



III CUSCADEN

**“ARCHITECTURE SHOULD SPEAK
OF ITS TIME AND PLACE,
BUT YEARN FOR TIMELESSNESS.”**

FRANK GEHRY

A NEW ICON OF LUXURY LIVING

Standing tall against a backdrop of ultra-luxurious condominiums, III Cuscaden is the newest landmark in one of Singapore's most sought-after residential districts.





Orchard Hotel

Grand Hyatt Singapore

Singapore Marriott
Tang Plaza Hotel

Andaz Hotel Singapore
DUO Tower

Suntec Convention
& Exhibition Centre

ION Orchard

Four Seasons Hotel

Marina Bay
Sands

IIICUSCADEN

Raffles Place
Financial District

Tanjong Pagar Centre

Great World City

“**III Cuscaden** seeks to craft a contemporary statement - a heightened dimension of modern urban living that fuses functionality and style.

III Cuscaden's design explores the extension of space, light and sight. The modern design of the façade features expansive glass curtain-walls that dematerialize the hard edges of the structure, allow natural light to fill the interiors, and provide sweeping views of the cityscape.

The architecture strives for tranquility and calm, achieved through the interplay of space, light and structural order, as well as pockets of green spaces spread across the levels. These different areas are demarcated by the assemblage of solids, voids and lattices.

The overall effect is a simple yet sophisticated geometry.”

AGA Architects



RETREAT TO AN URBAN OASIS

Rising amidst lush foliage, Ill Cuscaden beckons you home. Its mirrored façade and enveloping greenery strike a delicate balance, a prelude to what awaits beyond - a carefully orchestrated mix of modernity, luxury and sophisticated living.



ENTRANCE COURT



PRIVATE AND INVITING

Hide in the shade of a sheltering tree with your favourite book or dive head first into crisp waters.

MAIN POOL @ LEVEL 1



CHILL MAIN POOL @ LEVEL 1

- | | | |
|--------------------|-------------------|--------------------------------|
| 1. Pool Lounge | 7. Outdoor Shower | A. Bulk Meter |
| 2. Lap Pool | 8. Washroom | B. Side Gate |
| 3. Sun Deck | 9. Wash Area | C. Guardhouse |
| 4. Cascade Walkway | 10. Chill Suite | D. Substation |
| 5. Entrance Court | 11. Pool Cabanas | E. Genset on top of Substation |
| 6. Lift Lobby | | F. Bin Point |
| | | G. Rear Gate to Orchard MRT |



CONTEMPLATE GARDEN @ LEVEL 7

- | | |
|-----------------------|--------------------|
| 1. Bamboo Lounge | 5. Reflection Deck |
| 2. Contemplation Path | 6. Garden Cocoons |
| 3. Reading Alcove | 7. The Hammock |
| 4. Washroom | |

SPACE TO EXHALE

Take a breather from the harried pace of urban life. This verdant space looks out onto more greenery beyond – the lush Singapore Botanic Gardens, the city's first UNESCO World Heritage Site.

GARDEN @ LEVEL 7



ARTIST'S IMPRESSION



LIGHT UP THE NIGHT

Spoil your guests at this full-fledged entertainment deck. Everything you need for a night out, right at home.





COMMUNE
THE SALONS @ LEVEL 14

1. **SALON N° 20**
Private entertainment suite comprising:
a) Games area with pool table and electronic dart boards
b) 20-person dining area
c) Separate large hospitality lounge
d) Kitchen equipped with teppan and flat-top, induction-top, refrigerator and wash area
2. **SALON N° 16**
Private entertainment suite comprising:
a) 16-person dining area
b) Separate bar hospitality lounge
c) Kitchen equipped with induction-top, refrigerator and wash area
3. **SALON N° 10**
Private entertainment suite comprising:
a) 10-person dining area
b) Separate hospitality lounge
c) Kitchen equipped with teppan and flat-top, refrigerator and wash area
4. Washroom



CHARGE
WELLNESS @ LEVEL 20

1. Yoga Deck
2. Stretching Deck
3. TRX Corner
4. Outdoor Fitness Area
5. Indoor Gym
6. Dip Pool
7. Washroom
8. Steam Room
9. Time-out Zone
10. Massage Pavilion



**BE ENERGISED BY THE
CITYSCAPE**

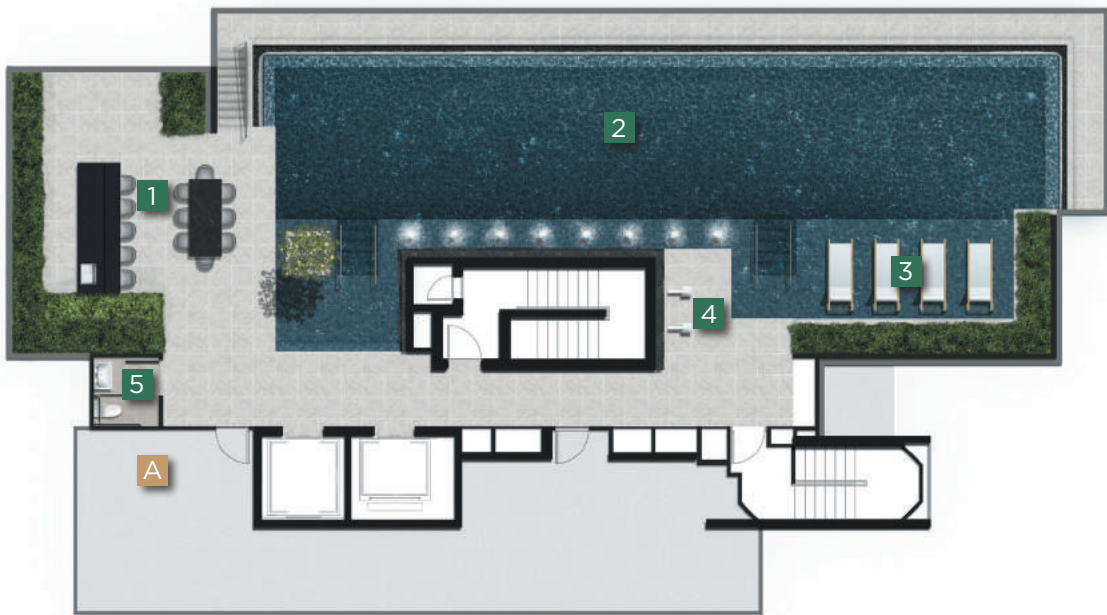
The perfect setting to challenge
your body and mind. Working out
doesn't look better than this.





THE ULTIMATE CHILL SPOT

Plunge into this stunning sky-high infinity pool or sip a Manhattan at the Sky Bar. Add to that breathtaking panoramic views of the vibrant cityscape and you have all you need for that Insta-worthy moment.



**CAPTIVATE
SKY POOL @ LEVEL 24**

- | | |
|--------------------|------------------------|
| 1. Sky Bar | 4. Outdoor Shower |
| 2. Sky Pool | 5. Washroom |
| 3. Sky Pool Lounge | A. Domestic Water Tank |

SAVOUR ME TIME

Green pockets of space on every alternate floor provide residents a quiet retreat to pause, read and relax.



COMPOSE SKY COURT A

@ LEVEL 3



COMPOSE SKY COURT B

@ LEVEL 10, 12 & 16



@ LEVEL 5 & 8



@ LEVEL 18



COMPOSE LARGE SKY COURT

@ LEVEL 22



@ LEVEL 21 & 23



SOAK IN THE SPECTACULAR SKYLINE

Bask in the twinkling lights of familiar landmarks and enjoy unparalleled views of Orchard Road. See it at its most stunning at night.

DRONE PHOTOGRAPHY AT APPROX. AMSL 225m | 28 AUG 2018, 7:20PM
FOR IMPRESSION ONLY



DIAGRAMMATIC CHART

STOREY/ UNIT NO.	6	5	4	3
ROOF	SKY POOL			
23		C2		C1
22		C2		C1
21		C2		C1
20	WELLNESS			
19	B1 (M)	A2	A1	B1
18	B1 (M)	A2	A1	B1
17	B1 (M)	A2	A1	B1
16	B1 (M)	A2	A1	B1
15	B1 (M)	A2	A1	B1
14	THE SALONS			
13	B1 (M)	A2	A1	B1
12	B1 (M)	A2	A1	B1
11	B1 (M)	A2	A1	B1
10	B1 (M)	A2	A1	B1
9	B1 (M)	A2	A1	B1
8	B1 (M)	A2	A1	B1
7	GARDEN			
6	B1 (M)	A2	A1	B1
5	B1 (M)	A2	A1	B1
4	B1 (M)	A2	A1	B1
3	B1 (M)	A2	A1	B1
2	MAIN POOL			
1				

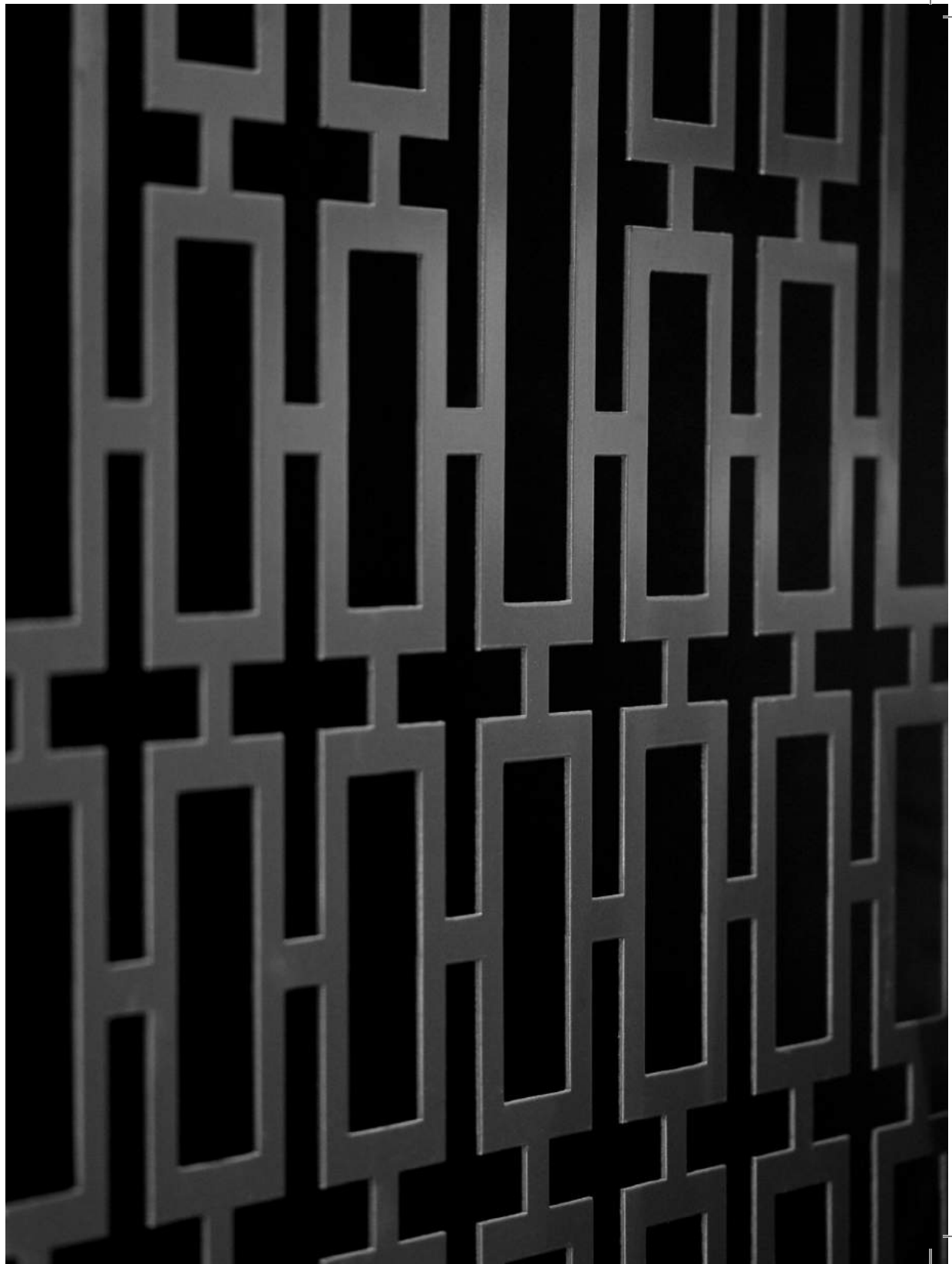
STOREY/ UNIT NO.		2	1
ROOF	SKY POOL		
23		LARGE SKY COURT	
22	LARGE SKY COURT		
21		LARGE SKY COURT	
20	WELLNESS		
19	SKY COURT B	A4a	B3
18		A4	B3
17	SKY COURT B	A3a	B2a
16		A3a	B2a
15		A3a	B2a
14	THE SALONS		
13	SKY COURT B	A3	B2
12		A3	B2
11	SKY COURT B	A3	B2
10		A3	B2
9	SKY COURT A	A3	B2
8		A3	B2
7	GARDEN		
6	SKY COURT A	A3	B2
5		A3	B2
4	SKY COURT A	A3	B2
3		A3	B2
2	MAIN POOL		
1			

**“DESIGN IS NOT JUST WHAT
IT LOOKS LIKE AND FEELS LIKE.
DESIGN IS HOW IT WORKS.”**

STEVE JOBS

INTERIORS STEEPED IN STYLE AND LUXURY

Carefully thought-out living spaces that invite comfort, exude modern elegance and most of all, make sense.





1 BR | MASTER BEDROOM



1 BR | MASTER BATH

IMPRESSION ONLY



IMPRESSION ONLY

1 BR | LIVING



1 BR | LIVING

IMPRESSION ONLY

IMPRESSION ONLY



1 BR | KITCHEN



IMPRESSION ONLY



2 BR | BATH 2



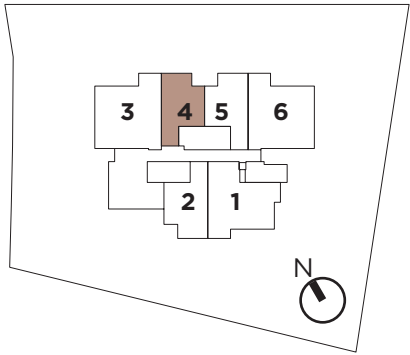
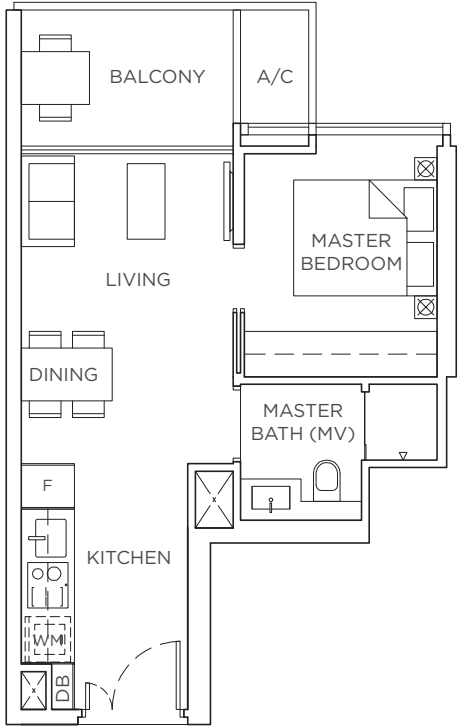
2 BR | BEDROOM 2



2 BR | MASTER BEDROOM

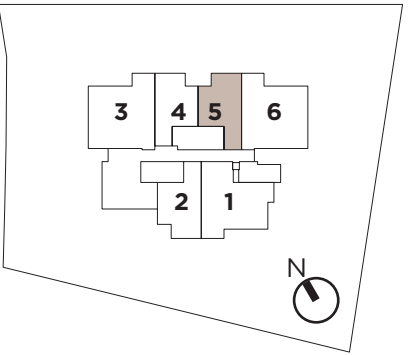
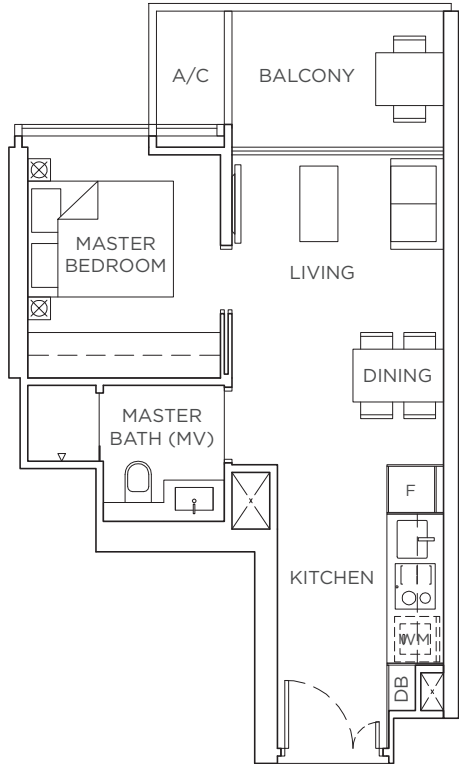
A1 - 42 SQ M | 452 SQ FT

#03-04 - #06-04
#08-04 - #13-04
#15-04 - #19-04



A2 - 43 SQ M | 463 SQ FT

#03-05 - #06-05
#08-05 - #13-05
#15-05 - #19-05



A/C - Air-Con Ledge | DB - Electrical Switch Board | F - Fridge | MV - Mechanical Vent | WC - Water Closet | WM - Washing Machine

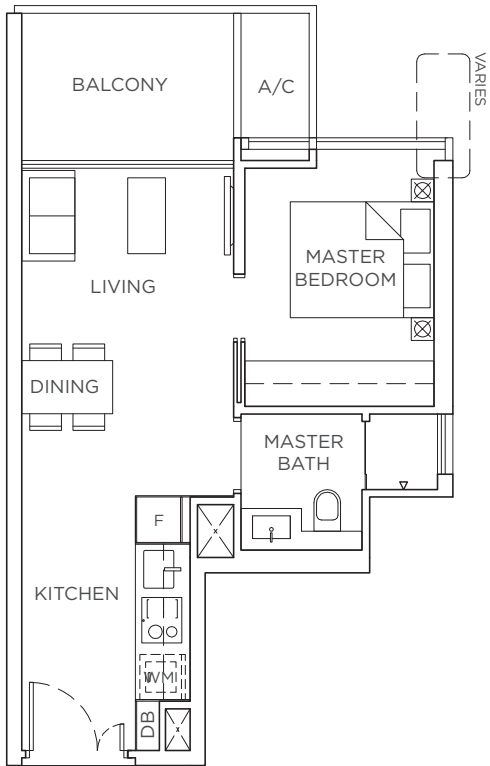
Area includes A/C ledge, balcony, PES, roof terrace and void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.

A/C - Air Conditioning Ledge | DB - Electrical Switch Board | F - Fridge | MV - Mechanical Vent | WC - Water Closet | WM - Washing Machine

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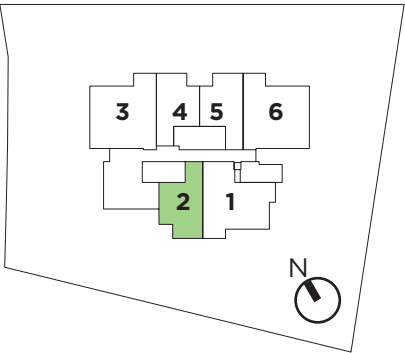
A3 - 44 SQ M | 474 SQ FT

#03-02 - #06-02
#08-02 - #13-02



A3a - 44 SQ M | 474 SQ FT

#15-02 - #17-02

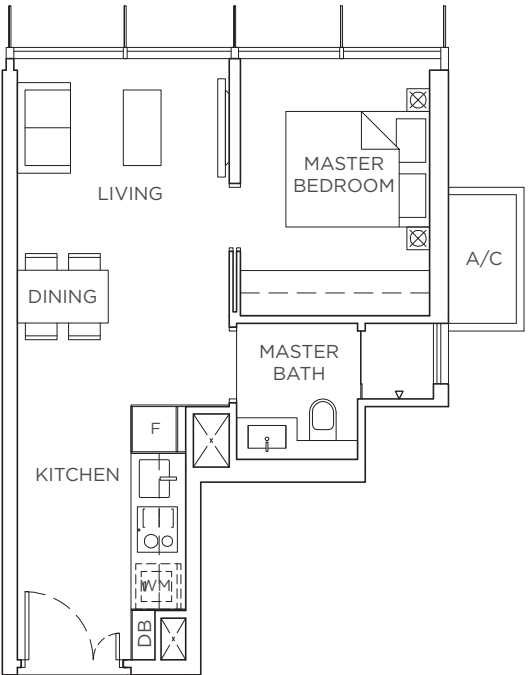


A/C - Air Conditioning Ledge | DB - Electrical Switch Board | F - Fridge | MV - Mechanical Vent | WC - Water Closet | WM - Washing Machine

Area includes A/C ledge, balcony, PES, roof terrace and void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.

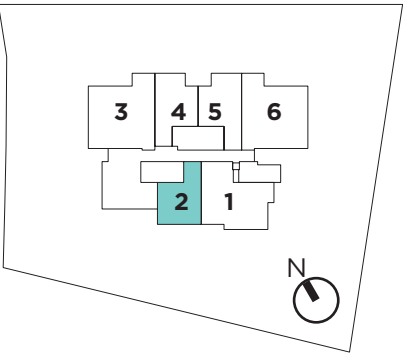
A4 - 39 SQ M | 420 SQ FT

#18-02

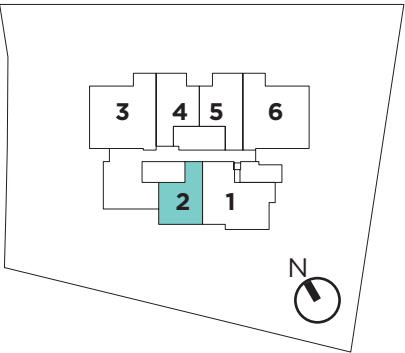
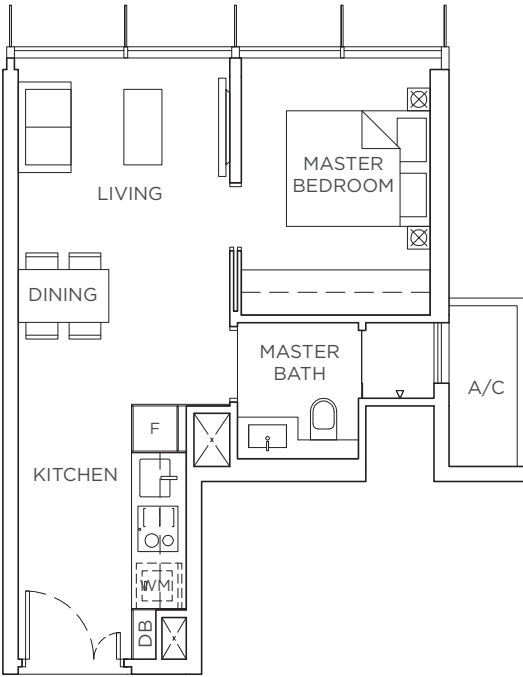


A/C - Air Conditioning Ledge | DB - Electrical Switch Board | F - Fridge | MV - Mechanical Vent | WC - Water Closet | WM - Washing Machine

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A4a - 39 SQ M | 420 SQ FT
#19-02

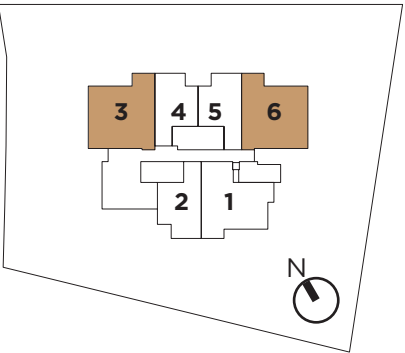
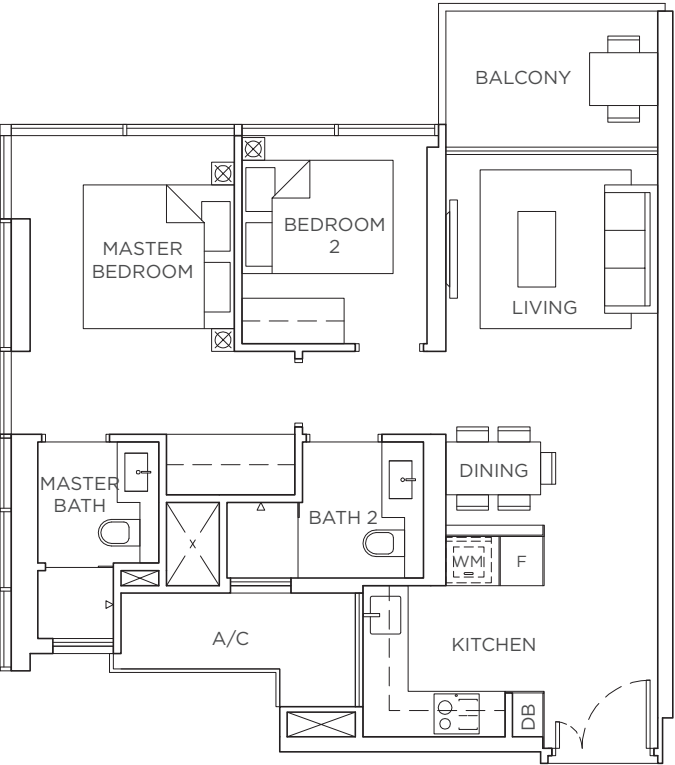


A/C - Air Conditioning Ledge | DB - Electrical Switch Board | F - Fridge | MV - Mechanical Vent | WC - Water Closet | WM - Washing Machine

Area includes A/C ledge, balcony, PES, roof terrace and void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.

B1 - 71 SQ M | 764 SQ FT
#03-03 - #06-03
#08-03 - #13-03
#15-03 - #19-03

#03-06 - #06-06 (Mirror)
#08-06 - #13-06 (Mirror)
#15-06 - #19-06 (Mirror)



A/C - Air Conditioning Ledge | DB - Electrical Switch Board | F - Fridge | MV - Mechanical Vent | WC - Water Closet | WM - Washing Machine

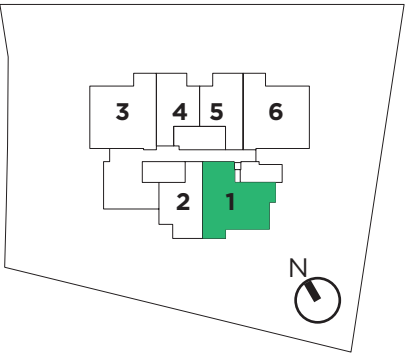
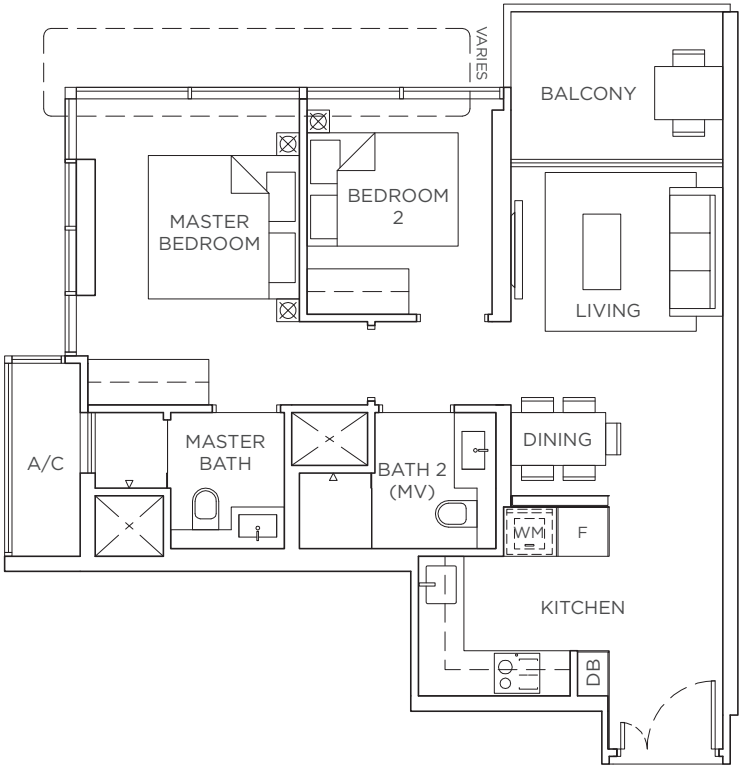
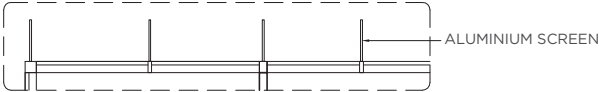
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B2 - 68 SQ M | 732 SQ FT

#03-01 - #06-01
#08-01 - #13-01

B2a - 68 SQ M | 732 SQ FT

#15-01 - #17-01

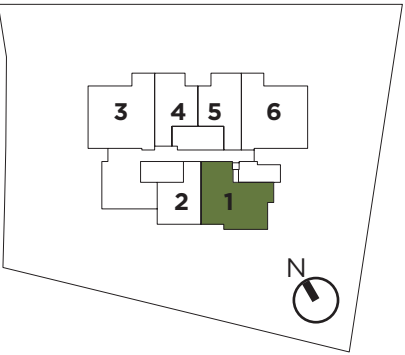
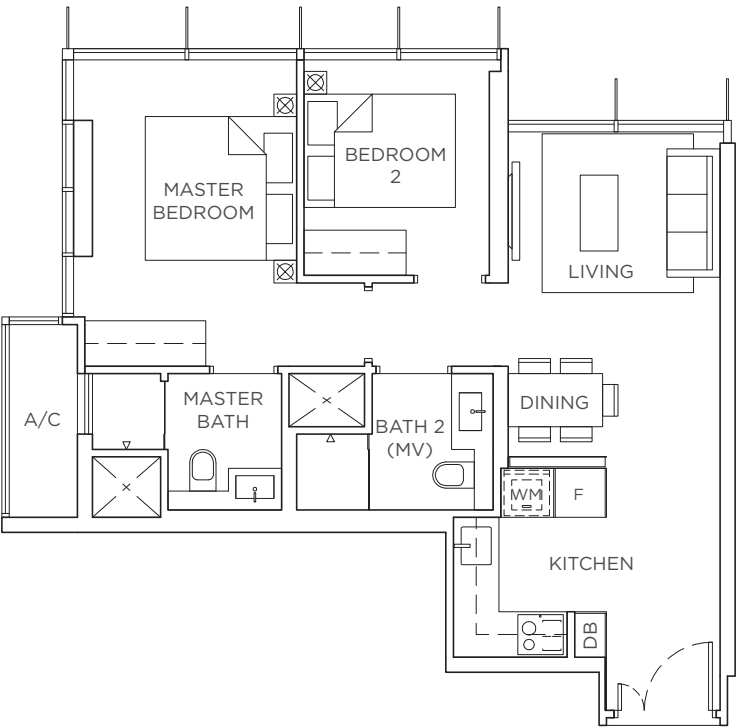


A/C - Air Conditioning Ledge | DB - Electrical Switch Board | F - Fridge | MV - Mechanical Vent | WC - Water Closet | WM - Washing Machine

Area includes A/C ledge, balcony, PES, roof terrace and void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.

B3 - 61 SQ M | 657 SQ FT

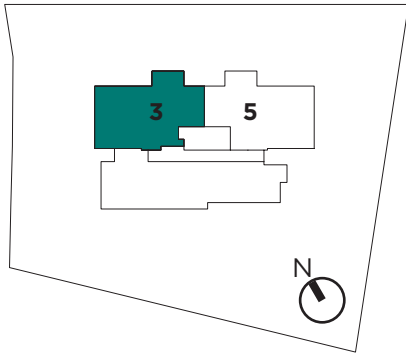
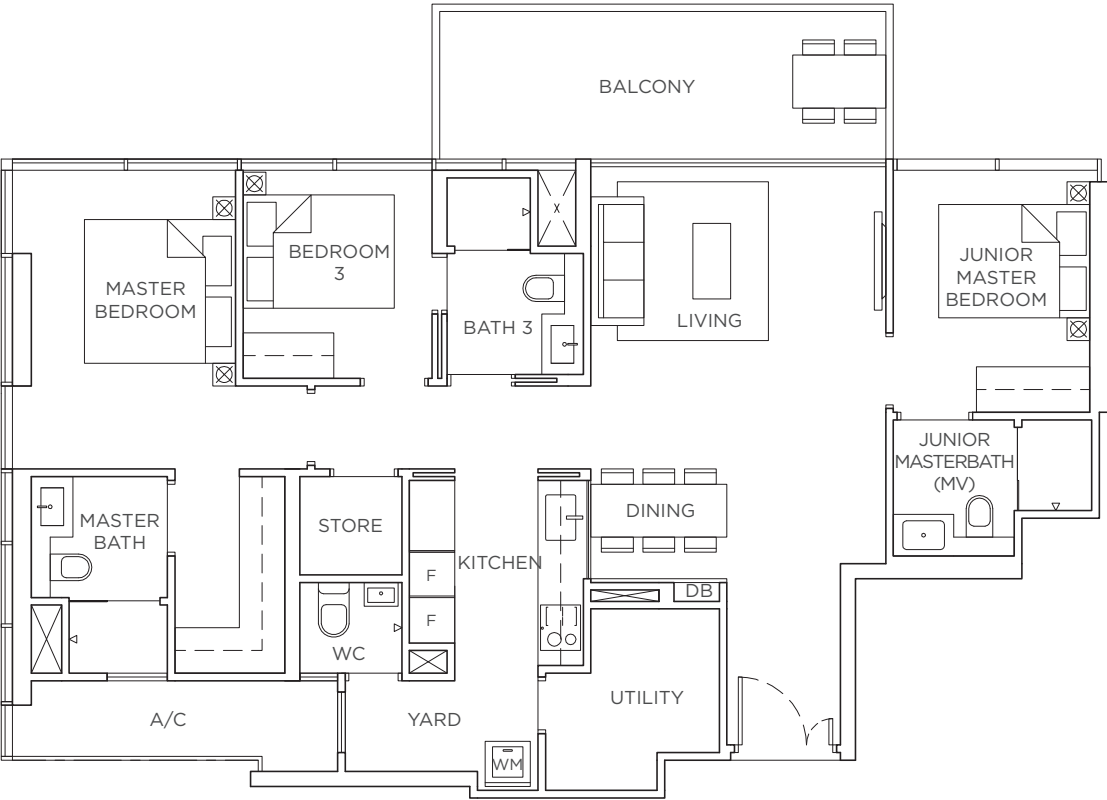
#18-01 - #19-01



A/C - Air Conditioning Ledge | DB - Electrical Switch Board | F - Fridge | MV - Mechanical Vent | WC - Water Closet | WM - Washing Machine

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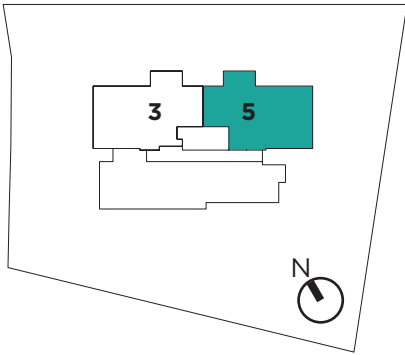
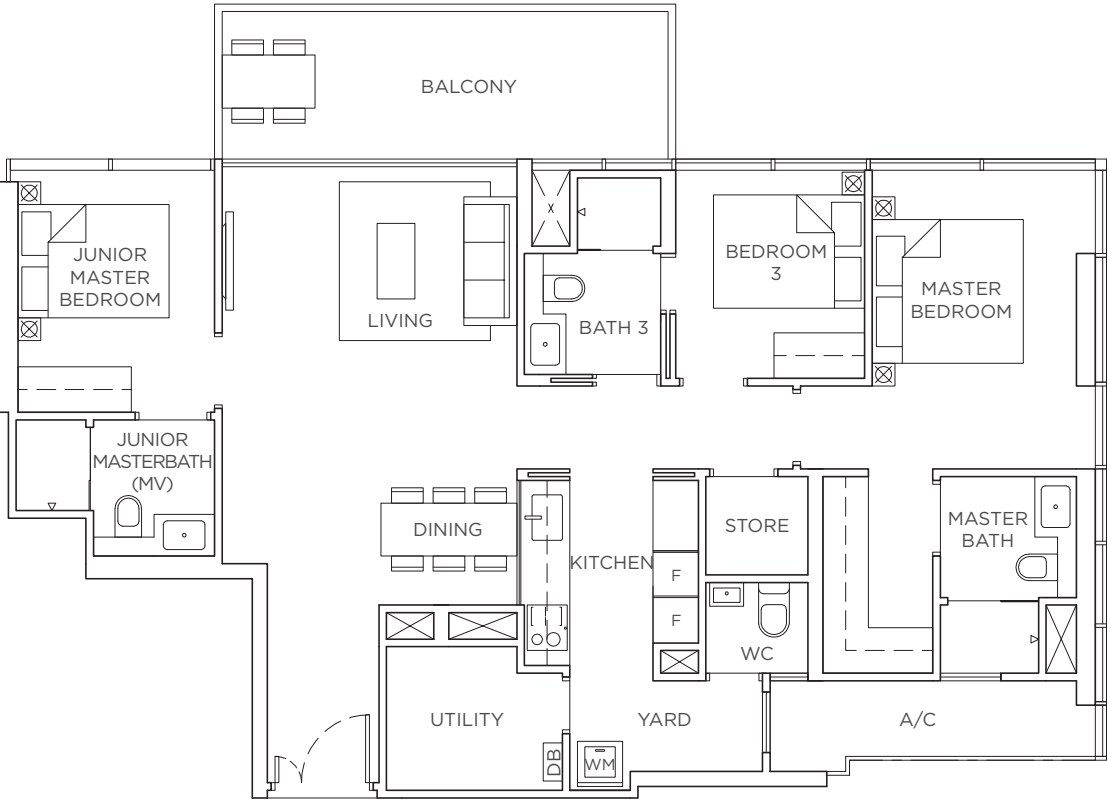
C1 - 118 SQ M | 1,270 SQ FT
#21-03 - #23-03



A/C - Air Conditioning Ledge | DB - Electrical Switch Board | F - Fridge | MV - Mechanical Vent | WC - Water Closet | WM - Washing Machine

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C2 - 119 SQ M | 1,281 SQ FT
#21-05 - #23-05

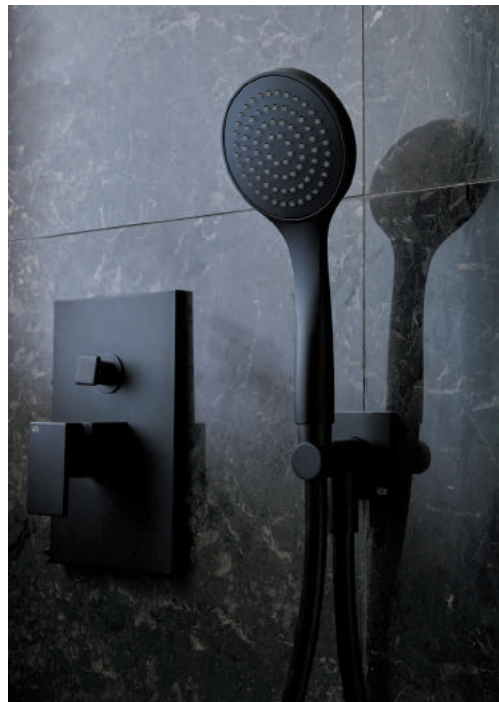


A/C - Air Conditioning Ledge | DB - Electrical Switch Board | F - Fridge | MV - Mechanical Vent | WC - Water Closet | WM - Washing Machine

Area includes A/C ledge, balcony, PES, roof terrace and void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.

**“THE DIFFERENCE BETWEEN SOMETHING
GOOD AND SOMETHING GREAT
IS ATTENTION TO DETAIL.”**

CHARLES R. SWINDOLL



FITTINGS, FINISHINGS AND FINESSE

Every detail has been carefully selected and quality crafted, such as award-winning faucets by Gessi, luxury kitchen appliances from Gaggenau, and electrical fittings from Vimar.



III CUSCADEN

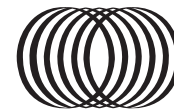
PROUDLY DEVELOPED BY



Sustained Land Pte Ltd



HO LEE GROUP



KWONG LEE

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Developer: SL Capital (2) Pte Ltd • Company Registration Number: 201616019M • Developer's Licence No: C1245 dated 21 September 2018 • Tenure of Land: Estate in Fee Simple • Expected Date of Vacant Possession: 16 November 2021 • Expected Date of Legal Completion: 16 November 2023 • Lot & Mukim No.: 01563C & 02331V TS 24 • Building Plan No.: A1698-00486-2015-BP02, A1698-00589-2016-BP02 • Encumbrances: Mortgage registered in favour of Malayan Banking Berhad

