




Palm Isles
Suites • Condo

where
GOING AWAY
~ *And* ~
• **COMING HOME** •
ARE ONE AND THE SAME



SUITES
1 and 2-bedroom apartments

Perfect for those who like it cosy and quiet, these three blocks are sited on an elevated terrace overlooking the rest of the property, offering unparalleled privacy. Each block of Suites is also endowed with its very own 50-metre Lap Pool away from the crowds, a boon for serious swimmers.



Truly relaxing is a stroll down the Board Walk set amidst greenery and calming water features.



A splashing good time at the Wave Pool never ceases to be a draw to the young and young at heart.

CONDO
2,3 and 4-bedroom apartments

Encircling the central pools, the spacious Condo apartments are designed to be enjoyed by the whole family. Grownups will find the Palm Court the perfect spot for unwinding while the kids will delight in the Wave Pool with its man-made beach.

UNIT DISTRIBUTION CHARTS

TOWER I 42 FLORA DRIVE

UNIT LEVEL \	67	68	69	70	71	72	73	74	75	76
6	A	B1	B1	A1	A	A	B1	B1	A	A
5	A	B1	B1	A1	A	A	B1	B1	A	A
4	A	B1	B1	A1	A	A	B1	B1	A	A
3	A	B1	B1	A1	A	A	B1	B1	A	A
2	A	B1	B1	A1	A	A	B1	B1	A	A
1	AP	B1P	B1P1	AP2	AP1	AP1	B1P1	B1P	AP	AP

TOWER J 40 FLORA DRIVE

UNIT LEVEL \	57	58	59	60	61	62	63	64	65	66
6	A	B1	B1	A1	A	A	B1	B1	A	A
5	A	B1	B1	A1	A	A	B1	B1	A	A
4	A	B1	B1	A1	A	A	B1	B1	A	A
3	A	B1	B1	A1	A	A	B1	B1	A	A
2	A	B1	B1	A1	A	A	B1	B1	A	A
1	AP	B1P	B1P	AP3	AP	AP	B1P	B1P	AP	AP

TOWER K 38 FLORA DRIVE

UNIT LEVEL \	47	48	49	50	51	52	53	54	55	56
6	A	A	B1	B1	A	A	A1	B1	B1	A
5	A	A	B1	B1	A	A	A1	B1	B1	A
4	A	A	B1	B1	A	A	A1	B1	B1	A
3	A	A	B1	B1	A	A	A1	B1	B1	A
2	A	A	B1	B1	A	A	A1	B1	B1	A
1	AP	AP	B1P	B1P1	AP1	AP1	AP2	B1P1	B1P	AP

TYPE A
1-BEDROOM

TYPE B
2-BEDROOM

UNIT DISTRIBUTION CHARTS

TOWER A 32 FLORA DRIVE

UNIT LEVEL \	1	2	3	4
7	C	Cc2	B2	Cc1
6	C	Cc2	B2	Cc1
5	C	Cc2	B2	Cc1
4	C	Cc2	B2	Cc1
3	C	Cc2	B2	Cc1
2	C	Cc2		Cc1
1	CP	Cc2P		

TOWER B 32 FLORA DRIVE

UNIT LEVEL \	5	6	7	8
7	Cc1	B2	Cc2	C
6	Cc1	B2	Cc2	C
5	Cc1	B2	Cc2	C
4	Cc1	B2	Cc2	C
3	Cc1	B2	Cc2	C
2	Cc1	B2	Cc2	C
1	Cc1P	B2P	Cc2P	CP

TOWER C 32 FLORA DRIVE

UNIT LEVEL \	9	10	11	12
7	C	Cc2	B2	Cc1
6	C	Cc2	B2	Cc1
5	C	Cc2	B2	Cc1
4	C	Cc2	B2	Cc1
3	C	Cc2	B2	Cc1
2	C	Cc2	B2	Cc1
1	CP	Cc2P	B2P	Cc1P

TOWER D 32 FLORA DRIVE

UNIT LEVEL \	13	14	15	16
7	Cc1	B2	Cc2	D
6	Cc1	B2	Cc2	D
5	Cc1	B2	Cc2	D
4	Cc1	B2	Cc2	D
3	Cc1	B2	Cc2	D
2	Cc1	B2	Cc2	D
1	Cc1P	B2P	Cc2P	DP

TOWER E 34 FLORA DRIVE

UNIT LEVEL \	17	18	19	20
7	Cc1	B2	Cc2	C
6	Cc1	B2	Cc2	C
5	Cc1	B2	Cc2	C
4	Cc1	B2	Cc2	C
3	Cc1	B2	Cc2	C
2	Cc1	B2	Cc2	C
1	Cc1P	B2P	Cc2P	CP

TOWER F 34 FLORA DRIVE

UNIT LEVEL \	21	22	23	24
7	C	Cc2	B2	Cc1
6	C	Cc2	B2	Cc1
5	C	Cc2	B2	Cc1
4	C	Cc2	B2	Cc1
3	C	Cc2	B2	Cc1
2	C	Cc2	B2	Cc1
1	CP	Cc2P	B2P	Cc1P

TOWER G 34 FLORA DRIVE

UNIT LEVEL \	25	26	27	28
7	Cc1	B2	Cc2	C
6	Cc1	B2	Cc2	C
5	Cc1	B2	Cc2	C
4	Cc1	B2	Cc2	C
3	Cc1	B2	Cc2	C
2	Cc1	B2	Cc2	C
1	Cc1P	B2P	Cc2P	CP

TOWER H 34 FLORA DRIVE

UNIT LEVEL \	29	30	31	32
7	D	Cc2	B2	Cc3
6	D	Cc2	B2	Cc3
5	D	Cc2	B2	Cc3
4	D	Cc2	B2	Cc3
3	D	Cc2	B2	Cc3
2	D	Cc2	B2	Cc3
1	DP	Cc2P	B2P	Cc3P

TYPE B
2-BEDROOM

TYPE C (COMPACT)
3-BEDROOM

TYPE C
3-BEDROOM

TYPE D
4-BEDROOM

LOCATION MAP

SHOPPING & DINING

- 01 Century Square
- 02 Changi Airport
- 03 Changi City Point
- 04 Changi Village
- 05 Courts Tampines
- 06 Downtown East
- 07 Eastpoint Mall
- 08 Elias Mall
- 09 Giant Tampines
- 10 Ikea Tampines
- 11 Loyang Point
- 12 Singapore Expo
- 13 Tampines 1
- 14 Tampines Mall
- 15 Upper Changi Road North Cafes & Restaurants
- 16 White Sands

RECREATION & ENTERTAINMENT

- 17 Changi Beach Club
- 18 Changi Boardwalk
- 19 Changi Chapel and Museum
- 20 Changi Golf Club
- 21 Changi Sailing Club
- 22 Chek Jawa
- 23 Fish Spa (Pasir Ris Farmway)
- 24 Gallop Stables (Pasir Ris Park)
- 25 Kitchen Garden (Pasir Ris Park)
- 26 Pasir Ris Park Mangrove
- 27 Prawn Fishing (Pasir Ris Farmway)

- 28 Tanah Merah Country Club & Golf Course
- 29 Turnhouse Park
- 30 Wild Wild Wet

BUSINESS

- 31 Changi Airfreight Centre
- 32 Changi Business Park
- 33 One@Changi City
- 34 Singapore Expo

EDUCATION

- 35 Hai Sing Catholic School
- 36 ITE College East
- 37 Singapore University of Technology and Design (upcoming)
- 38 Tampines Junior College
- 39 Temasek Polytechnic
- 40 The Japanese School
- 41 United World College of S.E.A.

ACCESSIBILITY

- 42 Changi Airport
- 43 Changi Point Ferry Terminal
- 44 Changi Village Bus Terminal
- 45 Pasir Ris Bus Interchange
- 46 Tampines Bus Interchange



- Recreation Zone
- Regional Shopping and Business Zone
- Business/Industrial Zone
- Eastern Coastal Park Connector Network
- MRT Line
- Road To Be Constructed
- Upcoming Downtown MRT Line 3

SITEPLAN



- A ARRIVAL COURT**
 - 1 Guard House
 - 2 "Waiting" area Trellis Canopy
- B PALM COURT**
 - 3 Palm Plaza
 - 4 Palm Oasis
 - 5 Continental Water Shelf
 - 6 Lounging Deck
- C MEDITATION GROVE**
 - 7 Palm Avenue
 - 8 Meditation Pavilion
 - 9 Water Lily Pond
 - 10 Mangrove Pond
- D SUN & SURF COURT**
 - 11 Wave Pool
 - 12 Wet and Wild Zone
 - 13 Lounging Berth
- E AQUA REJUVENATION COURT**
 - 14 50M Lap Pool
 - 15 Water Deck
 - 16 Suntan Deck
 - 17 Hammock Grove
 - 18 Waterfall
- F HYDROTHERAPY OASIS**
 - 19 Aqua Gym Pool
 - 20 Spa Seats
- G PARK ON THE RIDGE**
 - 21 Spa Beds
 - 22 Dip Pool
- H GARDEN TRAILS**
 - 23 Canopy Boardwalk
 - 24 Recreational Tennis Courts
 - 25 Fitness Decks
 - 26 Kids' Play Agora
 - 27 BBQ Pavilions
- I CLUBHOUSE & MISCELLANEOUS FACILITIES**
 - 28 Function Room
 - 29 Shop
 - 30 Gymnasium
 - 31 Steam Rooms and Changing Rooms

SUITES: 1-BEDROOM

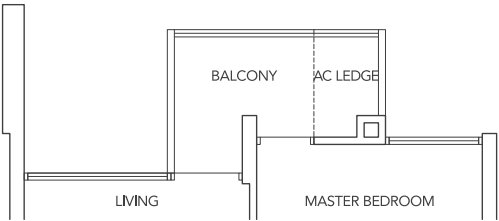
TYPE A

48 sq.m. / 516 sq.ft.

TOWER I #02-67/71/72/75/76 to #06-67/71/72/75/76

TOWER J #02-57/61/62/65/66 to #06-57/61/62/65/66

TOWER K #02-47/48/51/52/56 to #06-47/48/51/52/56



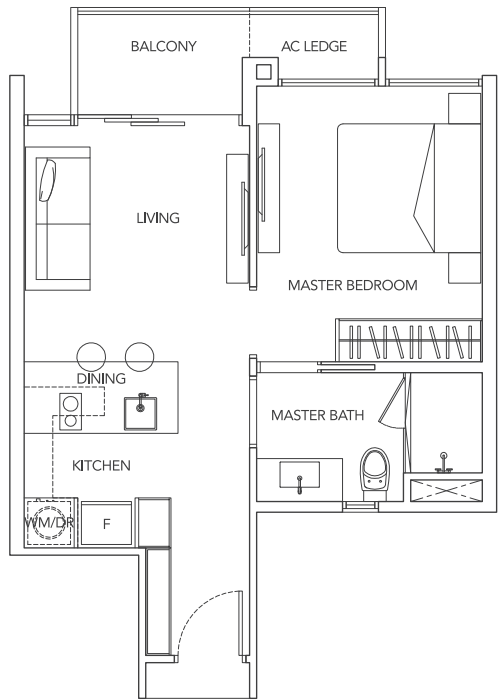
TYPE A1

47 sq.m. / 506 sq.ft.

TOWER I #02-70 to #06-70

TOWER J #02-60 to #06-60

TOWER K #02-53 to #06-53

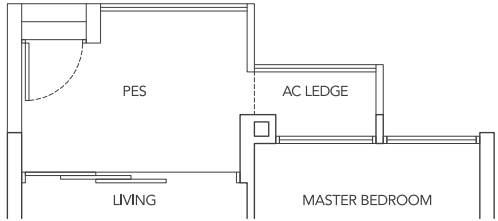


VARIATION TO WINDOW IN UNITS

TOWER I #01-76 to #06-76

TOWER J #01-66 to #06-66

TOWER K #01-47 to #06-47



TYPE AP

52 sq.m. / 560 sq.ft.

TOWER I #01-67/75/76

TOWER J #01-57/61/62/65/66

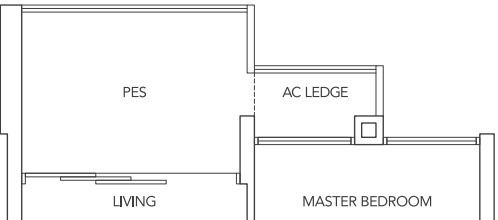
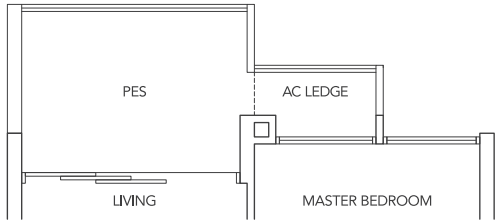
TOWER K #01-47/48/56

TYPE AP1

52 sq.m. / 560 sq.ft.

TOWER I #01-71/72

TOWER K #01-51/52



TYPE AP2

52 sq.m. / 560 sq.ft.

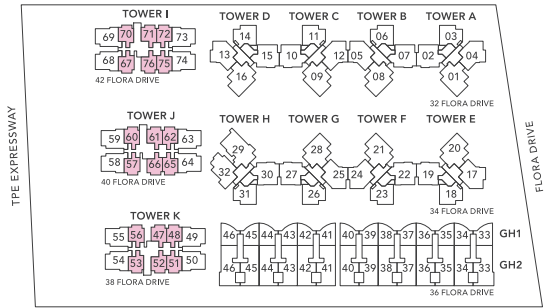
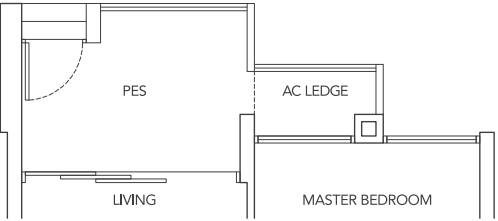
TOWER I #01-70

TOWER K #01-53

TYPE AP3

52 sq.m. / 560 sq.ft.

TOWER J #01-60



SUITES: 2-BEDROOM

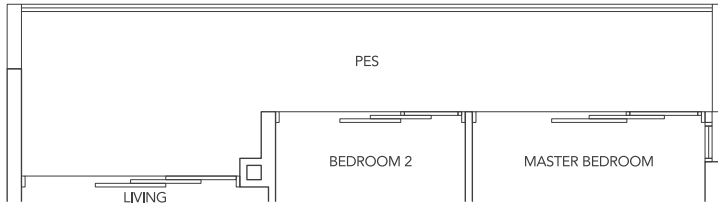
TYPE B1

75 sq.m. / 807 sq.ft.

TOWER I #02-68/69/73/74 to #06-68/69/73/74

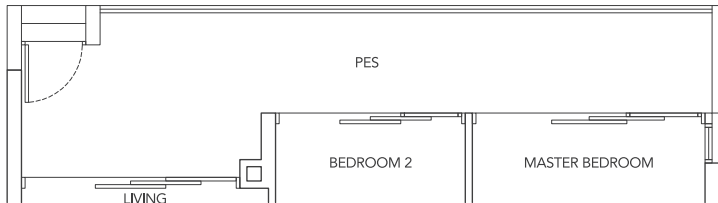
TOWER J #02-58/59/63/64 to #06-58/59/63/64

TOWER K #02-49/50/54/55 to #06-49/50/54/55



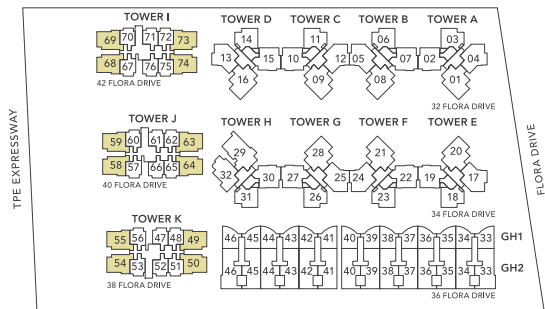
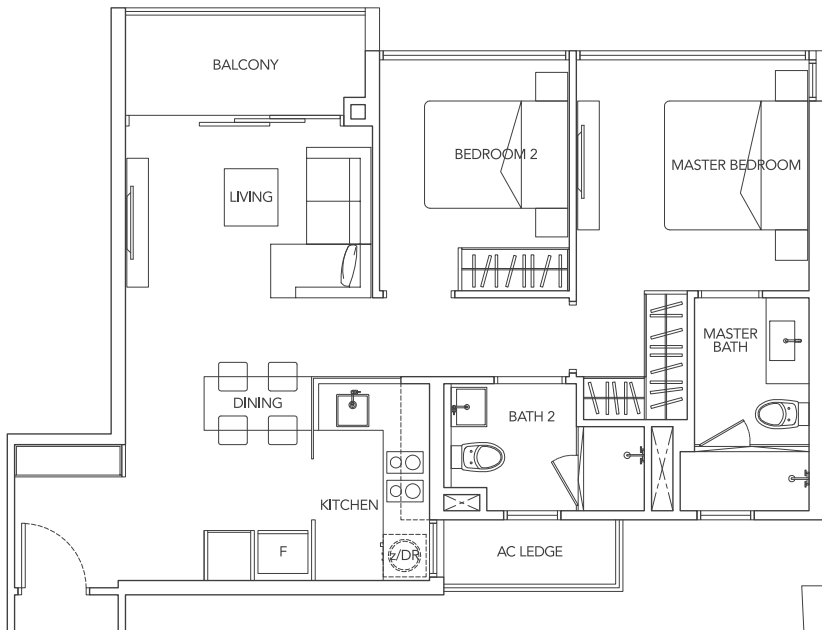
TYPE B1P1
88 sq.m. / 947 sq.ft.

TOWER I #01-69/73
TOWER K #01-50/54



TYPE B1P
88 sq.m. / 947 sq.ft.

TOWER I #01-68/74
TOWER J #01-58/59/63/64
TOWER K #01-49/55



Plans are subject to change as may be approved by the relevant authorities.

CONDO: 2 BEDROOM

TYPE B2

73 sq.m. / 785 sq.ft.

TOWER A #03-03 to #07-03

TOWER B #02-06 to #07-06

TOWER C #02-11 to #07-11

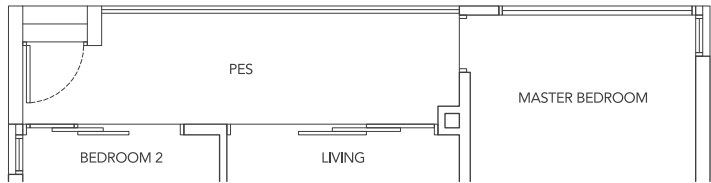
TOWER D #02-14 to #07-14

TOWER E #02-18 to #07-18

TOWER F #02-23 to #07-23

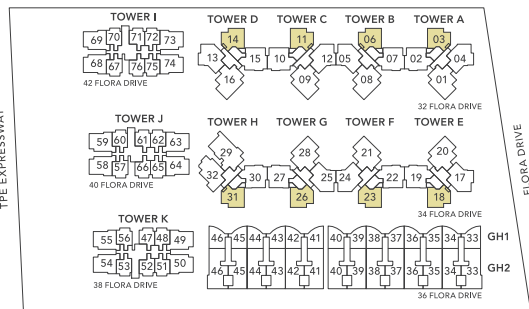
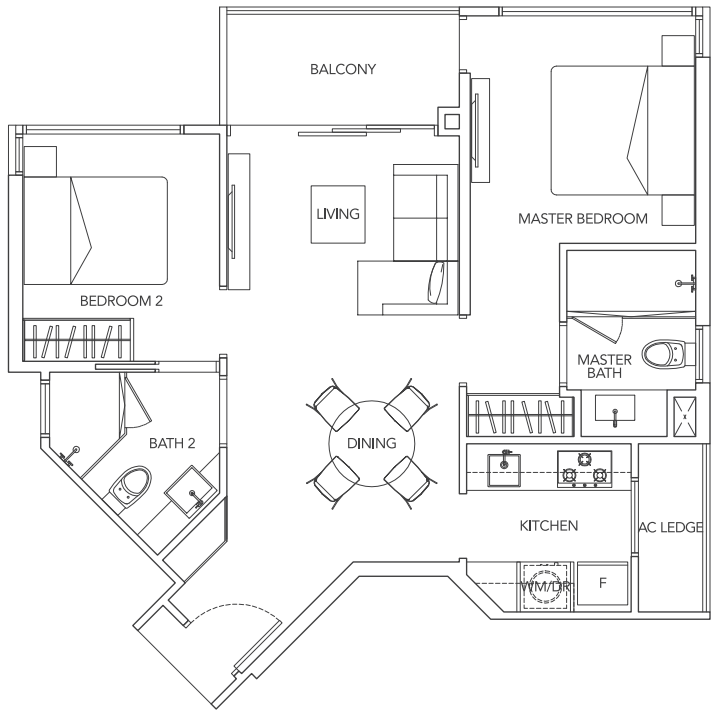
TOWER G #02-26 to #07-26

TOWER H #02-31 to #07-31



TYPE B2P
78 sq.m. / 839 sq.ft.

TOWER B #01-06
TOWER C #01-11
TOWER D #01-14
TOWER E #01-18
TOWER F #01-23
TOWER G #01-26
TOWER H #01-31



Plans are subject to change as may be approved by the relevant authorities.

CONDO: 3-BEDROOM COMPACT

TYPE Cc1

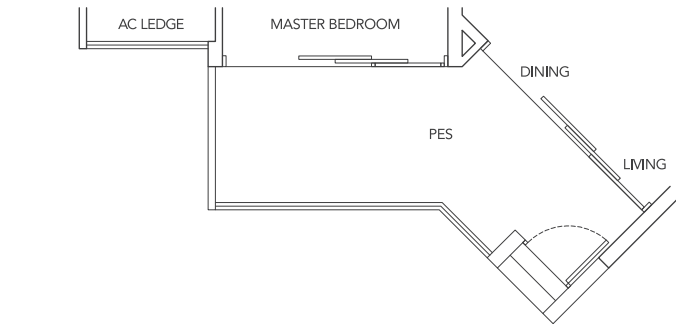
92 sq.m. / 990 sq.ft.

- TOWER A #02-04 to #07-04
- TOWER B #02-05 to #07-05
- TOWER C #02-12 to #07-12
- TOWER D #02-13 to #07-13
- TOWER E #02-17 to #07-17
- TOWER F #02-24 to #07-24
- TOWER G #02-25 to #07-25

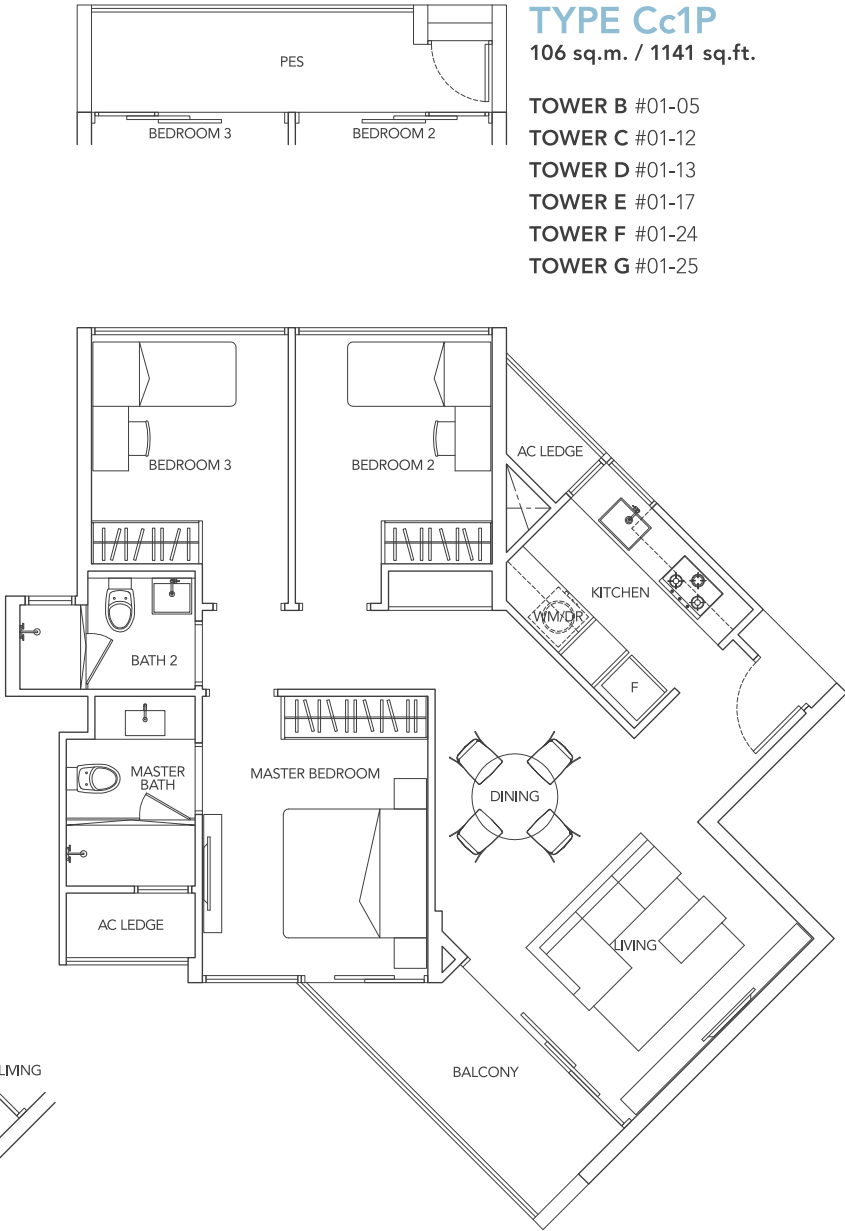
TYPE Cc1P

106 sq.m. / 1141 sq.ft.

- TOWER B #01-05
- TOWER C #01-12
- TOWER D #01-13
- TOWER E #01-17
- TOWER F #01-24
- TOWER G #01-25



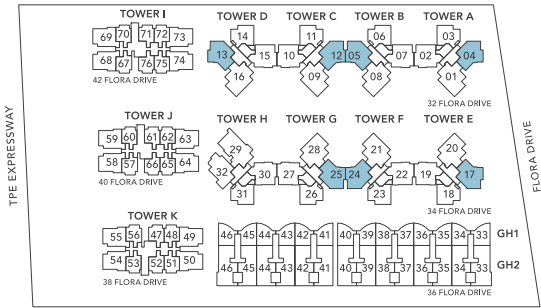
Plans are subject to change as may be approved by the relevant authorities.



TYPE Cc1P

106 sq.m. / 1141 sq.ft.

- TOWER B #01-05
- TOWER C #01-12
- TOWER D #01-13
- TOWER E #01-17
- TOWER F #01-24
- TOWER G #01-25



CONDO: 3-BEDROOM COMPACT

TYPE Cc2

92 sq.m. / 990 sq.ft.

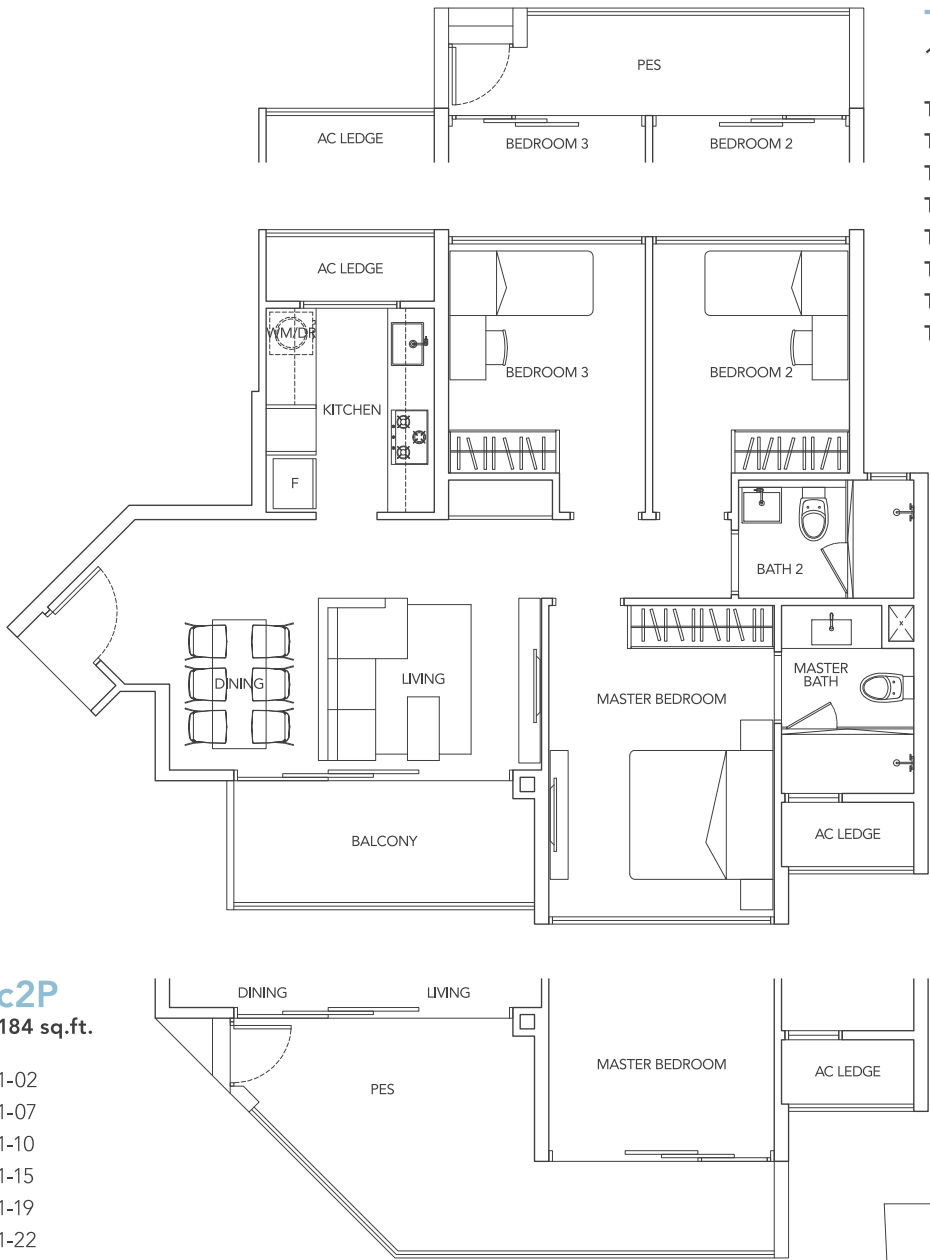
- TOWER A #02-02 to #07-02
- TOWER B #02-07 to #07-07
- TOWER C #02-10 to #07-10
- TOWER D #02-15 to #07-15
- TOWER E #02-19 to #07-19
- TOWER F #02-22 to #07-22
- TOWER G #02-27 to #07-27
- TOWER H #02-30 to #07-30

TYPE Cc2P

110 sq.m. / 1184 sq.ft.

- TOWER A #01-02
- TOWER B #01-07
- TOWER C #01-10
- TOWER D #01-15
- TOWER E #01-19
- TOWER F #01-22
- TOWER G #01-27
- TOWER H #01-30

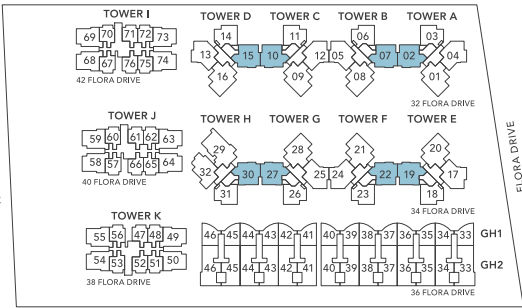
Plans are subject to change as may be approved by the relevant authorities.



TYPE Cc2P

110 sq.m. / 1184 sq.ft.

- TOWER A #01-02
- TOWER B #01-07
- TOWER C #01-10
- TOWER D #01-15
- TOWER E #01-19
- TOWER F #01-22
- TOWER G #01-27
- TOWER H #01-30

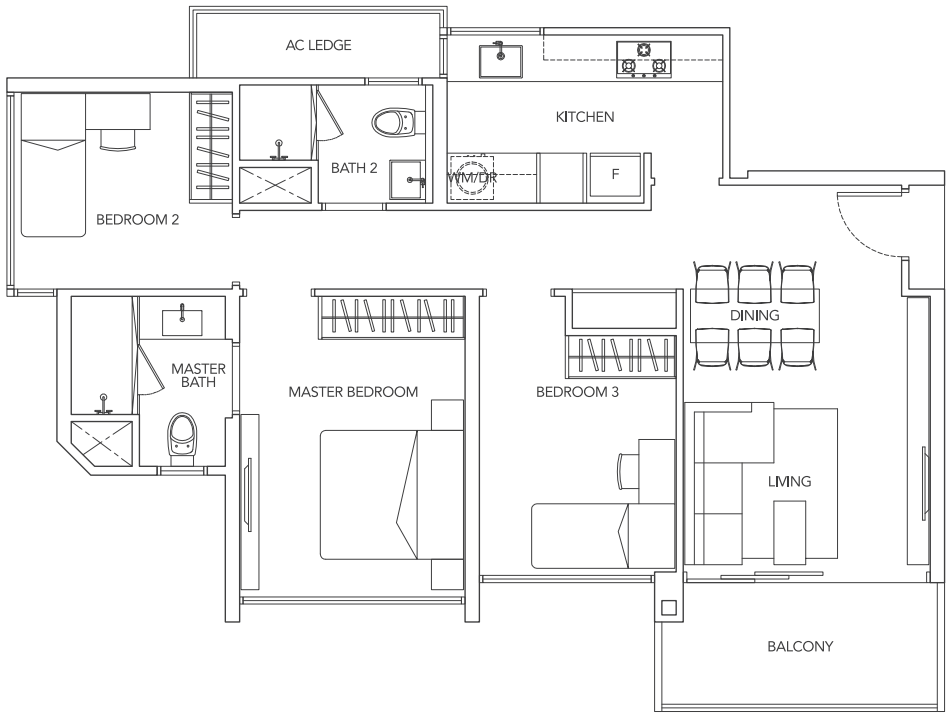


CONDO: 3-BEDROOM COMPACT

TYPE Cc3

92 sq.m. / 990 sq.ft.

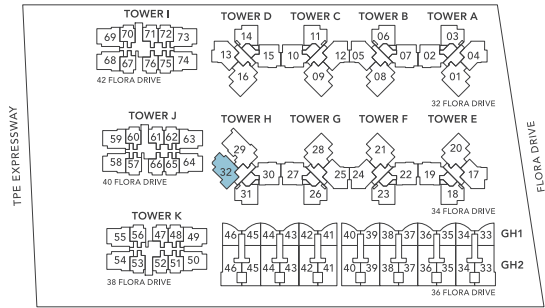
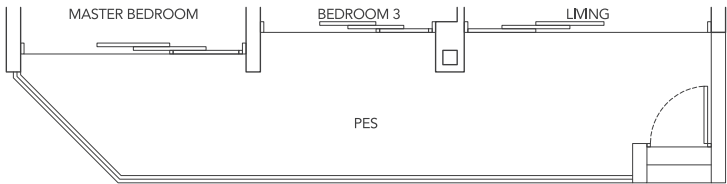
TOWER H #02-32 to #07-32



TYPE Cc3P

104 sq.m. / 1119 sq.ft.

TOWER H #01-32



Plans are subject to change as may be approved by the relevant authorities.

CONDO: 3-BEDROOM

TYPE C

104 sq.m. / 1119 sq.ft.

TOWER A #02-01 to #07-01

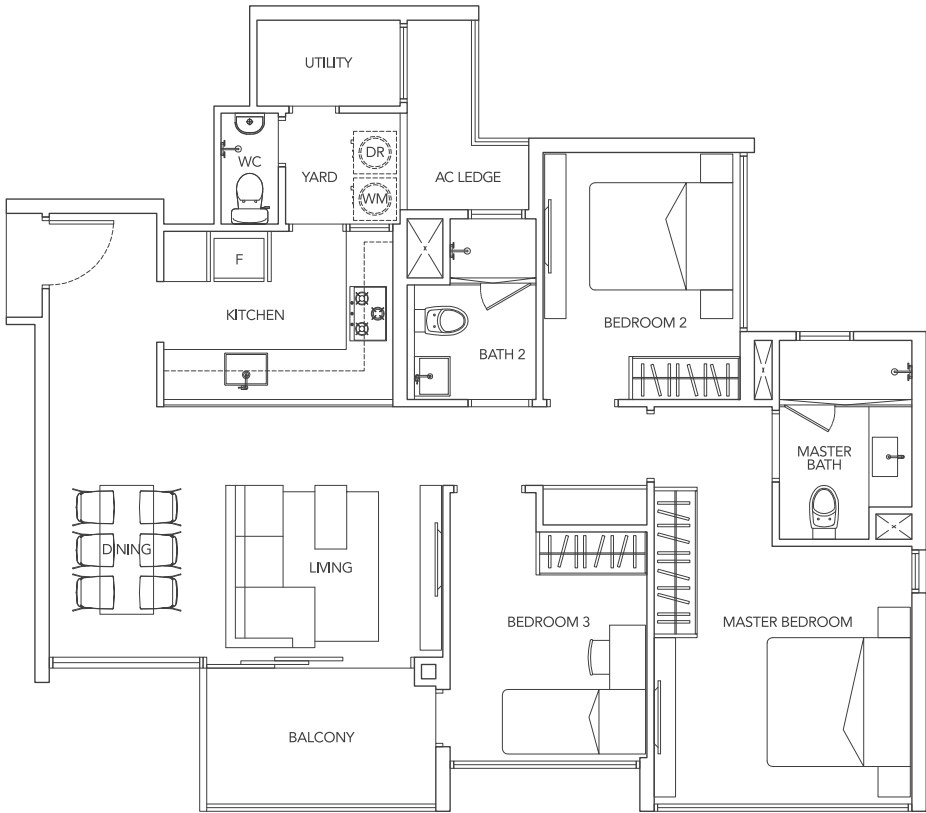
TOWER B #02-08 to #07-08

TOWER C #02-09 to #07-09

TOWER E #02-20 to #07-20

TOWER F #02-21 to #07-21

TOWER G #02-28 to #07-28



TYPE CP

123 sq.m. / 1323 sq.ft.

TOWER A #01-01

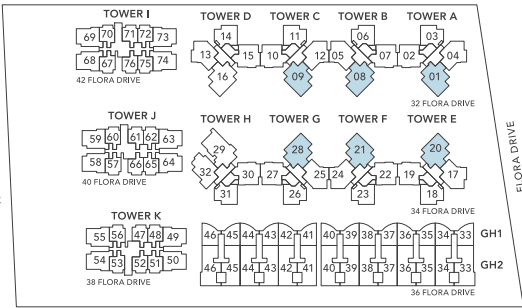
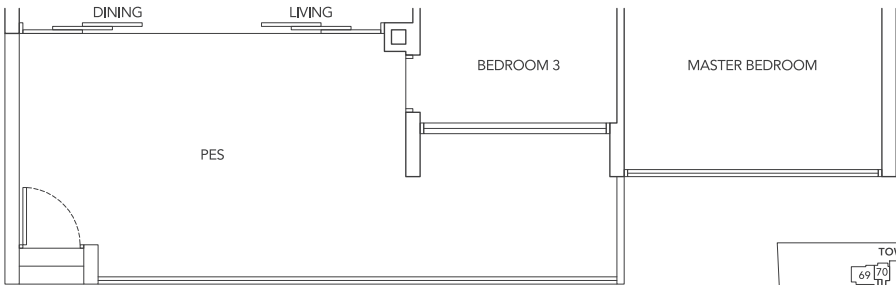
TOWER B #01-08

TOWER C #01-09

TOWER E #01-20

TOWER F #01-21

TOWER G #01-28



Plans are subject to change as may be approved by the relevant authorities.

TYPE D

123 sq.m. / 1323 sq.ft.

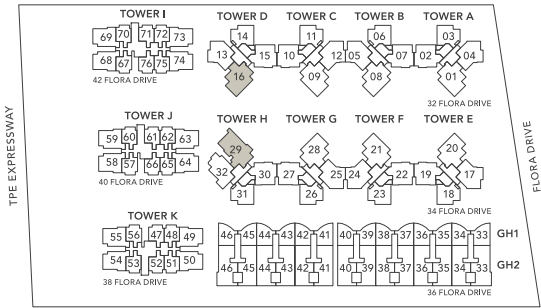
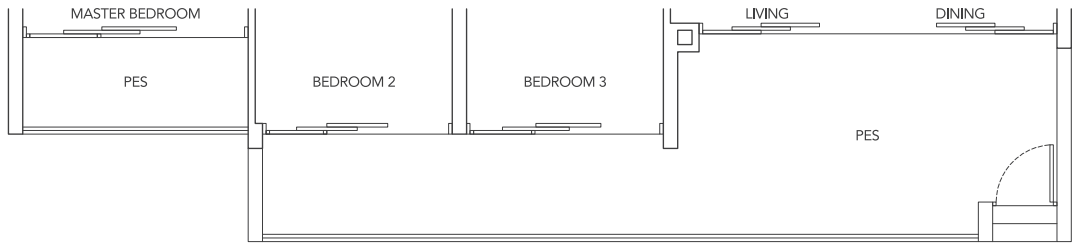
TOWER D #02-16 to #07-16
TOWER H #02-29 to #07-29



TYPE DP

140 sq.m. / 1506 sq.ft.

TOWER D #01-16
TOWER H #01-29



SPECIFICATIONS

1. FOUNDATION

Piled foundation.

2. SUPERSTRUCTURE

Cast in-situ and/or precast reinforced concrete structure.

3. WALLS

- a. External Walls
In-situ RC and/or masonry wall.
- b. Internal Walls
Masonry and/or lightweight concrete panels and/or in-situ RC wall and/or drywall partition system.

4. FLAT ROOF

Flat Roof
Reinforced concrete slab with appropriate insulation and waterproofing system.

5. CEILING

(i) Residential Units

- a. Foyer, Living/Dining/Family, Bedrooms, Store, Yard, Utility, Open Balcony/Balcony, Private Enclosed Space (PES) and Private Carpark
Cement and sand plaster and/or skim coat and/or plaster ceiling boards and/or bulkhead to designated areas with paint finish.
- b. Corridor leading to Bedrooms, all Bathrooms, WC, all Kitchens and Yard
Plaster ceiling board with paint finish.
- c. Household Shelter (HS), Staircase and Landing (Garden Homes)
Skim coat and/or plaster ceiling board with paint finish.

(ii) Common Areas

- a. Lift Lobbies, Gymnasium, Function Room, all Toilets and Changing Rooms
Skim coat and/or plaster ceiling boards and/or box-ups to designated areas with paint finish.
- b. Carpark areas, Staircases and Storey Shelters
Skim coat with paint finish.

6. FINISHES – WALL

(i) Residential Units – Garden Homes

- a. Foyer, Living/Dining/Family, Bedrooms, Corridor leading to Bedrooms, Staircase and Landing, Store, Yard, Household Shelter (HS), Open Balcony/Balcony, Private Enclosed Space (PES), Roof Terrace and Private Carpark
Cement and sand plaster and/or skim coat with paint finish (up to false ceiling and at exposed surfaces only).
- b. All Kitchens
Ceramic tiles and/or cement and sand plaster with paint finish (up to false ceiling and at exposed surfaces only).
- c. Master Bath
Marble tiles (up to false ceiling and at exposed surfaces only).
- d. Other Bathrooms
Marble and/or porcelain and/or homogeneous tiles (up to false ceiling and at exposed surfaces only).
- e. WC
Porcelain and/or homogeneous and/or ceramic tiles (up to false ceiling and at exposed surfaces only).

(ii) Residential Units – Condominium and Suites

- a. Living/Dining, Bedrooms, Corridor leading to Bedrooms, Yard, Utility, Balcony and Private Enclosed Space (PES)
Cement and sand plaster and/or skim coat with paint finish (up to false ceiling and at exposed surfaces only).
- b. All Kitchens
Ceramic tiles and/or cement and sand plaster with paint finish (up to false ceiling and at exposed surfaces only).
- c. Master Bath
Marble and/or porcelain and/or homogeneous tiles (up to false ceiling and at exposed surfaces only).
- d. Other Bathrooms and WC
Porcelain and/or homogeneous and/or ceramic tiles (up to false ceiling and at exposed surfaces only).

(iii) Common Areas – Internal Wall Finishes

- a. Basement and 1st Storey Lift Lobbies
Marble and/or granite and/or porcelain and/or homogeneous tiles and/or cement and plaster and/or skim coat with paint finish (up to false ceiling and at exposed surfaces only).
- b. Typical Lift Lobbies, Gymnasium, Function Room, all Toilets and Changing Rooms
Porcelain and/or homogeneous tiles and/or cement and plaster and/or skim coat with paint finish (up to false ceiling and at exposed surfaces only).
- c. Carpark areas, Staircases and Storey Shelters
Cement and plaster and/or skim coat with paint finish.

(iv) Common Areas – External Wall Finishes

- a. All external walls including Open Balcony/Balcony, Private Enclosed Space (PES) and Roof Terrace
Cement and plaster and/or skim coat with spray textured coating and/or paint finish.

Note: No tiles behind/below kitchen cabinets, bathroom cabinets, mirrors and above false ceiling. Wall surface above the false ceiling level will be left in its original condition.

FINISHES – FLOOR

(i) Residential Units – Garden Homes

- a. Foyer, Living/Dining/Family and Corridor leading to Bedrooms
Marble tiles with timber skirting (except for Family Room in Garden Home Type GH2 – shall be timber flooring with timber skirting).
- b. Bedrooms
Timber flooring with timber skirting.
- c. All Kitchens, Store, Yard, Household Shelter (HS), Open Balcony/Balcony, Private Enclosed Space (PES) and Roof Terrace
Porcelain and/or homogeneous tiles (except for Dry Kitchen in Garden Home Type GH1 – shall be marble tiles).
- d. Master Bath
Marble tiles.
- e. Other Bathrooms and WC
Porcelain and/or homogeneous tiles.
- f. Staircase and Landing
Timber flooring (except for Garden Home Type GH1 from Basement to 1st Storey – shall be marble tiles with timber skirting).
- g. Private Carpark
Homogeneous tiles.

(ii) Residential Units – Condominium and Suites

- a. Living/Dining and Corridor leading to Bedrooms
Marble tiles with timber skirting (except for Suites – shall be porcelain and/or homogeneous tiles).
- b. Bedrooms
Timber flooring with timber skirting.
- c. All Kitchens, all Bathrooms, WC, Yard, Utility, Balcony, Private Enclosed Space (PES) and Roof Terrace
Porcelain and/or homogeneous tiles.

(iii) Common Areas – Internal Floor Finishes

- a. Basement and 1st Storey Lift Lobbies
Marble and/or granite and/or porcelain and/or homogeneous tiles.
- b. Typical Lift Lobbies
Porcelain and/or homogeneous tiles.
- c. Gymnasium, Club House, all Toilets and Changing Rooms
Porcelain and/or homogeneous tiles.
- d. Staircases and Storey Shelters
Cement and sand screed finish with nosing tile.

(iv) Common Areas – External Floor Finishes

- a. Pool Deck Areas
Stone and/or homogeneous tiles and/or pebble wash and/or timber deck.
- b. Swimming Pools
Porcelain and/or mosaic and ceramic tiles.

7. WINDOWS

Aluminium framed window with tinted and/or clear and/or frosted and/or translucent glass where applicable.

8. DOORS

- a. Main Entrance
Solid timber door with approved Fire Rated Timber Door.
- b. Bedrooms and Store
Hollow core timber door.
- c. Bathrooms
Hollow core timber door (except for Master Bath in Garden Homes – shall be frameless glass door.)
- d. Kitchen
Framed glass door where applicable (except for Kitchen in Garden Home Type GH1 and Dry Kitchen in Garden Home Type GH2 – shall be frameless glass door).
- e. Living/Dining and/or Family and/or Bedrooms to Open Balcony/Balcony, Roof Terrace and Private Enclosed Space (PES)
Aluminium framed glass door and/or fixed glass panel and/or window with tinted glazing.
- f. WC and Utility
PVC door.

Note: Selected good quality locksets and ironmongery shall be provided to all doors.

9. SANITARY FITTINGS

- a. Master Bath – Garden Homes
2 basins and 2 basin mixers
1 wall hung water closet
1 bath tub
1 shower screen complete with shower mixer set
1 wall hung cabinet with mirror
1 towel rail
1 toilet paper holder
- b. Master Bath – Condominium and Suites
1 basin and 1 basin mixer
1 pedestal water closet
1 shower screen complete with shower mixer set
1 wall hung cabinet with mirror
1 towel rail
1 toilet paper holder
- c. Other Bathrooms
1 basin and 1 basin mixer
1 pedestal water closet (except for Garden Homes – shall be wall hung water closet)
1 shower screen complete with shower mixer set
1 wall hung cabinet with mirror
1 towel rail
1 toilet paper holder

- d. WC
1 basin c/w cold water tap
1 pedestal water closet
1 shower set with tap
1 toilet paper holder
- e. Kitchen and Yard
1 washing machine plus bib tap
- f. Private Enclosed Space (PES), Roof Terrace and Private Carpark
1 bib tap

10. ELECTRICAL INSTALLATION POINT

- a. Wiring for lighting and power shall be concealed conduit except for spaces within the DB's closet and areas above false ceiling, which shall be exposed conduit/trunking.
- b. All electrical wiring shall be in accordance with current edition of Singapore Code of Practice CP5.
- c. Refer to Electrical Schedule for details in the sales and purchase agreement.

11. TV/TELEPHONE POINT

Refer to the Electrical Schedule for details in the sales and purchase agreement.

12. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with current edition of Singapore Standard SS555.

13. PAINTING

- a. Internal Walls
Selected internal paint.
- b. External Walls
Selected external paint.

14. WATERPROOFING

Waterproofing shall be provided to floors of Bathrooms, WC, Kitchen, Open Balcony/Balcony, Private Enclosed Space (PES), Roof Terrace, Planter and reinforced concrete roof.

15. DRIVEWAY AND CARPARK

- a. Surface Driveway
Selected tiles and/or stone to designated areas and/or reinforced concrete slab with floor hardener and/or tarmac.
- b. Carpark
Reinforced concrete slab with floor hardener to basement carpark and ramps.

16. RECREATION FACILITIES

- | | |
|------------|---|
| Facilities | 1st Storey Level |
| | a. Palm Court |
| | b. Lounge Pool (Continental Deck and Island Deck) |
| | c. Bio Pond (2 nos.) |
| | d. Bio Pond Pavilion (2 nos.) |
| | e. Wave Pool (Water Play Equipment) |
| | f. Garden Walk |
| | g. Board Walk |
| | h. Canopy Walk |
| | i. 50m Lap Pool |
| | j. Spa Pool (Spa Seats) |
| | k. Dip Pool |
| | l. BBQ Pavilion (3 nos.) |
| | m. Fitness Deck |
| | n. Kid's Play |
| | o. Recreational Tennis Court (2 nos.) |
| | p. Gymnasium |
| | q. Function Room |
| | r. Changing Rooms |
| | s. Steam Rooms |

Others : Toilet, Management Office and Guard House.

17. ADDITIONAL ITEMS

- a. Kitchen Cabinets
Solid surface counter with high and low kitchen cabinets, stainless steel sink with cold water tap.
- b. Kitchen Appliances to be provided
Refer to Kitchen Appliances Schedule for details.
- c. Wardrobes
Built-in wardrobes to all Bedrooms.
- d. Air-Conditioning System
Split unit wall mounted air conditioning units to Foyer, Living, Dining, Family and all Bedrooms.
- e. Audio Intercom
Audio intercom provided.
- f. Hot Water Supply
Hot water provided to all Bathrooms except WC.
- g. Town Gas
Town gas provided to all Kitchens of all Unit Types (except for Unit Types A and B1 in Suites – shall be provided with electric hob).
- h. Condominium and Suites:
Balcony and Private Enclosed Space (PES)
Metal railing.

Garden Homes:
Open Balcony/Balcony, Private Enclosed Space (PES) and Roof Terrace
Metal and/or glass railing.
- i. Security System
Carpark Barrier System at Main Entrance, Proximity Card Access System at Pedestrian Side Gate, Basement and 1st Storey Lift Lobbies and designated common areas.

Note: Security surveillance cameras provided at designated common areas.

KITCHEN APPLIANCES SCHEDULE

Item	1-Bedroom All Unit Type A	2-Bedroom All Unit Type B	3-Bedroom All Unit Type Cc	3-Bedroom All Unit Type C	4-Bedroom All Unit Type D	4 and 5-Bedroom All Unit Garden Homes
Cooker Hob	1	1	1	1	1	1
Cooker Hood	1	1	1	1	1	1
Oven	1	1	1	1	1	1
Microwave Oven	-	-	1	1	1	1
Wine Cooler	-	-	-	-	-	1
Refrigerator	1	1	1	1	1	1
Integrated Washing Machine cum Dryer	1	1	1	-	-	-
Washing Machine	-	-	-	1	1	1
Dryer	-	-	-	1	1	1

Note: Models for different unit types may vary.

DISCLAIMER

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DEVELOPER: FCL Boon Lay Pte Ltd **COMPANY REGISTRATION NO. :** 200105535H **DEVELOPER'S LICENCE NO.:** C0898, Lot & Mukim No.: Lot 4740X of MK 31 at Flora Drive (Pasir Ris Planning Area) **TENURE:** 99 years leasehold commencing from 14 September 2011 **EXPECTED TOP DATE:** 30 June 2015 **EXPECTED DATE OF LEGAL COMPLETION:** 30 June 2018 **BUILDING APPROVAL NO.:** A1149-01141-2011-BP01 dated 13 Feb 2012