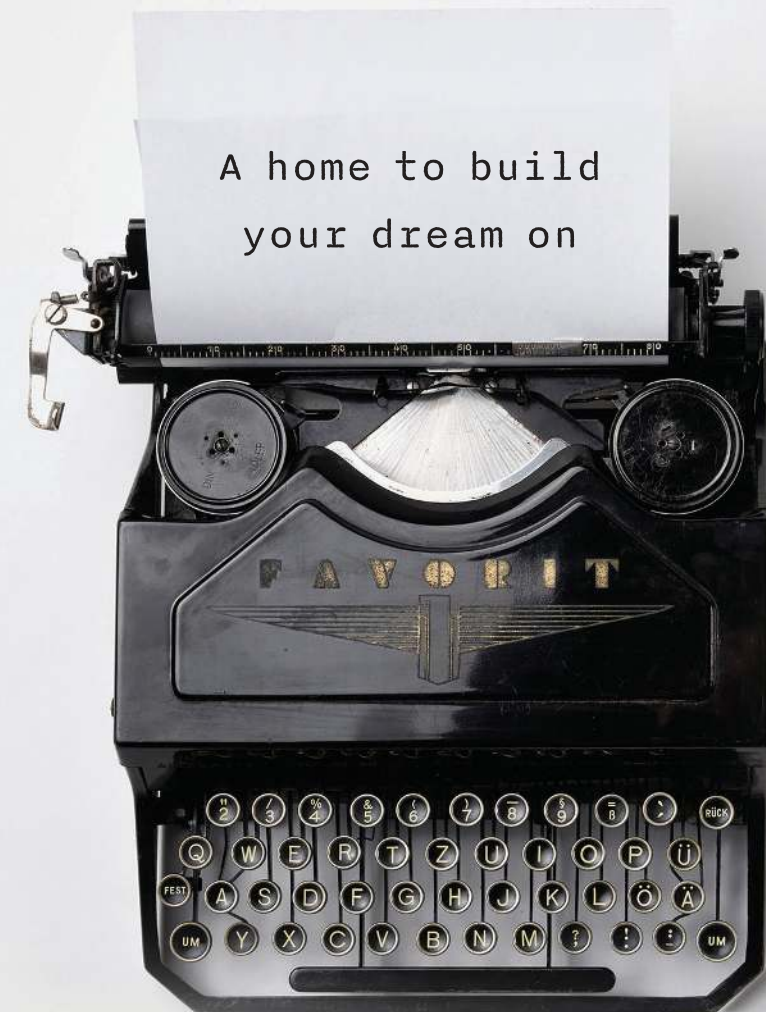


Clayden

FREEHOLD
99 STILL ROAD
District 15

A home to build
your dream on





One of life's
defining moments

Buying your new home



YESTERDAY, TODAY, FOREVER

Inspired by New York City's historic brick and brownstone houses with a nod to classic aluminium framed curtain walls, Claydence will stand out as the new landmark along Still Road blending classical with contemporary facade surrounded by gardens teeming with colourful flora, cropped by swaying palms and heritage trees.



Artist's Impression

28 EXCLUSIVE RESIDENCES

Nestled at the edge of Joo Chiat's heritage neighbourhood not far from its gentrified shops and eateries, Claydence offers 28 well-sized (bigger than usual) apartments in 11 sensibly crafted configurations from 1 to 4 bedrooms with decent balconies, for those seeking convenience, connectivity, energy and abundance of natural light.



WIDE DROP-OFF AREA

Artist's Impression



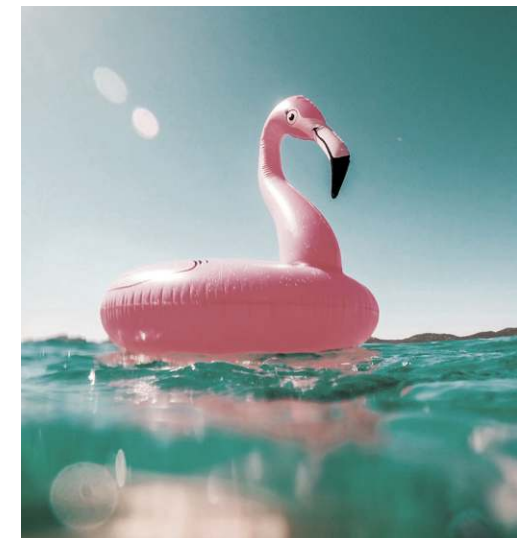
| PRIVATE SANCTUARY | | |
|------------------------------------|---------------------------------|-------------------|
| <div>SHARED WITHIN CLAYDENCE</div> | | |
| FREEHOLD | ON THE ROOF | |
| | LAP POOL | AQUA DECK |
| | EDIBLE GARDEN | |
| | INDOOR GYM | POOL DECK BAR |
| | JACUZZI | |
| | GARDEN ART | |
| | CASCADING WATER | KEDONGDONG GARDEN |
| | ON THE GROUND | |
| | STEPPING STONE / FOLIAGE GARDEN | DROP-OFF PLAZA |
| | MULTI-PURPOSE ROOM + BBQ DECK | |
| EXCLUSIVE | ULAM GARDEN | CHIN CHOW GARDEN |
| | YLANG YLANG GARDEN | |
| | SMART HOME INTEGRATION | |
| | SYSTEM HUB | AIR-CONDITIONING |
| DIGITAL LOCK | | |

YOUR QUIET ENCLAVE

A respite in Claydence's lap pool will make you wish days are longer and weekends lasted forever. Adequately soaked, you can bask in Joo Chiat's rejuvenating sunshine or, if staying dry, sweat out in the cosy gym overlooking glistening blue waters.



Artist's Impression





Artist's Impression

TAKE A BREAK

In the evening when shadows lengthen and only the sound of cascading water can be heard, take a break. Read a book, browse a magazine, smell the flowers, hear the birds, listen to insects. Life is best lived in quiet moments.





Artist's Impression



SHARED MOMENTS

You don't need a reason to get together or celebrate. Whether it's an outdoor BBQ or catered dine-in, Claydence's multi-purpose room adjoining its BBQ corner will set the mood for that drinks party, family gathering or just a group of friends visiting.







YOUR HOME, YOUR STYLE

"Fashion fades, style is eternal"

Yves Saint Laurent once said.

Your personal style starts with
Claydence's calming and spacious interiors.
While carefully curated kitchen appliances
will be provided, the rest is up to you.

Claydence











REIMAGINE YOUR SPACE

Luxury is personal. Take pleasure in how you live. Make time for what you love. Everything has its place. Reimagine your space in style, in time. Not in haste.







| UNDER JOO CHIAT SKIES | | | | | |
|---|--------------------|---|--|---|-----------|
|  | | | | | |
| THE COVETED NEIGHBOURHOOD | | | | | |
|  | |  | | | |
| FREEHOLD | 3 mins drive | East Coast Park | 8 mins walk | Dunman Food Centre | EXCLUSIVE |
| | 12 mins drive | Tanah Merah Golf Course | 2 mins drive | Katong Eateries | |
| | 13 mins drive | Gardens By The Bay | 7 mins drive | Old Airport Road Food Centre And Shopping Mall | |
| | 17 mins drive | Marina Bay Golf Course | 8 mins drive | East Coast Lagoon Food Village | |
| | | | | | |
|  | |  | | | |
| | 8 mins walk | The Intan | 4 mins drive | Paya Lebar Central | |
| | 9 mins walk | Onlewo | 12 mins drive | Tampines Regional Centre | |
| | 13 mins walk | Rumah Bebe | 15 mins drive | Central Business District | |
|  | |  | | | |
| | 2 mins drive | i12 Katong Katong Square | 10 mins walk | Eunos MRT Station | |
| | 3 mins drive | Kinex Parkway Parade | 3 mins drive | East Coast Parkway (ECP) Upcoming Marine Parade MRT | |
| | 4 mins drive | Paya Lebar Square PLQ MALL | 4 mins drive | Pan Island Expressway (PIE) Paya Lebar MRT | |
| | 5 mins drive | Singapore Post Centre | 7 mins drive | Kallang-Paya Lebar Expressway (KPE) | |
| | 10 mins drive | Kallang Wave Mall | 12 mins drive | Marina Coastal Expressway (MCE) | |
| | 12 mins drive | Marina Bay Sands Suntec City | 16 mins drive | Singapore Changi Airport | |
|  | | | | | |
| RENOWNED SCHOOLS | SCHOOLS WITHIN 1KM | | SCHOOLS WITHIN 2KM | | |
| | 6 mins walk | Haig Girls' Sch | Within 6 mins drive | | |
| | 10 mins walk | Pat's Schoolhouse Katong | Saint Patrick's Sch • Tanjong Katong Pri Sch Tanjong Katong Girls' Sch • Chung Cheng High Sch • Ngee Ann Pri Sch • Canadian Int'l Sch Victoria JC • Kong Hwa Sch | | |
| | 2 mins drive | Tao Nan Sch | | | |
| | | CHIJ (Katong) Pri | | | |

KALLANG ALIVE

With the injection of more community sports facilities such as a new football hub, tennis centre and enhancement along the Jalan Benaan Kapal waterfront, the Sports Hub area is set to become a vibrant destination by 2025.

KAMPONG BUGIS

Future sustainable waterfront residential precinct with well curated public spaces, lush landscaping and greenery.

BEACH ROAD & OPHIR-ROCHOR CORRIDOR

Urban transformation to vibrant arts, culture and entertainment arena in the bustling commercial and lifestyle cluster.



Claydence



NEW EATS ON THE BLOCK

Joo Chiat Road neighbourhood has undergone immense rejuvenation. Coveted shophouses have given way to stylish F&B concepts like artisanal pasta trattoria Forma, Japanese inspired Café Natsu, baker Petit Pain, Tigerlily Patisserie, gastrobar Drunken Farmer, chocolate shop Embrace and Kuala Lumpur styled Dickson Nasi Lemak.



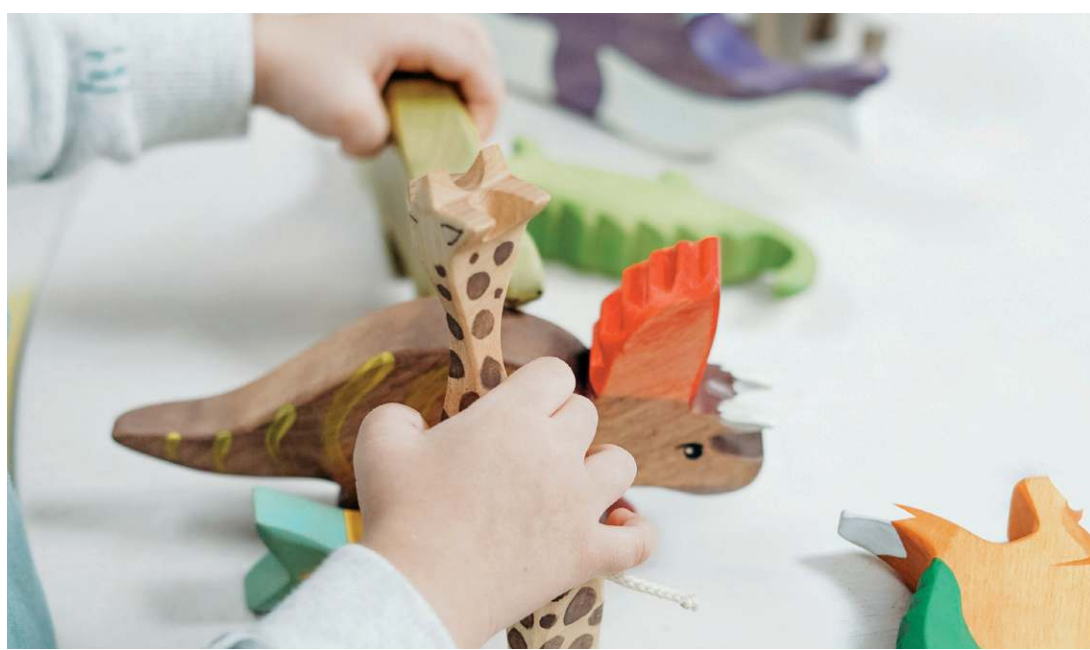
NEW WORLD CHARM



AND THE NEIGHBOURHOOD IS TRANSFORMED

Many Joo Chiat residents are drawn by its changing demographics with a growing young professional and expat population. While tourists throng the postcard perfect Peranakan shophouses along Koon Seng Road, sleek co-working offices within historic shophouses like SPACES@JOO CHIAT and Crane have sprouted injecting vibrancy into the neighbourhood and redefining work from (nearer) home.





LIVING THE EAST COAST

East Coast beckons within easy reach. Feel the sand between your toes and indulge in the myriad of modern eateries along the beach. All within a quick car ride, cycling through safe paths or even a long stroll.

STUDY WHERE YOU LIVE

Good education is a strong start. Every school may be a good school but some will always be better. Living near a good school offers a later morning start and always a strong finish.

SITE PLAN



- | | | |
|---------------------------|-------------------------|-----------------------|
| 1 DROP-OFF PLAZA | 6 BBQ DECK | 11 CASCADING WATER |
| 2 LIFT LOBBY | 7 PEDESTRIAN ENTRY/EXIT | 12 YLANG YLANG GARDEN |
| 3 MULTI-PURPOSE ROOM | 8 STEPPING STONE | 13 ULAM GARDEN |
| 4 ACCESSIBLE TOILET | 9 EDIBLE GARDEN | 14 KEDONGDONG GARDEN |
| 5 MCST OFFICE/GUARD HOUSE | 10 FOLIAGE GARDEN | 15 CHIN CHOW GARDEN |

ATTIC PLAN



- | | | |
|------------------|----------------------|-----------------------|
| 16 LAP POOL | 20 EDIBLE GARDEN | 24 LIFT LOBBY |
| 17 AQUA DECK | 21 INDOOR GYM | A WATER TANK ROOM |
| 18 JACUZZI | 22 OUTDOOR SHOWER | B OUTDOOR GENSET ROOM |
| 19 POOL DECK BAR | 23 ACCESSIBLE TOILET | C PUMP ROOM |

YOUR FREEHOLD HOME

| | 01 | 02 | 03 | 04 | 05 | 06 | 07 |
|---|---------------------|------------------------|-------------|------------------------|-----------------------|--------|--------|
| | | | | | | | |
| A | TYPE D(PH) | TYPE D1(PH) Premium | TYPE B3(PH) | TYPE C3(PH) Premium | LAP POOL / INDOOR GYM | | |
| 5 | | | | | TYPE B2 | TYPE B | TYPE C |
| 4 | TYPE C1 | TYPE C2 Premium | TYPE A | TYPE B1 | TYPE B2 | TYPE B | TYPE C |
| 3 | TYPE C1 | TYPE C2 Premium | TYPE A | TYPE B1 | TYPE B2 | TYPE B | TYPE C |
| 2 | TYPE C1 | TYPE C2 Premium | TYPE A | TYPE B1 | TYPE B2 | TYPE B | TYPE C |
| 1 | COMMUNAL FACILITIES | | | | | | |
| B | CAR PARKING | | | | | | |

- 1-Bedroom
- 2-Bedroom
- 2-Bedroom + 1
- 2-Bedroom + 1
- 3-Bedroom
- 3-Bedroom + 1
- 3-Bedroom + 1 (Premium)
- 2-Bedroom Penthouse
- 3-Bedroom (Premium) Penthouse
- 4-Bedroom + 1 Penthouse
- 4-Bedroom (Premium) Penthouse



- F FRIDGE
- WD WASHER DRYER
- DB DISTRIBUTION BOX
- ST STORAGE

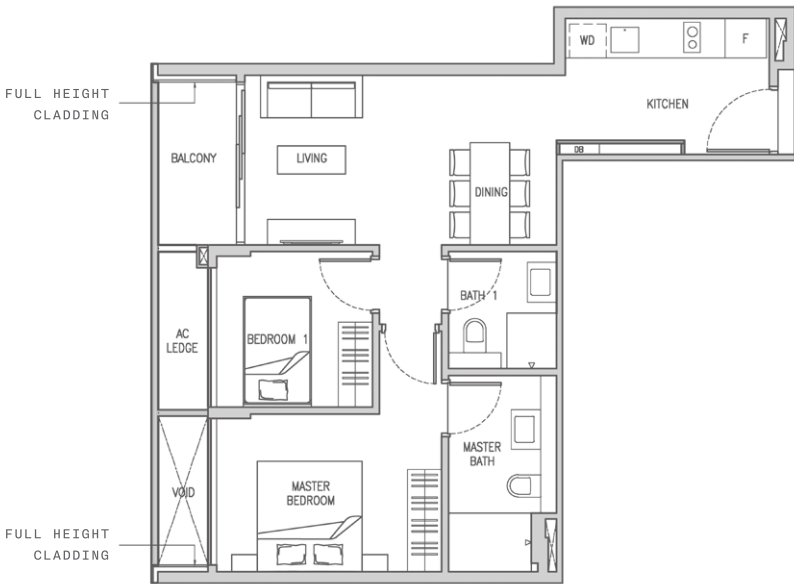


Area includes air conditioner (AC) ledge, balcony, roof terrace and strata void where applicable. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.

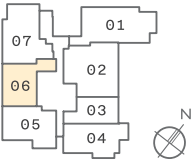
2 - B E D R O O M

TYPE B
73 sqm / 786 sqft

- #02 - 06
- #03 - 06
- #04 - 06
- #05 - 06



F FRIDGE
WD WASHER DRYER
DB DISTRIBUTION BOX
ST STORAGE

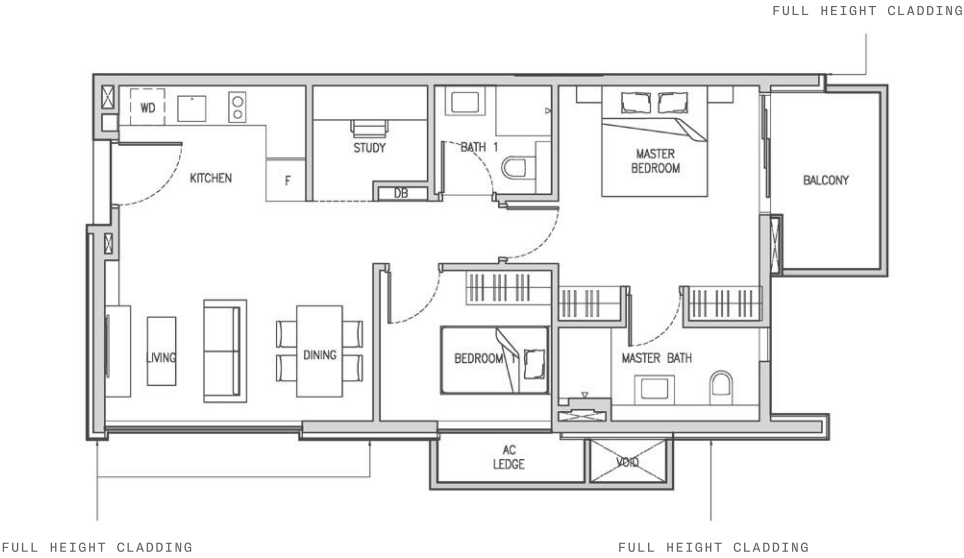


Area includes air conditioner (AC) ledge, balcony, roof terrace and strata void where applicable. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.

2 - B E D R O O M + 1

TYPE B1
81 sqm / 872 sqft

- #02-04
- #03-04
- #04-04



F FRIDGE
WD WASHER DRYER
DB DISTRIBUTION BOX
ST STORAGE

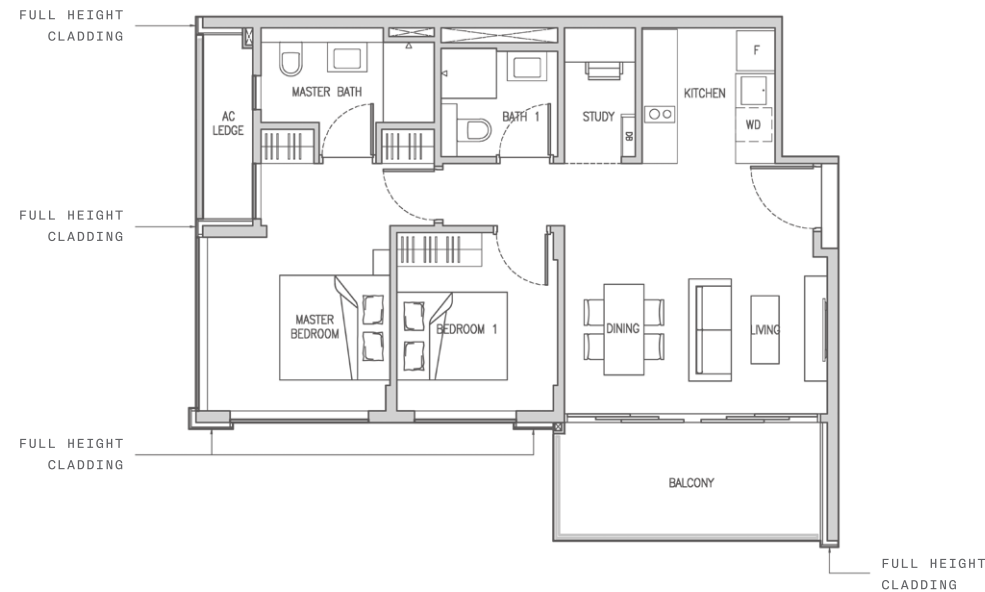


Area includes air conditioner (AC) ledge, balcony, roof terrace and strata void where applicable. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.

2 - BED ROOM + 1

TYPE B2
85 sqm / 915 sqft

- #02 - 05
- #03 - 05
- #04 - 05
- #05 - 05



F FRIDGE
WD WASHER DRYER
DB DISTRIBUTION BOX
ST STORAGE

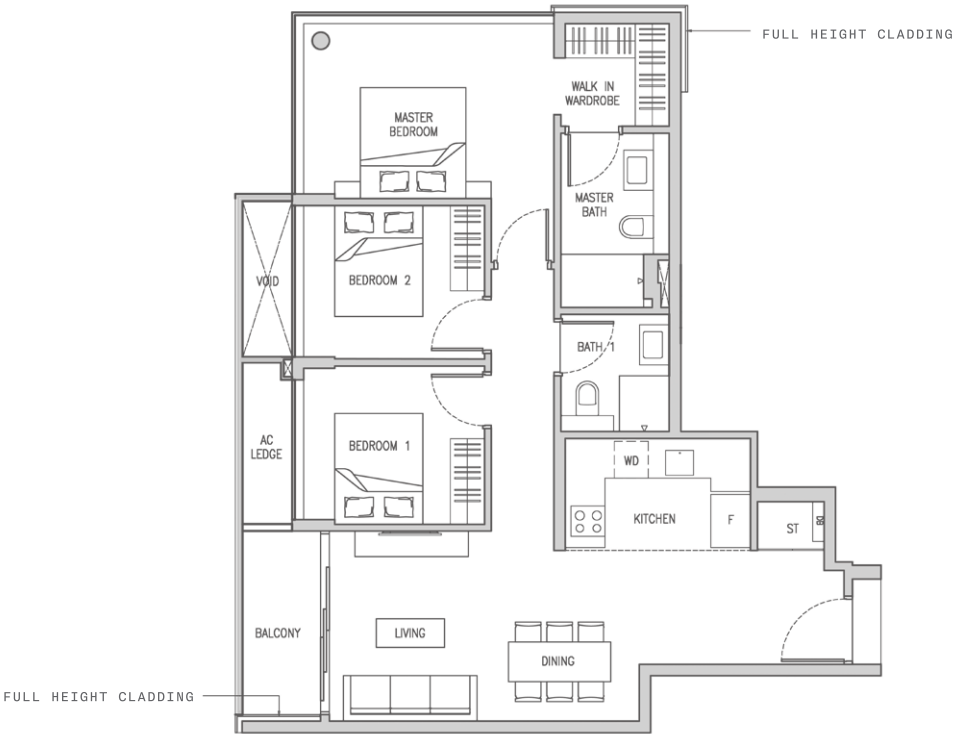


Area includes air conditioner (AC) ledge, balcony, roof terrace and strata void where applicable. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.

3 - BED ROOM

TYPE C
100 sqm / 1076 sqft

- #02 - 07
- #03 - 07
- #04 - 07
- #05 - 07



F FRIDGE
WD WASHER DRYER
DB DISTRIBUTION BOX
ST STORAGE



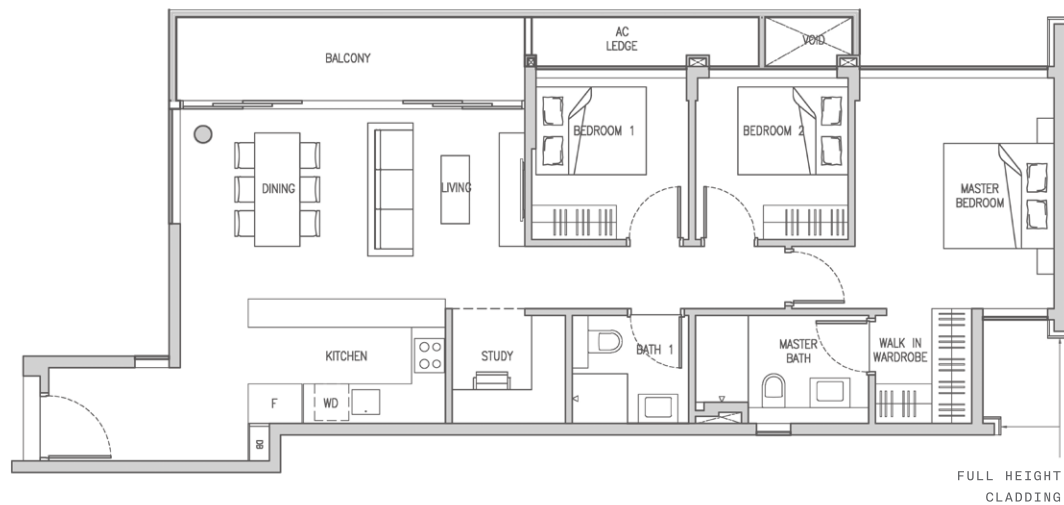
Area includes air conditioner (AC) ledge, balcony, roof terrace and strata void where applicable. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.

3 - BED ROOM + 1

TYPE C1

112 sqm / 1206 sqft

- #02 - 01
- #03 - 01
- #04 - 01



F FRIDGE
WD WASHER DRYER
DB DISTRIBUTION BOX
ST STORAGE



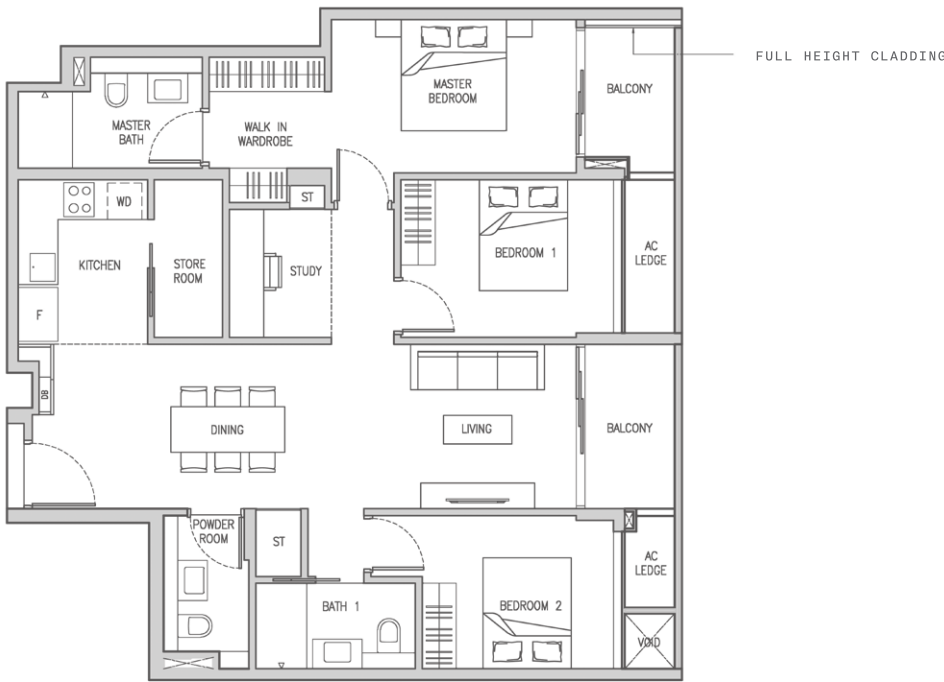
Area includes air conditioner (AC) ledge, balcony, roof terrace and strata void where applicable. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.

3 - BED ROOM + 1 (PREMIUM)

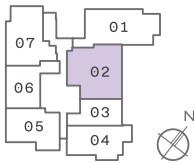
TYPE C2

122 sqm / 1313 sqft

- #02 - 02
- #03 - 02
- #04 - 02



F FRIDGE
WD WASHER DRYER
DB DISTRIBUTION BOX
ST STORAGE



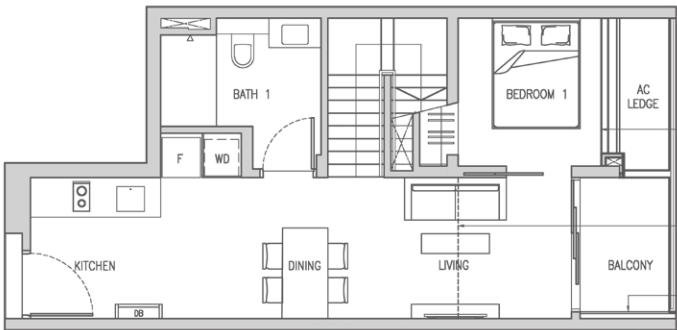
Area includes air conditioner (AC) ledge, balcony, roof terrace and strata void where applicable. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.

2 - BEDROOM PENTHOUSE

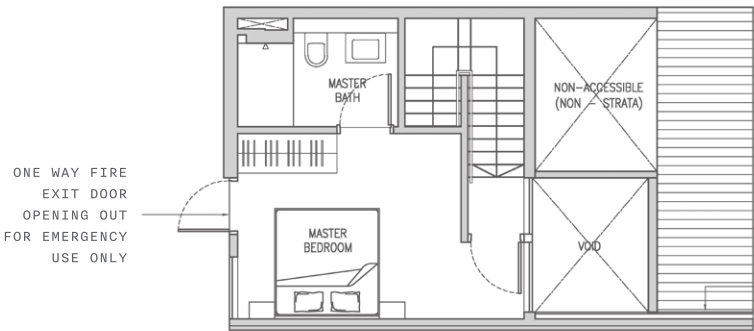
TYPE B3(PH)

91 sqm / 980 sqft

#05-03



LOWER LEVEL



UPPER LEVEL

F FRIDGE
WD WASHER DRYER
DB DISTRIBUTION BOX
ST STORAGE



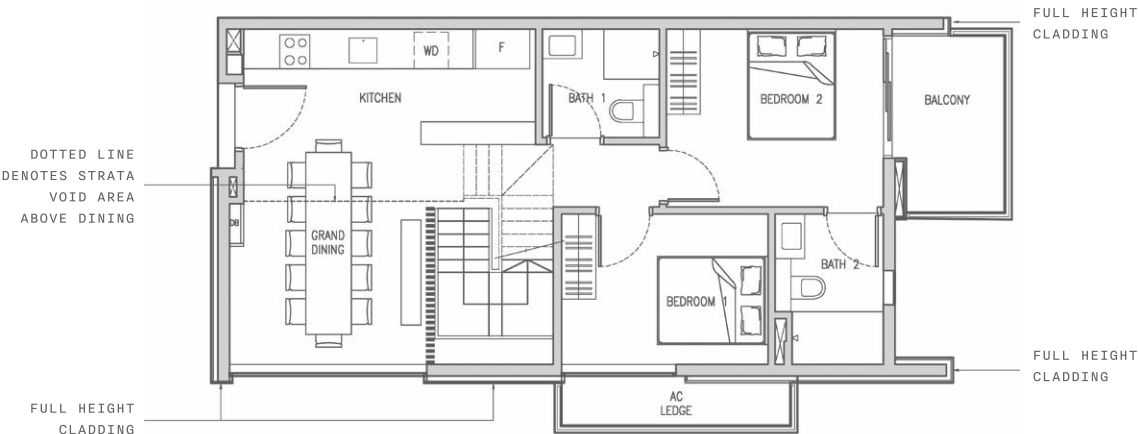
Area includes air conditioner (AC) ledge, balcony, roof terrace and strata void where applicable. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.

3 - BEDROOM (PREMIUM) PENTHOUSE

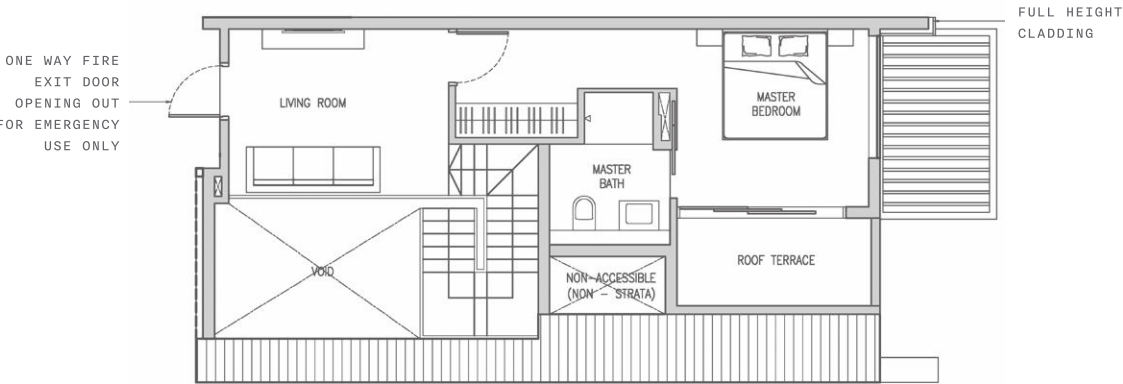
TYPE C3(PH)

137 sqm / 1475 sqft

#05-04



LOWER LEVEL



UPPER LEVEL

F FRIDGE
WD WASHER DRYER
DB DISTRIBUTION BOX
ST STORAGE



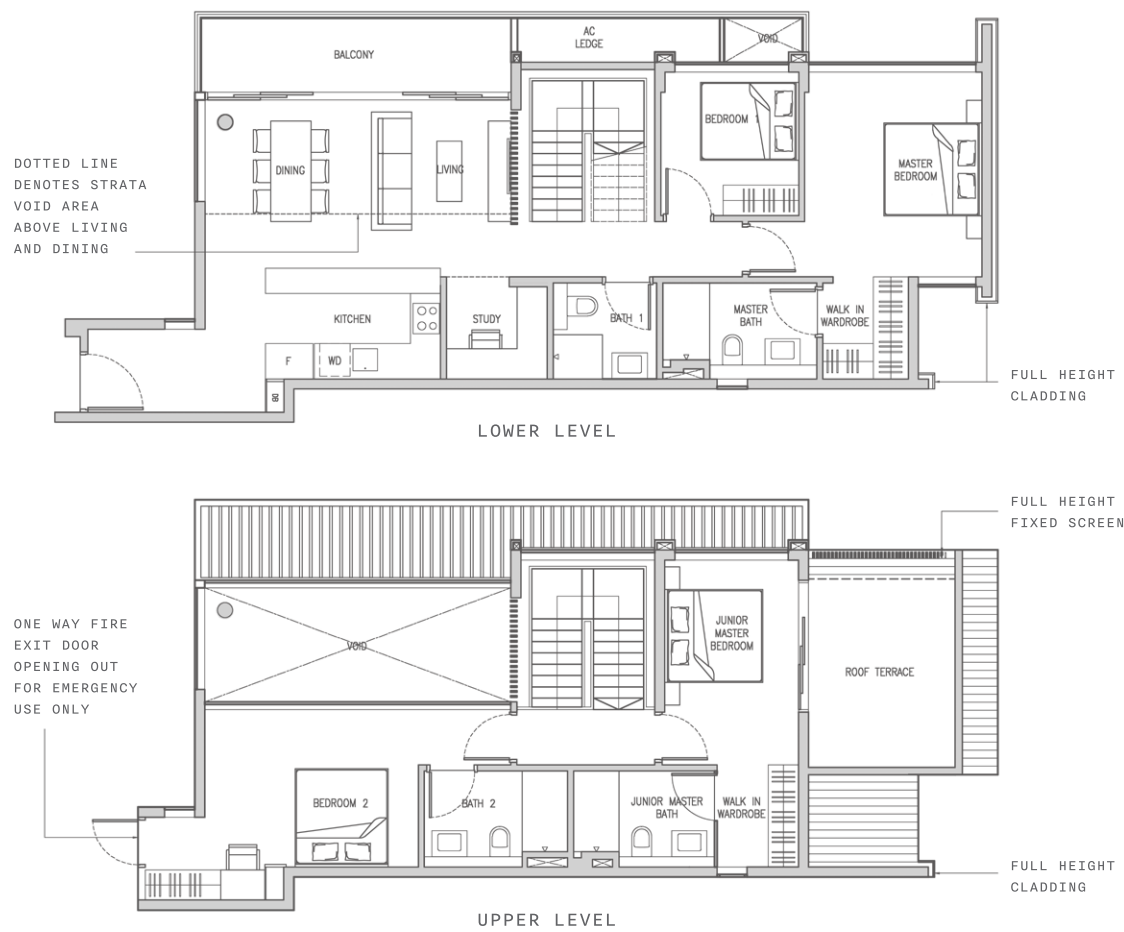
Area includes air conditioner (AC) ledge, balcony, roof terrace and strata void where applicable. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.

4 - BEDROOM + 1 PENTHOUSE

TYPE D(PH)

201 sqm / 2164 sqft

#05-01



F FRIDGE
WD WASHER DRYER
DB DISTRIBUTION BOX
ST STORAGE



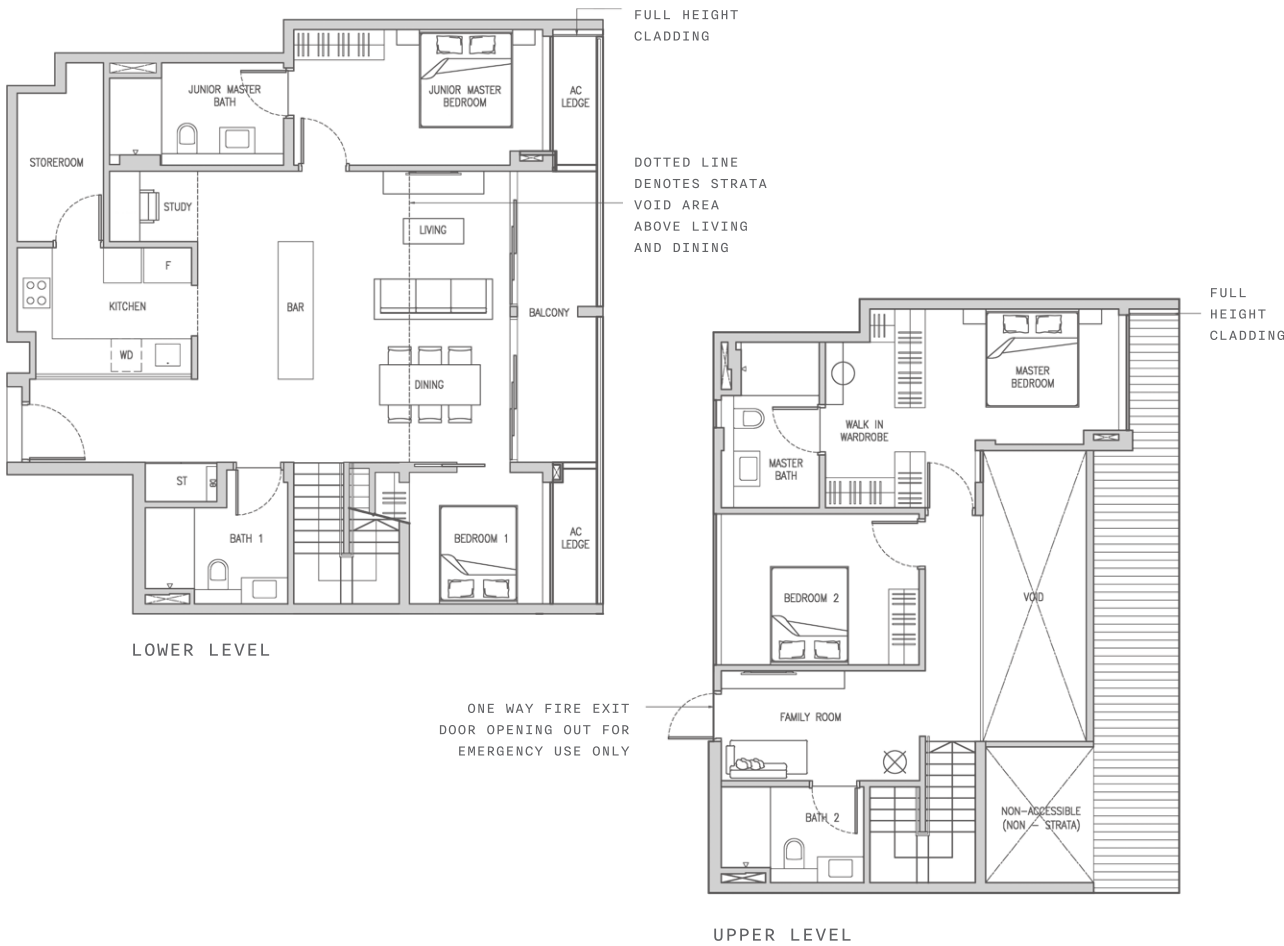
Area includes air conditioner (AC) ledge, balcony, roof terrace and strata void where applicable. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.

4 - BEDROOM (PREMIUM) PENTHOUSE

TYPE D1(PH)

203 sqm / 2185 sqft

#05-02

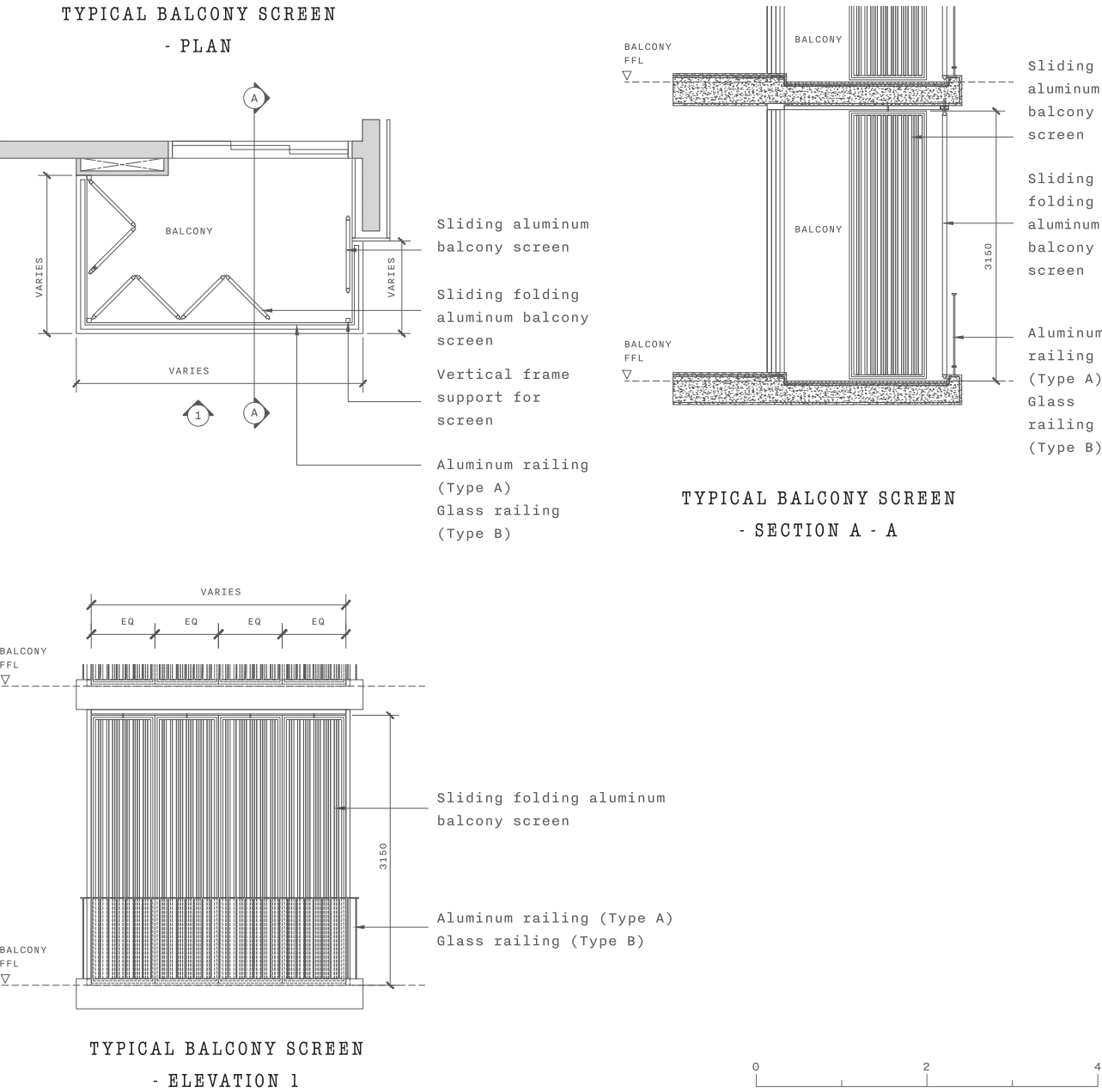


F FRIDGE
WD WASHER DRYER
DB DISTRIBUTION BOX
ST STORAGE



Area includes air conditioner (AC) ledge, balcony, roof terrace and strata void where applicable. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.

APPROVED SCREEN FOR BALCONY



- NOTES:
1. The balcony shall not be enclosed unless with the approved screen as shown above (“approved screen”);
 2. Balcony screen is not provided, the cost of screen and installation of the approved screen shall be borne by the purchaser; and
 3. On-site verification is necessary to obtain actual measurement prior to fabrication and installation of the approved screen.

EQ - Equidistant

HONG HOW GROUP



Real Estate Developer,
Investor & Development Manager

Hong How Group is a Singapore-based estate developer and investor with over 40 years of experience. Our wide experience includes commercial, residential, mixed and industrial developments. We seek transformative projects with special interest in and deep knowledge of shophouse conservation. Hong How Group has won several industry awards in conservation, built quality and greenery.

Our reputation for delivering consistently high quality development of enduring value is sustained by hands-on involvement in the entire development process. We manage all properties held for long term investments to ensure proper upkeep and pre-emptive maintenance. Our Group’s past developments include Lighthouse, Quartet on Ford, 15 Little Road and URA Architectural Heritage (AHA) award-winning 36 & 38 Armenian Street and recently, 292 Joo Chiat Road.



URA AHA 2022
Co-Working offices at 292 Joo Chiat Road in a restored 4-storey 1950s art décor commercial street block near Dunman Road junction.



URA AHA 2010
Off-street shops & SOHO offices at 36 & 38 Armenian Street within a transformed corner cluster of 1930s & 1940s art décor commercial.



Lighthouse
51-unit resort style Lighthouse condominium within short walk to Pasir Ris beach.

DEVELOPER
HONG HOW LAND PTE LTD

ARCHITECT
DS ARCHITECTS PTE LTD

DESIGN CONSULTANT
WALLFLOWER PTE LTD

LANDSCAPE DESIGN
COEN DESIGN INTERNATIONAL PTE LTD

STRUCTURAL ENGINEER
C P LIM & PARTNERS LLP

M&E ENGINEER
DELTA CREST PTE LTD

QUANTITY SURVEYOR
1MH & ASSOCIATES

CREATIVE
DEEPPOCKET BRANDING & DESIGN PTE LTD

Developer: Hong How Land Pte Ltd (A joint venture of Hong How Corporation Pte Ltd and Marrior Capital Pte Ltd) • UEN: 197701538M • Developer’s Licence No.: C1443 • Tenure of Land: Estate in Fee Simple • Encumbrances: Mortgage(s) in favour of United Overseas Bank • Location: Lot No. 06325L, 06327M, 09444V and 97130T of Mukim 26 at 99 Still Road, Singapore 423989 • Expected Date of Vacant Possession: 28 April 2026 • Expected Date of Legal Completion: 28 April 2029

While every reasonable care has been taken in the preparation of this brochure, the developer and its agent cannot be held responsible for any inaccuracies or omissions. All statements shall not be regarded or relied upon as statements or representations of fact. All information and specifications, renderings, visual representations and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances shall be provided subject to Architect’s selection, market availability and are at the sole discretion of the developer. All information, specifications and statements herein shall not be treated to form part of an offer or contract. Floor plans are not to scale and subject to amendments as may be required by the relevant authorities. Visual representations, digital images, models, sales gallery displays, illustrations, photographs, drawings, art renderings and other graphic representations and references, not limited to landscape and furniture, are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are approximate measurements and are subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between the developer and the purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement and shall not be modified by any statements, representations or promises made by the developer or the marketing agents.

