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EDITION ONE



illoura
OLD HOLLAND ROAD

NOW SELLING



30 LUXURY FREEHOLD STRATA DETACHED AND SEMI-DETACHED HOUSES

- Singapore's most exciting landed property address
- Innovative cluster housing designed by award winning architects - SCDA
- Delivered by established Australian developers
- Immediate proximity to shops, restaurants and prominent schools
- Swimming pool, jacuzzis, sauna, steam room, gym and spa retreat



illoura
OLD HOLLAND ROAD

FOR MORE
INFORMATION
CONTACT:

MARKETING AGENT



DEVELOPER



FOREWORD

Prepare to witness a new era of luxury living at one of Singapore's most prestigious addresses. Established Australian developer Brisbane Development Pte Ltd with the support of award-winning SCDA Architects Pte Ltd presents its exclusive development, "Illoura" on Old Holland Road.

Owning a unique piece of landed property in Singapore has never been more attainable. Built upon a total land area of approximately 8,000 square metres, Illoura consists of 30 well-appointed detached and semi-detached cluster houses of freehold tenure. Each home at Illoura spans four storeys and overlooks a central communal recreation area comprising a 25 metre swimming pool, water features and sculptured gardens. Nestled within the prime Holland Road precinct, residents can escape the bustle of city life and enjoy the privacy and exclusivity they desire.

A home at Illoura boasts excellent investment potential, in addition to the enviable lifestyle that its residents will enjoy. As you unwind in your own private haven, the bright lights of Orchard Road, the Central Business District and Holland Village are only minutes away. You will be spoilt for choice with a wide selection of local supermarkets, fine dining restaurants, wine bars, art galleries and international designer boutiques. Illoura is also surrounded by many of Singapore's finest educational institutions, ensuring your children have the best start to life.

Every aspect of Illoura has been carefully planned to create a luxurious and serene environment, ideal for your family lifestyle. The name "Illoura" is derived from Australian indigenous dialect and represents a "pleasant or peaceful place". This name acutely reflects the origin of its developer, Brisbane Development Pte Ltd and symbolises the alluring design created by SCDA Architects principal architect, Chan Soo Khian.

Discover Illoura now to enjoy the serenity often forgotten in the rush of life. Experience the limitless potential and security that comes with owning your own slice of landed property at Singapore's newest and most "pleasant place", Illoura.

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architect profile

“Illoura is a series of finely detailed strata houses situated within an enclave of Good Class Bungalows. It is an excellent example of SCDA Architect’s holistic approach to design, seamlessly integrating Architecture, Interior and Landscape. It is definitely one of our greatest achievements to date.”

Soo Khian Chan
Soo Khian Chan

SOO KHIAN CHAN & SCDA ARCHITECTS

Winner of the SIA _ Getz Architecture Prize for Emergent Architecture Asia, 2006.

SCDA Architects Pte Ltd was established in Singapore in 1995 by its founding principal and design director, Soo Khian Chan. Born in Penang Malaysia in 1962, Soo Chan is a registered practicing architect in both Singapore and the United States.

Soo Chan graduated from Washington University in 1984 with a Bachelor of Arts, Major Architecture. He later on obtained his Master of Architecture degree from Yale University in 1987. Since 1996, Soo Chan has lectured and conducted seminars at the National University in Singapore and was a visiting professor at Syracuse University in Autumn 1998.

SCDA Architects Pte Ltd has an extensive portfolio of projects in master planning, resorts, hotels, high-rise apartments and commercial and institutional buildings. Their international portfolio includes projects in Singapore, Kuala Lumpur, Shanghai, Beijing, Bangkok, Jakarta, Bali, Phuket, Provence, Hong Kong, New Delhi, New York, Brisbane, Maldives & Morocco.

Furthermore, the works of the practice have been published extensively in international journals and books like Architectural Review, Architectural Record, Interni, Lotus, Monument, World Architecture and Architectural Journal.

Soo Chan and SCDA Architects Pte Ltd have been recognised both nationally and internationally with prizes, awards and honours including:

- 2006 Distinguished Alumni Award – Washington University
- 2006 The Chicago Athenaeum International Architecture Award
- 2006 Asian Award for Culture and Landscape of Settlements for Lakeside Villa
- 2005-2006 The Gold Medal Award for the ARCASIA Awards for Architecture for the Heeren Street Shophouse, Malacca
- 2005 The Royal Institute of British Architect’s Worldwide Award for the Lincoln Modern
- 2005 The Gold Award at the Miami Biennale International Competition for The Ladyhill, Singapore
- 2003 Architectural Record Design Vanguard Firm
- 2002 The Architectural Review Merit Award for emerging architecture
- 2002 Ar+d Emerging Architecture Award – Highly Commended for House in Malacca

The Concept

Rarely does a large prestigious parcel of freehold property become available within the Holland Road precinct. This corner site of approximately 8,000 square metres provided Brisbane Development Pte Ltd with the opportunity to create multiple luxury dwellings that addressed the needs of the modern Singapore family in an urban environment.

Illoura's master plan is an inspiring response to the linear form and topography of the land upon which it is developed. Conceptualised as cluster housing, Illoura demonstrates efficient planning whilst preserving and exploiting the sloping terrain. The master plan comprises of two parallel developments overlooking a central landscaped recreational area. Each of the 6 detached and 24 semi-detached houses are designed around their own central courtyard and crowned with a beautiful open terrace.

Inspired by the cultural and climatic nuances of its context, Illoura integrates water features, courtyards and lush landscaping to create an environment that is particularly inviting. The result is an exemplary architectural style that enhances spatial and perceptual transitions and is receptive to the contemporary Singaporean lifestyle. This concept of cluster housing using detached and semi-detached houses on freehold property is a unique development within Singapore and will appeal to all.

Style

Illoura redefines the concept of tranquil and peaceful living. The style, nature and theme of Illoura's design incorporate SCDA Architects' award-winning attributes of emergent and innovative design - Light, Space, Structure, Transparency and Texture. Through maximising these design attributes, Illoura strives for simplicity and elegance, balancing a modern built form with its external surroundings. Illoura demonstrates architecture that is technologically advanced and befitting contemporary living.

Structure

Illoura's architecture displays an efficient economy of scale. Each detached and semi-detached home can be conceived as an L-shaped design that interlocks or slides into the adjacent unit to form a rectangular volume. This architectural concept creates a mirrored reflection of the same house positioned next to each other. The interior is then crafted employing planes, surfaces, voids and light to produce multiple spatial experiences within the finite volume.



the unique
illoura concept



Space

One of the key architectural languages that Illoura displays is the ability to enhance the sense of space by merging internal and external environments. Illoura utilises the concept of continuously exploring the “Choreography” of space to capture the essence of tranquillity and calmness. In designing Illoura, SCDA Architects removes conventional ‘walls’ and ‘cores’ to construct larger living spaces. Illoura slices the sides off rooms to ensure space is efficiently utilised and is receptive to the flows of modern life. The emphasis on free plans in Illoura’s interior design captures the essence of true usable space.

The elongated design of the first floor level seemingly flows unimpeded from the entrance area through to the private back patio. Entry via the private front patio opens into the expansive and overlapping living and dining areas. From the living area, space transpires to the external central courtyard and enhances the spatial experience of the first floor. This open design not only maximises space and efficiency in the home, it allows the tropical breeze to cut through the humid warmth to limit the reliance upon artificial ventilation.

Efficiency of space further extends to the adjoining dining and kitchen areas. The large gourmet kitchen is designed around a centred island bench. This provides boundless freedom for the user to interact with their guests from the kitchen to the dining and living areas. Flexibility and privacy can be controlled with the use of sliding glass panel doors that separate the kitchen area from the dining and living areas when desired. Another set of sliding glass doors provide access from the kitchen to a private patio outside. Finished with timber decking, this private retreat within the first floor is the perfect place to soak up the Singaporean sunshine and unwind with an afternoon drink.

Integrating Courtyards

An integral and unique design concept at Illoura is the use of interlinking courtyards to organise outdoor living space. Each signature courtyard mirrors that of its adjoining unit and features as a centre-piece of each unit. This configuration redefines the conventional approach to semi-detached designs.

Within each home, the spacious and usable courtyards provide an exciting adjunct to the internal living environment. Accessed internally by glass sliding doors, the light filtering in creates transparency and blurs the distinction between internal and external living space.

Perfect for entertaining, these courtyards engage the tropical climate while resolving issues of controlled views and privacy simultaneously. Separated by a stone party wall, a feature pool sits along the breadth of the courtyard and is shaded by feature planting. By night lights create an evening mood for the courtyard. With its richly textured stone finishing and the use of water, the calming elements of nature are brought indoors for a soothing ambience.



Light

The transfer and control of natural light plays an integral element to Illoura's architecture. With four storeys of living space, the philosophy at Illoura is to introduce daylight extensively into the plan at each level via lightwells and courtyards. The interlocking geometry of Illoura permits daylight to infiltrate all levels of the home, preventing the lower floors from being adversely darkened by the upper levels.

This is witnessed effectively in the basement where natural light flows to the basement courtyard and its adjoining areas through voids from the first floor. The courtyard floods light into the interior of the basement creating a varying array of natural light intensities during the day.

On the upper levels of the home, courtyards, terraces, balconies and bay windows soak internal spaces with natural light. Internally, exposed louvred screens extend light through stairwells and illuminates what would typically be a dim internalised corridor, while externally, screening serves to deflect harsh direct sunlight.

Transparency

Transparency is employed throughout Illoura, ensuring that the distinction between the internal and the external areas are not dictated by boundaries in design. The diverse range of metal louvred screens and translucent surfaces throughout the development allows boundaries in design to be dissolved from what is considered traditional structured space.

Dissolving boundaries in Illoura's architecture are exemplified in the master bedroom occupying the entire Attic level. Upon entry to the master bedroom via the internal stairs or lift, you will be greeted to an enlarged interior space. The bedroom extends outside to a large private roof terrace, providing the perfect escape with views overlooking the central recreational area. Sliding glass doors from the terrace to the master bedroom enhance the interior zone.

When inside the bedroom the interior space is again enlarged by the adjacent master bathroom which seamlessly amalgamates with the bedroom. The transition between the bedroom and bathroom is achieved with a frameless glass screen which is designed to bring openness to the room. The translucency emphasises the deconstruction of boundaries of use within the bedroom, while timber flooring in the bathroom provides an affinity to the bedroom and the adjoining terrace beyond. Illoura's architecture cleverly demonstrates the unity between external and internal spaces utilising the tropical climate in a controlled and striking manner.



Texture / Materials / Finishes

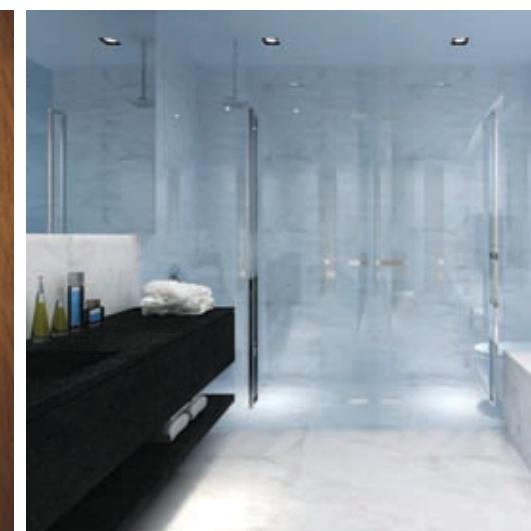
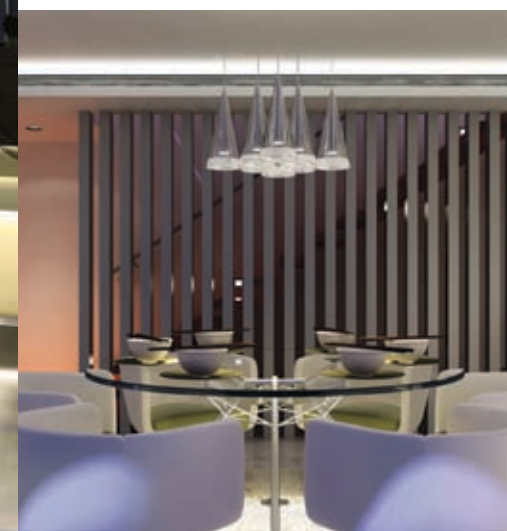
What makes Illoura truly exceptional are the thoughtful and elegant touches that grace the interior. Illoura's architecture blends modern materials, superior finishes and traditional features to create spacious interiors that are aesthetically pleasing, innovative and practical. Local and imported materials in the form of stone and timbers are deployed alongside glass, steel and aluminium.

Step into the kitchen and the convenience and neat aesthetics is obvious. Traditional wet and dry kitchens have been discarded in favour of a large gourmet open plan and modern design. Surprise your guests with the aromas and taste of Singaporean and gourmet cooking in your own cutting edge kitchen.

The kitchen features a large island bench and symbolises the communicative properties of living space through transparency and openness. Quality kitchen appliances are selected from Miele, the famed German specialists. Functionality becomes a pleasure with storage facilities conveniently located under the island bench for easy access. The exquisite finishing touches and ergonomic design means working in the spacious kitchen will be a pleasure to savour. You will find the compelling inspiration needed to create the culinary delights you've always dreamed of cooking up. Cooking and dining in your own Illoura home has never been more enjoyable!

Reinvigorate yourself after a thorough work out or a hard day's work by visiting your immaculately completed bathroom. With elegant European sanitary ware contributing to the faultless ambience, you'll find unwinding, in style no less, an absolutely effortless affair.

All bedrooms boast an ensuite and come fitted with customised wardrobes while a lift provides convenient access to all four levels of the home. The attention to detailing is precise, embellished by a rich palette of materials providing visual and tactile pleasure, such as polished marble, off-form concrete, glass mirrors, timber and water animate spaces. This displays sensitivity to the inherent beauty of the natural materials expressed through clarity in construction details and elemental architectural expression.





Sixth Avenue and Holland Village is synonymous with a unique dining experience. Every night and on any weekend, the restaurant scene bustles with activity as much of Singapore's local and expatriate community congregate there for a meal.

An exceptional blend of fine dining restaurants, ritzy wine bars, local hawker stalls, fresh food markets and cosy coffee shops can be found there. There are the usual favourite cuisines including Chinese, Malay and Indian to more exotic offerings like Brazilian, Lebanese, Greek, Italian, French and Mexican. Just follow the exquisite smells and throngs of people along Bukit Timah Road, Sixth Avenue and Jalan Merah Saga and you're likely to find an option to please all tastes.

a culinary affair with illoura

SINGAPORE'S LITTLE EUROPE

Lovers of fine wine and food should not go past the rows of top-notch restaurants at Chip Bee Gardens. Here you will discover some of the best restaurants in Holland Village including Michelangelo's, Original Sin and Sistina Ristorante.

Michelangelo's

Michelangelo's serves Australian-Italian cuisine and has the widest selection of internationally acclaimed wines in any restaurant in South East Asia. Be tempted by the signature Frutti Del Mare, Vodka Penne and Chilli Mussels. The tiramisu and warm chocolate brownie alone are good enough reasons to return.

Original Sin

Original Sin is regarded as a pace setter in Singapore's culinary scene with its vegetarian mandate. The menu offers adaptations of some famous Greek, Italian, Spanish and Mediterranean dishes. Signature dishes including the Bosco Misto, Polenta Tower, Porcini Tagliatelle and Principessa Salad will tempt the most discerning of palates.

Sistina Ristorante

Voted Singapore's best pizzeria by locals, the partnering of pizza and wine at Sistina Ristorante is a memorable experience. Traditional Italian favourites are offered including BBQ Chilli Calamari, Gamberi alla Griglia salad and Angel Hair Rucola.

THE WORLD ON A PLATE

Brazil Churrascaria

For an all-you-can-eat carnivorous feast, be sure to visit Brazil Churrascaria with a big appetite! The main star of this Sixth Avenue institution is the 15 different cuts of marinated, grilled and barbequed meat. Enjoy skewered lamb, pork, chicken, beef and vegetables with a popular Brazilian drink, the Caipimha. Vegetarians are not forgotten, and can find solace in the large tantalising pasta and salad bar.

Athens Greek Restaurant

Stroll along Bukit Timah Road and you will find yourself at the door of the first Greek restaurant in Singapore. Opened in 1998, Athens Greek Restaurant offers authentic Greek food with an intimate ambience akin to those you find in Greece. Experiment with the famous Moussaka or the specialty lamb dish Ami Youvetsi with Orzon Pasta. For the more delicate of palates, you can't go wrong with the Tzatziki or Choriatiiki Salata.

Ah Yat Seafood Restaurant

Located a few minutes away from Illoura is Ah Yat Seafood Restaurant, Turf City's best kept secret. A renowned restaurant with a loyal following, Ah Yat is the place to bring your family for fresh Dim Sum and Seafood. Choose from over 80 different types of seafood dishes including the Canadian Jumbo Oysters, Siew Mai and the signature Rainbow Lobster.

CHILL OUT

Relax and soak in the bustling atmosphere as you tuck into your favourite treat or sip on a drink at one of the many offerings around Illoura.

Simply Bread

Nothing beats the aroma of freshly baked gourmet bread. Conveniently located at Guthrie House, Sixth Avenue, Simply Bread has over 40 bread recipes with no chemicals or preservatives added. Look out for the changing daily specials including Molasses Mixed Grain Bread, Rosemary Focaccia and Cinnamon Bread.

Gelateria Venezia

This delightful ice-cream parlour is located at Guthrie House and is sure to entice all ages. Venezia offers over 26 inventive and designer gelato flavours, made from fresh fruit and low-fat dairy ingredients. Try the ever popular Tartufo (chocolate with hazelnuts) or Green Tea or something unique like the Black Sesame gelato.

Wala Wala Café Bar

The terrace at Wala Wala Café Bar is the perfect place to chill out with a beer, wine or Singapore Sling. Take advantage of the regular Happy Hour or head upstairs where the live band takes centre stage. The pervading laidback mood is charming and will have you returning week after week.

THE BEST RESTAURANT IN TOWN IS HOME AT ILLOURA

Aspiring cooks who want to replicate traditional Singaporean and gourmet dishes in their own Illoura kitchen can enrol in the widely acclaimed Shermay's Cooking School. Founder and owner Shermay Lee, along with award winning celebrity chefs and cookbook authors teach Nonya cuisine based on traditional recipes, as well as French cuisine, home style Chinese and desserts. Grab your cooking ingredients from the nearby Cold Storage supermarket and celebrate your new found talents as you entertain your guests in your new Illoura home!



born to shop

Illoura is all about how we live and our focus on the things we surround ourselves with. You can continue to capture the essence of Illoura through adding your own creative touch and personal style.

Explore Singapore's abundance of shopping from Illoura's convenient address. With all the diversity, value and quality that Singapore has to offer, it is up to you to decide how to vary your shopping experience to create your own unique Illoura. The location of Illoura provides you with a list of shops, restaurants and lifestyle amenities at your doorstep. It's a perfect location to live and experience the true essence of a luxurious Singaporean lifestyle.

HOLLAND VILLAGE SHOPPING

With close proximity to Illoura lays Holland Village, a relaxed and leisurely paced shopping venue for locals, tourists and expatriates alike. At Holland Road Shopping Centre and Holland V Shopping Mall, you will find a great variety of commercial goods and convenient services including grocery supermarkets, pharmacies, banking, photo processing and beauty services.

The epitome of suburban chic, Holland Village is the place for hip and happening retail stores. Behind the quaint shopfronts, you will discover an eclectic mix of Asian arts, handicrafts, furniture, gifts, antiques and fashion. Be charmed by unique ornate wooden furniture, decorative household items, and linen at Holland Village's famous Lim's Arts and Living. Or pay a visit to Galerie Cho Lon to find some unusual ornaments and furniture from all over Asia. For well-designed, simple and eye-pleasing home wares, head into Holland Village's newest store Anthropology.

SINGAPORE'S SHOPPING PARADISE

Take a whirlwind tour of the international fashion scene by sauntering down Orchard Road. A world-renowned precinct and conveniently located only 15 minutes from Illoura, this is a true fashionista's shopping paradise. Extending from Tanglin Road to Park Mall, you will be spoilt for choice with the full range of crème de la crème of international designer brands available. Ngee Ann City, a luxury label haven, offers the best of both worlds with sectors dedicated to luxury and mass-appeal goods. It is home to one of Asia's biggest bookstores and showcases high end jewellery and designer gear from Bvlgari, Chanel, Cartier, Louis Vuitton, Fendi and Tiffany & Co.

Paragon, is one of the swankiest malls in Singapore and boasts more than 30 international designer fashion boutiques. You're guaranteed a good mix of classy signature looks and popular trendy fashion. Splurge your way from A to Z with brands such as Armani, Burberry, Calvin Klein, Valentino, Versace and Yves Saint Laurent at your fingertips.

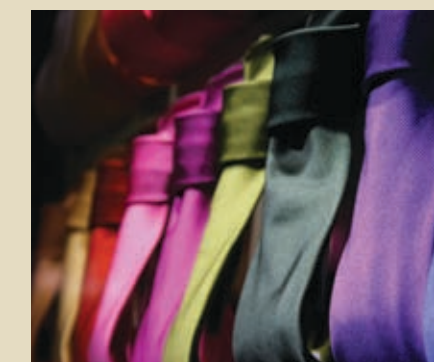
Enter the classy realm of Palais Renaissance where you can shop for upmarket fashion, jewellery and home accessories. Offerings from the upmarket boutiques include Italian womenswear from Prada, smart casual clothes from DKNY and gorgeous luxury fashion by India's hottest designers at Mumbai Se.

Hilton Shopping Gallery is home to renown haute couture such as Giorgio Armani, Dolce & Gabbana and fashion labels such as Issey Miake, Paul Smith and Missoni. This is also the perfect place to shop for exquisite French tableware and crystalware.

For even more indulgence in high-end shopping, the Marina Bay area includes the Raffles City Shopping Centre, Marina Square, Suntec City Mall and Millenia Walk. These precincts offer mega malls with both designer boutiques and specialty stores offering exquisitely tailored shirts, personalised perfume and handmade chocolates just for you.

LOOK OUT FOR Great Singapore Sale Annual June Event

At the biggest annual sale event of the year, shoppers can indulge in some major retail therapy. Scour the shops for an astounding array of items ranging from fashion, watches, jewellery and consumer electronics, including luxury brands. Fill your shopping bags with special offers, exclusive promotions and discounted prices of up to 70%. Major stores and malls on Orchard Road, Marina Bay, Bugis Street and even in the suburbs will extend their shopping hours till 12 midnight and beyond on selected weekends.



arts / culture

Residents and visitors to Iloura will be charmed by the harmonious blend of traditional and contemporary art forms and culture located in the vicinity. The visual and performing arts scene is dynamic and richly influenced by Singapore's multicultural population of indigenous Malay, Chinese, Indian and a sizable expatriate population. Spend your days visiting museums and art galleries, checking out cultural attractions or learning in one of the many fine educational facilities. There are countless unique and memorable experiences just waiting to be discovered.

VISUAL ARTS AND CULTURE

You won't need to venture far from Iloura to receive an education in art appreciation. Holland Village is the focal point for emerging and established artists, art collectors and art lovers. The district boasts numerous galleries featuring a wide array of contemporary artworks and sculptures from all over the world.

For a more enriching lesson on Singapore's culture and heritage, the spectacular Asian Civilisations Museum is only a short ride away from Iloura on the MRT. Housed in a 137 year old former colonial government office this museum comprises 10 thematic galleries with 1300 artefacts spanning 5000 years of Asian cultures and the Islamic world.

The Nus Centre for the Arts is also a must-see attraction. It is home to three outstanding galleries including the Lee Kong Chian Art Museum, Ng Eng Teng Gallery and South & Southeast Asian Gallery.

PERFORMING ARTS

Curtains up on the theatre scene in Singapore! Audiences have never been so spoilt for choice between local and international acts. Whether it be famous Broadway musicals, Chinese opera, rock concerts or art exhibitions, there is always a diverse offering featured in any part of Singapore. Here's a peek at a few upcoming events:

The King and I 6th August to 26th August 2007

The Award-winning Rodgers & Hammerstein masterpiece makes its debut in Singapore! The



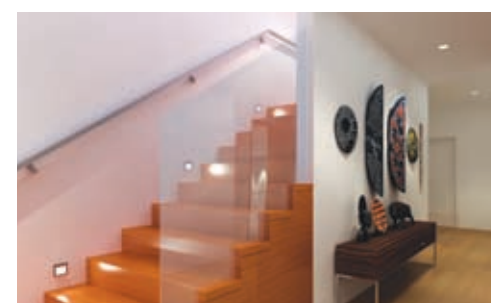
King & I, Broadway's longest-running Rodgers and Hammerstein musical and winner of 8 Tony Awards, including Best Musical and Best Score is known for its well-loved songs Hello Young Lovers, I Whistle a Happy Tune, Getting to Know You and Shall We Dance? Directed by Bobby Garcia (Hong Kong Disneyland's first Live Entertainment Director), and featuring a stellar cast, The King and I is a grand masterpiece not to be missed by the whole family!

Swan Lake on Ice 12-16 September 2007

As part of a new world tour, the Imperial Ice Stars are returning to Singapore in a truly dazzling production of Swan Lake on Ice. Assembled by Tony Mercer, Swan Lake on Ice will see 26 World, European and National Championship figure skaters performing to the glorious music of Tchaikovsky. The show promises to wow the whole family with breathtaking and theatrical feats never before seen in figure skating.

Chitty Chitty Bang Bang 2 - 18 November 2007

After a record-breaking UK tour, Chitty Chitty Bang Bang, the story of the magical flying car is taking flight to the Esplanade Theatre. From the creators of the legendary 'Bond 007' movies comes the largest and most visually stunning musical ever to visit Singapore!



SIGNATURE ANNUAL EVENTS

Throughout the year, you'll catch the whole city of Singapore in party mood. Be prepared for a whirlwind of boisterous celebrations, a lavish spread of delicacies and vibrant cultural processions and performances.

The Lunar New Year, celebrated around January/February, is the single most important festival in the Chinese calendar. Colourful lanterns adorn Chinatown with festivities culminating in the Chingay Parade of Dreams and the carnival at the Singapore River Hongbao.

In September & October, Singapore explodes into a city of festive lights, as cultural communities celebrate Mid-Autumn Festival (Chinese), Deepavali Light-Up (Hindus) and Hari Raya Light-Up (Muslim). Streets in Chinatown, Little India and Geylang Serai transform into a bustling market of dance, music, arts and bazaar stalls selling festive gourmet treats, handicrafts, garments and jewellery.

schools

Singapore is renowned for offering world-class formal educational facilities which provide positive learning, growth and nurturing for its children. At Iloura, you will find a wide range of prestige schools, catering for the different ages, within close proximity.

Anglo-Chinese Schools (ACS) – The Anglo-Chinese schools is a family of six Methodist schools, known for their achievements in every aspect of the school life. ACS provides a high level of rounded development and through their faith continue their endeavour to achieve and sustain their academic and sporting successes.

Hwa Chong Institution – One of the oldest schools in Singapore, Hwa Chong Junior College merged with Chinese High School to

facilitate the implementation of a truly seamless and broad-based 6 year integrated programme. With a curriculum emphasis on academic excellence, creativity, character building and leadership, Hwa Chong Institution has produced 46 President's Scholars, more than any other school in Singapore.

Nanyang Primary School – This co-educational school focuses on providing the best environment and support for pupils aged from 6 years. The school endeavours to continue their innovative procurement of student oriented strategies, enabling a more effective teaching method, thus making the learning experience more valuable, exciting and rewarding.

Nanyang Girl High School – Affiliated with Nanyang Primary School, this all-girls school

encourages their pupils to develop academically on a holistic level, to appreciate their achievements and respect their cultural origins. It also participates in the Integrated Programme with Hwa Chong Institution under the "Hwa Chong Affiliate Programme".

The above schools mentioned provide only a brief introduction to the schools located near Iloura. Other schools in the Holland Road area include Raffles Girls Primary School, Methodist Girls School, National Junior College and various international schools including the Dutch, German and Swiss schools. The prestige, strengths and convenient accessibility to the different schools will help bring tremendous opportunities to your child's future.



Landscape Design

Bask in the casual luxury of a tropical sanctuary. Illoura creates an outdoor environment that is welcoming and appropriate for life in the tropics.

The landscaped recreational area at the heart of Illoura is an essential counterpoint of cluster house living. Luscious landscaping and abundant water features form a soft backcloth to the rectilinear language of the Illoura development.

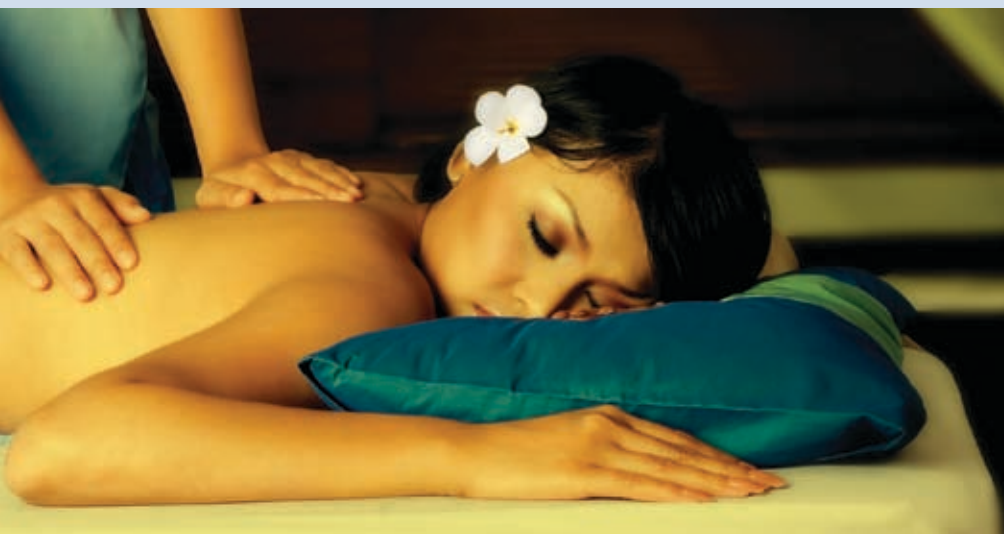
Upon entry, a reception pavilion projects into a sparkling 25 metre swimming pool merging with the jacuzzi, feature pools and an adjoining timber deck. Lush greenery surrounds the timber pool deck and a series of shallow feature pools extend the water theme through the development to achieve a harmonious whole. Natural light bathes the recreation area creating a delightful space for entertaining guests.

Mature trees and sub-tropical plants are strategically aligned in an attractive linear pattern to provide shade and capitalise on the light afternoon breeze. Each of the 30 homes also incorporates private enclosed space utilising planter boxes to create an intimate oasis amidst the urban development for all to enjoy.

Holistic Spa Retreat

Conveniently located at basement is a unique home spa retreat offering the ultimate private indulgence in holistic health and relaxation. Upon entry via the glass lift or stairs from the first storey, residents and their guests will be greeted with the continued landscaped themes of the upper level. Columns of natural light penetrating through voids from the upper levels create a vibrant environment and set the scene for a calm and tranquil experience.

The basement foyer is an idyllic place to hold casual meetings, or to simply catch up on your favourite reading with a cup of tea or coffee. Working out in the well-equipped gymnasium will build and maintain fitness, while use of the steam room and sauna will cleanse your body and assist in the promotion of wellness and general health. Indulge in a soothing massage in the massage therapy room, or organise an in-house beauty parlour session with your friends. Finally, the provision of male and female changing rooms and showers adds convenience and privacy to your spa experience.



recreation and landscape



developer profile



"Illoura represents our Group's first major project in Singapore and the introduction of an exciting new cluster housing concept, befitting its location and the essence of the land upon which it is developed."

Illoura blends a moderated approach to density levels with exceptional design and practicality to deliver a housing development with liveable qualities without compare."

Scott Collins
Scott Collins, Director

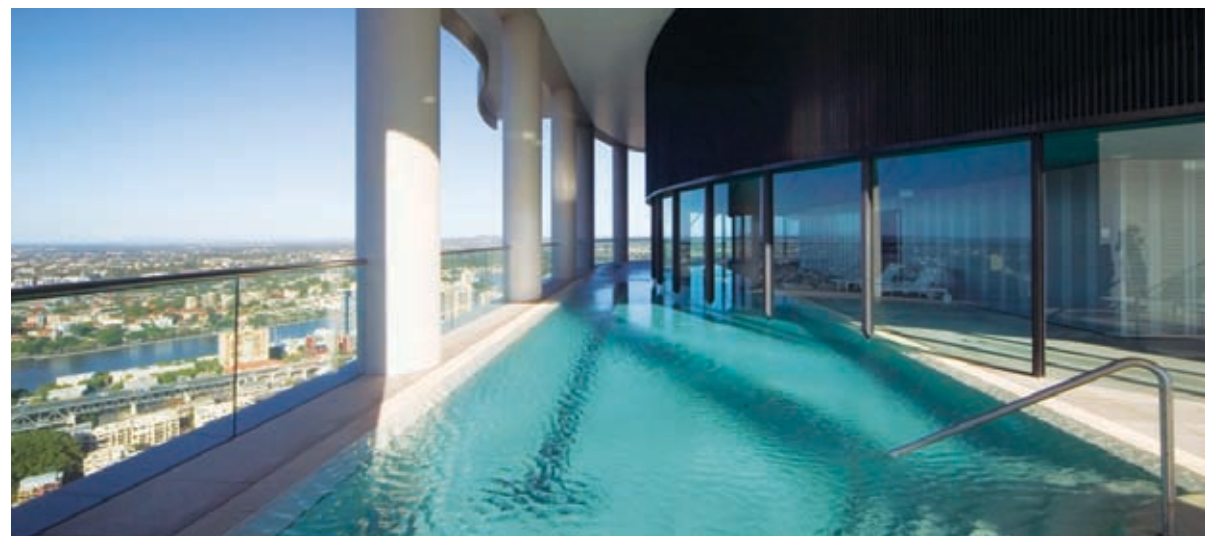
Brisbane Development Pte Ltd is a privately owned company with diversified business interests in property development and investment. The company focuses on the development of exclusive Commercial Office Buildings, International Hotels and prime luxury Residences.

Brisbane Development Pte Ltds' corporate vision is to deliver quality, innovation, attention to detail and longevity to all their projects. The group's recent major Australian projects including Mooloolaba International, Raffles Mooloolaba and Riparian Plaza, aptly reflect this vision.

Mooloolaba International is a luxury 4-star resort complex with integrated retail development. It is comprised of 200 strata titled apartments, several roof-top penthouses, a ground floor shopping mall and an esplanade dining precinct. Nestled alongside the Mooloolaba International is Raffles Mooloolaba, a medium-rise coastal development featuring 30 residential apartments. With commanding views of the Pacific Ocean, both Mooloolaba International and Raffles Mooloolaba present as the most premier beachside address of their era.

The recently completed Riparian Plaza represents a new genre of mixed-use development for Australia. Designed by world-renowned architect, Harry Seidler, Riparian Plaza integrates 53 levels of premium office space, 48 luxury penthouses, a recreational floor, retail accommodation and car parking on the banks of the iconic Brisbane River. Situated in the heart of the financial district of the Brisbane CBD, Riparian Plaza boasts unrivalled form and function and prides itself on being the tallest and most prestigious building in Brisbane.

The impressive track record of Brisbane Development Pte Ltd in Australia provides discerning buyers and investors with an assurance of its capabilities. The high calibre of their past projects ensures that Brisbane Development is positioned to deliver the same attributes and quality to their first luxury project in Singapore, Illoura on Old Holland Road.



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