


Seletar Park

r e s i d e n c e

“Our vision is to create a habitat that is responsive to its context; incorporating seamlessly the architecture, landscape and interior into a tranquil and luxurious environment”

Chan Soo Khian, Principal, SCDA Architects



As the road unwinds before me,
my senses tell me I've arrived.

Nestled in the pristine corner of Seletar Hills, Seletar Park Residence offers complete privacy and unparalleled luxury, while ensuring you're never far from life's conveniences. Elegantly set amidst picturesque greenery and a warm and intimate neighbourhood, this exclusive enclave provides an ideal backdrop for all things wonderful.

All of life's necessities and conveniences
only a pinch or a swipe away.



You're never far from activities galore

Yio Chu Kang and Ang Mo Kio MRT station

Good schools - only a hop away

An aerospace park set to take off

Encounter the waterfront of tomorrow

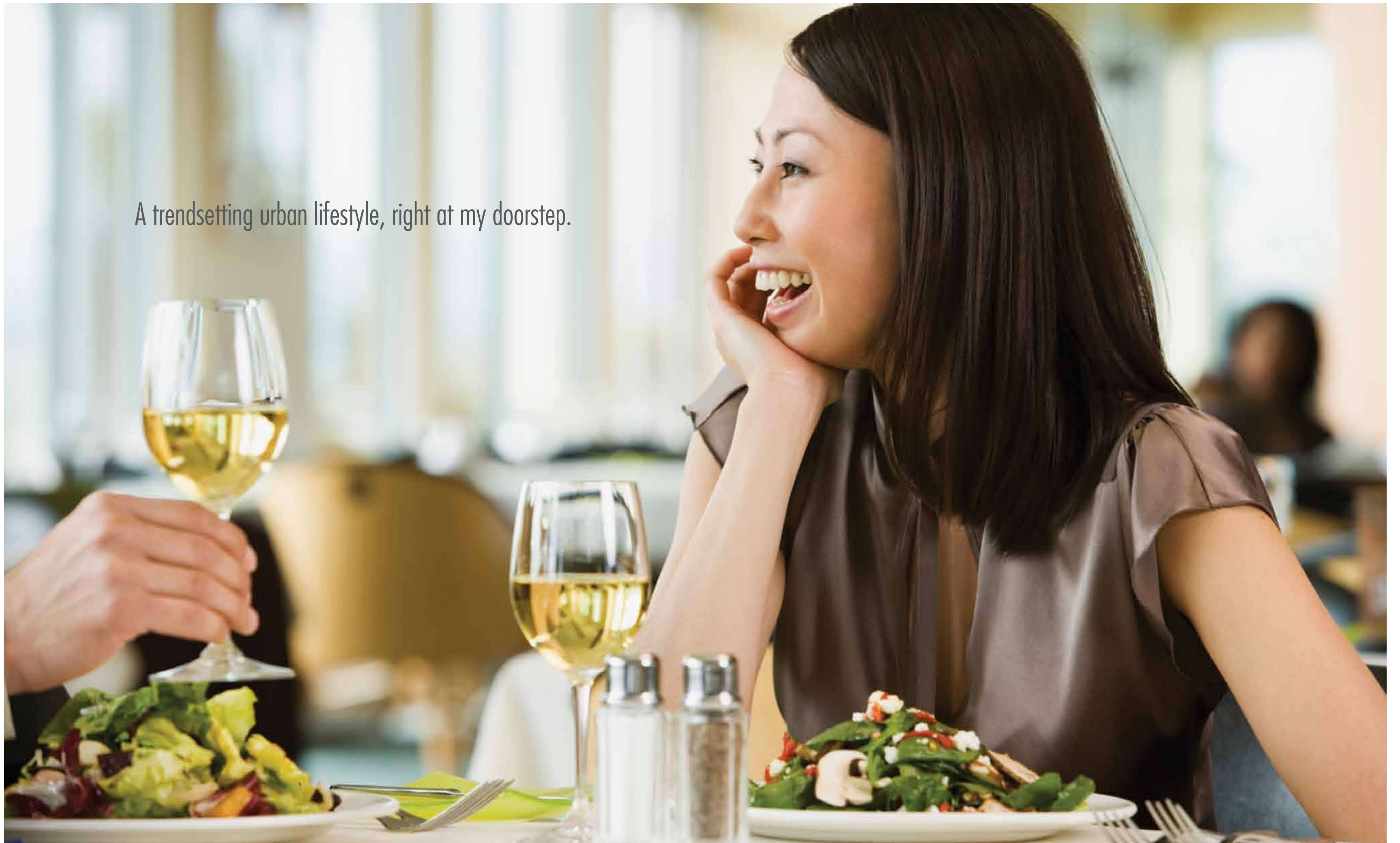
Seletar Park Residence is ideally located to let you take advantage of life's best opportunities and possibilities. With its beautiful surroundings and landed estates, tree-lined roads, as well as a friendly community, Seletar estate provides a setting like no other.

Only a 5-minute commute from Yio Chu Kang or Ang Mo Kio MRT stations, there's also a host of expressways and major roads nearby to ensure fuss-free connectivity.

Closer to home, gastronomic choices are yours to pick at Jalan Kayu, while everyday conveniences can be found at the upcoming mall next to Fernvale LRT station, 8 minutes' walk away. In addition, the numerous famous dining experiences in the nearby Thomson Road and Bishan areas will provide you additional options. Golf courses including Singapore Island Country Club and Seletar Country Club are also a short drive away.

A variety of educational institutions, ranging from pre-school care centres to institutes of higher learning can also be found in the vicinity. This includes established names such as Nan Chiau Primary School, CHIJ St. Nicholas Girls School, Rosyth School, Anderson Junior College, Nanyang Polytechnic and Lycée Français de Singapour.

A trendsetting urban lifestyle, right at my doorstep.



The finest cuts to go with the finest wines



I shop, therefore I am



Without taste, what's the value of anything?

A contemporary rendering of an urban village that redefines habits, relationships and perspectives, Seletar Park Residence is located next to Greenwich V, a low-rise retail podium with elegant eateries, friendly cafes and convenient supermarkets. You'll just feel like you're living in a vibrant village that has been given a stylish, cosmopolitan makeover. Spend precious moments with your friends and family hanging out at a rustic coffee shop, pick up the ingredients for dinner, or otherwise experience all the convenience you desire.

See your dreams take flight.

With the upcoming Seletar Aerospace Park only a few minutes away by car, you will be ideally placed to benefit from the anticipated surge in job opportunities and business activity, making your home an ideal investment opportunity.





Artist's Impression



“Seletar Park Residence strives for tranquility and calmness, qualified by space, light and structural order. Spaces interact with lush gardens, water courts and air wells, engendering a sensuous engagement with the elements.”

Chan Soo Khian, Principal, SCDA Architects

Selected Awards

Arcasia Awards Gold Medal, 2011-2012, 2005-2006
The Chicago Athenaeum International Award for Architecture, 2010, 2009, 2007, 2006
Finalist for the World Architecture Festival, 2010, 2008
SIA Architectural Design Award, 2011, 2008, 2001, 1998
Kenneth F. Brown Asia Pacific Culture and Architecture Design Award, 2007
President's Design Award, 2006
SIA-Getz Prize for Emergent Architecture, 2006
RIBA Worldwide Award, 2005
Architectural Record Design Vanguard Firm, 2003



Where space and harmony meet.

Comprising 276 units of 1, 2, 3 and 4 bedroom apartments, Seletar Park Residence is a luxurious development designed with the ideals of space and harmony. Featuring a refreshing lay-out that creates shared spaces to foster a sense of community, your home will be framed by truly inspired architecture. Seletar Park Residence will be your home and sanctuary where you can work, rest and play. Designed for the uncompromising few, your home here will redefine the meaning of luxury living.



Artist's Impression

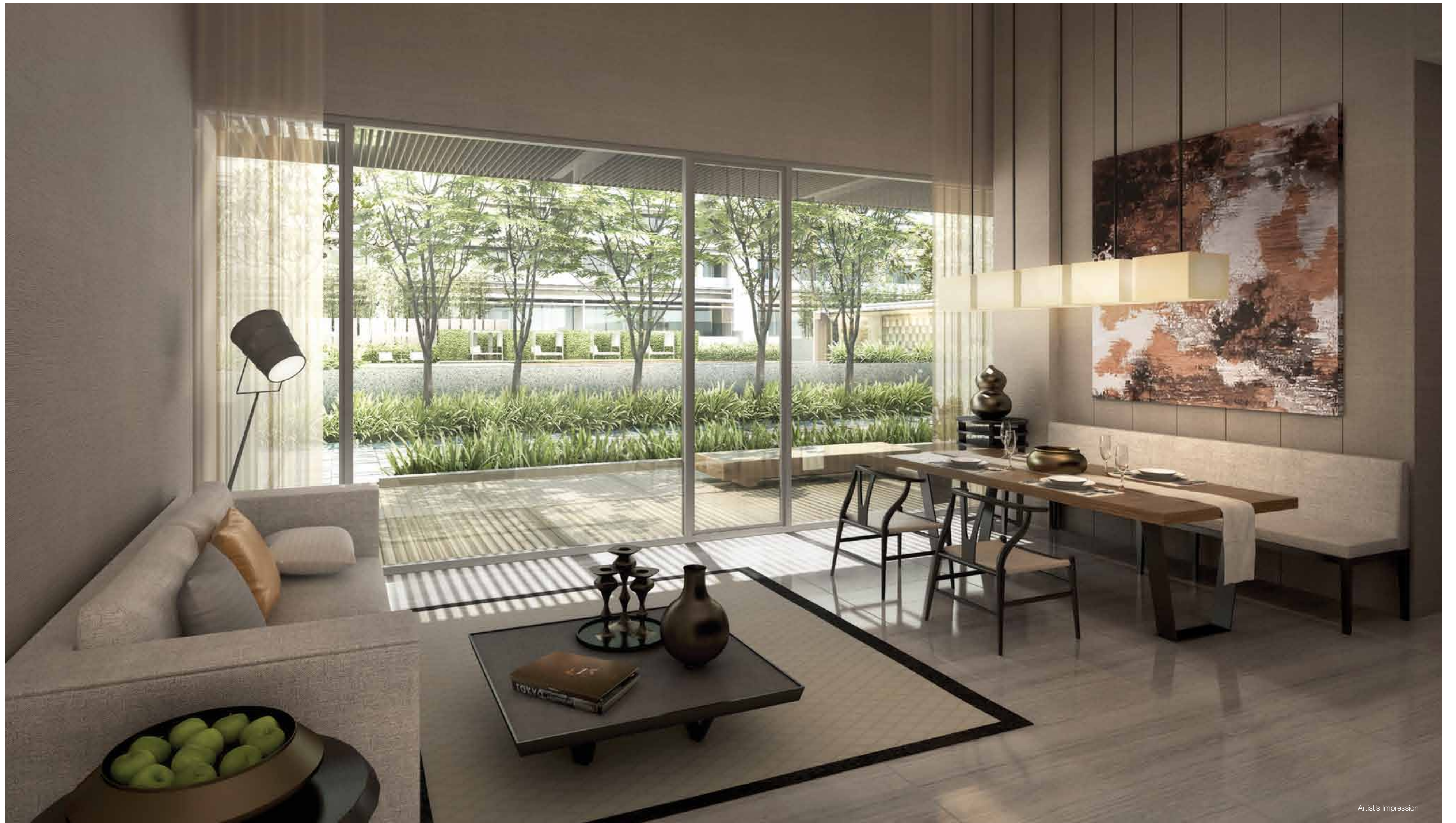
Reconnect with nature and life.

Playfully designed to evoke the charm and adventures of our childhood, the delightfully finished tree house is packed with enough intriguing little touches to engage your children, and perhaps even you. Spend an enchanting day out with your loved ones exploring the different nature boardwalk, or just choose a quiet, spot under the conserved trees and reconnect with nature.



Find tranquility in every moment.

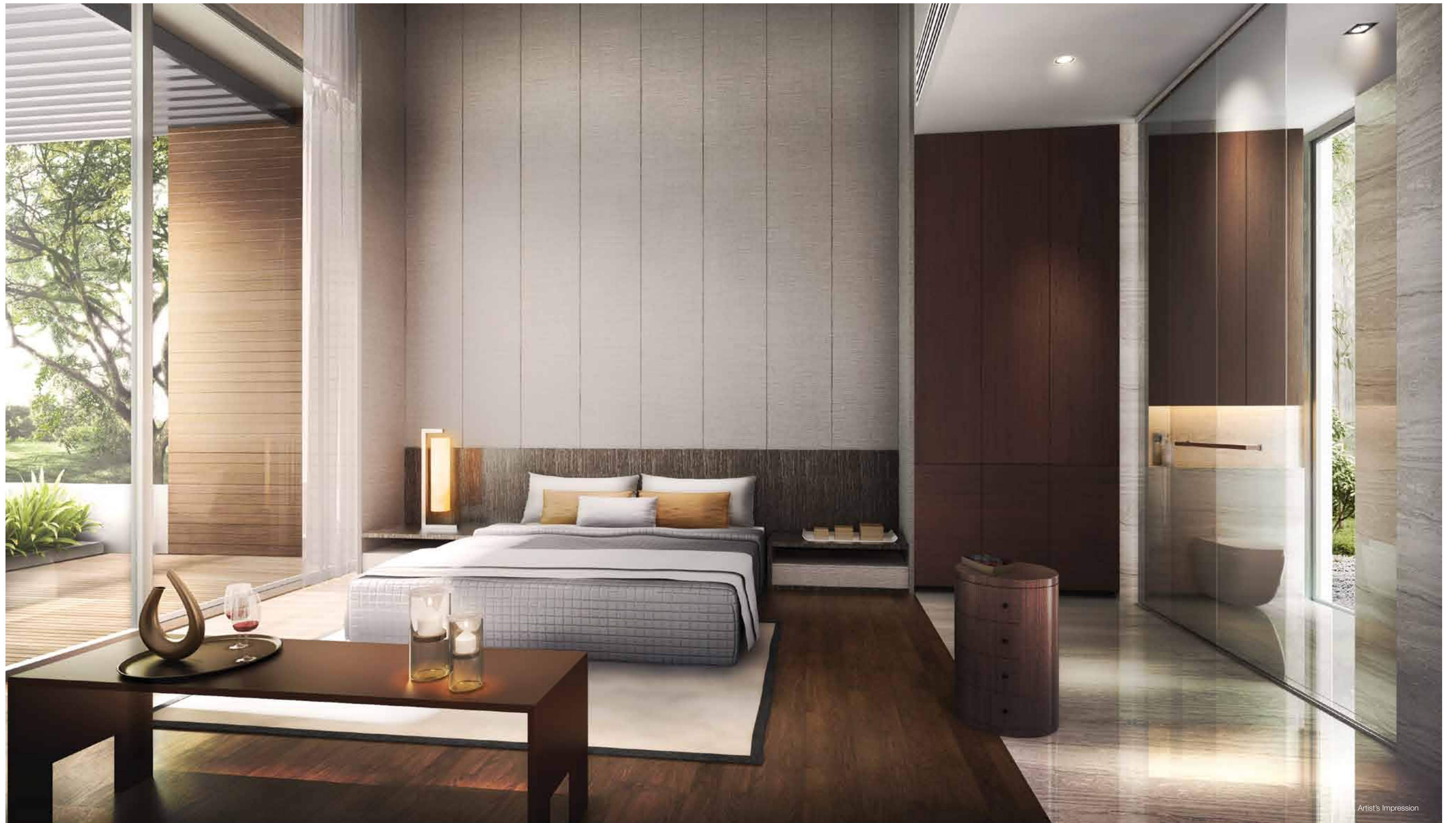
Seletar Park Residence will be an iconic landmark blending intelligently and harmoniously into its green environment. With its superbly designed landscape, a beautiful clubhouse overlooking an Olympic length pool, and waterfalls cascading into a sunken courtyard, we believe that all your senses will be refreshed.



Artist's Impression

Bringing luxury to new heights.

Voluminous and generous layouts, a signature of SCDA designs, create an abode that complements superb aesthetic sense with the joyfulness and practicality of an urban retreat. Simply escape into the soothing comfort of your resort-like habitat and enjoy life at its most magnificent.



Artist's Impression

When I demand the very best, it's only because I know I deserve no less.

With stunning views to accompany your bedrooms as well as appliances and fixtures of the highest quality, whether in the kitchen or the bathroom, you'll discover all the hallmarks of exquisite detailing that comes with luxurious living.



Engage and unwind.

Every view here captures a peaceful scene of an immaculately landscaped garden, encouraging you to relax with your family or simply unwind. You would agree that there isn't a better note to end the day on. Even when you're already looking forward to the promise of the next one.

Site Plan

- 1 TREE HOUSE
- 2 CHILDREN PLAYGROUND
- 3 BBQ AREA
- 4 50M LAP POOL
- 5 WADING POOL
- 6 JACUZZI
- 7 CASCADING WATER FEATURE
- 8 SUNKEN COURTYARD
- 9 CLUB HOUSE
- GYMNASIUM
- GOLF SIMULATION ROOM
- PRIVATE DINING
- FUNCTION ROOM
- READING ROOM
- 10 REFLECTIVE POOL
- 11 CABANAS





Artist's Impression



Artist's Impression



Artist's Impression

“Seletar Park Residence strives for tranquility and calmness, qualified by space, light and structural order. Spaces interact with lush gardens, water courts and air wells, engineering a sensuous engagement with the elements.”



Chan Soo Khian, Principal, SCDA Architects

Selected Awards

- Arcasia Awards Gold Medal, 2011-2012, 2005-2006
- The Chicago Athenaeum International Award for Architecture, 2010, 2009, 2007, 2006
- Finalist for the World Architecture Festival, 2010, 2008
- SIA Architectural Design Award, 2011, 2008, 2001, 1998
- Kenneth F. Brown Asia Pacific Culture and Architecture Design Award, 2007
- President's Design Award, 2006
- SIA-Getz Prize for Emergent Architecture, 2006
- RIBA Worldwide Award, 2005
- Architectural Record Design Vanguard Firm, 2003

Unit Distribution Type

Blk 17

	01	02	03	04	05	06	07	08
5	B11a PH 05-01		B10 PH 05-03		B11b PH 05-05		B11b PH 05-07	
4	A4c 04-01	A3a 04-02	A3b 04-03	A4a 04-04	A4g 04-05	A3e 04-06	A3d 04-07	A4h 04-08
3	A4e 03-01	A3c 03-02	A3c 03-03	A4d 03-04	A4i 03-05	A3f 03-06	A3f 03-07	A4i 03-08

Blk 19

	37	38	39	40
5	B2a PH 05-37	B3b PH 05-38	B1a PH 05-39	B1b PH 05-40
4	B4f 04-37	B4e 04-38	B4i 04-39	B4i 04-40
3	B4b 03-37	B4c 03-38	B4g 03-39	B4h 03-40
2	B4f 02-37	B4e 02-38	B4i 02-39	B4i 02-40
1	B4b G 01-37	B4c G 01-38	B4d G 01-39	B4d G 01-40

Blk 19

	41	42	43	44
5	B3a PH 05-41	B2b PH 05-42	B1a PH 05-43	B1b PH 05-44
4	B4e 04-41	B4f 04-42	B4i 04-43	B4i 04-44
3	B4a 03-41	B4d 03-42	B4g 03-43	B4h 03-44
2	B4e 02-41	B4f 02-42	B4i 02-43	B4i 02-44
1	B4c G 01-41	B4b G 01-42	B4d G 01-43	B4d G 01-44

Blk 17

	09	10	11	12	13	14
5	B9 PH 05-09		B8 PH 05-11		C1 PH 05-13	C1 PH 05-14
4	A2b 04-09	A1a 04-10	A1b 04-11	A2a 04-12	C1a 04-13	C1b 04-14
3	A2c 03-09	A1c 03-10	A1c 03-11	A2c 03-12	C1c 03-13	C1c 03-14
2	A2b 02-09	A1a 02-10	A1b 02-11	A2a 02-12	C1a 02-13	C1b 02-14
1	A2 G 01-09	A1 G 01-10	A1 G 01-11	A2 G 01-12	C1 G 01-13	C1 G 01-14

Blk 17

	15	16	17	18	19	20
5	B8 PH 05-15		B8 PH 05-17		C1 PH 05-19	C1 PH 05-20
4	A2b 04-15	A1a 04-16	A1b 04-17	A2a 04-18	C1a 04-19	C1b 04-20
3	A2c 03-15	A1c 03-16	A1c 03-17	A2c 03-18	C1c 03-19	C1c 03-20
2	A2b 02-15	A1a 02-16	A1b 02-17	A2a 02-18	C1a 02-19	C1b 02-20
1	A2 G 01-15	A1 G 01-16	A1 G 01-17	A2 G 01-18	C1 G 01-19	C1 G 01-20

Blk 21

	45	46	47	48
5	B2a PH 05-45	B6b PH 05-46	B5a PH 05-47	B4a PH 05-48
4	B4f 04-45	B2a 04-46	B3c 04-47	B1e 04-48
3	B4b 03-45	B2b 03-46	B3a 03-47	B1a 03-48
2	B4f 02-45	B2a 02-46	B3c 02-47	B1e 02-48
1	B4a G 01-45	B2 G 01-46	B3 G 01-47	B1b G 01-48

Blk 21

	49	50	51	52
5	B7 PH 05-49	B3a PH 05-50	C2 PH 05-51	C2 PH 05-52
4	B1f 04-49	B1f 04-50	D1b 04-51	D1a 04-52
3	B1d 03-49	B1b 03-50	D1c 03-51	D1c 03-52
2	B1f 02-49	B1f 02-50	D1b 02-51	D1a 02-52
1	B1a G 01-49	B1a G 01-50	D1 G 01-51	D1 G 01-52

Blk 17

	21	22	23	24	25	26
5	B8 PH 05-21		B8 PH 05-23		C1 PH 05-25	C1 PH 05-26
4	A2b 04-21	A1a 04-22	A1b 04-23	A2a 04-24	C1a 04-25	C1b 04-26
3	A2c 03-21	A1c 03-22	A1c 03-23	A2c 03-24	C1c 03-25	C1c 03-26
2	A2b 02-21	A1a 02-22	A1b 02-23	A2a 02-24	C1a 02-25	C1b 02-26
1	A2 G 01-21	A1 G 01-22	A1 G 01-23	A2 G 01-24	C1 G 01-25	C1 G 01-26

Blk 17

	27	28	29	30	31	32
5	B8 PH 05-27		B9 PH 05-29		C1 PH 05-31	C1 PH 05-32
4	A2b 04-27	A1a 04-28	A1b 04-29	A2a 04-30	C1a 04-31	C1b 04-32
3	A2c 03-27	A1c 03-28	A1c 03-29	A2c 03-30	C1c 03-31	C1c 03-32
2	A2b 02-27	A1a 02-28	A1b 02-29	A2a 02-30	C1a 02-31	C1b 02-32
1	A2 G 01-27	A1 G 01-28	A1 G 01-29	A2 G 01-30	C1 G 01-31	C1 G 01-32

Blk 21

	53	54	55	56
5	B3b PH 05-53	B3a PH 05-54	C2 PH 05-55	C2 PH 05-56
4	B1f 04-53	B1f 04-54	D1b 04-55	D1a 04-56
3	B1d 03-53	B1b 03-54	D1c 03-55	D1c 03-56
2	B1f 02-53	B1f 02-54	D1b 02-55	D1a 02-56
1	B1a G 01-53	B1a G 01-54	D1 G 01-55	D1 G 01-56









Blk 21

	57	58	59	60	61
5	B4b PH 05-57	B5b PH 05-58	B6a PH 05-59	C2 PH 05-60	C2 PH 05-61
4	B1e 04-57	B3c 04-58	B2a 04-59	D2b 04-60	D2a 04-61
3	B1c 03-57	B3b 03-58	B2c 03-59	D2c 03-60	D2c 03-61
2	B1e 02-57	B3c 02-58	B2a 02-59	D2b 02-60	D2a 02-61
1	B1b G 01-57	B3 G 01-58	B2 G 01-59	D2 G 01-60	D2 G 01-61

Blk 17

	33	34	35	36
5	B10 PH 05-33		A4f 05-35	B2b PH 05-36
4	A4b 04-33	A3a 04-34	A4c 04-35	B4f 04-36
3	A4d 03-33	A3c 03-34	A4f 03-35	B4d 03-36
2	A4b 02-33	A3a 02-34	A4c 02-35	B4f 02-36
1	A4 G 01-33	A3 G 01-34	A4 G 01-35	B4a G 01-36

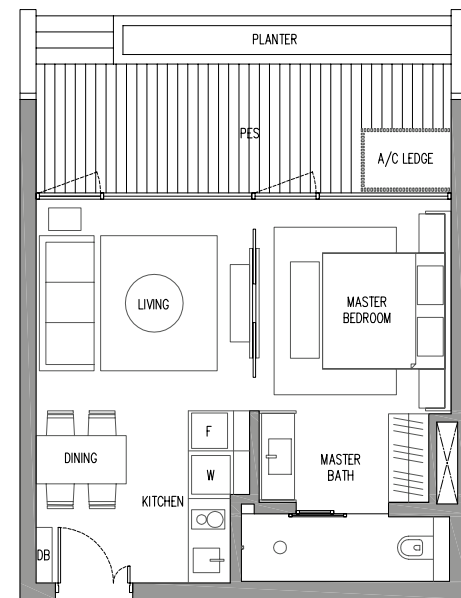
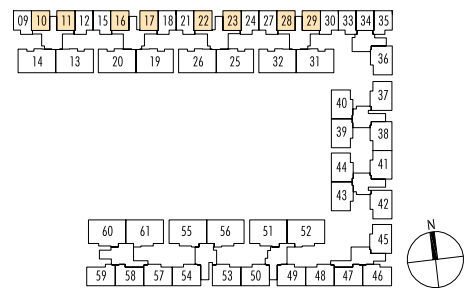
Legend:

	1-Bedroom		2-Bedroom		3-Bedroom		4-Bedroom
	2-Bedroom + Study		3-Bedroom Penthouse		2-Bedroom Penthouse		2-Bedroom Penthouse (Super)

1-Bedroom

Type A1 G 646 sq ft

01-10, 01-16, 01-22, 01-28
01-11, 01-17, 01-23, 01-29

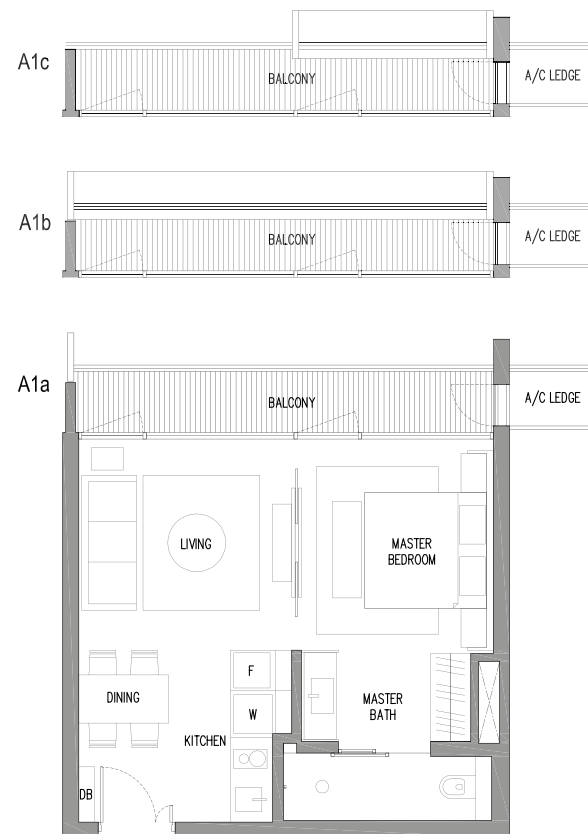
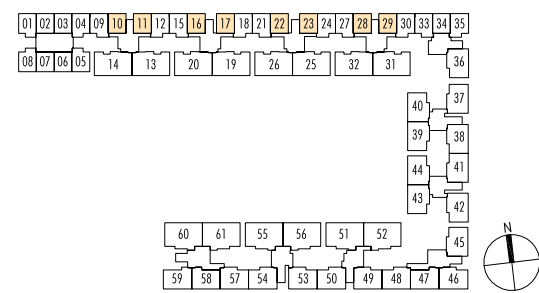


Type A1 528 sq ft

A1c
03-10, 03-16, 03-22, 03-28
03-11, 03-17, 03-23, 03-29

A1b
02-11, 02-17, 02-23, 02-29
04-11, 04-17, 04-23, 04-29

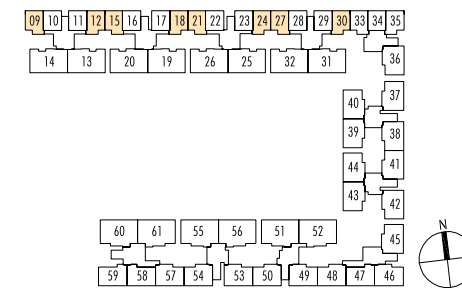
A1a
02-10, 02-16, 02-22, 02-28
04-10, 04-16, 04-22, 04-28



1-Bedroom

Type A2 G 722 sq ft

01-09, 01-15, 01-21, 01-27
01-12, 01-18, 01-24, 01-30

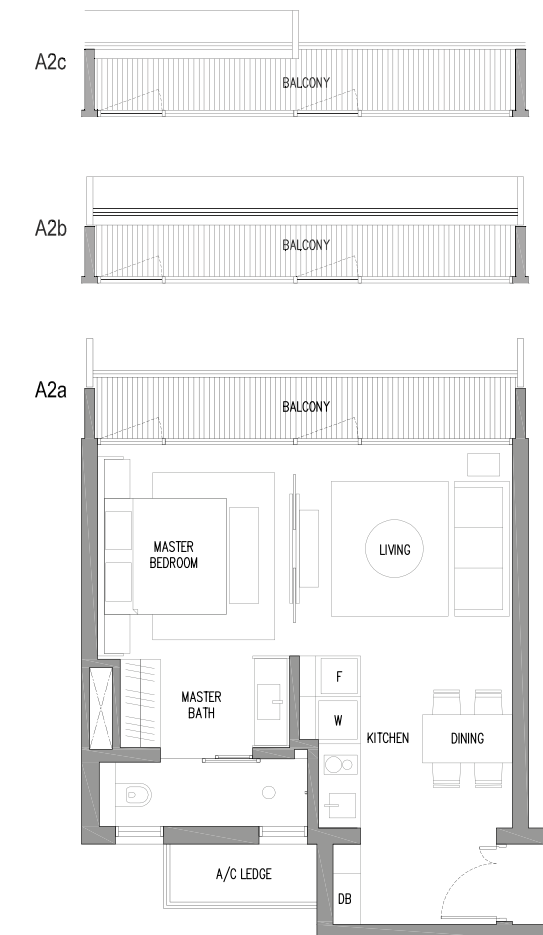
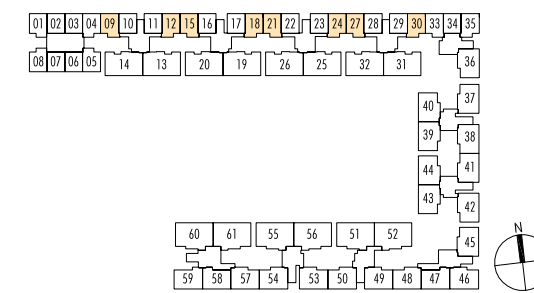


Type A2 593 sq ft

A2c
03-09, 03-15, 03-21, 03-27
03-12, 03-18, 03-24, 03-30

A2b
02-09, 02-15, 02-21, 02-27
04-09, 04-15, 04-21, 04-27

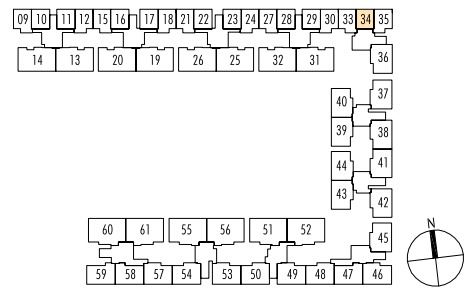
A2a
02-12, 02-18, 02-24, 02-30
04-12, 04-18, 04-24, 04-30



1-Bedroom

Type A3 G 646 sq ft

01-34



Type A3 528sq ft

A3f
03-06, 03-07

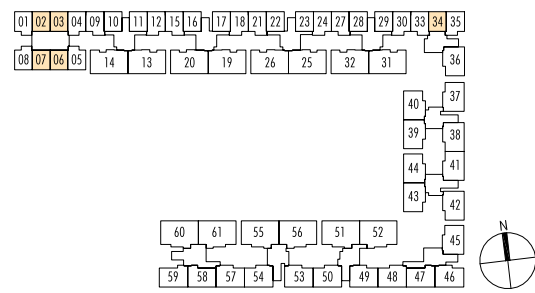
A3e
04-06

A3d
04-07

A3c
03-02, 03-03, 03-34

A3b
04-03

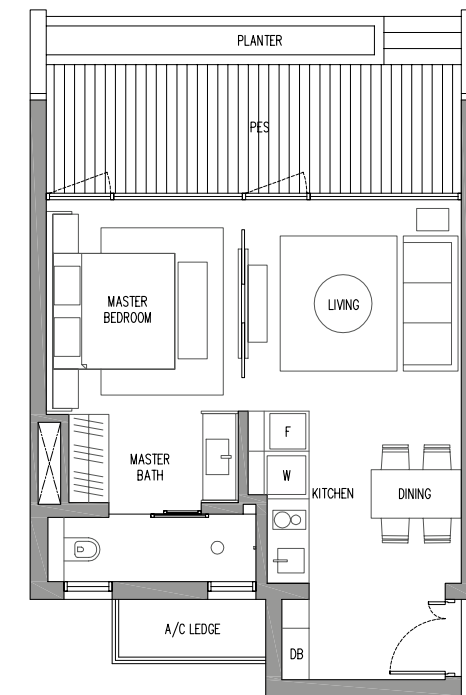
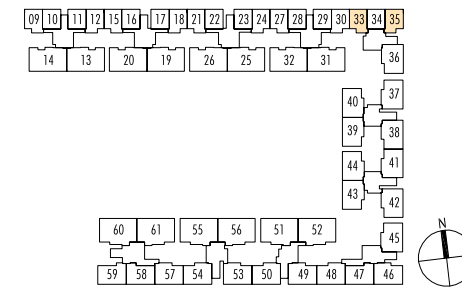
A3a
04-02, 02-34, 04-34



1-Bedroom

Type A4 G 711 sq ft

01-33, 01-35



Type A4 582sq ft

A4i
03-05, 03-08

A4h
04-08

A4g
04-05

A4f
03-35, 05-35

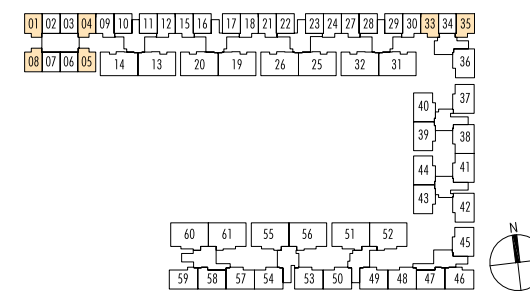
A4e
03-01

A4d
03-04, 03-33

A4c
04-01, 02-35, 04-35

A4b
02-33, 04-33

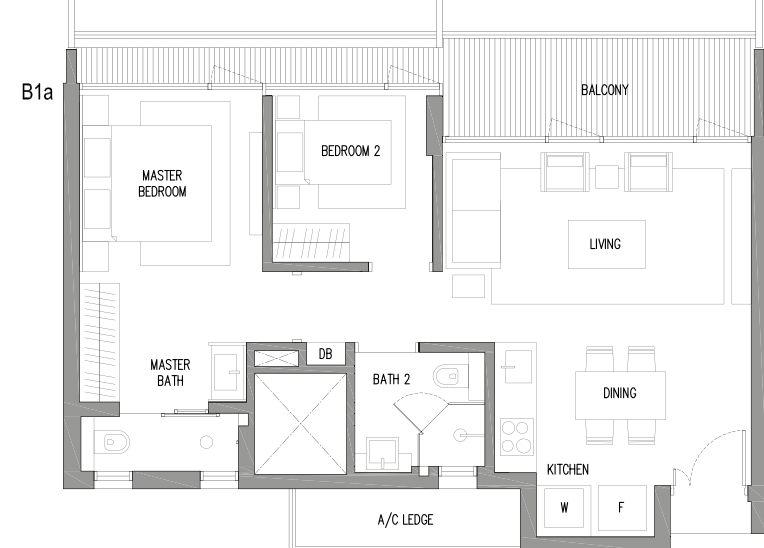
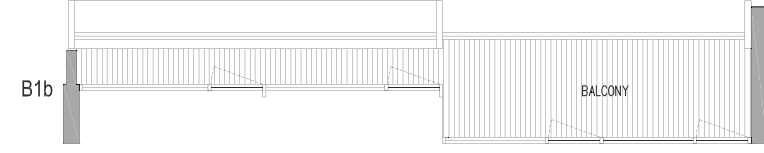
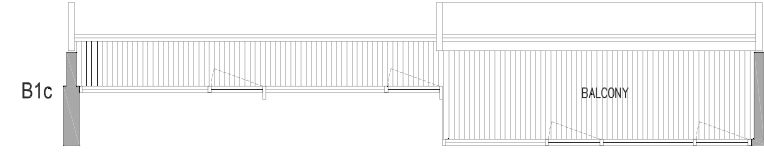
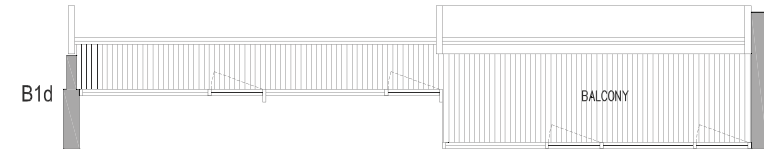
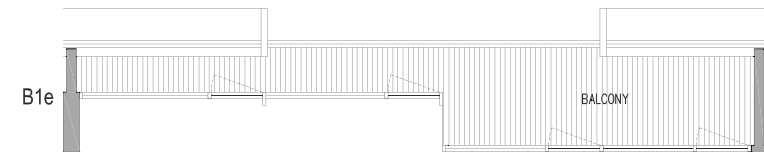
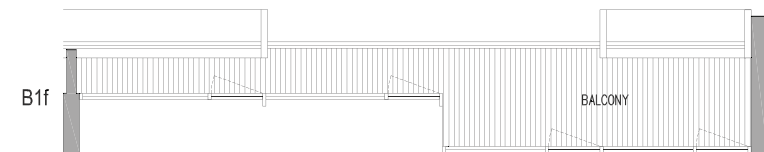
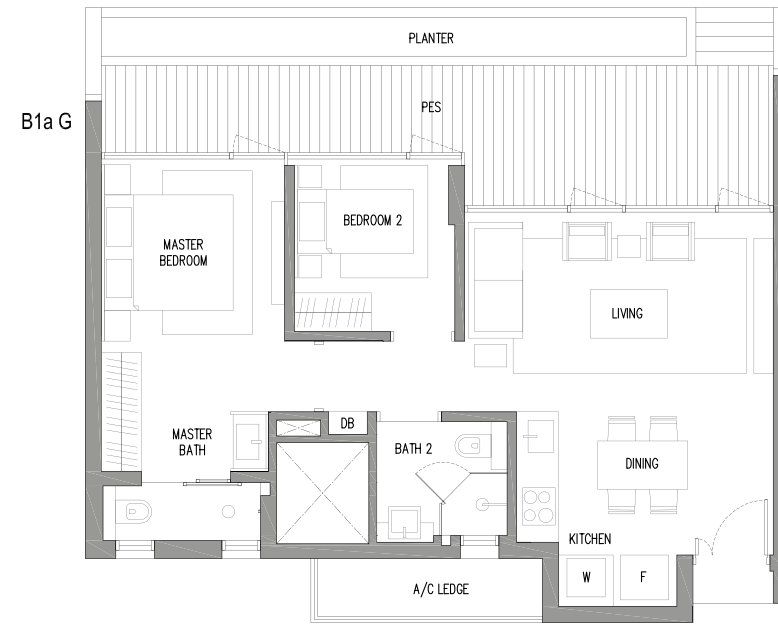
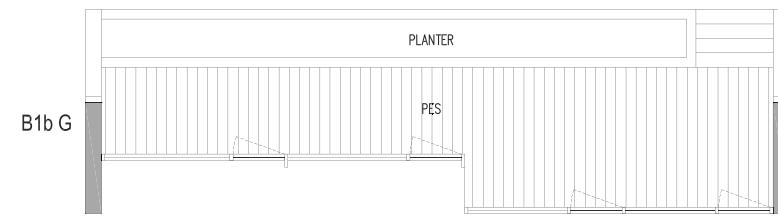
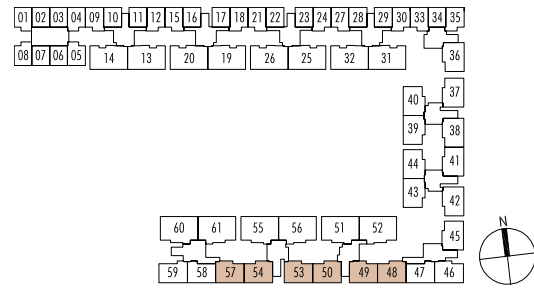
A4a
04-04



2-Bedroom

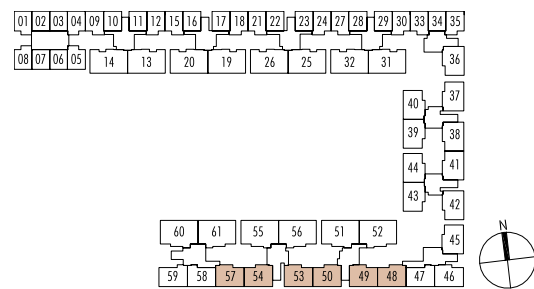
Type B1 G 1012sq ft

B1b G
01-48, 01-57
B1a G
01-49, 01-50, 01-53, 01-54



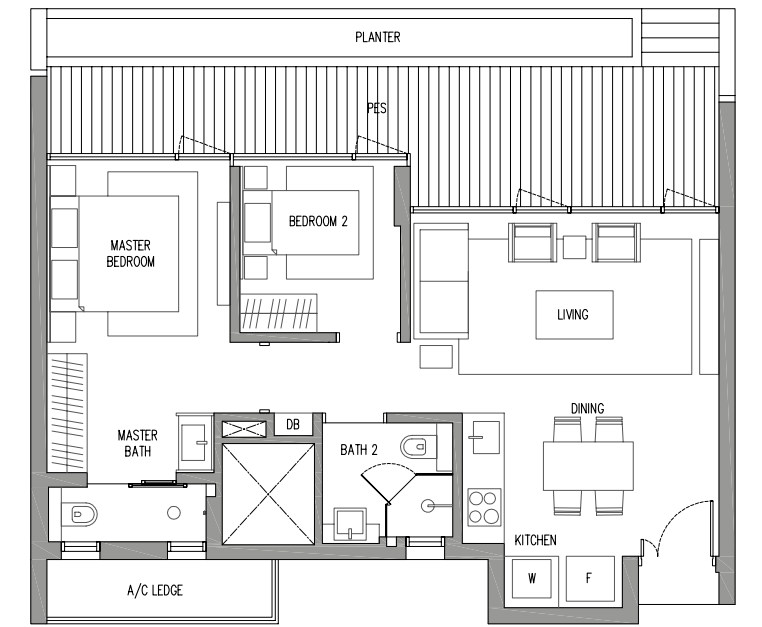
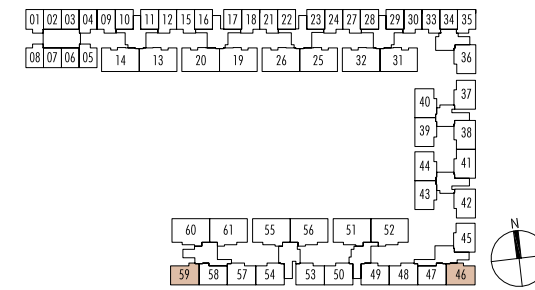
Type B1 840 sq ft

B1f
02-49, 02-50, 02-53, 02-54
04-49, 04-50, 04-53, 04-54
B1e
02-48, 04-48, 02-57, 04-57
B1d
03-49, 03-53
B1c
03-57
B1b
03-50, 03-54
B1a
03-48



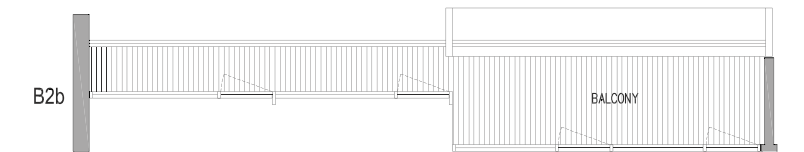
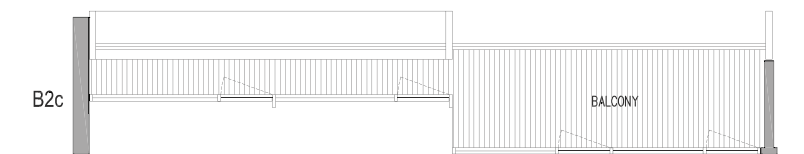
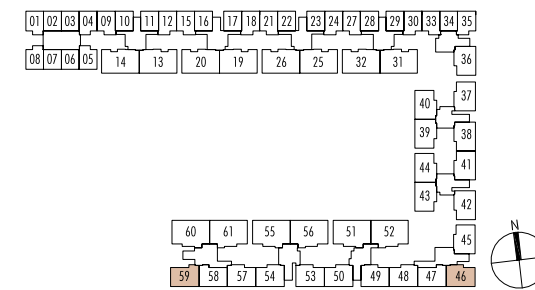
Type B2 G 1012sq ft

01-46, 01-59



Type B2 840 sq ft

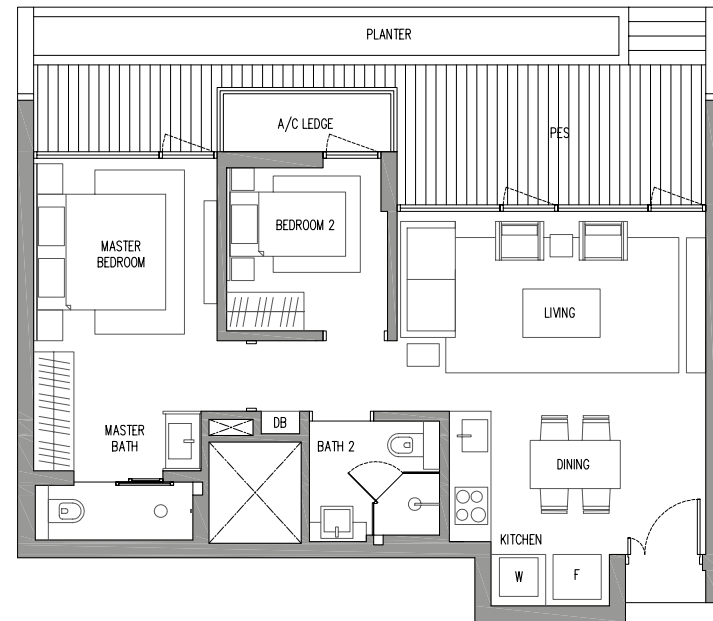
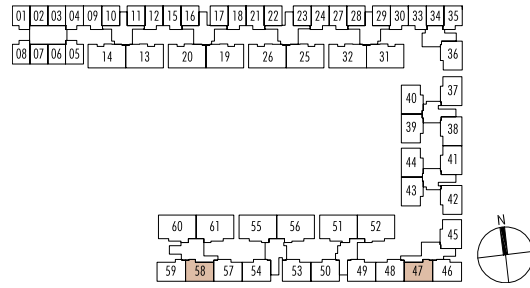
B2c
03-59
B2b
03-46
B2a
02-46, 04-46, 02-59, 04-59



2-Bedroom

Type B3 G 969 sq ft

01-47, 01-58

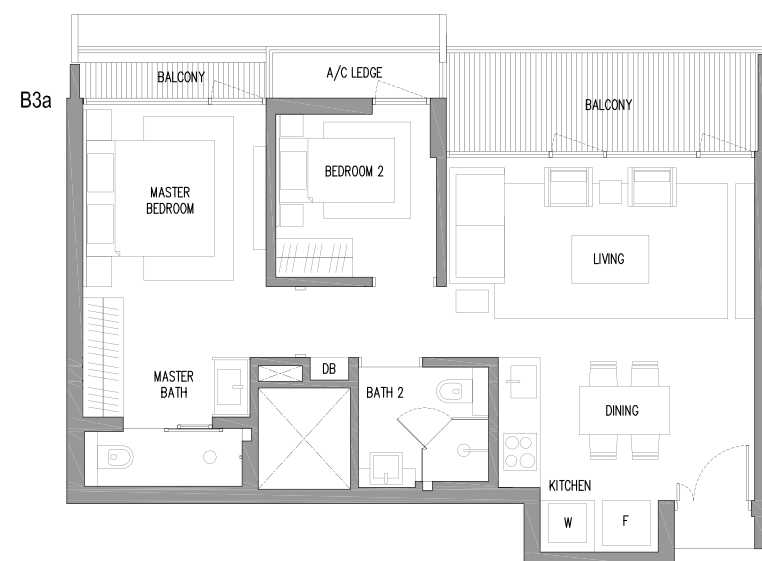
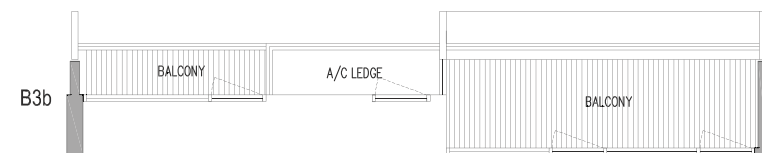
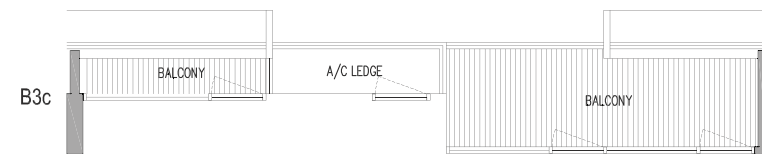
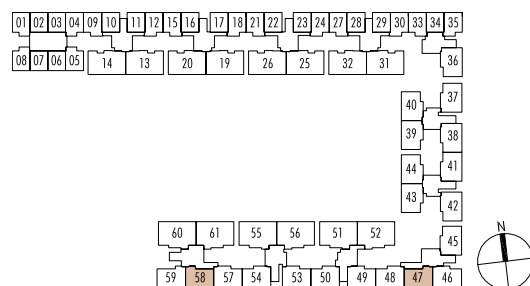


Type B3 797 sq ft

B3c
02-47, 04-47, 02-58, 04-58

B3b
03-58

B3a
03-47



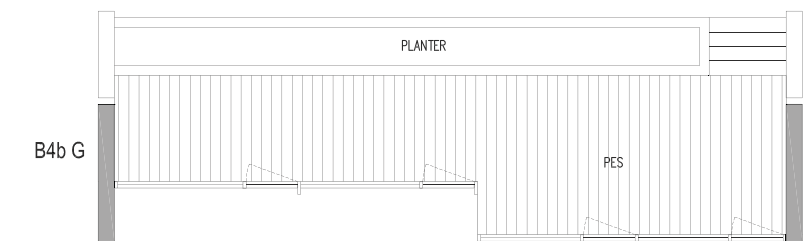
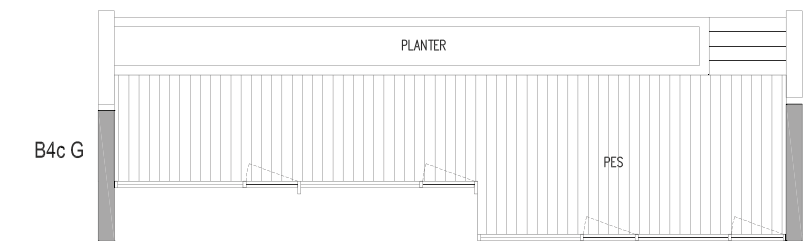
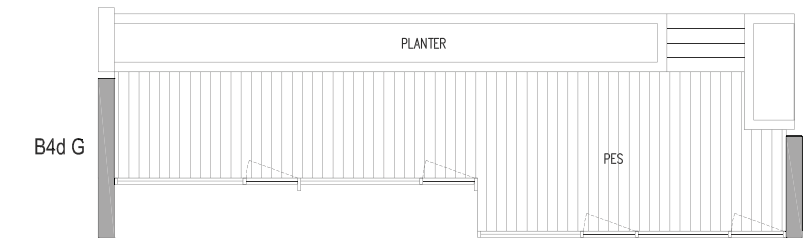
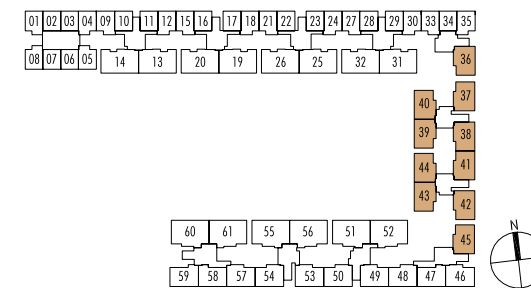
Type B4 G 1077sq ft

B4d G
01-39, 01-40, 01-43, 01-44

B4c G
01-38, 01-41

B4b G
01-37, 01-42

B4a G
01-36, 01-45

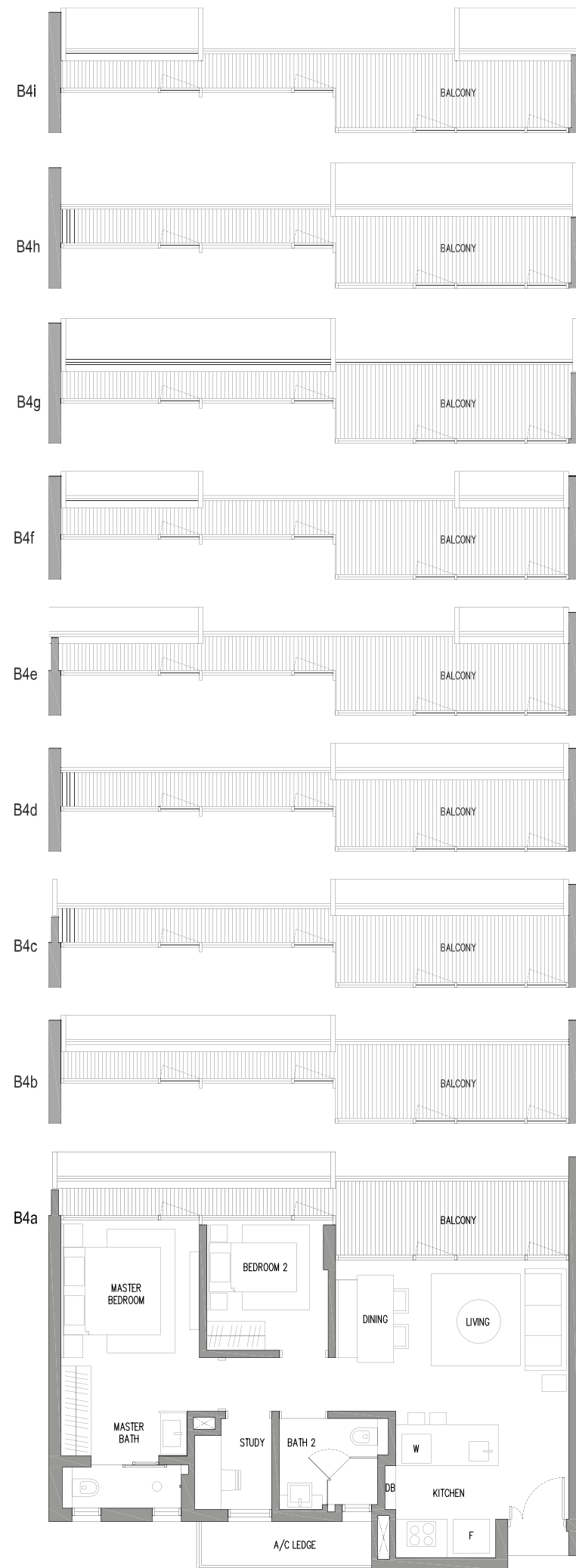
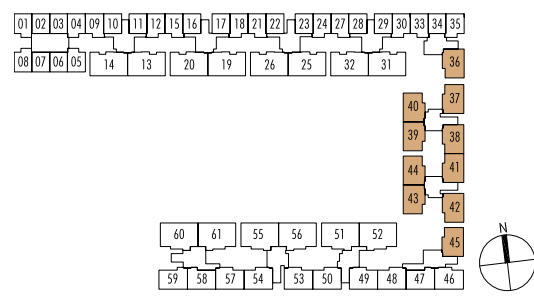


2-Bedroom + Study

3-Bedroom

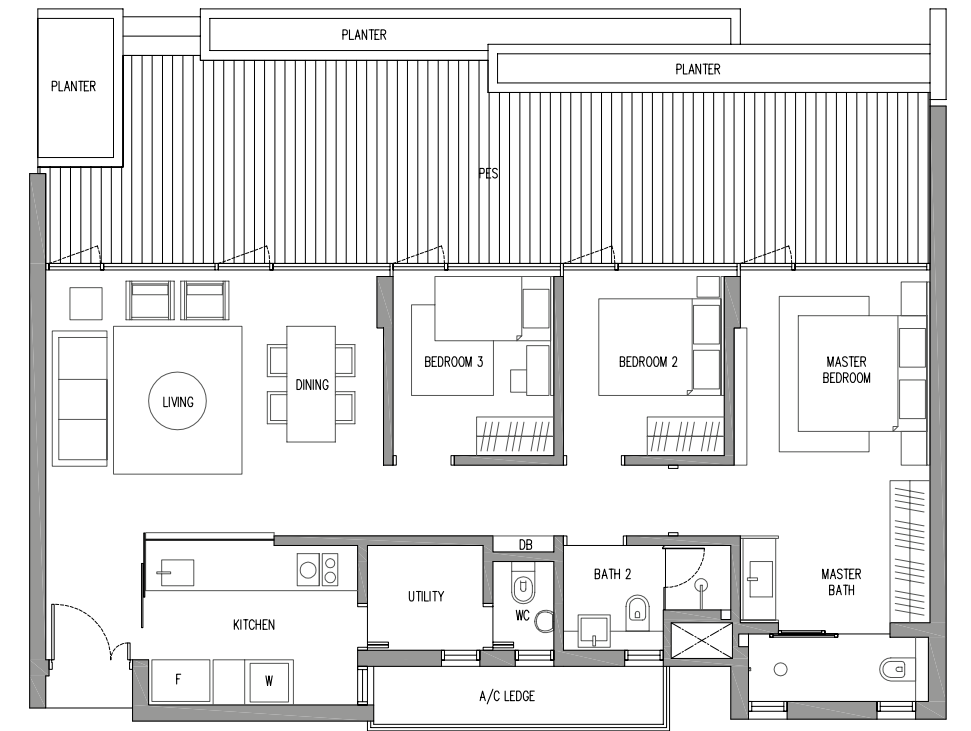
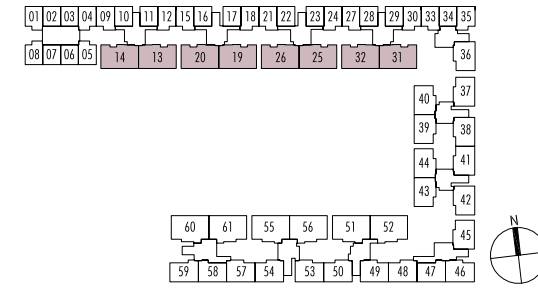
Type B4 872 sq ft

- B4i
02-39, 02-40, 02-43, 02-44
04-39, 04-40, 04-43, 04-44
- B4h
03-40, 03-44
- B4g
03-39, 03-43
- B4f
02-36, 02-37, 02-42, 02-45
04-36, 04-37, 04-42, 04-45
- B4e
02-38, 04-38, 02-41, 04-41
- B4d
03-36, 03-42
- B4c
03-38
- B4b
03-37, 03-45
- B4a
03-41



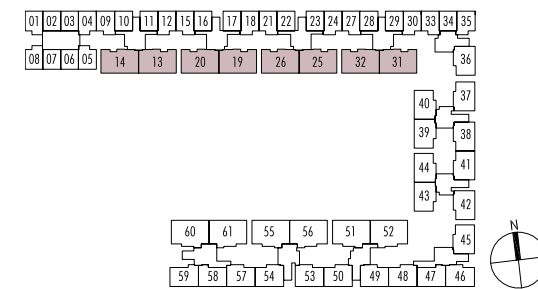
Type C1 G 1604sq ft

- 01-13, 01-19, 01-25, 01-31
01-14, 01-20, 01-26, 01-32



Type C1 1292 sq ft

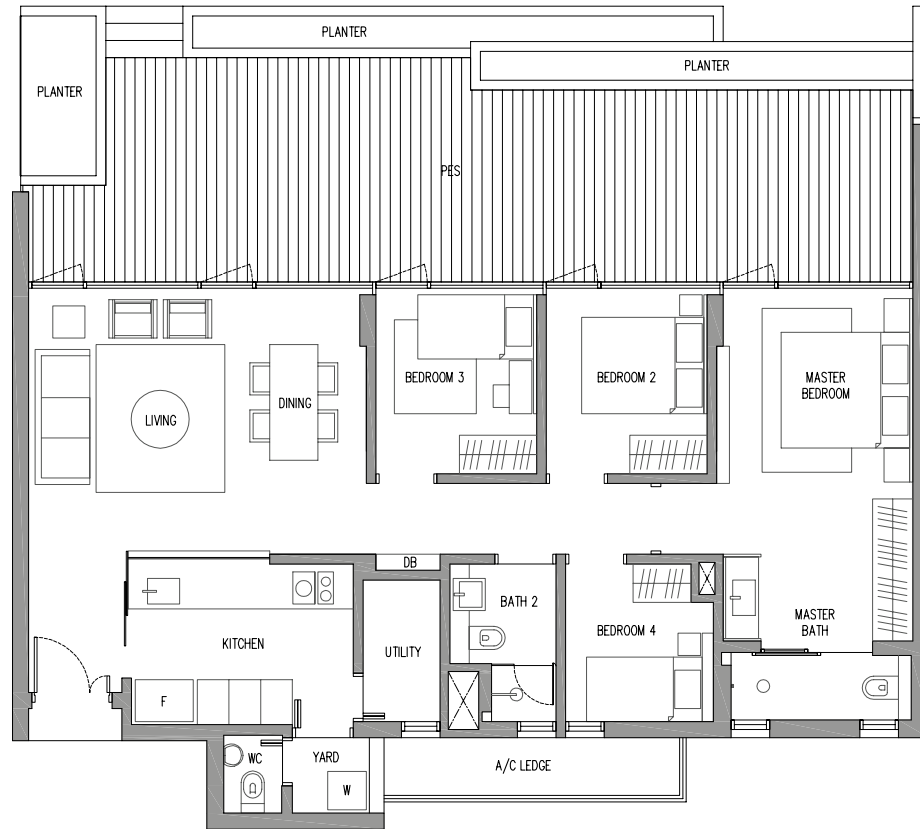
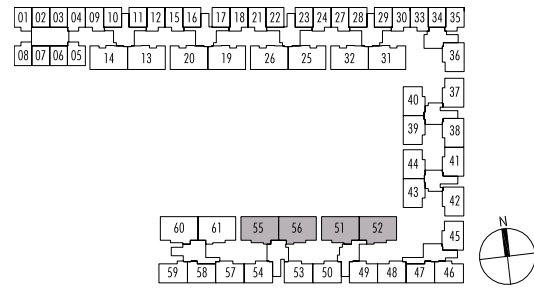
- C1c
03-13, 03-19, 03-25, 03-31
03-14, 03-20, 03-26, 03-32
- C1b
02-14, 02-20, 02-26, 02-32
04-14, 04-20, 04-26, 04-32
- C1a
02-13, 02-19, 02-25, 02-31
04-13, 04-19, 04-25, 04-31



4-Bedroom

Type D1 G 1701 sq ft

01-51, 01-52, 01-55, 01-56

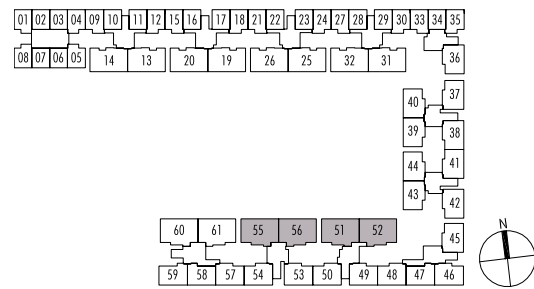


Type D1 1378 sq ft

D1c
03-51, 03-52, 03-55, 03-56

D1b
02-51, 04-51, 02-55, 04-55

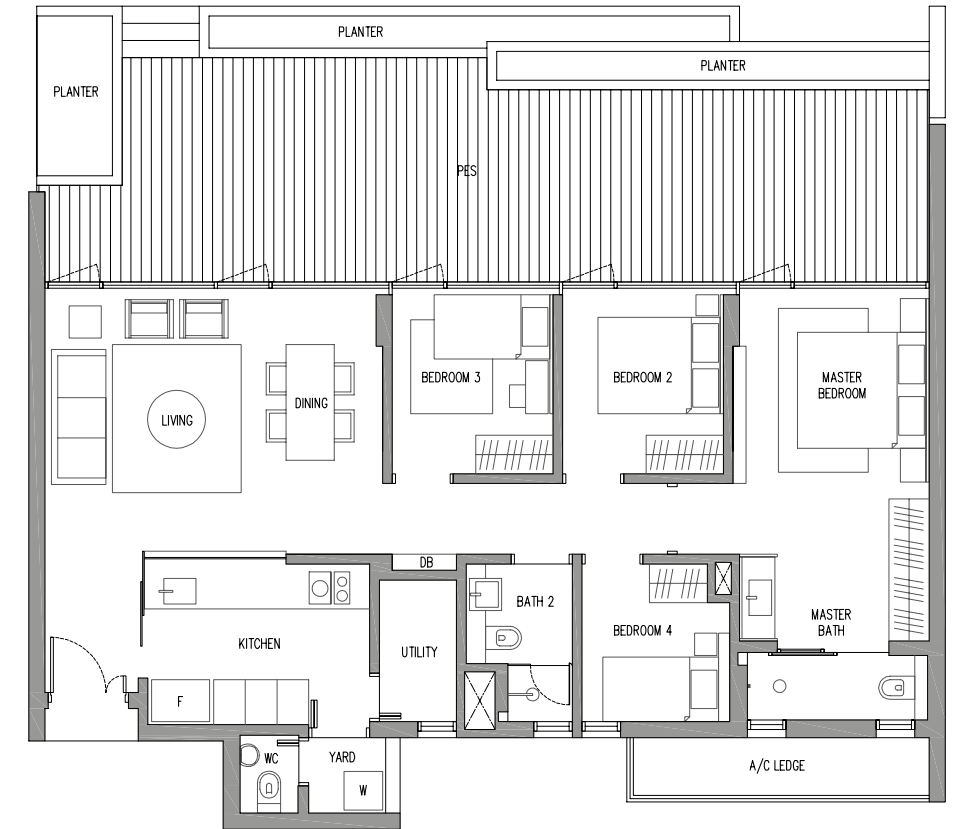
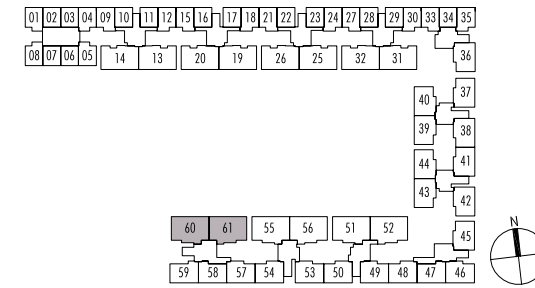
D1a
02-52, 04-52, 02-56, 04-56



4-Bedroom

Type D2 G 1701 sq ft

01-60, 01-61

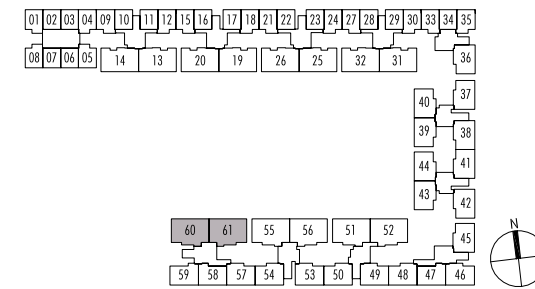


Type D2 1378 sq ft

D2c
03-60, 03-61

D2b
02-60, 04-60

D2a
02-61, 04-61

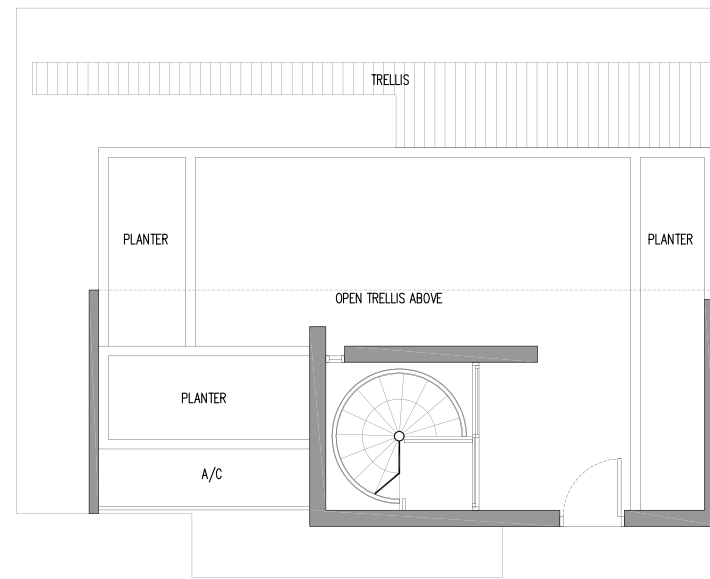
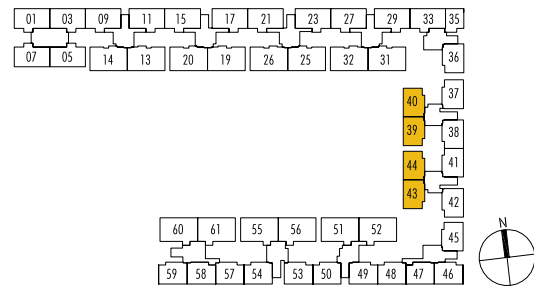


2-Bedroom Penthouse

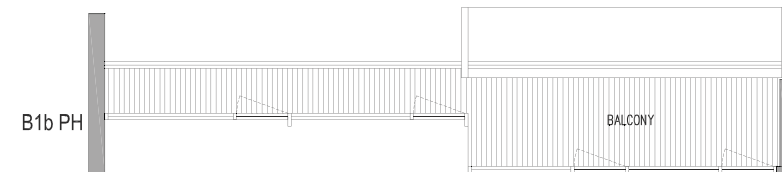
Type B1 PH 1444 sq ft

B1b PH
05-40, 05-44

B1a PH
05-39, 05-43



B1 PH
ROOF TERRACE

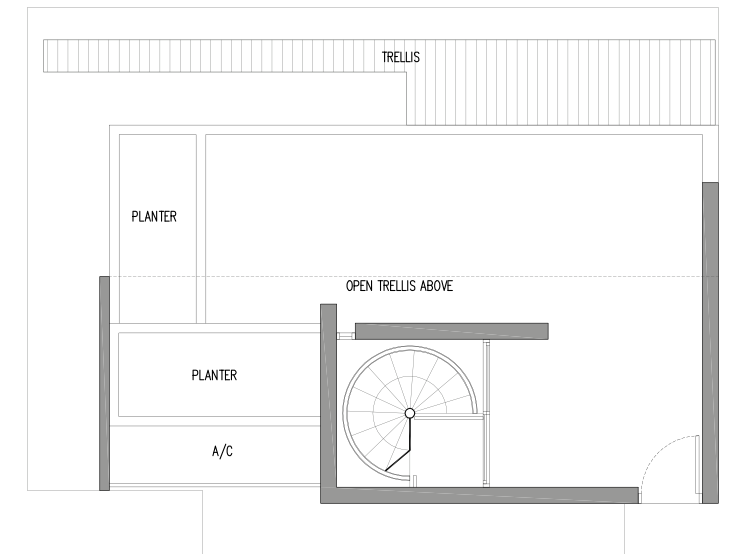
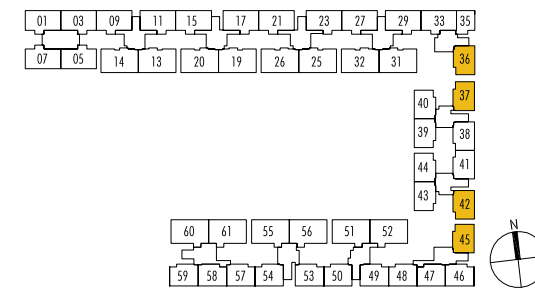


2-Bedroom Penthouse

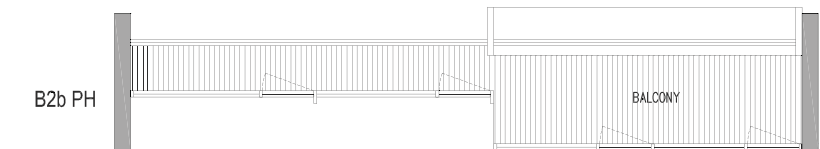
Type B2 PH 1433 sq ft

B2b PH
05-36, 05-42

B2a PH
05-37, 05-45



B2 PH
ROOF TERRACE

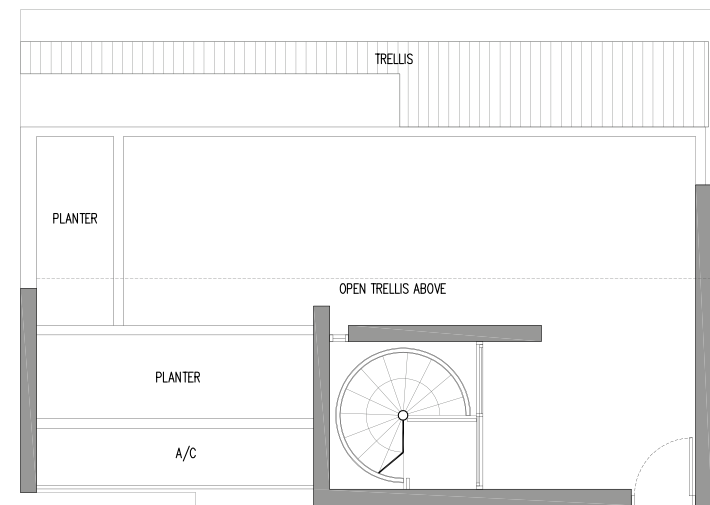
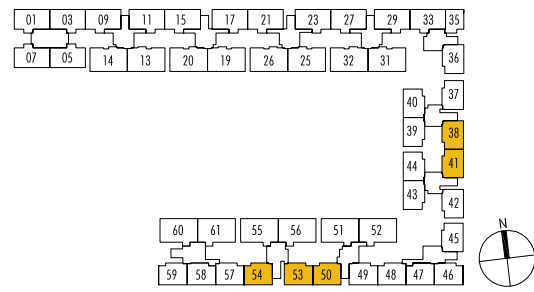


2-Bedroom Penthouse

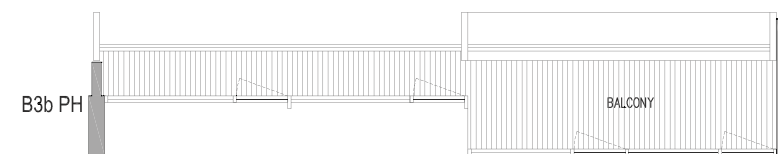
Type B3 PH 1508 sq ft

B3b PH
05-38, 05-53

B3a PH
05-41, 05-50, 05-54



B3 PH
ROOF TERRACE

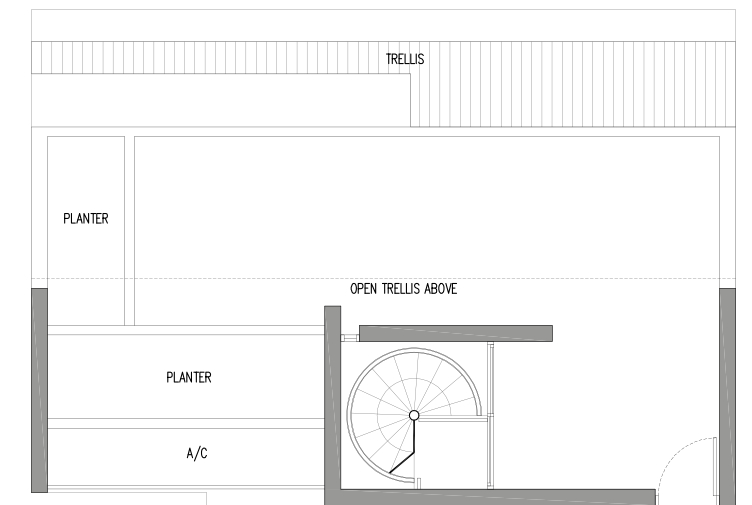
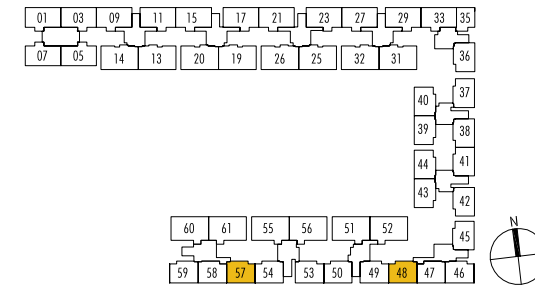


2-Bedroom Penthouse

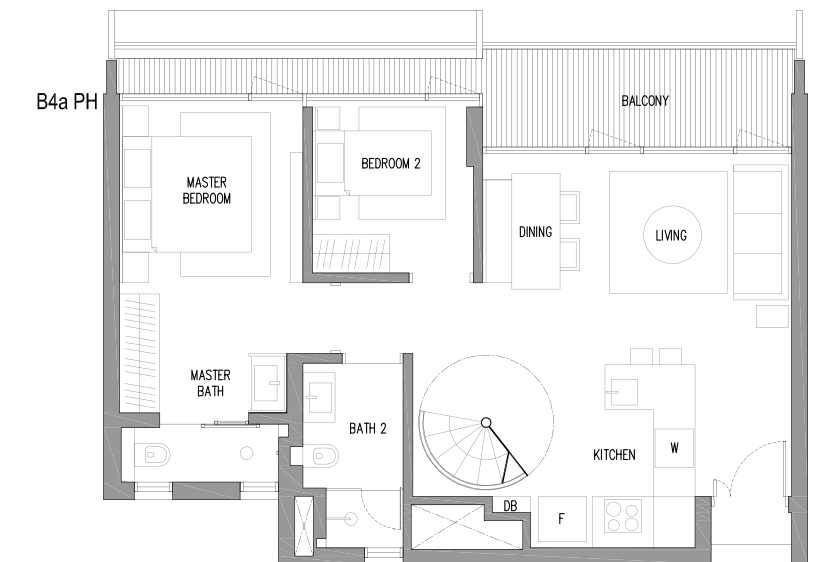
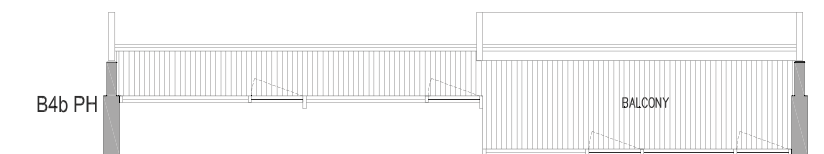
Type B4 PH 1508 sq ft

B4b PH
05-57

B4a PH
05-48



B4 PH
ROOF TERRACE

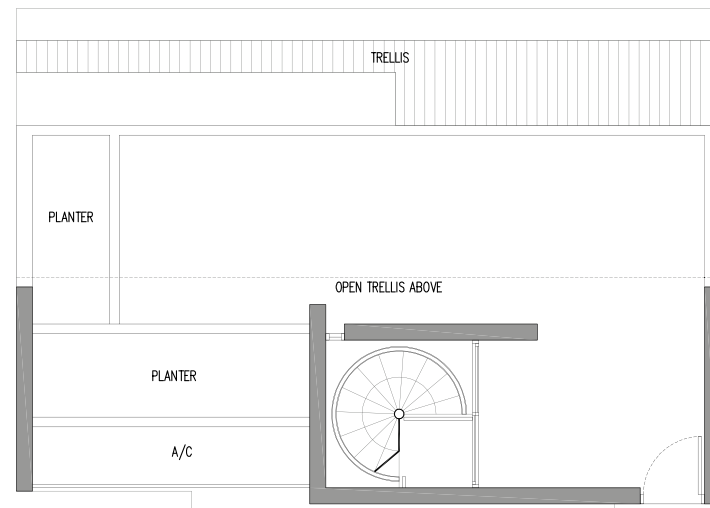
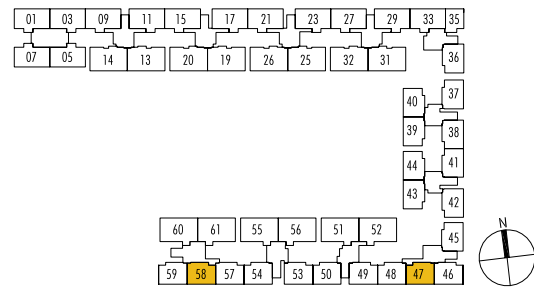


2-Bedroom Penthouse

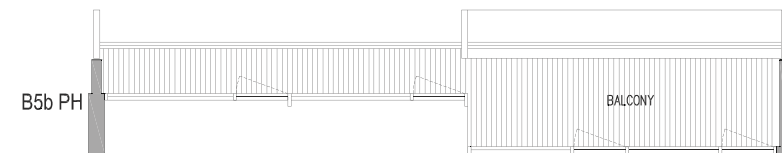
Type B5 PH 1508 sq ft

B5b PH
05-58

B5a PH
05-47



B5 PH
ROOF TERRACE

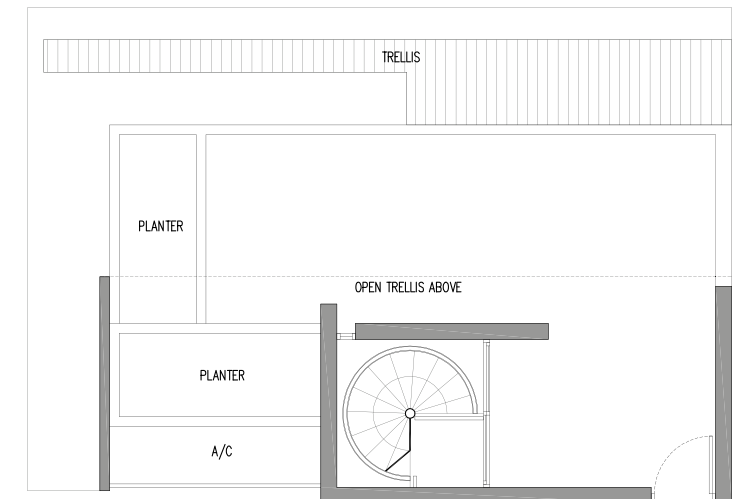
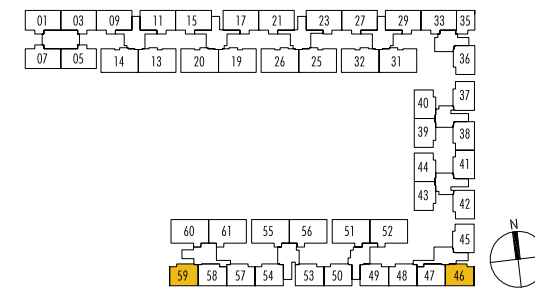


2-Bedroom Penthouse

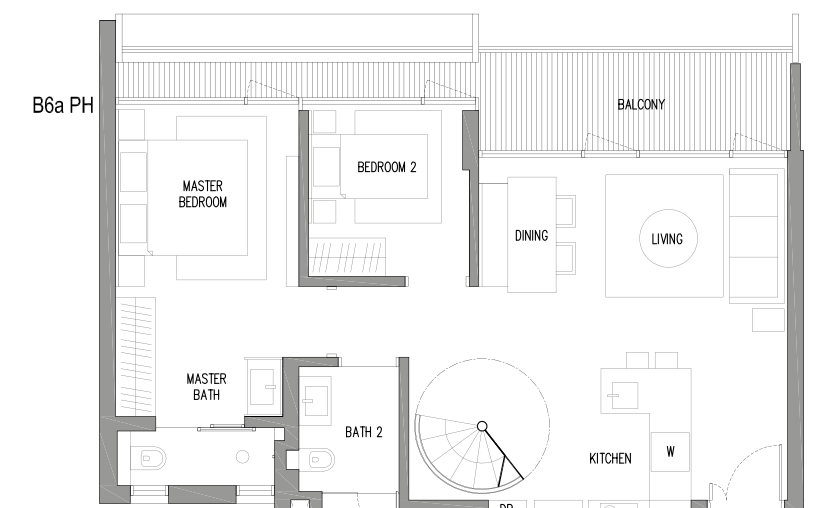
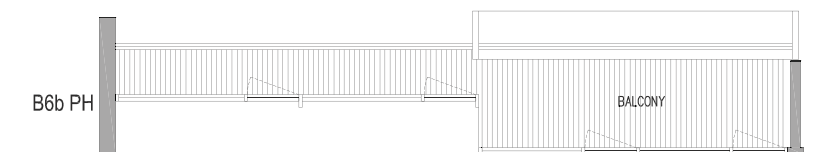
Type B6 PH 1444 sq ft

B6b PH
05-46

B6a PH
05-59



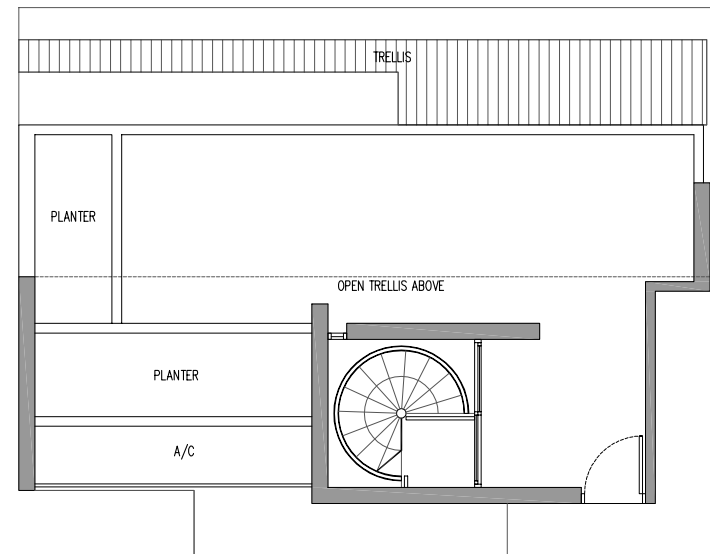
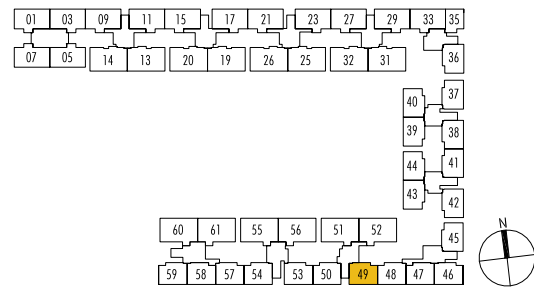
B6 PH
ROOF TERRACE



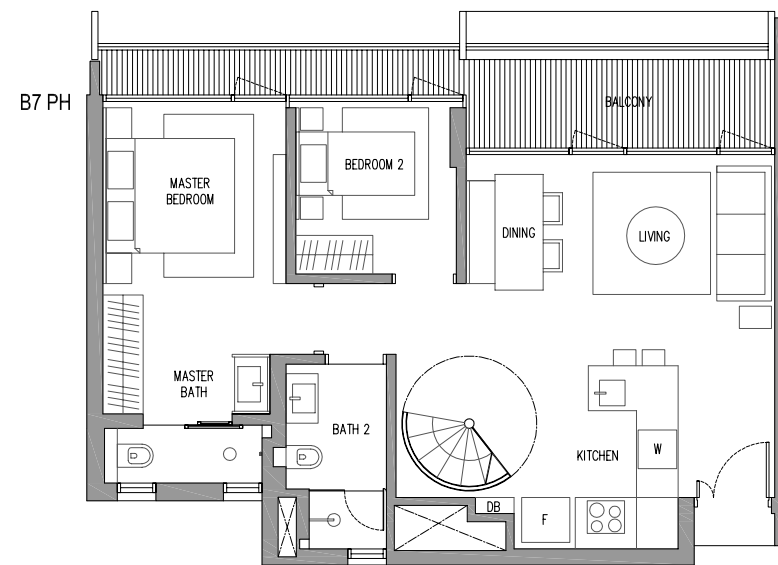
2-Bedroom Penthouse

Type B7 PH 1475 sq ft

05-49



B7 PH
ROOF TERRACE

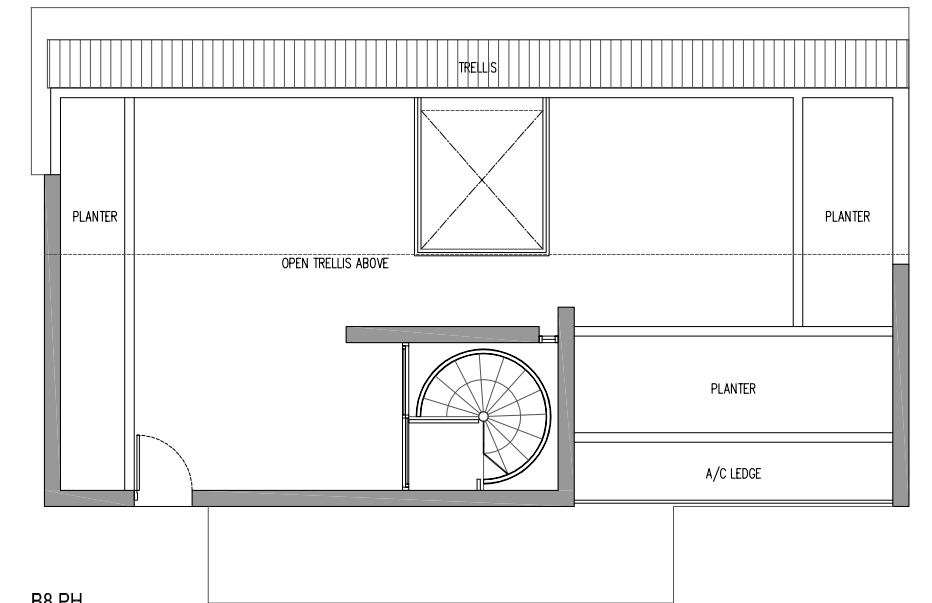
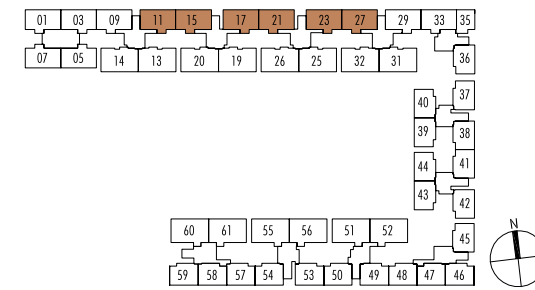


B7 PH

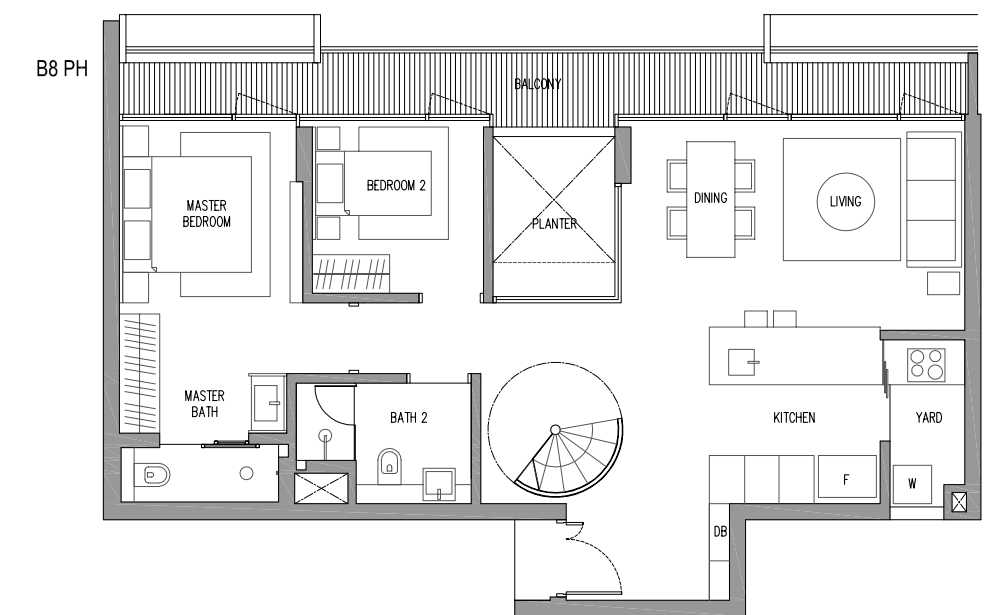
2-Bedroom Penthouse (Super)

Type B8 PH 1992 sq ft

05-11, 05-17, 05-23
05-15, 05-21, 05-27



B8 PH
ROOF TERRACE

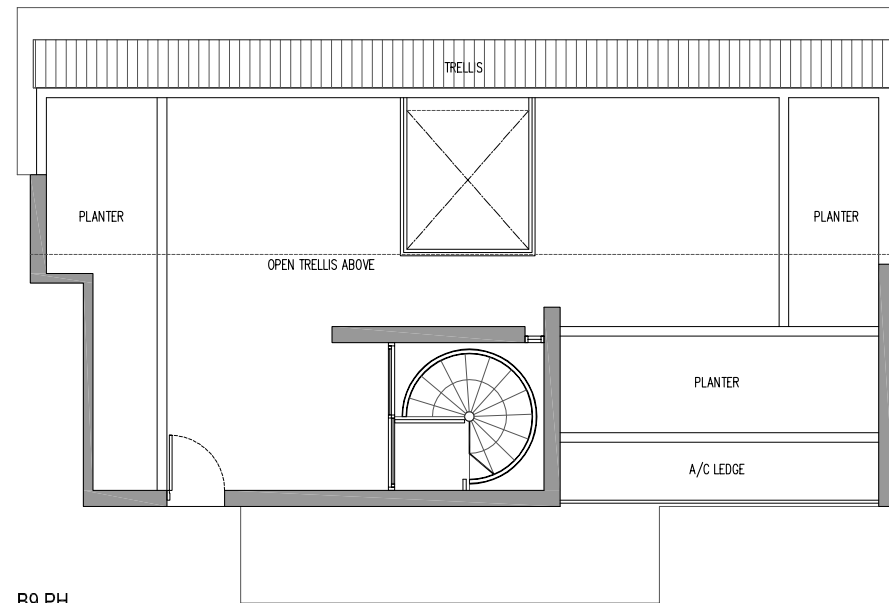
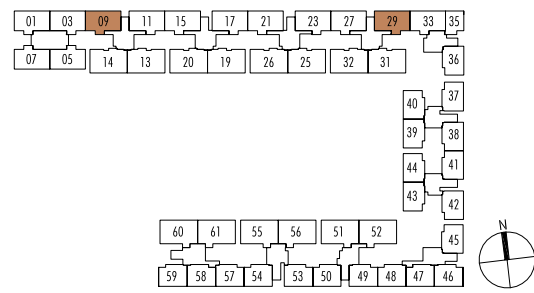


B8 PH

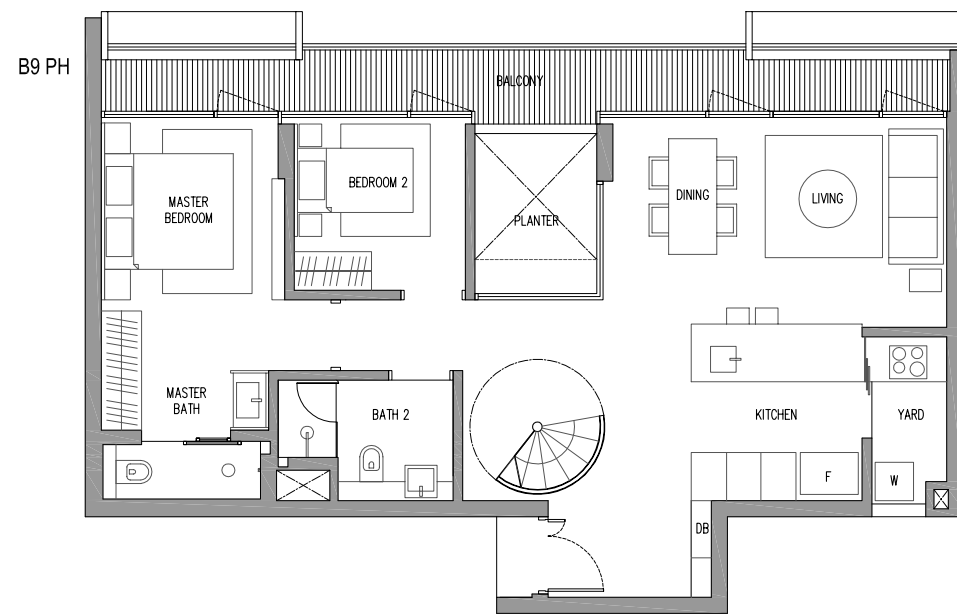
2-Bedroom Penthouse (Super)

Type B9 PH 1960 sq ft

05-09, 05-29



B9 PH
ROOF TERRACE

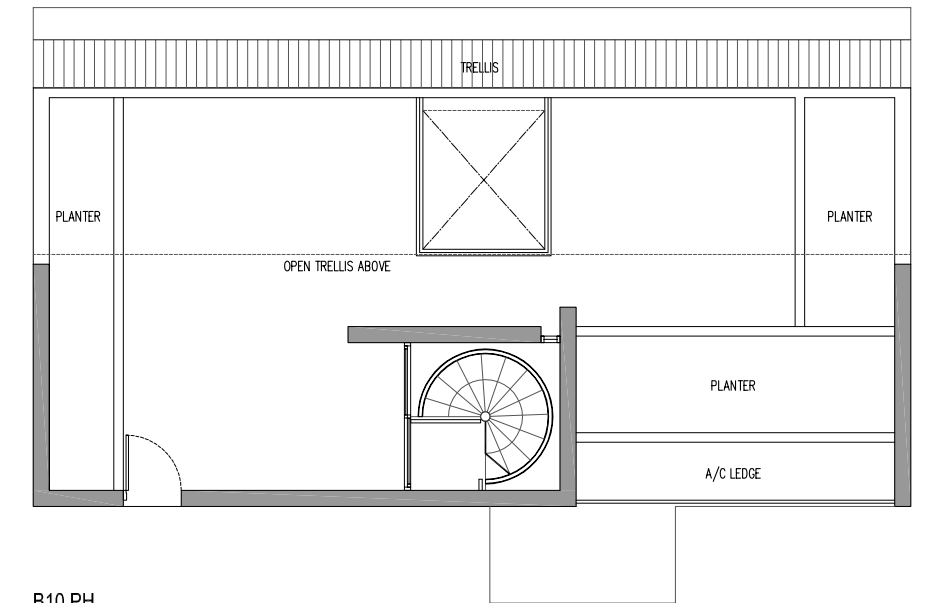
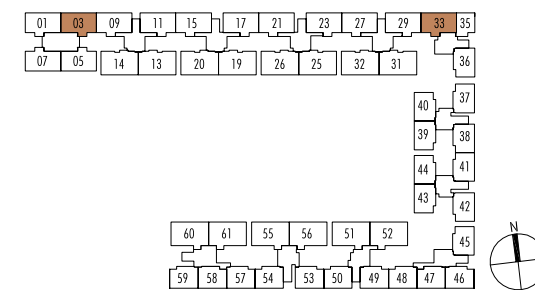


B9 PH

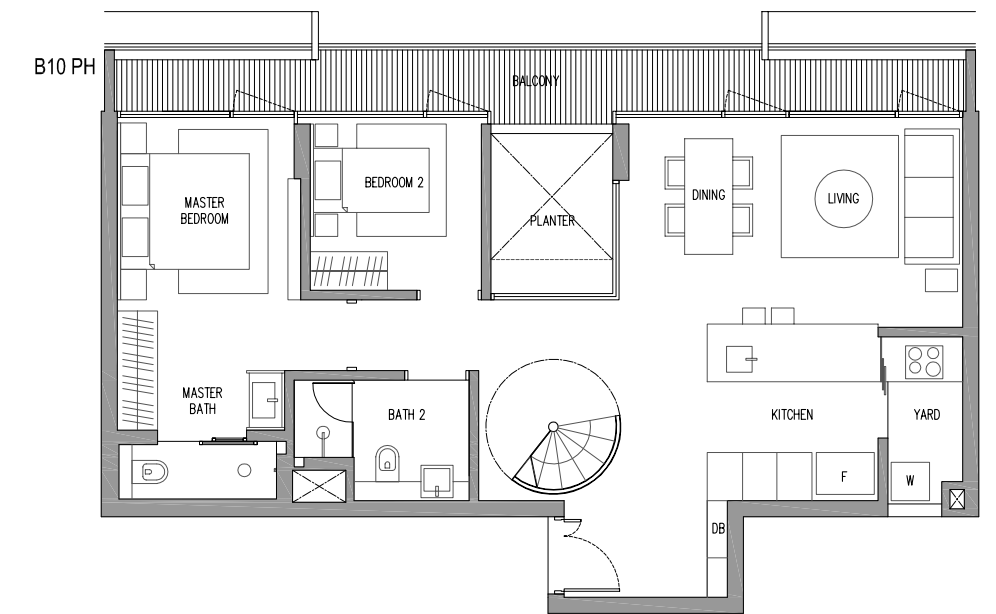
2-Bedroom Penthouse (Super)

Type B10 PH 1992 sq ft

05-03, 05-33



B10 PH
ROOF TERRACE



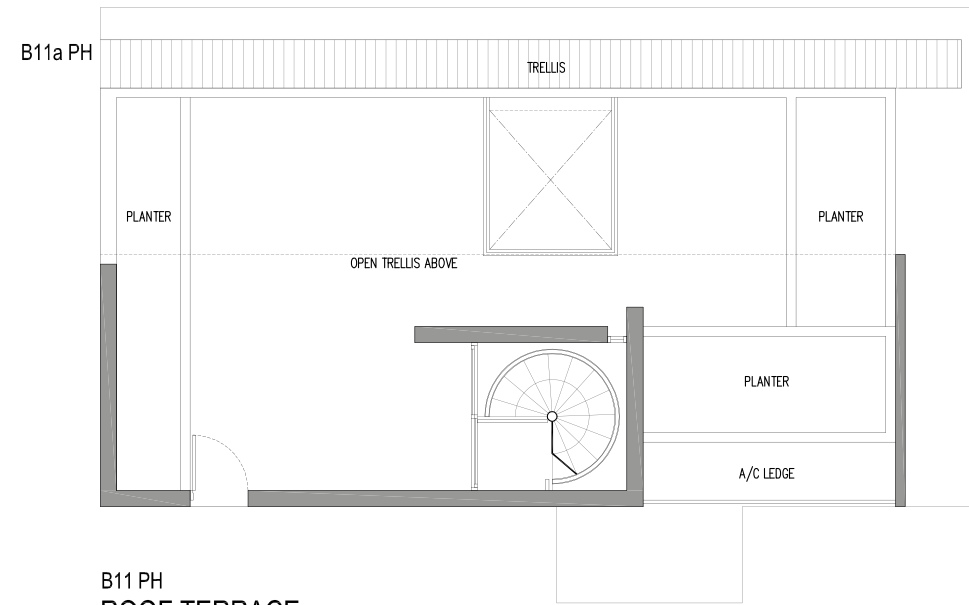
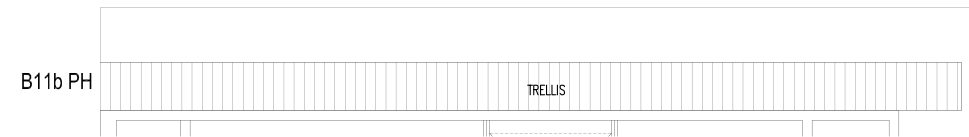
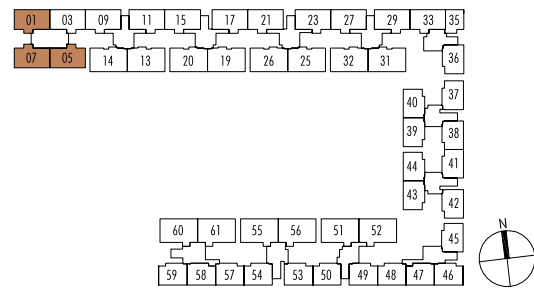
B10 PH

2-Bedroom Penthouse (Super)

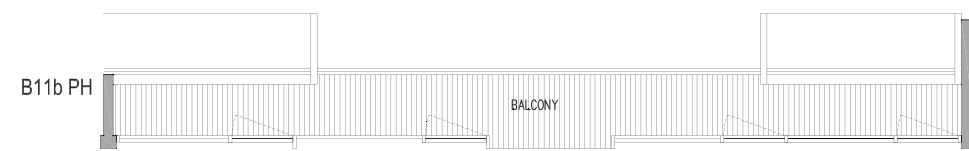
Type B11 PH 1917 sq ft

B11b PH
05-05, 05-07

B11a PH
05-01



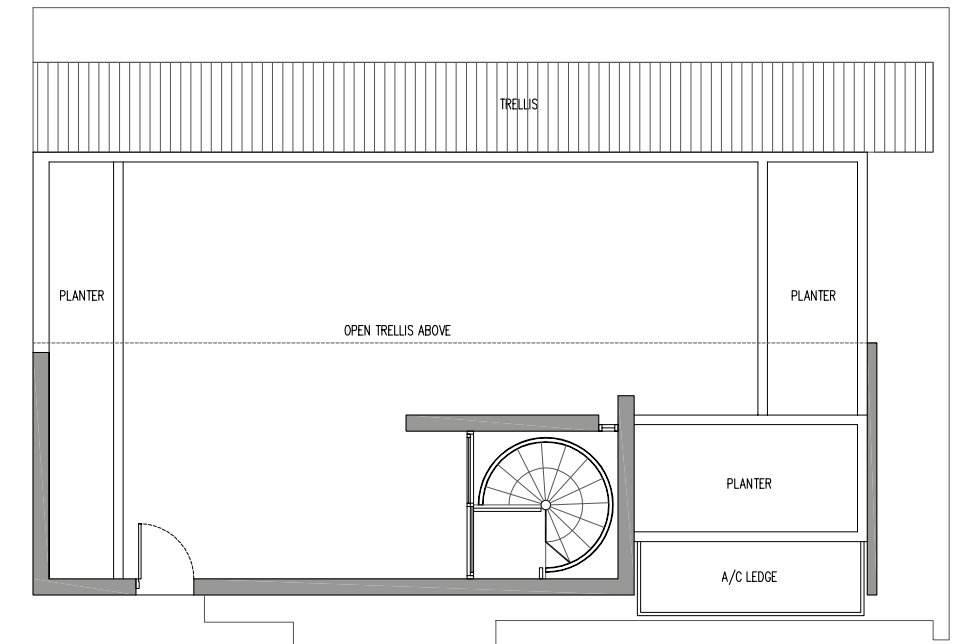
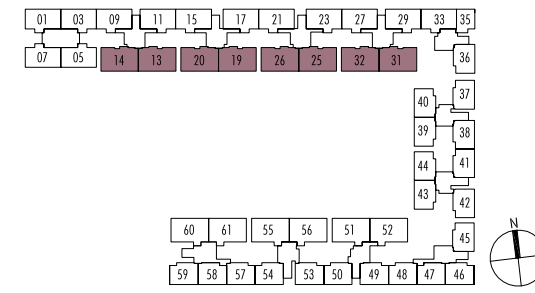
B11 PH
ROOF TERRACE



3-Bedroom Penthouse

Type C1 PH 2240 sq ft

05-13, 05-19, 05-25, 05-31
05-14, 05-20, 05-26, 05-32



C1 PH
ROOF TERRACE

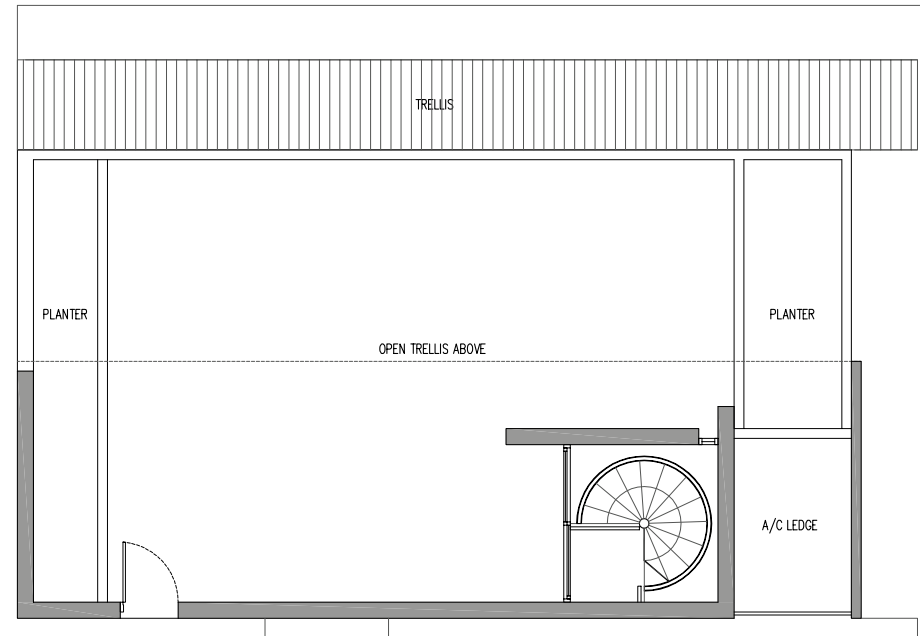
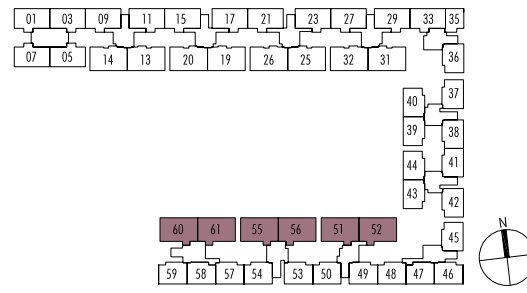


3-Bedroom Penthouse

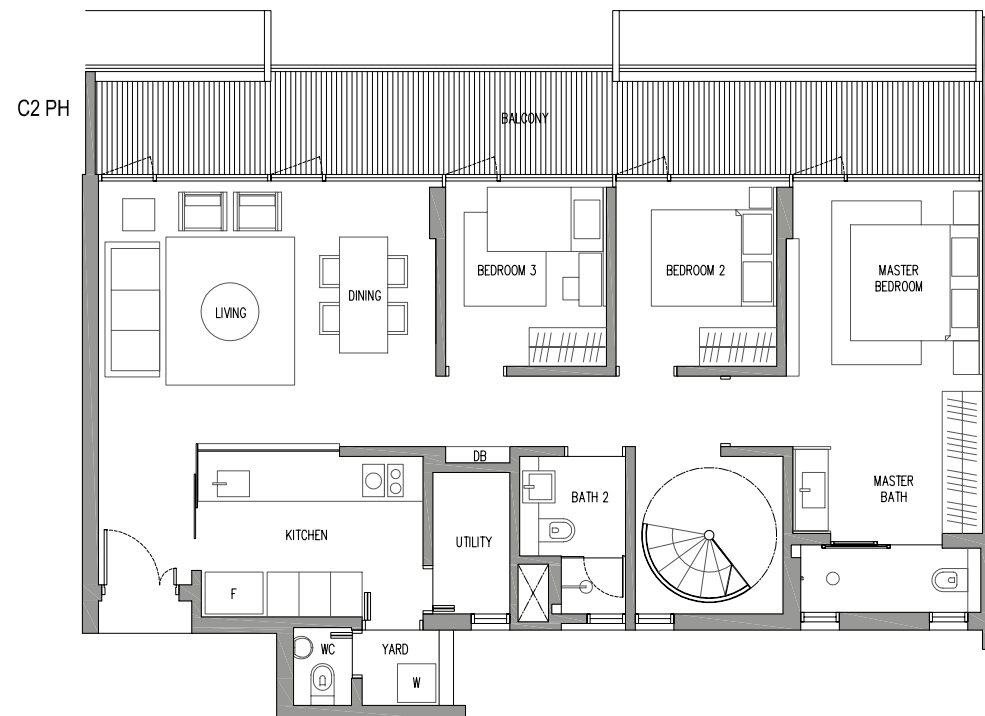
Specifications

Type C2 PH 2315 sq ft

05-51, 05-55, 05-60
05-52, 05-56, 05-61



C2 PH
ROOF TERRACE



C2 PH

- Foundation**
Reinforced concrete shallow foundation and/or cast in-situ bored piles and/or driven or jack-in pre-cast reinforced concrete piles
- Superstructure**
Pre-cast and/or cast in-situ reinforced concrete framed structure and/or steel structure
- Walls**
External Wall : Pre-cast and/or cast in-situ reinforced concrete wall and/or masonry
Internal Wall : Pre-cast and/or cast in-situ reinforced concrete and/or masonry and/or lightweight concrete panels and/or drywall partition system with cement skim coat/plaster (where applicable)
- Roof**
Pitched Roof: Metal roof with appropriate insulation (where applicable)
Flat Roof: Reinforced concrete roof with appropriate waterproofing and insulation (where applicable)
- Ceiling**
Typical Units
(a) Ceiling boards with emulsion paint to localized areas where boxing-up is required (where applicable)
(b) Skim coat and/or plaster ceiling with emulsion paint to other parts of the apartment (where applicable)
(c) Timber ceiling at PES and balconies
Common Areas
(a) Skim coat and/or plaster ceiling with emulsion paint and/or ceiling boards with emulsion paint to common areas and localized areas where boxing-up is required (where applicable)
- Finishes**
(a) Wall:
Typical Units
i) Emulsion paint to foyer, living, dining, bedrooms, kitchen, utility (where applicable), store (where applicable), corridors, yard (where applicable), private internal staircase (where applicable)
ii) Textured coating and/or weather-proof and/or silicon paint and/or emulsion paint and/or timber cladding to balcony, roof terraces (where applicable), air-con ledge, private enclosed space (where applicable) and other walls exposed to the exterior/weather (where applicable)
iii) Selected stone to exposed areas of master bathroom
iv) Homogeneous tiles to exposed areas of common bathrooms
v) Homogeneous tiles to exposed areas of WC (where applicable)
Common Areas
i) Textured coating and/or paint and/or stone cladding to feature walls (where applicable)
ii) Textured coating and/or paint and/or stone cladding and/or homogeneous/porcelain/ceramic tiles to basement's common lift lobby and ground floor lift lobby (where applicable)
iii) Textured coating and/or weather-proof and/or silicon paint and/or emulsion paint to upper floor lift lobby, maintenance roof, and other walls exposed to the exterior/weather (where applicable)
(b) Floor:
Typical units
i) Selected stone to foyer, living (except Type A), dining, master bathroom
ii) Timber flooring to exposed areas of bedroom and Type A living
iii) Homogeneous/porcelain/ceramic tiles to common bathroom, kitchen, utility (where applicable), store (where applicable), yard, and roof terrace
iv) Timber flooring on steel structure to private internal stairs
v) Timber deck to private enclosed space (where applicable) and balconies (where applicable)
vi) Cement and sand screed to planter and air-con ledge
Common Areas
i) Lap Pool, Wading Pool - Pool tiles (where applicable)
ii) Pool Deck - Timber decking and/or stone and/or washed pebbles and/or homogeneous and/or porcelain/ceramic tiles and/or stamped concrete (where applicable)
iii) Basement lift lobby - Stone and/or washed pebbles and/or homogeneous and/or porcelain and/or ceramic tiles (where applicable)
iv) 1st storey and typical floor common lift lobby - Stone and/or washed pebbles and/or homogeneous and/or porcelain and/or ceramic tiles (where applicable)
v) Maintenance roof - Cement and sand screed and/or precast slabs and/or homogenous and/or porcelain and/or ceramic tiles and/or washed pebbles (where applicable)
- Windows**
Aluminum framed window with glass
- Doors**
(a) Approved fire-rated timber entrance door from common lift lobby (where applicable)
(b) Swing and/or sliding and/or pocket timber and/or glass door to bedroom, master bathroom, common bathroom and kitchen
(c) PVC bi-fold and/or aluminum framed acrylic door to WC (where applicable) and utility (where applicable)
(d) Aluminum framed glass door to balcony, private enclosed space, roof terrace (where applicable)
(e) Good quality locksets, hinges and door handles
- Sanitary Fittings**
(a) Master Bathroom
- 1 water closet
- 1 wash basin and mixer
- 1 shower area with shower set
- 1 toilet roll holder
- 1 mirror
(b) Common Bathroom
- 1 water closet
- 1 wash basin and mixer
- 1 shower area with shower set
- 1 toilet roll holder
- 1 mirror
(c) WC (where applicable)
- 1 water closet
- 1 wash basin
- 1 shower set
- 1 toilet roll holder
- Electrical Installation:**
(a) All electrical wirings are concealed except for electrical wiring in conduits/trunking exposed above the false ceiling and in spaces within DB closet where DB is located
(b) Refer to Electrical Schedule for details
- TV/Telephone**
Refer to Electrical Schedule for details
- Lightning Protection**
Lightning protection system shall be provided in accordance with Singapore Standard Code of Practice
- Painting**
External Walls – Textured coating and/or weather-proof and/or silicon paint and/or emulsion paint (where applicable)
Internal Walls – Textured coating and/or emulsion paint (where applicable)
- Waterproofing**
Waterproofing provided to floor of basement, RC flat roof, bathrooms, kitchens, yard, WCs, balconies, roof terraces, private enclosed spaces and planters where applicable
- Driveway and Car Park**
Surface driveway and ramp – Selected pavers and/or stones and/or washed pebbles and/or tiles and/or reinforced concrete slab and/or tarmac (where applicable)
Basement Car Park – Reinforced concrete slab with hardener and/or epoxy coating and/or stamped concrete complete with anti-slip grooves at ramp areas (where applicable)
- Recreation Facilities**
(a) Lap Pool
(b) Wading Pool
(c) Cabanas
(d) Reflective Pool
(e) Cascading Water Feature
(f) Sunken Courtyard
(g) Gymnasium
(h) Steam room
(i) Private Dining
(j) Function Room
(k) BBQ area
(l) Children's Playground

- (m) Golf Simulation Room
- (n) Reading Room
- (o) Tree House

- Additional Items**
(a) Kitchen cabinets
- High and/or low kitchen cabinet with selected solid-surface countertops
(b) Kitchen appliances
- Cooker hood, cooker hob, oven, fridge*, washer cum dryer*
* denotes appliance applicable to Type A units only
(c) Wardrobe
- Wardrobes provided to all bedrooms
(d) Air-Conditioning (All Apartment Units)
- Split unit air-conditioning system to living, dining, and bedrooms.
(e) Hot water supply
- Hot water supply to all bathrooms (excluding WC) and kitchen
(f) Internal bathrooms are mechanically ventilated where applicable
(g) Gas supply
- Town gas supply to kitchen for Type C & D units only
(h) Security
i) Audio Intercom System for communication between Guard House/Basement Lift Lobby/1st Storey Lift Lobby and all apartment units
ii) Closed circuit television system at designated common areas
iii) Proximity card access to basement and 1st storey lift lobbies
iv) Auto car barrier system at development entrance

Note:

- Marble and Granite**
Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and markings which may appear over time due to absorption of moisture and caused by their complex mineral compositions and incorporated impurities. While such materials can be pre-selected before installation, the non-conformity to marble, limestone and granite as well as non-conformity between pieces cannot be totally avoided. Granites and porcelain tiles are pre-polished before laying and care had been taken for their installation. However, granite and porcelain tiles, being a much harder material than marble, cannot be re-polished after installation hence some level differences can be felt at the joints.
- Tiles**
Selected tile sizes and tile surface flatness cannot be perfect and are subject to manufacturing and acceptable range described in Singapore Standards.
- Timber**
Timber is a natural material containing veins and tonal differences. Thus it is not possible to achieve total consistency of color and grain in its selection and installation. Timber joint contraction/expansion movement due to varying air moisture content is also a natural phenomenon. Timber requires regular maintenance. Stain and/or bleach finish applied on the timber strips/engineered 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.
- Glass**
Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakages, which may occur in glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.
- Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Fittings and Electrical Appliances, Door Swing Positions and Plaster Ceiling Boards**
Layout/locations of wardrobes, kitchen cabinets, air-conditioning units, fittings, electrical points, audio handsets, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.
- Cable Television**
The Purchaser is liable to pay annual fee, subscription fee and such other fees to Starhub Cable Vision Ltd or any other relevant service providers. The Developer is not responsible to make arrangements with any of the said service providers for the service connection for their respective subscription channels.
- Condenser Units and Air-conditioner Ledges**
Air-conditioning system has to be maintained on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas to ensure good working condition of the system. The condenser units for all the unit types housed on the common roof area are to be maintained by the respective Purchasers.
- Mechanical Ventilation System**
Mechanical ventilation system within the apartment unit has to be maintained and cleaned on a regular basis by the Purchaser to ensure good working condition of the system.
- False Ceiling**
The 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 purpose. Where removal of equipment is needed, ceiling works would be required. Location of false ceiling is subject to Architect's sole discretion and final design.
- Planters**
Planters at roof terraces (where applicable) are designed for potted plants only and no soil material or turf/plants will be provided.
- Recreation Facilities**
All recreation facilities are subject to change/approval by relevant authorities and/or technical requirement/compliance.
- Brand and Model**
The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.
- Warranties**
Where warranties are given by manufacturers and/or suppliers of the above installation, such warranties shall be handed over to the Purchaser at the time when possession of the building units is delivered to the Purchaser.
The information contained in this brochure is subject to change as may be approved by the authorities and cannot form part of an offer or contract. All plans are subject to any amendments approved by the relevant authorities. Floor areas are approximate and subject to final survey. Illustrations in this brochure are artist's impressions and serve only to give an approximate idea of the project. While every reasonable care has been taken in providing this information, its owners or agents cannot be held responsible for any inaccuracy.

Electrical Provision

Type of Units	A1G A2G A3G A4G	B1G B2G B3G B4G	B4	C1G C1	D1G D2G D1 D2	B1PH B2PH B3PH B4PH B5PH B6PH B7PH	B8PH B9PH B10PH B11PH	C1PH C2PH
Light Point	6	11	11	11	13	17	14	19
13A SSO	7	14	14	16	19	22	19	24
Washing Machine Point	1	1	1	1	1	1	1	1
TV Outlet	1	3	3	3	4	5	3	4
Tel Outlet	2	3	4	4	4	5	3	4
Door Bell Point	1	1	1	1	1	1	1	1
Water Heater Point	1	2	2	2	2	2	2	2
Cooker Point	1	1	1	1	1	1	1	1
Hood Point	1	1	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1	1
Aircon Isolator	1	2	2	2	3	3	2	3
Audio Intercom	1	1	1	1	1	1	1	1

About The Company

Established in 1969 and listed on the Singapore Stock Exchange in 1973, Tuan Sing Holdings Limited is an investment holding company with diverse interests ranging from property development, hospitality, industrial services and other investments. Headquartered in Singapore, the Group's business operations are located in various countries throughout the Asia Pacific region, including Singapore, China, Australia, Malaysia and Indonesia. The group has over 70 subsidiaries and associates, with a workforce of more than 4,300 employees operating in various countries in the region. Tuan Sing Holdings Limited is a recognised property developer in quality residential, commercial and industrial properties in both Singapore and China.

SINGAPORE

Mont Timah

Mont Timah comprises 32 one-of-its-kind strata landed homes situated on elevated ground at Hindhede Drive abutting the Bukit Timah Nature Reserve. Designed by the winner of the President's Design Award 2011, Chan Sau Yan Associates, these residences utilise modern contemporary tropical design, blending condominium lifestyle with landed home living and define a new benchmark for luxury cluster living.



Mont Timah

BOTANIKA

BOTANIKA is a freehold, 34-unit exclusive boutique residential development designed by the multi-award-winning SCDA Architects. Awarded the SIA Architectural Design Award 2011 (Residential), the development is nestled in nature's greenery next to the Singapore Botanic Gardens and just minutes from the best shopping in the heart of the city.



BOTANIKA
SIA Architectural Design Award 2011 (Residential)

Leedon Park Development

Leedon Park development consists of six distinctive good class freehold bungalows exclusively nestled in a tree conservation area just off Holland Road in the prime district of Singapore. The project was completed in 2002.



Leedon Park Development



Lakeside Ville – National Overall Gold Medal (Bungalow)

CHINA

Lakeside Ville

Lakeside Ville is a luxury residential development comprising 296 villa units, 148 condominium units, 24 3-storey townhouses, as well as a clubhouse, 2 man-made lakes, 2 tennis courts, an indoor all-season swimming pool and other facilities. Located in the Qingpu District of Shanghai, the development was recognised as one of the 10 Best Designed Villas in Shanghai and awarded the National Overall Gold Medal in the Bungalow category by the Ministry of Construction. Lakeside Ville was also one of the Top 5 finalists in the Best Urban Design category at the Dubai International Architecture+Awards in 2004.



TUAN SING HOLDINGS LIMITED

9 Oxley Rise, #03-02, The Oxley, Singapore 238697

Tel: 6223 7211

Fax: (65) 6224 1085 (General)

Fax: (65) 6733 3835 (Corporate Affairs)

Website: www.tuansing.com

Email: salesenquiry@tuansing.com

www.seletarparkresidence.com

Disclaimer

Whilst every care has been taken in the preparation of this brochure and the plans attached, the Developer and its agents shall not be held responsible for any inaccuracies and omissions therein. All visual representations including architectural models, drawings, illustrations, photographs, renderings and other graphic representations portray artist's impressions only and not to be relied upon as statements or representation of facts. All floor areas are approximate measurements only and are subject to final survey. The materials and finishings to be used are subject to changes and availability. All information and specifications are current at the time of publication and are subject to change as may be required and do not form part of an offer or contract. The Developer/Architect reserves the right to modify the units or the development or any part thereof as may be approved or required by the relevant authority. The Sale & Purchase Agreement shall form the entire agreement between the developer and the purchaser, and shall in no way be modified by any statements or representations whether contained in this brochure or given by the developer's agents or otherwise.

• Developer – Asplenium Land Pte Ltd (Co. Reg. No. – 201002288N) • Developer's Licence No. – C0872 • Tenure of Land – 99 years wef 15 March 2011 • Location – MK18-17403L at Seletar Road
• Expected Date of TOP – 30 September 2015 • Expected Date of Legal Completion – 30 September 2018 • Building Plan Approval No. – A1387-00428-2011-BP01 dated 24 Feb 2012

