



PARC
CLEMATIS
錦泰門第



BUILDING FOR GENERATIONS



百家居千户情

THE KINDRED LIFESTYLE COMMUNITY



WHERE SELF AND COMMUNITY COMES TOGETHER
IN HARMONY, WEAVING A WORK OF ART
FOR THE SOUL, FOR THE MIND AND HEART

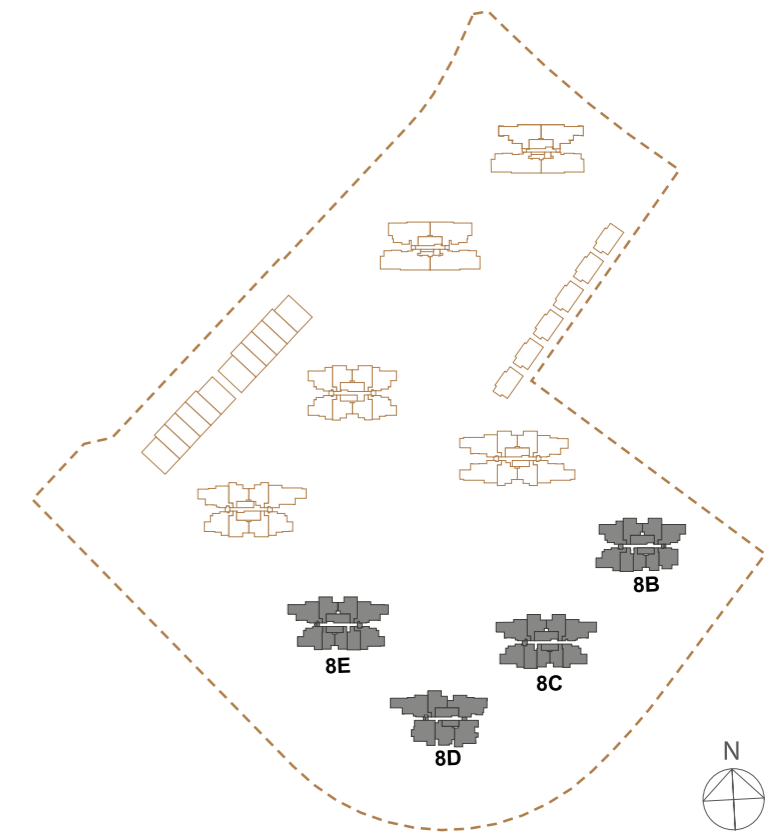
LEAVE THE FRENETIC PACE OF MODERN LIFE BEHIND AND EMBRACE
THE RESORT LIVING AMBIENCE OF **PARC CLEMATIS (錦泰門第)**.
FROM THE GRAND ENTRANCE TO THE LOBBY, THE PLEASURE
OF HOMECOMING IS JUST THE BEGINNING OF SOMETHING
GREAT AND BEAUTIFUL.

A STYLISH FIRST
IMPRESSION IS A GIVEN





WHERE LIFE STAYS IN STYLE



4 TOWER BLOCKS DESIGNED FOR THE HIP,
TRENDY AND YOUNG FAMILY

“AVANT-GARDE RESORT LIVING” WITH VERTICAL
LUSH LANDSCAPES, LEISURE POOL AND FANTASTIC
LIFESTYLES FACILITIES

DISTINCTIVE FAÇADE FEATURING MONOCHROMATIC
GREY OUTLOOK AGAINST EXPANDED MESH PANEL FOR
A CONTEMPORARY YET TIMELESS ARCHITECTURAL LOOK

BLOCK 8B, 8C, 8D, 8E

ENJOY COMMUNAL LIVING WITH

approx. **400,000** sq. ft.

OF FACILITIES



RELAX+

- 1 LAWN 1 (READING LAWN)
- 2 RAIN GARDEN
- 3 COMMUNITY GARDEN
- 4 RAIN SPA PAVILION
- 5 CABANA
- 6 LAWN 3 (STARGAZING LAWN)
- 7 PAVILION STUDY 1 (CHILLAX CORNER 1)
- 8 PAVILION STUDY 2 (CHILLAX CORNER 2)
- SKY GARDEN (Block 8E @ 24th Storey)

RELAX

- 9 LAWN 2 (PICNIC LAWN)
- 10 DINING DECK
- 11 JACUZZI ALCOVE 1
- 12 JACUZZI ALCOVE 2
- 13 AQUATHERAPY POOL
- 14 REFLEXOLOGY GARDEN
- 15 HYDROTHERAPY POOL
- 16 DINING PAVILION (TEA PLACE)
- 17 PAVILION (STUDY / LOUNGE 1)
- 18 PAVILION (STUDY / LOUNGE 2)

BALANCE

- 19 WATER FEATURES 1
- 20 WATER FEATURES 2
- 21 WATER FEATURES 3
- 22 CLUBHOUSE 1 (READING ROOM)
- 23 CHANGING ROOM & STEAM ROOM
- 24 LAUNDRY PAVILION
- 25 POOL DECK 1
- 26 POOL DECK 2
- 27 50M LAP POOL 1
- 28 POOL DECK 3
- 29 50M LAP POOL 2
- 30 POOL DECK 4
- 31 50M LAP POOL 3
- 32 POOL DECK 5
- 33 COURTYARD PAVILION (CLEMATIS PAVILION)
- 34 PAVILION (PET'S PLAYGROUND)
- 35 PET LAWN

ACTIVE

- 36 CLUBHOUSE 2 (CHEF'S KITCHEN)
- 37 CLUBHOUSE 3 (CELEBRATION HALL)
- 38 DINING PAVILION (MEDITERRANEAN 1)
- 39 DINING PAVILION (MEDITERRANEAN 2)
- 40 DINING PAVILION (CARIBBEAN)
- 41 DINING PAVILION (GREENHOUSE)
- 42 DINING PAVILION (TEPPANYAKI)
- 43 DINING PAVILION (WOK IT)
- 44 TODDLER PLAY POOL
- 45 KIDS' WATER PLAY
- 46 PAVILION KIDS PORTABLE BBQ (KIDS' PLAYHOUSE)

ACTIVE+

- 47 CLUBHOUSE 4 @ L1 (MULTI-PURPOSE ENTERTAINMENT ROOM : Music / Games Console / Movie)
- 48 CLUBHOUSE 4 @ L1 (MULTI-PURPOSE GAMES ROOM)
- 49 CLUBHOUSE 5 @ L2 (GYM)
- 50 CLUBHOUSE 5 @ L2 (DANCE STUDIO)
- 51 PLAYGROUND 1 (AQUATIC THEMED)
- 52 MAIN POOL (BEACH POOL)
- 53 TENNIS COURT
- 54 MULTI-PURPOSE COURT
- 55 OUTDOOR FITNESS 1
- 56 OUTDOOR FITNESS 2
- 57 PAVILION SPORT (SPORTS ARENA)
- 58 CAMPING GARDEN
- 59 PLAYGROUND 2 (INCLUSIVE)
- 60 PLAYGROUND 3 (ZOO THEMED)

ANCILLARIES

- A MAIN ENTRANCE
- B DROP-OFF
- C GUARDHOUSE
- D SIDE GATE
- E ARRIVAL LOBBY
- F COVERED LINKWAY TO AYE BUS STOP
- G COVERED LINKWAY TO BUS STOP AND TO CLEMENTI MRT VIA CASCADIA
- H SECONDARY VEHICULAR ACCESS
- I SUBSTATION / TRANSFORMER ROOM
- J MDF (Main Distribution Frame)
- K GENSET
- L BIN CENTRE
- M M&E VENTILATION SHAFT
- WATER TANK (All Towers @ Lower Roof Level)
- BOOSTER PUMP



OVERALL FACILITIES PLAN



Artist's Impression of Beach-Inspired Pool



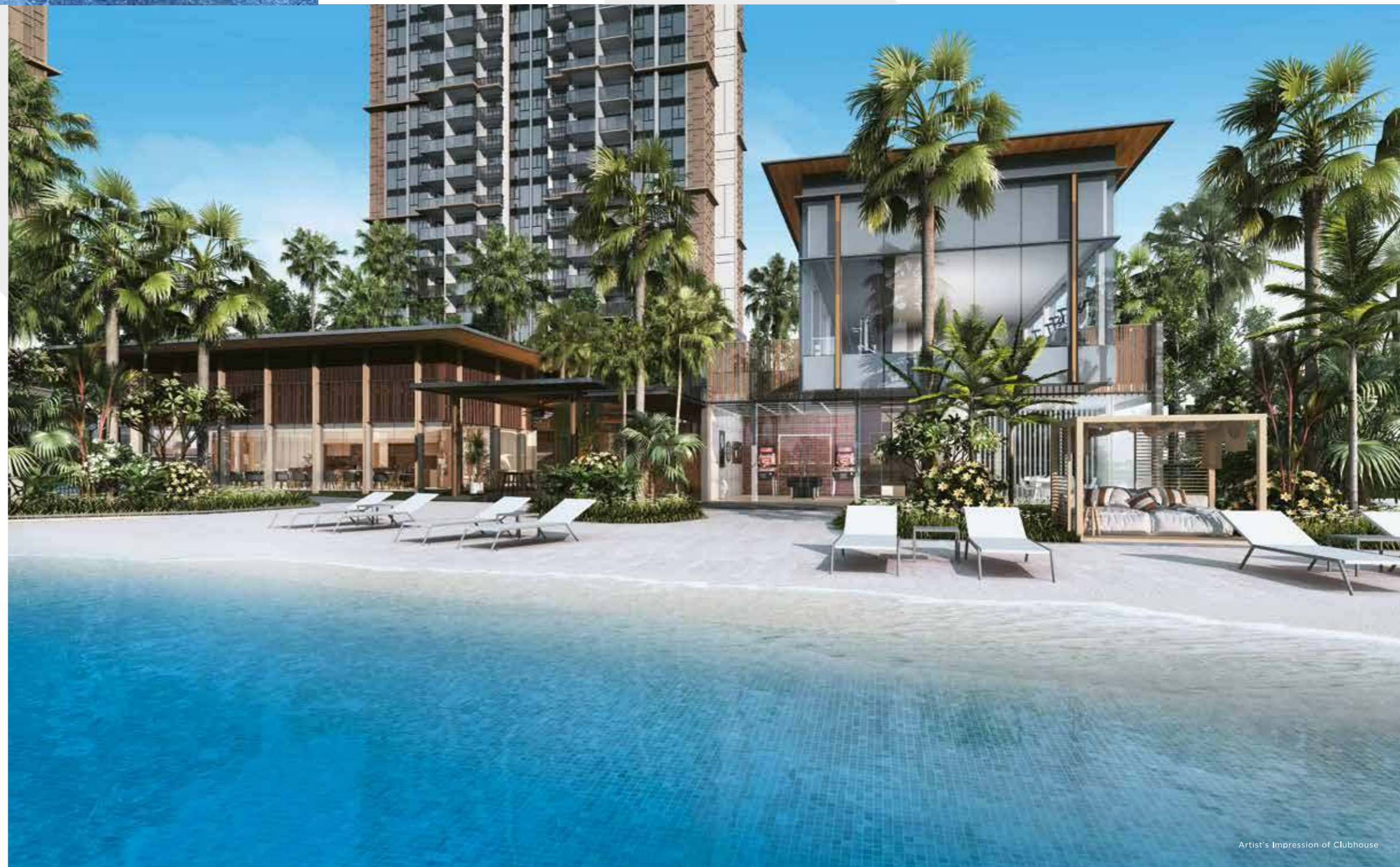
WORK OUT AND BREAK A SWEAT

EVERYTHING IS BETTER WHEN THERE'S A VIEW TO TAKE IT UP A NOTCH. THE CLUBHOUSE FACILITIES SUCH AS THE GYM AND YOGA STUDIO BOAST VIEWS OVERLOOKING THE MAIN POOL. WHETHER IT'S TAKING A DIP IN THE POOL OR KEEPING THE ADRENALINE PUMPING WITH A SWEATY WORKOUT, LUXURIATE IN YOUR LEISURE TIME ANYTIME YOU DESIRE.

COOL AND DELIGHTFUL LEISURE

A SPLASH IN THE POOL, A SOAK IN THE JACUZZI - WATER REFRESHES THE SOUL LIKE NO OTHER. AT **PARC CLEMATIS (錦泰門第)**, EXPERIENCE THE REFRESHING DELIGHTS OF ONE OF THE LARGEST FREEFORM BEACH-INSPIRED POOLS IN TOWN. APPROXIMATELY 100M IN LENGTH, THIS RESORT-INSPIRED LANDSCAPE COMES COMPLETE WITH JACUZZIS AND THERAPEUTIC SPECIALISED POOLS.

WHETHER YOU TAKE A DIP AND SWIM A LAP OR TWO; OR LOUNGE BY POOL RELAXING THE DAY AWAY, BASK IN THE FREEDOM OF CHOICE AND INDULGE TO YOUR HEART'S CONTENT.



Artist's Impression of Clubhouse

SPACE TO PLAY
TIME FOR EXCITEMENT

MULTI-PURPOSE GAMES ROOM



STEP INTO
A WORLD OF FUN,
LEISURE AND MORE

HIT THE RHYTHM
AND OPEN UP
YOUR SENSES



MULTI-PURPOSE ENTERTAINMENT ROOM

MUSIC • GAMES CONSOLE • MOVIE

Artist's Impression

DESIGNED FOR BOTH THE YOUNG AND THE YOUNG AT HEART, THE COMMUNAL
PLAY ZONE CATERS TO THE RECREATIONAL NEEDS ACROSS EVERY AGE.
FROM ENJOYING A ROUND OF POOL TO CREATING A NEW ARCADE
GAME HIGH-SCORE, THE SPACE TO RECHARGE AND JUST PLAY
IS ALL YOURS TO EXPERIENCE.



CHEF'S KITCHEN

SPACE TO CHEER TIME FOR LAUGHTER

SOCIAL GATHERINGS AND MEET-UPS ARE A BREEZE TO PLAN WITH THIS COMMUNAL LIVING SPACE. WITH A CAPACITY FOR 40 PAX, THE CELEBRATION HALL IS THE IDEAL SPACE FOR HOSTING PARTIES, PRIVATE CELEBRATIONS AND EVEN A MINI WEDDING RECEPTION.

Artist's Impression

SPACE TO SAVOUR TIME FOR FLAVOURS

HAVE A GO AT CREATING YOUR VERY OWN CULINARY MASTERPIECE AT THE COMMUNAL KITCHEN SPACE OR MAKE A MEAL TOGETHER WITH YOUR NEIGHBOUR FOR THE COMMUNITY POTLUCK. MAYBE EVEN ORGANISE A COOKING COMPETITION WITH FRIENDS OVER THE WEEKEND.

THE OPEN PLAN DESIGN OF THE COMMUNAL KITCHEN SPACE AND ITS PORTABLE FURNITURE GIVES YOU THE FREEDOM AND VERSATILITY TO RELOCATE ACCORDING TO YOUR IMMEDIATE NEEDS.

CELEBRATION HALL



Artist's Impression



SPACE TO RELISH
TIME FOR DELICACIES



Artist's Impression of Dining Pavilion (Greenhouse)



Artist's Impression of Dining Pavilion (Tea Place)



Artist's Impression of Dining Pavilion (Teppanyaki)

FEATURING DISTINCTIVE CHARACTER AND DESIGN, THE THEMES OF THE DIFFERENT PAVILIONS WILL TAKE YOU ON A JOURNEY AROUND THE WORLD. SPEND THE TIME MAKING AND SIPPING ON CUPS OF FRAGRANT MATCHA AT THE JAPANESE PAVILION. DINING PAVILIONS WITH THE UNIQUE THEMES OF GREENHOUSE AND TEPPANYAKI RESPECTIVELY SETS THE SCENE FOR A SENSORIAL DISCOVERY WHILE YOU DINE AND DELIGHT TO YOUR HEART'S CONTENT.

SPACE TO CONNECT



PARC
CLEMATIS
锦泰門第

TIME FOR CONVENIENCE



ONE-NORTH

THE CREAM OF THE CROP
IN THE BUSINESS WORLD

BIOPOLIS

FUSIONPOLIS

MEDIAPOLIS

KENT RIDGE EDUCATION & MEDICAL BELT

WHERE THE VERY BEST BEGINS

NATIONAL UNIVERSITY OF SINGAPORE

SINGAPORE POLYTECHNIC

NAN HUA HIGH SCHOOL

JURONG LAKE DISTRICT

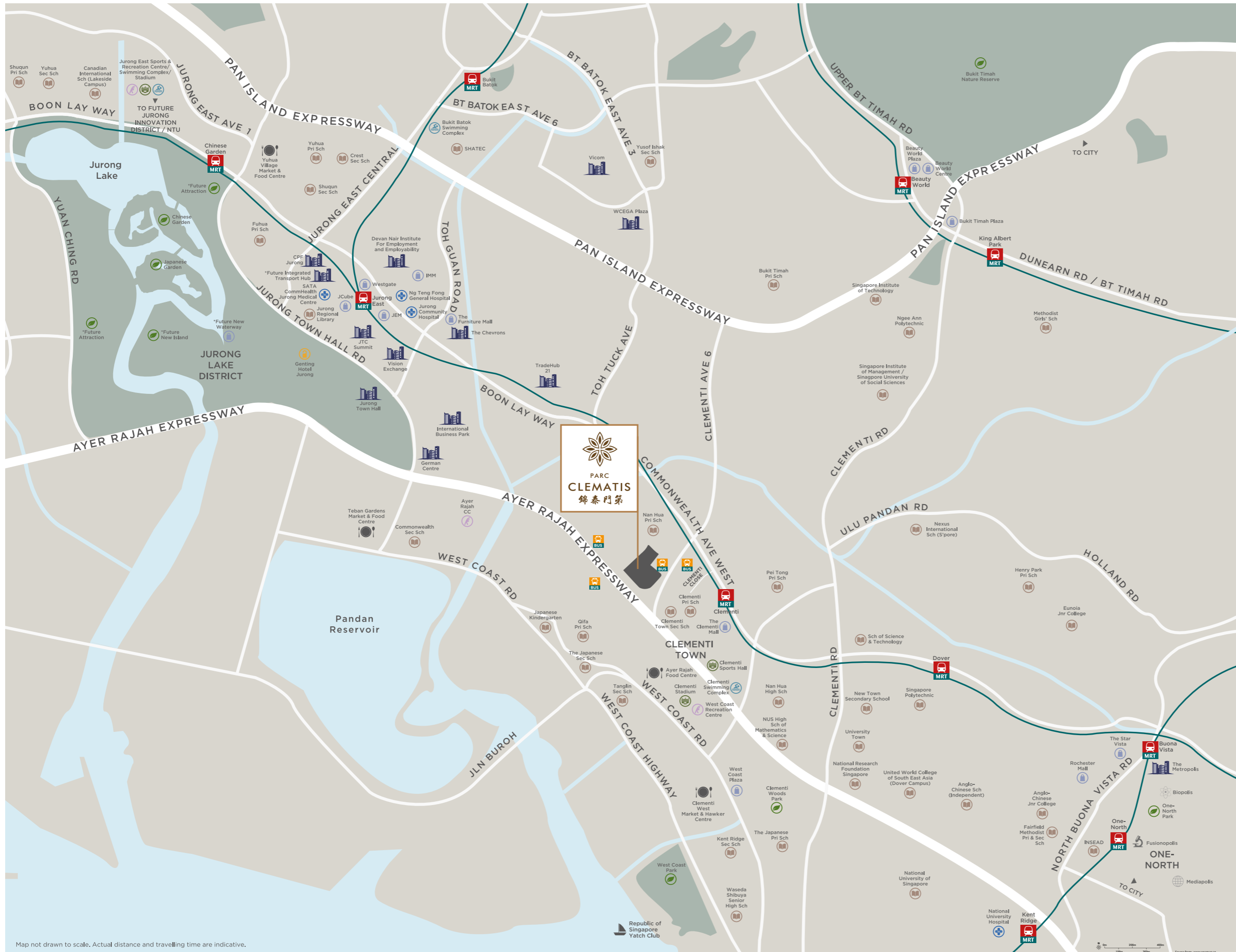
TAPPING INTO THE FUTURE OF THE 2ND CBD

JURONG LAKE DISTRICT

JURONG GATEWAY PRECINCT

JURONG INNOVATION DISTRICT

IN THE HEART OF EVERYTHING



Map not drawn to scale. Actual distance and travelling time are indicative.

LEGEND: MRT STATION BUS STOP

SHOPPING MALLS

The Clementi Mall		1.3km
321 Clementi		2.0km
Jurong East Mall (JEM)		3.0km
IMM Shopping Centre		3.3km
Westgate		3.3km
JCube		3.6km
The Star Vista		4.2km

EDUCATION INSTITUTIONS

Primary		
Nan Hua Primary School		0.4km
Clementi Primary School		1.0km
Qifa Primary School		1.2km
Pei Tong Primary School		1.4km
Secondary		
Clementi Town Secondary School		1.3km
Tanglin Secondary School		1.5km
School of Science and Technology		2.4km
Nan Hua High School		2.9km
NUS High School		3.0km
ACS(I)		4.4km
Junior College		
Anglo-Chinese Junior College		4.0km
Eunoia Junior College		4.4km
Tertiary		
Singapore Polytechnic		2.2km
Ngee Ann Polytechnic		4.4km
National University of Singapore		3.3km
Singapore Institute of Management		3.3km
International		
Japanese Kindergarten		1.0km
Japanese Secondary School		3.6km
UWCSEA		4.1km

LIFESTYLE

Clementi Sports Hall		1.6km
Clementi Stadium		3.7km
West Coast Recreation Centre		3.9km
West Coast Park		4.6km

BUSINESS / INNOVATION:

One-North		
Biopolis		5.0km
Fusionopolis		5.8km
JTC Launch Pad		5.9km
Mediapolis		6.6km
Jurong Lake District		
International Business Park		2.9km
Jurong Gateway		3.8km
Jurong Lake Gardens		7.0km

TAPPING INTO THE FULL POTENTIAL OF THE 2ND CBD

TAKE ADVANTAGE OF THE ENDLESS POTENTIAL AS **PARC CLEMATIS (錦泰門第)** IS PERFECTLY POSITIONED NEXT TO SINGAPORE'S SECOND CENTRAL BUSINESS DISTRICT (CBD), THE JURONG LAKE DISTRICT.



JURONG LAKE DISTRICT

EXPLORE VARIOUS OUTDOOR ACTIVITIES
AT THE FAMILY-FRIENDLY JURONG LAKE GARDENS, SINGAPORE'S FIRST NATIONAL GARDENS IN THE HEARTLANDS

**IMMERSE YOURSELF IN THE MANY
EDUTAINMENT OPPORTUNITIES**
AT THE NEW SCIENCE CENTRE

FUTURE LAKESIDE VILLAGE
OFFERS AN ALTERNATIVE
SHOPPING AND DINING DESTINATION

JURONG INNOVATION DISTRICT

SINGAPORE'S LARGEST LIVING LAB
FOR NEW TECHNOLOGIES, R&D,
PROTOTYPING LABS, ADVANCED
MANUFACTURING, ROBOTICS,
URBAN SOLUTIONS, CLEAN TECHNOLOGY
AND SMART LOGISTICS

**INTEGRATED SPACES FOR LIVING,
LEARNING AND INNOVATION,**
HOSTING OVER 100,000 PEOPLE
IN THE INNOVATION PARK OF THE FUTURE

JURONG GATEWAY PRECINCT

LARGEST COMMERCIAL HUB
OUTSIDE THE CITY CENTRE

SHOPPING CONVENIENCE
LIKE JEM, WESTGATE & JCUBE

CLOSE TO THE **INTERNATIONAL
BUSINESS PARK**

INTEGRATED HEALTHCARE HUB
WITH NG TENG FONG GENERAL
HOSPITAL, JURONG COMMUNITY
HOSPITAL AND VISION EXCHANGE
MEDICAL SUITES



ONE-NORTH, HOLLAND VILLAGE & ROCHESTER



FEEL THE PULSE OF THE WORLD-CLASS TALENT HUB

PARC CLEMATIS IS ALSO STRATEGICALLY POSITIONED NEXT TO ONE-NORTH WHICH IS A WORLD-CLASS HOME TO TECHNOLOGY AND INNOVATIVE GLOBAL AND GROWTH COMPANIES. WITH ITS CLOSE PROXIMITY TO THE NATIONAL UNIVERSITY OF SINGAPORE, THE SINGAPORE SCIENCE PARK, THE NATIONAL UNIVERSITY HOSPITAL AND GLOBAL MULTINATIONAL CORPORATIONS, **PARC CLEMATIS (錦泰門第)** IS PRIMED TO BE PART OF INNOVATIVE GROWTH AND LUCRATIVE INVESTMENT OPPORTUNITIES.



BIOPOLIS

**HOME TO LEADING GLOBAL PHARMACEUTICAL
COMPANIES,** BIOPOLIS IS THE HALLMARK OF
SINGAPORE'S R&D SUCCESS WHERE MORE THAN
4,400 RESEARCHERS ARE INVOLVED
IN THE LIFE SCIENCES INDUSTRY.

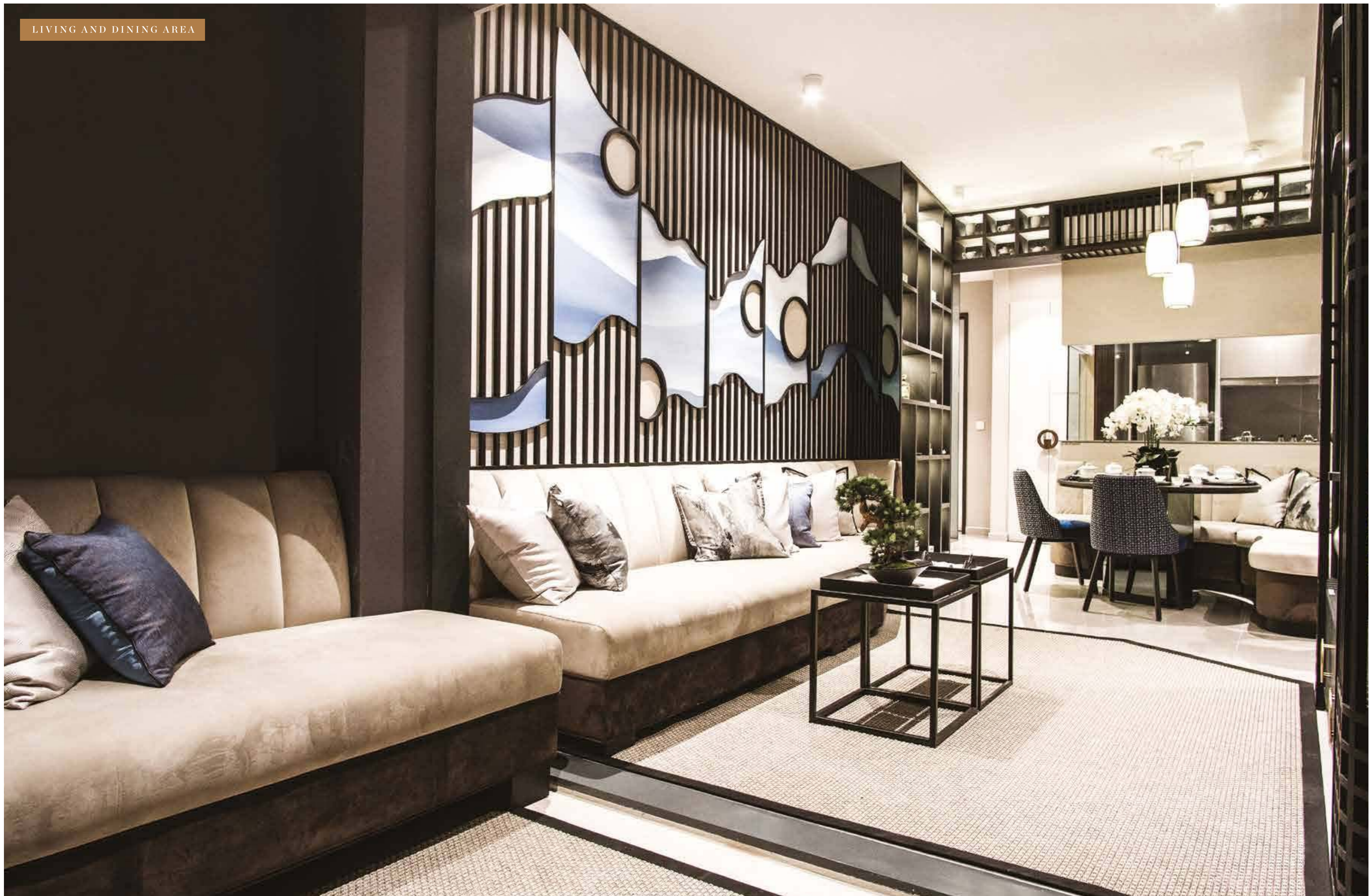
MEDIAPOLIS

MEDIAPOLIS IS SET TO BE **THE DIGITAL MEDIA
CAPITAL AND HOME TO MEDIA COMPANIES,**
ANCHORED BY SINGAPORE'S LEADING MEDIA
COMPANY - MEDIACORP.

FUSIONOPOLIS

AS ONE-NORTH'S **1ST INTEGRATED
WORK-LIVE-PLAY-LEARN DEVELOPMENT,**
FUSIONOPOLIS IS DEDICATED TO RESEARCH
IN THE INFOCOMM TECHNOLOGY, MEDIA, PHYSICAL
SCIENCES AND ENGINEERING COMPANIES.





DINING AREA



THOUGHTFUL
CONSIDERATION
IN EVERY
DESIGN DECISION

MASTER BEDROOM



Electrolux

FERMAX

FRANKE

GROHE

KOHLER

MITSUBISHI
ELECTRIC
Changes for the Better

SAMSUNG

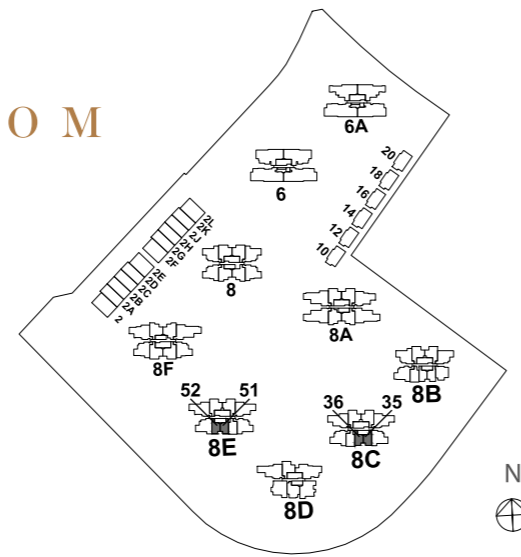
1 - BED ROOM

TYPE 1BR - 1

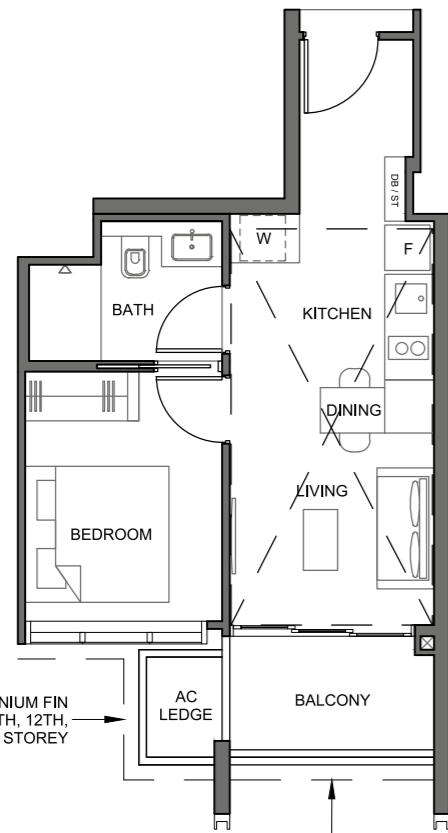
Area 42 sq m / (approx. 452 sq ft)
(Inclusive of 5 sq m balcony
& 1 sq m AC ledge)

Block 8C #02-35 TO #23-35
#02-36 TO #23-36 (mirrored)

Block 8E #02-51 TO #22-51
#02-52 TO #22-52 (mirrored)

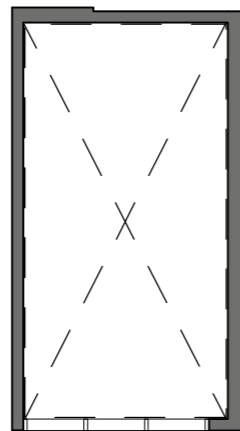


Key plan is not drawn to scale



LINE OF ALUMINIUM FIN
@ 2ND, 4TH, 8TH, 12TH,
16TH & 20TH STOREY

LINE OF ALUMINIUM FIN SHOWN IN
BLK 8E @ 4TH, 8TH, 12TH, 16TH &
20TH STOREY
BLK 8C @ 6TH, 10TH, 14TH, 18TH &
22ND STOREY



TYPE 1BR - 1H

Area 58 sq m / (approx. 624 sq ft)
(Inclusive of 5 sq m balcony
& 1 sq m AC ledge & 16 sqm high
void)

Block 8C #24-35
#24-36 (mirrored)

Block 8E #23-51
#23-52 (mirrored)



LEGEND:
F - Fridge DB - Distribution Board ST - Storage W - Washer Cum Dryer Only Applicable to High Void
U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

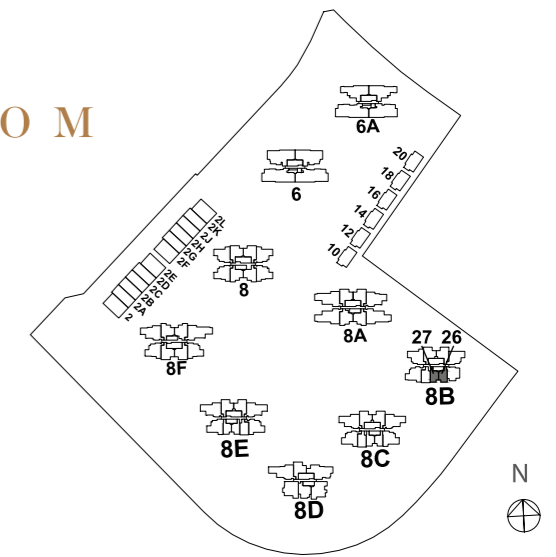
All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey.
The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure 1 of this brochure.

1 - BED ROOM

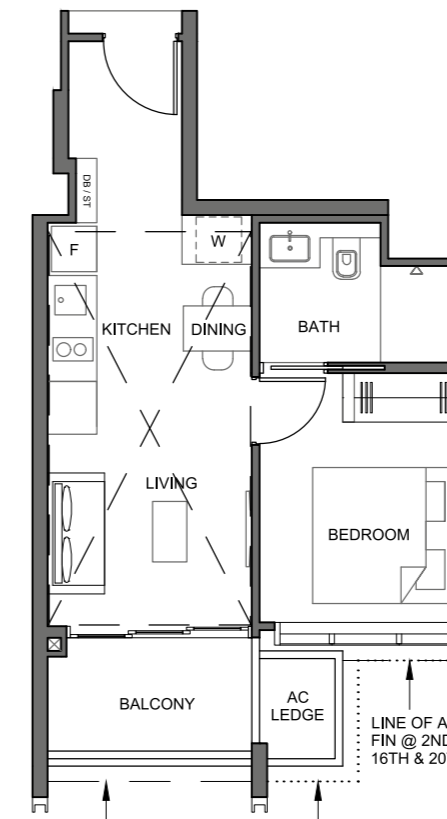
TYPE 1BR - 2

Area 42 sq m / (approx. 452 sq ft)
(Inclusive of 5 sq m balcony
& 1 sq m AC ledge)

Block 8B #02-26 TO #23-26 (mirrored)
#02-27 TO #23-27

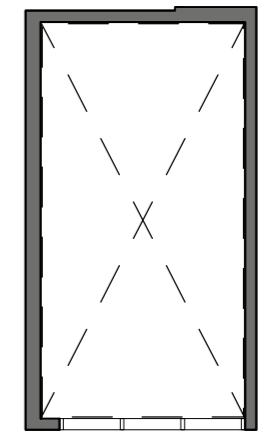


Key plan is not drawn to scale



LINE OF ALUMINIUM FIN
@ 4TH, 8TH, 12TH,
16TH & 20TH STOREY

LINE OF ALUMINIUM
FIN @ 2ND, 4TH, 8TH, 12TH,
16TH & 20TH STOREY



TYPE 1BR - 2H

Area 58 sq m / (approx. 624 sq ft)
(Inclusive of 5 sq m balcony
& 1 sq m AC ledge & 16 sq m high
void)

Block 8B #24-26 (mirrored)
#24-27



LEGEND:
F - Fridge DB - Distribution Board ST - Storage W - Washer Cum Dryer Only Applicable to High Void
U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

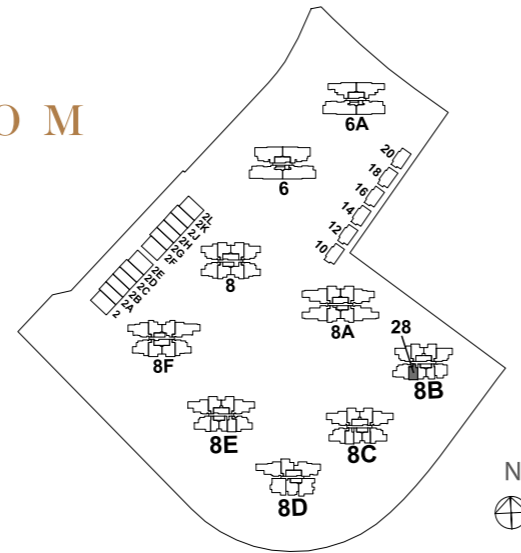
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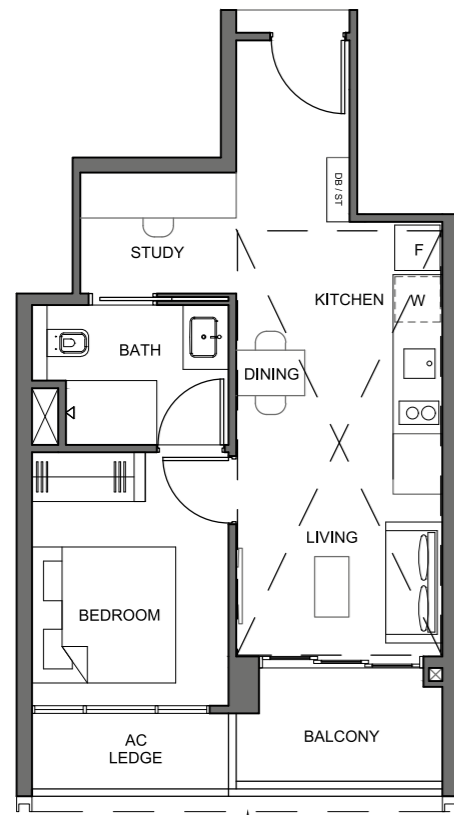
TYPE 1BR + S1

Area 48 sq m / (approx. 517 sq ft)
(Inclusive of 5 sq m balcony
& 3 sq m AC ledge)

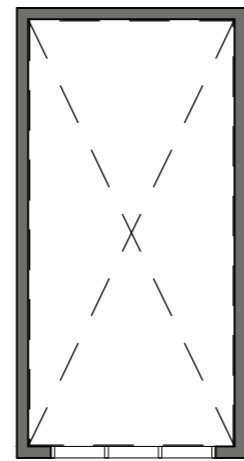
Block 8B #02-28 TO #23-28



Key plan is not drawn to scale



LINE OF ALUMINIUM FIN
@ 6TH, 10TH, 14TH,
18TH & 22ND STOREY



TYPE 1BR + S1H

Area 65 sq m / (approx. 700 sq ft)
(Inclusive of 5 sq m balcony
& 3 sq m AC ledge & 17 sq m high
void)

Block 8B #24-28



LEGEND:
F - Fridge DB - Distribution Board ST - Storage W - Washer Cum Dryer Only Applicable to High Void
U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

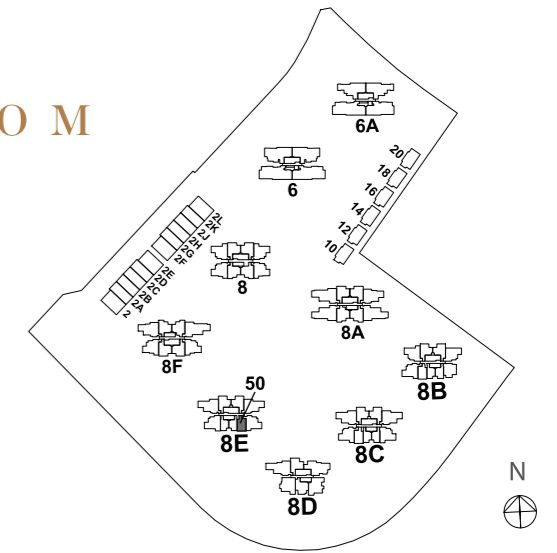
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1 - BED ROOM

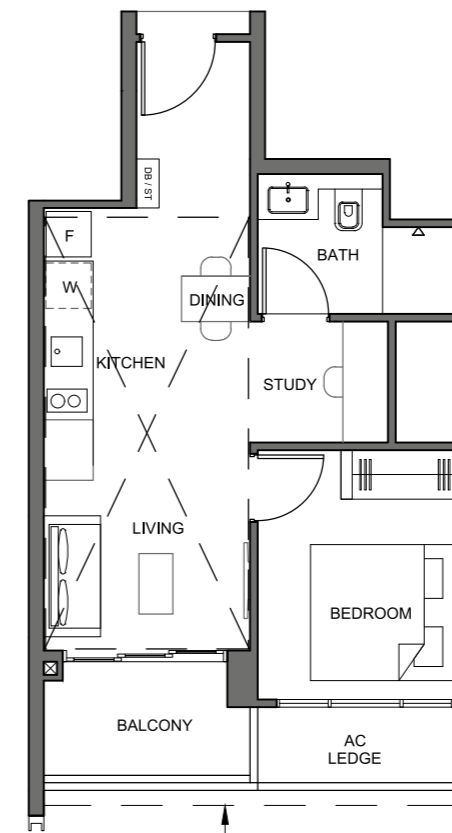
TYPE 1BR + S2

Area 47 sq m / (approx. 506 sq ft)
(Inclusive of 5 sq m balcony
& 3 sq m AC ledge)

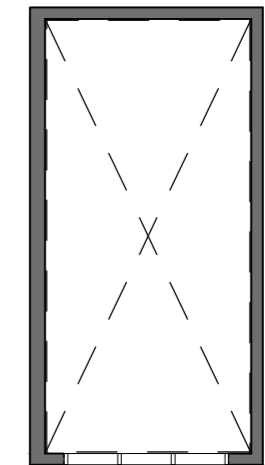
Block 8E #02-50 TO #22-50



Key plan is not drawn to scale



LINE OF ALUMINIUM FIN
@ 6TH, 10TH, 14TH,
18TH & 22ND STOREY



TYPE 1BR + S2H

Area 64 sq m / (approx. 689 sq ft)
(Inclusive of 5 sq m balcony
& 3 sq m AC ledge & 17 sq m high
void)

Block 8E #23-50



LEGEND:
F - Fridge DB - Distribution Board ST - Storage W - Washer Cum Dryer Only Applicable to High Void
U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

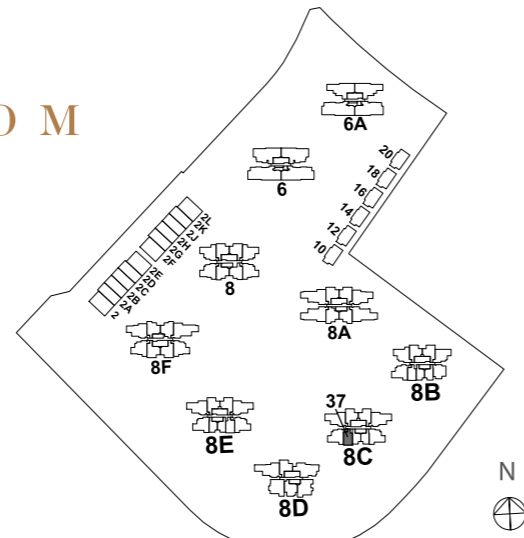
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1 - BED ROOM

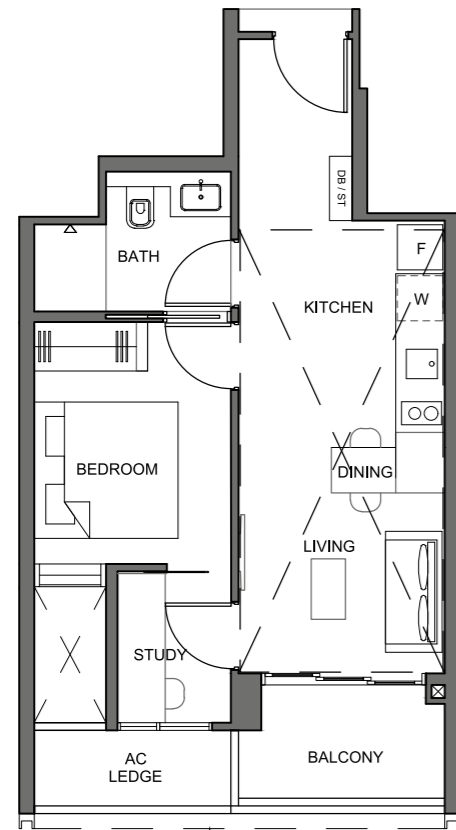
TYPE 1BR + S3

Area 48 sq m / (approx. 517 sq ft)
(Inclusive of 5 sq m balcony
& 3 sq m AC ledge)

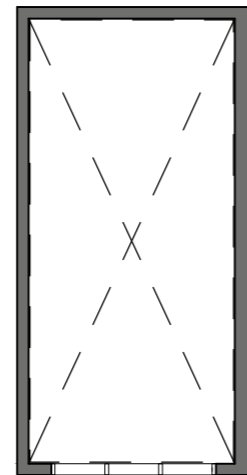
Block 8C #02-37 TO #23-37



Key plan is not drawn to scale



LINE OF ALUMINIUM FIN
@ 6TH, 10TH, 14TH,
18TH & 22ND STOREY



TYPE 1BR + S3H

Area 66 sq m / (approx. 710 sq ft)
(Inclusive of 5 sq m balcony
& 3 sq m AC ledge & 18 sq m high
void)

Block 8C #24-37



LEGEND:
F - Fridge DB - Distribution Board ST - Storage W - Washer Cum Dryer
U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

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2 - BED ROOM

TYPE 2BR - 1

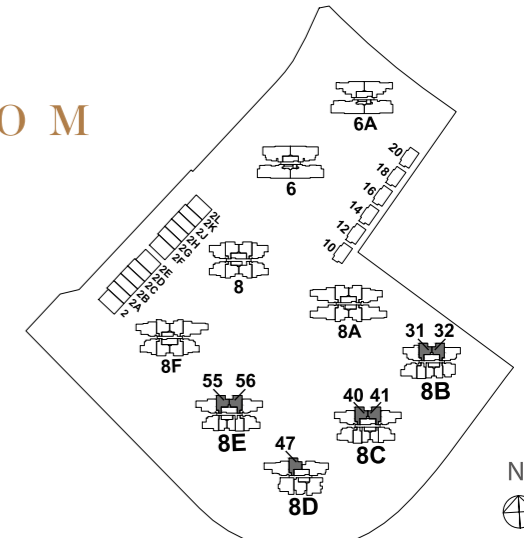
Area 64 sq m / (approx. 689 sq ft)
(Inclusive of 6 sq m balcony
& 3 sq m AC ledge)

Block 8B #02-31 TO #23-31
#02-32 TO #23-32 (mirrored)

Block 8C #02-40 TO #23-40
#02-41 TO #23-41 (mirrored)

Block 8D #02-47 TO #23-47

Block 8E #02-55 TO #22-55
#02-56 TO #22-56 (mirrored)



Key plan is not drawn to scale

TYPE 2BR - 1H

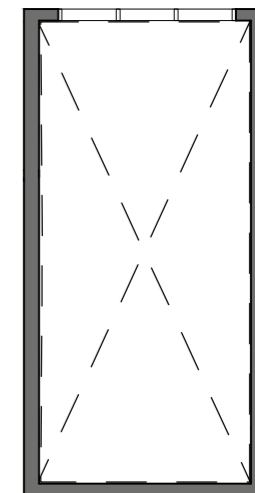
Area 83 sq m / (approx. 893 sq ft)
(Inclusive of 6 sq m balcony
& 3 sq m AC ledge & 19 sq m h
void)

Block 8B #24-31
#24-32 (mirrored)

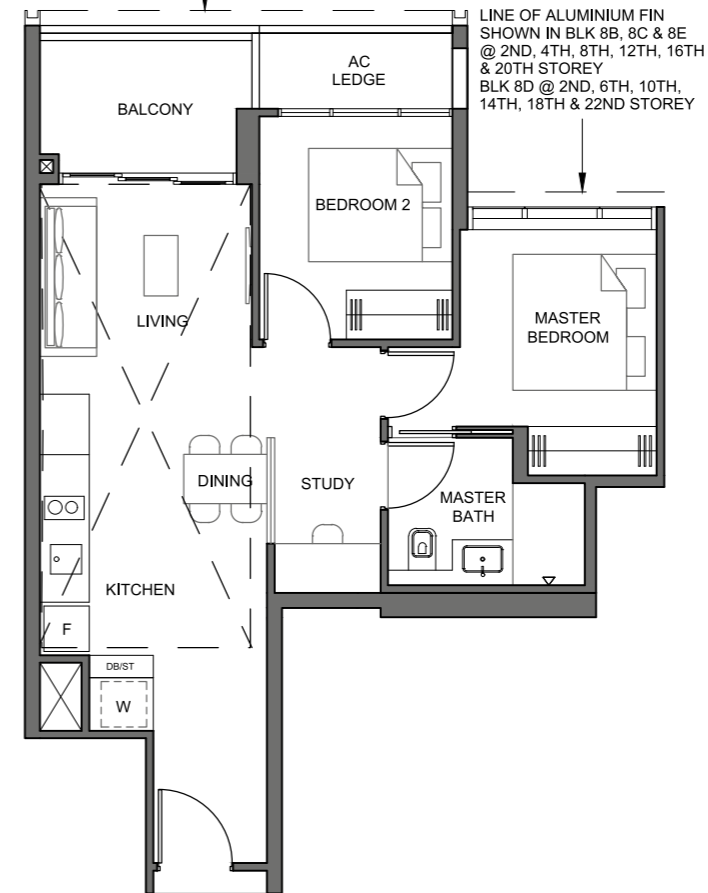
Block 8C #24-40
#24-41 (mirrored)

Block 8D #24-47

Block 8E #23-55
#23-56 (mirrored)



LINE OF ALUMINIUM FIN SHOWN IN
BLK 8B & 8C @ 6TH, 10TH, 14TH, 18TH
& 22ND STOREY
BLK 8E @ 2ND, 6TH, 10TH, 14TH, 18TH
& 22ND STOREY
BLK 8D @ 4TH, 8TH, 12TH, 16TH
& 20TH STOREY



LINE OF ALUMINIUM FIN
SHOWN IN BLK 8B, 8C & 8E
@ 2ND, 4TH, 8TH, 12TH, 16TH
& 20TH STOREY
BLK 8D @ 2ND, 6TH, 10TH,
14TH, 18TH & 22ND STOREY



LEGEND:
F - Fridge DB - Distribution Board ST - Storage W - Washer Cum Dryer
U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

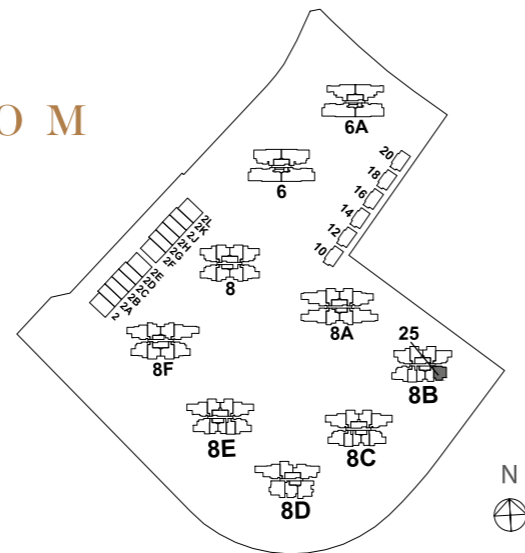
All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey.
The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure 1 of this brochure.

2 - BED ROOM

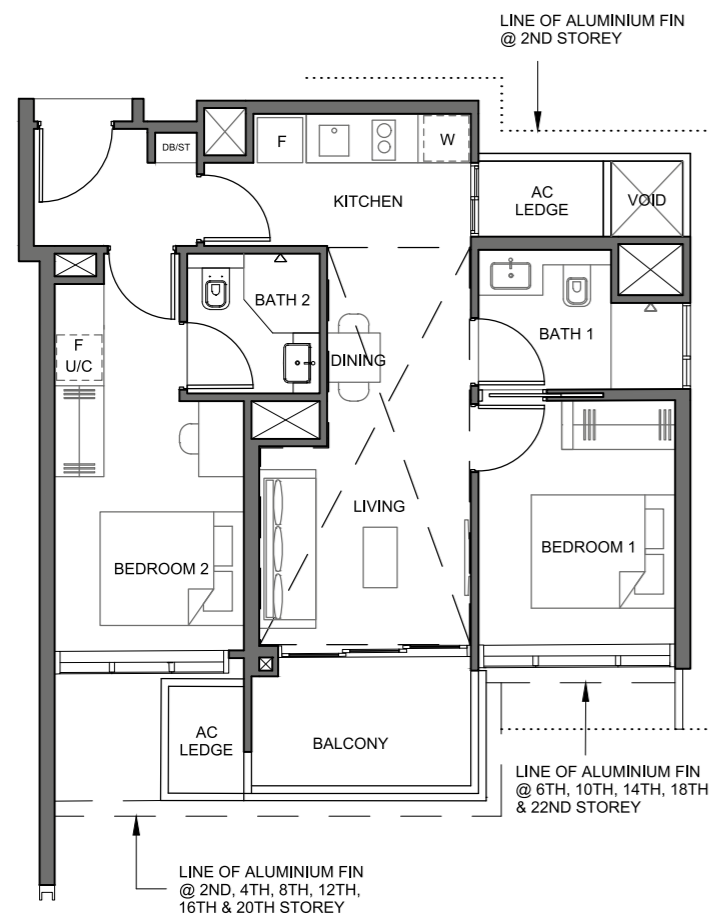
TYPE 2BR DK - 1

Area 65 sq m / (approx. 700 sq ft)
(Inclusive of 6 sq m balcony
& 3 sq m AC ledge)

Block 8B #02-25 TO #23-25



Key plan is not drawn to scale



TYPE 2BR DK - 1H

Area 79 sq m / (approx. 850 sq ft)
(Inclusive of 6 sq m balcony
& 3 sq m AC ledge & 14 sq m
high void)

Block 8B #24-25



LEGEND:
F - Fridge DB - Distribution Board ST - Storage W - Washer Cum Dryer Only Applicable to High Void
U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

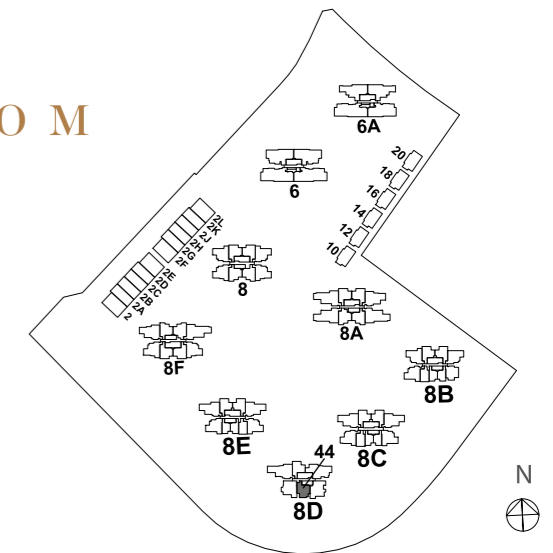
All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey.
The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure 1 of this brochure.

2 - BED ROOM

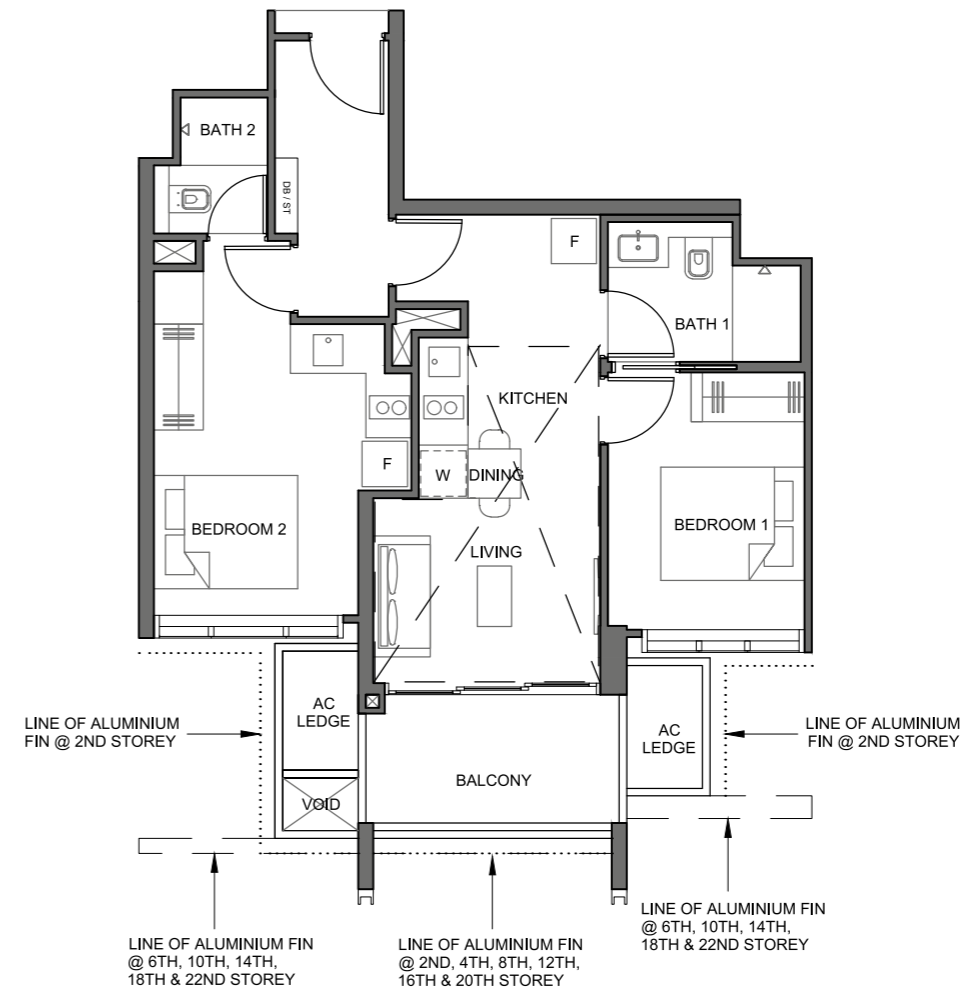
TYPE 2BR DK - 2

Area 68 sq m / (approx. 732 sq ft)
(Inclusive of 7 sq m balcony
& 3 sq m AC ledge)

Block 8D #02-44 TO #23-44



Key plan is not drawn to scale



TYPE 2BR DK - 2H

Area 80 sq m / (approx. 861 sq ft)
(Inclusive of 7 sq m balcony
& 3 sq m AC ledge & 12 sq m high
void)

Block 8D #24-44



LEGEND:
F - Fridge DB - Distribution Board ST - Storage W - Washer Cum Dryer Only Applicable to High Void
U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

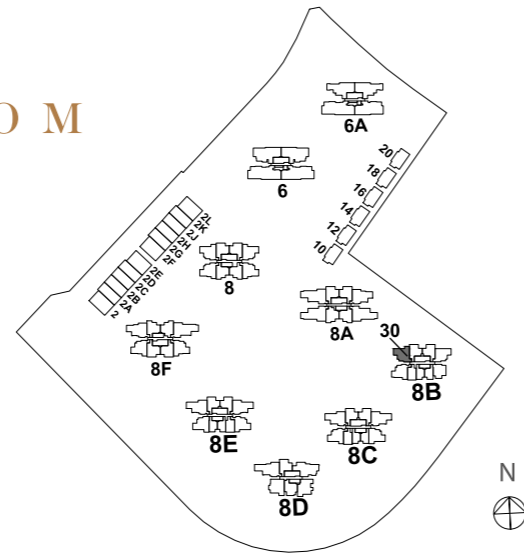
All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey.
The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure 1 of this brochure.

3 - BED ROOM

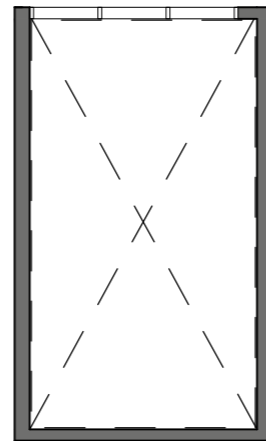
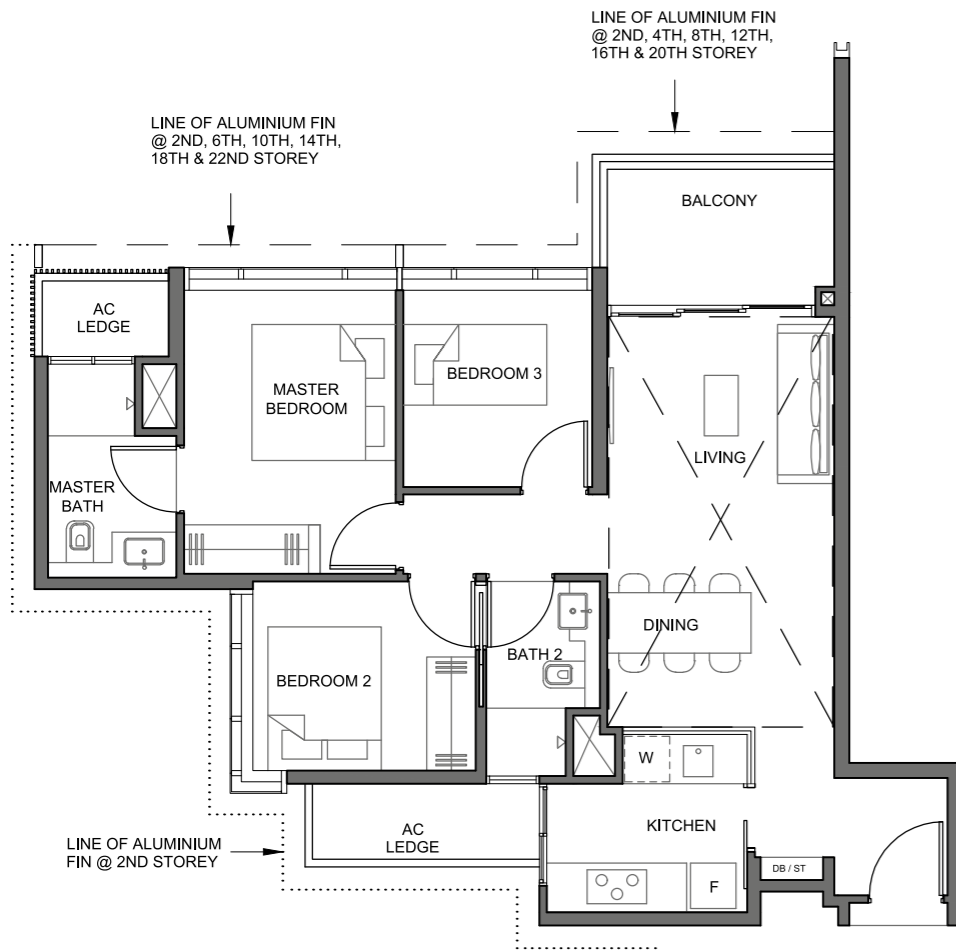
TYPE 3BR

Area 82 sq m / (approx. 883 sq ft)
(Inclusive of 7 sq m balcony & 5 sq m AC ledge)

Block 8B #02-30 TO #23-30



Key plan is not drawn to scale



TYPE 3BR - H

Area 100 sq m / (approx. 1076 sq ft)
(Inclusive of 7 sq m balcony & 5 sq m AC ledge & 18 sq m high void)

Block 8B #24-30



LEGEND:
F - Fridge DB - Distribution Board ST - Storage W - Washer Cum Dryer Only Applicable to High Void
U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

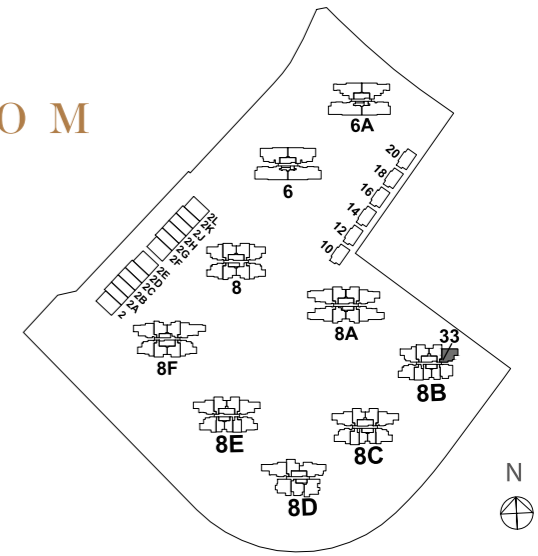
All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure 1 of this brochure.

3 - BED ROOM

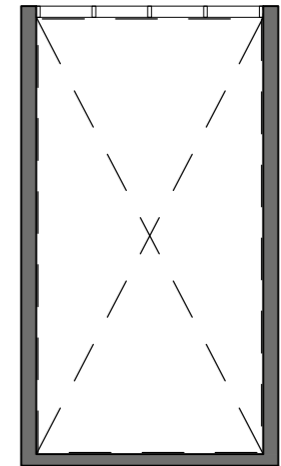
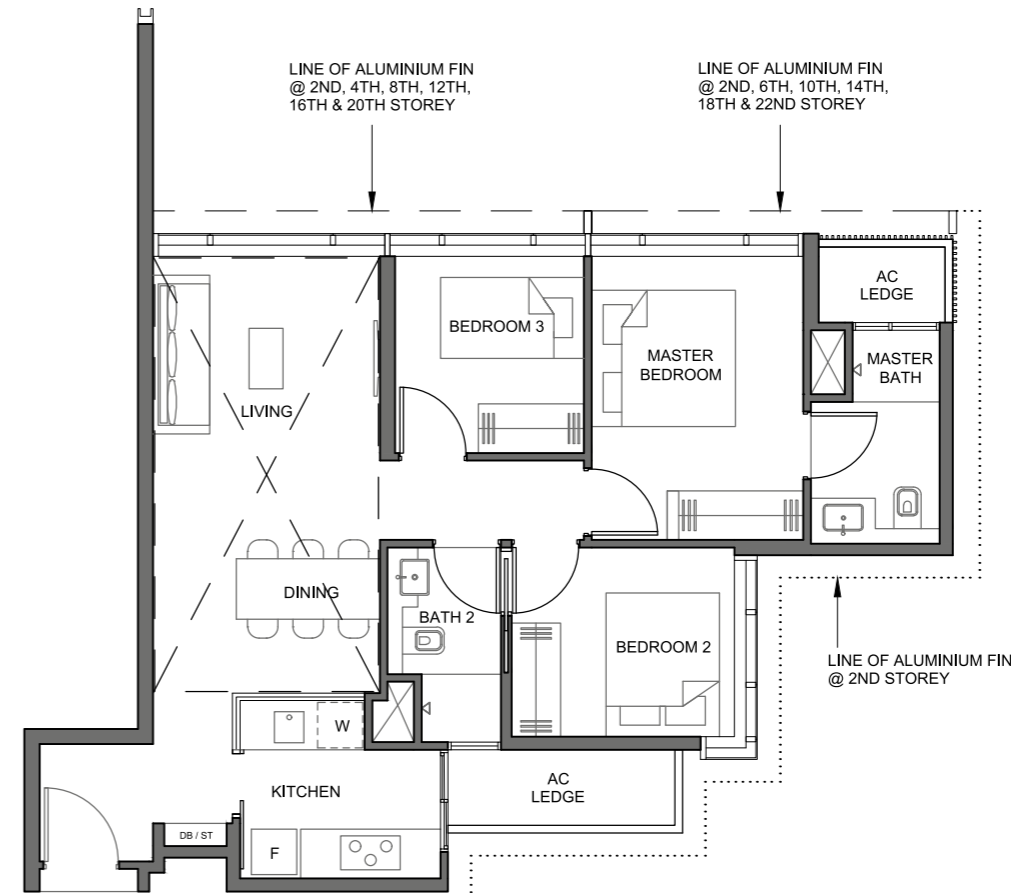
TYPE 3BR - 1

Area 77 sq m / (approx. 829 sq ft)
(Inclusive of 5 sq m AC ledge)

Block 8B #02-33 TO #23-33



Key plan is not drawn to scale



TYPE 3BR - 1H

Area 96 sq m / (approx. 1033 sq ft)
(Inclusive of 5 sq m AC ledge & 19 sq m high void)

Block 8B #24-33



LEGEND:
F - Fridge DB - Distribution Board ST - Storage W - Washer Cum Dryer Only Applicable to High Void
U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure 1 of this brochure.

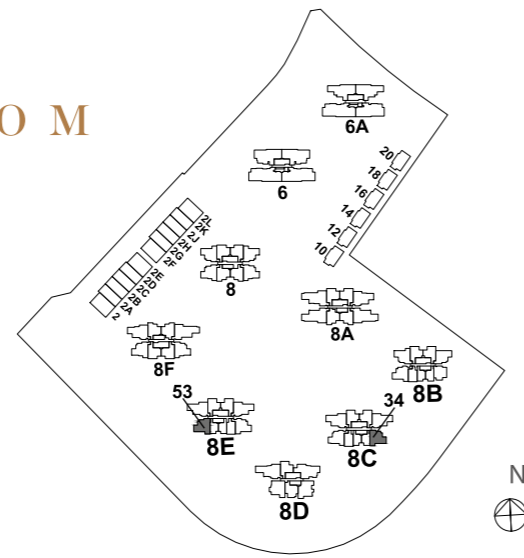
3 - BED ROOM

TYPE 3BR - 2

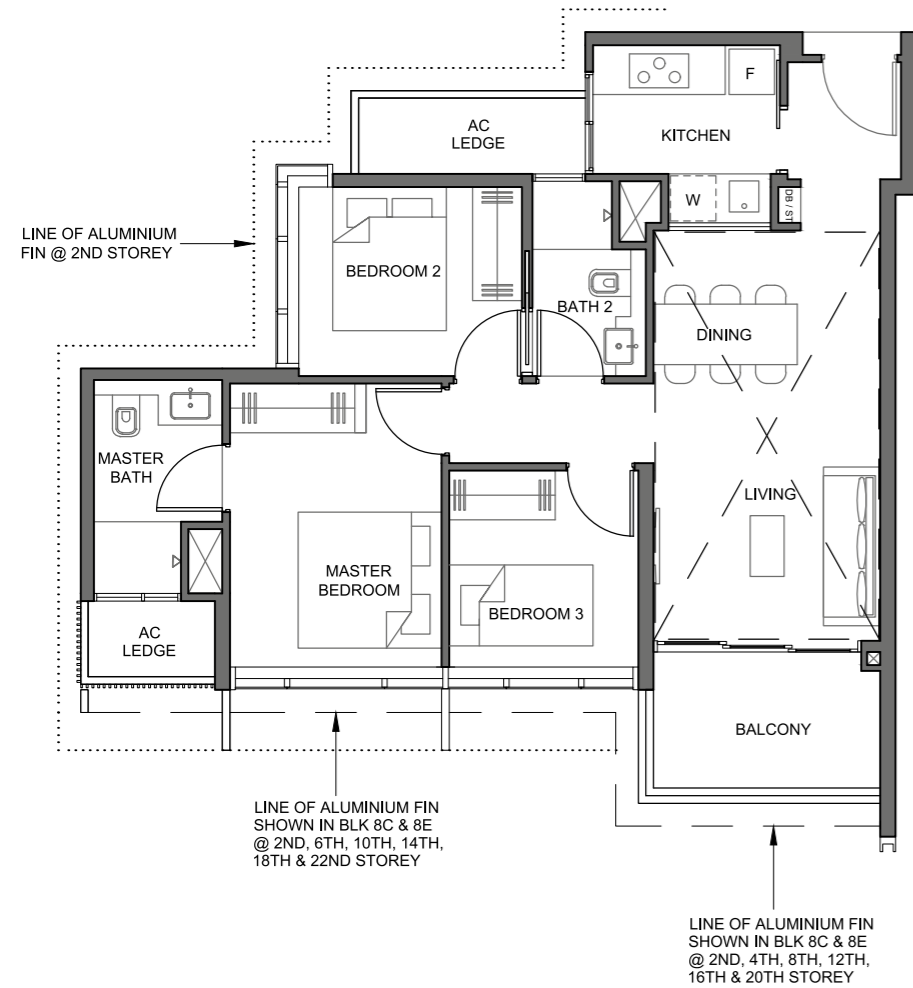
Area 80 sq m / (approx. 861 sq ft)
(Inclusive of 7 sq m balcony
& 5 sq m AC ledge)

Block 8C #02-34 TO #23-34 (mirrored)

Block 8E #02-53 TO #22-53



Key plan is not drawn to scale

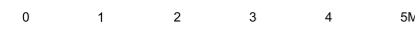


TYPE 3BR - 2H

Area 98 sq m / (approx. 1055 sq ft)
(Inclusive of 7 sq m balcony
& 5 sq m AC ledge & 18 sq m
high void)

Block 8C #24-34 (mirrored)

Block 8E #23-53



LEGEND:
F - Fridge DB - Distribution Board ST - Storage W - Washer Cum Dryer Only Applicable to High Void

U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey.
The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure 1 of this brochure.

3 - BED ROOM

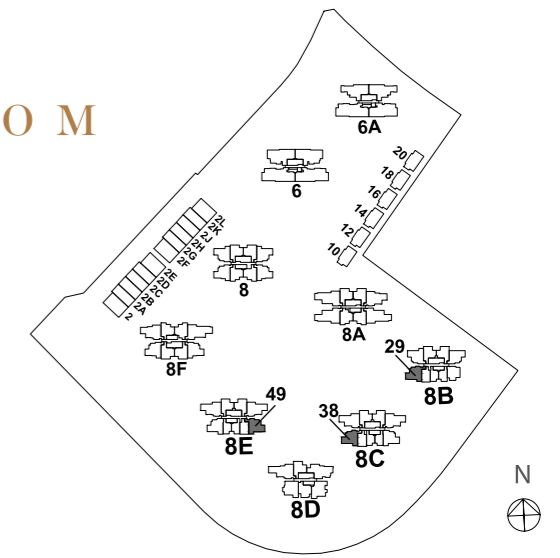
TYPE 3BR - 3

Area 83 sq m / (approx. 893 sq ft)
(Inclusive of 7 sq m balcony
& 5 sq m AC ledge)

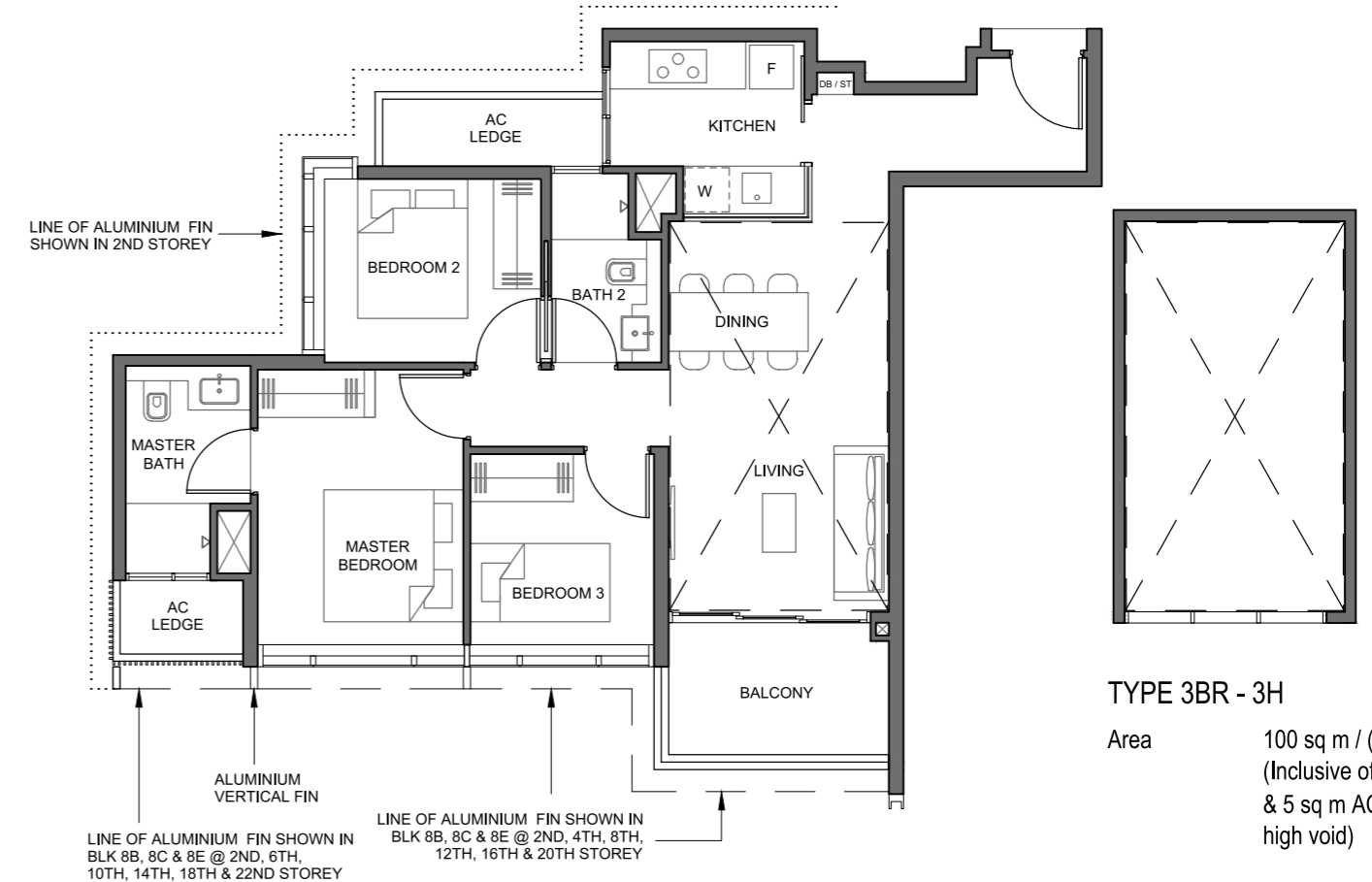
Block 8B #02-29 TO #23-29

Block 8C #02-38 TO #23-38

Block 8E #02-49 TO #22-49 (mirrored)



Key plan is not drawn to scale



TYPE 3BR - 3H

Area 100 sq m / (approx. 1076 sq ft)
(Inclusive of 7 sq m balcony
& 5 sq m AC ledge & 17 sq m
high void)

Block 8B #24-29

Block 8C #24-38

Block 8E #23-49 (mirrored)



LEGEND:
F - Fridge DB - Distribution Board ST - Storage W - Washer Cum Dryer Only Applicable to High Void

U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

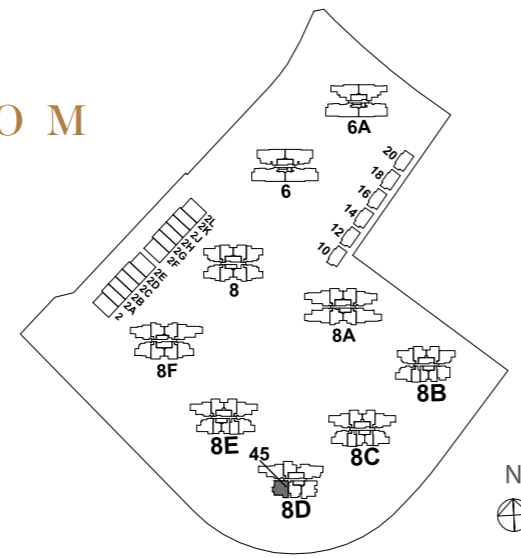
All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey.
The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure 1 of this brochure.

3 - BED ROOM

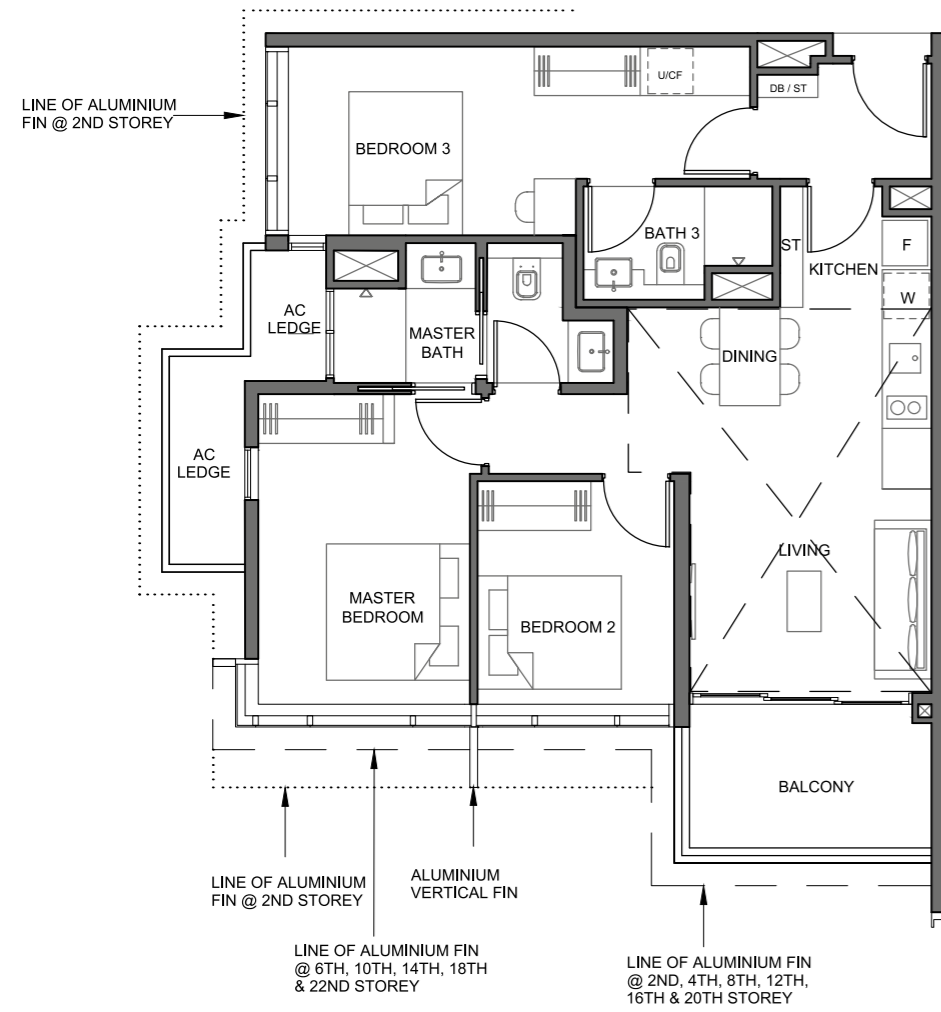
TYPE 3BR DK - 1

Area 90 sq m / (approx. 969 sq ft)
(Inclusive of 7 sq m balcony
& 5 sq m AC ledge)

Block 8D #02-45 TO #23-45



Key plan is not drawn to scale



TYPE 3BR DK - 1H

Area 110 sq m / (approx. 1184 sq ft)
(Inclusive of 7 sq m balcony
& 5 sq m AC ledge & 20 sq m
high void)

Block 8D #24-45



LEGEND:
F - Fridge DB - Distribution Board ST - Storage W - Washer Cum Dryer Only Applicable to High Void
U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

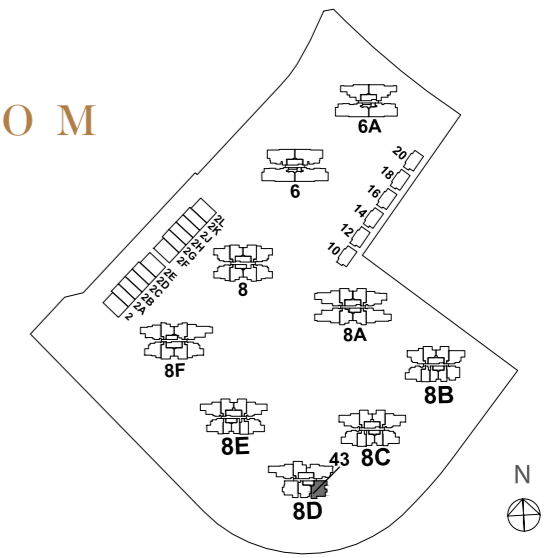
All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey.
The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure 1 of this brochure.

3 - BED ROOM

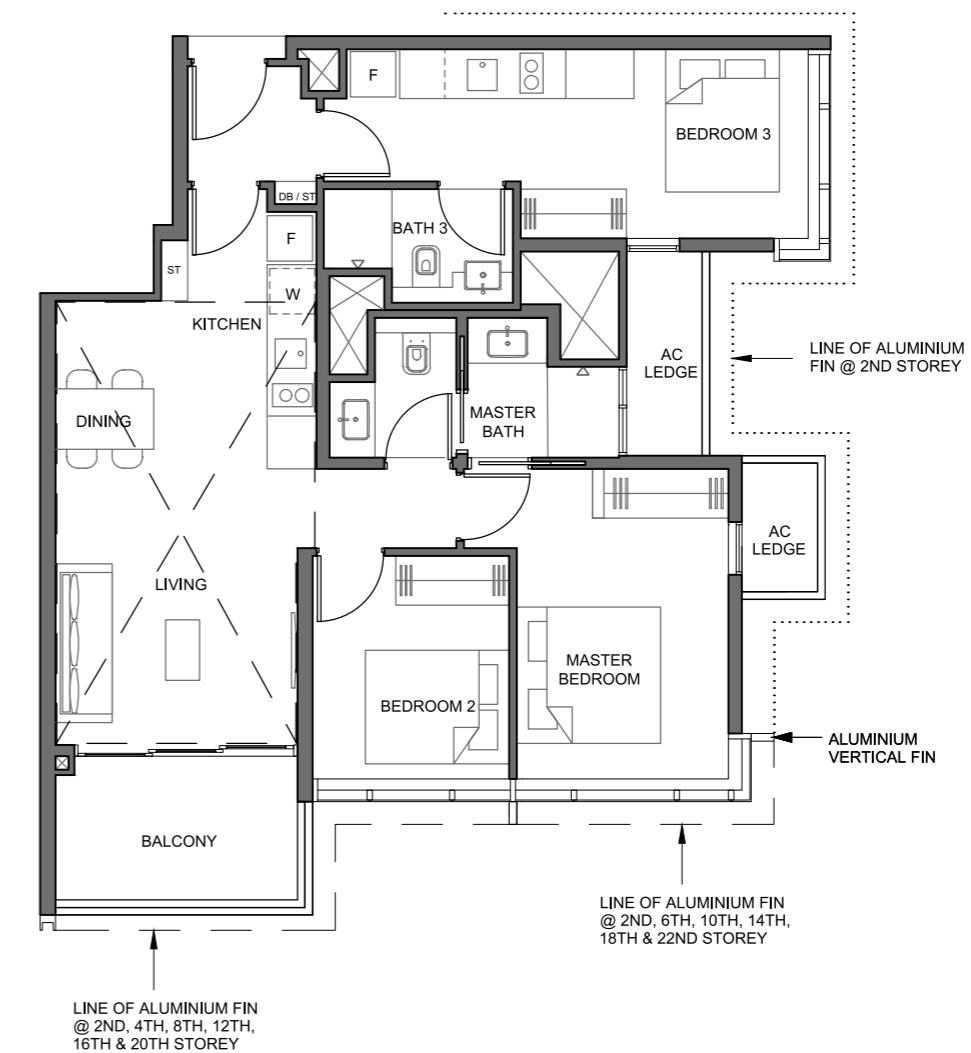
TYPE 3BR DK - 2

Area 92 sq m / (approx. 990 sq ft)
(Inclusive of 7 sq m balcony
& 5 sq m AC ledge)

Block 8D #02-43 TO #23-43



Key plan is not drawn to scale



TYPE 3BR DK - 2H

Area 113 sq m / (approx. 1216 sq ft)
(Inclusive of 7 sq m balcony
& 5 sq m AC ledge & 21 sq m
high void)

Block 8D #24-43



LEGEND:
F - Fridge DB - Distribution Board ST - Storage W - Washer Cum Dryer Only Applicable to High Void
U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

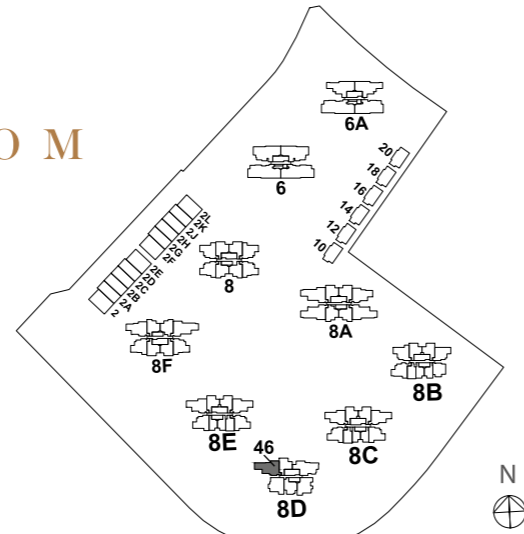
All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey.
The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure 1 of this brochure.

4 - BED ROOM

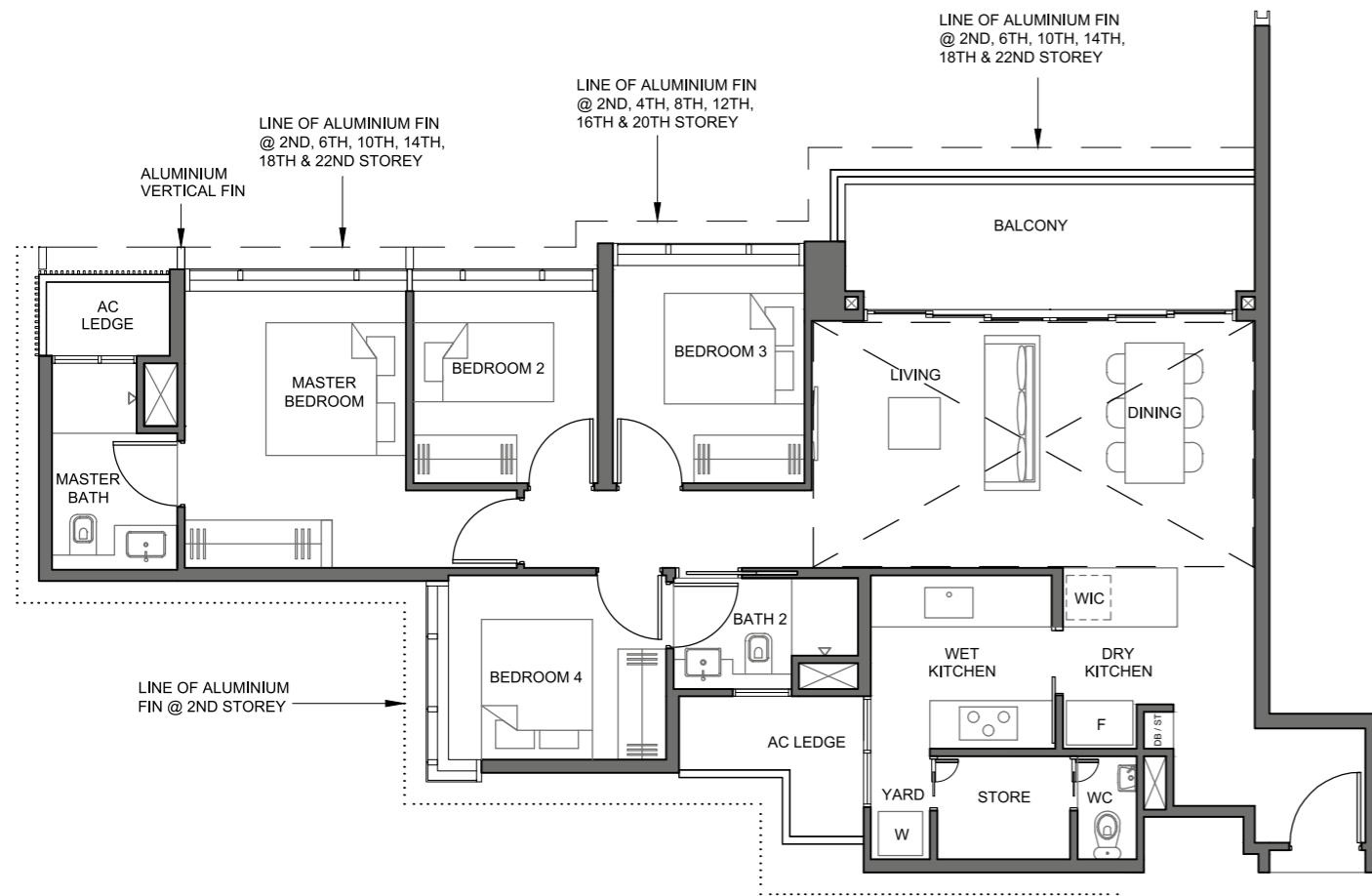
TYPE 4BR - 2

Area 115 sq m / (approx. 1238 sq ft)
(Inclusive of 11 sq m balcony
& 6 sq m AC ledge)

Block 8D #02-46 TO #23-46



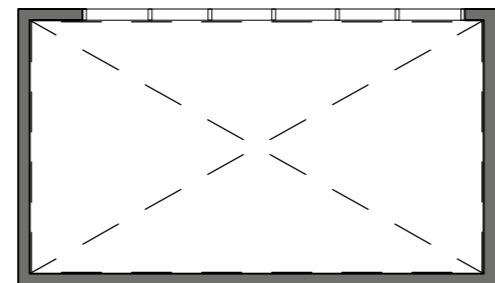
Key plan is not drawn to scale



TYPE 4BR - 2H

Area 137 sq m / (approx. 1475 sq ft)
(Inclusive of 11 sq m balcony
& 6 sq m AC ledge & 22 sq m
high void)

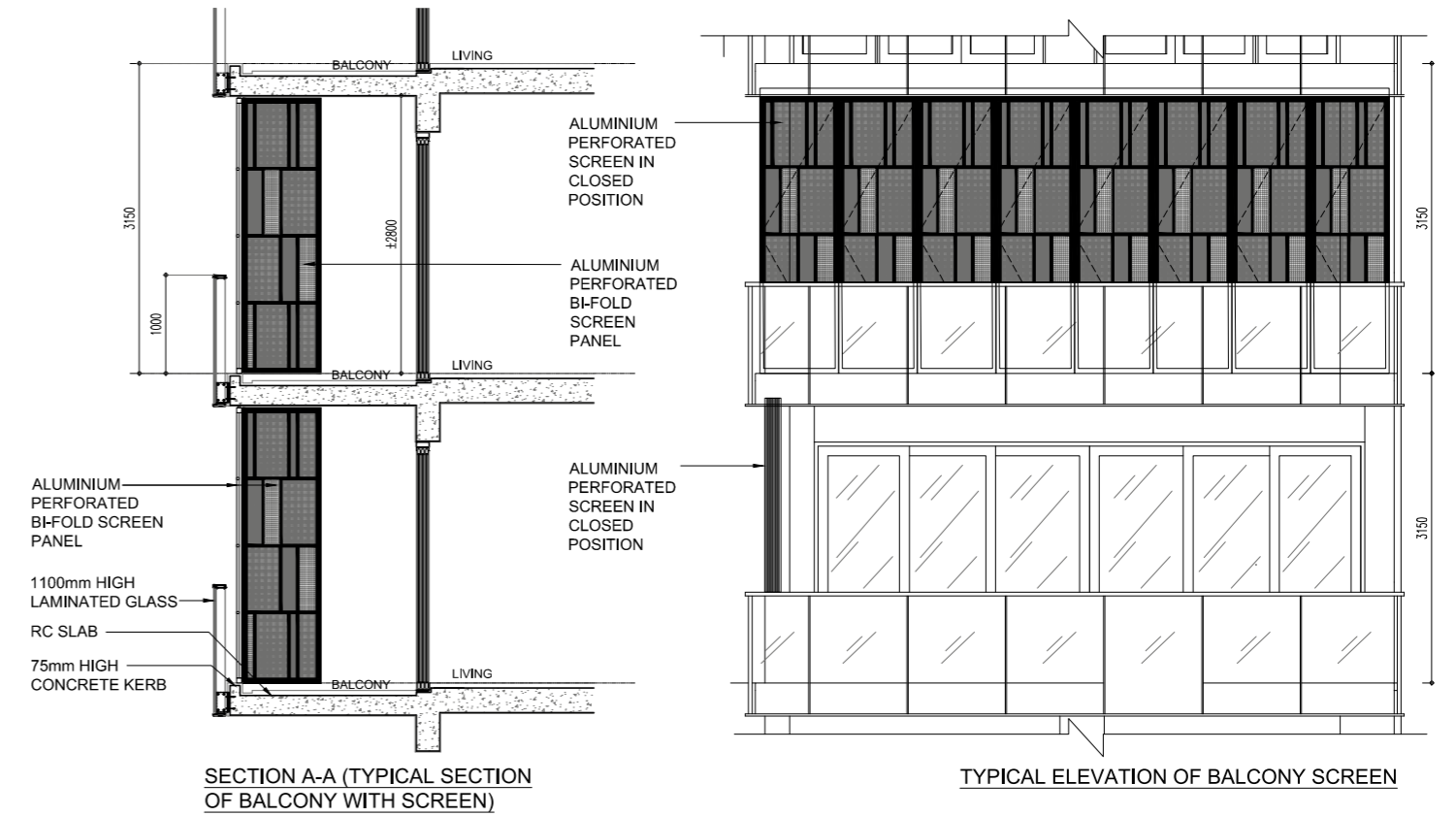
Block 8D #24-46



LEGEND:
F - Fridge DB - Distribution Board ST - Storage W - Washer Cum Dryer Only Applicable to High Void
U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure 1 of this brochure.

ANNEXURE 1



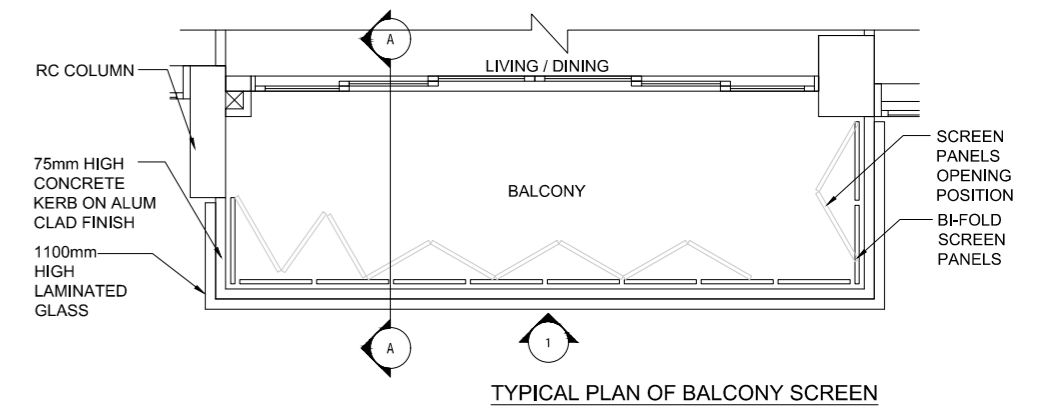
BLK- 8B, 8C, 8D AND 8E

BALCONY SCREEN NOTICE

1. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.
2. THE PURCHASER WILL HAVE TO BEAR THE COST OF INSTALLING THE BALCONY SCREEN IF THEY WISH TO, AFTER TAKING OVER THE UNIT.

THE PROPOSED BALCONY SHALL BE POROUS ENOUGH TO ALLOW FOR NATURAL VENTILATION WITHIN THE BALCONY AT ALL TIMES EVEN WHEN THE SCREENS ARE FULLY DRAWN CLOSED. THE PROPOSED BALCONY SCREEN SHALL ALSO BE CAPABLE OF BEING DRAWN OPEN OR RETRACTED FULLY.

BP NO.: A1716-00006-2018-BP01
BP APPROVAL DATE: 12 JUNE 2019



SMART HOME LIVING



IOT Gateway

Control your smart home devices via mobile



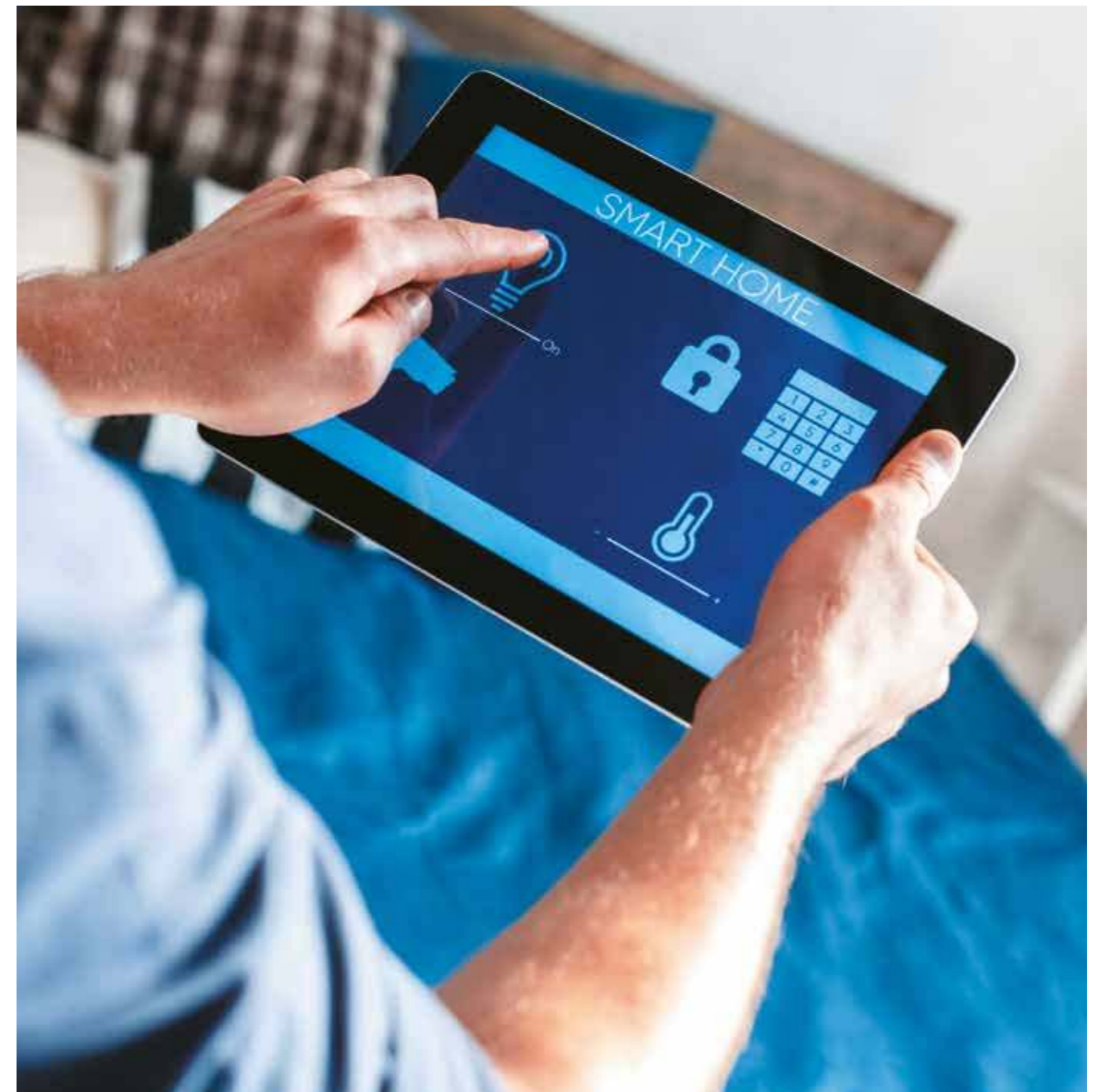
Air-Con Control

On / Off, adjust for temperature & time schedule for your Air-Con remotely via mobile device



Digital Lockset

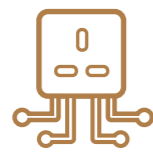
Access your door via manual PIN, mobile app, key and fingerprint



Future Expansions



Lighting Control



Smart Plug



Voice Control



Camera



And more...



Lifestyle Services



Masterclasses



Smart Intercom



Facility Booking



Visitor Registration



Car Plate Recognition

SPECIFICATIONS

1. FOUNDATION

Bored piles and/or pre-cast piles and/or reinforced concrete piles and/or footings and/or non-suspended slab on grade

2. SUPERSTRUCTURE

Pre-cast and/or cast-in-situ reinforced concrete and reinforced concrete pre-fabricated and pre-cast bathroom units (PBU) and steel structures

3. WALLS

(a) External Wall Curtain : Concrete wall and/or pre-cast wall and/or lightweight block wall and/or wall where applicable

(b) Internal Wall : Concrete wall and/or lightweight concrete panels and/or block wall and/or drywall partition system

4. ROOF

(a) Flat Roof Insulation : Reinforced concrete roof and/or metal roof with appropriate thermal and waterproofing system

5. CEILING

(a) Apartment

i Bedroom, Living and Dining, Kitchen (wet and dry), Bathroom, Walk-in Wardrobe, Store, Study, Powder Room, DB, WC, Yard, Hallway to Bedroom, Balcony, AC Ledge, PES.

Foyer

Typical Storey : Room clearance not lower than 2750 mm;
High Volume Units : Room clearance not lower than 2750 mm;
Strata Houses : Room clearance not lower than 3000 mm;
Bulkhead ceiling not lower than 2450 mm (where applicable)

Living/Dining

Typical Storey : Room clearance not lower than 2825 mm;
High Volume Units : Room clearance not lower than 4325 mm;
Strata Houses : Room clearance not lower than 3600 mm;
Bulkhead ceiling not lower than 2450 mm (where applicable).

Bedroom

Typical Storey : Room clearance not lower than 2825 mm;
High Volume Units : Room clearance not lower than 2825 mm;
Strata Houses : Room clearance not lower than 2800 mm;
Bulkhead ceiling not lower than 2450 mm (where applicable).

Family/Study

Typical Storey : Room clearance not lower than 2825 mm;
High Volume Units : Room clearance not lower than 2825 mm;
Strata Houses : Room clearance not lower than 2800 mm;
Bulkhead ceiling not lower than 2450 mm (where applicable)

Kitchen (Dry)

Typical Storey : Room clearance not lower than 2450 mm;
High Volume Units : Room clearance not lower than 2450 mm;
Strata Houses : Room clearance not lower than 2800 mm;
Bulkhead ceiling not lower than 2450 mm (where applicable)

Kitchen (Wet)/Yard

Typical Storey : Room clearance not lower than 2450 mm;
High Volume Units : Room clearance not lower than 2450 mm;
Strata Houses : Room clearance not lower than 2800 mm;
Bulkhead ceiling not lower than 2450 mm (where applicable)

Store

Typical Storey : Room clearance not lower than 2450 mm;
High Volume Units : Room clearance not lower than 2450 mm;
Strata Houses : Room clearance not lower than 2800 mm;
Bulkhead ceiling not lower than 2450 mm (where applicable)

Bathroom, Powder Room, and WC

Typical Storey : Room clearance not lower than 2475 mm;
High Volume Units : Room clearance not lower than 2475 mm;
Strata Houses : Room clearance not lower than 2800 mm;
Bulkhead ceiling not lower than 2450 mm (where applicable)

Hallway to Bedroom

Typical Storey : Room clearance not lower than 2450 mm;
High Volume Units : Room clearance not lower than 2450 mm;
Strata Houses : Room clearance not lower than 2800 mm;
Bulkhead ceiling not lower than 2450 mm (where applicable)

Balcony/PES/AC Ledge

Typical Storey : Room clearance not lower than 2800 mm;
High Volume Units : Room clearance not lower than 2800 mm;
Strata Houses : Room clearance not lower than 2800 mm;
Bulkhead ceiling not lower than 2450 mm (where applicable)

ii Other parts of the apartment: Skim coat and/or cement sand plaster with paint finish and/or bulkhead to designated areas (where applicable)

(b) Common Area

i Lift Lobbies at Basement, 1st Storey and Typical Lobbies:

Emulsion paint on box-up and/or moisture resistance board on skim-coated concrete ceiling and/or box-up ceiling board and/or bulkhead and/or appropriate ceiling (where applicable)

ii Staircases:

Emulsion paint on skim-coat concrete ceiling and/or ceiling board and/or bulkhead (where applicable)

iii Basement Carpark and Ramps: Emulsion paint on skim-coat concrete ceiling

6. FINISHES

(a) Wall

i Unit: Living, Dining, Bedrooms, Store, Hallway to Bedroom, Balcony: Skim coat and/or cement sand plaster with paint finish (where applicable)

Bathrooms, WC, Kitchen, Yard: Stone and/or homogeneous tiles and/or porcelain tiles and/or skim coat and/or cement sand plaster with paint finish

Built-in Cabinet, Vanity Counter, Above Ceiling, Wardrobes: No finishes will be provided at areas above ceiling and behind built-in cabinets, wardrobes and vanity counters, etc.

ii Common Area : Basement: Skim coat and/or cement sand plaster with paint finish and/or stone and/or homogeneous tiles and/or textured paint and/or thin tile and/or textured paint and/or thin tile and/or Laminate (where applicable)

Lift Lobbies Entrance, Lift Lobbies: Skim coat and/or cement sand plaster with paint finish and/or stone and/or homogeneous tiles and/or textured paint and/or thin tile and/or laminate (where applicable)

Common Corridors, Staircases: Skim coat and/or cement sand plaster with paint finish (where applicable)

(b) Floor

a. Unit

i 1BR, 2BR: Living, Dining, Kitchen, Foyer, and Hallways: Porcelain and/or homogeneous with porcelain and/or homogeneous skirting

ii 3BR, 4BR, 5BR, PH, Strata: Living, Dining, Kitchen, Foyer, and Hallways: Stone and/or porcelain and/or homogeneous with stone and/or porcelain and/or homogeneous skirting

iii All Units: Bedroom: Engineered timber flooring with timber skirting

iv All Units: Bathrooms, Kitchen, Yard, WC, Powder Room: Stone and/or porcelain and/or homogeneous tile

v All Units: Study, Store: Stone and/or porcelain and/or homogeneous floor tiles with stone and/or porcelain and/or homogeneous skirting

vi All Units: A/C Ledge, RC Ledge: Cement sand screed and/or smooth concrete surface

vii All Units: Balcony: Porcelain and/or homogeneous floor tiles with appropriate skirting (where applicable)

b. Common Area

i Lift Lobby (Basement and 1st Storey only): Stone and/or marble and/or homogeneous tile flooring with appropriate skirting

ii Common Corridor, Sky Garden, Toilets, Changing Rooms: Stone and/or porcelain and/or homogeneous tiles with appropriate skirting

iii Staircases, M&E Rooms: Cement sand screed

iv Carpark, Ramps, Driveways: Smooth concrete finish with Epoxy coating and/or appropriate hardener

7. WINDOWS

All windows of the apartment shall be aluminium framed with clear and/or tinted and/or frosted and/or spandrel glass (where applicable) and/or laminated glass and/or ceramic laminated fritted (where applicable)

8. DOORS

a. Unit Main Entrance: Approved fire-rated timber door with digital lock

b. Bedrooms, Bathrooms, Store Room, Dining, Kitchen: Hollow core timber swing and/or sliding door (Where applicable)

c. Balcony: Aluminium framed with sliding door glass panels

d. To Store and WC at Wet Kitchen and/or Kitchen and/or Yard: Aluminium framed slide and swing door (Where applicable)

All doors shall be provided with quality locksets and ironmongery.

9. SANITARY FITTINGS

i. Master Bathroom/Junior Master Bathroom

1 vanity mirror with cabinet
1 overhead shower, where applicable
1 bathtub, where applicable
1 bathtub mixer, where applicable
1 shower set
1 shower mixer
1 wall hung water closet with concealed cistern
1 and/or 2 wash basin, where applicable
1 and/or 2 basin mixer, where applicable
1 towel rail, where applicable
1 toilet paper holder

ii. Bath 1/Bath 2/Bath 3/Bath 4

1 vanity mirror with cabinet
1 shower set
1 shower mixer
1 wall hung water closet with concealed cistern
1 wash basin
1 basin mixer
1 toilet paper holder
1 towel rail, where applicable

iii. WC

1 shower set
1 shower mixer
1 pedestal water closet
1 wash basin
1 toilet paper holder

iv. Balcony

1 bib tap

10. ELECTRICAL INSTALLATION

a. Electrical wiring within the Unit shall generally be concealed, except those above the suspended (false) ceiling, within DB and at the AC ledge, which shall be in exposed conduits, trays or trunking. All electrical wirings shall be in accordance with Singapore Code of Practice CP5.

b. Refer to Electrical Schedule for details.

Type/ Location	Electrical schedule														
	Lighting Points	Switched Socket Outlet	TV Points	Telephone/Data Points	Cooker Hood Points	Hob Points	Microwave/Oven Points	Fridge/Wine Chiller Points	Washer/Dryer Points	Bell Points	Heater Points	Air-Con Isolator	Audio Video Intercom	Smoke Detectors	
TERRACE	28	32	6	7	1	2	2	2	2	2	1	6	4	1	3
TERRACE CORNER	32	35	7	8	1	2	2	2	2	2	1	6	4	1	3
BUNGALOW	38	40	8	9	1	2	2	2	2	2	1	6	5	1	3

Type/ Location	Electrical schedule														
	Lighting Points	Switched Socket Outlet	TV Points	Telephone/Data Points	Cooker Hood Points	Hob Points	Microwave/Oven Points	Fridge/Wine Chiller Points	Washer/Dryer Points	Bell Points	Heater Points	Air-Con Isolator	Audio Video Intercom	Smoke Detectors	
1BR-1	7	13	2	3	1	1	1	1	1	1	1	2	1	1	1
1BR-1H	7	13	2	3	1	1	1	1	1	1	1	2	1	1	1
1BR-2	7	13	2	3	1	1	1	1	1	1	1	2	1	1	1
1BR-2H	7	13	2	3	1	1	1	1	1	1	1	2	1	1	1
1BR+S1	8	14	2	4	1	1	1	1	1	1	1	2	1	1	1
1BR+S1-H	8	14	2	4	1	1	1	1	1	1	1	2	1	1	1
1BR+S2	8	14	2	4	1	1	1	1	1	1	1	2	1	1	1
1BR+S2-H	8	14	2	4	1	1	1	1	1	1	1	2	1	1	1
1BR+S3	8	14	2	4	1	1	1	1	1	1	1	2	1	1	1
1BR+S3-H	8	14	2	4	1	1	1	1	1	1	1	2	1	1	1
2BR-1	9	18	3	5	1	1	1	1	1	1	1	2	2	1	1
2BR - 1H	9	18	3	5	1	1	1	1	1	1	1	2	2	1	1
2BR DK - 1	10	19	3	4	1	1	2	2	2	1	1	2	2	1	2
2BR DK 1 - H	10	19	3	4	1	1	2	2	2	1	1	2	2	1	2
2BR DK - 2	10	19	3	4	2	2	2	2	2	1	1	2	2	1	2
2BR DK - 2 H	10	19	3	4	2	2	2	2	2	1	1	2	2	1	2
3BR	11	20	4	5	1	1	1	1	1	1	1	3	3	1	1
3BR - H	11	20	4	5	1	1	1	1	1	1	1	3	3	1	1
3BR - 1	11	20	4	5	1	1	1	1	1	1	1	3	3	1	1
3BR - 1 H	11	20	4	5	1	1	1	1	1	1	1	3	3	1	1
3BR - 2	11	20	4	5	1	1	1	1	1	1	1	3	3	1	1
3BR - 2 H	11	20	4	5	1	1	1	1	1	1	1	3	3	1	1
3BR - 3	11	20	4	5	1	1	1	1	1	1	1	3	3	1	1
3BR - 3 H	11	20	4	5	1	1	1	1	1	1	1	3	3	1	1
3BR DK - 1	13	22	4	5	1	1	2	2	2	1	1	4	3	1	2
3BR DK - 1H	13	22	4	5	1	1	2	2	2	1	1	4	3	1	2
3BR DK - 2	13	22	4	5	2	2	2	2	2	1	1	4	3	1	2
3BR DK - 2H	13	22	4	5	2	2	2	2	2	1	1	4	3	1	2
3BR P-1	13	22	4	5	1	1	1	1	1	1	1	4	3	1	1
3BR P-1H	13	22	4	5	1	1	1	1	1	1	1	4	3	1	1
4BR-1	15	25	5	6	1	1	1	2	2	1	1	4	3	1	2
4BR-1H	15	25	5	6	1	1	1	2	2	1	1	4	3	1	2
4BR-2	15	25	5	6	1	1	1	2	2	1	1	4	3	1	2
4BR-2H	15	25	5	6	1	1	1	2	2	1	1	4	3	1	2

Type/ Location	Electrical schedule														
	Lighting Points	Switched Socket Outlet	TV Points	Telephone/Data Points	Cooker Hood Points	Hob Points	Microwave/Oven Points	Fridge/Wine Chiller Points	Washer/Dryer Points	Bell Points	Heater Points	Air-Con Isolator	Audio Video Intercom	Smoke Detectors	
2BR-2	9	18	3	4	1	1	1	1	1	1	1	2	2	1	1
2BR-3	9	18	3	4	1	1	1	1	1	1	1	2	2	1	1
2BR-4	9	18	3	4	1	1	1	1	1	1	1	2	2	1	1
2BR-5	9	18	3	4	1	1	1	1	1	1	1	2	2	1	1
2BR-S1	9	18	3	4	1	1	1	1	1	1	1	2	2	1	1
3BR-4	11	20	4	5	1	1	1	1	1	1	1	3	3	1	1
3BR-5	11	20	4	5	1	1	1	1	1	1	1	3	3	1	1
3BR-6	11	20	4	5	1	1	1	1	1	1	1	3	3	1	1
3BR-P2	13	23	4	5	1	1	1	1	1	1	1	4	3	1	1
4BR P1	16	28	5	6	1	1	1	2	2	1	1	4	3	1	2
5BR 1	21	31	6	7	1	2	2	2	2	1	1	5	4	1	2
5BR 1-H	21	31	6	7	1	2	2	2	2	1	1	5	4	1	2
5BR 2	21	31	6	7	1	2	2	2	2	1	1	5	4	1	2
5BR 2-H	21	31	6	7	1	2	2	2	2	1	1	5	4	1	2
PH 1	25	32	6	7	1	2	2	2	2	1	1	5	4	1	2
PH 2	25	32	6	7	1	2	2	2	2	1	1	5	4	1	2

11. TV/TELEPHONE/DATA POINTS

Refer to Electrical Schedule for details

12. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with current edition of Singapore Standard SS555: 2018

13. PAINTING

- a. External Wall** Spray textured coating and/ or emulsion paint and/ or other approved exterior paint
- b. Internal Wall** Emulsion paint

14. WATERPROOFING

Where applicable, appropriate waterproofing systems are provided for Bathrooms, Kitchen, Toilets, Wet Kitchen/Kitchen, Balcony, Landscaped Deck, Open Terraces, Planter Box, Reinforced Concrete Flat/Sloping Roofs, Pools, Water Features, Changing Rooms, Common Toilets and Basements. Appropriate waterproofing systems are provided where applicable

15. DRIVEWAY AND CAR PARK

Interlocking pavers and/or cobblestones and/or concrete floors with hardener are provided at driveways and carpark areas

16. RECREATION FACILITIES

- 1) Lawn
- 2) Rain Garden
- 3) Community Garden
- 4) Rain Spa Pavilion
- 5) Cabana
- 6) Dining Deck
- 7) Pavilion
- 8) Jacuzzi Alcove
- 9) Aquatherapy Pool
- 10) Reflexology Garden
- 11) Hydrotherapy Pool
- 12) Dining Pavilion
- 13) Water Features
- 14) Clubhouse
- 15) Changing Room & Steam Room
- 16) Laundry Pavilion
- 17) Pool Deck
- 18) 50m Lap Pool
- 19) Courtyard Pavilion
- 20) Pet Lawn
- 21) Toddler Play Pool
- 22) Kids' Water Play
- 23) Pavilion Kids Portable BBQ
- 24) Playground
- 25) Main Pool
- 26) Tennis Court
- 27) Multi-purpose Court
- 28) Outdoor Fitness
- 29) Pavilion Sports
- 30) Camping Garden

17. ADDITIONAL ITEMS**a. Kitchen Cabinets**

Laminated finish with engineered countertop and/or quartz and/or stone and/or solid surface and/or tile worktop finish (where applicable)

b. Kitchen Appliances

Telescopic Hood,
Built-in Induction Hob (where applicable),
Built-in Gas Hob (where applicable),
Built-in Microwave Oven (where applicable),
Built-in Convection Oven (where applicable),
Undercounter Refrigerator (where applicable),
Refrigerator
Washer Cum Dryer
Wine Chiller (where applicable)

c. Wardrobes

Wardrobe to all bedrooms except 3BR bedroom 3 and 4BRP1 bedroom 4

d. Water Heater

Hot water supply to all Kitchens and all Baths except WC

e. Air-conditioners

Wall mounted fan coil units (FCU) to Living/Dining, Bedrooms

f. Home Fire Alarm Devices

Types	Smoke Detector
1 BR-1, 1 BR-1 H, 1 BR-2, 1 BR-2 H, 1 BR-S1, 1 BR-S1 H, 1 BR-S2, 1 BR-S2 H, 1 BR-S3, 1 BR-S3 H, 2 BR-1, 2 BR-1 H, 2 BR-2, 2 BR-3, 2 BR-4, 2 BR-5, 2 BR-S1, 3 BR, 3 BR H, 3 BR 1, 3 BR 1H, 3 BR-2, 3 BR-2 H, 3 BR-3, 3 BR-3 H, 3 BR-4, 3 BR-5, 3 BR-6, 3 BR-P1, 3 BR-P1 H, 3 BR-P2	1
2 BR-DK1, 2 BR-DK1 H, 2 BR-DK2, 2 BR-DK2 H, 3 BR-DK1, 3 BR-DK1 H, 3 BR-DK2, 3 BR-DK2 H, 3 BR-P3, 3 BR-P3 H, 4 BR-1, 4 BR-1 H, 4 BR-2, 4 BR-2 H, 4 BR-P1, 4 BR-P2, 4 BR-P2 H, 4 BR-P3, 4 BR-P3 H, 5 BR-1, 5 BR-1 H, 5 BR-2, 5 BR-2 H, 5 BR-P2, 5 BR-P2 H PH-1, PH-2, PH-3, PH-4, PH-5	2
TERRACE, CORNER TERRACE, BUNGALOW	3

18. GATE AND ENCLOSURE

Metal railing with metal gates

19. SOIL TREATMENT

Anti-termite soil treatment by specialist to ground level below building approved by relevant authorities

20. SECURITY SYSTEM

- a. Proximity card access to designated Lift lobbies and to side gates
- b. Audio Video Intercom system provided to all units
- c. CCTV for common areas

21. WASTE DISPOSAL SYSTEM

Pneumatic waste conveyance system

Notes to Specifications**A. MARBLE/COMPRESSED MARBLE/LIMESTONE/GRANITE/QUARTZ**

Marble/compressed marble/limestone/granite/quartz 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 pre-selected before installation, this non-conformity in the marble/compressed marble/limestone/granite/quartz 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, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

B. ENGINEERED TIMBER FLOORING

Engineered timber flooring materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber floorings are also subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Engineered timber that is used outdoors may become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

C. AIR-CONDITIONING SYSTEM

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his own contractor to service the air-conditioning system regularly.

D. TELEVISION AND/OR INTERNET ACCESS

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

E. MATERIALS, FITTINGS, EQUIPMENT, FINISHES, INSTALLATIONS AND APPLIANCES

Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the Architect's selection and market availability.

F. LAYOUT/LOCATION OF FAN COIL UNITS, ELECTRICAL POINTS, TELEVISION POINTS, TELECOMMUNICATION POINTS, AUDIO INTERCOM SYSTEM, DOOR SWING POSITIONS AND PLASTER CEILING BOARDS

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

G. WARRANTIES

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

H. WEB PORTAL OF THE HOUSING PROJECT

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.

I. FALSE CEILING

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

J. GLASS

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

Note: Developers who insert this note are required to disclose the contents of this note to Purchasers before the issue of the Option to Purchase.

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. PRE-FABRICATED BATHROOM UNITS

Certain bathroom and WC may be pre-fabricated 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.

Note: Developers who insert this note are required to disclose the contents of this note to Purchasers before the issue of the Option to Purchase.

M. PLANTERS

Planters are designed to take the loading of potted plants only. No soil material or turf/plants will be provided in the planters.

N. WALL

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

O. 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 receive 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.

P. HOME FIRE ALARM DEVICE (HFAD)

Home Fire Alarm Device is provided to each residential unit as per compliance to local authority requirement. To ensure working condition, the HFAD has to be maintained from time to time.

Q. HOMOGENEOUS/PORCELAIN/CERAMIC TILES/ENGINEERED COUNTERTOP

Homogeneous/Porcelain/Ceramic Tiles/Engineered Countertop are materials containing veins with tonality differences. There will be colour and markings caused by the print of the pattern where non-uniformity between pieces cannot be totally avoided.

CORPORATE PROFILE



9 PENANG ROAD (SINGAPORE)



CITY SUITES (SINGAPORE)



THE VALES (SINGAPORE)



THE GAZANIA (SINGAPORE)



THE LILIUM (SINGAPORE)



VIETNAM TOWN (USA)

SingHaiyi Group Ltd. is a fast-growing, diversified real estate company listed on the Mainboard of the Singapore Exchange (SGX), focused on property development, investment and management services. With strategic support from its major shareholders, it is led by a board and management team that has deep insights and strong connections that enable access to unique and rare investment opportunities.

Over the years, SingHaiyi has built a solid track record in property development in Singapore with well-designed and quality residential properties such as The Vales and City Suites, both rated "CONQUAS STAR" by the Building and Construction Authority.

The Vales has won three awards at the recent 2018 PropertyGuru Asia Property Awards (Singapore), including the Best Executive Condo Development Award, Best Executive Condo Interior Design Award and Best Executive Condo Architectural Design Award. This is an endorsement of the design and quality of SingHaiyi's projects.

Apart from an established track record in residential and commercial property development in Singapore and the U.S., it holds a diversified portfolio of income-generative assets in the commercial and retail sectors, with geographical reach into the United States, Australia and a growing presence in Asia.

Backed by the philosophy of "精诚存信, 佳业传承", SingHaiyi is founded on business excellence and integrity, and endeavours to build a trustworthy and reliable brand for enduring growth and a legacy for generations.

AWARDS AND ACCOLADES

PropertyGuru ASIA PROPERTY AWARDS SINGAPORE 2018



THE VALES
by Anchorvale Residences Pte Ltd
BEST EXECUTIVE CONDO
LANDSCAPE
ARCHITECTURAL DESIGN
HIGHLY COMMENDED



THE VALES
by Anchorvale Residences Pte Ltd
BEST EXECUTIVE CONDO
ARCHITECTURAL DESIGN
WINNER



THE VALES
by Anchorvale Residences Pte Ltd
BEST EXECUTIVE CONDO
DEVELOPMENT
WINNER



THE VALES
by Anchorvale Residences Pte Ltd
BEST EXECUTIVE CONDO
INTERIOR DESIGN
WINNER



BCA CONSTRUCTION QUALITY ASSESSMENT SYSTEM CONQUAS



CITY SUITES
CHINA CONSTRUCTION (SOUTH PACIFIC)
DEVELOPMENT CO PTE LTD
Main Contractor

CORPORATE RESIDENCE PTE LTD
Developer
Date of Issue: 22/06/2018



THE VALES
CHINA CONSTRUCTION (SOUTH PACIFIC)
DEVELOPMENT CO PTE LTD
Main Contractor

ANCHORVALE RESIDENCES PTE LTD
Developer
Date of Issue: 06/04/2018



BCA GREEN MARK AWARDS



9 PENANG ROAD
Platinum Award
2017



THE VALES
Gold Plus Award
2015

Developer: SingHaiyi Gold Pte Ltd • Company Registration No.: 201732272R • Developer's License No.: C1330 • Tenure of Land: Leasehold tenure of 99 years commencing from 8 August 2019 • Expected Date of Vacant Possession: 1 September 2023 • Expected Date of Legal Completion: 1 September 2026 • Lot & Mukim No.: MK05 LOT 04512W • Encumbrances: United Overseas Bank Limited

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BUILDING FOR GENERATIONS
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