IRWELL
HILL
RESIDENCES

Welcome To Irwell Hill Residences

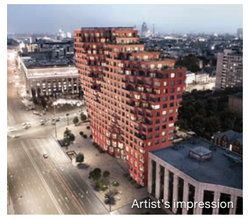
Imbued with a sense of progressiveness, Irwell Hill Residences is designed for modern living set against a backdrop of a lush landscape where one can enjoy the finer things in life. With heritage raintrees conserved and seamlessly integrated within its two towers, Irwell Hill Residences is where one can live better amidst nature while seeking respite even in the heart of one of Asia's most cosmopolitan cities. Future-ready and designed for those who delight in contemporary comfort, this development is set to be a new icon of premium luxury in prime District 9, at a new address created for the distinguished few.

Inspired And Progressive

The acclaimed architects behind Irwell Hill Residences

Widely respected for award-winning build quality, CDL commissioned the world-renowned architecture practice MVRDV from the Netherlands and ADDP from Singapore to create Irwell Hill Residences. Configured to optimise the living environment, the architecture by MVRDV & ADDP seamlessly integrates the conserved heritage raintrees into the landscape while placing attention to the details within the grounds. Incorporating the efficiency of a sustainable construction method, the architecture also connects the botanical landscape with the outdoor spaces of the balconies to create a green and enjoyable dwelling experience. Envisioned by MVRDV, the champagne gold pixel-patterned façade of the two towers is a deliberate departure from the predictable, while injecting a bold breath of design to Singapore's skyline.

Valley
© MVRDV



RED7
© MVRDV

The Markthal
© MVRDV

Depot Boijmans Van Beuningen
© Ossip van Duivenbode

About MVRDV

Founded in 1993 by Winy Maas, Jacob van Rijs and Nathalie de Vries in the Netherlands, MVRDV provides solutions to contemporary architectural and urban issues globally and delivers future-facing works with highly collaborative and research-based design methods. With iconic works like Depot Boijmans Van Beuningen, The Markthal, and upcoming projects like RED7 and Valley in over 45 countries, MVRDV is a thought leader in the industry and is now making its mark with Irwell Hill Residences in Singapore.

At The Centre Of It All

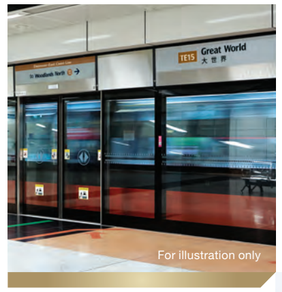
Go from milestones to destinations as you discover a wealth of amenities surrounding Irwell Hill Residences. With its prime location within District 9, it is of close proximity to anything and everything you love. Well-connected, it is minutes away from the future Great World MRT Station (Thomson-East Coast Line), Orchard MRT Station (North-South Line), and a short drive away from the Central Expressway (CTE).

Irwell Hill Residences is also surrounded by an array of practical and pleasurable landmarks close by.

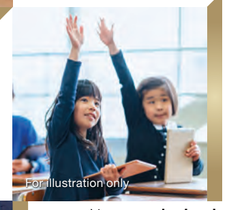
Retail
- Great World
- Tanglin Mall, Tanglin Place (Tanglin Shopping Belt)
- ION Orchard, Ngee Ann City, Wisma Atria, Tang Plaza, Paragon, Mandarin Gallery, 313@somerset, Orchard Central (Orchard Shopping Belt)

Entertainment
- Clarke Quay restaurants and bars
- Orchard Road cinemas, restaurants, lifestyle destinations
- Dempsey Hill

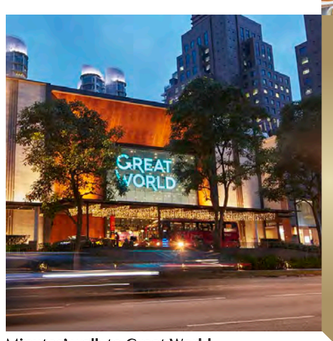
Schools
- River Valley Primary School (Within 1km)
- Anglo-Chinese School (Junior)
- Singapore Management University
- Well-known international schools



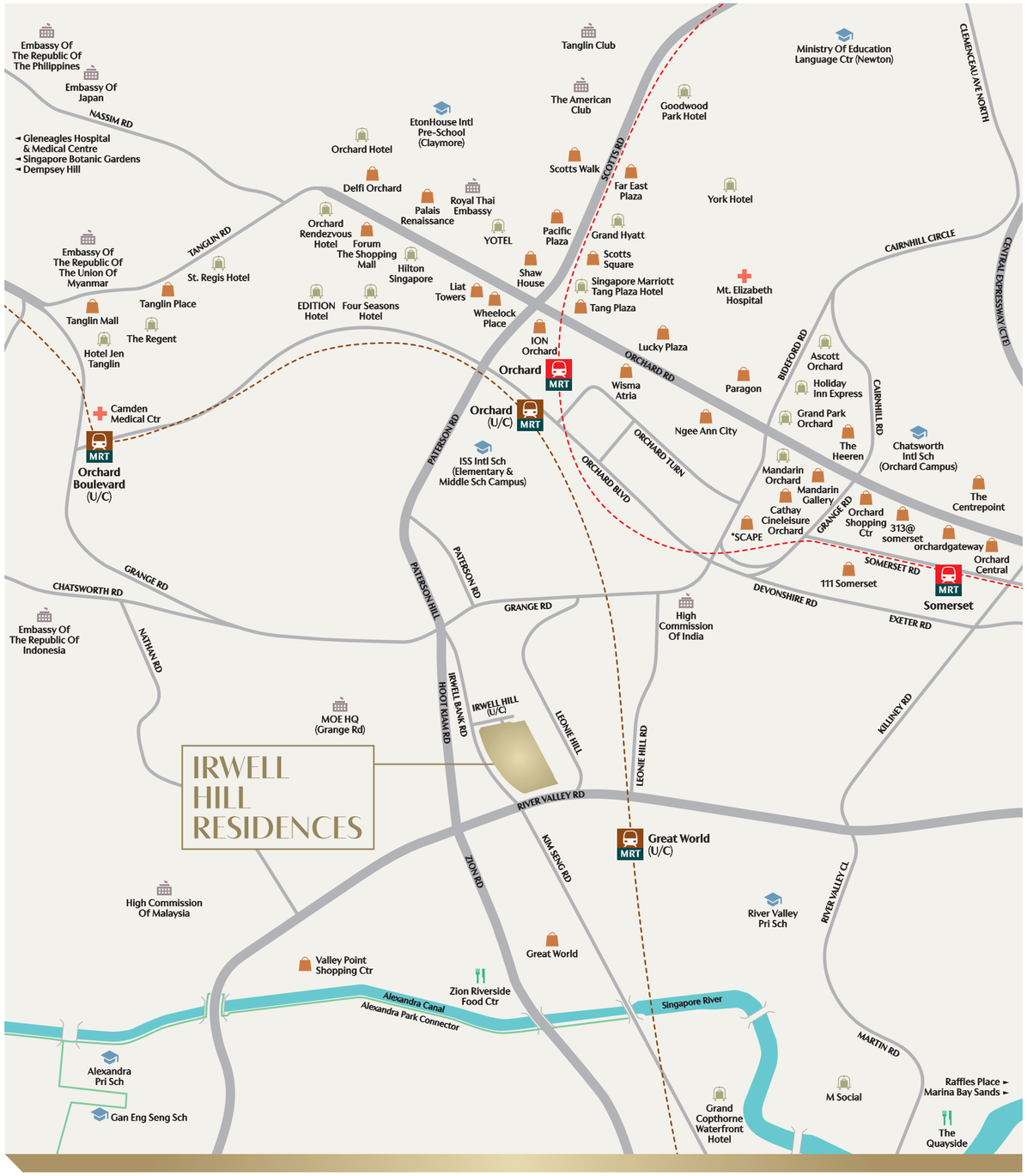
Upcoming Great World MRT Station



Near good schools



Minutes' walk to Great World



Every reasonable care has been taken in the preparation of the location map. The map is printed as at March 2021. 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.

Enjoy
The Embrace

Feel the wondrous welcome

The sense of arrival at Irwell Hill Residences is unlike any other development in the neighbourhood. With its naturally elevated terrain, this expansive hillside haven welcomes all to indulge in its array of facilities. From function rooms that are equipped to host meetings and conferences for the convenience of residents working from home, to a plethora of facilities masterfully designed for lifestyle wants and needs, Irwell Hill Residences is poised to deliver wonderful experiences.

Here, you can relax in the soothing waters of the Spa Pool, Club Pool, or even the 50m Infinity-Edge Raintree Pool, surrounded by lush greenery.

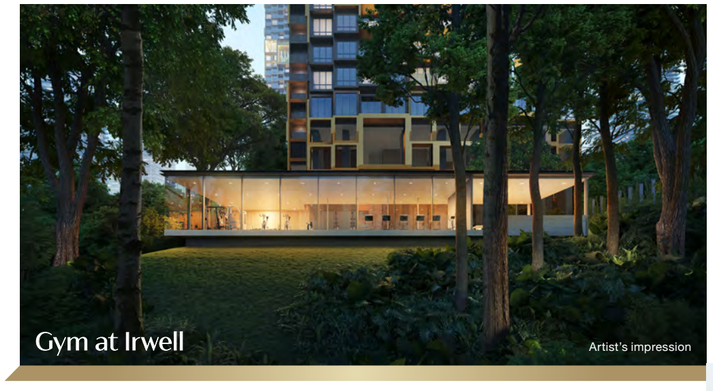
Entertain friends and loved ones with fetes and soirees at the Tree Top Gourmet, or walk your precious puppies at Pets' Play.

Play for love at the Tennis Court and challenge yourself at the spacious, state-of-the-art Gym at Irwell, elevated above the road level.

50m Raintree Pool

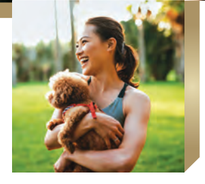
Artist's impression

Artist's impression



Gym at Irwell

Artist's impression



For The Visionary In You

Work and chill amidst sky and greenery at Irwell Vista on Level 24

At Level 24 of both towers, Vista Co-Work is a purpose-designed space reserved for residents to work without leaving home. Here, the bespoke workstations are equipped with WiFi, charging points, and a view of the sky framed by the greenery. This is working from home, redefined. At night, Vista Gourmet transforms into an entertaining and hosting venue that affords all with a panorama of picturesque nightscapes.

Vista Co-Work

Artist's impression

Sky Lounge

Artist's impression

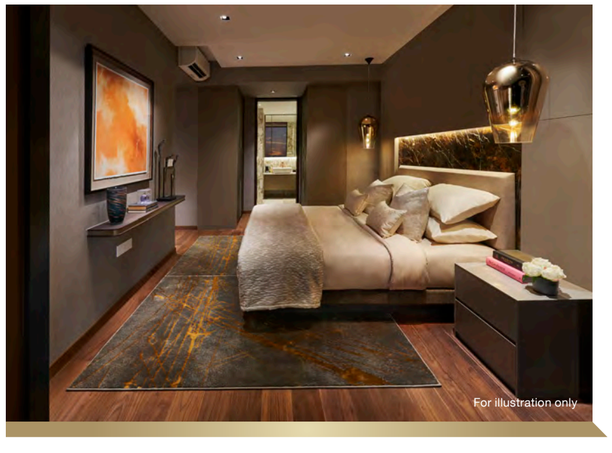
Soak In New Perspectives

A constellation beckons above you at Irwell Sky on the Roof Terrace

Located at the top of the towers is Irwell Sky where intimate gatherings with friends and loved ones can take place. Relaxing at the Sky Lounge, you are also treated to the unique views that one can now own. Or you can choose to bask in the moonlight at the Sky Hammocks as you indulge in leisurely stargazing.

The Art Of Being Adaptable

For illustration only


For illustration only

From thoughtful touches that allow one to transform spaces for working at home to designs that incorporate sustainable materials, contemporary living at Irwell Hill Residences isn't just stylish. It is also highly functional to suit various lifestyle needs. Your home will certainly be both progressive and practical.

Built-in within the Studio and 1-Bedroom + Study units, there are also bespoke countertops that can easily be converted into workstations, extended preparation spaces, and dining tables. How you style and use your space is flexibility that you can enjoy.

The details in your home truly matter especially when it is curated with a focus on high quality. Finished with branded fittings from Gessi and sanitary ware from Geberit, and equipped with appliances from Miele and Bosch, each unit comes with marble flooring in the living and dining room and is designed to inspire and delight.

Scan to view how the countertop transforms.

For illustration only

Always Future-ready

Life at Irwell Hill Residences is enriched with smart features that make your life even better. Within every unit is a Smart Hub gateway which connects to the smart provisions, allowing you to remotely control them via an app on your mobile device.

For illustration only

Smart Home

Smart Air Con
Hot day? Turn on the air conditioning remotely and have the home cooled in preparation for your return.

Smart Lighting
Schedule the lights to come on automatically or check if you have forgotten to turn them off.

Smart Smoke Detector
Be promptly alerted so you can call for help if no one is at home to investigate.

Smart Voice Control
Hands-free control of your smart home devices. A smart voice assistant means you can also ask about the news, weather, traffic; set reminders; play music; and more.

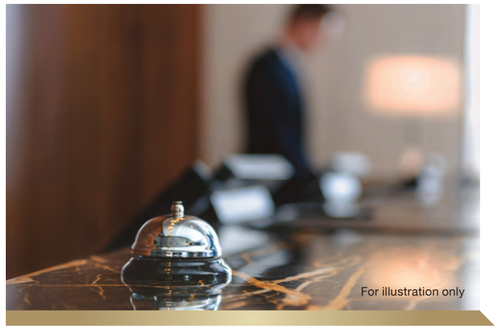
Smart Community

Smart Booking
Check if facilities are available and book them at your convenience. Allows you keyless access too.

Smart Parcel
Parcel station sized to accept packages as well as letters, and sends you an alert to retrieve them.

Smart Notifications
Expecting guests? See who has arrived at the Lift Lobby and let them in with a simple tap through your mobile device.

Smart Invite
Allow your visitors entry to the development with a QR invite that can be scanned and verified.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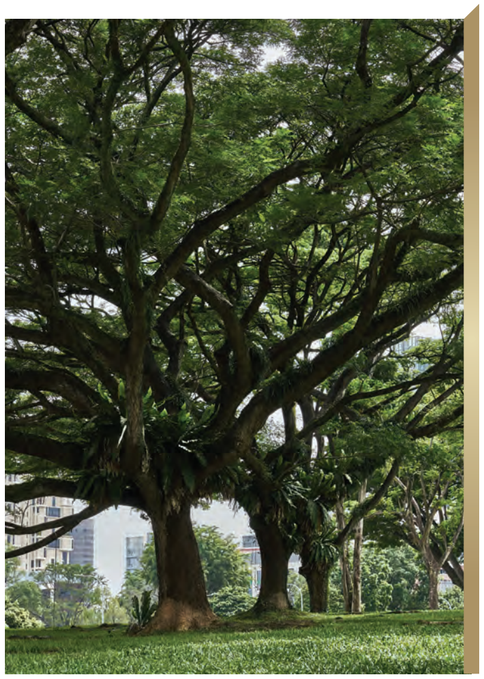
Premier Residential Services

Completing your life of ease, our team of Residential Hosts are on hand to provide seamless assistance. From your day-to-day needs such as arranging for laundry, delivery acceptance, and transport bookings; to special occasions like catering for parties, restaurant reservations, and more* – it's all taken care of.

*Selected services are chargeable. Terms and conditions apply.

Grounded In Sustainability

Irwell Hill Residences is a proud recipient of the BCA Green Mark Gold^{Plus} award. This ensures that you can take pleasure in a home that not only provides the best of modern comforts, but does so with your interest – and that of the earth – at heart.



Passive Cool Design Architecture

- Designed to reduce direct West-facing units
- Units are designed with balconies and/or other sunshading elements such as horizontal ledges and tinted window glass to reduce direct sunlight penetration into unit interior

Environmental Quality and Protection

- Use of environmentally friendly products certified by approved local certification bodies
- Use of low Volatile Organic Compounds (VOC) paints for internal walls to reduce indoor air pollution
- Conservation of existing raintrees and large expanse of lawn

Energy Efficiency

- Provision of energy efficient air-conditioners for all units
- Efficient lighting design with use of LED lighting and motion sensors
- Energy efficient lifts with Variable Voltage Variable Frequency (VVVF) drive, sleep mode and regenerative power feature

Water Efficiency

- Water efficient fittings provided for all units

Other Green Features

- Extensive greenery and landscape
- Pneumatic waste collection and disposal system
- Double refuse chutes for recyclable and non-recyclable waste
- Siphonic rainwater discharge system at roof
- Provision of bicycle parking lots at basement level
- Good access to bus stops
- Recycling bins for collection and storage of recyclable waste

Schematic Diagram

2 Irwell Hill, Singapore 239588 (North Tower)

Floor \ Unit	1	2	3	4	5	6	7	8
Roof	IRWELL SKY (ROOF TERRACE)							
36		B8L	B3L	A2SL	A3SL	A1L	B4L	PH3
35	B5(b)	B8(b)	B3(b)	A2S(b)	A3S(b)	A1	B4(b)	D1(b)
34	B5(b)	B8(b)	B3(b)	A2S(b)	A3S(b)	A1	B4(b)	D1(b)
33	B5(b)	B8(b)	B3(b)	A2S(b)	A3S(b)	A1	B4(b)	D1(b)
32	B5(b)	B8(b)	B3(b)	A2S(b)	A3S(b)	A1	B4(b)	D1(b)
31	B5(b)	B8(b)	B3(b)	A2S(b)	A3S(b)	A1	B4(b)	D2(b)
30	B5(b)	B8(b)	B3(b)	A2S(b)	A3S(b)	A1	B4(b)	D1(b)
29	B5(b)	B8(b)	B3(b)	A2S(b)	A3S(b)	A1	B4(b)	D2(b)
28	B5(b)	B8(b)	B3(b)	A2S(b)	A3S(b)	A1	B4(b)	D2(b)
27	B5(b)	B8(b)	B3(b)	A2S(b)	A3S(b)	A1	B4(b)	D2(b)
26	B5(b)	B8(b)	B3(b)	A2S(b)	A3S(b)	A1	B4(b)	D2(b)
25	B5(b)	B8(b)	B3(b)	A2S(b)	A3S(b)	A1	B4(b)	D2(b)
24	IRWELL VISTA (SKY TERRACE)							
23	B5(b)	B8(b)	B3(b)	A2S(b)	A3S(b)	A1	B4(b)	D1(b)
22	B5(b)	B8(b)	B3(b)	A2S	A3S	A1	B4(b)	D2(b)
21	B5(b)	B8(b)	B3(b)	A2S	A3S(b)	A1	B4(b)	D2(b)
20	B5(b)	B8(b)	B3(b)	A2S(b)	A3S(b)	A1	B4(b)	D2(b)
19	B5(b)	B8(b)	B3(b)	A2S(b)	A3S(b)	A1	B4(b)	D2(b)
18	B5(b)	B8(b)	B3(b)	A2S(b)	A3S(b)	A1	B4(b)	D1(b)
17	B5(b)	B8(b)	B3(b)	A2S(b)	A3S	A1	B4(b)	D1(b)
16	B5(b)	B8(b)	B3(b)	A2S	A3S	A1	B4(b)	D2(b)
15	B5(b)	B8(b)	B3(b)	A2S	A3S(b)	A1	B4(b)	D2(b)
14	B5(b)	B8(b)	B3(b)	A2S(b)	A3S(b)	A1	B4(b)	D2(b)
13	B5(b)	B8(b)	B3(b)	A2S(b)	A3S(b)	A1	B4(b)	D2(b)
12	B5(b)	B8(b)	B3(b)	A2S(b)	A3S(b)	A1	B4(b)	D2(b)
11	B5(b)	B8(b)	B3(b)	A2S(b)	A3S(b)	A1	B4(b)	D2(b)
10	B5(b)	B8(b)	B3(b)	A2S	A3S(b)	A1	B4(b)	D2(b)
9	B5(b)	B8(b)	B3(b)	A2S(b)	A3S(b)	A1	B4(b)	D1(b)
8	B5(b)	B8(b)	B3(b)	A2S	A3S	A1	B4(b)	D2(b)
7	B5(b)	B8(b)	B3(b)	A2S(b)	A3S	A1	B4(b)	D1(b)
6	B5(b)	B8(b)	B3(b)	A2S(b)	A3S(b)	A1	B4(b)	D1(b)
5	B5(b)	B8(b)	B3(b)	A2S(b)	A3S	A1	B4(b)	D1(b)
4	B5(b)	B8(b)	B3(b)	A2S	A3S	A1	B4(b)	D2(b)
3	B5(b)	B8(b)	B3(b)	A2S	A3S(b)	A1	B4(b)	D2(b)
2	B5(b)	B8(b)	B3(b)	A2S(b)	A3S(b)	A1		D2(b)
1	FACILITIES AND LANDSCAPE							

6 Irwell Hill, Singapore 239590 (South Tower)

Floor \ Unit	9	10	11	12	13	14	15	16
Roof	IRWELL SKY (ROOF TERRACE)							
36	PH1 (#36-09)		B9L	A4SL	B1L	B2L	PH2 (#36-15)	
35	B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
34	B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
33	B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
32	B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
31	B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
30	B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
29	B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
28	B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
27	B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
26	B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
25	B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
24	IRWELL VISTA (SKY TERRACE)							
23	B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
22	B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
21	B7(b)	C2(b)	B9(b)	A4S	B1(b)	B2(b)	C1(b)	B6(b)
20	B7(b)	C2(b)	B9(b)	A4S	B1(b)	B2(b)	C1(b)	B6(b)
19	B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
18	B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
17	B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
16	B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
15	B7(b)	C2(b)	B9(b)	A4S	B1(b)	B2(b)	C1(b)	B6(b)
14	B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
13	B7(b)	C2(b)	B9(b)	A4S	B1(b)	B2(b)	C1(b)	B6(b)
12	B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
11	B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
10	B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
9	B7(b)	C2(b)	B9(b)	A4S	B1(b)	B2(b)	C1(b)	B6(b)
8	B7(b)	C2(b)	B9(b)	A4S	B1(b)	B2(b)	C1(b)	B6(b)
7	B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
6	B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
5	B7(b)	C2(b)	B9(b)	A4S	B1(b)	B2(b)	C1(b)	B6(b)
4	B7(b)	C2(b)	B9(b)	A4S	B1(b)	B2(b)	C1(b)	B6(b)
3	B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
2	B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
1	FACILITIES AND LANDSCAPE							

Legend

- Studio
- 1-Bedroom + Study
- 2-Bedroom Classic
- 2-Bedroom Premium
- 3-Bedroom Classic
- 3-Bedroom Premium
- 4-Bedroom Premium
- Sky Penthouse

Site Plan

The renderings of the units as shown are for illustrative purposes only. The shading and outline of the unit type only applies to typical units. The boundary lines of the units set out here are not to be taken as a factual representation of the actual units. Kindly refer to the approved BP plans for the actual unit outline/boundary lines.

A Guide To The Curated Facilities Within

Legend

1st Storey

1. Arrival Plaza
2. Arrival Lobby
3. Reading Lawn
4. Sculpture Lounge
5. Sculpture Lawn
6. Raintree Lounge
7. 50m Raintree Pool
8. Social Lounge
9. Social Lawn
10. Raintree Lawn
11. Spa Pool
12. Spa Lounge
13. Pets' Play
14. Wellness Lounge
15. Play Pool
16. Gym at Irwell
17. Gourmet BBQ
18. Playground
19. Tennis Court
20. Tranquillity Court
21. Steam Room
22. MA Office
23. Residential Services Reception

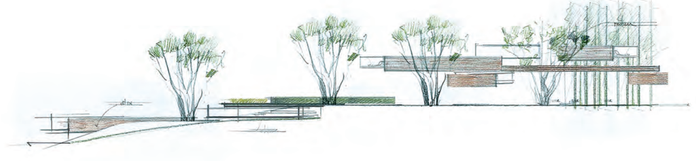
1st Mezzanine

24. Club at Irwell
25. Tree Top Gourmet
26. Club Pool Deck
27. Club Pool
28. Club Alfresco

Others

A. Guardhouse
B. Side Gate
C. Substation (at Basement)
D. Bin Centre (at Basement)
E. Carpark Ventilation Shaft

Water Tank Location



Irwell Vista

(Sky Terraces at Level 24)

A unique co-working space that transforms into a chill-out area for entertainment at night.

Block 2 (North Tower)

Block 6 (South Tower)

29. Vista Social I
30. Vista Co-Work
31. Vista Lounge I
32. Vista Lounge II
33. Vista Social II
34. Vista Grill
35. Vista Gourmet

N

0 10 20 30

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Irwell Sky

(Roof Terraces)

At the top of both towers, you will find a fitness area by day. By night, this becomes your stargazing space for relaxation.

Block 2 (North Tower)

Block 6 (South Tower)

36. Sky Lounge
37. Sky Pod
38. Sky Horizon
39. Sky Hammocks
40. Sky Fitness

Water Tank Location

N

0 10 20 30

The renderings of the units as shown are for illustrative purposes only. The shading and outline of the unit type only applies to typical units. The boundary lines of the units set out here are not to be taken as a factual representation of the actual units. Kindly refer to the approved BP plans for the actual unit outline/boundary lines.

Studio

Type A1

37 sq m / 398 sq ft

Block 2: #02-06 to #23-06, #25-06 to #35-06

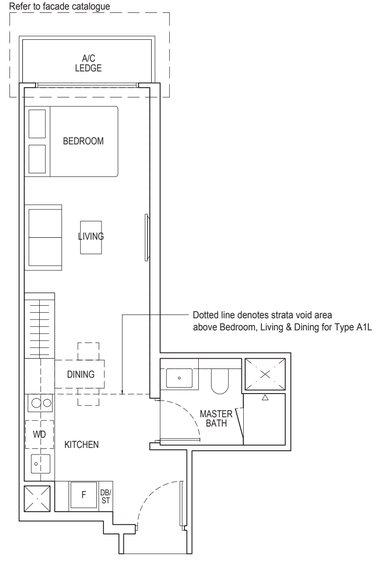
Studio Loft

Type A1L

57 sq m / 614 sq ft

Inclusive of strata void area of 20 sq m / 215 sq ft above Bedroom, Living & Dining

Block 2: #36-06



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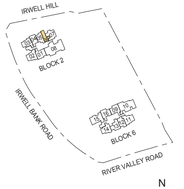


Key plan is not drawn to scale.

1-Bedroom + Study

Type A3S(b)

46 sq m / 495 sq ft

Block 2: #02-05, #03-05, #06-05, #09-05 to #15-05
#18-05 to #21-05, #23-05, #25-05 to #35-05

1-Bedroom + Study Loft

Type A3SL

60 sq m / 646 sq ft
Inclusive of strata void area of
14 sq m / 151 sq ft above Living & Dining
Block 2: #36-05

2-Bedroom Classic

Type B1(b)

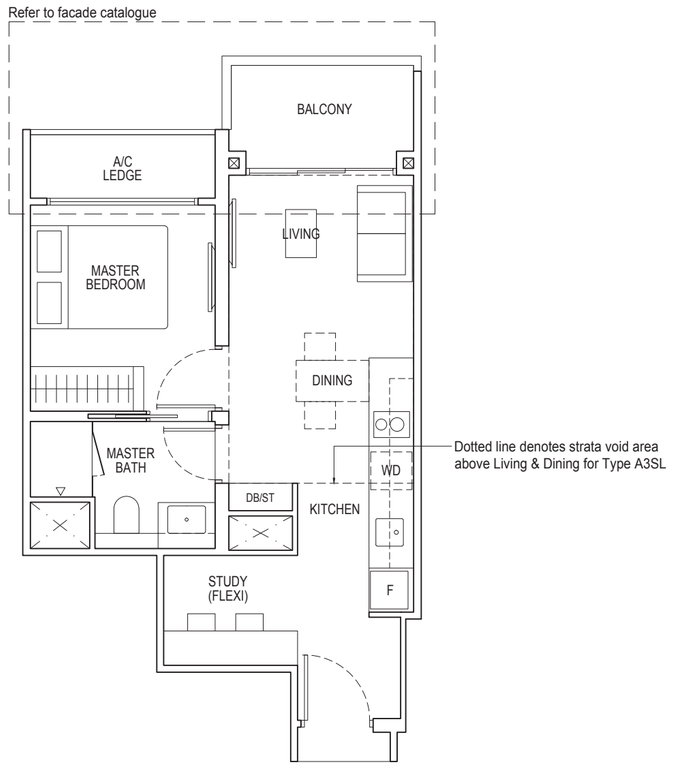
56 sq m / 603 sq ft

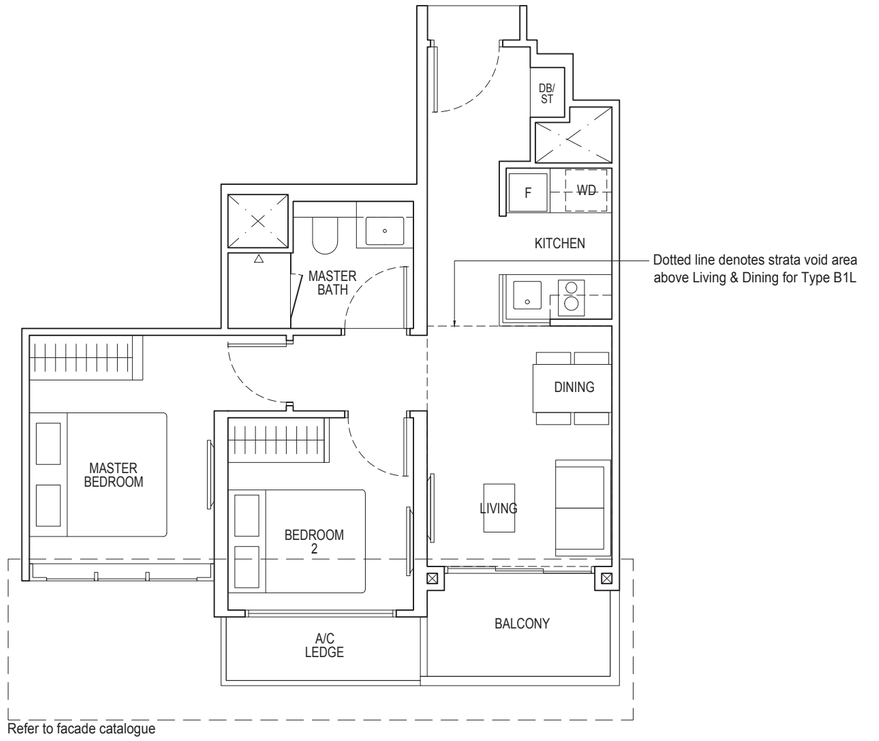
Block 6: #02-13 to #23-13, #25-13 to #35-13

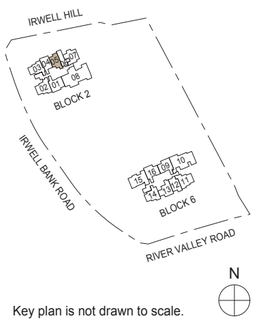
2-Bedroom Classic Loft

Type B1L

67 sq m / 721 sq ft
Inclusive of strata void area of
11 sq m / 118 sq ft above Living & Dining
Block 6 : #36-13







Key plan is not drawn to scale.

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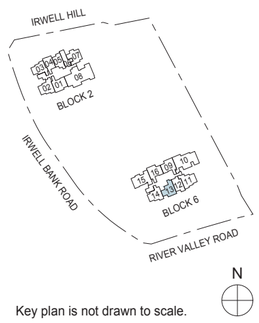

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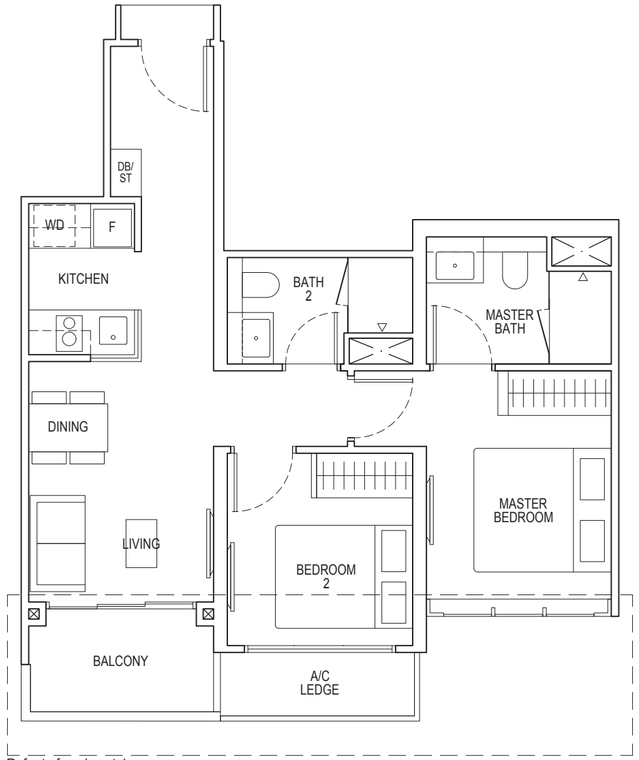
2-Bedroom Premium

Type B5(b)

61 sq m / 657 sq ft

Block 2: #02-01 to #23-01, #25-01 to #35-01



Refer to facade catalogue

Key plan is not drawn to scale.

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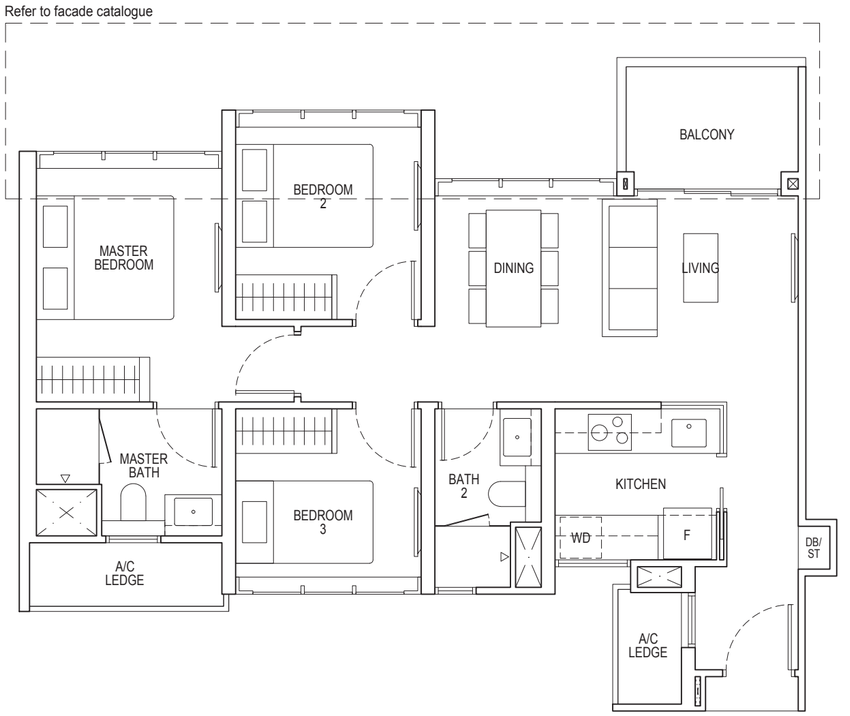
3-Bedroom Classic

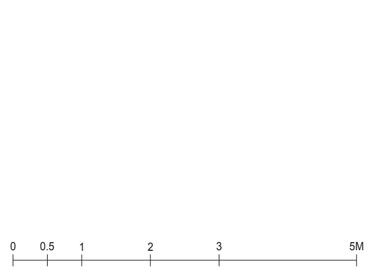
Type C1(b)

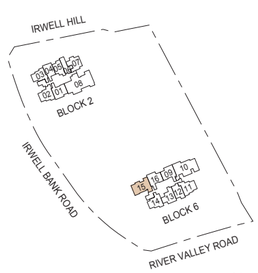
80 sq m / 861 sq ft

Block 6: #02-15 to #23-15, #25-15 to #35-15

Refer to facade catalogue







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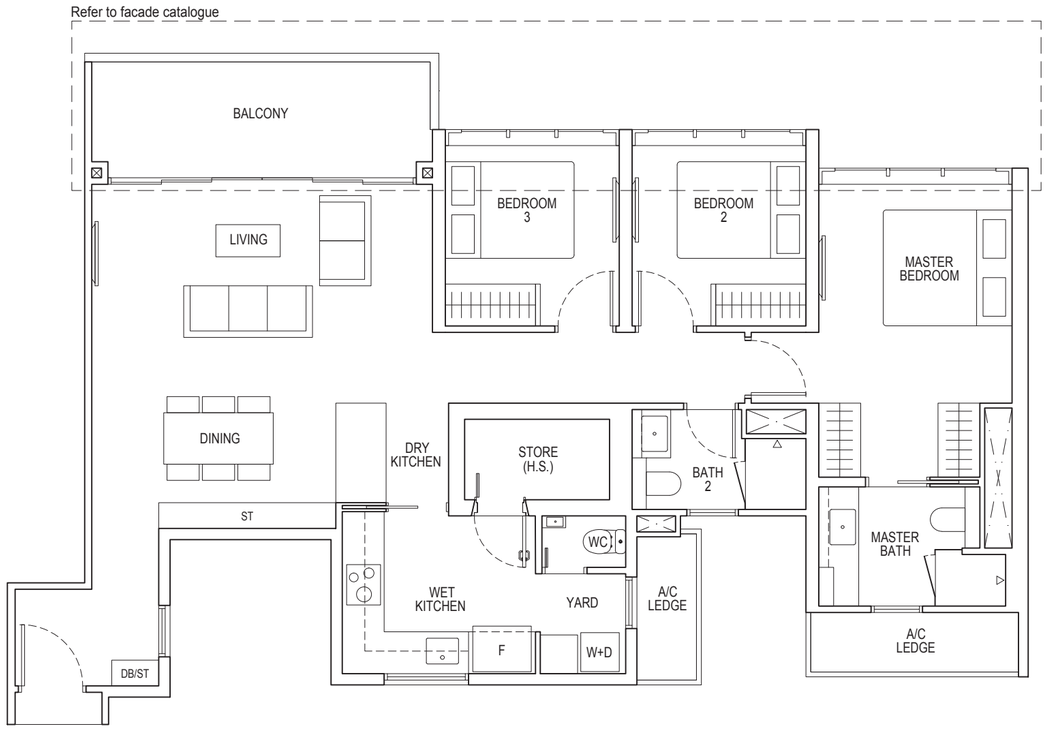
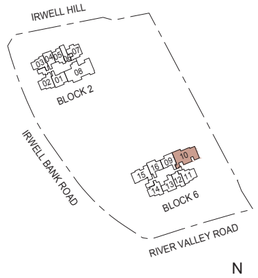
3-Bedroom Premium

Type C2(b)

118 sq m / 1270 sq ft

Block 6: #02-10 to #23-10, #25-10 to #35-10





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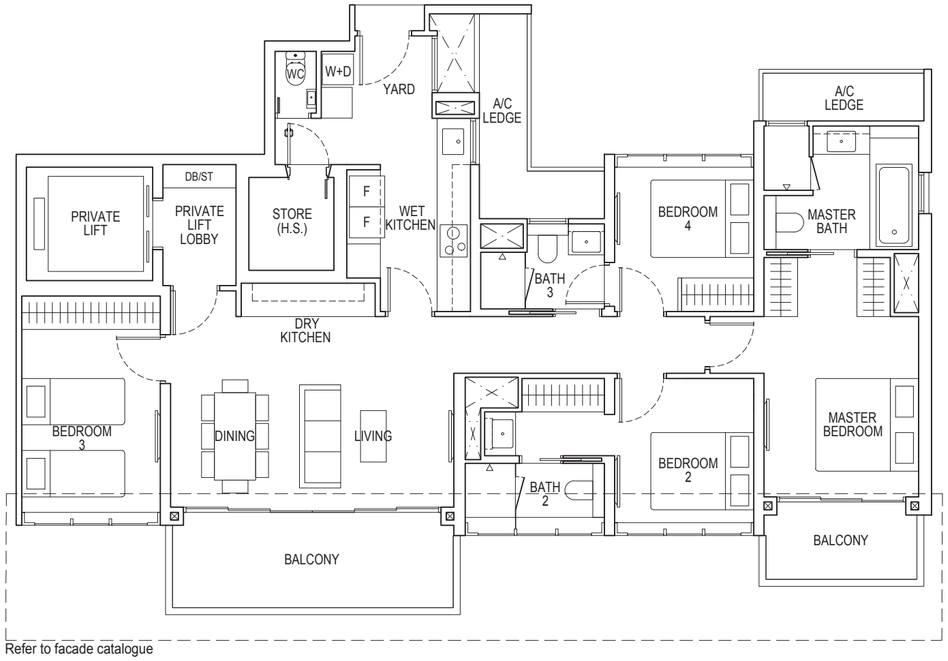
Key plan is not drawn to scale.

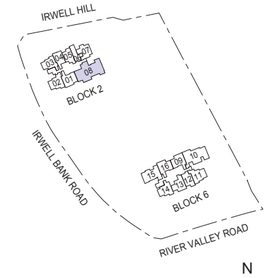
4-Bedroom Premium

Type D2(b)

147 sq m / 1582 sq ft

Block 2: #02-08 to #04-08, #08-08, #10-08 to #16-08
#19-08 to #22-08, #25-08 to #29-08, #31-08





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Key plan is not drawn to scale.

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Rachel Xu

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Vendor (Developer): CDL Perseus Pte. Ltd. (UEN No. 201813034C) • Tenure of Land: Leasehold of 99 years commencing from 13 April 2020 • Lot No.: Lot 01653X T.S. 21 at Irwell Bank Road • Housing Developer's Licence No.: C1385 • Encumbrances: Nil • Expected Date of Vacant Possession: 30 September 2026 • Expected Date of Legal Completion: 30 September 2029

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