

ONE
DRAYCOTT

BESPOKE LUXURY

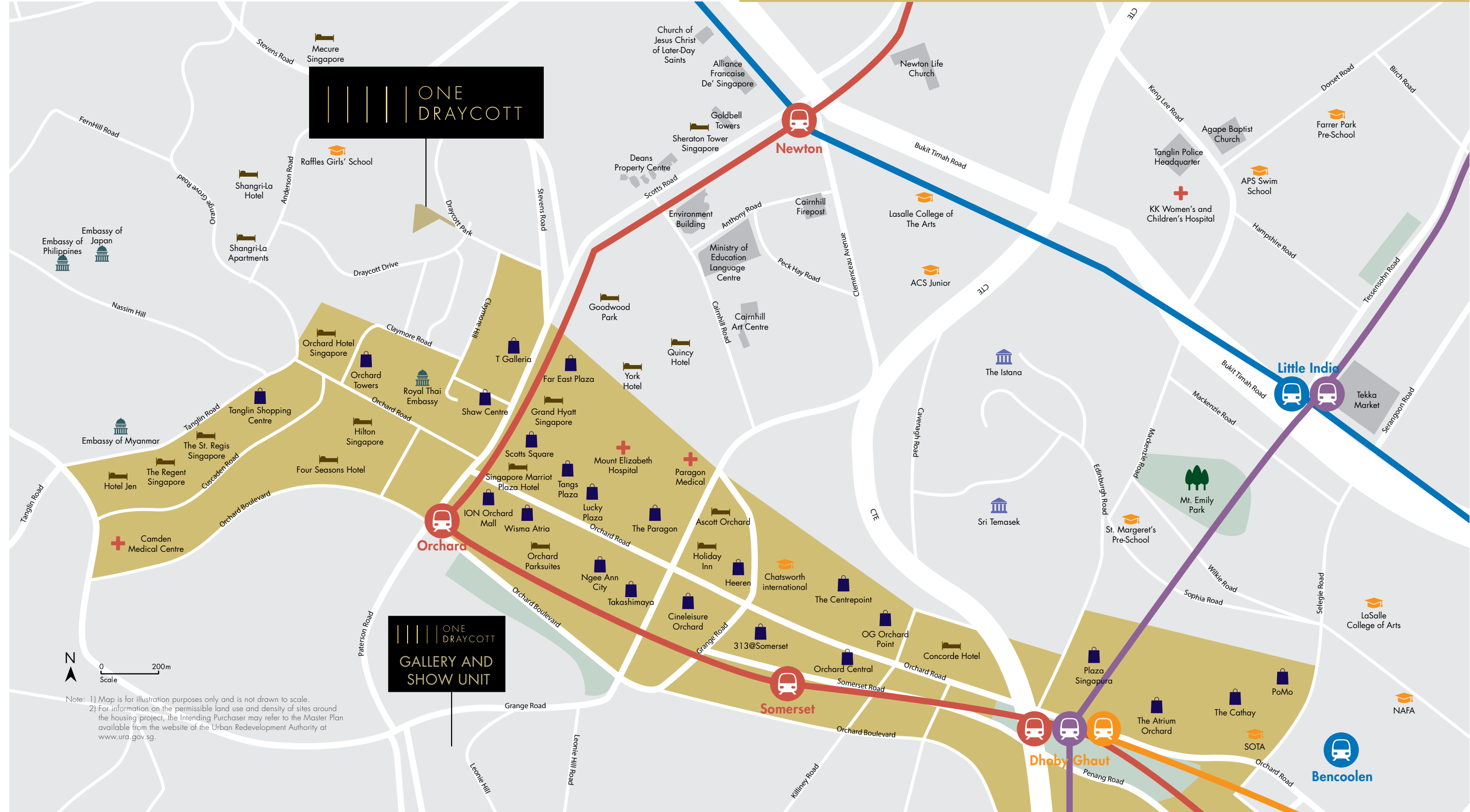


A PRESTIGIOUS LOCATION

Designed, developed and curated by Selangor Dredging Berhad (SDB), One Draycott offers bespoke living in the upscale Ardmore Draycott residential enclave.

With its proximity to Orchard Road, the residence is just a few minutes away from the city's main shopping and entertainment area. Yet it is nestled amidst lush landscaped gardens, within the quiet residential enclave of Singapore's most sought-after address.

TRANSPORTATION		EDUCATION		CLUBS/ASSOCIATIONS	
Orchard MRT Station	4 mins	Raffles Girls' School	1 mins	The Tanglin Club	1 mins
Newton MRT Station	4 mins	Etonhouse International School	7 mins	American Club	1 mins
	17 mins	AXA University (Asia Pacific Campus)	11 mins	Japan Creative Centre	4 mins
		International	4 mins	Raffles Town Club	6 mins
		Singapore School (ISS)	16 mins		23 mins
		Chatsworth International School (Orchard)	9 mins		
		Anglo Chinese School (Junior)	7 mins		
		Lasalle College of Art	20 mins		
		Singapore Chinese Girls' School	10 mins		
		Saint Joseph's Institution	6 mins		
			5 mins		
SHOPPING		MEDICAL FACILITY			
Far East Plaza	3 mins	Mount Elizabeth Medical Centre	6 mins		
Shaw Centre	8 mins	Mount Elizabeth Hospital	15 mins		
Tanglin Shopping Mall	4 mins	Paragon Medical Centre	5 mins		
Tangs Plaza	11 mins		16 mins		
ION Orchard Mall	3 mins		5 mins		
Takashimaya	13 mins		18 mins		
The Paragon	4 mins		8 mins		
	15 mins		22 mins		
	4 mins				
	20 mins				
	5 mins				
	17 mins				



Note: 1) Map is for illustration purposes only and is not drawn to scale.
 2) For information on the permissible land use and density of sites around the housing project, the Intending Purchaser may refer to the Master Plan available from the website of the Urban Redevelopment Authority at www.ura.gov.sg.

PRESTIGIOUS ADDRESS

Located in Singapore's premier residential enclave

LOW DENSITY

64 units of two-bedroom apartments with private lift lobbies, ranging from 732 sq ft to 1,345 sq ft

ICONIC FAÇADE

A sleek tower graced by muted gold and champagne trimmings, alongside black horizontal bands

BESPOKE ARTWORKS

Specially-commissioned artworks by Anna & David Hiscock



Project Name	One Draycott
Developer	Champsworth Development Pte Ltd a 50% associated company of SDB International Sdn Bhd
Site Location	1 Draycott Park, Singapore 259385
District	District 10
Lot Number	Lot 00725P TS25 at 1 Draycott Park
Site Area	17,442sqft (1620.40 sqm)
Tenure	Estate in Fee Simple (Freehold)
Expected TOP	6th September 2022
Design Architect	CarverHaggard Architects, London
Project Architect	JGP Architect (S) Pte Ltd, Singapore
Landscape Architect	Tinderbox Pte Ltd, Singapore
Artists & Sculptors	DA&H Studio, Italy



LEVEL B1 TO B4 BASEMENT CARPARKS

64 Car Lots; 2 Handicap Lots;
4 Motorcycle Lots; 12 Bicycle Lots

LEVEL 1 ARRIVAL/DROP-OFF AREA

"Pangolin" Sculpture-cum-Roundabout,
and Geometrically Patterned Luserna
Stone Panels, and Stainless Steel
Grille Door

LEVEL 2 FACILITIES

Lap Pool (approx. 23m) and Pool Deck
Air-conditioned Gymnasium Outdoor
Dining Area amidst lush greenery

LEVEL 3 TO 17 60 TYPICAL UNITS

15 units of A1; 15 units of A2;
15 units of B1; 15 units of B2

LEVEL 18 4 PENTHOUSE UNITS

1 unit of A1-PH; 1 unit of A2-PH;
1 unit of B1-PH; 1 unit of B2-PH

LIVING/DINING/BALCONY

- Private Lift Lobby
- Bespoke Main Entrance Door & Luserna Stone Panels
- Audio video intercom system to unit (Fermax)
- Marble Flooring
- Sliding Door from Living to Balcony
- Perforated Balcony Screen

MASTER BEDROOM & BEDROOM 2

- Curtain Walls
- Built-in timber wardrobe with melamine and/or veneer finish
- Engineered Timber with Herringbone Pattern

MASTER BATH & BATH 2

- Marble Walls and Floorings
- Hot water supply to Bathrooms mixer
- 1 glass shower compartment and door with shower set (Hansgrohe)
- 1 wash basin (Duravit) and mixer tap (Hansgrohe)
- 1 water closet (Duravit)
- 1 wall mounted drawer, cabinet with mirror
- 1 robe hook (Hansgrohe)
- 1 toilet roll holder (Hansgrohe)
- 1 towel rail (Hansgrohe)
- 1 bib tap

KITCHEN

- Cabinetry – timber cabinet with melamine and/or spray paint finish, with engineered quartz surface worktop and engineered quartz backsplash
- Appliances – Induction Hob, Hood, Microwave combination Oven (Miele), Built-in fridge, Washer cum Dryer (De Dietrich)
 - 1 sink with mixer tap (Hansgrohe)
 - Hot water supply to kitchen sink mixer

SITE PLAN

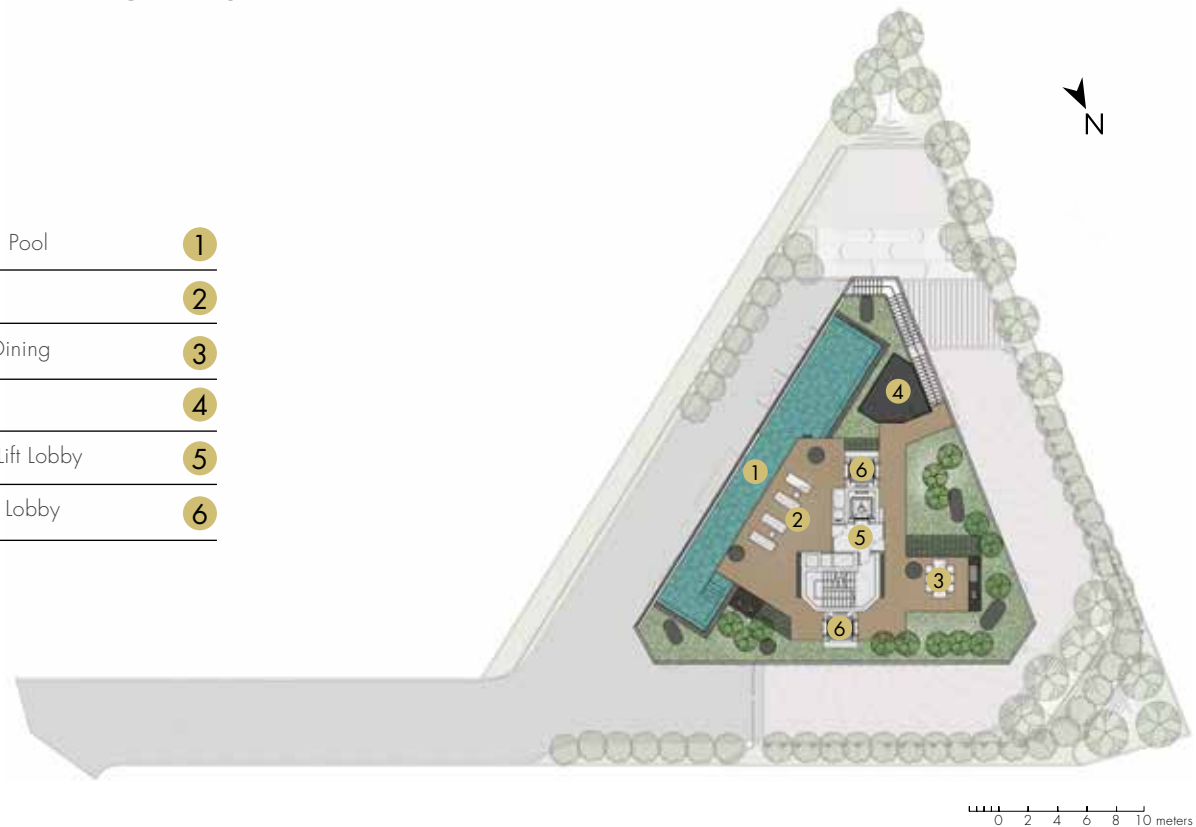
LEVEL 1 – ARRIVAL

- Drop-off Area 1
- Common Lift Lobby 2
- Private Lift Lobby 3
- ESS 4



LEVEL 2 – FACILITIES

- Swimming Pool 1
- Pool Deck 2
- Outdoor Dining 3
- Gym 4
- Common Lift Lobby 5
- Private Lift Lobby 6



UNIT DISTRIBUTION

TYPE LEVEL	TYPE A		TYPE B	
18	#18-01 (A1 - PH)	#18-02 (A2 - PH)	#18-03 (B1 - PH)	#18-04 (B2 - PH)
17	#17-01 (A1)	#17-02 (A2)	#17-03 (B1)	#17-04 (B2)
16	#16-01 (A1)	#16-02 (A2)	#16-03 (B1)	#16-04 (B2)
15	#15-01 (A1)	#15-02 (A2)	#15-03 (B1)	#15-04 (B2)
14	#14-01 (A1)	#14-02 (A2)	#14-03 (B1)	#14-04 (B2)
13	#13-01 (A1)	#13-02 (A2)	#13-03 (B1)	#13-04 (B2)
12	#12-01 (A1)	#12-02 (A2)	#12-03 (B1)	#12-04 (B2)
11	#11-01 (A1)	#11-02 (A2)	#11-03 (B1)	#11-04 (B2)
10	#10-01 (A1)	#10-02 (A2)	#10-03 (B1)	#10-04 (B2)
9	#09-01 (A1)	#09-02 (A2)	#09-03 (B1)	#09-04 (B2)
8	#08-01 (A1)	#08-02 (A2)	#08-03 (B1)	#08-04 (B2)
7	#07-01 (A1)	#07-02 (A2)	#07-03 (B1)	#07-04 (B2)
6	#06-01 (A1)	#06-02 (A2)	#06-03 (B1)	#06-04 (B2)
5	#05-01 (A1)	#05-02 (A2)	#05-03 (B1)	#05-04 (B2)
4	#04-01 (A1)	#04-02 (A2)	#04-03 (B1)	#04-04 (B2)
3	#03-01 (A1)	#03-02 (A2)	#03-03 (B1)	#03-04 (B2)
2	Swimming Pool / Pool Deck / Outdoor Dining / Gym			
1	Drop-off Area & Private Lift Lobby			
B1	Carpark			
B2	Carpark			
B3	Carpark			
B4	Carpark			

Typical					
■ Type A1 & A2	797sqft	2 bedrooms	■ Type A1 - PH & A2 - PH	1345sqft	2 bedrooms
■ Type B1 & B2	732sqft	2 bedrooms	■ Type B1 - PH & B2 - PH	1238sqft	2 bedrooms

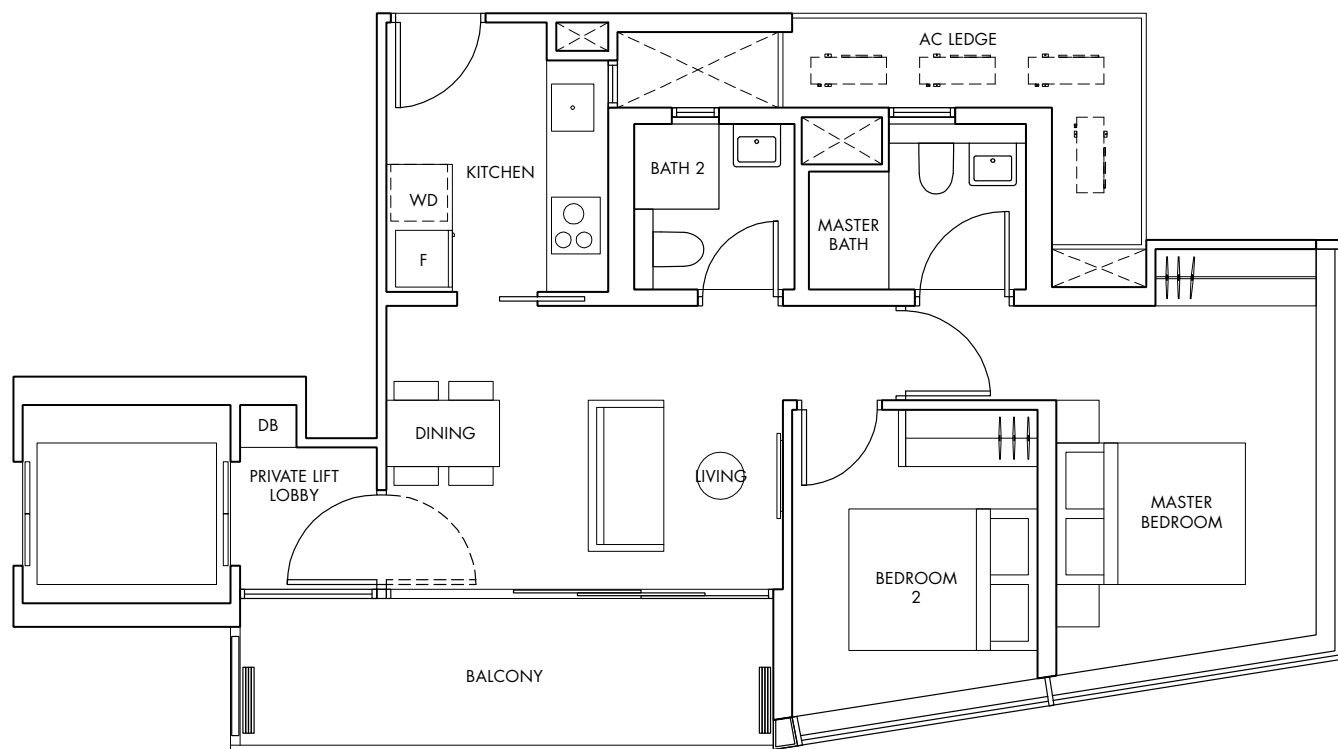
TYPICAL

TYPE A1

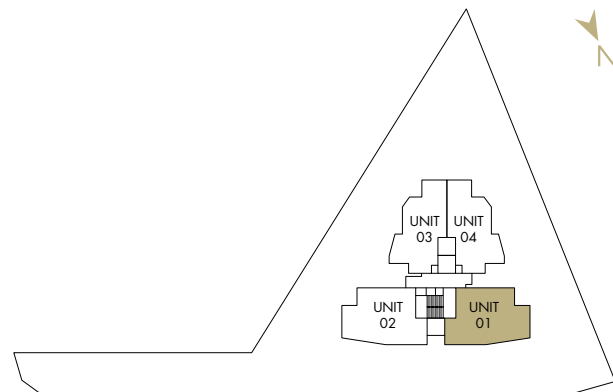
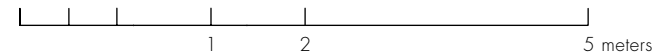
2 BEDROOMS + PRIVATE LIFT LOBBY

74sqm / 797sqft

#03 - 01 to #17 - 01



DB Distribution Board
 WD Washer cum Dryer
 F Built-in Fridge



Plans are subject to change as may be required or approved by the relevant authorities. Floor areas and measurements are estimates only and subject to adjustment and final survey.

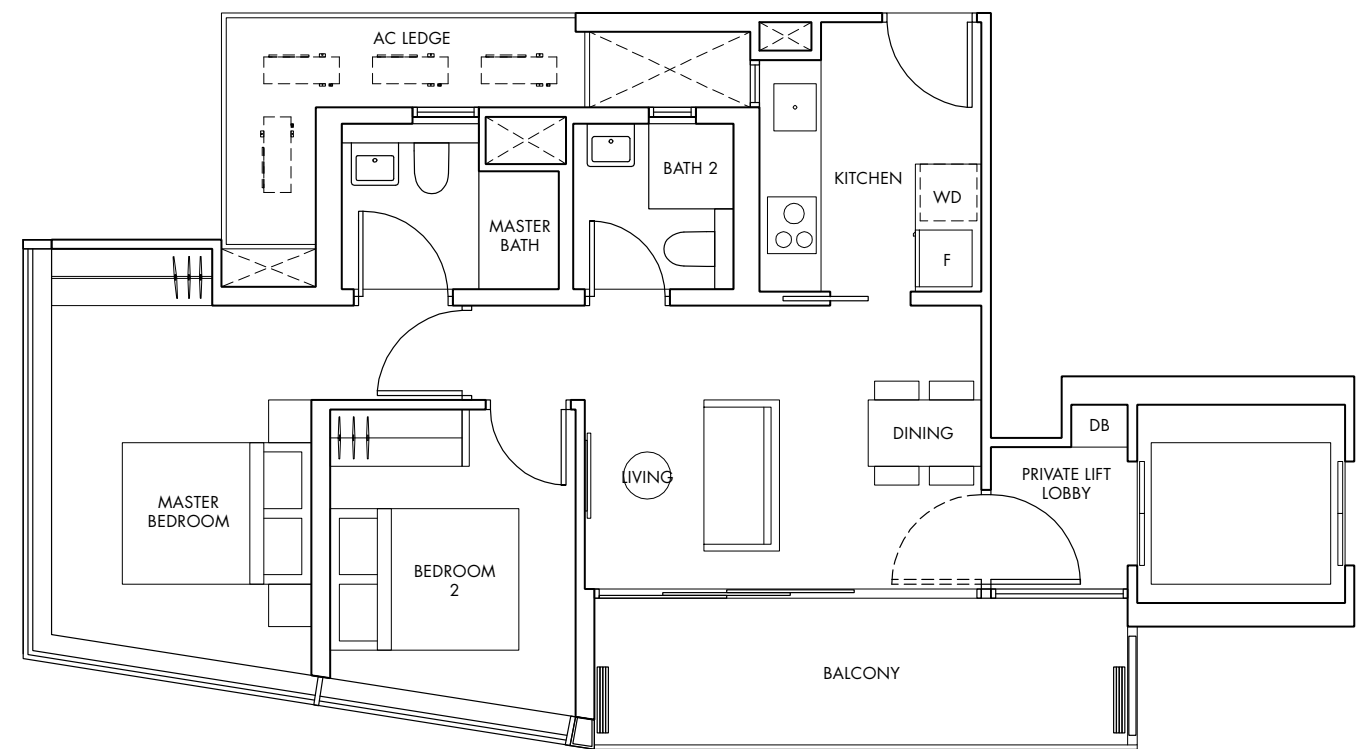
TYPICAL

TYPE A2

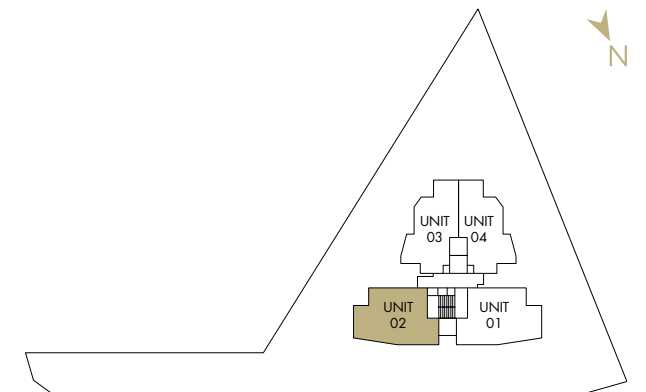
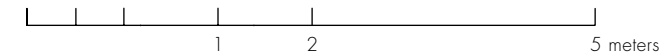
2 BEDROOMS + PRIVATE LIFT LOBBY

74sqm / 797sqft

#03 - 02 to #17 - 02



DB Distribution Board
 WD Washer cum Dryer
 F Built-in Fridge

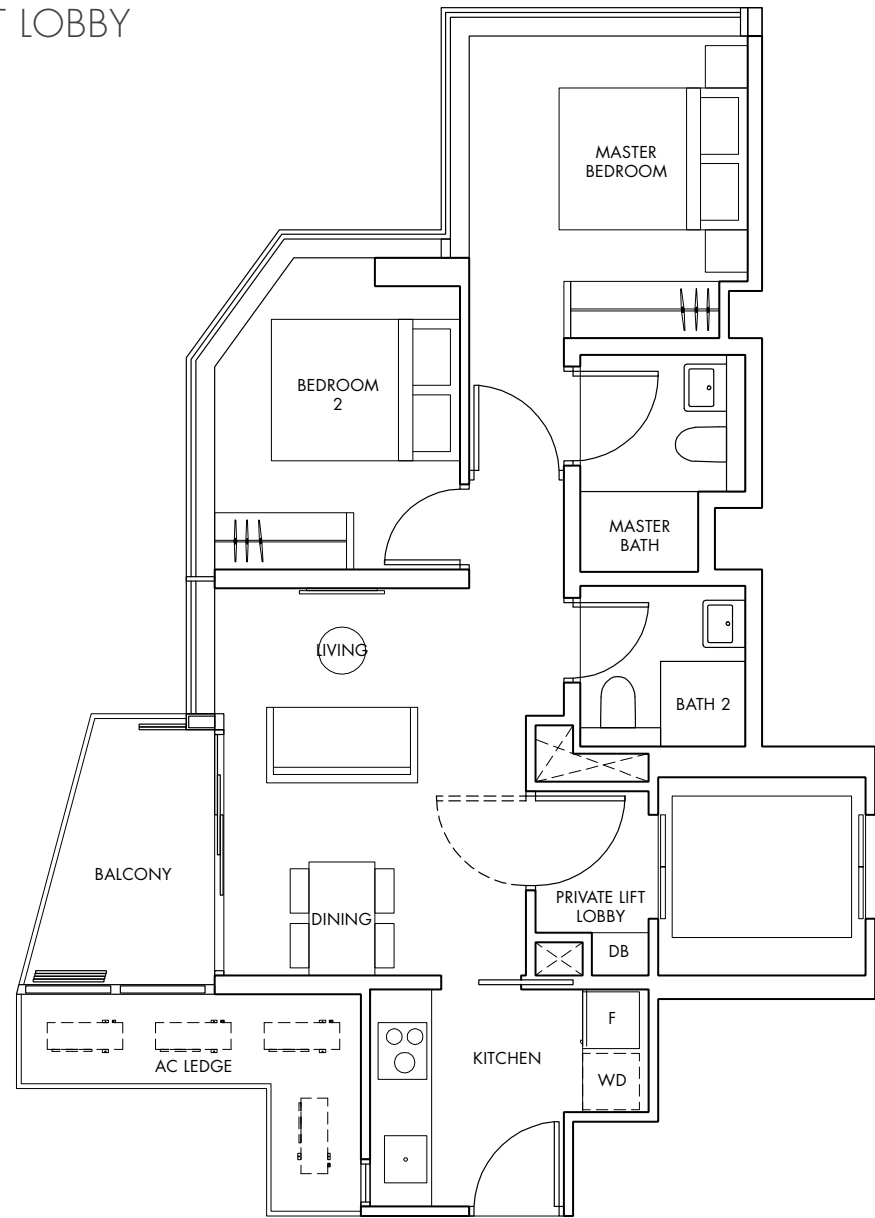


Plans are subject to change as may be required or approved by the relevant authorities. Floor areas and measurements are estimates only and subject to adjustment and final survey.

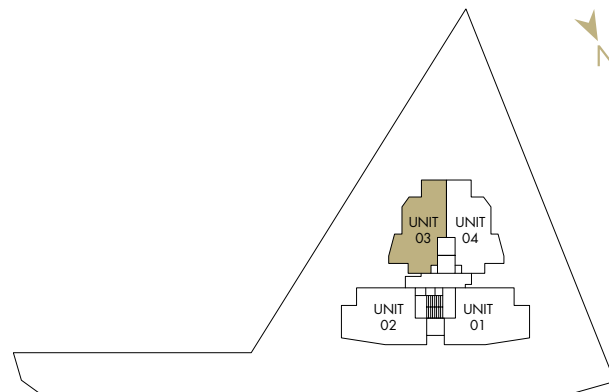
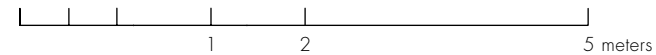
TYPICAL

TYPE B1

2 BEDROOMS + PRIVATE LIFT LOBBY
68sqm / 732sqft
#03 - 03 to #17 - 03



DB Distribution Board
 WD Washer cum Dryer
 F Built-in Fridge

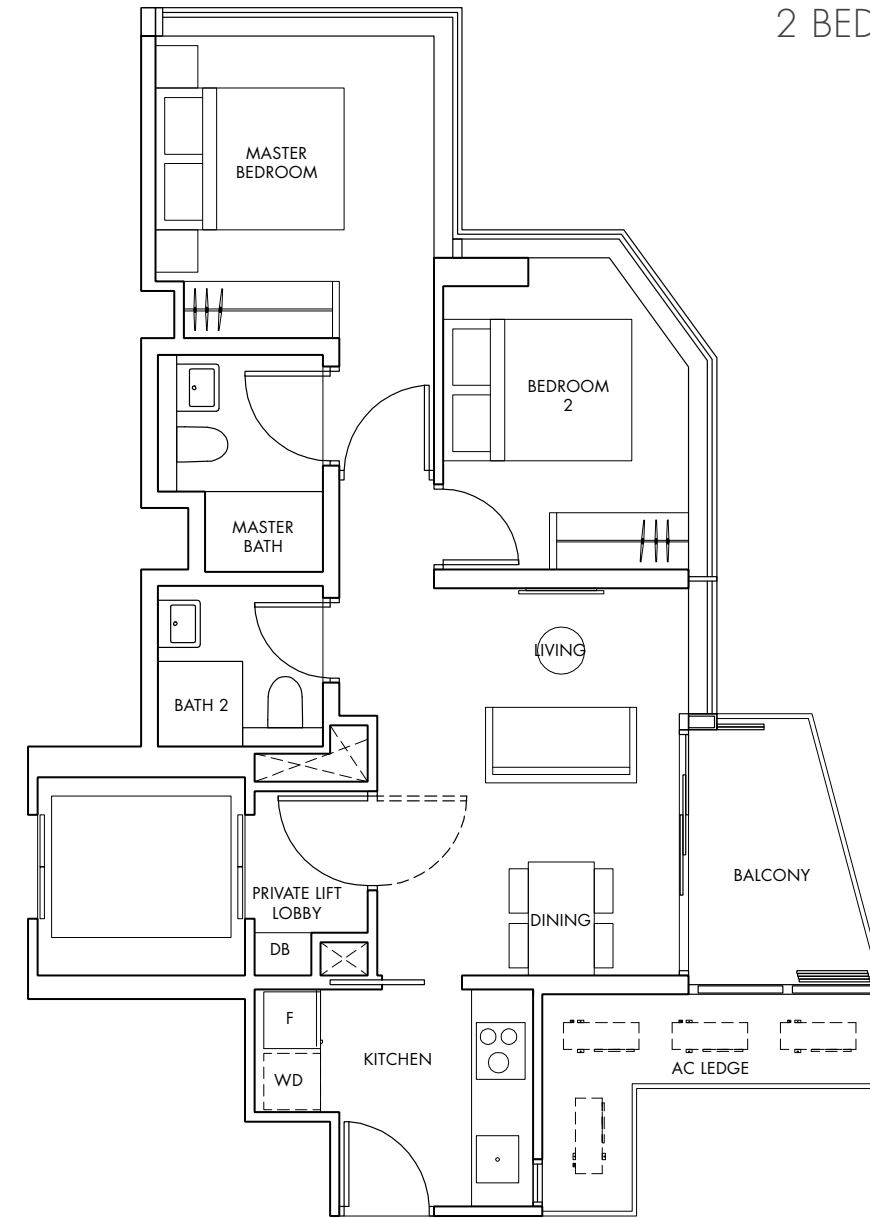


Plans are subject to change as may be required or approved by the relevant authorities. Floor areas and measurements are estimates only and subject to adjustment and final survey.

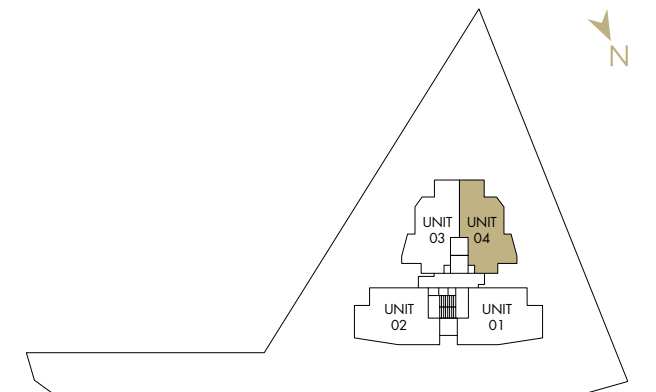
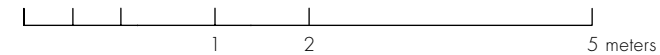
TYPICAL

TYPE B2

2 BEDROOMS + PRIVATE LIFT LOBBY
68sqm / 732sqft
#03 - 04 to #17 - 04



DB Distribution Board
 WD Washer cum Dryer
 F Built-in Fridge



Plans are subject to change as may be required or approved by the relevant authorities. Floor areas and measurements are estimates only and subject to adjustment and final survey.

Incorporated in 1962, Selangor Dredging Berhad (SDB) was, until the 1980's, principally involved in tin mining. Today, SDB is positioned as an award-winning property developer.

SDB is a brand that is known for its niche luxury developments and innovative designs. SDB has consistently been recognised for its innovation and its excellence by numerous professional bodies such as International Real Estate Federation (FIABCI), Singapore Institute of Architects (SIA), and Pertubuhan Arkitek Malaysia (PAM) for setting new benchmarks in the industry. SDB is committed to its brand promise of "Driving Excellence, Building Lifelong Relationships".



THE FIABCI PRIX
D'EXCELLENCE AWARDS
2018, 2017, 2016,
2013 & 2010



THE ASIA PACIFIC
INTERNATIONAL PROPERTY
AWARDS 2017, 2012
2011 & 2010



THE FIABCI MALAYSIA
PROPERTY AWARDS
2016, 2015, 2012 & 2009



THE FIABCI SINGAPORE
PROPERTY AWARDS
2017



THE ASIA RESPONSIBLE
ENTREPRENEURSHIP AWARD
(AREA), SOUTHEAST ASIA
2017, 2015, 2014 & 2012



THE ASIA PACIFIC
ENTREPRENEURSHIP
AWARD (APEA),
MALAYSIA 2012



PERTUBUHAN ARKITEK
MALAYSIA (PAM) AWARD
2014, 2011, 2007 & 2006



SOUTHEAST ASIA
PROPERTY AWARDS
2013 & 2011



THE INTERNATIONAL
STAR FOR LEADERSHIP IN
QUALITY AWARDS 2012



SINGAPORE INSTITUTE
OF ARCHITECTS (SIA)
ARCHITECTURAL DESIGN
AWARDS 2010 & 2006



SDB
Selangor Dredging Berhad

Singapore Office
25, Teo Hong Road
Singapore 088333
t : +65 6238 2288 f : +65 6238 1138

Malaysia Office
12th Floor, South Block, Wisma Selangor Dredging,
142-A Jalan Ampang, 50450 Kuala Lumpur.
t : +03 2711 2288 f : +03 2161 6651

www.sdb.com.my  /selangordredgingberhad

Name of Housing Project: One Draycott • Developer: Champsworth Development Pte Ltd • Developer License Number: C1233 • Tenure of Land: Estate in Fee Simple • Encumbrances: Mortgage in favour of Oversea-Chinese Banking Corporation Limited • Expected TOP : 6 September 2023 • Expected Legal Completion : 6 September 2026 • Lot No.: TS25-725P at 1 Draycott Park Singapore 259385 • BP Number: A0816-00440-2017-BP01

Whilst every reasonable care has been taken in the preparation of the brochure, the developer and its agents do not warrant or guarantee their accuracy or completeness. All information, contents, plans, specifications, renderings, description, references and visual representations are current at the time of printing and may be subject to changes as may be required by the developer and/or the relevant authorities, and shall not form part of any offer or contract for any sale of the property nor constitute any warranty by the developer nor be regarded as statements or representations of fact. Visual representations, display, illustrations, photographs, pictures, drawings, art renderings and other graphic representations are intended to portray only artist's impressions of the project and cannot be regarded as representations of fact.

All areas and measurements are approximates only and subject to adjustment and final survey. The plans may not be drawn to scale. The Sale and Purchase Agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statements, representations or promises made by the developer or its agents made prior to the signing of the Sale and Purchase Agreement.