

Units Distribution

BLOCK 45

UNIT FLR	01	02	03
17	D2R	D4(DK)R	C2R
16	D2	D4(DK)	C2
15	D2	D4(DK)	C2
14	D2	D4(DK)	C2
13	D2	D4(DK)	C2
12	D2	D4(DK)	C2
11	D2	D4(DK)	C2
10	D2	D4(DK)	C2
9	D2	D4(DK)	C2
8	D2	D4(DK)	C2
7	D2	D4(DK)	C2
6	D2	D4(DK)	C2
5	D2	D4(DK)	C2
4	D2	D4(DK)	C2
3	D2	D4(DK)	C2
2	D2	D4(DK)	C2
1	D2p	D4(DK)p	C2p

BLOCK 45A

UNIT FLR	04	05	06	07
17	C2R	C2R	D1R	D1R
16	C2	C2	D1	D1
15	C2	C2	D1	D1
14	C2	C2	D1	D1
13	C2	C2	D1	D1
12	C2	C2	D1	D1
11	C2	C2	D1	D1
10	C2	C2	D1	D1
9	C2	C2	D1	D1
8	C2	C2	D1	D1
7	C2	C2	D1	D1
6	C2	C2	D1	D1
5	C2	C2	D1	D1
4	C2	C2	D1	D1
3			D1	D1
2			D1	
1			D1p	

BLOCK 45B

UNIT FLR	08	09	10	11
17	D3R	D2R	C2bR	C2aR
16	D3	D2	C2b	C2a
15	D3	D2	C2b	C2a
14	D3	D2	C2b	C2a
13	D3	D2	C2b	C2a
12	D3	D2	C2b	C2a
11	D3	D2	C2b	C2a
10	D3	D2	C2b	C2a
9	D3	D2	C2b	C2a
8	D3	D2	C2b	C2a
7	D3	D2	C2b	C2a
6	D3	D2	C2b	C2a
5	D3	D2	C2b	C2a
4	D3	D2	C2b	C2a
3	D3	D2	C2b	C2a
2	D3	D2	C2b	C2a
1	D3p	D2p-a	C2p	C2ap

BLOCK 47

UNIT FLR	12	13	14	15
17	C2R	C1T	B1T	C2R
16	C2	C1	B1	C2
15	C2	C1	B1	C2
14	C2	C1	B1	C2
13	C2	C1	B1	C2
12	C2	C1	B1	C2
11	C2	C1	B1	C2
10	C2	C1	B1	C2
9	C2	C1	B1	C2
8	C2	C1	B1	C2
7	C2	C1	B1	C2
6	C2	C1	B1	C2
5	C2	C1	B1	C2
4	C2	C1	B1	C2
3	C2	C1	B1	C2
2	C2	C1	B1	C2
1	C2p-a	C1p	B1p	C2p







BLOCK 47A

UNIT FLR	16	17	18	19
17	C2R	C2R	C2R	D1R
16	C2	C2	C2	D1
15	C2	C2	C2	D1
14	C2	C2	C2	D1
13	C2	C2	C2	D1
12	C2	C2	C2	D1
11	C2	C2	C2	D1
10	C2	C2	C2	D1
9	C2	C2	C2	D1
8	C2	C2	C2	D1
7	C2	C2	C2	D1
6	C2	C2	C2	D1
5	C2	C2	C2	D1
4	C2	C2	C2	D1
3	C2	C2	C2	D1
2	C2	C2	C2	D1
1	C2p	C2p	C2p-a	D1p

BLOCK 47B

UNIT FLR	20	21	22	23
17	D3R	D1R	C3(DK)R	E1R
16	D3	D1	C3(DK)	E1
15	D3	D1	C3(DK)	E1
14	D3	D1	C3(DK)	E1
13	D3	D1	C3(DK)	E1
12	D3	D1	C3(DK)	E1
11	D3	D1	C3(DK)	E1
10	D3	D1	C3(DK)	E1
9	D3	D1	C3(DK)	E1
8	D3	D1	C3(DK)	E1
7	D3	D1	C3(DK)	E1
6	D3	D1	C3(DK)	E1
5	D3	D1	C3(DK)	E1
4	D3	D1	C3(DK)	E1
3	D3	D1	C3(DK)	E1
2	D3	D1	C3(DK)	E1
1	D3p	D1p	C3(DK)p	E1p

LEGEND

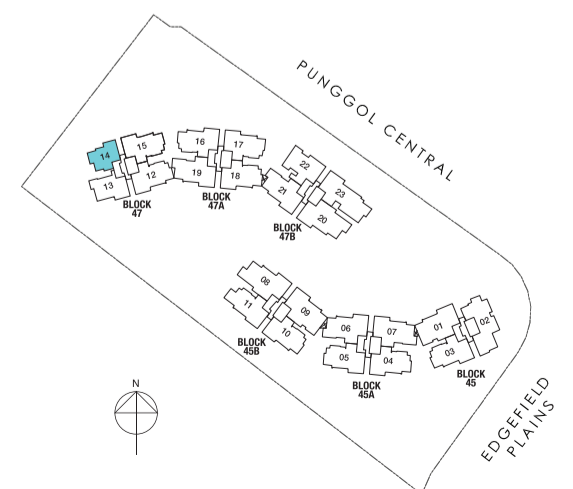
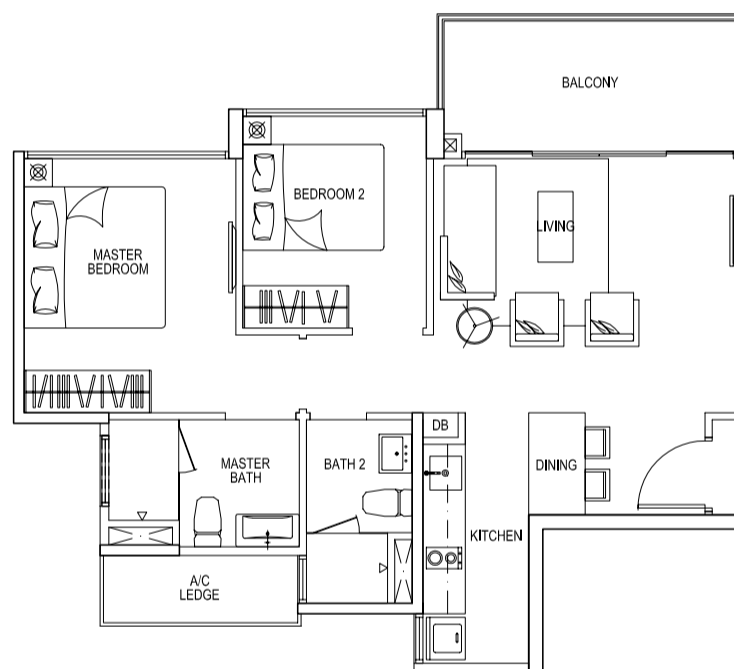
	2 Bedroom		5 Bedroom
	3 Bedroom		PES Units
	4 Bedroom		Penthouse

2 BEDROOM

Type B1

70 sqm / 753 sqft

#02-14 to #16-14



Areas includes A/C ledge, balcony, open balcony, raised planter, PES, open roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

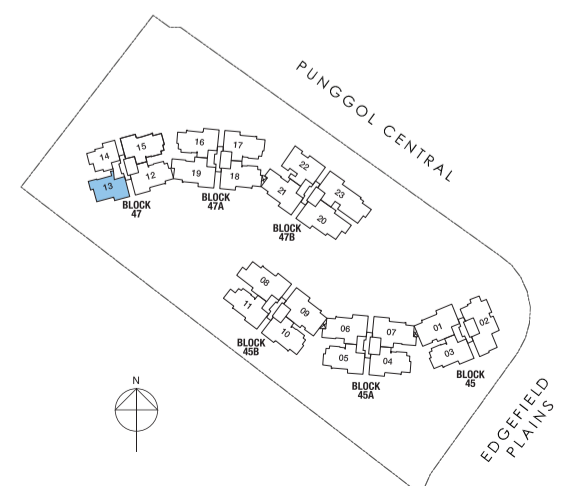
3

BEDROOM COMPACT

Type C1

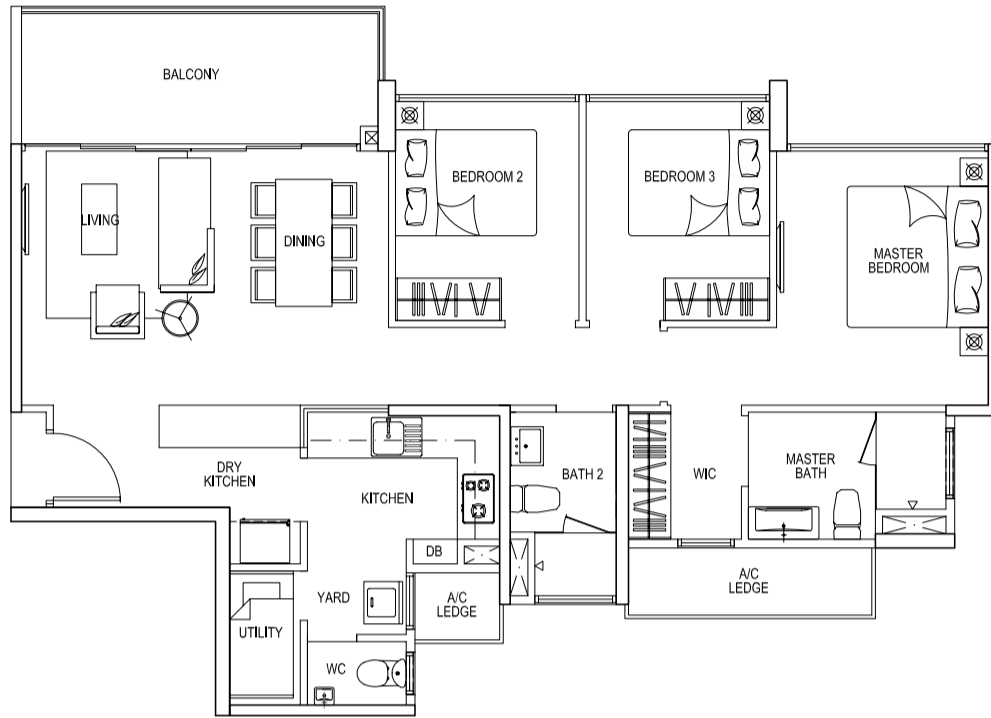
86 sqm / 926 sqft

#02-13 to #16-13



Areas includes A/C ledge, balcony, open balcony, raised planter, PES, open roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

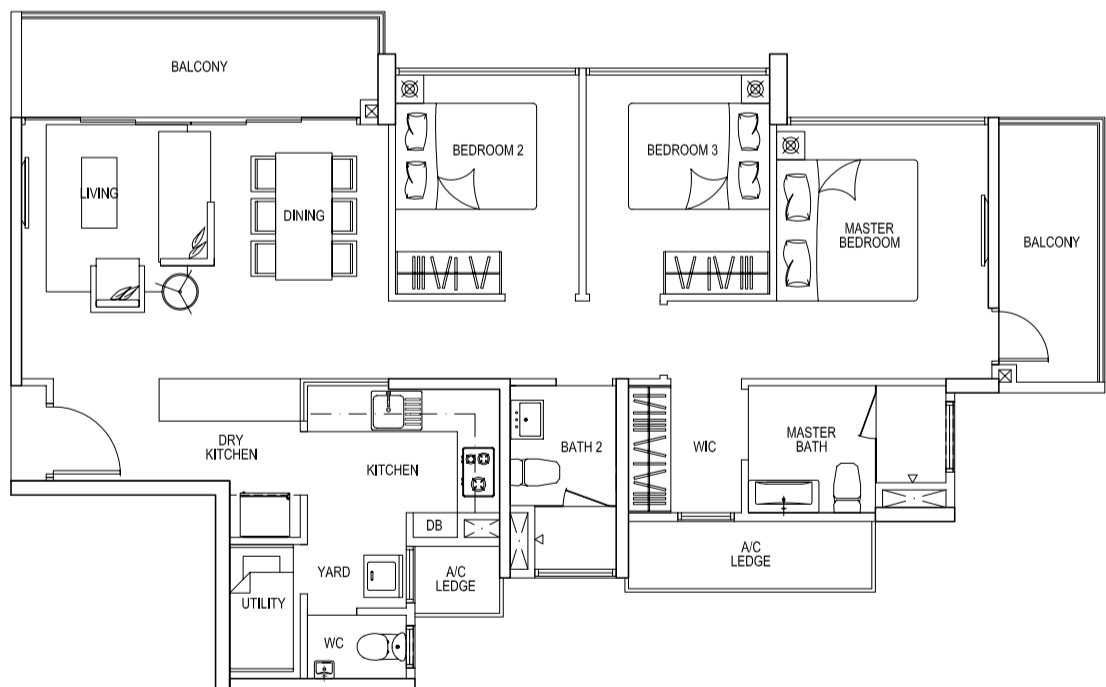
3 BEDROOM



Type C2

102 sqm / 1,098 sqft

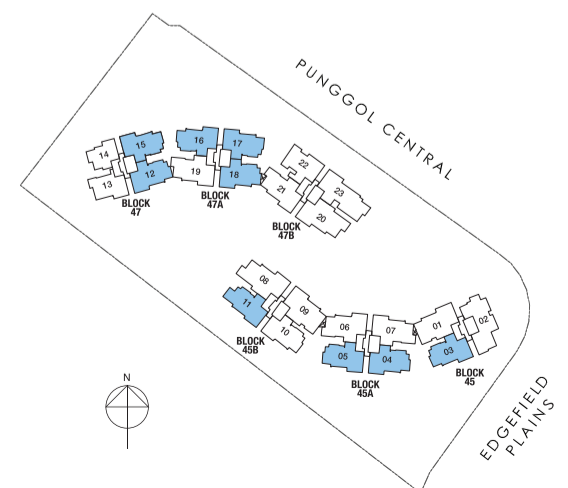
- #02-03 to #16-03
- #04-04 to #16-04 (mirror unit)
- #04-05 to #16-05
- #02-12 to #16-12 (mirror unit)
- #02-15 to #16-15
- #02-16 to #16-16 (mirror unit)
- #02-17 to #16-17
- #02-18 to #16-18 (mirror unit)



Type C2a

106 sqm / 1,141 sqft

- #02-11 to #16-11



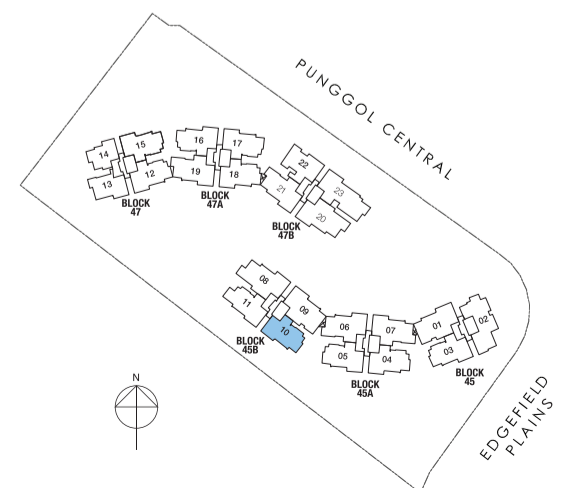
Areas includes A/C ledge, balcony, open balcony, raised planter, PES, open roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

3 BEDROOM

Type C2b

100 sqm / 1,076 sqft

#02-10 to #16-10



Areas includes A/C ledge, balcony, open balcony, raised planter, PES, open roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

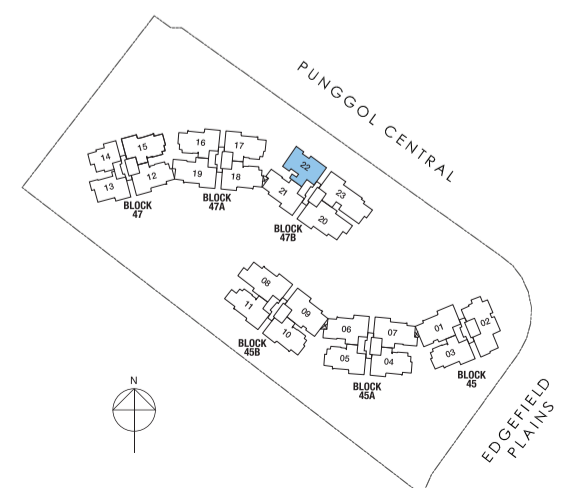
3

BEDROOM DUAL KEY

Type C3 (DK)

102 sqm / 1,098 sqft

#02-22 to #16-22



Areas includes A/C ledge, balcony, open balcony, raised planter, PES, open roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

4

BEDROOM COMPACT

Type D1

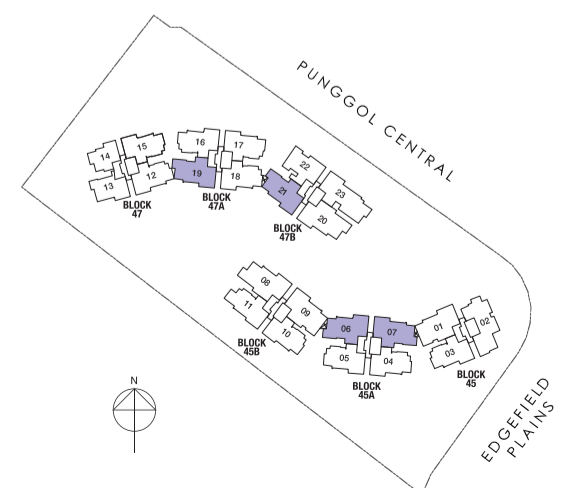
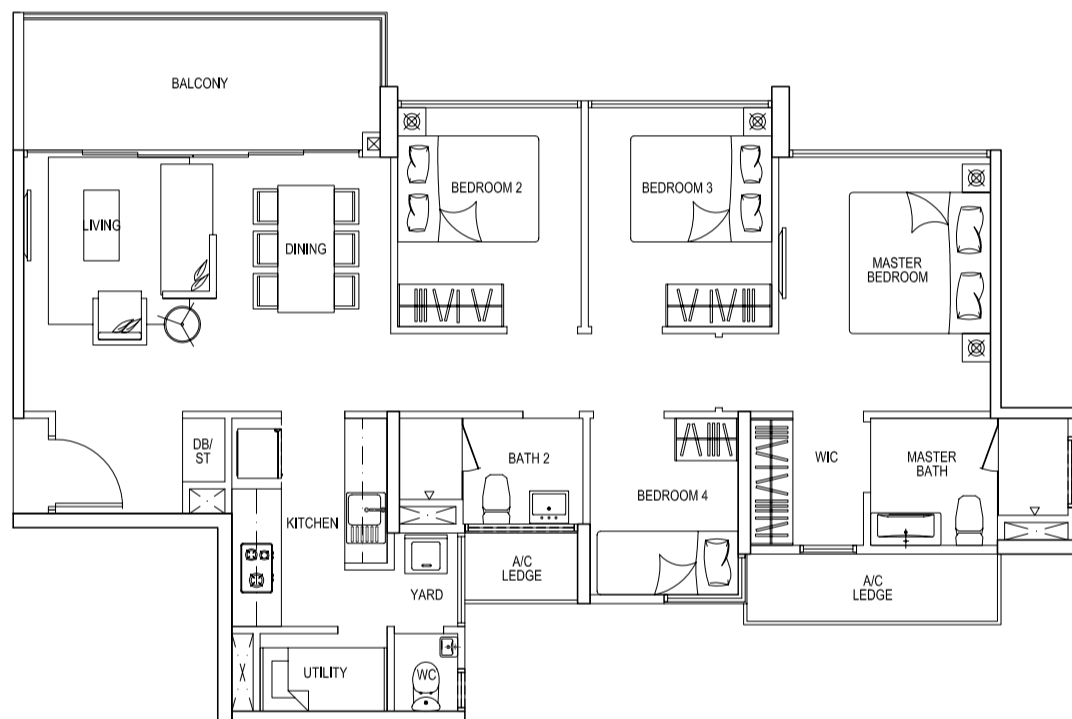
106 sqm / 1,141 sqft

#02-06 to #16-06 (mirror unit)

#03-07 to #16-07

#02-19 to #16-19

#02-21 to #16-21



Areas includes A/C ledge, balcony, open balcony, raised planter, PES, open roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

4 BEDROOM

Type D2

117 sqm / 1,259 sqft

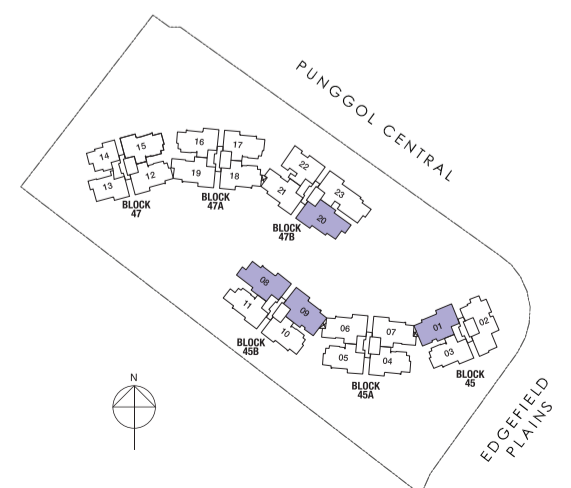
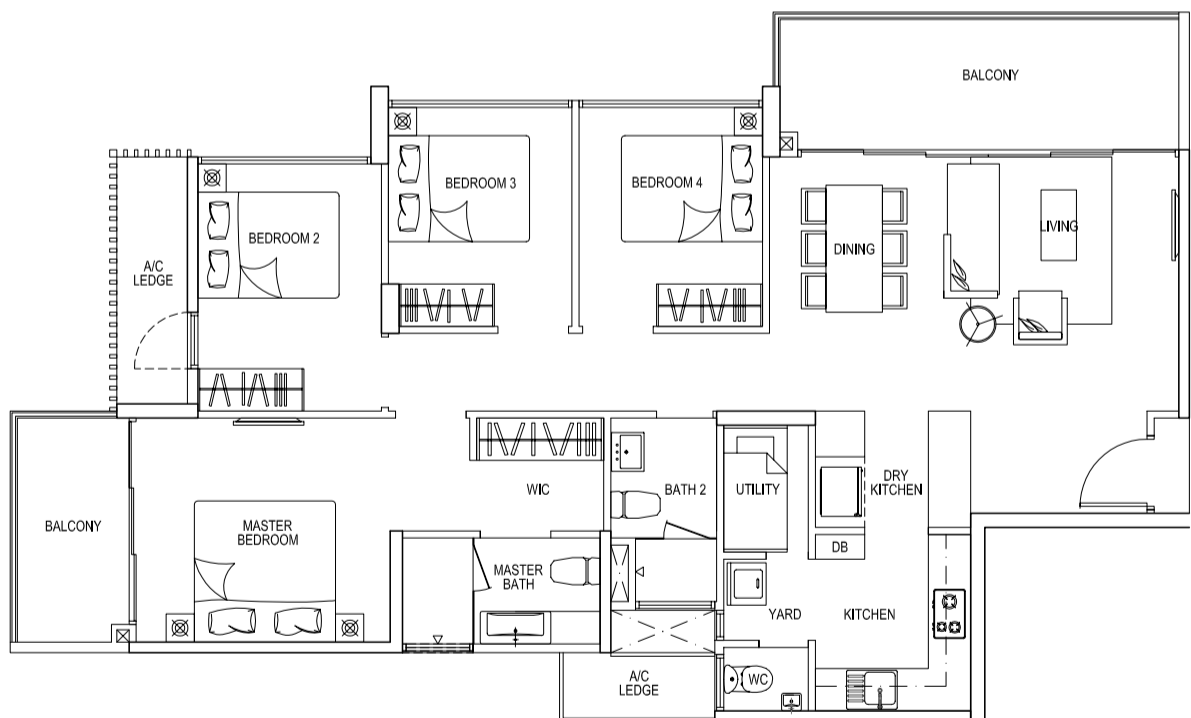
#02-01 to #16-01 (mirror unit)
#02-09 to #16-09



Type D3

125 sqm / 1,346 sqft

#02-08 to #16-08
#02-20 to #16-20



Areas includes A/C ledge, balcony, open balcony, raised planter, PES, open roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

4

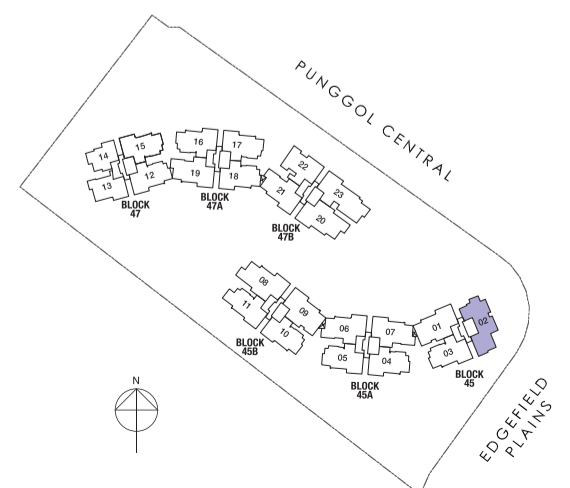
BEDROOM DUAL KEY



Type D4 (DK)

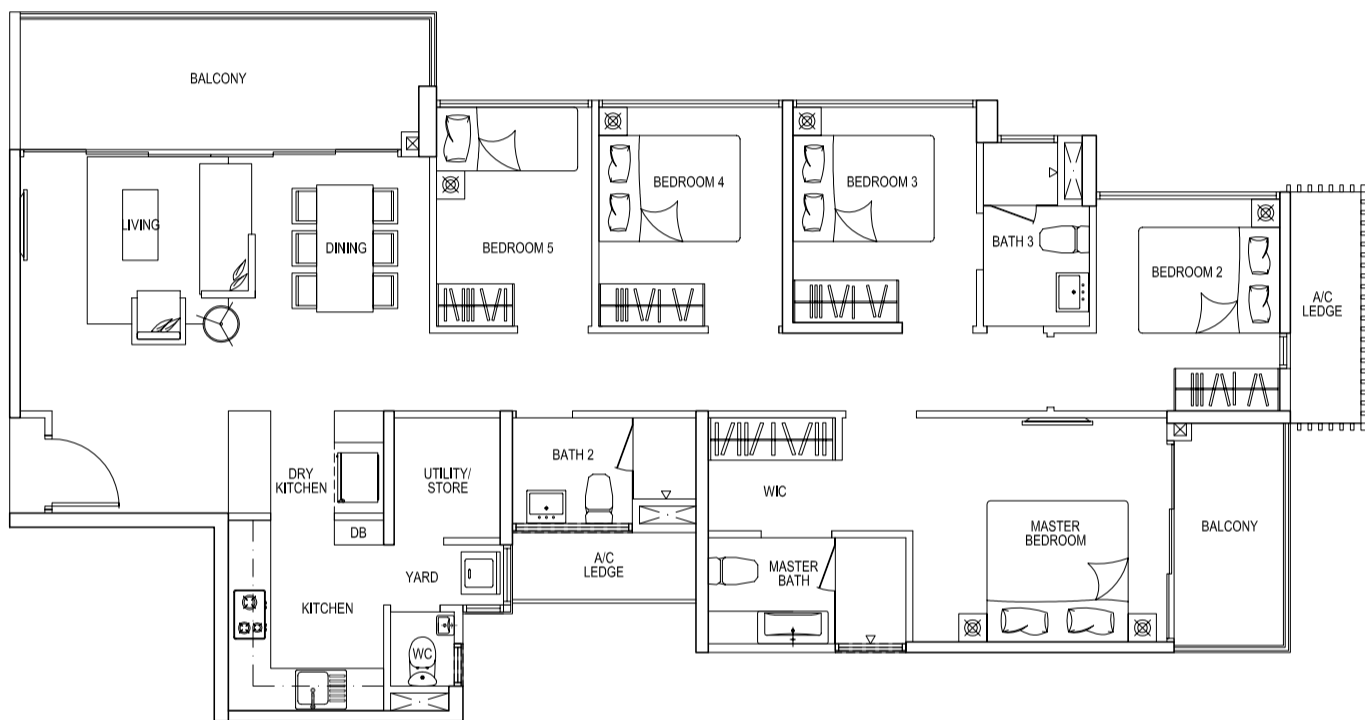
131 sqm / 1,410 sqft

#02-02 to #16-02



Areas includes A/C ledge, balcony, open balcony, raised planter, PES, open roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

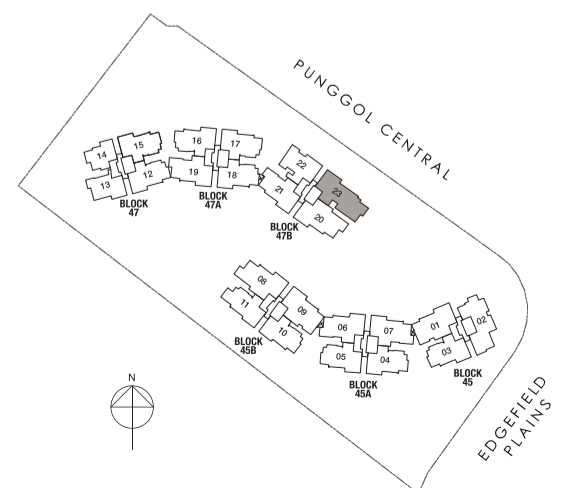
5 BEDROOM



Type E1

139 sqm / 1,496 sqft

#02-23 to #16-23



Areas includes A/C ledge, balcony, open balcony, raised planter, PES, open roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

Specifications

1. FOUNDATION

Reinforced concrete bored piles and/or reinforced concrete precast piles.

2. SUPERSTRUCTURE

Reinforced concrete structures

3. WALLS

- (i) External Walls – Reinforced concrete and/or common clay brick wall and/or precast wall
- (ii) Internal Walls – Reinforced concrete and/or common clay brick walls and/or drywall partition system and/or precast panel and/or block walls

4. ROOF

Reinforced concrete roof with appropriate waterproofing and insulation system

5. CEILING

- (i) For Units
 - a. Living, Dining, Dry Kitchen, Bedrooms, Yard, Utility, Foyer, Corridor leading to Bedrooms/ Bathrooms, Balcony and Private Enclosed Space (PES): Fibrous plasterboard and/or bulk head with emulsion paint and/or cement sand plaster with emulsion paint and/or skim coat with emulsion paint
 - b. Kitchen, Bathrooms and WC: Moisture resistant ceiling board with emulsion paint finish (where applicable)
- (ii) For Common Areas
 - a. Lift Lobbies: Skim coat and/or ceiling board with emulsion paint finish
 - b. Carparks: Skim coat and/or bulk head with emulsion paint finish
 - c. Staircases and Staircase Storey Shelters: Skim coat with emulsion paint finish

6. FINISHES – WALL

- (i) For Units
 - a. Living, Dining, Dry Kitchen, Bedrooms, Yard, Foyer and Corridor leading to Bedrooms and Utility: Cement sand plaster and/or skim coat with emulsion paint (up to false ceiling and on exposed areas only)
 - b. All Bathrooms: Ceramic and/or homogeneous tiles (up to false ceiling and on exposed areas only)
 - c. Kitchen and WC: Ceramic and/or homogeneous tiles and/or plaster and paint (up to false ceiling, exposed ceiling and/or on exposed areas only where applicable)
 - d. Private Enclosed Space (PES), Balcony, Open Balcony, Raised Planter and Open Roof Terrace: Cement sand plaster and/or skim coat with spray textured coating/emulsion paint finish (up to false ceiling, exposed ceiling and/or on exposed areas only where applicable)
- (ii) For Common Areas – Internal Wall
 - a. Basement, 1st Storey Lift Lobbies, other Common Access Lobbies and Clubhouse Lift Lobby: Ceramic and/or homogeneous tiles and/or stone finish and/or cement sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and on exposed areas only)
 - b. Typical Lift Lobbies: Ceramic and/or homogenous tiles and/or cement sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and on exposed areas only)
 - c. Common Corridors, Staircases and Staircase Storey Shelter: Cement sand plaster and/or skim coat with emulsion paint finish
 - d. Carparks and Ramps: Cement sand plaster and/or skim coat with emulsion paint finish
 - e. Male and Female Changing Room: Ceramic and/or homogeneous tiles and/or cement sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and on exposed areas only)
- (iii) For Common Areas – External Wall
 - All External Walls including Raised Planter, Open Roof Terrace, Balcony, Open Balcony and Private Enclosed Space (PES): Cement sand plaster and/or skim coat with spray texture coating and/or emulsion paint finish

Notes:

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

7. FINISHES – FLOOR

- (i) For Units
 - a. Living, Dining, Dry Kitchen, Foyer and Corridor leading to Bedrooms/Bathrooms: Ceramic and/or homogeneous tiles with tiles or timber skirting
 - b. All Bathrooms: Ceramic and/or homogeneous tiles
 - c. Kitchen, Yard, Utility and WC: Ceramic and/or homogenous tiles
 - d. Bedrooms: Timber and/or laminate flooring with matching skirting
 - e. Private Enclosed Space (PES), Balcony, Open Balcony and Open Roof Terrace: Ceramic and/or homogenous tiles
 - f. Raised Planter: Cement and sand screed finish (where applicable)
 - g. Staircase: Ceramic and/or homogenous tiles
- (ii) For Common Areas – Internal Floor
 - a. Basement, 1st Storey Lift Lobbies, Other Common Access Lobbies and Clubhouse Lift Lobby: Ceramic and/or homogeneous tiles and/or stone finish
 - b. Typical Lift Lobbies: Ceramic and/or homogeneous tiles

- c. Staircases and Staircase Storey Shelter: Cement sand screed with nosing tiles
- d. Carparks and Ramps: Concrete floor with hardener
- e. Male and Female Changing Room: Ceramic and/or homogeneous tiles
- (iii) For Common Areas – External Floor
 - a. Pool Deck Areas: Homogenous and/or stone finish and/or pebble wash and/or timber deck and/or composite timber deck
 - b. Swimming Pool and Spa Pools: Porcelain mosaics and/or ceramic tiles

8. WINDOWS

Powder-coated finish aluminium framed with tinted and/or clear glass and/or frosted glass where appropriate.

9. DOORS

- a. Main Entrance: Approved fire-rated timber door
- b. Bedrooms and Bathrooms: Hollow core flush timber door
- c. Kitchen: Timber framed door with infill glass panel except Type B1p, B1 and B1T
- d. WC and Utility: PVC or Aluminium folding door
- e. Private Enclosed Space (PES), Balcony, Open Balcony and Open Roof Terrace: Powder-coated finished aluminium framed sliding/swing door and/or fixed glass panel with tinted glazing and/or clear glass and/or frosted glass where appropriate

Notes:

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

10. SANITARY FITTINGS

- a. All Bathrooms: 1 shower cubicle with shower screen complete with shower mixer set, 1 pedestal water closet, 1 wash basin and basin mixer with cabinet below, 1 mirror, 1 toilet paper holder, 1 towel rail
- b. WC (where applicable): 1 shower set with tap, 1 pedestal water closet, 1 wall hung basin with tap, 1 toilet paper holder
- c. Kitchen/Yard (where applicable): 1 washing machine bib tap
- d. Private Enclosed Space (PES), Open Balcony and Open Roof Terrace (where applicable): 1 bib tap

11. ELECTRICAL INSTALLATION

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

12. CABLE TV / TELEPHONE

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

13. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standard SS 555:2010

14. PAINTING

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

15. WATERPROOFING

Waterproofing shall be provided to floors of Bathrooms, WC, Yard, Kitchen, Balcony, Open Balcony, Open Roof Terrace, Raised Planter and Reinforced Concrete Flat Roof (where applicable)

16. DRIVEWAY AND CARPARK

- a. Concrete pavers all open driveways and/or stones at vehicular entrance/exit at designated areas
- b. Reinforced concrete slab to carpark and ramps to carpark

17. RECREATION FACILITIES

- a. Entrance Drop-off
- b. Cascading Waterfall
- c. Tennis Court
- d. Garden Walk
- e. Sun Lounge
- f. 50m Lap Pool
- g. Floating Haus
- h. Pool Lounge
- i. Children's Water Play
- j. Reading Pavilion
- k. Poolside Pavilion
- l. Chill-out Pavilion
- m. Hydro Gym
- n. The Rain Shower
- o. Spa Lounge
- p. Clubhouse
 - Gymnasium
 - Function Room
 - Male and Female Changing Rooms with Steam Room
- q. BBQ Dining Pavilion
- r. Children's Playhouse
- s. Dining Pavilion
- t. Garden Pavilion
- u. Tea Pavilion
- v. Outdoor Fitness

18. FIBRE BROADBAND

Provision of infrastructure for Open Net to lay fibre into unit and 1 no. CAT 6 Data Point provided within the unit for Next Generation Nationwide Broadband Network (NGNBN). Subscription charges for Open Net shall be borne by the purchaser.

