away (to North South Line)



EXPRESSWAYS

Minutes drive away

Pan Island Expressway (PIE)
Ayer Rajah Expressway (AYE)



RENOWNED PRIMARY SCHOOLS

Within 1km radius	Within 2km radius
Henry Park Primary School	Pei Hwa Presbyterian Primary School
Pei Tong Primary School	Methodist Girls' School



NATURE TRAILS & ATTRACTIONS

Clementi Forest	3 mins*
Ulu Pandan Park Connector	5 mins*
Rail Corridor	15 mins*
Singapore Botanic Gardens	10 mins*



LIFESTYLE & DINING

Minutes drive away

Jellie Shopping Centre	5 mins*
The Clementi Mall	5 mins*
Holland Village	8 mins*
The Star Vista	8 mins*
Dempsey Hill	10 mins*
The Grandstand	10 mins*
ION Orchard	15 mins*



BUSINESS HUBS

Minutes drive away

one-north Business Park	10 mins*
Singapore Science Park I & II	15 mins*

*Based on estimated travel time, subject to traffic and weather conditions.

ELEVATED BY NATURE.

Rejuvenate yourself in nature-inspired designs and amenities, providing a sanctuary from the outside world.

OASIS PAVILION
ARTIST'S IMPRESSION



Come home to a restorative oasis from the hustle and bustle outside.



Revitalise in spaces created in extension of the natural surroundings.





Retreat into curated intimate spaces.



SMART AND GREEN HOME FOR THE FUTURE



SMART HOME FEATURES



SMART HOME HUB

Your one-stop platform to access all your smart and eco-friendly home needs. Able to be controlled remotely via mobile phone, making life just that much simpler.



FACILITIES BOOKING

Book condominium facilities promptly via your mobile app or access card. On the day and time of usage, simply enter via your mobile app or access card.



VISITOR E-REGISTRATION

Having guests over is made seamless at Pinetree Hill. Simply pre-register them online and send them a QR code for entry upon arrival.



SMART IP INDOOR CAM

A portable camera for remote home security and surveillance. With two-way audio communication, motion detection, and video recording, peace of mind is guaranteed.



DIGITAL LOCKSET

With options of fingerprint, pin code, mobile app or card access, control your front door with utmost ease.



SMART INFRARED AIRCON CONTROL

Have your home cool and waiting for you with remote access of air-conditioners. While you're out and about, set the temperature and time schedule for the kids at home.



RENT-AND-RIDE A BIKE

Explore the nearby Ulu Pandan Park Connector and Rail Corridor anytime with the convenience of instant bicycle reservations. Enjoy the freedom and comfort of riding whenever you desire.

GREEN HOME FEATURES



EV CHARGING LOT

Trusty EV charging stations can be found in the car park, allowing EV and Plug-in Hybrid EV car owners true ease and reliability in the pursuit of sustainable living.



SOLAR PANEL

Solar panels offset energy consumption in common areas. All appliances provided have the highest rating in the class under The Energy Label by The National Environment Agency (NEA).

SAFE HOME FEATURE



UV CLEAN AIR

With an UV Clean Air system, circulated air in lifts are regularly sanitised and purified.

SITE PLAN

A tranquil enclave for you and your loved ones.
Step into serenity, where nature is amplified.
PineTree Hill is an oasis for you to relax and revitalise.

ARRIVAL (1ST STOREY)

- 1 Guardhouse
- 2 Side Gate
- 3 Arrival Plaza
- 4 Drop-off (Oasis Pavilion)
- 5 Pine Grove Pond
- 6 Waterwall (The Vertical Oasis)

BLOOMING SANCTUARIES (1ST STOREY)

- 7 Cyathea Garden
- 8 Maranta Garden
- 9 Heliconia Garden
- 10 Reflective Pond
- 11 Forest Pavilion (Pinetree Nest)
- 12 Flower Swathe

RELAXING RETREATS (1ST STOREY)

- 13 Outdoor Social Lounge
- 14 Gym and Social Space (The Commune)
- 15 Function Room 1 (The Royal)
- 16 Function Room 2 (The Tangerine)
- 17 Function Room 3 (The Orient)
- 18 Social Cove
- 19 Gourmet Pavilion
- 20 Japanese Gourmet Pavilion
- 21 Floating Pavilion
- 22 BBQ Pavilion
- 23 Karaoke Room (Basement)

REVITALISING ENCLAVES (1ST STOREY)

- 24 Half Basketball Court
- 25 Tennis Court
- 26 50m Lap Pool
- 27 Pool Deck
- 28 Pool Cabanas
- 29 Kid's Play Water
- 30 Oasis Pool
- 31 Aquatherapy Pool
- 32 Forest Playground
- 33 Exploration Trail
- 34 Outdoor Gym

OTHER FACILITIES

- 35 Changing Rooms (1st storey)
- 36 Emergency Exit Side Gate (1st storey)
- 37 Bicycle Bays (Basement)
- 38 Genset (Basement)
- 39 Bin Centre (Basement)
- 40 Electrical Sub-Station (Basement)
- 41 Management Office (Basement)
- 42 Resident's Lobby (Basement)
- Outline of Water Tank at Roof
- VS Ventilation Shaft (1st storey)



BP NO.: A1287-00009-2022-BP01 DATED 08/05/2023
BP NO.: A1287-00009-2022-BP02 DATED 31/05/2023

ARTIST'S IMPRESSION

CHOICE UNITS

30 PINE GROVE, SINGAPORE 598441

[illegible]

	BEDROOM	TYPE	AREA	
	1-Bedroom + Study	1BS	50sqm	538sqft
	2-Bedroom	2B	65sqm	700sqft
		2B(a)	79sqm	850sqft
	2-Bedroom Premium	2BP1, 2BP2, 2BP3	71sqm	764sqft
		2BP4	72sqm	775sqft
		2BP2(a), 2BP3(a)	85sqm	915sqft
	2-Bedroom Premium + Study	2BPS1, 2BPS2	74sqm	797sqft
	3-Bedroom	3B1, 3B2	90sqm	969sqft
		3B1(a)	108sqm	1,163sqft
		3B2(a)	109sqm	1,173sqft
	3-Bedroom Premium + Study	3BPS1, 3BPS2	113sqm	1,216sqft
		3BPS1(a), 3BPS2(a)	132sqm	1,421sqft
	4-Bedroom Deluxe (with Private Lift)	4B	120sqm	1,292sqft
		4B(a)	138sqm	1,485sqft
	4-Bedroom Premium (with Private Lift)	4BP1, 4BP2	136sqm	1,464sqft
		4BP1(a), 4BP2(a)	155sqm	1,668sqft
	5-Bedroom Premium (with Private Lift)	5BP	161sqm	1,733sqft
	Penthouse	PH	267sqm	2,874sqft

32 PINE GROVE, SINGAPORE 598442

[illegible]

36 PINE GROVE, SINGAPORE 598444

[illegible]

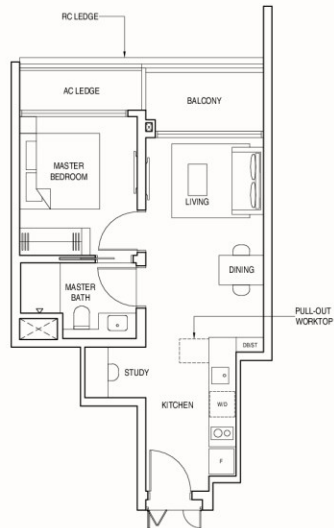
HONED TO
PERFECTION.

ARTIST'S IMPRESSION

1-BEDROOM + STUDY

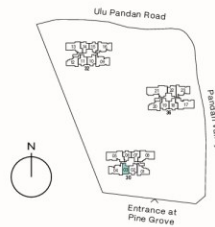
TYPE 1BS

50 sqm (538 sqft)
#03-03 to #24-03



0 1 2 3 4 5M

Areas include AC ledge and balcony, where applicable. All RC ledges are excluded from strata area and non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



2-BEDROOM

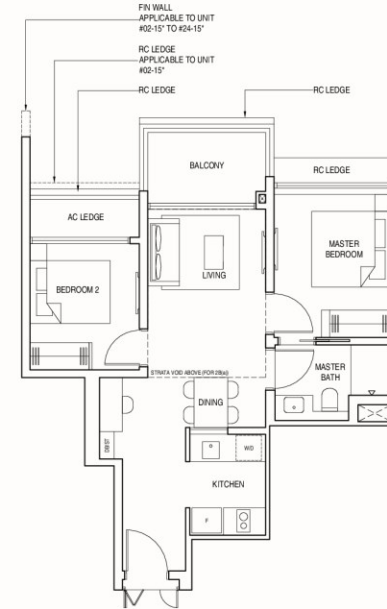
TYPE 2B & 2B(a)

TYPE 2B
65 sqm (700 sqft)

#03-06 to #23-06
#02-15* to #23-15*

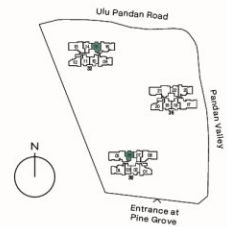
TYPE 2B(a)
79 sqm (850 sqft)
Inclusive of strata void of
14 sqm (151 sqft) above
living and dining

#24-06
#24-15*
*Mirrored unit



0 1 2 3 4 5M

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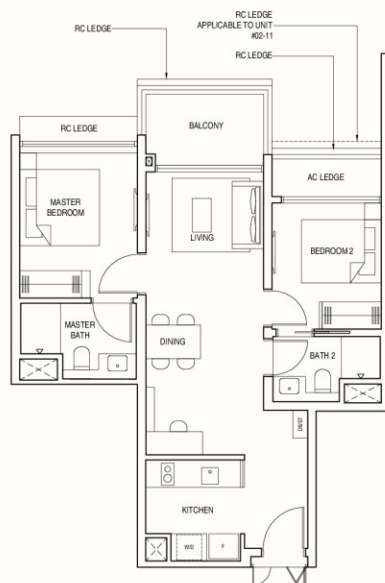


2-BEDROOM PREMIUM

TYPE 2BP1

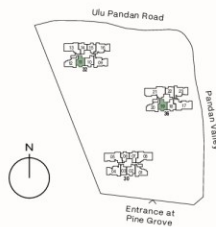
71 sqm (764 sqft)

#02-11 to #24-11
#02-19 to #24-19



0 1 2 3 4 5M

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2-BEDROOM PREMIUM

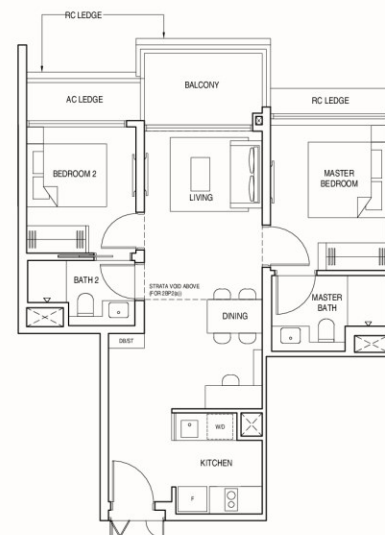
TYPE 2BP2 & 2BP2(a)

TYPE 2BP2
71 sqm (764 sqft)

#02-14 to #23-14

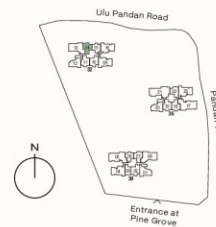
TYPE 2BP2(a)
85 sqm (915 sqft)
Inclusive of strata void of
14 sqm (151 sqft) above
living and dining

#24-14



0 1 2 3 4 5M

Areas include AC ledge and balcony, where applicable. All RC ledges are excluded from strata area and non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

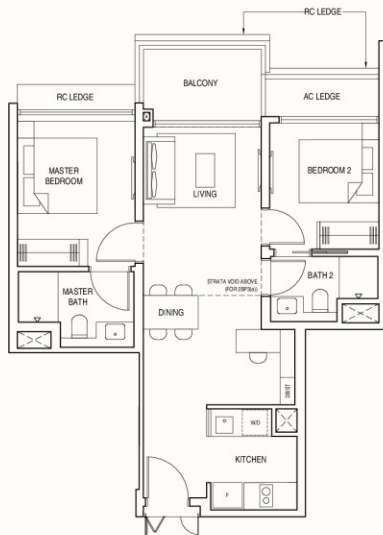


2-BEDROOM PREMIUM

TYPE 2BP3 & 2BP3(a)

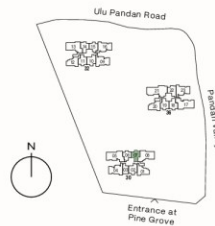
TYPE 2BP3
71 sqm (764 sqft)
#03-07 to #23-07

TYPE 2BP3(a)
85 sqm (915 sqft)
Inclusive of strata void of
14 sqm (151 sqft) above
living and dining
#24-07



0 1 2 3 4 5M

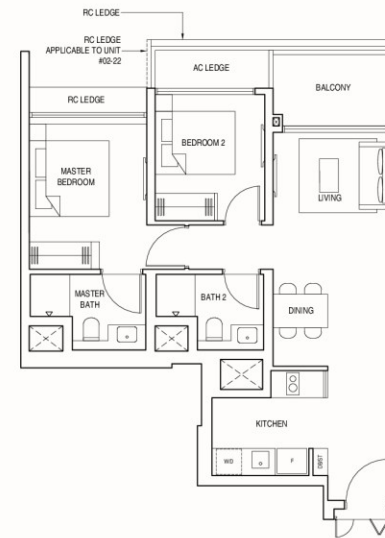
Areas include AC ledge and balcony, where applicable. All RC ledges are excluded from strata area and non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



2-BEDROOM PREMIUM

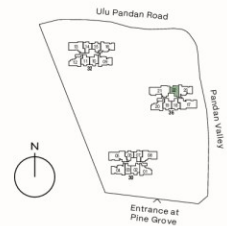
TYPE 2BP4

72 sqm (775 sqft)
#02-22 to #23-22



0 1 2 3 4 5M

Areas include AC ledge and balcony, where applicable. All RC ledges are excluded from strata area and non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



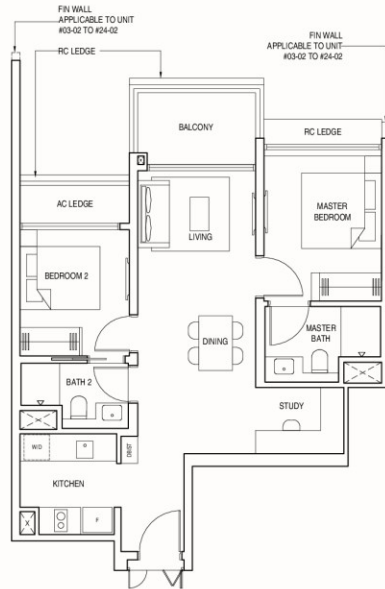


2-BEDROOM PREMIUM + STUDY

TYPE 2BPS1

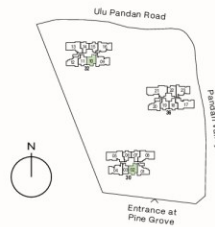
74 sqm (797 sqft)

#03-02 to #24-02
#02-10 to #24-10



0 1 2 3 4 5M

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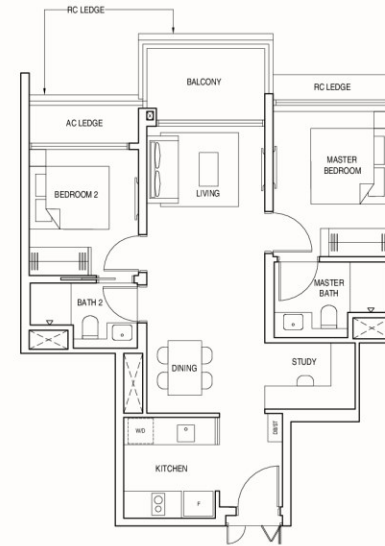


2-BEDROOM PREMIUM + STUDY

TYPE 2BPS2

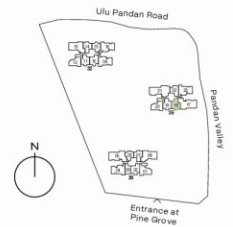
74 sqm (797 sqft)

#02-18 to #24-18



0 1 2 3 4 5M

Areas include AC ledge and balcony, where applicable. All RC ledges are excluded from strata area and non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



3-BEDROOM

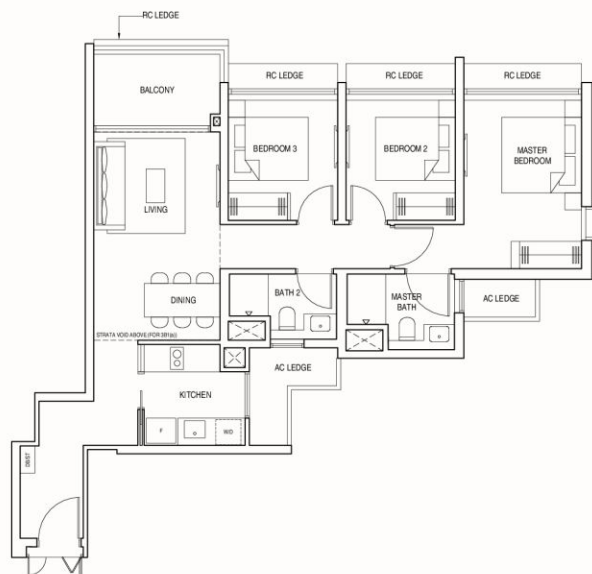
TYPE 3B1 & 3B1(a)

TYPE 3B1
90 sqm (969 sqft)

#02-12 to #23-12
#02-20 to #23-20

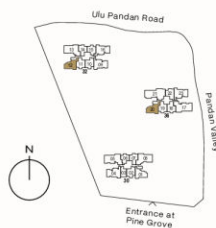
TYPE 3B1(a)
108 sqm (1163 sqft)
inclusive of strata void of
18 sqm (194 sqft) above
living and dining

#24-12
#24-20



0 1 2 3 4 5M

Areas include AC ledge and balcony, where applicable. All RC ledges are excluded from strata area and non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



3-BEDROOM

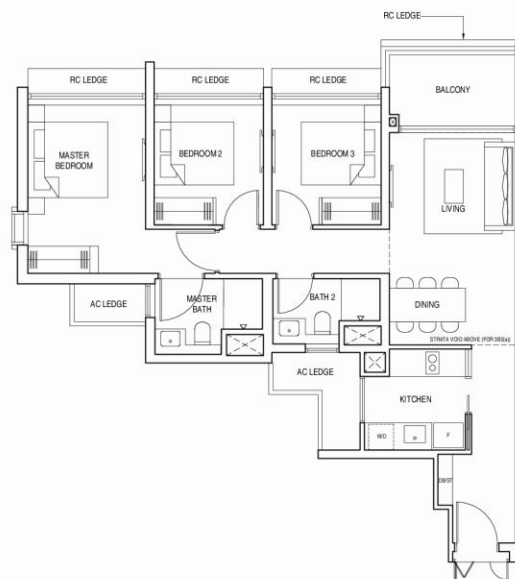
TYPE 3B2 & 3B2(a)

TYPE 3B2
90 sqm (969 sqft)

#03-01 to #23-01

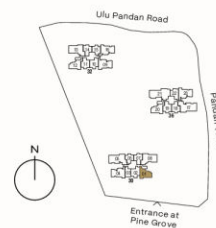
TYPE 3B2(a)
109 sqm (1173 sqft)
inclusive of strata void of
19 sqm (206 sqft) above
living and dining

#24-01



0 1 2 3 4 5M

Areas include AC ledge and balcony, where applicable. All RC ledges are excluded from strata area and non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



3-BEDROOM PREMIUM + STUDY

TYPE 3BPS1 & 3BPS1(a)

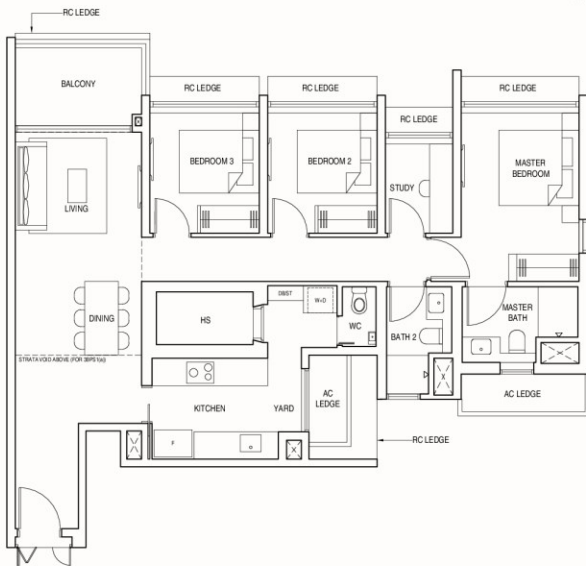
TYPE 3BPS1
113 sqm (1216 sqft)

#03-04 to #23-04
#02-09* to #23-09*
#02-23 to #23-23

TYPE 3BPS1(a)
132 sqm (1421 sqft)
Inclusive of strata void of
19 sqm (205 sqft) above
living and dining

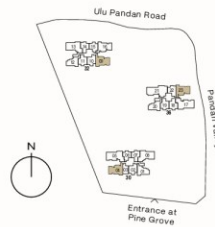
#24-04
#24-09*
#24-23

*Mirrored unit



0 1 2 3 4 5M

Areas include AC ledge and balcony, where applicable. All RC ledges are excluded from strata area and non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



3-BEDROOM PREMIUM + STUDY

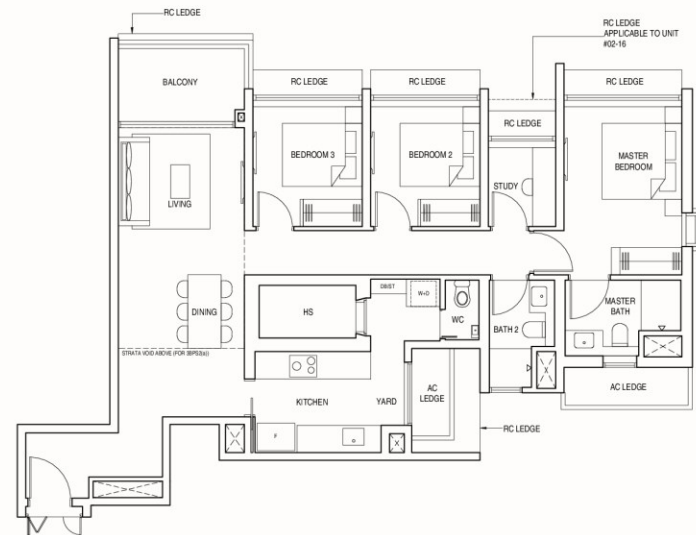
TYPE 3BPS2 & 3BPS2(a)

TYPE 3BPS2
113 sqm (1216 sqft)

#02-16 to #23-16

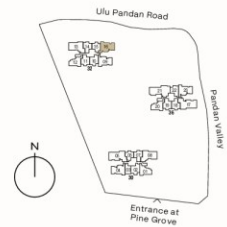
TYPE 3BPS2(a)
132 sqm (1421 sqft)
Inclusive of strata void of
19 sqm (205 sqft) above
living and dining

#24-16



0 1 2 3 4 5M

Areas include AC ledge and balcony, where applicable. All RC ledges are excluded from strata area and non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.





4-BEDROOM DELUXE (WITH PRIVATE LIFT)

TYPE 4B & 4B(a)

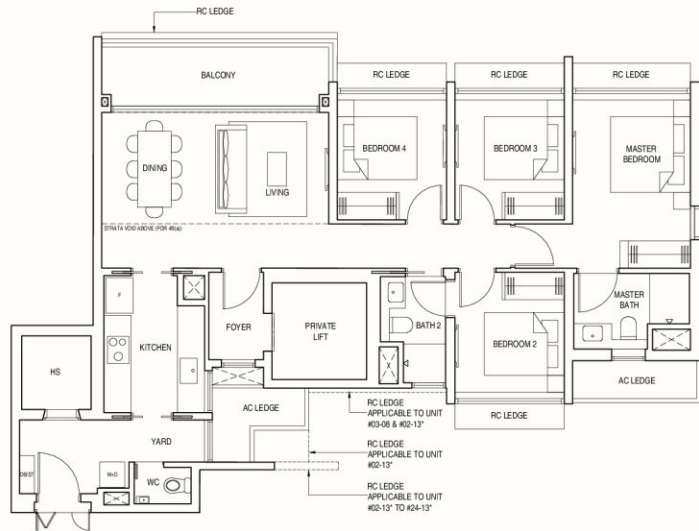
TYPE 4B
120 sqm (1292 sqft)

#03-08 to #23-08
#02-13* to #23-13*

TYPE 4B(a)
138 sqm (1485 sqft)
inclusive of strata void of
18 sqm (194 sqft) above
living and dining

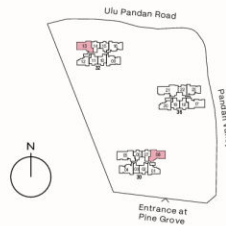
#24-08
#24-13*

*Mirrored unit



0 1 2 3 4 5M

Areas include AC ledge and balcony, where applicable. All RC ledges are excluded from strata area and non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



4-BEDROOM PREMIUM (WITH PRIVATE LIFT)

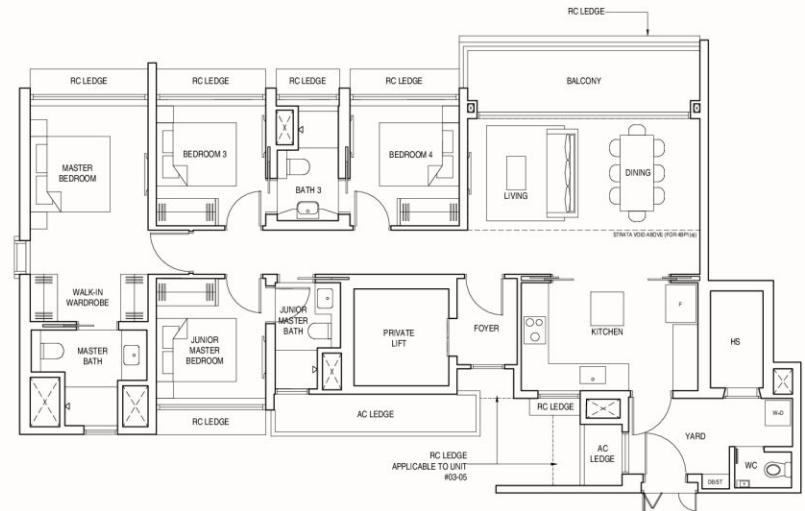
TYPE 4BP1 & 4BP1(a)

TYPE 4BP1
136 sqm (1464 sqft)

#03-05 to #23-05

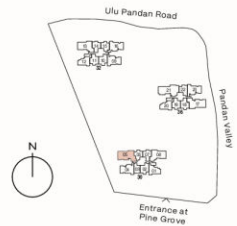
TYPE 4BP1(a)
155 sqm (1668 sqft)
inclusive of strata void of
19 sqm (205 sqft) above
living and dining

#24-05



0 1 2 3 4 5M

Areas include AC ledge and balcony, where applicable. All RC ledges are excluded from strata area and non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.





4-BEDROOM PREMIUM (WITH PRIVATE LIFT)

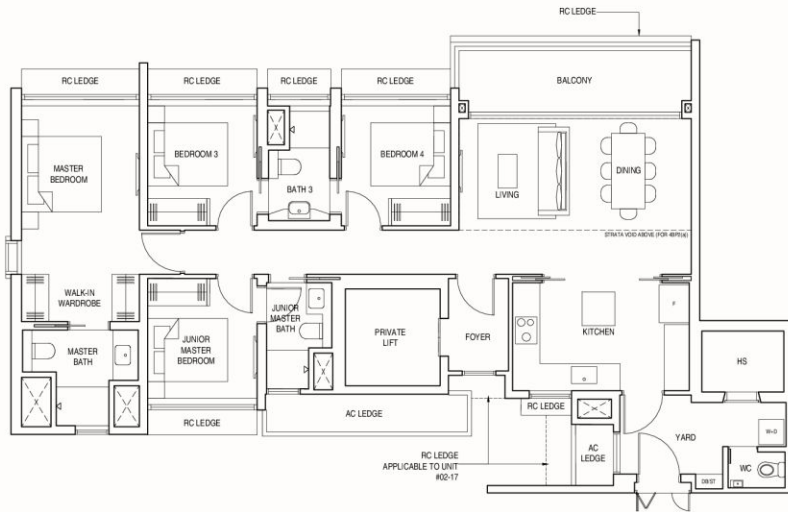
TYPE 4BP2 & 4BP2(a)

TYPE 4BP2
136 sqm (1464 sqft)

#02-17 to #23-17

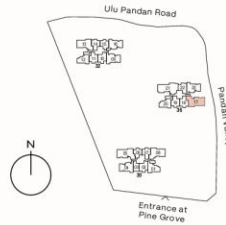
TYPE 4BP2(a)
155 sqm (1668 sqft)
inclusive of strata void of
19 sqm (205 sqft) above
living and dining

#24-17



0 1 2 3 4 5M

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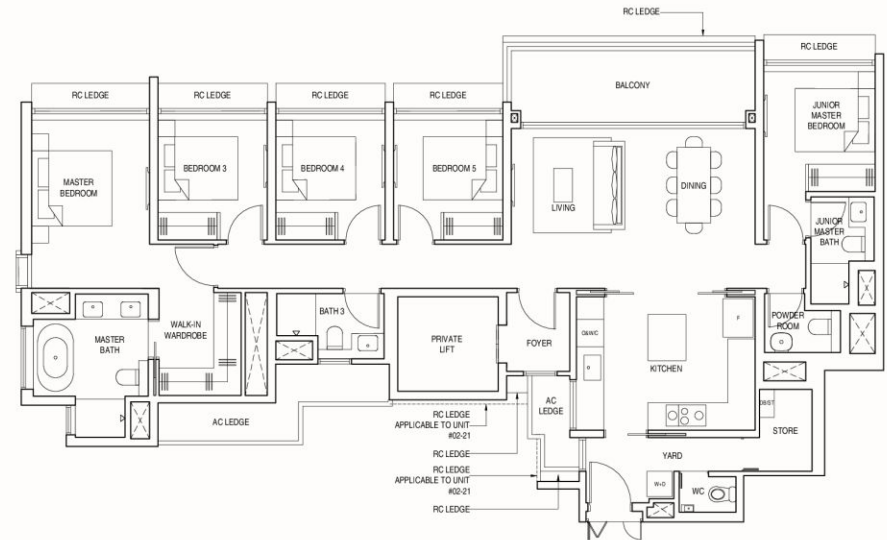


5-BEDROOM PREMIUM (WITH PRIVATE LIFT)

TYPE 5BP

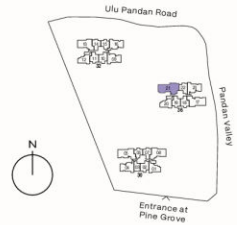
161 sqm (1733 sqft)

#02-21 to #23-21



0 1 2 3 4 5M

Areas include AC ledge and balcony, where applicable. All RC ledges are excluded from strata area and non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



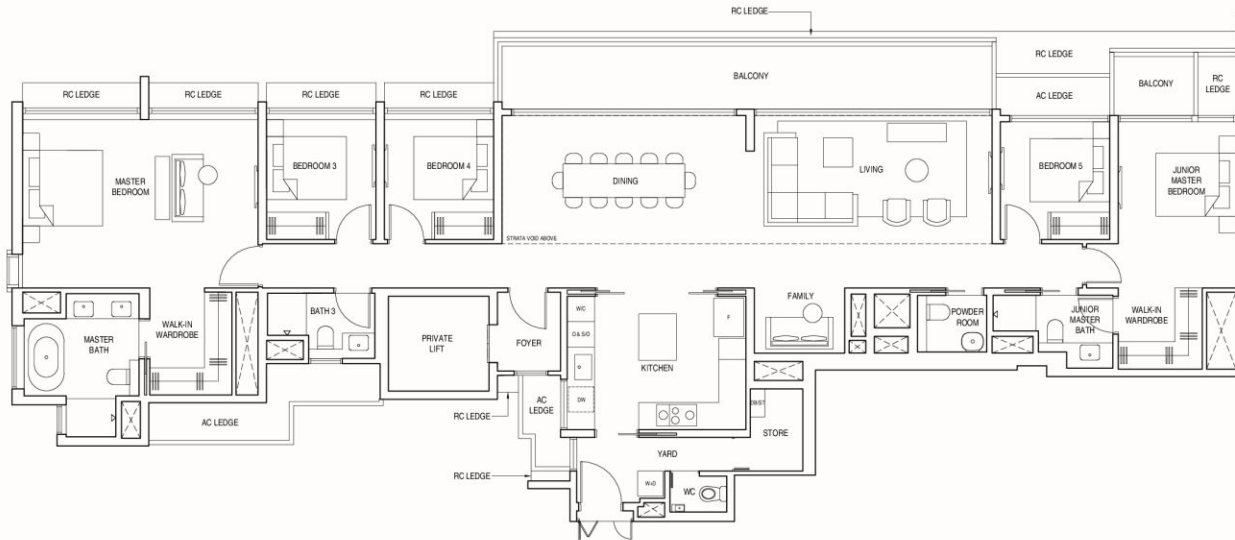


PENTHOUSE

TYPE PH

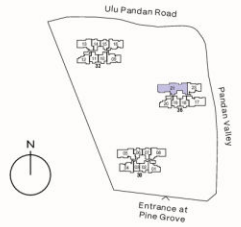
267 sqm (2874 sqft)
inclusive of strata void of
43 sqm (463sqft) above
living and dining

#24-21



0 1 2 3 4 5M

Areas include AC ledge and balcony, where applicable. All RC ledges are excluded from strata area and non-load bearing. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



AN ELEVATED SANCTUARY
WITH MAGNIFICENT VIEWS

ABOUND WITH OPTIONS
FOR WORK AND PLAY



||| AN INSPIRING PARTNERSHIP BETWEEN
TRUSTED, AWARD-WINNING DEVELOPERS



UOL Group Limited (UOL) is one of Singapore's leading public-listed property companies with total assets of about \$20 billion. The Company has a diversified portfolio of residential, commercial developments and investment properties, hotels and serviced suites in Asia, Oceania, Europe and North America. With a track record of 60 years, UOL strongly believes in delivering product excellence and quality service in all its business ventures. UOL, through its hotel subsidiary Pan Pacific Hotels Group Limited, owns three acclaimed brands namely "Pan Pacific", PARKROYAL COLLECTION and PARKROYAL. The Company's Singapore-listed property subsidiary, Singapore Land Group Limited, owns an extensive portfolio of prime commercial assets and hotels in Singapore.



UOL Homes is a collection of high quality homes by UOL Group, a leading developer and a trusted brand with proven track record of 60 years. We bring dedicated minds together, harmonising them to create endearing Masterpieces and enduring environments that are liveable. In doing so, we bring people and place together.



Singapore Land Group Limited (SingLand) is a premier real estate company listed since 1971. Working across a diverse portfolio of real estate including commercial offices, residential and retail properties and hotels, SingLand takes a holistic approach to development. Our residential portfolio is made up of a stellar cast of properties including Mon Jervois and V on Shenton while our commercial assets include some of Singapore's best-known commercial and retail landmarks such as UIC Building, Singapore Land Tower, The Gateway and Marina Square. From setting benchmarks to building landmarks, our residential and commercial portfolios represent our dedication to creative excellence and ambition to create inclusive and sustainable environments that elevate communities towards a better future.



PINETREE HILL

Developer

United Venture Development (No. 5) Pte. Ltd.

Company Registration Number

202217866G

Developer's License Number

C1449

Tenure of Land

99 Years commencing from 12 September 2022

Encumbrances

Caveats and Mortgage-in-escrow in favour of
Oversea-Chinese Banking Corporation Limited

Expected Date Of Notice Of Vacant Possession

30 September 2027

Expected Date Of Legal Completion

30 September 2030

Lot & Mukim Number

MK04 LOT 07402W at Pine Grove

For Enquiries and Appointment

