



A l a n a

A GARDEN OASIS



Discover the true meaning of garden living at Alana. A retreat in the city inspired by the beauty of a tropical island a world away. A space to gather with enough room to carve your own niche. A canvas of possibilities.

A home where life is truly celebrated with nature as your host.

Welcome to Alana, or "e komo mai" as a native Hawaiian would say.

ISLAND LIVING

in your own backyard

Drawing inspiration from beautiful Hawaiian gardens and nature, Alana's landscape has been sculpted to resemble a tropical hideaway replete with plumeria, palm trees, musa, fern, buxus and peacock flowers. Alana's organic green space will transport you to a tranquil place far removed from the hectic pace of the modern world.



Actual Photo



Key Amenities

- Ang Mo Kio Hub
- Junction 8 Shopping Centre
 - Greenwich V
 - Orchid Country Club
- Singapore Island Country Club
- Yio Chu Kang Stadium

Accessibility

- Yio Chu Kang MRT Station
- Ang Mo Kio MRT Station
- Lentor MRT Station (future)
- Central Expressway (CTE)
- Seletar Expressway (SLE)
- Tampines Expressway (TPE)

Education

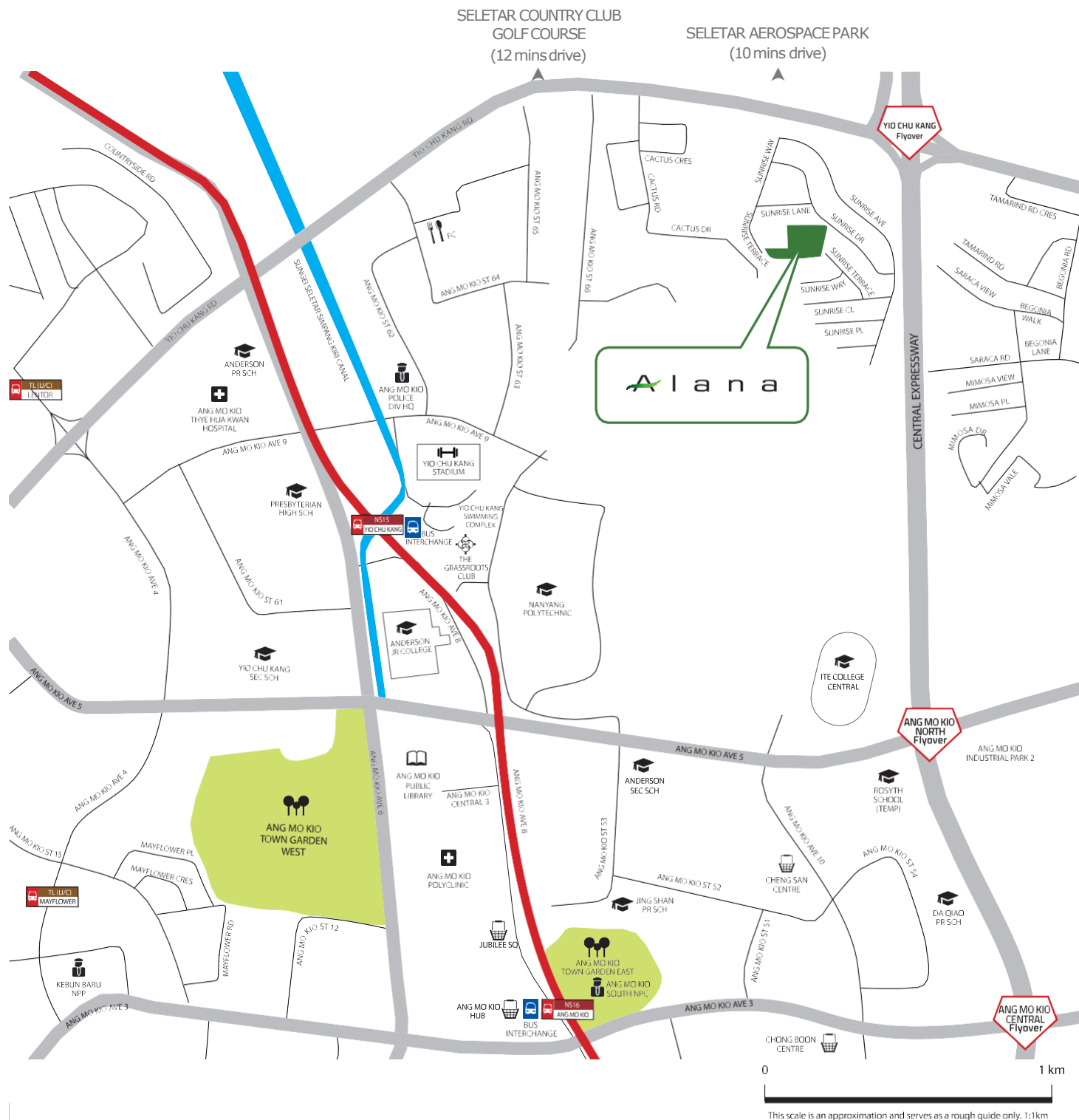
- Anderson Junior College
- Chatsworth International School
- CHIJ St Nicholas Girls' School
 - Nanyang Polytechnic
 - Rosyth School

Where LOCATION is everything

-  FOOD CENTRE
-  LIBRARY
-  EDUCATIONAL
-  INSTITUTION SHOPPING
-  CENTRE
-  POLICE CENTRE
-  POLYCLINIC
-  SPORTS
-  AMENITY PARK

COMMUNITY CENTRE

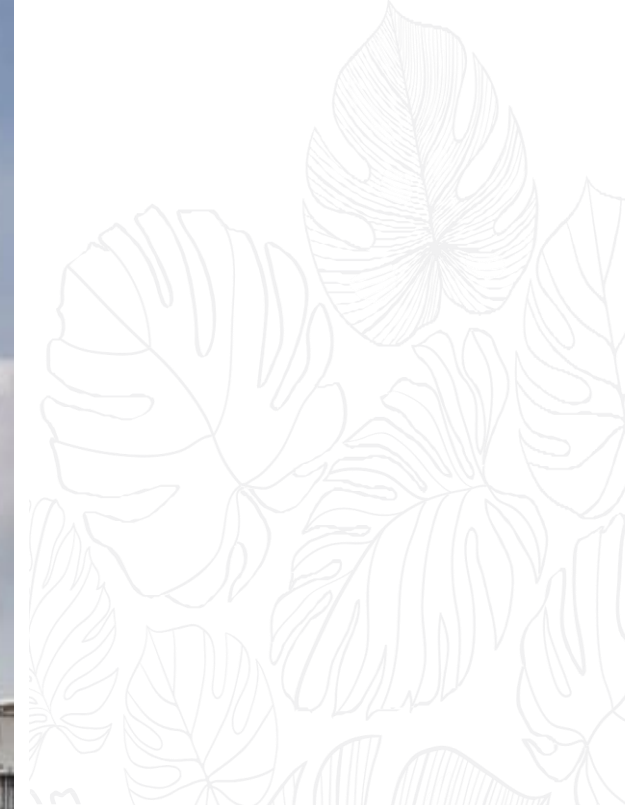
Nestled in the heart of Sunrise Terrace, Alana offers excellent connectivity and easy access to all parts of the island. A home where you can escape the city without ever leaving it behind, Alana connects you to reputable schools, major transport links and a wide array of lifestyle amenities.



0 1 km
This scale is an approximation and serves as a rough guide only. 1:1km



Actual Photo



Where life comes

TOGETHER

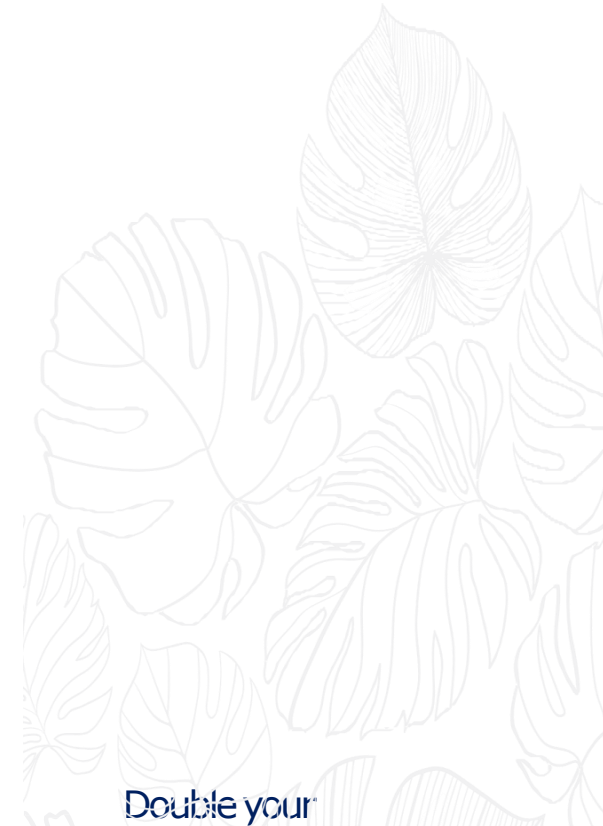
naturally

An endave near the city,
Alana's outdoor and indoor spaces
are designed to connect people
and families.

Four thematic clusters feature
amenities that invite interaction and
foster a sense of community,
while offering a welcome respite from
the hustle and bustle of the city.



Artist's impression



Double your
**VIEWING
PLEASURE**

Designed to maximise views and allow for optimal sunlight to come in, every 3-storey unit features dual frontages affording you vistas of the tropical gardens on both sides or a garden view on one side while overlooking the glistening reflection of the pool on the other.



Actual photo

Where

GARDEN HOMES

become the standard for
landed living

The word for “precious, beautiful, serene and awakening”, Alana is nothing short of what its name implies.

Where modern architectural elements mingle effortlessly with rich, unspoilt landscaped textures one would naturally find on a Pacific island of Hawaii. Alana presents you with a refreshing take on luxury landed living with three-storey dual frontage garden homes in the heart of SunriseTerrace.

DESIGNED

around how you live

A balanced, fluid layout reminiscent of a chain of Polynesian islands, Alana's four lifestyle clusters are unique - each offering its own distinctive charm and appeal, while accommodating a plethora of social, leisure and lifestyle activities. Everything you could desire is right here, awaiting your arrival every day.



LEGEND

- | | | |
|-------------------------|------------------------|---------------------------|
| 1. ALOHA ENTRANCE COURT | 6. SPA GARDEN PAVILION | 11. OAHU CENTRAL GARDEN |
| 2. GYMNASIUM | 7. GARDEN PAVILION | 12. ANAHULU WATER COURT |
| 3. LAWN | 8. MOKU OLA 50M POOL | 13. CHILDREN'S PLAYGROUND |
| 4. WAILUA 30M POOL | 9. POOL DECK | 14. POCKET GARDEN |
| 5. NIIHAU SPA GARDEN | 10. POOLSIDE PAVILION | |

HAWAIIAN-INSPIRED CLUSTERS

| | | | |
|---------------------------------------|---------------|--------------------------------------|-----------------|
| ■ | KAI WATER | ■ | NANI COLOUR |
| ■ | KALA SUNNY | ■ | OLA WELLNESS |

| Unit Types | Number of Units | Total Strata Area (sq ft) |
|-----------------------|-----------------|---------------------------|
| Type A Series: | 9 | 3,358 - 3,509 |
| Type B Series: | 6 | 3,444 - 3,735 |
| Type C Series: | 34 | 3,025 - 3,261 |
| Type D Series: | 29 | 2,756 - 2,939 |



Actual Swimming Pool



The Hawaiian word for “sun”, KALA is where you’ll find Alana’s 50-metre pool and garden pavilions. After a workout, cool off with the gentle breeze from swaying palm trees. Lounge by the pool, take a dip, swim a lap or two amidst a postcard-perfect setting.



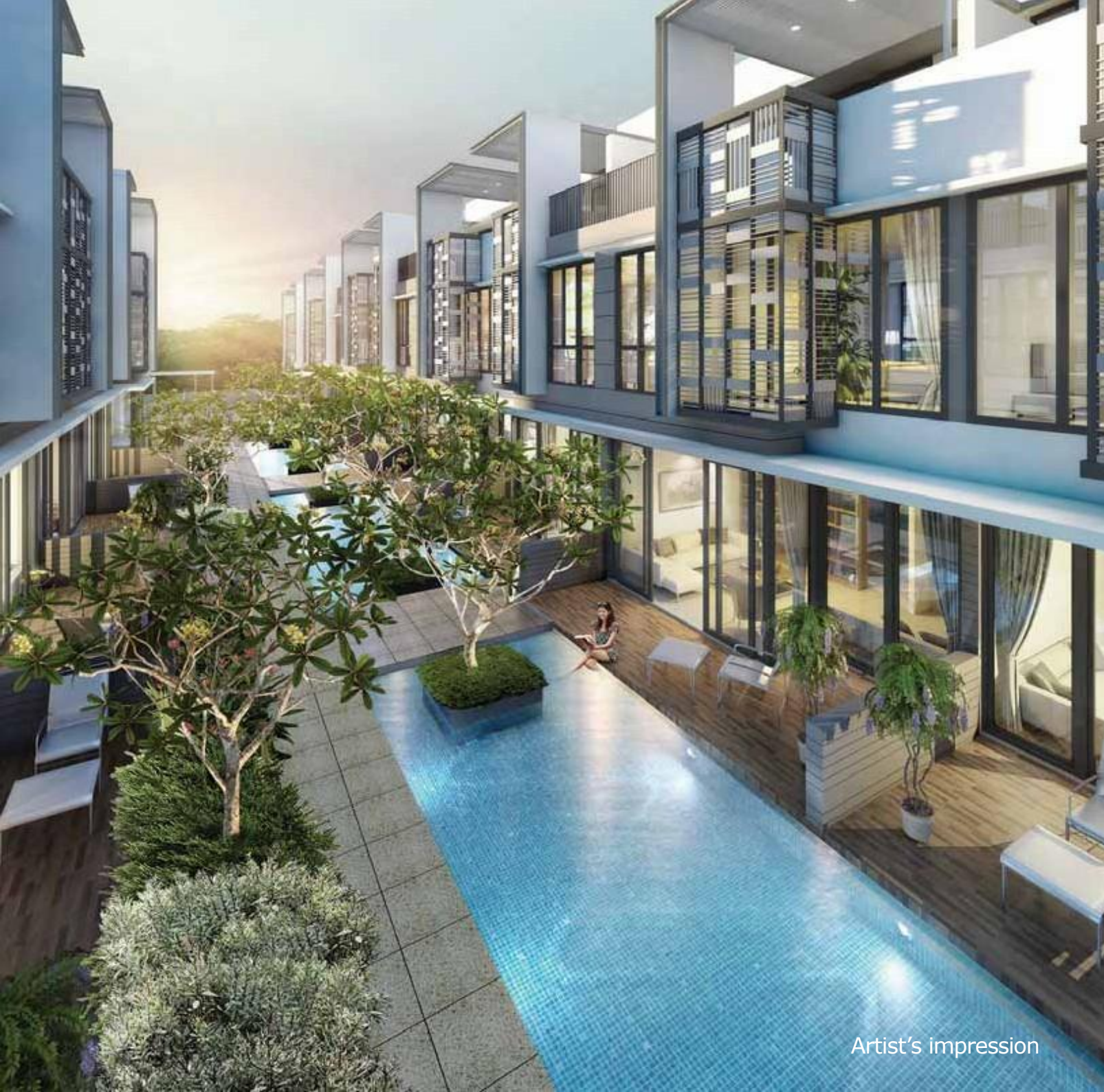
OLA

a space for wellness

The Hawaiian word for "healthy", OLA is the place to restore yourself. Against a lush backdrop framed by musa, ferns, bucida and other tropical plants; refresh your mind and body at the Niihau Spa Garden followed by an intimate gathering at the Spa Garden Pavilion.



Artist's impression



Artist's impression



KAI

a retreat for the senses

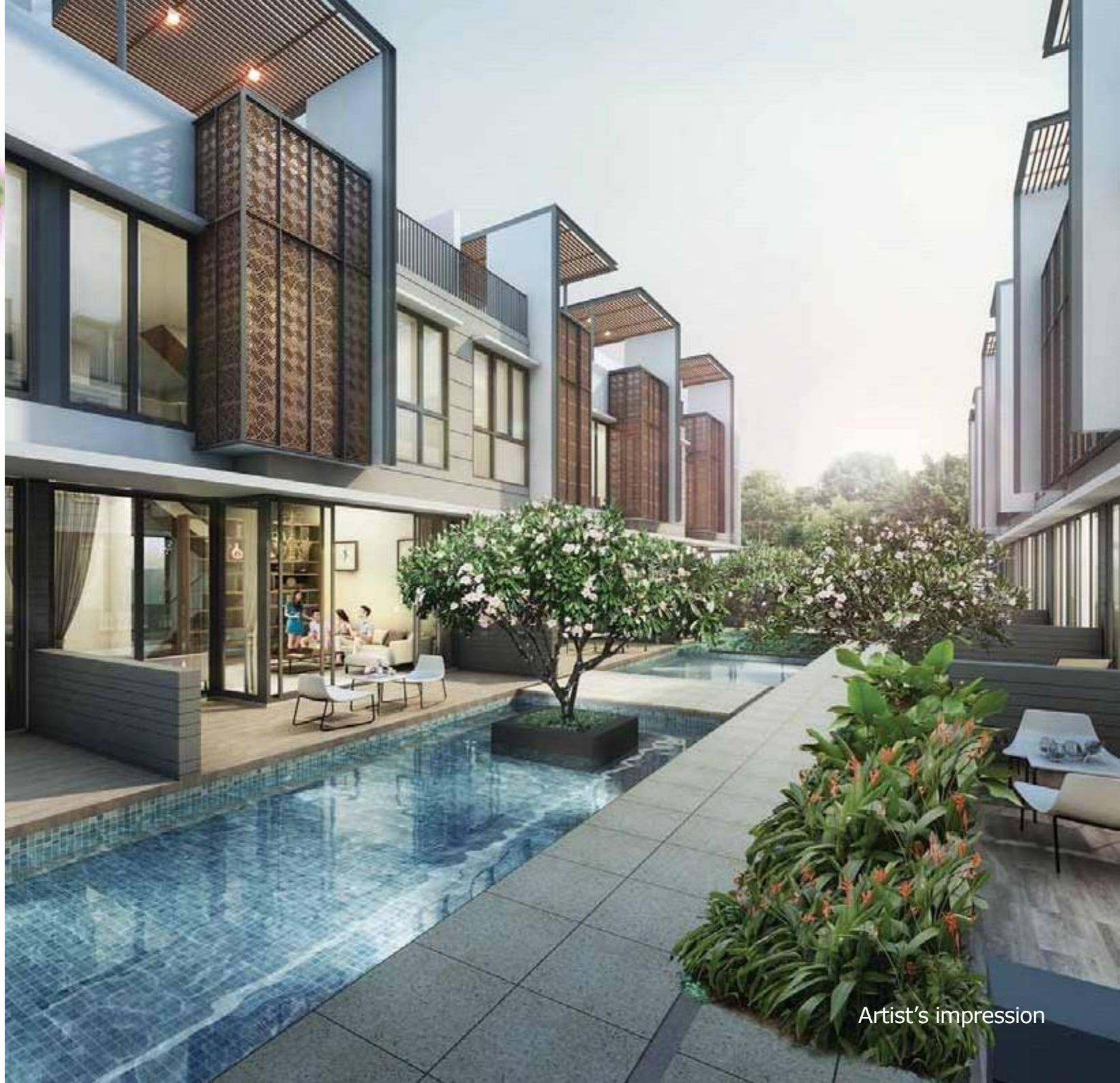
The Hawaiian word for "ocean", KAI naturally uplifts the senses. Enjoy the colours of native tropical flora such as plumeria and sea hibiscus amidst soothing water features, while enjoying a relaxing Sunday with your favourite book at your own retreat.



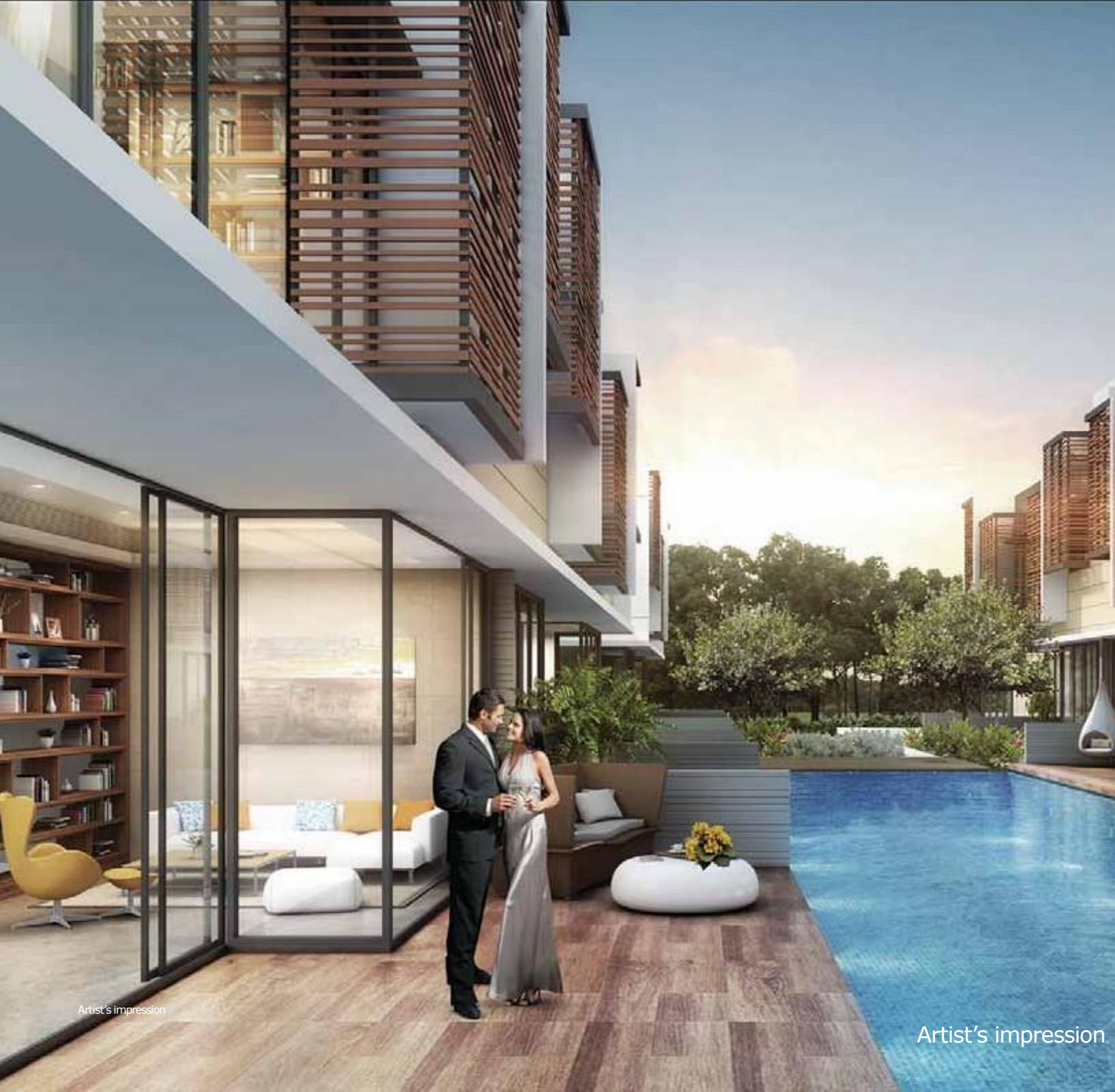
NANI

a garden of beauty

The Hawaiian word for “beautiful”, NANI is a reflection of its own name with its colourful and vibrant flora. Designed to accommodate your social and recreational activities, enjoy an evening stroll on the colourful walkway bedecked with plumeria and peacock flowers, or host a private dinner party for family and friends.



Artist's impression



Four
LIVING

spaces with unlimited
lifestyle possibilities

Scattered throughout Alana's thematic clusters are a range of four distinctive unit types catering to diverse lifestyle needs and desires. While each type is unique in its own way, all 78 homes share quintessential Alana features such as open-to-sky roof terraces with trellises, unique dual frontages for maximum views and private basement parking for 2 cars, as well as a distinctive screened deck and exterior for each cluster.

Artist's impression

Artist's impression

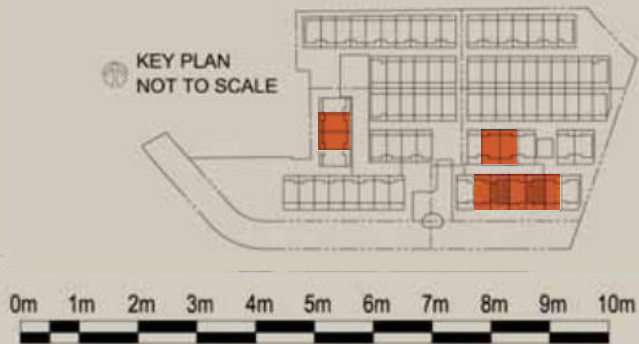
Where your front door
becomes the gateway, to

LUXURY BEFITTING

your lifestyle

Alana's spacious interior breathes design. Every touch point thoughtful and inspiring, fitted with fixtures and finishes that reflect the luxury and relaxed lifestyle of garden living, while embracing you with a genuine sense of place.





TYPE A SERIES

Expansive living areas
spanning 7.5 metres wide

A space to spread out and make yourself at home, Type A Series boasts generous unit widths of 7.5 metres and an expansive living area where families can come together and children can play.

- Number of units: 9
- Private basement parking for 2 cars
- Wet & dry kitchens
- Large master bedroom with private terrace



Unit #178 & #182 Floor Plan



BASEMENT PLAN



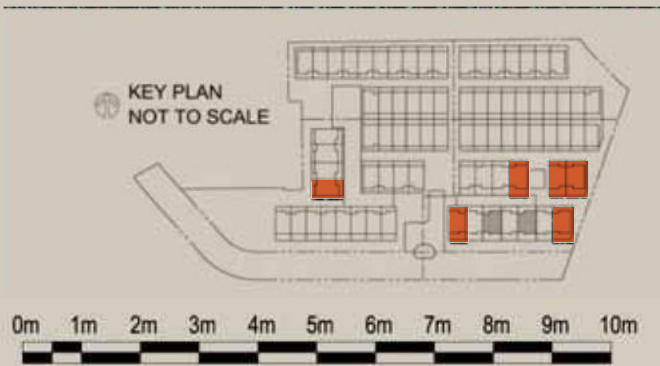
1ST STOREY PLAN



2ND STOREY PLAN



3RD STOREY PLAN



TYPE B SERIES

Designed for multi-generational living

Specially suited for multi-generational families, Type B Series offers the option of an extra room on the ground floor with private lift access to all storeys, and a large roof terrace providing a great place for family gatherings, catered parties, soaking up the sun or just your morning coffee.

- Number of units: 6
- Private lift access to all storeys
- Option for extra room on 1st storey
- Large open-to-sky rooftop terrace on 3rd storey



Unit #170 Floor Plan



BASEMENT PLAN



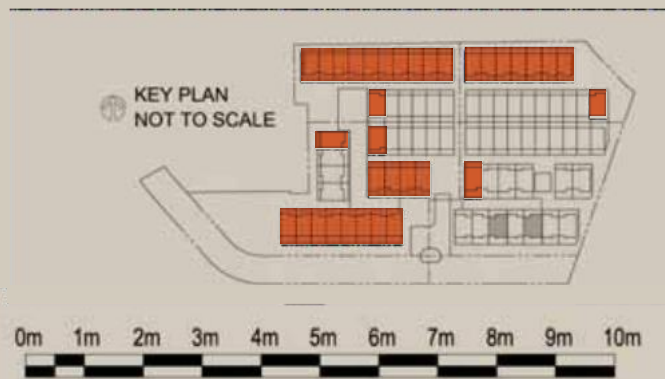
1ST STOREY PLAN



2ND STOREY PLAN



3RD STOREY PLAN



TYPE C SERIES

A space for togetherness and privacy

For those who seek a space that encourages inclusiveness while offering privacy, Type C Series is an excellent choice with its master bedroom with a private terrace, wet & dry kitchens as well as a private roof terrace on the top floor serving as your retreat from the bustle of city life.

- Number of units: 34
- Private basement parking for 2 cars
- Option for extra room on 1st storey
- Bedroom on top floor with private terrace



Unit #118 Floor Plan



BASEMENT PLAN



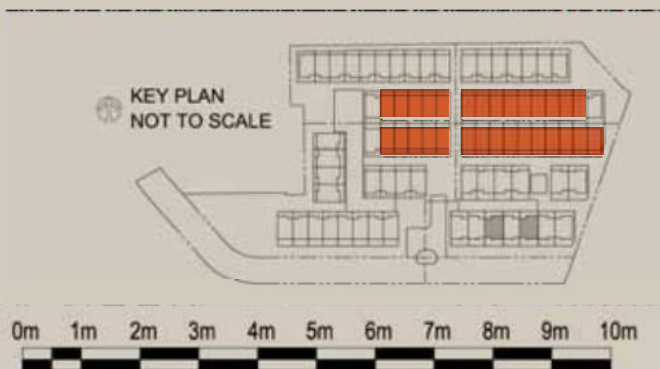
1ST STOREY PLAN



2ND STOREY PLAN



3RD STOREY PLAN



TYPE D SERIES

Perfect for entertaining

Created for those who love company, Type D Series features an optional guest room on the 1st storey, study corner on the 2nd storey and a bedroom with a private roof terrace on the 3rd storey. The fluid space between the living and dining areas form a continuous space ideal for entertaining.

With the sky as your ceiling, the roof terrace provides the ideal setting for an intimate gathering under the stars or a private late night cocktail.

- Number of units: 29
- Private basement parking for 2 cars
- Fluid space between living and dining areas
- Wet kitchen only



Unit #144 & #148 Floor Plan



BASEMENT PLAN



1ST STOREY PLAN



2ND STOREY PLAN



3RD STOREY PLAN



Far East Organization

INSPIRE BETTER LIVES

Disclaimer and Legal Details

Actual shot on location with digital imaging. All prices are subject to change without prior notice. Terms & conditions apply.

Developer: Bullion Holdings Pte. Ltd. & Cabana JV Pte. Ltd. (198004199K & 200812283C)

Licence No.: B1569

Tenure: Leasehold 103 years from 12 Aug 2013

Encumbrances: Nil

Land Description: Mk 18 Lot 16676V at Sunrise Terrace

Expected Vacant Possession Date: 30 Jun 2020

Expected Legal Completion Date: 30 Jun 2023

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