

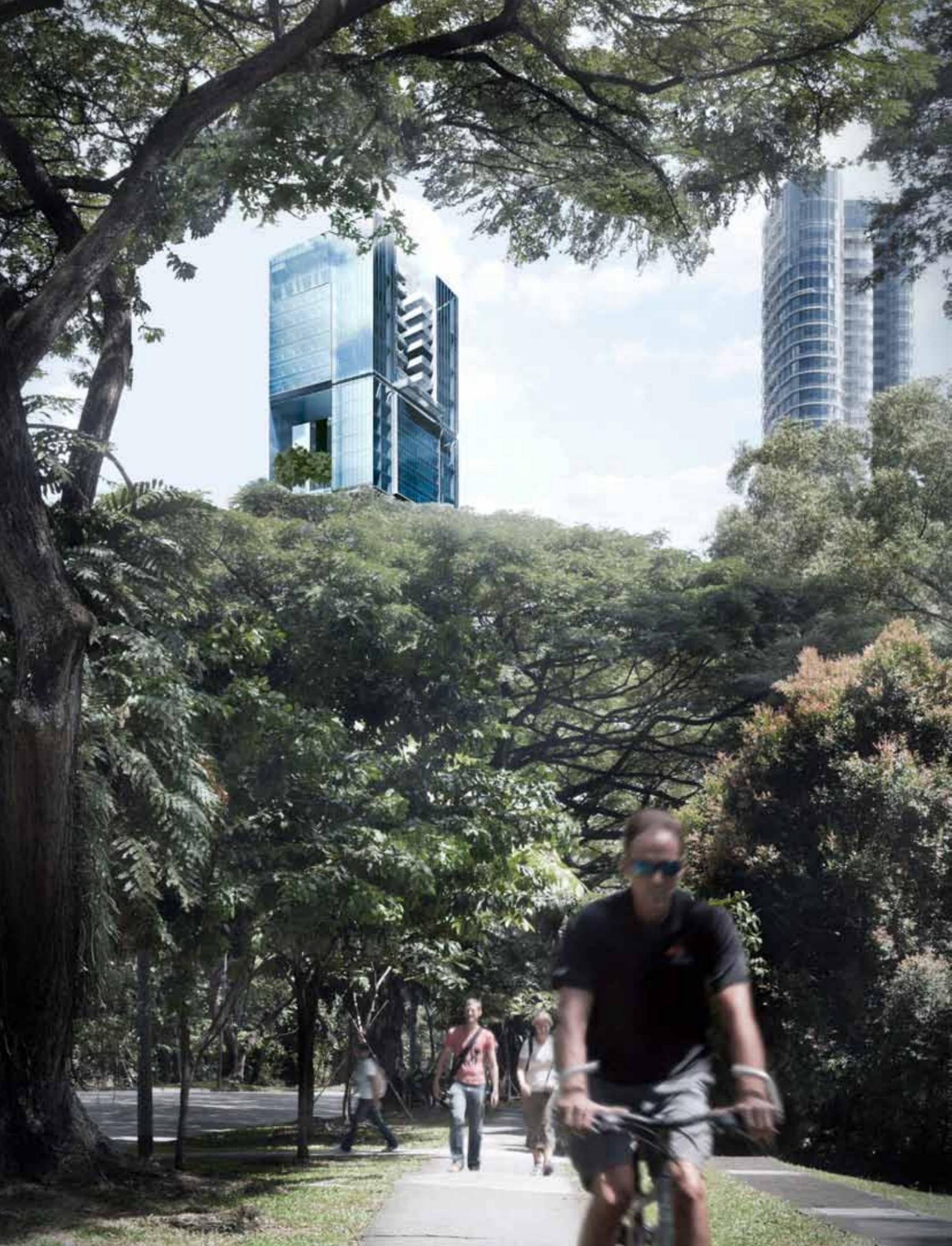
luxury living in singapore

Mark of distinction

“Every year the bar for luxury living in Singapore is raised. This year, TwentyOne Angullia Park is changing the city skyline with a bold architectural development that defies convention.”

Alain Fanaie, CEO China Sonangol Land, developer of TwentyOne Angullia Park





Head and shoulders

Expect the unexpected – this new luxury high-rise was designed to challenge preconceived notions of apartment living. TwentyOne Angullia Park also adds a distinctive sculptural form to the Singapore skyline

Companies that specialise in high-rise luxury developments know they need to think outside the square to create a major point of difference. And this is precisely what China Sonangol Land has done with the launch of TwentyOne Angullia Park in the heart of Singapore.

The company commissioned leading architectural firm SCDA Architects to design a residential development that would make a strong design statement. SCDA Architects says the design of Twenty One Angullia Park aimed to re-interpret

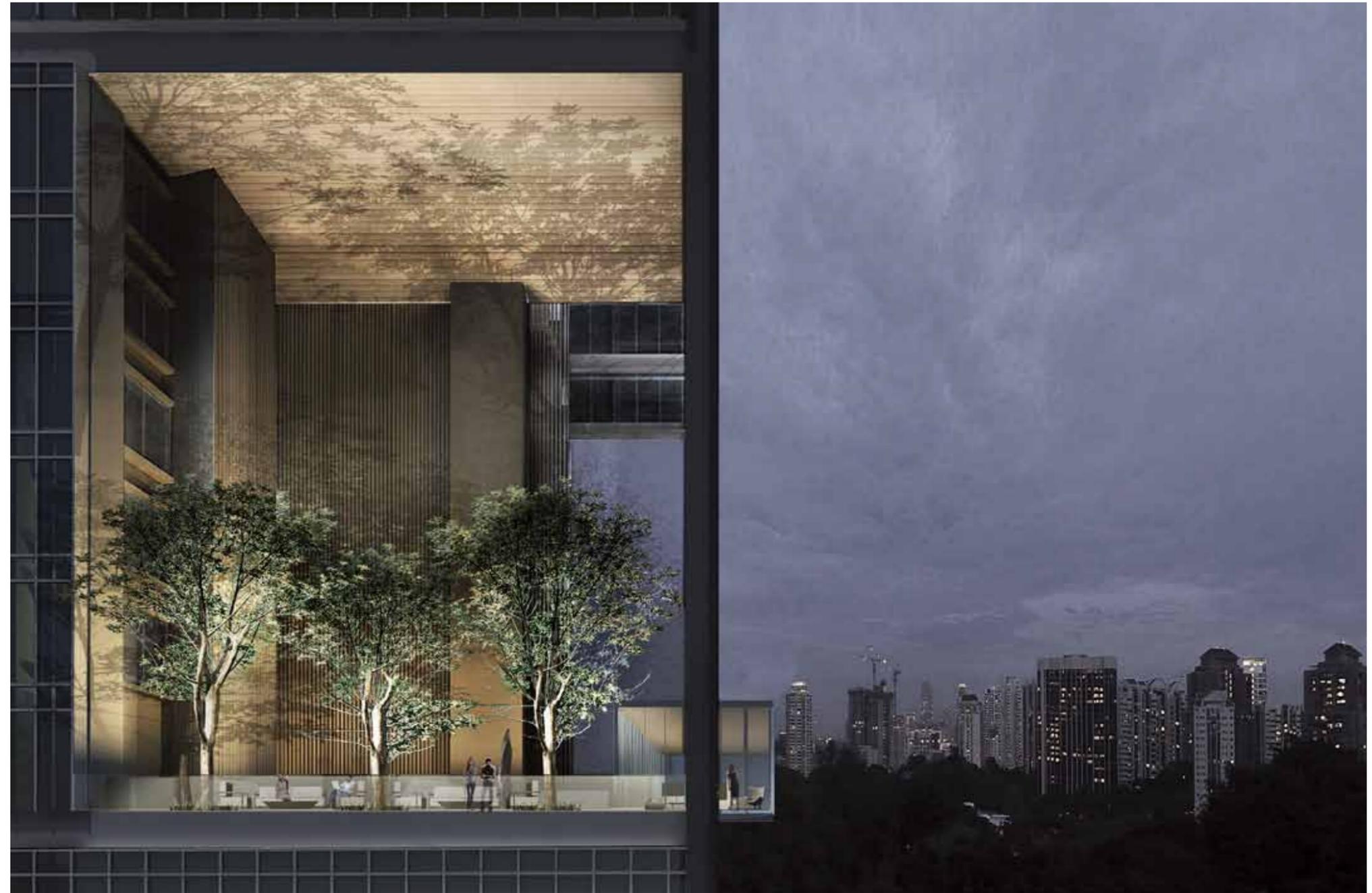
and challenge the issues of urban tropical living within a hot, humid climate. With its strategic location, TwentyOne Angullia Park is designed to reinforce the city skyline, while establishing an independent identity through its distinctive and pristine form.

The architects' proposal is for a tower with 36 storeys containing 54 high-end residential units.

"The building is articulated through a simple pragmatic arrangement whereby clusters of units are stacked upon each

Preceding pages and above: With its articulated rectilinear form TwentyOne Angullia Park is set to transform the Singapore skyline. The new luxury residential high-rise in the heart of the Orchard Road district is being developed by China Sonangol Land, and is designed by SCDA Architects in Singapore.

Facing page: Sky terraces bring nature right up to the upper floors and help with natural ventilation. The fully glazed facade allow plenty of daylight to flood the interior.



other to allow a series of sky terraces. In this way the building adds to the spatial quality and quantity of communal green areas in a high-rise residential tower. The introduction of high-rise sky terraces also relieves the obligation to provide such communal spaces at the ground floor.”

Other special architectural features include the introduction of voids that allow spontaneous daylighting and natural ventilation to both apartment units and common areas. This helps reduce energy consumption. The building is also ori-

ented to maximise the benefits of passive design – there are no apartments opening to the west side, which is subjected to the extreme heat of the sun in the afternoon.

By introducing several double-volume units within the development there is an interplay of high ceiling spaces, and overlapping of unit volumes, which creates an interesting display on the building’s facade. However, a regular grid design ensured there was economic efficiency in the construction.

Apartment interiors reflect a similar

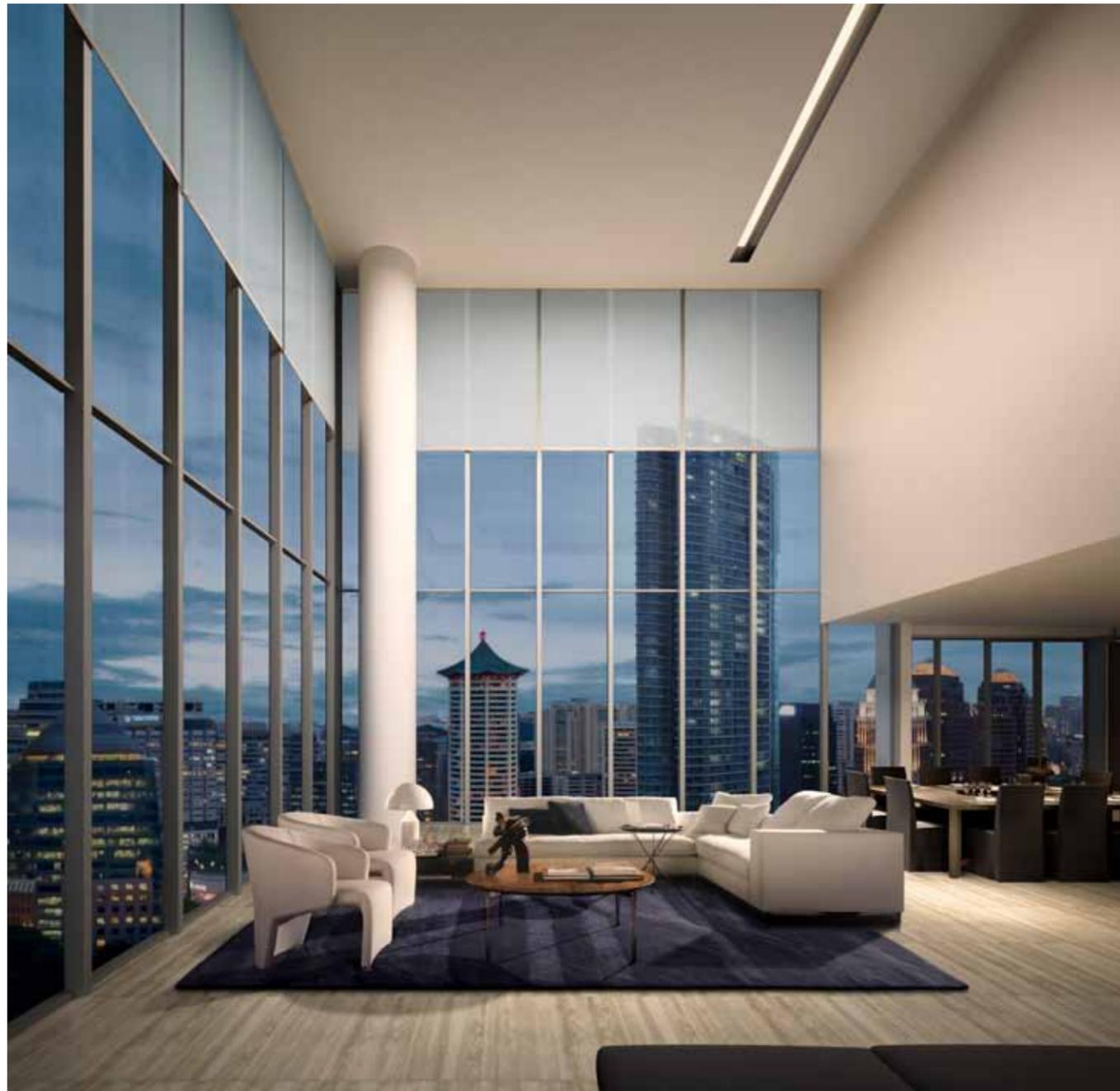
high standard of design and attention to detail. Spacious, open-plan living areas open out to balcony spaces that are like an additional room. There are extra-high 6m ceilings in living and dining areas, and double glazing minimises heat and noise levels throughout the interior.

Kitchens feature the latest designer kitchen cabinets from Italian manufacturer Poliform, imported marble, and imported appliances from Miele. Bathrooms feature sanitaryware and fittings by Dornbracht and Villeroy & Boch.

Facing page: TwentyOne Angullia Park has a distinctly different form, which ensures it stands out from its neighbours. The 36-storey building comprises two-, three- and four-bedroom units, and there are two penthouses. None of the apartments opens out to the west, which ensures residents are not subjected to the full heat of the sun in the afternoon. Double glazing on the other aspects also ensures apartments are comfortable and quiet.

Above: Sky terraces on Levels 10 and 22 provide communal spaces where residents can meet friends and relax in an open-air space.





Other special features include a 24-hour concierge service, full security and internet connectivity, and there is LED facade lighting with scene control for an ever-changing night effect.

China Sonangol Land has appointed luxury property broker Jerry Tan of Jerrytan Residential as its marketing agent for TwentyOne Angullia Park. Tan has extensive experience working with developers and purchasers in the high end of the market. The company has positioned itself as the boutique luxury property

consultant of choice in the region. It markets fewer properties than many agencies, but of a higher quality.

Tan says his market is design savvy, well heeled and well travelled, and prepared to buy into prestigious properties in prime locations.

"The location of TwentyOne Angullia Park is a key drawcard – this is probably the last of the freehold prime plots left in such an iconic position," Tan says. "When completed, in 2014, TwentyOne Angullia Park will be literally the new beacon on

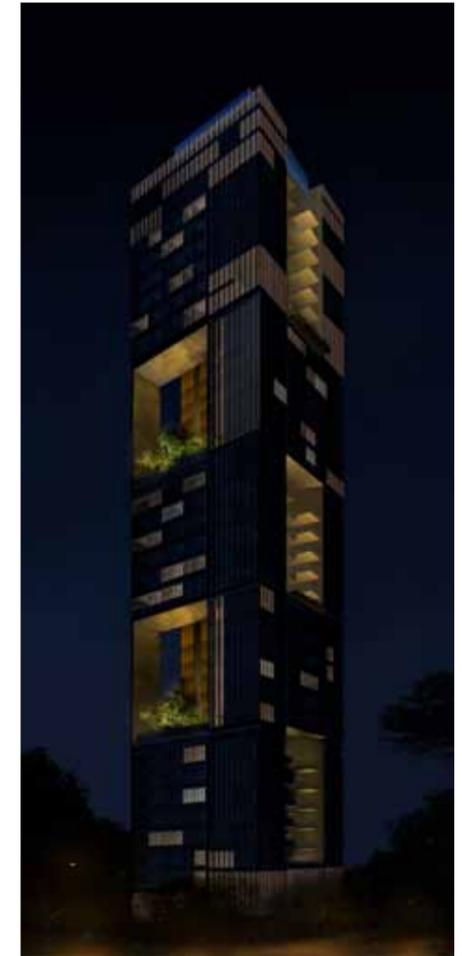
Orchard Road. The lighting technology and its effect on the facade will ensure it is one of a kind."

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Preceding pages and facing page: High-end interiors are a feature of every apartment in TwentyOne Agullia Park. Living areas in some of the apartments have 6m-high ceilings and the floors are silver travertine. Master bedrooms are tucked away for maximum privacy. All apartments have internet connectivity, motorised blinds, and a variety of lighting scene options, including dimmer switches to all bedrooms.

This page: Scene control facade lighting gives the building a dynamic, sculptural form.