



By [iCompareLoan Editorial Team](#)

Never Miss Out on Anything Ever Again



Between the glitz and glam of Orchard and the private housing estates of Novena, there rises One Balmoral. Situated on a corner lot at #1 Balmoral Road, this new condominium is another exceptional venture of Hong Leong Holdings. The prime location is set within the vicinity of all you need for a prosperous life, like superlative shopping malls, clubs, places of business, hospitals, and a number of schools. The site is actually just a three-minute drive away from Orchard Road, and it's well-connected to the PIE and the CTE.

This freehold project is made up of two, beautifully designed residential blocks of twelve storeys each. You can't help being captivated by the gorgeous frontage: the glass paneling makes the facades seem light and lucent, like twelve-storey lanterns. It's a condo development with only 91 units, keeping the population at a comfortable level.

What's Your (Life) Style?

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One Balmoral seeks to meet you where you are in your life by providing units to suit your season. Are you single? You'll love the one-bedroom flat. At 592 sq ft, it gives you just enough space and it's easy to maintain. A standard one-bedroom has an en-suite bathroom as well as a walk-in closet. It has a comfortably laid-out dining and open kitchen area, a living room, and a balcony.

How about homes for newlyweds or expectant couples? A two-bedroom unit makes an ideal starter home, with a room for moms and dads to be, plus a room for a coming child or two. It's spacious at 869 sq ft, containing a living area, a dining area, an enclosed kitchen, and a balcony. The two bedrooms each have an adjoining bathroom.

The three-bedroom apartment is suited for families with two or more children. With a floor area of 1,410 sq ft, there's a lot of room for everyone. Finally, there are four-bedroom units for even larger families. 1,658 sq ft provide ample room for everyone's passions. A typical 3-bedroom or 4-bedroom unit has three en suite bedrooms, a balcony, living and dining areas, an enclosed kitchen, a yard area, a household shelter, and a guest toilet. Best of all, it's accessed by a private lift.

Certain units come with a private enclosed space, or a private roof terrace. But whether you decide on unit with a PES or roof terrace, it'll be an A-one living experience.

Pleasure and Leisure

One Balmoral lets you indulge, indulge, indulge! Say hello to a tropical trove of resort facilities and wellness offerings:

At the heart of the development is a stunning water feature – a modern take on the classic fountain, characterized by multiple tiers and geometric forms. Adorned by palm trees, it makes you feel rested just by looking and listening to the murmurs of the water.

Next to it is the pool area, which has a lap pool, a kiddie pool, and a hot tub. Take a cool dip and relax, any day of the week. On the side are three cabanas, where you can worship the sun without getting too roasted. On the other end of the pool is a pavilion, perfect for just chilling with a cool drink in hand, night or day. Not far away are the changing rooms, each equipped with a steam room.

At the clubhouse is a function room where you might want to hold your next celebration. For a

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smaller, more private gathering, you may prefer the lounge or the terrace. But on those days you'd rather spend some quiet time alone, you can go to the reading room. For some outdoor get-togethers, like a picnic or a cook-out, you can utilize one of the four BBQ Pavilions.

The Meditation Garden is pure alone-time bliss, with a reading terrace and a cabana area. There's even a lawn for some low-intensity exercises like yoga and tai-chi. And to give your day a boost of serenity and beauty, it has a lily pond.

If you prefer more intense workouts, there's a gym and an outdoor fitness area just for that. Move those muscles and activate those endorphins – you'll be a healthier, happier person for it.

Be sure your kids get a bit of physical activity as well. The best kind is the kind they get to spend outdoors, and that's what the children's playground is for. By the way, there's a barbecue area next to the playground, making it easy for you to plan a kiddie party for your little one. Of course, fun doesn't always have to mean running around, so there's a Table Games Pavilion in the premises as well.

Best of all, the whole compound is enveloped in lush landscaping. Once you enter that gate, you're transported from the spirited city to a lavish garden.

Outside the gate is a whole other story – the immediate neighborhood is filled with amenities and establishments for you to enjoy. Right beside the development is the Pines Club, while the American Club and the Tanglin club are a mere few blocks away. Also close by are Balmoral Plaza, the Centrepoint, Newton Food Centre, Orchard Central, and the Orchard Road shopping district.

An extravagant setting, a convenient location, and lots of everyday indulgences – that's what life at One Balmoral is like. Indeed, you won't ask for anything more. But until then, you'll have to ask a competent mortgage adviser for some help on how to compare Singapore home loans. Go ahead and connect with iCompareLoan mortgage broker for more details.



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iCompareLoan Mortgage Consultants is a research focused independent mortgage broker. We emphasize a consultative approach where we match our client's financial situation with the best fit mortgage loan, not simply a cheap loan.

Paul Ho is the editor of www.PropertyBuyer.com.sg, www.iCompareloan.com and www.SingaporeHomeLoan.net and he holds a Masters of Business Administration from a reputable university. He is passionate about helping people enhance their wealth through financial literacy and in making money work harder for them.

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