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# PERFECTTEN

321 BUKIT TIMAH ROAD

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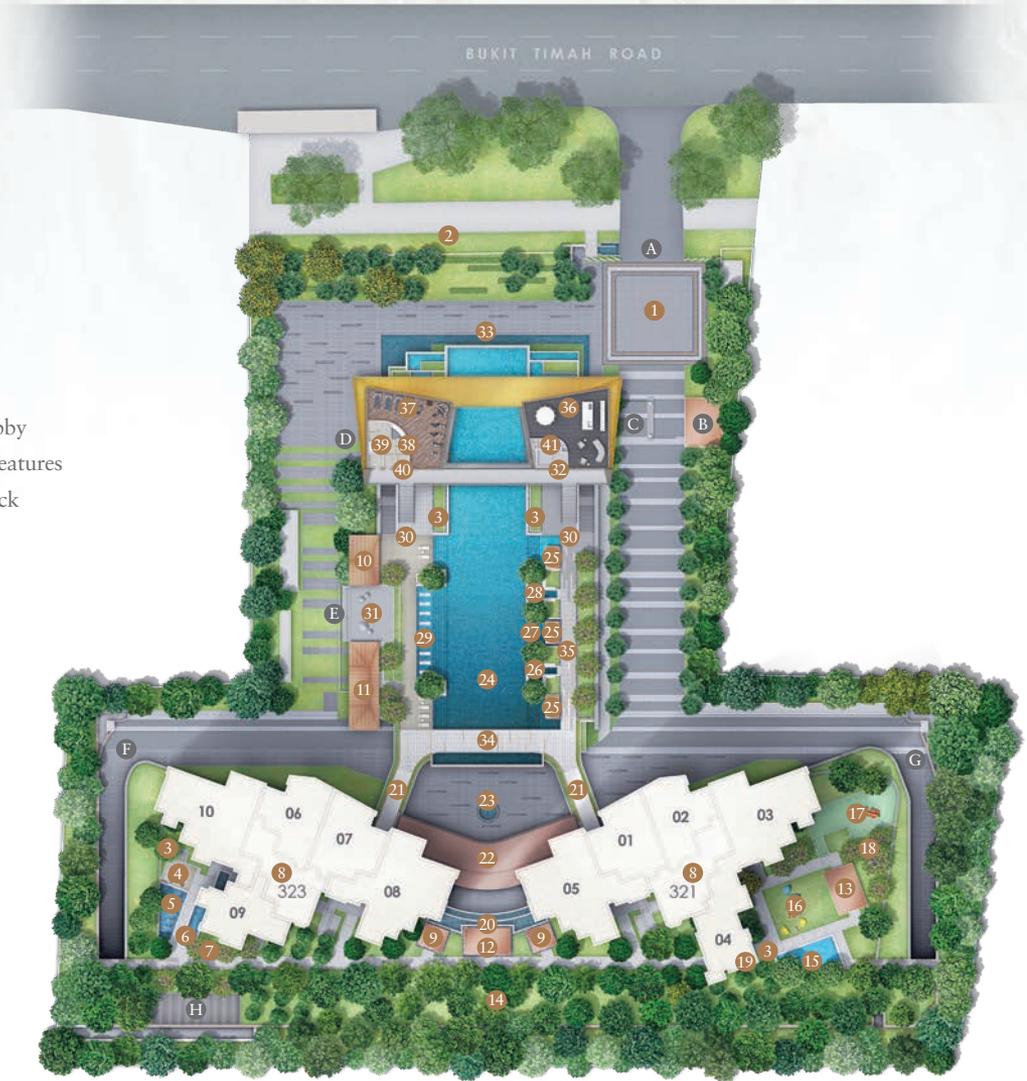






# Site Plan

- 1 Piazza
  - 2 Boundary Wall / Planters
  - 3 Outdoor Showers
  - 4 Wellness Deck
  - 5 Aqua Gym
  - 6 Water Feature - Lily Pond
  - 7 Yoga Deck (Under Tower)
  - 8 Tower Lift Lobby
  - 9 Reading Cabana
  - 10 BBQ Pavilion 1
  - 11 BBQ Pavilion 2
  - 12 Gourmet Pavilion
  - 13 Party Pavilion
  - 14 Landscape Berm
  - 15 Kids' Pool
  - 16 Great Party Lawn
  - 17 Kids' Playground
  - 18 Starlight Garden
  - 19 Treetop Daybed Garden
  - 20 Water Feature - Reflective Pool
  - 21 Signature Link
  - 22 Grand Drop Off
  - 23 Drop Off Water Feature
  - 24 50m Infinity Pool
  - 25 Pool Side Cabana
  - 26 Ion Pool
  - 27 Spa Pool
  - 28 Mineral Pool
  - 29 Sun Deck
  - 30 Grand Staircase
  - 31 Rock Garden
  - 32 Clubhouse Lift Lobby
  - 33 Cascading Water Features
  - 34 Grandeur View Deck
  - 35 Grandeur Pathway
  - 36 Function Room
  - 37 Gym
  - 38 Shower and Changing Rooms
  - 39 Steam Rooms
  - 40 Restrooms
  - 41 Powder Room
- Clubhouse (on 2<sup>nd</sup> Storey)**
- 36 Function Room
  - 37 Gym
- Others**
- A Main Gate
  - B Security - Guardhouse
  - C Car Barrier
  - D Bin Centre
  - E Substation
  - F Ramp to Basement 2 Carpark
  - G Ramp from Basement 2 Carpark
  - H Outdoor Genset



# Roof Plan

- 1 Private Lift Lobby
- 2 Fire Lift Lobby
- 3 Sunrise / Sunset View Deck
- 4 Sunrise / Sunset Lounge Deck
- 5 Sunrise / Sunset Spa
- 6 Sunrise / Sunset Spa Deck
- 7 Landscape Garden
- 8 Landscape Seating
- 9 Starry Light Reflective Pool
- 10 Starry Sky Walk
- 11 Outdoor Shower

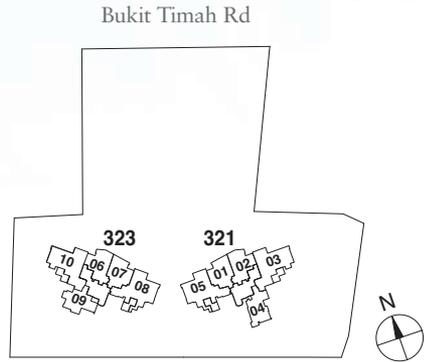
## Others

- A Domestic Water Tank
- B Hosereel Pump Space
- C Mobile Deployment Space
- D Hosereel Pump Room



# Schematic Diagram

Block 323 Bukit Timah Road (Singapore 259713)



Keyplan

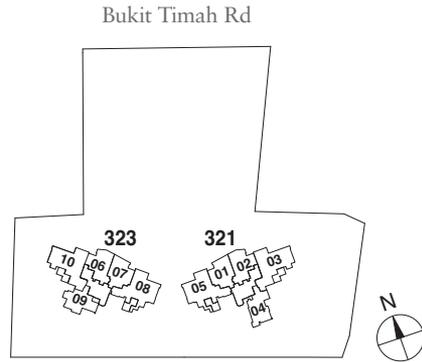
This keyplan is not to scale

Legend

	2 Bedroom
	3 Bedroom

Flr	Unit		6		7		8		9		10	
	Type	Area (sqft)	Type	Area (sqft)								
24	A4-PH	797	A5-PH	753	B3-PH	1281	A6-PH	786	B4-PH	1227		
23	A4	797	A5	753	B3	1281	A6	786	B4	1227		
22	A4	797	A5	753	B3	1281	A6	786	B4	1227		
21	A4	797	A5	753	B3	1281	A6	786	B4	1227		
20	A4	797	A5	753	B3	1281	A6	786	B4	1227		
19	A4	797	A5	753	B3	1281	A6	786	B4	1227		
18	A4	797	A5	753	B3	1281	A6	786	B4	1227		
17	A4	786	A5	753	B3	1281	A6	786	B4	1227		
16	A4	786	A5	753	B3	1281	A6	786	B4	1227		
15	A4	786	A5	753	B3	1281	A6	786	B4	1227		
14	A4	786	A5	764	B3	1281	A6	786	B4	1227		
13	A4	786	A5	764	B3	1281	A6	786	B4	1227		
12	A4	786	A5	764	B3	1281	A6	786	B4	1227		
11	A4	786	A5	764	B3	1281	A6	786	B4	1227		
10	A4	786	A5	764	B3	1281	A6	786	B4	1227		
9	A4	786	A5	764	B3	1281	A6	786	B4	1227		
8	A4	786	A5	764	B3	1281	A6	786	B4	1227		
7	A4	786	A5	764	B3	1281	A6	786	B4	1227		
6	A4	786	A5	764	B3	1281	A6	786	B4	1227		
5	A4	797	A5	753	B3	1281	A6	786	B4	1227		
4	A4	797	A5	753	B3	1281	A6	786	B4	1227		
3	A4	797	A5	753	B3	1281	A6	786	B4	1227		
2	A4-A	797	A5-A	753	B3	1281	A6	786	B4	1227		

Block 321 Bukit Timah Road (Singapore 259781)



Keyplan

This keyplan is not to scale

Legend

	2 Bedroom
	3 Bedroom

Flr \ Unit	1		2		3		4		5	
	Type	Area (sqft)								
24	A1-PH	753	A2-PH	797	B1-PH	1227	A3-PH	786	B2-PH	1281
23	A1	753	A2	797	B1	1227	A3	786	B2	1281
22	A1	753	A2	797	B1	1227	A3	786	B2	1281
21	A1	753	A2	797	B1	1227	A3	786	B2	1281
20	A1	753	A2	797	B1	1227	A3	786	B2	1281
19	A1	753	A2	797	B1	1227	A3	786	B2	1281
18	A1	753	A2	797	B1	1227	A3	786	B2	1281
17	A1	753	A2	786	B1	1227	A3	786	B2	1281
16	A1	753	A2	786	B1	1227	A3	786	B2	1281
15	A1	753	A2	786	B1	1227	A3	786	B2	1281
14	A1	764	A2	786	B1	1227	A3	786	B2	1281
13	A1	764	A2	786	B1	1227	A3	786	B2	1281
12	A1	764	A2	786	B1	1227	A3	786	B2	1281
11	A1	764	A2	786	B1	1227	A3	786	B2	1281
10	A1	764	A2	786	B1	1227	A3	786	B2	1281
9	A1	764	A2	786	B1	1227	A3	786	B2	1281
8	A1	764	A2	786	B1	1227	A3	786	B2	1281
7	A1	764	A2	786	B1	1227	A3	786	B2	1281
6	A1	764	A2	786	B1	1227	A3	786	B2	1281
5	A1	753	A2	797	B1	1227	A3	786	B2	1281
4	A1	753	A2	797	B1	1227	A3	786	B2	1281
3	A1	753	A2	797	B1	1227	A3	786	B2	1281
2	A1-A	753	A2-A	797	B1	1227	A3	786	B2	1281



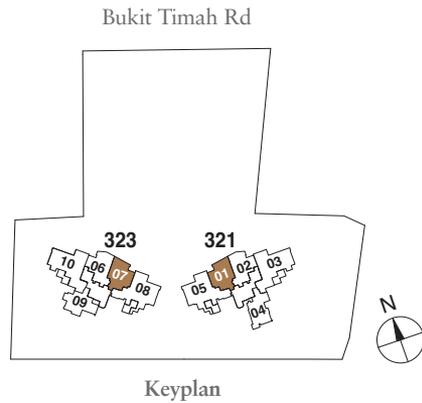
# 2 Bedroom A1-A / A5-A

70 sqm / 753 sqft

Block 321 A1-A #02-01

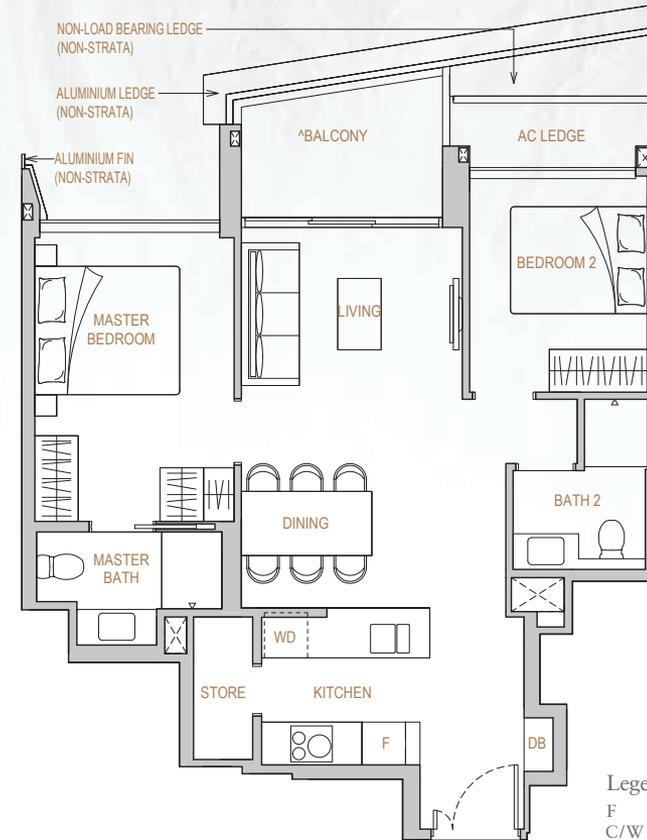
Block 323 A5-A\* #02-07

\*Mirror image



Area Schedule

Unit Number	Area
#02-01 & #02-07	70 sqm / 753 sqft



Legend

- F Fridge
- C/W Coffee Machine & Wine Chiller
- W/D Washer & Dryer
- WD Washer Cum Dryer
- DB Distribution Box
- R Refuse Chute



^The balcony shall not be enclosed unless with the approved balcony screen.

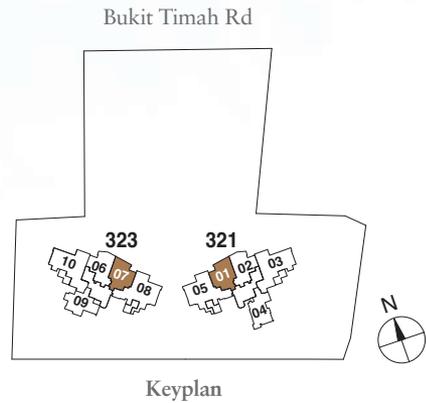
# 2 Bedroom A1 / A5

70 sqm / 753 sqft

Block 321 A1 #03-01

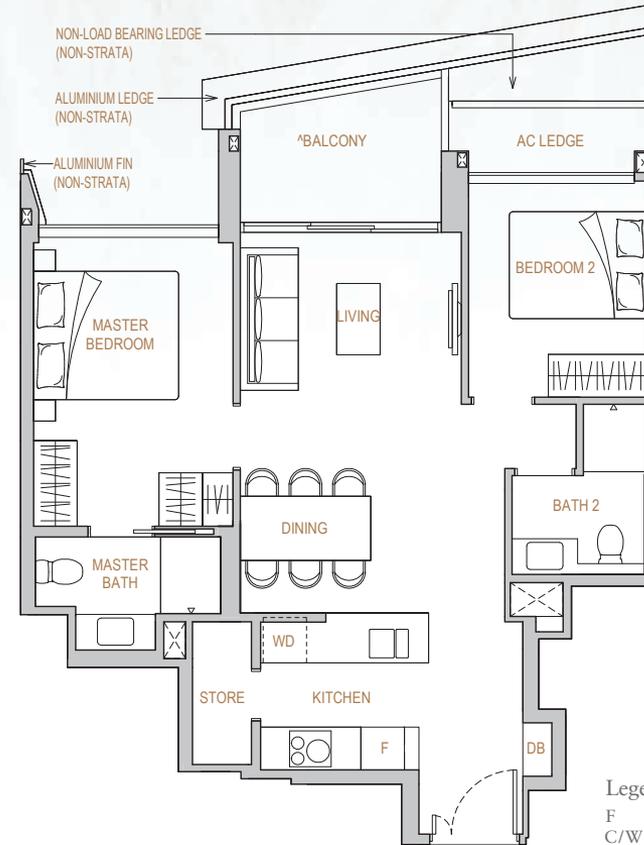
Block 323 A5\* #03-07

\*Mirror image



## Area Schedule

Unit Number	Area
#03-01 to #05-01 & #03-07 to #05-07	70 sqm / 753 sqft
#06-01 to #14-01 & #06-07 to #14-07	71 sqm / 764 sqft
#15-01 to #23-01 & #15-07 to #23-07	70 sqm / 753 sqft



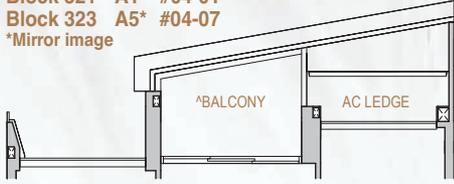
## Legend

- F Fridge
- C/W Coffee Machine & Wine Chiller
- W/D Washer & Dryer
- WD Washer Cum Dryer
- DB Distribution Box
- R Refuse Chute

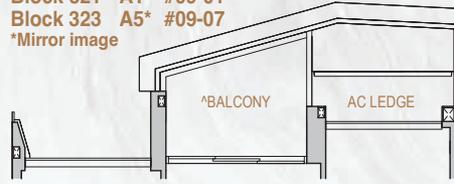


^The balcony shall not be enclosed unless with the approved balcony screen.

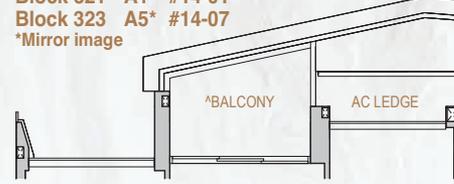
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Block 321 A1 #09-01  
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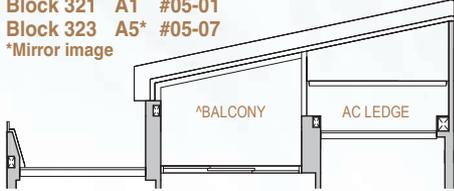
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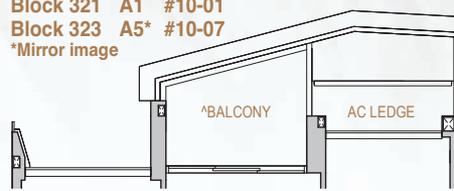
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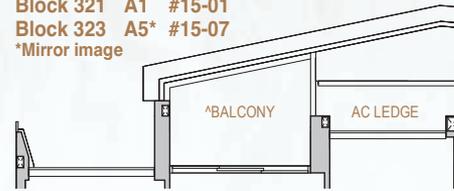
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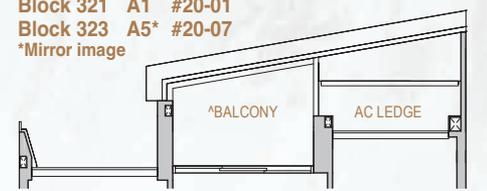
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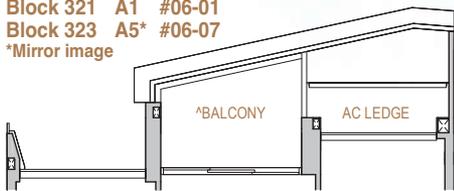
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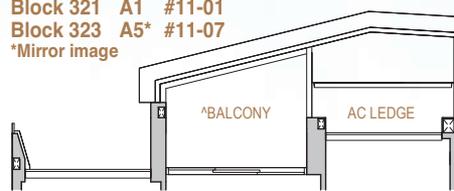
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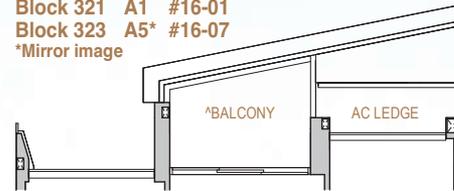
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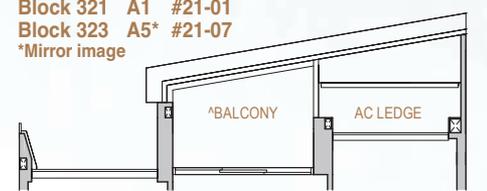
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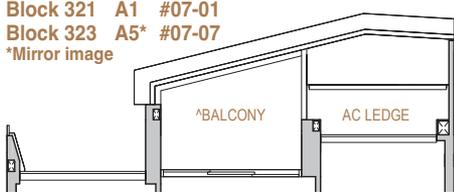
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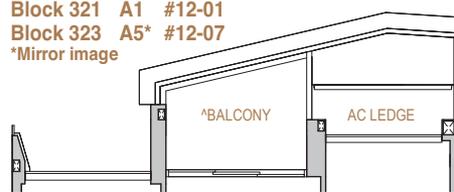
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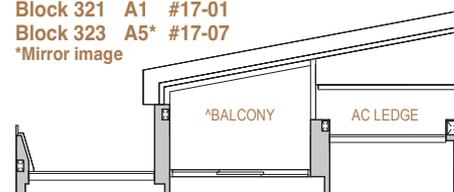
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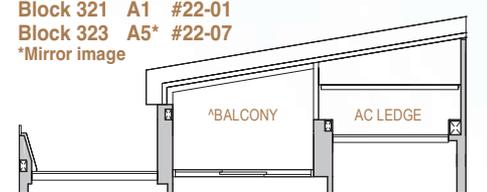
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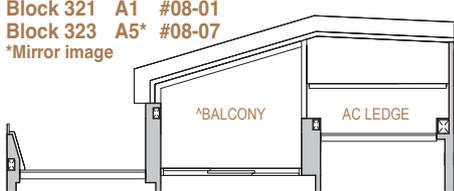
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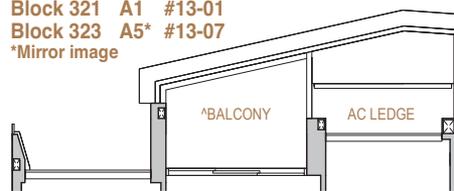
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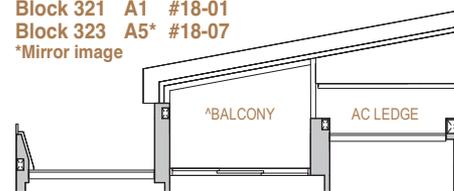
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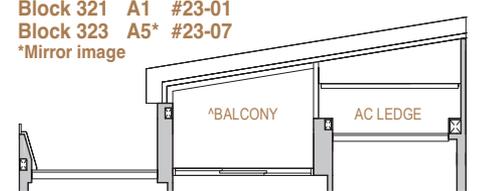
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Block 321 A1 #18-01  
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Block 321 A1 #23-01  
Block 323 A5\* #23-07  
\*Mirror image



^The balcony shall not be enclosed unless with the approved balcony screen.



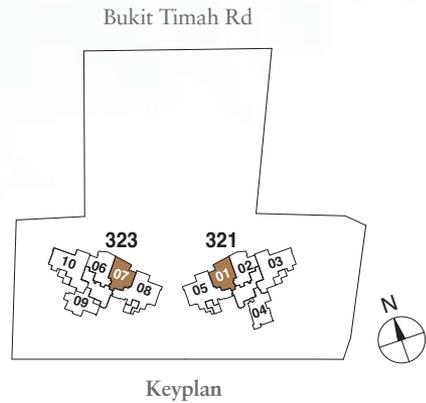
# 2 Bedroom A1-PH / A5-PH

70 sqm / 753 sqft

Block 321 A1-PH #24-01

Block 323 A5-PH\* #24-07

\*Mirror image



Area Schedule

Unit Number	Area
#24-01 & #24-07	70 sqm / 753 sqft



^The balcony shall not be enclosed unless with the approved balcony screen.

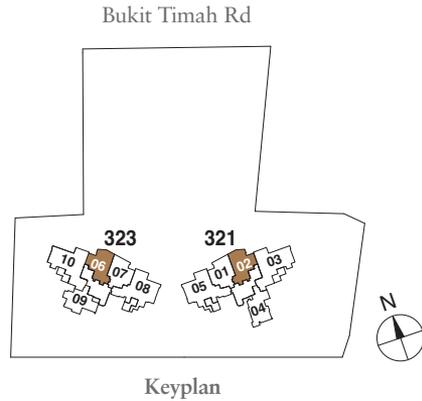
# 2 Bedroom A2-A / A4-A

74 sqm / 797 sqft

Block 321 A2-A #02-02

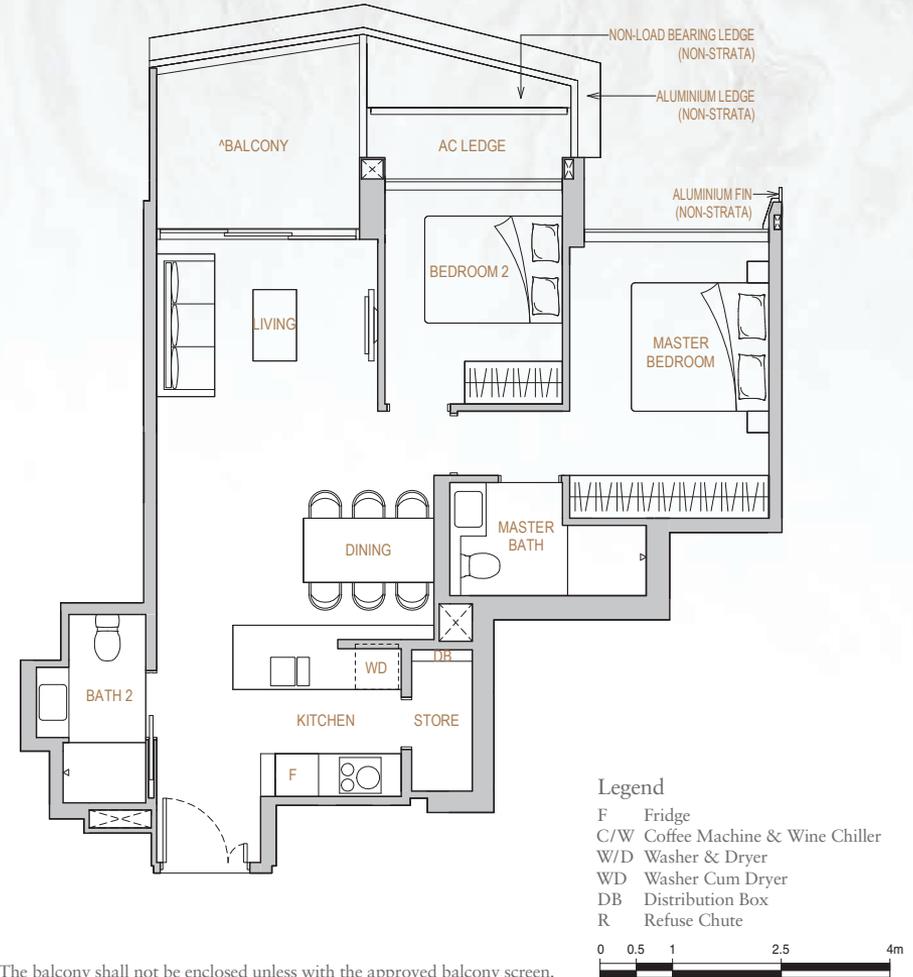
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\*Mirror image



Area Schedule

Unit Number	Area
#02-02 & #02-06	74 sqm / 797 sqft



^The balcony shall not be enclosed unless with the approved balcony screen.

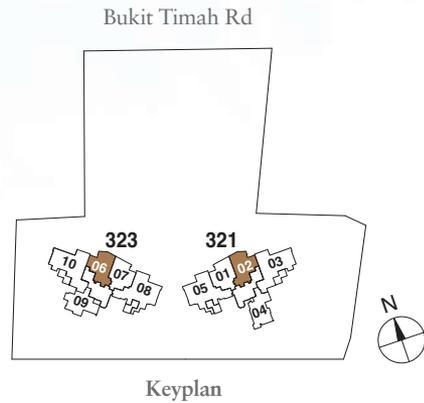
# 2 Bedroom A2 / A4

74 sqm / 797 sqft

Block 321 A2 #03-02

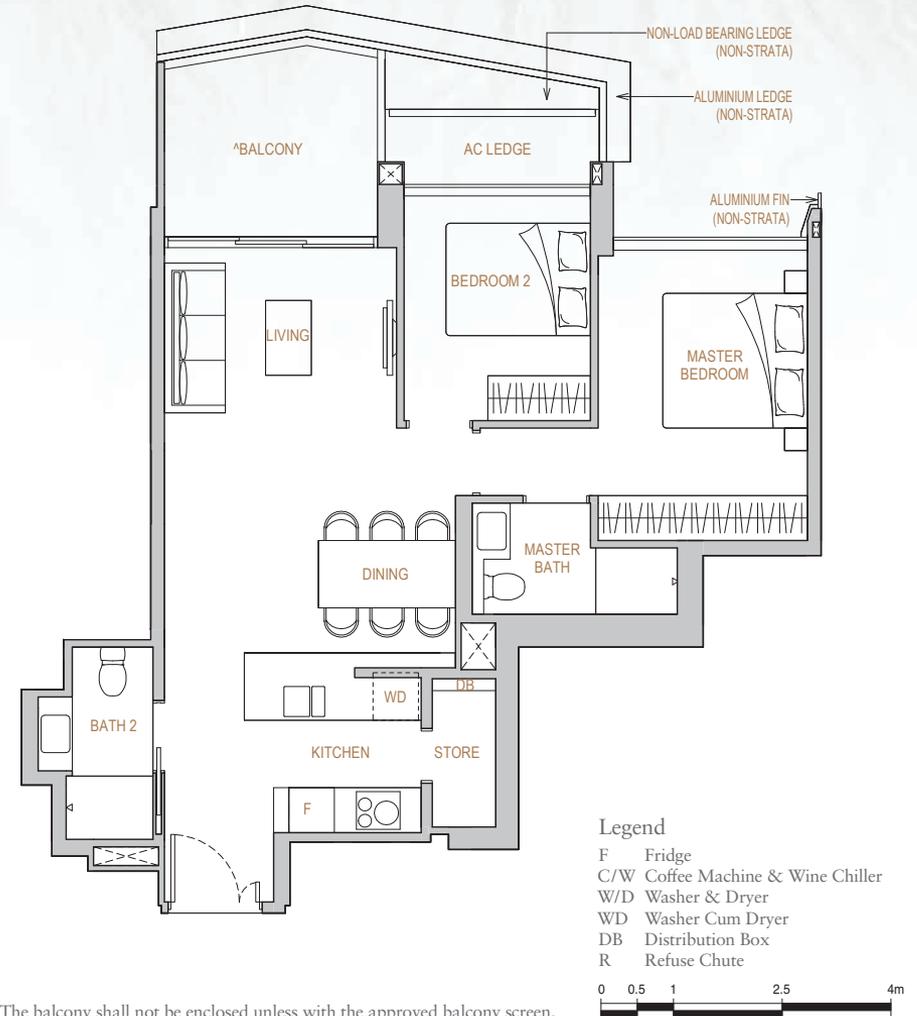
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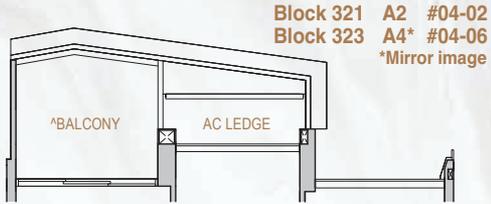


Area Schedule

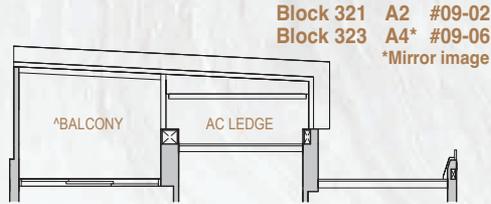
Unit Number	Area
#03-02 to #05-02 & #03-06 to #05-06	74 sqm / 797 sqft
#06-02 to #17-02 & #06-06 to #17-06	73 sqm / 786 sqft
#18-02 to #23-02 & #18-06 to #23-06	74 sqm / 797 sqft



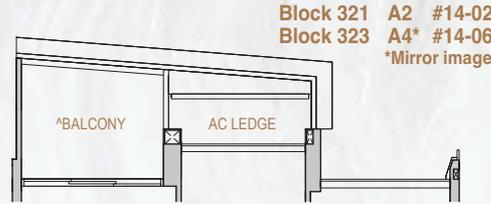
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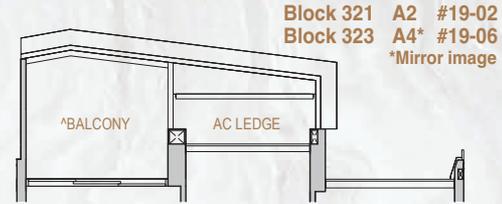
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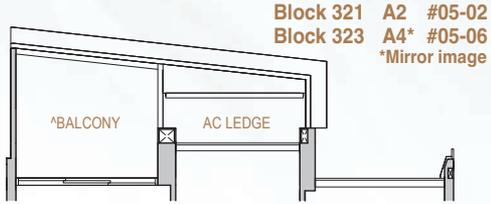
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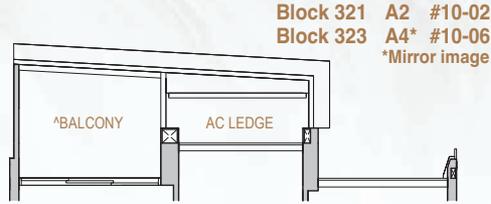
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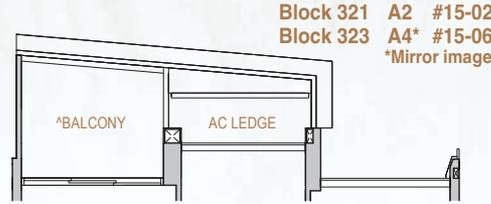
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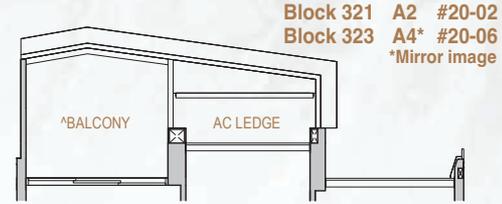
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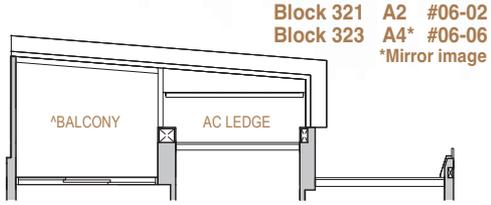
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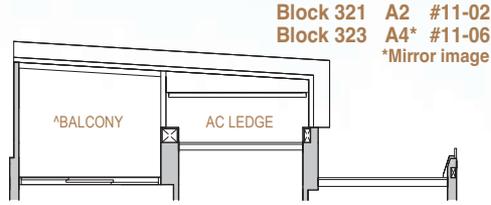
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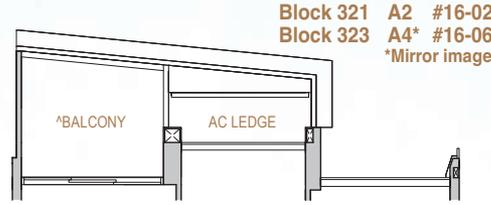
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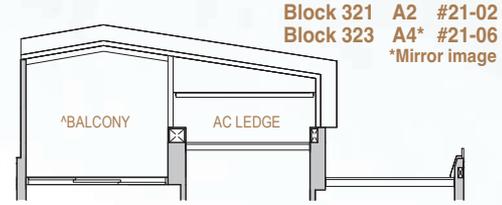
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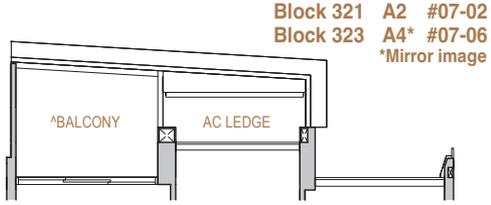
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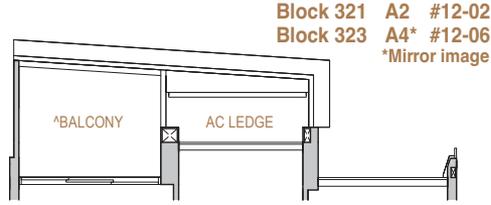
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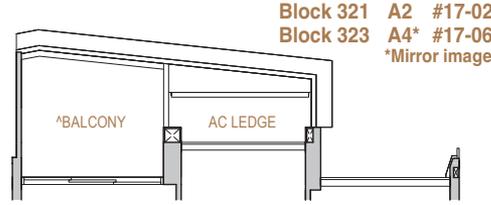
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Block 323 A4\* #21-06  
\*Mirror image



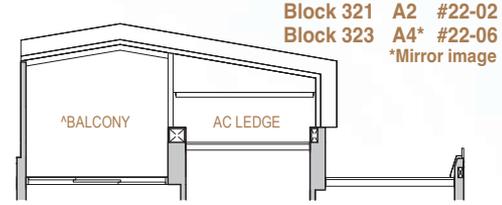
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\*Mirror image



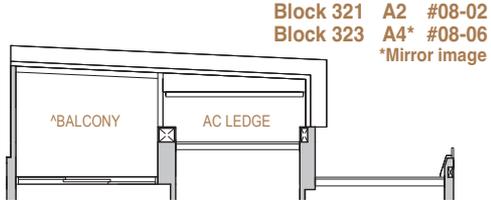
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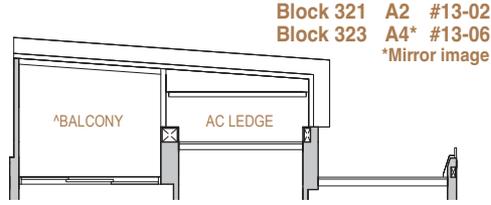
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\*Mirror image



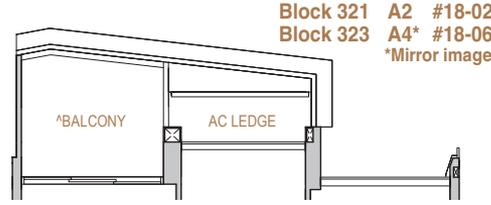
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\*Mirror image



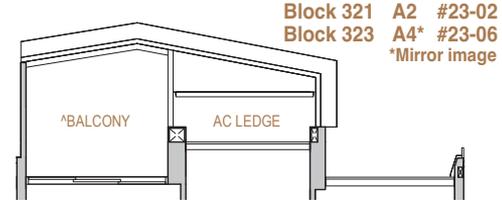
Block 321 A2 #08-02  
Block 323 A4\* #08-06  
\*Mirror image



Block 321 A2 #13-02  
Block 323 A4\* #13-06  
\*Mirror image



Block 321 A2 #18-02  
Block 323 A4\* #18-06  
\*Mirror image



Block 321 A2 #23-02  
Block 323 A4\* #23-06  
\*Mirror image

^The balcony shall not be enclosed unless with the approved balcony screen.



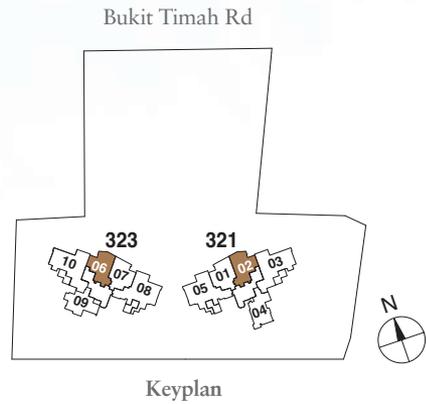
# 2 Bedroom A2-PH / A4-PH

74 sqm / 797 sqft

Block 321 A2 #24-02

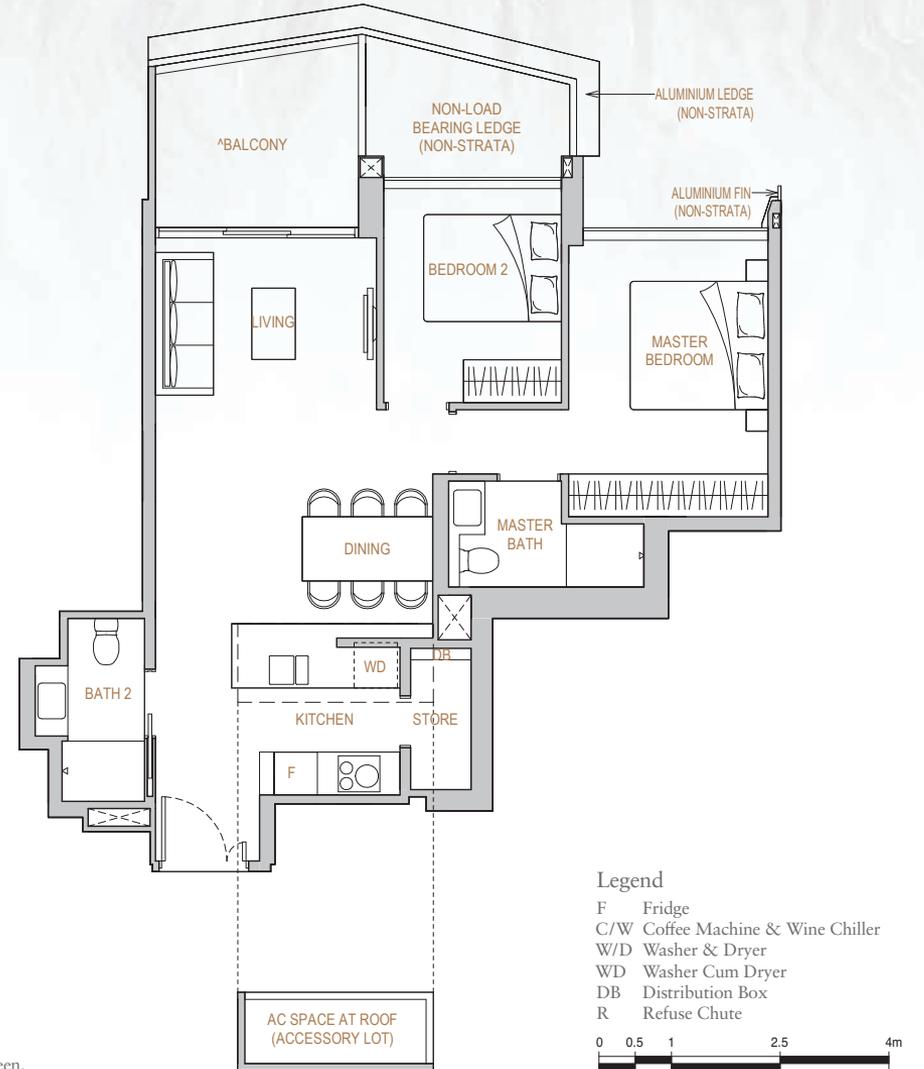
Block 323 A4\* #24-06

\*Mirror image



Area Schedule

Unit Number	Area
#24-02 & #24-06	74 sqm / 797 sqft



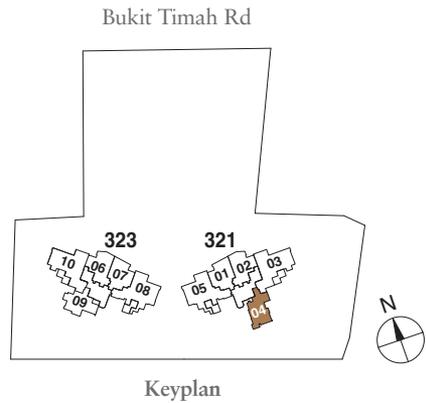
^The balcony shall not be enclosed unless with the approved balcony screen.

# 2 Bedroom A3 / A3-PH

73 sqm / 786 sqft

Block 321 A3 #02-04 to #23-04

Block 321 A3-PH #24-04



Area Schedule

Unit Number	Area
#02-04 to #23-04 & #24-04	73 sqm / 786 sqft

^The balcony shall not be enclosed unless with the approved balcony screen.

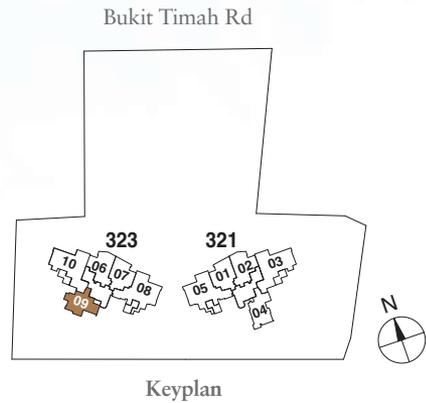


# 2 Bedroom A6 / A6-PH

73 sqm / 786 sqft

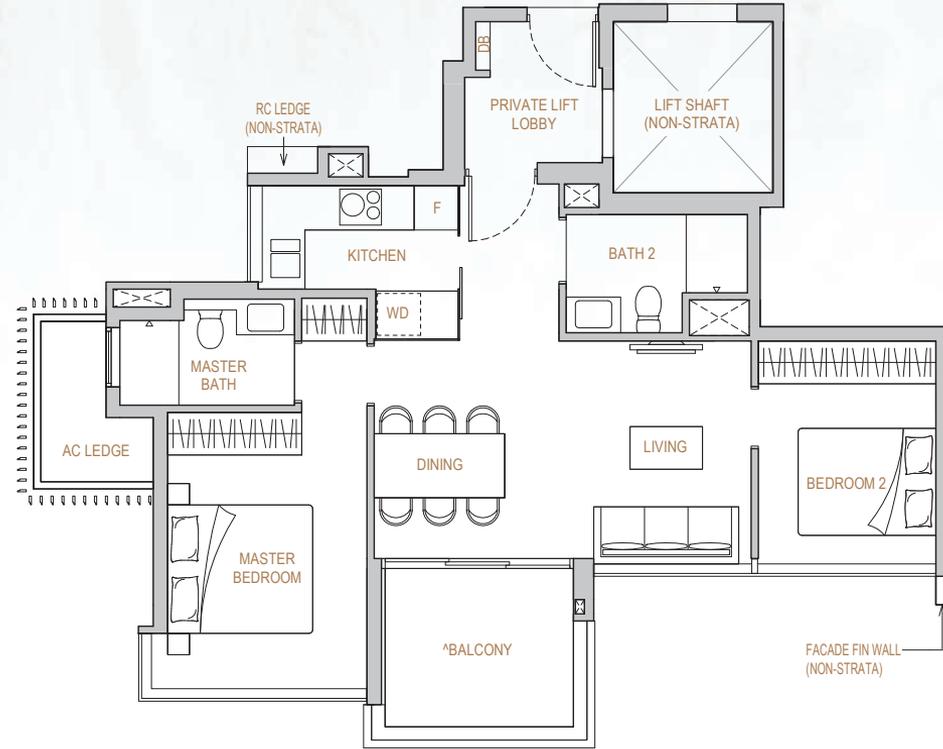
Block 323 A6 #02-09 to #23-09

Block 323 A6-PH #24-09



Area Schedule

Unit Number	Area
#02-09 to #23-09 & #24-09	73 sqm / 786 sqft



Legend

- F Fridge
- C/W Coffee Machine & Wine Chiller
- W/D Washer & Dryer
- WD Washer Cum Dryer
- DB Distribution Box
- R Refuse Chute



^The balcony shall not be enclosed unless with the approved balcony screen.

# 3 Bedroom B1 / B4 / B1-PH / B4-PH

114 sqm / 1,227 sqft

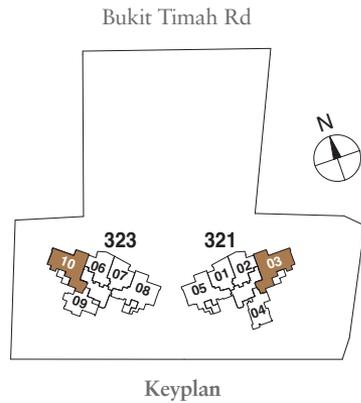
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Block 321 B1-PH #24-03

Block 323 B4\* #02-10 to #23-10

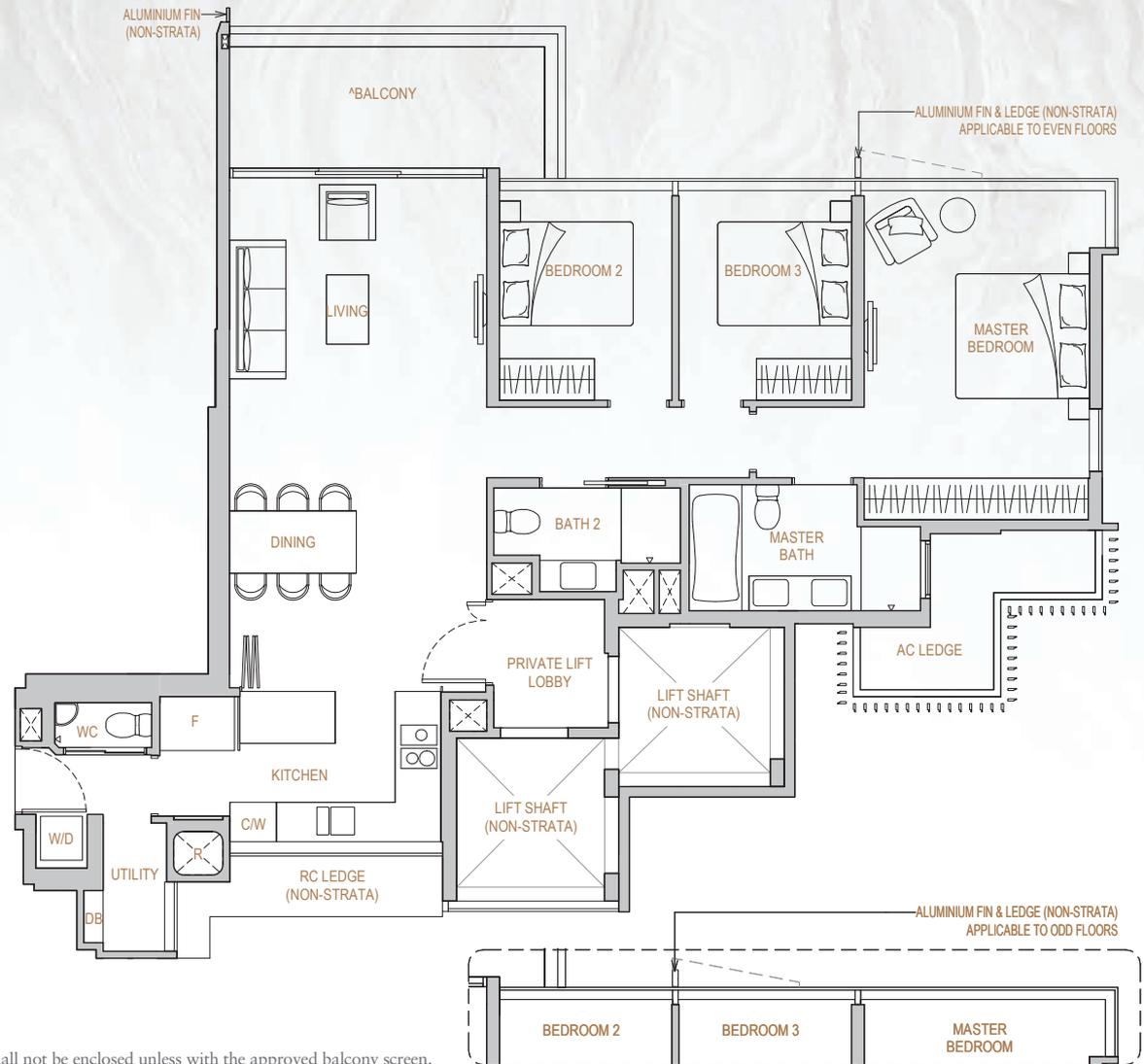
Block 323 B4-PH\* #24-10

\*Mirror image



## Legend

- F Fridge
- C/W Coffee Machine & Wine Chiller
- W/D Washer & Dryer
- WD Washer Cum Dryer
- DB Distribution Box
- R Refuse Chute



## Area Schedule

Unit Number	Area
#02-03 to #23-03 & #24-03	114 sqm / 1,227 sqft
#02-10 to #23-10 & #24-10	114 sqm / 1,227 sqft

^The balcony shall not be enclosed unless with the approved balcony screen.

# 3 Bedroom B2 / B3 / B2-PH / B3-PH

119 sqm / 1,281 sqft

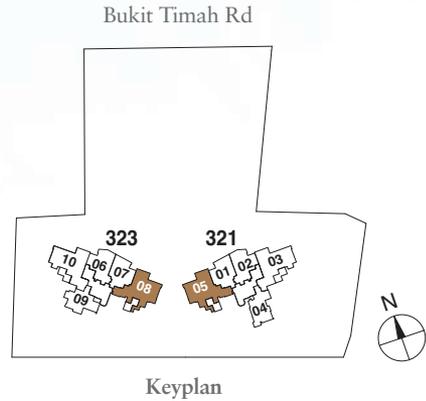
Block 321 B2 #02-05 to #23-05

Block 321 B2-PH #24-05

Block 323 B3\* #02-08 to #23-08

Block 323 B3-PH\* #24-08

\*Mirror image



Area Schedule

Unit Number	Area
#02-05 to #23-05 & #24-05	119 sqm / 1,281 sqft
#02-08 to #23-08 & #24-08	119 sqm / 1,281 sqft



Legend

- F Fridge
- C/W Coffee Machine & Wine Chiller
- W/D Washer & Dryer
- WD Washer Cum Dryer
- DB Distribution Box
- R Refuse Chute

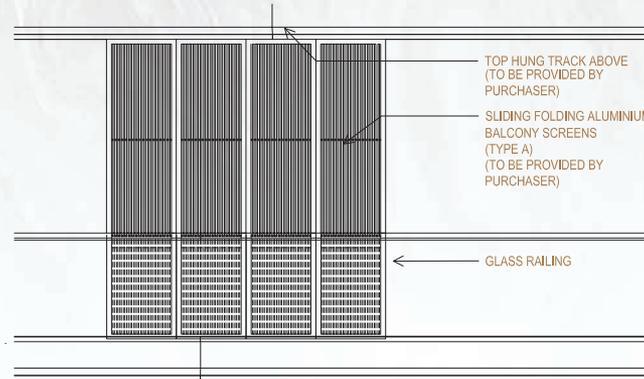


^The balcony shall not be enclosed unless with the approved balcony screen.

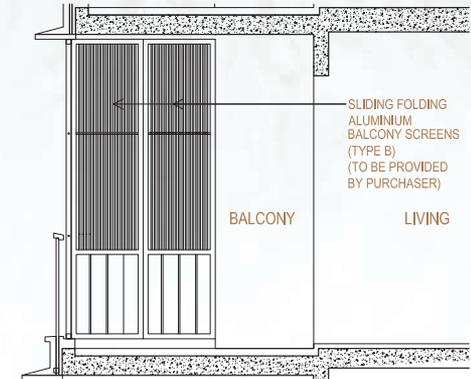


# Approved Balcony Screens

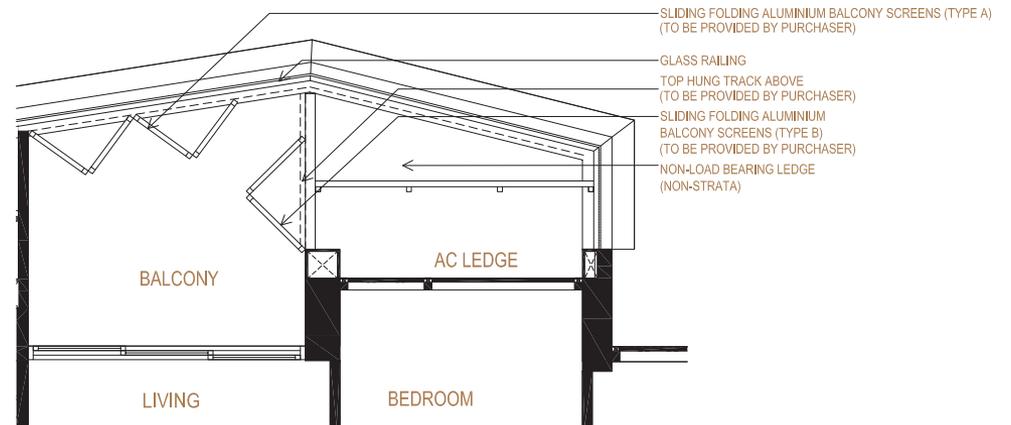
Unit Type A1, A1-A, A1-PH,  
A2, A2-A, A2-PH,  
A4, A4-A, A4-PH,  
A5, A5-A & A5-PH



TYPICAL RETRACTABLE BALCONY SCREENING FRONT ELEVATION



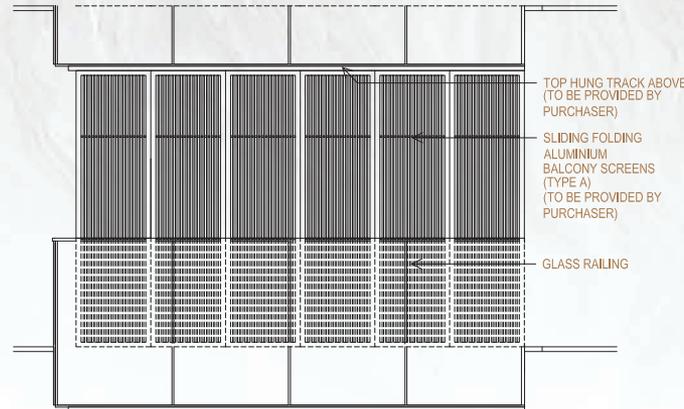
TYPICAL RETRACTABLE BALCONY SCREENING SECTION



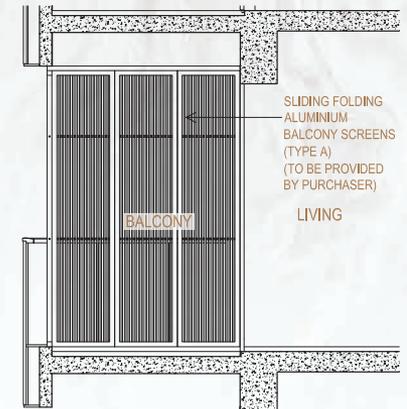
TYPICAL RETRACTABLE BALCONY SCREENING PLAN

# Approved Balcony Screens

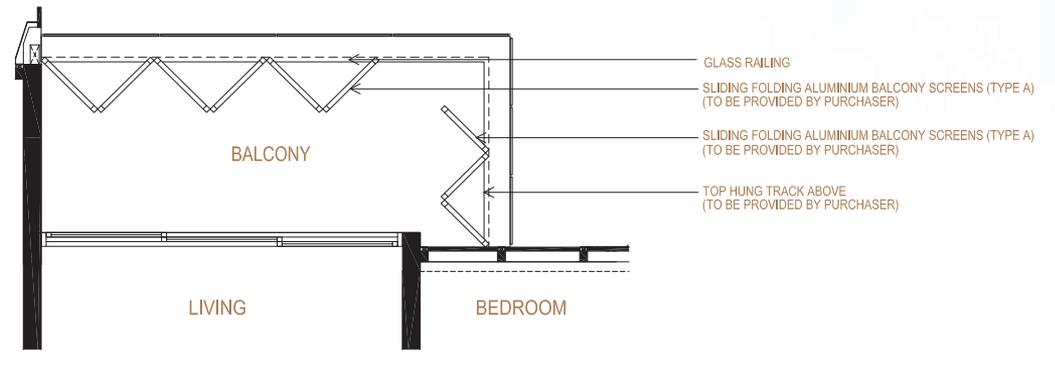
Unit Type A3, A3-PH,  
A6, A6-PH,  
B1, B1-PH, B2, B2-PH,  
B3, B3-PH, B4 & B4-PH



TYPICAL RETRACTABLE BALCONY SCREENING FRONT ELEVATION



TYPICAL RETRACTABLE BALCONY SCREENING SECTION



The balcony shall not be enclosed unless with the approved balcony screen.

TYPICAL RETRACTABLE BALCONY SCREENING PLAN

# Specifications of the Building

## 1. FOUNDATION

Cast-in-situ bored pile and/or micro steel pile and/or cast-in-situ raft to Structural Engineer's detail and design

## 2. SUPERSTRUCTURE

Reinforced concrete structure and/or metal structure to Structural Engineer's detail and design

## 3. WALLS

- (a) External Wall: Lightweight concrete panel and/or in-situ and/or pre-cast reinforced concrete wall and/or block wall and/or glass wall and/or metal cladding and/or metal screen
- (b) Internal Wall: Lightweight concrete panel and/or in-situ and/or pre-cast reinforced concrete wall and/or block wall and/or drywall partition and/or glass partition
- (c) Boundary Wall: Fencing and/or metal grilles and/or block wall and/or reinforced concrete walls and/or planter boxes

## 4. ROOF

- (a) Flat roof: Reinforced concrete slab with appropriate water proofing and insulation, with screed and/or concrete panel and/or stone and/or composite timber and/or timber decking and/or tile and/or planter (where applicable)
- (b) Metal roof: Metal roof with appropriate insulation (where applicable)

## 5. CEILING

Ceiling height:

### Residential Units

	Type A1, A1-A, A5 & A5-A	Type A1-PH & A5-PH	Type A2, A2-A, A4 & A4-A	Type A2-PH & A4-PH	Type A3	Type A3-PH	Type A6	Type A6-PH
Living	3225	4475	3225	4475	3225	4475	3225	4475
Dining	3225	4475	3225	4475	3225	4475	3225	4475
Corridor	2700	3950	2700	3950	2700	3950	2700	3950
Master Bedroom	3225	4475	3225	4475	3225	4475	3225	4475
Bedroom	3225	3950	3225	3950	3225	3950	3225	3950
Kitchen	2700	3000	2700	3000	2700	3000	2700	3000
Store	2700	3950	2700	3950	-	-	-	-
Master Bath	2650	2950	2650	2950	2650	2950	2650	2950
Bath	2650	2950	2650	2950	2650	2950	2650	2950
Balcony	3150	4900	3150	4900	3150	4900	3150	4900
Private Lift Lobby	-	-	-	-	3225	4475	3225	4475

\* Unit of measurements are in mm (millimeters)

	Type B1 & B4	Type B1-PH & B4-PH	Type B2 & B3	Type B2-PH & B3-PH
Living	3225	4475	3225	4475
Dining	3225	4475	3225	4475
Corridor to Bedrooms	2700	3950	2700	3950
Master Bedroom	3225	4475	3225	4475
Bedroom	3225	3950	3225	3950
Kitchen	2700	3000	2700	3000
Utility	2700	3950	2700	3950
Master Bath	2650	2950	2650	2950
Bath	2650	2950	2650	2950
WC	2700	2950	2700	2950
Balcony	3150	4900	3150	4900
Private Lift Lobby	3225	4475	3225	4475

\* Unit of measurements are in mm (millimeters)

Notes:

- Ceiling Height – Floor finish level to underside of slab / ceiling where applicable (in millimeters)
- Bulkheads at 2700mm and 3950mm, where applicable

## 6. FINISHES

### (a) CEILING FINISHES

#### a. For Residential Units

- (i) Living, Dining, Bedrooms, Corridors leading to Bedrooms : Skim coat and/or plaster board bulkhead with emulsion paint (where applicable)
- (ii) Kitchen : Skim coat and/or moisture resistant plasterboard bulkhead with emulsion paint
- (iii) Master Bath / Bath / WC (if any) : Moisture-resistant Plaster board with emulsion paint
- (iv) Utility / Store (if any) : Skim coat and/or plasterboard with emulsion paint
- (v) Balcony : Skim coat with external paint finish and/or metal cladding
- (vi) AC ledge : Skim coat with external paint finish and/or metal cladding
- (vii) Private Lift Lobby (if any) : Skim coat and/or plaster board bulkhead with emulsion paint

#### b. For Common Areas

- (i) Basement 2 Lift Lobbies & Corridors : Skim coat and plaster board with emulsion paint (where applicable)
- (ii) Basement 1, 1<sup>st</sup> Storey, Clubhouse Lift Lobbies & Corridors : Skim coat and plaster board with emulsion paint and/or moisture-resistant plasterboard with emulsion paint finish (where applicable)

- (iii) Typical Floor Lift Lobbies : Skim coat and plaster board with emulsion paint and/or moisture-resistant plasterboard with emulsion paint finish (where applicable)
- (iv) Lower Roof Lift Lobbies : Skim coat and/or moisture resistant plasterboard with external paint finish (where applicable)
- (v) Staircases / Carpark : Skim coat and/or plaster board with emulsion paint and/or moisture resistant plasterboard with emulsion and/or external paint finish (where applicable)
- (vi) Gym / Function Room : Skim coat and plasterboard and/or moisture-resistant plasterboard with emulsion paint finish and/or metal ceiling (where applicable)
- (vii) Clubhouse Changing Rooms / Steam Rooms / Restrooms : Moisture-resistant plasterboard with emulsion paint finish and/or metal ceiling
- (viii) Management Office / Guard Post / Guardhouse WC : Plaster board with emulsion paint and/or moisture-resistant plasterboard with emulsion paint finish (where applicable)

**(b) WALL FINISHES**

**a. Residential Units**

- (i) Living, Dining, Bedroom, Corridor leading to Bedrooms : Cement sand plaster and/or skim coat with emulsion paint

- (ii) Kitchen : Tile and/or skim coat with emulsion paint and/or glass and/or metal panel and/or curtain wall system and/or laminate finish
- (iii) Master Bath / Bath : Marble and/or tile and/or curtain wall system and/or window-wall
- (iv) WC (if any) : Tile
- (v) Utility / Store (if any) : Cement sand plaster and/or skim coat with emulsion paint, and/or curtain wall system (where applicable)
- (vi) Balcony : Skim coat with external textured paint finish and/or any other suitable external paint and/or metal cladding
- (vii) Private Lift Lobby (if any) : Cement sand plaster and/or skim coat with emulsion paint and/or curtain wall system

**b. Common Areas**

- (i) Basement 2 Lift Lobbies & Corridors : Tile and/or stone and/or metal panel and/or skim coat with emulsion paint finish and/or laminate finish
- (ii) Basement 1, 1<sup>st</sup> Storey, Clubhouse Lift Lobbies & Corridors : Tile and/or stone and/or metal panel and/or skim coat with emulsion paint finish and/or laminate finish
- (iii) Typical Floor Lift Lobbies : Tile and/or stone and/or metal panel and/or skim coat with emulsion paint finish and/or laminate finish
- (iv) Lower Roof Lift Lobbies : Tile and/or stone and/or skim coat with external paint finish

- (v) Staircases / Carpark : Skim coat with emulsion paint and/or external paint, and/or metal cladding and/or stone and/or tile
- (vi) Gym / Function Room : Tile and/or stone and/or metal panel and/or laminate finish
- (vii) Clubhouse Changing Rooms / Restrooms : Tile and/or metal panel and/or skim coat with emulsion paint finish and/or laminate finish
- (viii) Steam Rooms : Tile
- (ix) Management Office / Guard Post : Skim coat with emulsion paint
- (x) Guardhouse WC : Tile

Notes:

- a) All stones, tiles, cement sand plaster, skim coat and emulsion paint and other wall finishes are provided up to false ceiling level and on exposed areas only
- b) No tile / stone and/or skirting and/or plaster and/or skim coat with emulsion paint and other wall finishes behind mirrors, cabinets, bath tubs, wardrobes and above false ceiling
- c) Tile and/or skim coat and plaster with emulsion paint finish on wall within fridge and washer / dryer compartment (where applicable)
- d) Carpentry back panel and/or skim coat and plaster with emulsion paint finish on wall within DB / storage cabinets (where applicable)

**(c) FLOOR FINISHES**

**a. Residential Units**

- (i) Living, Dining, Corridors leading to Bedrooms : Marble with timber skirting
- (ii) Bedrooms : Engineered timber floor with timber skirting
- (iii) Kitchen : Marble
- (iv) Master Bath / Bath : Granite
- (v) WC (if any) : Tile
- (vi) Utility / Store (if any) : Tile with tile skirting
- (vii) Balcony : Tile with tile skirting
- (viii) Private Lift Lobby (if any) : Marble with marble skirting
- (ix) AC ledge : Cement sand screed slope to fall
- (x) AC accessory lots on Lower Roof (for A1-PH, A2-PH, A4-PH and A5-PH only) : Cement sand screed slope to fall

## b. Common Areas

- (i) Basement 2 : Tile  
Lift Lobbies & Corridors
- (ii) Basement 1, 1<sup>st</sup> Storey, : Tile and/or stone  
Clubhouse Lift Lobbies,  
Corridors & Staircases
- (iii) Typical Floor : Tile  
Lift Lobbies
- (iv) Lower Roof : Tile  
Lift Lobbies
- (v) Carpark : Reinforced concrete with power float finish and/or  
epoxy floor finish
- (vi) Gym / Function Room : Tile and/or stone and/or vinyl (where applicable)
- (vii) Common Restrooms / : Tile  
Steam Room
- (viii) Management Office / : Tile  
Guard Post /  
Guardhouse WC

Notes:

No floor finishes below cabinets, wardrobes and bath tubs

## 7. WINDOWS

Aluminium framed casement or top-hung windows with tinted and/or clear and/or frosted glass, of minimum 6mm thickness, shall be provided for all windows below:

- (i) Master Bedroom / : Top-hung window and/or top-Hung window with  
Bedroom restrictor and/or casement window (where applicable)
- (ii) Master Bath : Top-hung window and/or casement window  
(where applicable)
- (iii) Bath : Top-hung window and/or casement window  
(where applicable)
- (iv) Living : Top-hung window (where applicable)
- (v) Utility (if any) : Casement window
- (vi) Kitchen : Casement window (where applicable)
- (vii) Private Lift Lobby (if any) : Top-hung window (where applicable)

## 8. DOORS

- (i) Main and Rear Entrance / : Approved fire-rated timber swing door  
Private lift lobby
- (ii) Bedroom : Timber swing door
- (iii) Master Bath / Bath : Timber swing door and/or timber pocket door  
(where applicable)

- (iv) Balcony : Powder coated aluminum framed sliding doors with glass infill
- (v) Kitchen : Aluminum framed glass sliding and/or sliding folding doors (where applicable)
- (vi) WC (if any) : Aluminum-framed glass sliding doors
- (vii) Utility / Store (if any) : Timber swing door
- (viii) Ironmongery : Selected quality locksets and ironmongery shall be provided where applicable

## 9. SANITARY FITTINGS

- a) Master Bath (2BR) : 1 hand shower and shower-set mixer  
1 overhead shower  
1 vanity countertop with 1 wash basin and mixer  
1 water closet  
1 mirror cabinet  
1 robe hook, 1 towel rail, 1 towel ring, 1 toilet paper holder
- b) Master Bath (3BR) : 1 hand shower and shower-set mixer  
1 overhead shower  
1 bath tub with hand shower and shower-set mixer  
1 vanity countertop with 2 wash basins and mixers  
1 water closet  
1 mirror cabinet  
1 robe hook, 1 towel rail, 1 towel ring, 1 towel rack,  
1 toilet paper holder

- c) Bath : 1 hand shower and shower-set mixer  
1 overhead shower  
1 vanity top with wash basin and mixer  
1 water closet  
1 mirror cabinet  
1 robe hook, 1 towel rail, 1 towel ring, 1 toilet paper holder
- d) WC (3BR only) : 1 hand shower and shower-set mixer  
1 wash basin and mixer  
1 water closet  
1 toilet paper holder
- e) Kitchen (2BR) : 1 Kitchen sink with mixer  
1 bib tap for washing machine-cum-dryer
- f) Kitchen (3BR) : 1 Kitchen sink with mixer  
(for unit types B1, B4, B1-PH and B4-PH)  
2 Kitchen sinks with mixers  
(for unit types B2, B3, B2-PH and B3-PH)
- g) Utility (3BR only) : 1 bib tap for washing machine and dryer

## 10. ELECTRICAL INSTALLATION

- (a) All electrical wiring in concealed conduit wherever possible, except for electrical wiring in DB cabinet and areas above false ceiling
- (b) Please refer to *TABLE 1*: Electrical Schedule

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

- (a) All wiring in concealed conduit wherever possible, except for wiring above false ceiling
- (b) Data Point patch-panel is terminated in DB cabinet
- (c) Fibre Termination Point and SCV Box are provided in DB cabinet
- (d) Please refer to **TABLE 1**: Electrical Schedule

**TABLE 1:** Electrical Schedule

ITEM	UNIT TYPE	
	A1, A1-A, A1-PH, A2, A2-A, A2-PH, A3, A3-PH, A4, A4-A, A4-PH, A5, A5-A, A5-PH, A6 & A6-PH (2-Bedroom)	B1, B1-PH, B2, B2-PH, B3, B3-PH, B4 & B4-PH (3-Bedroom)
LIGHTING POINT	15	21
POWER POINT	26	32
INTEGRATED FRIDGE POINT	1	0
FREESTANDING FRIDGE POINT	0	1
COFFEE MACHINE POINT	0	1
WASHING MACHINE CUM DRYER POINT	1	0
WASHING MACHINE POINT	0	1

DRYER POINT	0	1
AIRCONDITIONING ISOLATOR	2	3
WATER HEATER POINT	3	4
TELEVISION POINT	3	4
DATA / TELEPHONE POINT	7	9
COOKER HOOD POINT	1	1
GAS HOB POINT	0	1
ELECTRIC INDUCTION HOB POINT	1	1
STEAM OVEN POINT	1	1
WINE CHILLER POINT	0	1
MINI FRIDGE (MASTER BEDROOM WARDROBE)	0	1
BATH CEILING SPEAKER (MASTER BATH)	0	1
MOTORISED CURTAIN / BLIND POINT	0	1 (ONLY FOR B2, B2-PH, B3 & B3-PH)
BELL POINT	1 (2 POINTS FOR A3, A3-PH, A6 & A6-PH)	2

NOTE :

ALL ISOLATORS FOR CONDENSER UNITS ARE SUBJECTED TO AIR-CONDITIONING EQUIPMENT CONFIGURATION

## 12. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standard SS555:2018 Part 1 to Part 4 – Code of Practice for Protection Against Lightning

## 13. PAINTING

- (a) External Walls: Texture coating paint and other approved exterior paint (where applicable)
- (b) Internal Walls: Water-based emulsion paint

## 14. WATERPROOFING

### a. Residential Units

- i. Waterproofing to floors of bathrooms, kitchens, balconies, WCs (if any), utility (if any) and/or other wet areas
- ii. Waterproofing to walls up to 1800mm (where applicable)

### b. Common Area

- i. Waterproofing to RC flat roof, leisure pools, lap pool, kids' pool, spa pools, changing rooms, restrooms, guardhouse, accessible restrooms, water features and landscape areas, and other wet areas
- ii. Waterproofing to floors of restrooms, accessible restrooms, showers, kitchen and steam rooms of Clubhouse
- iii. Waterproofing to walls up to 1800mm (where applicable)

## 15. DRIVEWAY AND CAR PARK

- a) Arrival Driveway : Stone and reinforced concrete slab (where applicable)
- b) Other driveway, Carpark : Reinforced concrete slab and/or epoxy floor finish and/or ramps and Carpark : grass cell paving

## 16. RECREATION FACILITIES

### a) Basement 1

- (i) Piazza
- (ii) Cascading water feature
- (iii) Boulevard driveway
- (iv) Green Walls
- (v) Landscape Berms
- (vi) Grand Drop-off

### b) 1<sup>st</sup> Storey Landscape Deck

- (i) 50m Infinity Pool (estimated surface area 600 sqm)
- (ii) Kids' Pool (estimated surface area 47 sqm)
- (iii) Ion Pool (estimated surface area 6 sqm)
- (iv) Spa Pool (estimated surface area 7 sqm)
- (v) Mineral Pool (estimated surface area 6 sqm)
- (vi) Aqua Gym (estimated surface area 43 sqm)
- (vii) Showers
- (viii) Sun Deck
- (ix) Kids' Playground
- (x) BBQ Pavilions 1 & 2
- (xi) Gourmet Pavilion
- (xii) Party Pavilion
- (xiii) Pool Side Cabanas
- (xiv) Reading Cabanas
- (xv) Wellness Deck
- (xvi) Lily Pond
- (xvii) Yoga Deck
- (xviii) Treetop Daybed Garden
- (xix) Great Party Lawn
- (xx) Starlight Garden
- (xxi) Water Feature-Reflective Pool
- (xxii) Rock Garden
- (xxiii) Grandeur Pathway
- (xxiv) Grandeur View Deck

c) Clubhouse

- |                               |                           |
|-------------------------------|---------------------------|
| (i) Grand Staircases          | (vi) Restrooms            |
| (ii) Grandeur Link            | (vii) Steam Rooms         |
| (iii) Grandeur Function Room  | (viii) Powder Room        |
| (iv) Gym                      | (ix) Clubhouse Lift Lobby |
| (v) Shower and Changing Rooms |                           |

d) Roof Deck (partial roof above Penthouse Units)

- |                                     |                          |
|-------------------------------------|--------------------------|
| (i) Sunrise and Sunset View Deck    | (vi) Starry Sky Walk     |
| (ii) Sunrise and Sunset Lounge Deck | (vii) Landscape Garden   |
| (iii) Sunrise and Sunset Spa Deck   | (viii) Landscape Seating |
| (iv) Sunrise and Sunset Spa Pool    | (ix) Showers             |
| (v) Starry Light Reflective Pool    |                          |

17. ADDITIONAL ITEMS

Where provided specify as follows:

(a) Kitchen Cabinets

High and low-level kitchen cabinets with laminate and/or glass finish at exposed surfaces and kitchen countertop, complete with stainless steel sinks and kitchen tap mixers

(b) Kitchen Appliances

(i) 2 Bedroom Apartment Units

1 Cooker Hood, 1 Electric Induction Hob, 1 Steam Oven, 1 Integrated Fridge and 1 Washing Machine cum Dryer

(ii) 3-Bedroom Apartment Units

1 Cooker Hood, 1 Gas Hob, 1 Electric Induction Hob, 1 Steam Oven, 1 Free-Standing Fridge, 1 Washing Machine, 1 Dryer, 1 Coffee Machine and 1 Wine Chiller

(c) Vanity Cabinet in Master Bath and Bath

Vanity counter with marble surface counter-top and low-level cabinet with laminate and/or high-gloss lacquer paint finish at exposed surfaces

(d) Bedroom Wardrobe

Built-in wardrobes with laminate finish at exposed surfaces  
1 Mini Fridge and 1 Safe provided for Master Bedroom Wardrobe in 3 Bedroom Apartment Units

(e) Bath Ceiling Speaker

1 Ceiling Speaker provided for Master Bath in 3 Bedroom Apartment Units

(f) Air-conditioning system

Air-conditioning units (ducted fan coil units for Living / Dining and wall-mount fan coil units for Bedrooms) shall be provided to Living / Dining and all Bedrooms, except units on the Penthouse level where ducted fan coil units are provided for Living / Dining and all Bedrooms

(g) AC Ledge and AC Accessory Lots

Cement sand screed slope to fall provided for all AC ledges and AC Accessory lots of each penthouse unit, complete with aluminum cage and/or railing

(h) Audio-Video Intercom

Audio video intercom system is provided to all Residential Units for communication with Guard House and Visitor Call Panel

(i) Digital Lockset

1 Digital Lockset provided to each residential unit main / rear entrance and private lift lobby doors

(j) Smart Home System

1 no. wireless smart home readiness hub facilitating control of the following via purchasers' smart phones:

- All air-conditioning fan-coil units
- Lighting points (living / dining / kitchen / master bedroom / private lift lobby / main and rear entrance / passage way, where applicable)
- Steam Oven
- Audio video intercom
- Digital lockset

(k) Hot Water Supply

Hot water to all master baths, baths, kitchens and WCs (where applicable)

(l) Railings

Galvanized steel with painting and/or powder-coated aluminium

(m) Lifts

- 2 no.s of fire lifts serving common lobbies from Basement 2 to Lower Roof level
- 2 no.s of private cum common lifts serving both common and private lobbies of units A3, A3-PH, A6 and A6-PH, from Basement 2 to 24<sup>th</sup> Storey
- 8 no.s of private lifts serving Private lobbies of units B1, B1-PH, B2, B2-PH, B3, B3-PH, B4 and B4-PH, from Basement 2 to 24<sup>th</sup> Storey, including 4 no.s that also serve Lower Roof level
- 1 no. of clubhouse lift serving Basement 2 to 2<sup>nd</sup> Storey

(n) Town Gas

Town Gas is supplied to all kitchens equipped with Gas Hob

(o) Security System:

- Auto Car Barrier System
- Main gate
- Private Lifts
- Telephone System to all units
- Card Access System in Basement and 1<sup>st</sup> storey lift lobbies, private lift lobbies, gym and clubhouse (where applicable)
- Closed Circuit Television system (CCTV) general surveillance to Basement and 1<sup>st</sup> storey lift lobbies and designated common areas

## Notes to Specifications

### A. Marble / Limestone / Granite

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

### B. 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.

### C. 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.

### D. 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.

### E. 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.

### F. 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.

### G. 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.

#### **H. 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.

#### **I. 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.

#### **J. Prefabricated Bathroom Units**

Certain bathroom and W.C. may be prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty.

#### **K. 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.

#### **L. 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.

#### **M. Engineered Timber Flooring**

Engineered timber flooring is a manufactured product surfaced with a top layer of natural material with variation in appearance, colour and grain patterns within one species. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. It may display knots which form part of the characteristic nature of the timber. It is installed in modular planks and subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Engineered timber flooring that is exposed to direct sunlight within rooms will become bleached over time. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

**N. Layout / Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio-Video Intercom System, Door Swing Positions and Plaster Ceiling Boards**

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

**O. Acoustical Measures**

For compliance with authorities' requirements, certain unit and/or area may be provided with acoustical measures, such as window restrictor(s), sliding door restrictor(s), acoustic ceiling(s) and/or acoustic blind(s) etc. The ceiling height of such Unit and/or area will be reduced in the event of acoustic ceilings are required. Concrete soffit and surfaces enclosed within acoustic ceilings will be left in their original bare conditions.

(Applicable to all Unit Types, except A3, A3-PH, A6 and A6-PH)

**P. Tiles**

Selected tile sizes and tile surface flatness cannot be perfect, and are subject to acceptable range described in Singapore Standards SS483:2000. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

**Q. Fibre Broadband**

The Vendor shall endeavor to procure an infrastructure for the service provider for connection from its network to the Unit / Building and/or the Housing Project (or any part of parts thereof), so as to enable the Unit / Building and/or Housing Project to obtain the Fibre Broadband. All subscription fee / charges for the service provider shall be borne by the Purchaser. However, in the event despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said connection, thereby resulting in there being no Fibre Broadband 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 Fibre Broadband in the Unit / Building and/or the Housing Project.

**R. Storey Shelter**

Storey Shelter is designed for use as civil defence shelter. The wall, ceiling, floor & door of the Storey Shelter shall not be hacked, drilled, altered or removed.

**S. Mobile Phone Reception**

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

#### **T. Digital TV Service / Reception**

Digital TV Services is provided with necessary cabling or connections from its network to the Building Master Antennae System. The purchaser will have to ensure that their television sets are digital ready and compatible in order to view the Free-To-Air (FTA) channels.

The availability / provision reception coverage by the respective media network service providers is not within the purview / control of the Vendor.

#### **U. Home Fire Alarm Device (HFAD)**

Home Fire Alarm Device (HFAD) is provided to each residential unit as per compliance to the local authority requirement. To ensure good working condition, the HFAD has to be maintained and cleaned periodically by the Purchaser as per the manufacturer's instructions / user guide. A copy of the manufacturer's instructions / user guide will be provided to the Purchaser upon delivery of vacant possession of the Unit to the Purchaser.

#### **V. Wireless Internet Connection at Communal Area**

Wireless internet connection provision at designated communal areas such as clubhouse, gym and pool deck, subject to subscription of service by the Management Corporation with the relevant internet service provider.

#### **W. Smart Home System**

Smart Home system is provided within apartment units. Each unit will be equipped with a wireless smart home readiness hub ("wireless smart home hub") facilitating designated "smart control" (air conditioner control for all air-conditioning fan coil units, designated lighting points control, oven control, audio video intercom control and digital lockset control) within the Unit. The Purchaser will be responsible to (1) make arrangements with the third party vendor providing the wireless smart home hub for a first-time set up of the wireless smart home hub in connection with the use of the designated "smart control"; and all subsequent and future upgrades and (2) engage an independent internet service provider for the subscription of internet service in the Unit, if desired. The wireless smart home hub will be provided to the Unit even if the Purchaser does not intend to arrange with the third-party vendor to set up the wireless smart home hub in the Unit. The make, model, brand, design and technology of the wireless smart home hub to be provided shall be subject to the Vendor's selection and market availability. The Smart Home System will require an internet connection and its performance is dependent on internet speed. The Purchaser will have to make direct arrangements with the internet service provider and/or relevant authorities for internet services to the Unit and for the service connection for the operation of the Smart Home System. The Purchaser will have to make all necessary payments and/or subscription fees and arrangement with the internet service provider and/or relevant authorities and/or cloud server.

While all reasonable care has been taken in preparing this brochure, neither the Developer nor its agents shall be held responsible for any inaccuracies or omissions, including but not limited to any variations arising from any change of facts or circumstances occurring after the date of print of this brochure. All information, plans and specifications are current at the time of print and are subject to such changes as may be required by the Developer and / or required or approved by the relevant authorities and notified to the Developer after the date of print of this brochure. All plans and models are subject to any amendments which are required by the Developer and / or approved by the relevant authorities and notified to the Developer after the date of print. All visual representations including models, drawings, photographs, art renderings and illustrations are artist's impressions only and shall not be regarded as representations of fact. All floor areas and other measurements are approximate only and are subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, expressions of opinion, whether written or oral made by the Developer and / or the Developer's agent(s) which are not embodied in the Sale and Purchase Agreement, unless approved by the Controller of Housing and expressly agreed to in writing between the parties.

- Developer: Japura Development Pte Ltd (UEN: 199701870K)
- Housing Developer's Licence No.: C1386
- Tenure of Land: Estate in Fee Simple
- Encumbrances: NIL
- Expected Date of Vacant Possession: 26 Nov 2026
- Expected Date of Legal Completion: 26 Nov 2029
- Location: Lot No. 00211X TS 26 at Bukit Timah Road

BUILDING PLAN REF	A1164-00005-2018-BP01	A1164-00005-2018-BP02	A1164-00005-2018-BP03
APPROVAL DATE	05/08/2020	03/03/2021	05/04/2021

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