



CITY  
DEVELOPMENTS  
LIMITED

PEMI

9009 1172

[www.tapestrycondo-sg.com](http://www.tapestrycondo-sg.com)



THE TAPESTRY

—  
INSPIRED  
BY LIFE.  
DESIGNED  
FOR LUXURY.  
—

## THE NEW PRIDE OF TAMPINES

Like an intricate masterpiece of undeniable beauty, The Tapestry is an astounding world which draws inspiration from the richness of life. Crafted to perfection, every inch of The Tapestry is a work of art, thoughtfully designed with you in mind, by giving you only the best that life has to offer. Its distinctive architecture uses a modern and unique curtain wall feature that is mostly seen in high-end luxury homes.

Located along Tampines St. 86, The Tapestry is close to the established Tampines Regional Centre and Pasir Ris estate where many infinite possibilities await for the entire family. At The Tapestry, prepare to indulge like never before.





**EVERYTHING YOU NEED IS WITHIN REACH.**

The Tapestry is just minutes away from the things that matter to you. Enjoy a shuttle bus service\* exclusively for residents. Get to any destination fast via the connectivity of both the Tampines MRT Station (East West Line) and the Tampines Downtown MRT, as well as the Tampines Bus Interchange. The Tapestry is within close proximity to major expressways and the Bartley viaduct. It's also minutes' drive to a wide array of exciting shopping and dining choices such as Tampines Mall, IKEA, Giant Hypermarket and Courts Megastore.

For some recreational fun, head over to Our Tampines Hub with its own library and swimming complex. And for even more fun, become one with nature at Bedok Reservoir Park, which is just a short drive away.

With the Changi Business Park, The Pasir Ris Wafer Fab Park and Changi Airport also nearby, managing your business and traveling overseas is now made easy. Live close to many prestigious schools such as Poi Ching School, St. Hilda's Primary and Secondary School, Temasek Polytechnic and United World College of South East Asia (East Campus). Experience convenience at the heart of it all, only here at The Tapestry.

\*The shuttle bus service will be provided to the residents free of charge to Tampines MRT station (Downtown Line) and Tampines MRT Station (East West Line) for a period of 1 year, commencing within 6 months from TOP. Terms and conditions apply.



Enjoy water sports at the nearby Bedok Reservoir Park



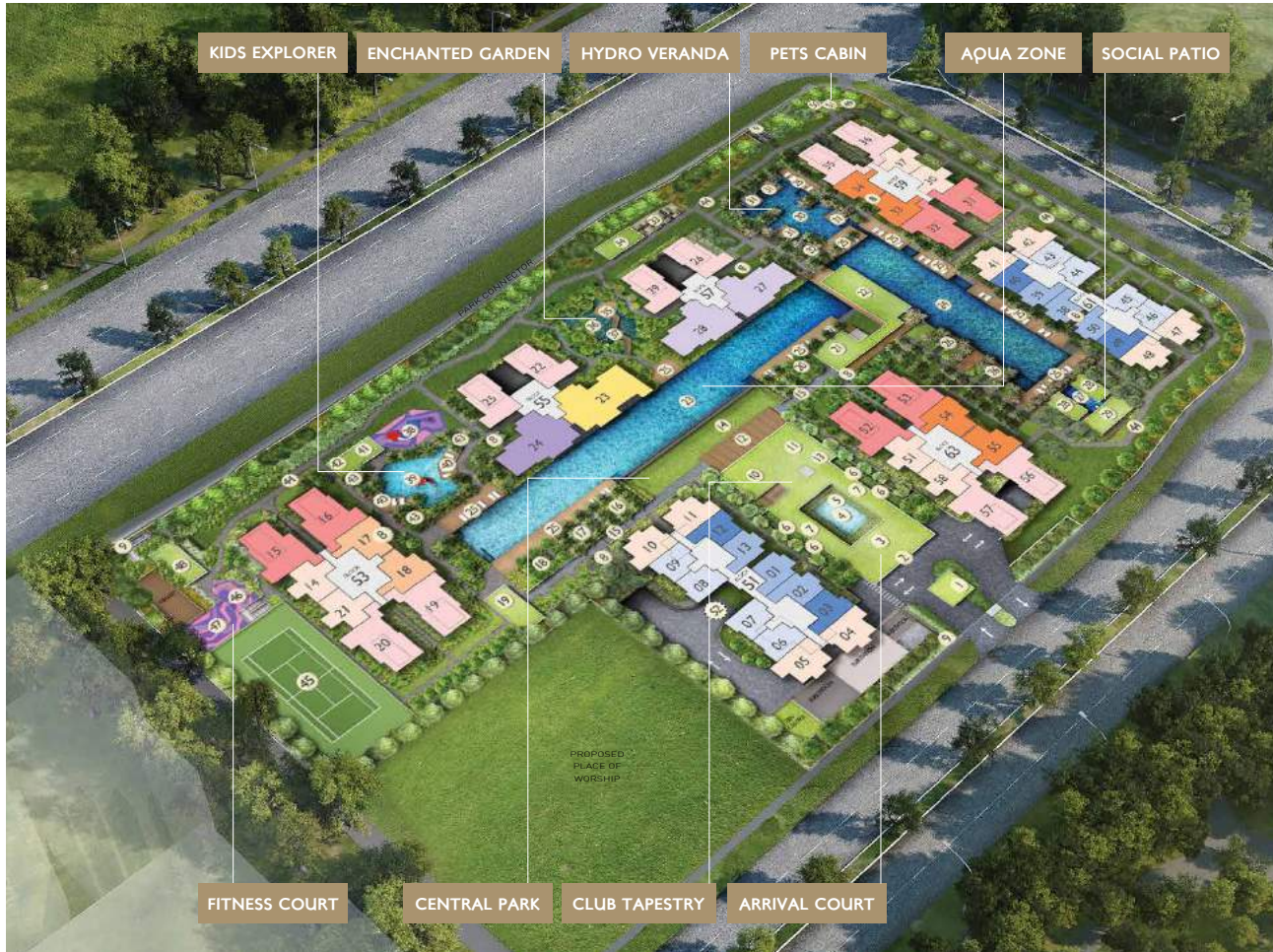
Close to Our Tampines Hub and Tampines Regional Center



Shop at nearby IKEA Tampines



Travelling made easy with Changi Airport within reach



## 10 EXCITING ZONES WITH OVER 50 FACILITIES

### ARRIVAL COURT

Be greeted by an extraordinary Arrival Court that exudes a sense of luxury fronted by a signature sculpture.

### CLUB TAPESTRY

Organise parties and gatherings at the function rooms with a gourmet kitchen.

### CENTRAL PARK

Take a leisurely stroll within the impressive Central Lawn as you take in views of the swimming pool.

### AQUA ZONE

Immerse yourself in pools of tranquility. Swim in a refreshing 100-metre Infinity Pool and 50-metre Lap Pool.

### HYDRO VERANDA

Soak in a Hydrotherapy Pool designed to soothe every part of your body from head to toe.

### SOCIAL PATIO

Entertain guests at the Lounge Deck and Social Pavilion with its very own Teppanyaki and BBQ Grill.

### ENCHANTED GARDEN

At the community culinary garden, grow and cultivate herbs and vegetables.

### FITNESS COURT

You will find a Sunken Tennis Court, Jogging Trail and Fitness Station that caters to your body's every need.

### KIDS EXPLORER

Let your kids imagination run free at the Adventure Playground and Adventure Play Pool.

### PETS CABIN

Comes complete with a Pets Play and Pavilion, especially created for your pets' enjoyment.

## A PERFECT BALANCE OF INDULGENCE AND WELLNESS.

At The Tapestry, indulge in 10 exhilarating zones, which are designed with you in mind. Strategically spread out through the development, every zone was carefully laid out to enhance your pleasure to the fullest.

From facilities that help you relax, unwind and stay fit each day, to child-friendly facilities that let your kids have as much fun as possible, down to those that create the perfect setting for gatherings, The Tapestry has it all.



SETTING NEW  
STANDARDS OF  
LIVING.



CENTRAL LAWN



50M LAP POOL & GYMNASIUM

Arrive in style everyday. Be greeted by a welcoming Arrival Court that exudes a sense of luxury fronted by a signature sculpture.

Enjoy family gatherings and parties at Club Tapestry that comes with an extended alfresco area by the lawn and gourmet kitchen facilities. The Tapestry is designed for you and your family to enjoy.

At Central Park, take a leisurely stroll amidst the impressive Central Lawn. To stay fit, make use of the well-equipped floating gymnasium overlooking the scenic pool. This is a home where a sense of perfect bliss is yours to enjoy.



ARRIVAL COURT



DESIGNED FOR YOUR INFINITE ENJOYMENT.



Artist's Impression

HYDROTHERAPY POOL



Artist's Impression

100M INFINITY POOL

No luxury was spared to make sure that every space at The Tapestry lets you indulge in life's many pleasures. It is a world that lets you escape from it all without having to leave home.

At the Aqua Zone, immerse yourself in pools of tranquility and relaxation. This is your chance to take a dip in a 100-metre Infinity Pool and 50-metre Lap Pool. With two luxurious pools to choose from, think of all the many possibilities that await you.

Relax and re-energise your body at the Hydro Veranda where you can enjoy a soothing Hydrotherapy Pool designed to soothe your body.

At the Social Patio, you can entertain guests at the Lounge Deck and Social Pavilion with its very own Teppanyaki and BBQ Grill. The Social Patio is the place that's never short of ways for constant interaction.



## A WORLD RICH IN DELIGHTFUL POSSIBILITIES.

Let your love for gardening grow at the community culinary garden, where you can grow and cultivate herbs and vegetables. There's also a Garden Pavilion where you can have BBQ parties.

Achieve your wellness at the Fitness Court. This is where you can find a Sunken Tennis Court, Jogging Trail and even a Fitness Station that answer your body's every need. Exercising has never been more rewarding.

Welcome to a place where your kids imagination can run free. The Kids Explorer comes complete with an Adventure Playground and Adventure Play Pool. Designed for kids and adults alike, get ready for endless playtime and fun moments.

A paradise for your pets, the Pets Cabin is designed with a Pets Play and Pavilion especially created for your pets' enjoyment. It is also a meeting place for all pet lovers to share their love and passion for their pets.







Artist's Impression

THOUGHTFUL RESIDENTIAL SERVICES TO CATER TO YOUR NEEDS

## WHERE FUN IS ALWAYS PART OF THE CURRICULUM.



Artist's Impression

The Tapestry offers you a world of comfort and ease with a childcare centre\* at your doorstep. From now on, indulge in convenience like never before.

## THOUGHTFUL SERVICES FOR YOUR PLEASURE.

Enjoy thoughtful residential services, exclusively for all residents at The Tapestry. From private chef services, housekeeping services, down to transport arrangements and more, our Residential Services host will assist in fulfilling requests to cater to your lifestyle needs.

### FEE-BASED SERVICES\*

Dry Cleaning and Laundry Services

Housekeeping Services

Private Car and Driver Services

Party and Event Management

Private Chef Services

Pet Care Services

Auto Detailing Services

Personal Trainer

Handyman Services, Pest Control and IT Services

Transport Arrangements

Restaurant, Hotel and Attraction Arrangements

Mail and Courier Service Arrangements

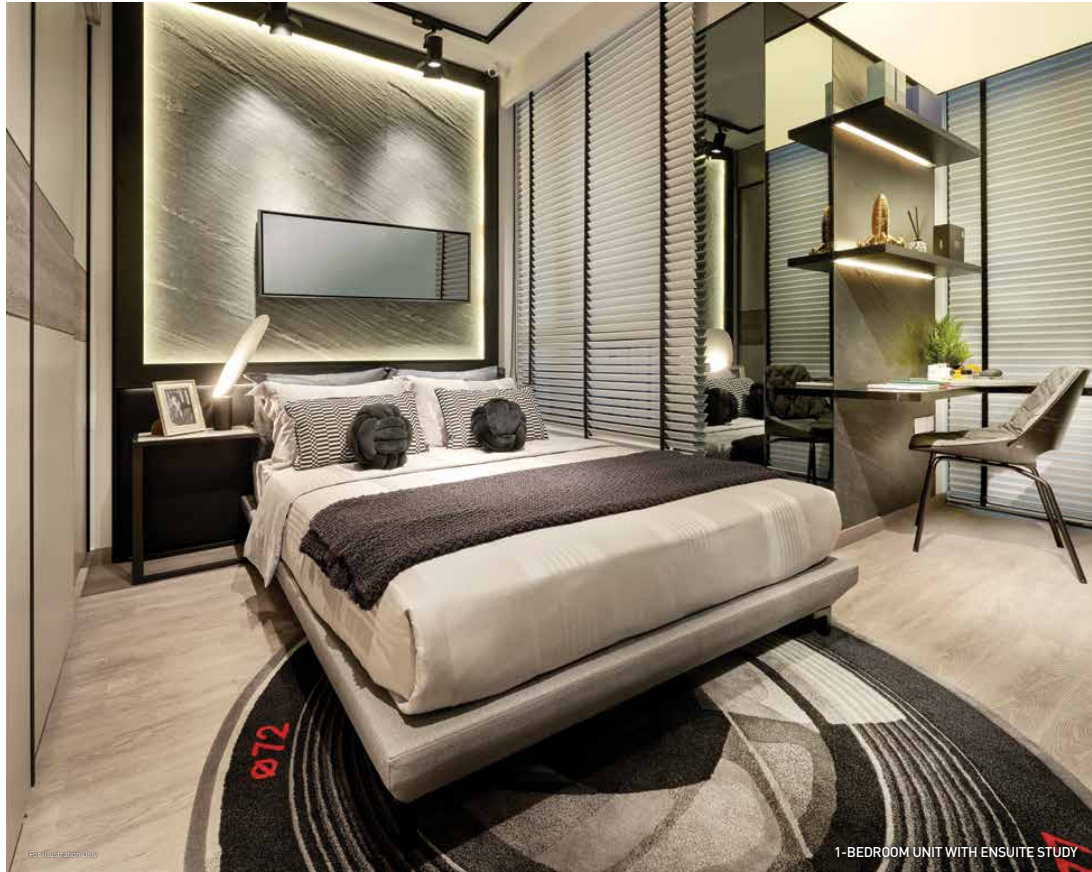
\*Please note that the use of these services and facilities are chargeable as they are provided by third party service providers ("Service Providers"). While our residential concierge will assist in making arrangements, all costs incurred will be borne by residents. Provision of these services and facilities may be modified according to availability and at the discretion of the Service Providers. The Service Providers also reserve the right to terminate the services and facilities without prior notice. Other terms and conditions apply. Visual representations are not representations of the actual provision.  
\* Terms and conditions apply.



WHERE THE LUXURY  
OF SPACE MEETS  
THE SPACE OF  
LUXURY.





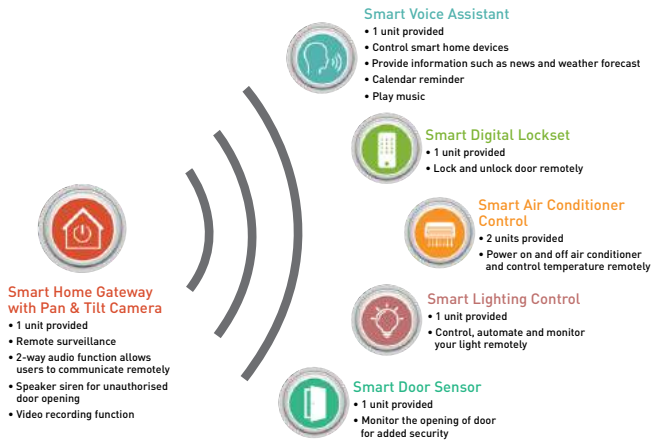


When it comes to space, The Tapestry is an impressive masterpiece worthy of your distinctive taste. Indulge in interiors with an efficient layout that offer unmatched luxury and modern comfort. Each apartment is adorned with sleek designer fittings including a Haiku ceiling fan and finishes known for their quality and style. Find an accessories cabinet fitted with mirror in the master bedroom and a pelmet to conceal blinds or curtain fixtures. Enjoy an exclusive private lift for 4-bedroom, 4-bedroom dual key and 5-bedroom dual key + study units.





## A SMART HOME THAT TAKES CARE OF YOU.



More than just a home, but a smart home. With smart home technology, life is so much more enjoyable. Now you can monitor and control your home remotely, so you and your family can always enjoy peace of mind. The Tapestry is definitely the smarter choice when it comes to a home.

The unit will be supplied and installed with the following items ("Wireless SMART Home System"):  
 (1) 1 smart home gateway with built-in IP camera, (2) 1 smart voice assistant, (3) 1 digital lockset, (4) 1 main door sensor, (5) 1 lighting control, and (6) 2 air conditioner controls.  
 The make, model, brand, design and technology of the Wireless SMART Home System to be supplied and installed in the actual unit may differ from the above illustration and are subject to change. Terms and conditions apply. Buyers shall liaise with the smart home vendor instead of the developer to make all arrangements for the set-up and configuration of, and for any queries, defects, maintenance and/or upgrade issues with the Wireless SMART Home System at buyers' own costs here where Clause 17 of the Sale and Purchase Agreement applies. Accessories which are not listed above are not included in Wireless SMART Home System and may be purchased from the smart home vendor directly and installed at buyers' own costs after the handover of the unit.



## A CDL ECO FRIENDLY QUALITY HOME. THE TAPESTRY HAS BEEN AWARDED THE BCA GREEN MARK PLATINUM AWARD.



### Energy Efficiency

- Energy efficient air-conditioners provided for all units
- Provision of ceiling fan in living room for all units
- Provision of motion sensors at staircases
- Energy efficient lighting at communal facilities
- Energy efficient lifts with Variable Voltage Variable Frequency (VVVF) drive, sleep mode and regenerative power feature

### Environmental Quality And Protection

- Use of environmentally friendly products certified by approved local certification bodies
- Use of low Volatile Organic Compounds (VOC) paints for internal walls to reduce indoor air pollution

### Other Green Features

- Use of Prefabricated Prefinished Volumetric Construction (PPVC) technology to significantly improve construction productivity, reduce noise and dust pollution
- Extensive greenery and landscape
- Pneumatic waste collection and disposal system
- Double refuse chutes for recyclable and non recyclable waste
- Siphonic rainwater discharge system at roof
- Provision of bicycle parking lots at basement level
- Good access to bus stops

### Passive Cool Design Architecture

- Designed to minimise direct West-facing units
- Units are designed with balconies and/or other sunshading elements such as horizontal ledges and tinted window glass to minimise direct sunlight penetration into unit interior

### Water Efficiency

- Water efficient fittings provided for all units

## LEADING EDGE CONSTRUCTION METHOD.

Enjoy extraordinary construction for your home, with the advanced technology of Prefabricated Prefinished Volumetric Construction (PPVC). PPVC increases productivity compared to conventional construction methods, ensures good quality through stringent quality control and generate less waste for a cleaner and safer worksite.



**CITY DEVELOPMENTS LIMITED**

**SINGAPORE'S  
TRUSTED  
PROPERTY  
PIONEER  
SINCE 1963.**

City Developments Limited (CDL) is a leading global real estate operating company with a network spanning 100 locations in 28 countries. Listed on the Singapore Exchange, the Group is one of the largest companies by market capitalisation. Its income-stable and geographically-diverse portfolio comprises residences, offices, hotels, serviced apartments, integrated developments and shopping malls.

With a proven track record of over 50 years in real estate development, investment and management, CDL has developed over 40,000 homes and owns over 18 million square feet of lettable floor area globally. Its diversified land bank offers a solid development pipeline in Singapore as well as its key overseas markets of China, UK, Japan and Australia.

The Group's London-listed subsidiary, Millennium & Copthorne Hotels plc (M&C), is one of the world's largest hotel chains, with over 135 hotels worldwide, many in key gateway cities.

Leveraging its deep expertise in developing and managing a diversified asset base, the Group is focused on enhancing the performance of its portfolio and strengthening its recurring income streams to deliver long-term sustainable value to shareholders. The Group is also developing a fund management business and targets to achieve US\$5 billion in Assets Under Management (AUM) by 2023.



Forest Woods



New Futura



One Shenton



The Residences at  
W Singapore Sentosa Cove

# Site Plan

- ARRIVAL COURT**
- 1. Guardhouse
- 2. Welcome Lobby
- 3. Waiting Lounge
- 4. Sculpture
- 5. Reflective Pool
- 6. Garden Niche with Bench
- 7. Covered Walkway
- 8. Entrance Feature
- 9. Side Gate
  
- CLUB TAPESTRY**
- 10. Gathering Place
- 11. Dining with Gourmet Kitchen
- 12. The Alfresco
- 13. Restrooms
  
- CENTRAL PARK**
- 14. Central Lawn
- 15. Arbour Walk
- 16. Palm Garden
- 17. Cosy Lounge
- 18. Hammock Lounge
- 19. Gourmet Pavilion with BBQ Grill
- 20. Poolside Lounge
- 21. Changing Rooms with Steam Bath
- 22. Gymnasium
  
- AQUA ZONE**
- 23. 100m Infinity Pool
- 24. 50m Lap Pool
- 25. Pool Deck
- 26. Poolside Cabana
  
- SOCIAL PATIO**
- 27. Jets Pool
- 28. Lounge Deck
- 29. Social Pavilion with Teppanyaki and BBQ Grill
  
- HYDRO VERANDA**
- 30. Hydrotherapy Pool
- 31. Cosy Cabana
- 32. Scented Garden
  
- ENCHANTED GARDEN**
- 33. Community Culinary Garden
- 34. Garden Pavilion with BBQ Grill
- 35. Viewing Deck
- 36. Eco-Pond
- 37. Boardwalk
  
- KIDS EXPLORER**
- 38. Adventure Playground
- 39. Adventure Play Pool
- 40. Sun Deck
- 41. Leisure Cabin
- 42. Changing Room
- 43. Palm Alcove
  
- FITNESS COURT**
- 44. Jogging Trail
- 45. Sunken Tennis Court (Access via Basement Level)
- 46. Fitness Station
- 47. Multi-Purpose Court
- 48. Fitness Pavilion with Gourmet Cooking Station
  
- PETS CABIN**
- 49. Pets Washing Bay
- 50. Pets Play
- 51. Pets Pavilion
  
- BASEMENT LEVEL**
- 52. Chidicare Centre

Water Tank Location



# Schematic Diagram

BLK 51 TAMPINES STREET 86 SINGAPORE 528539													BLK 53 TAMPINES STREET 86 SINGAPORE 528540								
UNIT NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
15	A25(d)	A25(d)	A25(d)	B2(d)	B2(d)	A1	A1	A1	A1	B2(d)	B2(d)	A25(d)	A25(d)	B1(d)	C3P(d)	C3P(d)	B25(d)	B25(d)	C2(d)	C2(d)	B1(d)
14	A25	A25	A25	B2	B2	A1	A1	A1	A1	B2	B2	A25	A25	B1	C3P	C3P	B25	B25	C2	C2	B1
13	A25	A25	A25	B2	B2	A1	A1	A1	A1	B2	B2	A25	A25	B1	C3P	C3P	B25	B25	C2	C2	B1
12	A25	A25	A25	B2	B2	A1	A1	A1	A1	B2	B2	A25	A25	B1	C3P	C3P	B25	B25	C2	C2	B1
11	A25	A25	A25	B2	B2	A1	A1	A1	A1	B2	B2	A25	A25	B1	C3P	C3P	B25	B25	C2	C2	B1
10	A25	A25	A25	B2	B2	A1	A1	A1	A1	B2	B2	A25	A25	B1	C3P	C3P	B25	B25	C2	C2	B1
9	A25	A25	A25	B2	B2	A1	A1	A1	A1	B2	B2	A25	A25	B1	C3P	C3P	B25	B25	C2	C2	B1
8	A25	A25	A25	B2	B2	A1	A1	A1	A1	B2	B2	A25	A25	B1	C3P	C3P	B25	B25	C2	C2	B1
7	A25	A25	A25	B2	B2	A1	A1	A1	A1	B2	B2	A25	A25	B1	C3P	C3P	B25	B25	C2	C2	B1
6	A25	A25	A25	B2	B2	A1	A1	A1	A1	B2	B2	A25	A25	B1	C3P	C3P	B25	B25	C2	C2	B1
5	A25	A25	A25	B2	B2	A1	A1	A1	A1	B2	B2	A25	A25	B1	C3P	C3P	B25	B25	C2	C2	B1
4	A25	A25	A25	B2	B2	A1	A1	A1	A1	B2	B2	A25	A25	B1	C3P	C3P	B25	B25	C2	C2	B1
3	A25	A25	A25	B2	B2	A1	A1	A1	A1	B2	B2	A25	A25	B1	C3P	C3P	B25	B25	C2	C2	B1
2	A25	A25	A25	B2	B2	A1	A1	A1	A1	B2	B2	A25	A25	B1	C3P	C3P	B25	B25	C2	C2	B1
1	A25(d)	A25(d)	A25(d)	B2(d)	B2(d)	A1(d)	A1(d)	A1(d)	A1(d)	B2(d)	B2(d)	A25(d)	A25(d)	B1(d)	C3P(d)	C3P(d)	B25(d)	B25(d)	C2(d)	C2(d)	B1(d)

BLK 55 TAMPINES STREET 86 SINGAPORE 528541				
UNIT NO.	22	23	24	25
15	C1(d)	E1DKS(d)	D2DK(d)	C1(d)
14	C1	E1DKS	D2DK	C1
13	C1	E1DKS	D2DK	C1
12	C1	E1DKS	D2DK	C1
11	C1	E1DKS	D2DK	C1
10	C1	E1DKS	D2DK	C1
9	C1	E1DKS	D2DK	C1
8	C1	E1DKS	D2DK	C1
7	C1	E1DKS	D2DK	C1
6	C1	E1DKS	D2DK	C1
5	C1	E1DKS	D2DK	C1
4	C1	E1DKS	D2DK	C1
3	C1	E1DKS	D2DK	C1
2	C1	E1DKS	D2DK	C1
1	C1(d)	E1DKS(d)	D2DK(d)	C1(d)

BLK 57 TAMPINES STREET 86 SINGAPORE 528542				
UNIT NO.	26	27	28	29
15	C1(d)	D1(d)	D1(d)	C1(d)
14	C1	D1	D1	C1
13	C1	D1	D1	C1
12	C1	D1	D1	C1
11	C1	D1	D1	C1
10	C1	D1	D1	C1
9	C1	D1	D1	C1
8	C1	D1	D1	C1
7	C1	D1	D1	C1
6	C1	D1	D1	C1
5	C1	D1	D1	C1
4	C1	D1	D1	C1
3	C1	D1	D1	C1
2	C1	D1	D1	C1
1	C1(d)	D1(d)	D1(d)	C1(d)

BLK 59 TAMPINES STREET 86 SINGAPORE 528509									
UNIT NO.	30	31	32	33	34	35	36	37	
15	B1(d)	C3P(d)	C3P(d)	B4P(d)	B4P(d)	C2(d)	C2(d)	B1(d)	
14	B1	C3P	C3P	B4P	B4P	C2	C2	B1	
13	B1	C3P	C3P	B4P	B4P	C2	C2	B1	
12	B1	C3P	C3P	B4P	B4P	C2	C2	B1	
11	B1	C3P	C3P	B4P	B4P	C2	C2	B1	
10	B1	C3P	C3P	B4P	B4P	C2	C2	B1	
9	B1	C3P	C3P	B4P	B4P	C2	C2	B1	
8	B1	C3P	C3P	B4P	B4P	C2	C2	B1	
7	B1	C3P	C3P	B4P	B4P	C2	C2	B1	
6	B1	C3P	C3P	B4P	B4P	C2	C2	B1	
5	B1	C3P	C3P	B4P	B4P	C2	C2	B1	
4	B1	C3P	C3P	B4P	B4P	C2	C2	B1	
3	B1	C3P	C3P	B4P	B4P	C2	C2	B1	
2	B1	C3P	C3P	B4P	B4P	C2	C2	B1	
1	B1(d)	C3P(d)	C3P(d)	B4P(d)	B4P(d)	C2(d)	C2(d)	B1(d)	

BLK 61 TAMPINES STREET 86 SINGAPORE 528510													
UNIT NO.	38	39	40	41	42	43	44	45	46	47	48	49	50
15	A25(d)	A25(d)	A25(d)	B2(d)	B2(d)	A1	A1	A1	A1	B2(d)	B2(d)	A25(d)	A25(d)
14	A25	A25	A25	B2	B2	A1	A1	A1	A1	B2	B2	A25	A25
13	A25	A25	A25	B2	B2	A1	A1	A1	A1	B2	B2	A25	A25
12	A25	A25	A25	B2	B2	A1	A1	A1	A1	B2	B2	A25	A25
11	A25	A25	A25	B2	B2	A1	A1	A1	A1	B2	B2	A25	A25
10	A25	A25	A25	B2	B2	A1	A1	A1	A1	B2	B2	A25	A25
9	A25	A25	A25	B2	B2	A1	A1	A1	A1	B2	B2	A25	A25
8	A25	A25	A25	B2	B2	A1	A1	A1	A1	B2	B2	A25	A25
7	A25	A25	A25	B2	B2	A1	A1	A1	A1	B2	B2	A25	A25
6	A25	A25	A25	B2	B2	A1	A1	A1	A1	B2	B2	A25	A25
5	A25	A25	A25	B2	B2	A1	A1	A1	A1	B2	B2	A25	A25
4	A25	A25	A25	B2	B2	A1	A1	A1	A1	B2	B2	A25	A25
3	A25	A25	A25	B2	B2	A1	A1	A1	A1	B2	B2	A25	A25
2	A25	A25	A25	B2	B2	A1	A1	A1	A1	B2	B2	A25	A25
1	A25(d)	A25(d)	A25(d)	B2(d)	B2(d)	A1(d)	A1(d)	A1(d)	A1(d)	B2(d)	B2(d)	A25(d)	A25(d)

BLK 63 TAMPINES STREET 86 SINGAPORE 528511									
UNIT NO.	51	52	53	54	55	56	57	58	
15	B1(d)	C3P(d)	C3P(d)	B4P(d)	B4P(d)	C2(d)	C2(d)	B1(d)	
14	B1	C3P	C3P	B4P	B4P	C2	C2	B1	
13	B1	C3P	C3P	B4P	B4P	C2	C2	B1	
12	B1	C3P	C3P	B4P	B4P	C2	C2	B1	
11	B1	C3P	C3P	B4P	B4P	C2	C2	B1	
10	B1	C3P	C3P	B4P	B4P	C2	C2	B1	
9	B1	C3P	C3P	B4P	B4P	C2	C2	B1	
8	B1	C3P	C3P	B4P	B4P	C2	C2	B1	
7	B1	C3P	C3P	B4P	B4P	C2	C2	B1	
6	B1	C3P	C3P	B4P	B4P	C2	C2	B1	
5	B1	C3P	C3P	B4P	B4P	C2	C2	B1	
4	B1	C3P	C3P	B4P	B4P	C2	C2	B1	
3	B1	C3P	C3P	B4P	B4P	C2	C2	B1	
2	B1	C3P	C3P	B4P	B4P	C2	C2	B1	
1	B1(d)	C3P(d)	C3P(d)	B4P(d)	B4P(d)	C2(d)	C2(d)	B1(d)	

**LEGEND**

<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> 1-BEDROOM	<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> 2-BEDROOM	<span style="background-color: #FFB6C1; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> 3-BEDROOM	<span style="background-color: #B0C4DE; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> 4-BEDROOM
<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> 1-BEDROOM + ENSUITE STUDY	<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> 2-BEDROOM + STUDY	<span style="background-color: #FFB6C1; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> 3-BEDROOM PREMIUM + FLEXI	<span style="background-color: #B0C4DE; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> 4-BEDROOM DUAL-KEY
<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> 1-BEDROOM + STUDY	<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> 2-BEDROOM PREMIUM	<span style="background-color: #FFB6C1; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> 5-BEDROOM DUAL-KEY + STUDY	

Please note that the boundary lines of the units set out herein are not a representation of the boundary lines of the actual units on the first storey. Unit type shading only applies to typical units and does not apply to first storey units.



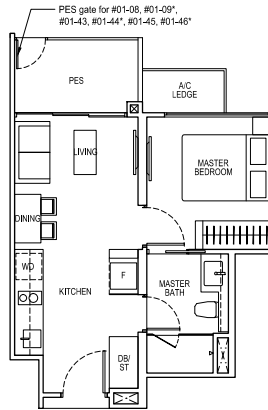
# 1-Bedroom

## TYPE A1(p)

41 sq m / 441 sq ft

BLK 51  
#01-06, #01-07\*, #01-08, #01-09\*

BLK 61  
#01-43, #01-44\*, #01-45, #01-46\*

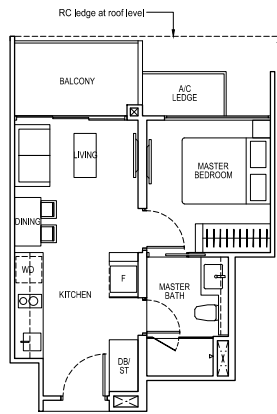


## TYPE A1

41 sq m / 441 sq ft

BLK 51  
#02-06 to #15-06, #02-07\* to #15-07\*,  
#02-08 to #15-08, #02-09\* to #15-09\*

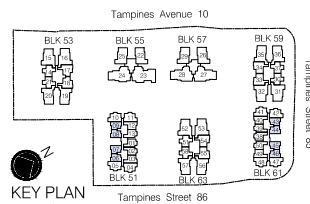
BLK 61  
#02-43 to #15-43, #02-44\* to #15-44\*,  
#02-45 to #15-45, #02-46\* to #15-46\*



\*Mirror Image



Area includes air-con (A/C) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



KEY PLAN  
(Typical Storey)

Keyplan is not drawn to scale

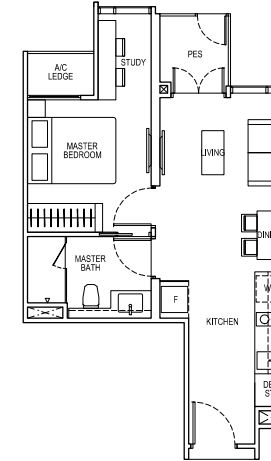
# 1-Bedroom + Ensuite Study

## TYPE A2S(p)

44 sq m / 474 sq ft

BLK 51  
#01-01, #01-02\*, #01-13

BLK 61  
#01-38, #01-39\*

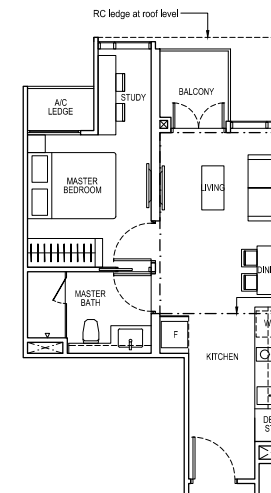


## TYPE A2S

44 sq m / 474 sq ft

BLK 51  
#02-01 to #14-01, #02-02\* to #14-02\*,  
#02-13 to #14-13

BLK 61  
#02-38 to #14-38, #02-39\* to #14-39\*,  
#02-50 to #14-50



Dotted line denotes strata void area of 12 sq m / 129 sq ft above living and dining for Type A2S(d)

## TYPE A2S(d)

56 sq m / 603 sq ft

including strata void area of 12 sq m / 129 sq ft above living and dining  
Approximate 4.4 m floor to ceiling height at living and dining

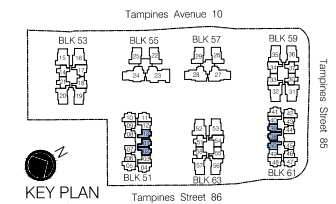
BLK 51  
#15-01, #15-02\*, #15-13

BLK 61  
#15-38, #15-39\*, #15-50

\*Mirror Image



Area includes air-con (A/C) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



KEY PLAN  
(Typical Storey)

Keyplan is not drawn to scale

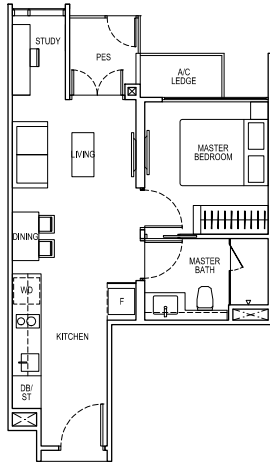
# 1-Bedroom + Study

## TYPE A3S(p)

44 sq m / 474 sq ft

BLK 51  
#01-03\*, #01-12

BLK 61  
#01-40\*, #01-49

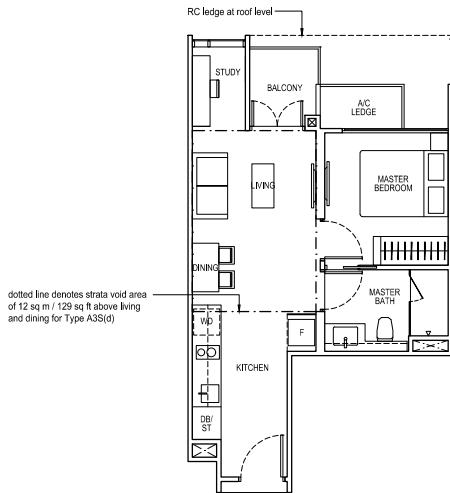


## TYPE A3S

44 sq m / 474 sq ft

BLK 51  
#02-03\* to #14-03\*, #02-12 to #14-12

BLK 61  
#02-40\* to #14-40\*, #02-49 to #14-49



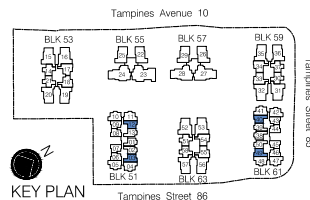
## TYPE A3S(d)

56 sq m / 603 sq ft

including strata void area of 12 sq m / 129 sq ft above living and dining  
Approximate 4.4 m floor to ceiling height at living and dining

BLK 51  
#15-03\*, #15-12

BLK 61  
#15-40\*, #15-49



KEY PLAN  
(Typical Storey)

Keyplan is not drawn to scale

\*Mirror Image



Area includes air-con (A/C) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

# 2-Bedroom

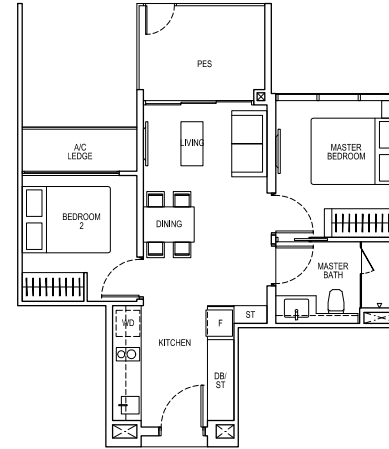
## TYPE B1(p)

56 sq m / 603 sq ft

BLK 53  
#01-14\*, #01-21

BLK 59  
#01-30\*, #01-37

BLK 63  
#01-51\*, #01-58



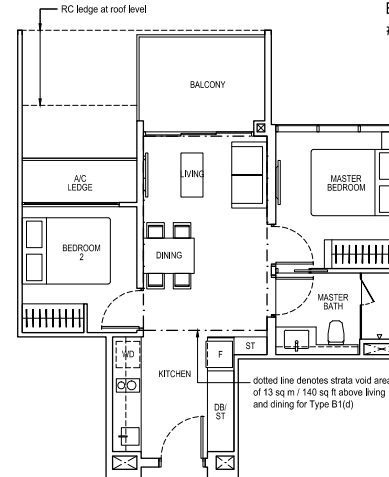
## TYPE B1

56 sq m / 603 sq ft

BLK 53  
#02-14\* to #14-14\*, #02-21 to #14-21

BLK 59  
#02-30\* to #14-30\*, #02-37 to #14-37

BLK 63  
#02-51\* to #14-51\*, #02-58 to #14-58



## TYPE B1(d)

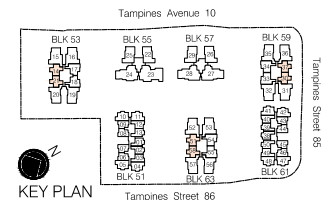
69 sq m / 743 sq ft

including strata void area of 13 sq m / 140 sq ft above living and dining  
Approximate 4.4 m floor to ceiling height at living and dining

BLK 53  
#15-14\*, #15-21

BLK 59  
#15-30\*, #15-37

BLK 63  
#15-51\*, #15-58



KEY PLAN  
(Typical Storey)

Keyplan is not drawn to scale

\*Mirror Image



Area includes air-con (A/C) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



# 2-Bedroom

## TYPE B2(p)

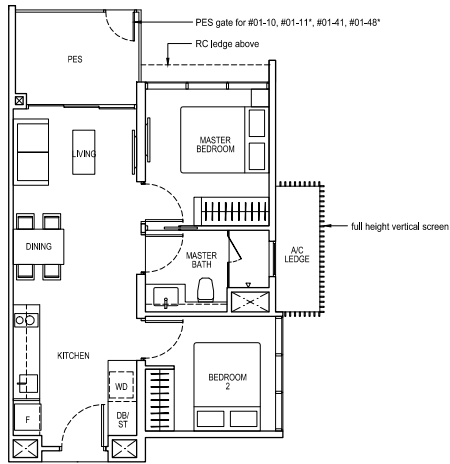
56 sq m / 603 sq ft

BLK 51

#01-10, #01-11\*

BLK 61

#01-41, #01-42\*, #01-47, #01-48\*



## TYPE B2

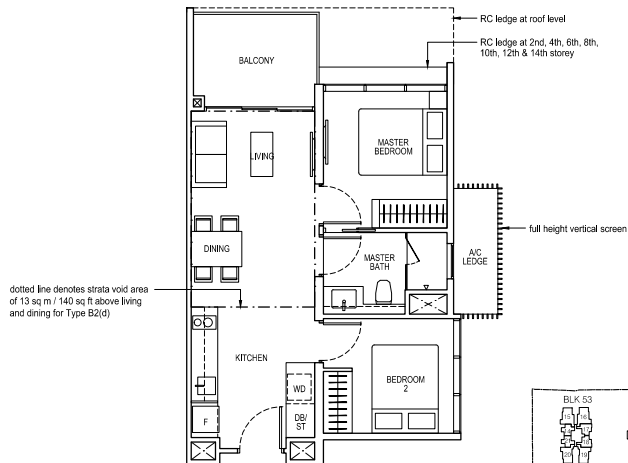
56 sq m / 603 sq ft

BLK 51

#03-04 to #14-04, #03-05\* to #14-05\*,  
#02-10 to #14-10, #02-11\* to #14-11\*

BLK 61

#02-41 to #14-41, #02-42\* to #14-42\*,  
#02-47 to #14-47, #02-48\* to #14-48\*



## TYPE B2(d)

69 sq m / 743 sq ft

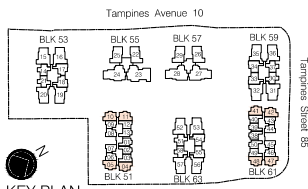
including strata void area of 13 sq m / 140 sq ft above living and dining  
Approximate 4.4 m floor to ceiling height at living and dining

BLK 51

#15-04, #15-05\*, #15-10, #15-11\*

BLK 61

#15-41, #15-42\*, #15-47, #15-48\*



KEY PLAN  
(Typical Storey)

Keyplan is not drawn to scale

\*Mirror Image



Area includes air-con (A/C) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

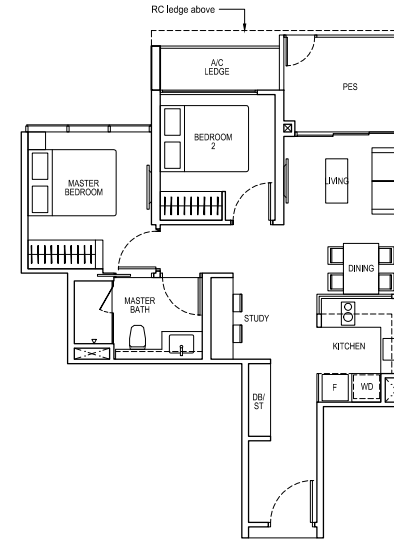
# 2-Bedroom + Study

## TYPE B3S(p)

64 sq m / 689 sq ft

BLK 53

#01-18

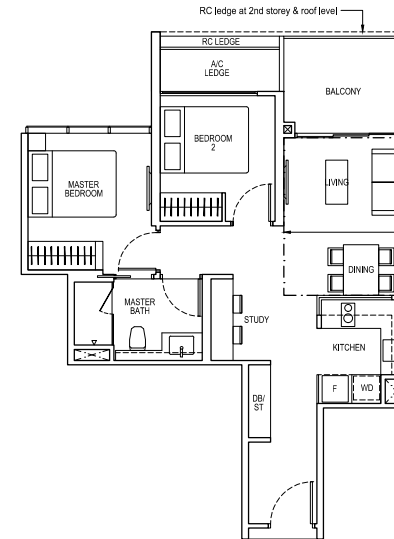


## TYPE B3S

64 sq m / 689 sq ft

BLK 53

#02-17\* to #14-17\*, #02-18 to #14-18



dotted line denotes strata void area of 11 sq m / 118 sq ft above living and dining for Type B3S(d)

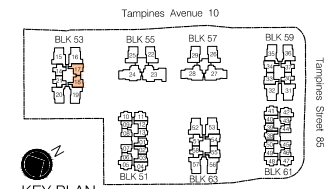
## TYPE B3S(d)

75 sq m / 807 sq ft

including strata void area of 11 sq m / 118 sq ft above living and dining  
Approximate 4.4 m floor to ceiling height at living and dining

BLK 53

#15-17\*, #15-18



KEY PLAN  
(Typical Storey)

Keyplan is not drawn to scale

\*Mirror Image



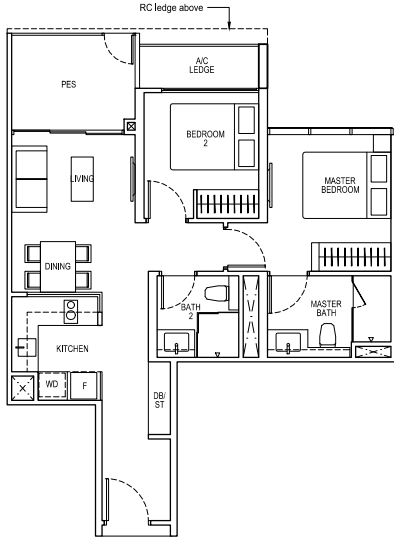
Area includes air-con (A/C) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

## TYPE B4P(p)

65 sq m / 700 sq ft

BLK 59  
#01-34\*

BLK 63  
#01-54, #01-55\*

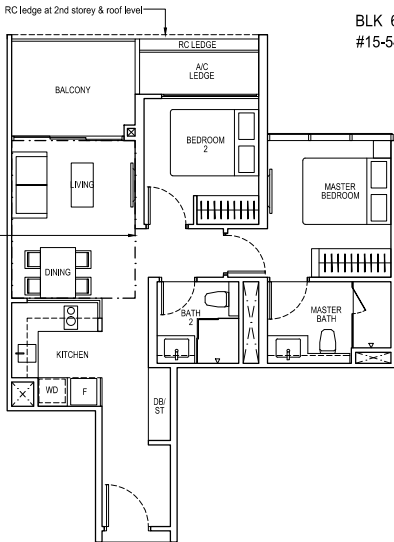


## TYPE B4P

65 sq m / 700 sq ft

BLK 59  
#02-33 to #14-33, #02-34\* to #14-34\*

BLK 63  
#02-54 to #14-54, #02-55\* to #14-55\*



dotted line denotes strata void area of 11 sq m / 118 sq ft above living and dining for Type B4P(d)

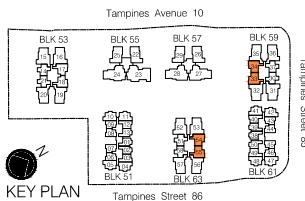
## TYPE B4P(d)

76 sq m / 818 sq ft

including strata void area of 11 sq m / 118 sq ft above living and dining  
Approximate 4.4 m floor to ceiling height at living and dining

BLK 59  
#15-33, #15-34\*

BLK 63  
#15-54, #15-55\*



KEY PLAN  
(Typical Storey)

Keyplan is not drawn to scale

\*Mirror Image



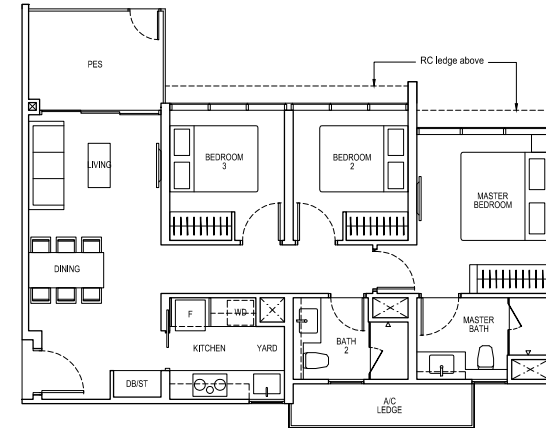
Area includes air-con (A/C) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

## TYPE C1(p)

86 sq m / 926 sq ft

BLK 55  
#01-22\*, #01-25

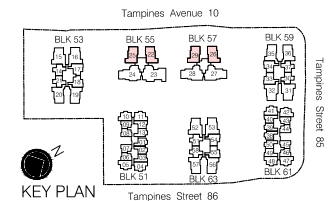
BLK 57  
#01-26\*, #01-29



\*Mirror Image



Area includes air-con (A/C) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



KEY PLAN  
(Typical Storey)

Keyplan is not drawn to scale



# 3-Bedroom

# 3-Bedroom

## TYPE C1

86 sq m / 926 sq ft

BLK 55  
#02-22\* to #14-22\*, #02-25 to #14-25

BLK 57  
#02-26\* to #14-26\*, #02-29 to #14-29

## TYPE C1(d)

102 sq m / 1098 sq ft

including strata void area of 16 sq m / 172 sq ft above living and dining  
Approximate 4.4 m floor to ceiling height at living and dining

BLK 55  
#15-22\*, #15-25

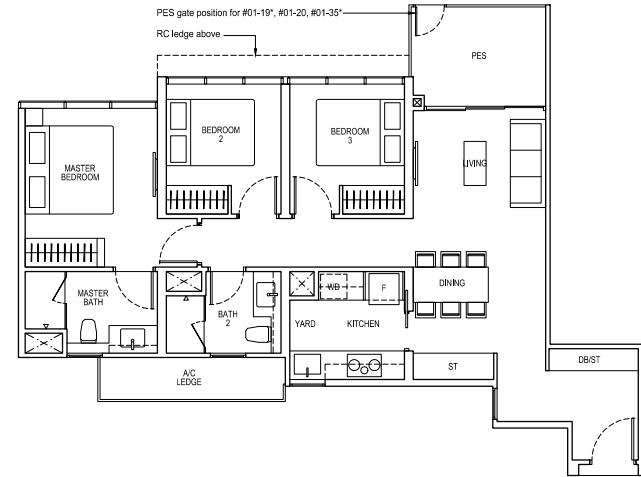
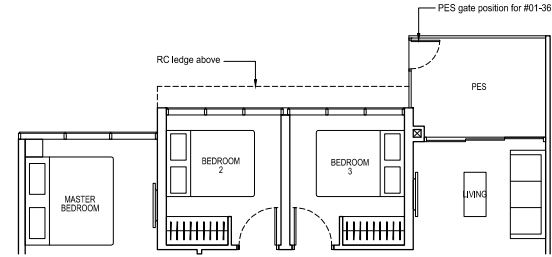
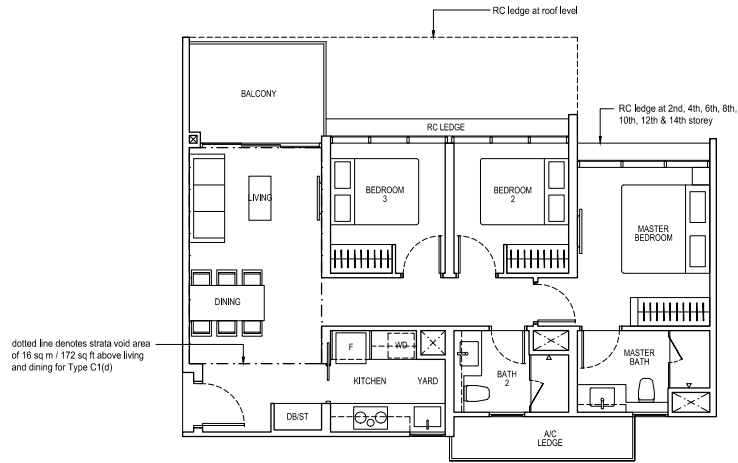
BLK 57  
#15-26\*, #15-29

## TYPE C2(p)

92 sq m / 990 sq ft

BLK 53  
#01-19\*, #01-20

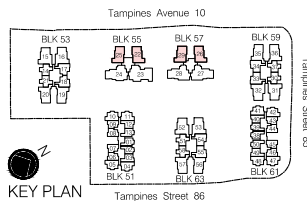
BLK 59  
#01-35\*, #01-36



\*Mirror Image



Area includes air-con (A/C) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

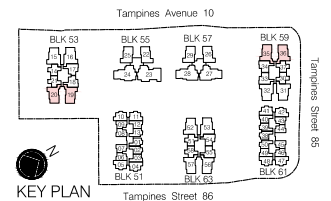


Keyplan is not drawn to scale

\*Mirror Image



Area includes air-con (A/C) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



Keyplan is not drawn to scale

# 3-Bedroom

# 3-Bedroom Premium + Flexi

## TYPE C2

92 sq m / 990 sq ft

BLK 53  
#02-19\* to #14-19\*, #02-20 to #14-20

BLK 59  
#02-35\* to #14-35\*, #02-36 to #14-36

BLK 63  
#02-56\* to #14-56\*, #02-57 to #14-57

## TYPE C2(d)

109 sq m / 1173 sq ft

including strata void area of 17 sq m / 183 sq ft above living and dining  
Approximate 4.4 m floor to ceiling height at living and dining

BLK 53  
#15-19\*, #15-20

BLK 59  
#15-35\*, #15-36

BLK 63  
#15-56\*, #15-57

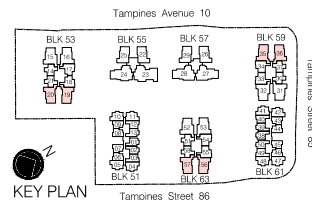
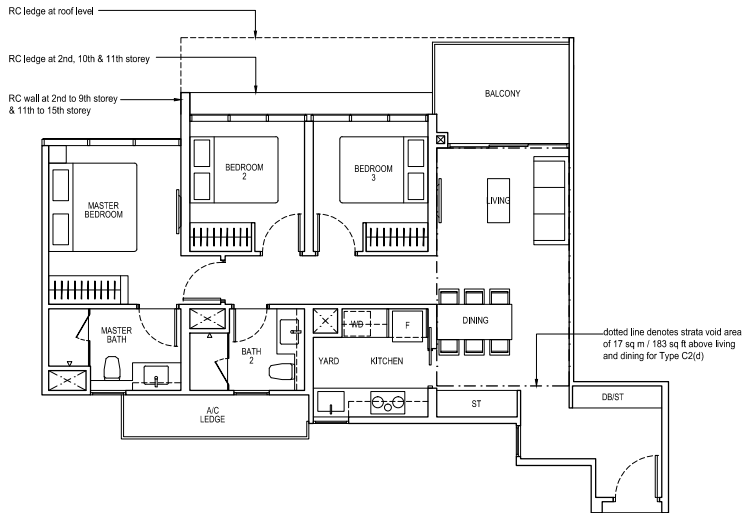
## TYPE C3P(p)

105 sq m / 1130 sq ft

BLK 53  
#01-15\*, #01-16

BLK 59  
#01-32

BLK 63  
#01-52\*, #01-53

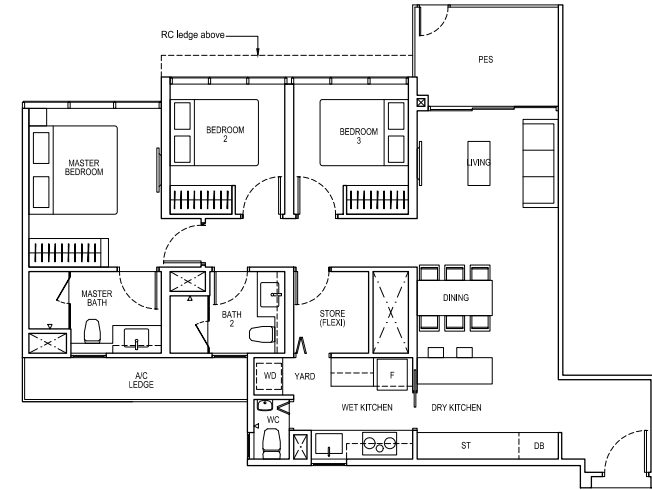


\*Mirror Image

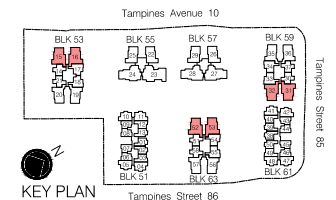
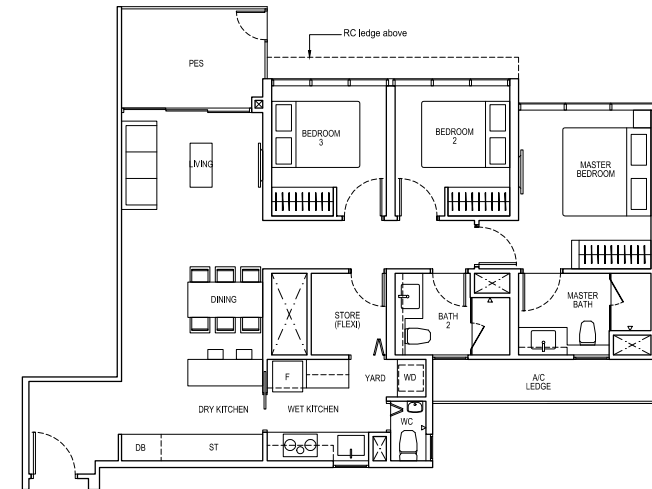


Area includes air-con (A/C) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

Keyplan is not drawn to scale



BLK 59  
#01-31



\*Mirror Image



Area includes air-con (A/C) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

Keyplan is not drawn to scale



# 3-Bedroom Premium + Flexi

# 4-Bedroom

## TYPE C3P

105 sq m / 1130 sq ft

BLK 53  
#02-15\* to #14-15\*, #02-16 to #14-16

BLK 59  
#02-31\* to #14-31\*, #02-32 to #14-32

BLK 63  
#02-52\* to #14-52\*, #02-53 to #14-53

## TYPE C3P(d)

125 sq m / 1346 sq ft

including strata void area of 20 sq m / 215 sq ft above living and dining  
Approximate 4.4 m floor to ceiling height at living and dining

BLK 53  
#15-15\*, #15-16

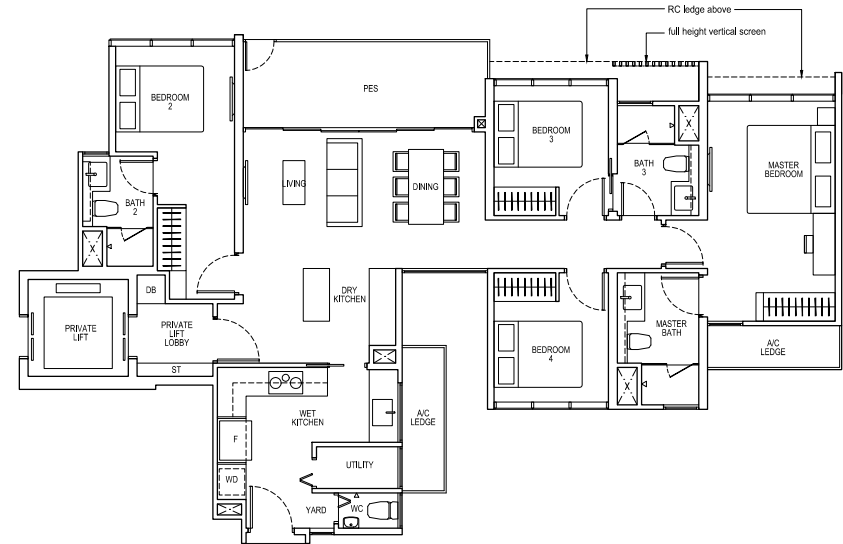
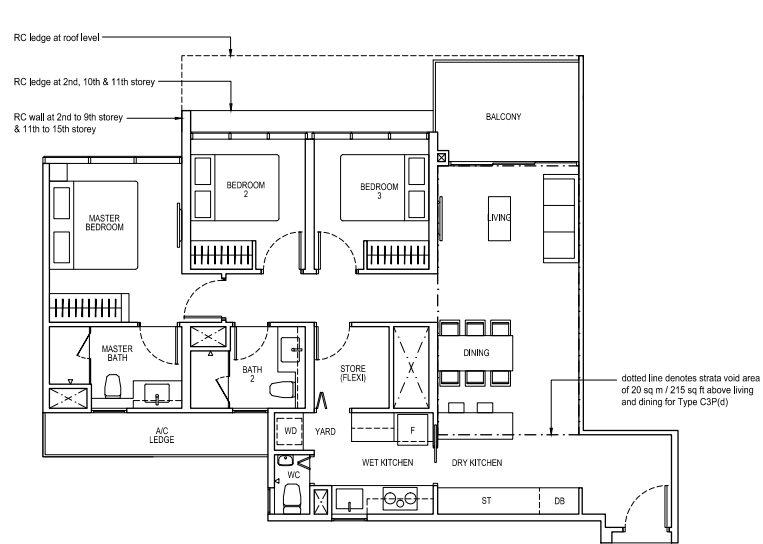
BLK 59  
#15-31\*, #15-32

BLK 63  
#15-52\*, #15-53

## TYPE D1(p)

133 sq m / 1432 sq ft

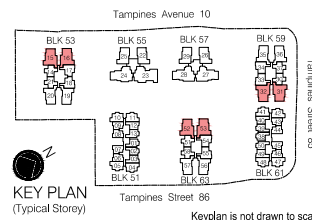
BLK 57  
#01-27\*, #01-28



\*Mirror Image



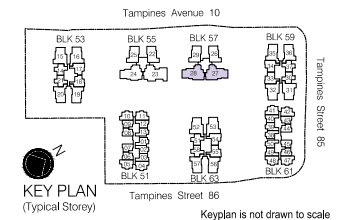
Area includes air-con (A/C) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



\*Mirror Image



Area includes air-con (A/C) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".





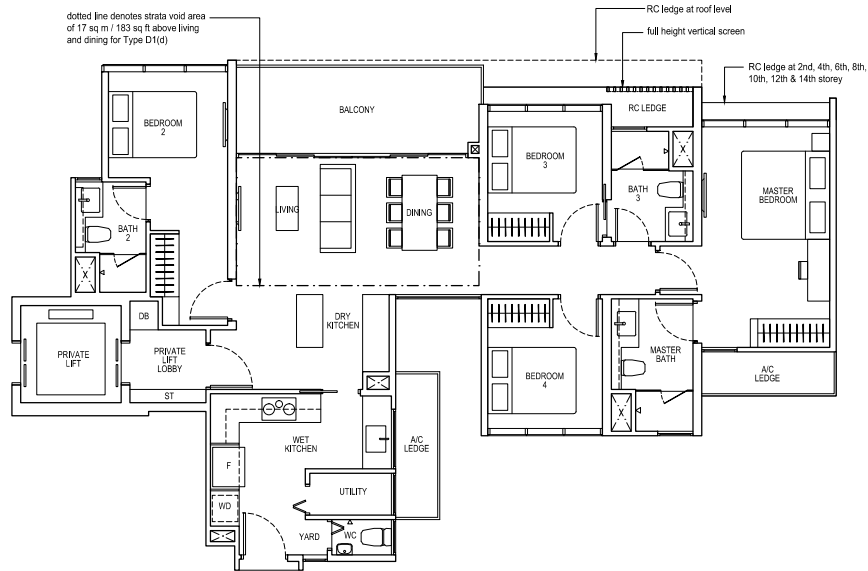
# 4-Bedroom

## TYPE D1

133 sq m / 1432 sq ft

BLK 57

#02-27\* to #14-27\*, #02-28 to #14-28



## TYPE D1(d)

150 sq m / 1615 sq ft

including strata void area of 17 sq m / 183 sq ft above living and dining  
Approximate 4.4 m floor to ceiling height at living and dining

BLK 57

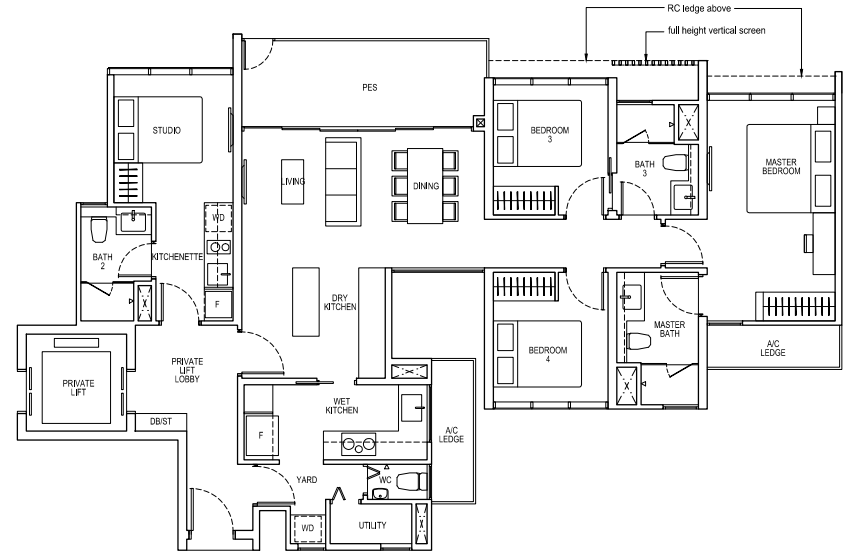
#15-27\*, #15-28

## TYPE D2DK(p)

138 sq m / 1485 sq ft

BLK 55

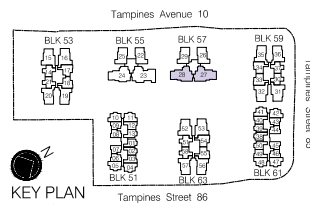
#01-24



\*Mirror Image



Area includes air-con (A/C) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

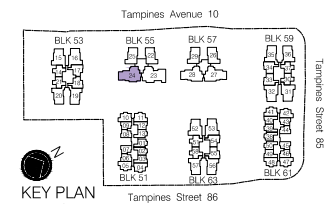


Keyplan is not drawn to scale

\*Mirror Image



Area includes air-con (A/C) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



Keyplan is not drawn to scale

# 4-Bedroom Dual-key

## TYPE D2DK

138 sq m / 1485 sq ft

BLK 55

#02-24 to #14-24

## TYPE D2DK(d)

155 sq m / 1668 sq ft

including strata void area of 17 sq m / 183 sq ft above living and dining  
Approximate 4.4 m floor to ceiling height at living and dining

BLK 55

#15-24

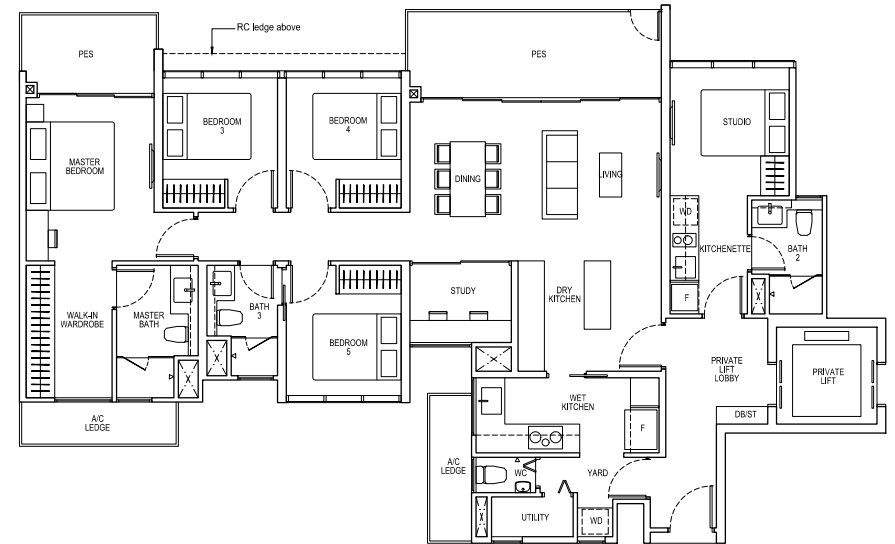
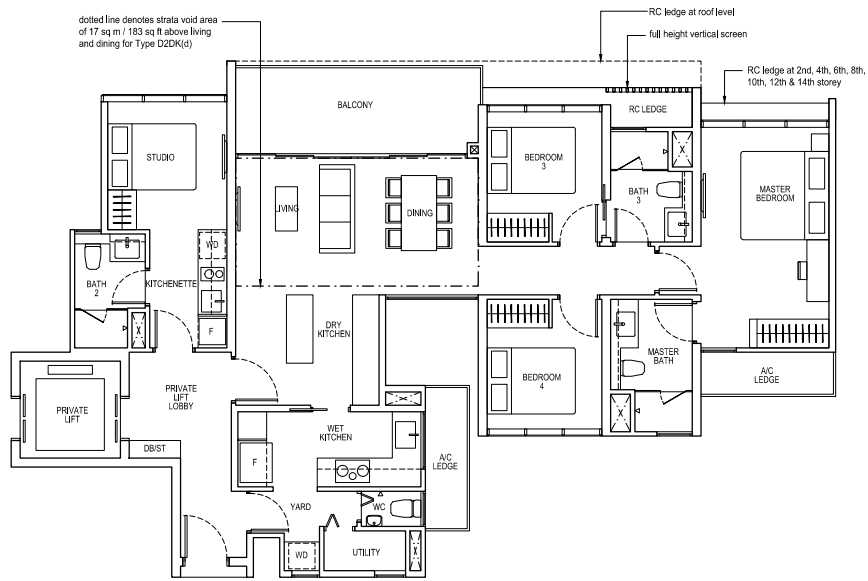
# 5-Bedroom Dual-key + Study

## TYPE E1DKS(p)

164 sq m / 1765 sq ft

BLK 55

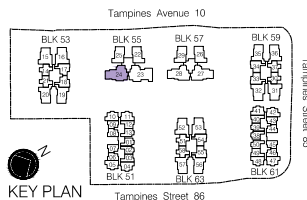
#01-23



\*Mirror Image



Area includes air-con (A/C) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



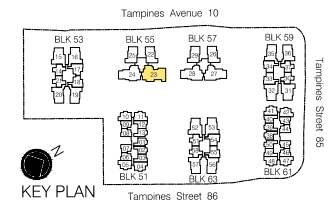
KEY PLAN  
(Typical Storey)

Keyplan is not drawn to scale

\*Mirror Image



Area includes air-con (A/C) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



KEY PLAN  
(Typical Storey)

Keyplan is not drawn to scale



## TYPE E1DKS

164 sq m / 1765 sq ft

BLK 55

#02-23 to #14-23

## TYPE E1DKS(d)

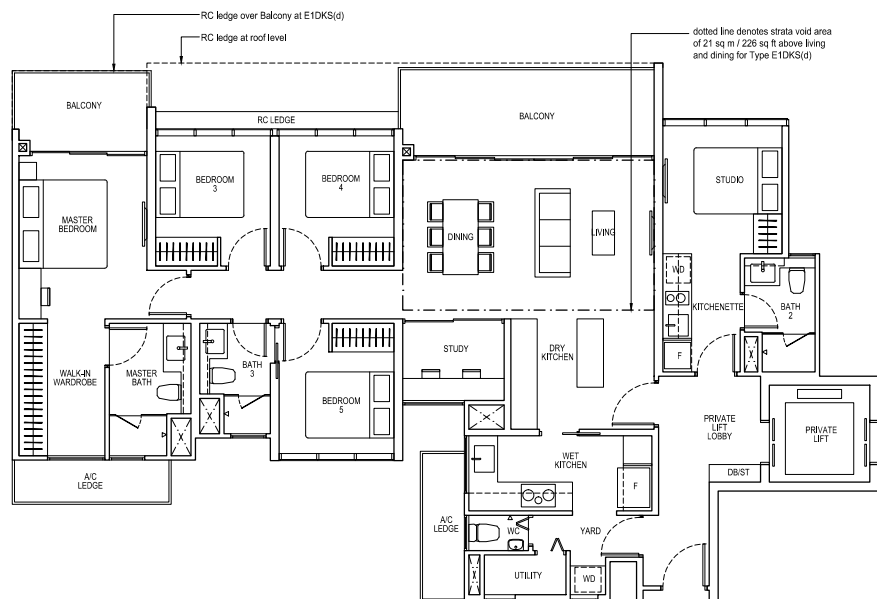
185 sq m / 1991 sq ft

including strata void area of 21 sq m / 226 sq ft above living and dining  
Approximate 4.4 m floor to ceiling height at living and dining

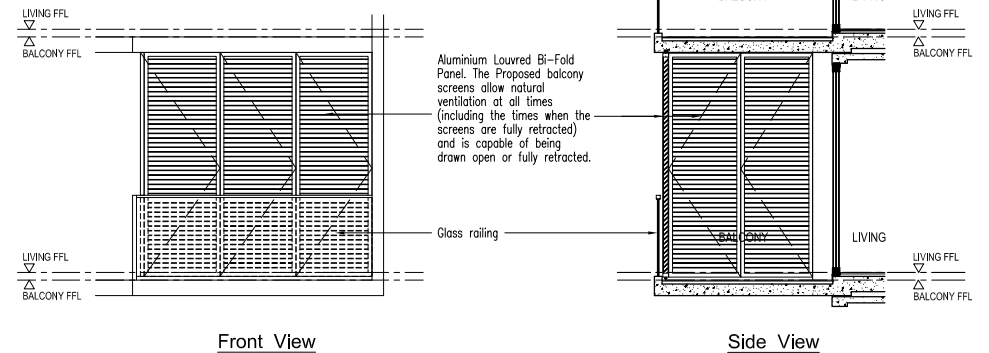
BLK 55

#15-23

## ANNEXURE A



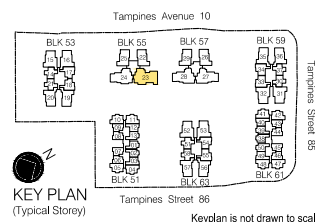
### Approved Typical Balcony Screen



\*Mirror Image



Area includes air-con (A/C) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as \*Annexure A\*.



Note:

The balcony shall not be enclosed unless with the approved typical balcony screen as shown above. The cost of screen and installation shall be borne by the Purchaser.

# Specifications

## 1. FOUNDATION

Bored piles and/or Pre-cast piles and/or Reinforced concrete piles and/or footings and/or non-suspended slabs on grade.

## 2. SUPERSTRUCTURE

Pre-cast and/or cast-in-situ reinforced concrete and reinforced concrete prefabricated and prefinished volumetric construction (PPVC) and steel structures.

## 3. WALLS

- External Walls: Reinforced concrete wall and/or lightweight precision blockwall and/or precast panels.
- Internal Walls: Reinforced concrete wall and/or lightweight precision blockwall and/or drywall partition and/or precast panels and/or aggregate wall and/or lightweight concrete panel/drywall.

## 4. ROOF

Flat roof:  
Reinforced concrete roof with waterproofing and insulation.

## 5. CEILING

- Apartment Ceiling Height
- Bedrooms, Studio, Walk-in Wardrobe, StoreFlex<sup>®</sup>, Study [Type A2S(p), A2S, A2S(d), A3S(p), A3S, A3S(d), E1DKS(p), E1DKS, E1DKS(d)]: 2.75m
- Living, Dining [Type A1(p), A1, A2S(p), A2S, A3S(p), A3S, B1(p), B1, B2(p), B2, B3S(p), B3S, B4P(p), B4P, C1(p), C1, C2(p), C2, C3P(p), C3P, D1(p), D1, D2DK(p), D2DK, E1DKS(p), E1DKS): 2.75m
- Living, Dining [Type, A2S(d), A3S(d), B1(d), B2(d), B3S(d), B4P(d), C1(d), C2(d), C3P(d), D1(d), D2DK(d), E1DKS(d)]: 4.4m
- Private Lift Lobby, Study [Type B3S(p), B3S, B3S(d)], Kitchen, Dry Kitchen, Wet Kitchen, Kitchenette, Yard, Utility: 2.4m
- Bathrooms, WC: 2.42m
- PES, Balcony [Type A1, A2S, A3S, B1, B2, B3S, B4P, C1, C2, C3P, D1, D2DK, E1DKS] and Balcony at Master Bedroom of E1DKS(d): 2.88m
- Living [Type, A2S(d), A3S(d), B1(d), B2(d), B3S(d), B4P(d), C1(d), C2(d), C3P(d), D1(d), D2DK(d)] and Balcony at Living/Dining of E1DKS(d): 4.45m

General notes:  
Ceiling Height - floor finish level to underside of slab/ceiling where applicable (in m)  
Bulkheads at 2.4m and/or 2.3m where applicable.

- Private Lift Lobby, Living, Dining, Bedrooms, Studio, StoreFlex<sup>®</sup>, Walk-in Wardrobe, Study, Bathrooms, WC, Utility, Kitchen, Wet Kitchen, Dry Kitchen, Kitchenette, Yard, Private Enclosed Space (PES), Balcony: Skim coat with emulsion paint and/or plaster board with emulsion paint and/or moisture resistant board with emulsion paint and/or box-ups with emulsion paint at designated areas (where applicable).

## 6. FINISHES

- Wall (Apartment Units)**
  - Private Lift Lobby, Living, Dining, Bedrooms, Studio, Walk-in Wardrobe, Utility, Yard, StoreFlex<sup>®</sup>: Paint finish
  - Bathrooms, WC: Tiles
  - Kitchen, Dry Kitchen, Wet Kitchen, Kitchenette: Paint finish and/or solid surface finish
  - Private Enclosed Space (PES), Balcony: Exterior paint finish
- Wall (For Common Area – Internal)**
  - Basement Lift Lobbies and 1st Storey Lift Lobbies: Stone and/or tiles and/or laminate finish on appropriate backing material and/or paint finish
  - Typical Storey Lift Lobbies: Tiles and/or paint finish and/or laminate finish
  - Common Corridors, Staircases, and Staircase Storey Shelters: Tiles and/or paint finish
  - Changing Rooms and Handicap/Family Toilet: Tiles and/or paint finish

## c. Wall (Common Areas – External)

- All External Walls: Cement sand plaster and/or skim coat with spray texture coating and/or emulsion paint finish

Notes:  
- All wall finishes are provided up to false ceiling level and on exposed areas only  
- No tiles behind all cabinets, kitchen cabinets, vanity/mirror cabinets, mirror or above false ceiling  
- Wall surface above false ceiling level will be left in its original bare condition

## d. Floor (Apartment Units)

- Bedrooms, Studio, Walk-in Wardrobe, Kitchenette, Study [Type A2S(p), A2S, A2S(d) only]: Vinyl flooring
- Private Lift Lobby, Living, Dining, Kitchen, Dry Kitchen, Wet Kitchen, Bathrooms, Yard, Utility, WC, Study [Type A3S(p), A3S, A3S(d), B3S(p), B3S, B3S(d), E1DKS(p), E1DKS, E1DKS(d) only], StoreFlex<sup>®</sup>, Private Enclosed Space (PES), Balcony: Tiles

## e. Floor (for common areas)

- All Lift Lobbies: Tiles
- Staircases and Staircase Storey Shelter: Stone and/or Tiles and/or Cement sand screed with stone tiles

## Notes:

- All floor finishes are to exposed surface area only.

## 7. WINDOWS

Aluminium-framed windows tinted glass and/or clear glass and/or laminated glass.  
Minimum thickness of glass: 6mm

## 8. DOORS

- Unit Main Entrance to Common Lobby, Private Lift Lobby [Type D2DK(p), D2DK, D2DK(d), E1DKS(p), E1DKS, E1DKS(d)] to Common Lobby and Yard [Type D1(p), D1, D1(d)] to Common Lobby: Approved fire-rated timber swing door
- Kitchenette, Dry Kitchen, and Yard to Private Lift Lobby: Hollow core timber swing door
- Living, Dining, Master Bedroom [Type E1DKS(p), E1DKS, E1DKS(d)] Private Enclosed Space (PES)/Balcony: Aluminium-framed sliding glass door and/or swing glass door
- Bedrooms, Bathrooms: Hollow core timber swing door and/or sliding door
- Study [Type E1DKS(p), E1DKS, E1DKS(d)]: Hollow core timber sliding door and/or timber-framed with glass infill sliding door and/or aluminium-framed with glass infill sliding door
- Kitchen [Type C1(p), C1, C1(d), C2(p), C2, C2(d)], Wet Kitchen: Timber-framed with glass infill sliding door
- StoreFlex<sup>®</sup> [Type C3P(p), C3P, C3P(d) to Yard, Utility, WC, where applicable: Aluminium-framed slide and fold door
- Private Enclosed Space (PES), where applicable: Aluminium-framed swing glass and/or metal low gate

Good quality locksets and ironmongery to be provided to all doors.  
All glass doors to be of tinted and/or clear glass (where applicable).  
Minimum thickness of glass: 6mm

## 9. SANITARY WARES, FITTINGS AND ACCESSORIES

- Master Bath
  - shower cubicle and 1 shower mixer set complete with overhead shower
  - vanity cabinet complete with basin and mixer
  - wall-mounted water closet
  - toilet paper roll holder
  - towel rail
  - robe hook
  - mirror cabinet
  - bidet spray
- Common Bath
  - shower cubicle and 1 shower mixer set
  - vanity cabinet complete with basin and mixer
  - wall-mounted water closet
  - toilet paper roll holder
  - towel rail
  - mirror cabinet
- WC
  - wash hand basin with tap
  - handheld shower set
  - pedestal water closet
  - toilet paper roll holder
  - robe hook
- Other
  - 1 bib tap for washer cum dryer at designed area

## 10. ELECTRICAL INSTALLATION

- All electrical wiring below false ceiling within apartments shall generally be concealed where possible. Electrical wiring above false ceiling and within closet shall be in exposed conduits or trunking.
- Refer to item 18 for Electrical schedule.

## 11. TV/TELEPHONE POINTS/DATA POINTS

Refer to item 18 for Electrical schedule.

## 12. LIGHTNING PROTECTION

Lightning Protection System is in accordance with Singapore Standard S5555:2010.

## 13. PAINTING

- Internal Walls: Emulsion paint
- External Walls: Spray textured coating paint and/or other approved exterior paint to exposed area only.

## 14. WATERPROOFING

Waterproofing shall be provided to floor slabs of Bathrooms, Kitchen, Wet Kitchen, Kitchenette, Yard, WC, PES and Balcony, Pool Deck, Swimming Pool, Water Feature, Landscape Deck and Reinforced Concrete Flat Roof, where applicable.

## 15. DRIVEWAY AND CAR PARK

- Surface Driveway/Ramp: Stone and/or tiles and/or interlocking pavers and/or concrete finishes, where applicable.
- Basement Car Park/Driveway: Reinforced concrete floor with hardener.

## 16. RECREATION FACILITIES

### Arrival Court

- Guardhouse
- Welcome Lobby

- Waiting Lounge
- Sculpture
- Reflective Pool
- Garden Niche with Bench
- Covered Walkway
- Entrance Feature
- Side Gate

### Club Tapestry

- Gathering Place
- Dining with Gourmet Kitchen
- The Alfresco
- Restrooms

### Central Park

- Central Lawn
- Arbour Walk
- Palm Garden
- Cosy Lounge
- Hammock Lounge
- Gazebo Pavilion with BBQ Grill
- Poolside Lounge
- Changing Rooms with Steam Bath
- Gymnasium

### Aqua Zone

- 100 Infinity Pool
- 50m Lap Pool
- Pool Deck
- Poolside Cabana

### Social Patio

- Jets Pool
- Wine Deck
- Social Pavilion with Teppanyaki & BBQ Grill

### Hydro Veranda

- Hydrotherapy Pool
- Cosy Cabana
- Scented Garden

### Enchanted Garden

- Community Culinary Garden
- Garden Pavilion with BBQ Grill
- Viewing Deck
- Eco-Pond
- Boardwalk

### Kids Explorer

- Adventure Playground
- Adventure Play Pool
- Sun Deck
- Leisure Cabin
- Changing Room
- Palm Alcove

### Fitness Court

- Jogging Trail
- Sunken Tennis Court
- Fitness Station
- Multi-Purpose Court
- Fitness Pavilion with Gourmet Cooking Station

### Pets Cabin

- Pets Washing Bay
- Pets Play
- Pets Pavilion

### Basement Level

- Childcare Centre

## 17. ADDITIONAL ITEMS

- Kitchen Cabinets**
  - High and/or low level kitchen cabinets/shelves complete with solid surface counter top.
  - 1 stainless steel sink with mixer is provided for Kitchen, Wet Kitchen and Kitchenette (where applicable).
- Kitchen Appliances**
  - For Type A1(p), A1, A2S(p), A2S, A2S(d), A3S(p), A3S, A3S(d), B1(p), B1, B1(d), B2(p), B2, B2(d), B3S(p), B3S, B3S(d), B4P(p), B4P, B4P(d):
    - built in oven, free standing fridge, induction hob and cooker hood
  - For Type C1(p), C1, C1(d), C2(p), C2, C2(d), C3P(p), C3P, C3P(d):
    - built in oven, free standing fridge, washer cum dryer, gas hob and cooker hood.
  - For Type D1(p), D1, D1(d), D2DK(p), D2DK, D2DK(d), E1DKS(p), E1DKS, E1DKS(d):
    - Dry Kitchen: built in oven, built in combi steam oven, gas hob and cooker hood.
    - Wet Kitchen: free standing fridge, washer cum dryer, gas hob and cooker hood.
    - Kitchenette (except for Type D1(p), D1, D1(d)): induction hob, cooker hood, free standing fridge, built in oven, washer cum dryer.
- Wardrobes**
  - Built-in Wardrobes with laminate and/or melamine finish for all bedrooms.
- Air-conditioning**
  - Wall-mounted split-unit air-conditioning system to Living, Dining, Bedrooms, Studio [Type D2DK(p), D2DK, D2DK(d), E1DKS(p), E1DKS, E1DKS(d)] and Study [Type B3S(p), B3S, B3S(d), E1DKS(p), E1DKS, E1DKS(d) only], where applicable.

- Mechanical Ventilation System**
  - Mechanical ventilation system is provided to internal bathroom, where applicable.

## f) Audio Video Telephony System

Audio Video Telephony System, which is to be connected to Purchaser's personal devices such as handsets/tablets, is provided for communication with Guard House and Visitor Call Panels.

## g) Hot Water

Electric storage water heater [for Type A1(p), A1, A2S(p), A2S, A2S(d), A3S(p), A3S, A3S(d), B1(p), B1, B1(d), B2(p), B2, B2(d), B3S(p), B3S, B3S(d), B4P(p), B4P, B4P(d)]: Hot water supply to Bathrooms and Kitchen.

Gas water heater [for Type C1(p), C1, C1(d), C2(p), C2, C2(d), C3P(p), C3P, C3P(d), D1(p), D1, D1(d), D2DK(p), D2DK, D2DK(d), E1DKS(p), E1DKS, E1DKS(d)]: Hot water supply to Bathrooms, Kitchen, Wet Kitchen and Kitchenette.

## h) Security System

Security Card Access Control System will be provided at Basement 2, Basement 1 and 1st Storey Lift Lobbies for all blocks and Private Lift [for Type D1(p), D1, D1(d), D2DK(p), D2DK, D2DK(d), E1DKS(p), E1DKS, E1DKS(d)].

## i) Digital lockset

One digital lockset to each apartment unit.

## j) Ceiling Fan

Ceiling fan will be provided for all Living room in apartment units.

## k) Smart Home System

1x Smart home gateway with built-in IP camera, 1x smart voice assistant, 1x main door sensor, 1x lighting control and 2 x air conditioner controls will be provided for all apartment units.

## l) Town Gas

Provision of Town Gas to kitchen gas hob to Type C1(p), C1, C1(d), C2(p), C2, C2(d), C3P(p), C3P, C3P(d), D1(p), D1, D1(d), D2DK(p), D2DK, D2DK(d), E1DKS(p), E1DKS, E1DKS(d) except for Kitchenette.

## m) Gondola System

Gondola supports/brackets/platforms/racks will either be floor, wall or soffit mounted (top/side/below) on RC flat roof/external wall/RC ledge/trellis/canopy of tower blocks.

## n) Waste Disposal System

Pneumatic waste conveyance system provided at common area at every residential lift lobby level.

## o) Wireless Internet

Wireless internet connection provision at designated communal area, subject to subscription of service by the Management Corporation (when formed) with the relevant internet service provider.

## p) IT Feature

All apartments equipped with wiring and cable ready for internet connection, subject to subscription of service by the purchaser with the relevant internet service provider.

## NOTES

- Marble/Compressed Marble/Limestone/Granite**
  - Marble/compressed marble/limestone/granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be preselected before installation, this non-conformity in the marble/compressed marble/limestone/granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to clause 14.3 of sale and purchase agreement, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

## 18. ELECTRICAL SCHEDULE

	UNIT TYPE															
	A1(p), A1,	A2S(p), A2S, A2S(d), A3S(p), A3S, A3S(d)	B1(p), B1, B1(d)	B2(p), B2, B2(d)	B3S(p), B3S, B3S(d)	B4P(p), B4P, B4P(d)	C1(p), C1, C1(d)	C2(p), C2, C2(d)	C3P(p), C3P, C3P(d)	D1(p), D1, D1(d)	D2DK(p), D2DK, D2DK(d)	E1DKS(p), E1DKS, E1DKS(d)				
LIGHTING POINT	7	8	8	8	11	11	12	13	15	21	23	26				
13A POWER POINT	11	13	15	15	15	15	20	22	24	30	32	40				
DATA/TELEPHONE POINT	3	3	4	4	4	4	5	5	5	6	6	8				
TV POINT	2	2	3	3	3	3	4	4	4	5	5	6				
WATER HEATER POINT	1	1	1	1	1	2	1	1	1	1	1	1				
WASHER CUM DRYER POINT	1	1	1	1	1	1	1	1	1	1	1	2				
COOKER HOOD POINT	1	1	1	1	1	1	1	1	1	1	1	2				
COOKER HOOD POINT	1	1	1	1	3	1	1	1	1	1	1	2				
OVEN POINT	1	1	1	1	1	1	1	1	1	1	1	2				
FRIDGE POINT	1	1	1	1	1	1	1	1	1	1	1	2				
BELL POINT	1	1	1	1	1	1	1	1	1	1	1	1				

- Note  
1. Isolators shall be provided according to the no. of condensing units for each apartment.  
2. Isolator/connection unit shall be provided according to the no. of heaters for each apartment.  
3. Twin power points will be counted as 2 number of 13A power points.

Vendor (Developer), Bellevue Properties Pte. Ltd. (UEN No. 201228305R) (Successors of City Developments Ltd (UEN No. 196300316Z)) • Tenure of Land: 99 years commencing from 31 July 2017 • Lot No.: LOT 73711 MK 28 • Developer Licence No.: C150 • Expected Date of Vacant Possession: 31 October 2022 • Expected Date of Legal Completion: 31 October 2025 or 3 years after the date of delivery of vacant possession of the property, whichever is the earlier.  
Reasonable care has been taken in the preparation of this brochure, but the Developer does not warrant the accuracy of this brochure. To the extent permitted by law, the statements, information and depictions in this brochure may not be relied upon as statements or representations of fact, and they are not intended to form any part of the contract for the sale of the housing units. In particular, visual representations such as pictures and drawings are artistic impressions only, and are not subject to any statements or representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to the Developer's architect's selection, market availability and the sole discretion of the Developer. All information contained in this brochure are current at the time of printing, and are subject to such changes as are required by the relevant authorities or the Developer. The floor areas stated in the brochure are approximate measurements and subject to final survey.

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responsibility for the performance of its obligations under clauses 9 and 17 of sale and purchase agreement.

## j) Laminated Flooring

Laminated flooring is manufactured material which contains tonality differences to match natural wood finish. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Laminated floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17 of sale and purchase agreement.

## k) Mechanical Ventilation System

Mechanical ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

## l) Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/vanity cabinet/mirror.

## m) Cable Services

The Vendor shall endeavour to procure a service provider for cable television and/or internet services (the "Cable Services") to provide the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part or parts thereof), so as to enable the Unit/Building and/or the Housing Project to be connected to the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit/Building and/or the Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit/Building and/or the Housing Project.

## n) Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of fan coil units, electrical points, television points, telecommunication points, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.

## o) Prefabricated Bathroom Units

Certain Bathroom and W.C. may be prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty. Any hacking, repairing and drilling within bathroom must be in accordance to the manufacturer's manual book.

## p) Mobile Phone Reception

Telephone reception on mobile phones within the Housing Project is subject to availability/provision of satellite/wireless coverage by the respective mobile telephone network service providers and is not within the purview/control of the Vendor.

## q) Vinyl Flooring

Vinyl Flooring is a manufactured material which contains tonality differences to match natural wood finish. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Vinyl floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the Builder and Vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17 of sale and purchase agreement.

## r) Tiles

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards S5483:2010.

## s) Prefabricated Pre-finished Volumetric Construction (PPVC)

Certain unit and/or area may be of prefabricated structurally reinforced concrete volumetric module with complete and/or pre-finished and/or pre-installed concealed electrical services and/or plumbing services and/or air-conditioning and mechanical ventilation (PACMV) services and/or sanitary services construction. All walls, penetration openings, electrical services, plumbing services, ACMV services and sanitary services are pre-designed and/or concealed and/or pre-routed prior to installation on site. No hacking of any of the structural walls of the Unit is allowed.

## t) Window Limiters

For compliance with authorities' requirements, all units will be provided with window limiters at designated location for compliance.