

PING DEVELOPMENT

# 34 JALAN JAMBU AYER

BUKIT TIMAH LANDED | IN THE MIDDLE OF SINGAPORE

LUXURY LANDED MADE FOR YOU





# 01 | IN THE MIDDLE OF GREENERY AND GREAT SCHOOLS





# 01 | RESTAURANTS AND EATERIES AROUND



WHEN YOU STAY AT BUKIT TIMAH, YOU NEVER RUN OUT OF FOOD CHOICES. WHETHER IT IS A FIVE STAR RESTAURANT, A POPULAR COFFEESHOP OR A CAFE, YOU CAN EASILY WALK OR DRIVE THERE





## LUXURY DISTRICT 21

Located at Jalan Jambu Ayer, Ping Development presents a luxury estate for your family to grow closer and harmoniously. With 4 Levels of Space and 6 Bedrooms each with ensuite bathrooms, the space is your canvas to design your dream landed home.

Jambu Ayer means Guava, a fruit that represents happiness, good luck and fruits of success. It is our wish for you to stay in a development that brings you happiness and wealth.

We invite you to discover more about 34 Jalan Jambu Ayer. From the layout of each floor to the finishing on the kitchen carpentry, we have tailored it to fit an owner looking for great and thoughtful design.

3050 SQFT LAND

6243 SQFT BUILT UP

**FREEHOLD TENURE**





YOUR NEW HOME FOR ALL YOUR LIFESTYLE AWAITS HERE

WALK INTO AN IMPRESSIVE DOUBLE VOLUME LIVING AND DINING SPACE

CONNECT INTO A DRY AND WET KITCHEN AT THE REAR TO SUIT ALL YOUR NEEDS

ENJOY A LINKED REAR PATIO AND SWIMMING POOL FOR ALL YOUR ACTIVITIES

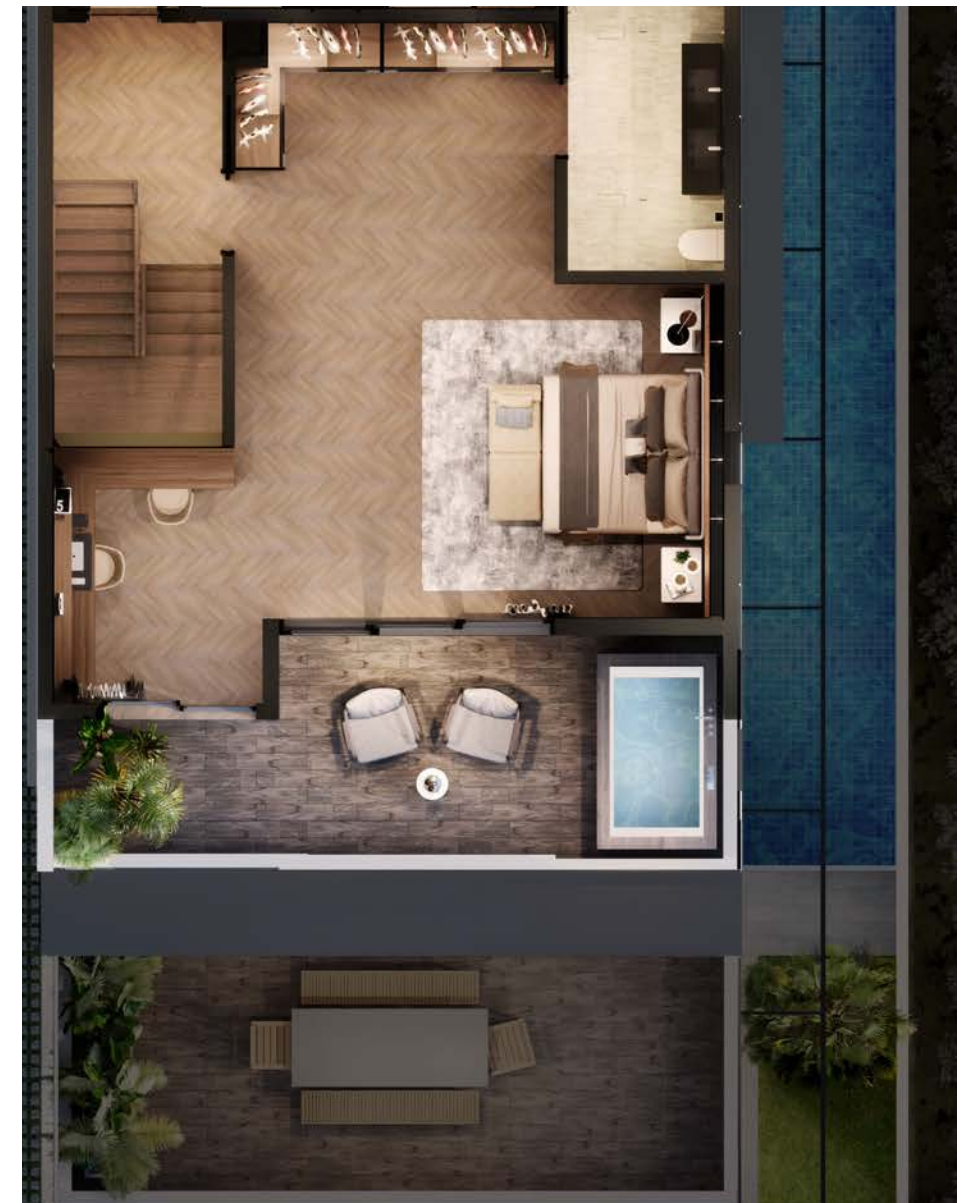




## MASTER BEDROOM

YOUR PERSONAL SPACE TO REST AND RELAX PRIVATELY  
THE MASTER SUITE TAKES UP THE HIGHEST FLOOR  
ENJOY YOUR OWN BALCONY WITH AN UNOBSTRUCTED VIEW  
A WALK IN WARDROBE WITH VOLUMINOUS STORAGE  
YOUR OWN STUDY AREA FOR ALL THINGS IMPORTANT





## MASTER BEDROOM STUDY

WE KNOW WORK FROM HOME IS THE NEW NORMAL. THE STUDY SPACE IS CLEVERLY DESIGNED TO ALLOW YOU TO ACCESS YOUR WORK FROM YOUR BEDROOM SUITE.

A LOOK OUT OF THE WINDOW WILL GIVE YOU VIEWS OF THE BUKIT TIMAH LANDED ESTATE. LIGHT FILTER IN TO CREATE WARMTH AND GLOW AS YOU CREATE WEALTH FOR YOUR FAMILY.





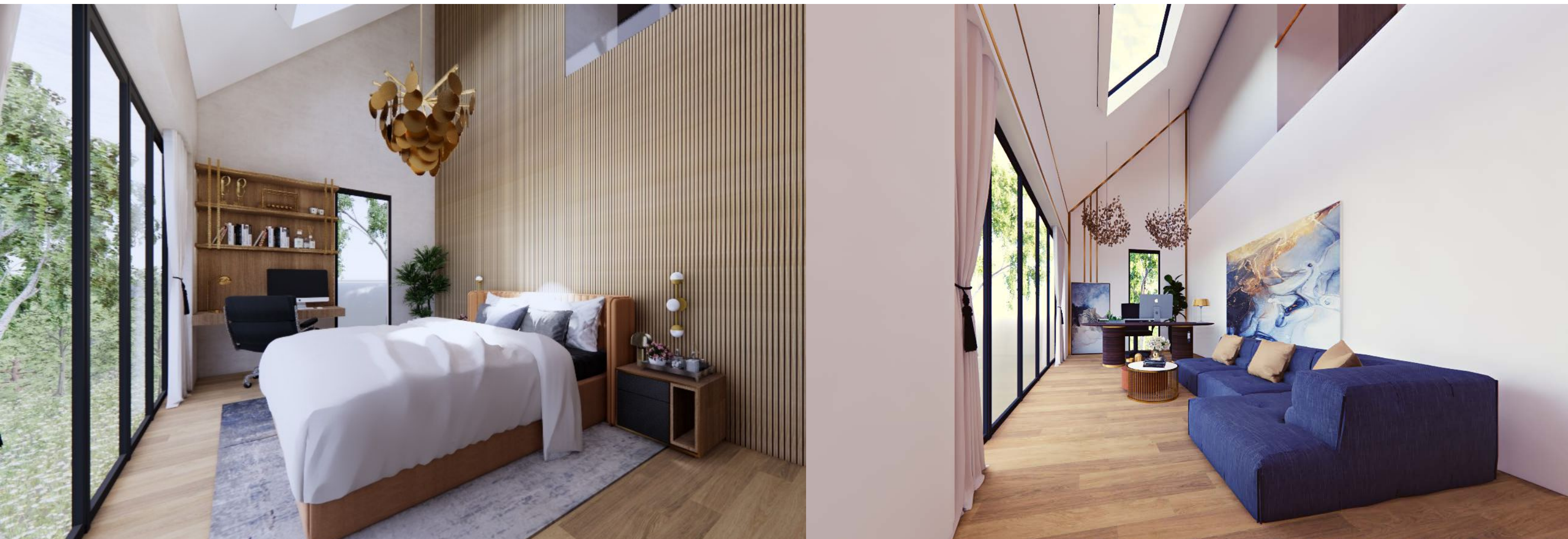
## DOUBLE VOLUME LOFT

YOUR ROOM YOUR STYLE

AWARD WINNING ARCHITECT, FREIGHT ARCHITECT HAS DESIGNED A DOUBLE VOLUME, TWO FLOOR LOFT BEDROOM WITHIN THE LANDED DEVELOPMENT

USE IT THE WAY YOU WANT IT. FOR LEISURE OR FOR WORK





## DOUBLE VOLUME LOFT

YOUR ROOM YOUR STYLE

USE IT THE WAY YOU WANT IT. FOR LEISURE OR FOR WORK





## DOUBLE VOLUME LOFT

YOUR ROOM YOUR STYLE

USE IT THE WAY YOU WANT IT. FOR LEISURE OR FOR WORK



# 03 | VIEW THE DESIGN



## FAMILY ENTERTAINMENT ROOM

YOU CAN HAVE EVERYTHING YOU WANT IN A WELL DESIGNED SPACE - A MUSIC ROOM, A WINE CAVE OR EVEN A HOME LOUNGE





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# 03 | VIEW THE DESIGN



ROOMS FOR EVERY NEED

WHETHER IT IS A BEDROOM FOR A YOUNG ADULT TO A YOUNG CHILD, WE HAVE GOT YOU COVERED





ROOMS FOR EVERY NEED

WHETHER IT IS A BEDROOM FOR A YOUNG ADULT TO A YOUNG CHILD, WE HAVE GOT YOU COVERED





ROOMS FOR EVERY NEED

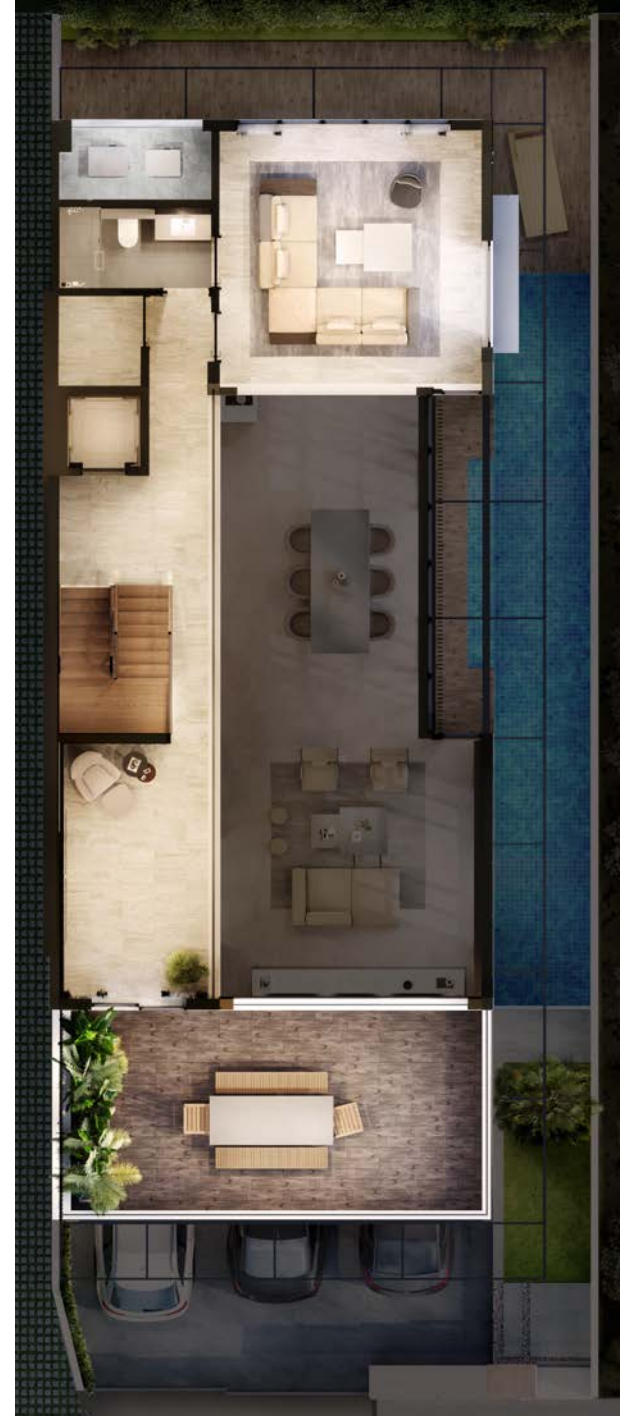
WHY GO TO A YOGA STUDIO WHEN YOU CAN HAVE YOUR OWN AT HOME?







# 04 | FLOOR PLANS



FLOOR PLANS



# 04 | FLOOR PLANS



## FIRST FLOOR

1. MAIN SLIDING GATE GIVES A WIDE AND CONVENIENT OPENING
2. SEPARATE SIDE GATE FOR PEDESTRIAN ACCESS
3. PARK UP TO 3 CARS FOR FAMILY AND FRIENDS
4. POCKET GARDEN FOR HERBS AND PLANTS
5. SOLID WOOD DOUBLE SWING DOORS
6. FOYER FOR THE GRAND WELCOME HOME
7. DOUBLE VOLUME LIVING ROOM WITH 5 METRES CEILING HEIGHT
8. DOUBLE VOLUME DINING ROOM WITH 5 METRES CEILING HEIGHT
9. SWIMMING POOL DECK WITH STEPS
10. STONE CLAD SWIMMING POOL 1.2 METRES DEEP BY 13 METRES LENGTH
11. MARBLE CLAD POWDER ROOM
12. DRY KITCHEN
13. WET KITCHEN
14. LIFT
15. INDOOR WATER FEATURE

## FIRST FLOOR



# 04 | FLOOR PLANS



## MEZZANINE FLOOR

1. FRONT BALCONY FOR OUTDOOR DINING AND PARTIES
2. READING SPACE WITH AN OVERVIEW OF THE LIVING SPACE
3. ENTERTAINMENT ROOM FOR ALL GENERATIONS
4. DUAL ACCESS TOILET
5. STORE ROOM
6. GLASS CANOPY SURROUNDING THE FIRST FLOOR
7. AIRCON LEDGE

MEZZANINE FLOOR



# 04 | FLOOR PLANS



## SECOND FLOOR

1. FOUR GOOD SIZE ROOMS WITH ENSUITE BATHROOMS
2. FRONT THREE ROOMS WITH THE PERSONAL BALCONY SPACE
3. REAR ROOM IS DESIGNED AS A LOFT WITH A PRIVATE ADDITIONAL FLOOR ABOVE

SECOND FLOOR



# 04 | FLOOR PLANS



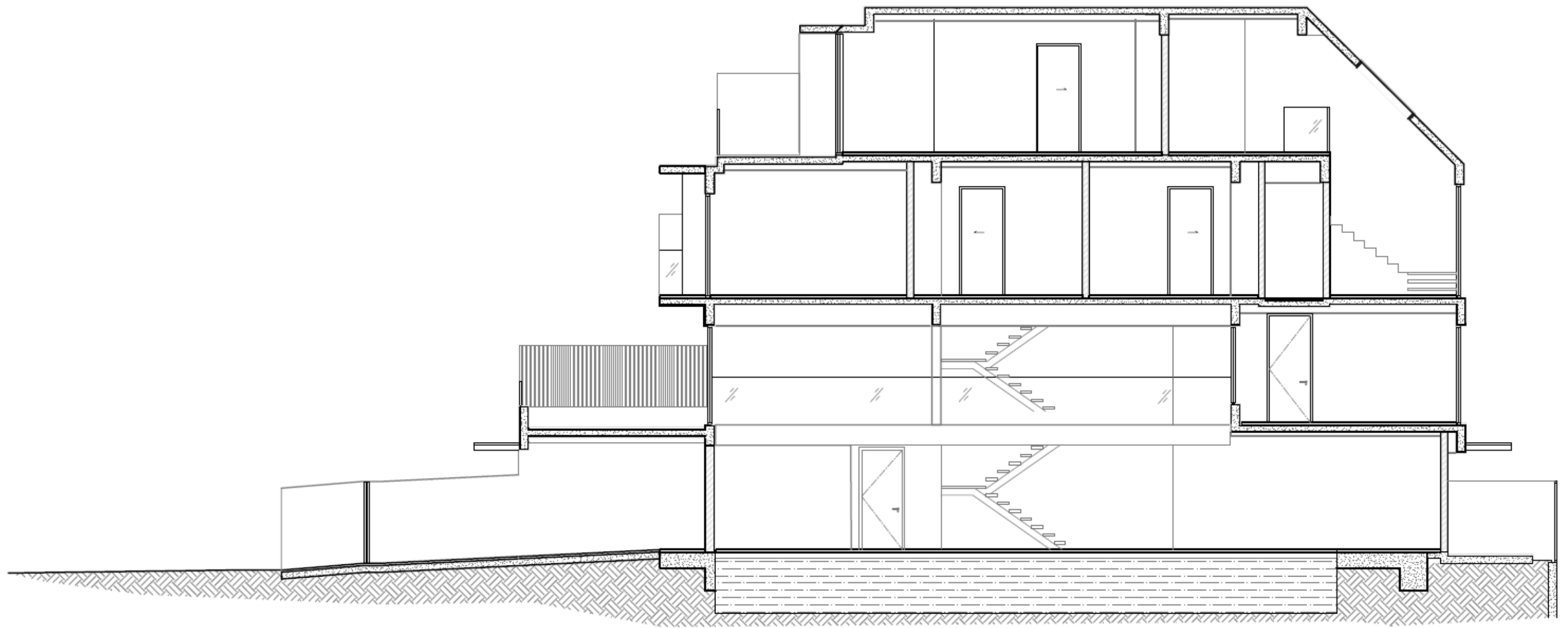
## ATTIC FLOOR

1. PRIVATE LOBBY FOR THE MASTER SUITE
2. STUDY CORNER WITH SLIDING DOORS
3. GENEROUS FLOOR SPACE FOR THE BEDROOM
4. WALK IN WARDROBE WITH MORE SPACE FOR ADD ONS
5. MARBLE CLAD TOILET WITH BATH TUB
6. PRIVATE FRONT BALCONY FOR MASTER ROOM
7. OPTIONAL JACUZZI

ATTIC LEVEL



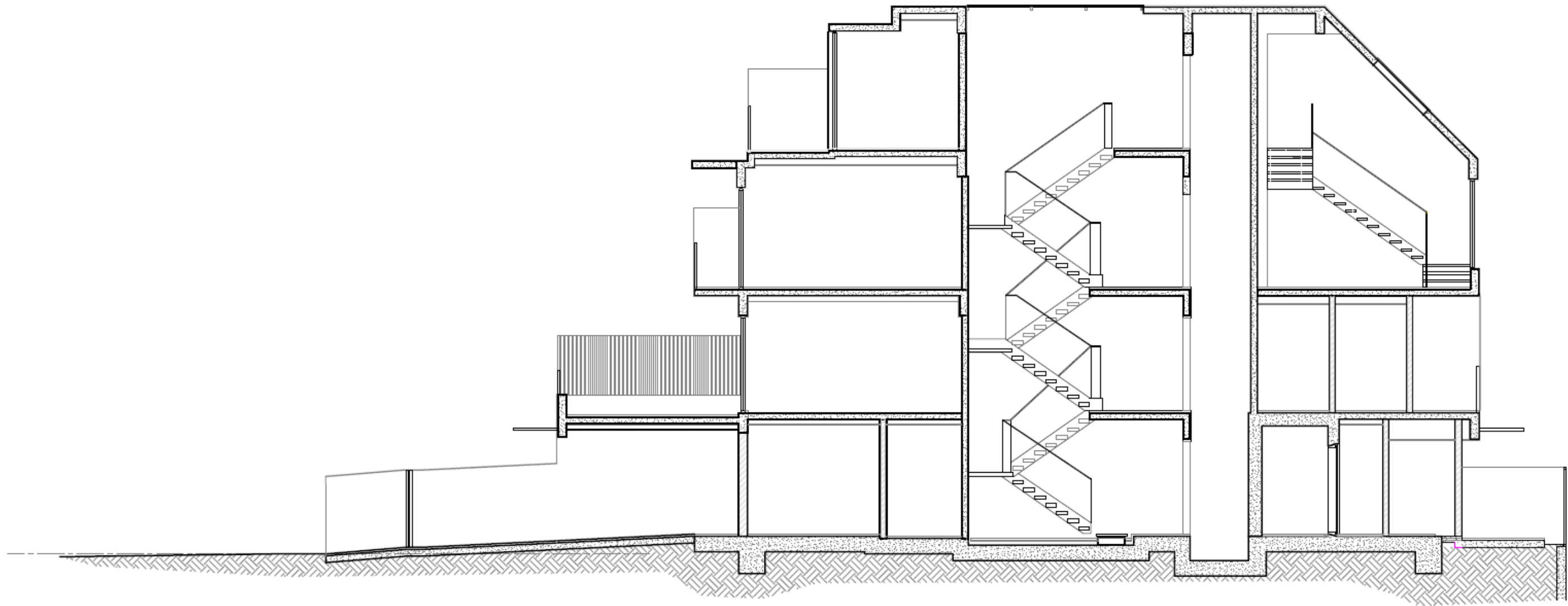
# 05 | SECTIONAL VIEW



EXTERNAL CROSS SECTION OF THE RESIDENCE



# 05 | SECTIONAL VIEW



INTERNAL CROSS SECTION OF THE RESIDENCE





## SCHOOLS

- HWA CHONG INSTITUTION
- NATIONAL JUNIOR COLLEGE
- NANYANG GIRLS HIGH SCHOOL
- METHODIST GIRLS SCHOOL

TOP SCHOOLS CONVENIENTLY LOCATED WITHIN 1 TO 2 KM OF THE DEVELOPMENT.  
EASY ACCESS FOR MY CHILDREN'S EDUCATION





## FOOD

- LINO @ BINJAI
- RISTORANTE DA VALENTINO
- TUNG LOK XI HE PEKING DUCK
- CLUNY FOOD COURT

SOMEDAYS I WANT TO WALK TO LINO @ BINJAI FOR A QUICK ITALIAN MEAL. ON OTHER DAYS, I WANT TO WALK TO TUNG LOK @ TURF CITY FOR A CHINESE MEAL. IF THE MOOD CALLS, PERHAPS A QUICK DRIVE TO CLUNY FOOD COURT SO THAT I CAN STROLL LEISURELY AT BOTANIC GARDENS





## CLUBS

- BUKIT TIMAH SADDLE CLUB
- CHAMPIONS PUBLIC GOLF COURSE
- SWISS CLUB
- BRITISH CLUB

WHETHER MY FAMILY WANTS GOLF, SOCCER OR HORSE RIDING, ENJOY HAVING AMENITIES AND SPORTING ACADEMIES JUST MINS AWAY FROM YOUR RESIDENCE



07 | CONTACT US TODAY

8588 2228

PING DEVELOPMENT

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