

SKIES

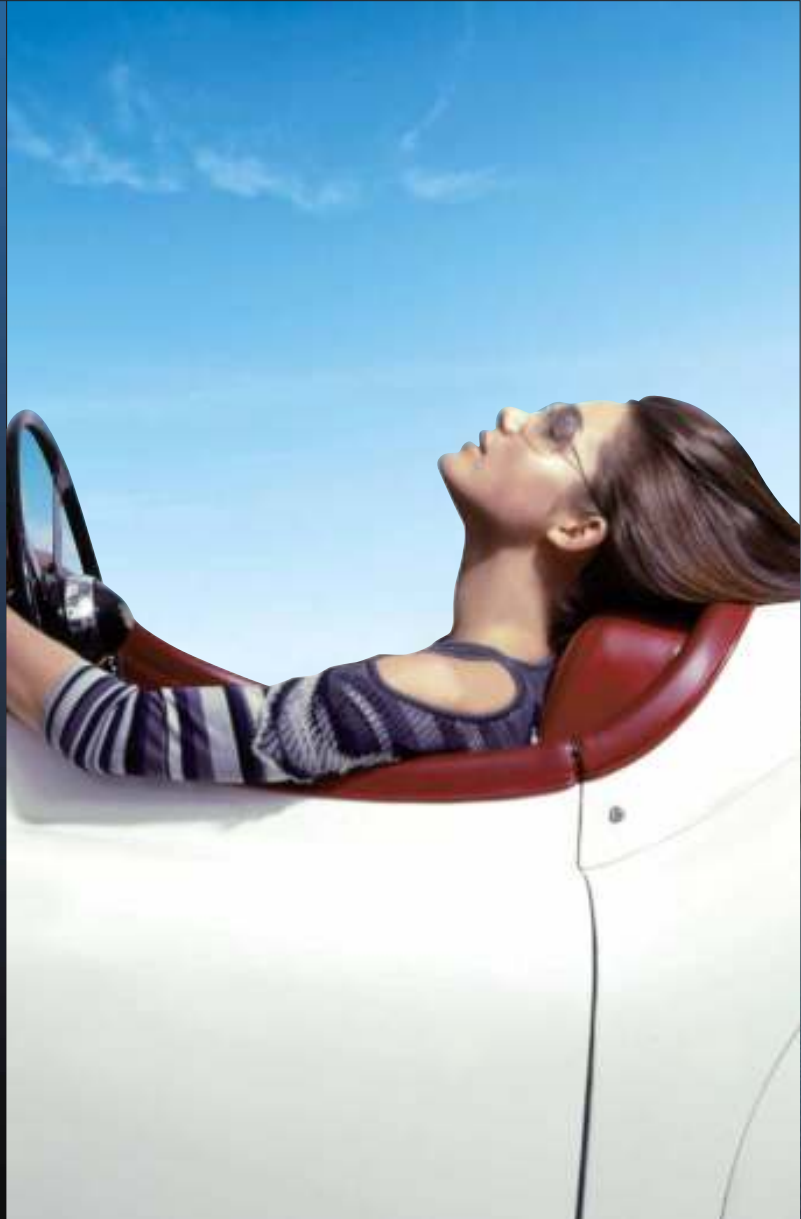
MILTONIA

**Ingeniously created.
Intentionally lavished.**

Standing tall amongst the tranquil haven of tropical greeneries and glistening waters, Skies is the symbol of unsurpassed opulent. Experience a unique home that offers a healthier lifestyle in exquisite balance for the astute individual to indulge and lavish in.

Come home to your private sunshine.

An arresting visage that shines from inside out, this landmark of luxury illuminates every life within. Welcome to a new abode that nourishes your mind and soul in every single way, in every gratifying moment.





Where gratification is measured in moments.

Orchid Country Club - 2mins * Seletar Country Club - 6mins * Lower Seletar Reservoir - 5mins
 Northpoint Shopping Centre - 6mins * Khatib MRT - 4mins * Yishun MRT - 6mins * SLE - 7mins * TPE - 7mins
 CTE - 7mins * Seletar Aerospace Park (SAP) - 6mins

Towering above the picture-perfect precinct as a landmark of the North, Skies elegantly combined 6 blocks of 13-storey condominiums, a row of sophisticated townhouses and 2 retail units in the prominent development. With an excellent mix of 1- to 4-bedroom apartments and penthouses in this 420-unit development, Skies is thoughtfully designed to fulfil every need.





Witness the exclusive views of expansive golf course greenery, glittering reservoir and bright blue sky as the unique glass lift escalates you to greater heights.

ARTS + ARCHITECTURE

ARTS + ARCHITECTURE



Lifestyle

From a refreshing jog by the reservoir to a friendly game at either Orchid Country Club or Salsator Country Club, at Skies, feel free to immerse in the joy of nature. Alternatively, catch the latest blockbuster at the cinema, sing your heart out at the karaoke for some light-hearted entertainment, or enrich your mind at the Yishun Public Library.





Accessibility

- 8 steps to Orchard Road via nearby Khatib MRT station
- Upcoming North-South Expressway (NSE) will allow residents travelling to the city to save up to 30% of their travel time during peak hours
- Driving from Yishun to the city will take just 20 minutes with NSE
- Free shuttle bus service to nearest Yishun and Khatib MRT station will be provided

Education

- A wide selection of acclaimed schools nearby, including Cheng Fu Primary School, Caung Cheng High School, Northland Primary School and Yishun Town Secondary School
- Tuition centers and enrichment schools aplenty



Convenience

- Northpoint Shopping Centre just minutes away
- An array of dining choices at Chong Pang Market and Food Centre



Great Investment

Being drawn close to countless amenities and conveniences, Skies is the ultimate investment for anyone who seeks good returns. Apart from its dynamic architectural concept and the luxurious lifestyle it has to offer, the development is also situated near the blooming ground - Satekor Aerospace Park (SAP), home to world-class establishments like Rolls Royce, Bell Helicopter, Cessna, Bombardier, and more, the 320ha SAP is expected to reach its annual value add target of \$3.3billion by 2018.

With full-fledge condominium facilities, Skies is the limit. Dive into the majestic 50m Lap Pool, up your fitness level at the Jogging Track, or wash your worries away in the variety of pools designed for all ages. Relax in the Jacuzzi or throw a party at the Cloudy Bay pavilion, infused with the honeyed aroma of the Frangipani Court.



LEGENDS

MAIN ENTRANCE

- A Arrival Plaza
- B Shuttle Bus Waiting Area
- C Rain Canopy

LEISURE & ENTERTAINMENT

- D Sun Deck
- E Cabanas
- F Cloudy Bay
- G Celebration Lawn
- H Club Orion
- I Changing Room with Sauna
- J BBQ and Alfresco Dining
 - Altair
 - Capella
 - Sirius
 - Vega

GARDENS & WATERSCAPE

- K Tranquil Garden
- L Meditation Garden
- M Serene Garden
- N Reflective Pool

POOL FACILITIES

- O 50m Lap Pool and Leisure Pool
- P Water Spa Alcoves
- Q Wet Lounge
- R Pool Deck
- S Children's Pool
- T Splash Pad

ACTIVE LIFESTYLE

- U Sky Gym and Sky Deck
- V Recreational Tennis Court
- W Fitness Station
- X Children's Playground
- Y Jogging Track

Z Shops

- 1-Bedroom
- 2-Bedroom
- 3-Bedroom
- 3-Bedroom Premium
- 3-Bedroom Dual Key
- 4-Bedroom
- Terrace



Organise a grand soiree at Club Orion, an iconic clubhouse with unobstructed view of the waterscape. Gather your family and friends for some merrymaking at any of the 4 stellar BBQ Pits surrounding the development. Feel your skin glow at the Sun Deck or stroll along the Meditation Garden for some peaceful reflection.





And the green

Stand tall above all

Let the infinite skyline motivate your work-out. Take the eye-opening glass lift to the elevated Sky Gym and invigorate your body in the company of mesmerising horizon view. At Skies, every moment is designed to shine.





Luxurious Townhouses - Foreigners Eligible

Return home to the beauty of a verdant surround and repose beneath the moonlit sky with your loved ones. Immaculately crafted for those who love to be one with nature, each luxurious townhouse invites the glorious sights and sounds of nature into your home through the impeccably designed floor-to-ceiling glass windows.



Townhouse

Let your creative mind roam in the large double-volume living space and create a home like no other. Build a carnival for the children on the first storey while fashioning your private haven on the second, connected via your private lift. Enjoy the privilege of owning 2 private parking lots that sets you apart from the masses.



Penthouse

Each prestigious penthouse is more than just a gallery of high-end luxury, but a statement of your success in life. Luxuriate in the spacious rooms amidst a distinctive backdrop of sparkling water and stunning greenery.





Condominium

In your dream abode, everyday is an inspiration for the next; every instant is one to look forward to. Experience the simple joys of warmth and comfort. Recharge and rejuvenate for the journey ahead where you reach for the skies.



Specifications

- 1. FOUNDATION**
Precast concrete piles / bored piles
- 2. SUPERSTRUCTURE**
Reinforce concrete structure / steel structure
- 3. WALLS**
Internal Wall : Reinforced concrete wall and /or masonry wall
External Wall : Reinforced concrete wall and /or masonry wall and /or dry wall/partition system with cement skim coat/plaster (where applicable)
- 4. ROOF**
Flat Roof : Reinforced concrete roof with appropriate waterproofing and insulation (where applicable)
Tall Canopy : Mild steel frame with aluminum truss in selected finishes
Metal Canopy : Metal roof with appropriate insulation
- 5. CEILING**
Typical Units
(a) Kitchens, Bathroom, Localized areas where boxing-up is required (where applicable) Ceiling boards with emulsion paint
(b) Other parts of the apartment (where applicable) Skim coat with emulsion paint
Penthouses and Terraces
(a) Living, Dining, and Bedrooms, Kitchen, Bathroom, Utility Yard, Balcony, PES Skim coat area /or ceiling boards with emulsion paint
Shops
(a) Interior : Skim coat with emulsion paint
(b) Handicap toilet : Skim coat and /or ceiling boards with emulsion paint
Common Areas
(a) Common areas and Localized areas where boxing-up is required (where applicable) Skim coat and/or plaster ceiling with emulsion paint and/or ceiling boards with emulsion paint
6. FINISHES
Wall Units
(a) Living, Dining, Bedrooms, Dry kitchen, Utility, Store (where applicable), Household Shelves, Corridors, Private Internal Staircase (where applicable), PES, Balcony, R-ledge
Plaster and /or Skim Coat with emulsion paint
(b) Kitchen, Ward, WC, Master bathroom and Bathroom (where applicable) Homogeneous Ceramic Tiles exposed and only
(c) All Bathroom (except A1 typical, A2 typical, B1 typical and B2 typical) (where applicable) Selected stone on feature wall only
Common Areas
(a) Lift Lobbies Homogeneous tile and /or plaster and /or skim coat with emulsion paint.
(b) Basement Corridor Plaster and /or skim coat with emulsion paint
Shops
(a) Interior Plaster and /or skim coat with emulsion paint
(b) Handicap toilet Homogeneous and/or ceramic tiles
Floor Units
(a) Master bathroom, Common bathroom, Kitchen, Powder room, HS, Yard, PES, Balcony and Roof Terrace Homogeneous and/or ceramic tiles
(b) Bedroom Parquet and/or timber strip
(c) Living, Dining (except A1 typical, A2 typical, B1 typical and B2 typical) Selected stone finishes
(d) Dry Kitchen (only C3H, C1PH) Selected stone finish
(e) Living, Dining (only A1 typical, A2 typical, B1 typical and B2 typical) Homogeneous and/or ceramic tiles
(f) Plaster and AC ledge Cement and sand screed
Terrace Units
(a) PES and Roof Terrace Selected stone and/or homogeneous tiles and/or ceramic tiles
(b) Balcony Homogeneous and/or ceramic tiles
(c) Living, Dining, Dry Kitchen Selected stone
(d) Bedroom Parquet and/or timber strip
(e) Internal staircase Parquet and/or timber strip
(f) External staircase Pebble wash and/or homogeneous tile
Shops
(a) Interior Cement and sand screed
(b) Handicap toilet Homogeneous and/or ceramic tiles
Common Area
(a) Swimming Pool, Children's Pool Selected Tiles
(b) Pool Deck Timber decking and/or stone tiles and/or selected tiles (where applicable)
(c) Reflective pool Selected Stone and/or Tiles
(d) Lift Lobbies Homogeneous and/or ceramic tiles
(e) Maintenance Roof Cement and sand screed and/or precast slabs and/or homogeneous and/or ceramic tiles and/or pebble wash
(f) Children's Pool/Spash Pad Selected Tiles and/or polymer aquatic playground surfacing
- 7. WINDOWS**
(a) All Bars and Shops Aluminum frame window with clear and/or tinted and/or frosted glass (where applicable)
- 8. DOORS**
(a) Unit Main Entrance Approved treated timber door
(b) Bedrooms, Master Bedroom, Master Bathroom, Common Bathroom Hollow core timber swing door
(c) Ward, WC, Laundry PVC framed and/or aluminum frame with acrylic panels
(d) Household Shelter Approved (tint) precast metal door
(e) Balcony Aluminum frame doors with clear and/or tinted and/or frosted glass
(f) PES (A1, A1a, A2, B1P, B1Pa, B1Pb, B2P, C1P, C1Pa, C1Pb, C2P, C2P, D1P) Aluminum and/or Mild steel gate
(g) Study room (D1PH only) Sliding and/or pocket hollow core timber
(h) Roof Terrace (C1Pa, C1Pa, C1Ph, C2Ph, C2Ph, C3Ph, D1PH only) Aluminum and/or Mild steel gate
(i) Bathroom (THA, TH1 only) Swing and/or Sliding and/or pocket timber door
(j) Shop Glass door and/or aluminum swing door and/or hollow core timber door
9. SANITARY FITTINGS
(a) Master Bathroom
1. Water closet
1. Wash basin and mixer (except TH1, TH1A)
1. Shower compartment complete with shower set and mixer
1. Toilet roll holder
1. Wall hung cabinet with mirror
1. Towel rail
1. Outdoor Jacuzzi (only for TH1, TH1A)
(b) Common Bathroom
1. Water closet
1. Wash basin and mixer
1. Shower compartment complete with shower set and mixer
1. Towel rail
1. Toilet roll holder
1. Wall hung cabinet with mirror
(c) Powder Room (only for C1PH)
1. Water closet
1. Wash basin and mixer
1. Toilet roll holder
1. Wall hung cabinet with mirror
(d) WC (where applicable)
1. Water closet
1. Wash basin and tap
1. Shower set
1. Toilet roll holder
(e) Roof Terrace (only for TH1, TH1A)
1. Outdoor Jacuzzi
10. ELECTRICAL INSTALLATION
(a) All electrical wirings are concealed except for electrical wiring above the false ceiling which shall be in exposed conduits.
(b) Refer to Electrical Schedule for details
11. TV/IR/TELEPHONE/CABLE VISION
TV point and telephone base terminal are provided. Refer to Electrical Schedule for details.
12. LIGHTNING PROTECTION
Lightning Protection System shall be provided in accordance with current edition of Singapore standard CP
13. PAINTING
(a) External Walls Spray textured emulsion finish and/or emulsion paint finish
(b) Internal Wall Emulsion paint finish
14. WATERPROOFING
Waterproofing provided to floor of basement, RC flat roof, Bathrooms, Kitchens, Ward, WCs, Balconies, Roof terraces, PES and Planters where applicable.
15. DREWEYAY AND CAR PARK
(a) Surface driveway and Ramp Selected paving and/or stones and/or pebble wash and/or tiles and/or reinforced concrete slab and/or formic (where applicable)
(b) Basement Car Park Reinforced concrete slab with hardener and/or epoxy coating
16. RECREATION FACILITIES
1. Arrival Plaza
2. Shuttle Bus Waiting Area
3. Iron Canopy
4. Sun Deck
5. Cabana
6. Clarity Bay
7. Celebration Lawn
8. Club Deck
9. Changing Room with Sauna
10. B&B and按摩 Dining -Alpac, Capella, Sinus, Vega
11. Tropical Garden
12. Meditation Garden
13. Serene Garden
14. Reflective Pool
15. 50m Lapp Pool and Leisure Pool
16. Water Spa Area
17. Well Lounging
18. Pool Deck
19. Children's Pool
20. Soft Pad
21. Sky Gym and Sky Deck
22. Recreational Tennis Court
23. Fitness Station
24. Children's Playground
25. Jogging Track

- 17. Additional Items**
(a) Kitchen cabinets High and/or low kitchen cabinet with selected solid-face countertops with stainless steel sink and mixer
(b) Kitchen Appliances

		Gas Hob and Hood		Subs. Oven	Subs. Microwave Oven	Free Standing Fridge	2 Doors Under Counter Fridge (Bar Fridge)	2 Doors Washing Machine	Dryer	Waste cum Dryer
		2 Burner	3 Burner							
A1	Typical	1	1	1	1	1	1	1	1	1
A2	Typical	1	1	1	1	1	1	1	1	1
B1	Typical	1	1	1	1	1	1	1	1	1
B2	Typical	1	1	1	1	1	1	1	1	1
C1	Typical	1	1	1	1	1	1	1	1	1
C2-4H/C1PH	PH	1	1	1	1	1	1	1	1	1
C1-4H	PH DAE	1	1	1	1	1	1	1	1	1
C2	Typical	1	1	1	1	1	1	1	1	1
C2-4H/C2PH	PH	1	1	1	1	1	1	1	1	1
C3	Typical	1	1	1	1	1	1	1	1	2
C3-4H	PH	1	1	1	1	1	1	1	1	1
D1	Typical	1	1	1	1	1	1	1	1	1
D1PH	PH	1	1	1	1	1	1	1	1	1
D1PH1A	Temps	1	1	1	1	1	1	1	1	1

- (c) Wardrobe Built-in wardrobes (pole system) provided to all bedrooms
(d) DB cabinets Full-height DB cabinet finished with selected laminate/ or veneer
(e) Air-Conditioning Air-conditioning to Living/ Dining, Master Bedroom, Junior Master Bedroom, Bedroom and Study.
(f) Hot water supply Hot water supply will be provided for Master Bathroom, Common Bathroom and Powder Rooms and Kitchen
(g) Security Audio intercom system to main door only

ELECTRICAL SCHEDULE

UNIT TYPE	Lighting Point	13A Power Point	1.5A Power Point	TV/PM Point	TV Outlet	tel Outlet
TYPE A1, A1a, A1b, A1c	5	3	3	1	2	3
TYPE A2, A2a	7	3	3	1	2	3
TYPE B1, B1a, B1b, B1c, B1d, B1e	10	5	4	1	3	4
TYPE B2	10	5	4	1	3	4
TYPE C1, C1a, C1b, C1c, C1d, C1e	13	7	5	1	4	5
TYPE C2, C2a, C2b, C2c, C2d, C2e, C2f, C2g, C2h, C2i	14	6	5	1	4	5
TYPE C3, C3a, C3b, C3c	16	6	5	1	4	5
TYPE D1, D1a, D1b	16	9	6	1	5	6
TYPE C1 PH	26	8	5	1	4	5
TYPE C1 PHa	27	10	6	1	5	6
TYPE C2 PH, C2 PHa	25	10	6	1	5	6
TYPE C3 PH	24	10	5	1	5	6
TYPE D1 PH	24	11	6	1	5	6
TYPE T1, T1a	34	14	6	1	6	7

NOTES TO SPECIFICATIONS

- A Marble/Compressed Marble/Limestone/Granite**
Marble, compressed marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and marking caused by their complex mineral composition and incorporated impurities. While such material can be preselected before installation, this non-uniformity in the marble, compressed marble, limestone or granite as well as non-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. Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to architect's discretion.
B Timber Strips
Timber strips are natural materials containing veins and tonality differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as requested. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligation under clause 9 and clause 17.
C Air-conditioning system
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condenser pipes and charging of gas. The Purchaser is advised to engage/ hire a new contractor to service the air-conditioning system regularly.
D Television and/or Internet Access
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.
E Materials, Fittings, Equipment, Finishes, Installations and Appliances
Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.
F Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Raster Ceiling Boards
Layout/location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.
- G Warranties**
Where warranties are given by manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor or the Unit, the Vendor shall assign to the Purchaser such warranties of the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.
H False Ceiling
The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.
I Glass
Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass of all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligation under clause 9 and clause 17.
J Mechanical Ventilation System
Mechanical Ventilation fans and ductings are provided to toilets which are not naturally ventilated, to ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.
K Planters
Planters are designed to take the loading of potted plants only. No soil material or fertilizers will be provided in the planters.
L Wall
All wall finishes shall be terminated at false ceiling level. There will be no tiles/ stone works behind kitchen cabinets/ long bath/ vanity cabinet/ mirror.

DEVELOPER: TG MASTER PTE LTD
DEVELOPER LICENSE NO.: C0963
TENURE OF LAND: 99 YEARS COMMENCING FROM 20 FEBRUARY 2012
LOT NO.: 3478R MK 19
BUILDING PLAN NO.: A1754-0001-2012-BP01 APPROVED ON 25 JULY 2012
EXPECTED TOP DATE: 31 DEC 2016
EXPECTED DATE OF LEGAL COMPLETION: 31 DEC 2019

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A LUXURIOUS DEVELOPMENT BY:

TG MASTER PTE LTD



TG DEVELOPMENT MASTER CONTRACT