

HILLS
TWO
ONE

Delight Whilst
in the
Pleasure of Nature









HillsTwoOne is a freehold residential development that is nestled amongst the verdant forests of Bukit Batok. Integrated with its natural surroundings to give you the best of urban living.

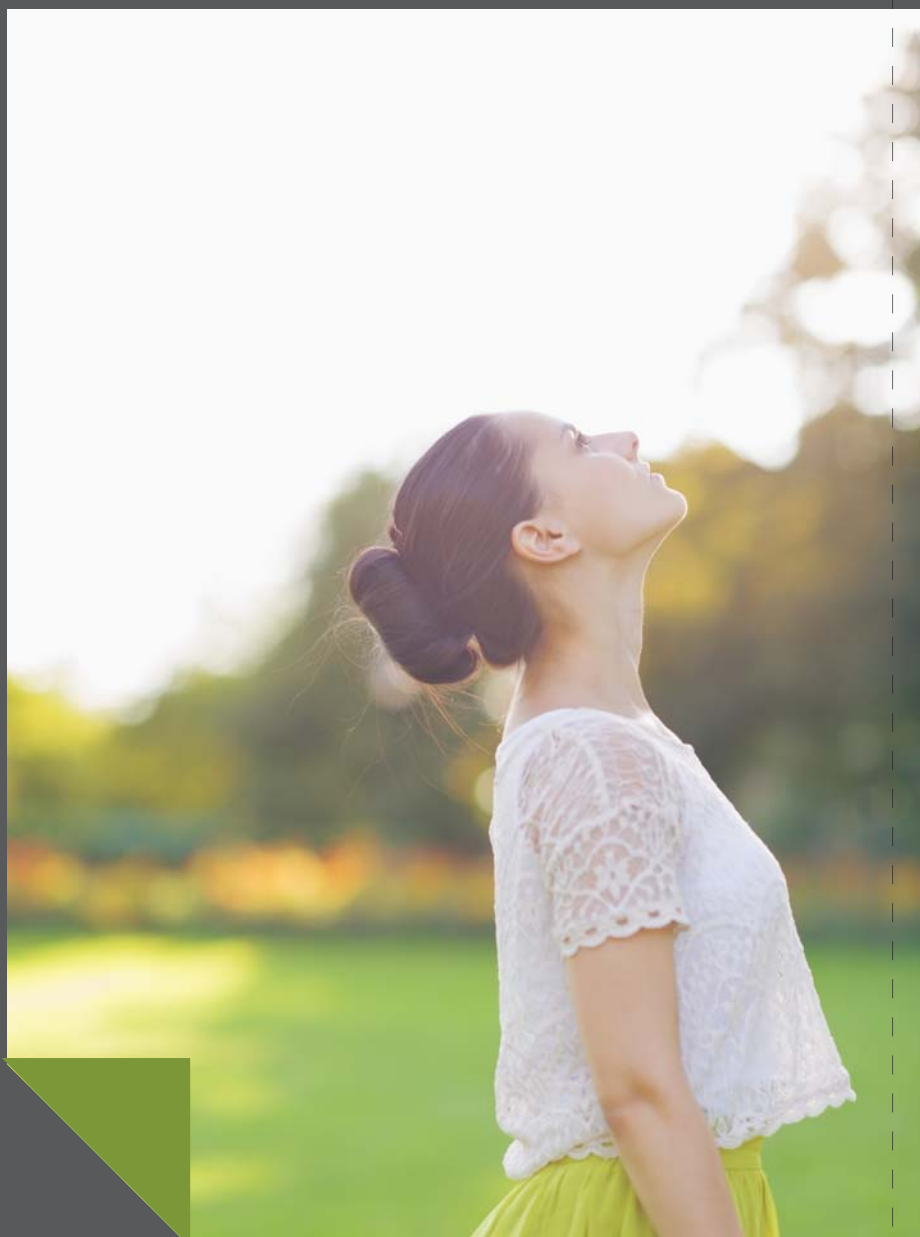




The Beauty of
Nature is Yours
to Savour



Everywhere
You Look,
Beauty Comes Alive

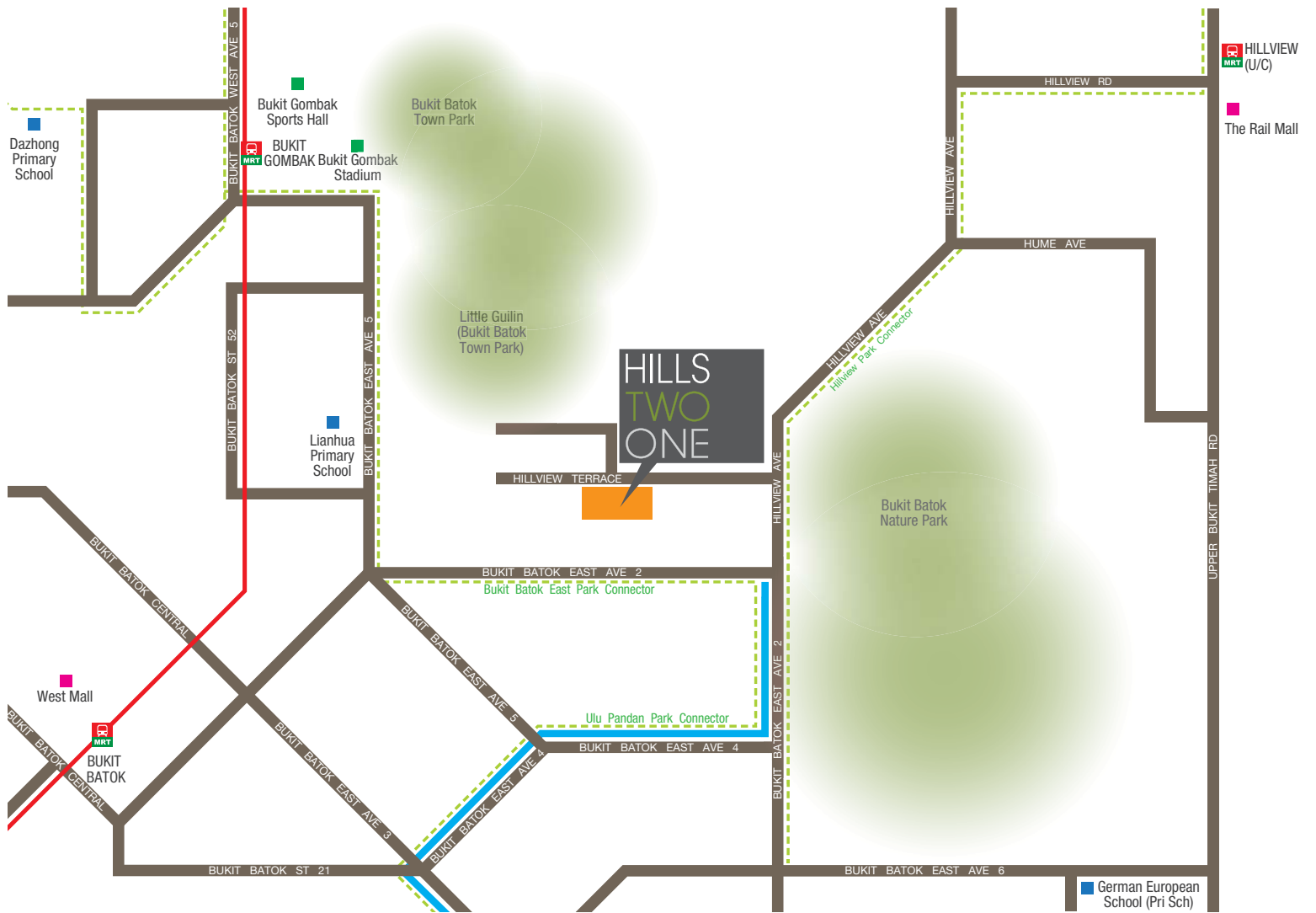


HillsTwoOne brings you the best of city-living coupled with the serenity of surrounding woodlands, lakes and nature parks. This is where you can let the stress of everyday life simply melt away everytime you come home.

Besides the proximity of beautiful spots such as Little Guilin and Bukit Batok Nature Park, you will discover modern conveniences situated close by. Within minutes of HillsTwoOne there are MRT stations and major roads that connect to the rest of Singapore as well as malls such as West Mall and Rail Mall. There are also local and international schools located nearby.

At HillsTwoOne, you will find the perfect marriage of living in the city and communing with nature.

Location map



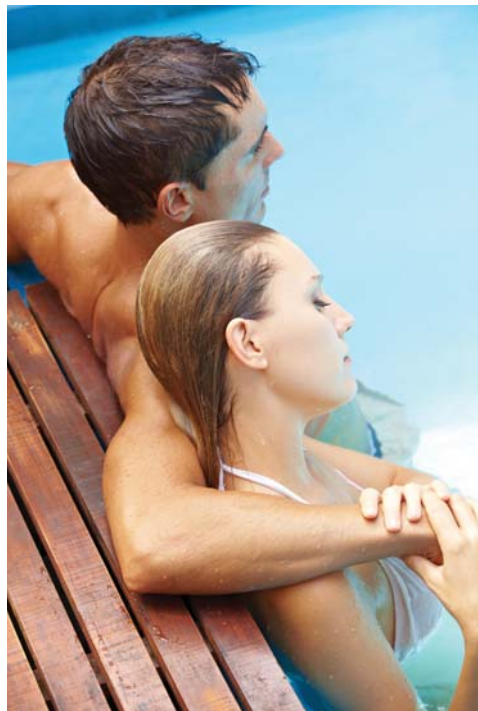
Being with nature, engaging with loved ones, zipping around the island or indulging in your every desire.



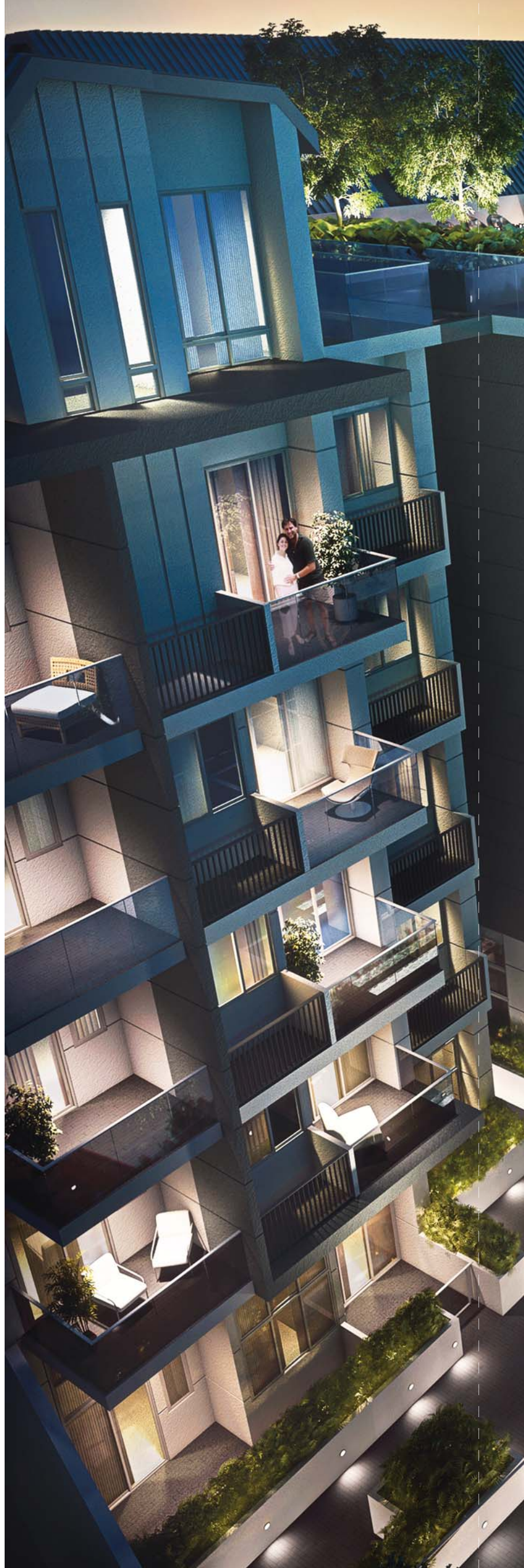


LITTLE GUILIN

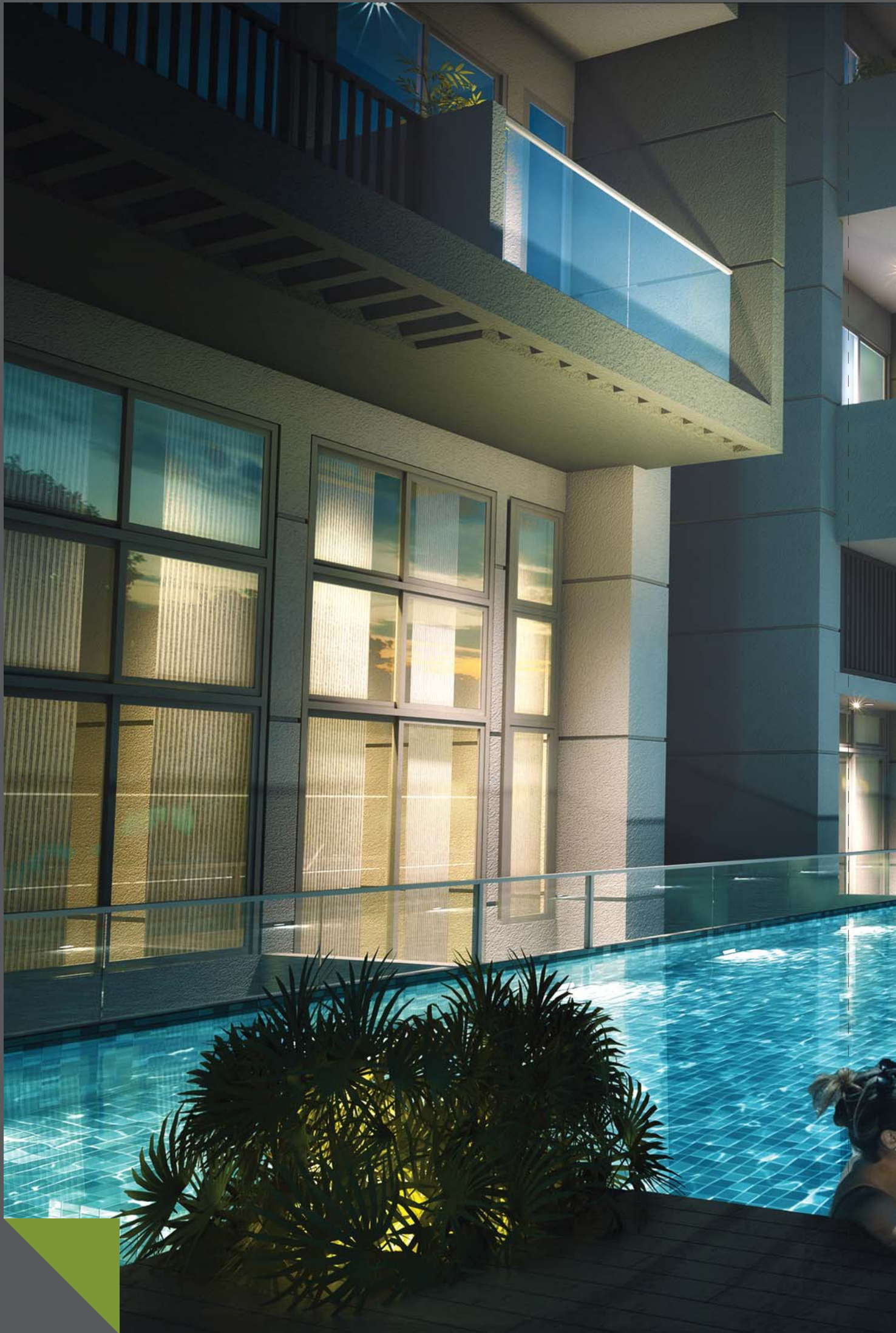
Little Guilin, just a stone's throw from HillsTwoOne.



Working up a sweat in the gym,
easing away the tension in the jacuzzi,
relaxing in the swimming pool,
lounging on the pool deck or experiencing
special moments with loved ones
over a sizzling BBQ.





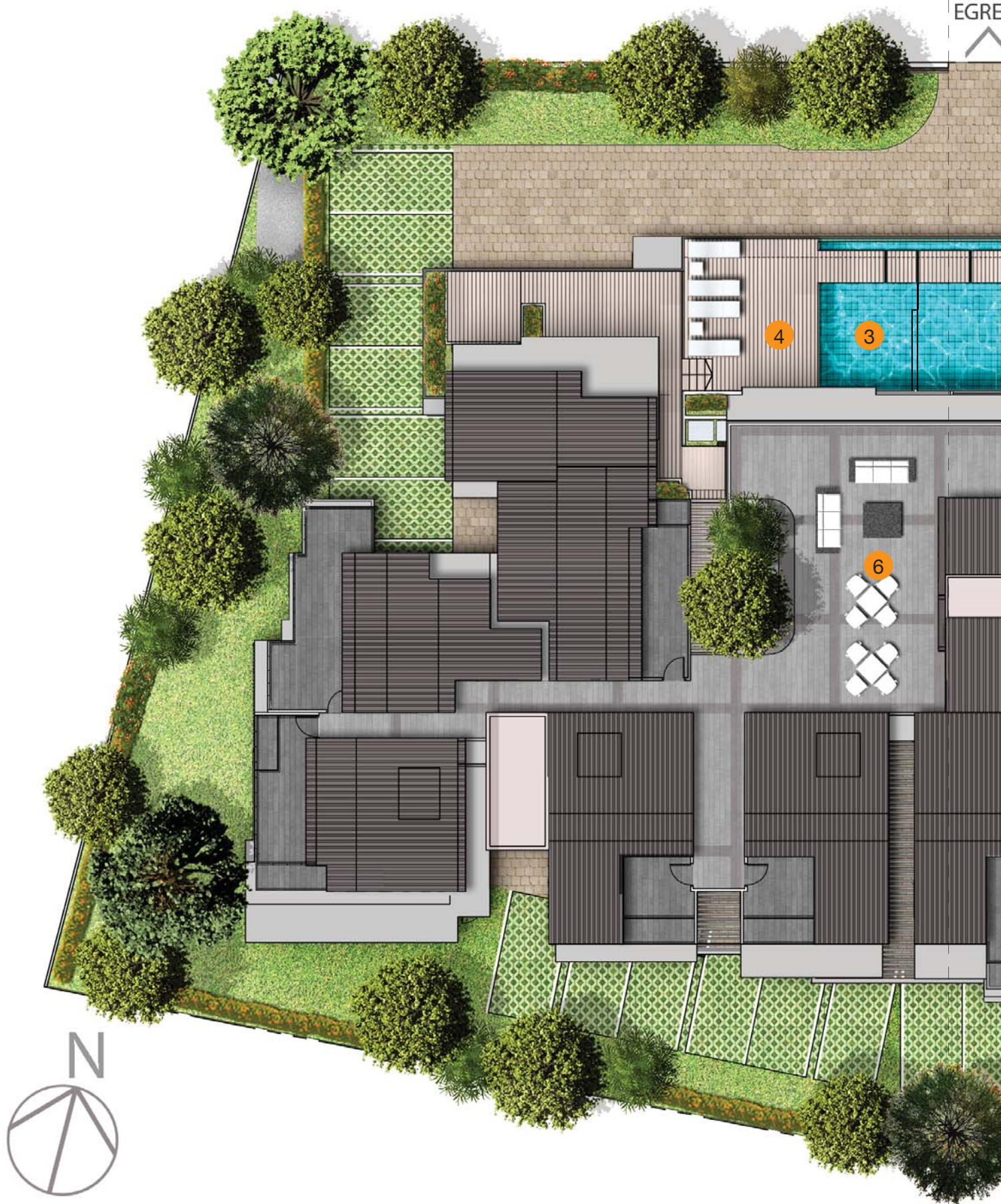




artist's impression

Poolside scene at HillsTwoOne.

HILLVIEW TERRACE



1 SWIMMING POOL

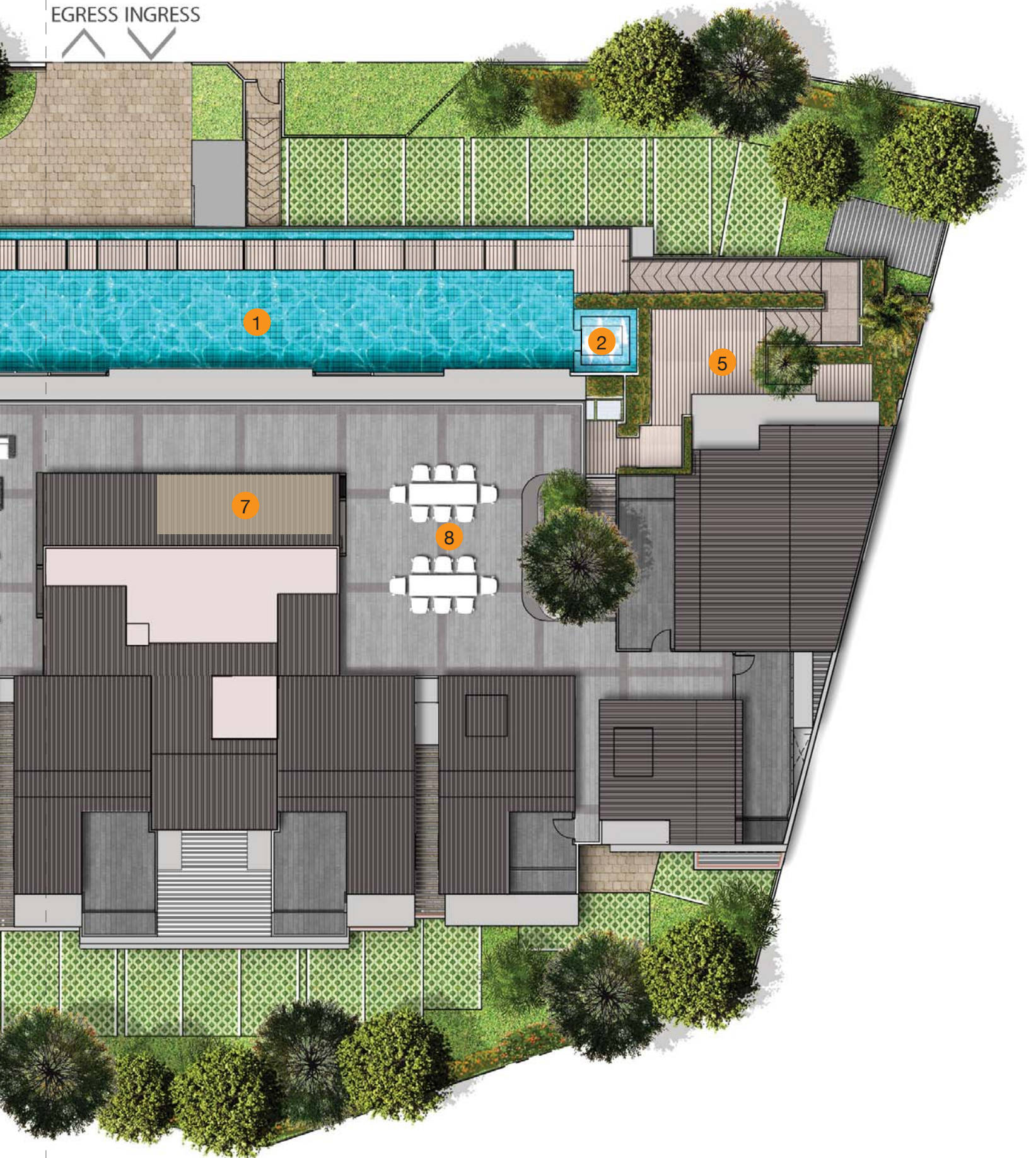
2 JACUZZI

6 ENTERTAINMENT (roof level)

7 GYM (roof level)

SITE PLAN

EGRESS INGRESS



3 SHALLOW POOL

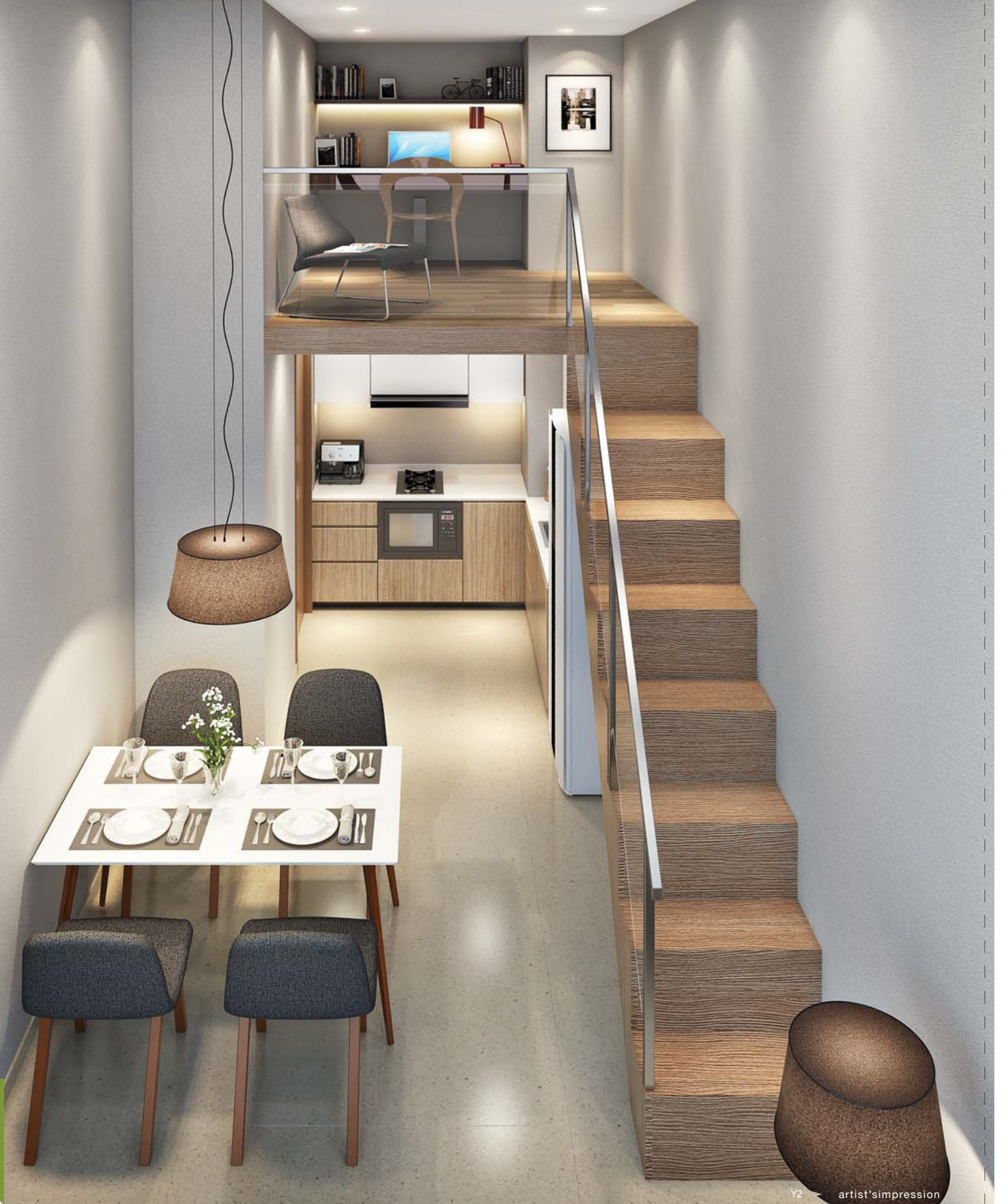
4 POOL DECK

5 YOGA CORNER

8 OUTDOOR DINING / BBQ (roof level)







Y2 artist's impression

Dual Keys Units



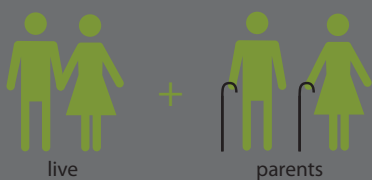
live

work



live

tenant



live

parents

The availability of units with dual keys at HillsTwoOne means you can live your life the way you choose. From extended families to renting out that extra space, you can design your living arrangements to suit your situation, without ever compromising on your valuable privacy. Just another considerate feature you will discover at HillsTwoOne.



artist'simpression Y3 ▶



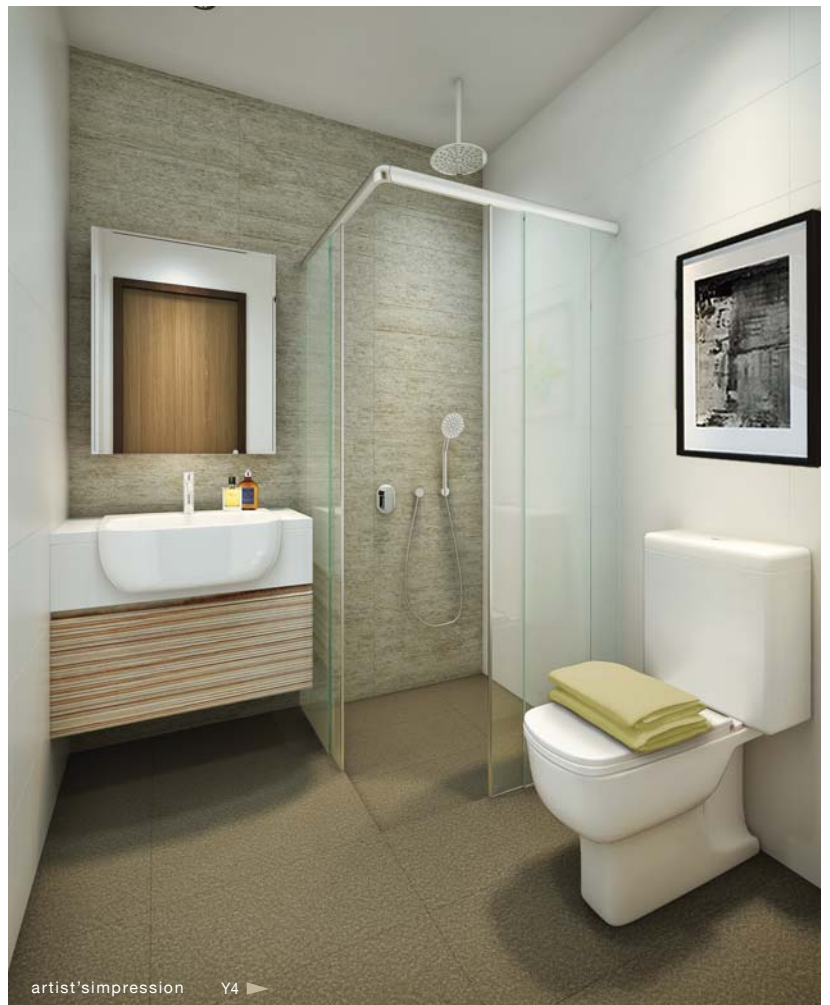
artist'simpression



artist'simpression



artist'simpression



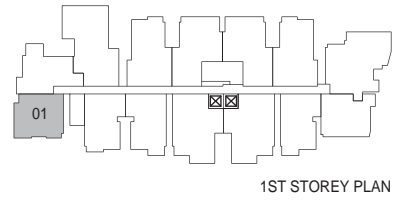
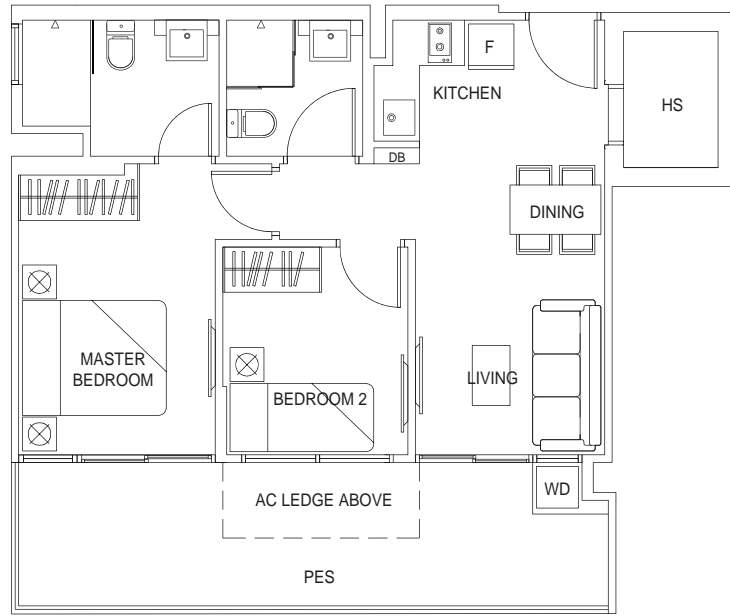
artist'simpression Y4 ▶



TYPE D1

700 sq ft
2 bdrm

#01-01



TYPE A

797 sq ft
3 bdrm

#02-01

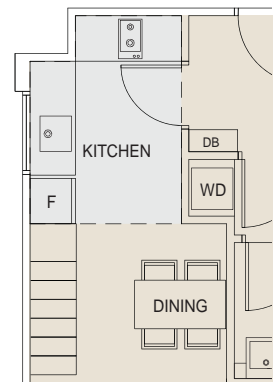
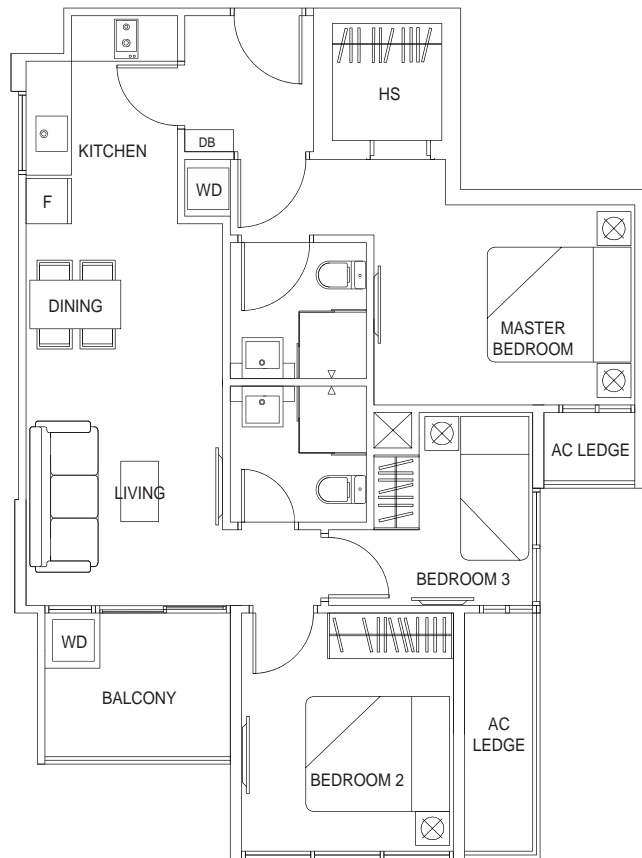
#03-01

#04-01

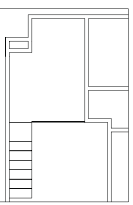
#05-01

 DUAL KEYS

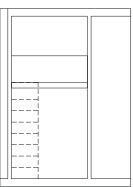
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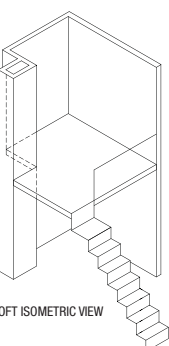
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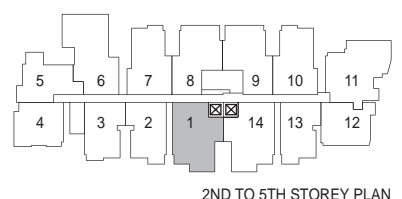
LOFT PLAN



LOFT ELEVATION



LOFT ISOMETRIC VIEW

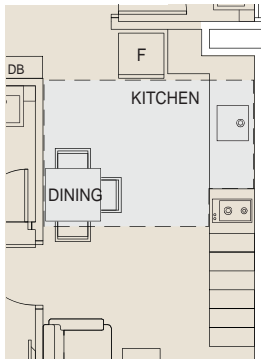


TYPE B

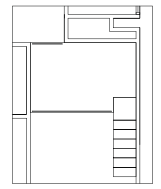
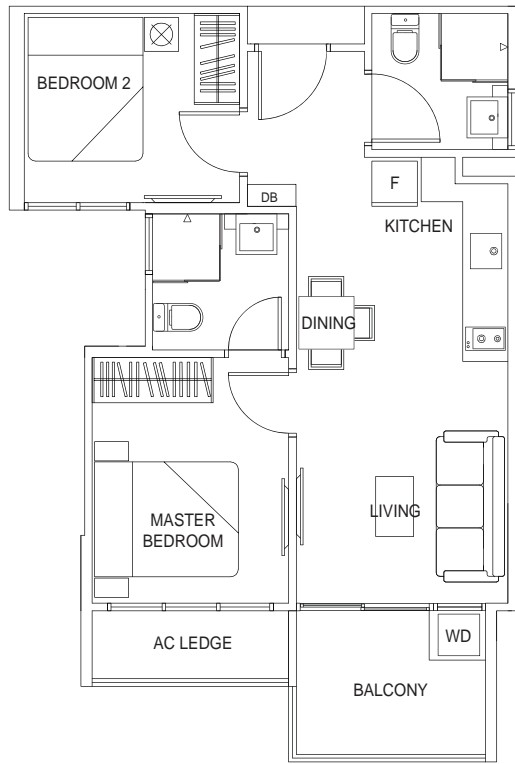
570 sq ft
2 bdrm

#02-02
#03-02
#04-02
#05-02

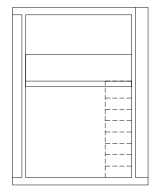
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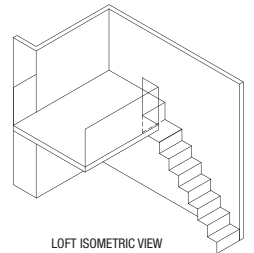
LOFT UNIT



LOFT PLAN



LOFT ELEVATION



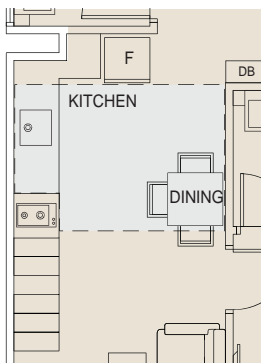
LOFT ISOMETRIC VIEW

TYPE C

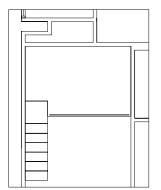
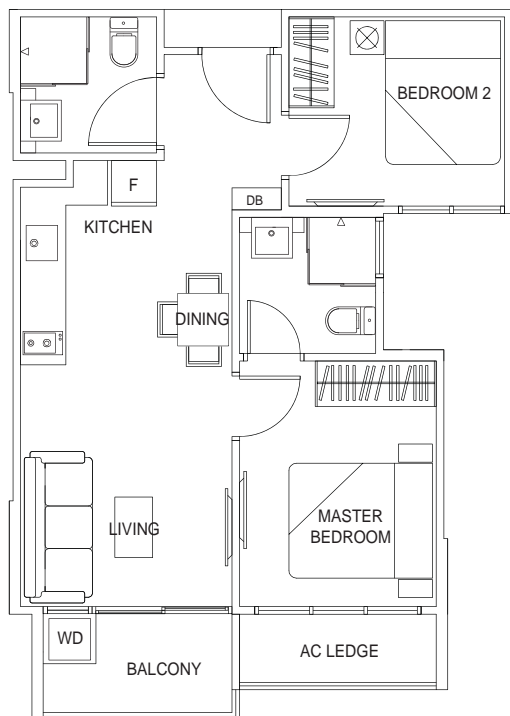
560 sq ft
2 bdrm

#02-03
#03-03
#04-03
#05-03

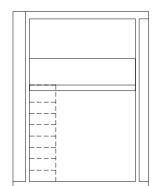
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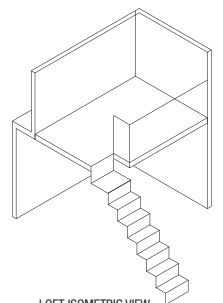
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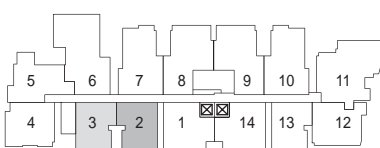
LOFT PLAN



LOFT ELEVATION



LOFT ISOMETRIC VIEW



2ND TO 5TH STOREY PLAN



KEY PLAN

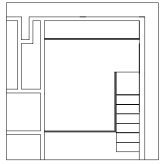
TYPE D

570 sq ft
2 bdrm

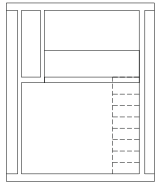
#02-04
#03-04
#04-04
#05-04

SCREEN

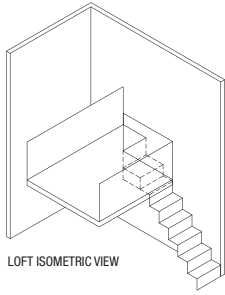
LOFT UNIT



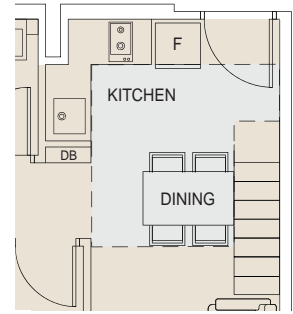
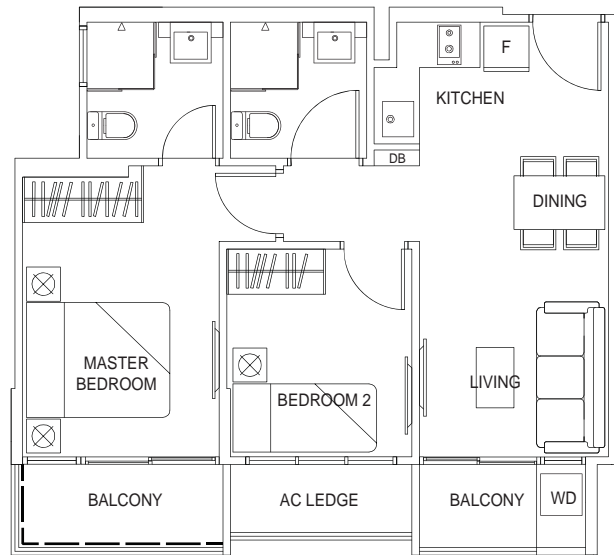
LOFT PLAN



LOFT ELEVATION



LOFT ISOMETRIC VIEW



LOFT UNIT

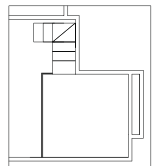
TYPE E

592 sq ft
2 bdrm + S

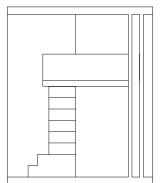
#02-05
#03-05
#04-05
#05-05

SCREEN

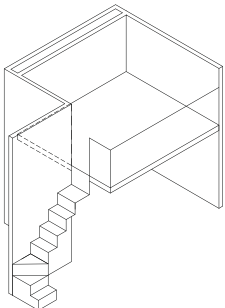
LOFT UNIT



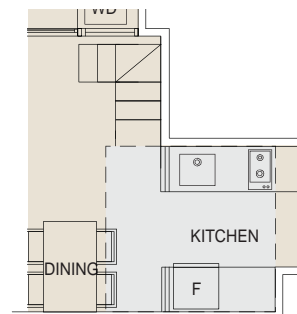
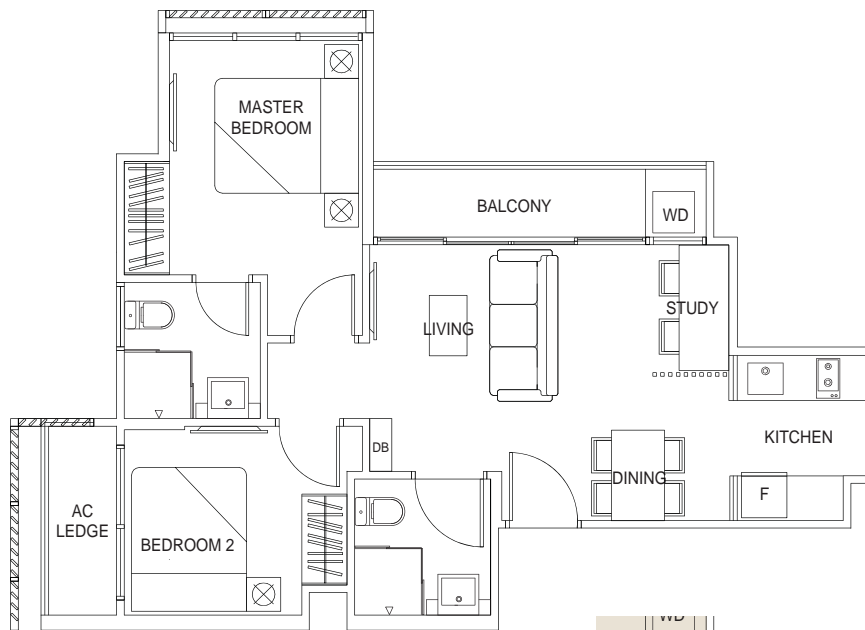
LOFT PLAN



LOFT ELEVATION



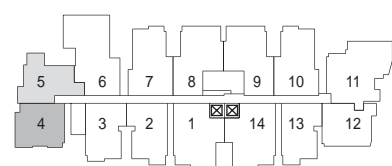
LOFT ISOMETRIC VIEW



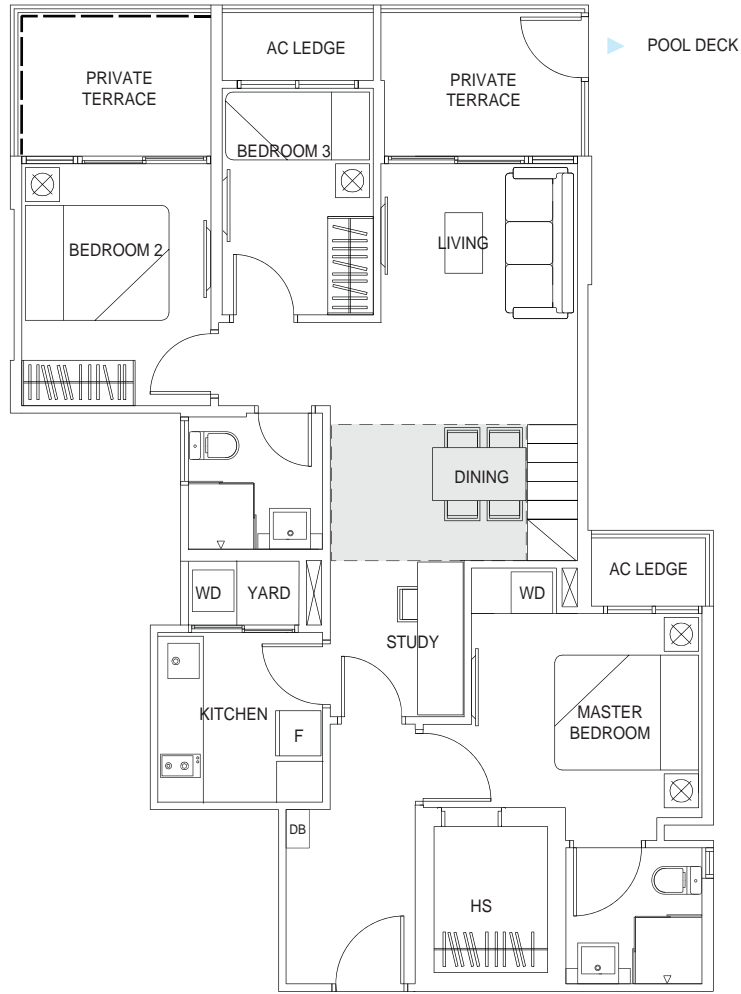
LOFT UNIT



KEY PLAN



2ND TO 5TH STOREY PLAN



TYPE F1

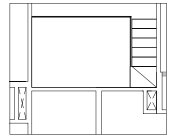
947 sq ft
3 bdrm + S + LOFT

#02-06

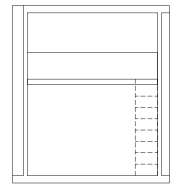
- DUAL KEYS
- DECK ACCESS

SCREEN

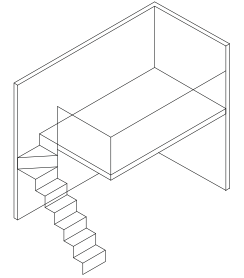
LOFT UNIT



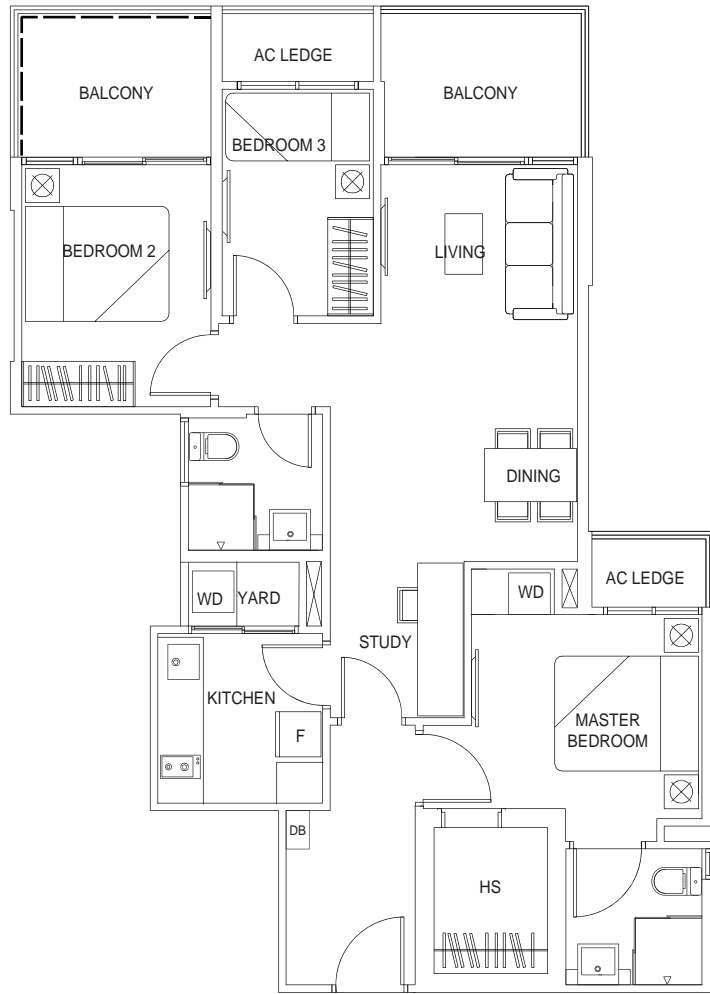
LOFT PLAN



LOFT ELEVATION



LOFT ISOMETRIC VIEW



TYPE F

947 sq ft
3 bdrm + S

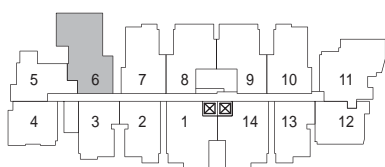
#03-06

#04-06

#05-06

- DUAL KEYS

SCREEN



2ND TO 5TH STOREY PLAN



KEY PLAN

TYPE G1

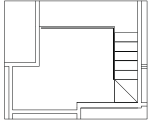
710 sq ft
3 bdrm + LOFT

#02-07

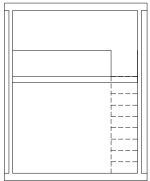
11 DUAL KEYS

 POOL ACCESS

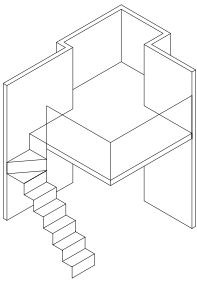
 LOFT UNIT



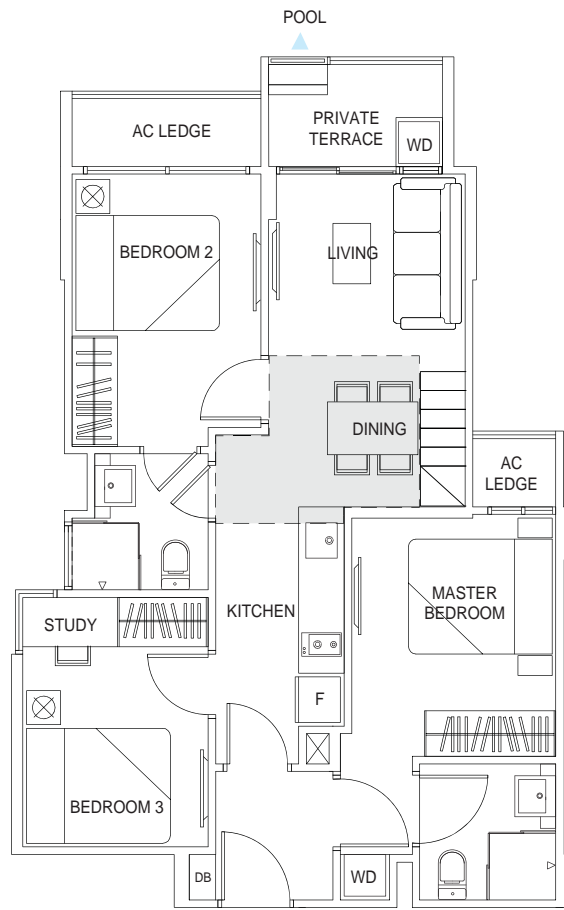
LOFT PLAN



LOFT ELEVATION



LOFT ISOMETRIC VIEW



TYPE G

710 sq ft
3 bdrm

#03-07

#04-07

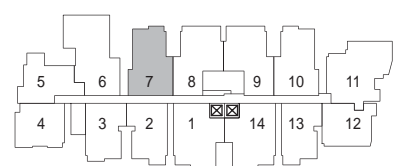
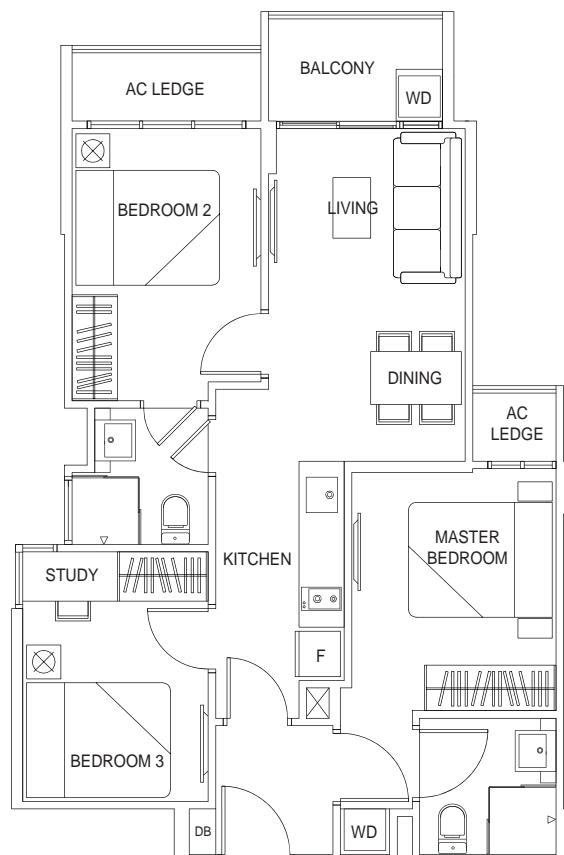
#05-07

TYPE PH G

#06-07*

* HIGHER CEILING - approx. 3.2M

11 DUAL KEYS






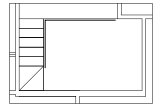
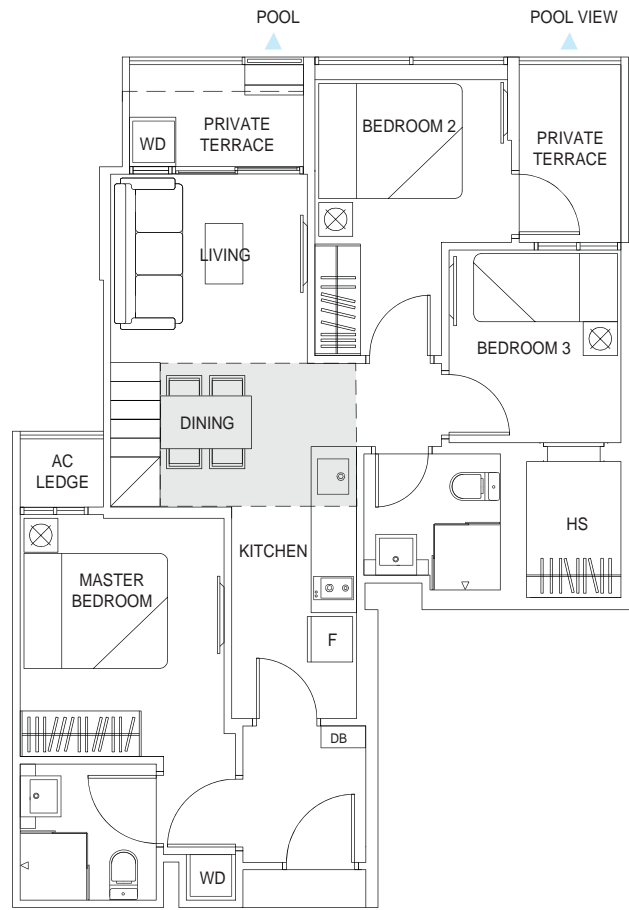
2ND TO 5TH STOREY PLAN

TYPE H1

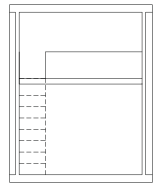
764 sq ft
3 bdrm + LOFT

#02-08

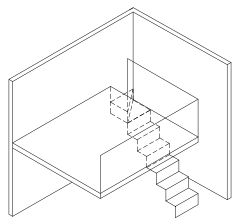
-  DUAL KEYS
-  POOL ACCESS
-  LOFT UNIT



LOFT PLAN



LOFT ELEVATION



LOFT ISOMETRIC VIEW

TYPE H

753 sq ft
3 bdrm

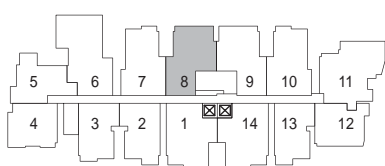
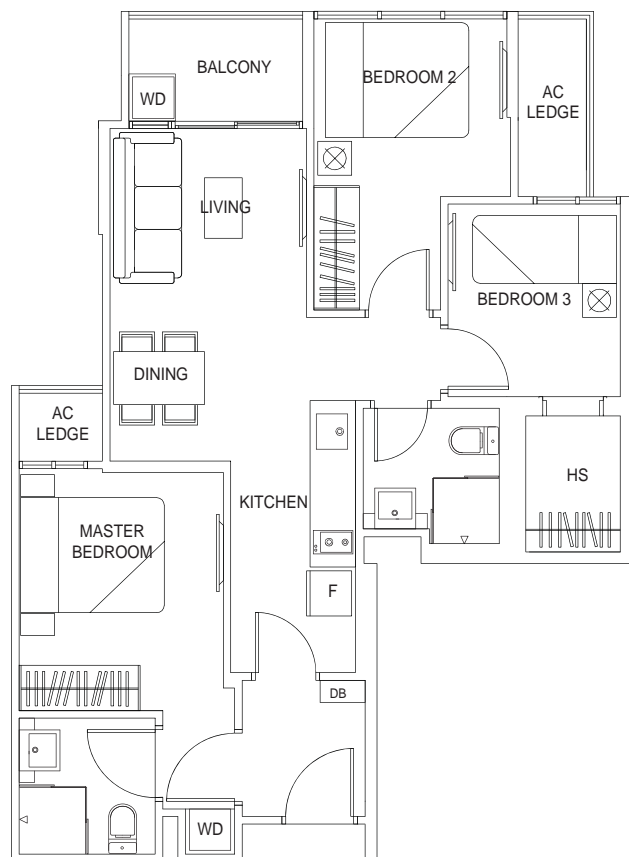
#03-08
#04-08
#05-08

TYPE PH H

#06-08*

* HIGHER CEILING
- approx. 3.2M

-  DUAL KEYS






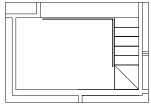
2ND TO 5TH STOREY PLAN

TYPE HH1

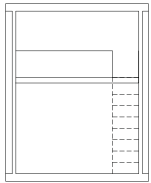
764 sq ft
3 bdrm + LOFT

#02-09

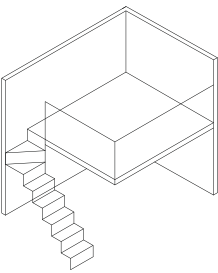
-  DUAL KEYS
-  POOL ACCESS
-  LOFT UNIT



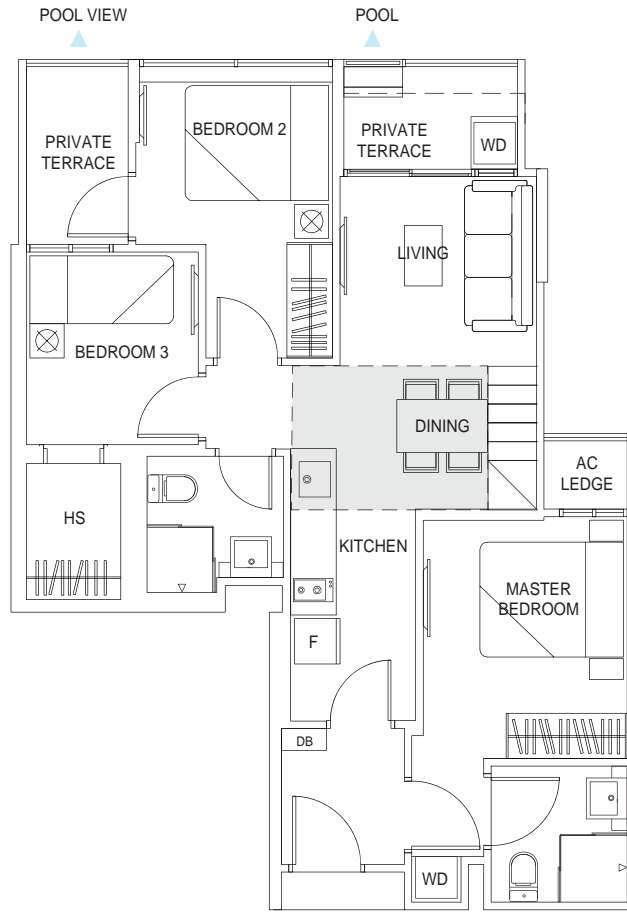
LOFT PLAN



LOFT ELEVATION



LOFT ISOMETRIC VIEW



TYPE HH

753 sq ft
3 bdrm

#03-09

#04-09

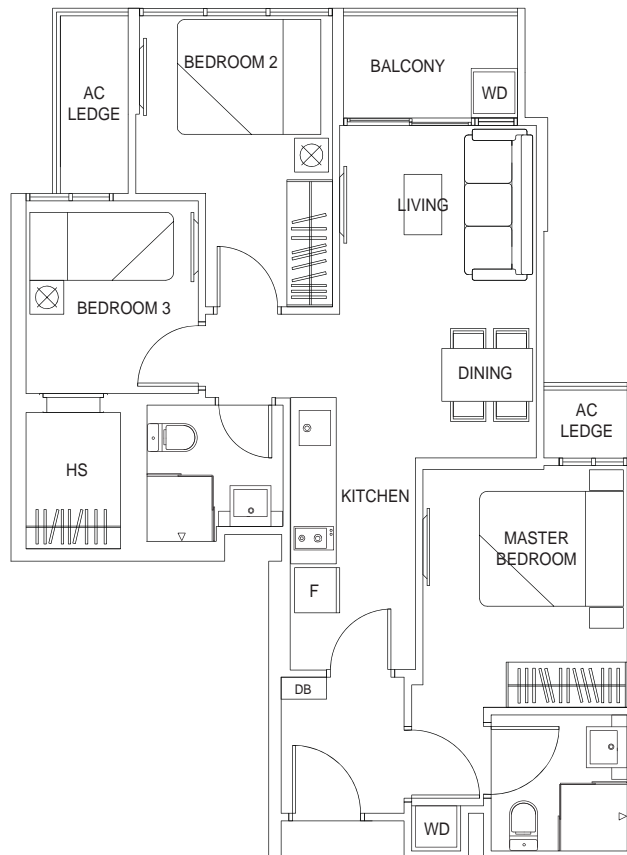
#05-09

TYPE PH HH

#06-09*

* HIGHER CEILING
- approx. 3.2M

-  DUAL KEYS



KEY PLAN






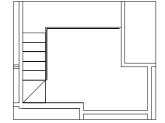
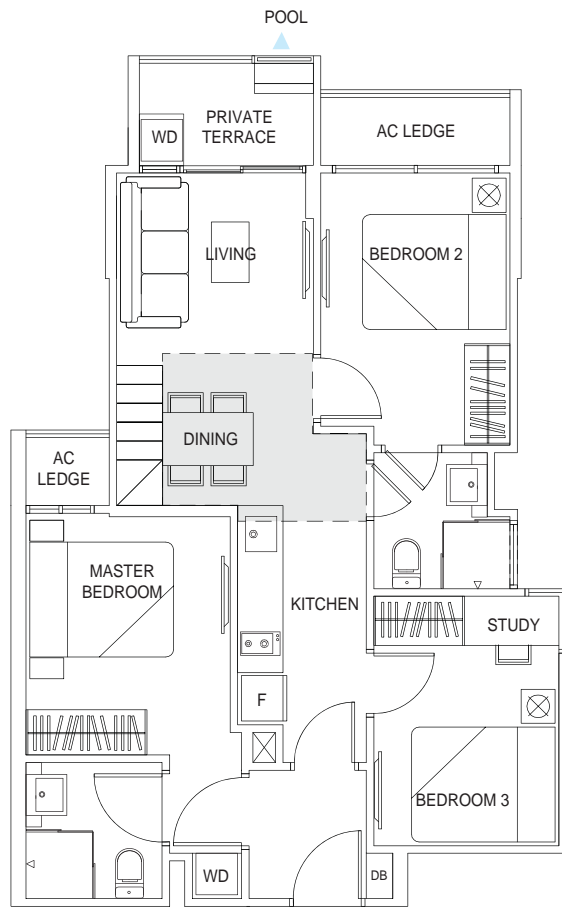
2ND TO 5TH STOREY PLAN

TYPE GG1

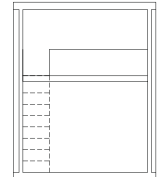
710 sq ft
3 bdrm + LOFT

#02-10

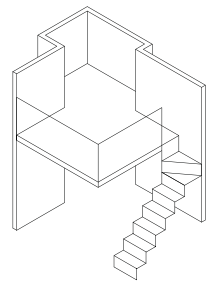
-  DUAL KEYS
-  POOL ACCESS
-  LOFT UNIT



LOFT PLAN



LOFT ELEVATION



LOFT ISOMETRIC VIEW

TYPE GG

710 sq ft
3 bdrm

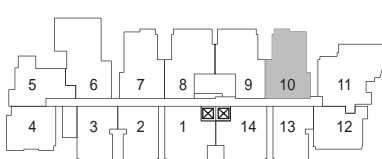
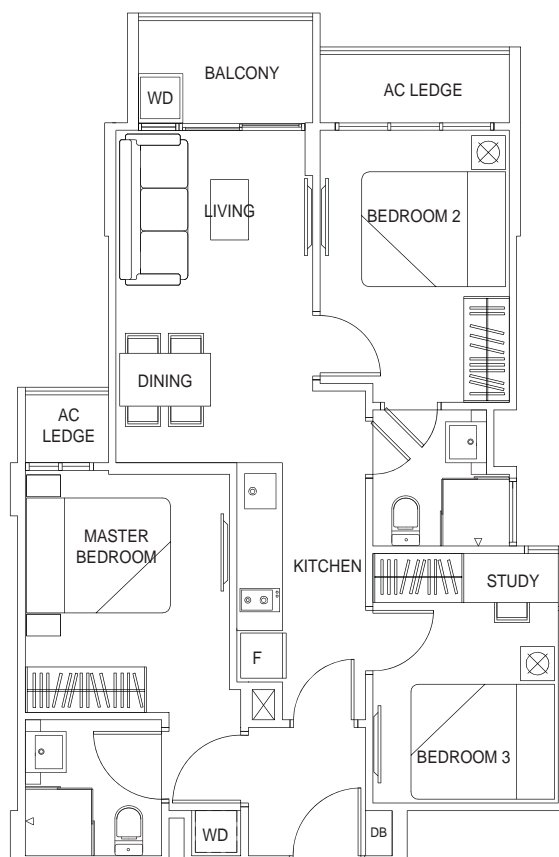
#03-10
#04-10
#05-10

TYPE PH GG

#06-10*

* HIGHER CEILING
- approx. 3.2M

-  DUAL KEYS



2ND TO 5TH STOREY PLAN



KEY PLAN

TYPE I1

926 sq ft
3 bdrm + LOFT

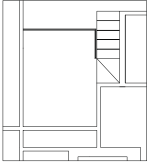
#02-11

DUAL KEYS

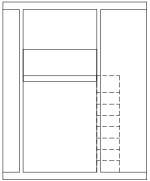
DECK ACCESS

SCREEN

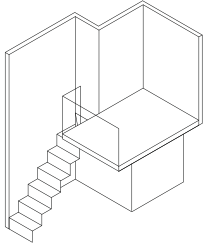
LOFT UNIT



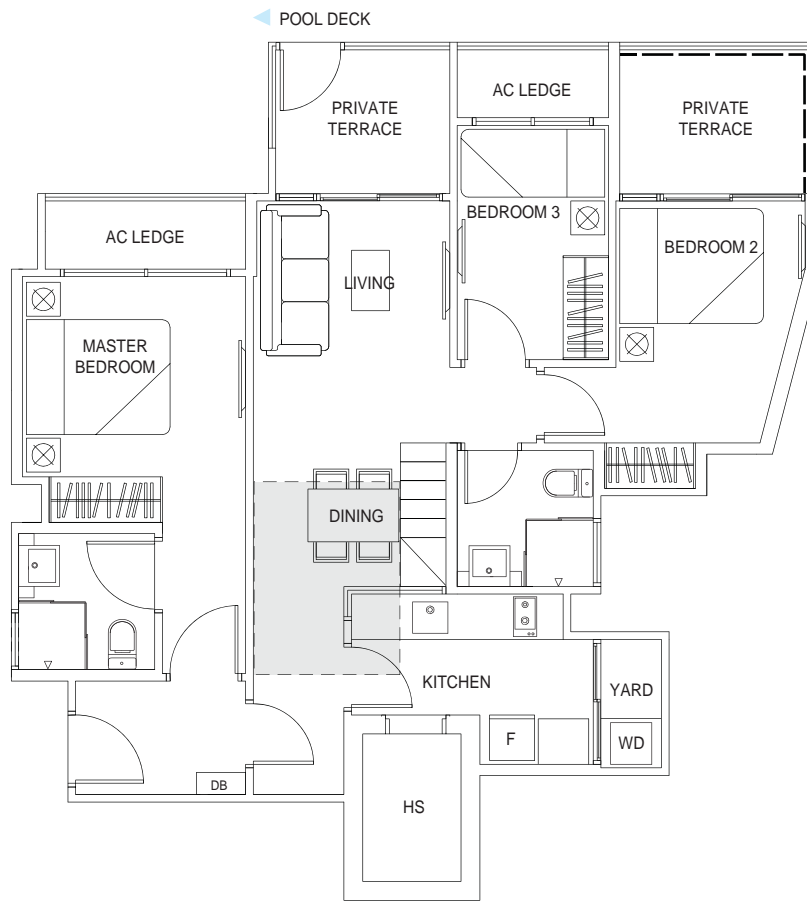
LOFT PLAN



LOFT ELEVATION



LOFT ISOMETRIC VIEW



TYPE I

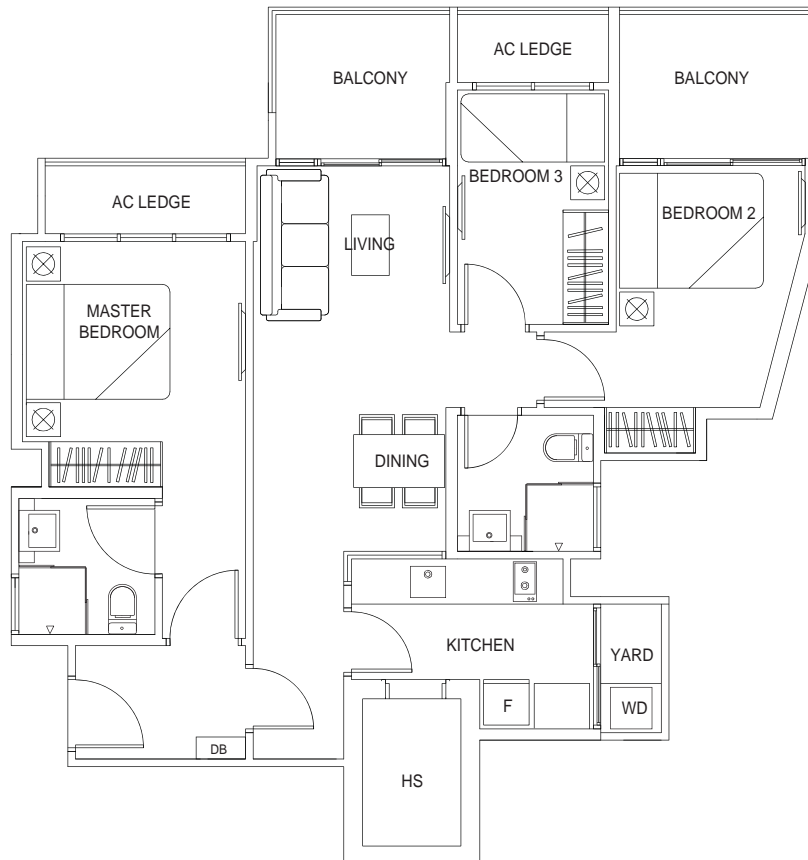
926 sq ft
3 bdrm

#03-11

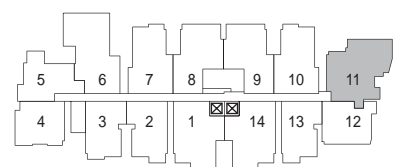
#04-11

#05-11

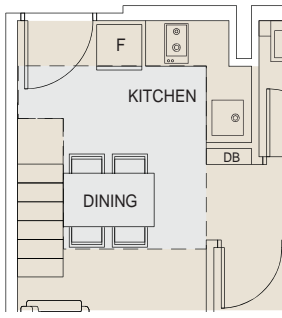
DUAL KEYS



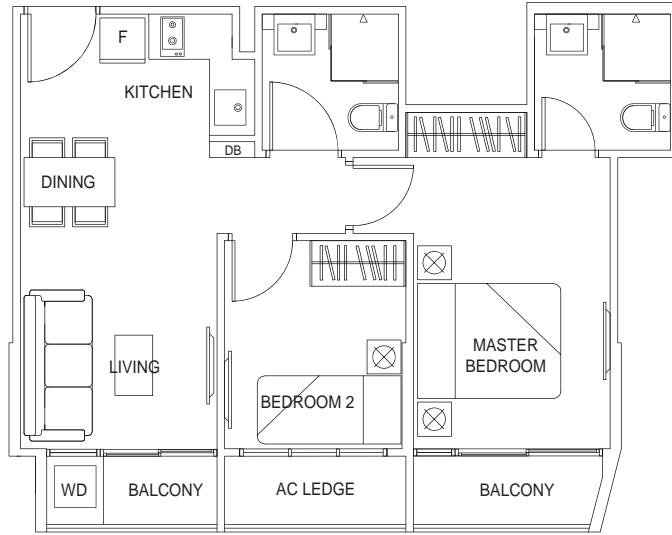
KEY PLAN



2ND TO 5TH STOREY PLAN



LOFT UNIT

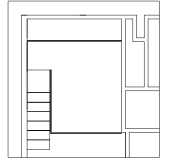


TYPE J

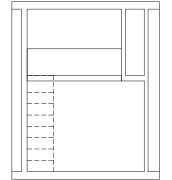
581 sq ft
2 bdrm

- #02-12
- #03-12
- #04-12
- #05-12

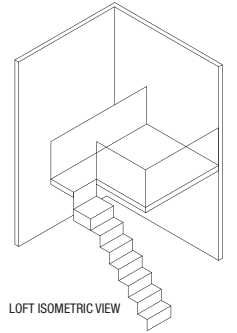
LOFT UNIT



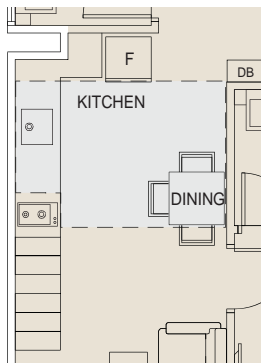
LOFT PLAN



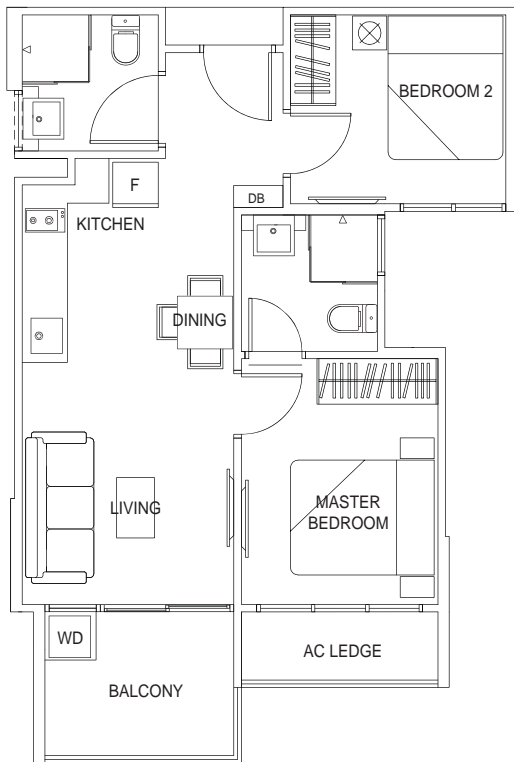
LOFT ELEVATION



LOFT ISOMETRIC VIEW



LOFT UNIT

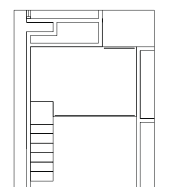


TYPE BB

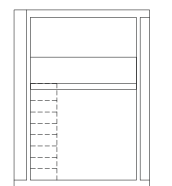
570 sq ft
2 bdrm

- #02-13
- #03-13
- #04-13
- #05-13

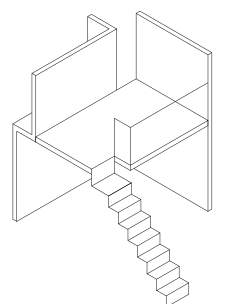
LOFT UNIT



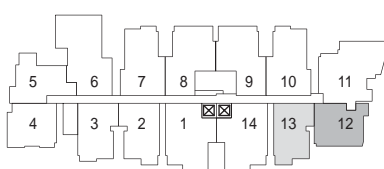
LOFT PLATFORM



LOFT ELEVATION



ISOMETRIC LOFT PLATFORM



2ND TO 5TH STOREY PLAN



KEY PLAN

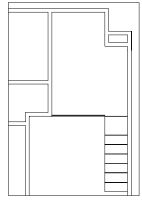
TYPE AA

797 sq ft
3 bdrm

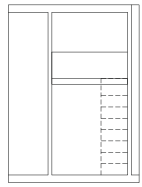
- #02-14
- #03-14
- #04-14
- #05-14

ii DUAL KEYS

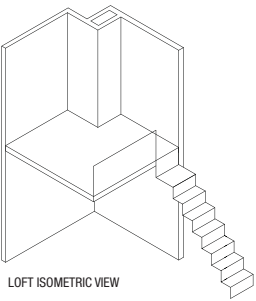
LOFT UNIT



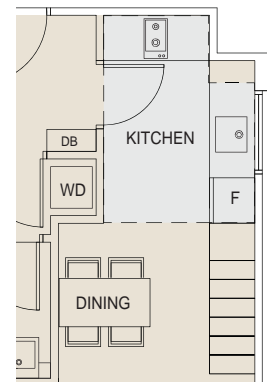
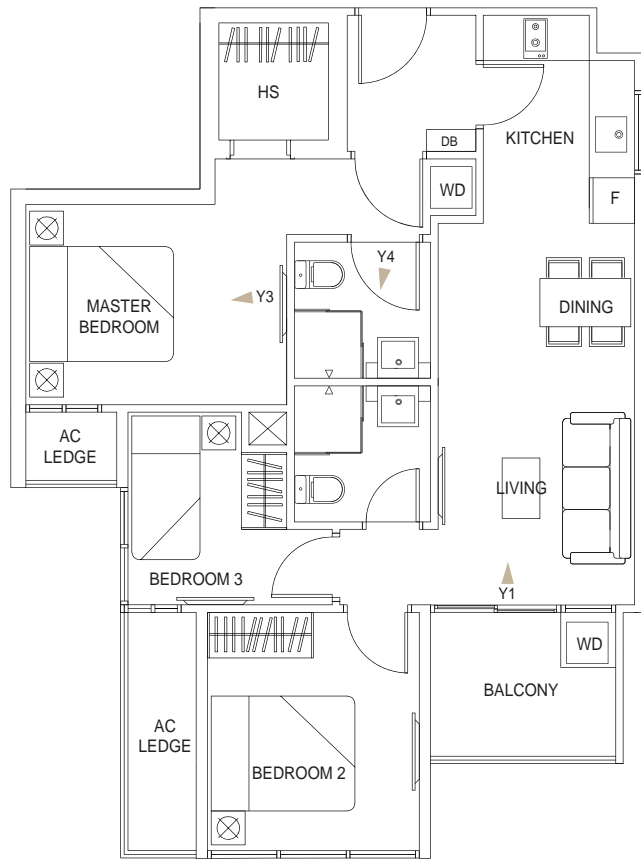
LOFT PLAN



LOFT ELEVATION



LOFT ISOMETRIC VIEW

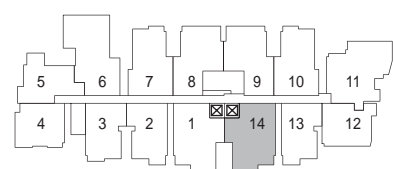


LOFT UNIT

Y2



KEY PLAN



2ND TO 5TH STOREY PLAN

PENTHOUSE





artist's impression Z2

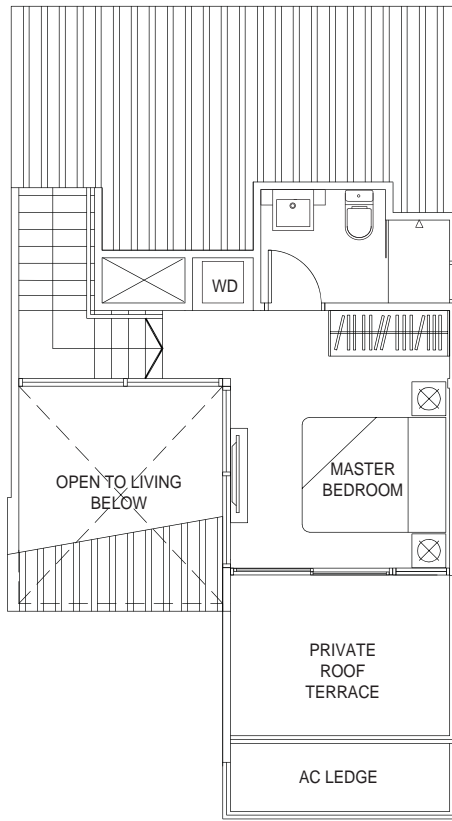
Enjoy private roof terraces, whether you love to entertain or simply adore gracious living, HillsTwoOne will bring your idea of dream living to life.

TYPE PH A

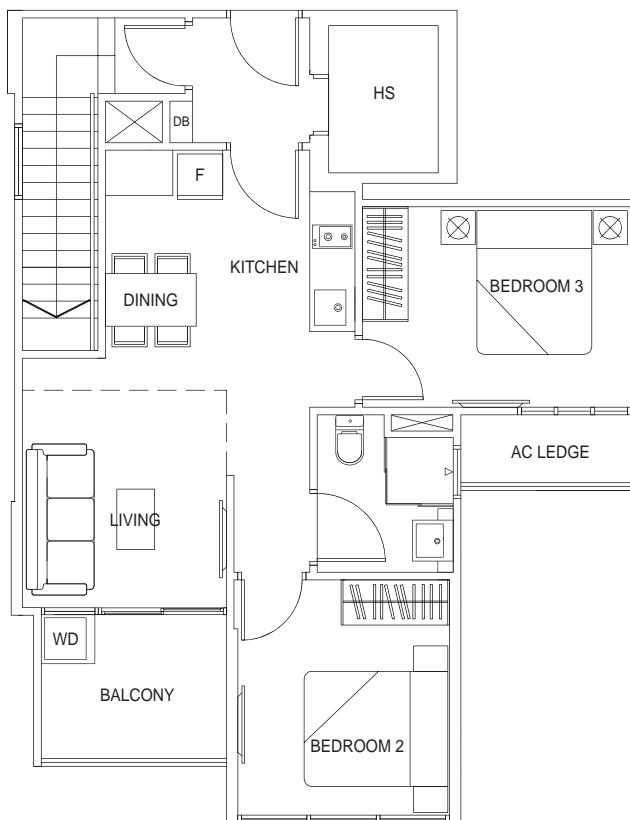
1119 sq ft
3 bdrm

#06-01

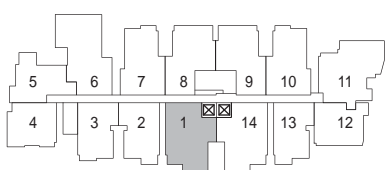
11 DUAL KEYS



UPPER LEVEL



LOWER LEVEL



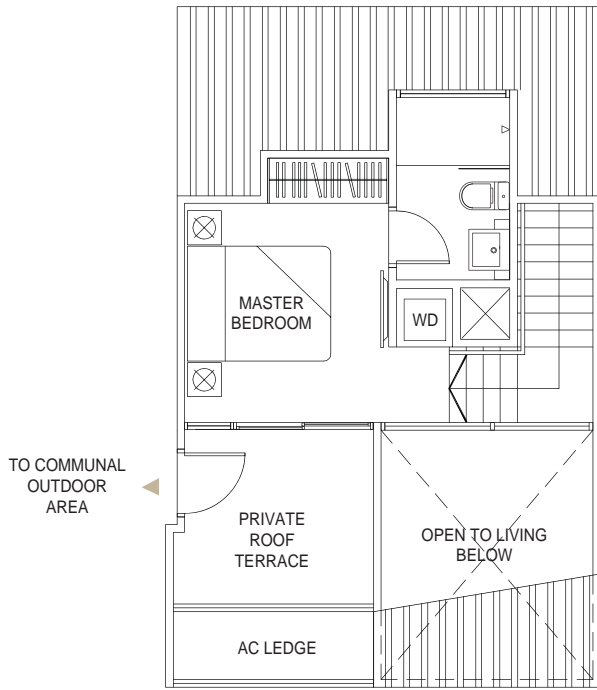
TYPE PH B

980 sq ft
3 bdrm

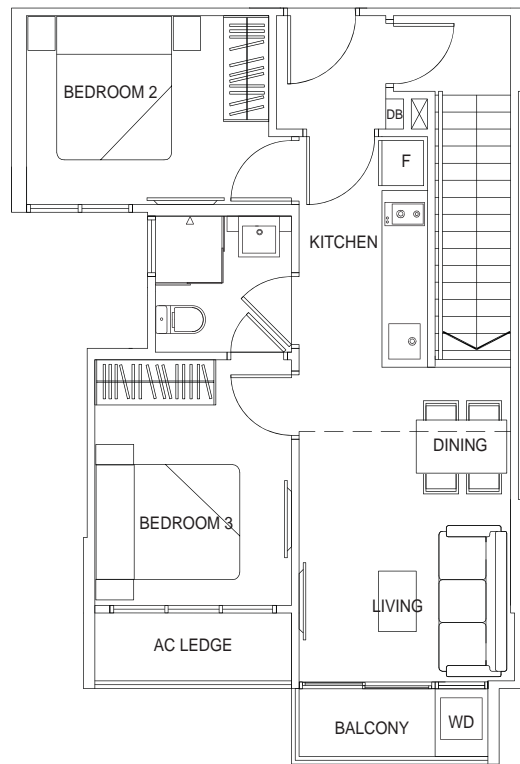
#06-02

 DUAL KEYS

 ACCESS

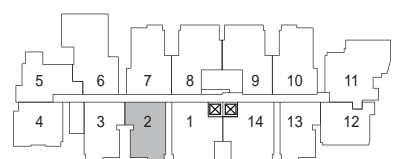


UPPER LEVEL



LOWER LEVEL

PENTHOUSE



6TH TO ATTIC STOREY PLAN

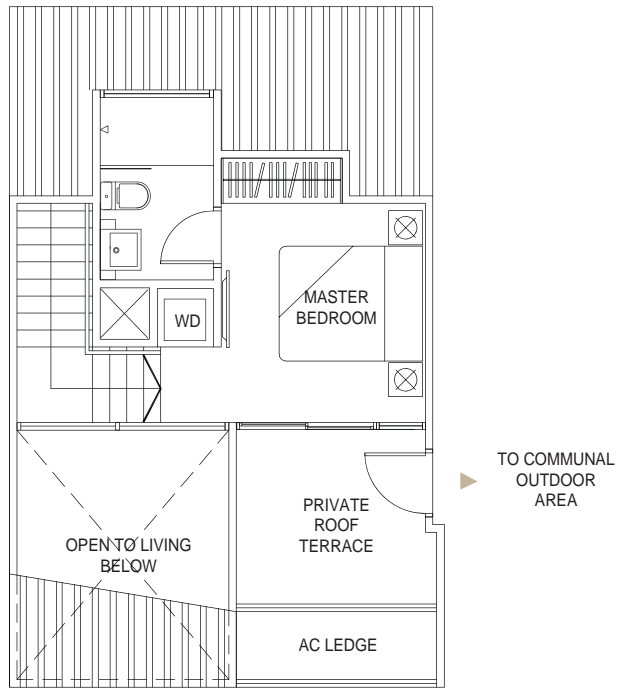
TYPE PH C

958 sq ft
3 bdrm

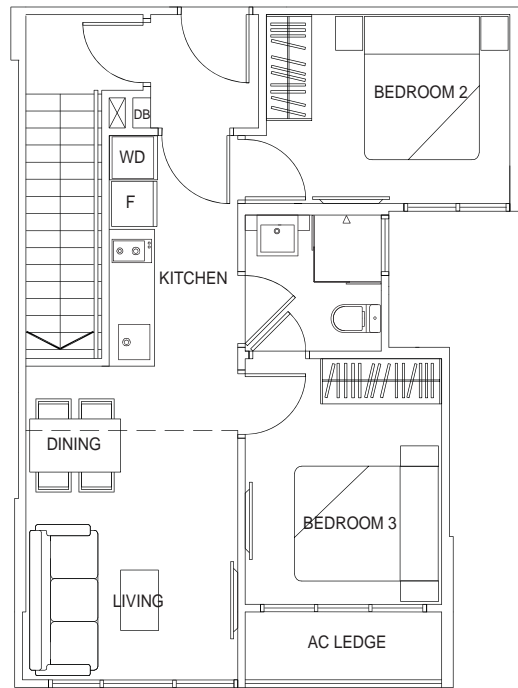
#06-03

 DUAL KEYS

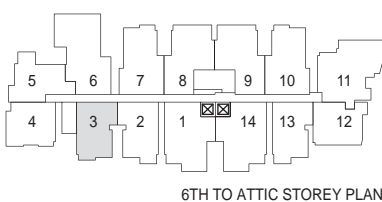
 ACCESS



UPPER LEVEL



LOWER LEVEL



6TH TO ATTIC STOREY PLAN



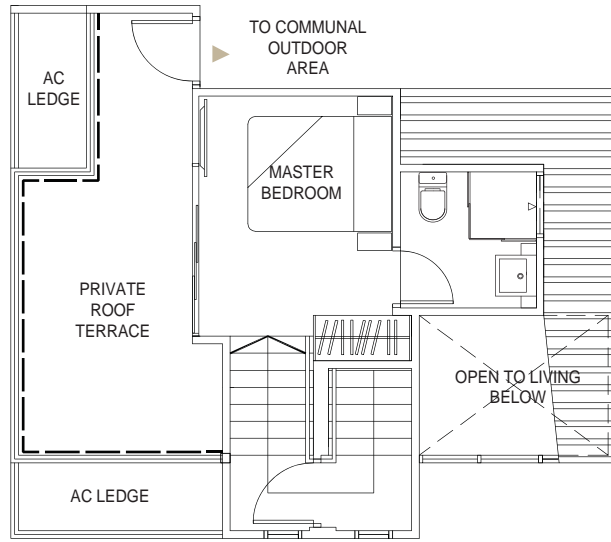
TYPE PH D

1023 sq ft
2 bdrm + STUDY

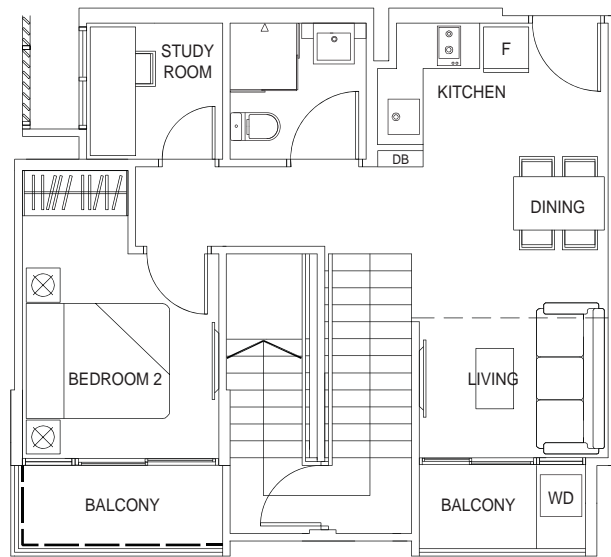
#06-04

ACCESS

SCREEN

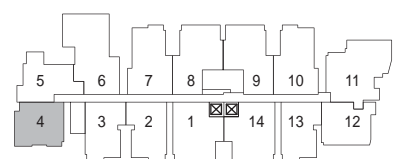


UPPER LEVEL



LOWER LEVEL

PENTHOUSE



6TH TO ATTIC STOREY PLAN

TYPE PH E

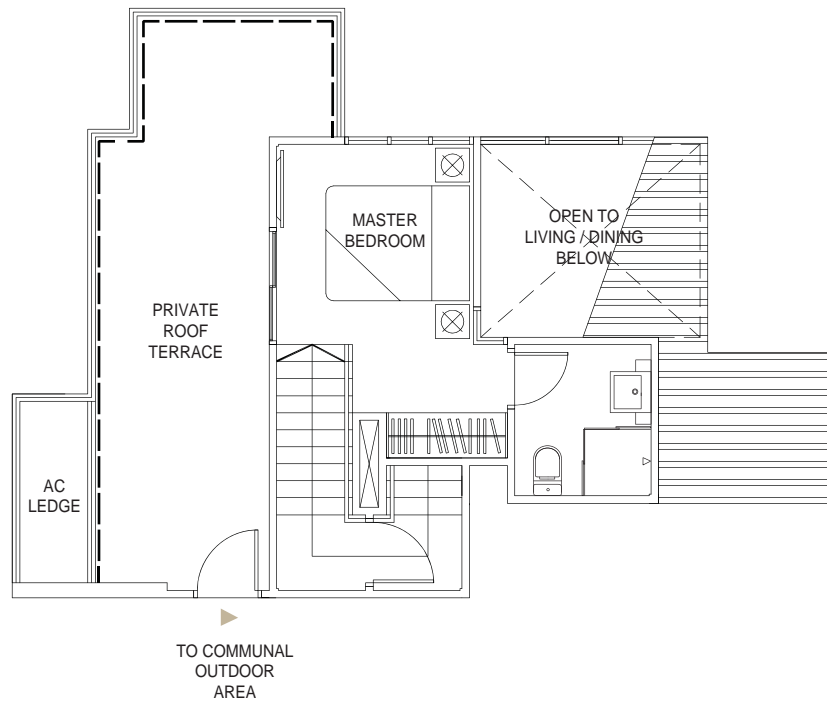
1141 sq ft
3 bdrm + S

#06-05

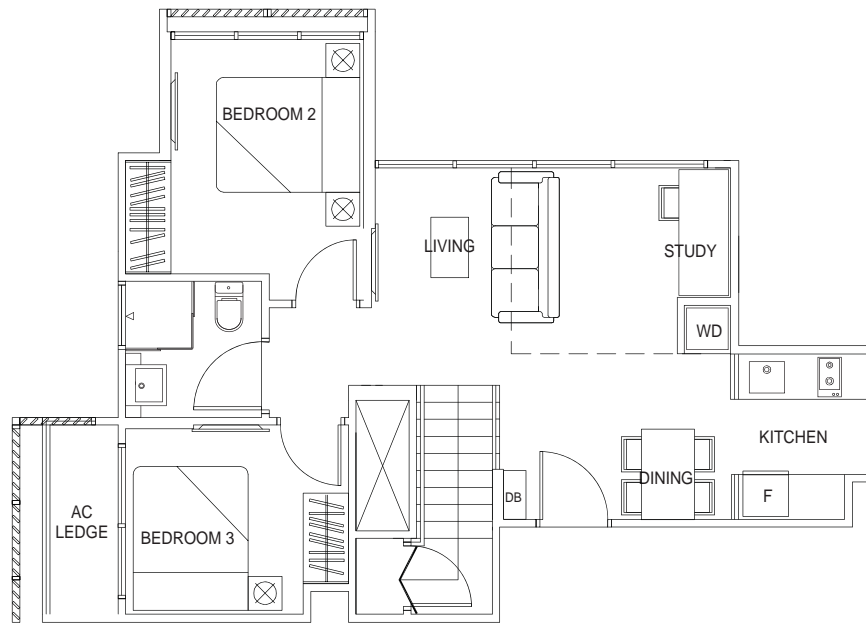
ACCESS

SCREEN

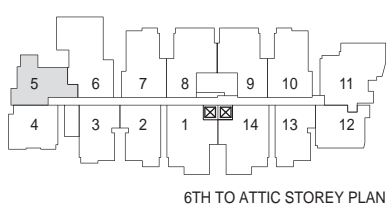
SCREEN



UPPER LEVEL



LOWER LEVEL



6TH TO ATTIC STOREY PLAN



TYPE PH F

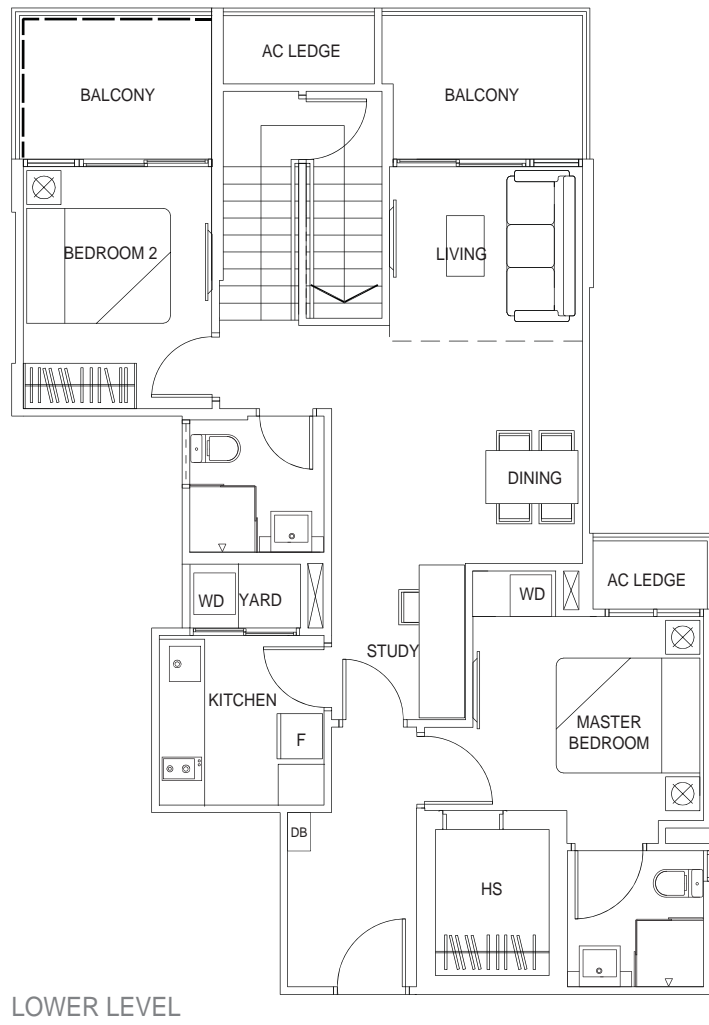
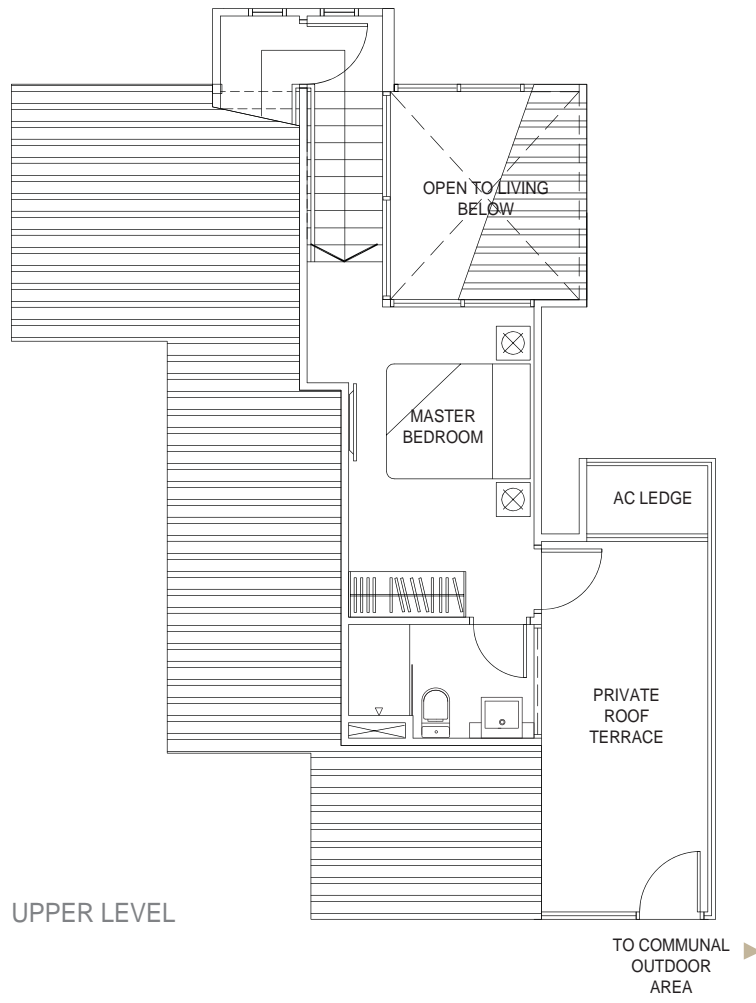
1389 sq ft
3 bdrm + S

#06-06

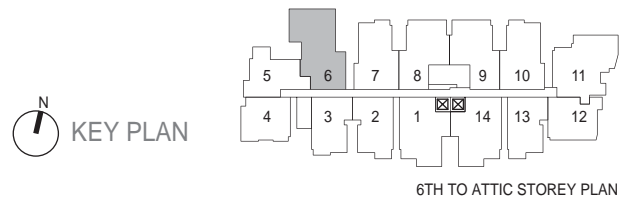
 DUAL KEYS

 ACCESS

 SCREEN



PENTHOUSE



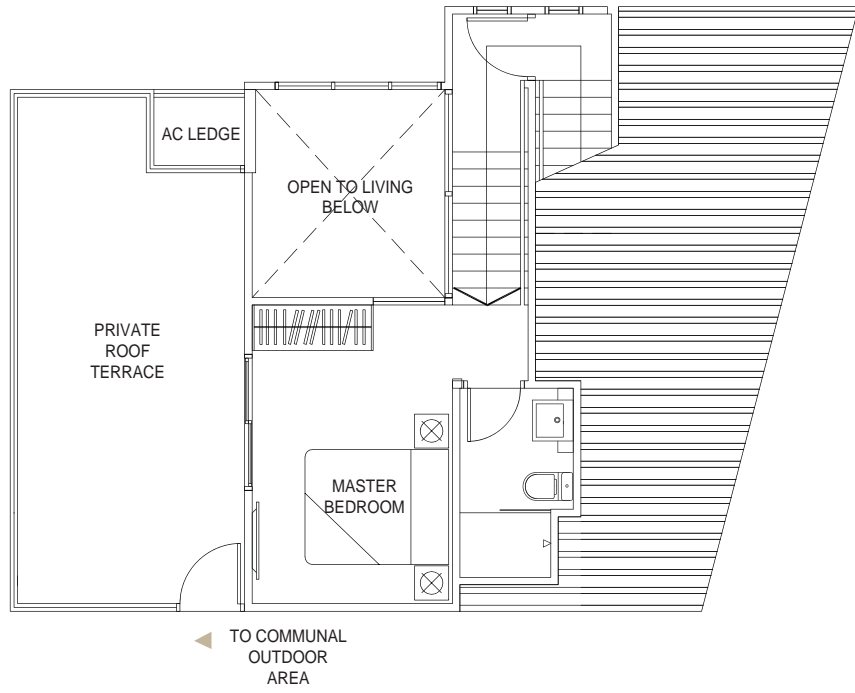
TYPE PH I

1475 sq ft
3 bdrm + S

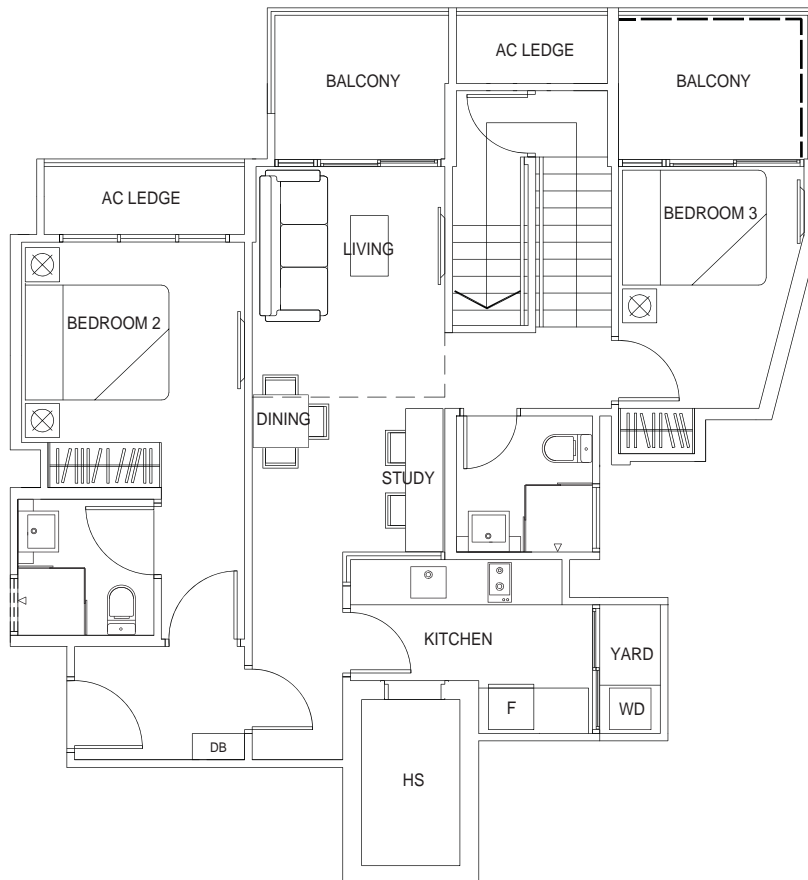
#06-11

 DUAL KEYS

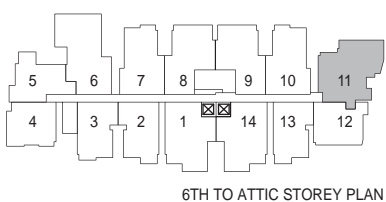
 ACCESS



UPPER LEVEL



LOWER LEVEL



6TH TO ATTIC STOREY PLAN



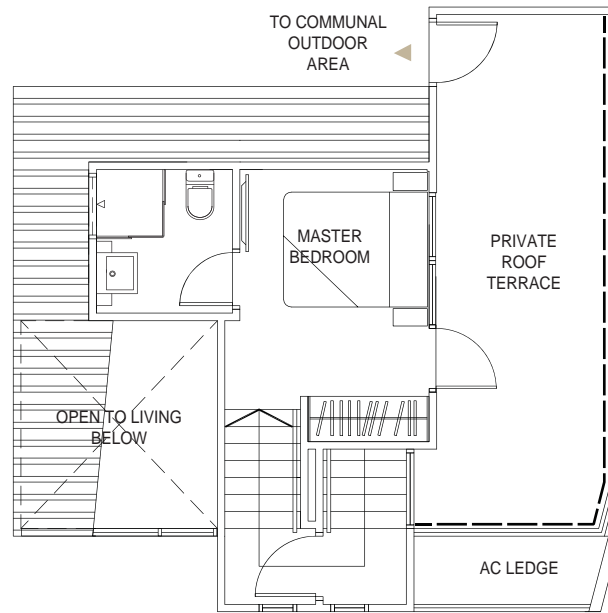
TYPE PH J

1055 sq ft
2 bdrm + STUDY

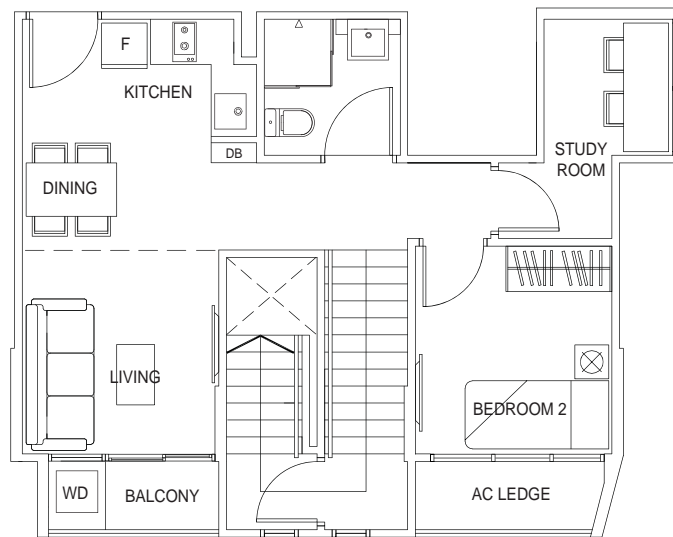
#06-12

ACCESS

SCREEN

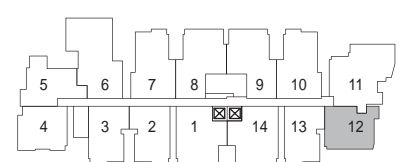


UPPER LEVEL



LOWER LEVEL

PENTHOUSE



6TH TO ATTIC STOREY PLAN

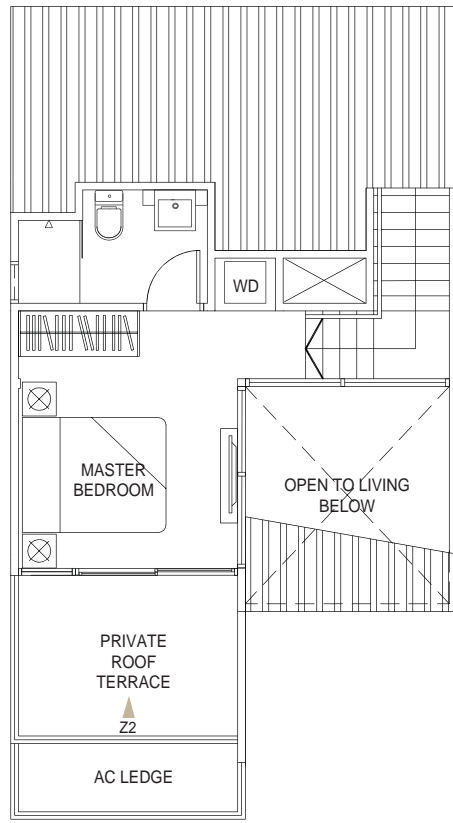
TYPE PH AA

1119 sq ft
3 bdrm

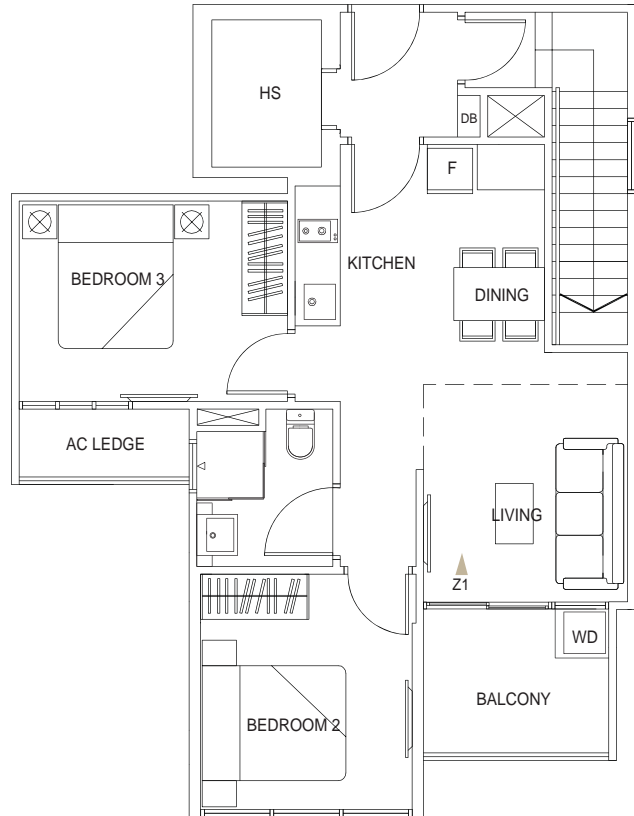
#06-14

II DUAL KEYS

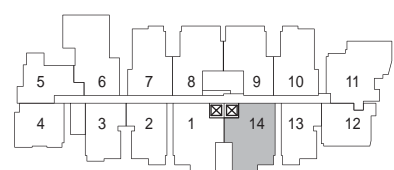
PENTHOUSE



UPPER LEVEL



LOWER LEVEL



6TH TO ATTIC STOREY PLAN

1. FOUNDATION : Reinforced Concrete Piles and/or Raft Foundation to Engineer's Design.
2. SUPERSTRUCTURE : Reinforced concrete structure using Grade 35 concrete manufactured from Portland Cement complying with SS26 steel reinforcement bar complying with SS2.
3. WALLS :
 - a) External Wall
 - Clay bricks and/or concrete blocks finished with cement plaster.
 - b) Internal Wall
 - Clay bricks and/or concrete blocks and/or dry/lightweight wall panel finished with cement plaster.
4. ROOF : Reinforced concrete flat roof and/or metal roof. Roof structure of reinforced concrete and/or timber and/or mild steel.
5. CEILING : Skim coat with emulsion paint and/or plaster board at ceiling where applicable.
6. FINISHES :
 - a) Wall
 - (i) Internal
 - Ceramic/Homogenous and/or mosaic tiles to ceiling height for kitchen (visible area only) and bathrooms.
 - Cement plaster for living, dining, study, family and bedroom.
 - (ii) External/Common Area
 - Cement plaster and sand plaster and/or skim coat with emulsion.
 - Selected area with Ceramic/Homogenous tiles and/or stones or any other finishes as specified by the Architect.
 - b) Floor
 - (i) Internal
 - Ceramic/Homogenous tiles with tiles skirting for living, dining and kitchen.
 - Ceramic/Homogenous tiles and/or stones for bathroom.
 - Random teak strips for bedroom, staircase (penthouse).
 - (ii) External (If any)
 - Ceramic/Homogenous tiles and/or stones and/or any other materials for balcony, terrace (if any) and roof terrace (if any).
 - (iii) Common Area
 - Ceramic/Homogenous tiles/stones/cement screed and /or any other materials specified by the architect for swimming pool, shallow pool, pool deck, Outdoor Dining/BBQ area, Entertainment, Jacuzzi, Gym, shower area, driveway, carpark, walkway, corridor, lobby, apron and terrace.
 - Cement screed with nosing tiles, and/or Ceramic/Homogenous tiles and/or stones for staircase / staircase storey shelter.
7. WINDOWS : Aluminium with glass.
8. DOORS : Aluminium with glass/acrylic and / or decorative timber and / or decorative timber with glass panel and / or glass panel.
9. SANITARY WARES/ FITTINGS :
 - a) Internal Area
 - (i) Bathroom
 - 1 shower with shower screen, overhead shower and shower/bath mixer
 - 1 vanity top complete with basin and basin mixer
 - 1 water closet
 - 1 mirror
 - 1 paper holder
 - (ii) Kitchen
 - 1 sink complete with a sink mixer
10. ELECTRICAL INSTALLATION : All electrical wiring to be in concealed conduits and main in surface trunking/pipes. Where there is a false ceiling, the electrical wiring above false ceiling is in exposed conduits. If required, mechanical ventilation provided in bathroom. Heater of "Ariston" or equivalent. Refer to Electrical Schedule for details.
11. TV/FM/TELEPHONE : The number of TV/FM/telephone points – please refer to the Electrical Schedule for details.
12. LIGHTNING PROTECTION : Lightning protection system shall be in accordance with Singapore Standard SSS555:2010.
13. PAINTING : Water-based emulsion paint for living, dining and bedroom.
Oil based base-coat and water-based finishes finishing coat paint for external.
Water-based emulsion paint and/or oil based paint for common area.
14. WATERPROOFING : Waterproofing to bathroom, roof terrace, balcony, open terrace and planters.
15. PARKING : Surface Lots and Mechanized Car Parking.
16. RECREATION FACILITIES :
 - a) Swimming Pool / Shallow Pool
 - b) Jacuzzi
 - c) Pool Deck
 - d) Outdoor Dining / BBQ Area
 - e) Entertainment
 - f) Gym
 - g) Yoga Area
17. ADDITIONAL ITEMS :
 - (A) AIR-CONDITIONERS : Split type air conditioner ("Daikin" or equivalent) provided in living, study, dining and bedroom.
 - (B) KITCHEN CABINET :
 - i) Built in Kitchen cabinet with solid surface counter top, electrical hob and hood.
 - ii) One stainless steel sink complete with sink mixer
 - (C) WARDROBES : Wardrobe and / or Pole-system provided in all Bedrooms.
 - (D) LOCKS : All locks are of "Vbh" or equivalent.
 - (E) RAILING : Mild steel for common stair railing. Steel and/or glass for other railings.
 - (F) LIFT : 1 passenger lift ("Kone" or equivalent) from 1st to Attic.
 - (G) INTERCOM : Audio intercom to apartments.

Footnote:

1) Marble, Limestone and Granite:

Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble, limestone or granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However granite, being a much harder material than marble cannot be re-polished after installation. Hence some differences may be felt at the joints. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

2) Timber:

Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.

3) Materials, Fittings, Equipment, Finishes, Installations and Appliances:

The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

4) Television and/or Internet Access:

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/ or internet access.

5) Air-conditioning system:

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.

6) Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards:

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

7) Warranties :

Where warranties are given by the manufacturers and/or contractors and/or /suppliers of any of the equipment and/or appliances installed by the Vendor at the unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

8) Purpose of Building Projects and Restriction as to Use :

The building project is strictly for residential occupation only. Private car parks are provided. The open roof terrace/PES is not to be enclosed or roofed over.

9) Mechanized Car Parking Lots

The maintenance of the mechanized carpark will be managed by the Property Management

Service Provider using the maintenance fund collected every month. This maintenance fund shall be used only for the maintenance of the mechanized carpark system arising out of normal usage. It does not cover any damages or defects caused by unauthorized usage and/or misuse of the mechanized carpark system.

ELECTRICAL SCHEDULE

Unit Type	Lighting Point	13 A Single Socket	13 A Double Socket	Telephone Outlet	TV/SCV Outlet	Water Heater Switch	Bell Point	Cooker Point	Hood Point	Fridge Point	Washing Machine Point	Isolator
Type D1	12	6	5	3	3	1	1	1	1	1	1	1
Type A	13	8	7	4	4	1	1	1	1	1	2	2
Type B	8	7	4	3	3	1	1	1	1	1	1	1
Type C	8	7	4	3	3	1	1	1	1	1	1	1
Type D	11	6	5	3	3	1	1	1	1	1	1	1
Type E	10	6	4	4	4	1	1	1	1	1	1	1
Type F1	14	6	7	5	5	1	1	1	1	1	2	2
Type F	14	6	7	5	5	1	1	1	1	1	2	2
Type G1	11	6	7	4	4	1	1	1	1	1	2	1
Type G	11	6	7	4	4	1	1	1	1	1	2	1
Type H1	14	6	6	4	4	1	1	1	1	1	2	2
Type H	12	6	7	4	4	1	1	1	1	1	2	2
Type HH1	15	6	6	4	4	1	1	1	1	1	2	2
Type HH	14	6	6	4	4	1	1	1	1	1	2	2
Type GG1	13	6	7	4	4	1	1	1	1	1	2	2
Type GG	13	6	7	4	4	1	1	1	1	1	2	2
Type I1	17	6	6	5	5	1	1	1	1	1	1	2
Type I	17	6	6	5	5	1	1	1	1	1	1	2
Type J	11	5	6	3	3	1	1	1	1	1	1	1
Type BB	9	6	5	3	3	1	1	1	1	1	1	1
Type AA	13	6	6	4	4	1	1	1	1	1	2	2
Type PH A	15	7	7	4	4	1	1	1	1	1	2	2
Type PH B	13	6	6	4	4	1	1	1	1	1	2	2
Type PH C	12	6	6	4	4	1	1	1	1	1	2	2
Type PH D	14	4	7	4	4	1	1	1	1	1	1	2
Type PH E	12	6	6	4	4	1	1	1	1	1	1	2
Type PH F	18	6	8	5	5	1	1	1	1	1	2	3
Type PH G	11	6	7	4	4	1	1	1	1	1	2	1
Type PH GG	13	6	7	4	4	1	1	1	1	1	2	2
Type PH H	12	6	7	4	4	1	1	1	1	1	2	2
Type PH HH	14	6	6	4	4	1	1	1	1	1	2	2
Type PH I	16	5	6	5	5	1	1	1	1	1	1	3
Type PH J	12	4	7	4	4	1	1	1	1	1	1	2
Type PH BB	11	6	6	4	4	1	1	1	1	1	2	2
Type PH AA	12	6	6	4	4	1	1	1	1	1	2	2



NAME OF PROJECT : **HILLS TwoOne**
 ADDRESS OF PROJECT : **21 Hillview Terrace S(669232)**
 DEVELOPER : **Macly RL Pte Ltd**
 TENURE OF LAND : **Estate in Fee Simple (Freehold)**
 LEGAL DESCRIPTION : **LOT 01935C, 01936M, 01937W, 01938V, 01949C, 01957T MK 10**
 BUILDING PLAN NO. : **A1404-00376-2013-BP01 (17.10.2013)**
 DEVELOPER'S LICENCE NO. : **C1073**
 TOP NO LATER THAN : **31 Dec 2019**
 LEGAL COMPLETION NO LATER THAN : **31 Dec 2022**

Sole Marketing Agent:



HUTTONS ASIA PTE LTD Estate Agents License No. L3008896K

hotline 9023 1221

web : www.huttonsgroup.com

3 bishan place #02-01 cpf building s579838
 t 6253 0030 f 6253 0090

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