

# HIGHLINE

R E S I D E N C E S

a t t i o n g b a h r u



f l o o r   p l a n s



all together

relish

x

cherish

tiong bahru



# RECIPE *for* THE GOOD LIFE



w h e r e   e v e r y   d a y   i s   n o t   e v e r y   d a y



The luxuries afforded by a new condominium coupled with the quaint charm of the Tiong Bahru heritage estate – enjoy the best of worlds at Highline Residences. Sophisticated yet unpretentious, sprawling yet intimate, it has all the hallmarks of an icon in the making.

**HIGHLINE**  
RESIDENCES



**2 CUPS**  
of the perfect brew



With so many cafes around, you won't have to go far for your daily fix. Adding to your gastronomic pleasure is a host of dining options: from posh nosh at chic restaurants and artisanal offerings from bakeries, to local favourites at the kopitiams and Tiong Bahru Food Centre.



**500,000 LITRES**  
of sparkling water



Serious swimmers can do their laps at the Olympic-length grand pool while the leisure pool and spa pods offer therapeutic relief for those who just want to relax. A children's pool with the playground next to it will keep little ones happy and busy.



Spin dry  
**10 MINUTES**



That's the furthest you'd have to travel to someplace exciting with an address right at the edge of the city. By car, Sentosa is just 10 minutes away; 8 minutes to Marina Bay Sands; 6 minutes to Orchard Road.



**2 TO 3 BAGS**  
of pleasure



Indulge yourself at boutiques full of character, indie bookstores and more, all purveying an eclectic selection far removed from the mainstream shopping of bland malls.



**A PINCH**  
of spice



A spice garden with local plants like nutmeg and wild betel pays tribute to the Southeast Asian heritage. In contrast, you can find modern geometric terraces and even a maze garden. On the rooftop, the urban farm takes gardening to a whole new level.



**CHILL**  
for 45 minutes



Enjoy breathing space with an elevated green ridge spanning an impressive 180 metres. Here you can find an art lounge, an outdoor fitness pavilion, a butterfly garden, play area with dreamcatcher hammocks, and more.



**TOSS**  
with family and friends



Getting together is easy with myriad communal spaces. Play host at home in spacious comfort with a ceiling more than 3 metres high. Or wow your guests at the Crown Suite and the Pinnacle Suite on Level 36, complete with panoramic views of the city.



**1 ½ KG**  
of seasonal produce



A short stroll away, Tiong Bahru Market offers you the choicest and freshest picks. Recipe calls for something special? Gourmet grocers nearby provide even more variety.



LEVEL 1



- |   |                              |              |                          |                             |                      |   |
|---|------------------------------|--------------|--------------------------|-----------------------------|----------------------|---|
| A. Guard House                                    | D. Spice Garden              | H. Spa Pod   | L. Pool Pavilion         | P. Picnic Lawn              | T. Barbeque Pavilion |  Dual-Key 3-Bedroom & Dual-Key 4-Bedroom |
| B. Arrival Plaza with Drop-Off Area               | E. Fern Alcove               | I. Aqua Deck | M. Children's Pool       | Q. Water Courtyard          | U. Garden Deck       |   |
| C. Clubhouse with i) Concierge ii) Reading Lounge | F. Olympic-Length Grand Pool | J. Sun Deck  | N. Children's Playground | R. Reflective Water Feature | V. Maze Garden       |   |
|   | G. Leisure Pool              | K. Pool Deck | O. Party Lawn            | S. Outdoor Fitness Station  | W. Reading Loft      |   |
|   |                              |              |                          |                             | X. Pedestrian Gate   |   |



LEVEL 5 GREEN RIDGE



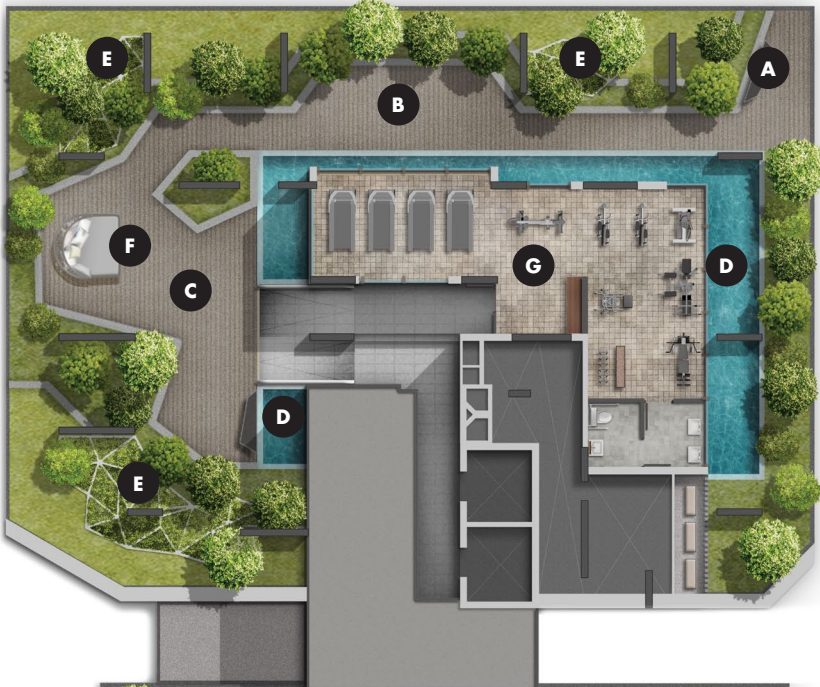
- |                     |                      |                         |
|---------------------|----------------------|-------------------------|
| A. Water Cascade    | E. Barbeque Pavilion | I. Fitness Pavilion     |
| B. Terrace Garden   | F. Pavilion Area     | J. Swing Garden         |
| C. Aqua Spring      | G. Art Lounge        | K. Dreamcatcher Hammock |
| D. Butterfly Garden | H. Reflexology Walk  |                         |

- |  |                  |
|--|------------------|
|  | 1-Bedroom        |
|  | 2-Bedroom        |
|  | 2-Bedroom Deluxe |
|  | 3-Bedroom        |
|  | 3-Bedroom Deluxe |
|  | 4-Bedroom Deluxe |



LEVELS 12 & 13 SKY TERRACE

LEVEL 13



LEVEL 12



- A. Viewing Deck

B. Warm-Up Deck

C. Gym Lounge

D. Water Feature
- E. Geo Terrace

F. Cocoon Day Bed

G. Gymnasium

UNIT DISTRIBUTION CHART

BLOCK 7

36	THE CROWN SUITE					
35	PH1 (#35-07)			PH2 (#35-08)		
34	Cc1	Bc1	C1	C2	A	Bc2
33	Cc1	Bc1	C1	C2	A	Bc2
32	Cc1	Bc1	C1	C2	A	Bc2
31	Cc1	Bc1	C1	C2	A	Bc2
30	Cc1	Bc1	C1	C2	A	Bc2
29	Cc1	Bc1	C1	C2	A	Bc2
28	Cc1	Bc1	C1	C2	A	Bc2
27	Cc1	Bc1	C1	C2	A	Bc2
26	Cc1	Bc1	C1	C2	A	Bc2
25	Cc1	Bc1	C1	C2	A	Bc2
24	Cc1	Bc1	C1	C2	A	Bc2
23	Cc1	Bc1	C1	C2	A	Bc2
22	Cc1	Bc1	C1	C2	A	Bc2
21	Cc1	Bc1	C1	C2	A	Bc2
20	Cc1	Bc1	C1	C2	A	Bc2
19	Cc1	Bc1	C1	C2	A	Bc2
18	Cc1	Bc1	C1	C2	A	Bc2
17	Cc1	Bc1	C1	C2	A	Bc2
16	Cc1	Bc1	C1	C2	A	Bc2
15	Cc1	Bc1	C1	C2	A	Bc2
14	Cc1	Bc1	C1	C2	A	Bc2
13	Cc1	Bc1	C1	C2	A	Bc2
12	Cc1	Bc1	C1	C2	A	Bc2
11	Cc1	Bc1	C1	C2	A	Bc2
10	Cc1	Bc1	C1	C2	A	Bc2
9	Cc1	Bc1	C1	C2	A	Bc2
8	Cc1	Bc1	C1	C2	A	Bc2
7	Cc1	Bc1	C1	C2	A	Bc2
6	Cc1	Bc1	C1	C2	A	Bc2
5		Bc1	C1	C2	A	
4		Bc1	C1	C2	A	
3		Bc1	C1	C2	A	
2		Bc1	C1	C2	A	
1						
LEVEL UNIT	11	12	07	08	09	10

- 1-Bedroom

2-Bedroom

3-Bedroom

3-Bedroom Deluxe

Penthouse



BLOCK 9

THE PINNACLE SUITE						36
PH3 (#35-16)			PH4 (#35-17)			35
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	34
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	33
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	32
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	31
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	30
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	29
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	28
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	27
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	26
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	25
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	24
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	23
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	22
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	21
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	20
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	19
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	18
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	17
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	16
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	15
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	14
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	13
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	12
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	11
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	10
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	9
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	8
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	7
B1	A(m)	C2(m)	D	Bc1(m)	Cc1(m)	6
		A(m)	C2(m)	D	Bc1(m)	5
		A(m)	C2(m)	D	Bc1(m)	4
		A(m)	C2(m)	D	Bc1(m)	3
		A(m)	C2(m)	D	Bc1(m)	2
						1
14	15	16	17	18	13	LEVEL UNIT

- 1-Bedroom
- 2-Bedroom
- 2-Bedroom Deluxe
- 3-Bedroom
- 3-Bedroom Deluxe
- 4-Bedroom Deluxe
- Penthouse

BLOCK 11

22	URBAN FARM					
21	Cc3	PH5 (#21-22)		PH6 (#21-23)		Cc4
20	Cc3	Cc2	C3	C4	B2	Cc4
19	Cc3	Cc2	C3	C4	B2	Cc4
18	Cc3	Cc2	C3	C4	B2	Cc4
17	Cc3	Cc2	C3	C4	B2	Cc4
16	Cc3			C4	B2	Cc4
15	Cc3					Cc4
14						
13	SKY TERRACE					
12		Cc2	C3	C4	B2	
11	Cc3	Cc2	C3	C4	B2	Cc4
10	Cc3	Cc2	C3	C4	B2	Cc4
9	Cc3	Cc2	C3	C4	B2	Cc4
8	Cc3	Cc2	C3	C4	B2	Cc4
7	Cc3	Cc2	C3	C4	B2	Cc4
6	Cc3	Cc2	C3	C4	B2	Cc4
5		Cc2	C3	C4	B2	
4		Cc2	C3	C4	B2	
3		Cc2	C3			
2						
1						
LEVEL UNIT	20	21	22	23	24	19

BLOCK 5			BLOCK 3		BLOCK 1		BLOCK 13				
5	GREEN RIDGE										
4	Dd	Dd(m)		Dd	Dd(m)		Dd	Dd(m)			
3	Cd3	Cd3(m)		Cd3	Cd3(m)		Cd3	Cd3(m)			
2	Cd3	Cd3(m)		Cd3	Cd3(m)		Cd3	Cd3(m)			
1	Cd1(p)	Cd2(p)		Cd1(p)	Cd2(p)		Cd1(p)	Cd2(p)			
LEVEL UNIT	06	05		04	03		02	01		26	25

- 2-Bedroom Deluxe
- 3-Bedroom
- 3-Bedroom Deluxe
- Penthouse
- Dual-Key 3-Bedroom
- Dual-Key 4-Bedroom

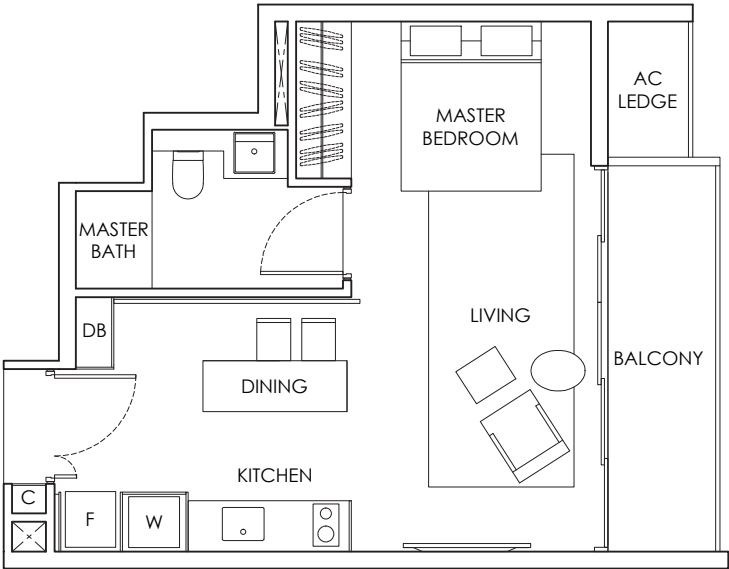
Names of recreational areas for illustration purposes only.



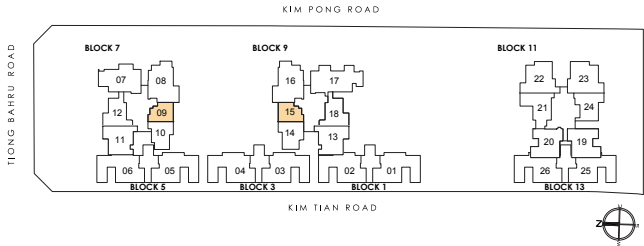
1-BEDROOM



TYPE A - A(m)



47 SQ.M / 506 SQ.FT  
#02-09 TO #34-09 / #02-15 TO #34-15

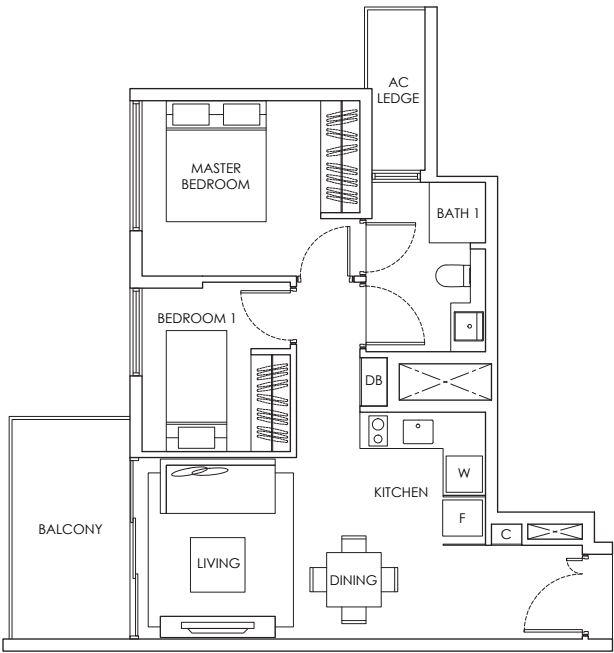


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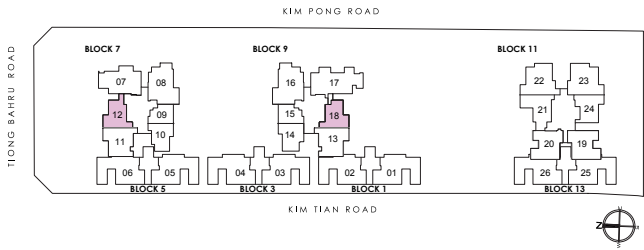


2-BEDROOM

TYPE Bc1 - Bc1(m)

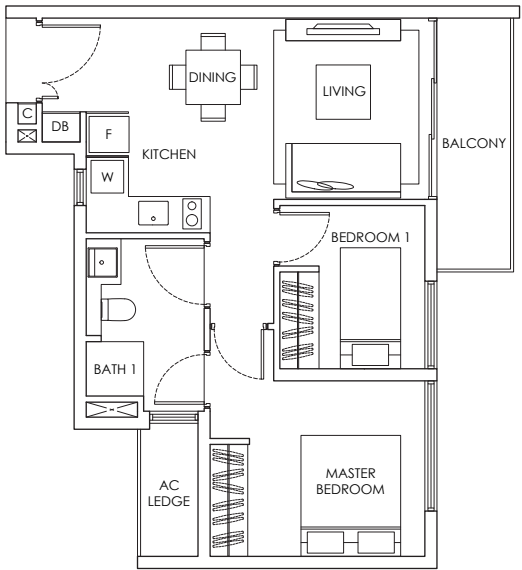


65 SQ.M / 700 SQ.FT  
#02-12 TO #34-12 / #02-18 TO #34-18

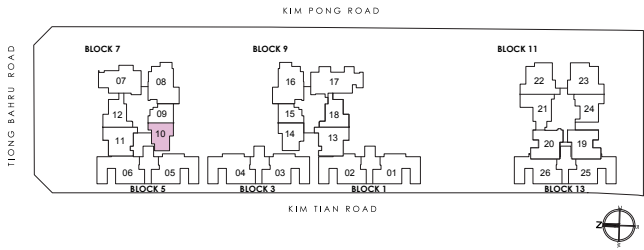


2-BEDROOM

TYPE Bc2



59 SQ.M / 635 SQ.FT  
#06-10 TO #34-10



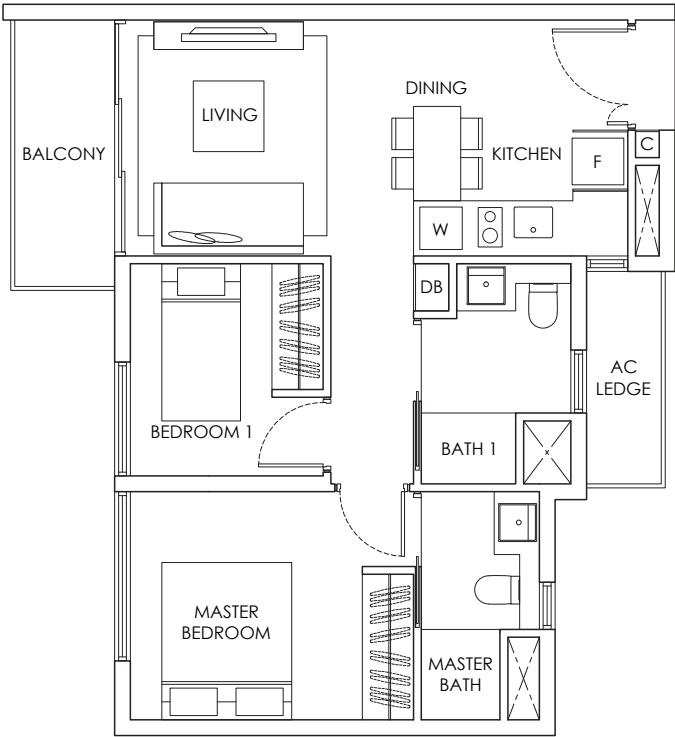
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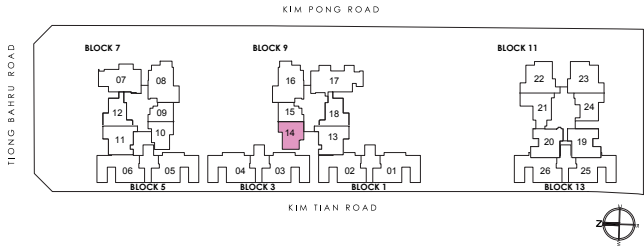
2-BEDROOM DELUXE



TYPE B1



62 SQ.M / 667 SQ.FT  
#06-14 TO #34-14

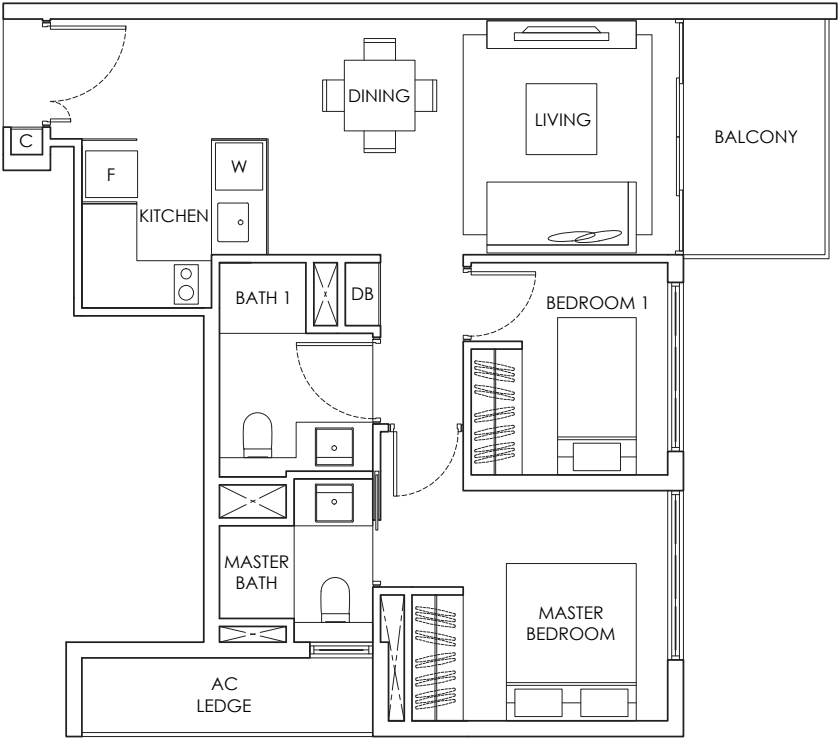


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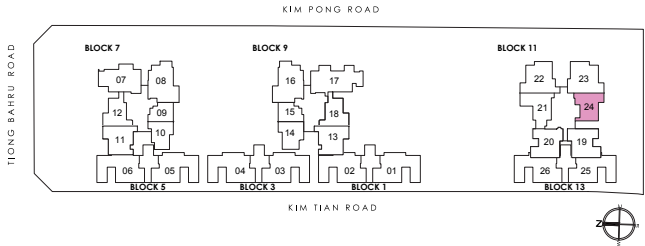


2-BEDROOM DELUXE

TYPE B2



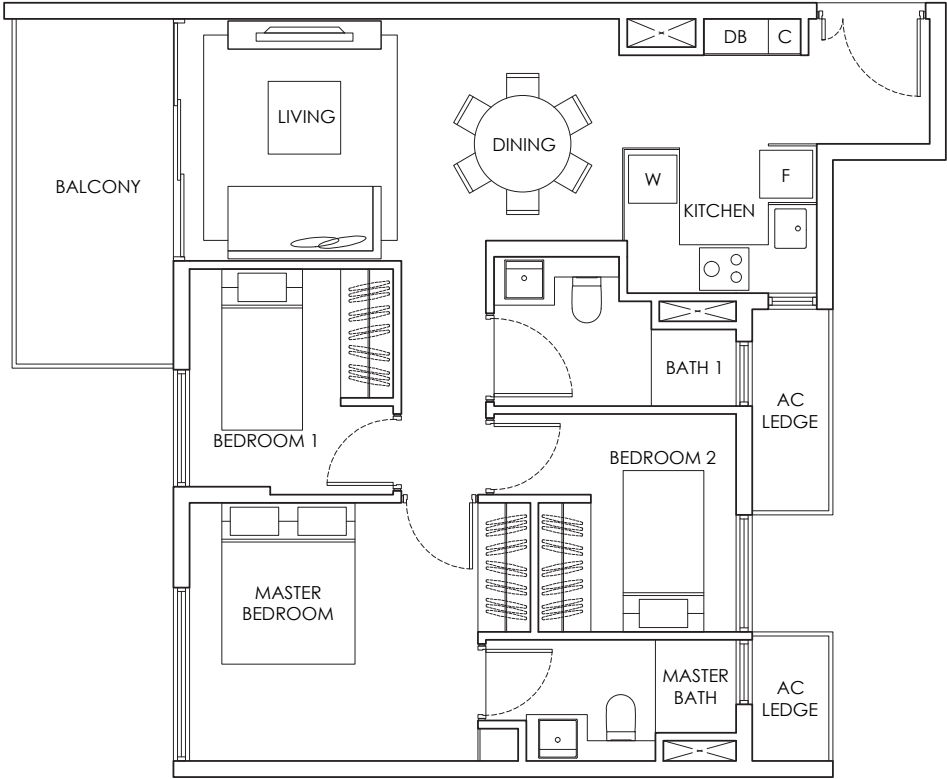
69 SQ.M / 743 SQ.FT  
#04-24 TO #12-24 / #16-24 TO #20-24



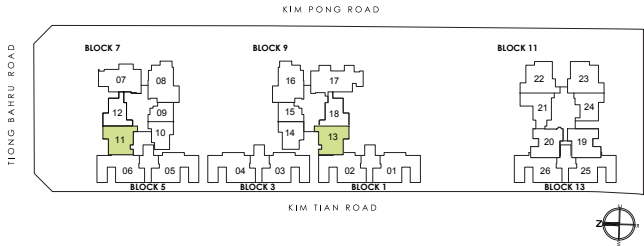
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3-BEDROOM

TYPE Cc1 - Cc1(m)



85 SQ.M / 915 SQ.FT  
#06-11 TO #34-11 / #06-13 TO #34-13

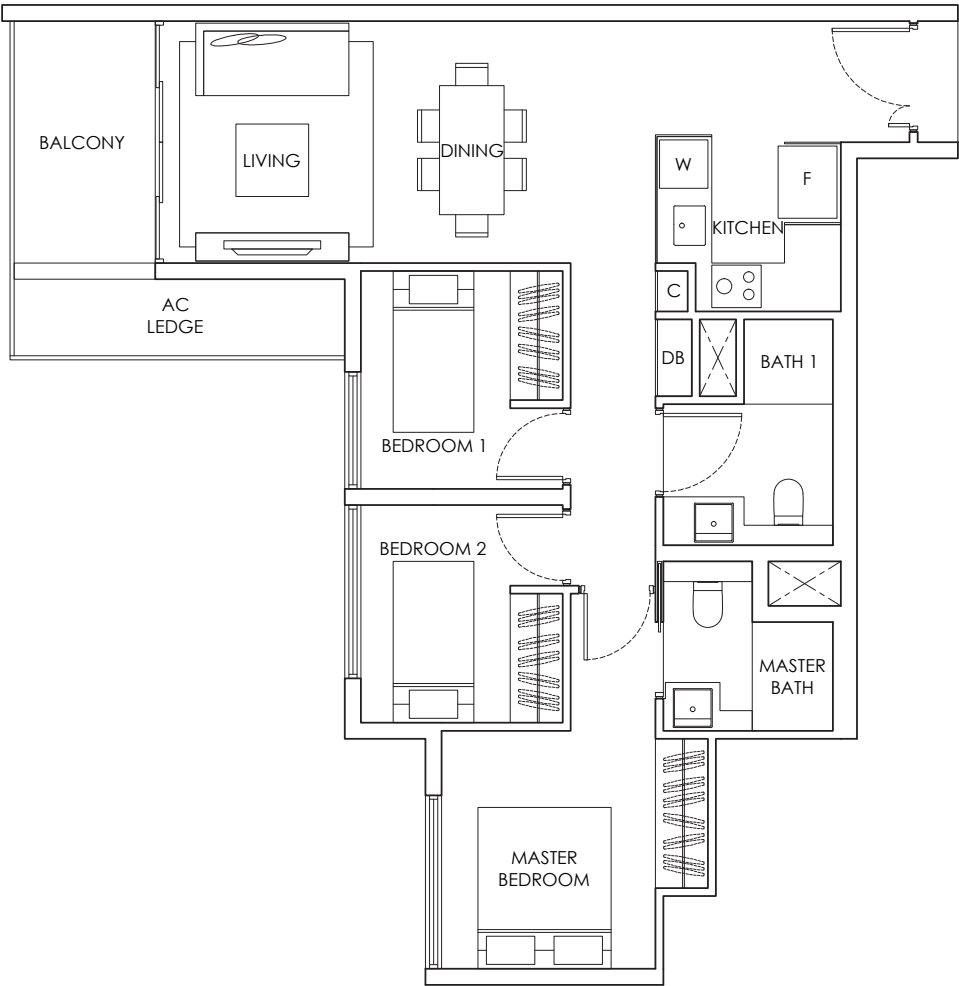


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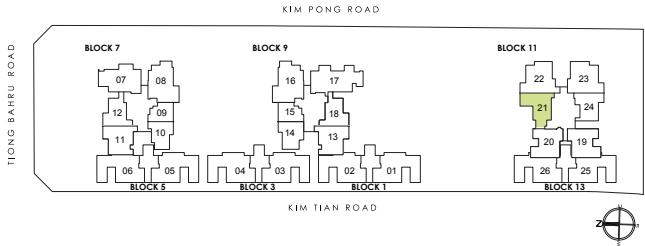


3-BEDROOM

TYPE Cc2



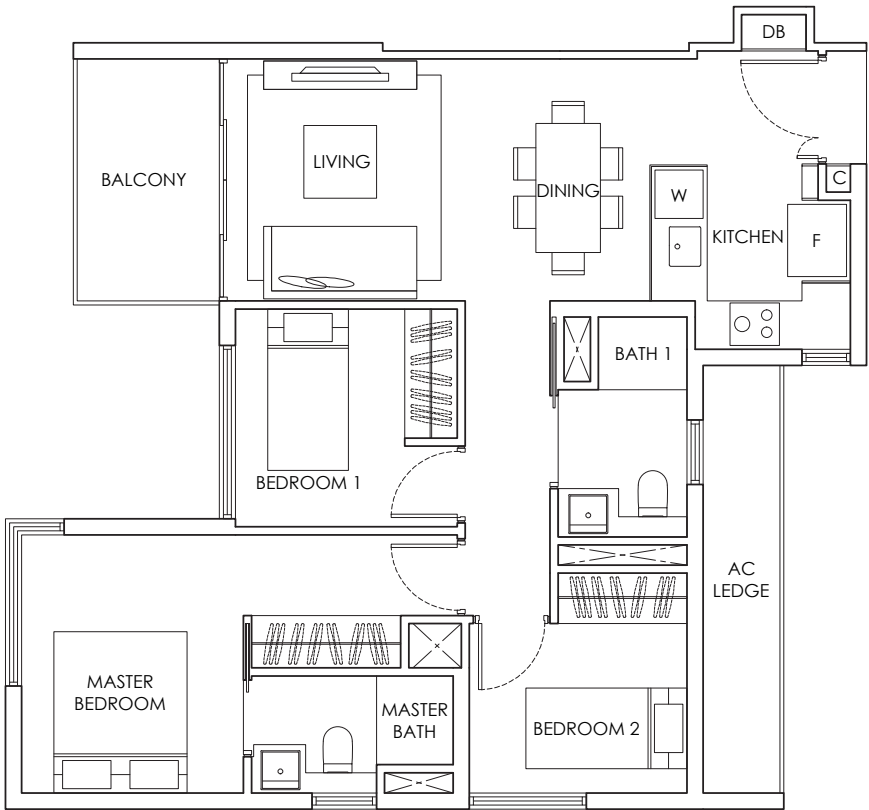
84 SQ.M / 904 SQ.FT  
#03-21 TO #12-21 / #17-21 TO #20-21



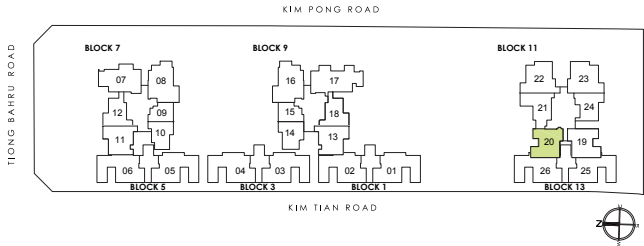
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3-BEDROOM

TYPE Cc3



82 SQ.M / 883 SQ.FT  
#06-20 TO #11-20 / #15-20 TO #21-20

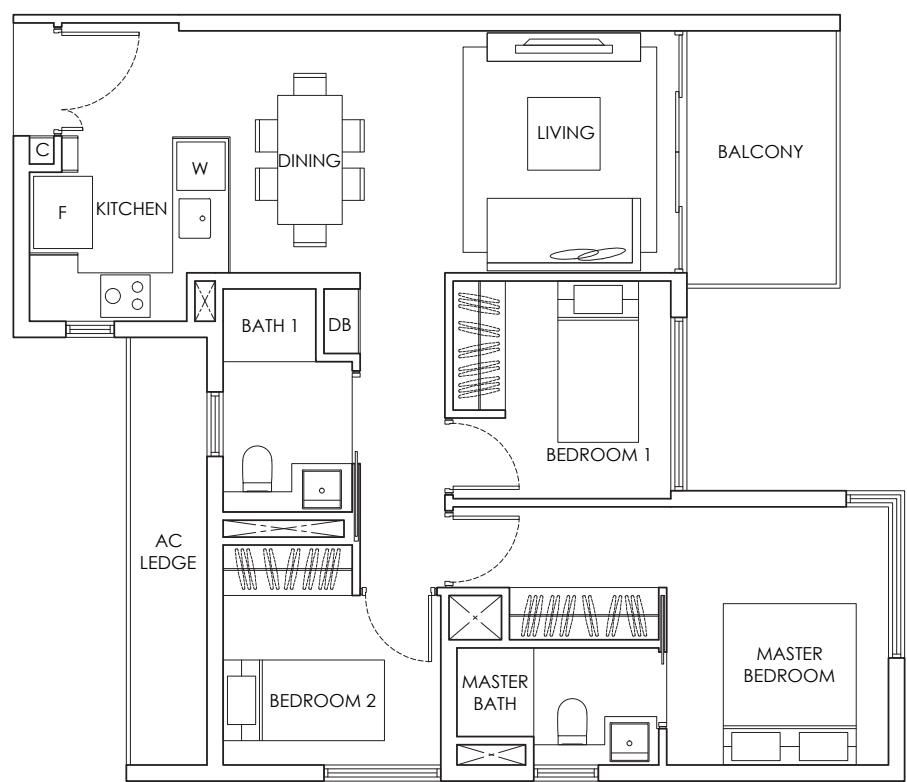


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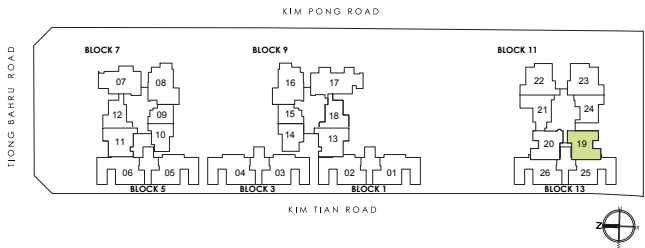


3-BEDROOM

TYPE Cc4



84 SQ.M / 904 SQ.FT  
#06-19 TO #11-19 / #15-19 TO #21-19

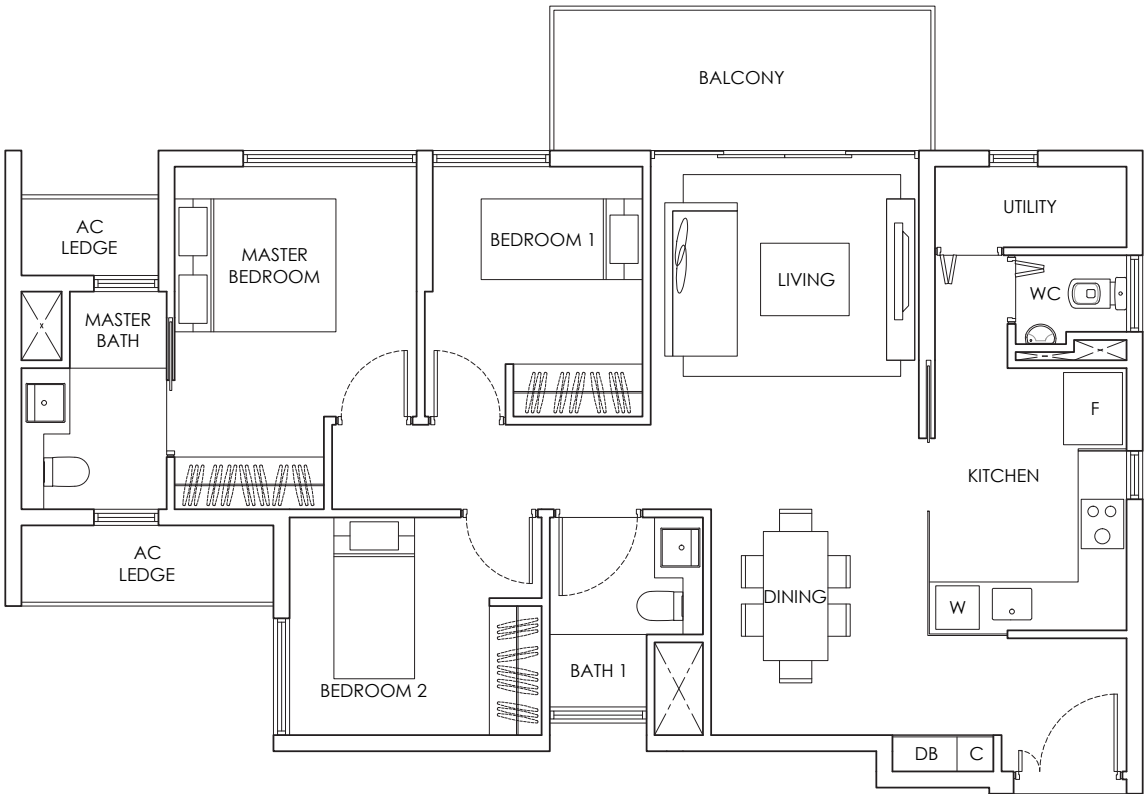


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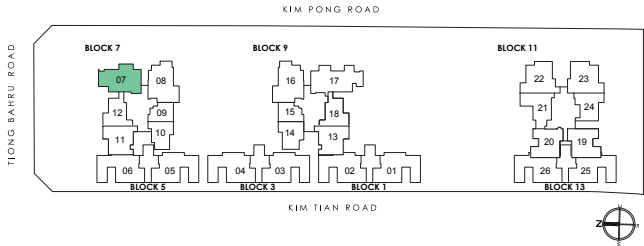
3-BEDROOM DELUXE



TYPE C1



103 SQ.M / 1109 SQ.FT  
#02-07 TO #34-07

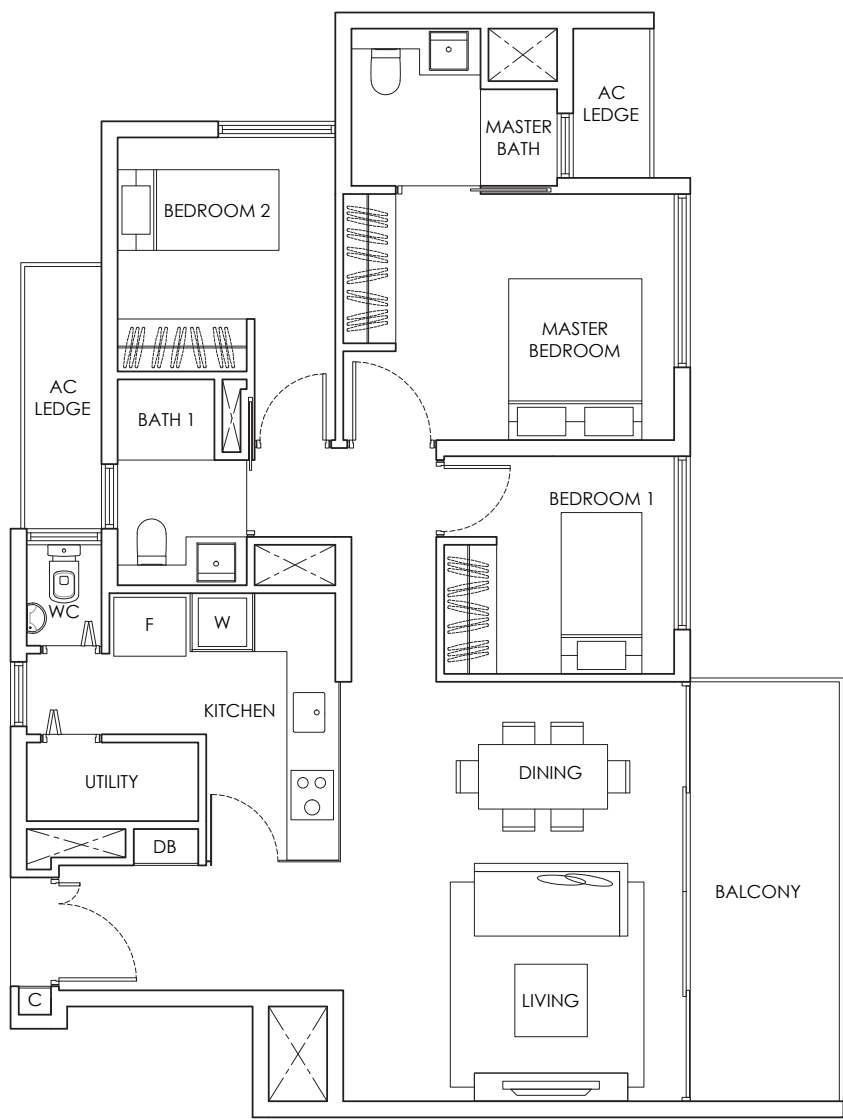


Balconies cannot be enclosed unless with the approved balcony screens. Area includes PES, A/C ledge, balcony and roof terrace, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes pending approval by relevant authorities. All floor area are approximate measurements only and are subject to final survey.

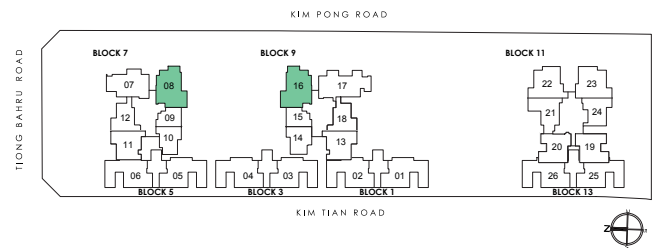


3-BEDROOM DELUXE

TYPE C2 - C2(m)



107 SQ.M / 1152 SQ.FT  
#02-08 TO #34-08 / #02-16 TO #34-16

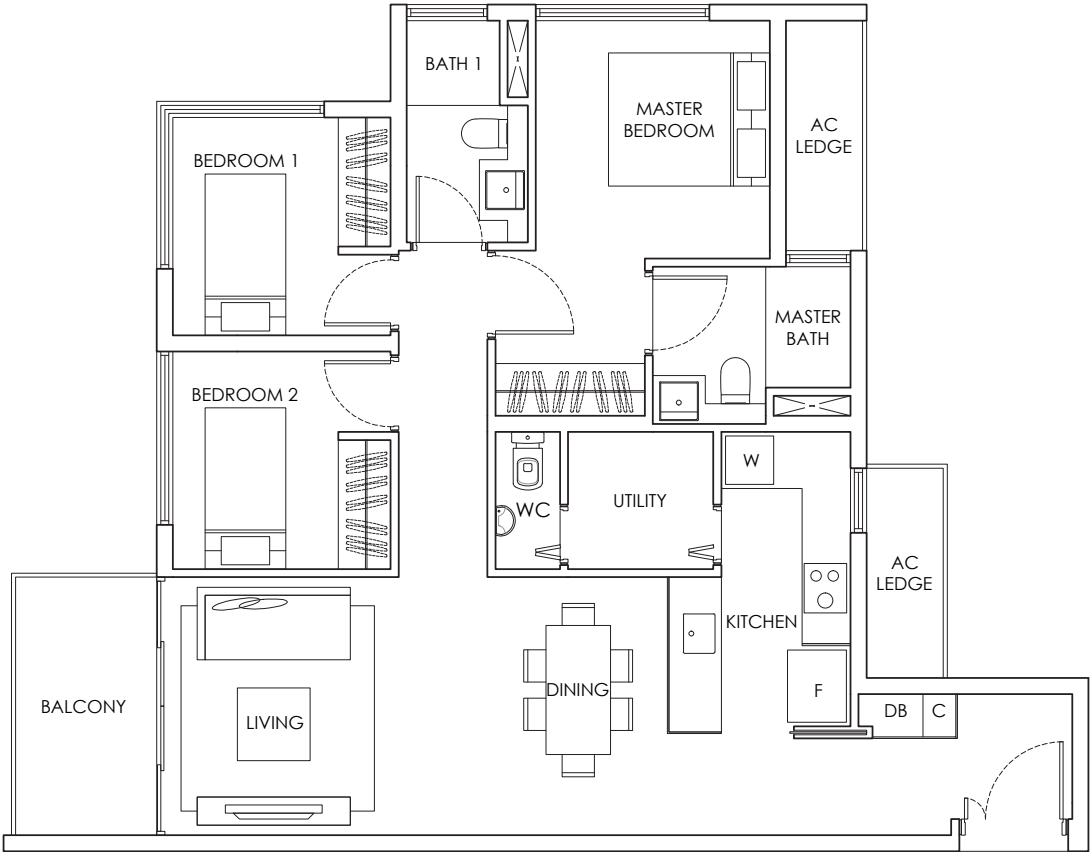


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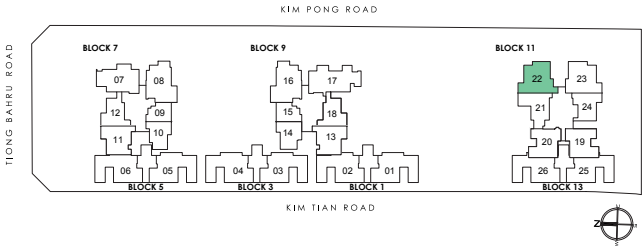
3-BEDROOM DELUXE



TYPE C3



100 SQ.M / 1076 SQ.FT  
#03-22 TO #12-22 / #17-22 TO #20-22



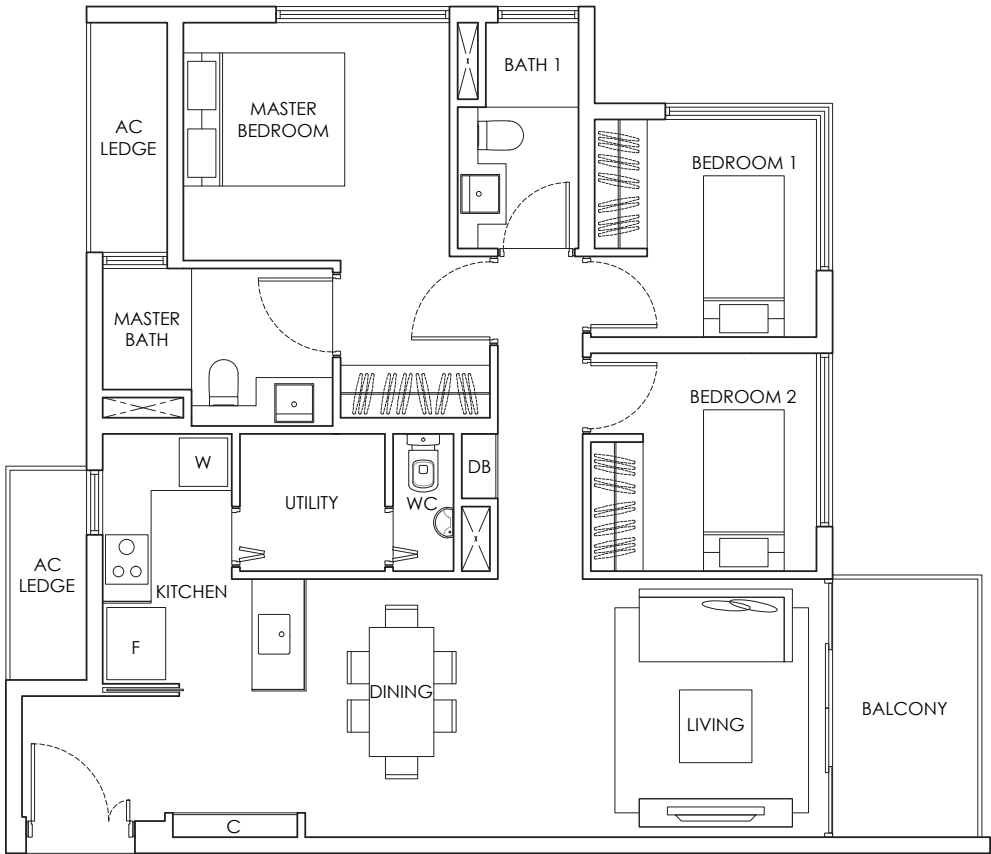
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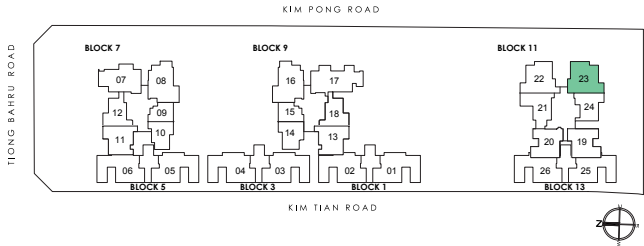
3-BEDROOM DELUXE



TYPE C4



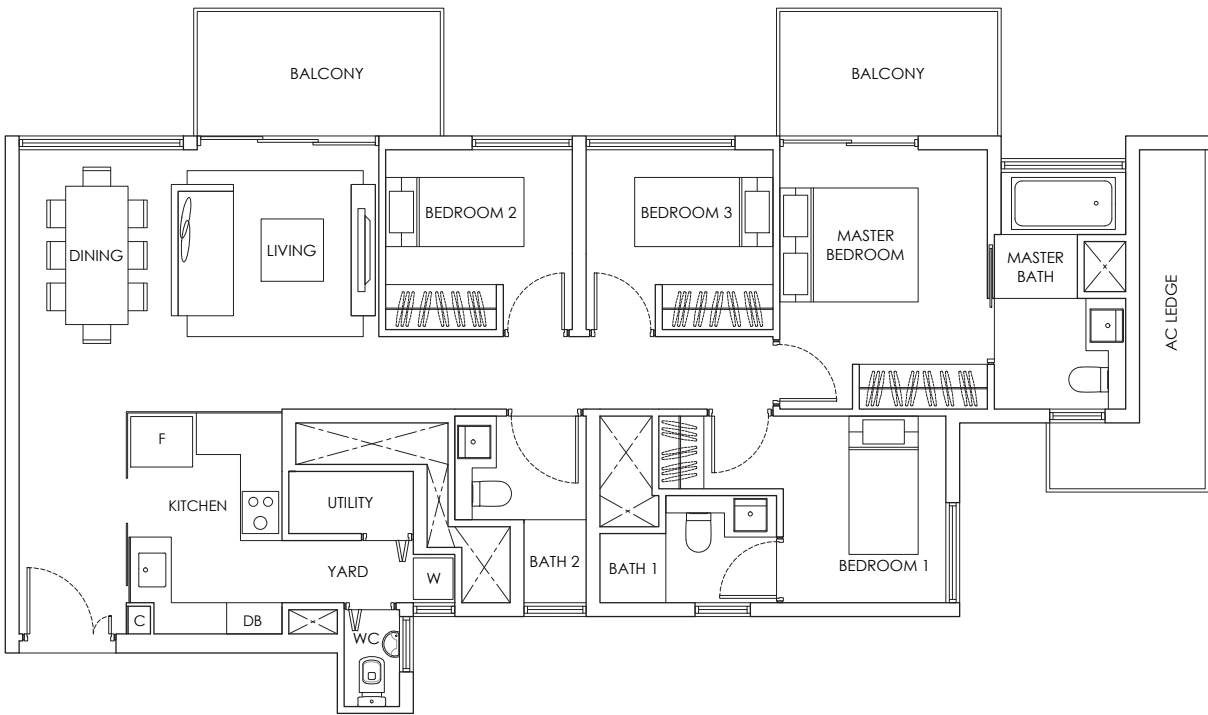
101 SQ.M / 1087 SQ.FT  
#04-23 TO #12-23 / #16-23 TO #20-23



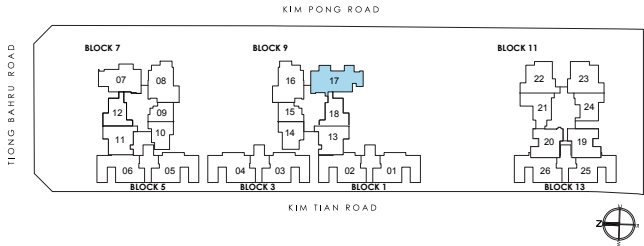
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4-BEDROOM DELUXE

TYPE D



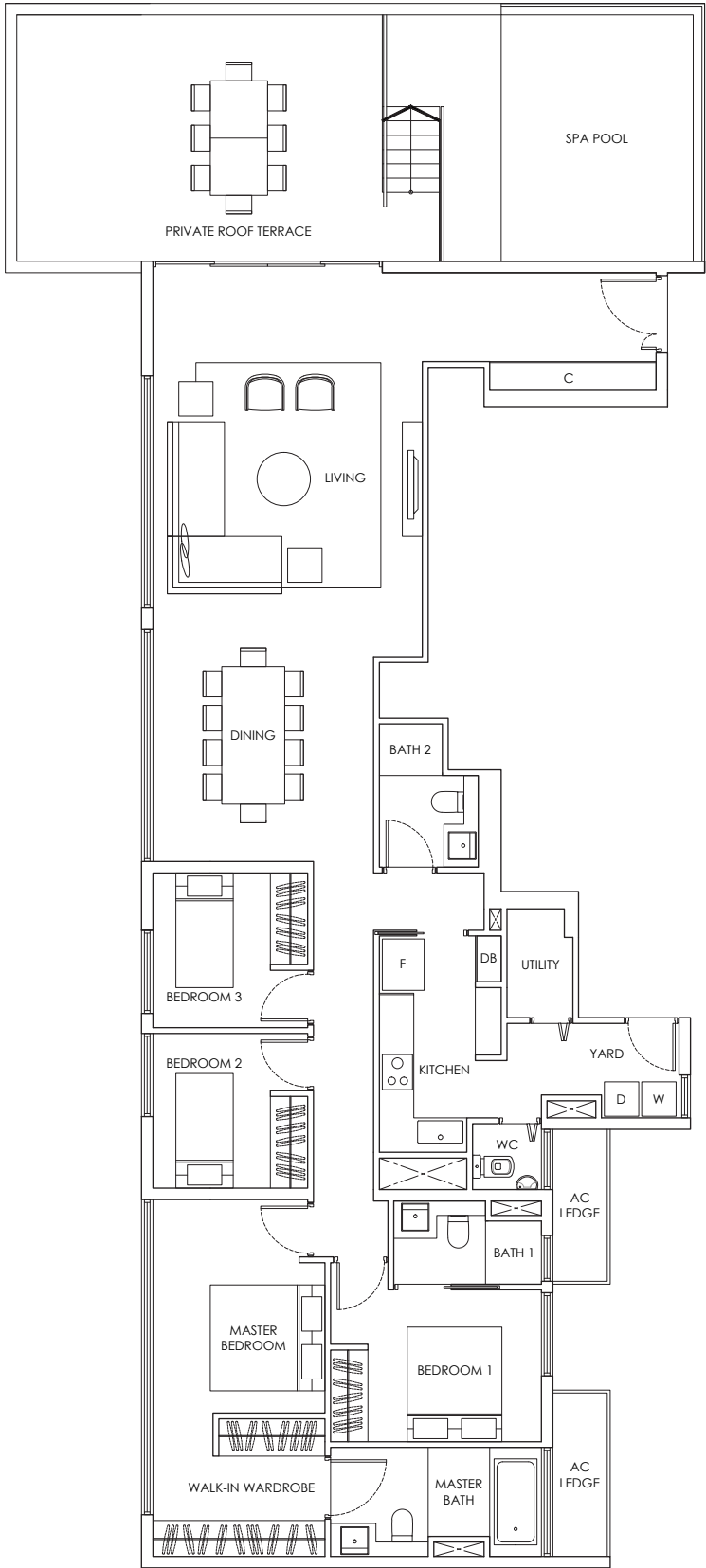
120 SQ.M / 1292 SQ.FT  
#02-17 TO #34-17



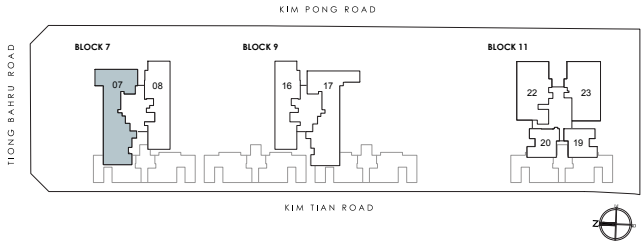
Balconies cannot be enclosed unless with the approved balcony screens. Area includes PES, A/C ledge, balcony and roof terrace, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes pending approval by relevant authorities. All floor area are approximate measurements only and are subject to final survey.

PENTHOUSE

TYPE PH1



209 SQ.M / 2250 SQ.FT  
#35-07

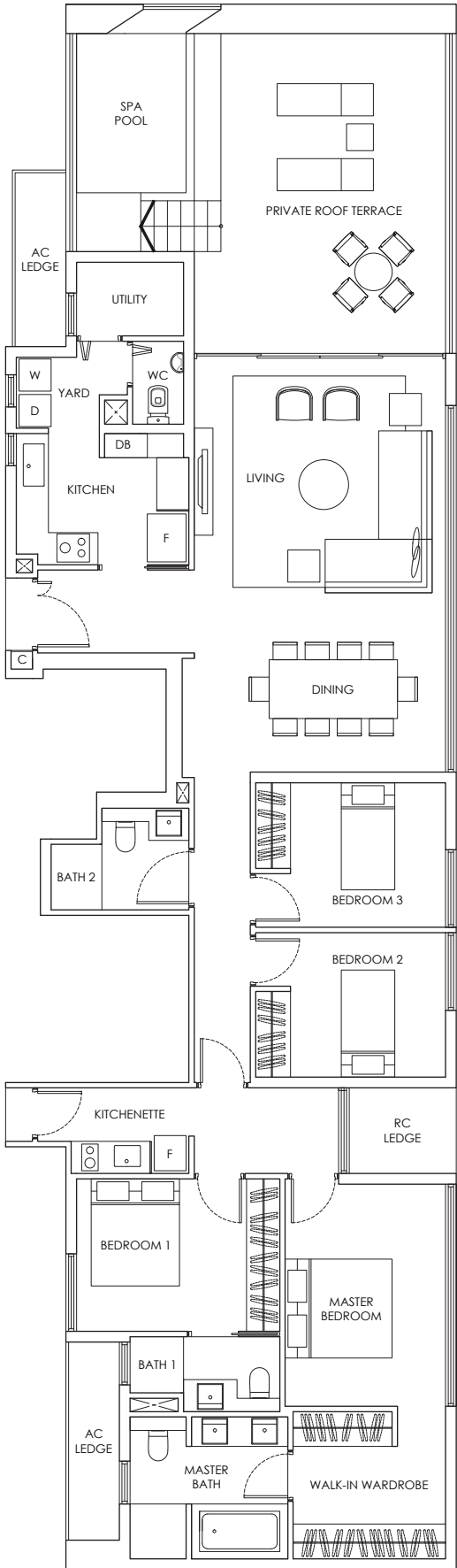


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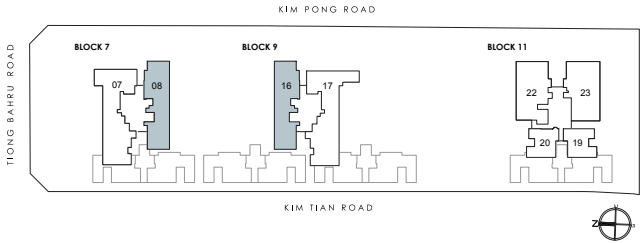


PENTHOUSE

TYPE PH2 - PH3



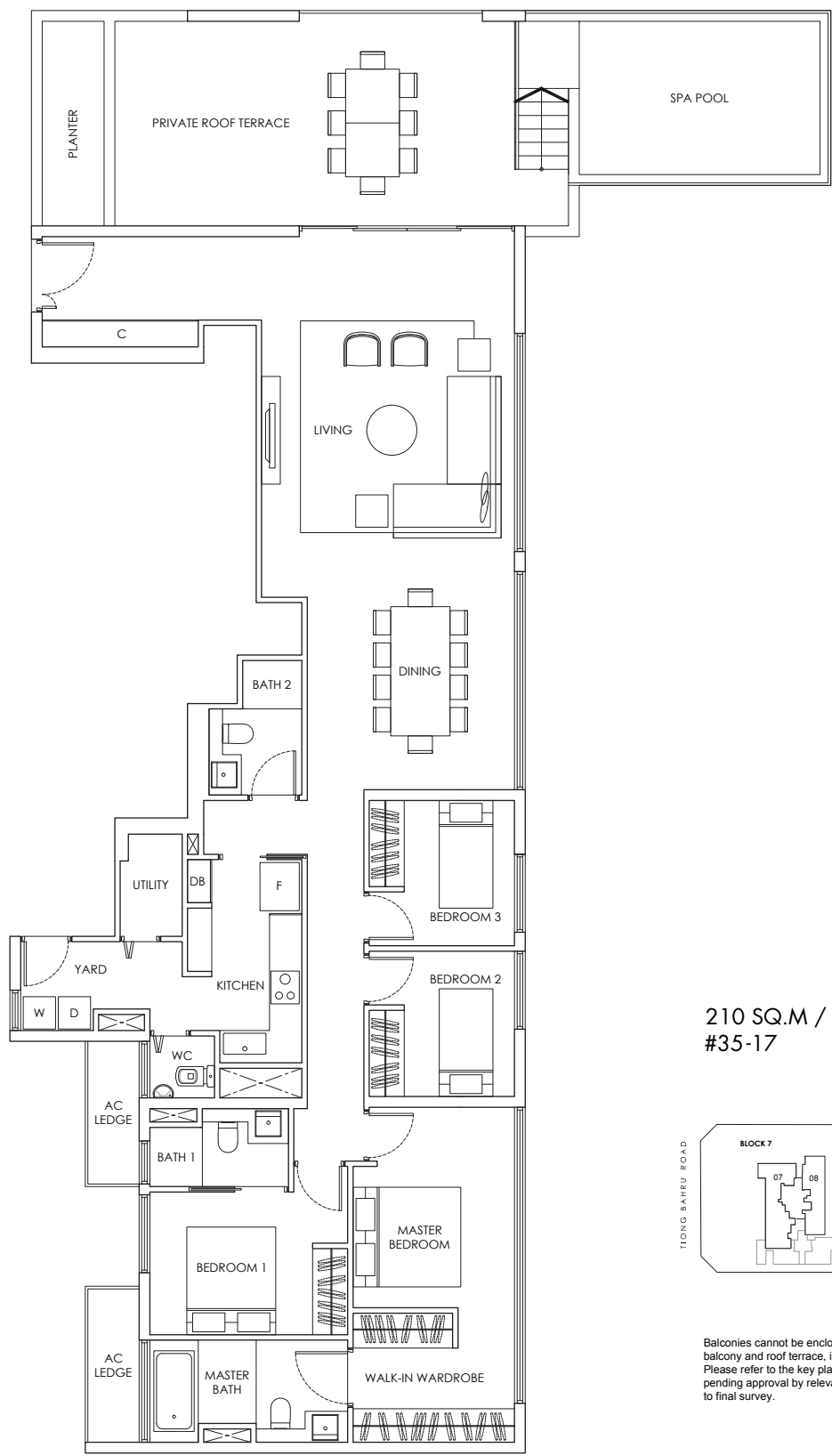
202 SQ.M / 2174 SQ.FT  
#35-08 / #35-16



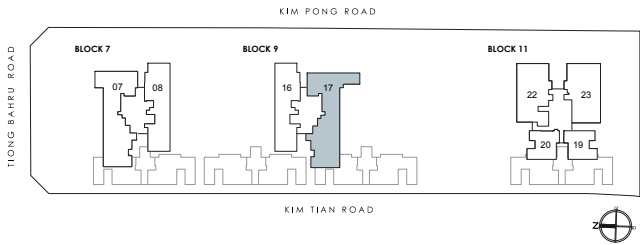
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PENTHOUSE

TYPE PH4



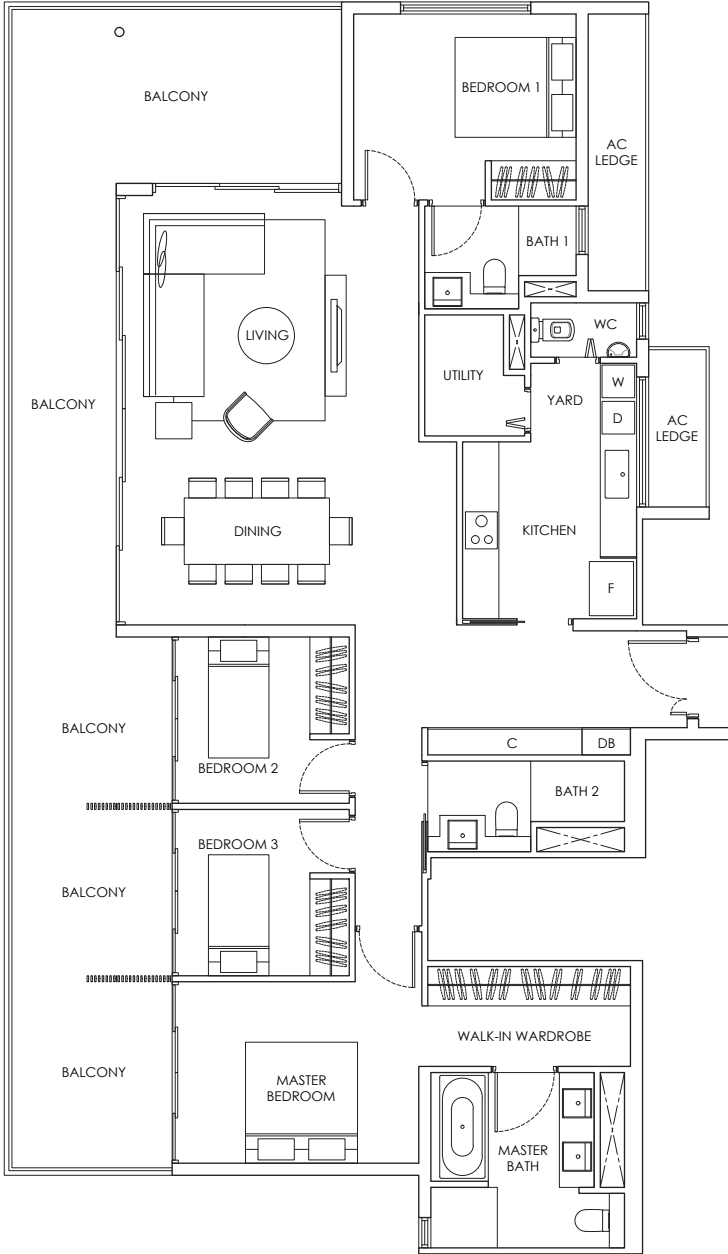
210 SQ.M / 2260 SQ.FT  
#35-17



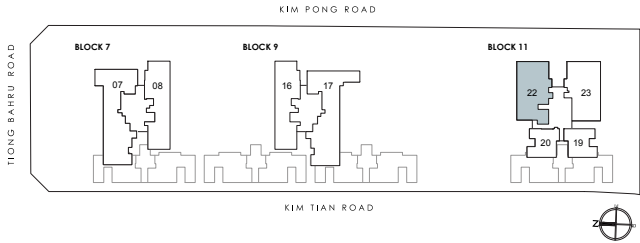
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PENTHOUSE

TYPE PH5



202 SQ.M / 2174 SQ.FT  
#21-22

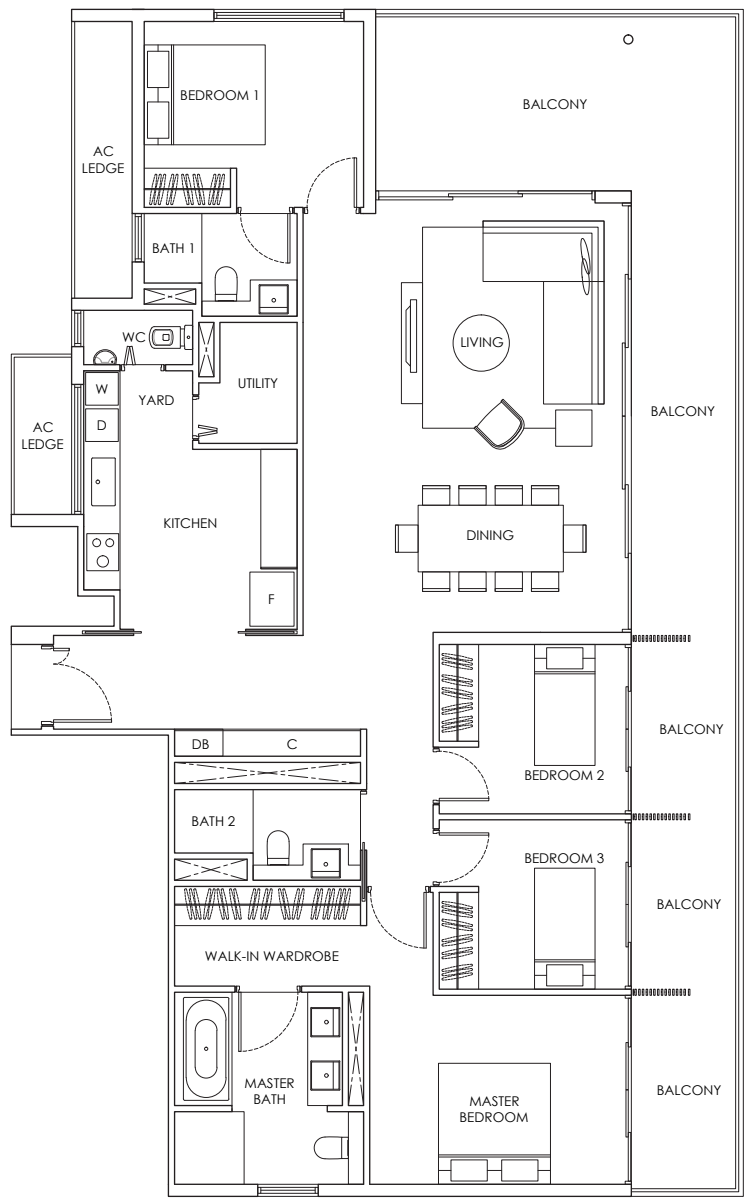


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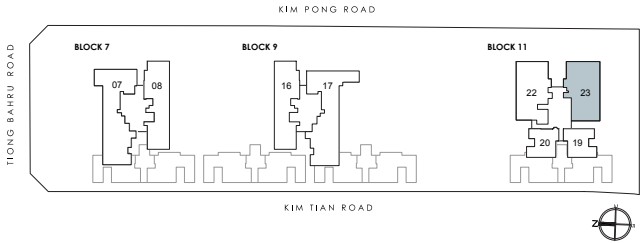


PENTHOUSE

TYPE PH6



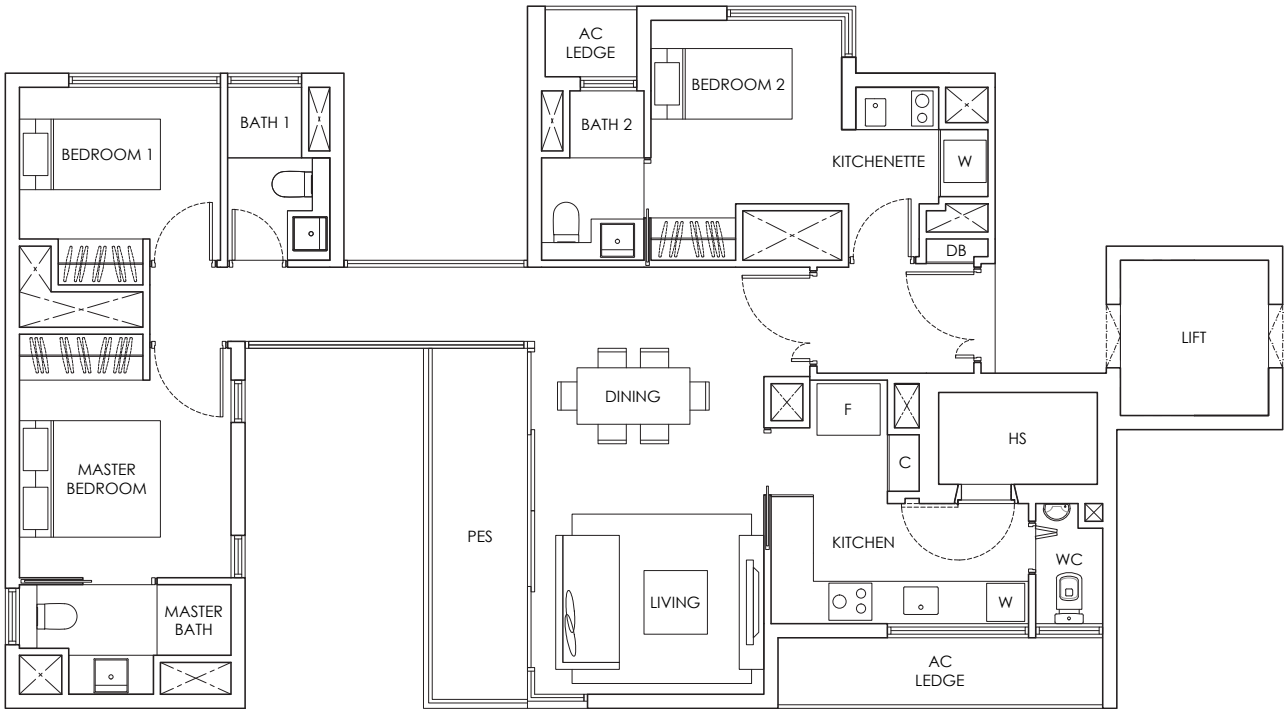
202 SQ.M / 2174 SQ.FT  
#21-23



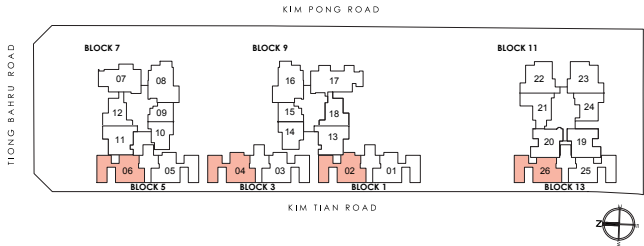
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DUAL-KEY 3-BEDROOM

TYPE Cd1(p)



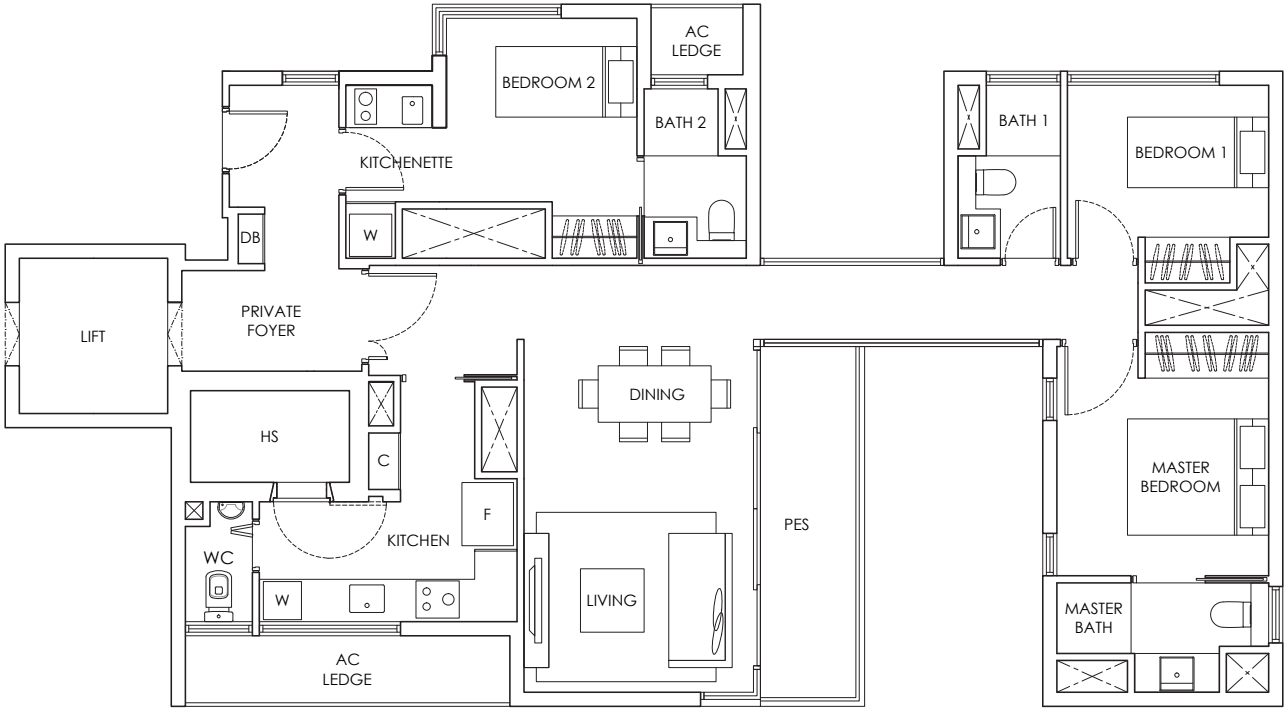
107 SQ.M / 1152 SQ.FT  
#01-02 / #01-04 / #01-06 / #01-26



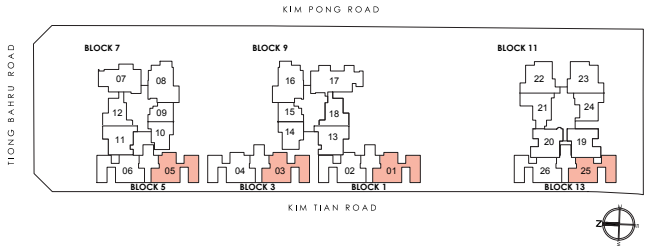
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DUAL-KEY 3-BEDROOM

TYPE Cd2(p)



112 SQ.M / 1206 SQ.FT  
#01-01 / #01-03 / #01-05 / #01-25

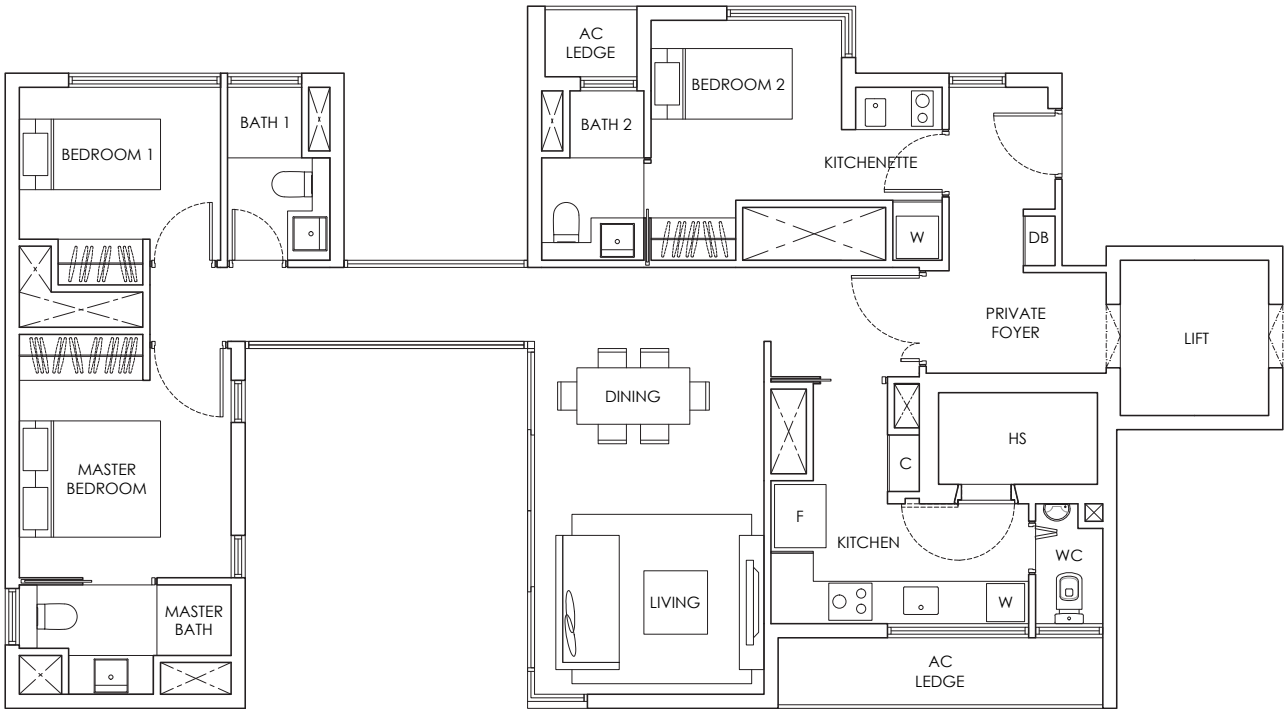


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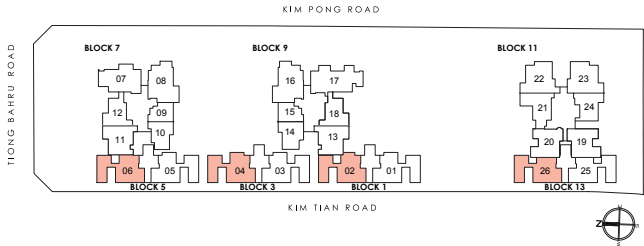


DUAL-KEY 3-BEDROOM

TYPE Cd3



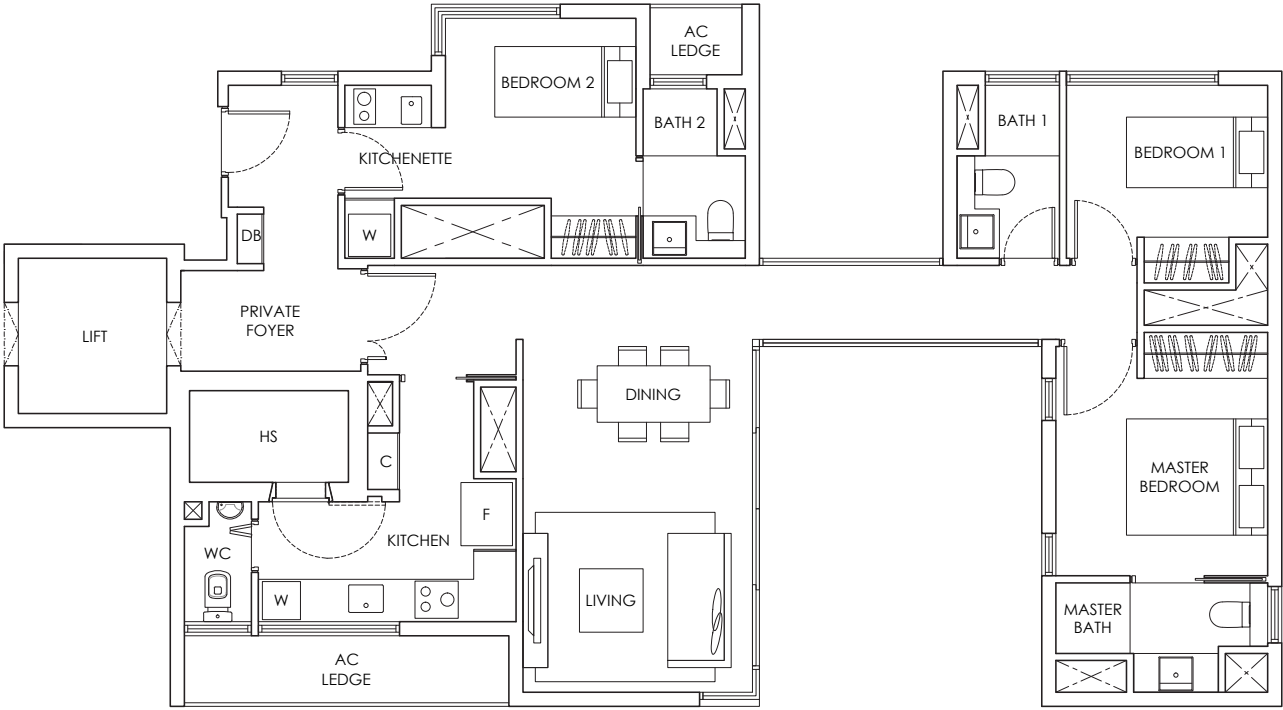
105 SQ.M / 1130 SQ.FT  
#02-02 / #02-04 / #02-06 / #02-26  
#03-02 / #03-04 / #03-06 / #03-26



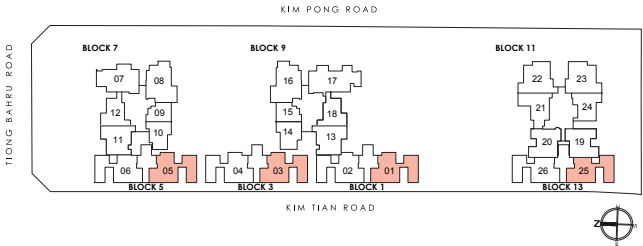
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DUAL-KEY 3-BEDROOM

TYPE Cd3(m)



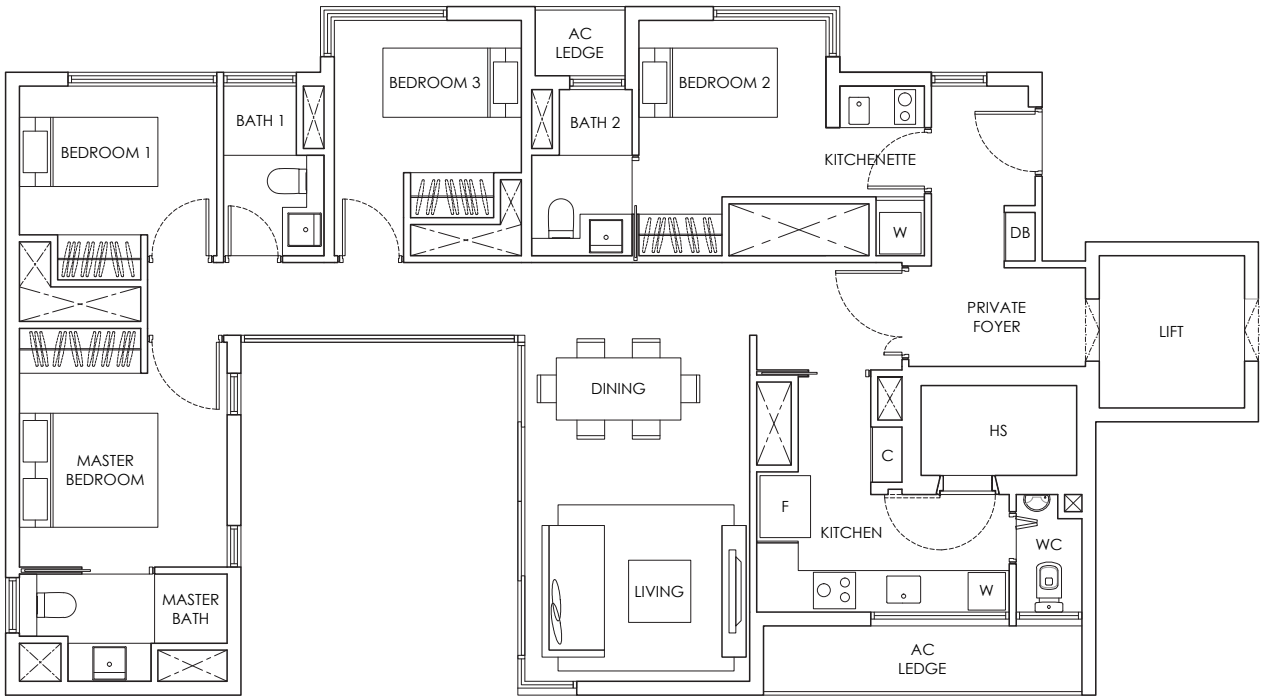
105 SQ.M / 1130 SQ.FT  
#02-01 / #02-03 / #02-05 / #02-25  
#03-01 / #03-03 / #03-05 / #03-25



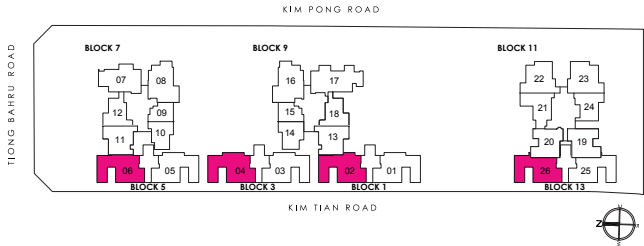
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DUAL-KEY 4-BEDROOM

TYPE Dd



114 SQ.M / 1227 SQ.FT  
#04-02 / #04-04 / #04-06 / #04-26

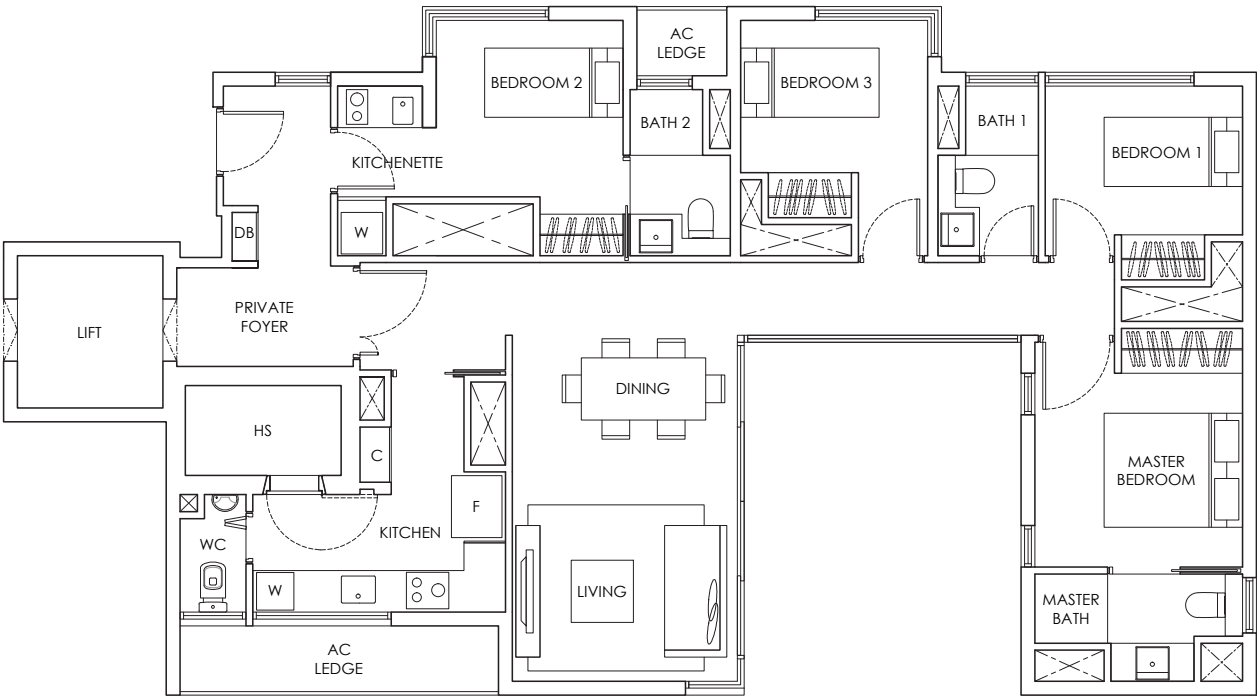


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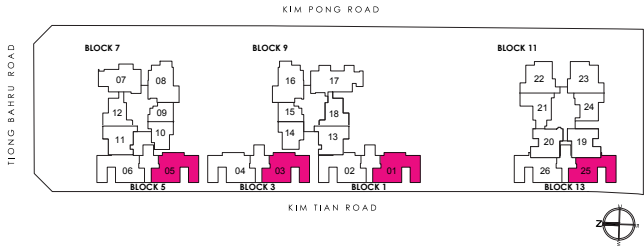


DUAL-KEY 4-BEDROOM

TYPE Dd(m)



114 SQ.M / 1227 SQ.FT  
#04-01 / #04-03 / #04-05 / #04-25



Balconies cannot be enclosed unless with the approved balcony screens. Area includes PES, A/C ledge, balcony and roof terrace, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes pending approval by relevant authorities. All floor area are approximate measurements only and are subject to final survey.

# S P E C I F I C A T I O N S

## 1 Foundation

Piled foundation and/or footing foundation for main building structure

## 2 Sub-Structure and Superstructure

Reinforced concrete structure and/or steel structures

## 3 Walls

### a. Internal Walls :

Reinforced concrete and/or brickwall and/or blockwall and/or glass panel and/or dry partition

### b. External Walls :

Reinforced concrete and/or brickwall and/or blockwall

## 4 Roof

### a. Flat Roof :

Reinforced concrete roof with insulation and waterproofing system

## 5 Ceiling

### a. For Residential Units

Living, Dining, Bedrooms, Kitchen, Kitchenette, Baths, Balcony, Utility, Yard, Household Shelter (HS) and WC :  
Skim coat and/or ceiling board and/or bulkheads with emulsion paint finish

### b. For Common Areas

- (a) Basement 1 & 2 and 1st Storey Lift Lobbies :  
Skim coat and/or ceiling board and/or bulkheads with emulsion paint finish
- (b) Typical Lift Lobbies :  
Skim coat and/or ceiling board and/or bulkheads with emulsion paint finish
- (c) Staircases and Landing :  
Skim coat with emulsion paint finish

## 6 Finishes

### a1. Walls - For Residential Units

- (a) Living, Dining, Bedrooms, Utility and HS :  
Plaster and/or skim coat with emulsion paint finish
- (b) Master Bath :  
Natural Marble (for feature wall only) and Homogeneous and/or Porcelain and/or Ceramic tiles
- (c) Common Baths :  
Natural Marble (for feature wall only) and Homogeneous and/or Porcelain and/or Ceramic tiles
- (d) Kitchen and Kitchenette :  
Homogeneous and/or Porcelain and/or Ceramic tiles and/or Plaster and/or skim coat with emulsion paint finish and/or glass panel
- (e) WC :  
Homogeneous and/or Porcelain and/or Ceramic tiles

Note: No tiles behind kitchen cabinets, long bath, mirrors, vanity cabinets.  
Tiles lay up to false ceiling and on exposed areas only.

### a2. Walls - For Common Areas

- (a) 1st Storey Lift Lobbies :  
Timber Veneer Panelling and/or Homogeneous tiles and/or Plaster and/or skim coat with emulsion paint finish
- (b) Basement 1 & 2 and Typical Lift Lobbies :  
Plaster and/or skim coat with emulsion paint finish
- (c) Staircase and Landing :  
Plaster and/or skim coat with emulsion paint finish

### b1. Floors - For Residential Units

- (a) Living, Dining, Bedroom (for Type A, A(m)) :  
Natural Marble with painted timber skirting
- (b) All Baths and WC :  
Homogeneous and/or Porcelain and/or Ceramic tiles
- (c) Bedrooms (except Type A, A(m)) :  
Engineered timber floor with painted timber skirting
- (d) Kitchen :  
Natural Marble (Types A, A(m), B1, B2, Bc1, Bc1(m), Bc2, Cc1, Cc1(m), Cc2, Cc3, Cc4)  
Homogeneous and/or Porcelain and/or Ceramic tiles (Types C1, C2, C2(m), C3, C4, Cd1(p), Cd2(p), Cd3, Cd3(m), D, Dd, Dd(m), PHs)
- (e) Kitchenette :  
Engineered timber floor (Types Cd1(p), Cd2(p), Cd3, Cd3(m), Dd, Dd(m))  
Natural Marble (Types PH2 & PH3)
- (f) Balcony (except PHs), PES, Yard, Utility & HS :  
Homogenous tiles and/or Porcelain and/or Ceramic tiles with matching skirting
- (g) Balconies & Private Roof Terraces (all PHs) :  
Timber-decking

### b2. Floors - For Common Areas

- (a) 1st Storey Lift Lobby :  
Natural Marble and/or Granite and/or Homogeneous tiles with matching skirting
- (b) Basement 1 & 2 and Typical Lift Lobbies :  
Homogeneous tiles and/or Porcelain and/or Ceramic tiles with matching skirting
- (c) Staircases and Landing :  
Cement sand screed with nosing tiles

## 7 Windows

All windows of the unit will be powder coated finish aluminium frame with tinted and/or clear glass and/or frosted glass where appropriate.

## 8 Doors

- (a) Main Entrance :  
Fire rated timber door
- (b) Internal Main Entrance (Types Cd1(p), Cd2(p), Cd3, Cd3(m), Dd, Dd(m)) :  
Hollow core timber louvered door and/or hollow core timber door
- (c) Bedrooms (all units) :  
Hollow core timber door
- (d) Kitchen (Types C1, C2, C2(m), C3, C4, D) :  
Glass door
- (e) Kitchen (Types Cd1(p), Cd2(p), Cd3, Cd3(m), Dd, Dd(m), PH1, PH2, PH3, PH4, PH5, PH6) :  
Timber-framed glass door
- (f) DB/Closet :  
Laminated door panel
- (g) WC and Utility :  
PVC door
- (h) HS :  
Steel door
- (i) Balcony, Private Roof Terrace, PES :  
Powder coated aluminium framed glass door with/without fixed glass panel

Note: Ironmongery and locksets shall be provided.

## 9 Sanitary Fittings

### a. Master Bath

- 1 bath tub (Type D and PHs only)
- 1 wall-hung water closet
- 1 marble vanity top with wash basin
- 1 bathtub mixer (Type D and PHs only)
- 1 basin mixer
- 1 shower set
- 1 robe hook
- 1 mirror
- 1 toilet paper holder
- 1 tissue box dispenser
- 1 magnifying mirror (PHs only)

### b. All Baths

- 1 wall-hung water closet
- 1 marble vanity top with wash basin
- 1 basin mixer
- 1 shower set
- 1 robe hook
- 1 mirror
- 1 toilet paper holder
- 1 tissue box dispenser

### c. WC

- 1 pedestal water closet
- 1 wash basin
- 1 shower set
- 1 basin tap
- 1 toilet paper holder
- 1 robe hook
- 1 mirror

### d. Private Roof Terrace/PES

- 1 bib tap

Note: The brand, type and colour of wares, fittings and accessories are subject to Architect's selection and availability.

## 10 Electrical Schedule

- a. Sufficient points are provided.
- b. All electrical wirings are concealed except for electrical wiring in trunking in the distribution board closet and those in conduits exposed above false ceiling.

## 11 TV/Telephone Schedule

Sufficient points are provided.

## 12 Lightning Protection

Lightning protection system will be provided in accordance with Singapore Standard SS555: Part 1 of 4 – Code of Practice for Protection against Lightning.

13 Painting

- a. Internal Walls :  
Emulsion paint finish
- b. External Walls :  
Spray textured paint finish and/or emulsion paint to designated areas

14 Waterproofing

Waterproofing shall be provided to R.C. Roof, PES, Private Roof Terrace, Planters, Balcony, AC Ledge, Canopies, Bathrooms, Kitchen, Kitchenette, WC and Yard.

15 Driveway and Car Park

- a. Surface Driveway :  
Pavers and/or premix to designated areas
- b. Basement Ramp, Driveway & Car Park :  
Concrete floor with hardener

16 Recreational Facilities

- |   |                                      |
|---|--------------------------------------|
| 1) Arrival Plaza with Drop-Off Areas        | 22) Reading Loft                     |
| 2) Clubhouse with Concierge, Reading Lounge | 23) Water Cascade                    |
| 3) Spice Garden                             | 24) Terrace Garden                   |
| 4) Fern Alcove                              | 25) Aqua Spring                      |
| 5) Olympic-Length Grand Pool                | 26) Butterfly Garden                 |
| 6) Leisure Pool                             | 27) Pavilion Area                    |
| 7) Spa Pods                                 | 28) Art Lounge                       |
| 8) Aqua Deck                                | 29) Reflexology Walk                 |
| 9) Sun Deck                                 | 30) Fitness Pavilion                 |
| 10) Pool Deck                               | 31) Swing Garden                     |
| 11) Pool Pavilion                           | 32) Dreamcatcher Garden              |
| 12) Children’s Pool                         | 33) Viewing Deck                     |
| 13) Children’s Playground                   | 34) Warm-Up Deck                     |
| 14) Party Lawn                              | 35) Gym Lounge                       |
| 15) Picnic Lawn                             | 36) Water Feature                    |
| 16) Water Courtyards                        | 37) Green Prisms                     |
| 17) Reflective Water Features               | 38) Cocoon Day Beds                  |
| 18) Outdoor Fitness Stations                | 39) Gymnasium                        |
| 19) Barbeque Pavilion                       | 40) Planters (for Community Farming) |
| 20) Garden Deck                             | 41) Guard House                      |
| 21) Maze Garden                             | 42) Communal Function Rooms          |

17 Additional Items

- a. Kitchen Cabinets and Appliances :
- (i) Low and high level kitchen cabinets with solid surface worktop and stainless steel sink
  - (ii) Cooker hood
  - (iii) Electric cooker hob (in kitchenette of Types Cd1(p), Cd2(p), Cd3, Cd3(m), Dd, Dd(m), PH2, PH3)
  - (iv) Gas cooker hob (all units)
  - (v) Oven (except kitchenette)
  - (vi) Fridge (except kitchenette of Types Cd1(p), Cd2(p), Cd3, Cd3(m), Dd, Dd(m))
  - (vii) Free-standing washing machine-cum-dryer (except PHs)
  - (viii) Free-standing washing machine and dryer (all PHs only)
  - (viii) Wine chiller (all PHs only)
- b. Wardrobes :  
Wardrobes to all bedrooms
- c. Air-Conditioning :  
Wall mounted fan coil unit to Bedrooms and Living/Dining (except Types Dd, Dd(m) & PH)  
Ceiling ducted units to Living & Dining for Types Dd, Dd(m) and PH only
- d. Hot Water Supply :  
Hot water supply to all Baths, WC, Kitchen and Kitchenette
- e. Gas :  
Town Gas supply to kitchen. Turn-on and utility charges will be borne by the Purchaser.
- f. Cable Vision :  
Provision of cable outlet only for cable vision services.  
Subscription charges shall be borne by Purchaser.
- g. Security System :
- (i) Card Access System
    - (a) Lift access
    - (b) Pedestrian entrance gates
    - (c) Gym
    - (d) Clubhouse
  - (ii) Audio/Video intercom system between apartment units and guardhouse and common lift lobbies on basements and 1st storey (all blocks)
  - (iii) EPS type car park barrier system will be provided
  - (iv) CCTV surveillance cameras to basements, lift cars and designated common areas

h. Fibre Broadband :

Provision of infrastructure for laying of fibre optic and Cat 6 data point within the unit for Next Generation Nationwide Broadband Network (Next Gen NBN). Subscription charges shall be borne by the Purchaser.

- i. Spa Pool :  
Types PH1, PH2, PH3 & PH4

18 Notes to Specifications

A. Marble/Granite

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

B. Timber

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

C. Air-Conditioning System

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

D. Telephone, Television and/or Internet Access

The Purchaser shall apply and pay all charges to the Service Provider for the interface between the fibre optic cable at the riser and Cat 6 data point within the unit. The Purchaser is also liable to pay annual fee, subscription fee and such other fees to the telephone, television and/or internet service providers or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

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

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

F. Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Lighting Points, Tap Points, Television Points, Telecommunication Points, Audio Video Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/location of wardrobes, kitchen cabinets, fan coil units, electrical points, lighting points, tap points, television points, telecommunication points, audio video intercom system, door swing positions and plaster ceiling boards are subject to change at the Architect’s sole discretion and final design.

G. Warranties

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

H. Web Portal of the Housing Project

The Purchaser agrees that the setup fee, annual fee, subscription fee, maintenance fee or any such fee payable to the service provider of the web portal of the Housing Project appointed or to be appointed by the Vendor or the management corporation (when formed), shall be paid from the maintenance fund and/or management fund (as the case may be) established in respect of the Housing Project pursuant to sections 16(2) and 38 respectively of the Building Maintenance and Strata Management Act (Cap 30).

I. False Ceiling

The false ceiling space provision conceals and allows space for 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. The layout and location of false ceilings and access panels are subject to the Architect’s sole discretion and final design.

J. Glass

Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. Glass may break or shatter, be it spontaneously or otherwise, whether due to accidental knocks or other causes. As there will be glass installed in the unit, the Purchaser may therefore wish to take up insurance(s) covering glass breakage. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 of the Sale and Purchase Agreement.

K. Engineered Timber Flooring

Engineered timber flooring has a surface layer of natural timber, which is a natural material containing veins and tonality differences. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Engineered timber flooring are installed in planks which are subject to thermal expansion and contraction beyond the control of the builder and Vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 of the Sale and Purchase Agreement.

L. 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.

M. Wall

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

N. Tiles

Selected tiles sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standard SS 483:2000.

O. Planters

Planters are designed to take the loading of potted plants only. No soil material or turf/plants will be provided in the planters.

P. Mobile Telephone Reception

Mobile telephone reception within the Housing Projects is subject to the availability/provision of satellite/wireless coverage by the various mobile network service providers and is not within the purview/control of the Vendor and the Vendor is not under obligation whatsoever to ensure that there is mobile telephone reception coverage within the Housing development.

# THINKING UNBOXED

With a little imagination, it's not hard to see why property developer  
Keppel Land embraces the philosophy of 'thinking unboxed'.  
After all, when stripped of all else, a building is at its very heart a plain box.  
To turn that box into offices and homes that are not merely liveable,  
but surprising and inspiring demands vision and a willingness  
to see things from a different angle.



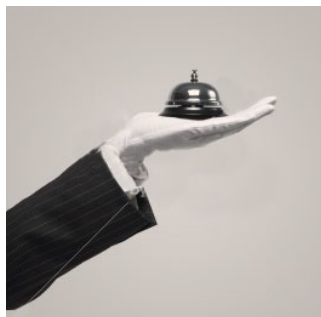
Reflections at Keppel Bay

This bold approach has seen Keppel Land establish a portfolio of  
award-winning properties that have shaped landscapes across Asia.  
They brought waterfront living to a whole new level with iconic residences  
at Keppel Bay and Marina Bay. They transformed Singapore's skyline  
and changed the face of business with landmarks such as  
Marina Bay Financial Centre and Ocean Financial Centre.



In the quest to set ever higher standards,  
they continue to push the envelope with initiatives  
for quality living. Residents at Highline Residences  
can look forward to so much more than  
a roof over the head.

A concierge is at hand to help with every need,  
from housekeeping to arranging for tickets to  
the latest do in town. On standby, an exclusive  
limousine service complete with liveried staff.  
Topping it all, privileged access to golf clubs  
and Marina at Keppel Bay.



Because at Keppel Land, property development is  
never just about bricks and mortar; it is about lives  
being touched and transformed.



Developer: Harvestland Development Pte Ltd • Developer's Licence No: C1106 • Tenure of land: 99 years leasehold commencing 22 July 2013 • Expected Date of Vacant Possession: 31 December 2018  
• Expected Date of Legal Completion: 31 December 2021 • Location of Housing Project including Lot No/Mukim: Lot 04012W MK 01 at Kim Tian Road

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