

idyllic  
suites

A hand is shown pointing towards the floor, which has a herringbone wood pattern. The entire image is overlaid with a semi-transparent olive green filter.

idyllic  
suites

A Place to Call Home

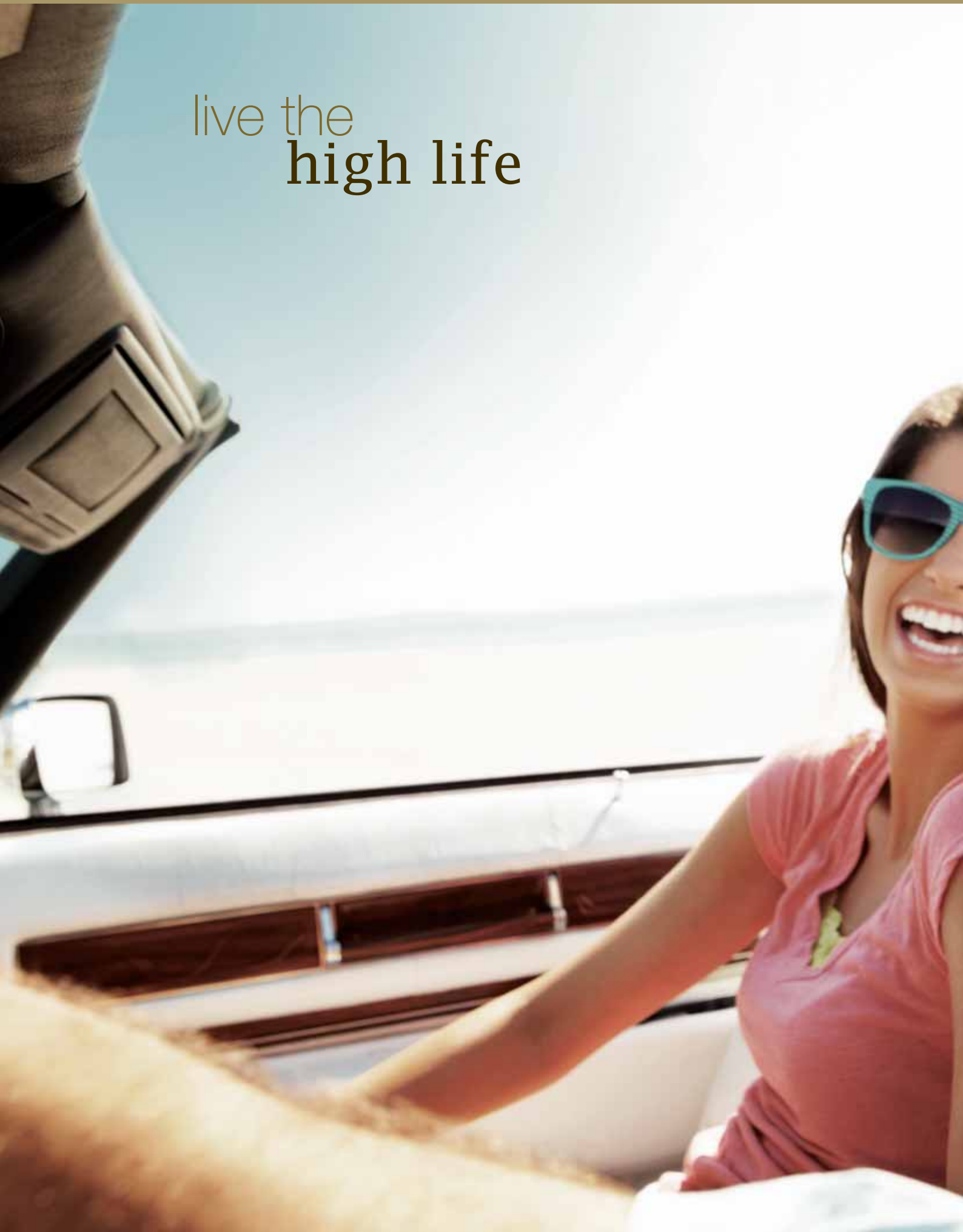


Through the stylish glass panels you'll be awakened to the glorious sunrise each morning, bringing in natural light and bountiful fresh air to fill your days with energy and vibrance! The clean lines and elegant design of this development is the pride of any home-owner. Its modern contemporary facade is distinctively unique, distinguishing itself from others. Making it an exclusively one-of-its-kind development to call your own.





live the  
**high life**







Be dazzled by the magnificent skyline amidst the backdrop of the spectacular city lights. Whilst soaked in the surroundings of delectable local cuisine and a ten minutes drive to the city, you'll enjoy being quietly tucked away in the exclusivity and privacy of your lush dwellings.





your freedom  
to express  
your true nature









When you need to unwind and reinvigorate your body, mind and soul. Take a relaxing dip in the splendid rooftop swimming pool where you can release the tensions of a long day. Rest your mind in these tranquil surroundings and enrich your soul with refreshing physical activity all within the comforts of your doorstep.

surround yourself  
with the truly  
spectacular







Artist's Impression

Titillate your senses each time you're pampered with lavish views of the sunset and the surroundings from your expansive balcony. Where you can read a book, enjoy a drink or simply spoil yourself in the generous balcony area. Toning and tightening those tired muscles have never been easier in a fully-equipped gymnasium. Truly various activities for a time well-spent of stimulating yourself in the life of affluence and sophistication.





**A** Swimming Pool

**D** Communal Planters

**B** Pool Deck

**E** Gymnasium (1st Storey)

**C** Water Jet Area

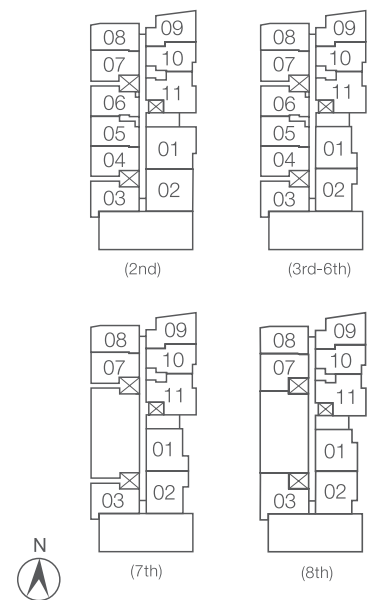


Feast on delectable gastronomy tenderly primed to water any taste bud. Outstanding Bosch kitchen appliances with innovative functionality will elevate your culinary skills. With world-renowned brands of the highest quality - Duravit & Hansgrohe sanitary ware and bathroom fittings will make your bathroom experience never the same. Your clothes will immaculately look fresher and crispier when it's meticulously cleansed with Bosch washer and dryer. Home making is seamlessly integrated with ease and assurance of the best interior finishings and equipments.



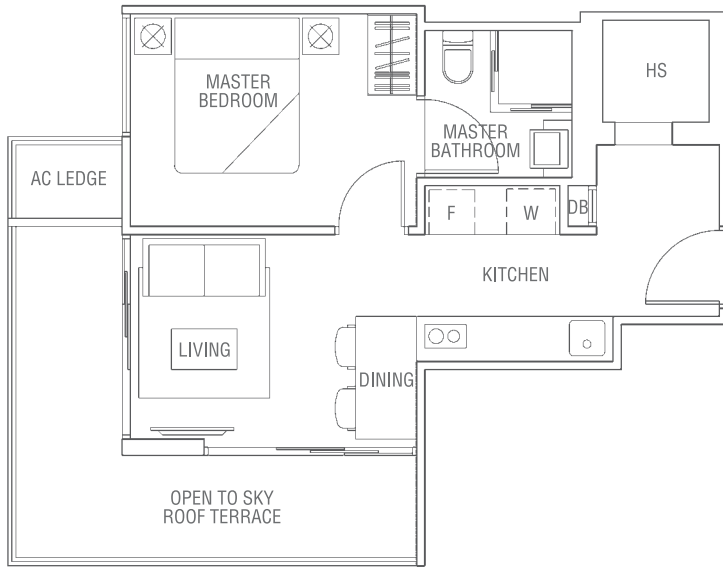
ROOF											
08	B1-P (2BR) 54 sqm 581 sqft	B1-P (2BR) 54 sqm 581 sqft	B3-P (2BR) 55 sqm 592 sqft	Open to Sky Communal Planters, Swimming Pool and Pool Deck			A1-P (1BR) 47 sqm 506 sqft	A3-P (1BR) 39 sqm 420 sqft	A4-P (1BR) 41 sqm 441 sqft	A5-P (1BR) 41 sqm 441 sqft	B2-P (2BR) 53 sqm 570 sqft
07	B1 (2BR) 50 sqm 538 sqft	B1 (2BR) 50 sqm 538 sqft	A2 (1BR) 43 sqm 463 sqft				A1a (1BR) 40 sqm 431 sqft	A3 (1BR) 39 sqm 420 sqft	A4 (1BR) 41 sqm 441 sqft	A5 (1BR) 41 sqm 441 sqft	B2 (2BR) 53 sqm 570 sqft
06	B1 (2BR) 50 sqm 538 sqft	B1 (2BR) 50 sqm 538 sqft	A2 (1BR) 43 sqm 463 sqft	A1a (1BR) 40 sqm 431 sqft	A1c (1BR) 40 sqm 431 sqft	A1b (1BR) 39 sqm 420 sqft	A1a (1BR) 40 sqm 431 sqft	A3 (1BR) 39 sqm 420 sqft	A4 (1BR) 41 sqm 441 sqft	A5 (1BR) 41 sqm 441 sqft	B2 (2BR) 53 sqm 570 sqft
05	B1 (2BR) 50 sqm 538 sqft	B1 (2BR) 50 sqm 538 sqft	A2 (1BR) 43 sqm 463 sqft	A1a (1BR) 40 sqm 431 sqft	A1c (1BR) 40 sqm 431 sqft	A1b (1BR) 39 sqm 420 sqft	A1a (1BR) 40 sqm 431 sqft	A3 (1BR) 39 sqm 420 sqft	A4 (1BR) 41 sqm 441 sqft	A5 (1BR) 41 sqm 441 sqft	B2 (2BR) 53 sqm 570 sqft
04	B1 (2BR) 50 sqm 538 sqft	B1 (2BR) 50 sqm 538 sqft	A2 (1BR) 43 sqm 463 sqft	A1a (1BR) 40 sqm 431 sqft	A1c (1BR) 40 sqm 431 sqft	A1b (1BR) 39 sqm 420 sqft	A1a (1BR) 40 sqm 431 sqft	A3 (1BR) 39 sqm 420 sqft	A4 (1BR) 41 sqm 441 sqft	A5 (1BR) 41 sqm 441 sqft	B2 (2BR) 53 sqm 570 sqft
03	B1 (2BR) 50 sqm 538 sqft	B1 (2BR) 50 sqm 538 sqft	A2 (1BR) 43 sqm 463 sqft	A1a (1BR) 40 sqm 431 sqft	A1c (1BR) 40 sqm 431 sqft	A1b (1BR) 39 sqm 420 sqft	A1a (1BR) 40 sqm 431 sqft	A3 (1BR) 39 sqm 420 sqft	A4 (1BR) 41 sqm 441 sqft	A5 (1BR) 41 sqm 441 sqft	B2 (2BR) 53 sqm 570 sqft
02	B1a-G (2BR) 66 sqm/ 710 sqft	B1b-G (2BR) 64 sqm 689 sqft	A2 (1BR) 43 sqm 463 sqft	A1a (1BR) 40 sqm 431 sqft	A1c (1BR) 40 sqm 431 sqft	A1b (1BR) 39 sqm 420 sqft	A1a (1BR) 40 sqm 431 sqft	A3 (1BR) 39 sqm 420 sqft	A4 (1BR) 41 sqm 441 sqft	A5 (1BR) 41 sqm 441 sqft	B2 (2BR) 53 sqm 570 sqft
01	GYMNASIUM										
FLR/ UNIT	01	02	03	04	05	06	07	08	09	10	11

Legend



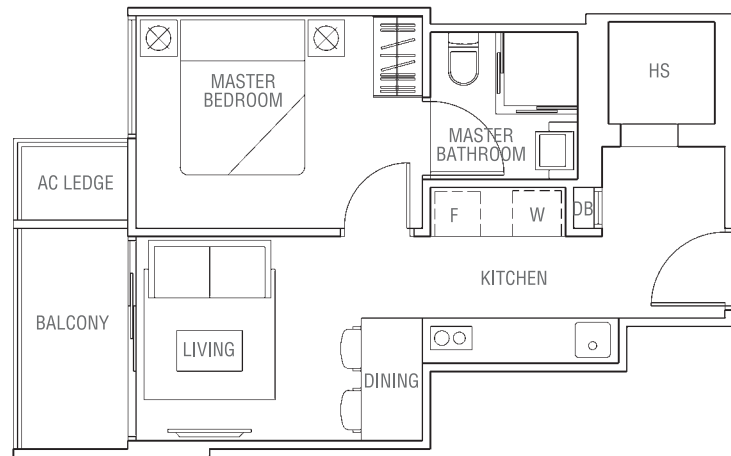
## TYPE A1-P (1-bedroom)

Unit #08-07  
 Area 47 sqm / 506 sqft  
 (Inclusive of a/c ledge & open to sky roof terrace)



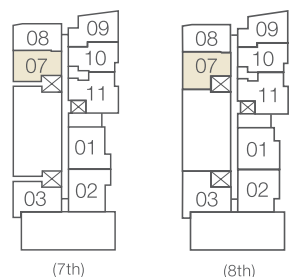
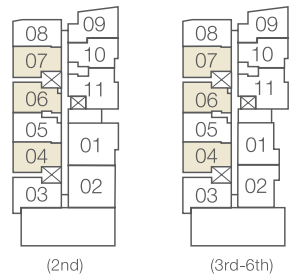
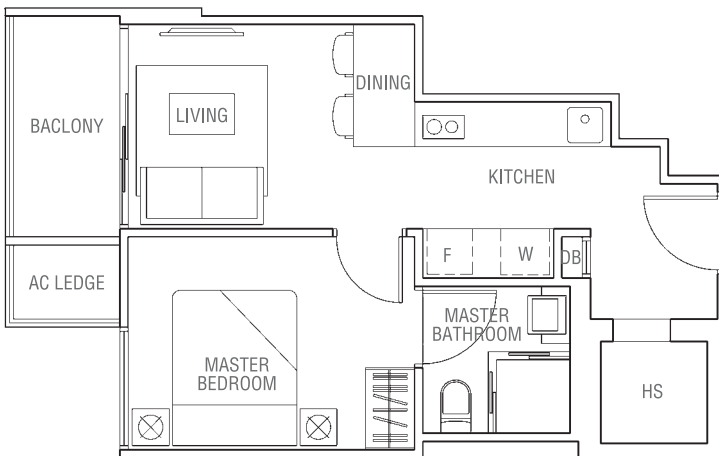
## TYPE A1a (1-bedroom)

Unit #02-04, #03-04, #04-04, #05-04, #06-04  
 #02-07, #03-07, #04-07, #05-07, #06-07 & #07-07  
 Area 40 sqm / 431 sqft  
 (Inclusive of a/c ledge & balcony)



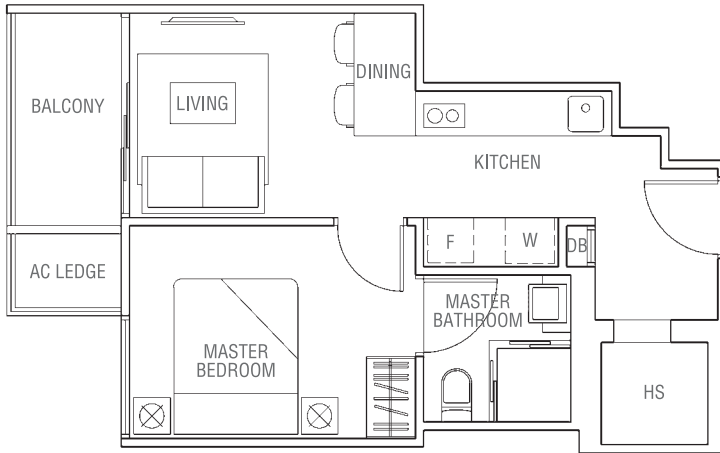
## TYPE A1b (1-bedroom)

Unit #02-06, #03-06, #04-06, #05-06 & #06-06  
 Area 39 sqm / 420 sqft  
 (Inclusive of a/c ledge & balcony)



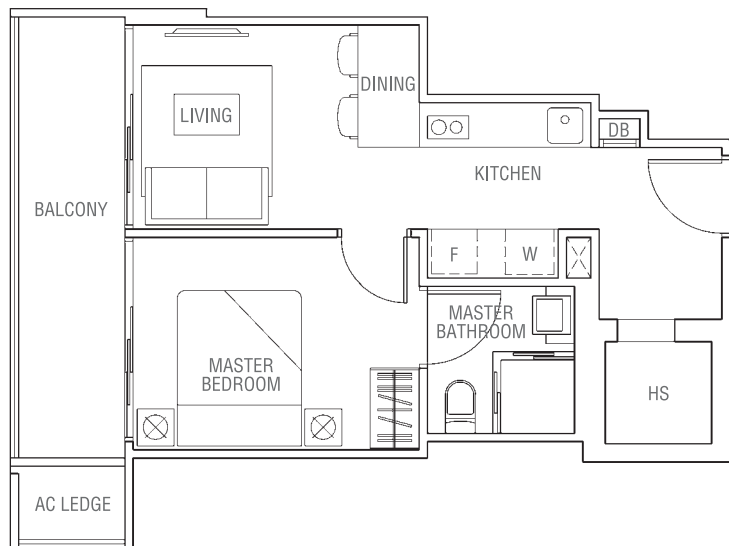
## TYPE A1c (1-bedroom)

Unit #02-05, #03-05, #04-05, #05-05 & #06-05  
 Area 40 sqm / 431 sqft  
 (Inclusive of a/c ledge & balcony)



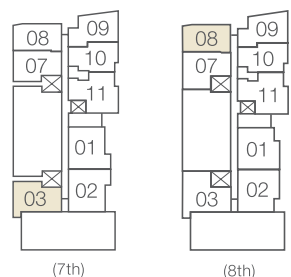
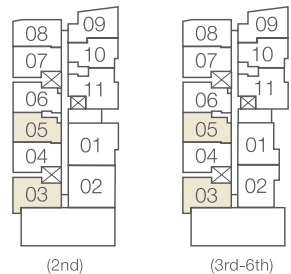
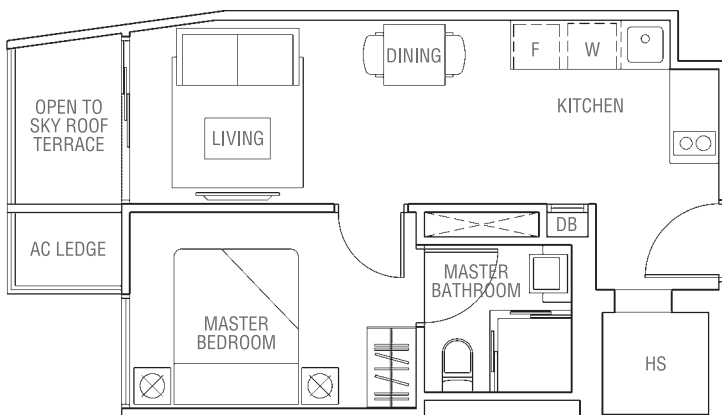
## TYPE A2 (1-bedroom)

Unit #02-03, #03-03, #04-03, #05-03, #06-03 & #07-03  
 Area 43 sqm / 463 sqft  
 (Inclusive of a/c ledge & balcony)



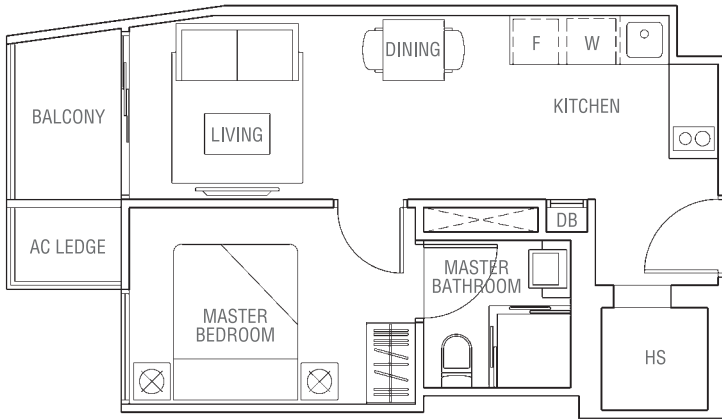
## TYPE A3-P (1-bedroom)

Unit #08-08  
 Area 39 sqm / 420 sqft  
 (Inclusive of a/c ledge & open to sky roof terrace)



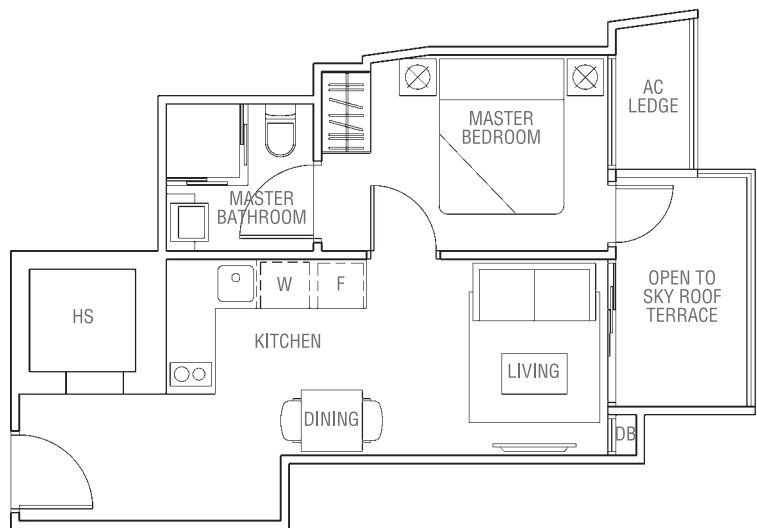
## TYPE A3 (1-bedroom)

Unit #02-08, #03-08, #04-08, #05-08, #06-08 & #07-08  
 Area 39 sqm / 420 sqft  
 (Inclusive of a/c ledge & balcony)



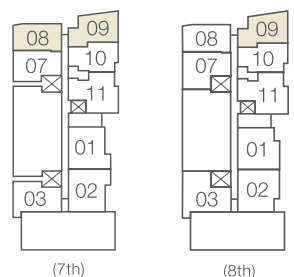
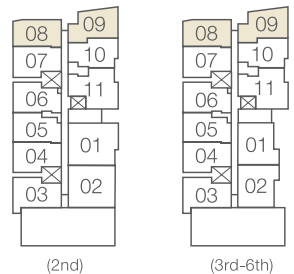
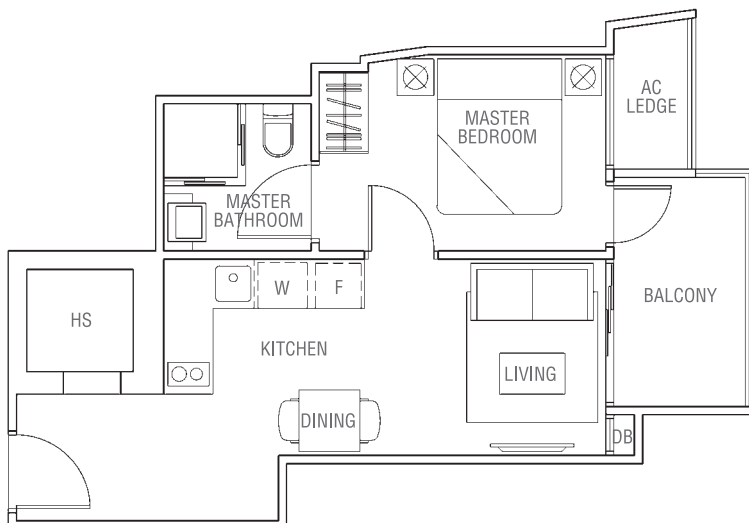
## TYPE A4-P (1-bedroom)

Unit #08-09  
 Area 41 sqm / 441 sqft  
 (Inclusive of a/c ledge & open to sky roof terrace)



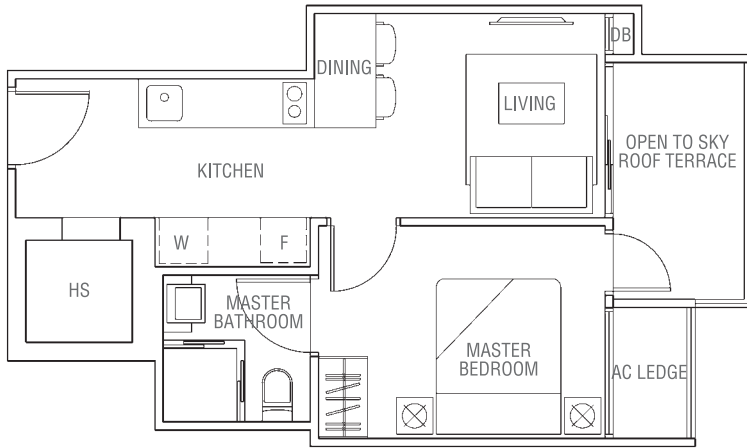
## TYPE A4 (1-bedroom)

Unit #02-09, #03-09, #04-09, #05-09, #06-09 & #07-09  
 Area 41 sqm / 441 sqft  
 (Inclusive of a/c ledge & balcony)



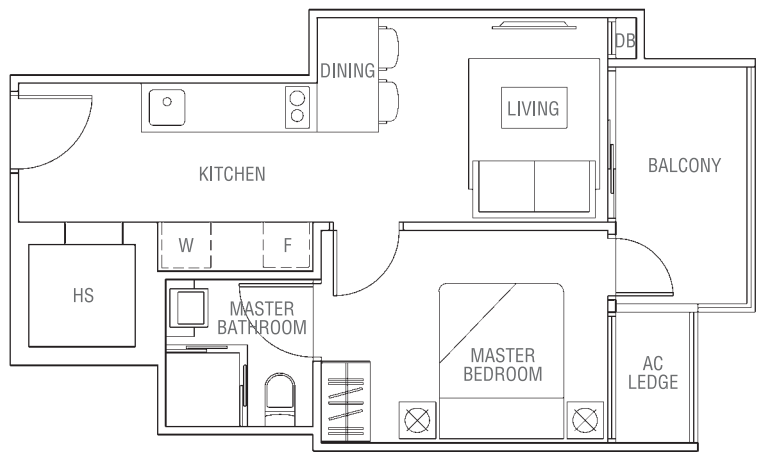
## TYPE A5-P (1-bedroom)

Unit #08-10  
 Area 41 sqm / 441 sqft  
 (Inclusive of a/c ledge & open to sky roof terrace)



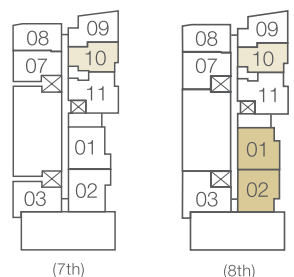
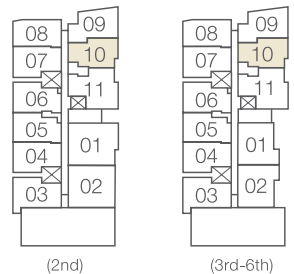
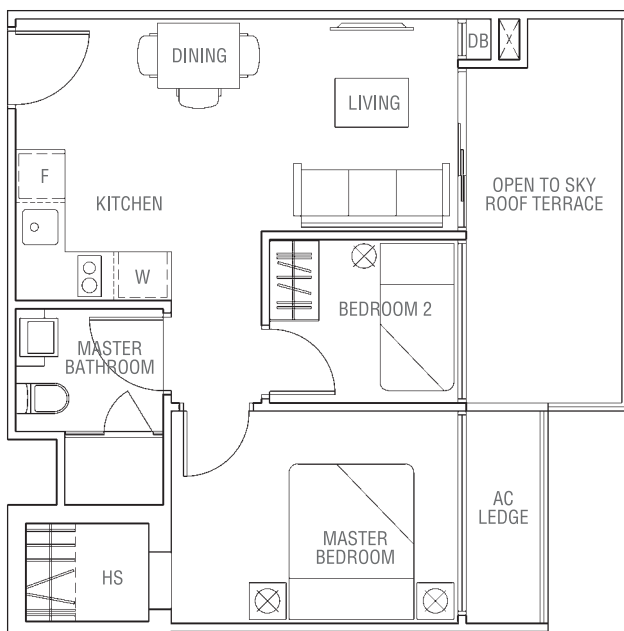
## TYPE A5 (1-bedroom)

Unit #02-10, #03-10, #04-10, #05-10, #06-10 & #07-10  
 Area 41 sqm / 441 sqft  
 (Inclusive of a/c ledge & balcony)



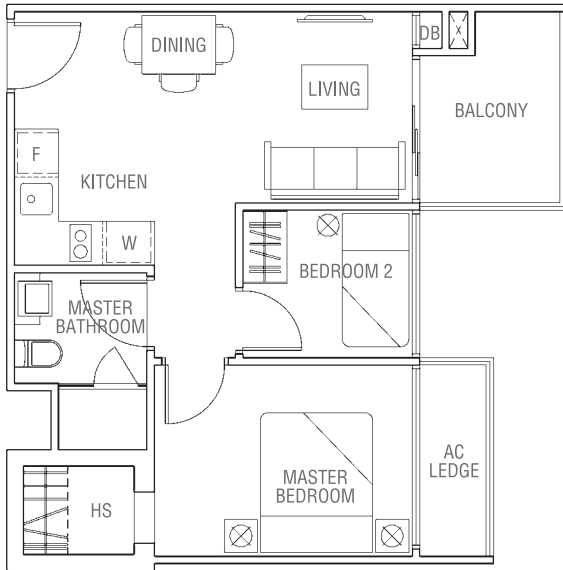
## TYPE B1-P (2-bedroom)

Unit #08-01 & #08-02  
 Area 54 sqm / 581 sqft  
 (Inclusive of a/c ledge & open to sky roof terrace)



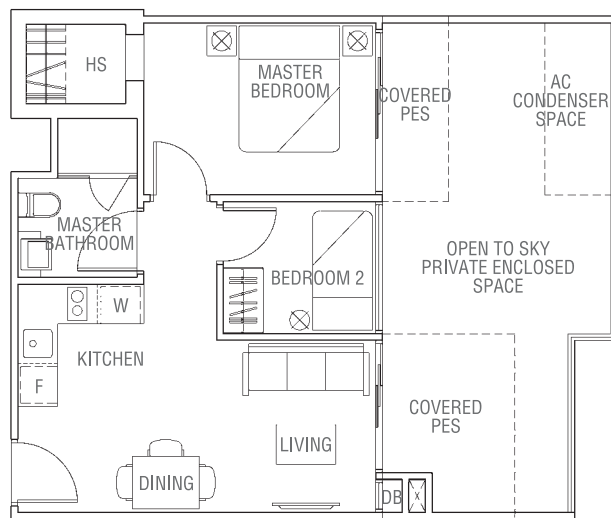
## TYPE B1 (2-bedroom)

Unit #03-01, #04-01, #05-01, #06-01 & #07-01  
 #03-02, #04-02, #05-02, #06-02 & #07-02  
 Area 50 sqm / 538 sqft  
 (Inclusive of a/c ledge & balcony)



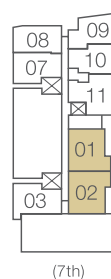
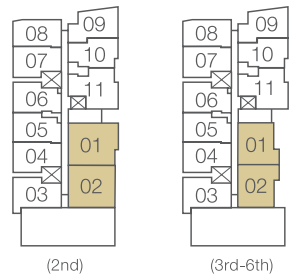
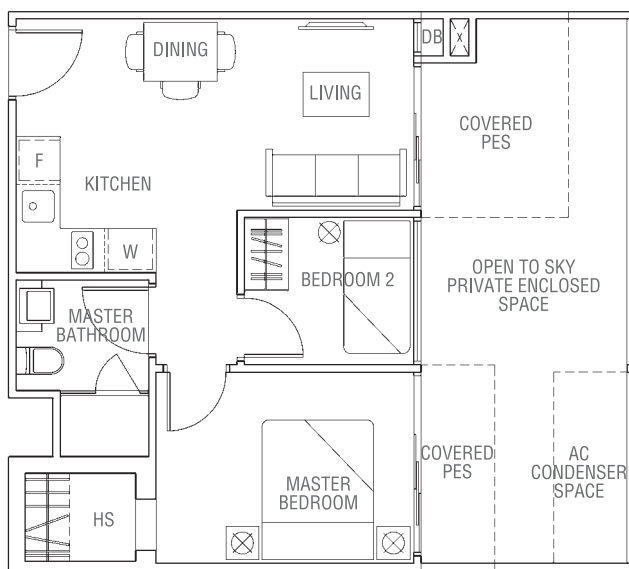
## TYPE B1a-G (2-bedroom)

Unit #02-01  
 Area 66 sqm / 710 sqft  
 (Inclusive of a/c ledge, covered PES & open to sky private enclosed space)



## TYPE B1b-G (2-bedroom)

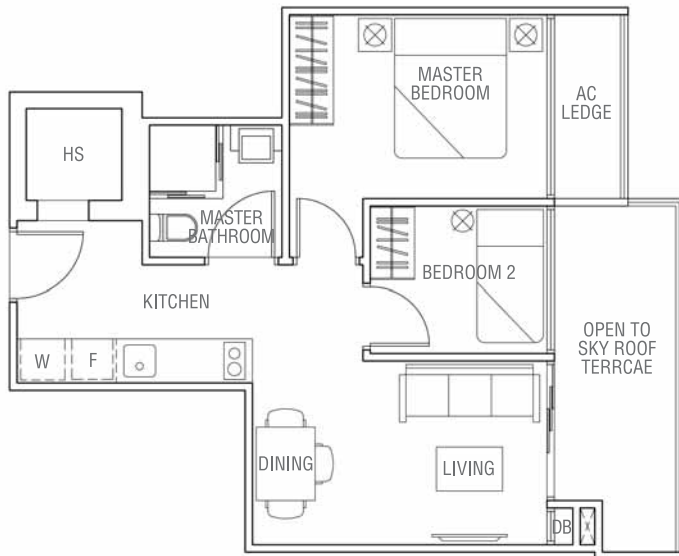
Unit #02-02  
 Area 64 sqm / 689 sqft  
 (Inclusive of a/c ledge, covered PES & open to sky private enclosed space)





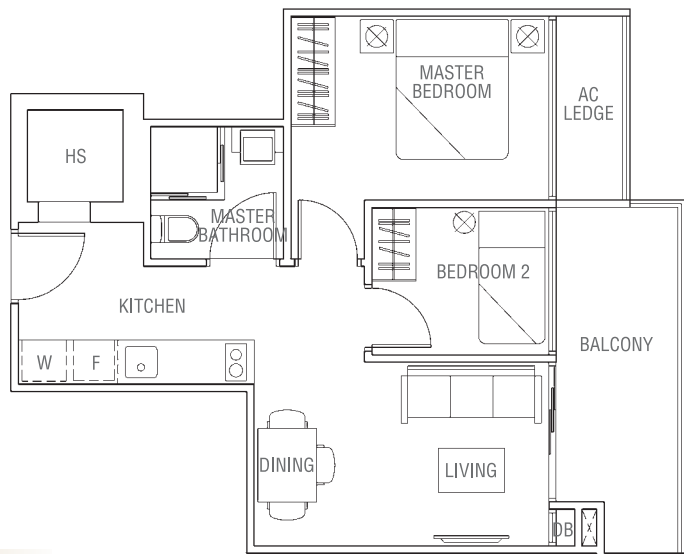
## TYPE B2-P (2-bedroom)

Unit #08-11  
 Area 53 sqm / 570 sqft  
 (Inclusive of a/c ledge & open to sky roof terrace)



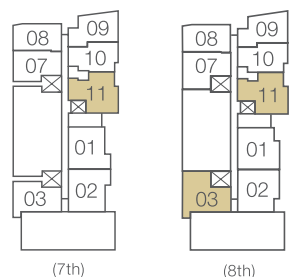
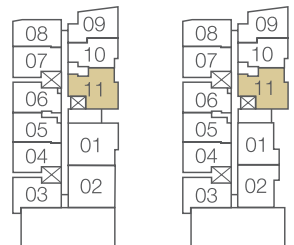
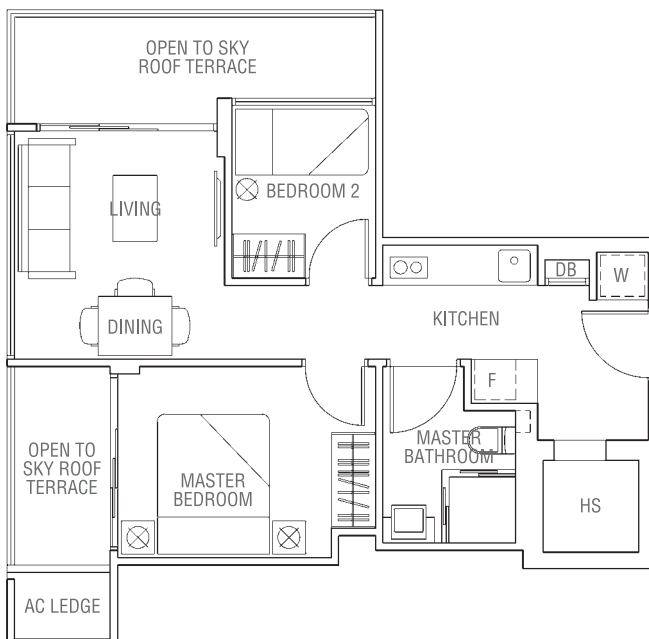
## TYPE B2 (2-bedroom)

Unit #02-11, #03-11, #04-11, #05-11, #06-11 & #07-11  
 Area 53 sqm / 570 sqft  
 (Inclusive of a/c ledge & balcony)



## TYPE B3-P (2-bedroom)

Unit #08-03  
 Area 55 sqm / 592 sqft  
 (Inclusive of a/c ledge & open to sky roof terrace)



# SPECIFICATIONS

## 1. Foundation

Pile Foundation / R.C Foundation.

## 2. Substructure & Superstructure

Reinforced Concrete Framework.

## 3. Wall

External: Common clay bricks and/or reinforced concrete.

Internal: Common clay bricks and/or cement blocks and/or dry wall and/or reinforced concrete.

## 4. Roof

RC Flat Roof: Reinforced concrete roof with waterproofing system.

## 5. Ceiling [For all Units]

- a.) Living, Dining, Master Bedroom, Bedroom 2 (Type B1a-G, B1b-G, B1, B2, B1-P, B2-P and B3-P only) and Household Shelter  
Skim coat with emulsion paint and plaster board box up (where applicable).
- b.) Master Bathroom  
Plaster board ceiling with emulsion paint.
- c.) Kitchen (Type A1a, A1b, A1c, A2, A3, A4, A5, B2, A1-P, A3-P, A4-P, A5-P, B2-P and B3-P only)  
Plaster board ceiling with emulsion paint.
- d.) Kitchen (Type B1a-G, B1b-G, B1 and B1-P only)  
Skim coat with emulsion paint and plaster board box up (where applicable).
- e.) Balcony  
Skim coat with emulsion paint.

## 6. Finishes

### a.) Internal Wall [For all Units]

- i.) Living, Dining, Master Bedroom and Bedroom 2 (Type B1a-G, B1b-G, B1, B2, B1-P, B2-P and B3-P only)  
Cement and sand plaster with emulsion paint and/or dry wall with emulsion paint.
- ii.) Kitchen  
Laminated Sheet and/or Ceramic and/or Homogeneous tiles laid up to false ceiling height and on exposed surface only.
- iii.) Master Bathroom  
Ceramic and/or Homogeneous tiles laid up to false ceiling height and on exposed surface only.
- iv.) Household Shelter  
Skim coat with emulsion paint.

### b.) Walls [Common Areas]

- i.) Lift Lobby (1st Storey Internal Wall)  
Ceramic and/or Homogeneous tiles laid up to false ceiling height.
- ii.) Lift Lobby (2nd Storey to 8th Storey)  
Cement and sand plaster with emulsion paint and/or Ceramic and/or Homogeneous tiles.
- iii.) Staircase & Landing (1st Storey to 8th Storey)  
Cement and sand plaster or skim coat with emulsion paint.
- iv.) Corridors  
Cement and sand plaster with emulsion paint.
- v.) External Wall  
Cement and sand plaster with weather shield paint and/or spray textured coating.

### c.) Floor [For all Units]

- i.) Living, Dining and Kitchen  
Ceramic and/or Homogeneous tiles.
- ii.) Master Bedroom and Bedroom 2 (Type B1a-G, B1b-G, B1, B2, B1-P, B2-P and B3-P only)  
Timber flooring.
- iii.) Master Bathroom, Balcony, PES and Roof Terrace  
Ceramic and/or Homogeneous tiles.

### d.) Floor [Common Areas]

- i.) Lift Lobby (1st to 8th Storey)  
Ceramic and/or Homogeneous tiles.
- ii.) Staircase and Landing (1st to 2nd Storey)  
Ceramic and/or Homogeneous tiles.
- iii.) Staircase and Landing [2nd Storey to 8th Storey]  
Cement and sand screed with nosing tiles.

## 7. Windows

- a.) Living and Dining (Type B3-P only)  
Aluminium framed sliding and/or casement and/or louvred with or without fixed glass panel infill.
- b.) Master Bedroom (Type A1a, A1b, A1c, A3, A4, A5, B1, B2, A1-P, A3-P, A4-P, A5-P, B1-P and B2-P only)  
Aluminium framed sliding and/or casement and/or louvred with or without fixed glass panel infill.

- c.) Bedroom 2 (Type B1a-G, B1b-G, B1, B2, B1-P, B2-P and B3-P only)  
Aluminium framed sliding and/or casement and/or louvred with or without fixed glass panel infill.

### Note: -

- a.) All aluminium frames shall be powder coated finish.
- b.) All glazing shall be approximately 6mm thick glass.
- c.) All windows are either sliding or side hung or top hung or bottom hung or louvred or any combination of the mentioned.
- d.) All glazing below 1m shall be tempered or laminated glass.

## 8. Doors

- a.) For all units
  - i.) Main Entrance  
Approved fire-rated timber door.
  - ii.) Balcony / PES / Roof Terrace  
Aluminium framed sliding and/or swing door.
  - iii.) Master Bathroom  
Hollow-core timber door.
  - iv.) Master Bedroom and Bedroom 2 (Type B1a-G, B1b-G, B1, B2, B1-P, B2-P and B3-P only)  
Hollow-core timber door.
  - v.) Household Shelter  
Metal door as approved by relevant authority.

## 9. Ironmongery

Main Entrance door and other hollow-core timber doors shall be provided with good quality imported lockset.

## 10. Sanitary Fittings (for all units)

- a.) Master Bathroom
  - 1 shower screen with shower mixer and shower set.
  - 1 wash basin c/w vanity counter and mixer tap.
  - 1 water closet.
  - 1 mirror.
  - 1 paper holder.
  - 1 towel rail.
- b.) Kitchen
  - 1 kitchen sink.
  - 1 lever tap.

## 11. Electrical Installation

- a.) Concealed electrical wiring in conduits where applicable.
- b.) Cable-Readiness to comply with authorities' requirements.
- c.) Where there is a false ceiling, the electrical wiring will be in surface mounted conduit in the ceiling space.
- d.) The routing of services within the units shall be at the sole discretion of the Architect and Engineers.
- e.) Refer to electrical schedule for detail.

## 12. TV/ Telephone

Refer to Electrical Schedule for details.

## 13. Lightning Protection

Lightning Protection System shall be provided in accordance with the Singapore Standard SS 555:2010.

## 14. Painting

- a.) Internal Walls: Emulsion Paint.
- b.) External Walls: Textured coating and/or weather shield paint finish to designated areas.

## 15. 1st Storey Car Park

- a.) 13 surface car park lots, 2 handicap car park lots and 58 no. of mechanised car parks are provided according to specialist's specification.
- b.) Concrete finished with floor hardener and/or heavy duty homogeneous tiles and/or concrete paver and/or aeration slab.

### 1st Storey Drive Way

- a.) Concrete finished with floor hardener and/or heavy duty homogeneous tiles and/or concrete paver.

## 16. Waterproofing

Waterproofing to floors of Kitchen, Master Bathroom, Balcony, PES, Roof Terrace and Reinforced Concrete Flat Roof.

## 17. Recreational Facilities

- a.) Swimming Pool
- b.) Communal Planters
- c.) Pool Deck
- d.) Water Jet Area
- e.) Gymnasium

## 18. Other Items

- a.) Wardrobes  
Built-in wardrobes to all bedrooms.
- b.) Kitchen cabinets (Type A1a, A1b, A1c, A2, A3, A4, A5, B2, A1-P, A3-P, A4-P, A5-P, B2-P and B3-P only)  
Built-in high and low level kitchen cabinets with stainless steel sink, gas hob, cooker hood, integrated refrigerator and integrated washing machine.
- c.) Kitchen cabinets (Type B1a-G, B1b-G, B1 and B1-P only)  
Built-in high and low level kitchen cabinets with stainless steel sink, induction hob, cooker hood, integrated refrigerator and integrated washing machine.
- d.) Air-conditioning to Living, Dining, Master Bedroom and Bedroom 2 (Type B1a-G, B1b-G, B1, B2, B1-P, B2-P and B3-P only)
- e.) Hot water supply to Master Bathroom.
- f.) Audio Intercom System.
- g.) Card access system to pedestrian gate and 1st Storey Lift Lobby.
- h.) CCTV system at 1st Storey Lift Lobby.

### Notes: -

1. The brand and model of all equipments and appliances supplied will be subject to availability.
2. Layout/location of wardrobes, kitchen cabinets, fan coil units, door swing, plaster ceiling board and electrical points are subject to Architect's sole discretion and final design.
3. The air-conditioning system has to be maintained and cleaned on a regular basis by the purchaser. That includes the cleaning of filters and clearing of condensate pipes to ensure good working condition of the system.

4. Connection, subscription and other fees for television, SCV, Internet and other service providers whether chosen by the purchaser or appointed by the Vendor or the management corporation when constituted will be paid by the purchaser.
5. Equipment for SCV will be paid and installed by Purchaser.
6. 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 to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.
7. Timber strips are natural materials containing veins/grains and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in their selection and installation.
8. All residential master bathrooms are to be mechanically ventilated.
9. While every reasonable care has been taken in preparing this brochure and the plans attached, the developer and its agents cannot be held responsible for any inaccuracies therein. All statements, specifications and plans are believed to be correct but not to be regarded as statements or representations of fact. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development and cannot be regarded as representation of facts. Photographs or images contained in this brochure do not necessary represent as built standard specifications. All information and specifications are current at the time of press and are subject to change as may be required and cannot form part of an offer or contract. All plans are subject to amendment approved by the building authorities. Floor area are approximate measurements and subject to final survey. The choice of brand and model of fittings, equipments, installation and appliances supplied shall be at the sole discretion of the Vendor.
10. For cyclical maintenance work to be carried out to the building façade, owners shall allow access to the maintenance team.
11. The Mechanical Car Parking System has to be maintained regularly by the specialist to ensure that it is in good and proper working condition. The Vendor shall not be held responsible for the operation, procedure, delay, safety and damages caused with the use of the system.

## ELECTRICAL SCHEDULE

Type	Lighting Point	Power Points	Aircon Point	TV Point	Telephone Point	Water Heater	Cooker Hob	Cooker Hood	Door Bell	Audio Intercom	Fridge Point	Washing Machine Point
A1a	6	8	1	3	3	1	1	1	1	1	1	1
A1b	6	8	1	3	3	1	1	1	1	1	1	1
A1c	6	8	1	3	3	1	1	1	1	1	1	1
A1-P	6	8	1	3	3	1	1	1	1	1	1	1
A2	6	8	1	3	3	1	1	1	1	1	1	1
A3	6	8	1	3	3	1	1	1	1	1	1	1
A3-P	6	8	1	3	3	1	1	1	1	1	1	1
A4	6	8	1	3	3	1	1	1	1	1	1	1
A4-P	6	8	1	3	3	1	1	1	1	1	1	1
A5	6	8	1	3	3	1	1	1	1	1	1	1
A5-P	6	8	1	3	3	1	1	1	1	1	1	1
B1	8	10	1	4	4	1	1	1	1	1	1	1
B1a-G	8	10	1	4	4	1	1	1	1	1	1	1
B1b-G	8	10	1	4	4	1	1	1	1	1	1	1
B1-P	8	10	1	4	4	1	1	1	1	1	1	1
B2	8	10	1	4	4	1	1	1	1	1	1	1
B2-P	8	10	1	4	4	1	1	1	1	1	1	1
B3-P	8	10	1	4	4	1	1	1	1	1	1	1



**Hillwood Development Pte Ltd**

Business Reg. No : 199408925Z

