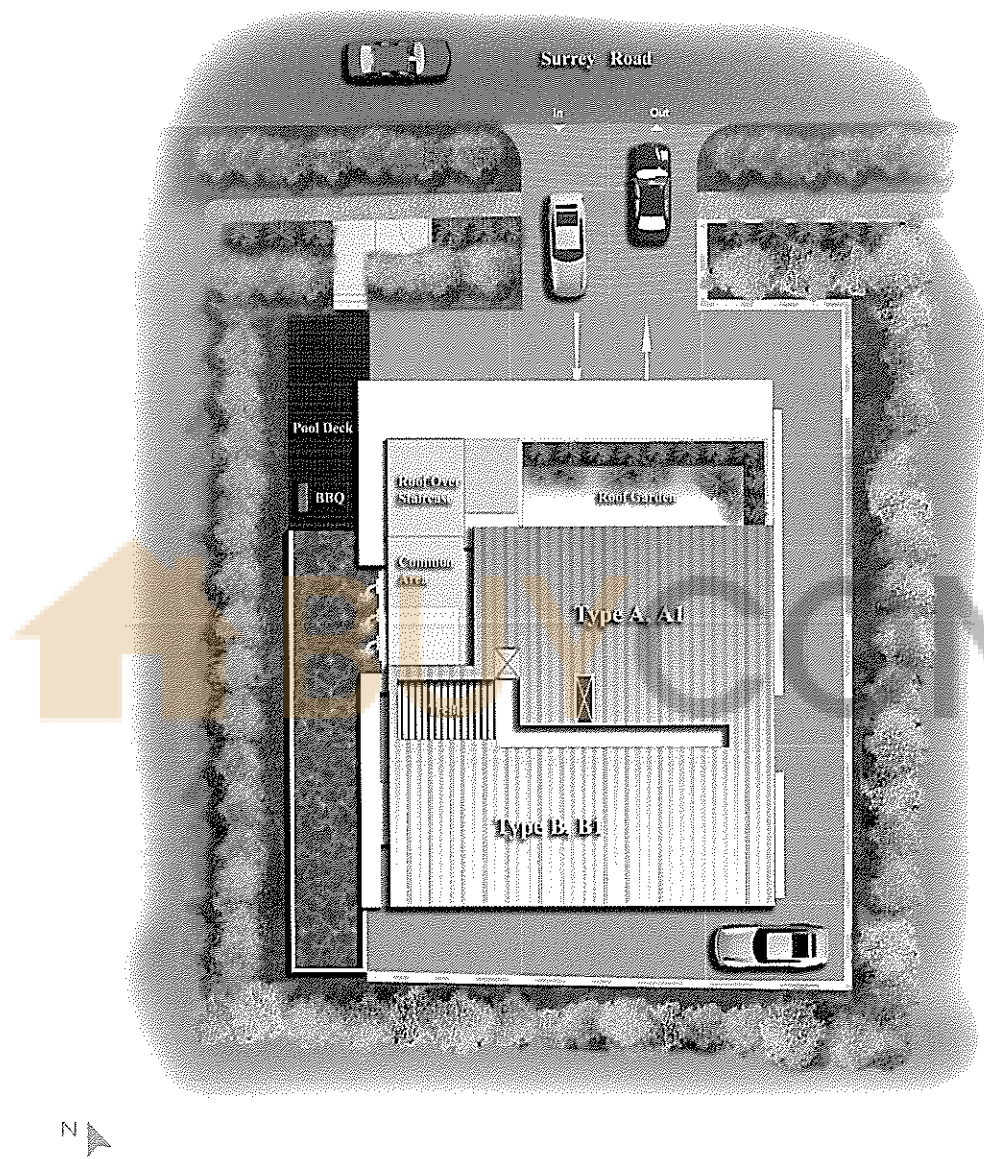
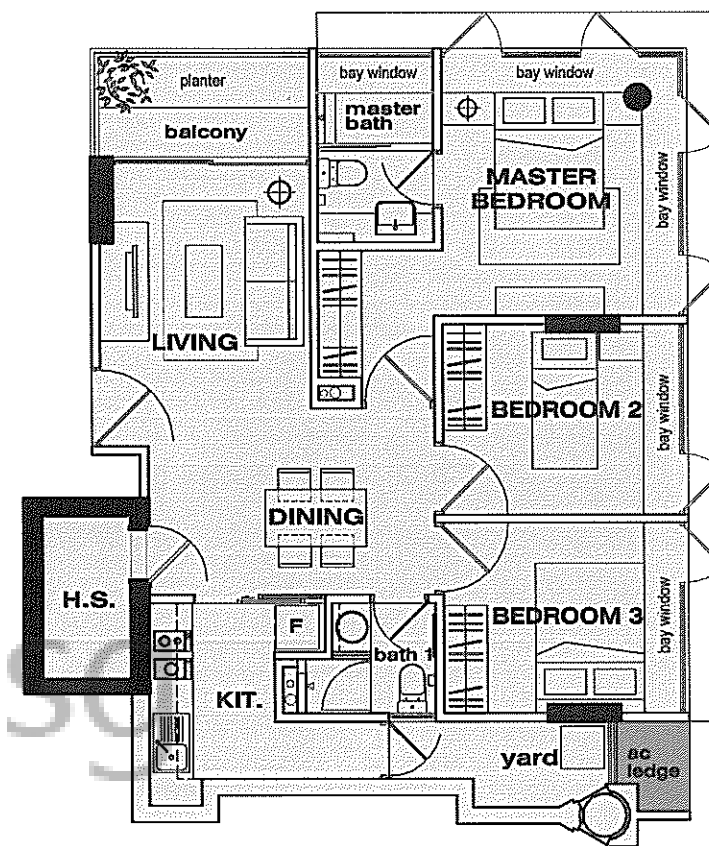


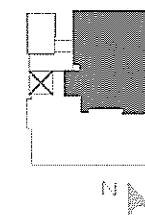
SITE PLAN



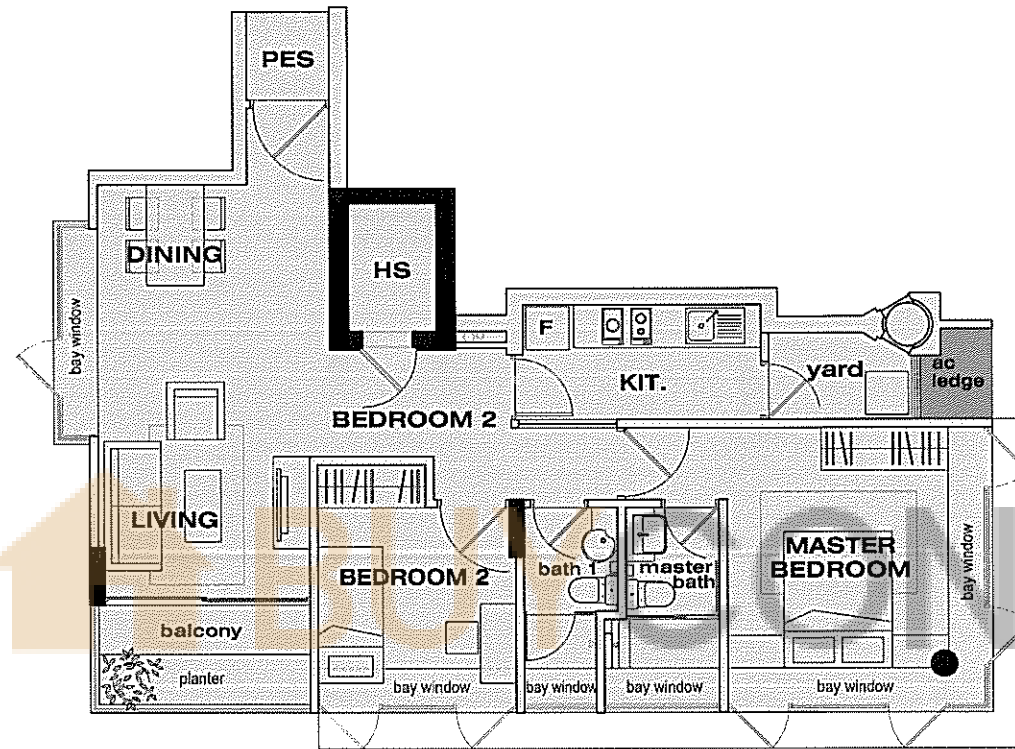
FLOOR PLAN



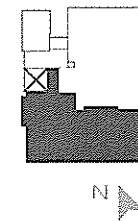
TYPE A : 3BR  
- 926 sq.ft.



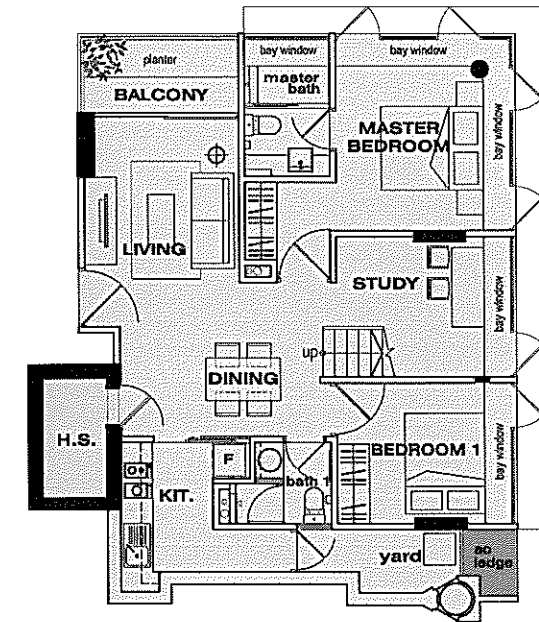
FLOOR PLAN



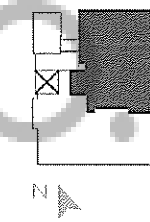
TYPE B : 2BR  
- 894 sq.ft.



FLOOR PLAN

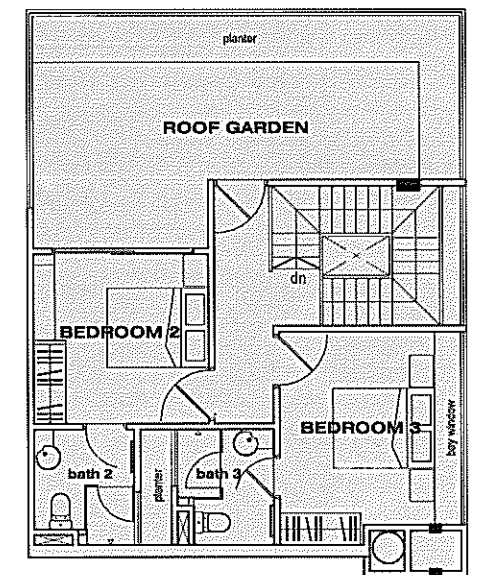


LEVEL 1

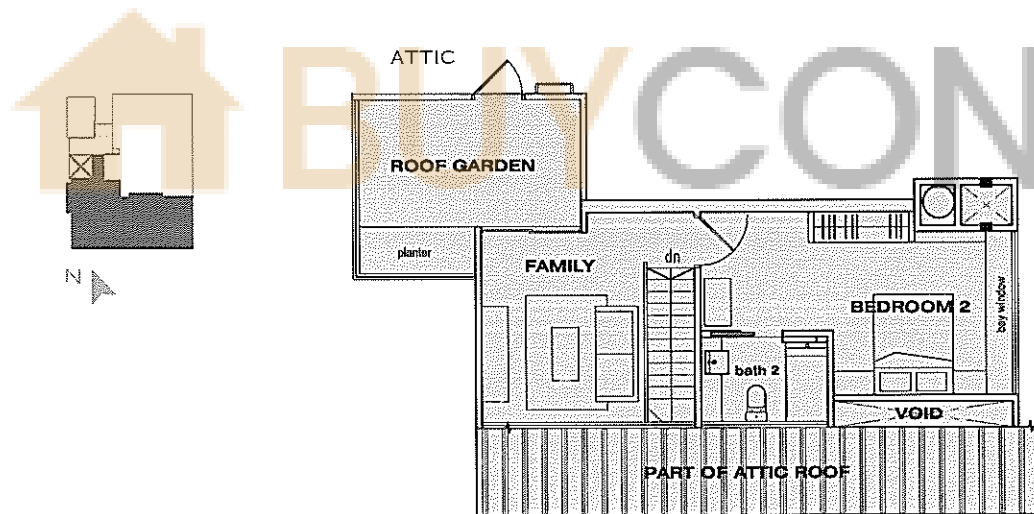
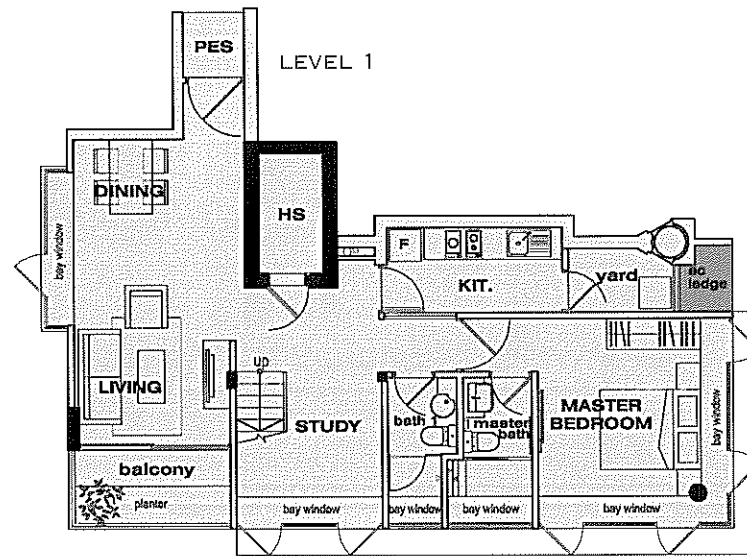


TYPE A1 : PENTHOUSE  
4BR + STUDY  
- 1820 sq.ft including attic

ATTIC



## FLOOR PLAN



**TYPE B1 :**  
**PENTHOUSE**  
**2BR + FAMILY + STUDY**  
 - 1496 sq.ft. including attic

## SPECIFICATIONS

### 1. FOUNDATION

Piled foundation

### 2. SUPER-STRUCTURE

Reinforced concrete to Engineer's specification

### 3. WALLS

External – Common clay brick  
 Internal – Common clay brick or concrete blocks

### 4. ROOF

Flat roof – Reinforced concrete roof with waterproofing and insulation  
 Curve roof – Profiled metal roof with insulation

### 5. CEILING

Living/Dining, Bedrooms – Skim coat and/or plaster ceiling boards  
 Household Shelter and Yard – Skim coat with emulsion paint finish  
 Master Bath, Common Bath and Kitchen – Moisture resistant plaster ceiling boards with emulsion paint finish

### 6. FINISHES

• **Wall (For Apartments)**  
 a) Living/Dining, Bedrooms, Household Shelter and Yard – Cement and Sand plaster with emulsion paint  
 b) Master Bath, Common Bath and Kitchen – Designer tiles (ceramic or marble) up to ceiling height  
 • **Wall (For common Areas)**  
 a) 1st Storey Lift Lobby – Designer Ceramic tiles  
 b) Typical lift lobbies – Ceramic tiles and/or cement and sand plaster with emulsion paint.  
 c) Staircases – Cement and sand plaster with emulsion paint  
 d) External Wall - Cement and sand plaster with weather proof paint

• **Floor (For Apartments)**  
 a) Living/Dining – Compressed marble tile with skirting  
 b) Bedrooms – Teak timber strip flooring with skirting  
 c) Master Bath, Common Bath – Ceramic tiles  
 d) Kitchen, Household Shelter Yard – Ceramic tiles  
 e) Balcony – Pebble wash/ceramic tiles  
 f) A/C Ledge – Smooth cement finish

• **Floor (Common Areas)**  
 a) 1st storey lift lobby – Homogeneous tiles or Ceramic tiles  
 b) Typical lift lobbies – Homogeneous tiles or Ceramic tiles  
 c) Staircases from 1st up to 2nd storey – Homogeneous tiles/Ceramic tiles  
 d) Staircases from 2nd storey upwards – Cement and sand screed with noising tiles  
 e) Pool Area – Pebble wash/Timber deck/Granite tiles  
 f) Walkway/Pavement – Granite tiles/Pebble wash/Concrete pavers

### Note:

Granite/Marble and Compressed Marble are natural materials containing veins and tonality differences. There will be colour markings caused by their complex material composition and incorporated impurities. While materials can be pre-selected before installation, this non-conformity cannot be totally avoided.

### 7. WINDOWS

a) Powder coated aluminum framed windows with 6mm thick tinted glass  
 b) Bathrooms and W.C.s – Powder coated aluminum framed windows with 6mm thick tinted glass

### 8. DOORS

a) Main Entrance – Fire-rated timber veneer door  
 b) Bedrooms, Bathrooms – Semi hollow core timber veneer door and/or frameless glass door  
 c) Kitchen – Frameless glass door  
 d) Household Shelter – Steel door  
 e) Balcony, Roof Garden – Aluminium framed glass door  
 f) Ironmongery – Good quality locksets

### 9. OTHERS

a) Railing (For penthouse) – Stainless steel frame with tempered glass  
 b) Railing (For common areas) – Mild steel in painted finish  
 c) Railing (For balcony) – Tempered glass

### 10. SANITARY WARES AND FITTINGS

• **Master Bath (Sunken)**  
 a) 1 shower cubicle with concealed shower mixer, shower set and overhead shower spray  
 b) 1 Vanity-top with 1 basin and mixer tap with

### • Common Bath 1, 2 & 3

a) 1 shower cubicle complete with shower mixer and shower set  
 b) 1 Vanity-top with 1 basin and mixer tap with shelving below  
 c) 1 water closet  
 d) 1 mirror  
 e) 1 toilet paper holder  
 f) 1 towel rail

### 11. ELECTRICAL INSTALLATION

	TYPE A	TYPE A1	TYPE B	TYPE B1
13A S/S/O	8	13	7	9
TWIN 13A S/S/O	8	10	7	9
15A S/S/O	2	2	2	2
30A DP ISOL FOR A/C	2	3	2	3
TV/SCV	4	5	4	5
DATA	3	5	2	4
TEL	5	6	4	6
INTERCOM	1	1	1	1
BELL	1	1	1	1
WATER HEATER	3	5	3	4
COOKER	1	1	1	1
HOOD	1	1	1	1
LIGHTING POINT	15	24	15	23

### Note:

All electrical wirings are concealed except electrical wirings in conduits exposed above false ceiling.

### 12. LIGHTNING PROTECTION SYSTEM

a) Lightning Protection System shall be provided in accordance with the Singapore Standard CP33 1996

### 13. PAINTING

External Walls – Weatherproof emulsion paint  
 Internal Walls – Emulsion paint

### 14. WATERPROOFING

a) Waterproofing is provided to floor of bathrooms, Kitchen, Yard, W.C., Roof Garden, Planter Box and where required

### 15. DRIVEWAY AND CARPARK

a) Surface Driveway – Natural stones or tiles

### 16. RECREATIONAL FACILITIES

a) Lap Pool  
 b) BBQ Area  
 c) Sky Terrace  
 d) Gym

### 17. ADDITIONAL ITEMS

a) Kitchen Cabinets – High and low kitchen cabinets with solid surface worktop complete with stainless steel sink and mixer  
 b) Kitchen Appliances - Built-in Cooker Hob and Cooker hood and microwave oven  
 c) Concealed water treatment system (Amway)  
 d) Refrigerator & Washing Machine  
 e) Bedroom wardrobes – Built-in wardrobes to all bedrooms  
 f) Air-conditioning – Split-unit air-conditioning to Living/Dining and all Bedrooms  
 g) Intercom – Audio/Intercom System to apartment units linked to Gate Entrance  
 h) Electric Water Heater – Hot water supply to all bathrooms  
 i) Soil Treatment – Anti-termites soil treatment where applicable by specialist approved by the relevant authorities  
 j) Cable Vision – Provision of cable and outlet only

### Note:

1. Layout / location of wardrobes, kitchen cabinets and fan coil units are subject to architect's sole discretion and final design.  
 2. Where manufacturers, contractors and suppliers of fittings, equipment and appliances give warranties, the Vendor shall pass such or any or all of the warranties to the Purchaser at the time possession of the Unit is delivered to the Purchaser, and the Vendor shall not be answerable for any failure of these manufacturers, contractors and suppliers to honour any warranty.  
 3. The air-conditioning system has to be maintained and cleaned on a regular basis by the Purchaser. That includes the cleaning of filters and cleaning of condensate pipes to ensure good working condition of the system.  
 4. Connection, subscription and other fees for television, SHCV, Internet and other service providers whether chosen by the