



Grandeur Park

Residences | 豪佳苑



THE PINNACLE OF LUXE WELLNESS LIVING





BODY
Built to shape your body

MIND
Designed to free your mind

SOUL
Created to soothe your soul

Presenting Grandeur Park Residences, designed for a much-desired healthy and holistic lifestyle. It integrates wellness into every aspect, every day, every moment. Enjoy collections of facilities for your Body, Mind and Soul complemented by a host of wellness services and programmes. Situated facing low lying landed residences, unobstructed views and vista towards the sea are aplenty within the development for selected blocks.

LUXE WELLNESS BECOMES A STYLE OF LIFE

BODY

- 1 50m Infinity Pool
- 2 Aqua-aerobic Pool
- 3 Aqua Reflexology
- 4 Aqua Gymnasium
- 5 Omnia Fitness Pavilion
- 6 Outdoor Gym
- 7 Warm Up Lawn
- 8 Foot Reflexology Path
- 9 Family Gymnasium (2nd Level)
- 10 Fitness Studio
- 11 Jogging Trail
- 12 Forest Fitness Corner
- 13 Tennis Court

MIND

- 14 Water Bay
- 15 Outdoor Jacuzzi
- 16 Water Bed
- 17 Day Bed Grove
- 18 Ripple Bay
- 19 Sensory Spa Jet
- 20 Sunning Deck
- 21 Meditation Deck
- 22 Yoga Deck
- 23 Laundrette
- 24 Himalayan Salt Room
- 25 Changing Room
- 26 Steam Room
- 27 Ice Therapy Corner
- 28 Concierge
- 29 Hillside Spa
- 30 Waterfall Spa
- 31 Bubbling Reflective Pool
- 32 Chillout Cabana
- 33 Floating Cabana
- 34 Reading Cabana
- 35 Canopy Walk
- 36 Sky Terrace
- 37 Side Gate (Covered Linkway to MRT)
- 38 Bicycle DIY Space
- 39 Childcare Centre
- 40 Parcel Collection Station
- 41 Management Office

SOUL

- 42 Entree Clubhouse
- 43 Poolside Lawn
- 44 Lookout Deck
- 45 Water Courtyard
- 46 Chillout Lawn
- 47 Family Deck
- 48 Courtyard Deck
- 49 Party Deck
- 50 Waterfall Terrace
- 51 Party Lawn
- 52 Multi-purpose Room
- 53 Function Room
- 54 Theatre
- 55 Games Room
- 56 Jamming Studio
- 57 Chillout Deck (2nd Level)
- 58 Ecopond
- 59 Forest Deck
- 60 Spice Garden
- 61 Hammock Garden
- 62 The Valley Lobby
- 63 Fireflies Forest
- 64 Heliconia Garden
- 65 Mist Garden

KIDS' CLUB

- 83 Kid's Pool
- 84 Kid's Alfresco
- 85 Kid's Club
- 86 Kid's Gym
- 87 Kid's Water Play
- 88 Grassland Adventure Zone
- 89 Forest Adventure Zone
- 90 Flower Field Adventure Zone

OTHERS

- BC Bin Centre
- SS Substation
- SH Shops
- GH Guardhouse





90

BREATHTAKING FACILITIES



Scenic welcome at the Grand Entrance

A HOME THAT TAKES YOUR BREATH AWAY

Admire the scenery from the lookout deck, then chill at the Entree Clubhouse. Coming home will be an experience for the heart and soul. Grandeur Park Residences gives you peace of mind with its integrated shops and Childcare Centre. When all your needs are met, your daily routine becomes so much easier.



Integrated Shops for your convenience



Childcare Centre within the premises for ease and comfort of working parents



Comprehensive 3G Family Gymnasium at the heart of the development

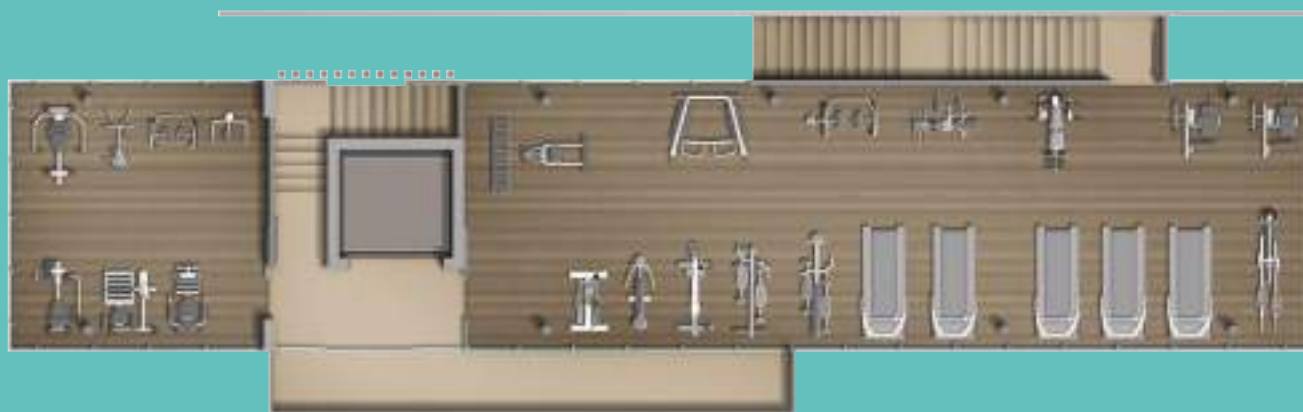
A BODY OF FACILITIES FOR YOUR TOTAL FITNESS

FITNESS STUDIO



The Body collection of facilities focuses on the physical body. The 3G Family Gymnasium offers specially selected fitness equipment for the whole family to stay energetic and fit. The Fitness Studio offers a spacious area for group fitness, yoga and other wellness lessons. Exercise outdoors at the OMNIA Fitness Pavilion equipped with the OMNIA Fitness System, a most versatile functional training system for multiple users and perfect for quick efficient workouts.

3G FAMILY GYMNASIUM



Grandparents can now enjoy a workout in the 3G Family Gymnasium



Kids can also join in to make your fitness routine a family affair



Versatile OMNIA Fitness System for a dynamic workout

OMNIA FITNESS PAVILION



BODY

Make a splash in the 50m Infinity Pool. Tone your muscles at the Aqua-aerobic Pool or Aqua Gymnasium. Relax in the Aqua Reflexology pool or chill out in the Outdoor Jacuzzi.



Swim in the 50m Infinity Pool

Exercise at the Aqua-aerobic Pool



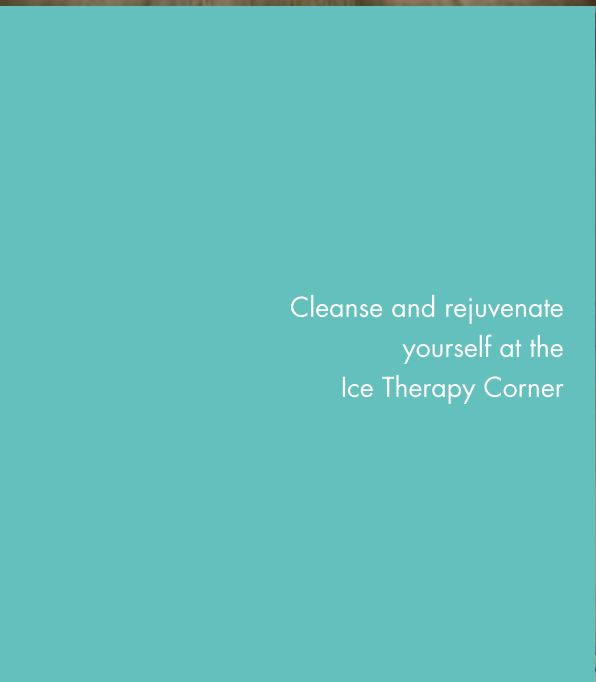
Aqua Gymnasium and Aqua Reflexology for a refreshing workout



Relax in the
Himalayan
Salt Room

A DIFFERENT WELLNESS EXPERIENCE FOR THE MIND

Capture the scenic views from the Floating Cabana
and Reading Cabana



Cleanse and rejuvenate
yourself at the
Ice Therapy Corner



Indulge your
senses with the
Sensory Spa Jets



Luxuriate in the
Steam Room



Artist's Impression



Engage a personal masseur and relax
at the Hillside Spa

Artist's Impression

In the Mind collection of facilities, the Sensory Spa Jets eases you into a totally sublime mood with its different water pressures, choreographed together with ambient lighting. You can then relax in the Steam Room before cooling down in the Ice Therapy Corner. The shaved ice cleans the pores of your skin, reduces wrinkles and boosts skin radiance, leaving you totally refreshed. Last, head to the innovative Himalayan Salt Room made of salt bricks obtained from a mineral mine 800 metres below the sea, where the evaporated minerals with anti-bacterial and anti-inflammatory properties allows your body to rest and recharge, relieves ailments and allergies and improves your skin.





SOULFUL BONDING AT THE THEMATIC HILLTOP DINING PAVILIONS AND MORE

The Soul collection of facilities nurtures the building of bonds and fostering of close connections. The journey up the winding steps through lush greenery to the Thematic Hilltop Dining Pavilions offers picturesque views. At the serene hilltop, you will be spoilt for choice. Enjoy family bonding and strengthen ties with friends at the Western or Oriental Hilltop Dining Pavilion. Bask in the moonlight at the BBQ Pavilion. Challenge your mind at the Jumbo Chess Lawn and let yourself loose in the Maze Garden. For those who prefer to stay indoors, the comprehensive Clubhouse has a Jamming Studio, Games Room and Theatre.

Immersive fun at the Clubhouse



Artist's Impression



Artist's Impression



Artist's Impression

Gather with friends and family at the elevated Hilltop Dining Pavilions

Party at the BBQ Pavilions and Chess Garden

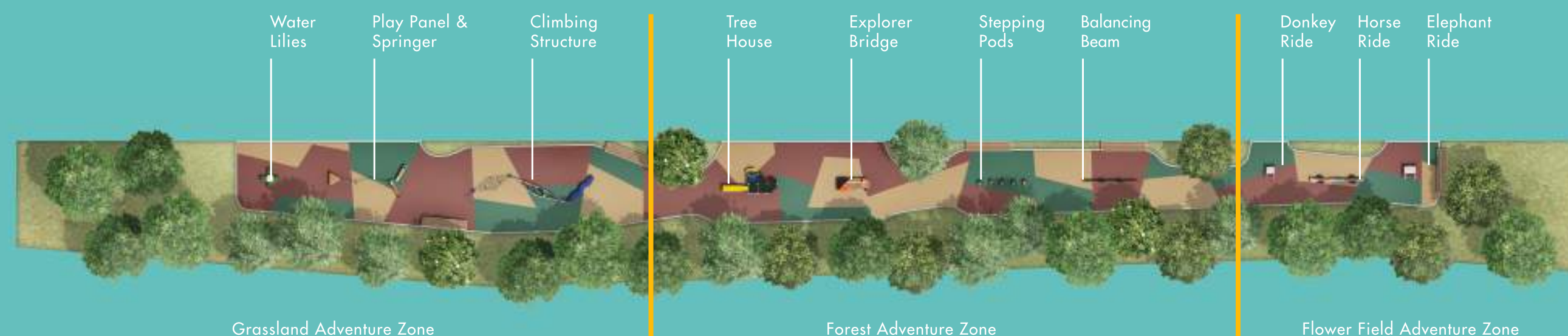




FUN EXCITEMENT AT THE EXCLUSIVE GRANDEUR KIDS' CLUB

The Grandeur Kids' Club is a kid's world. Your children can work out at the Kid's Gym, have fun at the Kid's Waterplay, develop their swimming skills at the Kid's Pool, and enjoy their meals with friends at the Kid's Alfresco. Your children's imagination will be ignited at the exhilarating Adventure Zones, offering them an exciting experience with its treehouse, explorer bridge, see-saws and climbing structures. While your children are enjoying themselves in their world, you can enjoy precious time of your own.

Boundless entertainment and excitement for the little ones at the Grandeur Kids' Club



Delight the kids with wild imaginations and fun at the 70m Adventure Zone





Bicycle DIY Space



Cooking Classes



Violin Lessons



Guitar Lessons

LESSONS FOR LIFELONG LEARNING AND LIFESTYLE ENJOYMENT

Every day in Grandeur Park Residences is an enriching one. The Grandeur Club offers its exclusive members a wide range of enriching lessons. These lessons include swimming, tennis, cooking lessons, fitness lessons by Amore Fitness and guitar and violin lessons by the Mandeville Conservatory of Music.



Group Fitness Classes

Tennis Lessons

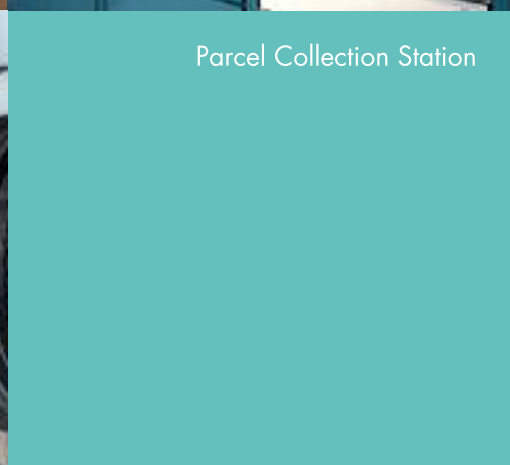
A RANGE OF SERVICES FOR YOUR ULTIMATE CONVENIENCE

Designed to ease your mind and free your time to do what you love, Grandeur Park Residences provides personal concierge services* that is further facilitated through the iPlus mobile application with a wide array of curated services from home cleaning, handy man services, laundry to pet grooming services and more. The iPlus suite of features also allow you to access the other condo facilities at the comfort of your home, such as booking of facilities and sending a request to your condo management team. Grandeur Park Residences also features a Parcel Collection Station for easy collection of your parcels - making online shopping completely hassle free - and Bicycle DIY Space to tune your bicycle within the comfort of your condominium compound.

*Fee-based services



Laundrette



Pet Grooming Services*



i-Concierge Services via the iPlus App



Workout Classes



SMART HOME, PERFECT HOME

The smart home system comprises of the portable wireless Smart Home Gateway that empowers you with the flexibility to control and automate your home according to your lifestyle needs. The provision for Grandeur Park Residences includes a wifi pan and tilt camera with motion detection function, night vision, cloud storage and 2-way audio,

which allows you to monitor your home remotely through the smart home mobile application thus giving you the peace of mind knowing that your loved ones are safe and sound. In addition, the Grandeur Park Residences smart home system enables you to connect with the Yale® Biometric Digital Lockset provided in every household for utmost security control. It also allows home owners the ease of adding on other compatible smart devices and features* in the future according to the individual lifestyle needs without changing the electrical wiring at their home. These features include remote control, lighting control, door and window sensor, energy management and more.

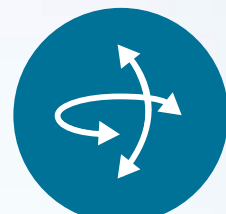


Smart Home Gateway

Yale® Biometric Digital Lockset

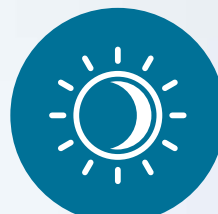
EXCLUSIVE FOR GRANDEUR PARK RESIDENCES BUYERS

- Smart Home Gateway with wifi camera
- Yale® Biometric Digital Lockset



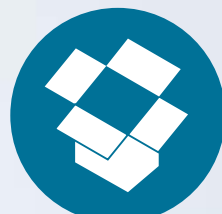
Pan & Tilt Camera

To monitor what's happening at home when you're away



Night Vision

Night vision capability for added security



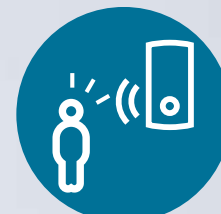
Cloud Storage For Video Images

Record and store in the Dropbox



SD Card Storage

Alternative storage on SD Card



2 Way Audio

Allow family members at home to have a 2 way communication through the device



Motion Sensor

Detect motion and monitoring



In-Built Siren

Speaker alarm function triggered by motion detection with push notification to mobile devices.

FUTURE POTENTIAL ADD-ONS*



Remote Air-Con Control

Power on/off air conditioner and control temperature remotely



Remote Lighting Control

Control, automate and monitor your lights remotely



Remote Door Sensor

Monitor the opening of doors for added security



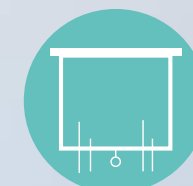
Remote Window Sensor

Monitor movements of windows



Energy Management System

Energy consumption monitoring



Motorised Blinds System

Control and automate the motorised window blinds remotely



Panic/Emergency Button

Quick access panic button to seek urgent assistance

*Terms and conditions apply. The add-on compatible smart devices and features are not part of the provision for Grandeur Park Residences buyers. Buyers can choose to separately purchase the add-on compatible smart devices and features from the Smart Home vendor or any other vendors and install at their own cost after the handover of the unit.



LIVING WELL, LIVING LUXURIOUSLY

At Grandeur Park Residences, you can choose from a wide range of unit types ranging from 1 to 5-bedroom apartments to suit your family size and lifestyle preferences.

Making home sweet home complete are stylish fittings and quality finishes. In your kitchen are quality appliances from Smeg. Your luxurious bathrooms are appointed with deluxe sanitary fittings from Hansgrohe and sanitary wares from Roca. Laundry is a breeze with your Whirlpool washing machine.



Smeg appliances



Bathroom fittings from Hansgrohe



Sanitary wares from Roca





The convenience of having an MRT station at your doorstep

CONNECTION IS A BREEZE

Enjoy great convenience and connectivity at Grandeur Park Residences by train, land, sea and air. A 1 minute covered linkway walk connects you directly to the Tanah Merah MRT Station taking you downtown, Changi Business Park or Changi Airport. Driving is always convenient with swift access to the East Coast Parkway (ECP) and Pan Island Expressway (PIE). The island getaways of Indonesia are easily accessible via nearby Tanah Merah Ferry Terminal. Travel by air is easy with Changi Airport just two MRT stops away.



Covered linkway access to the MRT station



Tanah Merah Ferry Terminal

9 MRT STOPS TO CITY HALL

7 MINS TO 3 COUNTRY CLUBS

2 MRT STOPS TO JEWEL AT CHANGI AIRPORT

5 MINS TO 2 MAJOR EXPRESSWAYS (PIE & ECP)

1 MRT STOP TO EXPO / CHANGI BUSINESS PARK / SUTD


4 MINS TO BEDOK PARK CONNECTOR

1 MRT STOP TO BEDOK MALL

3 MINS TO SIMPANG BEDOK

1 MIN SHELTERED WALK TO TANAH MERAH MRT

1 KM TO TEMASEK PRI SCH



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Changi Airport



Connectivity to PIE and ECP



Red Swastika School



Singapore University of
Technology and Design



Anglican
High School



A heritage of good
food such as
Bak Chor Mee
and Bedok
Chiew Kueh

Katong
Laksa



Trendy cafés

A LOCATION WHERE YOU CAN ENJOY ALL- ROUND CONVENIENCE, ALL YEAR ROUND

Parkway Parade, one of Singapore's biggest suburban malls catering to your family's every need, is a short drive away. Bedok Mall is just 1 MRT stop away. Tampines Mall, Tampines One and Century Square stand together in the biggest retail cluster of the East. Changi City Point boasts factory outlets of various popular brands. Easily accessible is I12 Katong, the premier lifestyle and F&B hub in the East, and located just across the famous Katong Laksa. Simpang Bedok is also nearby for you to enjoy a delectable range of heritage food. Next to Changi Airport, the upcoming Jewel at Changi Airport will offer 134,000sqm of retail and dining options including top international brands and home-grown names. The Singapore Expo is also just one MRT stop away and boasts plenty of exhibitions and events for the savvy consumer.

Parents will also be overjoyed knowing that in close proximity is a host of prestigious and renowned schools such as Red Swastika School, Anglican High School, Temasek Junior College, Singapore University of Technology and Design and other international schools.

Tee off at National Service Resort and Country Club, Tanah Merah Country Club or Laguna Country Club. Cycle at the park connectors, jog to East Coast or to the thrills and sports at the Bedok Reservoir adventure park. When there are so many options available for the whole family, every day can be filled with wholesome fun.



Artist's Impression

Jewel at Changi Airport



Singapore Expo



Cycling at the
park connectors



Bedok Mall



Parkway Parade



Forest Adventure at
Bedok Reservoir



Kayaking at
East Coast Park



3 Golf Courses nearby



East Coast Lagoon
Food Village



Fishing at
Bedok Jetty

DEVELOPER'S PROFILE

CEL is a wholly-owned subsidiary of Chip Eng Seng Corporation Ltd, a public listed company in Singapore since 1999.

Spearheading the Group's portfolio in property development and investments, CEL has over the years established itself as one of the industry's fastest rising names. With development projects and investments interests in Singapore, Vietnam and Australia, CEL Development Pte Ltd has established impressive growth in recent years.

We also ventured into hospitality business following the opening of our maiden hotel, Park Hotel Alexandra in 2015 with the intention of growing our hospitality portfolio to foster a stronger presence in the industry.

Being a dynamic organisation, we've built our success on the foundations of solid ethical practices and quality standards supported by our vast experience in the areas of property development and property investment.

CEL's vision: "To be a leading multi-discipline property development company of choice, one that is synonymous with creating quality homes with outstanding build quality and investment value, thereby creating sustainable value to its shareholders and customers and being a socially responsible corporate organisation."

And with our valued standard practices and dynamic approach, we aim to scale higher heights in the coming years and strive to deliver our promise of quality homes for today and tomorrow.

HIGH PARK RESIDENCES



ALEXANDRA CENTRAL



WILLIAMSONS ESTATE





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FLOOR PLANS



9 MRT STOPS TO CITY HALL	2 MRT STOPS TO JEWEL AT CHANGI AIRPORT	1 MRT STOP TO EXPO / CHANGI BUSINESS PARK / SUTD	1 MRT STOP TO BEDOK MALL	1 MIN SHELTERED WALK TO TANAH MERAH MRT
7 MINS TO 3 COUNTRY CLUBS	5 MINS TO 2 MAJOR EXPRESSWAYS (PIE & ECP)	4 MINS TO BEDOK PARK CONNECTOR	3 MINS TO SIMPANG BEDOK	1 KM TO TEMASEK PRI SCH

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A HOME THAT TAKES YOUR BREATH AWAY

Presenting Grandeur Park Residences, designed for a much-desired healthy and holistic lifestyle. It integrates wellness into every aspect, every day, every moment. Enjoy 90 breathtaking facilities for your Body, Mind and Soul, and great convenience and connectivity with a 1 minute walk to Tanah Merah MRT Station via a covered linkway. The exclusive Grandeur Club delights with curated concierge services*, iConcierge via mobile application and lifestyle enrichment lessons; while the Grandeur Kids' Club amazes with exciting facilities like Kid's Pool, Kid's Gym, Kid's Water Play, Kid's Alfresco and the 70m Adventure Zone with its 3 thematic fun zones. Your residence is equipped with a smart home system that empowers you to monitor it remotely to give you peace of mind. Making home sweet home complete are stylish and high quality fittings from Smeg, Roca, Hansgrohe and Geberit. Choose your perfect home from a wide selection of unit types from 1 to 5-bedroom.

*Fee-based services



LUXE WELLNESS BECOMES A STYLE OF LIFE

BODY

- 50m Infinity Pool
- Aqua-aerobic Pool
- Aqua Reflexology
- Aqua Gymnasium
- Omnia Fitness Pavilion
- Outdoor Gym
- Warm Up Lawn
- Foot Reflexology Path
- Family Gymnasium (2nd Level)
- Fitness Studio
- Jogging Trail
- Forest Fitness Corner
- Tennis Court

SOUL

- Entree Clubhouse
- Poolside Lawn
- Lookout Deck
- Water Courtyard
- Chillout Lawn
- Family Deck
- Courtyard Deck
- Party Deck
- Waterfall Terrace
- Party Lawn
- Multi-purpose Room
- Function Room
- Theatre
- Games Room
- Jamming Studio
- Chillout Deck (2nd Level)
- Ecopond
- Forest Deck
- Spice Garden
- Hammock Garden
- The Valley Lobby
- Fireflies Forest
- Heliconia Garden
- Mist Garden
- Fern Garden
- Hillside Greenery

MIND

- Floating Cabana
- Reading Cabana
- Canopy Walk
- Sky Terrace
- Side Gate (Covered Linkway to MRT)
- Bicycle DIY Space
- Childcare Centre
- Parcel Collection Station
- Management Office

KIDS' CLUB

- Kid's Pool
- Kid's Alfresco
- Kid's Club
- Kid's Gym
- Kid's Water Play
- Grassland Adventure Zone
- Forest Adventure Zone
- Flower Field Adventure Zone

OTHERS

- Bin Centre
- Substation
- Shops
- Guardhouse

THE PINNACLE OF LUXE WELLNESS LIVING

SCHEMATIC DIAGRAM

Block 1 Bedok South Avenue 3 S(465461)

Floor/Unit	1	2	3	4	5	6	7	8	9	10	11	12	13	14
15	2D1-PH	2C3-PH	2C3-PH	2D3α-PH	2D3-PH	2C2-PH	1B1-PH	1B1-PH	1B1-PH	2C2-PH			1S2-PH	2D1-PH
14	2D1	2C3	2C3	2D3α	2D3	2C2	1B1	1B1	1B1	2C2	3C1c	3C1	1S2	2D1
13	2D1	2C3	2C3	2D3α	2D3	2C2	1B1	1B1	1B1	2C2	3C1c	3C1	1S2	2D1
12	2D1	2C3	2C3	2D3α	2D3	2C2	1B1	1B1	1B1	2C2	3C1c	3C1	1S2	2D1
11	2D1	2C3	2C3	2D3α	2D3	2C2	1B1	1B1	1B1	2C2	3C1c	3C1	1S2	2D1
10	2D1	2C3	2C3	2D3α	2D3	2C2	1B1	1B1	1B1	2C2	3C1c	3C1	1S2	2D1
9	2D1	2C3	2C3	2D3α	2D3	2C2	1B1	1B1	1B1	2C2	3C1c	3C1	1S2	2D1
8	2D1	2C3	2C3	2D3α	2D3	2C2	1B1	1B1	1B1	2C2	3C1c	3C1	1S2	2D1
7	2D1	2C3	2C3	2D3α		2C2	1B1	1B1	1B1	2C2	3C1c	3C1	1S2	2D1
6	2D1	2C3	2C3	2D3α		2C2	1B1	1B1	1B1	2C2	3C1c	3C1	1S2	2D1
5	2D1	2C3	2C3	2D3α		2C2	1B1	1B1	1B1	2C2	3C1c	3C1	1S2	2D1
4	2D1	2C3	2C3	2D3α		2C2-G	1B1-G	1B1-G	1B1-G	2C2-G	3C1c-G	3C1	1S2	2D1
3	2D1	2C3	2C3	2D3α								3C1	1S2	2D1
2	2D1	2C3	2C3	2D3α								3C1	1S2	2D1
1	2D1-G	2C3-G	2C3-G	2D3α-G								3C1-G	1S2-G	2D1-G

Block 3 Bedok South Avenue 3 S(465462)

Floor/Unit	15	16	17	18	19	20	21	22
15								
14	2C1α-PH	3C1α-PH	3C1f-PH	2S1-PH	2S1-PH	3C1c-PH	3C1c-PH	
13	2C1α	3C1α	3C1f	2S1	2S1	3C1c	3C1c	2C1
12	2C1α	3C1α	3C1f	2S1	2S1	3C1c	3C1c	2C1
11	2C1α	3C1α	3C1f	2S1	2S1	3C1c	3C1c	2C1
10	2C1α	3C1α	3C1f	2S1	2S1	3C1c	3C1c	2C1
9	2C1α	3C1α	3C1f	2S1	2S1	3C1c	3C1c	2C1
8	2C1α	3C1α	3C1f	2S1	2S1	3C1c	3C1c	2C1
7	2C1α	3C1α	3C1f	2S1	2S1	3C1c	3C1c	2C1
6	2C1α	3C1α	3C1f	2S1	2S1	3C1c	3C1c	2C1
5	2C1α	3C1α	3C1f	2S1	2S1	3C1c	3C1c	2C1
4	2C1α-G	3C1α-G	3C1f	2S1	2S1	3C1c	3C1c-G	2C1-G
3				2S1	2S1	3C1c		
2				2S1	2S1	3C1c		
1				2S1-G	2S1-G	3C1c-G		

Block 5 Bedok South Avenue 3 S(465463)

Floor/Unit	23	24	25	26
15				
14	5L1-PH	5L-PH	5L-PH	
13	5L1	5L	5L	5L1
12	5L1	5L	5L	5L1
11	5L1	5L	5L	5L1
10	5L1	5L	5L	5L1
9	5L1	5L	5L	5L1
8	5L1	5L	5L	5L1
7	5L1	5L	5L	5L1
6	5L1	5L	5L	5L1
5	5L1	5L	5L	5L1
4	5L1	5L	5L	5L1
3	5L1	5L	5L	5L1
2	4L1	4L	4L	4L1
1	4L1-G	4DP-G	4L-G	4DP1-G

Block 7 Bedok South Avenue 3 S(465464)

Floor/Unit	27	28	29	30	31	32	33	34
15								
14		4D1α-PH	3D1-PH	2S1-PH	2S1-PH	3D2α-PH	3D2-PH	2C1-PH
13	2C1α	4D1α	3D1	2S1	2S1	3D2α	3D2	2C1
12	2C1α	4D1α	3D1	2S1	2S1	3D2α	3D2	2C1
11	2C1α	4D1α	3D1	2S1	2S1	3D2α	3D2	2C1
10	2C1α	4D1α	3D1	2S1	2S1	3D2α	3D2	2C1
9	2C1α	4D1α	3D1	2S1	2S1	3D2α	3D2	2C1
8	2C1α	4D1α	3D1	2S1	2S1	3D2α	3D2	2C1
7	2C1α	4D1α	3D1	2S1	2S1	3D2α	3D2	2C1
6	2C1α	4D1α	3D1	2S1	2S1	3D2α	3D2	2C1
5	2C1α	4D1α	3D1	2S1	2S1	3D2α	3D2	2 C1
4	2C1α	4D1α	3D1	2S1	2S1	3D2α	3D2	2C1
3	2C1α	4D1α	3D1	2S1	2S1	3D2α	3D2	2C1
2	2C1α	4D1α	3D1	2S1	2S1	3D2α	3D2	2C1
1	2C1α-G	4D1α-G	3D1-G	2S1-G	2S1-G	3D2α-G	3D2-G	2C1-G

Block 9 Bedok South Avenue 3 S(465465)

Floor/Unit	35	36	37	38	39	40	41	42
15	2C1α-PH	3C1g-PH	4C1α-PH	2S1-PH	2S1-PH	4D1-PH	4C1-PH	
14	2C1α	3C1g	4C1α	2S1	2S1	4D1	4C1	2C1
13	2C1α	3C1g	4C1α	2S1	2S1	4D1	4C1	2C1
12	2C1α	3C1g	4C1α	2S1	2S1	4D1	4C1	2C1
11	2C1α	3C1g	4C1α	2S1	2S1	4D1	4C1	2C1
10	2C1α	3C1g	4C1α	2S1	2S1	4D1	4C1	2C1
9	2C1α	3C1g	4C1α	2S1	2S1	4D1	4C1	2C1
8	2C1α	3C1g	4C1α	2S1	2S1	4D1	4C1	2C1
7	2C1α	3C1g	4C1α	2S1	2S1	4D1	4C1	2C1
6	2C1α	3C1g	4C1α	2S1	2S1	4D1	4C1	2C1
5	2C1α	3C1g	4C1α	2S1	2S1	4D1	4C1	2C1
4	2C1α	3C1g	4C1α	2S1	2S1	4D1	4C1	2C1
3	2C1α	3C1g	4C1α	2S1	2S1	4D1	4C1	2C1
2		3C1g	4C1α	2S1	2S1	4D1	4C1	
1		3C1g-G	4C1α-G	2S1-G	2S1-G	4D1-G	4C1-G	

Block 11 Bedok South Avenue 3 S(465466)

Floor/Unit	43	44	45	46	47	48	49	50	51	52	53
15	2C4-PH	1B2-PH	3C1-PH	3C1d-PH	2D2-PH	1S1-PH	1S1-PH	2D2-PH	3C1b-PH		2C2-PH
14	2C4	1B2	3C1	3C1d	2D2	1S1	1S1	2D2	3C1b	3C1e	2C2
13	2C4	1B2	3C1	3C1d	2D2	1S1	1S1	2D2	3C1b	3C1e	2C2
12	2C4	1B2	3C1	3C1d	2D2	1S1	1S1	2D2	3C1b	3C1e	2C2
11	2C4	1B2	3C1	3C1d	2D2	1S1	1S1	2D2	3C1b	3C1e	2C2
10	2C4	1B2	3C1	3C1d	2D2	1S1	1S1	2D2	3C1b	3C1e	2C2
9	2C4	1B2	3C1	3C1d	2D2	1S1	1S1	2D2	3C1b	3C1e	2C2
8	2C4	1B2	3C1	3C1d	2D2	1S1	1S1	2D2	3C1b	3C1e	2C2
7	2C4	1B2	3C1	3C1d	2D2	1S1	1S1	2D2	3C1b	3C1e	2C2
6	2C4	1B2	3C1	3C1d	2D2	1S1	1S1	2D2	3C1b	3C1e	2C2
5	2C4	1B2	3C1	3C1d	2D2	1S1	1S1	2D2	3C1b	3C1e	2C2
4	2C4	1B2	3C1	3C1d	2D2	1S1	1S1	2D2	3C1b	3C1e	2C2
3	2C4	1B2	3C1	3C1d	2D2	1S1	1S1	2D2	3C1b	3C1e	2C2
2	2C4	1B2	3C1	3C1d	2D2	1S1	1S1	2D2			2C2
1	2C4-G	1B2-G	3C1-G	3C1d-G	2D2-G	1S1-G	1S1-G	2D2-G			2C2-G

Block 3 Bedok South Avenue 3 S(465462)

Shops

#B1-01 #B1-02

LEGEND

1-BEDROOM

2-BEDROOM COMPACT

3-BEDROOM COMPACT

4-BEDROOM COMPACT

4-BEDROOM PREMIUM

SHOPS

1-BEDROOM + STUDY

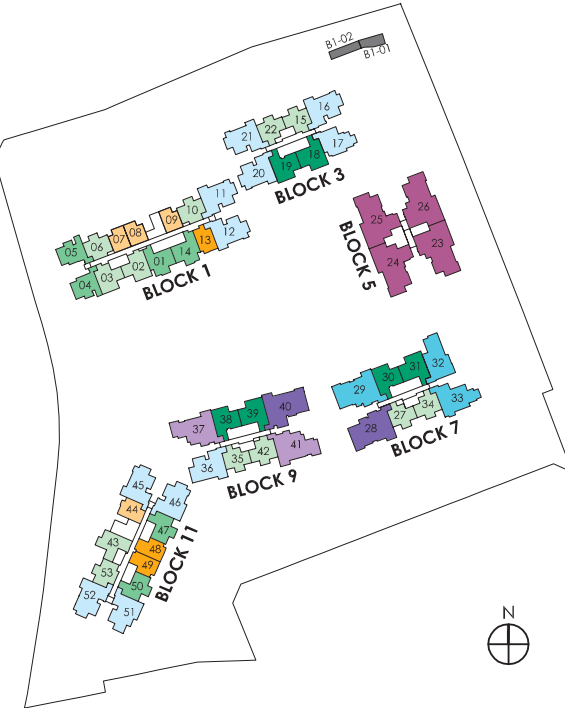
2-BEDROOM DELUXE

3-BEDROOM DELUXE

4-BEDROOM DELUXE

5-BEDROOM PREMIUM

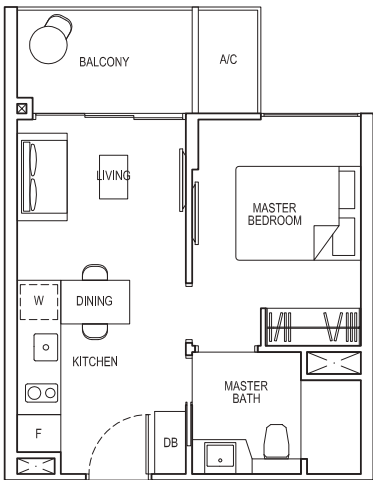
2-BEDROOM + STUDY



1-BEDROOM

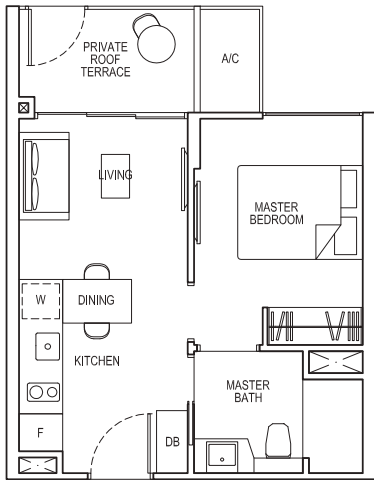
TYPE 1B1

Area: 39 sq m (include 2 sq m A/C LEDGE, 5 sq m BALCONY)
Unit(s): #05-07* TO #14-07*
#05-08 TO #14-08
#05-09 TO #14-09



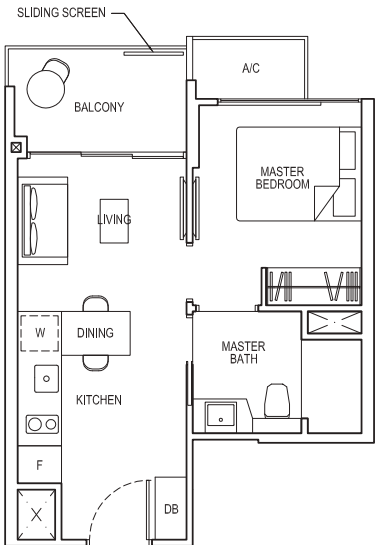
TYPE 1B1-G

Area: 39 sq m (include 2 sq m A/C LEDGE, 5 sq m PRIVATE ROOF TERRACE)
Unit(s): #04-07*
#04-08
#04-09



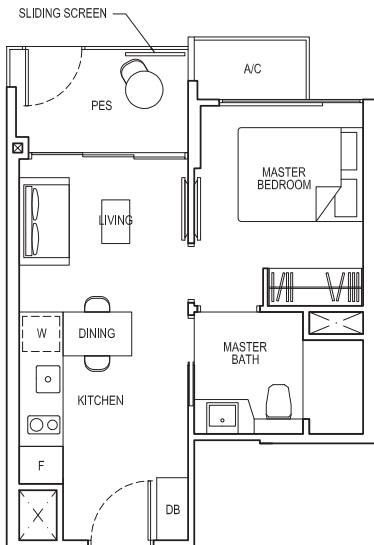
TYPE 1B2

Area: 39 sq m (include 2 sq m A/C LEDGE, 5 sq m BALCONY)
Unit(s): #02-44 TO #14-44



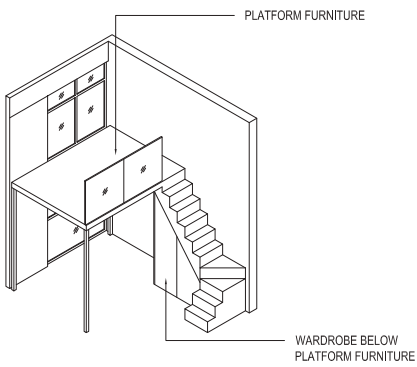
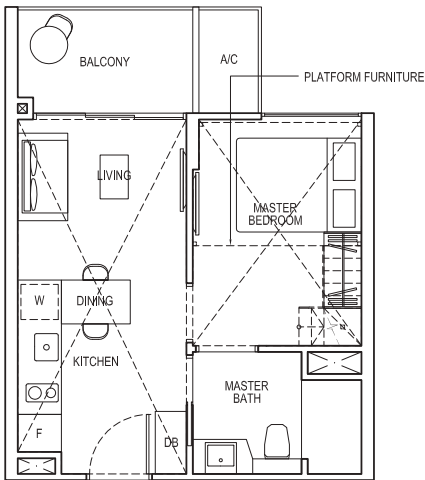
TYPE 1B2-G

Area: 39 sq m (include 2 sq m A/C LEDGE, 5 sq m PES)
Unit(s): #01-44

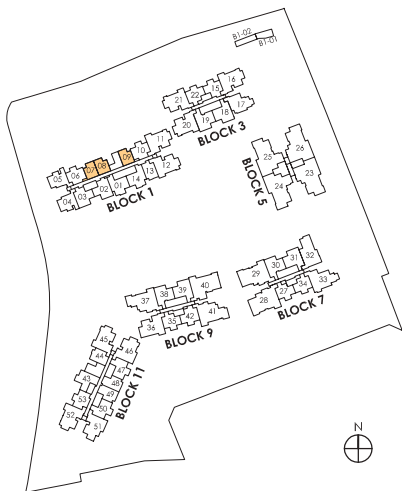


TYPE 1B1-PH

Area: 66 sq m (include 2 sq m A/C LEDGE, 5 sq m BALCONY, 27 sq m VOID)
Unit(s): #15-07*
#15-08
#15-09



ISOMETRIC VIEW**

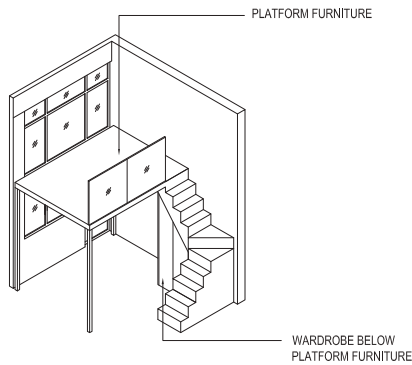
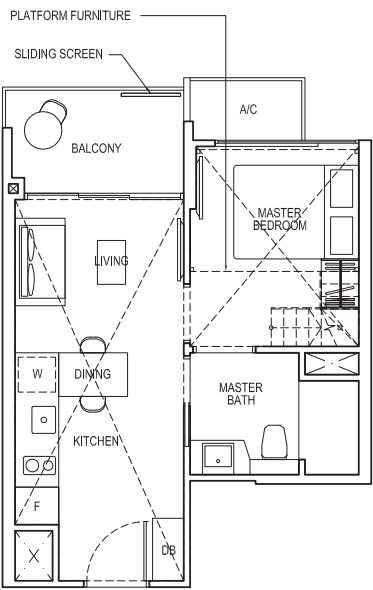


NOTE:
* Mirror Image
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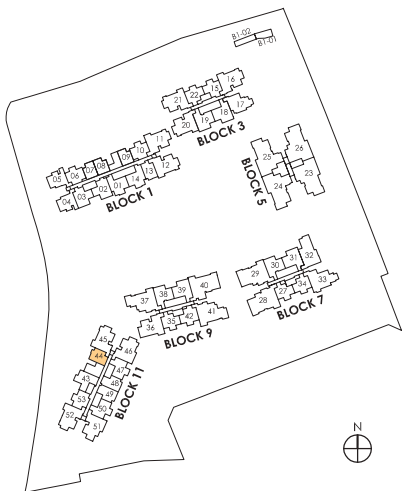
1-BEDROOM

TYPE 1B2-PH

Area: 66 sq m (include 2 sq m A/C LEDGE, 5 sq m BALCONY, 27 sq m VOID)
Unit(s): #15-44



ISOMETRIC VIEW**

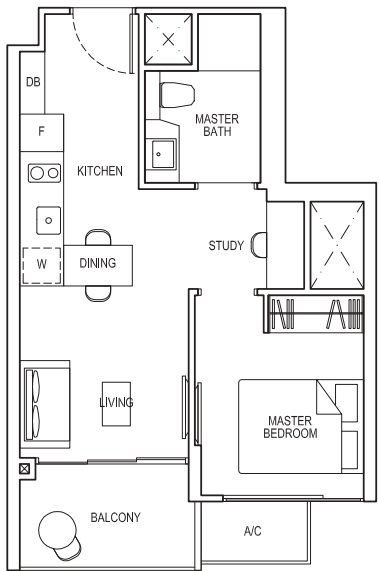


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1-BEDROOM + STUDY

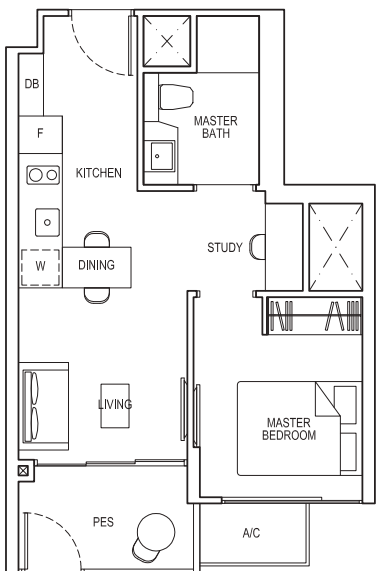
TYPE 1S1

Area: 42 sq m (include 2 sq m A/C LEDGE, 5 sq m BALCONY)
Unit(s): #02-48 TO #14-48
#02-49* TO #14-49*



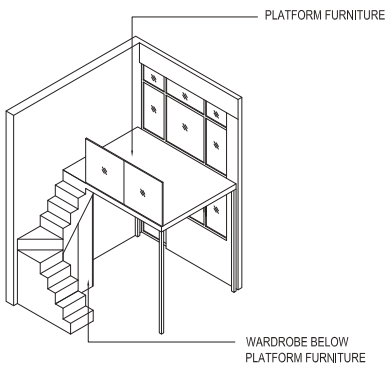
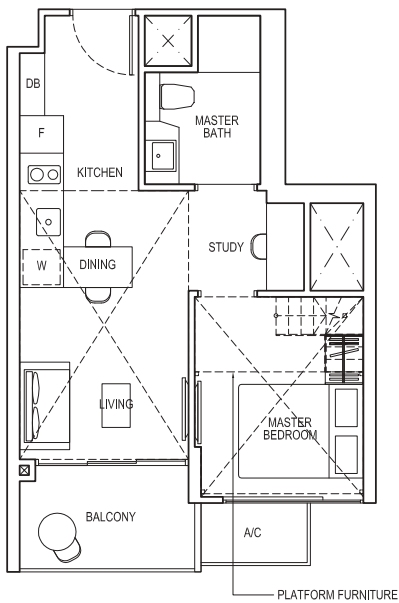
TYPE 1S1-G

Area: 42 sq m (include 2 sq m A/C LEDGE, 5 sq m PES)
Unit(s): #01-48
#01-49*

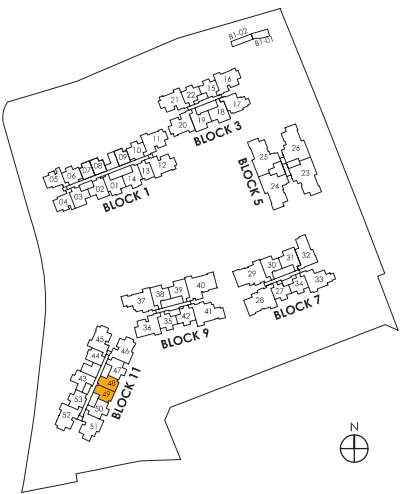


TYPE 1S1-PH

Area: 64 sq m (include 2 sq m A/C LEDGE, 5 sq m BALCONY, 22 sq m VOID)
Unit(s): #15-48
#15-49*



ISOMETRIC VIEW**

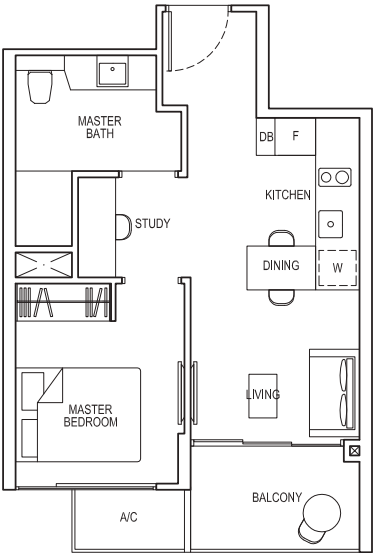


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* Mirror Image
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1-BEDROOM + STUDY

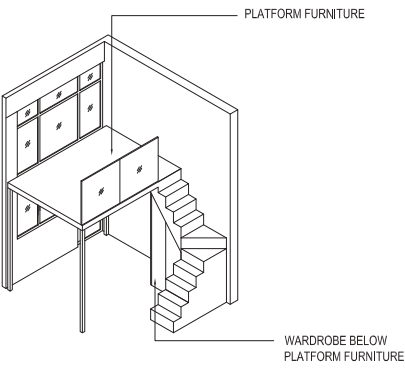
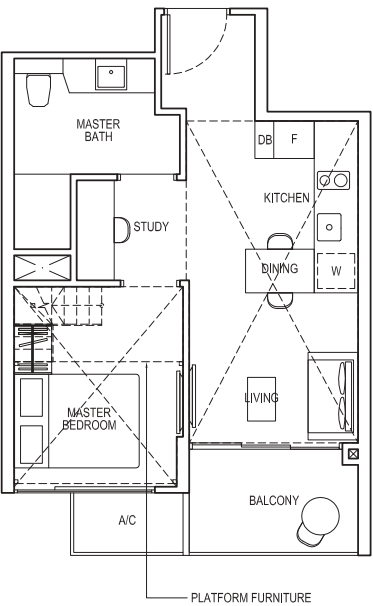
TYPE 1S2

Area: 44 sq m (include 2 sq m A/C LEDGE, 5 sq m BALCONY)
Unit(s): #02-13 TO #14-13

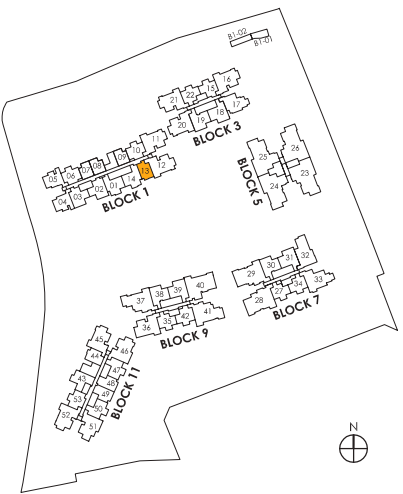


TYPE 1S2-PH

Area: 69 sq m (include 2 sq m A/C LEDGE, 5 sq m BALCONY, 25 sq m VOID)
Unit(s): #15-13



ISOMETRIC VIEW**



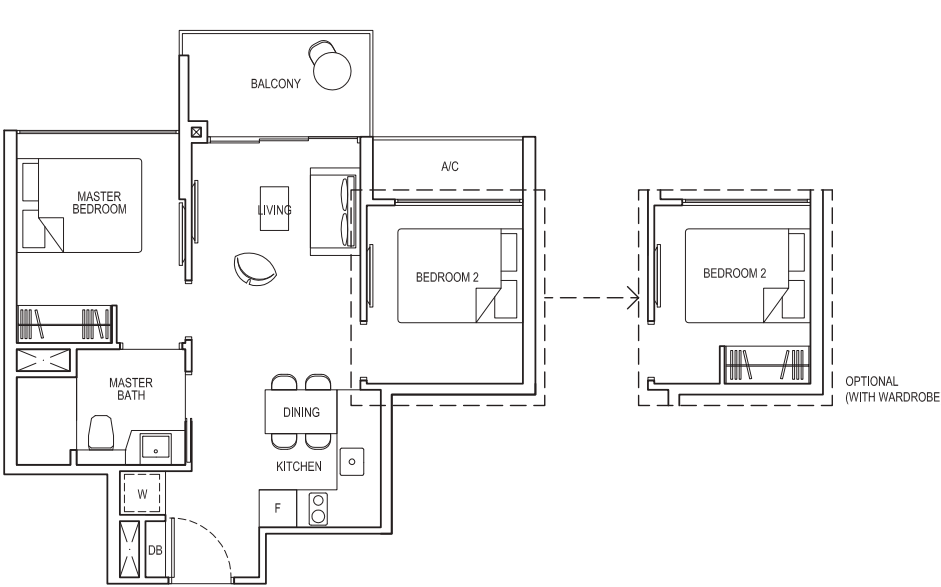
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2-BEDROOM COMPACT

2-BEDROOM COMPACT

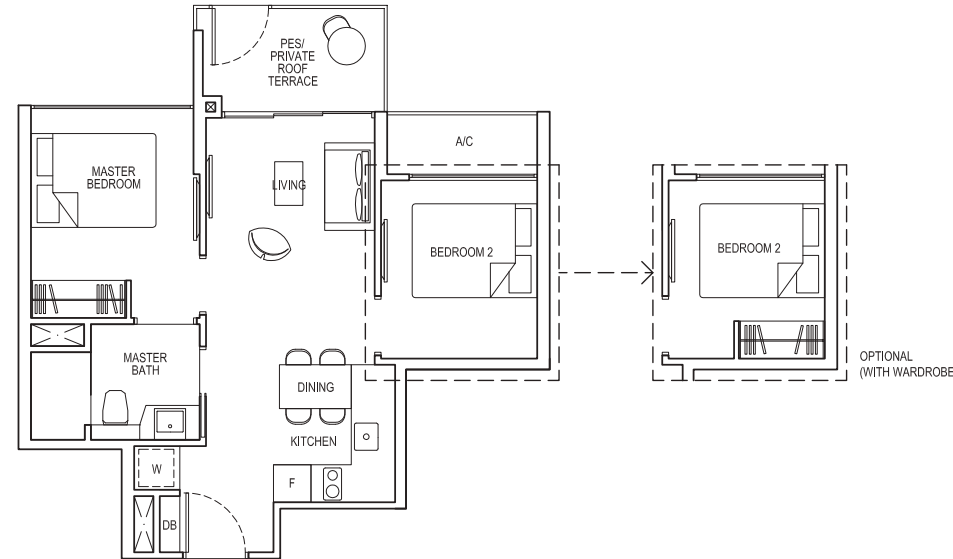
TYPE 2C1

Area: 52 sq m (include 3 sq m A/C LEDGE, 5 sq m BALCONY)
Unit(s): #05-22 TO #13-22
#02-34 TO #13-34
#03-42 TO #14-42



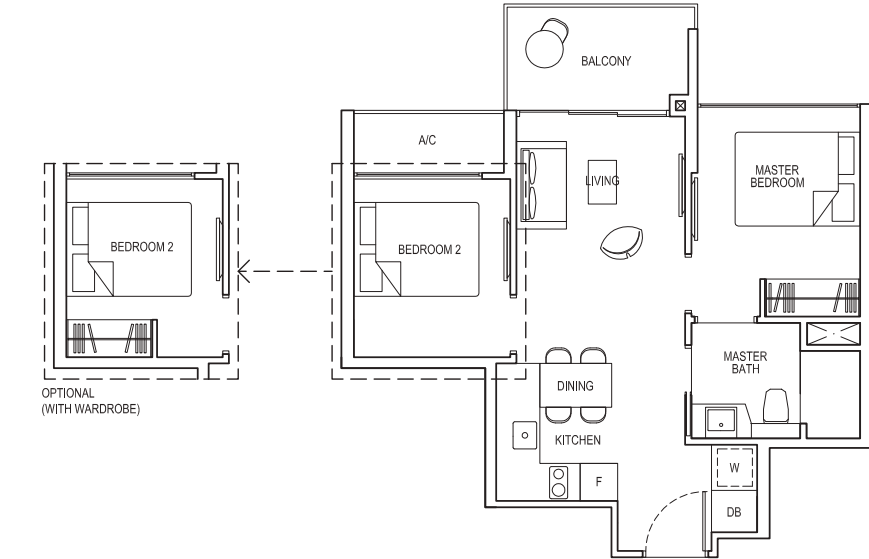
TYPE 2C1-G

Area: 52 sq m (include 3 sq m A/C LEDGE, 5 sq m PES/ PRIVATE ROOF TERRACE)
Unit(s): #04-22
#01-34



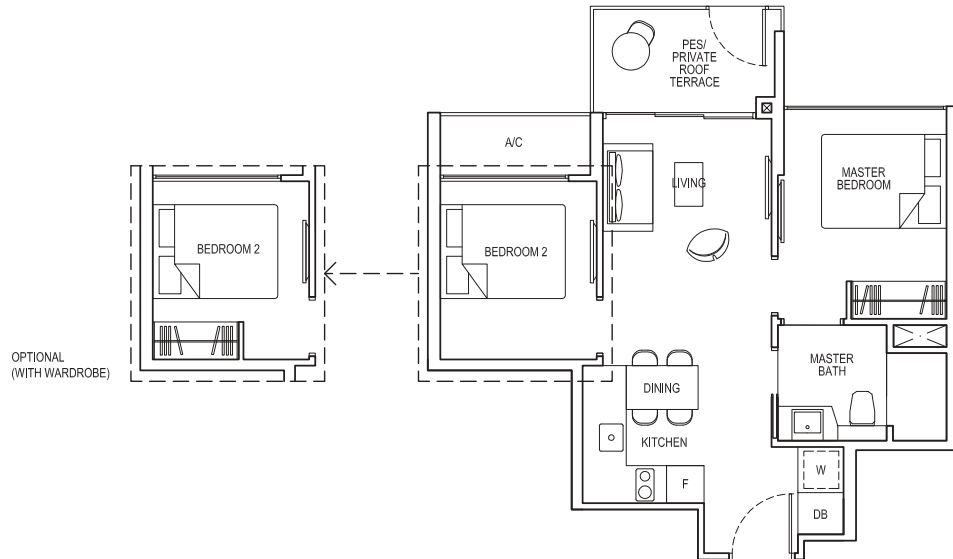
TYPE 2C1a

Area: 52 sq m (include 3 sq m A/C LEDGE, 5 sq m BALCONY)
Unit(s): #05-15 TO #13-15
#02-27 TO #13-27
#03-35 TO #14-35



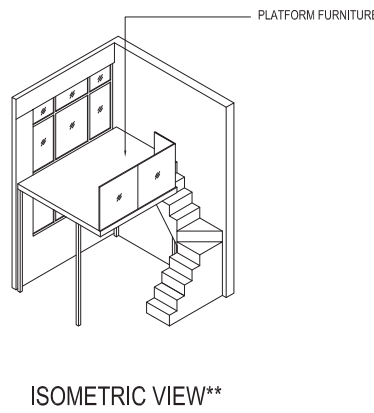
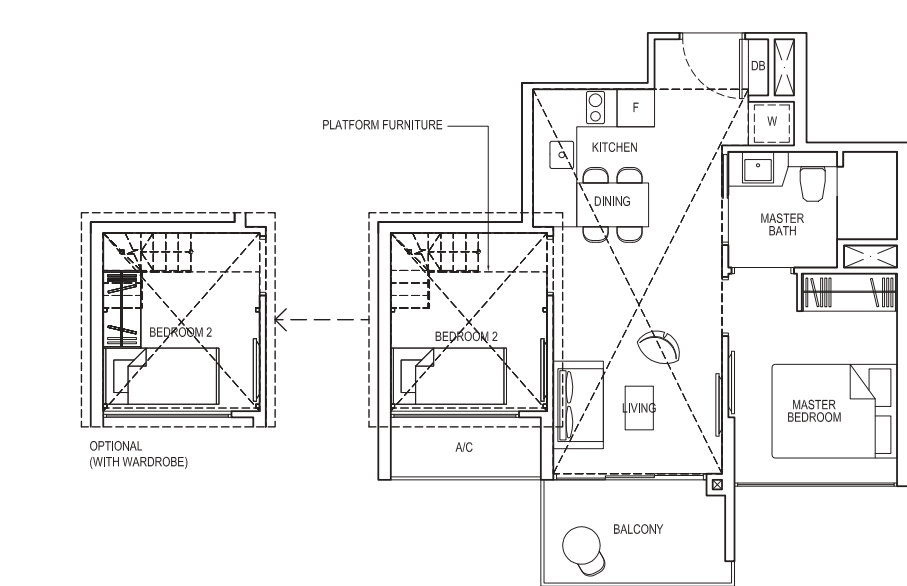
TYPE 2C1a-G

Area: 52 sq m (include 3 sq m A/C LEDGE, 5 sq m PES/ PRIVATE ROOF TERRACE)
Unit(s): #04-15
#01-27



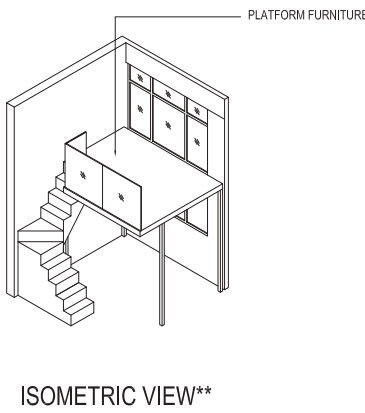
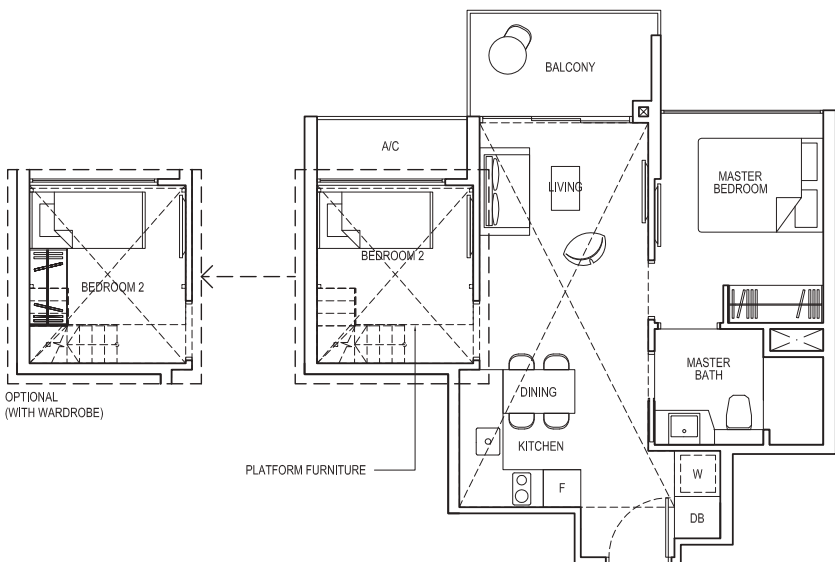
TYPE 2C1-PH

Area: 79 sq m (include 3 sq m A/C LEDGE, 5 sq m BALCONY, 27 sq m VOID)
Unit(s): #14-34

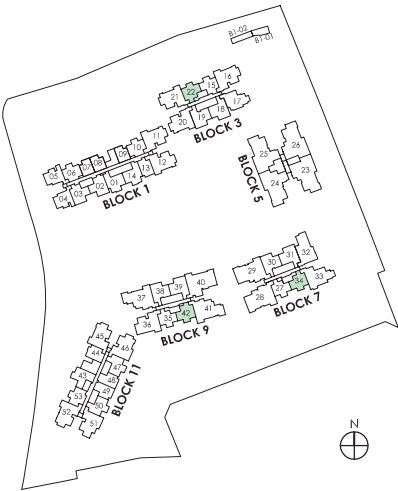


TYPE 2C1a-PH

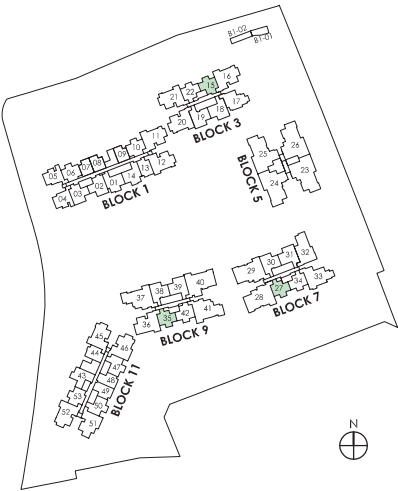
Area: 79 sq m (include 3 sq m A/C LEDGE, 5 sq m BALCONY, 27 sq m VOID)
Unit(s): #14-15
#15-35



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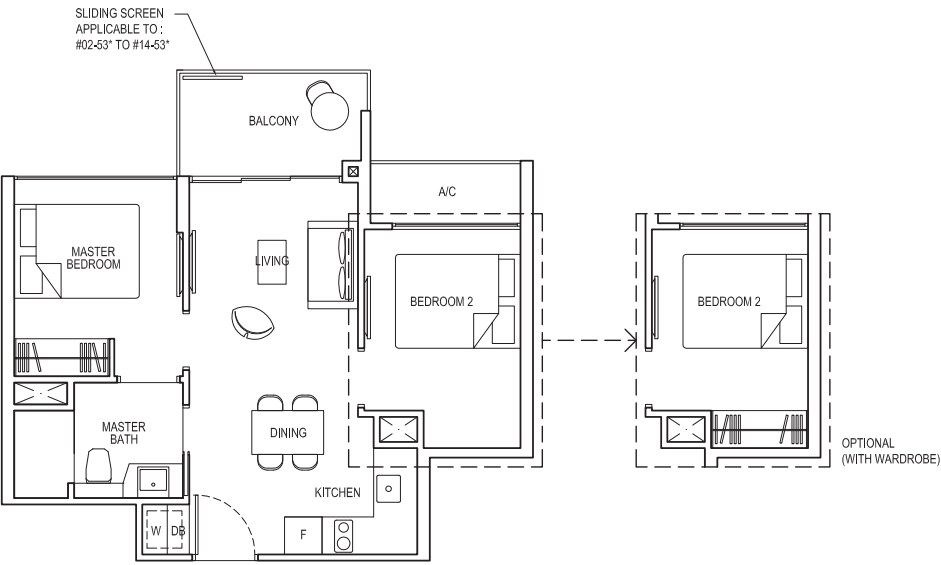
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2-BEDROOM COMPACT

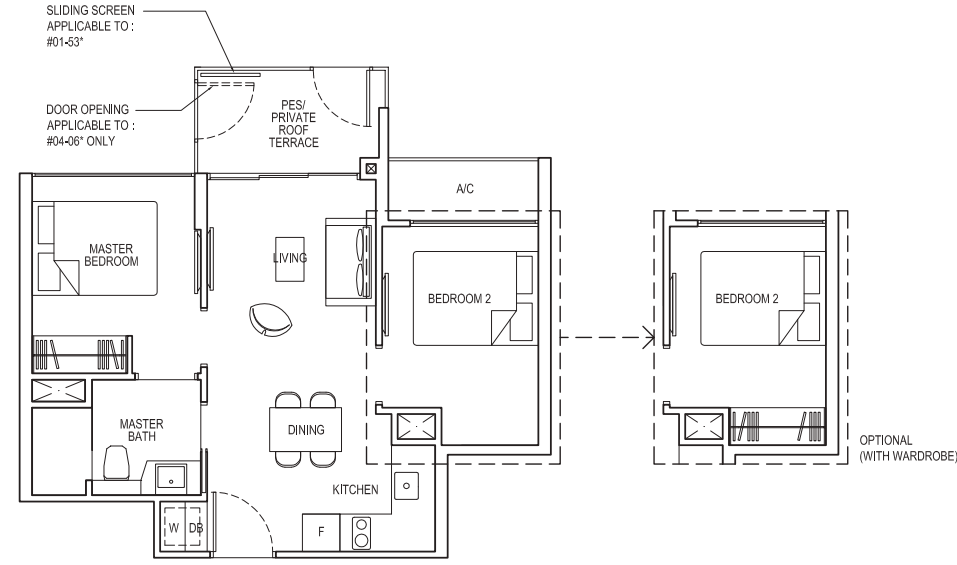
TYPE 2C2

Area: 51 sq m (include 3 sq m A/C LEDGE, 5 sq m BALCONY)
Unit(s): #05-06* TO #14-06*
#05-10 TO #14-10
#02-53* TO #14-53*



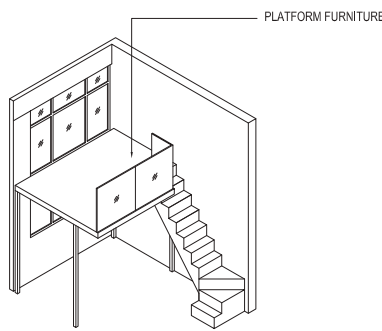
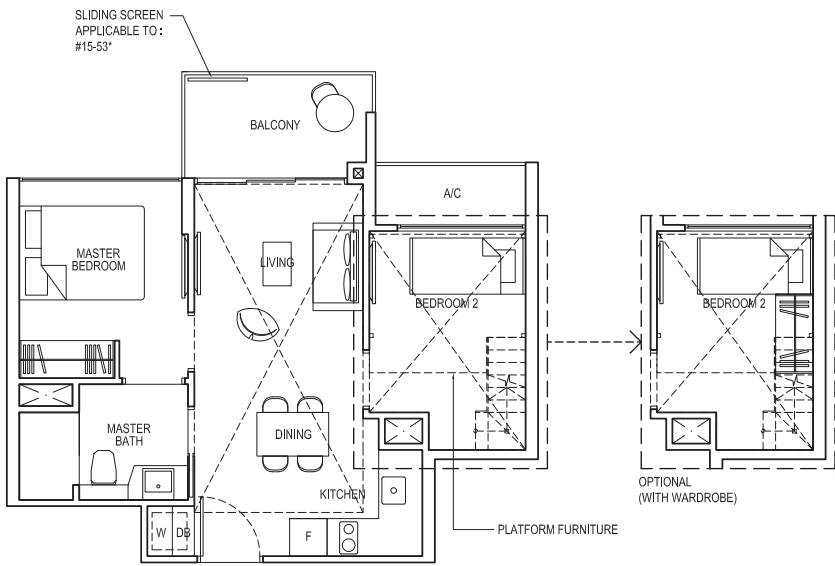
TYPE 2C2-G

Area: 51 sq m (include 3 sq m A/C LEDGE, 5 sq m PES/ PRIVATE ROOF TERRACE)
Unit(s): #04-06*
#04-10
#01-53*

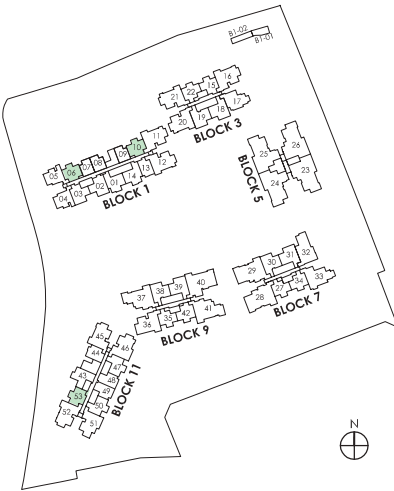


TYPE 2C2-PH

Area: 79 sq m (include 3 sq m A/C LEDGE, 5 sq m BALCONY, 28 sq m VOID)
Unit(s): #15-06*
#15-10
#15-53*



ISOMETRIC VIEW**

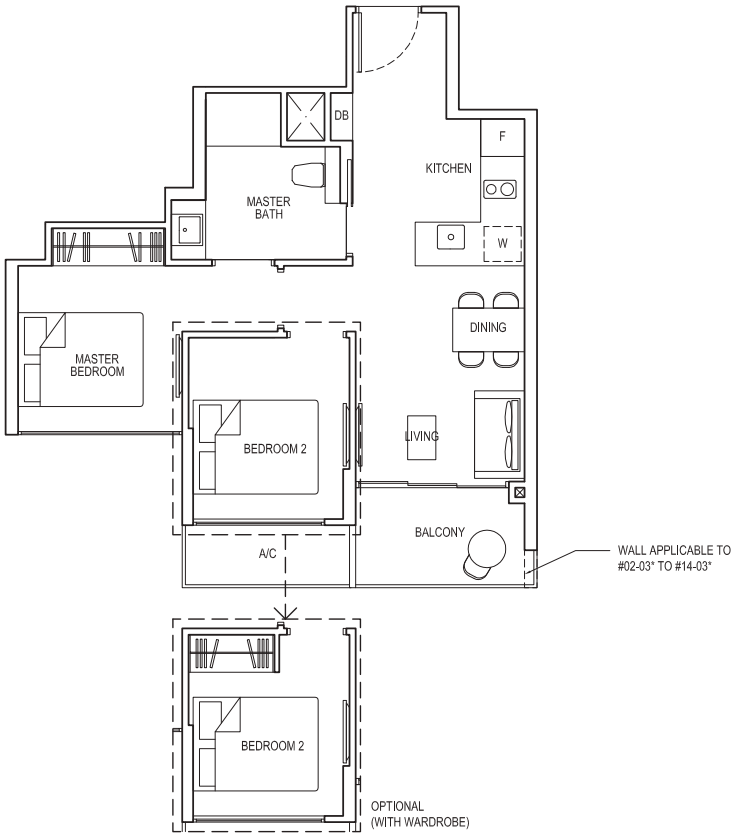


NOTE:
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2-BEDROOM COMPACT

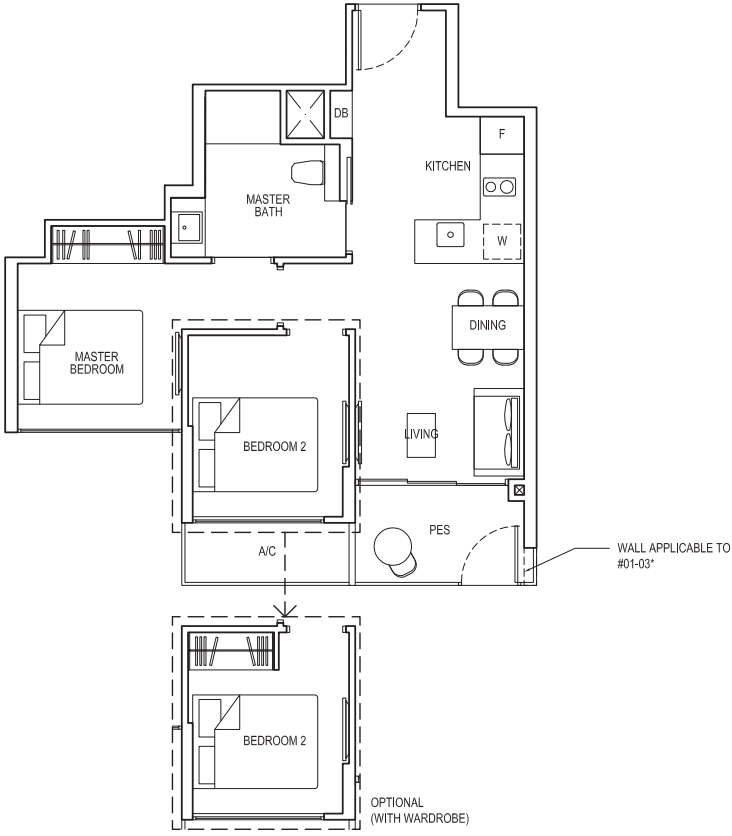
TYPE 2C3

Area: 54 sq m (include 3 sq m A/C LEDGE, 5 sq m BALCONY)
Unit(s): #02-02 TO #14-02
#02-03* TO #14-03*



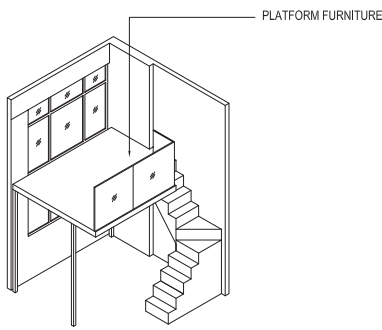
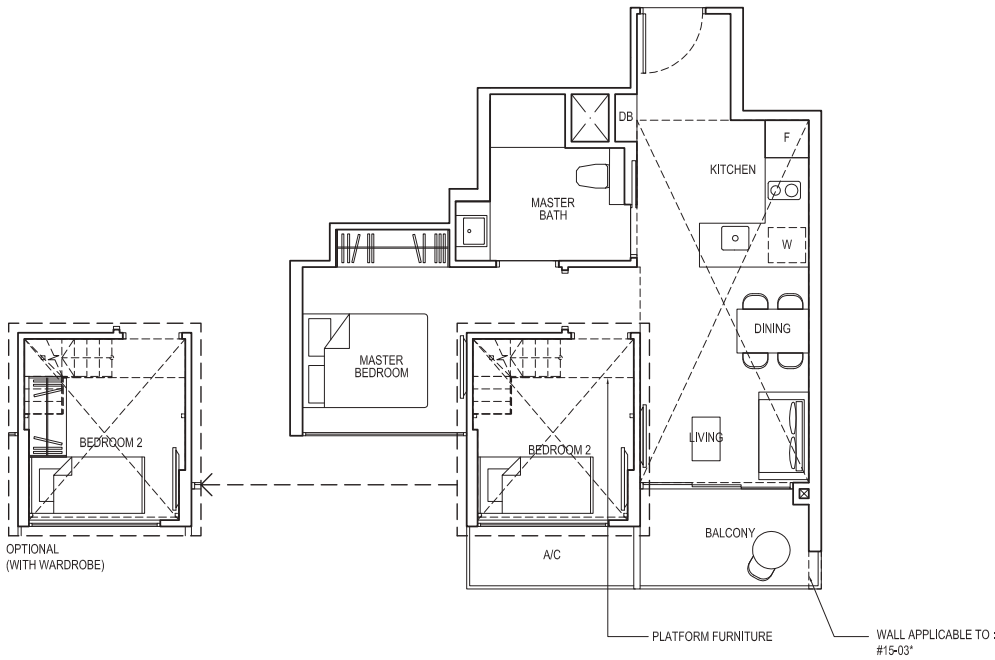
TYPE 2C3-G

Area: 54 sq m (include 3 sq m A/C LEDGE, 5 sq m PES)
Unit(s): #01-02
#01-03*

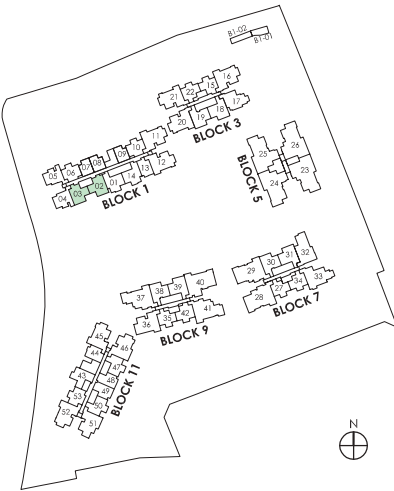


TYPE 2C3-PH

Area: 79 sq m (include 3 sq m A/C LEDGE, 5 sq m BALCONY, 25 sq m VOID)
Unit(s): #15-02
#15-03*



ISOMETRIC VIEW**

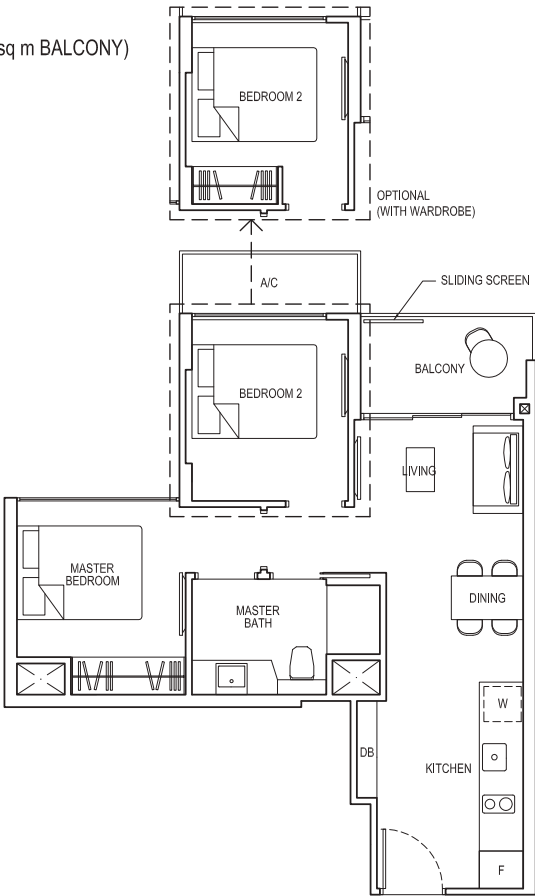


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2-BEDROOM COMPACT

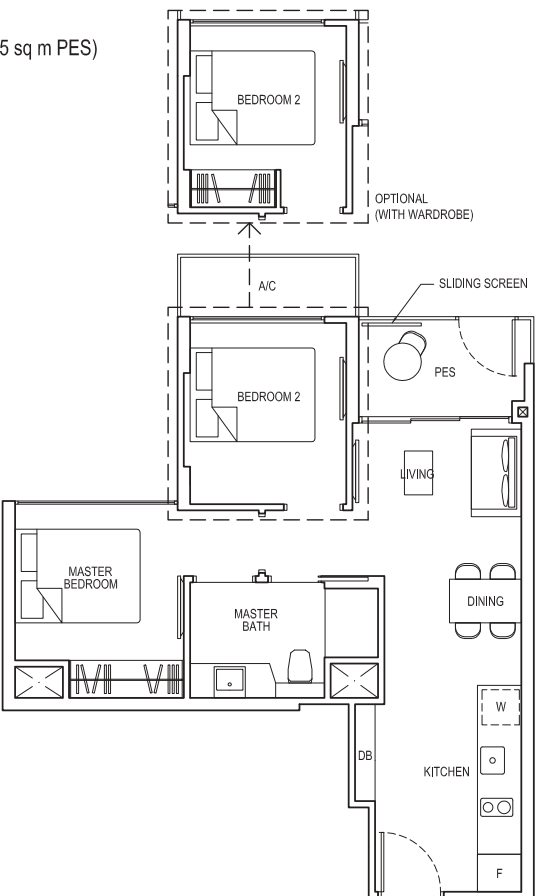
TYPE 2C4

Area: 53 sq m (include 3 sq m A/C LEDGE, 5 sq m BALCONY)
Unit(s): #02-43 TO #14-43



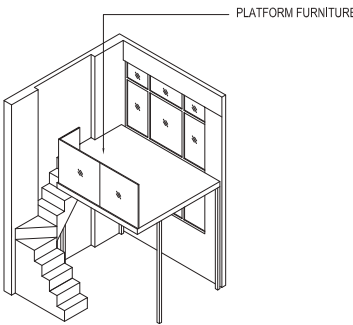
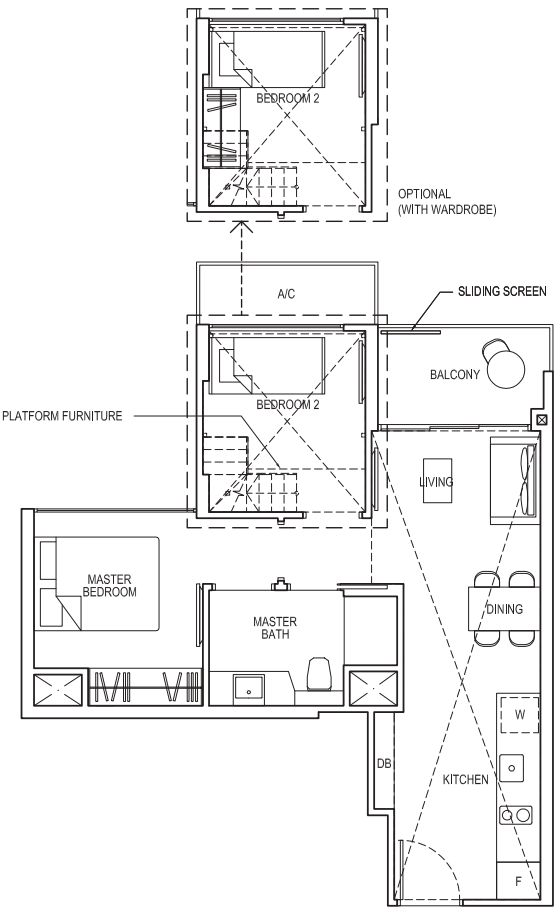
TYPE 2C4-G

Area: 53 sq m (include 3 sq m A/C LEDGE, 5 sq m PES)
Unit(s): #01-43

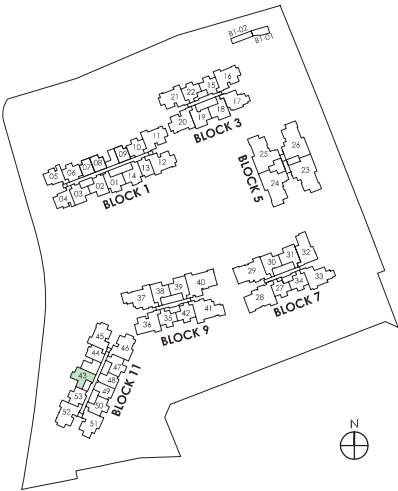


TYPE 2C4-PH

Area: 81 sq m (include 3 sq m A/C LEDGE, 5 sq m BALCONY, 28 sq m VOID)
Unit(s): #15-43



ISOMETRIC VIEW**

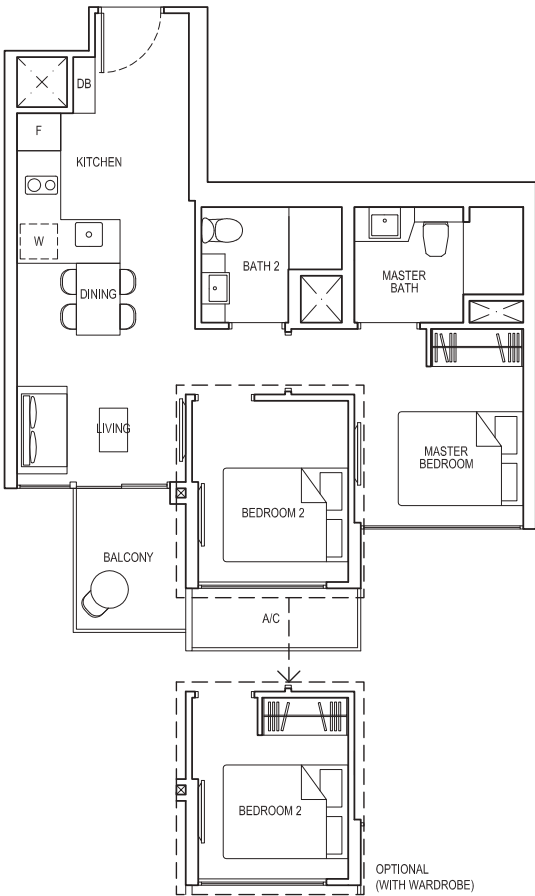


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2-BEDROOM DELUXE

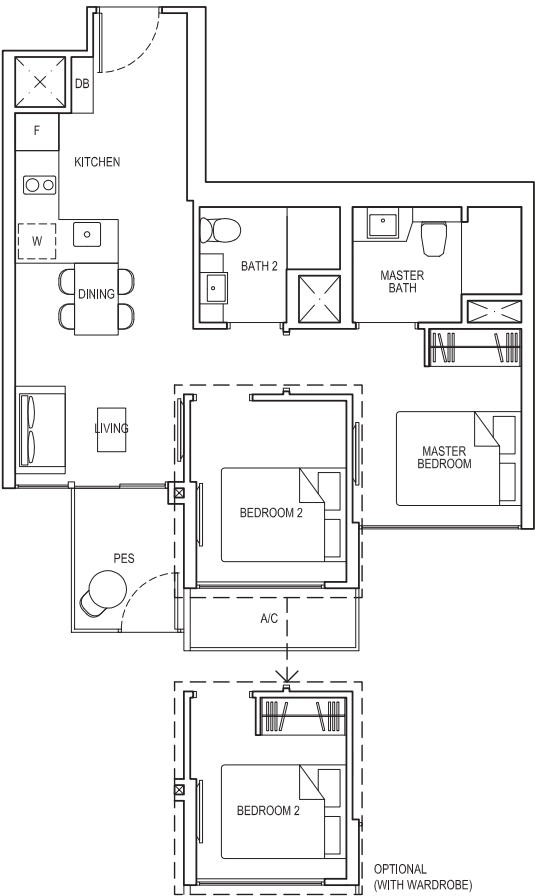
TYPE 2D1

Area: 58 sq m (include 3 sq m A/C LEDGE, 5 sq m BALCONY)
Unit(s): #02-01 TO #14-01
#02-14* TO #14-14*



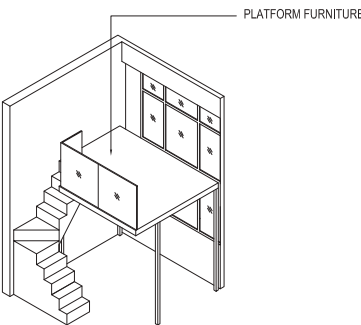
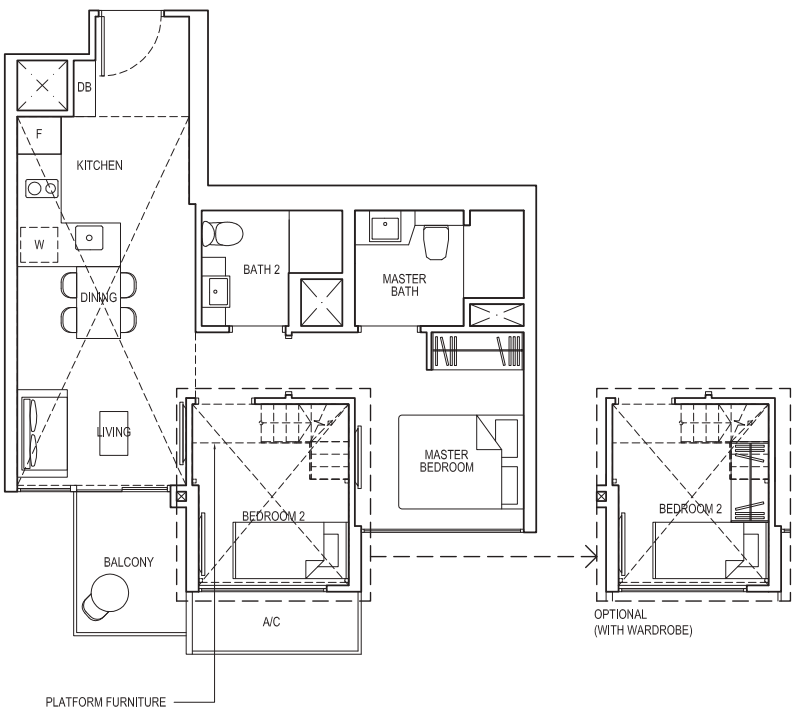
TYPE 2D1-G

Area: 58 sq m (include 3 sq m A/C LEDGE, 5 sq m PES)
Unit(s): #01-01
#01-14*

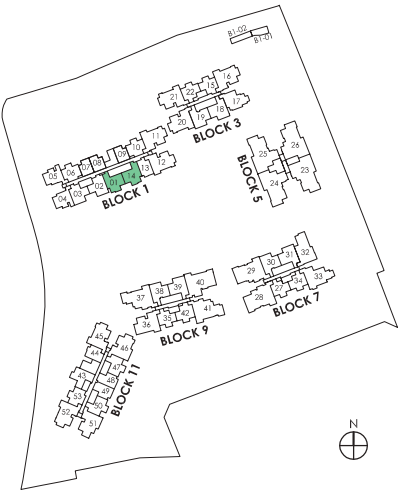


TYPE 2D1-PH

Area: 84 sq m (include 3 sq m A/C LEDGE, 5 sq m BALCONY, 26 sq m VOID)
Unit(s): #15-01
#15-14*



ISOMETRIC VIEW**

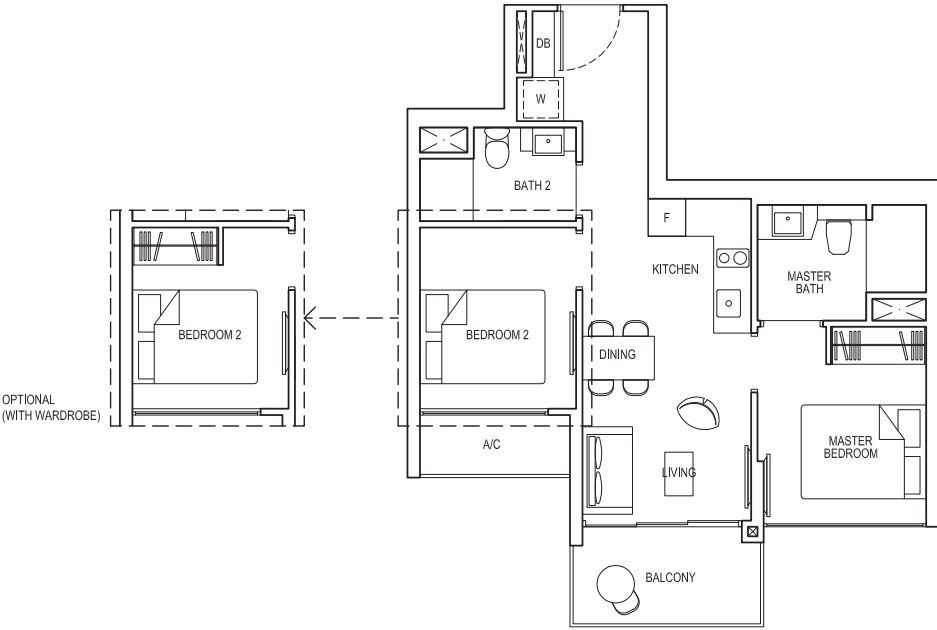


NOTE:
* Mirror Image
** Isometric views have excluded railing drawings for the steps
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2-BEDROOM DELUXE

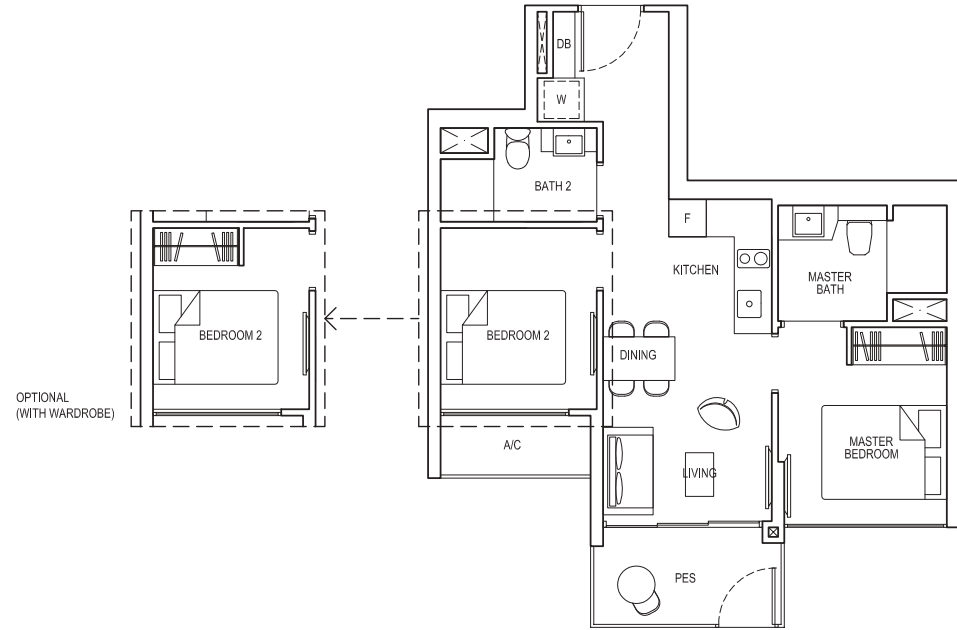
TYPE 2D2

Area: 55 sq m (include 3 sq m A/C LEDGE, 5 sq m BALCONY)
Unit(s): #02-47* TO #14-47*
#02-50 TO #14-50



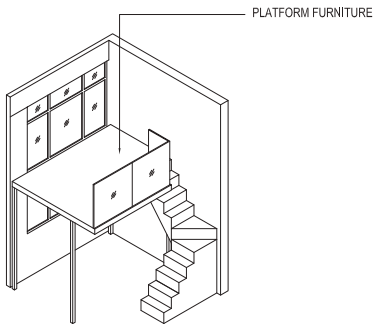
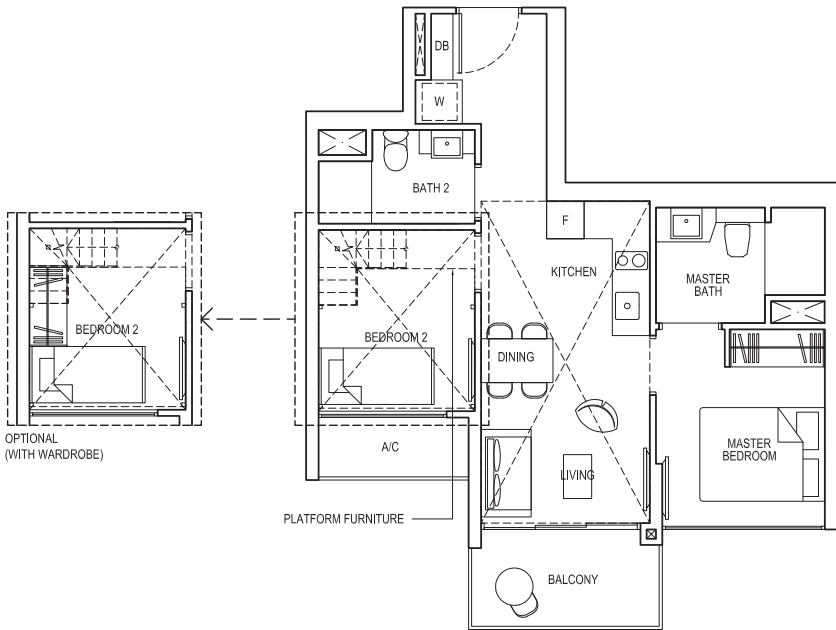
TYPE 2D2-G

Area: 55 sq m (include 3 sq m A/C LEDGE, 5 sq m PES)
Unit(s): #01-47*
#01-50

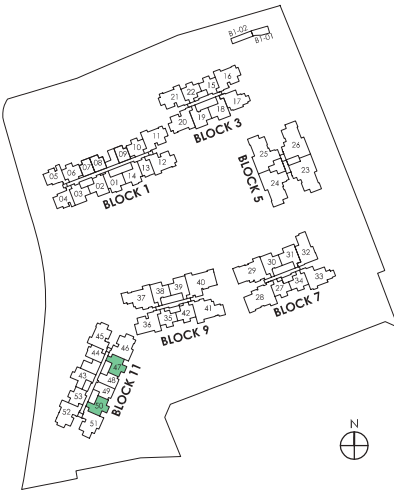


TYPE 2D2-PH

Area: 78 sq m (include 3 sq m A/C LEDGE, 5 sq m BALCONY, 23 sq m VOID)
Unit(s): #15-47*
#15-50



ISOMETRIC VIEW**

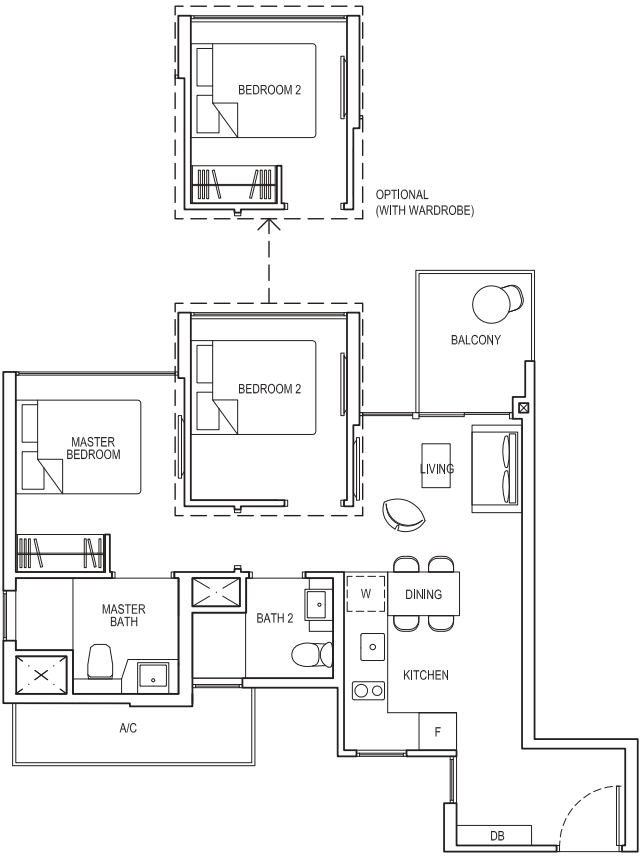


NOTE:
* Mirror image
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2-BEDROOM DELUXE

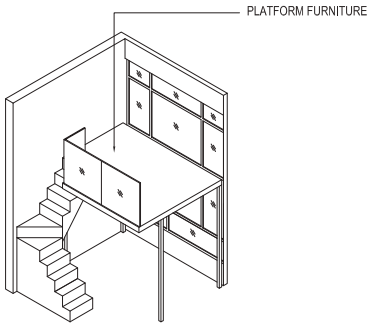
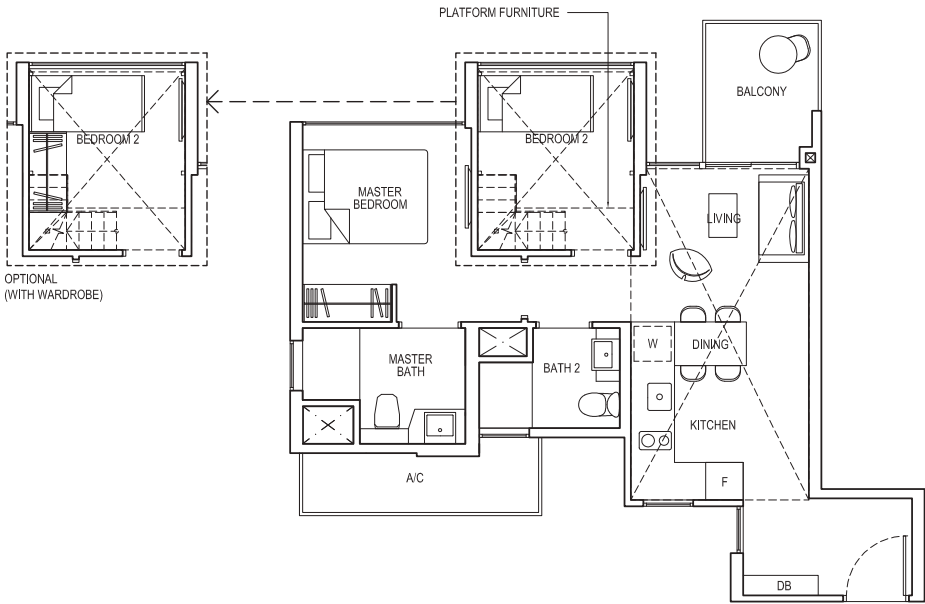
TYPE 2D3

Area: 58 sq m (include 5 sq m A/C LEDGE, 4 sq m BALCONY)
Unit(s): #08-05 TO #14-05

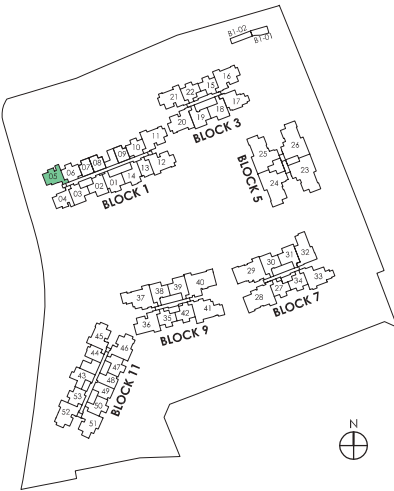


TYPE 2D3-PH

Area: 82 sq m (include 5 sq m A/C LEDGE, 4 sq m BALCONY, 24 sq m VOID)
Unit(s): #15-05



ISOMETRIC VIEW**

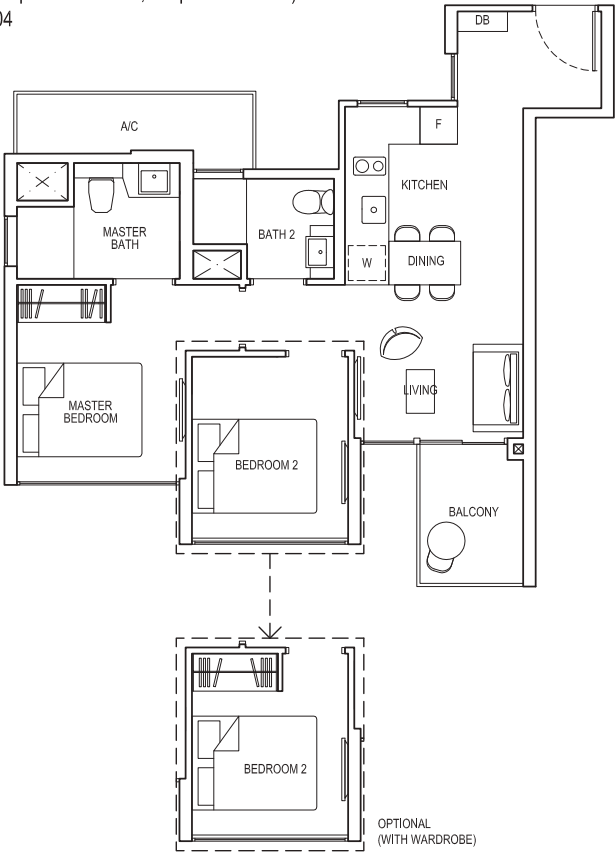


NOTE:
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2-BEDROOM DELUXE

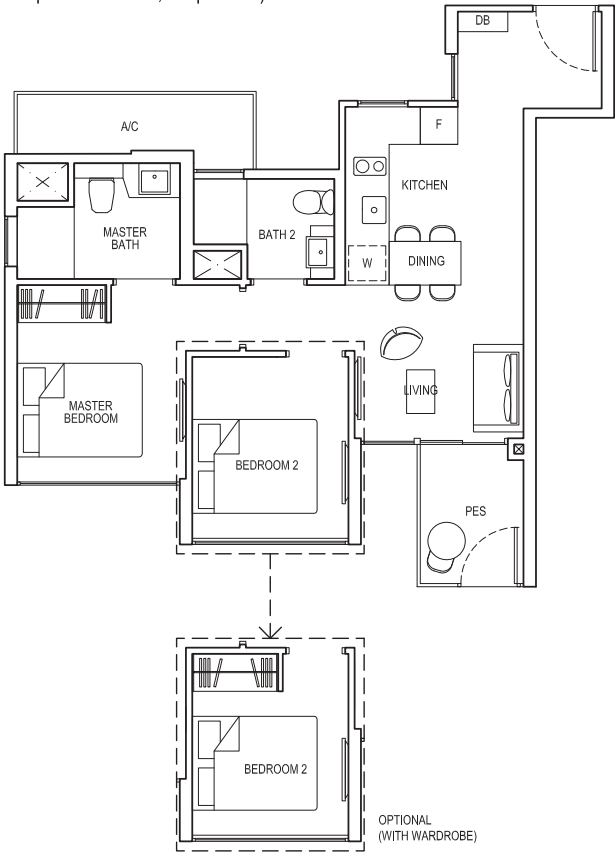
TYPE 2D3a

Area: 58 sq m (include 5 sq m A/C LEDGE, 4 sq m BALCONY)
Unit(s): #02-04 TO #14-04



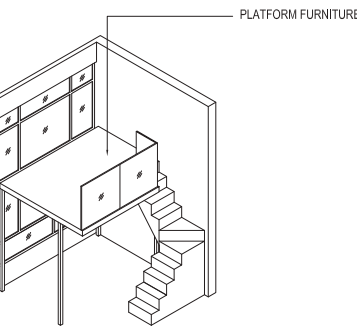
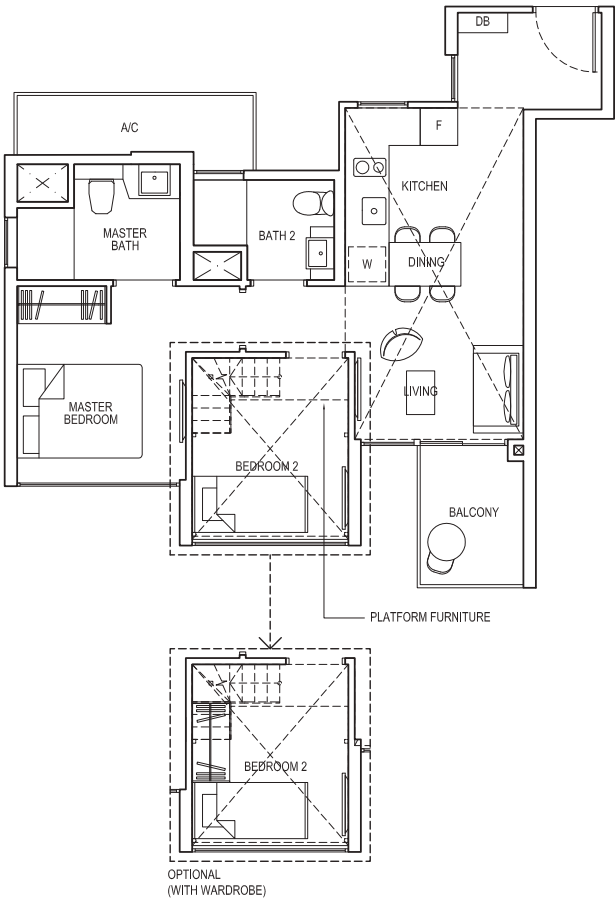
TYPE 2D3a-G

Area: 58 sq m (include 5 sq m A/C LEDGE, 4 sq m PES)
Unit(s): #01-04

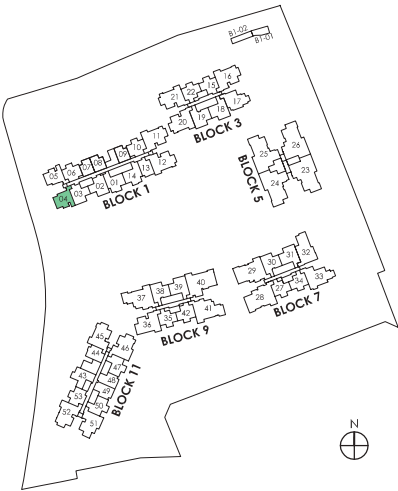


TYPE 2D3a-PH

Area: 82 sq m (include 5 sq m A/C LEDGE, 4 sq m BALCONY, 24 sq m VOID)
Unit(s): #15-04



ISOMETRIC VIEW**

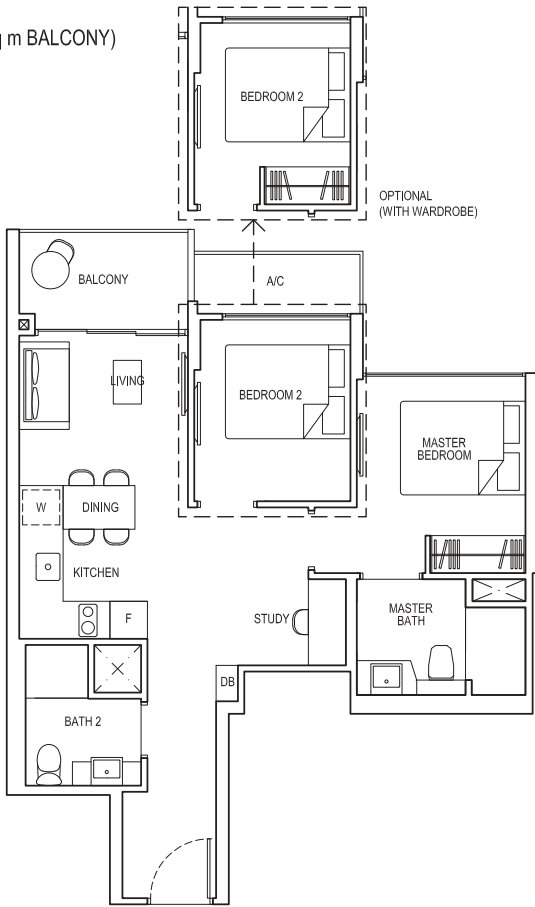


NOTE:
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2-BEDROOM + STUDY

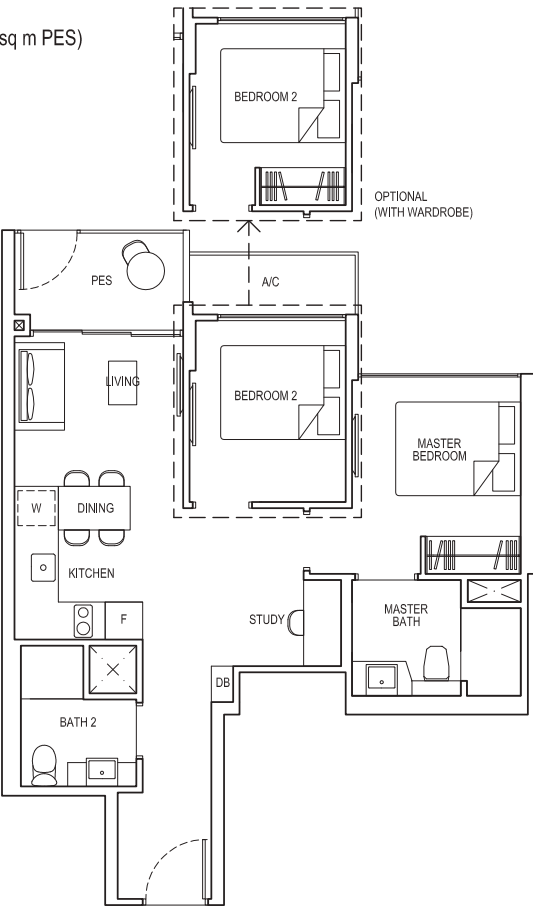
TYPE 2S1

Area: 62 sq m (include 3 sq m A/C LEDGE, 5 sq m BALCONY)
Unit(s): #02-18 TO #13-18
#02-19* TO #13-19*
#02-30 TO #13-30
#02-31* TO #13-31*
#02-38 TO #14-38
#02-39* TO #14-39*



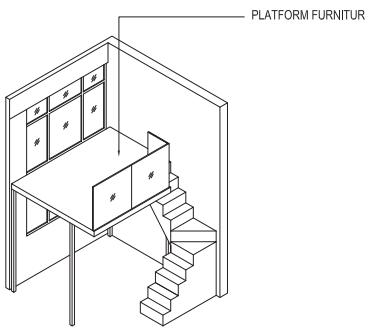
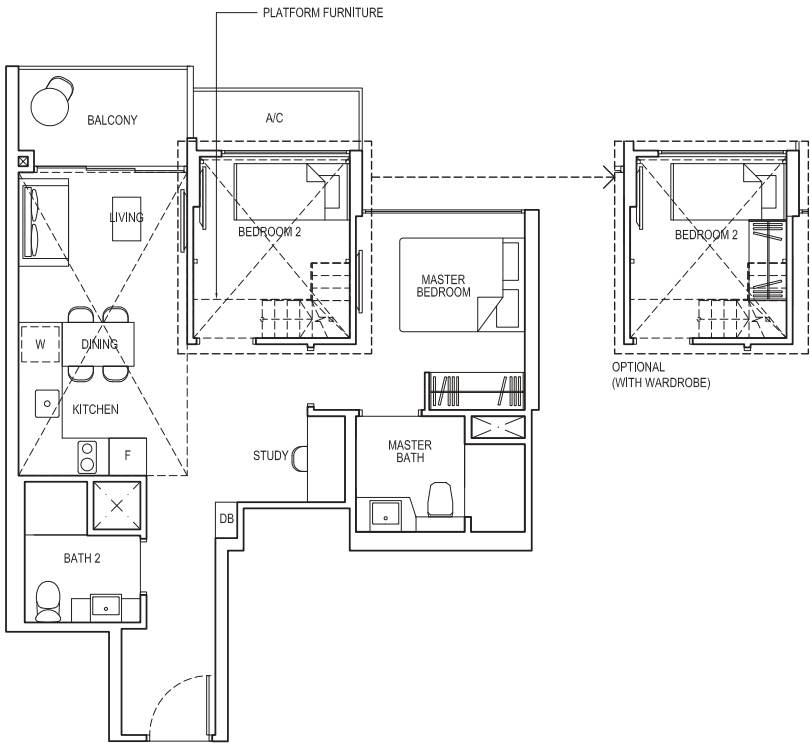
TYPE 2S1-G

Area: 62 sq m (include 3 sq m A/C LEDGE, 5 sq m PES)
Unit(s): #01-18
#01-19*
#01-30
#01-31*
#01-38
#01-39*

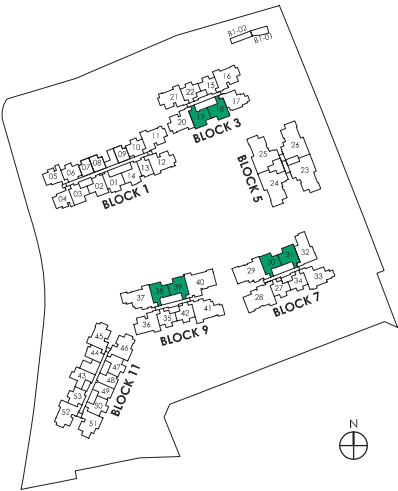


TYPE 2S1-PH

Area: 84 sq m (include 3 sq m A/C LEDGE, 5 sq m BALCONY, 22 sq m VOID)
Unit(s): #14-18
#14-19*
#14-30
#14-31*
#15-38
#15-39*



ISOMETRIC VIEW**



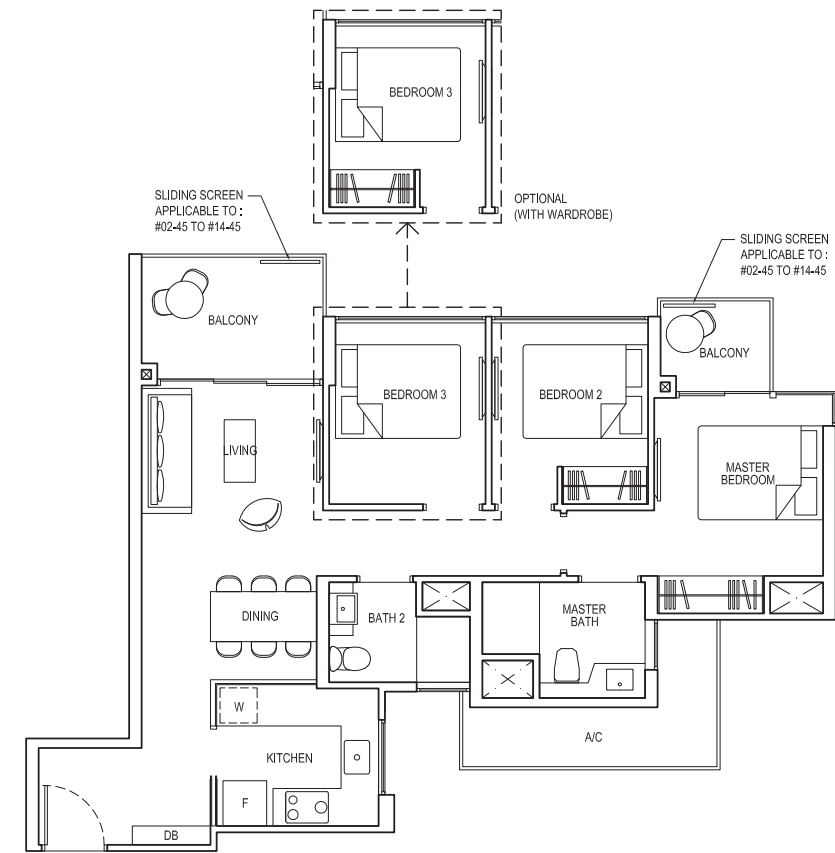
NOTE:
* Mirror Image
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3-BEDROOM COMPACT

3-BEDROOM COMPACT

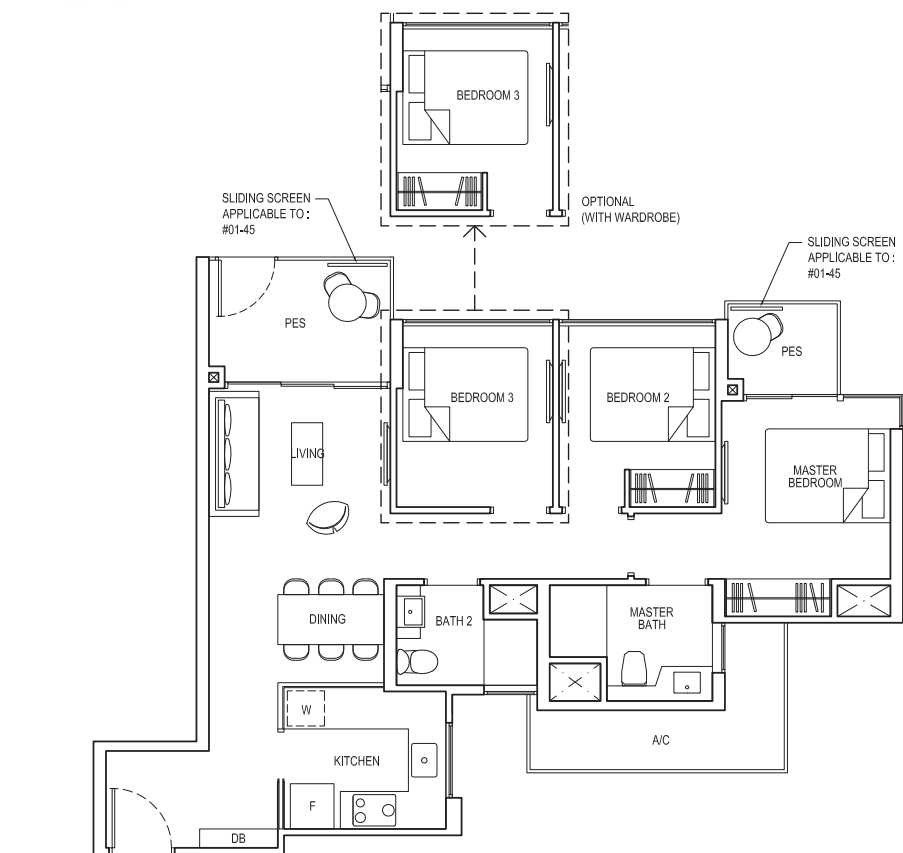
TYPE 3C1

Area: 82 sq m (include 6 sq m A/C LEDGE, 9 sq m BALCONY)
Unit(s): #02-12* TO #14-12*
#02-45 TO #14-45



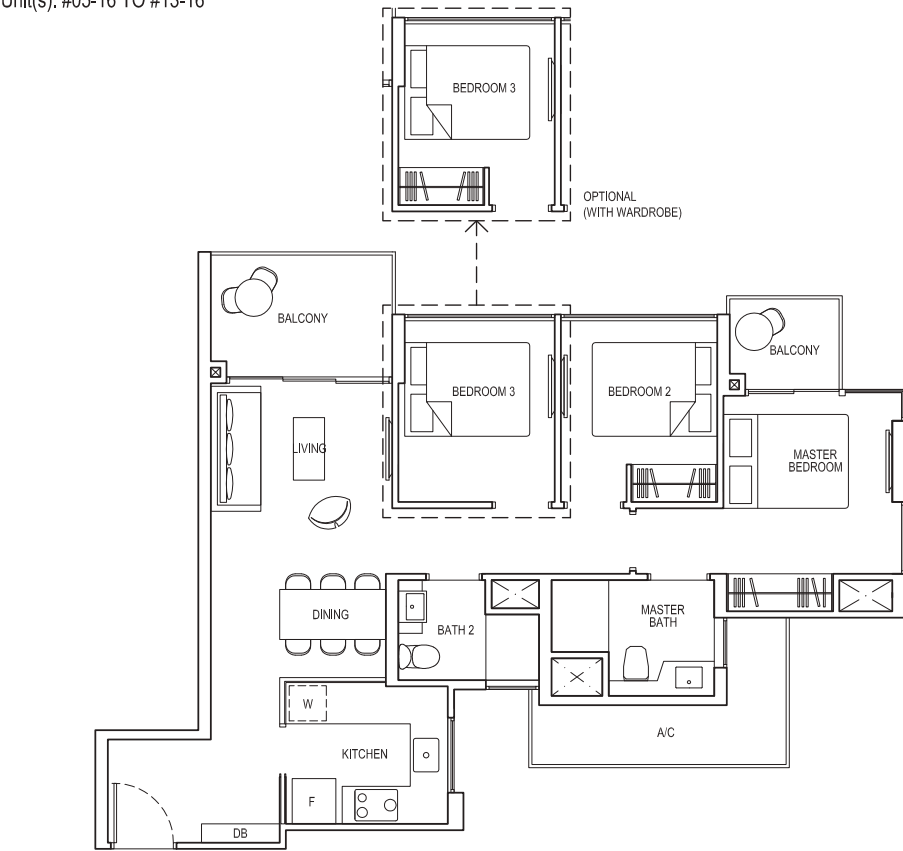
TYPE 3C1-G

Area: 82 sq m (include 6 sq m A/C LEDGE, 9 sq m PES)
Unit(s): #01-12*
#01-45



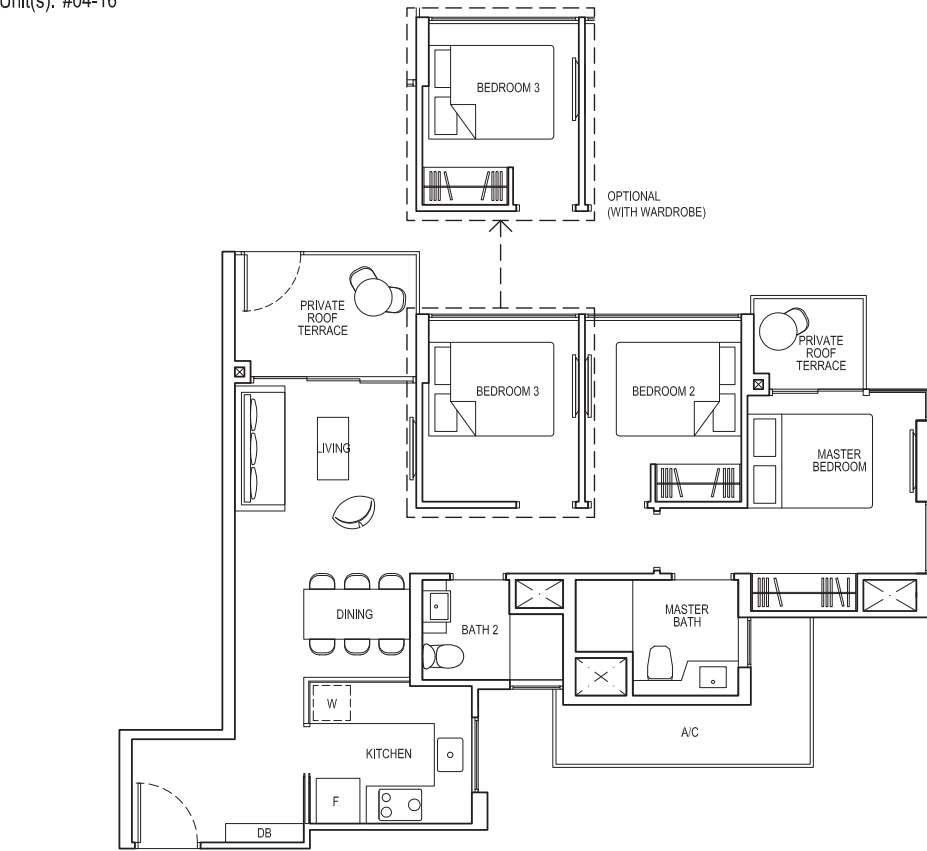
TYPE 3C1a

Area: 83 sq m (include 6 sq m A/C LEDGE, 9 sq m BALCONY)
Unit(s): #05-16 TO #13-16



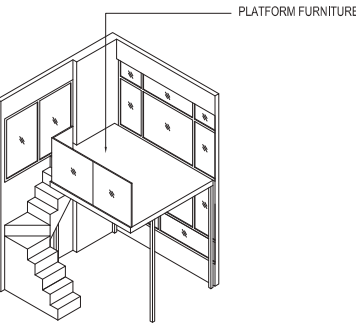
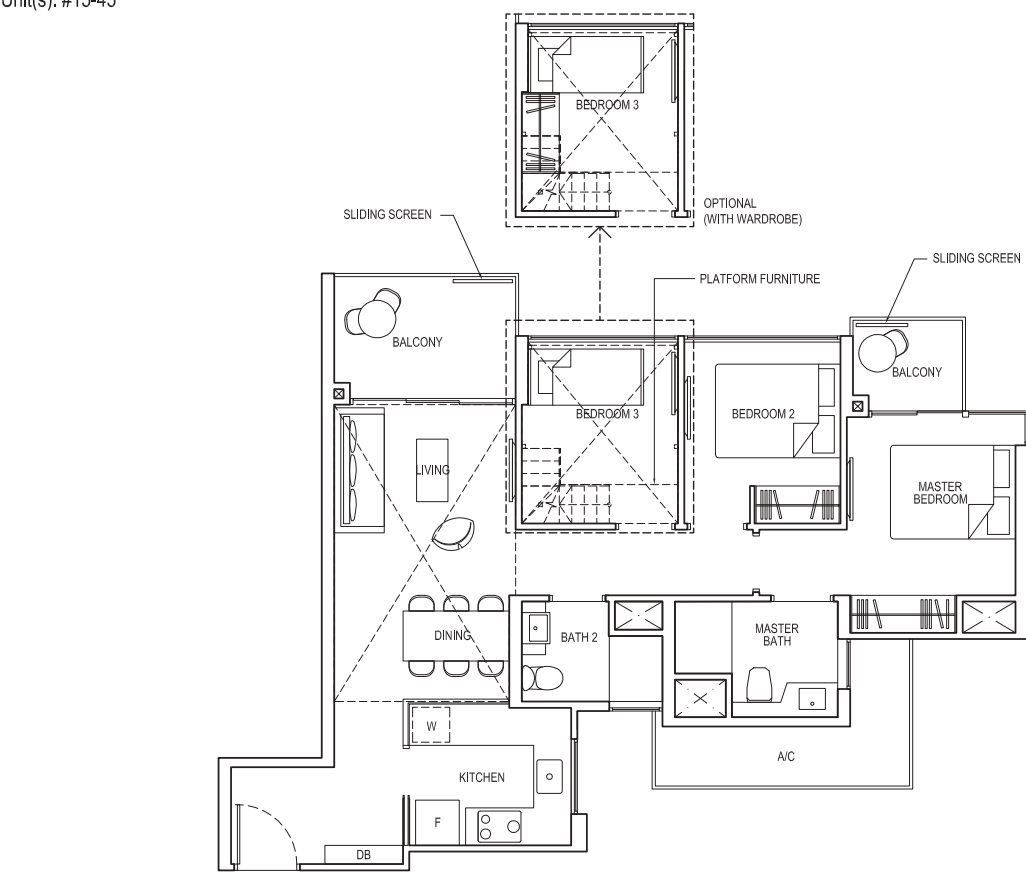
TYPE 3C1a-G

Area: 83 sq m (include 6 sq m A/C LEDGE, 9 sq m PRIVATE ROOF TERRACE)
Unit(s): #04-16

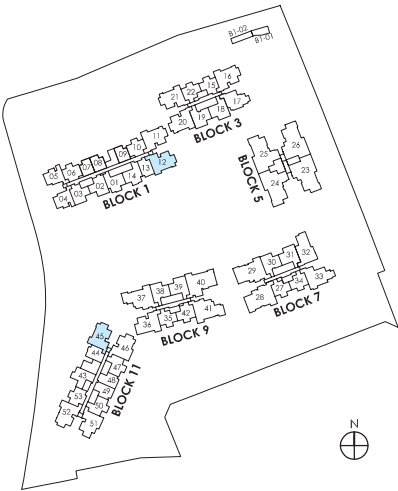


TYPE 3C1-PH

Area: 105 sq m (include 6 sq m A/C LEDGE, 9 sq m BALCONY, 23 sq m VOID)
Unit(s): #15-45



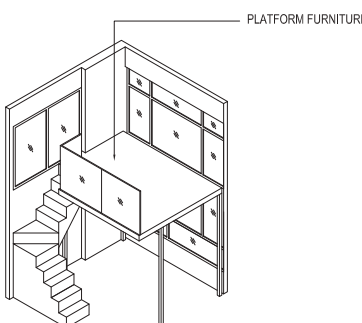
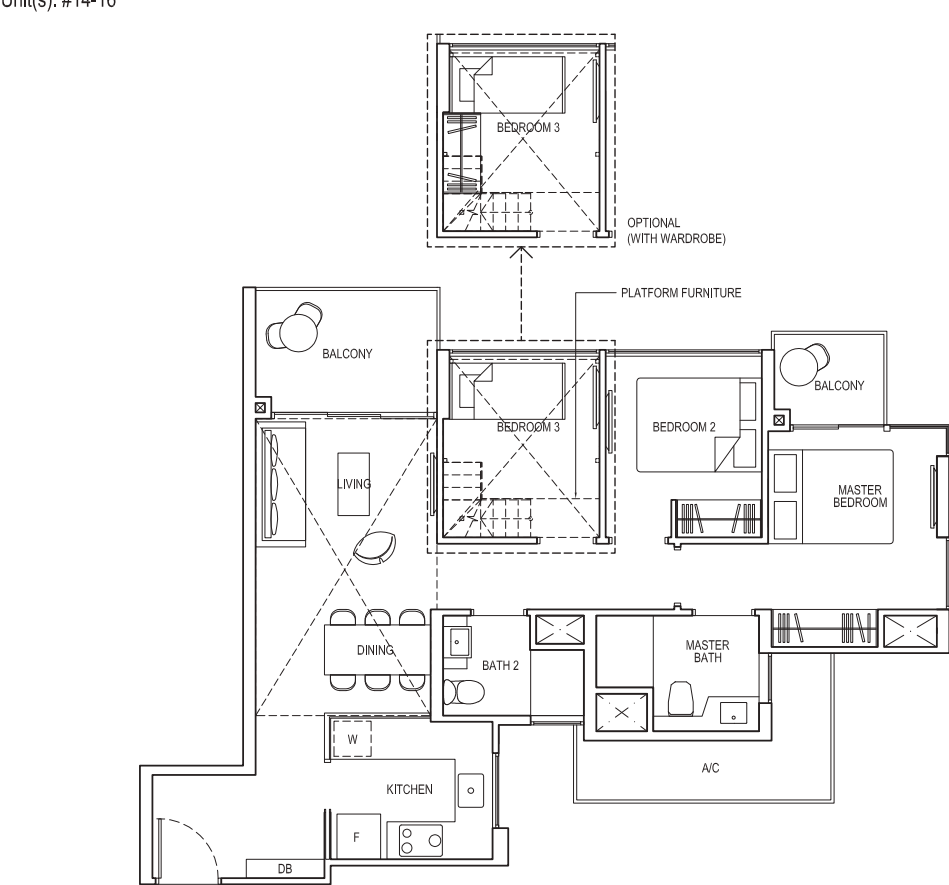
ISOMETRIC VIEW**



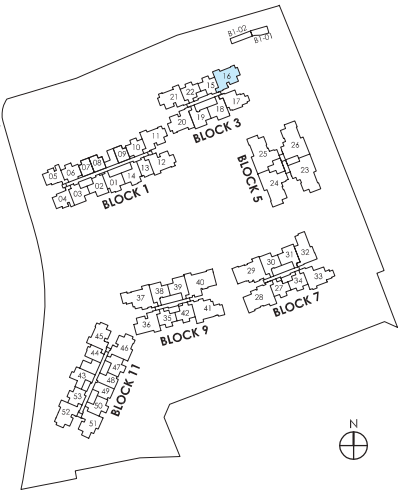
NOTE:
* Mirror Image
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TYPE 3C1a-PH

Area: 106 sq m (include 6 sq m A/C LEDGE, 9 sq m BALCONY, 23 sq m VOID)
Unit(s): #14-16



ISOMETRIC VIEW**

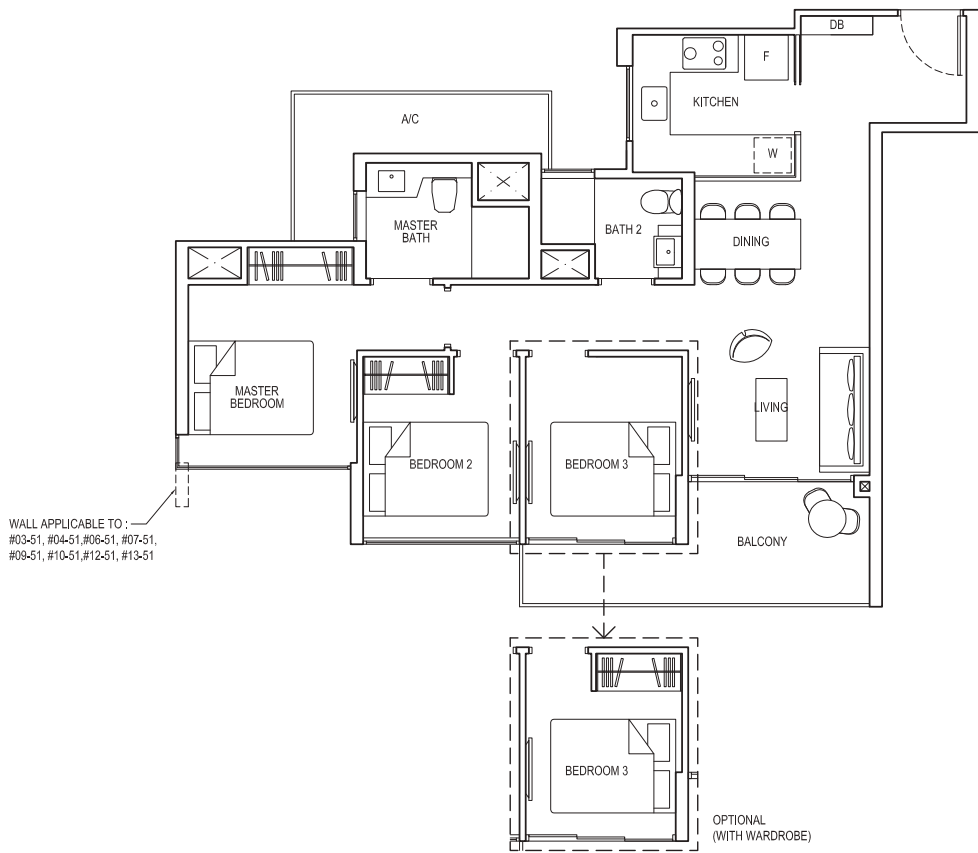


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3-BEDROOM COMPACT

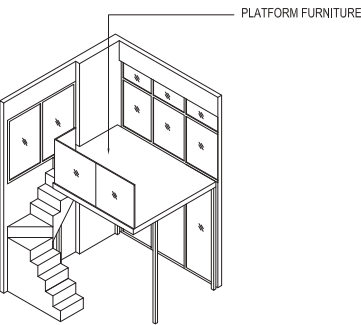
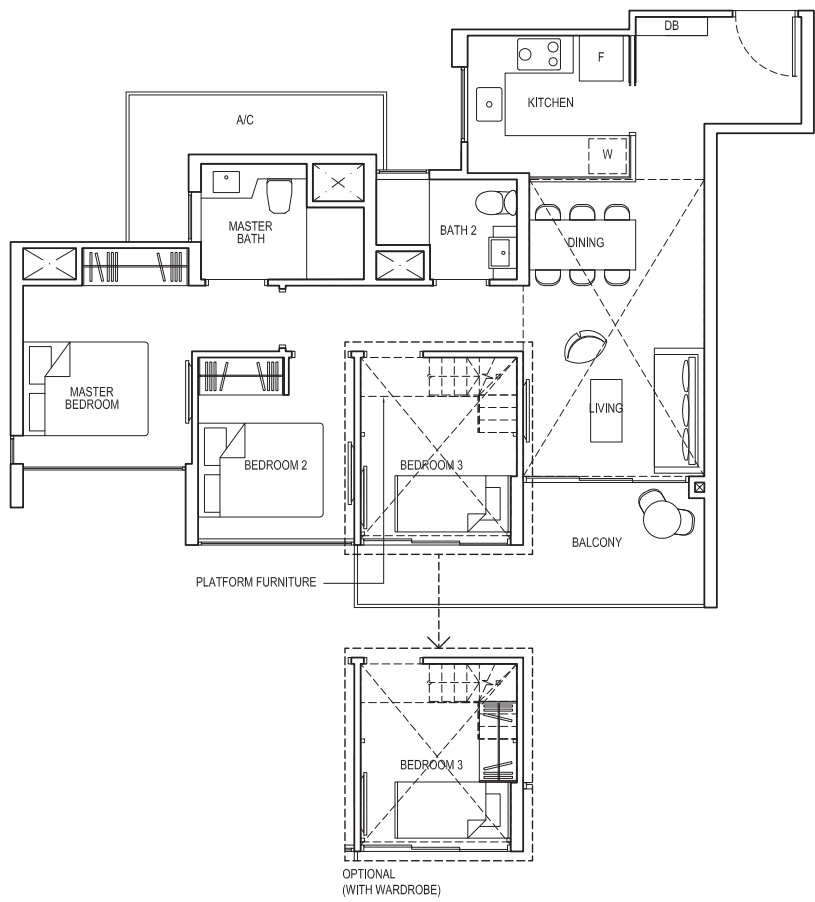
TYPE 3C1b

Area: 82 sq m (include 6 sq m A/C LEDGE, 9 sq m BALCONY)
Unit(s): #03-51 TO #14-51

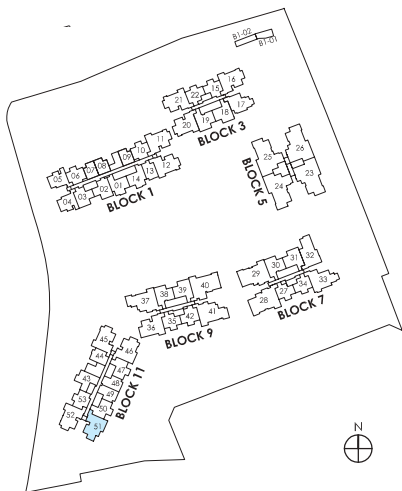


TYPE 3C1b-PH

Area: 105 sq m (include 6 sq m A/C LEDGE, 9 sq m BALCONY, 23 sq m VOID)
Unit(s): #15-51



ISOMETRIC VIEW**



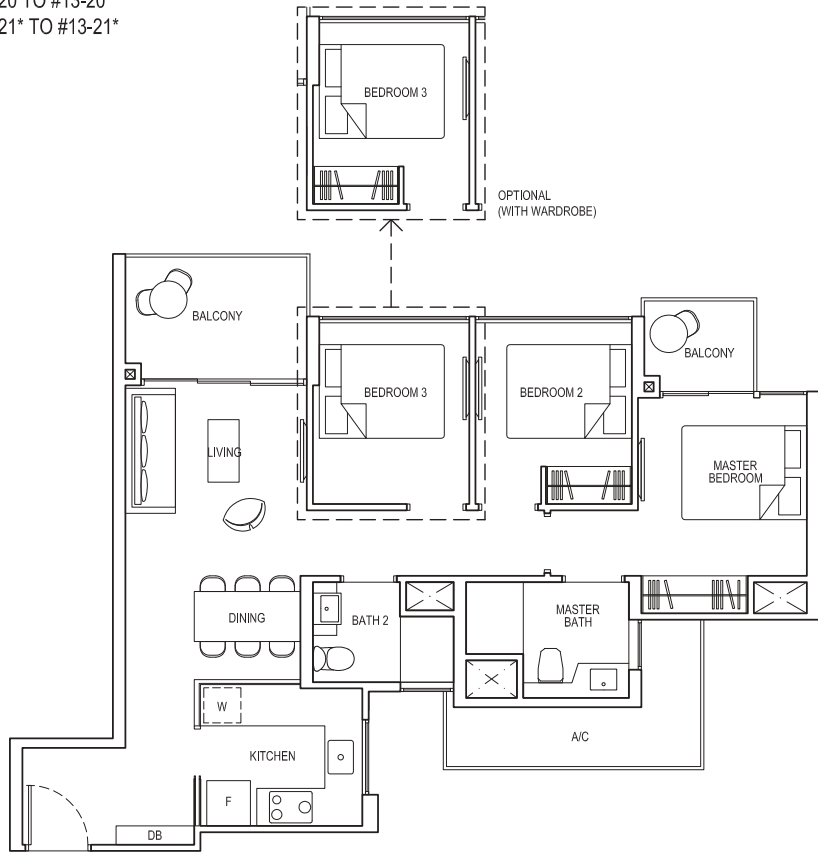
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3-BEDROOM COMPACT

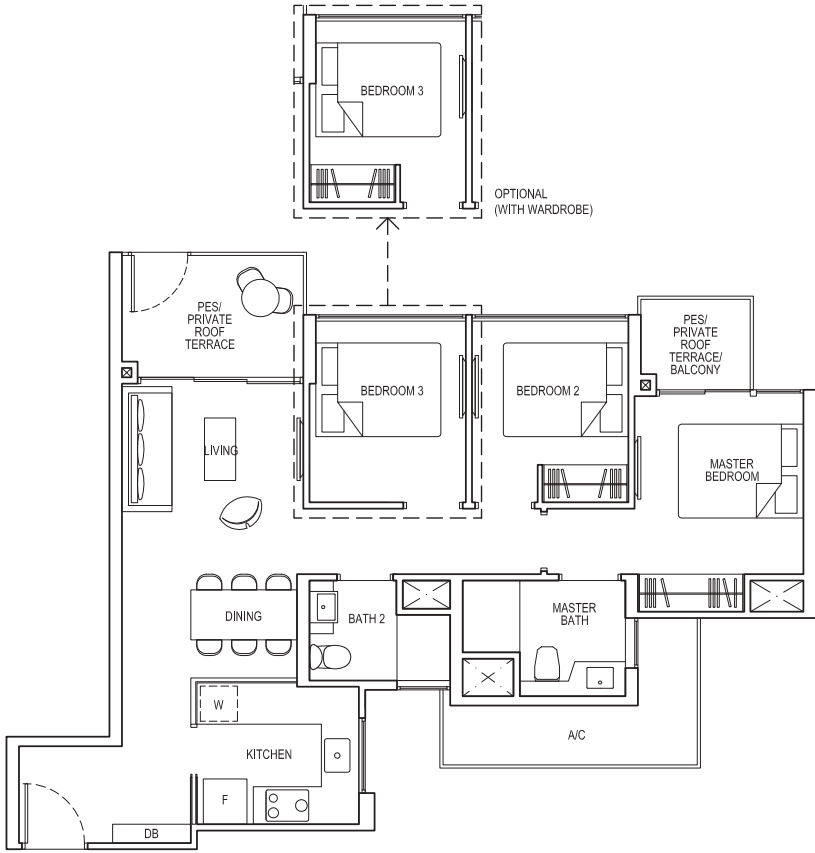
TYPE 3C1c

Area: 83 sq m (include 6 sq m A/C LEDGE, 9 sq m BALCONY)
Unit(s): #05-11 TO #14-11
#02-20 TO #13-20
#05-21* TO #13-21*



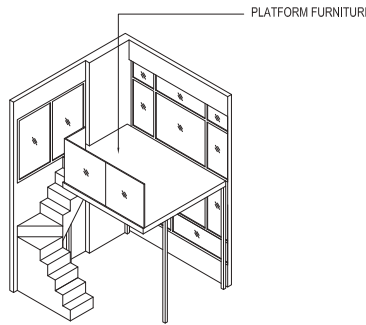
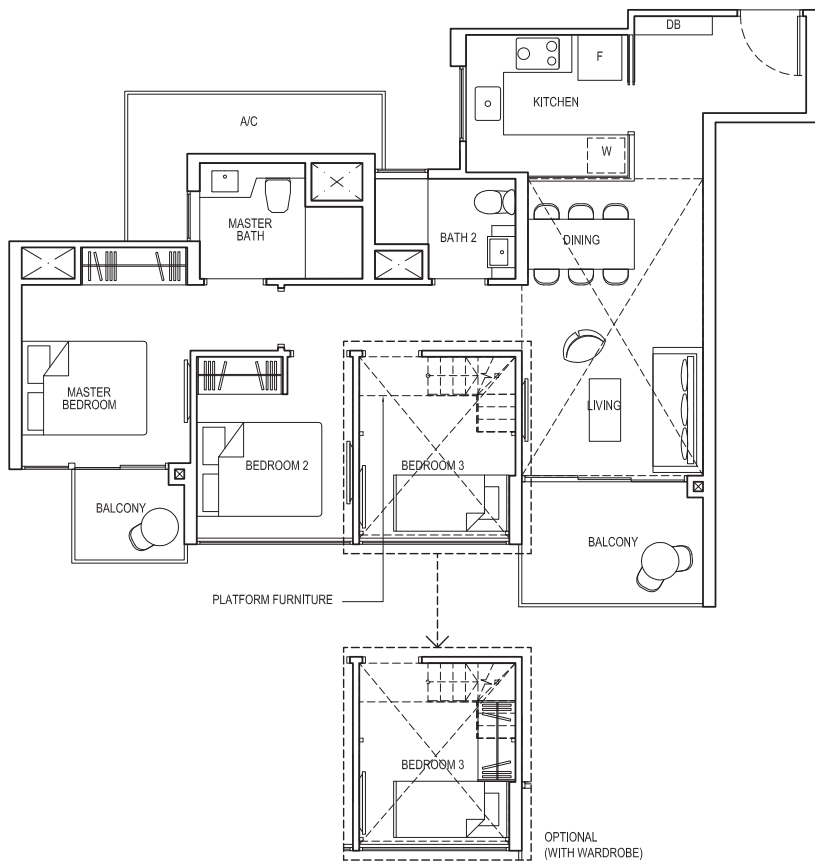
TYPE 3C1c-G

Area: 83 sq m (include 6 sq m A/C LEDGE, 9 sq m PES/ PRIVATE ROOF TERRACE/BALCONY)
Unit(s): #04-11
#01-20
#04-21*

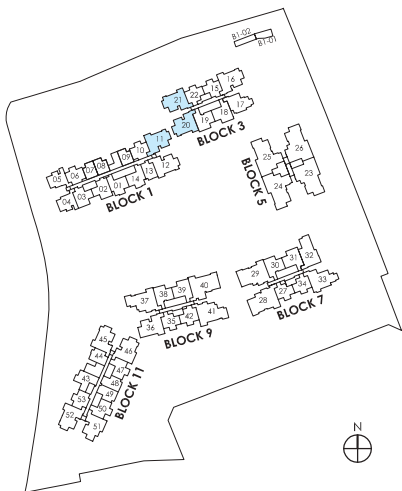


TYPE 3C1c-PH

Area: 106 sq m (include 6 sq m A/C LEDGE, 9 sq m BALCONY, 23 sq m VOID)
Unit(s): #14-20
#14-21*



ISOMETRIC VIEW**



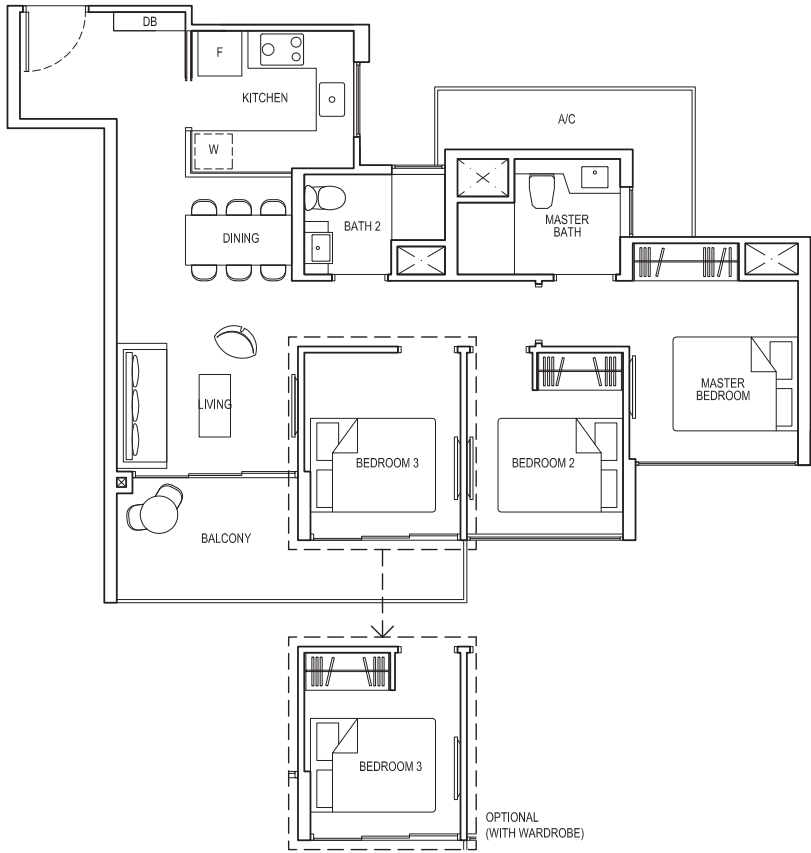
NOTE:

* Mirror Image
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3-BEDROOM COMPACT

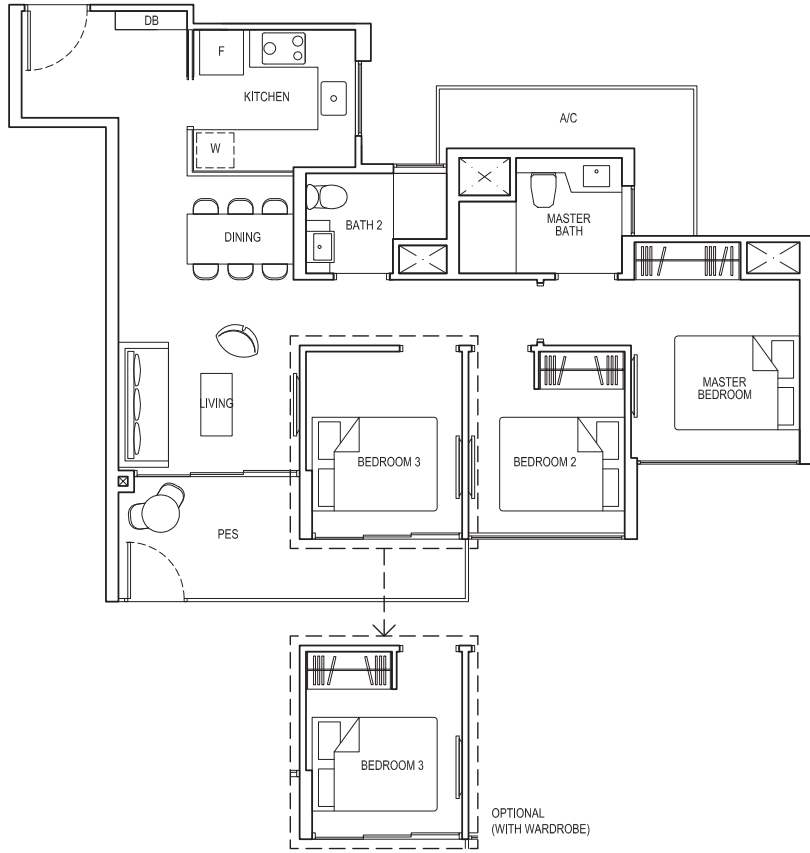
TYPE 3C1d

Area: 82 sq m (include 6 sq m A/C LEDGE, 9 sq m BALCONY)
Unit(s): #02-46 TO #14-46



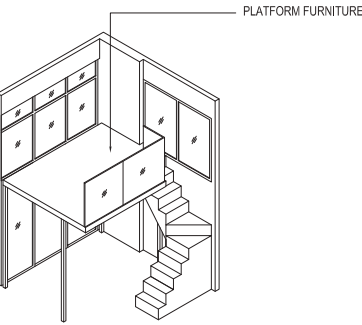
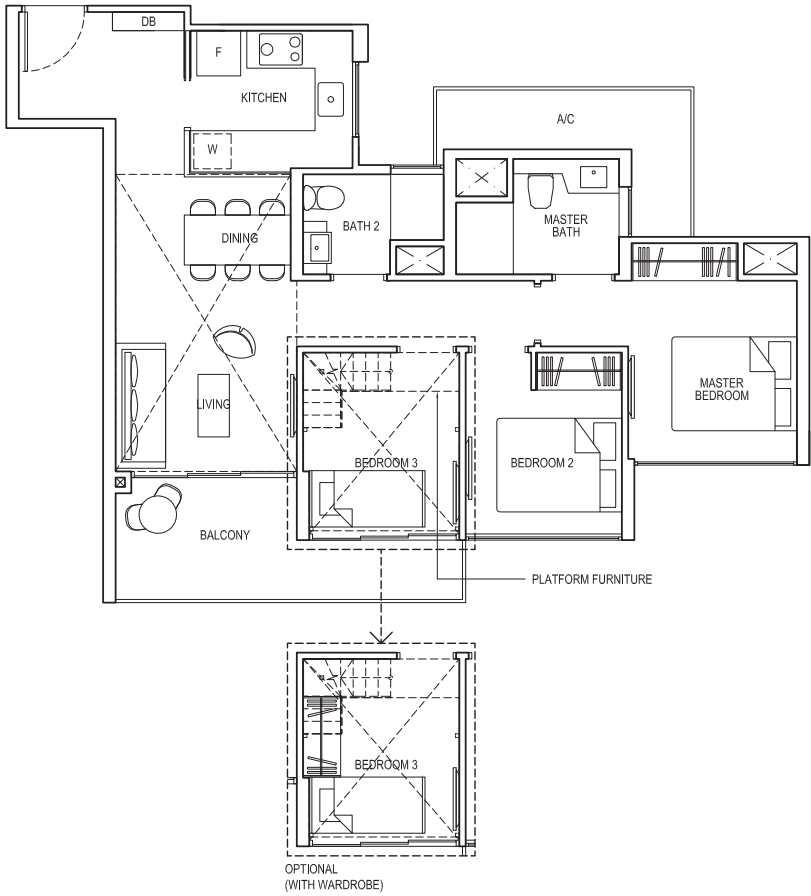
TYPE 3C1d-G

Area: 82 sq m (include 6 sq m A/C LEDGE, 9 sq m PES)
Unit(s): #01-46

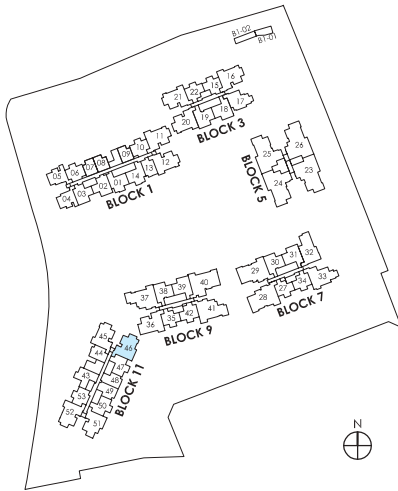


TYPE 3C1d-PH

Area: 105 sq m (include 6 sq m A/C LEDGE, 9 sq m BALCONY, 23 sq m VOID)
Unit(s): #15-46



ISOMETRIC VIEW**

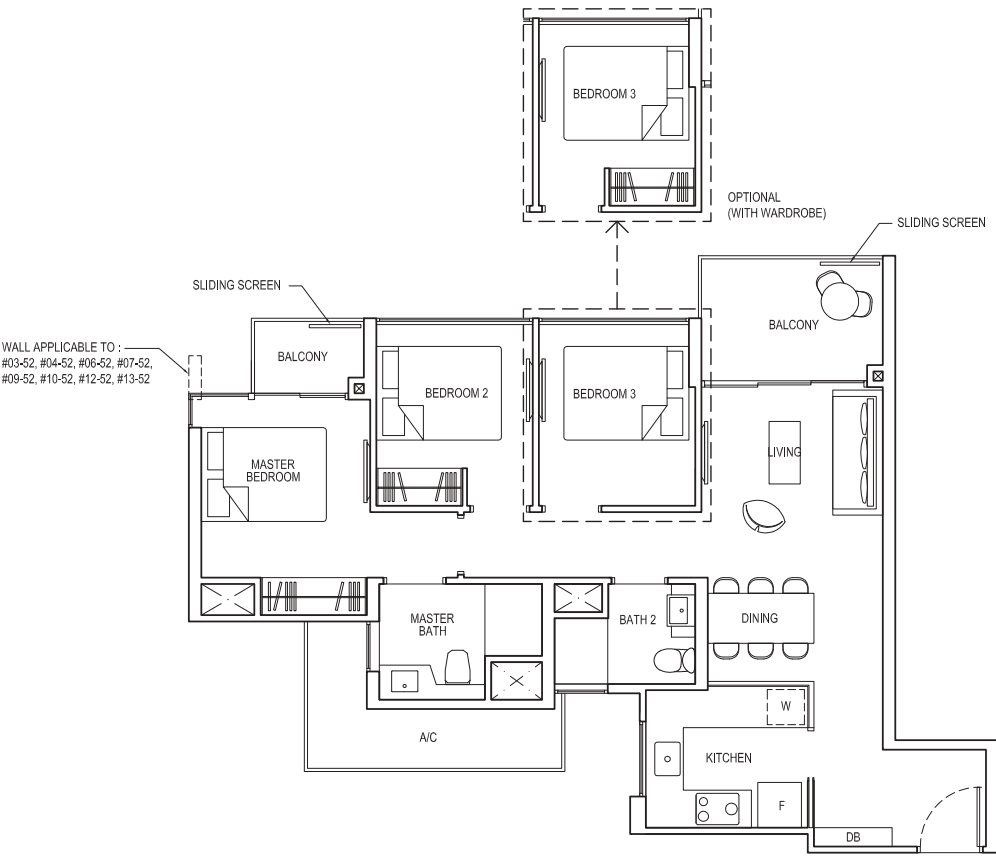


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3-BEDROOM COMPACT

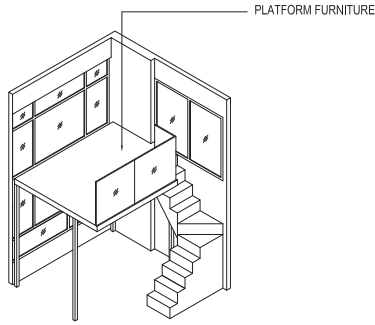
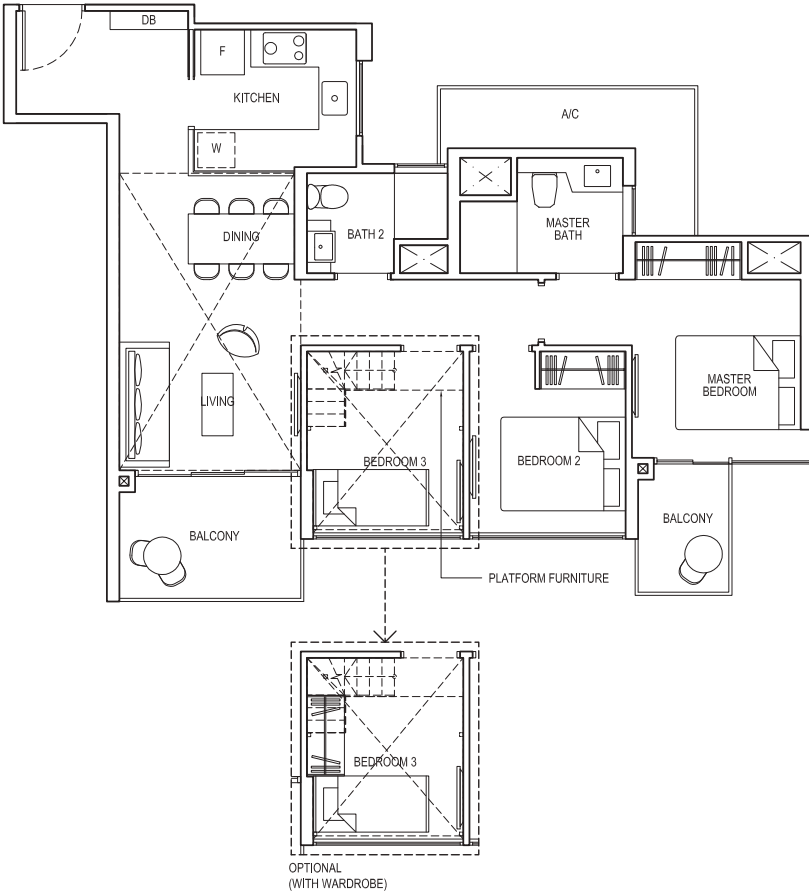
TYPE 3C1e

Area: 82 sq m (include 6 sq m A/C LEDGE, 9 sq m BALCONY)
Unit(s): #03-52 TO #14-52

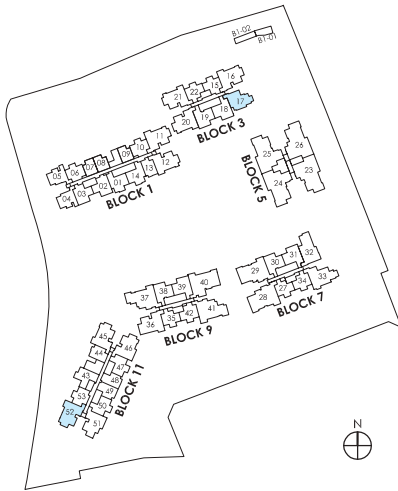


TYPE 3C1f-PH

Area: 106 sq m (include 6 sq m A/C LEDGE, 10 sq m BALCONY, 23 sq m VOID)
Unit(s): #14-17



ISOMETRIC VIEW**

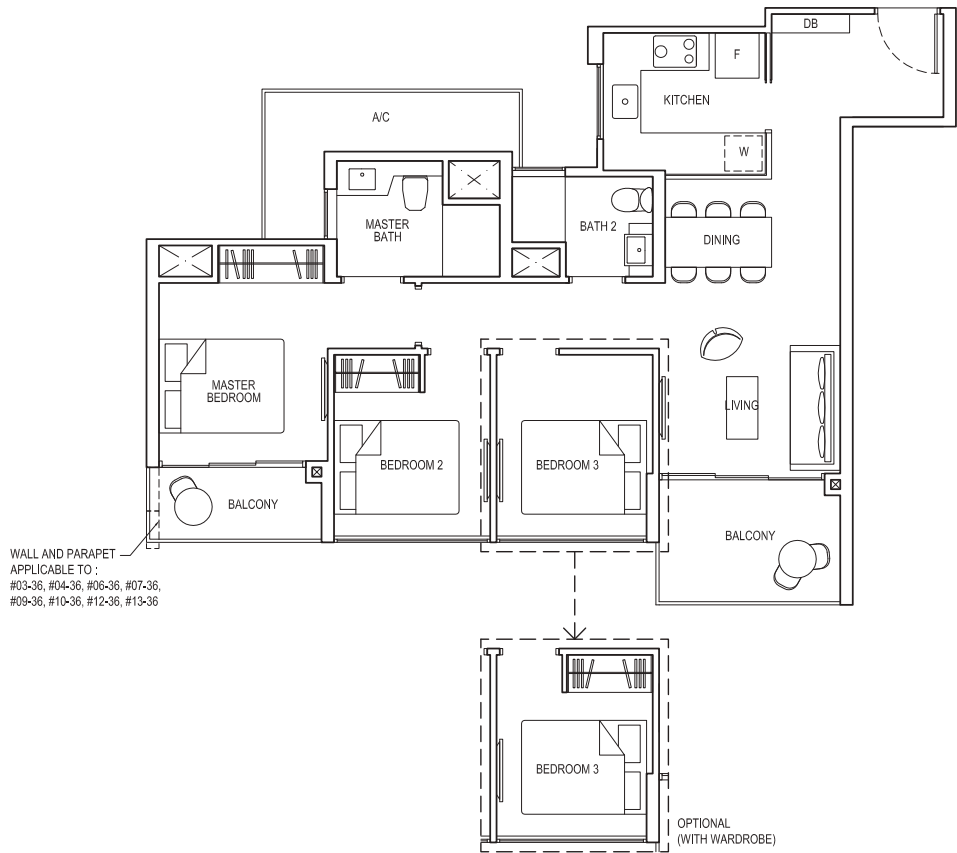


NOTE:
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3-BEDROOM COMPACT

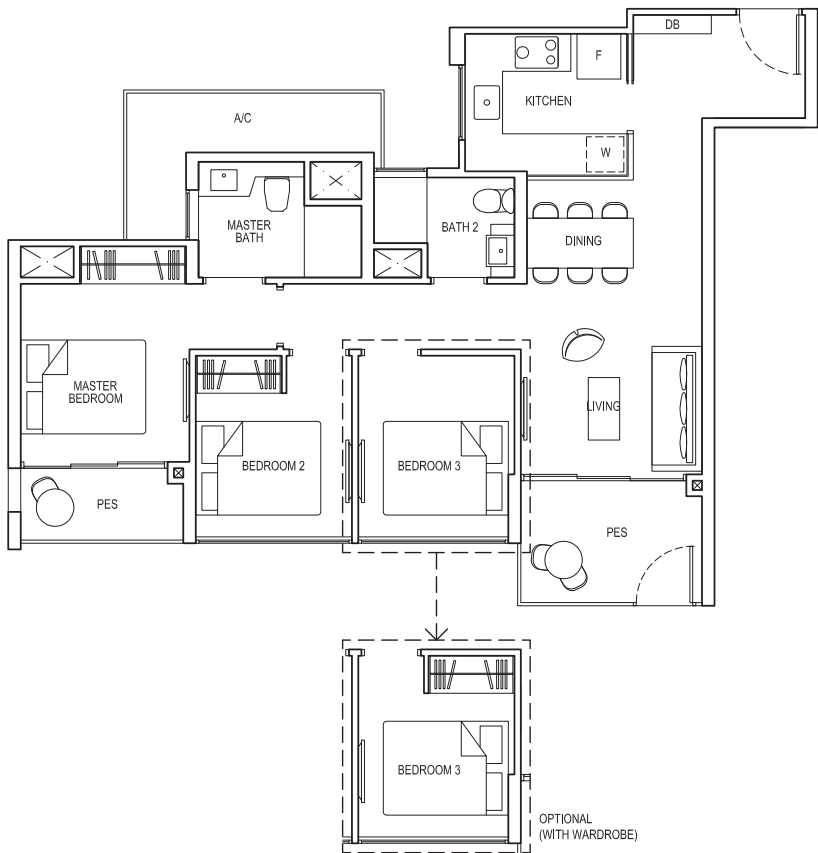
TYPE 3C1g

Area: 83 sq m (include 6 sq m A/C LEDGE, 10 sq m BALCONY)
Unit(s): #02-36 TO #14-36

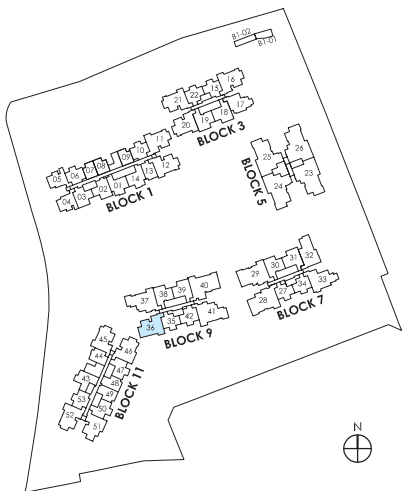


TYPE 3C1g-G

Area: 83 sq m (include 6 sq m A/C LEDGE, 10 sq m PES)
Unit(s): #01-36



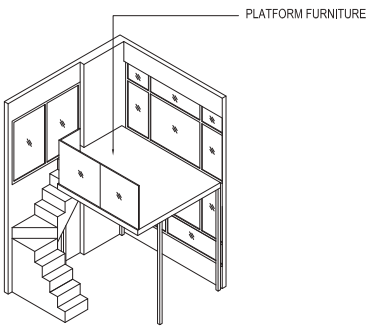
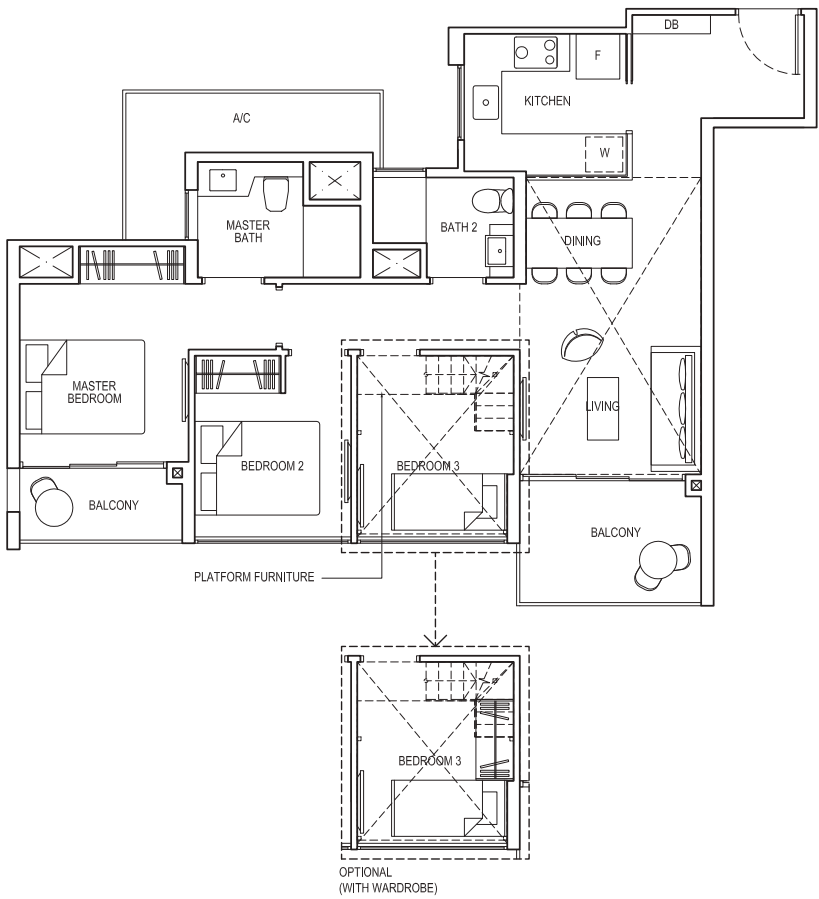
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3-BEDROOM COMPACT

TYPE 3C1g-PH

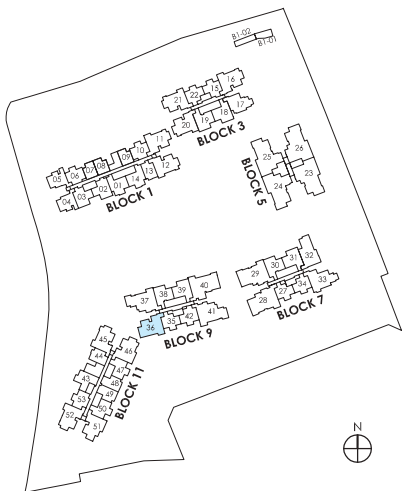
Area: 106 sq m (include 6 sq m A/C LEDGE, 10 sq m BALCONY, 23 sq m VOID)
Unit(s): #15-36



NOTE:

** Isometric views have excluded railing drawings for the steps

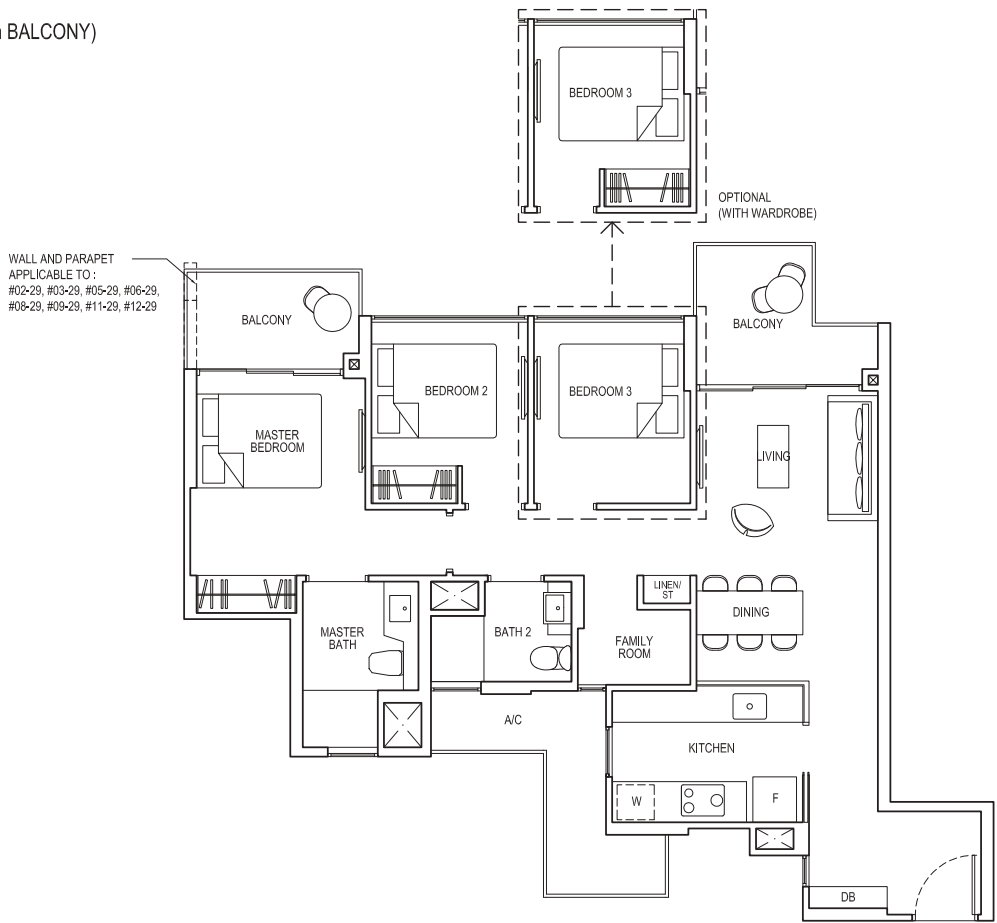
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3-BEDROOM DELUXE

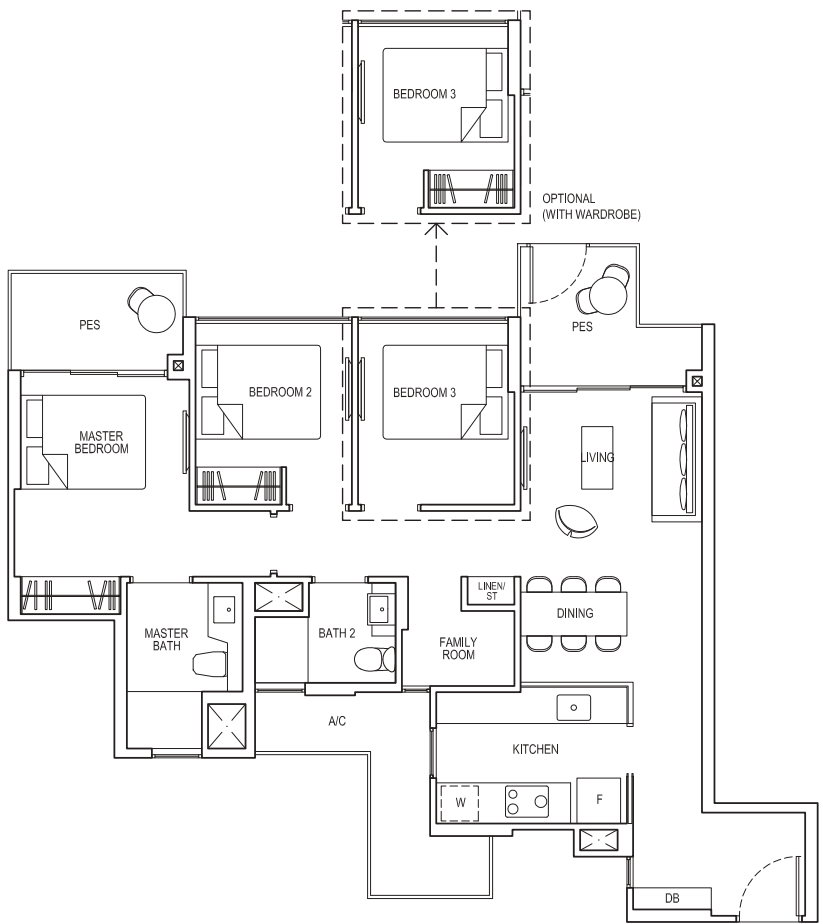
TYPE 3D1

Area: 91 sq m (include 7 sq m A/C LEDGE, 11 sq m BALCONY)
Unit(s): #02-29 TO #13-29

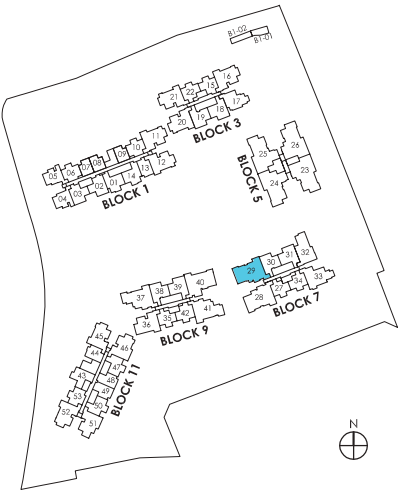


TYPE 3D1-G

Area: 91 sq m (include 7 sq m A/C LEDGE, 11 sq m PES)
Unit(s): #01-29



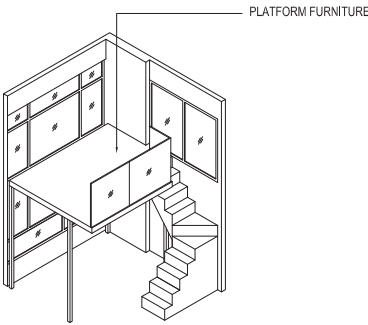
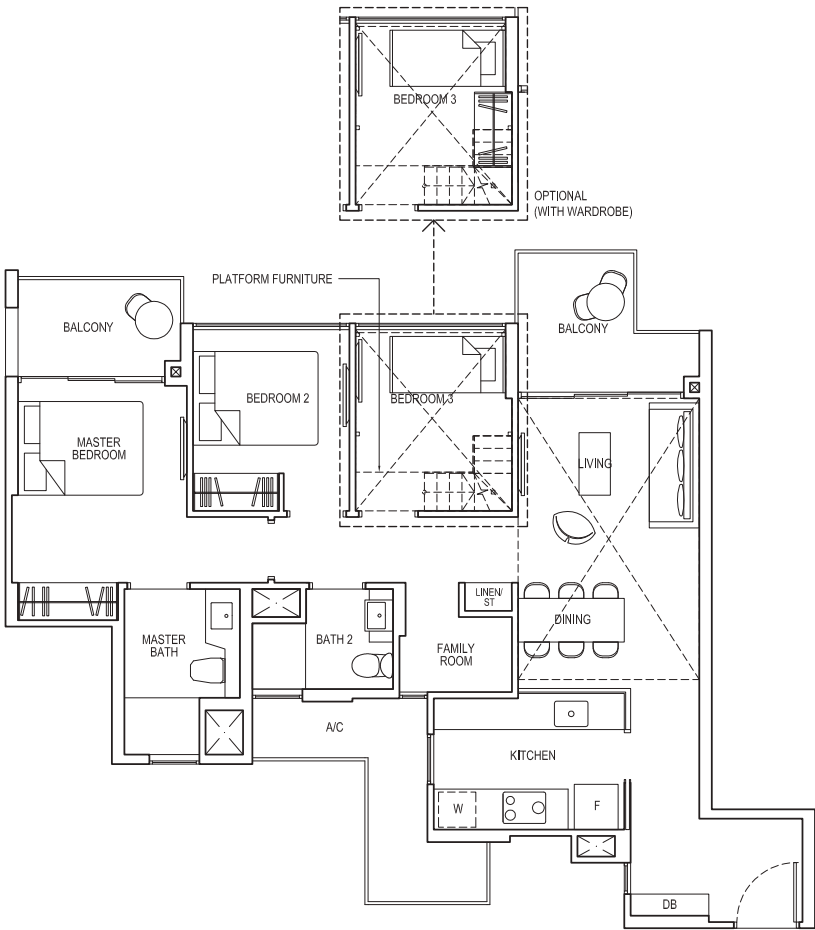
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3-BEDROOM DELUXE

TYPE 3D1-PH

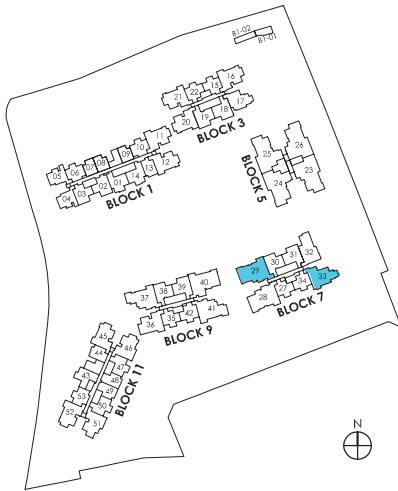
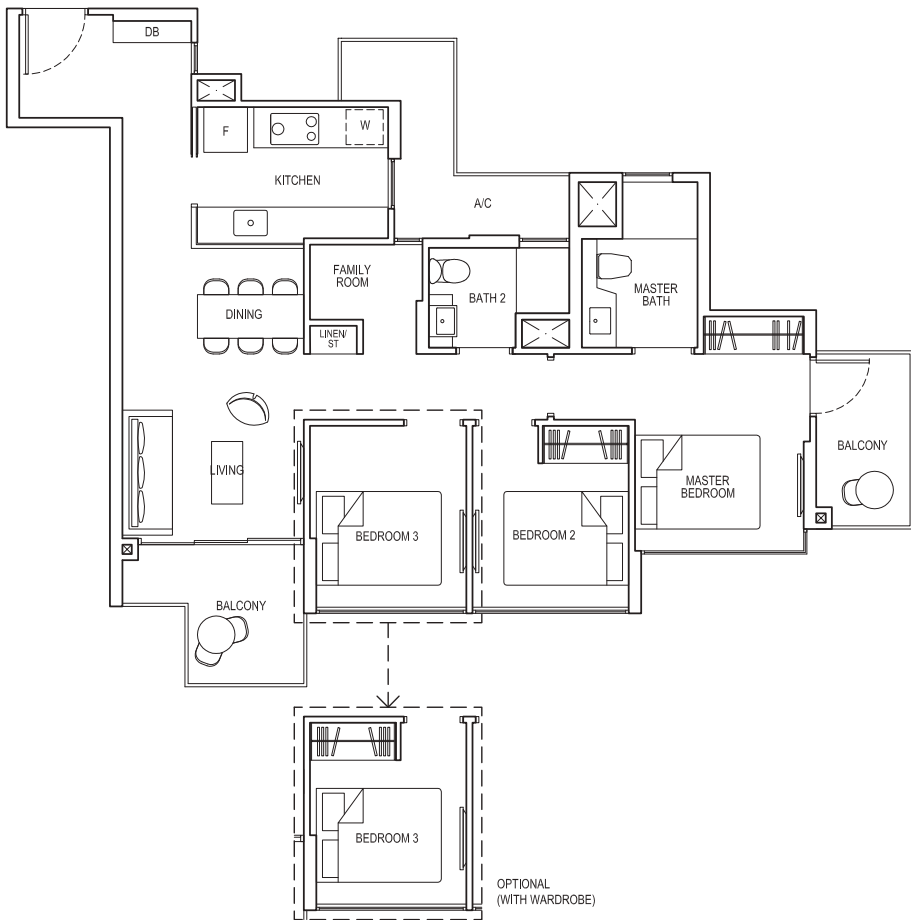
Area: 113 sq m (include 7 sq m A/C LEDGE, 11 sq m BALCONY, 22 sq m VOID)
Unit(s): #14-29



ISOMETRIC VIEW**

TYPE 3D2

Area: 90 sq m (include 6 sq m A/C LEDGE, 11 sq m BALCONY)
Unit(s): #02-33 TO #13-33



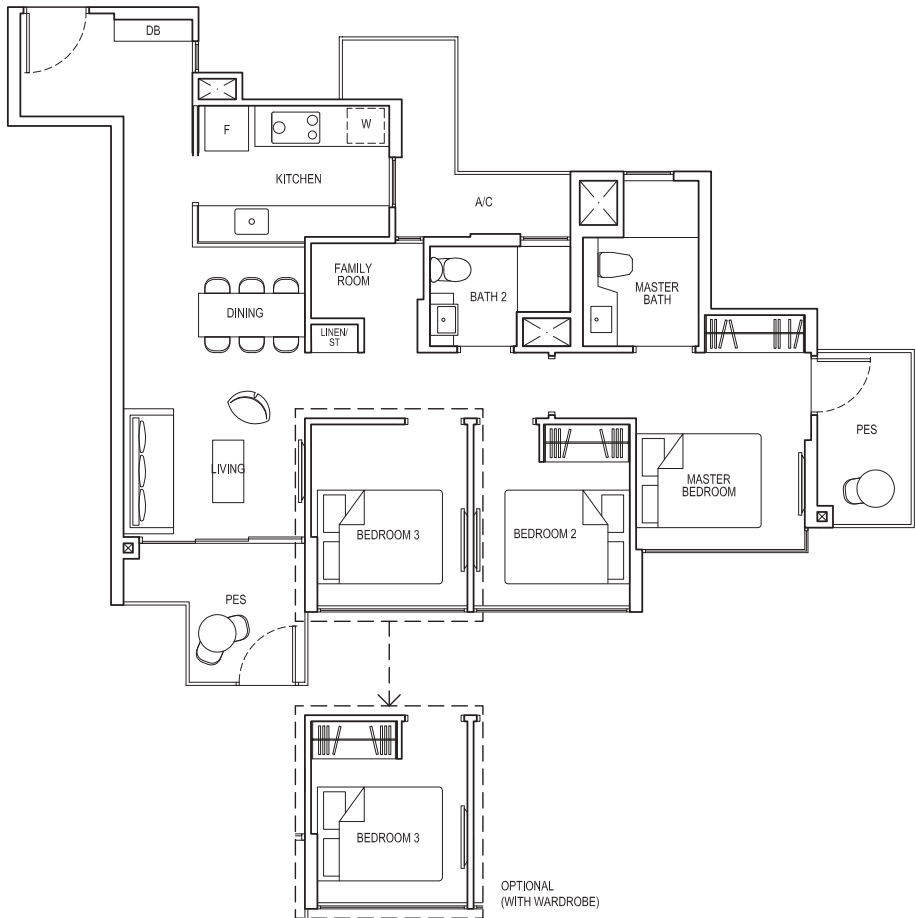
NOTE:

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3-BEDROOM DELUXE

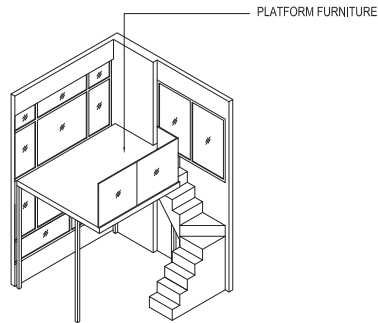
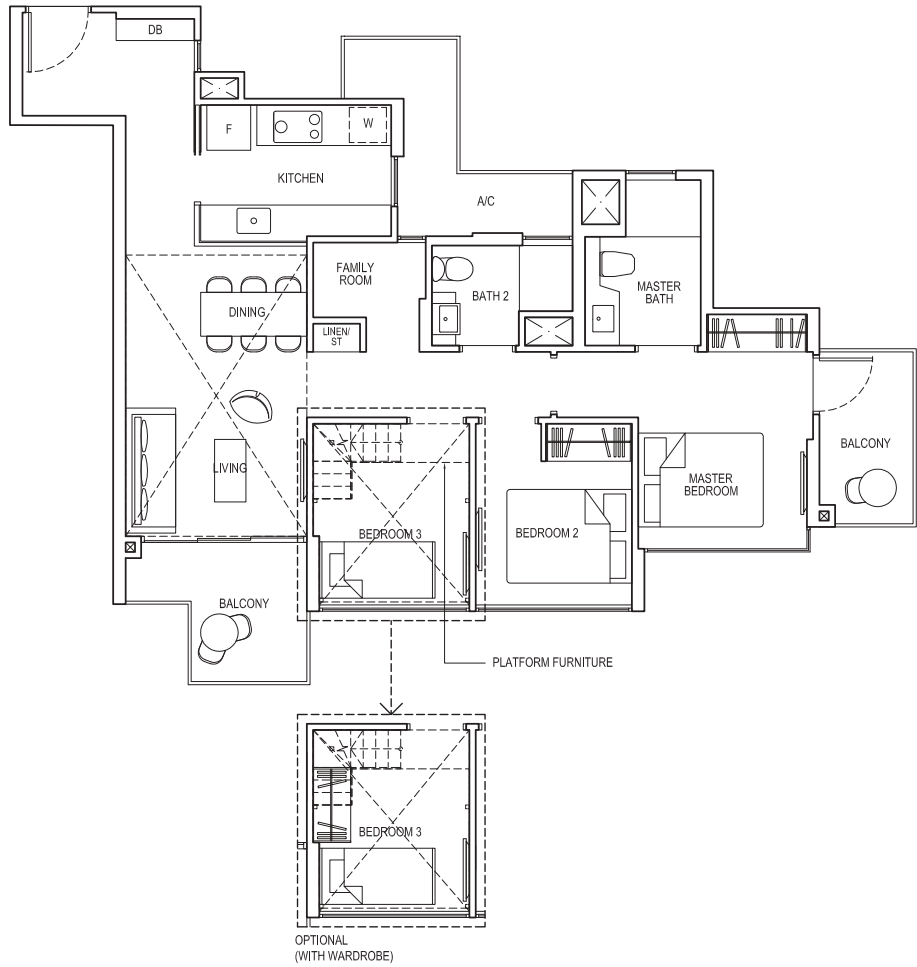
TYPE 3D2-G

Area: 90 sq m (include 6 sq m A/C LEDGE, 11 sq m PES)
Unit(s): #01-33

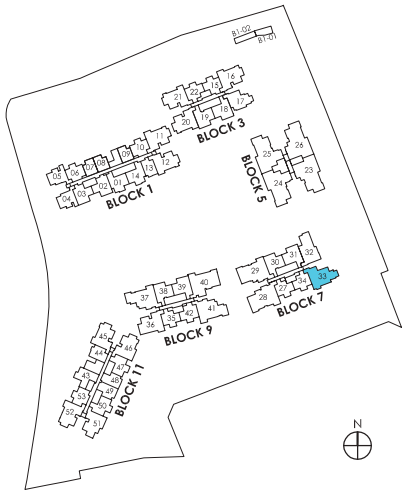


TYPE 3D2-PH

Area: 112 sq m (include 6 sq m A/C LEDGE, 11 sq m BALCONY, 22 sq m VOID)
Unit(s): #14-33



ISOMETRIC VIEW**



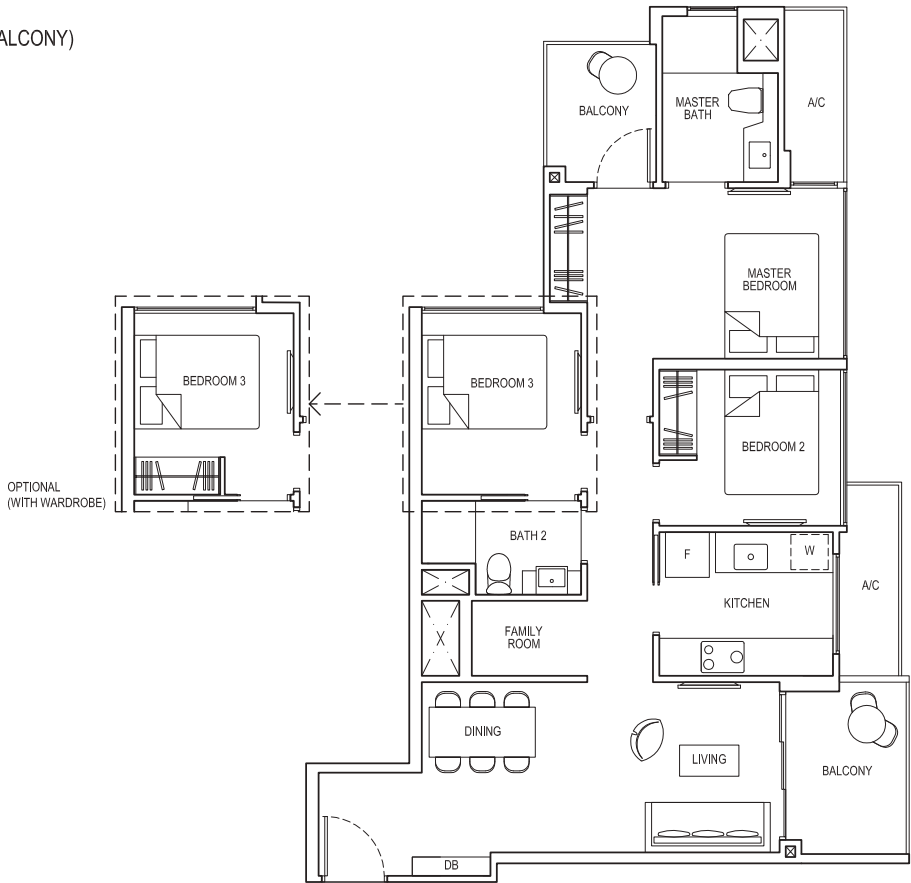
NOTE:

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3-BEDROOM DELUXE

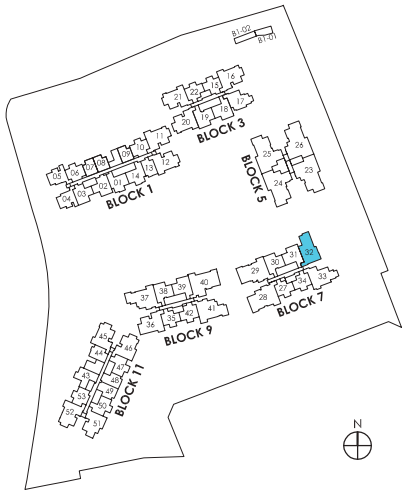
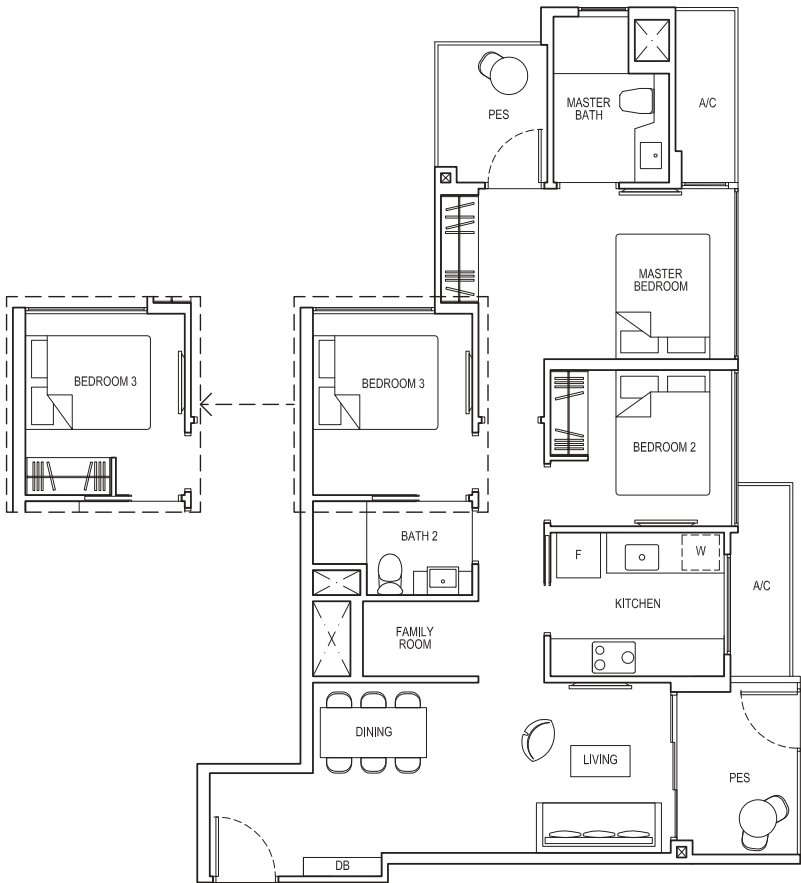
TYPE 3D2a

Area: 90 sq m (include 6 sq m A/C LEDGE, 10 sq m BALCONY)
Unit(s): #02-32 TO #13-32



TYPE 3D2a-G

Area: 90 sq m (include 6 sq m A/C LEDGE, 10 sq m PES)
Unit(s): #01-32

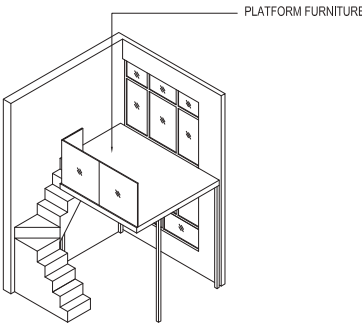
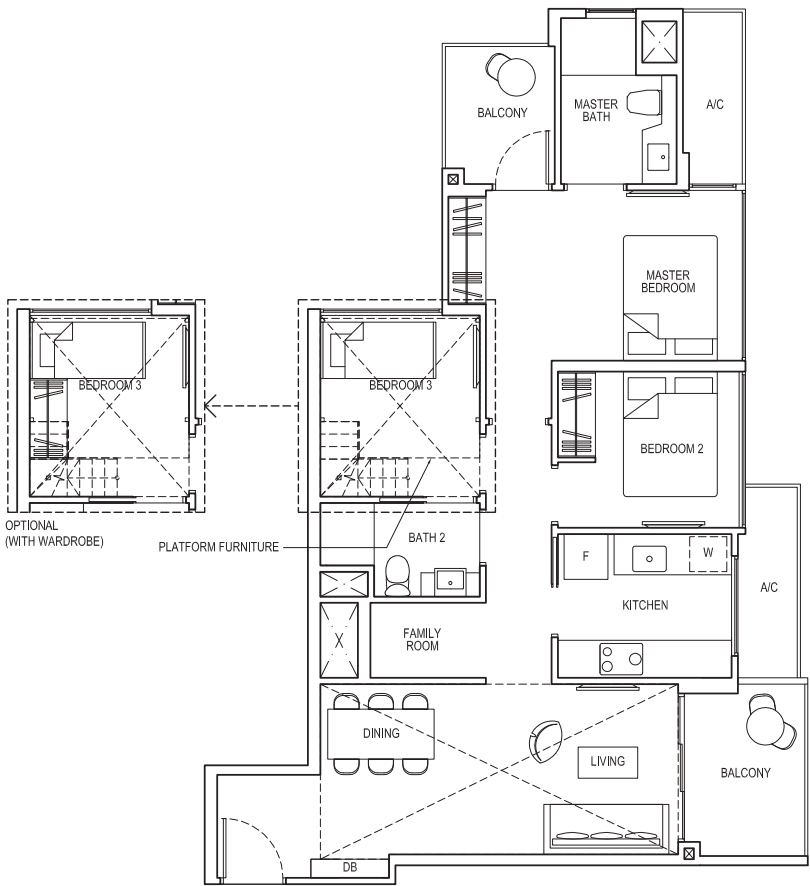


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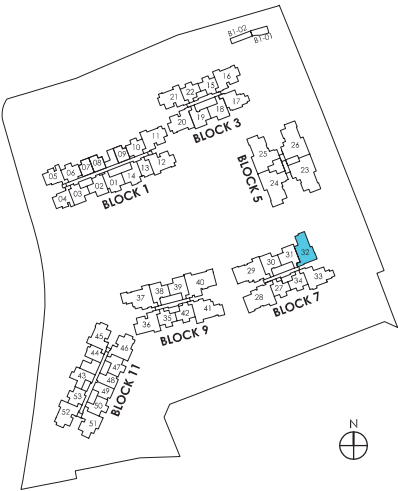
3-BEDROOM DELUXE

TYPE 3D2a-PH

Area: 115 sq m (include 6 sq m A/C LEDGE, 10 sq m BALCONY, 25 sq m VOID)
Unit(s): #14-32



ISOMETRIC VIEW**

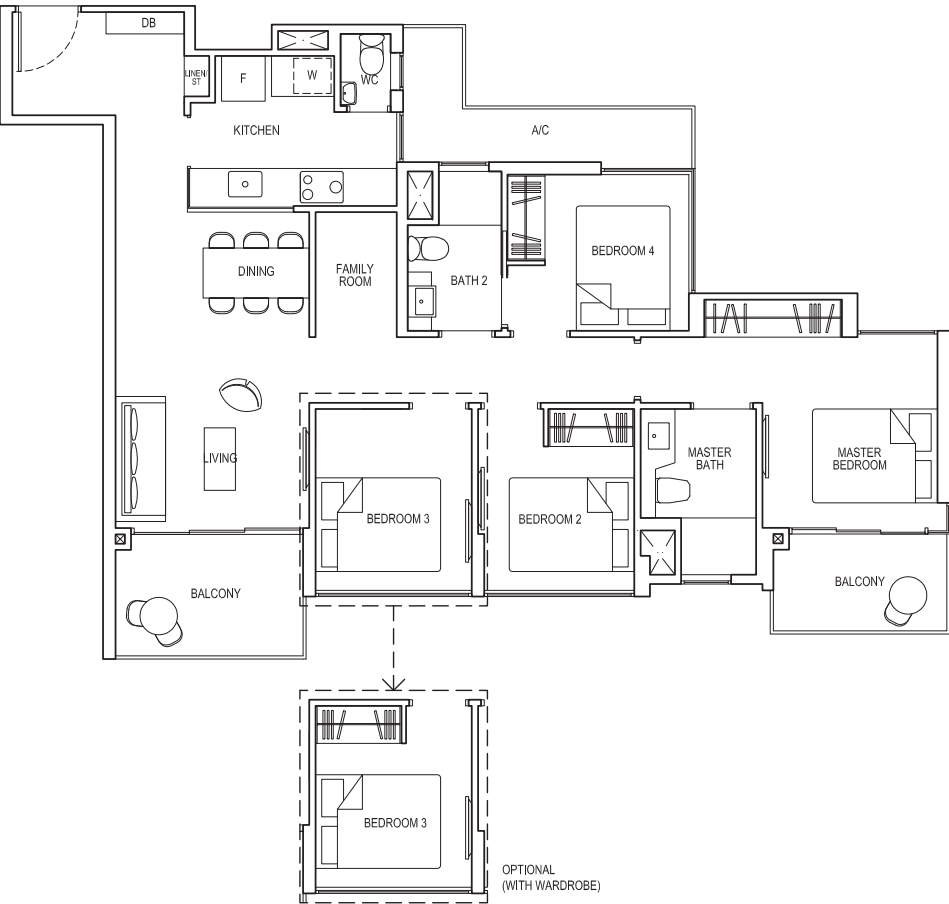


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4-BEDROOM COMPACT

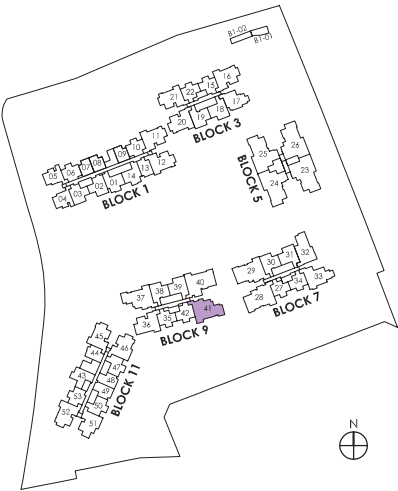
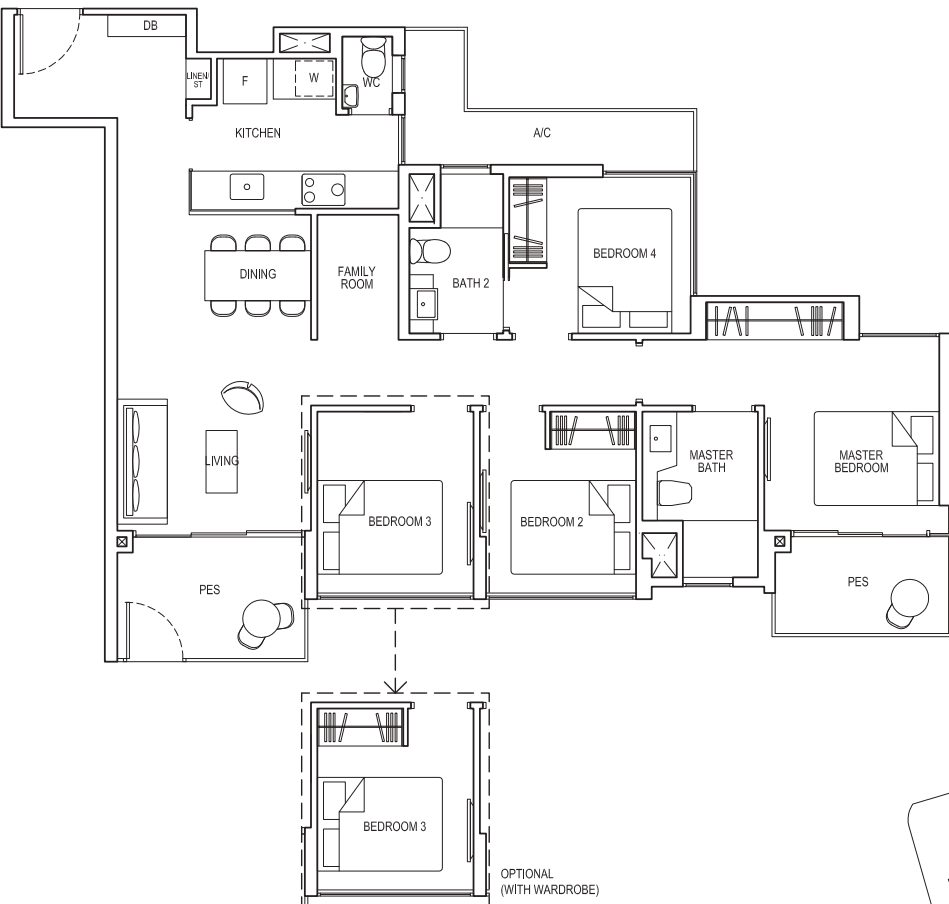
TYPE 4C1

Area: 105 sq m (include 6 sq m A/C LEDGE, 12 sq m BALCONY)
Unit(s): #02-41 TO #14-41



TYPE 4C1-G

Area: 105 sq m (include 6 sq m A/C LEDGE, 12 sq m PES)
Unit(s): #01-41

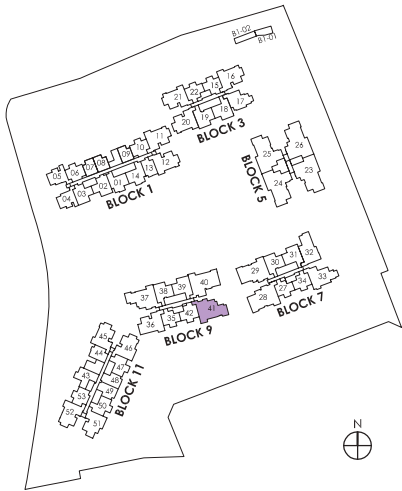
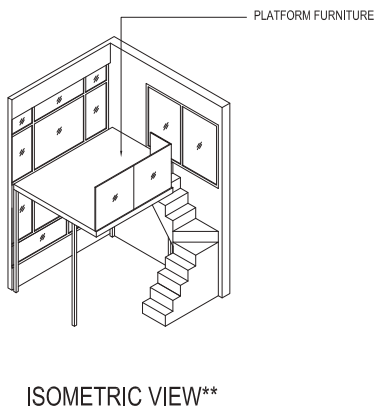
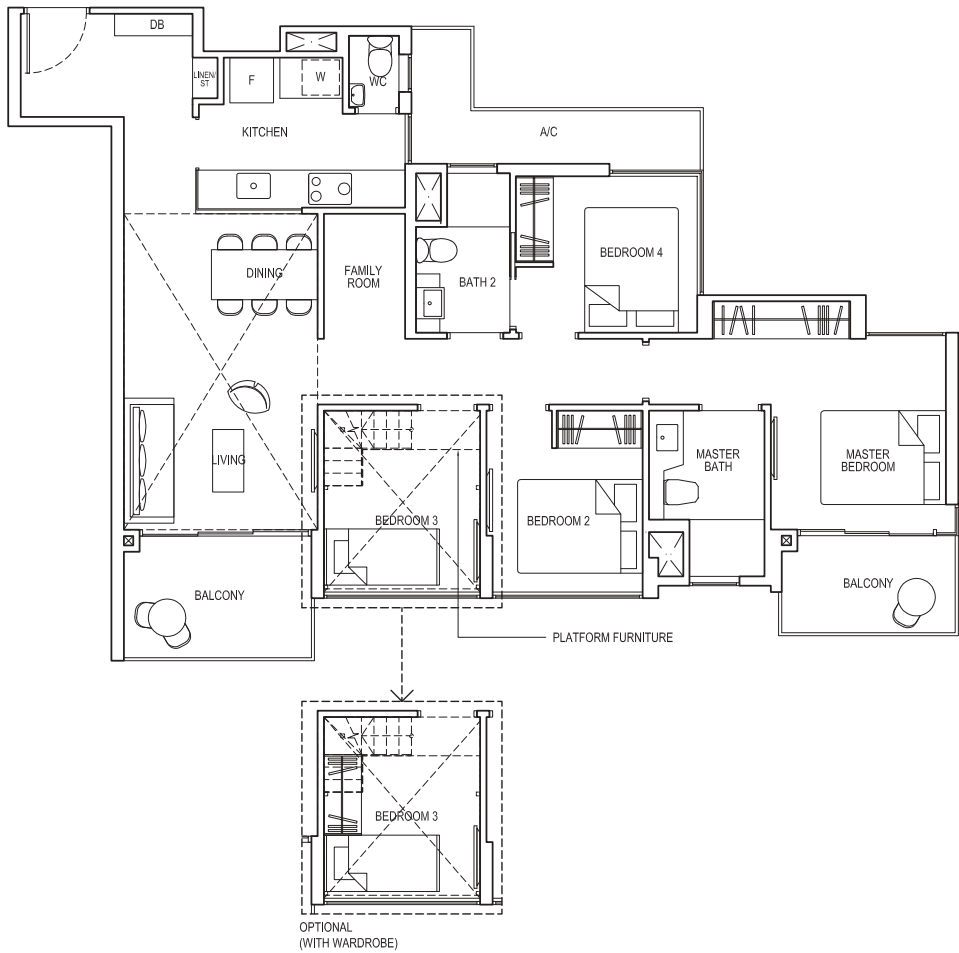


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4-BEDROOM COMPACT

TYPE 4C1-PH

Area: 130 sq m (include 6 sq m A/C LEDGE, 12 sq m BALCONY, 25 sq m VOID)
Unit(s): #15-41

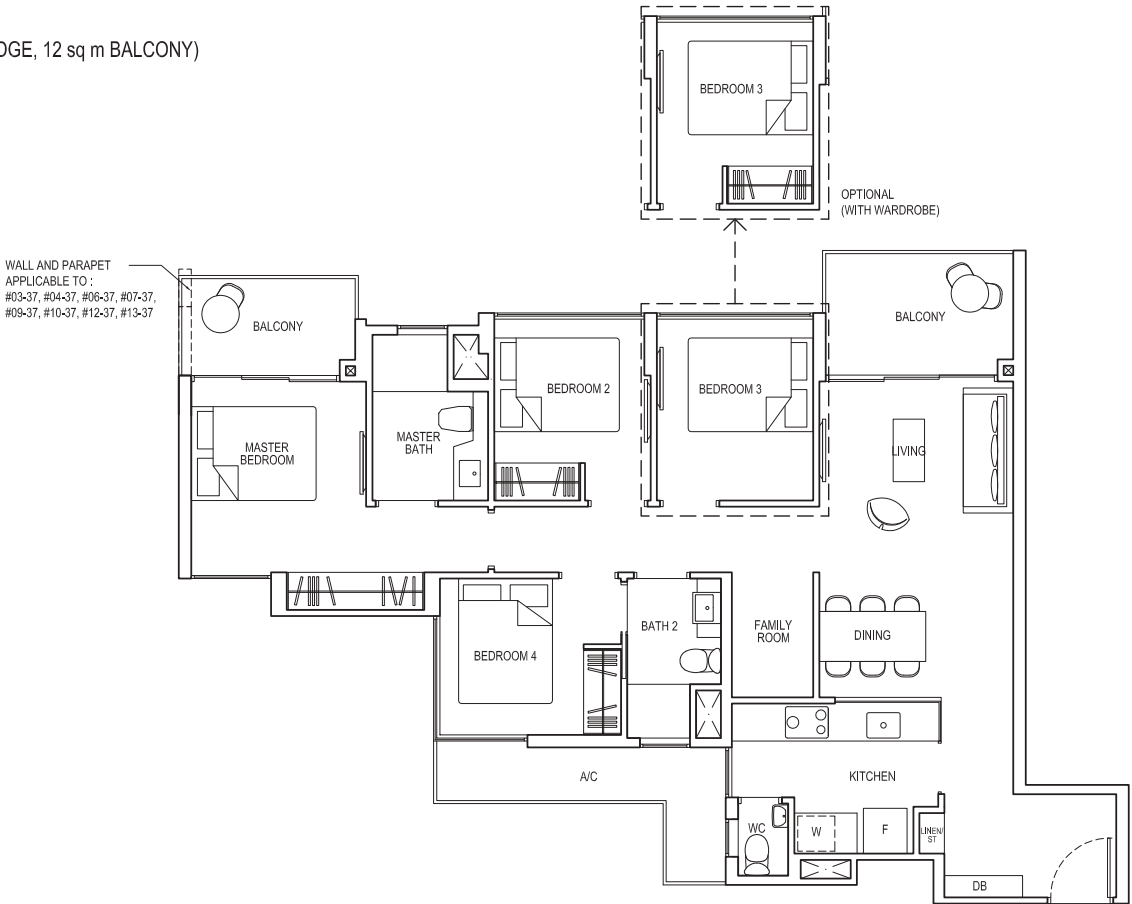


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4-BEDROOM COMPACT

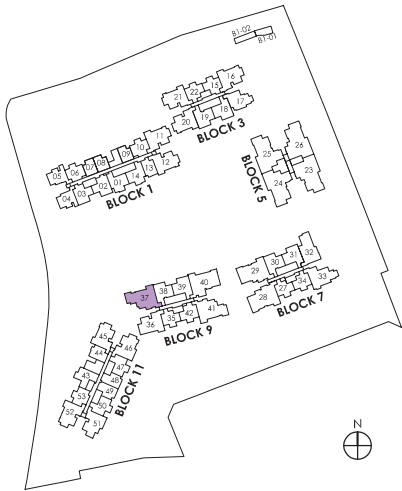
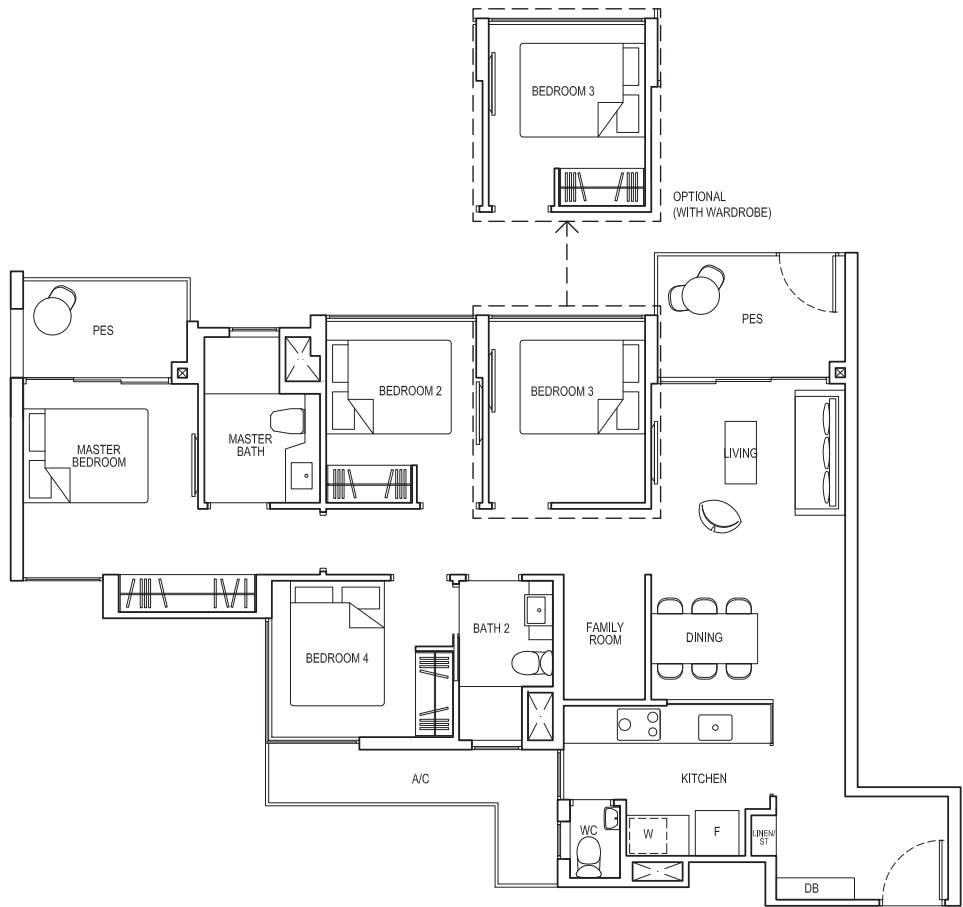
TYPE 4C1a

Area: 105 sq m (include 6 sq m A/C LEDGE, 12 sq m BALCONY)
Unit(s): #02-37 TO #14-37



TYPE 4C1a-G

Area: 105 sq m (include 6 sq m A/C LEDGE, 12 sq m PES)
Unit(s): #01-37

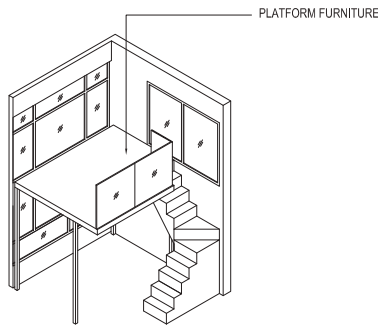
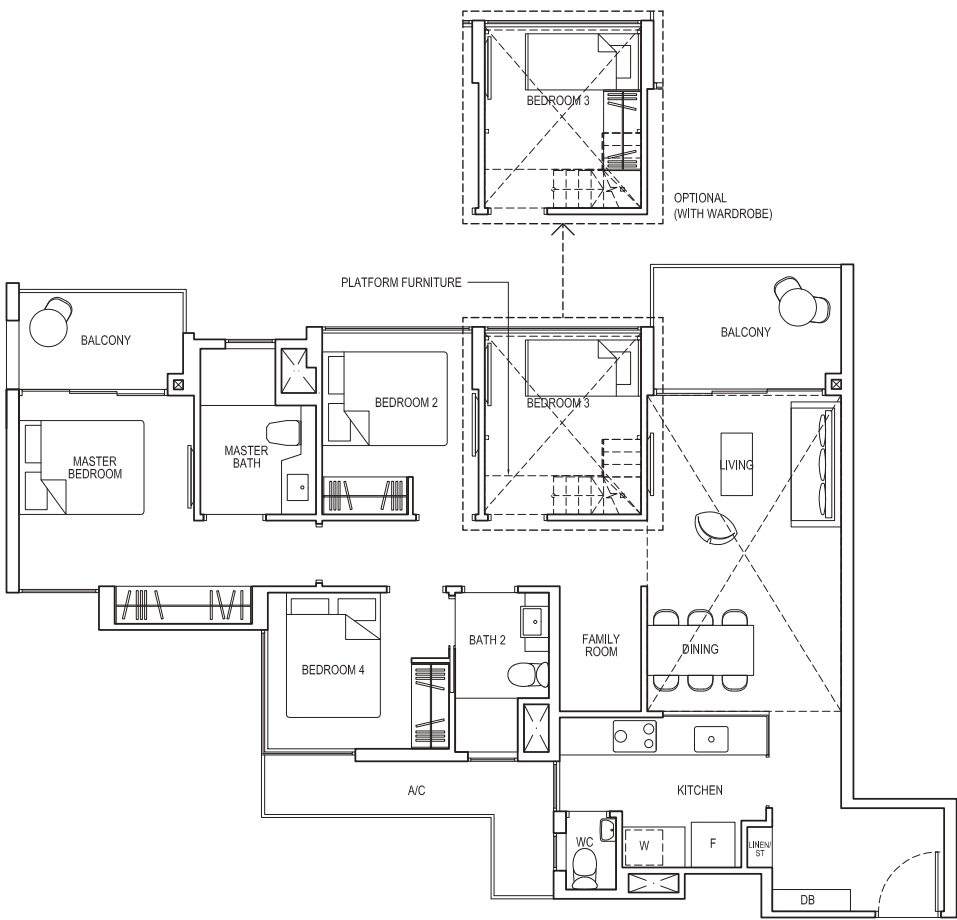


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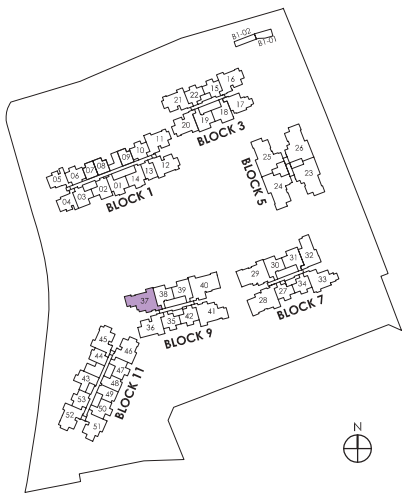
4-BEDROOM COMPACT

TYPE 4C1a-PH

Area: 130 sq m (include 6 sq m A/C LEDGE, 12 sq m BALCONY, 25 sq m VOID)
Unit(s): #15-37



ISOMETRIC VIEW**

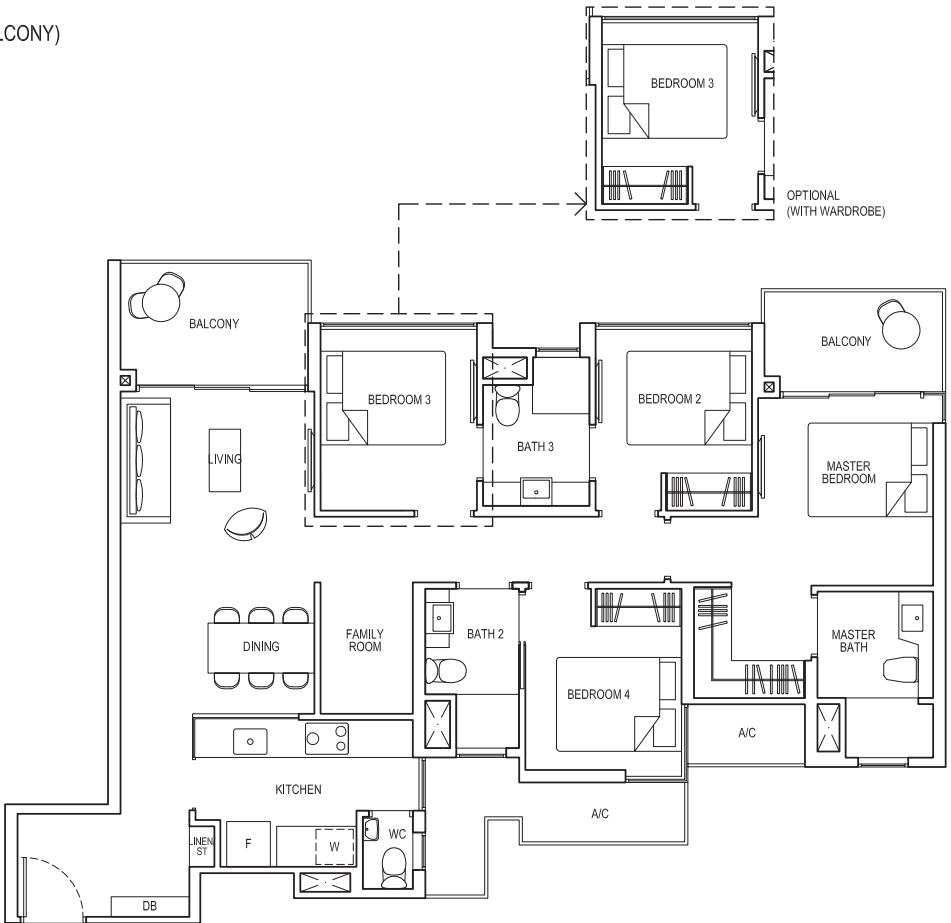


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4-BEDROOM DELUXE

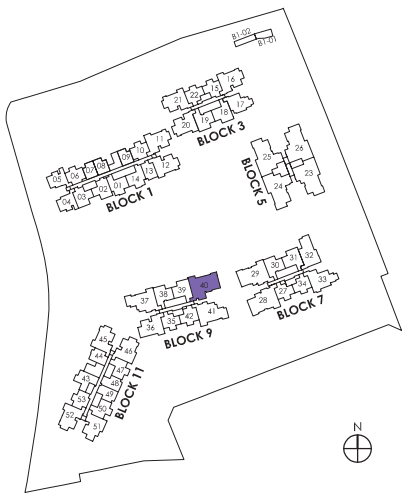
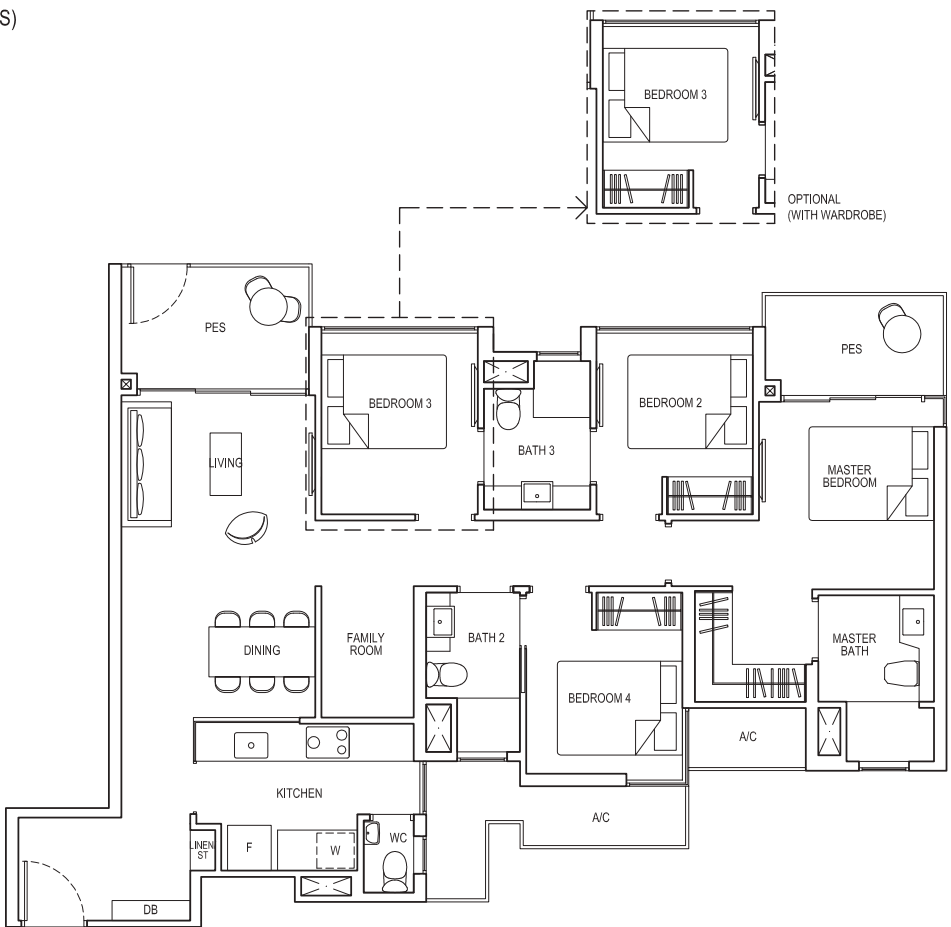
TYPE 4D1

Area: 115 sq m (include 8 sq m A/C LEDGE, 12 sq m BALCONY)
Unit(s): #02-40 TO #14-40



TYPE 4D1-G

Area: 115 sq m (include 8 sq m A/C LEDGE, 12 sq m PES)
Unit(s): #01-40

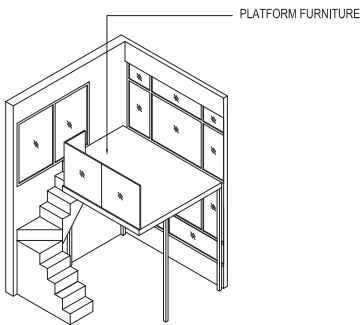
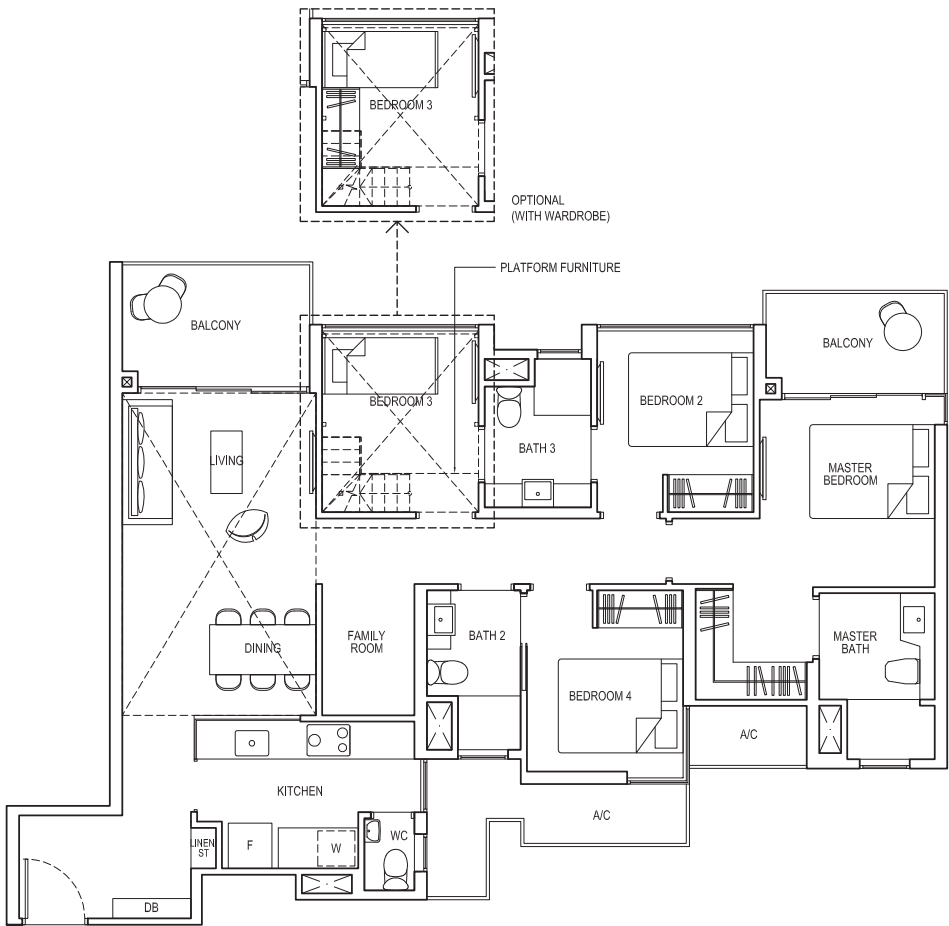


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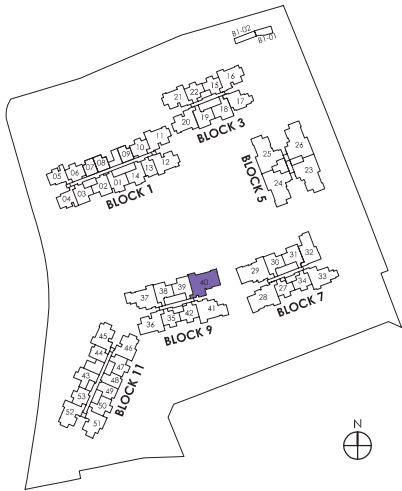
4-BEDROOM DELUXE

TYPE 4D1-PH

Area: 140 sq m (include 8 sq m A/C LEDGE, 12 sq m BALCONY, 25 sq m VOID)
Unit(s): #15-40



ISOMETRIC VIEW**

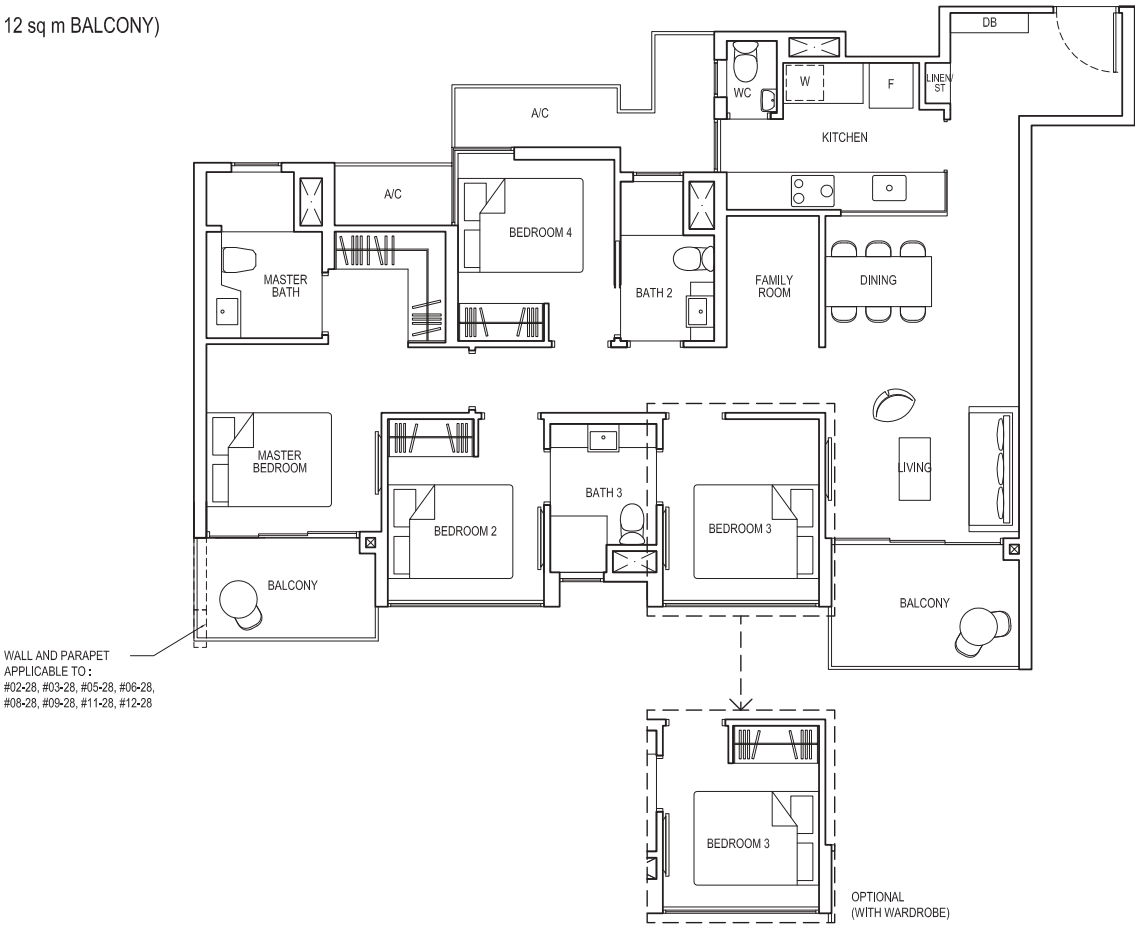


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4-BEDROOM DELUXE

TYPE 4D1a

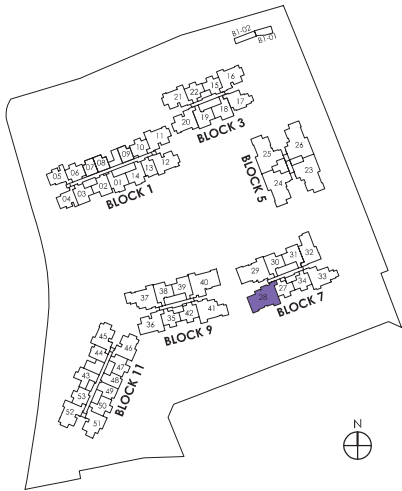
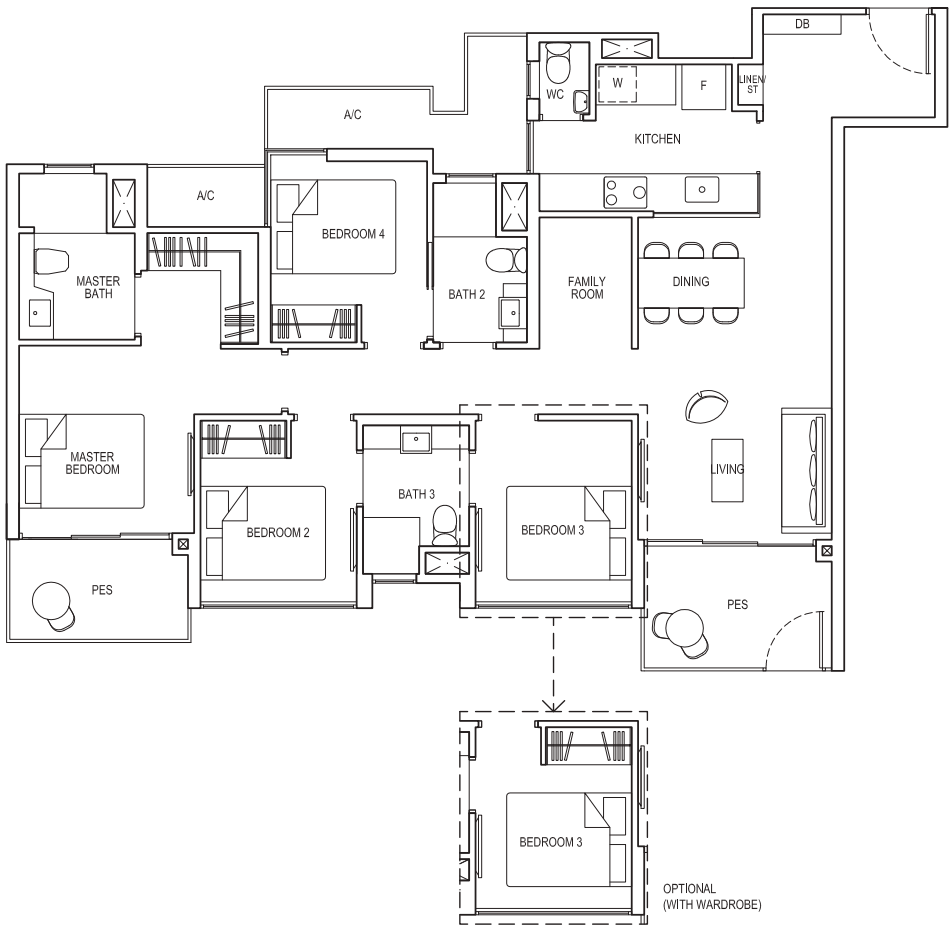
Area: 115 sq m (include 8 sq m A/C LEDGE, 12 sq m BALCONY)
Unit(s): #02-28 TO #13-28



WALL AND PARAPET
APPLICABLE TO :
#02-28, #03-28, #05-28, #06-28,
#08-28, #09-28, #11-28, #12-28

TYPE 4D1a-G

Area: 115 sq m (include 8 sq m A/C LEDGE, 12 sq m PES)
Unit(s): #01-28

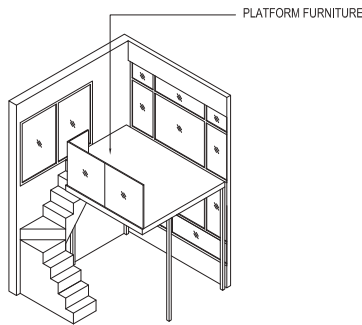
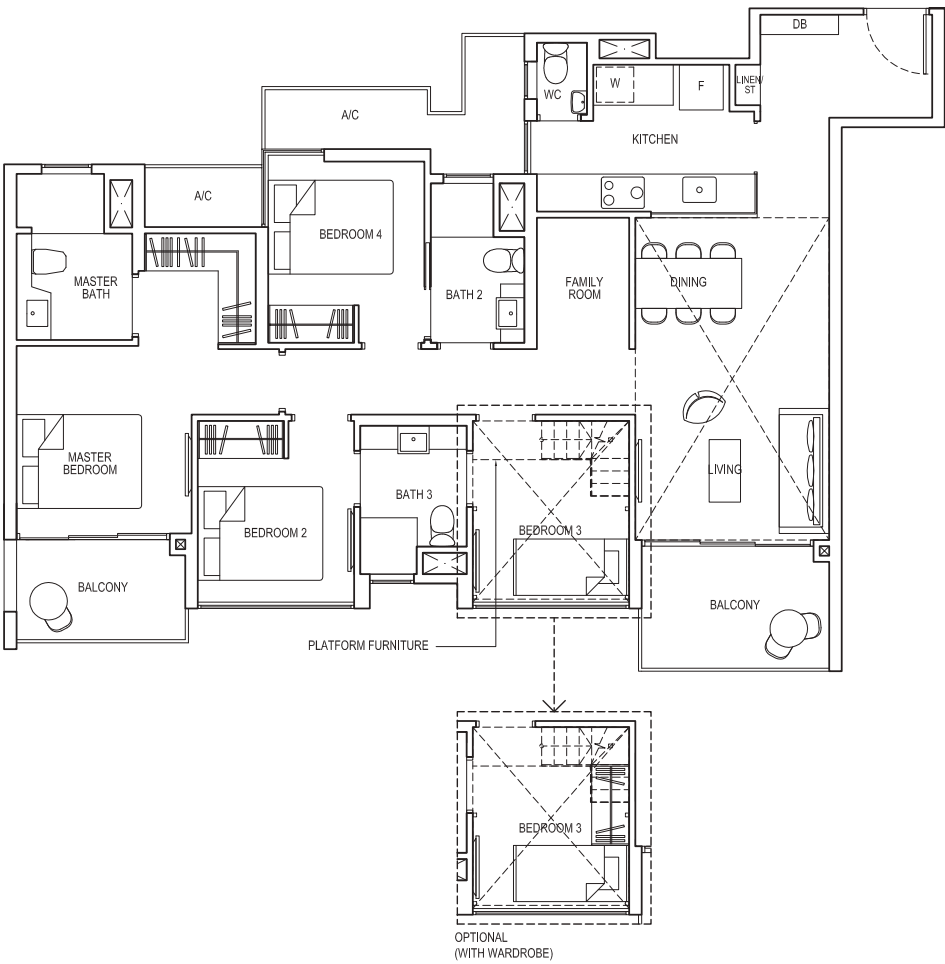


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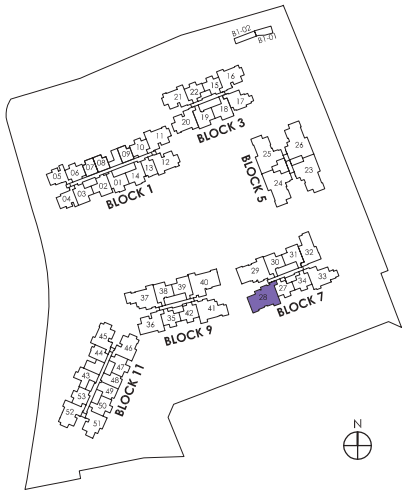
4-BEDROOM DELUXE

TYPE 4D1a-PH

Area: 140 sq m (include 8 sq m A/C LEDGE, 12 sq m BALCONY, 25 sq m VOID)
Unit(s): #14-28



ISOMETRIC VIEW**

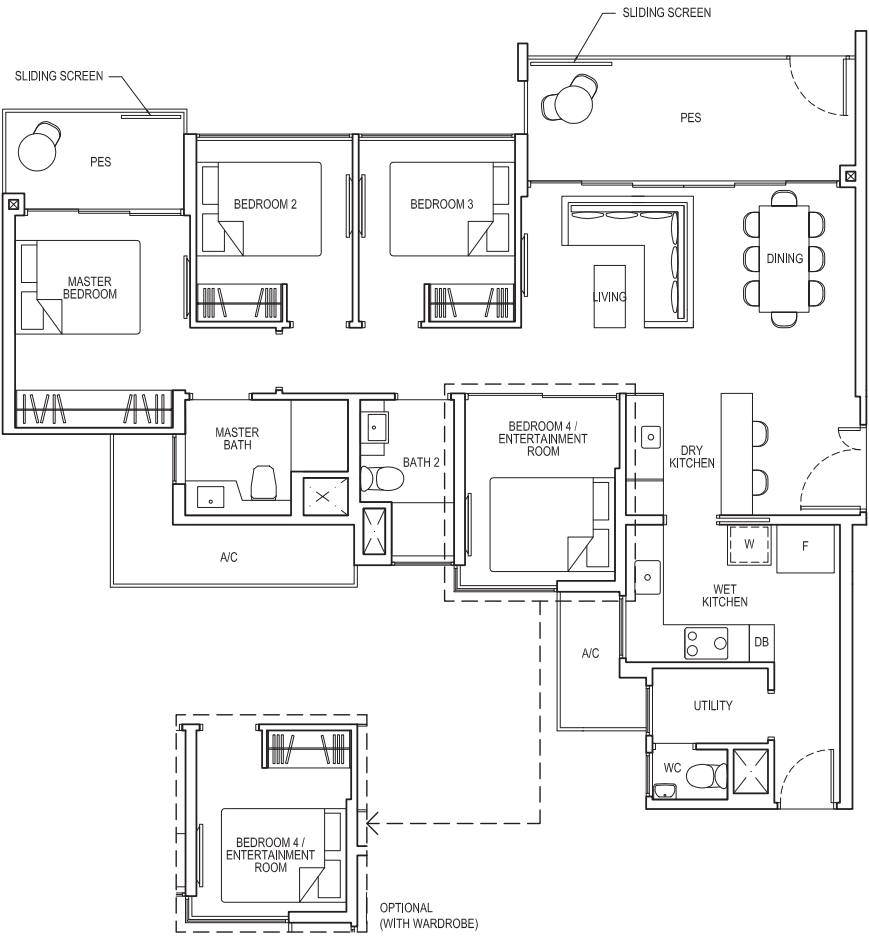


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4-BEDROOM PREMIUM

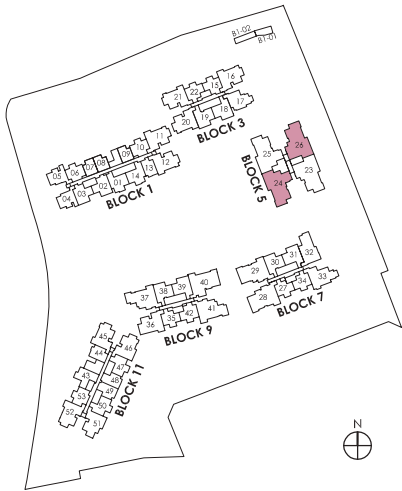
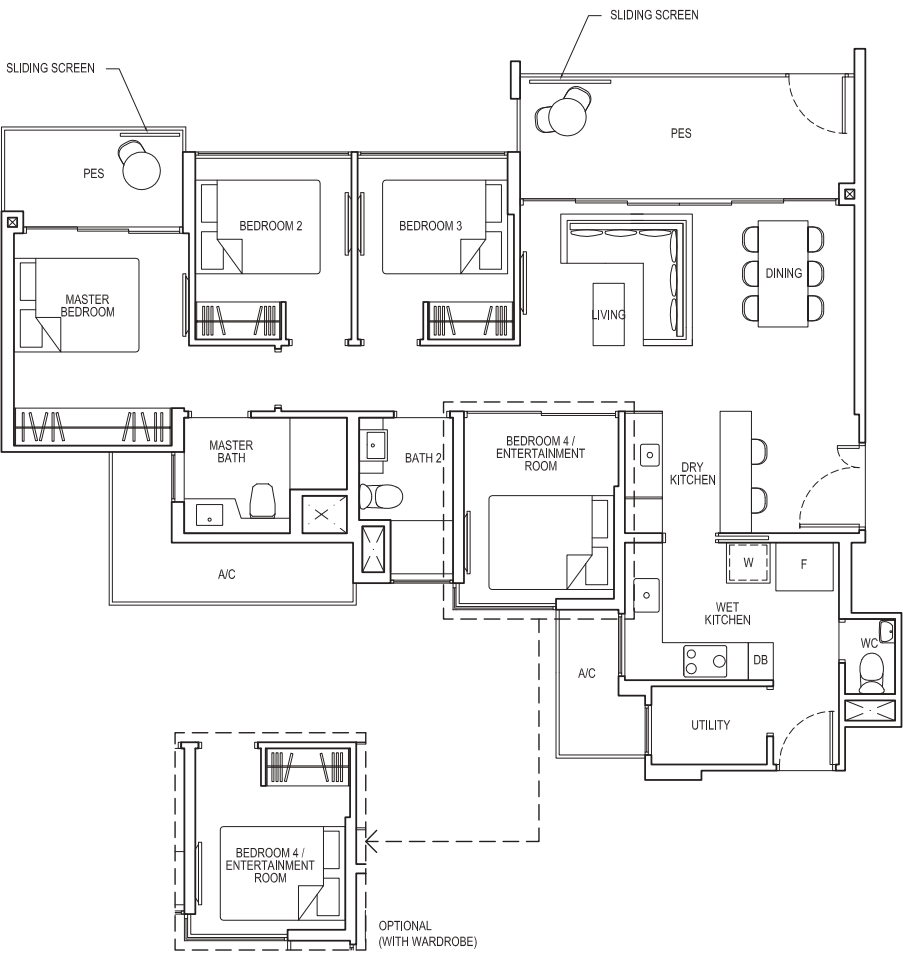
TYPE 4DP-G

Area: 115 sq m (include 9 sq m A/C LEDGE, 16 sq m PES)
Unit(s): #01-24



TYPE 4DP1-G

Area: 115 sq m (include 9 sq m A/C LEDGE, 17 sq m PES)
Unit(s): #01-26



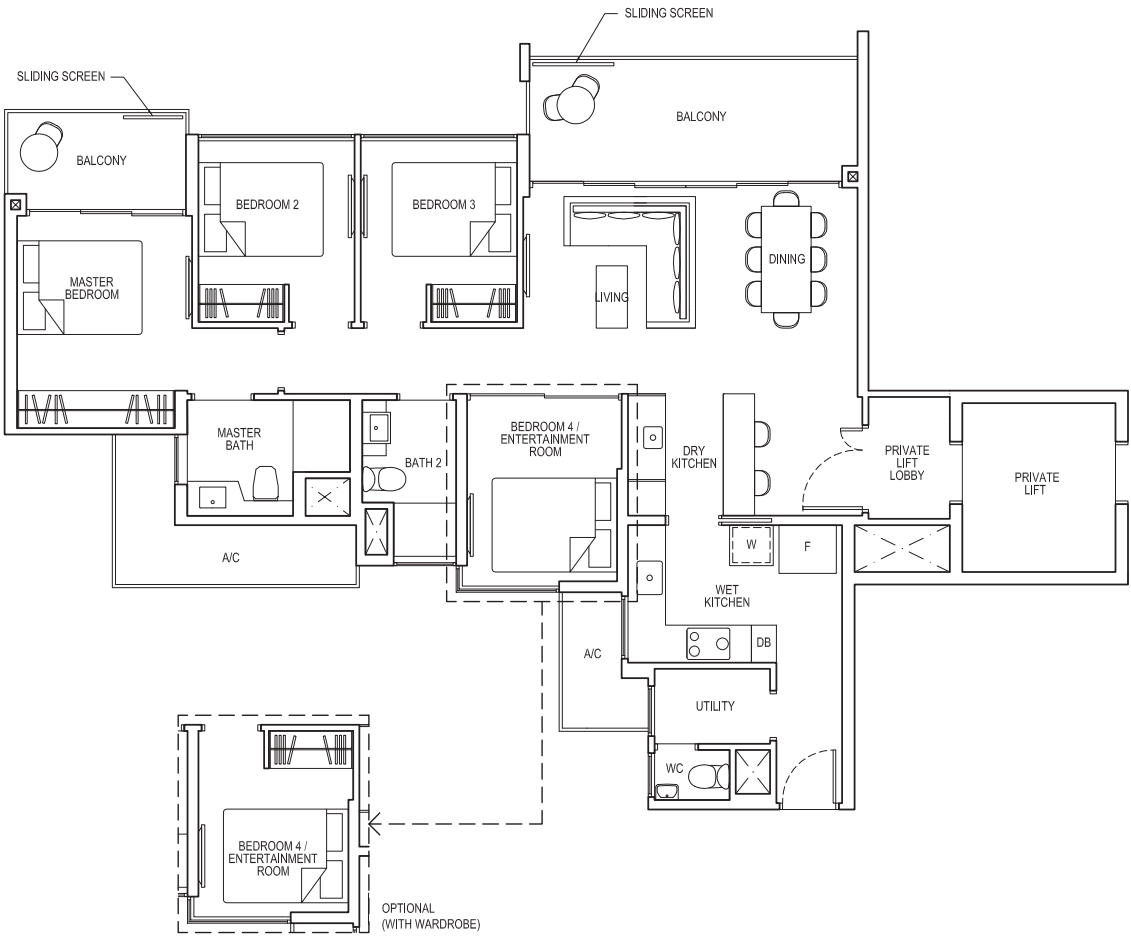
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4-BEDROOM PREMIUM

4-BEDROOM PREMIUM

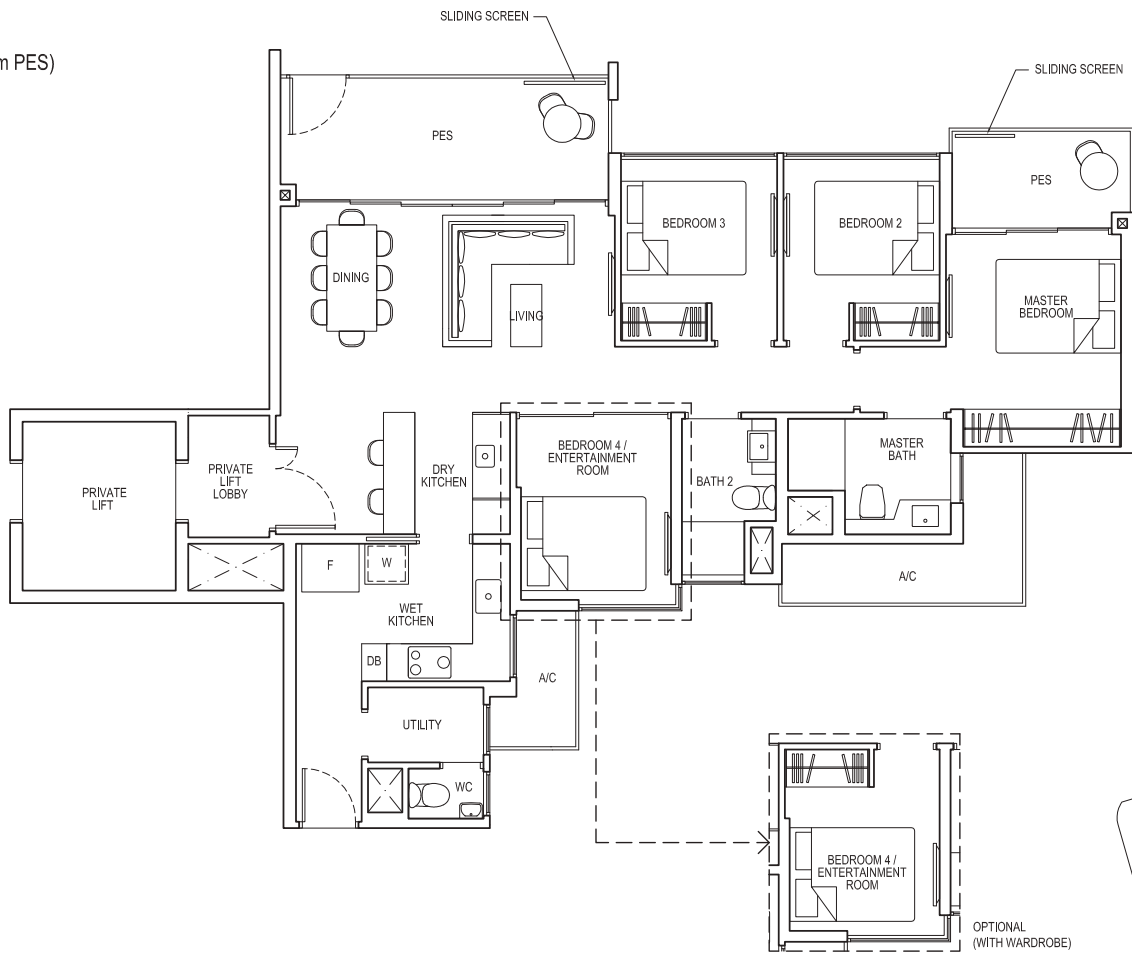
TYPE 4L

Area: 118 sq m (include 9 sq m A/C LEDGE, 16 sq m BALCONY)
Unit(s): #02-24
#02-25*



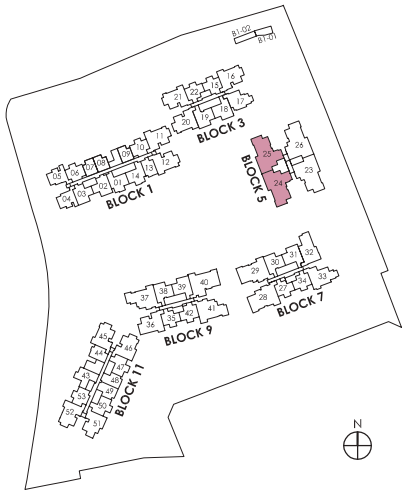
TYPE 4L-G

Area: 118 sq m (include 9 sq m A/C LEDGE, 16 sq m PES)
Unit(s): #01-25



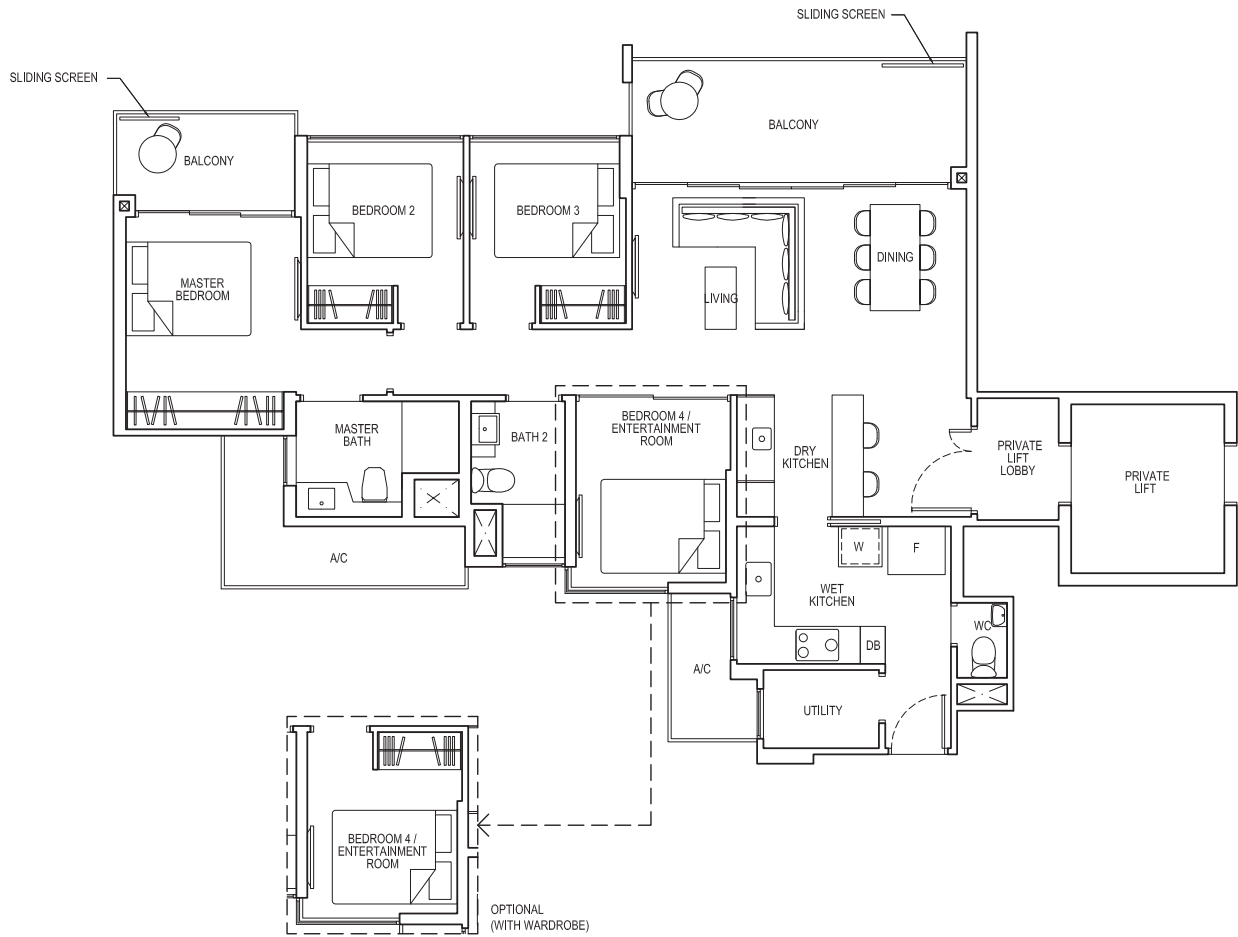
NOTE:
* Mirror image

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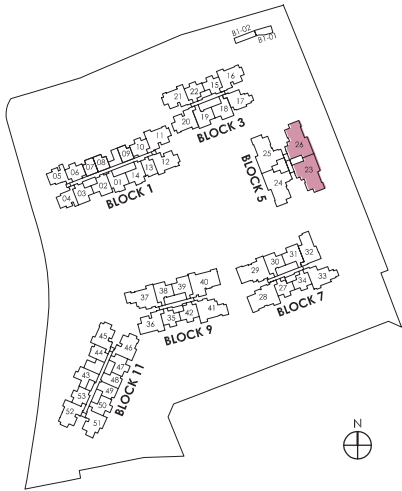
TYPE 4L1

Area: 117 sq m (include 9 sq m A/C LEDGE, 17 sq m BALCONY)
Unit(s): #02-23*
#02-26



NOTE:
* Mirror image

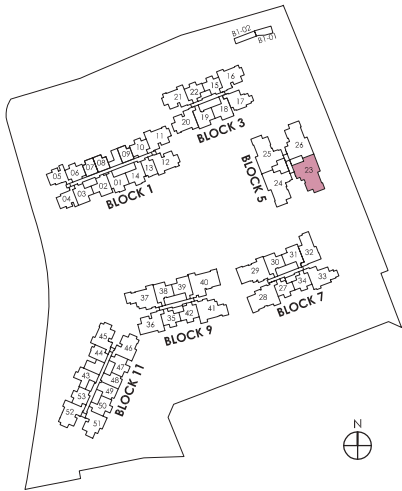
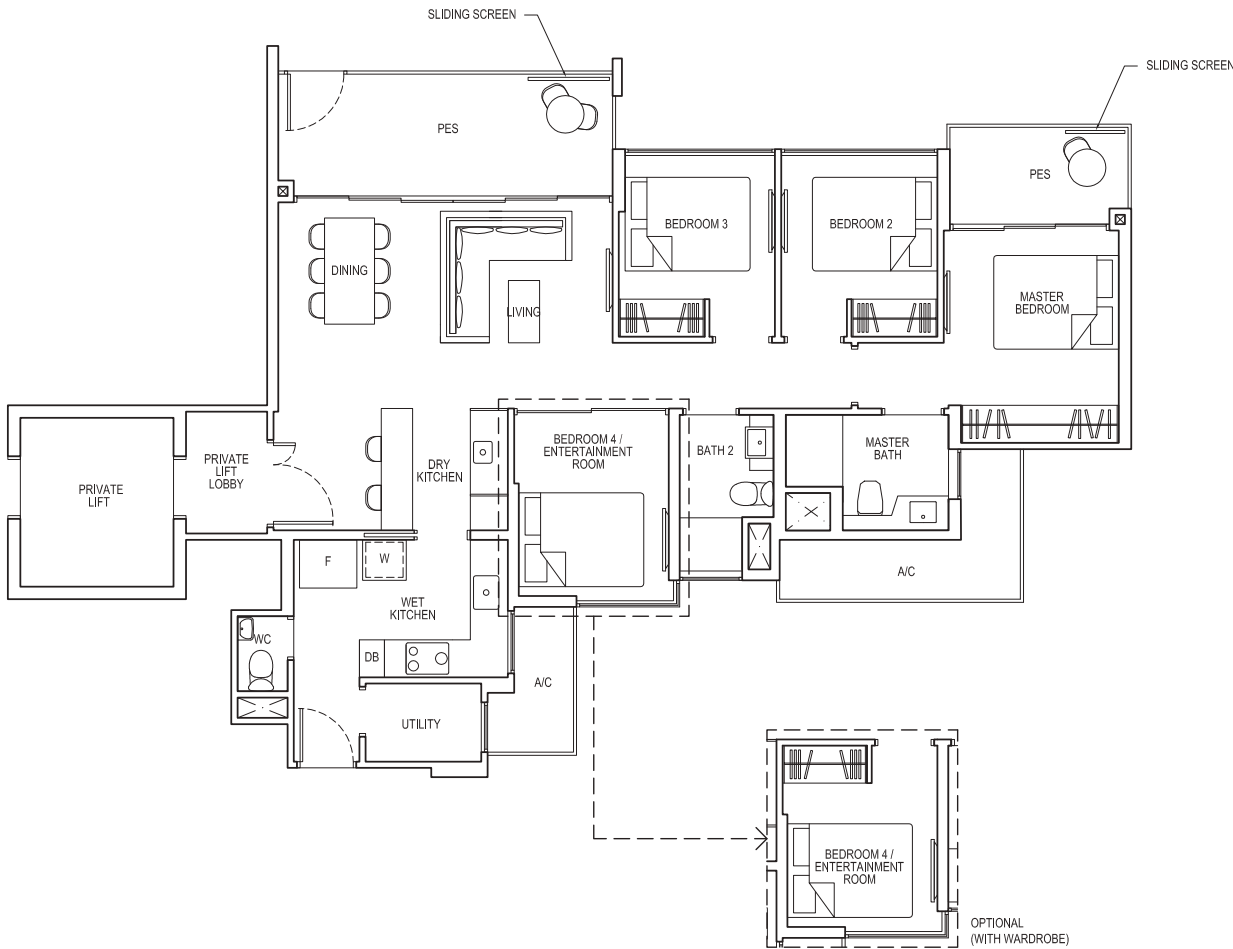
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4-BEDROOM PREMIUM

TYPE 4L1-G

Area: 117 sq m (include 9 sq m A/C LEDGE, 17 sq m PES)
Unit(s): #01-23

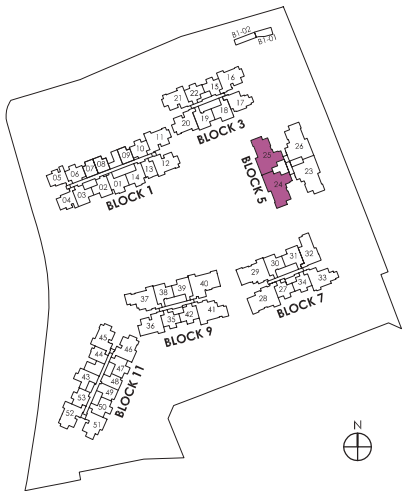
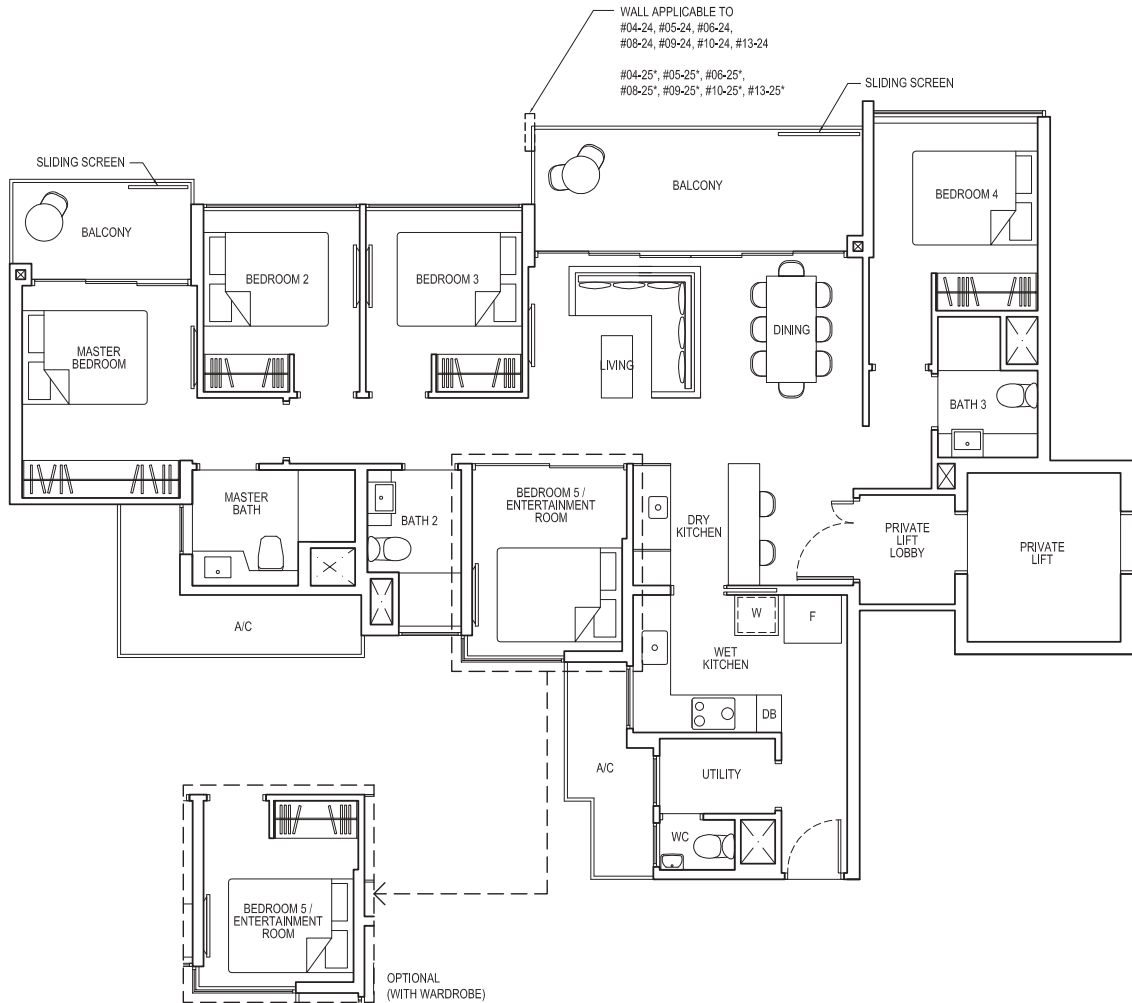


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5-BEDROOM PREMIUM

TYPE 5L

Area: 135 sq m (include 10 sq m A/C LEDGE, 16 sq m BALCONY)
Unit(s): #03-24 TO #13-24
#03-25* TO #13-25*



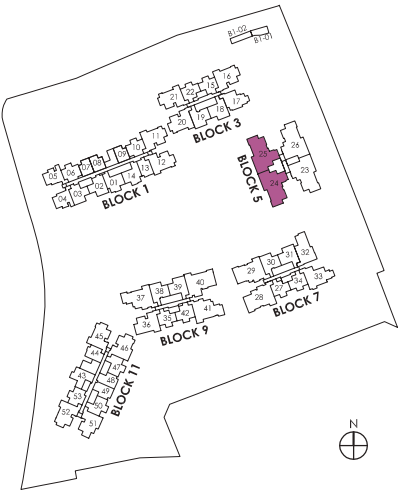
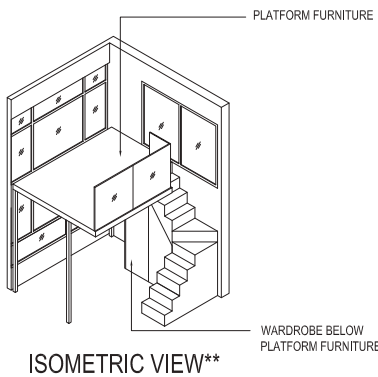
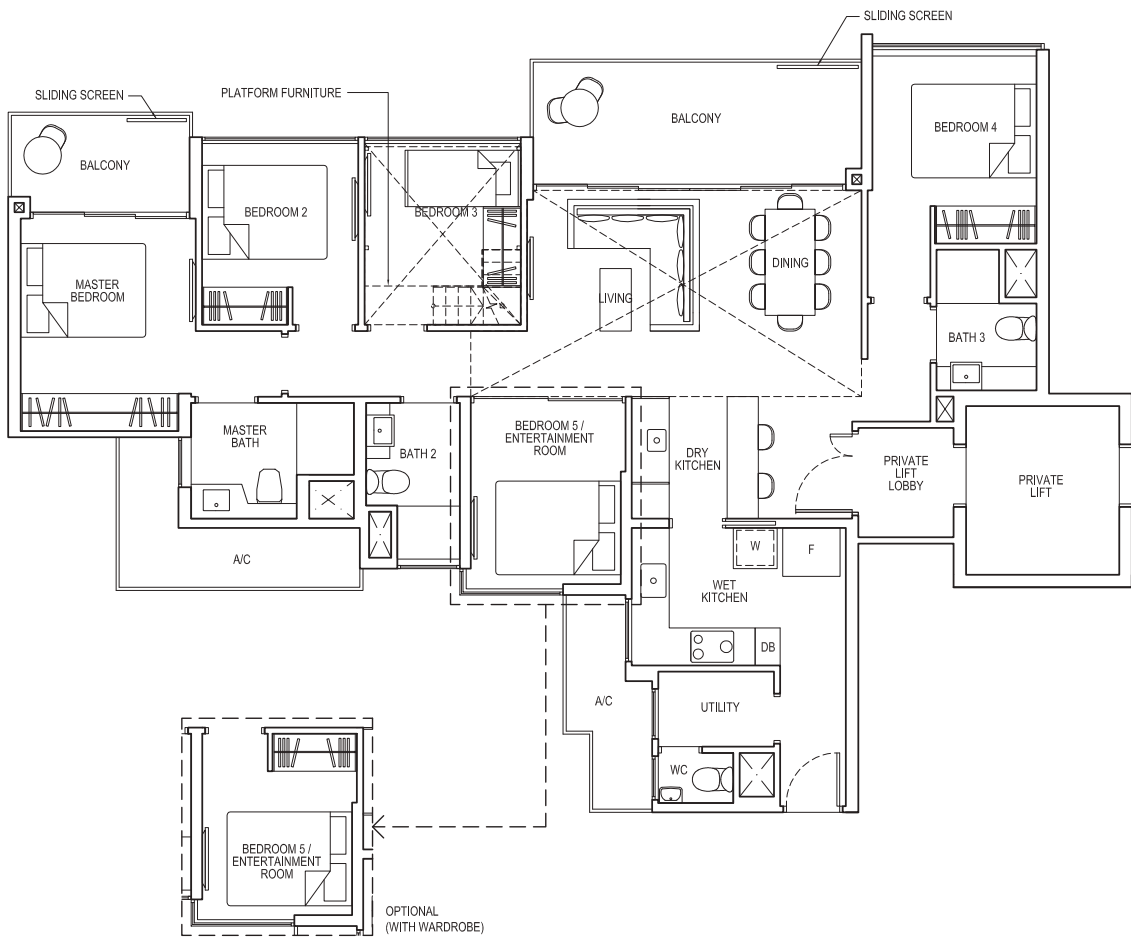
NOTE:
* Mirror image

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5-BEDROOM PREMIUM

TYPE 5L-PH

Area: 162 sq m (include 10 sq m A/C LEDGE, 16 sq m BALCONY, 27 sq m VOID)
Unit(s): #14-24
#14-25*

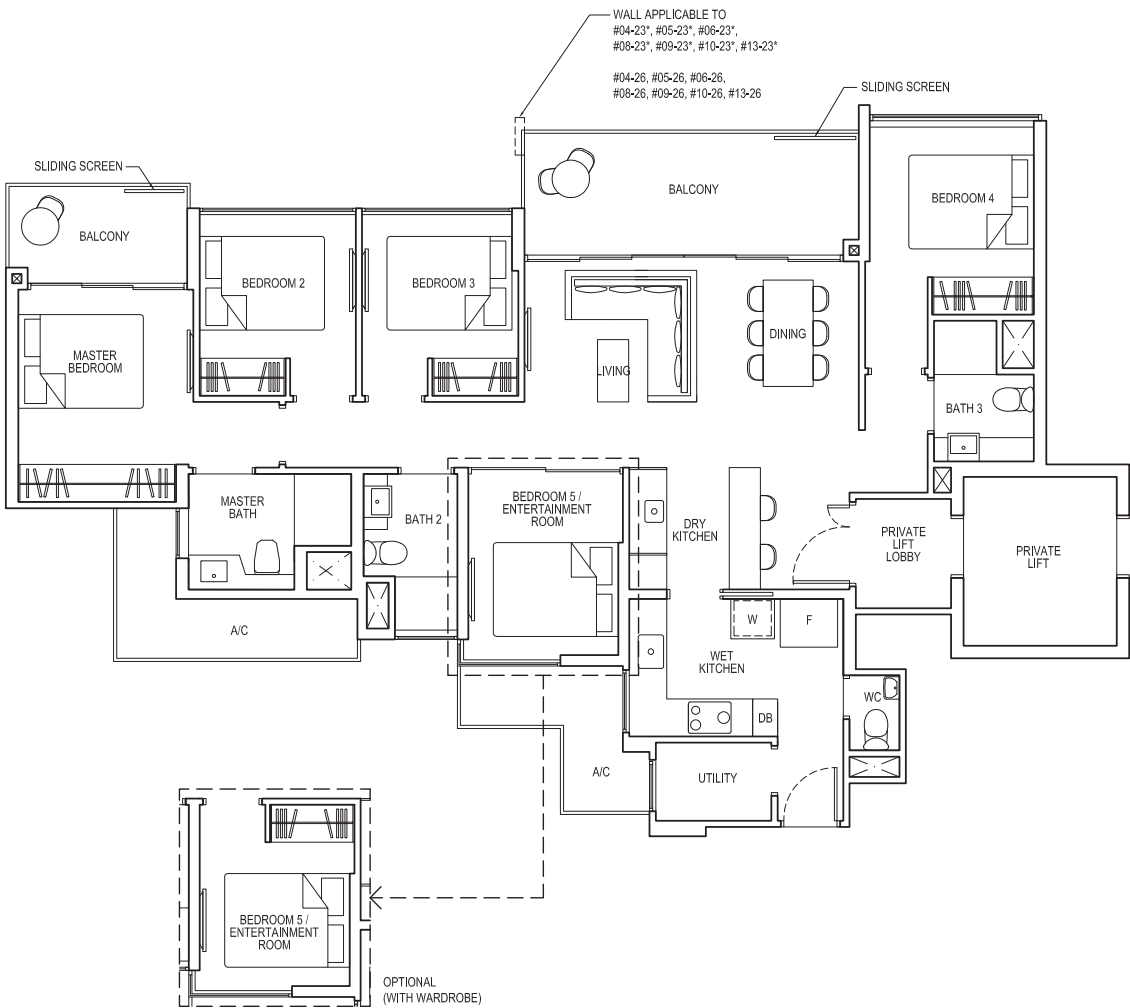


NOTE:
* Mirror image
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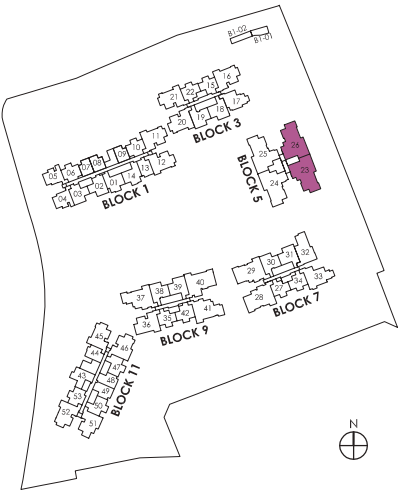
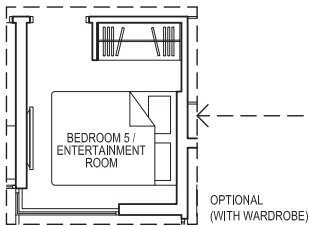
5-BEDROOM PREMIUM

TYPE 5L1

Area: 135 sq m (include 11 sq m A/C LEDGE, 17 sq m BALCONY)
Unit(s): #03-23* TO #13-23*
#03-26 TO #13-26



WALL APPLICABLE TO
#04-23*, #05-23*, #06-23*,
#08-23*, #09-23*, #10-23*, #13-23*
#04-26, #05-26, #06-26,
#08-26, #09-26, #10-26, #13-26



NOTE:
* Mirror image
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5-BEDROOM PREMIUM

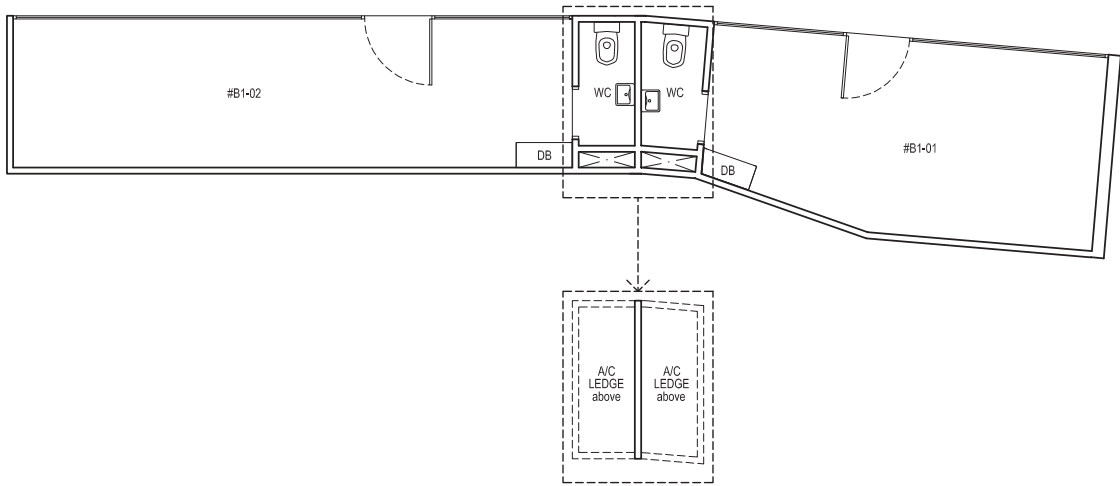
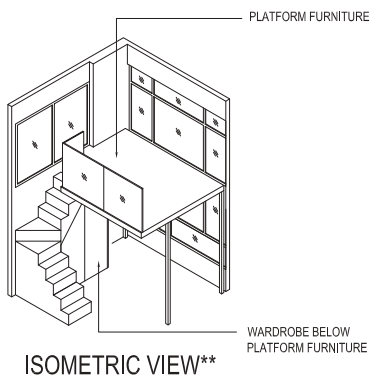
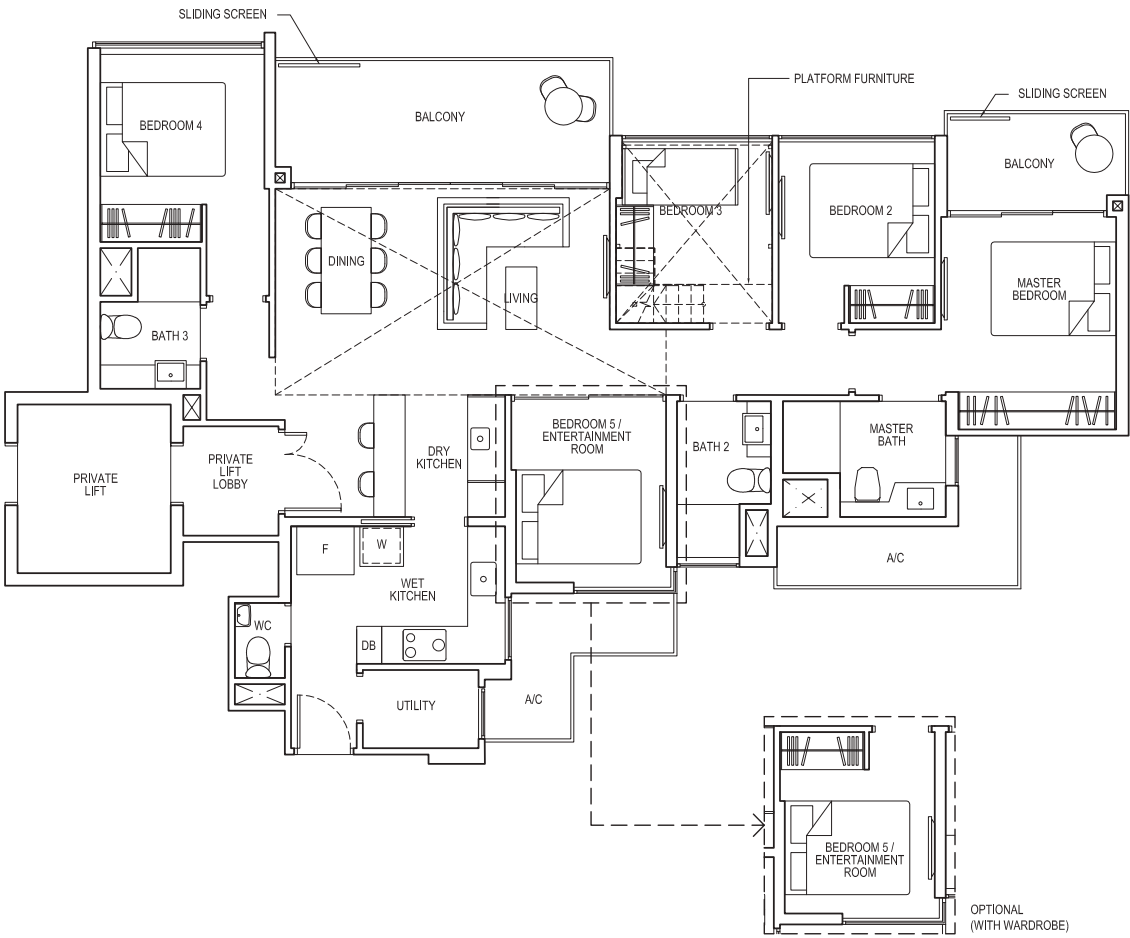
SHOPS

TYPE 5L1-PH

Area: 162 sq m (include 11 sq m A/C LEDGE, 17 sq m BALCONY, 27 sq m VOID)
Unit(s): #14-23

SHOPS

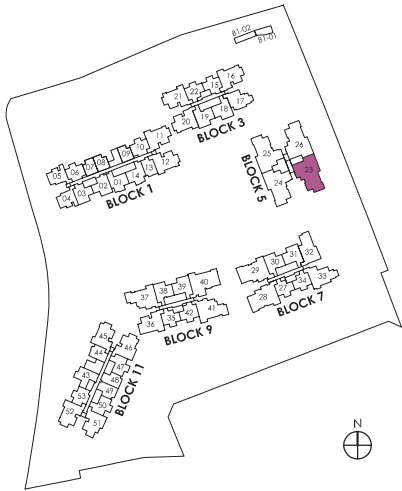
#B1-01 : 25 sq m (include 3 sq m A/C LEDGE)
#B1-02 : 27 sq m (include 3 sq m A/C LEDGE)



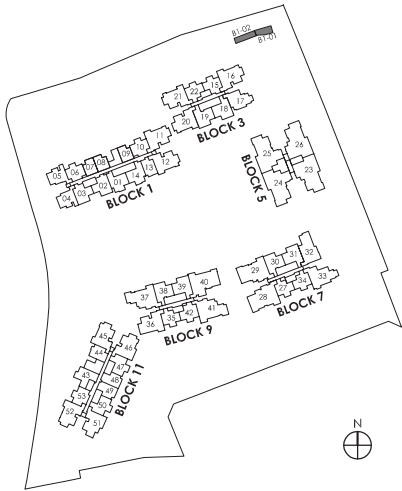
NOTE:

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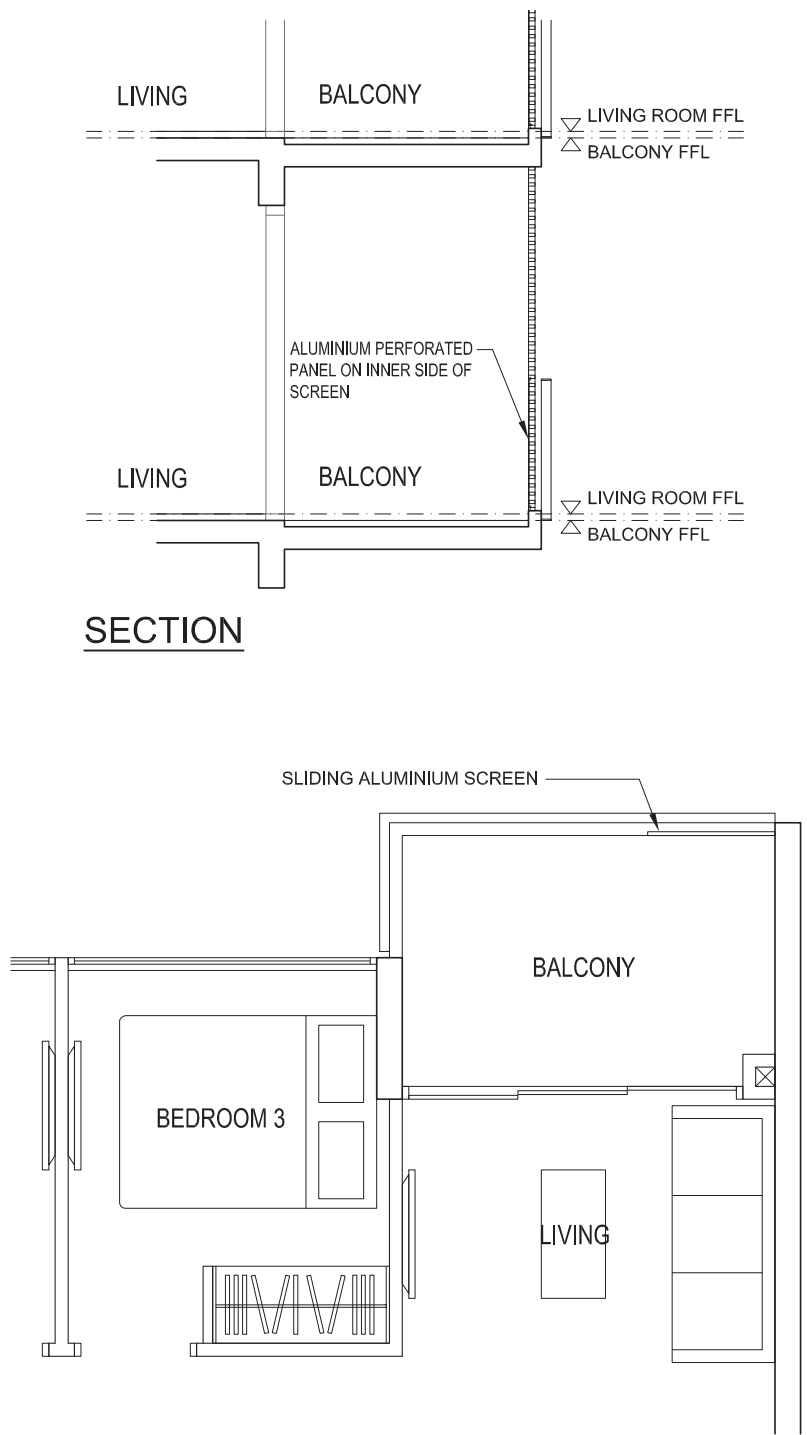


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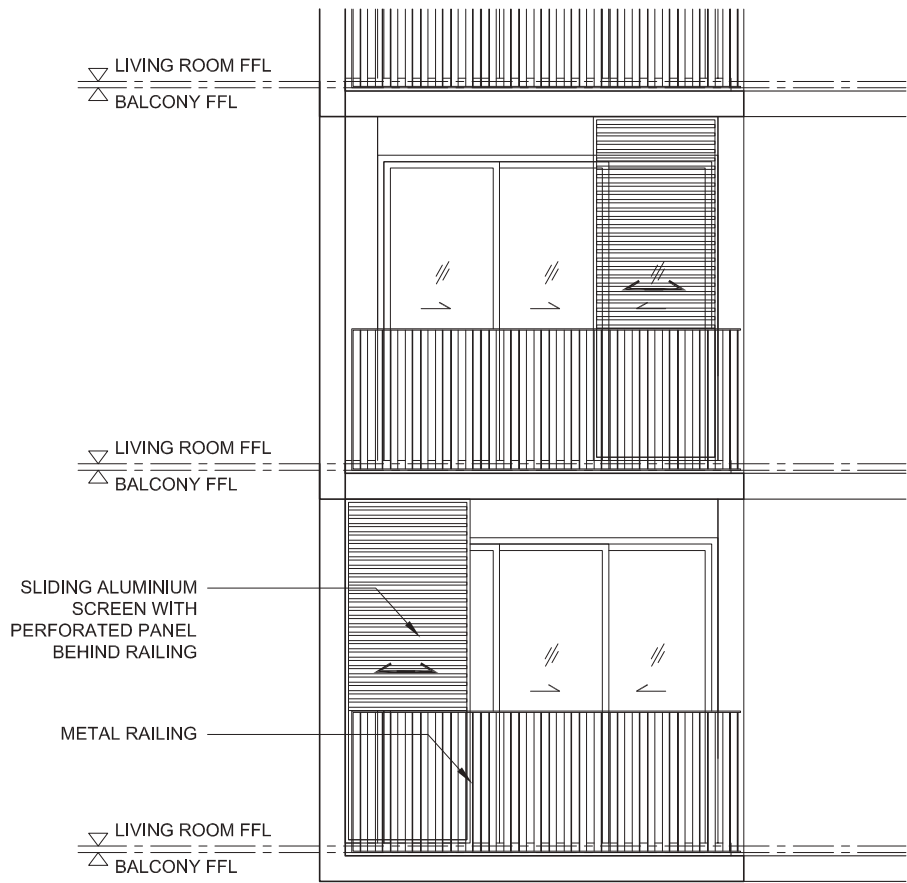
BALCONY SCREEN

SPECIFICATIONS



SECTION

TYPICAL BALCONY LAYOUT PLAN



ELEVATION

1. FOUNDATION

Reinforced concrete bore piles and/or raft foundation and/or reinforced concrete footing and/or driven piles

2. SUPERSTRUCTURE

Reinforced concrete and/or precast reinforced concrete panel and/or structural steel to Engineer's design and specification

3. WALLS

External: Reinforced concrete and/or common clay bricks and/or precast concrete and/or curtain wall

Internal: Reinforced concrete and/or common clay bricks and/or precast concrete panel and/or dry wall partition system where applicable

4. ROOF

Reinforced concrete roof with insulation and waterproofing system

5. CEILING

For Condominium Units

i. Living, Dining, Master Bedroom, Bedroom, Hallway to Bedroom, Study, Entertainment Room, All Kitchen (including Dry and Wet Kitchen), Utility, Family Room, DB closet:

Skim coat and/or ceiling boards and/or bulkhead with emulsion paint where applicable

ii. Master Bath, Common Bath, WC:

Ceiling board and/or bulkhead with emulsion paint where applicable

iii. Balcony, Private Roof Terrace and PES:

Skim coat and/or bulkhead with emulsion paint where applicable

iv. Ceiling Height:

Refer to Ceiling Height Schedule for details

For Shop Units

Skim coat and/or ceiling boards and/or bulkhead with emulsion paint where applicable

For Common Areas

Skim coat and/or ceiling boards and/or bulkhead with emulsion paint where applicable

6. FINISHES

a. Wall

For Condominium Units

i. Living, Dining, Master Bedroom, Bedroom, Hallway to Bedroom, Study, Entertainment Room, Dry Kitchen, Utility, Family Room, DB closet:

Cement and sand plaster and/or skim coat with emulsion paint

ii. Master Bath, Common Bath, Kitchen, Wet Kitchen, WC:

Tiles and/or cement and sand plaster and/or skim coat with emulsion paint (Wall tiles laid up to false ceiling height and on exposed surfaces only where applicable)

iii. Balcony, Private Roof Terrace and PES:

Cement and sand plaster and/or skim coat with emulsion paint and/or mild steel railing

For Shop Units

i. External wall:

Reinforced concrete and/or common clay bricks and/or concrete blocks and/or precast concrete panels and/or aluminium framed fixed glass panels with tinted glazing where applicable

ii. Internal partition between adjoining unit, electrical / water shaft:

Cement and sand plaster and/or skim coat with emulsion paint on dry wall partition and/or brick wall and/or light weight partition panel between adjoining units

iii. WC:

Tiles and/or cement and sand plaster and/or skim coat with emulsion paint (Wall tiles laid up to false ceiling height and on exposed surfaces only where applicable)

For Common Areas

i. All lift lobbies:

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

ii. Staircase/ Corridor:

Cement and sand plaster and/or skim coat with emulsion paint

iii. External wall:

Cement and sand plaster and/or skim coat with spray texture coating and/or emulsion paint

b. Floor

For Condominium Units

i. Living, Dining, Balcony, Private Roof Terrace, Study, PES, Master Bath, Common Bath, Hallway to Bedroom, Entertainment Room, All Kitchen (including Dry and Wet Kitchen), Utility, Family Room, WC:

Homogeneous tiles and/or ceramic tiles and/or porcelain tiles with skirting where applicable

ii. Master Bedroom, Bedroom except Entertainment Room:

Engineered timber flooring with skirting

For Shop Units

Internal floor finish:

Screed finish and/or homogeneous tiles, where applicable

For Common Areas

i. All lift lobbies:

Homogeneous tiles and/or ceramic tiles and/or porcelain tiles and/or screed finish where applicable

ii. Staircase, Corridor, and other communal areas:

Screed finish and/or tiles and or/ carpet and/or composite timber strip and/or pebble wash finish and/or vinyl finish where applicable

7. WINDOWS

Aluminium framed windows with tinted and/or clear and/or frosted glass, where applicable, of minimum 6mm thickness for all units

Note : All windows are either sliding, casement, top hung, louvered or any combination of the above mentioned, with or without fixed panels

8. DOORS

For Condominium Units

i. Main entrance:

Fire-rated timber door (except unit Types 4L-G, 4L1-G, 4L, 4L1, 5L, 5L1, 5L-PH and 5L1-PH) complete with digital lockset

ii. Private Lift Lobby entrance:

Timber louvre door for unit Types 4L-G, 4L1-G, 4L, 4L1, 5L, 5L1, 5L-PH and 5L1-PH complete with digital lockset

iii. Secondary entrance:

Fire-rated timber door for unit Types 4DP-G, 4DP1-G, 4L-G, 4L1-G, 4L, 4L1, 5L, 5L1, 5L-PH, 5L1-PH

iv. Master Bedroom, Bedroom, Master Bath, Common Bath:

Timber door

v. All Kitchen (except for 1 and 2-Bedroom Types), Wet Kitchen:

Timber-framed sliding glass door

vi. Balcony, Private Roof Terrace, PES and Entertainment Room:

Aluminium-framed sliding or aluminium-framed swing glass door

vii. PES, Private Roof Terrace to common areas:

Metal railing with gate (if any)

viii. Utility, WC:

Slide-and-fold PVC door

ix. Approved good quality lockset and ironmongery to all doors

For Shop Units

i. Main entrance:

Aluminium-framed swing glass door with tinted glazing where applicable

ii. WC:

Slide-and-fold PVC door

9. SANITARY FITTINGS

For Condominium Units

i. Master Bath:

- Solid surface vanity top complete with 1 basin and 1 mixer
- 1 shower cubicle complete with shower mixer set
- 1 overhead shower
- 1 water closet
- 1 mirror with storage cabinet
- 1 paper holder
- 1 towel rail and/or robe hook

ii. Common Bath:

- Solid surface vanity top complete with 1 basin and 1 mixer
- 1 shower cubicle complete with shower mixer set
- 1 water closet
- 1 mirror with storage cabinet
- 1 paper holder
- 1 towel rail and/or robe hook

SPECIFICATIONS

- iii. WC:
 - 1 water closet
 - 1 basin with tap
 - 1 shower set
 - 1 paper holder

- iv. PES, Private Roof Terrace, Balcony:
 - 1 bib tap

For Shops

- i. Toilet:
 - 1 water closet
 - 1 basin with tap
 - 1 paper holder

10. ELECTRICAL INSTALLATION

- i. Refer to Electrical Schedule for details
- ii. Electrical wiring in concealed conduits below false ceiling level. Electrical wiring above false ceiling and within DB closet in exposed and/or concealed conduits and/or trunkings

11. TV/CABLE SERVICES/TELEPHONE POINTS

- TV Outlet: Refer to Electrical Schedule for details

12. LIGHTNING PROTECTION

- Lightning protection system shall be provided in compliance with statutory standards

13. PAINTING

- i. Internal walls :
 - Emulsion paint
- ii. External walls :
 - External paint and/or textured coating to designated area

14. WATERPROOFING

- Waterproofing shall be provided to floors of all Bathroom, all Kitchen (including Dry and Wet Kitchen), WC, Balcony, PES, Private Roof Terrace, Reinforced Concrete Roof, Landscape Deck, Toilets and Swimming Pool, slabs as and where required

15. DRIVEWAY, CARPARK

- i. Reinforced concrete slab with hardener to carpark, carpark ramp/driveway
- ii. Homogeneous tiles and/or pavers and/or concrete to entrance driveway/drop off area/pedestrian walkway

16. RECREATION FACILITIES

- Grand Arrival Lobby
 - Side Gate
 - Bicycle DIY Space
 - Parcel Collection Station
 - Tennis Court
 - Grassland Adventure Zone
 - Forest Adventure Zone
 - Flower Field Adventure Zone
 - Serenity Alcove
 - Water Bay
 - Entree Clubhouse
 - Outdoor Jacuzzi
 - Water Bed
 - Poolside Lawn
 - Lookout Deck
 - 50m Infinity Pool (estimated surface area 930 sqm)
 - Aqua-aerobic Pool (estimated surface area 65 sqm)

- Aqua Reflexology
 - Day Bed Grove
 - Ripple Bay
 - Sensory Spa Jet
 - Sunning Deck
 - Water Courtyard
 - Meditation Deck
 - Chillout Lawn
 - Family Deck
 - Aqua Gymnasium
 - Courtyard Deck
 - Kid's Pool (estimated surface area 50 sqm)
 - Kid's Alfresco
 - Kid's Club
 - Kid's Gym
 - Kid's Water Play
 - Yoga Deck
 - Party Deck
 - Waterfall Terrace
 - Party Lawn
 - Multi-purpose Room
 - Function Room
 - Theatrette
 - Games Room
 - Jamming Studio
 - Laundrette
 - Omnia Fitness Pavilion
 - Outdoor Gym
 - Warm Up Lawn
 - Foot Reflexology Path
 - Himalayan Salt Room
 - Changing Room
 - Steam Room
 - Family Gymnasium
 - Chill-Out Deck
 - Ice Therapy Corner
 - Ecopond
 - Concierge
 - Fitness Studio
 - Forest Deck
 - Spice Garden
 - Hammock Garden
 - The Valley Lobby
 - Fireflies Forest
 - Heliconia Garden
 - Mist Garden
 - Fern Garden
 - Hillside Greenery
 - Flower Terrace
 - Hillside Spa
 - Waterfall Spa
 - Hillside Lobby
 - Oriental Hilltop Dining Pavilion
 - Western Hilltop Dining Pavilion
 - Jogging Trail
 - Gourmet BBQ Pavilion
 - Gastronomia BBQ Pavilion
 - Gourmet BBQ Pit
 - Gastronomia BBQ Pit
 - Picnic Lawn
 - Lily Pond
 - Forest Fitness Corner
 - Chess Garden
 - Maze Garden
 - Bubbling Reflective Pool
 - Chillout Cabana
 - Floating Cabana
 - Reading Cabana
 - Forest Courtyard
 - Canopy Walk
 - Sky Terrace

17. ADDITIONAL ITEMS

For Condominium Units

- i. Kitchen:
 - Ceramic Hob with Hood (1 and 2-Bedroom Types only)
 - Gas Hob with Hood (3, 4 and 5-Bedroom Types only)
 - Integrated Refrigerator (1 and 2-Bedroom Types only)
 - Refrigerator (3, 4 and 5-Bedroom Types only)
 - Built-in high and low kitchen cabinet in laminate finish with solid surface counter top complete with stainless steel sink and mixer
 - Built-in Oven
 - Washer cum Dryer
 - Built-in Microwave Oven (For unit Types 4DP-G, 4DP1-G, 4L-G, 4L1-G, 4L, 4L1, 5L, 5L1, 5L-PH, 5L1-PH only)
 - Built-in Coffee Maker (For unit Types 4DP-G, 4DP1-G, 4L-G, 4L1-G, 4L, 4L1, 5L, 5L1, 5L-PH, 5L1-PH only)

- ii. Wardrobe :
 - Built-in wardrobe in laminate finish to all Bedrooms except the following:
 - Bedroom 2 for all 2-Bedroom Types
 - Bedroom 3 for all 3-Bedroom Types
 - Bedroom 3 for all 4-Bedroom Types (except unit Types 4DP-G, 4DP1-G, 4L-G, 4L1-G, 4L, 4L1)
 - Entertainment Room

- iii. Platform Furniture (All –PH Type):
 - Metal deck with engineered timber floor finish and glass railing, where applicable

- iv. Air-Conditioning:
 - Wall mounted fan coil unit to Living/Dining, Master Bedroom, Bedroom, Entertainment Room, Utility, Family Room

- v. Gas:
 - Town gas supply to all Kitchen except 1 and 2 Bedroom Types and Dry Kitchen only

- vi. Security System:
 - Card reader and CCTV cameras provided at designated common areas
 - Audio Intercom to all units
 - Card access control at Basement, 1st, 2nd and 4th storey lift lobbies for Blocks 1 and 3
 - Card access control at Basement and 1st storey lift lobbies for all other blocks
 - Card access control in private lift car for Block 5

- vii. Smart Home System:
 - 1 no. of smart home gateway device with pan & tilt camera

- viii. Hot Water:
 - All Kitchen (including Dry and Wet Kitchen), All Bathrooms except WC

For Shops

- i. Electrical installation:
 - 30A 3-phase provided

- ii. Air-Conditioning:
 - Fan coil unit provided

ELECTRICAL SCHEDULE

ITEM	1B1, 1B1-G, 1B2, 1B2-G	1B1-PH, 1B2-PH	1S1, 1S1-G, 1S2, 1S2-G	1S1-PH, 1S2-PH
LIGHTING POINT	7	8	8	9
13A SWITCHED SOCKET OUTLET	13	14	15	16
13A SWITCHED SOCKET OUTLET FOR BALCONY	1	1	1	1
13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE	1	1	1	1
AIRCON ISOLATOR	1	1	1	1
STORAGE HEATER	1	1	1	1
GAS HEATER	0	0	0	0
TV OUTLET	2	2	2	2
RJ45 OUTLET	3	3	4	4
COOKER HOOD POINT	1	1	1	1
COOKER HOB POINT	1	1	1	1
ELECTRIC OVEN POINT	1	1	1	1
AUDIO INTERCOM UNIT	1	1	1	1
BELL PUSH C/W BELL POINT	1	1	1	1

ITEM	2C1, 2C1-G, 2C1a, 2C1a-G, 2C2, 2C2-G, 2C3, 2C3-G, 2C4, 2C4-G	2C1-PH, 2C1a-PH, 2C2-PH, 2C3-PH, 2C4-PH	2D1, 2D1-G, 2D2, 2D2-G	2D1-PH, 2D2-PH	2D3, 2D3a, 2D3a-G	2D3-PH, 2D3a-PH	2S1, 2S1-G	2S1-PH
LIGHTING POINT	8	9	11	12	11	12	11	12
13A SWITCHED SOCKET OUTLET	18	19	18	19	18	19	19	20
13A SWITCHED SOCKET OUTLET FOR BALCONY	1	1	1	1	1	1	1	1
13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE	1	1	1	1	1	1	1	1
AIRCON ISOLATOR	2	2	2	2	2	2	2	2
STORAGE HEATER	1	1	2	2	2	2	2	2
GAS HEATER	0	0	0	0	0	0	0	0
TV OUTLET	3	3	3	3	3	3	3	3
RJ45 OUTLET	4	4	4	4	4	4	5	5
COOKER HOOD POINT	1	1	1	1	1	1	1	1
COOKER HOB POINT	1	1	1	1	1	1	1	1
ELECTRIC OVEN POINT	1	1	1	1	1	1	1	1
AUDIO INTERCOM UNIT	1	1	1	1	1	1	1	1
BELL PUSH C/W BELL POINT	1	1	1	1	1	1	1	1

ITEM	3C1, 3C1-G, 3C1a, 3C1a-G, 3C1c, 3C1c-G, 3C1e, 3C1f, 3C1g, 3C1g-G	3C1-PH, 3C1a-PH, 3C1c-PH, 3C1f-PH, 3C1g-PH	3C1b, 3C1d, 3C1d-G	3C1b-PH, 3C1d-PH	3D1, 3D1-G, 3D2, 3D2-G, 3D2a, 3D2a-G	3D1-PH, 3D2-PH, 3D2a-PH
LIGHTING POINT	15	16	15	16	16	17
13A SWITCHED SOCKET OUTLET	22	23	22	23	23	24
13A SWITCHED SOCKET OUTLET FOR BALCONY	2	2	1	1	2	2
13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE	1	1	1	1	1	1
AIRCON ISOLATOR	3	3	3	3	3	3
STORAGE HEATER	0	0	0	0	0	0
GAS HEATER	1	1	1	1	1	1
TV OUTLET	4	4	4	4	4	4
RJ45 OUTLET	5	5	5	5	5	5
COOKER HOOD POINT	1	1	1	1	1	1
COOKER HOB POINT	1	1	1	1	1	1
ELECTRIC OVEN POINT	1	1	1	1	1	1
AUDIO INTERCOM UNIT	1	1	1	1	1	1
BELL PUSH C/W BELL POINT	1	1	1	1	1	1

SPECIFICATIONS

ELECTRICAL SCHEDULE (CONTINUED)

ITEM	4C1, 4C1-G, 4C1α, 4C1α-G	4C1-PH, 4C1α-PH	4D1, 4D1-G, 4D1α, 4D1α-G	4D1-PH, 4D1α-PH
LIGHTING POINT	18	19	20	21
13A SWITCHED SOCKET OUTLET	26	27	26	27
13A SWITCHED SOCKET OUTLET FOR BALCONY	2	2	2	2
13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE	1	1	1	1
AIRCON ISOLATOR	4	4	4	4
STORAGE HEATER	0	0	0	0
GAS HEATER	1	1	1	1
TV OUTLET	5	5	5	5
RJ45 OUTLET	6	6	6	6
COOKER HOOD POINT	1	1	1	1
COOKER HOB POINT	1	1	1	1
ELECTRIC OVEN POINT	1	1	1	1
AUDIO INTERCOM UNIT	1	1	1	1
BELL PUSH C/W BELL POINT	1	1	1	1

ITEM	4DP-G, 4DP1-G, 4L, 4L-G, 4L1, 4L1-G	5L, 5L1	5L-PH, 5L1-PH
LIGHTING POINT	21	24	25
13A SWITCHED SOCKET OUTLET	28	30	31
13A SWITCHED SOCKET OUTLET FOR BALCONY	2	2	2
13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE	1	1	1
AIRCON ISOLATOR	4	5	5
STORAGE HEATER	0	0	0
GAS HEATER	1	1	1
TV OUTLET	5	6	6
RJ45 OUTLET	6	7	7
COOKER HOOD POINT	1	1	1
COOKER HOB POINT	1	1	1
ELECTRIC OVEN POINT	1	1	1
COFFEE MAKER POINT	1	1	1
MICROWAVE OVEN POINT	1	1	1
AUDIO INTERCOM UNIT	1	1	1
BELL PUSH C/W BELL POINT	1	1	1

ITEM	Shop 1, Shop 2 (Block 3 #B1-01, #B1-02)
LIGHTING POINT	7
13A SWITCHED SOCKET OUTLET	1
FIBRE OPTIC TERMINATION POINT	1
TV SPLITTER	1
DISTRIBUTION BOARD	1

CEILING HEIGHT SCHEDULE

Unit type	Room	Ceiling height (m) (Floor to underside of slab / false ceiling, whichever is lower)	Remarks
1-BEDROOM			
1B1, 1B1-G, 1B2, 1B2-G	Kitchen	2.75m / 2.35m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.75m	
	Living / Dining	2.75m	
	Master Bath	2.4m	
		2.35m at vanity area	
	Balcony, PES, Private Roof Terrace (where applicable)	2.75m	
1B1-PH, 1B2-PH	Kitchen	4.25m / 2.4m	With localized bulkheads / RC slab where applicable
	Master Bedroom	4.25m	
	Living / Dining	4.25m	
	Master Bath	2.8m	
	Balcony	4.32m	
1-BEDROOM + STUDY			
1S1, 1S1-G, 1S2, 1S2-G	Kitchen	2.75m / 2.35m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.75m	
	Living / Dining / Study	2.75m	
	Master Bath	2.4m	
		2.35m at vanity area	
	Balcony, PES, Private Roof Terrace (where applicable)	2.75m	
1S1-PH, 1S2-PH	Kitchen	4.25m / 2.4m	With localized bulkheads / RC slab where applicable
	Master Bedroom	4.25m	
	Living / Dining	4.25m	
	Study	3.6m	
	Master Bath	2.8m	
	Balcony	4.32m	
2-BEDROOM COMPACT			
2C1, 2C1-G, 2C1a, 2C1a-G, 2C2, 2C2-G, 2C3, 2C3-G, 2C4, 2C4-G	Living / Dining	2.75m / 2.35m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.75m / 2.35m	
	Bedroom 2	2.75 m	
	Kitchen	2.75 m/2.35m	
	Master Bath	2.4m	
		2.35m at vanity area	
	Balcony (where applicable)	2.75m	
	PES/ Private Roof Terrace (where applicable)	2.75m	
2C1-PH, 2C1a-PH, 2C2-PH, 2C3-PH, 2C4-PH	Living / Dining	4.25m / 3.2m	With localized bulkheads / RC slab where applicable
	Master Bedroom	3.6m / 3.2m	
	Bedroom 2	4.25m	
	Kitchen	4.25m / 2.4m	
	Master Bath	2.8m	
	Balcony (where applicable)	4.32m	
2-BEDROOM DELUXE			
2D1, 2D1-G, 2D2, 2D2-G, 2D3, 2D3a, 2D3a-G	Living / Dining	2.75m / 2.35m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.75m / 2.35m	
	Bedroom 2	2.75m	
	Kitchen	2.75 m / 2.35m	
	Master Bath	2.4 m	
		2.35m at vanity area	
	Bath 2	2.4 m	
		2.35m at vanity area	
	Balcony (where applicable)	2.75m	
2D1-PH, 2D2-PH, 2D3-PH, 2D3a-PH	Living / Dining	4.25m / 3.2m	With localized bulkheads / RC slab where applicable
	Master Bedroom	3.6m / 3.2m	
	Bedroom 2	4.25m	
	Kitchen	4.25m / 2.4m	
	Master Bath	2.8m	
	Bath 2	2.8m	
	Balcony (where applicable)	4.32m	

SPECIFICATIONS

CEILING HEIGHT SCHEDULE (CONTINUED)

Unit type	Room	Ceiling height (m) (Floor to underside of slab / false ceiling, whichever is lower)	Remarks
2-BEDROOM + STUDY			
2S1, 2S1-G	Living / Dining	2.75m / 2.35m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.75m / 2.35m	
	Bedroom 2	2.75m	
	Kitchen	2.75m	
	Master Bath	2.4m	
		2.35m at vanity area	
	Bath 2	2.4	
		2.35m at vanity area	
	Study	2.75m	
Balcony (where applicable)	2.75m		
PES/Private Roof Terrace (where applicable)	2.75m		
2S1-PH	Living / Dining	4.25m / 3.2m	With localized bulkheads / RC slab where applicable
	Master Bedroom	3.6m / 3.2m	
	Bedroom 2	4.25m	
	Kitchen	4.25m / 2.4m	
	Master Bath	2.8m	
	Bath 2	2.8m	
	Study	3.6m	
	Balcony	4.32m	
3-BEDROOM COMPACT			
3C1, 3C1-G, 3C1a, 3C1a-G, 3C1b, 3C1c, 3C1c-G, 3C1d, 3C1d-G, 3C1e, 3C1f, 3C1g, 3C1g-G	Living / Dining	2.75m / 2.35m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.75m / 2.35m	
	Bedroom 2	2.75m	
	Bedroom 3	2.75m	
	Kitchen	2.65m	
	Master Bath	2.4m	
		2.35m at vanity area	
	Bath 2	2.4m	
	2.35m at vanity area		
Balcony (where applicable)	2.75m		
PES/Private Roof Terrace (where applicable)	2.75m		
3C1-PH, 3C1a-PH, 3C1b-PH, 3C1c-PH, 3C1d-PH, 3C1f-PH, 3C1g-PH	Living / Dining	4.25m/ 3.2m	With localized bulkheads / RC slab where applicable
	Master Bedroom	3.6m / 3.2m	
	Bedroom 2	3.6m	
	Bedroom 3	4.25m	
	Kitchen	2.65m	
	Master Bath	2.8m	
	Bath 2	2.8m	
	Balcony	4.32m	
3-BEDROOM DELUXE			
3D1, 3D1-G, 3D2, 3D2-G, 3D2a, 3D2a-G	Living / Dining	2.75m / 2.35m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.75m / 2.35m	
	Bedroom 2	2.75m	
	Bedroom 3	2.75m	
	Family Room	2.75m	
	Kitchen	2.65m	
		2.4m	
	Master Bath	2.35m at vanity area	
		2.4 m	
	Bath 2	2.35m at vanity area	
		2.75m	
	PES/Private Roof Terrace (where applicable)	2.75m	

CEILING HEIGHT SCHEDULE (CONTINUED)

Unit type	Room	Ceiling height (m) (Floor to underside of slab / false ceiling, whichever is lower)	Remarks
3-BEDROOM DELUXE			
3D1-PH, 3D2-PH, 3D2a-PH	Living / Dining	4.25m / 3.2m	With localized bulkheads / RC slab where applicable
	Master Bedroom	3.6m / 3.2m	
	Bedroom 2	3.6m	
	Bedroom 3	4.25m	
	Family Room	3.6m	
	Kitchen	2.65m	
	Master Bath	2.8m	
	Bath 2	2.8m	
	Balcony	4.32m	
4-BEDROOM COMPACT			
4C1,4C1-G, 4C1a, 4C1a-G	Living / Dining	2.75m / 2.35m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.75m / 2.35m	
	Bedroom 2	2.75m	
	Bedroom 3	2.75m	
	Bedroom 4	2.75m	
	Family Room	2.75m	
	Kitchen	2.65m	
	Master Bath	2.4m	
		2.35m at vanity area	
	Bath 2	2.4m	
		2.35m at vanity area	
	WC	2.37m	
	Balcony (where applicable)	2.75m	
	PES/ Private Roof Terrace (where applicable)	2.75m	
4C1-PH, 4C1a-PH	Living / Dining	4.25m / 3.2m	With localized bulkheads / RC slab where applicable
	Master Bedroom	3.6m / 3.2m	
	Bedroom 2	3.6m	
	Bedroom 3	4.25m	
	Bedroom 4	3.6m	
	Family Room	3.6m	
	Kitchen	2.65m	
	Master Bath	2.8m	
	Bath 2	2.8m	
	WC	2.37m	
	Balcony	4.32m	
4-BEDROOM DELUXE			
4D1, 4D1-G, 4D1a, 4D1a-G	Living / Dining	2.75m / 2.35m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.75m/ 2.35m	
	Bedroom 2	2.75m	
	Bedroom 3	2.75m	
	Bedroom 4	2.75m	
	Family Room	2.75m	
	Kitchen	2.65m	
	Master Bath	2.4m	
		2.35m at vanity area	
	Bath 2	2.4 m	
		2.35m at vanity area	
	Bath 3	2.4m	
		2.35m at vanity area	
	WC	2.37m	
	Balcony (where applicable)	2.75m	
	PES/ Private Roof Terrace (where applicable)	2.75m	

SPECIFICATIONS

CEILING HEIGHT SCHEDULE (CONTINUED)

Unit type	Room	Ceiling height (m) (Floor to underside of slab / false ceiling, whichever is lower)	Remarks
4-BEDROOM DELUXE			
4D1-PH, 4D1α-PH	Living / Dining	4.25m / 3.2m	With localized bulkheads / RC slab where applicable
	Master Bedroom	3.6m / 3.2m	
	Bedroom 2	3.6m	
	Bedroom 3	4.25m	
	Bedroom 4	3.6m	
	Family Room	3.6m	
	Kitchen	2.65m	
	Master Bath	2.8m	
	Bath 2	2.8m	
	Bath 3	2.8m	
	WC	2.37m	
Balcony	4.32m		
4-BEDROOM PREMIUM			
4DP-G, 4DP1-G, 4L, 4L-G, 4L1, 4L1-G	Living / Dining	2.75m / 2.35m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.75m / 2.35m	
	Bedroom 2	2.75m	
	Bedroom 3	2.75m	
	Bedroom 4/Entertainment Room	2.75m	
	Dry Kitchen	2.75m	
	Wet Kitchen	2.75m / 2.35m	
		2.4m	
	Master Bath	2.35m at vanity area	
		2.4m	
	Bath 2	2.35m at vanity area	
		2.75m	
	Utility	2.75m	
	WC	2.37m	
	Balcony	2.75m	
PES/ Private Roof Terrace (where applicable)	2.75m		
Private Lift Lobby (where applicable)	2.4m		
5-BEDROOM PREMIUM			
5L, 5L1	Living / Dining	2.75m / 2.35m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.75m / 2.35m	
	Bedroom 2	2.75m	
	Bedroom 3	2.75m	
	Bedroom 4	2.75m / 2.35m	
	Bedroom 5/Entertainment Room	2.75m	
	Dry Kitchen	2.75m	
	Wet Kitchen	2.75m / 2.35m	
		2.4m	
	Master Bath	2.35m at vanity area	
		2.4m	
	Bath 2	2.35m at vanity area	
		2.4m	
	Bath 3	2.35m at vanity area	
		2.75m	
	Utility	2.75m	
	WC	2.37m	
	Balcony	2.75m	
Private Lift Lobby	2.4m		
5L-PH, 5L1-PH	Living / Dining	4.25m / 3.2m	With localized bulkheads / RC slab where applicable
	Master Bedroom	3.6m / 3.2m	
	Bedroom 2	3.6m	
	Bedroom 3	4.25m	
	Bedroom 4	3.6m / 3.2m	
	Bedroom 5/Entertainment Room	3.6m	
	Dry Kitchen	3.6m	
	Wet Kitchen	2.75m / 2.4m	

CEILING HEIGHT SCHEDULE (CONTINUED)

Unit type	Room	Ceiling height (m) (Floor to underside of slab / false ceiling, whichever is lower)	Remarks
5-BEDROOM PREMIUM			
5L-PH, 5L1-PH	Master Bath	2.8m	With localized bulkheads / RC slab where applicable
	Bath 2	2.8m	
	Bath 3	2.8m	
	Utility	2.75m	
	WC	2.37m	
	Balcony	4.32m	
	Private Lift Lobby	2.4m	

NOTES TO SPECIFICATIONS

A Engineered Timber Flooring

Engineered timber is a natural material containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Engineered timber is also subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Engineered 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 clause 9 and clause 17.

B Air-Conditioning System

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

C Television and/or Internet Access

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

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

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

E 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.

F 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 clause 9 and clause 17.

G Web Portal and Mobile Applications 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 and Mobile Application(s) of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.

H 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.

I 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.

J Composite Timber Flooring

Composite 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. Composite 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.

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

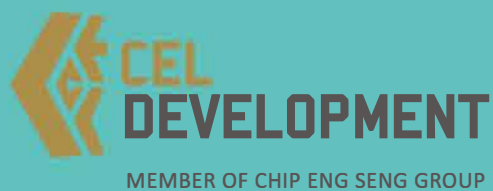
The Vendor shall endeavour to procure a service provider for cable television and/or internet services (the "Cable Services") to provide the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part or parts thereof), so as to enable the Unit/Building 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 Marble/Compressed Marble/Limestone/Granite (if applicable)

Marble/compressed marble/limestone/granite (if applicable) 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 (if applicable) as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite (if applicable) selected and installed shall be subject to availability.

P Pneumatic Waste Disposal System

All units are provided with communal refuse hopper at the common area. There is no refuse chute within the Unit.



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Name of Developer: CEL-Changi Pte. Ltd. (UEN: 201320332N) • Housing Developer's Licence No: C1211 • Tenure of Land: Remainder of leasehold estate of 99 years commencing on 25 May 2016
• Encumbrances on the Land: Mortgage in favour of DBS Bank Ltd • Expected Date of Vacant Possession: 31 March 2021 • Expected Date of Legal Completion: 31 March 2024 • Lot No.: Lot 10939T of Mukim 27

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