



# RIVERCOVE

RESIDENCES

FLOOR PLANS



# Live life anew by the RIVER

What better way to help you get through a hard day's work than relishing the thoughts of having an abundance of recreational facilities at your fingertips when you get home? To rejuvenate, you can also bask in the glinting views of wide water bodies so close by you can almost feel the gushing water.



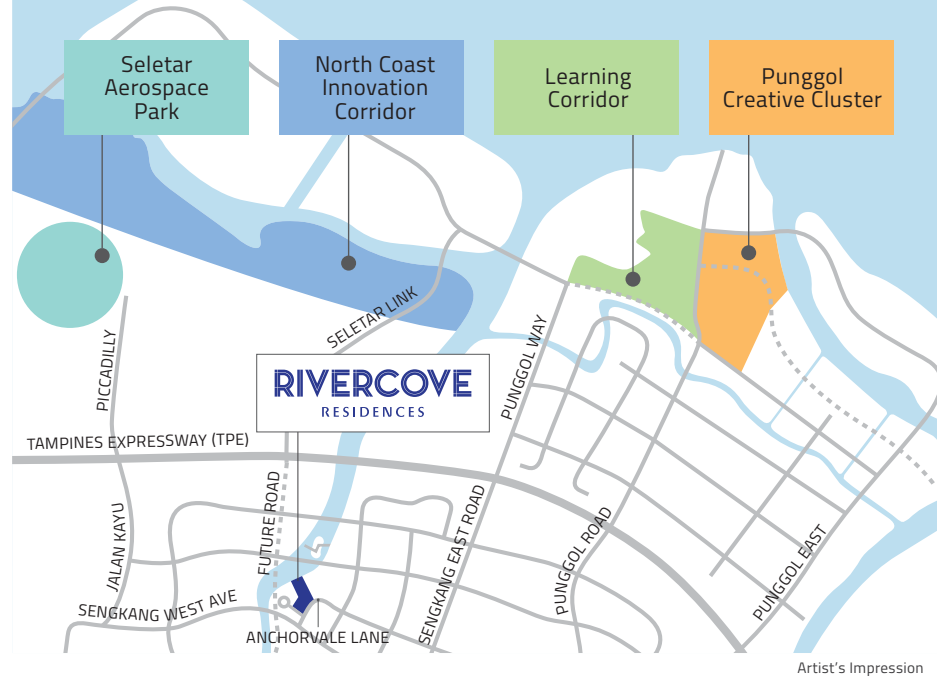






In every way,  
**YOU ARE AT THE  
CENTRE OF IT ALL**





Artist's Impression



#### CONVENIENCE

- 3 mins drive** - Sengkang General Hospital (Future)
- 2 LRT stops** - The Seletar Mall
- Compass One/Sengkang Public Library
- 5 mins drive** - Jalan Kayu Eateries
- 7 mins drive** - Rivervale Mall
- 8 mins drive** - Greenwich V
- 9 mins drive** - Waterway Point
- 20 mins drive** - Orchard Road via CTE
- 24 mins drive** - Central Business District (CBD)/ Marina Bay Sands via KPE



#### CONNECTIVITY

- 7 mins walk** - Tongkang LRT Station
- 2 LRT stops** - Sengkang MRT Station/Bus Interchange
- 5 mins drive** - Tampines Expressway (TPE)



#### PRESCHOOLS

- 3 mins walk** - Sengkang Methodist Children Centre
- 3 mins drive** - Skool4kidz Campus @ Sengkang Riverside Park (Future)
- 4 mins drive** - My First Skool@Anchorvale
- My First Skool@Fernvale



#### SCHOOLS

- 9 mins walk** - Nan Chiau Primary School
- 12 mins walk** - Springdale Primary School
- Pei Hwa Secondary School
- 9 mins drive** - Singapore Institute of Technology (Future)

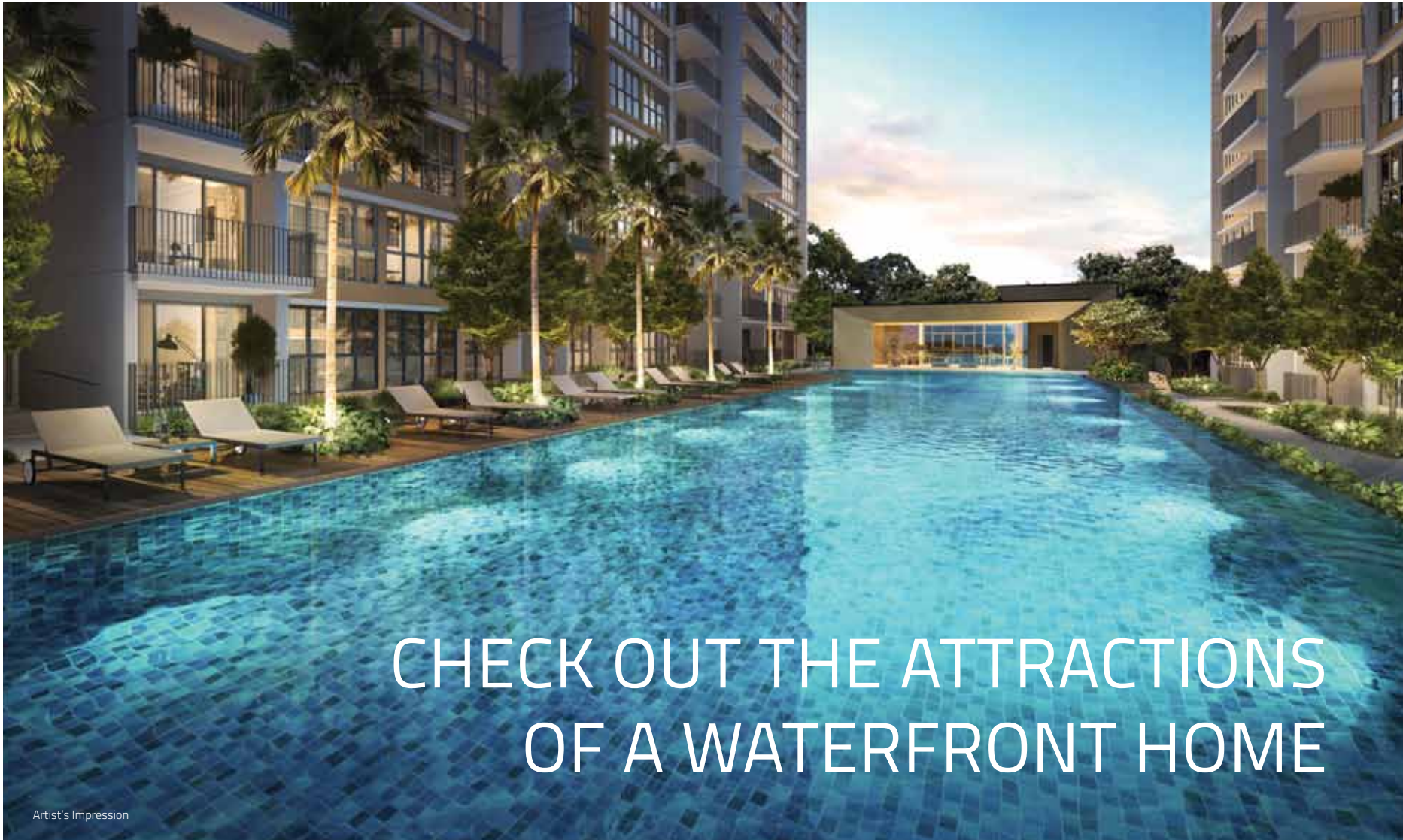


#### OUTDOOR ACTIVITIES

- 15 mins walk** - Sengkang Riverside Park
- 2 mins drive** - Sengkang Sports and Recreation Centre
- 9 mins drive** - My Waterway @ Punggol

\* Travelling time and distance are estimates only.





# CHECK OUT THE ATTRACTIONS OF A WATERFRONT HOME

Artist's Impression

## EFFORTLESS LIVING RIGHT ON THE BUTTON

Your smart home experience begins even before you reach home. Control and activate your lighting, air-conditioners and even your main door access at the touch of a button with your mobile app. Booking of recreational facilities is a breeze anytime anywhere and in-house IP camera allows for internal surveillance.



Get your party organised with event planners



Book a swimming or tennis lesson with a certified coach



Instant facility booking 24/7



Pick a caterer and have your favourite food delivered to your door



Arrange for housekeeping, plumbing, car wash, air-con maintenance and other services



Pay your maintenance fees through your phone



Lock and unlock your door remotely



Switch on your air-con remotely to chill your home before you arrive



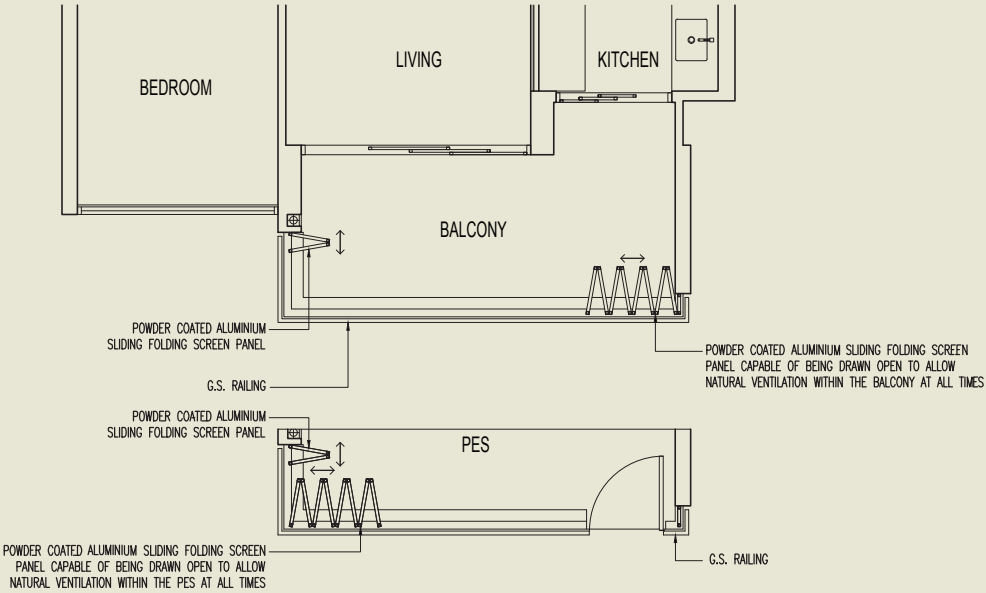
Keep abreast of what's happening at home even when at work or overseas



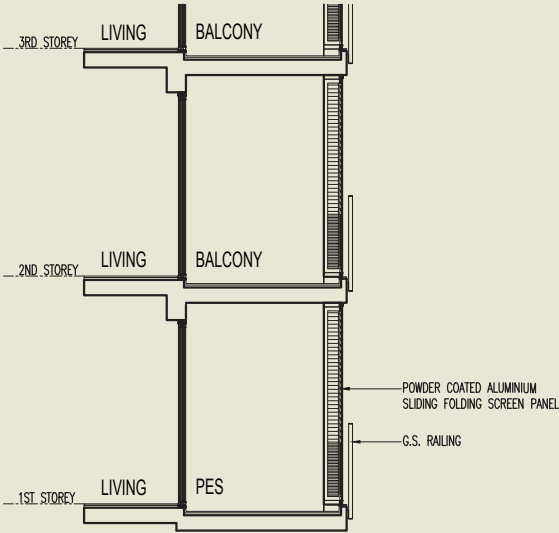
Brighten or dim the lights in one touch  
Turn on or off light

# BALCONY/PES SCREEN DETAILS

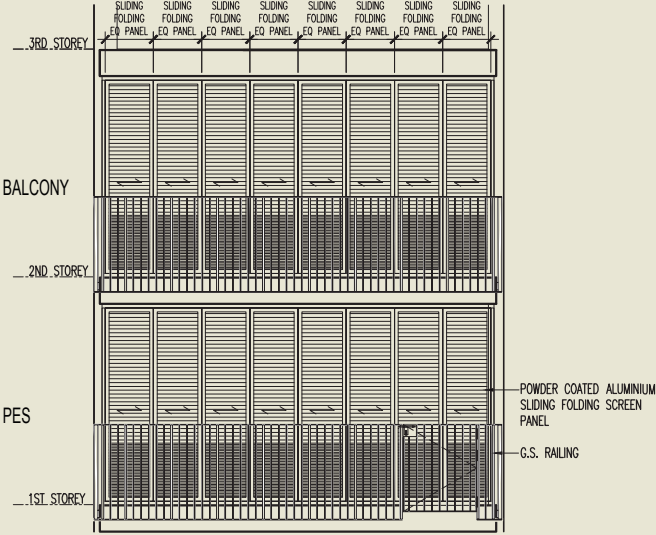
PLAN VIEW



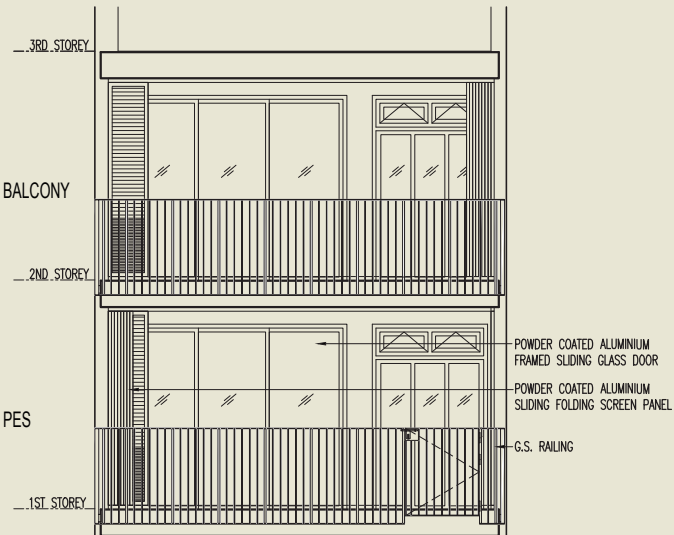
SECTIONAL VIEW



ELEVATION, CLOSE POSITION



ELEVATION, OPEN POSITION



- NOTES:
1. BALCONY/PES SCREEN IS NOT PROVIDED FOR THIS DEVELOPMENT.
  2. THE BALCONY/PES SHALL NOT BE ENCLOSED UNLESS WITH THE SCREEN APPROVED BY THE RELEVANT AUTHORITIES.
  3. FINAL SELECTION OF MATERIAL, COLOUR AND DETAILING OF THE SCREEN IS SUBJECT TO MCST APPROVAL.
  4. APPROVAL FROM MCST IS REQUIRED BEFORE INSTALLATION.
  5. OWNER TO ENGAGE THEIR OWN CONTRACTOR TO INSTALL THE SCREEN.
  6. MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.





# SITE PLAN



## ENTRANCE (Basement 1)

*Make a stylish entrance*

- Guard House **A**
- Entrance Court **B**
- Entrance Cascade **C**
- Resident's Side Gate **D1**



## FITNESS ZONE

*Get your heart racing*

- Gymnasium **Y**
- Aqua Gym **Z**
- 50m Lap Pool **AA**



## FAMILY ZONE

*Come together,  
strengthen the bonds*

- Clubhouse **E**
- Function Room **E1**
- Male & Female Changing Room **E2**
- Family Pool **F**
- Kid's Pool **G**
- Family Pavilion (with BBQ facilities) **H**
- Cozy Garden **J**
- Garden Deck **K**
- Garden Terrace **L**
- Media Room **M**
- Resident's Side Gate (Basement 1) **D2**

Anchorage Lane



Artist's Impression

0 20 40 60 80M





## NATURE ZONE

*One with nature,  
one with yourself*

- BB Viewing Deck
- CC Park Pavilion (with BBQ facilities)(Basement 1)
- DD Outdoor Fitness Area (Basement 1)
- EE The Den (Basement 1)
- EE1 Community Function Room (Basement 1)
- EE2 Kid's Party Room (Basement 1)
- FF Bicycle Washing Bay (Basement 1)
- D3 Resident's Side Gate (Basement 1)



## RELAXATION ZONE

*Relax. Renew. Rejuvenate.*

- S Steam Room
- T Spa Pavilion
- U Hydrotherapy Pool
- V Lawn
- W Gardener's Pavilion (with BBQ facilities)
- X Community Garden
- N4 Rain Garden



## ACTIVE ZONE

*For the finer things in life*

- N1 Rain Garden
- N2 Rain Garden
- N3 Rain Garden
- O Activity Lawn
- P Gourmet Pavilion (with BBQ facilities)
- Q Kid's Playground
- R Multi-Purpose Sports Court

- Bicycle Parking Area (Basement 1)
- Electrical Substation (Basement 1)
- Generator Set
- Main Distribution Frame Room (Basement 1)
- Managing Agent Office (Basement 1)
- Bin Centre (Basement 1)









28 Anchorvale Lane, S544588

16	C4 1109 sq ft	D2 1216 sq ft	D1 1184 sq ft	C4 1109 sq ft
15	C4 1109 sq ft	D2 1216 sq ft	D1 1184 sq ft	C4 1109sq ft
14	C4 1109 sq ft	D2 1216 sq ft	D1 1184 sq ft	C4 1109 sq ft
13	C4 1109 sq ft	D2 1216 sq ft	D1 1184 sq ft	C4 1109 sq ft
12	C4 1109 sq ft	D2 1216 sq ft	D1 1184 sq ft	C4 1109 sq ft
11	C4 1109 sq ft	D2 1216 sq ft	D1 1184 sq ft	C4 1109 sq ft
10	C4 1109 sq ft	D2 1216 sq ft	D1 1184 sq ft	C4 1109 sq ft
09	C4 1109 sq ft	D2 1216 sq ft	D1 1184 sq ft	C4 1109 sq ft
08	C4 1109 sq ft	D2 1216 sq ft	D1 1184 sq ft	C4 1109 sq ft
07	C4 1109 sq ft	D2 1216 sq ft	D1 1184 sq ft	C4 1109 sq ft
06	C4 1109 sq ft	D2 1216 sq ft	D1 1184 sq ft	C4 1109 sq ft
05	C4 1109 sq ft	D2 1216 sq ft	D1 1184 sq ft	C4 1109 sq ft
04	C4 1109 sq ft	D2 1216 sq ft	D1 1184 sq ft	C4 1109 sq ft
03	C4 1109 sq ft	D2 1216 sq ft	D1 1184 sq ft	C4 1109 sq ft
02	C4 1109 sq ft	D2 1216 sq ft	D1 1184 sq ft	C4 1109 sq ft
01	C4-G 1109 sq ft	D2-G 1216 sq ft	D1-G 1184 sq ft	C4-G 1109 sq ft

30 Anchorvale Lane, S544589

16	C2 958 sq ft	D1 1184 sq ft	C3 1076 sq ft	C2 958 sq ft
15	C2 958 sq ft	D1 1184 sq ft	C3 1076 sq ft	C2 958 sq ft
14	C2 958 sq ft	D1 1184 sq ft	C3 1076 sq ft	C2 958 sq ft
13	C2 958 sq ft	D1 1184 sq ft	C3 1076 sq ft	C2 958 sq ft
12	C2 958 sq ft	D1 1184 sq ft	C3 1076 sq ft	C2 958 sq ft
11	C2 958 sq ft	D1 1184 sq ft	C3 1076 sq ft	C2 958 sq ft
10	C2 958 sq ft	D1 1184 sq ft	C3 1076 sq ft	C2 958 sq ft
09	C2 958 sq ft	D1 1184 sq ft	C3 1076 sq ft	C2 958 sq ft
08	C2 958 sq ft	D1 1184 sq ft	C3 1076 sq ft	C2 958 sq ft
07	C2 958 sq ft	D1 1184 sq ft	C3 1076 sq ft	C2 958 sq ft
06	C2 958 sq ft	D1 1184 sq ft	C3 1076 sq ft	C2 958 sq ft
05	C2 958 sq ft	D1 1184 sq ft	C3 1076 sq ft	C2 958 sq ft
04	C2 958 sq ft	D1 1184 sq ft	VOID	C2 958 sq ft
03	C2 958 sq ft	D1 1184 sq ft		C2 958 sq ft
02	C2 958 sq ft	D1 1184 sq ft		C2 958 sq ft
01	C2-G 958 sq ft	D1-G 1184 sq ft		C2-G 958 sq ft

32 Anchorvale Lane, S544590

16	C4 1109 sq ft	C3 1076 sq ft	D3 1281 sq ft	C5 1163 sq ft
15	C4 1109 sq ft	C3 1076 sq ft	D3 1281 sq ft	C5 1163 sq ft
14	C4 1109 sq ft	C3 1076 sq ft	D3 1281 sq ft	C5 1163 sq ft
13	C4 1109 sq ft	C3 1076 sq ft	D3 1281 sq ft	C5 1163 sq ft
12	C4 1109 sq ft	C3 1076 sq ft	D3 1281 sq ft	C5 1163 sq ft
11	C4 1109 sq ft	C3 1076 sq ft	D3 1281 sq ft	C5 1163 sq ft
10	C4 1109 sq ft	C3 1076 sq ft	D3 1281 sq ft	C5 1163 sq ft
09	C4 1109 sq ft	C3 1076 sq ft	D3 1281 sq ft	C5 1163 sq ft
08	C4 1109 sq ft	C3 1076 sq ft	D3 1281 sq ft	C5 1163 sq ft
07	C4 1109 sq ft	C3 1076 sq ft	D3 1281 sq ft	C5 1163 sq ft
06	C4 1109 sq ft	C3 1076 sq ft	D3 1281 sq ft	C5 1163 sq ft
05	C4 1109 sq ft	C3 1076 sq ft	D3 1281 sq ft	C5 1163 sq ft
04	C4 1109 sq ft	C3 1076 sq ft	D3 1281 sq ft	C5 1163 sq ft
03	C4 1109 sq ft	C3 1076 sq ft	D3 1281 sq ft	C5 1163 sq ft
02	C4 1109 sq ft	C3 1076 sq ft	D3 1281 sq ft	C5 1163 sq ft
01	C4-G 1109 sq ft	C3-G 1076 sq ft	D3-G 1281 sq ft	C5-G 1163 sq ft

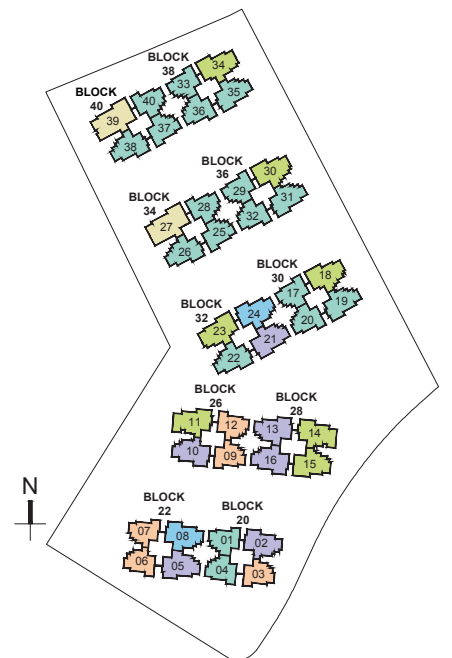
38 Anchorvale Lane, S544593

16	C2 958 sq ft	D3 1281 sq ft	C3 1076 sq ft	C2 958 sq ft
15	C2 958 sq ft	D3 1281 sq ft	C3 1076 sq ft	C2 958 sq ft
14	C2 958 sq ft	D3 1281 sq ft	C3 1076 sq ft	C2 958 sq ft
13	C2 958 sq ft	D3 1281 sq ft	C3 1076 sq ft	C2 958 sq ft
12	C2 958 sq ft	D3 1281 sq ft	C3 1076 sq ft	C2 958 sq ft
11	C2 958 sq ft	D3 1281 sq ft	C3 1076 sq ft	C2 958 sq ft
10	C2 958 sq ft	D3 1281 sq ft	C3 1076 sq ft	C2 958 sq ft
09	C2 958 sq ft	D3 1281 sq ft	C3 1076 sq ft	C2 958 sq ft
08	C2 958 sq ft	D3 1281 sq ft	C3 1076 sq ft	C2 958 sq ft
07	C2 958 sq ft	D3 1281 sq ft	C3 1076 sq ft	C2 958 sq ft
06	C2 958 sq ft	D3 1281 sq ft	C3 1076 sq ft	C2 958 sq ft
05	C2 958 sq ft	D3 1281 sq ft	C3 1076 sq ft	C2 958 sq ft
04	C2 958 sq ft	D3 1281 sq ft	C3 1076 sq ft	C2 958 sq ft
03	C2 958 sq ft	D3 1281 sq ft	C3 1076 sq ft	C2 958 sq ft
02	C2 958 sq ft	D3 1281 sq ft	C3 1076 sq ft	C2 958 sq ft
01	C2-G 958 sq ft	D3-G 1281 sq ft	C3-G 1076 sq ft	C2-G 958 sq ft

40 Anchorvale Lane, S544594

16	C2 958 sq ft	C3 1076 sq ft	E1 1485 sq ft	C2 958 sq ft
15	C2 958 sq ft	C3 1076 sq ft	E1 1485 sq ft	C2 958 sq ft
14	C2 958 sq ft	C3 1076 sq ft	E1 1485 sq ft	C2 958 sq ft
13	C2 958 sq ft	C3 1076 sq ft	E1 1485 sq ft	C2 958 sq ft
12	C2 958 sq ft	C3 1076 sq ft	E1 1485 sq ft	C2 958 sq ft
11	C2 958 sq ft	C3 1076 sq ft	E1 1485 sq ft	C2 958 sq ft
10	C2 958 sq ft	C3 1076 sq ft	E1 1485 sq ft	C2 958 sq ft
09	C2 958 sq ft	C3 1076 sq ft	E1 1485 sq ft	C2 958 sq ft
08	C2 958 sq ft	C3 1076 sq ft	E1 1485 sq ft	C2 958 sq ft
07	C2 958 sq ft	C3 1076 sq ft	E1 1485 sq ft	C2 958 sq ft
06	C2 958 sq ft	C3 1076 sq ft	E1 1485 sq ft	C2 958 sq ft
05	C2 958 sq ft	C3 1076 sq ft	E1 1485 sq ft	C2 958 sq ft
04	C2 958 sq ft	C3 1076 sq ft	E1 1485 sq ft	C2 958 sq ft
03	C2 958 sq ft	C3 1076 sq ft	E1 1485 sq ft	C2 958 sq ft
02	C2 958 sq ft	C3 1076 sq ft	E1 1485 sq ft	C2 958 sq ft
01	C2-G 958 sq ft	C3-G 1076 sq ft	E1-G 1485 sq ft	C2-G 958 sq ft

- 3-BEDROOM + Yard
- 3-BEDROOM + Utility + Yard
- 3-BEDROOM + Study + Yard
- 3-BEDROOM + Study + Utility + Yard
- 4-BEDROOM + Utility + Yard
- 5-BEDROOM + Utility + Yard





# 3-BEDROOM

+ Yard

## Type C1-G

904 ft<sup>2</sup> / 84 m<sup>2</sup>

(inclusive of 7m<sup>2</sup> PES & 6m<sup>2</sup> AC Ledge)

Blk 20, #01-03\*  
Blk 26, #01-09\*  
#01-12

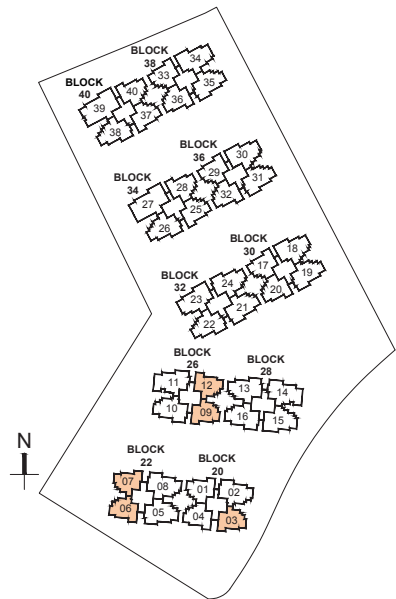
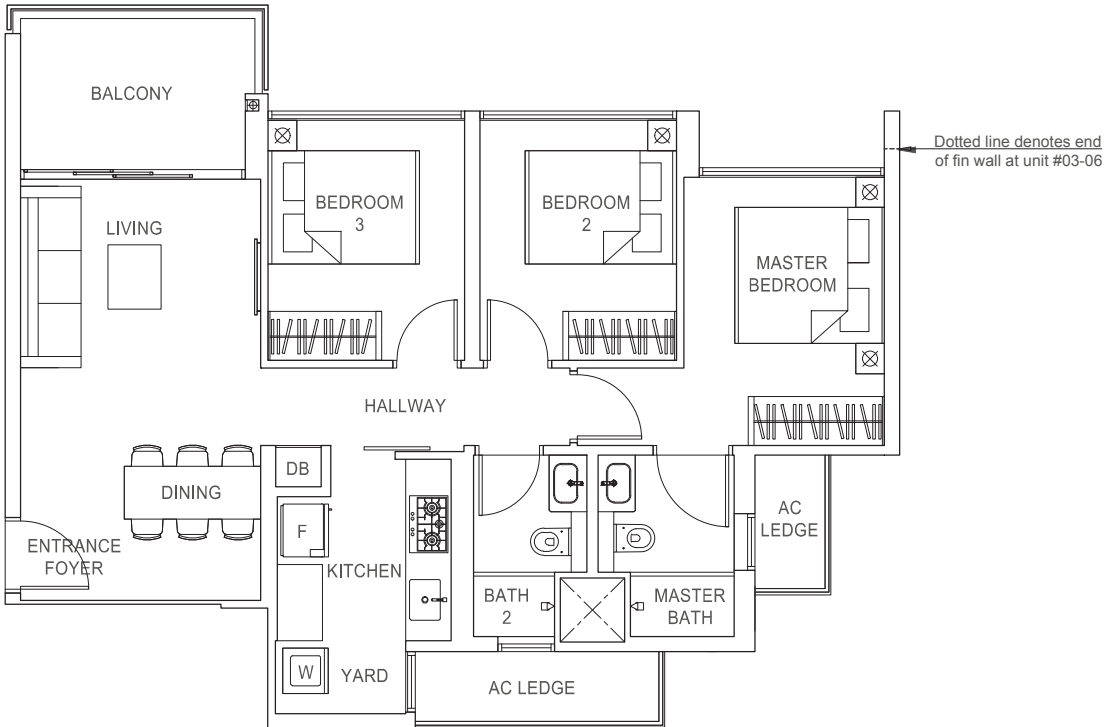


## Type C1

904 ft<sup>2</sup> / 84 m<sup>2</sup>

(inclusive of 7m<sup>2</sup> Balcony & 6m<sup>2</sup> AC Ledge)

Blk 20, #02-03\* to #16-03\*  
Blk 22, #03-06 to #16-06  
#03-07\* to #16-07\*  
Blk 26, #02-09\* to #16-09\*  
#02-12 to #16-12



0 1 3 5M

ALL PLANS ARE SUBJECT TO CHANGES BY THE RELEVANT AUTHORITIES. MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY. INFORMATION ACCURATE AT THE POINT OF PRINTING.  
BP No. : A0712-03161-2016-BP01 DATED 25 JAN 2018

### Legend

- W - Washer
- F - Fridge
- DB - Distribution Board
- ★ - Mirrored Unit

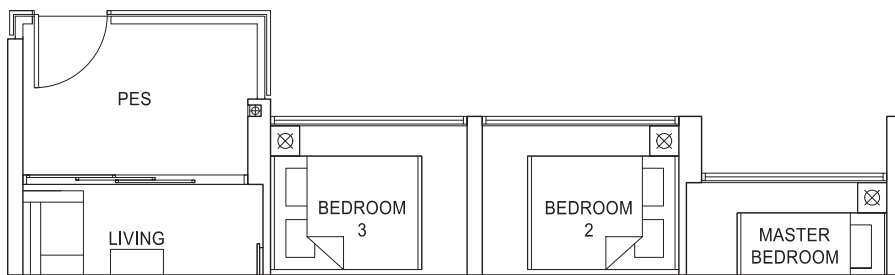
# 3-BEDROOM

+ Utility + Yard

## Type C2-G

958 ft<sup>2</sup> / 89 m<sup>2</sup>

(inclusive of 7m<sup>2</sup> PES & 6m<sup>2</sup> AC Ledge)



Blk 20, #01-01\*

#01-04

Blk 30, #01-17\*

#01-20

Blk 34, #01-25\*

#01-28

Blk 36, #01-29\*

#01-32

Blk 38, #01-33\*

#01-36

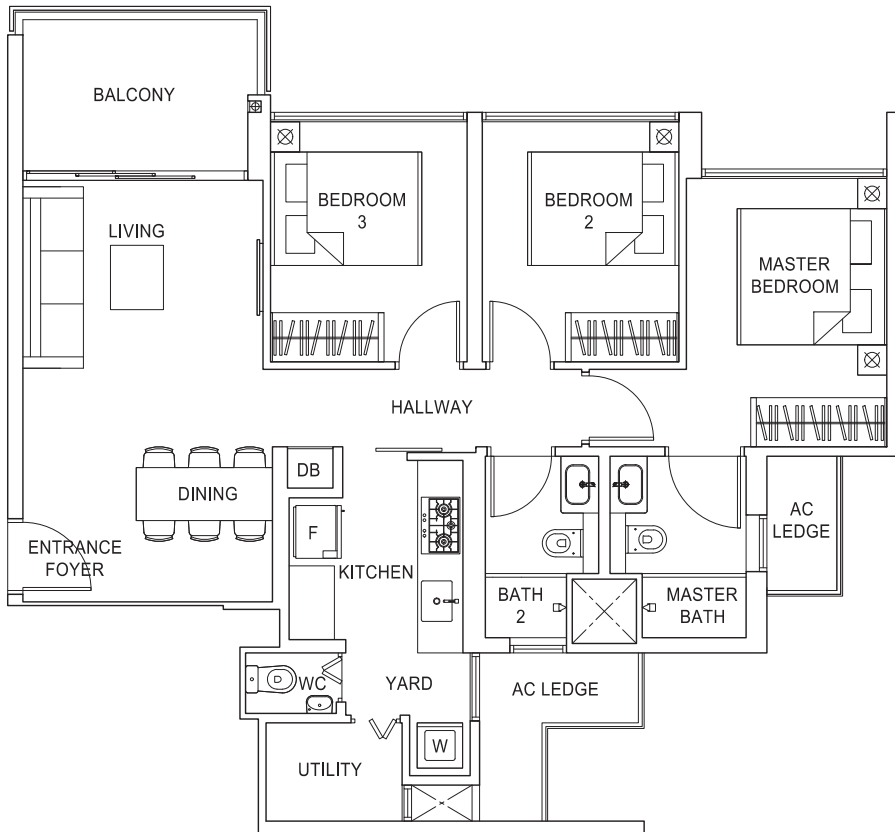
Blk 40, #01-37\*

#01-40

## Type C2

958 ft<sup>2</sup> / 89 m<sup>2</sup>

(inclusive of 7m<sup>2</sup> Balcony & 6m<sup>2</sup> AC Ledge)



Blk 20, #02-01\* to #16-01\*

#02-04 to #16-04

Blk 30, #02-17\* to #16-17\*

#02-20 to #16-20

Blk 34, #02-25\* to #16-25\*

#02-28 to #16-28

Blk 36, #02-29\* to #16-29\*

#02-32 to #16-32

Blk 38, #02-33\* to #16-33\*

#02-36 to #16-36

Blk 40, #02-37\* to #16-37\*

#02-40 to #16-40

0 1 3 5M

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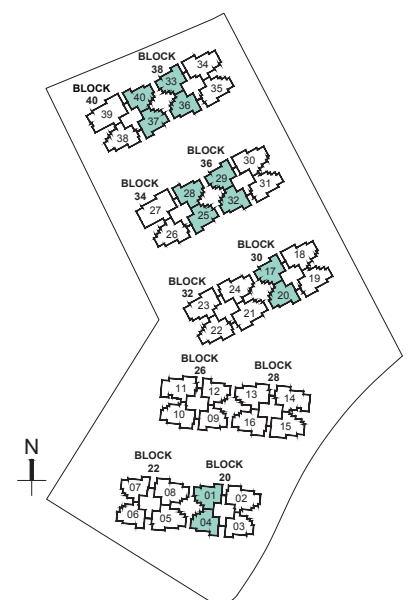
WC - Water Closet

W - Washer

F - Fridge

DB - Distribution Board

\* - Mirrored Unit





# 3-BEDROOM

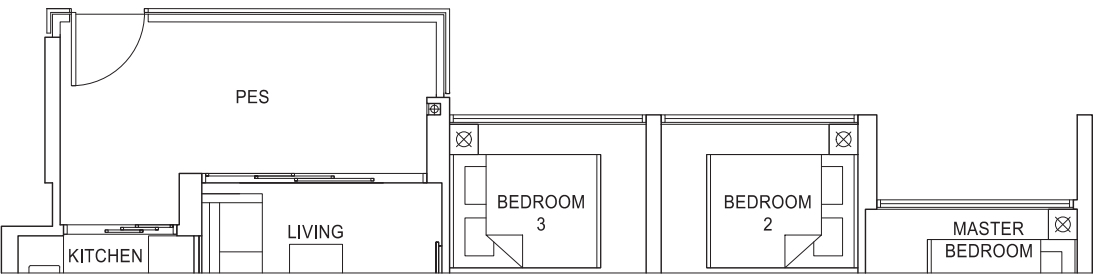
+ Utility + Yard

## Type C3-G

1076 ft<sup>2</sup> / 100 m<sup>2</sup>

(inclusive of 12m<sup>2</sup> PES & 6m<sup>2</sup> AC Ledge)

- Blk 32, #01-22
- Blk 34, #01-26
- Blk 36, #01-31\*
- Blk 38, #01-35\*
- Blk 40, #01-38

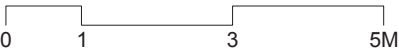
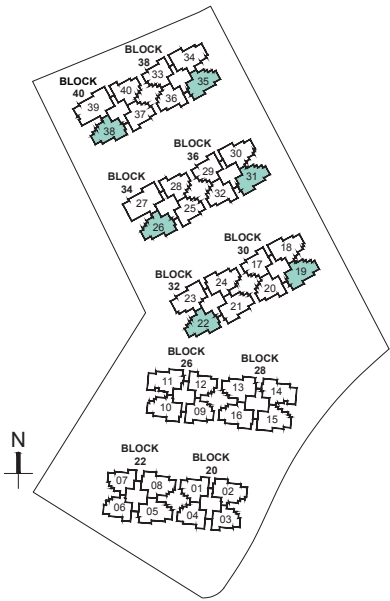
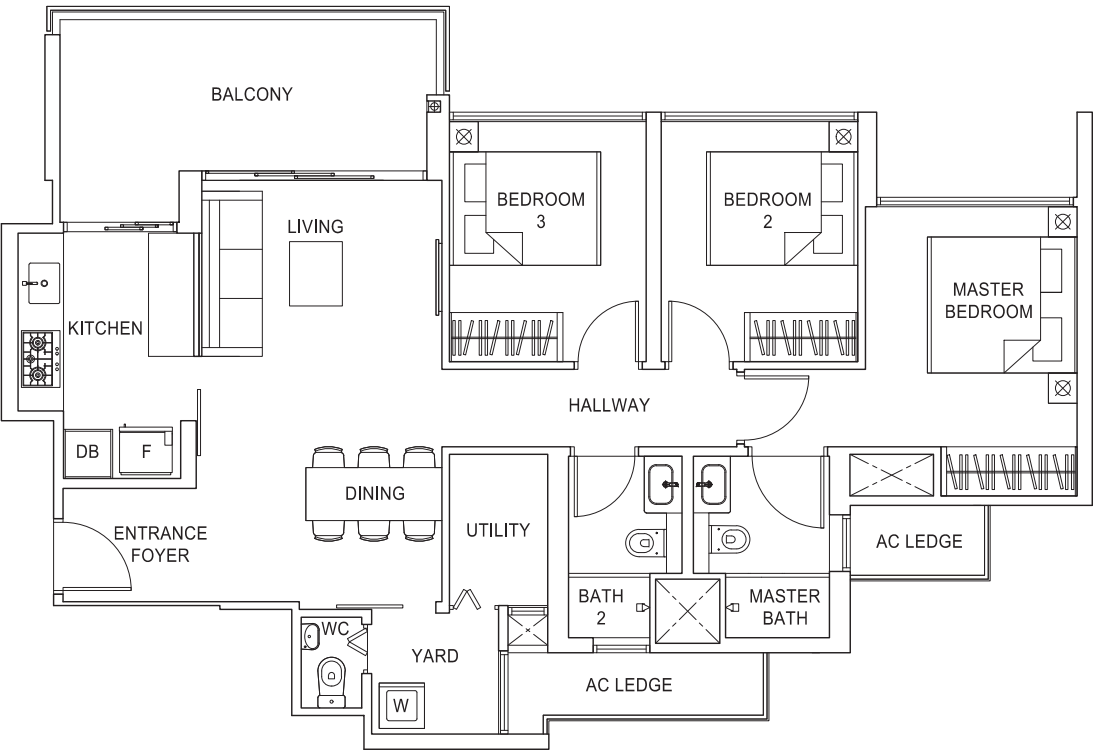


## Type C3

1076 ft<sup>2</sup> / 100 m<sup>2</sup>

(inclusive of 12m<sup>2</sup> Balcony & 6m<sup>2</sup> AC Ledge)

- Blk 30, #05-19\* to #16-19\*
- Blk 32, #02-22 to #16-22
- Blk 34, #02-26 to #16-26
- Blk 36, #02-31\* to #16-31\*
- Blk 38, #02-35\* to #16-35\*
- Blk 40, #02-38 to #16-38



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- Legend
- WC - Water Closet
  - W - Washer
  - F - Fridge
  - DB - Distribution Board
  - \* - Mirrored Unit

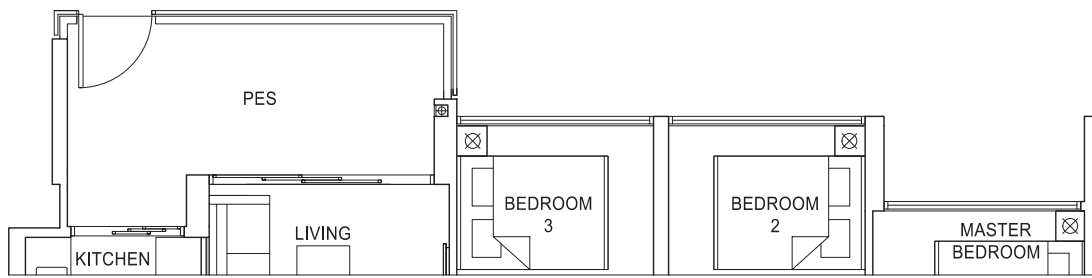
# 3-BEDROOM

+ Study + Yard

## Type C4-G

1109 ft<sup>2</sup> / 103 m<sup>2</sup>

(inclusive of 12m<sup>2</sup> PES & 7m<sup>2</sup> AC Ledge)

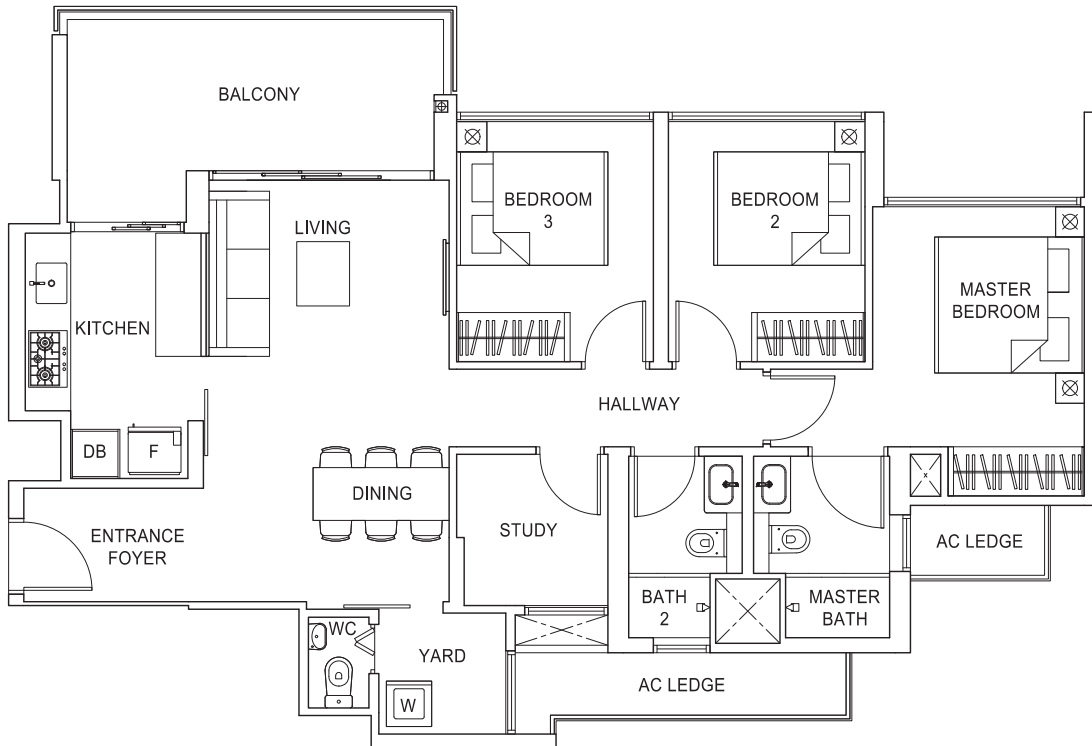


Blk 20, #01-02  
Blk 26, #01-10  
Blk 28, #01-13\*  
#01-16  
Blk 32, #01-21\*

## Type C4

1109 ft<sup>2</sup> / 103 m<sup>2</sup>

(inclusive of 12m<sup>2</sup> Balcony & 7m<sup>2</sup> AC Ledge)



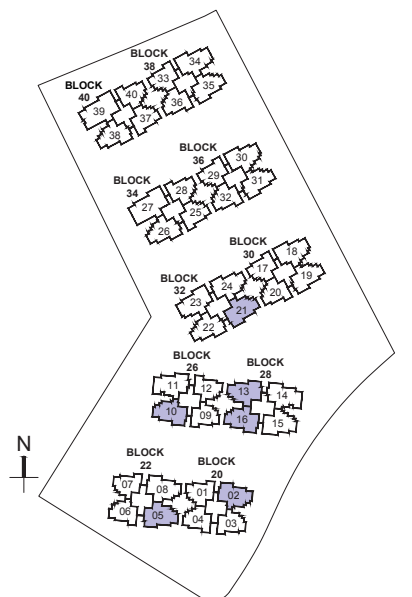
Blk 20, #02-02 to #16-02  
Blk 22, #03-05\* to #16-05\*  
Blk 26, #02-10 to #16-10  
Blk 28, #02-13\* to #16-13\*  
#02-16 to #16-16  
Blk 32, #02-21\* to #16-21\*

0 1 3 5M

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BP No. : A0712-03161-2016-BP01 DATED 25 JAN 2018

### Legend

- WC - Water Closet
- W - Washer
- F - Fridge
- DB - Distribution Board
- \* - Mirrored Unit





# 3-BEDROOM

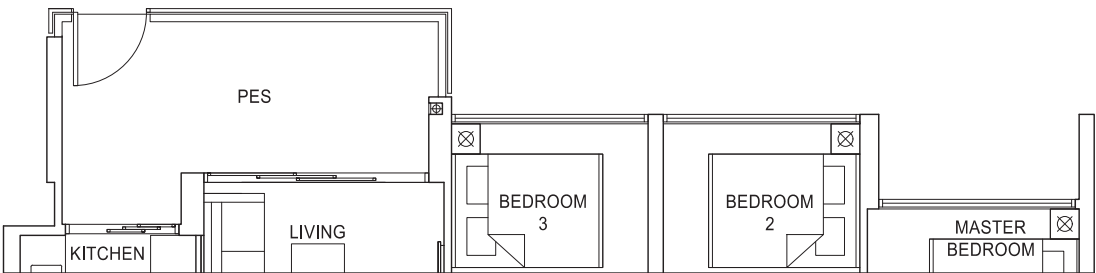
+ Study + Utility + Yard

## Type C5-G

1163 ft<sup>2</sup> / 108 m<sup>2</sup>

(inclusive of 12m<sup>2</sup> PES & 7m<sup>2</sup> AC Ledge)

Blk 32, #01-24

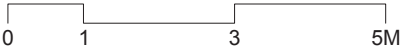
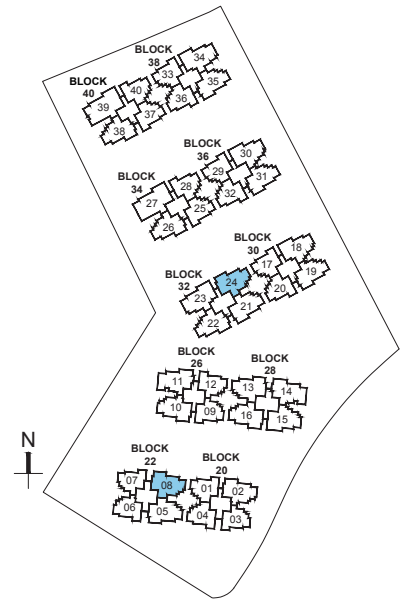
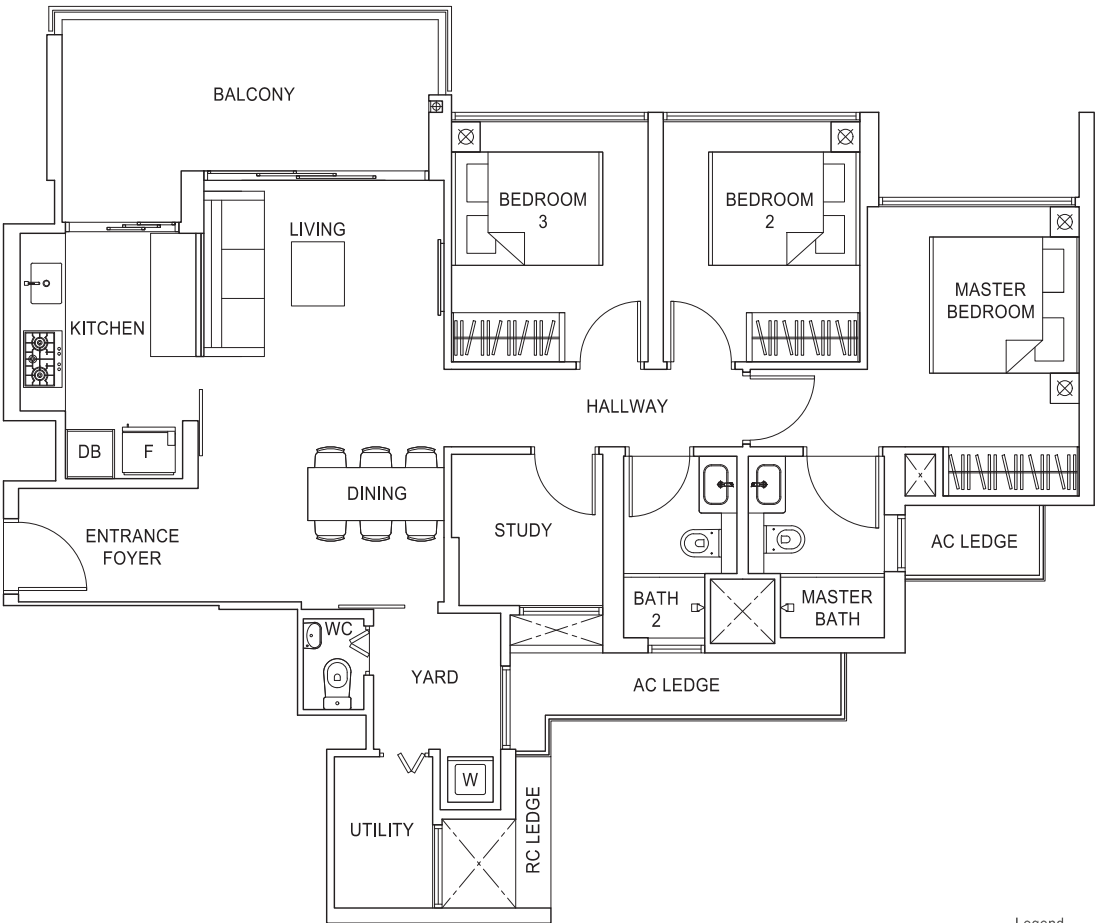


## Type C5

1163 ft<sup>2</sup> / 108 m<sup>2</sup>

(inclusive of 12m<sup>2</sup> Balcony & 7m<sup>2</sup> AC Ledge)

Blk 22, #03-08 to #16-08  
Blk 32, #02-24 to #16-24



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BP No. : A0712-03161-2016-BP01 DATED 25 JAN 2018

### Legend

WC - Water Closet

W - Washer

F - Fridge

DB - Distribution Board

\* - Mirrored Unit

# 4-BEDROOM

+ Utility + Yard

## Type D1-G

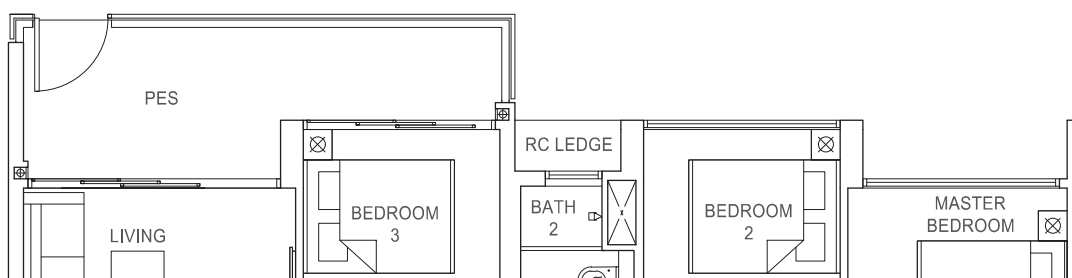
1184 ft<sup>2</sup> / 110 m<sup>2</sup>

(inclusive of 12m<sup>2</sup> PES & 7m<sup>2</sup> AC Ledge)

Blk 28, #01-15\*

Blk 30, #01-18

Blk 36, #01-30



## Type D1

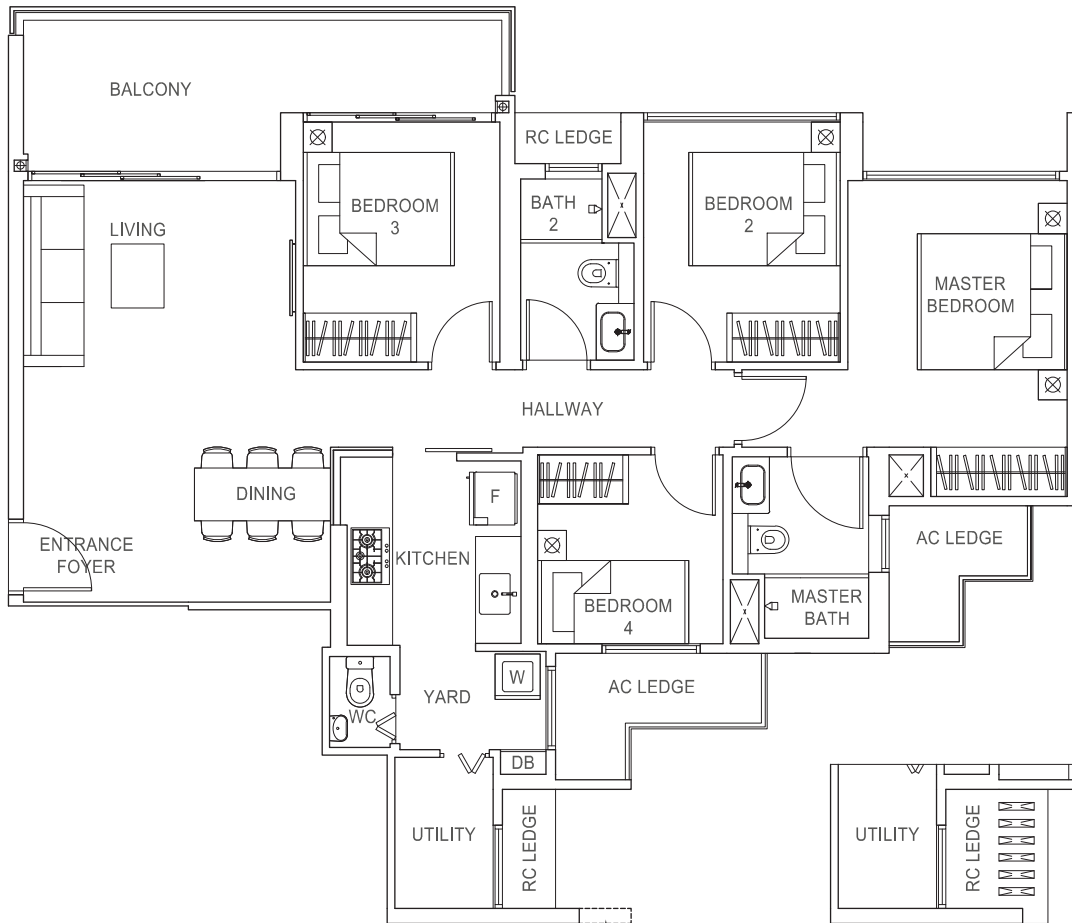
1184 ft<sup>2</sup> / 110 m<sup>2</sup>

(inclusive of 12m<sup>2</sup> Balcony & 7m<sup>2</sup> AC Ledge)

Blk 28, #02-15\* to #16-15\*

Blk 30, #02-18 to #16-18

Blk 36, #02-30 to #16-30



Dotted line denotes wall extent  
at units #01-15\* to #16-15\*

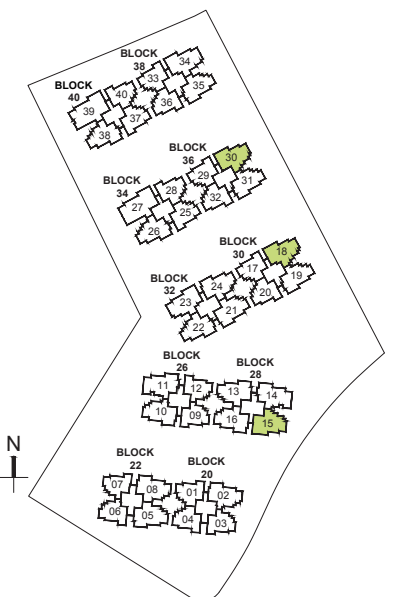
Part plan applicable to units  
#03-18 & #05-18

### Legend

- WC - Water Closet
- W - Washer
- F - Fridge
- DB - Distribution Board
- \* - Mirrored Unit

0 1 3 5M

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# 4-BEDROOM

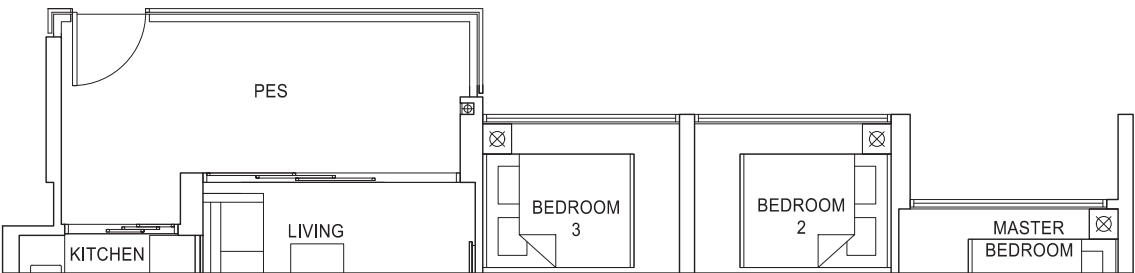
+ Utility + Yard

## Type D2-G

1216 ft<sup>2</sup> / 113 m<sup>2</sup>

(inclusive of 13m<sup>2</sup> PES & 7m<sup>2</sup> AC Ledge)

Blk 26, #01-11\*  
Blk 28, #01-14

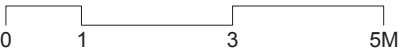
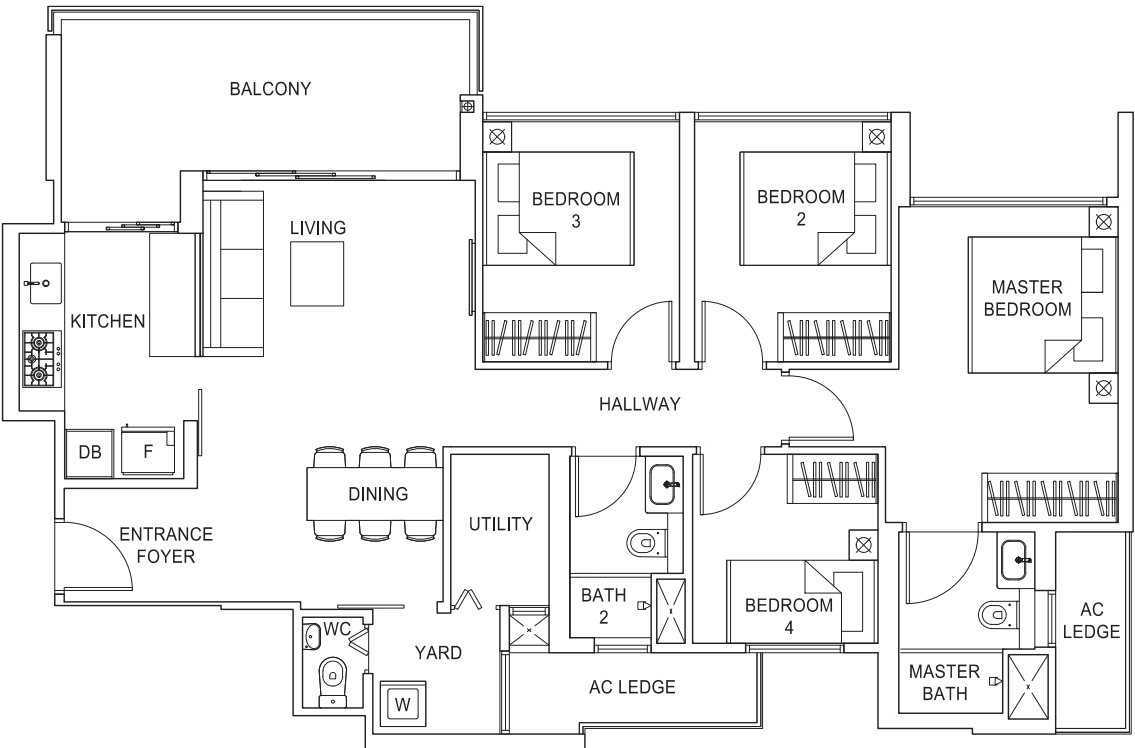


## Type D2

1216 ft<sup>2</sup> / 113 m<sup>2</sup>

(inclusive of 13m<sup>2</sup> Balcony & 7m<sup>2</sup> AC Ledge)

Blk 26, #02-11\* to #16-11\*  
Blk 28, #02-14 to #16-14



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### Legend

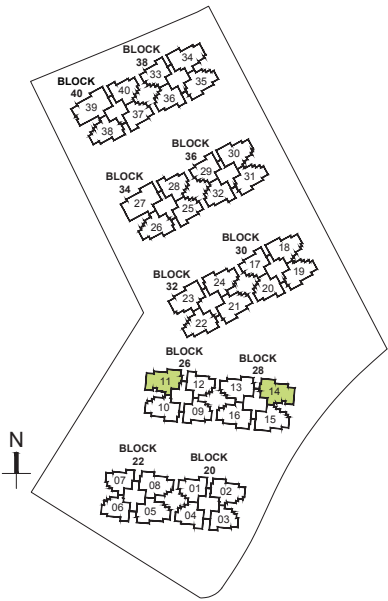
WC - Water Closet

W - Washer

F - Fridge

DB - Distribution Board

\* - Mirrored Unit



# 4-BEDROOM

+ Utility + Yard

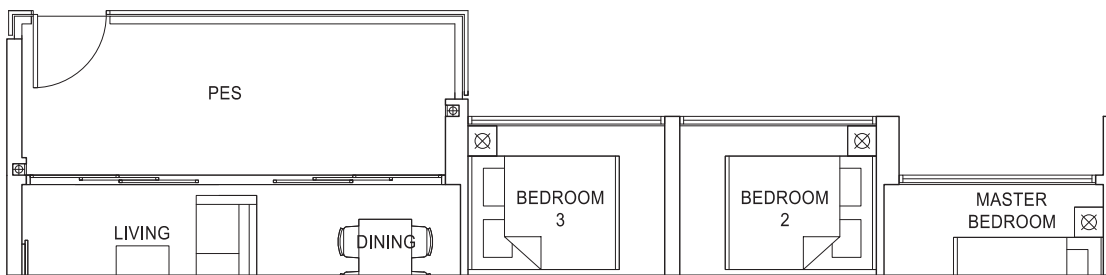
## Type D3-G

1281 ft<sup>2</sup> / 119 m<sup>2</sup>

(inclusive of 13m<sup>2</sup> PES & 7m<sup>2</sup> AC Ledge)

Blk 32, #01-23\*

Blk 38, #01-34



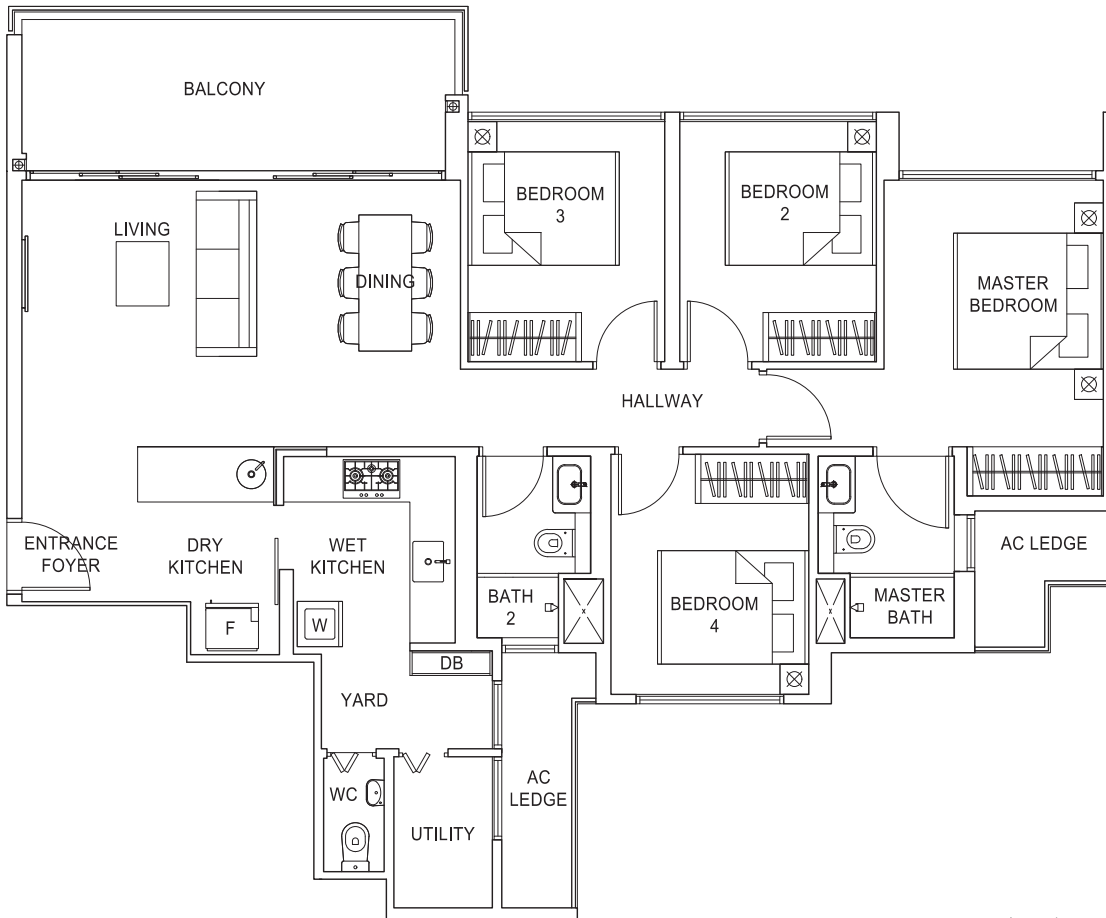
## Type D3

1281 ft<sup>2</sup> / 119 m<sup>2</sup>

(inclusive of 13m<sup>2</sup> Balcony & 7m<sup>2</sup> AC Ledge)

Blk 32, #02-23\* to #16-23\*

Blk 38, #02-34 to #16-34

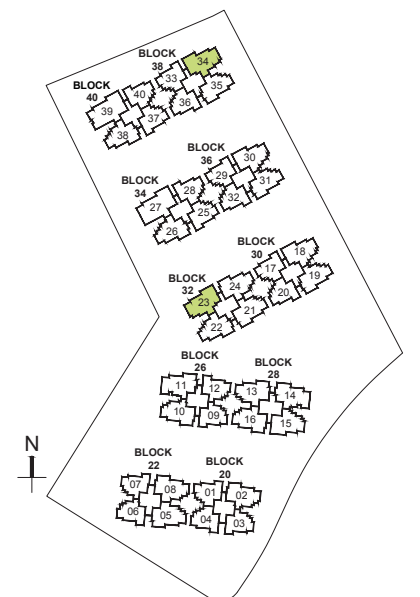


0 1 3 5M

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### Legend

- WC - Water Closet
- W - Washer
- F - Fridge
- DB - Distribution Board
- \* - Mirrored Unit





# 5-BEDROOM

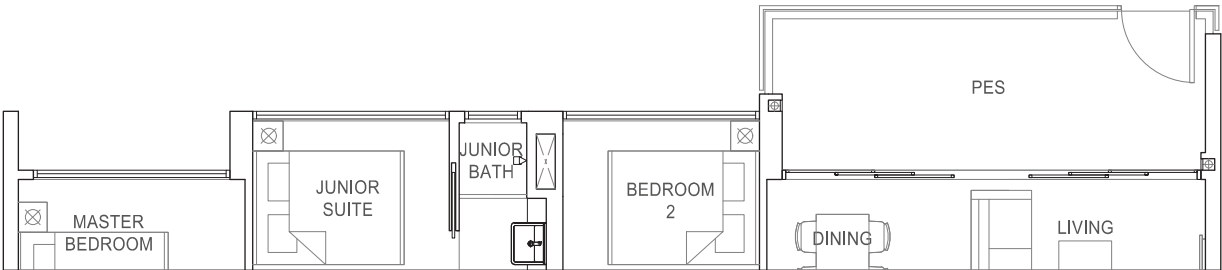
+ Utility + Yard

## Type E1-G

1485 ft<sup>2</sup> / 138 m<sup>2</sup>

(inclusive of 13m<sup>2</sup> PES & 8m<sup>2</sup> AC Ledge)

Blk 34, #01-27  
Blk 40, #01-39

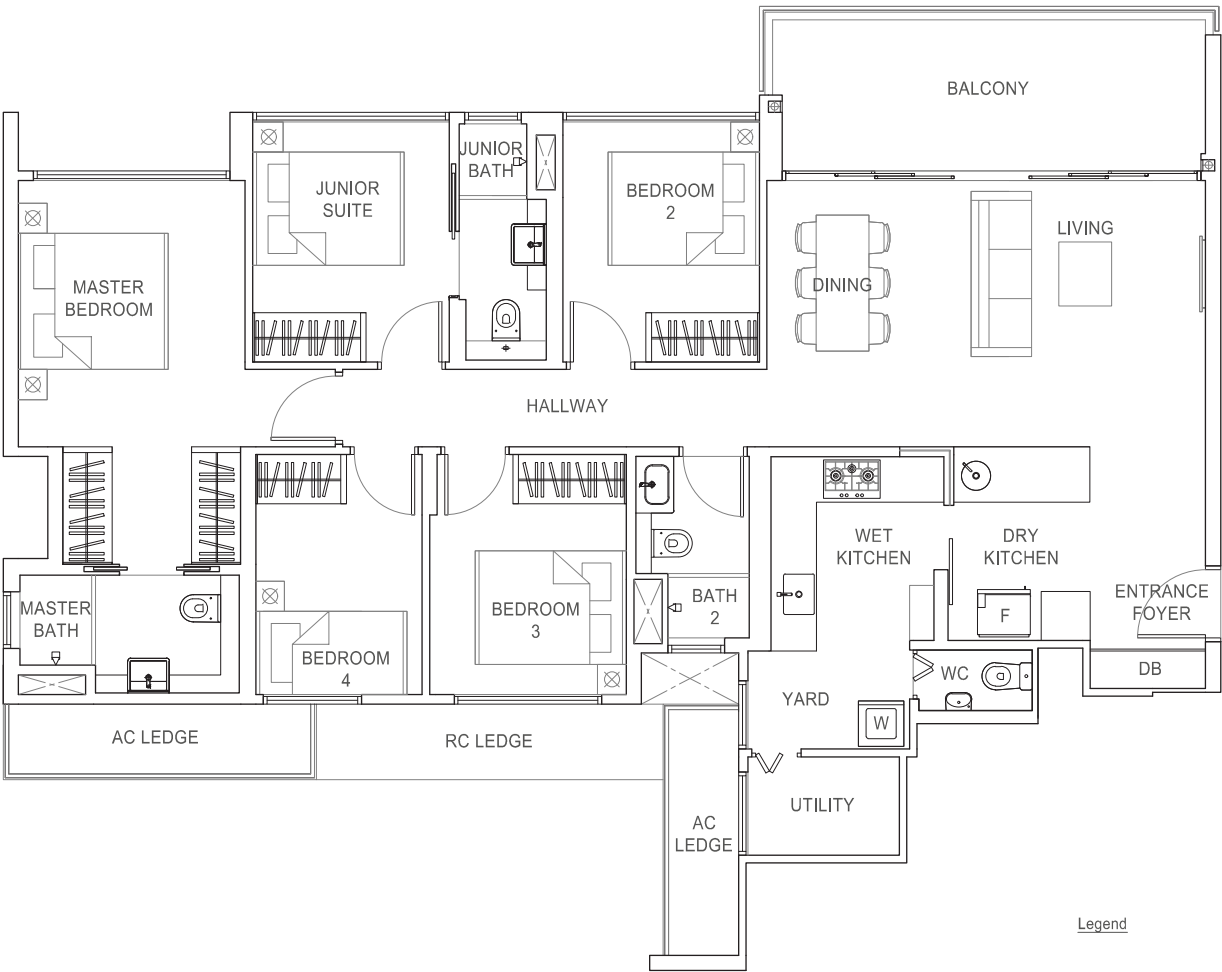


## Type E1

1485 ft<sup>2</sup> / 138 m<sup>2</sup>

(inclusive of 13m<sup>2</sup> Balcony & 8m<sup>2</sup> AC Ledge)

Blk 34, #02-27 to #16-27  
Blk 40, #02-39 to #16-39



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### Legend

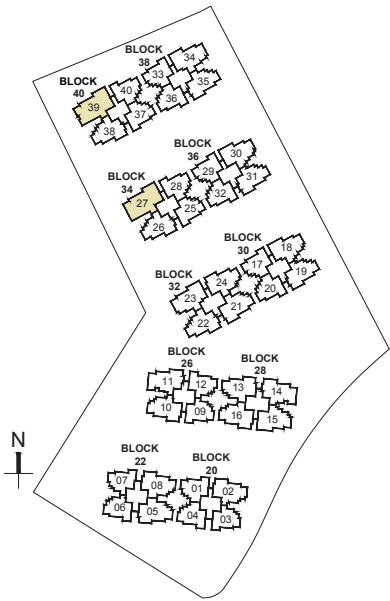
WC - Water Closet

W - Washer

F - Fridge

DB - Distribution Board

★ - Mirrored Unit



# SPECIFICATIONS

<b>1. FOUNDATION</b>	
Reinforced concrete cast in-situ bored piles and/or footings	
<b>2. SUPERSTRUCTURE</b>	
Cast in-situ reinforced concrete structure and/or precast reinforced concrete structure	
<b>3. WALLS</b>	
a. External Wall	: Precast reinforced concrete walls and/or cast in-situ reinforced concrete walls and/or lightweight concrete panels
b. Internal Wall	: Precast reinforced concrete walls and/or lightweight concrete panels/blocks and/or drywall partition system
<b>4. ROOF</b>	
Reinforced concrete flat roof with appropriate insulation and waterproofing system	
<b>5. CEILING</b>	
a. Refer to ceiling height schedule	
b. Ceiling finishes	
i. Living, Dining, Bedroom, Study, Entrance Foyer, Hallway, Kitchen, Dry Kitchen, Wet Kitchen, Utility and Yard	: Concrete slab with skim coat and/or fibrous plasterboard and/or bulkhead to designated areas with paint finish
ii. Bathroom and WC	: Concrete slab with skim coat and/or moisture resistant fibrous plasterboard ceiling and/or bulkhead to designated areas with paint finish
iii. Balcony, PES and AC ledge	: Concrete slab with skim coat with paint finish and/or plasterboard bulkhead to designated areas with paint finish
<b>6. FINISHES</b>	
a. Wall:	
i. Entrance Foyer, Living , Dining, Dry Kitchen, Bedroom, Study, Hallway, Yard and Utility	: Cement and sand plaster and/or skim coat with paint finish
ii. Bathroom and WC	: Porcelain tiles
iii. PES, Balcony and AC ledge	: Cement and sand plaster and/or skim coat with paint finish
iv. Kitchen (For types C1-G, C1, C2-G & C2)	: Porcelain tiles
v. Kitchen (For types C3-G, C3, C4-G, C4, C5-G, C5, D1-G, D1, D2-G & D2)	: Porcelain tiles and/or fixed glass panel
vi. Wet Kitchen (For types D3-G, D3, E1-G & E1)	: Porcelain tiles and/or fixed glass panel
b. Floor:	
i. Entrance Foyer, Living, Dining, Hallway, Dry Kitchen, Yard, Utility, PES and Balcony	: Porcelain tiles with skirting
ii. Kitchen, Wet Kitchen, Bathroom and WC	: Porcelain tiles
iii. Bedroom and Study	: Vinyl flooring with skirting
iv. AC ledge	: Cement screed finish
c. Floor For Common Areas (external)	
i. Walkway, Entrance Cascade, Driveway at Arrival Plaza and Deck	: Porcelain tiles and/or granolithic finish and/or stone tiles and/or interlocking pavers and/or composite timber deck
ii. Pool	: Mosaic tiles
iii. Fitness and play area	: EPDM

Note:  
All tiles, cement/sand plaster, skim coat and emulsion paint are provided up to false ceiling level and at exposed surface areas only. No tiles behind kitchen cabinets, bathrooms cabinets and mirror. Wall surface above the false ceiling level will be left in its original bare condition.

<b>7. WINDOWS</b>	
a. Bedroom	: Powder coated aluminium framed casement window and/or fixed glass panel
b. Study, Utility & Yard	: Powder coated aluminium framed casement window
c. Bath 2 & Junior Bath	: Powder coated aluminium framed top hung window
d. Master Bath	: Powder coated aluminium framed casement window and/or top hung window
e. Glazing	: Tinted/clear glass to Professional Engineer's specifications
<b>8. DOORS</b>	
a. i. Main Entrance	: Approved fire-rated timber swing door in laminate finish
ii. Living/Dining/Bedroom leading to Balcony/PES	: Powder coated aluminium framed sliding glass door
iii. Kitchen leading to Balcony/PES (For types C3-G, C3, C4-G, C4, C5-G, C5, D2-G & D2)	: Powder coated aluminium framed sliding glass door with top hung window
iv. Bedroom, Study & Bathroom (For all types <b>except</b> E1-G & E1 Junior Bath and Master Bath)	: Hollow core timber swing door in laminate finish
v. Junior Bath (For types E1-G & E1)	: Hollow core timber sliding door in laminate finish
vi. Master Bath (For types E1-G & E1)	: Hollow core double leaf timber sliding door in laminate finish
vii. Kitchen/Wet Kitchen	: Timber sliding door in laminate finish with in-fill glass panel
viii. Yard (For types C3-G, C3, C4-G, C4, C5-G, C5, D2-G & D2)	: Hollow core timber sliding door in laminate finish
ix. Utility and WC	: Aluminium framed slide and swing door with acrylic door panels
b. Ironmongery	: Selected quality lockset : Digital lockset for main entrance door
<b>9. SANITARY WARES AND FITTINGS</b>	
a. Master Bath (For all unit types <b>except</b> E1-G & E1)	- 1 shower cubicle with shower mixer and hand shower set - 1 basin with mixer tap and cabinet - 1 water closet - 1 mirror - 1 cabinet - 1 toilet paper holder - 1 bib tap - 1 towel rail
b. Master Bath (For types E1-G & E1)	- 1 shower cubicle with shower mixer and hand shower set - 1 basin with mixer tap and cabinet - 1 water closet - 1 mirror - 1 cabinet - 1 toilet paper holder - 1 bib tap - 1 towel rail - 1 overhead rain shower
c. Bath 2 & Junior Bath* (* <i>where applicable</i> )	- 1 shower cubicle with shower mixer and hand shower set - 1 basin with mixer tap and cabinet - 1 water closet - 1 mirror - 1 cabinet - 1 toilet paper holder - 1 bib tap

- 1 towel rail	
d. WC ( <i>where applicable</i> )	
- 2 way tap with hand shower set	
- 1 basin with tap	
- 1 water closet	
- 1 mirror	
- 1 toilet paper holder	
e. 1 bib tap for washing machine area	
<b>10. ELECTRICAL INSTALLATION</b>	
a. All electrical wiring shall be concealed except electrical wirings in conduits exposed and/or trunking above false ceiling and DB/DB closet	
b. Refer to Electrical Schedule for details	
<b>11. TV/CABLE SERVICES/TELEPHONE/DATA POINTS</b>	
Refer to Electrical Schedule for details	
<b>12. LIGHTNING PROTECTION</b>	
Lightning protection system shall be provided in accordance with Singapore Standard SS 555 : 2010.	
<b>13. PAINTING</b>	
a. External Wall	: Textured coating and/or weather shield paint finish to designated areas
b. Internal Wall	: Water-based paint finish
<b>14. WATERPROOFING</b>	
Waterproofing shall be provided to floors of Bathrooms, Kitchen, Wet Kitchen, Yard, WC, Balcony and Private Enclosed Space (PES)	
<b>15. DRIVEWAY AND CARPARK</b>	
a. Surface Driveway	: Tiles and/or pavers and/or tarmac and/or reinforced concrete finish and/or grass cell pavers
b. Basement Carpark/Driveway	: Reinforced concrete finish
<b>16. RECREATIONAL FACILITIES</b>	
<b>Entrance (Basement 1)</b>	T. Spa Pavilion
A. Guard House	U. Hydrotherapy Pool (approximately 230 sqm)
B. Entrance Court	V. Lawn
C. Entrance Cascade	W. Gardener's Pavilion (with BBQ facilities)
D1. Resident's Side Gate	X. Community Garden
	N4. Rain Garden
<b>Family Zone</b>	<b>Fitness Zone</b>
E. Clubhouse	Y. Gymnasium
E1. Function Room	Z. Aqua Gym
E2. Male & Female Changing Room	AA. 50m Lap Pool (approximately 595 sqm)
F. Family Pool (approximately 240 sqm)	
G. Kid's Pool (approximately 145 sqm)	<b>Nature Zone</b>
H. Family Pavilion (with BBQ facilities)	BB. Viewing Deck
J. Cozy Garden	CC. Park Pavilion (with BBQ facilities) (Basement 1)
K. Garden Deck	DD. Outdoor Fitness Area (Basement 1)
L. Garden Terrace	EE. The Den (Basement 1)
M. Media Room	EE1. Community Function Room (Basement 1)
D2. Resident's Side Gate (Basement 1)	EE2. Kid's Party Room (Basement 1)
	FF. Bicycle Washing Bay (Basement 1)
	D3. Resident's Side Gate (Basement 1)
<b>Active Zone</b>	<b>Other Facilities</b>
N1. Rain Garden	1. Bicycle Parking Area (Basement 1)
N2. Rain Garden	2. Electrical Substation (Basement 1)
N3. Rain Garden	3. Generator Set
O. Activity Lawn	4. Main Distribution Frame Room (Basement 1)
P. Gourmet Pavilion (with BBQ facilities)	5. Managing Agent Office (Basement 1)
Q. Kid's Playground	6. Bin Centre (Basement 1)
R. Multi-Purpose Sports Court	
<b>Relaxation Zone</b>	
S. Steam Room	
<b>17. ADDITIONAL ITEMS</b>	
a. Kitchen Cabinets/Appliances (For all types <b>except</b> D3-G, D3, E1-G & E1)	: Kitchen cabinets in laminate finish with solid surface counter top complete with kitchen sink, mixer, cooker hood, gas hob and built-in oven.
b. Kitchen Cabinets/Appliances (For types D3-G & D3)	
i. Dry Kitchen	: Kitchen cabinets in laminate finish with solid surface counter top complete with kitchen sink and cold tap.
ii. Wet Kitchen	: Kitchen cabinets in laminate finish with solid surface counter top complete with kitchen sink, mixer, cooker hood, gas hob and built-in oven.
c. Kitchen Cabinets/Appliances (For types E1-G & E1)	
i. Dry Kitchen	: Kitchen cabinets in laminate finish with solid surface counter top complete with kitchen sink, cold tap, and built-in oven.
ii. Wet Kitchen	: Kitchen cabinets in laminate finish with solid surface counter top complete with kitchen sink, mixer, cooker hood and gas hob.
d. DB	
i. For types C1-G, C1, C2-G, C2, D1-G, D1, E1-G & E1	: Wall enclosure with skim coat, concrete slab ceiling with skim coat, floor with porcelain tiles and timber cabinet door in laminate finish
ii. For types C3-G, C3, C4-G, C4, C5-G, C5, D2-G, D2, D3-G, & D3	: Cabinet in laminate finish
e. Wardrobes	: To all bedrooms in melamine finish
f. Air-Conditioning	: Refer to Air-Conditioning schedule for details
g. Wireless SMART home system	- 1 no. SMART home centre lite - 1 no. IP camera - 1 no. lighting control & 1 no. air-con control (to be installed in living/dining or other locations specified by developers) - 1 no. Zwave module for digital lockset control for all units.
h. Intercom	: Audio intercom system is provided for communications to Visitor Call Panel at 1st Storey and Basement Lift Lobbies, Guard House and Residents' Side Gate ( <i>beside Guard House</i> )
i. Hot Water Supply ( <i>gas water heater</i> )	: To Kitchen, Wet Kitchen and Bathroom for all units ( <i>excluding WC and Dry Kitchen</i> )
j. Wireless Internet Connectivity	: To Clubhouse and Community Function Room
k. Mechanical Ventilation System	: To all WC
l. Security System	
i. Card Access System	: To Lift Lobbies at all Basements, 1st Storey, Gymnasium and Residents' Side Gates
ii. Car Access System	: Automatic Car Barrier System
iii. Closed Circuit Television	: Surveillance cameras to Lift Lobbies at Basement, 1st Storey and Residents' Side Gates
m. Railings	
i. PES	: Metal railing and/or metal gate
ii. Balcony and A/C Ledge	: Metal railing
n. Prefabricated bathroom units	
i. Master Bath & Bath 2	: Type C1-G, C1, C2-G, C2, C3-G, C3, C4-G, C4, C5-G,C5, D1-G, D1, D2-G, D2, D3-G, D3
ii. Bath 2	: Type E1-G, E1
iii. WC	: Type C2-G, C2, C5-G, C5, E1-G, E1
o. Soil Treatment	
Anti-termite soil treatment by Specialist, where applicable.	
p. Building Façade Access	
Gondola support in cast-in pipe sleeve and/or floor mounted steel bracket and/or wall mounted steel brackets may be provided at roof and common area for the operation of gondolas, where applicable.	



Ceiling Height Schedule

Room	Ceiling Height (m)		
	Floor to underside of Slab	Floor to underside of False Ceiling	Floor to underside of Bulkhead
Type C1-G, C1, C2-G, C2, C3-G, C3, C4-G, C4, C5-G, C5 Type D1-G, D1, D2-G, D2, D3-G, D3 Type E1-G, E1			
Living & Dining	2.7	-	2.3 / 2.5 (where applicable)
Entrance Foyer	2.7	2.5 (where applicable)	2.3 (where applicable)
Master Bedroom	2.7	-	2.3 / 2.4
Junior Suite	2.7	-	2.3
Bedroom 2/3/4 (where applicable)	2.7	-	2.3
Kitchen	-	2.4	2.3
Dry Kitchen	2.7	-	2.3 / 2.4 (where applicable)
Wet Kitchen	-	2.4	2.3
Master Bath	2.4	-	-
Master Bath (for types E1 & E1-G only)	-	2.4	2.3
Junior Bath (for types E1 & E1-G only)	-	2.4	2.3
Bath 2	2.4	-	-
Hallway	-	2.5	2.3
Balcony	2.6	-	-
Study (where applicable)	2.7	-	2.3
Utility (where applicable)	2.7	2.4 (where applicable)	2.3 / 2.4 (where applicable)
Yard	-	2.4	2.3 (where applicable)
WC (where applicable)	-	2.3	-
PES (where applicable)	2.6	-	-
DB	-	2.4	-
AC ledge	2.7	-	-

Electrical Schedule

Description	Unit Types									
	C1/ C1-G	C2/ C2-G	C3/ C3-G	C4/ C4-G	C5/ C5-G	D1/ D1-G	D2/ D2-G	D3/ D3-G	E1/ E1-G	
Lighting Point	10	13	13	13	14	14	14	15	17	
Power Point	18	19	19	20	20	23	23	24	27	
TV Outlet	4	4	4	4	4	5	5	5	6	
Telephone Outlet	4	4	4	5	5	5	5	5	6	
Data Outlet	2	2	2	2	2	2	2	2	2	
Door Bell Point	1	1	1	1	1	1	1	1	1	
Audio Intercom	1	1	1	1	1	1	1	1	1	
Hood Point	1	1	1	1	1	1	1	1	1	
Hob Point	1	1	1	1	1	1	1	1	1	
Oven Point	1	1	1	1	1	1	1	1	1	
Refrigerator Point	1	1	1	1	1	1	1	1	1	
Washing Machine Point	1	1	1	1	1	1	1	1	1	
Gas Heater Isolator	1	1	1	1	1	1	1	1	1	
Aircon Isolator	3	3	3	4	4	4	4	4	5	

For types E1-G & E1, light switches are located on wardrobe dry wall for Bedrooms 3 & 4.

Air-Conditioner Schedule

Description	Unit Types									
	C1/ C1-G	C2/ C2-G	C3/ C3-G	C4/ C4-G	C5/ C5-G	D1/ D1-G	D2/ D2-G	D3/ D3-G	E1/ E1-G	
Living/Dining	2	2	2	2	2	2	2	2	2	
Master Bedroom	1	1	1	1	1	1	1	1	1	
Study (where applicable)	-	-	-	1	1	-	-	-	-	
Bedroom 2	1	1	1	1	1	1	1	1	1	
Bedroom 3	1	1	1	1	1	1	1	1	1	
Bedroom 4	-	-	-	-	-	1	1	1	1	
Junior Suite	-	-	-	-	-	-	-	-	1	
Condenser Unit (CU)	3	3	3	4	4	4	4	4	5	

Notes to Specifications

- A. Marble/Compressed Marble/Limestone/Granite/Compressed Quartz**  
Marble/compressed marble/limestone/granite/compressed quartz 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/compressed quartz as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.
- B. 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.
- C. 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.

- D. Materials, Fittings, Equipment, Finishes, Installations and Appliances**  
Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.
- E. 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, 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.
- F. 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. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.
- G. 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.
- H. 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.
- I. Glass**  
Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.
- J. Mechanical Ventilation System**  
Mechanical Ventilation fans and ductings are provided to WC 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 WC (where applicable) is to be maintained by the Purchaser on a regular basis.
- K. Tiles**  
Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standard SS483:2000. Manufacturing and constructional tolerances are expected.
- L. Prefabricated Bathroom Units**  
Certain bathroom and WC 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.
- M. Wall**  
All wall finishes shall be terminated at false ceiling level. There will be no tile works behind kitchen cabinets /vanity cabinet/mirror.
- N. Vinyl Flooring**  
Vinyl 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. Vinyl floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.  
The vinyl flooring for this development adopts a simple locking system that does not require any adhesive. As such, air beneath the vinyl might result in light tapping sound occurring.
- O. Mobile Reception**  
Mobile reception within the Housing Project is subjected to the availability/provision of the respective Telecom/mobile provider(s). The Vendor shall not be liable to the purchaser for inadequate / weak mobile reception as this is not within the purview/control of the Vendor.
- P. Ambient Noise**  
This development is located in the vicinity of Paya Lebar Air Base, LRT line, Nparks Park Connector, health & medical care and residential developments. High ambient noise attributed to the air traffic and M&E equipment operation should be expected.
- Q. Internal Unit Structural Floor Slab**  
All internal unit floor finishes (porcelain tiles and vinyl floorings) in this development are laid directly onto the structural concrete floor slab by screed-less bedding adhesive method. In the event of floor finishes replacement, no hacking of the internal unit structural concrete floor slab is allowed.
- R. Cable Services**  
The Vendor shall endeavour to procure a service provider for cable television and/or internet services (the "Cable Services") to provide the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part or parts thereof), so as to enable the Unit/Building and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit/Building and/or the Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit/Building and/or the Housing Project.

Hoi Hup Sunway Sengkang Pte Ltd is a joint venture comprising partners Hoi Hup Realty Pte Ltd, Sunway Developments Pte Ltd, Azuki Investment Pte Ltd and Oriental Worldwide Investments Inc.

Committed to creating living space of high functionality and comfort, the group enjoys several successful collaborations that include Sophia Hills, Royal Square at Novena, The Miltonia Residences, Sea Esta, Lake Vista @ Yuan Ching, Arc at Tampines and Vacanza @ East.

The group is also the proud winner of the BCA Construction Award (Merit) 2017 for Sea Esta, BCA Construction Award (Merit) 2016 for Vacanza@East, BCA Construction Excellence Award 2016 for Lake Vista@Yuan Ching and BCA Greenmark Award (Platinum) 2014 for Royal Square at Novena. Meanwhile, our development Sophia Hills has also clinched an Asia Property Award under the category of Architecture Multiple Residences Singapore (2015-2016).

### RECENT PROJECTS



SOPHIA HILLS (CONDO)

A 493 units condominium at Mount Sophia, with 3 conservation buildings as residents' clubhouse, an integrated childcare / kindergarten and integrated restaurant.



ROYAL SQUARE AT NOVENA (MIXED USE)

A 33-storey mixed-used commercial building with shopping / dining, medical suites near Health City Novena. 250-room hotel by Courtyard By Marriott, Singapore Novena.



SEA ESTA (CONDO)

376 units  
Completed on 8/7/2015



THE MILTONIA RESIDENCES (CONDO)

410 units  
Completed on 1/12/2014



LAKE VISTA @ YUAN CHING (DBSS)

682 units  
Completed on 4/9/2014



ARC AT TAMPINES (EC)

574 units  
Completed on 5/8/2014

Developer: Hoi Hup Sunway Sengkang Pte Ltd • Co Registration No.: 201624592R • Developer License No.: C1236 • Tenure Of Land: 99 years from 5 December 2016 • Lot & Mukim No.: 02924T MK 21 at Anchorvale Lane • Legal TOP/Legal Completion: 4 September 2020/4 September 2023 • BP Approval No.: A0712-03161-2016-BP01 dated 25 January 2018 • Encumbrances on the land: Mortgage in favour of United Overseas Bank Limited

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All information, including equipment, materials, fittings, niches, installations and appliances, description, plans and specifications, are current at the time of publishing, and are subject to such changes as may be required by the Developer or the relevant authorities, and cannot form part of an offer or contract. All plans and layouts are not to scale and are subject to change/amendments as may be directed or approved by the relevant authorities. The floor areas indicated in the brochure are approximate measurements only and are subject to final survey. The Developer reserves the right to modify any unit, plans, layouts, the building, the development or any part thereof prior to completion in its absolute discretion or as directed or approved by the architect or relevant authorities.



