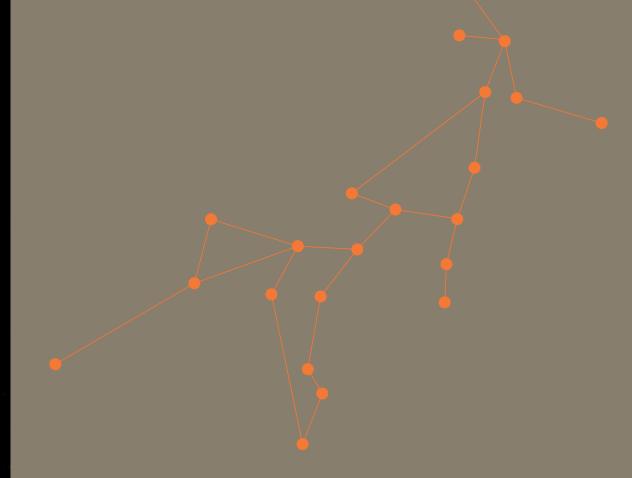


# FOR A BRILLIANT LIFESTYLE OF SHINING MOMENTS

The vastness of the universe is beyond measure, consisting of billions of galaxies, each with billions of stars and planets. Dreams take flight under the starlit sky, inspiring us to aim higher and dream bigger.

One of the brightest stars in the galaxy, Antares illuminates the night sky with its beautiful red radiance, a magnificent sight to behold.

Inspired by this fiery red alpha star, The Antares is a celestial phenomenon that encapsulates one's sense of wonder and awe and translates them into a timeless lifestyle.



A stunning, rising star located in the city fringe location of District 14, right next to Mattar Road and Mattar MRT Station, it is without a slightest doubt, the most brilliant gem in the neighbourhood.

Stylish and captivating, it leaps out at one's eyes among the mature housing estates.

Why settle for less when you can now possess the star.

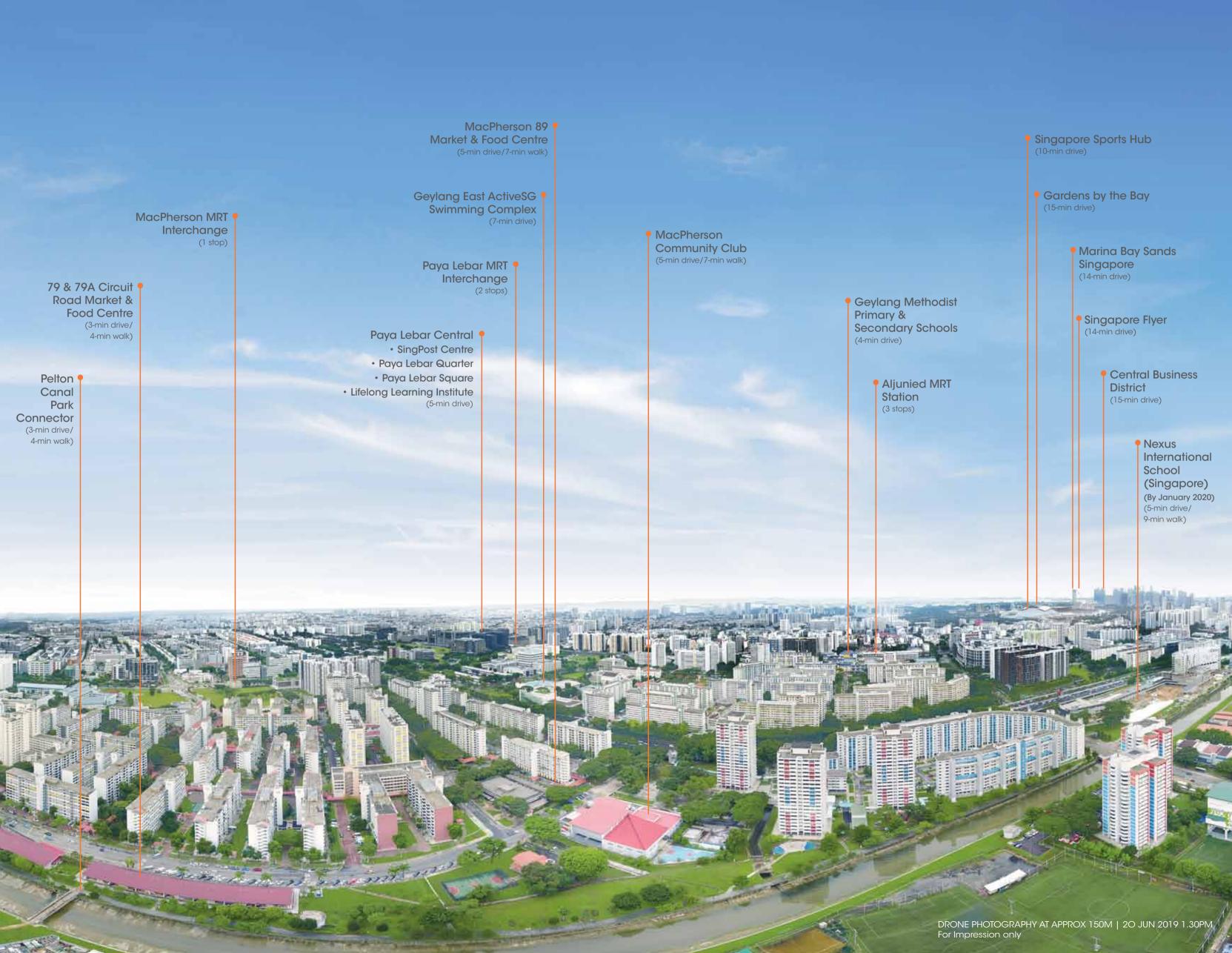


# GAZE UPON A RISING STAR

Nestled in the heart of Mattar road, The Antares lights up the tranquil neighbourhood with its contemporary and timeless architectural designs.

Comprising of four blocks of a total of 265 apartments ranging from 1 to 4 bedroom types, it offers respite for those looking to disconnect from the daily hustle and bustle of city life. At the same time, it is able to satisfy the needs and desires of modern urbanites with its close proximity to the city centre.

Like a true alpha star, it simply shines.



# **ACCESSIBILITY REDEFINED**

Situated within a 10-minute drive to Pan Island Expressway (PIE) and Kallang-Paya Lebar Expressway (KPE), and a quick 15-minute drive to CBD via Nicoll Highway, The Antares is extremely accessible and connects you to all parts of Singapore swiftly and effortlessly.

## EDUCATION 🛇

Canossa Catholic Primary School

Cedar Girls' Secondary School

Cedar Primary School

Geylang Methodist Primary & Secondary

James Cook University

Kong Hwa School

Maris Stella High School

Nexus International School (Singapore) (By January 2020)

Stamford American International School

St. Andrew's Village

(Junior School/Secondary School/Junior College)

## SHOPS 🖺

77 Circuit Road FairPrice Shop

City Plaza

Giant Supermarket

Kinex Mall **NEX Mall** 

Paya Lebar Square

Paya Lebar Quarter

SingPost Centre

#### EATERIES 💥

79 & 79A Circuit Road Market & Food Centre

Breadtalk HQ

Eateries along MacPherson Road

Geylang Serai Market

MacPherson 89 Market & Food Centre

Old Airport Road Food Centre

Upper Aljunied Road Eateries

Upper Boon Keng Market & Food Centre

## RECREATION 4

Aljunied Park

Bidadari Park

Gardens By The Bay

Geylang East ActiveSG Swimming Complex

Kallang Riverside Park

MacPherson Community Club

Marina Bay Sands Singapore

Singapore Flyer Singapore Sports Hub

Park Connector Network

BUSINESS HUBS

Lifelong Learning Institute

Paya Lebar Central

Suntec City / Suntec Singapore Convention

& Exhibition Centre

Raffles Place Financial District

Marina Bay Financial Centre

Tanjong Pagar District







Mattar MRT Station - Exit B (1-min walk)



Paya Lebar MRT Interchange (5-min drive)

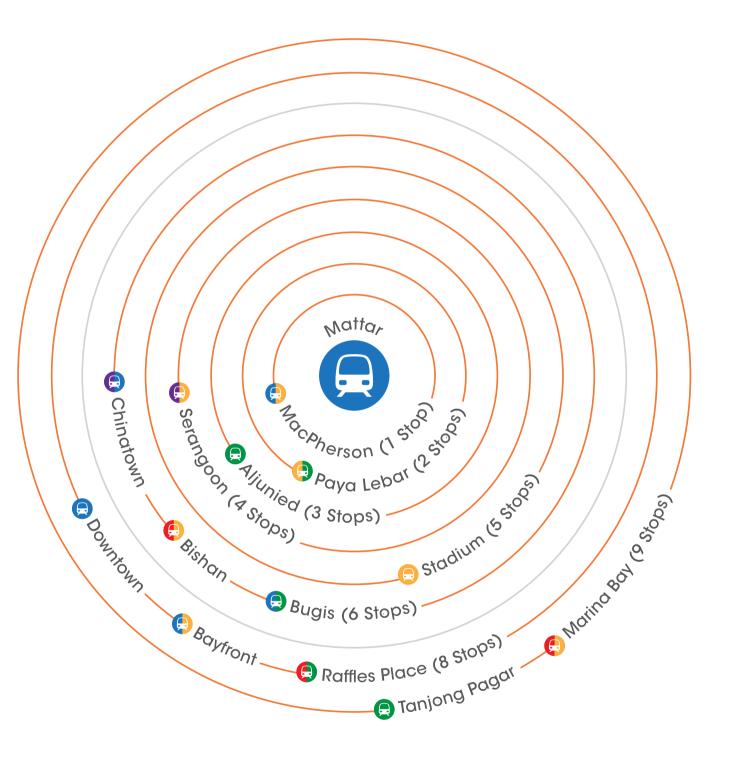


Serangoon MRT Interchange (7-min drive)

# WITH SHELTERED WALKWAY TO MATTAR MRT STATION

A mere 1-minute walk to Mattar MRT Station via a sheltered walkway, it offers excellent connectivity to all parts of the MRT system—The Downtown Line, Circle Line, North East Line, North South Line, and East West Line—within 6 stops.

# CONNECTED TO EVERYWHERE, ANYTIME



Downtown LineCircle LineNorth East LineNorth South LineEast West Line

# ENDLESS DINING AND SHOPPING SELECTIONS

With close proximity to great dining and shopping amenities such as Paya Lebar Quarter, NEX Mall, FairPrice Shop and Giant Supermarket, The Antares offers residents a hassle-free and convenient lifestyle like no other.

Foodies can expect to be enthralled by local food gems and café delights along MacPherson Road, and popular hawker fare at Circuit Road Hawker Centre. Simply revel in pure indulgence and let your tastebuds do the talking.



77 Circuit Road FairPrice Shop (3-min drive/7-min walk)





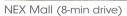


Eateries along MacPherson Road (3-min drive)



Paya Lebar Quarter (5-min drive)









# EDUCATION, RECREATION AND BUSINESS HUBS

You and your children can enjoy a more efficient daily commute with elite schools such as Nexus International School, Canossa Catholic Primary School, Kong Hwa School, and Geylang Methodist Primary and Secondary Schools located nearby.

Bidadari Park is just a short walk away for those who enjoy the outdoors. Take pause to marvel at Mother Nature and watch for foraging birds and squirrels amidst the greenery as you cycle or jog along the park connector.

Experience a seamless and integrated live-work-play lifestyle with Paya Lebar Central – the up-and-coming regional business hub – a 5-minute drive away. The Antares's excellent connectivity to Suntec Singapore Convention & Exhibition Centre, Singapore Sports Hub and Central Business District also opens up more opportunities for the residents and landlords-to-be.



Kong Hwa School (6-min drive)



Canossa Catholic Primary School (1-min drive/4-min walk)



Nexus International School (Singapore) (5-min drive/9-min walk)



Geylang Methodist Primary & Secondary Schools (4-min drive)



Bidadari Park (5-min drive)



Pelton Canal Park Connector (3-min drive/4-min walk)



Singapore Sports Hub (10-min drive)



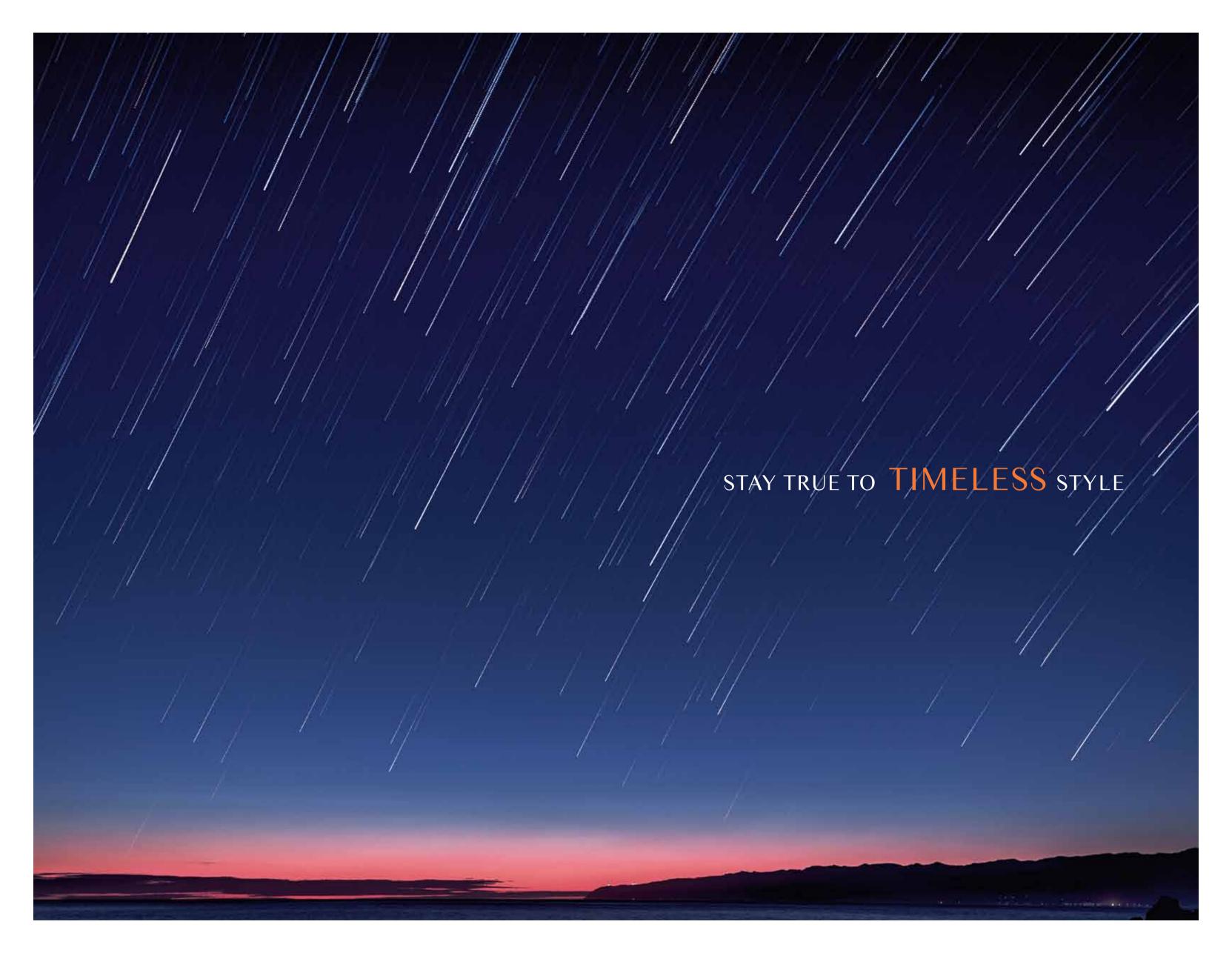
Paya Lebar Central (5-min drive)



Central Business District (15-min drive)



Suntec City / Suntec Singapore Convention & Exhibition Centre (12-min drive)





A stylish display of constellation points aligned with the development's facilities form the graphic as a part The Antares's logo.

# A MAGNIFICENT STAR THAT STANDS THE TEST OF TIME

The awe-inspiring wonders of the universe are reinterpreted into various shades and textures, revealing an ambience of refined and understated elegance.

The Arrival Plaza is accentuated with metal stripes, voids and lights to create the mesmerising visual effects of illuminations and shadows.

Serving as a recurring design motif throughout the development, light and dark shades of grey interplay with each other to fabricate the breathtaking sight of a meteor shower, adorning The Antares with spectacular detailing and a modern flair.

# A GLITTERING ARRAY OF ENJOYMENTS

Be enticed with the wide range of entertainment and recreational facilities available for you and your family.

From a 24-hour gym, swimming pools, Crossfit Circuit and Kid's Rock Climbing Zone, to a space-themed Kid's Planet, Swing Nook and dining pavilions, there is always something for everyone.

Whether you are into fitness or simply prefer to chill and dine, you can be assured of one thing: There is never a dull moment at The Antares.

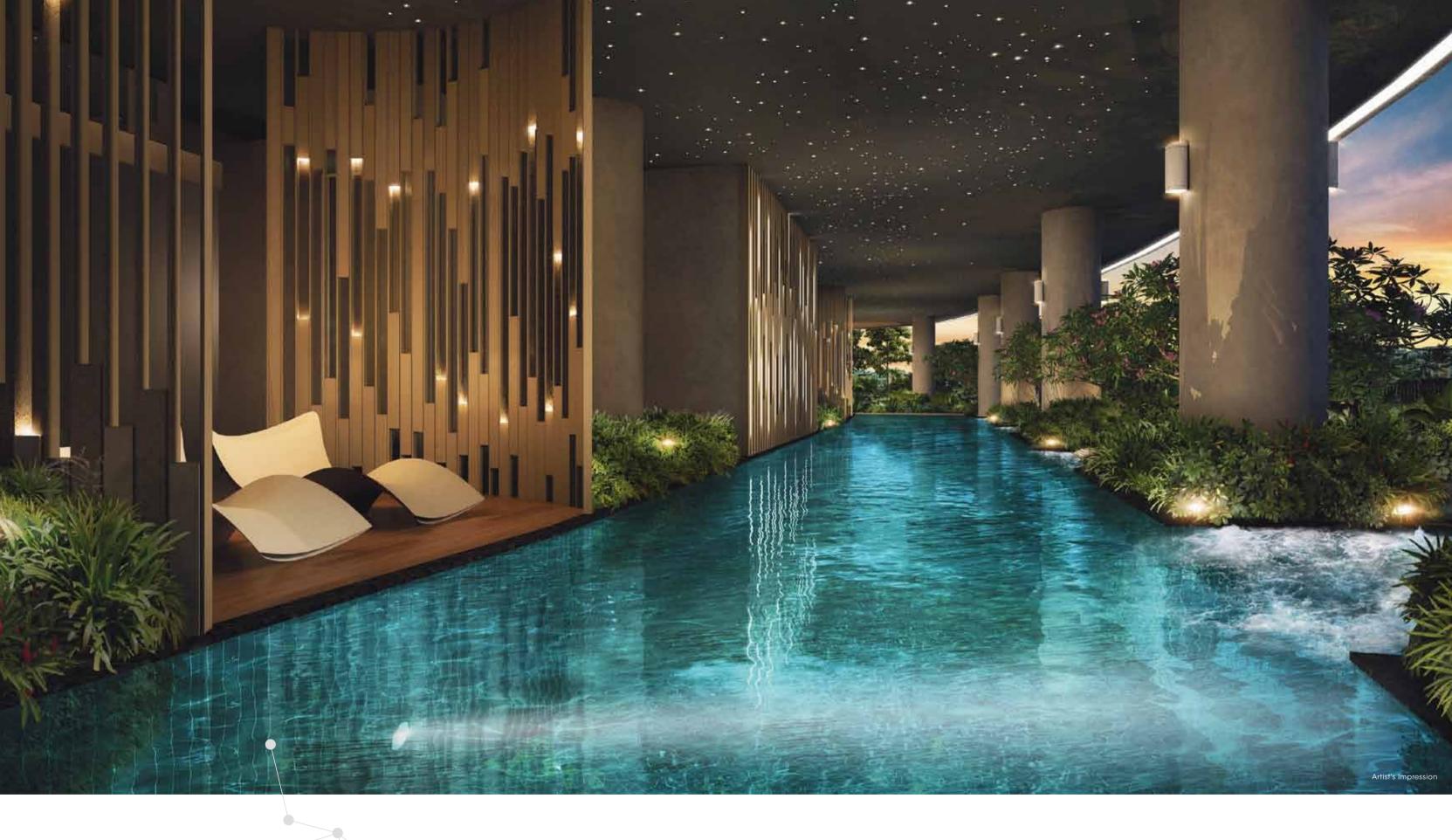


Dining at Barbeque & Dining Pavilion



(id's Rock Climbing Zone

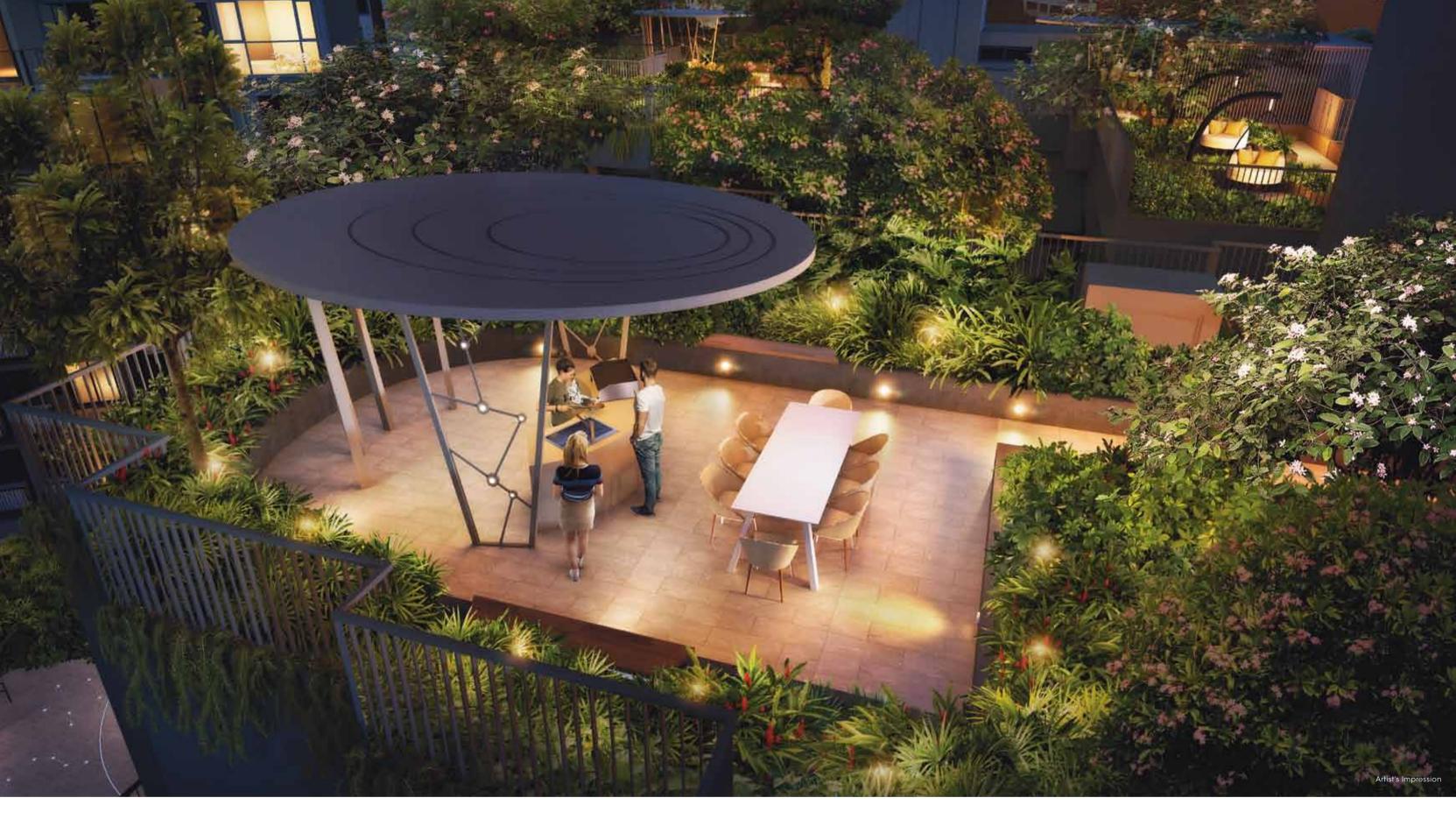




# ESCAPE TO AN IDYLLIC REALM

Let your mind wonder under the twinkling of stars as you soak your worries away in the luxurious 33.3m long lap pool.

Hundreds of LED lights installed on the dark ceiling mirror the view of a starlit night sky, providing you with the comfortable indulgence of a sheltered pool.



# THE SIMPLICITY OF NATURE

Fall in love with nature again with The Antares's lush rooftop garden. Enjoy a unique farm to table experience straight from your very own Herbs Garden or enjoy a drink or two in the Sky Lounge or Sky Al Fresco Pavilion while stargazing in the cooling night breeze.







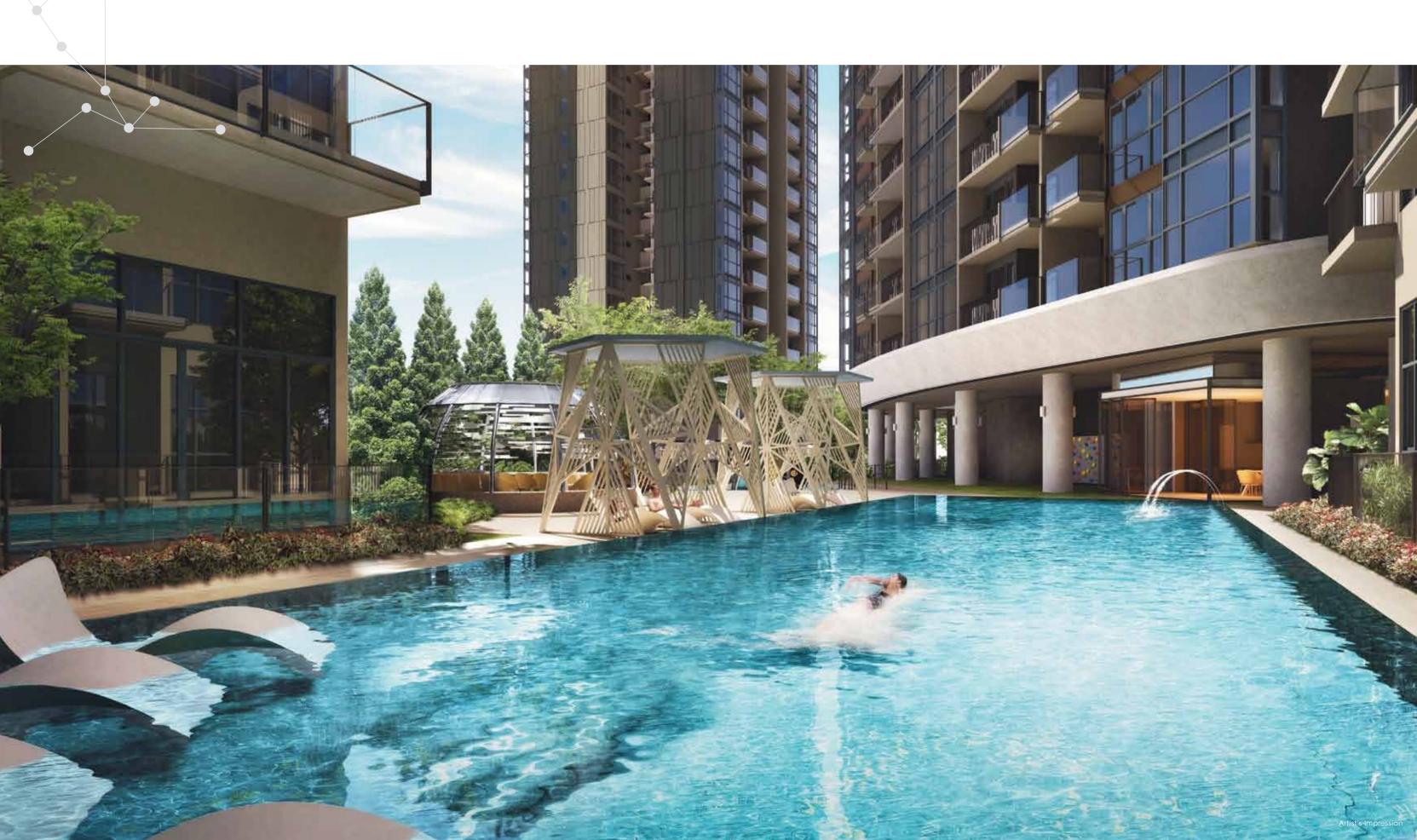
Entertainment at Sky Lounge

# RELAXING THE MIND AND BODY

Designed with your well-being in mind, The Antares pays attention to the slightest details.

From the Cabana and Hammock Alcove to the Orbit Pointe, Reading Place and Constellation Piazza, ample spaces are specially created throughout the development and dedicated to your pure relaxation.

Take a moment to unwind and surround yourself with the beautiful greenery and fresh air.



# LIVE LIFE ON YOUR TERMS

Rejuvenate your senses and luxuriate in the soothing views of the beautifully designed swimming pools and verdant landscapes from the comfort of your home.



Yoga Session at the Multi-purpose Lawn



Working Out at the Gym



Fun at the Kid's Planet



Relaxing at the Water Spa

# EMPOWER YOUR LIFESTYLE WITH SMART COMMUNITY

The Antares embraces intelligent technologies and practical systems to provide you with the ultimate, impeccable living experience.



# STAY CONNECTED

Share feedbacks and receive regular updates and notifications from the Management via The Antares's Forum.



## MAKE NEW FRIENDS

Register your interest on the Iplus App and attend various lessons, such as yoga and cooking classes.



#### **ACCESSIBILITY**

Issue QR codes to your invited guests and let them scan their way in effortlessly.



## RESERVATION AT YOUR FINGERTIPS

Want to host a party or a gathering? Simply book the function room or barbeque and dining pavilions on-the-go with the Iplus App.



### TIMELY COLLECTION

Say goodbye to missed deliveries with The Antares's designated smart lockers. Inform the delivery man to leave your orders at the smart lockers and collect it after work. Easy-peasy.

# SITE PLAN

#### LEVEL 6 ROOF LEVEL



#### **ANCILLARY SERVICE** Basement 1

- A Main Entrance
- **B** Guard House
- C Fire Engine Access Gate
- D Bin Centre
- E Electrical Sub-Station
- F Genset

#### Sheltered Basement 1

- G Consumer Switch Room
- H Main Distribution Frame Room
- Bicycle Parking Area
- J Smart Parcel Lockers
- K Management Office
- L Recyclable / Refuse Chambers

- Ventilation Shaft
- ::::: Water Tank
- Booster Pump

#### Facilities - Basement 1

- 1 Arrival Plaza
- 2 Side Entrance
- 2a Side Gate to MRT

#### Facilities - E-deck (Level 1)

- 4 Hammock Alcove
- 5 Crossfit Circuit
- 6 Outdoor Fitness Zone
- 7 Teppan Dining Place
- 8 Swing Nook
- 9 Multi-purpose Lawn
- 10 Starlit Lap Pool (33.3m)
- Outdoor Shower
- 12 Water Spa
- 13 Pool Lounge

- 16 Chill Spot
  - a)Function Room b)Steam Rooms
  - c)Changing Rooms
- 18 Kid's Rock Climbing Zone
- 19 Open Lawn
- 20 Kid's Play Mound
- 22 Reading Place
- Orbit Pointe
- 24 Barbeque & Dining Pavilion
- Kid's Planet
- 26 Constellation Piazza
- 27 Aqua Spa Beds
- 28 Aqua Play Pool
- 29 Aqua Massage Jets

# DIAGRAMMATIC CHART

## BLOCK 19

UNIT	01	02	03	04	05	06	07
STOREY 05	B1D-PH	A1B-PH	B1A-PH	A1-PH	A1-PH	A1-PH	B1E-PH
04	B1D	A1B	B1A	A1	A1	A1	B1E
03	B1D	A1B	B1A	A1	A1	Α1	B1E
02	B1D	A1B	B1A	A1	A1	A1	B1E
01	B1D-G	A1B-G	B1A-G	A1-G	A1-G	A1-G	B1E-G

# BLOCK 23

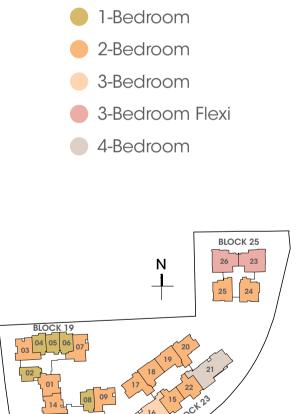
UNIT	15	16	17	18	19	20	21	22
STOREY 17	ВЗ-РН	C2-PH	B2-PH	B4A	B4A	B2-PH	D1-PH	ВЗ-РН
16	В3	C2	B2	B4	B4	B2	D1	В3
15	В3	C2	B2	B4	B4	B2	D1	В3
14	В3	C2	B2	B4	B4	B2	D1	В3
13	В3	C2	B2	B4	B4	B2	D1	В3
12	В3	C2	B2	B4	B4	B2	D1	В3
11	В3	C2	B2	B4	B4	B2	D1	В3
10	В3	C2	B2	B4	B4	B2	D1	В3
09	В3	C2	B2	B4	B4	B2	D1	В3
08	В3	C2	B2	B4	B4	B2	D1	В3
07	В3	C2	B2	B4	B4	B2	D1	В3
06	В3	C2	B2	B4	B4	B2	D1	В3
05	В3	C2	B2	B4	B4	B2	D1	В3
04	В3	C2	B2	B4	B4	B2	D1	В3
03	В3	C2	B2	B4	B4	B2	D1	В3
02	В3	C2	B2	B4	B4	B2	D1	В3
01								

# BLOCK 21

UNIT	08	09	10	11	12	13	14
STOREY 05	A1A-PH	B1F-PH	B1B-PH	A1-PH	A1-PH	B1A-PH	B1C-PH
04	A1A	B1F	B1B	A1	A1	B1A	B1C
03	A1A	B1F	B1B	A1	Α1	B1A	B1C
02	A1A	B1F	B1B	A1	A1	B1A	B1C
01	A1A-G	B1F-G	B1B-G	A1-G	A1-G	B1A-G	B1C-G

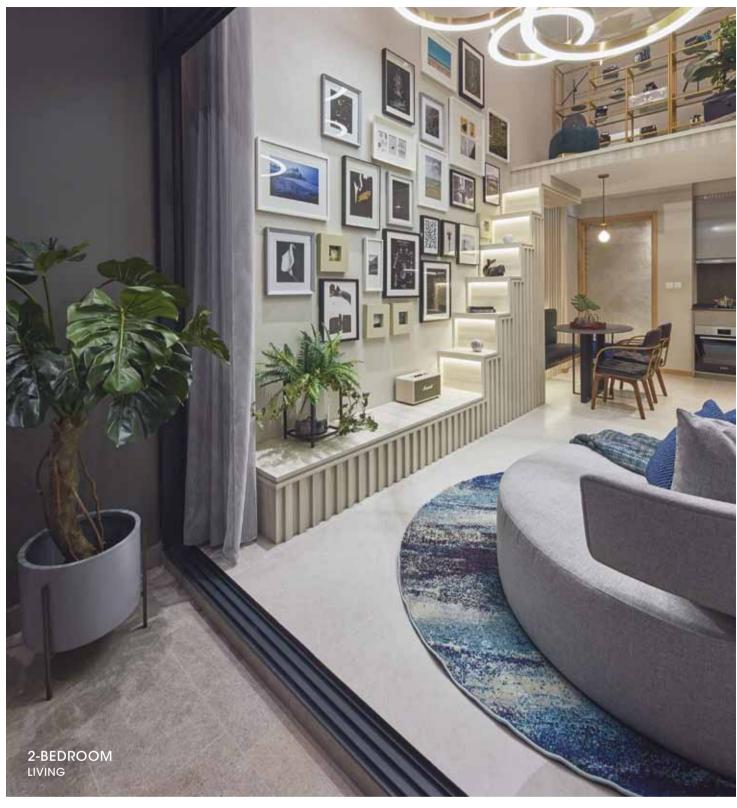
# BLOCK 25

UNIT         23         24         25         26           STOREY 18         C1-PH         B5-PH         C1-P           17         C1         B5         B6         C1           16         C1         B5         B6         C1           15         C1         B5         B6         C1           14         C1         B5         B6         C1           13         C1         B5         B6         C1           12         C1         B5         B6         C1           11         C1         B5         B6         C1           10         C1         B5         B6         C1           09         C1         B5         B6         C1           08         C1         B5         B6         C1           07         C1         B5         B6         C1	BLOCK 23								
17       C1       B5       B6       C1         16       C1       B5       B6       C1         15       C1       B5       B6       C1         14       C1       B5       B6       C1         13       C1       B5       B6       C1         12       C1       B5       B6       C1         11       C1       B5       B6       C1         10       C1       B5       B6       C1         09       C1       B5       B6       C1         08       C1       B5       B6       C1									
16       C1       B5       B6       C1         15       C1       B5       B6       C1         14       C1       B5       B6       C1         13       C1       B5       B6       C1         12       C1       B5       B6       C1         11       C1       B5       B6       C1         10       C1       B5       B6       C1         09       C1       B5       B6       C1         08       C1       B5       B6       C1	Н								
15       C1       B5       B6       C1         14       C1       B5       B6       C1         13       C1       B5       B6       C1         12       C1       B5       B6       C1         11       C1       B5       B6       C1         10       C1       B5       B6       C1         09       C1       B5       B6       C1         08       C1       B5       B6       C1									
14     C1     B5     B6     C1       13     C1     B5     B6     C1       12     C1     B5     B6     C1       11     C1     B5     B6     C1       10     C1     B5     B6     C1       09     C1     B5     B6     C1       08     C1     B5     B6     C1									
13 C1 B5 B6 C1 12 C1 B5 B6 C1 11 C1 B5 B6 C1 10 C1 B5 B6 C1 09 C1 B5 B6 C1 08 C1 B5 B6 C1									
12 C1 B5 B6 C1 11 C1 B5 B6 C1 10 C1 B5 B6 C1 09 C1 B5 B6 C1 08 C1 B5 B6 C1									
11 C1 B5 B6 C1 10 C1 B5 B6 C1 09 C1 B5 B6 C1 08 C1 B5 B6 C1									
10 C1 B5 B6 C1 09 C1 B5 B6 C1 08 C1 B5 B6 C1									
09 C1 B5 B6 C1 08 C1 B5 B6 C1									
08 C1 B5 B6 C1									
07 C1 B5 B6 C1									
06 C1 B5 B6 C1									
05 C1 B5 B6 C1									
04 C1 B5 B6 C1									
03 C1 B5 B6 C1									
02 C1 B5 B6 C1									
01									



Key plan not to scale







With 1 to 4 bedroom apartments to choose from, whether you are single, newlywed or starting a family, The Antares's well-designed and spacious layout is the perfect canvas to design your ideal sanctuary.





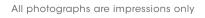






# WELL-HEELED LIVING STARTS HERE

Exquisite and premium finishes and fittings from trusted brands, impressive workmanship and state-of-the-art appliances await you as you embark on a sparkling new journey with The Antares.







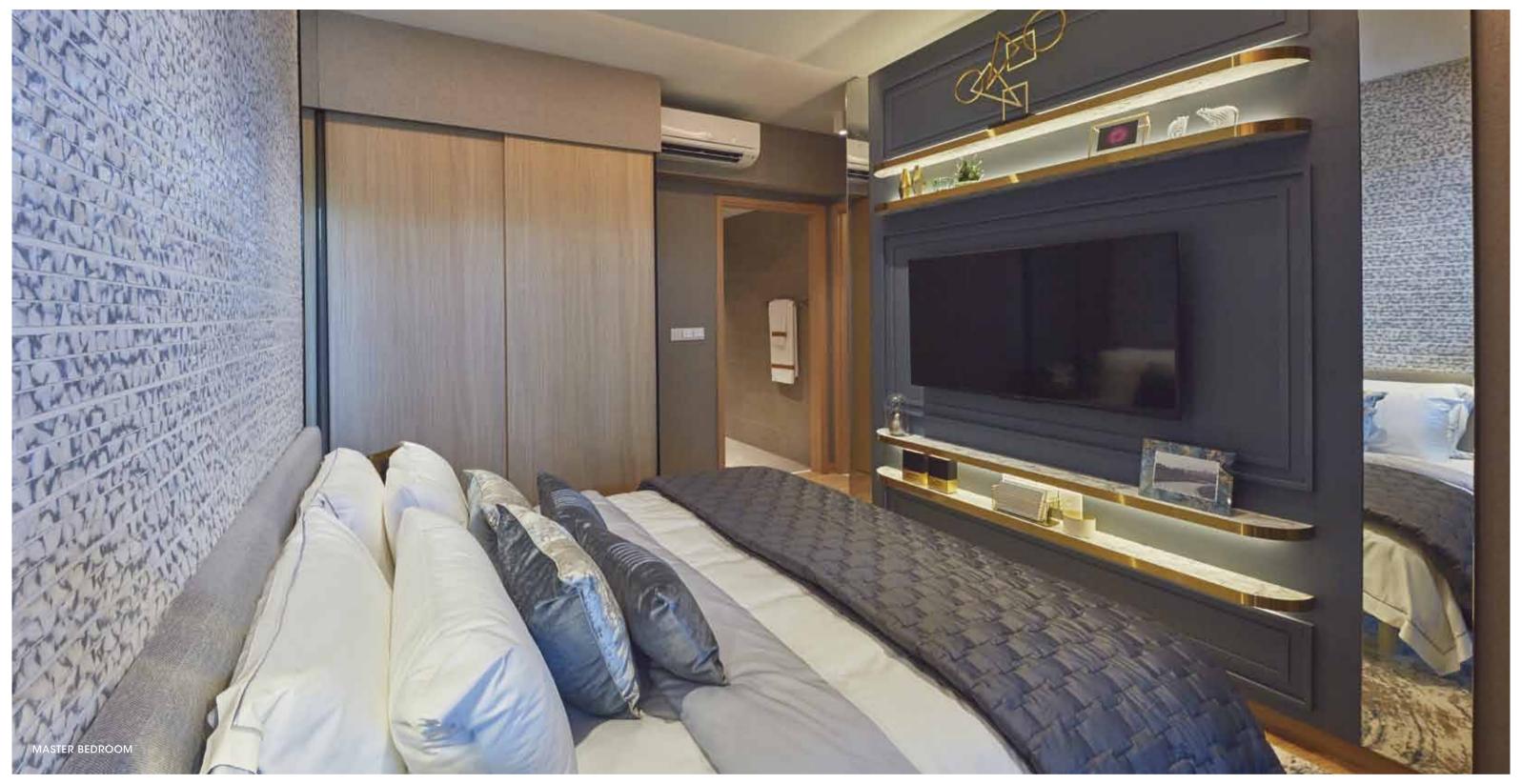


















# WHEN HOME BECOMES A WAY OF LIFE

The beauty of The Antares lies in its multifaceted approach to bringing in elements of wonder through its sophisticated and highly functional designs.

The Antares is more than a home, it is a way of life. Come and discover the lifestyle you always dream of having.

All photographs are impressions only

# A HOUSE IS MADE WITH WALLS AND BEAMS; A HOME IS BUILT WITH LOVE AND DREAMS.

Ralph Waldo Emersor

#### 1-BEDROOM

#### TYPE A1

42.0 m<sup>2</sup> / 452 ft<sup>2</sup> (inclusive of 5m<sup>2</sup> Balcony & 3m<sup>2</sup> AC Ledge)

Blk 19, #02-04\* to #04-04\* #02-05\* to #04-05\* #02-06 to #04-06 Blk 21, #02-11 to #04-11 #02-12 to #04-12

#### **TYPE A1-G**

 $56.0~m^2$  /  $603~ft^2$  (inclusive of  $5m^2$  PES,  $3m^2$  AC Ledge  $\&~14m^2$  Void over Living, Dining & Kitchen)

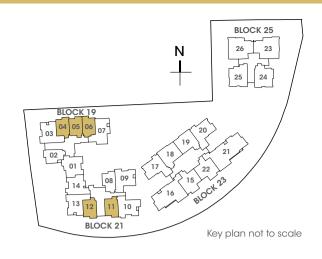
Blk 19, #01-04\*, #01-05\* & #01-06 Blk 21, #01-11 to #01-12

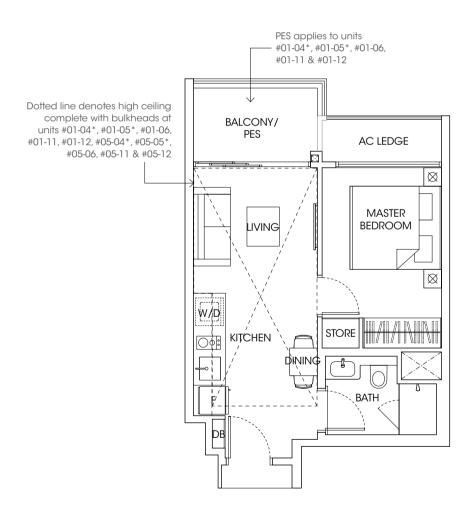
#### **TYPE A1-PH**

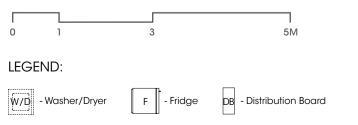
56.0 m<sup>2</sup> / 603 ft<sup>2</sup> (inclusive of 5m<sup>2</sup> Balcony, 3m<sup>2</sup> AC Ledge & 14m<sup>2</sup> Void over Living, Dining & Kitchen)

Blk 19, #05-04\*, #05-05\* & #05-06 Blk 21, #05-11 to #05-12

\*Mirror Image







1-BEDROOM 1-BEDROOM

### TYPE A1A

42.0 m<sup>2</sup> / 452 ft<sup>2</sup> (inclusive of 5m<sup>2</sup> Balcony & 3m<sup>2</sup> AC Ledge)

Blk 21, #02-08 to #04-08

#### **TYPE A1A-G**

56.0 m<sup>2</sup> / 603 ft<sup>2</sup>

(inclusive of 5m<sup>2</sup> PES, 3m<sup>2</sup> AC Ledge & 14m<sup>2</sup> Void over Living, Dining & Kitchen)

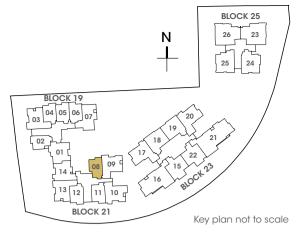
Blk 21, #01-08

#### **TYPE A1A-PH**

56.0 m<sup>2</sup> / 603 ft<sup>2</sup>

(inclusive of 5m<sup>2</sup> Balcony, 3m<sup>2</sup> AC Ledge & 14m<sup>2</sup> Void over Living, Dining & Kitchen)

Blk 21, #05-08



# PES applies to units #01-08 Dotted line denotes high ceiling complete with bulkheads at units #01-08 & #05-08 BALCONY/ AC LEDGE MASTER LIVING BEDROOM KITCHEN BATH

#### TYPE A1B

42.0 m<sup>2</sup> / 452 ft<sup>2</sup> (inclusive of 5m<sup>2</sup> Balcony & 3m<sup>2</sup> AC Ledge)

Blk 19, #02-02 to #04-02

#### **TYPE A1B-G**

56.0 m<sup>2</sup> / 603 ft<sup>2</sup>

(inclusive of 5m<sup>2</sup> PES, 3m<sup>2</sup> AC Ledge & 14m<sup>2</sup> Void over Living, Dining & Kitchen)

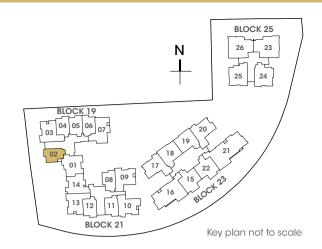
Blk 19, #01-02

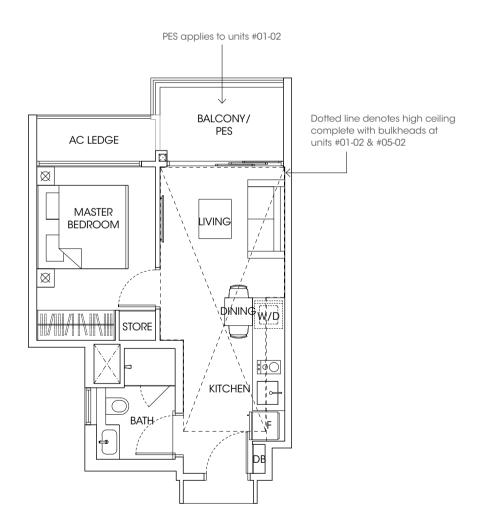
#### **TYPE A1B-PH**

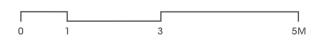
56.0 m<sup>2</sup> / 603 ft<sup>2</sup>

(inclusive of 5m<sup>2</sup> Balcony, 3m<sup>2</sup> AC Ledge & 14m<sup>2</sup> Void over Living, Dining & Kitchen)

Blk 19, #05-02







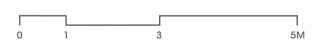
#### LEGEND:



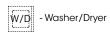








#### LEGEND:







2-BEDROOM 2-BEDROOM

#### **TYPE B1A**

 $64.0~m^2$  /  $689~ft^2$  (inclusive of  $7m^2$  Balcony  $\&~5m^2$  AC Ledge)

Blk 19, #02-03\* to #04-03\* Blk 21, #02-13 to #04-13

#### **TYPE B1A-G**

 $82.0~m^2$  /  $883~ft^2$  (inclusive of  $7m^2$  PES,  $5m^2$  AC Ledge  $\&~18m^2$  Void over Living, Dining &~Kitchen)

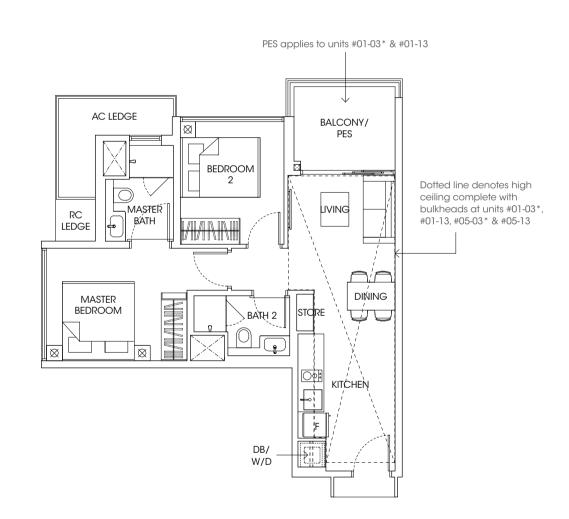
Blk 19, #01-03\* Blk 21, #01-13

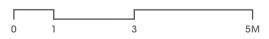
#### **TYPE B1A-PH**

 $82.0~m^2$  /  $883~ft^2$  (inclusive of  $7m^2$  Balcony,  $5m^2$  AC Ledge  $\&~18m^2$  Void over Living, Dining &~Kitchen)

Blk 19, #05-03\* Blk 21, #05-13

\*Mirror Image





#### LEGEND:









# 

Key plan not to scale

#### TYPE B1B

64.0 m<sup>2</sup> / 689 ft<sup>2</sup> (inclusive of 7m<sup>2</sup> Balcony & 5m<sup>2</sup> AC Ledge)

Blk 21, #02-10 to #04-10

### **TYPE B1B-G**

80.0 m<sup>2</sup> / 861 ft<sup>2</sup>

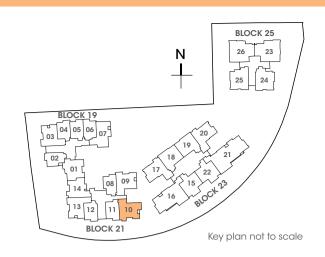
(inclusive of 7m<sup>2</sup> PES, 5m<sup>2</sup> AC Ledge & 16m<sup>2</sup> Void over Living, Dining & Kitchen)

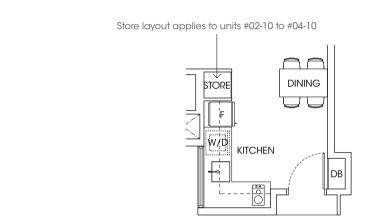
Blk 21, #01-10

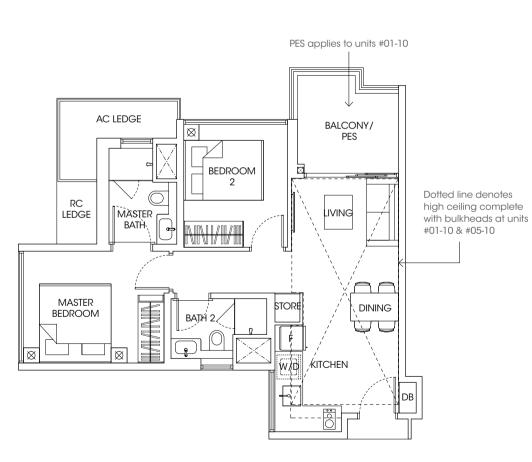
#### TYPE B1B-PH

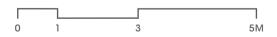
80.0 m<sup>2</sup> / 861 ft<sup>2</sup> (inclusive of 7m<sup>2</sup> Balcony, 5m<sup>2</sup> AC Ledge & 16m<sup>2</sup> Void over Living, Dining & Kitchen)

Blk 21, #05-10









#### LEGEND:







2-BEDROOM 2-BEDROOM

#### TYPE B1C

63.0 m<sup>2</sup> / 678 ft<sup>2</sup> (inclusive of 7m<sup>2</sup> Balcony & 5m<sup>2</sup> AC Ledge)

Blk 21, #02-14 to #04-14

#### **TYPE B1C-G**

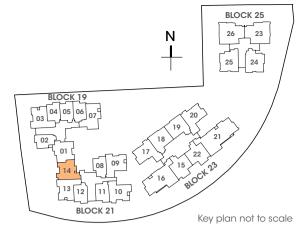
79.0 m<sup>2</sup> / 850 ft<sup>2</sup> (inclusive of 7m<sup>2</sup> PES, 5m<sup>2</sup> AC Ledge & 16m<sup>2</sup> Void over Living, Dining & Kitchen)

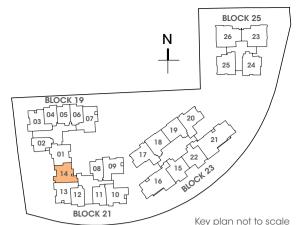
Blk 21, #01-14

#### **TYPE B1C-PH**

79.0 m<sup>2</sup> / 850 ft<sup>2</sup> (inclusive of 7m<sup>2</sup> Balcony, 5m<sup>2</sup> AC Ledge & 16m<sup>2</sup> Void over Living, Dining & Kitchen)

Blk 21, #05-14





## PES applies to units #01-14 AC LEDGE BALCONY/ BEDROOM Dotted line denotes high ceiling complete -MASTER with bulkheads at BAŢH LIVING units #01-14 & #05-14 DINING BAŢH 2 MASTER Ø RC AC LEDGE LEDGE DB/ W/D

### **TYPE B1D**

62.0 m<sup>2</sup> / 667 ft<sup>2</sup> (inclusive of 7m<sup>2</sup> Balcony & 4m<sup>2</sup> AC Ledge)

Blk 19, #02-01 to #04-01

#### **TYPE B1D-G**

76.0 m<sup>2</sup> / 818 ft<sup>2</sup>

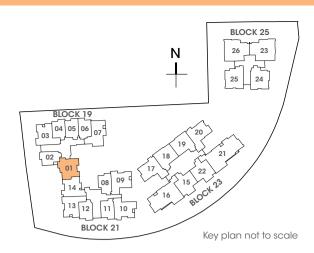
(inclusive of 7m<sup>2</sup> PES, 4m<sup>2</sup> AC Ledge & 14m<sup>2</sup> Void over Living & Dining)

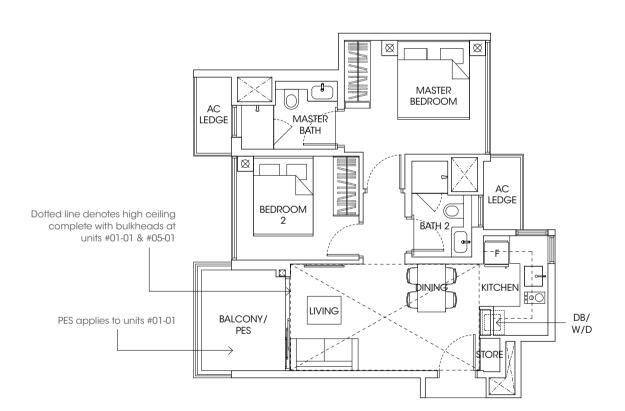
Blk 19, #01-01

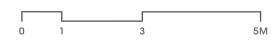
#### **TYPE B1D-PH**

76.0 m<sup>2</sup> / 818 ft<sup>2</sup> (inclusive of 7m<sup>2</sup> Balcony, 4m<sup>2</sup> AC Ledge & 14m<sup>2</sup> Void over Living & Dining)

Blk 19, #05-01







#### LEGEND:



W/D - Washer/Dryer



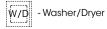
- Fridge



DB - Distribution Board



#### LEGEND:







2-BEDROOM 2-BEDROOM

#### TYPE B1E

65.0 m<sup>2</sup> / 700 ft<sup>2</sup> (inclusive of 8m<sup>2</sup> Balcony & 4m<sup>2</sup> AC Ledge)

Blk 19, #02-07 to #04-07

#### **TYPE B1E-G**

82.0 m<sup>2</sup> / 883 ft<sup>2</sup>

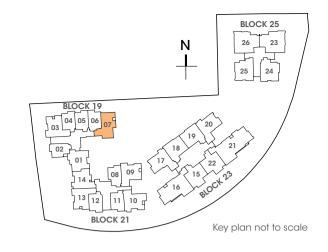
(inclusive of 8m<sup>2</sup> PES, 4m<sup>2</sup> AC Ledge & 17m<sup>2</sup> Void over Living, Dining & Kitchen)

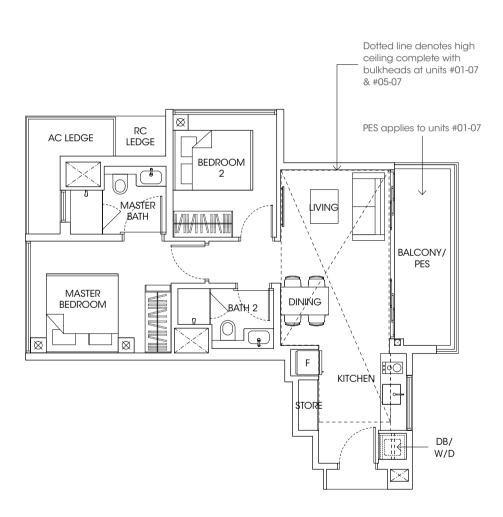
Blk 19, #01-07

#### **TYPE B1E-PH**

82.0 m<sup>2</sup> / 883 ft<sup>2</sup> (inclusive of 8m<sup>2</sup> Balcony, 4m<sup>2</sup> AC Ledge & 17m<sup>2</sup> Void over Living, Dining & Kitchen)

Blk 19, #05-07







64.0 m<sup>2</sup> / 689 ft<sup>2</sup> (inclusive of 7m<sup>2</sup> Balcony & 4m<sup>2</sup> AC Ledge)

Blk 21, #02-09 to #04-09

#### **TYPE B1F-G**

77.0 m<sup>2</sup> / 829 ft<sup>2</sup>

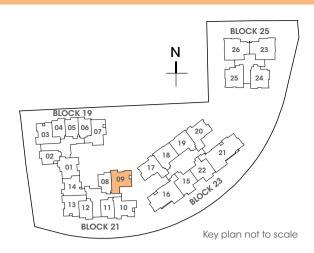
(inclusive of 7m<sup>2</sup> PES, 4m<sup>2</sup> AC Ledge & 13m<sup>2</sup> Void over Living & Dining)

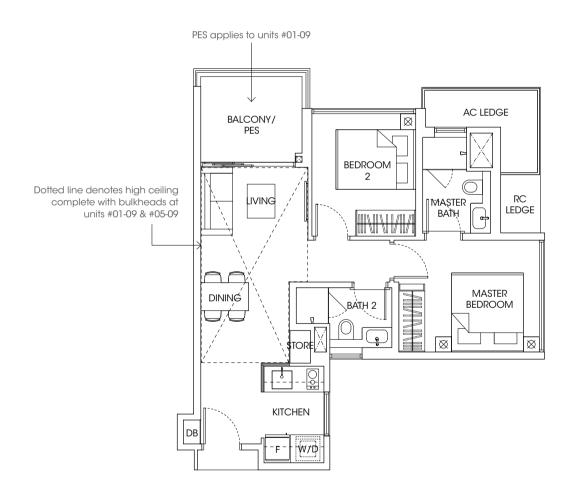
Blk 21, #01-09

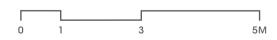
#### **TYPE B1F-PH**

77.0 m<sup>2</sup> / 829 ft<sup>2</sup> (inclusive of 7m<sup>2</sup> Balcony, 4m<sup>2</sup> AC Ledge & 13m<sup>2</sup> Void over Living & Dining)

Blk 21, #05-09







#### LEGEND:









DB - Distribution Board





LEGEND:



DB - Distribution Board

#### **TYPE B2**

68.0 m<sup>2</sup> / 732 ft<sup>2</sup> (inclusive of 6m<sup>2</sup> Balcony & 5m<sup>2</sup> AC Ledge)

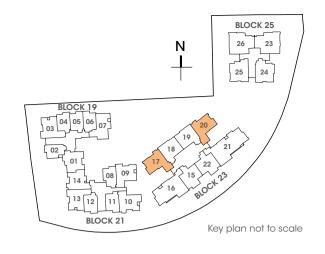
Blk 23, #02-17 to #16-17 #02-20\* to #16-20\*

#### **TYPE B2-PH**

80.0 m<sup>2</sup> / 861 ft<sup>2</sup> (inclusive of 6m<sup>2</sup> Balcony, 5m<sup>2</sup> AC Ledge & 12m<sup>2</sup> Void over Living & Dining)

Blk 23, #17-17 #17-20\*

\*Mirror Image



# MASTÉR AC LEDGE MASTER Dotted line denotes BEDROOM high ceiling complete with bulkheads at units #17-17 & #17-20\* ¬ BẠTH 2 KITCHEN LIVING BALCONY DB

#### **TYPE B3**

61.0 m<sup>2</sup> / 657 ft<sup>2</sup> (inclusive of 7m<sup>2</sup> Balcony & 4m<sup>2</sup> AC Ledge)

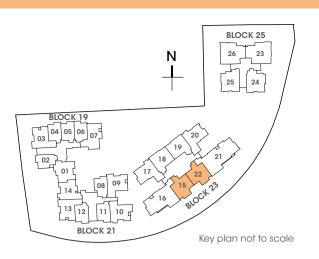
Blk 23, #02-15 to #16-15 #02-22\* to #16-22\*

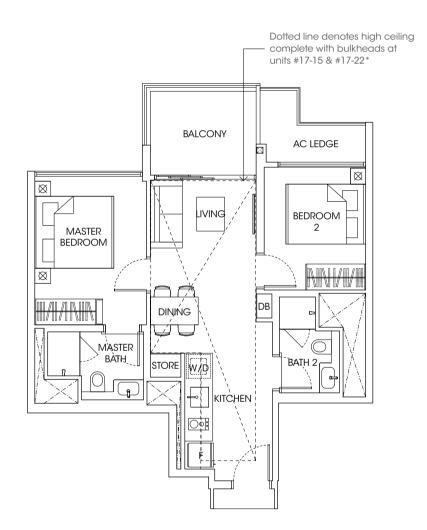
#### **TYPE B3-PH**

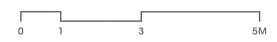
77.0 m<sup>2</sup> / 829 ft<sup>2</sup> (inclusive of 7m<sup>2</sup> Balcony, 4m<sup>2</sup> AC Ledge & 16m<sup>2</sup> Void over Living, Dining & Kitchen)

Blk 23, #17-15 #17-22\*

\*Mirror Image







#### LEGEND:









STORE



LEGEND:







2-BEDROOM 2-BEDROOM

#### **TYPE B4**

62.0 m<sup>2</sup> / 667 ft<sup>2</sup> (inclusive of 6m<sup>2</sup> Balcony & 4m<sup>2</sup> AC Ledge)

Blk 23, #02-18\* to #16-18\* #02-19 to #16-19

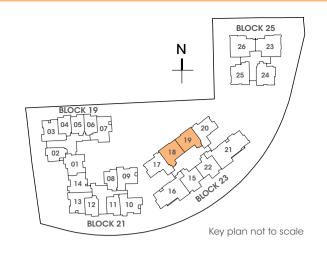
#### **TYPE B4A**

62.0 m<sup>2</sup> / 667 ft<sup>2</sup> (inclusive of 6m<sup>2</sup> Balcony & 4m<sup>2</sup> AC Ledge)

Blk 23, #17-18\* #17-19

(Higher ceiling height for Living, Dining, Master Bedroom & Bedroom 2 at 3.285m high)

\*Mirror Image



## **TYPE B5**

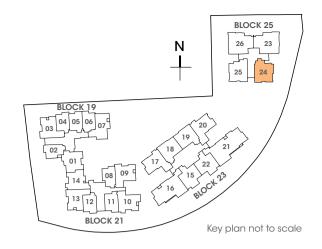
66.0 m<sup>2</sup> / 710 ft<sup>2</sup> (inclusive of 7m<sup>2</sup> Balcony & 4m<sup>2</sup> AC Ledge)

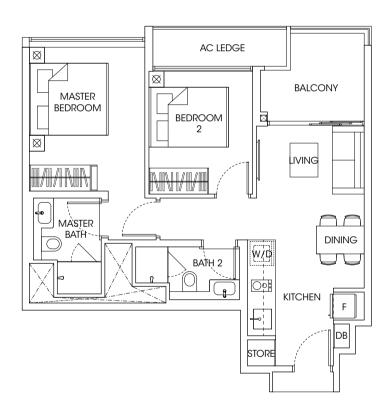
Blk 25, #02-24 to #17-24

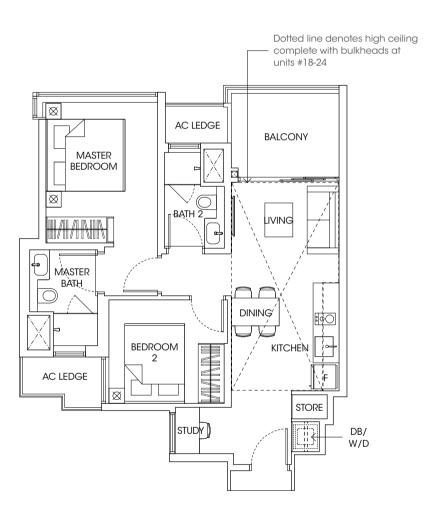
### **TYPE B5-PH**

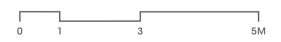
80.0 m<sup>2</sup> / 861 ft<sup>2</sup> (inclusive of 7m<sup>2</sup> Balcony, 4m<sup>2</sup> AC Ledge & 14m<sup>2</sup> Void over Living, Dining & Kitchen)

Blk 25, #18-24









#### LEGEND:











#### LEGEND:





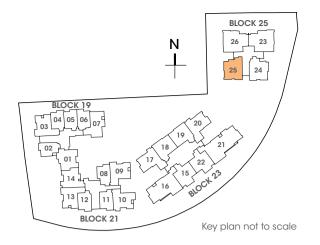


2-BEDROOM 3-BEDROOM FLEXI

#### **TYPE B6**

64.0 m<sup>2</sup> / 689 ft<sup>2</sup> (inclusive of 7m<sup>2</sup> Balcony & 4m<sup>2</sup> AC Ledge)

Blk 25, #02-25 to #17-25



# AC LEDGE BALCONY MASTER BEDROOM BATH 21 IVING MASTÉR BÁTH DINING BEDROOM KITCHEN AC LEDGE STORE

### TYPE C1

82.0 m<sup>2</sup> / 883 ft<sup>2</sup> (inclusive of 10m<sup>2</sup> Balcony & 4m<sup>2</sup> AC Ledge)

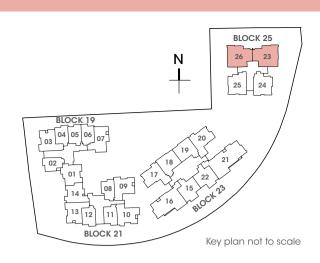
Blk 25, #02-23 to #17-23 #02-26\* to #17-26\*

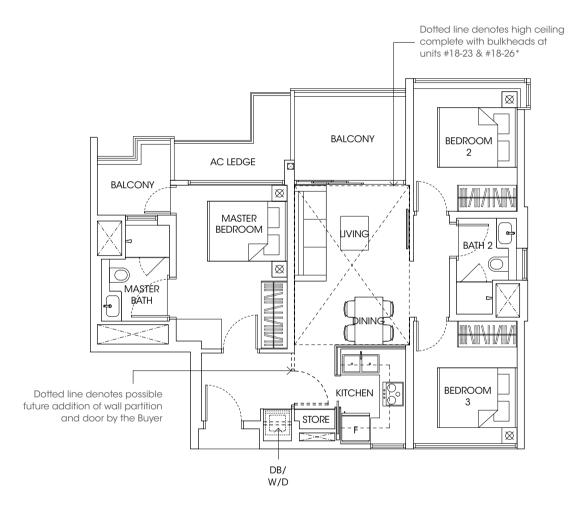
#### TYPE C1-PH

95.0 m<sup>2</sup> / 1023 ft<sup>2</sup> (inclusive of 10m<sup>2</sup> Balcony, 4m<sup>2</sup> AC Ledge & 13m<sup>2</sup> Void over Living & Dining)

Blk 25, #18-23 #18-26\*

\*Mirror Image







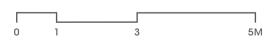
#### LEGEND:



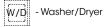
- Fridge



DB - Distribution Board



#### LEGEND:







3-BEDROOM 4-BEDROOM

#### TYPE C2

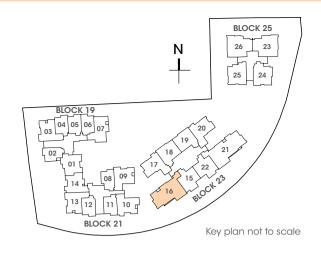
107.0 m<sup>2</sup> / 1152 ft<sup>2</sup> (inclusive of 12m<sup>2</sup> Balcony & 7m<sup>2</sup> AC Ledge)

Blk 23, #02-16 to #16-16

#### TYPE C2-PH

127.0 m<sup>2</sup> / 1367 ft<sup>2</sup> (inclusive of 12m<sup>2</sup> Balcony, 7m<sup>2</sup> AC Ledge & 20m<sup>2</sup> Void over Dining & Living)

Blk 23, #17-16



## TYPE D1

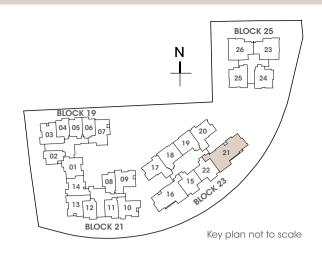
127.0 m<sup>2</sup> / 1367 ft<sup>2</sup> (inclusive of 14m<sup>2</sup> Balcony & 7m<sup>2</sup> AC Ledge)

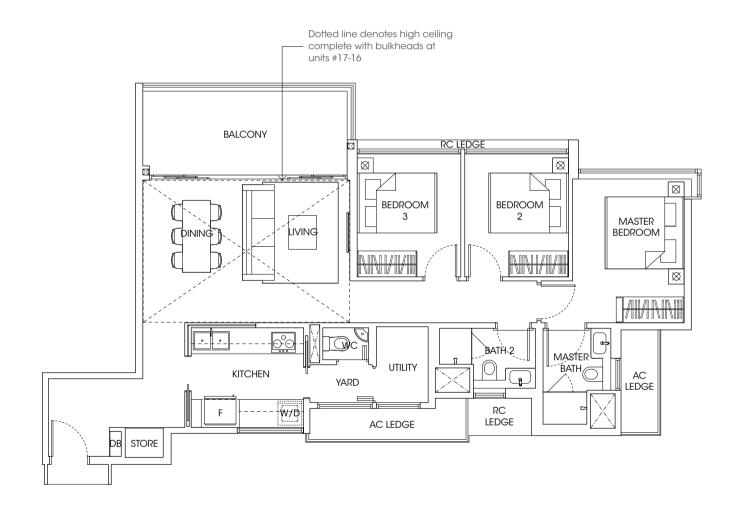
Blk 23, #02-21 to #16-21

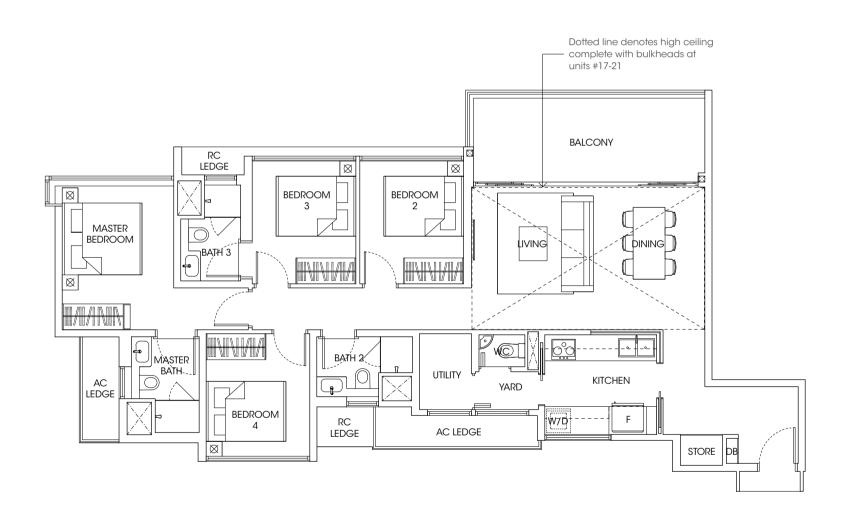
#### TYPE D1-PH

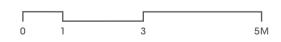
149.0 m<sup>2</sup> / 1604 ft<sup>2</sup> (inclusive of 14m<sup>2</sup> Balcony, 7m<sup>2</sup> AC Ledge & 22m<sup>2</sup> Void over Living & Dining)

Blk 23, #17-21









#### LEGEND:

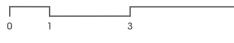




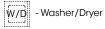








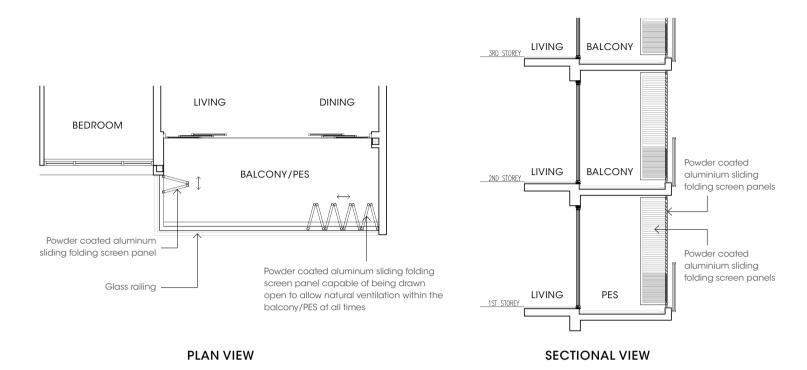
#### LEGEND:

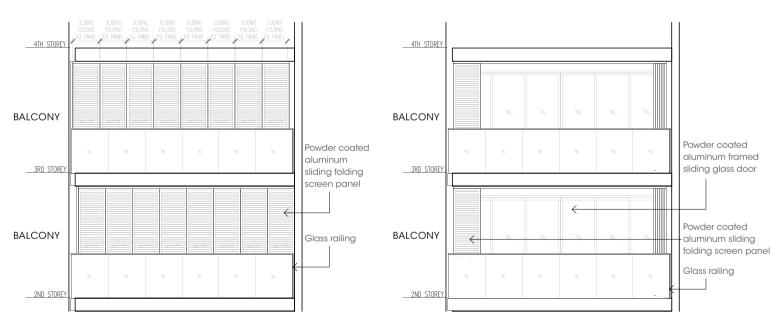




DB - Distribution Board

### BALCONY/PES SCREEN DETAILS





**ELEVATION, CLOSE POSITION** 

**ELEVATION, OPEN POSITION** 

#### NOTES:

- 1. Balcony/PES screen is not provided for this development.
- 2. The balcony/PES shall not be enclosed unless with the screen approved by the relevant authorities.
- 3. Final selection of material, colour and detailing of the screen is subject to MCST approval.
- 4. Approval from MCST is required before installation.
- 5. Owner to engage their own contractor to install the screen
- 6. Measurements are approximate only and subject to final survey.

#### **SPECIFICATIONS**

#### **FOUNDATION**

Reinforced concrete precast piles and bored piles foundation.

#### 2. SUPERSTRUCTURE

Reinforced concrete structure and/or precast reinforced concrete structure and/or steel structure

3.

5.

- a) External Wall: Concrete walls and/or lightweight concrete panels.
- b) Internal Wall: Concrete walls and/or drywall partition and/or precast panels and/or lightweight panel.

#### ROOF 4.

Reinforced concrete flat roof with appropriate insulation and waterproofing system.

#### CEILING

- a) Refer to ceiling height schedule
- b) Ceilina finishes
  - Entrance Foyer, Living, Dining, Open Kitchen, Hallway, Bedroom, Utility, Study, Store and

Distribution Board(DB)

Enclosed Kitchen, Bathroom, Yard and WC

Balcony, Private Enclosed Space (PES) and AC Ledge

Concrete slab with skim coat and/or fibrous plasterboard and/or bulkhead

to designated areas with paint finish

Moisture resistant fibrous plasterboard ceiling and/or bulkhead to

designated areas with paint finish

Concrete slab with skim coat with paint finish and/or plasterboard bulkhead

to designated areas with paint finish

#### **FINISHES**

a) Wall

- Entrance Foyer, Living, Dining, Hallway, Bedroom, Utility, Yard, Study, Store and DB
- Balcony, PES and AC Ledge
- Open Kitchen
- Enclosed & Semi-enclosed Kitchen

b) Floor

- Entrance Foyer, Living, Dining, Hallway, Store Study and DB
- Utility, Yard, Balcony and PES
- Kitchen Bathroom and WC
- Bedroom
- AC Ledge

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

Porcelain tiles and mosaic tiles

Porcelain tiles

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

Porcelain tiles and/or fixed glass panel

Porcelain tiles with timber skirting

Porcelain tiles with porcelain skirting Porcelain tiles

Timber parquet with timber skirting

Cement screed finish

All tiles, cement and sand plaster, skim coat and paint are provided up to false ceiling level and at exposed surface areas only. No tiles behind kitchen cabinets, bathrooms cabinets and mirror. Wall surface above the false ceiling level will be left in its original bare condition.

#### WINDOWS

- a) Bedroom: Powder coated aluminium curtain wall system and/or framed casement window and/or fixed glass window and/or spandrel fixed glass panel
- b) Kitchen: Powder coated aluminium framed top hung window and/or sliding window
- c) Utility & Yard: Powder coated aluminium framed sliding window d) Bathroom: Powder coated aluminium framed casement window
- e) Glazing: Min. 12mm tinted laminated glass and/or min. 6mm tinted float glass

#### DOORS

- Main Entrance a) i.
- Living / Dining / Bedroom leading to Balcony / PES
- Enclosed Kitchen
- iv. Bedroom & Bathroom Yard
- Utility & WC
- (For Type C2, C2-PH, D1 and D1-PH) VII. Store & DB
- Shower
- b) Glazing
- c) Ironmongery

#### SANITARY WARES AND FITTINGS

- a) Master Bath
  - 1 shower cubicle with shower mixer and hand shower set
- 1 basin with mixer tap complete with cabinet
- 1 wall-mounted water closet b) Bath 2 & 3\* (\*where applicable) - 1 shower cubicle with shower mixer and
- hand shower set
- 1 basin with mixer tap complete with cabinet
- 1 wall-mounted water closet

- Approved fire-rated timber swing door in veneer finish
- Powder coated aluminium framed sliding glass door and/or swing glass door and/or high-level fixed glass window
  Timber frame sliding door in veneer finish with clear in-fill glass panel

Hollow core timber swing door in veneer finish

Timber frame sliding door in veneer finish with clear in-fill glass panel Aluminium framed slide-and-swing door with acrylic door panels

Cabinetry door in laminate finish

Fixed tempered glass side panel and tempered glass swing door Min. 6mm clear float glass and/or min. 10mm clear tempered glass (shower only)

Selected quality lockset

Digital lockset for main entrance door

- 1 mirror fixed to wall cabinet
- 1 toilet paper holder
- 1 towel rail
- 1 ledge in shower area
- 1 mirror fixed to wall cabinet - 1 toilet paper holder
- 1 towel rail
- 1 ledge in shower area

- c) WC (where applicable)
  - 2-way tap with hand shower
  - 1 basin with tap - 1 toilet paper holder

#### 10. ELECTRICAL INSTALLATION

a) All electrical wiring shall be generally concealed except for those above false ceiling, within DB, at AC Ledge, which shall be in exposed conduits, trays and/or trunking.
b) Refer to Electrical Schedule for details.

- 1 pedestal water closet

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

Refer to Electrical Schedule for details

#### LIGHTNING PROTECTION 12.

Lightning protection system shall be provided in accordance with Singapore Standard SS 555: 2010.

#### 13. PAINTING

- a) External Wall: Textured coating and/or weather shield emulsion paint finish to designated areas.
- b) Internal Wall: Water-based emulsion paint finish.

#### WATERPROOFING 14.

Waterproofing shall be provided to floors of Bathroom, Kitchen, WC, Balcony, PES, Washer / Dryer niche under DB and Yard with appropriate upturn onto walls.

#### 15. DRIVEWAY AND CAR PARK

- a) Surface Driveway: Tiles and/or pavers and/or tarmac and/or grass cell pavers.
- b) Basement Car Park / Driveway: Reinforced concrete finish with hardener

#### RECREATION FACILITIES

- Facilities Basement 1 1) Arrival Plaza

  - Side Entrance
- Side Gate to MRT

#### Facilities - E-deck (Level 1)

- Gym Hammock Alcove
- 4) 5) 6) 7) Crossfit Circuit
- Outdoor Fitness Zone
- Teppan Dining Place
- Swing Nook Multi-Purpose Lawn
- Starlit Lap Pool (est. 33.3m x 4m /
- est. 133m²)
- Outdoor Shower
- Water Spa Pool Lounge
- 14) Kid's Pool (est. 14m²)
- Cabana
- 15) 16) Chill Spot
- Facilities Level 6

- 32) 33) Palms Bay

- Club House a) Function Room, b) Steam Rooms & c) Changing Rooms
- Kid's Rock Climbing Zone
- Open Lawn Kid's Play Mound
- Star Trail
- 22) 23) Reading Place Orbit Pointe
- Barbeque & Dining Pavilion
- Kid's Planet
- Constellation Piazza
- Agua Spa Beds
- Aqua Play Pool (est. 24m x 6m /
- est. 144m²) Aqua Massage Jets 29)

Green Fingers Zone

- Sky Barbeque & Dining Pavilion 30) 31)
- Herbs Garden Swing Garden
- Sky Lounge Sky Al Fresco Pavilion

ADDITIONAL ITEMS

b. DB

- a. Kitchen Cabinets / Appliances Kitchen cabinets in laminate finish with quartz counter top
  - Sink & Tap
  - Radiant hob (All units except 3 & 4 bedders)
  - Gas hob (For 3 & 4 bedders only) Built-in oven

  - Washer / Dryer
  - Wall enclosure with skim coat and concrete slab soffit with skim coat and paint and/or plasterboard ceiling. Floor with porcelain tiles and/or ledge with skim coat and paint finish.
    - Timber cabinet door in laminate finish
- c. Wardrobes Melamine finish to all bedrooms d. Side Cabinets to Wardrobes
  - Melamine finish to Master Bedroom of all units except A1-G, A1, A1-PH, A1A-G, A1A, A1A-PH,
    - A1B-G, A1B, A1B-PH, B2, B2-PH, C1 & C1-PH Wall mounted FCU air-conditioning multi/split system to Living/Dining and Bedrooms

1st storey Lift Lobbies of Blk 19 & 21, 1st storey Designated Lift Lobby of Blk 23, Lift cars,

- Air-Conditioning Electric Storage Water Heater Wireless Internet Connectivity For all Bathrooms only
  To Clubhouse and Pool Deck area
- Mechanical Ventilation System To WC of C2, C2-PH, D1, D1-PH
  - To Bath of A1-G, A1, A1-PH, A1A-G, A1A, A1A-PH
    To Bath 2 of B1A-G, B1A, B1A-PH, B1E-G, B1E, B1E-PH, B3, B3-PH, B4, B4A
  - To Master Bath of B3, B3-PH, B4 & B4A
- i. Security System
  - Card Access System
  - Carpark Barrier System CCTV Surveillance Camera
  - for designated common areas
- Visitor Intercom System to Units
- Railings
- Balcony & PES
- A/C Ledge
- k. Town Gas Supply

- Metal railing
- To kitchen hob of Type C1, C1-PH, C2, C2-PH, D1 & D1-PH

Gymnasium, Function Rooms and Residents' Side Gate

#### **CEILING HEIGHT SCHEDULE**

Room

	Ceiling Height (m) not lower than  Floor to underside of Slab / False Ceiling with 2.3m high localized bulkhead (where applicable)				
Room					
Type A1, A1A, A1B Type B1A, B1B, B1C, B1D, B1E, B1F, B2, B3, B4, B5, B6 Type C1, C2 Type D1					
Living & Dining	2.75				
Entrance Foyer (where applicable)	2.4				
Master Bedroom	2.75				
Bedroom 2/3/4 (where applicable)	2.75				
Kitchen	2.4				
Master Bath	2.4				
Bath 2	2.4				
Hallway	2.4				
Balcony	2.75				
DB	2.4				
AC ledge	2.75				
Study (Type B5 only)	2.4				
Utility (where applicable)	2.4				
Yard (where applicable)	2.4				
WC (where applicable)	2.4				
Store (where applicable)	2.3				

ROOTT	Hoor to underside of Slab / False Celling with 2.8m high localized bulkhead (where applicable)				
Type A1-G, A1-PH, A1A-G, A1A-PH, A1B-G, A1B-PH Type B1A-G, B1A-PH, B1B-G, B1B-PH, B1C-G, B1C-PH, B1D-G, B1D-PH, B1E-G, B1E-PH, B1F-G, B1F-PH, B2-PH, B3-PH, B4A, B5-PH Type C1-PH, C2-PH Type D1-PH					
Living & Dining	4.5 / 3.285 (B4A only)				
Entrance Foyer (where applicable)	2.5				
Master Bedroom	3.285				
Bedroom 2/3/4 (where applicable)	3.285				
Kitchen	2.5				
Master Bath	2.4				
Bath 2	2.4				
Hallway	2.8				
Balcony / PES	4.5				
DB	2.5				
AC ledge	4.5 / open to sky				
Study (Type B5-PH only)	2.5				
Utility (where applicable)	2.5				
Yard (where applicable)	2.5				
WC (where applicable)	2.4				
Store (where applicable)	2.3				

Ceiling Height (m) not lower than

Flacute condenside of Clark / Fales Cailing

#### **ELECTRICAL SCHEDULE**

	Unit Types								
Description	A1-G, A1-PH, A1A-G, A1A-PH, A1B-G, A1B-PH	A1, A1A, A1B	B1A-G, B1A, B1A-PH, B1B-G, B1B, B1B-PH, B1C-G, B1C, B1C-PH, B1D-G, B1D, B1D-H, B1E-G, B1E, B1E-PH, B2, B2-PH, B4,	B1F-G, B1F, B1F-PH, B6	ВЗ, ВЗ-РН	В5, В5-РН	C1, C1-PH	C2, C2-PH	D1, D1-PH
Lighting Point	6	5	11	10	9	12	12	17	19
Power Point	13	13	16	17	17	19	21	23	27
TV Outlet	3	3	4	4	4	4	5	5	6
Data / Tel Point	5	5	6	6	6	6	7	7	8
Door Bell Point	1	1	1	1	1	1	1	1	1
Audio Intercom	1	1	1	1	1	1	1	1	1
Cooker Hood Point	1	1	1	1	1	1	1	1	1
Cooker Hob Point	1	1	1	1	1	1	1	1	1
Electric Oven Point	1	1	1	1	1	1	1	1	1
Refrigerator Point	1	1	1	1	1	1	1	1	1
Washing Machine Point	1	1	1	1	1	1	1	1	1

#### NOTES TO SPECIFICATIONS

## A. Marble / Compressed Marble / Limestone / Granite Compressed

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

#### B. Air-conditioning system

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

#### C. Television and/or Internet Access

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

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

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

#### E. Layout / Location of Wardrobes, Kitchen Cabinets, Kitchen Appliances, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Board Ceiling

Layout / Location of wardrobes, kitchen cabinets, kitchen appliances, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster board ceiling 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 clauses 9 and 17.

#### G. Web Portal of the Housing Project

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

#### 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 clauses 9 and 17.

#### J. Mechanical Ventilation System

Mechanical ventilation fans and ductings are provided to Bathroom & WC 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 Bathroom & WC is to be maintained by the Purchaser on a regular basis.

#### K. Tile

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000. Mosaic tile patterns & tones in each bathroom may be of slight difference due to randomness in pattern. Surface texture of the mosaic tiles may result in slight undulation on the finished wall and is part of the design feature.

#### 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. Wal

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

#### N. Timber Flooring & Skirting

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Natural timber that is used outdoor will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Timber requires regular maintenance. Stain and/or bleach finish applied on the timber strips are only a top coat. The natural colour and character of the timber will appear if re-sanding/re-grinding is carried out. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and 17.

#### O. Mobile Reception

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

#### P. Internal Unit Structural Floor Slab

All internal unit floor finishes (porcelain tiles and timber floorings) in this Housing Project are laid directly onto the structural concrete floor slab by screed-less bedding adhesive method. In the event of floor finishes replacement, no hacking of the internal unit structural concrete floor slab is allowed.

#### Q. Fibre / Internet Services

The Vendor shall endeavour to procure a service provider for fibre and/ or internet services (the "Fibre / Internet 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 Fibre / Internet 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 Fibre / Internet 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 Fibre / Internet Services in the Unit/Building and/or the Housing Project.

#### R. AC Ledges

AC ledges in the Housing Project are lowered from the internal finished level of the unit. Certain AC ledges may contain masonry box-up to house services of units below. No alteration/removal of the masonry box-up is allowed, unless for the purpose of maintenance undertaken by the Management Corporation when it is formed.

## THE DEVELOPERS

#### Hock Lian Seng Holdings Limited

One of the leading civil engineering companies in Singapore, Hock Lian Seng is listed on the SGX Mainboard with 50 years of recognised excellence in construction and engineering. To date, the Group has successfully completed a wide range of challenging civil engineering projects, such as Kim Chuan MRT Depot (one of the world's largest underground depot), Marina Coastal Expressway, various MRT stations, viaducts and airport infrastructure. Property development is one of the Group's core businesses, with the first Singapore-based project, Marine View Mansions, completed in 1987. Its portfolio of residential and industrial projects include The Skywoods, ARK@Gambas, ARK@KB and SHINE@Tuassouth.The Group is committed to delivering excellent quality and choice developments that will value-add and enhance lives.







#### Keong Hong Holdings Limited

Listed on the Mainboard of the Singapore Exchange, Keong Hong's core businesses are building construction, hotel and property development and investment in Singapore, Japan and Maldives. The Group has built a strong reputation and received numerous awards and accolades for its excellent service standards and best practices. Keong Hong's property development projects include Twin Waterfalls, SkyPark Residences, The Amore, Parc Life and Seaside Residences. Its hotel projects include Hotel Indigo Singapore Katong, Holiday Inn Express Singapore Katong, Mercure Maldives Kooddoo Hotel and Pullman Maldives Maamutaa Resort.







#### TA Corporation Ltd

TA Corporation is a listed company on SGX Mainboard. With a track record of more than 45 years, TA Corporation is an established quality property and construction group in Singapore and across the region. The Group entered the real estate development business in Singapore in 1995, backed by their competencies in the construction business and experience in working with established real estate developers. The Group also ventured overseas in property development projects in China, Thailand and Cambodia, with the most recent overseas property development, The Gateway — an iconic twin tower mixed-use development in Phnom Penh, Cambodia.







Developed by:



A prestigious project brought to you by:







Developer: FSKH Development Pte Ltd (Reg No. 201807597K) • Developer's License No: C1317 • Tenure of Land: Leasehold 99 Years with Effect From 14 August 2018• Lot No & Mukim No: Lot 11012A MK 24 • Expected Date of Vacant Possession: 30 November 2022 • Expected Date of Legal Completion: 30 November 2025 • Emcumbrances: Mortgage Registered in Favour of United Overseas Bank Limited

While every reasonable care has been taken in preparing this brochure, the developer and its agent cannot be held responsible for any inaccuracies. All statements, specifications and plans are believed to be correct but are not regarded as statements or representations of fact. All information and specifications are current at the time of print and are subject to change as may be required and cannot form part of the contract. All floor plans are subject to any amendments approved or which may be approved by the relevant authorities. Renderings and illustrations are artist's impressions only and photographs are only decor suggestions and do not necessarily represent as-built standard specifications and none can be regarded as representations of fact. Floor areas are approximate measurements and are subject to final survey. The materials and finishing to be used are subject to changes and availability. The model and the showflat are subject to changes as may be required or approved by the relevant authorities.

