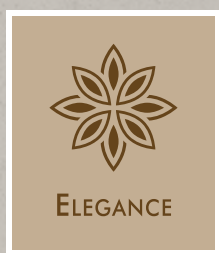




PARC  
**CLEMATIS**  
錦泰門第

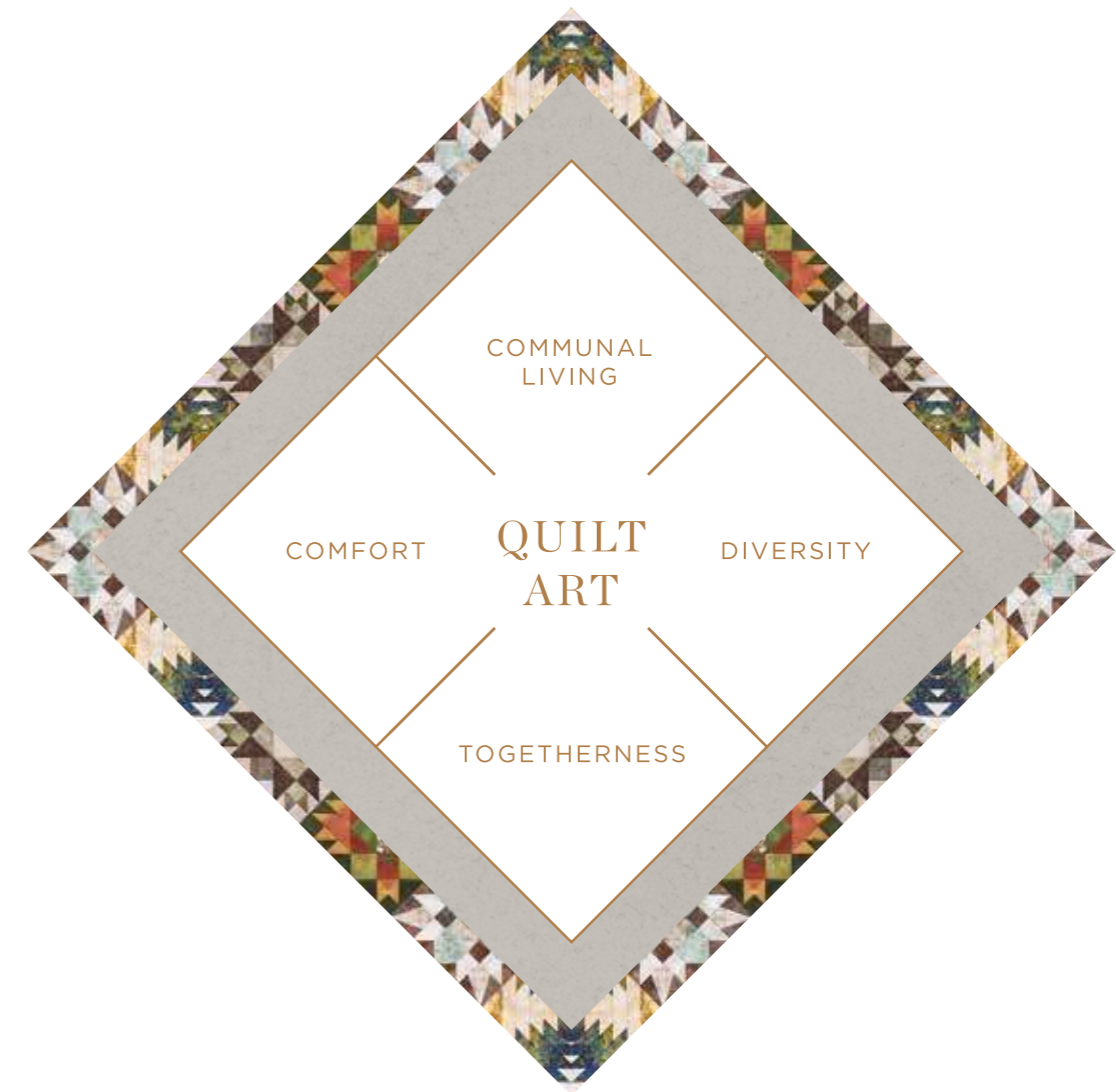


BUILDING FOR GENERATIONS



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

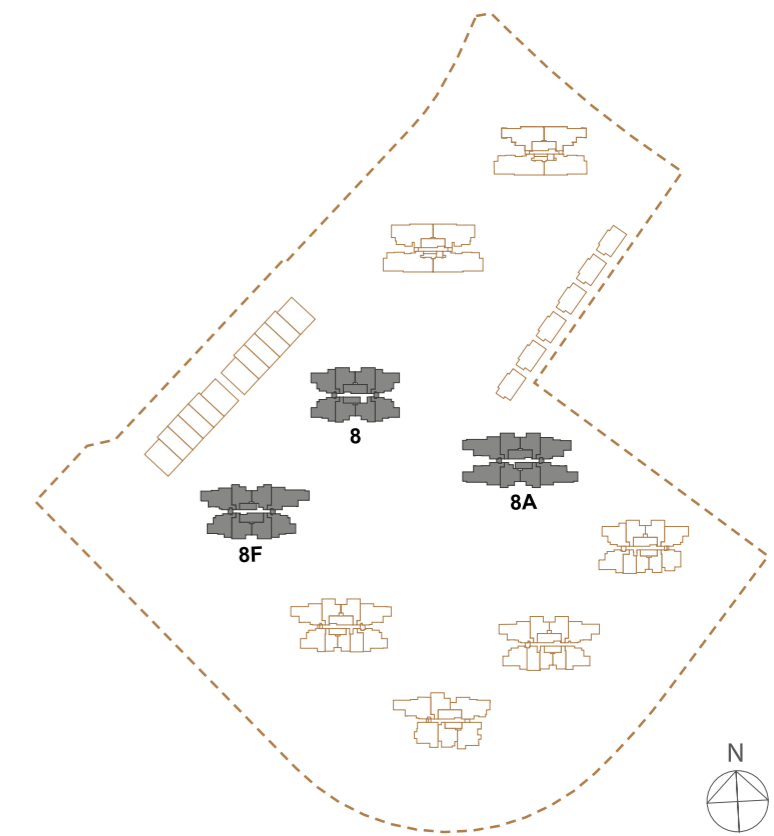
LEAVE THE FRENETIC PACE OF MODERN LIFE BEHIND AND EMBRACE THE RESORT LIVING AMBIENCE OF **PARC CLEMATIS (錦泰門第)**. FROM THE GRAND ENTRANCE TO THE LOBBY, THE PLEASURE OF HOMECOMING IS JUST THE BEGINNING OF SOMETHING GREAT AND BEAUTIFUL.

A STYLISH FIRST  
IMPRESSION IS A GIVEN





## MODERN DISCOVERY OF WHOLESOME SERENITY



TOWER BLOCKS WITH A TOUCH OF ASIAN  
CULTURE TO THE ARCHITECTURAL DESIGN

“FAMILY RESORT LIVING” WITH  
LEISURE KID’S POOL, DINING PAVILION  
AND OTHER RECREATIONAL FACILITIES SUITABLE  
FOR BOTH THE YOUNG AND YOUNG AT HEART

EARTH-TONED COLOUR PALETTE AND PATTERN FOR  
A SUBTLE YET ELEGANT FACADE

BLOCK 8, 8A, 8F

ENJOY COMMUNAL LIVING WITH  
 approx. **400,000** sq. ft.  
 OF FACILITIES



OVERALL FACILITIES PLAN

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

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)



Artist's Impression of Beach-Inspired Pool



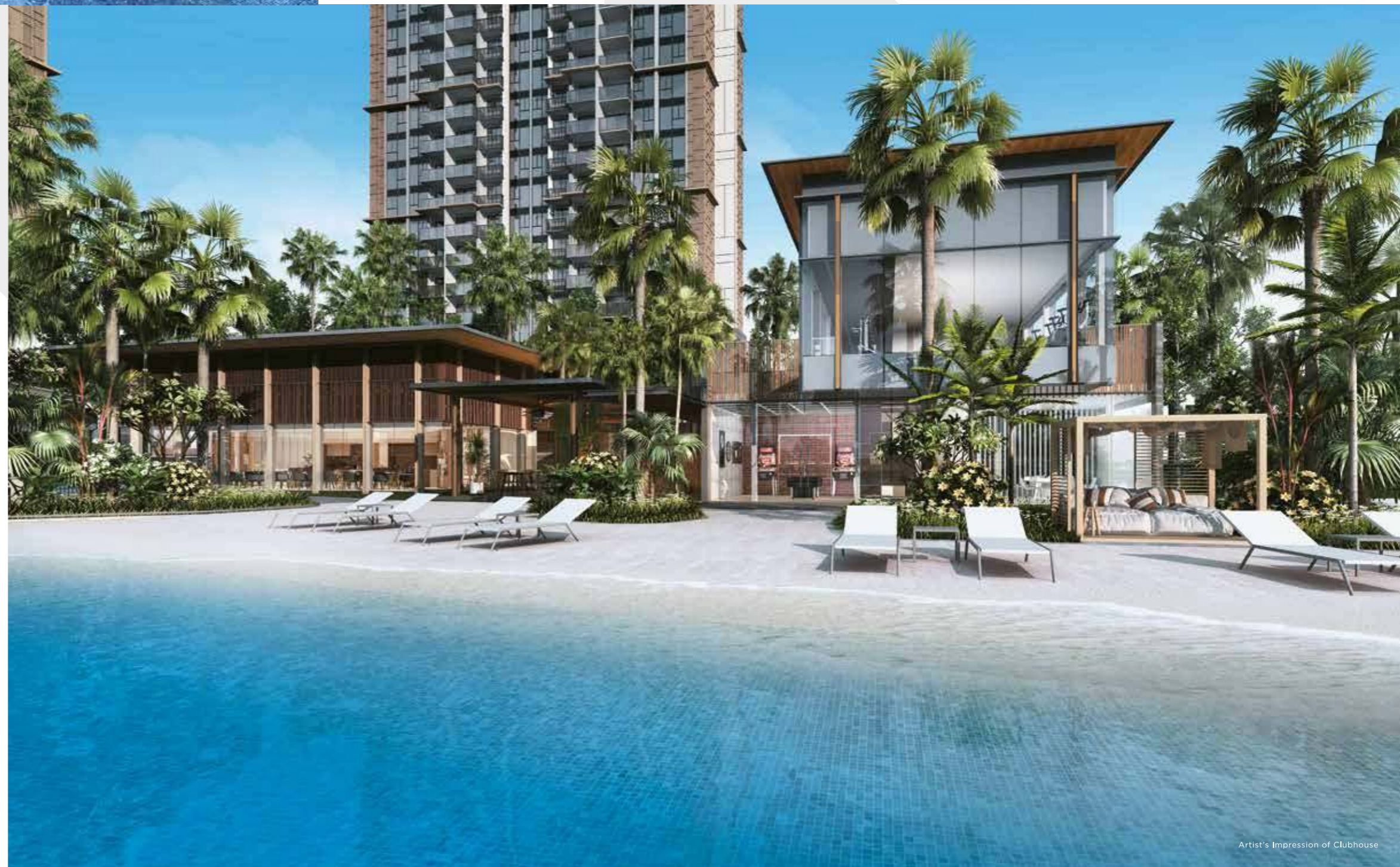
## WORK OUT AND BREAK A SWEAT

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

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 DINE  
TIME FOR DELIGHT



Artist's Impression of Dining Pavilion (Mediterranean)



Artist's Impression of Kids' Playhouse

WHEN IT COMES TO DINING WITH A DIFFERENCE, DISCOVER THE THEMATIC DINING PAVILIONS SERVING YOU THE MEDITERRANEAN AND CARIBBEAN AMBIENCE RESPECTIVELY WHILE YOU INDULGE IN AN EPICUREAN EXPERIENCE. LITTLE ONES CAN HAVE A GREAT TIME AT THE KIDS' PLAYHOUSE WHILE THE ADULTS COOK UP A STORM AT THE PORTABLE BBQ PAVILION AREA.



Artist's Impression of Dining Pavilion (Caribbean)

# 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

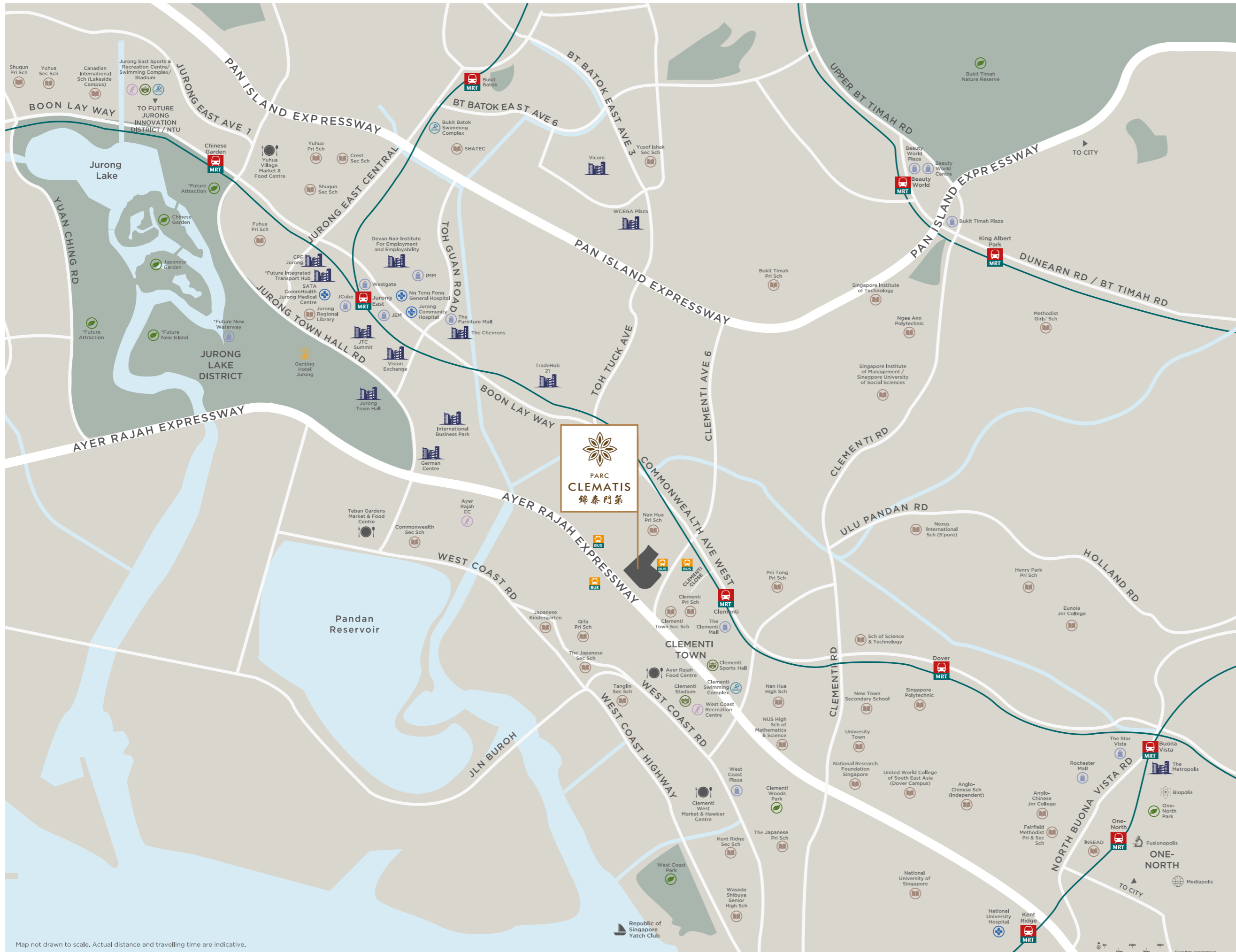
TAPPING INTO THE FUTURE OF THE 2<sup>ND</sup> CBD

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

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

## EDUCATION INSTITUTIONS

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

## LIFESTYLE

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

## BUSINESS / INNOVATION:

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



NATIONAL UNIVERSITY OF SINGAPORE (NUS)



SCHOOL OF SCIENCE AND TECHNOLOGY, SINGAPORE (SST)



ANGLO-CHINESE JUNIOR COLLEGE (ACJC)



THE CLEMENTI MALL



ION ORCHARD

## ENLIGHTENING BRIGHT MINDS

FROM PRIMARY SCHOOLS TO TERTIARY EDUCATION, WELL-ESTABLISHED EDUCATION INSTITUTIONS ARE FIRMLY IN PLACE SURROUNDING **PARC CLEMATIS (錦泰門第)**. PRIMARY SCHOOLS SUCH AS NAN HUA PRIMARY SCHOOL AND FAIRFIELD METHODIST PRIMARY SCHOOL ARE AMONG THE TOP POPULAR SCHOOLS.

THERE ARE TOP-NOTCH SECONDARY SCHOOLS SUCH AS NUS HIGH SCHOOL, NAN HUA HIGH SCHOOL, AND FAIRFIELD METHODIST SECONDARY SCHOOL; WHILE TERTIARY LEVEL INCLUDES SINGAPORE POLYTECHNIC, Ngee ANN POLYTECHNIC, ANGLO-CHINESE JUNIOR COLLEGE AND SINGAPORE INSTITUTE OF MANAGEMENT (SIM).

FOR EXPATRIATES, THERE ARE UNITED WORLD COLLEGE SOUTH EAST ASIA (UWCSEA), AND INTERNATIONAL JAPANESE SCHOOL THAT CATERS TO ELEMENTARY, JUNIOR AND HIGH SCHOOL STUDENTS RESPECTIVELY.

## EXCITING RETAIL THERAPY

LIVING AT **PARC CLEMATIS (錦泰門第)** IS A BREEZY AFFAIR WHERE RETAIL VARIETY IS EASILY WITHIN REACH. THE CLEMENTI MALL IS WITHIN WALKING DISTANCE WITH CLOSE PROXIMITY TO JURONG SHOPPING MALLS SUCH AS JEM, WESTGATE AND JCUBE. PLUS, IT ONLY TAKES A 10 MINUTE DRIVE TO REACH THE WORLD-FAMOUS SHOPPING DESTINATION OF ORCHARD ROAD.

JURONG EAST MALL (JEM)



UNITED WORLD COLLEGE OF SOUTH EAST ASIA (UWCSEA)



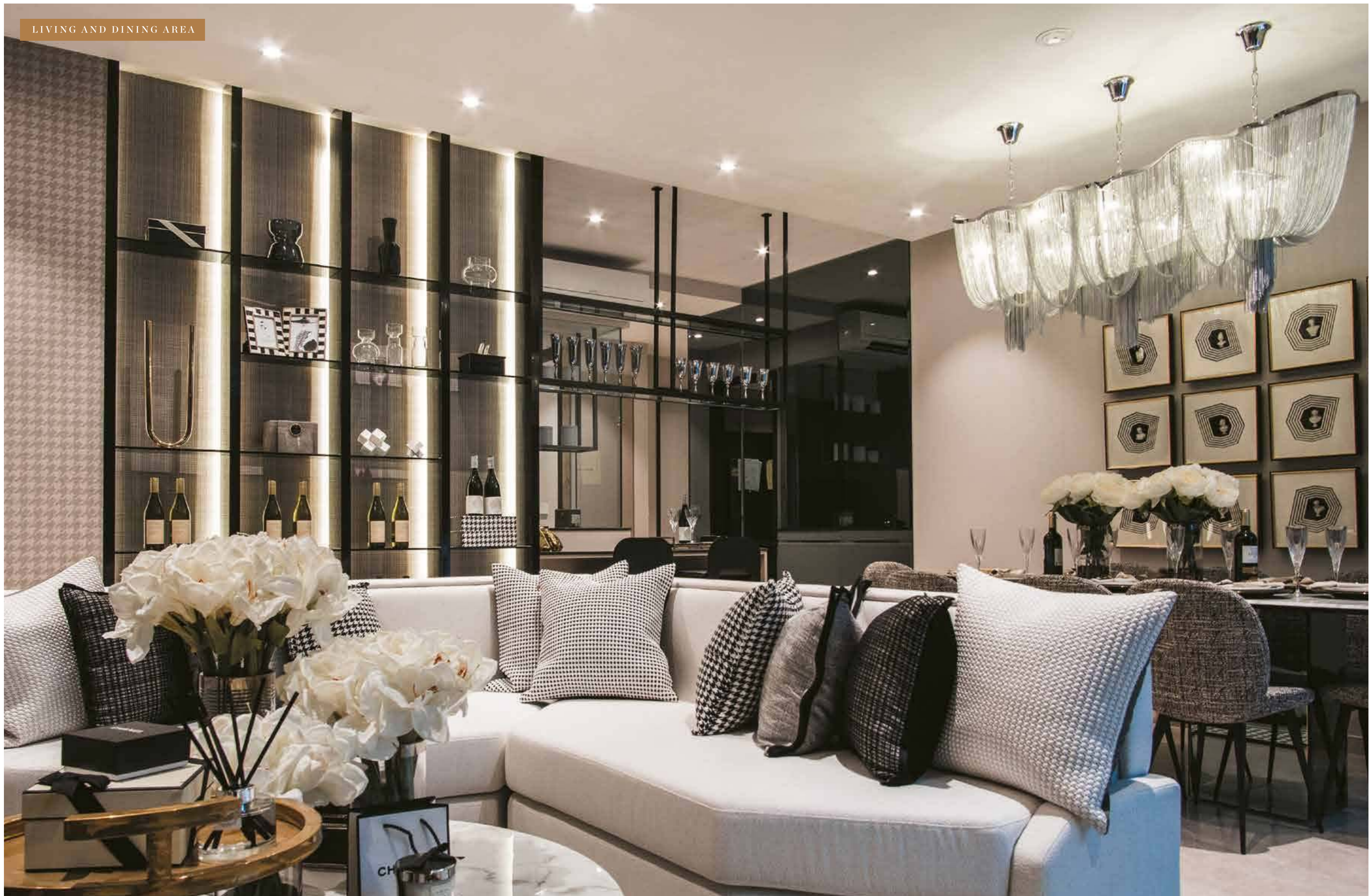
NAN HUA PRIMARY SCHOOL



JAPANESE KINDERGARTEN



LIVING AND DINING AREA



All photographs are impressions only

MASTER BEDROOM

THOUGHTFUL  
CONSIDERATION  
IN EVERY DESIGN  
DECISION



WARDROBE



## UNIT DISTRIBUTION CHART

- 2 - BEDROOM
- 2 - BEDROOM STUDIO
- 3 - BEDROOM
- 3 - BEDROOM PREMIUM
- 4 - BEDROOM PREMIUM
- 5 - BEDROOM
- PENTHOUSE

### BLOCK 8

CHOICE UNITS

UNIT STOREY	09	10	11	12	13	14	15	16
24	5BR 2 - H (#24 - 09)		5BR 2 - H (#24 - 11)		5BR 1 - H (#24 - 13)		5BR 1 - H (#24 - 15)	
23	5BR 2 (#23 - 09)		5BR 2 (#23 - 11)		5BR 1 (#23 - 13)		5BR 1 (#23 - 15)	
22	5BR 2 (#22 - 09)		5BR 2 (#22 - 11)		5BR 1 (#22 - 13)		5BR 1 (#22 - 15)	
21	5BR 2 (#21 - 09)		5BR 2 (#21 - 11)		5BR 1 (#21 - 13)		5BR 1 (#21 - 15)	
20	5BR 2 (#20 - 09)		5BR 2 (#20 - 11)		5BR 1 (#20 - 13)		5BR 1 (#20 - 15)	
19	5BR 2 (#19 - 09)		5BR 2 (#19 - 11)		5BR 1 (#19 - 13)		5BR 1 (#19 - 15)	
18	5BR 2 (#18 - 09)		5BR 2 (#18 - 11)		5BR 1 (#18 - 13)		5BR 1 (#18 - 15)	
17	3BR - 6	2BR - 4	2BR - 4	3BR - 6	3BR - 5	2BR - 5	2BR - 5	3BR - 5
16	3BR - 6	2BR - 4	2BR - 4	3BR - 6	3BR - 5	2BR - 5	2BR - 5	3BR - 5
15	3BR - 6	2BR - 4	2BR - 4	3BR - 6	3BR - 5	2BR - 5	2BR - 5	3BR - 5
14	3BR - 6	2BR - 4	2BR - 4	3BR - 6	3BR - 5	2BR - 5	2BR - 5	3BR - 5
13	3BR - 6	2BR - 4	2BR - 4	3BR - 6	3BR - 5	2BR - 5	2BR - 5	3BR - 5
12	3BR - 6	2BR - 4	2BR - 4	3BR - 6	3BR - 5	2BR - 5	2BR - 5	3BR - 5
11	3BR - 6	2BR - 4	2BR - 4	3BR - 6	3BR - 5	2BR - 5	2BR - 5	3BR - 5
10	3BR - 6	2BR - 4	2BR - 4	3BR - 6	3BR - 5	2BR - 5	2BR - 5	3BR - 5
9	3BR - 6	2BR - 4	2BR - 4	3BR - 6	3BR - 5	2BR - 5	2BR - 5	3BR - 5
8	3BR - 6	2BR - 4	2BR - 4	3BR - 6	3BR - 5	2BR - 5	2BR - 5	3BR - 5
7	3BR - 6	2BR - 4	2BR - 4	3BR - 6	3BR - 5	2BR - 5	2BR - 5	3BR - 5
6	3BR - 6	2BR - 4	2BR - 4	3BR - 6	3BR - 5	2BR - 5	2BR - 5	3BR - 5
5	3BR - 6	2BR - 4	2BR - 4	3BR - 6	3BR - 5	2BR - 5	2BR - 5	3BR - 5
4	3BR - 6	2BR - 4	2BR - 4	3BR - 6	3BR - 5	2BR - 5	2BR - 5	3BR - 5
3	3BR - 6	2BR - 4	2BR - 4	3BR - 6	3BR - 5	2BR - 5	2BR - 5	3BR - 5
2	3BR - 6	2BR - 4	2BR - 4	3BR - 6	3BR - 5	2BR - 5	2BR - 5	3BR - 5
1								
B1								



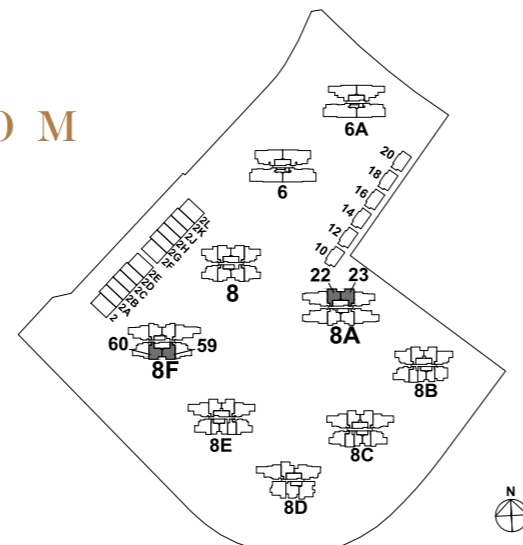


## 2 - BED ROOM

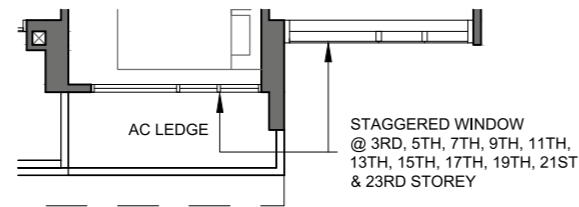
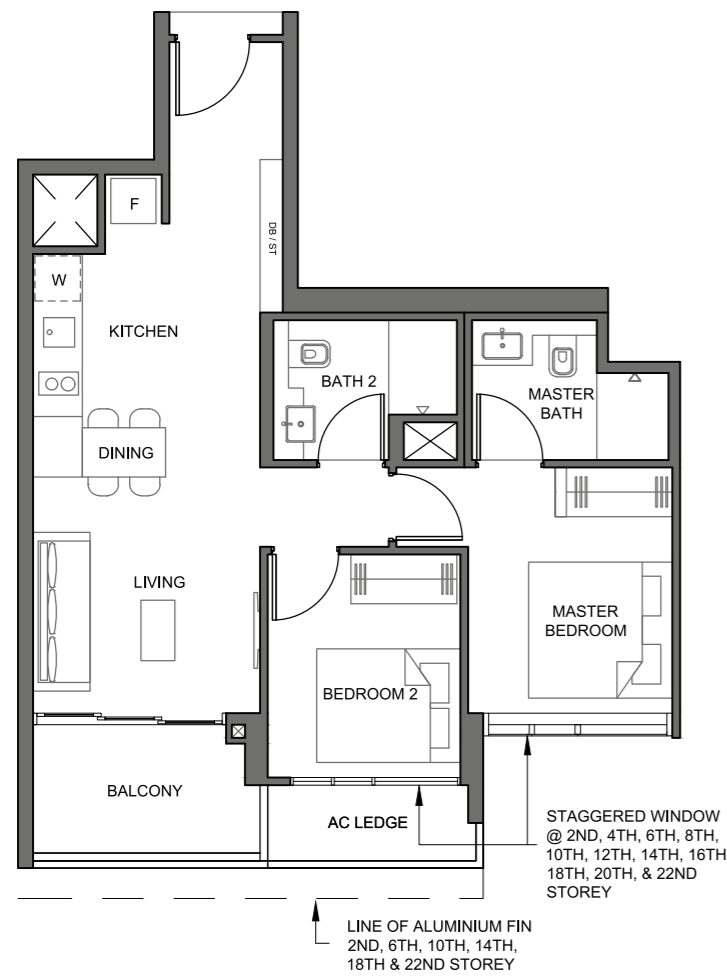
### TYPE 2BR - 2

Area 67 sq m / (approx. 721 sq ft)  
(Inclusive of 6 sq m balcony  
& 3 sq m AC ledge)

Block 8A #02-22 TO #23-22 (mirrored)  
#02-23 TO #23-23  
Block 8F #02-59 TO #23-59 (mirrored)  
#02-60 TO #23-60



Key plan is not drawn to scale



**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

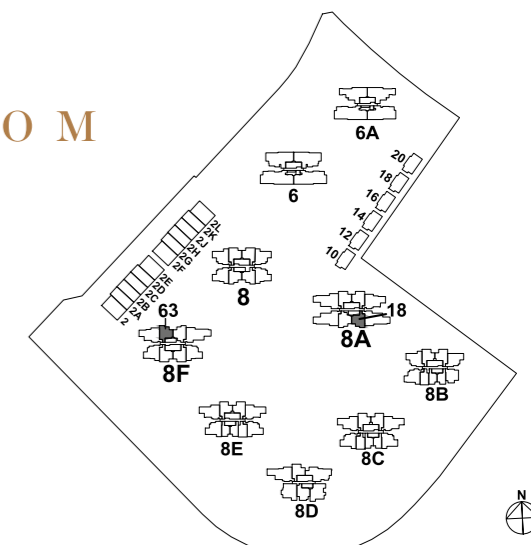
All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure 1 of this brochure.

## 2 - BED ROOM

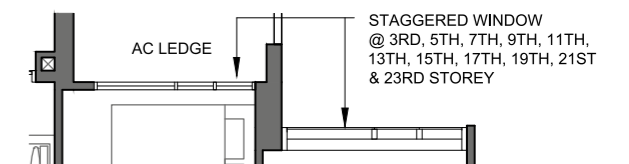
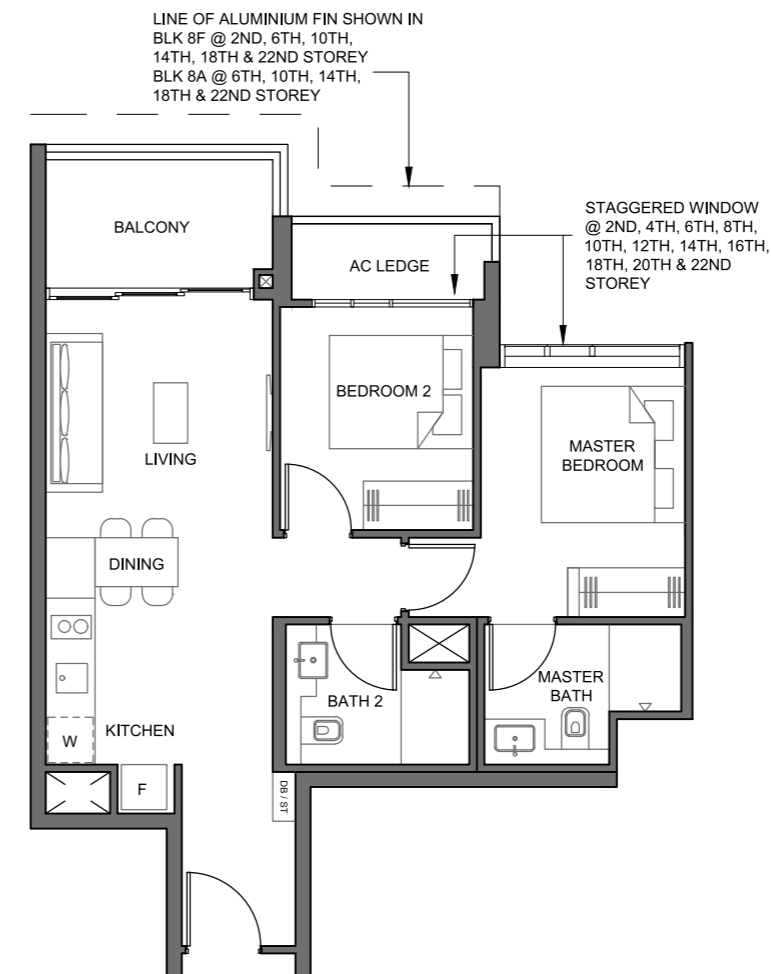
### TYPE 2BR - 3

Area 66 sq m / (approx. 710 sq ft)  
(Inclusive of 6 sq m balcony  
& 3 sq m AC ledge)

Block 8A #02-18 TO #23-18  
Block 8F #02-63 TO #23-63



Key plan is not drawn to scale



**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

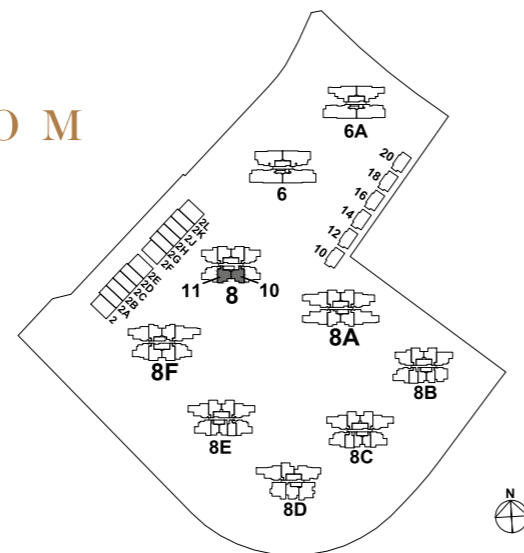
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## 2 - BED ROOM

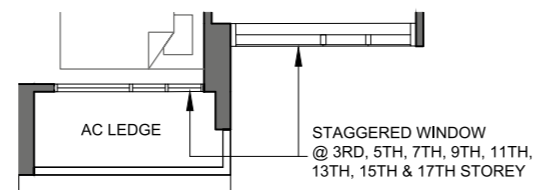
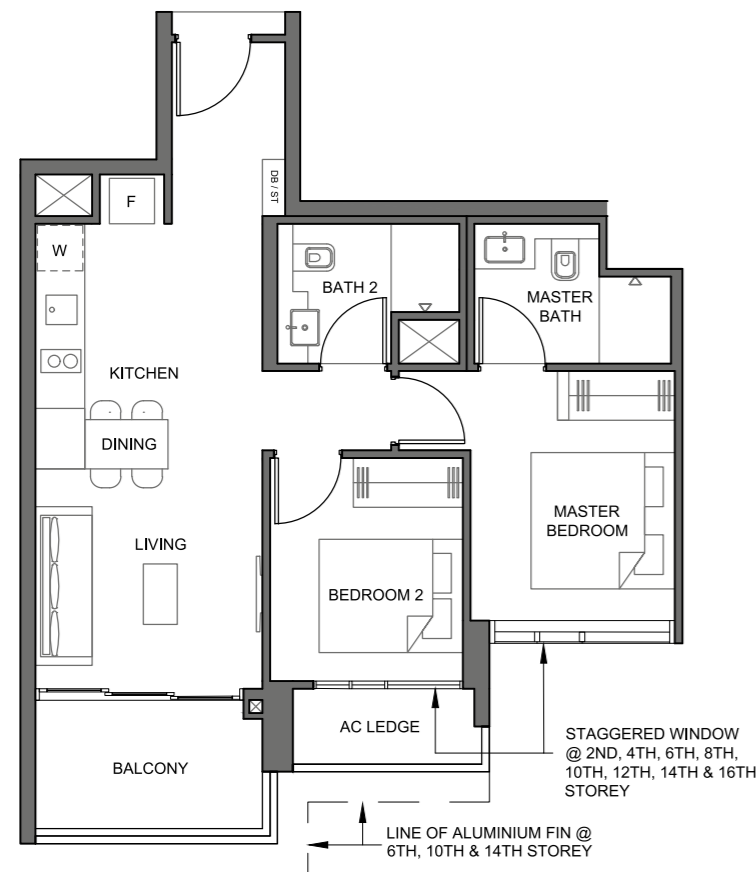
### TYPE 2BR - 4

Area 66 sq m / (approx. 710 sq ft)  
(Inclusive of 6 sq m balcony  
& 3 sq m AC ledge)

Block 8 #02-10 TO #17-10 (mirrored)  
#02-11 TO #17-11



Key plan is not drawn to scale



**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

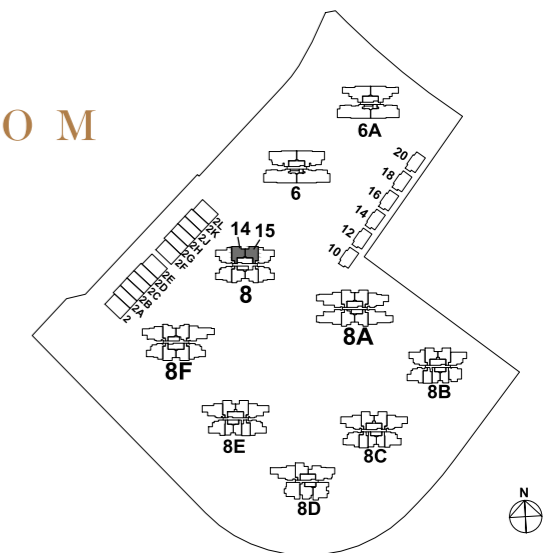
All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure 1 of this brochure.

## 2 - BED ROOM

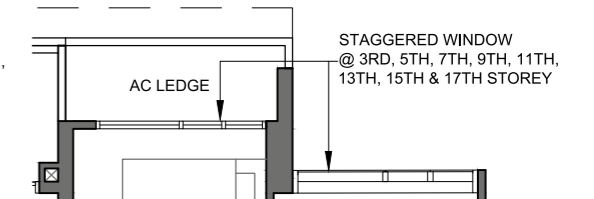
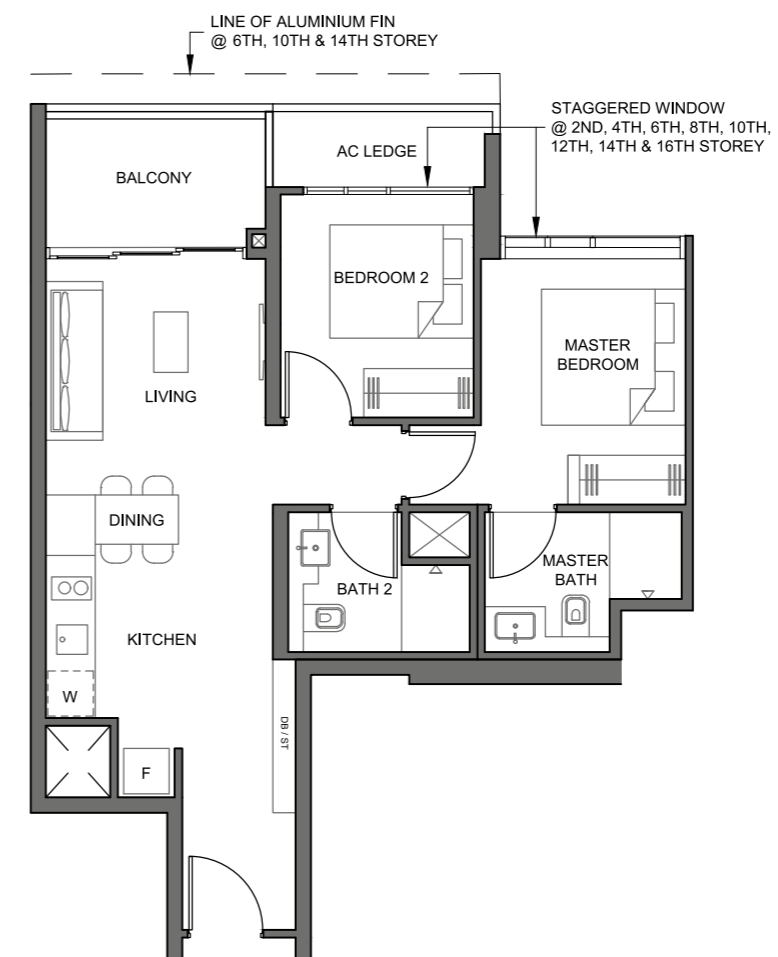
### TYPE 2BR - 5

Area 67 sq m / (approx. 721 sq ft)  
(Inclusive of 6 sq m balcony  
& 3 sq m AC ledge)

Block 8 #02-14 TO #17-14  
#02-15 TO #17-15 (mirrored)



Key plan is not drawn to scale



**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

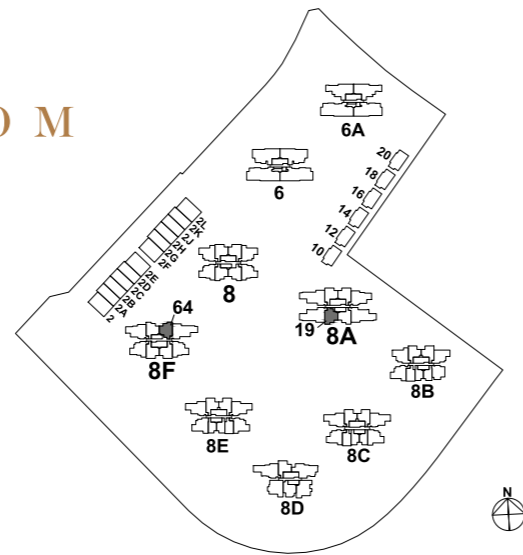
All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure 1 of this brochure.

## 2 - BED ROOM

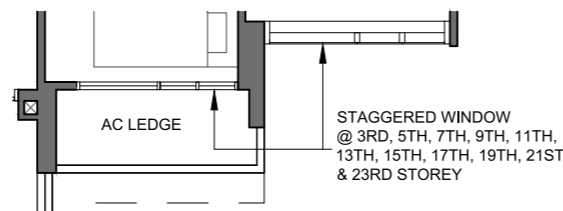
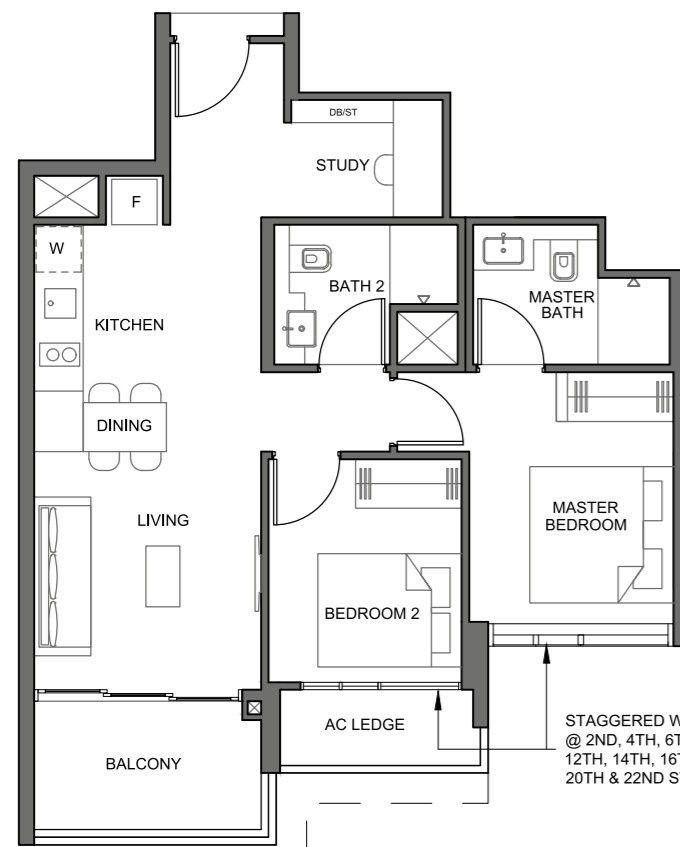
### TYPE 2BR - S1

Area 69 sq m / (approx. 743 sq ft)  
(Inclusive of 6 sq m balcony  
& 3 sq m AC ledge)

Block 8A #02-19 TO #23-19  
Block 8F #02-64 TO #23-64



Key plan is not drawn to scale



LINE OF ALUMINIUM FIN SHOWN IN BLK 8A & 8F @ 6TH, 10TH, 14TH, 18TH & 22ND STOREY



**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

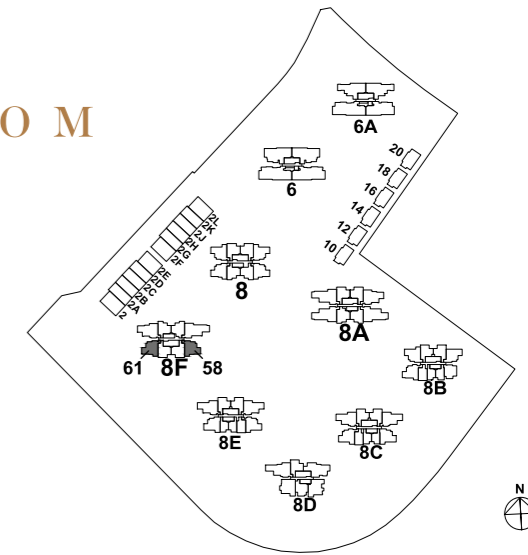
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## 3 - BED ROOM

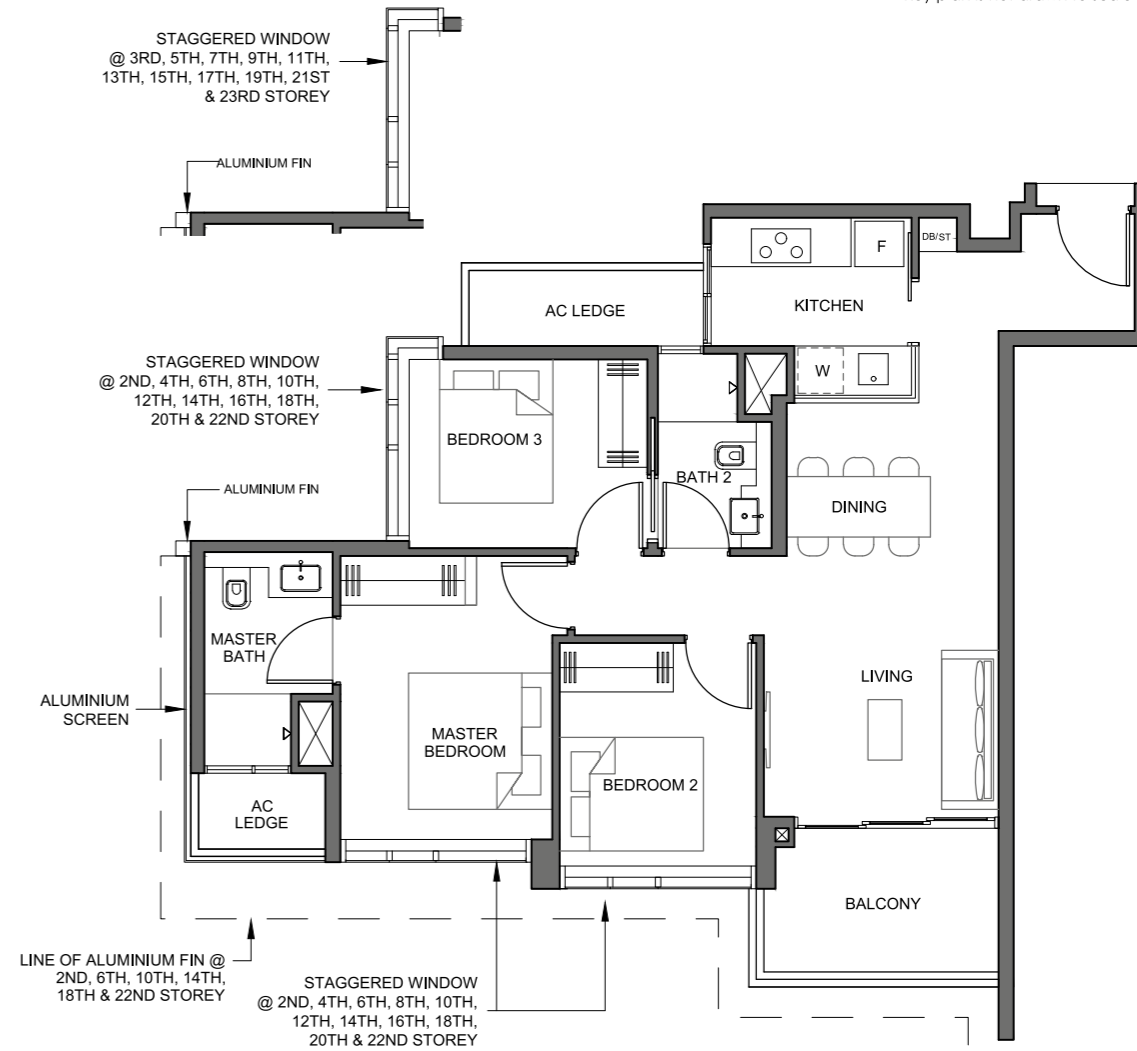
### TYPE 3BR - 4

Area 85 sq m / (approx. 915 sq ft)  
(Inclusive of 7 sq m balcony  
& 5 sq m AC ledge)

Block 8F #02-58 TO #23-58 (mirrored)  
#02-61 TO #23-61

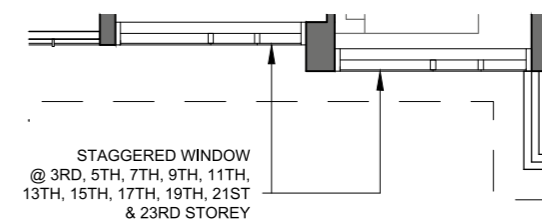


Key plan is not drawn to scale



LINE OF ALUMINIUM FIN @ 2ND, 6TH, 10TH, 14TH, 18TH & 22ND STOREY

STAGGERED WINDOW @ 2ND, 4TH, 6TH, 8TH, 10TH, 12TH, 14TH, 16TH, 18TH, 20TH & 22ND STOREY



**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

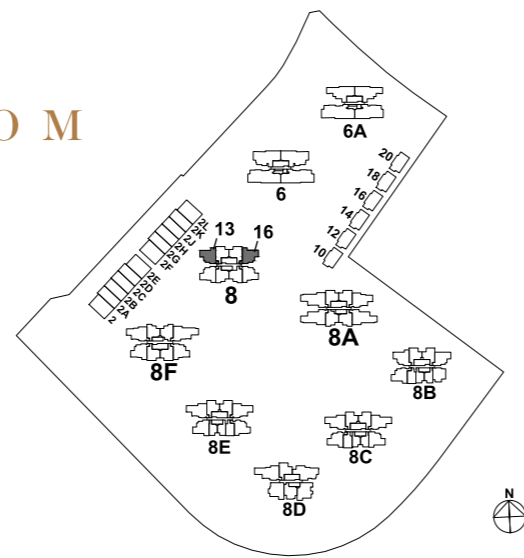
All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure 1 of this brochure.

# 3 - BED ROOM

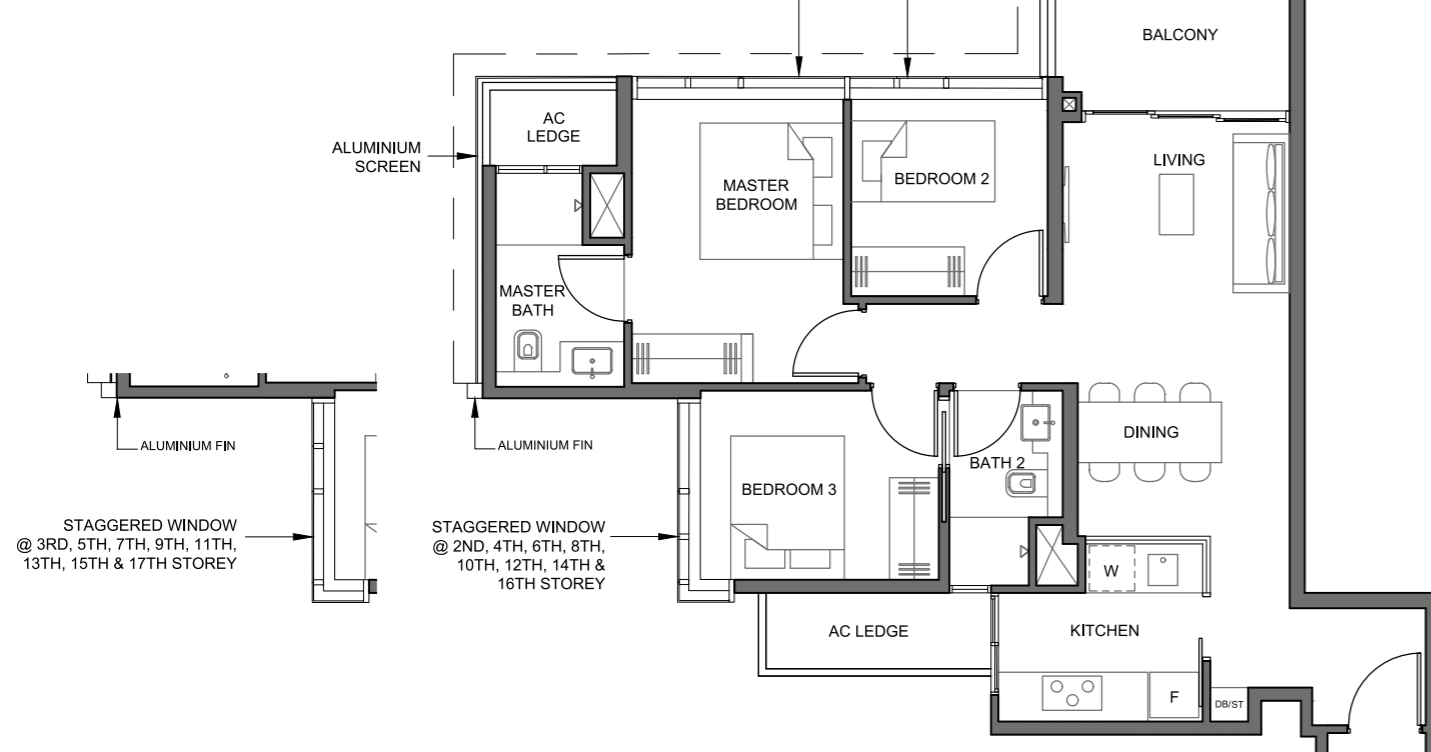
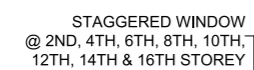
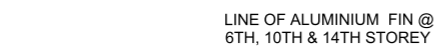
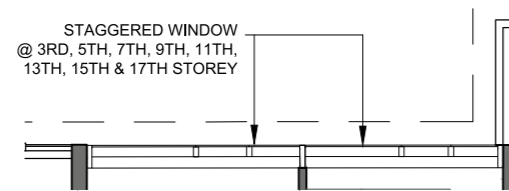
## TYPE 3BR - 5

Area 84 sq m / (approx. 904 sq ft)  
(Inclusive of 7 sq m balcony & 5 sq m AC ledge)

Block 8 #02-13 TO #17-13  
#02-16 TO #17-16 (mirrored)



Key plan is not drawn to scale



**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

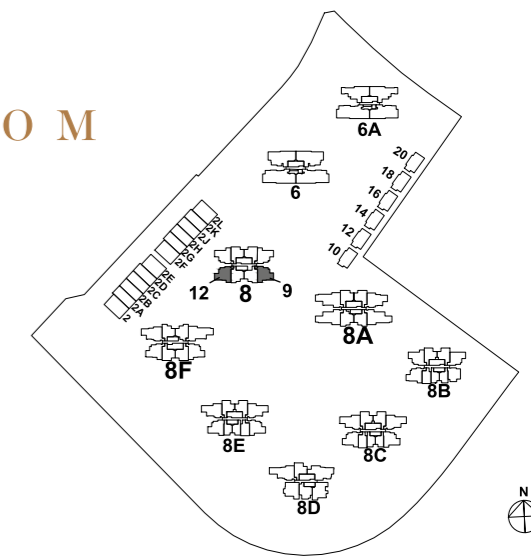
All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure 1 of this brochure.

# 3 - BED ROOM

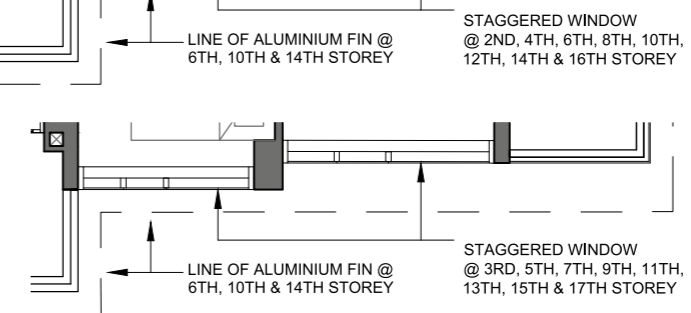
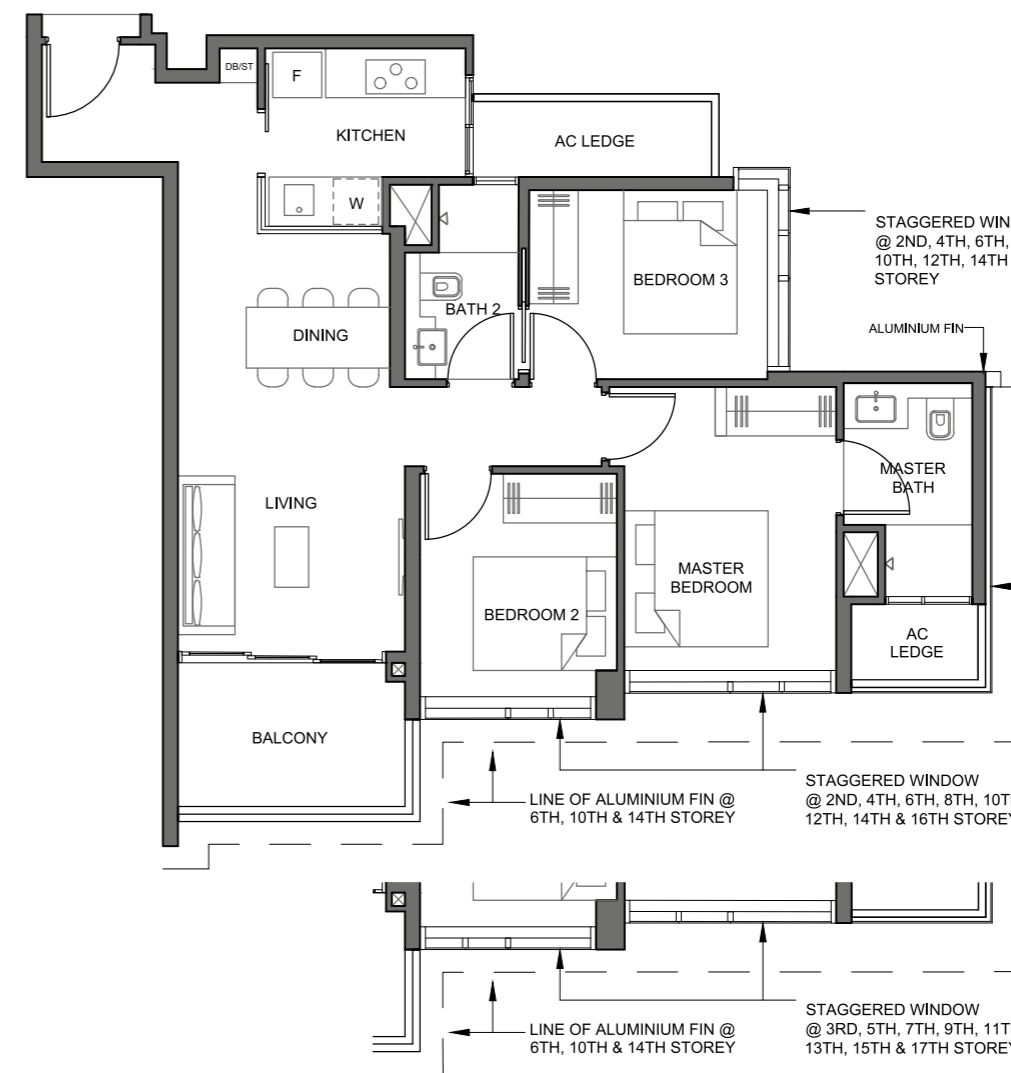
## TYPE 3BR - 6

Area 85 sq m / (approx. 915 sq ft)  
(Inclusive of 7 sq m balcony & 5 sq m AC ledge)

Block 8 #02-09 TO #17-09  
#02-12 TO #17-12 (mirrored)



Key plan is not drawn to scale



**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.

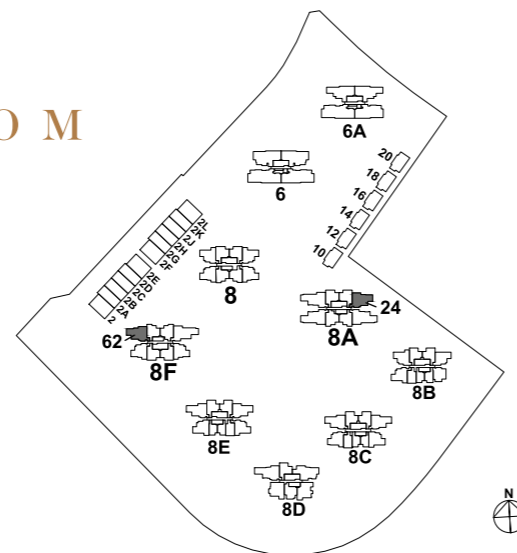
## 3 - BED ROOM

### TYPE 3BR - P2

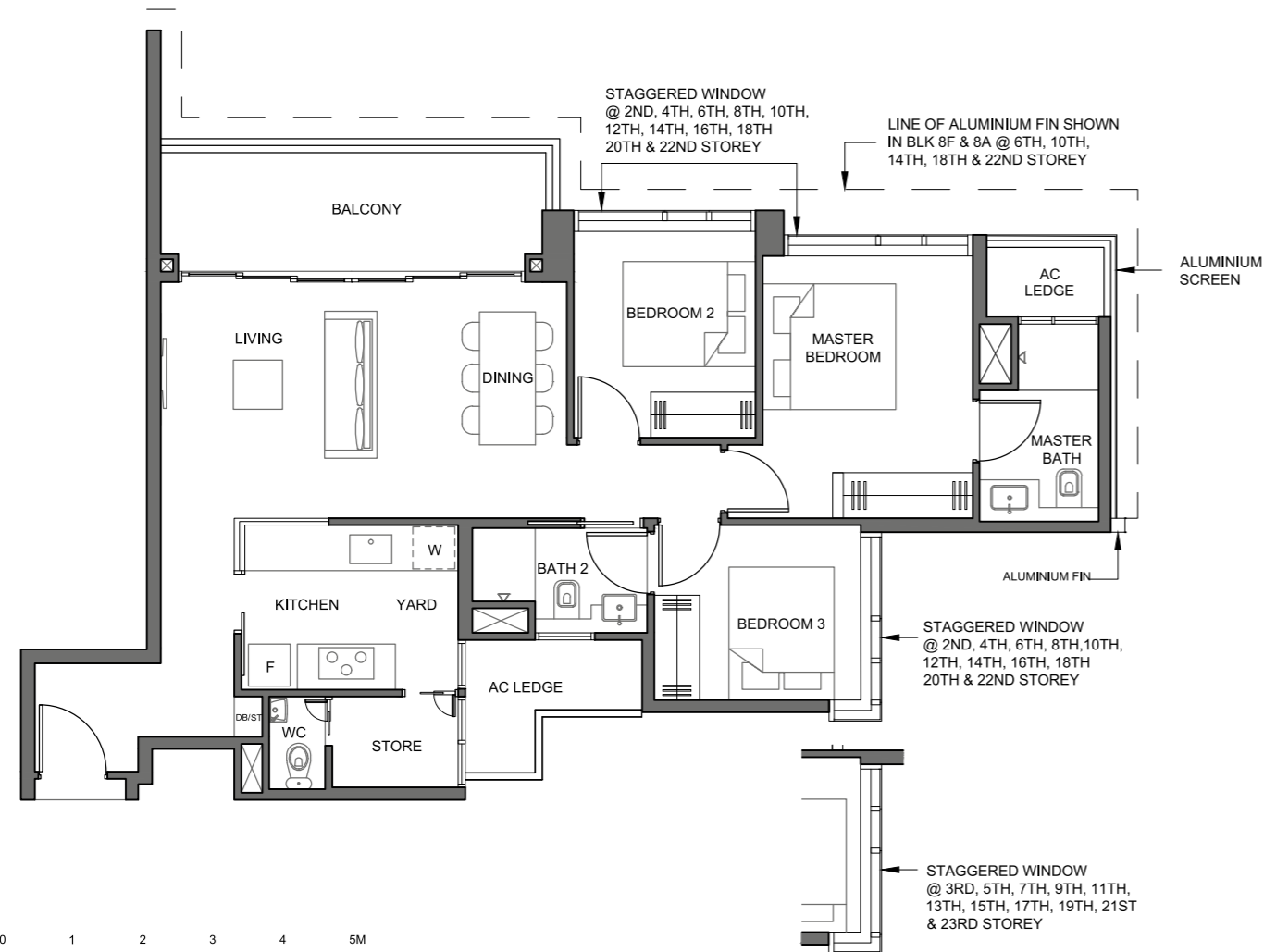
Area 100 sq m / (approx. 1076 sq ft)  
(Inclusive of 11 sq m balcony  
& 6 sq m AC ledge)

Block 8A #02-24 TO #23-24

Block 8F #02-62 TO #23-62 (mirrored)



Key plan is not drawn to scale



**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 - P1

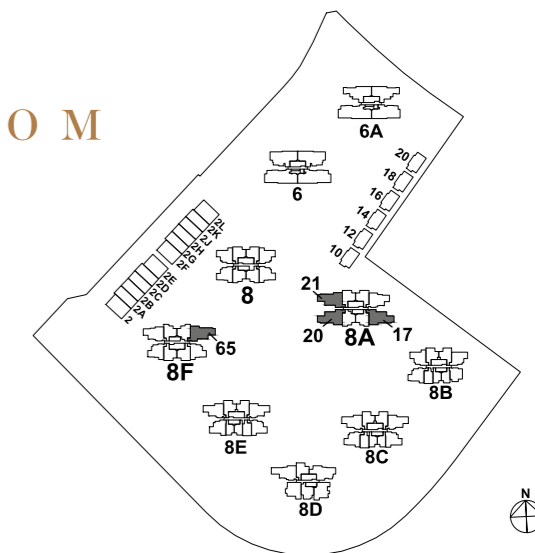
Area 120 sq m / (approx. 1292 sq ft)  
(Inclusive of 11 sq m balcony  
& 6 sq m AC ledge)

Block 8A #02-17 TO #23-17

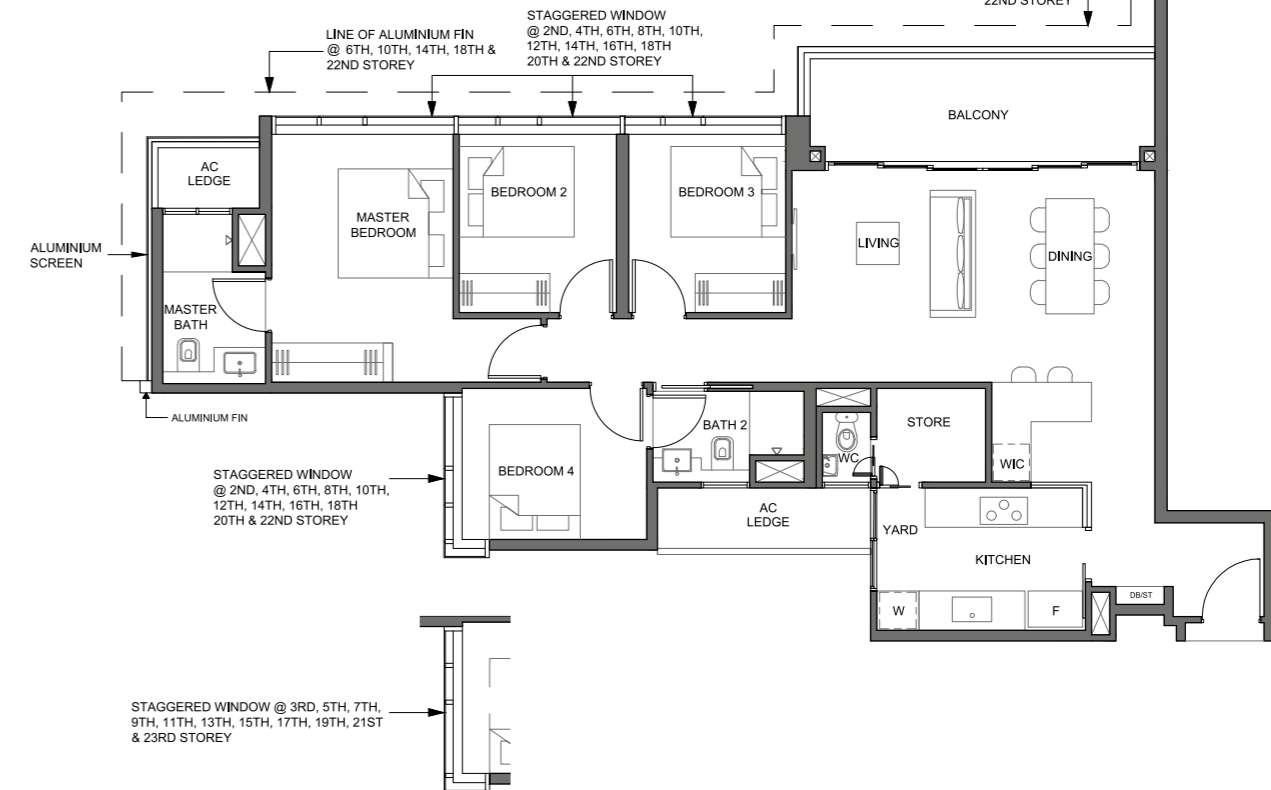
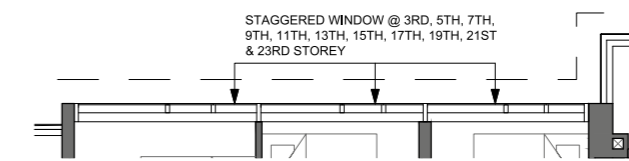
#02-20 TO #23-20 (mirrored)

#02-21 TO #23-21

Block 8F #02-65 TO #23-65 (mirrored)



Key plan is not drawn to scale



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

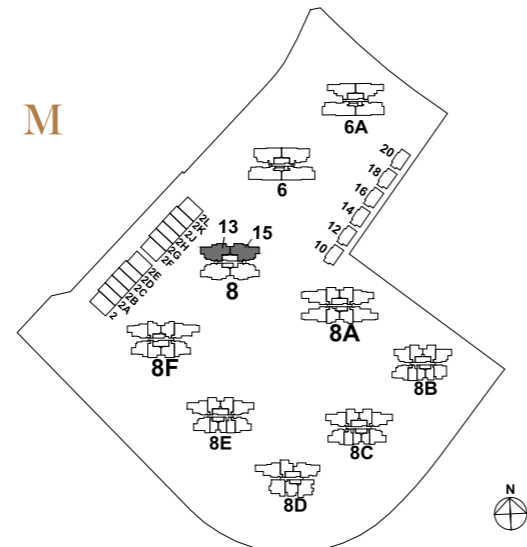
All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey.  
The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure 1 of this brochure.

# 5 - BED ROOM

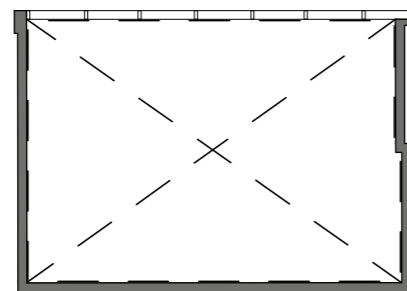
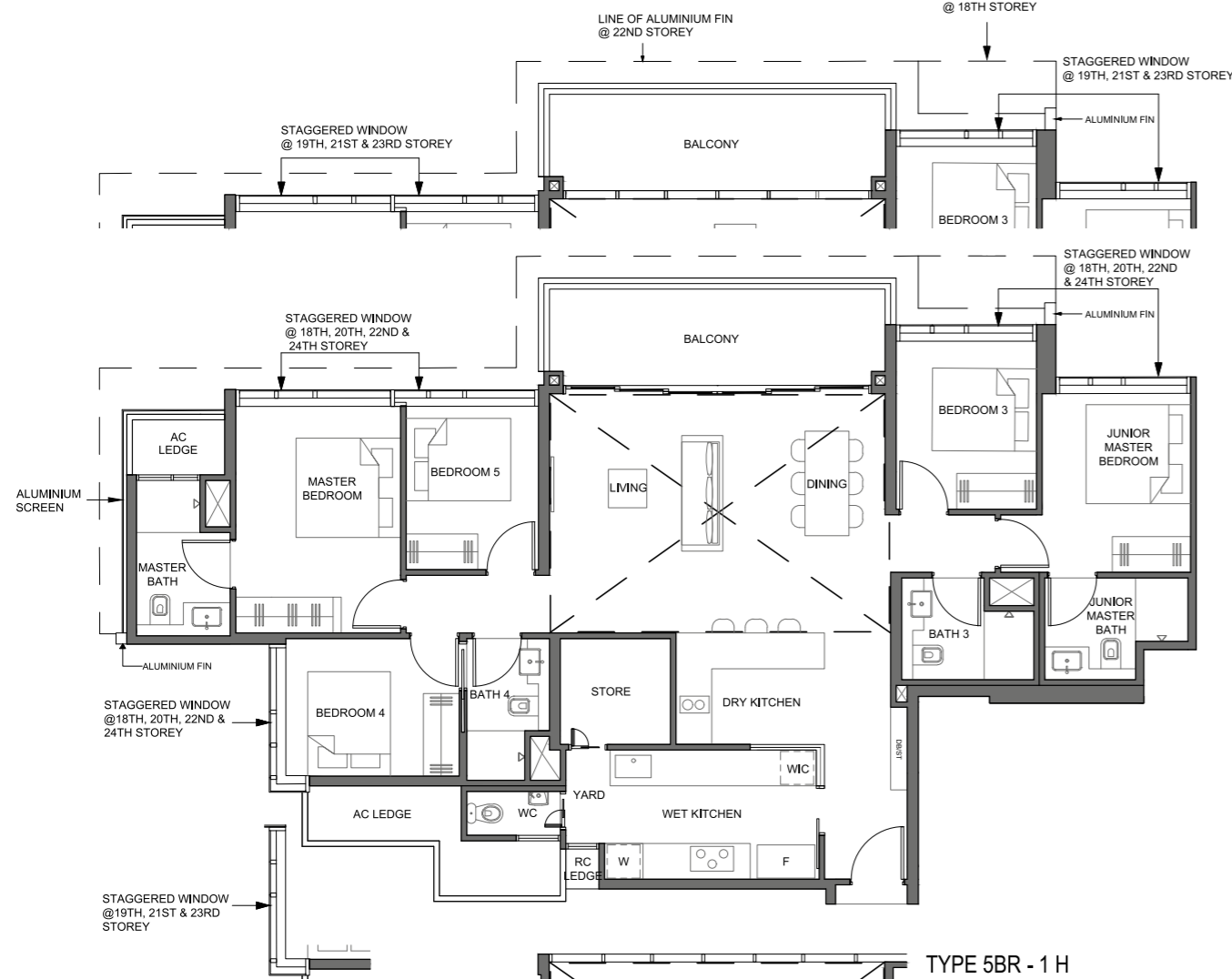
## TYPE 5BR - 1

Area 155 sq m / (approx. 1668 sq ft)  
(Inclusive of 13 sq m balcony  
& 7 sq m AC ledge)

Block 8 #18-13 TO #23-13  
#18-15 TO #23-15 (mirrored)



Key plan is not drawn to scale  
LINE OF ALUMINIUM FIN @ 18TH STOREY



## TYPE 5BR - 1 H

Area 183 sq m / (approx. 1970 sq ft)  
(Inclusive of 13 sq m balcony,  
7 sq m AC ledge & 28 sq m  
high void)

Block 8 #24-13 &  
#24-15 (mirrored)

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

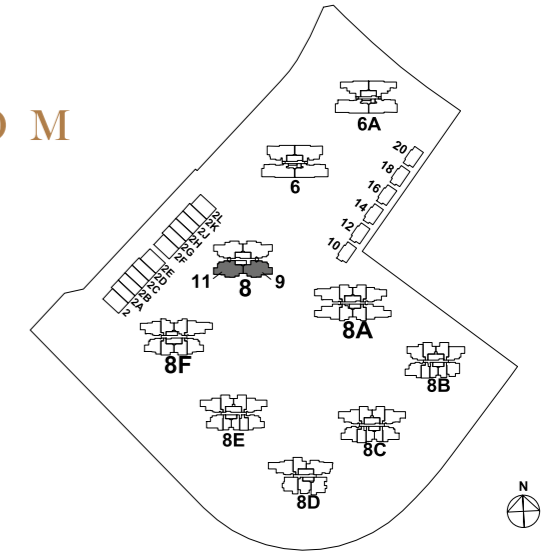
All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey.  
The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure 1 of this brochure.

# 5 - BED ROOM

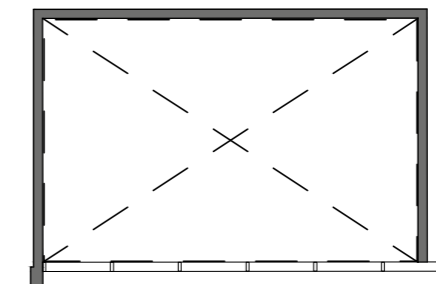
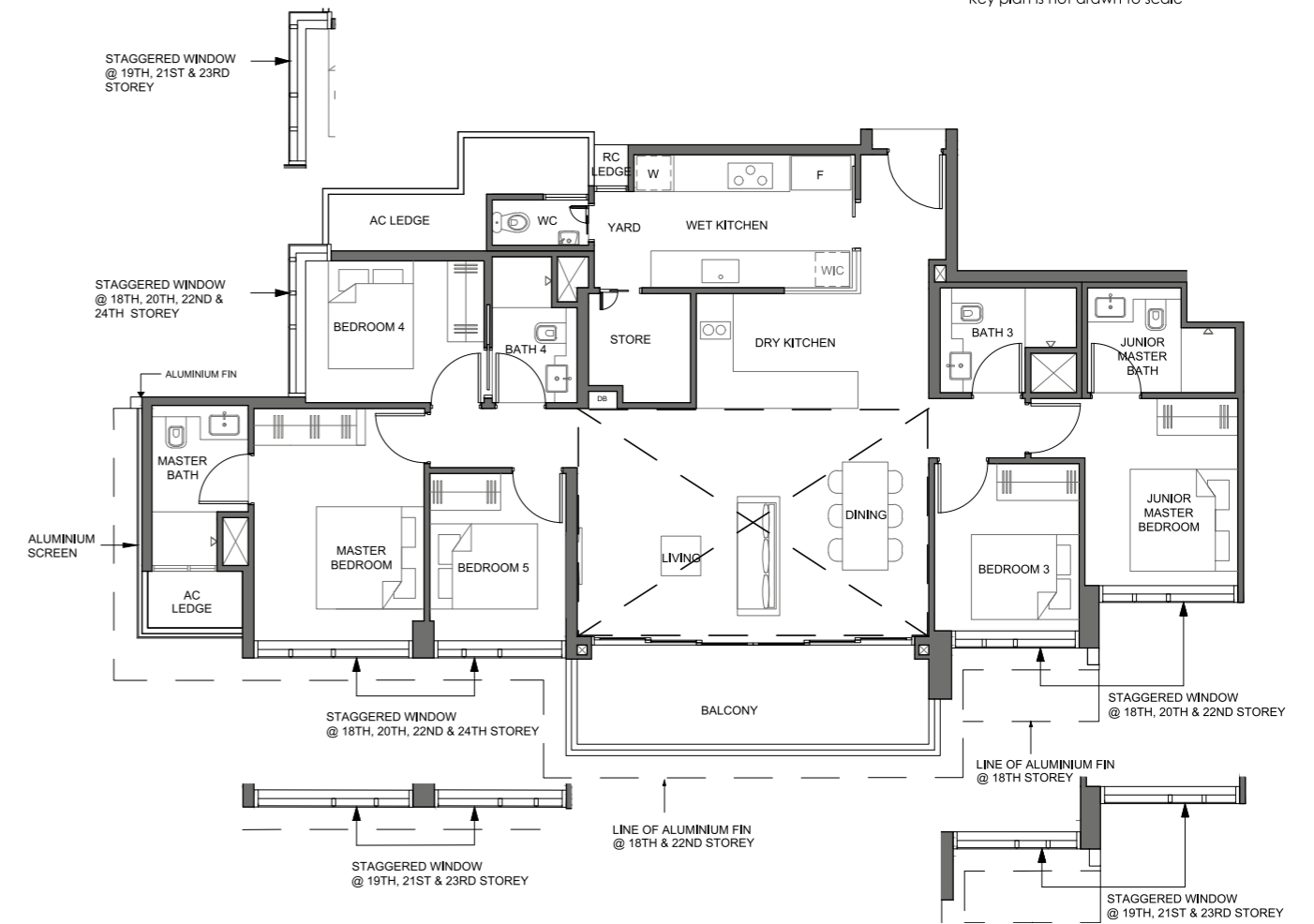
## TYPE 5BR - 2

Area 152 sq m / (approx. 1636 sq ft)  
(Inclusive of 13 sq m balcony  
& 7 sq m AC ledge)

Block 8 #18-09 TO #23-09 (mirrored)  
#18-11 TO #23-11



Key plan is not drawn to scale



## TYPE 5BR - 2 H

Area 179 sq m / (approx. 1927 sq ft)  
(Inclusive of 13 sq m balcony,  
7 sq m AC ledge & 27 sq m  
high void)

Block 8 #24-09 (mirrored)  
#24-11

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

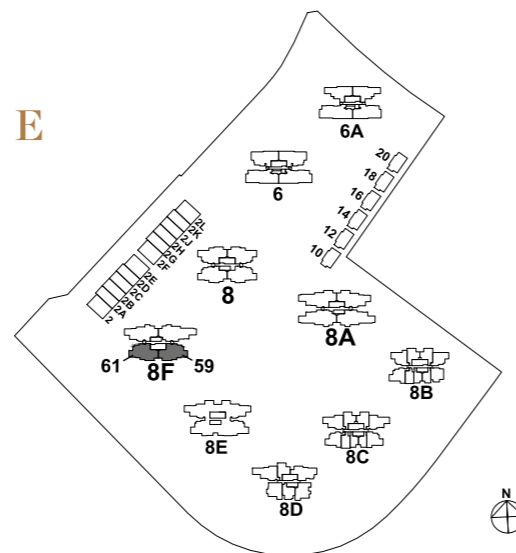
All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey.  
The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure 1 of this brochure.

# PENTHOUSE

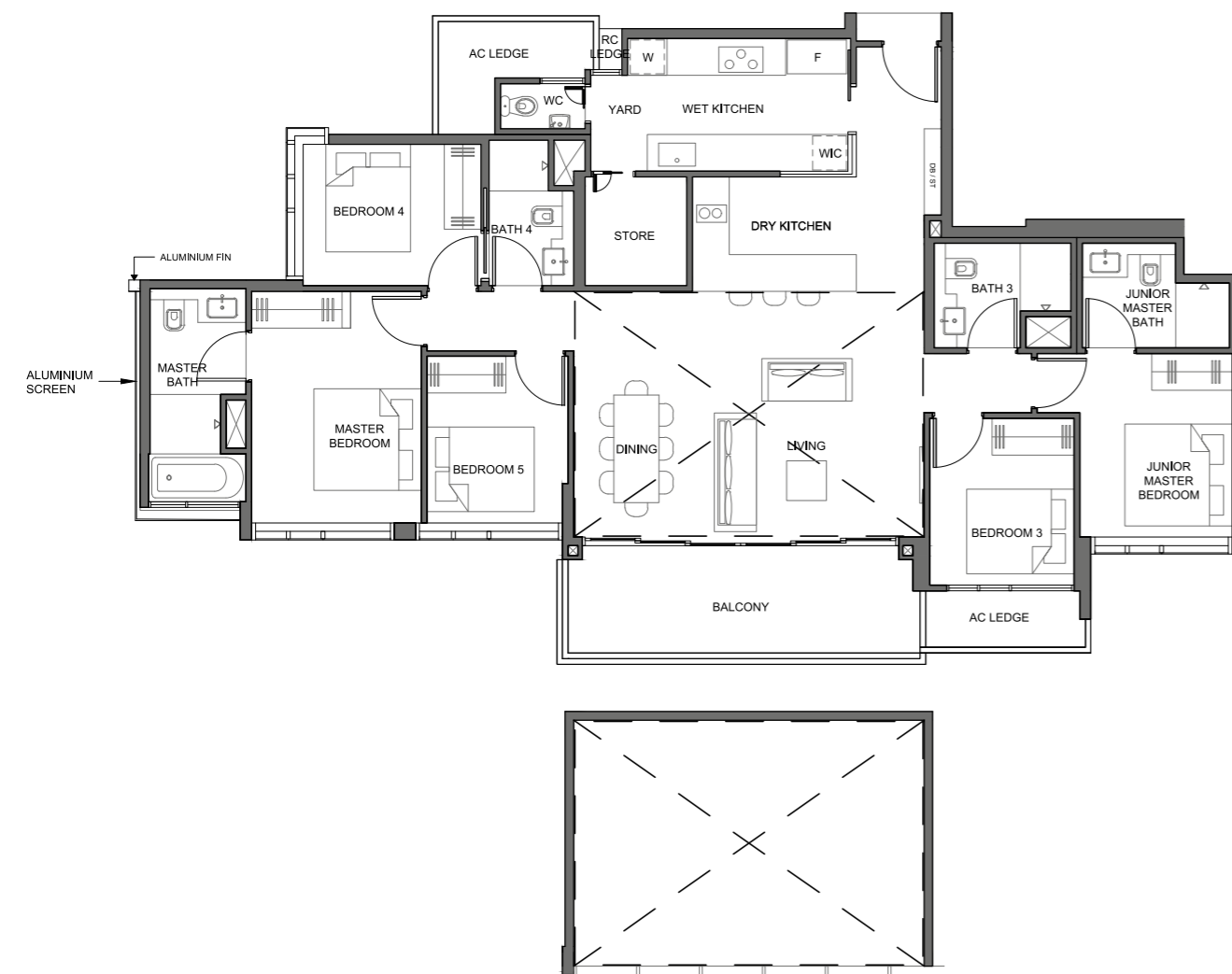
## TYPE PH - 1

Area 185 sq m / (approx. 1991 sq ft)  
(Inclusive of 14 sq m balcony,  
7 sq m AC ledge & 29 sq m  
high void)

Block 8F #24-59 (mirrored)  
#24-61



Key plan is not drawn to scale



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

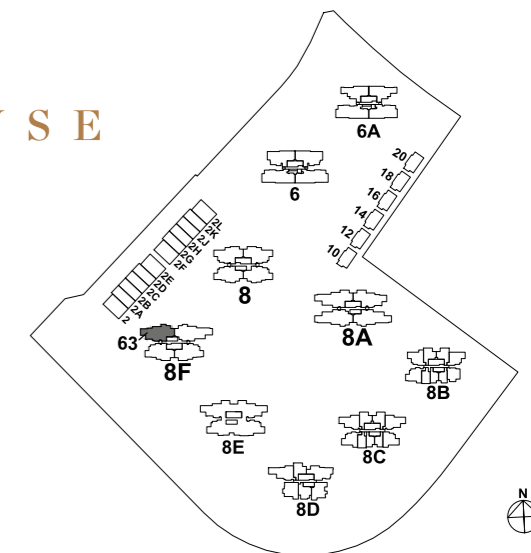
All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey.  
The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure 1 of this brochure.

# PENTHOUSE

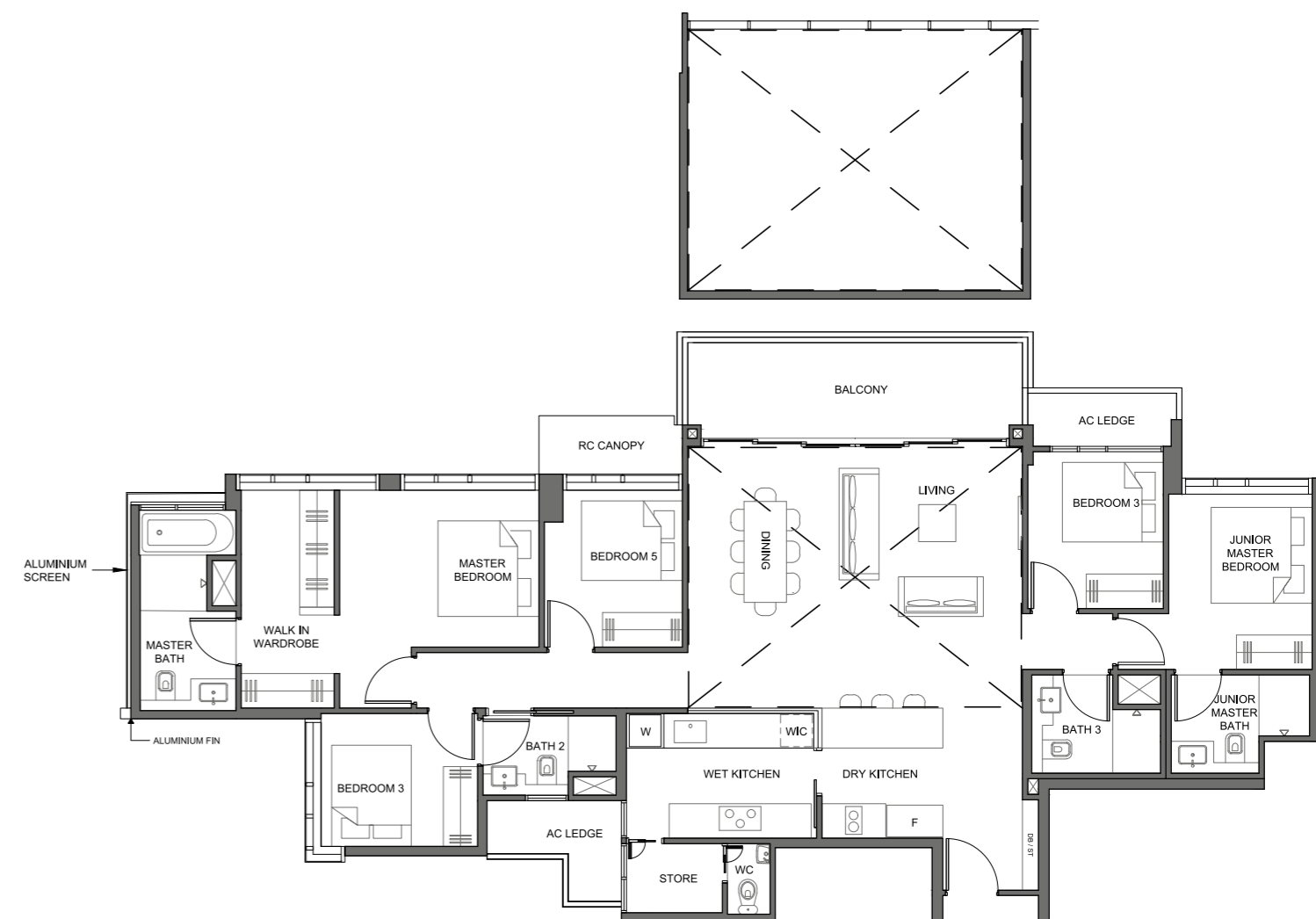
## TYPE PH - 2

Area 201 sq m / (approx. 2164 sq ft)  
(Inclusive of 14 sq m balcony  
7 sq m AC ledge & 33 sq m  
high void)

Block 8F #24-63



Key plan is not drawn to scale



**LEGEND:**  
F - Fridge DB - Distribution Board ST - Storage W - Washer & 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.

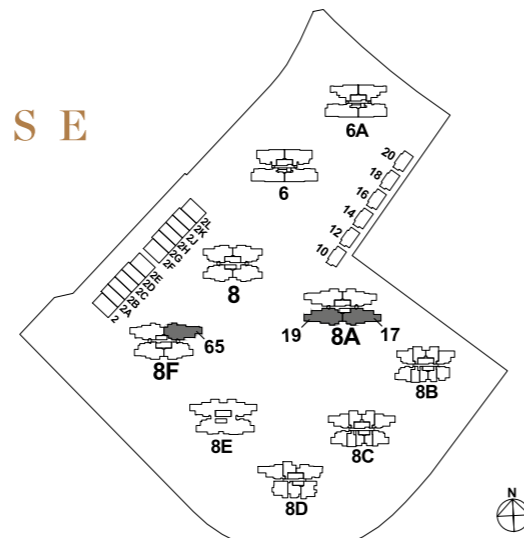
# PENTHOUSE

## TYPE PH - 3

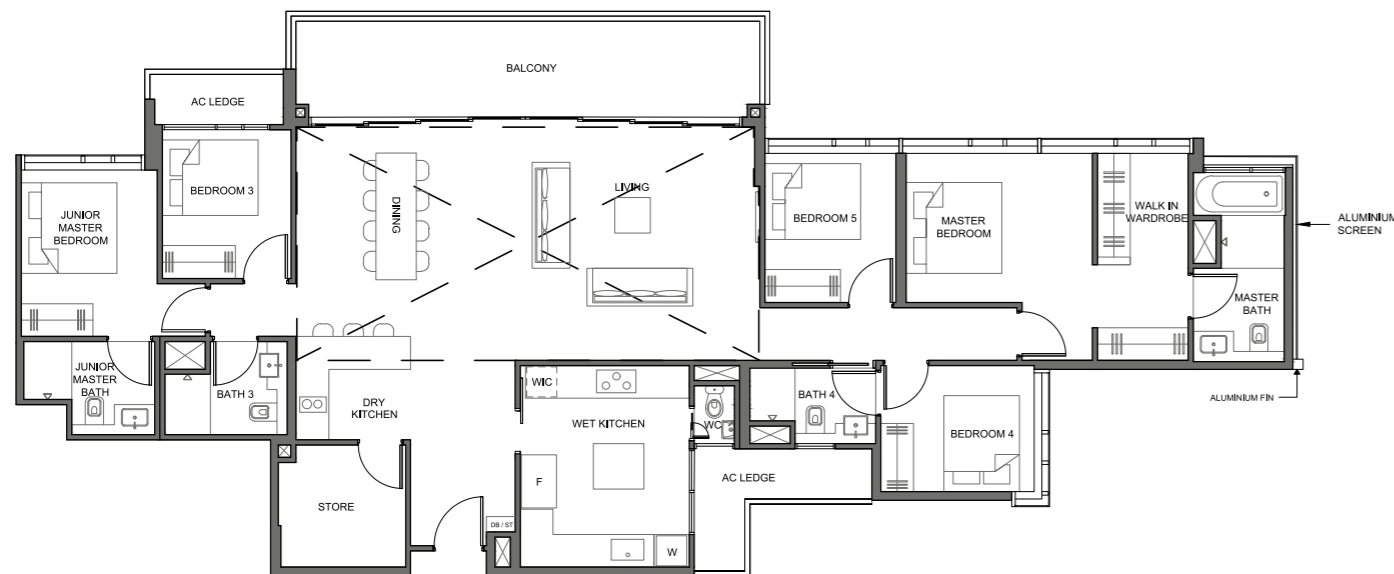
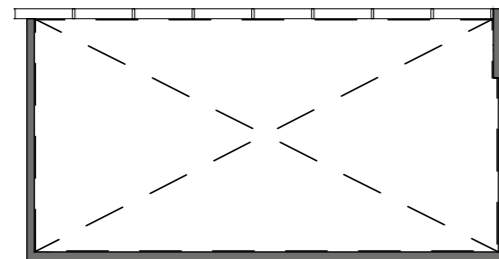
Area 242 sq m / (approx. 2605 sq ft)  
(Inclusive of 20 sq m balcony,  
8 sq m AC ledge & 45 sq m  
high void)

Block 8A #24-17 (mirrored) & #24-19

Block 8F #24-65



Key plan is not drawn to scale



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

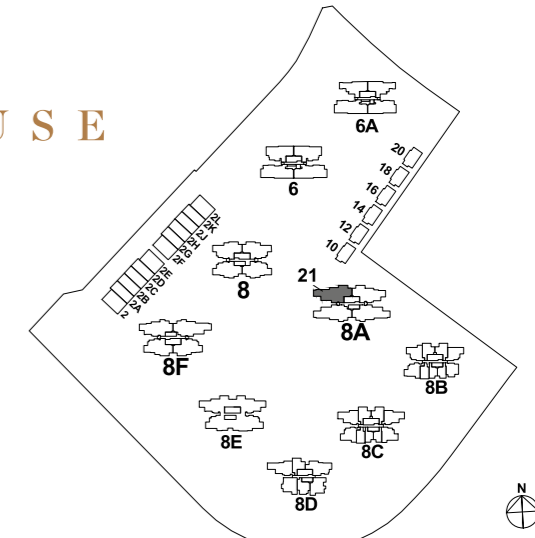
All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure 1 of this brochure.

# PENTHOUSE

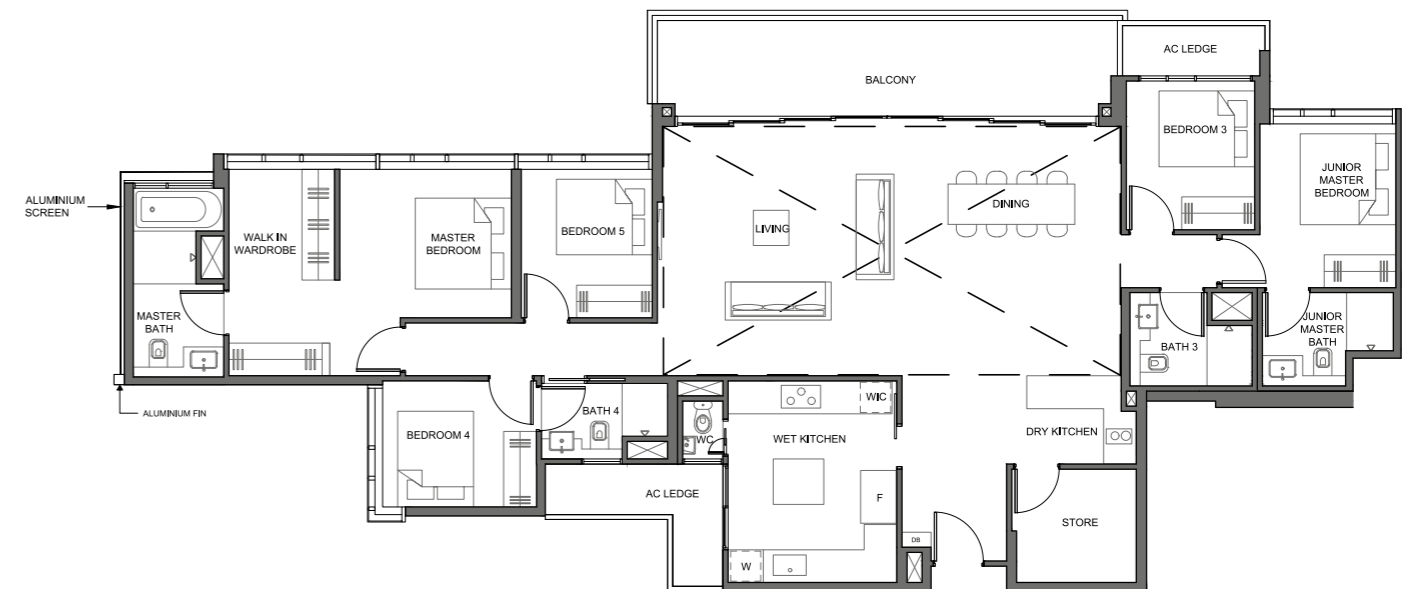
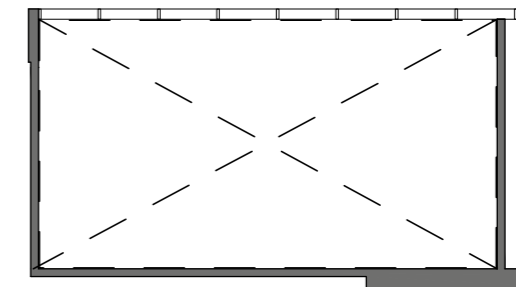
## TYPE PH - 4

Area 248 sq m / (approx. 2669 sq ft)  
(Inclusive of 20 sq m balcony,  
8 sq m AC ledge & 48 sq m  
high void)

Block 8A #24-21



Key plan is not drawn to scale



**LEGEND:**  
F - Fridge DB - Distribution Board ST - Storage W - Washer & 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.

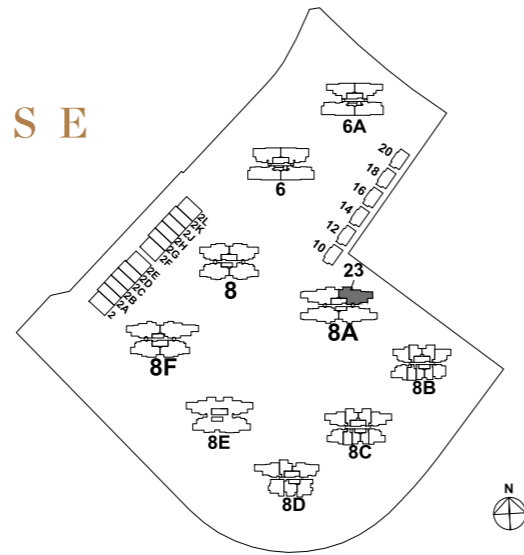


# PENTHOUSE

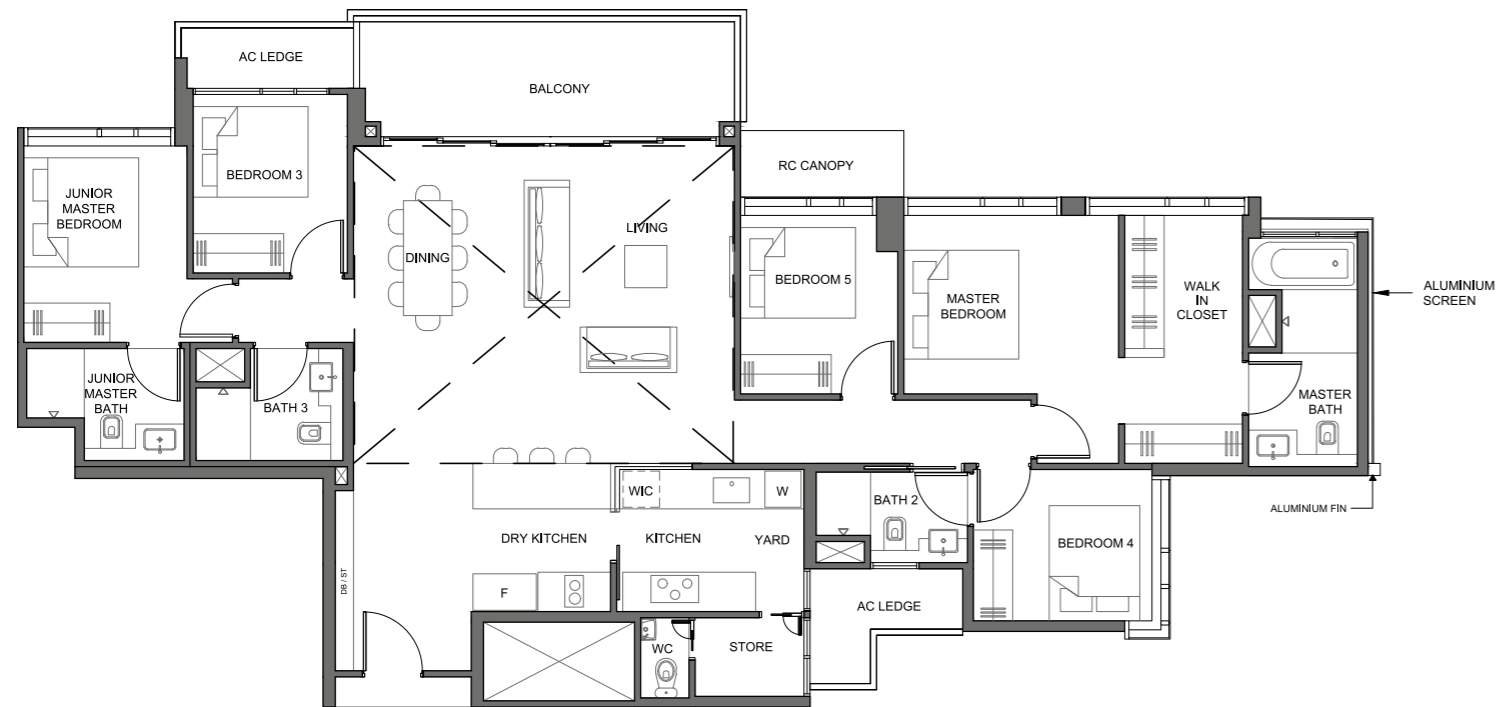
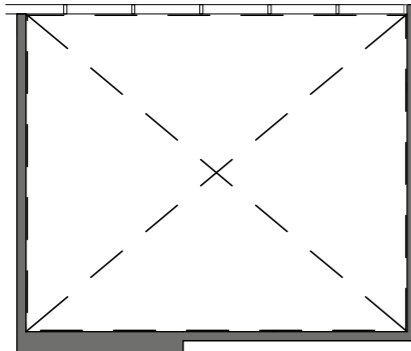
## TYPE PH - 5

Area 206 sq m / (approx. 2217 sq ft)  
(Inclusive of 14 sq m balcony,  
7 sq m AC ledge & 35 sq m  
high void)

Block 8A #24-23



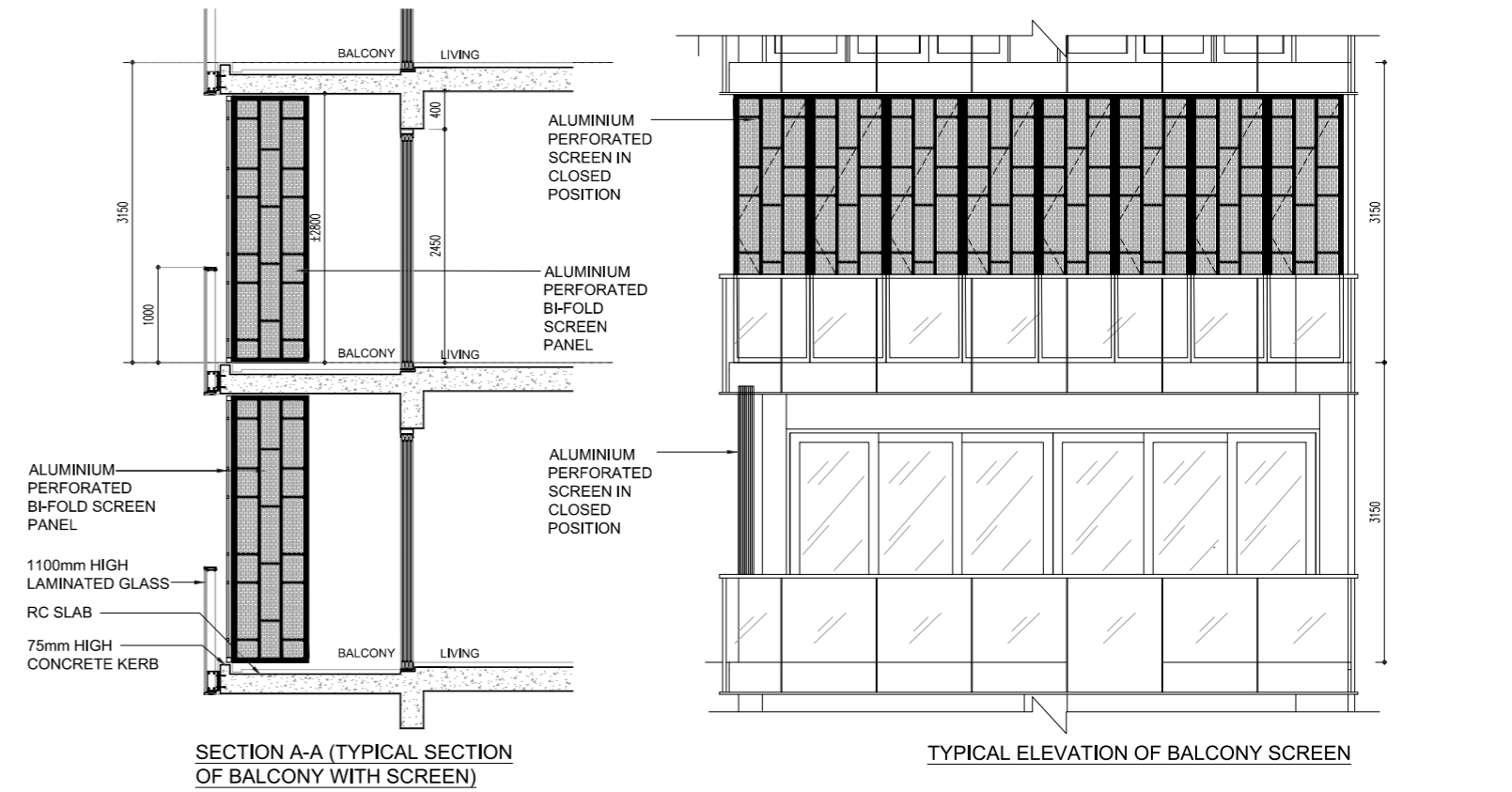
Key plan is not drawn to scale



**LEGEND:**  
F - Fridge DB - Distribution Board ST - Storage W - Washer & 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



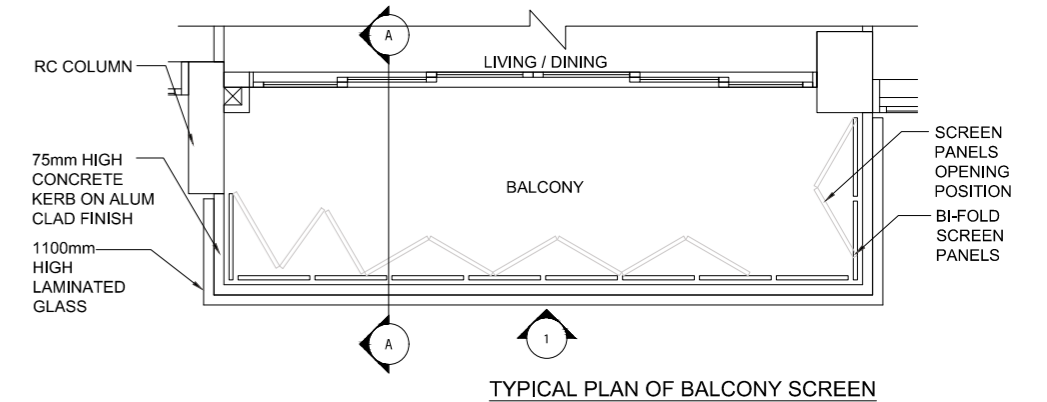
## BLK- 8, 8A AND 8F

### 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



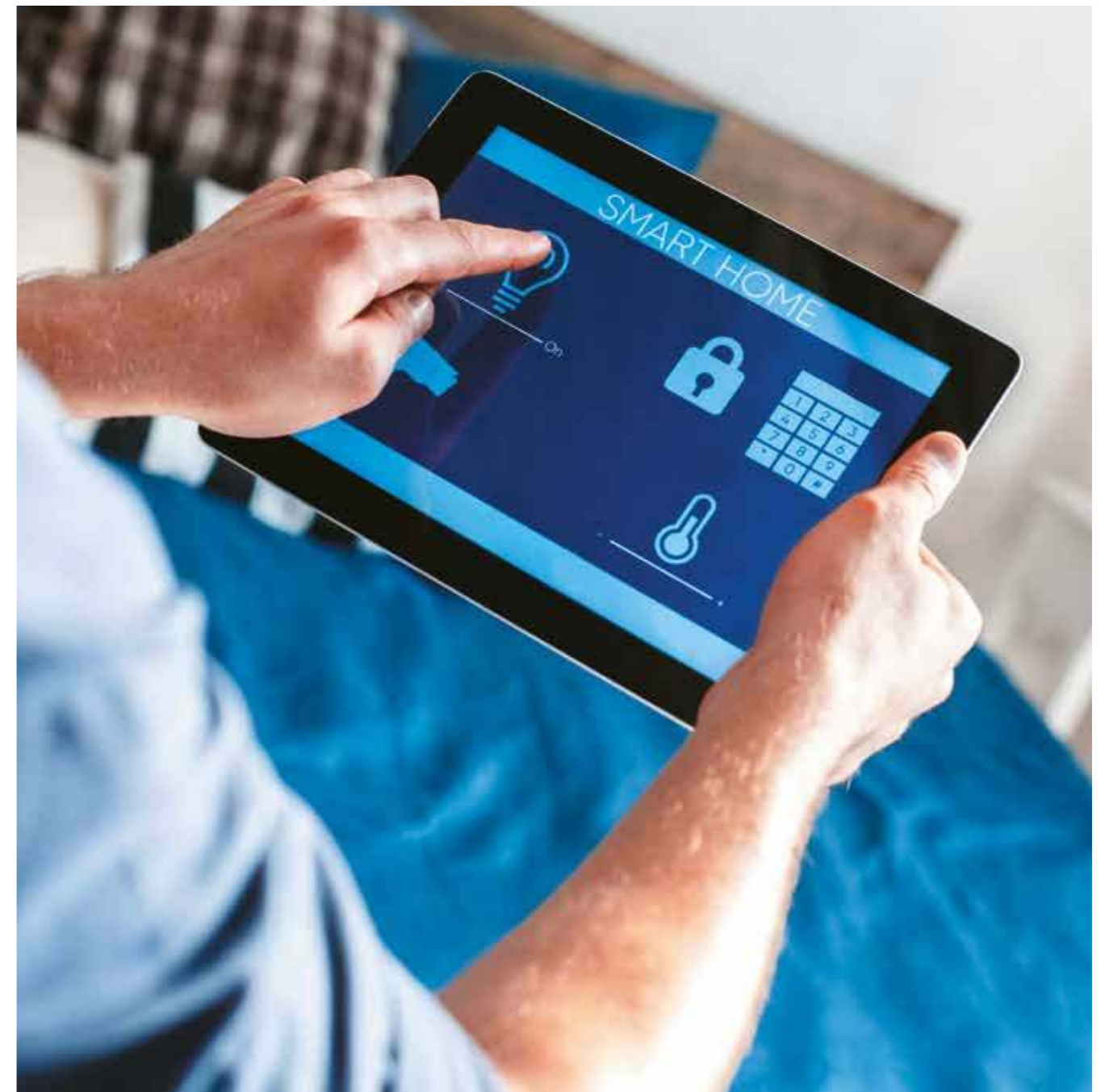
**Air-Con Control**

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



**Digital Lockset**

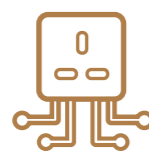
Access your door via manual PIN, mobile app, key and fingerprint



## 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 - 2H	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 - 1H	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 - 2H	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 - 3H	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

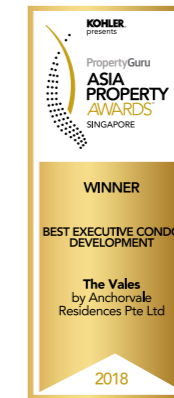
### PropertyGuru ASIA PROPERTY AWARDS SINGAPORE 2018



**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: Sing-Haiyi 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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