Waterwoods

Where the river meets urbanity

Unit Distribution

Legend

- 2-Bedroom
- 3-Bedroom
- 4-Bedroom
- 5-Bedroom
- 5-Bedroom Maisonette
- 4-Bedroom Penthouse

Block 15

Unit / Level	1	2	3	4
17	D1	D1	B3	A
16	D1	D1	B3	A
15	D1	D1	B3	A
14	D1	D1	B3	A
13	D1	D1	B3	A
12	D1	D1	B3	A
11	D1	D1	B3	A
10	D1	D1	B3	A
9	D1	D1	B3	A
8	D1	D1	B3	A
7	D1	D1	B3	A
6	D1	D1	B3	A
5	D1	D1	B3	A
4	D1	D1	B3	A
3	D1	D1	B3	A
2	D1	D1	B3	A
1	Clubhouse		B3p	Ap

Block 17

Unit / Level	5	6	7	8
17	C1PH	C1PH	B2	D2
16	C1	C1	B2	D2
15	C1	C1	B2	D2
14	C1	C1	B2	D2
13	C1	C1	B2	D2
12	C1	C1	B2	D2
11	C1	C1	B2	D2
10	C1	C1	B2	D2
9	C1	C1	B2	D2
8	C1	C1	B2	D2
7	C1	C1	B2	D2
6	C1	C1	B2	D2
5	C1	C1	B2	D2
4	C1	C1	B2	D2
3	C1	C1	B2	D2
2	C1	C1	B2	D2
1	C1p	C1p	B2p	D2p

Block 19

Unit / Level	9	10	11	12
17			C2PH	B1
16	D3	D3	C2	B1
15			C2	B1
14	D3	D3	C2	B1
13			C2	B1
12	D3	D3	C2	B1
11			C2	B1
10	D3	D3	C2	B1
9			C2	B1
8	D3	D3	C2	B1
7			C2	B1
6	D3	D3	C2	B1
5			C2	B1
4	D3	D3	C2	B1
3			C2	B1
2	D3	D3	C2	B1
1	Void		C2p	B1p

Block 21

Unit / Level	13	14	15	16
17	C1PH	C2PH	B1	B1
16	C1	C2	B1	B1
15	C1	C2	B1	B1
14	C1	C2	B1	B1
13	C1	C2	B1	B1
12	C1	C2	B1	B1
11	C1	C2	B1	B1
10	C1	C2	B1	B1
9	C1	C2	B1	B1
8	C1	C2	B1	B1
7	C1	C2	B1	B1
6	C1	C2	B1	B1
5	C1	C2	B1	B1
4	C1	C2	B1	B1
3	C1	C2	B1	B1
2	C1	C2	B1	B1
1	Void	C2p	B1p	Void

Block 23

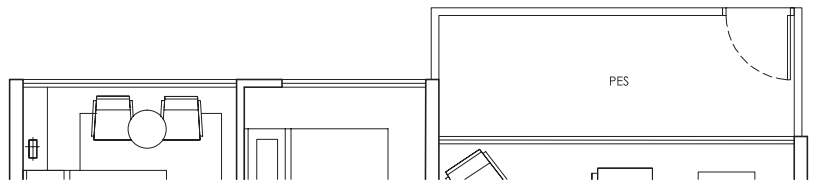
Unit / Level	17	18	19	20
17	C1PH	C1PH	C1PH	B2
16	C1	C1	C1	B2
15	C1	C1	C1	B2
14	C1	C1	C1	B2
13	C1	C1	C1	B2
12	C1	C1	C1	B2
11	C1	C1	C1	B2
10	C1	C1	C1	B2
9	C1	C1	C1	B2
8	C1	C1	C1	B2
7	C1	C1	C1	B2
6	C1	C1	C1	B2
5	C1	C1	C1	B2
4	C1	C1	C1	B2
3		C1	C1	
2	Void	C1	C1	Void
1		C1p	C1p	

Block 25

Unit / Level	21	22	23	24
17	C2PH	B1	C1PH	B1
16	C2	B1	C1	B1
15	C2	B1	C1	B1
14	C2	B1	C1	B1
13	C2	B1	C1	B1
12	C2	B1	C1	B1
11	C2	B1	C1	B1
10	C2	B1	C1	B1
9	C2	B1	C1	B1
8	C2	B1	C1	B1
7	C2	B1	C1	B1
6	C2	B1	C1	B1
5	C2	B1	C1	B1
4	C2	B1	C1	B1
3		B1	C1	
2	Void	B1	C1	Void
1		Void	C1p	

Type A, Ap

75 sq.m. / 807 sq.ft.



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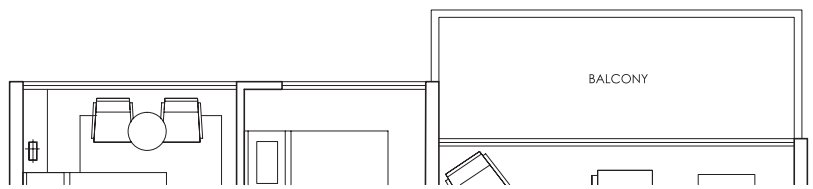

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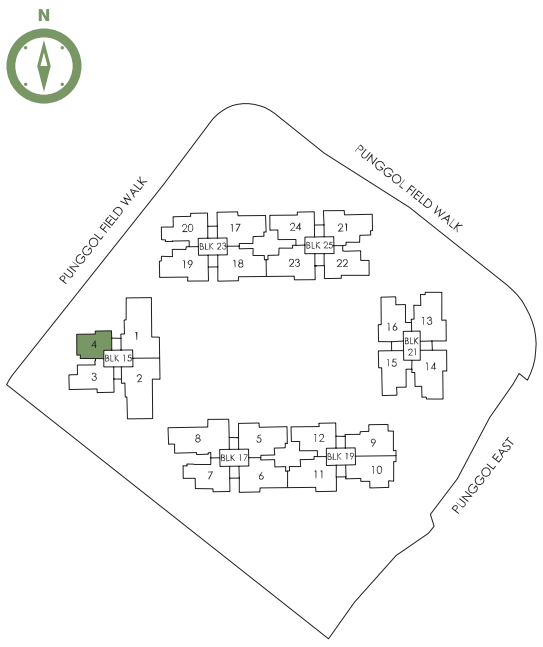

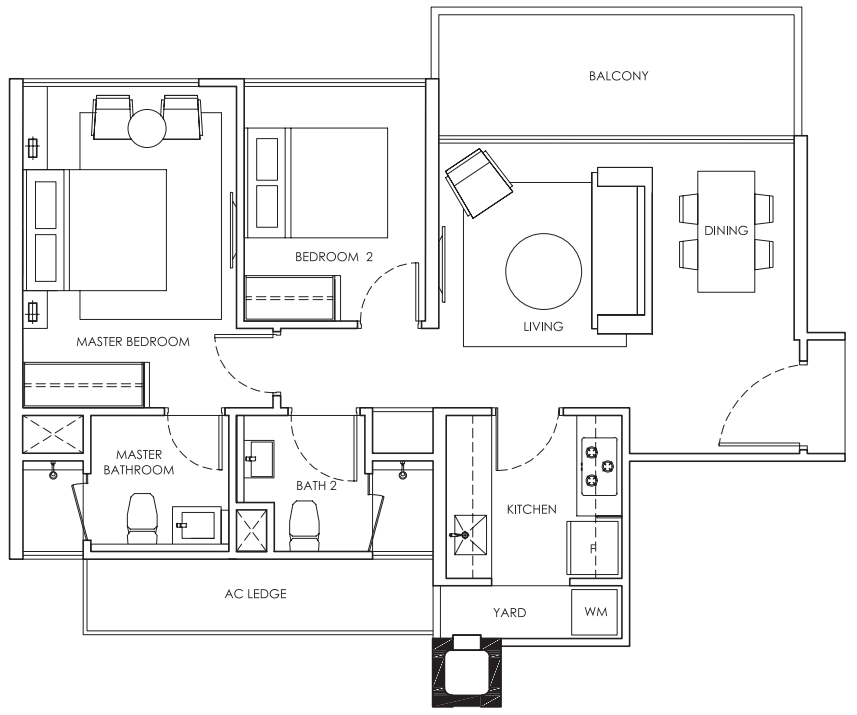

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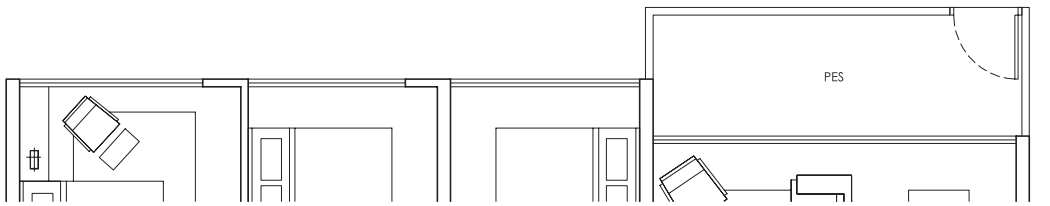
3-Bedroom

Type B1, B1p

97 sq.m. / 1044 sq.ft.



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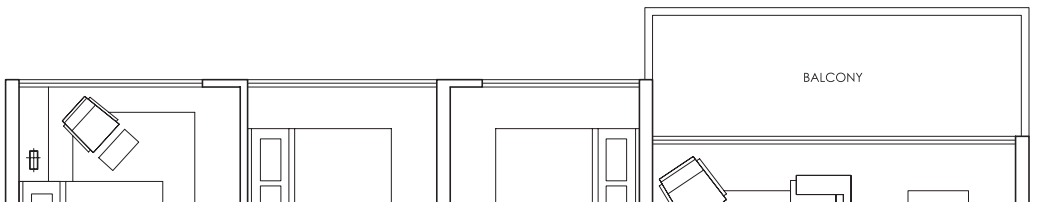

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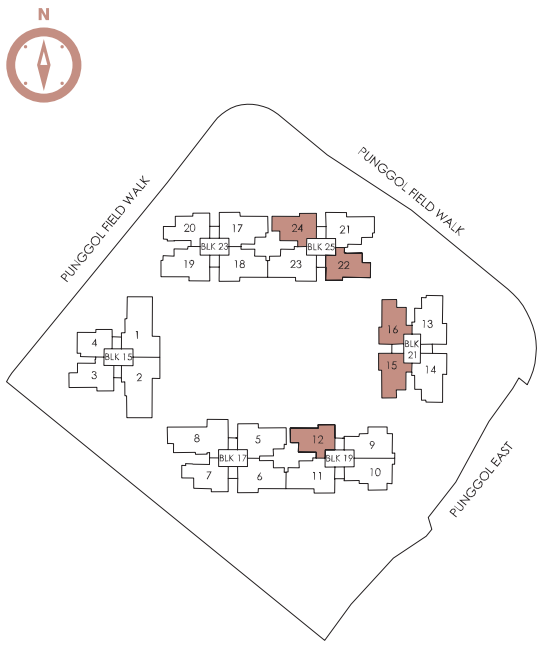

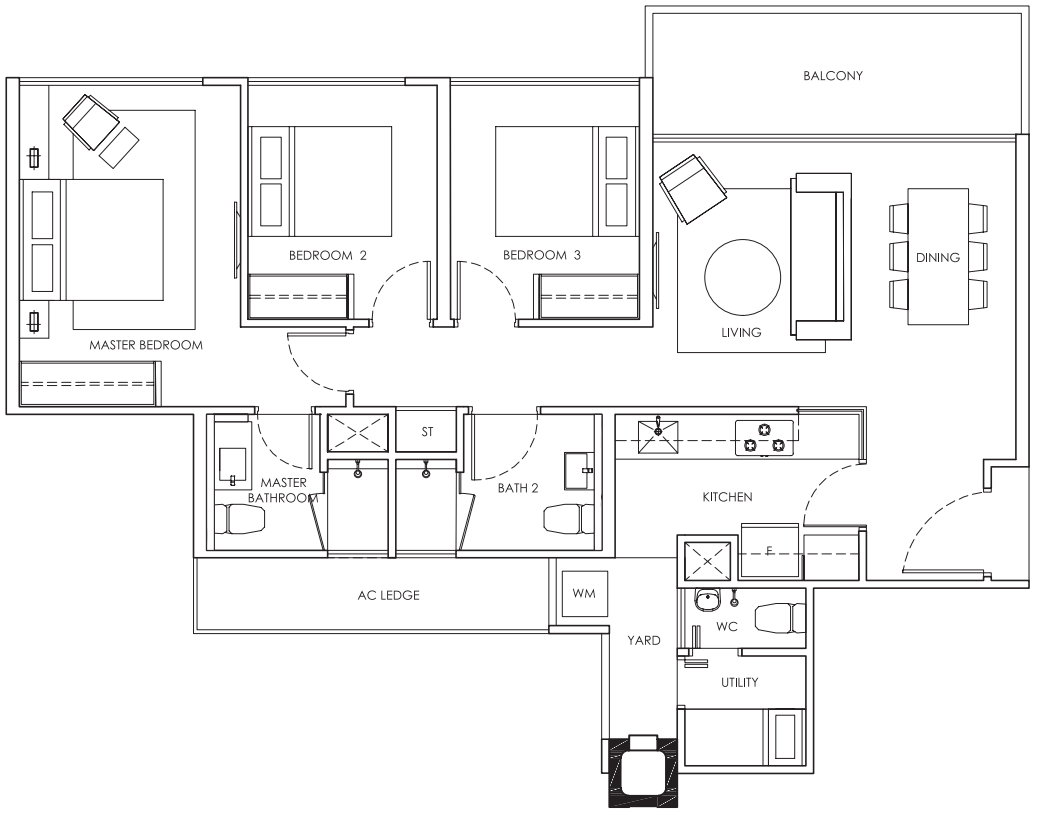

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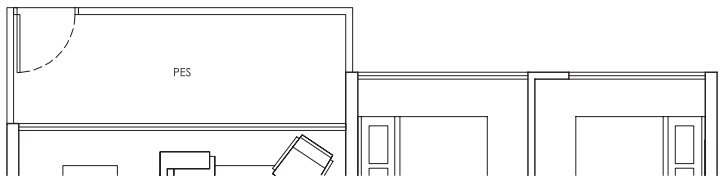
Type B2, B2p

96 sq.m. / 1033 sq.ft.



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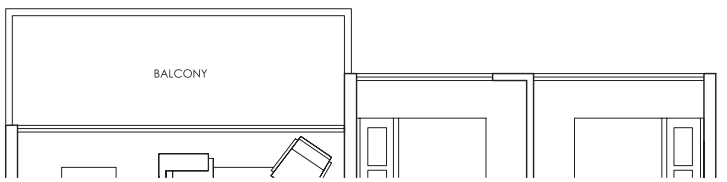

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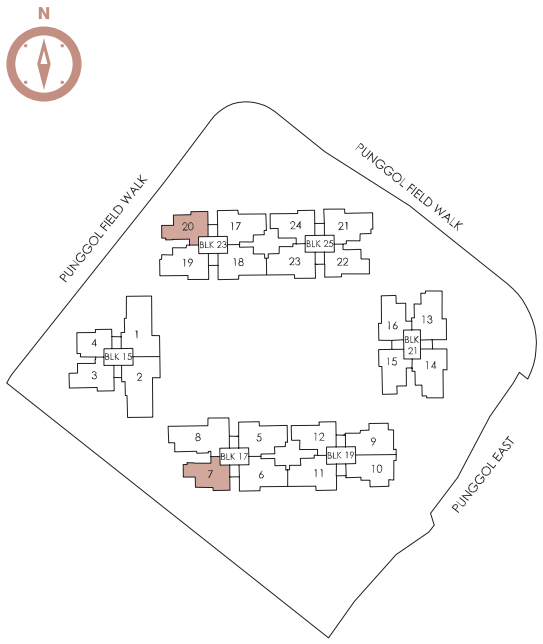

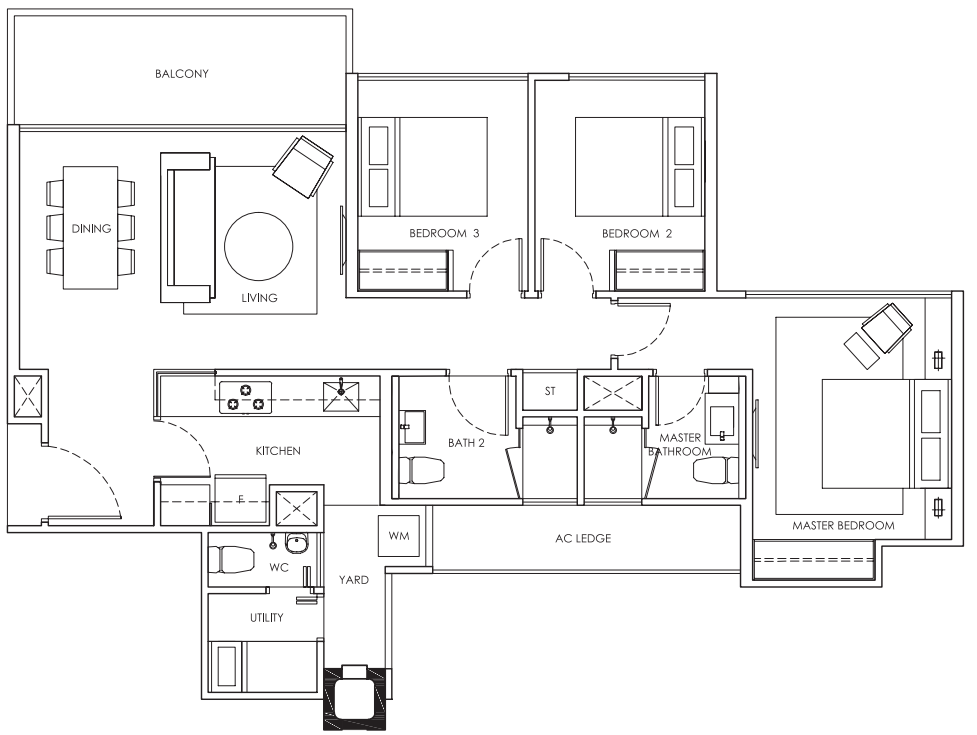

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Mirror Image
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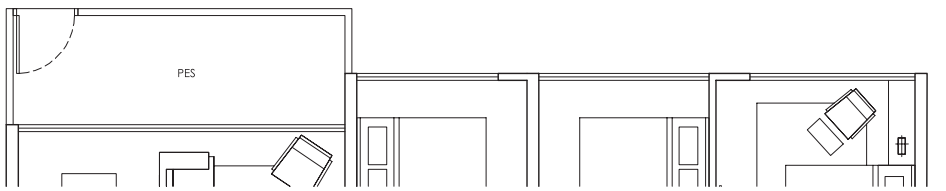
3-Bedroom

Type B3, B3p

97 sq.m. / 1044 sq.ft.



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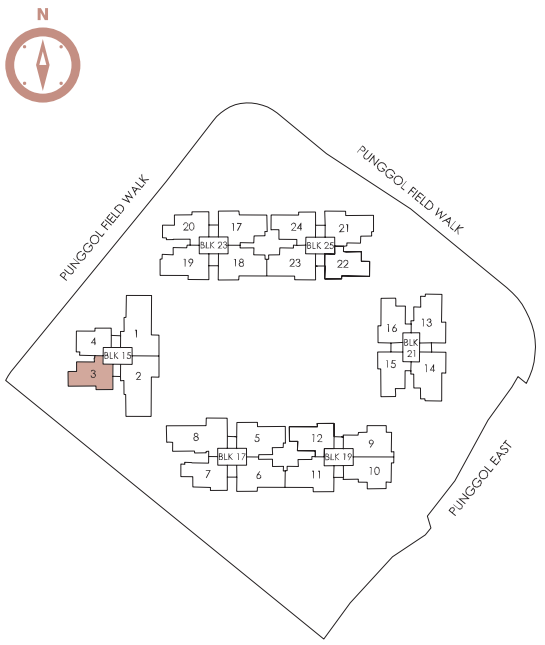

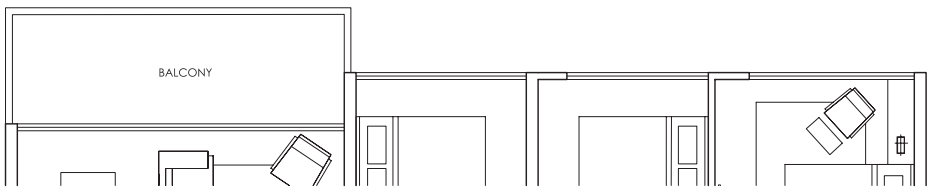

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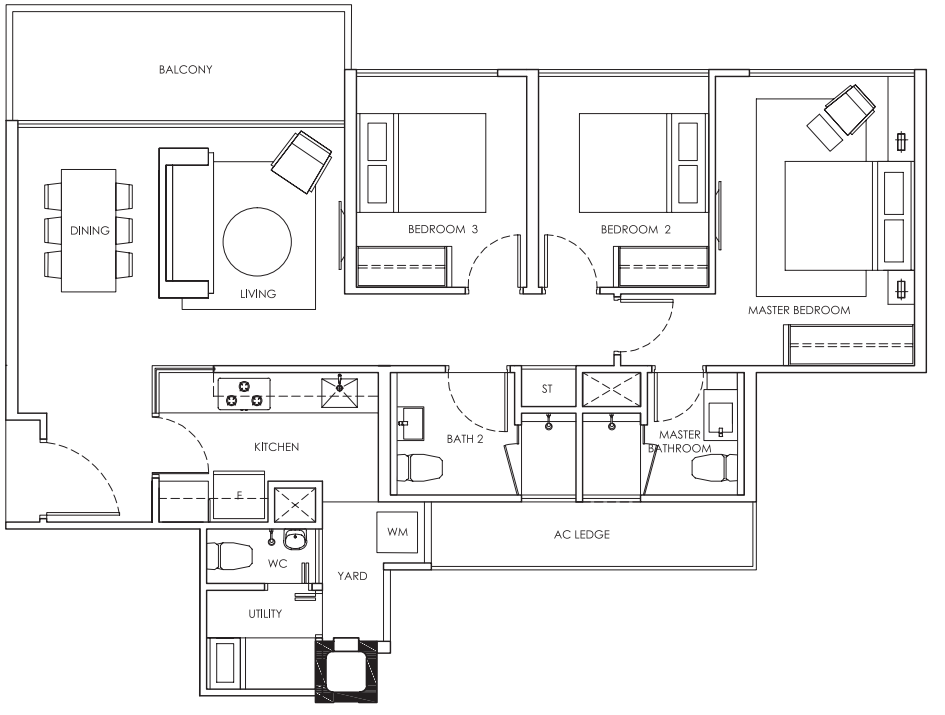

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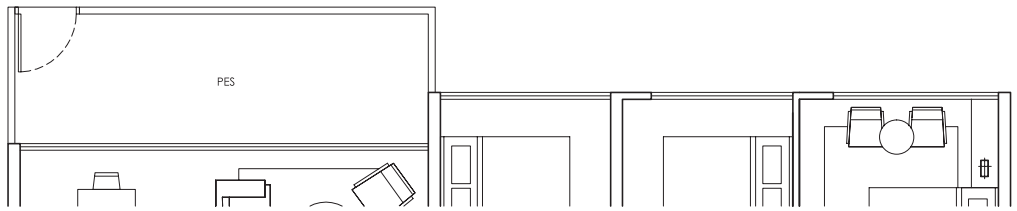
Type C1, C1p

119 sq.m. / 1281 sq.ft.



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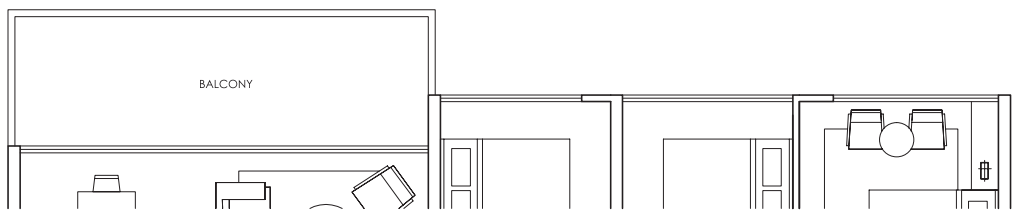

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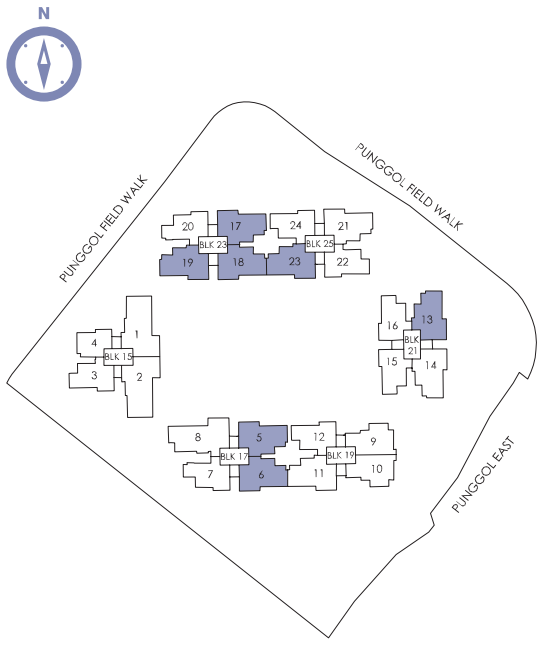

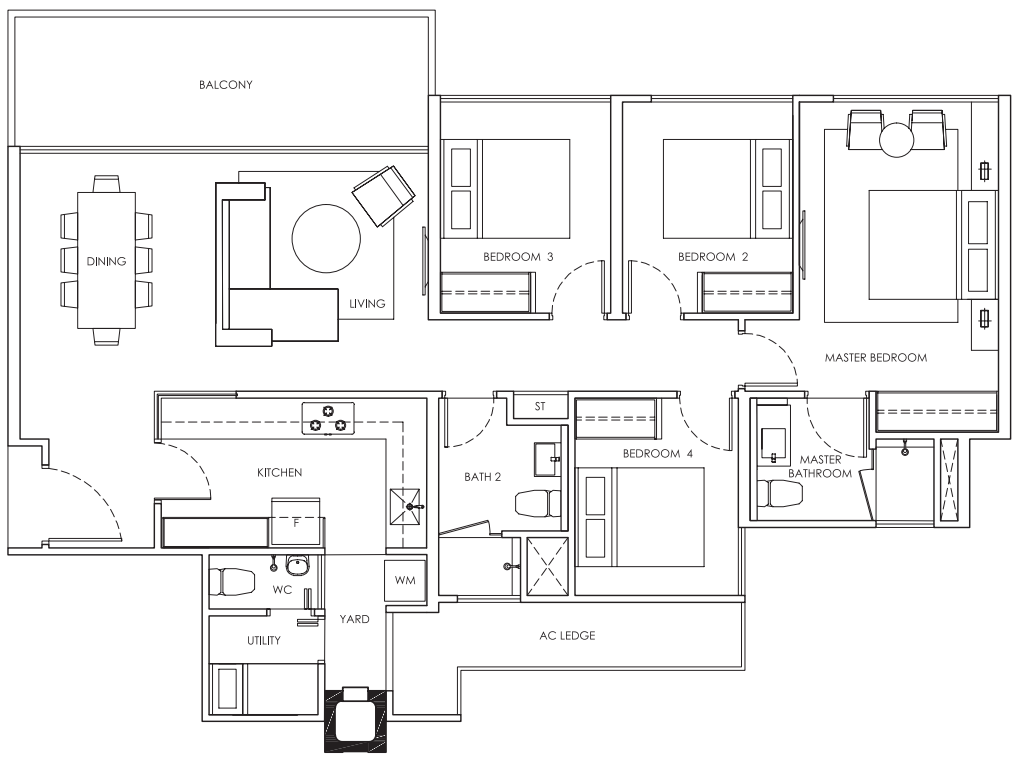

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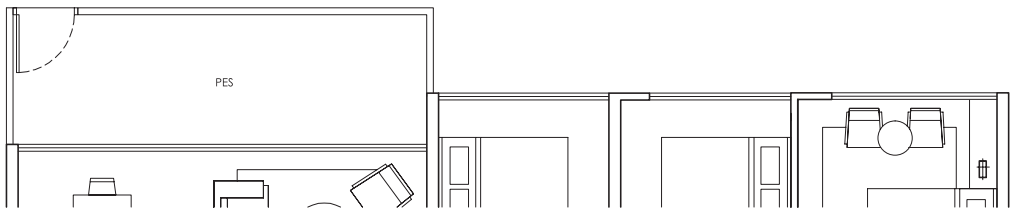
4-Bedroom

Type C2, C2p

119 sq.m. / 1281 sq.ft.



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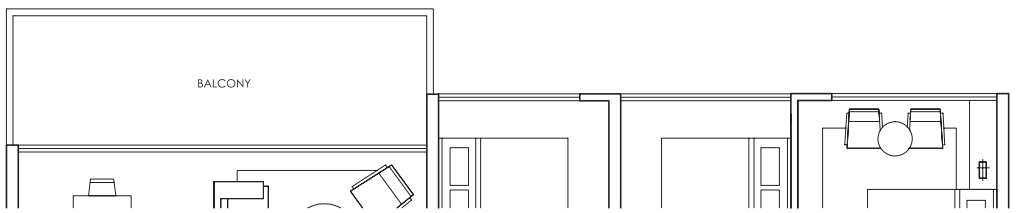

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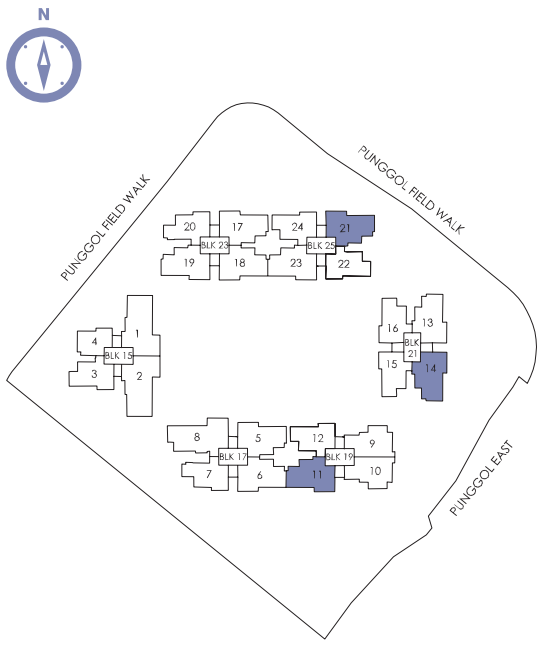

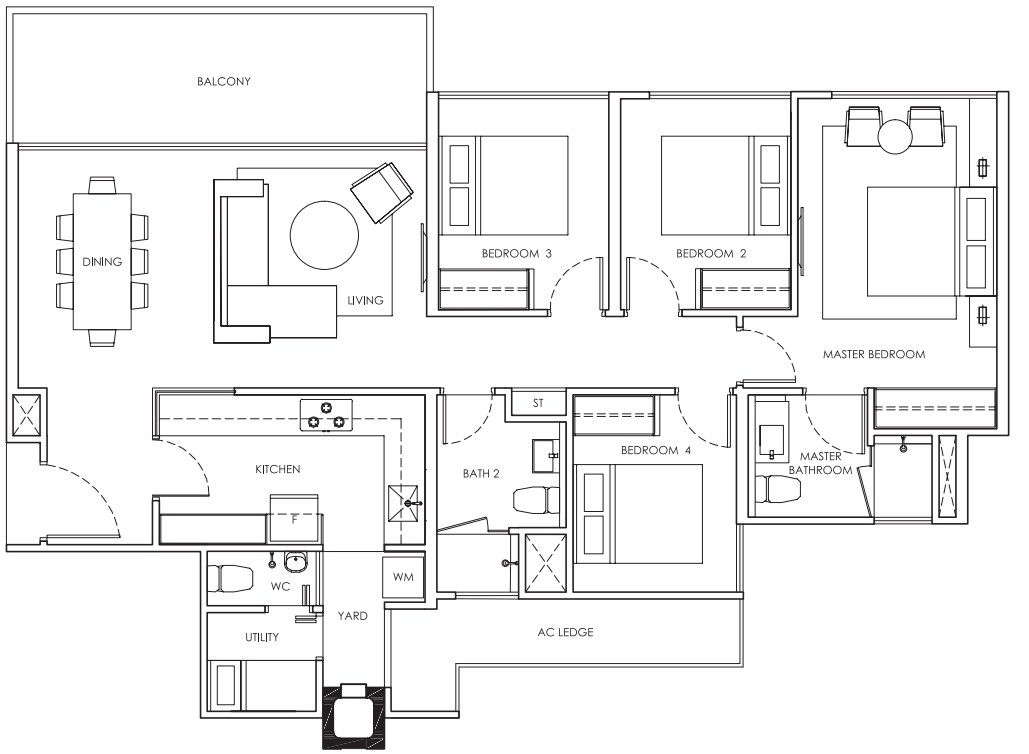

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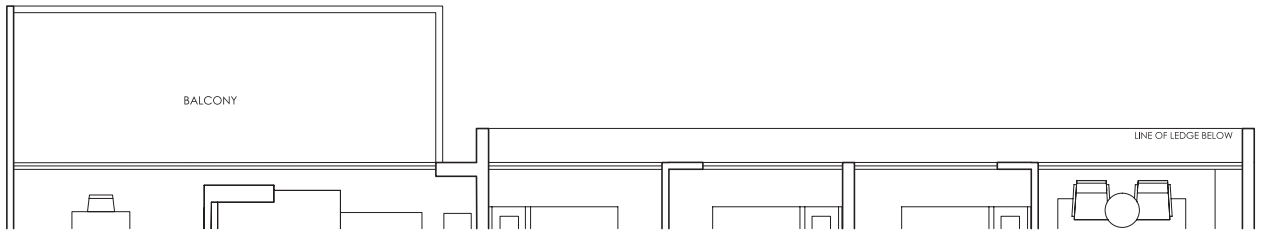
Type D1

155 sq.m. / 1668 sq.ft.



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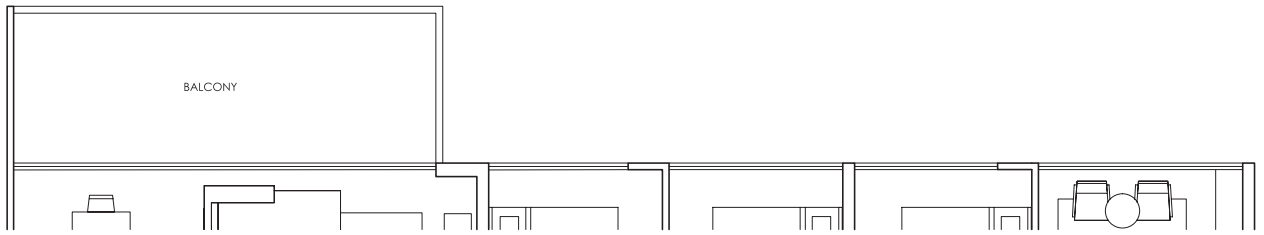

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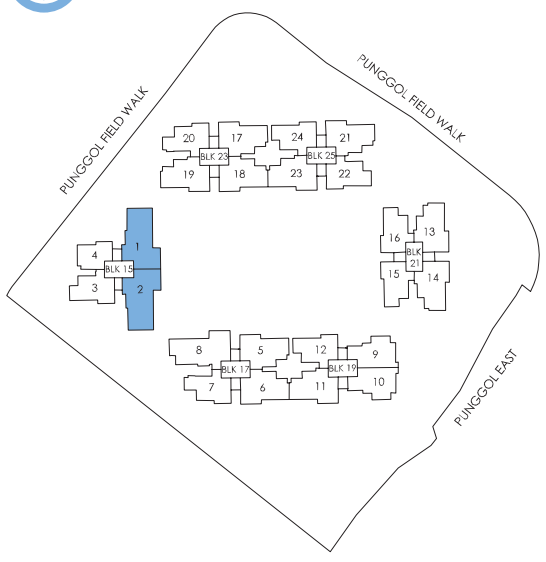

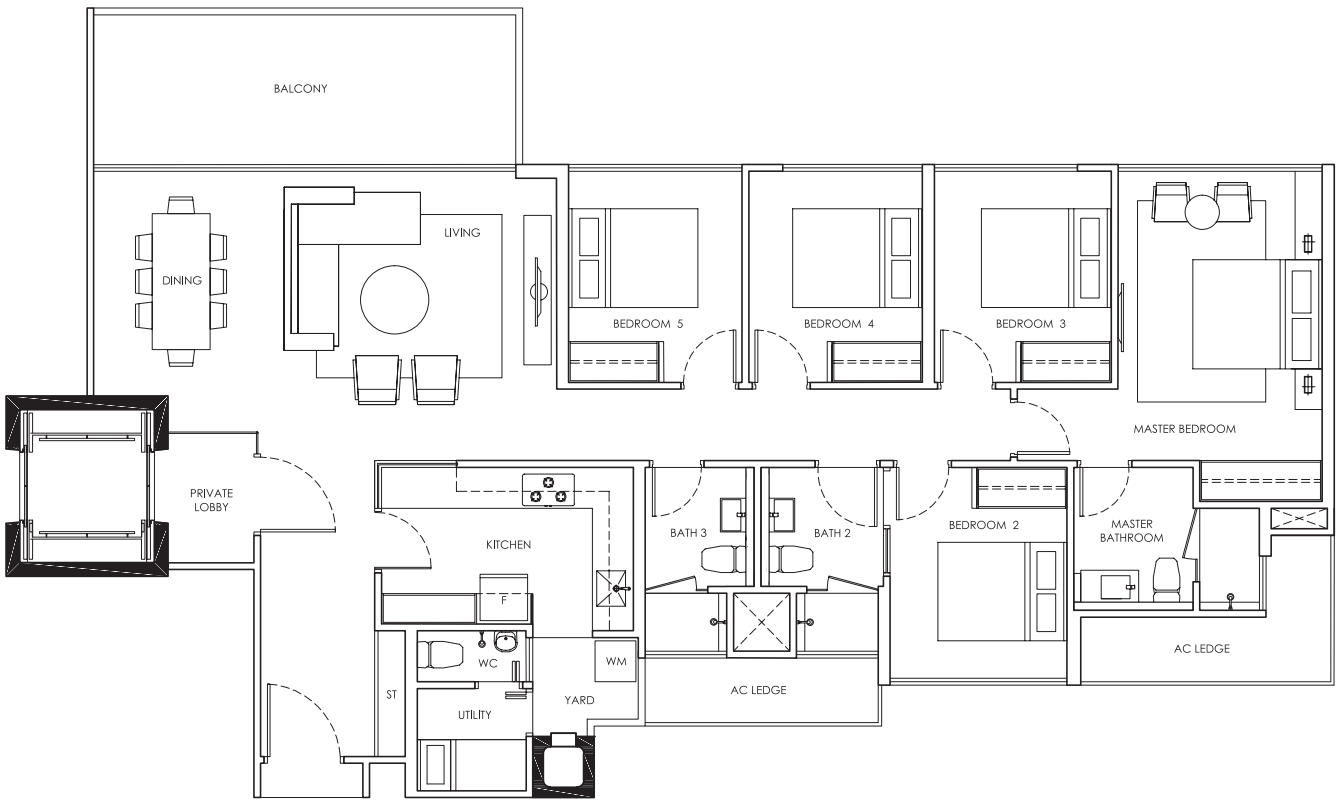

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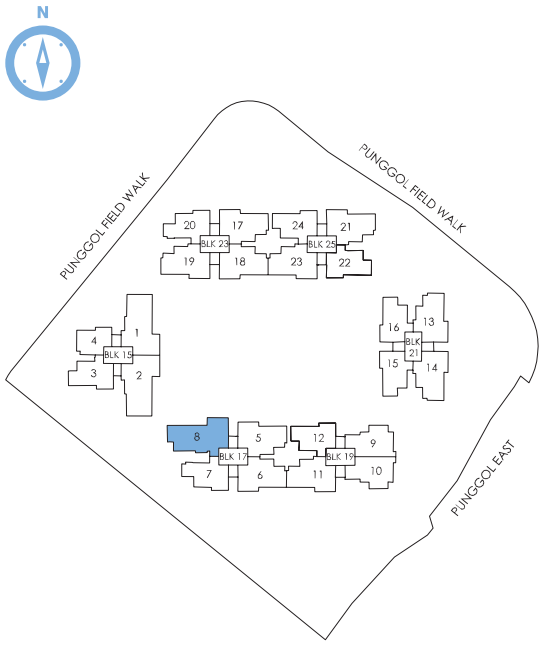
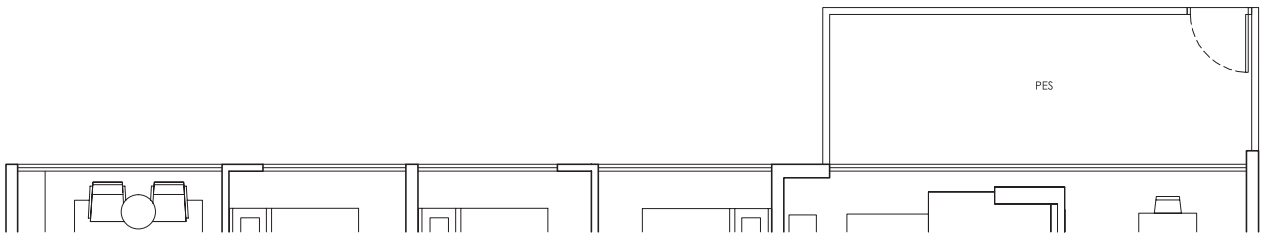
5-Bedroom

Type D2, D2p

152 sq.m. / 1636 sq.ft.





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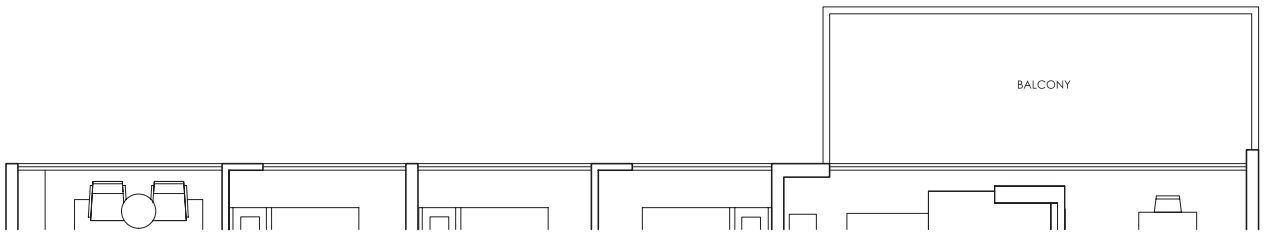

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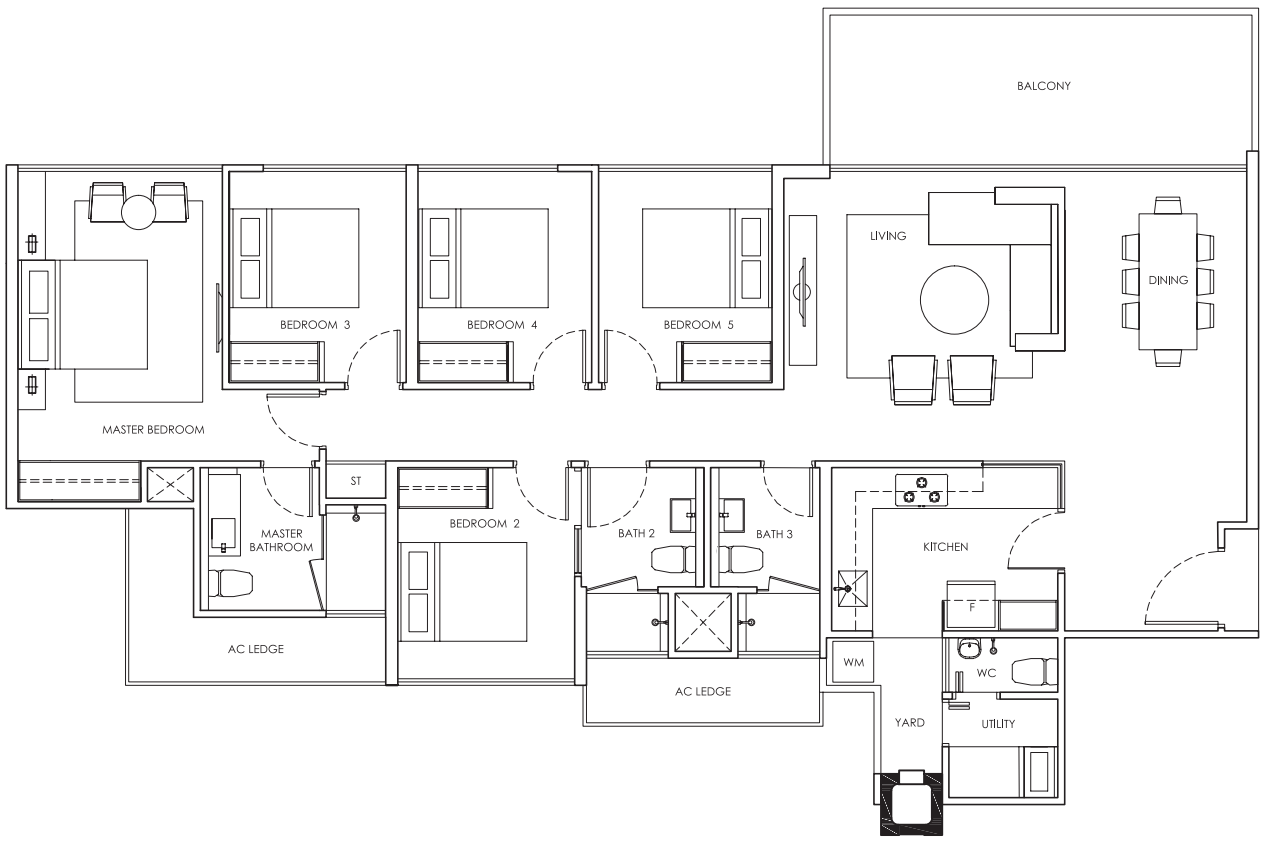

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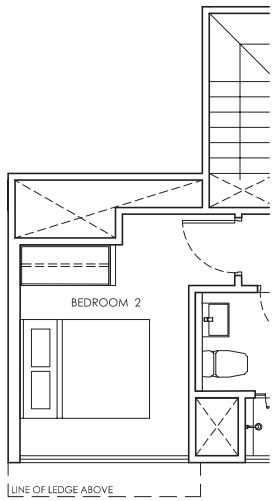
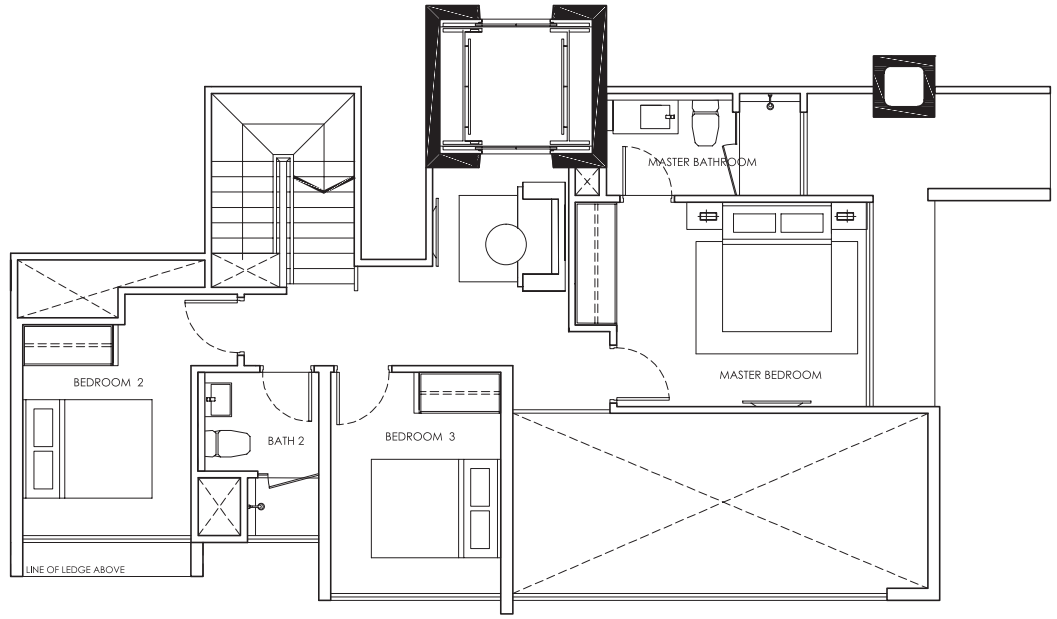
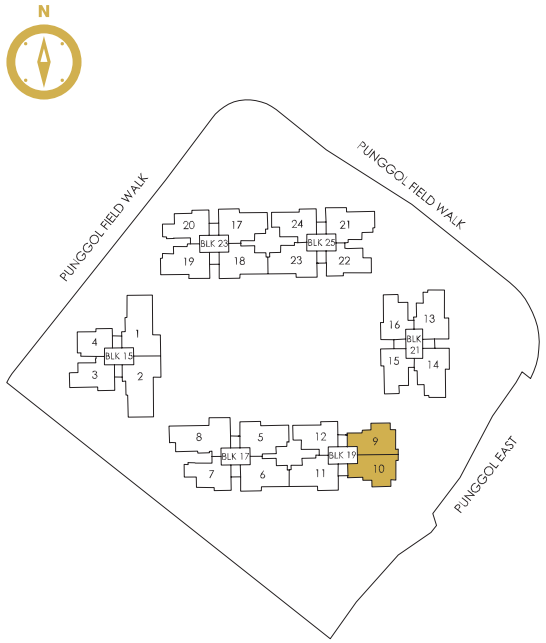
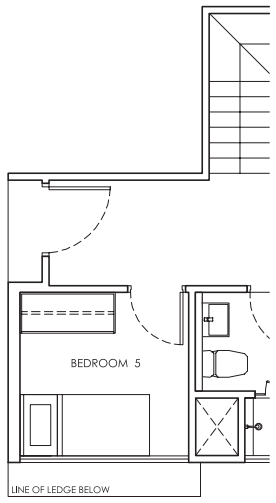
Type D3

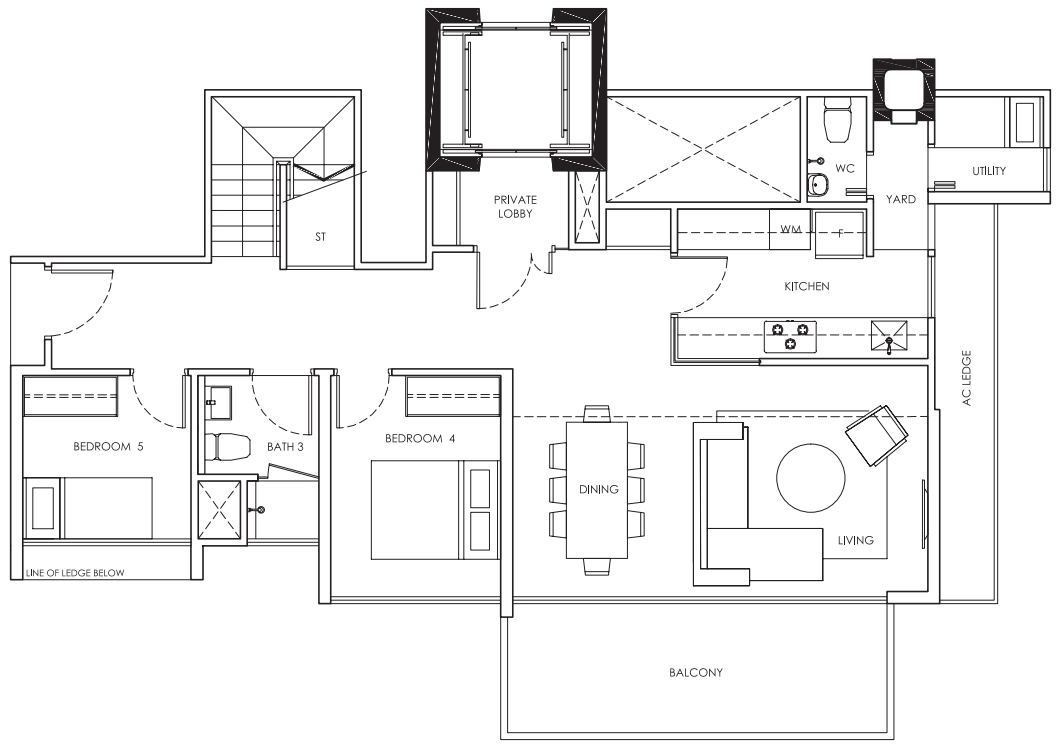
158 sq.m. / 1701 sq.ft.











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Mirror Image
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Mirror Image
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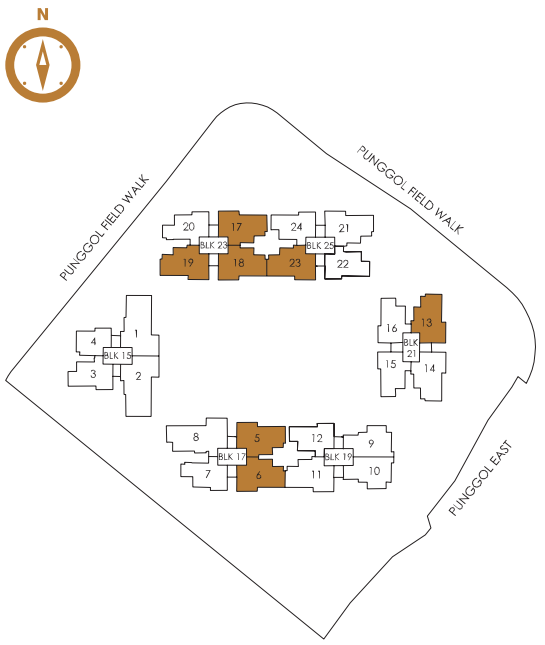
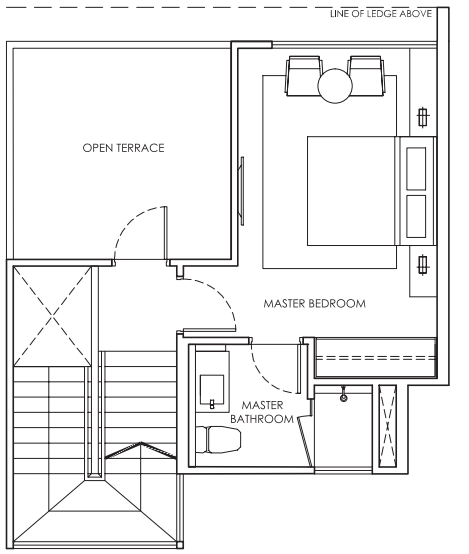
4-Bedroom Penthouse

Type C1 PH (Penthouse)

160 sq.m. / 1722 sq.ft.





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Mirror Image
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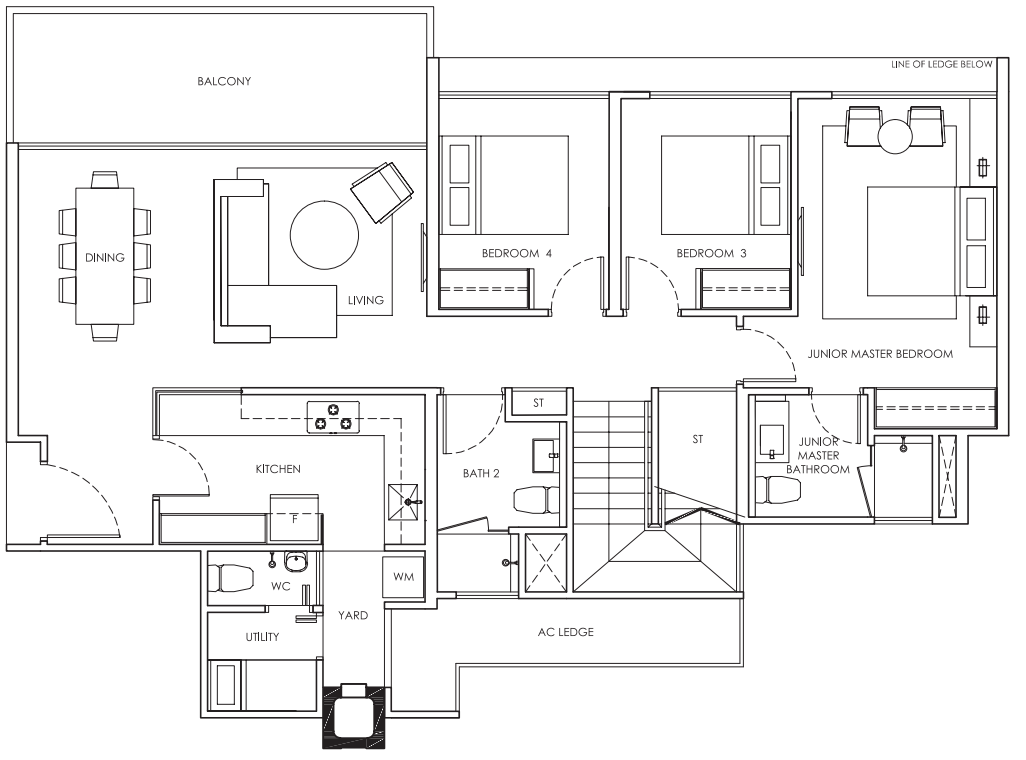
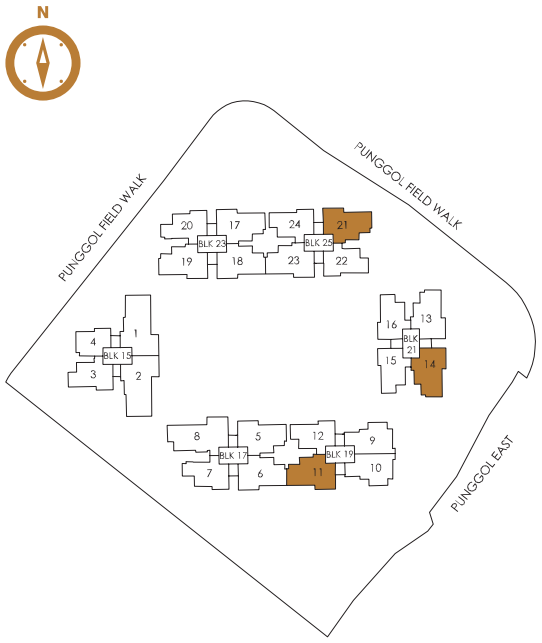
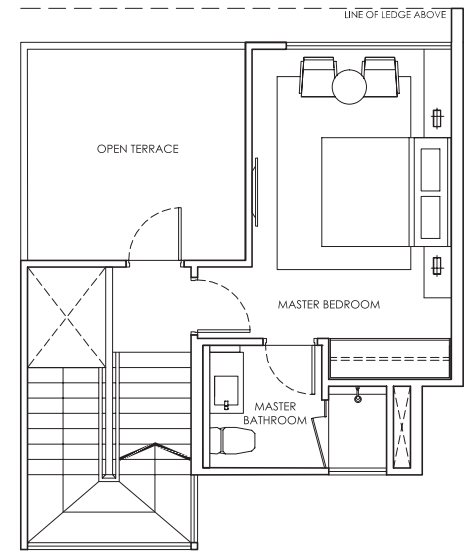


Type C2 PH (Penthouse)

160 sq.m. / 1722 sq.ft.





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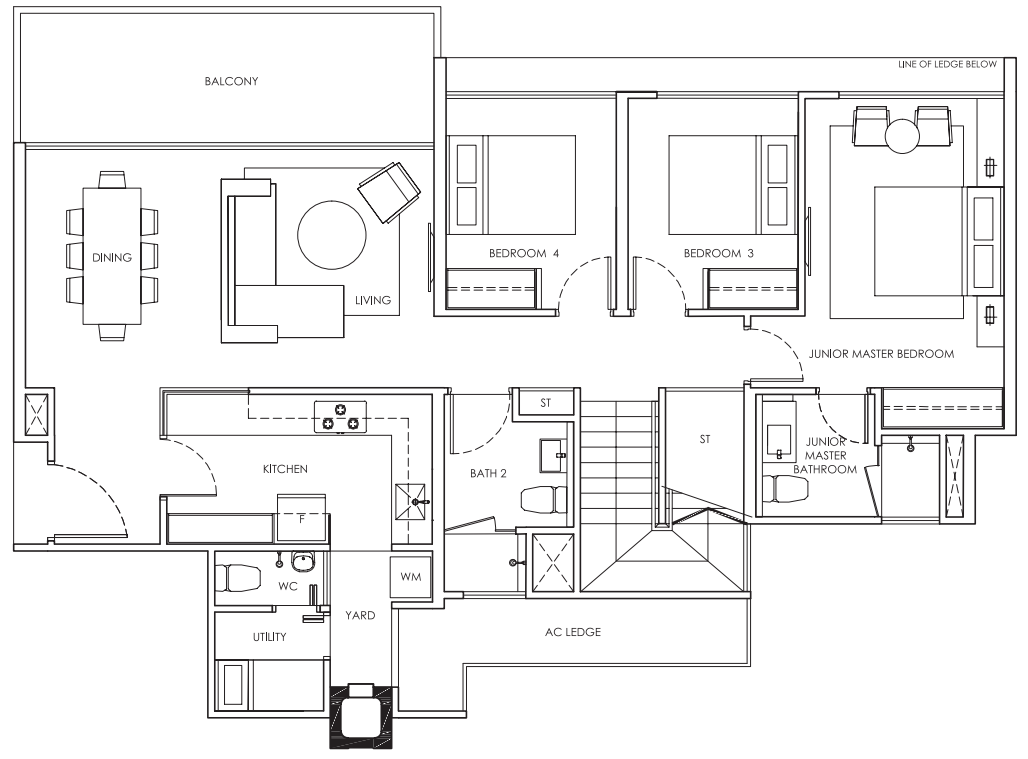

Specifications

1. Foundation
Reinforced concrete spun/bored piles and/or reinforced precast piles and/or other approved foundation system.

2. Super Structure & Sub Structure
Reinforced concrete structure and/or steel structure.

3. Walls
   a. External Walls: Common clay brick and/or reinforced concrete wall and/or precast wall.
   b. Internal Walls: Common clay brick and/or reinforced concrete wall and/or lightweight concrete wall and/or drywall partition.

4. Roof
   a. Flat Roof: Reinforced concrete roof with appropriate insulation and waterproofing system.

5. Ceiling
   a. Unit
      i. Living, Dining, Bedroom, Balcony & Private Enclosed Space (PES): Skim coat with emulsion paint on concrete ceiling with box-ups to designated areas with emulsion paint where applicable.
      ii. Kitchen, Hallway to Bedrooms, Bathrooms, Yard & WC: Skim coat with emulsion paint on concrete ceiling and/or plasterboard ceiling with emulsion paint.
   b. Common Areas
      i. Lift Lobbies: Skim coat with emulsion paint on concrete ceiling and/or fibrous plasterboard with emulsion paint.
      ii. Basement Carpark & Staircases: Skim coat with emulsion paint.

6. Wall Finishes
   a. Unit
      i. Living, Dining, Bedrooms, Hallway to Bedrooms, Balcony, Yard & Utility: Cement and sand plaster and/or cement skim coat and/or emulsion paint (on exposed surfaces only).
      ii. Kitchen: Homogeneous tiles and/or ceramic tiles and/or porcelain tiles and/or solid surface and/or stainless steel panel and/or cement and sand plaster and/or skim coat with emulsion paint.
      iii. Master Bath, Common Bath & WC: Homogeneous tiles and/or ceramic tiles and/or porcelain tiles (up to false ceiling height and on designated exposed surfaces only).
      iv. Balcony, Open Terrace & PES: Cement and sand plaster and/or cement skim coat with emulsion paint and/or spray textured coating.

   Note:
   i. All homogeneous tiles, porcelain tiles, ceramic tiles, cement/sand plaster, skim coat and emulsion paint are provided up to false ceiling level and at exposed areas only.
   ii. No tiles behind/below kitchen cabinet, vanity counter and mirror.
   iii. Wall surface above false ceiling level will be left in its original bare condition.

   b. Common Areas (Internal)
      i. Basement and 1st Storey Lift Lobby: Cement and sand plaster and/or skim coat with emulsion paint and/or spray textured paint and/or homogeneous/ceramic tiles and/or natural stone feature.
      ii. Typical Lift Lobby: Cement and sand plaster and/or skim coat with emulsion paint and/or homogeneous/ceramic tiles and/or textured paint.
      iii. Common Corridors & Staircases: Cement and sand plaster and/or skim coat with emulsion paint.
   c. Common Areas (External)
      i. External Walls: Cement and sand plaster and/or skim coat with emulsion paint and/or spray texture coating.

7. Floor Finishes
   a. Units
      i. Living, Dining & Hallway to Bedrooms: Homogenous tiles and/or porcelain tiles and/or ceramic tiles with skirting.
      ii. Bedrooms: Laminated timber flooring with skirting.
      iii. Bathrooms: Homogeneous tiles and/or porcelain tiles and/or ceramic tiles (on exposed surfaces only).
      iv. Kitchen, Yard, Utility & WC: Homogeneous tiles and/or porcelain tiles and/or ceramic tiles (on exposed surfaces only).
      v. A/C Ledge: Cement/sand screed/concrete.
      vi. Balcony, PES and Open Terrace: Homogeneous tiles and/or porcelain tiles and/or ceramic tiles.
   b. Common Areas
      i. All Lift Lobbies & All Common Corridors: Homogeneous tiles and/or ceramic tiles.
      ii. Escape Staircases
         • Basement to 1st Storey: Homogeneous tiles and/or ceramic tiles.
         • Typical Storey: Concrete finish.
      iii. Function Room & Gym: Homogeneous tiles and/or ceramic tiles and/or carpet tiles.

   Note:
   i. No floor finishes and skirting below and behind wardrobe.

8. Windows
   a. Living, Dining, Bedrooms, Study, Kitchen and Internal Staircase for selected Penthouse: Aluminium framed window with tinted and/or frosted glass panel.
   b. Master Bath, Common Bath & WC: Aluminium framed window with tinted and/or frosted glass panel.

9. Doors
   a. Main Entrance: Approved fire-rated timber door.
   b. Bedrooms, Study, Master Bath and Common Bath: Hollow core timber door.
   c. Dining to Kitchen: Hollow core timber door with glass infill.
   d. Living to Balcony, Living to PES: Aluminium framed sliding glass door.
   e. WC: PVC bi-fold door and/or slide and swing door.
   f. Yard: Parapet Wall.
   g. Utility: PVC bi-fold door and/or slide and swing door.
   h. Unit to Open Terrace: Aluminium framed swing glass door.

   Note:
   i. Quality locksets and ironmongery to all doors.

10. Sanitary Fittings
   a. Master Bathroom:
      1 shower compartment with mixer and shower head
      1 pedestal water closet
      1 basin with mixer
      1 mirror
      1 toilet paper holder
      1 towel rail
   b. Common Bathroom:
      1 shower compartment with mixer and shower head
      1 pedestal water closet
      1 basin with mixer
      1 mirror
      1 toilet paper holder
      1 towel rail
   c. WC:
      1 pedestal water closet
      1 basin with tap
      1 shower set with bib tap
      1 toilet paper holder
   d. PES & Open Terrace:
      1 bib tap

11. Electrical Installation
   a. All electrical wiring are concealed in floor and wall in conduits wherever possible except for electrical wiring above false ceiling, and service closet will be exposed in conduits.
   b. Refer to Electrical Schedule in S&P Agreement for details.

12. TV/Telephone Points
   a. Refer to Electrical Schedule in S&P Agreement for details.

13. Lightning Protection
   a. Lightning Protection System shall be provided in accordance with SS 555:2010.

14. Air-Conditioning
   a. Wall mounted FCU air-conditioning split system to Living, Dining and Bedrooms.

15. Painting
    a. External Wall: External emulsion paint and/or textured coating to designated area.
    b. Internal Wall: Emulsion paint finish.

16. Waterproofing
    a. Waterproofing for Bathrooms, Wet Kitchen, WC, Balcony, Landscape Deck, Open Terrace, RC Flat Roof, Pools, Water features, Jacuzzi, Male/Female Changing Room, Handicapped Toilet, Guard House and Basement where applicable.

17. Driveway & Carpark
    a. Interlocking pavers and/or cobblestone and/or concrete floor with hardener to Open Surface Driveway at designated areas.
    b. Concrete floor to applicable areas of ramps to basement, driveway and carparks.

18. Recreation Facilities
    a. Recreational Tennis Court
    b. Swimming Pools & Spa Pools
    c. BBQ Pavilion
    d. Pool Pavilions
    e. Children's Playground
    f. Fitness Area
    g. Clubhouse with Gymnasium, Multi-Purpose Room, Male & Female Changing Rooms

19. Additional Items
    a. Kitchen Cabinet: Solid surface countertop complete with high and low level kitchen cabinets, sink with faucet, cooker hob, hood and built-in oven. Refrigerator and washer.
    b. Bedroom Wardrobe: Built-in wardrobes.
    c. Water Heater: Hot water supply from gas water heater to master and common bathroom only.
    d. Security:
        i. Carpark barrier system at the main entrance at Guardhouse.
        ii. CCTV surveillance for general security.
    e. Gas: Town gas at kitchen hob.
    f. PES/Balcony/Open Terrace: Metal railing and/or reinforced concrete and/or precast wall and/or brick wall.
    g. PES Gate: Metal Gate.

20. Notes
    a. Marble/Compressed Marble/Limestone/Granite
    Marble/compressed marble/limestone/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/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.
    b. 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.
    c. 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.
    d. 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.
    e. Materials, Fittings, Equipment, Finishes, Installations and Appliances
    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.
    f. 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.
    g. 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 will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser.
    h. Web Portal of the Housing Project
    The Purchaser will have to pay 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.
    i. 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 purposes. 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.
    j. 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.
    k. Laminated Flooring
    Laminated flooring is manufactured material which contains tonality differences to match natural wood finish. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Laminated floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of builder and vendor.
    l. Mechanical Ventilation 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.
    m. Prefabricated Toilets
    Certain bathroom and W.C. may be prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty.
    n. 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.

Disclaimer

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Developer: Coral Edge Development Pte Ltd | Licence No.: C1090 | Location: Lot 2558X Mukim 21 Punggol Field Walk/Punggol East
Tenure: 99 years commencing from 11 March 2013 | Expected Date of Vacant Possession: 31 March 2017 | Date of Legal Completion: 31 March 2020 | BP No.: A1378-01229-2013 BP01

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