

A vibrant field of red and yellow daisies under a bright, cloudy sky. The flowers are in the foreground, with a green field extending to the horizon. The sky is a mix of blue and white, with the sun shining brightly on the right side.

EVERYTHING GOOD WILL ALWAYS  
FLOURISH WHERE THE SUN SHINES



*Widely regarded as the top ten most beautiful flowers in the world, Gazanias are well-known to thrive and remain in bloom under sunshine. Also known as treasure flowers, Gazanias are revered for their large, daisy-like composite flower heads in brilliant shades of yellow and orange.*

*Inspired by the sun-loving gazania flowers basking in the radiant sunshine, The Gazania aims to bring forth this glorious warmth and vibrancy to residents as they delight in their home that truly celebrates and thrives under the sun.*



**F R E E H O L D**





LIVE ON THE  
BRIGHT SIDE

Artist's Impression

Like a welcome ray of fresh sunshine, The Gazania arises as a landmark residence in a promising location that celebrates everything bright and beautiful.

The Gazania holds a coveted freehold status cocooned within the tranquility of a low-rise affluent private estate. Combining privacy and prestige with a high degree of accessibility, connectivity and convenience, this is a home composed for flourishing abundance and timeless value for generations to come.



# URBAN PARADISE

The Gazania is superbly connected with an established and ever-expanding infrastructure of public transport and commuting networks that brings to you all of life’s finest offerings. Revel in this urban paradise that encapsulates traditional to modern F&B delights, quality schools and enrichment institutions, and a wide array of recreational and leisure enjoyment.



 3 mins

**BARTLEY MRT STATION**

Go anywhere on the island quickly and easily by taking just a 3-min walk to Bartley MRT Station along the Circle Line, where the Serangoon Interchange is only one stop away from the city’s best offerings.



**BIDADARI PARK**  
*Image courtesy of the Housing & Development Board*



**ST. GABRIEL'S PRIMARY SCHOOL**



**STAMFORD AMERICAN INTERNATIONAL SCHOOL**



**MARIS STELLA HIGH SCHOOL**





NEX SHOPPING MALL




KOVAN HEARTLAND MALL



CHOMP CHOMP FOOD CENTRE



SERANGOON STADIUM



1 stop


from Bartley MRT

**SERANGOON MRT STATION**

With the Serangoon MRT just a stop away, you are within close reach to Singapore's well-loved places for quintessential local delights and quality schools.



SERANGOON MRT STATION



3 stops

from Bartley MRT

**PAYA LEBAR MRT STATION**

Connected easily by the Paya Lebar MRT Interchange Station, Paya Lebar Central is a vibrant commercial hub that is shaping up to be a new metropolis with premium offices, exciting shopping malls, homes and excellent dining options.



GEYLANG SERAI



KINEX SHOPPING MALL

























PAYA LEBAR CENTRAL
















Where the world revolves around you

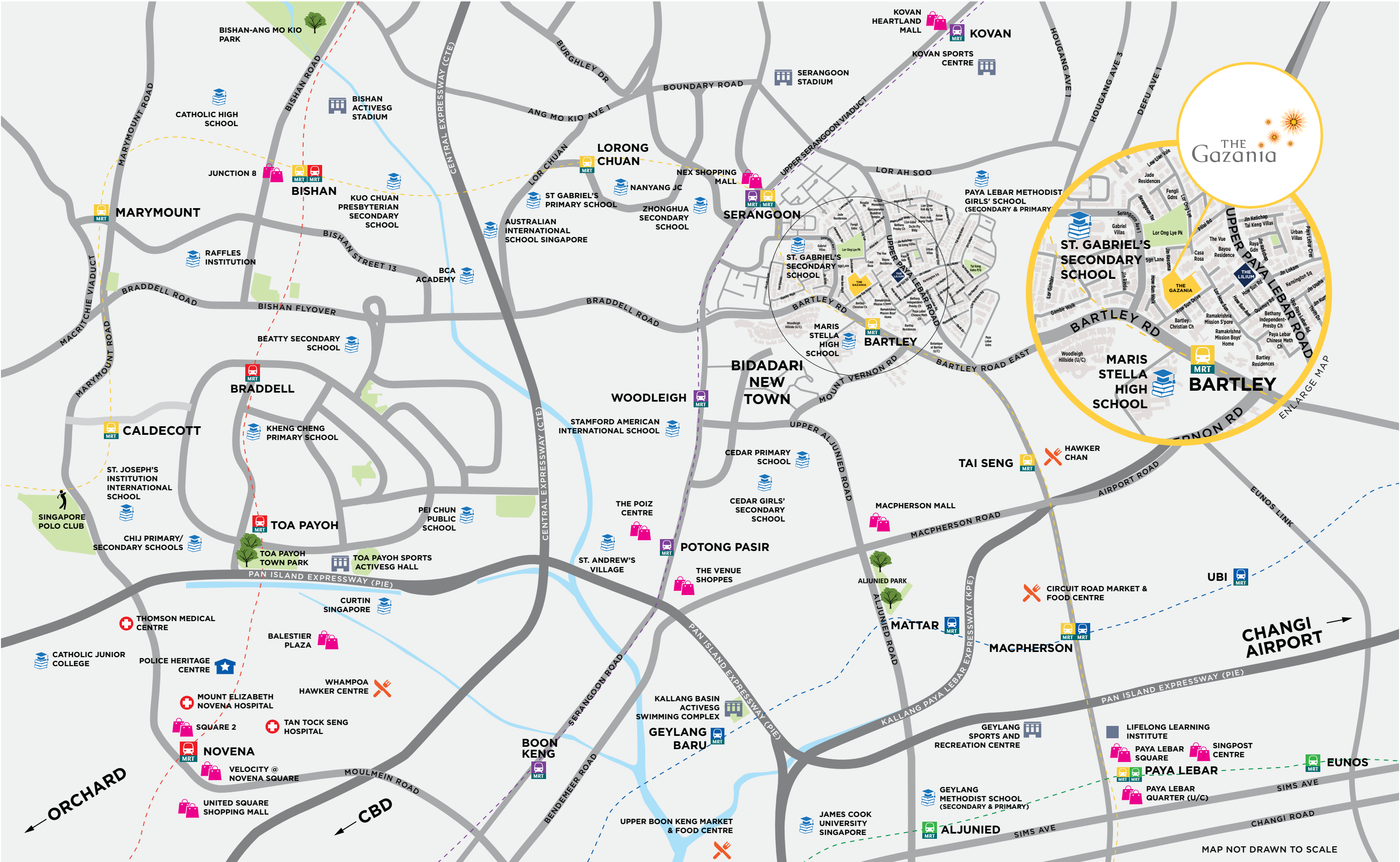
Not only does the sun always shine at The Gazania, just about everything under the sun can be found near your own sweet home.

 MRT STATIONS		From Bartley MRT Station
The Gazania	3 mins	
Serangoon MRT Interchange North East Line / Circle Line	1 stop	 
MacPherson MRT Interchange Circle Line / Downtown Line	2 stops	 
Woodleigh MRT Station	2 stops	
Kovan MRT Station	2 stops	
Potong Pasir MRT Station	3 stops	
Paya Lebar MRT Interchange Circle Line / East West Line	3 stops	 
Bishan MRT Interchange Circle Line / North South Line	3 stops	 

 SHOPPING MALLS		 From Bartley MRT Station
NEX Shopping Mall	 5 mins	1 stop
Kovan Heartland Mall	 8 mins	2 stops
Paya Lebar Quarter	 8 mins	3 stops
Paya Lebar Square	 10 mins	3 stops
SingPost Centre	 10 mins	3 stops

 EDUCATION		 From Bartley MRT Station
Maris Stella High School	 5 mins	-
Paya Lebar Methodist Girls' School	 5 mins	-
St. Gabriel's Secondary School	 6 mins	-
St. Gabriel's Primary School	 7 mins	2 stops
Stamford American Int'l School	 8 mins	2 stops
Cedar Girls' Secondary School	 9 mins	3 stops
Cedar Primary School	 9 mins	3 stops
St Andrew's Junior School	 10 mins	3 stops
St Andrew's Secondary School	 10 mins	3 stops
St Andrew's Junior College	 11 mins	3 stops

 RECREATION		 From Bartley MRT Station
Serangoon Stadium	 5 mins	1 stop
Kovan Sports Centre	 7 mins	2 stops
Singapore Sports Hub	 12 mins	6 stops







REVEAL THE BLISS OF  
COMPANIONSHIP







*A sense of arrival where residents and guests are greeted by an impressive canopy the moment they arrive at the entrance portal.*

The Gazania suits a diverse community with 250 freehold condominium units offering a choice of 1-, 2-, 3-, 4-bedroom types and luxurious penthouses. Nestled within a predominately landed, low-rise private housing estate, The Gazania's seven 5-storey blocks are gracefully perched on various undulations to offer enchanting views of a lush landscaped terrain interlacing within generous facilities and amenities.





The recreational facilities accorded at The Gazania were conceptualized with residents' total wellness in mind, all aimed at complete enjoyment of body, mind and soul. Whether one enjoys bustling family gatherings or solitude peaceful respite, these have been generously and thoughtfully catered to suit one and all of its residents' varied lifestyles.



*A distinctive 3-storey Clubhouse with an outdoor pavilion on 2<sup>nd</sup> storey forms a focal point amidst the lush landscape. The tiered landscape design with many recreational facilities create a vibrant and exciting communal environment for residents to bask in.*

*For those who prefer an in-door work out, a gym is housed on the 1<sup>st</sup> storey of the Clubhouse and for others who prefer outdoor activities, a fitness area awaits.*





*At the heart of the landscape deck features an elevated 50-metre lap pool with a majestic cascading water wall that is specially formed as a signature element amongst the curated grounds.*



*An aqua zone with various water activities such as spa pool, a kid's pool and pool deck is designed around the Clubhouse, catering to the differing needs of the residents.*



SITE PLAN



Outdoor Fitness Area, Kid's Playground and Pavilion





THE PLEASURES  
OF CONTEMPORARY  
LIVING



# THE GIFT OF SPACE AND FREEDOM



Living and Dining Areas

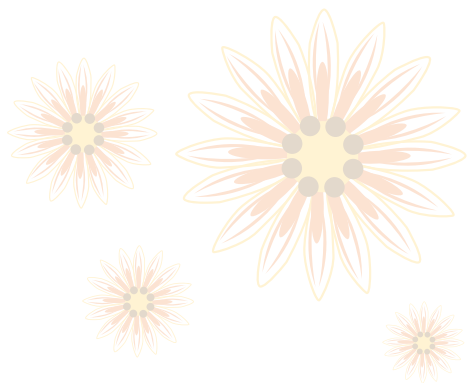


Whether for the individual, married couple or multi-generational family, this is an abode that is smartly designed to ably meet a variety of needs. For accentuated grandeur, ground floor units enjoy higher floor-to-ceiling heights, while penthouses display luxurious double volume living spaces, elevating personal space to a whole new level of splendour. Extensive use of glass and balconies also allows residents to enjoy the vibrant landscape views from within their homes. Offering ownership in perpetuity, a residence at The Gazania is a privilege that can be treasured for generations.





*Master Bedroom*



*Master Bath*





Bedroom 4

Cognizant of the affluent lifestyles of its residents, The Gazania is a crafted masterpiece on all fronts, both inside and out. Tastefully selected finishes in fine workmanship and a collection of appliances from world-renowned brands path the way for exclusive elegant living.

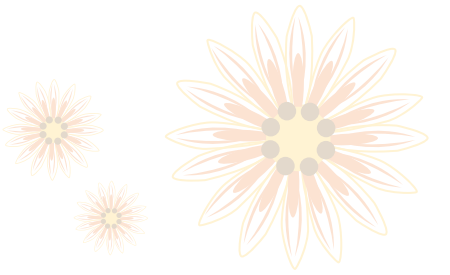


Junior Master Bedroom



Bedroom 3





Kitchen and Yard Areas

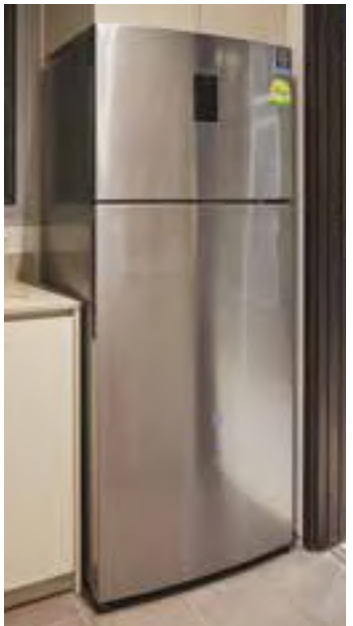
A QUALITY MASTERPIECE



 Electrolux



 GROHE



SAMSUNG

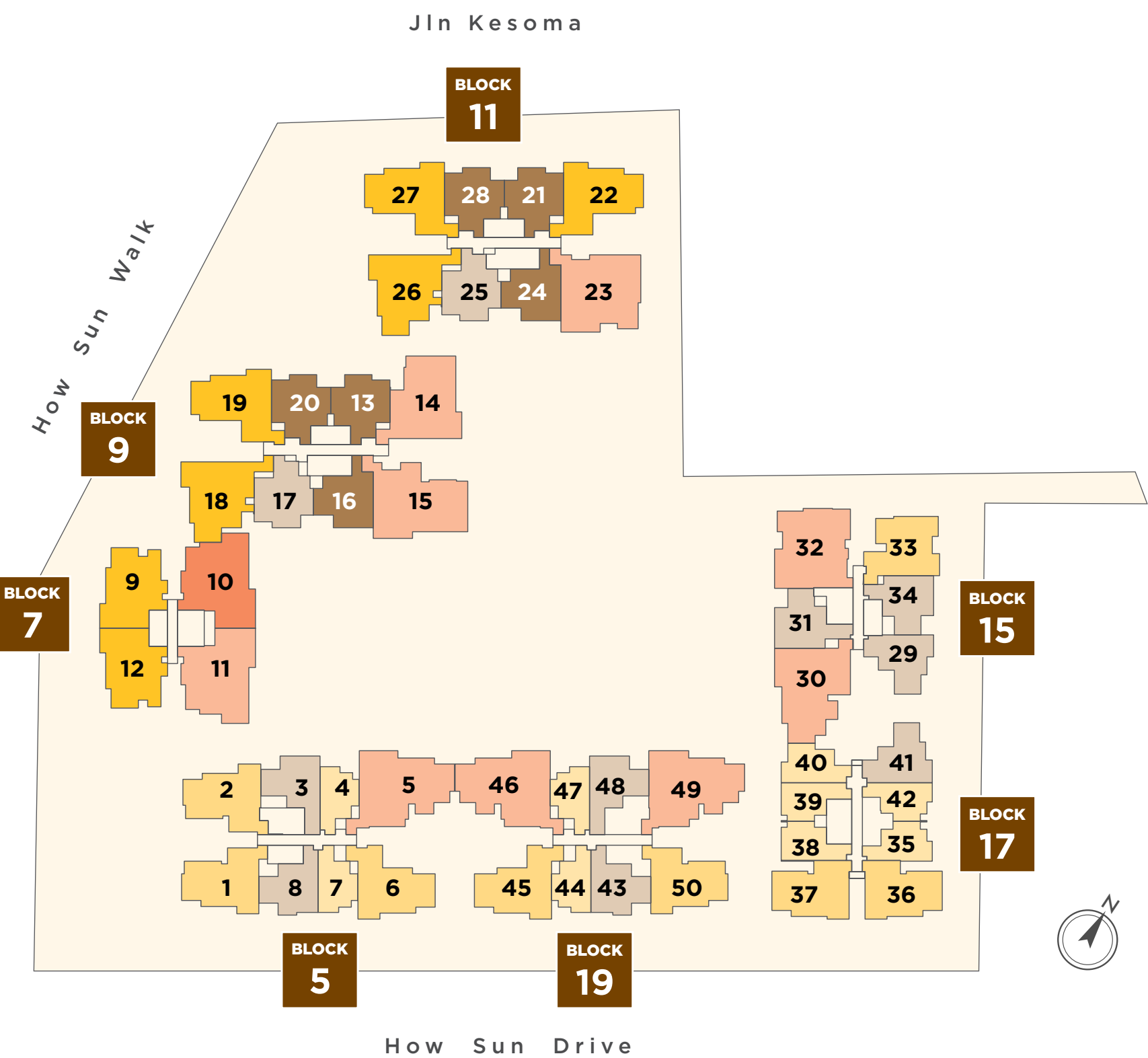
 DAIKIN

LÄUFEN

All photographs are impressions only



KEY PLAN



DIAGRAMMATIC CHART

BLOCK 5		1	2	3	4	5	6	7	8
5		C4A	C4B	B2	A1	D1C	C5	A1	B1
4		C4A	C4B	B2	A1	D1C	C5	A1	B1
3		C4A	C4B	B2	A1	D1C	C5	A1	B1
2		C4A	C4B	B2	A1	D1C	C5	A1	B1
1		C4AP	C4BP	B2P	A1P	D1CM	C5P	A1P	B1P

BLOCK 7		9	10	11	12
5		C3	PH6	PH5	C3
4		C3	D3A	D3B	C3
3		C3	D3A	D3B	C3
2		C3	D3A	D3B	C3
1		C3P	D3AM	D3BM	C3P

BLOCK 9		13	14	15	16	17	18	19	20
5		B6	D5	D4	B7	B8	C2	C1	B6
4		B6	D5	D4	B7	B8	C2	C1	B6
3		B6	D5	D4	B7	B8	C2	C1	B6
2		B6	D5	D4	B7	B8	C2	C1	B6
1		B6P	D5M	D4M	B7P	B8P	C2P	C1P	B6P

BLOCK 11		21	22	23	24	25	26	27	28
5		B6	C1	PH7	B7	B8	C2	C1	B6
4		B6	C1	D6B	B7	B8	C2	C1	B6
3		B6	C1	D6B	B7	B8	C2	C1	B6
2		B6	C1	D6B	B7	B8	C2	C1	B6
1		B6P	C1P	D6BM	B7P	B8P	C2P	C1P	B6P

BLOCK 15		29	30	31	32	33	34
5		B3	PH2	B4	PH1	C6	B5
4		B3	D2	B4	D6A	C6	B5
3		B3	D2	B4	D6A	C6	B5
2		B3	D2	B4	D6A	C6	B5
1		B3P	D2M	B4P	D6AM	C6P	B5P

BLOCK 17		35	36	37	38	39	40	41	42
5		A3	C7	C7	A2	A2	A4	B3	A3
4		A3	C7	C7	A2	A2	A4	B3	A3
3		A3	C7	C7	A2	A2	A4	B3	A3
2		A3	C7	C7	A2	A2	A4	B3	A3
1		A3P	C7P	C7P	A2P	A2P	A4P	B3P	A3P

BLOCK 19		43	44	45	46	47	48	49	50
5		B1	A1	C5	PH4	A1	B2	PH3	C4A
4		B1	A1	C5	D1B	A1	B2	D1A	C4A
3		B1	A1	C5	D1B	A1	B2	D1A	C4A
2		B1	A1	C5	D1B	A1	B2	D1A	C4A
1		B1P	A1P	C5P	D1BM	A1P	B2P	D1AM	C4AP

- 1-Bedroom
- 2-Bedroom
- 2-Bedroom + Study
- 3-Bedroom
- 3-Bedroom Premium
- 4-Bedroom
- 4-Bedroom + Study
- Penthouse



TYPE A1P

1-BEDROOM

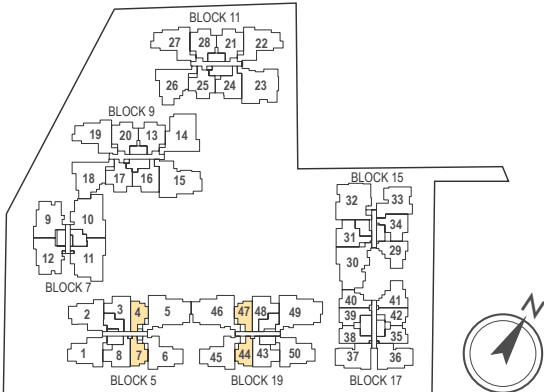
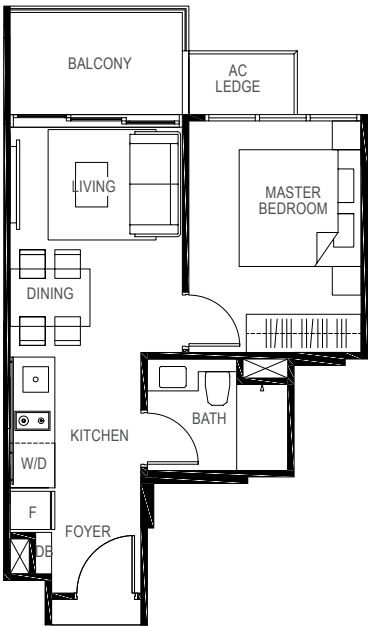
41 sq m / (approx. 441 sq ft)  
INCLUSIVE OF 5 SQ M BALCONY & 2 SQ M AC LEDGE

BLK 5	#01-04	#01-07*
BLK 19	#01-44	#01-47* (*) MIRROR IMAGE

TYPE A1

41 sq m / (approx. 441 sq ft)  
INCLUSIVE OF 5 SQ M BALCONY & 2 SQ M AC LEDGE

BLK 5	#02-04	#02-07*
	#03-04	#03-07*
	#04-04	#04-07*
	#05-04	#05-07*
BLK 19	#02-44	#02-47*
	#03-44	#03-47*
	#04-44	#04-47*
	#05-44	#05-47* (*) MIRROR IMAGE



Key plan not to scale.

TYPE A2P

1-BEDROOM

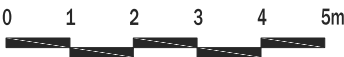
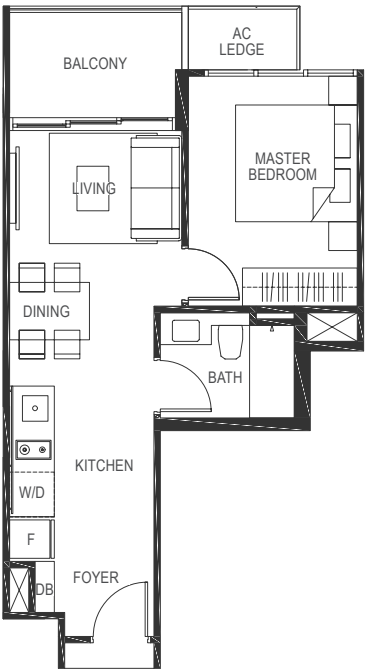
43 sq m / (approx. 463 sq ft)  
INCLUSIVE OF 5 SQ M BALCONY & 2 SQ M AC LEDGE

BLK 17	#01-38	#01-39* (*) MIRROR IMAGE
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TYPE A2

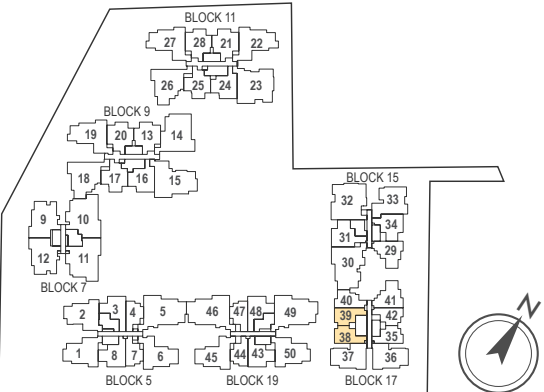
43 sq m / (approx. 463 sq ft)  
INCLUSIVE OF 5 SQ M BALCONY & 2 SQ M AC LEDGE

BLK 17	#02-38	#02-39*
	#03-38	#03-39*
	#04-38	#04-39*
	#05-38	#05-39* (*) MIRROR IMAGE



LEGEND:  
F - Fridge    DB - Distribution Board    WC - Water Closet    W/D - Washer cum Dryer    AC - Aircon Ledge

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Key plan not to scale.



TYPE A3P

1-BEDROOM

41 sq m / (approx. 441 sq ft)  
INCLUSIVE OF 5 SQ M BALCONY & 2 SQ M AC LEDGE

BLK 17      #01-42      #01-35\*  
(\*) MIRROR IMAGE

TYPE A3

41 sq m / (approx. 441 sq ft)  
INCLUSIVE OF 5 SQ M BALCONY & 2 SQ M AC LEDGE

BLK 17      #02-42      #02-35\*  
#03-42      #03-35\*  
#04-42      #04-35\*  
#05-42      #05-35\*  
(\*) MIRROR IMAGE

TYPE A4P

1-BEDROOM

43 sq m / (approx. 463 sq ft)  
INCLUSIVE OF 5 SQ M BALCONY & 2 SQ M AC LEDGE

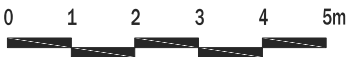
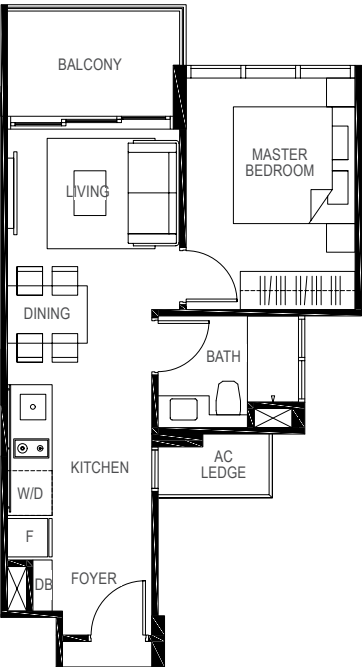
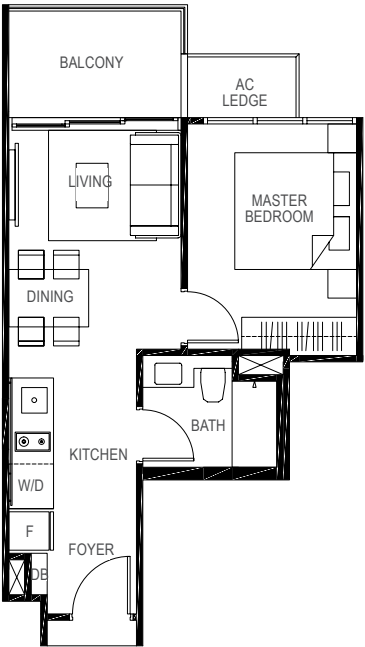
BLK 17      #01-40

TYPE A4

1-BEDROOM

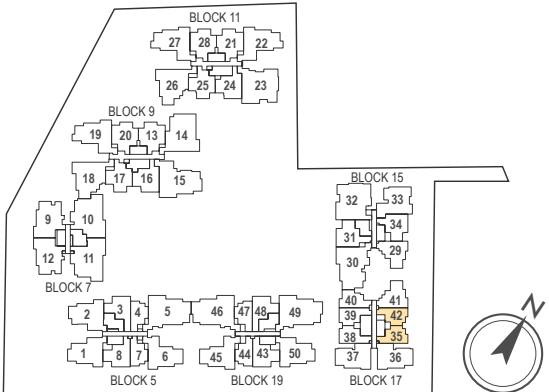
43 sq m / (approx. 463 sq ft)  
INCLUSIVE OF 5 SQ M BALCONY & 2 SQ M AC LEDGE

BLK 17      #02-40      #03-40      #04-40      #05-40



LEGEND:  
F - Fridge    DB - Distribution Board    WC - Water Closet    W/D - Washer cum Dryer    AC - Aircon Ledge

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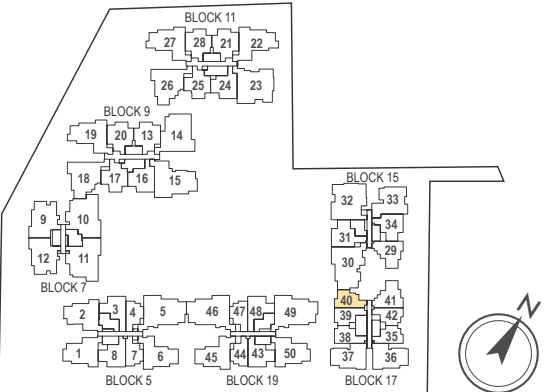


Key plan not to scale.



LEGEND:  
F - Fridge    DB - Distribution Board    WC - Water Closet    W/D - Washer cum Dryer    AC - Aircon Ledge

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Key plan not to scale.



TYPE B1P

2-BEDROOM

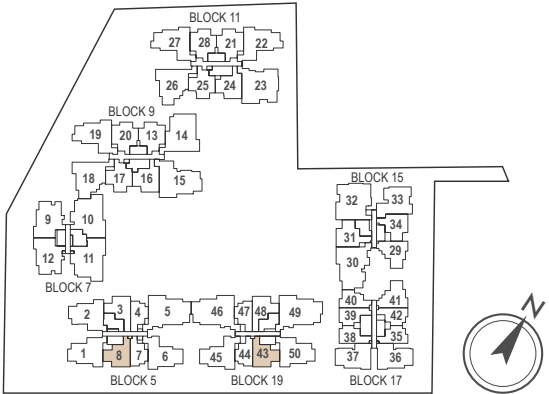
59 sq m / (approx. 635 sq ft)  
INCLUSIVE OF 6 SQ M BALCONY & 3 SQ M AC LEDGE

BLK 5	#01-08
BLK 19	#01-43* (*) MIRROR IMAGE

TYPE B1

59 sq m / (approx. 635 sq ft)  
INCLUSIVE OF 6 SQ M BALCONY & 3 SQ M AC LEDGE

BLK 5	#02-08 #03-08 #04-08 #05-08
BLK 19	#02-43* #03-43* #04-43* #05-43* (*) MIRROR IMAGE



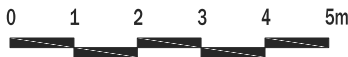
Key plan not to scale.

TYPE B2P

2-BEDROOM

59 sq m / (approx. 635 sq ft)  
INCLUSIVE OF 6 SQ M BALCONY & 2 SQ M AC LEDGE

BLK 19	#01-48
BLK 5	#01-03* (*) MIRROR IMAGE



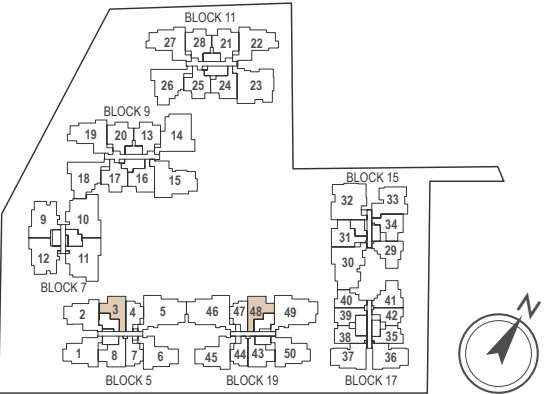
LEGEND:  
F - Fridge    DB - Distribution Board    WC - Water Closet    W/D - Washer cum Dryer    AC - Aircon Ledge

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TYPE B2

59 sq m / (approx. 635 sq ft)  
INCLUSIVE OF 6 SQ M BALCONY & 2 SQ M AC LEDGE

BLK 19	#02-48 #03-48 #04-48 #05-48
BLK 5	#02-03* #03-03* #04-03* #05-03* (*) MIRROR IMAGE



Key plan not to scale.



TYPE B3P

2-BEDROOM

58 sq m / (approx. 624 sq ft)  
INCLUSIVE OF 6 SQ M BALCONY & 3 SQ M AC LEDGE

- BLK 15
- #01-29
- BLK 17
- #01-41\*
- (\*) MIRROR IMAGE

TYPE B3

58 sq m / (approx. 624 sq ft)  
INCLUSIVE OF 6 SQ M BALCONY & 3 SQ M AC LEDGE

- BLK 15
- #02-29
- #03-29
- #04-29
- #05-29
- BLK 17
- #02-41\*
- #03-41\*
- #04-41\*
- #05-41\*
- (\*) MIRROR IMAGE

TYPE B4P

2-BEDROOM

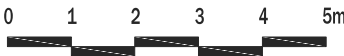
63 sq m / (approx. 678 sq ft)  
INCLUSIVE OF 6 SQ M BALCONY & 3 SQM AC LEDGE

- BLK 15
- #01-31

TYPE B4

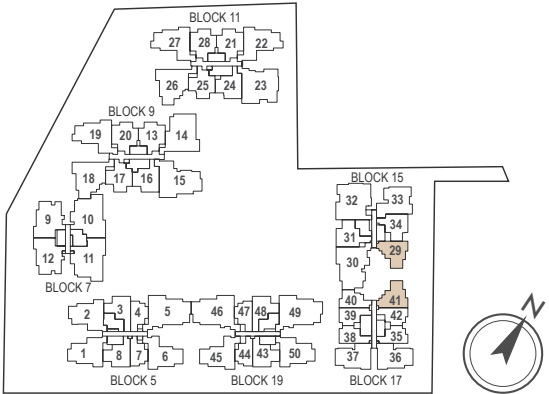
63 sq m / (approx. 678 sq ft)  
INCLUSIVE OF 6 SQ M BALCONY & 3 SQ M AC LEDGE

- BLK 15
- #02-31
- #03-31
- #04-31
- #05-31

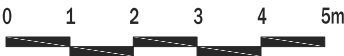


LEGEND:  
F - Fridge    DB - Distribution Board    WC - Water Closet    W/D - Washer cum Dryer    AC - Aircon Ledge

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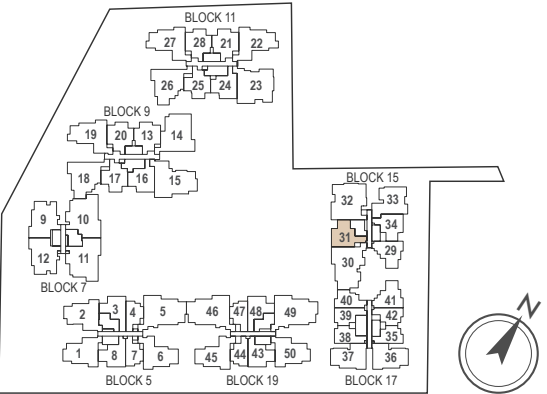


Key plan not to scale.



LEGEND:  
F - Fridge    DB - Distribution Board    WC - Water Closet    W/D - Washer cum Dryer    AC - Aircon Ledge

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Key plan not to scale.





TYPE B5P

2-BEDROOM

58 sq m / (approx. 624 sq ft)  
INCLUSIVE OF 6 SQ M BALCONY & 3 SQ M AC LEDGE  
BLK 15      #01-34

TYPE B5

2-BEDROOM

58 sq m / (approx. 624 sq ft)  
INCLUSIVE OF 6 SQ M BALCONY & 3 SQ M AC LEDGE  
BLK 15      #02-34  
                 #03-34  
                 #04-34  
                 #05-34

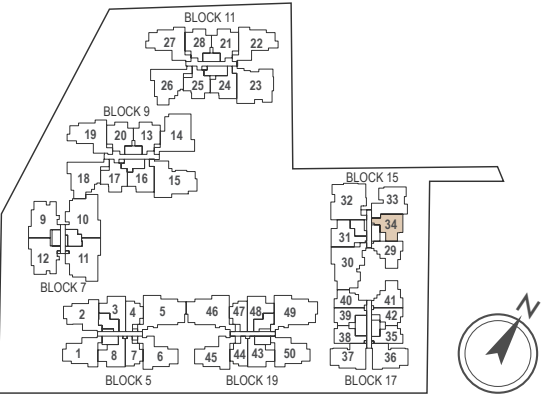
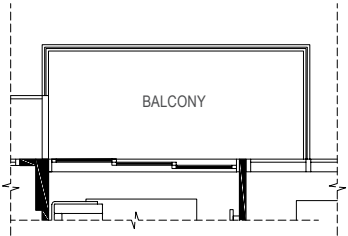
TYPE B6P

2-BEDROOM + STUDY

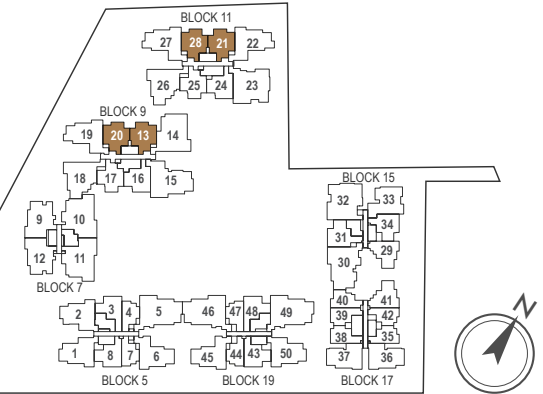
64 sq m / (approx. 689 sq ft)  
INCLUSIVE OF 8 SQ M BALCONY & 3 SQ M AC LEDGE  
BLK 9      #01-20      #01-13\*  
BLK 11    #01-28      #01-21\*  
                              (\*) MIRROR IMAGE

TYPE B6

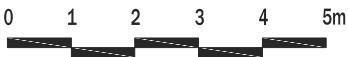
65 sq m / (approx. 700 sq ft)  
INCLUSIVE OF 8 SQ M BALCONY & 3 SQ M AC LEDGE  
BLK 9      #02-20      #02-13\*  
                 #03-20      #01-13\*  
                 #04-20      #01-13\*  
                 #05-20      #01-13\*  
BLK 11    #02-28      #01-21\*  
                 #03-28      #01-21\*  
                 #04-28      #01-21\*  
                 #05-28      #01-21\*  
                              (\*) MIRROR IMAGE



Key plan not to scale.



Key plan not to scale.



LEGEND:  
F - Fridge    DB - Distribution Board    WC - Water Closet    W/D - Washer cum Dryer    AC - Aircon Ledge

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LEGEND:  
F - Fridge    DB - Distribution Board    WC - Water Closet    W/D - Washer cum Dryer    AC - Aircon Ledge

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



TYPE B7P

2-BEDROOM + STUDY

63 sq m / (approx. 678 sq ft)  
INCLUSIVE OF 6 SQ M BALCONY & 3 SQ M AC LEDGE

- BLK 9
- #01-16
- BLK 11
- #01-24

TYPE B7

63 sq m / (approx. 678 sq ft)  
INCLUSIVE OF 6 SQ M BALCONY & 3 SQ M AC LEDGE

- BLK 9
- #02-16
- #03-16
- #04-16
- #05-16
- BLK 11
- #02-24
- #03-24
- #04-24
- #05-24

TYPE B8P

2-BEDROOM

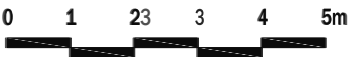
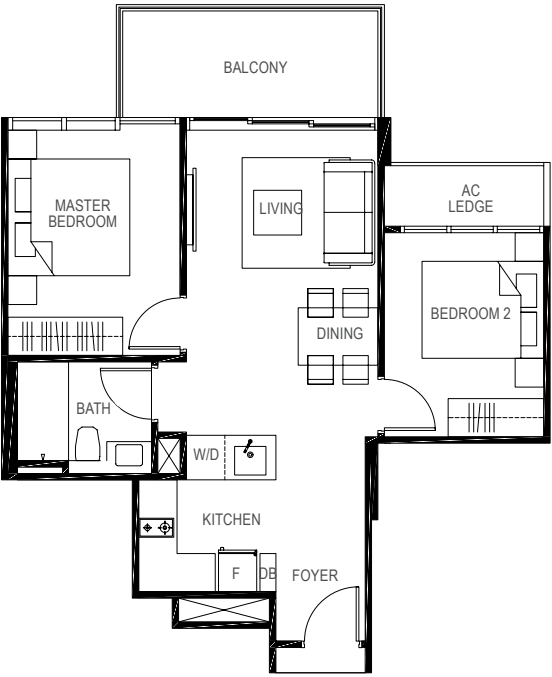
61 sq m / (approx. 657 sq ft)  
INCLUSIVE OF 8 SQ M BALCONY & 3 SQ M AC LEDGE

- BLK 9
- #01-17
- BLK 11
- #01-25

TYPE B8

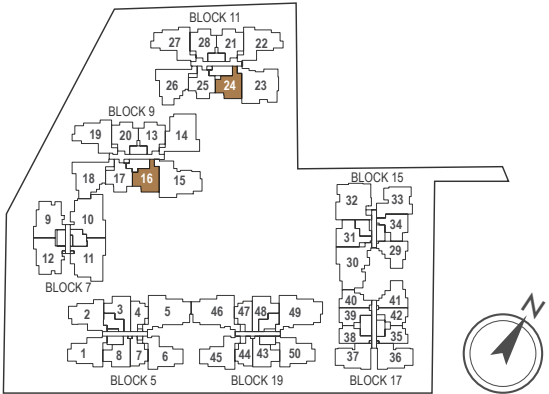
61 sq m / 657 sq ft  
INCLUSIVE OF 7.5 SQ M BALCONY & 2.6 SQ M AC LEDGE

- BLK 9
- #02-17
- #03-17
- #04-17
- #05-17
- BLK 11
- #02-25
- #03-25
- #04-25
- #05-25



LEGEND:  
F - Fridge    DB - Distribution Board    WC - Water Closet    W/D - Washer cum Dryer    AC - Aircon Ledge

All plans are subjected to amendments as may be approved by the 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 an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

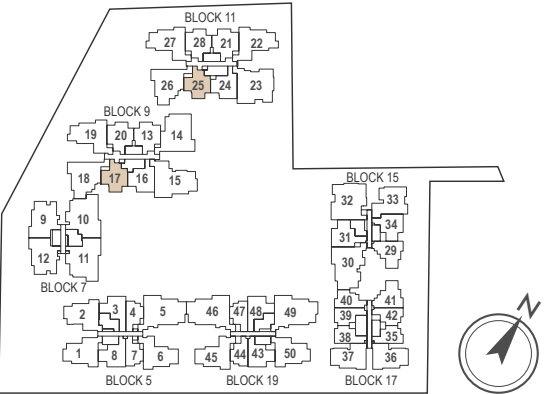


Key plan not to scale.



LEGEND:  
F - Fridge    DB - Distribution Board    WC - Water Closet    W/D - Washer cum Dryer    AC - Aircon Ledge

All plans are subjected to amendments as may be approved by the 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 an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.



Key plan not to scale.



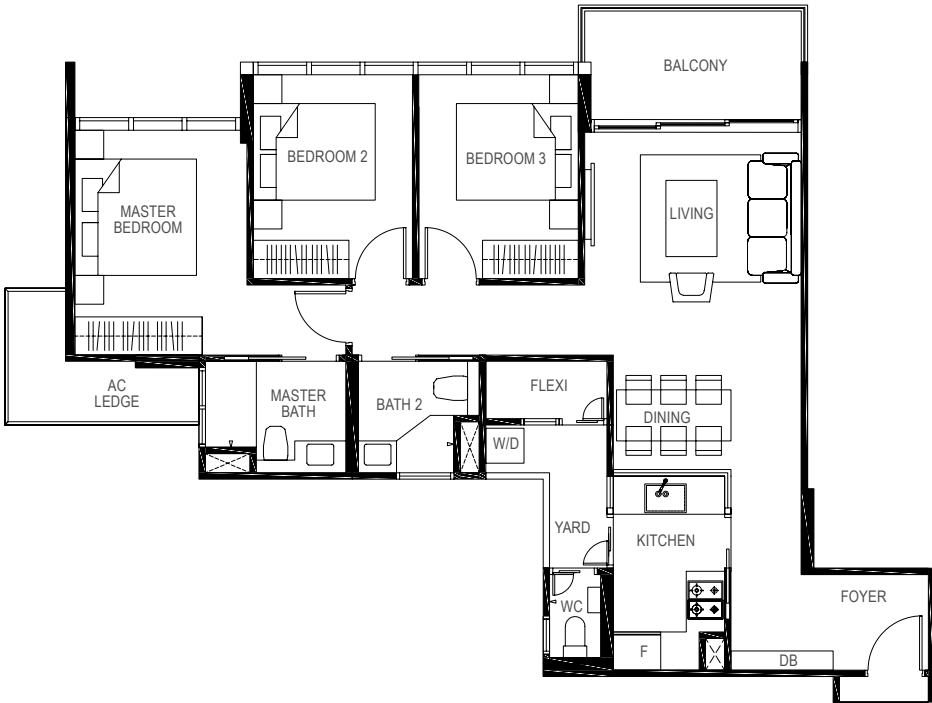


TYPE C1P

3-BEDROOM PREMIUM

92 sq m / (approx. 990 sq ft)  
INCLUSIVE OF 6 SQ M BALCONY & 4.0 SQ M AC LEDGE

- BLK 9      #01-19
- BLK 11    #01-27    #01-22\*  
                         (\*) MIRROR IMAGE



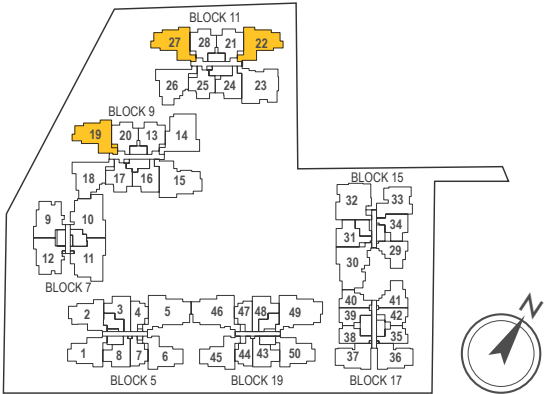
LEGEND:  
F - Fridge    DB - Distribution Board    WC - Water Closet    W/D - Washer cum Dryer    AC - Aircon Ledge

All plans are subjected to amendments as may be approved by the 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 an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

TYPE C1

92 sq m / (approx. 990 sq ft)  
INCLUSIVE OF 6 SQ M BALCONY & 4.0 SQ M AC LEDGE

- BLK 9      #02-19  
                 #03-19  
                 #04-19  
                 #05-19
- BLK 11    #02-27    #02-22\*  
                 #03-27    #03-22\*  
                 #04-27    #04-22\*  
                 #05-27    #05-22\*  
                         (\*) MIRROR IMAGE



Key plan not to scale.



TYPE C2P

3-BEDROOM PREMIUM

98 sq m / (approx. 1055 sq ft)  
INCLUSIVE OF 7 SQ M BALCONY & 5 SQ M AC LEDGE

- BLK 9      #01-18
- BLK 11    #01-26



LEGEND:  
F - Fridge    DB - Distribution Board    WC - Water Closet    W/D - Washer cum Dryer    AC - Aircon Ledge

All plans are subjected to amendments as may be approved by the 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 an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

TYPE C2

98 sq m / (approx. 1055 sq ft)  
INCLUSIVE OF 7 SQ M BALCONY & 5 SQ M AC LEDGE

- BLK 9      #02-18  
                 #03-18  
                 #04-18  
                 #05-18
- BLK 11    #02-26  
                 #03-26  
                 #04-26  
                 #05-26



Key plan not to scale.





TYPE C3P

3-BEDROOM PREMIUM

89 sq m / (approx. 958 sq ft)  
INCLUSIVE OF 7 SQ M BALCONY & 4 SQ M AC LEDGE

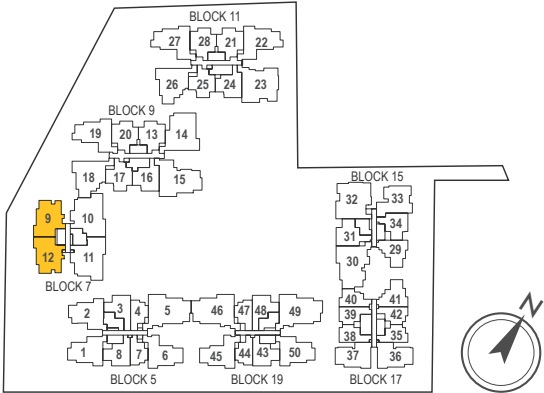
BLK 7      #01-12      #01-09\*  
(\*) MIRROR IMAGE



TYPE C3

89 sq m / (approx. 958 sq ft)  
INCLUSIVE OF 7 SQ M BALCONY & 4 SQ M AC LEDGE

BLK 7      #02-12      #02-09\*  
#03-12      #03-09\*  
#04-12      #04-09\*  
#05-12      #05-09\*  
(\*) MIRROR IMAGE



Key plan not to scale.

TYPE C4AP

3-BEDROOM

84 sq m / (approx. 904 sq ft)  
INCLUSIVE OF 6 SQ M BALCONY & 4 SQ M AC LEDGE

BLK 5      #01-01\*  
(\*) MIRROR IMAGE

BLK 19      #01-50

TYPE C4A

84 sq m / (approx. 904 sq ft)  
INCLUSIVE OF 6 SQ M BALCONY & 4 SQ M AC LEDGE

BLK 19      #02-50      BLK 5      #02-01\*  
#03-50      #03-01\*  
#04-50      #04-01\*  
#05-50      #05-01\*  
(\*) MIRROR IMAGE



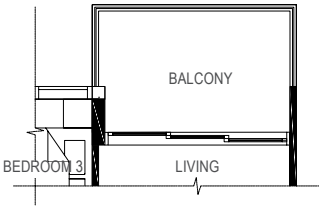
LEGEND:  
F - Fridge    DB - Distribution Board    WC - Water Closet    W/D - Washer cum Dryer    AC - Aircon Ledge

All plans are subjected to amendments as may be approved by the 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 an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

TYPE C4BP

85 sq m / (approx. 915 sq ft)  
INCLUSIVE OF 6 SQ M BALCONY & 4 SQ M AC LEDGE

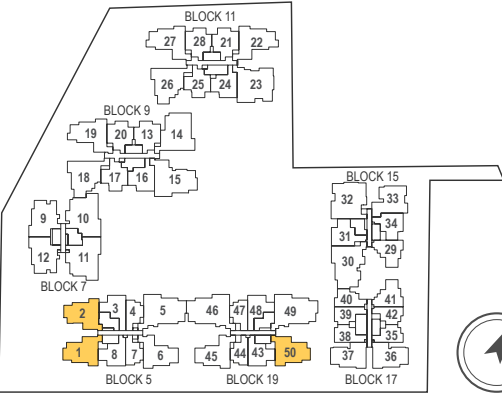
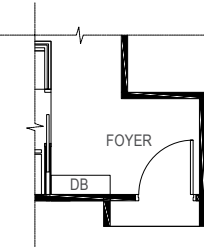
BLK 5      #01-02



TYPE C4B

85 sq m / (approx. 915 sq ft)  
INCLUSIVE OF 6 SQ M BALCONY & 4 SQ M AC LEDGE

BLK 5      #02-02  
#03-02  
#04-02  
#05-02



Key plan not to scale.



## TYPE C5P

### 3-BEDROOM

84 sq m / (approx. 904 sq ft)

INCLUSIVE OF 6 SQ M BALCONY & 3 SQ M AC LEDGE

BLK 5      #01-06\*  
(\*) MIRROR IMAGE

BLK 19      #01-45

## TYPE C5

84 sq m / 904 sq ft

INCLUSIVE OF 6 SQ M BALCONY & 3 SQ M AC LEDGE

BLK 5      #02-06\*  
#03-06\*  
#04-06\*  
#05-06\*  
(\* ) MIRROR IMAGE

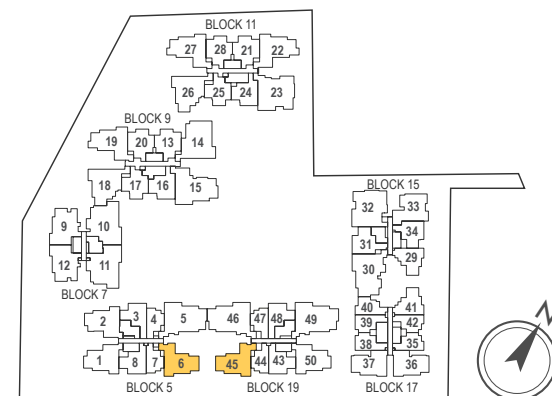
BLK 19      #02-45  
#03-45  
#04-45  
#05-45



**LEGEND:** **F** - Fridge **DB** - Distribution Board **WC** - Water Closet **W/D** - Washer cum Dryer **AC** - Aircon Ledge

All plans are subjected to amendments as may be approved by the 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 an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.



Key plan not to scale.

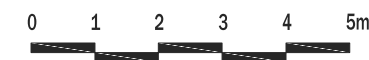
## TYPE C6P

### 3-BEDROOM

82 sq m / (approx. 883 sq ft)

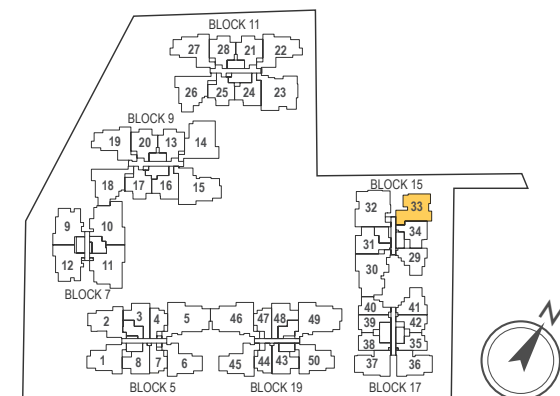
INCLUSIVE OF 6 SQ M BALCONY & 3 SQ M AC LEDGE

BLK 15      #01-33



**LEGEND:** **F** - Fridge **DB** - Distribution Board **WC** - Water Closet **W/D** - Washer cum Dryer **AC** - Aircon Ledge

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



Key plan not to scale.

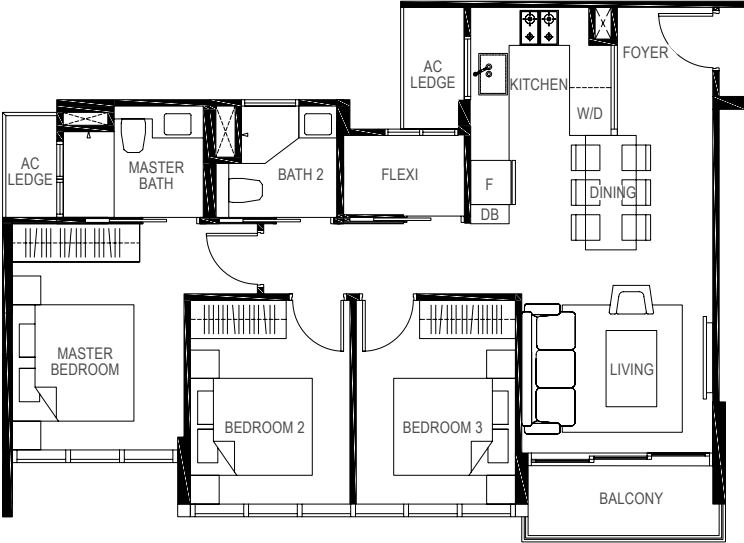


TYPE C7P

3-BEDROOM

79 sq m / (approx. 850 sq ft)  
INCLUSIVE OF 4 SQ M BALCONY & 4 SQ M AC LEDGE

BLK 17      #01-37      #01-36\*  
(\*) MIRROR IMAGE



TYPE C7

79 sq m / (approx. 850 sq ft)  
INCLUSIVE OF 4 SQ M BALCONY & 4 SQ M AC LEDGE

BLK 17      #02-37      #02-36\*  
#03-37      #03-36\*  
#04-37      #04-36\*  
#05-37      #05-36\*  
(\*) MIRROR IMAGE

TYPE D1A

4-BEDROOM

119 sq m / (approx. 1281 sq ft)  
INCLUSIVE OF 12 SQ M BALCONY & 6 SQ M AC LEDGE

BLK 19      #02-49      #03-49      #04-49



TYPE D1B

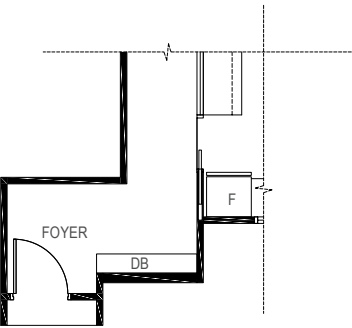
120 sq m / (approx. 1291 sq ft)  
INCLUSIVE OF 12 SQ M BALCONY & 6 SQ M AC LEDGE

BLK 19      #02-46\*      #03-46\*      #04-46\*  
(\*) MIRROR IMAGE

TYPE D1C

120 sq m / (approx. 1291 sq ft)  
INCLUSIVE OF 12 SQ M BALCONY & 6 SQ M AC LEDGE

BLK 5      #02-05      #03-05      #04-05      #05-05

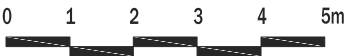


LEGEND:  
F - Fridge    DB - Distribution Board    WC - Water Closet    W/D - Washer cum Dryer    AC - Aircon Ledge

All plans are subjected to amendments as may be approved by the 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 an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

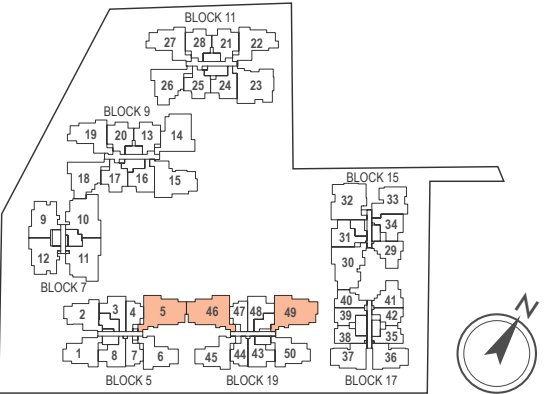


Key plan not to scale.



LEGEND:  
F - Fridge    DB - Distribution Board    WC - Water Closet    W/D - Washer cum Dryer    AC - Aircon Ledge

All plans are subjected to amendments as may be approved by the 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 an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.



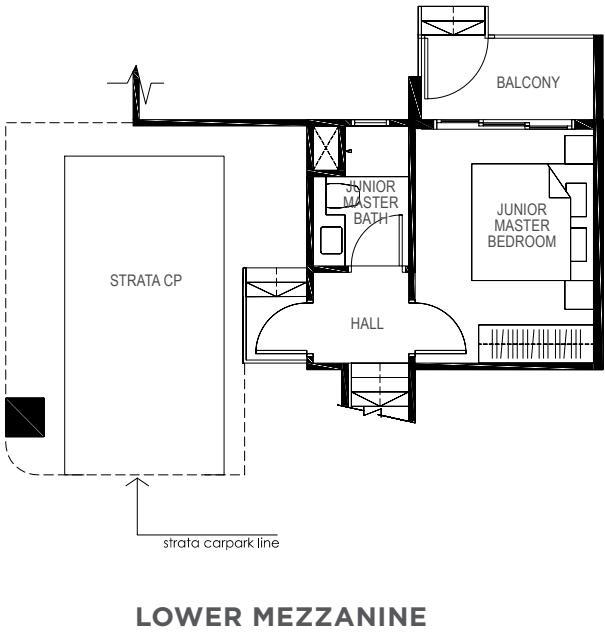
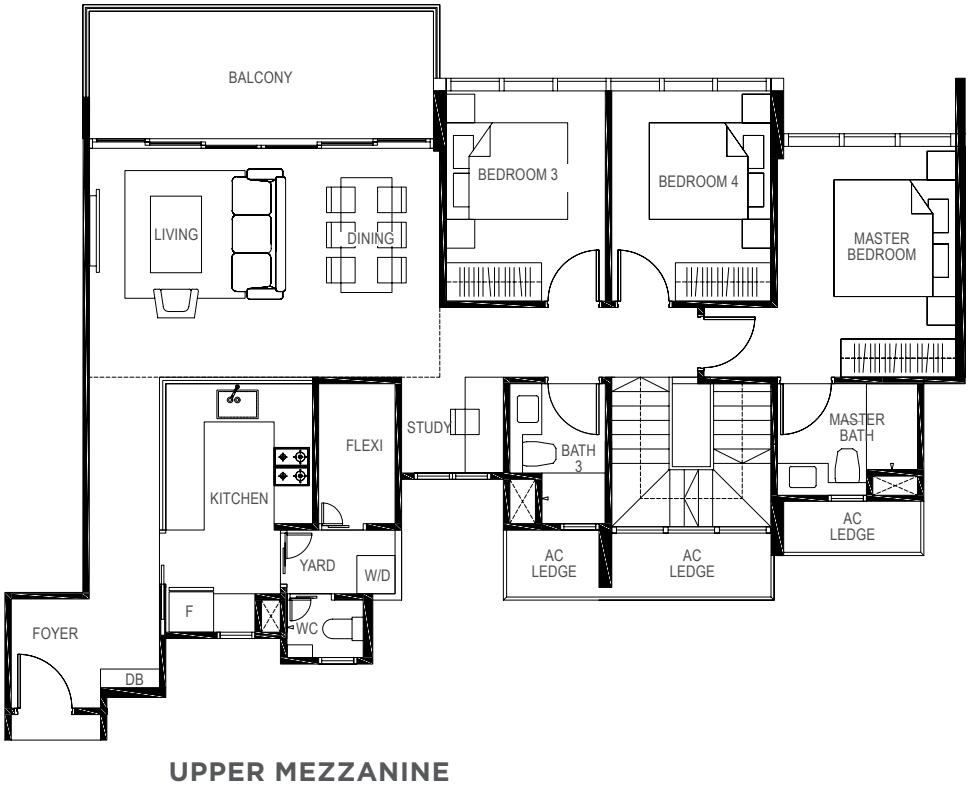
Key plan not to scale.



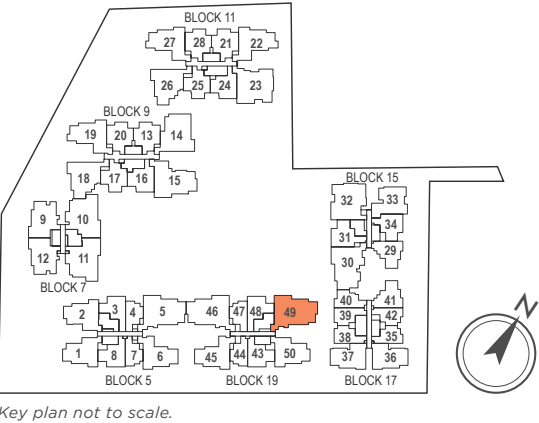
TYPE D1AM

4-BEDROOM + STUDY

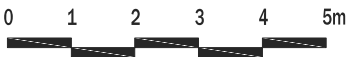
169 sq m / (approx. 1819 sq ft)  
INCLUSIVE OF 17 SQ M BALCONY, 5 SQ M VOID, 7 SQ M AC LEDGE & 23 SQ M STRATA CARPARK  
BLK 19      #01-49



LOWER MEZZANINE



Key plan not to scale.



**LEGEND:**  
**F** - Fridge   **DB** - Distribution Board   **WC** - Water Closet   **W/D** - Washer cum Dryer   **AC** - Aircon Ledge

All plans are subjected to amendments as may be approved by the 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 an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

TYPE D1BM

4-BEDROOM + STUDY

170 sq m / (approx. 1830 sq ft)  
INCLUSIVE OF 16 SQ M BALCONY, 5 SQ M VOID, 6 SQ M AC LEDGE & 24 SQ M STRATA CARPARK  
BLK 19      #01-46

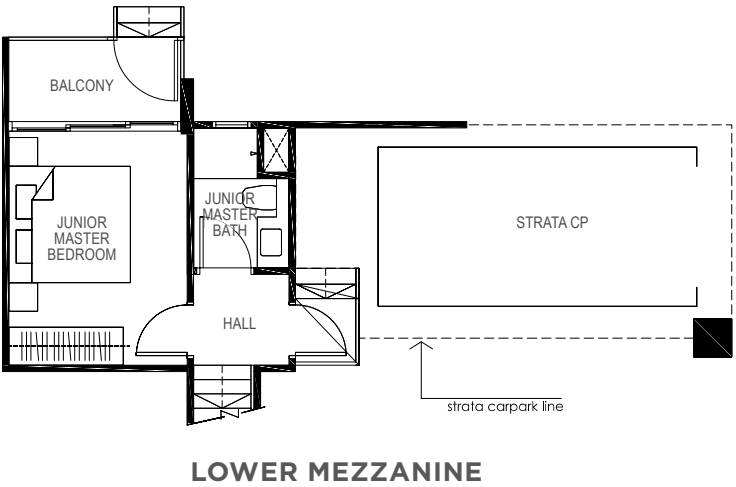


UPPER MEZZANINE

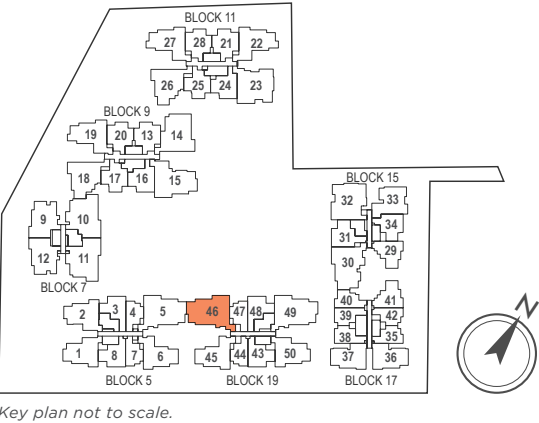


**LEGEND:**  
**F** - Fridge   **DB** - Distribution Board   **WC** - Water Closet   **W/D** - Washer cum Dryer   **AC** - Aircon Ledge

All plans are subjected to amendments as may be approved by the 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 an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.



LOWER MEZZANINE



Key plan not to scale.



TYPE D1CM

4-BEDROOM + STUDY

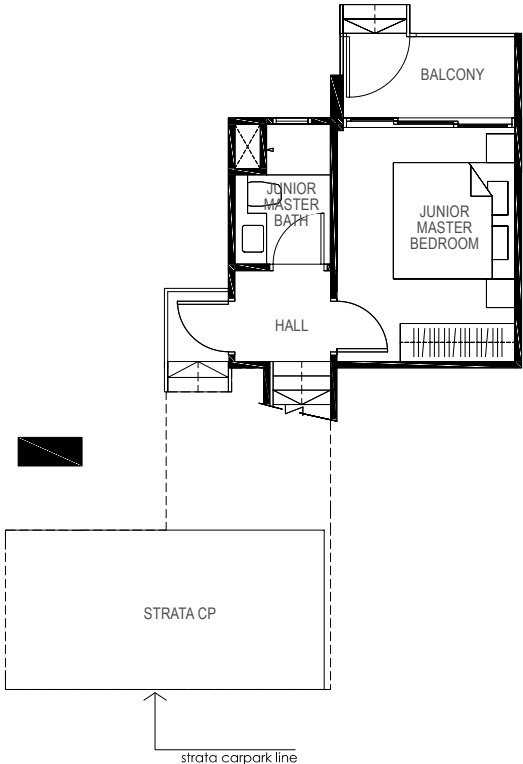
159 sq m / (approx. 1711 sq ft)

INCLUSIVE OF 16 SQ M BALCONY, 5 SQ M VOID, 6 SQ M AC LEDGE & 19 SQ M STRATA CARPARK

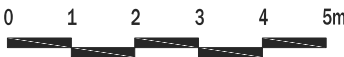
BLK 5      #01-05



UPPER MEZZANINE

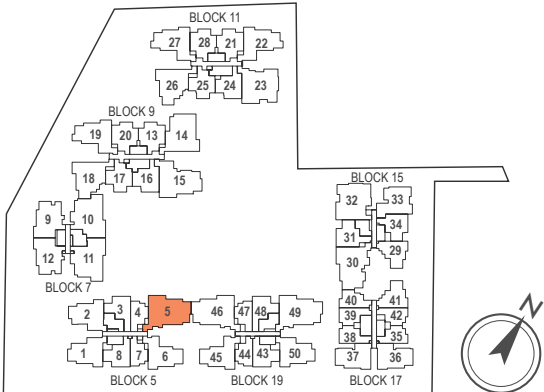


LOWER MEZZANINE



**LEGEND:**  
**F** - Fridge   **DB** - Distribution Board   **WC** - Water Closet   **W/D** - Washer cum Dryer   **AC** - Aircon Ledge

All plans are subjected to amendments as may be approved by the 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 an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.



Key plan not to scale.

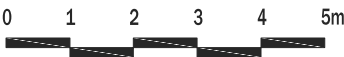
TYPE D2

4-BEDROOM

119 sq m / (approx. 1281 sq ft)

INCLUSIVE OF 11 SQ M BALCONY & 6 SQ M AC LEDGE

BLK 15      #02-30  
              #03-30  
              #04-30



**LEGEND:**  
**F** - Fridge   **DB** - Distribution Board   **WC** - Water Closet   **W/D** - Washer cum Dryer   **AC** - Aircon Ledge

All plans are subjected to amendments as may be approved by the 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 an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.



Key plan not to scale.



TYPE D2M

4-BEDROOM + STUDY

171 sq m / (approx. 1841 sq ft)

INCLUSIVE OF 15. SQ M BALCONY, 5 SQ M VOID, 6 SQ M AC LEDGE & 26 SQ M STRATA CARPARK

BLK 15      #01-30



LEGEND:  
F - Fridge    DB - Distribution Board    WC - Water Closet    W/D - Washer cum Dryer    AC - Aircon Ledge

All plans are subjected to amendments as may be approved by the 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 an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.



Key plan not to scale.

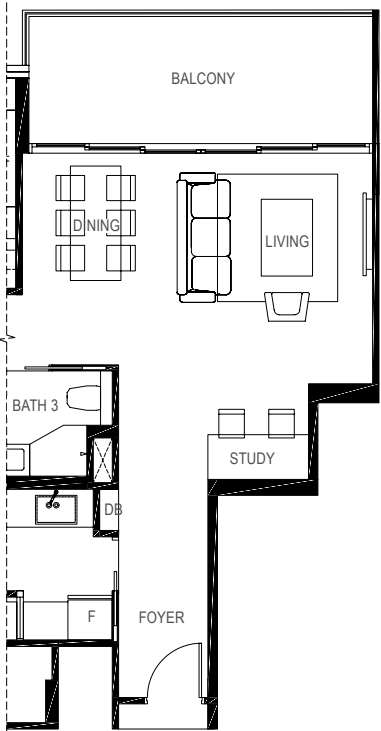
TYPE D3A

4-BEDROOM + STUDY

120 sq m / (approx. 1292 sq ft)

INCLUSIVE OF 12 SQ M BALCONY & 5 SQ M AC LEDGE

BLK 7      #02-10  
              #03-10  
              #04-10



LEGEND:  
F - Fridge    DB - Distribution Board    WC - Water Closet    W/D - Washer cum Dryer    AC - Aircon Ledge

All plans are subjected to amendments as may be approved by the 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 an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

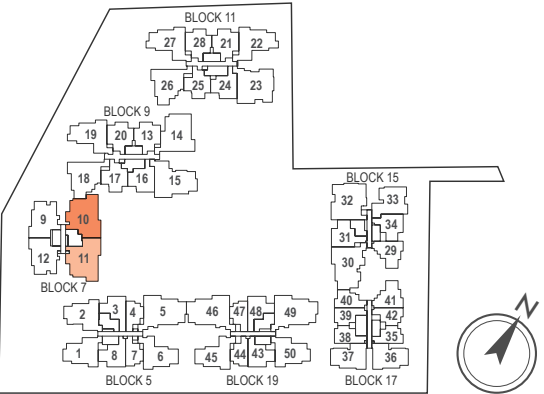
TYPE D3B

4-BEDROOM

117 sq m / (approx. 1259 sq ft)

INCLUSIVE OF 12 SQ M BALCONY & 5 SQ M AC LEDGE

BLK 7      #02-11  
              #03-11  
              #04-11



Key plan not to scale.



TYPE D3AM

4-BEDROOM + STUDY

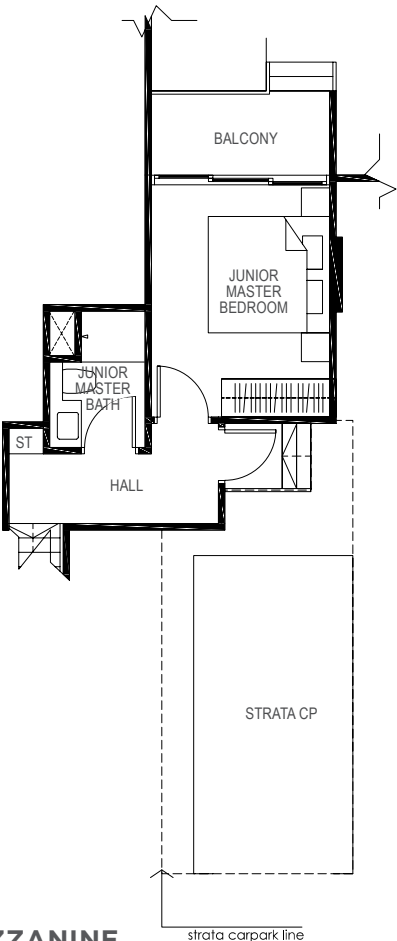
164 sq m / (approx. 1765 sq ft)

INCLUSIVE OF 17 SQ M BALCONY, 5 SQ M VOID, 6 SQ M AC LEDGE & 18 SQ M STRATA CARPARK

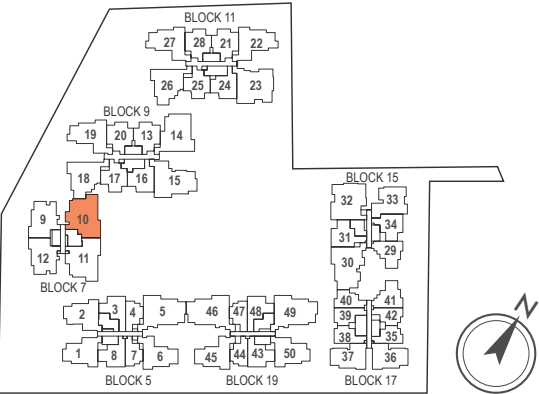
BLK 7      #01-10



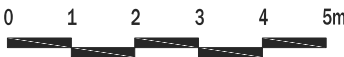
UPPER MEZZANINE



LOWER MEZZANINE



Key plan not to scale.



**LEGEND:**  
**F** - Fridge    **DB** - Distribution Board    **WC** - Water Closet    **W/D** - Washer cum Dryer    **AC** - Aircon Ledge

All plans are subjected to amendments as may be approved by the 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 an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

TYPE D3BM

4-BEDROOM

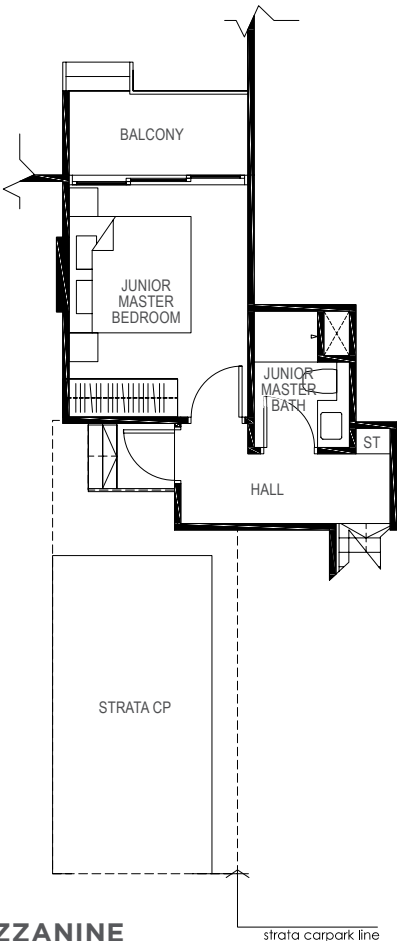
162 sq m / (approx. 1744 sq ft)

INCLUSIVE OF 17 SQ M BALCONY, 5 SQ M VOID, 6 SQ M AC LEDGE & 18 SQ M STRATA CARPARK

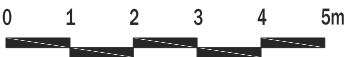
BLK 7      #01-11



UPPER MEZZANINE

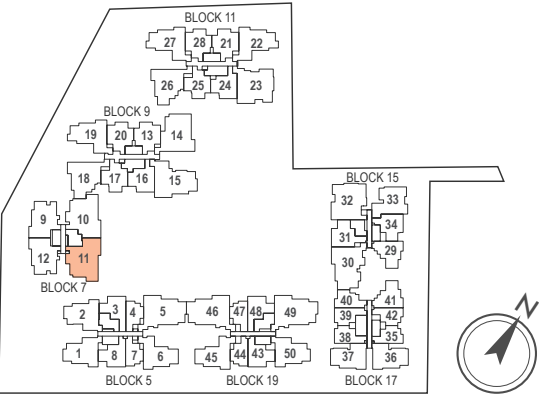


LOWER MEZZANINE



**LEGEND:**  
**F** - Fridge    **DB** - Distribution Board    **WC** - Water Closet    **W/D** - Washer cum Dryer    **AC** - Aircon Ledge

All plans are subjected to amendments as may be approved by the 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 an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

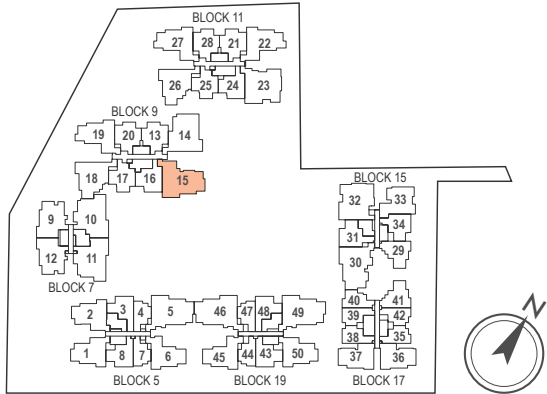
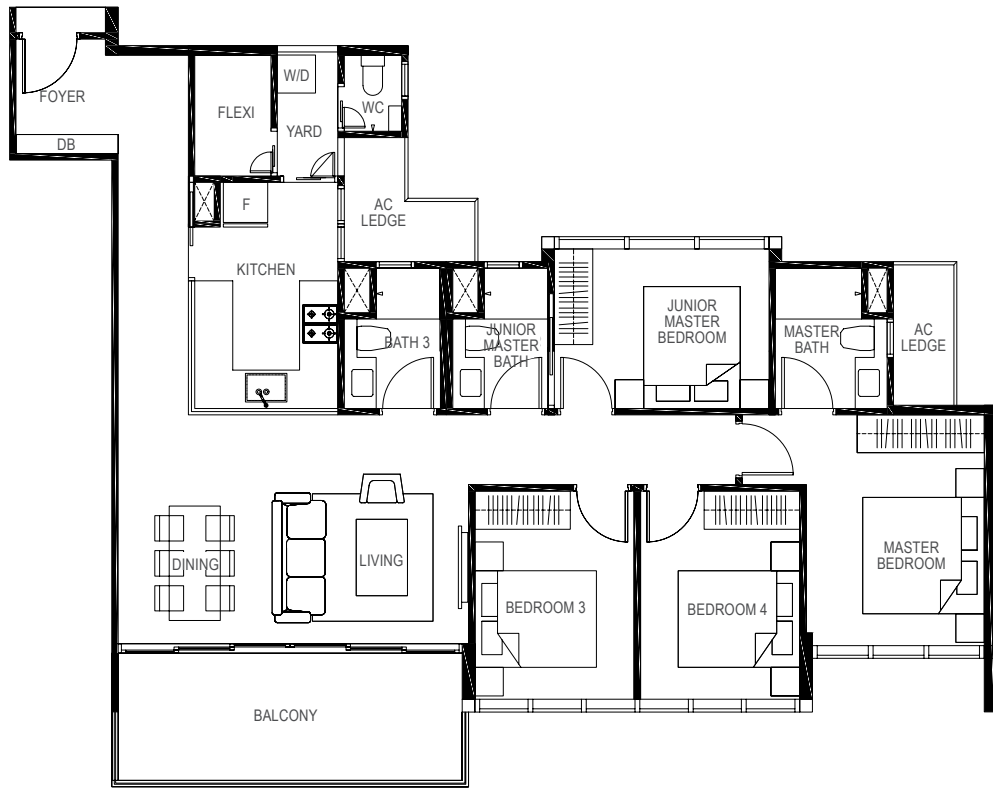


Key plan not to scale.

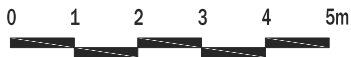
TYPE D4

4-BEDROOM

121 sq m / (approx. 1302 sq ft)  
INCLUSIVE OF 12 SQ M BALCONY & 6 SQ M AC LEDGE  
BLK 9        #02-15  
                  #03-15  
                  #04-15  
                  #05-15



Key plan not to scale.



LEGEND:  
F - Fridge    DB - Distribution Board    WC - Water Closet    W/D - Washer cum Dryer    AC - Aircon Ledge

All plans are subjected to amendments as may be approved by the 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 an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

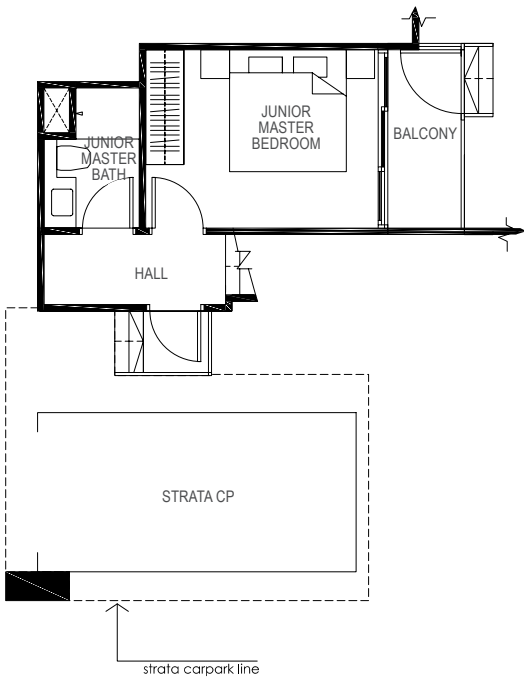
TYPE D4M

4-BEDROOM + STUDY

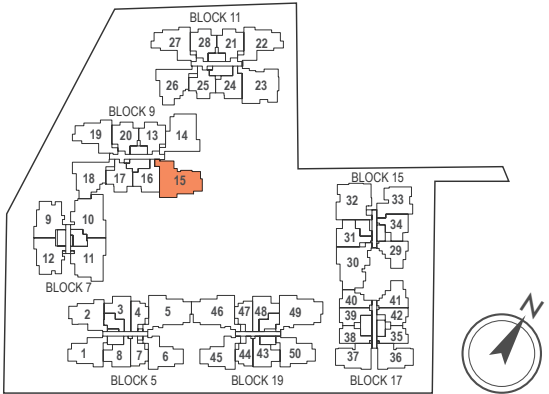
171 sq m / (approx. 1841 sq ft)  
INCLUSIVE OF 16 SQ M BALCONY, 6 SQ M VOID, 6 SQ M AC LEDGE & 22 SQ M STRATA CARPARK  
BLK 9        #01-15



UPPER MEZZANINE



LOWER MEZZANINE



Key plan not to scale.



LEGEND:  
F - Fridge    DB - Distribution Board    WC - Water Closet    W/D - Washer cum Dryer    AC - Aircon Ledge

All plans are subjected to amendments as may be approved by the 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 an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.



TYPE D5

4-BEDROOM

113 sq m / (approx. 1216 sq ft)  
INCLUSIVE OF 8 SQ M BALCONY & 5 SQ M AC LEDGE

- BLK 9
- #02-14  
#03-14  
#04-14  
#05-14



LEGEND:  
F - Fridge    DB - Distribution Board    WC - Water Closet    W/D - Washer cum Dryer    AC - Aircon Ledge

All plans are subjected to amendments as may be approved by the 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 an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.



Key plan not to scale.

TYPE D5M

4-BEDROOM + STUDY

162 sq m / (approx. 1744 sq ft)  
INCLUSIVE OF 12 SQ M BALCONY, 5 SQ M VOID, 6 SQ M AC LEDGE & 23 SQ M STRATA CARPARK

BLK 9

#01-14

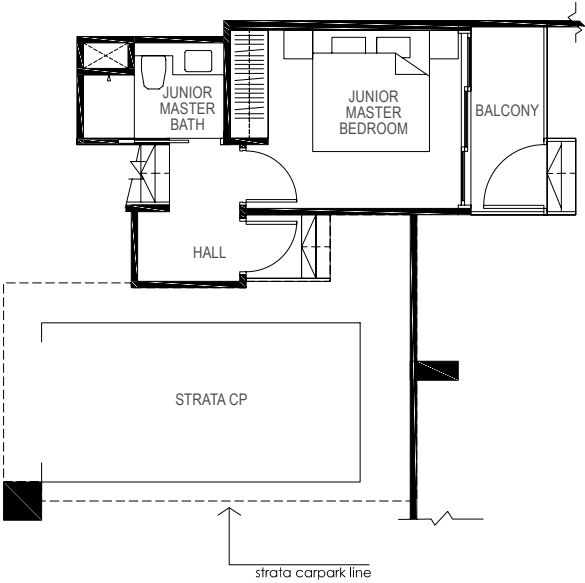


UPPER MEZZANINE

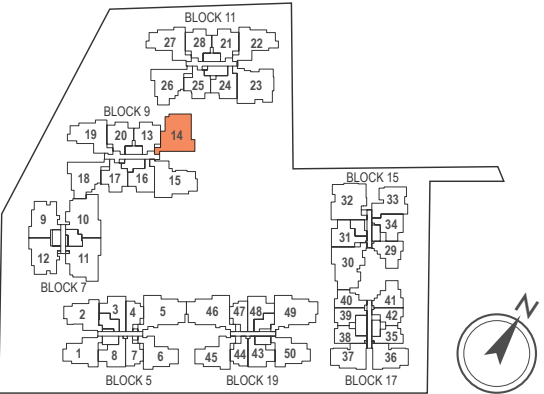


LEGEND:  
F - Fridge    DB - Distribution Board    WC - Water Closet    W/D - Washer cum Dryer    AC - Aircon Ledge

All plans are subjected to amendments as may be approved by the 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 an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.



LOWER MEZZANINE



Key plan not to scale.

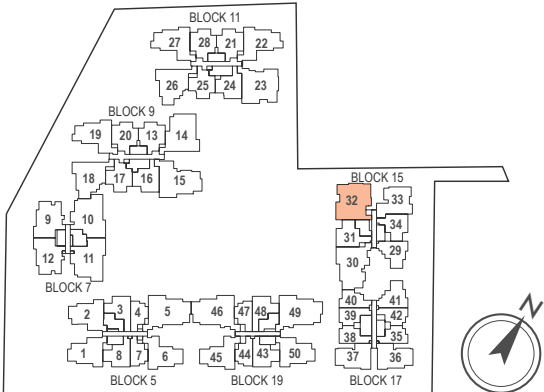
TYPE D6A

4-BEDROOM

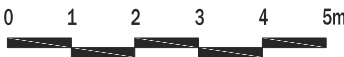
118 sq m / (approx. 1270 sq ft)

INCLUSIVE OF 11 SQ M BALCONY & 5 SQ M AC LEDGE

BLK 15      #02-32  
              #03-32  
              #04-32



Key plan not to scale.



**LEGEND:**  
**F** - Fridge    **DB** - Distribution Board    **WC** - Water Closet    **W/D** - Washer cum Dryer    **AC** - Aircon Ledge

All plans are subjected to amendments as may be approved by the 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 an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

TYPE D6AM

4-BEDROOM

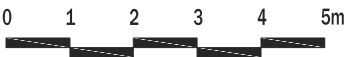
164 sq m / (approx. 1765 sq ft)

INCLUSIVE OF 16 SQ M BALCONY, 6 SQ M VOID, 6 SQ M AC LEDGE & 22 SQ M STRATA CARPARK

BLK 15      #01-32

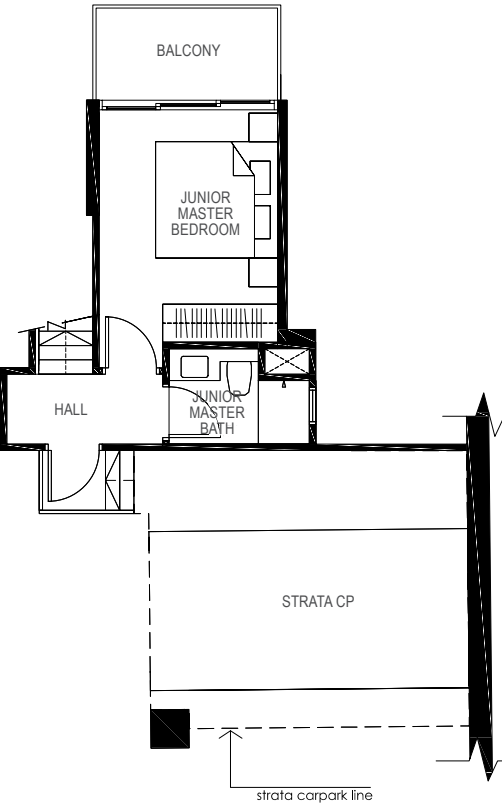


UPPER MEZZANINE

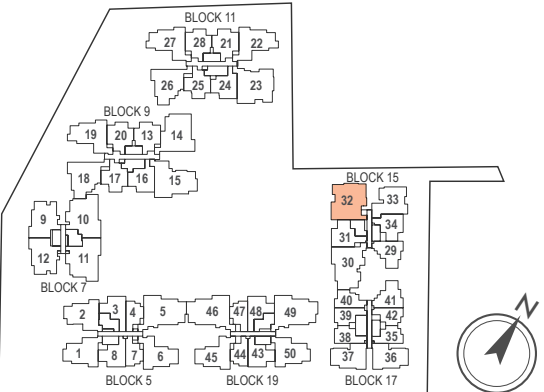


**LEGEND:**  
**F** - Fridge    **DB** - Distribution Board    **WC** - Water Closet    **W/D** - Washer cum Dryer    **AC** - Aircon Ledge

All plans are subjected to amendments as may be approved by the 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 an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.



LOWER MEZZANINE



Key plan not to scale.



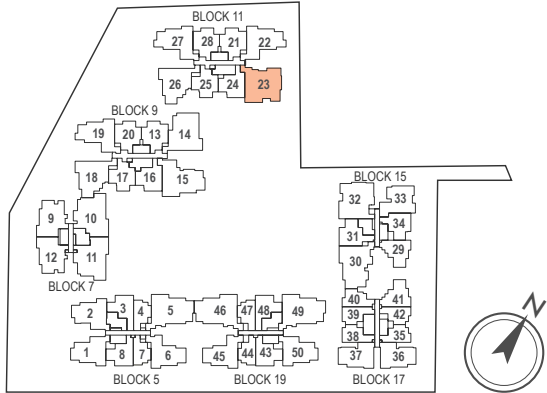
TYPE D6B

4-BEDROOM

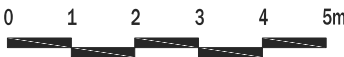
122 sq m / (approx. 1313 sq ft)

INCLUSIVE OF 11 SQ M BALCONY & 7 SQ M AC LEDGE

BLK 11      #02-23  
                 #03-23  
                 #04-23



Key plan not to scale.



**LEGEND:**  
**F** - Fridge    **DB** - Distribution Board    **WC** - Water Closet    **W/D** - Washer cum Dryer    **AC** - Aircon Ledge

All plans are subjected to amendments as may be approved by the 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 an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

TYPE D6BM

4-BEDROOM

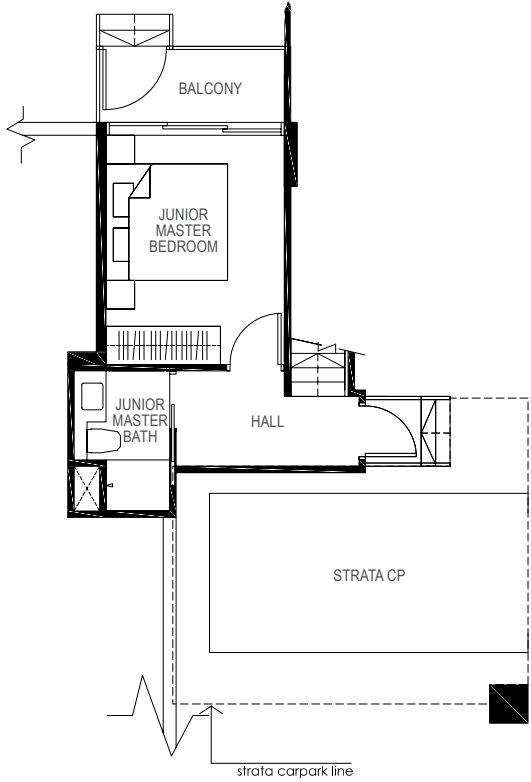
172 sq m / (approx. 1851 sq ft)

INCLUSIVE OF 15 SQ M BALCONY, 5 SQ M VOID, 9 SQ M AC LEDGE & 22 SQ M STRATA CARPARK

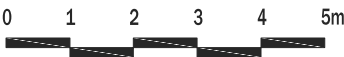
BLK 11      #01-23



UPPER MEZZANINE

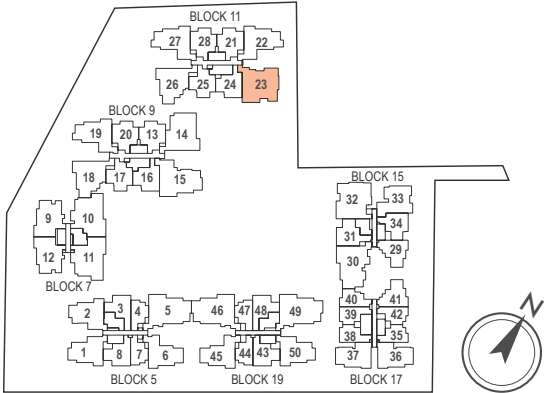


LOWER MEZZANINE



**LEGEND:**  
**F** - Fridge    **DB** - Distribution Board    **WC** - Water Closet    **W/D** - Washer cum Dryer    **AC** - Aircon Ledge

All plans are subjected to amendments as may be approved by the 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 an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

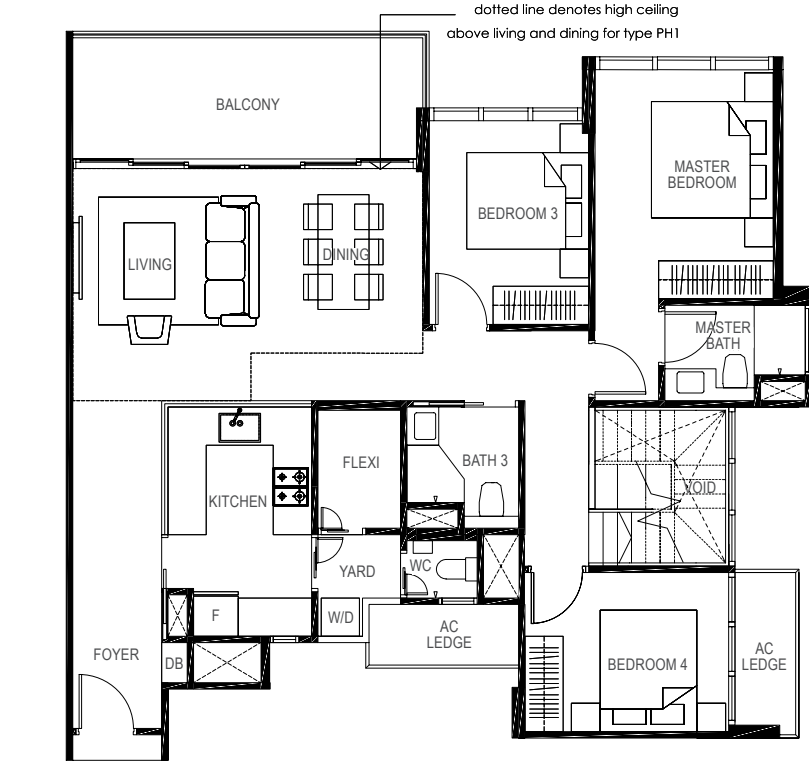


Key plan not to scale.

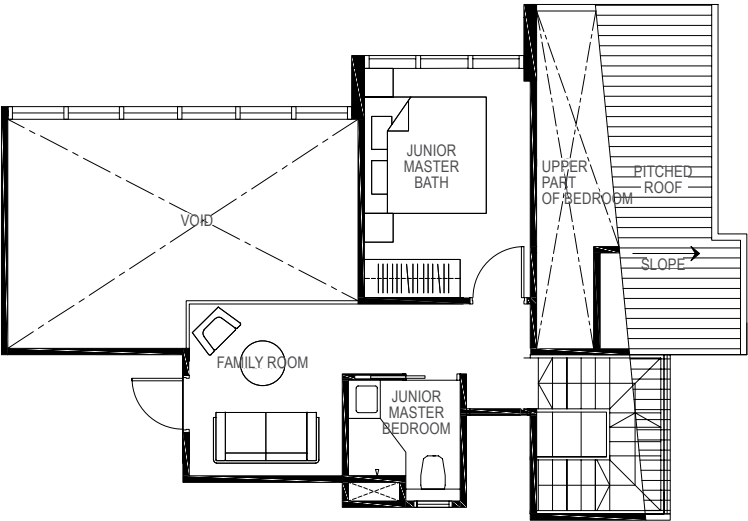
TYPE PH1

4-BEDROOM

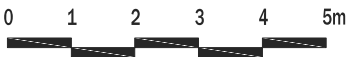
169 sq m / (approx. 1819 sq ft)  
INCLUSIVE OF 11 SQ M BALCONY, 5 SQ M AC LEDGE & 35 SQ M VOID  
BLK 15      #05-32



LOWER PENTHOUSE

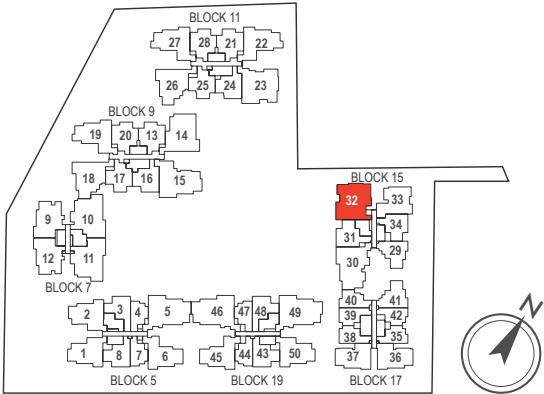


UPPER PENTHOUSE



LEGEND:  
F - Fridge    DB - Distribution Board    WC - Water Closet    W/D - Washer cum Dryer    AC - Aircon Ledge

All plans are subjected to amendments as may be approved by the 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 an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

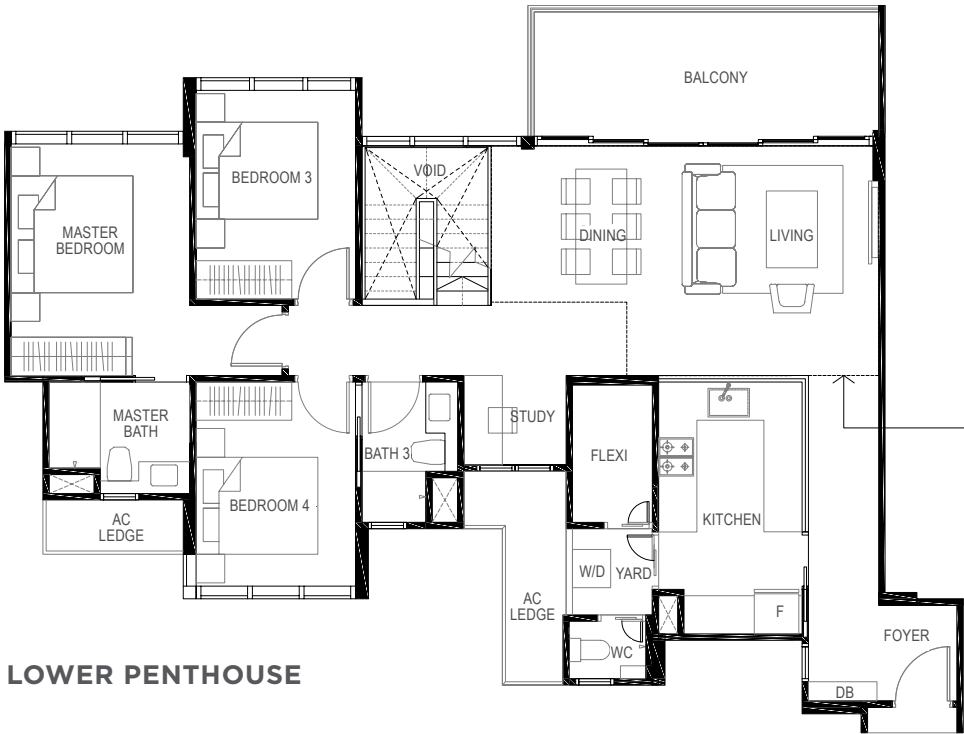


Key plan not to scale.

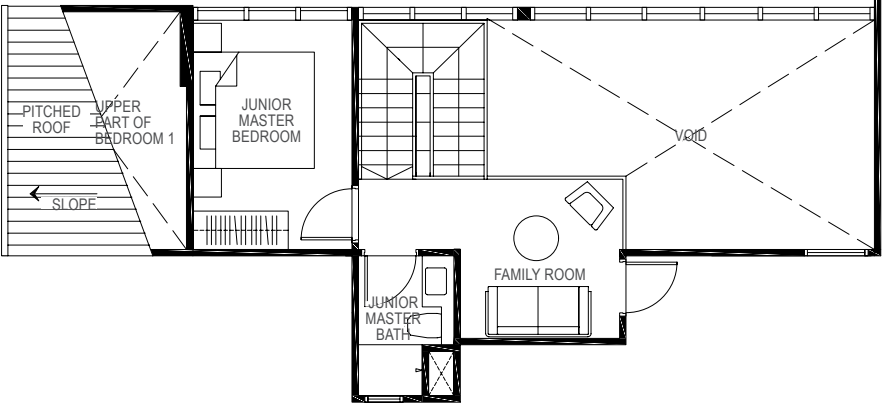
TYPE PH2

4-BEDROOM + STUDY

169 sq m / (approx. 1819 sq ft)  
INCLUSIVE OF 12 SQ M BALCONY, 6 SQ M AC LEDGE & 31 SQ M VOID  
BLK 15      #05-30



LOWER PENTHOUSE

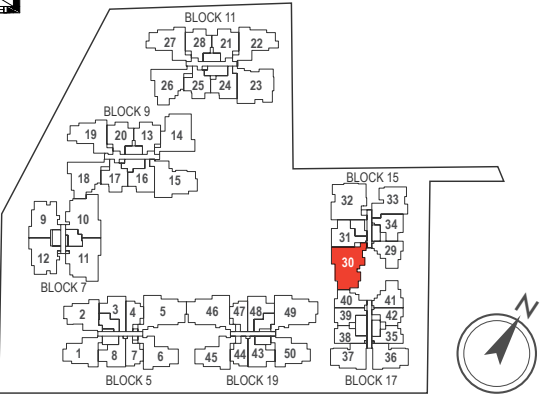


UPPER PENTHOUSE



LEGEND:  
F - Fridge    DB - Distribution Board    WC - Water Closet    W/D - Washer cum Dryer    AC - Aircon Ledge

All plans are subjected to amendments as may be approved by the 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 an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.



Key plan not to scale.



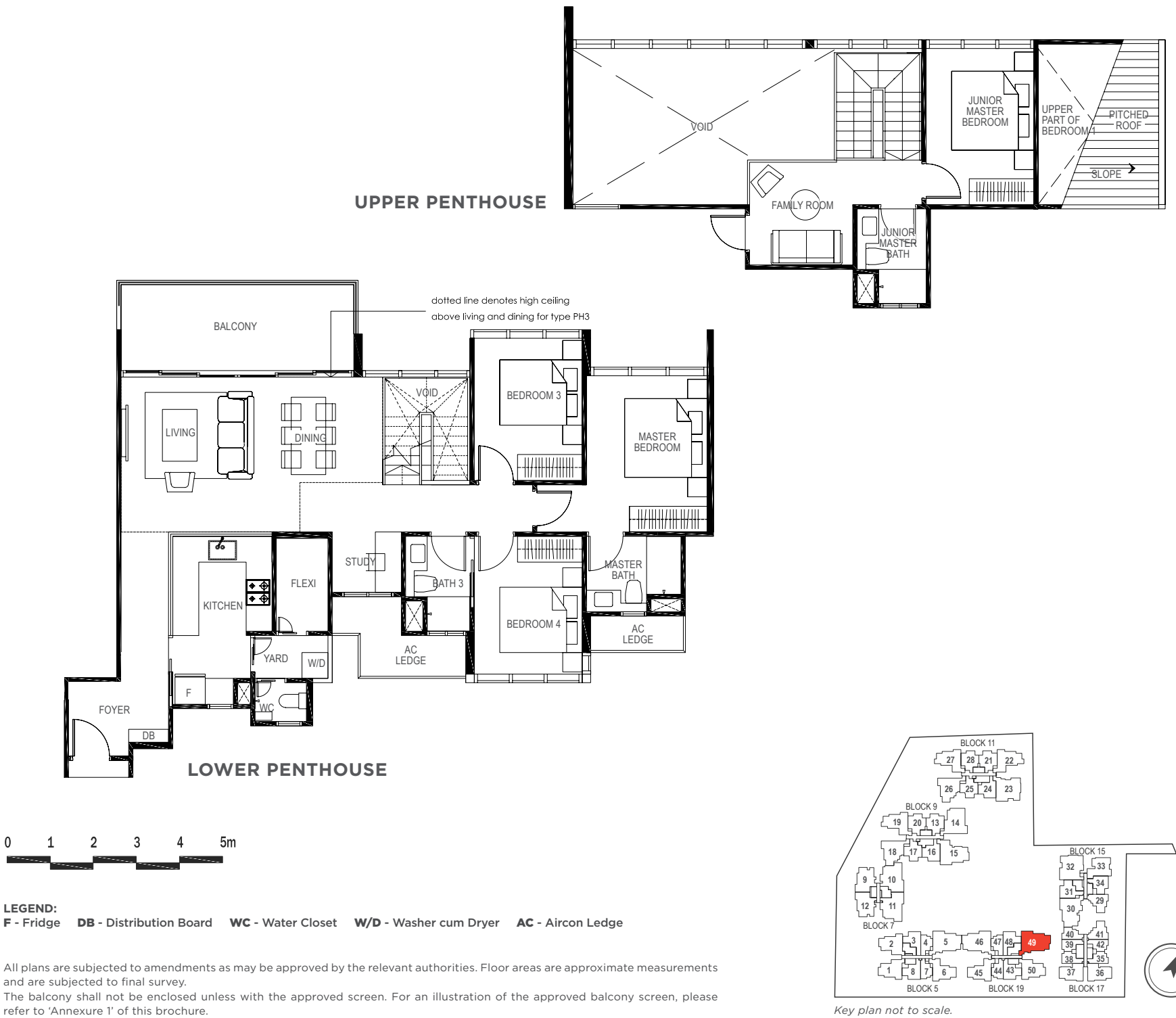
TYPE PH3

4-BEDROOM + STUDY

169 sq m / (approx. 1819 sq ft)

INCLUSIVE OF 12 SQ M BALCONY, 6 SQ M AC LEDGE & 31 SQ M VOID

BLK 19      #05-49



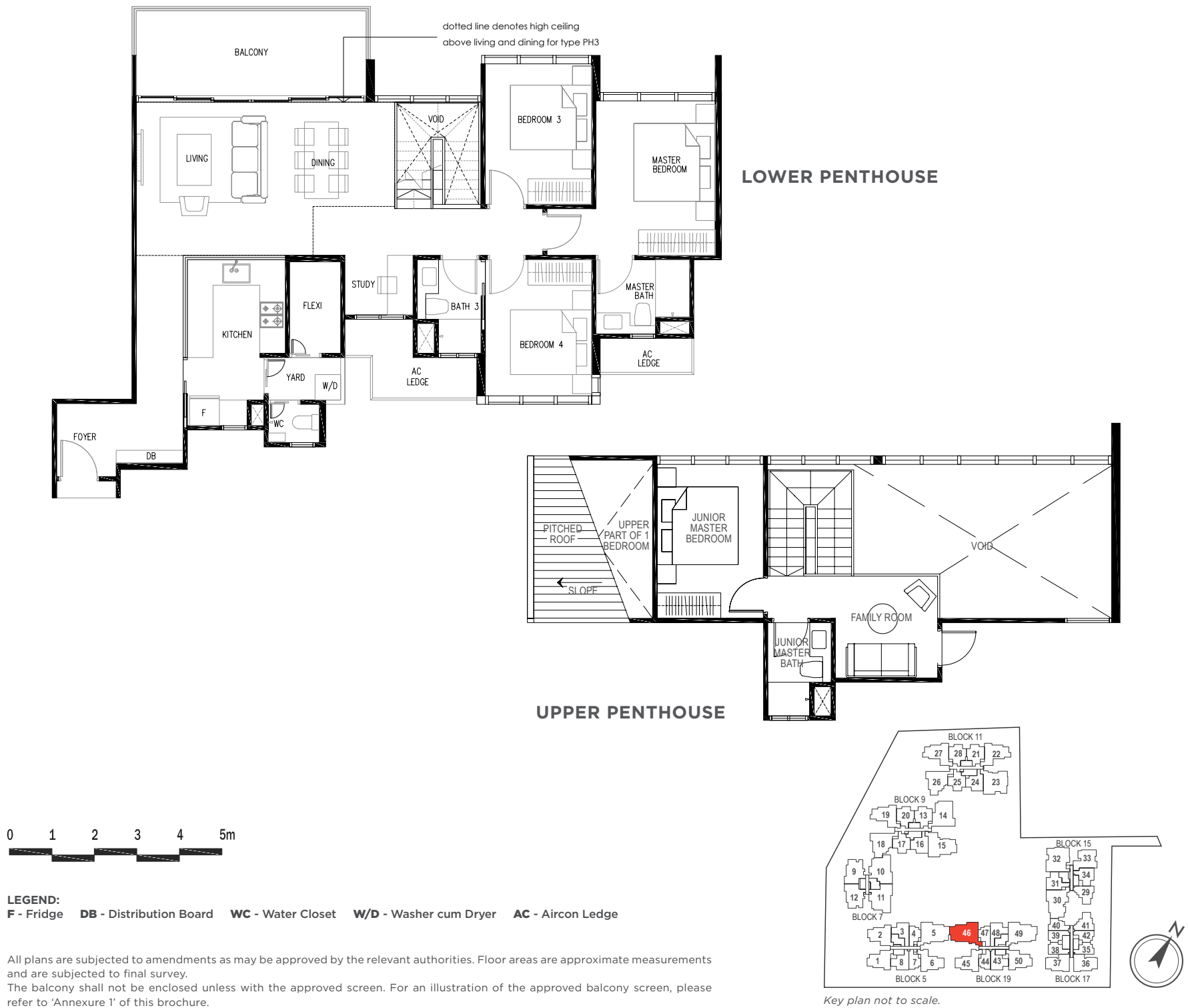
TYPE PH4

4-BEDROOM + STUDY

173 sq m / (approx. 1862 sq ft)

INCLUSIVE OF 12 SQ M BALCONY, 6 SQ M AC LEDGE & 34 SQ M VOID

BLK 19      #05-46



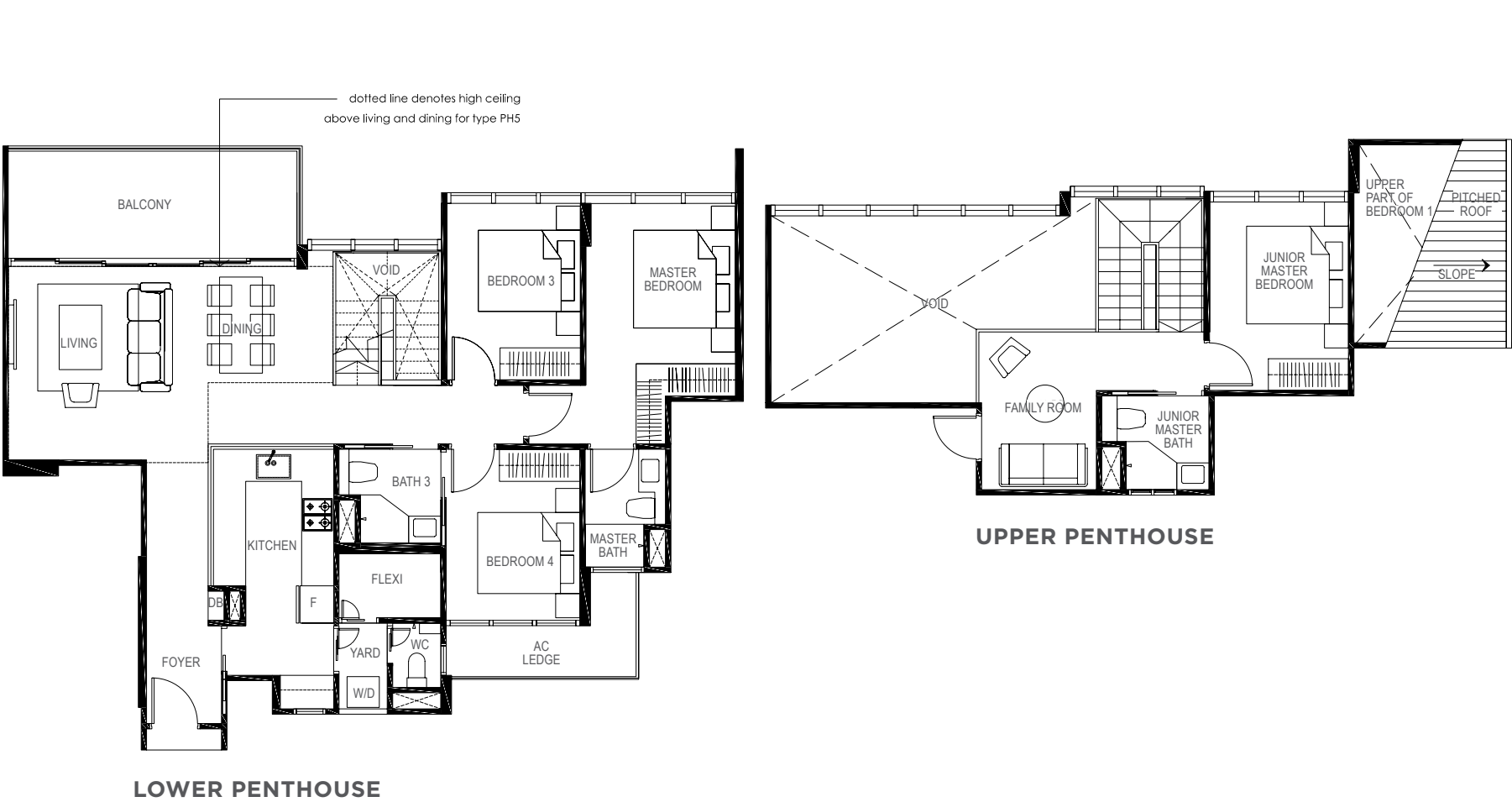
TYPE PH5

4-BEDROOM

168 sq m / (approx. 1808 sq ft)

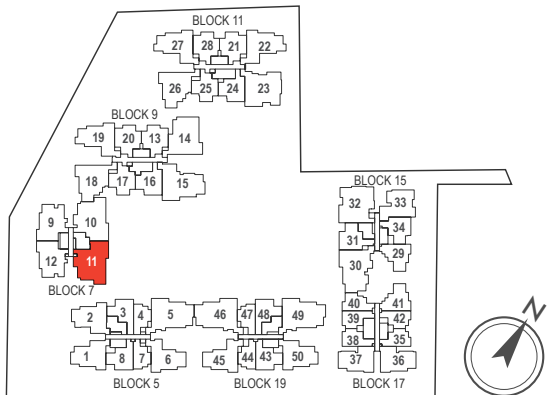
INCLUSIVE OF 12 SQ M BALCONY, 5 SQ M AC LEDGE & 33 SQ M VOID

BLK 7      #05-11



**LEGEND:**  
F - Fridge   DB - Distribution Board   WC - Water Closet   W/D - Washer cum Dryer   AC - Aircon Ledge

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



Key plan not to scale.

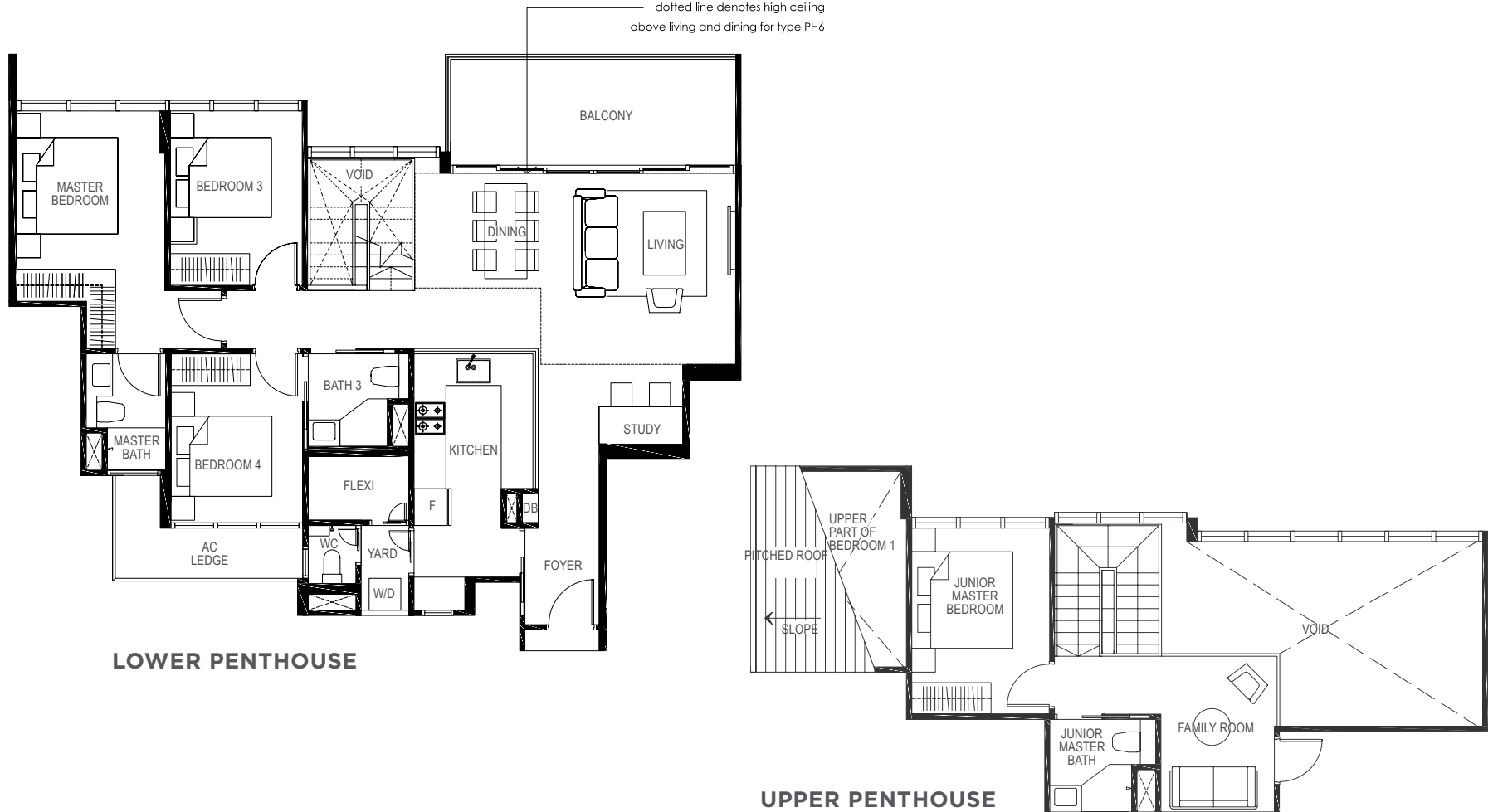
TYPE PH6

4-BEDROOM + STUDY

172 sq m / (approx. 1851 sq ft)

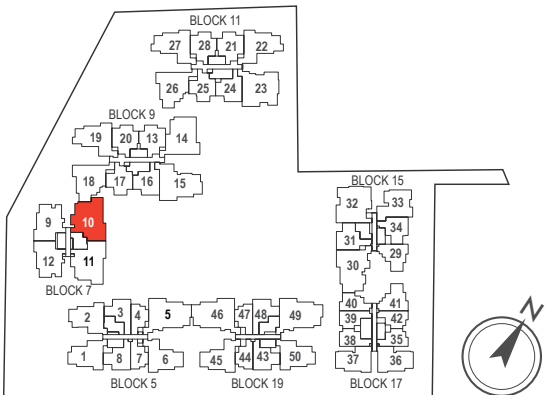
INCLUSIVE OF 12 SQ M BALCONY, 5 SQ M AC LEDGE & 33 SQ M VOID

BLK 7      #05-10



**LEGEND:**  
F - Fridge   DB - Distribution Board   WC - Water Closet   W/D - Washer cum Dryer   AC - Aircon Ledge

All plans are subjected to amendments as may be approved by the 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 an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.



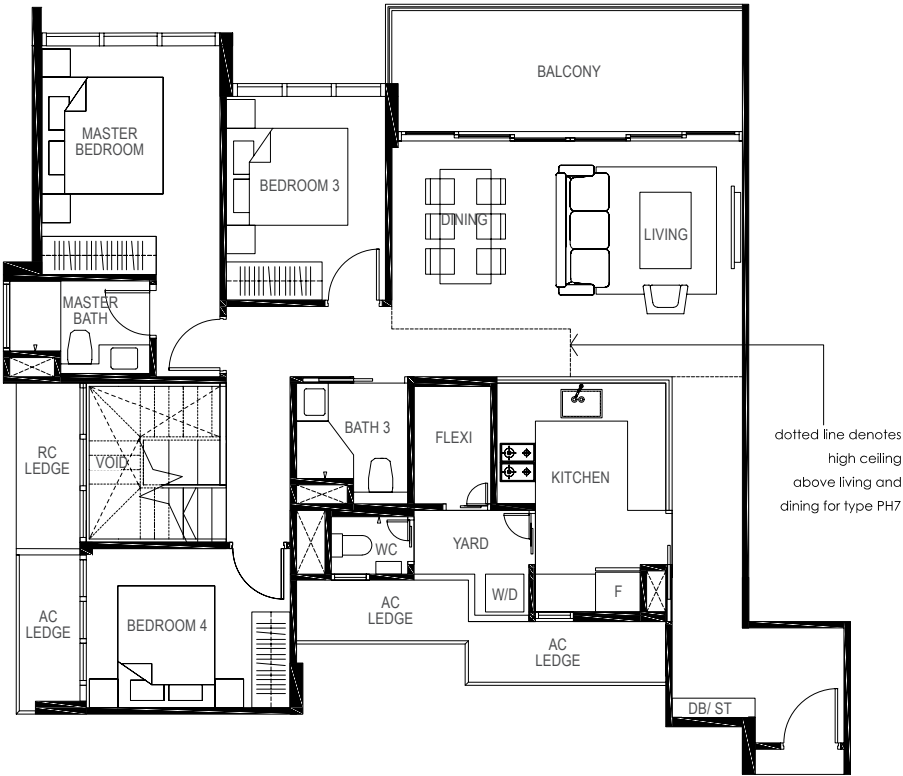
Key plan not to scale.



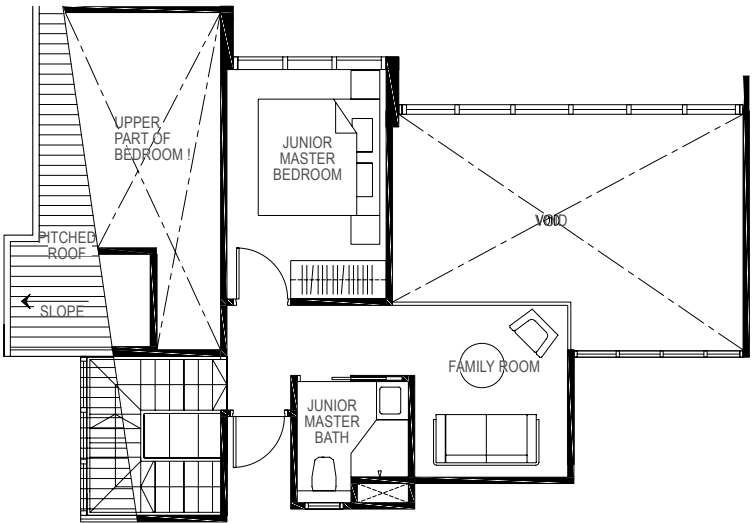
TYPE PH7

4-BEDROOM

183 sq m / (approx. 1970 sq ft)  
INCLUSIVE OF 12 SQ M BALCONY, 6 SQ M AC LEDGE & 41 SQ M VOID  
BLK 11      #05-23



LOWER PENTHOUSE

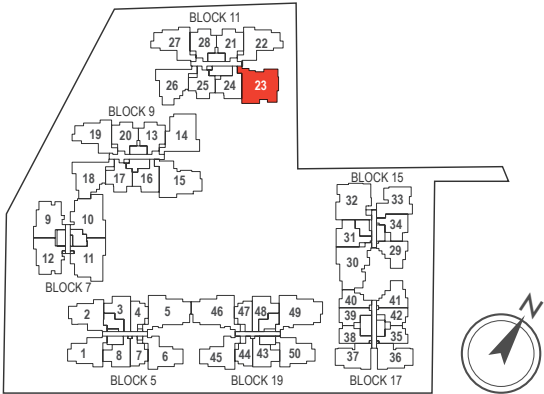


UPPER PENTHOUSE



LEGEND:  
F - Fridge    DB - Distribution Board    WC - Water Closet    W/D - Washer cum Dryer    AC - Aircon Ledge

All plans are subjected to amendments as may be approved by the 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 an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.



Key plan not to scale.

SPECIFICATIONS

1. FOUNDATION

Reinforced concrete bored piles and/ or reinforced concrete footings and/or raft foundation and/or driven piles.

2. SUPERSTRUCTURE

Reinforced concrete and/or Pre-cast reinforced concrete and/or structural steel.

3. WALLS

- a. External Wall: Reinforced concrete and/or light weight concrete panel and/or pre-cast reinforced concrete wall and/or curtain wall system.
- b. Internal Wall: Reinforced concrete wall and/or light weight concrete panel and/or pre-cast reinforced concrete wall and/or concrete blocks and/or drywall partition.

4. ROOF

Reinforced concrete roof and/or metal roof with insulation and waterproofing system

5. CEILING

a. Apartment

- i Kitchen, Bathroom, WC, Utility, Yard, Unit Corridor, Balcony, AC Ledge

Concrete slab and/or ceiling board and/or ceiling box-up and/or cement sand plaster and/or skim coat with paint finish to designated area (where applicable)

Foyer

1<sup>st</sup> Storey: Room clearance not lower than 2700 mm;  
Typical Storey: Room clearance not lower than 2400 mm.  
Penthouse: Room clearance not lower than 2700 mm.

1<sup>st</sup> Storey: Bulkhead ceiling not lower than 2700 mm;  
Typical Storey: Bulkhead ceiling not lower than 2400 mm;  
Penthouse: Bulkhead ceiling not lower than 2400 mm.

Living/Dining

1<sup>st</sup> Storey: Room clearance not lower than 4650 mm;  
Typical Storey: Room clearance not lower than 2900 mm.  
Penthouse: Room clearance not lower than 6200 mm.

1<sup>st</sup> Storey: Bulkhead ceiling not lower than 2700 mm;  
Typical Storey: Bulkhead ceiling not lower than 2400 mm;  
Penthouse: Bulkhead ceiling not lower than 2400 mm.

Bedroom:

1<sup>st</sup> Storey: Room clearance not lower than 4650 mm;  
Typical Storey: Room clearance not lower than 2900 mm.  
Penthouse: Room clearance not lower than 2900 mm. Bedroom under the sloping roof not lower than 2900mm – 6200mm.

1<sup>st</sup> Storey: Bulkhead ceiling not lower than 2700 mm;  
Typical Storey: Bulkhead ceiling not lower than 2400 mm.  
Penthouse: Bulkhead ceiling not lower than 2400 mm.

Family / study:

1<sup>st</sup> Storey: Room clearance not lower than 4650 mm;  
Typical Storey: Room clearance not lower than 2900 mm  
Penthouse: Room clearance not lower than 2900 mm.

1<sup>st</sup> Storey: Bulkhead ceiling not lower than 2700 mm;  
Typical Storey: Bulkhead ceiling not lower than 2400 mm.  
Penthouse: Bulkhead ceiling not lower than 2400 mm.

Kitchen:

1<sup>st</sup> Storey: Ceiling not lower than 2700 mm  
Typical Storey: Ceiling not lower than 2400 mm

Yard / Utility:

1<sup>st</sup> Storey: Ceiling not lower than 4650 mm  
Typical Storey: Ceiling not lower than 2900 mm

Bathrooms, powder rooms, WCs and other toilets:

Ceiling not lower than 2400 mm  
Bulkhead ceiling not lower than 2200mm

Unit Corridors:

1<sup>st</sup> Storey: Ceiling not lower than 2700mm  
Typical Storey: Ceiling not lower than 2400mm

Balcony / A/C ledge:

1<sup>st</sup> Storey: Ceiling not lower than 4650 mm  
Typical Storey: Ceiling not lower than 2900 mm

- ii Other parts of the apartment:

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

b. Common Area

- i Lift lobbies at Basement, 1<sup>st</sup> storey and typical lobbies

Moisture resistant fibrous plaster board and/or calcium silicate board with paint and/or cement sand plaster with paint finish

Level 1 Lift Lobby:

Ceiling not lower than 4300 mm

Typical Lift Lobby:

Ceiling not lower than 2550 mm

- ii Generally

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

6. FINISHES

a. Wall

- i. Unit Living, Dining, Bedroom, Family Room, Utility, Yard, Study, HS:

Skim coat and/or cement sand plaster with paint finish

Kitchen, Bathroom, WC:

Tiles and/or skim coat and/or cement sand plaster with paint finish

ii. Common Area	Lift lobbies:	Tiles and/or skim coat and/or cement sand plaster with paint finish	v 1 toilet paper holder vi 1 mirror	Grohe -
	Basement Carpark:	Skim coat and/ or cement sand plaster with paint finish	c. WC (where applicable) i 1 shower set ii 1 bib tap iii 1 basin tap iv 1 pedestal water closet v 1 toilet paper holder	<u>Brands</u> - - - Johnson Suisse Grohe
<b>b. Floor</b>				
i. Unit	Living, Dining, Kitchen, Bathrooms, Balcony, Family Room, WC, Utility, Yard, Study	Tiles		
	Bedroom	Engineered Timber Flooring		
	AC Ledge	Cement sand screed		
ii. Common Area	Lift lobbies	Tiles		
	Storey Shelter	Cement sand screed		
	Basement Carpark:	Floor hardener and epoxy paint		

7. WINDOWS

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

8. DOORS

a. Main Entrance	Approved fire-rated timber door complete with digital lockset
b. Living/ Dining / Balcony	Aluminium framed sliding and/or swing glass door and/or fixed glass panel with clear and/or tinted and/or frosted glass
c. Bedroom, Bathroom	Hollow core timber door
d. Kitchen	Timber framed sliding door with fixed glass panel and/or timber door and/or sliding glass door
e. Private Roof Terrace	Aluminium framed sliding and/or swing glass door and/or fixed glass panel with clear and/or tinted and/or frosted glass
f. WC, Utility, Yard	PVC slide and swing door
g. Storey Shelter	Approved blast-proof metal door
h. Household Shelter	Approved blast-proof metal door

Good quality locksets and ironmongery to be provided to all doors.

9. SANITARY FITTINGS

a. Master Bathroom	<u>Brands</u>
i 1 shower cubicle with 1 shower mixer set with rain shower	Grohe
ii 1 wash basin	Roca
iii 1 mixer	Grohe
iv 1 wall hung water closet	Laufen
v 1 toilet paper holder	Grohe
vi 1 mirror	
b. Common Bathroom	<u>Brands</u>
i 1 shower cubicle with 1 shower mixer set	Grohe
ii 1 wash basin	Roca
iii 1 mixer	Grohe
iv 1 wall hung water closet	Laufen

10. ELECTRICAL INSTALLATION

- a. Electrical wiring within the Unit shall generally be concealed, except those above the suspended (false) ceiling, within DB and at the AC ledge, which shall be in exposed conduits, trays or trunking.
- b. Refer to Electrical Schedule for details.

11. TV / CABLE SERVICES / FM / TELEPHONE POINTS

Refer to Electrical Schedule for details.

12. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with current edition of Singapore Standard SS555: 2010.

13. PAINTING

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

14. WATERPROOFING

Waterproofing shall be provided to floor slabs of Bathrooms, Kitchen, WCs, Yard, Balcony, Reinforced Concrete Flat Roof, Planter, Swimming Pool and other Pools, Swimming Pool Balancing Tank, Landscape Deck, Basement Carparks (where applicable)

15. DRIVEWAY AND CAR PARK

- a. Surface driveway/ Drop Off and Ramp                      Concrete/stone pavers and/or tile and/or tarmac and/or concrete floor and/or stone and/ or grass-cell pavers to external driveway at designated areas (where applicable)
- b. Basement Car park                                      Reinforced concrete slab with floor hardener

16. RECREATIONAL FACILITIES

- |                        |                          |
|------------------------|--------------------------|
| 1) Arrival Canopy      | 11) 50m Lap Pool         |
| 2) Grand Arrival Plaza | 12) Water Wall           |
| 3) Meeting Pods        | 13) Multi-purpose Lawn   |
| 4) Open Lawn           | 14) Pavilion             |
| 5) Grand Staircase     | 15) Kid's Playground     |
| 6) Clubhouse           | 16) Outdoor Fitness Area |
| 7) Pool Deck           | 17) Pocket Garden        |
| 8) BBQ Pavilion        | 18) Scented Garden       |
| 9) Kid's Pool          | 19) Reflexology Path     |
| 10) Spa Pool           | 20) Butterfly Garden     |

- 21) Courtyard  
22) Green Wall  
23) Garden Walk

17. ADDITIONAL ITEMS

a. Kitchen Cabinets	Kitchen cabinets with quartz countertop Sink Mixer	<u>Brands</u> Franke Grohe
b. Kitchen Appliances	Telescopic hood Built-in Induction hob (Type A & B) Built-in Gas hob (Type C, D & PH) Built-in Microwave with Grill and convection (Type A & B) Built-in oven (Type C, D & PH) Refrigerator Washer cum Dryer	Electrolux Electrolux Electrolux Electrolux  Electrolux Electrolux Electrolux

c. Wardrobe	Quality wardrobe to all bedrooms	
d. Bathroom Vanity	Bathroom cabinets with quartz countertop	
e. Hot Water Supply	Hot water supply shall be provided to all bathrooms and kitchen	
f. Security System	Intercom System to Units Access Control System at designated common areas Automatic car barrier access system provided at the Main Entrance Closed circuit television system (CCTV) at designated common areas	
g. Air-Conditioning	Wall mounted fan coil units (FCU) to Living/ Dining, Bedrooms	Daikin

ELECTRICAL SCHEDULE

Unit Type	Lighting Point	13A Switched Socket Outlet	13A Switched Socket Outlet For Washer cum Dryer	13A Switched Socket Outlet For Fridge	Aircon Isolator	Water Heater	TV Point	Data Point	Telephone Point	Cooker Hood Point	Cooker Hob Point	Induction Hob Point	Electric Oven Point	Microwave Oven Point	Bell Point	Av Intercom Unit	Smoke Detector
A1P / A1	8	11	1	1	1	2	2	2	2	1	0	1	0	1	1	1	1
A2P / A2	8	11	1	1	1	2	2	2	2	1	0	1	0	1	1	1	1
A3P / A3	8	11	1	1	1	2	2	2	2	1	0	1	0	1	1	1	1
A4P / A4	8	11	1	1	1	2	2	2	2	1	0	1	0	1	1	1	1
B1P / B1	10	14	1	1	2	2	3	3	3	1	0	1	0	1	1	1	1
B2P / B2	10	14	1	1	2	2	3	3	3	1	0	1	0	1	1	1	1
B3P / B3	10	14	1	1	2	2	3	3	3	1	0	1	0	1	1	1	1
B4P / B4	10	14	1	1	2	2	3	3	3	1	0	1	0	1	1	1	1
B5P / B5	10	14	1	1	2	2	3	3	3	1	0	1	0	1	1	1	1
B6P / B6	10	15	1	1	2	2	3	3	3	1	0	1	0	1	1	1	1
B7P / B7	12	15	1	1	2	2	3	3	3	1	0	1	0	1	1	1	1
B8P / B8	9	14	1	1	2	2	3	3	3	1	0	1	0	1	1	1	1
C1P / C1	20	20	1	1	2	2	4	4	4	1	1	0	1	0	1	1	1
C2P / C2	18	20	1	1	2	2	4	4	5	1	1	0	1	0	1	1	1
C3P / C3	18	20	1	1	2	2	4	4	4	1	1	0	1	0	1	1	1
C4P / C4	16	20	1	1	2	2	4	4	4	1	1	0	1	0	1	1	1
C5P / C5	16	20	1	1	2	2	4	4	4	1	1	0	1	0	1	1	1
C6P / C6	16	20	1	1	2	2	4	4	4	1	1	0	1	0	1	1	1
C7P / C7	16	20	1	1	2	2	4	4	4	1	1	0	1	0	1	1	1
D1AM	27	26	1	1	3	4	5	6	5	1	1	0	1	0	2	1	1
D1BM	28	26	1	1	3	4	5	6	5	1	1	0	1	0	2	1	1
D1CM	28	26	1	1	3	4	5	6	5	1	1	0	1	0	2	1	1
D2M	27	26	1	1	3	4	5	6	5	1	1	0	1	0	2	1	1
D3AM	26	26	1	1	3	4	5	6	5	1	1	0	1	0	2	1	1
D3BM	26	25	1	1	3	4	5	5	5	1	1	0	1	0	2	1	1
D4M	27	26	1	1	3	4	5	6	5	1	1	0	1	0	2	1	1
D5M	26	26	2	1	3	4	5	6	5	1	1	0	1	0	2	1	1
D6AM	26	25	2	1	3	4	5	5	5	1	1	0	1	0	2	1	1
D6BM	26	25	2	1	3	4	5	5	5	1	1	0	1	0	2	1	1
D1A	21	23	1	1	3	3	5	5	5	1	1	0	1	0	1	1	1
D1B	21	23	1	1	3	3	5	5	5	1	1	0	1	0	1	1	1
D1C	21	23	1	1	3	3	5	5	5	1	1	0	1	0	1	1	1
D2	21	23	1	1	3	3	5	5	5	1	1	0	1	0	1	1	1



D3A	21	23	1	1	3	3	5	5	5	1	1	0	1	0	1	1	1
D3B	21	23	1	1	3	3	5	5	5	1	1	0	1	0	1	1	1
D4	21	23	1	1	3	3	5	5	5	1	1	0	1	0	1	1	1
D5M	18	23	1	1	3	3	5	5	5	1	1	0	1	0	1	1	1
D6A	21	23	1	1	3	3	5	5	5	1	1	0	1	0	1	1	1
D6B	21	23	1	1	3	3	5	5	5	1	1	0	1	0	1	1	1
PH1	26	26	1	1	3	4	6	6	6	1	1	0	1	0	1	1	1
PH2	27	28	1	1	3	4	6	6	6	1	1	0	1	0	1	1	1
PH3	27	26	1	1	3	4	6	6	6	1	1	0	1	0	1	1	1
PH4	27	26	1	1	3	4	6	6	6	1	1	0	1	0	1	1	1
PH5	26	25	1	1	3	4	6	6	6	1	1	0	1	0	1	1	1
PH6	27	26	1	1	3	4	6	6	6	1	1	0	1	0	1	1	1
PH7	27	25	1	1	3	4	6	6	6	1	1	0	1	0	1	1	1

NOTE :  
1) All isolators for CU are subjected to A/C equipment configuration

Notes to Specifications

A. 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.

B. 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.

C. 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.

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

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

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 shall assign to the Purchaser such warranties at the time when 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 clause 9 and clause 17.

F. 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.

G. 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 clause 9 and clause 17.

H. Engineered Timber Flooring

Engineered Timber flooring is manufactured material which contains tonality differences to match natural wood finish. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Engineered timber floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the builder and the vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

I. Mechanical Ventilation System

Mechanical ventilation fans and ducting 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 Toilets

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.

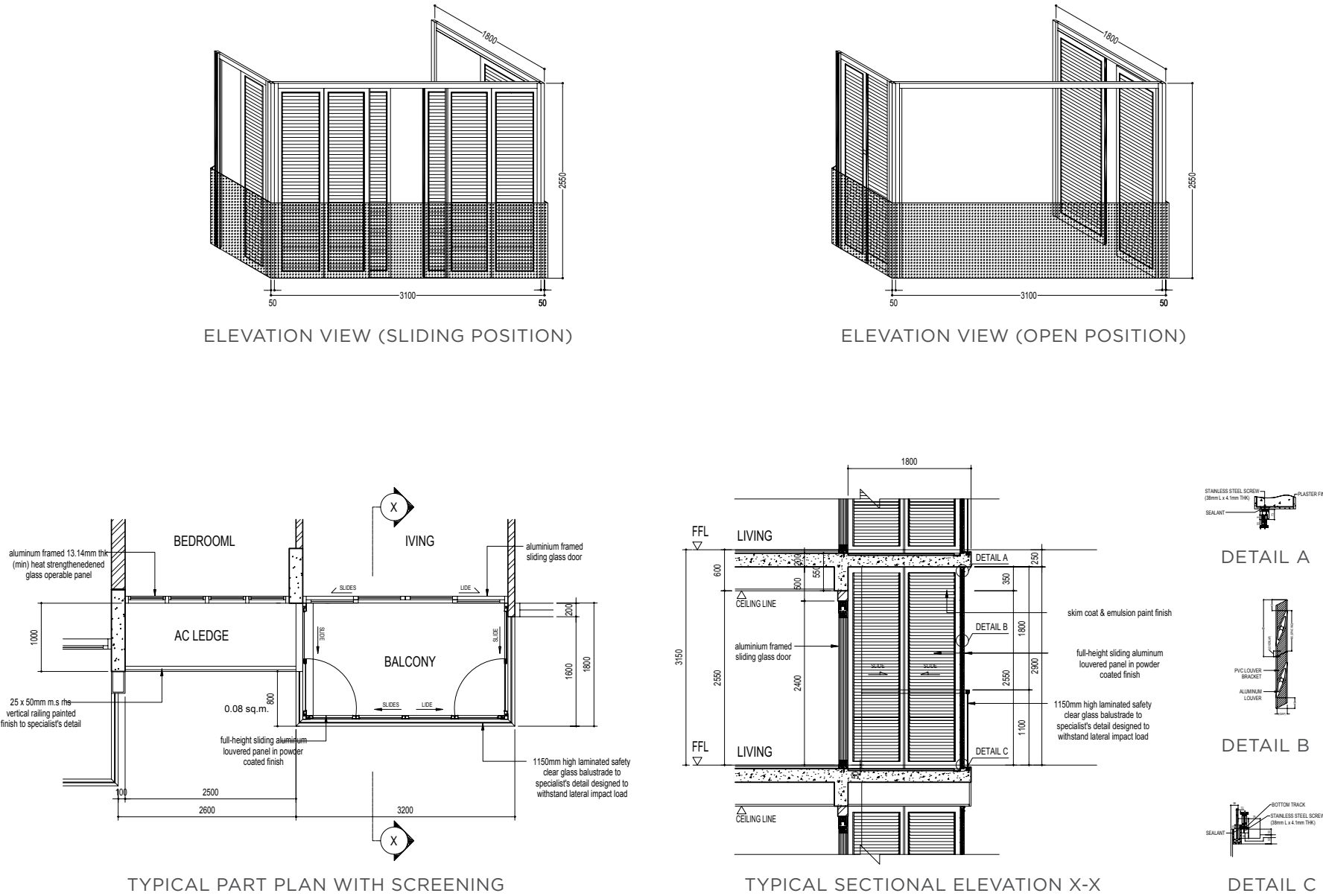
K. Wall

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 endeavor 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.

ANNEXURE I



Note:

- 1. The proposed balcony screens allow for natural ventilation within the balcony at all times (including the times when the screen is fully closed).
- 2. The installation and cost of the screen shall be borne by the Purchaser. Actual profile of screen subjected to manufacturer's detail

CORPORATE PROFILE



CITY SUITES (SINGAPORE)



9 PENANG ROAD (SINGAPORE)



THE VALES (SINGAPORE)



5 THOMAS MELLON CIRCLE (USA)



VIETNAM TOWN (USA)



TRI-COUNTY MALL (USA)

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

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

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

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

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

AWARDS AND ACCOLADES

PropertyGuru  
ASIA PROPERTY AWARDS SINGAPORE 2018



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



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



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

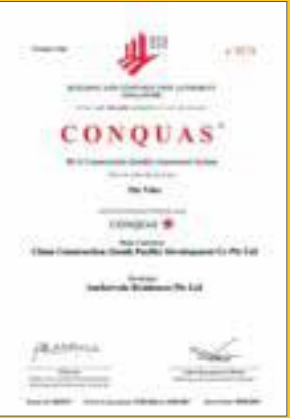


THE VALES  
by Anchorvale Residences Pte Ltd  
BEST EXECUTIVE CONDO  
INTERIOR DESIGN  
WINNER

BCA CONSTRUCTION QUALITY ASSESSMENT SYSTEM  
CONQUAS ★



CITY SUITES  
CHINA CONSTRUCTION (SOUTH PACIFIC)  
DEVELOPMENT CO PTE LTD  
Main Contractor  
CORPORATE RESIDENCE PTE LTD  
Developer  
Date of Issue: 22/06/2018



THE VALES  
CHINA CONSTRUCTION (SOUTH PACIFIC)  
DEVELOPMENT CO PTE LTD  
Main Contractor  
ANCHORVALE RESIDENCES PTE LTD  
Developer  
Date of Issue: 06/04/2018



BCA GREEN MARK AWARDS



9 PENANG ROAD  
Platinum Award  
2017



THE VALES  
Gold Plus Award  
2015



PROUDLY DEVELOPED BY



BUILDING FOR GENERATIONS  
精诚存信 佳业传承

**Developer: SingHaiyi Huajiang Sun Pte Ltd • Company Registration Number: 201727442K • Developer's Licence No: C1293 • Tenure of Land: Estate in Fee Simple (Freehold)  
• Expected Date of Vacant Possession: 31 December 2022 • Expected Date of Legal Completion: 31 December 2025 • Lot & Mukim No.: MK24x-6165X • Encumbrances: Oversea-Chinese Banking Corporation Limited**

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