

**CUSCADEN**  
RESERVE

## A NEW PETIT COLLECTIBLE IN COLLABORATION WITH THE ARTISANAL MOVEMENT

Kindred spirits with an innate understanding of rarified living and a reputation for peerless luxury.

Life is all about living well and surrounding yourself with the little things that make life better. Imagine a home where everything you could possibly need is on your doorstep. A modern oasis of respite and rejuvenation in a coveted location right in the centre of it all.

**PETIT**  
COLLECTIBLES™

Petit Collectibles is a fresh perspective on luxury living and the latest addition to SC Global's formidable portfolio. Compact by design, these stylish city homes offer the ultimate spatial efficiency, with flexible living spaces to suit changing lifestyles and priorities, anchored by the philosophy of the ultimate living.

*The Artisanal Movement*  
WE CREATE, WE ARE ARTISANS

Founded by New World Development, The Artisanal Movement is a cultural vision, a philosophy for living. In the age of machines, we want to celebrate something more human and kindle the artisan spirit in us. Through Collect, Connect, Collide, The Artisanal Movement becomes an incubator for ideas, and a channel for audiences to experience them.







Curated artworks on loan from SC Global Developments Pte Ltd

## AN ICONIC ADDRESS FOR CHANGE MAKERS

Set in a leafy glade at 8 Cuscaden Road, Cuscaden Reserve is a timeless collection of 192 exquisitely-appointed apartments within a elegant 28-storey glass tower strikingly adorned with golden bronze fins.

Its soaring form symbolises Cuscaden Reserve's vision, as reflected in its carefully-chosen name. "Reserve" carries rich connotations, evoking a vast reservoir of experience and knowledge, and signifying the importance of conserving nature and time as a valuable resource. In the long term, it signifies the preservation of vital insight and resources for our future generations, ensuring their continued well-being and advancement.

## ART YOU CAN LIVE IN

True high design transcends form and function, crossing into the realm of art.

Cuscaden Reserve is a tribute to the 100th anniversary of the Bauhaus movement, one of the most influential developments in architecture and design today. The Bauhaus ethos emphasises harmony between a building's architecture, interiors, and surroundings, with each element seamlessly integrated. To this end, its practitioners went beyond structural aspects, extending their artistic eye to decorative elements such as pottery, weaving, and carpentry.

Similarly, each apartment at Cuscaden Reserve embraces flexibility, with apartments designed around a centralised core comprising the kitchen and bathroom. Inspired by Mies van der Rohe's open plan concept of Farnsworth House, flexibility lies at the heart of Cuscaden Reserve. Free-sliding walls allow residents the flexibility in how they use the space to suit changing lifestyles.

Elements of Bauhaus principles are felt at every touch point of the estate from the careful selection of materials and furnishings to site planning and the collaboration with skilled artisans to create custom-made millworks and bespoke cabinetry.

In a gentle nod to Bauhaus intellectual Marcel Breuer, the tower's cantilevered design allows the property's lush landscape to flow beneath and through it, perfectly harmonising with its surroundings.







## WHERE ART, DESIGN & LIFESTYLE CONVERGE

*Works of art are powerful forms of inspiration.*

SC Global is known for its diverse corporate art collection displayed across its properties, featuring iconic names such as Fernando Botero, Ju Ming, and Jaume Plensa. A rotating collection of sculptures from SC Global's private art collection are carefully curated by Seven Palms Resorts Management and loaned to their developments to enhance the architectural landscape adding inspiration and artistry to everyday life.

At Cuscaden Reserve, a sweeping tree-lined driveway gracefully reveals a series of sculptures thoughtfully curated and placed throughout the estate, creating a welcoming home for residents to contemplate art, nature and life. The collection at Cuscaden Reserve includes the captivating Botero stallion at the grand entrance, 'Forward and Backward No.2' by Chinese sculptor Wenqin Chen and the striking 3-metre long stainless steel sculpture 'Mercury Droplet #1'; the first of a new series of sculptures conceived and curated by Simon Cheong.





## DESIGNED IN HARMONY WITH NATURE

Privacy, exclusivity, and space are our mantra. Every area – both private and public – is designed to enhance your lifestyle.

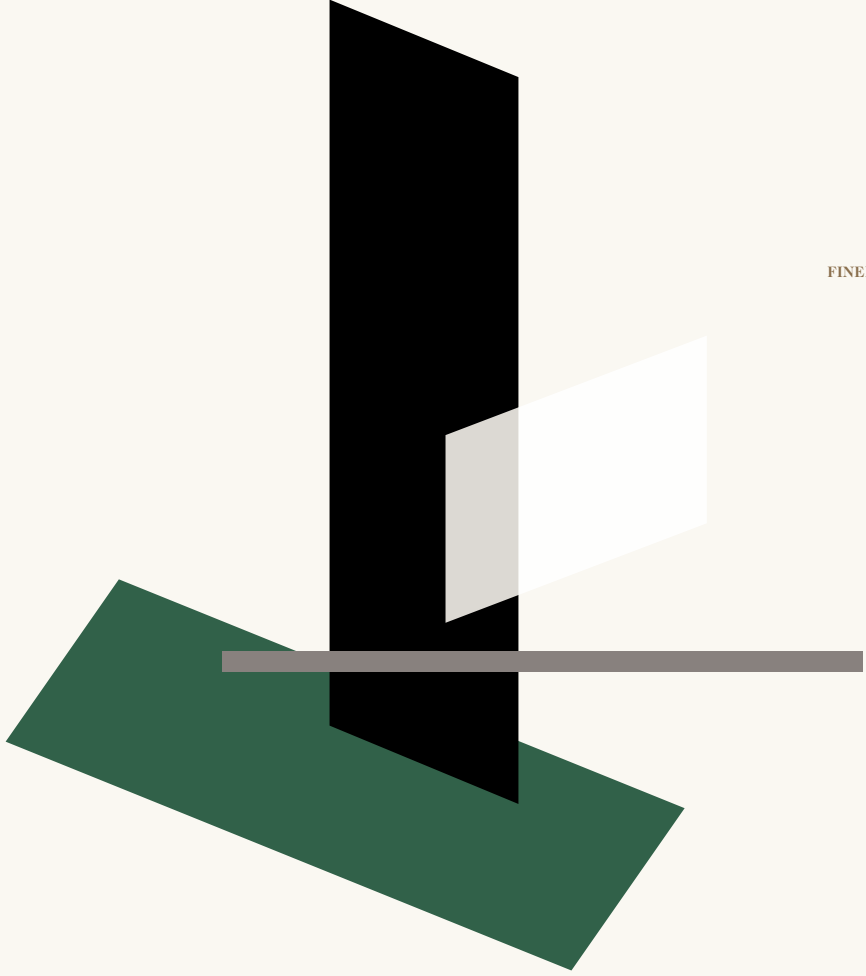


Residents can choose to recharge in the cutting-edge gym or take a relaxing dip in the salt-chlorinated pool. Salt water promotes your body's natural relaxation process, while providing a high-resistance workout to leave you naturally rejuvenated.

Set alongside a forested landscape, the Clubhouse Lounge is an oasis of design and literature for relaxation, co-working, or a sophisticated dinner party. For the ultimate in discretion, residents can access one of the three private work pods designated exclusively for meetings whether virtually or in person.

Entertaining becomes effortless at Cuscaden Reserve, be it dinner with friends in the Clubhouse, or a relaxed BBQ at the Event Pavilion, Cuscaden Reserve's in-house concierge team is on hand to ensure everything is arranged to perfection.





FINELY CRAFTED LUXURY

“THE HOME SHOULD  
BE THE TREASURE  
CHEST OF LIVING”

LE CORBUSIER  
ARCHITECT

Bauhaus inspired design, innovation and creativity find harmony in this finely crafted collection of apartments primarily in one, two, and three-bedroom formats, and a bespoke series of four-bedroom apartments.





## HOMES AS ADAPTABLE AS YOU ARE

If your personality isn't cookie-cutter, your home shouldn't be either.

At Cuscaden Reserve, walls slide and hide away on demand, instantly creating the ideal layout to suit your changing lifestyle needs, whether it's deep sleep or a loft-style cocktail party.

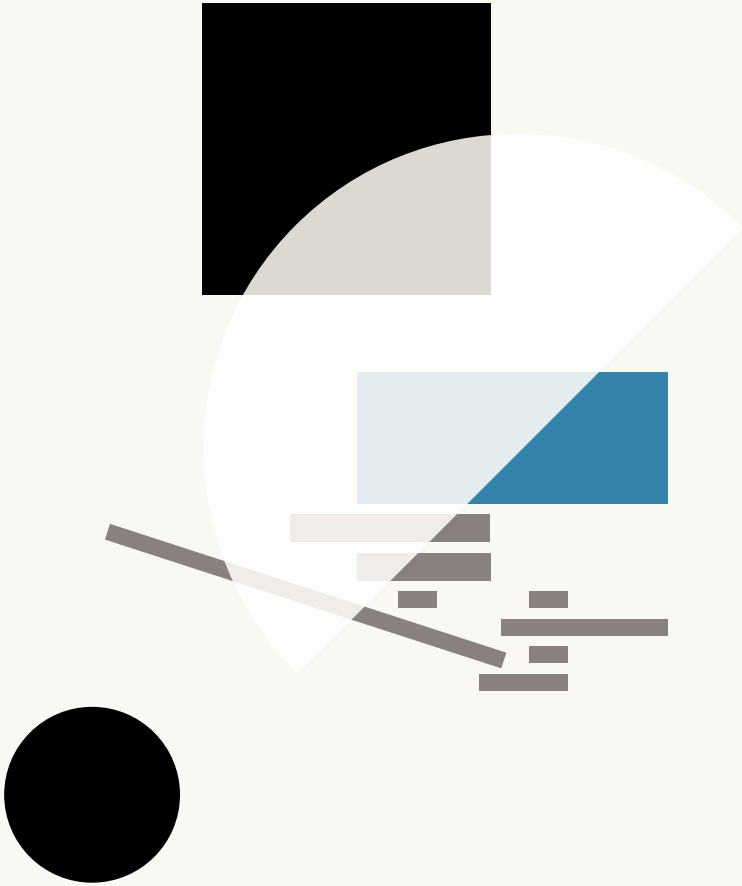
Versatile, transformational spaces that readily accommodate work and play have never been more important. Generous private balconies extend your living space creating a haven of calm to stretch out for a morning workout, enjoy intimate alfresco dining or simply read a book and watch the sun fall over the city.

## THE ULTIMATE LIVING®

It is the small attention to the finer details that helps create such a unique and special ambience for our residents.

Cuscaden Reserve champions your best life. With SC Global's expert concierge and estate management team on hand to deliver personalised assistance and home solutions before you even ask. An onsite concierge team by Seven Palms Resorts Management ensures each resident's home and social events are seamlessly arranged, from housekeeping to caterers and lifestyle services.





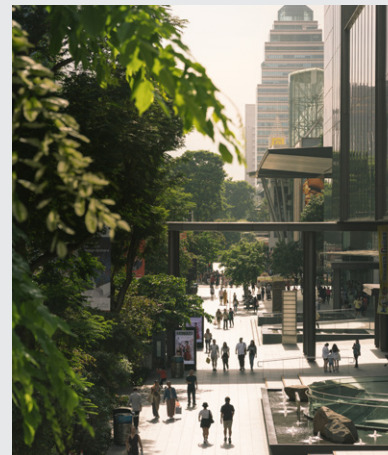
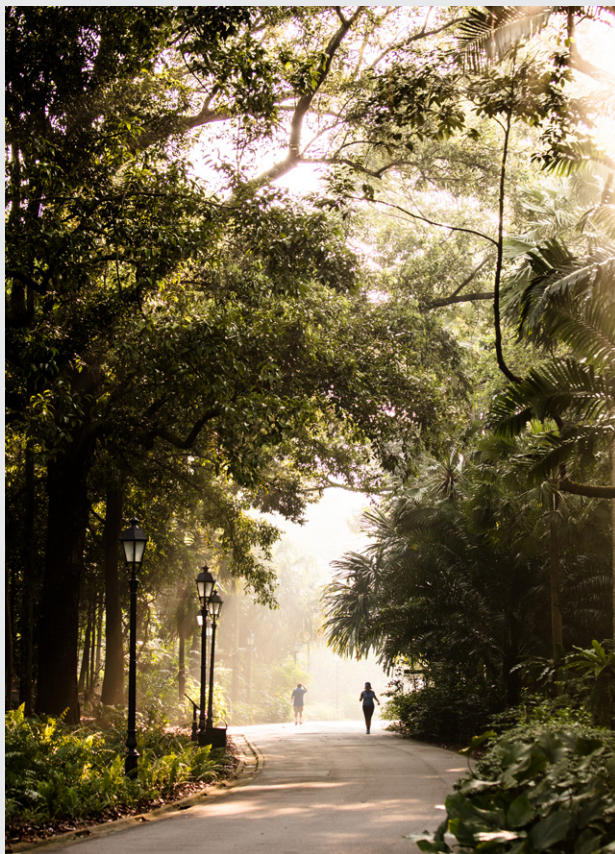
CLOSE TO EVERYTHING THAT MATTERS

## THE ULTIMATE ADDRESS

Located near Orchard Road, one of the most illustrious shopping streets in the world, Cuscaden Reserve is in the rarified company of global luxury icons like St Regis, Four Seasons and Conrad Singapore Orchard.





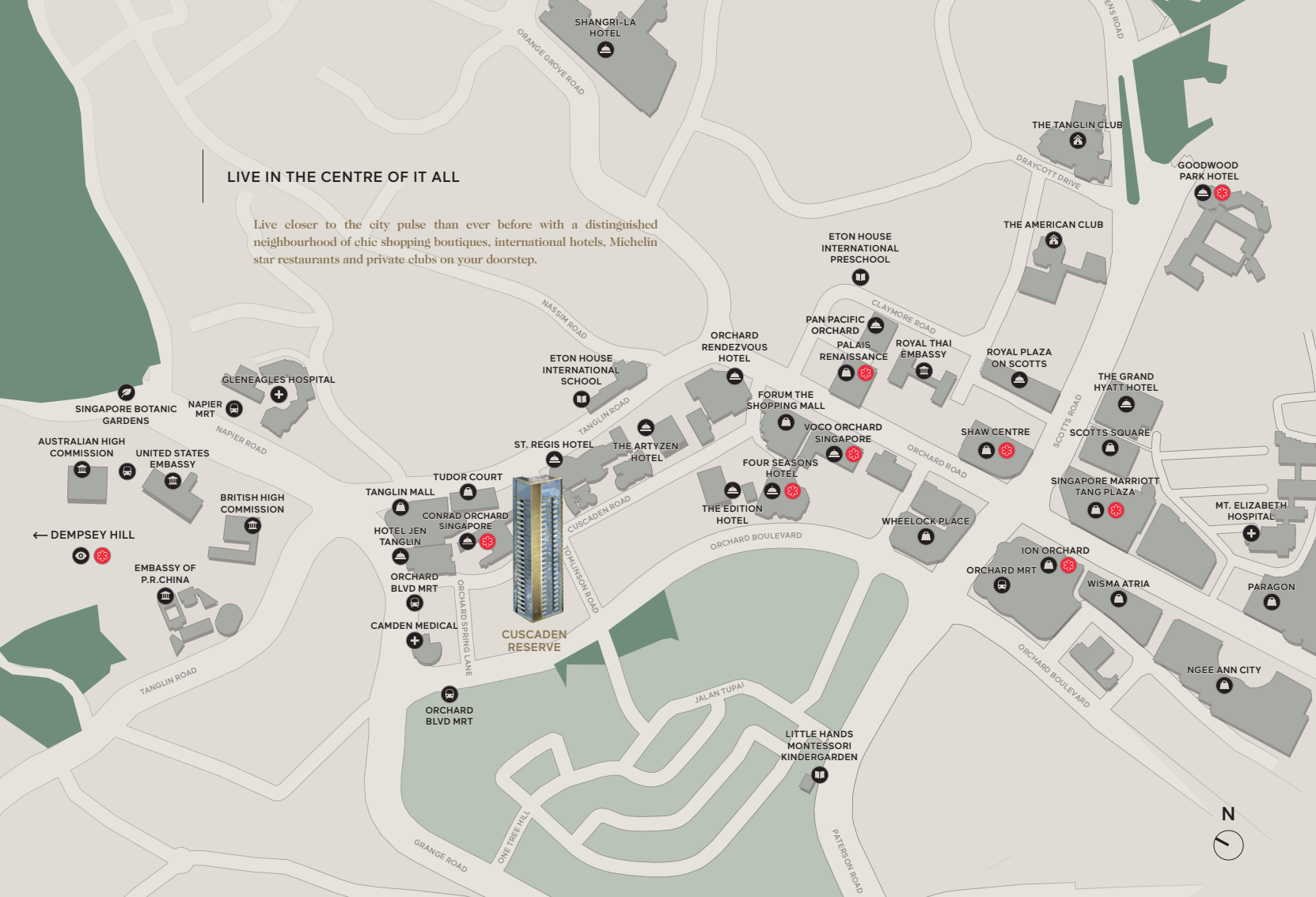


Cuscaden Reserve is mere steps from globally-renowned shopping, Michelin-star restaurants, private clubs, and world-class medical facilities in Orchard Road, which is currently undergoing a wide-ranging revamp. The property's connectivity is superb, being just a two-minute walk from Orchard Boulevard MRT station and close to rejuvenating green zones in Botanic Gardens (a UNESCO World Heritage Site) and Dempsey Hill.

Cuscaden Reserve is not just a prestigious address, it continues a longstanding tradition of coveted real estate collectibles that are oft imitated but never replicated. Cuscaden Reserve makes for an ideal pied-à-terre for those seeking a welcoming, luxurious bolthole in the heart of Singapore's premier lifestyle precinct.

## LIVE IN THE CENTRE OF IT ALL

Live closer to the city pulse than ever before with a distinguished neighbourhood of chic shopping boutiques, international hotels, Michelin star restaurants and private clubs on your doorstep.



AUSTRALIAN HIGH COMMISSION

UNITED STATES EMBASSY

BRITISH HIGH COMMISSION

← DEMPSEY HILL

EMBASSY OF P.R.CHINA

GLENEAGLES HOSPITAL

NAPIER MRT

SINGAPORE BOTANIC GARDENS

TANGLIN MALL

HOTEL JEN TANGLIN

ORCHARD BLVD MRT

CAMDEN MEDICAL

ORCHARD BLVD MRT

CUSCADEN RESERVE

TUDOR COURT

CONRAD ORCHARD SINGAPORE

ST. REGIS HOTEL

ETON HOUSE INTERNATIONAL SCHOOL

THE ARTYZEN HOTEL

THE EDITION HOTEL

FOUR SEASONS HOTEL

ORCHARD RENDEZVOUS HOTEL

FORUM THE SHOPPING MALL

PAN PACIFIC ORCHARD

PALAIS RENAISSANCE

ROYAL THAI EMBASSY

ETON HOUSE INTERNATIONAL PRESCHOOL

VOCO ORCHARD SINGAPORE

WHELOCK PLACE

ION ORCHARD

ORCHARD MRT

WISMA ATRIA

NGEE ANN CITY

SCOTTS SQUARE

SINGAPORE MARRIOTT TANG PLAZA

THE GRAND HYATT HOTEL

ROYAL PLAZA ON SCOTTS

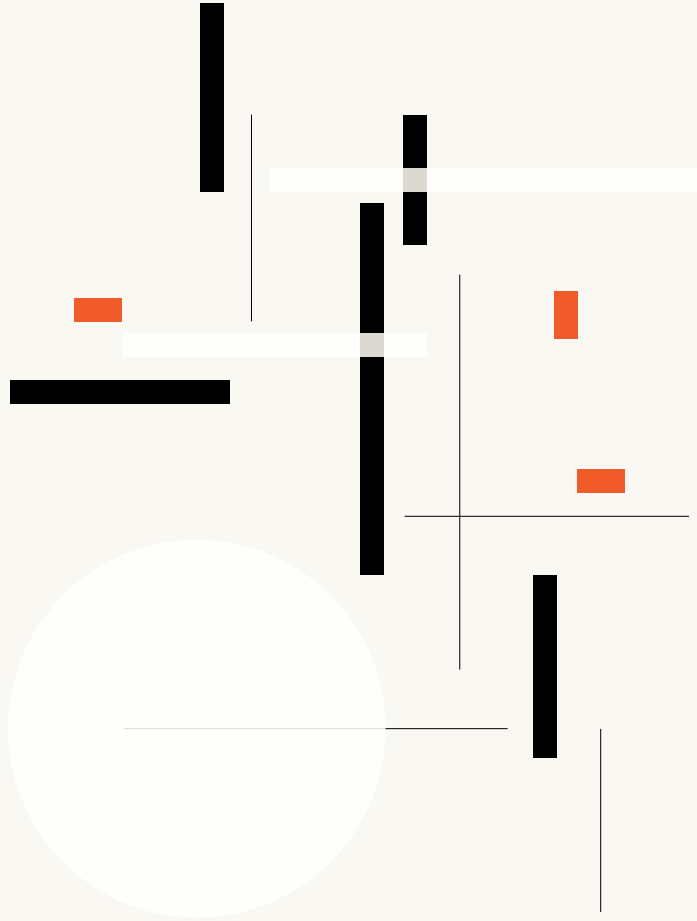
THE AMERICAN CLUB

GOODWOOD PARK HOTEL

THE TANGLIN CLUB

LITTLE HANDS MONTESSORI KINDERGARTEN





THE FINER DETAILS

## PROJECT DETAILS

### SITE AREA

5,722 m<sup>2</sup> / 61,596 ft<sup>2</sup>

### TOTAL UNITS

192 units

### NUMBER OF STOREYS

28

### NO. OF CAR PARK LOTS

Basement carpark with 154 lots

### AMENITIES

- Salt Water Chlorinated Swimming Pool & Pool Deck
- Clubhouse Lounge with Plug & Play Counter & Private Work Pods
- Gymnasium
- Outdoor Event Pavilion with BBQ
- Yoga Garden
- Concierge Services



## SITE MAP

- 1 SECURITY
- 2 ARRIVAL PLAZA
- 3 CONCIERGE OFFICE
- 4 CLUBHOUSE
- 5 GYMNASIUM
- 6 YOGA GARDEN
- 7 EVENT PAVILION
- 8 SWIMMING POOL & POOL DECK
- 9 RESIDENTS' SIDE GATE

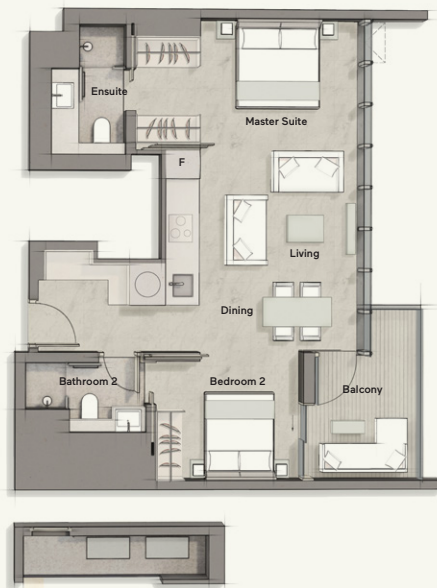
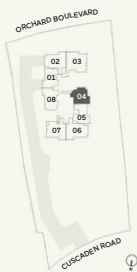


TYPE A1

**1-Bedroom Apartment  
with Study**

APARTMENT SIZE  
**Approx. 65m<sup>2</sup> / 700ft<sup>2</sup>**

UNIT NUMBER  
**#05-04 to #28-04**



TYPE B1

**2-Bedroom  
Apartment**

APARTMENT SIZE  
**Approx. 75m<sup>2</sup> / 807ft<sup>2</sup>**

UNIT NUMBER  
**#05-05 to #28-05**

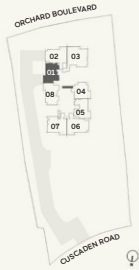




TYPE C1  
**2-Bedroom Apartment  
with Private Lift**

APARTMENT SIZE  
**Approx. 76m<sup>2</sup> / 818ft<sup>2</sup>**

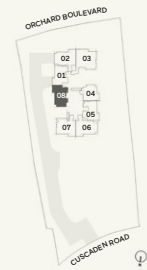
UNIT NUMBER  
**#05-01 to #28-01**

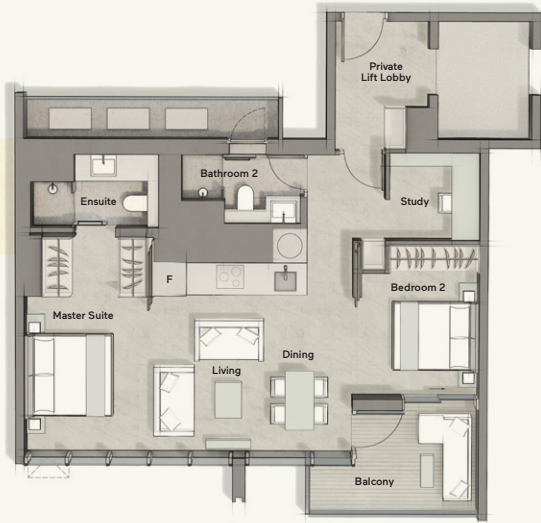


TYPE C2  
**2-Bedroom Apartment  
with Private Lift**

APARTMENT SIZE  
**Approx. 75m<sup>2</sup> / 807ft<sup>2</sup>**

UNIT NUMBER  
**#05-08 to #28-08**

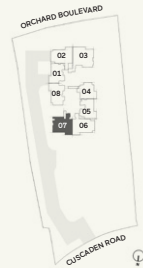




TYPE D2  
**2-Bedroom Apartment  
with Private Lift & Study**

APARTMENT SIZE  
**Approx. 87m<sup>2</sup> / 936ft<sup>2</sup>**

UNIT NUMBER  
**#05-07 to #26-07**



TYPE D3  
**2-Bedroom Apartment  
with Private Lift & Study**

APARTMENT SIZE  
**Approx. 87m<sup>2</sup> / 936ft<sup>2</sup>**

UNIT NUMBER  
**#05-06 to #26-06**

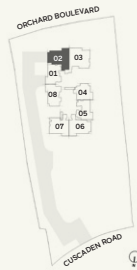




TYPE D1  
**2-Bedroom Apartment  
with Private Lift & Study**

APARTMENT SIZE  
**Approx. 87m<sup>2</sup> / 936ft<sup>2</sup>**

UNIT NUMBER  
**#05-02 to #20-02  
#22-02, #25-02**



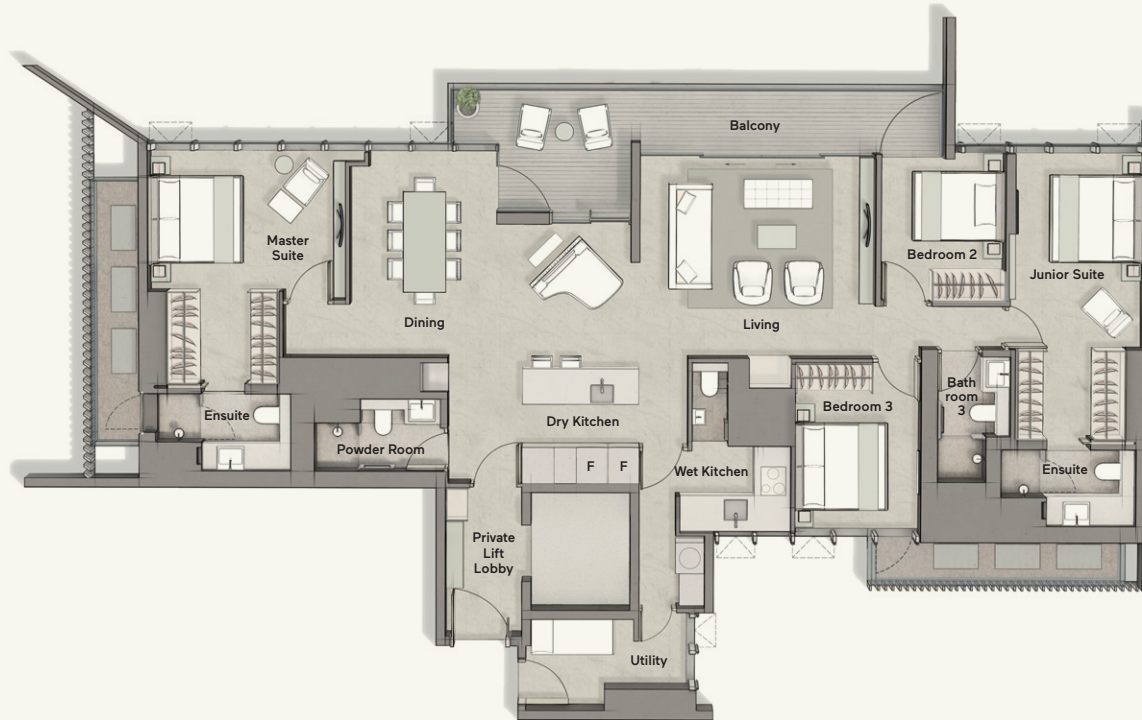
TYPE E1  
**3-Bedroom Apartment  
with Private Lift & Study**

APARTMENT SIZE  
**Approx. 108m<sup>2</sup> / 1,163ft<sup>2</sup>**

UNIT NUMBER  
**#05-03 to #20-03  
#22-03, #25-03**







TYPE D1 & E1  
**4-Bedroom Apartment  
with Private Lift**

APARTMENT SIZE  
**Approx. 195m<sup>2</sup> / 2,099ft<sup>2</sup>**

UNIT NUMBER  
**#21-02/03, #23-02/03  
#24-02/03, #26-02/03  
#27-02/03, #28-02/03**



## DESIGNED TO STAND THE TEST OF TIME

Feel good with our sustainable design. Designed to enhance the neighbourhoods in which we are part, we are committed to preserving resources for our future generations' well-being and advancement.

Cuscaden Reserve prioritises environmental preservation through sustainable products, energy-saving technologies like rainwater recycling, and green construction policies, such as reduced concrete usage.



### SUSTAINABLE DESIGN

- Expansive balconies with large sliding glass panels enhance natural ventilation within the apartment and provide shading from solar emissions.
- A double glazed curtain wall facade with low emissivity glass reduces thermal transmissions and heat absorption from the exterior coating for efficient thermal performance.
- Adoption of sustainable construction and environmentally friendly building practices including use of drywall partitions, precast concrete panels, staircase and bathroom units and a concrete usage index of less than 50%.



### WATER CONSERVATION

- WELS certified water efficient fittings and water efficient washing machines provided in all apartments.
- Recycling of rainwater onsite and use of private meters to monitor and efficiently manage major water usage system for swimming pool, irrigation and common areas.



### ENERGY EFFICIENCY

- Use of energy saving light fittings and built-in motion light sensors provide power to selected amenities.
- Energy efficient lifts equipped with a Variable Voltage Variable Frequency (VVVF) motor drive and "Sleep Mode" function.
- High performance energy efficient kitchen appliances and air-conditioning systems (with the highest IEER - 5 tick sustainable rating) in all apartments.



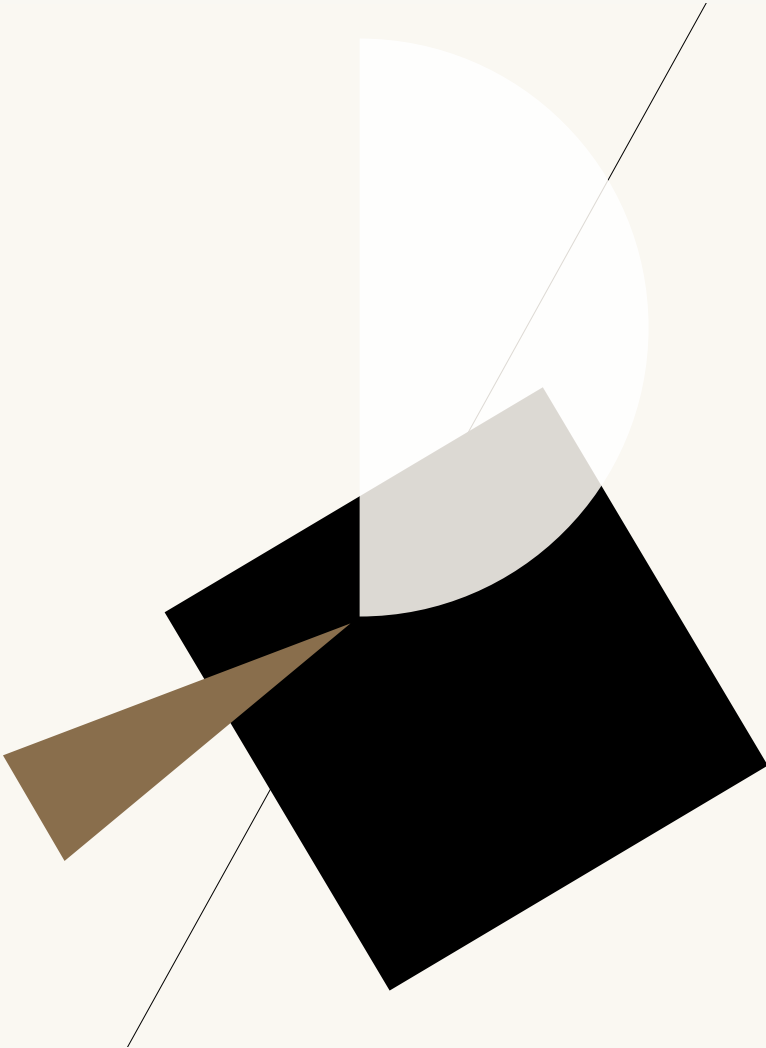
### ENVIRONMENTAL PROTECTION

- Use of sustainable products including the use of low volatile organic compound (VOC) paints for internal walls and environmentally friendly adhesives.



### SUSTAINABLE LIVING

- Provision of recycling bins for sustainable waste management.
- Provision of sheltered bicycle parking lots.



A COLLABORATION OF THE REGION'S  
FINEST TALENTS

CUSCADEN RESERVE IS  
DEVELOPED BY CUSCADEN  
HOMES PTE. LTD.

In partnership with



Established in 1996, SC Global Developments Pte Ltd is a leading developer of up-market residences of rare and exquisite design quality. With an uncompromising passion for exceptional quality, craftsmanship and original thought, SC Global have successfully set new benchmarks in design and luxury living with an exquisite portfolio primarily located within the prime Orchard Road neighbourhoods.

The Group embraces a philosophy of delivering the promise of "The Ultimate Living" experience with all its projects introducing original living concepts, service standards and architectural treatment to its various properties. To safeguard this legacy, the estate management arm of SC Global was developed in 2002 to ensure that the same dedicated care and attention is continued through the professional management of its completed developments.

[SCGLOBAL.COM.SG](http://SCGLOBAL.COM.SG)



Founded in 1970, was publicly listed in Hong Kong in 1972 and is a constituent stock of the Hong Kong Hang Seng Index, New World Group's core business areas includes property development, infrastructure and services, retail, hotels and serviced apartments.

New World Development is a premium brand infused with a unique personality best defined by The Artisanal Movement, a cultural vision and philosophy for living founded by the Executive Vice-Chairman and Chief Executive Officer Dr. Adrian Cheng.

New World Development has meticulously created two artisanal residence series, Pavilia Collection and Bohemian Collection, which resonate perfectly with the brand essence and spirit. Pavilia Collection is a signature series of the luxurious residences in Hong Kong inspired by a Pavilion like villa that sits grandly amidst a paradise of green.

[NWD.COM.HK](http://NWD.COM.HK)



Far East Consortium International Limited is a leading regional conglomerate mainly engaged in property development and investment, hotel operations and management, as well as car park operations and facilities management and gaming operations.

The Group adopts a diversified regional strategy with business covering Hong Kong, mainland China, Australia, New Zealand, Malaysia, Singapore, the United Kingdom and other European countries.

[FECIL.COM.HK](http://FECIL.COM.HK)

MARKETING ENQUIRIES

TELEPHONE +65 6100 2323

WHATSAPP +65 9366 8566

[CUSCADENRESERVE.COM](http://CUSCADENRESERVE.COM)

**ALL RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY.**

Name of housing developer: Cuscaden Homes Pte Ltd - Co. Registration No. 201820044D - License No. of housing developer - C1342 - Tenure of Land: (99 years leasehold commencing 14th August 2018) - Encumbrance on land: Mortgage IP/36681329 in favour of CIMB Bank Berhad - Location of housing project: Lot 2339C T524 - Expected Date of Vacant Possession: 13 August 2024 - Expected Date of Legal Completion: 13 August 2027

All contents of this booklet are for reference only and shall not be construed as constituting any representation, covenant, warranty or contractual term, whether expressed or implied. The renderings/drawings in this booklet represent an artist's impression only and do not reflect the actual appearance of the development or the part concerned, and the surrounding environment, buildings and facilities may have been omitted or simplified. The surrounding buildings and environment may change from time to time and any photos or artist's impression do not reflect the actual view from any unit of the development and does not constitute any express or implied representation or warranty by the vendor concerning the view, location and surrounding buildings and environment of the development. The layouts, fittings, finishes, appliances, furniture and other objects shown may not necessarily be provided or appear in the development. The vendor reserves the right to change the building plans from time to time.