

SALES
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CITY DEVELOPMENTS LIMITED

SINGAPORE'S TRUSTED PROPERTY PIONEER SINCE 1963

PROJECT DETAILS: Vendor (developer): Crescent View Developments Pte Ltd (UEN 201222834W) [Jointly developed by City Developments Limited (UEN 196300316Z) and Hong Leong Holdings Limited (UEN 196800290Z)] • Tenure of Land: Leasehold estate 99 years commencing from 5 December 2012 • Lot No.: 10535L MK 24 • Developer Licence No.: C1046 • Expected Date of Vacant Possession: 6 September 2017 • Expected Date of Legal Completion: 6 September 2020

Reasonable care has been taken in the preparation of this brochure, the construction of the scale model and the showflat (collectively called the "Collaterals"), but the vendor and its agents do not warrant the accuracy of the Collaterals and will not be held responsible for any inaccuracy or omission in the Collaterals. The statements, information and depictions in the Collaterals may not be relied upon as statements or representations of fact and they are not intended to form any part of the offer or the contract for the sale of the units. In particular, visual representations such as pictures, art renderings, depictions, illustrations and drawings are artistic impressions only and cannot be regarded as representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to the vendor's architect's selection, market availability and the sole discretion of the vendor.

All information contained in the Collaterals, including equipment, materials, fittings, finishes, installations and appliances description, plans and specifications, are current at the time of print, and are subject to such changes as are required by the vendor and/or the relevant authorities. The floor areas stated in the brochure, scale model and/or showflat are approximate measurements and are subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between the vendor 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 or promises made by the vendor and/or its agents.

This brochure is printed on eco-friendly paper.



FLOOR PLANS





For illustration only

Welcome to the mixed development where it all comes together. Located at the junction where Upper Serangoon Road meets Macpherson Road, The Venue Residences is a mere three-minute walk away from Potong Pasir MRT Station.

With The Venue Shoppes on the ground floor, savour the pleasure of shopping and dining right at your doorstep with 28 retail units. You'll also enjoy panoramic views of the city as well as the surrounding landed estate with a thoroughly modern architecture that plays with a mix of high-rise towers and low-rise block.

Be spoilt for choice with 266 residential units featuring well-appointed interiors, quality finishes and branded appliances. Resort-style facilities such as an infinity pool with a whimsical boat sculpture, origami-inspired cabanas, heated spa, sky terraces and much more ensure that you'll be kept busy relaxing. Truly, all you need for the good life is right here.



Artist's impression

Savour the pleasure of living in a mixed development.

A PERFECT MIX FOR THE GOOD LIFE

Origami-inspired boat sculpture and cabanas bring a touch of whimsy to the pool.



Artist's impression

360° panoramic view from actual site (estimated Level 18).

For illustration only



Marina Bay Sands (11-min drive)
Raffles Place (10-min drive)
City Square Mall (2 MRT stops)
Orchard Road (8-min drive)
PIE
St Andrew's Junior Sch (Within 1km/10-min walk)

Potong Pasir MRT (3-min walk)
NEX (2 MRT stops)
Future market square and town plaza
Future Bidadari Park with Alkaff Lake
Maris Stella Pri/High (7-min drive)
Cedar Pri/ Cedar Girls' Sec Sch (3-min drive)
Future Macpherson Mall (3-min drive)



- 1 GUARD HOUSE
- 2 RESIDENCES ARRIVAL
- 3 SHOPPES ARRIVAL
- 4 CASCADING WATER WALL
- 5 LANDSCAPE POOL
- 6 FOREST WALK
- 7 ANGANA PLAZA
- 8 GARDEN COURT
- 9 ANGANA ALCOVE
- 10 SAGA GROVE
- 11 ASOKA GROVE
- 12 PEDESTRIAN ACCESS

RESTAURANTS/F&B SHOPS

Please note that the renderings of the units as shown are for illustrative purpose only. The boundary lines of the units set out herein are accordingly not to be taken as factual representation of the boundary lines of the actual units.

1-BEDROOM SUITE

LEVEL 2 (RESIDENTIAL)

SCHEMATIC DIAGRAM

BLK 6 TAI THONG CRESCENT, SINGAPORE 347840

LEVEL \ UNIT	04	01	02	03
18		#17-01 PH3	#17-02 PH3	#17-03 B2
17	#17-04 B2	#16-01 D1	#16-02 D1	#16-03 B2
16	#15-04 B2a	#15-01 D1a	#15-02 D1	#15-03 B2
15	#14-04 B2a	#14-01 D1a	#14-02 D1	#14-03 B2
14	#13-04 B2a	#13-01 D1a	#13-02 D1	#13-03 B2
13	#12-04 B2a	#12-01 D1a	#12-02 D1	#12-03 B2
12	#11-04 B2	#11-01 D1	#11-02 D1	#11-03 B2
11	#10-04 B2	#10-01 D1	#10-02 D1	#10-03 B2
10	#09-04 B2	#09-01 D1	#09-02 D1	#09-03 B2
09	#08-04 B2	#08-01 D1	#08-02 D1a	#08-03 A2
08	#07-04 B2	#07-01 D1	#07-02 D1a	#07-03 A2
07	#06-04 B2	#06-01 D1	#06-02 D1a	#06-03 A2
06	#05-04 B2	#05-01 D1	#05-02 D1a	#05-03 A2
05	#04-04 B2	#04-01 D1	#04-02 D1	#04-03 B2
04	#03-04 B2	#03-01 D1	#03-02 D1	#03-03 B2
03	#02-04 CP2	#02-01 BP6a	#02-02 BP5	#02-03 AP5

BLK 12 TAI THONG CRESCENT, SINGAPORE 347846

LEVEL \ UNIT	17	18	19	20	21	22
18	#17-17 B1	#17-18 PH1	#17-19 PH2	#17-20 B1		
17	#16-17 B1	#16-18 C1	#16-19 CDK	#16-20 B1		
16	#15-17 B1a	#15-18 C1a	#15-19 CDK	#15-20 B1		
15	#14-17 B1a	#14-18 C1a	#14-19 CDK	#14-20 B1		
14	#13-17 B1a	#13-18 C1a	#13-19 CDK	#13-20 B1		
13	#12-17 B1a	#12-18 C1a	#12-19 CDK	#12-20 B1		
12	#11-17 B1	#11-18 C1	#11-19 CDK	#11-20 B1		
11	#10-17 B1	#10-18 C1	#10-19 CDK	#10-20 B1		
10	#09-17 B1	#09-18 C1	#09-19 CDK	#09-20 B1		
09	#08-17 B1	#08-18 C1	#08-19 CDKa	#08-20 A1		
08	#07-17 B1	#07-18 C1	#07-19 CDKa	#07-20 A1		
07	#06-17 B1	#06-18 C1	#06-19 CDKa	#06-20 A1		
06	#05-17 B1	#05-18 C1	#05-19 CDKa	#05-20 A1		
05	#04-17 B1	#04-18 C1	#04-19 CDK	#04-20 B1		
04	#03-17 B1	#03-18 C1	#03-19 CDK	#03-20 B1		
03	#02-17 AP3	#02-18 BP1	#02-19 AP2	#02-20 BP4	#02-21 BP3	#02-22 AP1

BLK 10 TAI THONG CRESCENT, SINGAPORE 347844

LEVEL \ UNIT	11	12	13	14	15	16
02	#02-11 BD	#02-12 BD	#02-13 BD	#02-14 BD	#02-15 BD	#02-16 BD

BLK 8 TAI THONG CRESCENT, SINGAPORE 347842

LEVEL \ UNIT	05	06	07	08	09	10
18			#17-07 B2	#17-08 PH3	#17-09 PH3	#17-10 B2
17			#16-07 B2	#16-08 C2	#16-09 C2	#16-10 B2
16			#15-07 A2	#15-08 C2a	#15-09 C2	#15-10 B2
15			#14-07 A2	#14-08 C2a	#14-09 C2	#14-10 B2
14			#13-07 A2	#13-08 C2a	#13-09 C2	#13-10 B2
13			#12-07 A2	#12-08 C2a	#12-09 C2	#12-10 B2
12			#11-07 B2	#11-08 C2	#11-09 C2	#11-10 B2
11			#10-07 B2	#10-08 C2	#10-09 C2	#10-10 B2
10			#09-07 B2	#09-08 C2	#09-09 C2	#09-10 B2
09			#08-07 B2	#08-08 C2	#08-09 C2a	#08-10 B2a
08			#07-07 B2	#07-08 C2	#07-09 C2a	#07-10 B2a
07			#06-07 B2	#06-08 C2	#06-09 C2a	#06-10 B2a
06			#05-07 B2	#05-08 C2	#05-09 C2a	#05-10 B2a
05			#04-07 B2	#04-08 C2	#04-09 C2	#04-10 B2
04			#03-07 B2	#03-08 C2	#03-09 C2	#03-10 B2
03						
02	#02-05 AP5a	#02-06 AP5	#02-07 BP5	#02-08 BP6	#02-09 BP7	#02-10 BP5a

BLK 14 TAI THONG CRESCENT, SINGAPORE 347848

LEVEL \ UNIT	24	25	26	23
18	#17-24 B1	#17-25 PH1	#17-26 PH1	#17-23 B1
17	#16-24 B1	#16-25 C1	#16-26 C1	#16-23 B1
16	#15-24 A1	#15-25 C1a	#15-26 C1	#15-23 B1
15	#14-24 A1	#14-25 C1a	#14-26 C1	#14-23 B1
14	#13-24 A1	#13-25 C1a	#13-26 C1	#13-23 B1
13	#12-24 A1	#12-25 C1a	#12-26 C1	#12-23 B1
12	#11-24 B1	#11-25 C1	#11-26 C1	#11-23 B1
11	#10-24 B1	#10-25 C1	#10-26 C1	#10-23 B1
10	#09-24 B1	#09-25 C1	#09-26 C1	#09-23 B1
09	#08-24 B1	#08-25 C1	#08-26 C1a	#08-23 B1a
08	#07-24 B1	#07-25 C1	#07-26 C1a	#07-23 B1a
07	#06-24 B1	#06-25 C1	#06-26 C1a	#06-23 B1a
06	#05-24 B1	#05-25 C1	#05-26 C1a	#05-23 B1a
05	#04-24 B1	#04-25 C1	#04-26 C1	#04-23 B1
04	#03-24 B1	#03-25 C1	#03-26 C1	#03-23 B1
03	#02-24 AP1a	#02-25 AP4	#02-26 BP2	#02-23 CP1

- 1-BEDROOM SUITE
- 2-BEDROOM SUITE
- 3-BEDROOM SUITE
- 4-BEDROOM SUITE
- PENTHOUSE SUITE

2-BEDROOM + STUDY DUPLEX3-BEDROOM DUAL KEY SUITE

- 1

INFINITY POOL
- 2

ORIGAMI BOAT SCULPTURE
- 3

ORIGAMI CABANAS
- 4

CHAMPAKA GROVE
- 5

DAYBED LOUNGE
- 6

SPA
- 7

HEATED SPA
- 8

RAIN SHOWER

9

KIDS' POOL

10

PALM ISLANDS

11

LEAF GARDEN

12

FERN GARDEN

13

VINTAGE LOUNGE

14

HAMMOCK LOUNGE

15

CLUB HOUSE

-

FUNCTION ROOM

-

GYMNASIUM

-

CHANGING & STEAM ROOMS

16

BBQ ALFRESCO DINING

17

KIDS' PLAYGROUND

-

TRAMPOLINE

-

HOPSCOTCH

-

PLAY NET

18

MEDITATION PATIO

19

YOGA PATIO

20

READING PATIO

21

FOOT REFLEXOLOGY PATIO

22

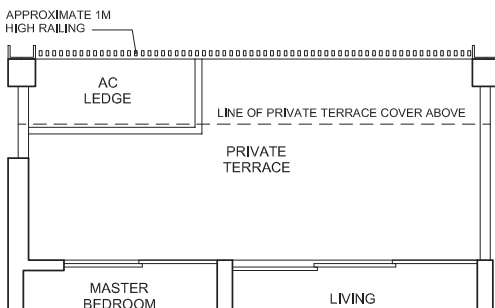
ROCKING CABANAS

- 23

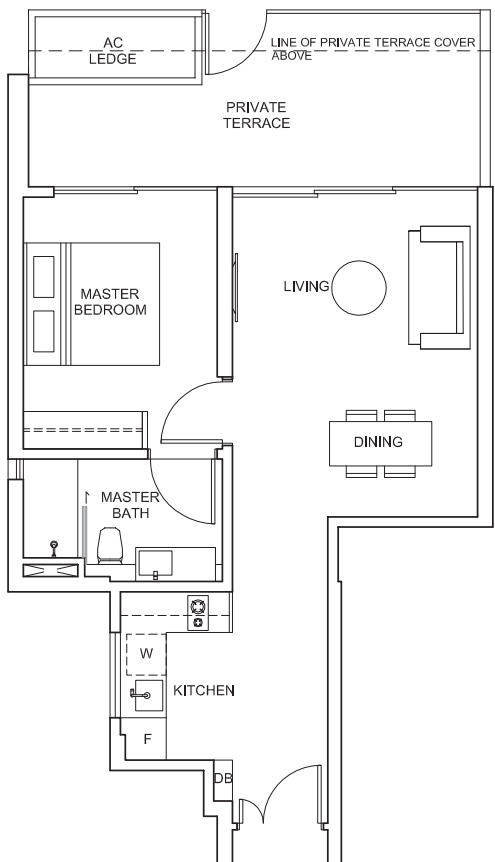
SKY TERRACES
- READING GARDEN (BLK 6, LEVEL 5)
- MEDITATION GARDEN (BLK 8, LEVEL 12)
- YOGA GARDEN (BLK 12, LEVEL 5)
- RELAXATION GARDEN (BLK 14, LEVEL 12)

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TYPE AP1a
69 sq.m. / 743 sq.ft.
BLOCK 14
#02-24



TYPE AP1
66 sq.m. / 710 sq.ft.
BLOCK 12
#02-22



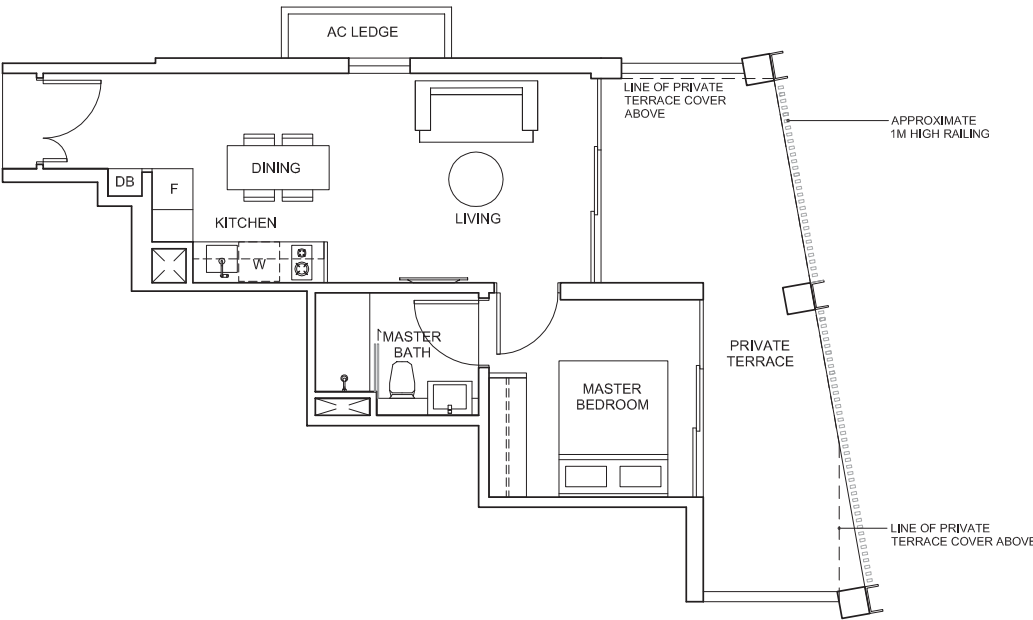
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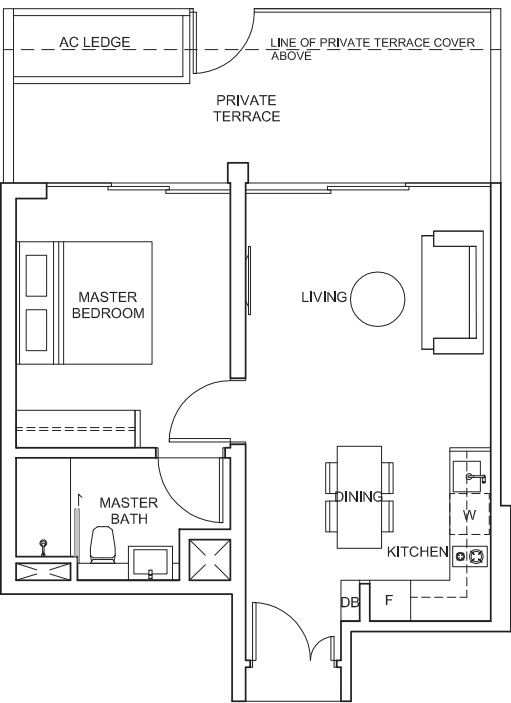
1-BEDROOM SUITE

1-BEDROOM SUITE

TYPE AP2
60 sq.m. / 646 sq.ft
BLOCK 12
#02-19

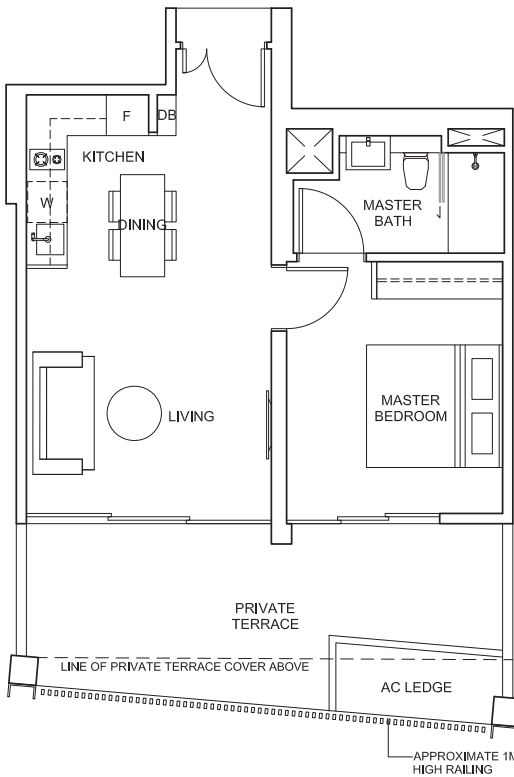


TYPE AP3
64 sq.m. / 689 sq.ft
BLOCK 12
#02-17

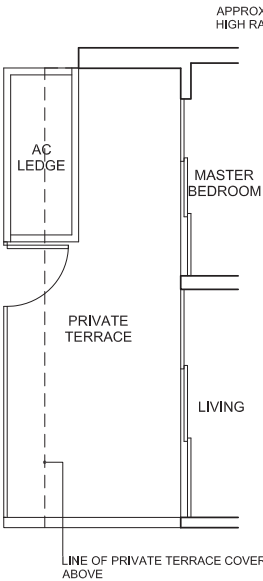


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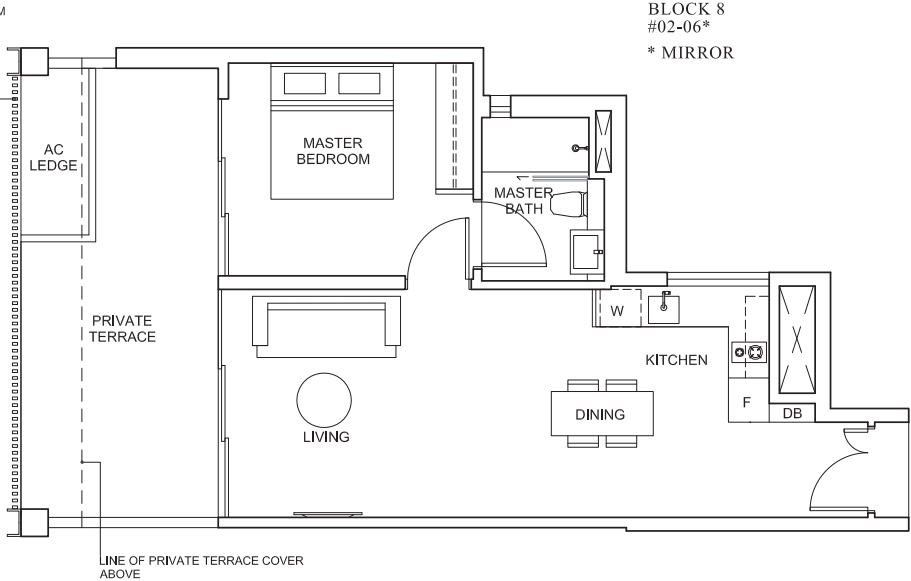
TYPE AP4
64 sq.m. / 689 sq.ft
BLOCK 14
#02-25



TYPE AP5a
68 sq.m. / 732 sq.ft
BLOCK 8
#02-05



TYPE AP5
70 sq.m. / 753 sq.ft
BLOCK 6
#02-03
BLOCK 8
#02-06*
* MIRROR

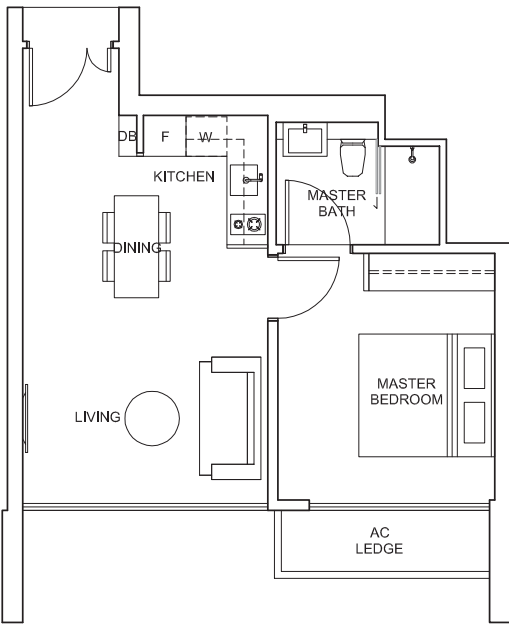


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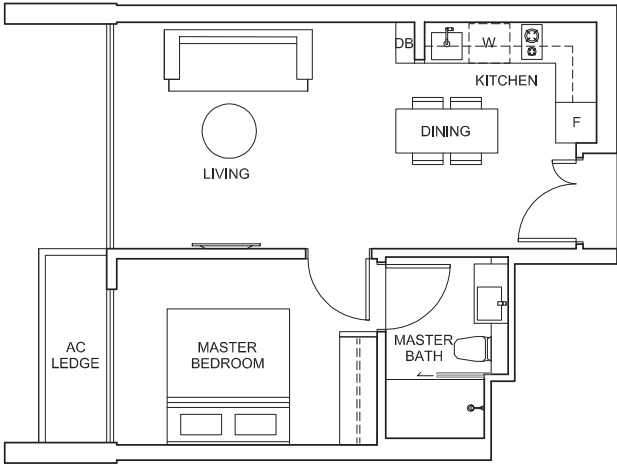
1-BEDROOM SUITE

2-BEDROOM SUITE

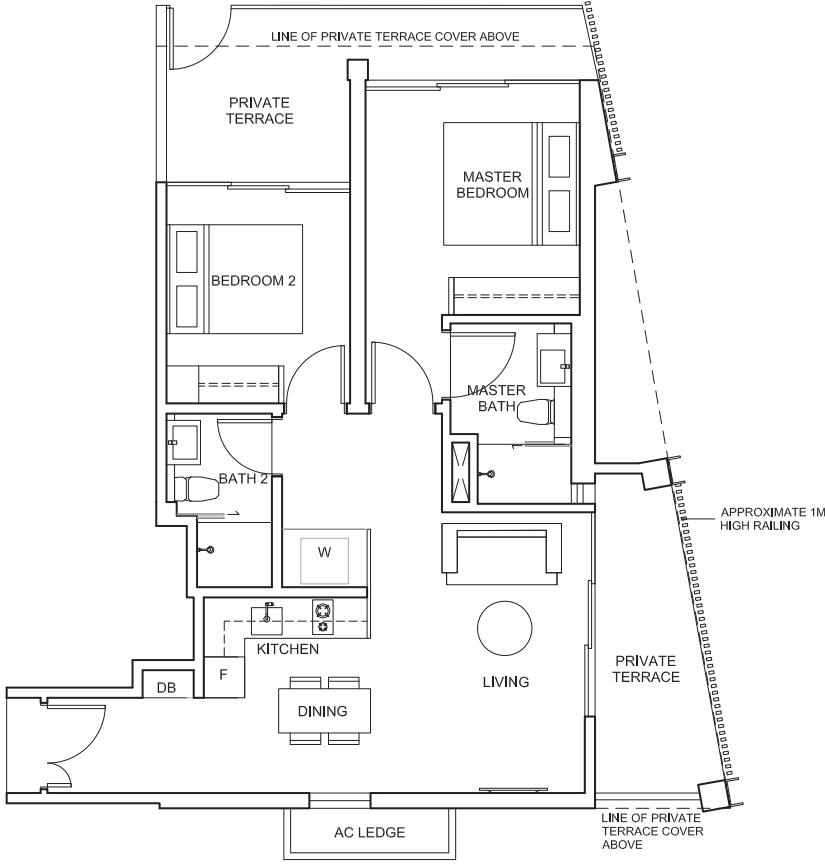
TYPE A1
46 sq.m. / 495 sq.ft
BLOCK 12
#05-20 TO #08-20
BLOCK 14
#12-24* TO #15-24*
* MIRROR



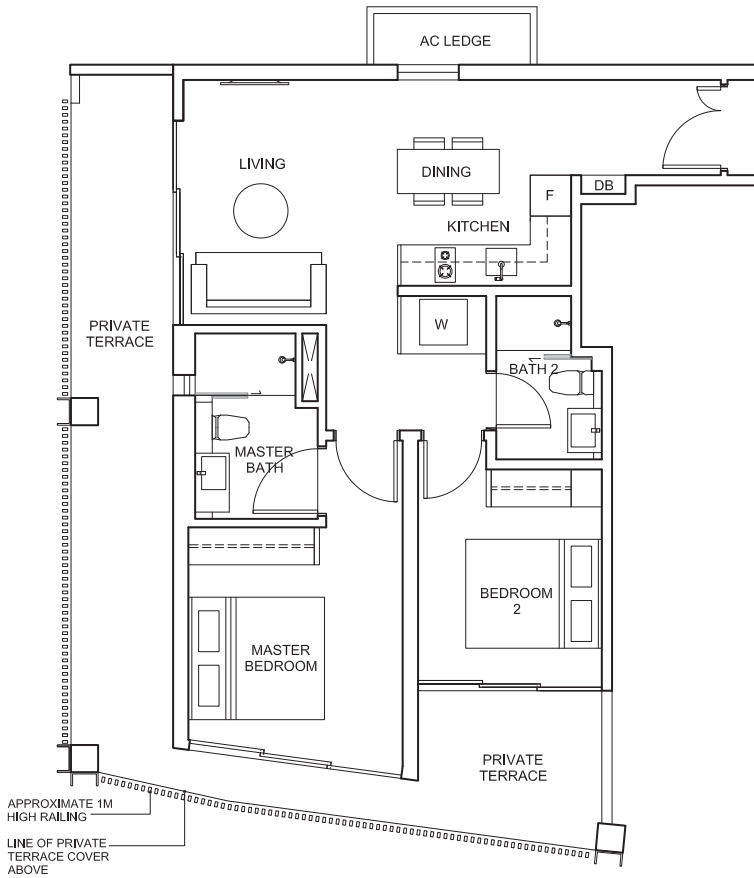
TYPE A2
47 sq.m. / 506 sq.ft
BLOCK 6
#05-03 TO #08-03
BLOCK 8
#12-07* TO #15-07*
* MIRROR



TYPE BP1
85 sq.m. / 915 sq.ft
BLOCK 12
#02-18



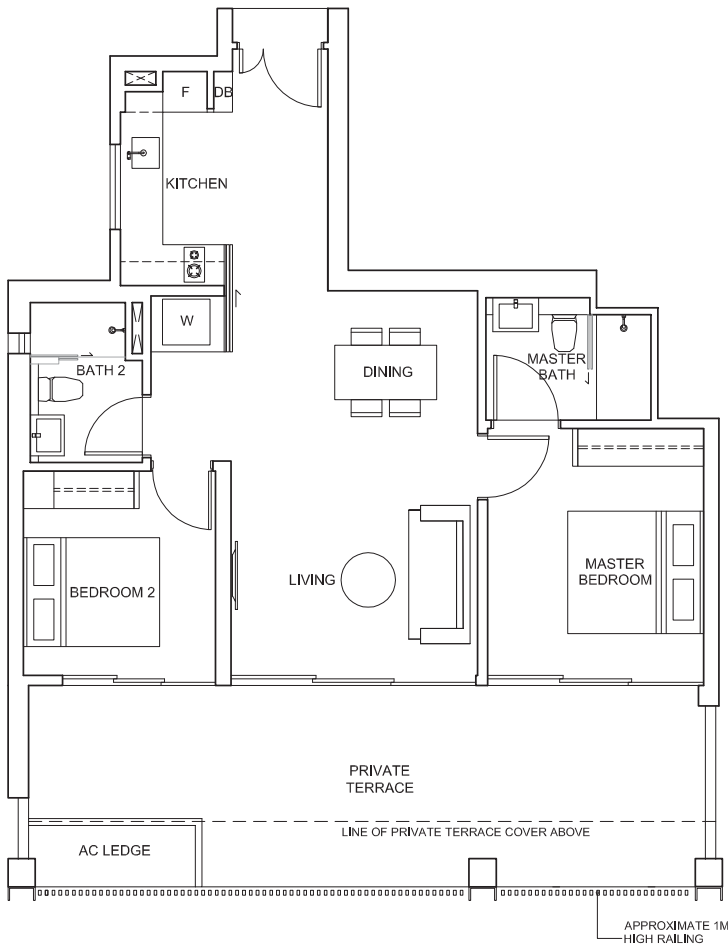
TYPE BP2
91 sq.m. / 980 sq.ft
BLOCK 14
#02-26



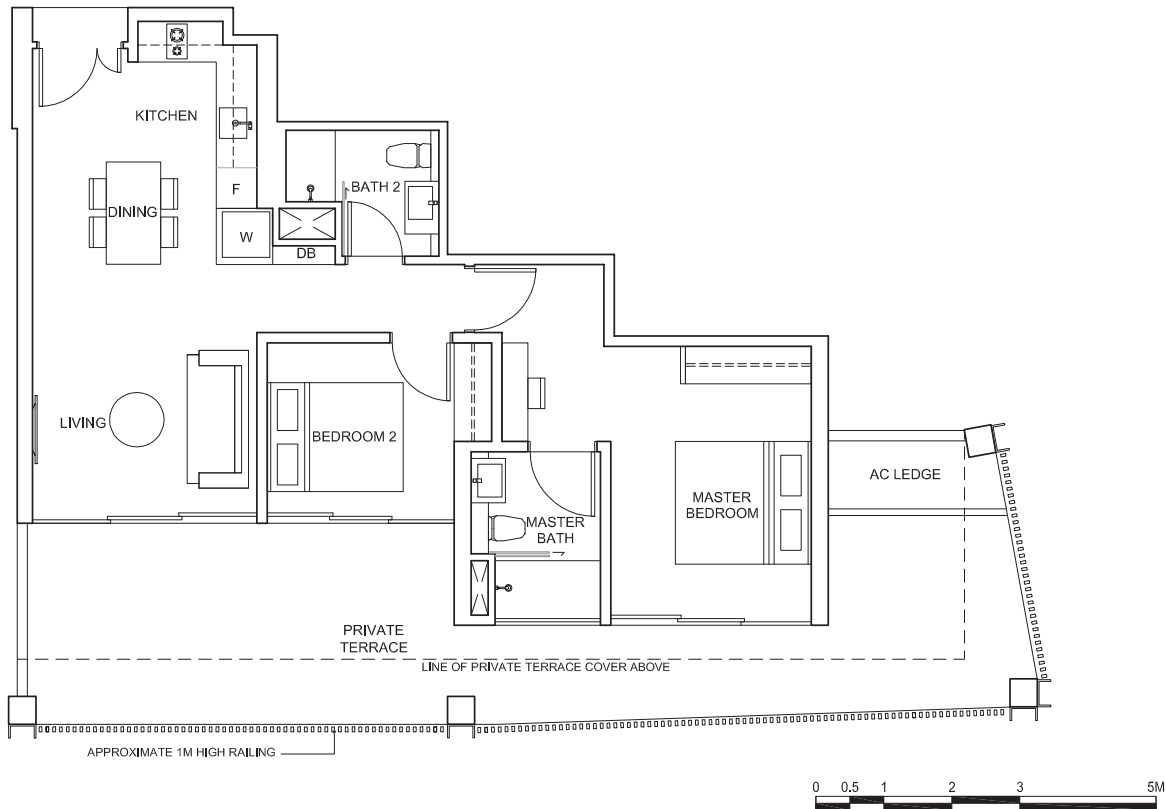
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2-BEDROOM SUITE

TYPE BP3
100 sq.m. / 1076 sq.ft
BLOCK 12
#02-21



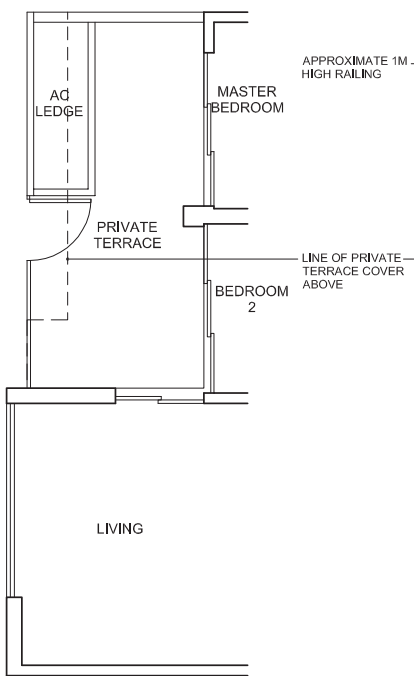
TYPE BP4
104 sq.m. / 1119 sq.ft
BLOCK 12
#02-20



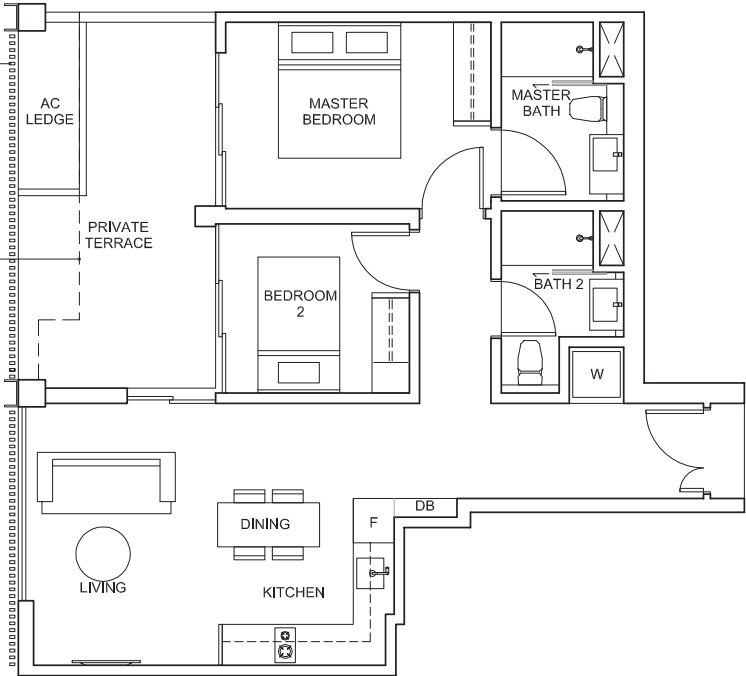
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2-BEDROOM SUITE

TYPE BP5a
78 sq.m. / 840 sq.ft
BLOCK 8
#02-10



TYPE BP5
80 sq.m. / 861 sq.ft
BLOCK 6
#02-02
BLOCK 8
#02-07*
* MIRROR

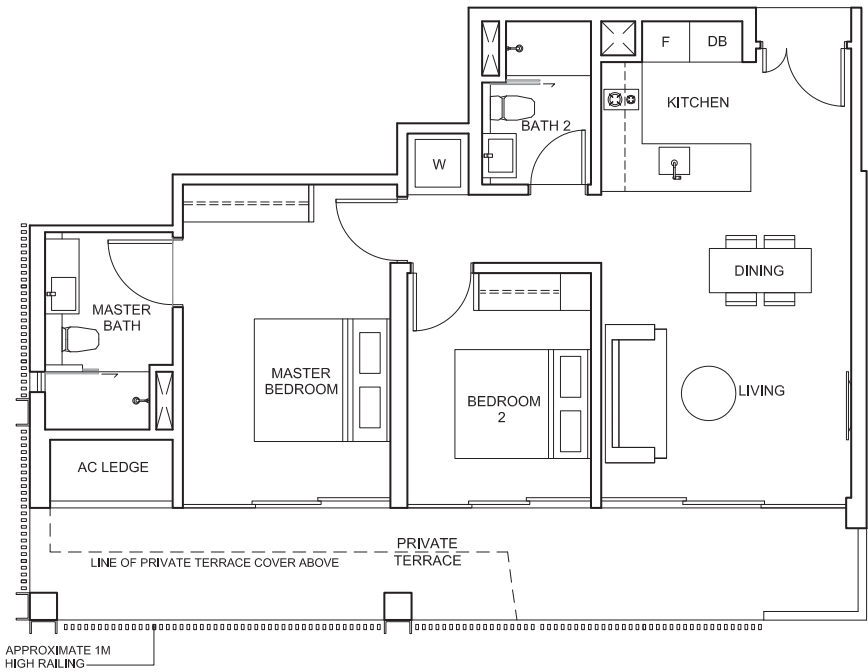


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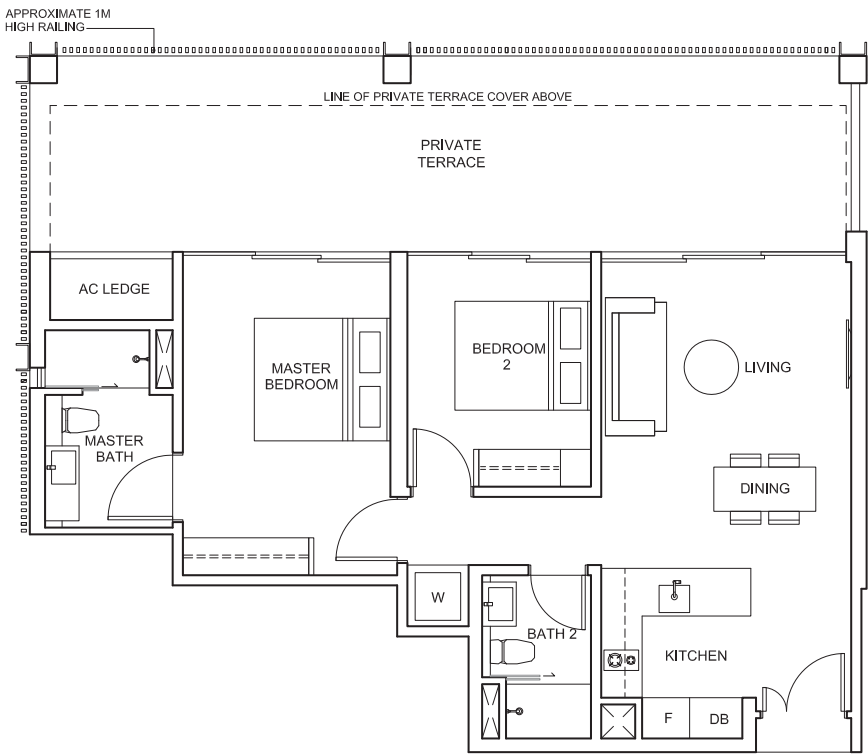
2-BEDROOM SUITE

2-BEDROOM SUITE

TYPE BP6a
90 sq.m. / 969 sq.ft
BLOCK 6
#02-01

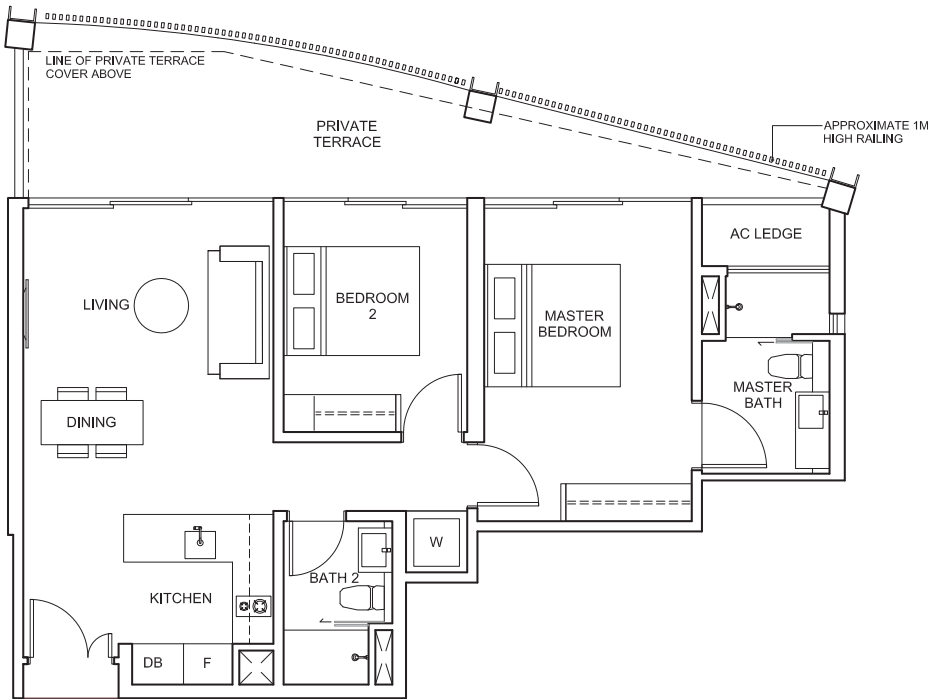


TYPE BP6
105 sq.m. / 1130 sq.ft
BLOCK 8
#02-08



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TYPE BP7
90 sq.m. / 969 sq.ft
BLOCK 8
#02-09

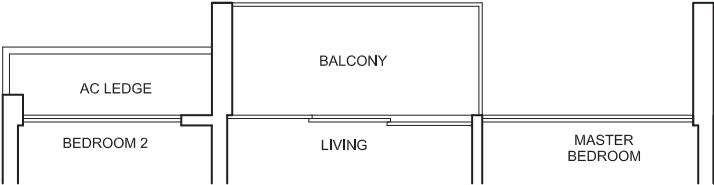


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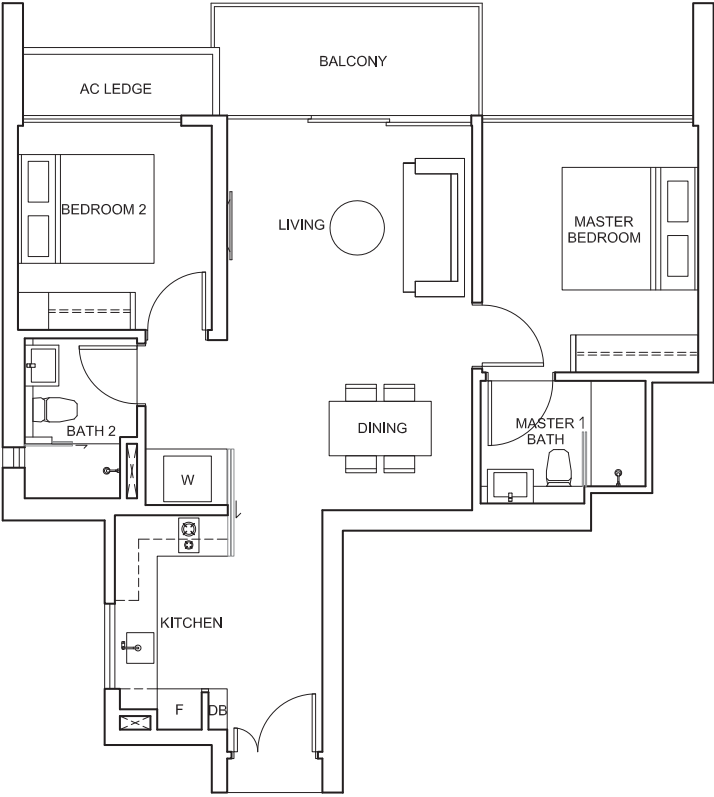
2-BEDROOM SUITE

2-BEDROOM SUITE

TYPE B1a
79 sq.m. / 850 sq.ft
BLOCK 12
#12-17 TO #15-17
BLOCK 14
#05-23* TO #08-23*
* MIRROR

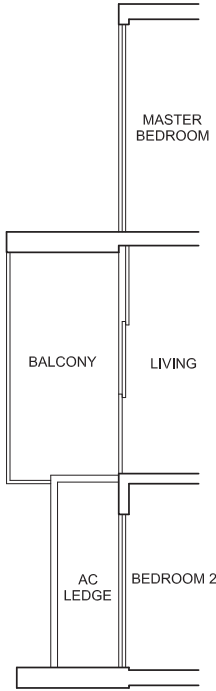


TYPE B1
79 sq.m. / 850 sq.ft
BLOCK 12
#03-17 TO #11-17
#16-17 TO #17-17
#03-20* TO #04-20*
#09-20* TO #17-20*
BLOCK 14
#03-23* TO #04-23*
#09-23* TO #17-23*
#03-24 TO #11-24
#16-24 TO #17-24
* MIRROR

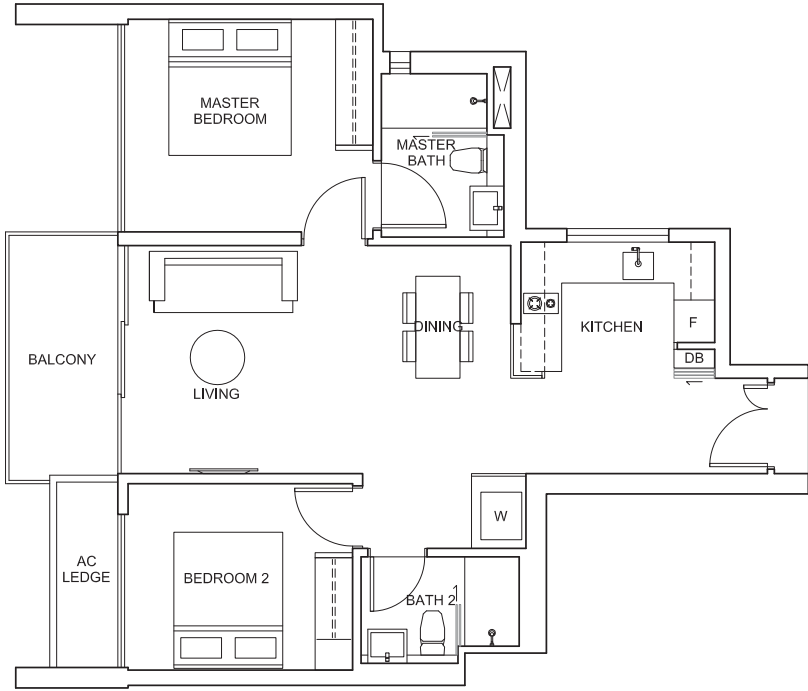


PLEASE NOTE THAT THE ROOF COVERING FOR THE PRIVATE TERRACE OF THE LEVEL 2 UNITS CAN BE SEEN FROM THE LEVEL 3 UNITS. PLEASE REFER TO THE APPROVED PLANS FOR THE ROOF COVERING DESIGN.

TYPE B2a
78 sq.m. / 840 sq.ft
BLOCK 6
#12-04* TO #15-04*
BLOCK 8
#05-10 TO #08-10
* MIRROR



TYPE B2
78 sq.m. / 840 sq.ft
BLOCK 6
#03-03 TO #04-03
#09-03 TO #17-03
#03-04* TO #11-04*
#16-04* TO #17-04*
BLOCK 8
#03-07* TO #11-07*
#16-07* TO #17-07*
#03-10 TO #04-10
#09-10 TO #17-10
* MIRROR

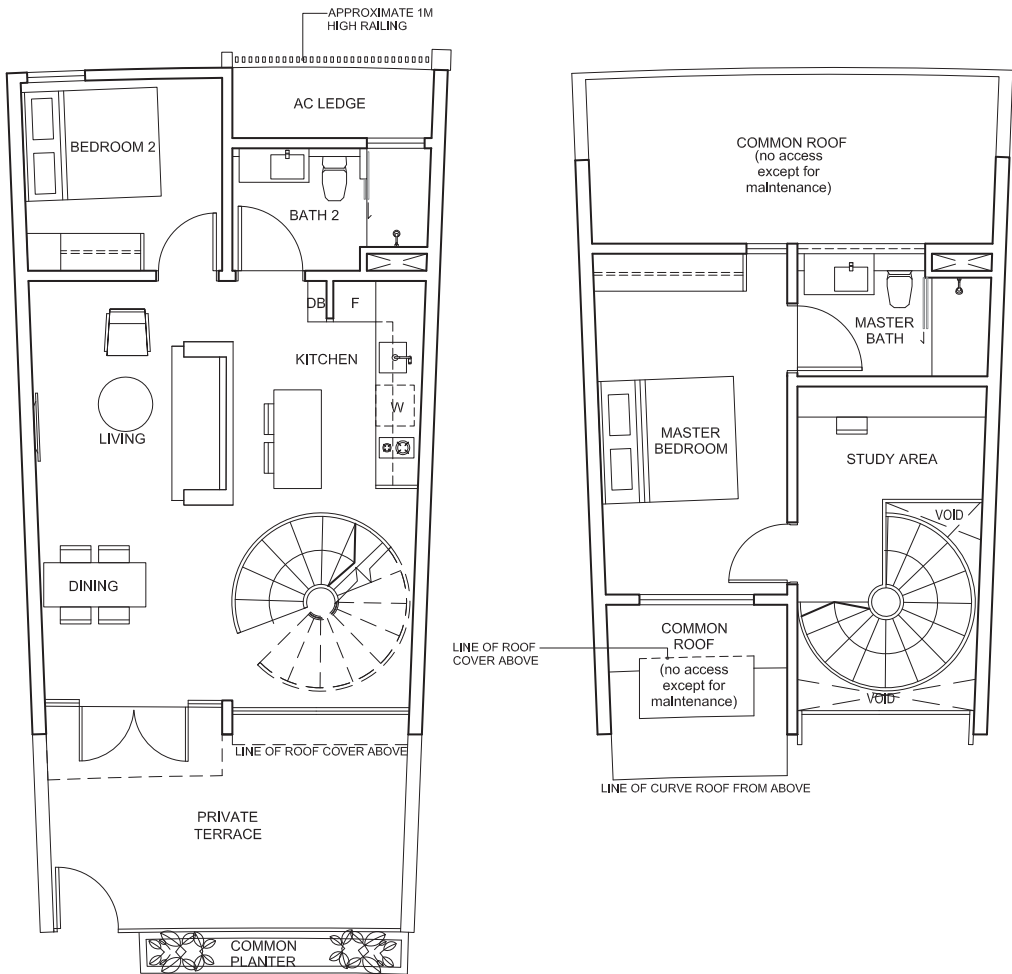


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2-BEDROOM+STUDY DUPLEX

3-BEDROOM SUITE

TYPE BD
108 sq.m. / 1163 sq.ft
(including 3 sq.m/32 sq.ft. void)
BLOCK 10
#02-11*, #02-12*, #02-13*
#02-14, #02-15, #02-16
* MIRROR



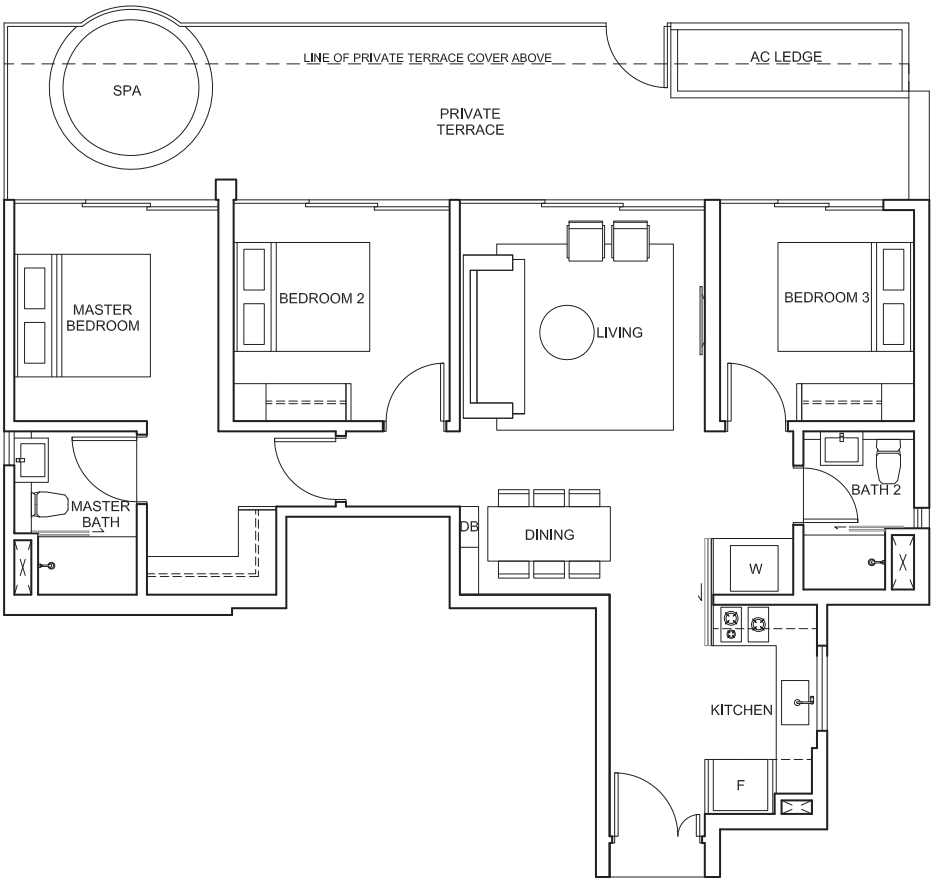
LOWER LEVEL

UPPER LEVEL



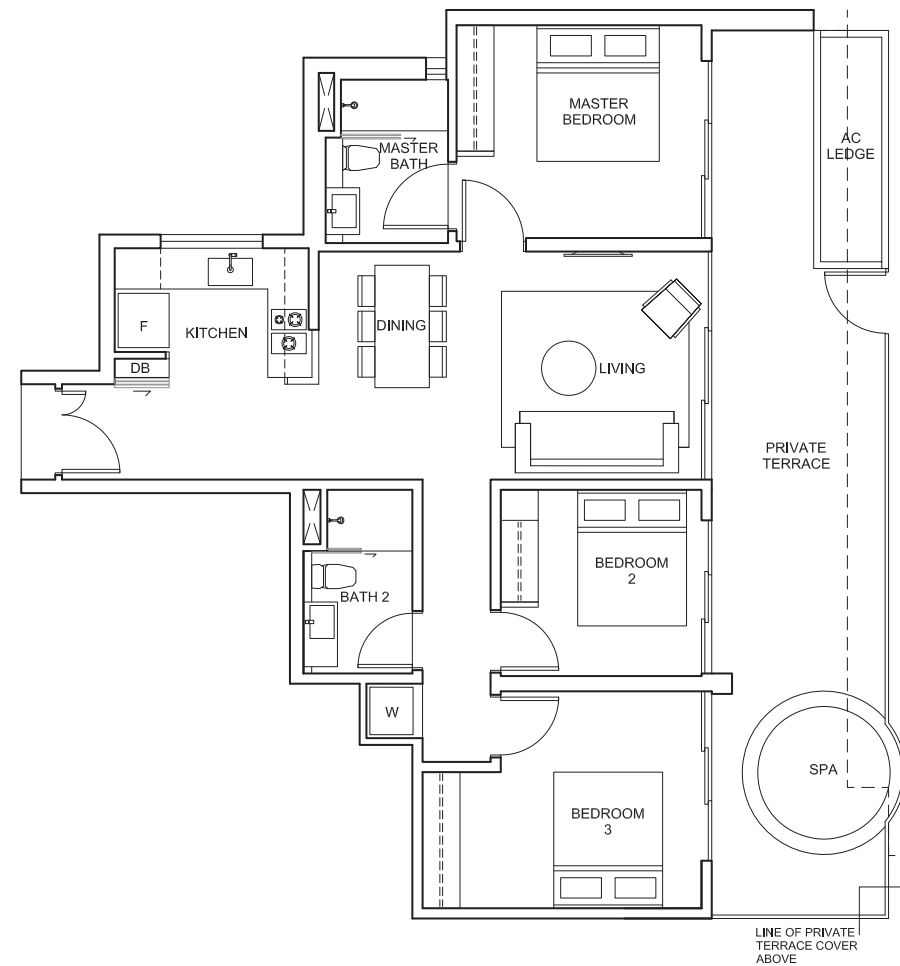
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TYPE CP1
122 sq.m. / 1313 sq.ft
BLOCK 14
#02-23



3-BEDROOM SUITE

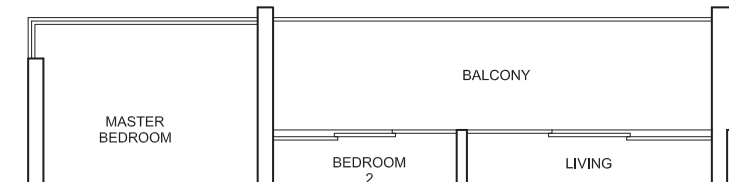
TYPE CP2
118 sq.m. / 1270 sq.ft
BLOCK 6
#02-04



0 0.5 1 2 3 5M

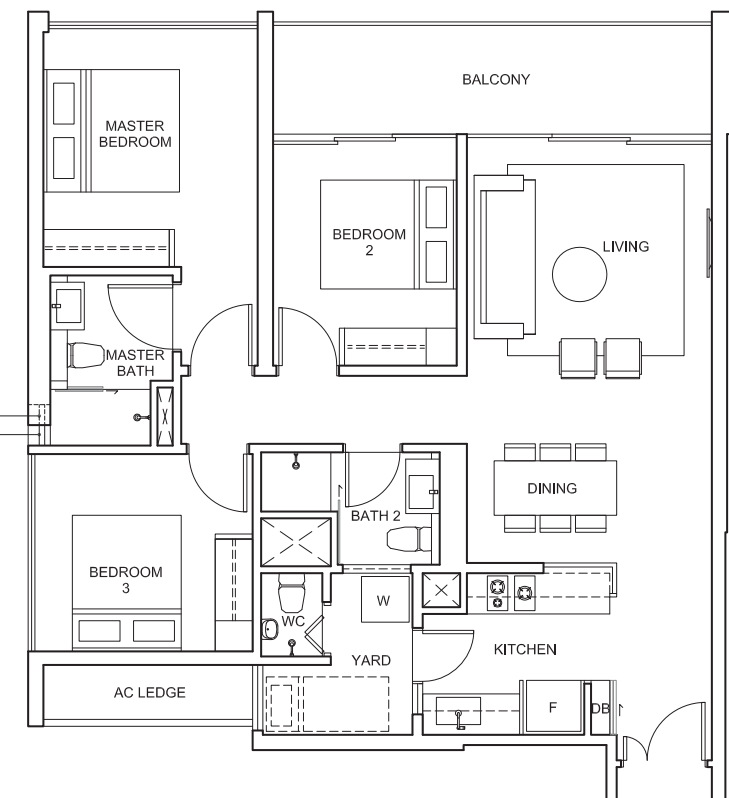
3-BEDROOM SUITE

TYPE C1a
105 sq.m. / 1130 sq.ft
BLOCK 12
#12-18* TO #15-18*
BLOCK 14
#05-26 TO #08-26
#12-25* TO #15-25*
* MIRROR



WINDOW POSITION 2 FOR UNITS AT 3RD, 4TH, 7TH, 8TH, 11TH, 12TH, 15TH & 16TH STOREY ONLY
WINDOW POSITION 1 FOR UNITS AT 5TH, 6TH, 9TH, 10TH, 13TH & 14TH STOREY ONLY

TYPE C1
105 sq.m. / 1130 sq.ft
BLOCK 12
#03-18* TO #11-18*
#16-18*
BLOCK 14
#03-25* TO #11-25*
#16-25*
#03-26 TO #04-26
#09-26 TO #16-26
* MIRROR

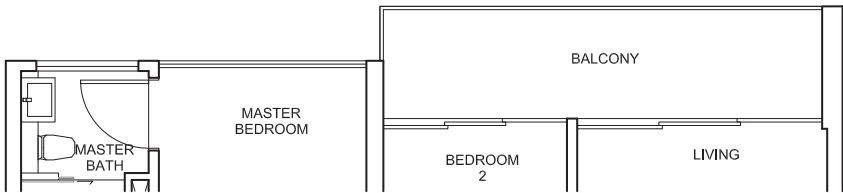


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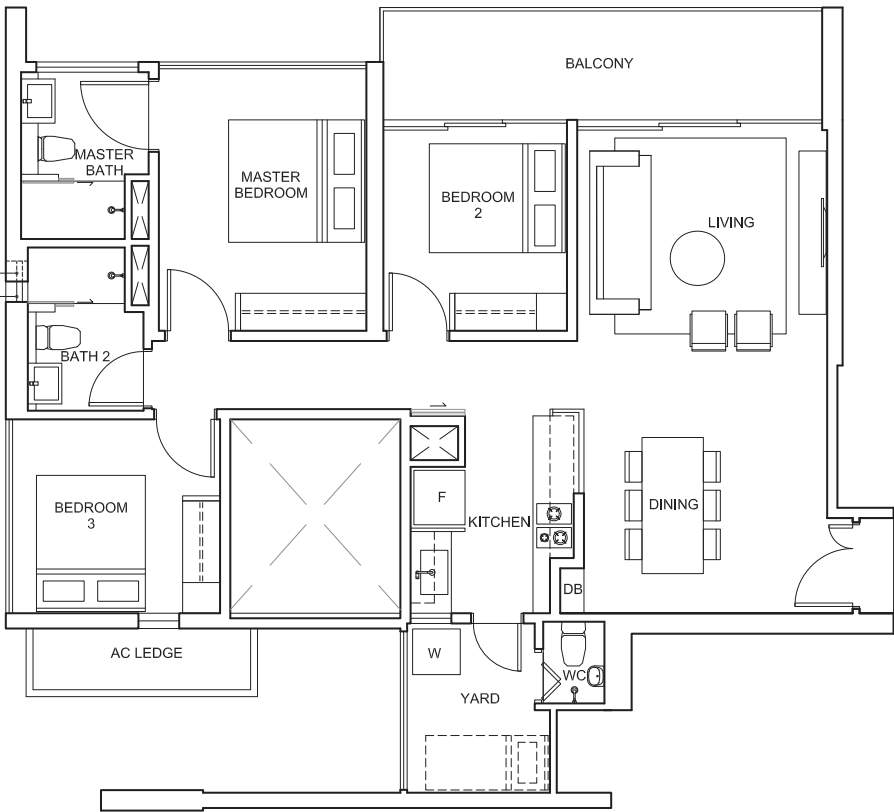
PLEASE NOTE THAT THE ROOF COVERING FOR THE PRIVATE TERRACE OF THE LEVEL 2 UNITS CAN BE SEEN FROM THE LEVEL 3 UNITS. PLEASE REFER TO THE APPROVED PLANS FOR THE ROOF COVERING DESIGN. RELEVANT AUTHORITIES' APPROVAL WILL BE SOUGHT FOR WINDOW POSITION 2.

3-BEDROOM SUITE

TYPE C2a
107 sq.m. / 1152 sq.ft
BLOCK 8
#05-09* TO #08-09*
#12-08 TO #15-08
* MIRROR



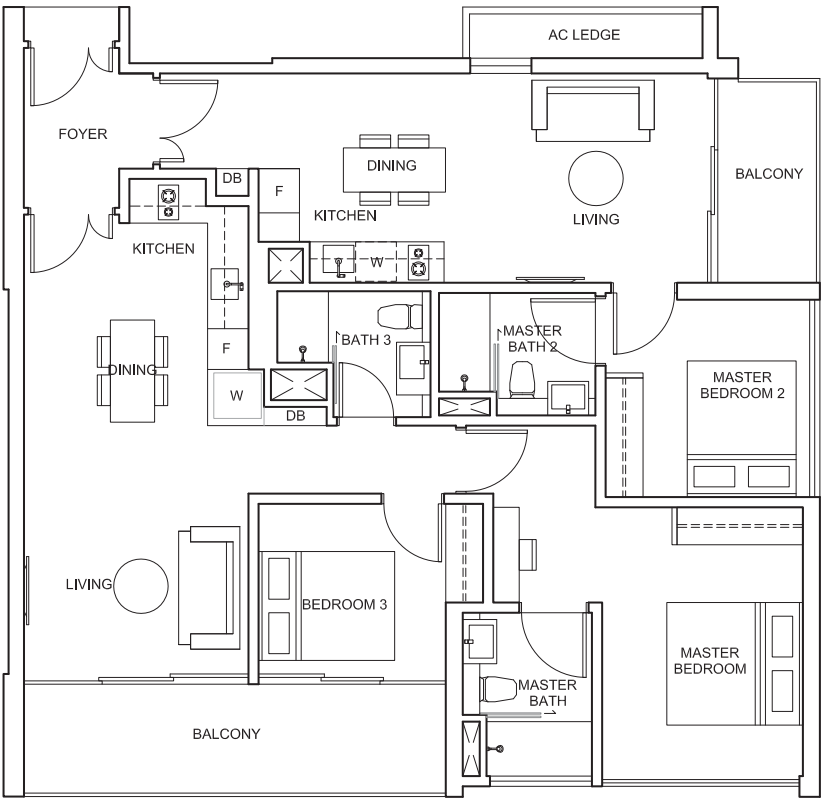
TYPE C2
107 sq.m. / 1152 sq.ft
BLOCK 8
#03-08 TO #11-08, #16-08
#03-09* TO #04-09*
#09-09* TO #16-09*
* MIRROR
WINDOW POSITION 2 FOR
UNITS AT 5TH, 6TH, 8TH, 9TH, 10TH,
13TH & 14TH STOREY ONLY
WINDOW POSITION 1 FOR UNITS AT
3RD, 4TH, 7TH, 8TH, 11TH, 12TH, 15TH
& 16TH STOREY ONLY



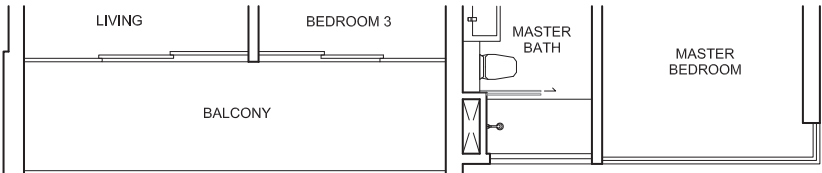
PLEASE NOTE THAT THE ROOF COVERING FOR THE PRIVATE TERRACE OF THE LEVEL 2 UNITS CAN BE SEEN FROM THE LEVEL 3 UNITS. PLEASE REFER TO THE APPROVED PLANS FOR THE ROOF COVERING DESIGN. RELEVANT AUTHORITIES' APPROVAL WILL BE SOUGHT FOR WINDOW POSITION 2.

3-BEDROOM DUAL KEY SUITE

TYPE CDK
128 sq.m. / 1378 sq.ft
BLOCK 12
#03-19 TO #04-19
#09-19 TO #16-19



TYPE CDKa
128 sq.m. / 1378 sq.ft
BLOCK 12
#05-19 TO #08-19



PLEASE NOTE THAT THE ROOF COVERING FOR THE PRIVATE TERRACE OF THE LEVEL 2 UNITS CAN BE SEEN FROM THE LEVEL 3 UNITS. PLEASE REFER TO THE APPROVED PLANS FOR THE ROOF COVERING DESIGN.

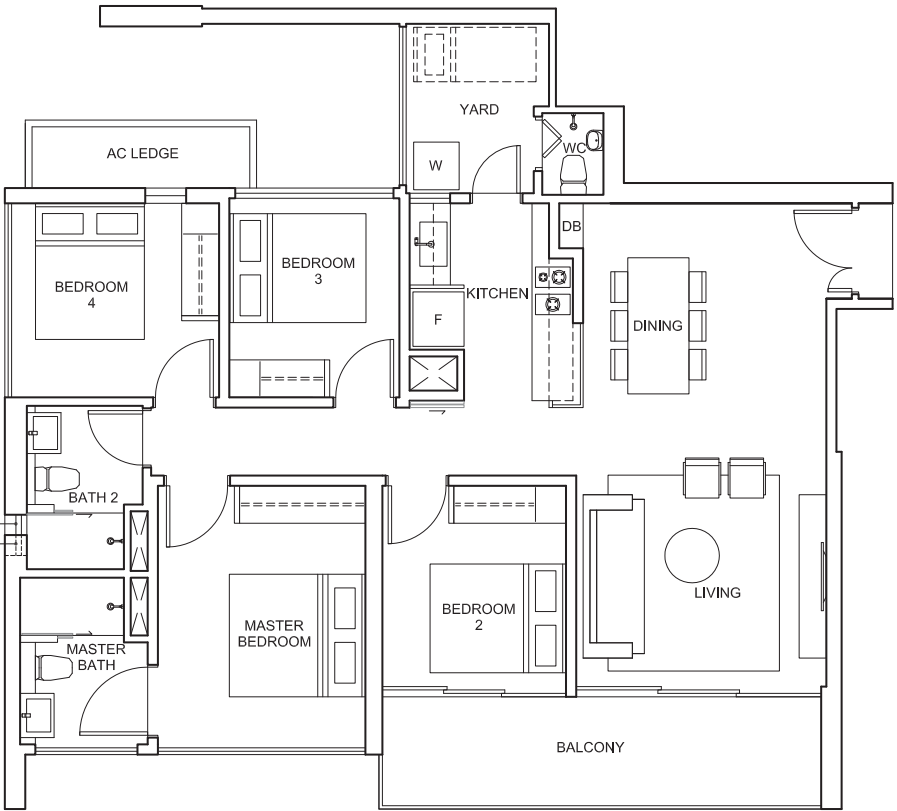
4-BEDROOM SUITE

PENTHOUSE SUITE (3-BEDROOM+FAMILY+STUDY)

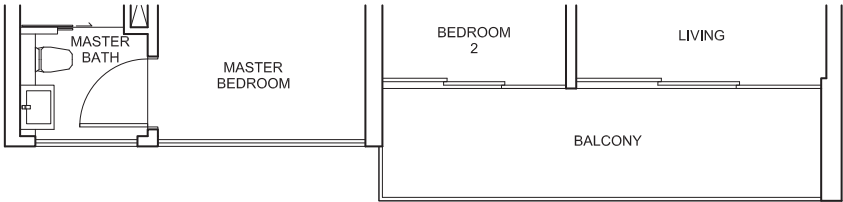
TYPE D1
115 sq.m. / 1238 sq.ft
BLOCK 6
#03-01* TO #11-01*
#16-01*
#03-02 TO #04-02
#09-02 TO #16-02
* MIRROR

WINDOW POSITION 1 FOR
UNITS AT 5TH, 6TH, 9TH, 10TH,
13TH & 14TH STOREY ONLY

WINDOW POSITION 2 FOR
UNITS AT 3RD, 4TH, 7TH, 8TH,
11TH, 12TH, 15TH & 16TH
STOREY ONLY



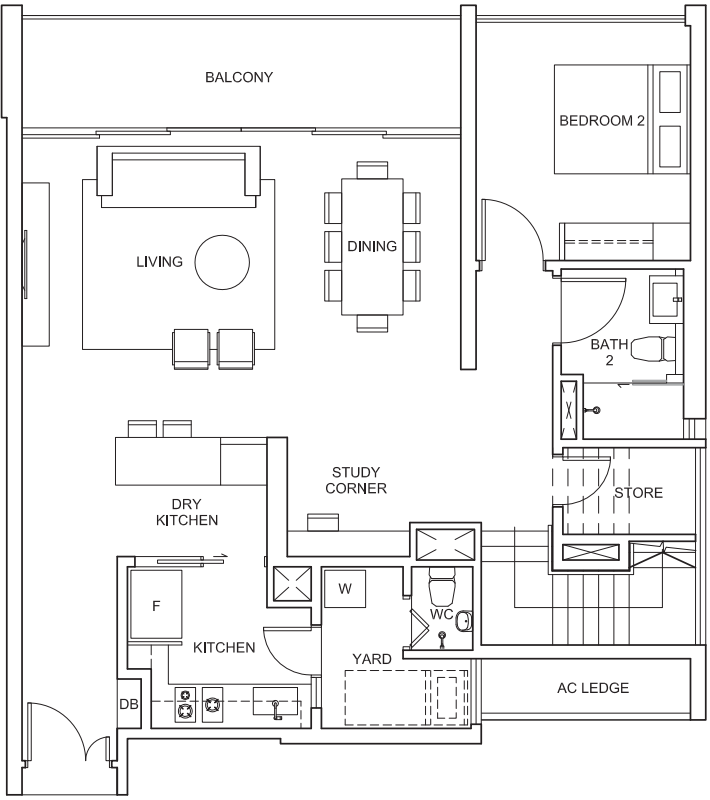
TYPE D1a
115 sq.m. / 1238 sq.ft
BLOCK 6
#05-02 TO #08-02
#12-01* TO #15-01*
* MIRROR



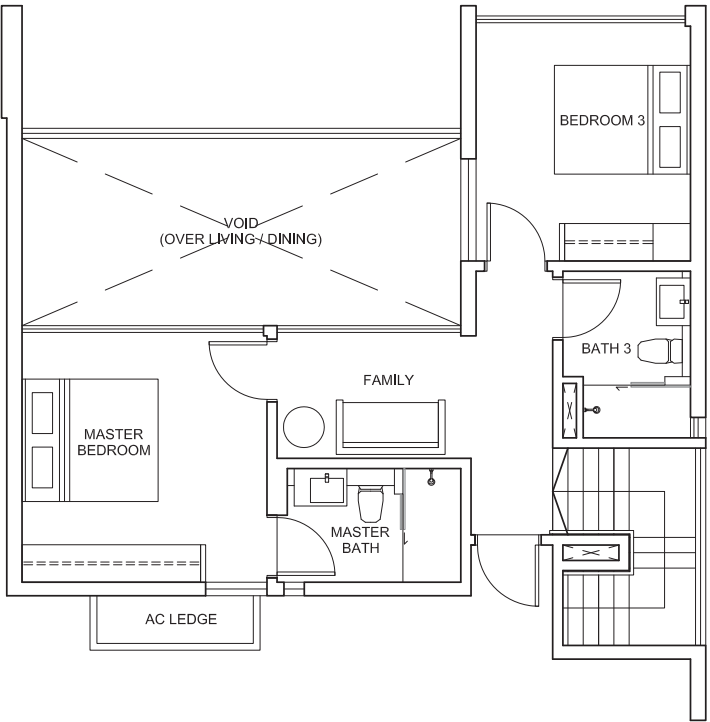
PLEASE NOTE THAT THE ROOF COVERING FOR THE PRIVATE TERRACE OF THE LEVEL 2 UNITS CAN BE SEEN FROM THE LEVEL 3 UNITS. PLEASE REFER TO THE APPROVED PLANS FOR THE ROOF COVERING DESIGN. RELEVANT AUTHORITIES' APPROVAL WILL BE SOUGHT FOR WINDOW POSITION 2.

TYPE PH1
181 sq.m. / 1948 sq.ft
(including 22 sq.m/237 sq.ft. void)
BLOCK 12
#17-18
BLOCK 14
#17-25, #17-26*
* MIRROR

LOWER LEVEL



UPPER LEVEL



PENTHOUSE SUITE

(4-BEDROOM+FAMILY)

PENTHOUSE SUITE

(4-BEDROOM+FAMILY)

TYPE PH2
199 sq.m. / 2142 sq.ft
(including 23 sq.m/248 sq.ft. void)
BLOCK 12
#17-19

TYPE PH3
193 sq.m. / 2077 sq.ft
(including 25 sq.m/269 sq.ft. void)
BLOCK 6
#17-01, #17-02*
BLOCK 8
#17-08, #17-09*
* MIRROR

LOWER LEVEL

LOWER LEVEL

UPPER LEVEL

UPPER LEVEL



SPECIFICATIONS

1. FOUNDATION

Secant pile wall and/or diaphragm wall with cast in-situ bored piles and/or driven pre-cast reinforced concrete piles in accordance with Singapore Standard

2. SUPERSTRUCTURE

Pre-cast and/or cast in-situ reinforced concrete structure and/or composite steel encased columns structure in accordance with Singapore Standard and British Standard

3. WALLS

- a. External Walls: Reinforced concrete and/or precast concrete panel and/or blockwall
- b. Internal Walls: Masonry and/or lightweight concrete panels and/or in-situ and/or pre-cast reinforced concrete wall and/or drywall partition system and/or glass partition

4. ROOF

- a. Flat Roof: Reinforced concrete roof with adequate screed with appropriate insulation and waterproofing system
- b. Curve Roof: Metal roof system and/or reinforced concrete and/or steel beam with appropriate insulation and waterproofing system

5. CEILING

- a. Foyer, Corridors leading to Bedrooms, Bathrooms, Kitchen, Dry Kitchen, W.C.: False ceiling and/or box-up to designated area and/or concrete slab with skim coat with paint finish
- b. Living, Dining, Bedrooms, Family, Study Area, Yard, Underside of Internal Staircase for Penthouse Suites: Concrete slab with skim coat and/or ceiling box-up to designated area with paint finish
- c. Balcony, Private Terrace, Store: Concrete slab with skim coat and/or ceiling box-up to designated area with paint finish

6. FINISHES

a. Walls

- i. External
Balcony, Private Terrace, AC Ledge External Walls: Exterior paint finish and/or exterior concrete paint stain on exposed surface only
- ii. Internal
Foyer, Living, Dining, Bedrooms, Corridor leading to Bedrooms, Family, Study Area, Yard, Store: Paint finish to exposed surface only
- Bathrooms, W.C.: Tiles up to false ceiling height and on exposed surfaces only
- Kitchen/Dry Kitchen: Paint finish and/or tiles or backsplash to match kitchen top to exposed areas only

Note: No tiles/stone work behind kitchen cabinet, bathroom cabinet, vanity cabinet, mirror and above false ceiling. Wall surface above the false ceiling level will be left in its original bare condition. All wall finishes shall be terminated at false ceiling level. No tiles on plinth below kitchen cabinet.

b. Floor

- i. Foyer, Living, Dining, Kitchen, Bathrooms, Yard, W.C., Balcony, Family, Study Area, Corridor leading to Bedrooms: Tiles and/or stones finishes
- ii. Internal Staircase and Spiral Staircase: Tiles and/or stones and/or timber finishes
- iii. Store: Tiles
- iv. Private Terrace: Engineered timber and/or tiles and/or timber
- v. All Bedrooms: Laminated flooring
- vi. AC Ledge: Cement sand screed

Note: All floor finishes are to exposed surface area only.

7. WINDOWS

All windows of the apartments will be aluminium-framed with tinted and/or clear glass and/or frosted glass, where appropriate

8. DOORS

- a. Main Entrance: Approved fire-rated timber door
- b. Living/ Dining/ Bedrooms to Private Terrace and Balcony: Powder coated finished aluminium framed sliding and/or swing door and/or fixed glass panel with glazing and/or tinted glazing
- c. Bedrooms, Bathrooms: Timber and/or glass sliding and/or swing door with louvers, where applicable
- d. Kitchen/Dry Kitchen: Aluminium and/or timber sliding door and/or glass sliding door and/or timber swing door, where applicable
- e. Yard: Aluminium with glass and/or sliding and/or timber swing door
- f. Private Terrace: Metal and/or aluminium and/or glass gate, where applicable

- g. Family to Roof (applicable to Penthouse Suite only): Metal swing door
- h. W.C.: PVC bi-fold door with louvers, where applicable

- i. Store (applicable to Penthouse Suite only): Timber swing door with louvers, where applicable
- Good quality locksets and ironmongery to be provided to all doors

9. SANITARY WARES, FITTINGS AND ACCESSORIES

a. Master Bathroom

- 1 shower cubicle with 1 shower mixer set
- 1 rain shower
- 1 vanity top
- 1 wash basin with basin mixer
- 1 water closet
- 1 towel rail and/or towel hook
- 1 toilet paper holder
- 1 mirror

b. Other Bathrooms

- 1 shower cubicle with 1 shower mixer set
- 1 vanity top
- 1 wash basin with basin mixer
- 1 water closet
- 1 towel rail and/or towel hook
- 1 toilet paper holder
- 1 mirror

c. W.C.

- 1 hand shower set
- 1 wash basin and tap
- 1 water closet
- 1 towel rail and/or towel hook
- 1 toilet paper holder

d. Private Terrace

- 1 water tap (per unit)

e. Kitchen/Yard

- 1 sink mixer at Kitchen
- 1 bib tap (for washing machine)

10. ELECTRICAL INSTALLATION

- a. Electrical wiring below false ceiling within the units shall generally be concealed where possible. Electrical wiring above false ceiling entrance to DB closet shall be in exposed conduits or trunking.
- All electrical wiring shall be in accordance with current edition of Singapore Standard Code of Practice.
- b. Electrical schedule: Refer to schedule

11. TV/DATA/VOICE OUTLET

Refer to Electrical Schedule for details

12. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard

13. PAINTING

- a. Internal Walls: Emulsion paint
- b. External Walls: Textured coating paint and/or other approved exterior paint and/or concrete paint stain

14. WATERPROOFING

Waterproofing shall be provided to floor slabs of Bathrooms, W.C., Kitchen, Yard, Balcony, Sky Terrace, Private Terrace, Swimming Pool, Planters and/or Planter Boxes and Reinforced Concrete Flat Roof

15. DRIVEWAY AND CARPARK

- a. Surface Driveway: Stones and/or pavers and/or tarmac and/or concrete floor
- b. Basement Carpark and Ramp: Reinforced concrete slab with epoxy coating and/or polyurethane coating and/or hardener

16. RECREATION FACILITIES

Level 1

- a. Guard House
- b. Residences Arrival
- c. Shoppes Arrival
- d. Cascading Water Wall
- e. Landscape Pool
- f. Forest Walk
- g. Angsana Plaza
- h. Garden Court
- i. Angsana Alcove
- j. Saga Grove
- k. Asoka Grove
- l. Pedestrian Access

Level 2

- a. Infinity Pool
- b. Origami Boat Sculpture
- c. Origami Cabanas
- d. Champaka Grove
- e. Daybed Lounge

- f. Spa
- g. Heated Spa
- h. Rain Shower
- i. Kids' Pool
- j. Palm Islands
- k. Leaf Garden
- l. Fern Garden
- m. Vintage Lounge
- n. Hammock Lounge
- o. Club House
 - i. Function Room
 - ii. Gymnasium
 - iii. Changing & Steam Rooms
- p. BBQ Alfresco Dining
- q. Kids' Playground
 - i. Trampoline
 - ii. Hopscotch
 - iii. Play Net
- r. Meditation Patio
- s. Yoga Patio
- t. Reading Patio
- u. Foot Reflexology Patio
- v. Rocking Cabanas
- w. Sky Terraces
 - i. Reading Garden (Blk 6, Level 5)
 - ii. Meditation Garden (Blk 8, Level 12)
 - iii. Yoga Garden (Blk 12, Level 5)
 - iv. Relaxation Garden (Blk 14, Level 12)

17. ADDITIONAL ITEMS

a. Kitchen Cabinets

Kitchen cabinets with solid surface worktop and stainless steel sink with mixer. Additional kitchen cabinets in Dry Kitchen are provided for Penthouse Suites.

b. Kitchen Appliances

- Cooker hood, cooker hob and built-in oven are provided at the Kitchen
- Fridge integrated with cabinet are provided for 1-Bedroom Suite, 2-Bedroom Suite, 2-Bedroom+Study Duplex and 3-Bedroom Dual Key Suite
- Standalone fridge is provided for 3-Bedroom Suite (except 3-Bedroom Dual Key Suite), 4-Bedroom Suite and Penthouse Suite
- Washer cum dryer combi is provided for 1-Bedroom Suite and within the Kitchen of the 1-Bedroom unit of 3-Bedroom Dual Key Suite

c. Wardrobe

Quality built-in-wardrobe is provided to all Bedrooms

d. Air Conditioning

Wall-mounted air-conditioning system is provided to Living, Dining, Bedrooms, Family and Study Area, where applicable

e. Mechanical Ventilation System

Mechanical ventilation system is provided for Bathroom/W.C., where applicable

f. Hot Water

Hot water supply is provided to all Bathrooms, Kitchen and W.C. (shower only) except Yard

g. Town Gas

Town Gas is supplied to all Kitchens

h. Security System

- Telephony between Basement Floors, 1st and 2nd Storey Lift Lobby to Apartment Units, where applicable, based on a telephone line system (without phone set system)
- Automatic car barrier access system
- Proximity card access system to Basement and Lift Lobbies, where applicable
- Closed circuit television system at designated common areas

i. IT Feature

All apartments are equipped with wiring and cable-ready for internet connection

j. Waste Disposal System

Pneumatic waste disposal system is provided at common area (2nd to 17th Storey Lift Lobby)

k. Hyflux Purified Water System

Hyflux Purified Water System is provided to all units. The system will be installed at the kitchen sink with a separate tap (other than the normal tap). Purchasers have to replace cartridge to ensure the water remains clean. An additional white cap to cover the hole of faucet will be provided should Purchasers choose to remove the system.

NOTES:

a. Wall

No tiles behind kitchen cabinets, bathroom cabinets, mirrors and above false ceiling. Wall surface above the false ceiling level will be left in its original bare condition.

b. 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 composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble or granite as well as non-uniformity between pieces cannot be totally avoided.

Granite tiles are pre-polished before laying and care has been taken for their installation. However granite, being a much harder material than marble cannot be re-polished after installation. Hence some differences may be felt at the joints. The tonality and pattern of the marble or granite selected and installed shall be subject to availability.

c. Cable Television and/or Internet Access

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

d. Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Fittings, Wares and Plaster Ceiling Boards

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

e. 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/Building, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit/Building is delivered to the Purchaser.

THE VENUE RESIDENCES

f. Materials, Fittings, Equipment, Finishes, Installations and Appliances

The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

g. Air-Conditioning System

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

h. Timber

Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and Vendor.

i. Tiles

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards. Manufacturing and constructional tolerances are expected.

j. Position and Provision of Power Points, Switches, TV and SCV Outlets and Other Items

The position and provision of all power points, switches, TV and SCV outlets and other items listed in the Electrical Schedule as may be displayed in the showflat(s) are indicative and for illustration purposes only and subject to our Consultants' design.

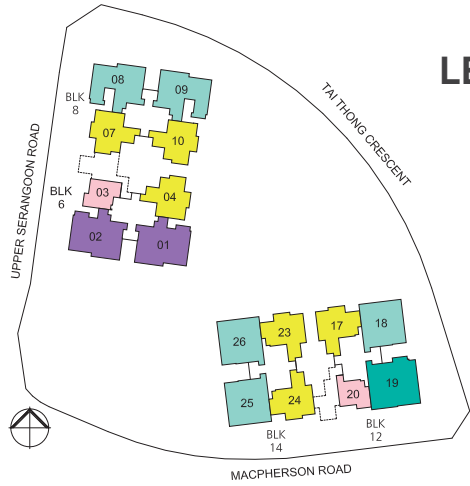
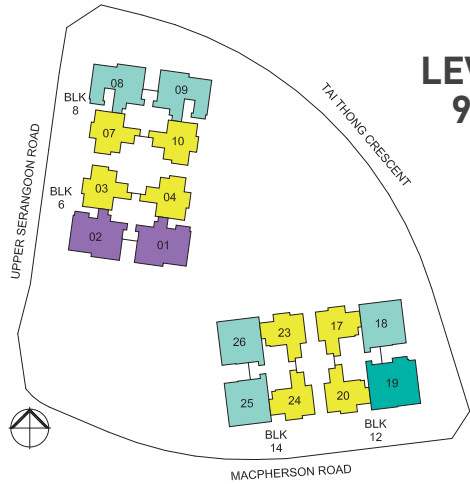
k. Web Portal

The Purchaser will have to pay the annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.

ELECTRICAL SCHEDULE

DESCRIPTION	TYPE										
	A1 / A2	AP1 / AP1a / AP2 / AP3 / AP4 / AP5 / AP5a	B1 / B1a / B2 / B2a	BP1 / BP2 / BP3 / BP4 / BP5 / BP5a / BP6 / BP6a / BP7	BD	C1 / C1a / C2 / C2a	CP1 / CP2	CDK / CDKa	D1 / D1a	PH1	PH2 / PH3
Lighting Point	4	5	7	8	9	10	9	13	10	14	16
13A Switch Socket Outlet	9	10	13	14	14	16	17	22	18	15	18
TV Point	2	2	3	3	3	4	4	5	5	4	5
Data/Voice Outlet	2	2	3	3	3	4	4	5	5	4	5
Bell Point	1	1	1	1	1	1	1	1	1	1	1

STOREY KEY PLANS



ABOVE PLANS NOT DRAWN TO SCALE