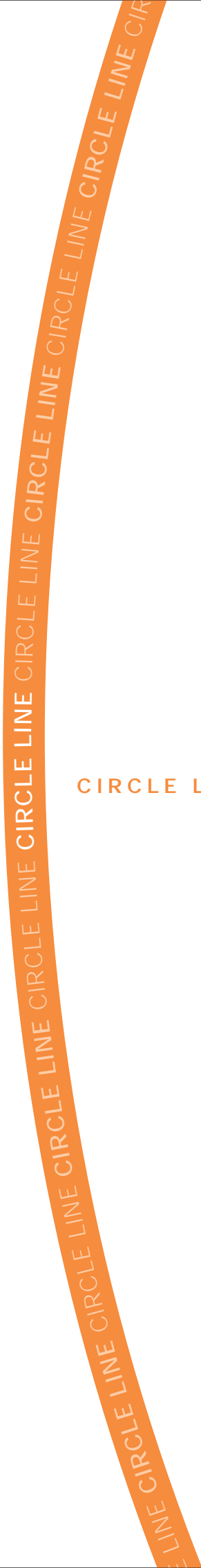
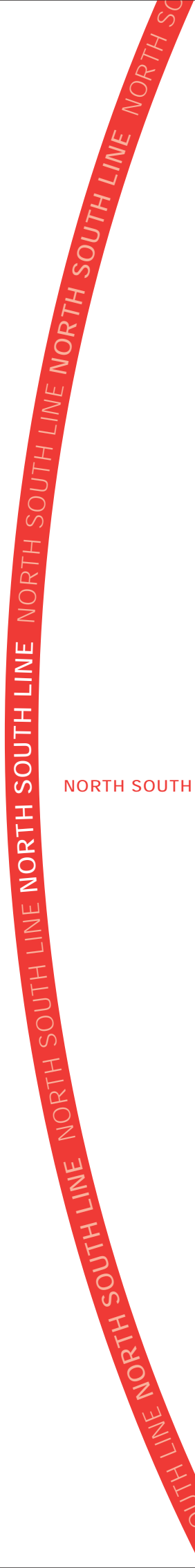


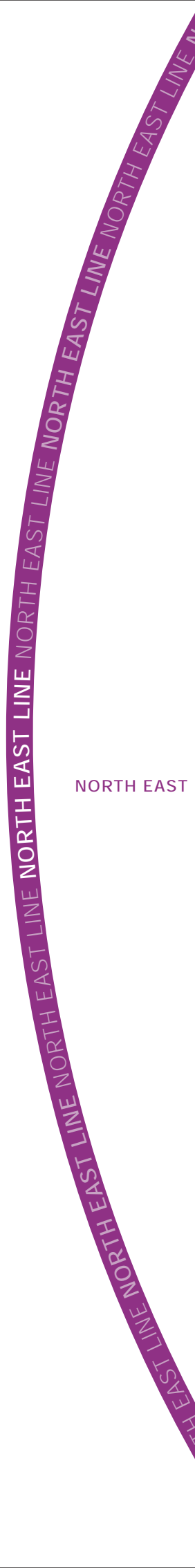
theScala



CIRCLE LINE



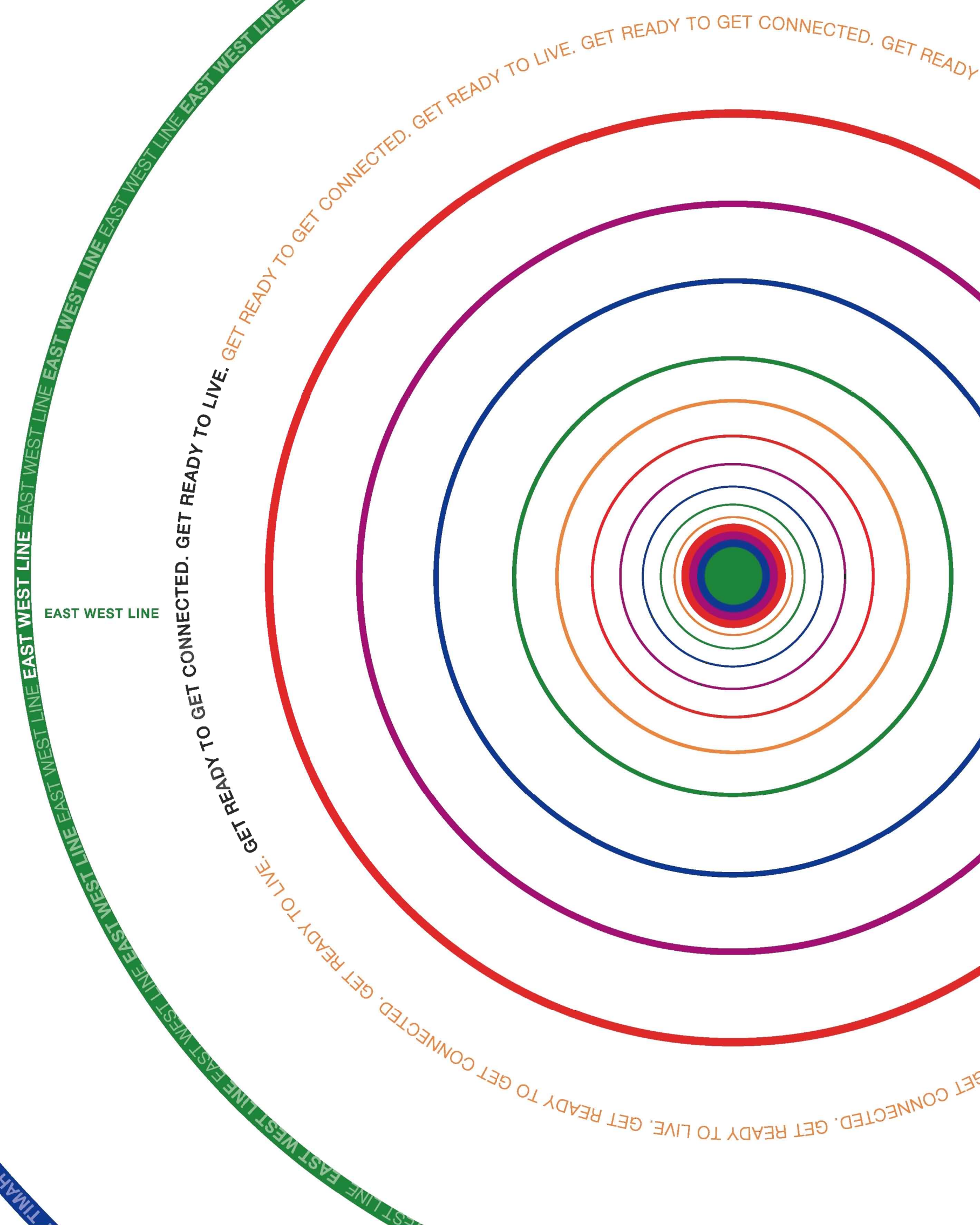
NORTH SOUTH LINE



NORTH EAST LINE



BUKIT TIMAH LINE



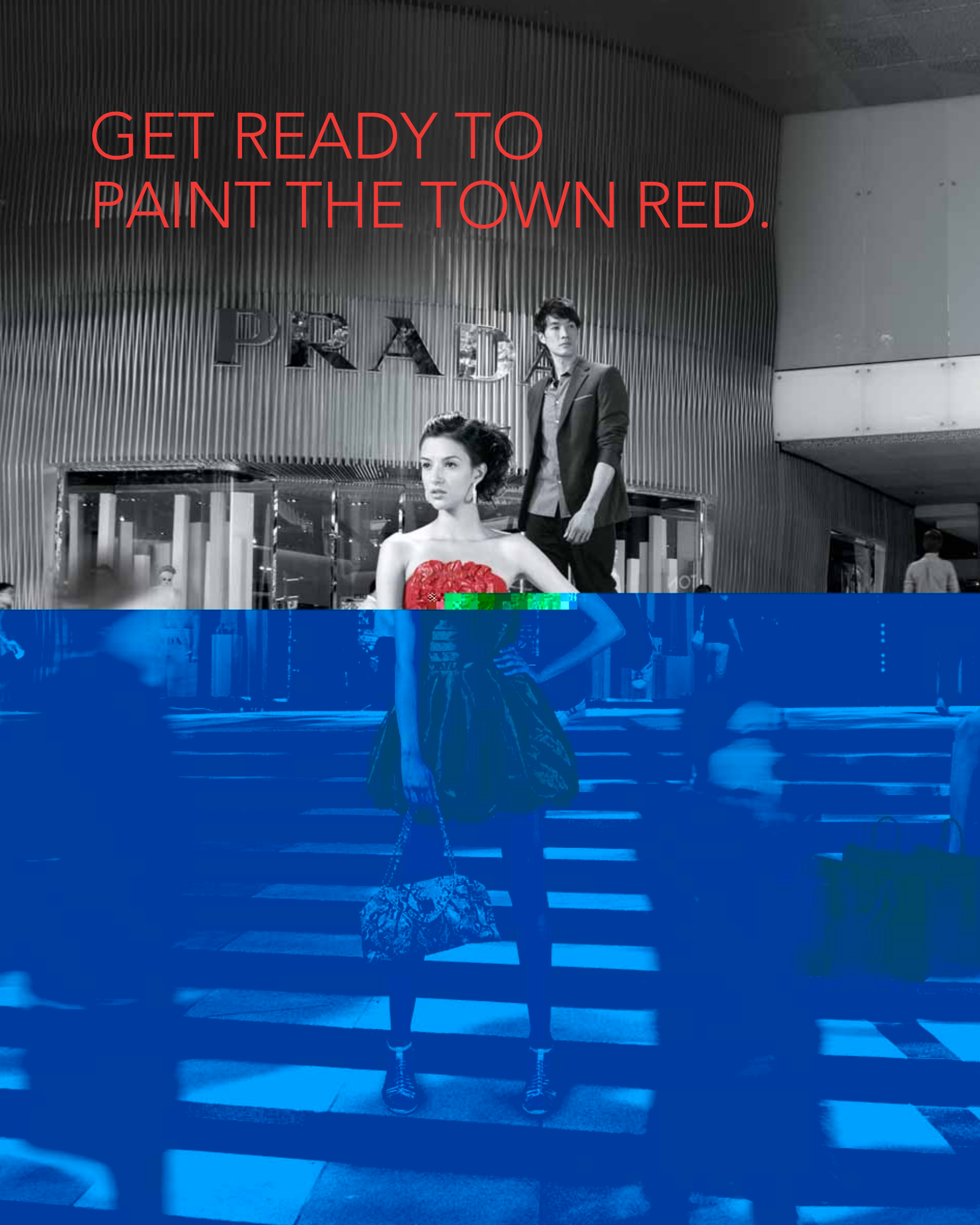
EAST WEST LINE

GET READY TO LIVE. GET READY TO GET CONNECTED. GET READY TO GET CONNECTED. GET READY TO GET CONNECTED.

GET READY TO LIVE. GET READY TO GET CONNECTED. GET READY TO GET CONNECTED. GET READY TO GET CONNECTED.

TIMAH

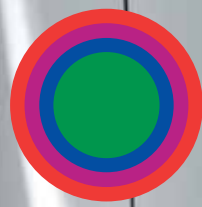
GET READY TO
PAINT THE TOWN RED.





LOUIS

LOUIS VUITTON





BE NEVER FAR AWAY FROM THE BUSTLING DISTRICTS OF SHOPPING, FASHION & STYLE



Be mesmerized by the glitz of the Orchard Road shopping belt with peace of mind, knowing that home is near. Glide effortlessly to and fro between the heart of the city and home. Indulging in a shopping spree has never been easier and more enjoyable.

GET READY TO BE
FLUSHED WITH DINING
CHOICES GALORE.

A JUXTAPOSITION OF
ECLECTIC CUISINE FOR
VARIED LIFESTYLES AND
PALATES COMPLETELY AT
YOUR FINGERTIPS.



As the temptations of food seduce you, indulge in a wide range of delicacies that excite your taste buds to no end. Live to eat in this food haven and be spoiled by the many choices available and discover the joy of easy accessibility from one food paradise to another.



GET READY TO
FEEL A TINGE OF
FULFILLMENT.

STAY WITHIN THE REALM
OF QUALITY SCHOOLS
AND EDUCATIONAL
CENTRES AND WATCH
THE LITTLE ONES
DEVELOP WITH PRIDE.



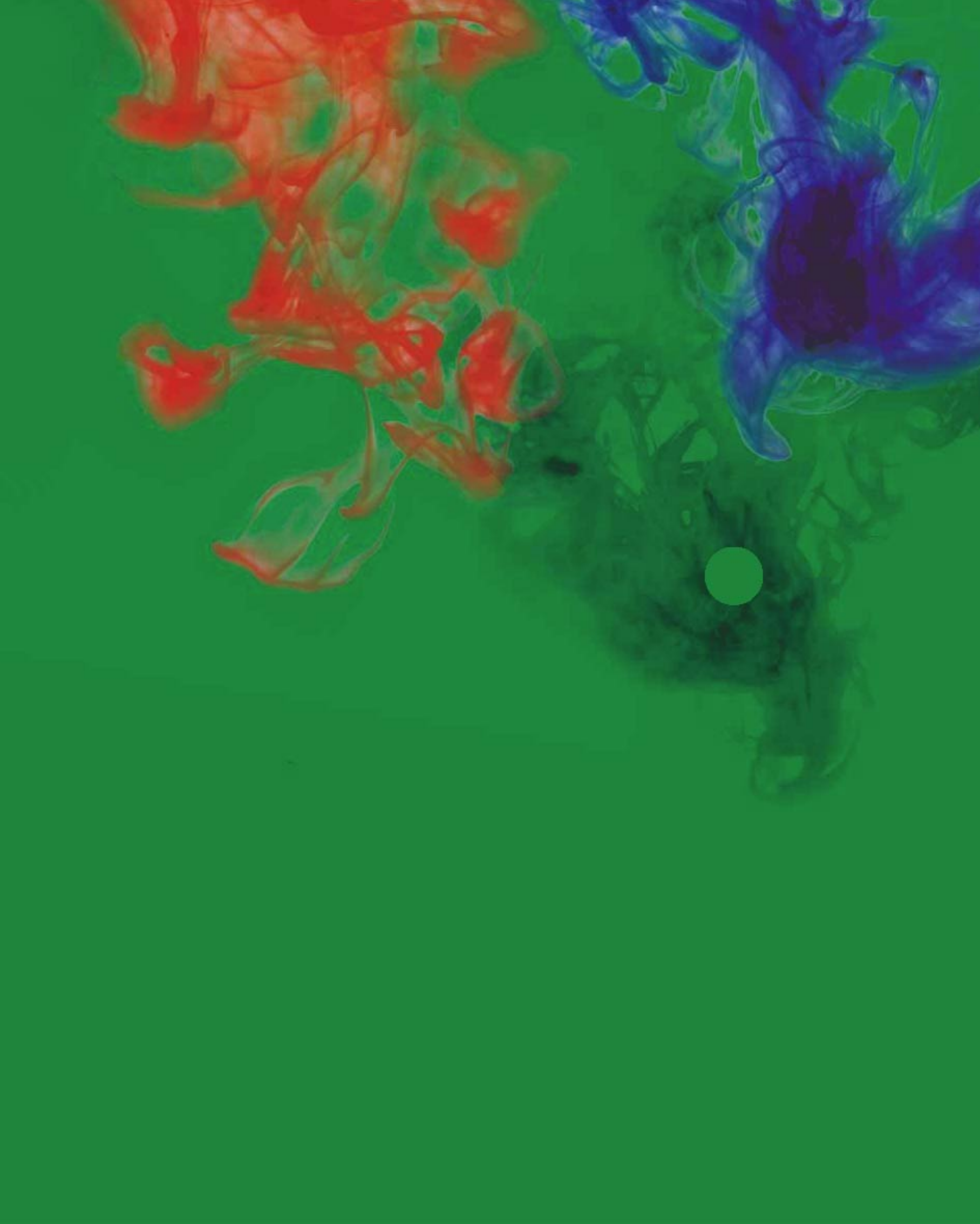
An established network of renowned schools and educational hubs fundamentally anchors the development, presenting a strong supporting Infrastructure to develop your child's potential to their very best.



GET READY TO FEEL THE
HUES OF VIGOUR AND
VITALITY FOR LEISURE.



DERIVE VIVID SHADES OF
LAUGHTER AND JOY
FROM A MYRIAD OF
ENTERTAINMENT, FROM
SPORTS AND RECREATION
TO THE PERFORMING
ARTS AND CULTURE.



GET READY TO BE
STROKED WITH
INDULGENCE, GET
READY TO COME HOME.

BASK IN A TRUE MARK OF
QUALITY LIFE WITHIN A
DISTINCTIVE DEVELOPMENT
THAT YOU CALL YOUR OWN.

Convenience at your doorstep allows you to find the treasures at every corner of the island. Adopt a lifestyle of privilege and exclusivity with amenities that provide delightful retail therapy, gratifying eateries, artsy cultural finds and prestigious schools. Be liberated by your sheer proximity through the seamless connections available to you.

Above all, this starting point is a special place you can call home.





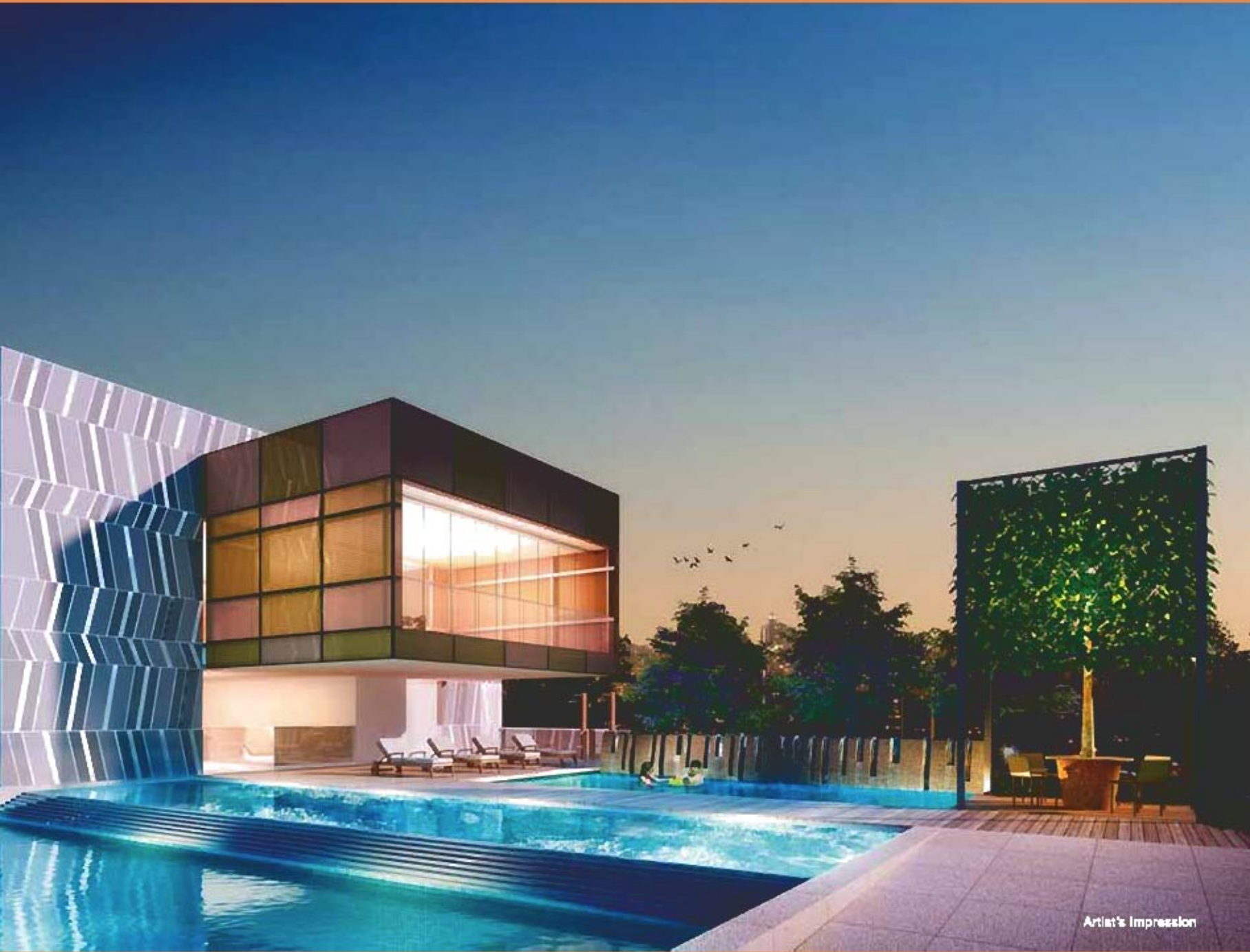




Artist's Impression

Hold functions in the Clubhouse that is equipped with graceful interiors or take your pick from a suite of recreational options to entertain friends and families and to unwind and relax. Make living here a rich and rewarding experience every day.





Artist's Impression





Take a break from the hustle and bustle of life. Give yourself a treat by dipping into the pool, taking a stroll by the bio-pond, making your own pizza at the unique pizza-oven pavillon or sitting at one of the many pavillions with loved ones. The Scala redefines urban living and its luxury will leave you rejuvenated.





Impression only



The Scala features 468 apartments that befit singles to families, with a choice of 1, 2, 2+1, 3, 3+1 and 4 bedroom apartments. Each thoughtfully planned layout integrates extended living rooms and balconies, letting in ample natural light to project bright and spacious interiors.

Crafted with comfort, beauty and privacy in mind, master bedrooms come equipped with built-in wardrobes and feature bathrooms that are fitted with quality sanitary wares to create the perfect personal space.



Impression only







Impression only



1st Storey E-Deck:

- a** Entrance Plaza
- b** 50m Lap Pool
- c** 30m Swimming Pool
- d** Jacuzzi
- e** Children Pool
- f** Green Gazebo
- g** Pool Deck
- h** Clubhouse
 - Multi Purpose Rooms
 - Lounges
 - Male & Female Changing & Steam Rooms

- i** Fitness Station
- j** Reading Playground
- k** Terrace Garden
- l** Side Entrance from MRT (Covered Linkway)
- m** Half Basketball Court
- n** Tennis Court
- o** Pizza Oven Pavilion
- p** Children Playground
- q** Tea Pavilion
- r** Side Entrance
- s** Pool Deck Pavilion
- t** Jogging Track
- u** Gym

3rd Storey Podium Roof Garden:

- v** Bio Pond
- w** BBQ Pavilion
- x** Salad Pavilion with Teppanyaki
- y** Seating Area
- z** Harvest Garden



SERANGOON AVE 3



130 Serangoon Ave 3 S(554479)

(3)c2 #17-01	(2)b2 #17-02	(2+1)d2(a) #17-03	(2+1)b2 #17-04	(1)a2 #17-05	(3)a2 #17-06
(3)c #16-01	(2)b #16-02	(2+1)d3 #16-03	(2+1)b3 #16-04	(1)a #16-05	(3)a #16-06
(3)c #15-01	(2)b #15-02	(2+1)d #15-03	(2+1)b #15-04	(1)a #15-05	(3)a #15-06
(3)c #14-01	(2)b #14-02	(2+1)d #14-03	(2+1)b #14-04	(1)a #14-05	(3)a #14-06
(3)c #13-01	(2)b #13-02	(2+1)d #13-03	(2+1)b #13-04	(1)a #13-05	(3)a #13-06
(3)c #12-01	(2)b #12-02	(2+1)d #12-03	(2+1)b #12-04	(1)a #12-05	(3)a #12-06
(3)c #11-01	(2)b #11-02	(2+1)d #11-03	(2+1)b #11-04	(1)a #11-05	(3)a #11-06
(3)c #10-01	(2)b #10-02	(2+1)d #10-03	(2+1)b #10-04	(1)a #10-05	(3)a #10-06
(3)c #09-01	(2)b #09-02	(2+1)d #09-03	(2+1)b #09-04	(1)a #09-05	(3)a #09-06
(3)c #08-01	(2)b #08-02	(2+1)d #08-03	(2+1)b #08-04	(1)a #08-05	(3)a #08-06
(3)c #07-01	(2)b #07-02	(2+1)d #07-03	(2+1)b #07-04	(1)a #07-05	(3)a #07-06
(3)c #06-01	(2)b #06-02	(2+1)d #06-03	(2+1)b #06-04	(1)a #06-05	(3)a #06-06
(3)c #05-01	(2)b #05-02	(2+1)d #05-03	(2+1)b #05-04	(1)a #05-05	(3)a #05-06
(3)c #04-01	(2)b #04-02	(2+1)d #04-03	(2+1)b #04-04	(1)a #04-05	(3)a #04-06
(3)c #03-01	(2)b #03-02	(2+1)d #03-03	(2+1)b #03-04	(1)a #03-05	(3)a #03-06
			(2+1)b #02-04	(1)a #02-05	(3)a #02-06
			(2+1)b1(a) #01-04	(1)a1 #01-05	(3)a1 #01-06

132 Serangoon Ave 3 S(554478)

(2+1)a2 #17-07	(1)a2 #17-08	(3)e2 #17-09	(2+1)e2 #17-10	(2)b2 #17-11	(3)a2 #17-12
(2+1)a #16-07	(1)a #16-08	(2)c3 #16-09	(2+1)e3 #16-10	(2)b #16-11	(3)a #16-12
(2+1)a #15-07	(1)a #15-08	(2)c #15-09	(2+1)e #15-10	(2)b #15-11	(3)a #15-12
(2+1)a #14-07	(1)a #14-08	(2)c #14-09	(2+1)e #14-10	(2)b #14-11	(3)a #14-12
(2+1)a #13-07	(1)a #13-08	(2)c #13-09	(2+1)e #13-10	(2)b #13-11	(3)a #13-12
(2+1)a #12-07	(1)a #12-08	(2)c #12-09	(2+1)e #12-10	(2)b #12-11	(3)a #12-12
(2+1)a #11-07	(1)a #11-08	(2)c #11-09	(2+1)e #11-10	(2)b #11-11	(3)a #11-12
(2+1)a #10-07	(1)a #10-08	(2)c #10-09	(2+1)e #10-10	(2)b #10-11	(3)a #10-12
(2+1)a #09-07	(1)a #09-08	(2)c #09-09	(2+1)e #09-10	(2)b #09-11	(3)a #09-12
(2+1)a #08-07	(1)a #08-08	(2)c #08-09	(2+1)e #08-10	(2)b #08-11	(3)a #08-12
(2+1)a #07-07	(1)a #07-08	(2)c #07-09	(2+1)e #07-10	(2)b #07-11	(3)a #07-12
(2+1)a #06-07	(1)a #06-08	(2)c #06-09	(2+1)e #06-10	(2)b #06-11	(3)a #06-12
(2+1)a #05-07	(1)a #05-08	(2)c #05-09	(2+1)e #05-10	(2)b #05-11	(3)a #05-12
(2+1)a #04-07	(1)a #04-08	(2)c #04-09	(2+1)e #04-10	(2)b #04-11	(3)a #04-12
(2+1)a #03-07	(1)a #03-08	(2)c #03-09	(2+1)e1 #03-10	(2)b1 #03-11	(3)a1 #03-12
(2+1)a #02-07	(1)a #02-08	(2)c #02-09			
(2+1)a1 #01-07	(1)a1(a) #01-08	(2)c1 #01-09			

134 Serangoon Ave 3

(3)d2 #17-13	(1)a2 #17-14	(3)a2 #17-15
(2)a3 #16-13	(1)a #16-14	(3)a #16-15
(2)a #15-13	(1)a #15-14	(3)a #15-15
(2)a #14-13	(1)a #14-14	(3)a #14-15
(2)a #13-13	(1)a #13-14	(3)a #13-15
(2)a #12-13	(1)a #12-14	(3)a #12-15
(2)a #11-13	(1)a #11-14	(3)a #11-15
(2)a #10-13	(1)a #10-14	(3)a #10-15
(2)a #09-13	(1)a #09-14	(3)a #09-15
(2)a #08-13	(1)a #08-14	(3)a #08-15
(2)a #07-13	(1)a #07-14	(3)a #07-15
(2)a #06-13	(1)a #06-14	(3)a #06-15
(2)a #05-13	(1)a #05-14	(3)a #05-15
(2)a #04-13	(1)a #04-14	(3)a #04-15
(2)a #03-13	(1)a #03-14	(3)a #03-15
(2)a #02-13	(1)a #02-14	(3)a #02-15
(2)a1 #01-13	(1)a1(a) #01-14	(3)a1 #01-15

LEGEND

1 BEDROOM	2 BEDROOM	2+1 BEDROOM	3 BEDROOM	3+1 BEDROOM	4 BEDROOM
-----------	-----------	-------------	-----------	-------------	-----------

S(554477)

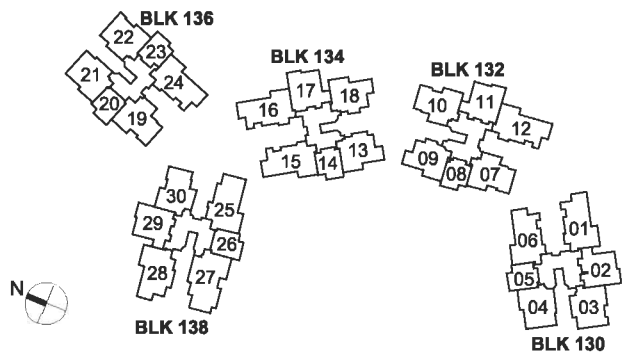
136 Serangoon Ave 3 S(554476)

138 Serangoon Ave 3 S(554475)

(3)a2 #17-16	(2)b2 #17-17	(3)d2(a) #17-18
(3)a #16-16	(2)b #16-17	(2)a3 #16-18
(3)a #15-16	(2)b #15-17	(2)a #15-18
(3)a #14-16	(2)b #14-17	(2)a #14-18
(3)a #13-16	(2)b #13-17	(2)a #13-18
(3)a #12-16	(2)b #12-17	(2)a #12-18
(3)a #11-16	(2)b #11-17	(2)a #11-18
(3)a #10-16	(2)b #10-17	(2)a #10-18
(3)a #09-16	(2)b #09-17	(2)a #09-18
(3)a #08-16	(2)b #08-17	(2)a #08-18
(3)a #07-16	(2)b #07-17	(2)a #07-18
(3)a #06-16	(2)b #06-17	(2)a #06-18
(3)a #05-16	(2)b #05-17	(2)a #05-18
(3)a #04-16	(2)b #04-17	(2)a #04-18
(3)a1 #03-16	(2)b1 #03-17	(2)a1(a) #03-18

(2+1)c2 #16-19	(1)a2 #16-20	(2+1)b2 #16-21	(2+1)d2 #16-22	(1)b2 #16-23	(3)a2 #16-24
(2+1)c #15-19	(1)a #15-20	(2+1)b #15-21	(2+1)d #15-22	(1)b #15-23	(3)a #15-24
(2+1)c #14-19	(1)a #14-20	(2+1)b #14-21	(2+1)d #14-22	(1)b #14-23	(3)a #14-24
(2+1)c #13-19	(1)a #13-20	(2+1)b #13-21	(2+1)d #13-22	(1)b #13-23	(3)a #13-24
(2+1)c #12-19	(1)a #12-20	(2+1)b #12-21	(2+1)d #12-22	(1)b #12-23	(3)a #12-24
(2+1)c #11-19	(1)a #11-20	(2+1)b #11-21	(2+1)d #11-22	(1)b #11-23	(3)a #11-24
(2+1)c #10-19	(1)a #10-20	(2+1)b #10-21	(2+1)d #10-22	(1)b #10-23	(3)a #10-24
(2+1)c #09-19	(1)a #09-20	(2+1)b #09-21	(2+1)d #09-22	(1)b #09-23	(3)a #09-24
(2+1)c #08-19	(1)a #08-20	(2+1)b #08-21	(2+1)d #08-22	(1)b #08-23	(3)a #08-24
(2+1)c #07-19	(1)a #07-20	(2+1)b #07-21	(2+1)d #07-22	(1)b #07-23	(3)a #07-24
(2+1)c #06-19	(1)a #06-20	(2+1)b #06-21	(2+1)d #06-22	(1)b #06-23	(3)a #06-24
(2+1)c #05-19	(1)a #05-20	(2+1)b #05-21	(2+1)d #05-22	(1)b #05-23	(3)a #05-24
(2+1)c #04-19	(1)a #04-20	(2+1)b #04-21	(2+1)d #04-22	(1)b #04-23	(3)a #04-24
(2+1)c1 #03-19	(1)a1 #03-20	(2+1)b1 #03-21	(2+1)d1 #03-22	(1)b1 #03-23	(3)a1 #03-24

(3+1)a2 #17-25	(1)a2 #17-26	(4)a2 #17-27	(3)b2 #17-28	(2)b2 #17-29	(2+1)a2 #17-30
(3+1)a #16-25	(1)a #16-26	(4)a3 #16-27	(3)b3 #16-28	(2)b #16-29	(2+1)a #16-30
(3+1)a #15-25	(1)a #15-26	(4)a #15-27	(3)b #15-28	(2)b #15-29	(2+1)a #15-30
(3+1)a #14-25	(1)a #14-26	(4)a #14-27	(3)b #14-28	(2)b #14-29	(2+1)a #14-30
(3+1)a #13-25	(1)a #13-26	(4)a #13-27	(3)b #13-28	(2)b #13-29	(2+1)a #13-30
(3+1)a #12-25	(1)a #12-26	(4)a #12-27	(3)b #12-28	(2)b #12-29	(2+1)a #12-30
(3+1)a #11-25	(1)a #11-26	(4)a #11-27	(3)b #11-28	(2)b #11-29	(2+1)a #11-30
(3+1)a #10-25	(1)a #10-26	(4)a #10-27	(3)b #10-28	(2)b #10-29	(2+1)a #10-30
(3+1)a #09-25	(1)a #09-26	(4)a #09-27	(3)b #09-28	(2)b #09-29	(2+1)a #09-30
(3+1)a #08-25	(1)a #08-26	(4)a #08-27	(3)b #08-28	(2)b #08-29	(2+1)a #08-30
(3+1)a #07-25	(1)a #07-26	(4)a #07-27	(3)b #07-28	(2)b #07-29	(2+1)a #07-30
(3+1)a #06-25	(1)a #06-26	(4)a #06-27	(3)b #06-28	(2)b #06-29	(2+1)a #06-30
(3+1)a #05-25	(1)a #05-26	(4)a #05-27	(3)b #05-28	(2)b #05-29	(2+1)a #05-30
(3+1)a #04-25	(1)a #04-26	(4)a #04-27	(3)b #04-28	(2)b #04-29	(2+1)a #04-30
(3+1)a #03-25	(1)a #03-26	(4)a #03-27	(3)b #03-28	(2)b #03-29	(2+1)a1(a) #03-30
(3+1)a #02-25	(1)a #02-26	(4)a #02-27			
(3+1)a1 #01-25	(1)a1 #01-26	(4)a1 #01-27			



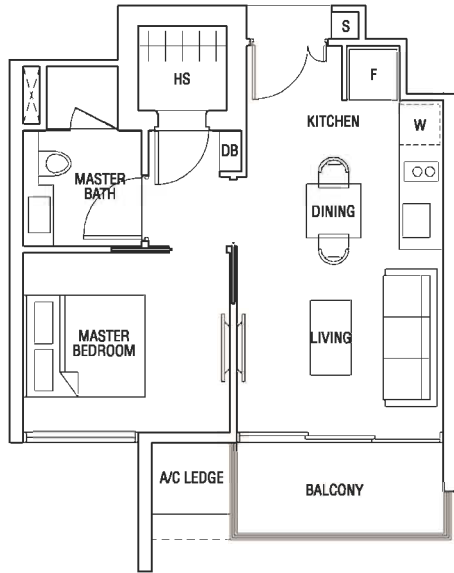
TYPE (1)a

Unit #02-05 to #16-05, #02-08 to #16-08*
 #02-14 to #16-14, #04-20 to #15-20
 #02-26 to #16-26*

Area 44 sqm
 (Inclusive of A/C Ledge & Balcony)

LEGEND:

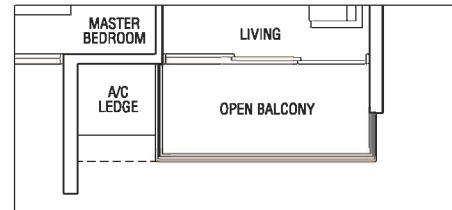
F - Fridge DB - Distribution Board
 S - Shoe Cabinet W - Washing Machine



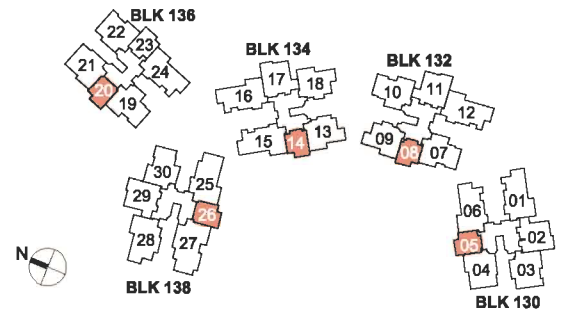
TYPE (1)a2

Unit #17-05, #17-08*, #17-14, #16-20
 #17-26*

Area 44 sqm
 (Inclusive of A/C Ledge & Open Balcony)



Applicable to Type (1)a2 only.

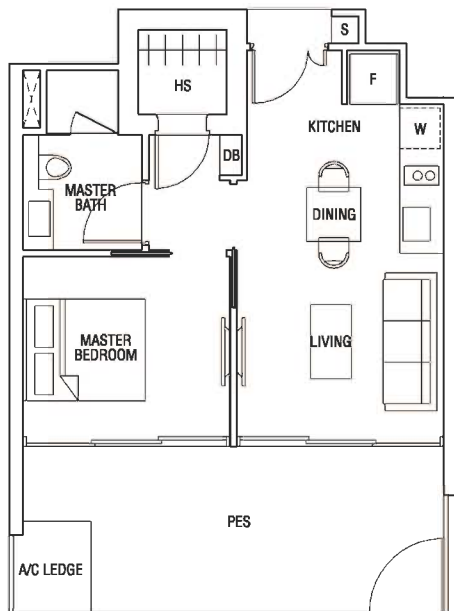


TYPE (1)a1

Unit #01-05, #03-20, #01-26*
 Area 55 sqm
 (Inclusive of A/C Ledge & PES)

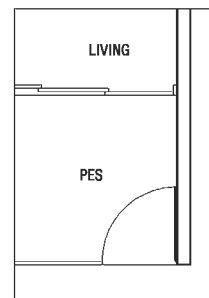
LEGEND:

F - Fridge DB - Distribution Board
 S - Shoe Cabinet W - Washing Machine



TYPE (1)a1(a)

Unit #01-08*, #01-14
 Area 55 sqm
 (Inclusive of A/C Ledge & PES)



Applicable to Type (1)a1(a) only.

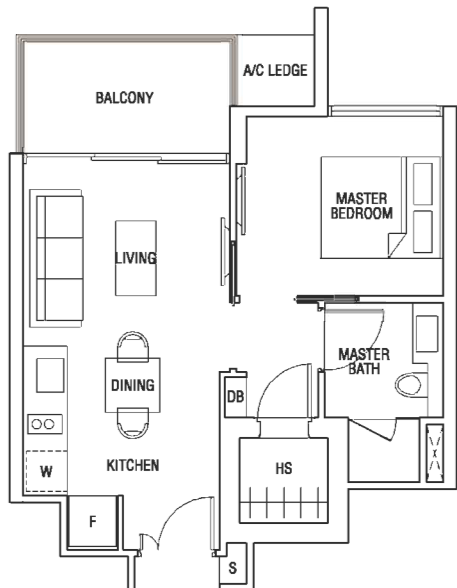
* Units with mirror image

TYPE (1)b

Unit #04-23 to #15-23
 Area 45 sqm
 (Inclusive of A/C Ledge & Balcony)

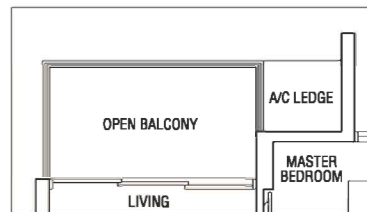
LEGEND:

F - Fridge DB - Distribution Board
 S - Shoe Cabinet W - Washing Machine

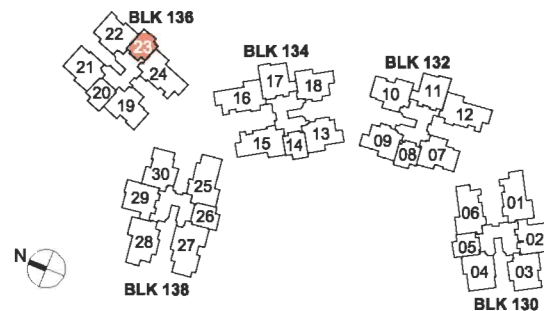


TYPE (1)b2

Unit #16-23
 Area 45 sqm
 (Inclusive of A/C Ledge & Open Balcony)



Applicable to Type (1)b2 only.

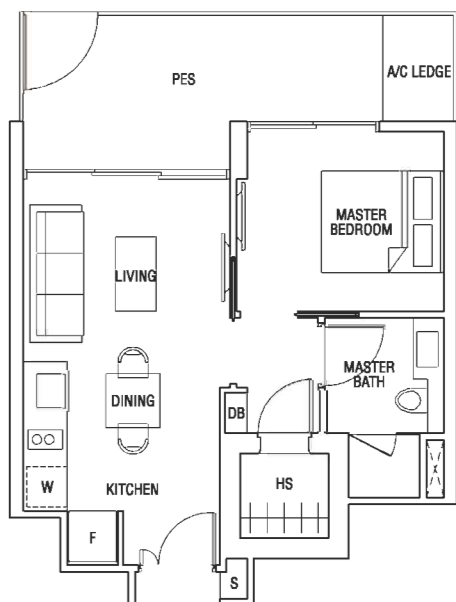


TYPE (1)b1

Unit #03-23
 Area 51 sqm
 (Inclusive of A/C Ledge & PES)

LEGEND:

F - Fridge DB - Distribution Board
 S - Shoe Cabinet W - Washing Machine

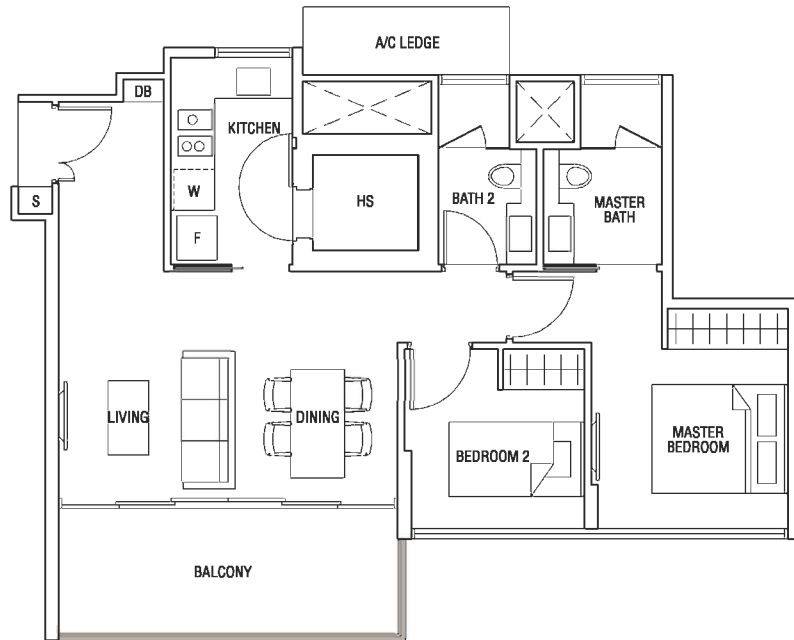


TYPE (2)a

Unit #02-13 to #15-13, #04-18 to #15-18*
 Area 77 sqm
 (Inclusive of A/C Ledge & Balcony)

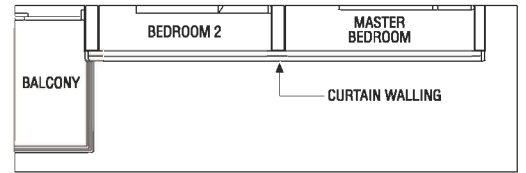
LEGEND:

F - Fridge DB - Distribution Board
 S - Shoe Cabinet W - Washing Machine

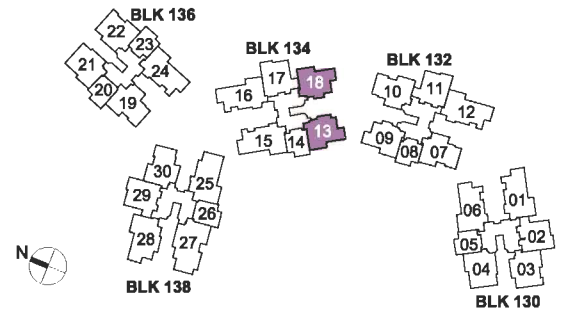


TYPE (2)a3

Unit #16-13, #16-18*
 Area 78 sqm
 (Inclusive of A/C Ledge & Balcony)



Applicable to Type (2)a3 only.

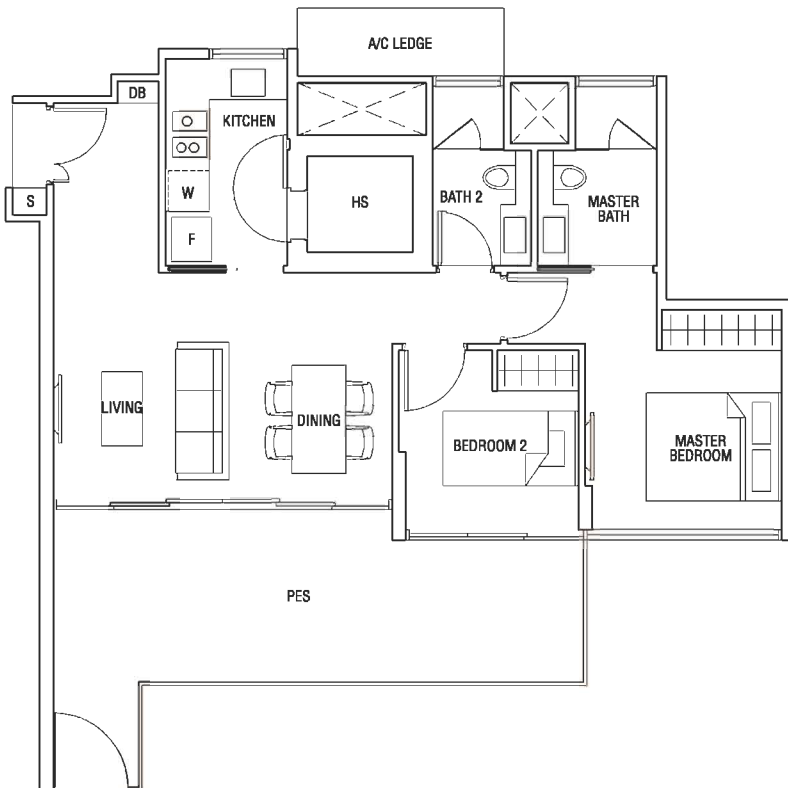


TYPE (2)a1

Unit #01-13
 Area 89 sqm
 (Inclusive of A/C Ledge & PES)

LEGEND:

F - Fridge DB - Distribution Board
 S - Shoe Cabinet W - Washing Machine



* Units with mirror image

TYPE (2)a1(a)

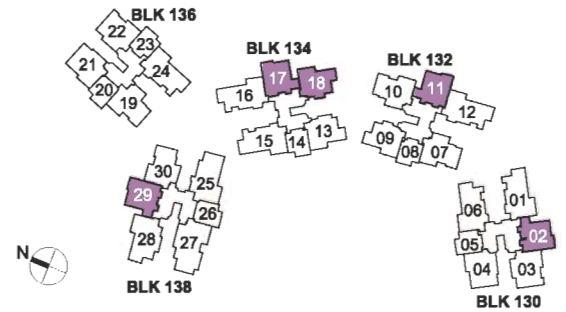
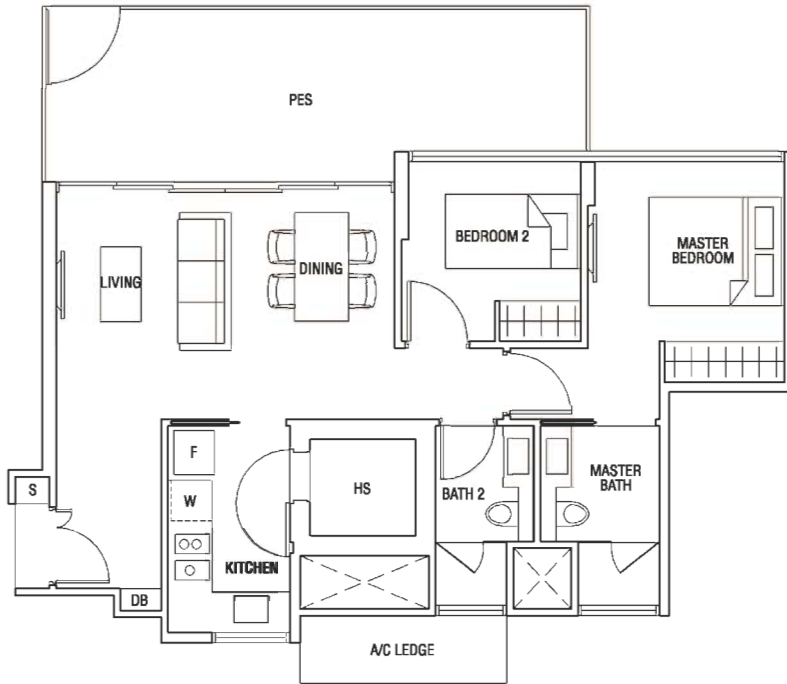
Unit #03-18

Area 87 sqm

(Inclusive of A/C Ledge & PES)

LEGEND:

F - Fridge DB - Distribution Board
S - Shoe Cabinet W - Washing Machine



TYPE (2)b

Unit #03-02 to #16-02, #04-11 to #16-11

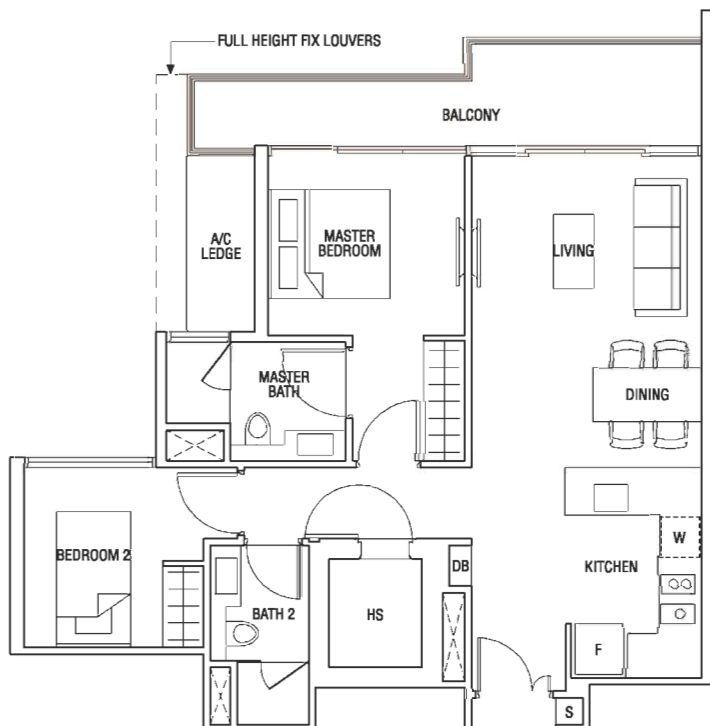
#04-17 to #16-17*, #03-29 to #16-29

Area 79 sqm

(Inclusive of A/C Ledge & Balcony)

LEGEND:

F - Fridge DB - Distribution Board
S - Shoe Cabinet W - Washing Machine

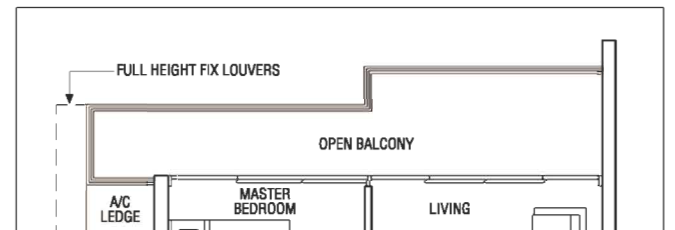


TYPE (2)b2

Unit #17-02, #17-11, #17-17*, #17-29

Area 79 sqm

(Inclusive of A/C Ledge & Open Balcony)



Applicable to Type (2)b2 only.

* Units with mirror image

TYPE (2)b1

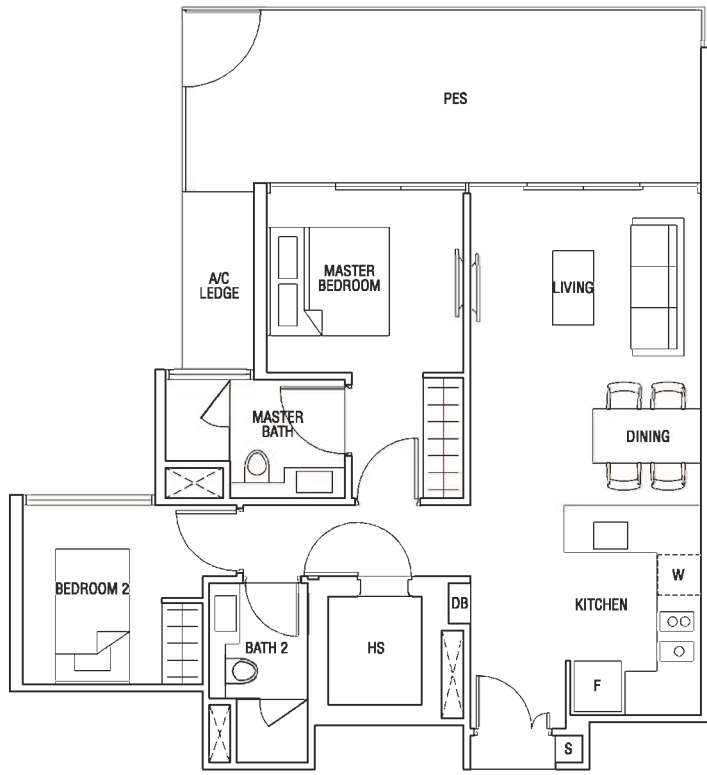
Unit #03-11

Area 89 sqm

(Inclusive of A/C Ledge & PES)

LEGEND:

F - Fridge DB - Distribution Board
S - Shoe Cabinet W - Washing Machine



TYPE (2)b1

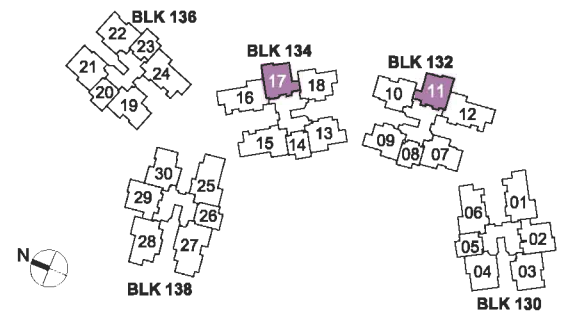
Unit #03-17

Area 89 sqm

(Inclusive of A/C Ledge & PES)

LEGEND:

F - Fridge DB - Distribution Board
S - Shoe Cabinet W - Washing Machine

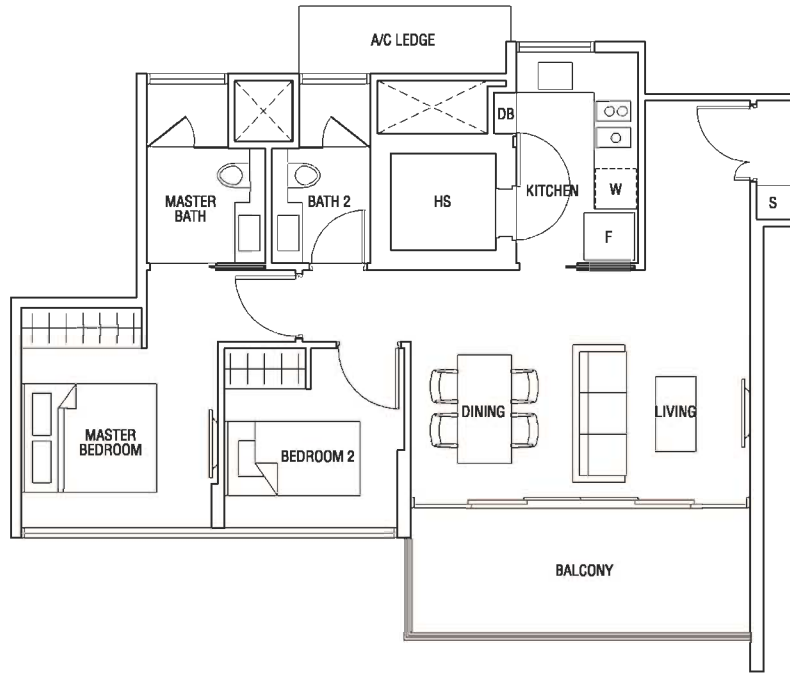


TYPE (2)c

Unit #02-09 to #15-09
 Area 77 sqm
 (Inclusive of A/C Ledge & Balcony)

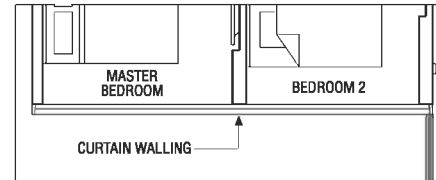
LEGEND:

F - Fridge DB - Distribution Board
 S - Shoe Cabinet W - Washing Machine



TYPE (2)c3

Unit #16-09
 Area 78 sqm
 (Inclusive of A/C Ledge & Balcony)



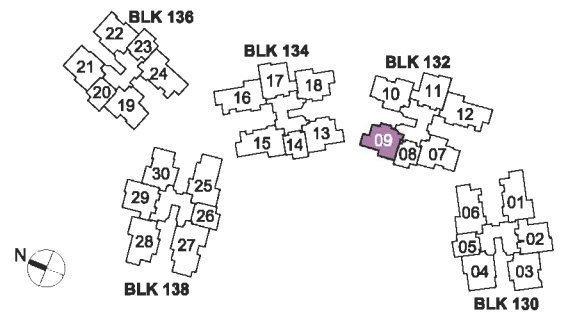
Applicable to Type (2)c3 only.

TYPE (2)c1

Unit #01-09
 Area 89 sqm
 (Inclusive of A/C Ledge & PES)

LEGEND:

F - Fridge DB - Distribution Board
 S - Shoe Cabinet W - Washing Machine



TYPE (2+1)a

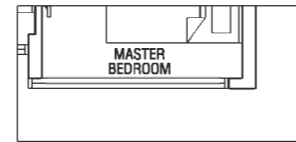
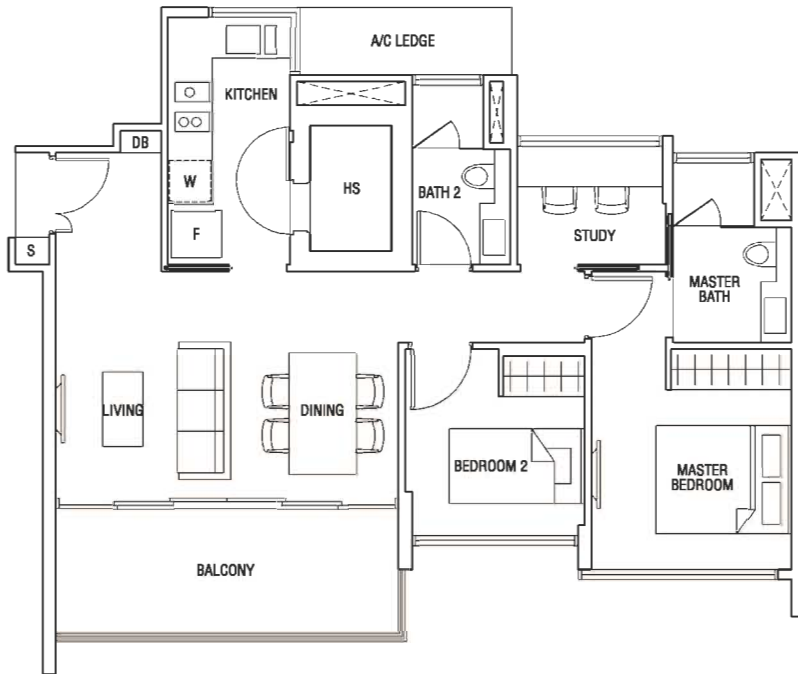
Unit #02-07 to #16-07, #04-30 to #16-30*

Area 83 sqm

(Inclusive of A/C Ledge & Balcony)

LEGEND:

F - Fridge DB - Distribution Board
S - Shoe Cabinet W - Washing Machine



Applicable to Unit #02-07 only.

TYPE (2+1)a1

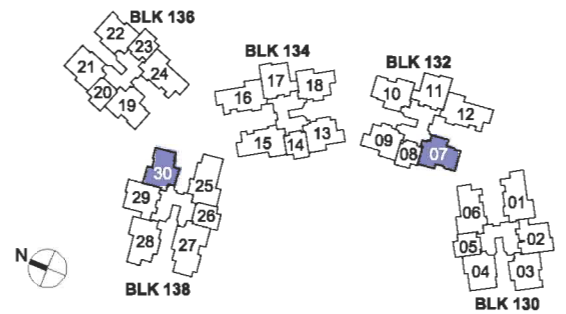
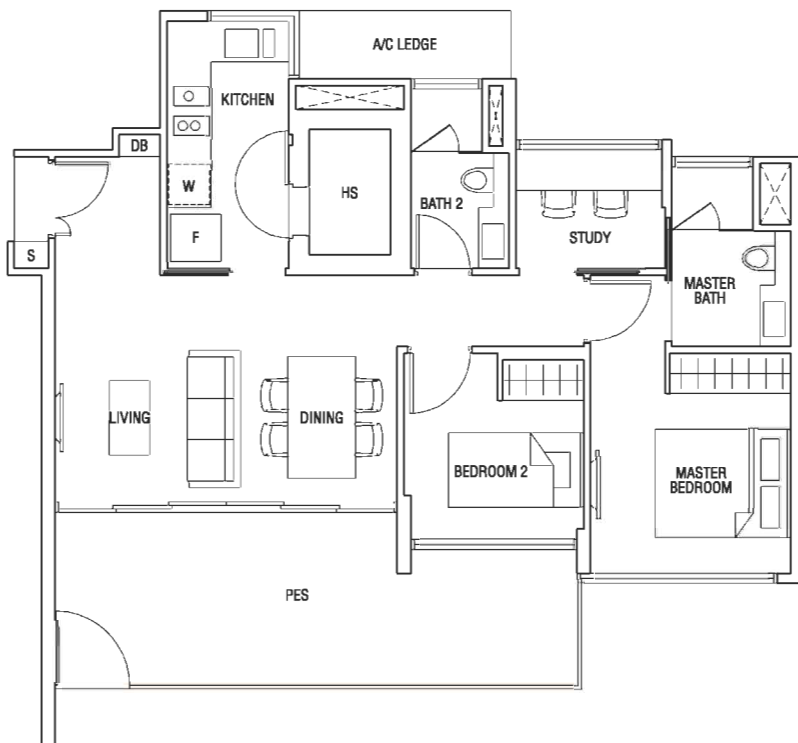
Unit #01-07

Area 92 sqm

(Inclusive of A/C Ledge & PES)

LEGEND:

F - Fridge DB - Distribution Board
S - Shoe Cabinet W - Washing Machine



* Units with mirror image

TYPE (2+1)a1(a)

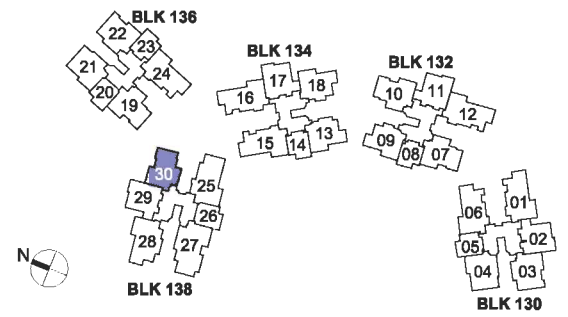
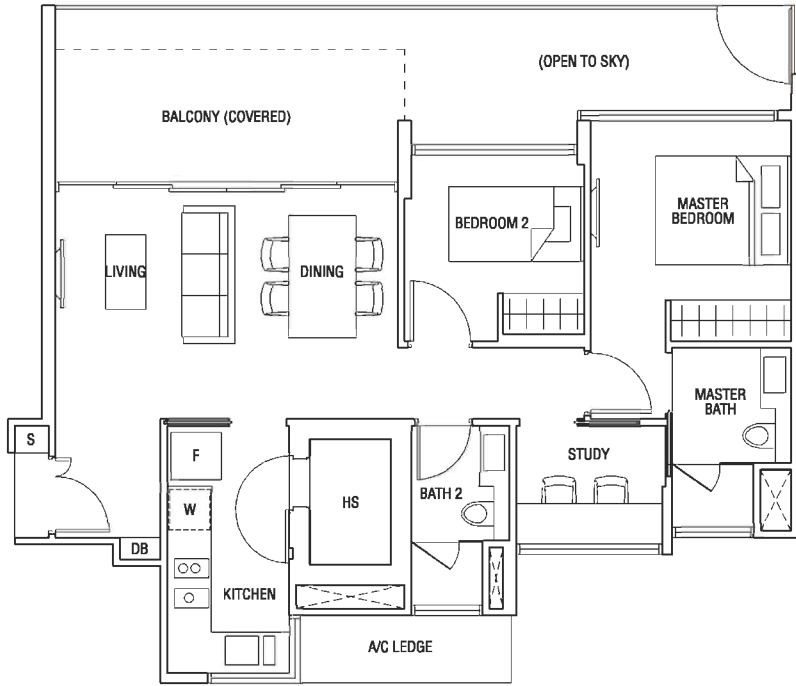
Unit #03-30

Area 97 sqm

(Inclusive of A/C Ledge & Balcony)

LEGEND:

F - Fridge DB - Distribution Board
S - Shoe Cabinet W - Washing Machine



TYPE (2+1)a2

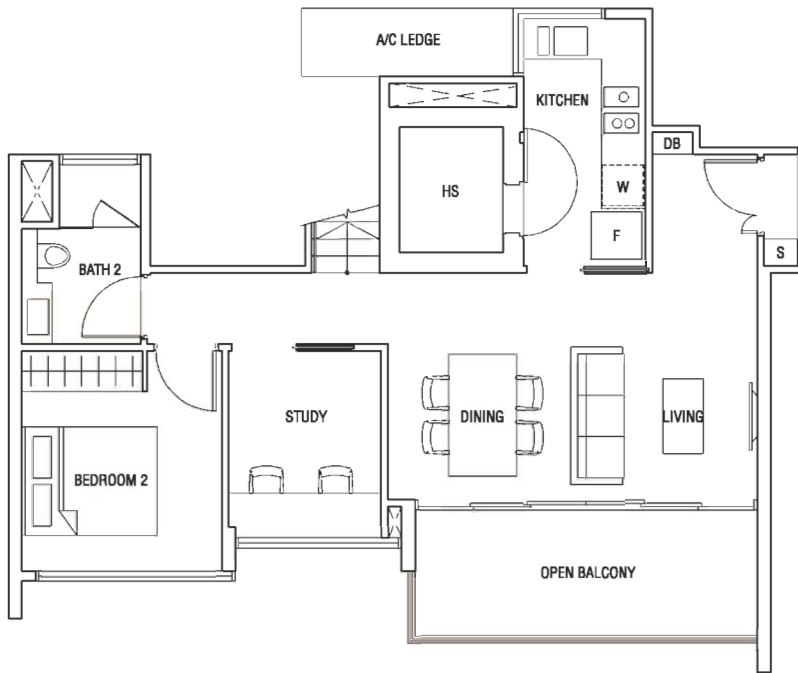
Unit #17-07*, #17-30

Area 141 sqm

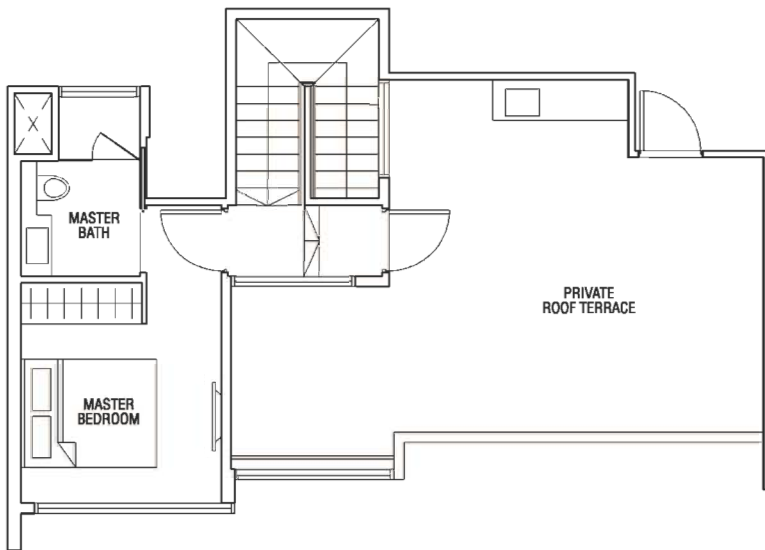
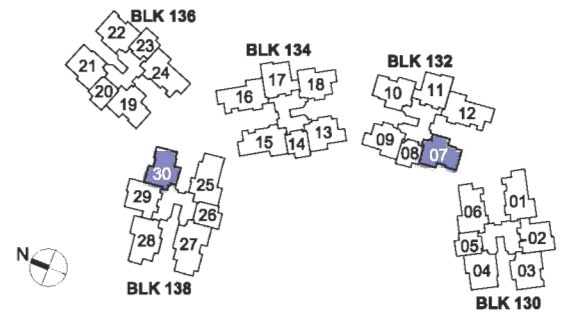
(Inclusive of A/C Ledge, Open Balcony & Private Roof Terrace)

LEGEND:

F - Fridge DB - Distribution Board
 S - Shoe Cabinet W - Washing Machine



Lower Storey



Upper Storey

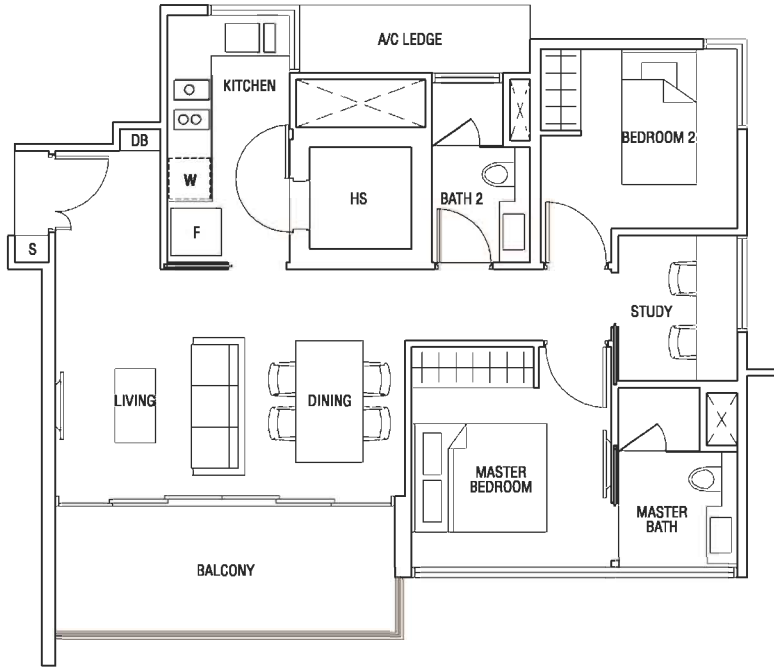
* Units with mirror image

TYPE (2+1)b

Unit #02-04 to #15-04, #04-21 to #15-21*
 Area 84 sqm
 (Inclusive of A/C Ledge & Balcony)

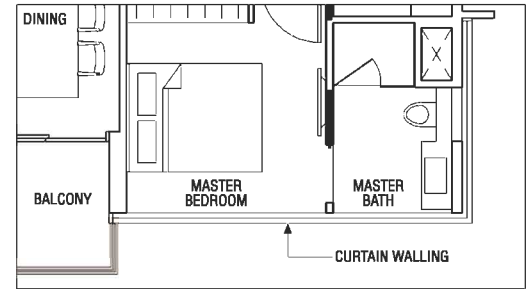
LEGEND:

F - Fridge DB - Distribution Board
 S - Shoe Cabinet W - Washing Machine



TYPE (2+1)b3

Unit #16-04
 Area 85 sqm
 (Inclusive of A/C Ledge & Balcony)



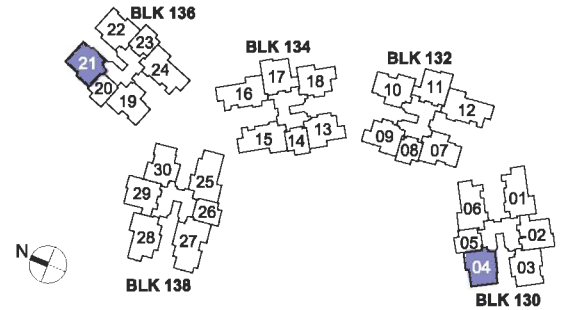
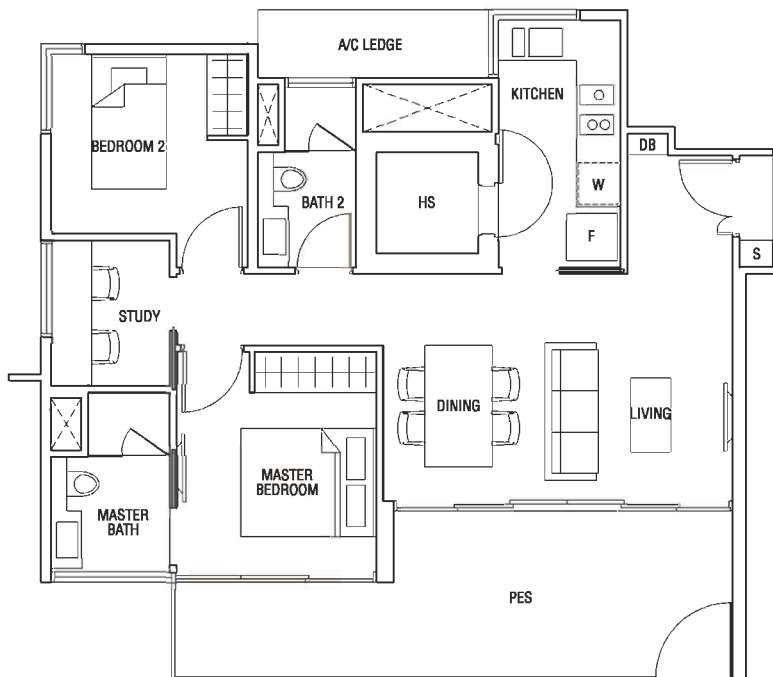
Applicable to Type (2+1)b3 only.

TYPE (2+1)b1

Unit #03-21
 Area 91 sqm
 (Inclusive of A/C Ledge & PES)

LEGEND:

F - Fridge DB - Distribution Board
 S - Shoe Cabinet W - Washing Machine



* Units with mirror image

TYPE (2+1)b1(a)

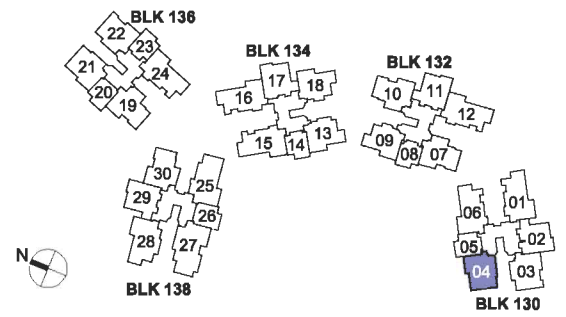
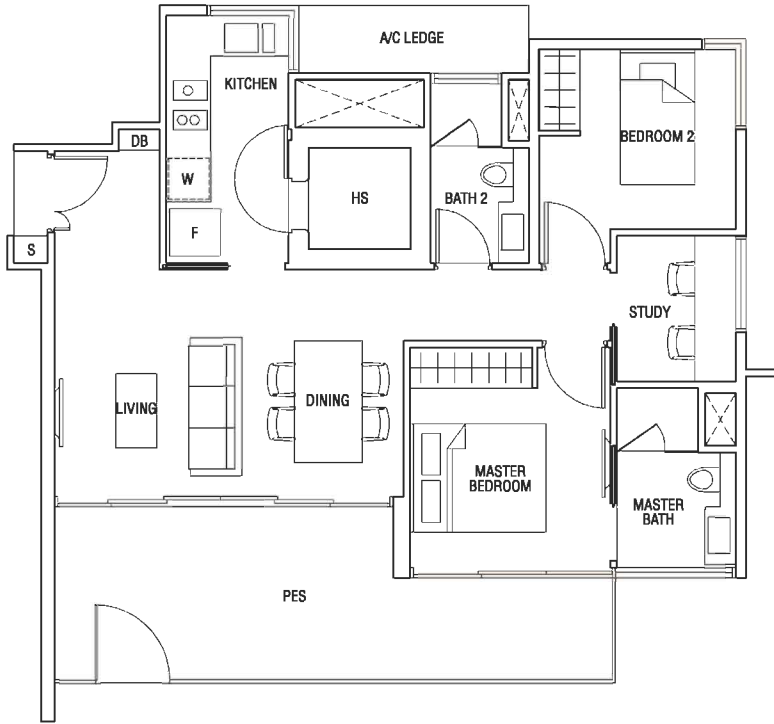
Unit #01-04

Area 92 sqm

(Inclusive of A/C Ledge & PES)

LEGEND:

F - Fridge DB - Distribution Board
S - Shoe Cabinet W - Washing Machine



TYPE (2+1)b2

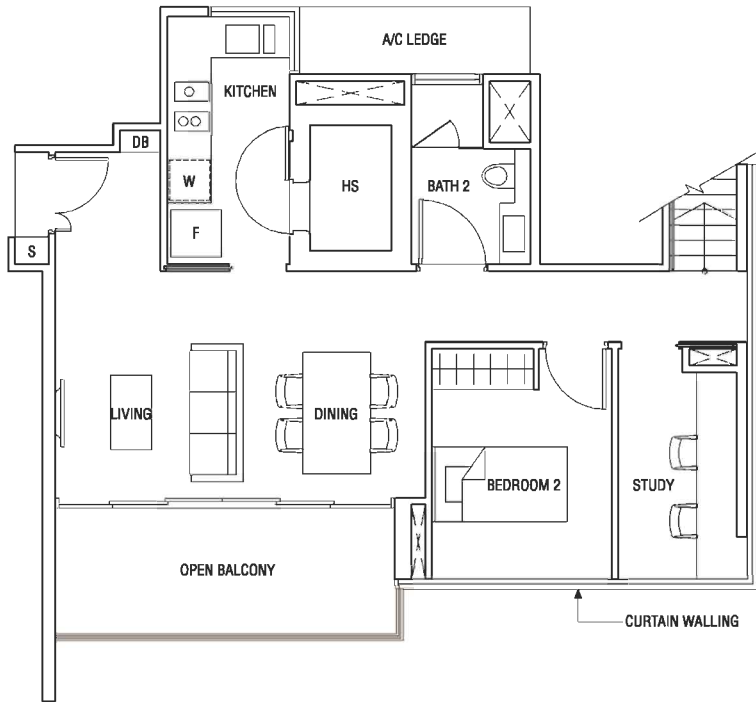
Unit #17-04, #16-21*

Area 142 sqm

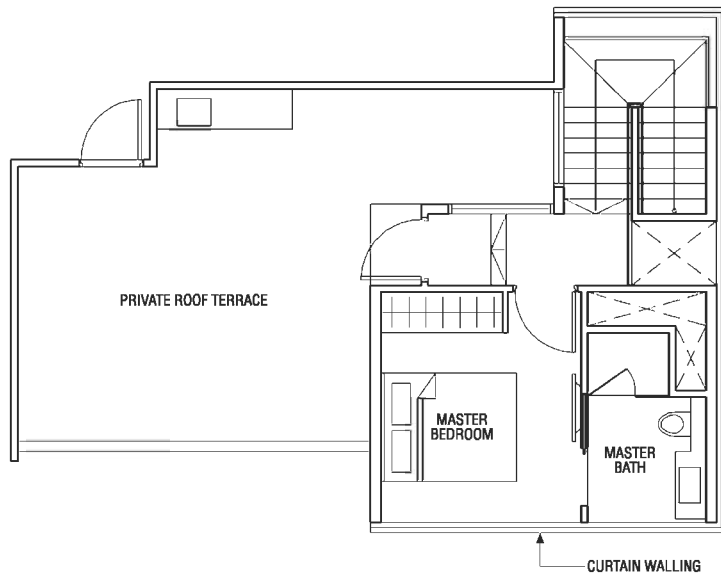
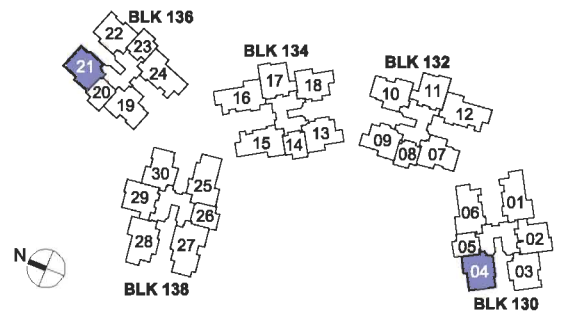
(Inclusive of A/C Ledge, Open Balcony, Private Roof Terrace & Strata Void)

LEGEND:

F - Fridge DB - Distribution Board
 S - Shoe Cabinet W - Washing Machine



Lower Storey



Upper Storey

* Units with mirror image

TYPE (2+1)c

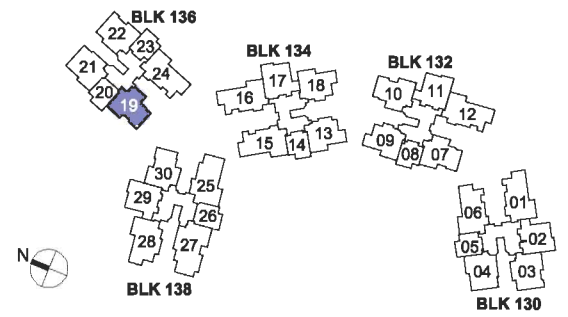
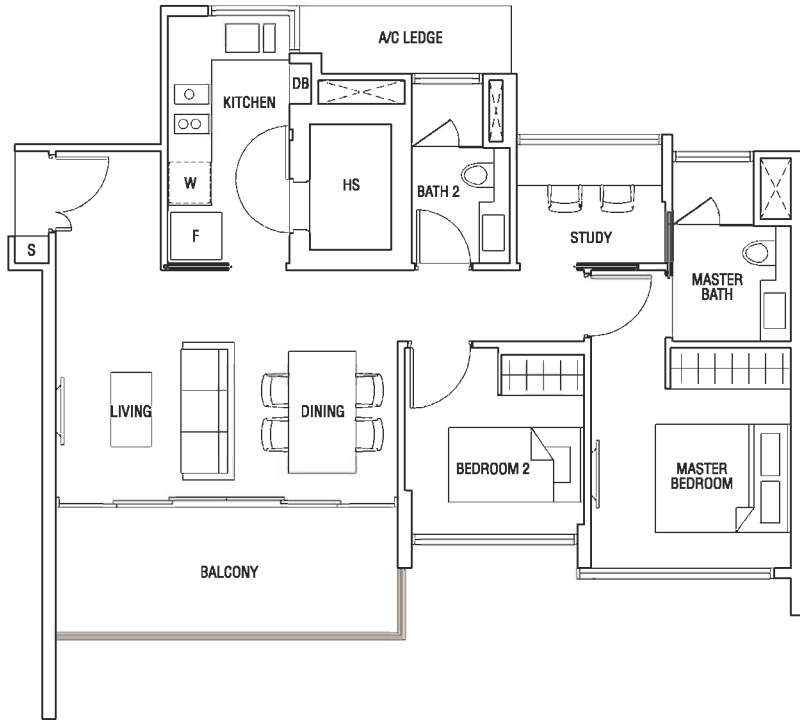
Unit #04-19 to #15-19

Area 83 sqm

(Inclusive of A/C Ledge & Balcony)

LEGEND:

F - Fridge DB - Distribution Board
 S - Shoe Cabinet W - Washing Machine



TYPE (2+1)c1

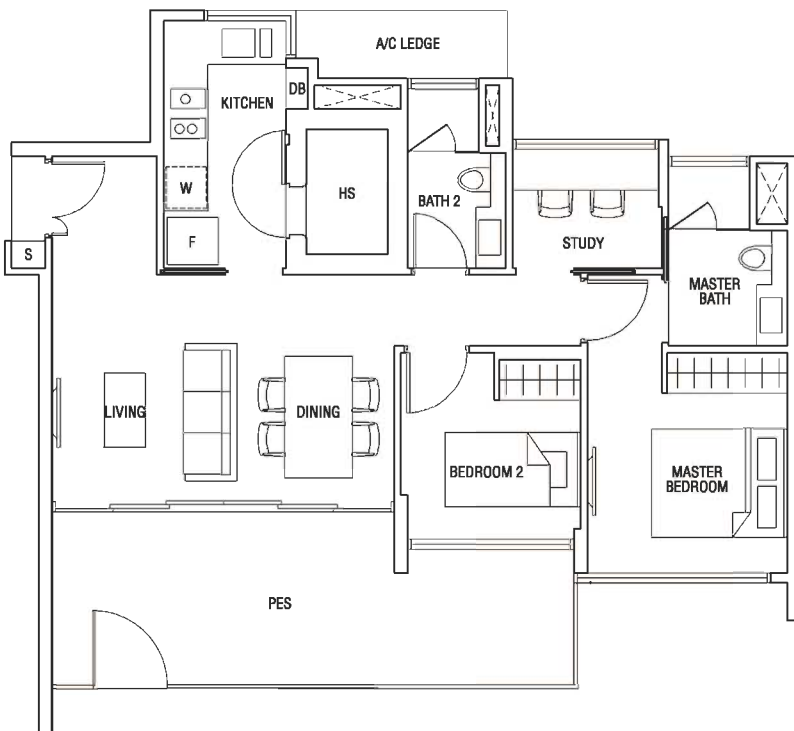
Unit #03-19

Area 92 sqm

(Inclusive of A/C Ledge & PES)

LEGEND:

F - Fridge DB - Distribution Board
 S - Shoe Cabinet W - Washing Machine



TYPE (2+1)c2

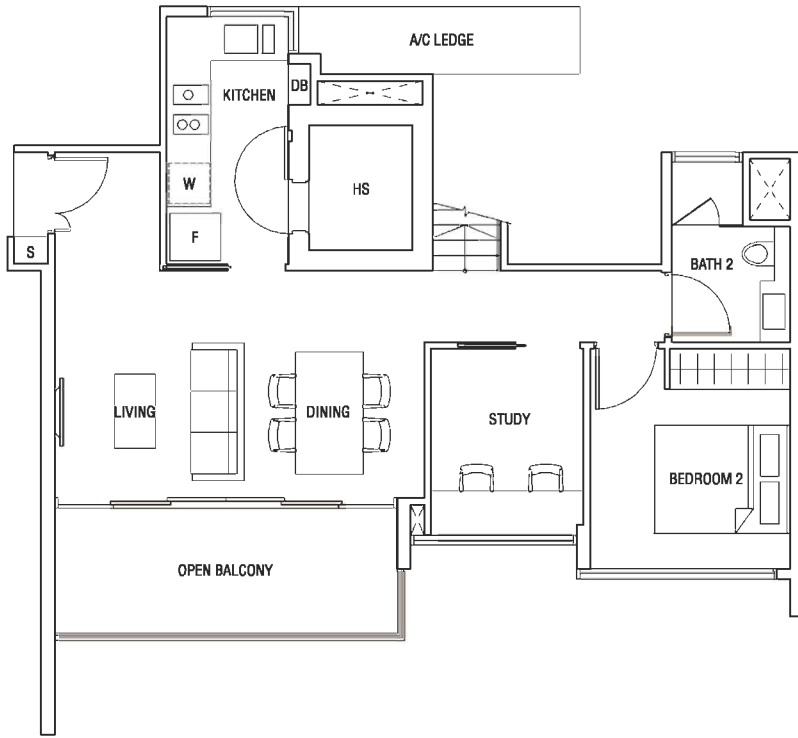
Unit #16-19

Area 142 sqm

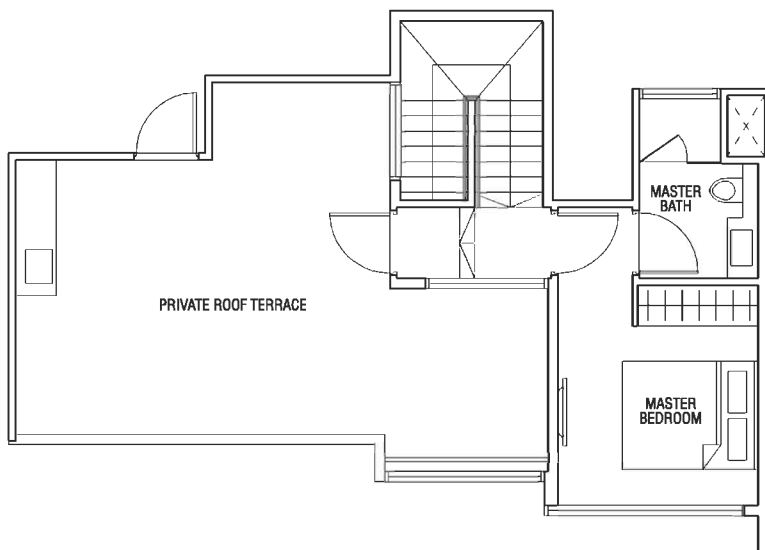
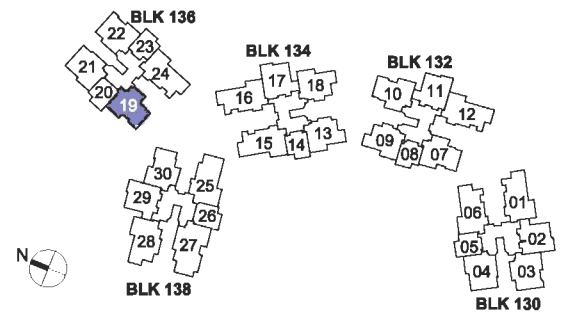
(Inclusive of A/C Ledge, Open Balcony & Private Roof Terrace)

LEGEND:

F - Fridge DB - Distribution Board
S - Shoe Cabinet W - Washing Machine



Lower Storey



Upper Storey

TYPE (2+1)d

Unit #03-03 to #15-03, #04-22 to #15-22*
 Area 84 sqm
 (Inclusive of A/C Ledge & Balcony)

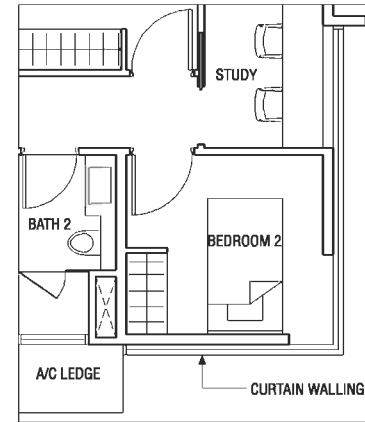
LEGEND:

F - Fridge DB - Distribution Board
 S - Shoe Cabinet W - Washing Machine



TYPE (2+1)d3

Unit #16-03
 Area 85 sqm
 (Inclusive of A/C Ledge & Balcony)



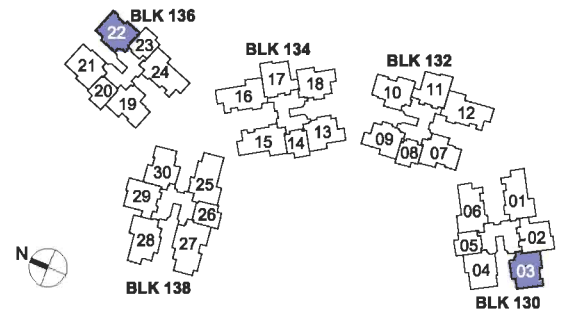
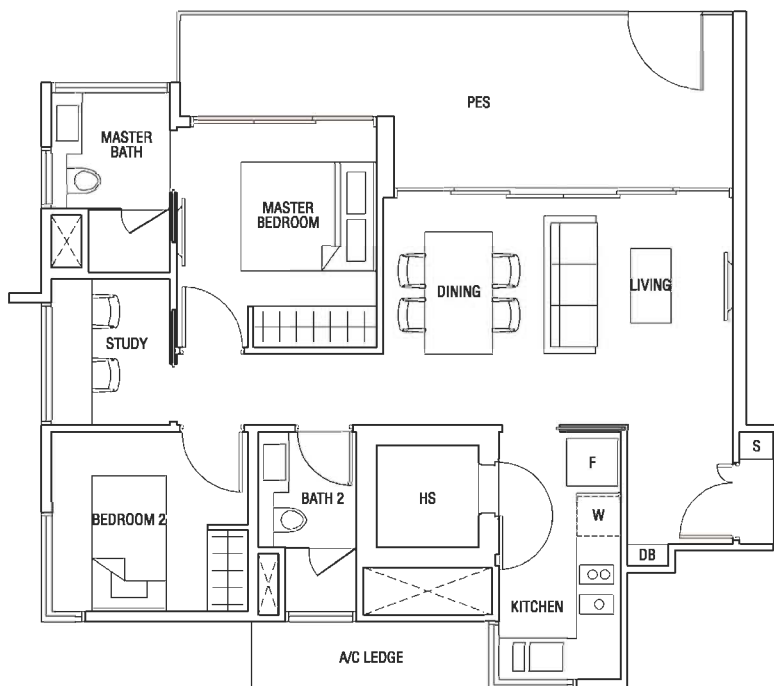
Applicable to Type (2+1)d3 only.

TYPE (2+1)d1

Unit #03-22
 Area 92 sqm
 (Inclusive of A/C Ledge & PES)

LEGEND:

F - Fridge DB - Distribution Board
 S - Shoe Cabinet W - Washing Machine



* Units with mirror image

TYPE (2+1)d2

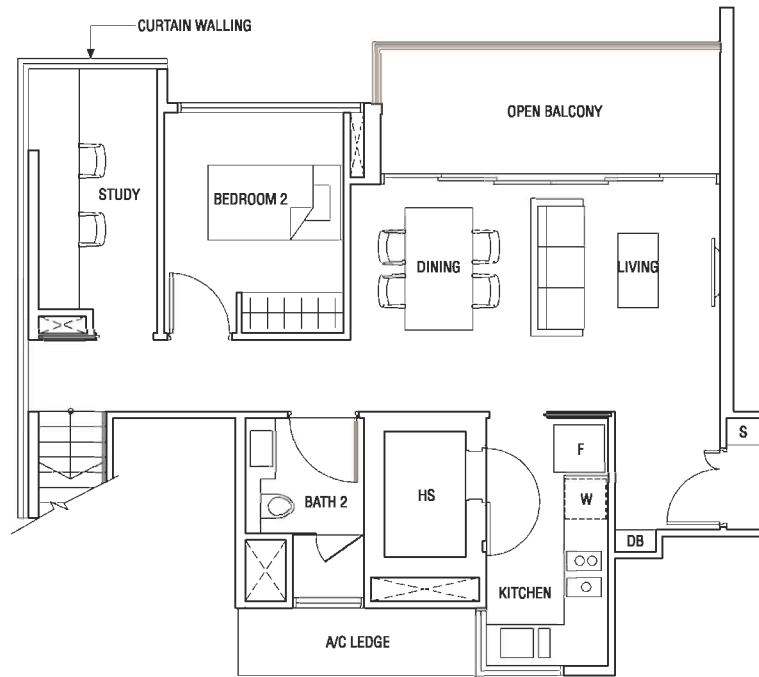
Unit #16-22

Area 144 sqm

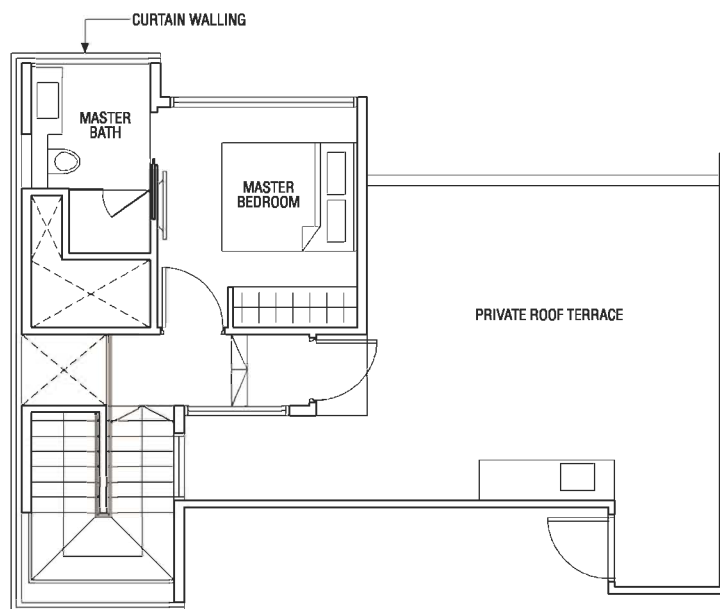
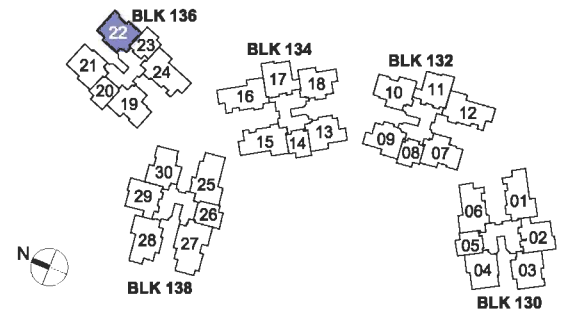
(Inclusive of A/C Ledge, Open Balcony, Private Roof Terrace & Strata Void)

LEGEND:

F - Fridge DB - Distribution Board
S - Shoe Cabinet W - Washing Machine



Lower Storey



Upper Storey

TYPE (2+1)d2(a)

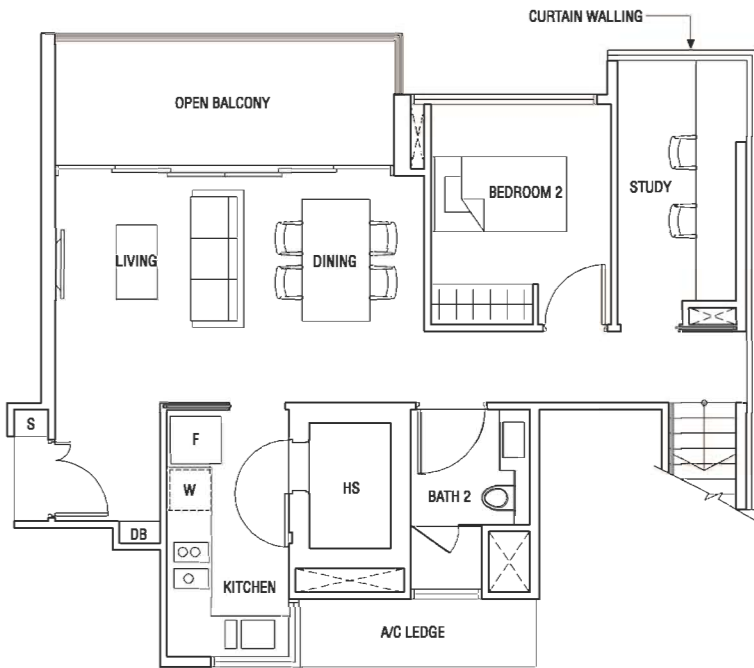
Unit #17-03

Area 141 sqm

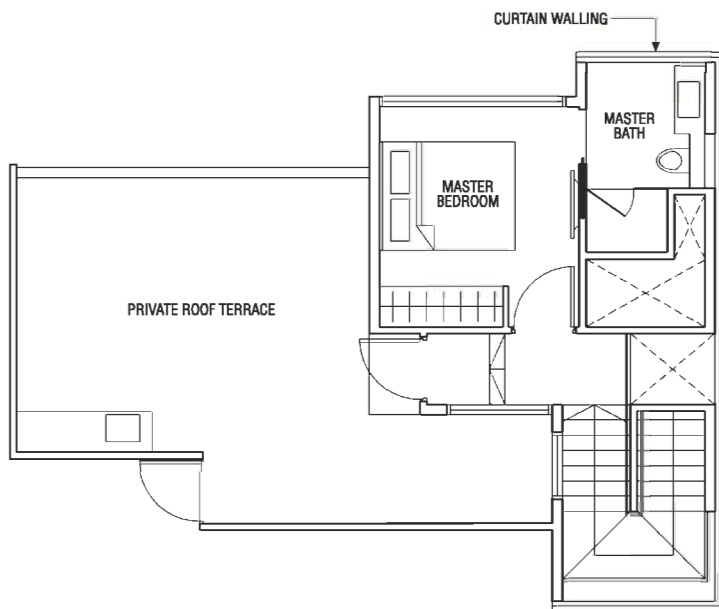
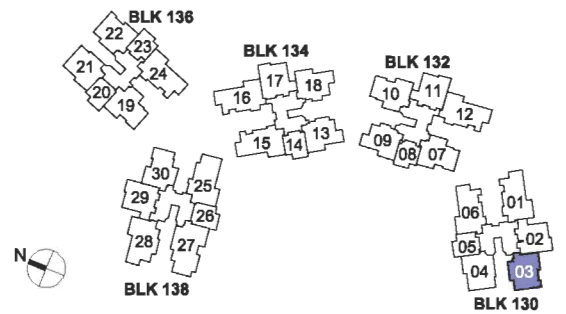
(Inclusive of A/C Ledge, Open Balcony, Private Roof Terrace & Strata Void)

LEGEND:

F - Fridge DB - Distribution Board
S - Shoe Cabinet W - Washing Machine



Lower Storey



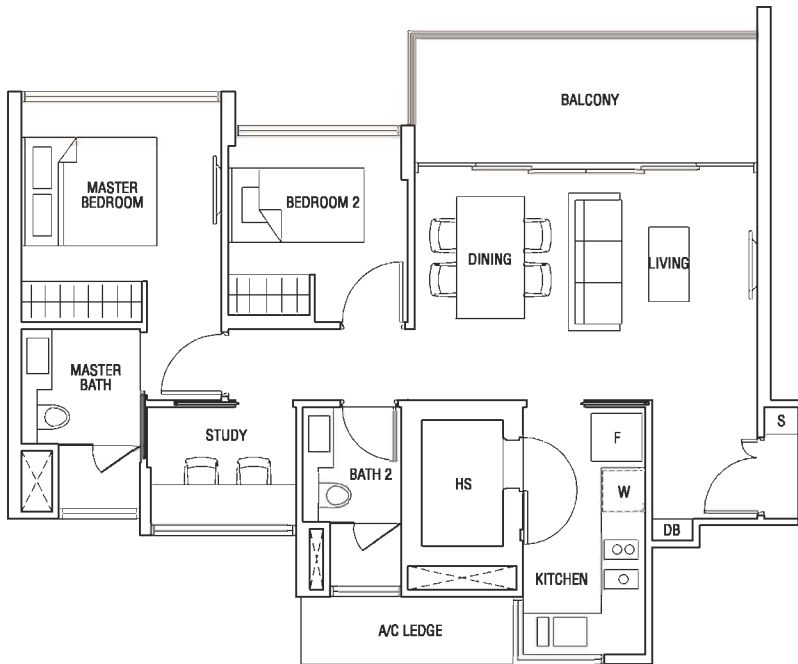
Upper Storey

TYPE (2+1)e

Unit #04-10 to #15-10
 Area 83 sqm
 (Inclusive of A/C Ledge & Balcony)

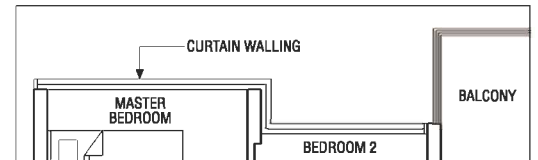
LEGEND:

F - Fridge DB - Distribution Board
 S - Shoe Cabinet W - Washing Machine



TYPE (2+1)e3

Unit #16-10
 Area 84 sqm
 (Inclusive of A/C Ledge & Balcony)



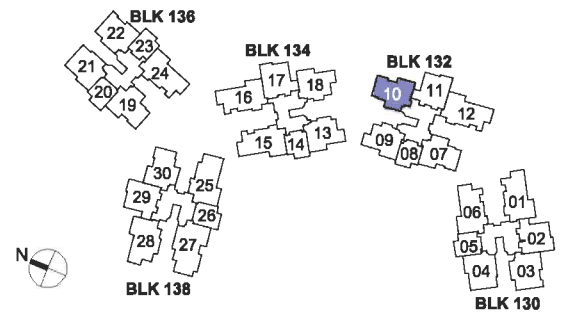
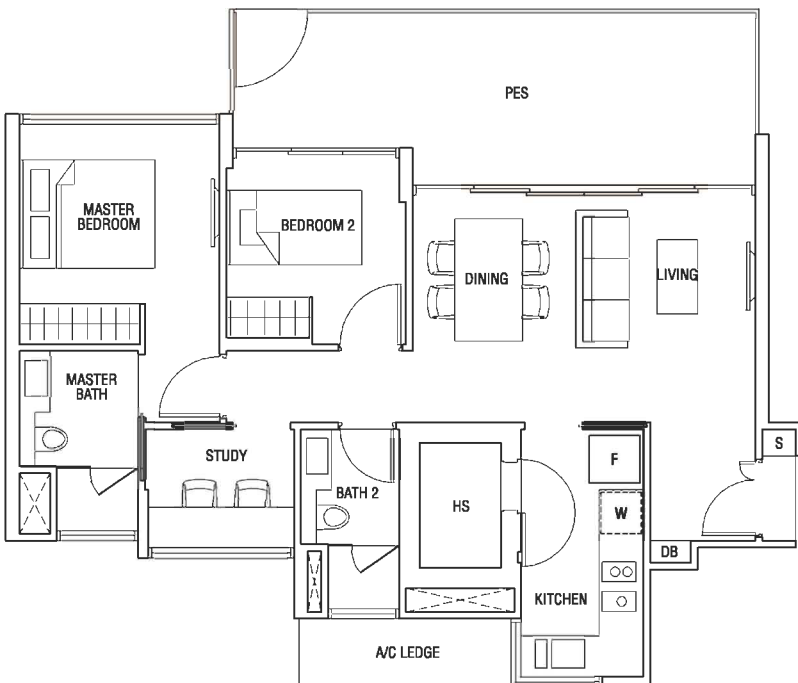
Applicable to Type (2+1)e3 only.

TYPE (2+1)e1

Unit #03-10
 Area 92 sqm
 (Inclusive of A/C Ledge & PES)

LEGEND:

F - Fridge DB - Distribution Board
 S - Shoe Cabinet W - Washing Machine



TYPE (2+1)e2

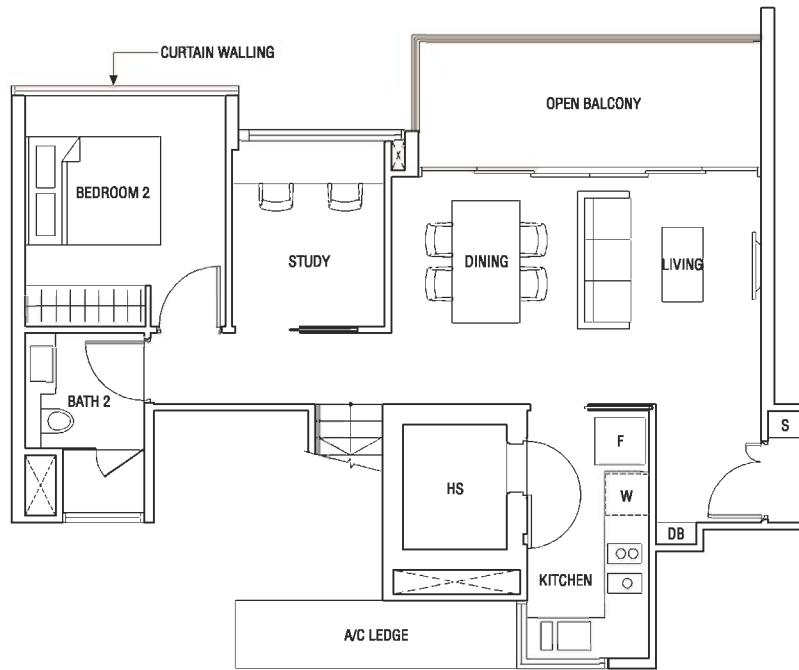
Unit #17-10

Area 142 sqm

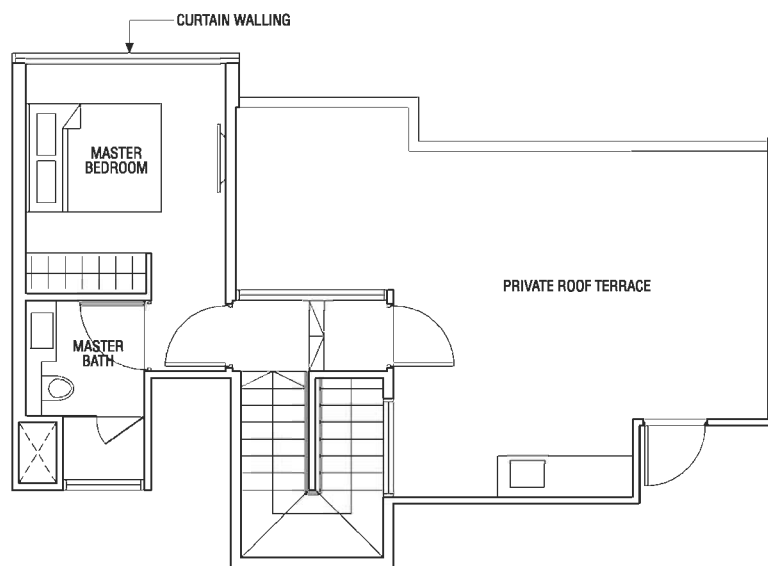
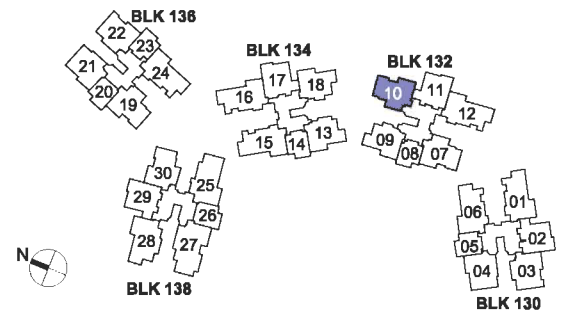
(Inclusive of A/C Ledge, Open Balcony & Private Roof Terrace)

LEGEND:

F - Fridge DB - Distribution Board
 S - Shoe Cabinet W - Washing Machine



Lower Storey



Upper Storey

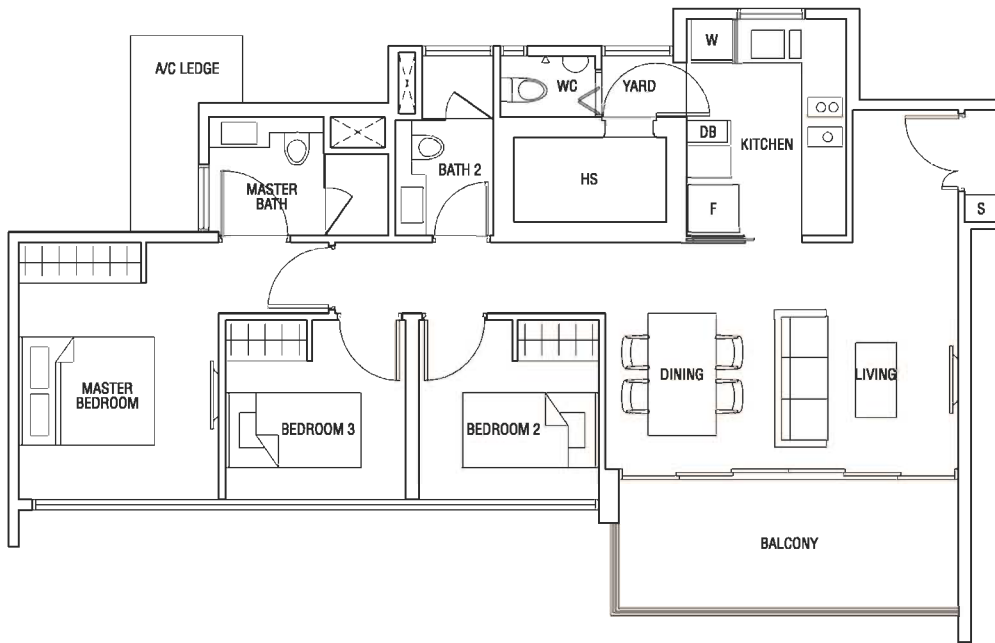
TYPE (3)a

Unit #02-06 to #16-06, #04-12 to #16-12, #02-15 to #16-15,
#04-16 to #16-16*, #04-24 to #15-24

Area 97 sqm
(Inclusive of A/C Ledge & Balcony)

LEGEND:

F - Fridge DB - Distribution Board
S - Shoe Cabinet W - Washing Machine

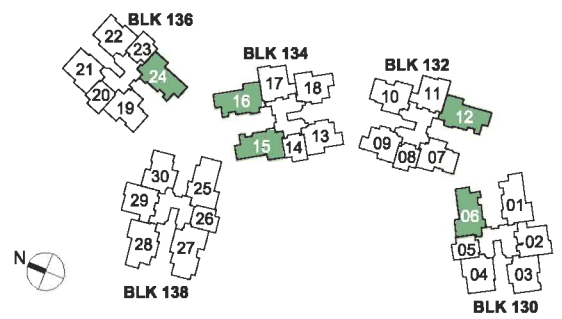
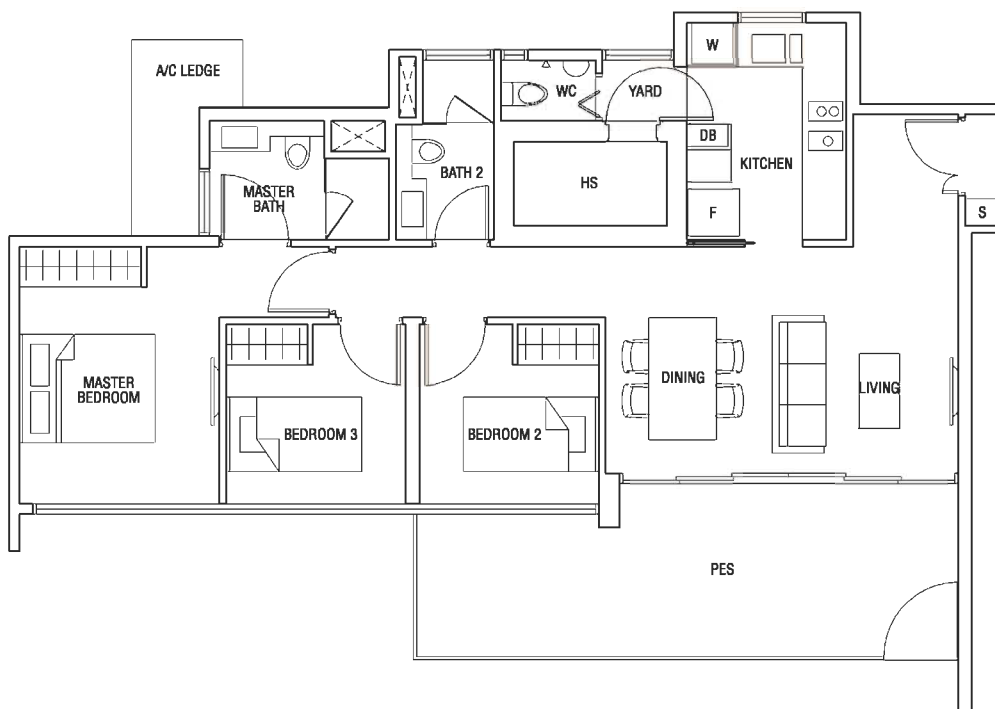


TYPE (3)a1

Unit #01-06, #03-12, #01-15, #03-16*, #03-24
Area 106 sqm
(Inclusive of A/C Ledge & PES)

LEGEND:

F - Fridge DB - Distribution Board
S - Shoe Cabinet W - Washing Machine



* Units with mirror image

PES is an open uncovered area. All plans are not to scale and are subject to change as may be approved by the relevant authorities. Indicated floor areas are approximate and subject to final survey.

TYPE (3)a2

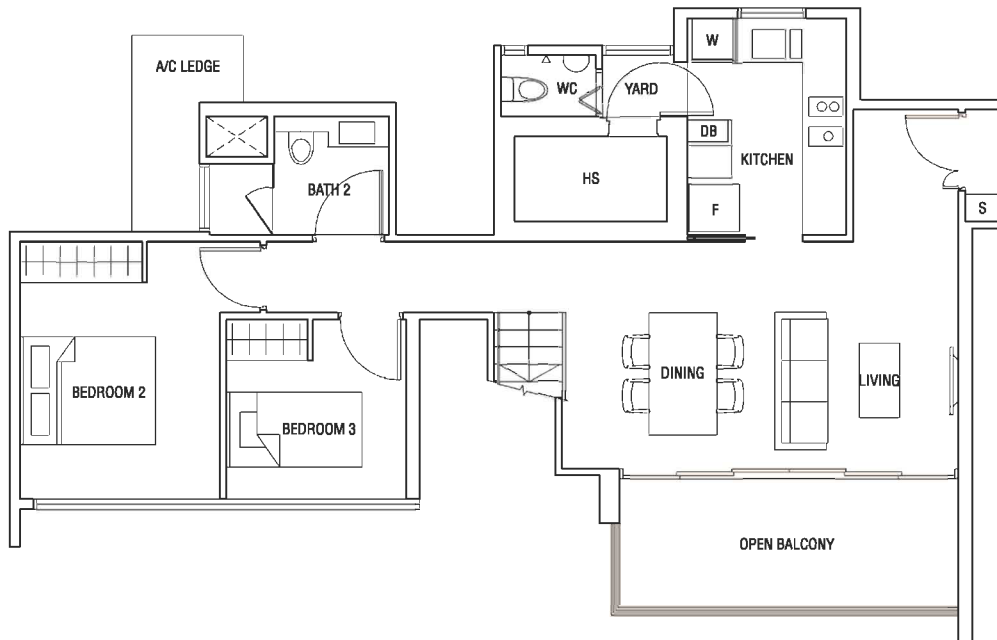
Unit #17-06, #17-12, #17-15, #17-16*, #16-24

Area 159 sqm

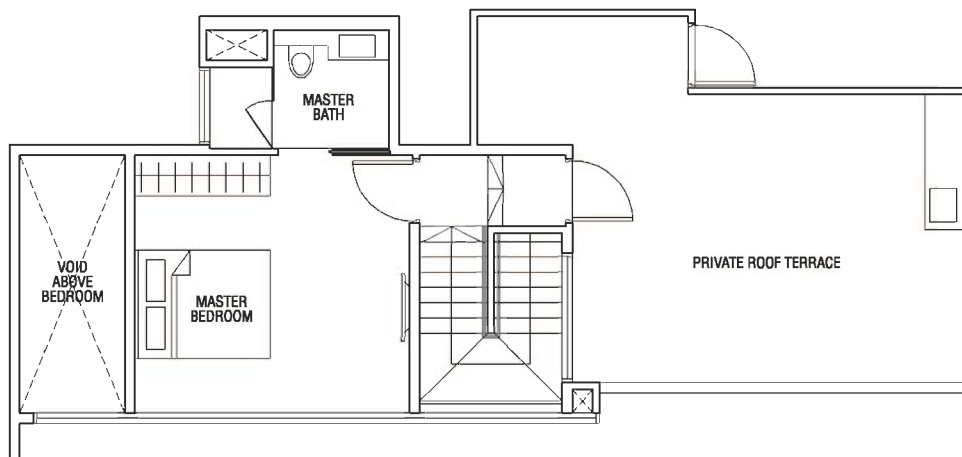
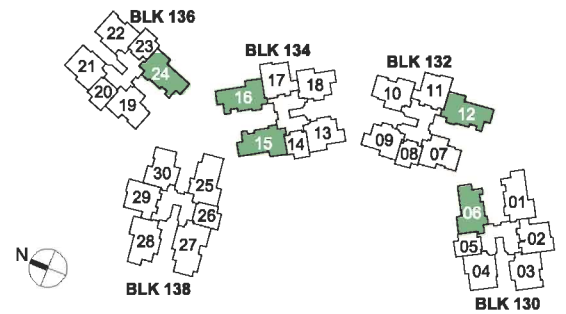
(Inclusive of A/C Ledge, Open Balcony, Private Roof Terrace & Strata Void)

LEGEND:

F - Fridge DB - Distribution Board
 S - Shoe Cabinet W - Washing Machine



Lower Storey



Upper Storey

* Units with mirror image

TYPE (3)b

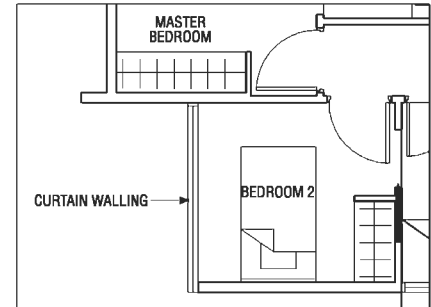
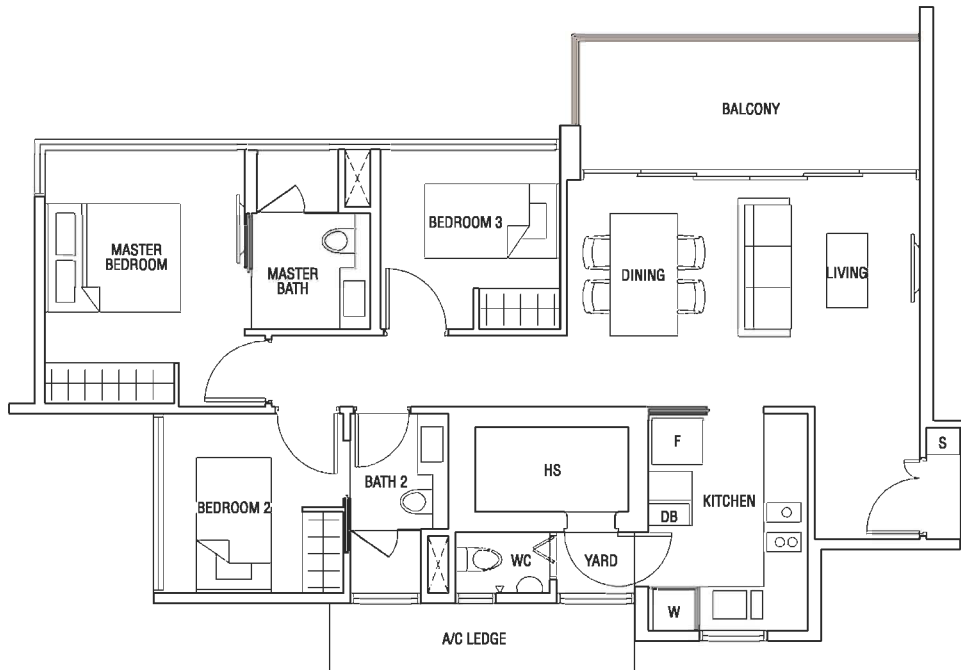
Unit #03-28 to #15-28
Area 96 sqm
(Inclusive of A/C Ledge & Balcony)

LEGEND:

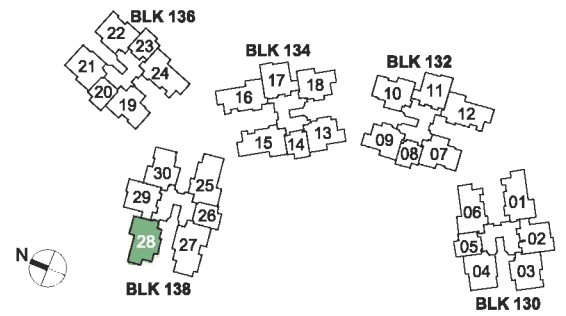
F - Fridge DB - Distribution Board
S - Shoe Cabinet W - Washing Machine

TYPE (3)b3

Unit #16-28
Area 98 sqm
(Inclusive of A/C Ledge & Balcony)



Applicable to Type (3)b3 only.



TYPE (3)b2

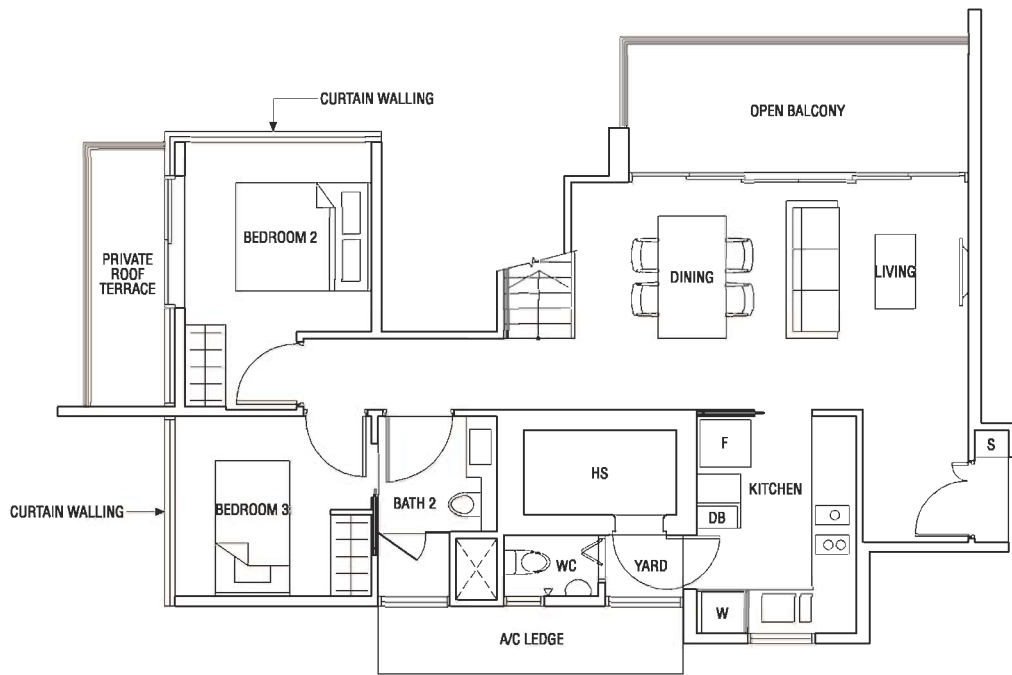
Unit #17-28

Area 167 sqm

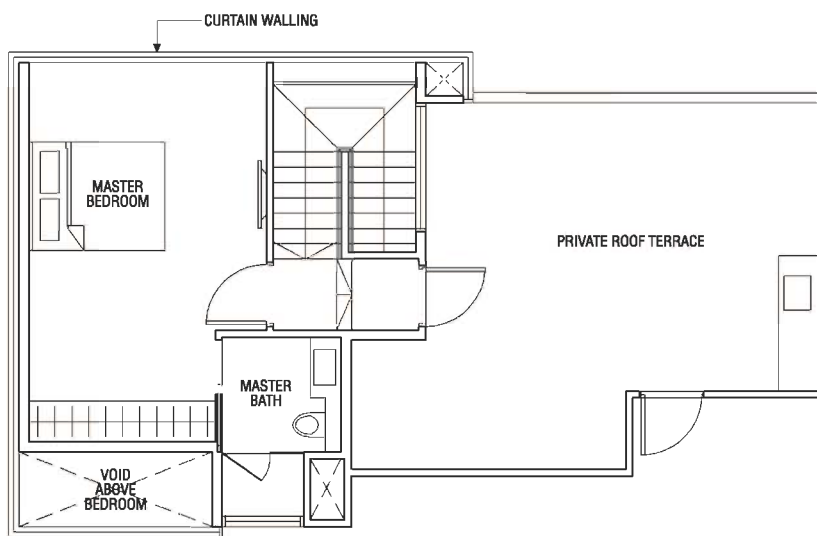
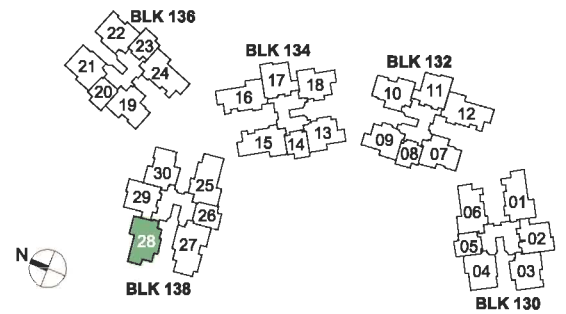
(Inclusive of A/C Ledge, Open Balcony, Private Roof Terrace & Strata Void)

LEGEND:

F - Fridge DB - Distribution Board
S - Shoe Cabinet W - Washing Machine



Lower Storey



Upper Storey

TYPE (3)c

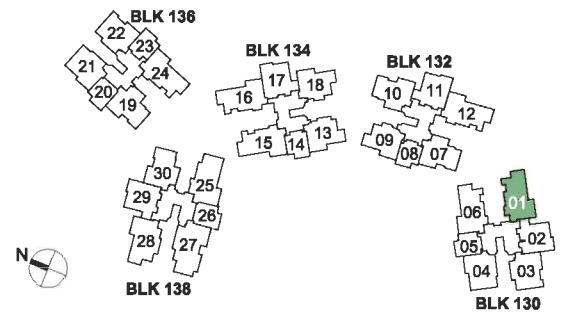
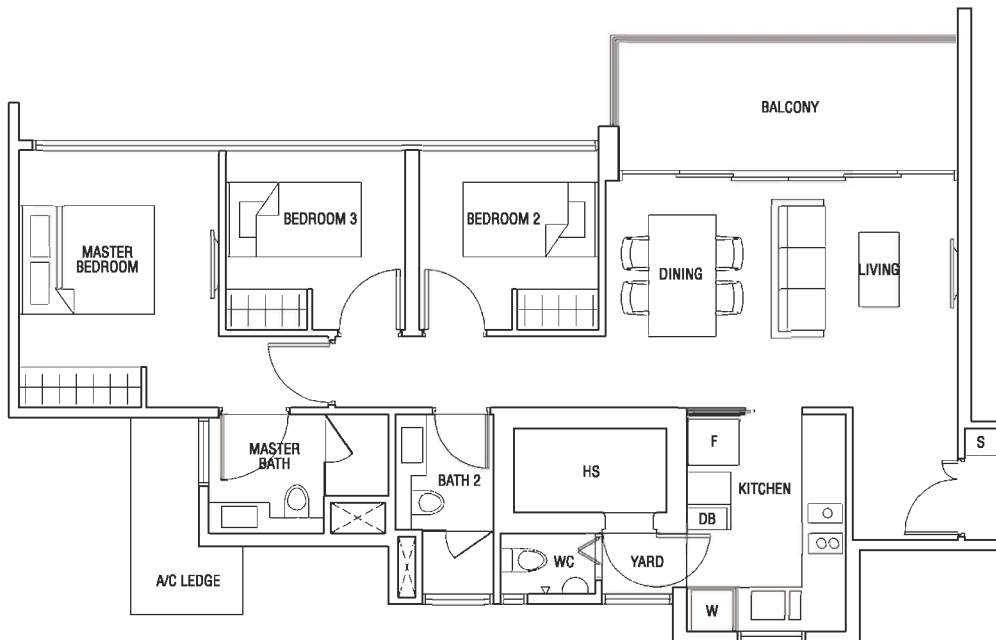
Unit #03-01 to #16-01

Area 97 sqm

(Inclusive of A/C Ledge & Balcony)

LEGEND:

F - Fridge DB - Distribution Board
S - Shoe Cabinet W - Washing Machine



TYPE (3)c2

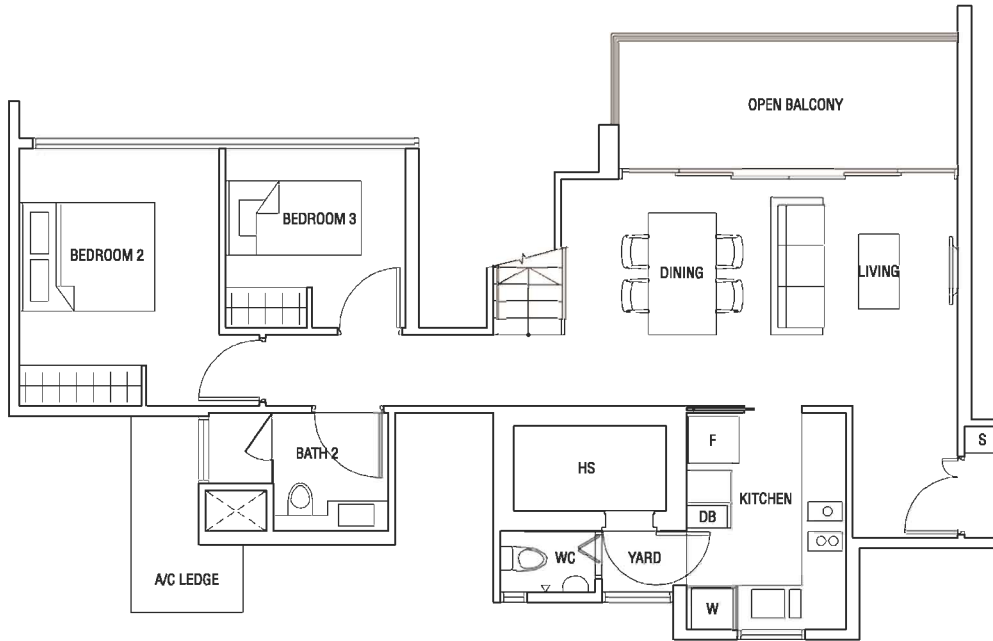
Unit #17-01

Area 159 sqm

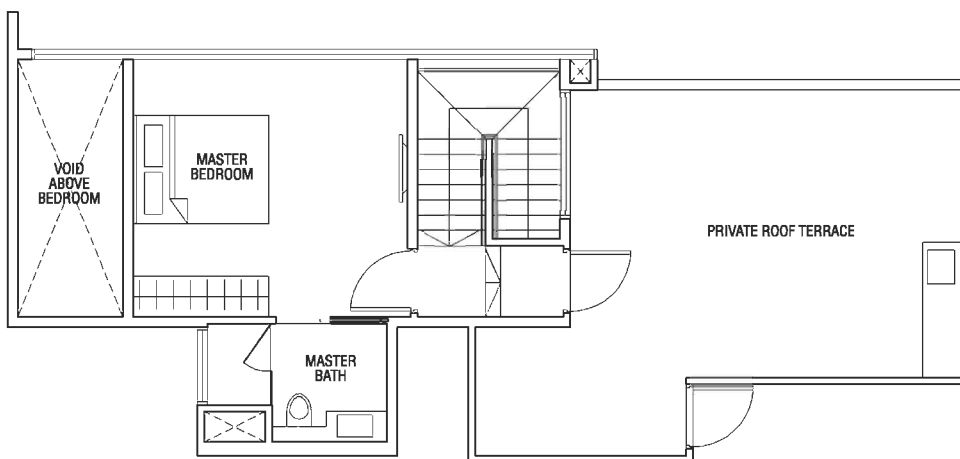
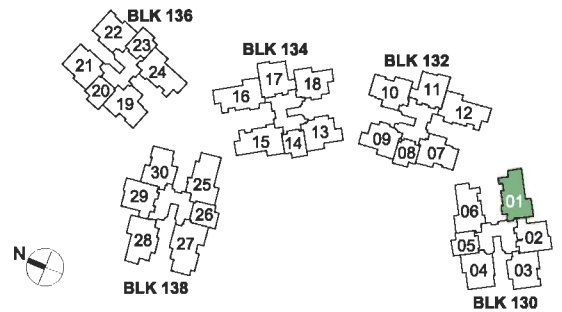
(Inclusive of A/C Ledge, Open Balcony, Private Roof Terrace & Strata Void)

LEGEND:

F - Fridge DB - Distribution Board
S - Shoe Cabinet W - Washing Machine



Lower Storey



Upper Storey

TYPE (3)d2

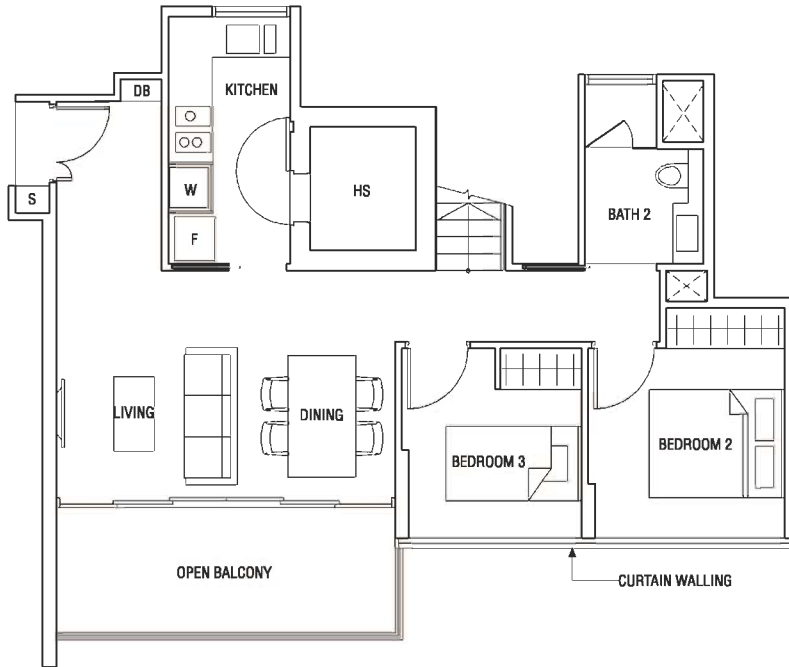
Unit #17-13

Area 141 sqm

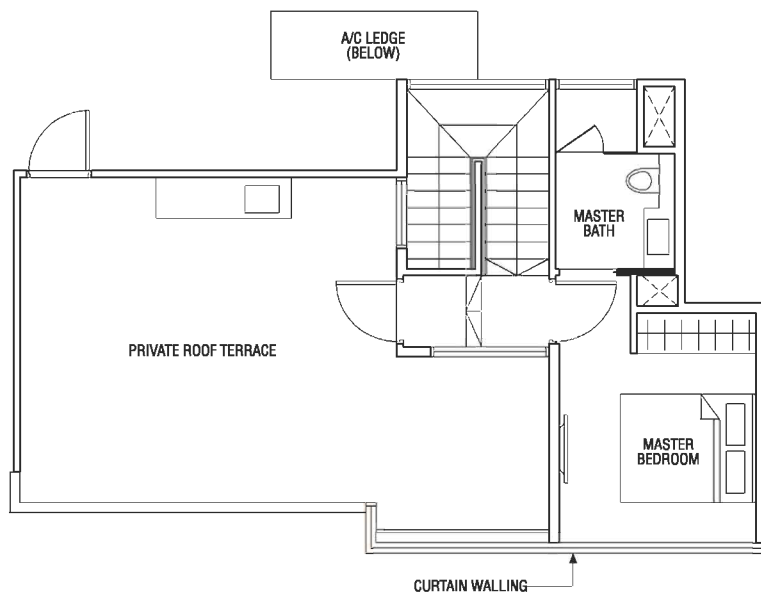
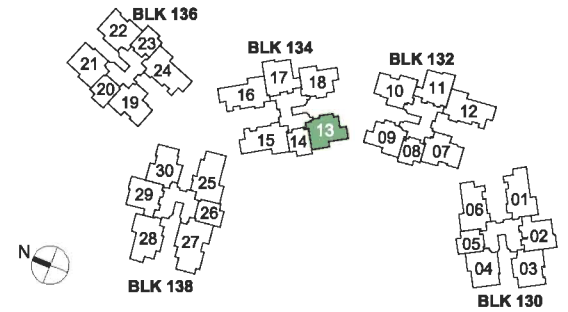
(Inclusive of A/C Ledge, Open Balcony & Private Roof Terrace)

LEGEND:

F - Fridge DB - Distribution Board
S - Shoe Cabinet W - Washing Machine



Lower Storey



Upper Storey

TYPE (3)d2(a)

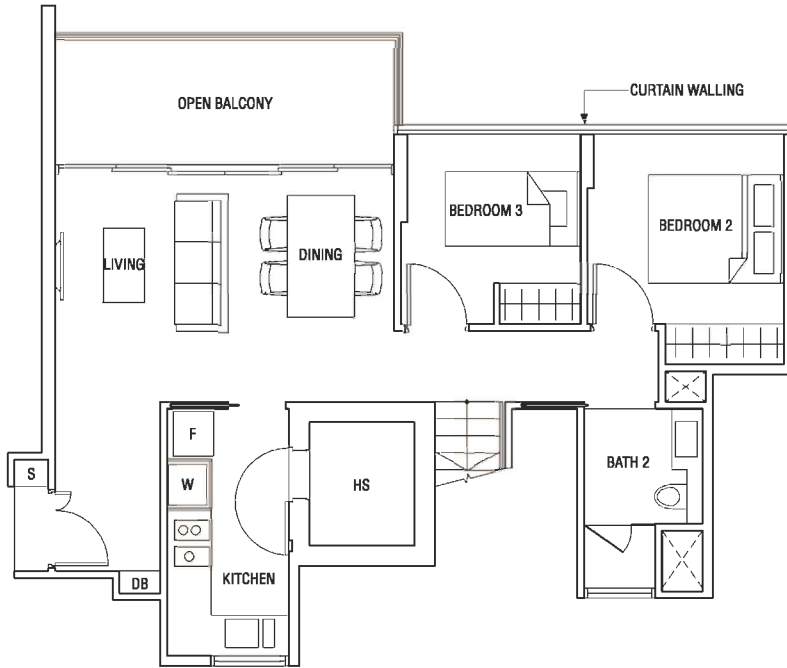
Unit #17-18

Area 141 sqm

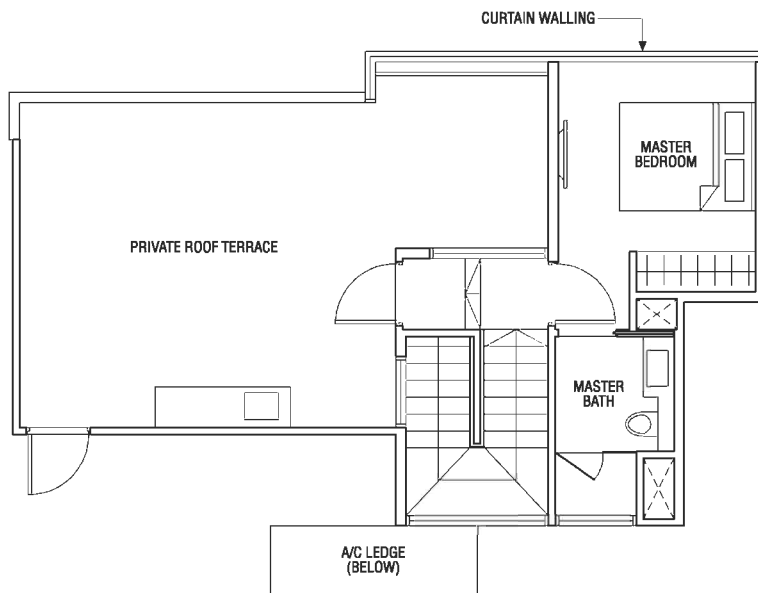
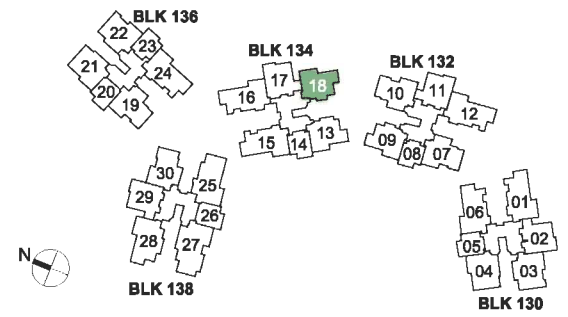
(Inclusive of A/C Ledge, Open Balcony & Private Roof Terrace)

LEGEND:

F - Fridge DB - Distribution Board
S - Shoe Cabinet W - Washing Machine



Lower Storey



Upper Storey

TYPE (3)e2

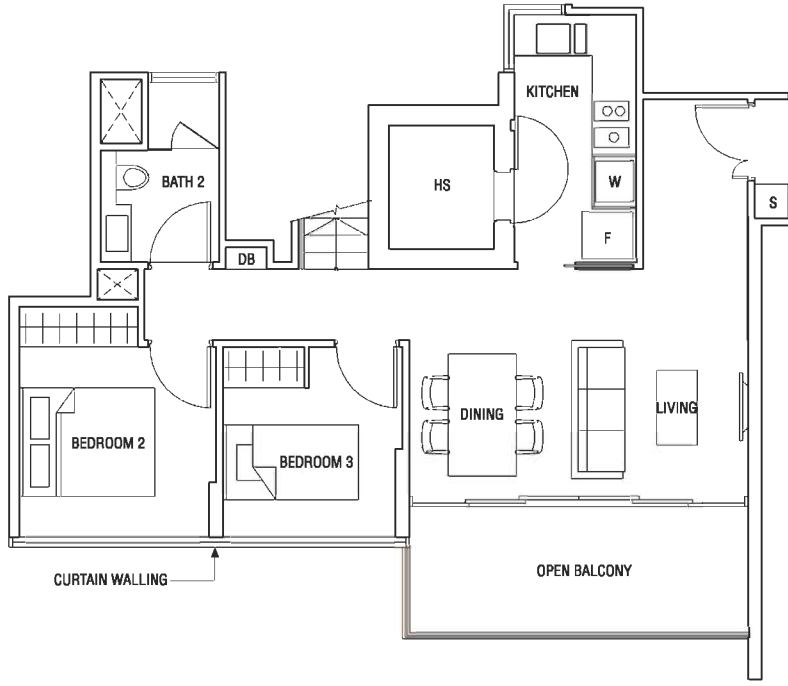
Unit #17-09

Area 142 sqm

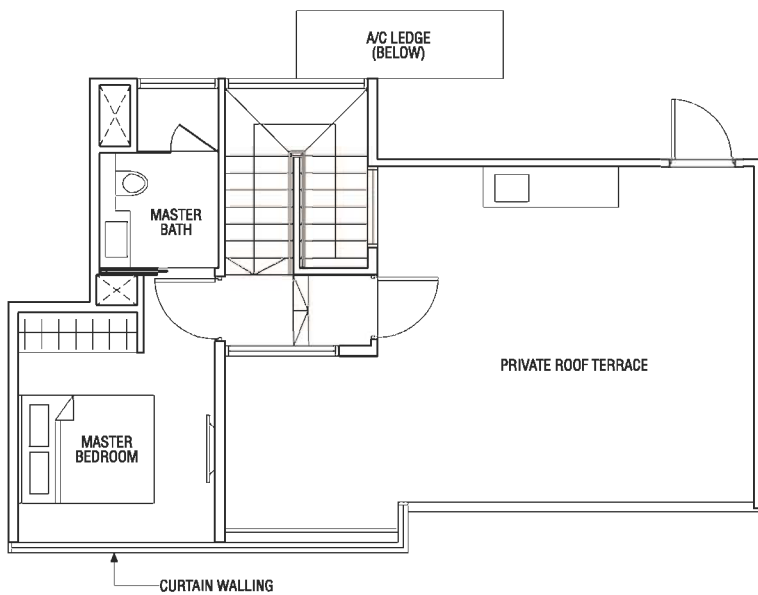
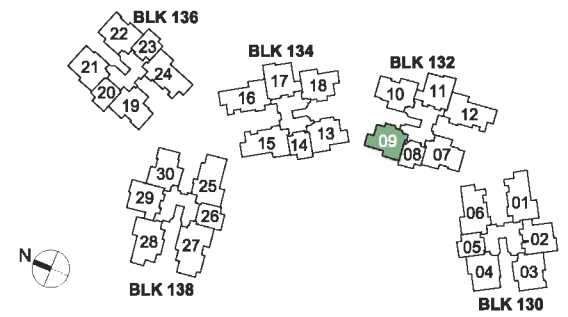
(Inclusive of A/C Ledge, Open Balcony & Private Roof Terrace)

LEGEND:

F - Fridge DB - Distribution Board
S - Shoe Cabinet W - Washing Machine



Lower Storey



Upper Storey

TYPE (3+1)a

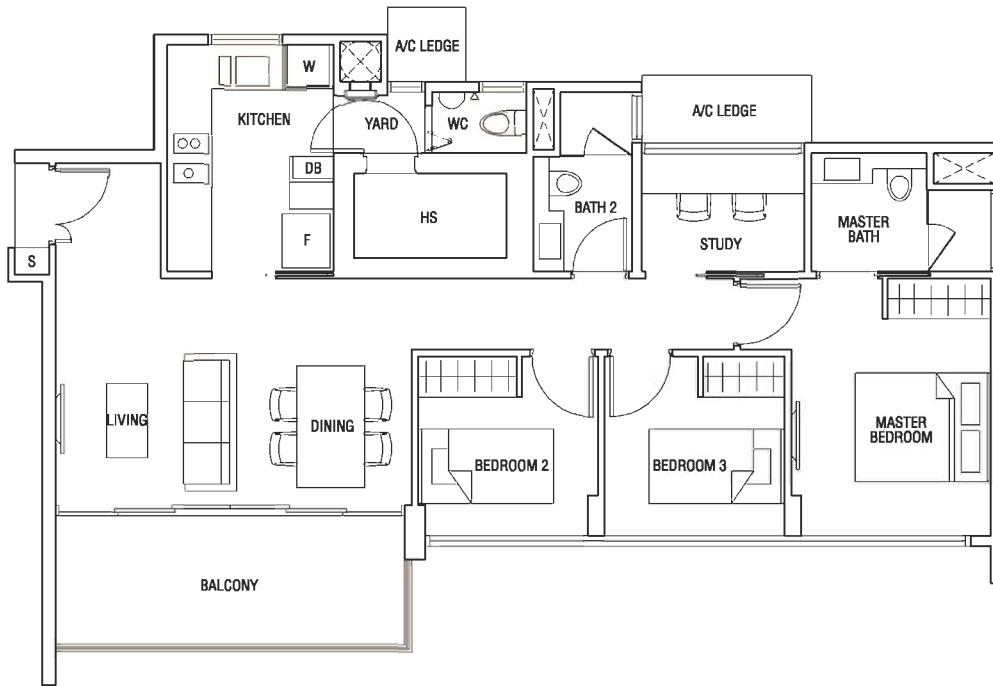
Unit #02-25 to #16-25

Area 102 sqm

(Inclusive of A/C Ledge & Balcony)

LEGEND:

F - Fridge DB - Distribution Board
S - Shoe Cabinet W - Washing Machine



TYPE (3+1)a1

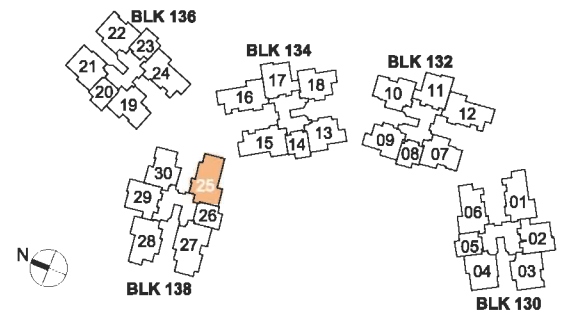
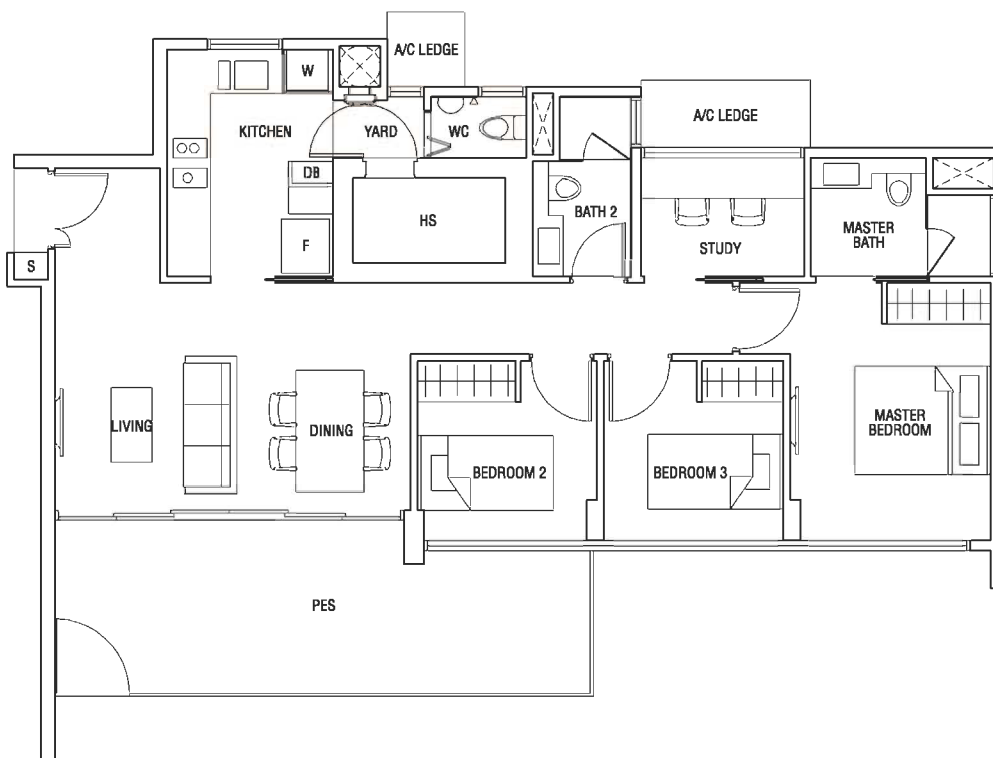
Unit #01-25

Area 111 sqm

(Inclusive of A/C Ledge & PES)

LEGEND:

F - Fridge DB - Distribution Board
S - Shoe Cabinet W - Washing Machine



TYPE (3+1)a2

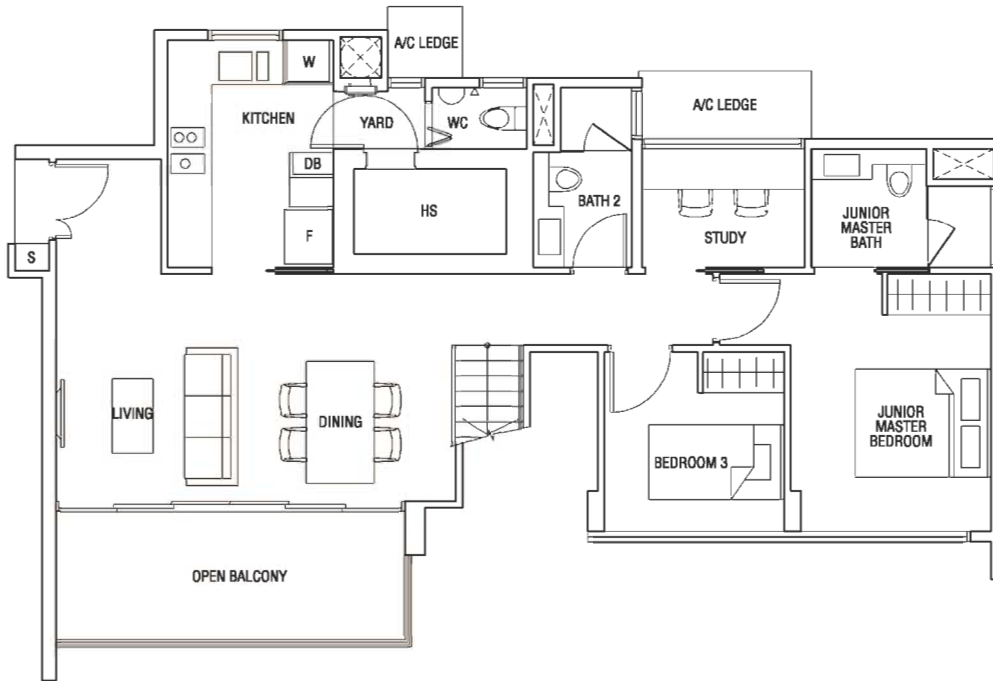
Unit #17-25

Area 173 sqm

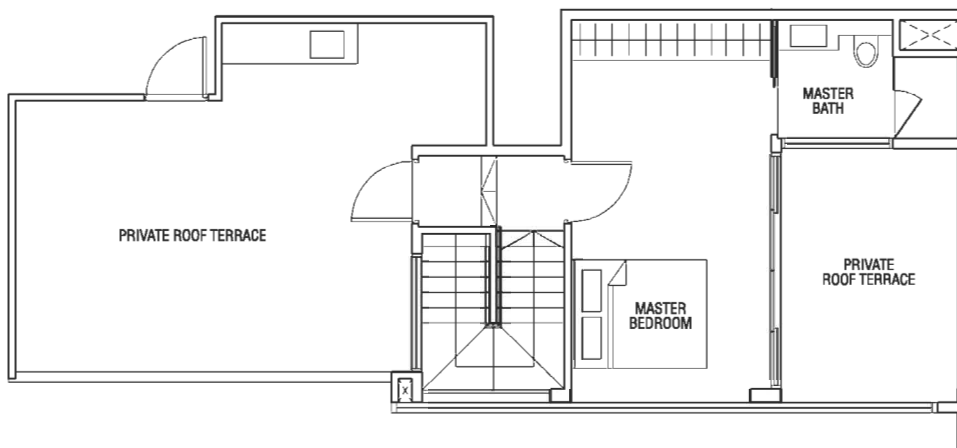
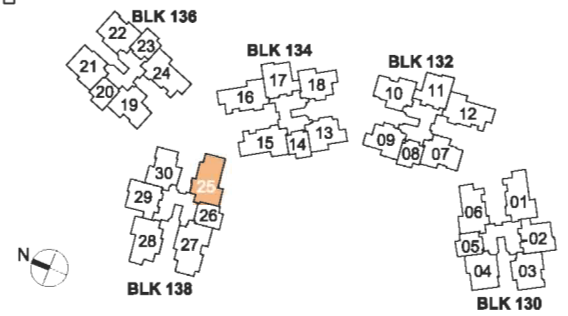
(Inclusive of A/C Ledge, Open Balcony & Private Roof Terrace)

LEGEND:

F - Fridge DB - Distribution Board
 S - Shoe Cabinet W - Washing Machine



Lower Storey



Upper Storey

TYPE (4)a

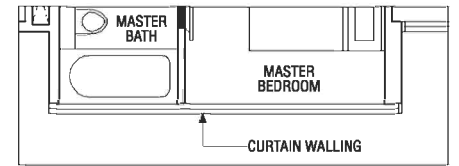
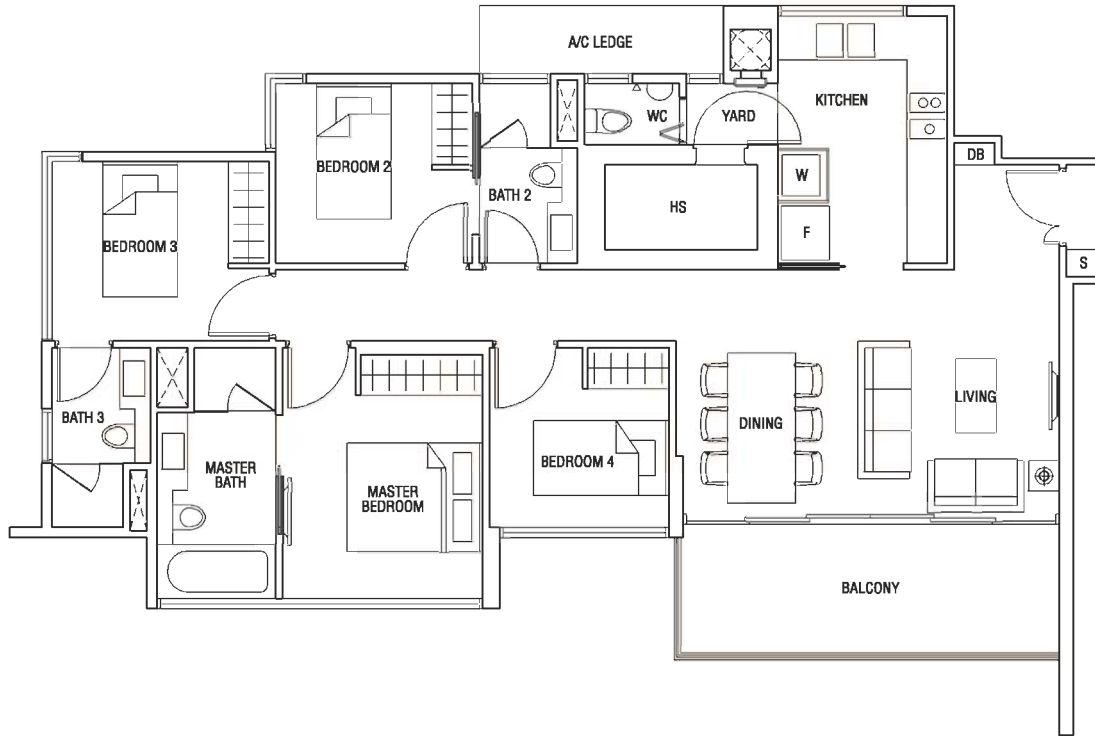
Unit #02-27 to #15-27
 Area 117 sqm
 (Inclusive of A/C Ledge & Balcony)

LEGEND:

F - Fridge DB - Distribution Board
 S - Shoe Cabinet W - Washing Machine

TYPE (4)a3

Unit #16-27
 Area 118 sqm
 (Inclusive of A/C Ledge & Balcony)



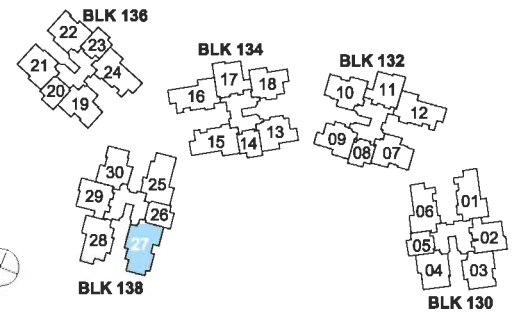
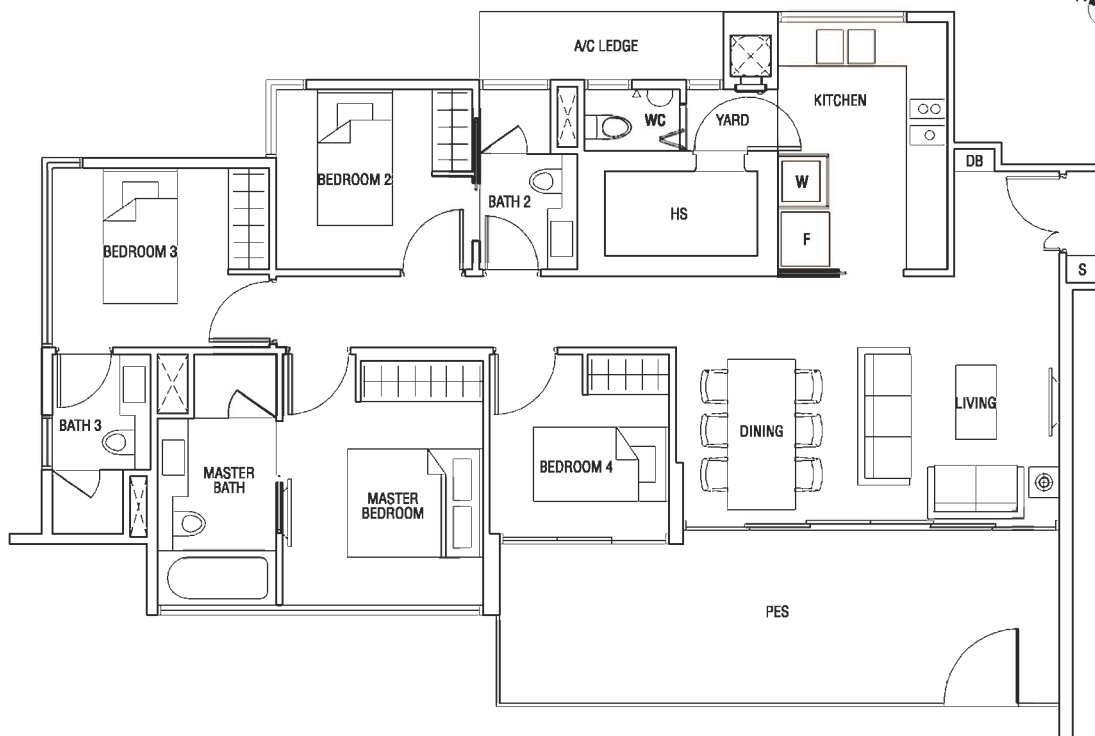
Applicable to Type (4)a3 only.

TYPE (4)a1

Unit #01-27
 Area 127 sqm
 (Inclusive of A/C Ledge & PES)

LEGEND:

F - Fridge DB - Distribution Board
 S - Shoe Cabinet W - Washing Machine



TYPE (4)a2

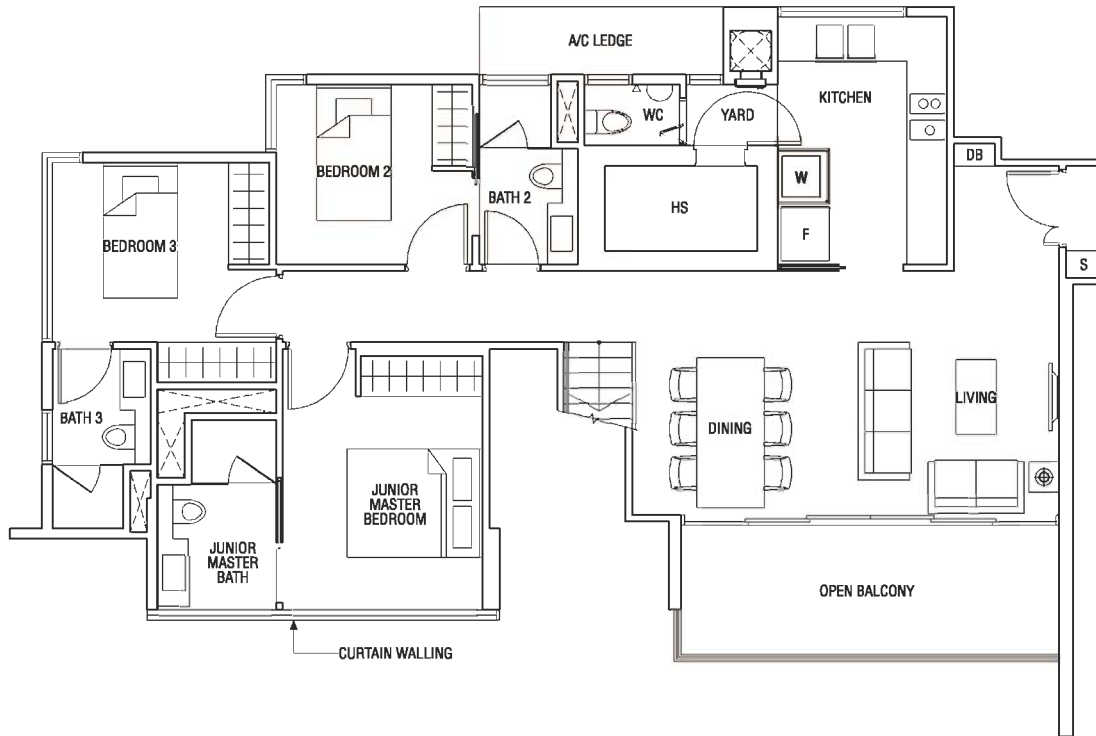
Unit #17-27

Area 199 sqm

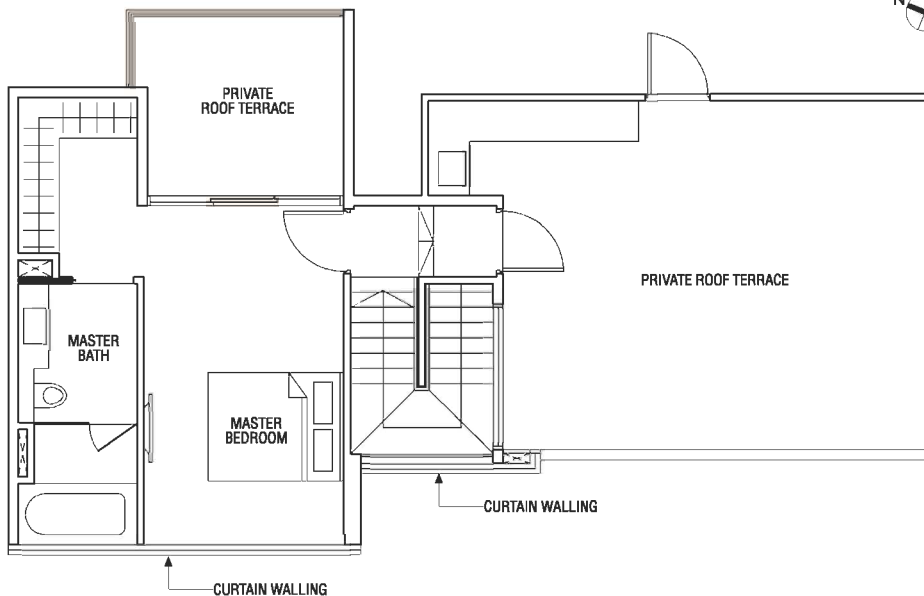
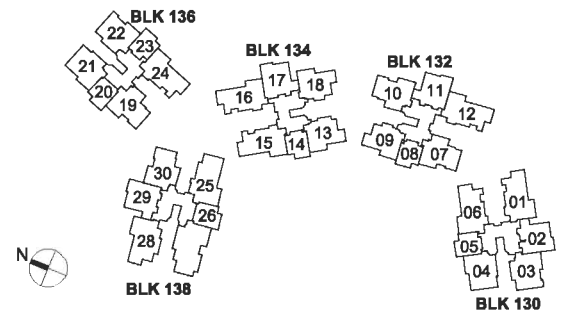
(Inclusive of A/C Ledge, Open Balcony, Private Roof Terrace & Strata Void)

LEGEND:

F - Fridge DB - Distribution Board
 S - Shoe Cabinet W - Washing Machine



Lower Storey



Upper Storey

Roof terrace is open to the sky. All plans are not to scale and are subject to change as may be approved by the relevant authorities. Indicated floor areas are approximate and subject to final survey.

SPECIFICATIONS

1. FOUNDATION

Reinforced concrete footings and/or cast in-situ bored piles and/or driven pre-cast reinforced concrete piles in accordance with Singapore Standard CP4.

2. SUPERSTRUCTURE

Reinforced concrete structure using Grade 35 to 50 concrete manufactured from cement complying with SS26 and steel reinforcement bars and/or strands complying with SS2 and/or SS475.

3. WALLS

- (a) External wall – In-situ and/or pre-cast reinforced concrete wall and/or masonry wall.
- (b) Internal wall – Masonry and/or reinforced concrete and/or lightweight concrete panels and/or pre-cast wall panels and/or dry wall partition system.

4. ROOF

Reinforced concrete flat roof with heat insulation and waterproofing system.

5. CEILING

(a) Apartment Unit

Skim coat and/or ceiling boards with emulsion paint to living, dining, bedrooms, study, kitchen, yard, household shelter, baths and internal staircase, where applicable.

(b) Common Areas

- (i) Skim coat and/or ceiling boards with emulsion paint to lift lobbies, corridor, gym, multi-purpose rooms, handicapped toilets and changing rooms.
- (ii) Skim coat and/or ceiling boards with emulsion paint to staircase, carpark and driveway.

6. FINISHES

(A) WALL FINISHES

(a) Apartment Unit – Internal (finishes applied up to false ceiling level and exposed areas only)
For all unit types:

- (i) Plaster and/or skim coat and/or emulsion paint to living, dining, passageway, bedrooms, study (for all 2+1 and 3+1 bedrooms unit types only), yard (for unit types (3)a, (3)a1, (3)a2, (3)b, (3)b2, (3)b3, (3)c, (3)c2, (3+1)a, (3+1)a1, (3+1)a2, (4)a, (4)a1, (4)a2 & (4)a3 only), and internal staircase (for unit types (2+1)a2, (2+1)b2, (2+1)c2, (2+1)d2, (2+1)e2, (3)a2, (3)b2, (3)c2, (3)d2, (3)d2(a), (3)e2, (3+1)a2 & (4)a2 only).
- (ii) Skim coat with emulsion paint to household shelter.
- (iii) Agglomerated marble and/or natural stone tiles to master bath.
- (iv) Agglomerated marble and/or natural stone tiles to junior master bath (for unit types (3+1)a2 & (4)a2 only).
- (v) Agglomerated marble and/or natural stone and/or homogenous and/or ceramic and/or porcelain tiles to bath 2 (all unit types except 1 bedroom unit types) and bath 3 (for unit type (4)a, (4)a1, (4)a2 & (4)a3 only).
- (vi) Homogenous and/or ceramic and/or porcelain tiles to kitchen.
- (vii) Homogenous and/or ceramic and/or porcelain tiles to wc (for unit types (3)a, (3)a1, (3)a2, (3)b, (3)b2, (3)b3, (3)c, (3)c2, (3+1)a, (3+1)a1, (3+1)a2, (4)a, (4)a1, (4)a2 & (4)a3 only).
- (viii) Plaster and/or skim coat with emulsion and/or spray textured paint to balcony (for unit types (1)a, (1)b, (2)a, (2)a3, (2)b, (2)c, (2)c3, (2+1)a, (2+1)a1(a), (2+1)b, (2+1)b3, (2+1)c, (2+1)d, (2+1)d3, (2+1)e, (2+1)e3, (3)a, (3)b, (3)b3, (3)c, (3+1)a, (4)a & (4)a3 only), open balcony (for unit types (1)a2, 1(b)2, (2)b2, (2+1)a2, (2+1)b2, (2+1)c2, (2+1)d2, (2+1)d2(a), (2+1)e2, (3)a2, (3)b2, (3)c2, (3)d2, (3)d2(a), (3)e2, (3+1)a2 & (4)a2 only), PES (for unit types (1)a1, (1)a1(a), (1)b1, (2)a1, (2)a1(a), (2)b1, (2+1)a1, (2+1)b1, (2+1)b1(a), (2+1)c1, (2+1)d1, (2+1)e1, (3)a1, (3+1)a1 & (4)a1 only) and private roof terrace (for unit types (2+1)a2, (2+1)b2, (2+1)c2, (2+1)d2, (2+1)d2(a), (2+1)e2, (3)a2, (3)b2, (3)c2, (3)d2, (3)d2(a), (3)e2, (3+1)a2 & (4)a2 only).
- (ix) Laminated glass parapet with stainless steel and/or aluminium railing to balcony (for unit types (1)a, (1)b, (2)a, (2)a3, (2)b, (2)c, (2)c3, (2+1)a, (2+1)a1(a), (2+1)b, (2+1)b3, (2+1)c, (2+1)d, (2+1)d3, (2+1)e, (2+1)e3, (3)a, (3)b, (3)b3, (3)c, (3+1)a, (4)a & (4)a3 only), open balcony (for unit types (1)a2, 1(b)2, (2)b2, (2+1)a2, (2+1)b2, (2+1)c2, (2+1)d2, (2+1)d2(a), (2+1)e2, (3)a2, (3)b2, (3)c2, (3)d2, (3)d2(a), (3)e2, (3+1)a2 & (4)a2 only) and private roof terrace (for unit types (2+1)a2, (2+1)b2, (2+1)c2, (2+1)d2, (2+1)d2(a), (2+1)e2, (3)a2, (3)b2, (3)c2, (3)d2, (3)d2(a), (3)e2, (3+1)a2 & (4)a2 only).
- (x) Glass parapet with stainless steel and/or aluminium railing to PES (for unit types (1)a1, (1)a1(a), (1)b1, (2)a1, (2)a1(a), (2)b1, (2)c1, (2+1)a1, (2+1)b1, (2+1)b1(a), (2+1)c1, (2+1)d1, (2+1)e1, (3)a1, (3+1)a1, (3+1)a1 & (4)a1 only).

(b) Common Areas

Internal Wall

- (i) Agglomerated marble and/or natural stone and/or homogenous and/or ceramic and/or porcelain tiles and/or plaster and/or skim coat with emulsion / textured paint to lift lobbies,
- (ii) Plaster and/or skim coat with emulsion and/or textured paint to passageways, gym and multi-purpose rooms.
- (iii) Homogenous and/or ceramic and/or porcelain tiles to changing rooms and handicapped toilet.
- (iv) Plaster and/or skim coat with emulsion paint to carpark, corridor and staircase.

External Wall

- (i) Natural stone and/or homogenous and/or ceramic and/or porcelain tiles and/or pebble wash finish and/or plaster and/or skim coat with emulsion and/or spray textured paint to wall.

(B) FLOOR FINISHES

(a) Apartment Unit

- (i) Agglomerated marble tiles with matching skirting to living, dining, passageway.
- (ii) Agglomerated marble tiles to kitchen (for all 1 bedroom, (2)b, (2)b1 & (2)b2 unit types only)
- (iii) Homogenous and/or ceramic and/or porcelain tiles to kitchen (for all unit types except all 1 bedroom, (2)b, (2)b1 & (2)b2 unit types only).
- (iv) Homogenous and/or ceramic and/or porcelain tiles with matching skirting to household shelter (for all unit types except 1 bedroom unit types).
- (v) Agglomerated marble and/or natural stone tiles with matching skirting to household shelter (for all 1 bedroom unit types only).
- (vi) Agglomerated marble and/or natural stone tiles to master bath.
- (vii) Agglomerated marble and/or natural stone tiles to junior master bath (for unit types (3+1)a2 & (4)a2 only).
- (viii) Homogenous and/or ceramic and/or porcelain tiles to bath 2 (for all types except 1 bedroom unit types), bath 3 (for all 4 bedrooms unit types only) and yard & wc (for unit types (3)a, (3)a1, (3)a2, (3)b, (3)b2, (3)b3, (3)c, (3)c2, (3+1)a, (3+1)a1, (3+1)a2, (4)a, (4)a1, (4)a2 & (4)a3 only).
- (ix) Solid timber flooring with matching skirting to bedrooms.
- (x) Solid timber flooring with matching skirting to study (for 2+1 and 3+1 bedrooms unit types only).
- (xi) Solid timber with matching skirting to internal staircase (for unit types (2+1)a2, (2+1)b2, (2+1)c2, (2+1)d2, (2+1)d2(a), (2+1)e2, (3)a2, (3)b2, (3)c2, (3)d2, (3)d2(a), (3)e2, (3+1)a2 & (4)a2 only).
- (xii) Homogenous and/or ceramic and/or porcelain tiles with matching skirting to balcony (for unit types (1)a, (1)b, (2)a, (2)a3, (2)b, (2)c, (2)c3, (2+1)a, (2+1)a1(a), (2+1)b, (2+1)b3, (2+1)c, (2+1)d, (2+1)d3, (2+1)e, (2+1)e3, (3)a, (3)b, (3)b3, (3)c, (3+1)a, (4)a & (4)a3 only), open balcony (for unit types (1)a2, 1(b)2, (2)b2, (2+1)a2, (2+1)b2, (2+1)c2, (2+1)d2, (2+1)d2(a), (2+1)e2, (3)a2, (3)b2, (3)c2, (3)d2, (3)d2(a), (3)e2, (3+1)a2 & (4)a2 only), PES (for unit types (1)a1, (1)a1(a), (1)b1, (2)a1, (2)a1(a), (2+1)a1, (2+1)b1, (2+1)b1(a), (2+1)c1, (2+1)d1, (2+1)e1, (3)a1, (3+1)a1 & (4)a1 only) and private roof terrace (for unit types (2+1)a2, (2+1)b2, (2+1)c2, (2+1)d2, (2+1)d2(a), (2+1)e2, (3)a2, (3)b2, (3)c2, (3)d2, (3)d2(a), (3)e2, (3+1)a2 & (4)a2 only).

(b) Common Areas - Internal

- (i) Agglomerated marble and/or natural stone tiles with matching skirting to basement and 1st storey lift lobbies and multi-purpose rooms.
- (ii) Homogenous and/or ceramic and/or porcelain tiles with matching skirting to other common lift lobbies.
- (iii) Vinyl flooring and/or carpet to gym.
- (iv) Homogenous and/or ceramic and/or porcelain tiles to changing rooms, handicapped toilet and passageways.

(c) Common Areas - External

- (i) Reconstituted timber strip and/or natural stone tiles and/or homogenous and/or ceramic and/or reconstituted stone tiles and/or pebble wash finishes to pool decks, open deck, walkway, linkway and footpath.
- (ii) Ceramic tiles and/or mosaic to swimming pool, lap pool, children pool and jacuzzi.
- (iii) Natural stone and/or ceramic tiles and/or mosaic to water feature and reflective pools.
- (iv) Natural stone and/or homogenous and/or ceramic tiles and/or pebble wash and/or reconstituted (composite) timber to communal landscape pavilions.

7. WINDOWS

Aluminium framed windows with minimum 6mm thick clear and/or tinted and/or obscured glass where applicable.

- (i) Top-hung window and/or fixed panel to baths, except:
 - i. No window provision to master bath (for all 1 bedroom unit types only).
 - ii. No window provision to bath 2 (for unit types (2)b, (2)b1 & (2)b2 only).
 - iii. Casement window and/or fixed panel to bath 2 (for all unit types except all 1 bedroom, (2)b, (2)b1, (2)b2, (2+1)a2, (2+1)c2, (2+1)e2, (3)a, (3)a1, (3)b, (3)b2, (3)b3, (3)c, (3)d2, (3)d2(a) & (3)e2 unit types only).
 - iv. Casement window and/or fixed panel to master bath (for unit types (3)a, (3)a1 & (3)c only).
- (ii) Top-hung window and/or fixed panel to wc (for unit types (3)a, (3)a1, (3)a2, (3)b, (3)b2, (3)b3, (3)c, (3)c2, (3+1)a, (3+1)a1, (3+1)a2, (4)a, (4)a1, (4)a2 and (4)a3 only).
- (iii) Casement window and/or fixed panel to bedrooms.
- (iv) Casement window and/or fixed panel to study (for all 2+1 and 3+1 bedrooms unit types only)
- (v) Sliding window and/or fixed panel to all kitchen, except:
 - i. No window provision to kitchen (for all 1 bedroom, (2)b, (2)b1 & (2)b2 unit types only)
 - ii. Sliding and/or casement window and/or fixed panel to kitchen (for unit types (2+1)a2, (2+1)c2, (2+1)e2 & (3)e2 only).
- (vi) Casement window and/or fixed panel to all yard (for unit types (3)a, (3)a1, (3)a2, (3)b, (3)b2, (3)b3, (3)c, (3)c2, (3+1)a, (3+1)a1, (3+1)a2, (4)a, (4)a1, (4)a2 & (4)a3 only).
- (vii) Casement and/or sliding window and/or fixed panel to internal staircase (for unit types (2+1)a2, (2+1)b2, (2+1)c2, (2+1)d2, (2+1)d2(a), (2+1)e2, (3)a2, (3)b2, (3)c2, (3)d2, (3)d2(a), (3)e2, (3+1)a2 & (4)a2 only).

8. DOORS

- (i) Fire-rated solid timber swing doors to unit main entrance.
- (ii) Hollow core timber swing door to bedrooms, except:
 - i. Hollow core timber sliding door to Master Bedroom (for all 1 bedroom unit types only)
- (iii) Hollow core timber swing door to baths, except:
 - i. Hollow core timber sliding door to master bath for unit types (2)a, (2)a1, (2)a1(a), (2)a3, (2)c, (2)c1, (2)c3, (2+1)a, (2+1)a1, (2+1)a1(a), (2+1)a2, (2+1)b, (2+1)b1, (2+1)b1(a), (2+1)b2, (2+1)b3, (2+1)c, (2+1)c1, (2+1)d, (2+1)d1, (2+1)d2, (2+1)d2(a), (2+1)d3, (2+1)e, (2+1)e1, (2+1)e3, (3)a2, (3)b, (3)b2, (3)b3, (3)c2, (3)d2, (3)d2(a), (3)e2, (3+1)a, (3+1)a1, (3+1)a2, (4)a, (4)a1, (4)a2 & (4)a3 only).

- ii. Hollow core timber sliding door to junior master bath for unit types (3+1)a2 & (4)a2 only.
- iii. Hollow core timber swing and sliding doors to bath 2 for all 4 bedrooms unit types only.
- iv) Hollow core timber sliding door to study (for 2+1 and 3+1 bedrooms unit types only.)
- v) Timber frame sliding glass door to kitchen (all unit types except 1 bedroom unit types, (2)b, (2)b1 & (2)b2 only).
- vi) Aluminium framed glass sliding door to balcony, open balcony, private roof terrace (for unit types (3)b2, (3+1)a2 & (4)a2) and PES, where applicable.
- vii) Aluminium framed glass swing door to private roof terrace (for unit types (2+1)a2, (2+1)b2, (2+1)c2, (2+1)d2, (2+1)d2(a), (2+1)e2, (3)a2, (3)b2, (3)c2, (3)d2, (3)d2(a), (3)e2, (3+1)a2 & (4)a2 only).
- viii) Slide-and-fold door panel to wc (for unit types (3)a, (3)a1, (3)a2, (3)b, (3)b2, (3)b3, (3)c, (3)c2, (3+1)a, (3+1)a1, (3+1)a2, (4)a, (4)a1, (4)a2 & (4)a3 only).
- ix) Approved metal door for household shelter.
- x) Good quality locksets and ironmongery to be provided.

9. SANITARY FITTINGS

- i. Master Bath (for all unit types except 4 bedrooms unit types) 1 marble vanity top with 1 wash basin with basin mixer, 1 mirror, 1 towel rail, 1 shower compartment with 1 shower mixer, 1 hand shower, 1 overhead shower rose, 1 water closet and 1 toilet paper holder
- ii. Master Bath (for 4 bedrooms unit types only) 1 marble vanity top with 1 wash basin with basin mixer, 1 mirror, 1 towel rail, 1 long bath with bath mixer and hand shower, 1 shower compartment with 1 shower mixer, 1 hand shower, 1 overhead shower rose, 1 water closet and 1 toilet paper holder
- iii. Bath 2 (for all unit types except 1 bedroom unit types) 1 marble vanity top with 1 wash basin with basin mixer, 1 mirror, 1 towel rail, 1 shower compartment with 1 shower mixer, 1 hand shower, 1 water closet and 1 toilet paper holder
- iv. Bath 3 (for 4 bedrooms unit types only) 1 marble vanity top with 1 wash basin with basin mixer, 1 mirror, 1 towel rail, 1 shower compartment with 1 shower mixer, 1 hand shower, 1 water closet and 1 toilet paper holder
- v. Junior Master Bath (for unit types (3+1)a2 & (4)a2 only) 1 marble vanity top with 1 wash basin with basin mixer, 1 mirror, 1 towel rail, 1 shower compartment with 1 shower mixer, 1 hand shower, 1 water closet and 1 toilet paper holder
- vi. WC (for unit types (3)a, (3)a1, (3)a2, (3)b, (3)b2, (3)b3, (3)c, (3)c2, (3+1)a, (3+1)a1, (3+1)a2, (4)a, (4)a1, (4)a2 & (4)a3 only) 1 pedestal water closet, 1 basin with tap, 1 shower set with bib tap, 1 toilet paper holder
- vii. Balcony, Open Balcony, Yard, PES, Private Roof Terrace (where applicable) 1 bib tap

10. ELECTRICAL INSTALLATION

- (i) All units shall be cable TV ready.
- (ii) Electrical wiring below false ceiling within the apartments shall generally be concealed where possible.
- (iii) Electrical wiring above false ceiling shall be in exposed tray, conduits and trunking.

Unit Type	Ceiling Lighting Point	13A SSO Power Point	Bell Chime Point
(1)a, (1)a1, (1)a1(a), (1)a2, (1)b, (1)b1, (1)b2	6	13	1
(2)a, (2)a1, (2)a1(a), (2)a3, (2)b, (2)b1, (2)b2, (2)c, (2)c1, (2)c3	10	15	1
(2+1)a, (2+1)a1, (2+1)a1(a), (2+1)b, (2+1)b1, (2+1)b1(a), (2+1)b3, (2+1)c, (2+1)c1, (2+1)d, (2+1)d1, (2+1)d3, (2+1)e, (2+1)e1, (2+1)e3	10	17	1
(2+1)a2, (2+1)b2, (2+1)c2, (2+1)d2, (2+1)d2(a), (2+1)e2	15	19	1
(3)a, (3)a1, (3)b, (3)b3, (3)c	12	21	1
(3)c2, (3)d2, (3)d2(a), (3)e2	15	21	1
(3)a2, (3)b2	19	23	1
(3+1)a, (3+1)a1	14	21	1
(3+1)a2	22	27	1
(4)a, (4)a1, (4)a3	14	24	1
(4)a2	23	28	1

11. TV AND TELEPHONE

Unit Type	Telephone Outlet	TV Outlet (cable TV ready)
All 1 bedroom unit types	2	2
All 2 bedrooms unit types	3	3
All 2+1 bedrooms unit types	3	4
All 3 bedrooms unit types	4	4
All 3+1 bedrooms unit types	4	5
All 4 bedrooms unit types	5	5

12. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standard CP33: 1996.

13. PAINTING

- (i) External Wall : External emulsion and/or silicon and/or thermal paint and/or textured coating.
- (ii) Internal Wall : Emulsion paint to internal walls and ceiling.

14. WATERPROOFING

- (a) Apartment Unit
 - (i) Waterproofing to floors of bath, wc, kitchen, yard and private roof terrace, where applicable.
 - (ii) Waterproofing to walls of long bath and shower compartment up to 1800mm.
- (b) Common Area
 - (i) Waterproofing to RC flat roof, lap pool, swimming pool, children's pool, changing room, handicapped toilet and landscape areas.

15. DRIVEWAY AND CARPARK

- (i) Reinforced concrete slab with floor hardener and/or epoxy coating at driveway, ramp and carpark.
- (ii) Natural stone and/or floor hardener and/or epoxy coating finish to drop off areas.

16. RECREATION FACILITIES

- a) Lap pool (surface area approximately 380 sq m, length approximately 50m)
- b) Swimming pool with (surface area 150 sq m, length approximately 30m)
- c) Children pool (surface area approximately 50 sq m)
- d) Jacuzzi (surface area approximately 60 sq m)
- e) Pool deck
- f) Tennis court
- g) Basketball court (half court size)
- h) Communal landscape pavilions (pool deck pavilions, BBQ pavilion, salad pavilion with Teppanyak, pizza oven pavilion & tea pavilion)
- i) Clubhouse with multi purpose rooms and communal outdoor lounge
- j) Gym
- k) Bio pond
- l) Changing rooms (male and female changing room, each with steam room)
- m) Handicapped toilet and toilets
- n) Children playground
- o) Reading playground
- p) Fitness station
- q) Green gazebos
- r) Terrace garden
- s) Harvest garden

17. ADDITIONAL ITEMS

- a) Kitchen cabinets with counter top c/w stainless steel sink, cooker hob, hood for all units.
- b) Free standing fridge for all units.
- c) Built-in convection oven to all units (except for 1 bedroom unit types)
- d) Built-in microwave oven for all 1 bedroom unit types only.
- e) Built-in washer cum dryer for all 1, 2 and 2+1 bedrooms unit types.
- f) Free standing washer and dryer for all 3, 3+1 and 4 bedrooms unit types.
- g) Built-in wardrobes provided for all bedrooms (except for 1 bedroom unit types)
- h) Pole-system wardrobes provided for all 1 bedroom unit types.
- i) Multi split air-conditioning system to living, dining, study (for all 2+1 and 3+1 bedrooms unit types), kitchen (only for all 1 bedroom, (2)b, (2)b1 & (2)b2 unit types only) and all bedrooms.
- j) Hot water supply to all baths, wc (for unit types (3)a, (3)a1, (3)a2, (3)b, (3)b2, (3)b3, (3)c, (3)c2, (3+1)a, (3+1)a1, (3+1)a2, (4)a, (4)a1, (4)a2 & (4)a3 only) and kitchen.
- k) Mechanical ventilation system (to be activated with gas hob operation) to kitchen of all 1 bedroom, (2)b, (2)b1 & (2)b2 unit types only.
- l) Provision of town gas to kitchen.
- m) Metal door at private roof terrace for unit types (2+1)a2, (2+1)b2, (2+1)c2, (2+1)d2, (2+1)d2(a), (2+1)e2, (3)a2, (3)b2, (3)c2, (3)d2, (3)d2(a), (3)e2, (3+1)a2 and (4)a2 only.
- n) Metal framed glass gate at PES for unit types (1)a1, (1)a1(a), (1)b1, (2)a1, (2)a1(a), (2)b1, (2)c1, (2+1)a1, (2+1)b1, (2+1)b1(a), (2+1)c1, (2+1)d1, (2+1)e1, (3)a1, (3+1)a1 & (4)a1 only.
- o) Counter top c/w stainless steel sink & cover at private roof terrace for unit types (2+1)a2, (2+1)b2, (2+1)c2, (2+1)d2, (2+1)d2(a), (2+1)e2, (3)a2, (3)b2, (3)c2, (3)d2, (3)d2(a), (3)e2, (3+1)a2 and (4)a2 only.

- p) Audio / video telephony Intercom system between each unit and guardhouse and common lift lobbies on basement and 1st storey (all blocks).
- q) Automatic Car Barrier with proximity transponder card access.
- r) Wireless broadband coverage to swimming pool deck and clubhouse.

13. Mechanical Ventilation System

To ensure good working condition of the mechanical ventilation system for the exhaust system, the system has to be maintained by the Purchaser on a regular basis.

14. Balconies, Roof Top and Reinforced Concrete Ledge

The Purchaser acknowledges that he is aware that:

- i. the balconies (if any) in the Unit cannot be converted to any other uses for any reason whatsoever unless prior written approval of the relevant competent authority and the Vendor or the Management Corporation (when formed) are first had and obtained;
- ii. no structures or other uses are allowed on the rooftop unless prior written approval of the relevant competent authority and the Vendor or the Management Corporation (when formed) are first had and obtained; and
- iii. access to all reinforced concrete flat roofs in the Housing Projects is prohibited save for maintenance purposes by the Vendor or the Management Corporation (when formed) or in times of emergency.

15. Car Parking Lots

The Purchaser shall at all times use the car parking lots in the housing project, regardless of whether they form part of the common property of the Housing Project or the Units, solely for the purposes of car parking only and no other purposes (including the carrying out of car repair works) unless prior written consent of the relevant competent authorities and the Vendor or the Management Corporation (when formed) are first had and obtained.

16. Landscaped Deck

The Purchaser acknowledges that he is aware that the landscaped deck shall be landscaped and kept for the use shown in the approved plans and shall not be converted to other uses unless the prior written approval is obtained from the relevant competent authorities.

17. Landscaped Communal Area

The Purchaser acknowledges that he is aware that the landscaped communal area in the Housing Project shall be kept for communal use only and shall not be enclosed or converted to other uses whatsoever without prior written approval of the relevant competent authority and the Vendor or the Management Corporation (when formed).

18. Roof Terrace

The Purchaser will not erect or construct or cause to be erected or constructed enclosure, shelter, roof, cover or any structure whatsoever over the open roof terraces and other roof terrace within the Housing Project.

19. Roofing Over / Enclosing Private Enclosed Space, Open Terrace and Balcony

The Purchaser acknowledges that he is aware that the open-air private enclosed space(s) and/or open terrace(s) and/or balcony(ies) in the Unit (collectively the "Open-Air Spaces") (if any) are designed and intended to be open to the sky / open air spaces and that the Purchaser shall therefore not be entitled to cause or require the Open-Air Spaces (if any) to be roofed over or enclosed in any manner unless prior written consent of the relevant competent authorities and the Vendor or the Management Corporation (when formed) are first had and obtained, nor shall he be entitled to raise objections to the fact that the Open Air Spaces (if any) is/are open to the sky (if any). In addition, the Purchaser shall also at all times observe the rules, regulations and by-laws of the Management Corporation (when formed) with regard to the roofing over or enclosing of the Open-Air Spaces.

20. Cable Services

The Vendor shall endeavour to procure that a service provider for cable television or internet services (the "Cable Services") provides the necessary cabling or connection from its network to the Unit and/or the Housing Project (or any part or parts thereof), so as to enable the Unit and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit and/or Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages costs fees expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit and/or Housing Project.

21. Access

- 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 facade of the Housing Project.

Notes

1. 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. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system on a regular basis in order to ensure good working condition of the system.

2. Cable Television and/or Internet Access

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

3. Materials, Fitting, Equipment, Finishes, Installations and Appliances

Subject to Clause 14.3, 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.

4. Internet Access

If the purchaser requires internet access, the purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for the internet services to the Property/Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.

5. Marble, Limestone and Granite

Marble, limestone and granite are natural stones 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 marble, limestone or granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being 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 colour, tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

6. Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Fittings and Electrical Appliances, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of wardrobes, kitchen cabinets, fan coil units, fittings and electrical appliances electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

7. Warranties

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor shall assign the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

8. Web Portal of the Housing Project

The Purchaser will have to pay the 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.

9. Timber

Timber strips are natural materials containing grain/vein and tonal 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 the Vendor and the builder. Natural timber that is used for outdoor will become bleached due to sunlight and rain. Thus, cycle of maintenance on staining will need to be increased as required.

10. Tiles

Selected tile sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards SS483:2000.

11. 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. Ceiling works would be required if removal of the equipment is needed. Location of false ceiling is subject to Architect's sole discretion and final design.

12. Glass

Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

An UPSCALE residential development by



A Subsidiary of



HONG REALTY (PRIVATE) LTD
(Co. Reg. No. 196200244W)

Developer: Circle Line Pte. Ltd. (Registration No. 200919663M) • Developer's License No.: C0659 • Tenure of Land: Leasehold (99 years lease commencing from 6 Jan 2010) • Lot No.: Lot 17034C MK 18 At Serangoon Ave 3
• Approved BP No.: A0814-00011-2009-BP01 dated 24 Jun 2010 • Expected date of handover of vacant possession: No later than 1 Oct 2015 • Expected date of legal completion : No later than 1 Oct 2018 or 3 years after the date of delivery of vacant possession, whichever is earlier

While every reasonable care has been taken in preparing this brochure, the developer cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statement or representation of facts. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development. All information and specifications are current at the time of press and are subject to change as maybe required and cannot form part of an offer or contract.



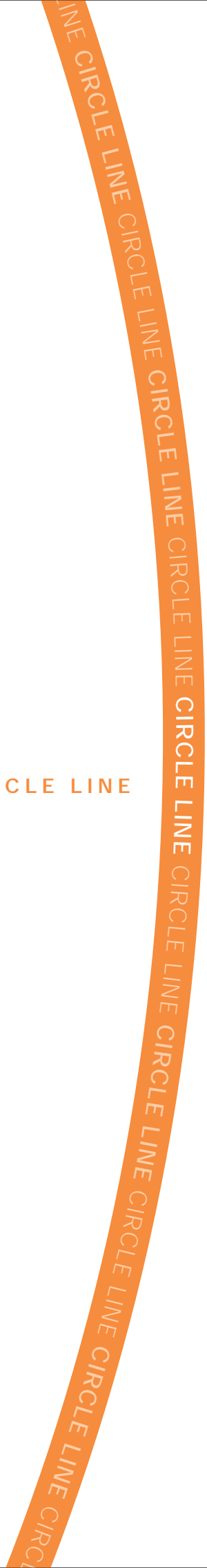
BUKIT TIMAH LINE



NORTH EAST LINE



NORTH SOUTH LINE



CIRCLE LINE

