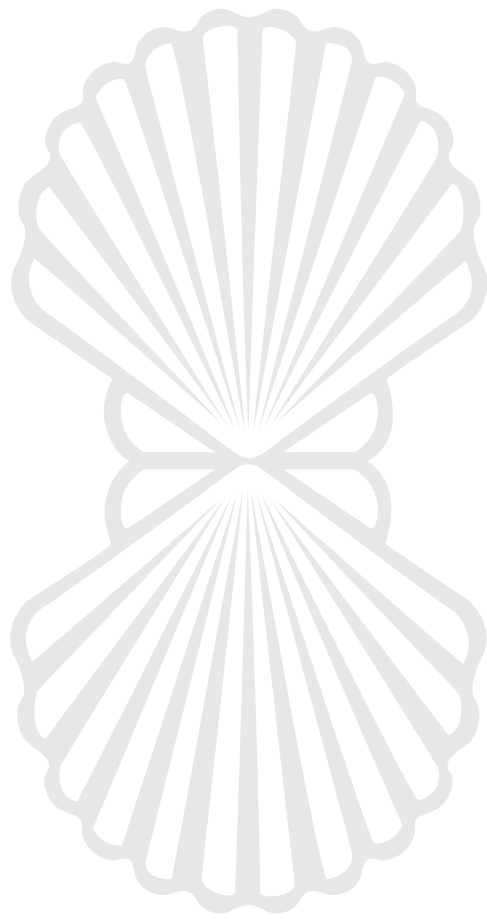




BUNGALOWS BY THE SEA



Making waves in seafront living

The pioneer seafront bungalows on mainland Singapore, coupling shoreline serenity with metropolitan convenience. A landmark development for the cream of society seeking a majestic home to match their status. Not one for the masses, each bungalow is reserved for the foremost elites who can afford the prestige. For the few who can, make history.



Inhale the scents of fresh sea breeze. Listen to the comforting lullaby of rolling ocean waves. Feel the sand massage your feet. Watch twilight illuminate the horizon. All exclusively yours.

Hear the songs of the sea in absolute tranquility







Take a trip down a road less travelled. A coveted trail of such distinction that it quiets with unattainability. Embrace tranquility and journey down a pristine path undisturbed by urban rapture, bathed in the glory of nature at every turn. Each step leads you towards your kingdom, basking in the timeless grandeur of the sea.

Treasured gems that command respect









Set sail for your island vacation





Trigonia, Dalium, Euvola, Uvanilla, Modelia, Triton, Asprella and Mitra - 8 prominent landed abodes with peaceful waterfront living.

Each colossal bungalow encompasses 4 storeys and 1 basement level, complete with vast ensuite bedrooms perfect for comfortable family living. A private home lift chauffeurs you from the basement to the attic in absolute comfort. With such infinite living space, envision an everlasting vacation on a resort island of your ownership.

Open your heart to true luxury









Celebrate opulence. Feel the wind ruffle your hair at the expansive balcony exhibiting panoramic seaview. Each luxurious bungalow also includes a Jacuzzi, private pool and personal car porch. Let the boundless space be a playground of your imagination. Accept no impossibility. Be revolutionary.





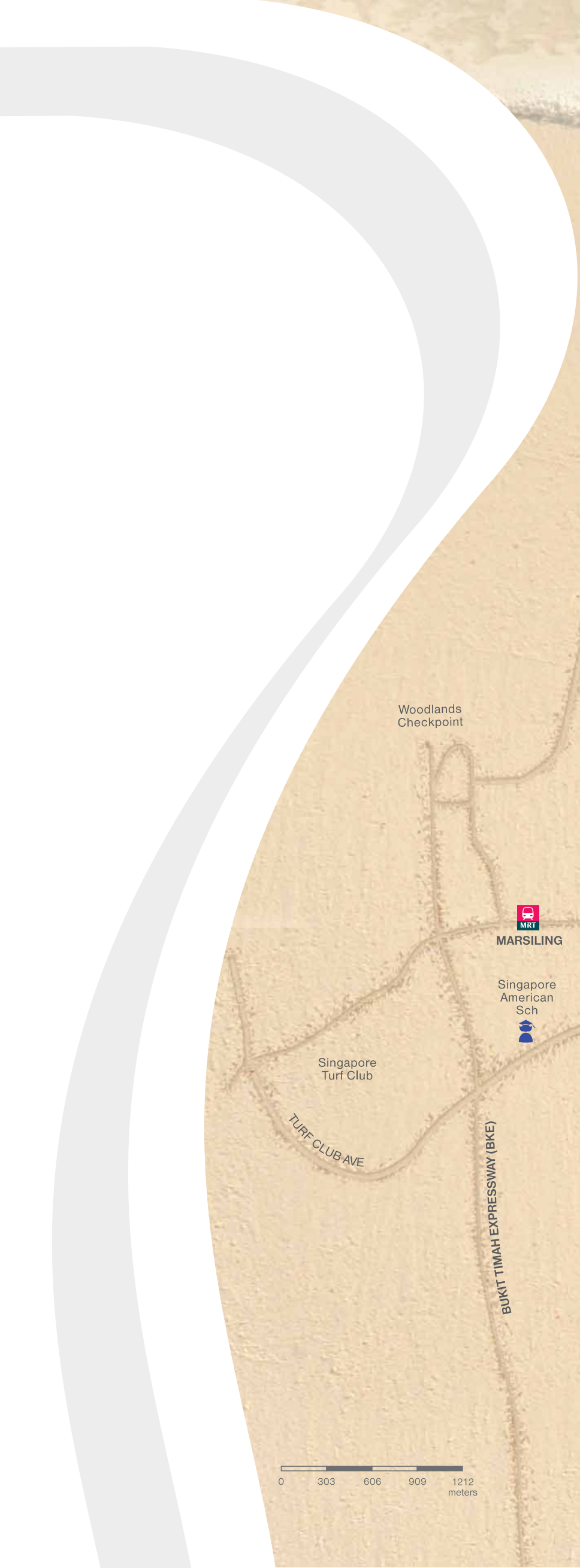
See the world from a distinct perspective



Artist's Impression



Impression Only



ADMIRALTY RD WEST

WOODLANDS AVE 9

WOODLANDS AVE 7

WOODLANDS

WOODLANDS AVE 2

WOODLANDS AVE 5

WOODLANDS AVE 12

SELETAR EXPRESSWAY (SLE)

Woodlands Checkpoint

MARSILING

Singapore American Sch

Singapore Turf Club

TURF CLUB AVE

BUKIT TIMAH EXPRESSWAY (BKE)

Admiralty Sec Sch

Admiralty Pri Sch

ADMIRALTY

Greenwood Pri Sch

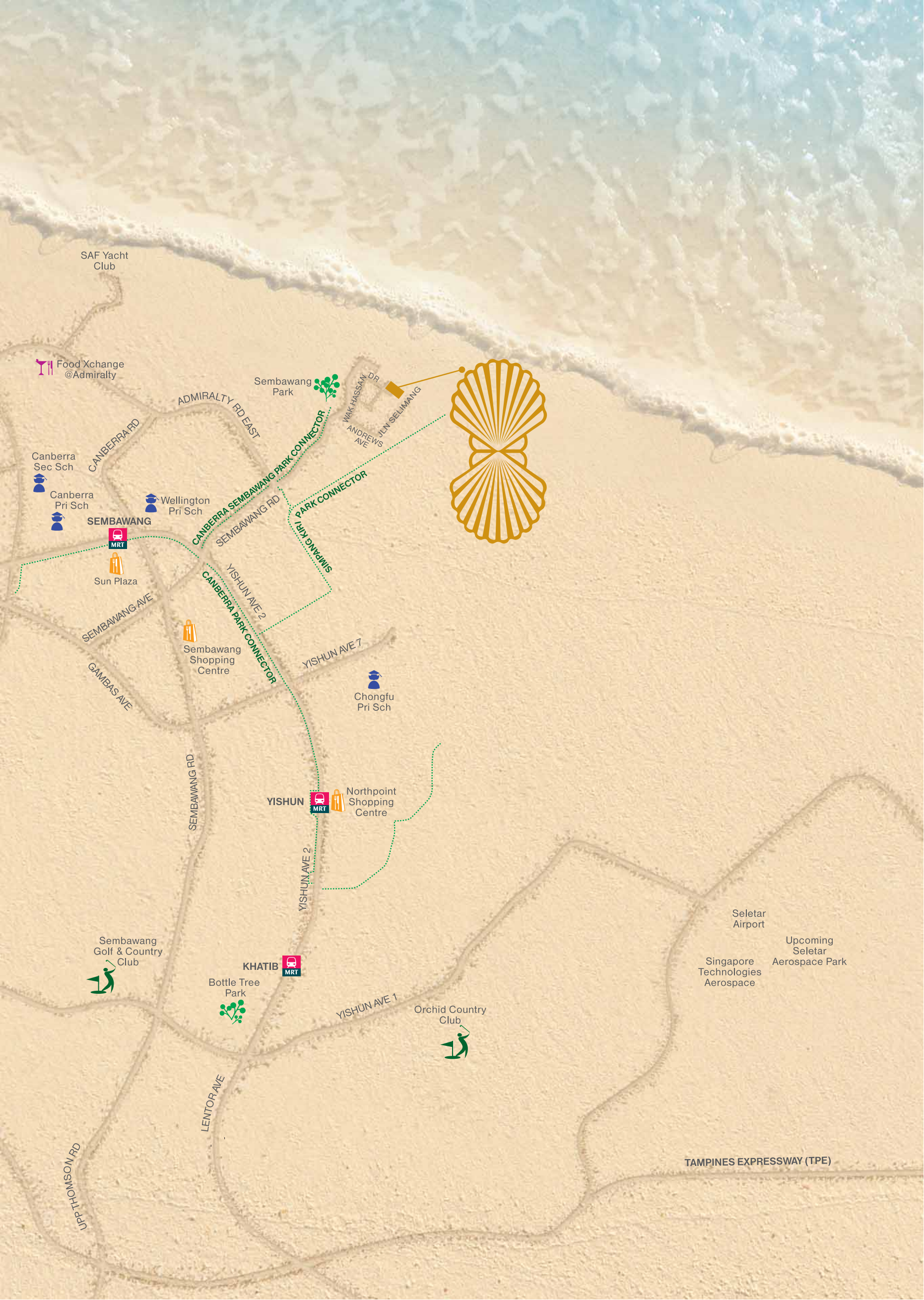
Woodlands Ring Pri Sch

Woodgrove Pri Sch

Innova JC

Singapore Sports Sch





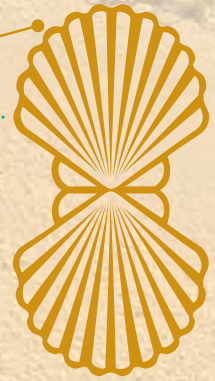
SAF Yacht Club

Food Xchange @Admiralty

ADMIRALTY RD EAST

Sembawang Park

WAK HASSAN DR
ANDREWS AVE
JLN SELIMANG



Canberra Sec Sch

CANBERRA RD

Canberra Pri Sch

Wellington Pri Sch

SEMBAWANG MRT

Sun Plaza

CANBERRA SEMBawang PARK CONNECTOR
SEMBAWANG RD

PARK CONNECTOR
SIMPANG KRI / JLN DUNJAWIS

SEMBAWANG AVE

SEMBAWANG SHOPPING CENTRE
YISHUN AVE 2
CANBERRA PARK CONNECTOR

YISHUN AVE 7

SEMBAWANG RD

Chongfu Pri Sch

YISHUN MRT

Northpoint Shopping Centre

YISHUN AVE 2

Sembawang Golf & Country Club

KHATIB MRT

Bottle Tree Park

YISHUN AVE 1

Orchid Country Club

LENTOR AVE

Seletar Airport

Upcoming Seletar Aerospace Park

Singapore Technologies Aerospace

TAMPINES EXPRESSWAY (TPE)

UP THOMSON RD



Savour the picturesque greenery of Canberra Sembawang Park Connector, Sembawang Park and nearby golf courses surrounding your esteemed neighbourhood. For the urbanite at heart, Sembawang Shopping Centre, Sun Plaza and Northpoint fulfill your retail, dining and entertainment needs with ease. Every moment is nothing short of smooth-sailing with renowned schools, Sembawang MRT station and major expressways leading to the city in proximity. Close-by Seletar Aerospace Park, estimated to create 10,000 job opportunities upon completion in 2018, assures dynamic investment returns.







Experience absolute solace in your enchanting ville d'eau secluded from the eyes of the public, where scenic charm and captivating grace accompany each glorious day. Indulge in twice the extravagance in the double-volume living room. Step into a distinguished lifestyle of untold privilege, where the height of luxury is at your feet.



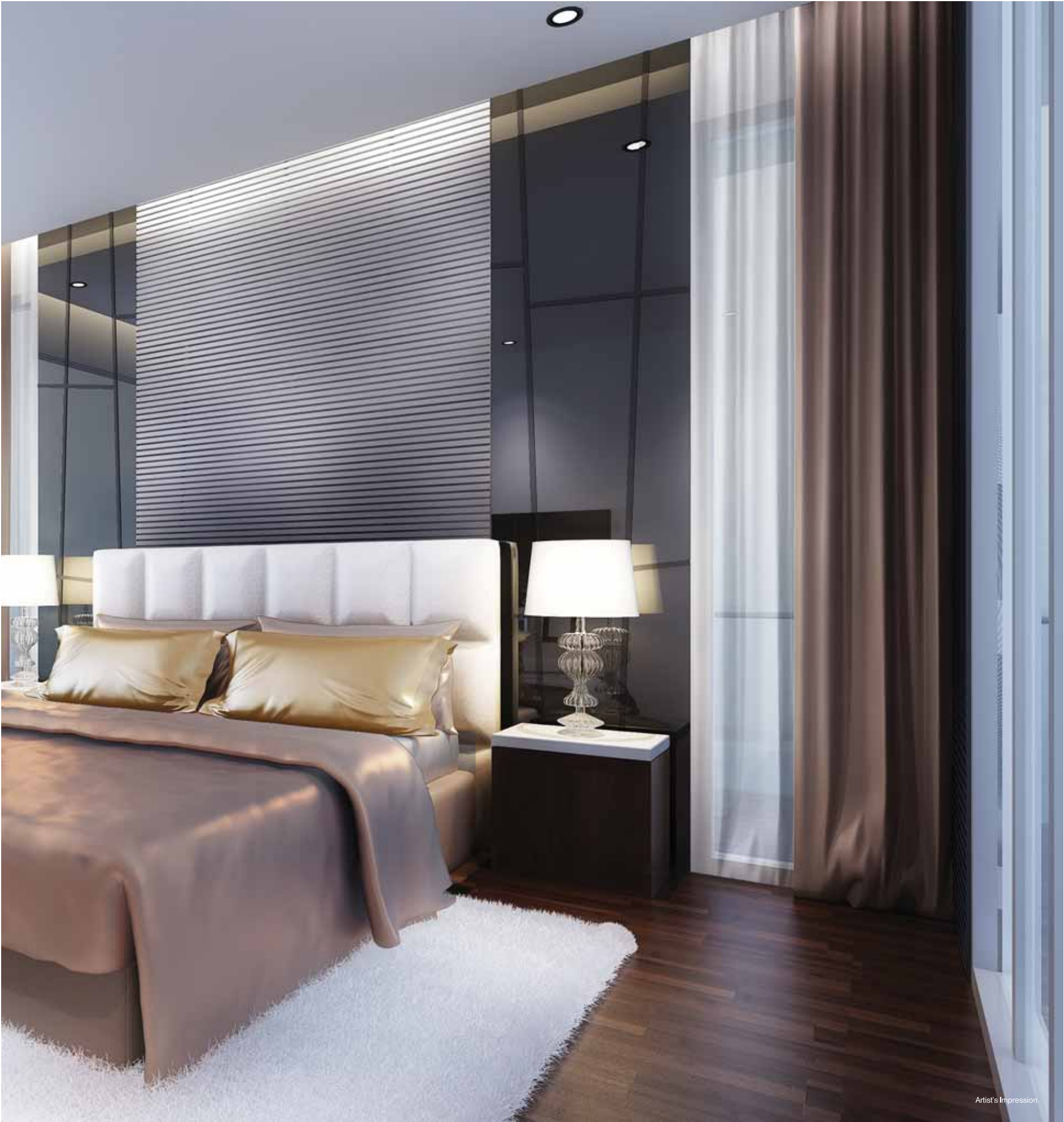
Sail along with life's finest

Life is undeniably magnificent at this oasis of exquisite beauty, where radiant sunrise penetrates an attached balcony to sprinkle your lavish bedroom with an illuminating kaleidoscopic display. Bask in the day at the Open Roof Terrace, or enjoy the views of lush foliage dancing in the sea breeze through extensive glass doors. Let every moment reflect timeless memories.





Artist's Impression



Artist's Impression





Your resort home in the garden city confers a gold mine of luxury. Focusing on the finest details to complete a statement of epic indulgences, every bungalow features a generous selection of high-end fittings and finishes. This is the life. Your life.



Powered by an all-embracing innovation culture, Villeroy & Boch specialises in providing world-class sanitary wares that showcase superior quality and stylish European aesthetics.



GAGGENAU

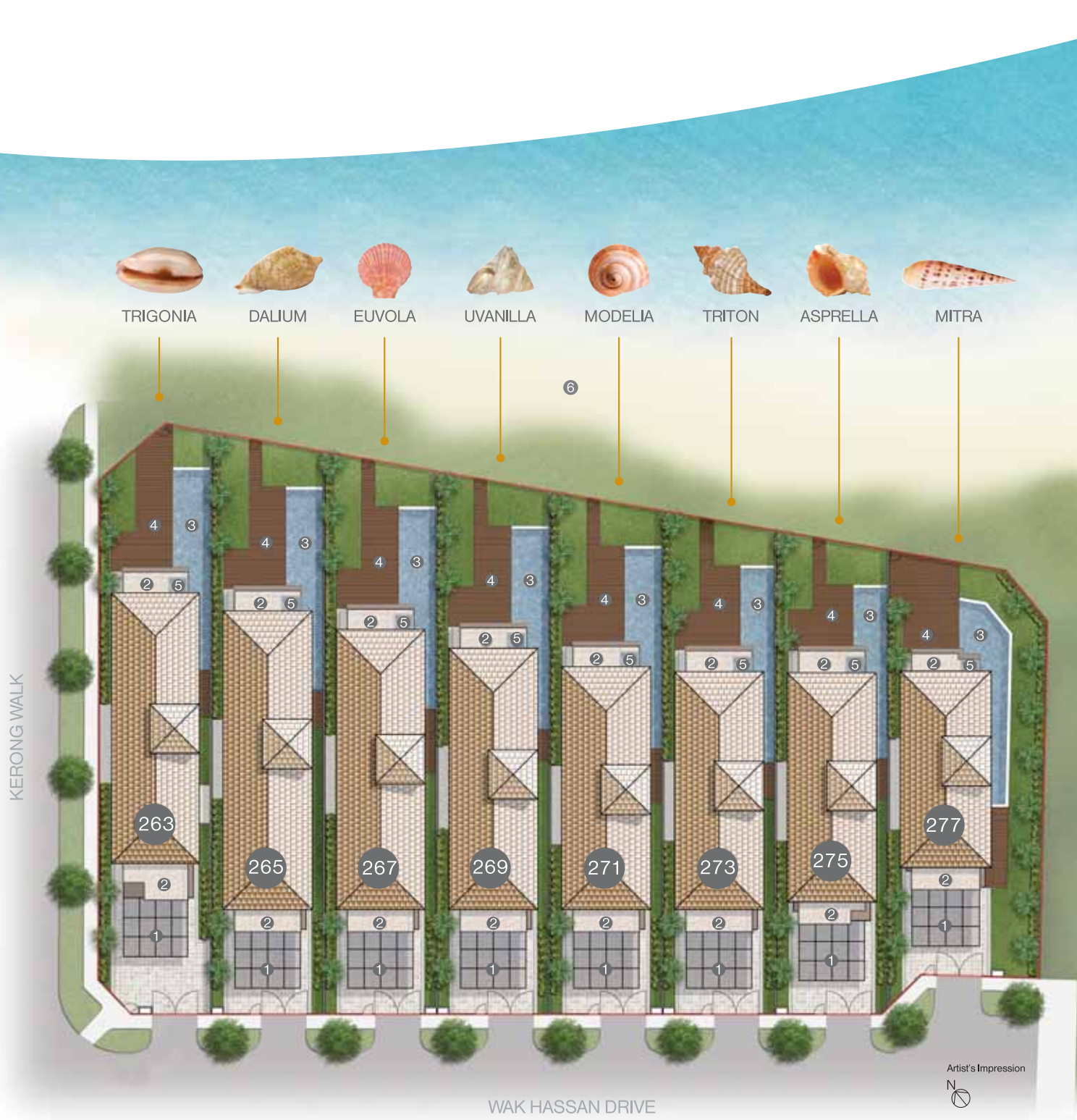
As the leading light in luxury kitchen wares, Gaggenau combines superior design, paramount craftsmanship and novel technology to ensure high functionality and comfort in use.



Renowned for its ingenious features and precision-engineered technology that has stood the test of time, kitchen and bathroom fittings from the award-winning GROHE are truly in a class of their own.



All photographs featured are impressions only



LEGEND

- | | | |
|--------------|----------------------|------------------|
| 1) CAR PORCH | 2) OPEN ROOF TERRACE | 3) SWIMMING POOL |
| 4) POOL DECK | 5) JACUZZI | 6) SHORE |

TRIGONIA

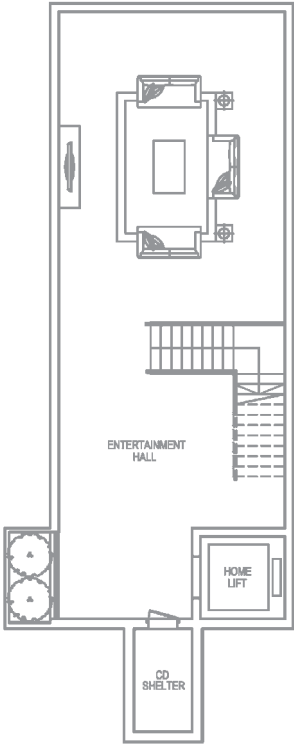


HOUSE NO. 263

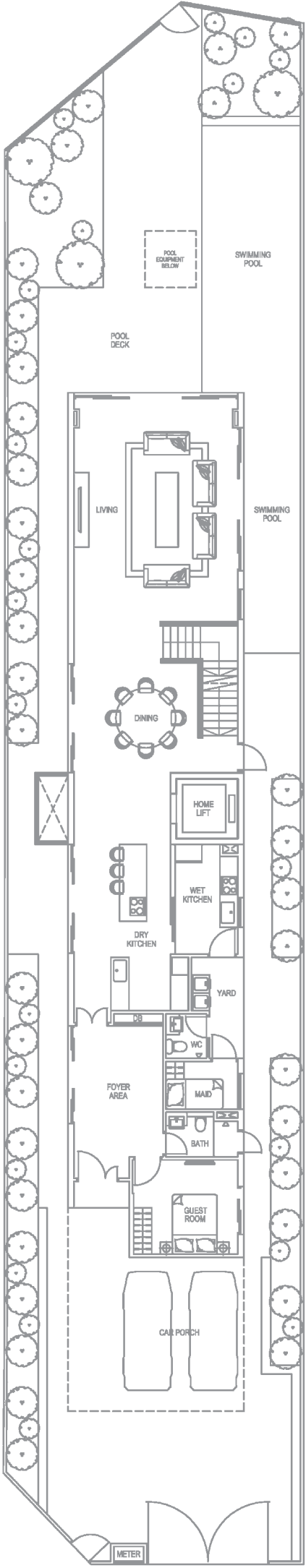
LAND AREA 5,425 SQFT / 504 SQM

FLOOR AREA 9,233 SQFT / 857.77 SQM

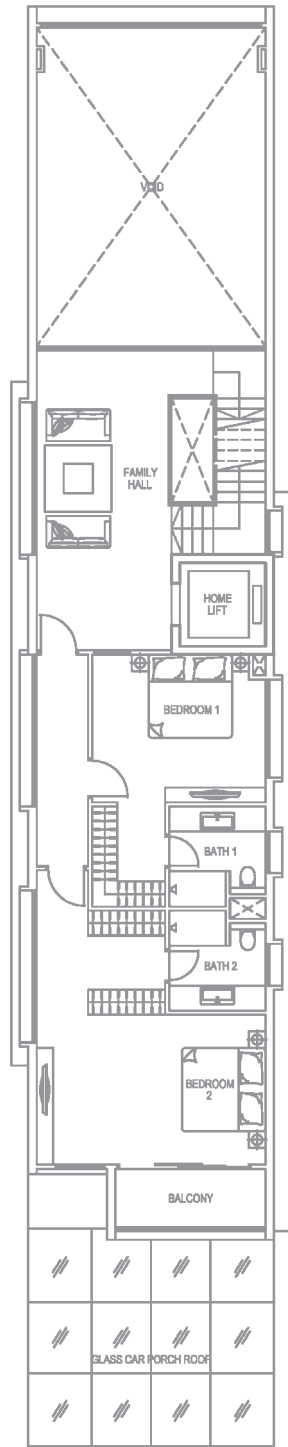
Floor area includes covered car porch, swimming pool, pool deck, planter boxes, void above living, a/c ledge, balconies & open roof terrace



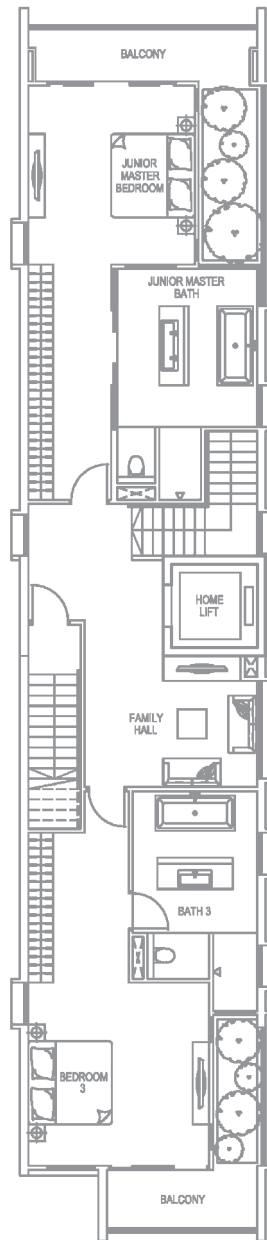
BASEMENT



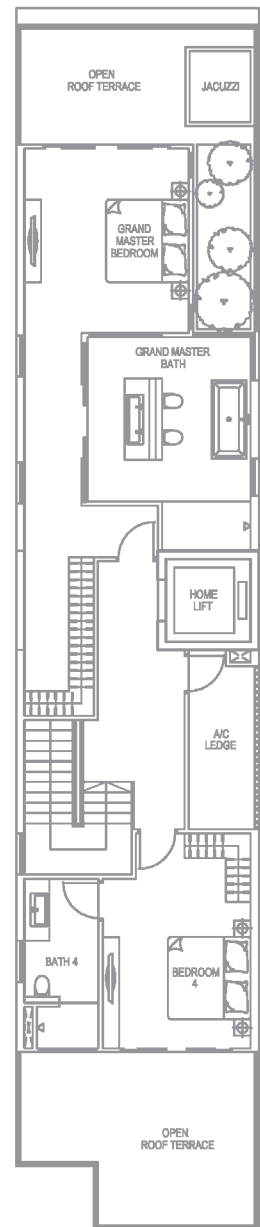
1ST STOREY



2ND STOREY



3RD STOREY



ATTIC



DALIUM

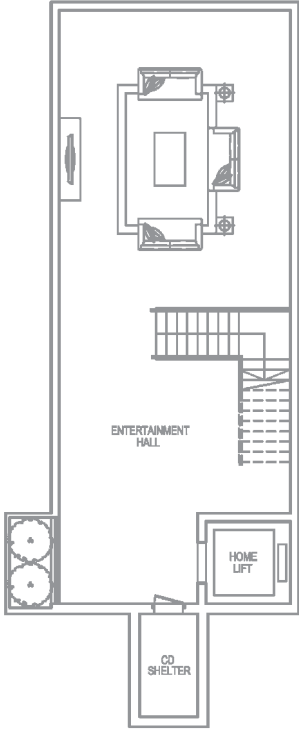


HOUSE NO. 265

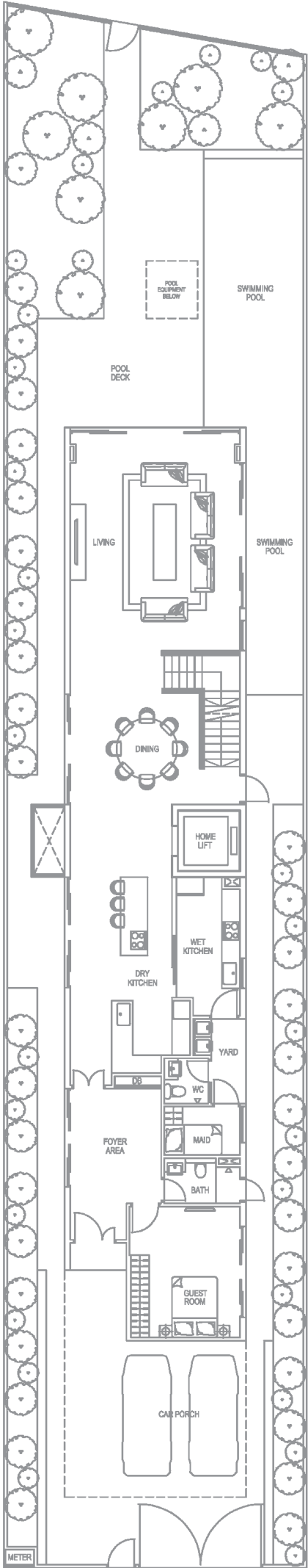
LAND AREA 5,468 SQFT / 508 SQM

FLOOR AREA 9,753 SQFT / 906.13 SQM

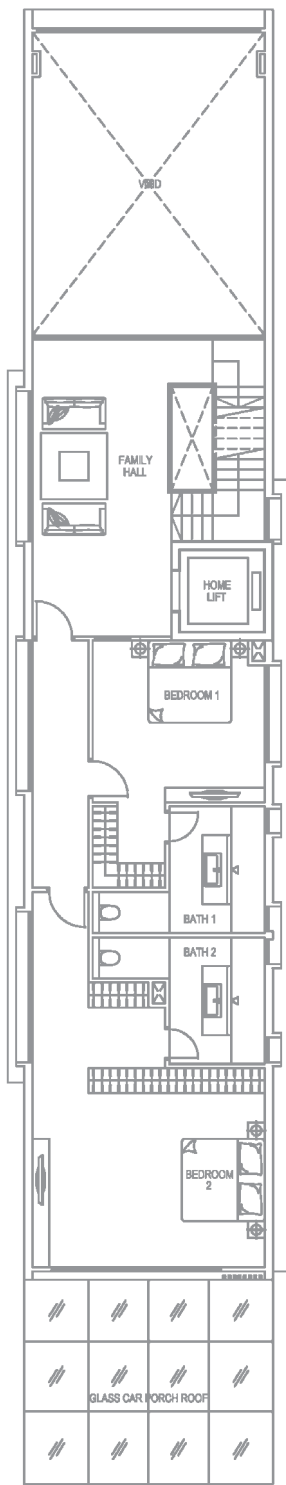
Floor area includes covered car porch, swimming pool, pool deck, planter boxes, void above living, a/c ledge, balconies & open roof terrace



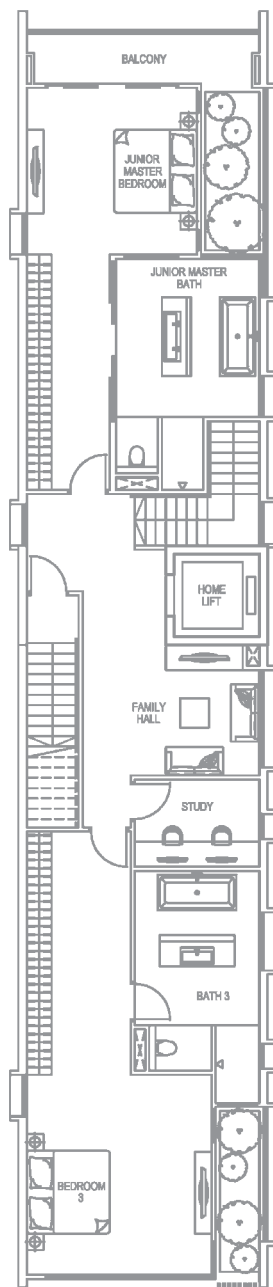
BASEMENT



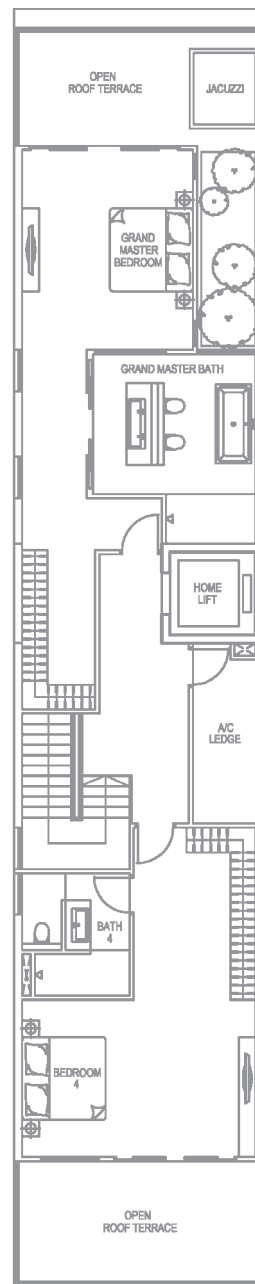
1ST STOREY



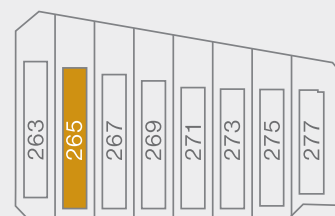
2ND STOREY



3RD STOREY



ATTIC



EUVOLA

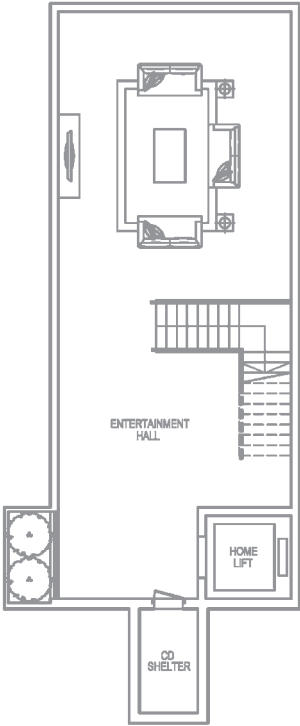


HOUSE NO. 267

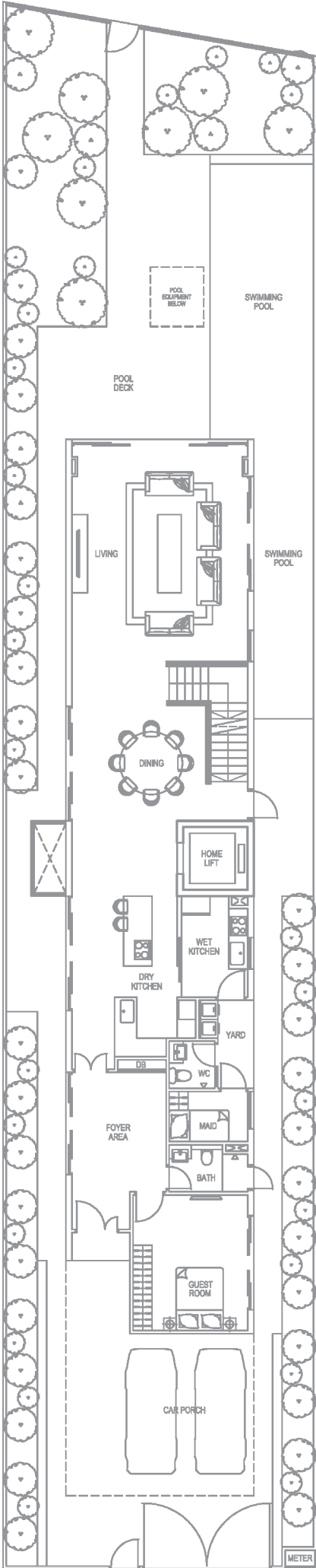
LAND AREA 5,285 SQFT / 491 SQM

FLOOR AREA 9,305 SQFT / 864.49 SQM

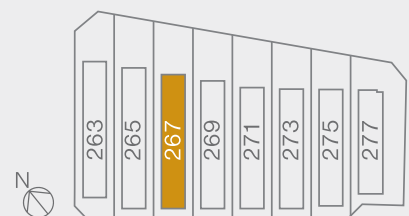
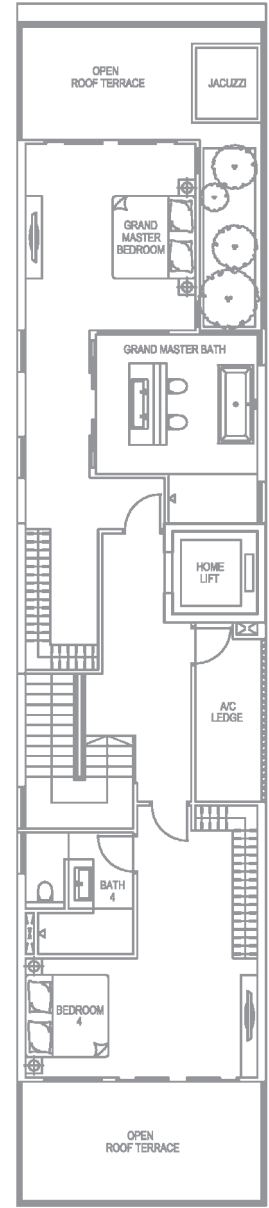
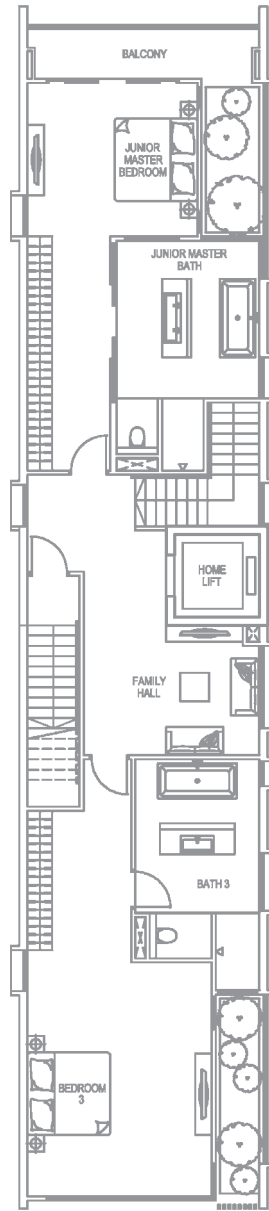
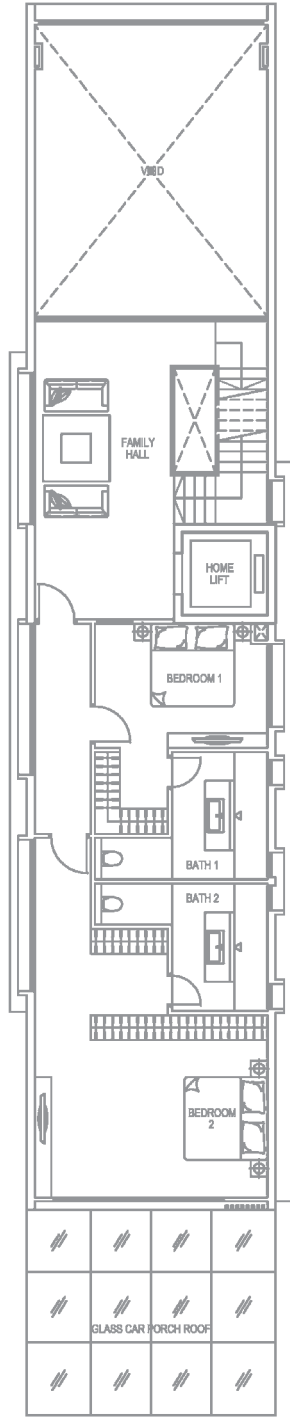
Floor area includes covered car porch, swimming pool, pool deck, planter boxes, void above living, a/c ledge, balconies & open roof terrace



BASEMENT



1ST STOREY



UVANILLA

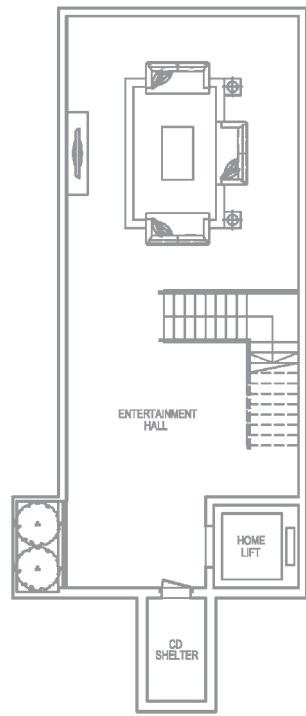


HOUSE NO. 269

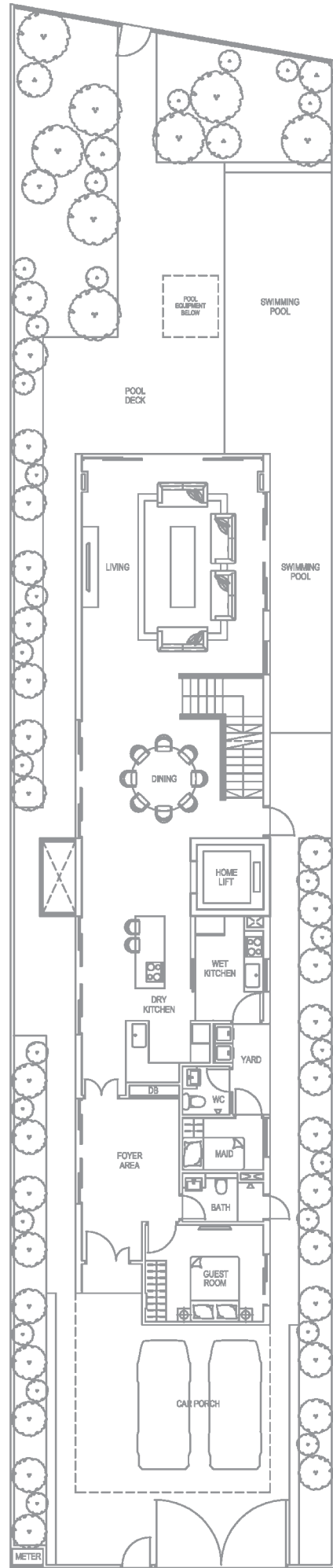
LAND AREA 5,091 SQFT / 473 SQM

FLOOR AREA 8,883 SQFT / 825.31 SQM

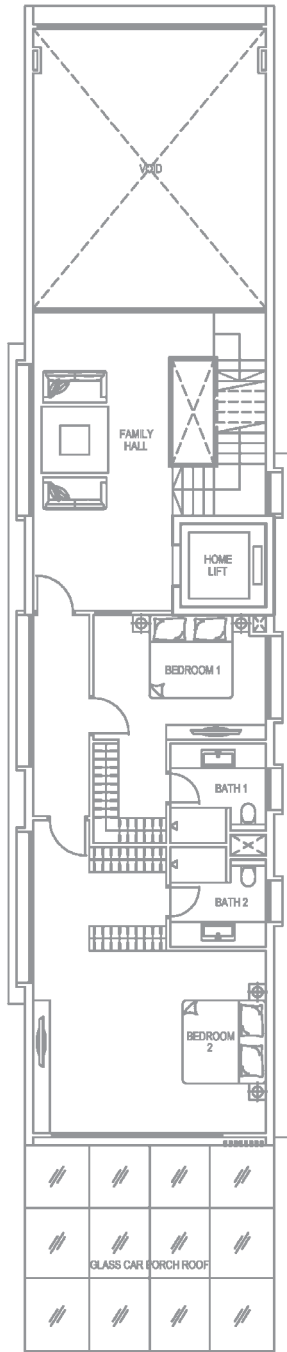
Floor area includes covered car porch, swimming pool, pool deck, planter boxes, void above living, a/c ledge, balconies & open roof terrace



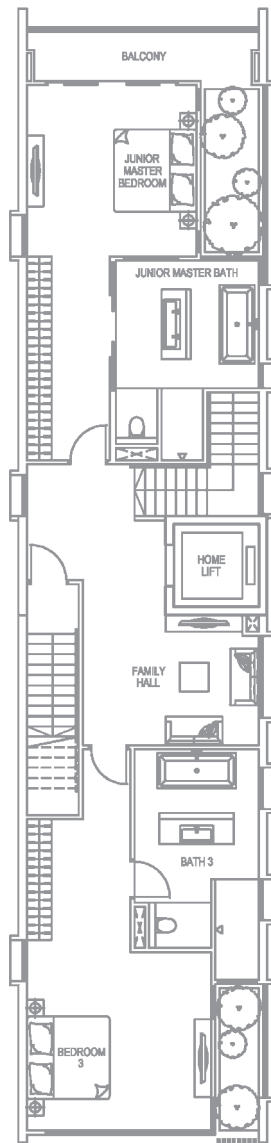
BASEMENT



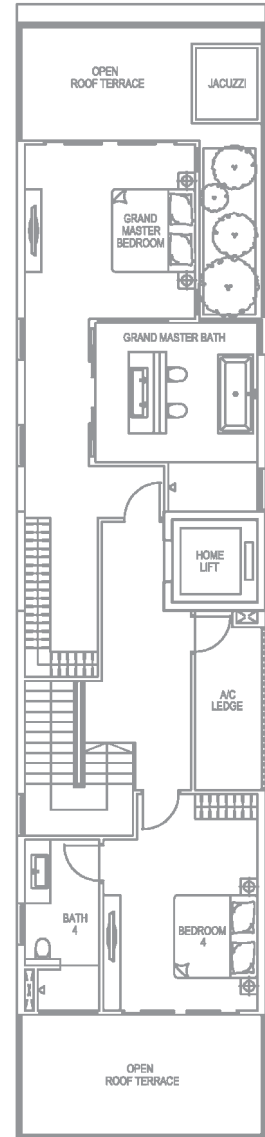
1ST STOREY



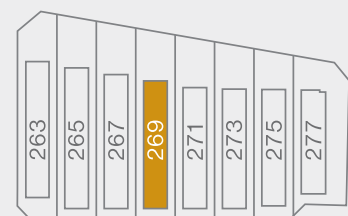
2ND STOREY



3RD STOREY



ATTIC



MODELIA

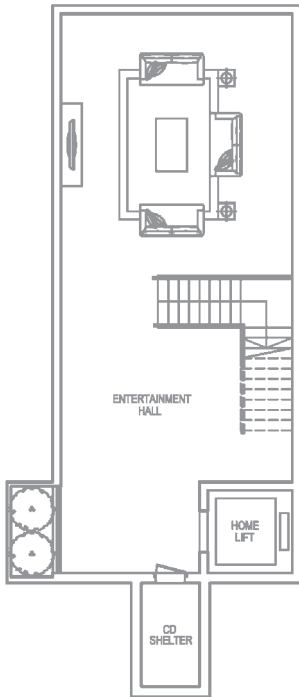


HOUSE NO. 271

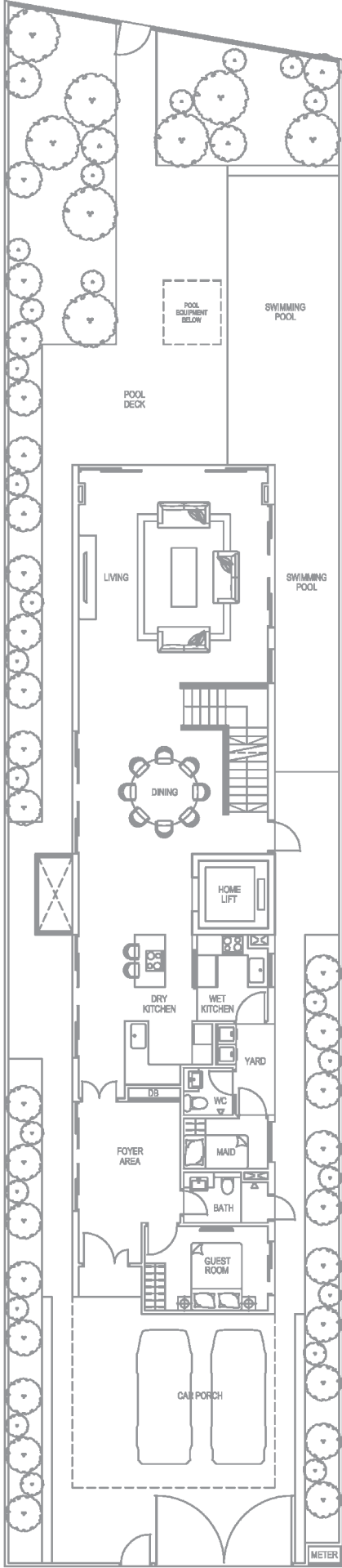
LAND AREA 4,908 SQFT / 456 SQM

FLOOR AREA 8,442 SQFT / 784.35 SQM

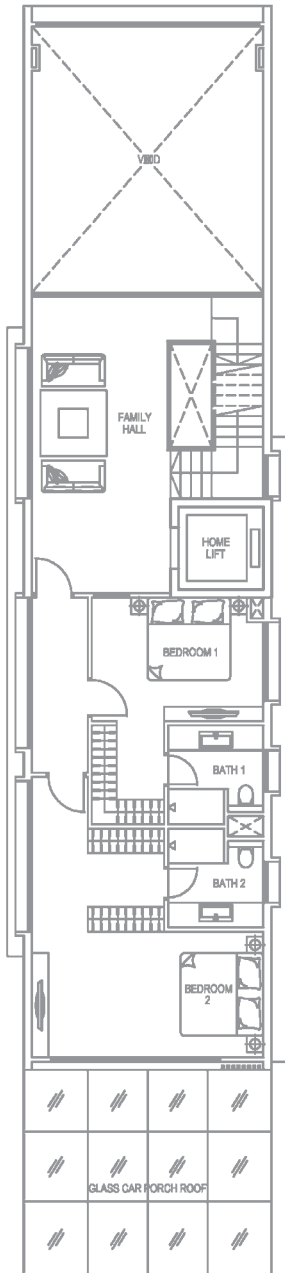
Floor area includes covered car porch, swimming pool, pool deck, planter boxes, void above living, a/c ledge, balconies & open roof terrace



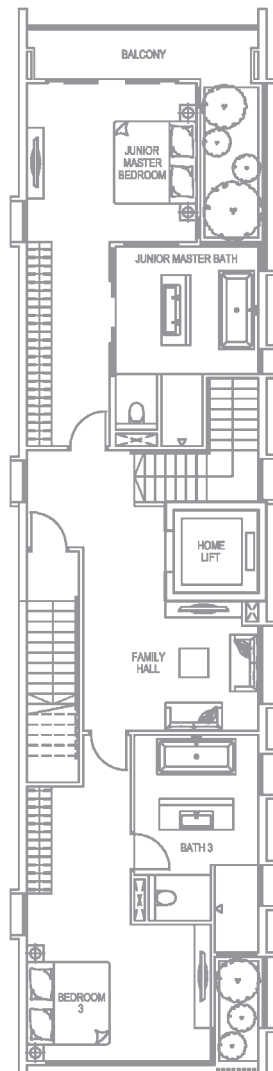
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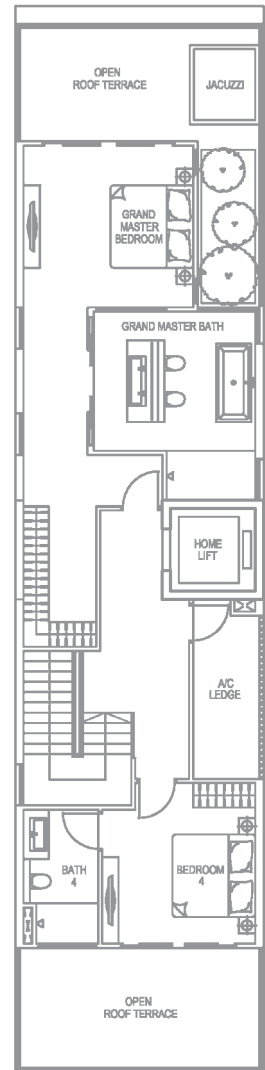
1ST STOREY



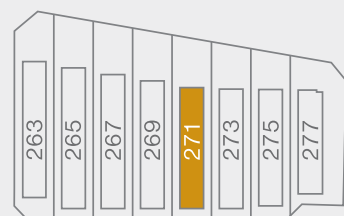
2ND STOREY



3RD STOREY



ATTIC



TRITON

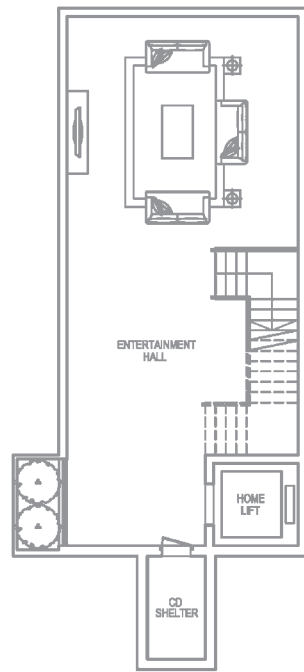


HOUSE NO. 273

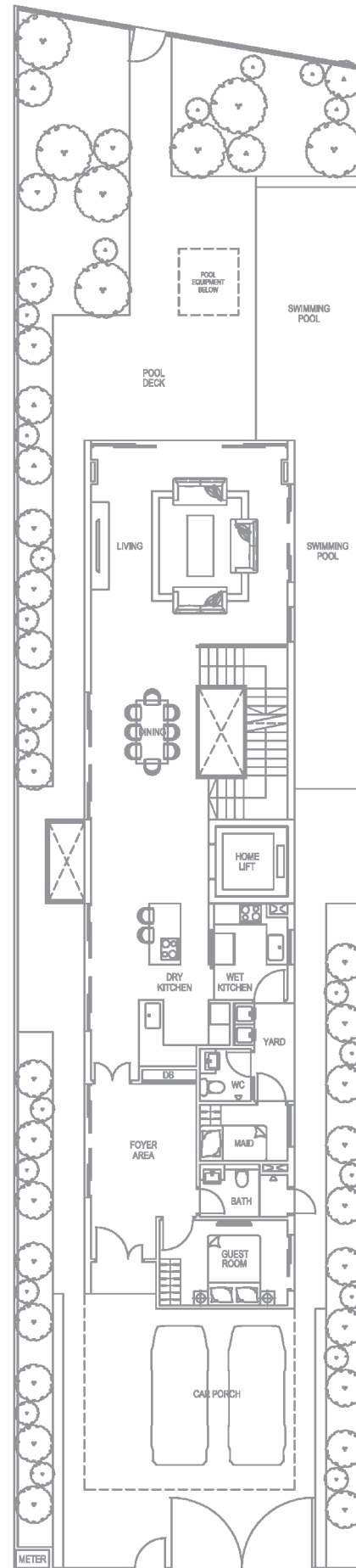
LAND AREA 4,725 SQFT / 439 SQM

FLOOR AREA 8,199 SQFT / 761.78 SQM

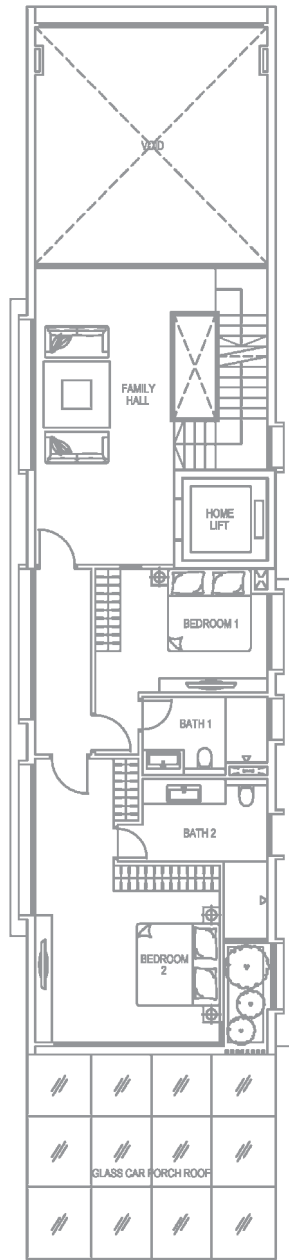
Floor area includes covered car porch, swimming pool, pool deck, planter boxes, void above living, a/c ledge, balconies & open roof terrace



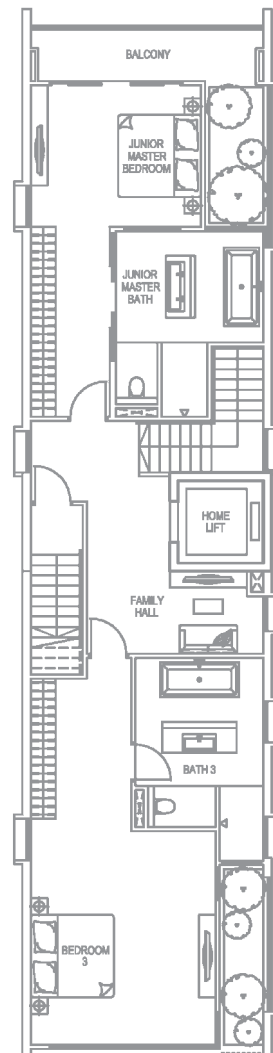
BASEMENT



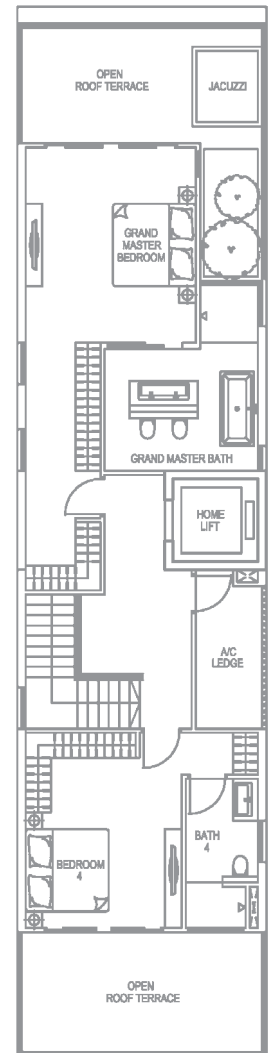
1ST STOREY



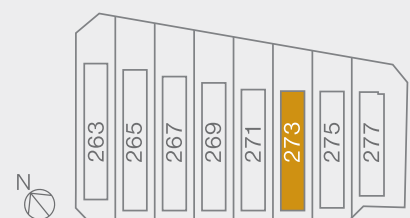
2ND STOREY



3RD STOREY



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ASPRELLA

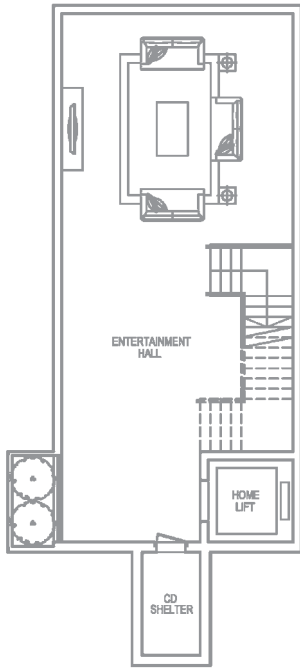


HOUSE NO. 275

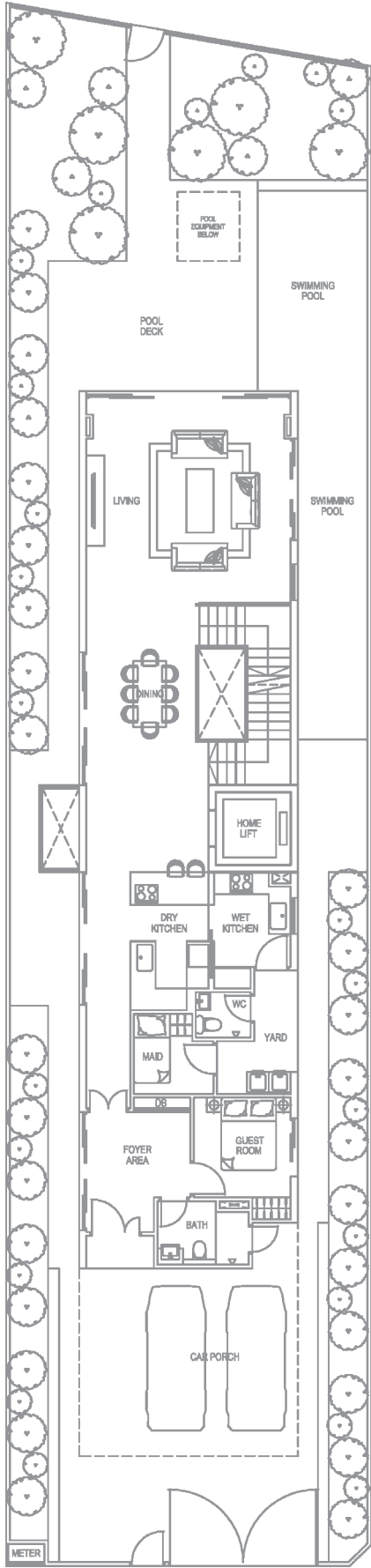
LAND AREA 4,531 SQFT / 421 SQM

FLOOR AREA 7,843 SQFT / 728.69 SQM

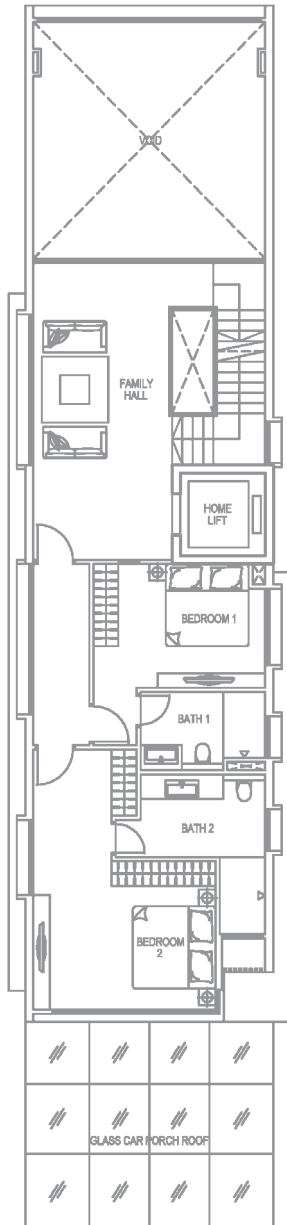
Floor area includes covered car porch, swimming pool, pool deck, planter boxes, void above living, a/c ledge, balconies & open roof terrace



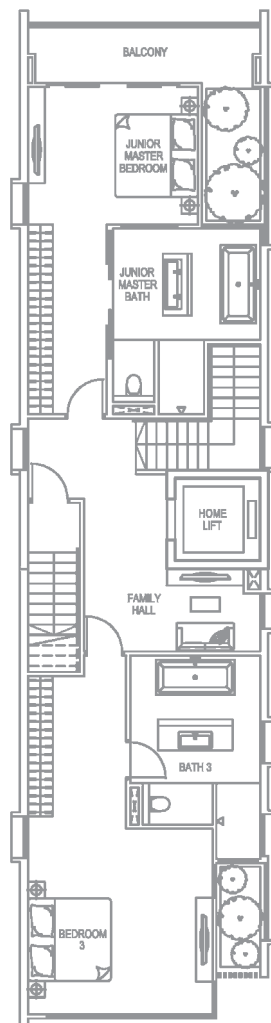
BASEMENT



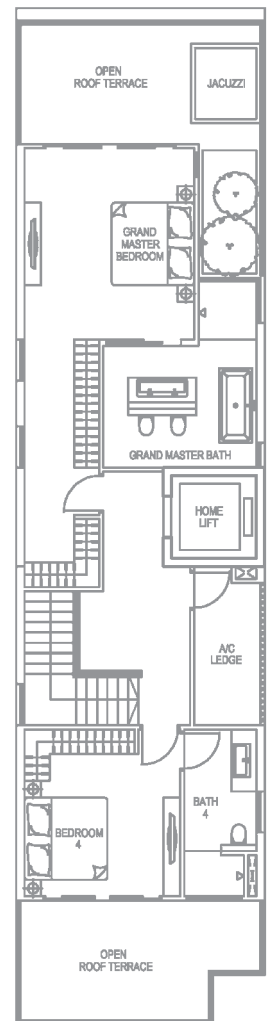
1ST STOREY



2ND STOREY



3RD STOREY



ATTIC



MITRA

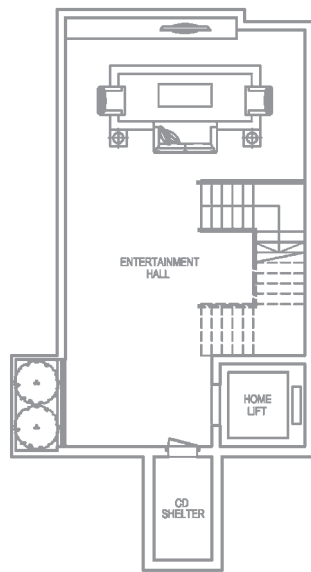


HOUSE NO. 277

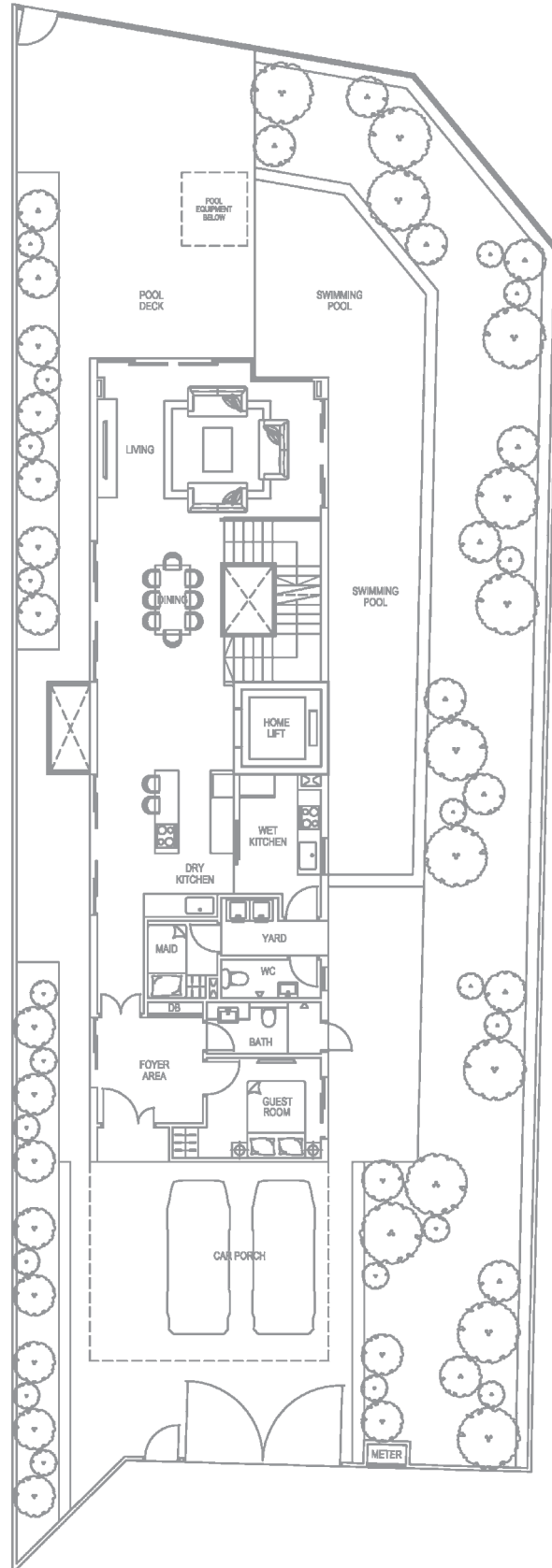
LAND AREA 5,414 SQFT / 503 SQM

FLOOR AREA 7,410 SQFT / 688.47 SQM

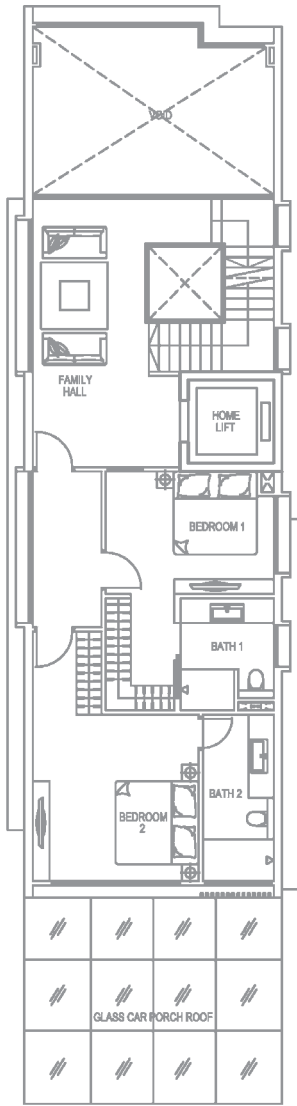
Floor area includes covered car porch, swimming pool, pool deck, planter boxes, void above living, a/c ledge, balconies & open roof terrace



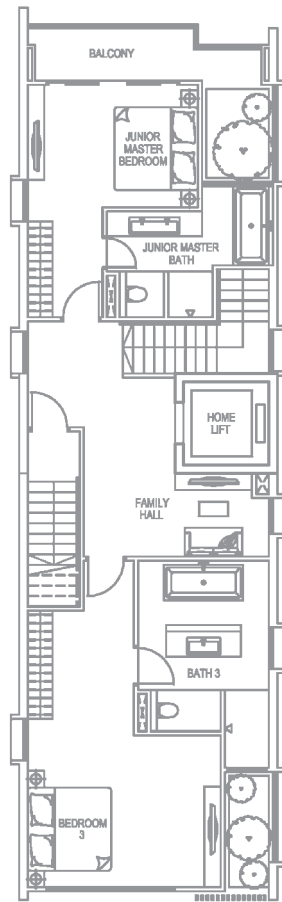
BASEMENT



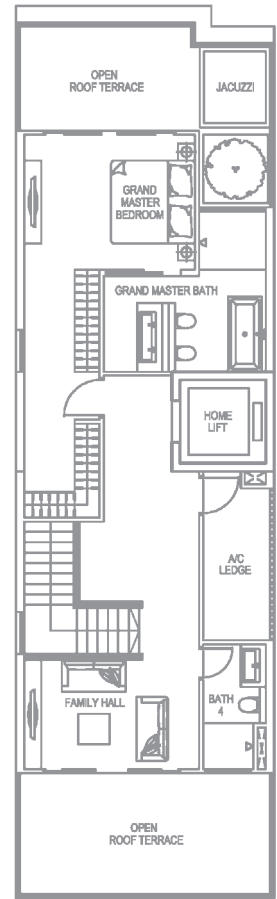
1ST STOREY



2ND STOREY



3RD STOREY



ATTIC



SPECIFICATIONS

1. FOUNDATION

Pre-cast concrete piles Grade 45

2. SUPERSTRUCTURE

Reinforced concrete using Grade 30 concrete and steel reinforcement HT 460 N/mm² and MS 250N/mm² complying with SS CP: 65

3. WALLS

- a) External Wall : RC walls and/or clay bricks
b) Internal Wall : Clay bricks

4. ROOF

Pitched Roof : Roof tiles

5. CEILING

Foyer, Living/Dining, Kitchen, Yard, Bath, WC, Guest Room, Bedroom, Family Area and Entertainment Hall : False ceiling

Household Shelter : Skim coat with emulsion paint

6. FINISHES

a) Walls

Master Bath and Junior Master Bath : Marble and/or compressed marble laid up to false ceiling level

Dry and Wet Kitchen, Bath and WC : Homogeneous and/or ceramic tiles laid up to false ceiling level

Foyer, Living/Dining, Yard, Household Shelter, Guest Room, Bedroom, Roof Terrace, Family Hall and Entertainment Hall : Cement and sand plaster/skim coat with emulsion paint up to ceiling height or exposed areas only

b) Floors

Foyer, Living/Dining, Guest Room, Master Bath, Junior Master Bath and Dry Kitchen : Marble and/or compressed marble with skirting

Bedroom, Family Hall and Private Staircase : Timber strips with skirting

Household Shelter, Wet Kitchen Entertainment Hall, Yard, WC, Bathroom and Roof Terrace : Homogeneous and/or ceramic tiles

Swimming Pool : Mosaic tiles

Car Porch : Granite and/or homogenous tiles

7. WINDOWS

Powder-coated aluminium and/or UPVC framed windows with tinted and/or tempered glass to all areas except for some at Baths and WC using frosted glass

8. DOORS

- a) Timber door with veneer finished to Main Entrance, Bedroom and Bath
b) Timber door with veneer finished and glass viewing panel from Dry Kitchen-to-Wet Kitchen
c) Powder-coated aluminium and/or UPVC framed glass door from Wet Kitchen-to-Yard
d) Aluminium door to WC
e) Light steel protective door according to Competent Authority's requirement to Household Shelter
f) Imported good quality ironmongery provided to doors

9. SANITARY FITTINGS

- a) Master Bath
- One long bath with bath mixer
- One shower screen with rain shower and shower mixer
- Granite vanity top with two wash basins and tap mixers
- One wall hung water closet
- One wall hung bidet
- One soap holder
- One paper holder
- One towel rail
- b) Junior Master Bath
- One long bath with bath mixer
- One shower screen with shower mixer
- Granite vanity top with two wash basins and tap mixers
- One wall hung water closet
- One soap holder
- One paper holder
- One towel rail
- c) Bath
- One shower screen with shower mixer
- Granite vanity top with one wash basin and tap mixer
- One wall hung water closet
- One soap holder
- One paper holder
- One towel rail and/or towel ring
- d) WC
- One hand shower
- One wash basin with tap
- One pedestal water closet
- One paper holder

10. ELECTRICAL INSTALLATION

- a) Refer to Electrical Schedule for details
b) All electrical wirings are concealed in conduits/trunkings wherever possible

11. TV/FM/TELEPHONE

Refer to Electrical Schedule for details

12. LIGHTNING PROTECTION

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

13. PAINTING

- a) Internal Walls and Ceiling : Emulsion paint
b) External Walls : Sprayed textured coating and/or emulsion paint

14. WATER PROOFING

Water proofing to floor slab of WC, Bath, Balcony, Roof Terrace and Reinforced Concrete Roof

15. DRIVEWAY AND CAR PARK

Granite and/or homogeneous tiles to car porch

16. GATE AND FENCING

- a) Gate : Galvanized steel and/or aluminium of max. 1.8m high
b) Fencing : Galvanized steel and/or tempered glass and/or clay bricks of max. 1.8m high

17. TURFING

Selected grass and/or selected shrubs and/or selected trees

18. ADDITIONAL ITEMS

- a) Kitchen Cabinets and Appliances
i) Wet Kitchen : Solid surface countertop complete with high and low level kitchen cabinets, sink, mixer, gas hob, cooker hood and fridge
ii) Dry Kitchen : Solid surface countertop complete with low level kitchen cabinets, sink and mixer, built-in steam oven, built-in microwave oven, built-in coffee machine, built-in dishwasher, built-in wine cabinet and built-in fridge
- b) Air-conditioners : Concealed-ducted and/or cassette-mounted and/or wall-mounted air-conditioning system provided to Living/Dining, Bedroom, Family Area and Entertainment Hall
- c) Hot Water Provision : Hot water supply provided to every Bath and Kitchen
- d) Lift : Passenger lift of max. 600kg loading provided, serving from Basement to Attic storey
- e) Intercom and Security System
i) Autogate remote-controlled system to main gate
ii) Audio and video intercom provided at 1st storey
iii) Audio and video system linked to main gate
iii) Security system for 1st storey
- f) Roof Terrace : Tempered glass with polished stainless steel hand railing and/or RC parapet wall
- g) Yard, Balcony and Roof Terrace : One tap provided

NOTE:

I) Marble/Compressed Marble/Limestone & Granite

Marble/compressed marble/limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/compressed marble/limestone and 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 a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

II) Timber Strips

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 10 and clause 17.

III) Air-conditioning System

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

IV) Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or Internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or Internet access.

V) Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.

VI) Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

VII) 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 Property, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Property is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 10 and clause 17.

VIII) False Ceiling

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purpose. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

IX) Glass

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 10 and clause 17.

X) Mechanical Ventilation Exhaust Fan System

Mechanical ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

XI) Planters

Planters are designed to take the loading of potted plants only. No soil material or turf/plants will be provided in the planters.

XII) Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/long bath/vanity cabinet/mirror.

XIII) Home Lift

The Purchaser is liable to maintain the lift on a regular basis as required by the relevant authorities.

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