NARRA 翠岚轩

RESIDENCES



NARRA RESIDENCES 翠岚轩

Developers' Profile

Developers' Profile

- Santarli Realty Pte. Ltd.
- Apex Asia Development Pte. Ltd.
- Soon Li Heng Group of Companies
- BHCC Holding Limited
- Kay Lim Realty Pte. Ltd.
- Heeton Holdings Limited

Santarli Realty Pte. Ltd.

SANTARLI REALTY PTE LTD

Founded with a commitment to excellence and innovation, Santarli Realty is a trusted name in Singapore's real estate industry. As part of the Santarli Group, the company leverages decades of experience in construction and property development to deliver high-quality residential and commercial projects.

Our development arm was established in 2011, with various completed and about to TOP projects like Sant Ritz, Wisteria, Sanctuary@Newton, Tenet and Altura.



Tenet



Altura

Driven by a vision to shape modern living and working spaces, we focus on creating sustainable developments that meet the evolving needs of communities. From concept to completion, every project reflects the company's dedication to precision, integrity and customer satisfaction.

With a strong portfolio, and an unwavering pursuit of quality, we continue to set new benchmarks in real estate development – building not just properties, but enduring value for generations to come.

Apex Asia Development Pte. Ltd.

Shaping the Future of Urban Living with Vision and Innovation

鼎峰亚洲
APEX ASIA

Overview

Apex Asia Development is an award-winning property developer recognized for delivering innovative, high-quality developments that redefine modern living and inspire communities. With a foundation built on excellence, innovation, and integrity, we specialize in creating landmark projects that integrate thoughtful design, sustainable practices, and exceptional value.

Our strength lies in our integrated business ecosystem encompassing property development, hospitality, and property & asset management. This synergy enables Apex Asia Development to deliver holistic real estate solutions — from visionary planning and development to long-term management — culminating in exceptional living experiences for our customers.

Award-Winning Excellence

Apex Asia Development's commitment to quality and innovation has been recognized with accolades at the prestigious PropertyGuru Asia Property Awards, reinforcing our reputation as a trusted leader in real estate development across the region –

- Best Breakthrough Developer
- Best Boutique Condo Development
- Best Food Hub Development



Food Point @ Tai Seng



Artisan 8

Soon Li Heng Group of Companies



Changi Airport Terminal 4



Gardens by the Bay MRT Station

Soon Li Heng Group of Companies is a privately held family enterprise with diversified interests in real estate, financial assets, engineering and trading. With nearly five decades of experience, the Group is renowned for its reliability and commitment to quality. As one of the developers of Narra Residences, Soon Li Heng brings its expertise, meticulous attention to detail and superior craftsmanship to deliver a residential development that offers modern design, sustainable living and a trusted comfortable home for its residents.

BHCC Holding Limited

Iconic Projects



6 Derbyshire



Dawson C6 & C7

BHCC is a Singapore-based firm renowned for constructing and delivering high-quality residential, industrial, and commercial projects. With over 20 years of experience, BHCC combines technical expertise, innovative design, and dependable project execution.

Leveraging its construction strengths, BHCC has expanded into property development through strategic joint ventures and selective land acquisitions. Its projects are designed to create lasting value, with a strong focus on liveability, functional efficiency, and innovative solutions that meet evolving market needs.

Kay Lim Realty Pte. Ltd.

Build Tomorrow, Today



Queensway Canopy



Woodleigh Hillside

The Kay Lim Group is a leading name in Singapore's building construction and property development industry. With a proven track record of delivering high-quality, award-winning projects, we are trusted for our expertise, reliability, and forward-thinking approach. From residential developments to public sector projects, we combine innovative design with sustainable building practices to create spaces that enrich lives and elevate communities. At Kay Lim, we don't just build structures — we build the future of Singapore.

Heeton Holdings Limited



High Park Residences



Park Colonial

Heeton Holdings Limited is a real estate company focused on property development, investment and management. Its business frontiers extend beyond Singapore to Thailand, China, Japan, Malaysia, Vietnam and the United Kingdom.

Heeton enjoys a reputation for distinctive and high-quality developments in some of the world's major cities including Singapore, London and Bangkok. Heeton has also formed strong partnerships with other established real estate groups to develop properties locally and internationally.

Heeton's growth in the property industry is underpinned by a stable portfolio of real estate assets that includes commercial properties (shopping malls and serviced offices) and hotels.

Heeton's track record includes High Park Residences, Onze @ Tanjong Pagar and Park Colonial.

Consultants' Profile

Architect	:	P&T Consultants Pte Ltd
Landscape	:	ECOPLAN Asia Pte Ltd
Project Interior Designer	:	Index Design Pte Ltd
M&E Engineer	:	Squire Mech Pte Ltd
C&S Engineer	:	KCL Consultants Pte Ltd
Show-unit Interior Designer	:	Superfat Designs (2-BR with STUDY) Index Design Pte Ltd (3-BR PREMIUM) Surface ID Studio Pte Ltd (5-BR with PRIVATE LIFT)
Main Contractor	:	Kimly Construction Pte Ltd

Project Information

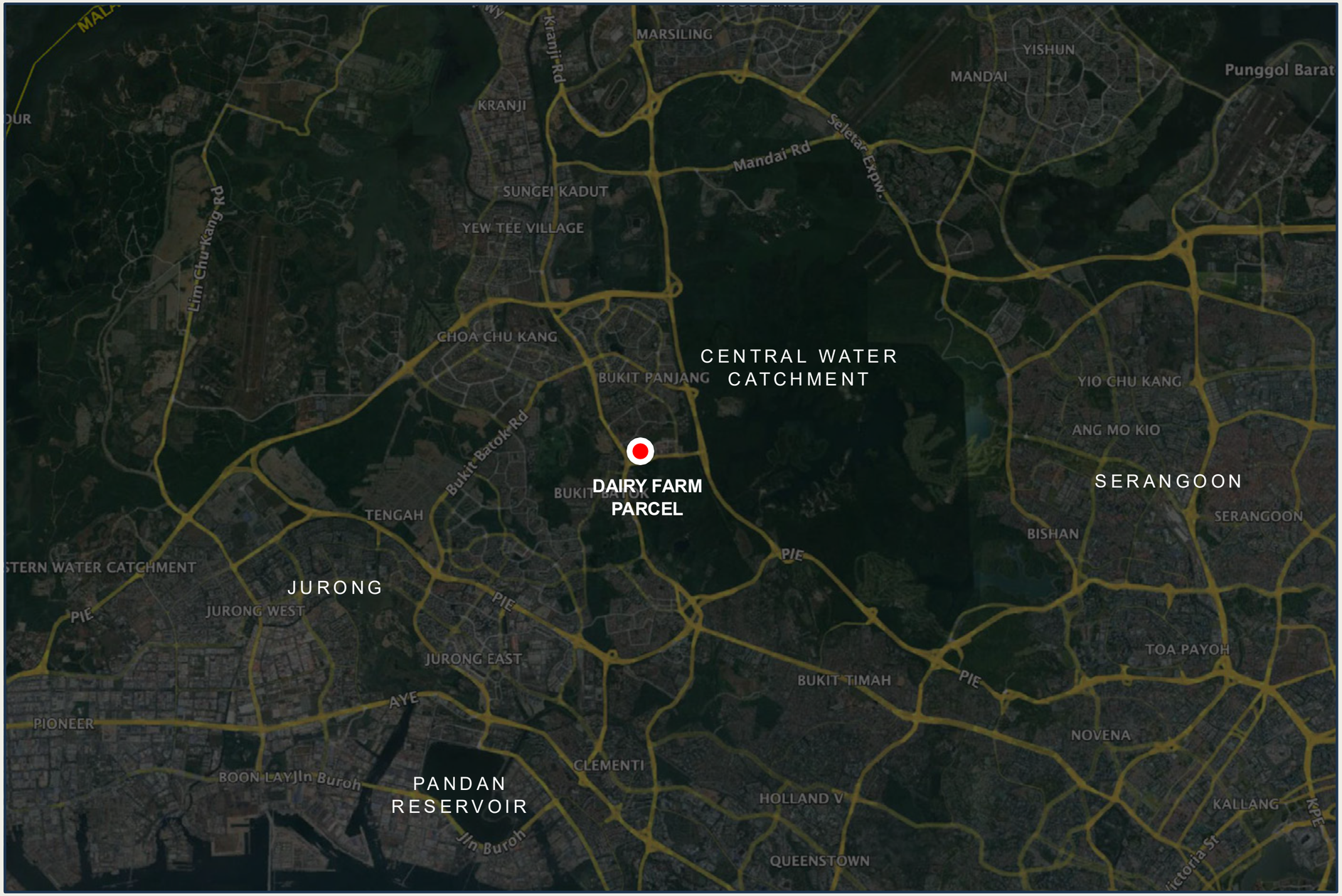
Project Name	:	Narra Residences 翠岚轩
Address	:	50,52,54,56,58,60,62,64 Dairy Farm Walk, Singapore
District	:	23
Tenure	:	99 years
Site Area	:	21,881.10 sqm
No. of units	:	540
No. of Car-park Lots	:	541 parking lots + 5 accessible lots
Est. Date of Vacant Possession	:	20 January 2030
Est. Date of Legal Completion	:	20 January 2033

NARRA RESIDENCES 翠岚轩

Site Context & Planning

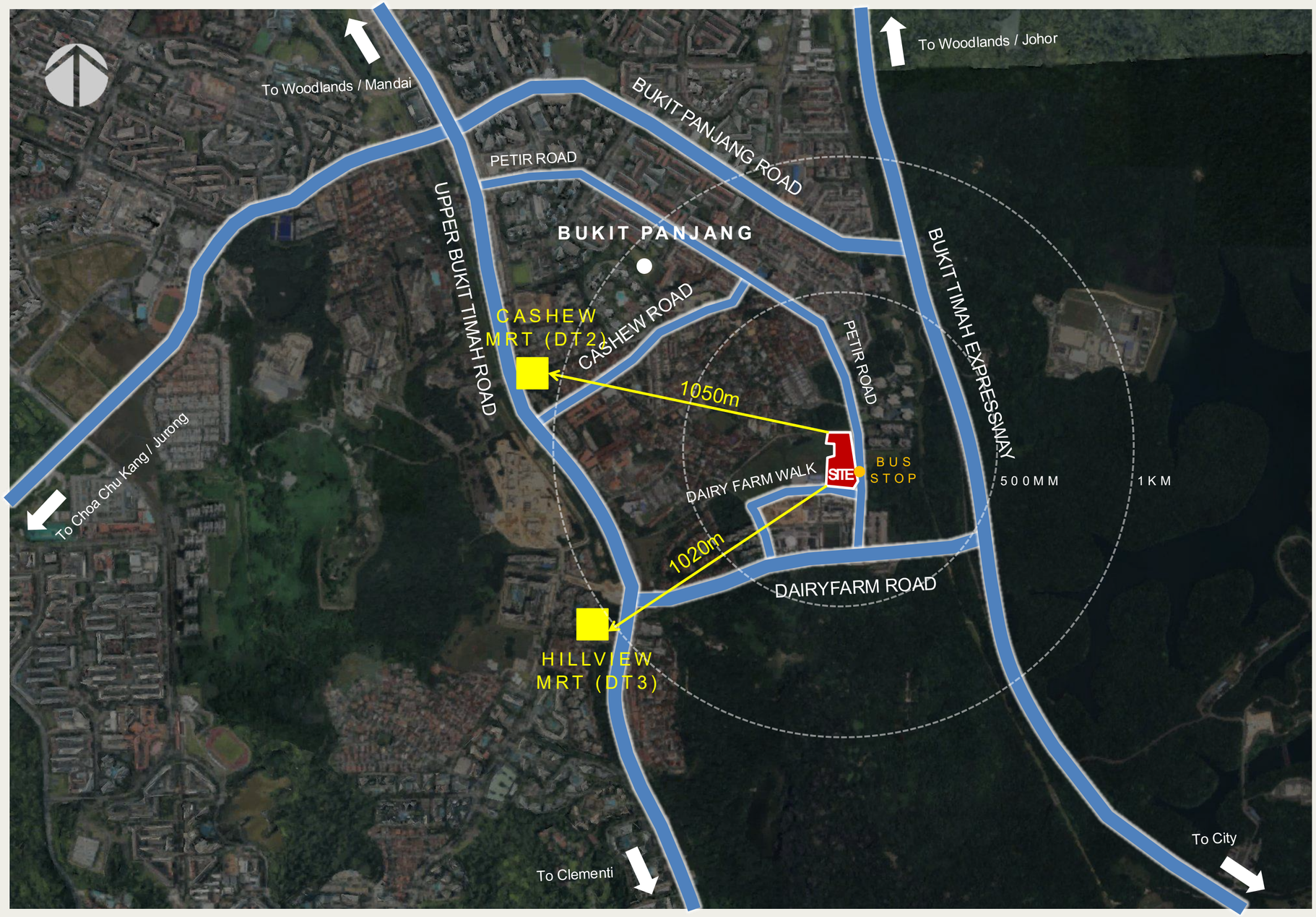
MACRO

NARRA 翠岚轩
RESIDENCES

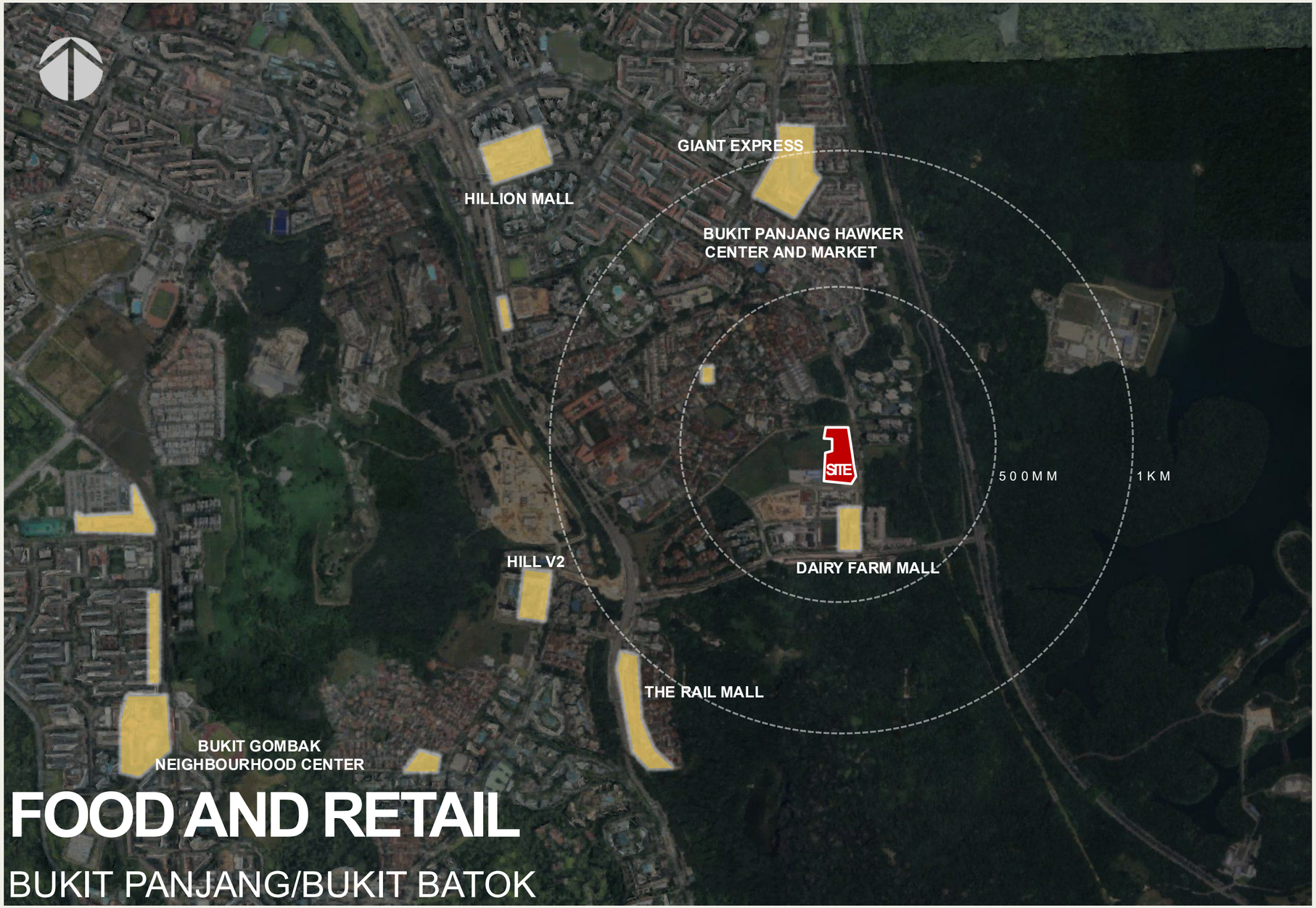


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CONNECTIVITY



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FOOD AND RETAIL

BUKIT PANJANG/BUKIT BATOK

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AMENITIES



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AMENITIES

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Schools Between 500mm -1km

- GESS (GERMAN EUROPEAN SCH SINGAPORE)
- THE PERSE SCH (SINGAPORE)
- BUKIT PANJANG PRI SCH
- CHIJ OUR LADY QUEEN OF PEACE PRI SCH

Subject to further confirmation to relevant authorities

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MASTERPLAN

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Legend

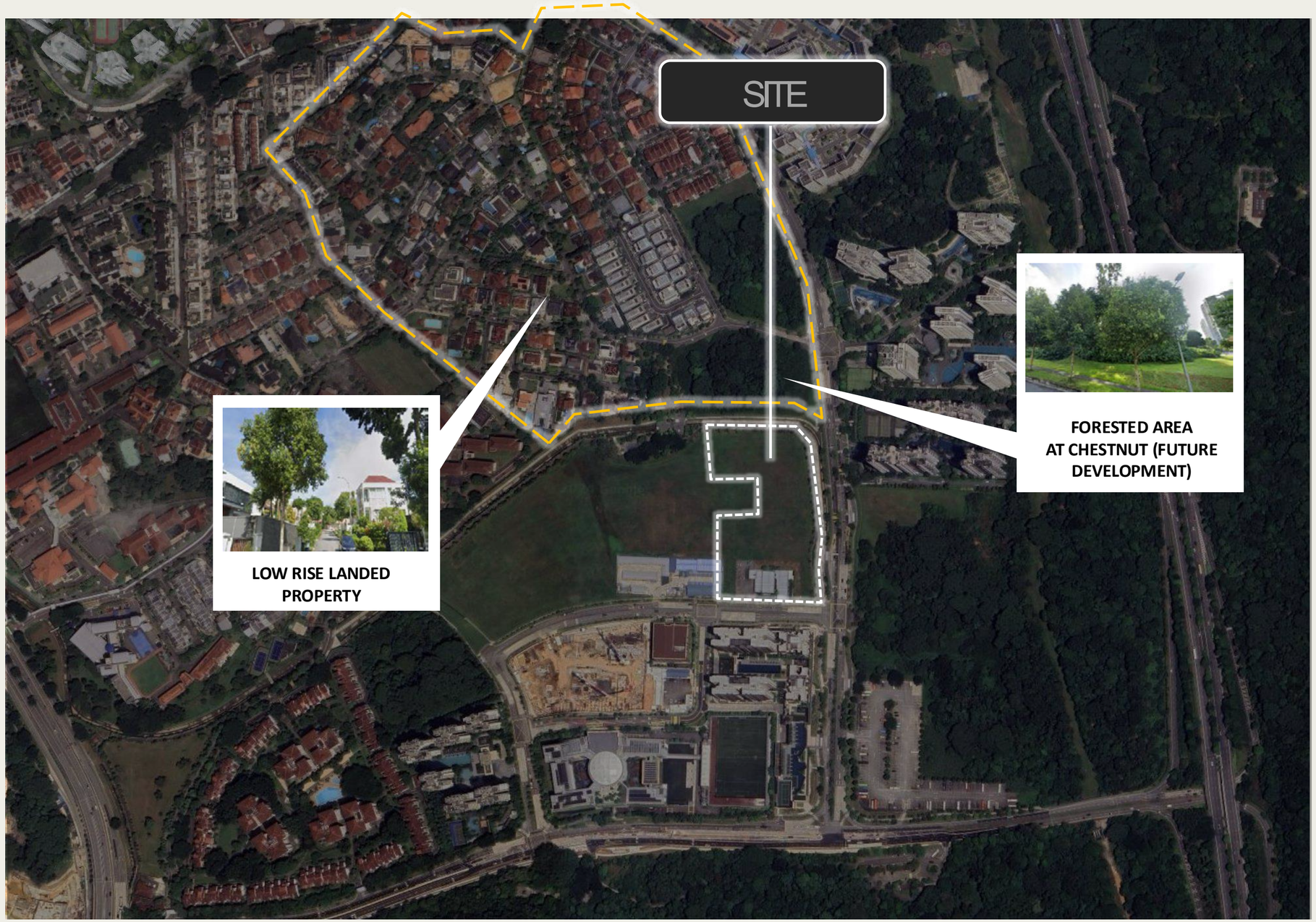
- RESIDENTIAL
- RESIDENTIAL WITH COMMERCIAL AT 1ST STOREY
- COMMERCIAL & RESIDENTIAL
- COMMERCIAL
- HOTEL
- WHITE
- BUSINESS 1
- W BUSINESS 1 - WHITE
- BUSINESS 2
- W BUSINESS 2 - WHITE
- BUSINESS PARK
- W BUSINESS PARK - WHITE
- RESIDENTIAL / INSTITUTION
- COMMERCIAL / INSTITUTION
- H HEALTH & MEDICAL CARE
- E EDUCATIONAL INSTITUTION
- W PLACE OF WORSHIP
- CIVIC & COMMUNITY INSTITUTION
- OPEN SPACE
- PARK
- BEACH AREA
- SPORTS & RECREATION
- WATERBODY
- ROAD
- TRANSPORT FACILITIES
- RAILWAY
- MASS RAPID TRANSIT
- LIGHT RAPID TRANSIT
- U UTILITY

SITE | DAIRYFARM WALK

Tenure:	99 years
Land use:	Residential
Plot Ratio:	2.1
Height:	75-85m SHD
Site Area:	21,881.8 sqm
Max. Allowable Gfa:	45,952 sqm

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CONTEXT



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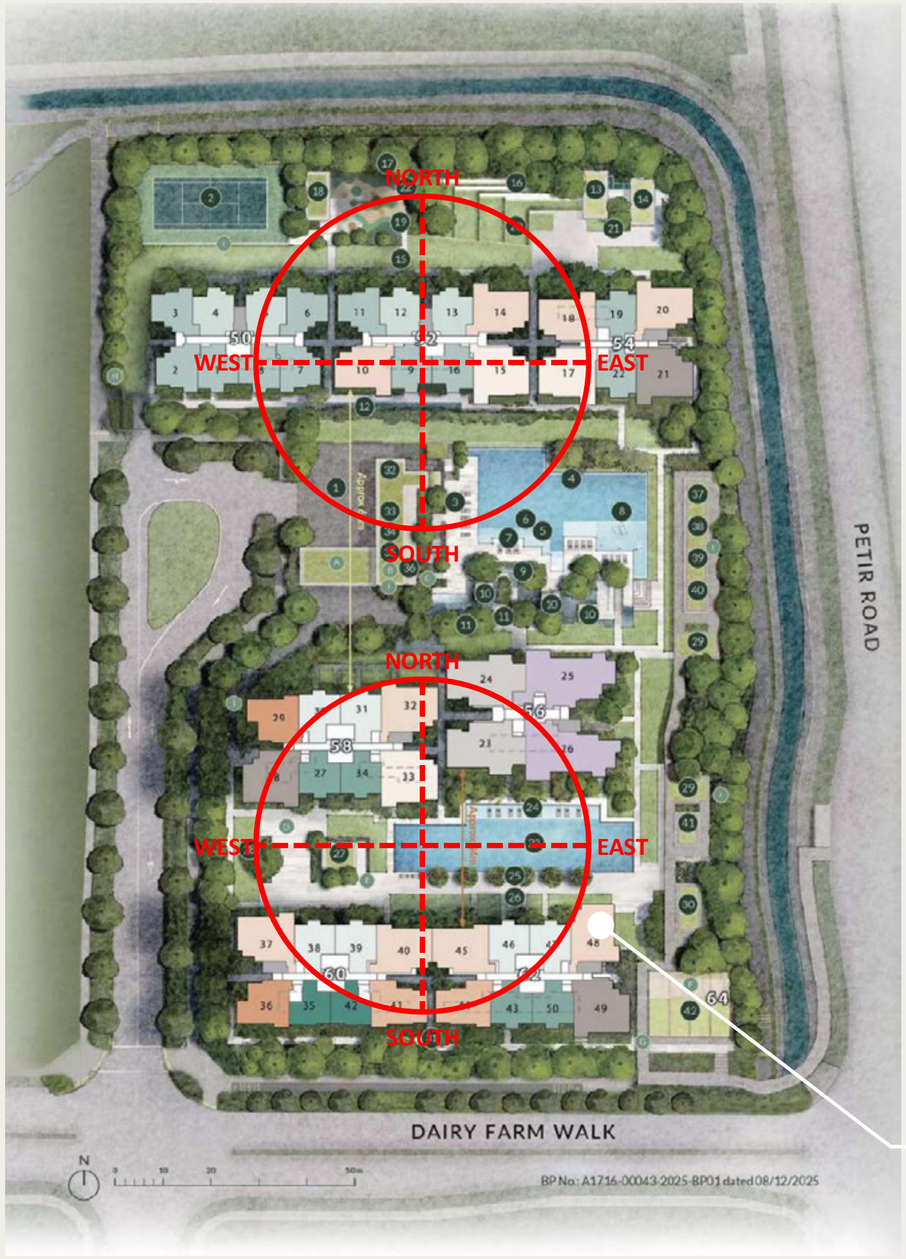
ARCHITECTURE CONCEPT

VIEW ANALYSIS



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BLOCK PLACEMENT



EAST-WEST FACING

ALL BLOCKS ARE ORIENTED IN THE NORTH-SOUTH DIRECTION, EXCEPT FOR ONE STACK AT BLOCK 62 (48), WHICH IS ORIENTED EAST-WEST.

ALL 1ST STOREY UNITS ARE PES UNIT, INCLUDING 4 SOUTH FACING UNIT ON THE 2ND STOREY AT BLOCK 60.

- 1-BEDROOM with STUDY
- 2-BEDROOM COMPACT
- 2-BEDROOM PREMIUM
- 2-BEDROOM with HS
- 2-BEDROOM with HS + STUDY
- 2-BEDROOM with STUDY
- 3-BEDROOM COMPACT
- 3-BEDROOM FLEXI
- 3-BEDROOM PREMIUM
- 3-BEDROOM with STUDY
- 4-BEDROOM COMPACT
- 4-BEDROOM PREMIUM
- 5-BEDROOM with PRIVATE LIFT

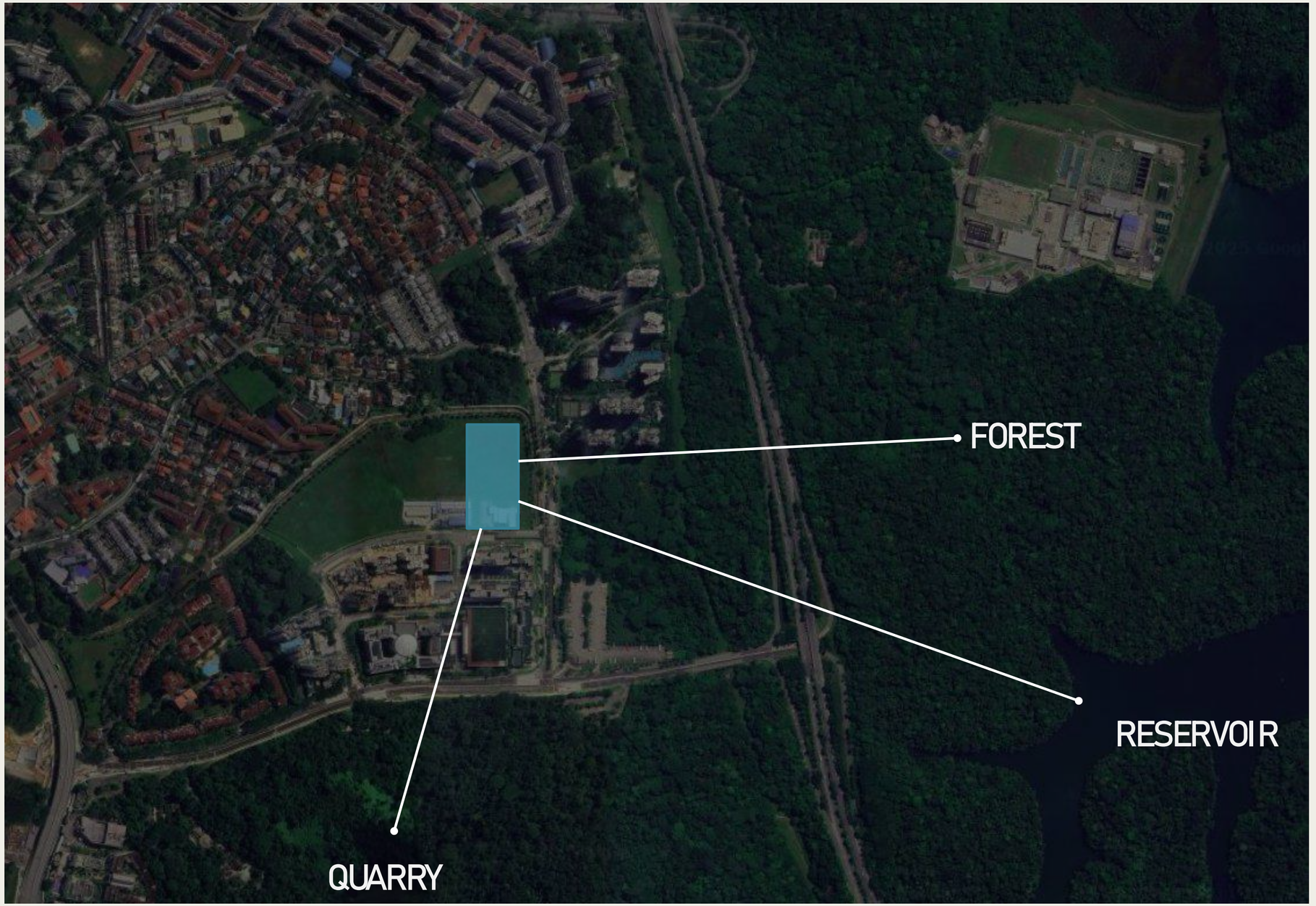
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ARCHITECTURE CONCEPT

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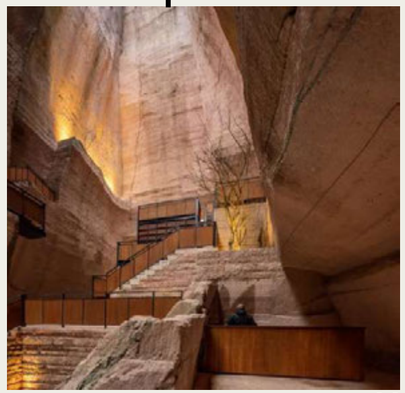
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ARCHITECTURE CONCEPT

NARRA 翠岚轩 RESIDENCES

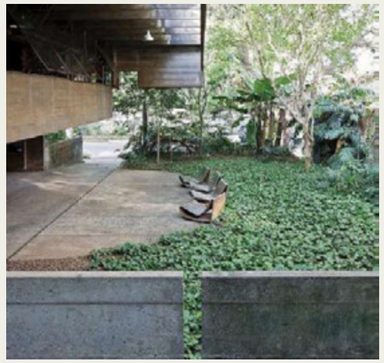
A typology that explore the relationship

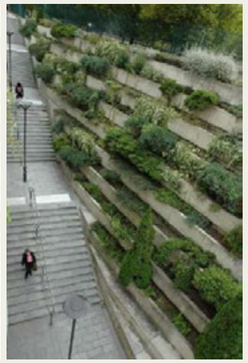




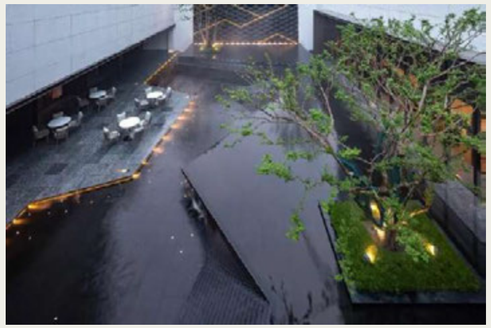

Between texture: monolithic, raw

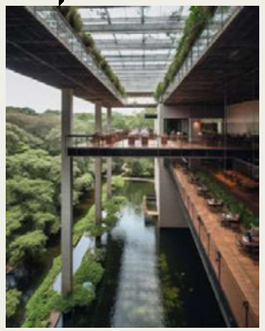







vertical green,




and horizontal water plane

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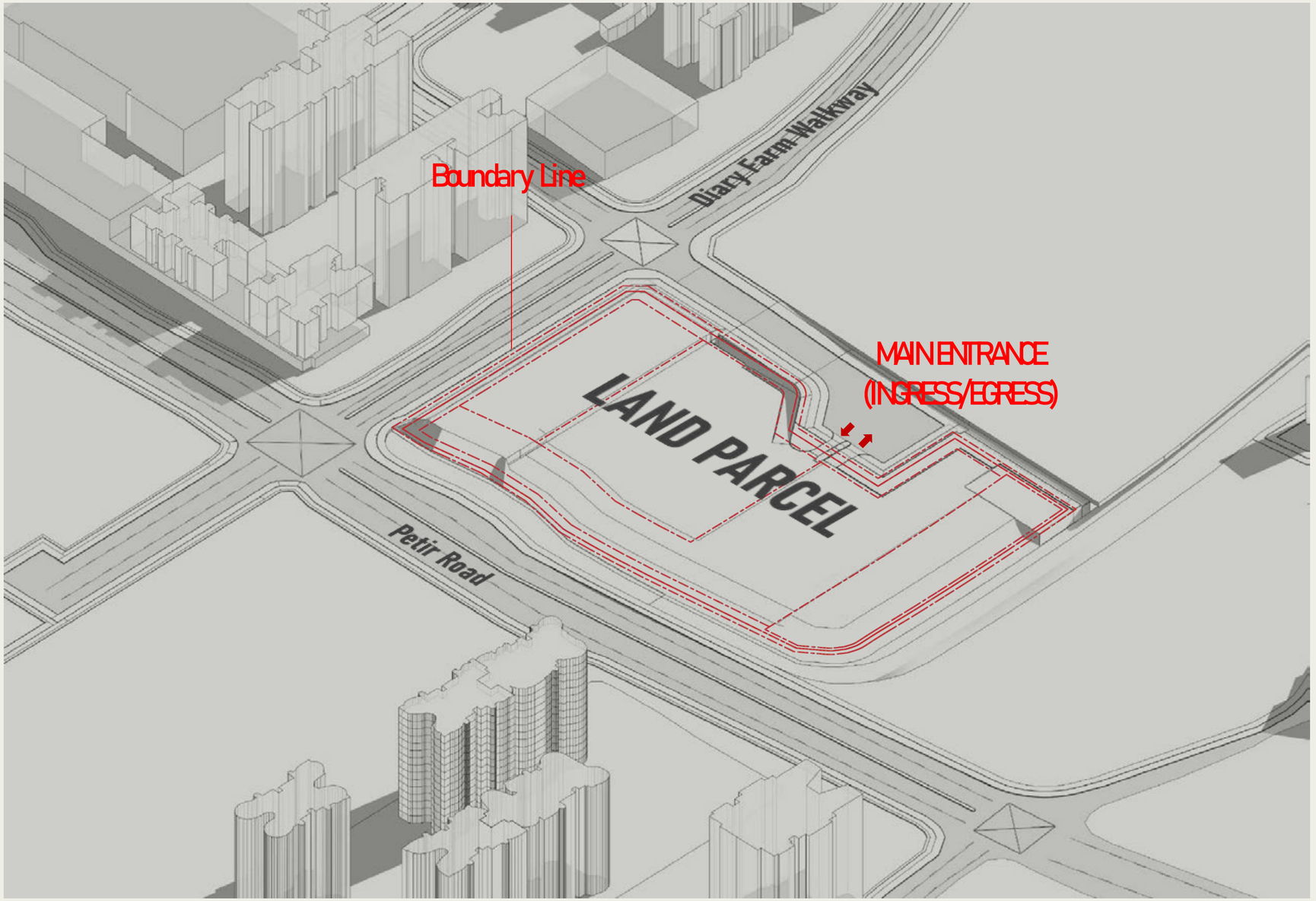
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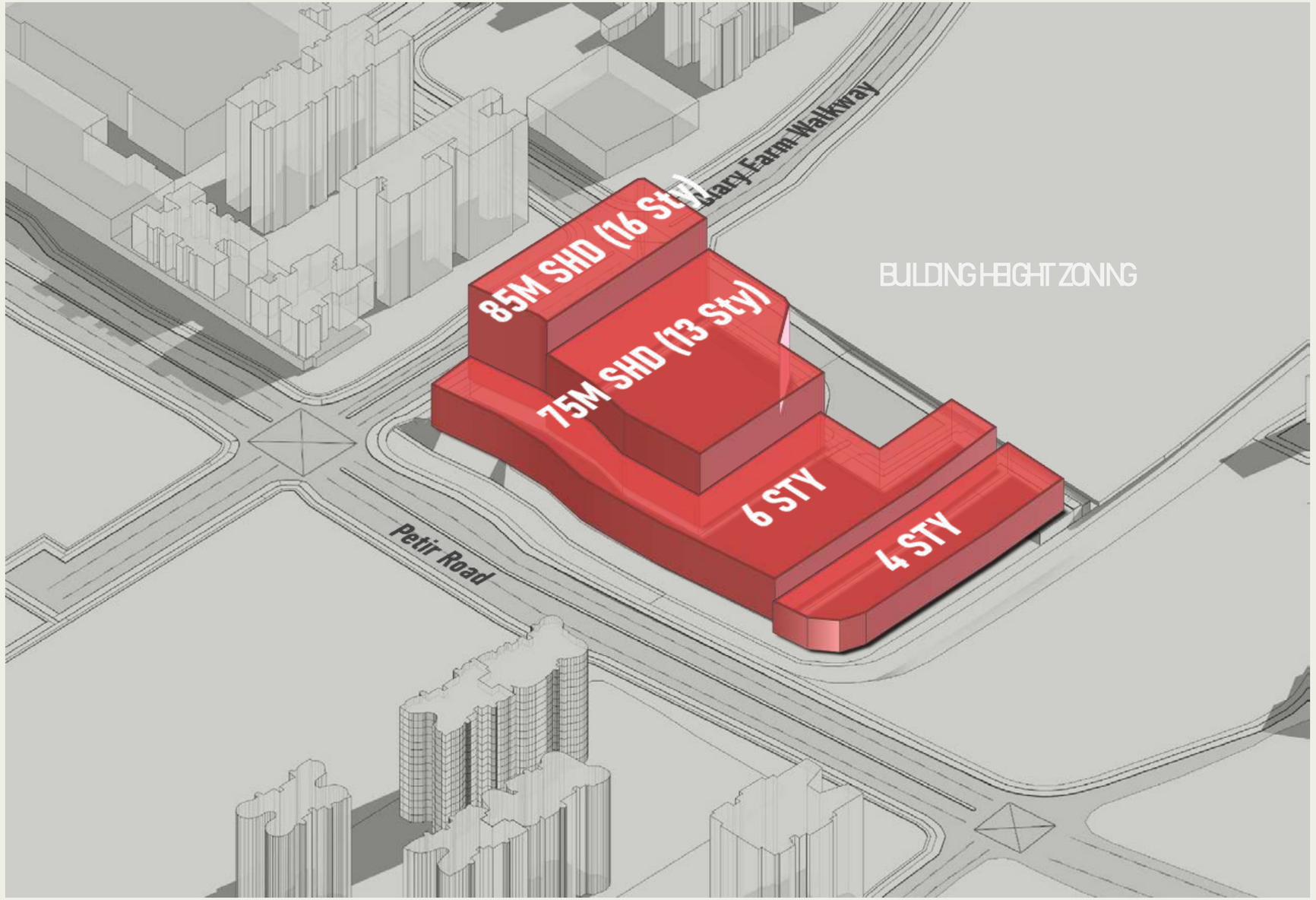
ARCHITECTURE DESIGN STRATEGY

MASSING STRATEGY



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MASSING STRATEGY



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MASSING STRATEGY



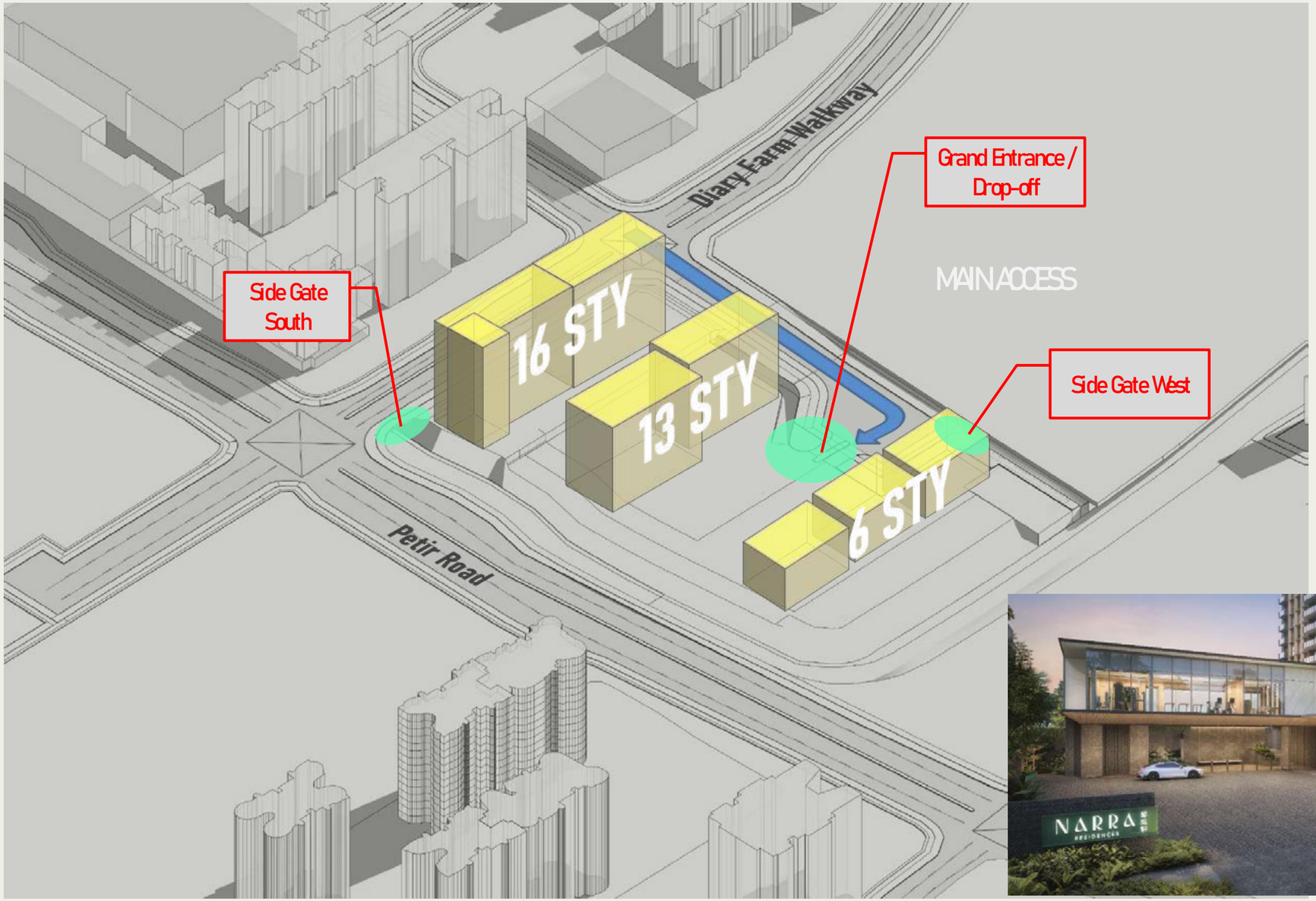
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MASSING STRATEGY



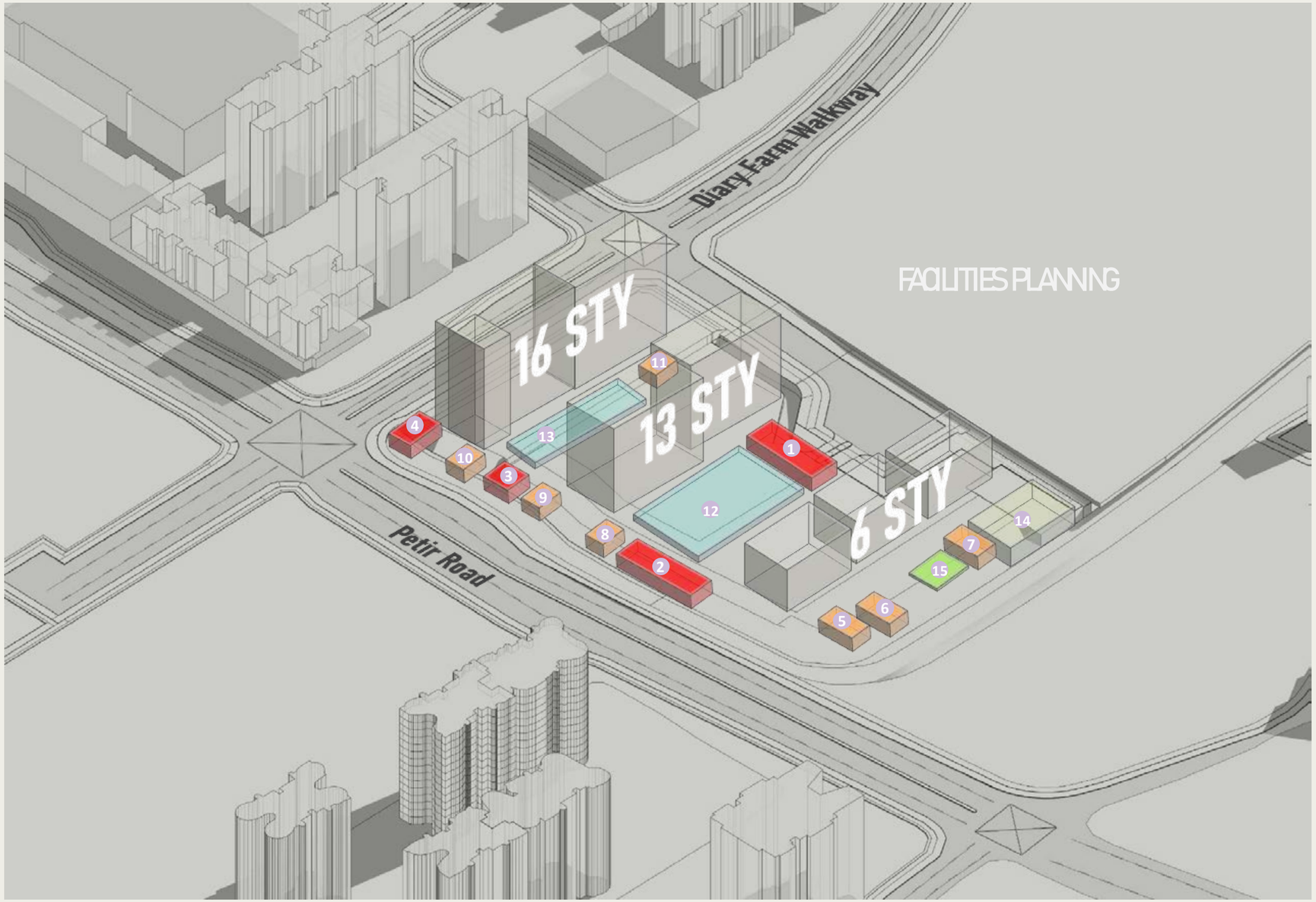
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MASSING STRATEGY



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MASSING STRATEGY



LEGEND

INDOOR FACILITIES

1. Gym, Resident Lounge, Studio, Golf Simulator & Accessible Toilet
2. Function Room 1, Function Room 2, Kids Playroom & Male, Female Toilet & Accessible Toilet.
3. Function Room 3
4. Shops

PAVILION

5. BBQ Pavilion 1
6. BBQ Pavilion 2
7. Family Pavilion
8. Dining Pavilion 1
9. Dining Pavilion 2
10. Plants Lab Pavilion
11. Pool Side Pavilion

POOL

12. Family Canyon Pool
13. 50m Lap Pool

TENNIS COURT & PLAYGROUND

14. Tennis Court
15. Forest Playground

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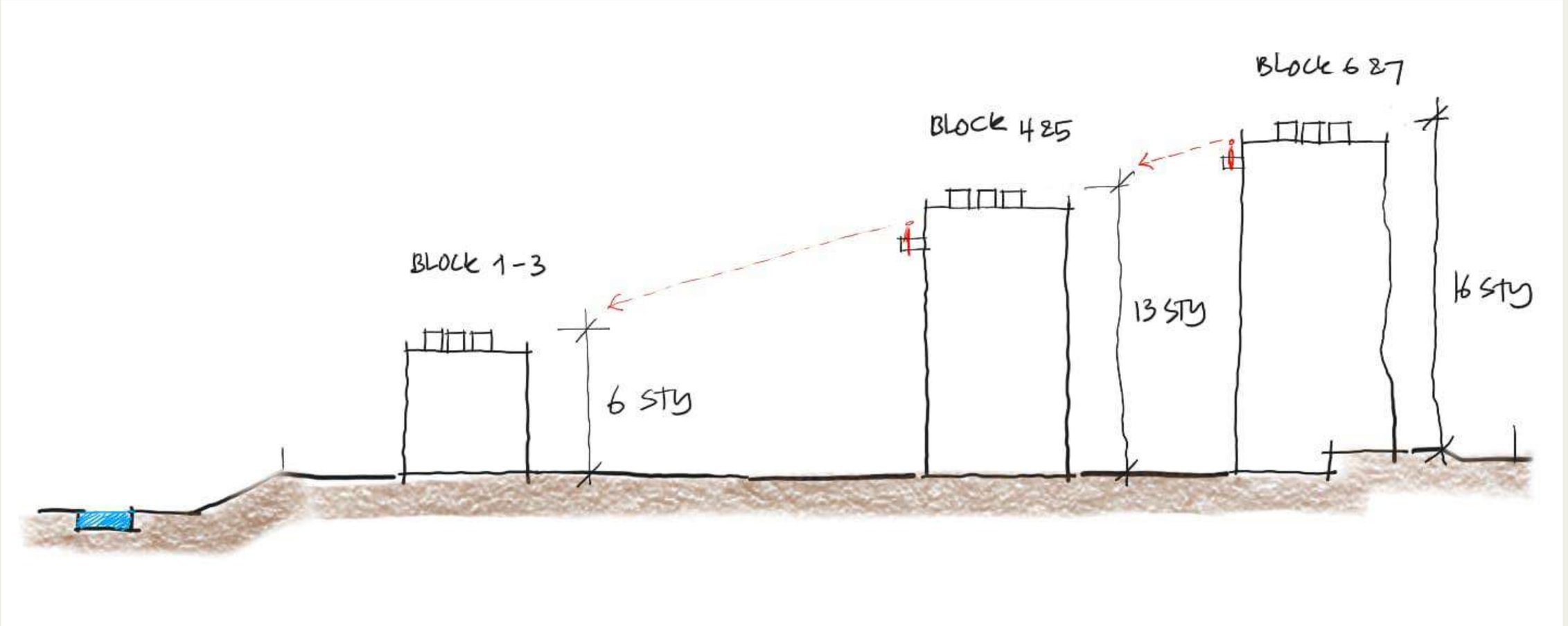
SURROUNDING BLOCKS & COLOURS

NARRA 翠岚轩 RESIDENCES



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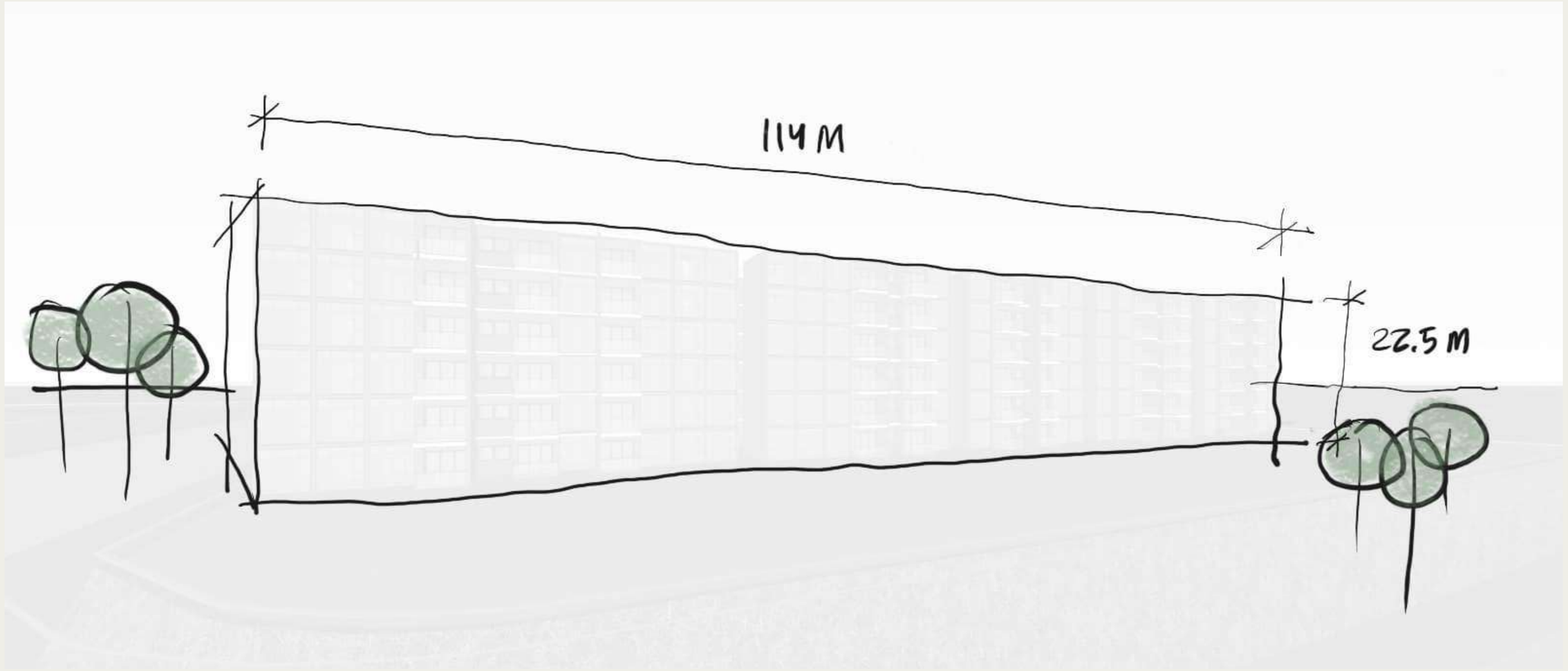
FAÇADE CONCEPT



Varied building heights result in upper-floor residents having a view to lower building rooftops

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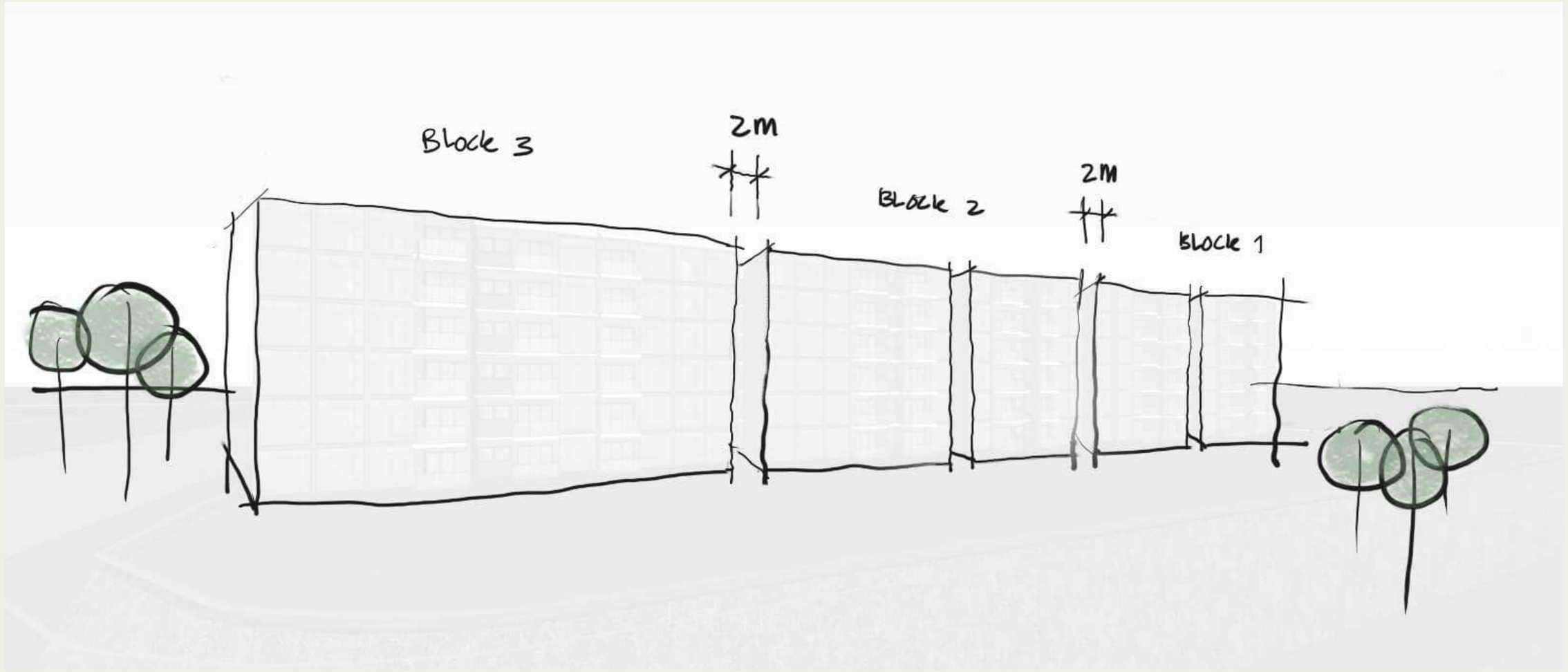
FAÇADE CONCEPT



6-storey buildings appear very long

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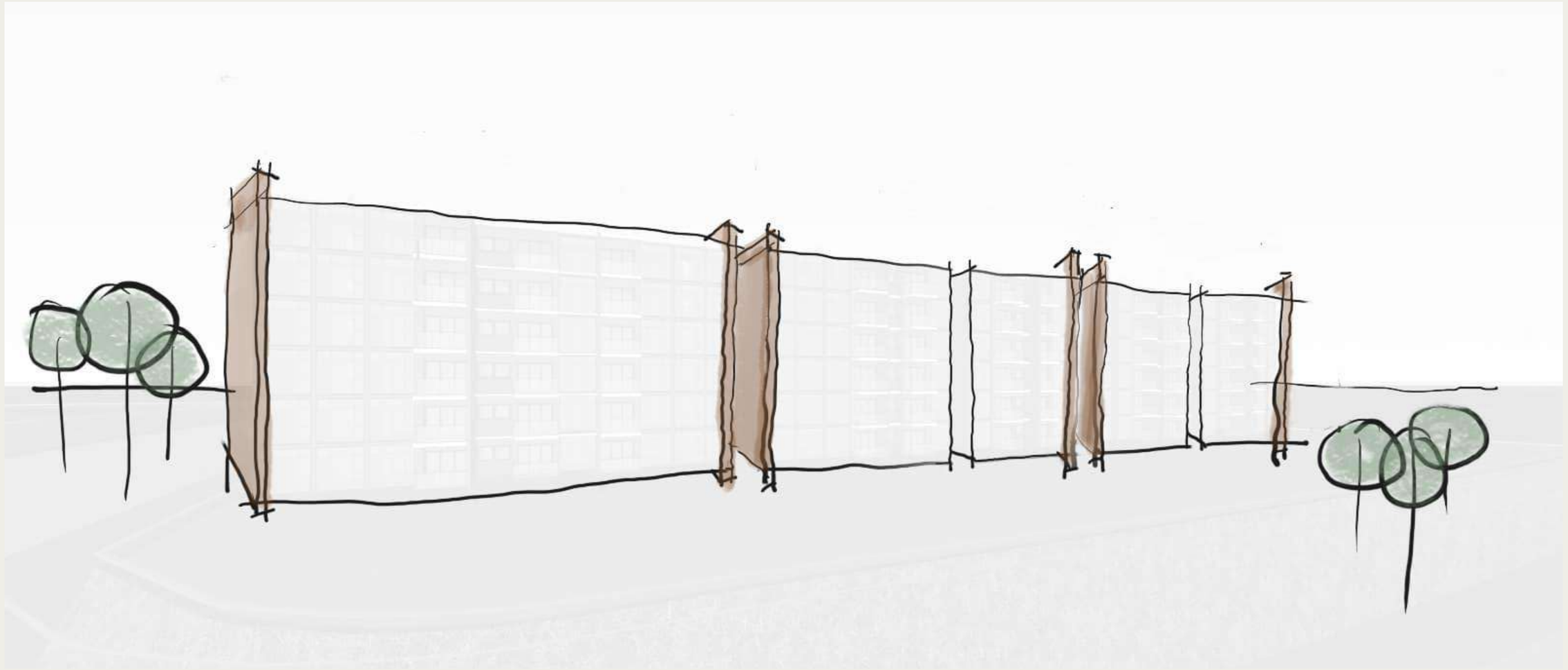
FAÇADE CONCEPT



Divide into three blocks, with a 2-meter gap between each blocks

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FAÇADE CONCEPT



Emphasizing the balcony facade to break up the massing vertically

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FAÇADE CONCEPT



Incorporating vertical architecture fins / screens to visually enhance the balconies and rooftop

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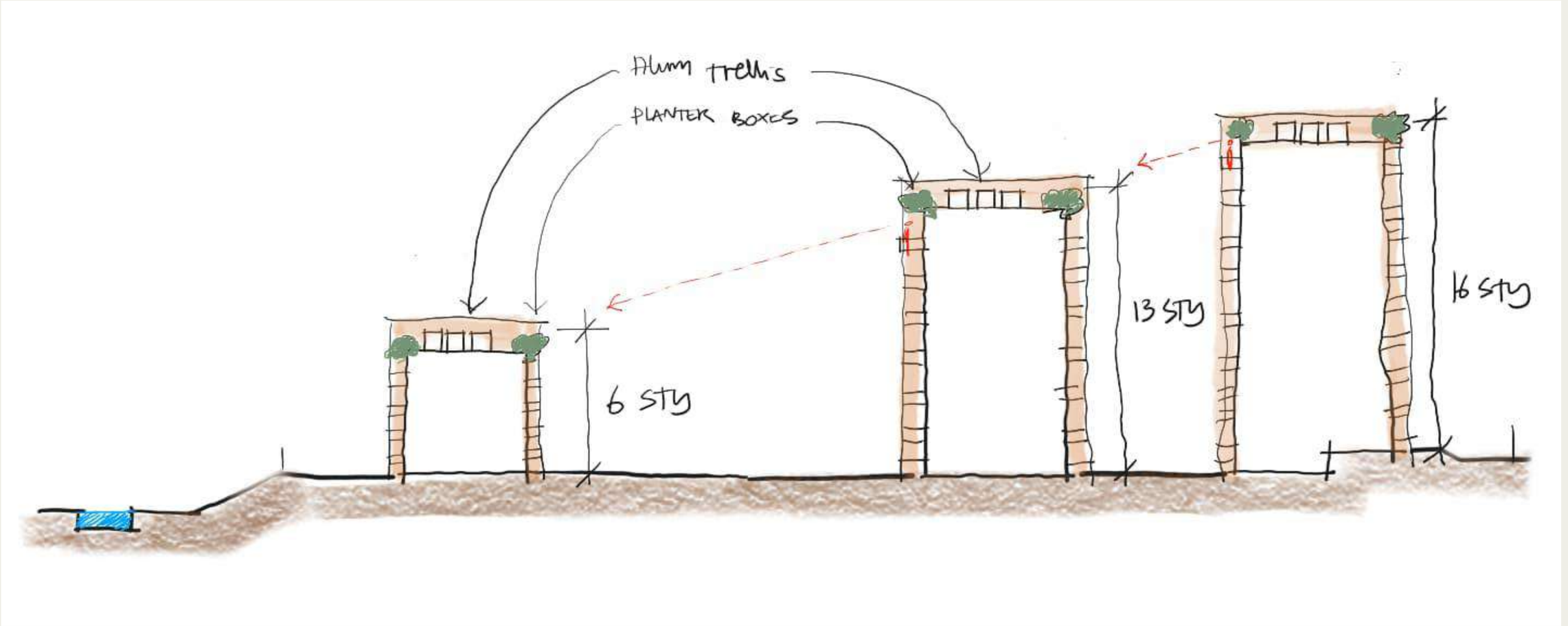
FAÇADE CONCEPT



Integrating perimeter planters with drop plants to enhance the architectural aesthetic and conceal MEP equipment on the rooftop

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FAÇADE CONCEPT



Upper-floor residents enjoy views of lower building rooftops, where architectural facades and perimeter planters discreetly conceal MEP equipment

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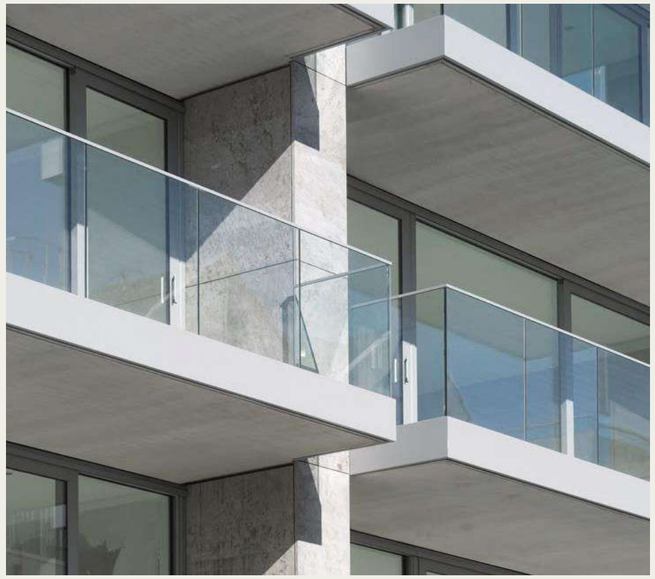
FAÇADE CONCEPT IMAGES

NARRA RESIDENCES 翠岚轩











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FAÇADE DESIGN

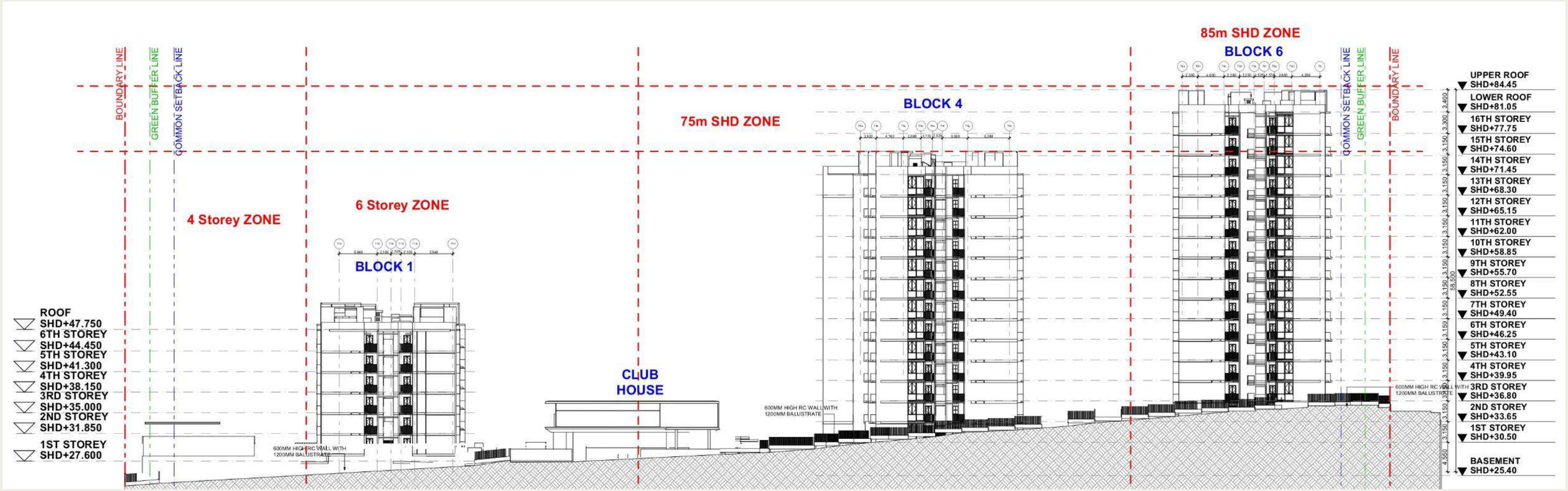
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SECTION

NARRA 翠岚轩
RESIDENCES



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RESIDENCES

CIRCULATION

CIRCULATION



LEGEND	
	VEHICULAR ACCESS
	SERVISE TRUCK ACCESS
	PEDESTRIAN ACCESS WITH COVERED LINKWAY
	PEDESTRIAN ACCESS

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CIRCULATION

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NARRA RESIDENCES 翠岚轩

DEVELOPMENT DATA & UNIT PLANS

DEVELOPMENT DATA

NARRA RESIDENCES 翠岚轩



Unit type	No. of Units	Estimated Area (sqm)	Estimated Area (sqft)	Unit Mix (%)
1-BEDROOM with STUDY	3 (0.6%)	48	517	0.6%
2-BEDROOM COMPACT	30 (5.6%)	52	560	49.1%
2-BEDROOM PREMIUM	58 (10.8%)	60	646	
2-BEDROOM with HS	66 (12.1%)	64 – 65	689 – 700	
2-BEDROOM with HS + STUDY	24 (4.5%)	67	721	
2-BEDROOM with STUDY	87 (16.1%)	67	721	
3-BEDROOM COMPACT	28 (5.2%)	76	818	34.2%
3-BEDROOM FLEXI	31 (5.7%)	81	872	
3-BEDROOM PREMIUM	101 (18.7%)	92 – 95	990 – 1023	
3-BEDROOM with STUDY	25 (4.6%)	107 – 109	1152 - 1173	
4-BEDROOM COMPACT	35 (6.5%)	107	1152	11.3%
4-BEDROOM PREMIUM	26 (4.8%)	128	1378	
5-BEDROOM with PRIVATE LIFT	26 (4.8%)	154 - 156	1658 - 1679	4.8%
TOTAL	**540 (100%)**			**(100%)**

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1-BEDROOM with STUDY

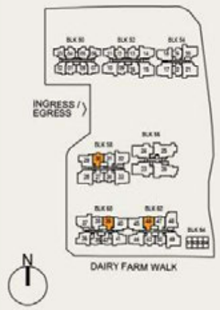
NARRA RESIDENCES 翠岚轩

TYPE A1S

48sqm / 517sqft



1. Open Kitchen with ample of circulation space, equipped with branded kitchen appliances from smeg
2. Enclosable Study
3. Living & Dining are rectangular continuous space, which open up to the Balcony



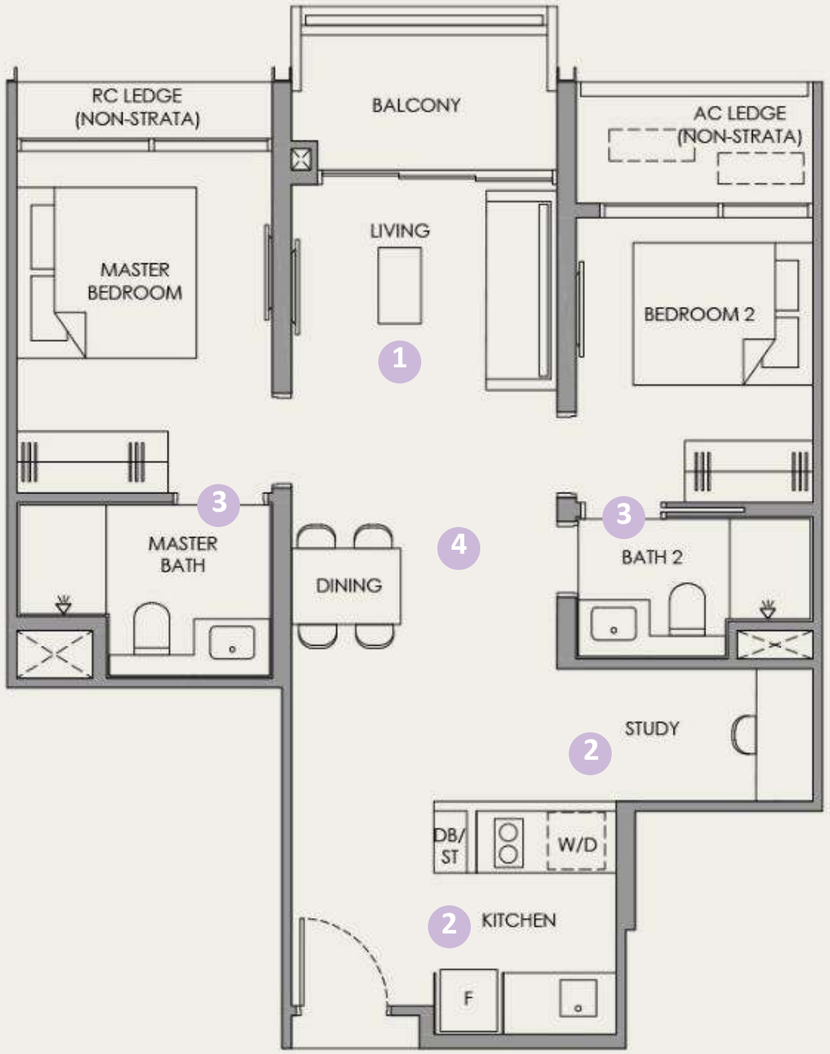
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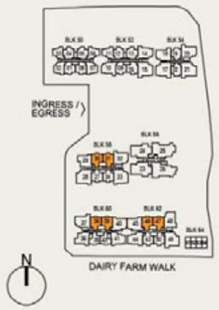
2-BEDROOM with STUDY

NARRA RESIDENCES 翠岚轩

TYPE B8S (Show unit)

67sqm / 721sqft





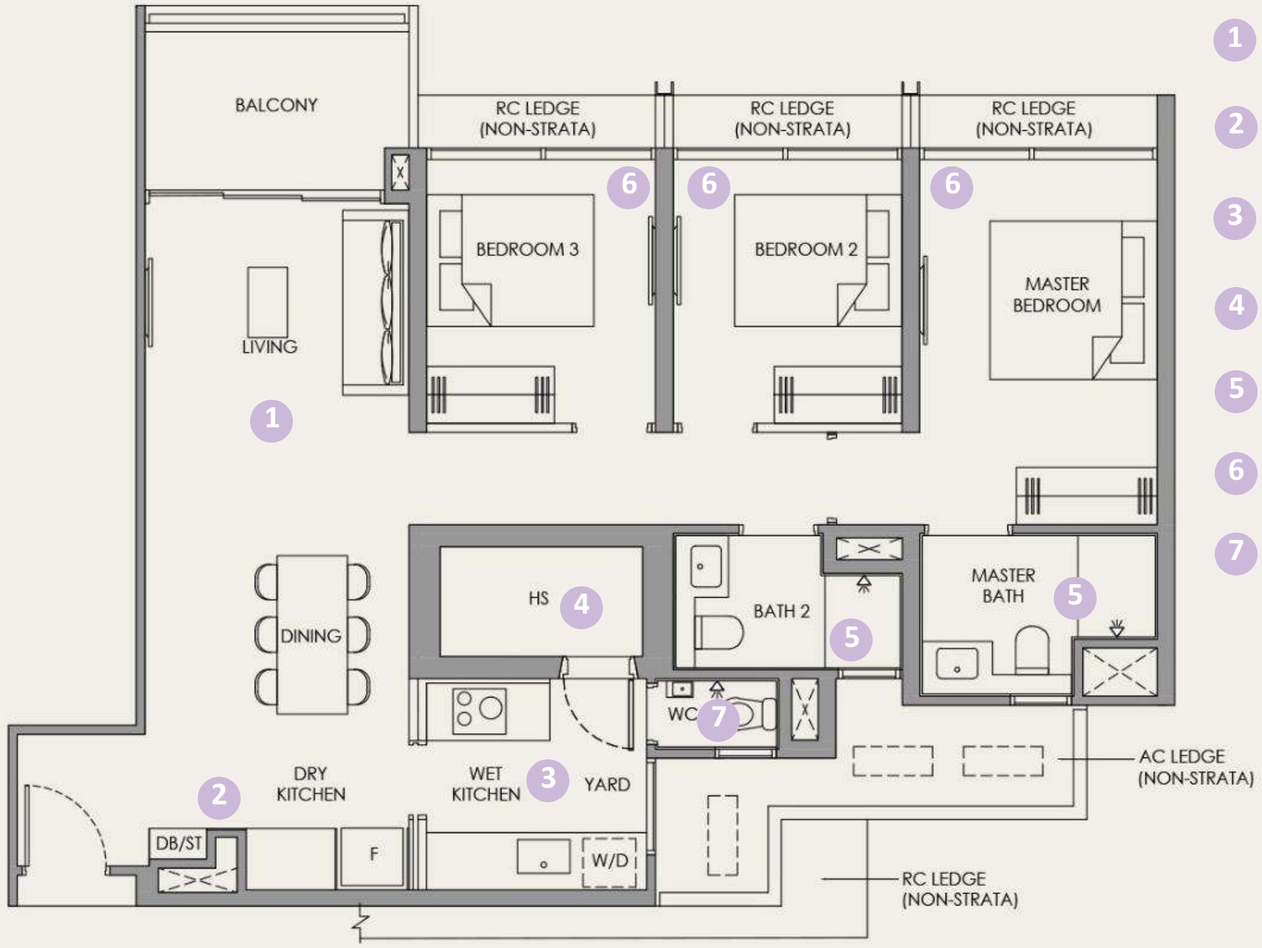
1. Highly-efficient dumbbell layout
2. Enclosable Kitchen & Study
3. All bedrooms with En-suite Bath
4. Living & Dining are rectangular continuous space, which open up to the Balcony

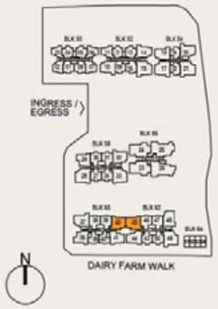
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3-BEDROOM PREMIUM

TYPE C3P (Show unit)

93sqm / 1001sqft





1. Spacious Living & Dining area with Balcony
2. A sleek Dry Kitchen featuring quartz worktop and modern cabinet styling
3. Enclosed Wet Kitchen with sliding door and dedicated Yard with natural ventilation, equipped with branded kitchen appliances from smeg
4. HS that double up as Utility Room / Storeroom or Maid's Room
5. All Bathrooms with natural ventilation
6. All Bedrooms & Living with full frontage
7. WC provided for 3 Bedroom Premium type and above

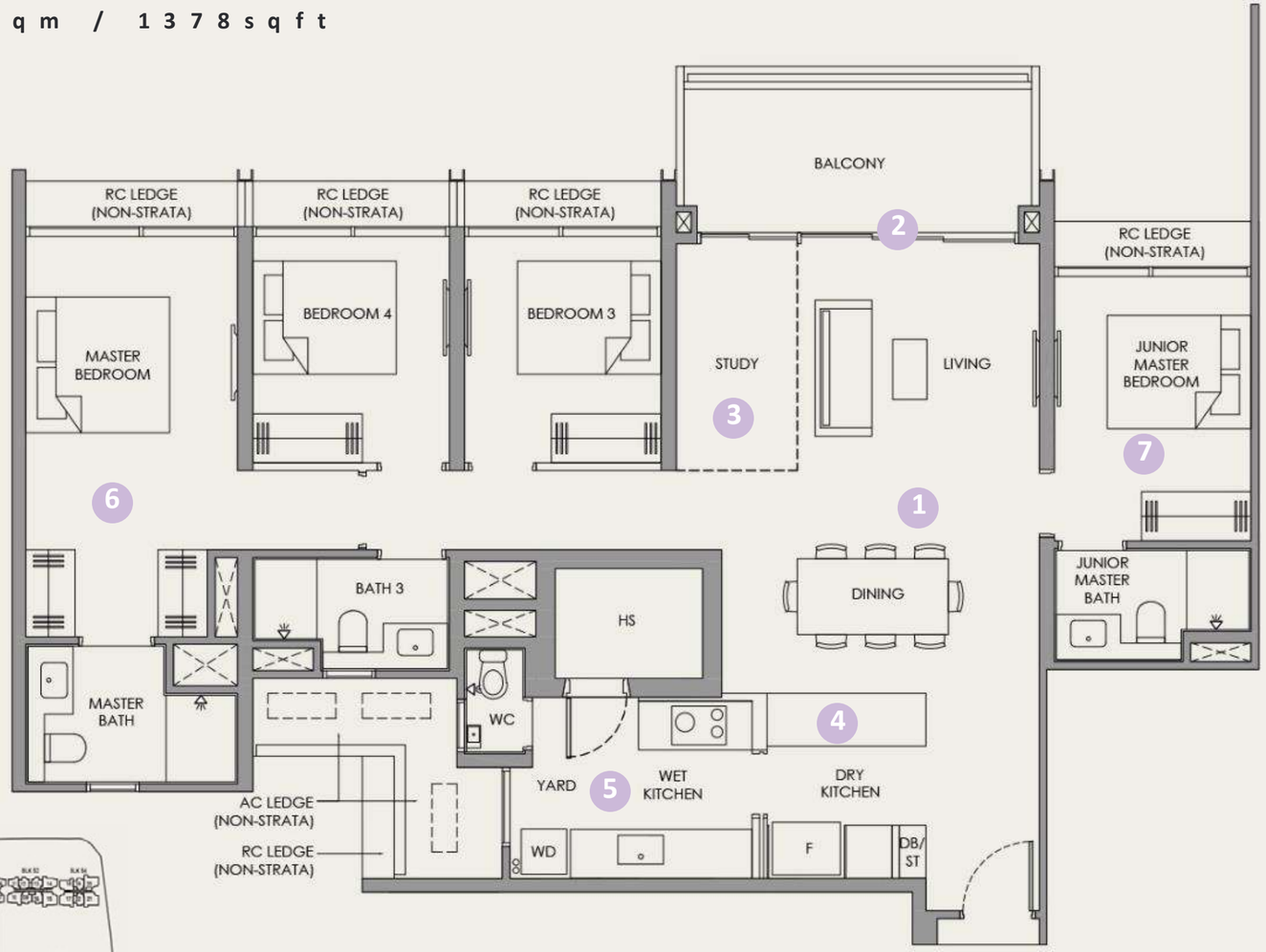
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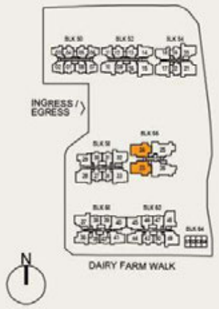
4-BEDROOM PREMIUM

NARRA RESIDENCES 翠岚轩

TYPE D2P

128sqm / 1378sqft





1. Highly-efficient dumbbell layout
2. Wide frontage maximize the view towards the Family Canyon pool & 50m lap pool
3. Designed with a flexible Study provision that can be enclosed or kept open to enhance the sense of openness and spaciousness in the Living
4. Dry Kitchen is complimented by an island counter finished with quartz worktop
5. Sizeable functional Kitchen and dedicated Yard with natural ventilation, equipped with branded kitchen appliances from smeg
6. Master Bedroom features a spacious layout and a Walk-in Closet
7. Sizeable Junior Master with en-suite

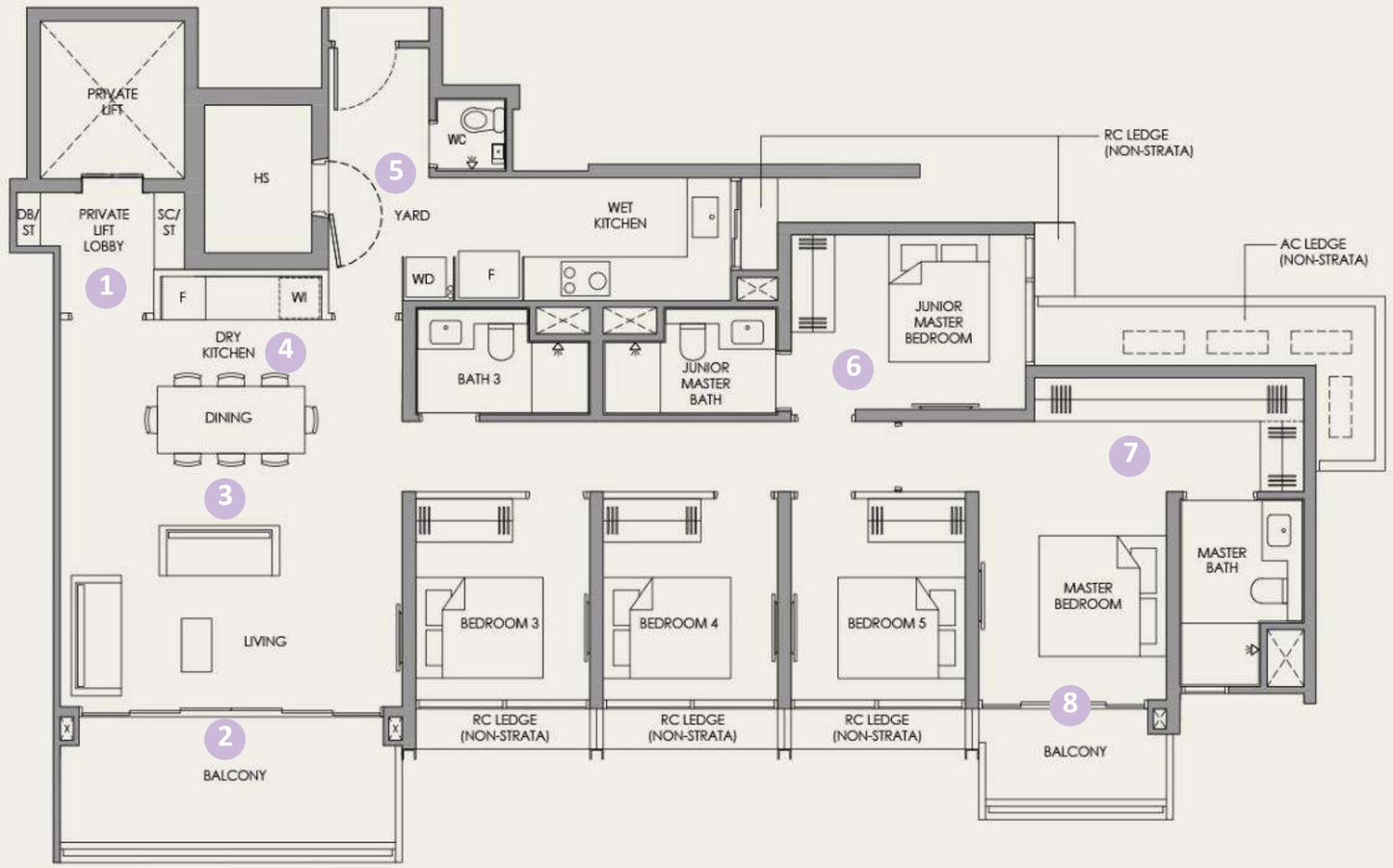
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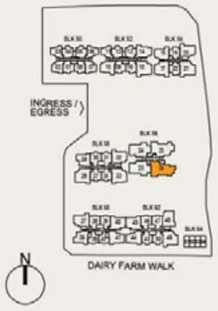
5-BEDROOM with PRIVATE LIFT

NARRA RESIDENCES 翠岚轩

TYPE E1 (Show unit)

154sqm / 1658sqft





1. Exclusive Private Lift access
2. An expansive of approx. 5.1m-wide frontage maximize the view towards the 50m lap pool
3. Living, Dining & Dry Kitchen are rectangular continuous space, which open up to the Balcony
4. A sleek Dry Kitchen comes with Display Shelf with integrated LED strip
5. A dedicated Yard area with HS doubled up as Maid's Room
6. Sizeable Junior Master with en-suite
7. Spacious Master Bedroom comes with walk-in closet & Display Module Cabinet with integrated LED strip
8. Spacious Master Bedroom with Balcony

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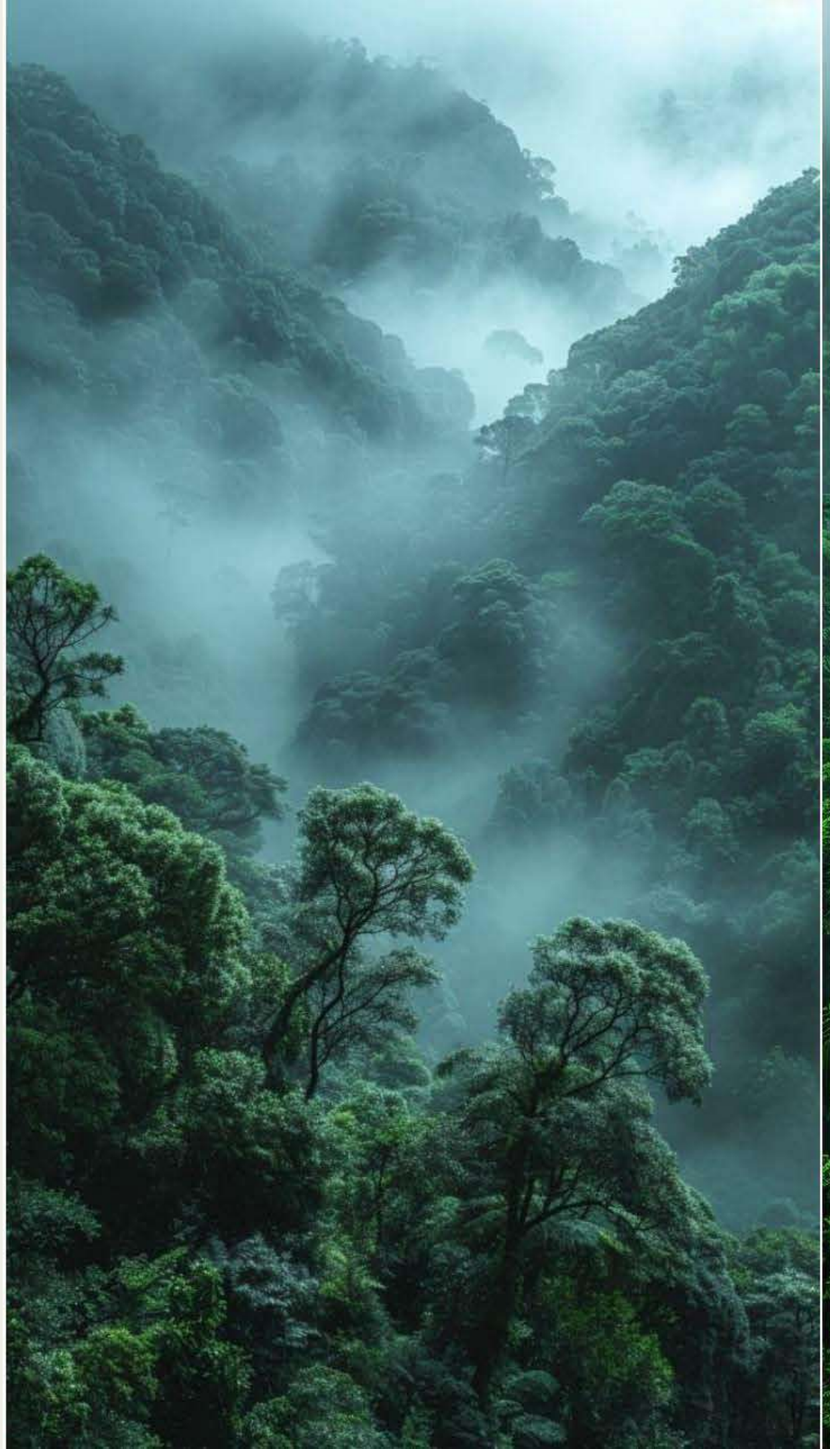
NARRA

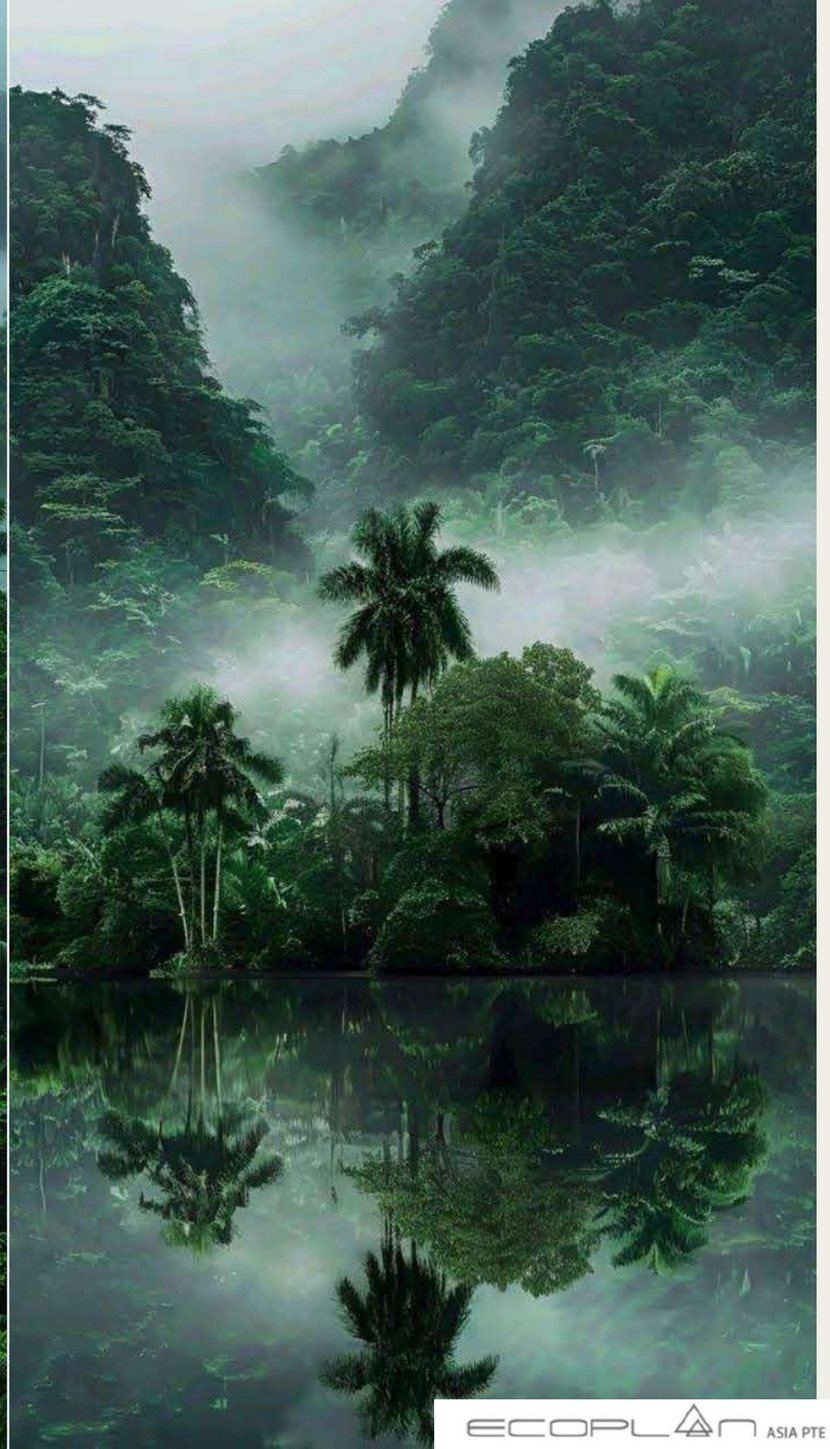
翠岚轩

RESIDENCES

LANDSCAPE

Concept & Mood






+971 129 9000
khaleej.ae

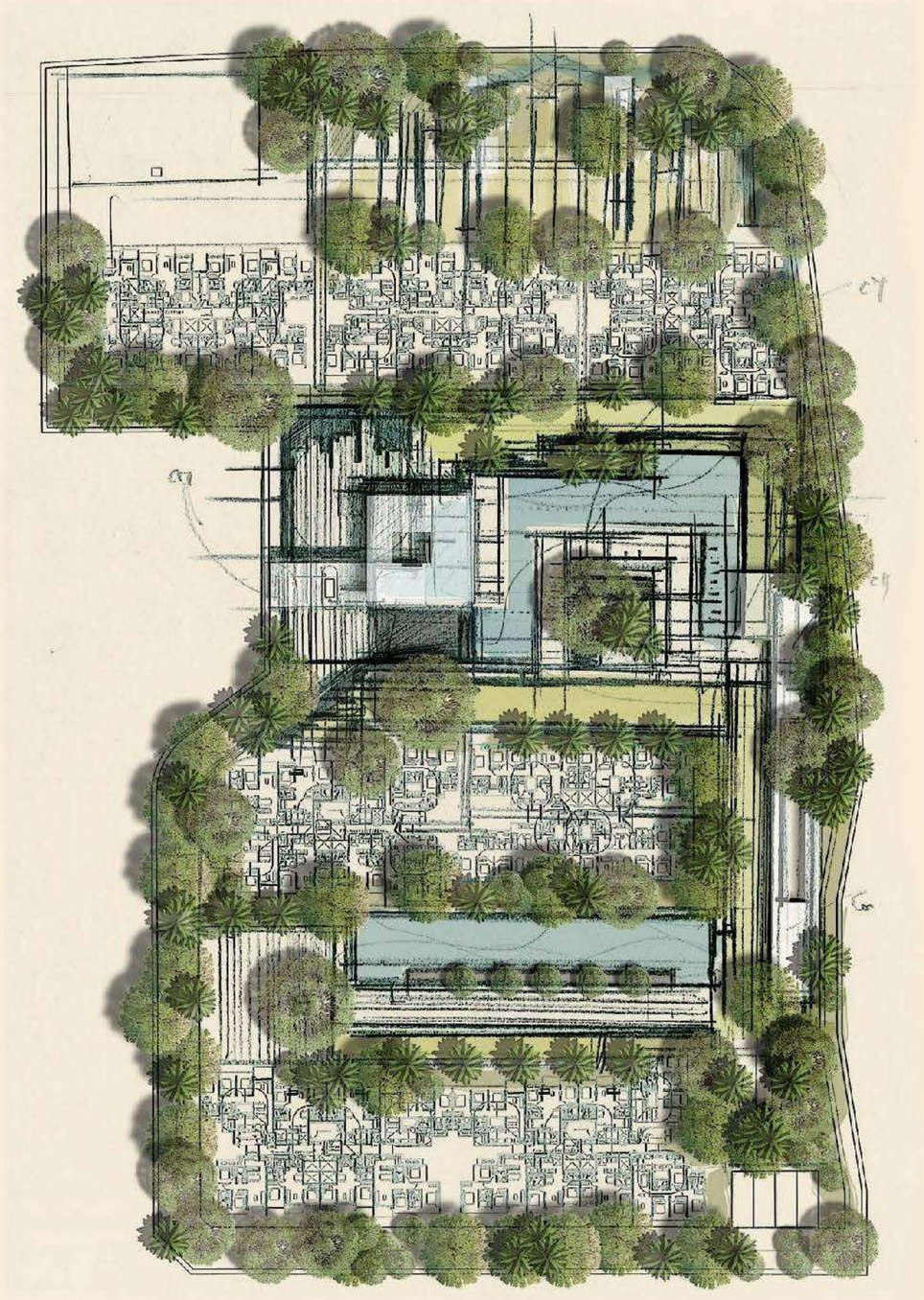


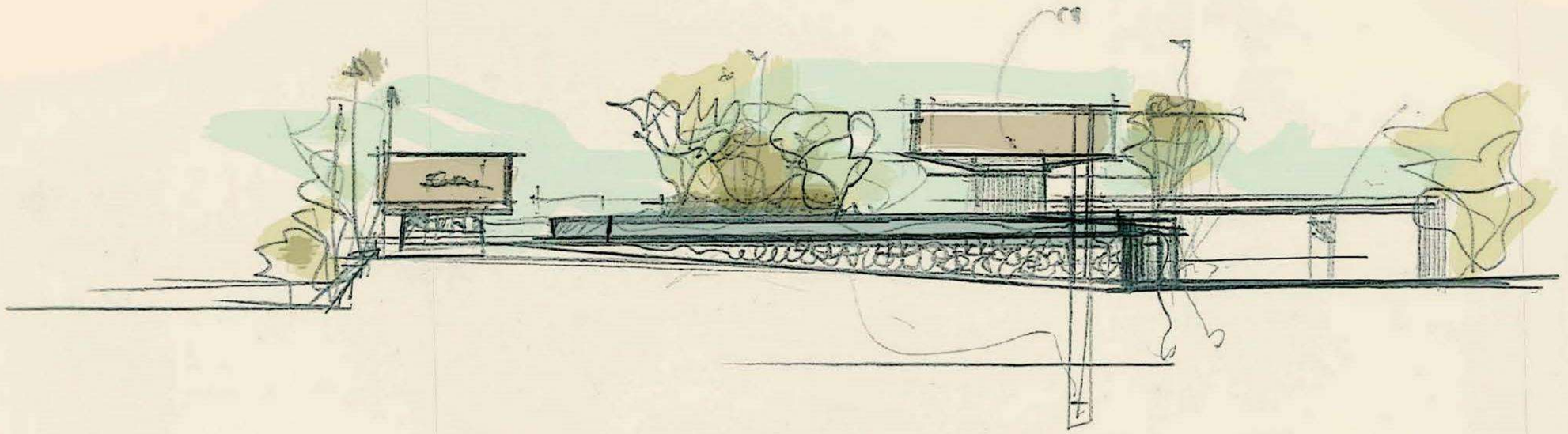












LEGEND

1. MAIN DROP OFF (BASEMENT)
2. RECREATIONAL
   TENNIS COURT (BASEMENT)
3. CANYON DECK
4. FAMILY CANYON POOL
5. BUBBLE POOL
6. SPA SEAT
7. POOL DECK
8. KIDS POOL
9. WATER TERRACE
10. CABANA 1
    CABANA 2
    CABANA 3
11. GARDEN LAWN
12. WATER FEATURE
13. BBQ PAVILION 1
14. BBQ PAVILION 2
15. INFINITY LAWN
16. FOREST TERRACE
17. SPICE GARDEN
18. FAMILY PAVILION
19. FOREST PLAYGROUND
20. FUNCTION LAWN
21. FUNCTION DECK
22. FOOT REFLEXOLOGY
23. 50M LAP POOL
24. WATER DECK
25. 50M POOL DECK
26. FUNCTION LAWN
27. POOL SIDE PAVILION
28. KIDS LAWN
29. DINING PAVILION 1
    DINING PAVILION 2
30. PLANTS LAB PAVILION
31. JOGGING TRACK
32. GYM
33. RESIDENT LOUNGE
34. STUDIO
35. GOLF SIMULATOR
36. ACCESSIBLE TOILET
37. FUNCTION ROOM 1
38. FUNCTION ROOM 2
39. KIDS PLAYROOM
40. MALE TOILET, FEMALE
    TOILET & ACCESSIBLE
    TOILET
41. FUNCTION ROOM 3
42. SHOPS

OTHER FACILITIES

A GUARD HOUSE (BASEMENT)
B MANAGEMENT OFFICE (BASEMENT)
C BICYCLE PARKING (BASEMENT)
D SUBSTATION (BASEMENT)
E BIN CENTRE (BASEMENT)
F OUTDOOR GENERATOR
(WITH TRELLIS, OPEN TO SKY)
G SIDE GATE SOUTH
H SIDE GATE WEST
I VENTILATION LOURVES
OUTLINE OF WATER TANK AT ROOF

0 10 20 50 METERS



ECOPLAN ASIA PTE LTD


ECOPLAN ASIA PTE LTD



ECOPLAN ASIA PTE LTD

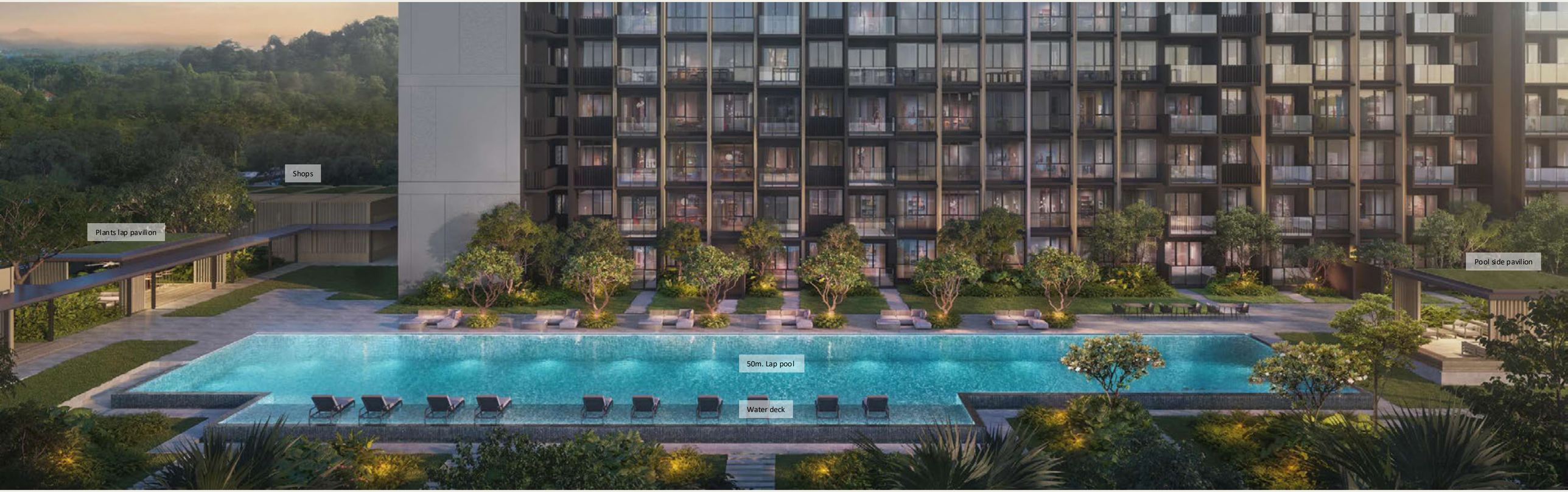


ECOPLAN ASIA PTE LTD


Residence lounge
Golf simulator
Studios
Gym
Cabana
Canyon family pool
Kids pool



ECOPLAN ASIA PTE LTD


Shops
Plants lap pavilion
Pool side pavilion
50m. Lap pool
Water deck


Playground
Forest terrace


BBQ pavilion
BBQ pavilion
Forest terrace


Makan Box
Dairy Mart
The Equator Scoop
Crest Floral

NARRA RESIDENCES 翠岚轩

UNIT INTERIOR DESIGN

INDEX DESIGN

It’s a Sanctuary in Dairy Farm

NARRA RESIDENCES 翠岚轩

“ Study Nature,
Love Nature,
Stay Close to Nature.

It will never fail you.”

Frank Lloyd Wright



It’s a Sanctuary in Dairy Farm

NARRA RESIDENCES 翠岚轩

Inspired by the raw beauty of the nearby quarry and Dairy Farm Nature Park, the concept is envisioned as a modern wellness sanctuary nestled in the forest.

Our design celebrates the tactility and tones of natural materials, creating a soothing, immersive experience that connects the indoors with nature.

Every detail is carefully crafted to evoke calm, balance, and elegance, giving the owners a harmonious retreat that feels grounded, timeless, and truly at home in its surroundings.

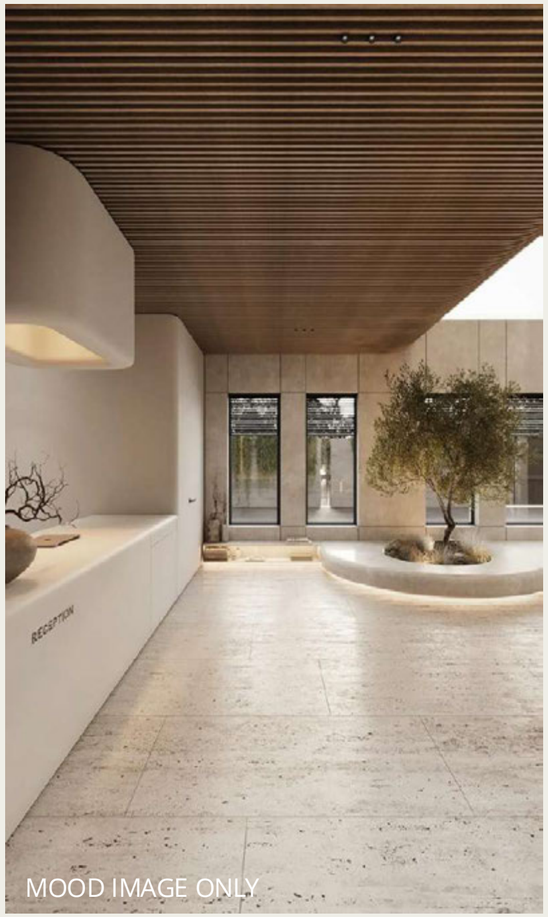
This is more than a space.
It’s a Sanctuary in Dairy Farm

It’s a Sanctuary in Dairy Farm

NARRA RESIDENCES 翠岚轩

SUBTLE AND UNSTATED LUXURY INTERIOR









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NARRA RESIDENCES 翠岚轩

LIVING ROOM / TRAVERTINE LOOK



GENERAL FLOOR TILES

DRY KITCHEN / DB CABINET

HANDLE / TRIM



MOOD IMAGE ONLY



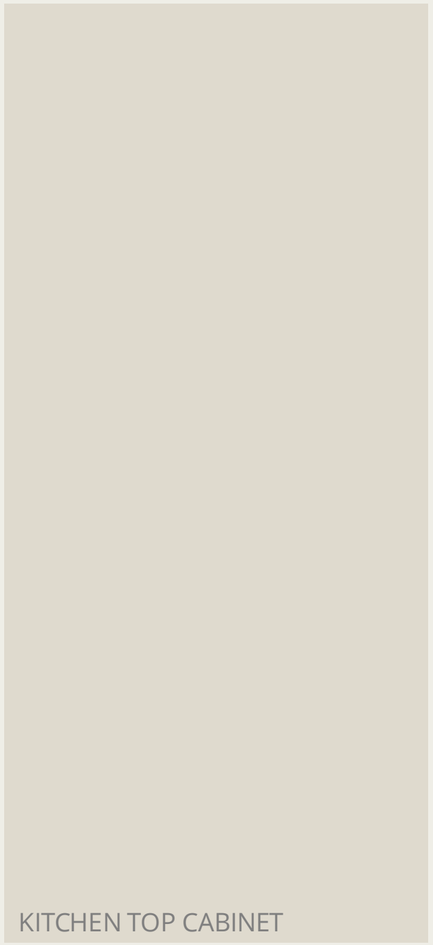
MOOD IMAGE ONLY

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NARRA RESIDENCES 翠岚轩

KITCHEN

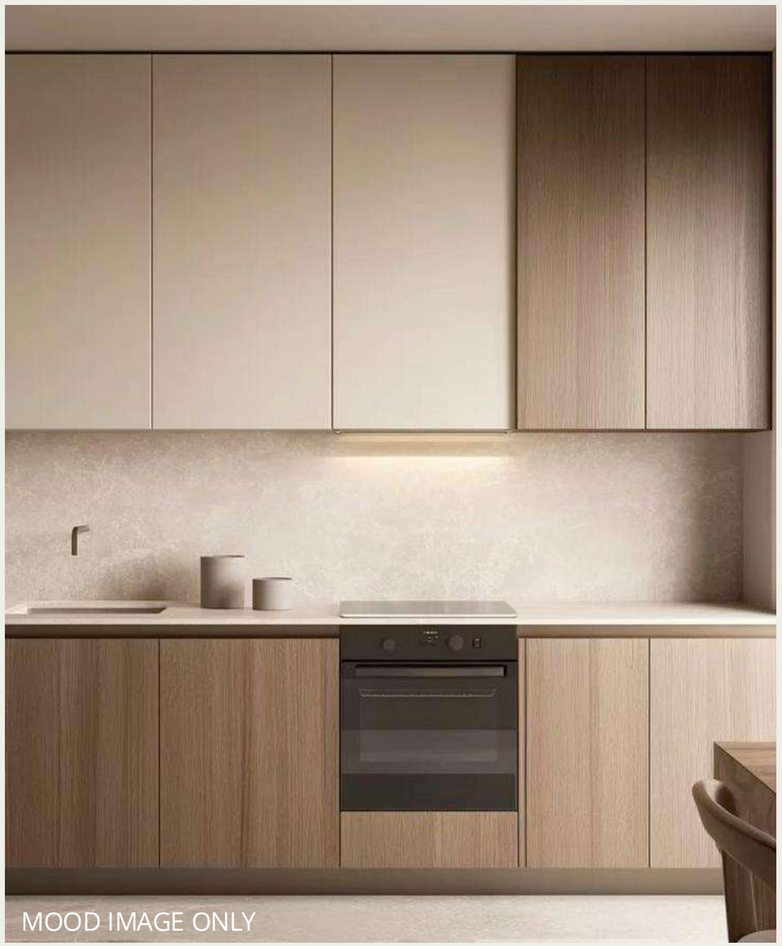

GENERAL FLOOR TILES


KITCHEN TOP CABINET


KITCHEN TOP CABINET


HANDLE / TRIM


KITCHEN QUARTZ WORKTOP AND BACKSPLASH


MOOD IMAGE ONLY

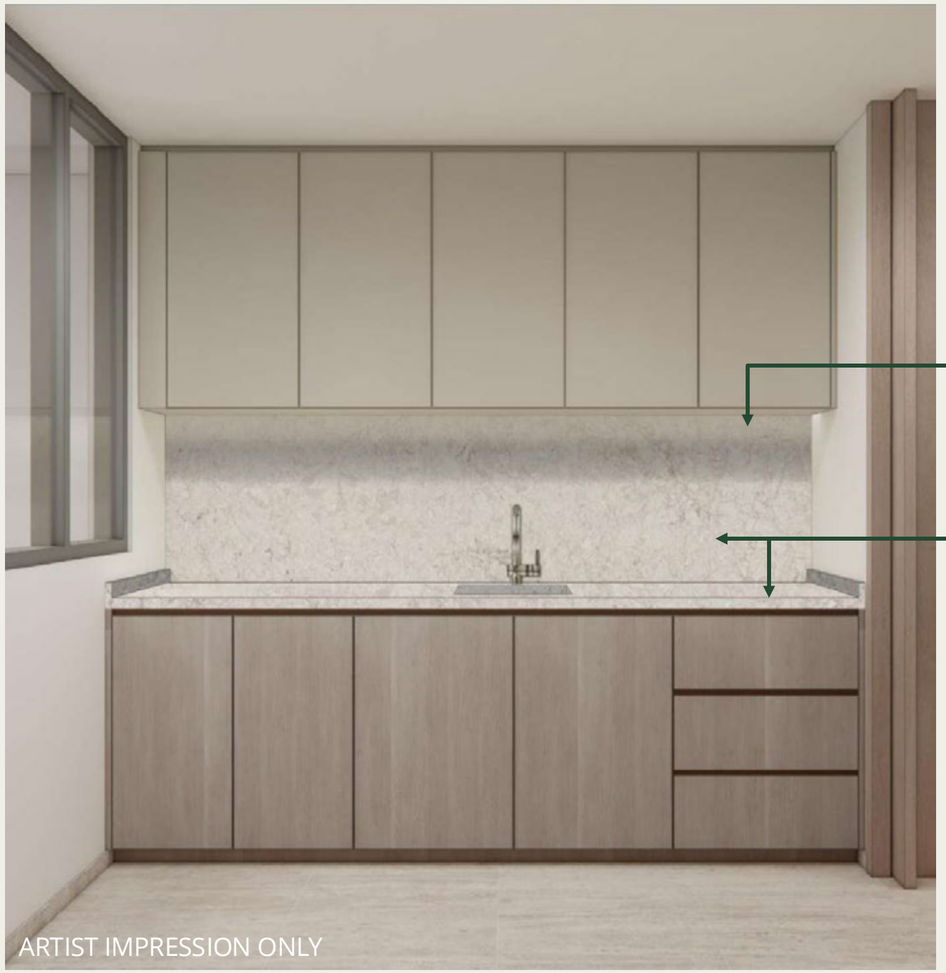
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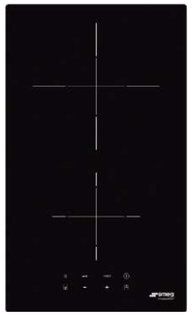
KITCHEN





smeg

Kitchen Appliances Provision







2 Zone Induction Hob / 3 Zone Gas Hob





Cooked Hood





Classic Oven / Combi Steam Oven

smeg

Kitchen Appliances Provision



Integrated Fridge / Free Standing Fridge



Washer Dryer



Washing Machine



Tumble Dryer

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BATHROOM











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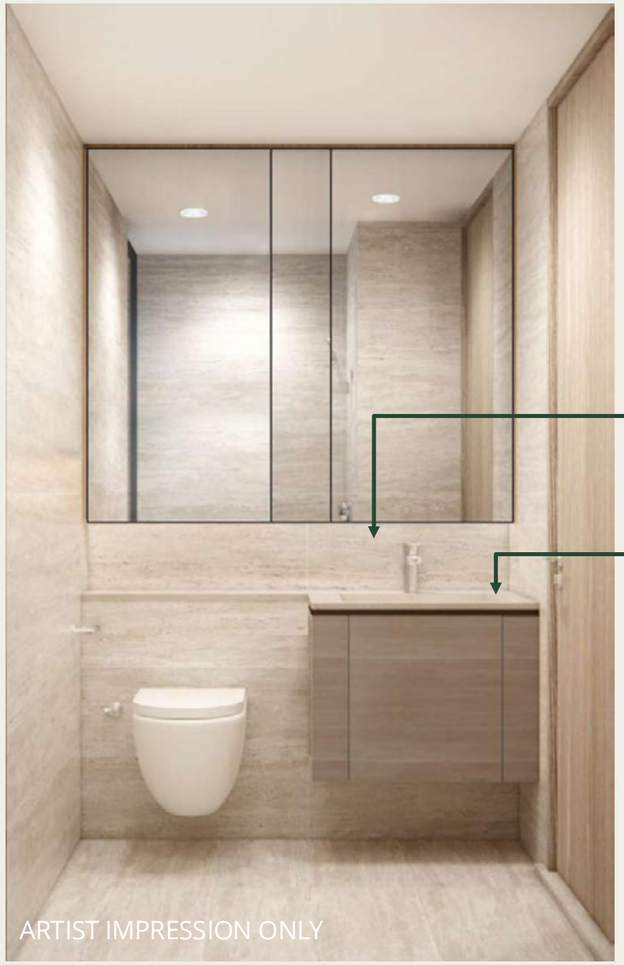
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MASTER BATHROOM



COMMON BATHROOM



DURAVIT

Bathroom Sanitary Wares and Fittings Provision









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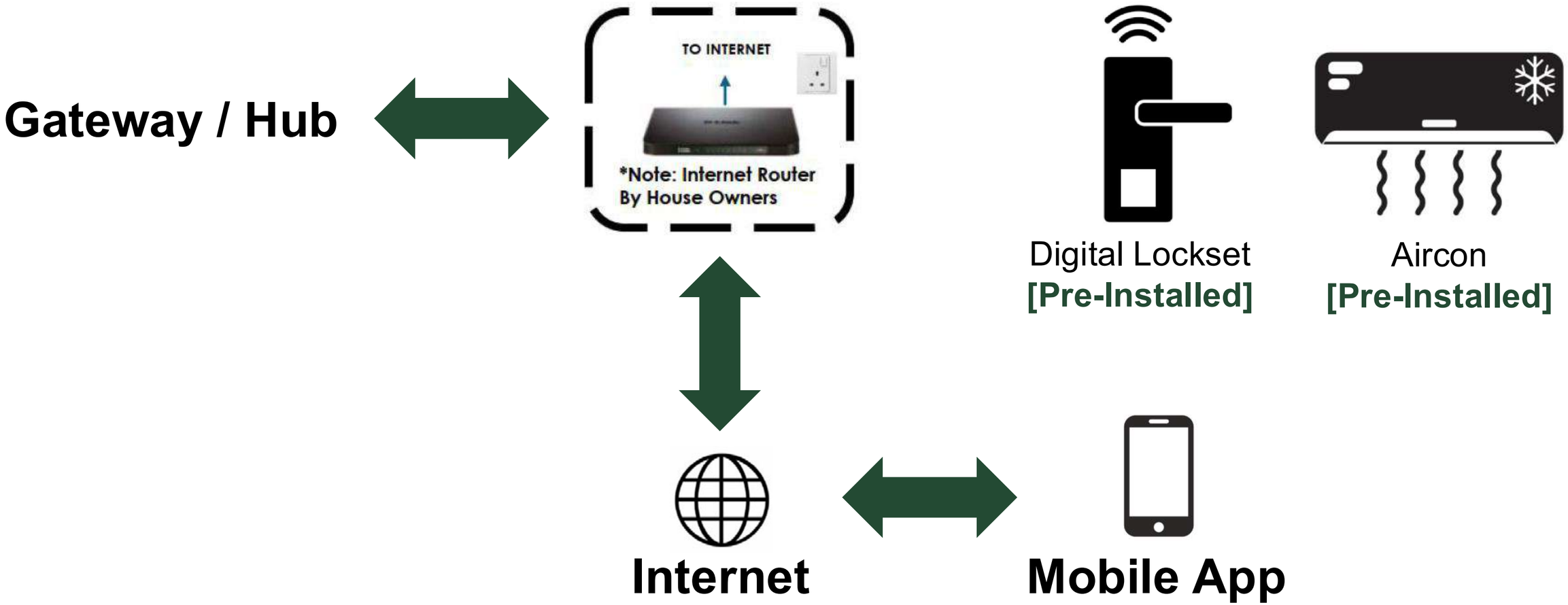
MASTER WARDROBE





Built-in wardrobe with sliding doors for selected unit types

Smart Home System



NARRA

翠岚轩

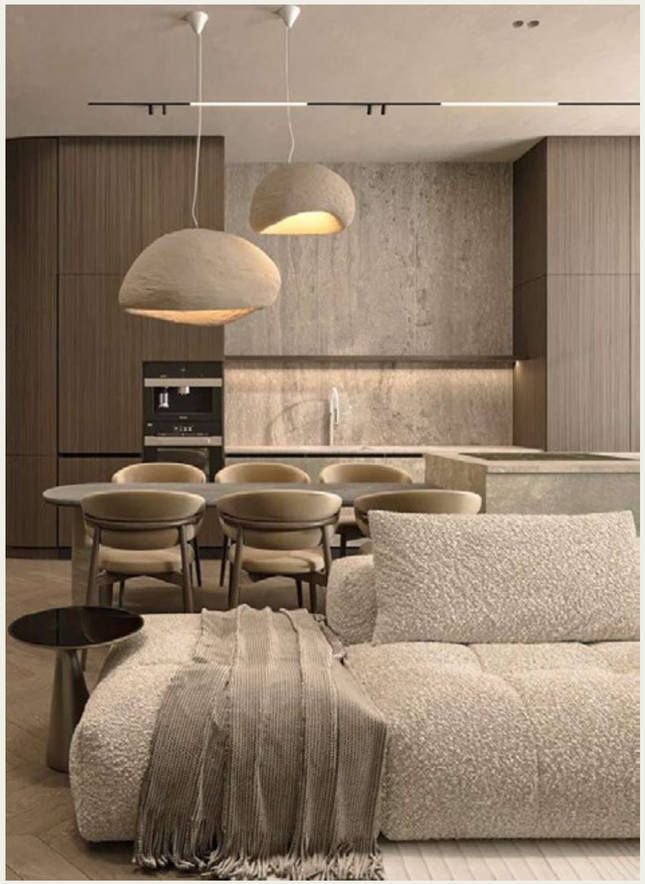
RESIDENCES

CLUBHOUSE & COMMON FACILITIES

INDEX DESIGN

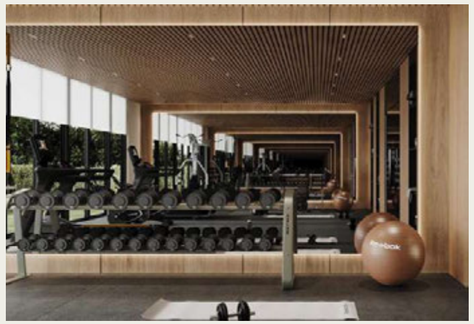
It’s a Sanctuary in Dairy Farm

NARRA RESIDENCES 翠岚轩











A warm, luxurious minimalist interior rooted in natural materials, organic textures, and earthy calm.
A modern sanctuary that reconnects you with nature.

It’s a Sanctuary in Dairy Farm

NARRA RESIDENCES 翠岚轩



Clubhouse & Common Facilities
Function Room 1 / Function Room 2

Large and spacious, with clean lines and minimalistic detailing, the soothing neutral palette creates a bright and welcoming interior.

Information is subject to change without prior notice. Not for circulation

It’s a Sanctuary in Dairy Farm

NARRA RESIDENCES 翠岚轩

Clubhouse & Common Facilities

Function Room 3



A luxurious interior crafted with rich, dark wood panels and sleek modern fixtures, creating a striking contrast against the light stone-look central island counter.

It’s a Sanctuary in Dairy Farm

NARRA RESIDENCES 翠岚轩



Clubhouse & Common Facilities
Kids Play Room

A cheerful kids’ playroom designed to feel both modern and magical, with colorful animated flower visuals projected across the walls to create a lively and interactive atmosphere.

It’s a Sanctuary in Dairy Farm

NARRA RESIDENCES 翠岚轩



Clubhouse & Common Facilities
Gym

The gym combines natural warmth with energizing clarity in smooth, lightly grained wooden flooring and wood-paneled walls.

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Clubhouse & Common Facilities
Resident Lounge

The resident lounge exudes calm, refined sophistication, featuring a sleek, continuous wooden work counter and vertical accents with subtle backlighting that highlights the botanical wallpaper.

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Clubhouse & Common Facilities
Basement Waiting Lounge

Dark wood wall panels bring warmth and a sense of quiet privacy, while a soft cove light tracing the upper perimeter casts a gentle glow that enhances the lounge’s calm, transitional atmosphere.

Thank you!