

OneCanberra

PREMIER RIVERFRONT EXECUTIVE CONDOMINIUM

Developer:



MCC LAND (SINGAPORE) PTE LTD
中冶置業(新加坡)有限公司



From the producers of recent blockbusters like Canberra Residences, The Nautical and The Canopy, comes an epic like never before.



MCC Land is proud to present **One Canberra**, the premier riverfront Executive Condominium. A couple in soaring romance. A family in a fun-filled adventure. A story set amidst the breathtaking view of the river. Experience the splendour now in stunning 3-D.

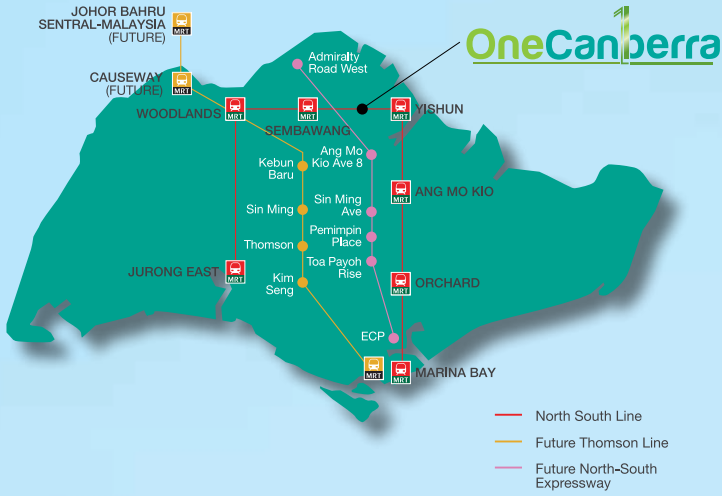


Shot on location at Canberra Drive

“In this movie, the location is a true star as well. The river setting is stunning and everything is perfect. The vibrance of the shopping centres, the schools and the MRT stations. All these blend harmoniously with the tranquility of the park connector, parks and nature reserve.”



Future Expressway and Thomson MRT Line

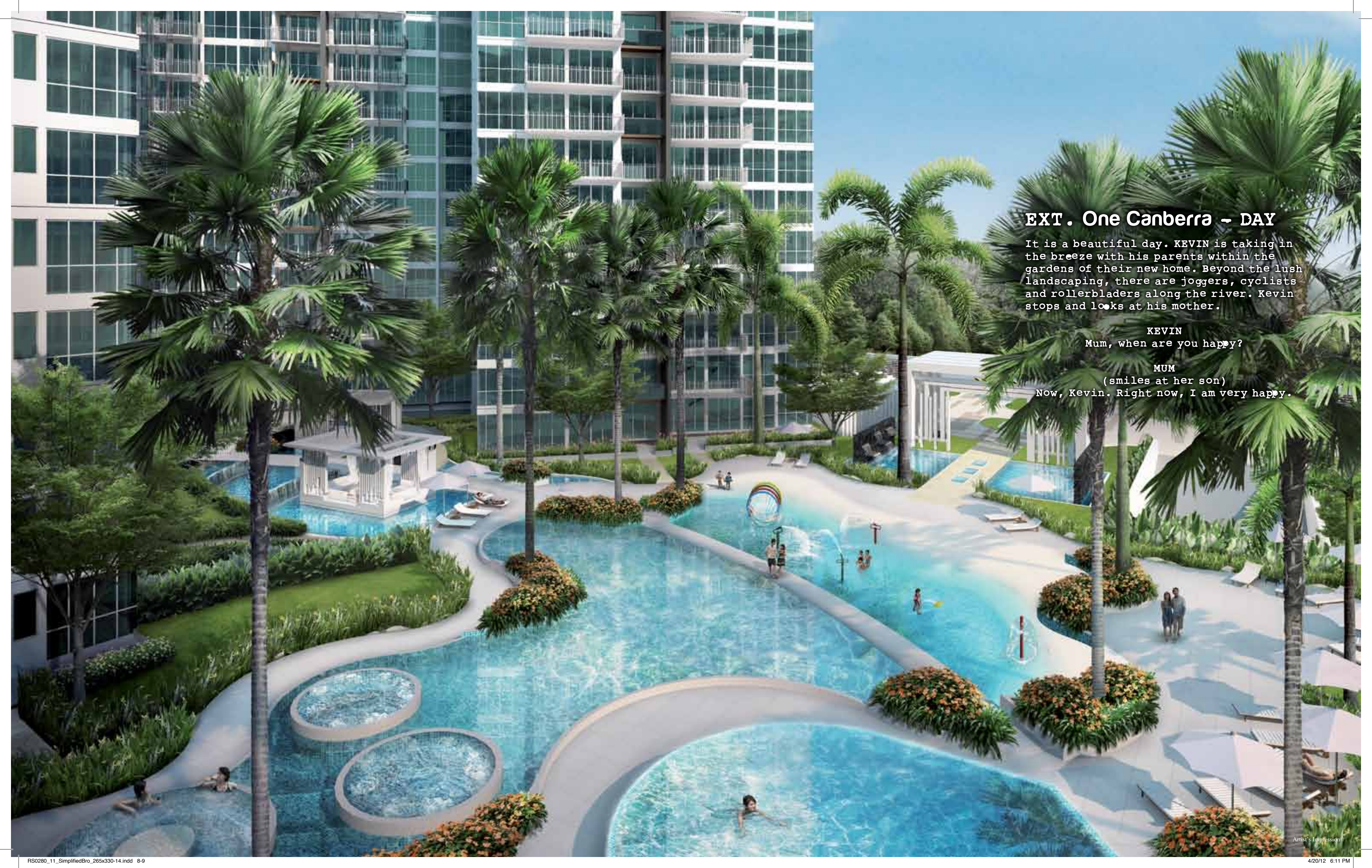


Simpang Kiri Park Connector and a revitalised river under the Public Utilities Board's ABC (Active, Beautiful, Clean) Waters Programme · Country clubs and golf courses · Nature reserves and parks



Yishun MRT station · Sembawang MRT station · Yishun Central, soon to be rejuvenated under the upcoming Enriching Yishun masterplan · Shopping at Northpoint, Sembawang Shopping Centre, Sun Plaza · Renowned educational institutions all around

- SAF Yacht Club
- Sembawang Park
- Canberra Secondary School
- Sun Plaza
- Sembawang MRT
- Chongfu Primary School
- OneCanberra
- Northpoint Shopping Centre
- Yishun MRT
- Yishun Junior College
- Kho Teck Puat Hospital
- Singapore Orchid Country Club Golf Course
- Lower Seletar Reservoir

An aerial view of a modern apartment complex with a large, winding swimming pool. The pool is surrounded by lush landscaping, including many tall palm trees and various shrubs. Several people are seen swimming and sunbathing in the pool. In the background, a tall, modern apartment building with many balconies is visible. The sky is clear and blue.

EXT. One Canberra – DAY

It is a beautiful day. KEVIN is taking in the breeze with his parents within the gardens of their new home. Beyond the lush landscaping, there are joggers, cyclists and rollerbladers along the river. Kevin stops and looks at his mother.

KEVIN
Mum, when are you happy?

MUM
(smiles at her son)
Now, Kevin. Right now, I am very happy.



SITE PLAN

LEGEND

CASCADING ESTUARY

- 1 Arrival Point
- 2 Entrance Courtyard
- 3 Viewing Deck
- 4 Clubhouse
- 5 Dining Pod
- 6 Wine Pods

ENCHANTED LAGOON

- 7 Beach Splash Pool
- 8 Wading Pool
- 9 Pool Deck
- 10 Jacuzzi
- 11 Hydro Spa
- 12 50m Freeform Pool
- 13 Water Lounges
- 14 Pool Cabanas
- 15 Indoor Gym
- 16 Outdoor Aqua Gym
- 17 Family Pool
- 18 BBQ Area

TOWER



RIVERSIDE HAVEN

- 19 Riverfront Deck
- 20 Fitness Alcove
- 21 Riverfront Promenade
- 22 Reflection Pool

SERENE COVE

- 23 Secret Garden
- 24 Meditation Lawn
- 25 Wellness Corner
- 26 Children's Playground
- 27 Tennis Court



SCHEMATIC DIAGRAM

TOWER 1					TOWER 3					TOWER 5					TOWER 7					TOWER 17					TOWER 19					TOWER 21				
UNIT FLOOR	01	02	03	04	UNIT FLOOR	05	06	07	08	UNIT FLOOR	09	10	11	12	UNIT FLOOR	13	14	15	16	UNIT FLOOR	33	34	35	36	UNIT FLOOR	37	38	39	40	UNIT FLOOR	41	42	43	44
13	PH5	PH4	C1	C1	13	PH4	PH5	PH3	PH3	13	PH5	PH9-DK	PH4	C1	13	PH5	PH5	PH3	PH4	13	PH10	PH12-DK	PH11	PH7	13	PH10	PH12-DK	PH11	C6	13	PH7	C1	PH6	PH8-DK
12	C4	C2	C1	C1	12	C7	C9	C1	C1	12	C9	C11-DK	C7	C1	12	C9	C9	C1	C7	12	D1	D3-DK	D2	C6	12	D1	D3-DK	D2	C6	12	C6	C1	C5	C10-DK
11	C4	C2	C1	C1	11	C7	C9	C1	C1	11	C9	C11-DK	C7	C1	11	C9	C9	C1	C7	11	D1	D3-DK	D2	C6	11	D1	D3-DK	D2	C6	11	C6	C1	C5	C10-DK
10	C4	C2	C1	C1	10	C7	C9	C1	C1	10	C9	C11-DK	C7	C1	10	C9	C9	C1	C7	10	D1	D3-DK	D2	C6	10	D1	D3-DK	D2	C6	10	C6	C1	C5	C10-DK
9	C4	C2	C1	C1	9	C7	C9	C1	C1	9	C9	C11-DK	C7	C1	9	C9	C9	C1	C7	9	D1	D3-DK	D2	C6	9	D1	D3-DK	D2	C6	9	C6	C1	C5	C10-DK
8	C4	C2	C1	C1	8	C7	C9	C1	C1	8	C9	C11-DK	C7	C1	8	C9	C9	C1	C7	8	D1	D3-DK	D2	C6	8	D1	D3-DK	D2	C6	8	C6	C1	C5	C10-DK
7	C4	C2	C1	C1	7	C7	C9	C1	C1	7	C9	C11-DK	C7	C1	7	C9	C9	C1	C7	7	D1	D3-DK	D2	C6	7	D1	D3-DK	D2	C6	7	C6	C1	C5	C10-DK
6	C4	C2	C1	C1	6	C7	C9	C1	C1	6	C9	C11-DK	C7	C1	6	C9	C9	C1	C7	6	D1	D3-DK	D2	C6	6	D1	D3-DK	D2	C6	6	C6	C1	C5	C10-DK
5	C4	C2	C1	C1	5	C7	C9	C1	C1	5	C9	C11-DK	C7	C1	5	C9	C9	C1	C7	5	D1	D3-DK	D2	C6	5	D1	D3-DK	D2	C6	5	C6	C1	C5	C10-DK
4	C4	C2	C1	C1	4	C7	C9	C1	C1	4	C9	C11-DK	C7	C1	4	C9	C9	C1	C7	4	D1	D3-DK	D2	C6	4	D1	D3-DK	D2	C6	4	C6	C1	C5	C10-DK
3	C4	C2	C1	C1	3	C7	C9	C1	C1	3	C9	C11-DK	C7	C1	3	C9	C9	C1	C7	3	D1	D3-DK	D2	C6	3	D1	D3-DK	D2	C6	3	C6	C1	C5	C10-DK
2	C4	C2	C1	C1	2	C7	C9	C1	C1	2	C9	C11-DK	C7	C1	2	C9	C9	C1	C7	2	D1	D3-DK	D2	C6	2	D1	D3-DK	D2	C6	2	C6	C1	C5	C10-DK
1	C4(P)	C2(P)	C1(P)	C1(P)	1	C7(P)	C9(P)	C1(P)	C1(P)	1	C9(P)	C11-DK(P)	C7(P)	C1(P)	1	C9(P)	C9(P)	C1(P)	C7(P)	1	D1(P)	D3-DK(P)	D2(P)	C6(P)	1	D1(P)	D3-DK(P)	D2(P)	C6(P)	1	C6(P)	C1(P)	C5(P)	C10-DK(P)

Note:
DSTA screening may be provided to Tower 17 unit no.
#08-33 to #13-33, #08-34 to #13-34 and #08-36 to #13-36.

Note:
DSTA screening may be provided to Tower 19 unit no.
#08-37 to #13-37, #08-38 to #13-38 and #08-40 to #13-40.

Note:
DSTA screening may be provided to Tower 21 unit no.
#08-41 to #13-41, #08-43 to #13-43 and #08-44 to #13-44.

TOWER 9					TOWER 11					TOWER 13					TOWER 15					TOWER 23					TOWER 25				
UNIT FLOOR	17	18	19	20	UNIT FLOOR	21	22	23	24	UNIT FLOOR	25	26	27	28	UNIT FLOOR	29	30	31	32	UNIT FLOOR	45	46	47	48	UNIT FLOOR	49	50	51	52
12	PH1 #12-18		C8	C3	12	PH2 #12-22		PH13 #12-23		13	PH9-DK	PH4	PH7	PH5	13	PH6	PH12-DK	PH5	C9	13	C4	PH5	PH5	PH4	13	PH7	C1	PH6	PH8-DK
11	C8	C8	C8	C3	11	C11-DK	C7	C6	C9	11	C11-DK	C7	C6	C9	11	C5	D3-DK	C9	C9	11	C4	C4	C9	C7	11	C6	C1	C5	C10-DK
10	C8	C8	C8	C3	10	C11-DK	C7	C6	C9	10	C11-DK	C7	C6	C9	10	C5	D3-DK	C9	C9	10	C4	C4	C9	C7	10	C6	C1	C5	C10-DK
9	C8	C8	C8	C3	9	C11-DK	C7	C6	C9	9	C11-DK	C7	C6	C9	9	C5	D3-DK	C9	C9	9	C4	C4	C9	C7	9	C6	C1	C5	C10-DK
8	C8	C8	C8	C3	8	C11-DK	C7	C6	C9	8	C11-DK	C7	C6	C9	8	C5	D3-DK	C9	C9	8	C4	C4	C9	C7	8	C6	C1	C5	C10-DK
7	C8	C8	C8	C3	7	C11-DK	C7	C6	C9	7	C11-DK	C7	C6	C9	7	C5	D3-DK	C9	C9	7	C4	C4	C9	C7	7	C6	C1	C5	C10-DK
6	C8	C8	C8	C3	6	C11-DK	C7	C6	C9	6	C11-DK	C7	C6	C9	6	C5	D3-DK	C9	C9	6	C4	C4	C9	C7	6	C6	C1	C5	C10-DK
5	C8	C8	C8	C3	5	C11-DK	C7	C6	C9	5	C11-DK	C7	C6	C9	5	C5	D3-DK	C9	C9	5	C4	C4	C9	C7	5	C6	C1	C5	C10-DK
4	C8	C8	C8	C3	4	C11-DK	C7	C6	C9	4	C11-DK	C7	C6	C9	4	C5	D3-DK	C9	C9	4	C4	C4	C9	C7	4	C6	C1	C5	C10-DK
3	C8	C8	C8	C3	3	C11-DK	C7	C6	C9	3	C11-DK	C7	C6	C9	3	C5	D3-DK	C9	C9	3	C4	C4	C9	C7	3	C6	C1	C5	C10-DK
2	C8	C8	C8	C3	2	C11-DK	C7	C6	C9	2	C11-DK	C7	C6	C9	2	C5	D3-DK	C9	C9	2	C4	C4	C9	C7	2	C6	C1	C5	C10-DK
1	C8(P)	C8(P)	C8(P)	C3(P)	1	C11-DK(P)	C7(P)	C6(P)	C9(P)	1	C11-DK(P)	C7(P)	C6(P)	C9(P)	1	C5(P)	D3-DK(P)	C9(P)	C9(P)	1	C4(P)	C4(P)	C9(P)	C7(P)	1	C6(P)	C1(P)	C5(P)	C10-DK(P)

Note:
DSTA screening may be provided to Tower 9 unit no.
#08-17 to #11-17, #08-18 to #12-18 and #08-20 to #12-20.

Note:
DSTA screening may be provided to Tower 11 unit no.
#08-21 to #11-21, #08-24 to #11-24 and #08-22 to #12-22.

Note:
DSTA screening may be provided to Tower 13 unit no.
#08-25 to #13-25, #08-26 to #13-26 and #08-28 to #13-28.

Note:
DSTA screening may be provided to Tower 15 unit no.
#08-29 to #13-29, #08-30 to #13-30 and #08-32 to #13-32.

Note:
DSTA screening may be provided to Tower 23 unit no.
#08-45 to #13-45, #08-47 to #13-47 and #08-48 to #13-48.

Note:
DSTA screening may be provided to Tower 25 unit no.
#08-49 to #13-49 and #08-52 to #13-52.

LEGEND

3-BEDROOM

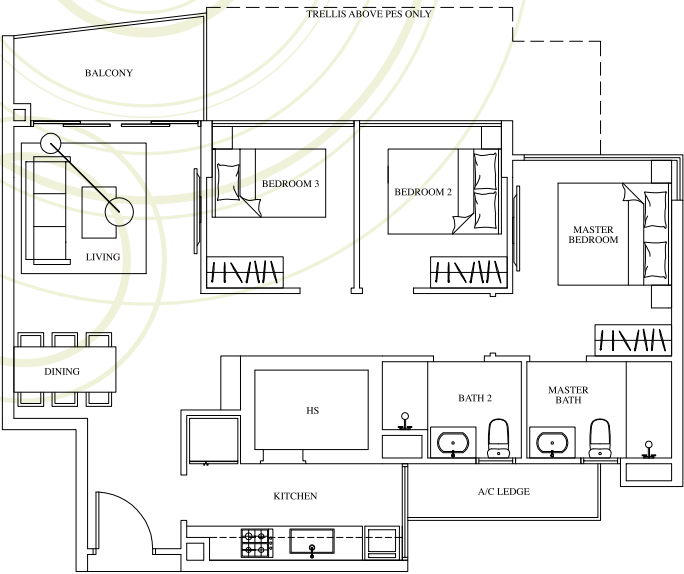
3-BEDROOM DUAL KEY

4-BEDROOM

4-BEDROOM DUAL KEY

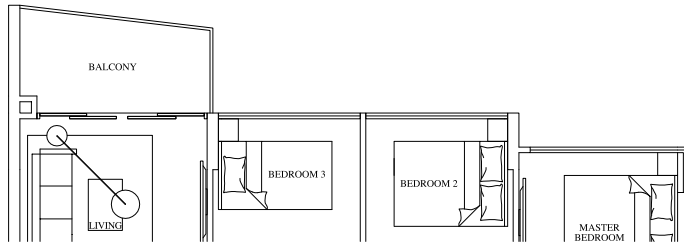
PENTHOUSE

RIVERVISTA - 3-BEDROOM



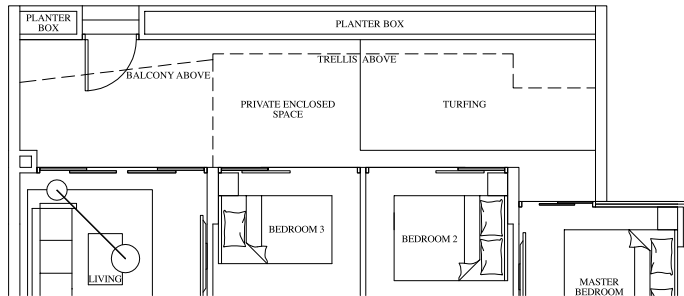
TYPE C1
88 sqm / 947 sqft

Mirrored Units			
#02-03	#02-08	#02-50	#02-42
#04-03	#04-08	#04-50	#04-42
#06-03	#06-08	#06-50	#06-42
#08-03	#08-08	#08-50	#08-42
#10-03	#10-08	#10-50	#10-42
#12-03	#12-08	#12-50	#12-42



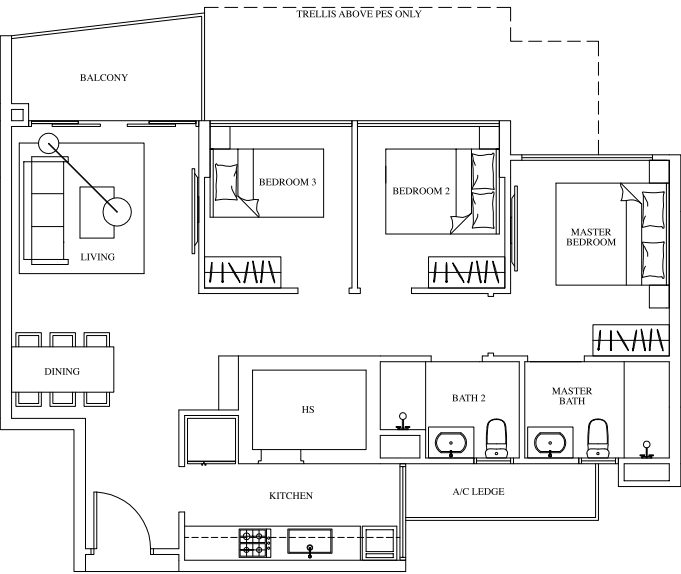
TYPE C1
88 sqm / 947 sqft

Mirrored Units			
#03-03	#03-08	#03-50	#03-42
#05-03	#05-08	#05-50	#05-42
#07-03	#07-08	#07-50	#07-42
#09-03	#09-08	#09-50	#09-42
#11-03	#11-08	#11-50	#11-42
#13-03		#13-50	#13-42



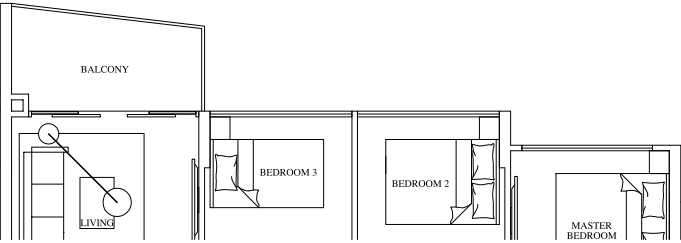
TYPE C1(P)
112 sqm / 1,206 sqft

Mirrored Units	
#01-03	#01-08
	#01-42
	#01-50



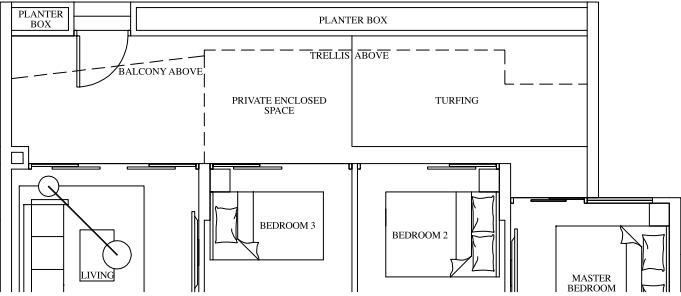
TYPE C1
88 sqm / 947 sqft

Mirrored Units			
#02-04	#02-07	#02-12	#02-15
#04-04	#04-07	#04-12	#04-15
#06-04	#06-07	#06-12	#06-15
#08-04	#08-07	#08-12	#08-15
#10-04	#10-07	#10-12	#10-15
#12-04	#12-07	#12-12	#12-15



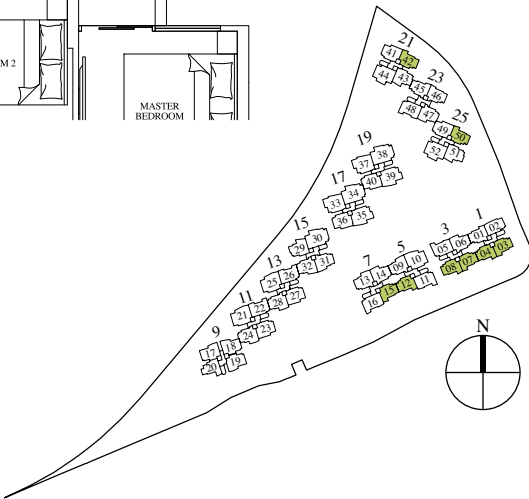
TYPE C1
88 sqm / 947 sqft

Mirrored Units			
#03-04	#03-07	#03-12	#03-15
#05-04	#05-07	#05-12	#05-15
#07-04	#07-07	#07-12	#07-15
#09-04	#09-07	#09-12	#09-15
#11-04	#11-07	#11-12	#11-15
#13-04		#13-12	



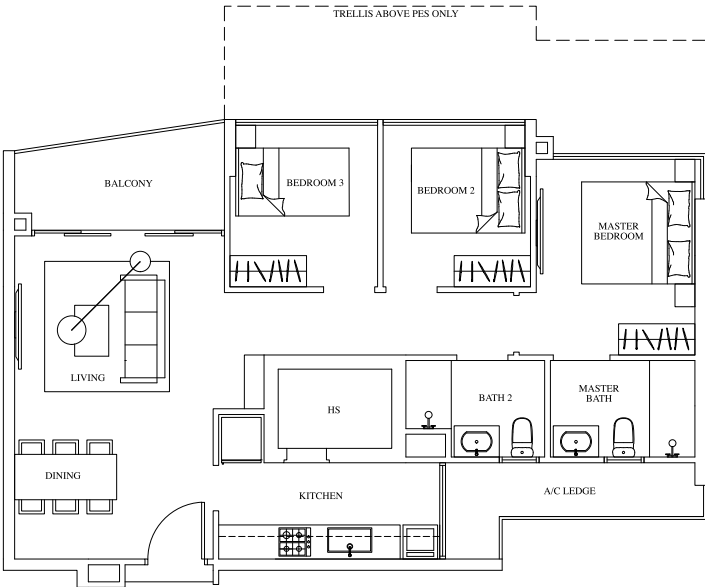
TYPE C1(P)
112 sqm / 1,206 sqft

Mirrored Units	
#01-04	#01-07
#01-12	#01-15



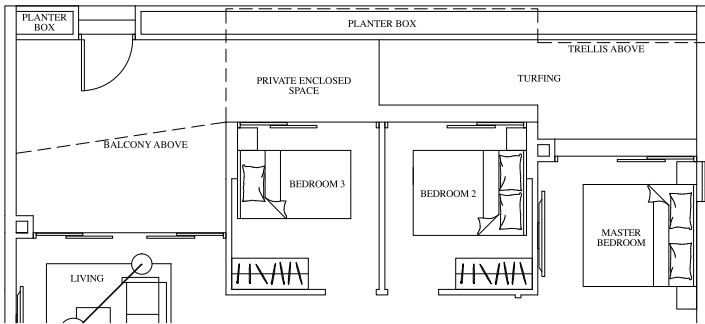
The plans are subject to change as may be required or approved by the relevant authorities.
These are not drawn to scale and are for the purpose of a visual representation of the different layouts that are available.
The areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

RIVERVISTA - 3-BEDROOM



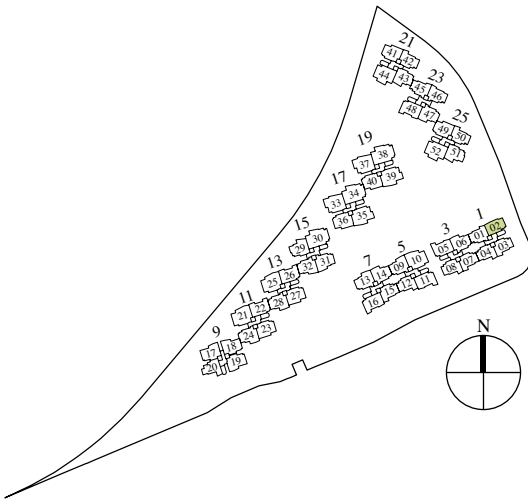
TYPE C2
90 sqm / 969 sqft

#02-02 to #12-02



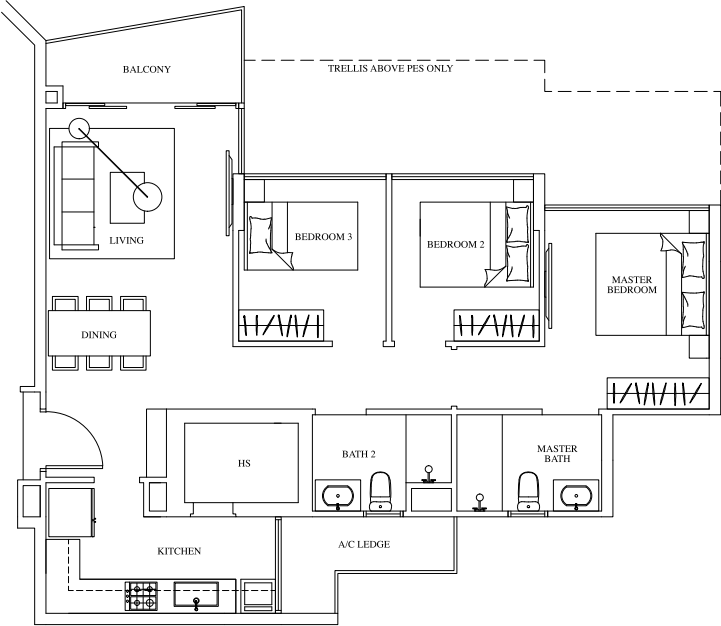
TYPE C2(P)
118 sqm / 1,270 sqft

#01-02

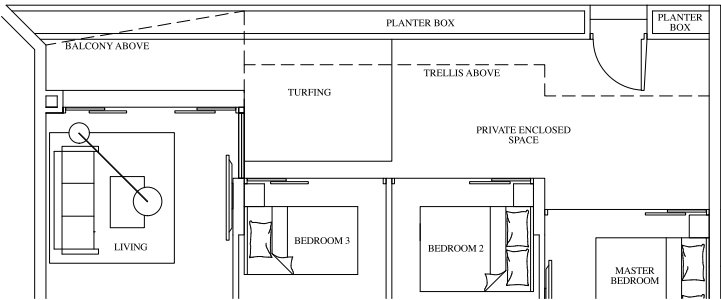


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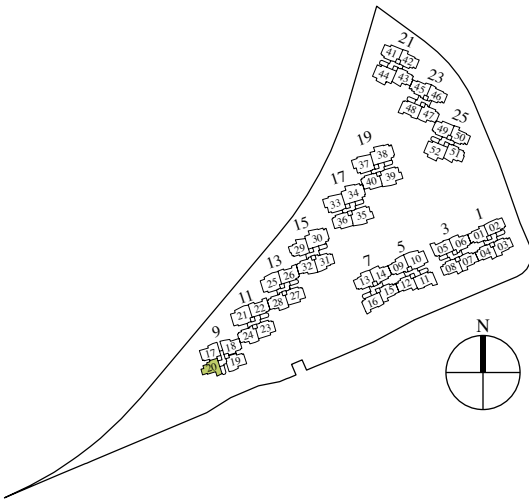
RIVERVISTA - 3-BEDROOM



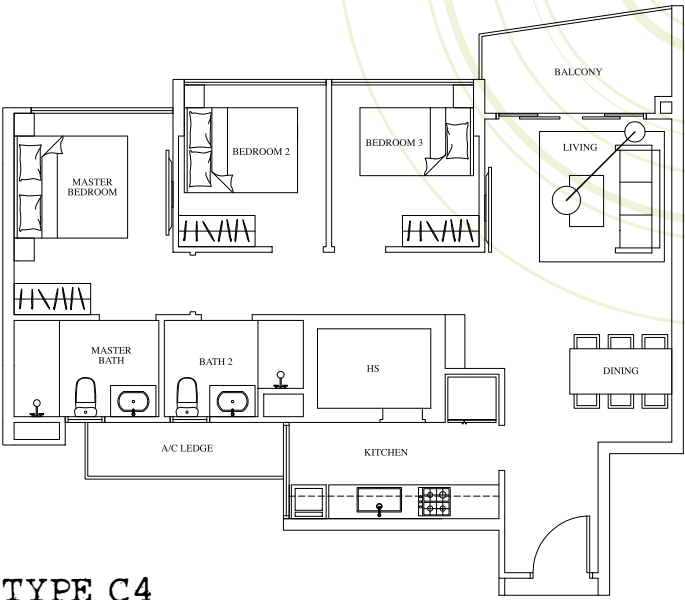
TYPE C3
87 sqm / 936 sqft
#02-20 to #12-20



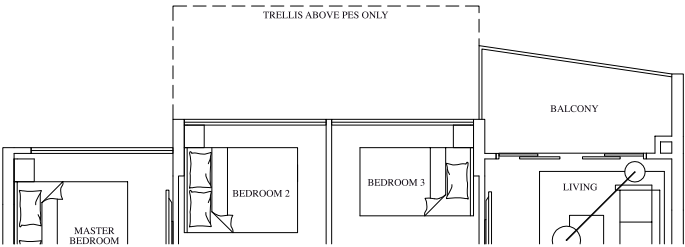
TYPE C3 (P)
116 sqm / 1,249 sqft
#01-20



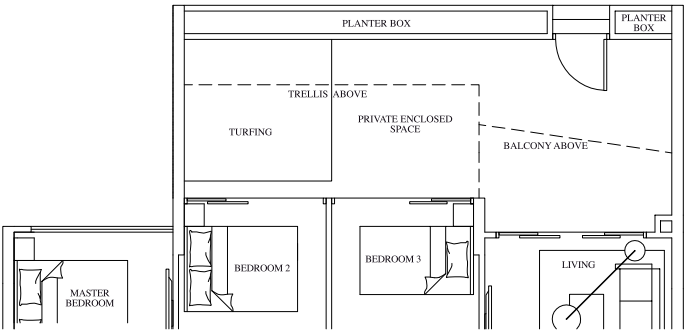
RIVERVISTA - 3-BEDROOM



TYPE C4
89 sqm / 958 sqft
#03-45
#05-45
#07-45
#09-45
#11-45
#13-45



TYPE C4
89 sqm / 958 sqft
#02-01 to #12-01
#02-45
#04-45
#06-45
#08-45
#10-45
#12-45



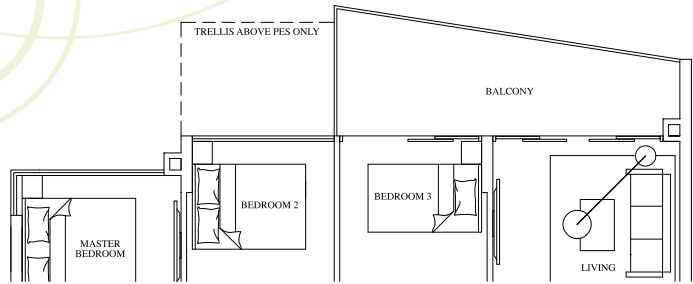
TYPE C4 (P)
115 sqm / 1,238 sqft
#01-01 #01-45



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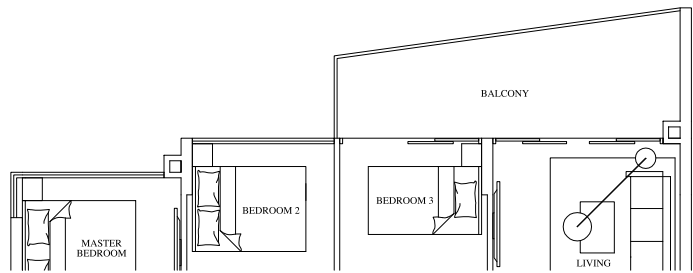
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RIVERVISTA - 3-BEDROOM



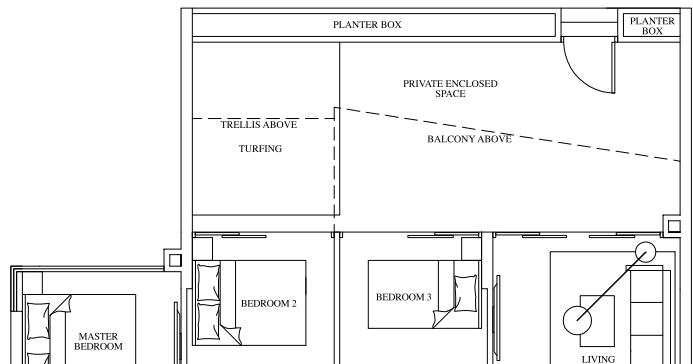
TYPE C5
98 sqm / 1,055 sqft

- | | | | |
|--------|--------|--------|--------|
| #02-29 | #09-29 | #02-51 | #08-51 |
| #04-29 | #10-29 | #04-51 | #10-51 |
| #06-29 | #11-29 | #06-51 | #12-51 |
| #08-29 | #12-29 | | |



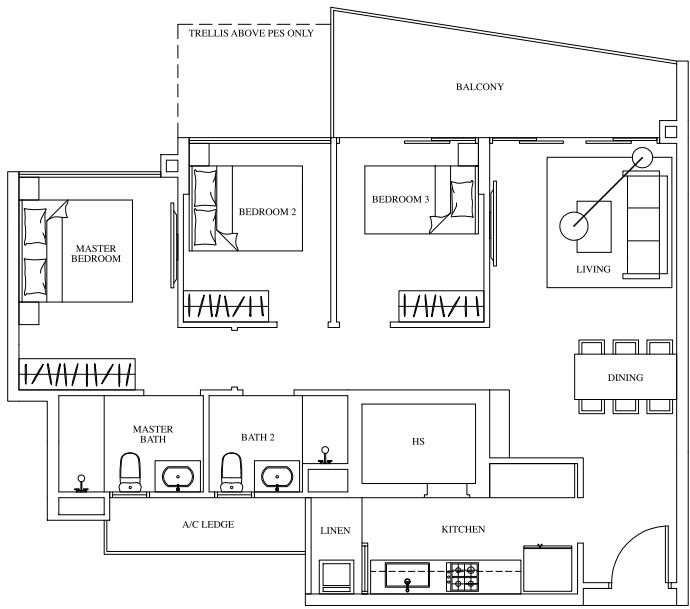
TYPE C5
98 sqm / 1,055 sqft

- | | |
|--------|--------|
| #03-29 | #03-51 |
| #05-29 | #05-51 |
| #07-29 | #07-51 |
| | #09-51 |
| | #11-51 |



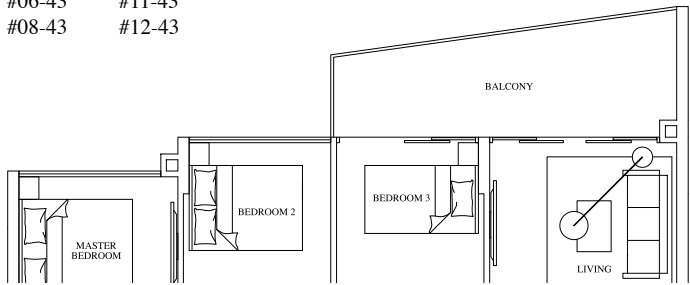
TYPE C5 (P)
121 sqm / 1,302 sqft

- | | |
|--------|--------|
| #01-29 | #01-51 |
|--------|--------|



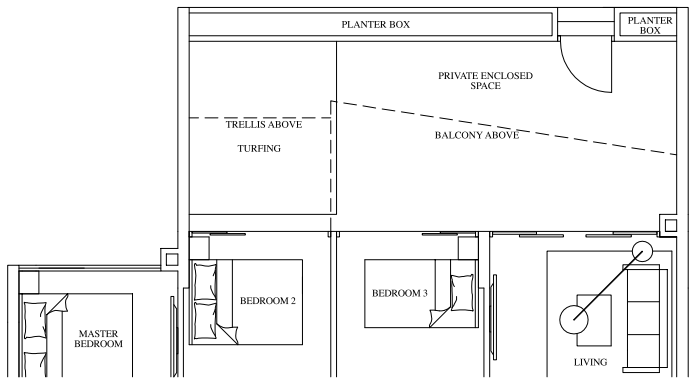
TYPE C5
98 sqm / 1,055 sqft

- | | |
|--------|--------|
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| #06-43 | #11-43 |
| #08-43 | #12-43 |



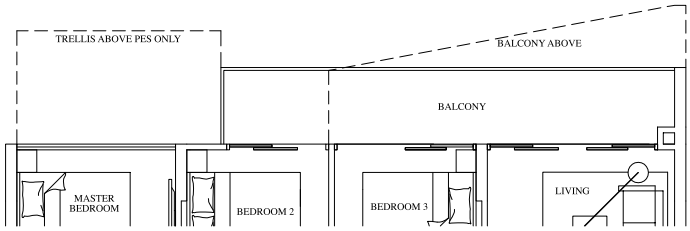
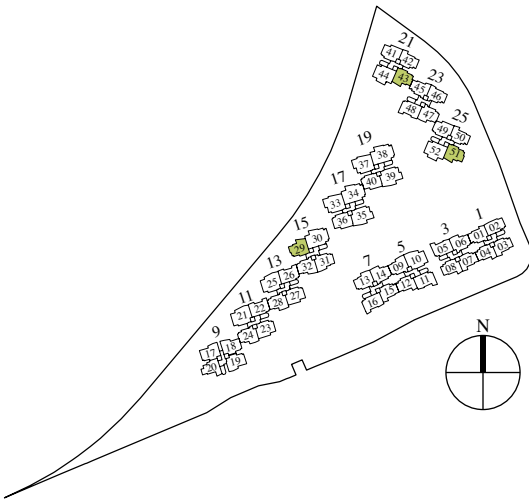
TYPE C5
98 sqm / 1,055 sqft

- | |
|--------|
| #03-43 |
| #05-43 |
| #07-43 |



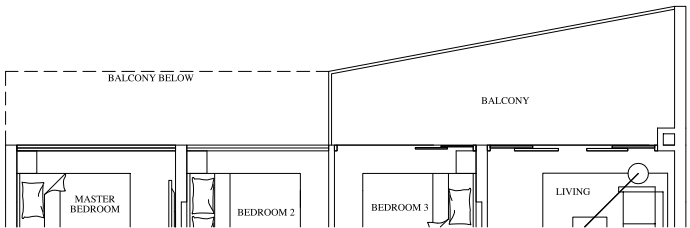
TYPE C5
121 sqm / 1,302 sqft

- | |
|--------|
| #01-43 |
|--------|



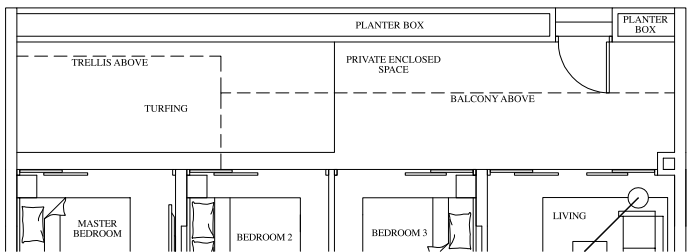
TYPE C6
98 sqm / 1,055 sqft

- Mirrored Units
- | | |
|--------|---------------|
| #02-40 | #02 to #12-49 |
| #04-40 | |
| #06-40 | |
| #08-40 | |
| #10-40 | |
| #12-40 | |



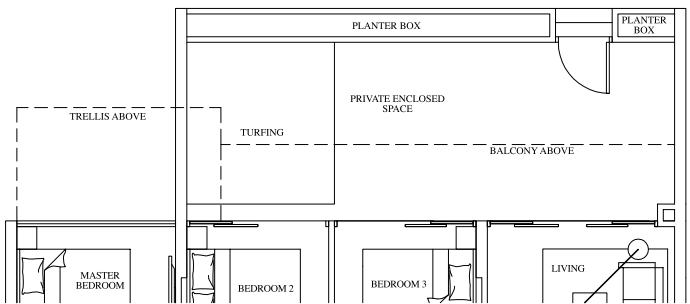
TYPE C6
98 sqm / 1,055 sqft

- Mirrored Units
- | |
|--------|
| #03-40 |
| #05-40 |
| #07-40 |
| #09-40 |
| #11-40 |
| #13-40 |



TYPE C6 (P)
120 sqm / 1,292 sqft

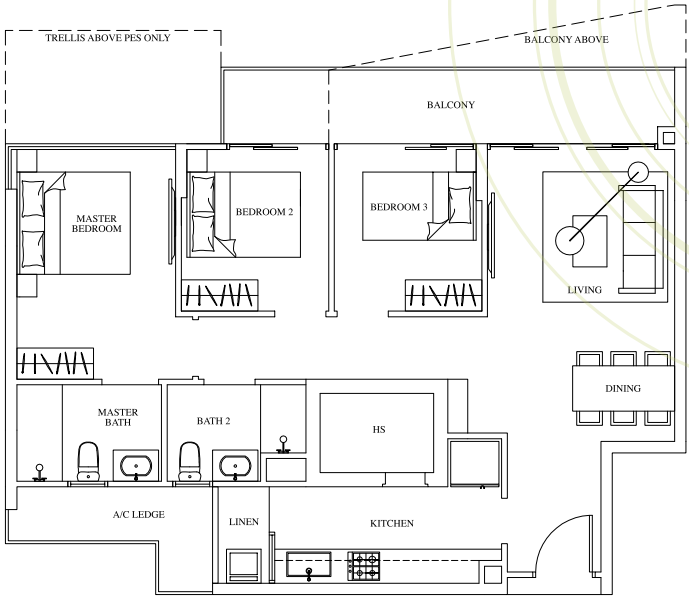
- Mirrored Units
- | |
|--------|
| #01-40 |
|--------|



TYPE C6 (P)
120 sqm / 1,292 sqft

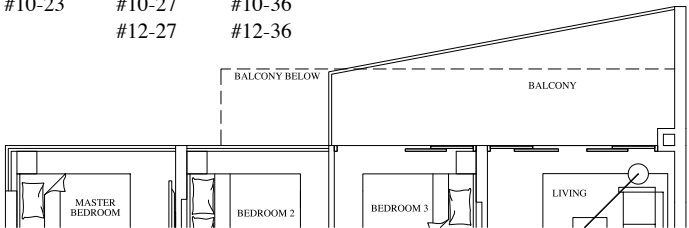
- | |
|--------|
| #01-49 |
|--------|

RIVERVISTA - 3-BEDROOM



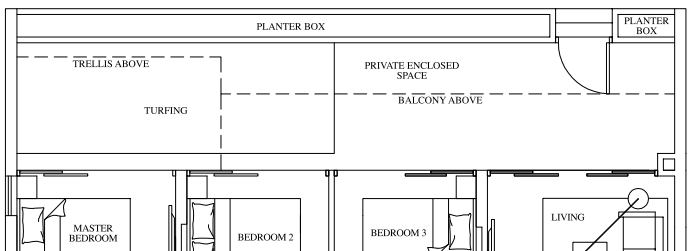
TYPE C6
98 sqm / 1,055 sqft

- Mirrored Units
- | | | | |
|--------|--------|--------|---------------|
| #02-23 | #02-27 | #02-36 | #02 to #12-41 |
| #04-23 | #04-27 | #04-36 | |
| #06-23 | #06-27 | #06-36 | |
| #08-23 | #08-27 | #08-36 | |
| #10-23 | #10-27 | #10-36 | |
| | #12-27 | #12-36 | |



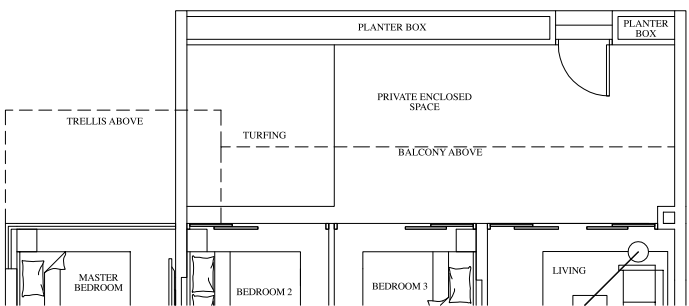
TYPE C6
98 sqm / 1,055 sqft

- Mirrored Units
- | | | |
|--------|--------|--------|
| #03-23 | #03-27 | #03-36 |
| #05-23 | #05-27 | #05-36 |
| #07-23 | #07-27 | #07-36 |
| #09-23 | #09-27 | #09-36 |
| #11-23 | #11-27 | #11-36 |



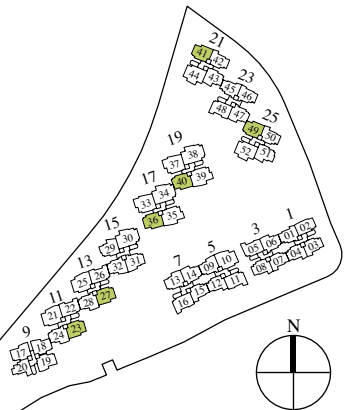
TYPE C6 (P)
120 sqm / 1,292 sqft

- Mirrored Units
- | | | |
|--------|--------|--------|
| #01-23 | #01-27 | #01-36 |
|--------|--------|--------|

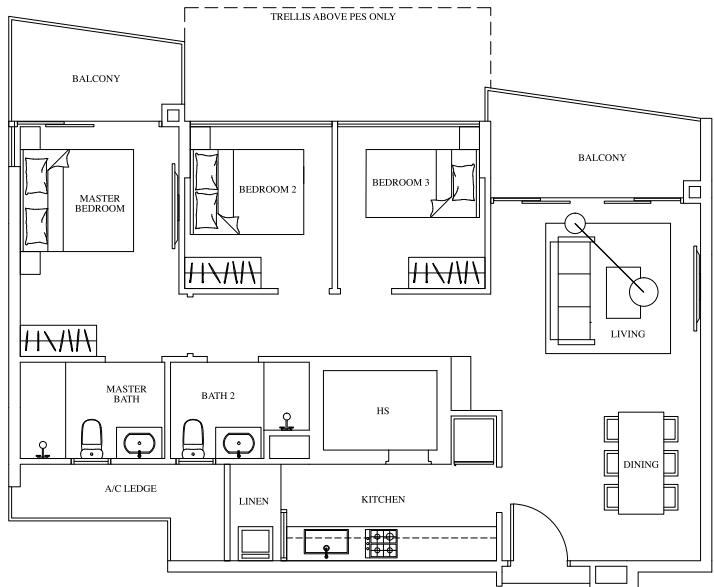


TYPE C6 (P)
120 sqm / 1,292 sqft

- | |
|--------|
| #01-41 |
|--------|

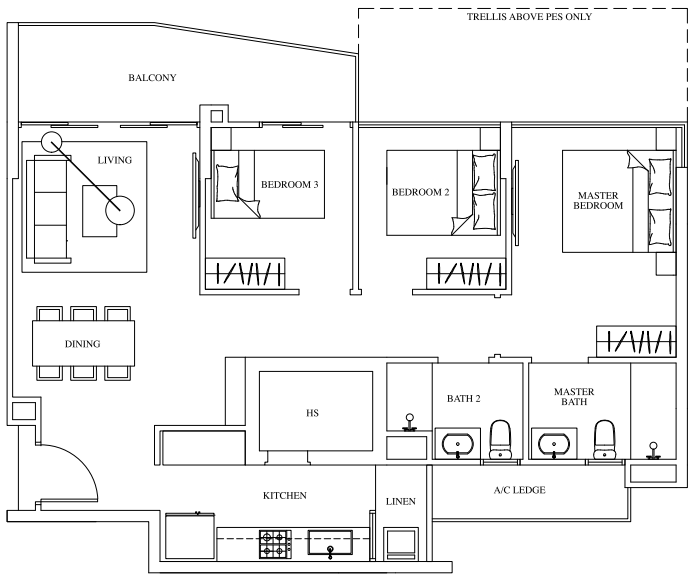


RIVERVISTA - 3-BEDROOM



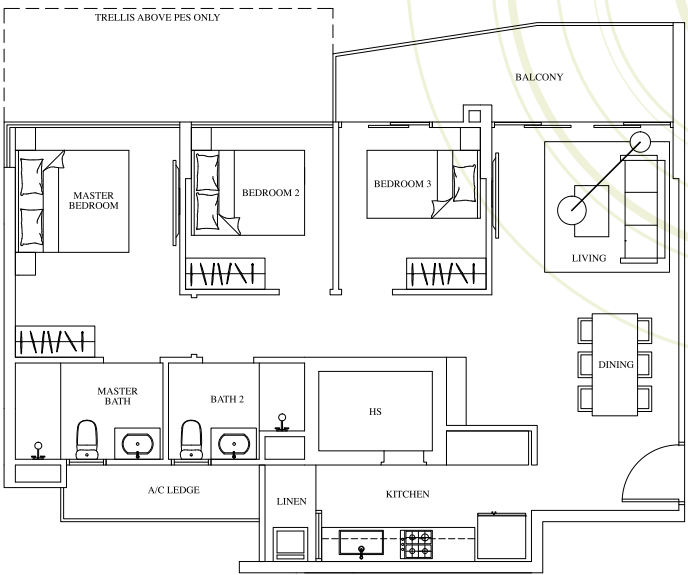
TYPE C7
99 sqm / 1,066 sqft

Mirrored Units
#02-05 to #12-05 #02-11 to #12-11 #02-16 to #12-16



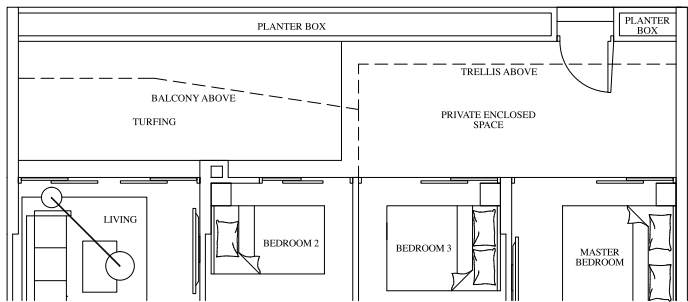
TYPE C8
94 sqm / 1,012 sqft

#02-19 to #12-19



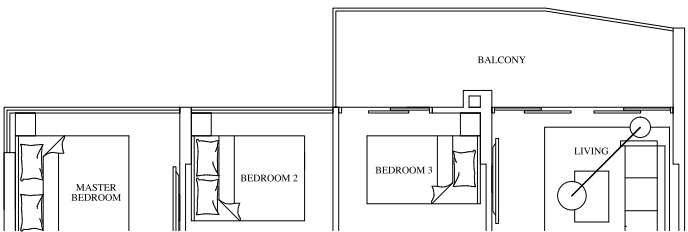
TYPE C8
95 sqm / 1,023 sqft

#02-17 #08-17 #11-17
#04-17 #09-17
#06-17 #10-17



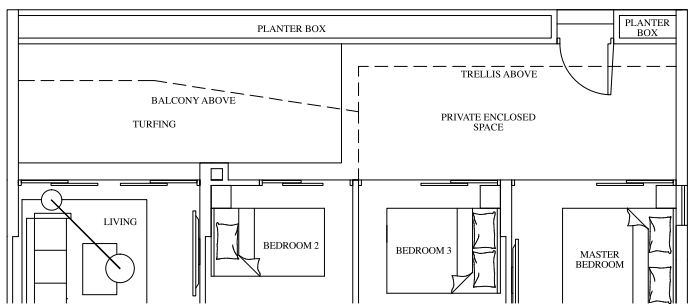
TYPE C8 (P)
121 sqm / 1,302 sqft

#01-18



TYPE C8
95 sqm / 1,023 sqft

#03-17
#05-17
#07-17

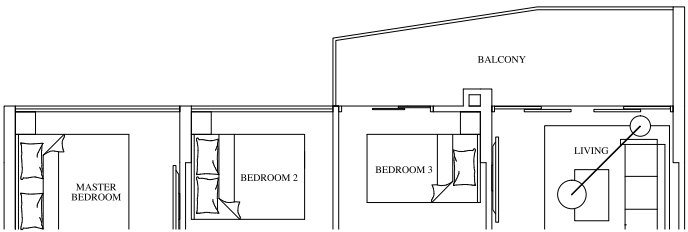


TYPE C8 (P)
121 sqm / 1,302 sqft

Mirrored Units
#01-17

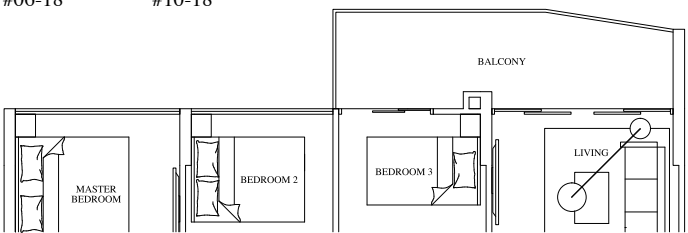
120 sqm / 1,292 sqft

#01-19



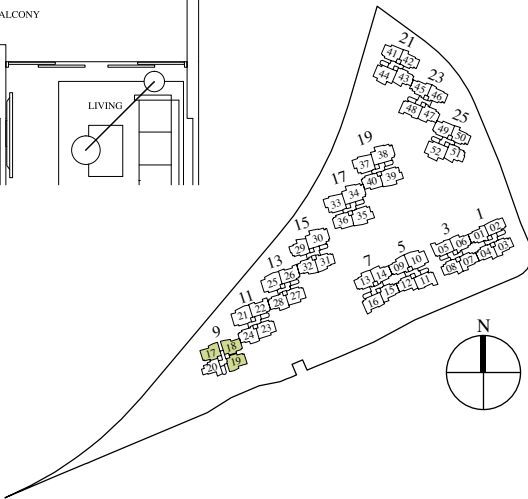
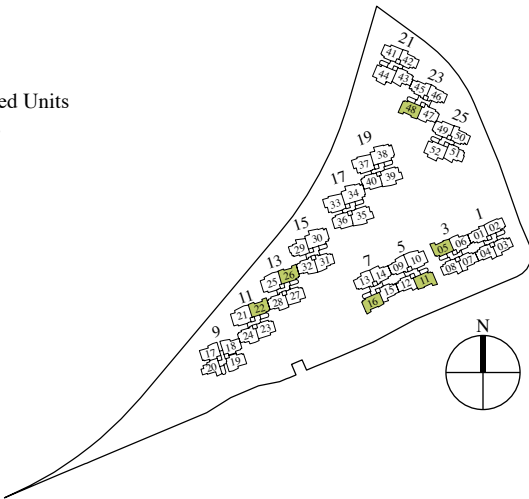
TYPE C8
95 sqm / 1,023 sqft

Mirrored Units Mirrored Units Mirrored Units
#02-18 #08-18 #11-18
#04-18 #09-18
#06-18 #10-18



TYPE C8
95 sqm / 1,023 sqft

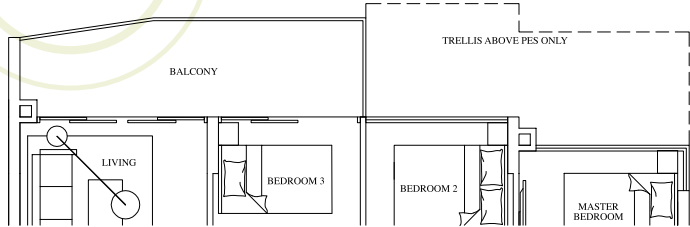
#03-18
#05-18
#07-18



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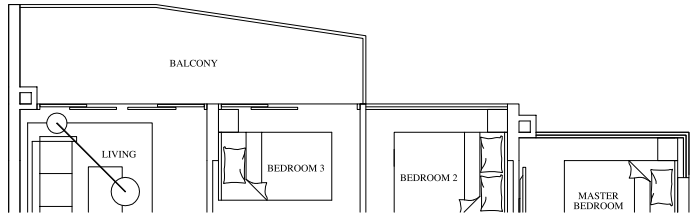
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RIVERVISTA - 3-BEDROOM



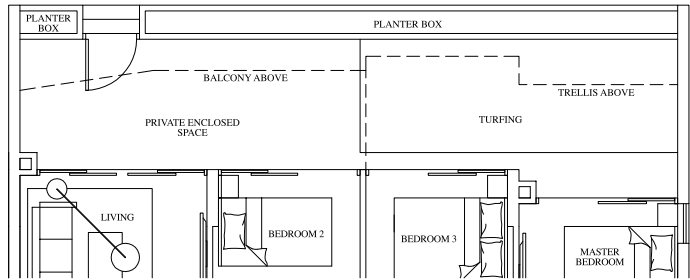
TYPE C9
97 sqm / 1,044 sqft

Mirrored Units	Mirrored Units
#02-13	#02-31
#04-13	#04-31
#06-13	#06-31
#08-13	#08-31
#10-13	#10-31
#12-13	#12-31



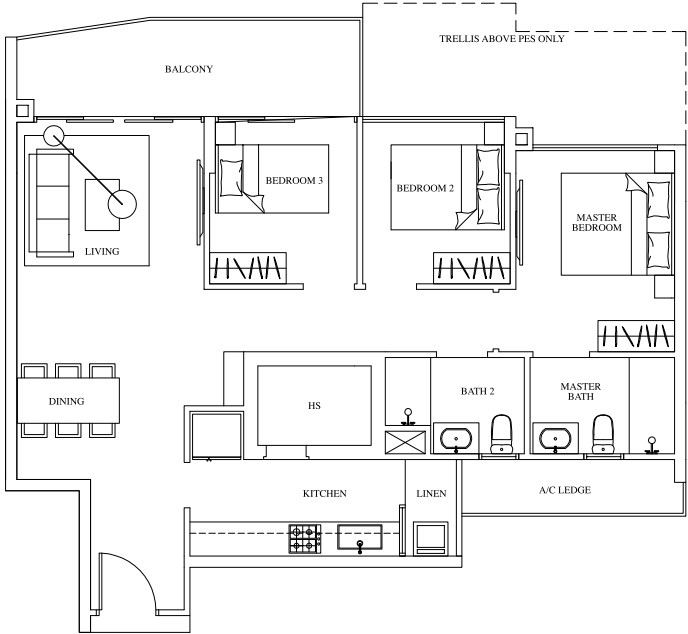
TYPE C9
97 sqm / 1,044 sqft

Mirrored Units	Mirrored Units
#03-13	#03-31
#05-13	#05-31
#07-13	#07-31
#09-13	#09-31
#11-13	#11-31



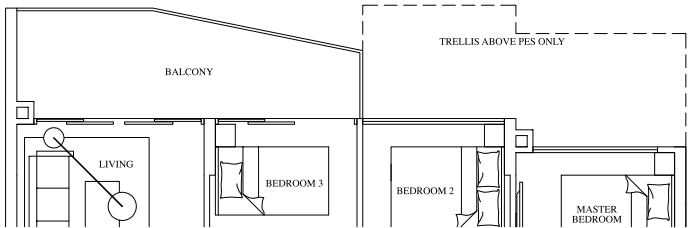
TYPE C9 (P)
123 sqm / 1,324 sqft

Mirrored Units	Mirrored Units
#01-13	#01-31



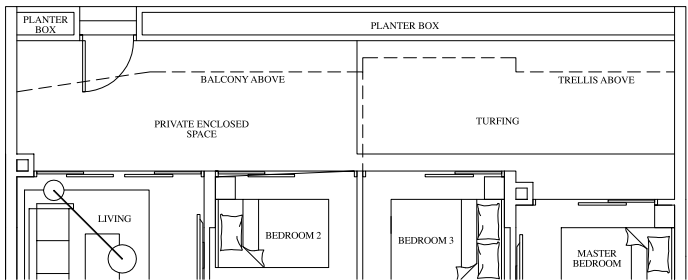
TYPE C9
97 sqm / 1,044 sqft

Mirrored Units	Mirrored Units
#02 to #12-06	#02-14
#02 to #11-24	#04-14
#02 to #12-28	#06-14
	#08-14
	#10-14
	#12-14
	#02-32
	#04-32
	#06-32
	#08-32
	#10-32
	#12-32
	#02-47
	#04-47
	#06-47
	#08-47
	#10-47
	#11-47
	#12-47



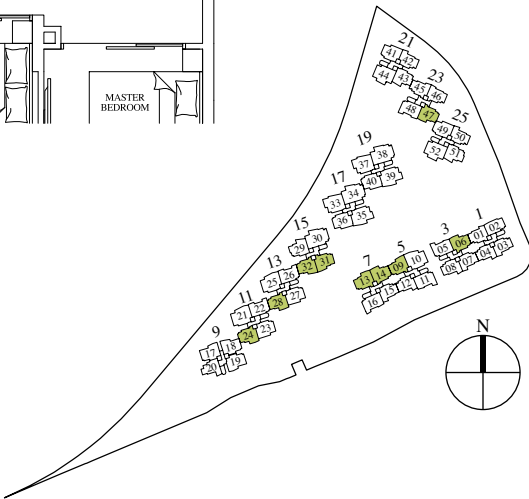
TYPE C9
97 sqm / 1,044 sqft

Mirrored Units	Mirrored Units
#02 to #12-09	#03-14
	#05-14
	#07-14
	#09-14
	#11-14
	#03-32
	#05-32
	#07-32
	#09-32
	#11-32
	#13-32
	#03-47
	#05-47
	#07-47



TYPE C9 (P)
123 sqm / 1,324 sqft

Mirrored Units	Mirrored Units
#01-06	#01-09
#01-14	#01-24
#01-28	#01-32
	#01-47



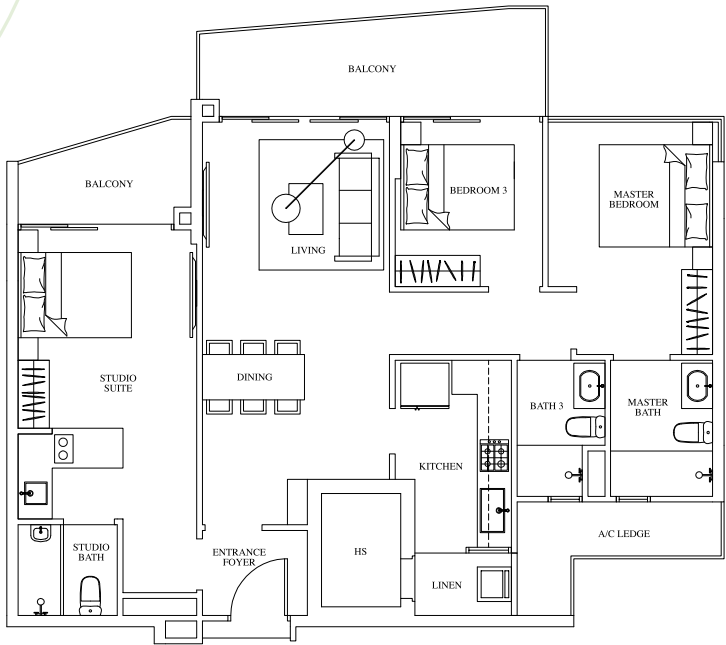
DELUXE RIVERINE - 4-BEDROOM DUAL KEY



Known as Deluxe RIVERINE, the expansive and luxurious 4-bedroom Dual Key apartments offer space and privacy. Entertain guests in the spacious living and dining area. Step out into the balcony that extends all the way from the living room to the master bedroom and gaze at the unobstructed view of the river and beyond. The attached Studio Unit with kitchenette is perfect for extended families and can be accessed through a separate entrance giving everyone the privacy they desire.



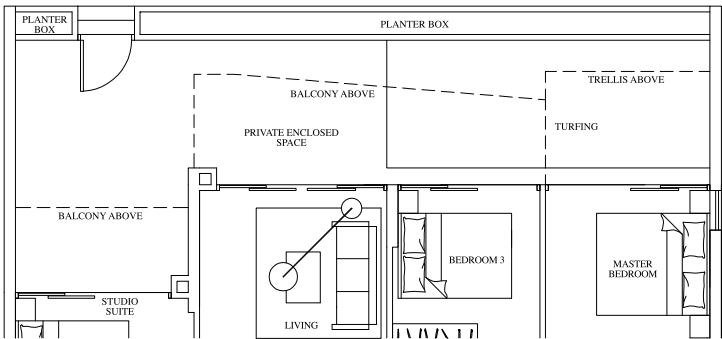
DELUXE RIVERVISTA - 3-BEDROOM DUAL KEY



TYPE C10~DK

116 sqm / 1,249 sqft

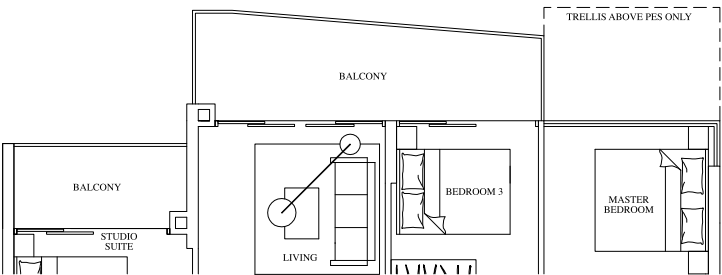
- #03-44#03-52
- #05-44#05-52
- #07-44#07-52
- #09-52
- #11-52



TYPE C10~DK(P)

146 sqm / 1,572 sqft

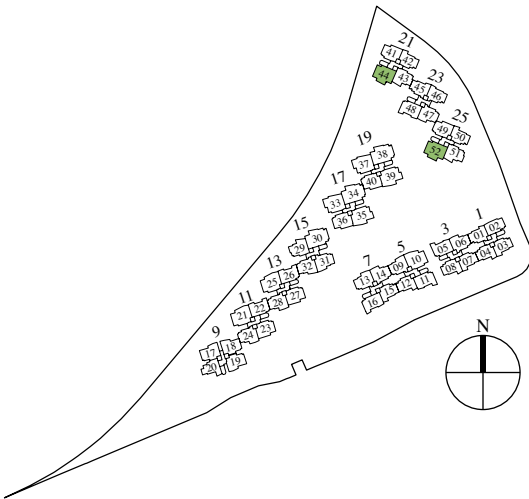
- #01-44#01-52



TYPE C10~DK

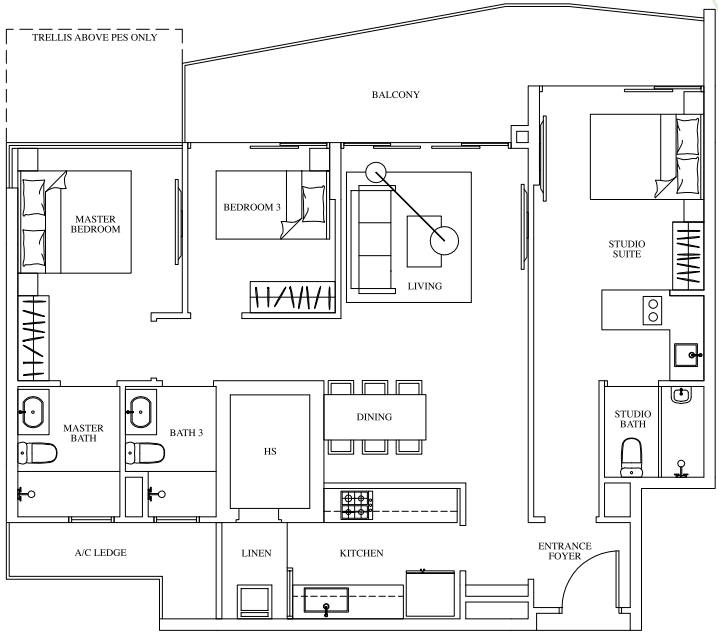
116 sqm / 1,249 sqft

- #02-44#02-52
- #04-44#04-52
- #06-44#06-52
- #08-44#08-52
- #09-44#10-52
- #10-44#12-52
- #11-44
- #12-44



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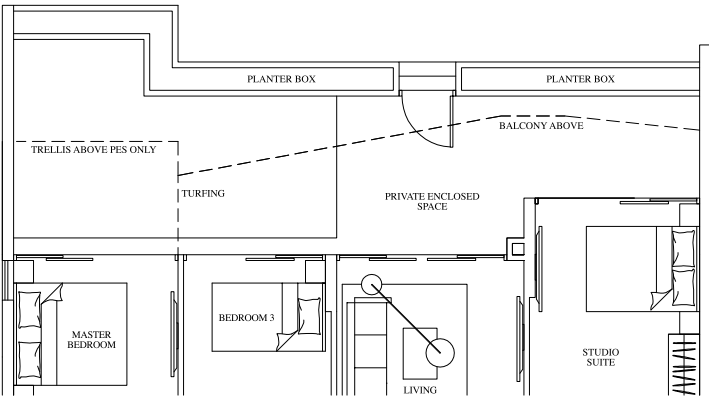
DELUXE RIVERVISTA - 3-BEDROOM DUAL KEY



TYPE C11~DK

117 sqm / 1,259 sqft

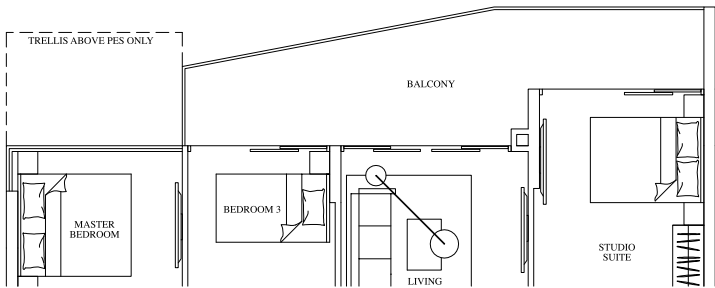
- #02-21#02-25
- #04-21#04-25
- #06-21#06-25
- #08-21#08-25
- #09-21#09-25
- #10-21#10-25
- #11-21#11-25
- #12-25



TYPE C11~DK(P)

143 sqm / 1,539 sqft

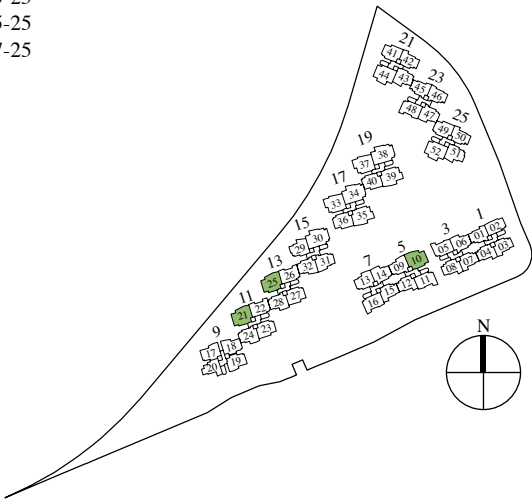
- Mirrored Units
- #01-10#01-21#01-25



TYPE C11~DK

117 sqm / 1,259 sqft

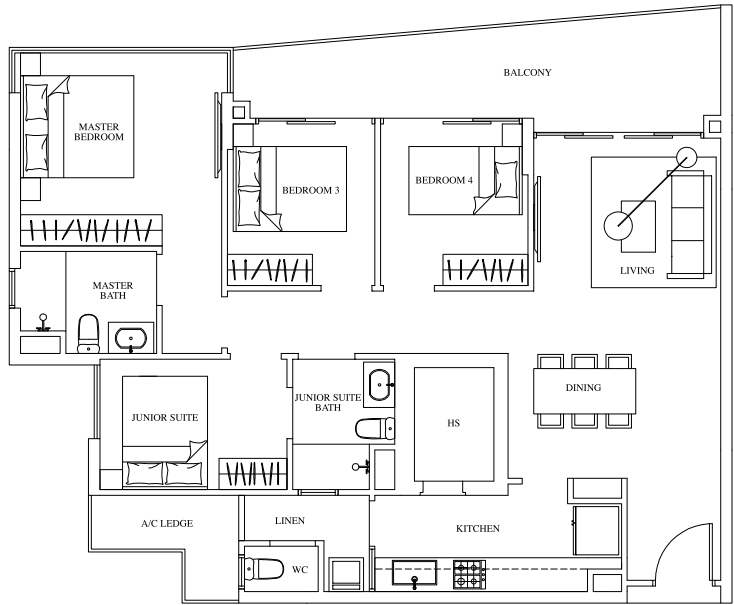
- #02-10 to #12-10
- #03-21#03-25
- #05-21#05-25
- #07-21#07-25



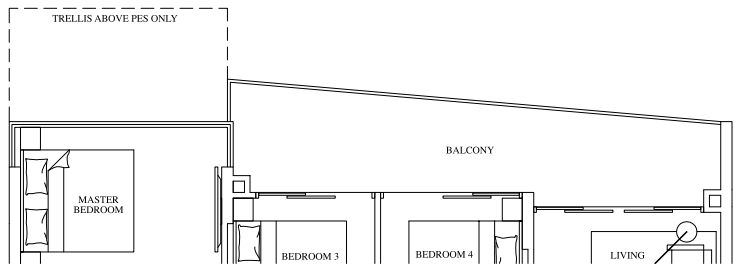
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RIVERINE - 4-BEDROOM

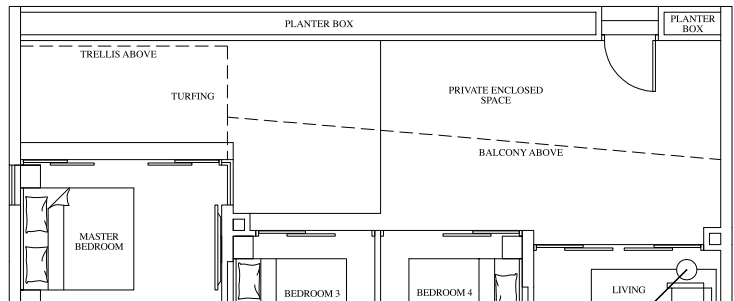
Called RIVERINE, the expansive and luxurious 4-bedroom apartments offer stunning views of the river, pool and beyond, thanks to a balcony that stretches from the living room to two bedrooms. There is more than enough space for the entire family and more should you choose to entertain. You can look forward to more family bonding and building stronger relationships with friends in this really spacious home.



TYPE D1
116 sqm / 1,249 sqft
#03-33 #03-37
#05-33 #05-37
#07-33 #07-37

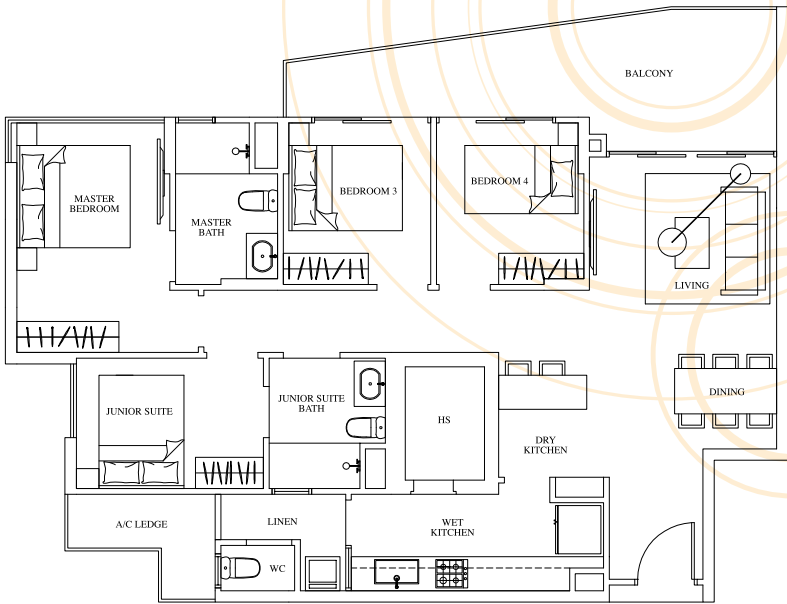


TYPE D1
116 sqm / 1,249 sqft
#02-33 #02-37
#04-33 #04-37
#06-33 #06-37
#08-33 #08-37
#09-33 #09-37
#10-33 #10-37
#11-33 #11-37
#12-33 #12-37

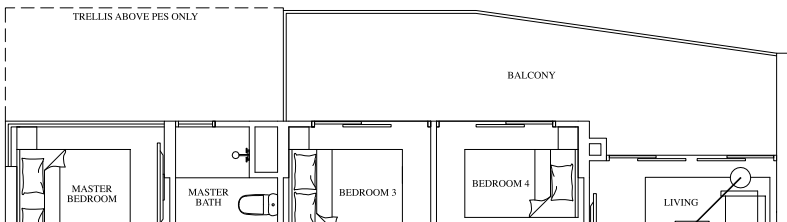


TYPE D1 (P)
147 sqm / 1,582 sqft
#01-33 #01-37

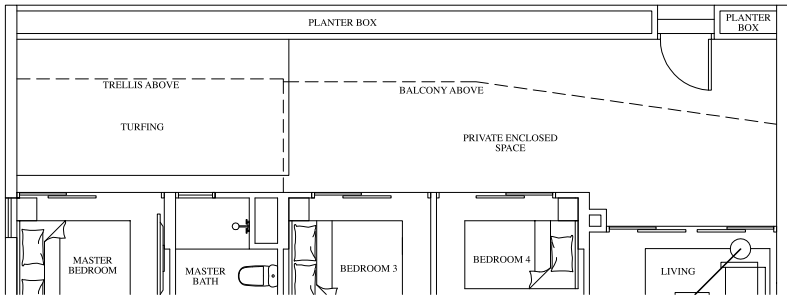
RIVERINE - 4-BEDROOM



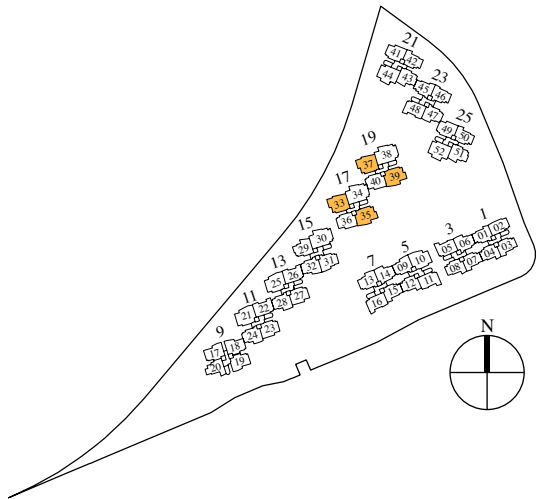
TYPE D2
118 sqm / 1,270 sqft
#03-35 #03-39
#05-35 #05-39
#07-35 #07-39
#09-35 #09-39
#11-35 #11-39



TYPE D2
119 sqm / 1,281 sqft
#02-35 #02-39
#04-35 #04-39
#06-35 #06-39
#08-35 #08-39
#10-35 #10-39
#12-35 #12-39

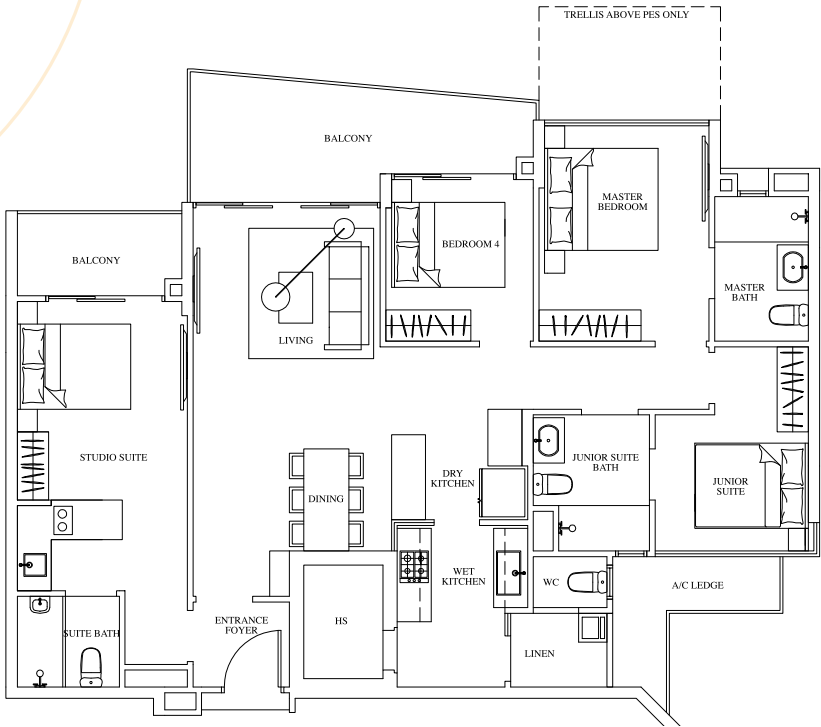


TYPE D2 (P)
149 sqm / 1,604 sqft
#01-35 #01-39



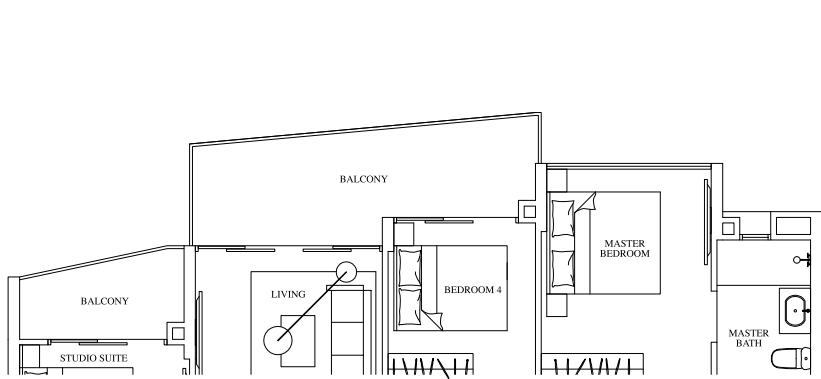
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DELUXE RIVERINE - 4-BEDROOM DUAL KEY



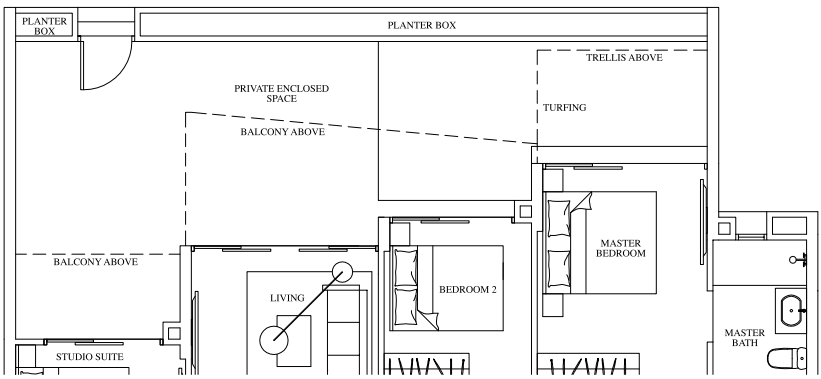
TYPE D3~DK
134 sqm / 1,442 sqft

#02-30	#02-34	#02-38
#04-30	#04-34	#04-38
#06-30	#06-34	#06-38
#08-30	#08-34	#08-38
#09-30	#09-34	#09-38
#10-30	#10-34	#10-38
#11-30	#11-34	#11-38
#12-30	#12-34	#12-38



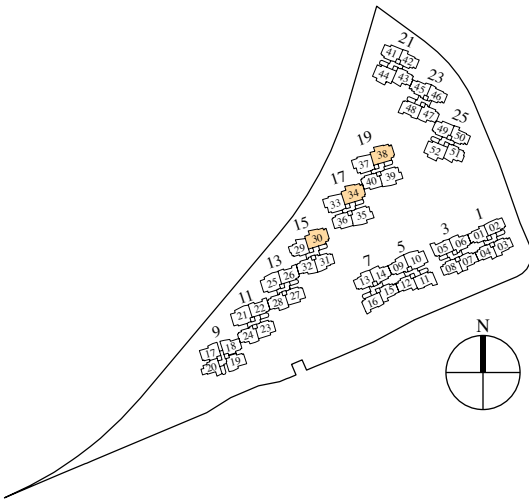
TYPE D3~DK
134 sqm / 1,442 sqft

#03-30	#03-34	#03-38
#05-30	#05-34	#05-38
#07-30	#07-34	#07-38



TYPE D3~DK(P)
170 sqm / 1,830 sqft

#01-30	#01-34	#01-38
--------	--------	--------



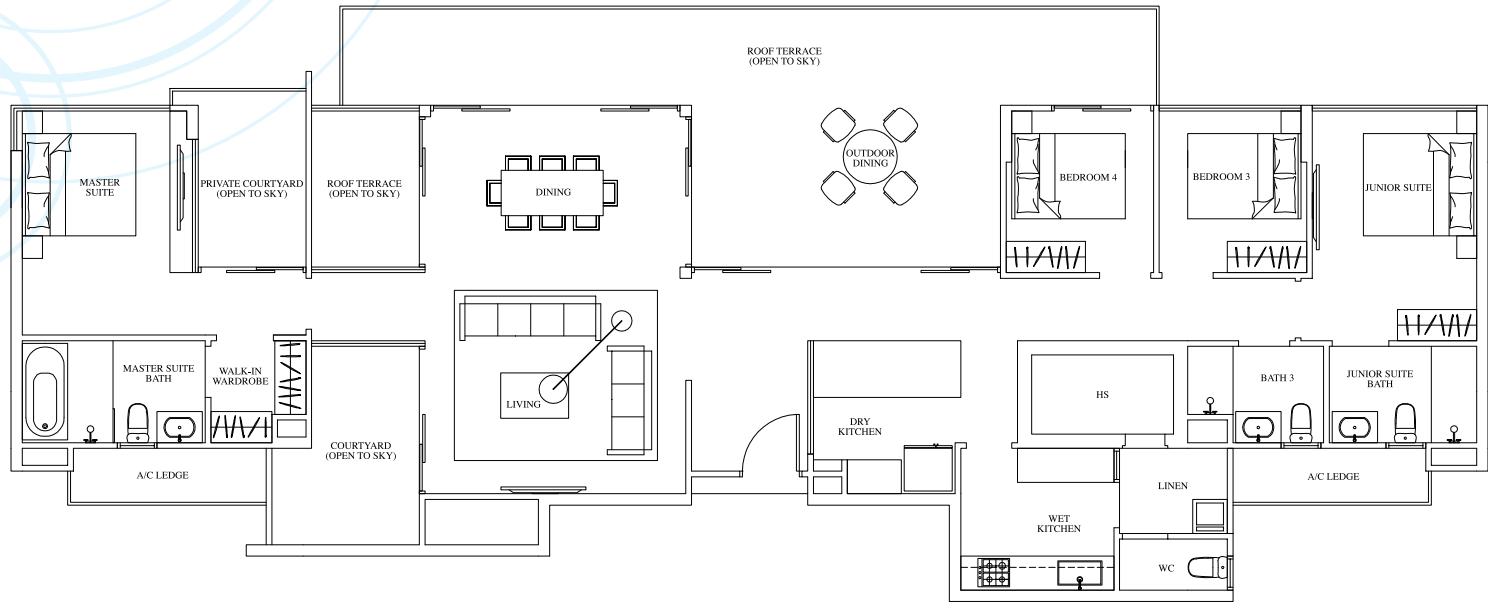
GARDEN RIVERVILLA - SINGLE-STOREY PENTHOUSE



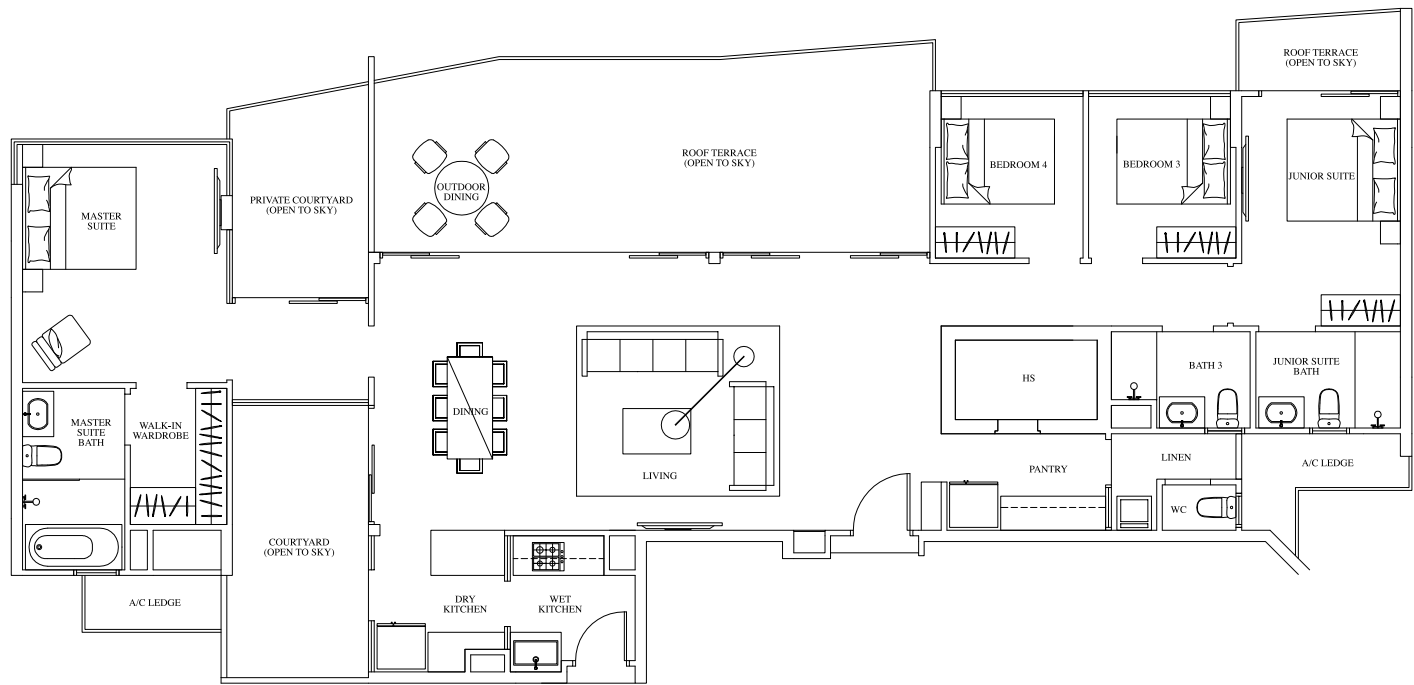
Known as GARDEN RIVERVILLA, the spacious single-level penthouse has an al fresco dining area and a balcony that stretches across the entirety of the dining room, the garden patio area and the bedroom. This is the ideal space for entertaining guests or family gatherings - it's almost as if 3 huge units have joined into one large penthouse-type of apartment. Have your breakfast in the garden patio area or bask in the courtyard amidst nature. The junior suite comes with an attached bathroom for more privacy.



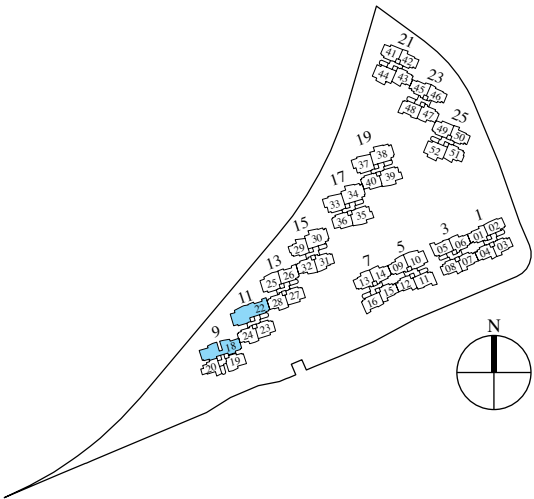
GARDEN RIVERVILLA - PENTHOUSE



TYPE PH1
213 sqm / 2,293 sqft
#12-18

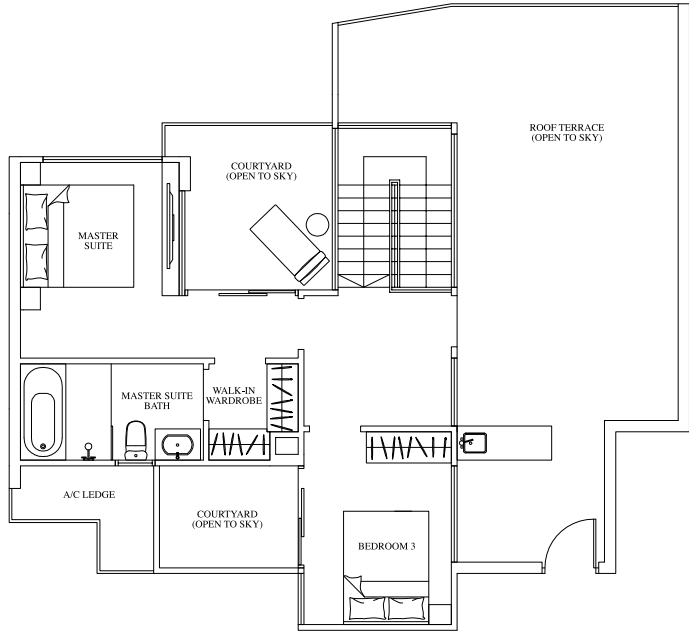


TYPE PH2
218 sqm / 2,347 sqft
#12-22

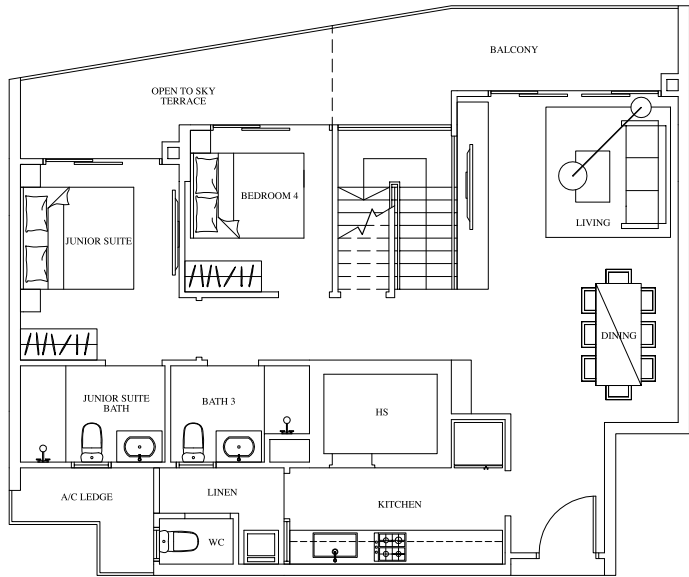


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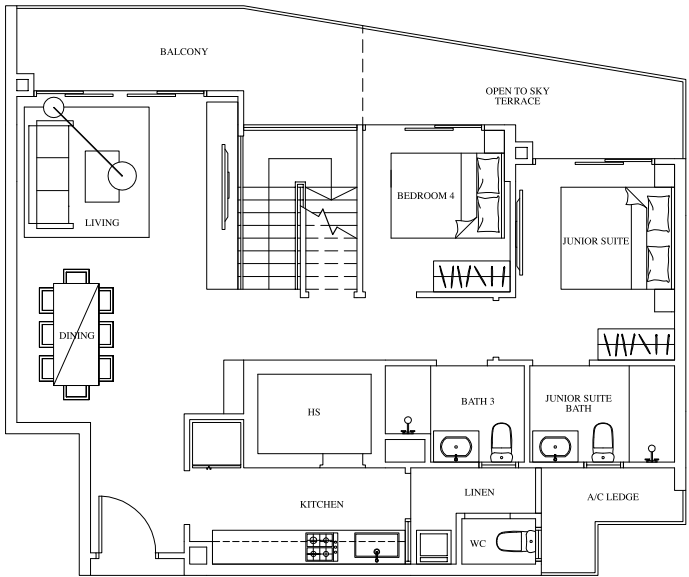
RIVERVILLA - DOUBLE-STOREY PENTHOUSE



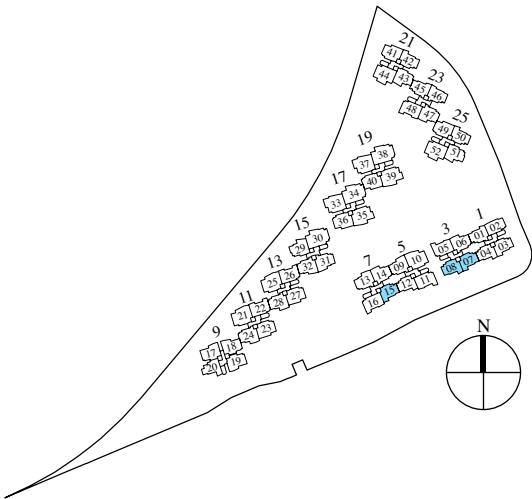
TYPE PH3 (Upper Level)
102 sqm / 1,098 sqft
Mirrored Units
#13-07 #13-08 #13-15



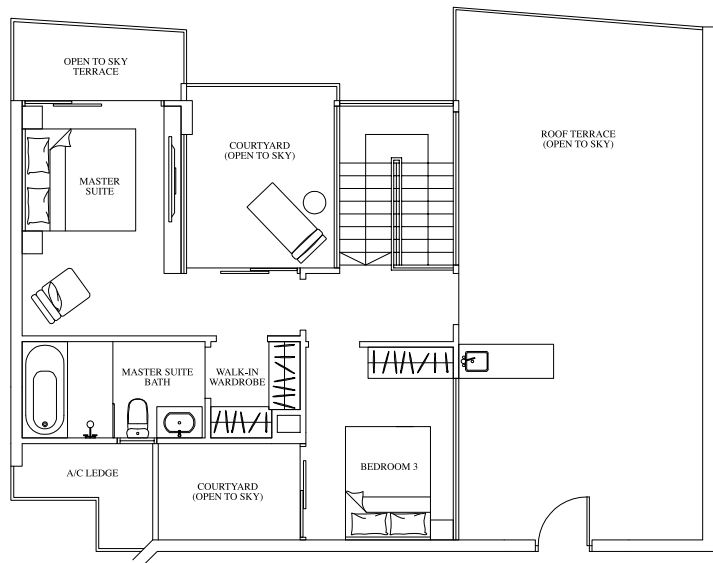
TYPE PH3 (Lower Level)
107 sqm / 1,152 sqft
#13-07 #13-15



TYPE PH3 (Lower Level)
107 sqm / 1,152 sqft
#13-08

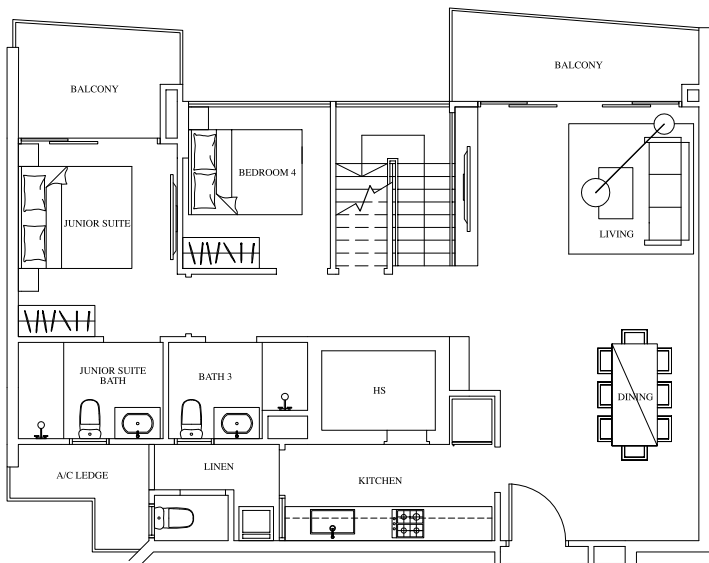


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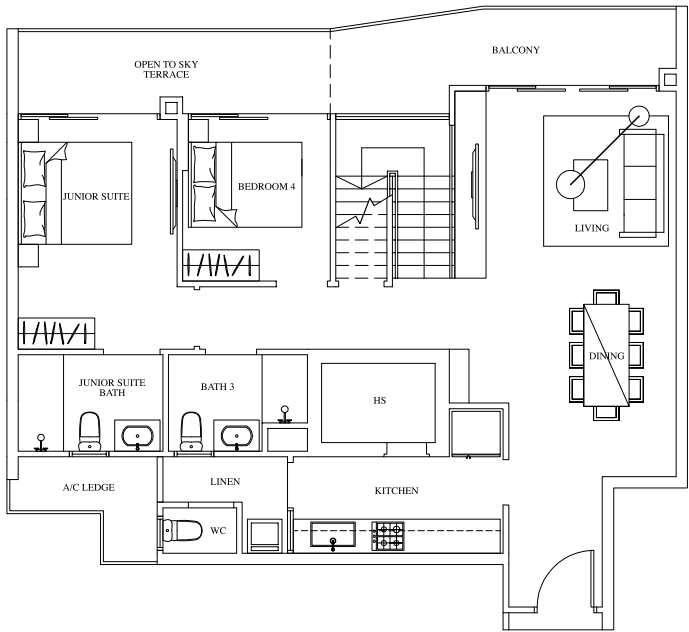
TYPE PH4 (Upper Level)
106 sqm / 1,141 sqft

- Mirrored Units
- | | |
|--------|--------|
| #13-05 | #13-02 |
| #13-11 | #13-16 |
| | #13-26 |
| | #13-48 |



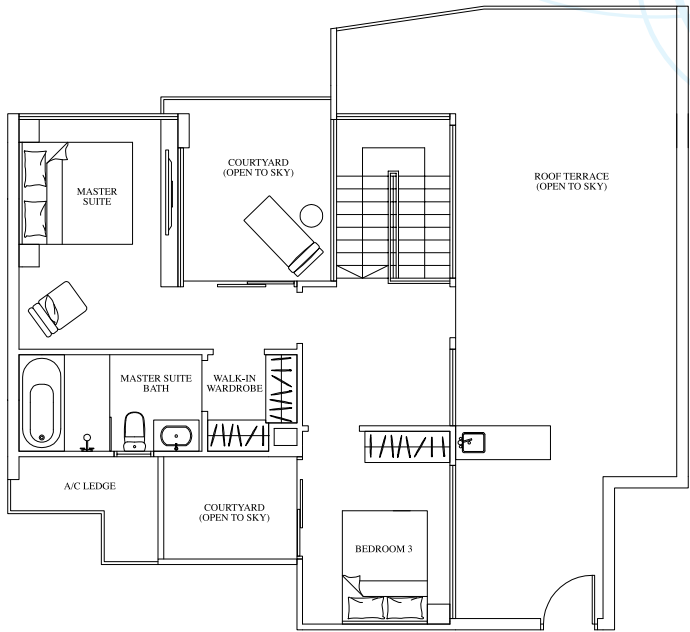
TYPE PH4 (Lower Level)
104 sqm / 1,119 sqft

- Mirrored Units
- | | |
|--------|--------|
| #13-05 | #13-02 |
| #13-11 | #13-16 |
| | #13-26 |
| | #13-48 |



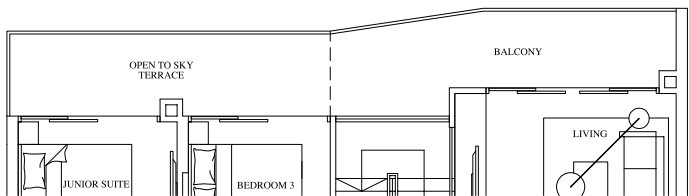
TYPE PH5 (Lower Level)
110 sqm / 1,184 sqft

- Mirrored Units
- | | |
|--------|--------|
| #13-01 | #13-06 |
| #13-09 | #13-28 |
| #13-13 | |
| #13-47 | |



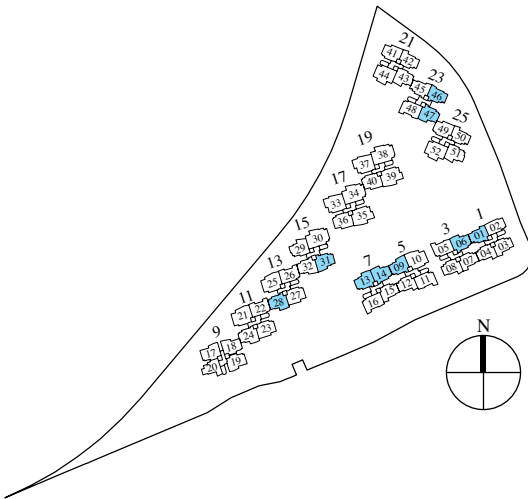
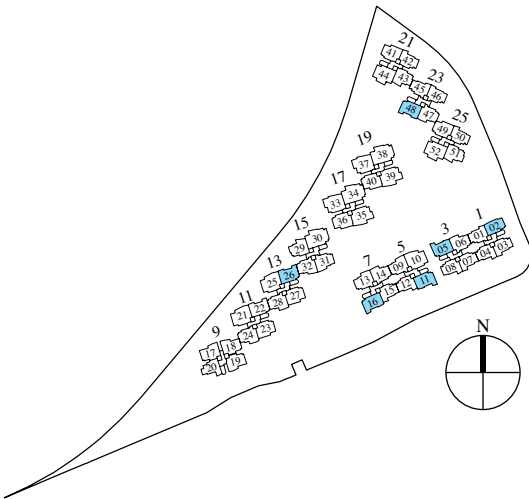
TYPE PH5 (Upper Level)
108 sqm / 1,163 sqft

- Mirrored Units
- | | |
|--------|--------|
| #13-01 | #13-06 |
| #13-09 | #13-14 |
| #13-13 | #13-28 |
| #13-31 | #13-46 |
| #13-47 | |

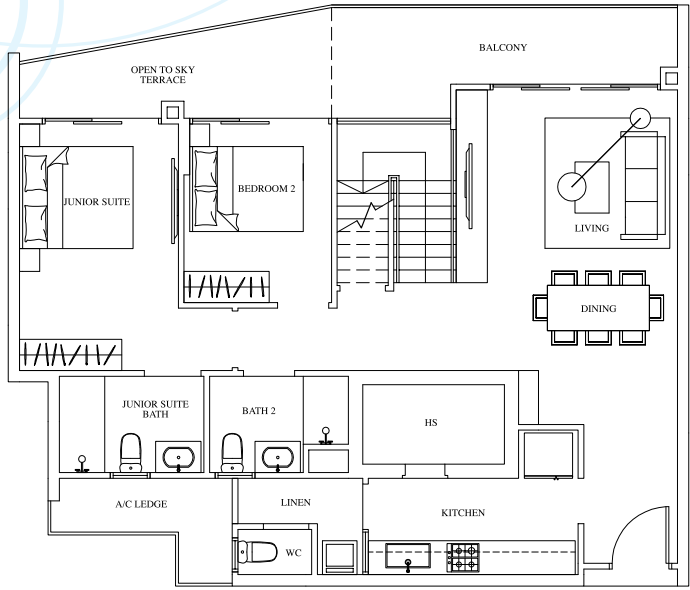


TYPE PH5 (Lower Level)
110 sqm / 1,184 sqft

- Mirrored Units
- | | |
|--------|--------|
| #13-14 | #13-46 |
| #13-31 | |

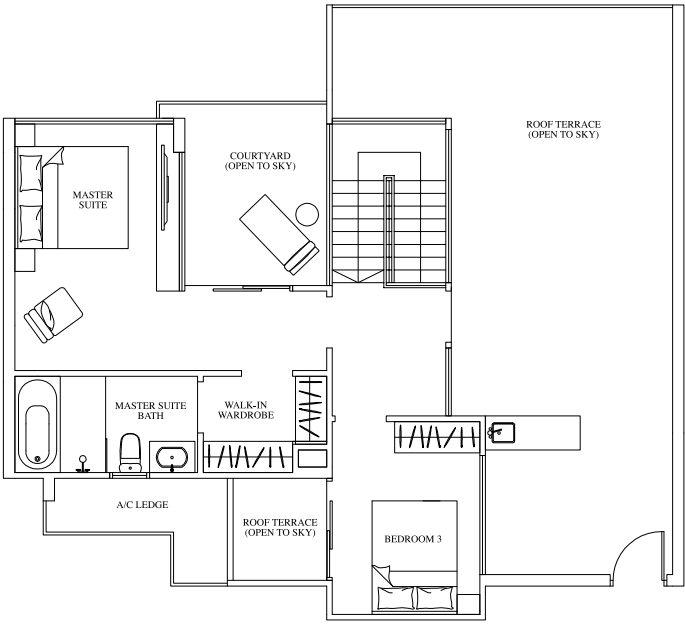


RIVERVILLA - DOUBLE-STOREY PENTHOUSE



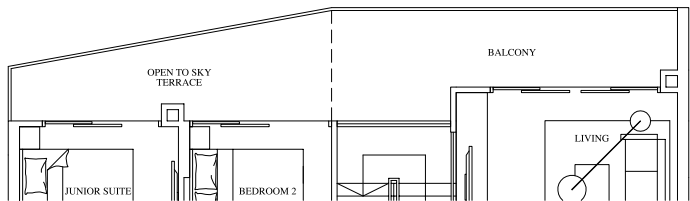
TYPE PH6 (Lower Level)
112 sqm / 1,206 sqft

#13-43



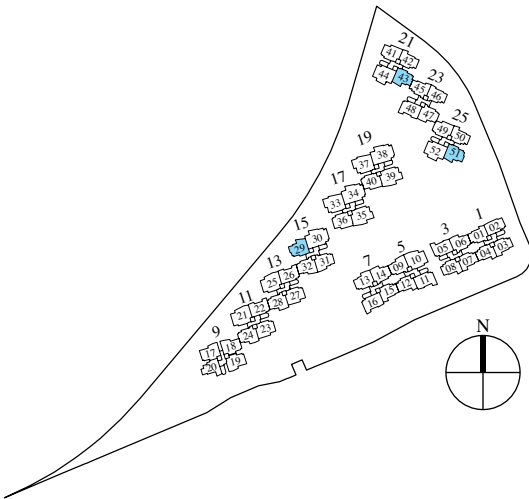
TYPE PH6 (Upper Level)
108 sqm / 1,162 sqft

#13-29
#13-43
#13-51



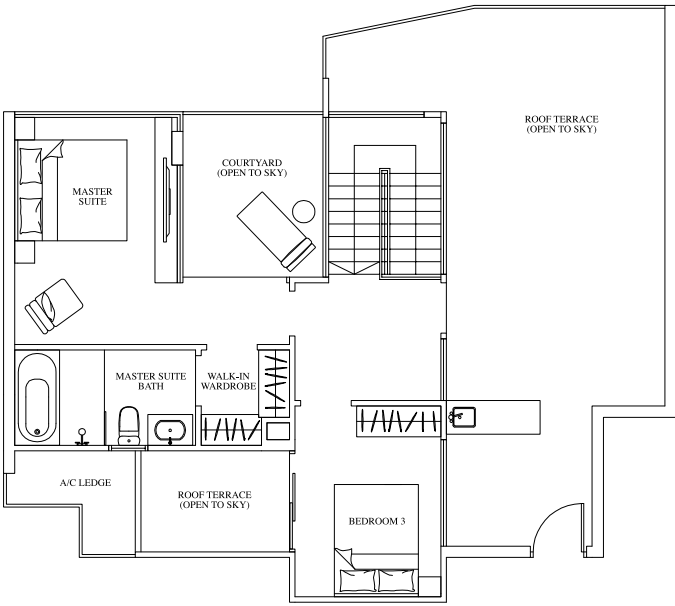
TYPE PH6 (Lower Level)
112 sqm / 1,206 sqft

#13-29
#13-51



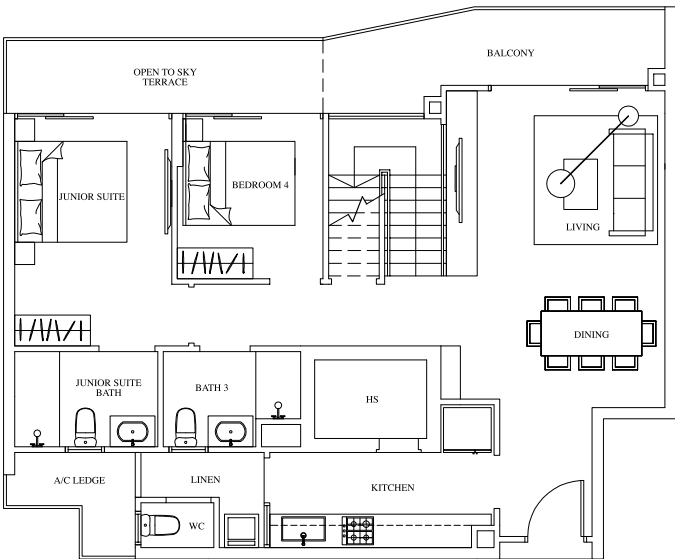
The plans are subject to change as may be required or approved by the relevant authorities.
These are not drawn to scale and are for the purpose of a visual representation of the different layouts that are available.
The areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

RIVERVILLA - DOUBLE-STOREY PENTHOUSE



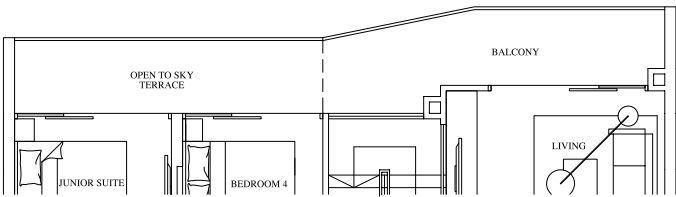
TYPE PH7 (Upper Level)
101 sqm / 1,087 sqft

Mirrored Units
#13-27
#13-41
#13-49



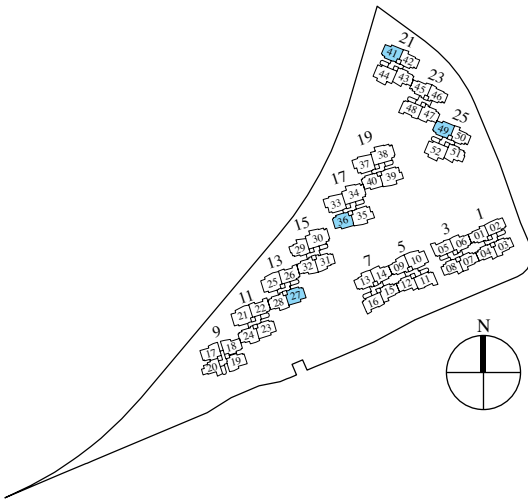
TYPE PH7 (Lower Level)
106 sqm / 1,141 sqft

Mirrored Units
#13-27
#13-41



TYPE PH7 (Lower Level)
106 sqm / 1,141 sqft

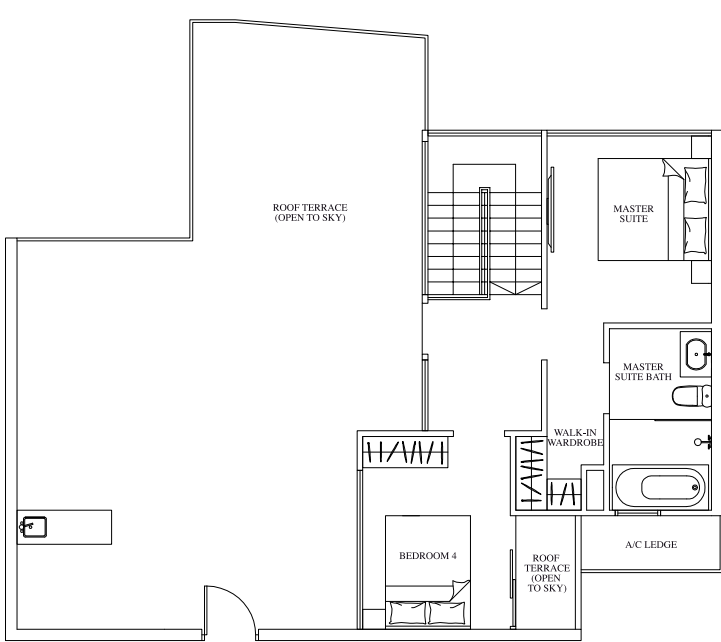
#13-49



The plans are subject to change as may be required or approved by the relevant authorities.
These are not drawn to scale and are for the purpose of a visual representation of the different layouts that are available.
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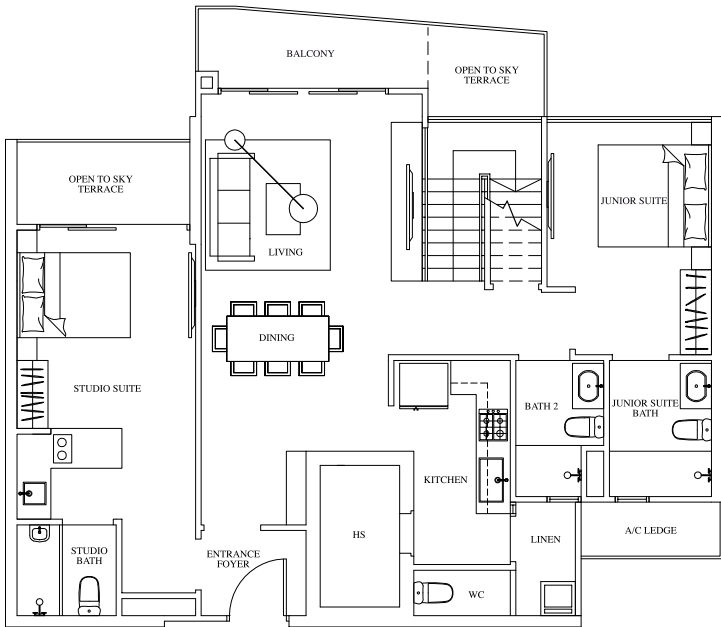
DELUXE RIVERVILLA - DUAL KEY DOUBLE-STOREY PENTHOUSE

Want to live it up in style? DELUXE RIVERVILLA is the double-storey penthouse with attached studio unit that helps you turn your dream into reality. Entertain your guests or have a family gathering at the roof terrace which has an outdoor gourmet island countertop. Relax in the private garden next to the master bedroom. The balcony extends across living and bedrooms and the junior suite comes with an attached bathroom. In addition to space, the separate entrance for the penthouse and the junior suite affords much needed privacy for everyone.



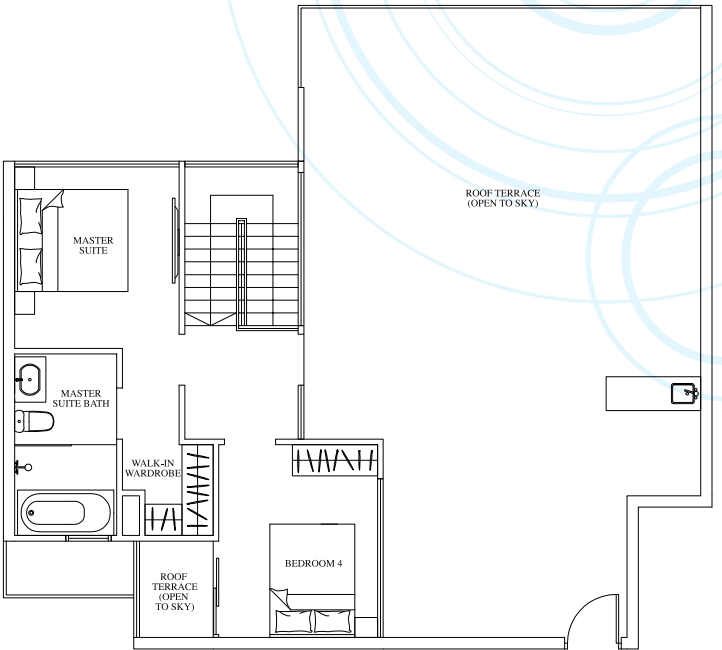
TYPE PH8-DK (Upper Level)
109 sqm / 1,173 sqft

#13-44
#13-52



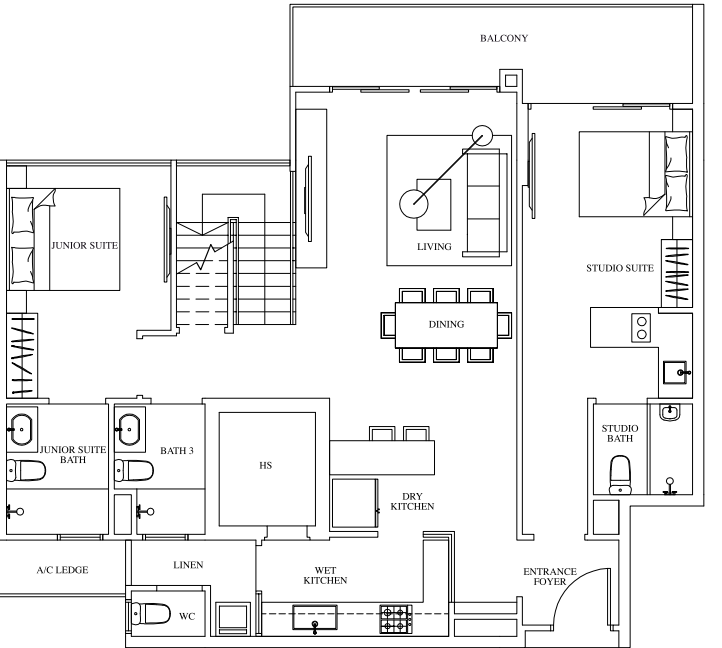
TYPE PH8-DK (Lower Level)
116 sqm / 1,249 sqft

#13-44
#13-52



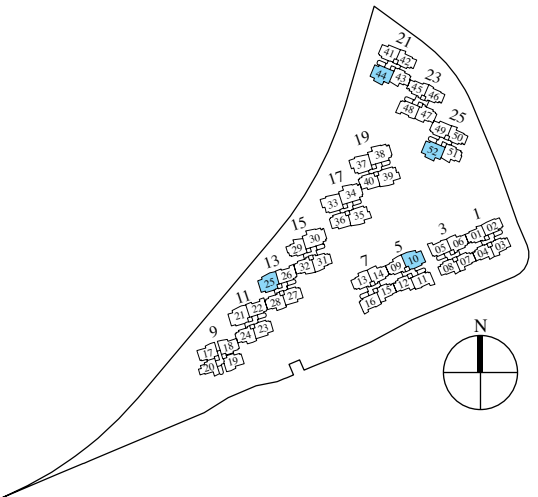
TYPE PH9-DK (Upper Level)
118 sqm / 1,270 sqft

Mirrored Units
#13-10 #13-25



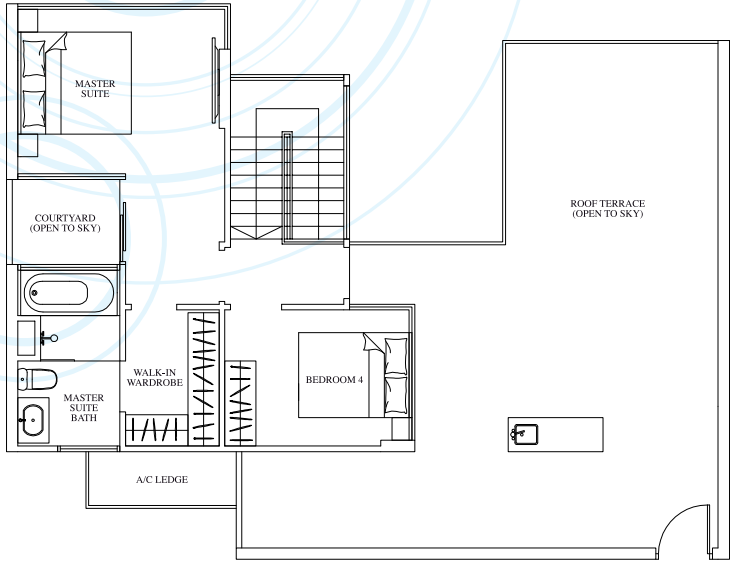
TYPE PH9-DK (Lower Level)
118 sqm / 1,270 sqft

Mirrored Units
#13-10 #13-25



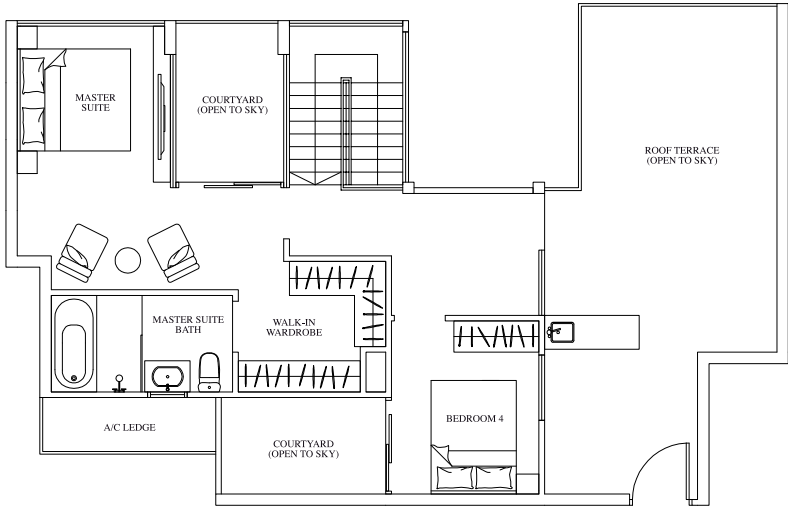
The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of a visual representation of the different layouts that are available. The areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

RIVERVILLA - DOUBLE-STOREY PENTHOUSE



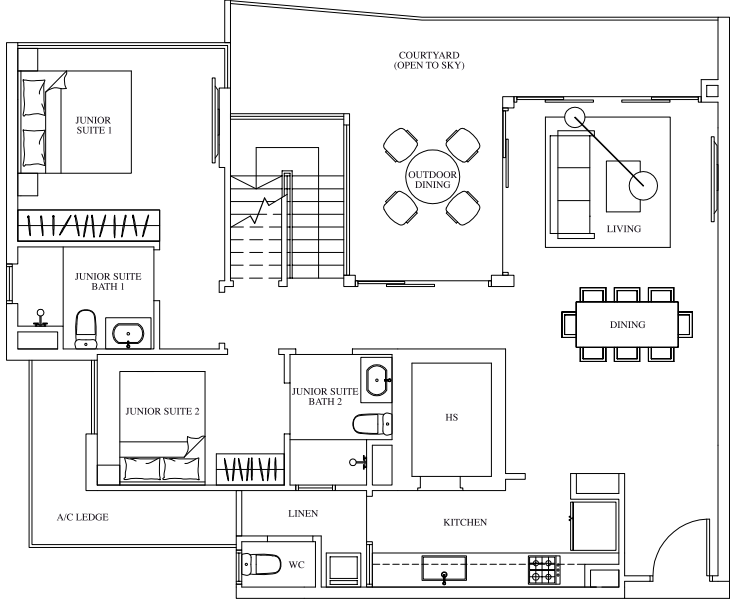
TYPE PH10 (Upper Level)
100 sqm / 1,076 sqft

#13-33
#13-37



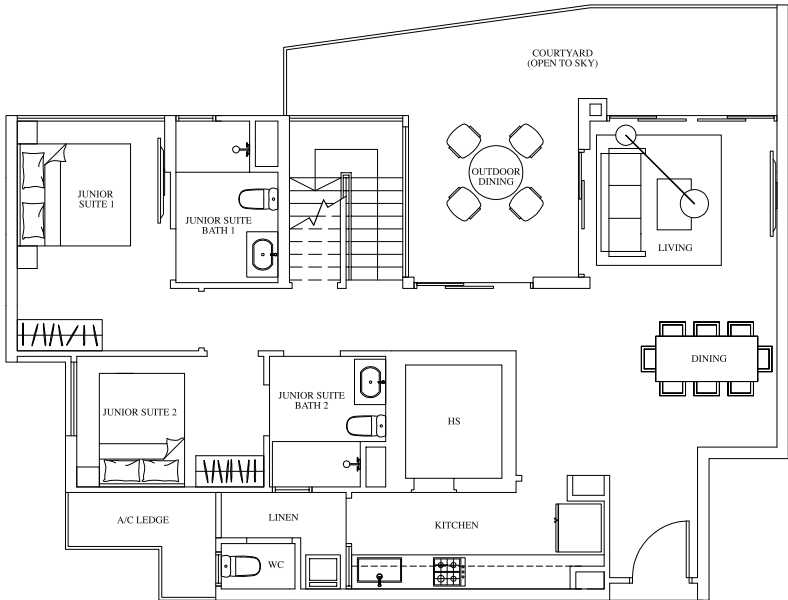
TYPE PH11 (Upper Level)
98 sqm / 1,055 sqft

#13-35
#13-39



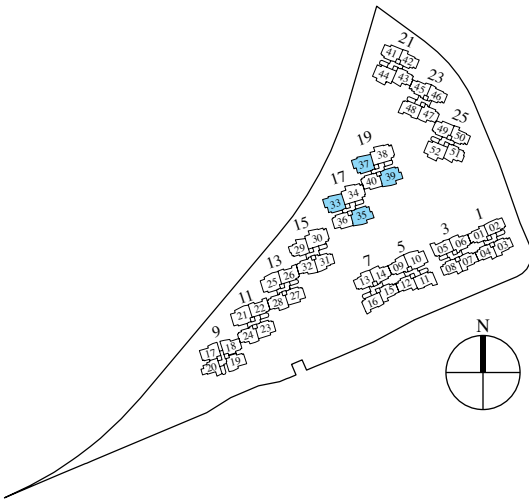
TYPE PH10 (Lower Level)
121 sqm / 1,302 sqft

#13-33
#13-37

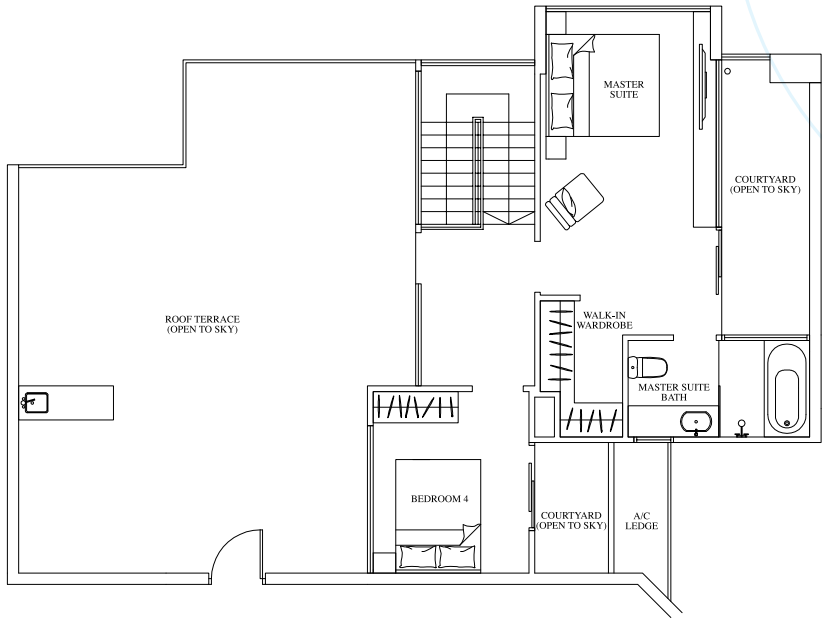


TYPE PH11 (Lower Level)
120 sqm / 1,292 sqft

#13-35
#13-39

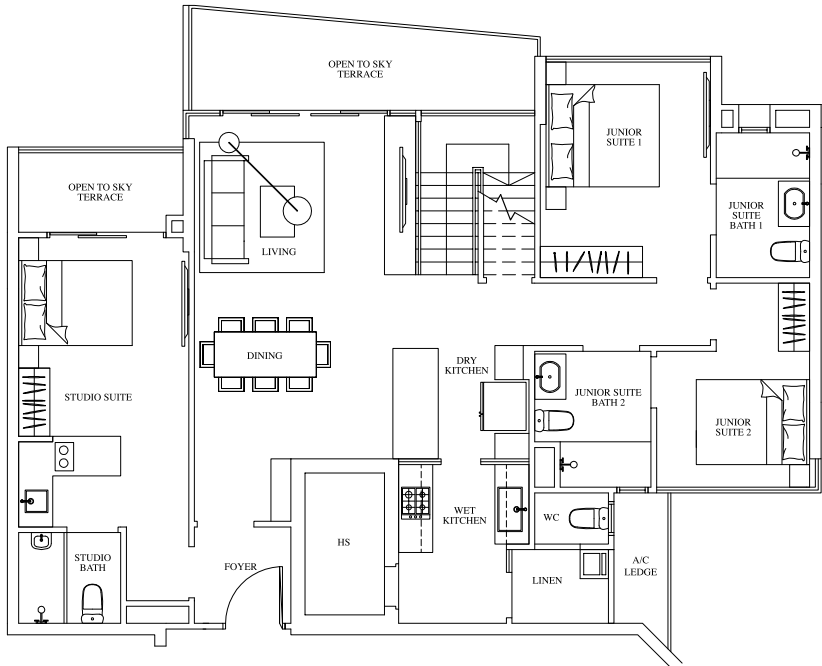


DELUXE RIVERVILLA - DUAL KEY DOUBLE-STOREY PENTHOUSE



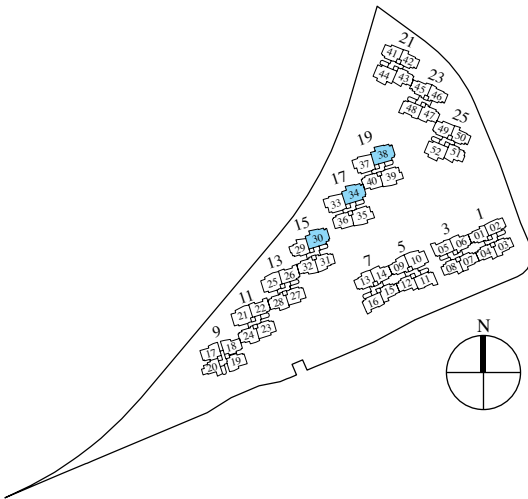
TYPE PH12-DK (Upper Level)
120 sqm / 1,292 sqft

#13-30
#13-34
#13-38

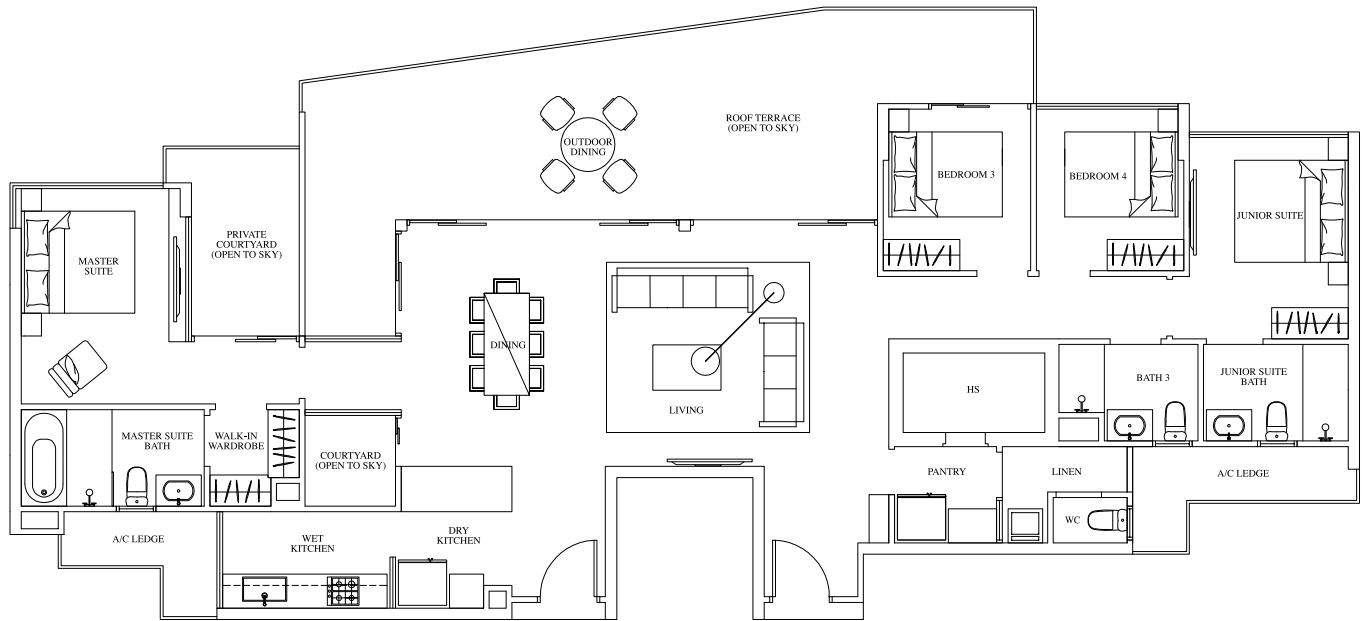


TYPE PH12-DK (Lower Level)
132 sqm / 1,421 sqft

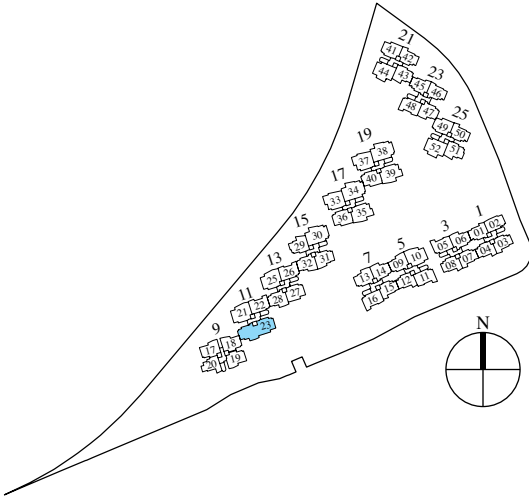
#13-30
#13-34
#13-38



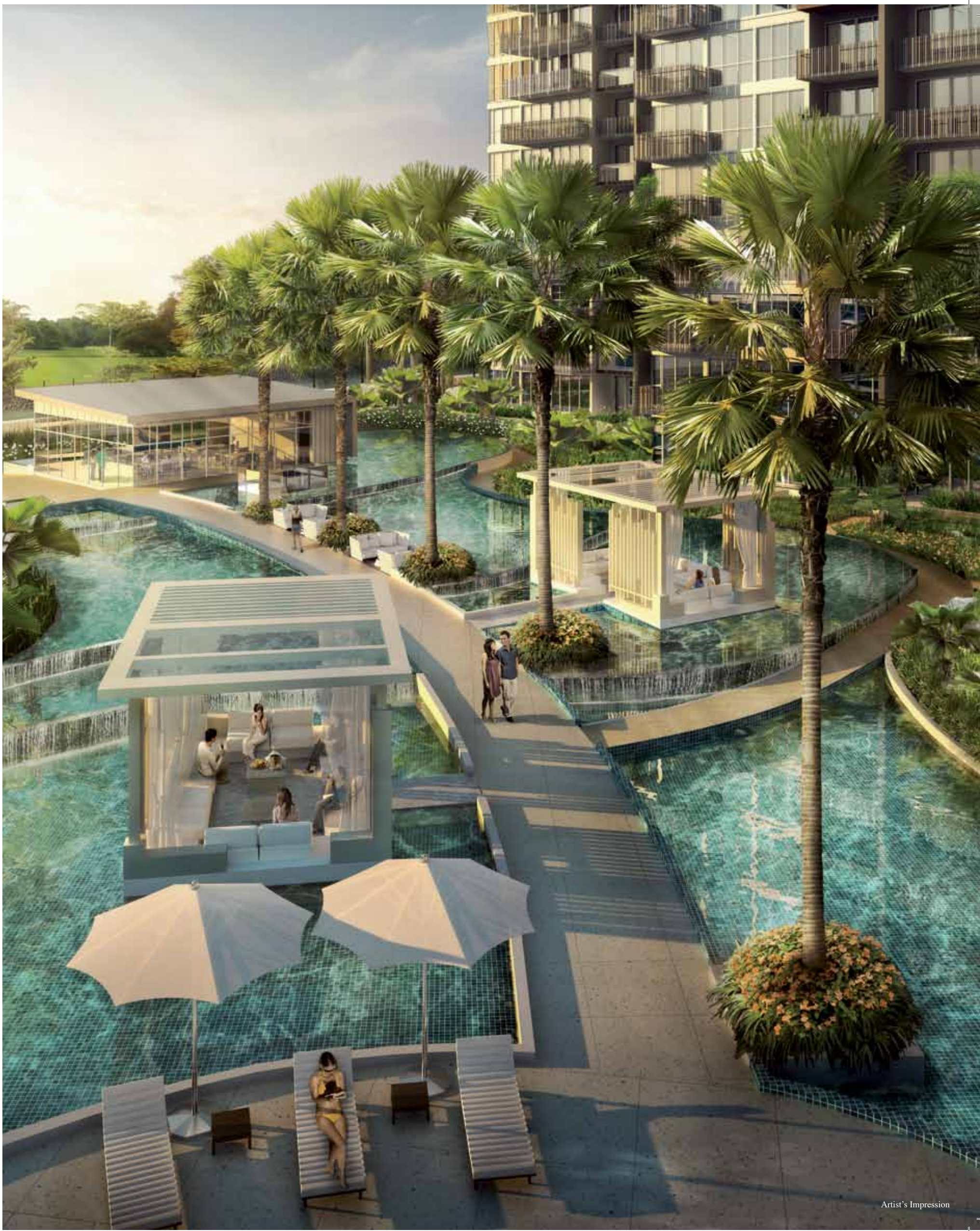
GARDEN RIVERVILLA - PENTHOUSE



TYPE PH13
197 sqm / 2,120 sqft
#12-23



The plans are subject to change as may be required or approved by the relevant authorities.
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Artist's Impression

SPECIFICATIONS

1. FOUNDATION

Piled foundation and/or other approved foundation system
2. SUPERSTRUCTURE

Reinforced concrete and/or steel structure.
3. WALLS

a) External : Reinforced concrete and/or pre-cast reinforced concrete and/or masonry

b) Internal : Masonry and/or cast in-situ reinforced concrete wall and/or pre-cast reinforced concrete wall and/or light weight concrete block and/or drywall partition
4. ROOFS

Reinforced concrete roof and/or structural steel roofing system with appropriate insulation and waterproofing system.
5. CEILING

a) Unit

i. Living, Dining, Bedroom: Skim coat with paint finish and/or bulkhead (where applicable).

ii. Hallway to Bedroom/ Entry to Living, Kitchen, Bathroom, HS, WC, Linen, Private Enclosed Space (PES) and Balcony (where applicable): Ceiling board and/or ceiling box-up and/or cement/sand plaster and/or skim coat with paint finish to designated area.

b) Common area

i. Basement lift lobby to 13th storey lift lobby: Ceiling board and/or skim coat and/or cement/sand plaster with paint finish.

ii. Basement Carpark, Ramp and staircase: skim coat and/or cement/sand plaster with paint finish.
6. FINISHES

a) Wall

i. Unit

• Living , Dining, Bedroom, Hallway to Bedroom & HS

– Paint finish to exposed surface only

• Bathroom

– Tile to designated exposed surface below false ceiling

• Kitchen, WC

– Tile and/or skim coat and/or cement/sand plaster with paint finish (up to false ceiling and at designated exposed areas only)

• Private Enclosed Space (PES), Balcony, Planter and Roof Terrace

– Cement/sand plaster and/or skim coat with paint finish.

ii. Common Area

Internal Wall

• Basement Lift Lobby and 1st storey lift lobby

– Stone and/or tile and/or cement/sand plaster and/or skim coat with paint finish

• 2nd to 13th storey common lift lobby

– Tile and/or cement/sand plaster and/or skim coat with paint finish

• Common Corridor, Staircase and Basement Carpark

– Cement/sand plaster and/or skim coat with paint finish.

External Wall

• All external Walls including Roof Terrace, Balcony and Private Enclosed Space (PES)

– Cement/Sand plaster with emulsion and/ or spray textured paint.

b) Floor

i. Unit

• Living, Dining, Kitchen, Bathroom, Entrance Foyer, WC, HS, Linen, Hallway,
7. WINDOW

i. Unit

• All windows of the apartment will be aluminium framed window with glass.

• Aluminium and/ or frosted glass screenings to the windows may be applied subjected to Authorities’ requirements and approvals.
8. DOORS

i. Unit

• Main Entrance

– Approved fire-rated timber door

• Bedroom & Bathroom

– Hollow core timber swing door and/ or sliding door

• Kitchen & Linen

– Timber and/ or aluminium framed sliding door and/or swing door to Architect’s design (where applicable)

• WC & HS

– Swing door and/or slide and fold door

• Balcony, Terrace and Roof Terrace, Private Enclosed Space (PES)

– Aluminium framed sliding and/ or swing door and/or slide and fold door.
9. SANITARY FITTINGS

a) Master Bath

• 1 shower compartment complete with shower mixer set

• 1 water closet

• 1 vanity top complete with 1 countertop basin and 1 basin mixer

• 1 mirror

• 1 towel rail

• 1 towel hook

• 1 toilet paper holder

b) Other Bath (where applicable)

• 1 shower compartment with shower mixer

• 1 water closet

• 1 vanity top complete with 1 countertop basin and 1 basin mixer (except studio bath)

• 1 wash basin with tap (to studio bath only)

• 1 mirror

• 1 towel rail

• 1 towel hook

• 1 toilet paper holder

c) WC (where applicable)

• 1 water closet

• 1 shower set with bib tap

• 1 toilet paper holder

d) Kitchen or Studio Suite (where applicable)

• 1 washing machine bib tap

e) Private Enclosed Space (PES) or Roof Terrace (where applicable)

• 1 cold water bib tap
10. ELECTRICAL INSTALLATION

a) Wiring for lighting and power shall be concealed conduit except for spaces within DB’s closet and area above false ceiling, which shall be exposed conduit/trunking.

b) See Electrical Schedule for details
11. CABLE TV AND TELEPHONE POINTS

TV/ telephone points shall be provided in accordance with the Electrical Schedule.
12. LIGHTNING PROTECTION SYSTEM

Lightning Protection System shall be provided in accordance with SS555:2010
13. PAINTING

a) External Wall

• External emulsion painting and/ or spray textured paint coating

b) Internal Wall

• Emulsion paint
14. WATERPROOFING

Waterproofing shall be provided to floor of Bathroom, Kitchen, WC, Private Enclosed Space (PES), Balcony, Roof Terrace, Reinforced Concrete (RC) Roof, Planter, Swimming Pool and other Pools, Swimming Pool Pump Room, Linen, Landscape Deck, Basement Carpark (where applicable)
15. DRIVEWAY AND CARPARK

a) Surface driveway

• Concrete/ stone paver and/or tile and/or pre-mix and/or concrete floor to external driveway at designated areas.

b) Basement Carpark and ramp to basement Carpark

• Reinforced concrete slab with floor hardener
16. RECREATIONAL FACILITIES

a) 50m Freeform Pool

b) Wading Pool

c) Pool Deck

d) Jacuzzi

e) Hydro Spa

f) Cabanas

g) Indoor Gym

h) Outdoor Aqua Gym

i) Family Pool

j) BBQ Area

k) Riverfront Deck

l) Fitness Alcove

m) Reflecting Pond

n) Courtyard Garden

o) Wellness Corner

p) Children’s Playground

q) Tennis

r) Function room

s) Dining Pod & Wine Pod
17. OTHER FACILITIES

Management Office & Guard House
18. ADDITIONAL ITEMS

a) Kitchen Cabinets and appliances

• Solid surface countertop complete with high and low level kitchen cabinet and stainless steel sink with kitchen tap, cooker hob, hood and built-in microwave oven.(EXCEPT Studio Suite). Electric Induction Hob to Studio Suite

b) Bedroom wardrobe

• Built in wardrobe

c) Water heater

• Hot water supply shall be provided to all Bathrooms (EXCEPT WC, kitchen and yard)

d) Security System

• Audio Intercom System to Apartment Units

• Card Access to pedestrian gate

• Carpark Barrier System at main entrance near Guardhouse

SPECIFICATIONS

- Closed Circuit Television System (CCTV) general surveillance to Basement Lift Lobby and designated common areas.

e) Gas supply

• Town gas is supplied to units with Gas Burner hob and gas heater (EXCEPT Dry Kitchen and Studio Suite)

f) PES fencing

• Metal railing and/or timber fence and/or planter with gate to Architect’s design

g) Balcony and Roof Terrace

• Metal Railing and/ or fixed glass panel and/or reinforced concrete (RC) balustrade to Architect’s design

h) Air-Conditioning

• Wall mounted fan coil unit air-conditioning system to Living/Dining, and Bedroom.
- NOTE:

1) 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 cleaning of filters, cleaning the condensate pipes and re charging 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.

2) Mechanical Ventilation System

The mechanical ventilation system for the toilet exhaust system is to be maintained by the Purchaser on a regular basis.

3) Cable Television

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.

4) 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 services to the Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.
- 5) 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.

6) Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards.

The layout/ location of wardrobes, kitchen cabinets, fan coil units, electrical points, electrical accessories, audio handsets, door swing positions, plaster ceiling boards and façade/ balcony/ roof terrace/ private enclosed space colour scheme are subject to Architect’s sole discretion and final design.

7) Tiles

Selected tile sizes and tile surface flatness cannot be perfect and subject to Architect’s acceptance.

8) Timber

Timber is 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 joint contraction/ expansion movement due to varying air moisture content is also a natural phenomenon.

9) 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 sole discretion of the Vendor.

10) Recreation Facilities

All recreation facilities are subject to change/ approval by relevant authorities and/or technical requirement/ compliance.
- ELECTRICAL SCHEDULE
- | ITEM | UNIT TYPE | | | | |
|--|-----------|-----------|------|-----------|----|
| | 3 BR | 3 BR (DK) | 4 BR | 4 BR (DK) | PH |
| LIGHTING POINT | 10 | 14 | 18 | 20 | 21 |
| 13A SWITCHED SOCKET OUTLET | 21 | 24 | 25 | 26 | 28 |
| 13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE | 1 | 2 | 1 | 2 | 1 |
| AIRCON ISOLATOR | 3 | 3 | 3 | 3 | 4 |
| STORAGE WATER HEATER | 0 | 1 | 0 | 1 | 0 |
| GAS HEATER | 1 | 1 | 1 | 1 | 1 |
| SCV OUTLET | 4 | 4 | 5 | 5 | 5 |
| TELEPHONE OUTLET | 5 | 5 | 6 | 6 | 6 |
| DATA OUTLET (OPENNET) | 1 | 1 | 1 | 1 | 1 |
| COOKER HOOD POINT | 1 | 1 | 1 | 1 | 1 |
| COOKER HOB POINT | 1 | 1 | 1 | 1 | 1 |
| ELECTRIC OVEN POINT | 1 | 1 | 1 | 1 | 1 |
| AUDIO INTERCOM UNIT | 1 | 1 | 1 | 1 | 1 |
| BELL PUSH C/W BELL POINT | 1 | 1 | 1 | 1 | 1 |
| TV FM OUTLET | 1 | 1 | 1 | 1 | 1 |
- Note:
1) All Isolators for CU are subjected to A/C equipment Configuration.
- 11) Open Roof Terrace, Open Terrace, Balcony and Private Enclosed Space (PES)

Open roof terrace, open terrace, balcony and PES which are open or covered by trellises should not be covered by roofs. Covering of the open roof terrace, open terrace, balcony and Private Enclosed Space (PES) constitutes additional Gross Floor Area (GFA), which requires the necessary planning permission from the Authority and consensus of the Management Corporation.

12) 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 purpose. Where removal of equipment is needed, ceiling works would be required.

13) Disclaimer

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- 4/20/12 6:12 PM

Developer:



Building better homes for a better life

MCC Group is a diversified state-owned Fortune 500 company that is publicly listed on the Hong Kong and Shanghai Exchange. Since 1955, the company businesses ranging from Resource Mining, Pulp and Paper, Scientific Research, Construction Engineering, International Trading to Real Estate Development of the highest international standard in the Asia Pacific region for nearly two decades - an impeccable reputations behind all developments undertaken by the company.



The Nautical



Canberra Residences



The Canopy

Developer: MCC Land Pte Ltd (Company registration No 201004196D) • **Developer's License No:** C0913 dated 7 March 2012 • **Tenure of Land:** 99 years from 30 January 2012 • **Mukim/Lot No:** Lot 3473W of Mukim 19, Singapore • **Building Plan No:** A1952-00001-2011-BP01 dated 12 April 2012 • **Planning Approval No:** P100112-01F2-Z000 dated 30 March 2012 • **Expected Date of TOP:** 31 October 2015 • **Expected Date of Legal Completion:** 31 October 2018

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