




79

HUA

GUAN

AVE



*“The Hua Guan Residences – crafted with a seamless
flow of spaces; exudes a clear sense of modernity
with its warm materiality and touch of masculinity.”*

*Ko Shiou Hee
Principal of K2LD Architects*



Two impeccable, one-of-a-kind semi-detached houses to behold in an idyllic Bukit Timah setting.



Welcome guests and natural light to your spacious home anytime.

INDULGE

Enjoy lofty dining experiences with a breathtaking double volume ceiling above, where art and light intersect.





Luxurious comfort awaits at your exclusive master suite level.

UNWIND

Relax and rejuvenate in your own spa-inspired bath
...a private sanctuary reserved just for you.










BELONG

At 79 Hua Guan Avenue, you can feel right at home residing in one of Singapore's most prestigious landed residential estates. Nestled between Bukit Timah Nature Reserve and Dunearn Road, this envied address is easily accessible to a wealth of delectable dining options and desired urban amenities, including excellent schools and country clubs nearby.



LEGEND

-  Education
-  Lifestyle
-  Retail
-  Nature
-  MRT Station

LOCATION MAP

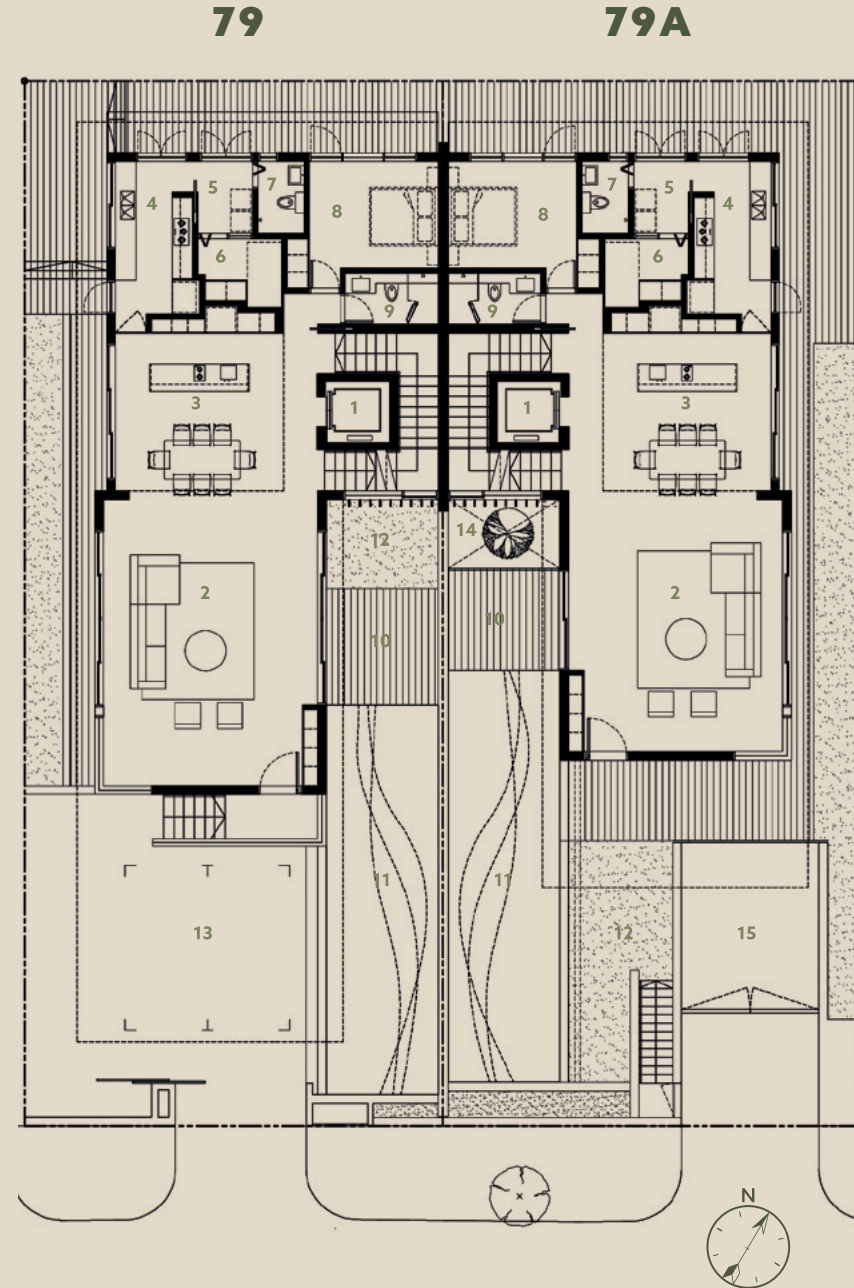
FLOOR PLANS

79/79A HUA GUAN AVENUE

1ST STOREY PLAN

1. Lift
2. Living Room
3. Double Volume Dining Room & Dry Kitchen
4. Wet Kitchen
5. Laundry Area
6. Utility
7. WC
8. Guest Room
9. Powder Room / Guest Bath
10. Pool Deck
11. Swimming Pool
12. Garden
13. Carporch (79)
14. Void to Basement (79A)
15. Ramp down to Basement Carpark (79A)

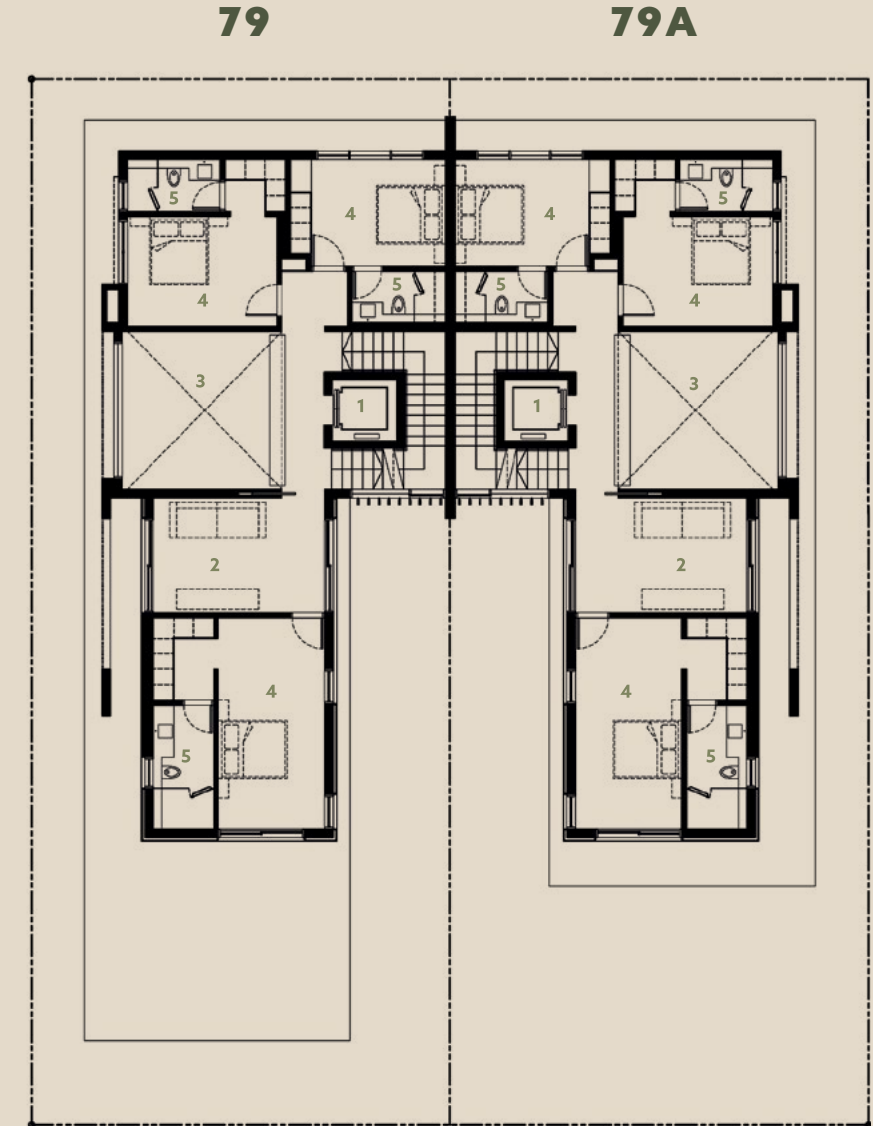
UNIT	LAND AREA	BUILT-UP AREA
79	3,998 sf	6,556 sf
79A	3,998 sf	7,039 sf



79/79A HUA GUAN AVENUE

2ND STOREY PLAN

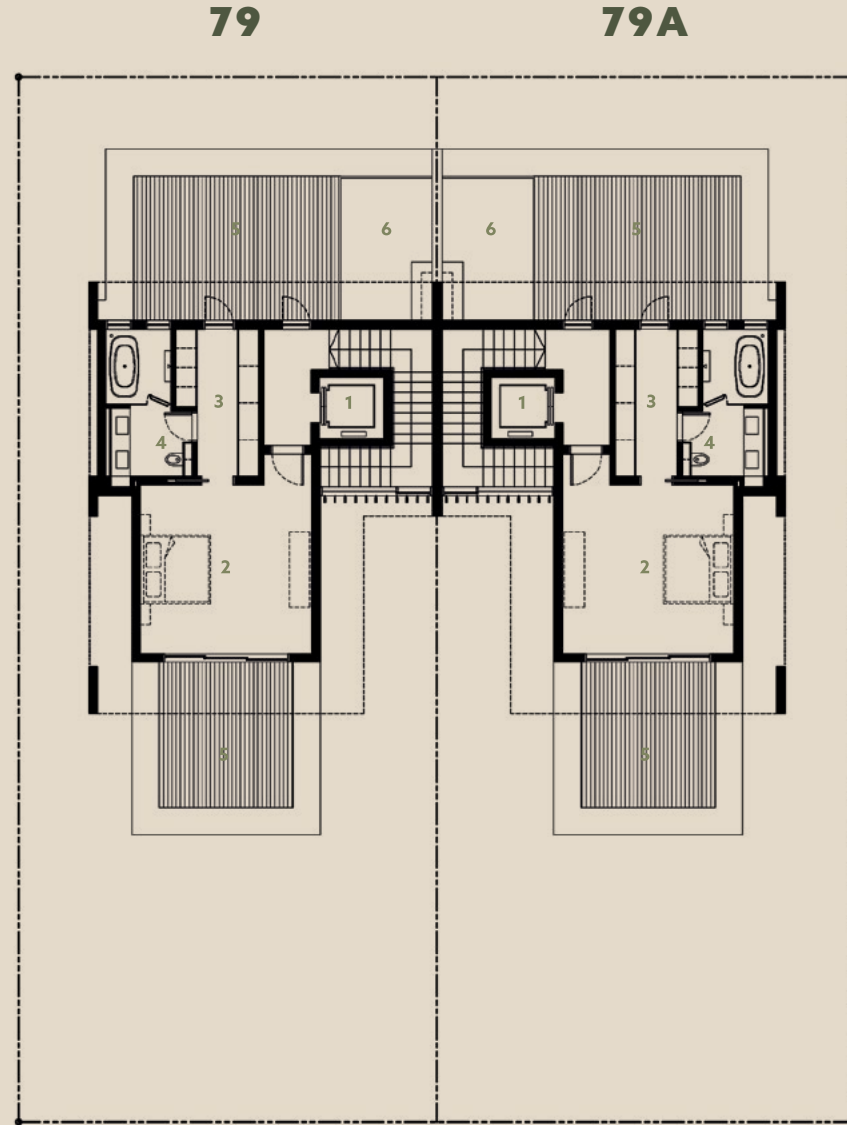
1. Lift
2. Family Room
3. Void over Dining Room & Dry Kitchen
4. Bedrooms
5. Bathrooms



79/79A HUA GUAN AVENUE

ATTIC PLAN

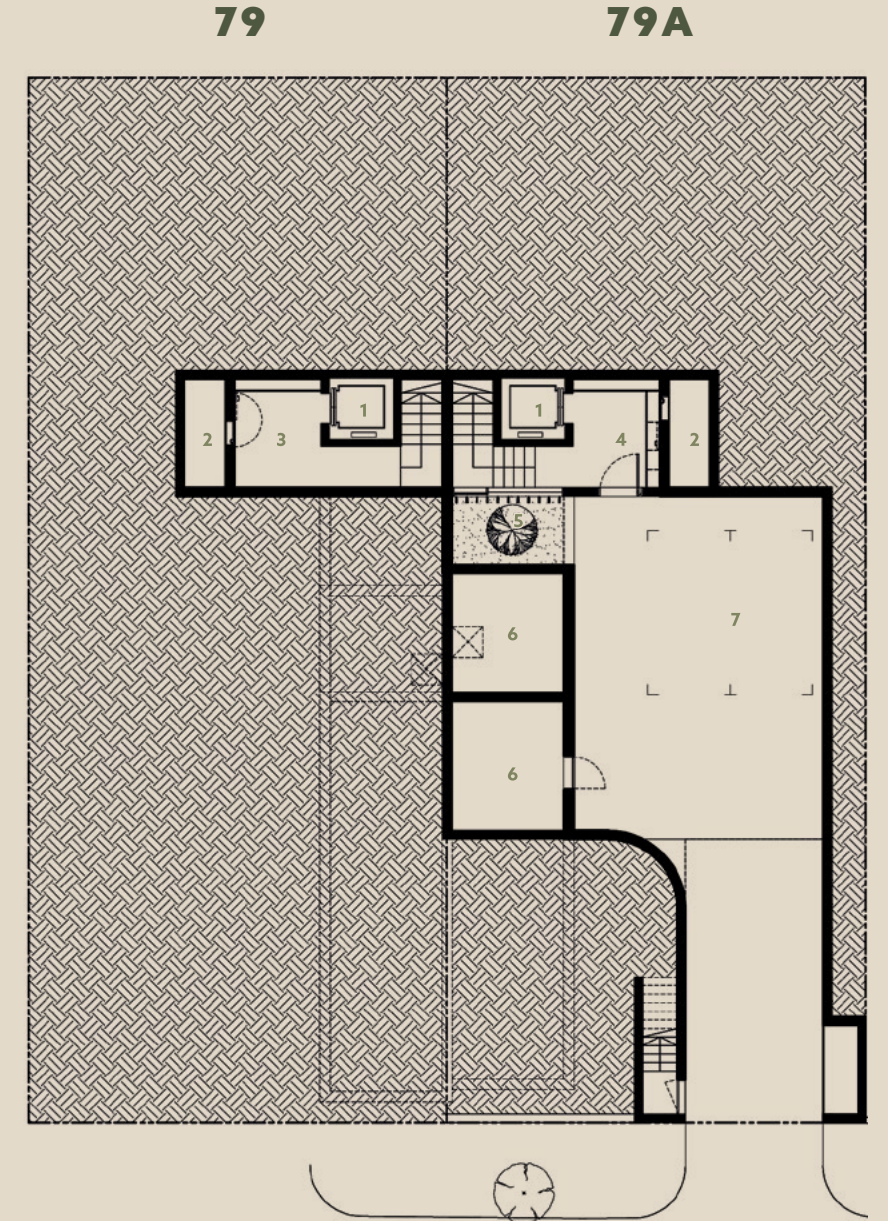
- 1. Lift
- 2. Master Bedroom
- 3. Master Wardrobe
- 4. Master Bath
- 5. Roof Terraces
- 6. M&E Area



79/79A HUA GUAN AVENUE

BASEMENT PLAN

- 1. Lift
- 2. Household Shelter
- 3. Storeroom (79)
- 4. Foyer (79A)
- 5. Landscape (79A)
- 6. M&E Rooms (79A)
- 7. Carpark (79A)



KEY SPECIFICATIONS



GENERAL

- Timber doors with Japan-made door handles by KAWAJUN
- Timber staircase and handrails
- Marble flooring to 1st storey areas
- Timber flooring to 2nd storey and attic
- Coved high ceiling in living room
- Feature wall panel at attic
- Fitted wardrobes with integrated lighting to all bedrooms

DRY & WET KITCHEN

- Fully custom-fitted kitchen units
- Quartz stone & Corian® work surfaces
- Integrated Fisher & Paykel refrigerator to dry kitchen
- Built-in Vintec 40-bottle wine chiller to dry kitchen
- Built-in De Dietrich appliances to dry kitchen
- Built-in Fisher & Paykel appliances to wet kitchen

MASTER BATHROOM

- Marble floors and walls
- Bespoke double-countertop basin units
- Hansgrohe Axor sanitary fittings
- Villeroy & Boch sanitary wares

MASTER WARDROBE

- Bespoke walk-in wardrobe system with integrated lighting

TYPICAL BATHROOMS & ENSUITES

- Homogeneous tiles on walls and floors
- Caesarstone quartz vanity countertops and shower niches
- Hansgrohe sanitary fittings
- Villeroy & Boch sanitary wares

ELECTRICAL

- German-made JUNG switches throughout
- Low energy LED recessed ceiling lights dimmable in all bedrooms
- Ceiling fans in all bedrooms
- Mitsubishi air-conditioning system throughout, with ultraviolet (UV) germicidal light system for ducted units
- Home-wide WiFi coverage
- Schindler 8-passenger lift with bespoke interior finishes
- Smoke detector system

SECURITY & AUDIO VISUAL

- Aiphone audio visual intercom system
- HD CCTV security units with motion sensors and contact points

EXTERIOR

- Aluminium windows and sliding doors, double-glazed at rear
- Solid timber outdoor decking
- Conwood architectural façade (Singapore Green Label-certified)
- Aluminium screens at sides of house for sunshade and privacy
- Sukabumi stone to swimming pool
- Granite to swimming pool border
- Granite flooring to driveway, carporch and carpark
- Landscaped gardens and planters on roof with irrigation system by Nyee Phoe (Gold Award Winner, Singapore Garden Festival 2016)

A development by



Lighthouse's collection of luxury homes set in some of Singapore's most coveted addresses reflects its focus on serving the most discerning families and elevating the way they live. Approaching each highly selective project as one of a kind, Lighthouse envisions space as an experience, and imbues every detail with artisanal quality, crafting beautiful homes that feel uniquely personal yet confidently stand the test of time.

In partnership with

K2LD

K2LD embraces the sense and sensibility of architecture - moulding the intricate relationship between time, light and material to allow spatial freedom that is beautiful in its myriad expressions, and creating the highest quality design that responds to the environment and the client's aspirations.


Asia's Top Design Practice, Singapore Design Awards 2014-15



DAIYA

Over three decades, Daiya has evolved from constructing petrol stations to building an extensive portfolio of high-end private residences. Recognised for uncompromising quality, achieved through embracing technology and innovation, Daiya has earned numerous accolades and awards from developers and agencies.





While every reasonable care has been taken in preparing this brochure and the plans attached, the Developer and its agents shall not be held responsible for any inaccuracies therein. All statements, specifications and plans are believed to be correct but are not to be relied upon as statements or representations of fact. All information and specifications are current at the time of going to print and are subject to change as may be required and do not form part of an offer or contract. All plans are subject to any amendments approved by the relevant authorities. Any furniture, fixtures and equipment shown are for illustrative purposes only and do not form part of the sale unless otherwise stated. All renderings and illustrations contained in this brochure are artist's impressions only and are not to be relied upon as representations of fact. All floor areas are approximate measurements only and subject to final survey. The Developer reserves the right to modify the development or any part thereof as may be approved or required by the relevant authorities.

79/79A Hua Guan Avenue, Singapore



A Home
in Full Bloom