





# TRULY SLEEK. TRULY MINIMALIST. TRULY YOU.

At the heart of the Simei heartlands, rises an enclave that heralds a new era in residential development. My Manhattan greets you with its sleek, modern and minimalist lines, creating a bold and dramatic vision. Yet, the geometry and symmetry goes beyond what the eye perceives. Because within, you'll discover a sense of tranquility and balance that will be a treat for all the senses.

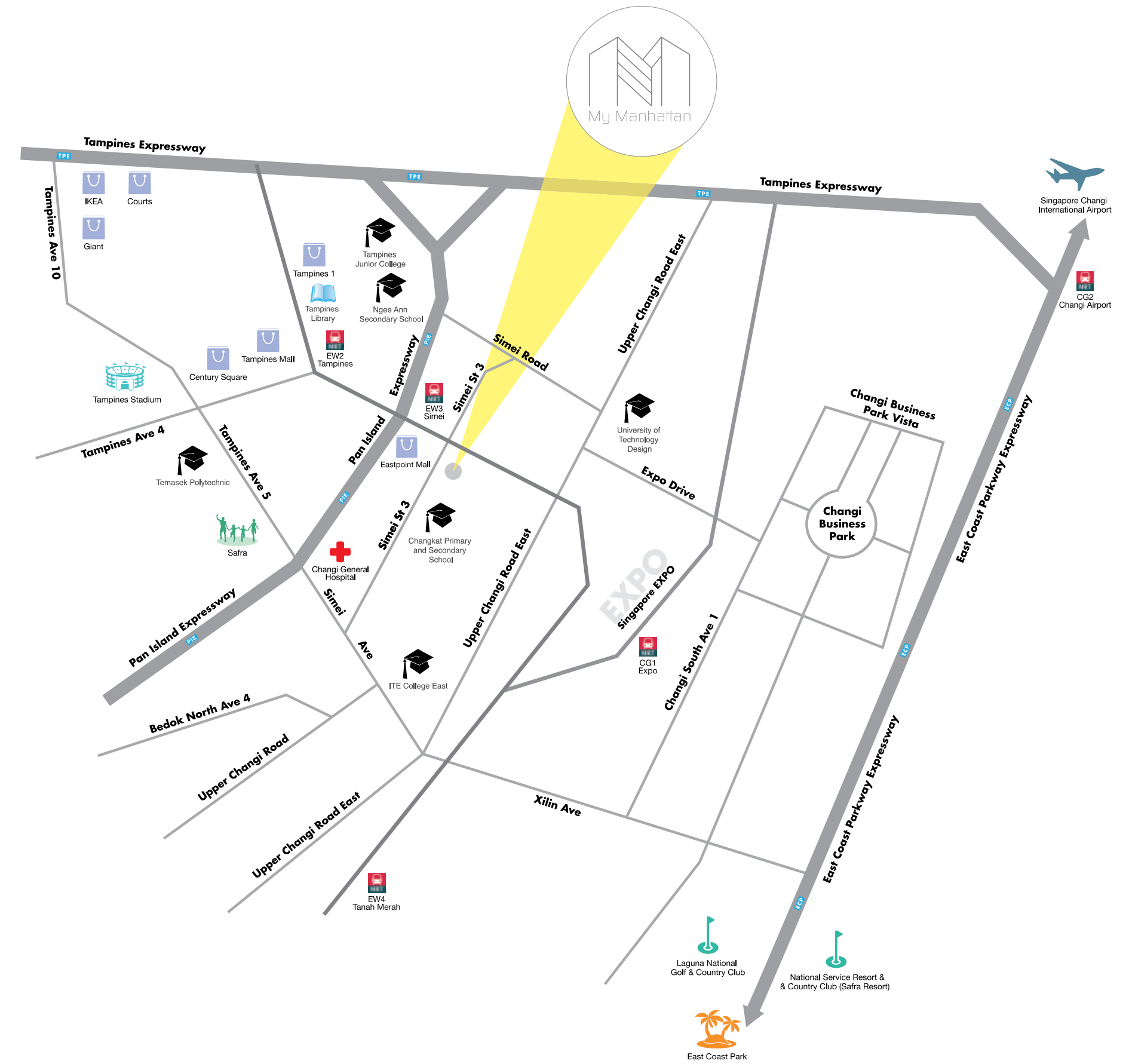
MY CITY.  
MY WORLD.  
MY HOME.

My Manhattan comprises 6 towers of 12-storeys each, fronted by a juxtaposition of contemporary materials, like glass and concrete; and natural lushness, like sculpted green walls to inject a touch of verdant vividness. This is the vision of a world that is eco-centric, a world where you can call home for years to come.



# ACCESSIBILITY. CONNECTIVITY. THE CHOICE IS YOURS.

My Manhattan is well-located to offer you ease of accessibility and connectivity to the rest of the island. From here, you are just less than 20 minutes' drive to Singapore Changi International Airport, Singapore EXPO, Changi Business Park, East Coast Park, Raffles Place, and the new Marina Bay Sands. Access to the PIE, TPE and ECP connects you to all the major thoroughfares. And with the Simei MRT Station just next door, your options for commuting are practically limitless.



1min to Eastpoint Mall      5min to Singapore EXPO      10min to Singapore Changi International Airport      20min to East Coast Park

# MAGNIFICENCE. SOPHISTICATION. THIS WAY IN.

Make every initial impression count. Guests arriving at My Manhattan will undoubtedly be wowed by the lush landscaping that greets them. The drop-off point features a glass-covered walkway that leads them to the main lobby. This is a graceful hint of what's to come: a private world secluded from the buzz of its immediate surroundings. What a wonderful welcome, indeed.





## LUSHNESS. HARMONY. AN IMPERIAL RIDE AWAITS.

Whether you're returning home after a long day, or setting off for a weekend with the family, you'll be charmed and enthralled by the lushly lined driveways. On your drive in, you'll be greeted by the familiar sight of the building façade and as you leave, tall and majestic bamboos create a regal jade archway for you to drive under. Certainly, there's no better way to appreciate the beauty of nature.

# THE BREEZE. THE WATER. FALL IN LOVE.

Touches of the exclusive and modern lifestyle that My Manhattan promises can be seen everywhere within the tranquility of the development. Unique cosy areas built over water features let you enjoy quiet moments in style. And while the breeze softly caresses your skin, and the sound of the trickling water tickle your ears, you'll find yourself immersed in a world that is truly irresistible.





# ENJOY. ENERGISE. ENTHRALL.

Family time at My Manhattan is always quality time well spent. Take a dip in the 50m lap pool to cool off from the tropical heat, make a splash of fun and joy, dive into the serenity of having a home that's so perfect.





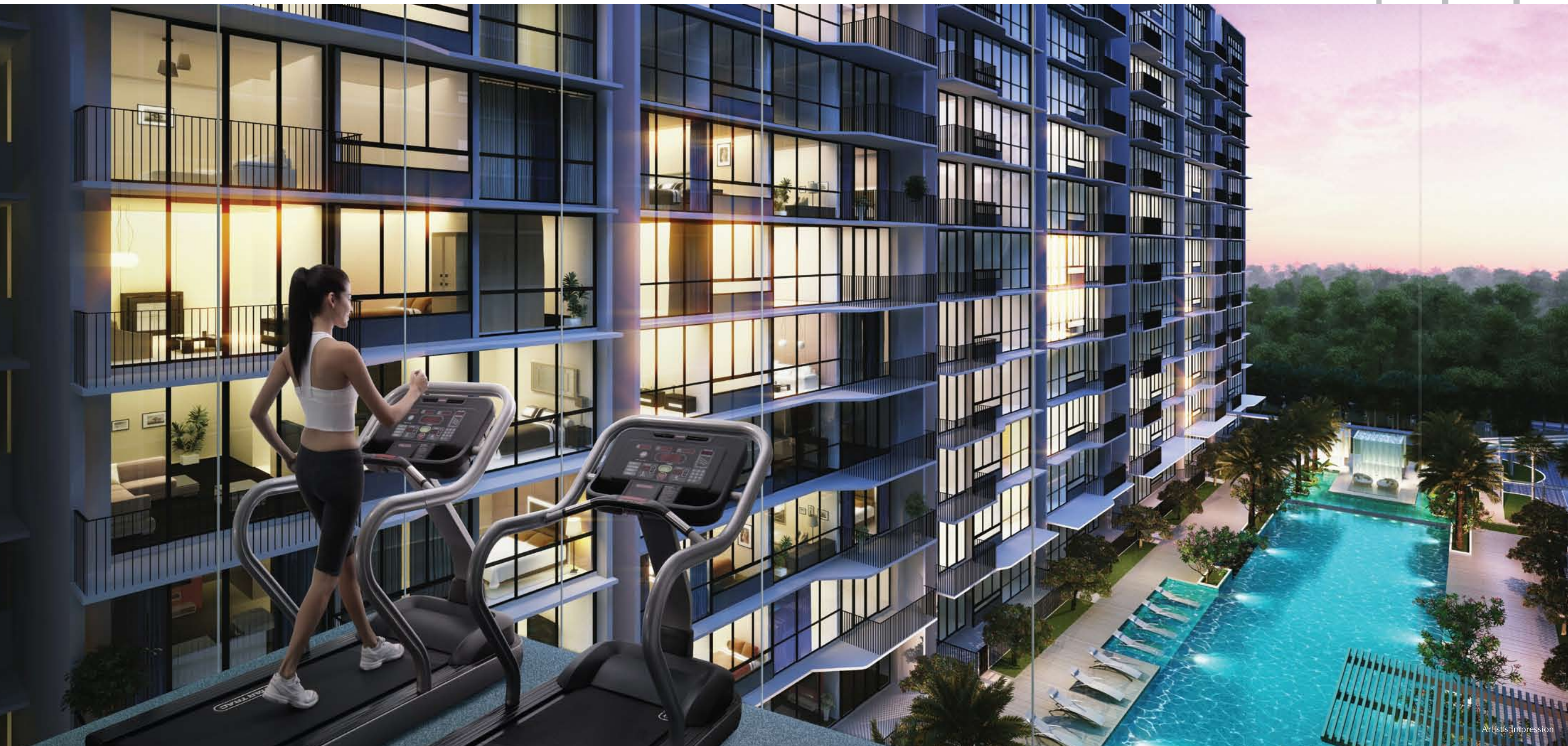
## CHILL. RELAX. REPEAT.

Water, water everywhere. And every drop is there to provide ripples of delight. A stunning waterfall facing the pool creates a visually-arresting focal point at the centre of My Manhattan. With clear water cascading down from a height of 6-storeys, it merges the sky with the pool, creating a spectacle that is sure to astound. Here, relaxing on the Aqua seats and beds, you can enjoy the hypnotic sounds of water on water, letting your troubles wash away from your mind. It is an experience that you can enjoy over and over again.



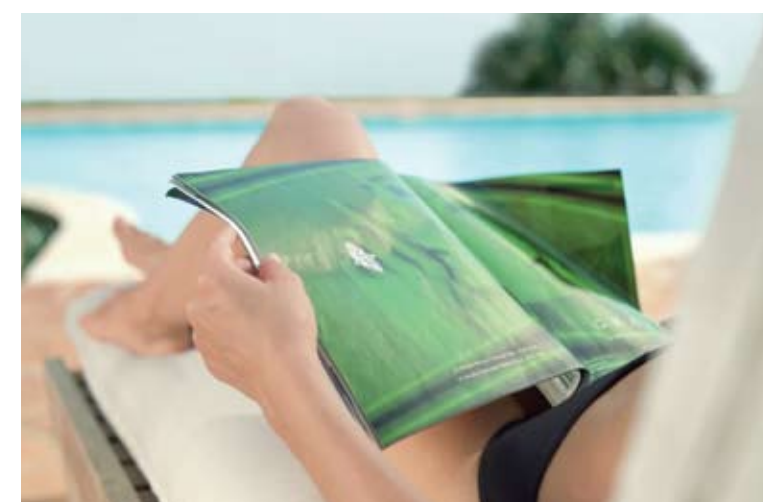
RECHARGE YOUR BODY.  
REFRESH YOUR MIND.  
RENEW YOUR  
PERSPECTIVE.

Working out at My Manhattan takes on new heights. The glass-walled gym is cantilevered over the waterfall, and overlooks the lap pool. From this vantage point, you have a clear view of the entire estate. It is truly an inspiring vision, one that will surely spur you on to achieve your physical best.





**YOUR SANCTUARY.  
YOUR PLAYGROUND.  
YOUR PREROGATIVE.**



Everything you need to keep yourself occupied is within reach at My Manhattan. The well-appointed Function Rooms offer opportunities to host magnificent parties. You'll also be thrilled to find outdoor living spaces for private wining and dining with your coterie of close friends. And with the full suite of facilities available, everyone will have a good time, all the time.

FOR THE CHIC.  
FOR THE MOD.  
FOR THE DISCERNING.

Your home is a reflection of who you are. Fill it with sophistication, or maximise the enjoyment with a minimalist approach. Either way, you'll find the ergonomic layouts a pleasure to furnish and decorate after your own fashion. After all, this is your domain, and this is where you rule.





# LOVE LIFE. LOVE THE COMFORT. LOVE WHERE YOU ARE.

There's truly only one way to live your life at My Manhattan: with love. Among the many unique offerings at My Manhattan are the limited number of Dual-Key units. Essentially two units in one (Studio + 2-bedroom, and Studio + 3-bedroom), they offer you the opportunity to be close to loved ones, while still maintaining the privilege of your own privacy.



Artist's Impression

# ABUNDANT STYLE. ABUNDANT LUXURY. NO COMPROMISE.

Every care has been taken to ensure only high quality fittings are used. From the built-in wardrobes, the fully-equipped kitchen with cabinets, the cooker hood and hob, expect outstanding names gracing your home. With such attention paid to each detail, My Manhattan is, without a doubt, an abode abundant with style and luxury, and without compromise.



# SITE PLAN

- 1 Entrance Plaza
- 2 Arch of Ave
- 3 Outdoor Living Room
- 4 50m Lap Pool
- 5 Aqua Seats
- 6 Aqua Beds
- 7 Children Splash Pool
- 8 The Montare
- 9 Vertical Gardens
- 10 Reflective Pool
- 11 Children's Playground
- 12 BBQ Pavilions
- 13 Lustrous Archway
- 14 Aqua Deck
- 15 Flow of Ave
- 16 Outdoor Function Room
- 17 Chaise Lounges
- 18 Gym (Level-6)
- 19 Function Room
- 20 Drop-Off
- 21 Viewing Deck (Level-6)
- 22 Tennis Court
- 23 Covered Walkway



# SCHEMATIC DIAGRAMS

## 1-BEDROOM

BLOCK 25 SIMEI STREET 3 S(529899)

unit storey	1	2	3	4
12	B3-P #12-01	WT	B5-P #12-03	B3-P #12-04
11	B3 #11-01	B5 #11-02	B5 #11-03	B3 #11-04
10	B3 #10-01	B5 #10-02	B5 #10-03	B3 #10-04
9	B3 #09-01	B5 #09-02	B5 #09-03	B3 #09-04
8	B3 #08-01	B5 #08-02	B5 #08-03	B3 #08-04
7	B3 #07-01	B5 #07-02	B5 #07-03	B3 #07-04
6	B3 #06-01	B5 #06-02	B5 #06-03	B3 #06-04
5	B3 #05-01	B5 #05-02	B5 #05-03	B3 #05-04
4	B3 #04-01	B5 #04-02	B5 #04-03	B3 #04-04
3	B3 #03-01	B5 #03-02	B5 #03-03	B3 #03-04
2	B3 #02-01	B5 #02-02	B5 #02-03	B3 #02-04
1	B3-G2 #01-01	B5-G2 #01-02	B5-G1 #01-03	B3-G1 #01-04

BLOCK 27 SIMEI STREET 3 S(529900)

unit storey	5	6	7	8
12	WT	C2-P #12-06	C2-P #12-07	B4-P #12-08
11	B4 #11-05	C2 #11-06	C2 #11-07	B4 #11-08
10	B4 #10-05	C2 #10-06	C2 #10-07	B4 #10-08
9	B4 #09-05	C2 #09-06	B4 #09-07	B4 #09-08
8	B4 #08-05	C2 #08-06	C2 #08-07	B4 #08-08
7	B4 #07-05	C2 #07-06	C2 #07-07	B4 #07-08
6	B4 #06-05	C2 #06-06	C2 #06-07	B4 #06-08
5	B4 #05-05	C2 #05-06	C2 #05-07	B4 #05-08
4	B4 #04-05	C2 #04-06	C2 #04-07	B4 #04-08
3	B4 #03-05	C2 #03-06	C2 #03-07	B4 #03-08
2	B4 #02-05	C2 #02-06	C2 #02-07	B4 #02-08
1	B4-G2 #01-05	C2-G1 #01-06	C2-G2 #01-07	B4-G1 #01-08

BLOCK 29 SIMEI STREET 3 S(529901)

unit storey	9	10	11	12
12	B4-P #12-09	CDK-P #12-10	C2-P #12-11	WT
11	B4 #11-09	CDK #11-10	C2 #11-11	B4 #11-12
10	B4 #10-09	CDK #10-10	C2 #10-11	B4 #10-12
9	B4 #09-09	CDK #09-10	C2 #09-11	B4 #09-12
8	B4 #08-09	CDK #08-10	C2 #08-11	B4 #08-12
7	B4 #07-09	CDK #07-10	C2 #07-11	B4 #07-12
6	B4 #06-09	CDK #06-10	C2 #06-11	B4 #06-12
5	B4 #05-09	CDK #05-10	C2 #05-11	B4 #05-12
4	B4 #04-09	CDK #04-10	C2 #04-11	B4 #04-12
3	B4 #03-09	CDK #03-10	C2 #03-11	B4 #03-12
2	B4 #02-09	CDK #02-10	C2 #02-11	B4 #02-12
1	B4-G1 #01-09	CDK-G #01-10	C2-G1 #01-11	B4-G2 #01-12

BLOCK 31 SIMEI STREET 3 S(529902)

unit storey	13	14	15	16	17	18
12	B2a-P #12-13	WT	B1-P #12-15	B1-P #12-16	A4 #12-17	B2-P #12-18
11	B2a #11-13	A4a #11-14	B1 #11-15	B1 #11-16	A4 #11-17	B2 #11-18
10	B2a #10-13	A4a #10-14	B1 #10-15	B1 #10-16	A4 #10-17	B2 #10-18
9	B2a #09-13	A4a #09-14	B1 #09-15	B1 #09-16	A4 #09-17	B2 #09-18
8	B2a #08-13	A4a #08-14	B1 #08-15	B1 #08-16	A4 #08-17	B2 #08-18
7	B2a #07-13	A4a #07-14	B1 #07-15	B1 #07-16	A4 #07-17	B2 #07-18
6	B2a #06-13	A4a #06-14	B1 #06-15	B1 #06-16	A4 #06-17	B2-G #06-18
5	B2a #05-13	A4a #05-14	B1 #05-15	B1 #05-16	A4 #05-17	VOID
4	B2a #04-13	A4a #04-14	B1 #04-15	B1 #04-16	A4 #04-17	VOID
3	B2a #03-13	A4a #03-14	B1 #03-15	B1 #03-16	A4 #03-17	VOID
2	B2a #02-13	A4a #02-14	B1 #02-15	B1 #02-16	A4 #02-17	VOID
1	B2a-G #01-13	A4a-G #01-14	B1-G2 #01-15	B1-G1 #01-16	A4-G #01-17	VOID

BLOCK 33 SIMEI STREET 3 S(529903)

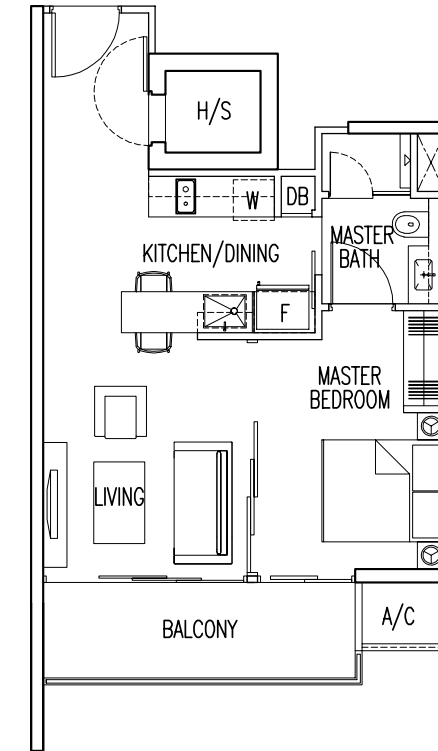
unit storey	19	20	21	22
12	DDK-P #12-19	A1 #12-20	D2-P #12-21	WT
11	DDK #11-19	A1 #11-20	D2 #11-21	A2 #11-22
10	DDK #10-19	A1 #10-20	D2 #10-21	A2 #10-22
9	DDK #09-19	A1 #09-20	D2 #09-21	A2 #09-22
8	DDK #08-19	A1 #08-20	D2 #08-21	A2 #08-22
7	DDK #07-19	A1 #07-20	D2 #07-21	A2 #07-22
6	DDK-G #06-19	A1 #06-20	D2 #06-21	A2 #06-22
5	A3 #05-19	A1 #05-20	D2 #05-21	A2 #05-22
4	A3 #04-19	A1 #04-20	D2 #04-21	A2 #04-22
3	A3 #03-19	A1 #03-20	D2 #03-21	A2 #03-22
2	A3 #02-19	A1 #02-20	D2 #02-21	A2 #02-22
1	A3-G #01-19	A1-G #01-20	D2-G #01-21	A2-G2 #01-22

BLOCK 35 SIMEI STREET 3 S(529904)

unit storey	23	24	25	26
12	WT	C1-P #12-24	A1 #12-25	D1-P #12-26
11	A2 #11-23	C1 #11-24	A1 #11-25	D1 #11-26
10	A2 #10-23	C1 #10-24	A1 #10-25	D1 #10-26
9	A2 #09-23	C1 #09-24	A1 #09-25	D1 #09-26
8	A2 #08-23	C1 #08-24	A1 #08-25	D1 #08-26
7	A2 #07-23	C1 #07-24	A1 #07-25	D1 #07-26
6	A2 #06-23	C1 #06-24	A1 #06-25	D1 #06-26
5	A2 #05-23	C1 #05-24	A1 #05-25	D1 #05-26
4	A2 #04-23	C1 #04-24	A1 #04-25	D1 #04-26
3	A2 #03-23	C1 #03-24	A1 #03-25	D1 #03-26
2	A2 #02-23	C1 #02-24	A1 #02-25	D1 #02-26
1	A2-G1 #01-23	C1-G #01-24	A1-G #01-25	D1-G #01-26

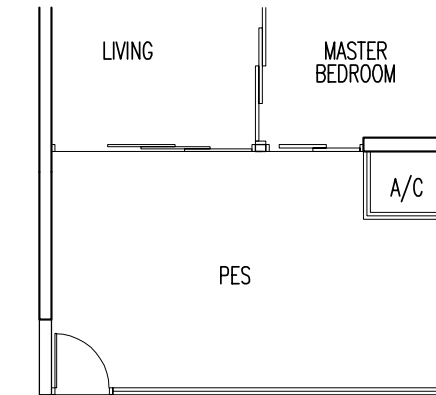
### TYPE A1

(52 SQM 560 SFT)  
BLK 33: #02-20 TO #12-20  
BLK 35: #02-25 TO #12-25



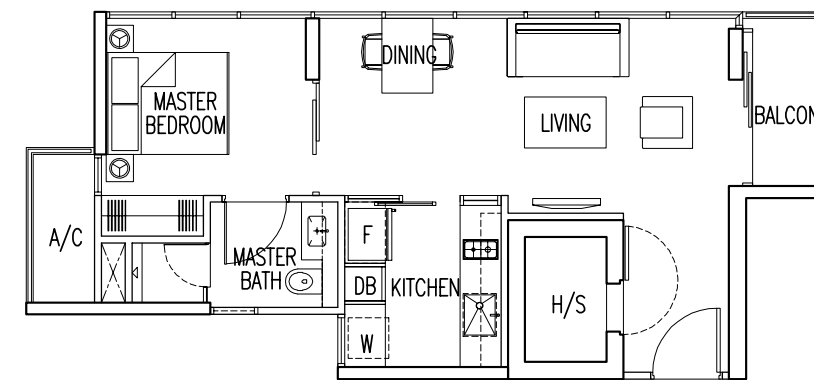
### TYPE A1-G

(66 SQM 710 SFT)  
BLK 33: #01-20  
BLK 35: #01-25



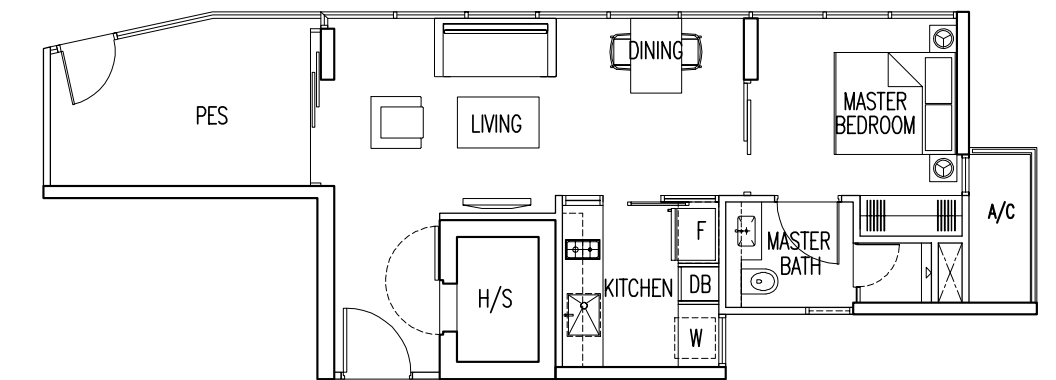
### TYPE A2

(52 SQM 560 SFT)  
BLK 33: #02-22 TO #11-22  
BLK 35: #02-23 TO #11-23



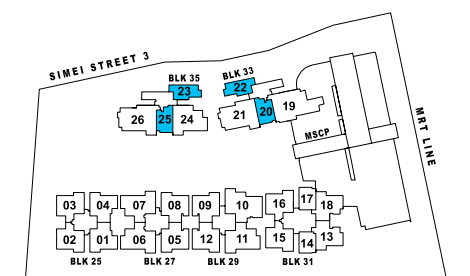
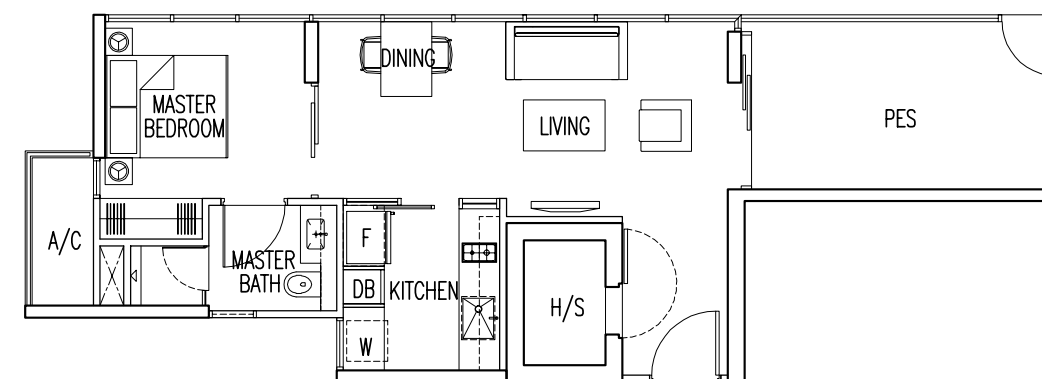
### TYPE A2-G1

(58 SQM 624 SFT)  
BLK 35: #01-23



### TYPE A2-G2

(60 SQM 646 SFT)  
BLK 33: #01-22



LEGEND

- STUDIO & 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM / 3 DUAL
- 4 BEDROOM / 4 DUAL

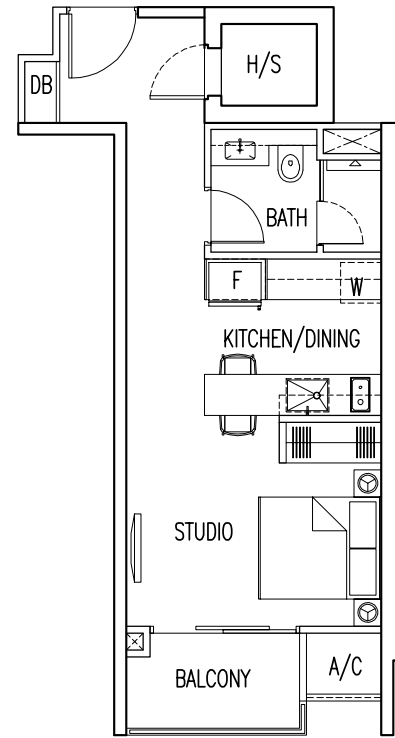
Disclaimer : "The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey."



# 1-BEDROOM

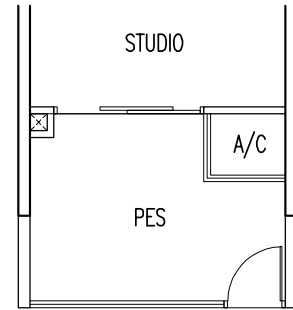
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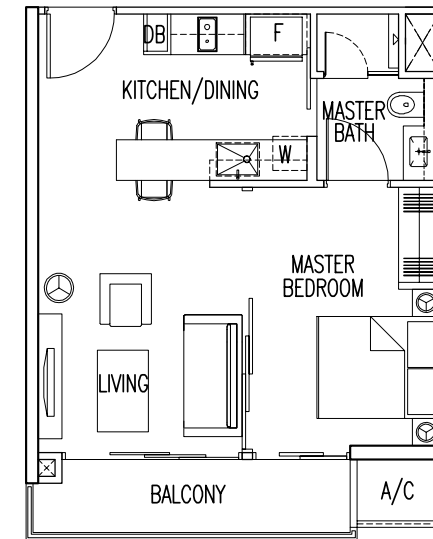
## TYPE A3-G

(47 SQM 506 SFT)  
BLK 33: #01-18



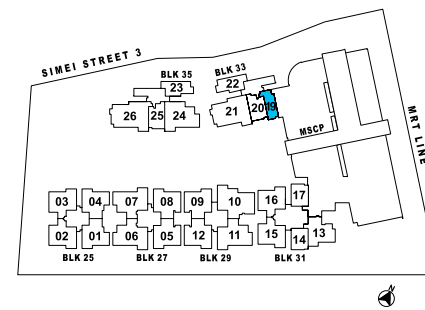
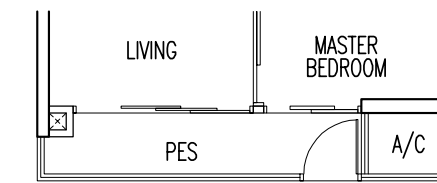
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BLK 31: #02-14 TO #11-14



## TYPE A40-G

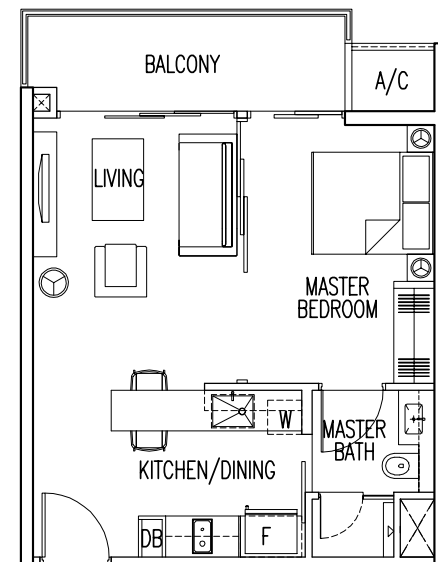
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BLK 31: #01-14



# 2-BEDROOM

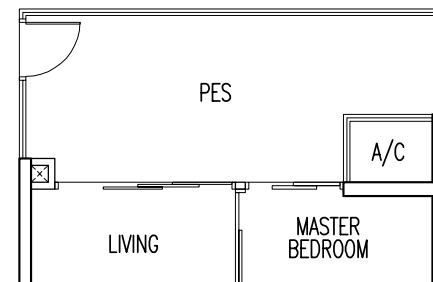
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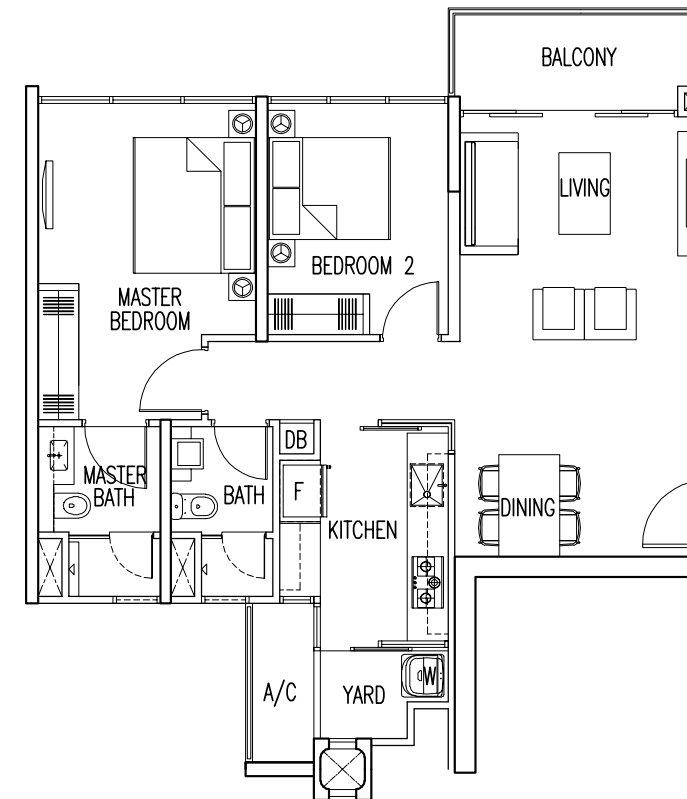
## TYPE A4-G

(54 SQM 581 SFT)  
BLK 31: #01-17



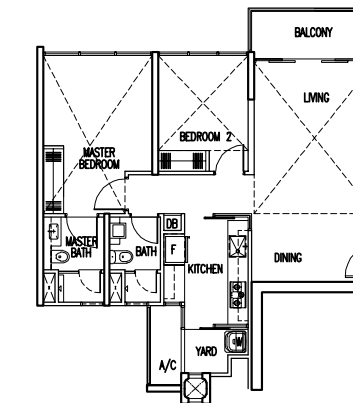
## TYPE B1

(82 SQM 883 SFT)  
BLK 31: #02-15 TO #11-15, #02-16 TO #11-16

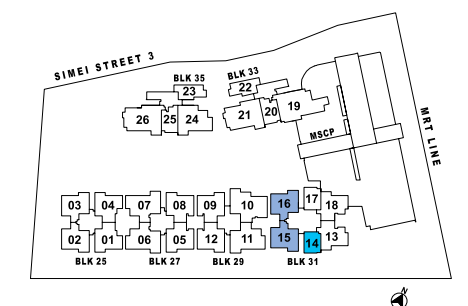
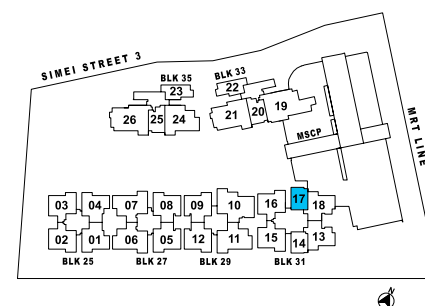


## TYPE B1-P

(82 SQM 883 SFT)  
BLK 31: #12-15, #12-16

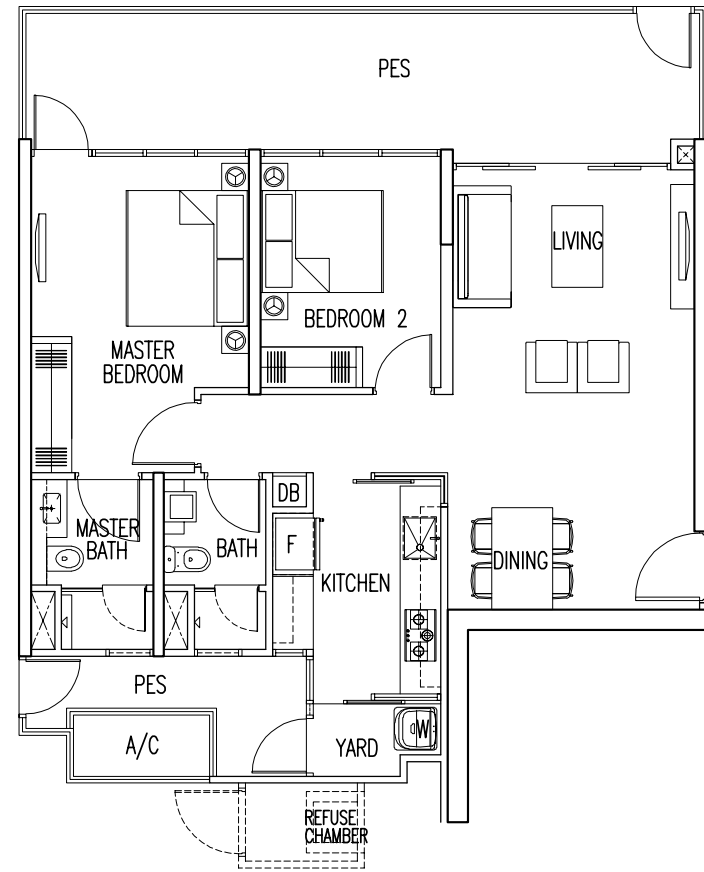


HIGH CEILING FOR:  
LIVING  
MASTER BEDROOM  
BEDROOM 2



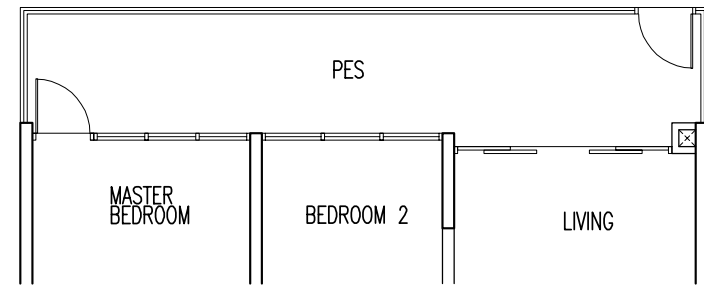
## TYPE B1-G1

(102 SQM 1098 SFT)  
BLK 31: #01-16



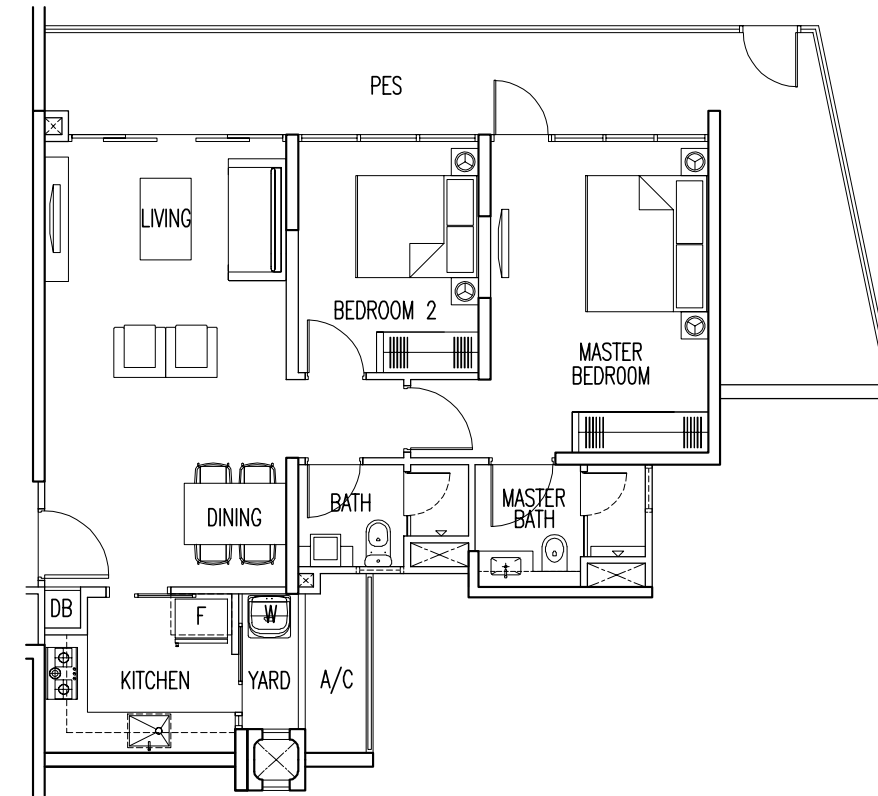
## TYPE B1-G2

(100 SQM 1076 SFT)  
BLK 31: #01-15



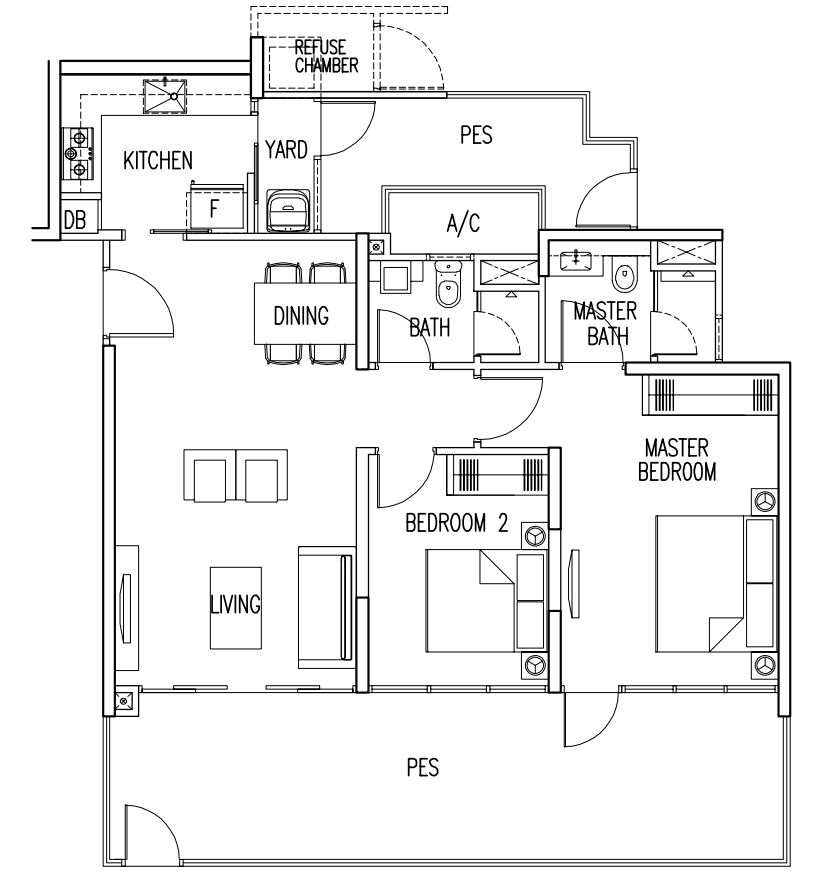
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(105 SQM 1130 SFT)  
BLK 31: #06-18



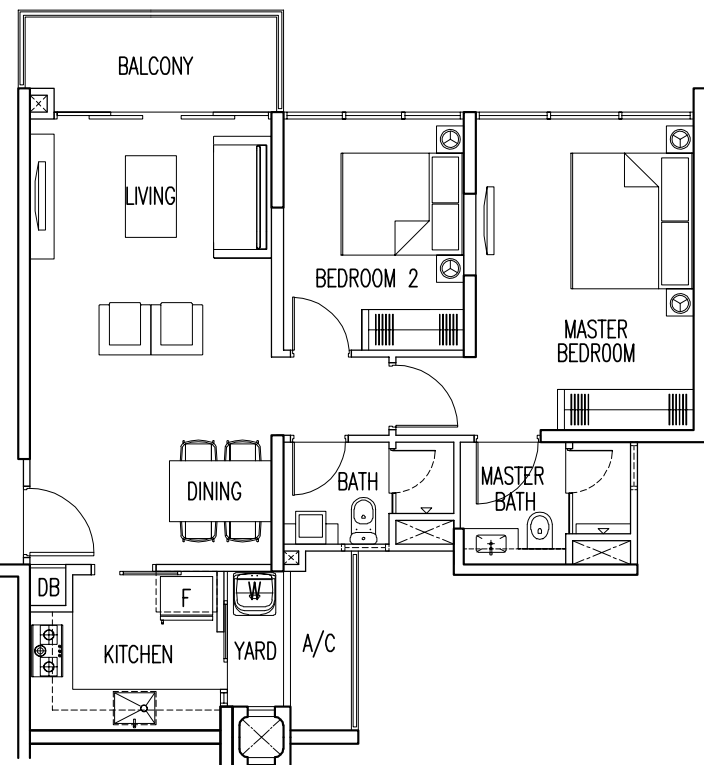
## TYPE B20-G

(107 SQM 1152 SFT)  
BLK 31: #01-13



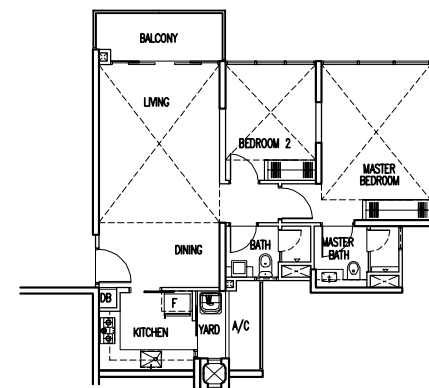
## TYPE B2

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BLK 31: #07-18 TO #11-18



## TYPE B2-P

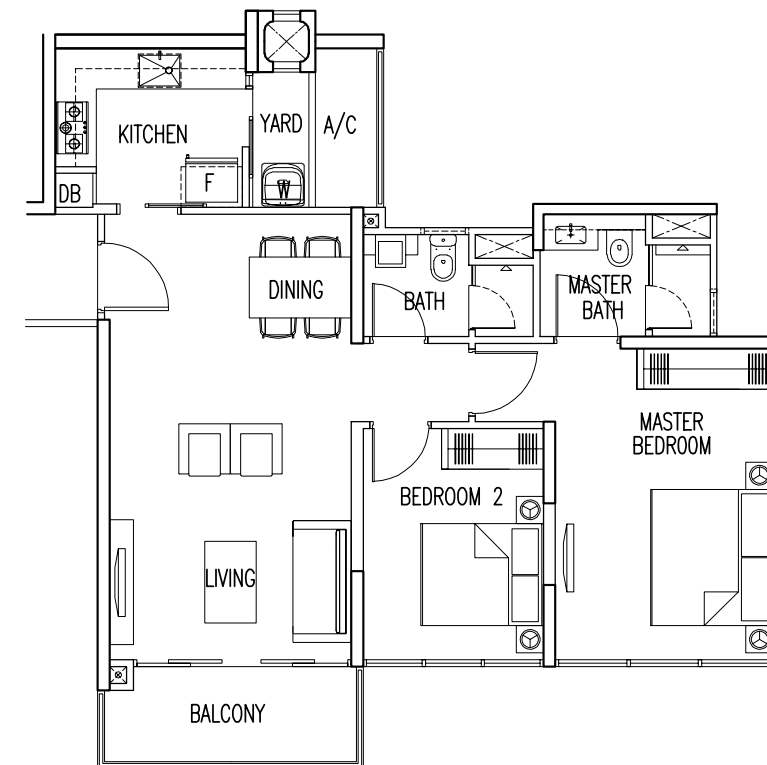
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BLK 31: #12-18



HIGH CEILING FOR:  
LIVING  
MASTER BEDROOM  
BEDROOM 2

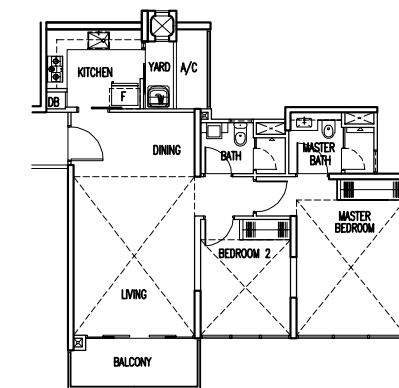
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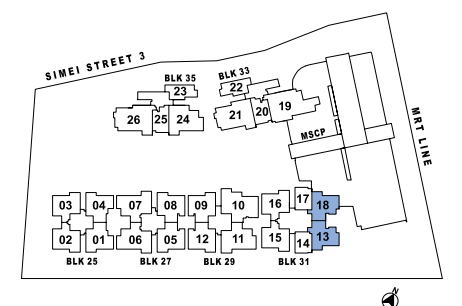
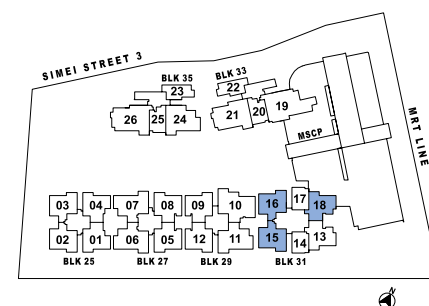


## TYPE B20-P

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BLK 31: #12-13



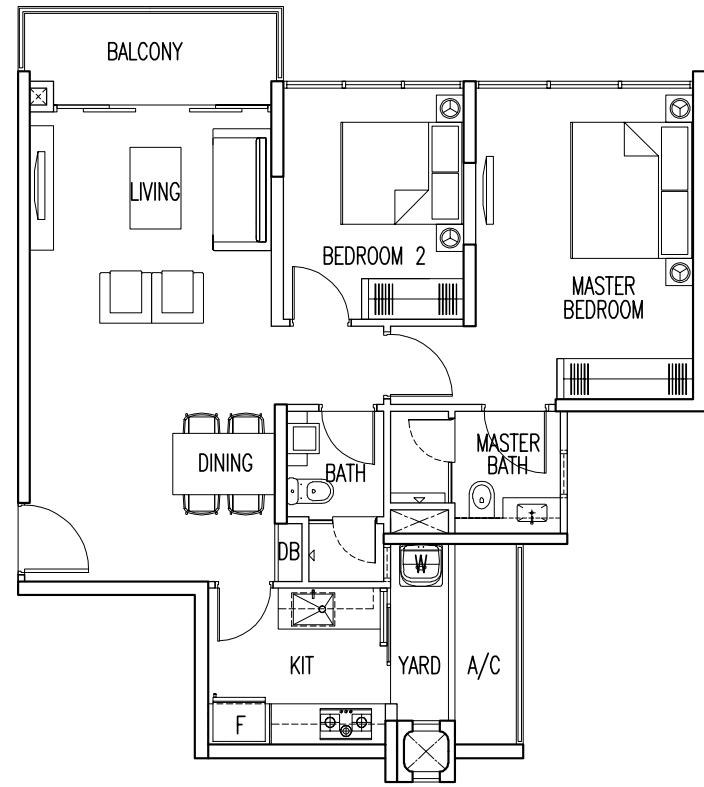
HIGH CEILING FOR:  
LIVING  
MASTER BEDROOM  
BEDROOM 2



## TYPE B3

(82 SQM 883 SFT)

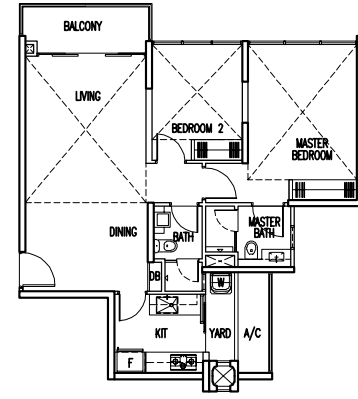
BLK 25: #02-01 TO #11-01, #02-04 TO #11-04



## TYPE B3-P

(82 SQM 883 SFT)

BLK 25: #12-01, #12-04

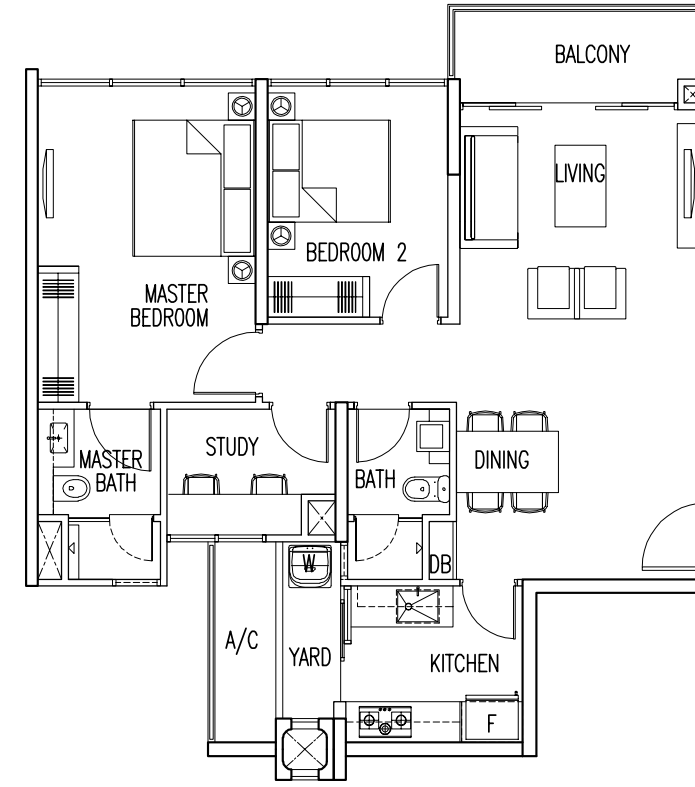


HIGH CEILING FOR:  
LIVING  
MASTER BEDROOM  
BEDROOM 2

## TYPE B4

(87 SQM 936 SFT)

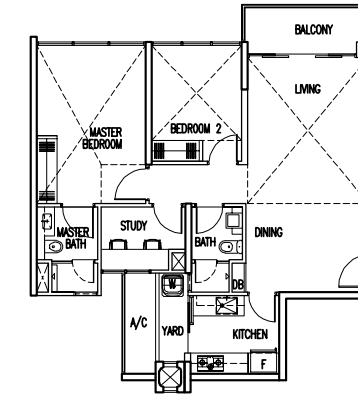
BLK 27: #02-05 TO #11-05, #02-08 TO #11-08  
BLK 28: #02-09 TO #11-09, #02-12 TO #11-12



## TYPE B4-P

(87 SQM 936 SFT)

BLK 27: #12-08  
BLK 28: #12-09

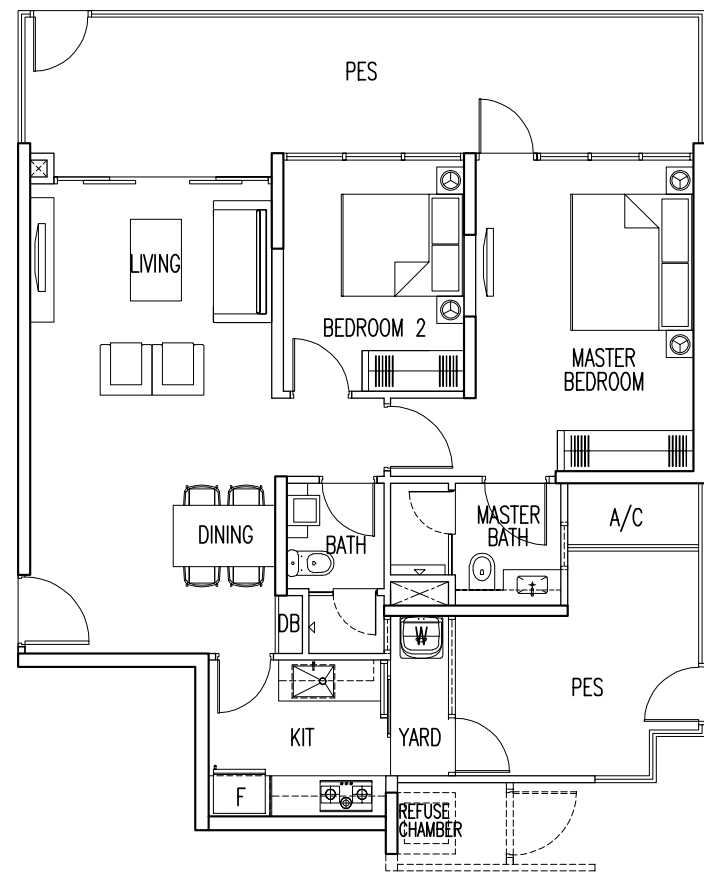


HIGH CEILING FOR:  
LIVING  
MASTER BEDROOM  
BEDROOM 2

## TYPE B3-G1

(108 SQM 1163 SFT)

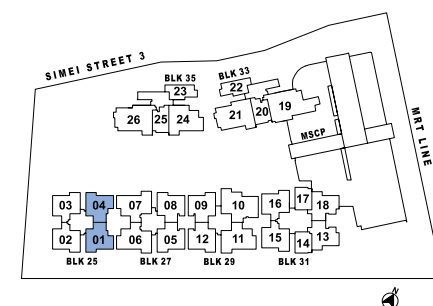
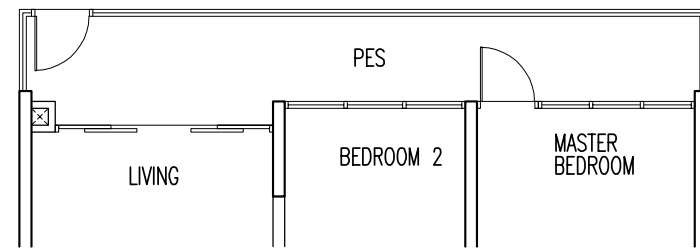
BLK 25: #01-04



## TYPE B3-G2

(100 SQM 1076 SFT)

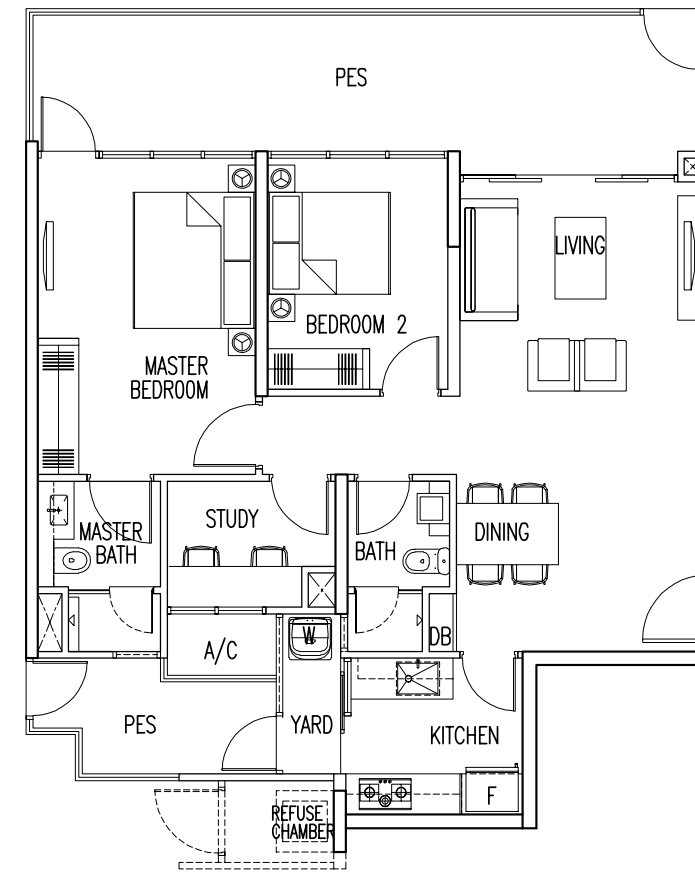
BLK 25: #01-01



## TYPE B4-G1

(108 SQM 1163 SFT)

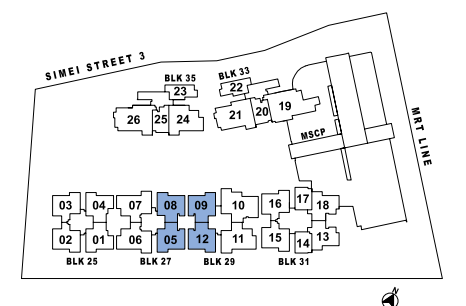
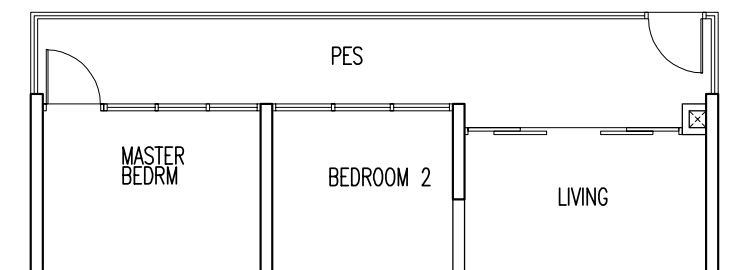
BLK 27: #01-08  
BLK 28: #01-09



## TYPE B4-G2

(100 SQM 1076 SFT)

BLK 27: #01-05  
BLK 28: #01-12

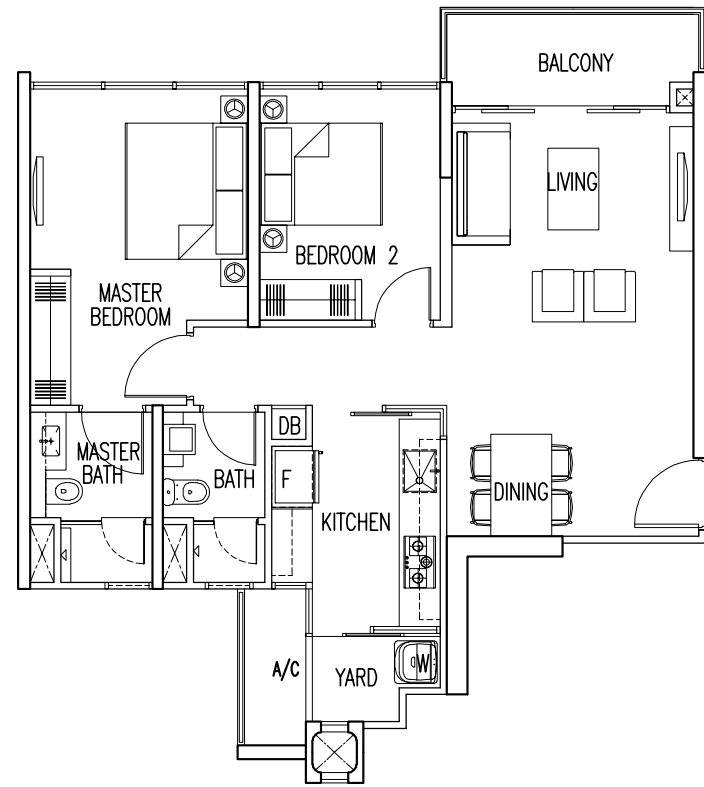


# 3-BEDROOM

## TYPE B5

(81 SQM 872 SFT)

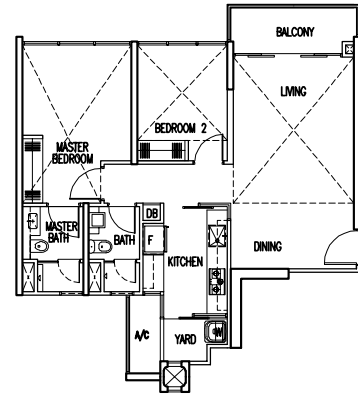
BLK 25: #02-02 TO #11-02, #02-03 TO #11-03



## TYPE B5-P

(81 SQM 872 SFT)

BLK 25: #12-03

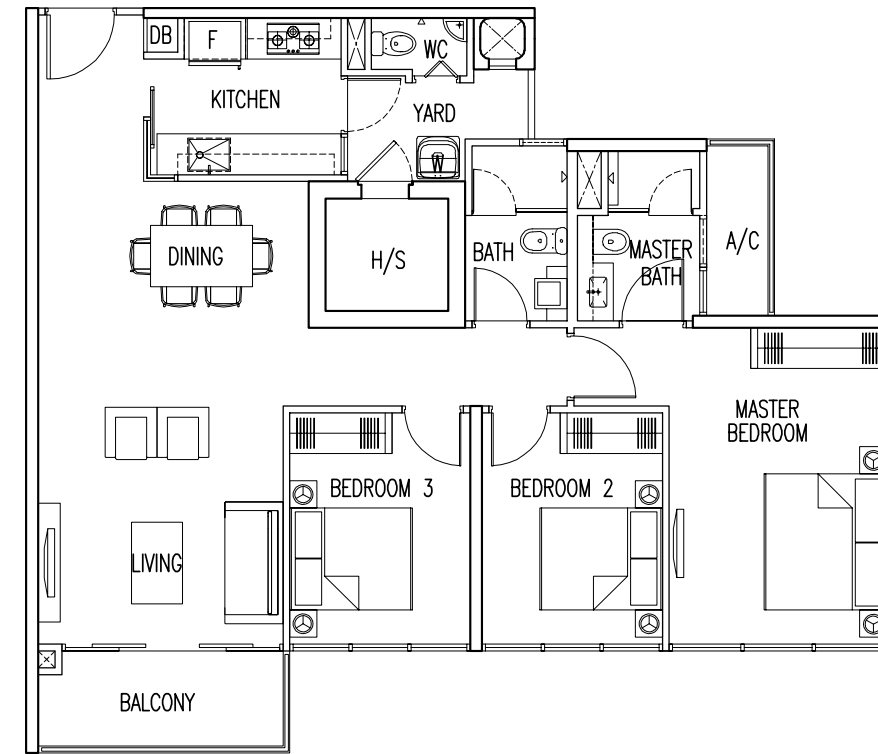


HIGH CEILING FOR:  
LIVING  
MASTER BEDROOM  
BEDROOM 2

## TYPE C1

(107 SQM 1152 SFT)

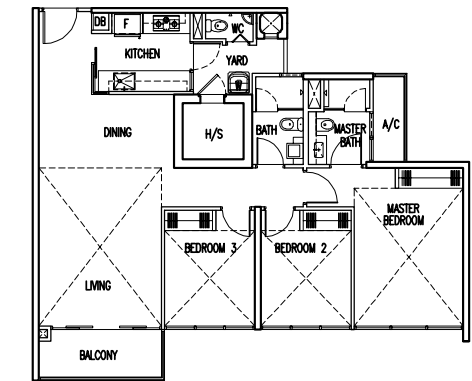
BLK 35: #02-2+ TO #11-2+



## TYPE C1-P

(107 SQM 1152 SFT)

BLK 35: #12-2+

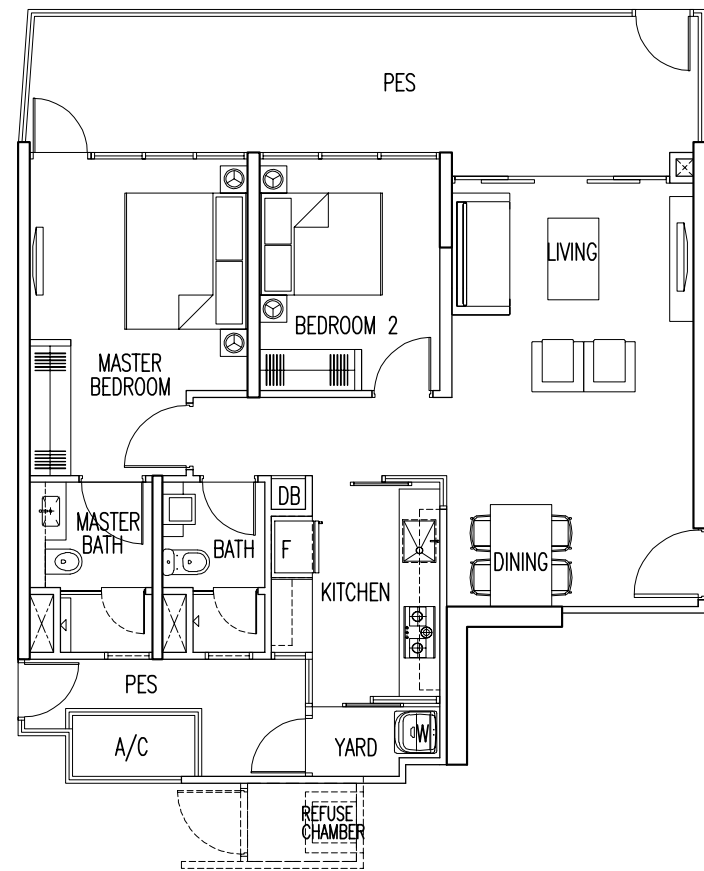


HIGH CEILING FOR:  
LIVING  
MASTER BEDROOM  
BEDROOM 2&3

## TYPE B5-G1

(102 SQM 1098 SFT)

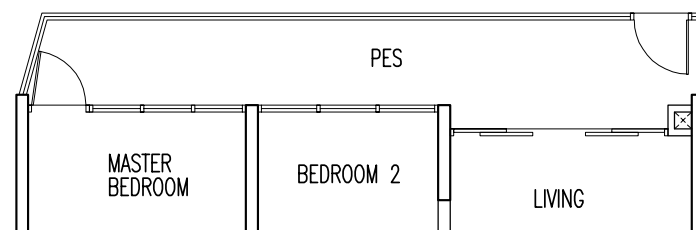
BLK 25: #01-03



## TYPE B5-G2

(84 SQM 1012 SFT)

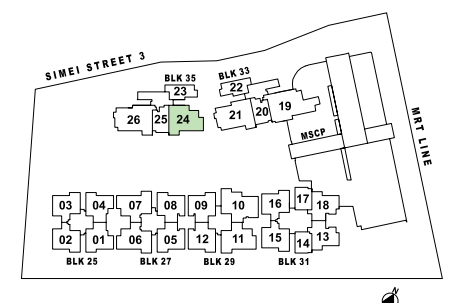
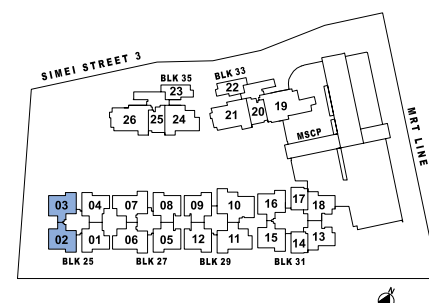
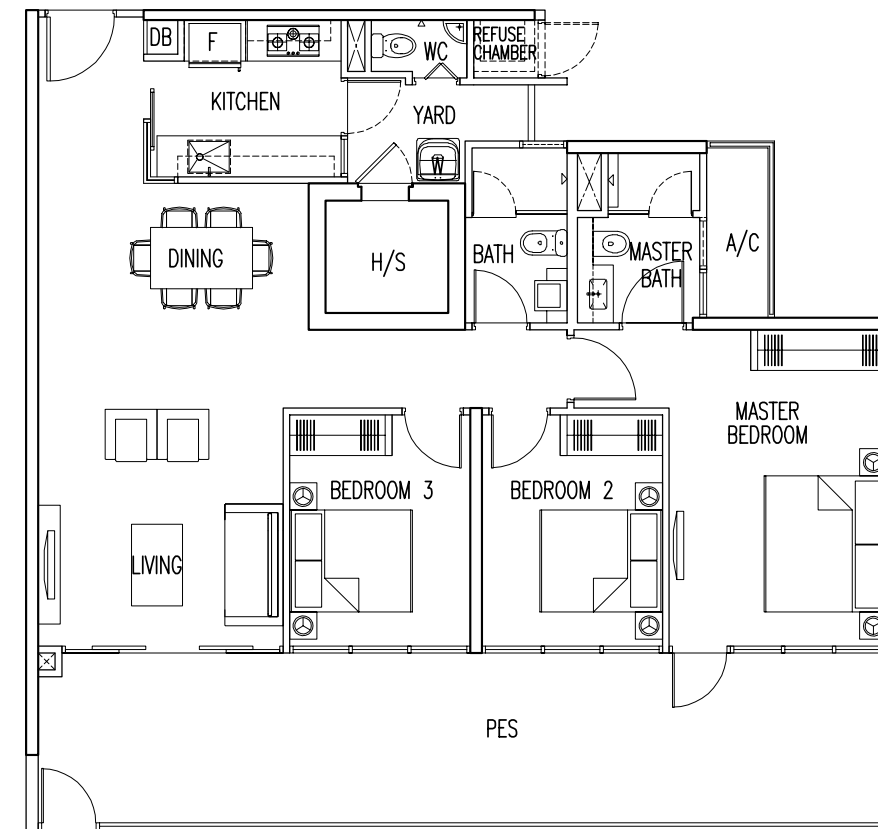
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## TYPE C1-G

(134 SQM 1442 SFT)

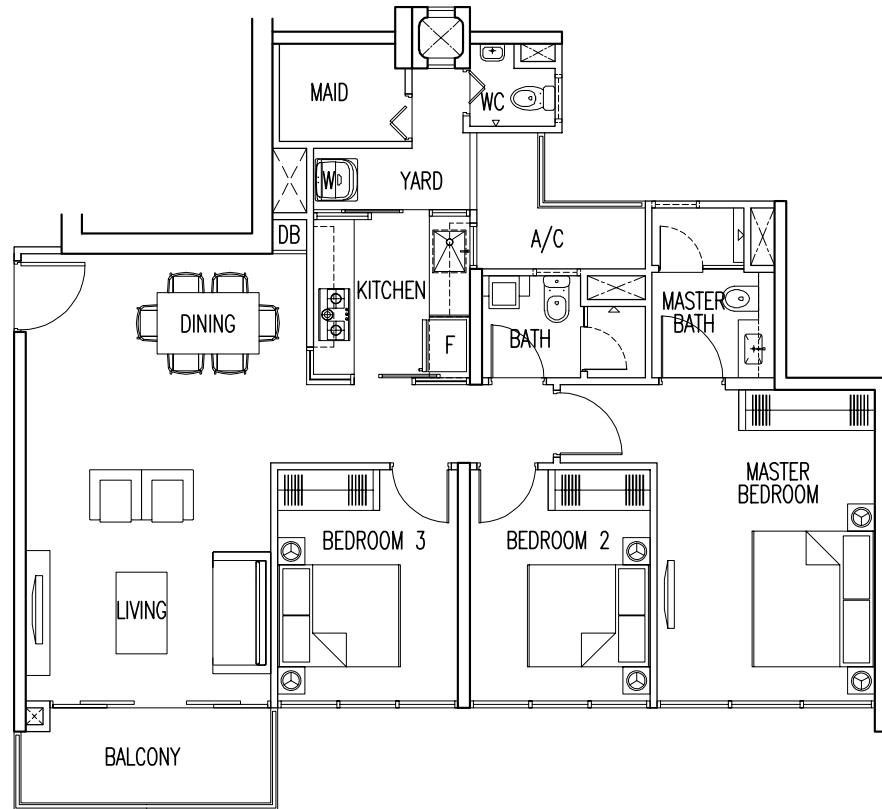
BLK 35: #01-2+



## TYPE C2

(100 SQM 1076 SFT)

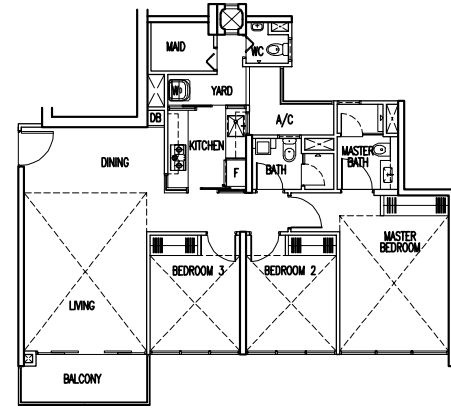
BLK 27: #02-06 TO #11-06, #02-07 TO #11-07  
BLK 29: #02-11 TO #11-11



## TYPE C2-P

(100 SQM 1076 SFT)

BLK 27: #12-06, #12-07  
BLK 29: #12-11

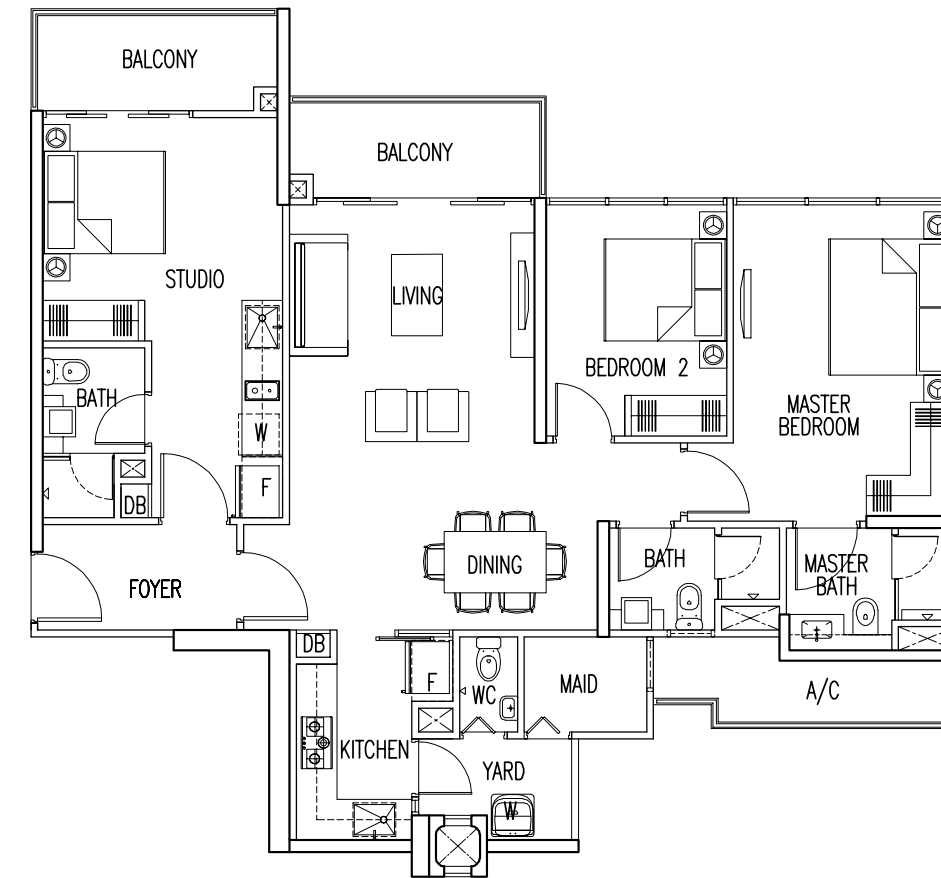


HIGH CEILING FOR:  
LIVING  
MASTER BEDROOM  
BEDROOM 2&3

## TYPE COK

(121 SQM 1302 SFT)

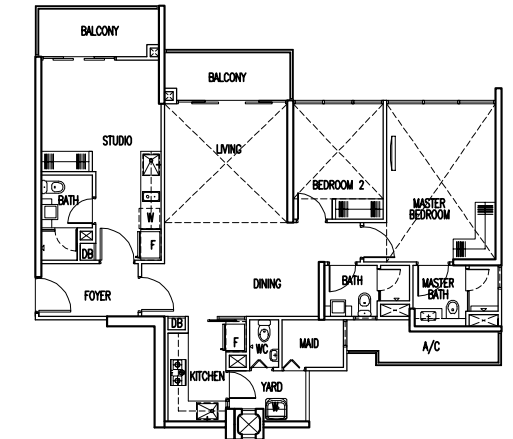
BLK 29: #02-10 TO #11-10



## TYPE COK-P

(121 SQM 1302 SFT)

BLK 29: #12-10

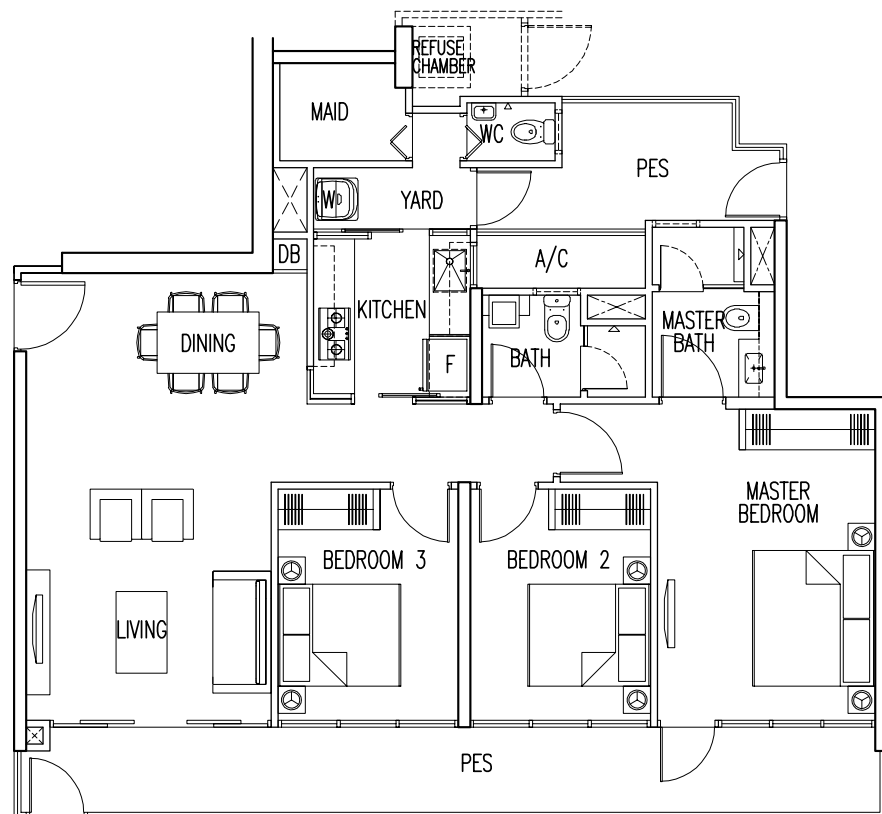


HIGH CEILING FOR:  
LIVING  
MASTER BEDROOM  
BEDROOM 2

## TYPE C2-G1

(117 SQM 1259 SFT)

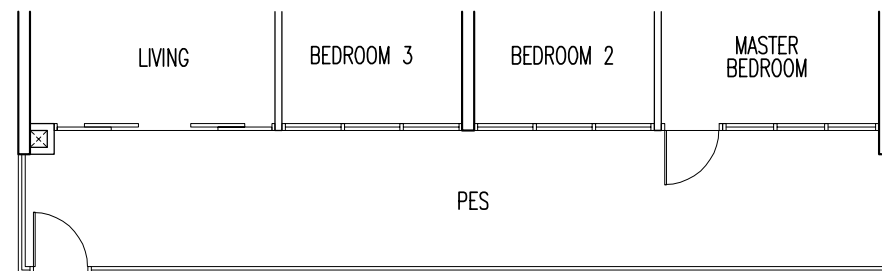
BLK 27: #01-06  
BLK 29: #01-11



## TYPE C2-G2

(127 SQM 1367 SFT)

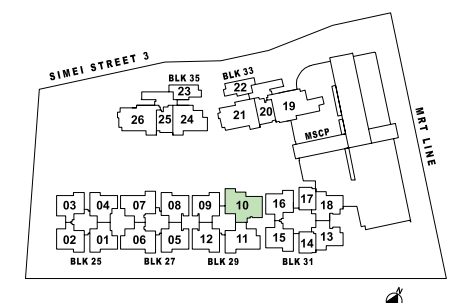
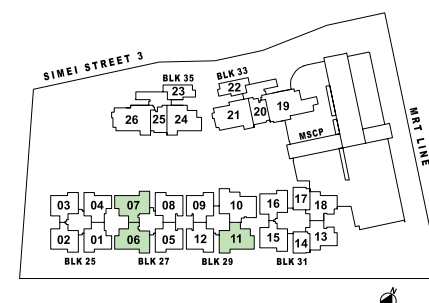
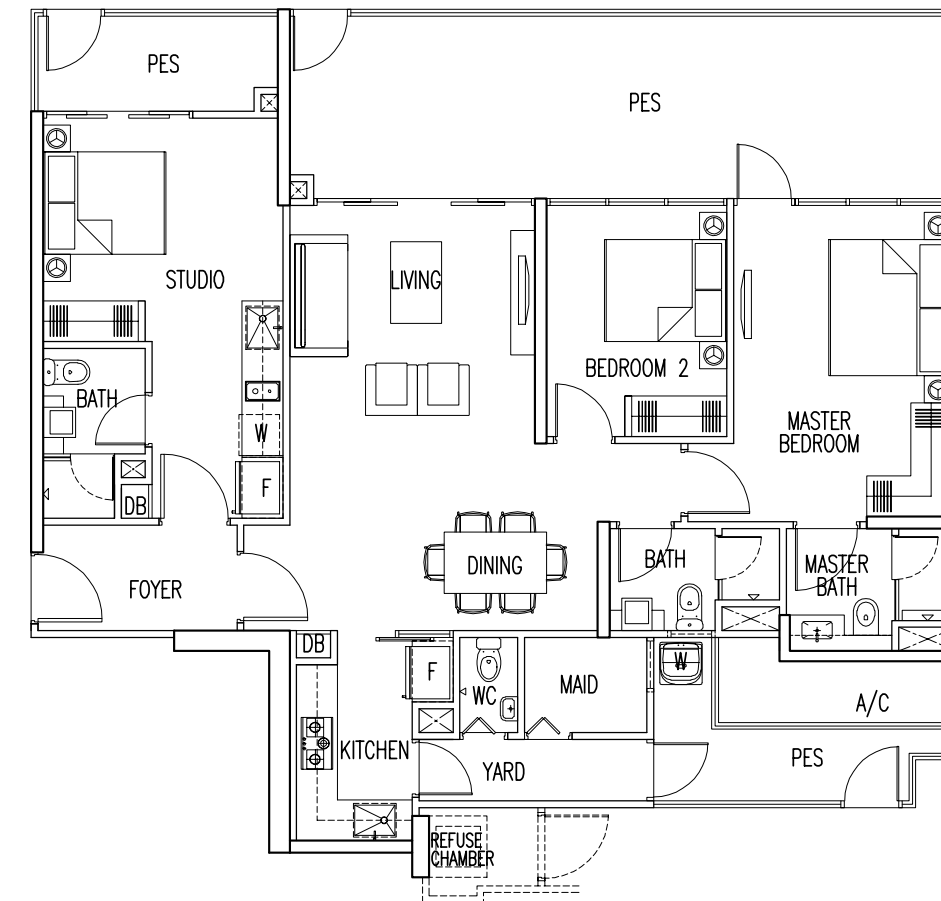
BLK 27: #01-07



## TYPE COK-G

(148 SQM 1593 SFT)

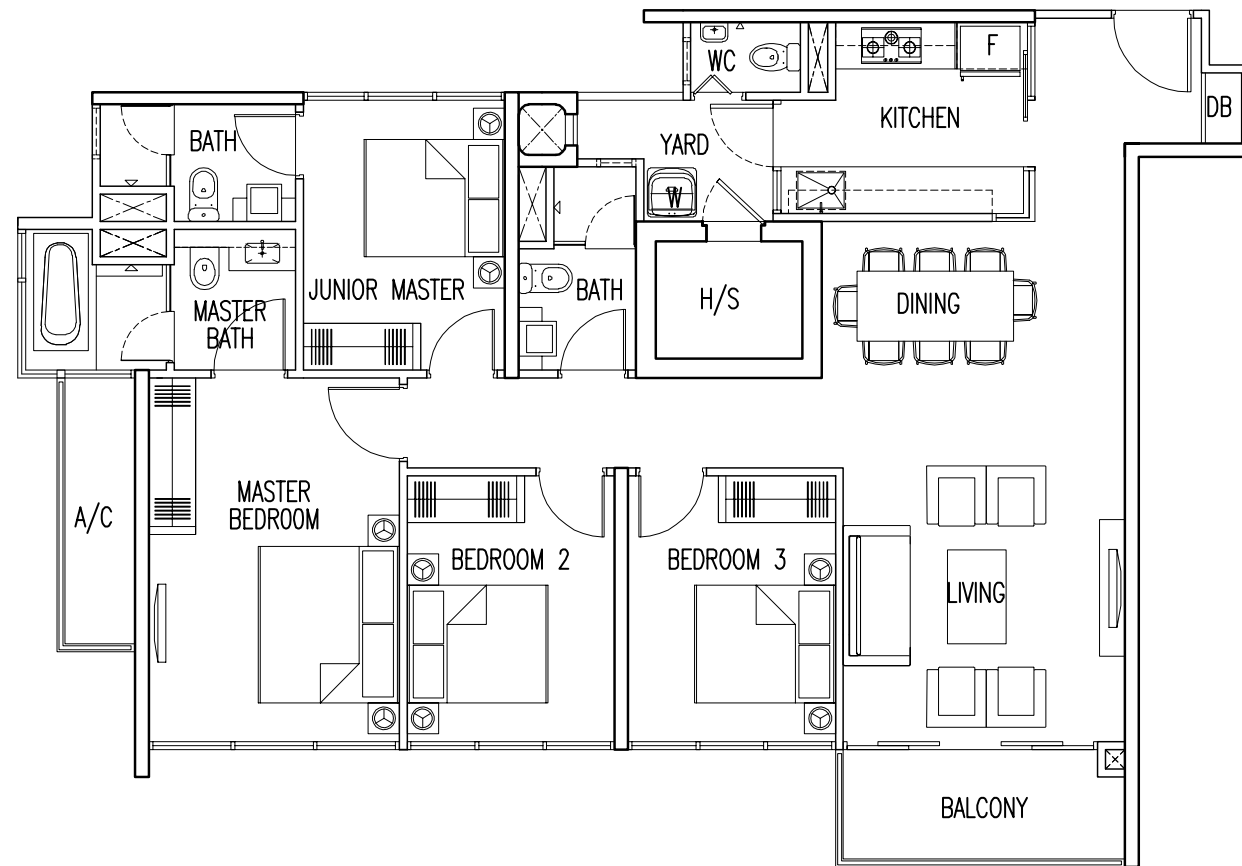
BLK 29: #01-10



# 4-BEDROOM

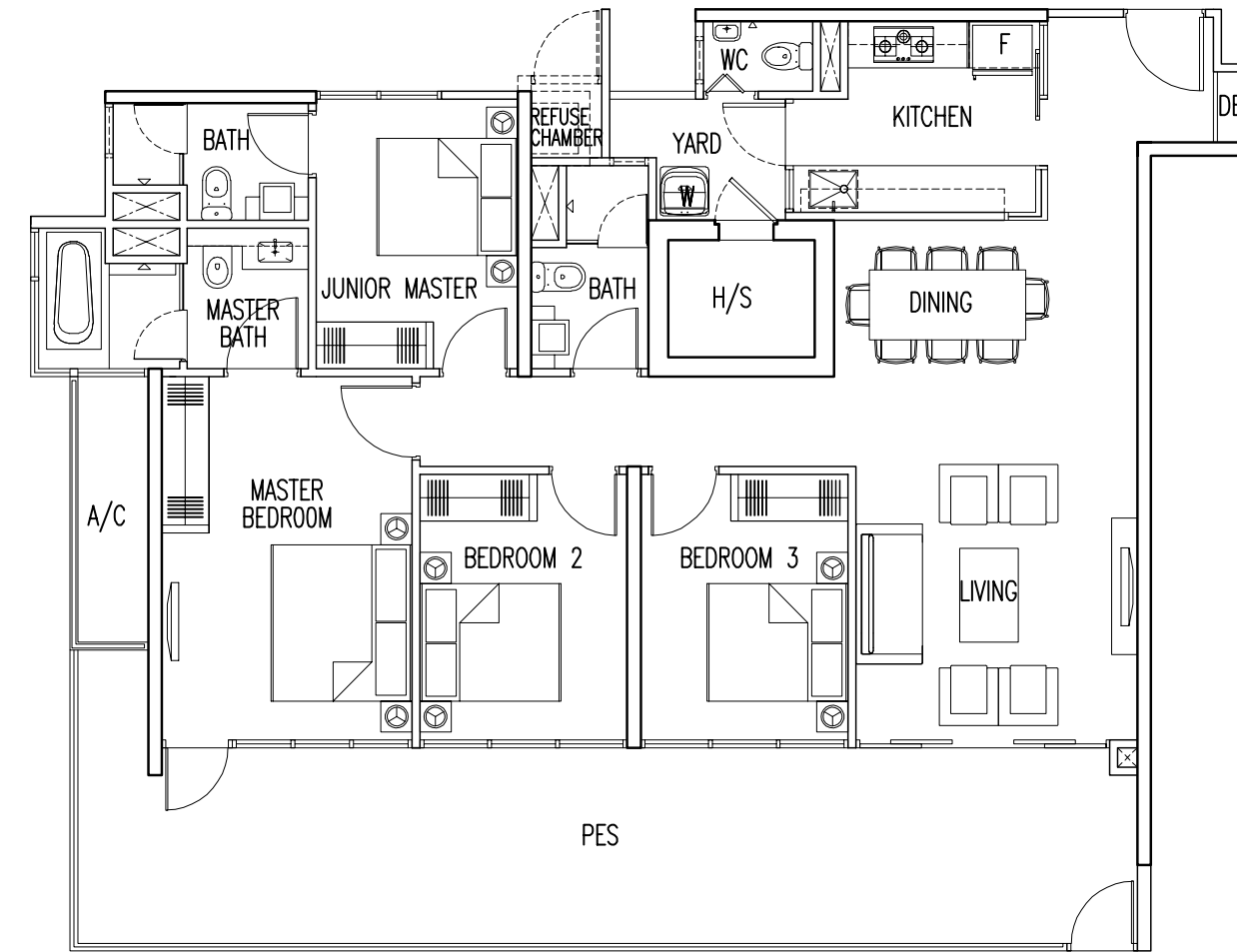
## TYPE D1

(124 SQM 1335 SFT)  
BLK 35: #02-26 TO #11-26



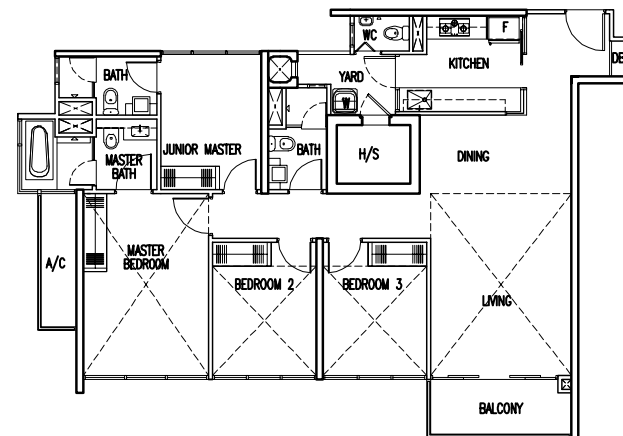
## TYPE D1-G

(155 SQM 1668 SFT)  
BLK 35: #01-26

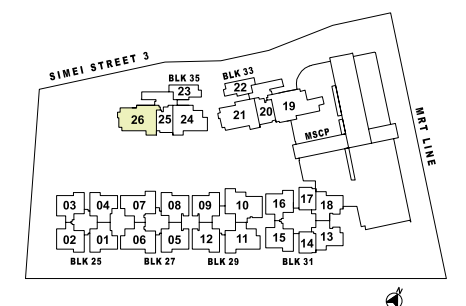
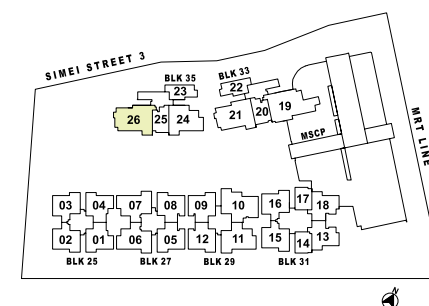


## TYPE D1-P

(124 SQM 1335 SFT)  
BLK 35: #12-26

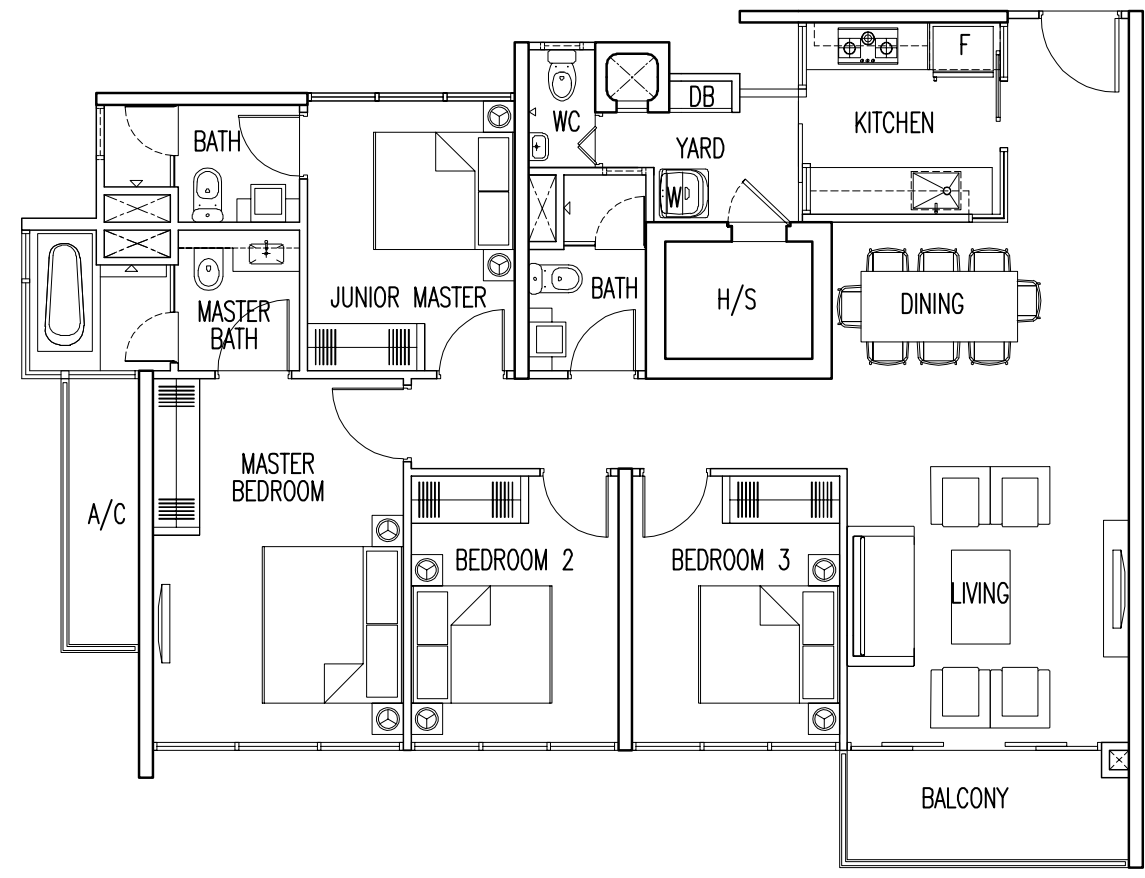


HIGH CEILING FOR:  
LIVING  
MASTER BEDROOM  
BEDROOM 2&3



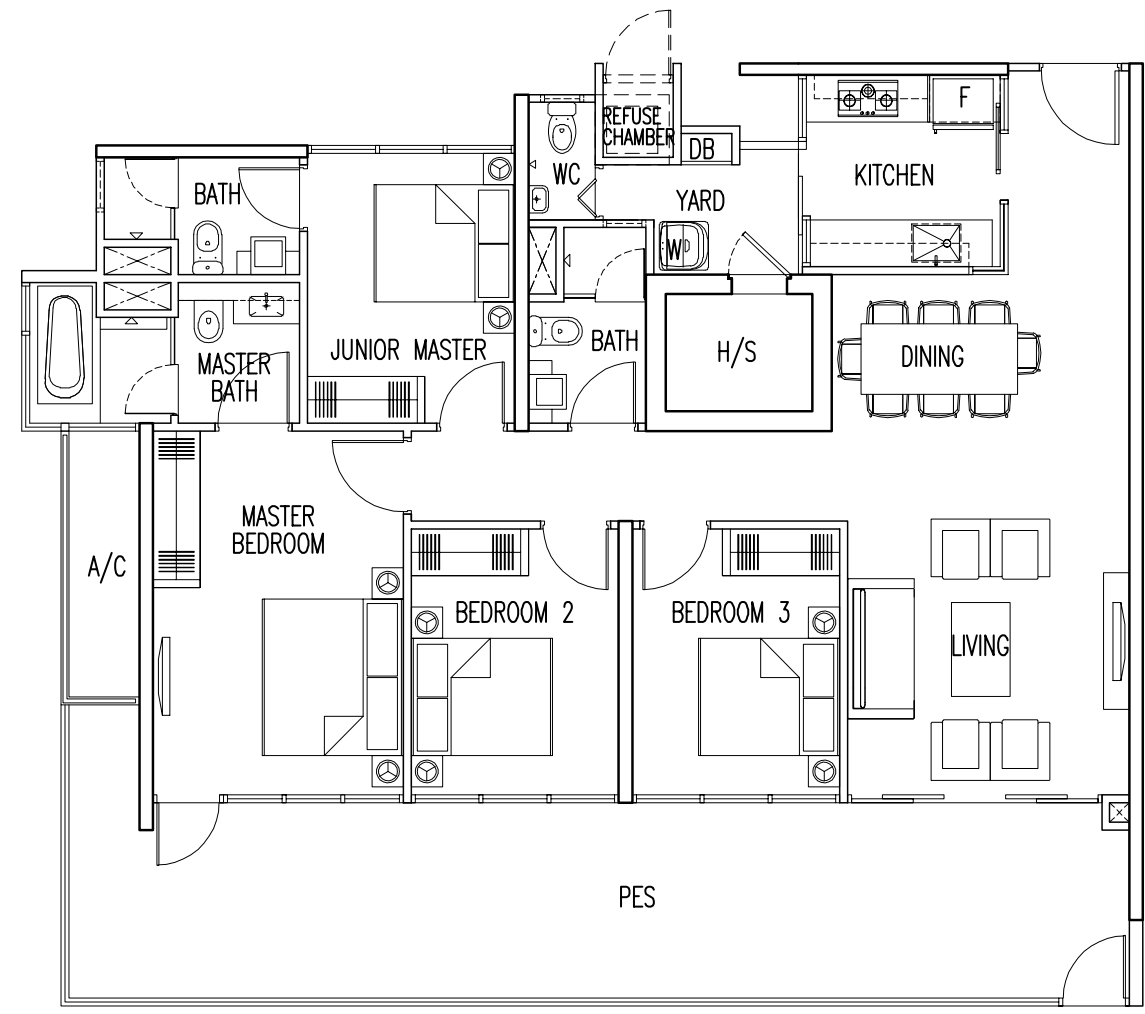
# TYPE D2

(122 SQM 1313 SFT)  
BLK 33: #02-21 TO #11-21



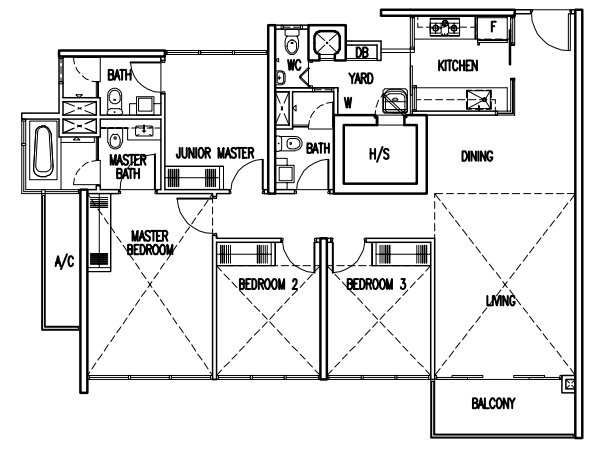
# TYPE D2-G

(153 SQM 1647 SFT)  
BLK 33: #01-21

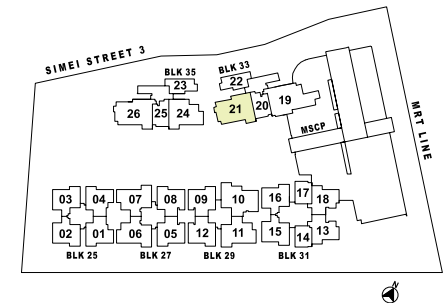
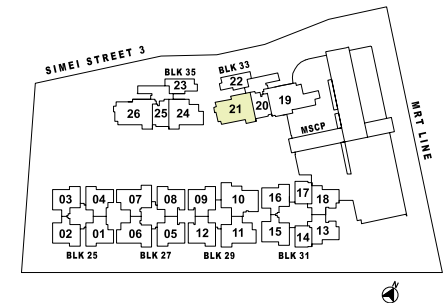


# TYPE D2-P

(122 SQM 1313 SFT)  
BLK 33: #12-21



HIGH CEILING FOR:  
LIVING  
MASTER BEDROOM  
BEDROOM 2&3

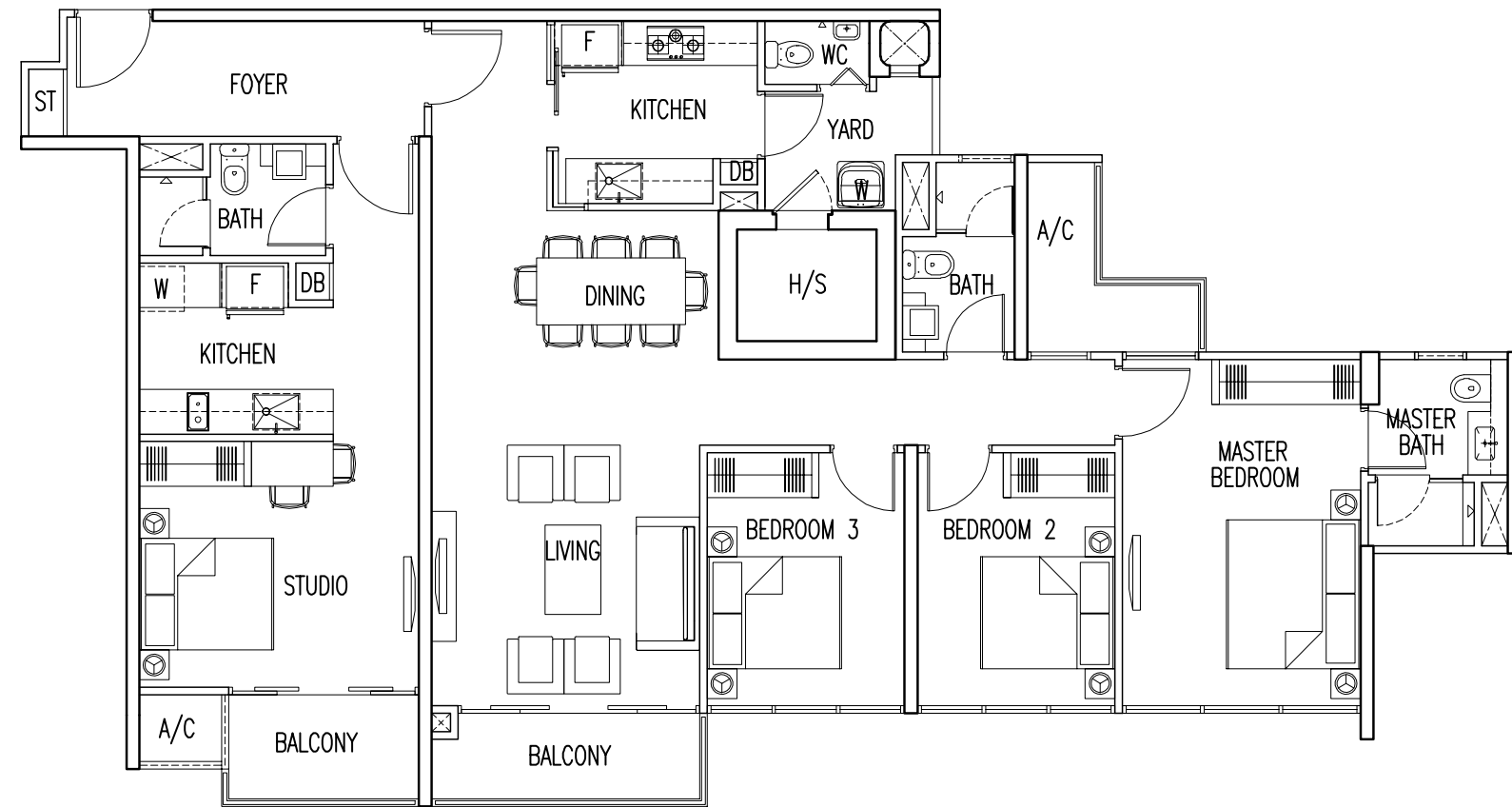


Disclaimer : "The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey."

Disclaimer : "The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey."

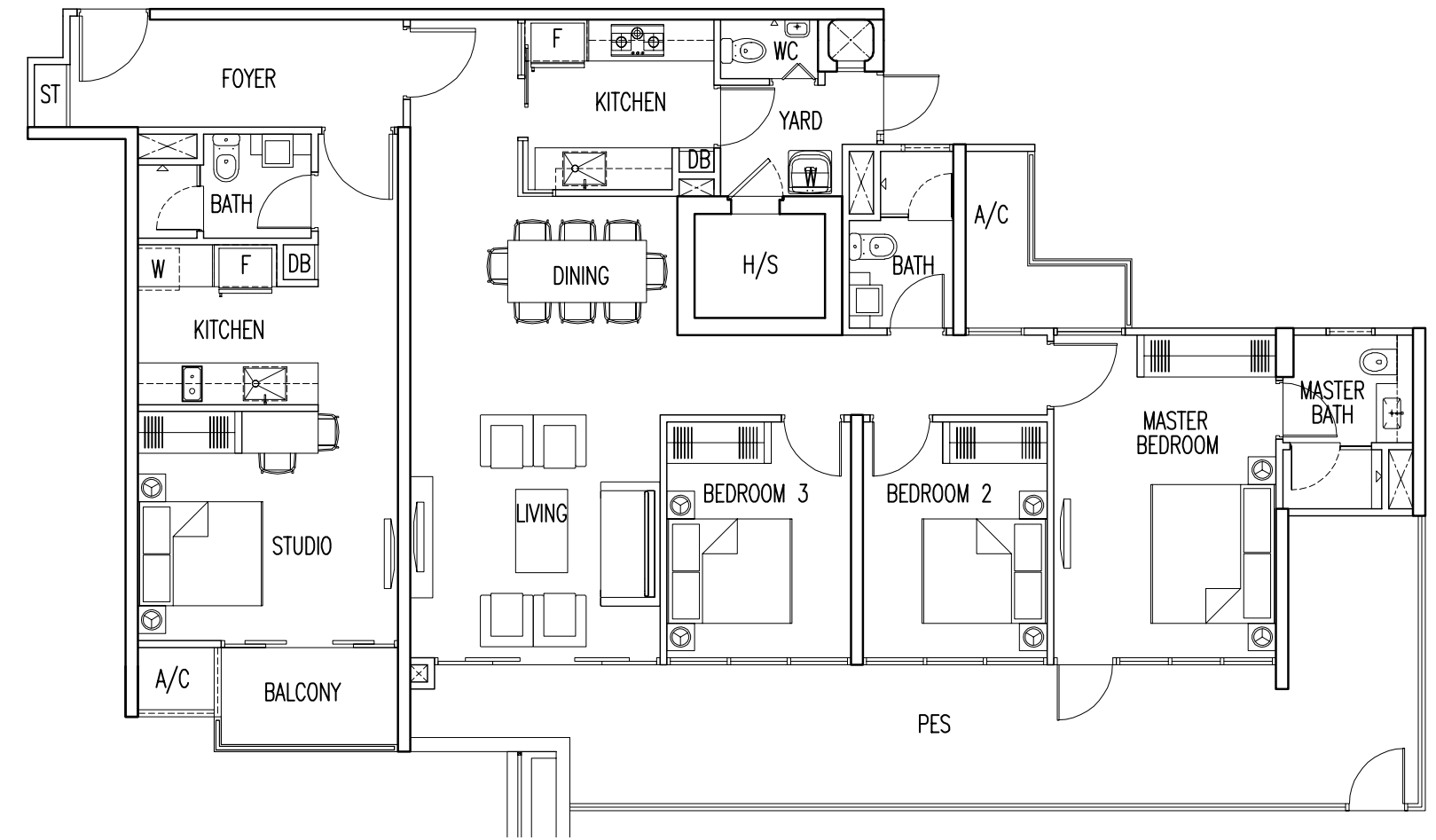
## TYPE DOK

(148 SQM 1604 SFT)  
BLK 33: #07-18 TO #11-18



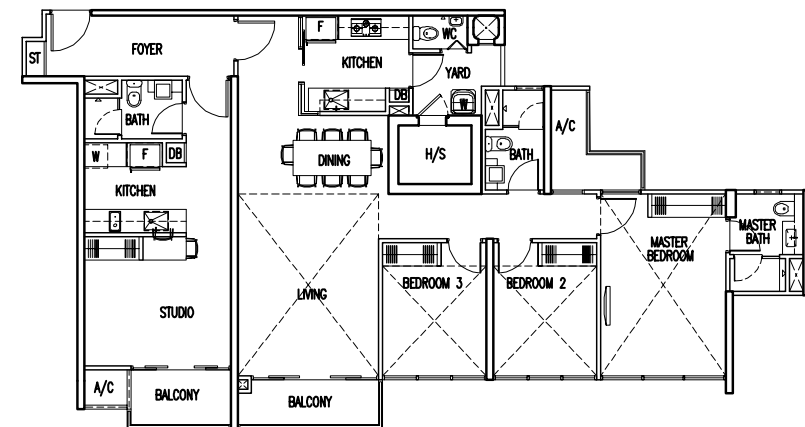
## TYPE DOK-G

(177 SQM 1905 SFT)  
BLK 33: #06-18

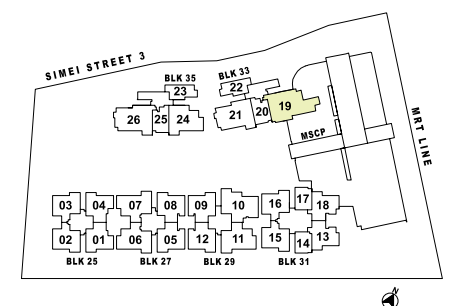
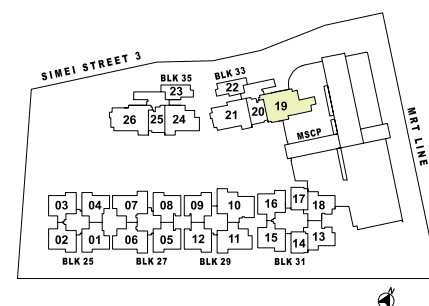


## TYPE DOK-P

(148 SQM 1604 SFT)  
BLK 33: #12-18



HIGH CEILING FOR:  
LIVING  
MASTER BEDROOM  
BEDROOM 2&3





# SPECIFICATIONS

1. **Foundation**  
Approved Foundation
2. **Substructure & Superstructure**  
Reinforced Concrete Framework
3. **Wall**  
External: Common clay bricks and/or RC walls  
Internal: Common clay bricks and/or Precast concrete panel walls and/or RC wall and/or drywall partition and/or gypsum partition board
4. **Roof**  
Flat Roof: Reinforced concrete roof with insulation and waterproofing system
5. **Ceiling [For Apartments]**
  - a.) Living/Dining, Master Bedroom, Junior Master Bedroom, Bedrooms, Studio, Study, Household Shelter, DB cabinet, Balcony, PES, WC and Yard  
Cement and sand plaster and/or skim coat with paint finish and false ceiling box-up where applicable.
  - b.) Kitchen, Master Bathroom, Junior Bathroom, Bathroom, Maid's, Entrance Foyer and Corridor  
False ceiling with paint finish where applicable.
6. **Finishes**
  - a.) Internal Wall [For Apartments]
    - i.) Living/Dining, Entrance Foyer, Master Bedroom, Junior Master Bedroom, Bedrooms, Studio, Study, Household Shelter, DB cabinet and Maid's  
Cement and sand plaster and/or skim coat with paint finish on brick wall and/or pre-cast concrete panel wall and/or drywall partition and/or gypsum partition board.
    - ii.) Master Bathroom and Junior Bathroom  
Homogeneous tiles and/or mosaic tiles laid up to false ceiling height and on exposed surfaces only.
    - iii.) Bathrooms, WC and Kitchen  
Ceramic tiles and/or homogeneous tiles and/or back painted glass panel laid up to false ceiling height and on exposed surfaces where applicable.
    - iv.) Balcony, PES and Yard  
Cement and sand plaster and/or skim coat with emulsion paint/sprayed paint finish on brick wall and/or pre-cast concrete panel wall and/or RC wall and/or aluminium powder coated railings and/or glass railing (for PES & Balcony).
  - b.) Walls [Common Areas]
    - i.) Internal Wall Finishes:  
1st Storey and Multi-storey Carpark Lift Lobby  
Homogeneous tiles and/or cement and sand plaster and/or skim coat with paint with skirting where applicable.  
  
Upper Storeys Lift Lobby and Common Corridors  
Cement and sand plaster and/or skim coat with paint and skirting where applicable.
    - ii.) External Wall  
Cement and sand plaster and/or skim coat with spray textured coating in selected area and paint finish.
    - c.) Floor [For Apartments]
      - i.) Living/Dining, Kitchen, DB Cabinet, Household Shelter, Kitchen, Yard, Maid's, Balcony and PES  
Homogeneous tiles with timber skirting where applicable.
      - ii.) Master Bedroom, Junior Master Bedroom, Bedrooms, Studio and Study  
Laminated flooring with skirting where applicable.
      - iii.) Master Bathroom, Junior Bathroom, Bathrooms and WC  
Homogeneous tile.
7. **Windows [For Apartments]**
  - a.) Master Bedroom, Junior Master Bedroom, Bedrooms, Study and (Maid's for Type CDK only)  
Aluminium framed sliding window and/or casement window
  - b.) Bathrooms and WC (except Type A1, A3 & A4)  
Aluminium framed top hung window and/or casement window
  - c.) Kitchen (except Type A1, A3 & A4)  
Aluminium framed casement window and/or top hung window and/or louvered window.
8. **Doors [For Apartments]**
  - a.) Main Entrance  
Approved fire-rated timber door.
  - b.) Bedroom (except Type A1, A2 & A4), Study and Bathrooms (except WC)  
Hollow-core timber door.
  - c.) Bedroom (for Type A1, A2 & A4)  
Aluminium framed sliding door with or without fixed glass panels.
  - d.) Balcony/PES/Yard  
Aluminium framed sliding door and/or swing door with or without fixed glass panels.
  - e.) DB cabinet  
Timber door.
  - f.) Kitchen (except Type A1, A3 & A4)  
Frameless tempered glass sliding door and/or aluminium framed swing door.
  - g.) Household Shelter  
Steel blast door.
  - h.) WC  
Aluminium framed acrylic bi-fold door with ventilation louvered panel.
  - i.) PES to common area  
Aluminium powder coated swing grille gate.
9. **Sanitary Wares & Fittings [For Apartments]**
  - a.) Master Bathroom (for Type D1 & D2)
    - 1 long bath with bath mixer and 1 shower mixer/hand shower
    - 1 basin with stone vanity top and mixer tap
    - 1 wall hung water closet
    - 1 mirror with storage cabinet
    - 1 towel rail
    - 1 paper holder
    - 1 shower screen
  - b.) Master Bathroom
    - 1 shower mixer/hand shower.
10. **Electrical Installation [For Apartments]**
  - a.) Concealed electrical wiring in conduits below ceiling level.
  - b.) Refer to Electrical Schedule for details
11. **TV/ Telephone [For Apartments]**
  - a.) Designed to comply with the Next Generation National Broadband Network requirements.
  - b.) Refer to Electrical Schedule for details
12. **Air-conditioning [For Apartments]**  
Air-cooled split air-conditioning system with wall mounted units provided for Living/Dining, Study and Bedrooms.
13. **Lightning Protection**  
Lightning Protection System shall be provided in accordance with the Singapore Standard CP33:1996
14. **Waterproofing**  
Waterproofing to floors of Kitchen, Bathrooms, WC, Yard, Roof Terrace, Balcony, PES, reinforced concrete flat roof, planters, landscape areas, landscape roof deck, water features and swimming pool.
15. **Painting**
  - a.) Internal Walls: Paint finish.
  - b.) External Walls: Sprayed textured coating in selected area and/or paint finish.
16. **Carparks and Driveways**  
Reinforced concrete floor slab with hardener to carparks and driveways.  
  
Entrance porch in stone and/or homogenous tiles finish.
17. **Recreational Facilities**
  - a.) Function rooms
  - b.) Gymnasium
  - c.) Tennis Court
  - d.) Steam Room
  - e.) 50m Lap Pool
  - f.) Children Splash Pool
  - g.) Reflective Pool
  - h.) Aqua Deck
  - i.) Outdoor Living Area
  - j.) Landscape Roof Deck
  - k.) Viewing Deck
  - l.) Children's Playground
  - m.) BBQ area
18. **Other Items**
  - a.) Wardrobes  
Built-in wardrobes for all bedrooms.

- i.) 1st Storey Lift Lobby  
Stone tiles and/or homogeneous tiles where applicable.
  - ii.) Upper Storeys and Multi-storey Carpark Lift Lobby and Common Corridors  
Homogeneous tiles with skirting where applicable.
  - iii.) Staircase & Landing (Typical Storey to Roof) and Multi-storey Carpark  
Cement and sand screed with nosing strips.
- c.) Junior Bathroom and Bathroom
    - 1 shower mixer/hand shower.
    - 1 basin with stone vanity top, mixer tap with cabinet or shelves
    - 1 pedestal water closet
    - 1 mirror
    - 1 towel rail
    - 1 paper holder
    - 1 shower screen
  - d.) WC
    - 1 shower set with tap
    - 1 wall hung basin with tap
    - 1 pedestal water closet
    - 1 paper holder
  - e.) Kitchen
    - 1 sink with mixer tap
  - f.) Yard, PES
    - 1 bib tap
- b.) Vanity Cabinets  
Built-in vanity cabinet or shelf for all bathrooms.
  - c.) Kitchen Cabinets  
Built-in high and/or low level kitchen cabinets with solid surface counter top, sink and appliances as follows:-
    - i.) Gas cooker hob (All units except Type A1, A3, A4 & Type DK studio)
    - ii.) Induction cooker hob (for Type A1, A3, A4 & Type DK studio only)
    - iii.) Cooker hood
    - iv.) Conventional oven (All units except Type A1, A3, A4 & Type DK studio)
    - v.) Microwave oven (for Type A1, A3, A4 & Type DK studio only)
  - d.) Security System
    - i.) Auto car barrier system
    - ii.) Card access to all pedestrian gates
    - iii.) Surveillance cameras at strategic locations in common areas
  - e.) Audio Intercom  
All apartments and guardhouse
  - f.) Fibre Broadband  
Provision of 1 data point at the Living Room for connection to Next Generation Nationwide Network (Next Gen NBN). Subscription charges to Open Net shall be borne by the Purchaser.
  - g.) Town gas to Kitchen for All units except Type A1, A3, A4 & Type DK studio.
  - h.) Hot water supply to Master Bath, Bathrooms and Kitchen.

## Note: -

1. **Materials, Fittings, Equipment, Finishes, Installation and Appliances**  
The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Consultants' selection, market availability and the sole discretion of the Vendor.
2. **Air-conditioning System**  
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.
3. **Cable Television and/or Internet Access**  
The Purchaser is liable to pay annual fee, subscription fee and such other fees and equipment cost to the Starhub Cable Vision Ltd (SCV) and/or internet service providers (ISP)

- or any other relevant parties or other relevant authorities. The Vendor is not responsible to make arrangement with any of the said parties for the service connection for their respective subscription channels and/or internet access.
4. **Mechanical Ventilation System**  
The mechanical ventilation system for the toilet, foyer and any other areas within the Unit's exhaust system is to be maintained by the Purchaser on a regular basis.
  5. **Position and Provision of Power points, Switches, TV and SCV outlets and other items**  
The position and provision of all power points, switches, TV and SCV outlets and other items listed in the Electrical Schedule as may be displayed on the showflat(s) are indicative and for illustration purposes only and subject to our Consultants' design.
  6. **Wardrobes, Kitchen Cabinets, Fan Coil Units and Door Swing Positions**  
Layout/locations of wardrobes, kitchen cabinets, fan coil units and door swing position are subject to Consultants' sole discretion and final design.
  7. **Marble, Limestone and Granite**  
Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble, limestone or granite as well as conformity 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. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.
  8. **Laminated Flooring**  
Laminated flooring is a manufactured material which contains tonality difference to match natural wood finish. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Laminated flooring is installed in modular planks and is subject to thermal expansion and contraction beyond the control of builder and Vendor. Regular maintenance of the flooring should be limited to dry mopping or vacuuming supplemented by an occasional wiping using recommended laminate floor cleaner.
  9. **Glass**  
Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities 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.

10. **Timber**  
Timber is natural material containing grain, veins and tonal differences. Thus is it not possible to achieve total consistency of colour and grain in its selection and installation.
11. **Tiles**  
Selected tile sizes and tile surface flatness cannot be perfect and subject to acceptable range described in Singapore Standards S5483:2000.
12. **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. Ceiling works would be required if removal of the M&E equipment is needed. The layout and location of false ceilings and access panels are subject to Consultants' sole discretion and final design.
13. **Access Panels for Sanitary Ducts & Rainwater Downpipes**  
Access panels on walls on some 1st storey units (where applicable) for maintenance access to concealed piping. Location of access panels is subject to Consultants' sole discretion and final design.
14. **Recreational Facilities**  
All recreational facilities are subject to approval by relevant authorities and/or technical requirement/compliance.
15. **Construction Materials**  
All construction materials used may have slight tonality discrepancies. Thus it is not possible to achieve total consistency of colour in its selection and installation.
16. **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.
17. **Warranties**  
Where warranties are given by the manufacturers and/or contractors and/or supplier of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.
18. **Access for Maintenance**
  - i.) Gondola supports/brackets and/or metal platforms (collectively 'gondolas') (if any and if applicable) may be provided at the external wall, air-con ledge, roof terrace, balcony of some of the Units for the installation of gondolas.
  - ii.) The Purchaser acknowledges that in respect of the Unit he shall allow access to and facilitate space for the Vendor or the management corporation (when formed) in relation to the matters mentioned in sub-clause (i) for the purpose of carrying out cyclical maintenance repair upkeep and cleaning work of the building façade of the Housing Project.

## Electrical Provision

ITEM	UNIT TYPE															
	A1-series	A2-series	A3-series	A4-Series	B1-series	B2-series	B3-series	B4-Series	B5-Series	C1-series	C2-series	D1-series	D2-series	CDK-series	DDK-series	
LIGHTING POINT	9	9	6	7	12	13	13	13	14	16	15	20	20	19	21	
SWITCHED SOCKET OUTLET	16	16	12	12	16	16	16	18	17	19	19	22	22	23	28	
TELEPHONE POINT	3	4	2	2	4	4	4	4	4	6	5	7	7	5	7	
CABLE READY TV POINT	1	1	1	1	3	3	3	3	3	3	3	3	3	4	5	
HOT WATER SUPPLY POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
COOKER HOOD POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	
COOKER HOB POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	
OVEN POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
BELL POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
AUDIO INTERCOM	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

AIRCON ISOLATOR: BASED ON THE NUMBER OF CONDENSING UNIT

# DEVELOPER'S PROFILE

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

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

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

With a strong synthesis of youth and experience in our ranks, we are able to leverage on these expertise as a Group to continually push benchmarks in construction and quality, much akin to our corporate vision.

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

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



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The Parc



Grange Infinite



CityVista Residences



Oasis@Elias



Ventuno Balmoral



• Developer: CEL - Simei Pte Ltd (200001410E) • Developer's License: C0700 • Expected Date of Vacant Possession: 31st December 2014 • Expected Date of Completion: 31st December 2017 • Tenure of Land: 99 years leasehold from 11th August 2010 • Lot Nos: Lot(s) 7129X Mk 28 at Simei Street 3 • Building Plan Approval No: A0539-00077-2010-BP01 dated 19 Jan 2011

While every reasonable care has been taken in preparing this brochure, the specifications and the attached plans, and in constructing the sales models and showflats, the Developer and its agents shall not be held responsible for any inaccuracies or omissions.

All statements, specifications and plans in the brochure are believed to be correct at the time of publication but shall not be regarded as statements or representations of fact. All information, specifications and plans are subject to change/amendments as may be required by us and/or the building authorities and other relevant authorities and do not form part of an offer or contract. Visual representations, illustrations, photographs, pictures and other renderings are only artistic impressions of the development and are not to be regarded as representations of fact. Photographs for images contained in this brochure do not necessarily represent as built standard specifications.

All areas are approximate measurements and are subject to final survey. The property is subject to inspection by the relevant authorities to comply with current codes of practice.

The sale and purchase agreement shall form the entire agreement between the Developer and the purchaser and shall supersede all statements, representations or promises made prior to the signing of the sale and purchase agreement and shall in no way be modified by any such statements, representations or promises made.

