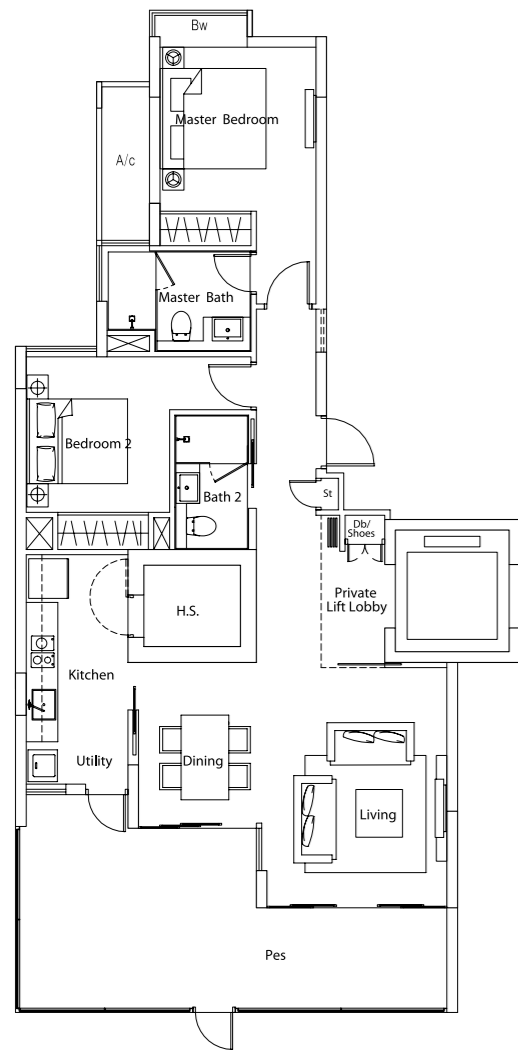


# 2-Bedroom

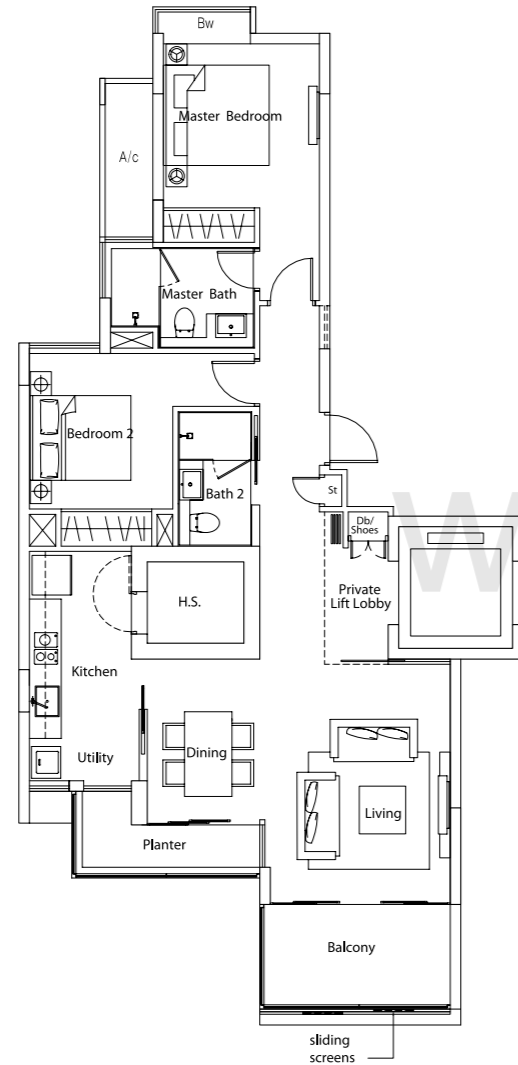
# 3-Bedroom

**TYPE A (PES)**  
115 sq.m. / 1,238 sq.ft.

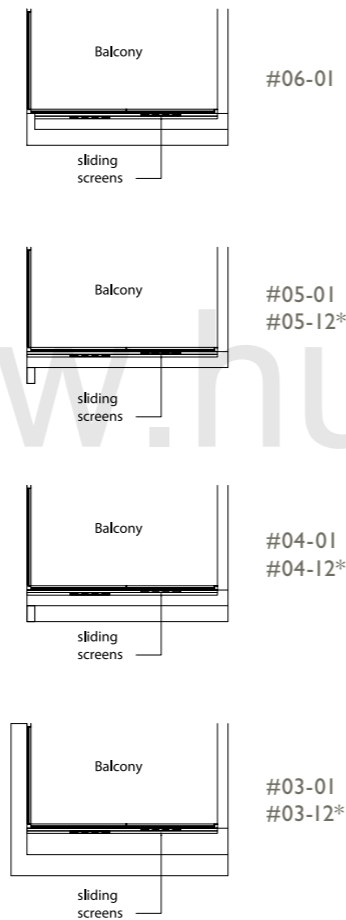


#01-01

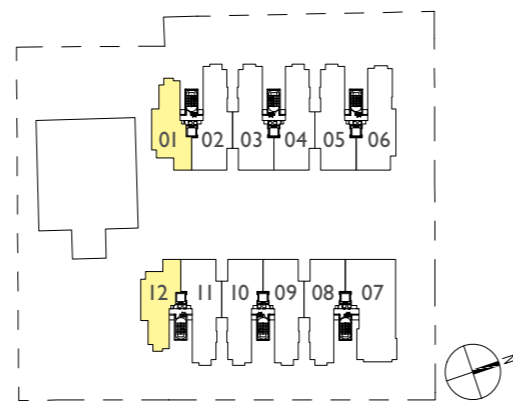
**TYPE A**  
102 sq.m. / 1,098 sq.ft.



#02-01

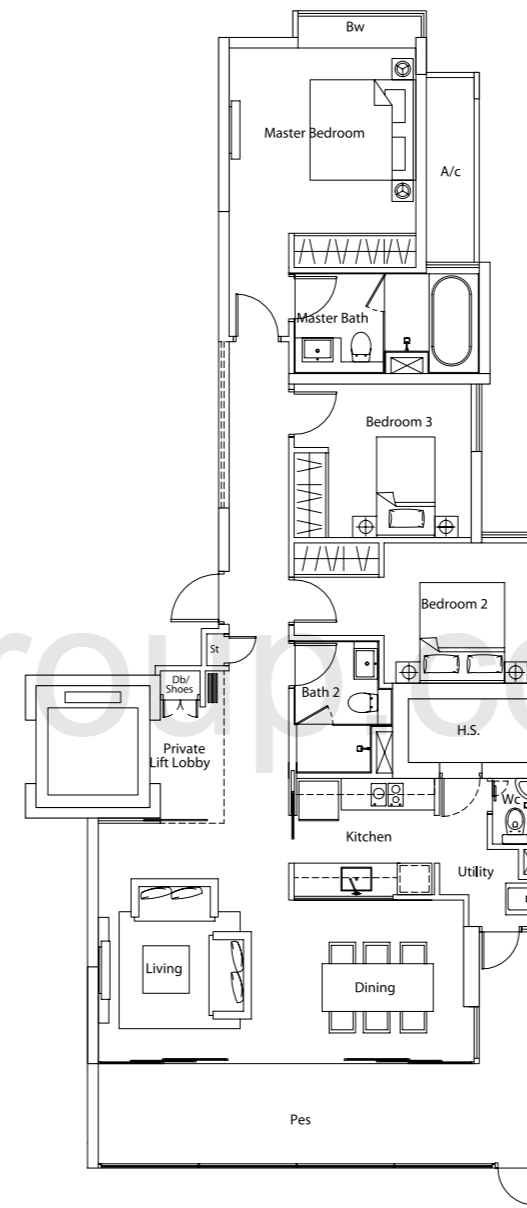


#03-01  
#03-12\*



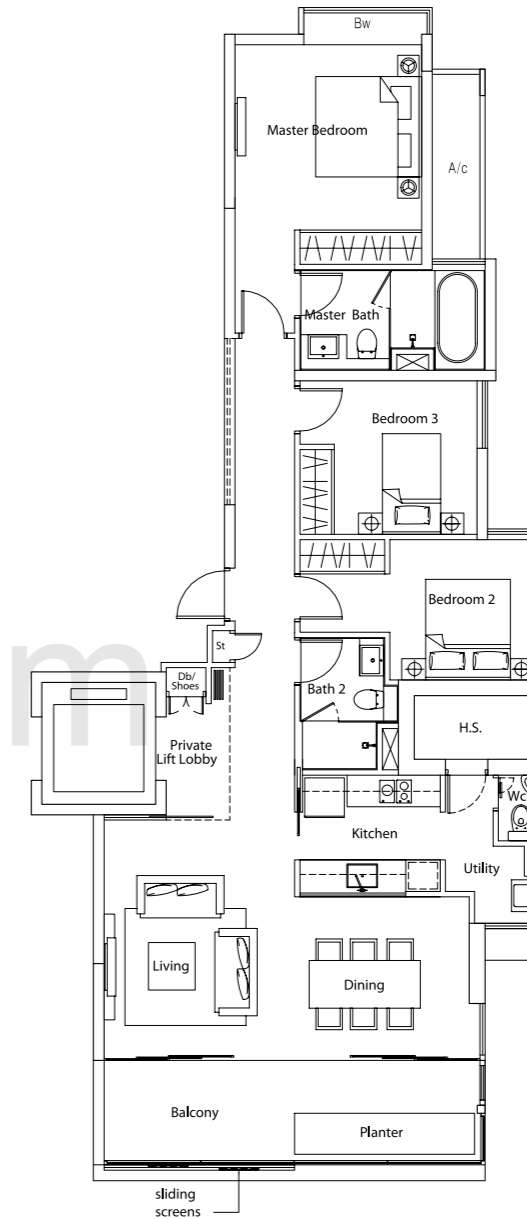
\*Mirror image

**TYPE B1 (PES)**  
137 sq.m. / 1,475 sq.ft.

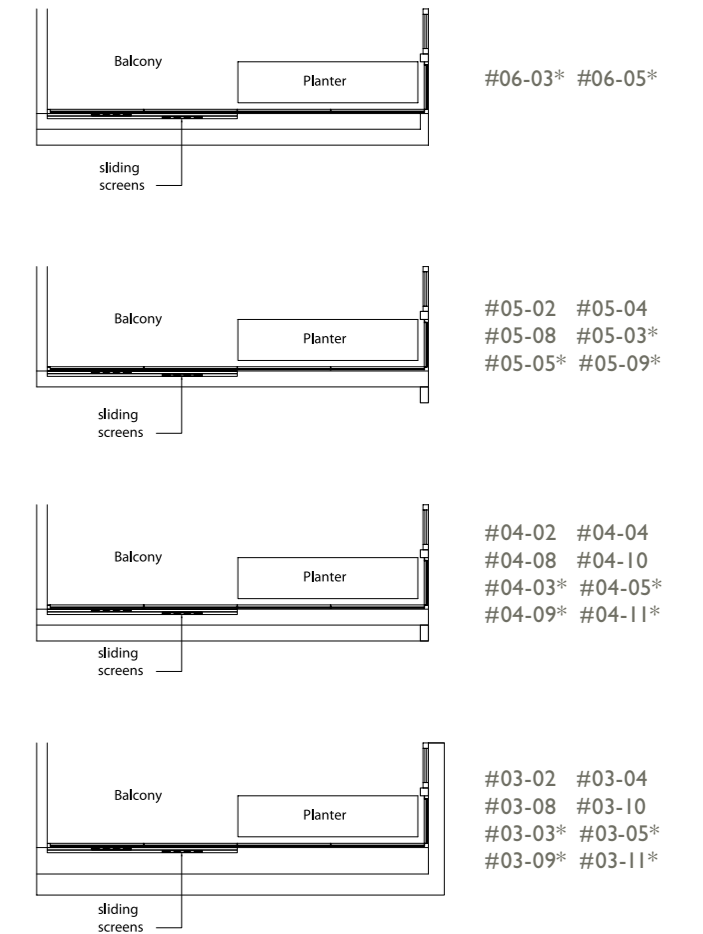


#01-02 #01-04 #01-08 #01-10  
#01-03\* #01-05\* #01-09\* #01-11\*

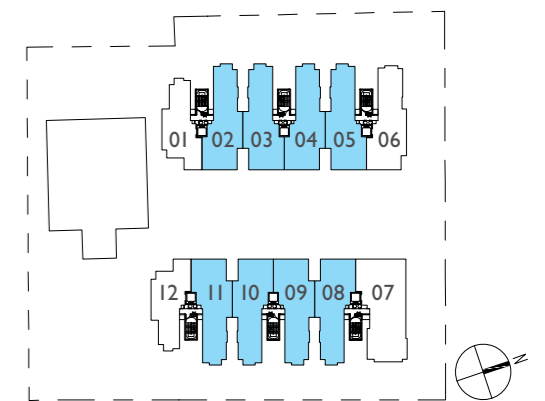
**TYPE B1**  
131 sq.m. / 1,410 sq.ft.



#02-02 #02-04 #02-08 #02-10  
#02-03\* #02-05\* #02-09\* #02-11\*

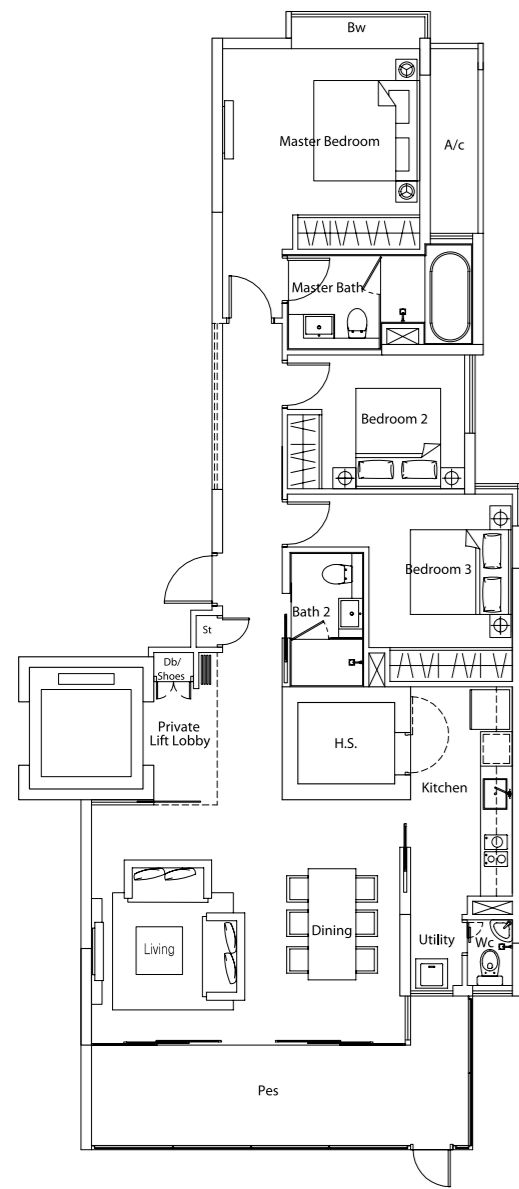


\*Mirror image



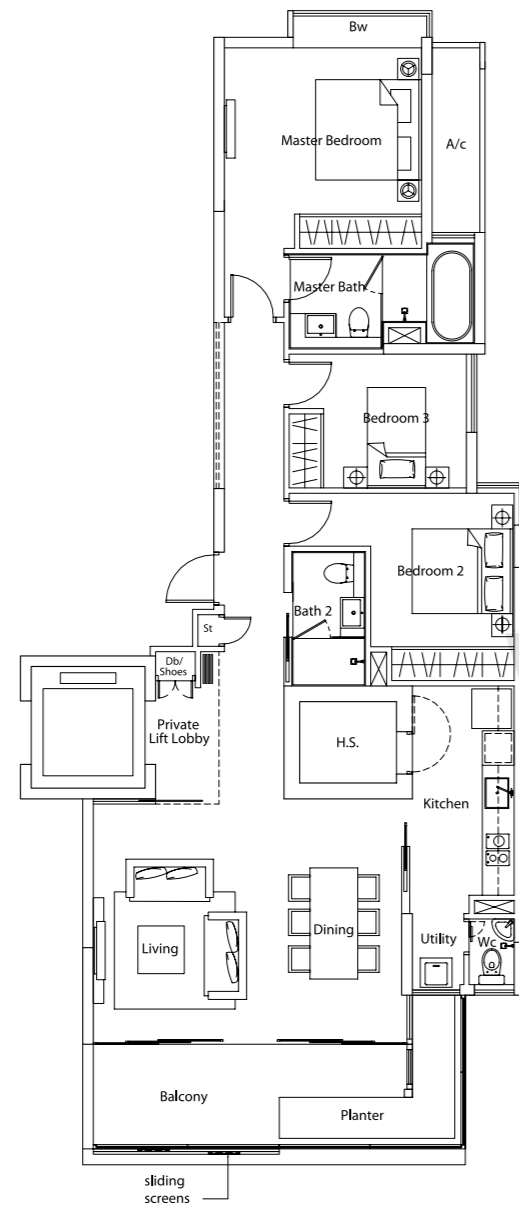
# 3-Bedroom

TYPE B2 (PES)  
130 sq.m./1,399 sq.ft.

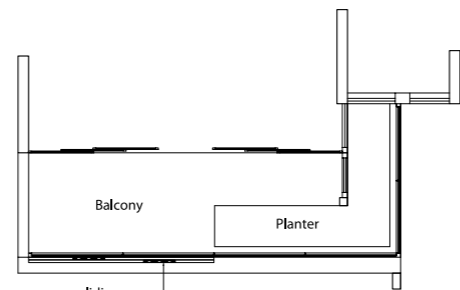


#01-06

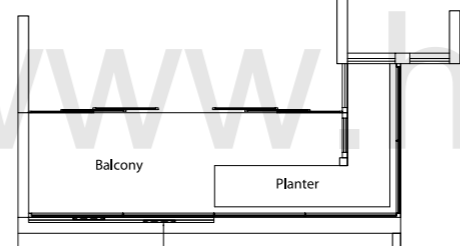
TYPE B2  
130 sq.m./1,399 sq.ft.



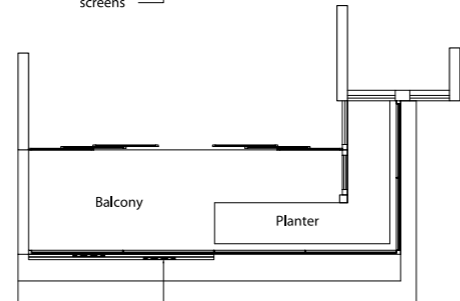
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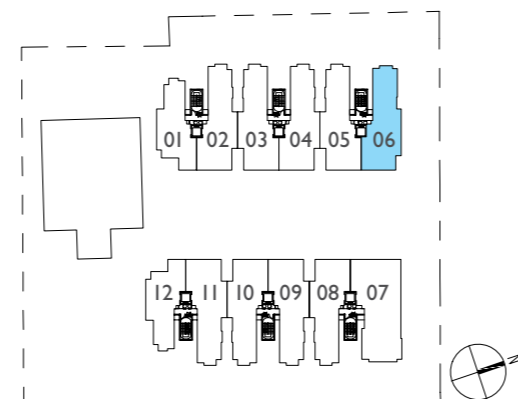
#05-06



#04-06

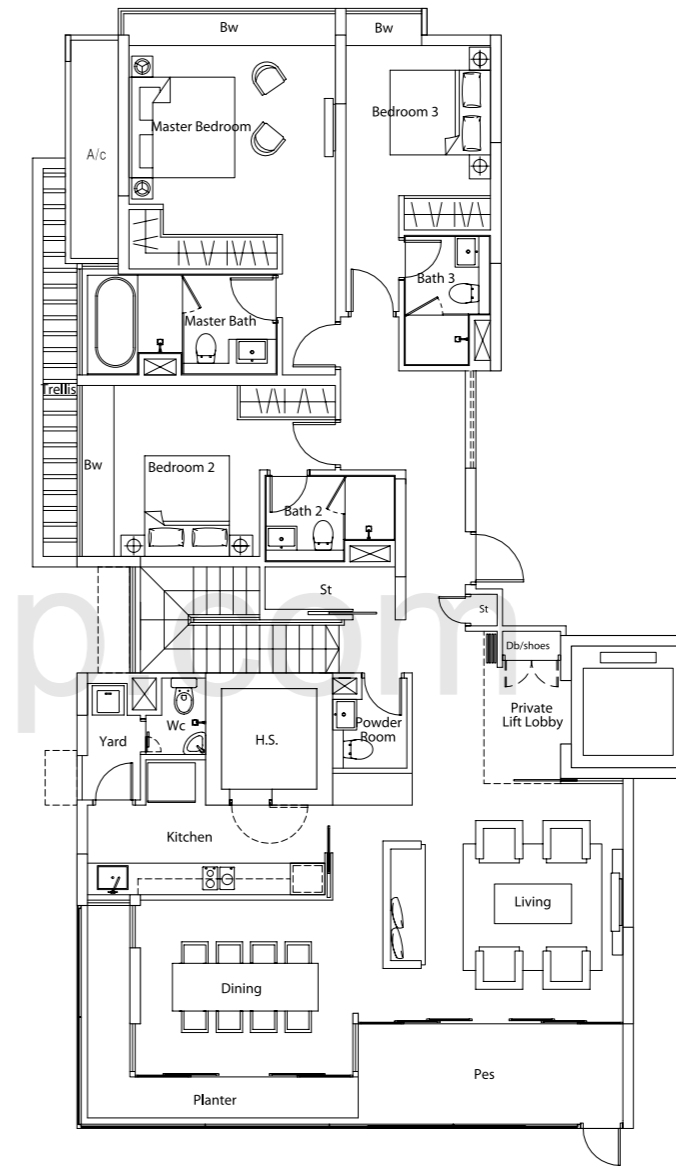


#03-06

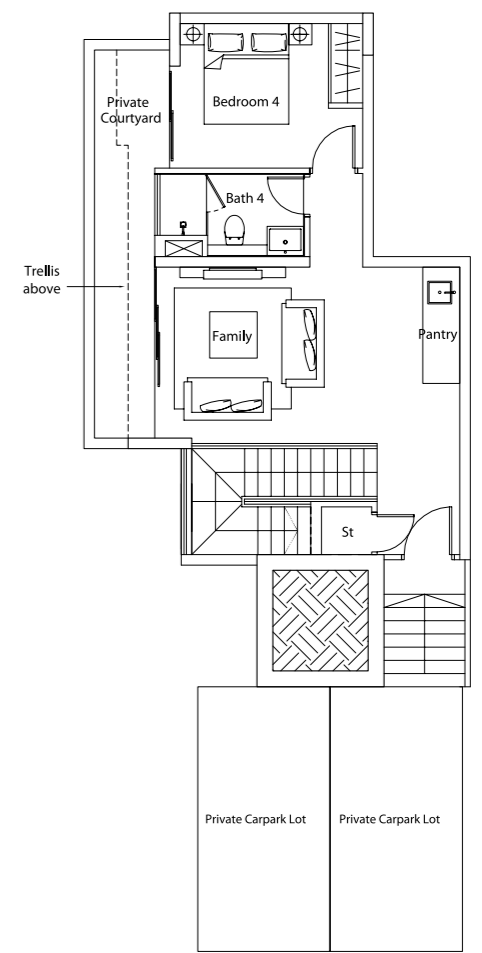


# 4-Bedroom

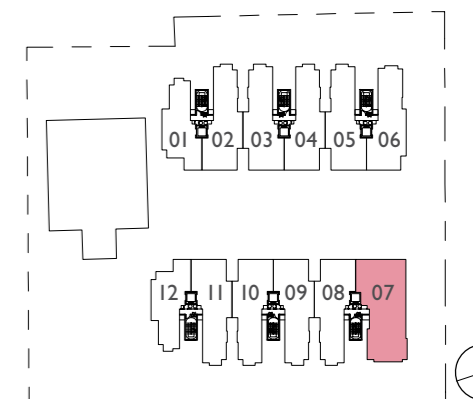
TYPE SC (PES)  
269 sq.m./2,896 sq.ft.



#01-07



Basement



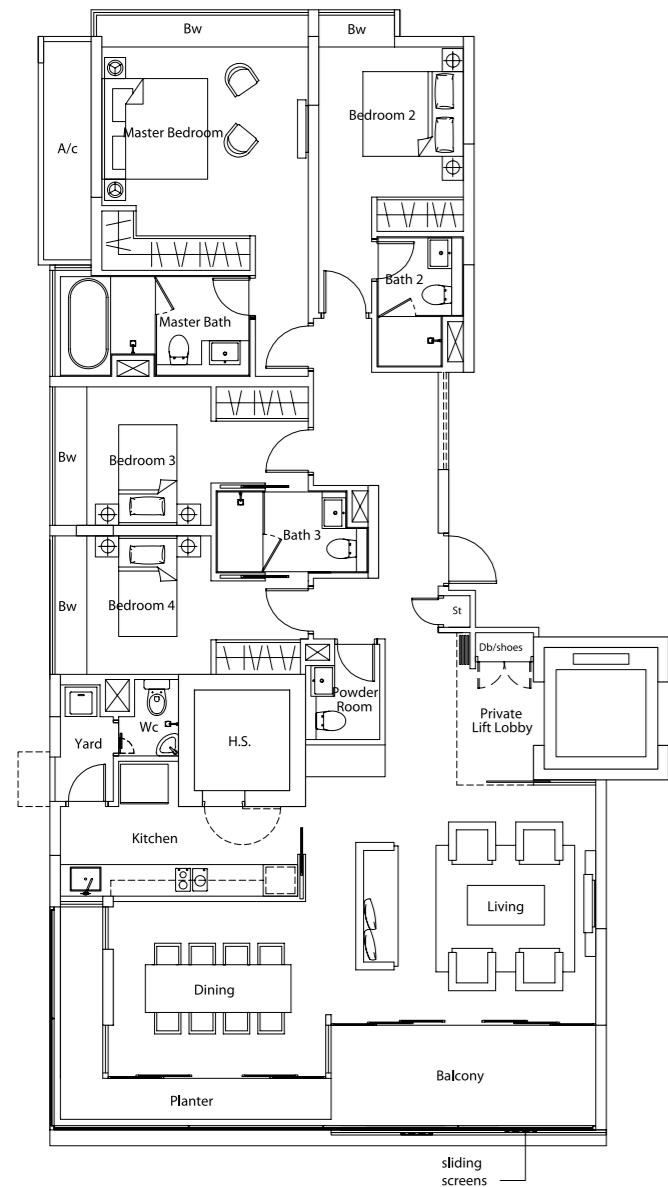
\*Mirror image

# 4-Bedroom

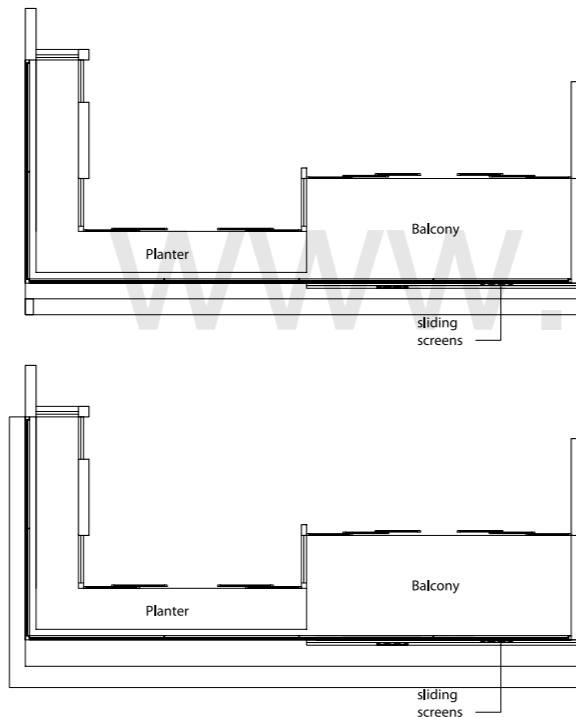
# Penthouse

**TYPE C**  
182 sq.m./1,959 sq.ft.

**TYPE PHI**  
342 sq.m./3,681 sq.ft.

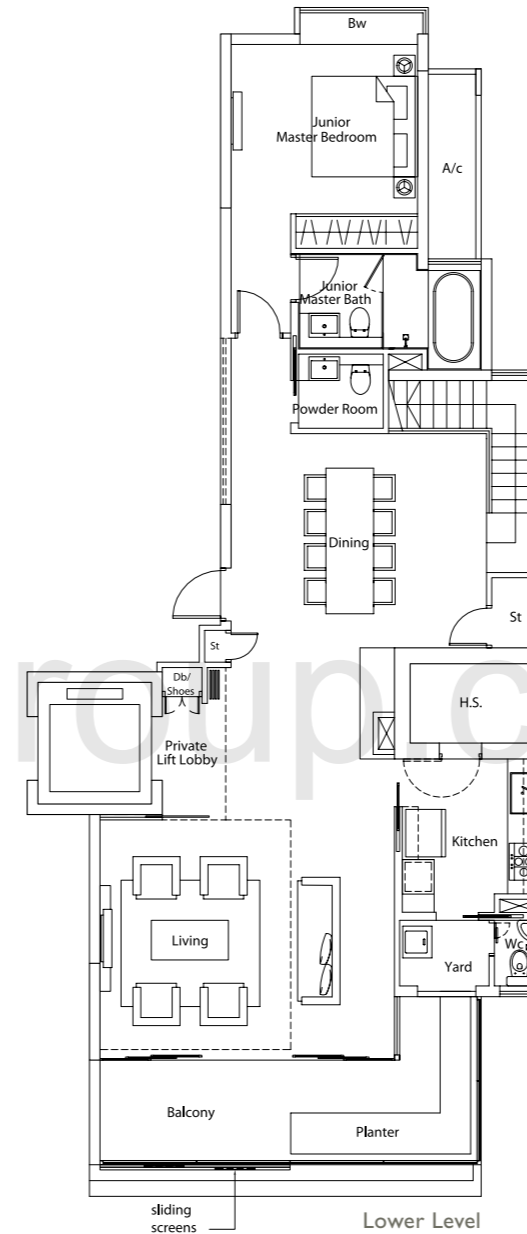


#02-07

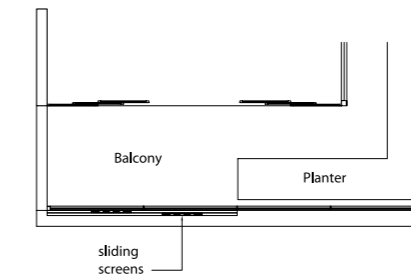


#04-07

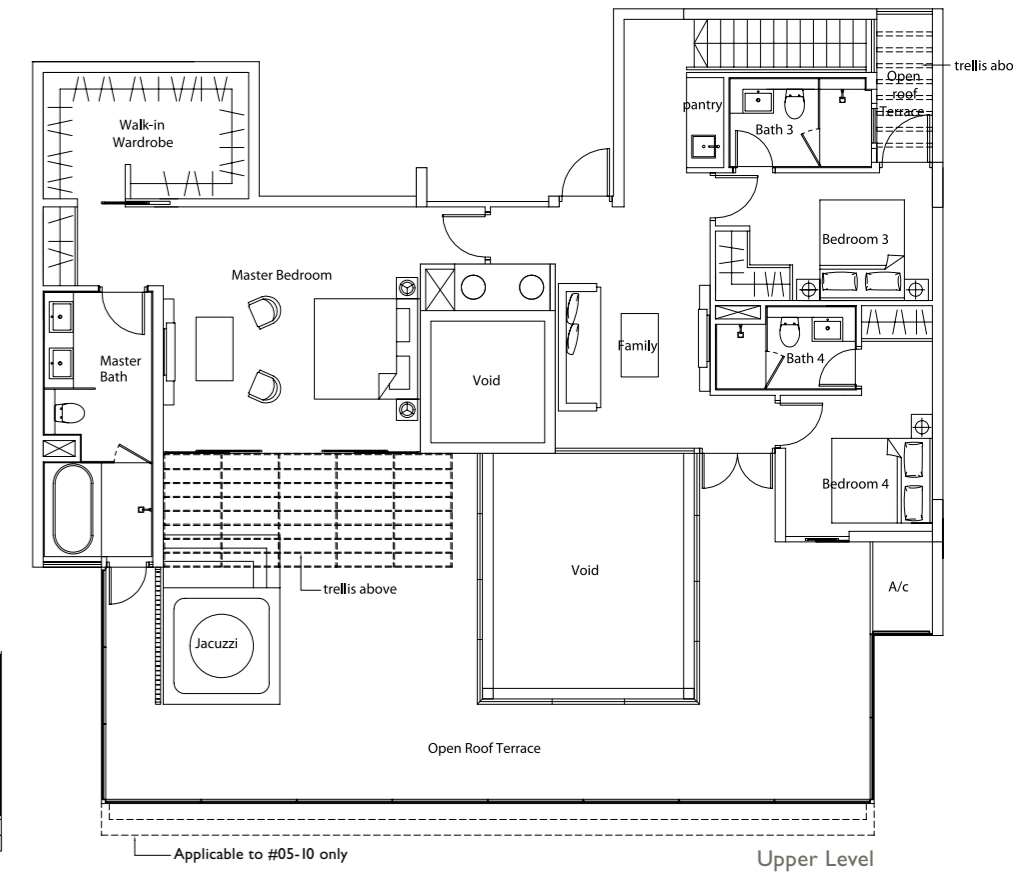
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#06-04

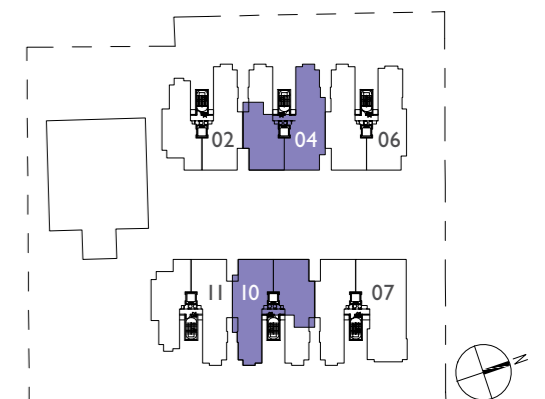
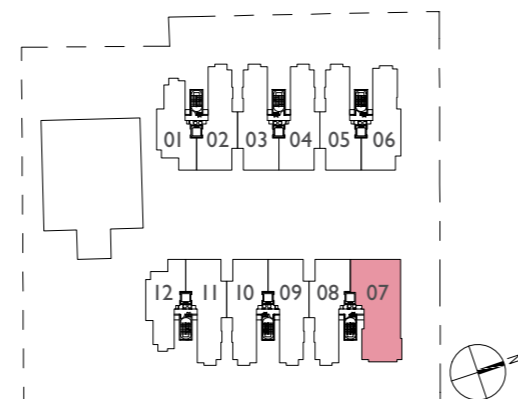


#05-10



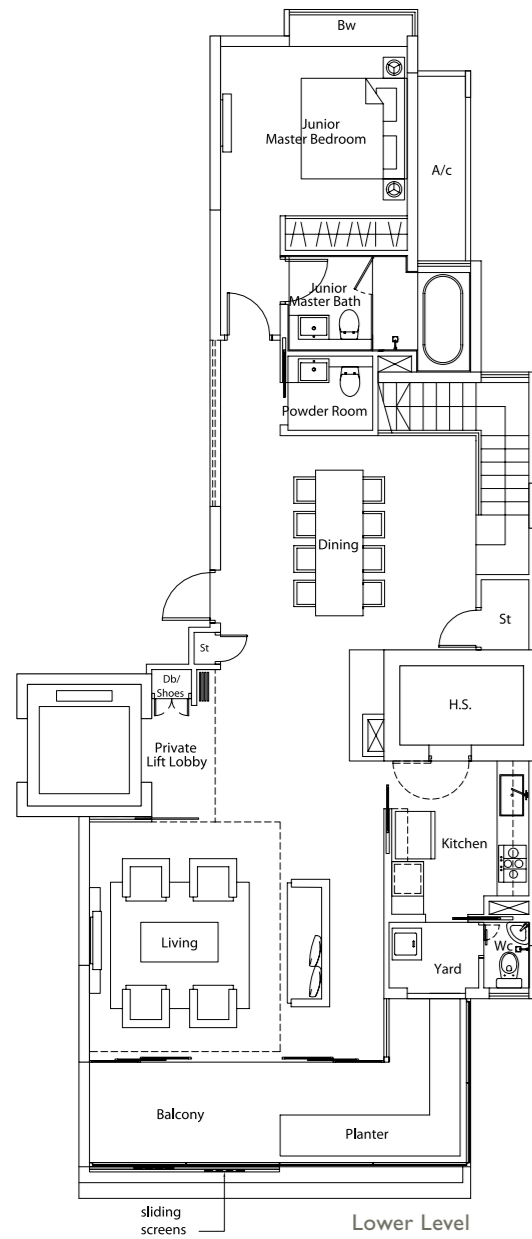
Applicable to #05-10 only

Upper Level

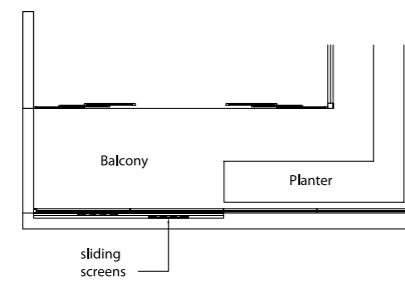


# Penthouse

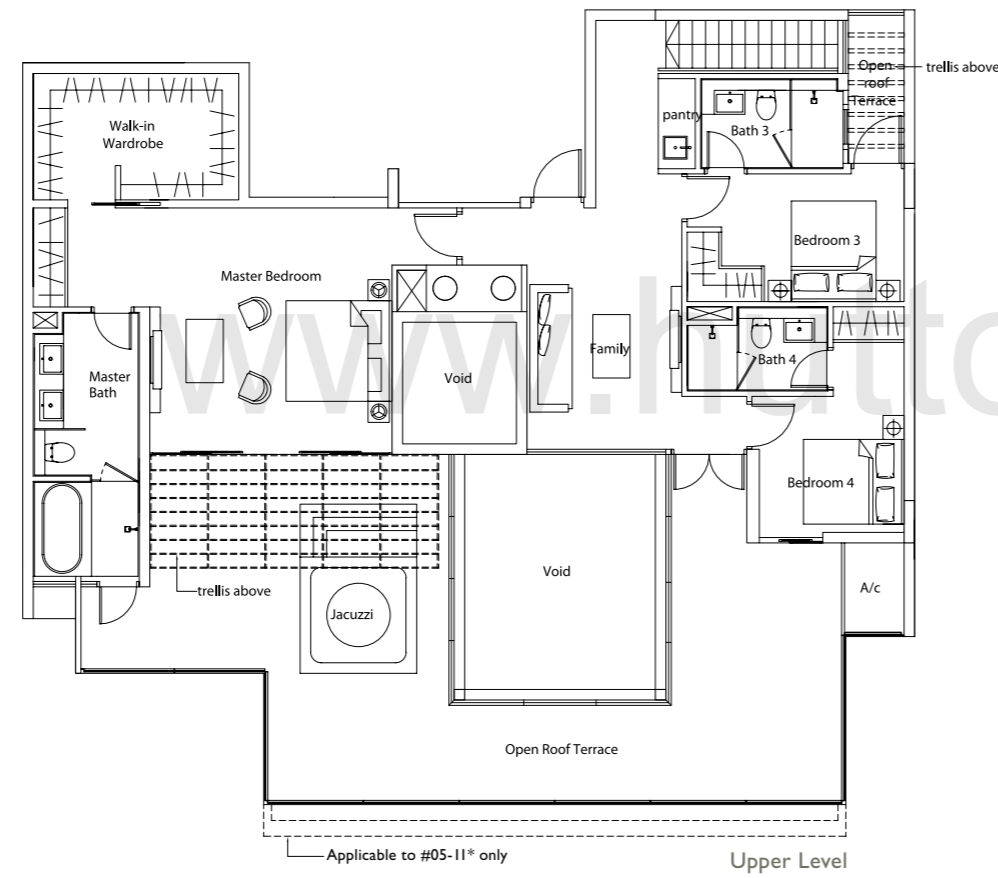
**TYPE PH2**  
331 sq.m./3,563 sq.ft.



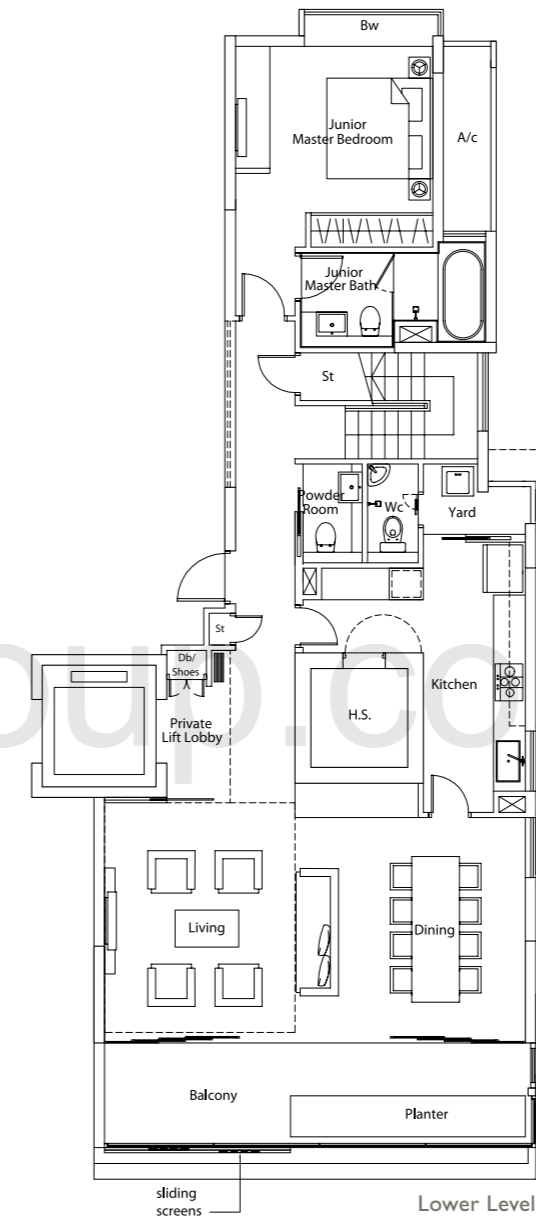
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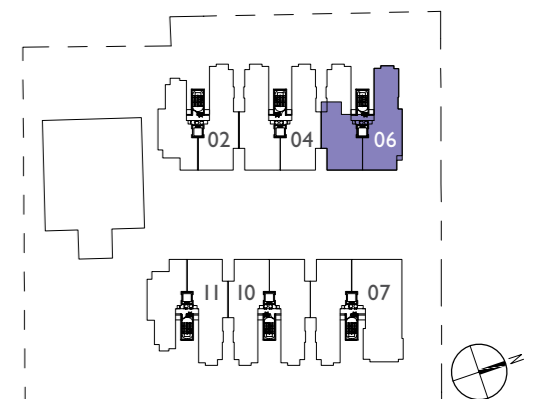
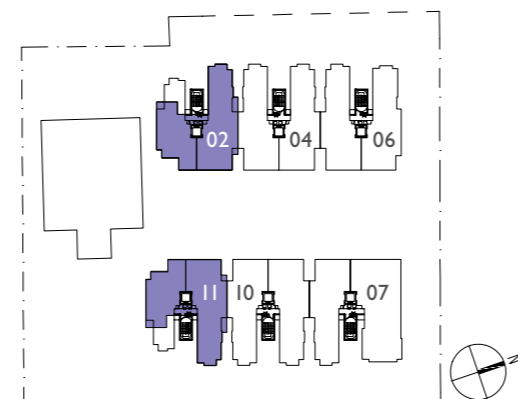
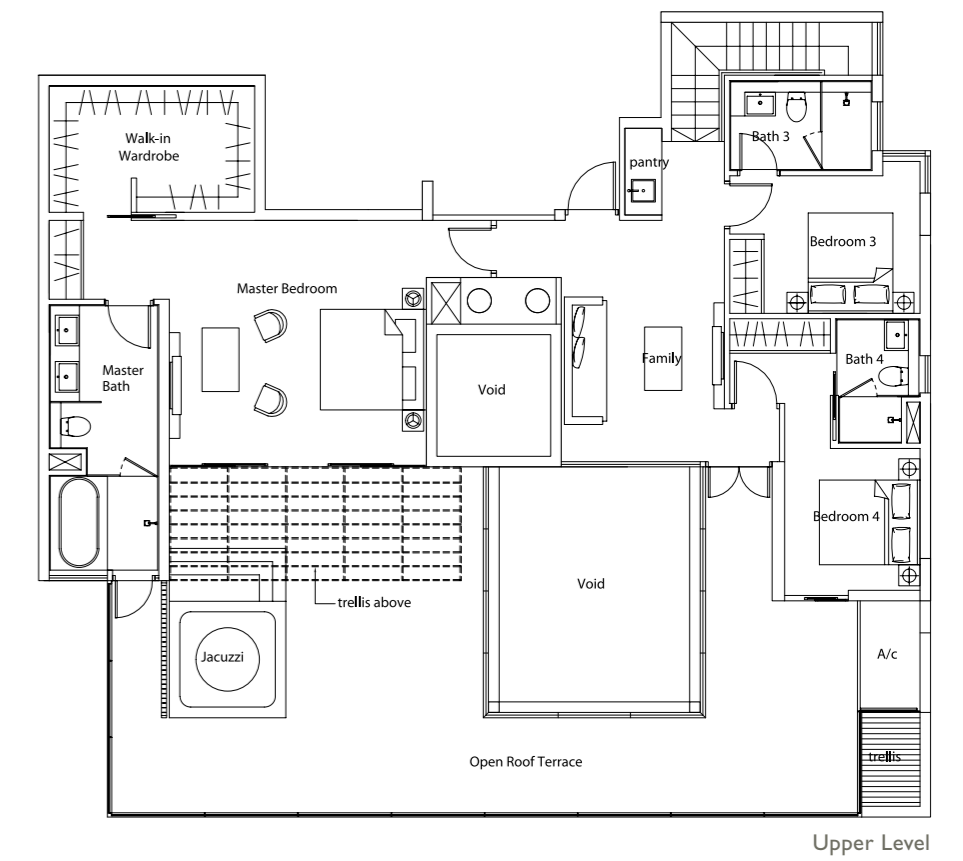
#05-11\*



#06-06



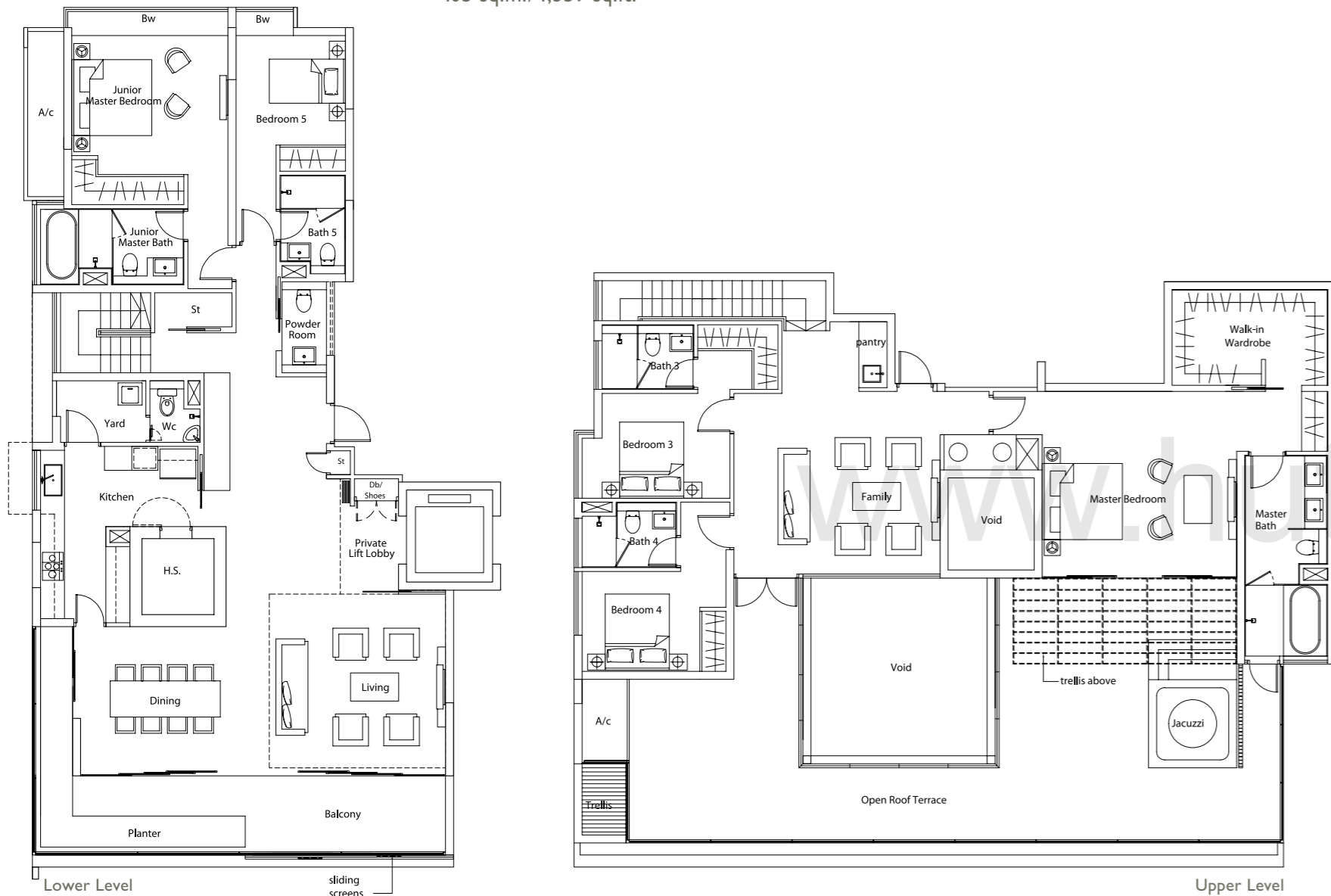
**TYPE PH3**  
333 sq.m./3,584 sq.ft.



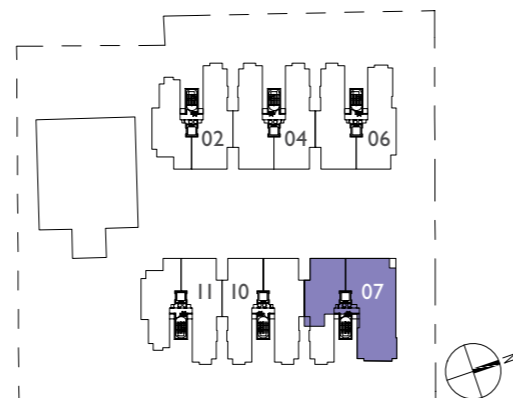
\*Mirror image

# Penthouse

**TYPE PH4**  
405 sq.m./4,359 sq.ft.



#05-07



## Specifications

- 1. FOUNDATION**  
Piled foundation and/or raft foundation
- 2. SUPERSTRUCTURE**  
Precast and/or cast in-situ reinforced concrete framework
- 3. WALLS**
  - a) External Walls: Reinforced and/or precast concrete
  - b) Internal Walls: Concrete panels and / or drywall and / or glass partition
- 4. ROOF**  
Reinforced concrete roof with waterproofing and insulation system and/or metal roofing
- 5. CEILING**
  - a) Private Lift Lobby, Living, Dining, Bedroom, Corridor to Bedroom, Family, Store, Staircase, Household Shelter, Balcony, Private Enclosed Space: Skim coat and/or ceiling board with emulsion paint finish
  - b) Walk-in Wardrobe, Bathroom, Powder Room, WC, Kitchen, Utility, Yard: Ceiling plasterboard with emulsion paint finish
- 6. FINISHES**
  - (i) **WALL**
    - a) Internal: Plaster and/or skim coat with paint finish to Private Lift Lobby, Living, Dining, Bedroom, Family, Pantry, Walk-in Wardrobe, Store, Staircase, Utility, Yard, and Household Shelter: Homogenous tiles and/or stone and/ or paint finish to exposed areas to Master Bath, Junior Master Bath, Powder Room, other Bathrooms, Kitchen and WC
    - b) External: Plaster and/or skim coat with external wall paint on the inside and spray-textured coating to external side of Open Roof Terrace, Private Enclosed Space
  - (ii) **FLOOR (For Apartment)**
    - a) Private Lift Lobby, Living, Dining, Corridor to Bedroom, Family, Pantry, Store: Marble finish with marble skirting
    - b) Master Bath, Junior Master Bath and Powder Room: Marble
    - c) Bedroom and Walk-in Wardrobe: Timber strips with skirting
    - d) Staircase: Timber
    - e) Other Bathrooms, Kitchen, Utility, Yard, WC, Balcony and Household Shelter: Homogeneous tiles
    - f) Open Roof Terrace: Homogeneous tiles and/or timber deck
    - g) Private Enclosed Space and Private Courtyard: Homogeneous tiles
    - h) Private Car Park Lot: Epoxy coating
- 7. WINDOWS**  
Aluminum framed windows with glazing
- 8. DOORS**
  - a) Private Lift Lobby: Slide/fold glass panels & door
  - b) Secondary Entrance: Approved fire-rated timber door
  - c) Bedroom, Bathroom and Powder Room: Timber flush door / sliding timber door, where applicable
  - d) Dining to Kitchen: Pocket sliding glass door
  - e) Living/Dining to Balcony, Open Roof Terrace, Planter and Private Enclosed Space: Aluminium framed sliding and/or swing glass door, where applicable
  - f) Walk-in Wardrobe: Pocket sliding glass door
  - g) Kitchen to Yard: Aluminium framed swing / pocket sliding glass door
  - h) WC: PVC bi-fold door with louvre panel above
  - i) Household Shelter: Approved steel door with painted finish
  - j) Store / Shoe Rack cum DB: MDF door panel
  - k) Private Enclosed Space: Stainless Steel framed glass gate
- 9. IRONMONGERY**  
Good quality locksets and ironmongery shall be provided to all doors
- 10. SANITARY WARES, FITTINGS & ACCESSORIES**
  - a) Master Bath
    - 1 long bath c/w bath/shower mixer & showerhead (Not applicable to Type A)
    - 1 shower cubicle c/w with hand shower & mixer
    - 1 wall hung water closet
    - 1 under-mount basin and mixer
    - 2 under-mount basins and mixers for Penthouses only
    - 1 mirror
    - 1 toilet paper holder
    - 1 towel rail
  - b) Other Bathrooms
    - 1 shower cubicle c/w hand shower & mixer
    - 1 wall hung water closet
    - 1 washbasin and mixer
    - 1 mirror
    - 1 toilet paper holder
    - 1 towel rail
  - c) Powder Room
    - 1 washbasin and mixer
    - 1 wall hung water closet
    - 1 mirror
    - 1 toilet paper holder
  - d) WC
    - 1 hand-shower and mixer set
    - 1 water closet
    - 1 washbasin and basin mixer
    - 1 toilet paper holder
  - e) Open Roof Terrace, Private Enclosed Space and Yard
    - 1 bib point
- 11. ELECTRICAL INSTALLATION**
  - a) Electrical wiring below false ceiling within units shall generally be concealed where possible. Electrical wiring above false ceiling entrance and main entrance corridor to distribution board closet shall be in exposed trunking
  - b) Refer to Electrical Schedules for details

S/N	TYPE OF UNIT	A	A [PES]	B1	B1 [PES]	B2	B2 [PES]	C	SC	PH1	PH2	PH3	PH4
1	Lighting Point	19	17	22	21	21	21	29	44	47	45	46	55
2	13A Single Power Point	5	5	6	6	6	6	7	9	13	12	10	14
3	13A Twin Power Point	6	6	7	7	7	7	8	11	11	11	9	12
4	Electric Heater Point	0	0	0	0	0	0	0	4	5	5	5	5
5	Gas Heater Point	2	2	2	2	2	2	2	0	0	0	0	0
6	15A Single Power Point	1	1	1	1	1	1	1	1	1	1	1	1
7	TV/SCV point	3	3	4	4	4	4	5	6	6	6	6	7
8	Data Point	4	4	5	5	5	5	6	6	7	7	7	8
9	Door Chime	1	1	1	1	1	1	1	1	1	1	1	1

- 12. TV/TELEPHONE**  
Refer to Electrical Schedule for details
- 13. LIGHTNING PROTECTION**  
Lightning protection system shall be provided in accordance with Singapore Standards CP33:1996
- 14. PAINTING**  
Internal Wall: Emulsion paint  
External Wall: Spray-textured Coating and / or exterior paint
- 15. WATERPROOFING**  
Waterproofing to floor slabs of Bathroom, Powder Room, Kitchen, Utility, Yard, WC, Balcony, Planter, Roof Slab, Open Roof Terrace, Private Enclosed Space, Swimming Pool, Spa Pool, Pool Deck, Environmental Deck, Water Features, Changing Room and Basement
- 16. DRIVEWAY AND CARPARK**  
Basement driveway / carpark: Reinforced concrete with hardener  
1st storey driveway / ramp: Stone pavers
- 17. RECREATIONAL FACILITIES**  
The following are provided:
  - a) Clubhouse with:
    - e) Residents' Lounge
    - f) Reading Area
    - g) Pool Corner
    - h) Function Room
    - i) Gymnasium
    - j) Children's Play Room
    - k) Infinity Weir Spa
    - l) Changing Room
  - d) Reading Alcove
  - e) Relaxation Pavilion
  - f) Timber Pool Deck
  - g) Lap Pool
  - h) Children's Pool
  - i) Timber Bridge
  - j) Leisure Track
  - k) Barbeque Corner
  - l) Courtyard deck
- 18. ADDITIONAL ITEMS**
  - a) Jacuzzi Spa Pool is provided to all Penthouses
  - b) Kitchen Cabinets  
Kitchen cabinets with solid surface worktop and stainless steel sink c/w mixer
  - c) Kitchen Appliances:
    - (i) For Typical Units – Cooker hob & hood, oven and refrigerator
    - (ii) For Penthouses – Cooker hob & hood, oven and refrigerator  
Additional cabinets with wine cooler will be provided
  - d) Sliding screens:  
Sliding screens are provided at balcony of all units except for units with Private Enclosed Space
  - e) Wardrobe:
    - i) Walk-in wardrobe to all Penthouse Master bedroom
    - ii) Wardrobe provided to all other bedrooms
  - f) Town gas:  
Town gas supply to all units
  - g) Air-Conditioning:
    - i) Ducted air-conditioning system to Living, Dining, Master Bedroom and Family Area
    - ii) Wall-mounted split unit air-conditioning system to all other bedrooms
  - h) Mechanical ventilation system:  
Mechanical ventilation system is provided for Bathroom/WC, where applicable
  - i) Hot Water Supply:  
Hot water supply to all bathrooms, kitchen and WC
  - j) Audio Telephony System:  
Audio Telephony System between Guardhouse & Apartment Units and between Apartment Units & Basement lift lobbies
  - k) Security System:
    - i) Proximity card access to secured lifts, Apartment Units
    - ii) Auto car barrier system using proximity in vehicle unit (IU)
    - iii) Security surveillance cameras to selected common areas
  - l) Waste Disposal System:  
Pneumatic waste collection system with separate organic and recyclable waste chutes at common area
  - m) Ironmongery:  
Secondary Entrance door: Door-lock with card access and good quality ironmongery  
All other doors: Good quality lockset & ironmongery
  - n) IT Feature:  
All apartments equipped with wiring & cable ready for Internet connection
  - o) Light Dimming System with Remote Control:  
Dimming control switches with remote control provided to all Living, Dining, Master Bedroom and Junior Master Bedroom of PH1, PH2, PH3 and PH4

- 19. NOTES**
  - a) **Marble, Limestone and Granite**  
Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and marking caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble, limestone or granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite being a much harder material than marble cannot be re-polished after installation. Hence some difference may be felt at the joints. The tonality and pattern of the marble, limestone or granite selected and installed will be subject to availability.
  - b) **Timber**  
Timber strips are natural material containing knots, veins and tonality differences. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and vendor. Natural timber that is used outdoor will become bleached due to sunlight and rain. Thus, cycle of maintenance on staining will need to be increased as required.
  - c) **Wardrobe, Kitchen Cabinets, Fan Coil Units, Electrical Points, Air-conditioner Ducts, Fittings and Appliances, Door Swing Positions and Plasterboard Ceiling**  
Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, air-conditioner duct, fitting and appliances, door swing positions and plasterboard ceiling are subject to Architect's sole discretion and final design.
  - d) **Air-conditioning System**  
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and recharging of refrigerant. The Purchaser is advised to engage his own contractor to service the air-conditioning system on a regular basis in order to ensure good working condition of the system.
  - e) **Materials, Fittings, Equipment, Finishes, Installations and Appliances**  
The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.
  - f) **Cable Television and/or Internet Access**  
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Starhub Cable Vision Ltd (SCV) and/or Internet Service Providers (ISP) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels and/or internet access.
  - g) **Internet Access**  
If the Purchaser requires Internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and / or such other relevant entities / authorities for Internet services to the Unit, and to make all necessary payments to the Internet Service Provider and/or the relevant entities / authorities.
  - h) **Mechanical Ventilation System**  
To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for bathroom exhaust system (where applicable) is to be maintained by the Purchaser on a regular basis.
  - i) **Prefabricated Bathrooms**  
Certain Bathrooms and Powder Rooms may be of prefabricated construction and all penetrations are sealed at manufacturer's off-site factory prior to site installation. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty.
  - j) **Dimmable Switches with Remote Control**  
Dimming switches with remote control system suitable only for incandescent and halogen bulbs up to a maximum of 300 watts. The Purchaser will have to make his/her arrangements for modifications if other types of lights are selected.
  - k) **Tiles**  
Selected tile sizes and tile surface flatness cannot be perfect and are subject to manufacturing and acceptable range described in Singapore Standards SS 483:2000.
  - l) **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 shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.
  - m) **Glass**  
Glass is a 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.
  - n) **False Ceiling**  
The 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 purpose. Where removal of equipment is needed, ceiling works would be required. Location of false ceiling is subject to Architect's sole discretion and final design.
  - o) **Planter**  
Planters are designed for potted plants only. No soil material or turf/plants will be provided to unit planters.
  - p) **Wireless Internet Connection at Communal Area**  
Location of wireless Internet connection provision is designated and shall rely on the subscription service by the management corporation with the relevant service provider.
  - q) **Web Portal of the Housing Project**  
The Purchaser will have to pay the 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.