

RV ALTITUDE

WORLD CLASS NEIGHBOURLINESS GUIDE

ONE SOUGHT-AFTER ADDRESS

RIVER VALLEY ROAD,
PRIME DISTRICT 9

FREEHOLD IN THE CITY



Artist's Impression

Nestled along the more affluent and metropolitan enclave of River Valley Road, RV Altitude is conceptually designed along the metaphor of rivers and valleys, sets amidst an alpine inspired landscape. Soaring 21 storeys high, RV Altitude contributes its beauty to the city skyline. A home that feels exclusively shaped for the crème de la crème, offering boundless magnificent views and a cluster of conveniences right at the heart of the city.



Connectivity

One of the advantages of living in the city is easy accessibility. Through a stream of public transport and cleverly connected expressways to serve you, your life will be extremely inclusive.



C1

- C1 Great World MRT Station (U/C)
- C2 Central Expressway (CTE)
- C3 Ayer Rajah Expressway (AYE)



C2 C3

With so much to enjoy within and outside the prime district, you can also be expecting the uprising Kim Seng and Outram precincts where hotels, shopping and offices will conglomerate to hype up the River Valley belt.

CONNECTIVITY

- C1 Great World MRT Station (U/C) 4 Mins Walk
- C2 Central Expressway (CTE) 3 Mins Drive
- C3 Ayer Rajah Expressway (AYE) 6 Mins Drive

SHOPPING PARADISE

- R1 Great World City 11 Mins Walk
- R2 Orchard Shopping Belt 12 Mins Walk
- R3 Liang Court 2 Mins Drive
- R4 Raffles City Shopping Centre 5 Mins Drive
- R5 Bugis Junction 5 Mins Drive
- R6 Marina Square 6 Mins Drive
- R7 Suntec City Mall 7 Mins Drive
- R8 Millenia Walk 8 Mins Drive

FOOD AND BEVERAGE

- F1 Common Man Coffee Roasters 10 Mins Walk
- F2 Tsukune Ichigo 10 Mins Walk
- F3 The Book Cafe 13 Mins Walk
- F4 The Tavern Restaurant 1 Min Drive
- F5 Shu Yan Sichuan Cuisine 2 Mins Drive
- F6 Butterknife Folk 2 Mins Drive
- F7 Zion Riverside Food Centre 2 Mins Drive
- F8 IndoChili 2 Mins Drive

ENTERTAINMENT

- E1 Esplanade - Theatres On The Bay 5 MRT Stops
- E2 Robertson Quay 1 Min Drive
- E3 Clarke Quay 2 Mins Drive
- E4 Robertson Walk 2 Mins Drive
- E5 Boat Quay 5 Mins Drive
- E6 Marina Bay Sands 9 Mins Drive

RENOWNED SCHOOLS

Within 1 km

- D1 River Valley Primary School 3 Mins Walk
- D2 Chatsworth International School 4 Mins Drive
- D3 ISS International School 4 Mins Drive

Within 2 km

- D4 Alexandra Primary School 3 Mins Drive
- D5 Singapore Management University 4 Mins Drive
- D6 LaSalle College Of The Arts 5 Mins Drive
- D7 Nanyang Academy of Fine Arts 5 Mins Drive

ART & CULTURE

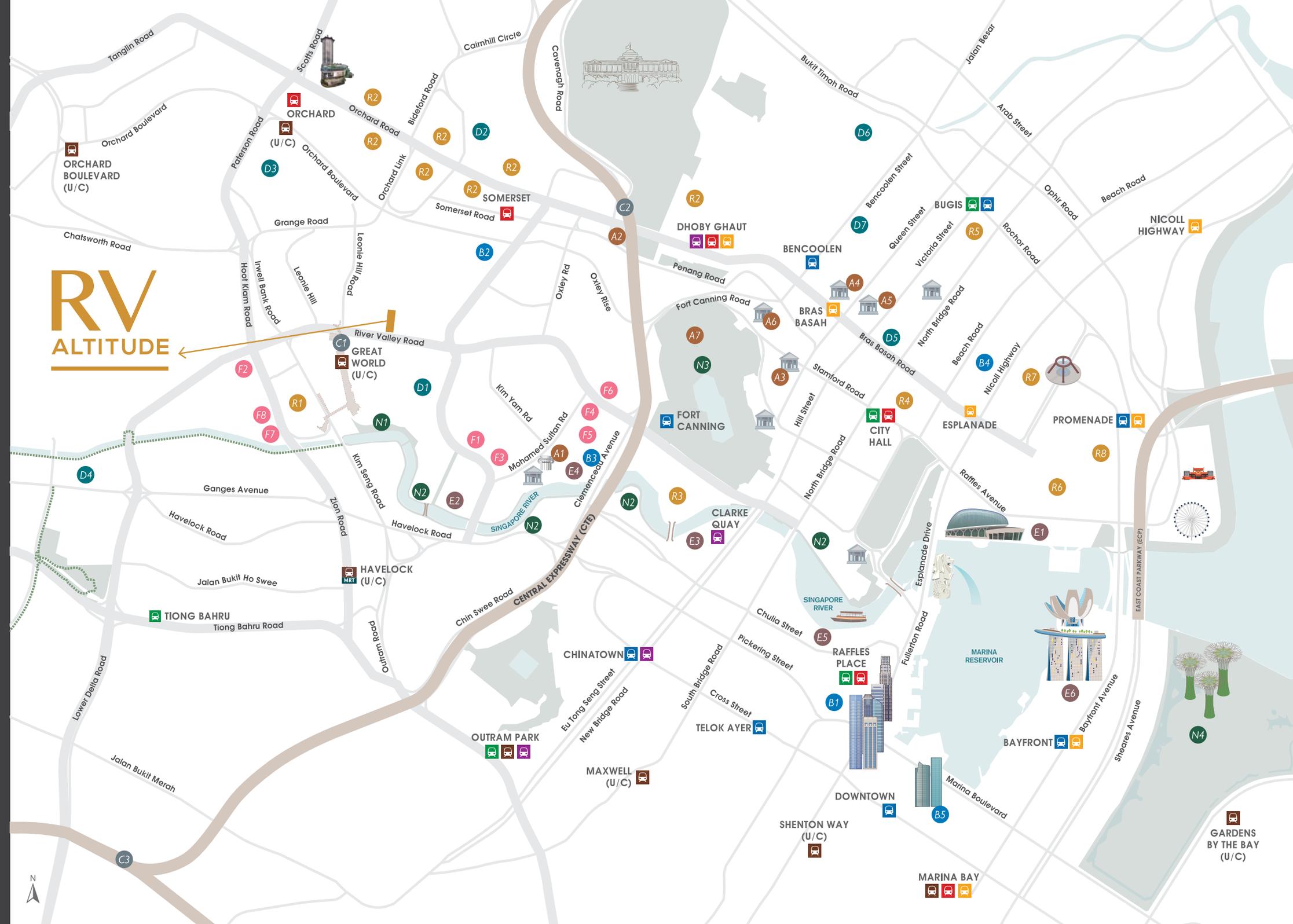
- A1 72-13 2 Mins Drive
- A2 Istana Heritage Gallery 3 Mins Drive
- A3 Peranakan Museum 4 Mins Drive
- A4 Singapore Art Museum 4 Mins Drive
- A5 SAM at 8Q 4 Mins Drive
- A6 National Museum Of Singapore 5 Mins Drive
- A7 Battle Box 6 Mins Drive

BUSINESS DISTRICTS

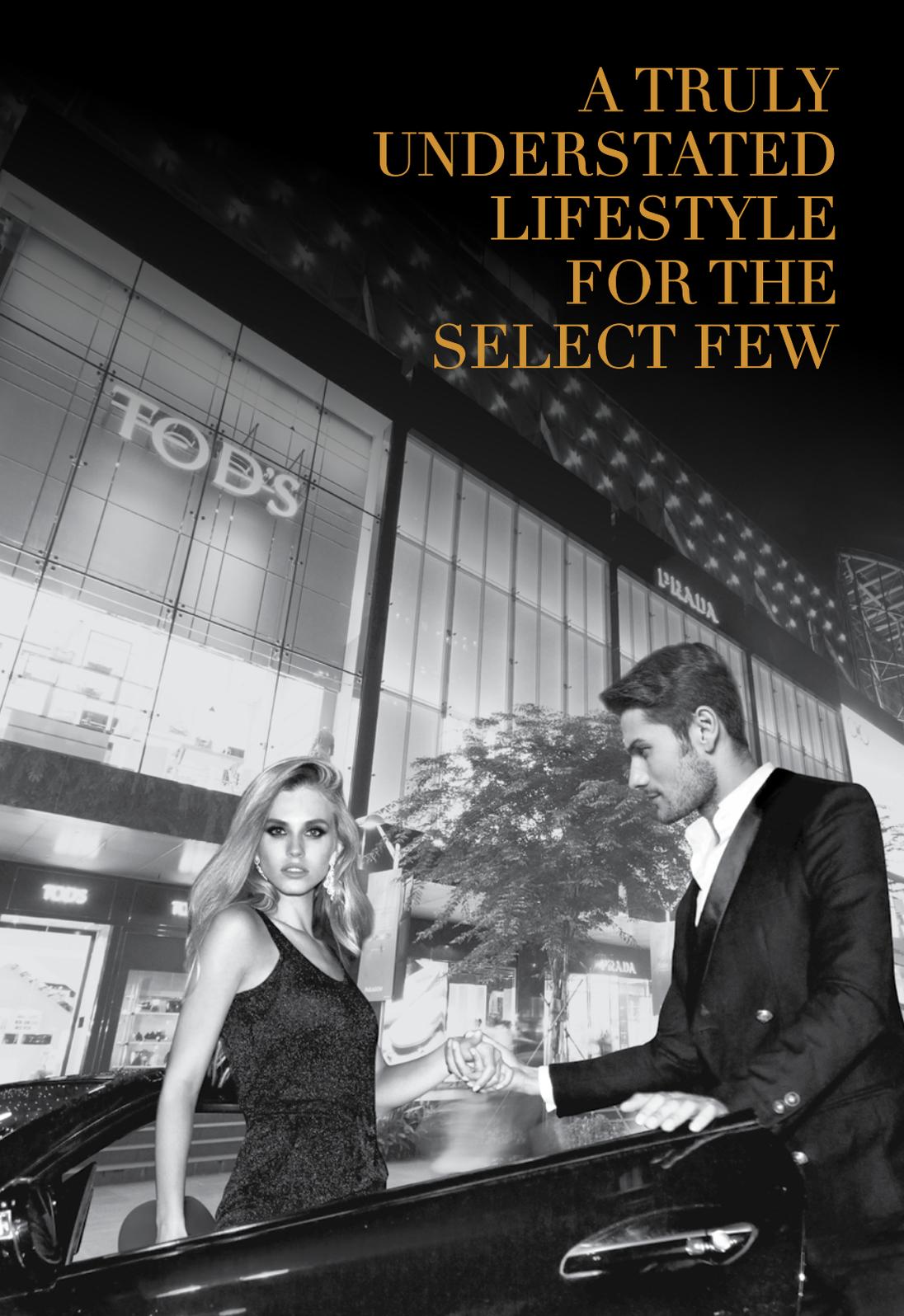
- B1 Central Business District 4 MRT Stops
- B2 Comcentre 9 Mins Walk
- B3 UE Square 2 Mins Drive
- B4 The South Beach 6 Mins Drive
- B5 Marina Bay Financial District 8 Mins Drive

NATURE

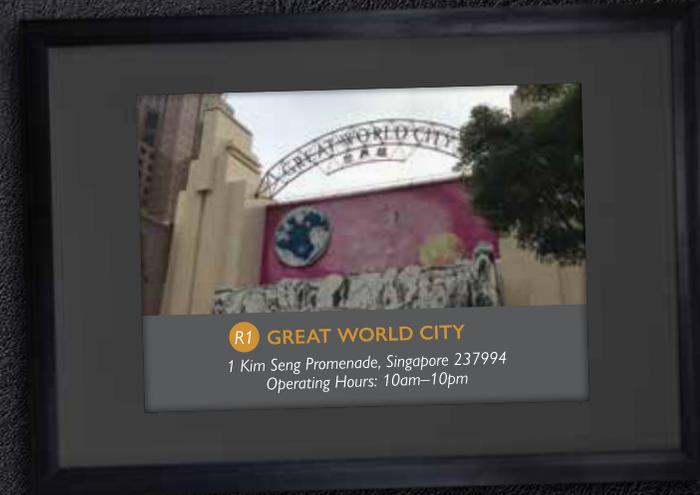
- N1 Kim Seng Park 9 Mins Walk
- N2 Singapore River 9 Mins Walk
- N3 Fort Canning Park 6 Mins Drive
- N4 Gardens By The Bay 9 Mins Drive



A TRULY
UNDERSTATED
LIFESTYLE
FOR THE
SELECT FEW



R2 WORLD RENOWNED ORCHARD SHOPPING BELT



R1 GREAT WORLD CITY
1 Kim Seng Promenade, Singapore 237994
Operating Hours: 10am-10pm



R3 LIANG COURT
177 River Valley Road, Singapore 179030
Operating Hours: 10am-10pm

R4 RAFFLES CITY
SHOPPING CENTRE
252 North Bridge Road, Singapore 179103
Operating Hours: 10am-10pm

R5 BUGIS JUNCTION
200 Victoria Street, Singapore 188021
Operating Hours: 10am-10pm

R6 MARINA SQUARE
6 Raffles Boulevard, Singapore 039594
Operating Hours: 10am-10pm

R7 SUNTEC CITY MALL
3 Temasek Boulevard, Singapore 038983
Operating Hours: 10am-10pm

R8 MILLENIA WALK
9 Raffles Boulevard, Singapore 039596
Operating Hours: 10am-10pm

Shopping Paradise

A home endowed with lifestyle paradise belongs to the select few. From shopping spree to feasting palate, everything seems to be seating at your doorsteps awaiting.



COMMON MAN COFFEE ROASTERS

22 Martin Road #01-00, Singapore 239058
 Mon to Fri: 7.30am-5.00pm, Sat & Sun: 7.30am-6.00pm

Common Man Coffee Roasters offers some of the best Western cuisine in Singapore. From Brioche French Toast to Fish Burger, its extensive menu is reflective of the cafe's efforts to cater to every palate.



THE TAVERN RESTAURANT

227 River Valley Road, Singapore 238285
 Mon to Sun: 11.30am-2.30pm and 6.00pm-10.30pm

The Tavern offers Swiss & Continental Cuisine in an intimate and relaxed Swiss Chalet-inspired corner shop-house at River Valley Road near the Mohamed Sultan Road junction. The cosy restaurant seats 45. It has an extensive wine cellar housing thousands of wine in a wide range of vintages.



SHU YAN SICHUAN CUISINE

207 River Valley Road, #01-51/54 UE Square, Singapore 238275
 Mon to Sun: 11.30am-3.00pm and 5.30pm-11.30pm

Specialize in Sichuan cuisine. It is based on Sichuan cuisine, creating a whole new level of contemporary Sichuan Fusion Cuisine. The interpretation of every taste from a very light to extremely dry Sichuan cuisine, but also absorbing the best of all, drawing on the essence of Huaiyang cuisine, Cantonese cuisine, etc, intensively interpret the essence of Sichuan cuisine.



TSUKUNE ICHIGO

399 River Valley Road Singapore 248295
 Mon to Sat: 6.30pm-11.00pm. Sunday closed

Best Japanese Cuisine from Kawa Shio Yakitori to Tare Tsukene, its extensive menu is reflective of the restaurant's efforts to cater to every palate. It specialises in grilled chicken meatball skewers with other bite-size dishes.



THE BOOK CAFE

20 Martin Road #01-02, Seng Kee Building, Singapore 239070
 Sun to Thu: 8.30am-10.30pm, Fri & Sat: 8.30am-12.30am

The Book Cafe is one of those hidden gems with the perfect ambience for work. You'll be ensured a quiet and comfortable environment with excellent service that will make you feel at home. Complete with plush couches and good lighting, their simple yet satisfying food and coffee will not disappoint.



BUTTERKNIFE FOLK

238 River Valley Road, Singapore 238296
 Tue to Thu & Sun: 12.00pm-9.00pm, Fri & Sat: 12.00pm - 10.30pm, Monday Closed

Butterknife Folk serves coffee, gelato, cakes and an assortment of viennoiseries, muffins and other baked goods. Heart and soul goes into the details of every sweet treat.



ZION RIVERSIDE FOOD CENTRE

70 Zion Road Singapore 247792
 Subject to individual store

Popular hawker centre located directly opposite Great World City. 32 stalls and its offerings definitely an impressive variety of hawker dishes.



INDOCHILI

54 Zion Road, Singapore 247779
 Mon to Thu: 11.30am-3.00pm & 5.30pm-10.00pm,
 Fri to Sun: 11.30am-10.00pm

IndoChili is the leading family friendly Indonesian Restaurant in Singapore. IndoChili has garnered various culinary awards over the years.



FOOD & BEVERAGE

Whet your appetite with a stream of gastronomic cuisine. The international spread of restaurants and food fare are ready to suit your gustatory cell.



Entertainment

One of the most outstanding ideas of great entertainment is fun and laughter. Here, you will find all the best places for you to exude these joy and happiness with your loved ones, friends and clients.



ESPLANADE - THEATRES ON THE BAY

1 Esplanade Drive, Singapore 038981

Esplanade – Theatres on the Bay (also known as the Esplanade Theatres or simply The Esplanade) is a performing arts centre located in Downtown Core near the mouth of the Singapore River. Named after the nearby Esplanade Park, it consists of a concert hall which seats about 1,600 and a theatre with a capacity of about 2,000 for the performing arts.



ROBERTSON QUAY

Located at the furthest reach of the Singapore River offers a tranquil ambience for an intimate dinner by Singapore River or a hip and happening evening to chill out with friends. With mix of international restaurants with alfresco dining, wine bars, arts houses, hotel cafes and high class condominiums, Robertson Quay has come into its own with a string of pleasant dining spots that have attracted their own following.



CLARKE QUAY

3 River Valley Road, Singapore 179024

Clarke Quay is a delightful mix of modern and tradition. A reminder of its rich heritage is reflected in the vibrantly orchestrated concept. Comprising five blocks of restored shophouses and warehouses infused with funky art-deco structures, Clarke Quay plays host to a wide range of restaurants, wine bars and entertainment spots, and has become an attraction for both locals and tourists over the years.



ROBERTSON WALK

11 Unity Street, 237995

It is a unique area filled with restaurants, pubs and F&B outlets facing the waterfront of Singapore River. It resembles a Mediterranean Town Square and allows diners to enjoy the perfect romantic ambience. Besides dining options, there are also educational providers here to provide extra-curriculum activities and enrichment programmes for school going children.



BOAT QUAY

Boat Quay, Singapore

Boat Quay serves as one of the most popular places for a waterside drink or nibble in Singapore, with its wide range of colourful and charismatic bars and alfresco restaurants. The compact area is sandwiched in between Clarke Quay in the north and Marina Bay in the south (both walkable). Boat Quay has a rich history, deeply engraved into the foundations of the county; Boat Quay actually formed part of the busiest port in Singapore.

MARINA BAY SANDS

10 Bayfront Ave, Singapore 018956

Towering over the bay, this iconic hotel offers the world's largest rooftop infinity pool, 20 dining options and a world-class casino. It has direct access to Singapore's premier shopping mall and the ArtScience Museum, which features the permanent exhibition, Future World.





Renowned Schools

Good schools are for lives. For generations, your children and theirs' will be enjoying a legacy you leave behind if you were to make the right decision today. Start building your legacy now.



River Valley Primary School
(Within 1km)
2 River Valley Green, Singapore 237993



Chatsworth International School
(Within 1km)
37 Emerald Hill Road, Singapore 229313



ISS International School
(Within 1km)
25 Paterson Road, Singapore 238510



Alexandra Primary School
2A Prince Charles Crescent,
Singapore 159016



Singapore Management University
81 Victoria Street, Singapore 188065



LaSalle College Of The Arts
1 McNally Street, Singapore 187940



Nanyang Academy of Fine Arts
80 Bencoolen Street, Singapore 189655



72-13
72-13 Mohamed Sultan Road,
Singapore 239007
Mon to Fri: 10am-6pm



Istana Heritage Gallery
35 Orchard Road, Singapore 238902
Thu to Tue: 10am-6pm
Closed on Wednesday



Peranakan Museum
39 Armenian Street, Singapore 179941
Sat to Thu: 10am-7pm. Fri: 10am-9pm



Singapore Art Museum
71 Bras Basah Road, Singapore 189555
Sat to Thu: 10am-7pm. Fri: 10am-9pm



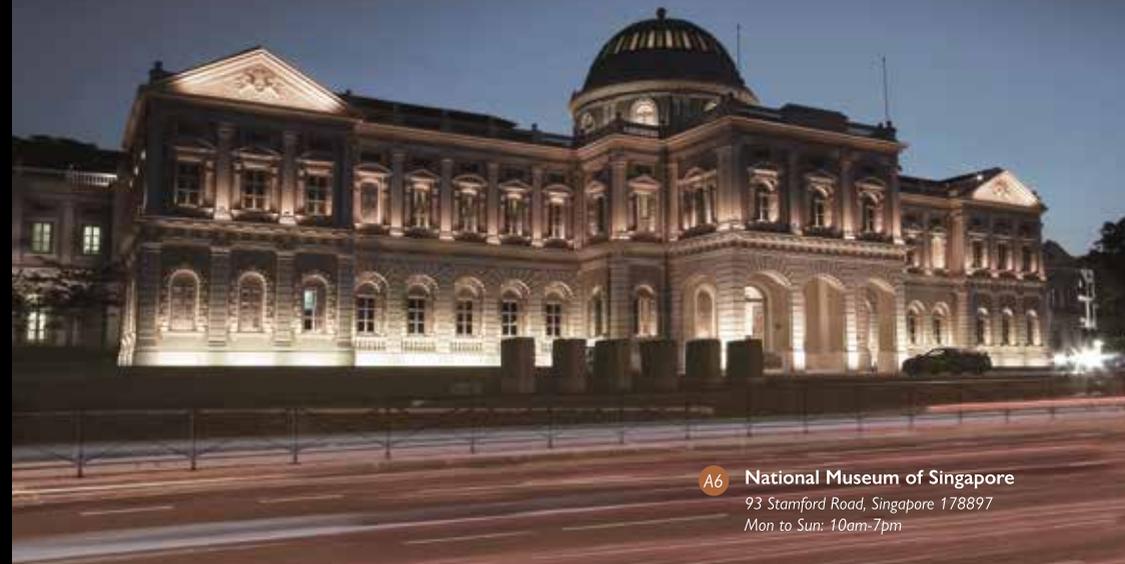
SAM at 8Q
8 Queen Street, Singapore 188535
Mon to Thu, Sat & Sun: 10am-7pm.
Fri: 10am-9pm



Battlebox
2 Cox Terrace, Singapore 179622
Mon-Sun: 9.30-5.30pm

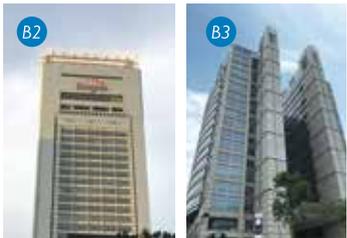
In life, we need the arts and culture to nourish our souls.
We want to be living in a gracious society where civilisation has overruled.

ARTS & CULTURE



A6 National Museum of Singapore
93 Stamford Road, Singapore 178897
Mon to Sun: 10am-7pm

BUSINESS DISTRICTS



Now you can be earlier than everyone at work as your workplace is just a stone's throw away. With business district at your doorstep, life is more than just a privilege.

- B1 Central Business District
- B2 Comcentre
31 Exeter Road, Singapore 239732
- B3 UE Square
81 Clemenceau Ave, Singapore 239917
- B4 The South Beach
38 Beach Road, Singapore 189767
- B5 Marina Bay Financial District
Straits View, Singapore 018984



(N1) Kim Seng Park (N2) Singapore River (N3) Fort Canning Park (N4) Gardens By The Bay

Nature

A brisk walk from Kim Seng Park conveniently connects you to Singapore River, which leads to many other destinations. In the bustle of the city, you can indulge in vast greenery at the nearby world renowned Gardens By The Bay.



A PREMIER DEVELOPMENT BY ROXY-PACIFIC HOLDINGS LIMITED

Roxy-Pacific Holdings Limited ("the Group") is an established property and hospitality corporation with an Asia-Pacific focus and a track record dating back to May 1967. Listed on the SGX Mainboard since 12 March 2008, the Group is engaged primarily in the development and sale of residential and commercial properties ("Property Development"), Hotel ownership and other investment properties in Asia-Pacific ("Hotel Ownership and Property Investment"), including the ownership of Grand Mercure Singapore Roxy. Since 2013, the three main arms – Property Development, Property Investment and Hotel Ownership have extended their reach beyond Singapore, to countries such as Malaysia, Australia, Thailand, Japan and Maldives.

SINGAPORE



OVERSEAS



**Roxy-Pacific
Holdings Limited**

Developer: RH Capital Two Pte. Ltd. • Developer's Licence No.: C1265 • Tenure of Land: Freehold
• Encumbrances: Caveat(s) and Mortgage(s) in favour of Oversea-Chinese Banking Corporation Limited
• Expected Date of Vacant Possession: 1 January 2023 • Expected Date of Legal Completion: 1 January 2026
• Location: Lot(s) 99606T TS 21 at 344 River Valley Road

Whilst every reasonable care has been taken in preparing this brochure, the Developer and its agents shall not be held responsible or liable for any inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representations of fact. All information and specifications are current at the time of print and are subject to change as may be required without prior notice. Nothing herein shall form part of any offer or contract. Visual representations including models, drawings, illustrations, photographs and art renderings portray artistic impressions only and are not to be taken as representations of fact. Floor areas and other measurements are approximate only and are subject to final survey. The Developer shall not be bound by any statements, representations or promises (whether written or oral) by its agents or otherwise, except as expressly set forth in the Sale and Purchase Agreement. The Sale and Purchase Agreement shall form the entire contract between the Developer and the Purchaser and shall supersede all statements, representations or promises (whether written or oral) made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises (whether written or oral) made by the Developer and its agents unless approved by the Controller of Housing (if required) and expressly agreed to in writing between the parties.

