

FACING LORONG 25A

8th storey	E #08-07	D #08-06	C #08-05	B #08-04	A #08-03
7th storey	E #07-07	D #07-06	C #07-05	B #07-04	A #07-03
6th storey	E #06-07	D #06-06	C #06-05	B #06-04	A #06-03
5th storey	E #05-07	D #05-06	C #05-05	B #05-04	A #05-03
4th storey	E #04-07	D #04-06	C #04-05	B #04-04	A #04-03
3rd storey	E #03-07	D #03-06	C #03-05	B #03-04	A #03-03
2nd storey	E #02-07	D1 #02-06		B1 #02-04	A #02-03

1st storey CAR PARKING

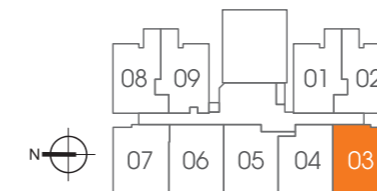
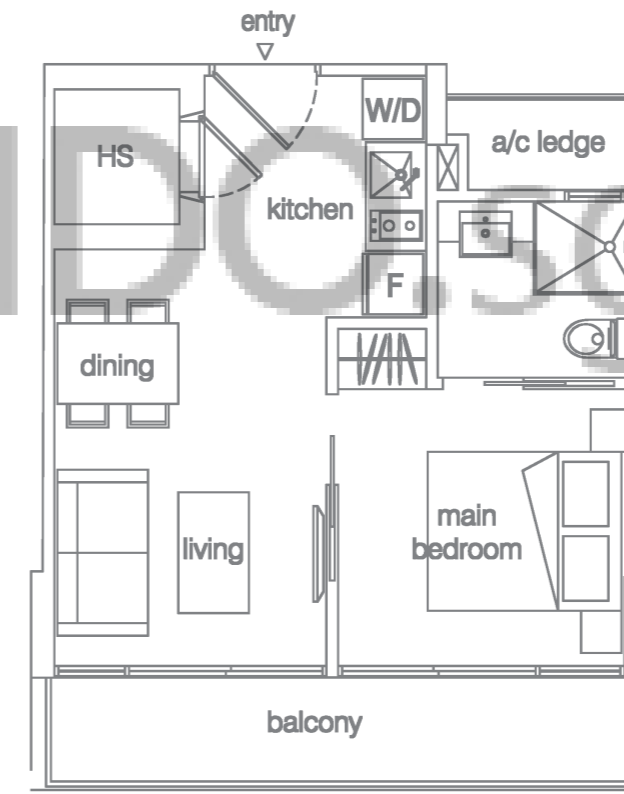
FACING SERVICE ROAD

8th storey	F #08-02	G #08-01	H #08-09	J #08-08
7th storey	F #07-02	G #07-01	H #07-09	J #07-08
6th storey	F #06-02	G #06-01	H #06-09	J #06-08
5th storey	F #05-02	G #05-01	H #05-09	J #05-08
4th storey	F #04-02	G #04-01	H #04-09	J #04-08
3rd storey	F #03-02	G #03-01	H #03-09	J #03-08
2nd storey	F1 #02-02	G1 #02-01	H1 #02-09	J1 #02-08

1st storey CAR PARKING CAR PARKING CAR PARKING

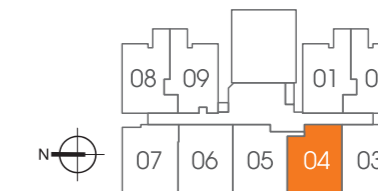
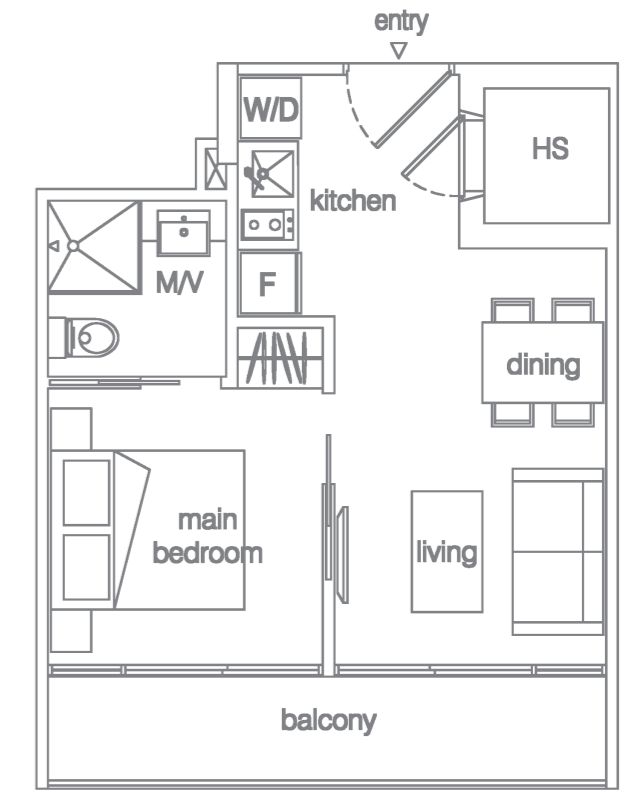
TYPE A (1 bedroom)

Unit #02-03 to #08-03  
Area 42 sqm / 452 sqft  
(inclusive of A/C ledge & balcony)



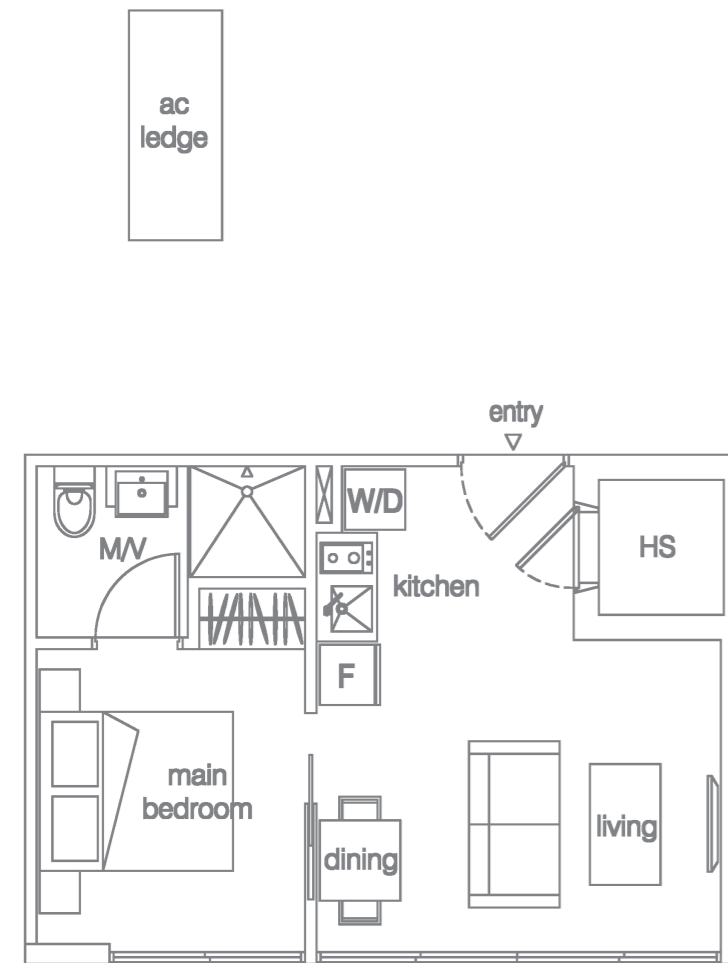
TYPE B (1 bedroom)

Unit #03-04 to #08-04  
Area 43 sqm / 463 sqft  
(inclusive of A/C ledge & balcony)



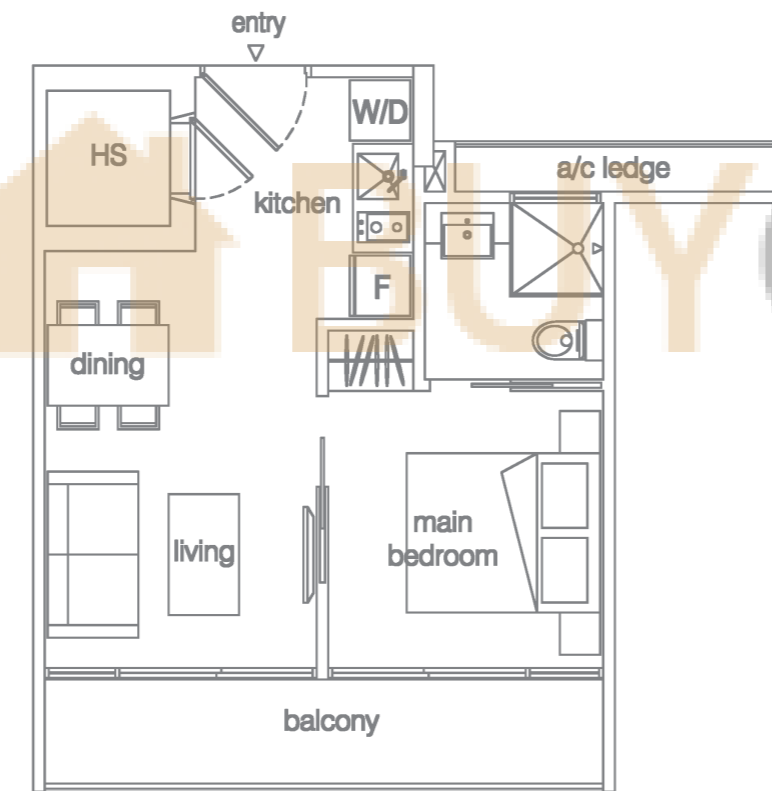
### TYPE B1 (1 bedroom)

Unit #02-04  
 Area 37 sqm / 398 sqft  
 (inclusive of A/C ledge)



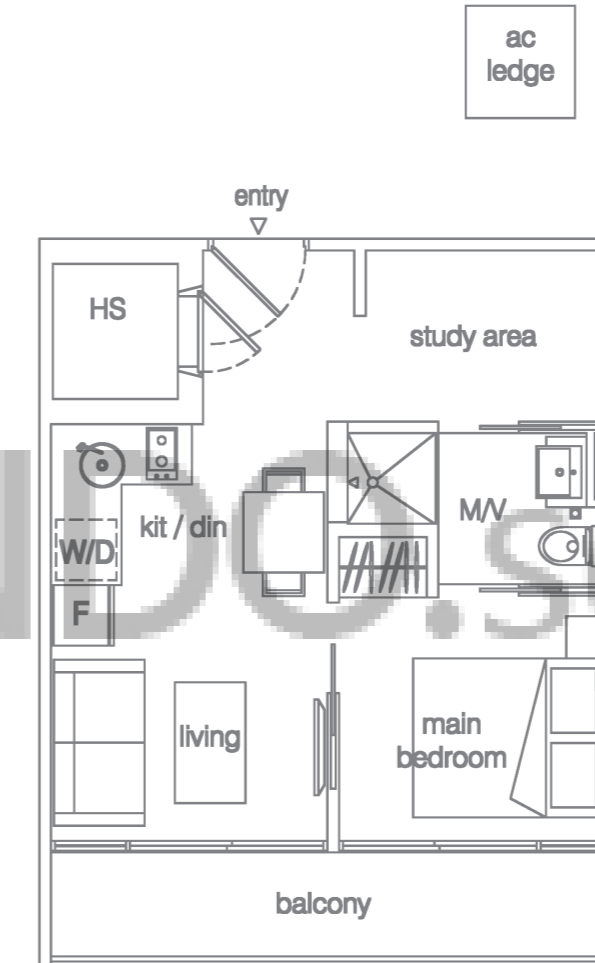
### TYPE C (1 bedroom)

Unit #03-05 to #08-05  
 Area 41 sqm / 441 sqft  
 (inclusive of A/C ledge & balcony)



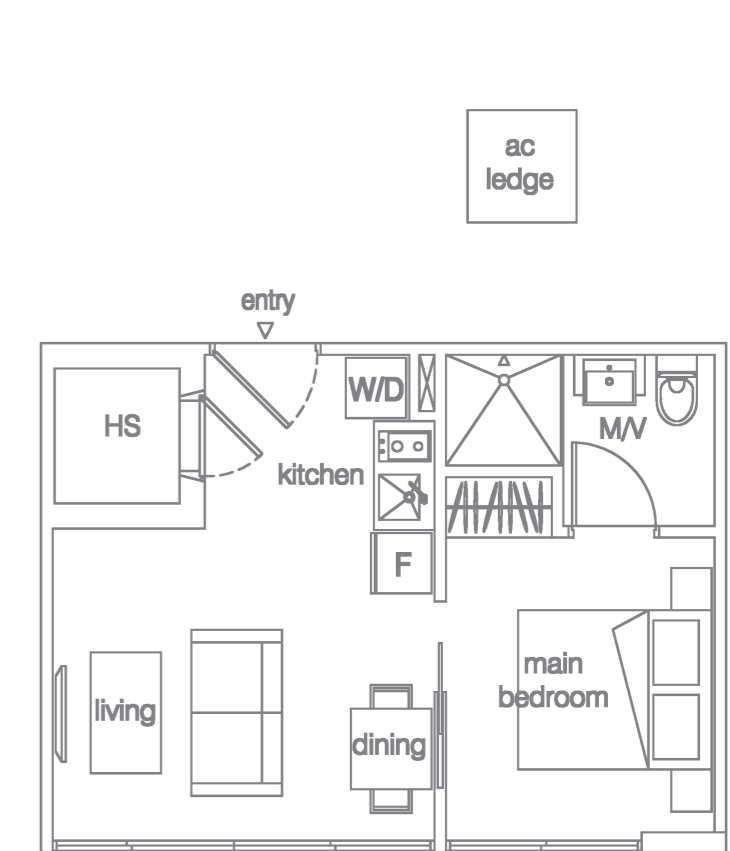
### TYPE D (1+1 bedroom)

Unit #03-06 to #08-06  
 Area 43 sqm / 463 sqft  
 (inclusive of A/C ledge & balcony)



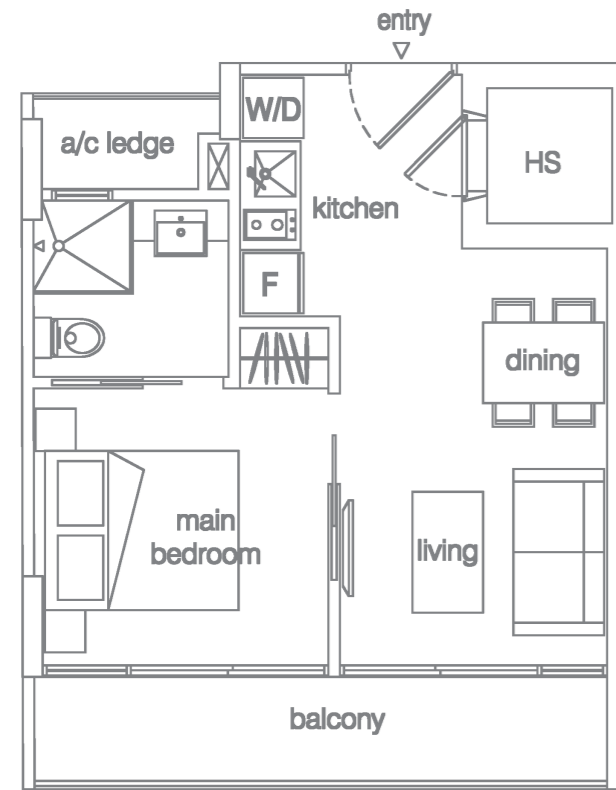
### TYPE D1 (1 bedroom)

Unit #02-06  
 Area 35 sqm / 377 sqft  
 (inclusive of A/C ledge)



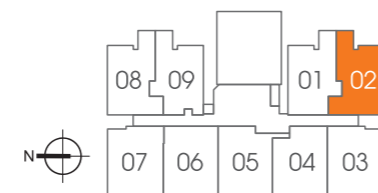
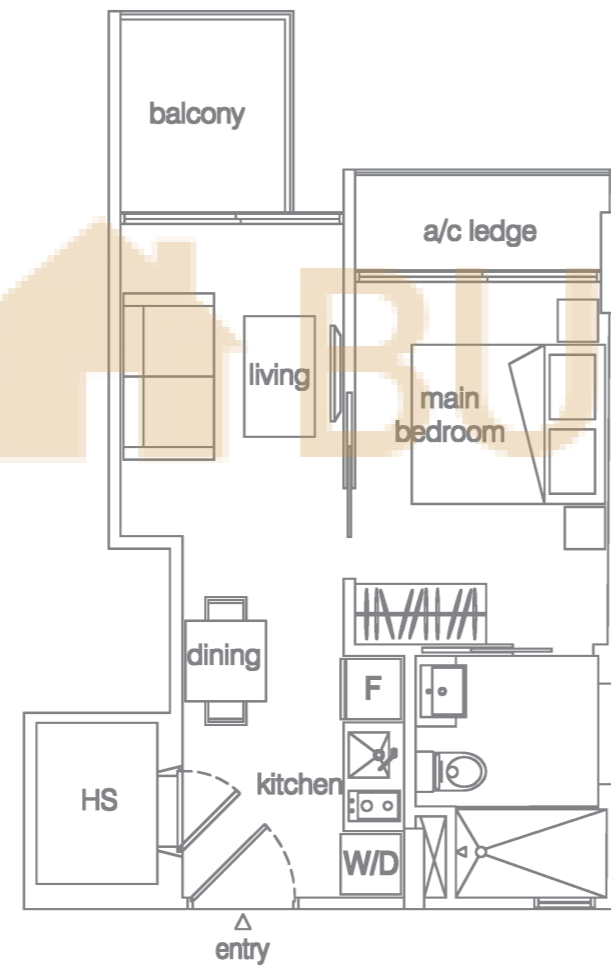
**TYPE E (1 bedroom)**

Unit #02-07 to #08-07  
 Area 42 sqm / 452 sqft  
 (inclusive of A/C ledge & balcony)



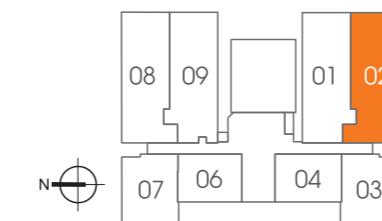
**TYPE F (1 bedroom)**

Unit #03-02 to #08-02  
 Area 40 sqm / 431 sqft  
 (inclusive of A/C ledge & balcony)



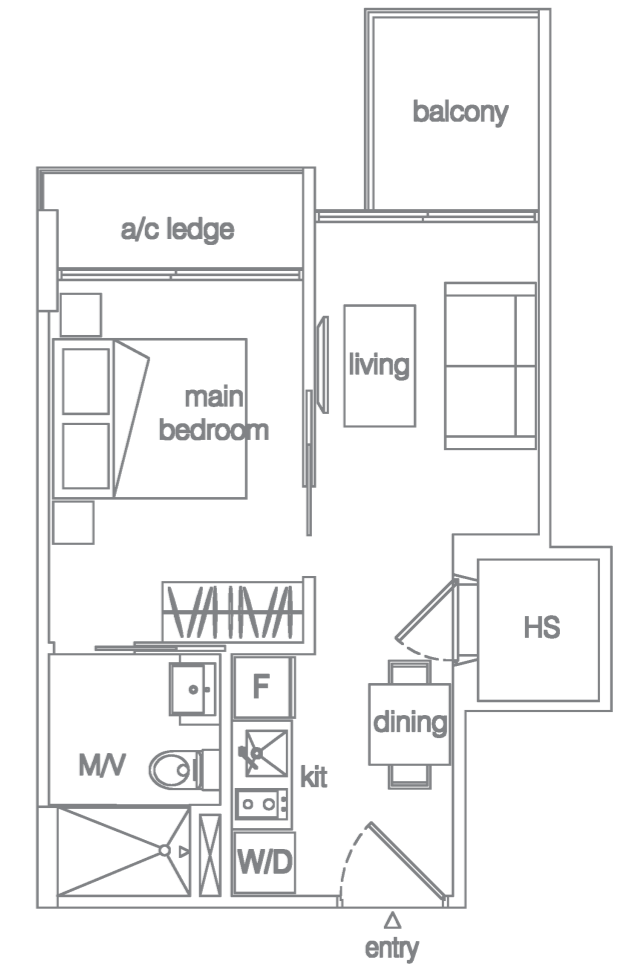
**TYPE F1 (1 bedroom)**

Unit #02-02  
 Area 70 sqm / 753 sqft  
 (inclusive of A/C ledge & private roof terrace)



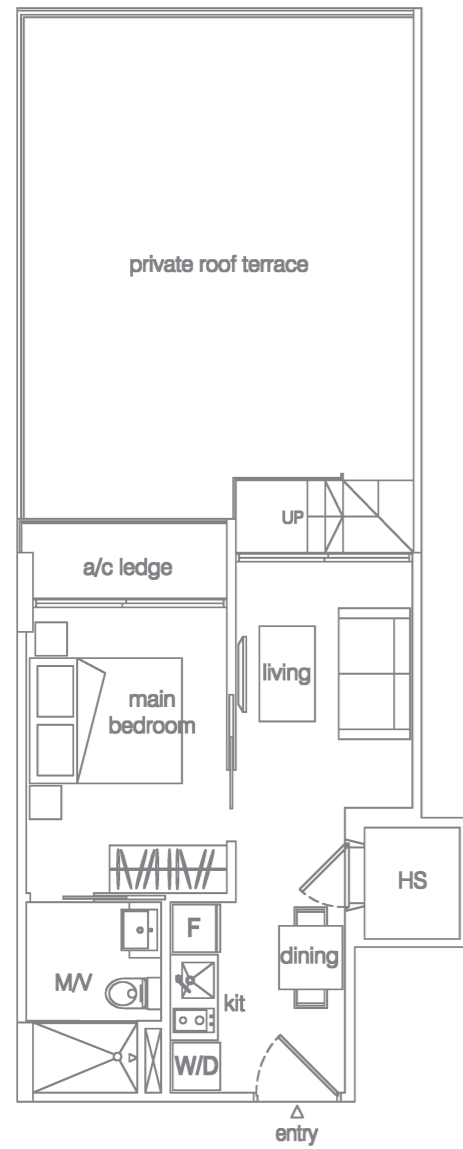
**TYPE G (1 bedroom)**

Unit #03-01 to #08-01  
 Area 39 sqm / 420 sqft  
 (inclusive of A/C ledge & balcony)



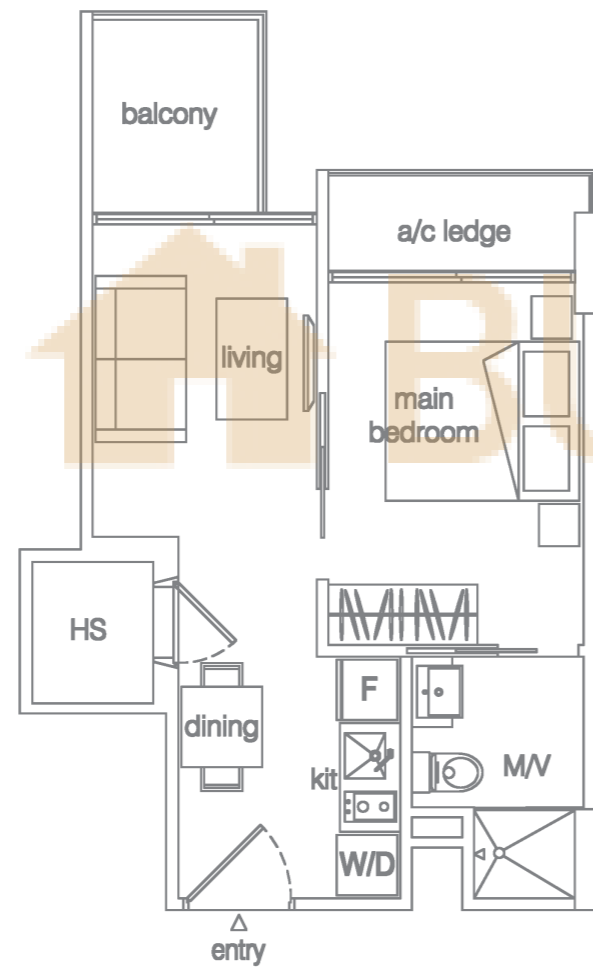
TYPE G1 (1 bedroom)

Unit #02-01  
Area 69 sqm / 743 sqft  
(inclusive of A/C ledge & private roof terrace)



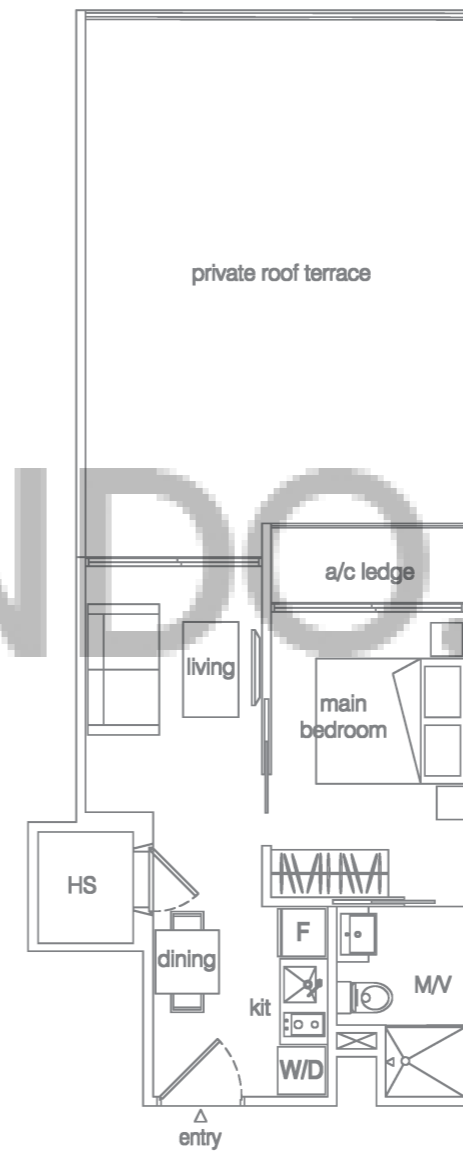
TYPE H (1 bedroom)

Unit #03-09 to #08-09  
Area 39 sqm / 420 sqft  
(inclusive of A/C ledge & balcony)



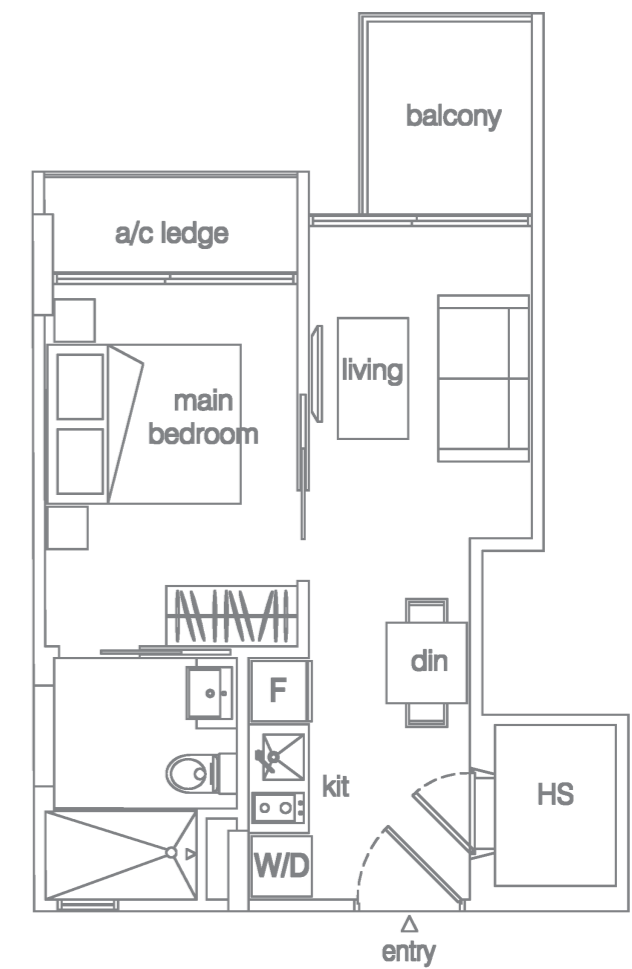
TYPE H1 (1 bedroom)

Unit #02-09  
Area 69 sqm / 743 sqft  
(inclusive of A/C ledge & private roof terrace)



TYPE J (1 bedroom)

Unit #03-08 to #08-08  
Area 40 sqm / 431 sqft  
(inclusive of A/C ledge & balcony)

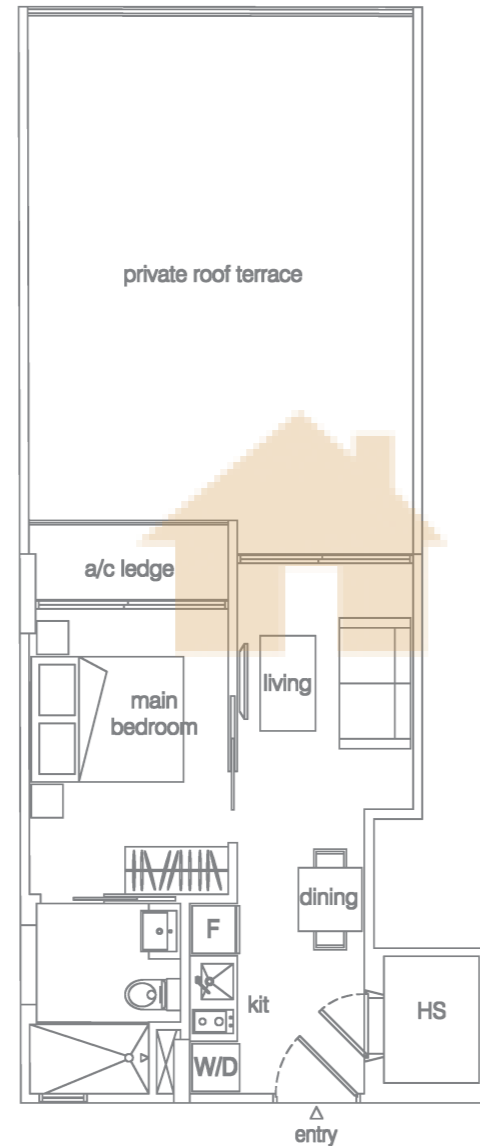


## TYPE J1 (1 bedroom)

Unit #02-08

Area 70 sqm / 753 sqft

(inclusive of A/C ledge & private roof terrace)



All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. Furniture are indicative only and not provided.

## SPECIFICATIONS

- FOUNDATION**  
Reinforced concrete foundation to engineer's requirements
- SUPER-STRUCTURE**  
Reinforced concrete structure to engineer's requirements
- WALLS**  
External - Pre-cast Concrete Panels and/or common clay brick to Architect & Engineer's requirements  
Internal - Pre-cast Concrete Panels and/or common clay brick to Architect & Engineer's requirements
- ROOF**  
Reinforced concrete flat roof
- CEILING**  
Living/Dining/Bedrooms/  
Household Shelter, Balcony &  
Private Terrace - Skim coat and/or plaster ceiling boards with emulsion paint to Architect's selection  
Bathroom/Kitchen - Skim coat with emulsion paint to Architect's selection  
- Moisture resistant plaster ceiling boards with emulsion paint finish to Architect's selection
- FINISHES**  
*Wall (For Apartments)*  
Living/Dining/Bedrooms/Kitchen/  
Household Shelter/Balcony/  
Bathroom - Cement and Sand plaster and/or skim coat with emulsion paint to Architect's selection  
- Homogenous and/or Ceramic tiles lay up to false ceiling height (exposed area only) to Architect's design  
*Wall (For Common Areas)*  
1st Storey Lift Lobbies/  
Typical Lift Lobbies/Staircases - Cement and sand plaster and/or skim coat with emulsion paint to Architect's selection  
*Wall (For Common Areas)*  
External Wall - Cement and sand plaster and/or skim coat with weather resistant paint to Architect's selection  
*Floor (For Apartments)*  
Living/Dining/Kitchen/Bedroom/Study - Compressed marble and/or Homogeneous tiles to Architect's selection  
Bathroom - Ceramic and/or homogenous tiles to Architect's selection  
Household Shelter/Balcony/  
Private Terrace - Ceramic and/or homogenous tiles to Architect's selection  
Planter box - Cement & Sand screeding  
A/C Ledge - Cement & Sand screeding  
*Floor (Common Areas)*  
1st storey lift lobbies - Homogenous and/or Ceramic tiles to Architect's selection  
Typical lift lobbies - Homogenous and/or Ceramic tiles to Architect's selection  
Staircases - Cement & sand screed with nosing tiles to Architect's selection  
Sky Terrace/Sun deck/Pool Area - Timber deck to Architect's selection  
Swimming Pool - Mosaic and/or ceramic tiles to Architect's selection  
Walkway/Pavement - Pebbles wash and/or Homogenous and/or ceramic tiles to Architect's selection
- WINDOWS**  
Powder coated aluminium framed windows with approx. 6mm thick tinted float glass to Architect's selection
- DOORS**  
a) Main Entrance - Fire-rated timber door to Architect's design  
b) Bedrooms/Bathrooms - Semi-hollow core timber door to Architect's design  
c) Household Shelter - Approved blast door  
d) Ironmongery - Locksets and hinges to Architect's selection
- RAILINGS**  
Stainless steel and/or mild steel with paint to Architect's selection
- SANITARY WARES AND FITTINGS**  
*Bathroom*  
a) 1 shower cubicle with shower mixer, rain shower head and shower set to Architect's selection  
b) 1 wash basin and mixer tap to Architect's selection  
c) 1 water closet to Architect's selection  
d) 1 mirror to Architect's design  
e) 1 toilet paper holder to Architect's selection
- ELECTRICAL INSTALLATION/TELEPHONE/TV/FM**  
a) All electrical wiring are concealed in floor and wall in conduits wherever possible except for electrical wiring above false ceiling, household shelter, and DB cabinet will be exposed in trunking and/or conduits  
b) Refer to Electrical Schedule for details
- LIGHTNING PROTECTION SYSTEM**  
a) Lightning Protection System shall be provided in accordance with Singapore Standard CP33 1996
- PAINTING**  
a) External Walls - Spray textured coating and/or weather-resistant emulsion paint to Architect's selection  
b) Internal Walls - Emulsion paint to Architect's selection
- WATERPROOFING**  
a) Waterproofing is provided to floors of Bathrooms, Kitchen, Balcony, W.C., R.C. flat roof, Planter Box and where required.
- DRIVEWAY & CARPARK**  
a) Surface Driveway - Interlocking pavement and/or concrete imprint to Architect's selection  
b) Mechanical Carpark Systems - According to specialist's specifications
- RECREATIONAL FACILITIES**  
a) Swimming Pool  
b) Jacuzzi  
c) Sky Terrace/Sun Deck  
d) Gymnasium  
e) Landscaping
- OTHER ITEMS**  
a) Kitchen Cabinets - High and low kitchen cabinets with solid surface work top complete with sink and mixer to Architect's design & selection  
b) Kitchen Appliances - Cooker Hob and cooker hood, integrated fridge and washer-cum-dryer to Architect's selection  
c) Bedroom Wardrobes to all bedrooms to Architect's design & selection  
d) Air-conditioning - Multi-split air-conditioning to all Bedrooms and Living/Dining to M & E Engineer's requirements  
f) Audio/Intercom System - Gate post with audio intercom to apartment units to M & E Engineer's selection  
g) Electric Water Heater - Hot water supply to all bathrooms and kitchen except W.C. to M & E Engineer's requirements  
h) Soil Treatment - Anti-termite soil treatment by specialist's specifications  
i) Cable vision - Provision of cable and outlet only

Note:

**Marble, Limestone and Granite**  
Marble, limestone and granite 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 material can be pre-selected before installation, this non-conformity in the marble, limestone or granite, 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.

**Timber**

Timber is a natural material containing grain/vein and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation.

**Warranties**

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

**Cable Television and/or Internet Access**

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) and/or Internet Services Providers (ISP) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels and/or internet access.

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

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

**Air-conditioning System**

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, cleaning the condensate pipes and charging of gas.

**Internet Access**

If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.

**Description of Common Property**

Common Facilities such as, swimming pool, sky terrace/sun deck, gymnasium, BBQ pit and landscaping are to be held as common property as defined in the Building Maintenance and Strata Management Act 2004 and the Land Title(Strata) Act, Cap 158.

**Common Area**

Management Room & Sentry Post are not provided.

**Purpose of Building Project and Restriction as to Use**

The building project is strictly for residential occupation only. Private car parks are provided. The open roof terrace/PES is not to be enclosed or roofed over.

**Additional Notes**

While every reasonable care has been taken in preparation of this brochure, the developer and its agent cannot be held responsible for the inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representation of fact. All information and specifications, renderings, visual representations, and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities.

**Materials, Fittings, Equipment, Finishes, Installation and Appliances**

Subject to Clause 14.3, the brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

All information, specifications and statements herein shall not be treated to form part of an offer or contract. Floor plans are subject to amendments as may be required by the relevant authorities. Visual representations, model, showflat displays and illustrations, photographs, art renderings and other graphic representations and references, not limited to landscape and furniture, are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are only approximate measurements and subject to final survey.

The Sales & Purchase Agreement shall form the entire agreement between the developer and purchaser and shall supersede all statements, representations or promise made prior to the signing of the Sales & Purchase Agreement and shall in no way modified by any statements, representations or promise made by the developer or the Marketing agents.

### ELECTRICAL SCHEDULE

Type	Lighting Points	Power Points	Isolator	TV Points	Telephone Points	Water Heater	Cooker	Hood	Door Bell
A	7	5	1	2	2	1	1	1	1
B	7	5	1	2	2	1	1	1	1
B1	7	5	1	2	2	1	1	1	1
C	7	5	1	2	2	1	1	1	1
D	8	6	1	2	2	1	1	1	1
D1	4	4	1	2	2	1	1	1	1
E	7	5	1	2	2	1	1	1	1
F	7	5	1	2	2	1	1	1	1
F1	7	5	1	2	2	1	1	1	1
G	7	5	1	2	2	1	1	1	1
G1	8	6	1	2	2	1	1	1	1
H	7	5	1	2	2	1	1	1	1
H1	7	5	1	2	2	1	1	1	1
J	7	5	1	2	2	1	1	1	1
J1	7	5	1	2	2	1	1	1	1

Developer: Pinnacle Realty Pte Ltd • Tenure of Land: Freehold • Legal Description: 98394N & 98434K of Mukim 24 • Building Plan No.: A1276-00468-2009-BP01 • Developer License: C0650 • TOP: no later than 31 Jan 2015 • Legal Completion: no later than 31 Jan 2018