

A full-page photograph of a sunset over a large body of water. The sun is low on the horizon, creating a bright, shimmering path of light across the water's surface. The sky is filled with soft, golden light and some light clouds. In the distance, a dark silhouette of a shoreline or landmass is visible against the horizon.

# Caspian

make your home in the new lake district



caspiian

make your home in the new lake district











# Rediscover the west, discover life by the lake.

The west has never been so inviting! Step into Singapore's new business and leisure destination, where a world of non-stop excitement awaits. Experience new lakeside living at Caspian, where the rhythms of life flow with your moods. Get your

adrenaline pumping at the new waterfront playground or hit the buzzing entertainment and retail hubs for an exhilarating night out. Then retreat to your luxurious abode by the lake for a relaxing wind down. Rediscover living in the west, discover the fine life.















# caspian



Rediscover the landscape of the Jurong you never knew! Jurong Lake District, where Caspian will be located, is heralded as URA's key development over the next decade. Set to become a unique lakeside business and leisure destination, it will be made up of Jurong Gateway and Lakeside regions. Jurong Gateway will become a burgeoning commercial hub second only to the CBD district, while Lakeside will be a scenic location that will give way to a host of exciting new recreational attractions. Be assured of

convenience, as Caspian is situated right beside Lakeside MRT Station. Besides that, a nearby bus interchange at Jurong Gateway, together with major expressways like the PIE and AYE and the Boon Lay MRT extension that connects the Jurong Industrial Estate with other parts of Singapore will promise you a seamless travelling experience while you are residing at Caspian. This is where you can truly have it all.



Effortless  
commuting  
with extensive  
transportation  
network.







Attract

Hotel Cluster

High Rise Offices

 Jurong East

Artist's Impression only





Touted as a major commercial hub coming our way, Jurong Gateway near Caspian will provide you with numerous job opportunities all in a locality near your home! A charming alternative to working in the CBD or city districts, Jurong Gateway will be set amidst an abundance of greenery for a soothing and refreshing working environment. From retail, food



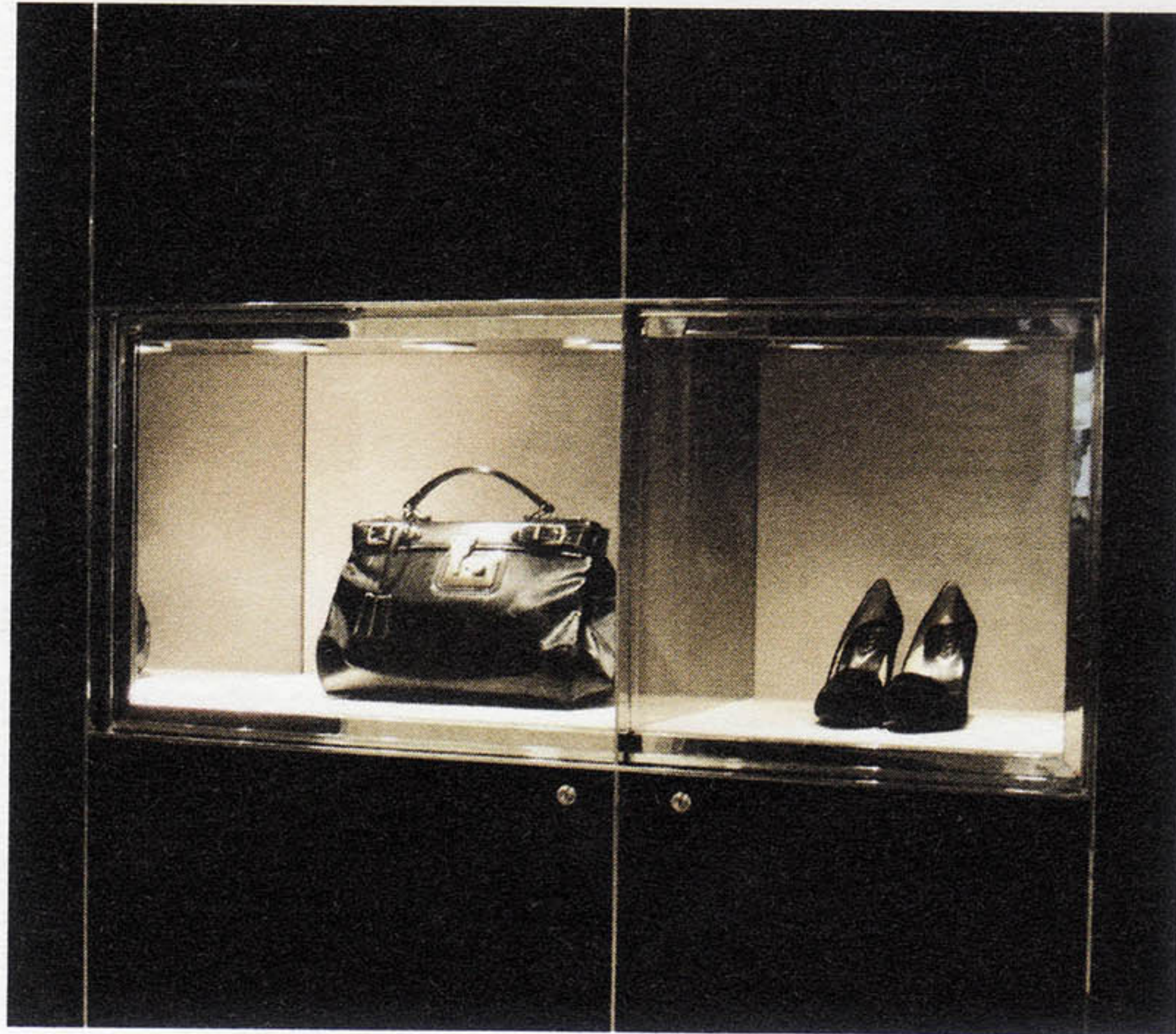
and beverage, to offices or the hospitality industry, Jurong Gateway will encompass it all by the lake. New establishments such as the Big Box, which also boast of Singapore's first Olympic-sized ice-skating rink, will be right around the corner to provide you with a brand-new retail experience.



Endless  
leisure pursuits  
to fill each  
waking  
moment.







Life by the lake will be anything but boring! Sprouting up in the Lakeside region to make it the next big leisure terminal are exciting water activities on the lake, a new picturesque park, and an upcoming, sprawling world-class Science Centre. Prestigious education institutes such as the Canadian International School and River Valley High School



will also be setting up new campuses to add to the myriad of learning options in the area. A well-rounded lifestyle that often eludes the urban lifestyle will be within easy reach at Caspian.





Gratifications  
for the palate  
and soul.





Get away from the tiresome concrete jungle and indulge in the lush greenery that living in Caspian will offer. At the nearby Lakeside, be enthralled by the quaint surroundings of an improved waterfront promenade and a new park along the western edge of the lake – a perfect location for you to spend some quiet time with your family and loved ones, or

even to take a solitary jog just to keep in shape! And if you are a sports-enthusiast, water sports are also aplenty as you can take your pick from dragon boating and kayaking among others. In the upcoming Lakeside Village, get ready to be spoilt for shopping, and wining and dining options.





A new city  
buzzing with  
non-stop  
excitement!



# A bold expression of the new wave of living.

Defined by clean, simplistic, and modern aesthetics, Caspian captures the sophistication of your cosmopolitan city lifestyle in its architecture without fuss. More than just a home, Caspian is also your personal retreat, where you can relax in contentment within this spacious and idyllic environment.

Residential blocks plotted in a horseshoe formation provide maximal privacy at the facilities. Buildings are also topped by spacious roof terraces embellished with trellis, resulting in a sleek modern appearance that still allows for the touch of nature.

















Artist's Impression only

1.

Step into the lush life at Caspian, where you'll find an abundance of refreshing greenery and water bodies. In all the grandeur of nature, the driveway leading up to the development will be lined by exotic palms, to be finally punctuated by an elegant waterfall at the Arrival Plaza. By the edge of the main pool resplendently lies a stately glass structure which

beautifully houses the gym. At Caspian, you'll be brought back to nature in style.



Green is for  
freedom and  
space.







Have your own haven amidst the lush environ of Caspian where there is something for everyone. Whatever your choice of respite – an idle day relaxing at the Lounge Isle, bathing in the warm rays of the sun by the pool, a quiet retreat at the Spa Alcove, or working up a sweat at the gym – you can have it all right at home. The little tots will also be in good

hands, with the Fun Pool, Splash Zone and Children's Playground which will provide for endless hours of merriment. Or, invite guests over and wow them with your culinary skills right before their eyes at the outdoor Party Cabana, complete with grill and cooking facilities. At Caspian, there's more to living.



Your  
private haven for  
relaxation.





# Lavish spaces for ultimate privacy.

Each unit at Caspian has been carefully crafted such that you get the most out of your living space in every sense. Thorough planning ensures that every minor luxury has been put in place for your enjoyment. Your apartment will allow for a glorious amount of

sunlight to stream in during the day; lavish spaces also promise you utmost comfort. Well-appointed finishes and fittings have been put in place so you know you're living in the laps of nothing but pure, simple luxury.



















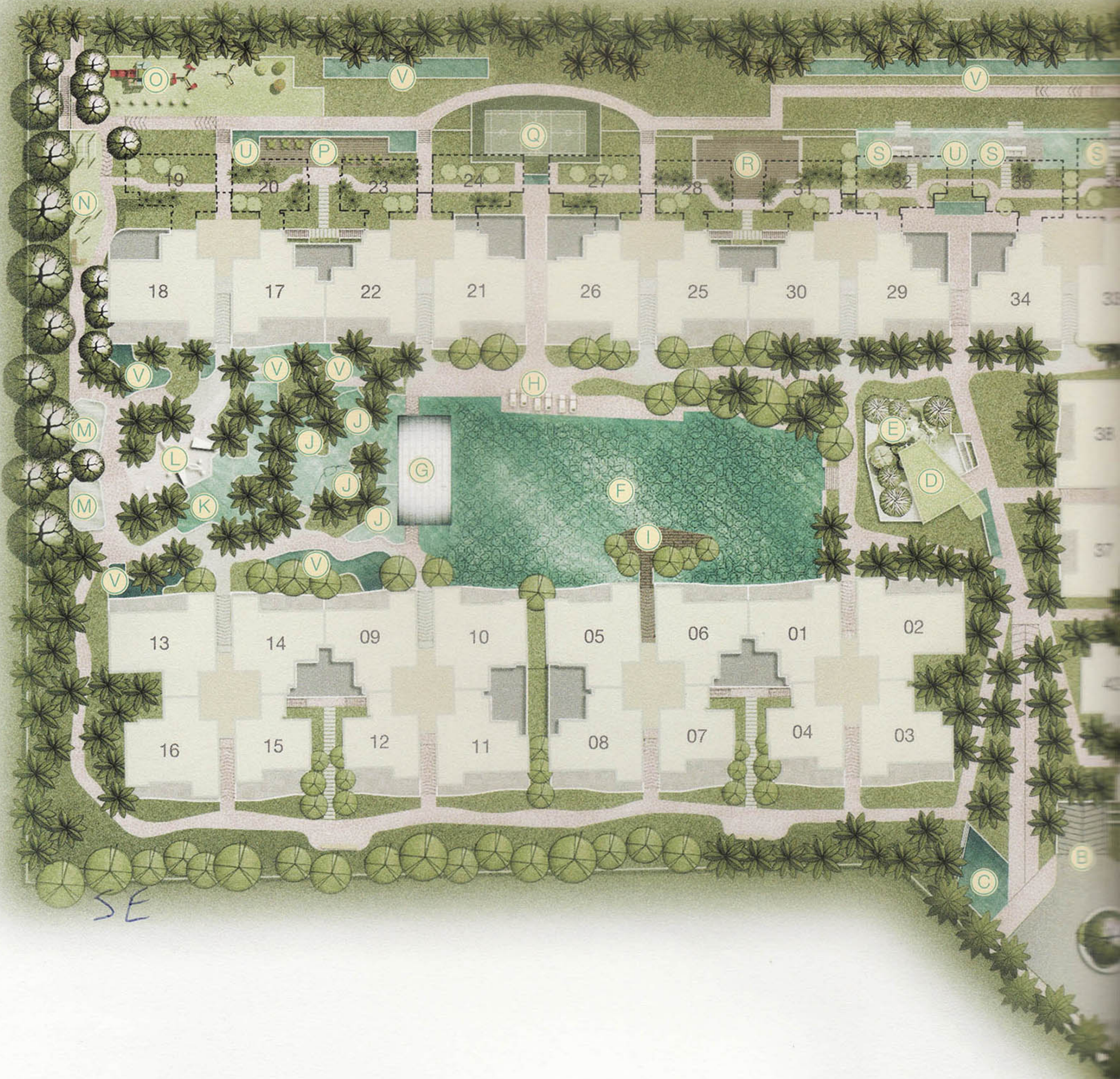




NW

BOON LAY WAY

SIDE GATE



SE

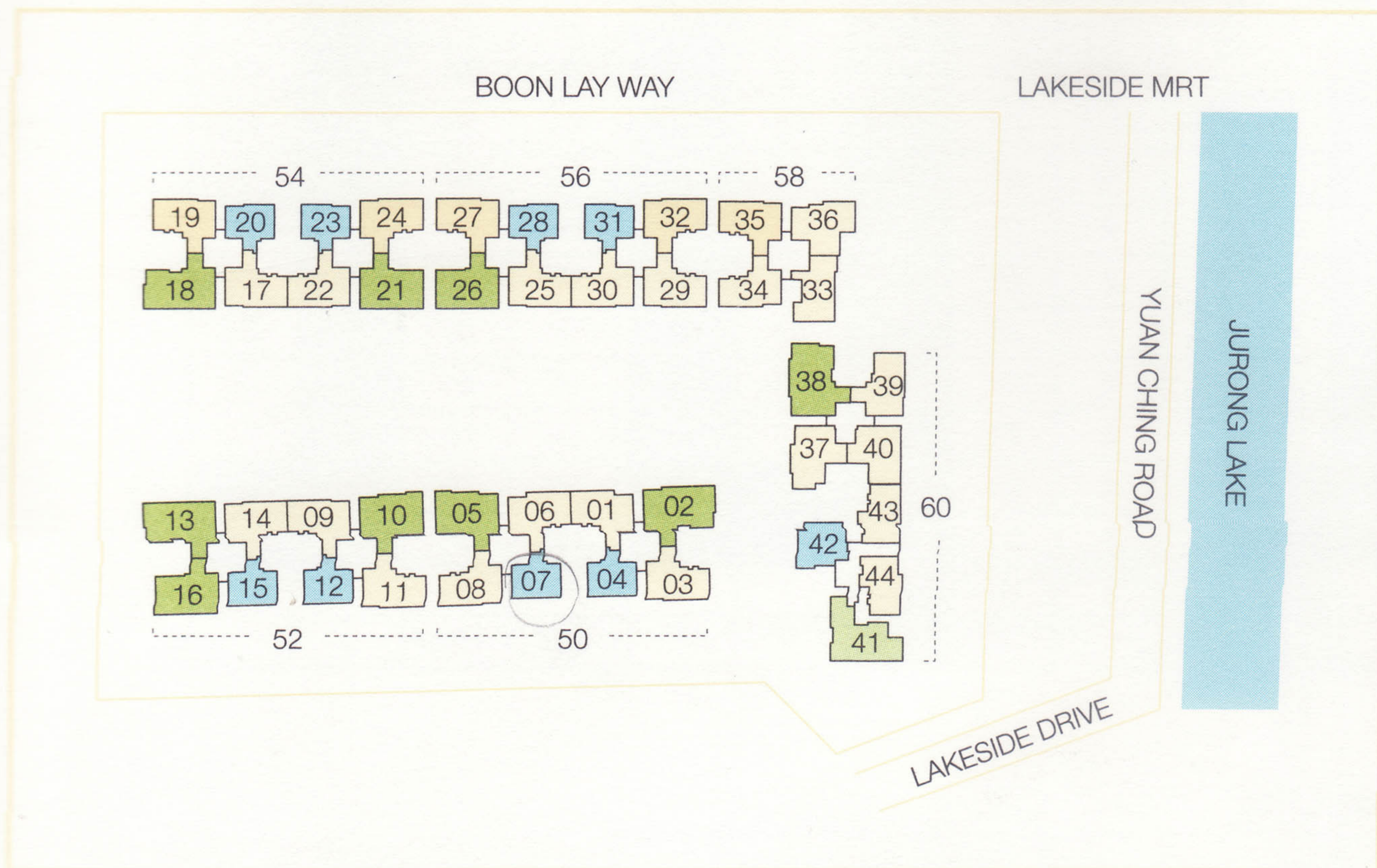


# Legend

A Guard House	E Sunken Courtyard	L Splash Zone	S Party Cabana - Japanese Teppanyaki, Italian Pizza and Australian Grill
B Arrival Plaza	F Leisure Pool	M BBQ Area	T Tennis Court
C Water Feature at Entrance	G Pool Pavilion	N Fitness Zone	U Reflective Pool
D Clubhouse with Gymnasium and Steam Rooms	H Sun Deck	O Children's Play Area	V Ecopond
	I Lounge Isle	P Study Lounge	
	J Spa Alcove	Q Multi-Purpose Court	
	K Fun Pool	R Community Plaza	

# Key Plan

(For typical floors 5-15)



<span style="display:inline-block; width:15px; height:10px; background-color:lightblue;"></span>	STUDIO
<span style="display:inline-block; width:15px; height:10px; background-color:mediumslateblue;"></span>	2 BEDROOM
<span style="display:inline-block; width:15px; height:10px; background-color:yellow;"></span>	2 BEDROOM + STUDY
<span style="display:inline-block; width:15px; height:10px; background-color:lightorange;"></span>	3 BEDROOM
<span style="display:inline-block; width:15px; height:10px; background-color:green;"></span>	4 BEDROOM
<span style="display:inline-block; width:15px; height:10px; background-color:darkgreen;"></span>	4 BEDROOM + STUDY



# Unit Distribution

## 50 Lakeside Drive

No. Storey	01	02	03	04	05	06	07	08
17	D1t	E2t	D2t		E1t	D1t		D2t
16	D1	E2	D2a	B1at	E1	D1	B1at	D2a
15	D1	E2	D2a	B1a	E1	D1	B1a	D2a
14	D1	E2	D2a	B1a	E1	D1	B1a	D2a
13	D1	E2	D2a	B1a	E1	D1	B1a	D2a
12	D1	E2	D2a	B1a	E1	D1	B1a	D2a
11	D1	E2	D2a	B1a	E1	D1	B1a	D2a
10	D1	E2	D2a	B1a	E1	D1	B1a	D2a
9	D1	E2	D2a	B1a	E1	D1	B1a	D2a
8	D1	E2	D2a	B1a	E1	D1	B1a	D2a
7	D1	E2	D2a	B1a	E1	D1	B1a	D2a
6	D1	E2	D2a	B1a	E1	D1	B1a	D2a
5	D1	E2	D2a	B1a	E1	D1	B1a	D2a
4	D1	E2	D2a	B1a	E1	D1	B1a	D2a
3	D1	E2	D2a	B1a	E1	D1	B1a	D2a
2	D1	E2	D2a	B1a	E1	D1	B1a	D2a
1	D1p	E2p	D2p	B1p	E1p	D1p	B1p	D2p

## 52 Lakeside Drive

No. Storey	09	10	11	12	13	14	15	16
17	D1t	E1t	D2t		E2t	D1t		E1t
16	D1	E1	D2a	B1at	E2	D1	B1at	E1t
15	D1	E1	D2a	B1a	E2	D1	B1a	E1t
14	D1	E1	D2a	B1a	E2	D1	B1a	E1t
13	D1	E1	D2a	B1a	E2	D1	B1a	E1t
12	D1	E1	D2a	B1a	E2	D1	B1a	E1t
11	D1	E1	D2a	B1a	E2	D1	B1a	E1t
10	D1	E1	D2a	B1a	E2	D1	B1a	E1t
9	D1	E1	D2a	B1a	E2	D1	B1a	E1t
8	D1	E1	D2a	B1a	E2	D1	B1a	E1t
7	D1	E1	D2a	B1a	E2	D1	B1a	E1t
6	D1	E1	D2a	B1a	E2	D1	B1a	E1t
5	D1	E1	D2a	B1a	E2	D1	B1a	E1t
4	D1	E1	D2a	B1a	E2	D1	B1a	E1t
3	D1	E1	D2a	B1a	E2	D1	B1a	E1t
2	D1	E1	D2a	B1a	E2	D1	B1a	E1t
1	D1p	E1p	D2p	B1p	E2p	D1p	B1p	E1p

## 54 Lakeside Drive

No. Storey	17	18	19	20	21	22	23	24
17	D1t	E2t	C1		E1t	D1t		C1
16	D1	E2	C1	B1	E1	D1	B1	C1
15	D1	E2	C1	B1	E1	D1	B1	C1
14	D1	E2	C1	B1	E1	D1	B1	C1
13	D1	E2	C1	B1	E1	D1	B1	C1
12	D1	E2	C1	B1	E1	D1	B1	C1
11	D1	E2	C1	B1	E1	D1	B1	C1
10	D1	E2	C1	B1	E1	D1	B1	C1
9	D1	E2	C1	B1	E1	D1	B1	C1
8	D1	E2	C1	B1	E1	D1	B1	C1
7	D1	E2	C1	B1	E1	D1	B1	C1
6	D1	E2	C1	B1	E1	D1	B1	C1
5	D1	E2	C1	B1	E1	D1	B1	C1
4	D1	E2	A2	A1	E1	D1	A1	A2
3	D1	E2	A2	A1	E1	D1	A1	A2
2	D1	E2			E1	D1		
1	D1p	E2p			E1p	D1p		

## 56 Lakeside Drive

No. Storey	25	26	27	28	29	30	31	32
17	D1t	E1t	C1		D2t	D1t		C1
16	D1	E1	C1	B1	D2	D1	B1	C1
15	D1	E1	C1	B1	D2	D1	B1	C1
14	D1	E1	C1	B1	D2	D1	B1	C1
13	D1	E1	C1	B1	D2	D1	B1	C1
12	D1	E1	C1	B1	D2	D1	B1	C1
11	D1	E1	C1	B1	D2	D1	B1	C1
10	D1	E1	C1	B1	D2	D1	B1	C1
9	D1	E1	C1	B1	D2	D1	B1	C1
8	D1	E1	C1	B1	D2	D1	B1	C1
7	D1	E1	C1	B1	D2	D1	B1	C1
6	D1	E1	C1	B1	D2	D1	B1	C1
5	D1	E1	C1	B1	D2	D1	B1	C1
4	D1	E1	A2	A1	D2	D1	A1	A2
3	D1	E1	A2	A1	D2	D1	A1	A2
2	D1	E1			D2	D1		
1	D1p	E1p			D2p	D1p		

## 58 Lakeside Drive

No. Storey	33	34	35	36
17	D3	D2t	C1	
16	D3	D2	C1	D5
15	D3	D2	C1	D5
14	D3	D2	C1	D5
13	D3	D2	C1	D5
12	D3	D2	C1	D5
11	D3	D2	C1	D5
10	D3	D2	C1	D5
9	D3	D2	C1	D5
8	D3	D2	C1	D5
7	D3	D2	C1	D5
6	D3	D2	C1	D5
5	D3	D2	C1	D5
4	D3	D2	A2	D5
3	D3	D2	A2	
2		D2		
1		D2p		

## 60 Lakeside Drive

No. Storey	37	38	39	40	41	42	43	44
17	D1at	E2at	D2t		F1t	B2t		D4t
16	D1a	E2a	D2	D1t	F1	B2	D4t	D4
15	D1a	E2a	D2	D1	F1	B2	D4	D4
14	D1a	E2a	D2	D1	F1	B2	D4	D4
13	D1a	E2a	D2	D1	F1	B2	D4	D4
12	D1a	E2a	D2	D1	F1	B2	D4	D4
11	D1a	E2a	D2	D1	F1	B2	D4	D4
10	D1a	E2a	D2	D1	F1	B2	D4	D4
9	D1a	E2a	D2	D1	F1	B2	D4	D4
8	D1a	E2a	D2	D1	F1	B2	D4	D4
7	D1a	E2a	D2	D1	F1	B2	D4	D4
6	D1a	E2a	D2	D1	F1	B2	D4	D4
5	D1a	E2a	D2	D1	F1	B2	D4	D4
4	D1a	E2a	D2	D1	F1	B2	D4	D4
3	D1a	E2a	D2	D1	F1	B2	D4	D4
2	D1a	E2a	D2	D1	F1	B2	D4	D4
1	D1ap	E2ap	D2p	D1p		B2p	D4p	

- STUDIO
- 2 BEDROOM
- 2 BEDROOM - STUDIO
- 3 BEDROOM
- 4 BEDROOM
- 4 BEDROOM - STUDIO



1. **FOUNDATION**  
Reinforced concrete bored piles and/or reinforced precast piles
2. **SUPERSTRUCTURE**  
Reinforced concrete structure
3. **WALLS**
  - a. External Walls:  
Reinforced concrete and/or common clay brick wall
  - b. Internal Walls:  
Reinforced concrete and/or common clay brick walls and/or drywall partition system and/or precast panel
4. **ROOF**  
Reinforced concrete roof with appropriate waterproofing and insulation system
5. **CEILING**
  - i) For Units
    - a. Living, Dining, Bedrooms, Study, WC, Yard, Store, Utility, Entrance Foyer and Corridor leading to Bedrooms/Bathrooms, Balcony and Private Enclosed Space (PES):  
Fibrous plasterboard and/or bulk head with emulsion paint and/or cement sand plaster with emulsion paint and/or skim coat with emulsion paint
    - b. Kitchen, All Bathrooms, Powder Room and Shower Room (where applicable):  
Water resistant ceiling board with emulsion paint finish
  - ii) For Common Areas
    - a. Lift Lobbies:  
Skim coat and/or ceiling board with emulsion paint finish
    - b. Basement Carparks:  
Skim coat and/or bulk head with emulsion paint finish
    - c. Staircases and Staircase Shelter:  
Skim coat with emulsion paint finish
6. **FINISHES - WALL**
  - i) For Units
    - a. Living, Dining, Bedrooms, Study, Entrance Foyer and Corridor leading to Bedrooms/Bathrooms, Yard, Store, DB and Utility:  
Cement sand plaster and/or skim coat with emulsion paint (up to false ceiling and on exposed areas only) except Yard for Unit Types B1, B1a, B1t and B1p will be ceramic and/or homogeneous tiles (up to false ceiling and on exposed areas only)
    - b. Master Bathroom, All Other Bathrooms, Powder Room and Shower Room (where applicable):  
Ceramic and/or homogeneous tiles with marble tile feature wall (up to false ceiling and on exposed areas only)
    - c. Kitchen, WC:  
Ceramic and/or homogeneous tiles (up to false ceiling and on exposed areas only)
    - d. Planter, Roof Terrace, Balcony and Private Enclosed Space (PES):  
Cement sand plaster and/or skim coat with spray textured coating/emulsion paint finish (up to false ceiling and on exposed areas only)
  - ii) For Common Areas - Internal Wall
    - a. Basement and 1st Storey Lift Lobbies, Clubhouse Lift Lobby:  
Marble and/or granite and/or ceramic and/or homogeneous tiles and/or cement sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and on exposed areas only)
    - b. Typical Lift Lobbies:  
Ceramic and/or homogeneous tiles and/or cement sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and on exposed areas only)
    - c. Staircases and Common Corridors:  
Cement sand plaster and/or skim coat with emulsion paint finish
    - d. Staircase Shelter:  
Skim coat with emulsion paint finish
    - e. Basement Carparks and Ramps:  
Cement sand plaster and/or skim coat with emulsion paint finish
    - f. Male and Female Changing Room (where applicable):  
Ceramic and/or homogeneous tiles and/or cement sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and on exposed areas only)
  - iii) For Common Areas - External Wall  
All External Walls including Planter, Roof Terrace, Balcony and Private Enclosed Space (PES):

Cement sand plaster and/or skim coat with spray textured coating and/or emulsion paint finish

**Notes:**

- All natural stones, homogeneous tiles, porcelain tiles, ceramic tiles, cement sand plaster, skim coat and emulsion paint are provided up to false ceiling level and on exposed services only
- No tiles behind and/or below kitchen cabinet, long bath, vanity cabinet and mirror
- Wall surface above false ceiling level will be left in its original bare condition

**FINISHES - FLOOR**

- i) For Units
  - a. Living, Dining, Entrance Foyer, Store, DB and Corridor leading to Bedrooms/Bathrooms:  
Ceramic and/or homogeneous tiles with timber skirting except no skirting to Store and DB cabinet
  - b. Master Bath:  
Marble and/or granite tiles
  - c. All Other Bathrooms:  
Marble and/or granite and/or ceramic and/or homogeneous tiles
  - d. Powder Room and Shower Room (where applicable):  
Marble and/or granite and/or ceramic and/or homogeneous tiles
  - e. Kitchen, Utility, Yard and WC:  
Ceramic and/or homogeneous tiles
  - f. Bedrooms and Study:  
Timber flooring with timber skirting except for Types A1, A2 and D3 open concept bedroom which will be ceramic and/or homogeneous tiles and/or timber flooring with timber skirting
  - g. Roof Terrace, Balcony and Private Enclosed Space (PES):  
Ceramic and/or homogeneous tiles
  - h. Planter:  
Cement and sand screed finish
- ii) For Common Areas - Internal Floor
  - a. Basement and 1st Storey Lift Lobbies and Clubhouse Lift Lobby (where applicable):  
Marble and/or granite and/or ceramic and/or homogeneous tiles
  - b. Typical Lift Lobbies:  
Ceramic and/or homogeneous tiles
  - c. Staircases and Staircase Shelter:  
Cement and sand screed finish with nosing tiles
  - d. Basement Carparks and Ramps:  
Concrete floor finish
- iii) For Common Areas - External Floor
  - a. Pool Deck Areas:  
Homogeneous and/or Solnhofen tiles and/or pebble wash and/or timber deck
  - b. Swimming Pools and Spa Pools:  
Porcelain mosaics

**7. WINDOWS**

- All windows of the units will be powder-coated finished aluminium frame with tinted and/or clear glass and/or frosted glass where appropriate except windows for the following will be provided with laminated glass:
- a. Living/Dining rooms, Master Bedroom, all other Bedrooms and Study of the units on every storey in stacks 19, 20, 23, 24, 27, 28, 31, 32, 35 and 36;
  - b. Bedroom 4 of the units on every storey in stacks 21 and 26;
  - c. Bedroom 2 of the units on every storey in stacks 18; and
  - d. Master Bedroom of the units on every storey in stack 33

**8. DOORS**

- a. Main Entrance:  
Approved fire-rated timber door
- b. Bedrooms, Study, Bathrooms, Powder Room and Shower Room (where applicable):  
Hollow core flush timber door
- c. Store:  
Timber door
- d. Kitchen:  
Timber framed with infill glass sliding or swing door
- e. WC and Utility:  
PVC folding door
- f. Staircase Shelter:  
Approved steel door
- g. Roof Terrace, Planter, Balcony and Private Enclosed Space (PES):  
Powder-coated finished aluminium framed sliding door and/or fixed glass panel with tinted glazing except sliding door for Planter of Unit 33 on every storey will be provided with laminated glass

**Notes:**

Selected good quality locksets and ironmongery shall be provided to all doors

**9. SANITARY FITTINGS**

- a. Master Bathroom (For Unit Types A, B, C and D) and Bath 2 (For Unit Types E2, E2p, E2t, E2a, E2ap, E2at, F1 and F1t):
  - 1 shower cubicle with shower screen complete with shower mixer set
  - 1 pedestal water closet
  - 1 vanity top complete with 1 wash basin and basin mixer with cabinet below
  - 1 storage cabinet clad with mirror
  - 1 toilet paper holder
  - 1 towel rail
- b. Master Bathroom (For Unit Types E and F):
  - 1 long bath complete with bath mixer set
  - 1 shower cubicle with shower screen complete with shower mixer set
  - 1 pedestal water closet
  - 1 vanity top complete with 1 wash basin and basin mixer with cabinet below
  - 1 storage cabinet clad with mirror
  - 1 toilet paper holder
  - 1 towel rail
- c. Other Bathrooms:
  - 1 shower cubicle with shower screen complete with shower mixer set
  - 1 pedestal water closet
  - 1 vanity top complete with 1 wash basin and basin mixer with cabinet below
  - 1 mirror with ledge below
  - 1 toilet paper holder
  - 1 towel rail
- d. Powder Room (Only for Unit Types E1, E1a, E1p and E1t):
  - 1 vanity top complete with 1 wash basin and basin mixer with cabinet below
  - 1 mirror
  - 1 pedestal water closet
  - 1 toilet paper holder
- e. Shower Room (Only For Unit Types E1, E1a, E1p and E1t):
  - 1 shower mixer set
  - 1 vanity top complete with 1 wash basin and basin mixer with cabinet below
  - 1 mirror with ledge below
  - 1 towel rail
- f. WC (where applicable):
  - 1 shower set with tap
  - 1 pedestal water closet
  - 1 wall hung basin with tap
  - 1 toilet paper holder
- g. Kitchen (For Unit Types A1, A2 and D3):
  - 1 washing machine bib tap
- h. Yard (For Unit Types B, C, D, E and F):
  - 1 washing machine bib tap except for Unit Type D3
- i. Roof Terrace and Private Enclosed Space (where applicable):
  - 1 bib tap

**Notes:**

All glass for shower cubicles are of tempered glass.

**10. ELECTRICAL INSTALLATION**

- Wiring for lighting and power shall be concealed conduit except for spaces within the DB's closet and areas above false ceiling, which shall be exposed conduit/trunking
- All electrical wiring shall be in accordance with current edition of Singapore Code of Practice CP 5: 1998
- Refer to Electrical Schedule for details

**11. CABLE TV/TELEPHONE**

TV/telephone points shall be provided in accordance with the Electrical Schedule

**12. LIGHTNING PROTECTION**

Lightning protection system shall be provided in accordance with Singapore Standard CP 33 : 1996

**13. PAINTING**

- a. Internal Wall:  
Emulsion Paint
- b. External Wall:  
Spray textured coating and/or selected exterior paint

**14. WATERPROOFING**

Waterproofing shall be provided to floors of Bathrooms.



WC, Kitchen, Yard, Roof Terrace, Balcony, Private Enclosed Space (PES), Planter and Reinforced Concrete Flat Roof

#### 15. DRIVEWAY AND CARPARKS

- Concrete pavers to all open driveways and stones at vehicular entrance/exit at designated areas
- Concrete floor with hardener to basement carparks and ramps to basement carparks

#### 16. RECREATION FACILITIES

- Lap Pool
- Spa Pools
- Pavilion
- Play Pool
- Splash Pad
- Ecoponds
- Sun Deck
- BBQ Pavilions
- Party Pavilions
- Fitness Area
- Children's Playground
- Activity Deck
- Study Lounge
- Recreational Tennis Court
- Clubhouse with:
  - Gymnasium
  - Function/Multi-Purpose Room
  - Sunken Courtyard
  - Male and Female Changing Rooms with Steam Rooms

#### 17. OTHER FACILITIES

Management Office

#### 18. ADDITIONAL ITEMS

- Kitchen Cabinets:**  
Solid surface countertops complete with high and low level kitchen cabinets and stainless steel sink with tap
- Kitchen Appliances**  
(For Unit Types A, B, C and D):  
Cooker hob, cooker hood and built-in oven
- Kitchen and Appliances**  
(For Unit Types E and F):  
Cooker hob, cooker hood, built-in oven and built-in microwave oven
- Wardrobes:**  
Built-in wardrobes to all bedrooms
- Metal Railing:**  
Metal Railing for A/C Ledge, Planter, Balcony, Private Enclosed Space (PES) and Roof Terrace
- Air-Conditioning:**  
Single/Multi-Split Unit air-conditioning system to Living/Dining, all Bedrooms and Study
- Gas:**  
Provision of town gas supply to Kitchen except for Unit Type A1, A2 and D3 one bedroom unit which will be provided with electric hob
- Water Heater:**  
Hot water supply shall be provided to all Bathrooms except for Kitchen and WC  
Provision of gas operated water heaters to all unit types except for Unit Type A1, A2 and D3 one bedroom unit which will be provided with electric storage water heaters
- Security:**

Audio intercom will be provided for each apartment unit

Car transponder system will be provided for the vehicular entrances  
Proximity card access control system is provided at the Pedestrian Gates, Basements and 1st Storey Lift Lobbies

#### Notes:

- Marble and Granite**  
Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral compositions and incorporated impurities. While such material can be pre-selected before installation, this 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 a much harder material than marble, cannot be re-polished after installation. Hence some level of differences maybe felt at the joints. The tonality and pattern of marble or granite selected and installed shall be subject to availability.
- Timber**  
Timber is a natural material containing vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.
- Tiles**  
Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000.
- Wardrobe, Kitchen Cabinet, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards**  
Layout/location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.
- Recreation Facilities**  
All recreation facilities are subject to change/approval by the relevant authorities and/or technical requirement/compliance.
- Cable Television**  
The Purchaser is liable to pay annual fee, subscription fee and such other fees to StarHub Cable Vision Ltd (SCV) and/or the Internet Service Provider (ISP) and/or any other relevant party or authorities. The Vendor is not responsible for making arrangements with any of the said parties for the service connection for their respective subscription channels.
- 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 Internet service to the Unit and to make all necessary payments to the Internet Service Provider and/or such relevant authorities.
- Air-Conditioning System**

To ensure the efficient running and prolonging of the operating life of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, topping up of refrigerant and clearing of condensate pipes.

- Mechanical Ventilation System**  
The mechanical ventilation system for the toilet exhaust system is to be maintained by the Purchaser on a regular basis.
- 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 purposes. Where the removal of equipments is needed, ceiling works would be required.
- Equipment and Appliances**  
The brand and model of all equipment and appliances supplied shall be subject to availability.
- 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 to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.
- Disclaimer**  
While every reasonable care has been taken in preparing this brochure and in constructing the models and showflats, the Developer and the Marketing Agent(s) cannot be held responsible for any inaccuracies or omissions. Visual representations, models, showflat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are approximate measurements and are subject to final survey. The property is subject to final inspection by the relevant authorities to comply with the current codes of practice.  
  
All information, specifications, rendering, visual representations and plans are current at the same time of publication and are subject to change as may be required by us and/or the competent authorities, and shall not form part of any offer or contract nor constitute any warranty by us and shall not be regarded as statements or representations of fact. All plans are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser, and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations of promises made by us or the Marketing agent(s).

Developer: Yishun Land Pte Ltd (Co. Reg. No. 199800541G)  
 Lot No.: Mk 6-4383P at Boon Lay Way/ Lakeside Drive  
 Tenure of Land: 99 years with effect from 17 March 2008  
 Developer's Licence Number: C0492  
 Building Plan No.: A1636-00801-2008-BP01 (05 Dec 2008)  
 Expected Date of TOP: 30 June 2013  
 Expected Date of Legal Completion: 30 June 2016



# About Frasers Centrepont Homes.



Frasers Centrepont Homes (formerly known as Centrepont Homes) is part of the Frasers Centrepont Limited group ("FCL", formerly known as Centrepont Properties Ltd). Since 1999, FCL has been consistently setting high standards in quality homes that it has built in both Singapore and overseas markets.

Currently ranked among the top-selling developers in Singapore's residential property market, Frasers Centrepont Homes has built more than 9,000 quality homes. Its success is due largely to a mix of strong attributes - choice locations, well-timed marketing and sales launches, attractive pricing and constant product refinement.

Frasers Centrepont Homes' remarkable achievements include the successful launches of high-profile residential projects such as Soleil @ Sinaran, St. Thomas Suites, The Azure (at Sentosa

Cove), One Jervois and 8 @ Mount Sophia.

For setting standards in design and features, Frasers Centrepont Homes' dedication to excellence has been recognised with numerous awards, including the Green Mark awards for ClementiWoods Condominium (GoldPLUS), St. Thomas Suites (Gold), One Jervois (Gold), One Leicester, The Infiniti, and The Azure (Gold).

On the global stage, Frasers Property, the international arm of FCL, develops world-class residential and mixed development projects in Australia, New Zealand, China, United Kingdom (UK), Thailand and Vietnam. Recent projects like the mixed-development Riverside Quarter in Central London, Lumière Residences in Sydney, The Pano in Bangkok and Jing An Four Seasons in Shanghai have further strengthened the Group's extraordinary portfolio.

1. The Azure (at Sentosa Cove, Singapore)

2. The Pano (Bangkok, Thailand)

3. Waterfront Waves (Bedok, Singapore)

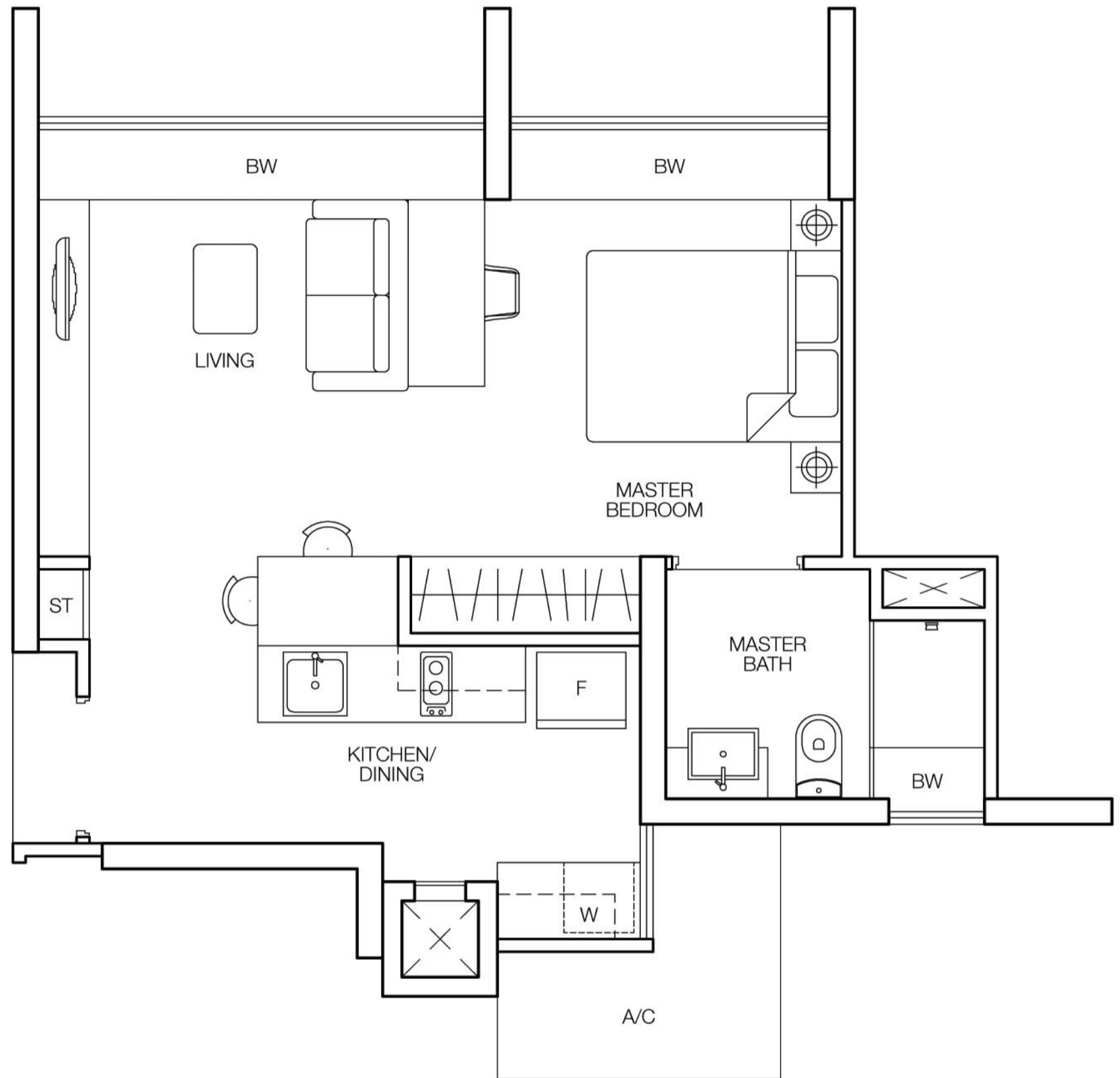


# TYPE A1

43 sq.m. / 463 sq.ft.

#03-20, #03-23, #03-28, #03-31

#04-20, #04-23, #04-28, #04-31



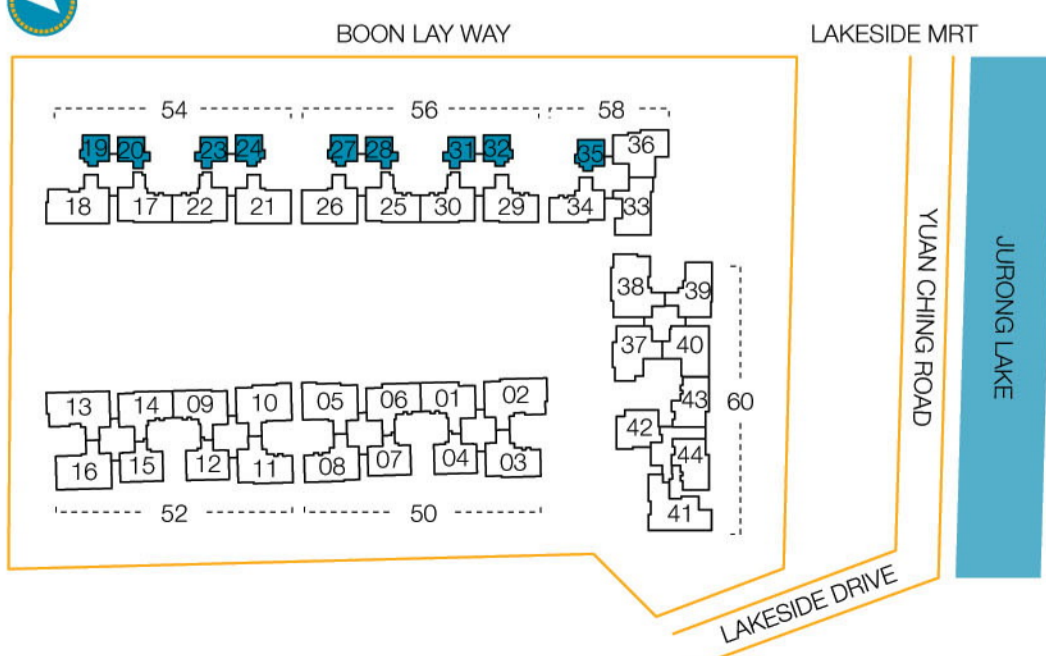
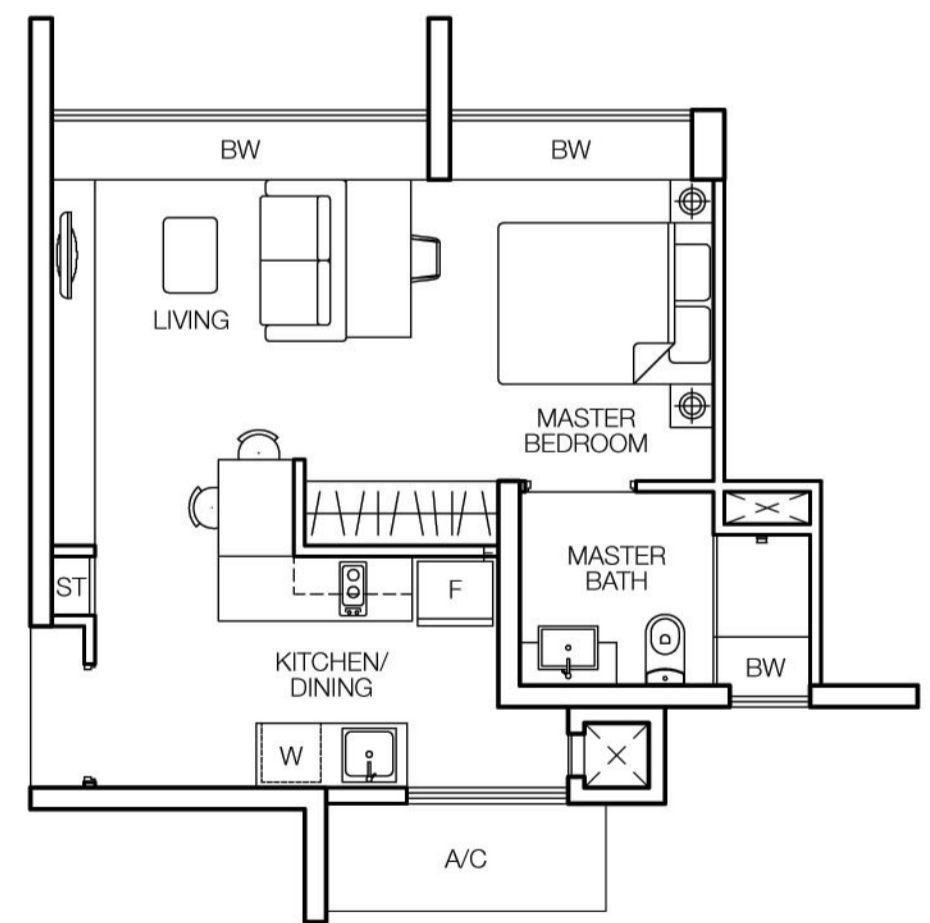
# TYPE A2

43 sq.m. / 463 sq.ft.

#03-19, #03-24, #03-27, #03-32

#03-35, #04-19, #04-24, #04-27

#04-32, #04-35



Area includes PES, A/C ledge, bay window, balcony, planter, roof terrace and void. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.



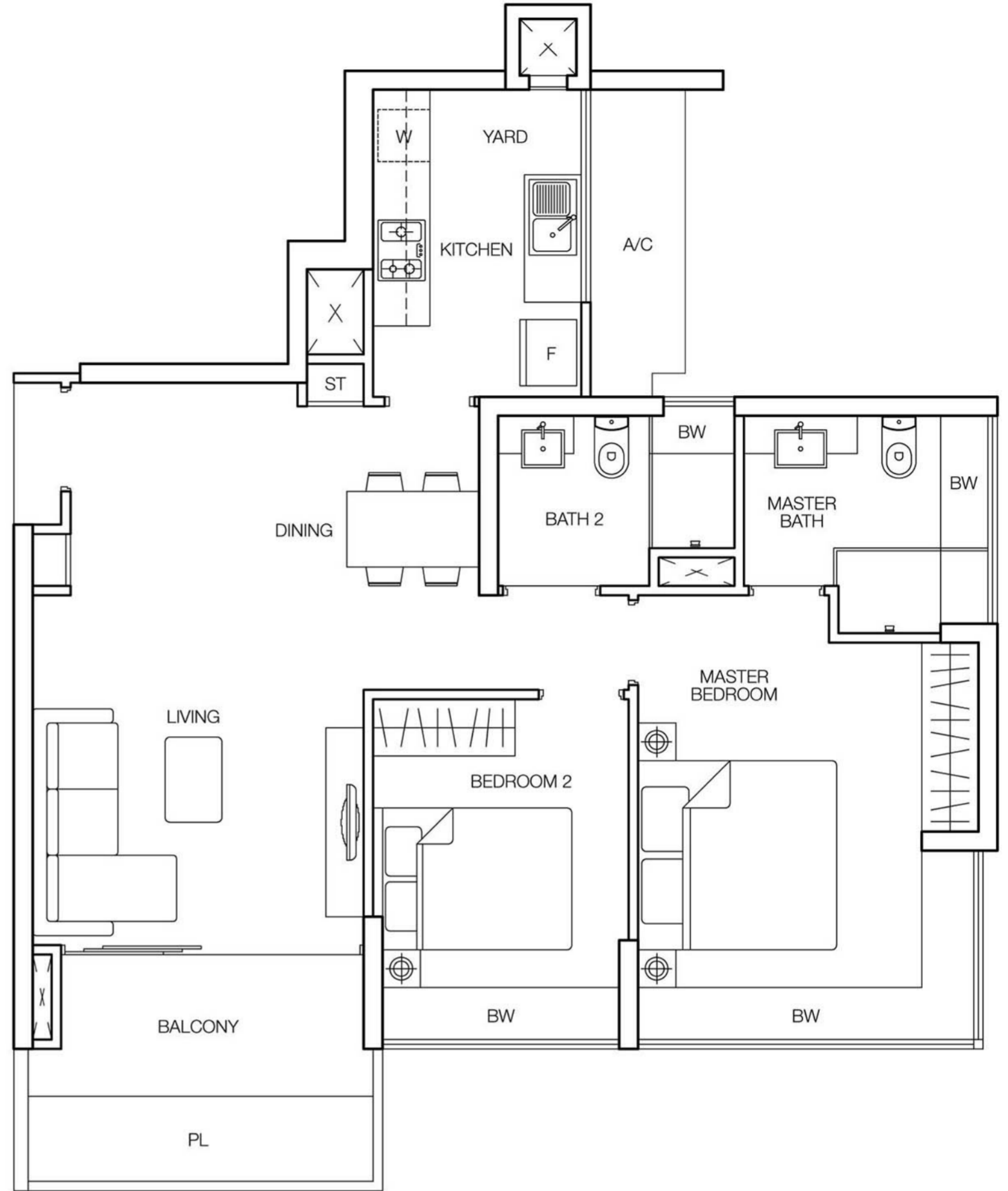
2 BEDROOM

# TYPE B1a

87 sq.m. / 936 sq.ft.

#02-04 to #15-04, #02-07 to #15-07

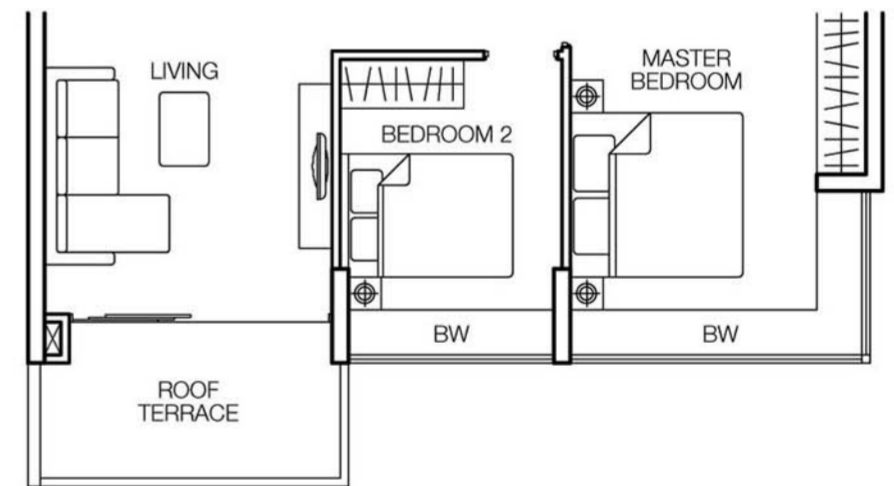
#02-12 to #15-12, #02-15 to #15-15



## TYPE B1at

87 sq.m. / 936 sq.ft.

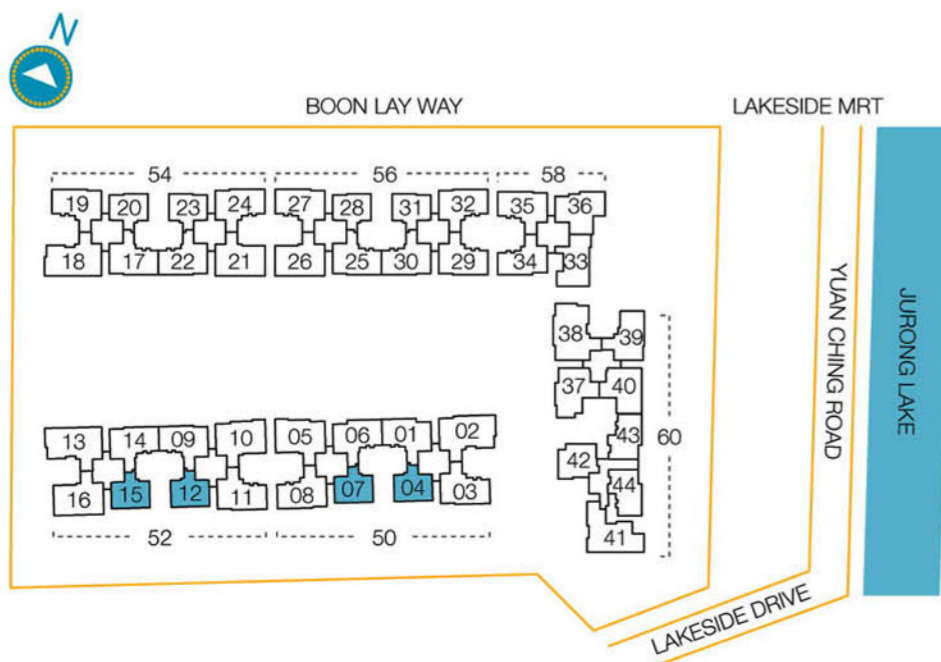
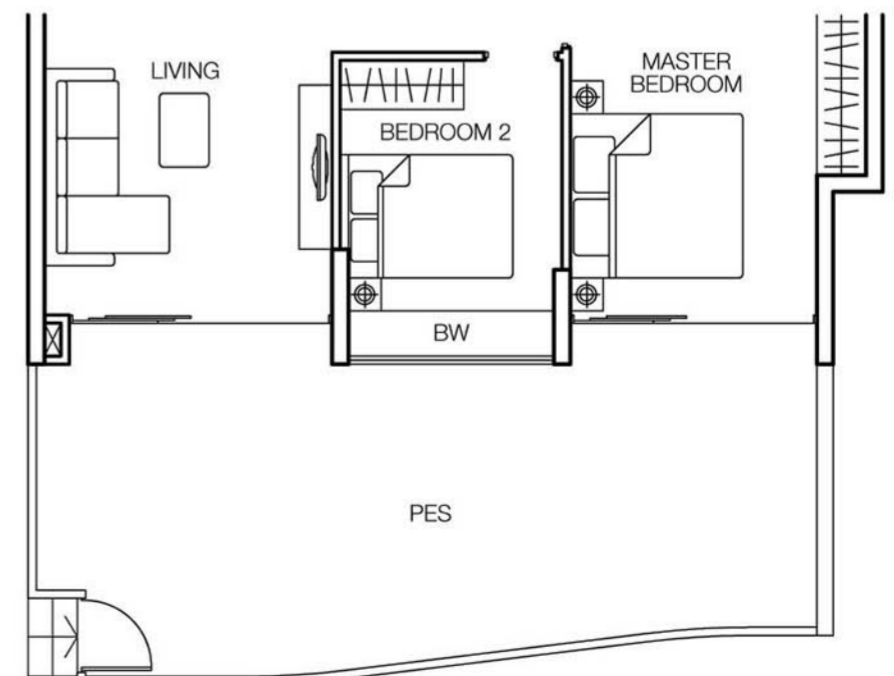
#16-04, #16-07, #16-12, #16-15



## TYPE B1p

116 sq.m. / 1,249 sq.ft.

#01-04, #01-07, #01-12, #01-15



Area includes PES, A/C ledge, bay window, balcony, planter, roof terrace and void. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

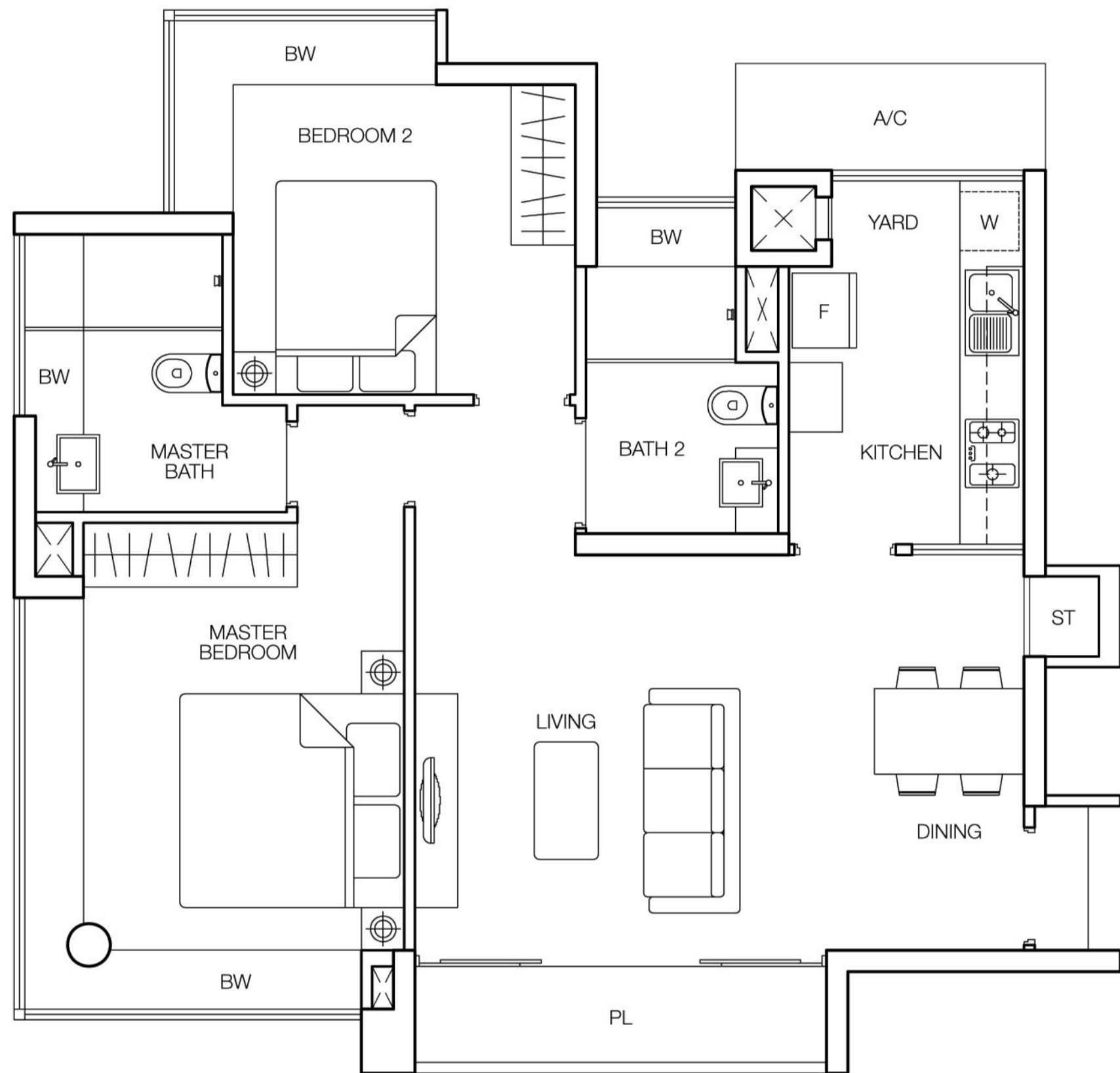


2 BEDROOM

# TYPE B2

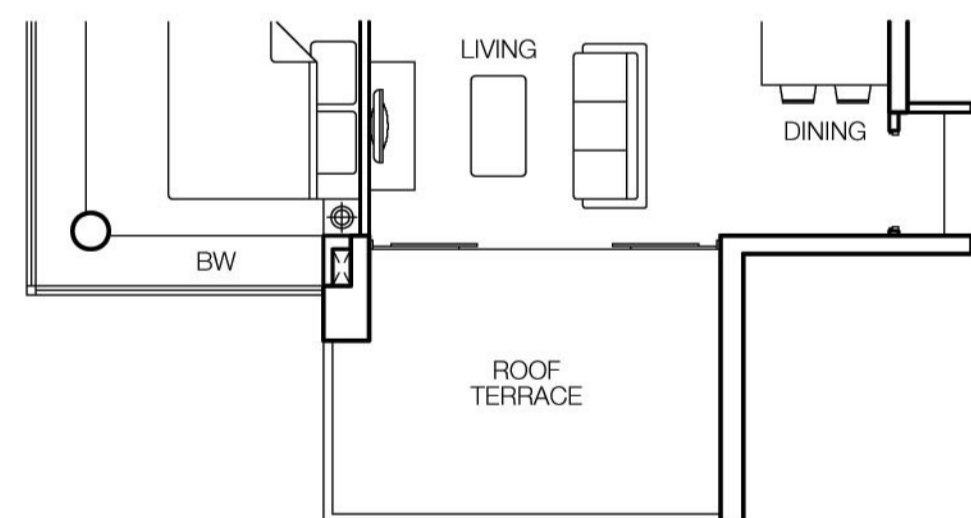
83 sq.m. / 893 sq.ft.

#02-42 to #16-42



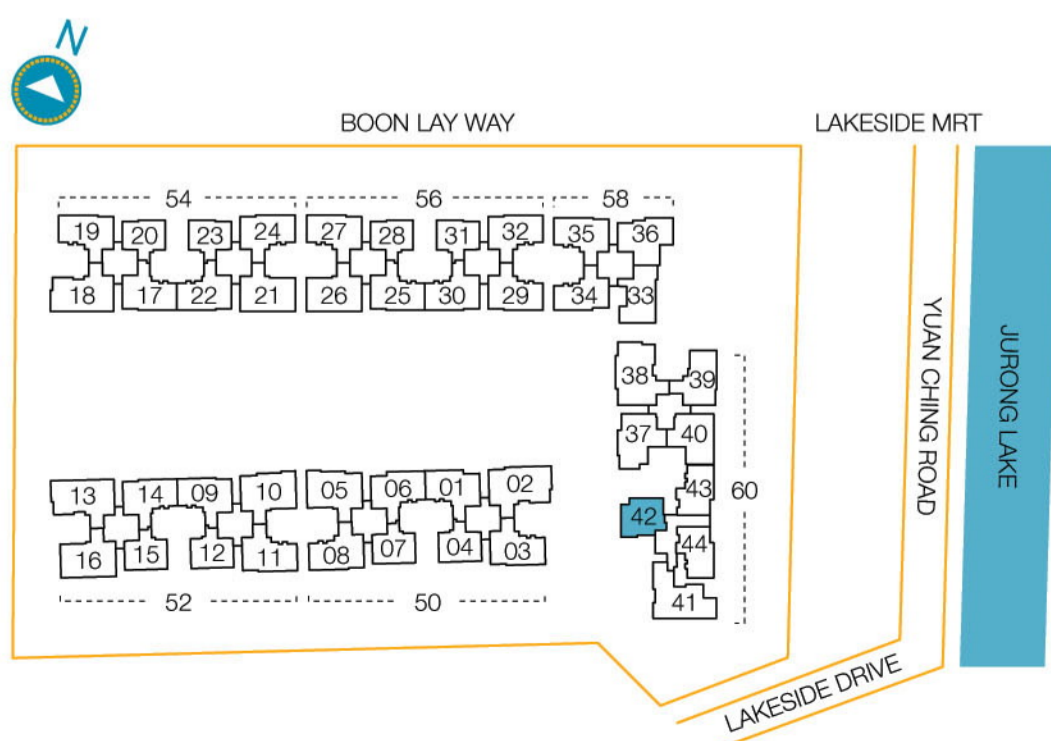
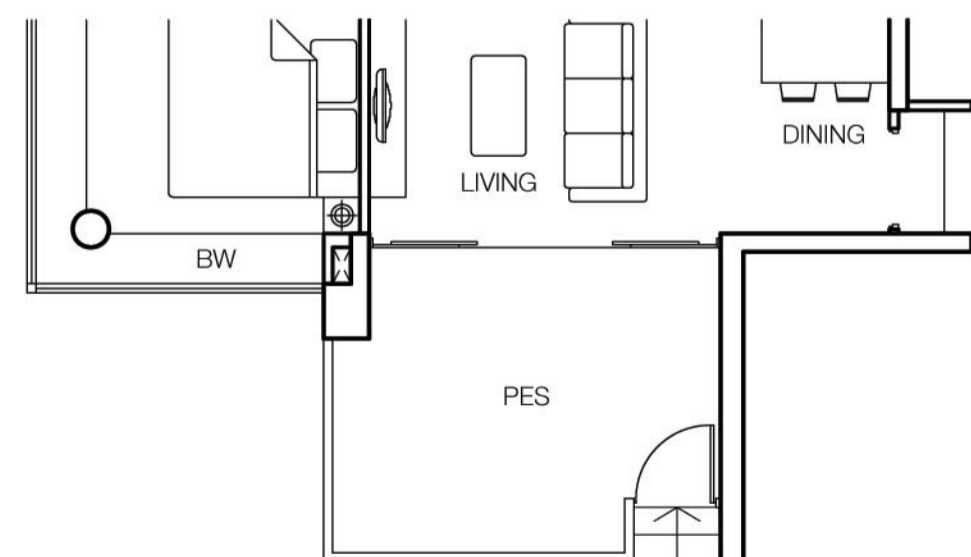
## TYPE B2t

94 sq.m. / 1,012 sq.ft.  
#17-42



## TYPE B2p

94 sq.m. / 1,012 sq.ft.  
#01-42



Area includes PES, A/C ledge, bay window, balcony, planter, roof terrace and void. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.



2 BEDROOM + STUDY

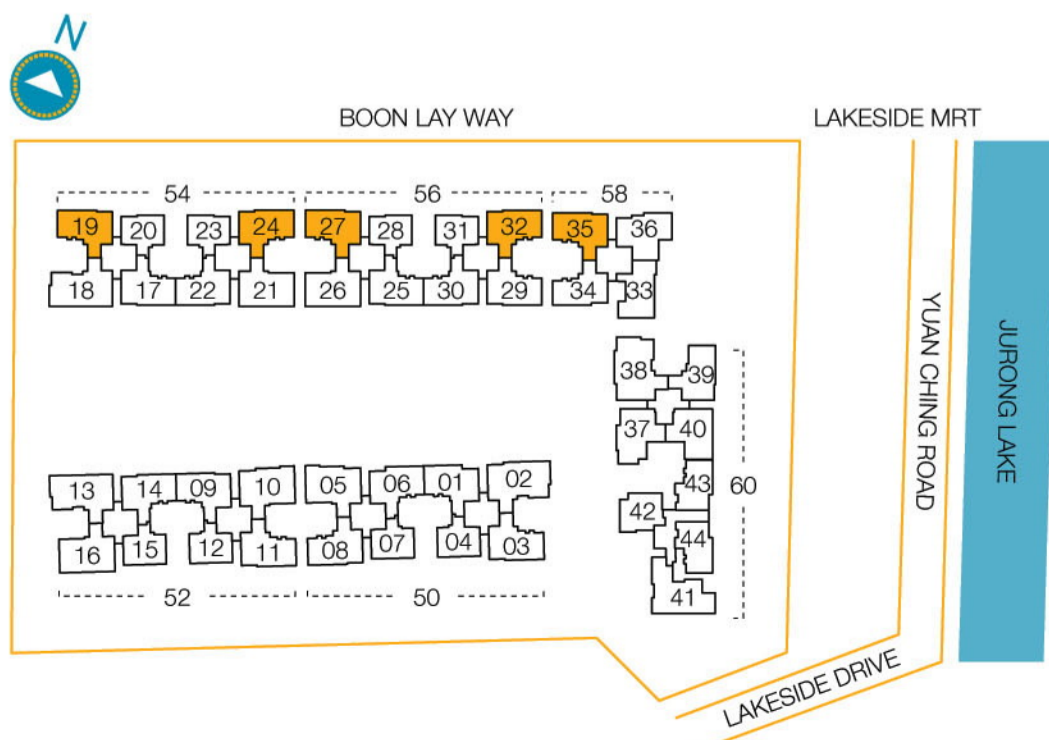
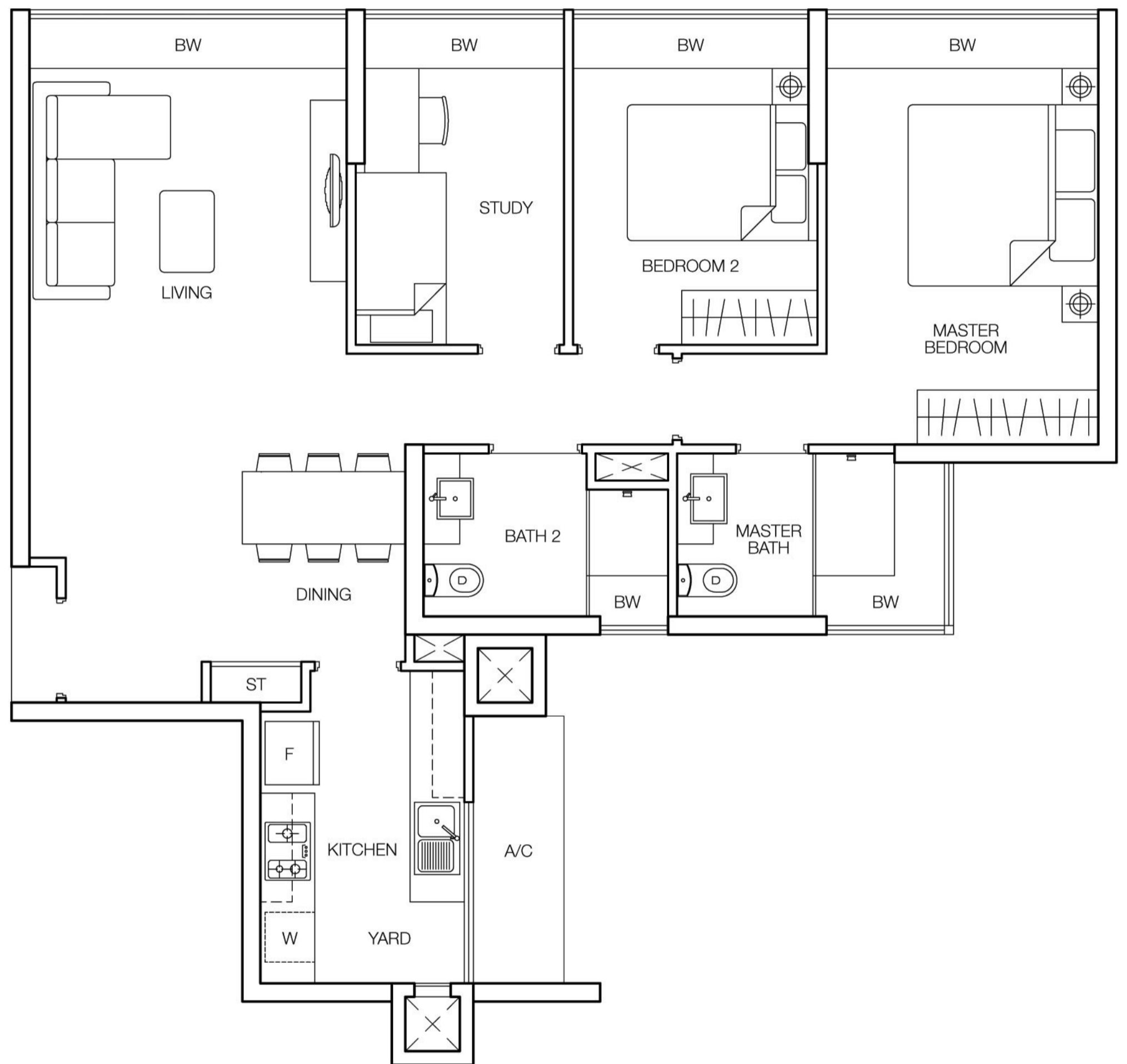
# TYPE C1

93 sq.m. / 1,001 sq.ft.

#05-19 to #17-19, #05-24 to #17-24

#05-27 to #17-27, #05-32 to #17-32

#05-35 to #17-35



Area includes PES, A/C ledge, bay window, balcony, planter, roof terrace and void. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.



3 BEDROOM

# TYPE D1

115 sq.m. / 1,238 sq.ft.

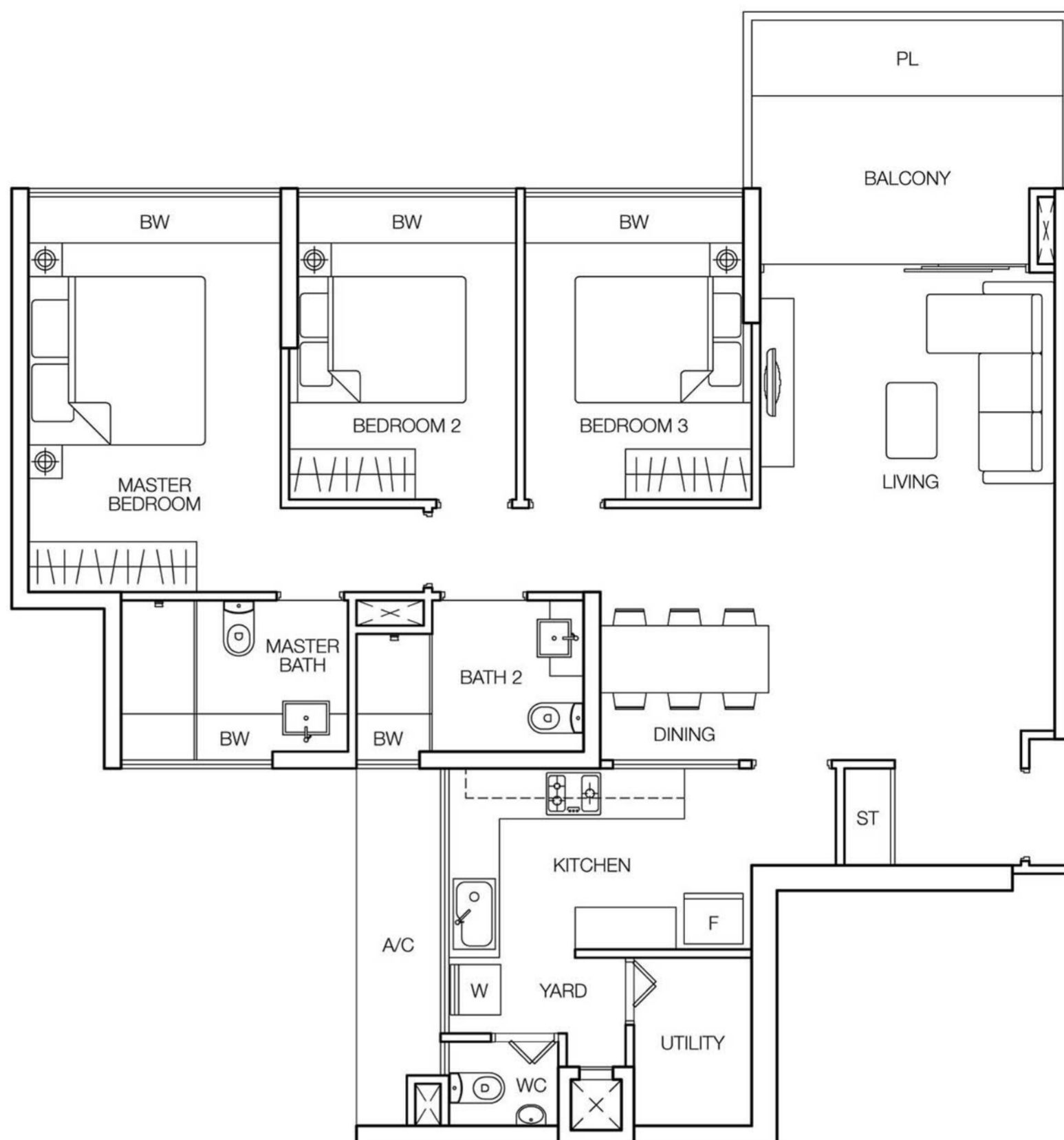
#02-01 to #16-01, #02-06 to #16-06

#02-09 to #16-09, #02-14 to #16-14

#02-17 to #16-17, #02-22 to #16-22

#02-25 to #16-25, #02-30 to #16-30

#02-40 to #15-40



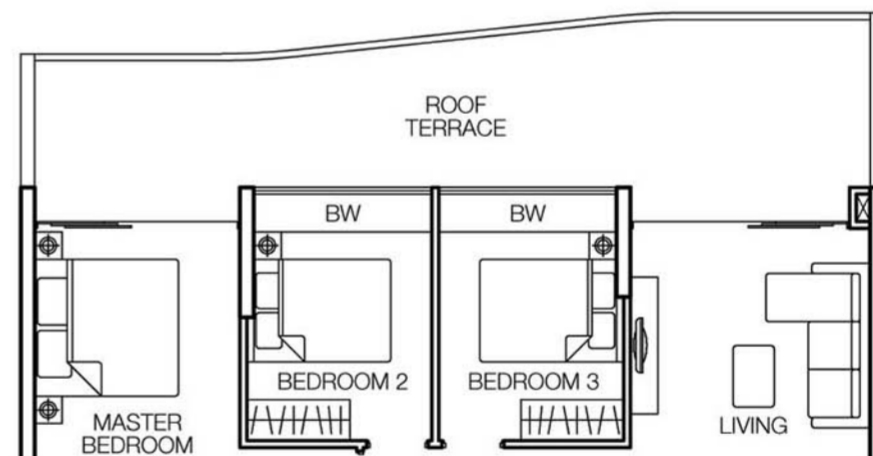
## TYPE D1t

135 sq.m. / 1,453 sq.ft.

#17-01, #17-06, #17-09, #17-14

#17-17, #17-22, #17-25, #17-30

#16-40



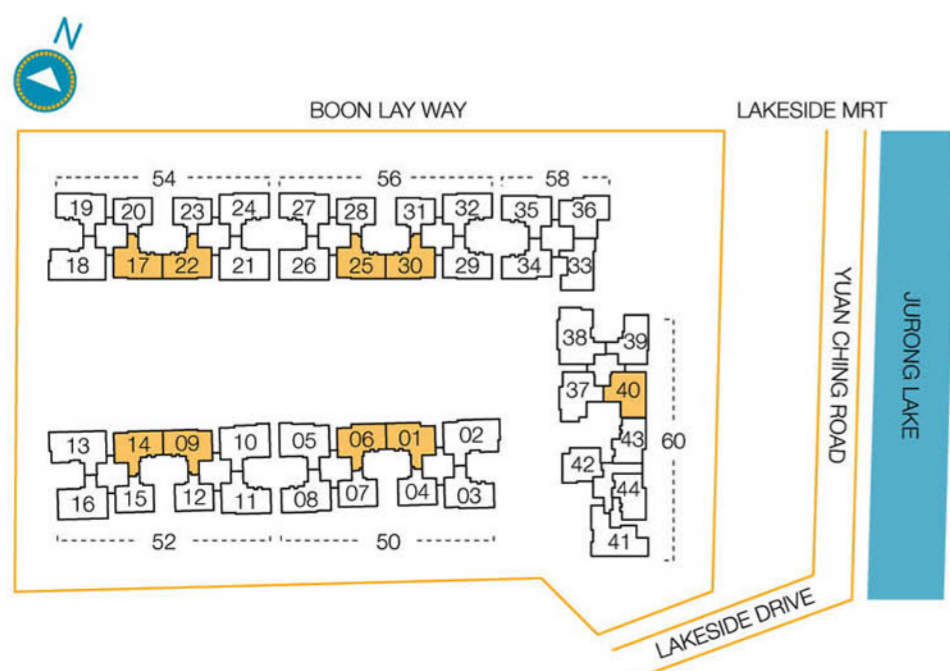
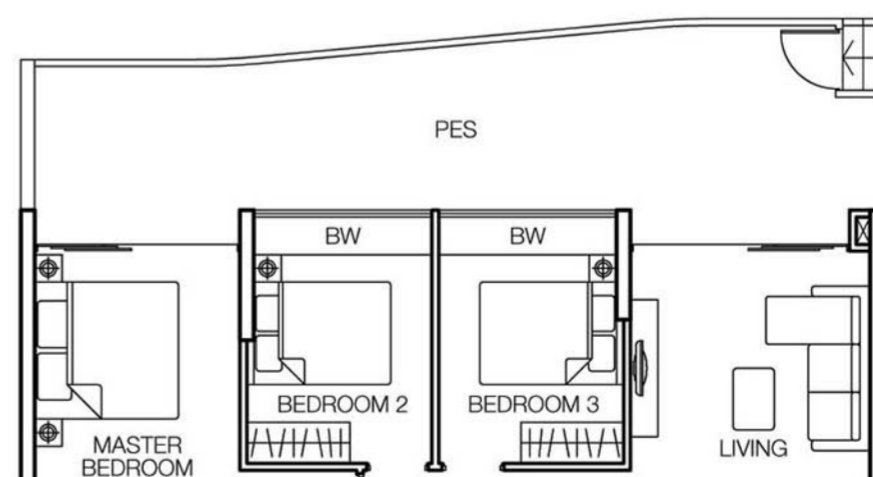
## TYPE D1p

138 sq.m. / 1,485 sq.ft.

#01-01, #01-06, #01-09, #01-14

#01-17, #01-22, #01-25, #01-30

#01-40



Area includes PES, A/C ledge, bay window, balcony, planter, roof terrace and void. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

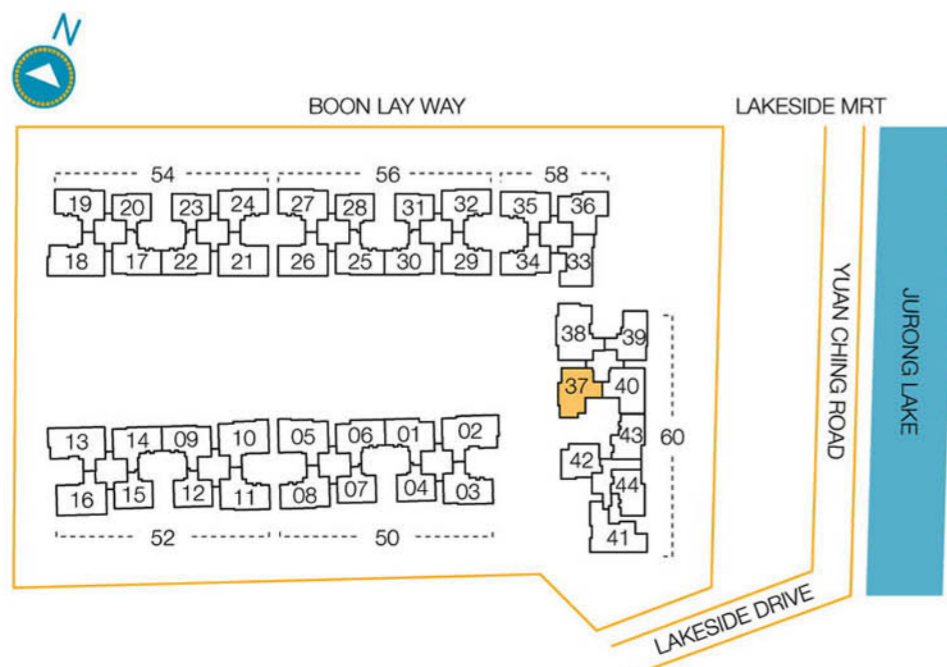
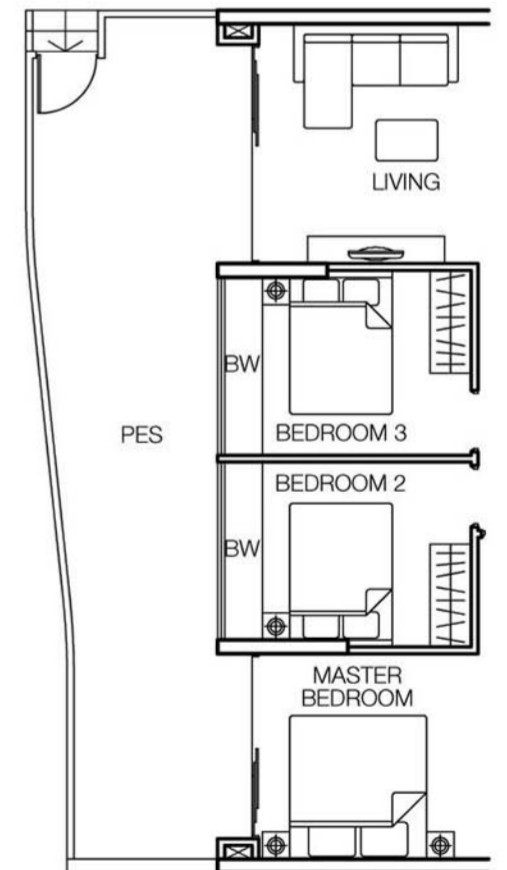
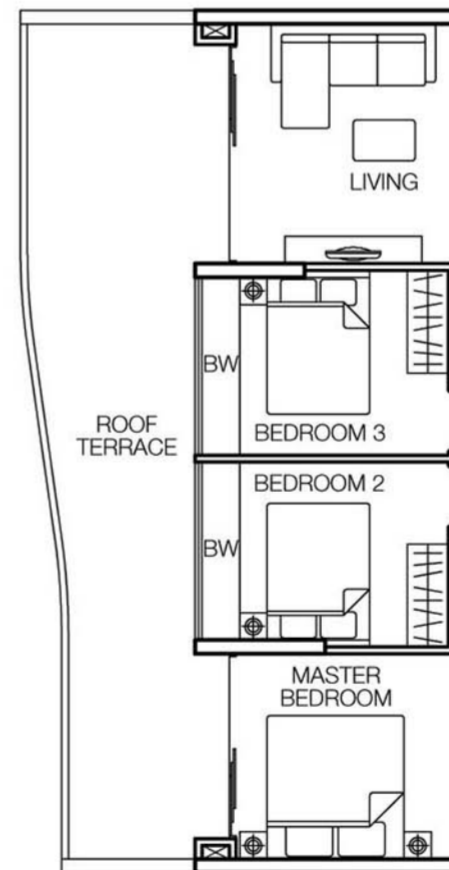
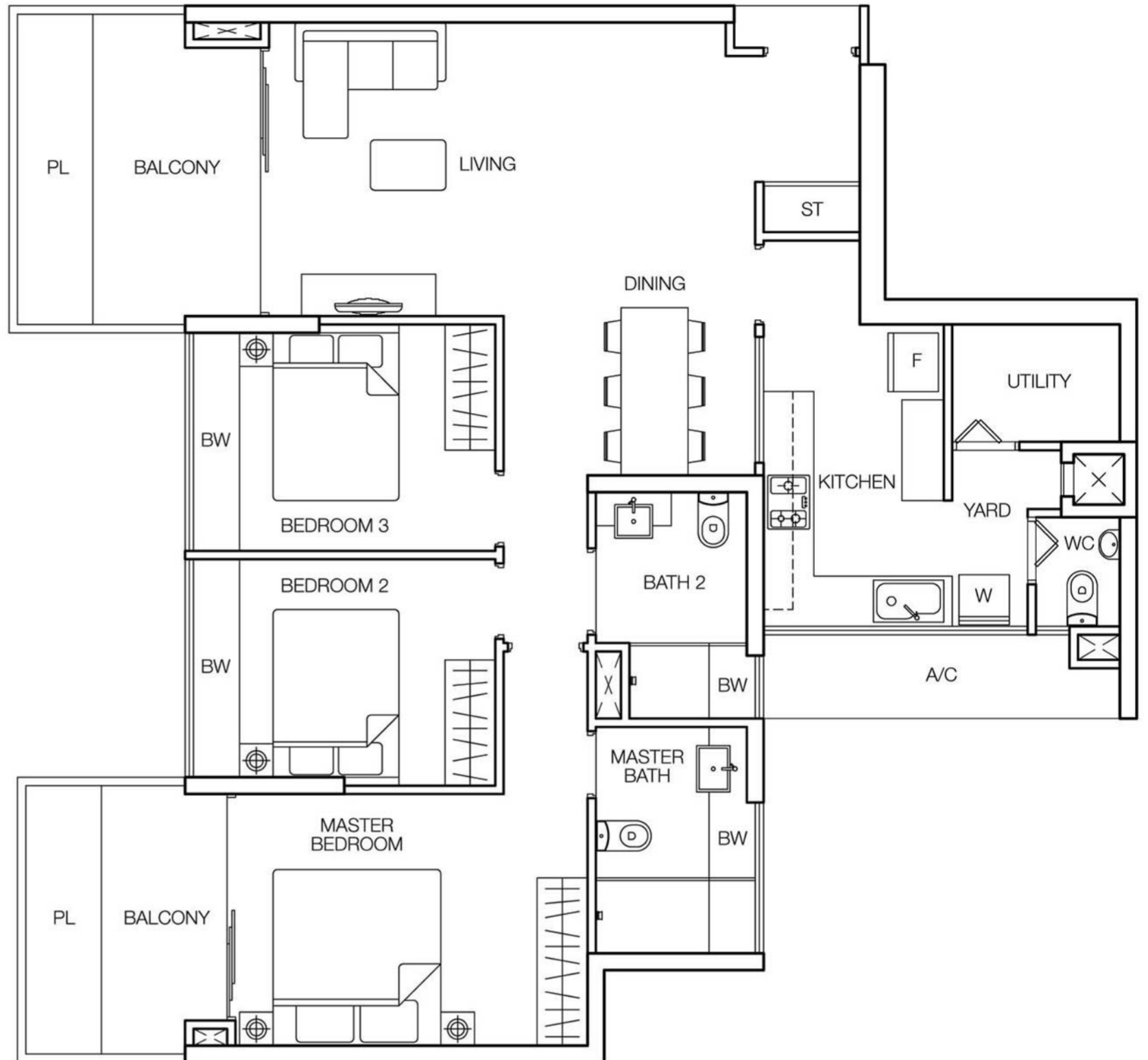


3 BEDROOM

# TYPE D1a

121 sq.m. / 1,302 sq.ft.

#02-37 to #16-37



## TYPE D1at

135 sq.m. / 1,453 sq.ft.

#17-37

## TYPE D1ap

138 sq.m. / 1,485 sq.ft.

#01-37

Area includes PES, A/C ledge, bay window, balcony, planter, roof terrace and void. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.



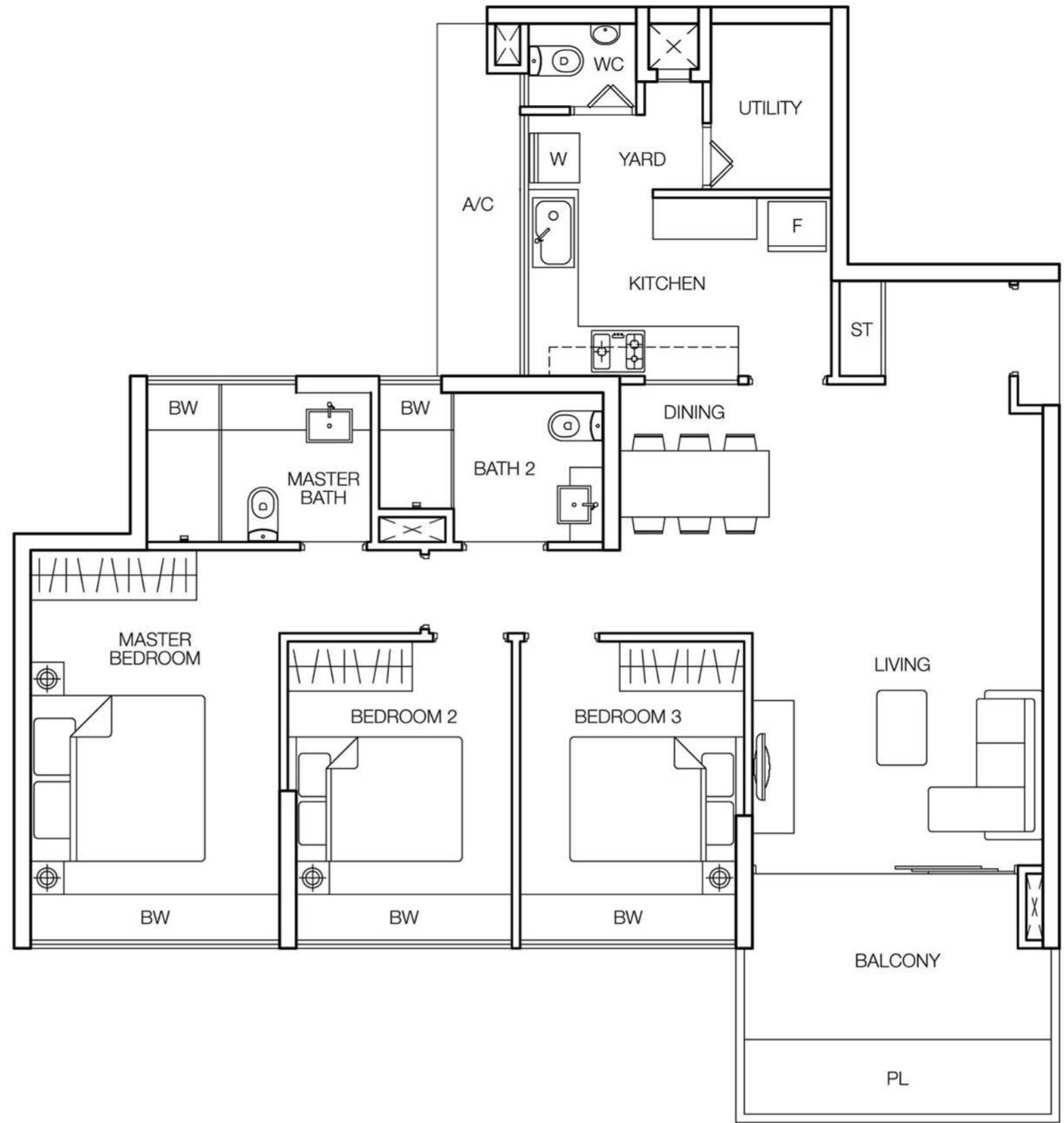
3 BEDROOM

# TYPE D2

113 sq.m. / 1,216 sq.ft.

#02-29 to #16-29, #02-34 to #16-34

#02-39 to #16-39

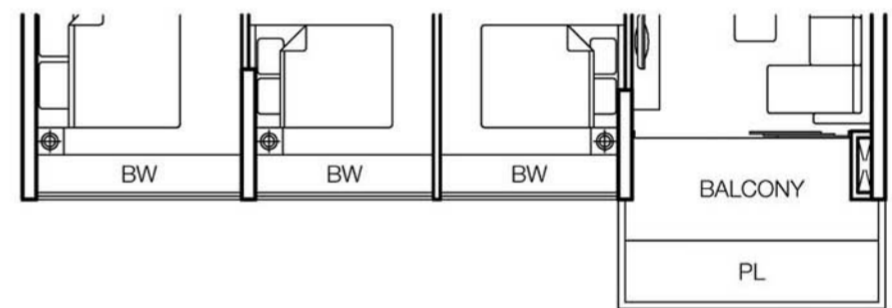


## TYPE D2a

111 sq.m. / 1,195 sq.ft.

#02-03 to #16-03, #02-08 to #16-08

#02-11 to #16-11

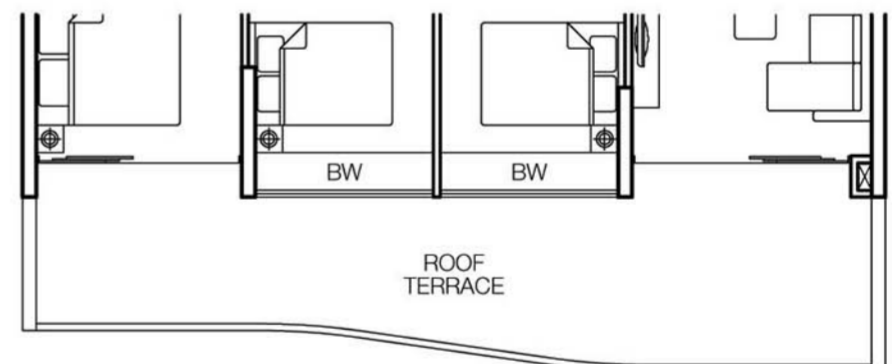


## TYPE D2t

133 sq.m. / 1,432 sq.ft.

#17-03, #17-08, #17-11, #17-29

#17-34, #17-39

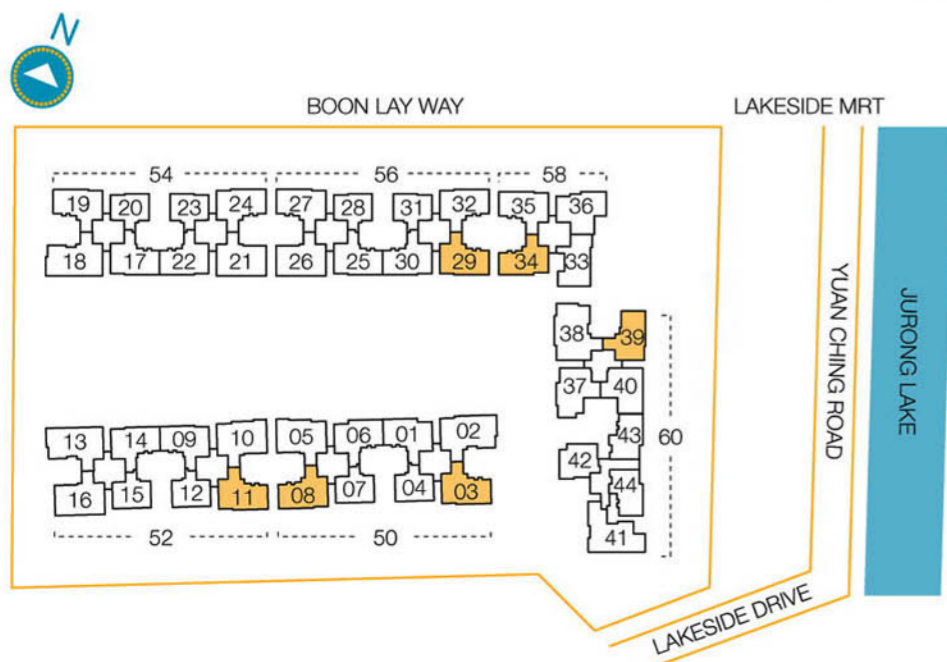
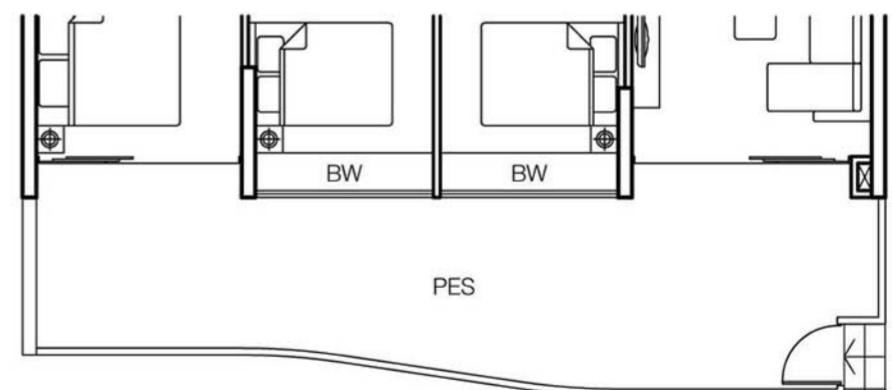


## TYPE D2p

138 sq.m. / 1,485 sq.ft.

#01-03, #01-08, #01-11, #01-29

#01-34, #01-39



Area includes PES, A/C ledge, bay window, balcony, planter, roof terrace and void. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

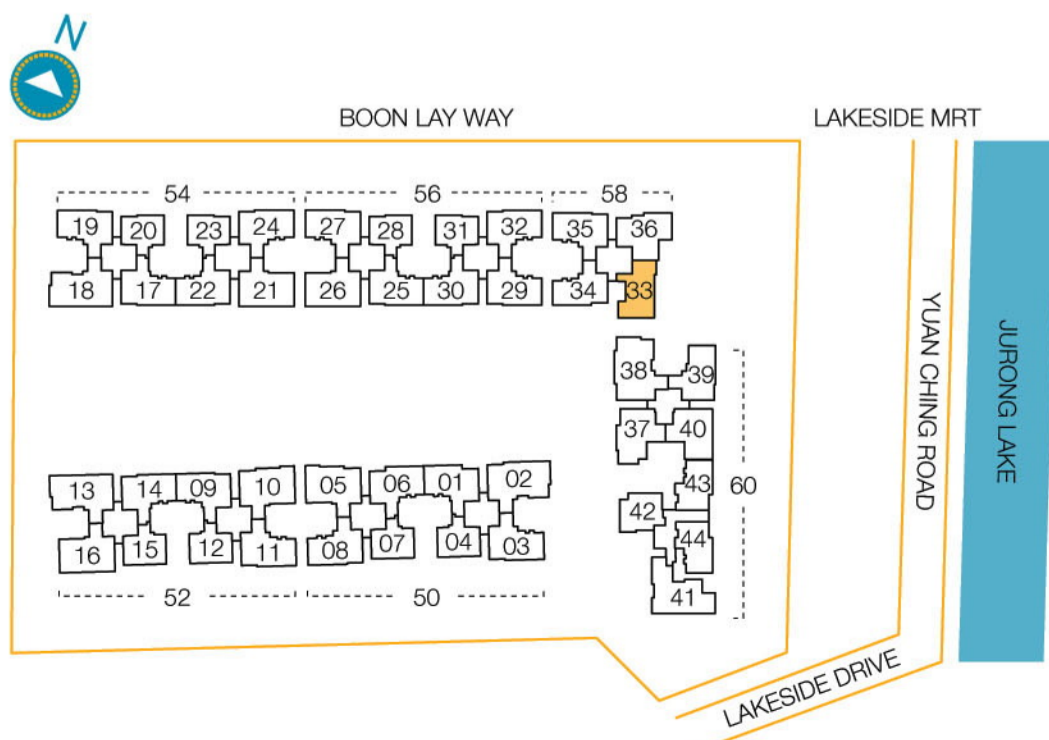
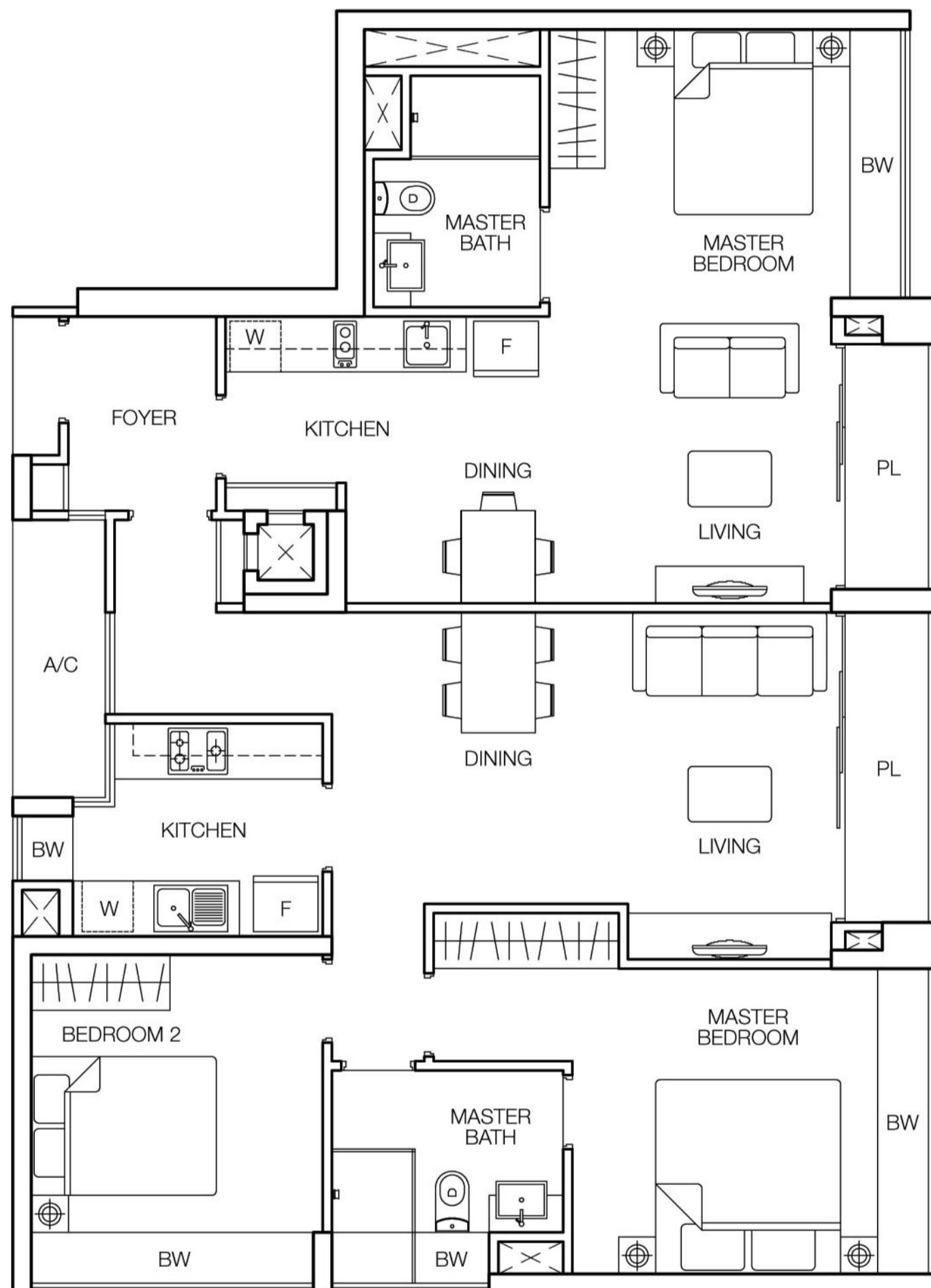


3 BEDROOM (Dual Key Unit)

# TYPE D3

119 sq.m. / 1,281 sq.ft.

#03-33 to #17-33



Area includes PES, A/C ledge, bay window, balcony, planter, roof terrace and void. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

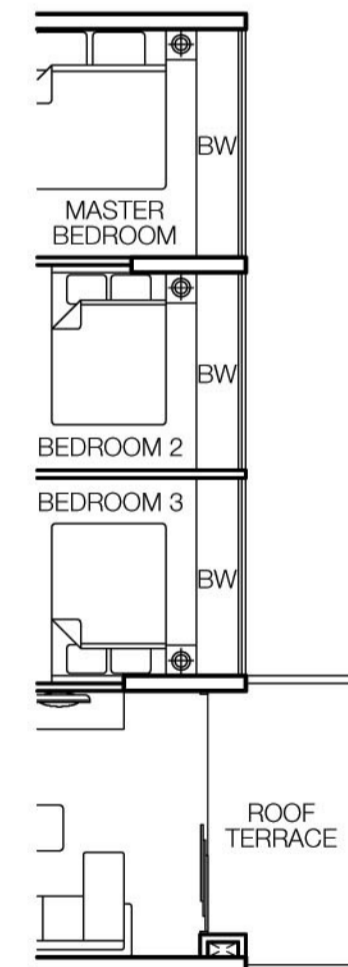
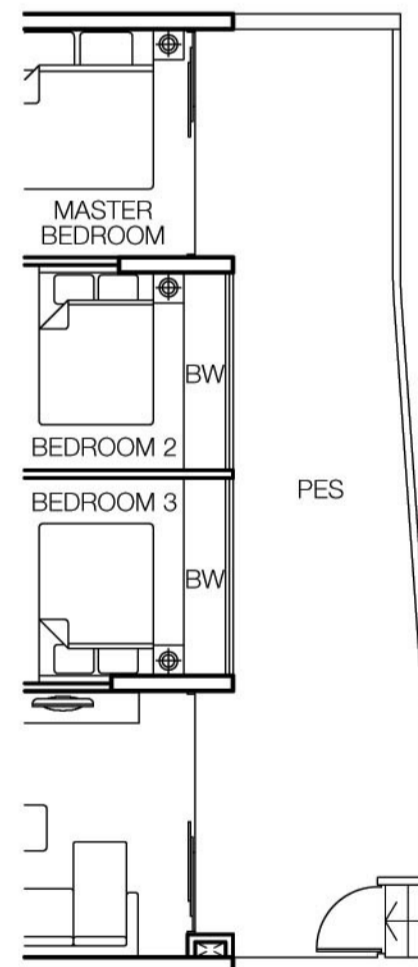
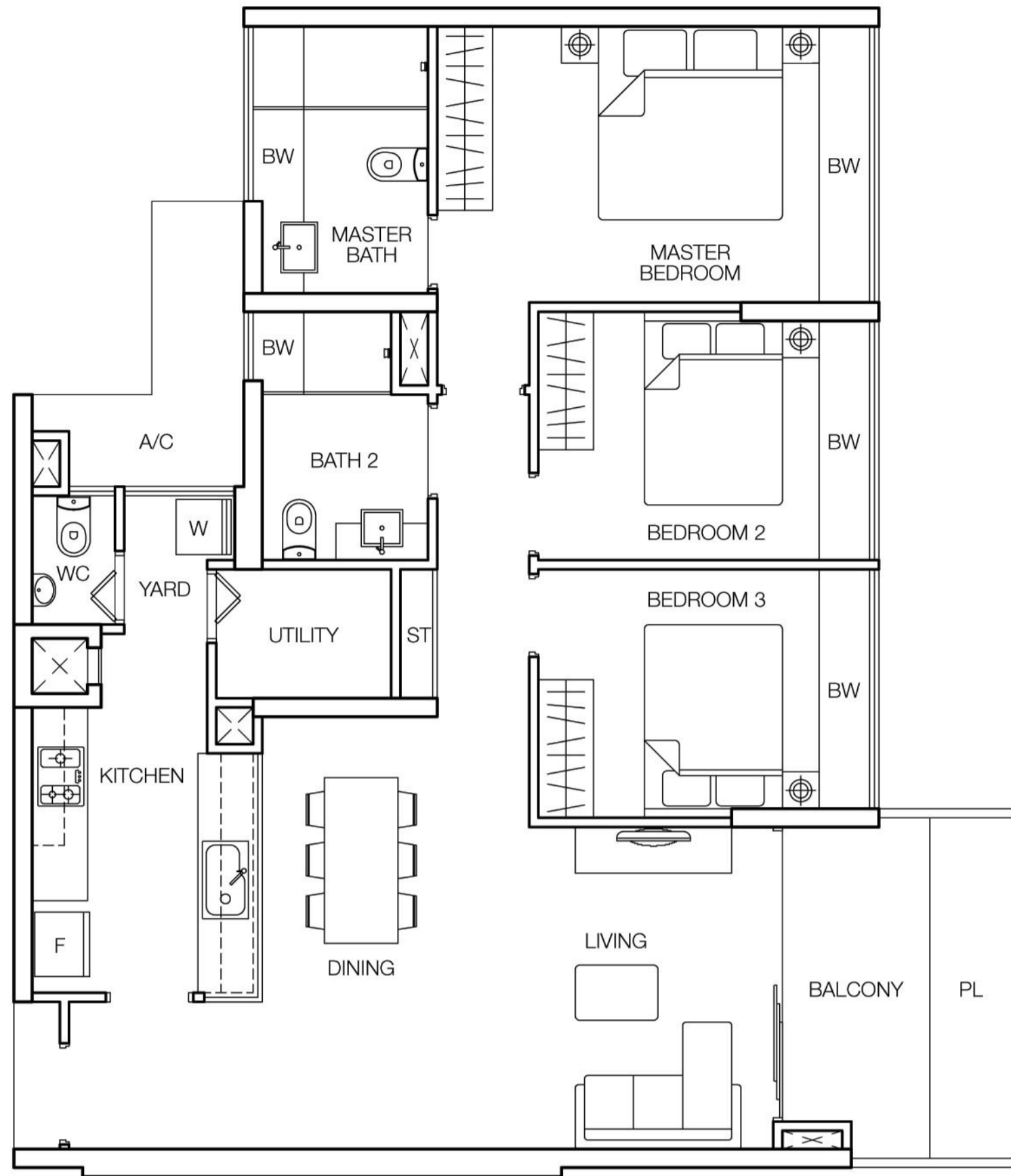


3 BEDROOM

# TYPE D4

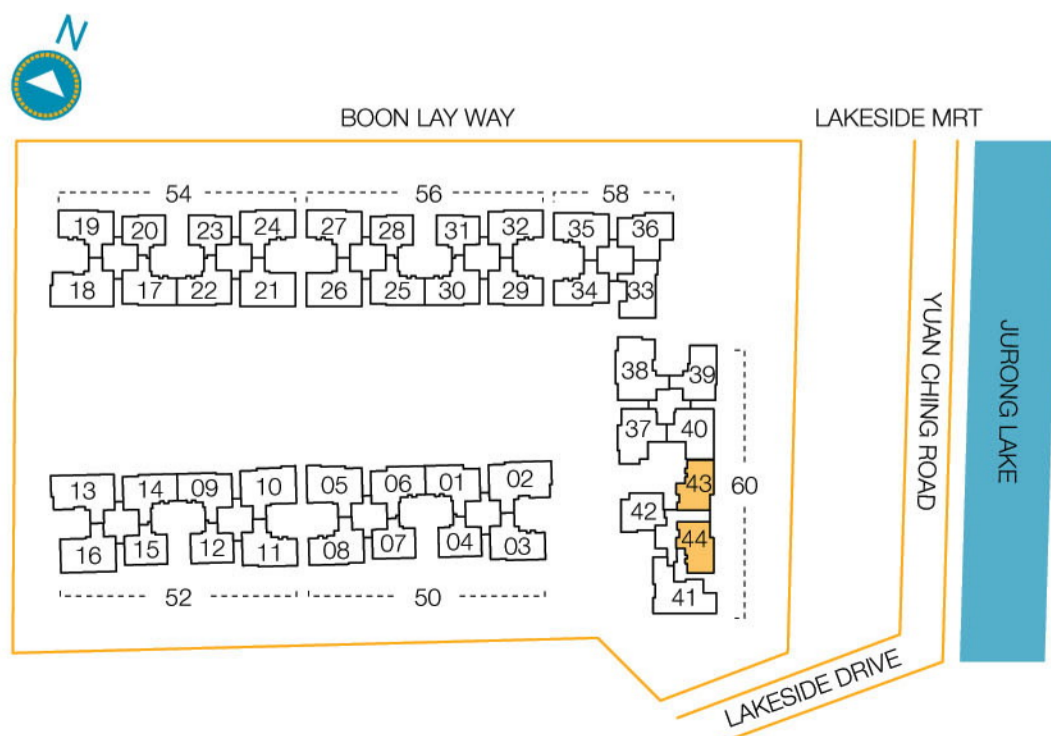
112 sq.m. / 1,206 sq.ft.

#02-43 to #15-43, #02-44 to #16-44



**TYPE D4p**  
136 sq.m. / 1,464 sq.ft.  
#01-43

**TYPE D4t**  
112 sq.m. / 1,206 sq.ft.  
#16-43, #17-44



Area includes PES, A/C ledge, bay window, balcony, planter, roof terrace and void. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

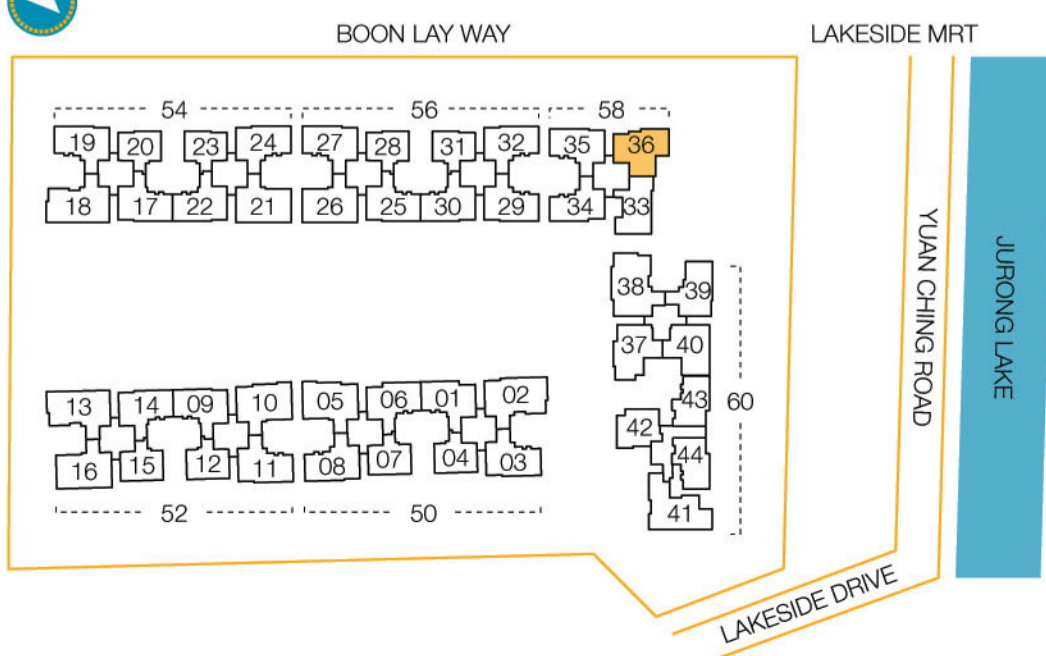
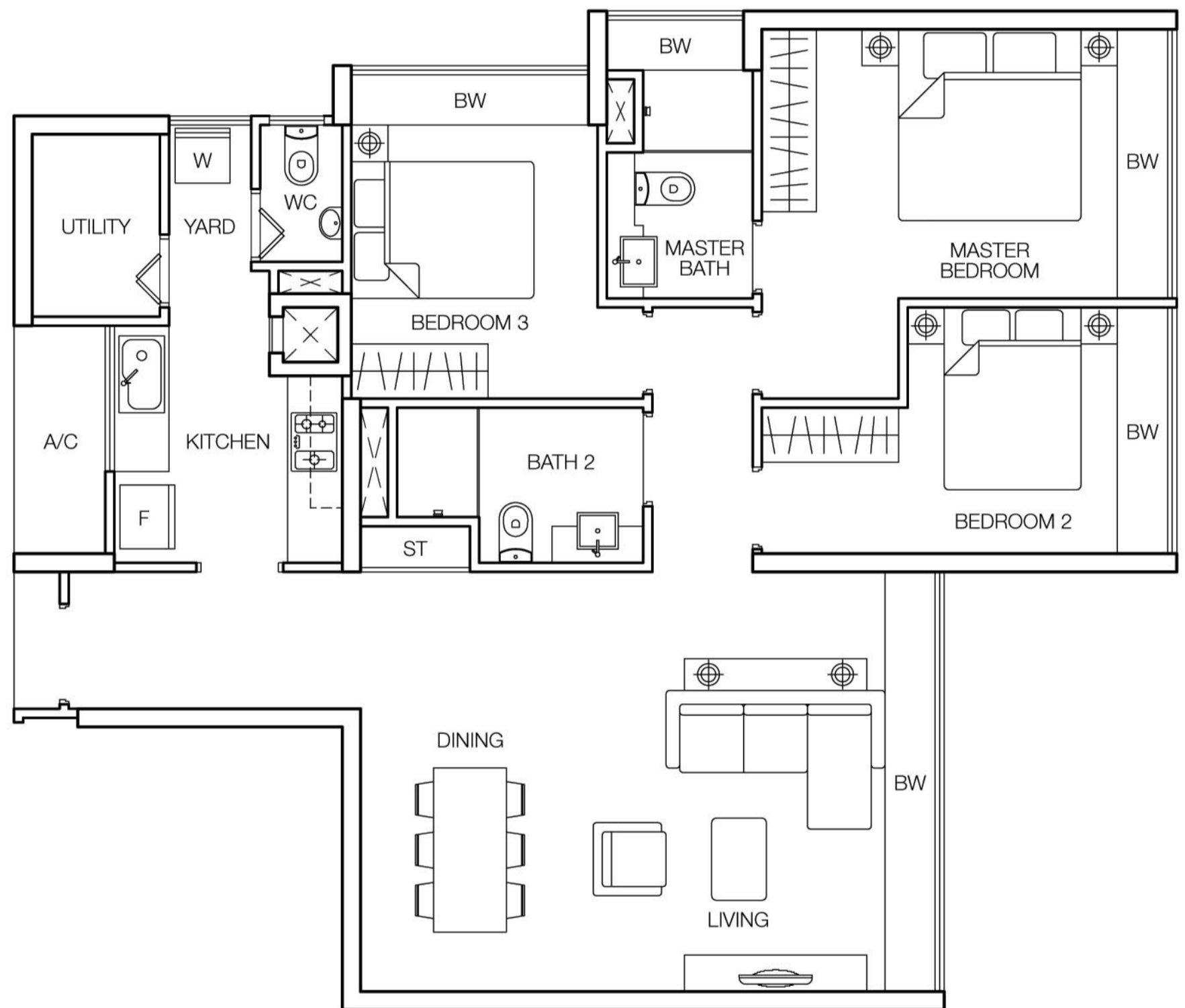


3 BEDROOM

# TYPE D5

106 sq.m. / 1,141 sq.ft.

#04-36 to #16-36



Area includes PES, A/C ledge, bay window, balcony, planter, roof terrace and void. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.



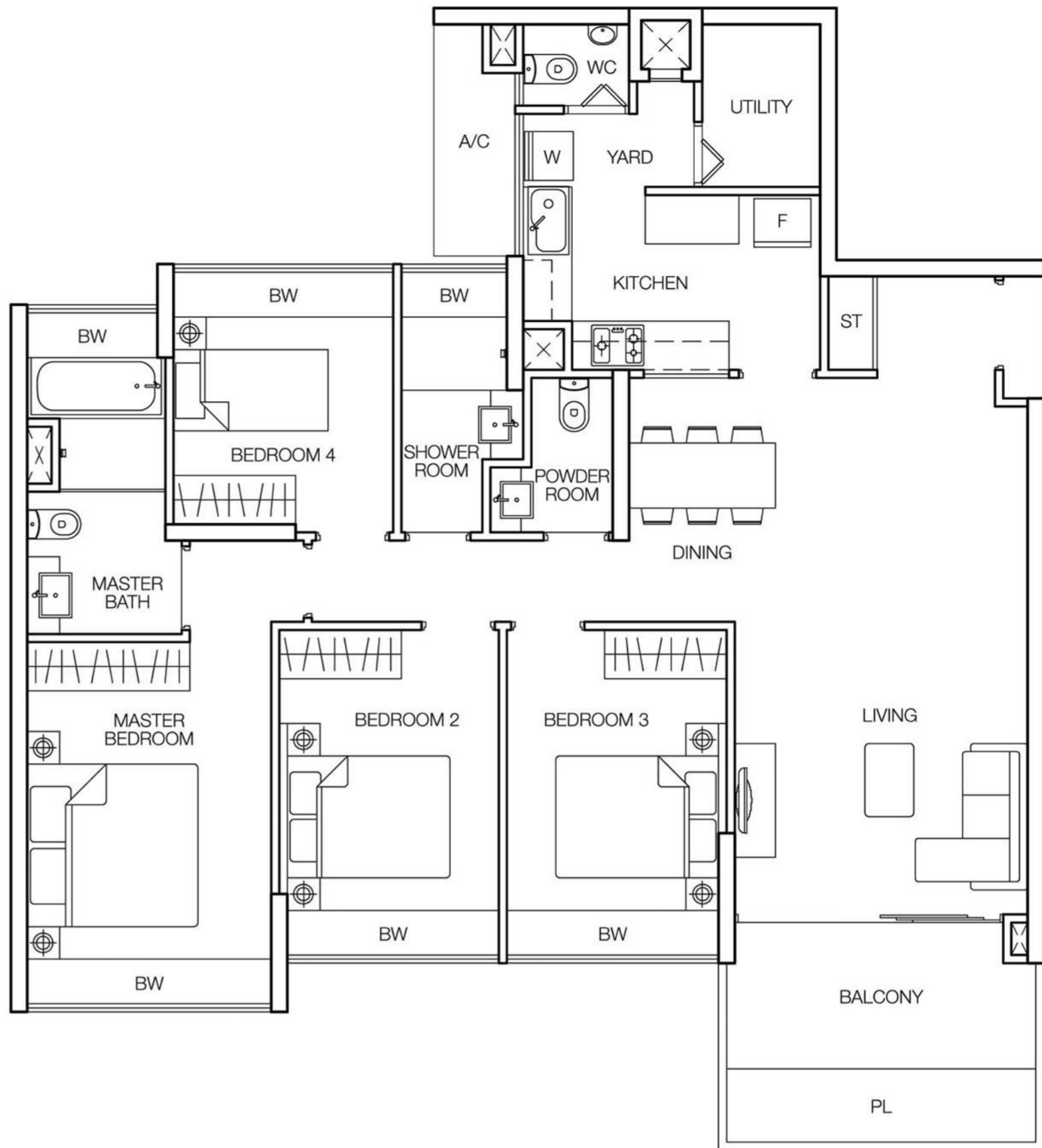
4 BEDROOM

# TYPE E1

130 sq.m. / 1,399 sq.ft.

#02-05 to #16-05, #02-10 to #16-10

#02-21 to #16-21, #02-26 to #16-26

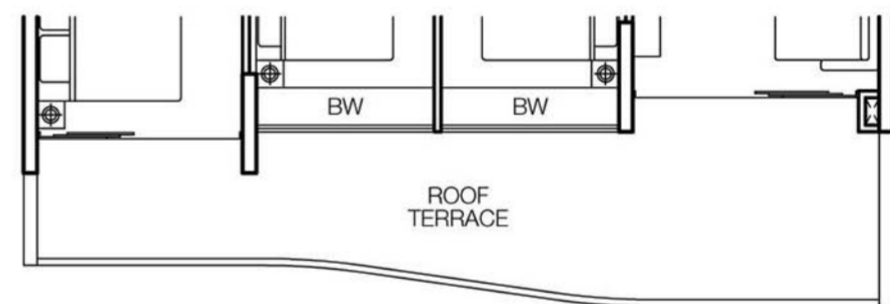


## TYPE E1t

147 sq.m. / 1,582 sq.ft.

#17-05, #17-10, #17-16, #17-21

#17-26

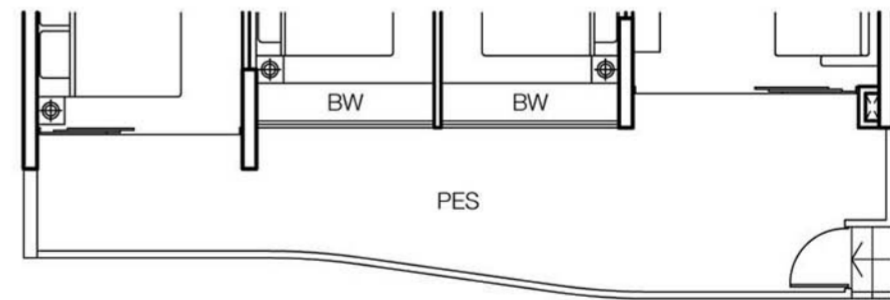


## TYPE E1p

146 sq.m. / 1,572 sq.ft.

#01-05, #01-10, #01-16, #01-21

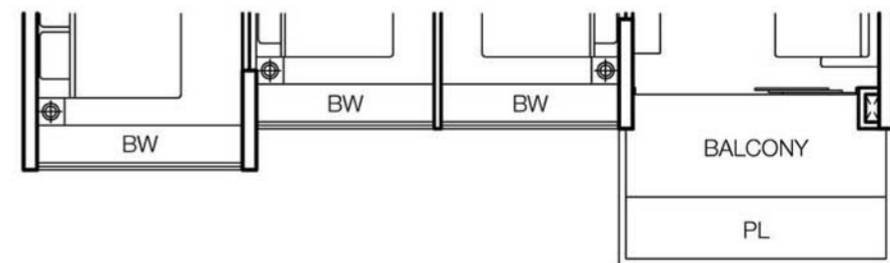
#01-26



## TYPE E1a

129 sq.m. / 1,389 sq.ft.

#02-16 to #16-16



Area includes PES, A/C ledge, bay window, balcony, planter, roof terrace and void. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.



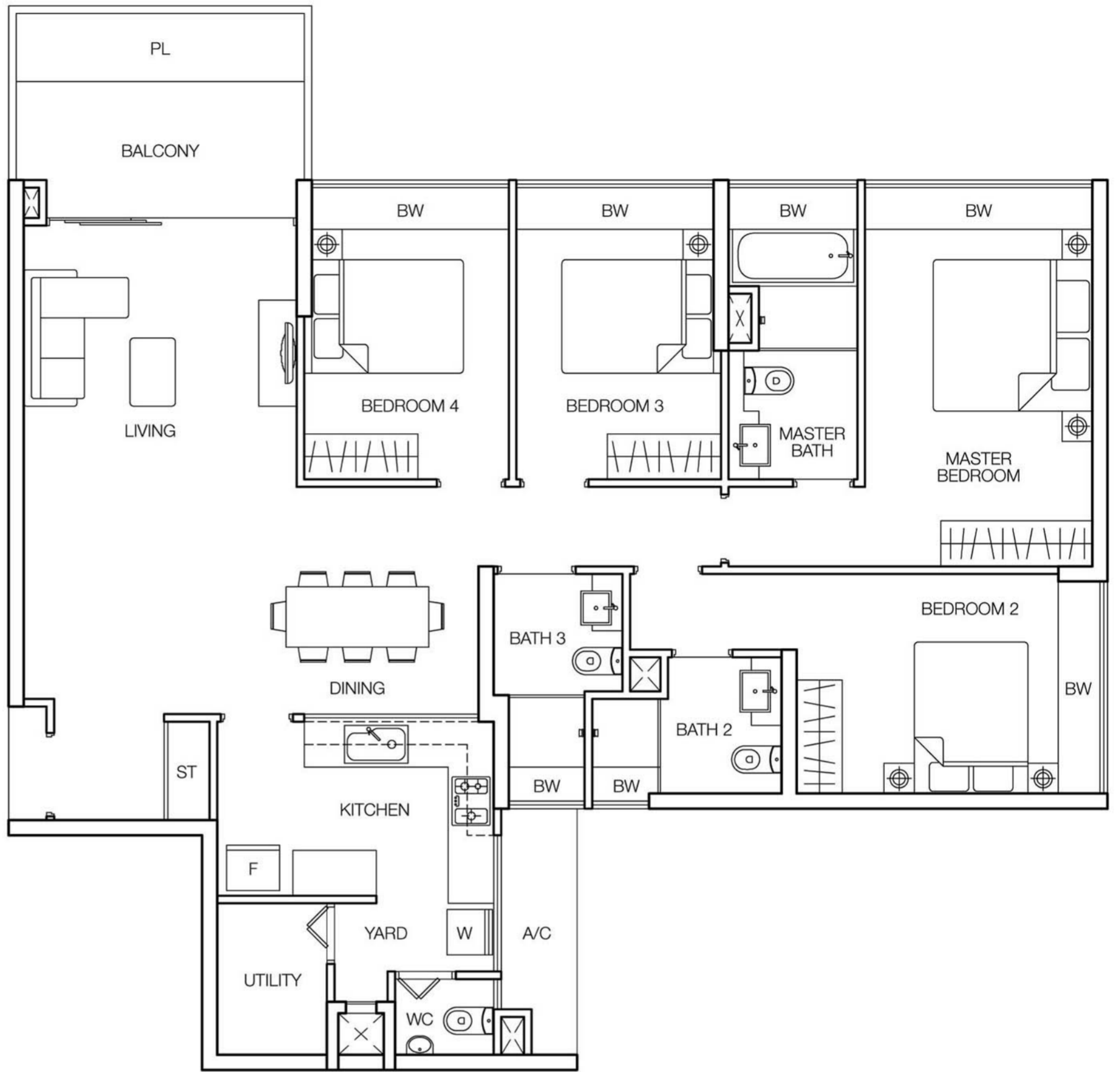
4 BEDROOM

# TYPE E2

142 sq.m. / 1,528 sq.ft.

#02-02 to #16-02, #02-13 to #16-13

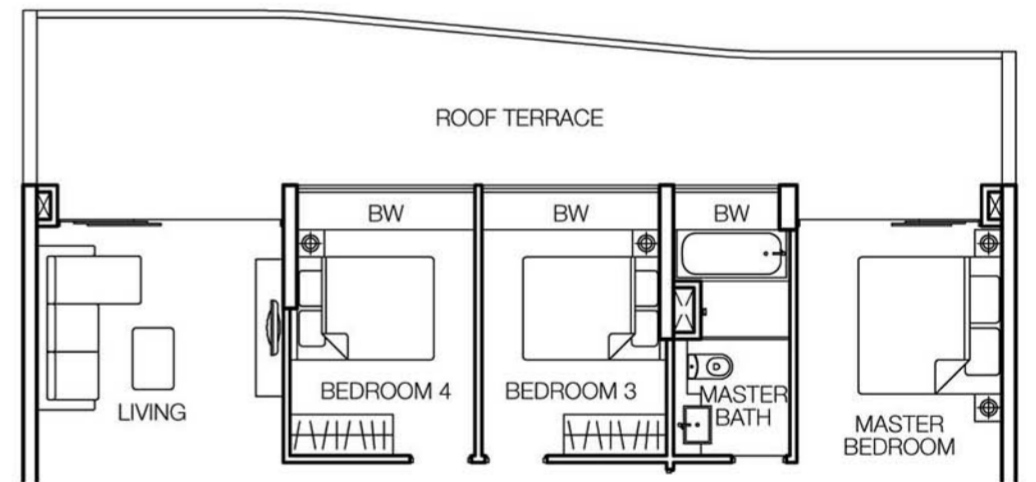
#02-18 to #16-18



## TYPE E2t

165 sq.m. / 1,776 sq.ft.

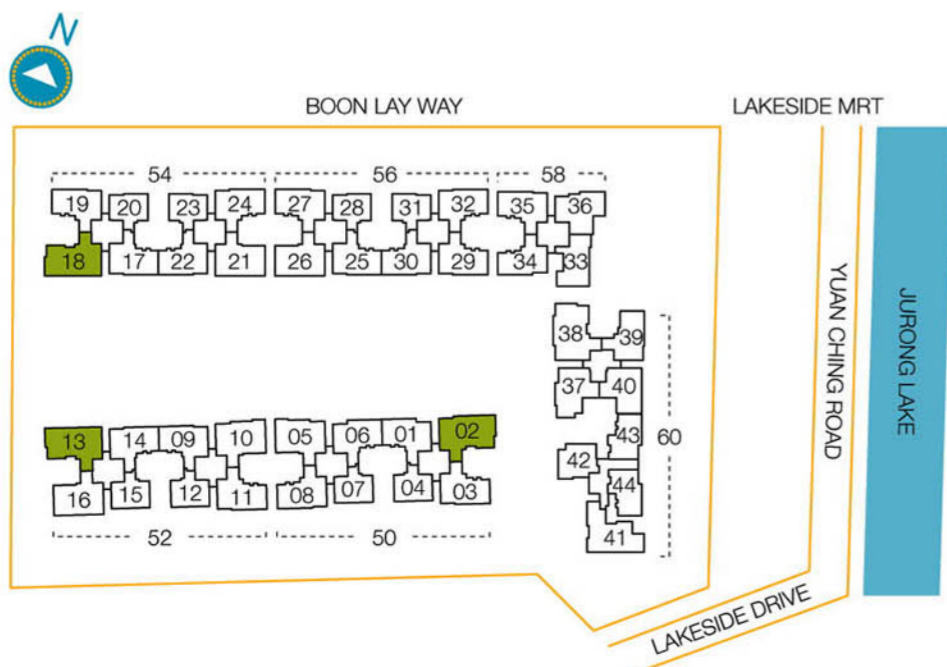
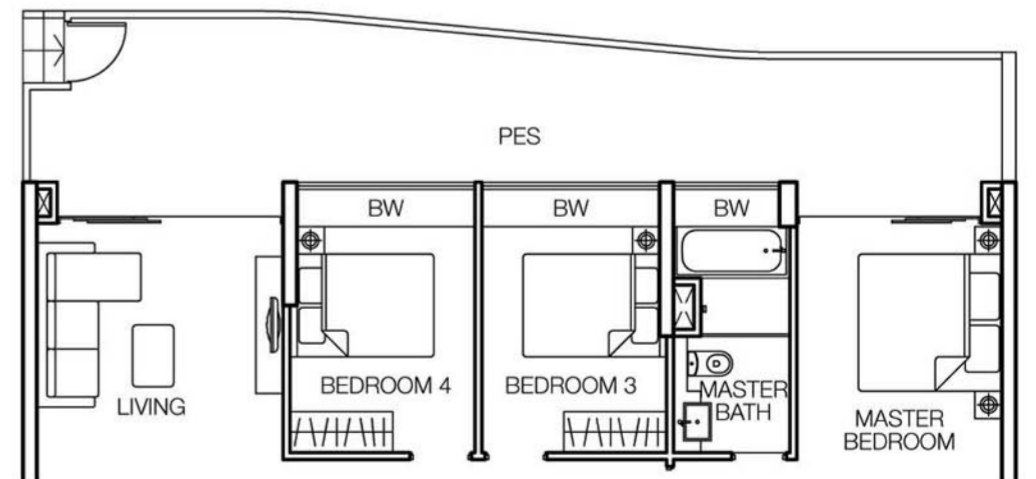
#17-02, #17-13, #17-18



## TYPE E2p

164 sq.m. / 1,765 sq.ft.

#01-02, #01-13, #01-18



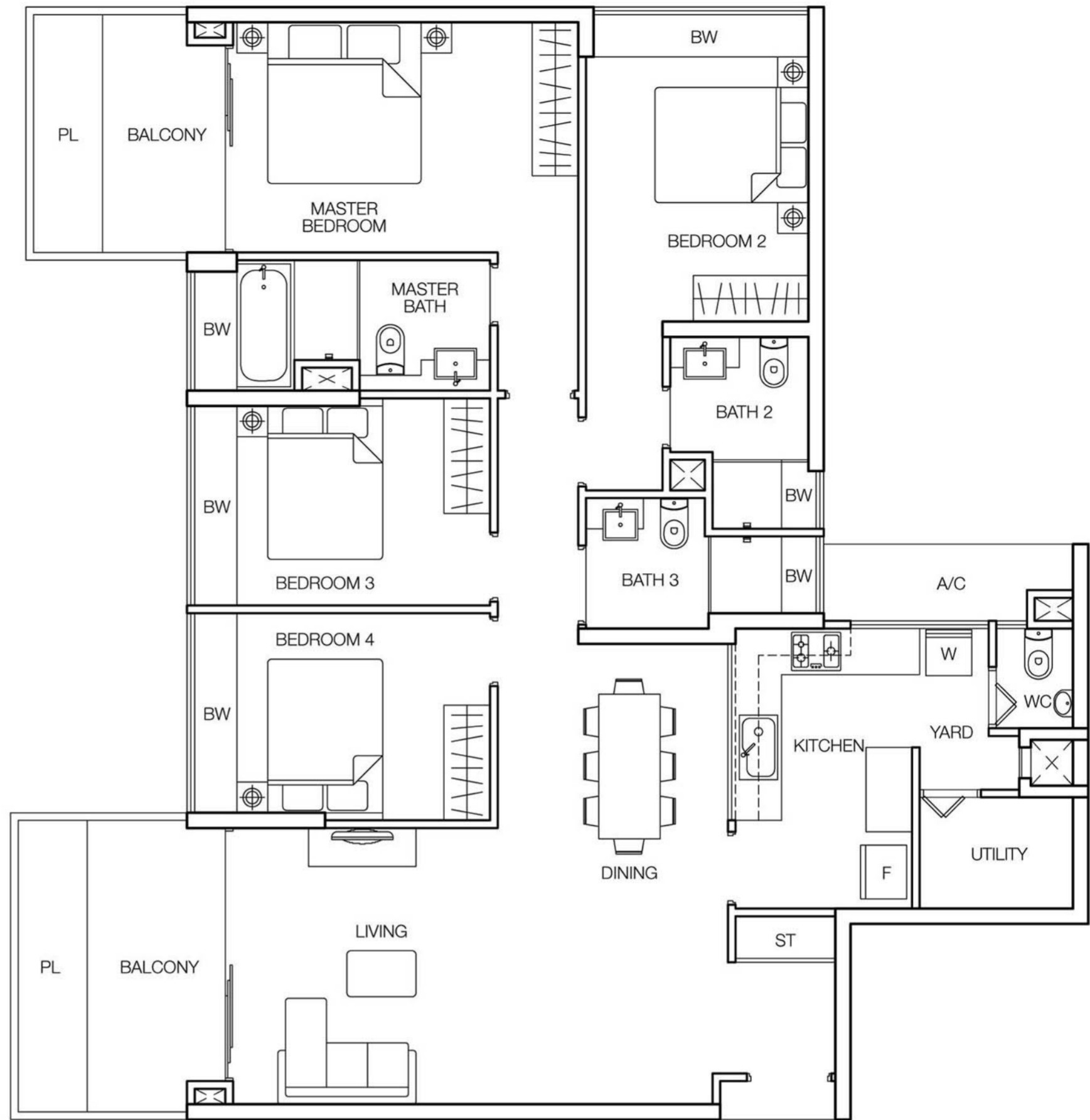
Area includes PES, A/C ledge, bay window, balcony, planter, roof terrace and void. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.



4 BEDROOM

# TYPE E2a

148 sq.m. / 1,593 sq.ft.  
#02-38 to #16-38

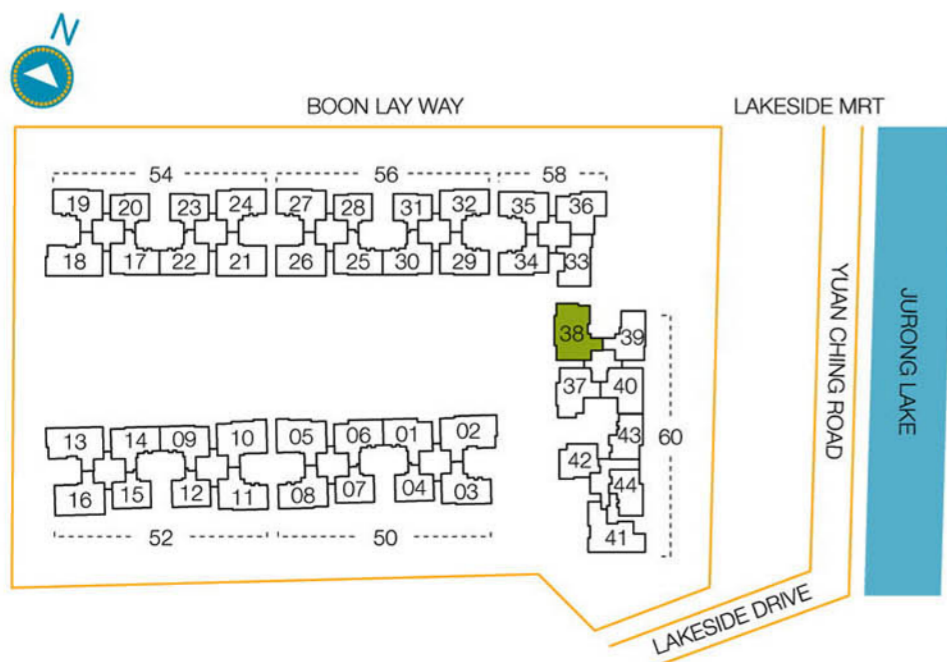


## TYPE E2at

165 sq.m. / 1,776 sq.ft.  
#17-38

## TYPE E2ap

164 sq.m. / 1,765 sq.ft.  
#01-38



Area includes PES, A/C ledge, bay window, balcony, planter, roof terrace and void. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

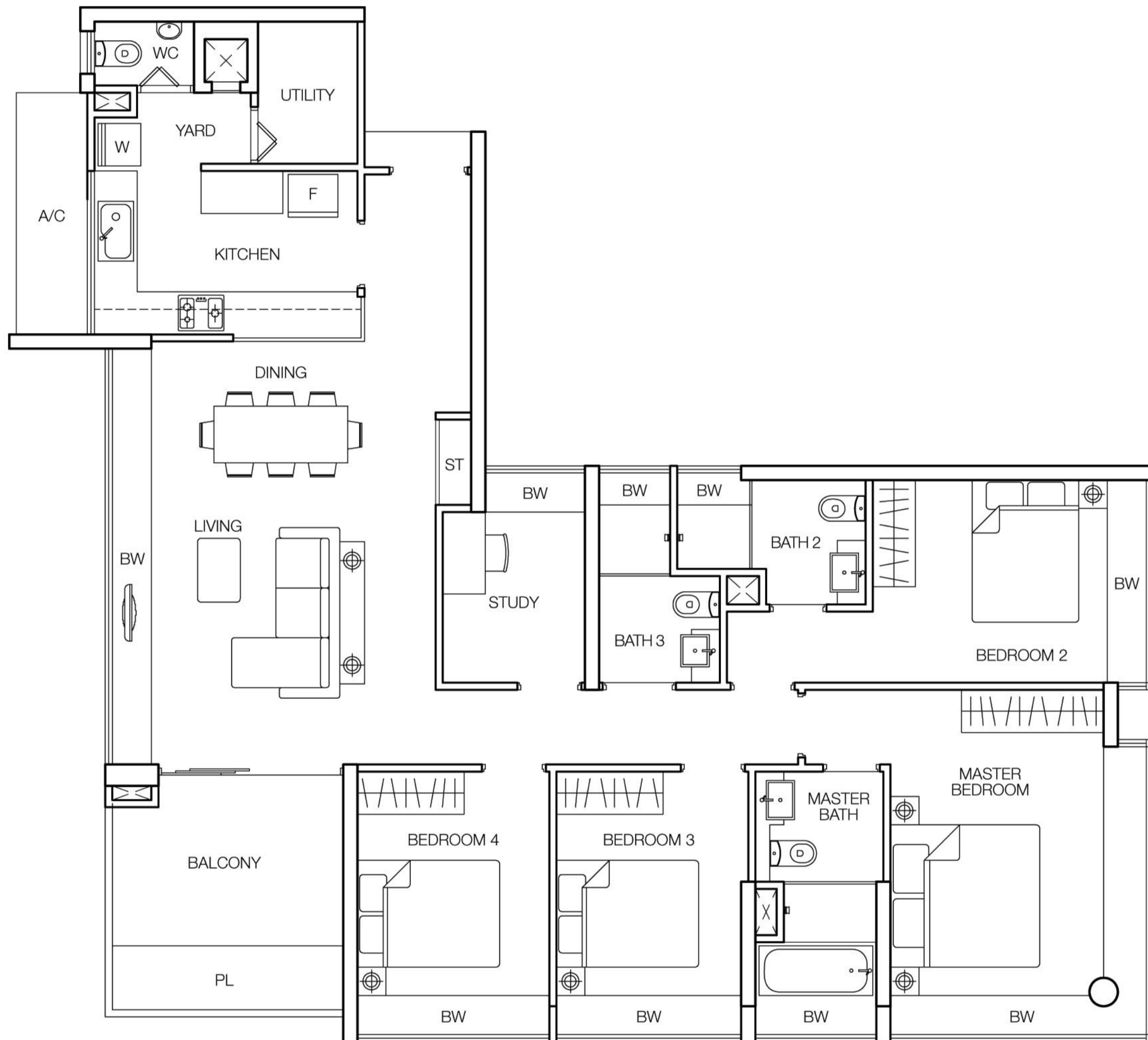


4 BEDROOM + STUDY

# TYPE F1

149 sq.m. / 1,604 sq.ft.

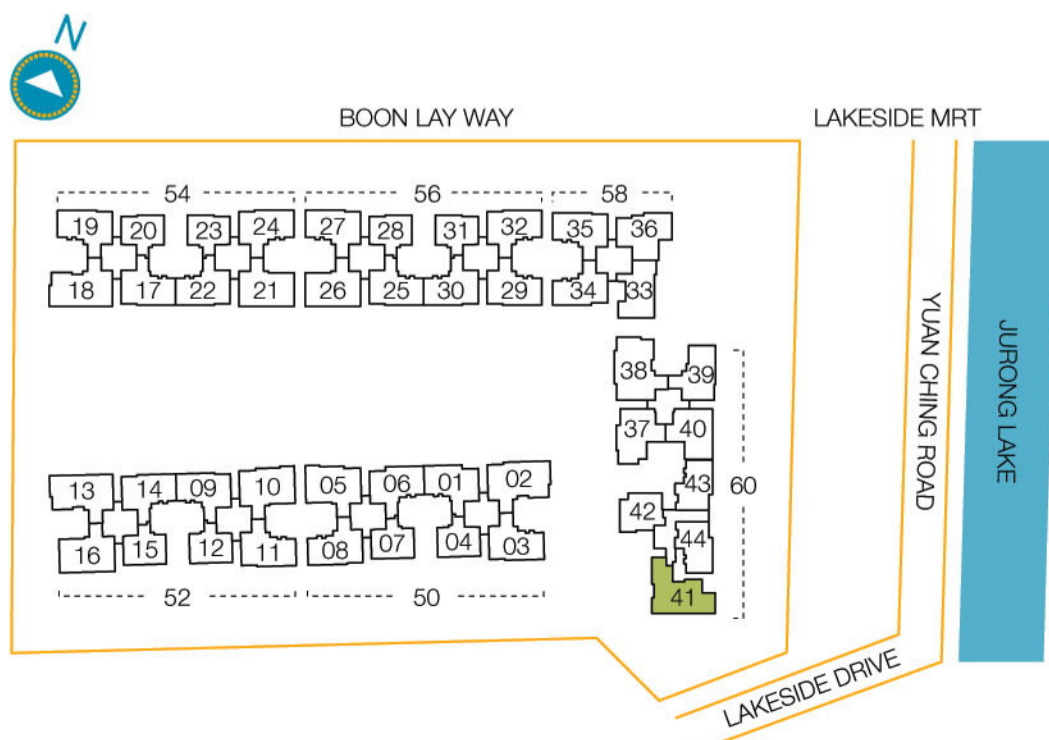
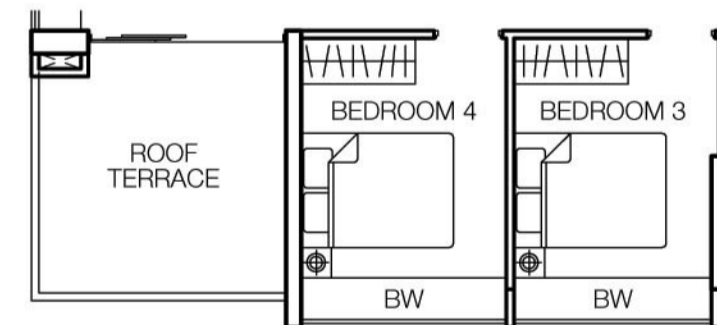
#02-41 to #16-41



## TYPE F1t

149 sq.m. / 1,604 sq.ft.

#17-41



Area includes PES, A/C ledge, bay window, balcony, planter, roof terrace and void. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.





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Please log on to <http://www.ura.gov.sg/MP2008> and <http://www.ura.gov.sg/MP2008/Jurong> for more information regarding Master Plan 2008 and Jurong Lake District.