

**TYPE A-G (1-bedroom)**

Area 581 sqft / 54 sqm (inclusive of 12m<sup>2</sup> PES & 3m<sup>2</sup> A/C Ledge)

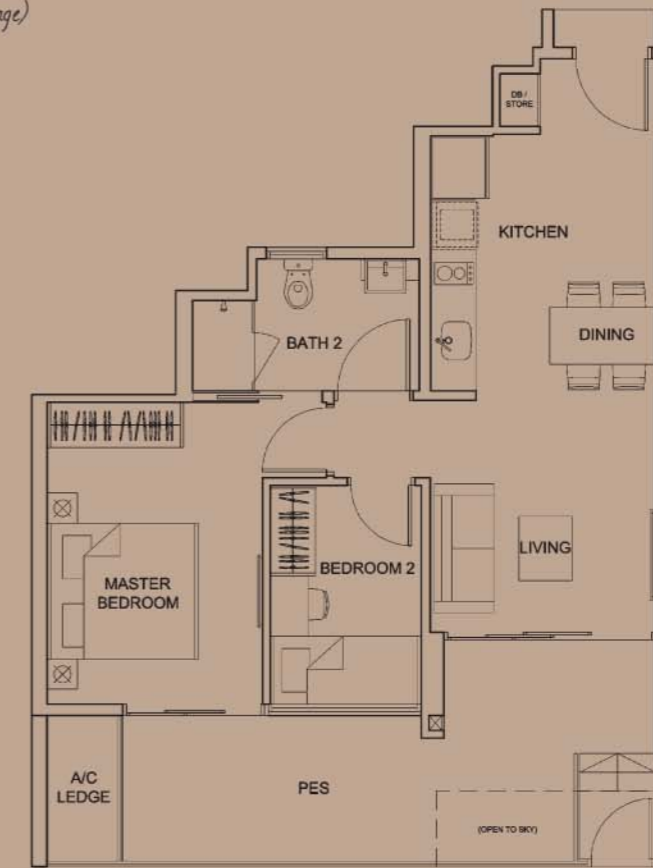
Unit Blk 18, #01-05 (Mirror Image)  
Blk 20, #01-13



**TYPE B-G (2-bedroom)**

Area 764 sqft / 71 sqm (inclusive of 17m<sup>2</sup> PES & 2m<sup>2</sup> A/C Ledge)

Unit Blk 18, #01-06 (Mirror Image)  
Blk 20, #01-12



**TYPE A (1-bedroom)**

Area 517 sqft / 48 sqm (inclusive of 6m<sup>2</sup> Balcony & 3m<sup>2</sup> A/C Ledge)

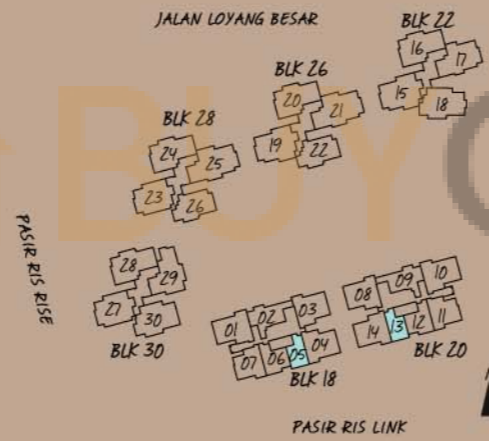
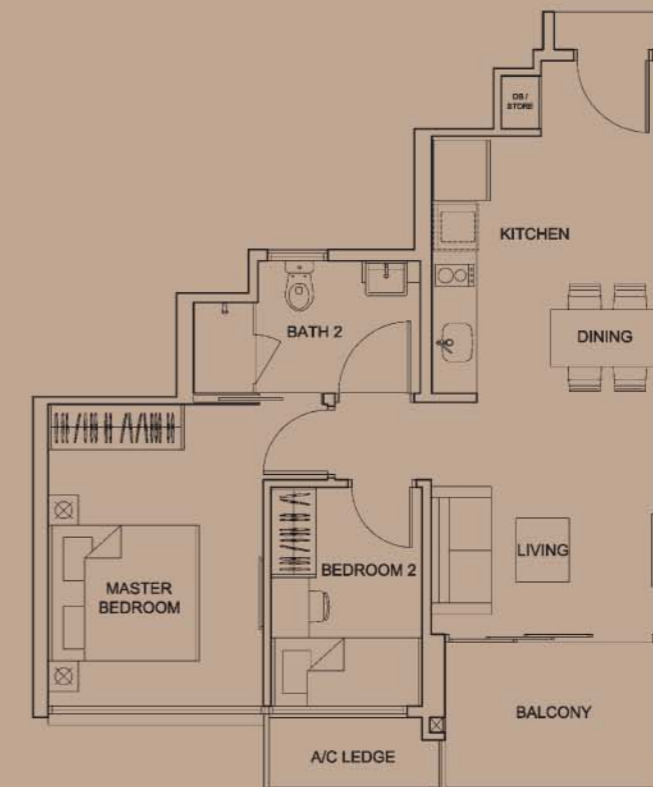
Unit Blk 18, #02-05 to #12-05 (Mirror Image)  
Blk 20, #02-13 to #12-13



**TYPE B (2-bedroom)**

Area 646 sqft / 60 sqm (inclusive of 6m<sup>2</sup> Balcony & 2m<sup>2</sup> A/C Ledge)

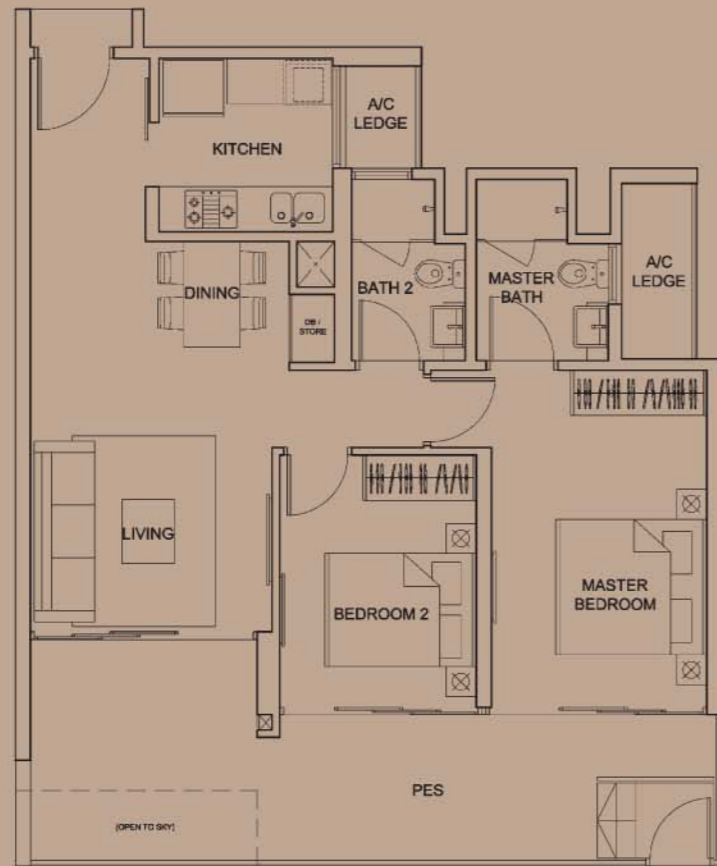
Unit Blk 18, #02-06 to #12-06 (Mirror Image)  
Blk 20, #02-12 to #12-12



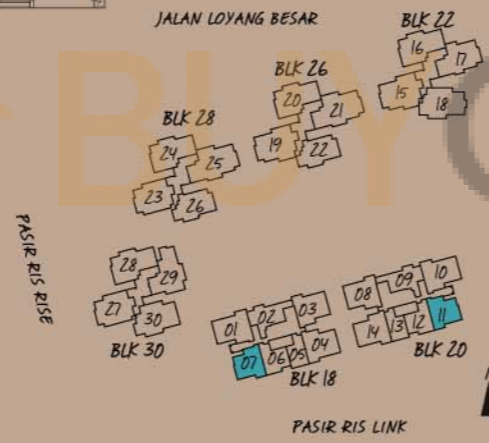
**TYPE B1-G (2-bedroom)**

Area 980 sqft / 91 sqm (inclusive of 21m<sup>2</sup> PES & 4m<sup>2</sup> A/C Ledge)

Unit Blk 18, #01-07 (Mirror Image)  
Blk 20, #01-11



JALAN LOYANG BESAR

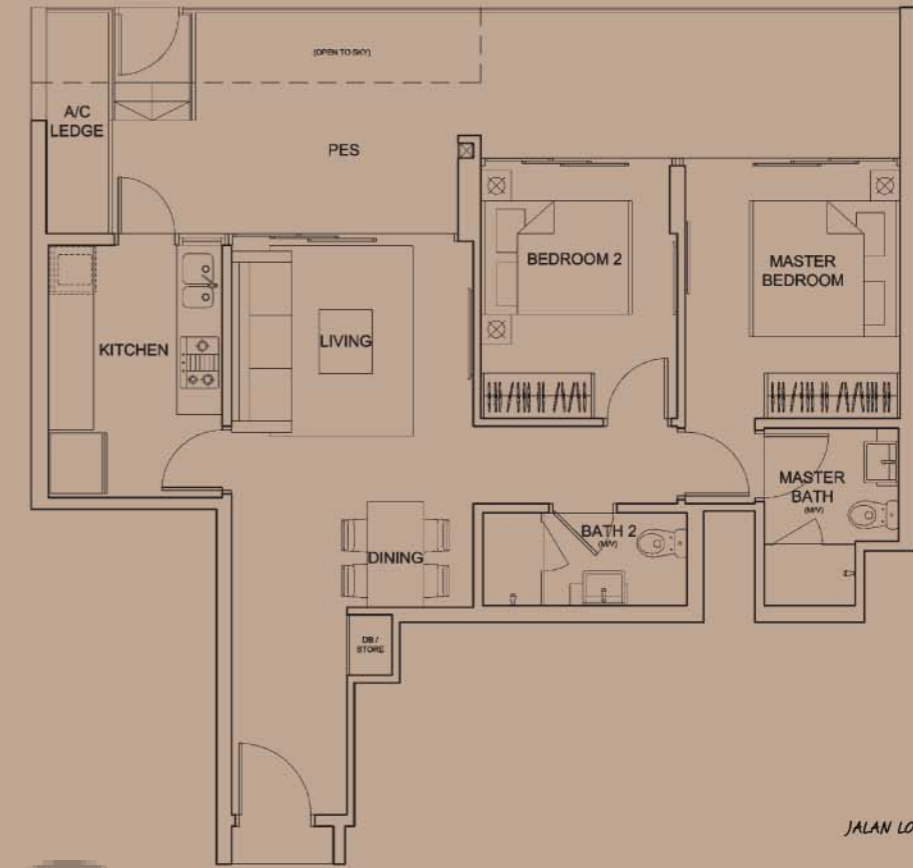


**TYPE B2-G (2-bedroom)**

Pool Views

Area 1,001 sqft / 93 sqm (inclusive of 26m<sup>2</sup> PES & 3m<sup>2</sup> A/C Ledge)

Unit Blk 18, #01-02  
Blk 20, #01-09 (Mirror Image)



JALAN LOYANG BESAR



**TYPE B1 (2-bedroom)**

Area 818 sqft / 76 sqm (inclusive of 7m<sup>2</sup> Balcony & 4m<sup>2</sup> A/C Ledge)

Unit Blk 18, #02-07 to #11-07 (Mirror Image)  
Blk 20, #02-11 to #11-11



Scale 1:100

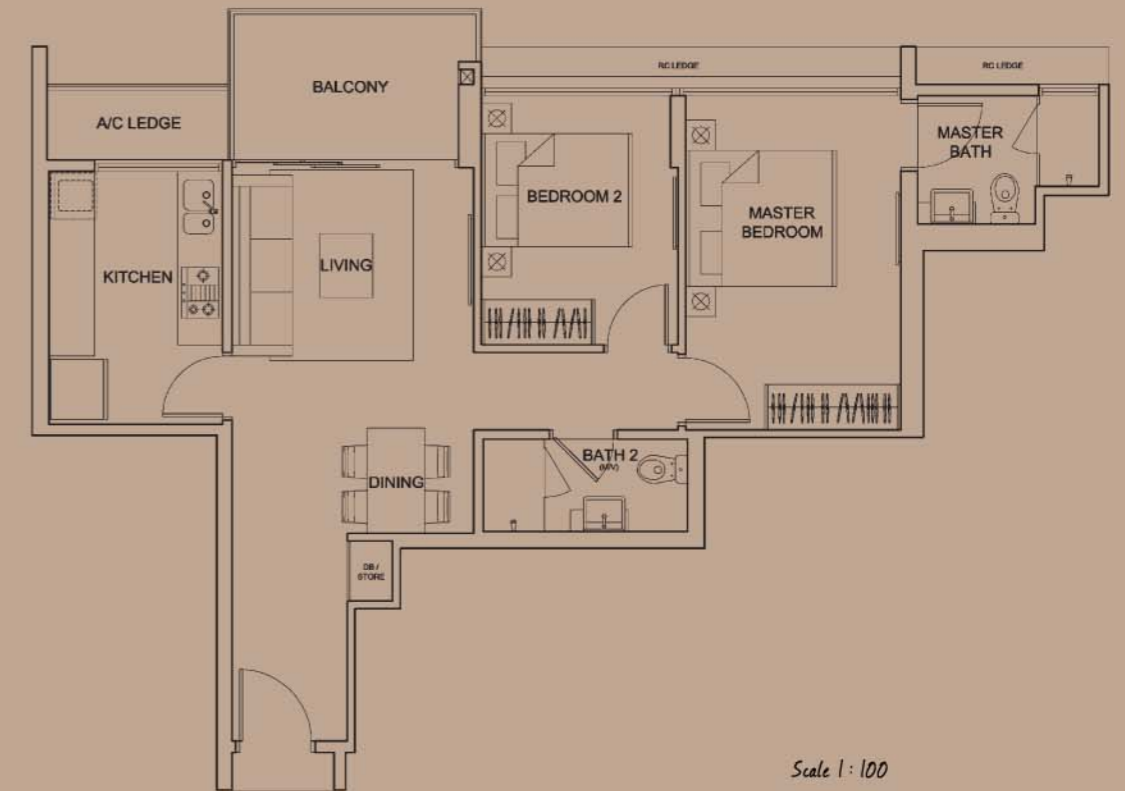


**TYPE B2 (2-bedroom)**

Pool Views

Area 818 sqft / 76 sqm (inclusive of 6m<sup>2</sup> Balcony & 3m<sup>2</sup> A/C Ledge)

Unit Blk 18, #02-02 to #11-02  
Blk 20, #02-09 to #11-09 (Mirror Image)



Scale 1:100



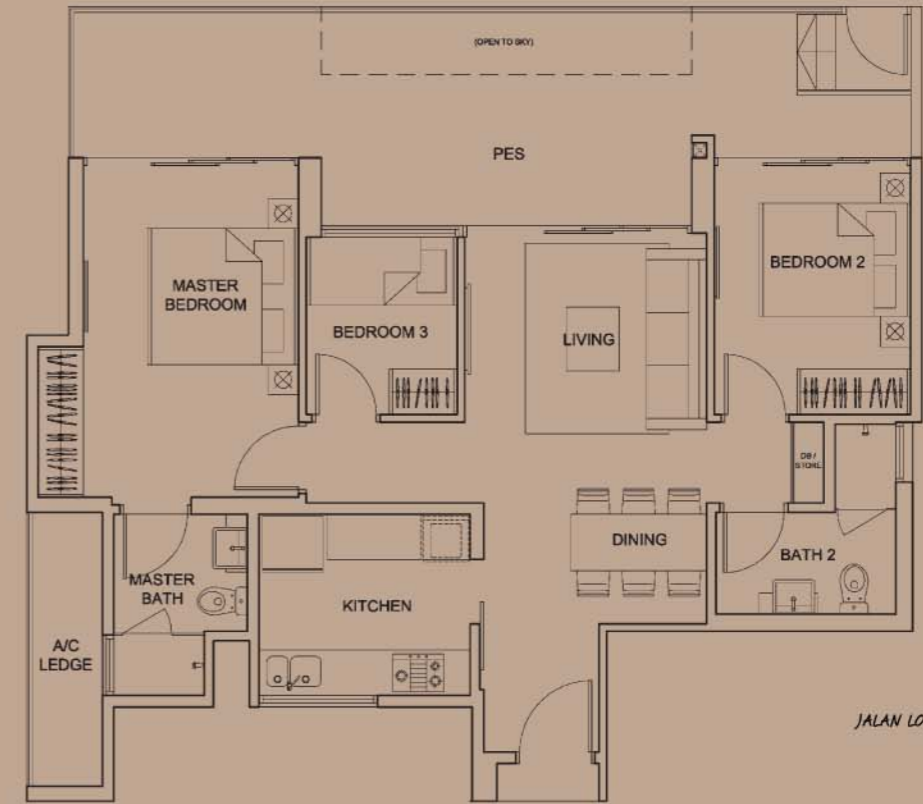
### TYPE C-G (3-bedroom)

Area 1,119 sqft / 104 sqm (inclusive of 26m<sup>2</sup> PES & 4m<sup>2</sup> A/C Ledge)  
 Unit Blk 18, #01-03 (Mirror Image) & Blk 20, #01-08 **Pool Views**  
 Blk 18, #01-04 & Blk 20, #01-14 (Mirror Image)



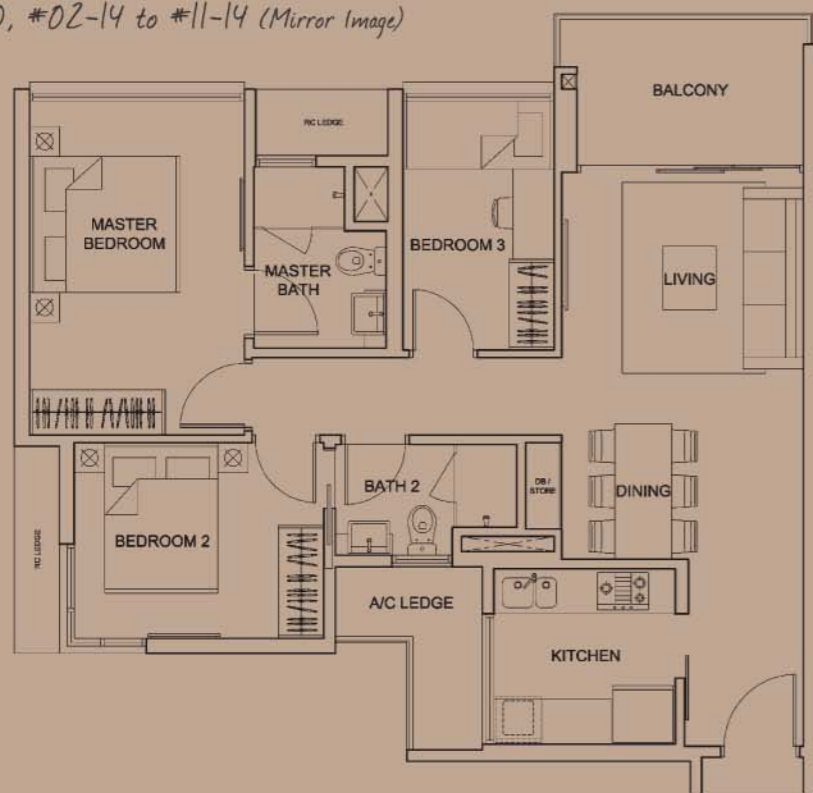
### TYPE C1-G (3-bedroom)

Area 1,119 sqft / 104 sqm (inclusive of 27m<sup>2</sup> PES & 4m<sup>2</sup> A/C Ledge)  
 Unit Blk 22, #01-16  
 Blk 26, #01-20  
 Blk 28, #01-24  
 Blk 30, #01-28



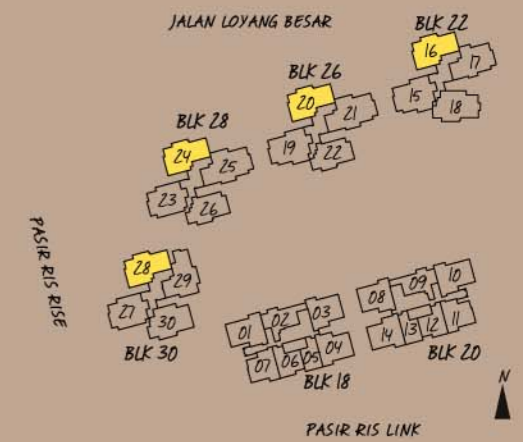
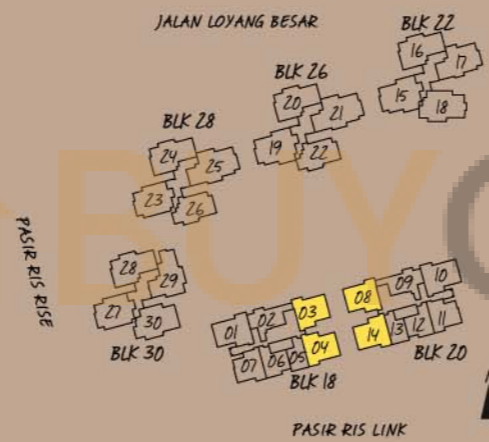
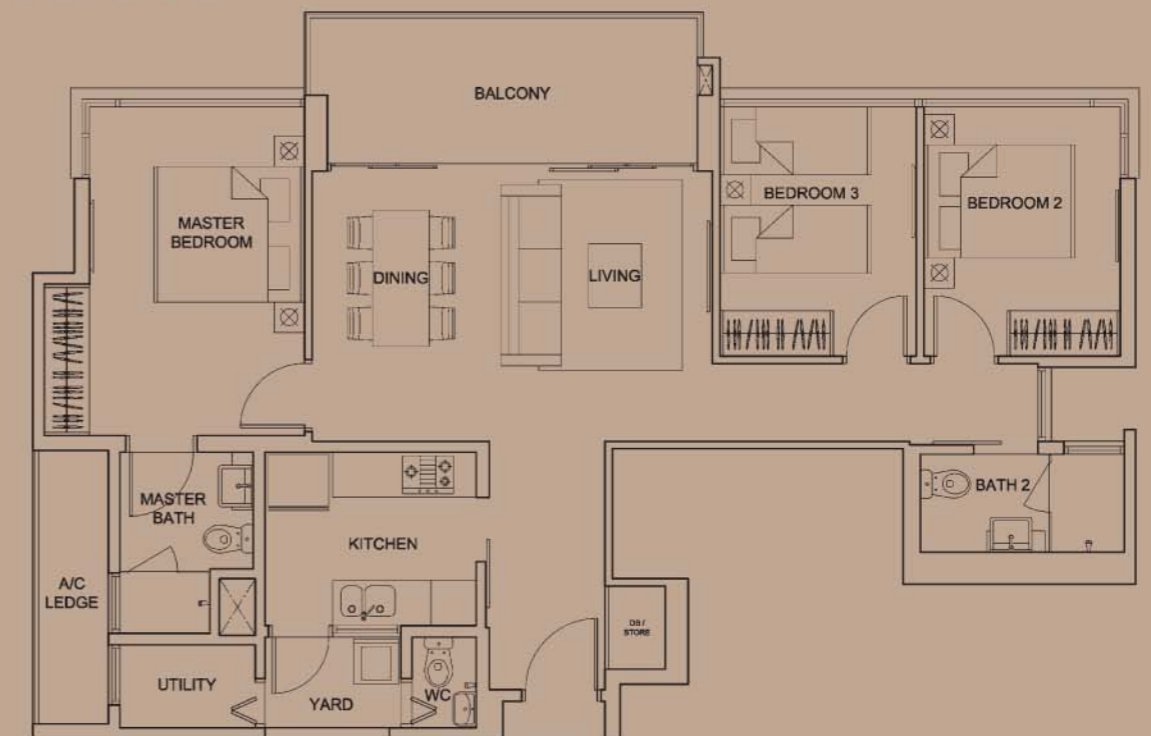
### TYPE C (3-bedroom)

Area 904 sqft / 84 sqm (inclusive of 7m<sup>2</sup> Balcony & 4m<sup>2</sup> A/C Ledge)  
 Unit Blk 18, #02-03 to #11-03 (Mirror Image) **Pool Views**  
 Blk 20, #02-08 to #11-08 **Pool Views**  
 Blk 18, #02-04 to #11-04  
 Blk 20, #02-14 to #11-14 (Mirror Image)



### TYPE C5 (3-bedroom)

Area 1,119 sqft / 104 sqm (inclusive of 11m<sup>2</sup> Balcony & 4m<sup>2</sup> A/C Ledge)  
 Unit Blk 22, #02-16 to #12-16  
 Blk 26, #02-20 to #12-20  
 Blk 28, #02-24 to #12-24  
 Blk 30, #02-28 to #12-28



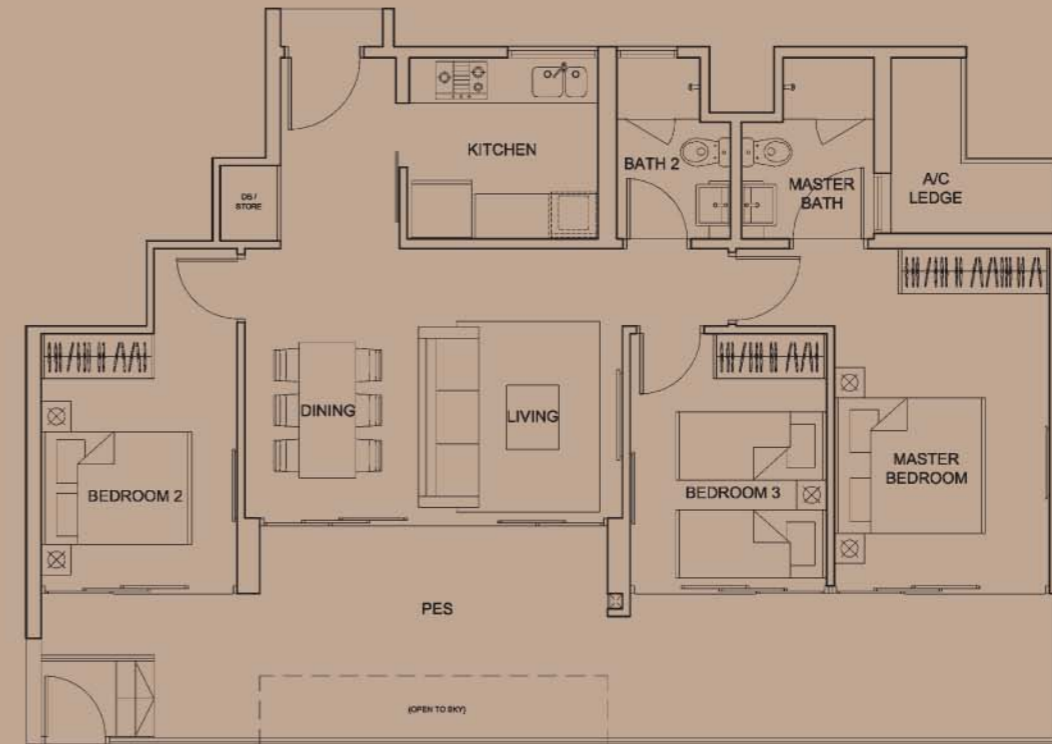
### TYPE C2-G (3-bedroom) Pool Views

Area 1,184 sqft / 110 sqm (inclusive of 26m<sup>2</sup> PES & 4m<sup>2</sup> A/C Ledge)  
 Unit Blk 18, #01-01 (Mirror Image)  
 Blk 20, #01-10



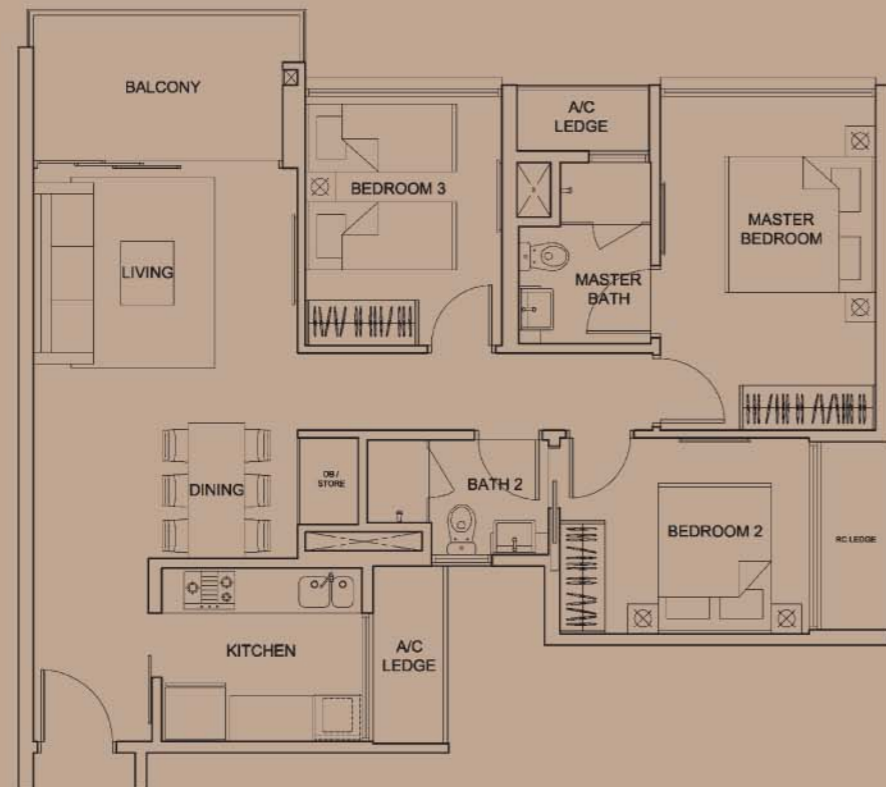
### TYPE C3-G (3-bedroom) Pool Views

Area 1,216 sqft / 113 sqm (inclusive of 32m<sup>2</sup> PES & 4m<sup>2</sup> A/C Ledge)  
 Unit Blk 26, #01-22  
 Blk 28, #01-26



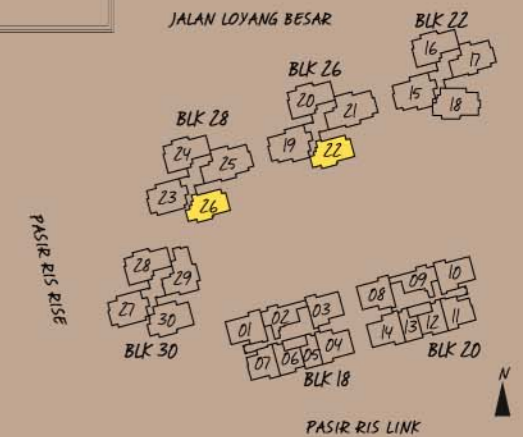
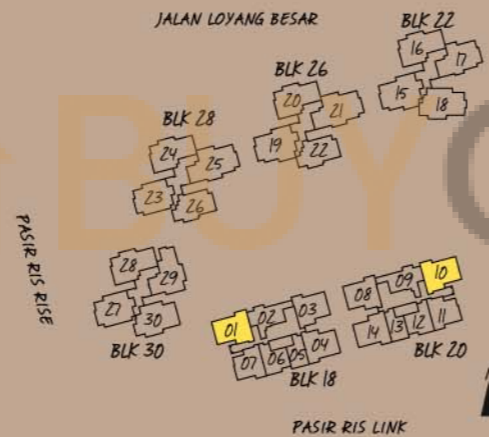
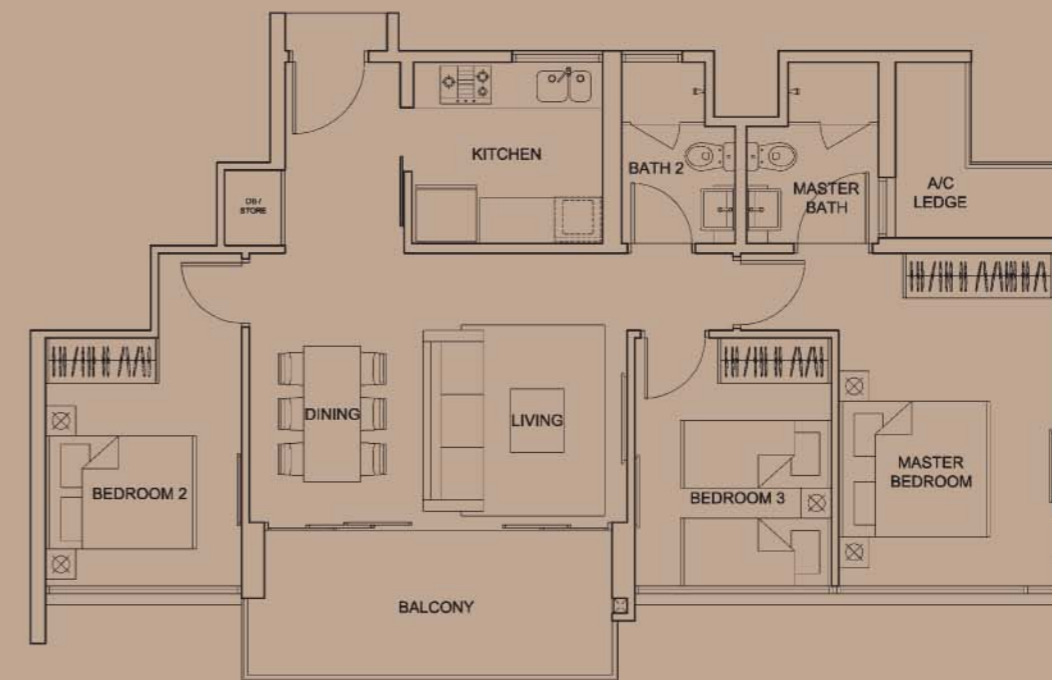
### TYPE C2 (3-bedroom) Pool Views

Area 980 sqft / 91 sqm (inclusive of 7m<sup>2</sup> Balcony & 4m<sup>2</sup> A/C Ledge)  
 Unit Blk 18, #02-01 to #11-01 (Mirror Image)  
 Blk 20, #02-10 to #11-10



### TYPE C3 (3-bedroom) Pool Views

Area 980 sqft / 91 sqm (inclusive of 10m<sup>2</sup> Balcony & 4m<sup>2</sup> A/C Ledge)  
 Unit Blk 26, #02-22 to #13-22  
 Blk 28, #02-26 to #13-26

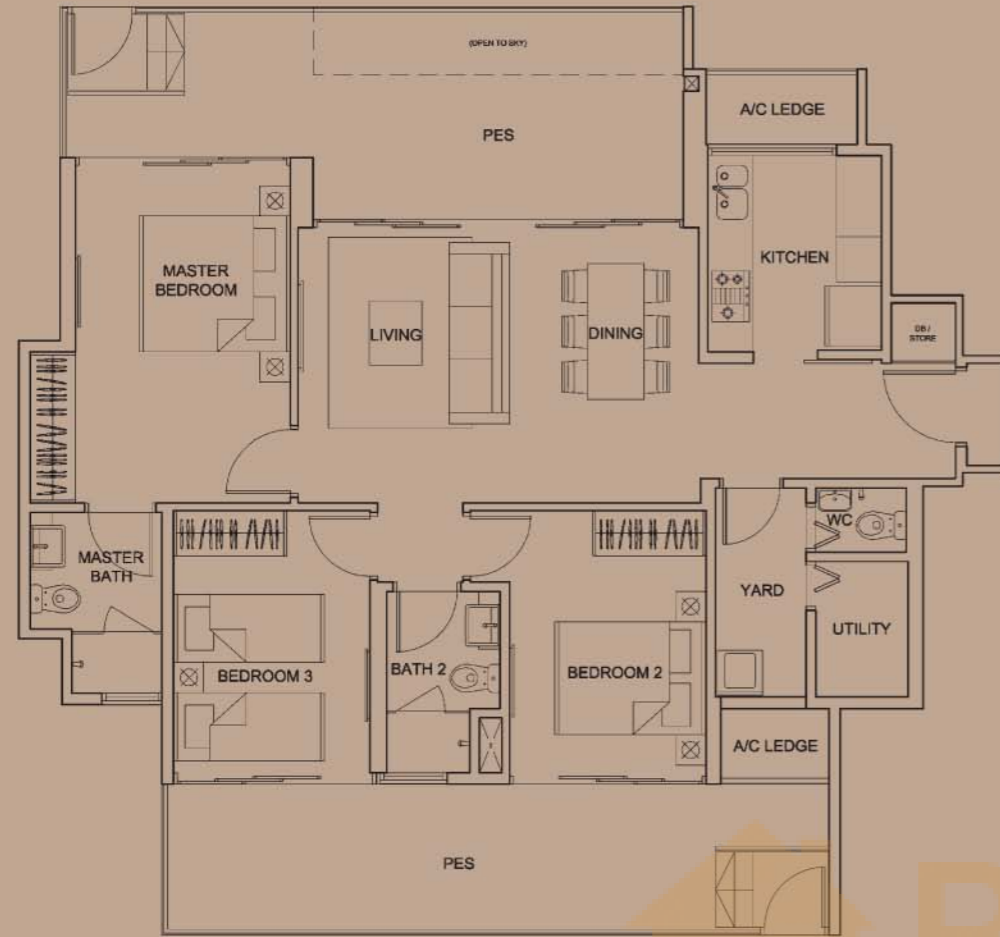


**TYPE C4-G (3-bedroom)**

Area 1,399 sqft / 130 sqm (inclusive of 39m<sup>2</sup> PES & 4m<sup>2</sup> A/C Ledge)

Unit Blk 28, #01-23

Blk 30, #01-27

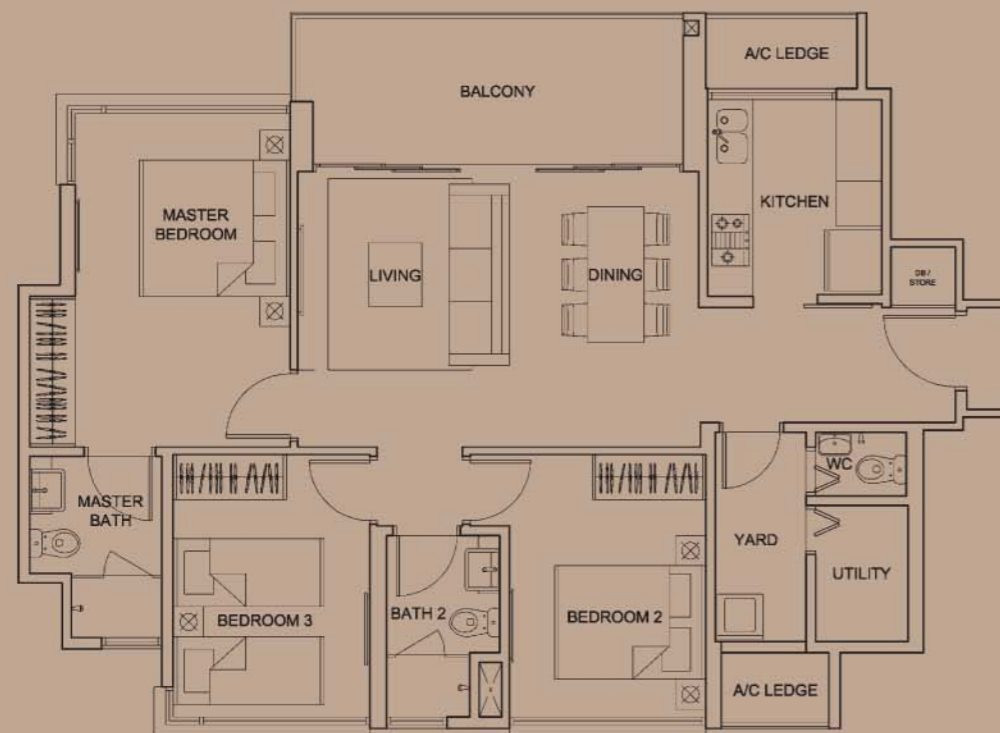


**TYPE C4 (3-bedroom)**

Area 1,098 sqft / 102 sqm (inclusive of 11m<sup>2</sup> Balcony & 4m<sup>2</sup> A/C Ledge)

Unit Blk 28, #02-23 to #12-23

Blk 30, #02-27 to #12-27



Scale 1:100



**TYPE C6-G (3-bedroom)**

Dual Views

Area 1,421 sqft / 132 sqm (inclusive of 41m<sup>2</sup> PES & 4m<sup>2</sup> A/C Ledge)

Unit Blk 22, #01-17

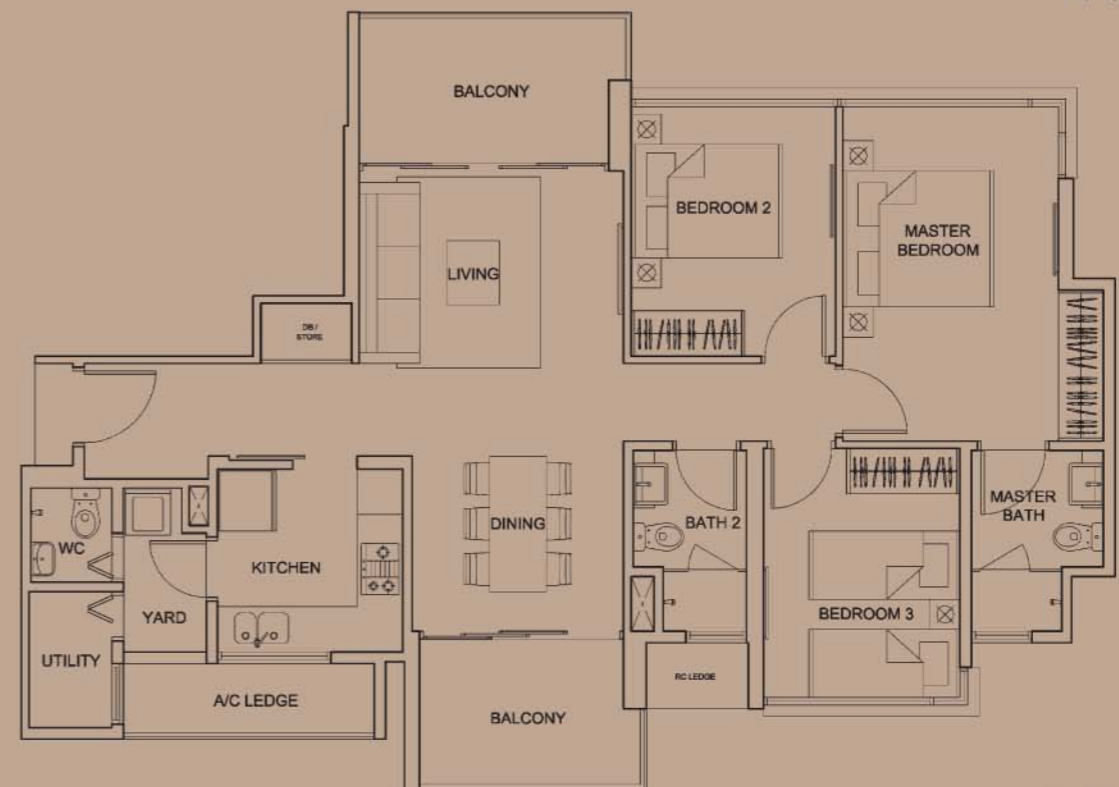


**TYPE C6 (3-bedroom)**

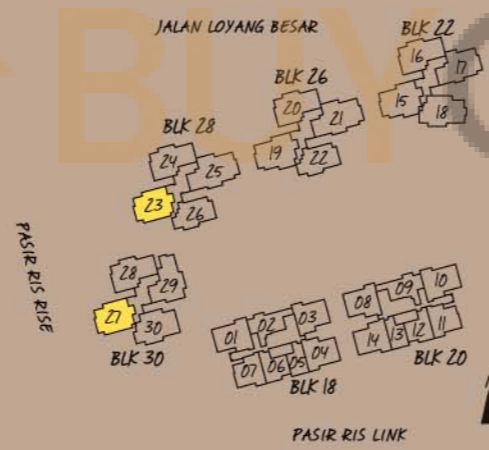
Dual Views

Area 1130 sqft / 105 sqm (inclusive of 13m<sup>2</sup> Balcony & 4m<sup>2</sup> A/C Ledge)

Unit Blk 22, #02-17 to #12-17



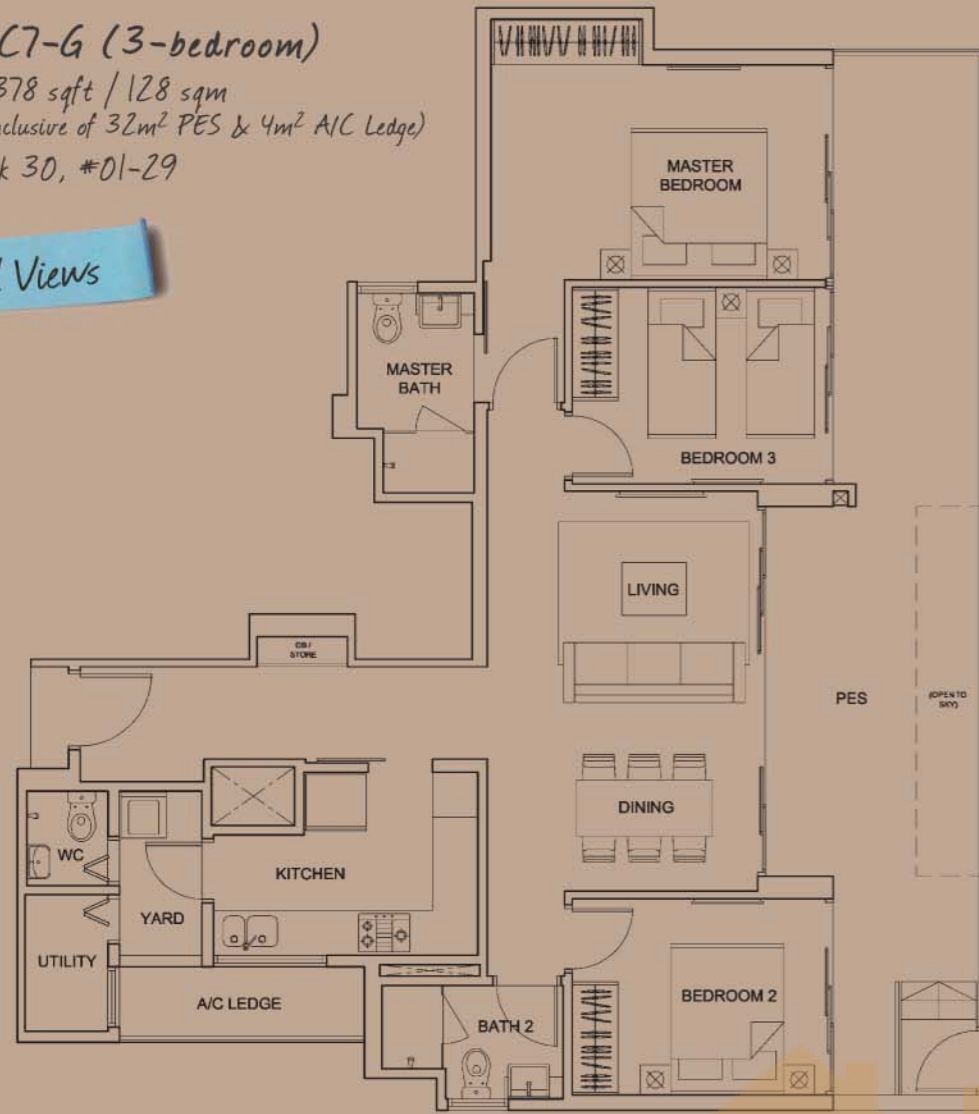
Scale 1:100



**TYPE C7-G (3-bedroom)**

Area 1,378 sqft / 128 sqm  
 (inclusive of 32m<sup>2</sup> PES & 4m<sup>2</sup> A/C Ledge)  
 Unit Blk 30, #01-29

Pool Views



**TYPE C8-G (3-bedroom)**

Dual Views

Area 1,528 sqft / 142 sqm (inclusive of 46m<sup>2</sup> PES & 5m<sup>2</sup> A/C Ledge)  
 Unit Blk 26, #01-19



**TYPE C7 (3-bedroom)**

Area 1,141 sqft / 106 sqm  
 (inclusive of 11m<sup>2</sup> Balcony & 4m<sup>2</sup> A/C Ledge)  
 Unit Blk 30, #02-29 to #12-29

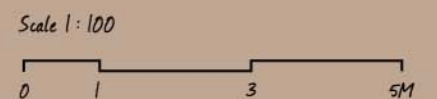
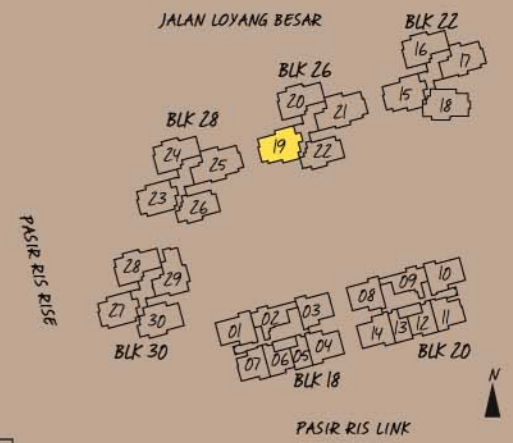
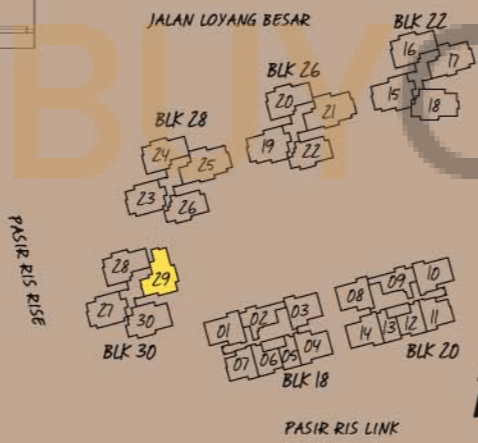
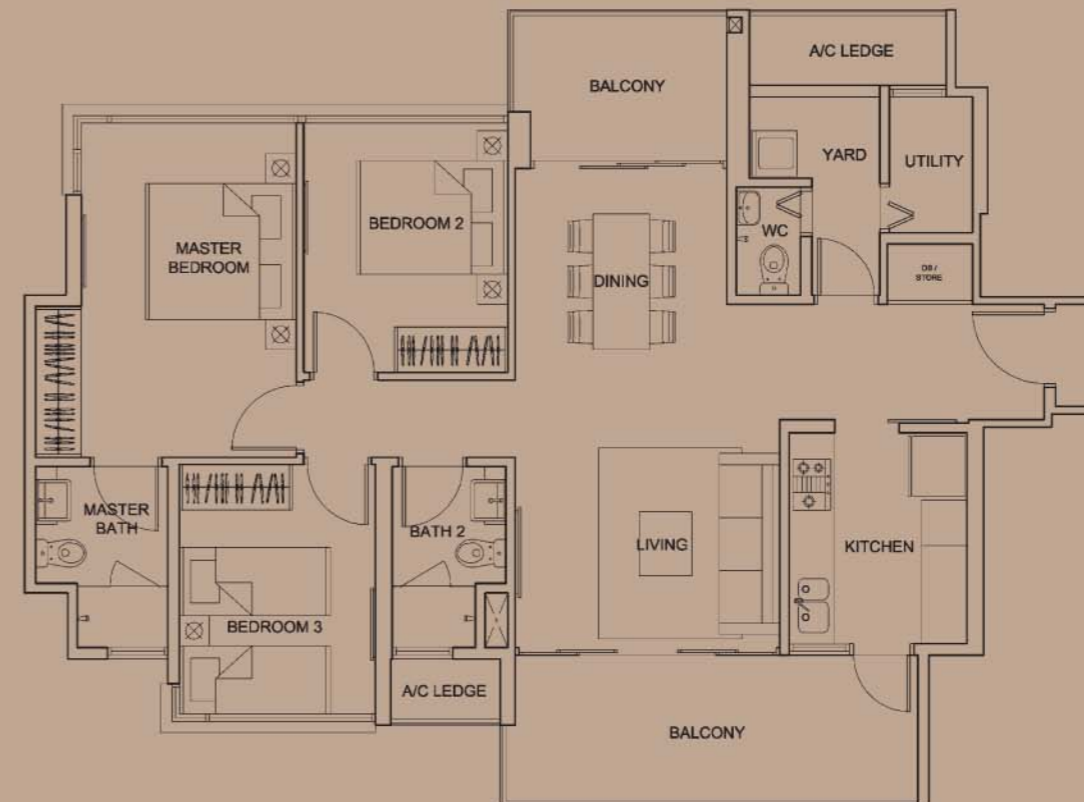
Pool Views



**TYPE C8 (3-bedroom)**

Dual Views

Area 1,216 sqft / 113 sqm (inclusive of 17m<sup>2</sup> Balcony & 5m<sup>2</sup> A/C Ledge)  
 Unit Blk 26, #02-19 to #12-19



**TYPE C8a-G (3-bedroom)**

Dual Views

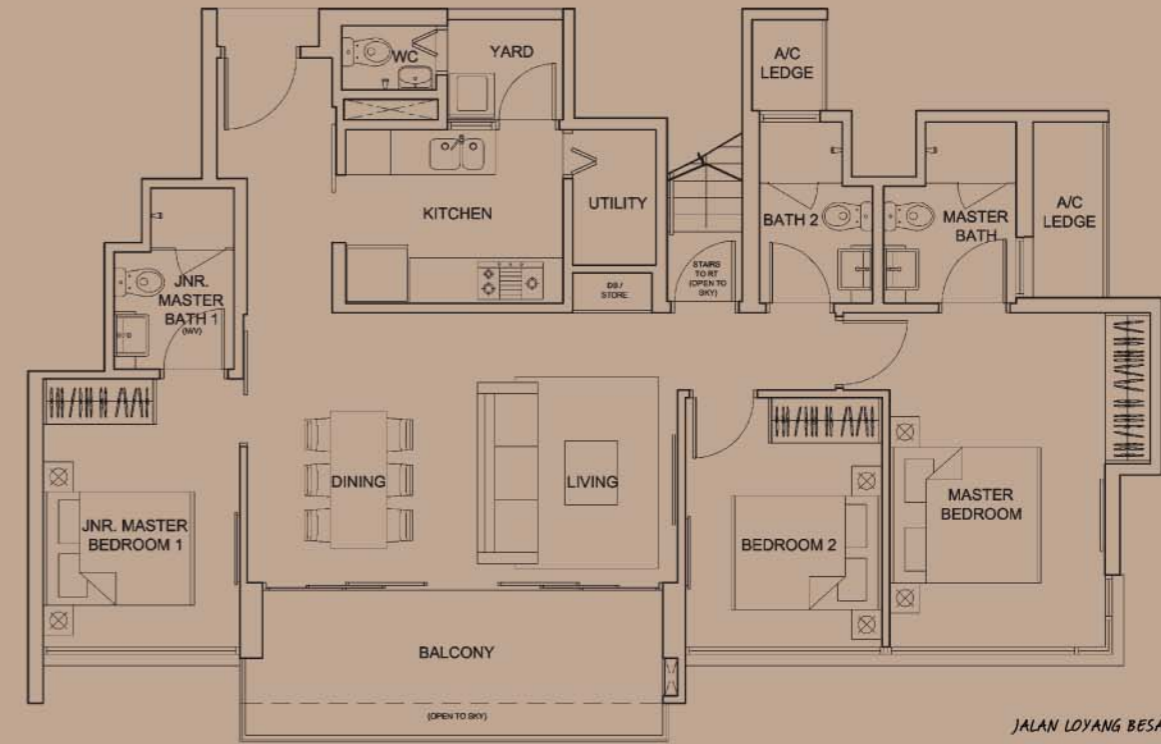
Area 1,518 sqft / 141 sqm (inclusive of 45m<sup>2</sup> PES & 5m<sup>2</sup> A/C Ledge)  
Unit Blk 22, #01-15



**TYPE C9-RT (3-bedroom)**

Pool Views

Area 1,787 sqft / 166 sqm (inclusive of 11m<sup>2</sup> Balcony, 4m<sup>2</sup> A/C Ledge & 44m<sup>2</sup> Roof Terrace)  
Unit Blk 22, #13-18

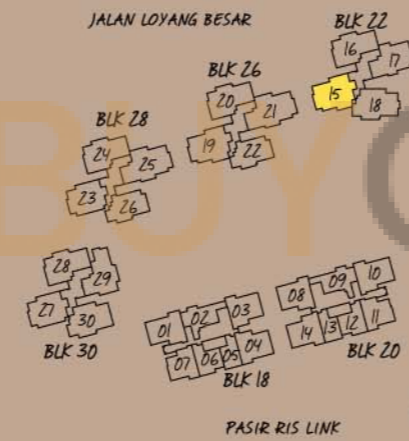
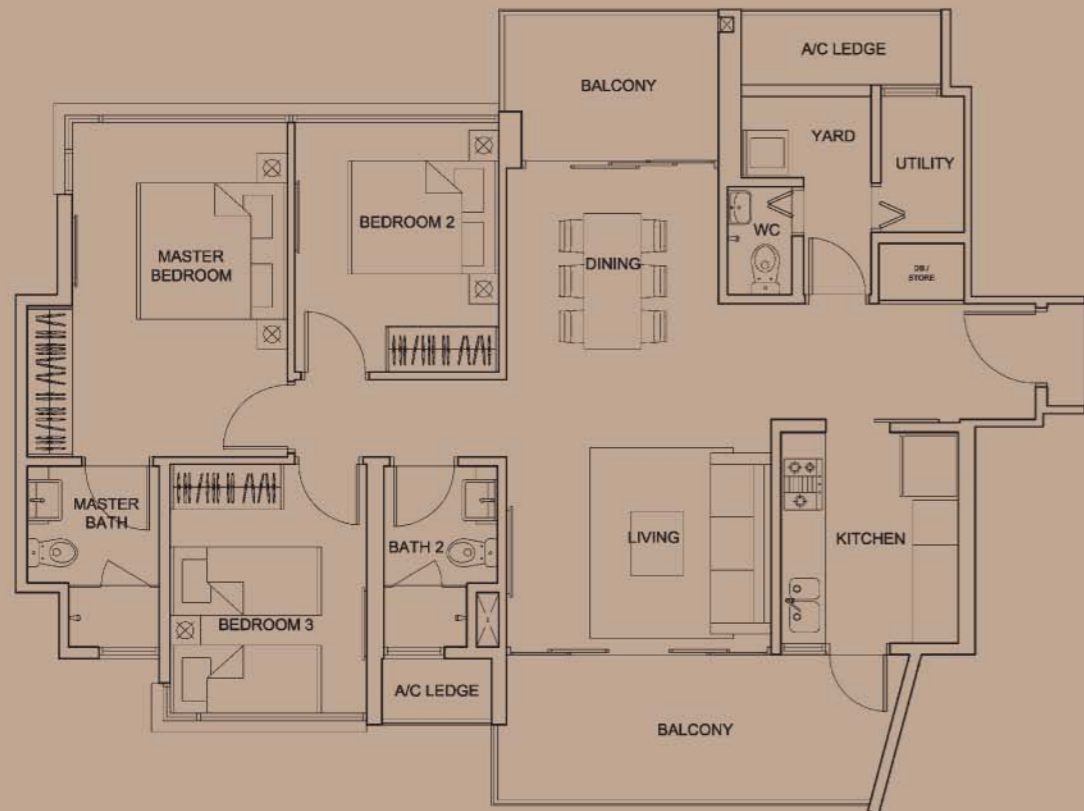


Lower Storey

**TYPE C8a (3-bedroom)**

Dual Views

Area 1,206 sqft / 112 sqm (inclusive of 17m<sup>2</sup> Balcony & 5m<sup>2</sup> A/C Ledge)  
Unit Blk 22, #02-15 to #12-15



Scale 1:100



Upper Storey

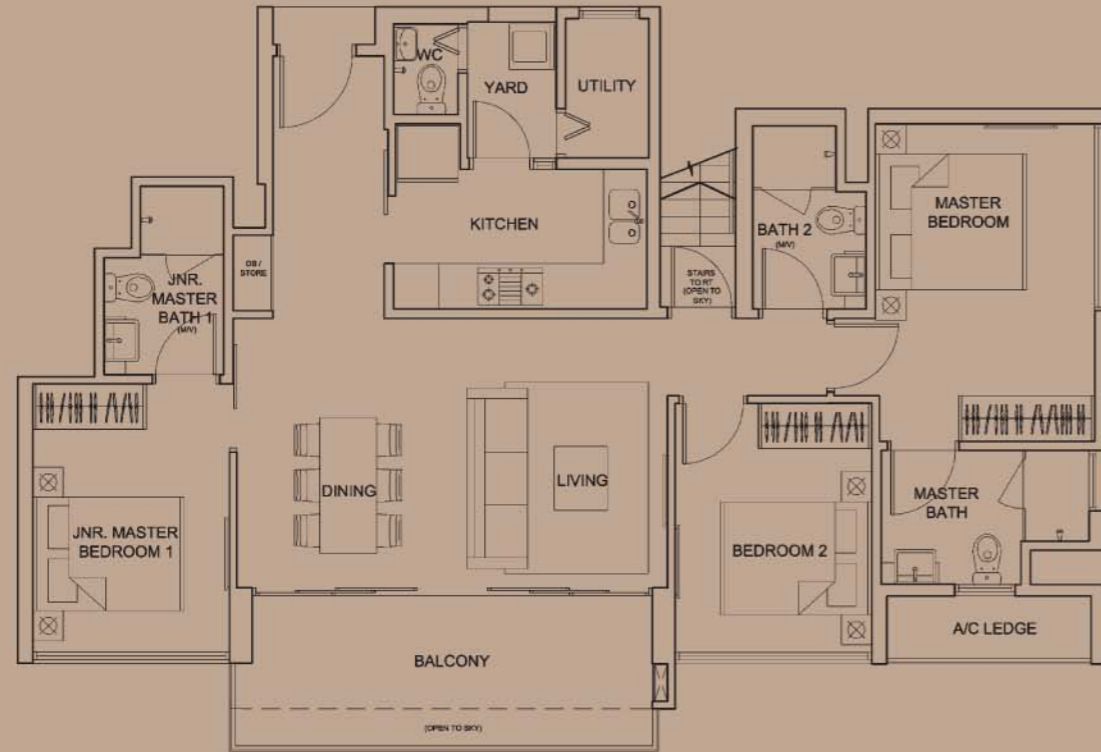


Scale 1:100

**TYPE C10-RT (3-bedroom)**

Area 1,711 sqft / 159 sqm (inclusive of 12m<sup>2</sup> Balcony, 3m<sup>2</sup> A/C Ledge & 38m<sup>2</sup> Roof Terrace)

Unit Blk 30, #13-30

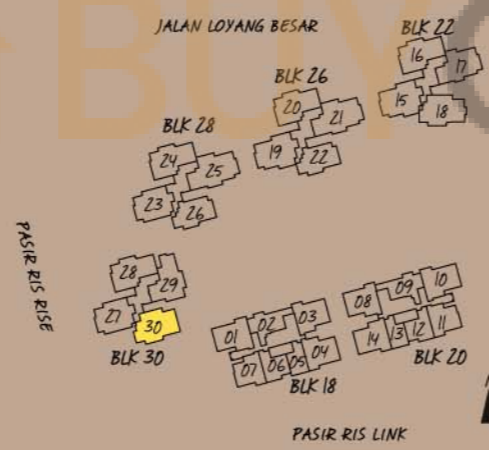
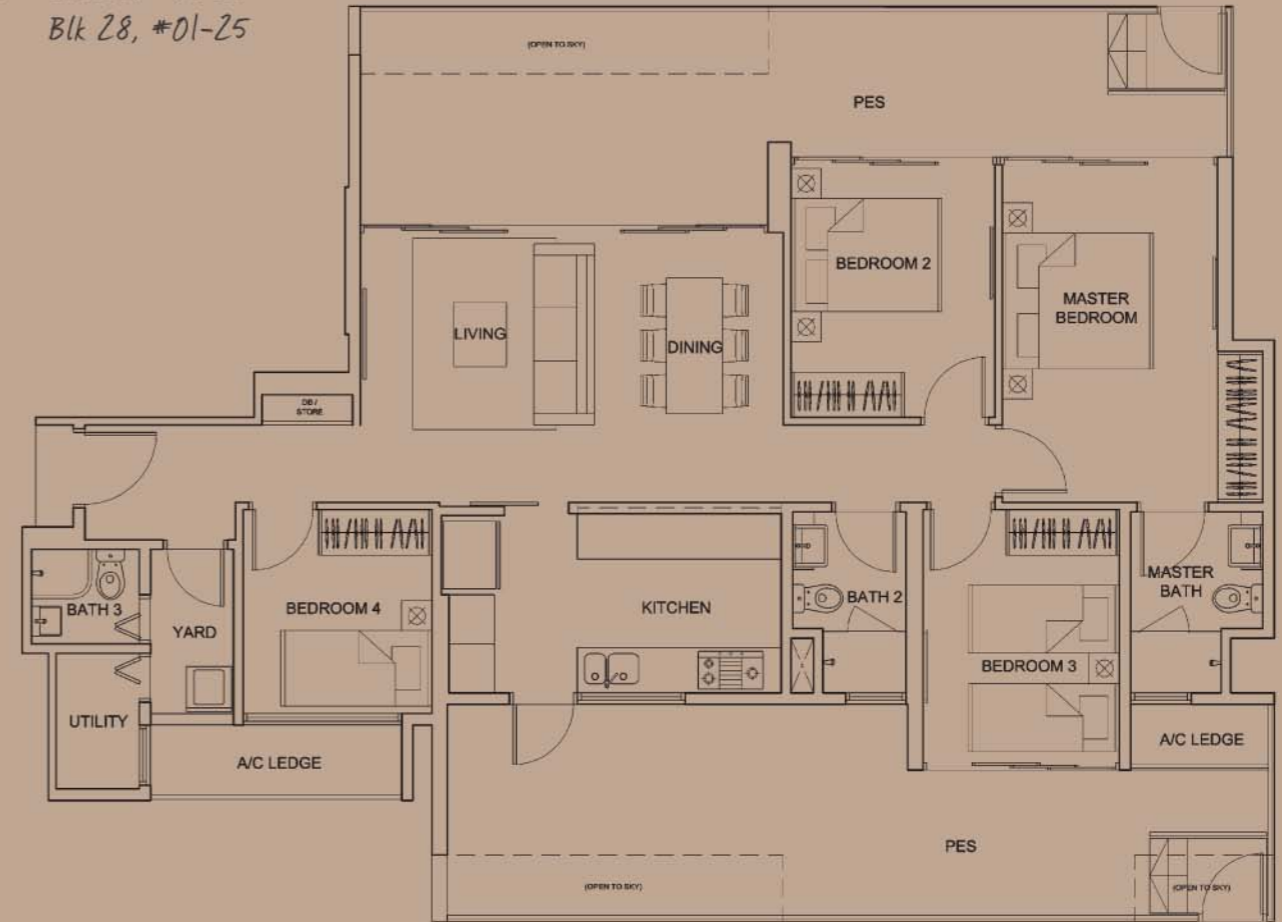


Lower Storey

**TYPE D-G (4-bedroom) Dual Views**

Area 1,744 sqft / 162 sqm (inclusive of 56m<sup>2</sup> PES & 6m<sup>2</sup> A/C Ledge)

Unit Blk 26, #01-21  
Blk 28, #01-25

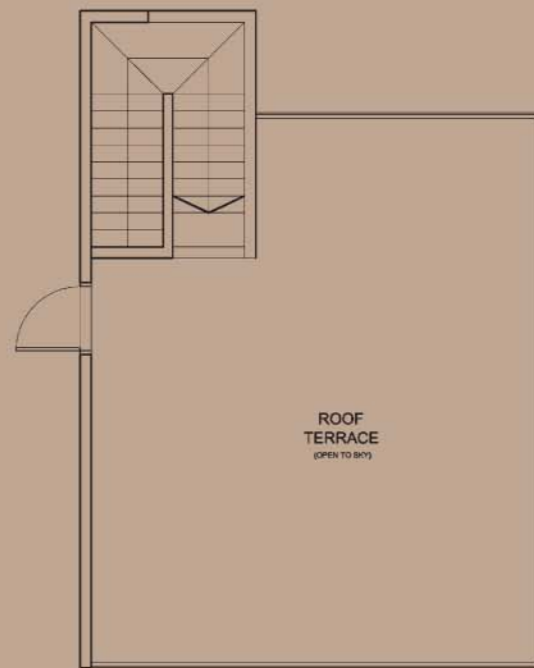
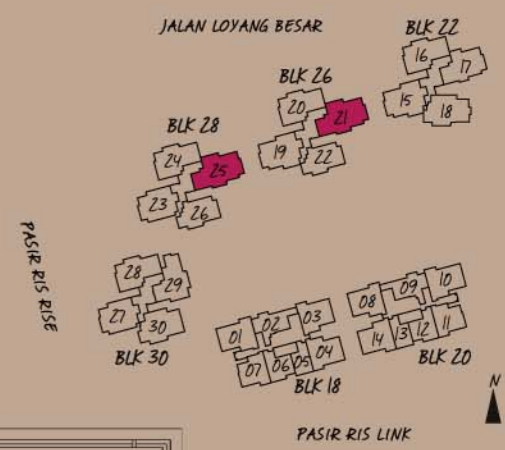


**TYPE D (4-bedroom) Dual Views**

Area 1,367 sqft / 127 sqm (inclusive of 21m<sup>2</sup> Balcony & 5m<sup>2</sup> A/C Ledge)

Unit Blk 26, #02-21 to #12-21

Blk 28, #02-25 to #12-25



Upper Storey



Scale 1:100



Scale 1:100

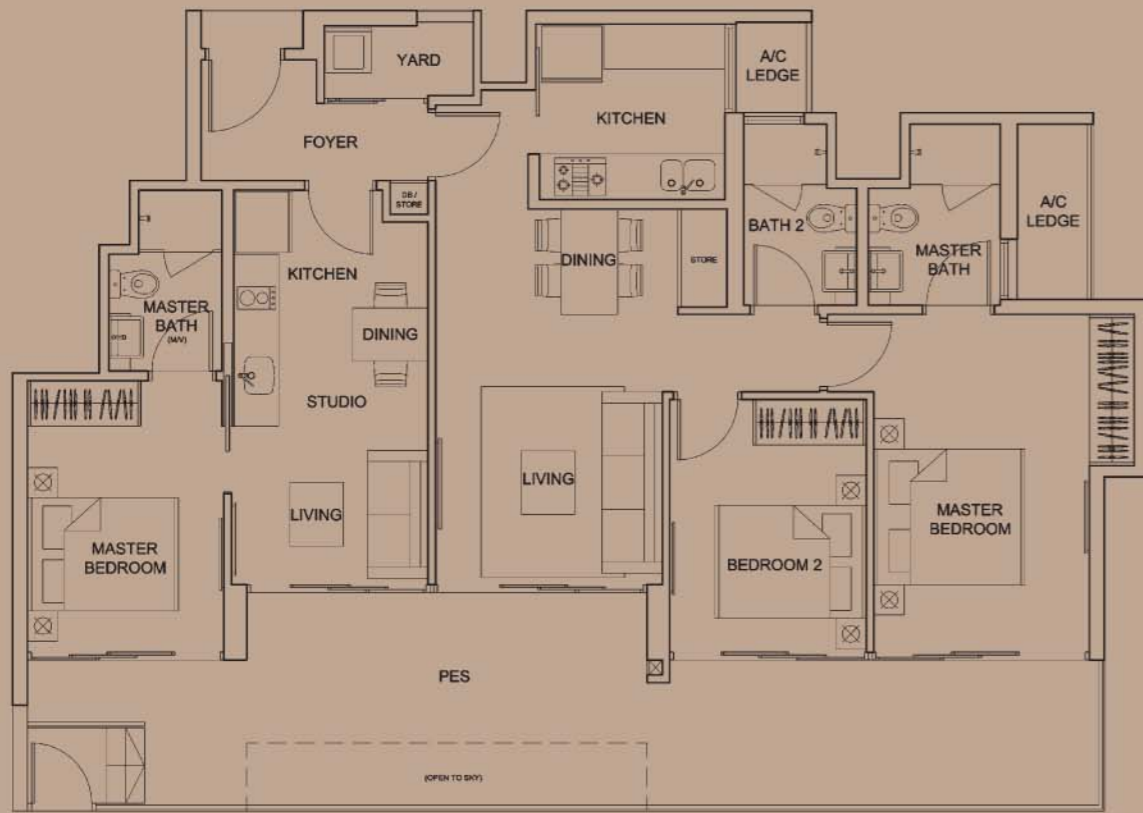




**TYPE DK-G (3-bedroom Dual Key)**

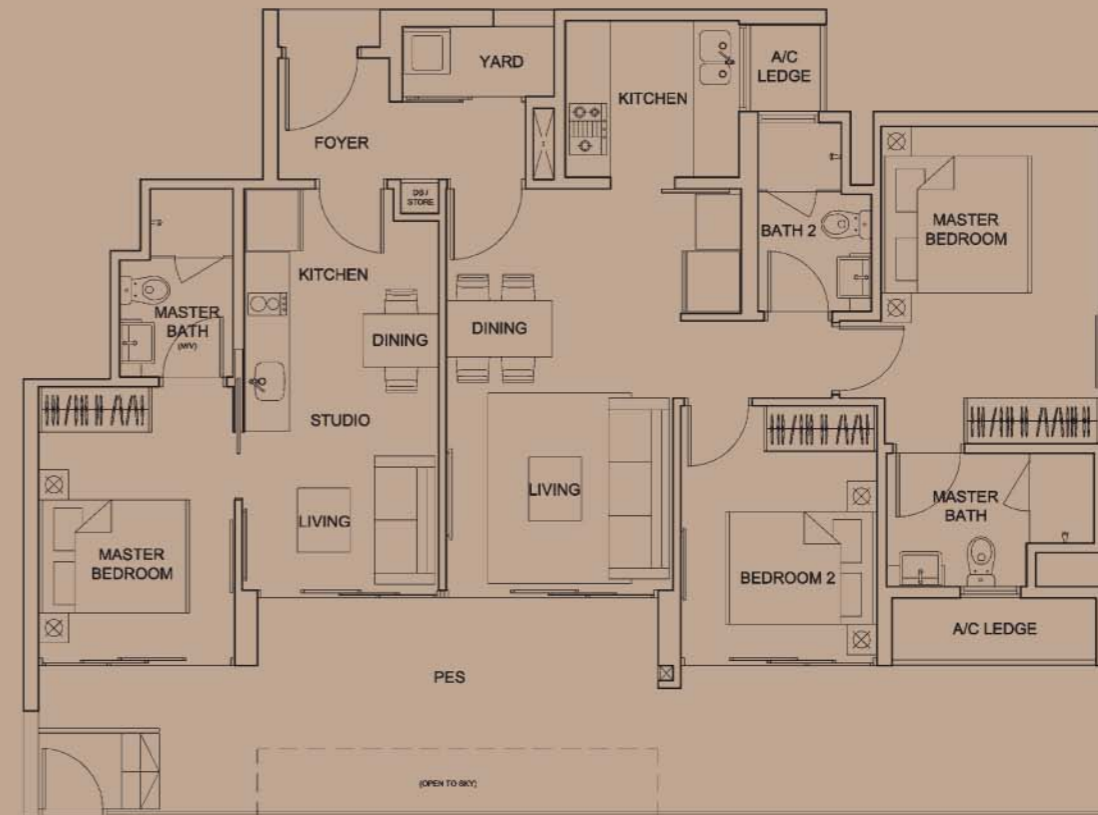
Pool Views

Area 1,464 sqft / 136 sqm (inclusive of 34m<sup>2</sup> PES & 4m<sup>2</sup> A/C Ledge)  
Unit Blk 22, #01-18



**TYPE DK1-G (3-bedroom Dual Key)**

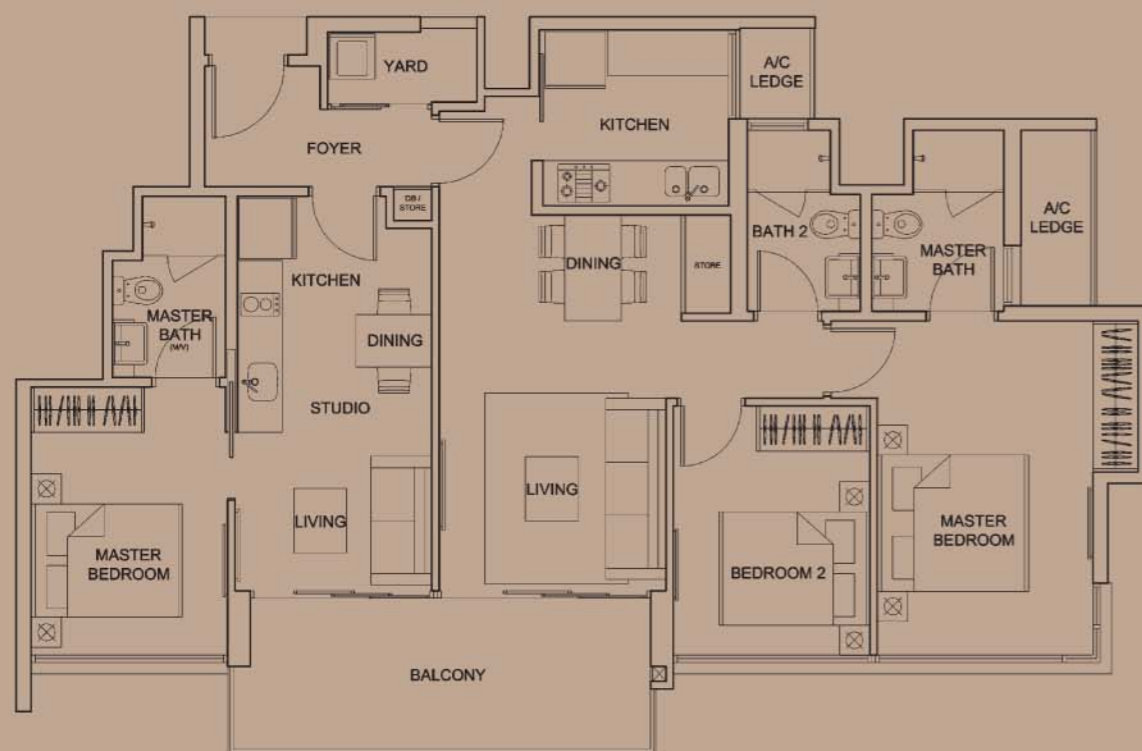
Area 1,442 sqft / 134 sqm (inclusive of 33m<sup>2</sup> PES & 4m<sup>2</sup> A/C Ledge)  
Unit Blk 30, #01-30



**TYPE DK (3-bedroom Dual Key)**

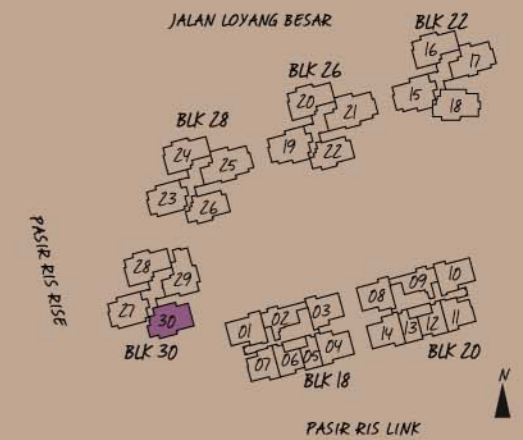
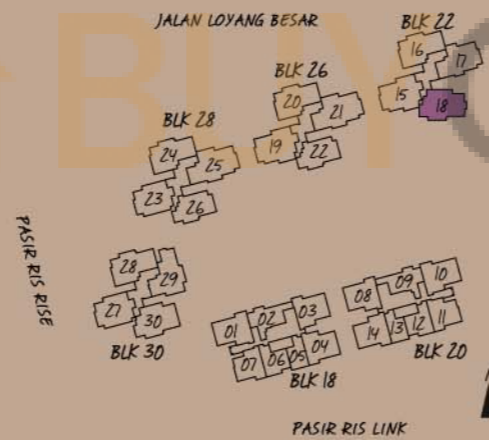
Pool Views

Area 1,227 sqft / 114 sqm (inclusive of 12m<sup>2</sup> Balcony & 4m<sup>2</sup> A/C Ledge)  
Unit Blk 22, #02-18 to #12-18



**TYPE DK1 (3-bedroom Dual Key)**

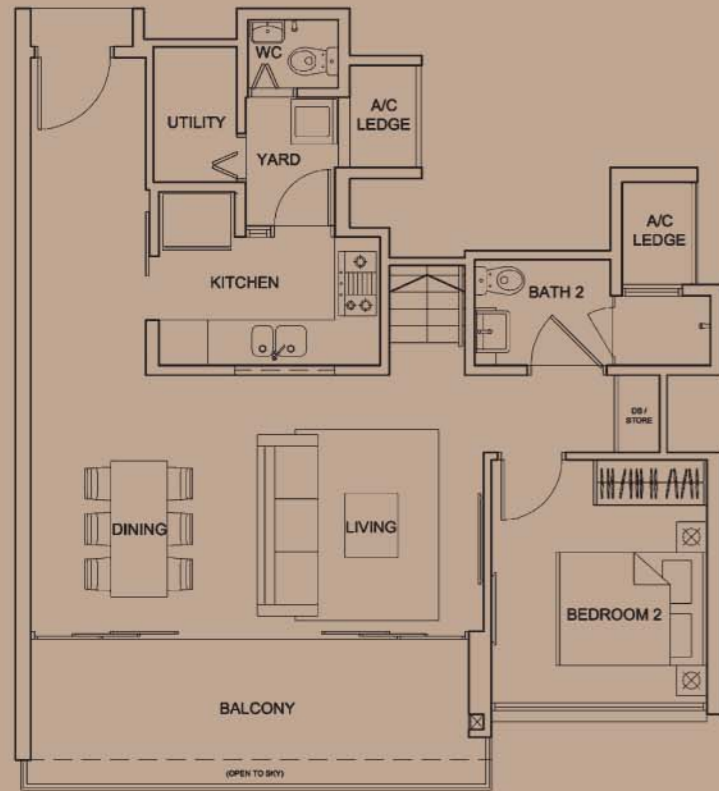
Area 1,206 sqft / 112 sqm (inclusive of 11m<sup>2</sup> Balcony & 4m<sup>2</sup> A/C Ledge)  
Unit Blk 30, #02-30 to #12-30



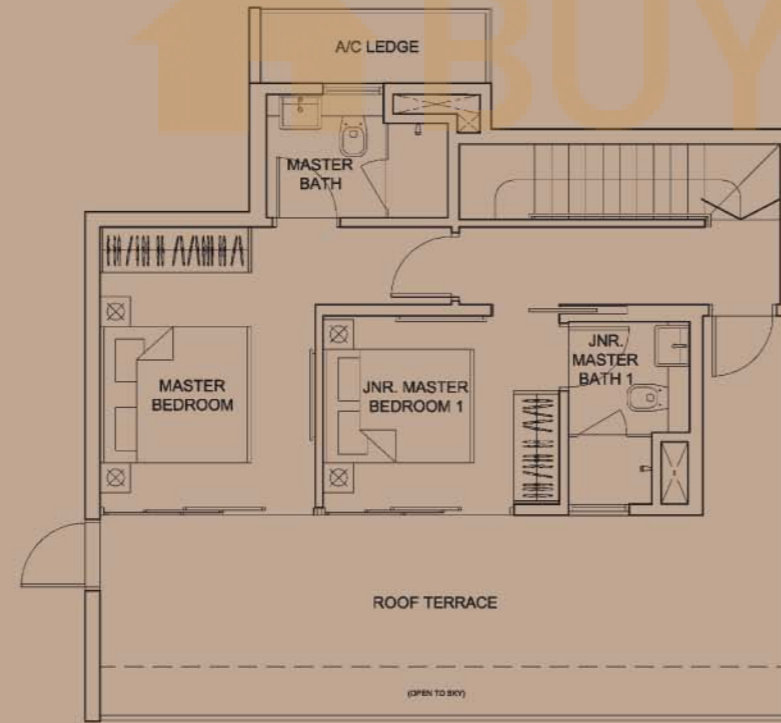
### TYPE PH1 (3-bedroom Penthouse)

Area 1,658 sqft / 154 sqm (inclusive of 12m<sup>2</sup> Balcony, 6m<sup>2</sup> A/C Ledge & 29m<sup>2</sup> Roof Terrace)

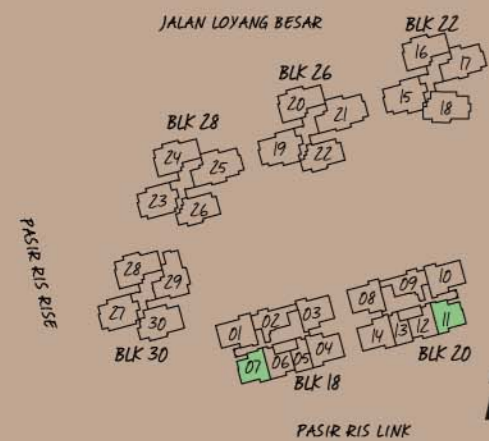
Unit Blk 18, #12-07 (Mirror Image)  
Blk 20, #12-11



Lower Storey



Upper Storey

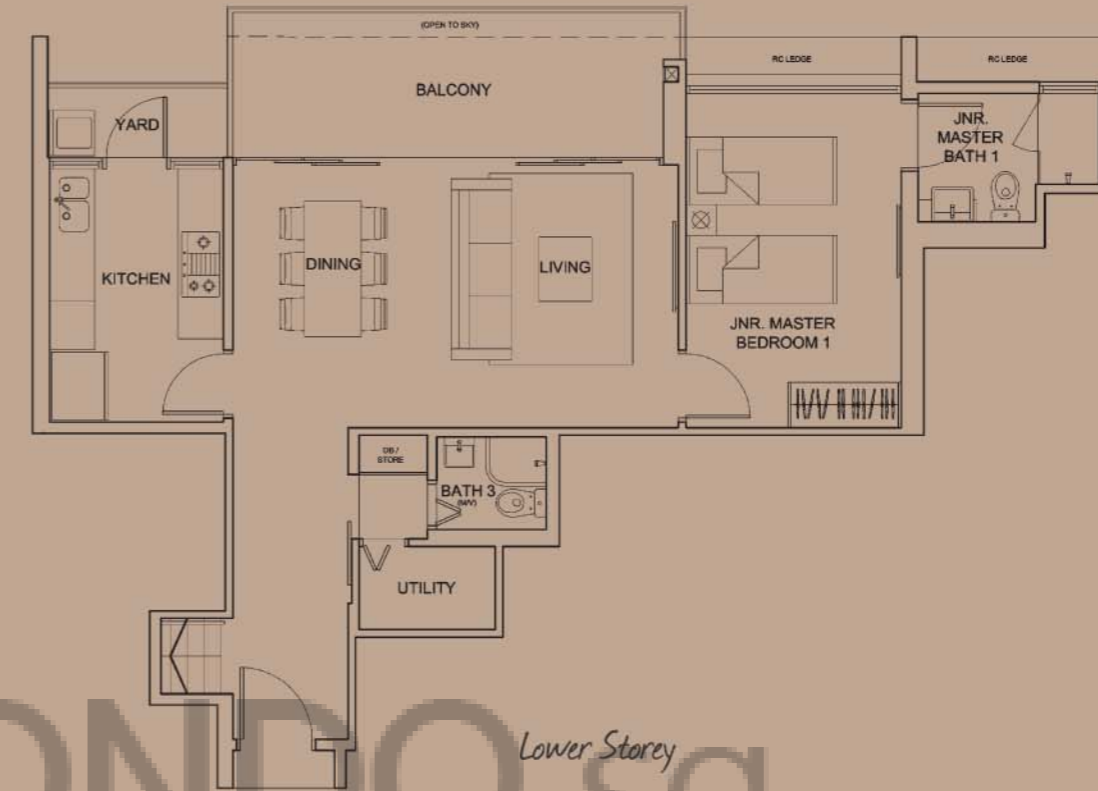


### TYPE PH2 (3-bedroom Penthouse)

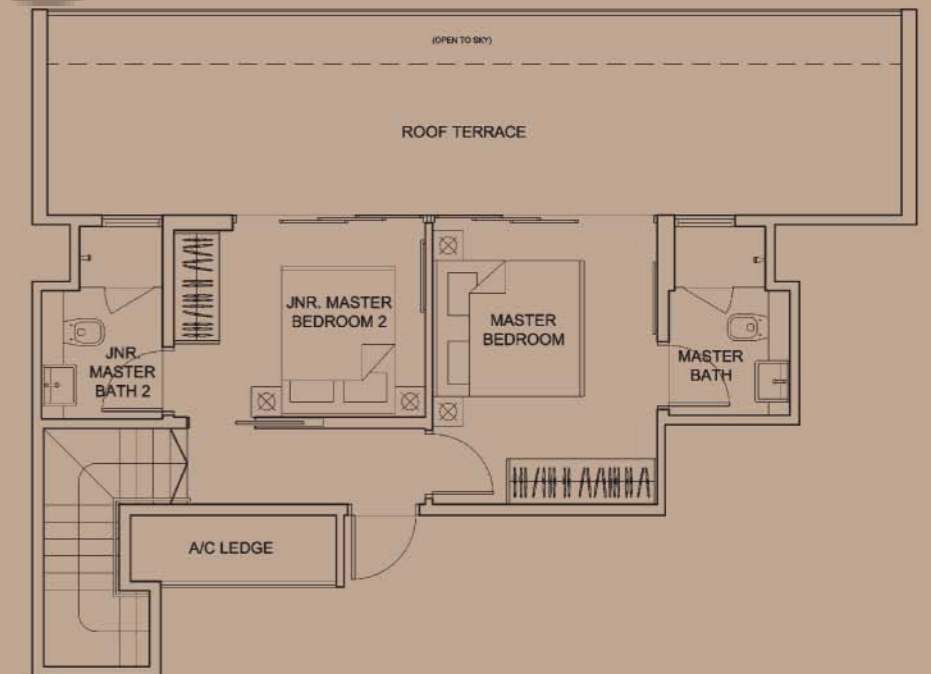
Pool Views

Area 1,701 sqft / 158 sqm (inclusive of 12m<sup>2</sup> Balcony, 3m<sup>2</sup> A/C Ledge & 32m<sup>2</sup> Roof Terrace)

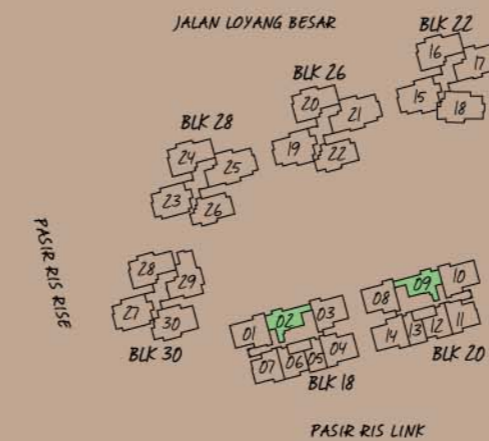
Unit Blk 18, #12-02  
Blk 20, #12-09 (Mirror Image)



Lower Storey



Upper Storey

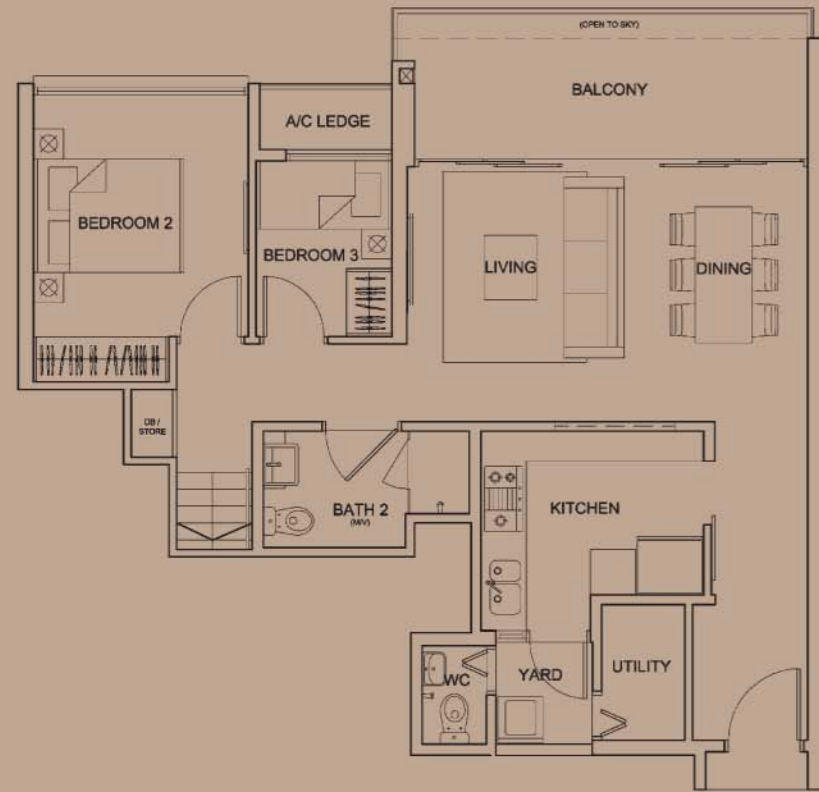


### TYPE PH3 (4-bedroom Penthouse)

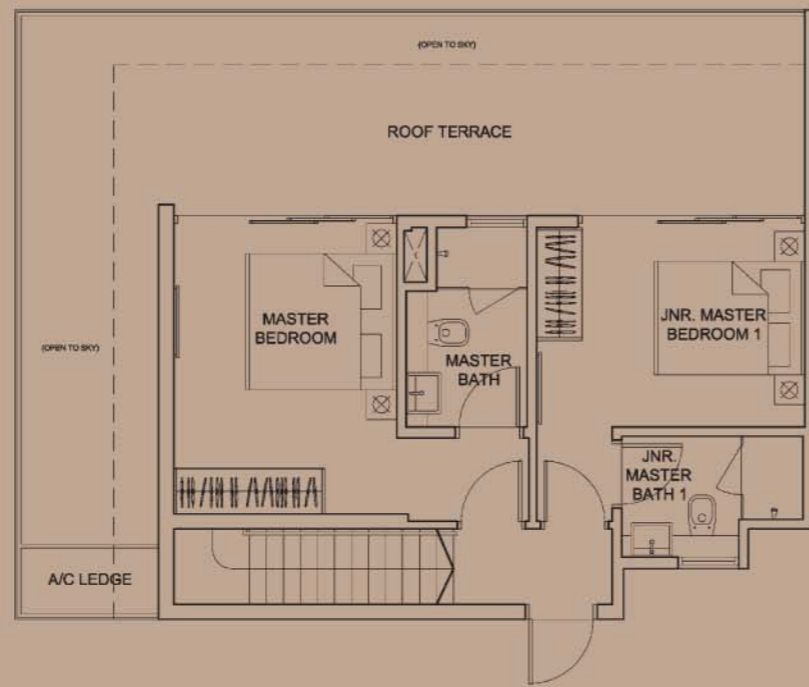
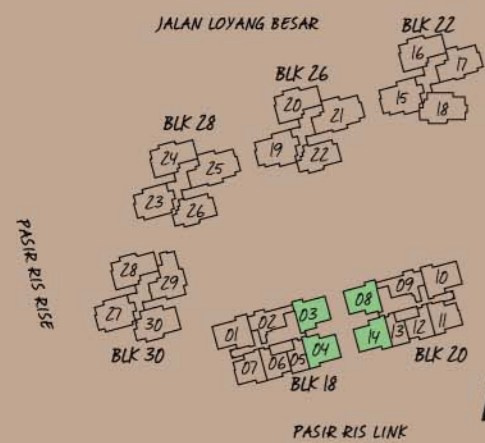
Area 1,787 sqft / 166 sqm (inclusive of 11m<sup>2</sup> Balcony, 2m<sup>2</sup> A/C Ledge & 39m<sup>2</sup> Roof Terrace)

Unit Blk 18, #12-03 (Mirror Image) & Blk 20, #12-08 **Pool Views**

Blk 18, #12-04 & Blk 20, #12-14 (Mirror Image)



Lower Storey



Upper Storey

Scale 1:100



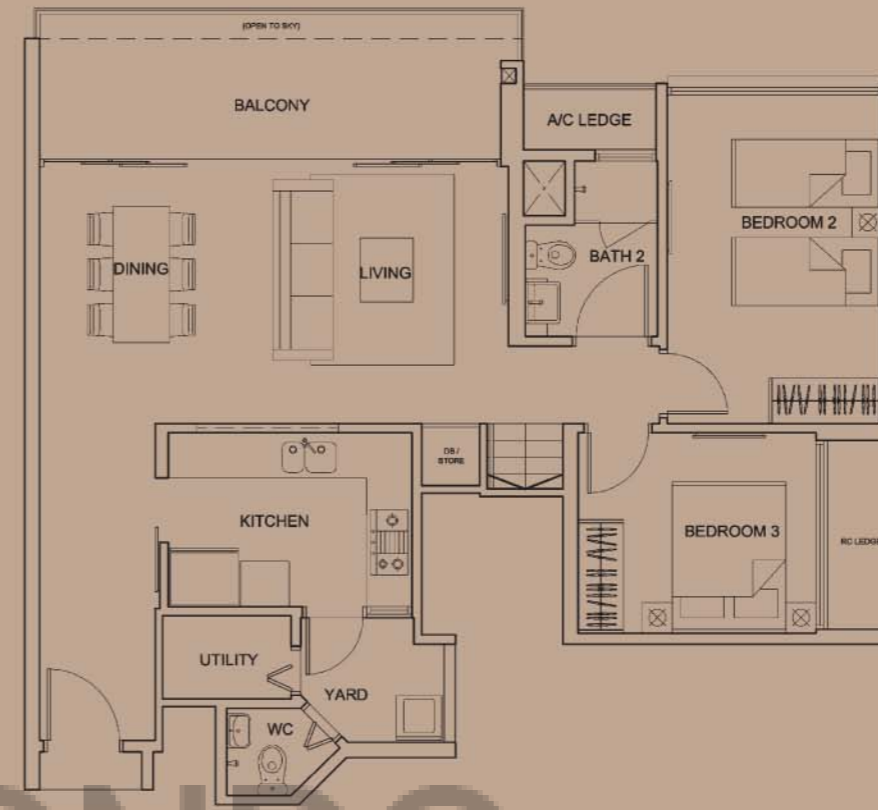
### TYPE PH4 (4-bedroom Penthouse)

**Pool Views**

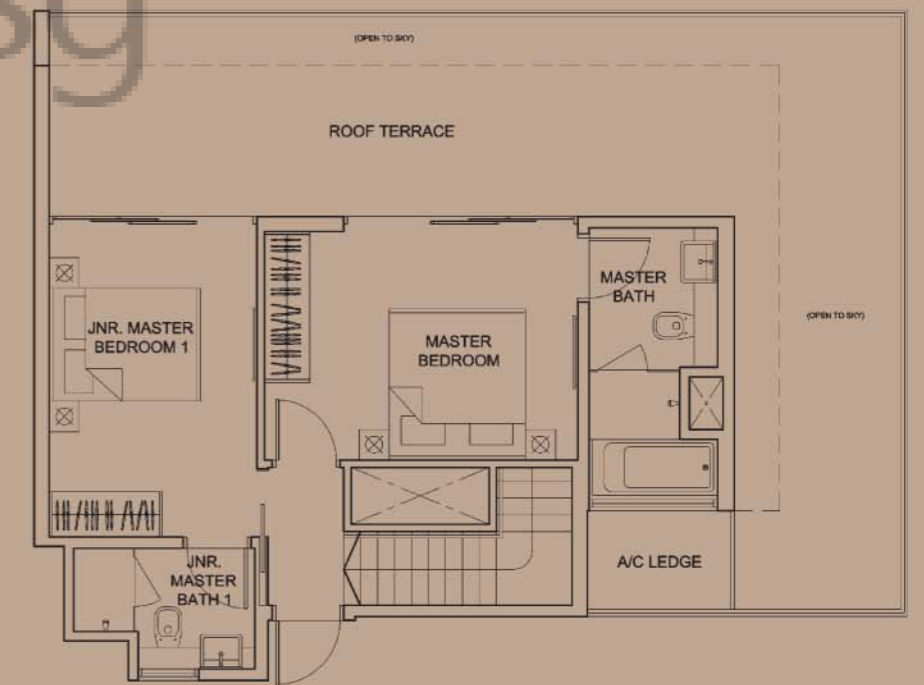
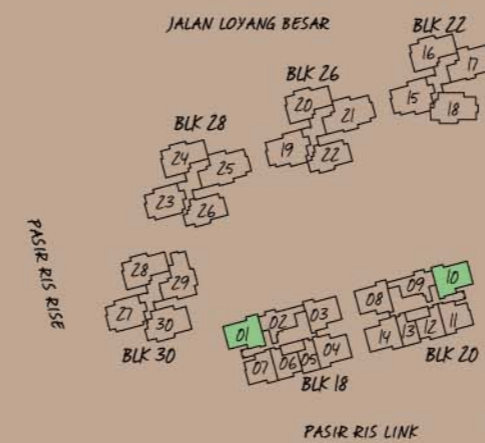
Area 1,991 sqft / 185 sqm (inclusive of 13m<sup>2</sup> Balcony, 2m<sup>2</sup> A/C Ledge & 46m<sup>2</sup> Roof Terrace)

Unit Blk 18, #12-01 (Mirror Image)

Blk 20, #12-10



Lower Storey



Upper Storey

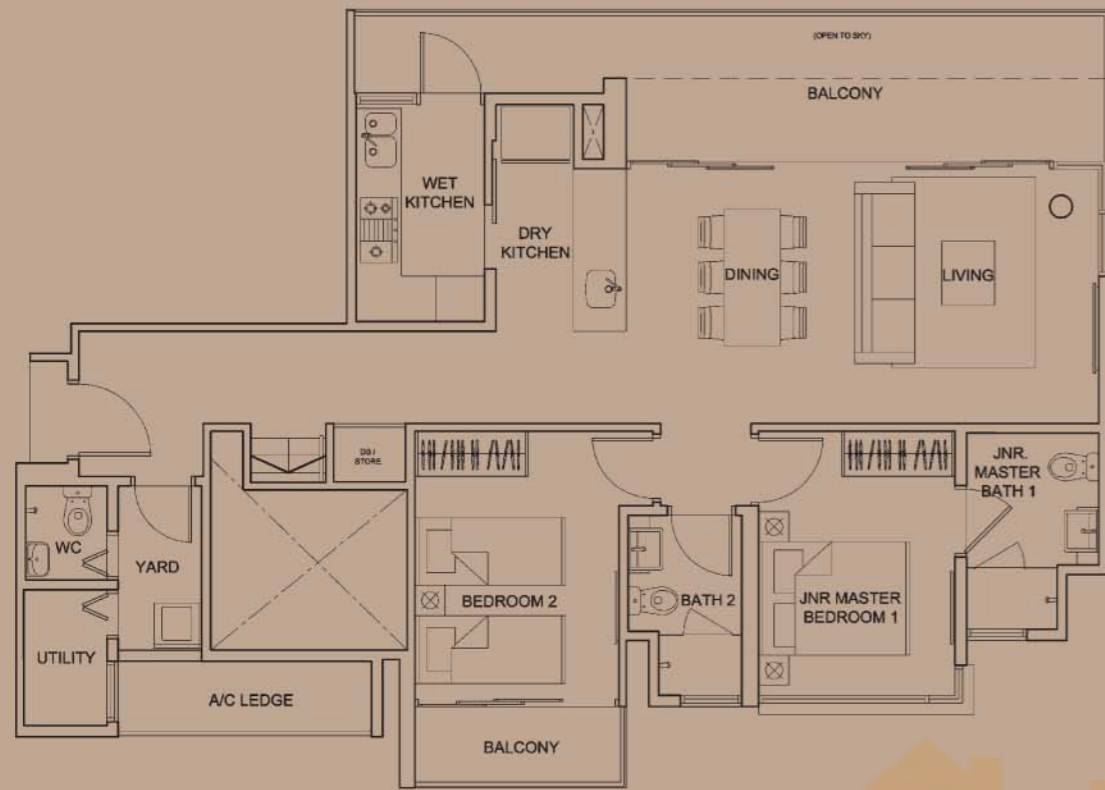
Scale 1:100



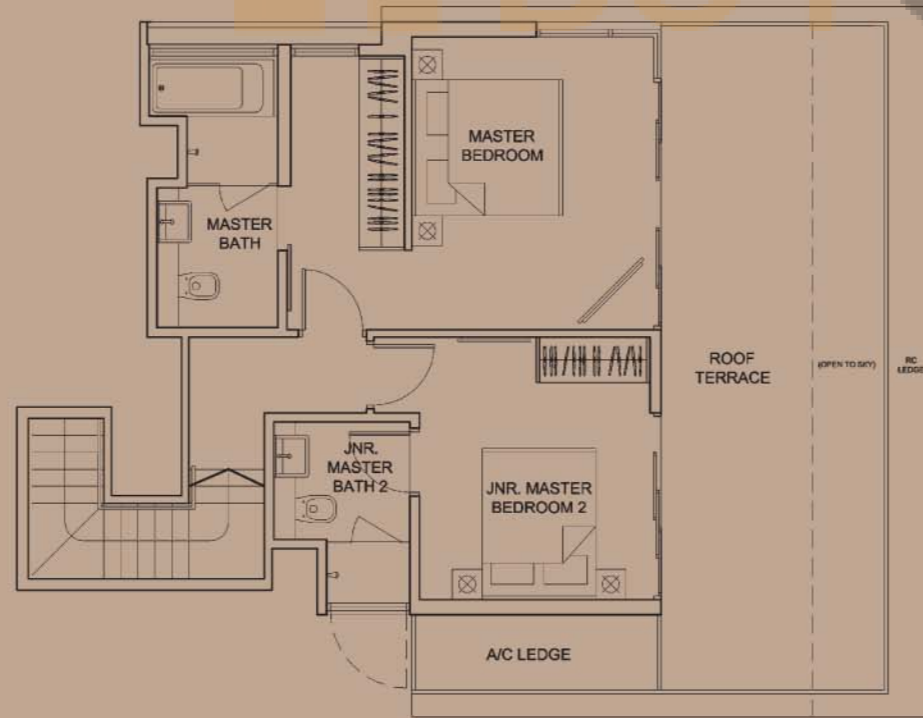
**TYPE PH5 (4-bedroom Penthouse)**

Dual Views

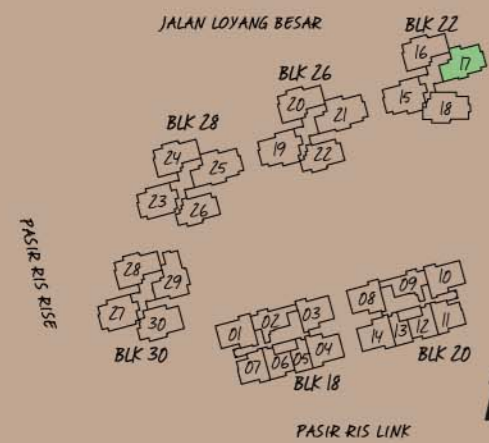
Area 2,099 sqft / 195 sqm (inclusive of 20m<sup>2</sup> Balcony, 8m<sup>2</sup> A/C Ledge & 27m<sup>2</sup> Roof Terrace)  
 Unit Blk 22, #13-17



Lower Storey



Upper Storey

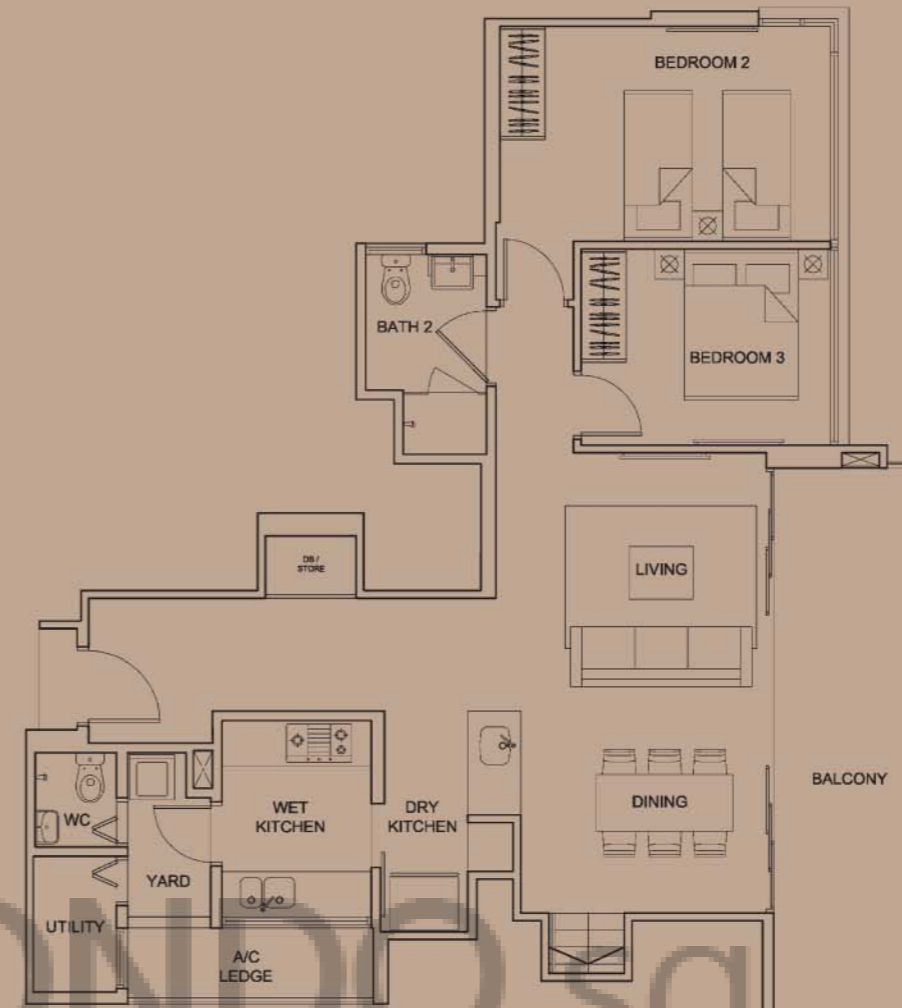


All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.  
 BP Approval No: A0712-01111-2011-BP01 dated 22 May 2012

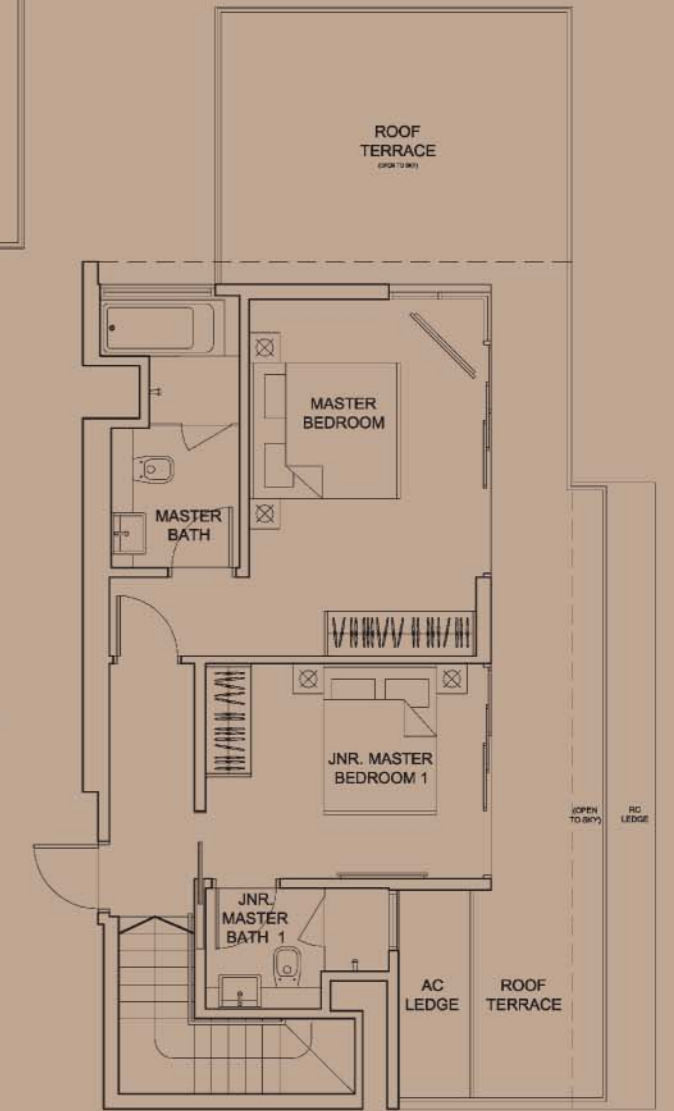
**TYPE PH6 (4-bedroom Penthouse)**

Pool Views

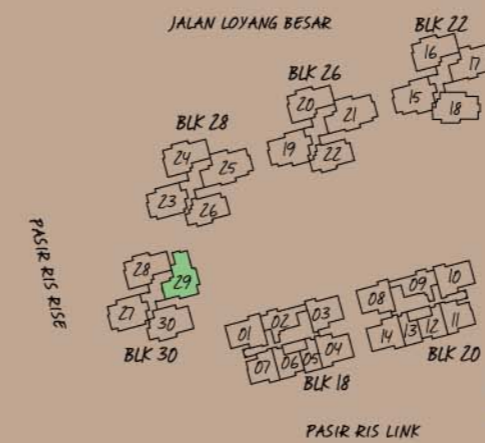
Area 2,088 sqft / 194 sqm (inclusive of 16m<sup>2</sup> Balcony, 7m<sup>2</sup> A/C Ledge & 34m<sup>2</sup> Roof Terrace)  
 Unit Blk 30, #13-29



Lower Storey



Upper Storey



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.  
 BP Approval No: A0712-01111-2011-BP01 dated 22 May 2012

### TYPE PH7 (4-bedroom Penthouse)

Area 2,110 sqft / 196 sqm (inclusive of 13m<sup>2</sup> Balcony, 8m<sup>2</sup> A/C Ledge & 41m<sup>2</sup> Roof Terrace)

Unit Blk 28, #13-23

Blk 30, #13-27



Lower Storey

### TYPE PH8 (4-bedroom Penthouse)

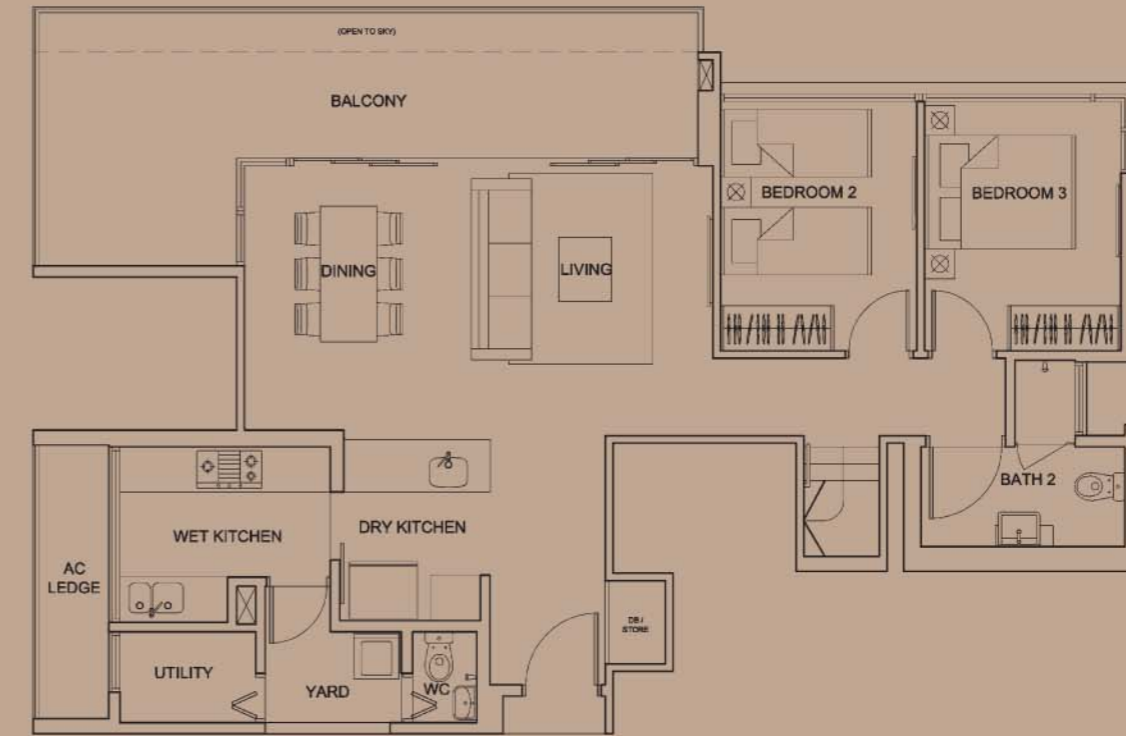
Area 2,260 sqft / 210 sqm (inclusive of 22m<sup>2</sup> Balcony, 8m<sup>2</sup> A/C Ledge & 49m<sup>2</sup> Roof Terrace)

Unit Blk 22, #13-16

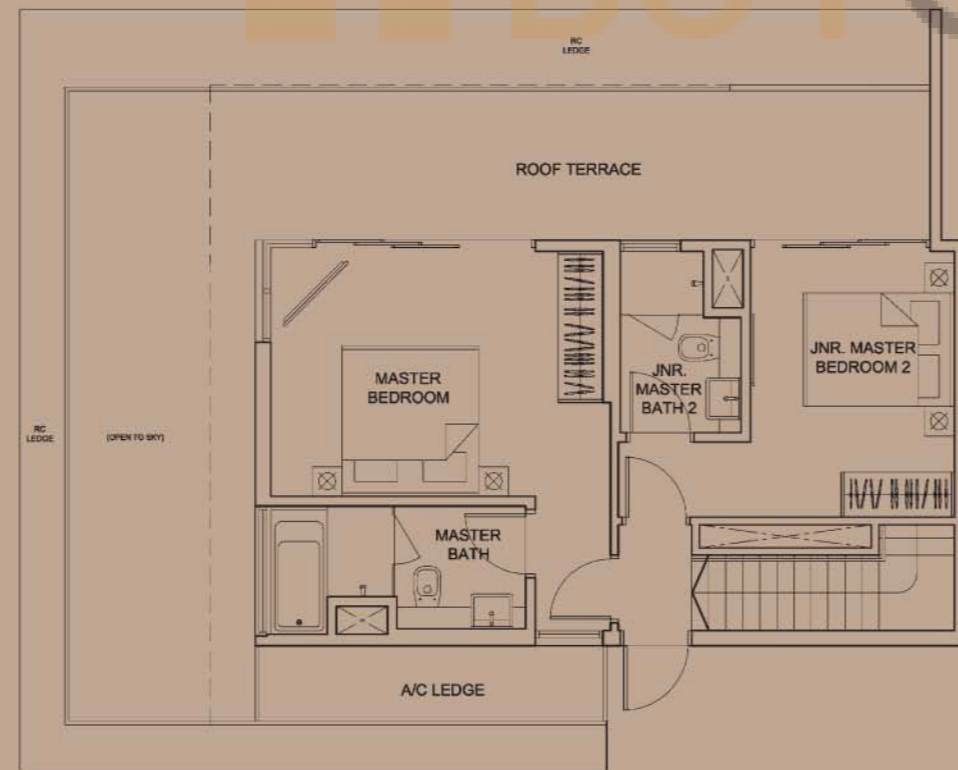
Blk 26, #13-20

Blk 28, #13-24

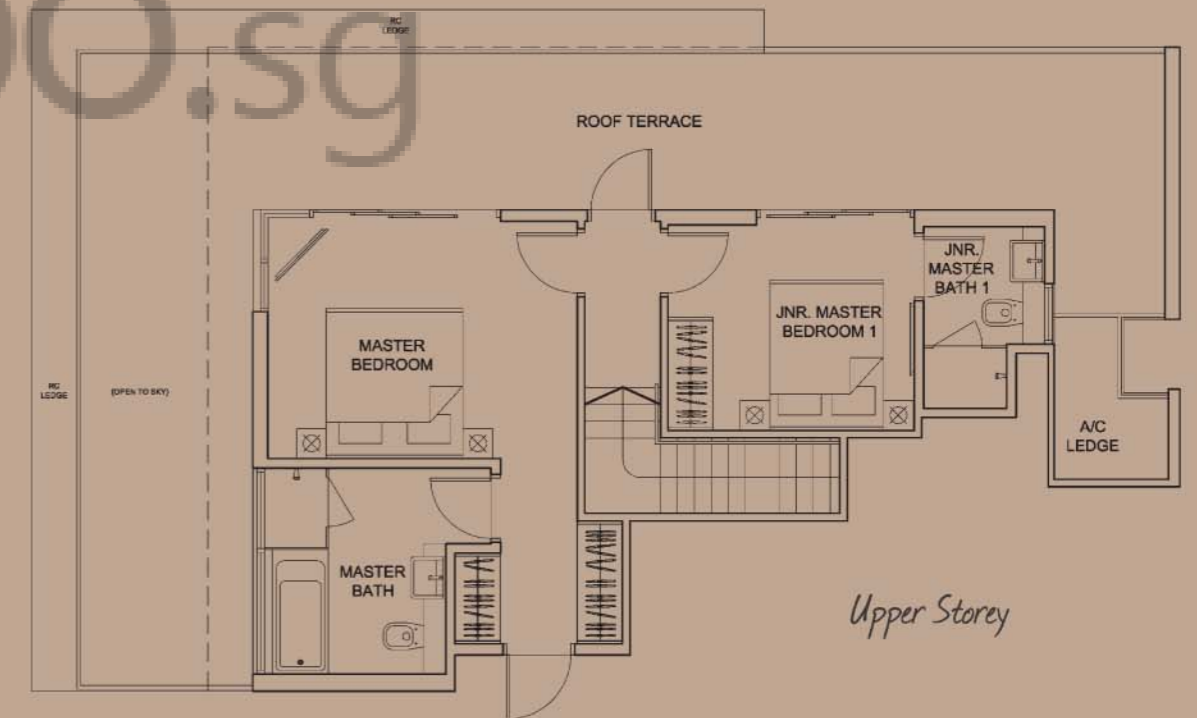
Blk 30, #13-28



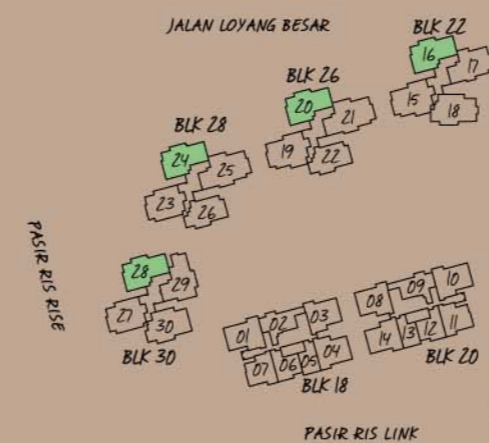
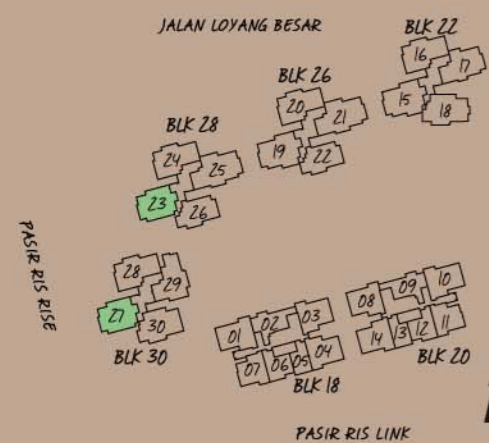
Lower Storey



Upper Storey



Upper Storey



**TYPE PH9 (4-bedroom Penthouse)**

Dual Views

Area 2,336 sqft / 217 sqm (inclusive of 19m<sup>2</sup> Balcony, 8m<sup>2</sup> A/C Ledge & 47m<sup>2</sup> Roof Terrace)  
 Unit Blk 26, #13-19

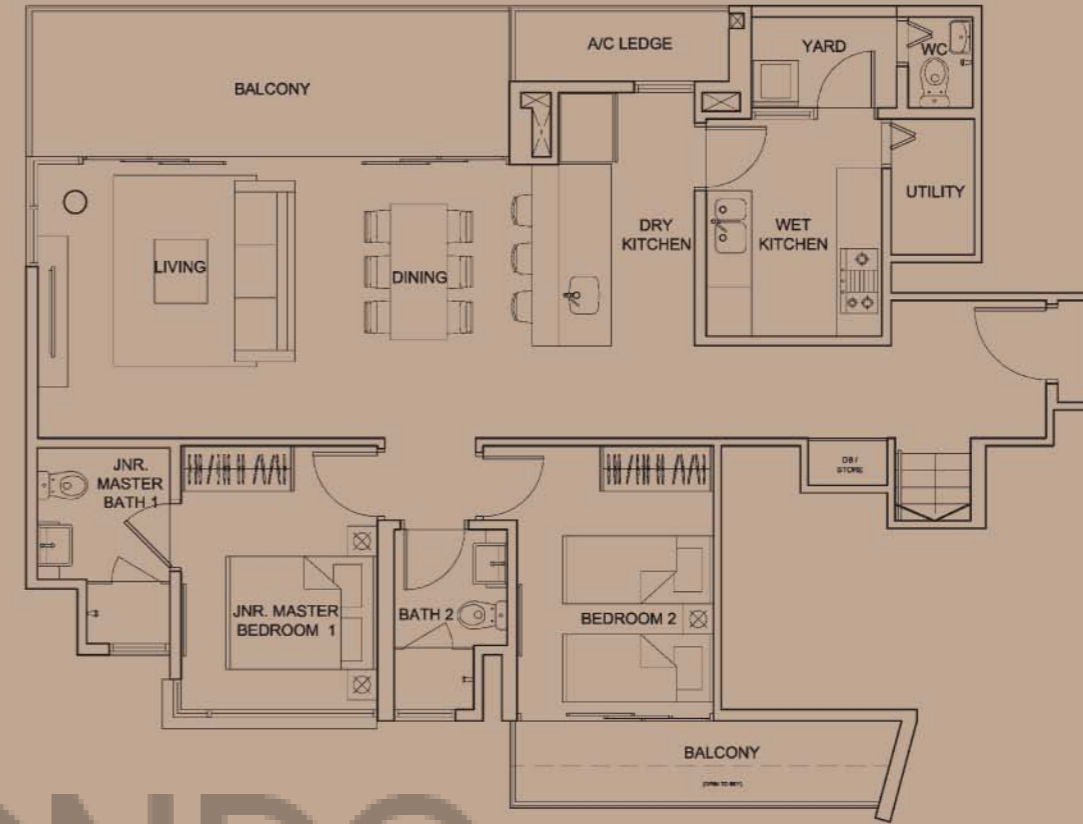


Lower Storey

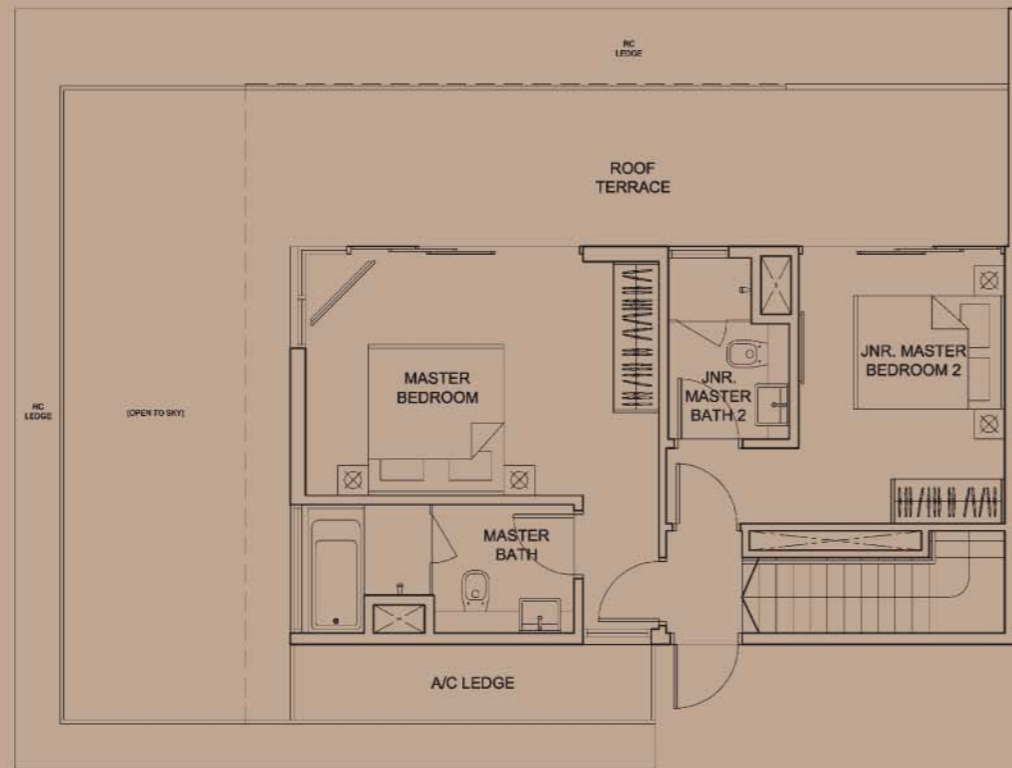
**TYPE PH9a (4-bedroom Penthouse)**

Dual Views

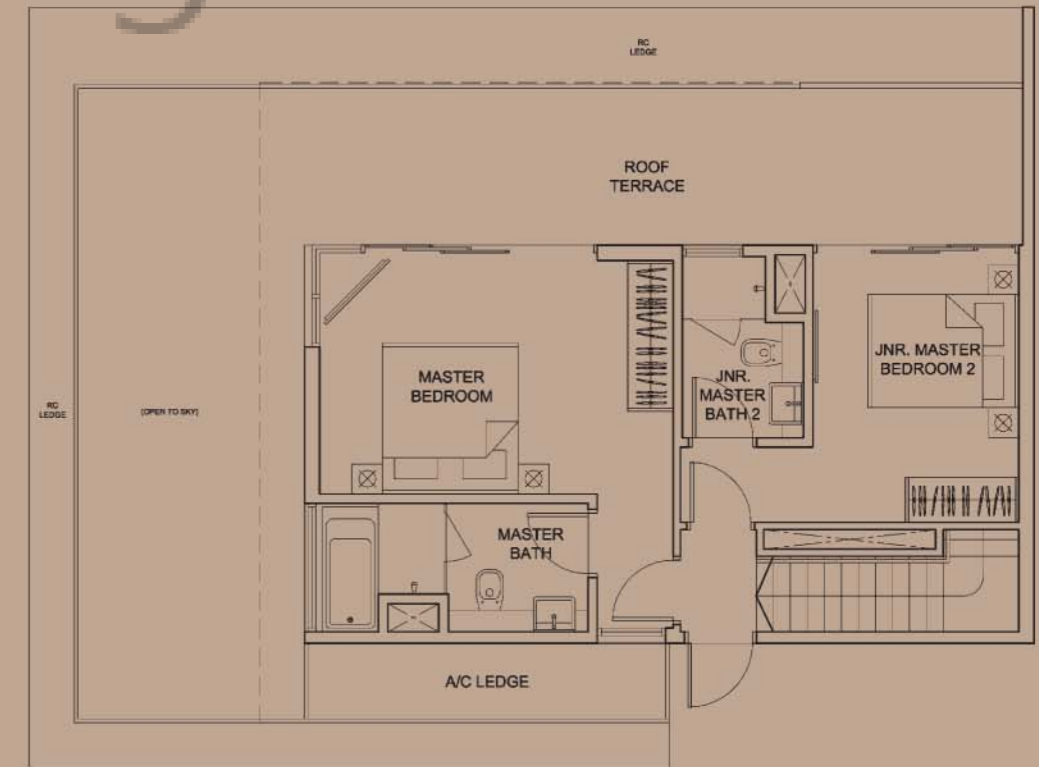
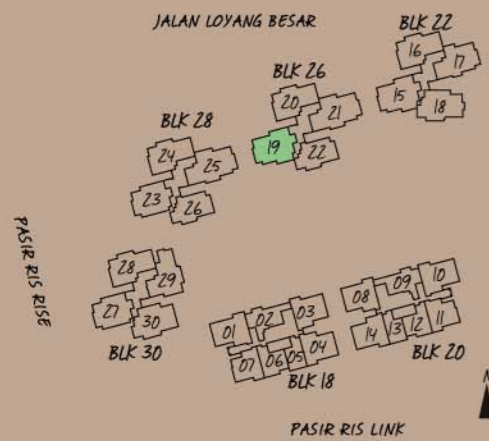
Area 2,325 sqft / 216 sqm (inclusive of 19m<sup>2</sup> Balcony, 8m<sup>2</sup> A/C Ledge & 47m<sup>2</sup> Roof Terrace)  
 Unit Blk 22, #13-15



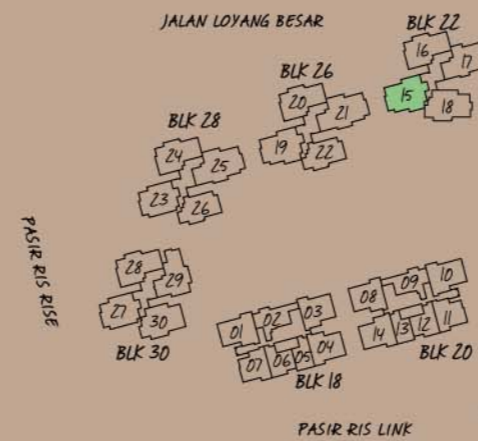
Lower Storey



Upper Storey



Upper Storey



PASIR RIS RISE

PASIR RIS LINK



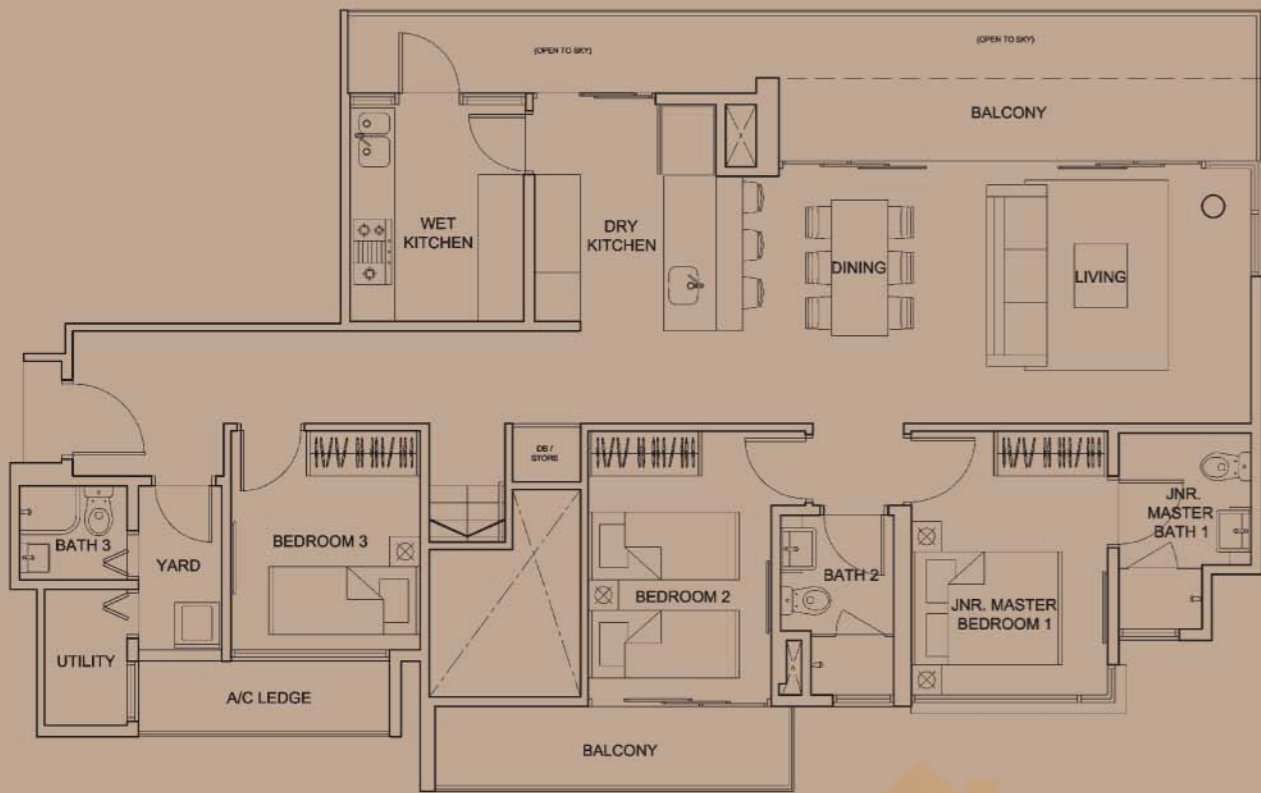
# TYPE PH10 (5-bedroom Penthouse)

Dual Views

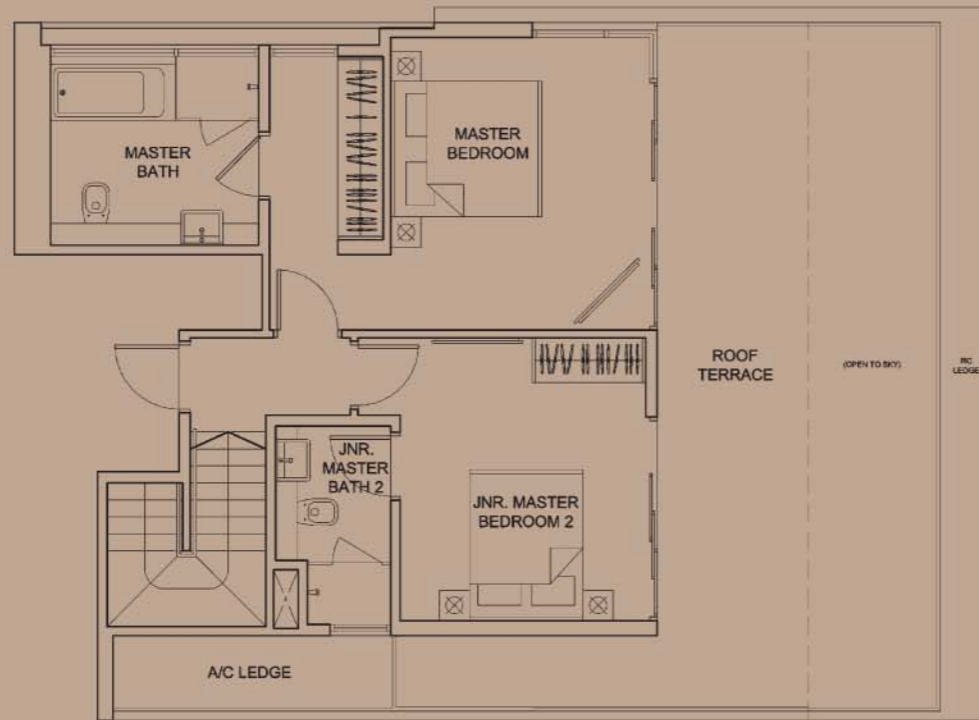
Area 2,508 sqft / 233 sqm (inclusive of 25m<sup>2</sup> Balcony, 8m<sup>2</sup> A/C Ledge & 38m<sup>2</sup> Roof Terrace)

Unit Blk 26, #13-21

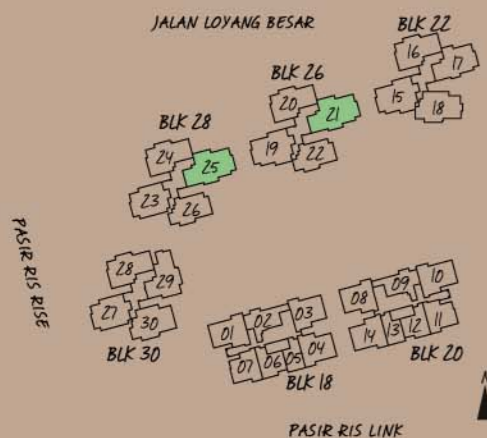
Blk 28, #13-25



Lower Storey



Upper Storey



Scale 1:100



## Specifications

- FOUNDATION**  
Reinforced concrete cast in-situ bored piles and/or footings.
- SUB-STRUCTURE & SUPER-STRUCTURE**  
Reinforced concrete structure using Grade 30 to 40 concrete manufactured from cement complying with Singapore Standard SS 26 and steel reinforcement bars complying with Singapore Standard SS 2.
- WALLS**
  - (a) External Wall  
In-situ and/or Precast reinforced concrete wall and/or Masonry wall
  - (b) Internal Wall  
Masonry wall and/or reinforced concrete wall and/or dry wall system and/or lightweight concrete wall
- ROOF**
  - (a) Pitched Roof
    - (i) Metal deck
    - (ii) Rockwool insulation or equivalent
    - (iii) Galvanised steel roof structure with paint finish to exposed areas
  - (b) Flat Roof  
Reinforced concrete flat roof with waterproof membrane and extruded insulation
- CEILING**
  - (a) Living, Dining, Foyer, Corridors leading to bedrooms, Bedrooms, Dry Kitchen, Utility, DB/Store, Store and Internal Unit Staircase  
Concrete slab with skim coat and/or Fibrous plasterboard ceiling and/or box-up to designated areas with paint finish
  - (b) Kitchen, Wet Kitchen, Bathrooms, WC, Yard, PES, Balcony and Roof Terrace  
Concrete slab with skim coat and/or Moisture resistant fibrous plasterboard ceiling and/or box-up to designated areas with paint finish
- FINISHES**
  - (a) Wall: For Apartment
    - (i) Living, Dining, Foyer, Corridor leading to bedrooms, Bedrooms, Dry Kitchen, Utility, Yard, DB/Store, Store, PES, Balcony, Roof Terrace, Internal Unit Staircase and External Unit Staircase  
Cement sand plaster and/or skim coat with paint finish
    - (ii) Kitchen, Wet Kitchen, Bathrooms and WC  
Ceramic tiles
  - (b) Floor: For Apartments
    - (i) Living, Dining, Foyer and Corridor leading to bedrooms  
Ceramic tiles with skirting
    - (ii) Bedrooms  
Engineered Timber flooring with skirting
    - (iii) Internal Unit Staircase  
Engineered Timber flooring
    - (iv) Kitchen, Bathrooms, WC, Utility, Yard, DB/Store, Store, PES, Balcony, Roof terrace and External Unit Staircase  
Ceramic tiles
- WINDOWS**
  - (a) Type and material of windows and locations
    - (i) Living / Bedroom  
Powder coated aluminium framed casement and/or fixed window
    - (ii) Kitchen  
Powder coated aluminium framed sliding window
    - (iii) Bathrooms and Utility  
Powder coated aluminium framed casement and/or top hung and/or fixed window (where applicable)
  - (b) Type of glazing and minimum thickness  
Tinted / frosted glass where appropriate  
Thickness to PE's specification
- DOORS**
  - (a) Type and material of doors and locations
    - (i) Main Entrance  
Approved fire-rated timber swing door in laminate finish
    - (ii) Foyer, Bedrooms, DB/Store, Store and Yard  
Hollow core timber swing door in melamine finish
    - (iii) Living / Dining / Bedroom leading to Balcony / PES / Roof terrace  
Powder coated aluminium framed swing / sliding glass door
    - (iv) Kitchen / Dry Kitchen / Wet Kitchen leading to Balcony / PES / Yard  
Powder coated aluminium framed swing / sliding glass door
    - (v) Kitchen  
Hollow core timber swing / sliding door in laminate finish with glass panel
    - (vi) Master Bath and Bathroom 2  
Hollow core timber swing door in laminate finish
    - (vii) Bathroom 3, WC and Utility  
Slide and fold aluminium framed door with acrylic panel
    - (viii) Roof terrace escape door  
Aluminium swing door
  - (b) Ironmongery  
Accord lockset or equivalent
- SANITARY WARES AND FITTINGS**
  - (a) Master Bath, Junior Master Bath and Bath 2
    - 1 shower cubicle with shower mixer and hand shower set
    - 1 basin with cabinet and mixer tap
    - 1 water closet
    - 1 mirror
    - 1 toilet paper holder
    - 1 bib tap
    - 1 towel rail
  - (b) Master Bath (For Type PH4, PH5, PH6, PH7, PH8, PH9, PH9a and PH10)
    - 1 shower cubicle with shower mixer and hand shower set
    - 1 long bath with bath mixer and hand shower
    - 1 basin with cabinet and mixer tap
    - 1 water closet
    - 1 mirror
    - 1 toilet paper holder
    - 1 bib tap
    - 1 towel rail
  - (c) Bath 3
    - 1 shower area with shower mixer and hand shower set
    - 1 basin with mixer tap
    - 1 water closet
    - 1 mirror
    - 1 toilet paper holder
    - 1 bib tap
    - 1 towel rail
  - (d) WC
    - 2 way tap with hand shower set
    - 1 basin with tap
    - 1 water closet
    - 1 mirror
    - 1 toilet paper holder
  - (e) Kitchen or Yard, PES and Roof Terrace (where applicable)
    - 1 bib tap
- ELECTRICAL INSTALLATION**  
All electrical wiring is concealed except electrical wirings in conduits exposed above false ceiling and DB. Refer to Electrical Schedule for details.
- TV / CABLE SERVICES / #FM / TELEPHONE POINTS**  
Refer to Electrical Schedule for details.
- LIGHTNING PROTECTION**  
Lightning protection system shall be provided in accordance with Singapore Standard SS 555 : 2010
- PAINTING**
  - (a) External Wall  
Textured coating and/or weather shield paint finish to designated areas
  - (b) Internal Wall  
Water based paint finish
- WATERPROOFING**  
Waterproofing to floors of Kitchen, Wet kitchen, Bathrooms, WC, PES, Balcony and Roof Terrace
- DRIVEWAY AND CARPARK**
  - (a) Surface Driveway  
Tiles and/or stone and/or pavers and/or tarmac and/or reinforced concrete
  - (b) Basement Car Park / Driveway  
Reinforced concrete finish
- FACILITIES**
  - A - Clubhouse
    - Function Room
    - Gymnasium
    - Male Changing Rooms with Steam Room
    - Female Changing Rooms with Steam Room
    - Handicap Toilet
  - B - Main Drop-off
  - C - Entrance Plaza
  - D - Water Jets Platform
  - E - 50M Lap pool - Pool tile / Mosaic (approx. 450 sqm)
  - F - Children's Fun Pool
  - G - Family Pool
  - H - Sunset Pool with Jacuzzi Seats
  - J - 1 no. Tennis Hard Court with Acrylic coating system
  - K - Reading Corner
  - L - Bio-pond
  - M - Fitness Station
  - N - Taichi Lawn
  - O - Adventure Playground
  - P - Children Playground
  - Q - BBQ Corner
  - R - Fragrance Garden
  - S - Jogging Track
  - T - Pedestrian Side Gate
  - U - Sun Deck
  - V - Pavilion
  - W - Guard House
  - X - Bin Centre and Substation
  - Y - Management Office