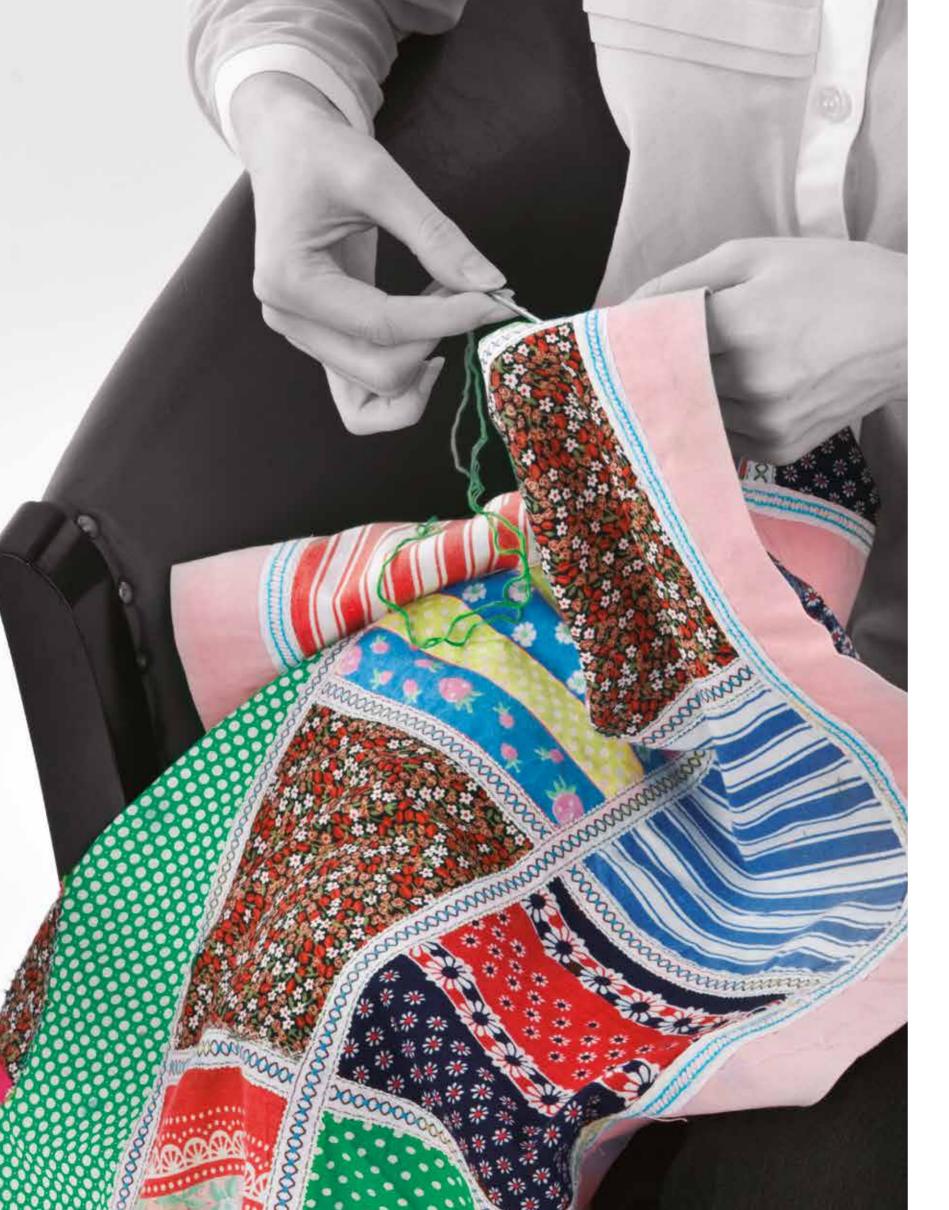




BUILDING FOR GENERATIONS



# 百家居干户情

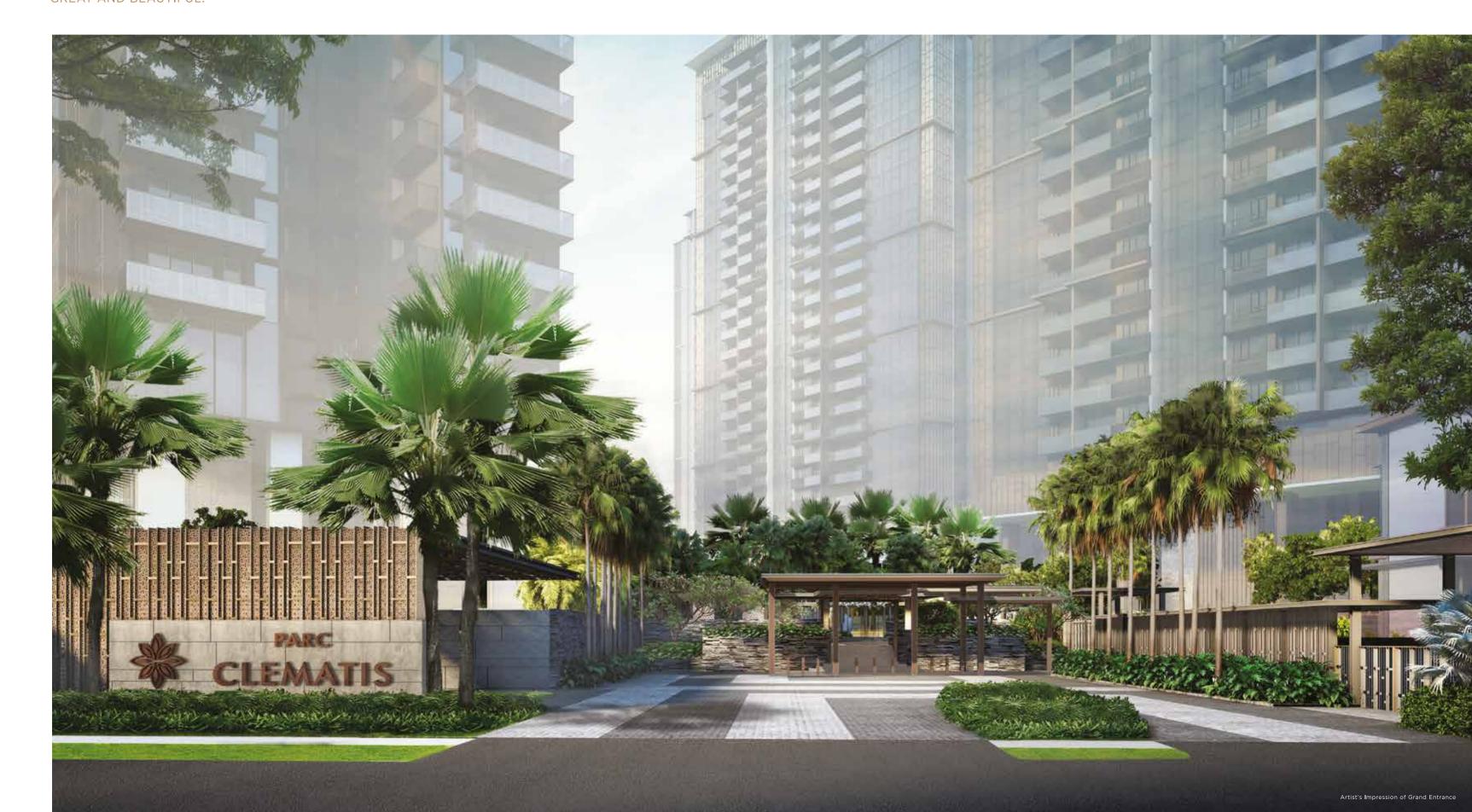
# THE KINDRED LIFESTYLE COMMUNITY



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

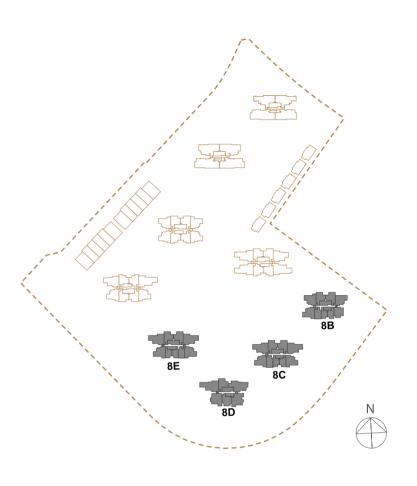
LEAVE THE FRENETIC PACE OF MODERN LIFE BEHIND AND EMBRACE THE RESORT LIVING AMBIENCE OF **PARC CLEMATIS** (錦泰門第). FROM THE GRAND ENTRANCE TO THE LOBBY, THE PLEASURE OF HOMECOMING IS JUST THE BEGINNING OF SOMETHING GREAT AND BEAUTIFUL.

# 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



OVERALL FACILITIES PLAN

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



#### RELAX<sup>+</sup>

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

#### RELAX

ANCILLARIES

B DROP-OFF

SIDE GATE

**G** GUARDHOUSE

ARRIVAL LOBBY **6** COVERED LINKWAY

SUBSTATION /

**K** GENSET

BIN CENTRE

BOOSTER PUMP

TO AYE BUS STOP

MRT VIA CASCADIA

**H** SECONDARY VEHICULAR

TRANSFORMER ROOM

M M&E VENTILATION SHAFT

WATER TANK
(All Towers @ Lower Roof Level)

MDF (Main Distribution Frame)

G COVERED LINKWAY TO BUS STOP AND TO CLEMENTI

A MAIN ENTRANCE

- 9 LAWN 2 (PICNIC LAWN)
- 10 DINING DECK
- 1 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)
- **3** 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
- 3) 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)
- ① CLUBHOUSE 3 (CELEBRATION HALL)
- 33 DINING PAVILION (MEDITERRANEAN 1)
- 59 DINING PAVILION (MEDITERRANEAN 2)
- 0 DINING PAVILION (CARIBBEAN)
- **1** DINING PAVILION (GREENHOUSE)
- **12** 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
- 50 CLUBHOUSE 5 @ L2 (DANCE STUDIO)
- 5 PLAYGROUND 1 (AQUATIC THEMED)
- 52 MAIN POOL (BEACH POOL)
- 53 TENNIS COURT
- **MULTI-PURPOSE COURT**
- 55 OUTDOOR FITNESS 1
- 56 OUTDOOR FITNESS 2
- **97** PAVILION SPORT (SPORTS ARENA)
- 58 CAMPING GARDEN
- 59 PLAYGROUND 2 (INCLUSIVE)
- 60 PLAYGROUND 3 (ZOO THEMED)



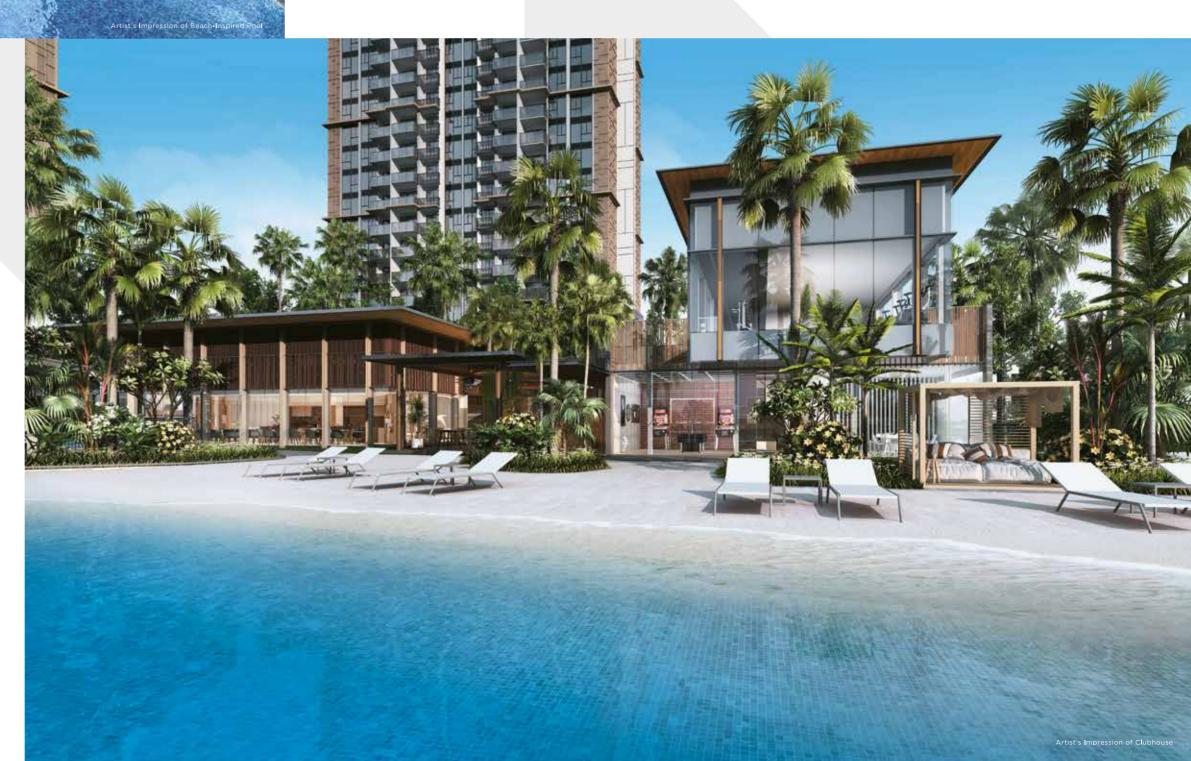
# WORK OUT AND BREAK A SWEAT

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.



# SPACE TO PLAY TIME FOR EXCITEMENT



STEP INTO
A WORLD OF FUN,
LEISURE AND MORE

HIT THE RHYTHM

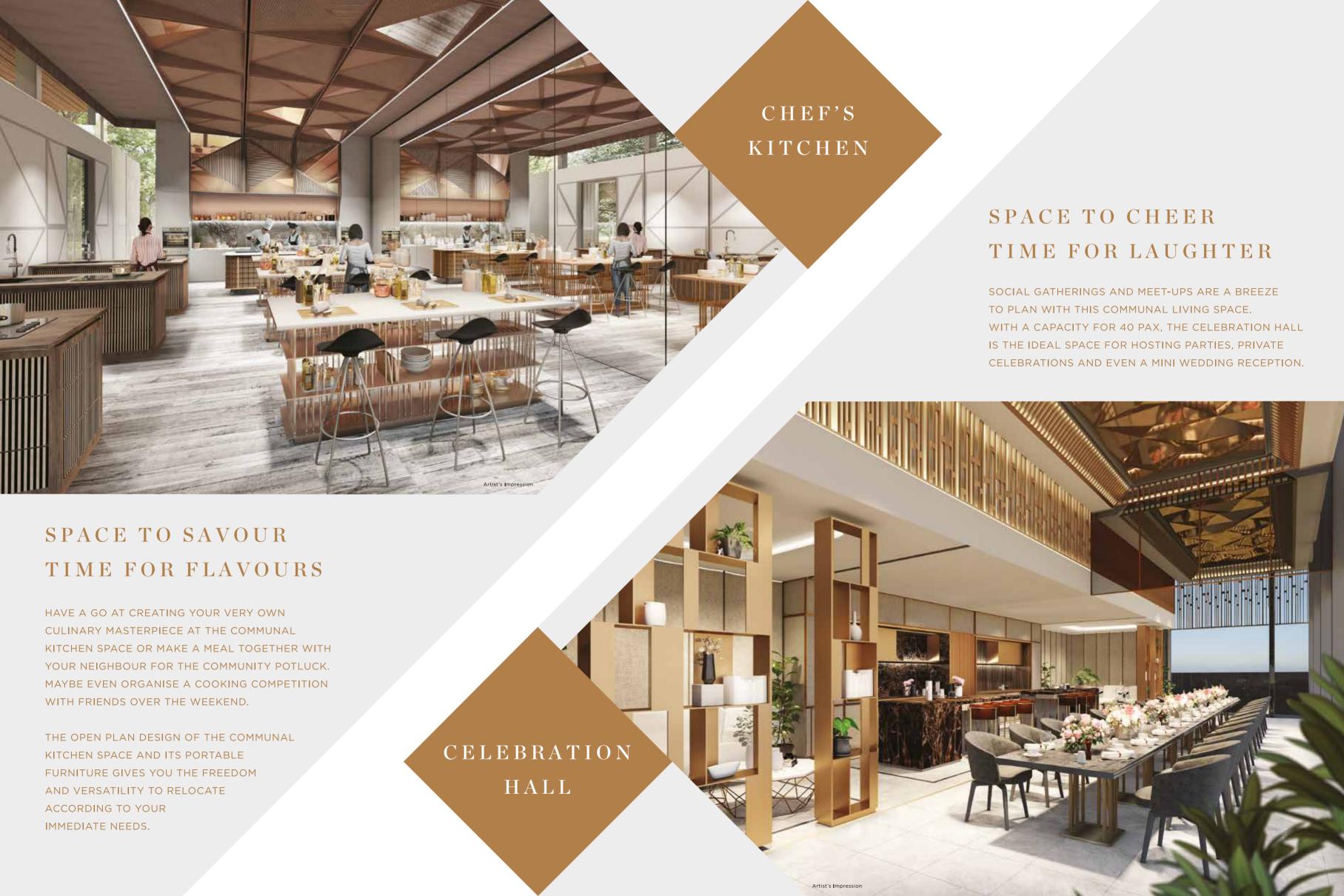
AND OPEN UP

YOUR SENSES



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.





# SPACE TO RELISH TIME FOR DELICACIES





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



# TIME FOR CONVENIENCE





# **ONE-NORTH**

THE CREAM OF THE CROP IN THE BUSINESS WORLD

BIOPOLIS

FUSIONOPOLIS

MEDIAPOLIS

KENT RIDGE EDUCATION & MEDICAL BELT

WHERE THE VERY BEST BEGINS

NATIONAL UNIVERSITY OF SINGAPORE

SINGAPORE POLYTECHNIC

NAN HUA HIGH SCHOOL

JURONG LAKE DISTRICT

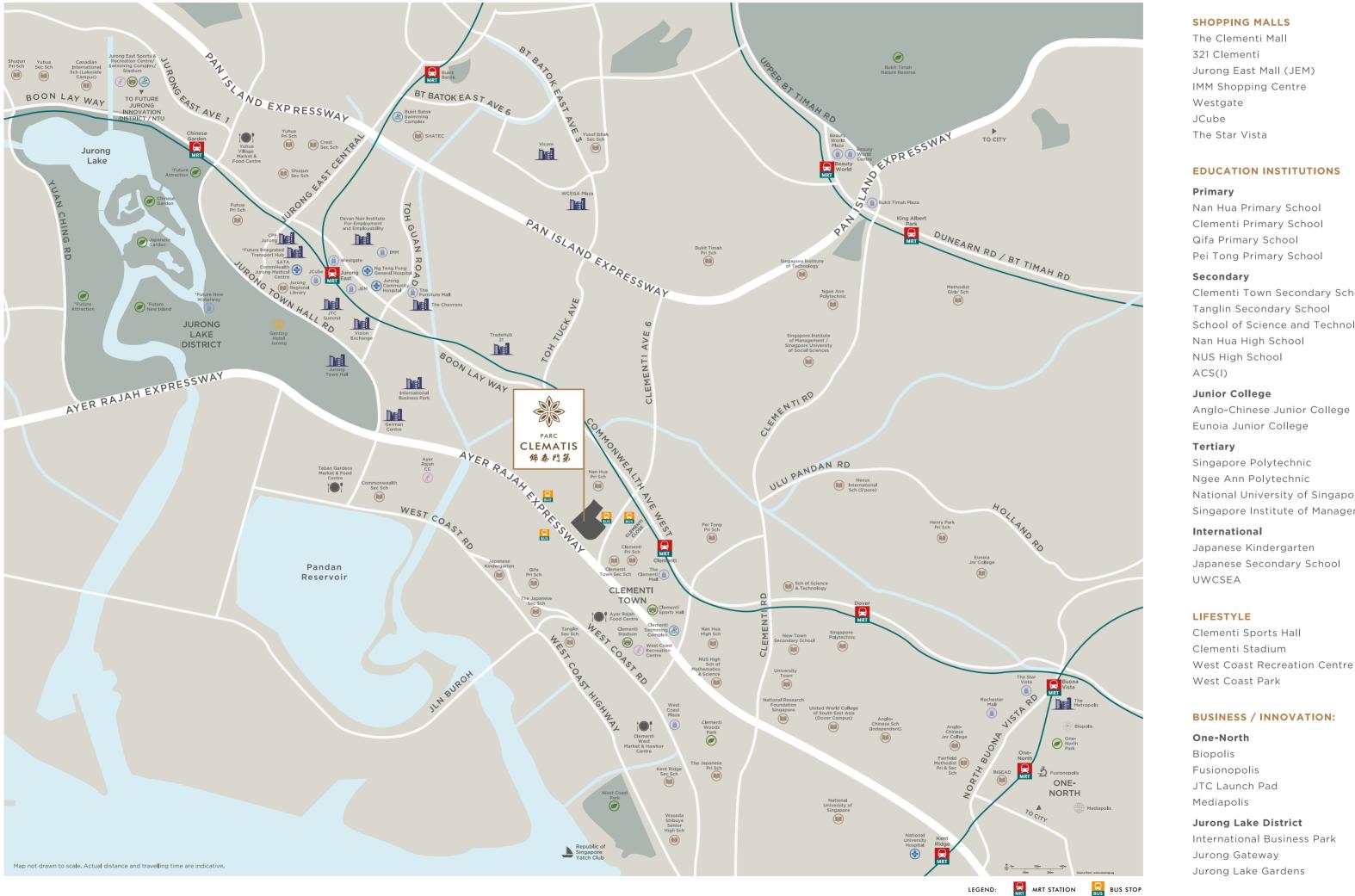
TAPPING INTO THE FUTURE OF THE 2<sup>ND</sup> CBD

JURONG LAKE DISTRICT

JURONG GATEWAY PRECINCT

JURONG INNOVATION DISTRICT

# IN THE HEART OF EVERYTHING



SHOPPING MALLS			
he Clementi Mall	*	1.3km	
321 Clementi		2.0km	
lurong East Mall (JEM)		3.0km	
MM Shopping Centre		3.3km	
Vestgate		3.3km	
Cube		3.6km	
he Star Vista		4.2km	
EDUCATION INSTITUTIONS			
Primary			
lan Hua Primary School	*	0.4km	
Clementi Primary School	<b>∱</b>	1.0km	
Qifa Primary School	*	1.2km	
Pei Tong Primary School	∱	1.4km	
Secondary			
Clementi Town Secondary School	*	1.3km	
anglin Secondary School	<b>∱</b>	1.5km	
School of Science and Technology		2.4km	
lan Hua High School		2.9km	
NUS High School		3.0km	
ACS(I)		4.4km	
unior College			
Anglo-Chinese Junior College		4.0km	
Eunoia Junior College		4.4km	
ertiary			
Singapore Polytechnic		2.2km	
Ngee Ann Polytechnic		4.4km	
National University of Singapore		3.3km	
Singapore Institute of Management		3.3km	

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

1.0km

3.6km

Biopolis	5.0km
Fusionopolis	5.8km
TC Launch Pad	5.9km
Mediapolis	6.6km

International Business Park	2.9km
Jurong Gateway	3.8km
Jurong Lake Gardens	7.0km

# TAPPING INTO THE FULL POTENTIAL OF THE 2<sup>ND</sup> 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

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 1<sup>ST</sup> **INTEGRATED WORK-LIVE-PLAY-LEARN DEVELOPMENT**, FUSIONOPOLIS IS DEDICATED TO RESEARCH IN THE INFOCOMM TECHNOLOGY, MEDIA, PHYSICAL SCIENCES AND ENGINEERING COMPANIES.







THOUGHTFUL
CONSIDERATION
IN EVERY
DESIGN DECISION















SAMSUNG

# UNIT DISTRIBUTION CHART

# BLOCK 8B

CHOICE UNITS

UNIT STOREY	25	26	27	28	29	30	31	32	33
24	2BR DK - 1H	1BR - 2H	1BR - 2H	1BR + S1H	3BR - 3H	3BR - H	2BR - 1H	2BR - 1H	3BR - 1H
23	2BR DK - 1	1BR - 2	1BR - 2	1BR + S1	3BR - 3	3BR	2BR - 1	2BR - 1	3BR - 1
22	2BR DK - 1	1BR - 2	1BR - 2	1BR + S1	3BR - 3	3BR	2BR - 1	2BR - 1	3BR - 1
21	2BR DK - 1	1BR - 2	1BR - 2	1BR + S1	3BR - 3	3BR	2BR - 1	2BR - 1	3BR - 1
20	2BR DK - 1	1BR - 2	1BR - 2	1BR + S1	3BR - 3	3BR	2BR - 1	2BR - 1	3BR - 1
19	2BR DK - 1	1BR - 2	1BR - 2	1BR + S1	3BR - 3	3BR	2BR - 1	2BR - 1	3BR - 1
18	2BR DK - 1	1BR - 2	1BR - 2	1BR + S1	3BR - 3	3BR	2BR - 1	2BR - 1	3BR - 1
17	2BR DK - 1	1BR - 2	1BR - 2	1BR + S1	3BR - 3	3BR	2BR - 1	2BR - 1	3BR - 1
16	2BR DK - 1	1BR - 2	1BR - 2	1BR + S1	3BR - 3	3BR	2BR - 1	2BR - 1	3BR - 1
15	2BR DK - 1	1BR - 2	1BR - 2	1BR + S1	3BR - 3	3BR	2BR - 1	2BR - 1	3BR - 1
14	2BR DK - 1	1BR - 2	1BR - 2	1BR + S1	3BR - 3	3BR	2BR - 1	2BR - 1	3BR - 1
13	2BR DK - 1	1BR - 2	1BR - 2	1BR + S1	3BR - 3	3BR	2BR - 1	2BR - 1	3BR - 1
12	2BR DK - 1	1BR - 2	1BR - 2	1BR + S1	3BR - 3	3BR	2BR - 1	2BR - 1	3BR - 1
11	2BR DK - 1	1BR - 2	1BR - 2	1BR + S1	3BR - 3	3BR	2BR - 1	2BR - 1	3BR - 1
10	2BR DK - 1	1BR - 2	1BR - 2	1BR + S1	3BR - 3	3BR	2BR - 1	2BR - 1	3BR - 1
9	2BR DK - 1	1BR - 2	1BR - 2	1BR + S1	3BR - 3	3BR	2BR - 1	2BR - 1	3BR - 1
8	2BR DK - 1	1BR - 2	1BR - 2	1BR + S1	3BR - 3	3BR	2BR - 1	2BR - 1	3BR - 1
7	2BR DK - 1	1BR - 2	1BR - 2	1BR + S1	3BR - 3	3BR	2BR - 1	2BR - 1	3BR - 1
6	2BR DK - 1	1BR - 2	1BR - 2	1BR + S1	3BR - 3	3BR	2BR - 1	2BR - 1	3BR - 1
5	2BR DK - 1	1BR - 2	1BR - 2	1BR + S1	3BR - 3	3BR	2BR - 1	2BR - 1	3BR - 1
. 4	2BR DK - 1	1BR - 2	1BR - 2	1BR + S1	3BR - 3	3BR	2BR - 1	2BR - 1	3BR - 1
3	2BR DK - 1	1BR - 2	1BR - 2	1BR + S1	3BR - 3	3BR	2BR - 1	2BR - 1	3BR - 1
2	2BR DK - 1	1BR - 2	1BR - 2	1BR + S1	3BR - 3	3BR	2BR - 1	2BR - 1	3BR - 1
1									
B1									

1 - BEDROOM

1 - BEDROOM

1 - BEDROOM

3 - BEDROOM

DUAL KEY

2 - BEDROOM

2 - BEDROOM

DUAL KEY

ROOF GARDEN

TO BEDROOM

TO BEDROOM

TO BEDROOM

ROOF GARDEN

# BLOCK 8C

CHOICE UNITS

UNIT STOREY	34	35	36	37	38	39	40	41	42
24	3BR - 2H	1BR - 1H	1BR -1H	1BR + S3H	3BR - 3H	3BR P - 1H	2BR - 1H	2BR - 1H	3BR P - 1H
23	3BR - 2	1BR - 1	1BR - 1	1BR + S3	3BR - 3	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
22	3BR - 2	1BR - 1	1BR - 1	1BR + S3	3BR - 3	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
21	3BR - 2	1BR - 1	1BR - 1	1BR + S3	3BR - 3	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
20	3BR - 2	1BR - 1	1BR - 1	1BR + S3	3BR - 3	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
19	3BR - 2	1BR - 1	1BR - 1	1BR + S3	3BR - 3	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
18	3BR - 2	1BR - 1	1BR - 1	1BR + S3	3BR - 3	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
17	3BR - 2	1BR - 1	1BR - 1	1BR + S3	3BR - 3	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
16	3BR - 2	1BR - 1	1BR - 1	1BR + S3	3BR - 3	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
15	3BR - 2	1BR - 1	1BR - 1	1BR + S3	3BR - 3	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
14	3BR - 2	1BR - 1	1BR - 1	1BR + S3	3BR - 3	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
13	3BR - 2	1BR - 1	1BR - 1	1BR + S3	3BR - 3	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
12	3BR - 2	1BR - 1	1BR - 1	1BR + S3	3BR - 3	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
11	3BR - 2	1BR - 1	1BR - 1	1BR + S3	3BR - 3	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
10	3BR - 2	1BR - 1	1BR - 1	1BR + S3	3BR - 3	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
9	3BR - 2	1BR - 1	1BR - 1	1BR + S3	3BR - 3	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
8	3BR - 2	1BR - 1	1BR - 1	1BR + S3	3BR - 3	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
7	3BR - 2	1BR - 1	1BR - 1	1BR + S3	3BR - 3	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
6	3BR - 2	1BR - 1	1BR - 1	1BR + S3	3BR - 3	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
5	3BR - 2	1BR - 1	1BR - 1	1BR + S3	3BR - 3	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
. 4	3BR - 2	1BR - 1	1BR - 1	1BR + S3	3BR - 3	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
3	3BR - 2	1BR - 1	1BR - 1	1BR + S3	3BR - 3	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
2	3BR - 2	1BR - 1	1BR - 1	1BR + S3	3BR - 3	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
1									
B1									

# UNIT DISTRIBUTION CHART

# BLOCK 8D

CHOICE UNITS

UNIT STOREY	43	44	45	46	47	48
24	3BR DK - 2H	2BR DK - 2H	3BR DK - 1H	4BR - 2H	2BR - 1H	4BR - 1H
23	3BR DK - 2	2BR DK - 2	3BR DK - 1	4BR - 2	2BR - 1	4BR - 1
22	3BR DK - 2	2BR DK - 2	3BR DK - 1	4BR - 2	2BR - 1	4BR - 1
21	3BR DK - 2	2BR DK - 2	3BR DK - 1	4BR - 2	2BR - 1	4BR - 1
20	3BR DK - 2	2BR DK - 2	3BR DK - 1	4BR - 2	2BR - 1	4BR - 1
19	3BR DK - 2	2BR DK - 2	3BR DK - 1	4BR - 2	2BR - 1	4BR - 1
18	3BR DK - 2	2BR DK - 2	3BR DK - 1	4BR - 2	2BR - 1	4BR - 1
17	3BR DK - 2	2BR DK - 2	3BR DK - 1	4BR - 2	2BR - 1	4BR - 1
16	3BR DK - 2	2BR DK - 2	3BR DK - 1	4BR - 2	2BR - 1	4BR - 1
15	3BR DK - 2	2BR DK - 2	3BR DK - 1	4BR - 2	2BR - 1	4BR - 1
14	3BR DK - 2	2BR DK - 2	3BR DK - 1	4BR - 2	2BR - 1	4BR - 1
13	3BR DK - 2	2BR DK - 2	3BR DK - 1	4BR - 2	2BR - 1	4BR - 1
12	3BR DK - 2	2BR DK - 2	3BR DK - 1	4BR - 2	2BR - 1	4BR - 1
11	3BR DK - 2	2BR DK - 2	3BR DK - 1	4BR - 2	2BR - 1	4BR - 1
10	3BR DK - 2	2BR DK - 2	3BR DK - 1	4BR - 2	2BR - 1	4BR - 1
9	3BR DK - 2	2BR DK - 2	3BR DK - 1	4BR - 2	2BR - 1	4BR - 1
8	3BR DK - 2	2BR DK - 2	3BR DK - 1	4BR - 2	2BR - 1	4BR - 1
7	3BR DK - 2	2BR DK - 2	3BR DK - 1	4BR - 2	2BR - 1	4BR - 1
6	3BR DK - 2	2BR DK - 2	3BR DK - 1	4BR - 2	2BR - 1	4BR - 1
5	3BR DK - 2	2BR DK - 2	3BR DK - 1	4BR - 2	2BR - 1	4BR - 1
4	3BR DK - 2	2BR DK - 2	3BR DK - 1	4BR - 2	2BR - 1	4BR - 1
3	3BR DK - 2	2BR DK - 2	3BR DK - 1	4BR - 2	2BR - 1	4BR - 1
2	3BR DK - 2	2BR DK - 2	3BR DK - 1	4BR - 2	2BR - 1	4BR - 1
1						
B1						



# BLOCK 8E

CHOICE UNITS

UNIT _STOREY_	49	50	51	52	53	54	55	56	57
24		SKY GAF	RDEN					SKY C	SARDEN
23	3BR - 3H	1BR - S2H	1BR - 1H	1BR - 1H	3BR - 2H	3BR P - 1H	2BR - 1H	2BR - 1H	3BR P - 1H
22	3BR - 3	1BR - S2	1BR - 1	1BR - 1	3BR - 2	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
21	3BR - 3	1BR - S2	1BR - 1	1BR - 1	3BR - 2	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
20	3BR - 3	1BR - S2	1BR - 1	1BR - 1	3BR - 2	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
19	3BR - 3	1BR - S2	1BR - 1	1BR - 1	3BR - 2	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
18	3BR - 3	1BR - S2	1BR - 1	1BR - 1	3BR - 2	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
17	3BR - 3	1BR - S2	1BR - 1	1BR - 1	3BR - 2	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
16	3BR - 3	1BR - S2	1BR - 1	1BR - 1	3BR - 2	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
15	3BR - 3	1BR - S2	1BR - 1	1BR - 1	3BR - 2	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
14	3BR - 3	1BR - S2	1BR - 1	1BR - 1	3BR - 2	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
13	3BR - 3	1BR - S2	1BR - 1	1BR - 1	3BR - 2	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
12	3BR - 3	1BR - S2	1BR - 1	1BR - 1	3BR - 2	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
11	3BR - 3	1BR - S2	1BR - 1	1BR - 1	3BR - 2	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
10	3BR - 3	1BR - S2	1BR - 1	1BR - 1	3BR - 2	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
9	3BR - 3	1BR - S2	1BR - 1	1BR - 1	3BR - 2	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
8	3BR - 3	1BR - S2	1BR - 1	1BR - 1	3BR - 2	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
7	3BR - 3	1BR - S2	1BR - 1	1BR - 1	3BR - 2	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
6	3BR - 3	1BR - S2	1BR - 1	1BR - 1	3BR - 2	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
5	3BR - 3	1BR - S2	1BR - 1	1BR - 1	3BR - 2	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
4	3BR - 3	1BR - S2	1BR - 1	1BR - 1	3BR - 2	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
3	3BR - 3	1BR - S2	1BR - 1	1BR - 1	3BR - 2	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
2	3BR - 3	1BR - S2	1BR - 1	1BR - 1	3BR - 2	3BR P - 1	2BR - 1	2BR - 1	3BR P - 1
1									
B1									



## TYPE 1BR - 1

Area 42 sq m / (approx. 452 sq ft)

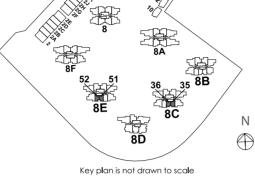
(Inclusive of 5 sq m balcony & 1 sq m AC ledge)

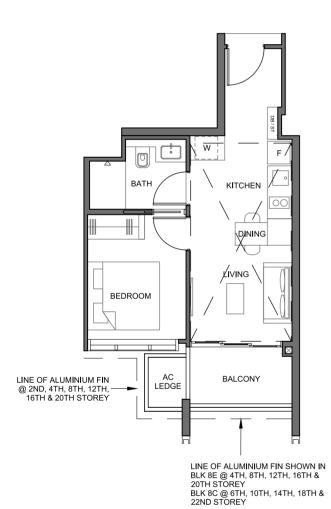
Block 8C #02-35 TO #23-35

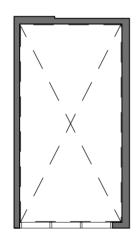
#02-36 TO #23-36 (mirrored)

Block 8E #02-51 TO #22-51

#02-52 TO #22-52 (mirrored)







# 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)

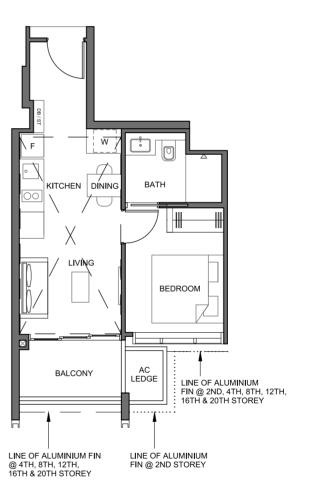


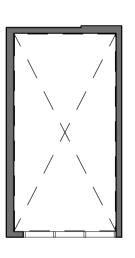
F - Fridge DB - Distribution Board ST - Storage W- Washer Cum Dryer L=1 Only Applicable to High Void

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

I plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey,







Key plan is not drawn to scale

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



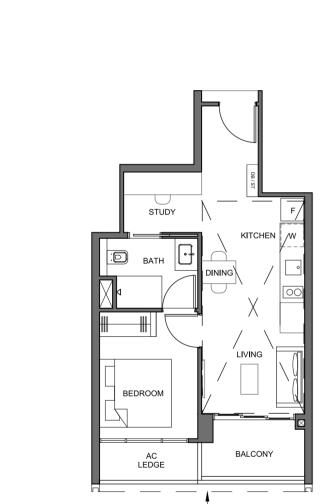
 LEGEND:

 F - Fridge
 DB - Distribution Board
 ST - Storage
 W - Washer Cum Dryer
  $L \times 1$  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 ballows shall get be analyzed upon upon the program of cores. For illustration of the appropriate force and plans refer to Appropriate for the program of the





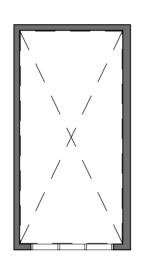
& 3 sq m AC ledge)

#02-28 TO #23-28

TYPE 1BR + S1

Area

Block 8B

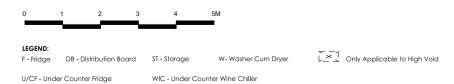


Key plan is not drawn to scale

TYPE 1BR + S1H

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



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

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.

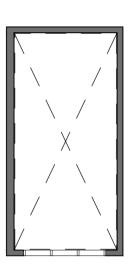


Block 8E #02-50 TO #22-50

& 3 sq m AC ledge)

TYPE 1BR + S2





Key plan is not drawn to scale

TYPE 1BR + S2H

64 sq m / (approx. 689 sq ft) Area (Inclusive of 5 sq m balcony

& 3 sq m AC ledge & 17 sq m high

void)

#23-50 Block 8E



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

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

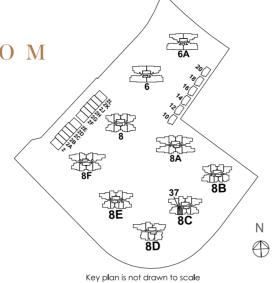


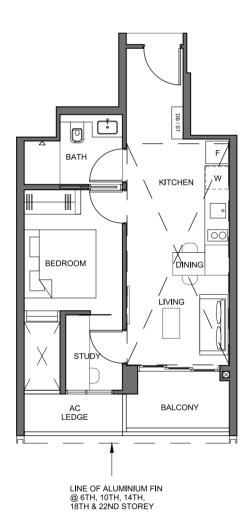
## TYPE 1BR + S3

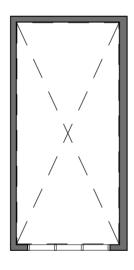
Area 48 sq m / (approx. 517 sq ft)

(Inclusive of 5 sq m balcony & 3 sq m AC ledge)

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







# 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)

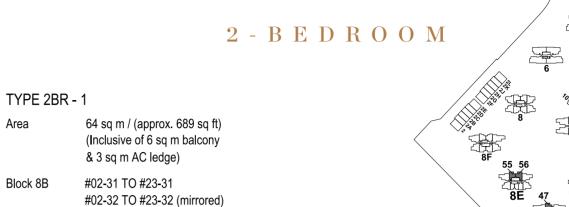
Block 8C #24-37



F - Fridge DB - Distribution Board ST - Storage W- Washer Cum Dryer L×1 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.



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

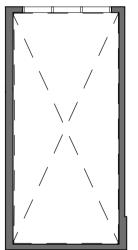
#24-32 (mirrored)

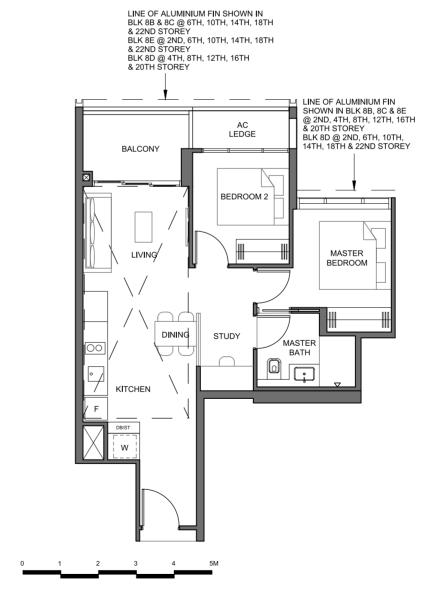
Block 8C #24-40 #24-41 (mirrored)

Block 8D #24-47

Block 8E #23-55

#23-56 (mirrored)





#02-40 TO #23-40

#02-47 TO #23-47

#02-55 TO #22-55

#02-41 TO #23-41 (mirrored)

#02-56 TO #22-56 (mirrored)

Block 8C

Block 8D

Block 8E

LEGEND:

F - Fridge DB - Distribution Board ST - Storage

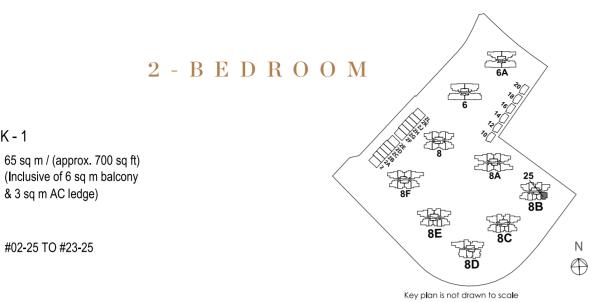
orage W- Washer Cum Dryer

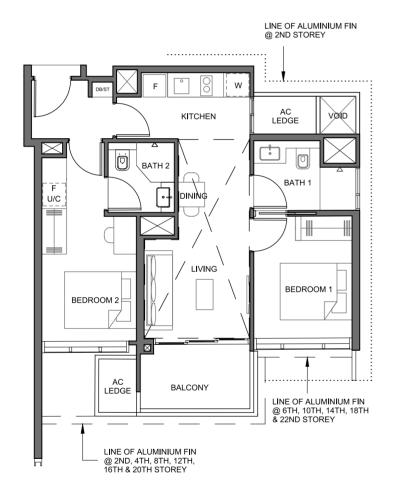
Only Applicable to High Void

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





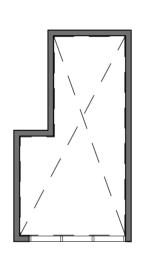
TYPE 2BR DK - 1

& 3 sq m AC ledge)

#02-25 TO #23-25

Area

Block 8B



## 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)

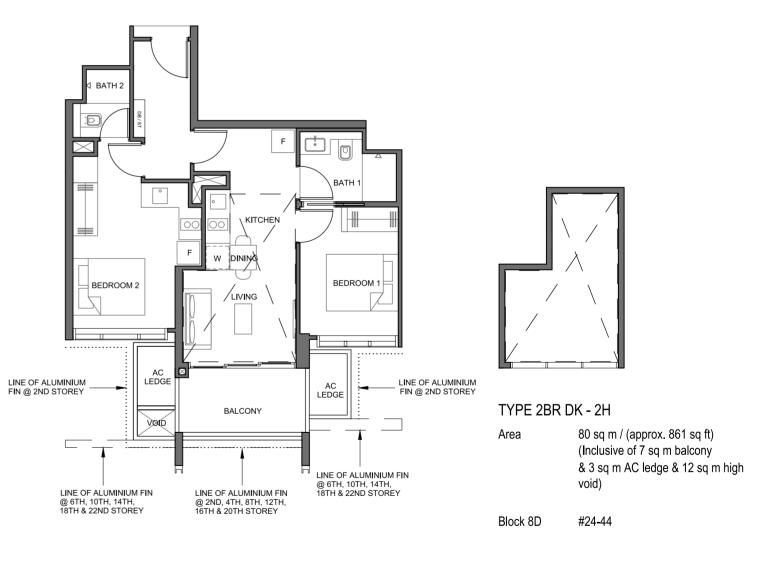
Block 8B #24-25



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.

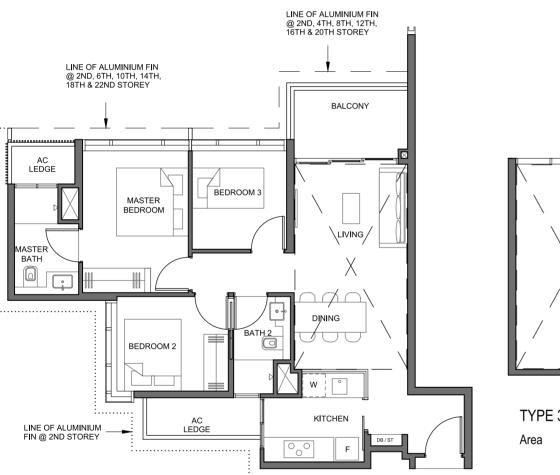


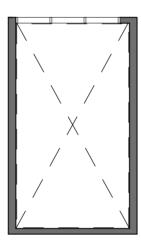




All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure 1 of this brochure







# TYPE 3BR - H

rea 100 sq m / (approx. 1076 sq ft)

(Inclusive of 7 sq m balcony & 5 sq m AC ledge & 18 sq m

high void)

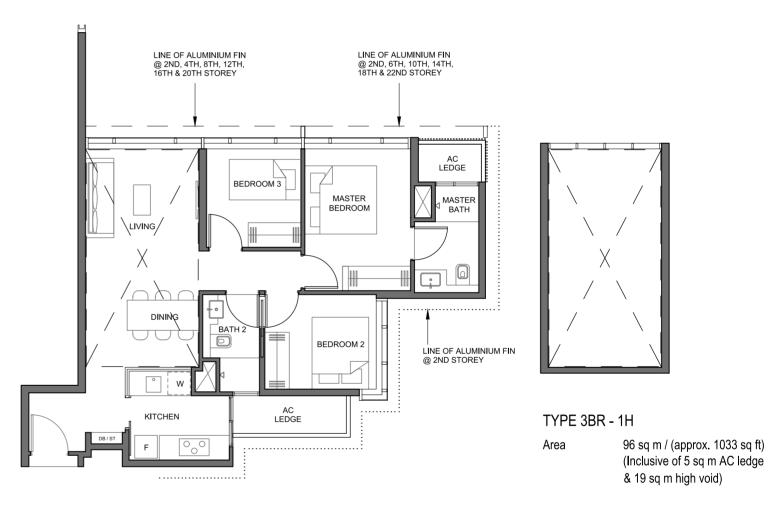
Block 8B #24-30

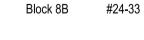


All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

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.



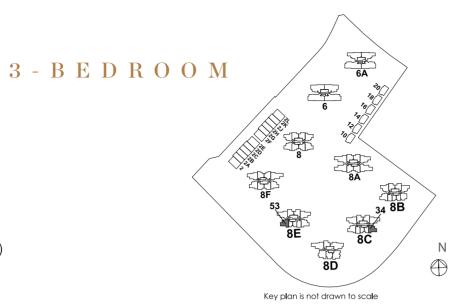


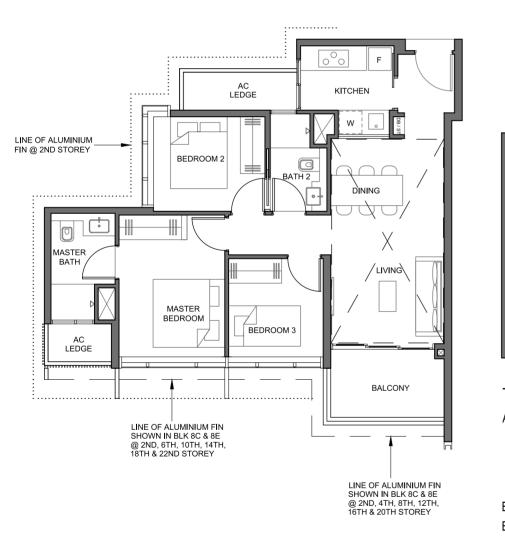




All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

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.





TYPE 3BR - 2

Area

Block 8C

Block 8E

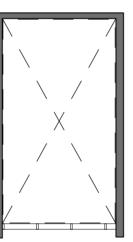
80 sq m / (approx. 861 sq ft)

(Inclusive of 7 sq m balcony

#02-34 TO #23-34 (mirrored)

& 5 sq m AC ledge)

#02-53 TO #22-53



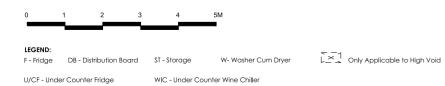
## TYPE 3BR - 2H

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)

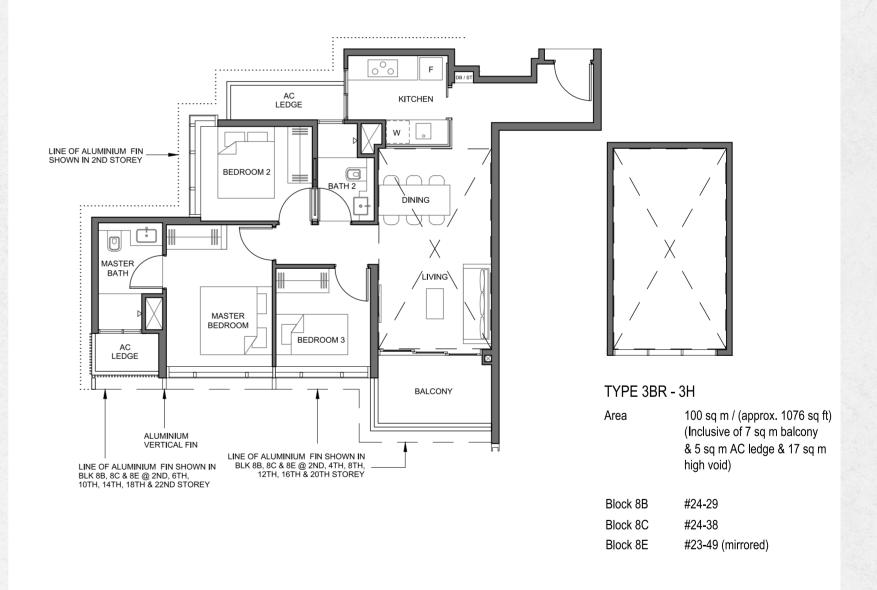
Block 8E #23-53



All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

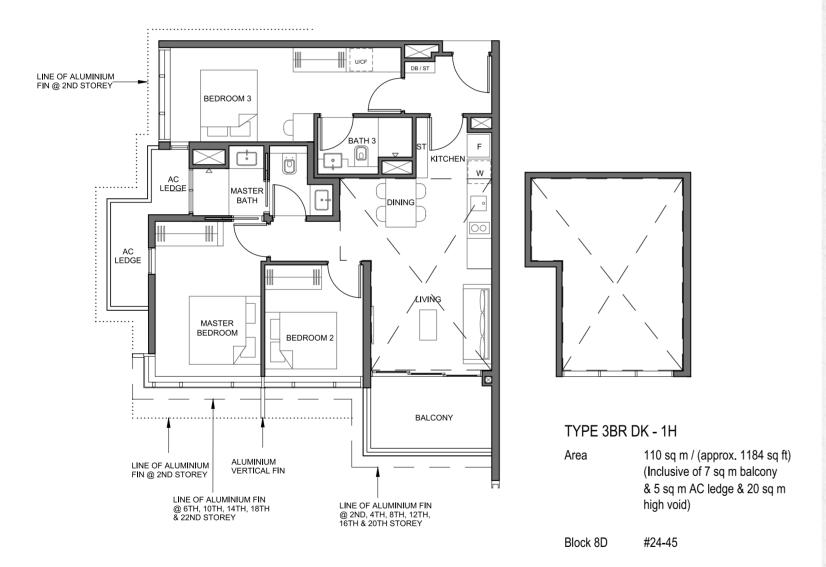
The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure 1 of this brochure.







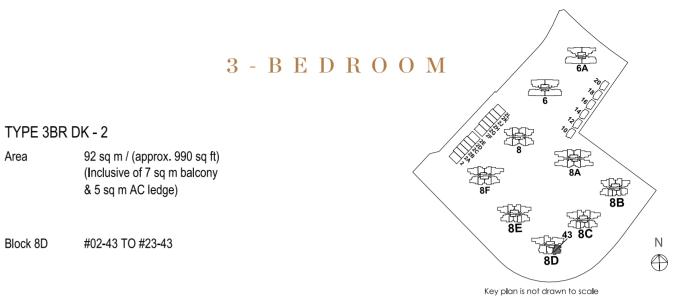


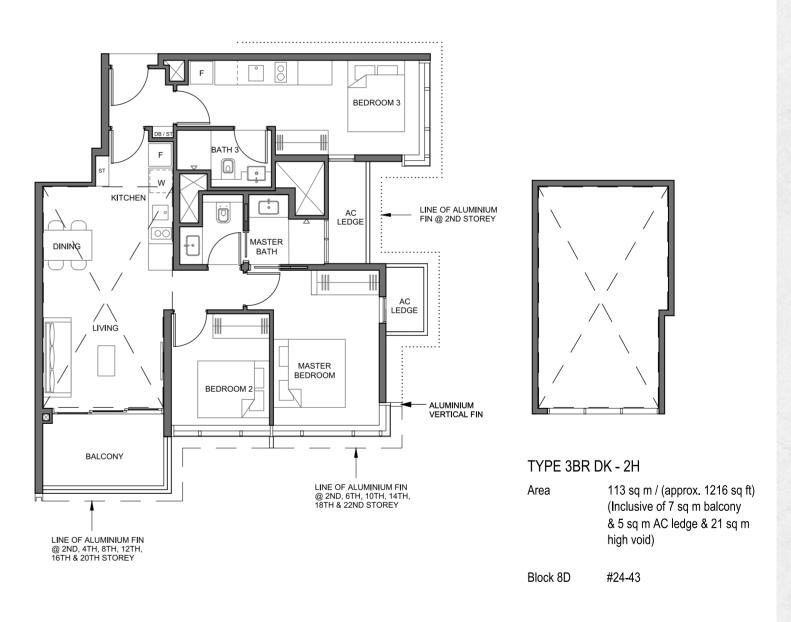




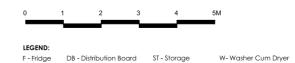
All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

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.





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.



## TYPE 3BR P - 1

Area 97 sq m / (approx. 1044 sq ft)
(Inclusive of 11 sq m balcony

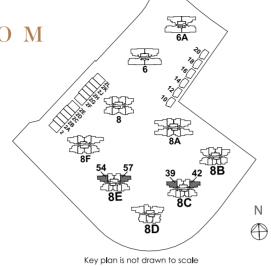
& 6 sq m AC ledge)

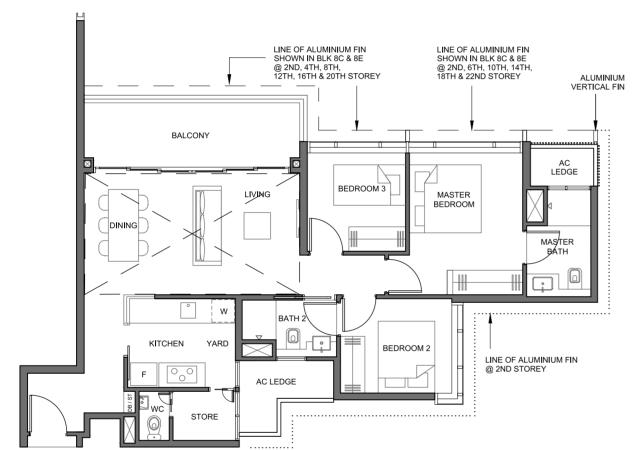
Block 8C #02-39 TO #23-39 (mirrored)

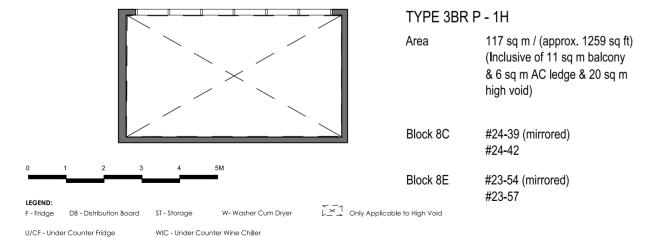
#02-42 TO #23-42

Block 8E #02-54 TO #22-54 (mirrored)

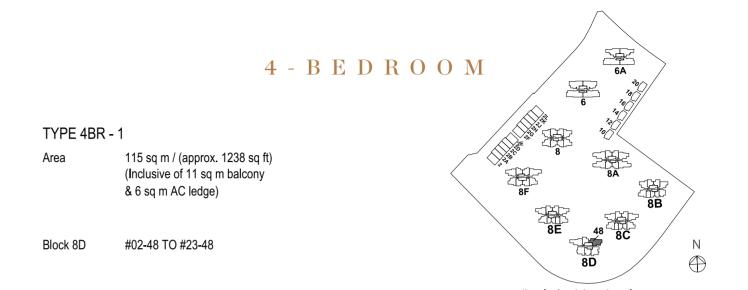
#02-57 TO #22-57

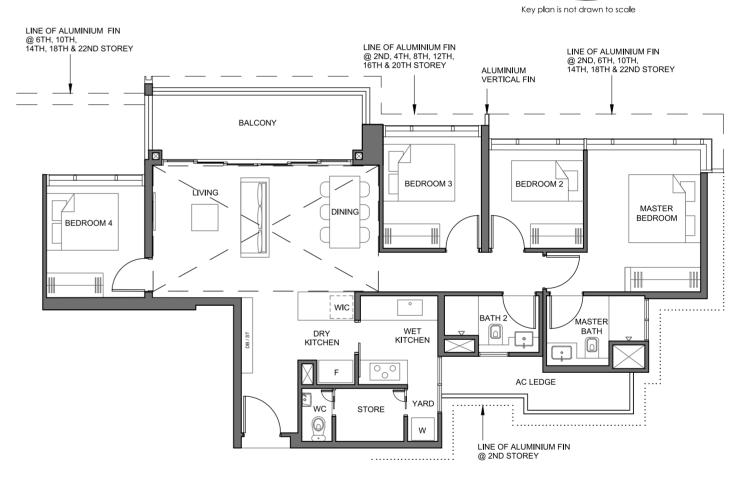


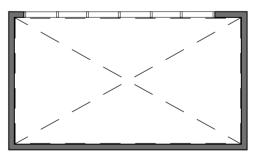




All plans are subjected as may be approved by relevant authorities. Floor areas are approximate measurements and are subjected to final survey. The balcony shall not be enclosed unless with the approved screen. For illustration of the approved balcony screen, please refer to Annexure 1 of this brochure.







# TYPE 4BR - 1H

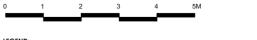
Area 137 sq m / (approx. 1475 sq ft)

(Inclusive of 11 sq m balcony

& 6 sq m AC ledge & 22 sq m high

void)

Block 8D #24-48



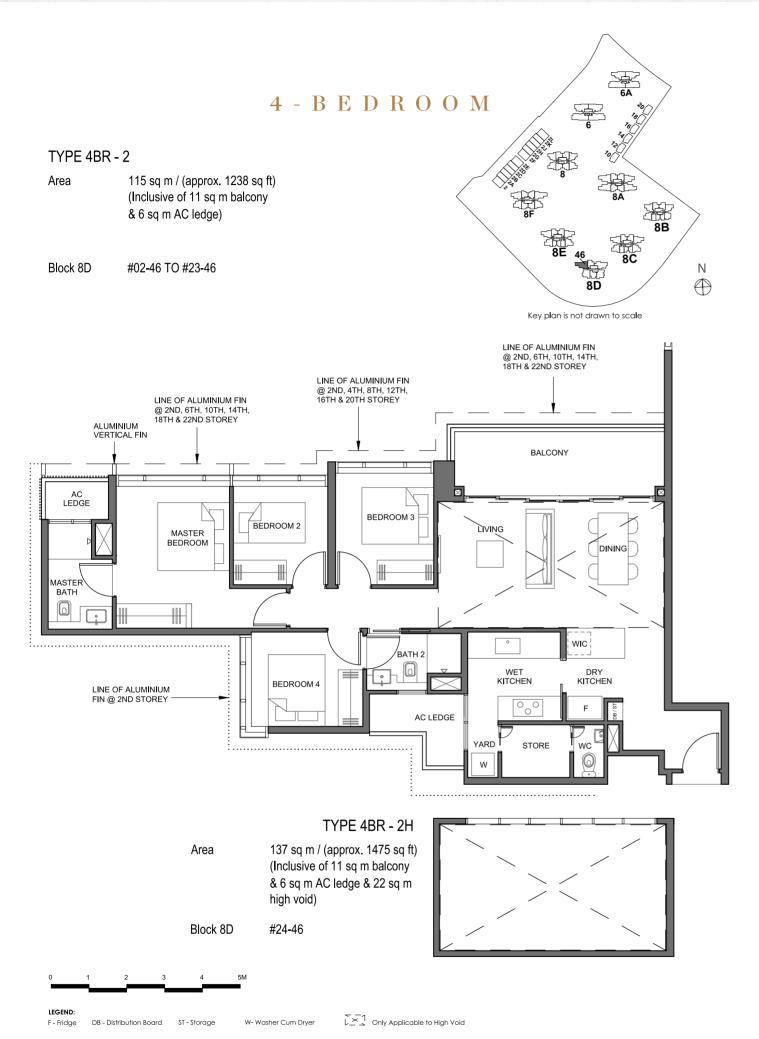
F - Fridge DB - Distribution Board ST - Storage

ge W- Washer & Dryer

Only Applicable to High Void

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

plans believe that the strict of the strict

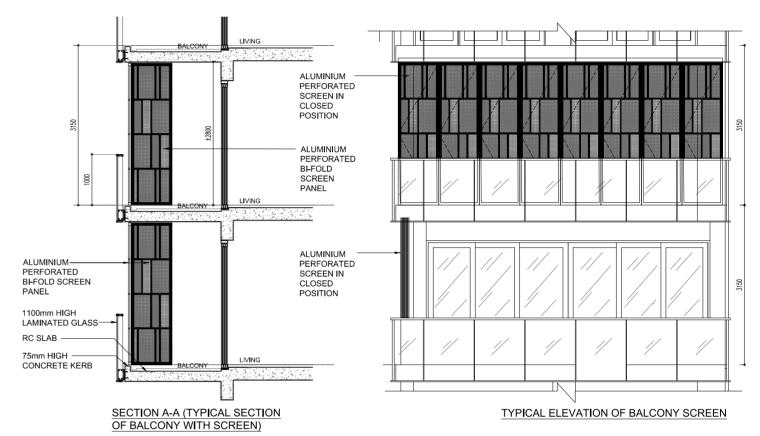


U/CF - Under Counter Fridge WIC - Under Counter Wine Chiller

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



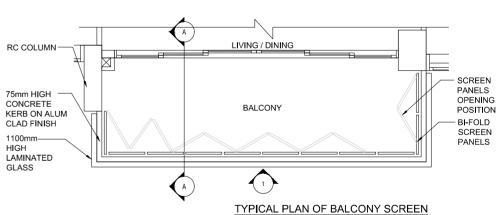
# BLK-8B, 8C, 8D AND 8E

### BALCONY SCREEN NOTICE

THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.
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





Smart Plug



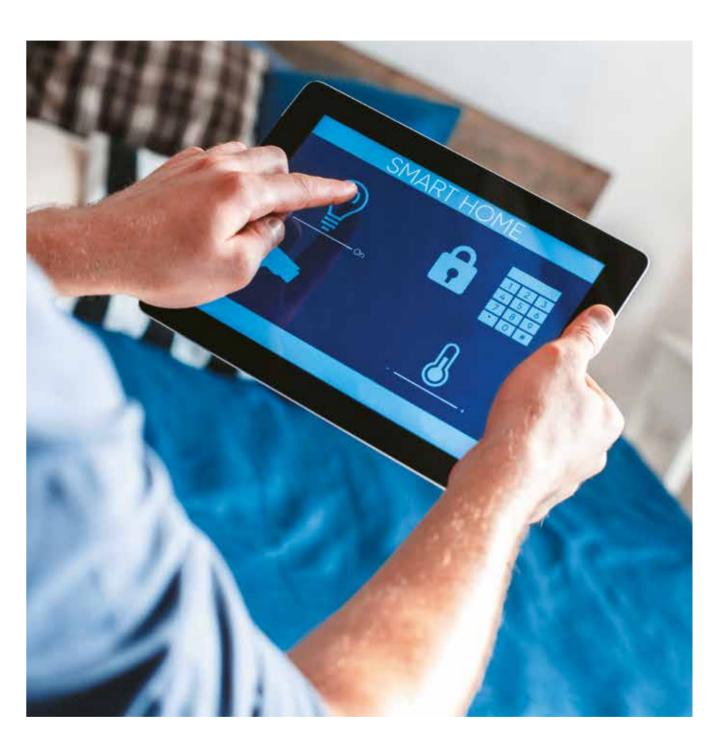
Voice Control



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

(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 DR WC Yard, Hallway to Bedroom, Balcony, AC Ledge, PES.

Emulsion paint on hox-up and/or moisture resistance hoard on skim-coated concrete ceiling and/or box-up ceiling board and/or bulkhead and/or appropriate ceiling to designated area (where

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

#### Living/Dining

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

#### Bedroom

: Room clearance not lower than 2825 mm; High Volume Units: Room clearance not lower than 2825 mm; Strata Houses : Room clearance not lower than 3200 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 2800mm Bulkhead ceiling not lower than 2450 mm (where applicable)

#### Kitchen (Drv)

: Room clearance not lower than 2450 mm; Typical Storey 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

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

: 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; : Room clearance not lower than 2800 mm; Bulkhead ceiling not lower than 2450 mm (where applicable)

Balcony/PES/A/C 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

Skim coat and/or cement sand plaster with paint finish and/or bulkhead to designated areas (where

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 Emulsion paint on skim-coat concrete ceiling

#### 6. FINISHES

#### (a) Wall

i Unit Living Dining Bedrooms Store Skim coat and/or cement sand plaster with paint Hallway to Bedroom, Balcony: 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. No finishes will be provided at areas above ceiling and behind built-in cabinets, wardrobes Above Ceiling, Wardrobes: and vanity counters, etc.

ii Common 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, Skim coat and/or cement sand plaster with paint Lift Lobbies: finish and/or stone and/or homogeneous tiles

and/or textured paint and/or thin tile and/or laminate (where applicable)

Porcelain and/or homogeneous with porcelain

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

#### (b) Floor

# a. Unit i 1BR, 2BR: Living, Dining, Kitchen, Foyer,

and/or homogeneous skirting ii 3BR. 4BR. Living, Dining, Kitchen, Foyer, Stone and/or porcelain and/or homogeneous 5BR, PH, and Hallways: with stone and/or porcelain and/or homogeneous Strata iii All Units: Bedroom Engineered timber flooring with timber skirting iv All Units: Bathrooms, Kitchen, Yard, WC, Stone and/or porcelain and/or homogeneous tile Powder Room: v All Units: Study, Store: Stone and/or porcelain and/or homogeneous floor tiles with stone and/or porcelain and/or

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

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

### b. Common Area

iv Carpark, Ramps, Driveways:

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

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

iii Staircases, M&E Rooms: Cement sand screed

Smooth concrete finish with Epoxy coating

#### 7. WINDOWS

All windows of the anartment 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 Hollow core timber swing and/or sliding door Store Room, Dining, Kitchen: (Where applicable)

c Balcony Aluminium framed with sliding door glass panels

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

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 naper holder

1 towel rail, where applicable

#### iii. WC

1 shower set

1 shower mixer

1 pedestal water closet 1 wash basin

1 toilet paper holde

iv. Balconv

#### 10 FLECTRICAL 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

					<b>El</b> ectr	ical s	chedu	le						
Type/ Location	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
					1	∕laster	piece							
TERRACE	28	32	6	7	1	2	2	2	2	1	6	4	1	3
TERRACE CORNER	32	35	7	8	1	2	2	2	2	1	6	4	1	3
BUNGALOW	38	40	8	9	1	2	2	2	2	1	6	5	1	3

					Electr	ical s	chedu							
Type/ Location	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 Defectors
							porary	/	•					
1BR-1	7	13	2	3	1	1	1	1	1	1	2	1	1	1
1BR-1H	7	13	2	3	1	1	1	1	1	1	2	1	1	1
1BR-2	7	13	2	3	1	1	1	1	1	1	2	1	1	1
1BR-2H	7	13	2	3	1	1	1	1	1	1	2	1	1	1
1BR+S1	8	14	2	4	1	1	1	1	1	1	2	1	1	1
1BR+S1-H	8	14	2	4	1	1	1	1	1	1	2	1	1	1
1BR+S2	8	14	2	4	1	1	1	1	1	1	2	1	1	1
1BR+S2-H	8	14	2	4	1	1	1	1	1	1	2	1	1	1
1BR+S3	8	14	2	4	1	1	1	1	1	1	2	1	1	1
1BR+S3-H	8	14	2	4	1	1	1	1	1	1	2	1	1	1
2BR-1	9	18	3	5	1	1	1	1	1	1	2	2	1	1
2BR - 1 H	9	18	3	5	1	1	1	1	1	1	2	2	1	1
2BR DK - 1	10	19	3	4	1	1	2	2	1	1	2	2	1	2
2BR DK 1 - H	10	19	3	4	1	1	2	2	1	1	2	2	1	2
2BR DK - 2	10	19	3	4	2	2	2	2	1	1	2	2	1	2
2BR DK - 2 H	10	19	3	4	2	2	2	2	1	1	2	2	1	2
3BR	11	20	4	5	1	1	1	1	1	1	3	3	1	1
3BR - H	11	20	4	5	1	1	1	1	1	1	3	3	1	1
3BR - 1	11	20	4	5	1	1	1	1	1	1	3	3	1	1
3BR - 1 H	11	20	4	5	1	1	1	1	1	1	3	3	1	1
3BR - 2	11	20	4	5	1	1	1	1	1	1	3	3	1	1
3BR - 2 H	11	20	4	5	1	1	1	1	1	1	3	3	1	1
3BR - 3	11	20	4	5	1	1	1	1	1	1	3	3	1	1
3BR - 3 H	11	20	4	5	1	1	1	1	1	1	3	3	1	1
3BR DK - 1	13	22	4	5	1	1	2	2	1	1	4	3	1	2
3BR DK - 1H	13	22	4	5	1	1	2	2	1	1	4	3	1	2
3BR DK-2	13	22	4	5	2	2	2	2	1	1	4	3	1	2
3BR DK - 2H	13	22	4	5	2	2	2	2	1	1	4	3	1	2
3BR P-1	13	22	4	5	1	1	1	1	1	1	4	3	1	1
3BR P-1H	13	22	4	5	1	1	1	1	1	1	4	3	1	1
4BR-1	15	25	5	6	1	1	1	2	2	1	4	3	1	2
4BR-1H	15	25	5	6	1	1	1	2	2	1	4	3	1	2
4BR-2	15	25	5	6	1	1	1	2	2	1	4	3	1	2
4BR-2H	15	25	5	6	1	1	1	2	2	1	4	3	1	2

	Electrical schedule													
Type/ Location	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
						Elega	nce							
2BR-2	9	18	3	4	1	1	1	1	1	1	2	2	1	1
2BR-3	9	18	3	4	1	1	1	1	1	1	2	2	1	1
2BR-4	9	18	3	4	1	1	1	1	1	1	2	2	1	1
2BR-5	9	18	3	4	1	1	1	1	1	1	2	2	1	1
2BR-S1	9	18	3	4	1	1	1	1	1	1	2	2	1	1
3BR-4	11	20	4	5	1	1	1	1	1	1	3	3	1	1
3BR-5	11	20	4	5	1	1	1	1	1	1	3	3	1	1
3BR-6	11	20	4	5	1	1	1	1	1	1	3	3	1	1
3BR-P2	13	23	4	5	1	1	1	1	1	1	4	3	1	1
4BR P1	16	28	5	6	1	1	1	2	2	1	4	3	1	2
5BR 1	21	31	6	7	1	2	2	2	2	1	5	4	1	2
5BR 1-H	21	31	6	7	1	2	2	2	2	1	5	4	1	2
5BR 2	21	31	6	7	1	2	2	2	2	1	5	4	1	2
5BR 2-H	21	31	6	7	1	2	2	2	2	1	5	4	1	2
PH 1	25	32	6	7	1	2	2	2	2	1	5	4	1	2
PH 2	25	32	6	7	1	2	2	2	2	1	5	4	1	2
PH 3	25	32	6	7	1	2	2	2	2	1	5	5	1	2
PH 4	25	32	6	7	1	2	2	2	2	1	5	5	1	2
PH 5	25	32	6	7	1	2	2	2	2	1	5	4	1	2

	Electrical schedule													
Type/ Location	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
						Signa	ture							
3BR P3	13	24	4	5	1	1	1	1	2	1	3	3	1	2
3BR P3-H	13	24	4	5	1	1	1	1	2	1	3	3	1	2
4BR P2	16	28	5	6	1	1	1	2	2	1	4	3	1	2
4BR P2-H	16	28	5	6	1	1	1	2	2	1	4	3	1	2
4BR P3	16	28	5	6	1	1	1	2	2	1	4	3	1	2
4BR P3-H	16	28	5	6	1	1	1	2	2	1	4	3	1	2
5BR P2	21	31	6	7	1	2	2	2	2	1	6	5	1	2
5BR P2-H	21	31	6	7	1	2	2	2	2	1	6	5	1	2

#### 11. TV/TELEPHONE/DATA POINTS

Refer to Flectrical 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 h 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 Garder
- 11) Hydrotherapy Pool
- 12) Dining Pavilion
- 13) Water Features
- 14) Clubhouse15) 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

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 Convention Oven (where applicable). Undercounter Refrigerator (where applicable),

Refrigerator

Washer Cum Dryer

Wine Chiller (where applicable)

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

Туреѕ	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

#### 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 ELOORING

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

#### 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 CELLING 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.

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



ASIA PROPERTY BEST EXECUTIVE CONDI





THE VALES

BEST EXECUTIVE CONDO LANDSCAPE ARCHITECTURAL DESIGN

HIGHLY COMMENDED

THE VALES by Anchorvale Residences Pte Ltd

BEST EXECUTIVE CONDO ARCHITECTURAL DESIGN

WINNER

THE VALES

BEST EXECUTIVE CONDO DEVELOPMENT

WINNER

THE VALES by Anchorvale Residences Pte Ltd

# BEST EXECUTIVE CONDO

WINNER



# **BCA CONSTRUCTION QUALITY ASSESSMENT SYSTEM** CONQUAS 🛨



**CITY SUITES** 

DEVELOPMENT CO PTE LTD

CHINA CONSTRUCTION (SOUTH PACIFIC)







**BCA GREEN MARK AWARDS** 

9 PENANG ROAD

Platinum Award



THE VALES

**Gold Plus Award** 2015

#### CORPORATE RESIDENCE PTE LTD ANCHORVALE RESIDENCES PTE LTD Date of Issue: 22/06/2018

Date of Issue: 06/04/2018

THE VALES

CHINA CONSTRUCTION (SOUTH PACIFIC)

DEVELOPMENT CO PTE LTD

Main Contractor

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 Posser 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 精诚存信 佳业传承