



Key Marketing Points

A) Good Location = Easy Rental Market

- Walk to Queenstown MRT Station
- Near both Integrated Resorts @ Sentosa & @ Marina Bay
- 10 mins drive to Orchard Road & Raffles Place
- Near NUS, Polytechnics, Science Hub

B) Convenience

- Supermarkets (NTUC@ Dawson Place, Cold Storage @ Anchorpoint)
- F&B, Shops (Anchorpoint, IKEA, Queensway Shopping Ctr)
- Wet Market (Next to Redhill MRT)

C) State of the Art Finishes

- Handle-free kitchen using Blum TIP-ON system
- Swarovski Crystal Taps (First Project in Singapore!)
- Fully equipped kitchen comes with integrated fridge, washer/dryer, hood/hob.
- High quality wardrobes with quality tracks
- German Duravit WC, with soft closing lids
- Clipsal Switches – world's first Full Flat Switch latest design
- Double glazed windows for better sound and heat insulation (for units facing Alexandra Road)

D) High Rental Yield

- Examples

$\frac{\$2300 \text{ per mth} \times 12}{\$460,000 \text{ (1 Bedroom)}} = 6\% \text{ yield}$

$\frac{\$3300 \text{ per mth} \times 12}{\$660,000 \text{ (2 Bedroom)}} = 6\% \text{ yield}$

$\frac{\$2000 \text{ per mth} \times 12}{\$450,000 \text{ (1 Bedroom)}} = 5.33\% \text{ yield}$

$\frac{\$3000 \text{ per month} \times 12}{\$650,000 \text{ (2 Bedroom)}} = 5.54\% \text{ yield}$

E) Very Cheap Maintenance Fees (without carpark)

Types	Estimated Charges
1BR	\$50 per month
1BR+study	
2BR	\$60 per month
2BR+study	
PH (1+1)	
PH (2BR)	
PH (2+1)	\$70 per month
PH (3 BR)	
PH (3+1)	

Season Parking (only if required) @\$80 per lot per month (estimated)

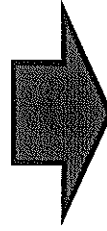
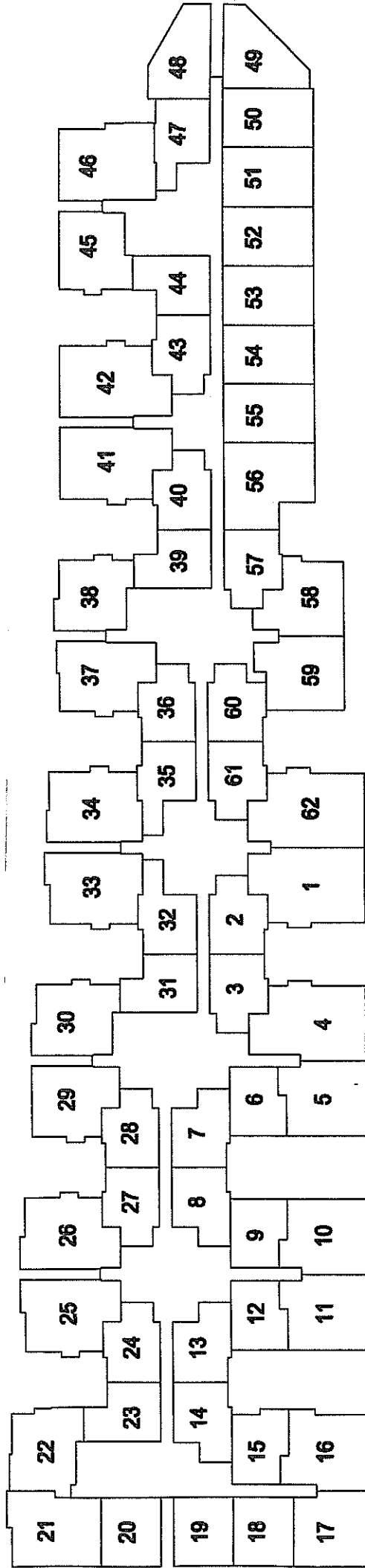
F) Freehold!

- Even the HDB flats around here are one of the most expensive in Singapore due to its fantastic location

Aleocis

UNIT NUMBERING KEY PLAN

Facing
Shepherd's Hill



Facing
Alexandra Road

UNIT TYPES

- Type A : 1 Bedroom
- Type B : 1 Bedroom + Study
- Type C : 2 Bedrooms
- Type D : 2 Bedrooms + Study

PENTHOUSE TYPES

- Type PH-B : Penthouse, 1 Bedroom + Study
- Type PH-C : Penthouse, 2 Bedrooms
- Type PH-D : Penthouse, 2 Bedrooms + Study
- Type PH-E : Penthouse, 3 Bedrooms
- Type PH-F : Penthouse, 3 Bedrooms + Study

ONE BEDROOM

unit	type	sqm	sqft	remarks	unit	type	sqm	sqft	remarks
#02-02	A1	39	420	pes	#02-18	A17	37	398	
#03-02	A2	36	388		#03-18	A17	37	398	
#04-02	A2	36	388		#04-18	A17	37	398	
#05-02	A2	36	388		#05-18	A17	37	398	
#06-02	A2	36	388		#02-19	A18	37	398	
#02-03	A3	39	420	pes	#03-19	A18	37	398	
#03-03	A5	36	388	(Showroom)	#04-19	A18	37	398	
#04-03	A5	36	388		#05-19	A18	37	398	
#05-03	A5	36	388		#02-20	A17	37	398	
#02-06	A6	49	527	pes	#03-20	A17	37	398	
#03-06	A7	37	398		#04-20	A17	37	398	
#04-06	A7	37	398		#05-20	A17	37	398	
#05-06	A7	37	398		#02-23	A19	42	452	pes
#02-07	A8	39	420		#03-23	A20	37	398	
#03-07	A9	36	388		#04-23	A20	37	398	
#04-07	A9	36	388		#05-23	A20	37	398	
#05-07	A9	36	388		#02-24	A21	40	431	pes
#02-08	A10	39	420		#03-24	A22	38	409	
#03-08	A11	36	388		#04-24	A22	38	409	
#04-08	A11	36	388		#05-24	A22	38	409	
#05-08	A11	36	388		#02-27	A23	40	431	pes
#02-09	A12	49	527	pes	#03-27	A25	38	409	
#03-09	A13	37	398		#04-27	A25	38	409	
#04-09	A13	37	398		#05-27	A25	38	409	
#05-09	A13	37	398		#02-28	A26	39	420	pes
#02-12	A6	49	527	pes	#03-28	A22	38	409	
#03-12	A7	37	398		#04-28	A22	38	409	
#04-12	A7	37	398		#05-28	A22	38	409	
#05-12	A7	37	398		#02-31	A19	42	452	pes
#02-13	A8	39	420		#03-31	A20	37	398	
#03-13	A9	36	388		#04-31	A20	37	398	
#04-13	A9	36	388		#05-31	A20	37	398	
#05-13	A9	36	388		#02-32	A27	39	420	
#02-14	A10	39	420		#03-32	A28	37	398	
#03-14	A11	36	388		#04-32	A28	37	398	
#04-14	A11	36	388		#05-32	A28	37	398	
#05-14	A11	36	388		#02-35	A29	37	398	
#02-15	A15	47	506	pes	#03-35	A29	37	398	
#03-15	A16	34	366		#04-35	A29	37	398	
#04-15	A16	34	366		#05-35	A29	37	398	
#05-15	A16	34	366						

ONE BEDROOM

unit	type	sqm	sqft	remarks
#02-36	A22	38	409	
#03-36	A22	38	409	
#04-36	A22	38	409	
#05-36	A22	38	409	
#02-39	A19	42	452	pes
#03-39	A20	37	398	
#04-39	A20	37	398	
#05-39	A20	37	398	
#02-40	A30	40	431	pes
#03-40	A22	38	409	
#04-40	A22	38	409	
#02-43	A23	40	431	pes
#03-43	A25	38	409	
#04-43	A25	38	409	
#02-44	A31	42	452	pes
#03-44	A32	37	398	
#04-44	A32	37	398	
#02-47	A33	39	420	
#03-47	A35	37	398	
#04-47	A35	37	398	
#02-57	A3	39	420	pes
#03-57	A5	36	388	
#04-57	A5	36	388	
#05-57	A5	36	388	
#02-60	A36	39	420	pes
#03-60	A2	36	388	
#04-60	A2	36	388	
#05-60	A2	36	388	
#02-61	A37	39	420	pes
#03-61	A5	36	388	
#04-61	A5	36	388	
#05-61	A5	36	388	
#06-61	A5	36	388	

ONE BEDROOM + STUDY

unit	type	sqm	sqft	remarks	unit	type	sqm	sqft	remarks
#02-22	B1	68	732	pes	#02-58	B22	63	678	pes
#03-22	B2	51	549		#03-58	B23	51	549	
#04-22	B2	51	549		#04-58	B25	51	549	
#05-22	B2	51	549		#05-58	B23	51	549	
#02-29	B3	71	764	pes					
#03-29	B5	52	560						
#04-29	B5	52	560						
#05-29	B5	52	560						
#02-38	B6	70	753	pes					
#03-38	B7	47	506						
#04-38	B7	47	506						
#05-38	B7	47	506						
#02-45	B8	64	689	pes					
#03-45	B9	49	527						
#04-45	B9	49	527						
#02-48	B10	49	527	pes					
#03-48	B11	44	474						
#04-48	B11	44	474						
#02-49	B12	47	506						
#03-49	B12	47	506						
#04-49	B12	47	506						
#02-50	B13	47	506						
#03-50	B15	47	506						
#04-50	B15	47	506						
#02-51	B16	48	517						
#03-51	B17	48	517						
#04-51	B17	48	517						
#02-52	B18	48	517						
#03-52	B19	48	517						
#04-52	B19	48	517						
#02-53	B16	48	517						
#03-53	B17	48	517						
#04-53	B17	48	517						
#02-54	B20	48	517	pes					
#03-54	B19	48	517						
#04-54	B19	48	517						
#02-55	B21	50	538	pes					
#03-55	B17	48	517						
#04-55	B17	48	517						

TWO BEDROOMS

unit	type	sqm	sqft	remarks	unit	type	sqm	sqft	remarks
#02-05	C1	77	829	pes	#02-34	C26	66	710	pes
#03-05	C2	56	603	(Showroom) mirror image	#03-34	C27	59	635	
#04-05	C3	56	603		#04-34	C27	59	635	
#05-05	C2	56	603		#05-34	C27	59	635	
#02-10	C5	77	829	pes	#02-37	C28	57	614	
#03-10	C6	56	603	(Showroom)	#03-37	C28	57	614	
#04-10	C7	56	603		#04-37	C28	57	614	
#05-10	C6	56	603		#05-37	C28	57	614	
#02-11	C8	77	829	pes	#02-41	C29	89	958	2 baths
#03-11	C2	56	603		#03-41	C30	67	721	2 baths
#04-11	C3	56	603		#04-41	C30	67	721	2 baths
#05-11	C2	56	603		#02-42	C31	96	1033	pes/2 baths
#02-16	C9	77	829	pes	#03-42	C32	67	721	2 baths
#03-16	C10	55	592		#04-42	C32	67	721	2 baths
#04-16	C11	55	592		#02-46	C33	82	883	pes
#05-16	C10	55	592		#03-46	C35	63	678	
#02-17	C12	50	538		#04-46	C35	63	678	
#03-17	C13	49	527		#02-59	C36	65	670	pes
#04-17	C15	49	527		#03-59	C37	56	603	
#05-17	C13	49	527		#04-59	C38	56	603	
#02-21	C16	59	635		#05-59	C37	56	603	
#03-21	C16	59	635						
#04-21	C16	59	635						
#05-21	C16	59	635						
#02-25	C17	80	861	pes					
#03-25	C18	58	624						
#04-25	C18	58	624						
#05-25	C18	58	624						
#02-26	C19	84	904	pes					
#03-26	C20	58	624						
#04-26	C20	58	624						
#05-26	C20	58	624						
#02-30	C21	80	861	pes					
#03-30	C22	52	560						
#04-30	C22	52	560						
#05-30	C22	52	560						
#02-33	C23	84	904	pes					
#03-33	C25	60	646						
#04-33	C25	60	646						
#05-33	C25	60	646						

TWO BEDROOMS + STUDY



All units come with minimum 2 bathrooms

unit	type	sqm	sqft	remarks
#02-01	D1	98	1055	pes
#03-01	D2	73	786	
#04-01	D3	73	786	
#05-01	D2	73	786	
#06-01	D3	73	786	
#02-04	D5	96	1033	pes
#03-04	D6	71	764	
#04-04	D7	71	764	
#05-04	D6	71	764	
#02-56	D8	78	840	pes
#03-56	D9	61	657	
#04-56	D9	61	657	
#02-62	D10	82	883	pes
#03-62	D11	73	786	
#04-62	D12	73	786	
#05-62	D11	73	786	
#06-62	D12	73	786	

PENTHOUSE - ONE BEDROOM + STUDY

All units come with minimum 2 bathrooms

ALEXIS

unit	type	sqm	sqft	remarks
#06-03	PH-B1	73	786	Roof Terrace
#06-07	PH-B2	85	915	Roof Terrace/Sanctuary Terrace
#06-08	PH-B3	82	883	Roof Terrace/Sanctuary Terrace
#06-13	PH-B5	82	883	Roof Terrace/Sanctuary Terrace
#06-14	PH-B6	83	893	Roof Terrace/Sanctuary Terrace
#06-18	PH-B7	62	667	Roof Terrace
#06-19	PH-B8	79	850	Roof Terrace/Sanctuary Terrace
#06-20	PH-B9	87	936	Roof Terrace/Sanctuary Terrace
#06-23	PH-B10	85	915	Roof Terrace/Sanctuary Terrace
#06-24	PH-B11	77	829	Roof Terrace
#06-27	PH-B12	77	829	Roof Terrace
#06-28	PH-B11	77	829	Roof Terrace
#06-31	PH-B13	78	840	Roof Terrace/Sanctuary Terrace
#06-32	PH-B15	75	807	Roof Terrace/Sanctuary Terrace
#06-35	PH-B16	75	807	Roof Terrace/Sanctuary Terrace
#06-36	PH-B17	75	807	Roof Terrace
#06-39	PH-B18	81	872	Roof Terrace/Sanctuary Terrace
#05-40	PH-B19	76	818	Roof Terrace/Sanctuary Terrace
#05-43	PH-B20	75	807	Roof Terrace/Sanctuary Terrace
#05-44	PH-B21	84	904	Roof Terrace
#05-47	PH-B22	73	786	Roof Terrace
#06-57	PH-B23	100	1076	Roof Terrace/Sanctuary Terrace/Private Reflective Pool
#06-60	PH-B25	71	764	Roof Terrace

PENTHOUSE - TWO BEDROOMS

All units come with minimum 2 bathrooms

unit	type	sqm	sqft	remarks
#06-06	PH-C1	69	743	Roof Terrace/Sanctuary Terrace
#06-09	PH-C2	71	764	Roof Terrace/Sanctuary Terrace
#06-12	PH-C3	71	764	Roof Terrace/Sanctuary Terrace
#06-15	PH-C5	61	657	Roof Terrace
#06-17	PH-C6	82	883	Roof Terrace/Direct Access to Sky Pool
#06-38	PH-C7	80	861	Roof Terrace/Sanctuary Terrace
#05-45	PH-C8	83	893	Roof Terrace/Sanctuary Terrace
#05-48	PH-C9	72	775	Roof Terrace
#05-49	PH-C10	90	969	Roof Terrace/Private Jacuzzi Pool

PENTHOUSE - TWO BEDROOMS + STUDY

ALEXIS

All units come with minimum 2 bathrooms

unit	type	sqm	sqft	remarks
#06-21	PH-D1	105	1130	Roof Terrace/Sanctuary Terrace
#06-22	PH-D2	82	883	Roof Terrace/Sanctuary Terrace
#06-29	PH-D3	82	883	Roof Terrace
#05-50	PH-D5	100	1076	Roof Terrace/Sanctuary Terrace/Private Jacuzzi Pool
#05-51	PH-D6	103	1109	Roof Terrace/Sanctuary Terrace/Private Jacuzzi Pool
#05-52	PH-D7	109	1173	Roof Terrace/Sanctuary Terrace/Private Jacuzzi Pool
#05-53	PH-D8	102	1098	Roof Terrace/Sanctuary Terrace/Private Jacuzzi Pool
#05-54	PH-D9	102	1098	Roof Terrace/Sanctuary Terrace/Private Jacuzzi Pool
#05-55	PH-D10	104	1119	Roof Terrace/Sanctuary Terrace/Private Jacuzzi Pool
#06-58	PH-D11	111	1195	Roof Terrace/Sanctuary Terrace/Private Reflective Pool

PENTHOUSE - THREE BEDROOMS

All units come with minimum 2 bathrooms

unit	type	sqm	sqft	remarks
#06-05	PH-E1	90	969	Roof Terrace/Direct Access to Sky Pool
#06-10	PH-E2	90	969	Roof Terrace/Direct Access to Sky Pool
#06-11	PH-E1	90	969	Roof Terrace/Direct Access to Sky Pool
#06-16	PH-E3	89	958	Roof Terrace/Direct Access to Sky Pool
#06-25	PH-E5	96	1033	Roof Terrace/Sanctuary Terrace
#06-26	PH-E6	96	1033	Roof Terrace/Sanctuary Terrace
#06-30	PH-E7	102	1098	Roof Terrace/Sanctuary Terrace
#06-33	PH-E8	99	1066	Roof Terrace/Sanctuary Terrace
#06-34	PH-E9	98	1055	Roof Terrace
#06-37	PH-E10	101	1087	Roof Terrace/Sanctuary Terrace
#05-41	PH-E11	114	1227	Roof Terrace/Sanctuary Terrace
#05-42	PH-E12	114	1227	Roof Terrace/Sanctuary Terrace
#05-46	PH-E13	111	1195	Roof Terrace/Sanctuary Terrace
#06-59	PH-E15	112	1206	Roof Terrace/Sanctuary Terrace/Private Reflective Pool

PENTHOUSE - THREE BEDROOMS + STUDY

All units come with minimum 2 bathrooms

unit	type	sqm	sqft	remarks
#06-04	PH-F1	116	1249	Roof Terrace/Sanctuary Terrace/Direct Access to Sky Pool
#05-56	PH-F2	141	1518	Roof Terrace/Sanctuary Terrace/Private Jacuzzi Pool