

Peak Residence Floor Plan

ESCAPES WITH BREATHTAKING VIEWS

A Peak Residence home is a dream home, and it extends beyond boundary walls. Look at it blending into a far-reaching horizon, pulling the eye into a wondrous city skyline view. This is modern urban living at its very best. Finely curated indeed.

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ROOFTOP FACILITIES



- 1

Hammock Deck
- 2

Poolside Lounge
- 3

Kids' Pool
- 4

Kids' Play Area
- 5

Skyline Pavilion
- 6

Lounger Deck
- 7

33m Lap Pool
- 8

Outdoor Shower
- 9

Changing / Shower
- 10

Gourmet Terrace With BBQ
- 11

Jacuzzi Pool
- 12

Poolside Lounge
- 13

Clubhouse
- 14

Accessible Washroom / Shower
- 15

Party Lawn
- 16

Gym
- 17

Domestic Water Tank

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GROUND FLOOR



- 1

Arrival Pavilion
- 2

Arrival Water Feature
- 3

Entrance Gate
- 4

Entrance Water Feature
- 5

Security Cabin
- 6

Accessible Toilet
- 7

Water Axis
- 8

Meditation Deck
- 9

Bubbler Pool
- 10

Sunning Lawn
- 11

Trellis Over Generator Set & Sprinkler Pump (Located at Basement)
- 12

Reading Corner
- 13

Leisure Garden
- 14

West Courtyard
- 15

East Courtyard
- 16

Reflecting Pool
- 17

Electrical Substation
- 18

Main Distribution Frame Room (Bin Centre located at basement)
- 19

Carpark Fresh Air Intel Ducts

DISTRIBUTION CHART

333 Thomson Rd Singapore 307675

| | #01 | #02 | #03 | #04 | #05 | #06 |
|------------|-----------------------------|-----------------|-----------------|----------------|-----------------|---------------|
| ROOF | ROOF TERRACE AND FACILITIES | | | | | |
| 5TH STOREY | D1-1 #05-01 | C1-1 #05-02 | C2-1 #05-03 | B3A #05-04 | B4-1 #05-05 | B2 #05-06 |
| 4TH STOREY | D1-1 #04-01 | C1-1 #04-02 | C2-1 #04-03 | B3A #04-04 | B4-1 #04-05 | B2 #04-06 |
| 3RD STOREY | D1-1 #03-01 | C1-1 #03-02 | C2-1 #03-03 | B3A #03-04 | B4-1 #03-05 | B2 #03-06 |
| 2ND STOREY | D1-1 #02-01 | C1-1 #02-02 | C2-1 #02-03 | B3A #02-04 | B4-1 #02-05 | B2 #02-06 |
| 1ST STOREY | D1-1P #01-01 | C1-1P #01-02 | C2-1P #01-03 | B3AP #01-04 | B4-1P #01-05 | B2P #01-06 |

335 Thomson Rd Singapore 307691

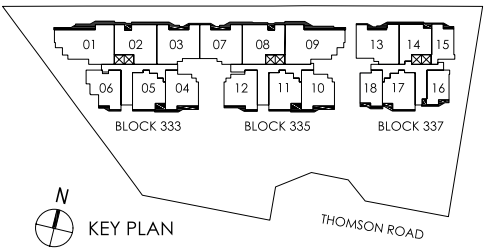
| | #07 | #08 | #09 | #10 | #11 | #12 |
|------------|-----------------------------|-----------------|-----------------|---------------|-----------------|----------------|
| ROOF | ROOF TERRACE AND FACILITIES | | | | | |
| 5TH STOREY | C2-2 #05-07 | C1-2 #05-08 | D1-2 #05-09 | B3 #05-10 | B4-2 #05-11 | B3B #05-12 |
| 4TH STOREY | C2-2 #04-07 | C1-2 #04-08 | D1-2 #04-09 | B3 #04-10 | B4-2 #04-11 | B3B #04-12 |
| 3RD STOREY | C2-2 #03-07 | C1-2 #03-08 | D1-2 #03-09 | B3 #03-10 | B4-2 #03-11 | B3B #03-12 |
| 2ND STOREY | C2-2 #02-07 | C1-2 #02-08 | D1-2 #02-09 | B3 #02-10 | B4-2 #02-11 | B3B #02-12 |
| 1ST STOREY | C2-2P #01-07 | C1-2P #01-08 | D1-2P #01-09 | B3P #01-10 | B4-2P #01-11 | B3BP #01-12 |

337 Thomson Rd Singapore 307676

| | #13 | #14 | #15 | #16 | #17 | #18 |
|------------|-----------------------------|---------------|---------------|---------------|-----------------|---------------|
| ROOF | ROOF TERRACE AND FACILITIES | | | | | |
| 5TH STOREY | C2A #05-13 | B1 #05-14 | A3 #05-15 | A2 #05-16 | B4-3 #05-17 | A1 #05-18 |
| 4TH STOREY | C2A #04-13 | B1 #04-14 | A3 #04-15 | A2 #04-16 | B4-3 #04-17 | A1 #04-18 |
| 3RD STOREY | C2A #03-13 | B1 #03-14 | A3 #03-15 | A2 #03-16 | B4-3 #03-17 | A1 #03-18 |
| 2ND STOREY | C2A #02-13 | B1 #02-14 | A3 #02-15 | A2 #02-16 | B4-3 #02-17 | A1 #02-18 |
| 1ST STOREY | C2AP #01-13 | B1P #01-14 | A3P #01-15 | A2P #01-16 | B4-3P #01-17 | A1P #01-18 |

LEGEND

- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + STUDY
- 3 BEDROOM
- 3 BEDROOM + STUDY
- 4 BEDROOM + STUDY



TYPE A 1

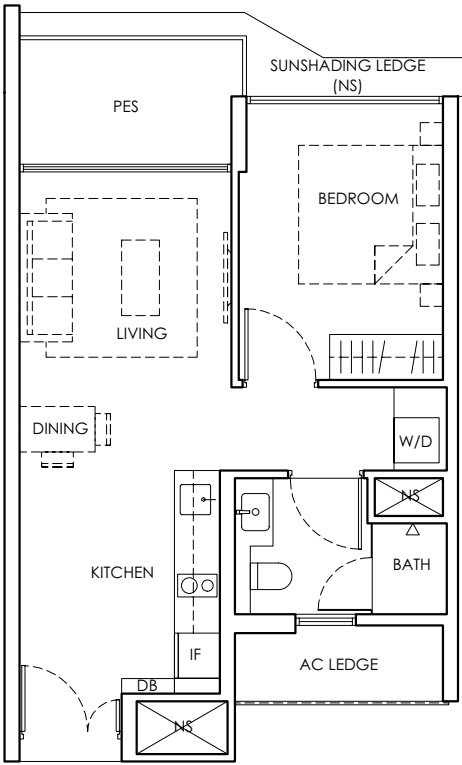
TYPE A



show gallery +65 61002500

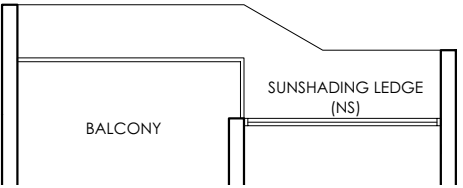
1 BEDROOM
TYPE A1P 1st Storey
Area 49 sq m / 528 sq ft
1 unit

#01-18



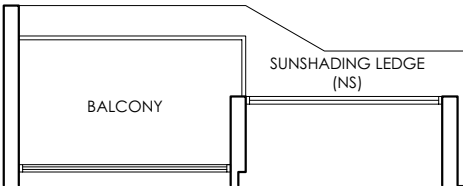
1 BEDROOM
TYPE A1 2nd & 4th Storey
Area 49 sq m / 528 sq ft
2 units

#02-18 and #04-18

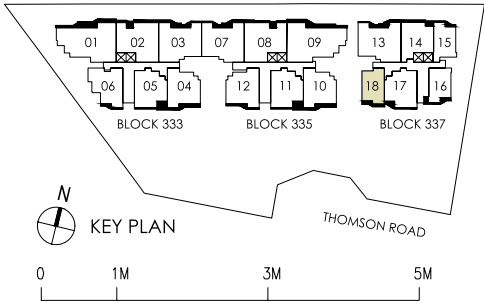


1 BEDROOM
TYPE A1 3rd & 5th Storey
Area 49 sq m / 528 sq ft
2 units

#03-18 and #05-18



The perfect city pad. Each unit combines careful spatial planning
and open living spaces to orchestrate fluidity of movement.
From every angle, your home is intriguing to look at.



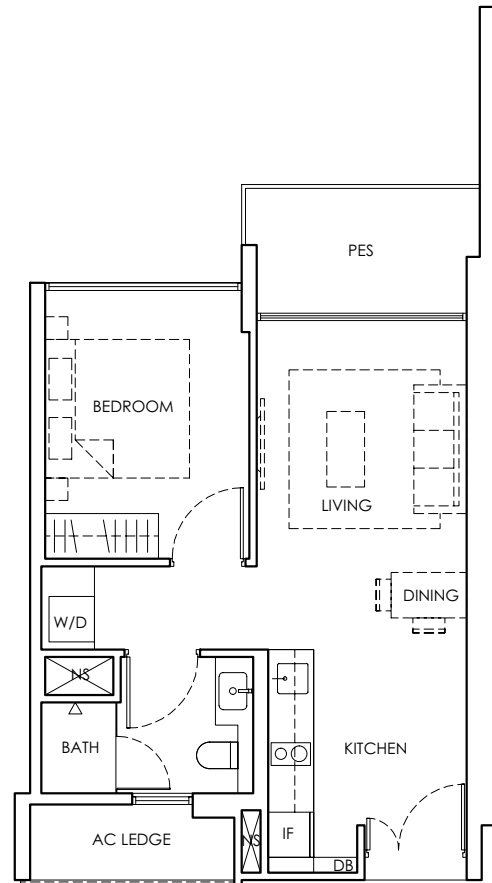
LEGEND
DB : Distribution Board AC LEDGE : Air-Conditioner Ledge IF : Integrated Fridge
W/D : Washer-Dryer NS : Non-Strata Area PES : Private Enclosed Space

The total area includes AC ledge, balcony and private enclosed space (where applicable). The above plans and illustrations are subject to changes as required by relevant authorities.
Areas are estimated and are subject to final survey by registered surveyor. The balcony cannot be enclosed unless with approved screen, as illustrated in diagram annexed hereto as "Annexure 1".

TYPE A 2

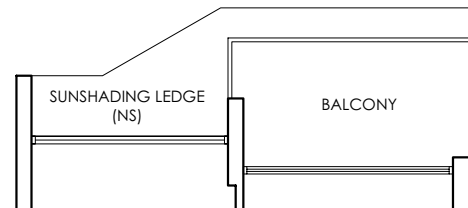
1 BEDROOM
TYPE A2P 1st Storey
Area 50 sq m / 539 sq ft
1 unit

#01-16



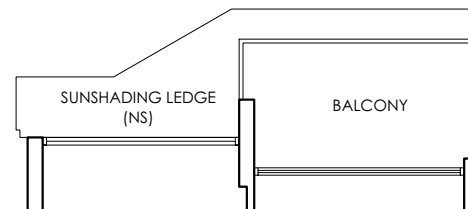
1 BEDROOM
TYPE A2 2nd & 4th Storey
Area 50 sq m / 539 sq ft
2 units

#02-16 and #04-16



1 BEDROOM
TYPE A2 3rd & 5th Storey
Area 50 sq m / 539 sq ft
2 units

#03-16 and #05-16

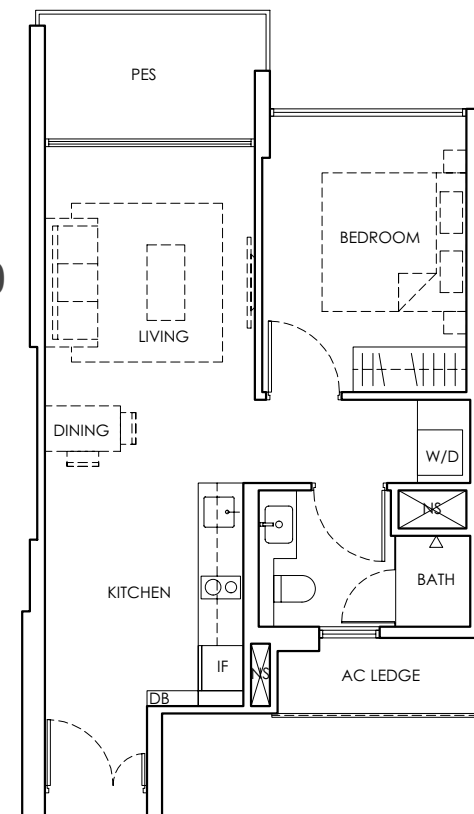


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TYPE A 3

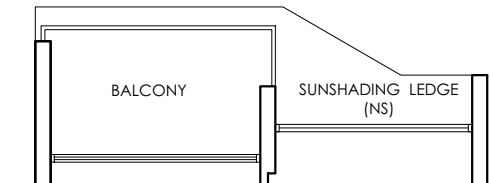
1 BEDROOM
TYPE A3P 1st Storey
Area 52 sq m / 560 sq ft
1 unit

#01-15



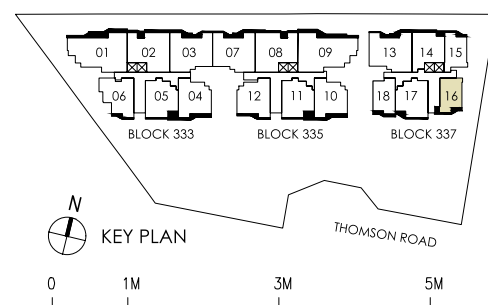
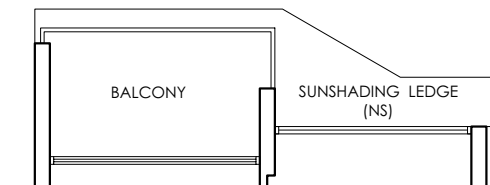
1 BEDROOM
TYPE A3 2nd & 4th Storey
Area 52 sq m / 560 sq ft
2 units

#02-15 and #04-15



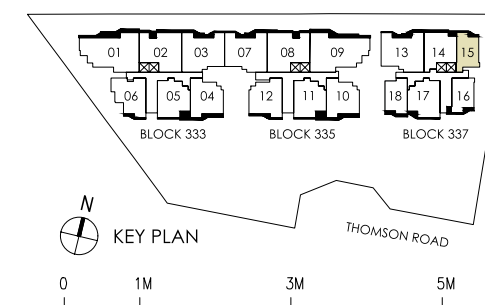
1 BEDROOM
TYPE A3 3rd & 5th Storey
Area 52 sq m / 560 sq ft
2 units

#03-15 and #05-15



LEGEND
DB : Distribution Board AC LEDGE : Air-Conditioner Ledge IF : Integrated Fridge
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The total area includes AC ledge, balcony and private enclosed space (where applicable). The above plans and illustrations are subject to changes as required by relevant authorities. Areas are estimated and are subject to final survey by registered surveyor. The balcony cannot be enclosed unless with approved screen, as illustrated in diagram annexed hereto as "Annexure 1".



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TYPE B

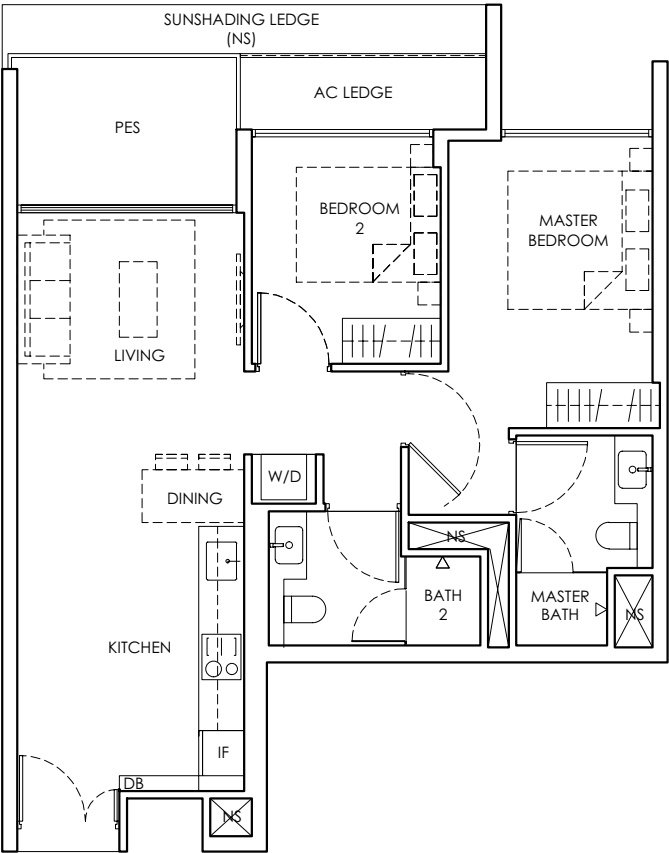
The expansive interiors are flooded with natural light and the striking views are framed by full height glass walls.

Balconies are configured to ensure every advantage is made of the idyllic setting. Inside and out, the special feeling of being in a limited edition home never stops.

TYPE B 1

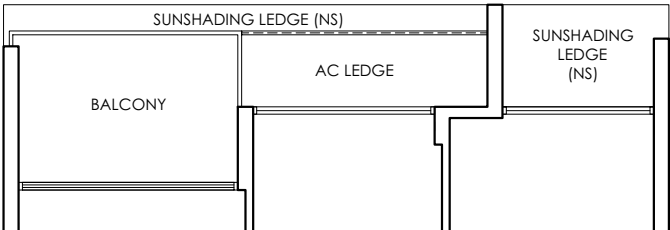
2 BEDROOM
TYPE B1P 1st Storey
Area 72 sq m / 776 sq ft
1 unit

#01-14



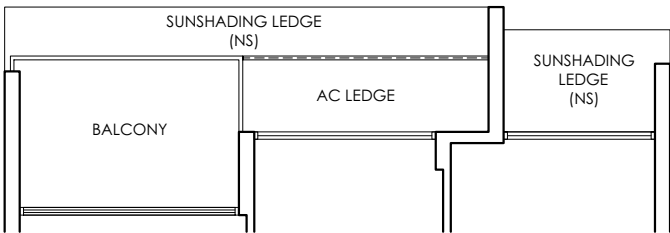
2 BEDROOM
TYPE B1 2nd & 4th Storey
Area 72 sq m / 776 sq ft
2 units

#02-14 and #04-14



2 BEDROOM
TYPE B1 3rd & 5th Storey
Area 72 sq m / 776 sq ft
2 units

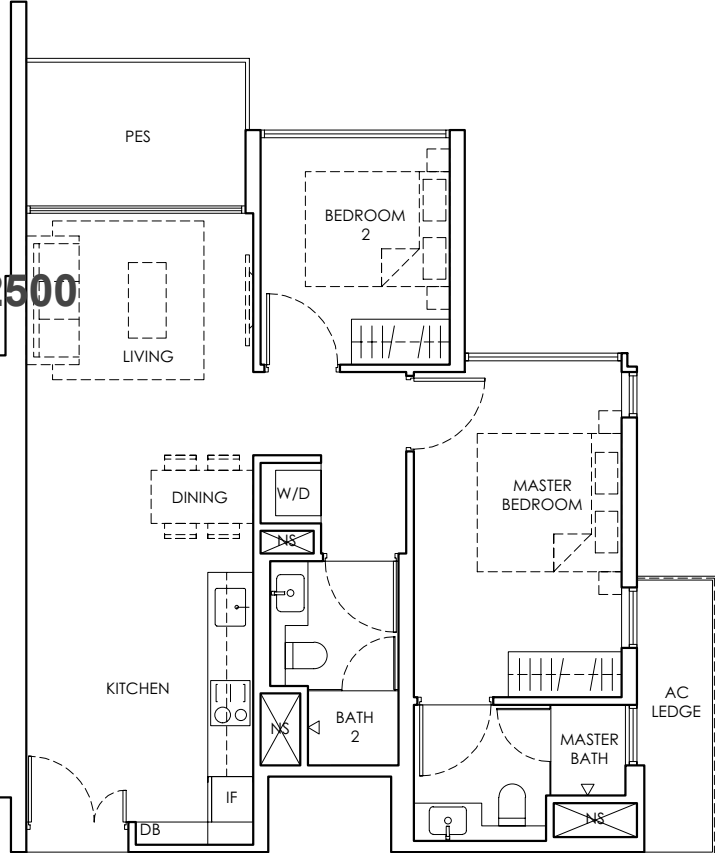
#03-14 and #05-14



TYPE B 2

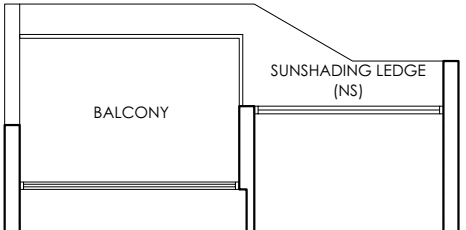
2 BEDROOM
TYPE B2P 1st Storey
Area 74 sq m / 797 sq ft
1 unit

#01-06



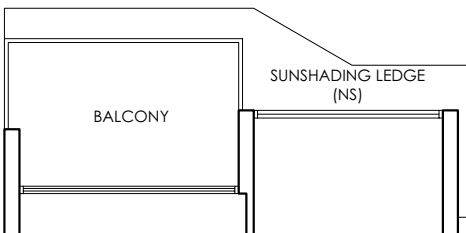
2 BEDROOM
TYPE B2 2nd & 4th Storey
Area 74 sq m / 797 sq ft
2 units

#02-06 and #04-06

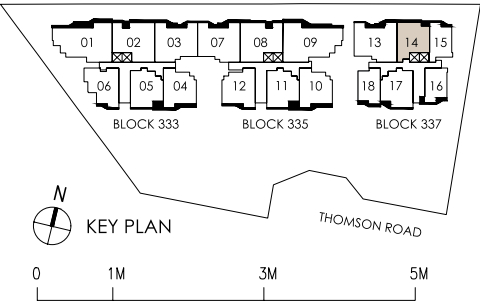


2 BEDROOM
TYPE B2 3rd & 5th Storey
Area 74 sq m / 797 sq ft
2 units

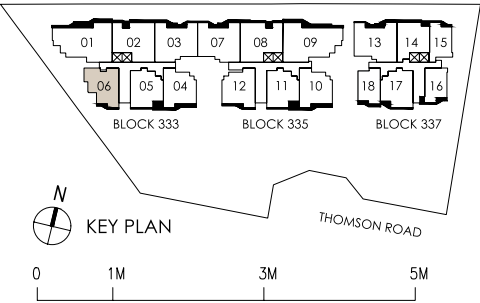
#03-06 and #05-06



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PES : Private Enclosed Space

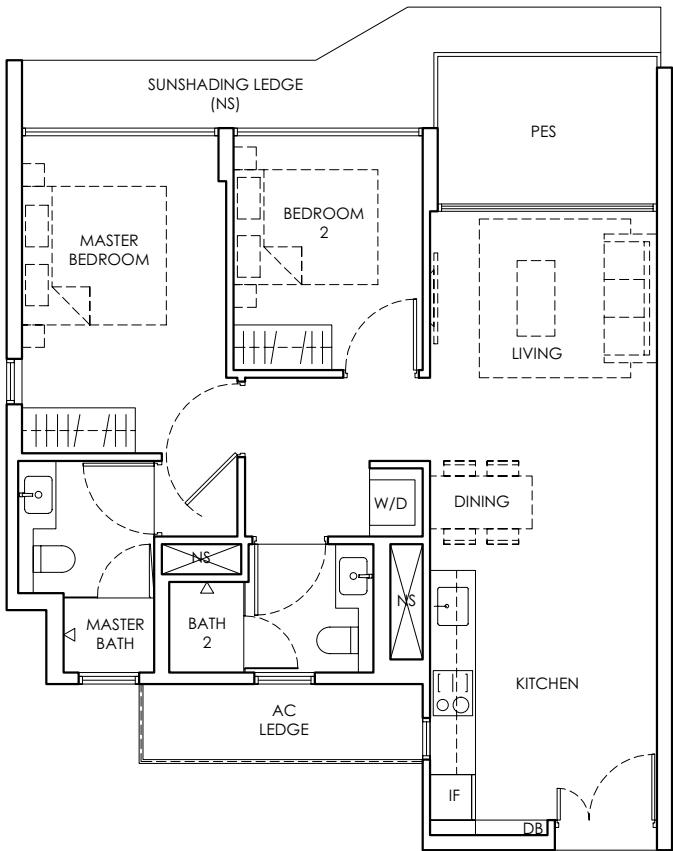
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TYPE B 3

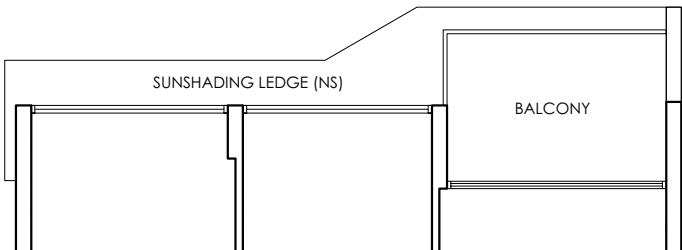
2 BEDROOM
TYPE B3P 1st Storey
Area 75 sq m / 808 sq ft
1 unit

#01-10



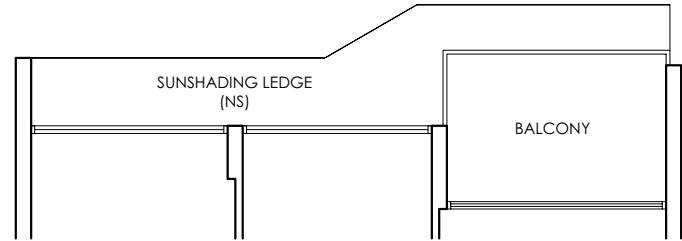
2 BEDROOM
TYPE B3 2nd & 4th Storey
Area 75 sq m / 808 sq ft
2 units

#02-10 and #04-10



2 BEDROOM
TYPE B3 3rd & 5th Storey
Area 75 sq m / 808 sq ft
2 units

#03-10 and #05-10



TYPE B 3 A

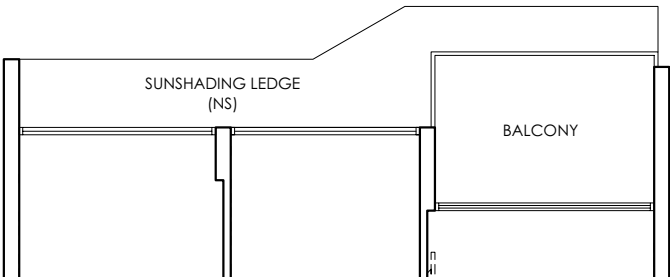
2 BEDROOM
TYPE B3AP 1st Storey
Area 75 sq m / 808 sq ft
1 unit

#01-04



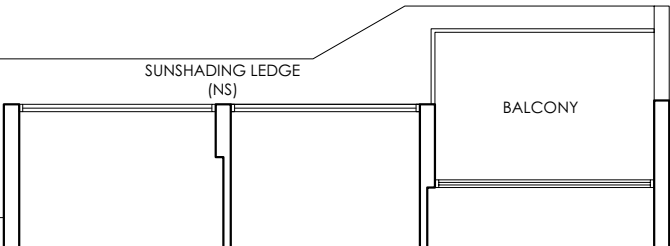
2 BEDROOM
TYPE B3A 2nd & 4th Storey
Area 75 sq m / 808 sq ft
2 units

#02-04 and #04-04

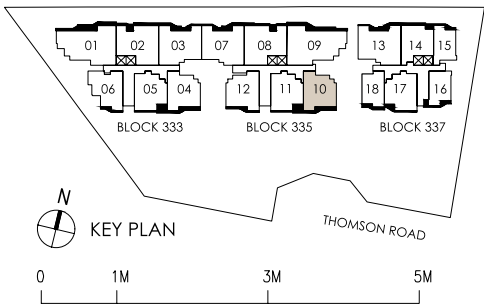


2 BEDROOM
TYPE B3A 3rd & 5th Storey
Area 75 sq m / 808 sq ft
2 units

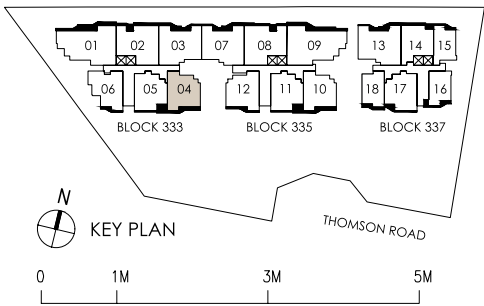
#03-04 and #05-04



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LEGEND
DB : Distribution Board
W/D : Washer-Dryer
AC LEDGE : Air-Conditioner Ledge
NS : Non-Strata Area
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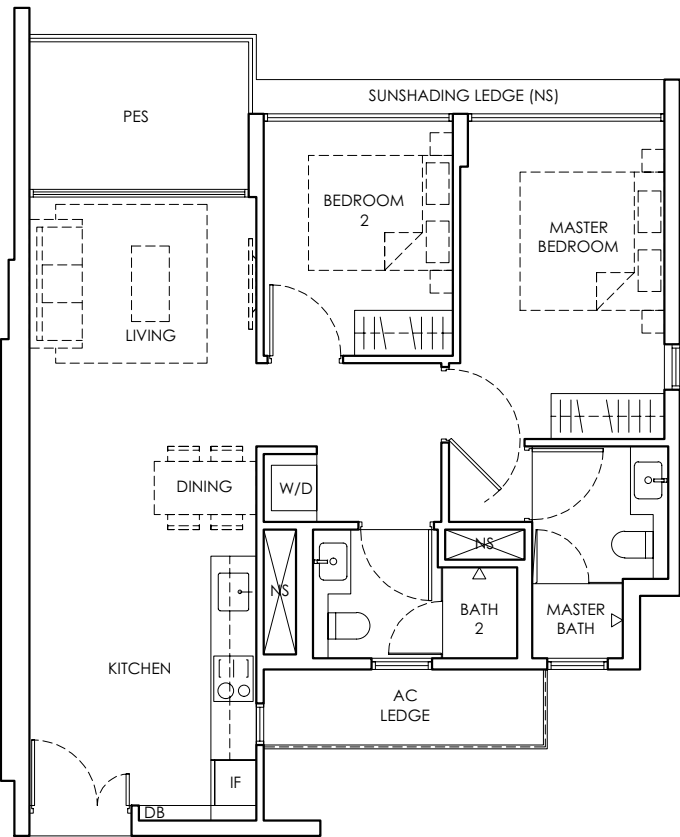
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TYPE B3B

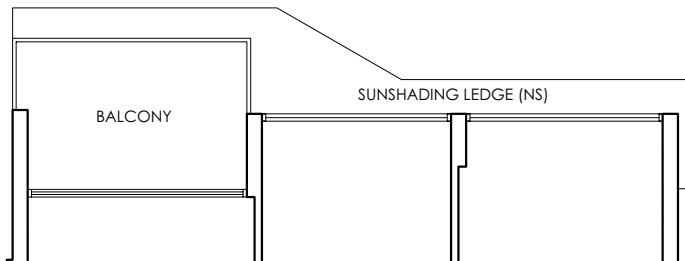
2 BEDROOM
TYPE B3BP 1st Storey
Area 75 sq m / 808 sq ft
1 unit

#01-12



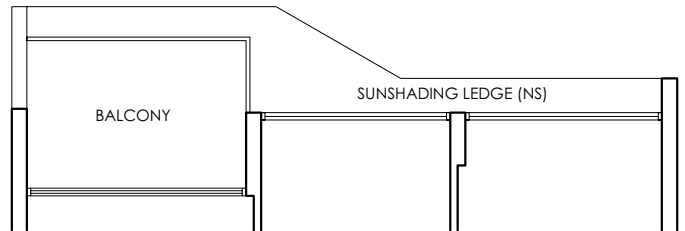
2 BEDROOM
TYPE B3B 2nd & 4th Storey
Area 75 sq m / 808 sq ft
2 units

#02-12 and #04-12



2 BEDROOM
TYPE B3B 3rd & 5th Storey
Area 75 sq m / 808 sq ft
2 units

#03-12 and #05-12

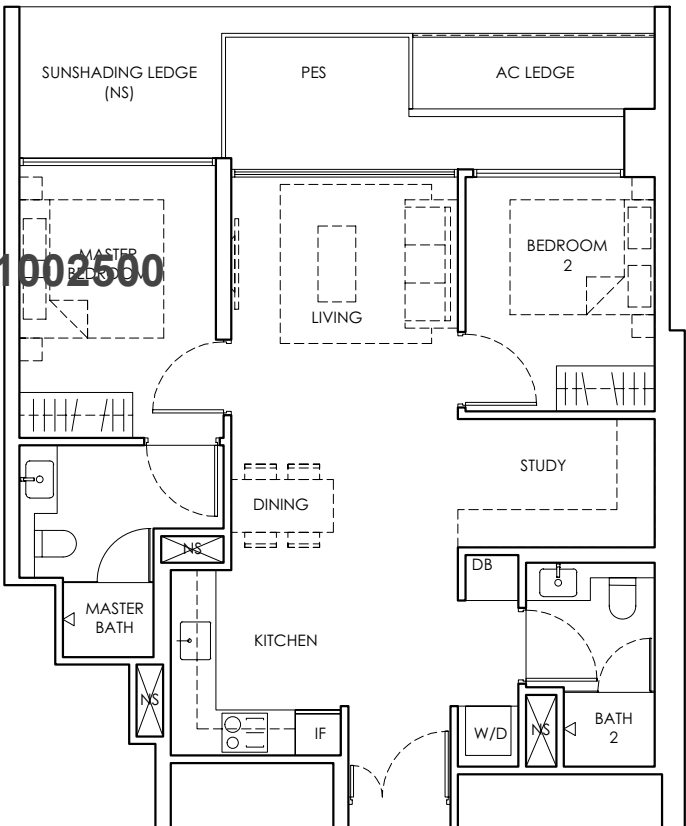


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TYPE B4 - 1

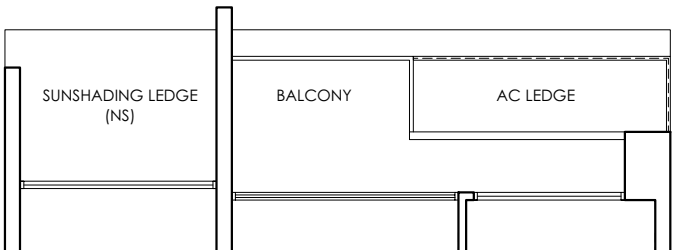
2 BEDROOM + STUDY
TYPE B4-1P 1st Storey
Area 77 sq m / 829 sq ft
1 unit

#01-05



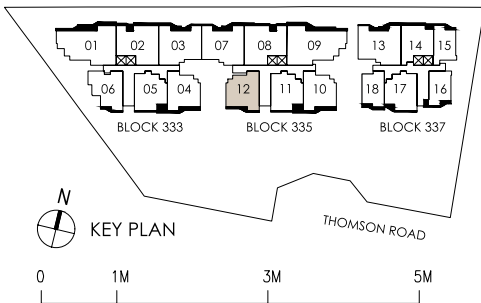
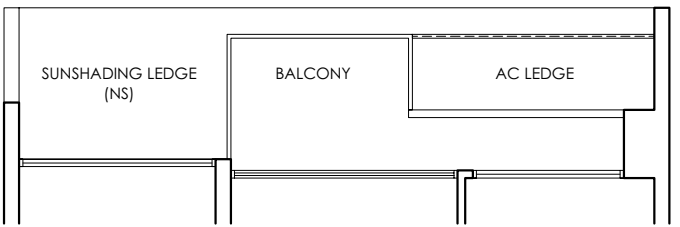
2 BEDROOM + STUDY
TYPE B4-1 2nd & 4th Storey
Area 77 sq m / 829 sq ft
2 units

#02-05 and #04-05

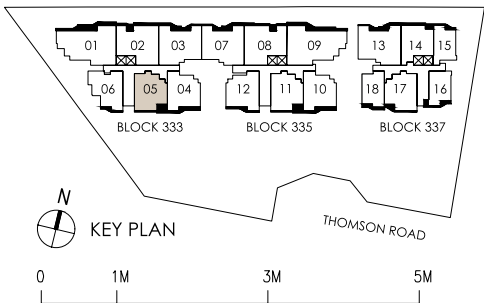


2 BEDROOM + STUDY
TYPE B4-1 3rd & 5th Storey
Area 77 sq m / 829 sq ft
2 units

#03-05 and #05-05



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DB : Distribution Board
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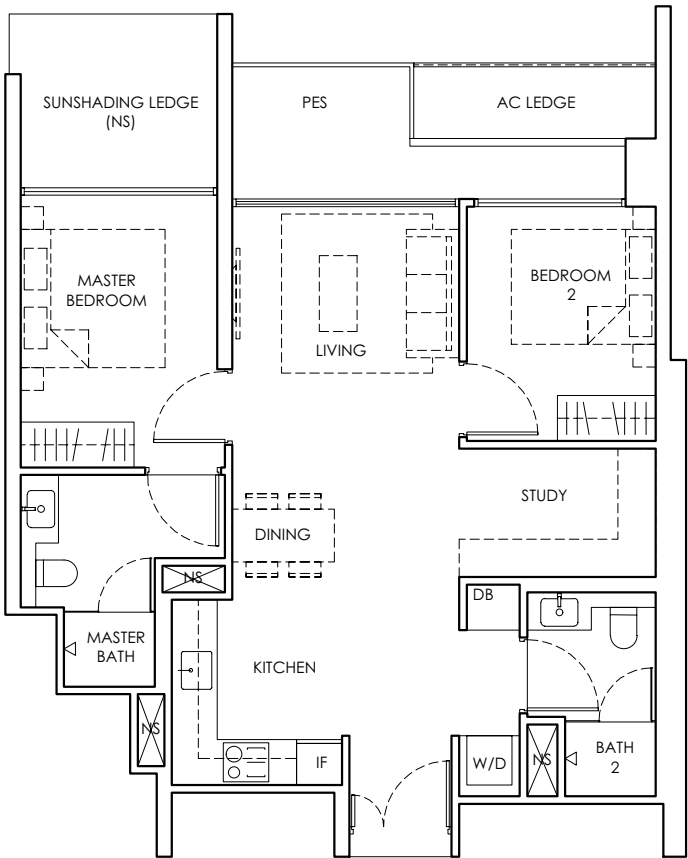
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TYPE B4 - 2

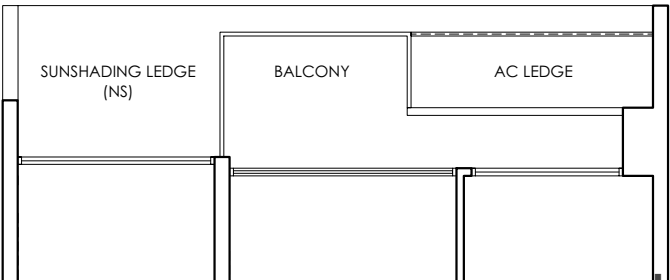
2 BEDROOM + STUDY
TYPE B4-2P 1st Storey
Area 77 sq m / 829 sq ft
1 unit

#01-11



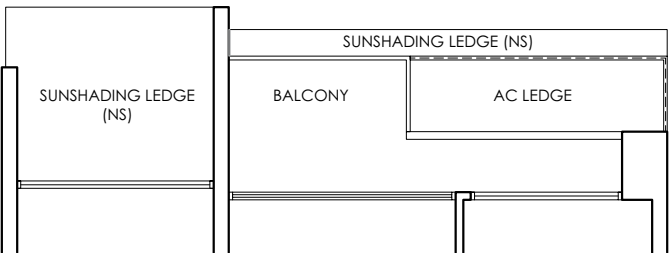
2 BEDROOM + STUDY
TYPE B4-2 2nd & 4th Storey
Area 77 sq m / 829 sq ft
2 units

#02-11 and #04-11



2 BEDROOM + STUDY
TYPE B4-2 3rd & 5th Storey
Area 77 sq m / 829 sq ft
2 units

#03-11 and #05-11

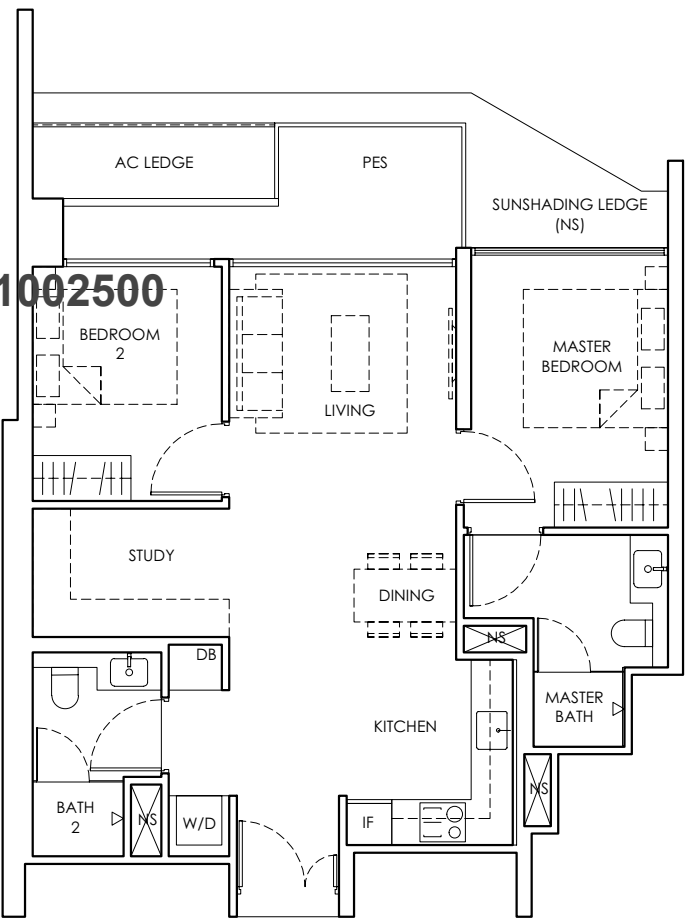


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TYPE B4 - 3

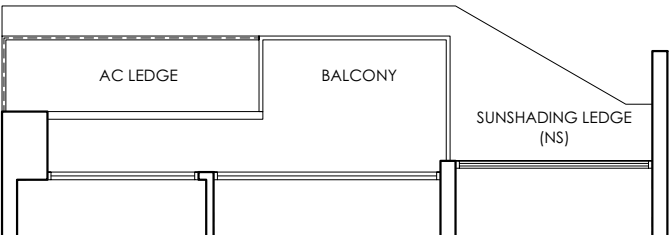
2 BEDROOM + STUDY
TYPE B4-3P 1st Storey
Area 77 sq m / 829 sq ft
1 unit

#01-17



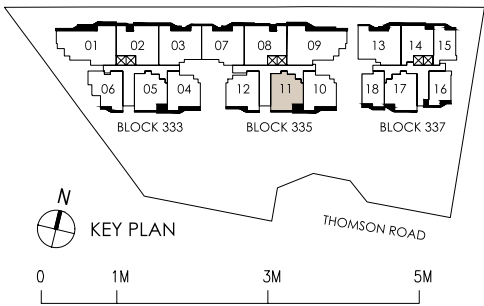
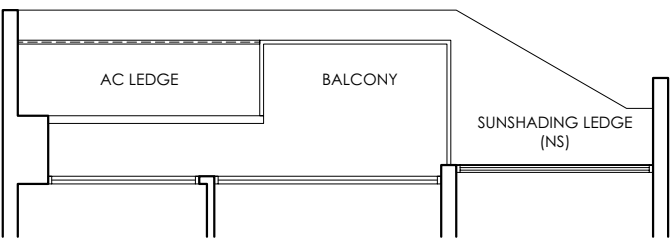
2 BEDROOM + STUDY
TYPE B4-3 2nd & 4th Storey
Area 77 sq m / 829 sq ft
2 units

#02-17 and #04-17

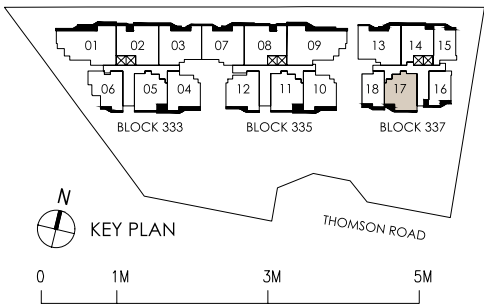


2 BEDROOM + STUDY
TYPE B4-3 3rd & 5th Storey
Area 77 sq m / 829 sq ft
2 units

#03-17 and #05-17



LEGEND
DB : Distribution Board AC LEDGE : Air-Conditioner Ledge IF : Integrated Fridge
W/D : Washer-Dryer NS : Non-Strata Area PES : Private Enclosed Space



LEGEND
DB : Distribution Board AC LEDGE : Air-Conditioner Ledge IF : Integrated Fridge
W/D : Washer-Dryer NS : Non-Strata Area PES : Private Enclosed Space

The total area includes AC ledge, balcony and private enclosed space (where applicable). The above plans and illustrations are subject to changes as required by relevant authorities. Areas are estimated and are subject to final survey by registered surveyor. The balcony cannot be enclosed unless with approved screen, as illustrated in diagram annexed hereto as "Annexure 1".

The total area includes AC ledge, balcony and private enclosed space (where applicable). The above plans and illustrations are subject to changes as required by relevant authorities. Areas are estimated and are subject to final survey by registered surveyor. The balcony cannot be enclosed unless with approved screen, as illustrated in diagram annexed hereto as "Annexure 1".

TYPE C

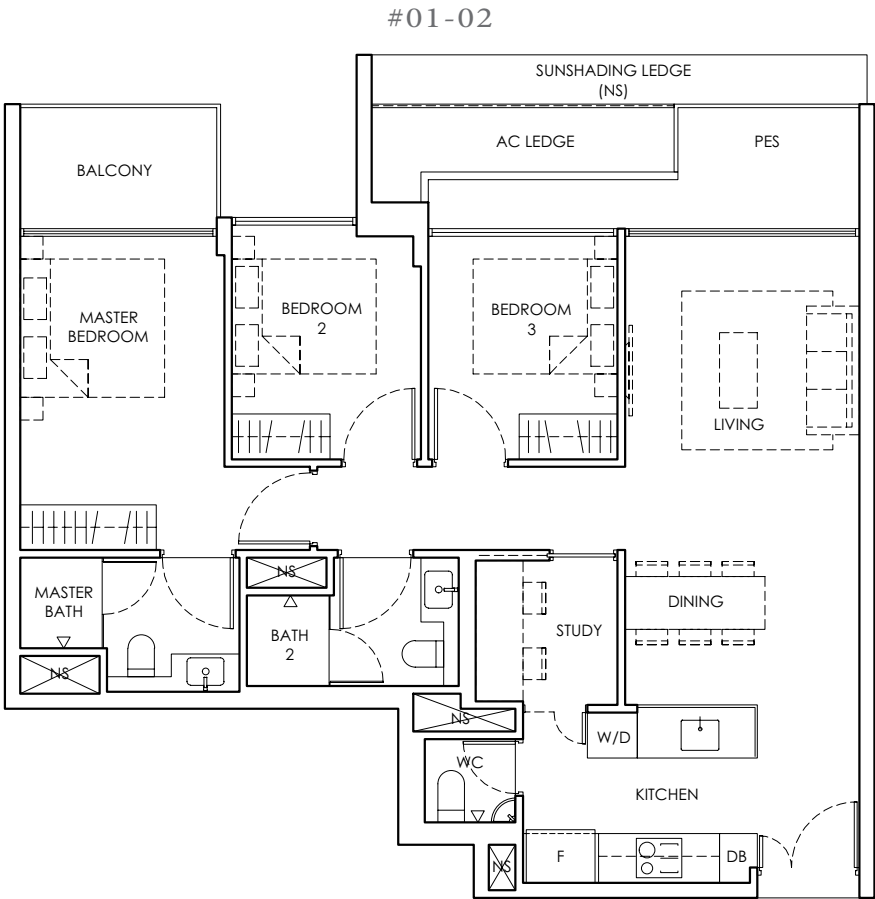


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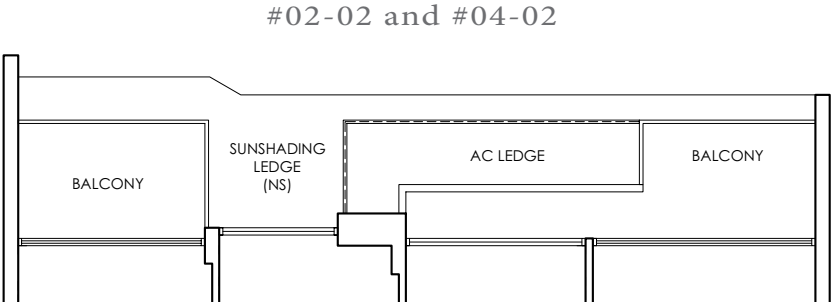
Designed to maximise living space and take advantage of the low-rise location, the three-bedroom homes comprise of an en-suite master bedroom, two bedrooms, a family bathroom, and a contemporary kitchen. All awash with abundant natural light.

TYPE C1 - 1

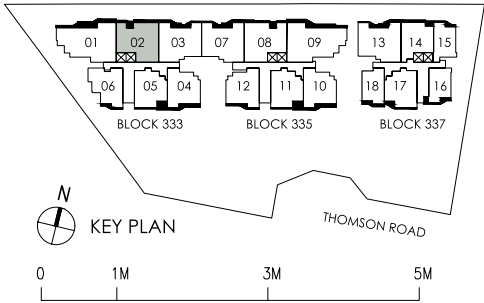
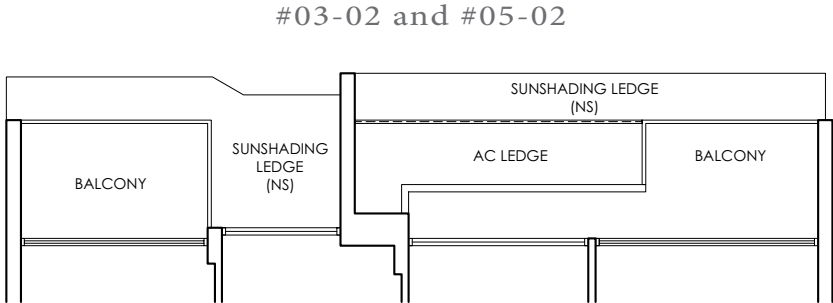
3 BEDROOM + STUDY
TYPE C1-1P 1st Storey
Area 99 sq m / 1,066 sq ft
1 unit



3 BEDROOM + STUDY
TYPE C1-1 2nd & 4th Storey
Area 99 sq m / 1,066 sq ft
2 units



3 BEDROOM + STUDY
TYPE C1-1 3rd & 5th Storey
Area 99 sq m / 1,066 sq ft
2 units



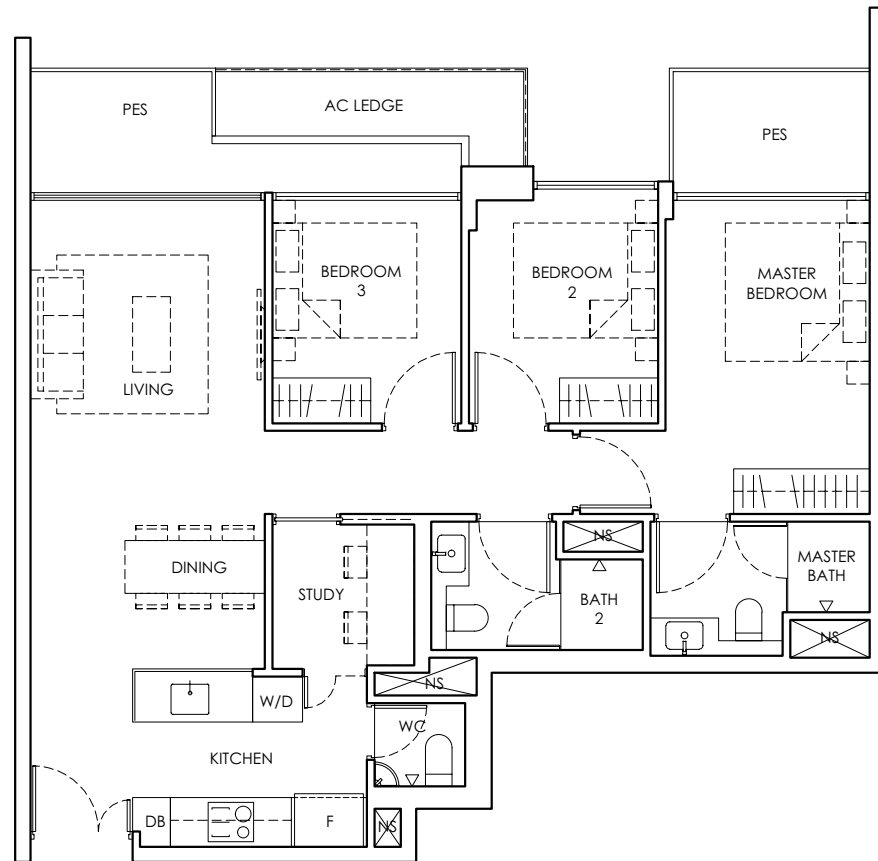
- LEGEND
DB : Distribution Board
W/D : Washer-Dryer
WC : Water Closet
AC LEDGE : Air Conditioner Ledge
NS : Non-strata Area
F : Fridge
PES : Private Enclosed Space

The total area includes AC ledge, balcony and private enclosed space (where applicable). The above plans and illustrations are subject to changes as required by relevant authorities. Areas are estimated and are subject to final survey by registered surveyor. The balcony cannot be enclosed unless with approved screen, as illustrated in diagram annexed hereto as "Annexure 1".

TYPE C1 - 2

3 BEDROOM + STUDY
TYPE C1-2P 1st Storey
Area 99 sq m / 1,066 sq ft
1 unit

#01-08

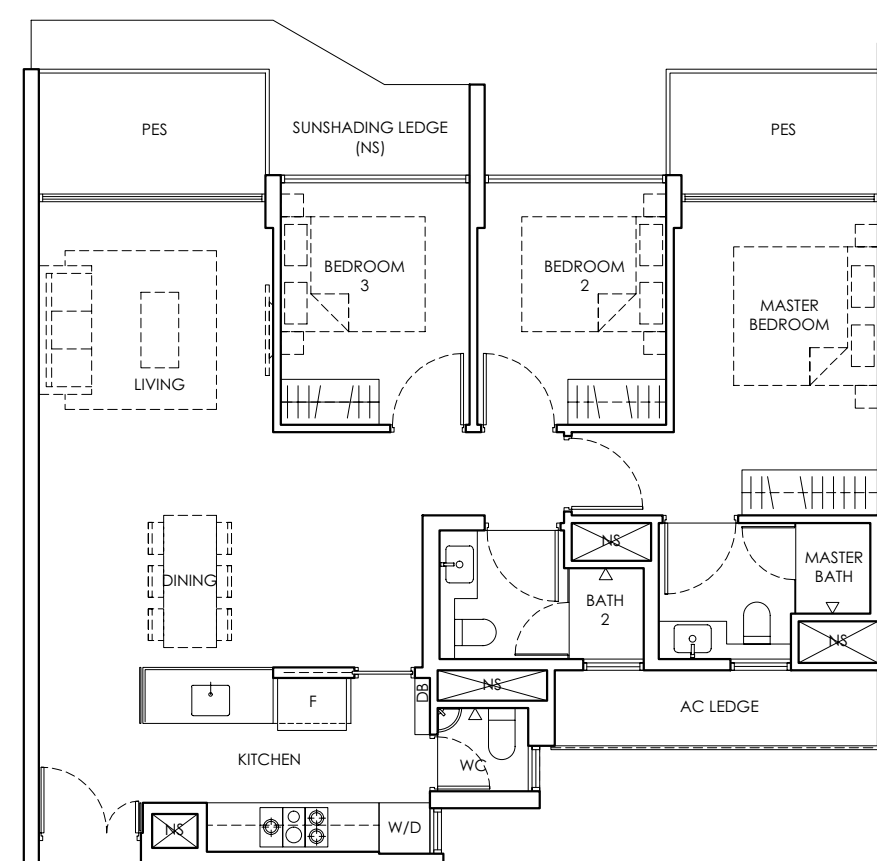


show gallery +65 61002500

TYPE C2 - 1

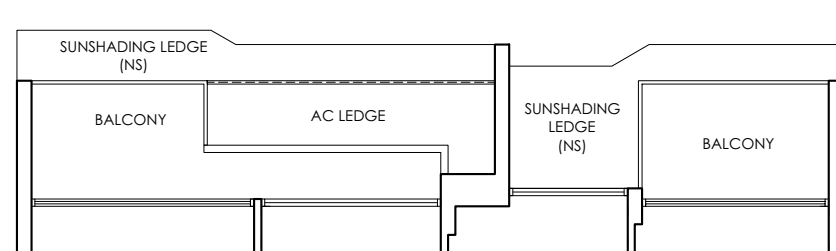
3 BEDROOM
TYPE C2-1P 1st Storey
Area 101 sq m / 1,088 sq ft
1 unit

#01-03



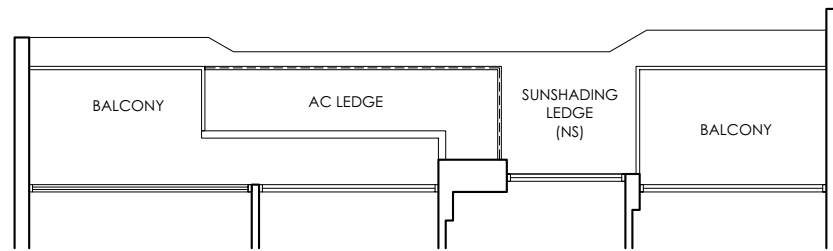
3 BEDROOM + STUDY
TYPE C1-2 2nd & 4th Storey
Area 99 sq m / 1,066 sq ft
2 units

#02-08 and #04-08



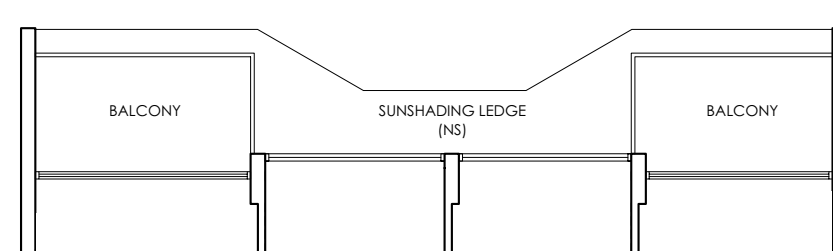
3 BEDROOM + STUDY
TYPE C1-2 3rd & 5th Storey
Area 99 sq m / 1,066 sq ft
2 units

#03-08 and #05-08



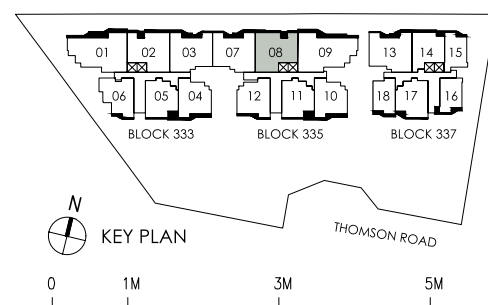
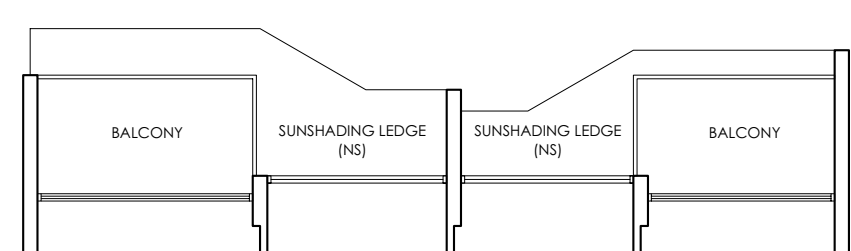
3 BEDROOM
TYPE C2-1 2nd & 4th Storey
Area 101 sq m / 1,088 sq ft
2 units

#02-03 and #04-03



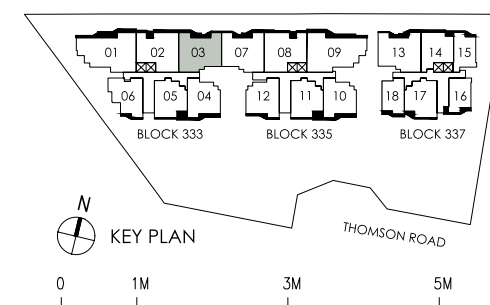
3 BEDROOM
TYPE C2-1 3rd & 5th Storey
Area 101 sq m / 1,088 sq ft
2 units

#03-03 and #05-03



LEGEND
DB : Distribution Board
W/D : Washer-Dryer
WC : Water Closet
AC LEDGE : Air Conditioner Ledge
NS : Non-strata Area
F : Fridge
PES : Private Enclosed Space

The total area includes AC ledge, balcony and private enclosed space (where applicable). The above plans and illustrations are subject to changes as required by relevant authorities. Areas are estimated and are subject to final survey by registered surveyor. The balcony cannot be enclosed unless with approved screen, as illustrated in diagram annexed hereto as "Annexure 1".



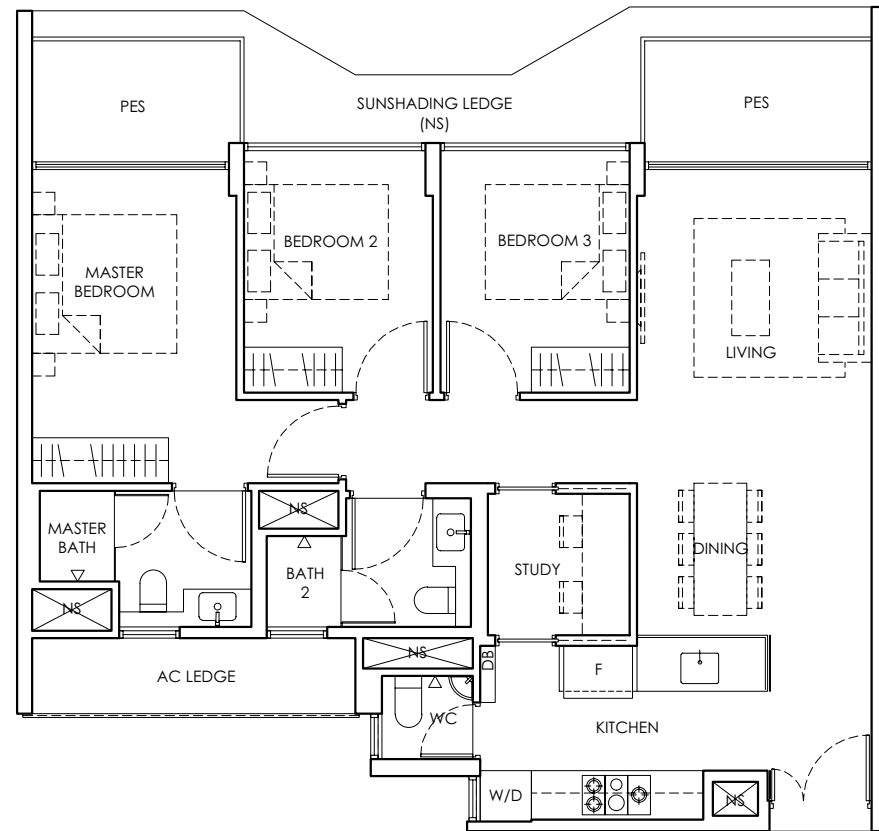
LEGEND
DB : Distribution Board
W/D : Washer-Dryer
WC : Water Closet
AC LEDGE : Air Conditioner Ledge
NS : Non-strata Area
F : Fridge
PES : Private Enclosed Space

The total area includes AC ledge, balcony and private enclosed space (where applicable). The above plans and illustrations are subject to changes as required by relevant authorities. Areas are estimated and are subject to final survey by registered surveyor. The balcony cannot be enclosed unless with approved screen, as illustrated in diagram annexed hereto as "Annexure 1".

TYPE C2 - 2

3 BEDROOM + STUDY
TYPE C2-2P 1st Storey
Area 101 sq m / 1,088 sq ft
1 unit

#01-07

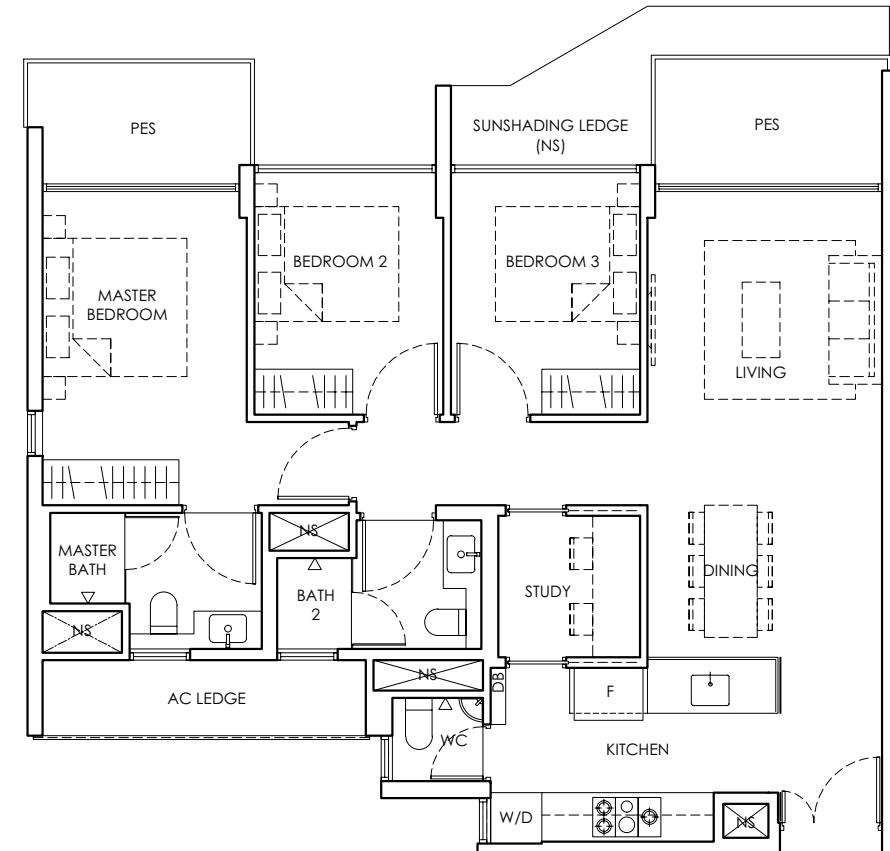


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TYPE C2A

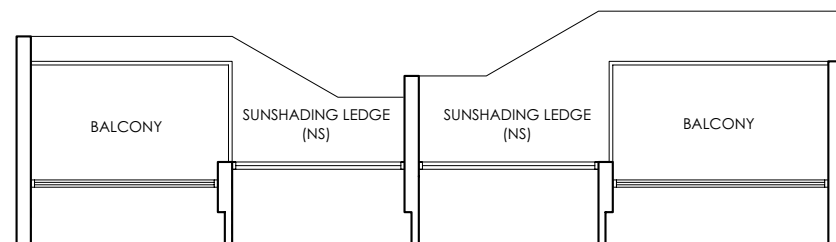
3 BEDROOM + STUDY
TYPE C2AP 1st Storey
Area 101 sq m / 1,088 sq ft
1 unit

#01-13



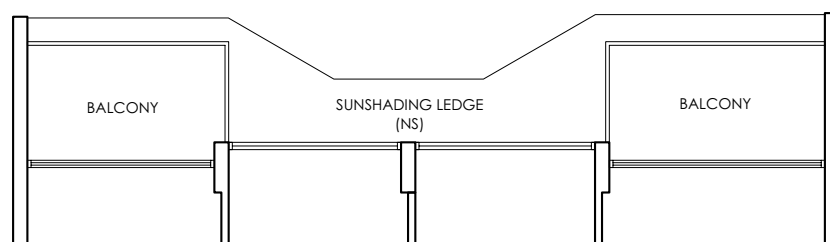
3 BEDROOM + STUDY
TYPE C2-2 2nd & 4th Storey
Area 101 sq m / 1,088 sq ft
2 units

#02-07 and #04-07



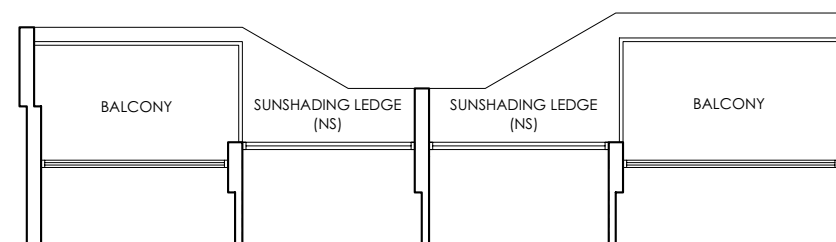
3 BEDROOM + STUDY
TYPE C2-2 3rd & 5th Storey
Area 101 sq m / 1,088 sq ft
2 units

#03-07 and #05-07



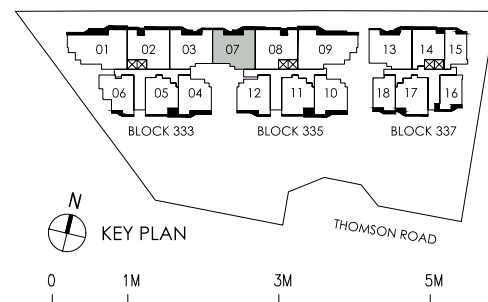
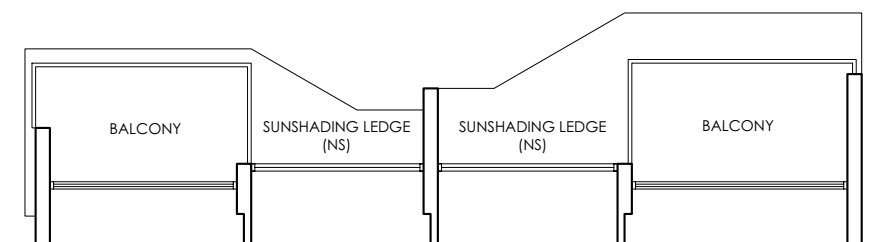
3 BEDROOM + STUDY
TYPE C2A 2nd & 4th Storey
Area 101 sq m / 1,088 sq ft
2 units

#02-13 and #04-13



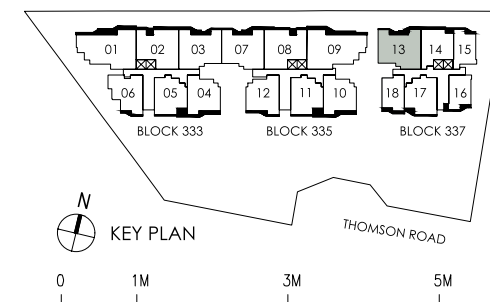
3 BEDROOM + STUDY
TYPE C2A 3rd & 5th Storey
Area 101 sq m / 1,088 sq ft
2 units

#03-13 and #05-13



LEGEND
DB : Distribution Board
W/D : Washer-Dryer
WC : Water Closet
AC LEDGE : Air Conditioner Ledge
NS : Non-strata Area
F : Fridge
PES : Private Enclosed Space

The total area includes AC ledge, balcony and private enclosed space (where applicable). The above plans and illustrations are subject to changes as required by relevant authorities. Areas are estimated and are subject to final survey by registered surveyor. The balcony cannot be enclosed unless with approved screen, as illustrated in diagram annexed hereto as "Annexure 1".



LEGEND
DB : Distribution Board
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For Illustration Only

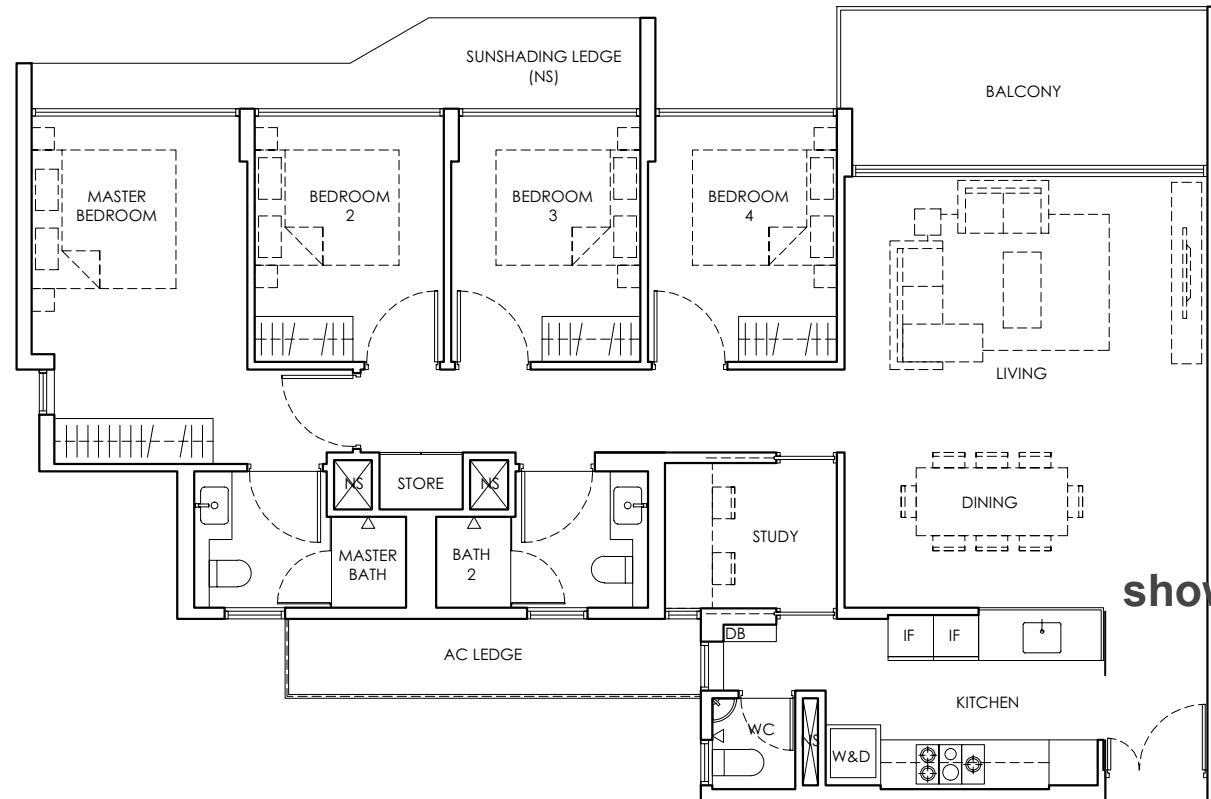
TYPE D

From the moment you step in, one thing is evident – here is a home designed as a tranquil abode with elegant and quality materials. Every space strikes the perfect balance between beauty and functionality, comfort and luxury. The refinement is punctuated by light-filled spaces and glass walls offering views of a neighbourhood that is so enviably charming.

TYPE D1 - 1

4 BEDROOM + STUDY
TYPE D1-1P 1st Storey
Area 129 sq m / 1,389 sq ft
1 unit

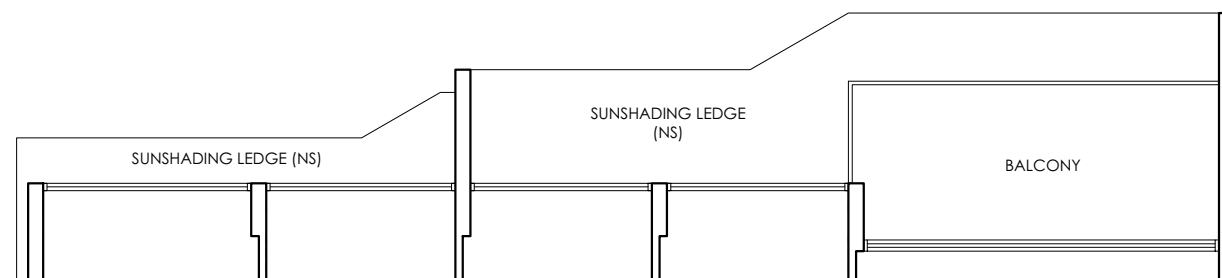
#01-01



show gallery +65 61002500

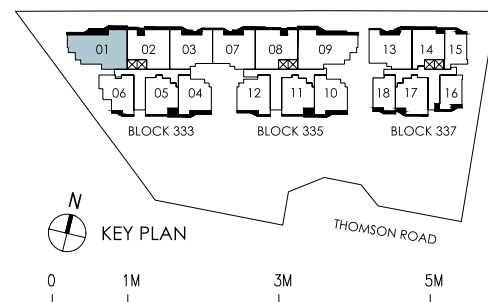
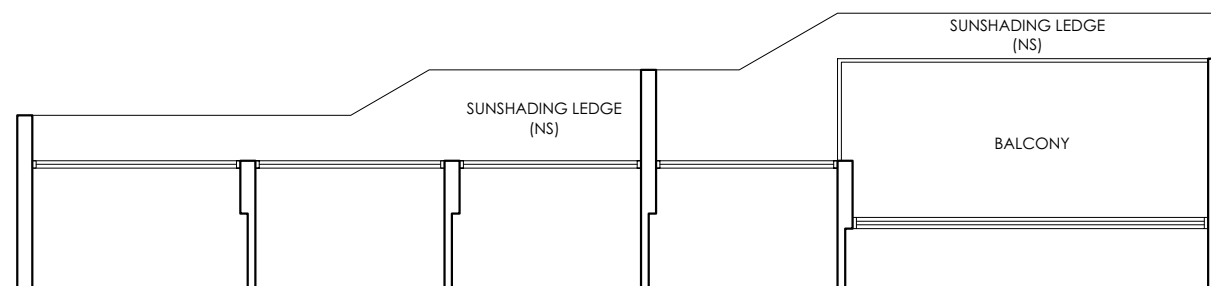
4 BEDROOM + STUDY
TYPE D1-1 2nd & 4th Storey
Area 129 sq m / 1,389 sq ft
2 units

#02-01 and #04-01



4 BEDROOM + STUDY
TYPE D1-1 3rd & 5th Storey
Area 129 sq m / 1,389 sq ft
2 units

#03-01 and #05-01



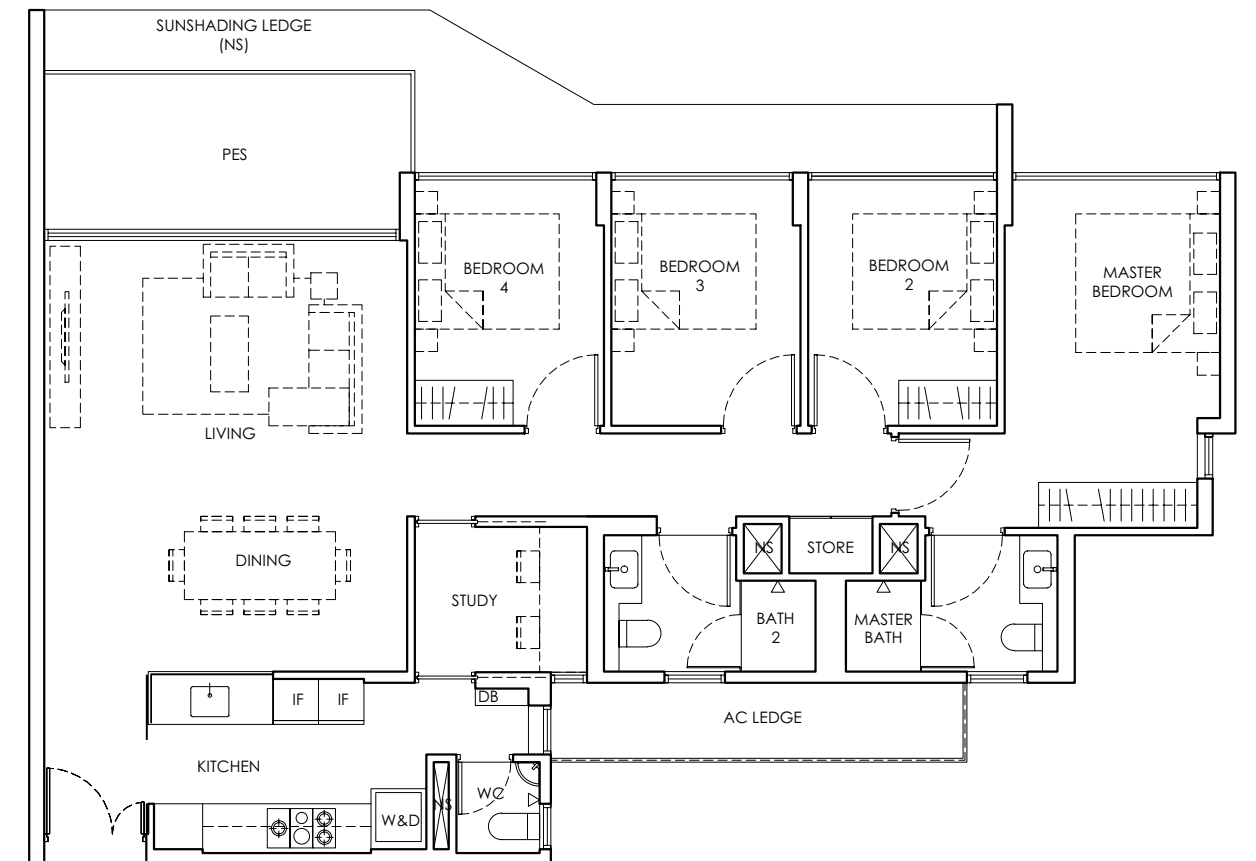
LEGEND
DB : Distribution Board
W : Washing Machine
PES : Private Enclosed Space
AC LEDGE : Air Conditioner Ledge
D : Dryer
WC : Water Closet
IF : Integrated Fridge
NS : Non-strata Area

The total area includes AC ledge, balcony and private enclosed space (where applicable). The above plans and illustrations are subject to changes as required by relevant authorities. Areas are estimated and are subject to final survey by registered surveyor. The balcony cannot be enclosed unless with approved screen, as illustrated in diagram annexed hereto as "Annexure 1".

TYPE D1 - 2

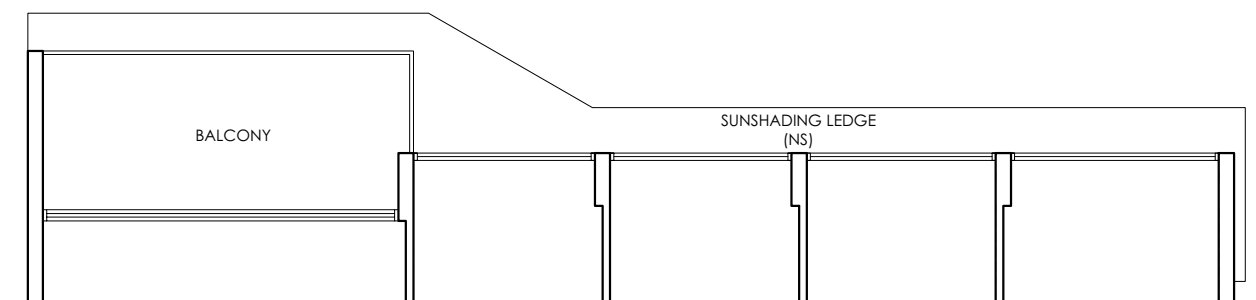
4 BEDROOM + STUDY
TYPE D1-2P 1st Storey
Area 129 sq m / 1,389 sq ft
1 unit

#01-09



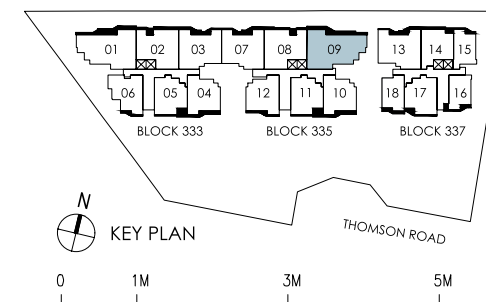
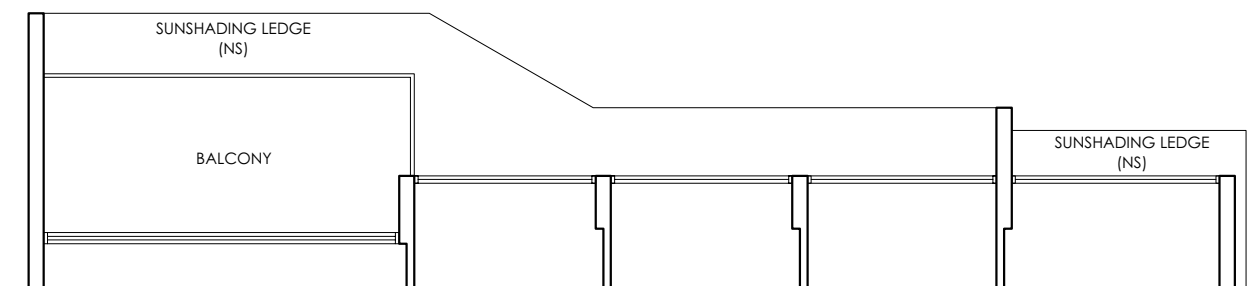
4 BEDROOM + STUDY
TYPE D1-2 2nd & 4th Storey
Area 129 sq m / 1,389 sq ft
2 units

#02-09 and #04-09



4 BEDROOM + STUDY
TYPE D1-2 3rd & 5th Storey
Area 129 sq m / 1,389 sq ft
2 units

#03-09 and #05-09



LEGEND
DB : Distribution Board
W : Washing Machine
PES : Private Enclosed Space
AC LEDGE : Air Conditioner Ledge
D : Dryer
WC : Water Closet
IF : Integrated Fridge
NS : Non-strata Area

The total area includes AC ledge, balcony and private enclosed space (where applicable). The above plans and illustrations are subject to changes as required by relevant authorities. Areas are estimated and are subject to final survey by registered surveyor. The balcony cannot be enclosed unless with approved screen, as illustrated in diagram annexed hereto as "Annexure 1".

SPECIFICATIONS

1. FOUNDATION

Reinforced concrete and/or steel piles and/or footings and/or raft foundation

2. SUPERSTRUCTURE

Reinforced concrete structure and/or steel structure

3. WALLS

- a. External Wall
- Reinforced concrete and/or lightweight concrete panels and/or precast reinforced concrete wall and/or with textured coating, and/or cladding to selected walls
- b. Internal Wall
- Reinforced concrete and/or lightweight concrete panels and/or precast reinforced concrete wall and/or dry wall partition

4. ROOF

Flat roof:
Reinforced concrete structure and/or metal roof with appropriate insulation and waterproofing system

5. CEILING

- a. Floor to Ceiling Height

| Areas | Ceiling Heights (m) |
|-----------------------------|--|
| Living Room | 3.2 |
| Dining Room | 3.2 / 2.7 |
| Master Bedroom | 3.2 |
| Master Bedroom (Type B1) | 2.9 |
| Bedroom 1 / 2 / 3 / Study | 3.2 |
| Bedroom 2 / Study (Type B4) | 2.9 |
| Bedroom 2 / 3 (Type C1) | 2.9 |
| Kitchen / Hallway | 2.7 |
| Bath 1 (Master) / Bath 2 | 2.5 (measured from vanity finished floor level) |
| WC (Type C1, C2, D1) | 2.5 |
| PES / Balcony | 2.9 (measured from PES / Balcony finished floor level) |

- b. Apartment
- (i) Kitchen

Skim coat plaster with emulsion paint and/or part moisture resistant ceiling board (including ceiling box-ups) with emulsion paint
- (ii) Bathrooms

Skim coat plaster with emulsion paint and/or part moisture resistant ceiling board (including ceiling box-ups) with emulsion paint
- (iii) Living, Dining, Bedroom, Study and Hallway

Skim coat plaster with emulsion paint and/or part fibrous plasterboard (including ceiling box-ups) with emulsion paint

- (iv) Balcony and Private Enclosed Space (PES)

Aluminum-cladded panel ceiling
- (v) Utility

Skim coat plaster with emulsion paint
- c. Common Area
- (i) Gymnasium, Clubhouse, Management Office, Guardhouse

Skim coat plaster with emulsion paint and/or part fibrous plasterboard with emulsion paint
- (ii) Lift Lobbies, Basement Drop-off/Waiting Areas, Letterbox

Areas, Toilets, Changing Room, Corridors to Units

Skim coat plaster with emulsion paint and/or part moisture resistant ceiling board with emulsion paint
- (iii) Basement Car Park, Staircases

Skim coat plaster with emulsion paint

6. FINISHES

- a. Walls (For Apartments)
- (i) Living/Dining, all Bedrooms, Study, Utility, Hallway

Cement/sand plaster with emulsion paint and/or skim coat with emulsion paint
- (ii) Bath 1 (Master), Bath 2

Natural Marble and/or stone and/or porcelain tiles to designated exposed surface below the false ceiling
- (iii) WC

Tiles to designated exposed surface below the false ceiling
- (iv) Kitchen

Cement/sand plaster with emulsion paint to designated exposed surface below the false ceiling
- (v) Balcony and Private Enclosed Space (PES)

Aluminum-cladded wall paneling and/or cement/sand plaster with emulsion paint and/or skim coat with emulsion paint
- b. Walls (Common Areas)
- (i) Basement Lift Lobbies, Basement Drop-off/Waiting Areas, Letterbox Areas

Natural stone and/or tiles and/or cement/sand plaster with emulsion paint
- (ii) Lift Lobbies, Corridors to Units, Gymnasium, Clubhouse

Tiles and/or cement/sand plaster with emulsion paint
- (iii) All External Wall Finishes

Glass-cladded wall paneling and/or aluminum-cladded wall paneling and/or cement/sand plaster with emulsion paint and/or skim coat with emulsion paint

- (iv) Management Office, Guardhouse, Basement Car Park, Staircases

Cement/sand plaster with emulsion paint and/or skim coat with emulsion paint
- c. Floor (For Apartments)
- (i) Living/Dining, Kitchen, Study, Utility, Hallway

Natural marble and/or stone, with skirting
- (ii) All Bedrooms

Solid timber strip flooring with skirting
- (iii) Bath 1 (Master), Bath 2

Natural marble and/or stone and/or porcelain tiles
- (iv) WC, Private Enclosed Space, Balcony

Tiles
- d. Floor (Common Areas)
- (i) Basement Lift Lobbies, Basement Drop-off/Waiting Areas, Letterbox Areas, Clubhouse

Natural stone and/or tiles
- (ii) Typical Floor Lift Lobbies

Tiles
- (iii) Staircases

Tiles and/or cement/sand screed with non-slip nosing tiles
- (iv) Basement Car Park and Driveways

Reinforced concrete floor and cement/sand screed floor with hardener to applicable areas

7. WINDOWS

All windows of the apartment shall be powder coated aluminum framed glass sliding and/or casement and/or fixed windows with min. 6mm thick clear and/or tinted and/or acid-etched and/or sandblasted and/or opaque glass (where applicable)

8. DOORS

- a. Apartments
- (i) Main Entrance

Fire-rated solid core timber door
- (ii) Bedrooms, Bathrooms

Solid core timber doors
- (iii) Study (Type C1, C2 [except C2-1], D1)

Timber sliding or sliding-folding door and/or with louvres
- (iv) Bath 1 (Master) and Bath 2

Shower glass swing door with fixed glass panel
- (v) WC (Type C1, C2, D1)

Powder coated aluminum framed swing door with glass panel

- (vi) Kitchen (Type C2 [except C2-1], D1)

Glass sliding door
- (vii) Kitchen (Type C2-1)

Glass sliding door

Timber sliding door with louvres
- (viii) Balcony and Private Enclosed Space (PES)

Powder coated aluminum framed glass sliding door with laminated glass
- b. Common Areas
- (i) Storey Shelter Door

Steel Blast Doors
- c. General
- (i) All glazing to doors shall be minimum 6mm thick tinted and/ or clear and/or reflective and/or frosted glass
- (ii) Good quality locksets and ironmongery

9. SANITARY FITTINGS

- a. Master Bathroom
- (i) 1 shower mixer with rain shower (Hansgrohe)
- (ii) 1 basin (Duravit) with quartz vanity countertop and faucet (Hansgrohe)
- (iii) 1 wall hung water closet with electronic bidet (Duravit) for Type C1, C2, D1
- (iv) 1 wall hung water closet (Duravit) for Type A1-A3, B1-B4
- (v) 1 bidet hand spray for Type A1-A3, B1-B4
- (vi) 1 towel rail and/or robe hook
- (vii) 1 toilet paper roll holder
- (viii) 1 mirror with cabinet
- b. Bathroom 2
- (i) 1 shower mixer (Hansgrohe)
- (ii) 1 basin (Duravit) with quartz vanity countertop and faucet (Hansgrohe)
- (iii) 1 wall hung water closet (Duravit)
- (iv) 1 bidet hand spray
- (v) 1 towel rail and/or robe hook
- (vi) 1 toilet paper roll holder
- (vii) 1 mirror with cabinet

SPECIFICATIONS

- c. WC
- (i) 1 shower set
 - (ii) 1 wall hung basin with faucet
 - (iii) 1 pedestal water closet
 - (iv) 1 bidet hand spray
 - (v) 1 toilet paper roll holder

10. ELECTRICAL INSTALLATION

- a. All electrical wiring are concealed except for electrical wiring in conduits exposed above false ceiling and exposed trunking within distribution board compartments or cabinets, or at AC ledge, which shall be in exposed conduits, trays and/or trunking
- b. Refer to Electrical Schedule for details

11. TV/DATA/TELEPHONE POINTS

Refer to Electrical Schedule for details

12. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard SS 555:2018

13. PAINTING

- a. Internal Walls: Water-based Acrylic Emulsion paint
- b. External Walls: Water-based Acrylic Emulsion paint and/or textured coating to selected walls

14. WATERPROOFING

Waterproofing shall be provided for the floors of Bathrooms, WC, Kitchen, Private Enclosed Space, Balcony, Outdoor Communal Roof Areas, Pools, Pool Decks, Landscape Decks, Planters, Changing Rooms, Toilets, Water Features, RC Roofs and Basement

15. DRIVEWAY AND CAR PARK

- a. Surface Driveways
Stone and/or interlocking concrete pavers
- b. Basement Car Park / Driveways
Reinforced concrete floor and cement/sand screed floor with hardener to applicable areas

16. RECREATION FACILITIES

Ground Floor

- 1 Arrival Pavilion
- 2 Arrival Water Feature
- 3 Entrance Gate
- 4 Entrance Water Feature
- 5 Security Cabin
- 6 Accessible Toilet
- 7 Water Axis
- 8 Meditation Deck

- | | |
|----|-----------------|
| 9 | Bubbler Pool |
| 10 | Sunning Lawn |
| 11 | Reading Corner |
| 12 | Leisure Garden |
| 13 | West Courtyard |
| 14 | East Courtyard |
| 15 | Reflecting Pool |

Rooftop

- 1 Hammock Deck
- 2 Poolside Lounge
- 3 Kids' Pool
- 4 Kids' Play Area
- 5 Skyline Pavilion
- 6 Lounger Deck
- 7 33M Lap Pool
- 8 Outdoor Shower
- 9 Changing/Shower
- 10 Gourmet Terrace with BBQ
- 11 Jacuzzi Pool
- 12 Clubhouse
- 13 Accessible Washroom/Shower
- 14 Party Lawn
- 15 Gym

17. ADDITIONAL ITEMS

- a. Kitchen Cabinets
Kitchen cabinets with quartz countertop complete with
 - 1 sink with mixer (Hansgrohe)
 - High and low level kitchen cabinets
 - 1 cooker hood (V-ZUG)
 - 1 built-in oven (V-ZUG) for all Types except Type C2
 - 1 built-in combi-steam oven (V-ZUG) for Type C2 only
 - 1 built-in steamer (V-ZUG) for Type D1 only
 - Induction hob (V-ZUG) for Types A1-A3, B1-B4, C1
 - Gas and induction hobs (V-ZUG) for Types C2 and D1 only
- b. Bedroom Wardrobe
Built-in wardrobes in laminate finish, comprising of opaque glass sliding door panels for bedrooms (except Study and Utility)
Bulk head shall be installed where necessary
- c. Air-conditioning
Wall mounted air conditioning system (Daikin) to Living/ Dining, Study and Bedrooms
- d. Electrical water heaters
Hot water supply provided to all Bathrooms and Kitchen, except for WC in Types C1, C2 and D1

- e. Refrigerator
- 1 integrated refrigerator (V-ZUG) for all Types except Types C1, C2 and D1
 - 2 integrated refrigerators (V-ZUG) for Type D1
 - 1 freestanding refrigerator (V-ZUG) for Type C1 and C2 only
- f. Washer and Dryer
- Combination washer-dryer (V-ZUG) for all Types except Type D1
 - Washing machine (V-ZUG) and dryer (V-ZUG) for Type D1

- g. Town Gas
Town Gas supplied to Unit Types C2 and D1 only
- h. Security System
 - (i) Proximity card access to lift lobbies, gate and common facilities
 - (ii) Car park barrier system at entrance (next to Security Cabin)
 - (iii) CCTV surveillance for general security
- i. Smart Home System

ELECTRICAL SCHEDULE

[illegible]

NOTES TO SPECIFICATIONS

A Marble/Compressed Marble/Limestone/Granite

Marble/compressed 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/compressed 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. ²Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

B Timber strips

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

C Air-conditioning system

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his own contractor to service the air-conditioning system regularly.

D Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

E Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the Architect’s selection and market availability.

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

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

G Warranties

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

H Web Portal of the Housing Project

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.

I False Ceiling

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect’s sole discretion and final design.

J Glass

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

K Mechanical Ventilation System

Mechanical ventilation fans and ductings are provided to toilets which are not naturally ventilated.

To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

L Prefabricated Bathroom Units

Certain bathroom and WC 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.

M Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/vanity cabinet/mirror.

N 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.

O Mobile Reception

Mobile reception within the Housing Project is subjected to the availability/provision of the respective Telecom/mobile provider(s). The Vendor shall not be liable to the purchaser for inadequate/weak mobile reception as this is not within the purview/control of the Vendor.

P Home Fire Alarm Device (HFAD)

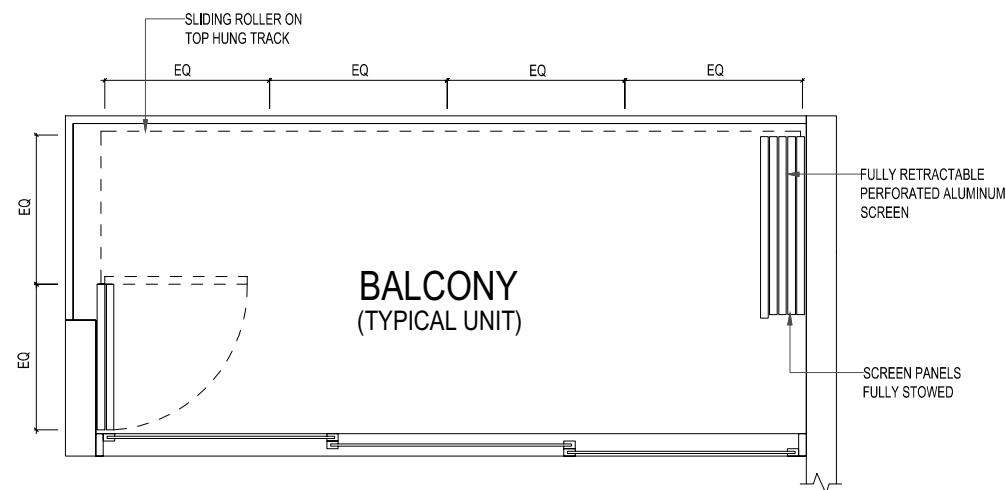
HFAD(s) is (are) provided to give early warning of a fire by sounding an alarm to alert the occupants. The Purchaser is responsible for ensuring that the HFAD(s) is (are) kept in good working condition. The Purchaser is advised to test the HFAD(s) regularly to ensure the HFAD(s) is (are) working.

Q Home Automation

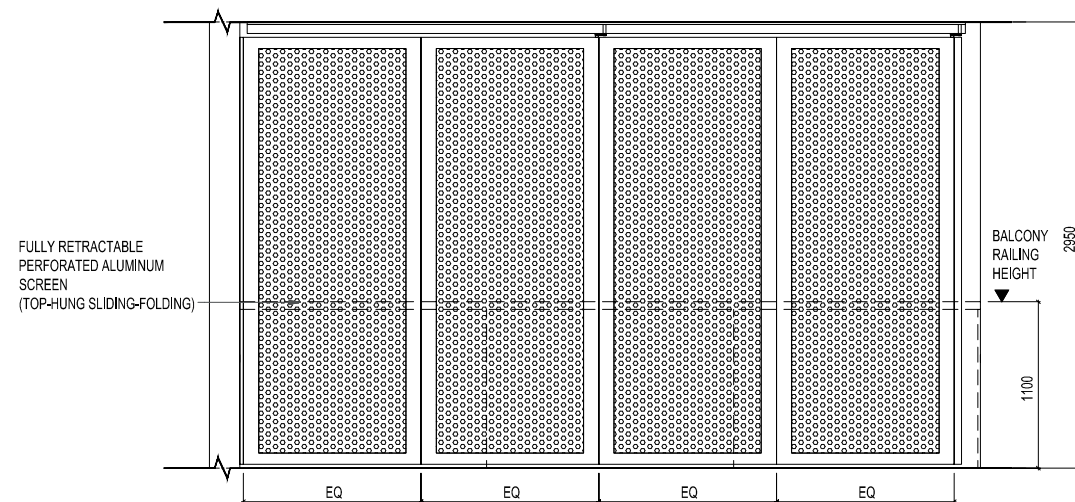
This project is provided with smart home features consisting of a gateway, digital lockset at residential unit entrance and smart air-conditioner control for all fan coil units within the Unit. This smart system is expandable to include other smart home features at Purchaser’s own cost. The Purchaser shall engage his/her own specialist contractor to maintain, repair and upgrade (if necessary) the home automation system on a regular basis so as to ensure its good working condition.

ANNEXURE 1

APPROVED TYPICAL DETAIL OF BALCONY SCREEN



TYPICAL UNIT BALCONY PLAN



VIEW OF BALCONY SCREEN IN CLOSED POSITION

0 0.5 1 2m

THE BALCONY(IES) AND PRIVATE ENCLOSED SPACE(S) (IF ANY) SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. THE ABOVE ILLUSTRATION IS PROVIDED AS A GUIDE ONLY. PURCHASERS MAY INSTALL THE APPROVED BALCONY SCREEN AT THE BALCONY(IES) AND PRIVATE ENCLOSED SPACE(S) (IF ANY) AT THE UNIT AT PURCHASERS' OWN COST.

ABOUT THE DEVELOPER

Established in 1969 and listed on the Singapore Stock Exchange in 1973, Tuan Sing Holdings Limited is an investment holding company with interests in multiple industries, particularly in the areas of property development, property investment and hotel investment. Headquartered in Singapore, the Group has over 60 subsidiaries, joint ventures and associates serving a broad spectrum of customers through its workforce of employees across the Asia Pacific region. Tuan Sing is a recognised property developer of quality residential, commercial and industrial properties in Singapore and China.



CLUNY PARK RESIDENCE

Cluny Park Residence is a 52-unit luxury residential development located directly opposite the Botanic Gardens. It is the one and only freehold condominium along Cluny Park Road. The development occupies a land area of approximately 4,544 square metres and is easily accessible via the Botanic Gardens MRT station. Designed by renowned SCDA Architects, the architecture of Cluny Park Residence is precisely moulded into a canvas for a modern lifestyle with quality designer fittings and appliances.



SENNETT RESIDENCE

Sennett Residence is a 99-year leasehold development comprising three distinct towers with unique cantilevered penthouses and one low rise block. The development offers 1 to 4 bedroom units and penthouses with private roof pool terrace. Conveniently situated immediately next to the Potong Pasir MRT station and in close proximity to major expressways, Sennett Residence offers residents easy excess to the city.



MONT TIMAH

Mont Timah is a 99-year leasehold development situated on elevated ground at Hindhede Drive abutting the Bukit Timah Nature Reserve. The development comprises 32 exclusive strata units of spacious cluster housing, each with a courtyard, a private lift and a roof terrace offering a commanding view of the rainforest. Designed by President's Design Award 2011 winner, Chan Sau Yan & Associates, its cluster home concept with a modern contemporary tropical design blends a condominium lifestyle and landed home living. Mont Timah was awarded with BCA Green Mark (Gold) as well as Best Housing at the 2012 South East Asia Property Awards.



SELETAR PARK RESIDENCE

Seletar Park Residence is an exclusive five-storey residential development with 276 luxurious 1 to 4 Bedroom units and penthouses. Designed by award-winning SCDA Architects, the 99-year leasehold residential development is located within the established Seletar Hills private estate, close to the upcoming Seletar Aerospace Park. It enjoys easy access to the rest of Singapore via the Central Expressway and Tampines Expressway, and is near the Yio Chu Kang MRT station and Fernvale LRT station.

CALL 8338 2028 / 8338 8280
OR VISIT WWW.PEAKRESIDENCE.COM.SG



TUAN SING HOLDINGS LIMITED

9 Oxley Rise, #03-02, The Oxley, Singapore 238697, Tel: 6223 7211, Fax: (65) 6224 1085 (General), Fax: (65) 6733 3835 (Corporate Affairs) Website: www.tuansing.com, Email: salesenquiry@tuansing.com

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Developer – TSRC Novena Pte. Ltd. • UEN : 201816125D • Housing Developer's Licence No. – C1311 • Tenure of Land : Estate in fee simple • Encumbrances : Mortgage(s) in favour of United Overseas Bank Limited • Location : MK 17 on Lots 5593K & 9148V at Thomson Road • Expected Date of Vacant Possession: 7 February 2025 • Expected Date of Legal Completion : 7 February 2028



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