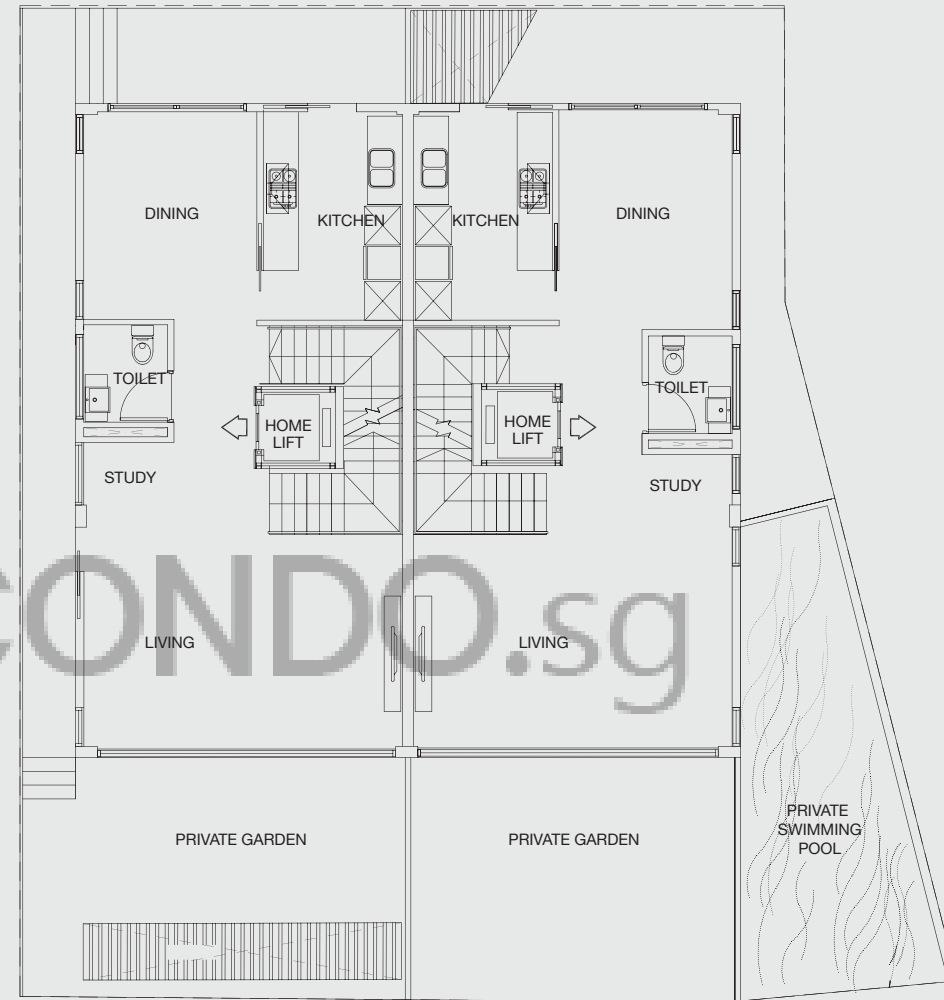
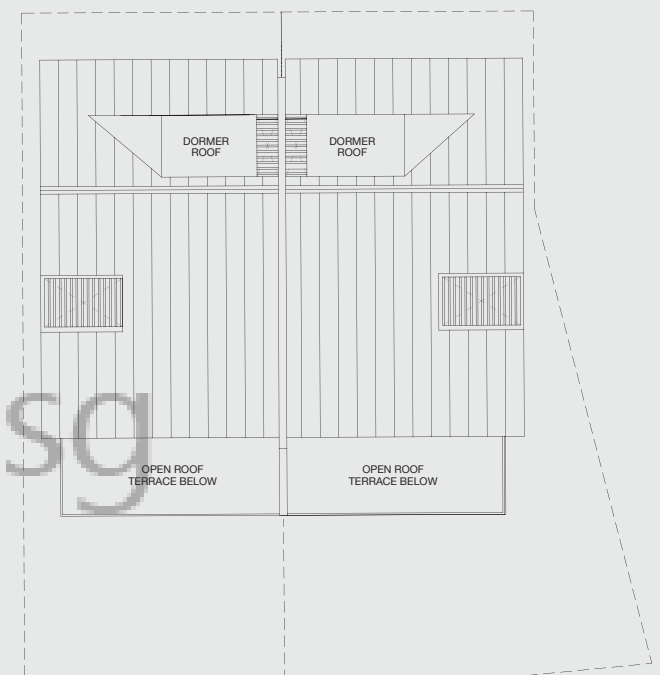
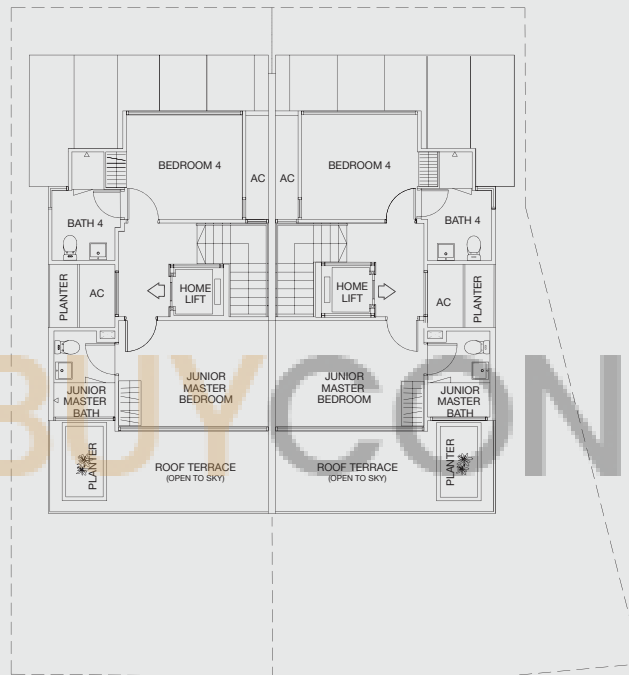


basement



1st storey

HOUSE NO. 12D
HOUSE NO. 12E



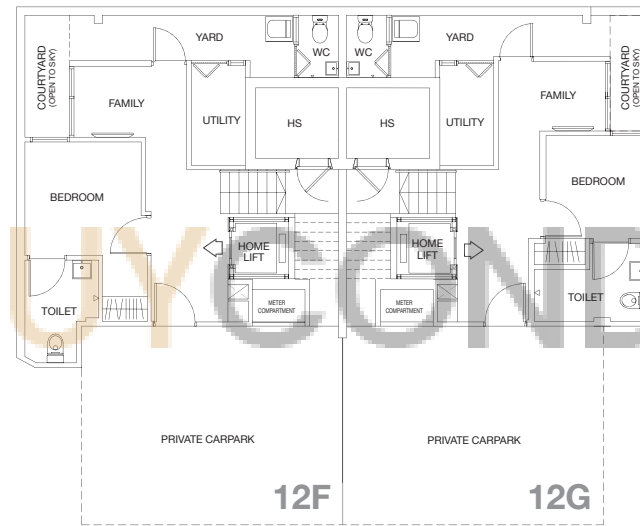
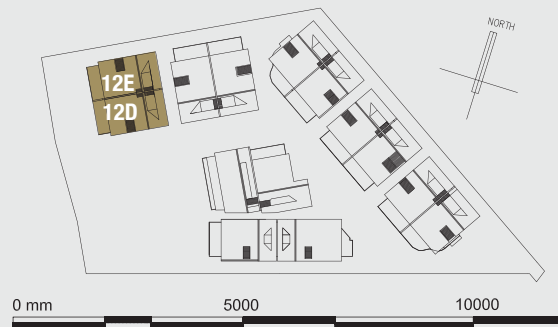
BUY CONDO.sg

HOUSE NO. 12D • 675 sq.m. / 7263 sq.ft.

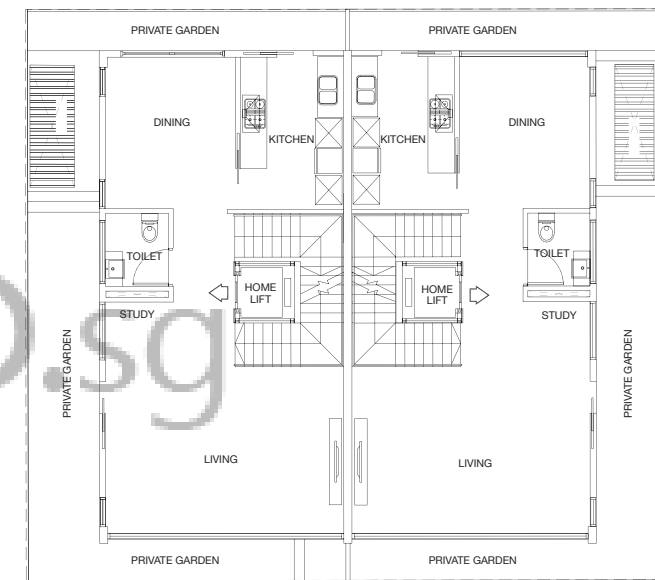
HOUSE NO. 12E • 595 sq.m. / 6302 sq.ft.

(5 bedroom + family + utility)

Total strata areas per unit (inclusive of strata void, PES, private garden, private carpark, home lift, AC area, roof terrace, yard/open courtyard)

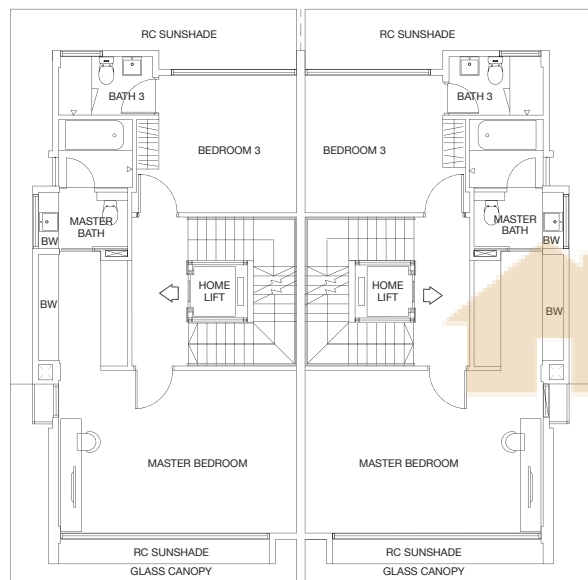


basement

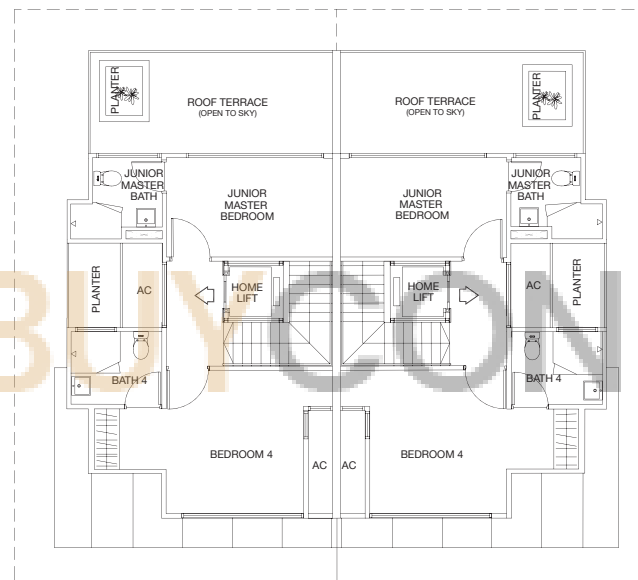


1st storey

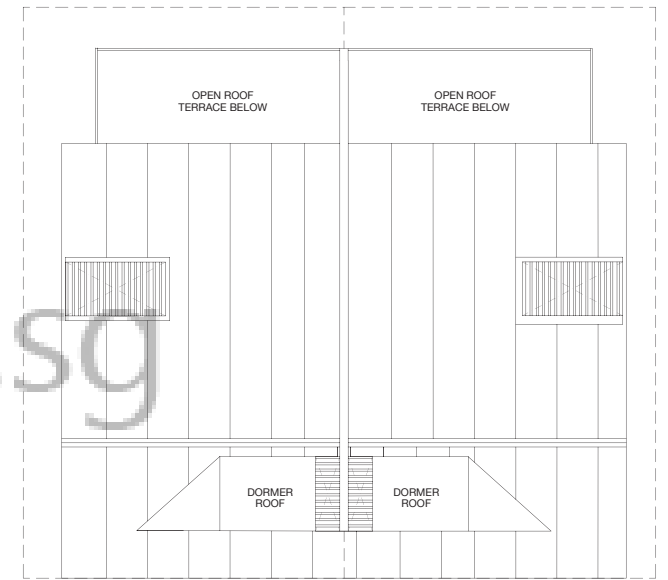
HOUSE NO. 12F
HOUSE NO. 12G



2nd storey



attic



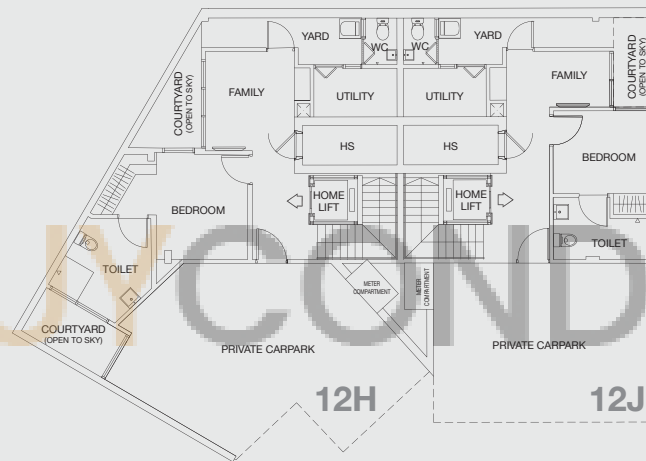
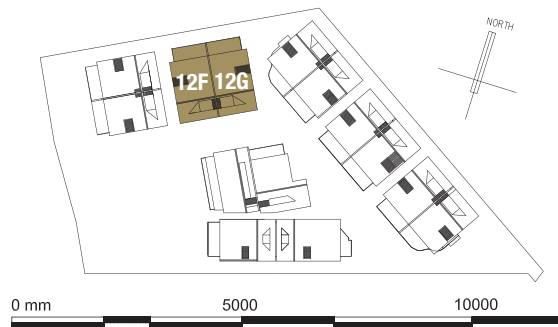
Roof

HOUSE NO. 12F • 520 sq.m. / 5595 sq.ft.

HOUSE NO. 12G • 501 sq.m. / 5391 sq.ft.

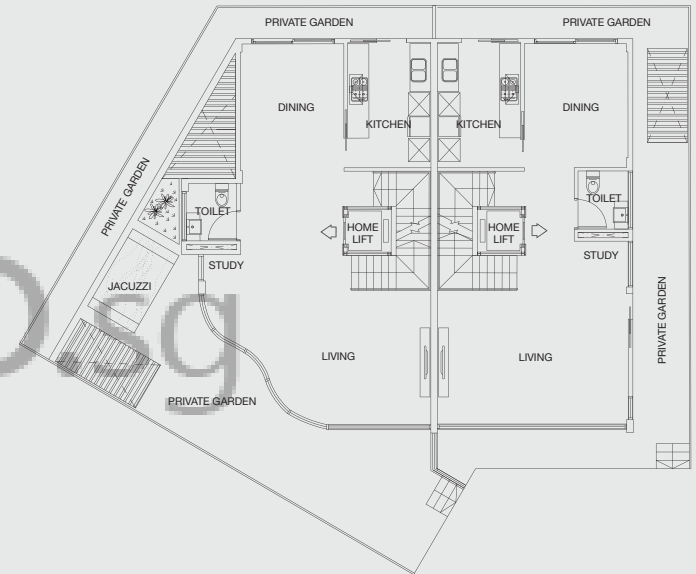
(5 bedroom + family + utility)

Total strata areas per unit (inclusive of strata void, PES, private garden, private carpark, home lift, AC area, roof terrace, yard/open courtyard)

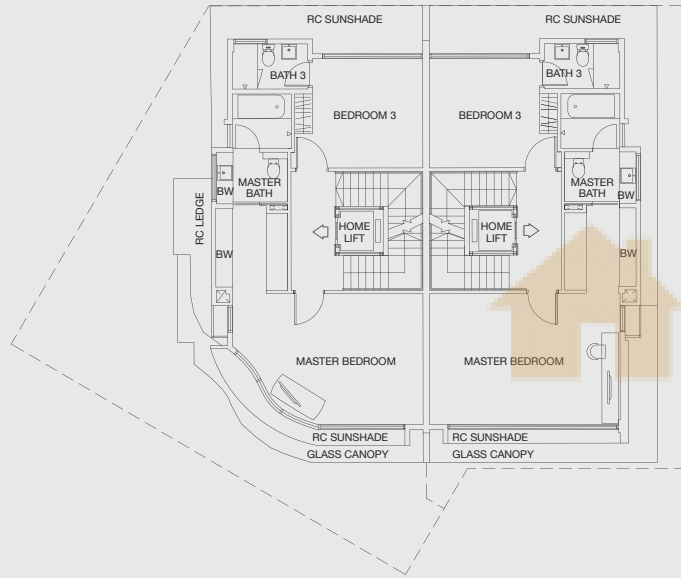


basement

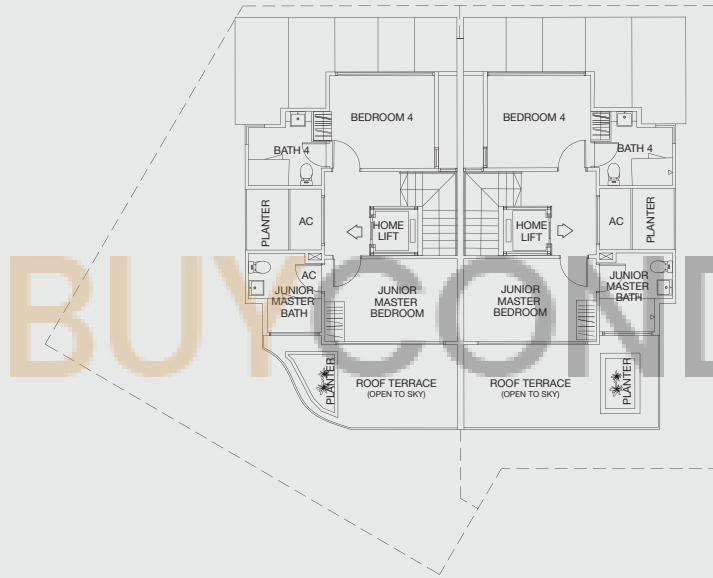
1st storey



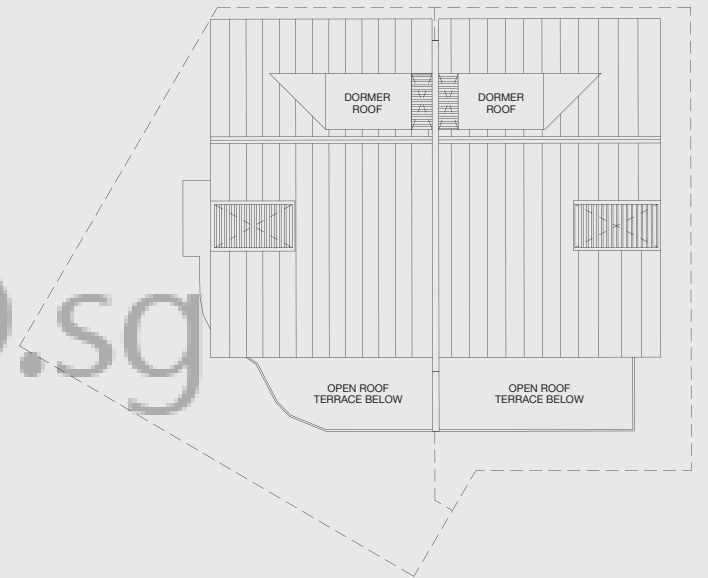
HOUSE NO. 12H
HOUSE NO. 12J



2nd storey



attic



Roof

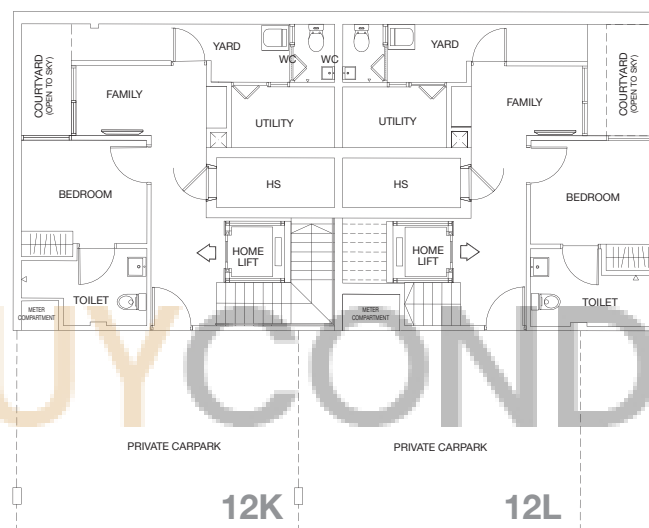
BUY CONDO.sg

HOUSE NO. 12H • 689 sq.m. / 7414 sq.ft.

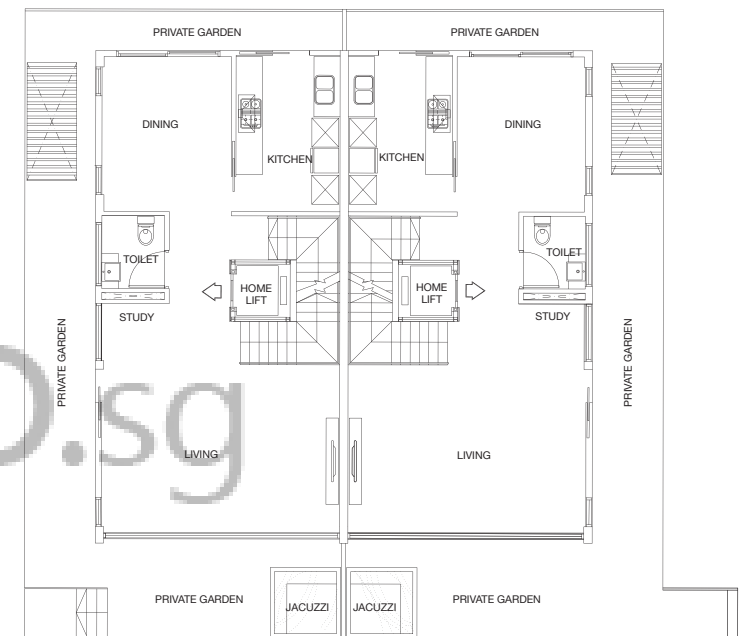
HOUSE NO. 12J • 525 sq.m. / 5649 sq.ft.

(5 bedroom + family + utility)

Total strata areas per unit (inclusive of strata void, PES, private garden, private carpark, home lift, AC area, roof terrace, yard/open courtyard)

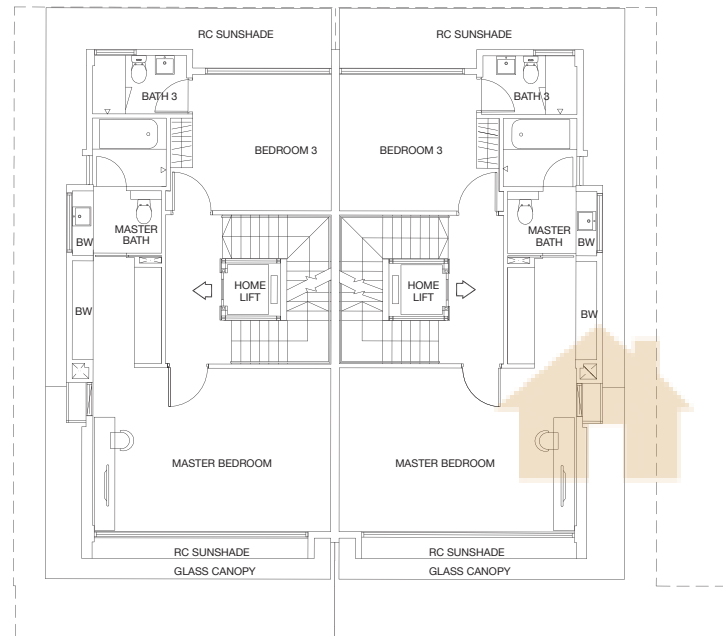


basement

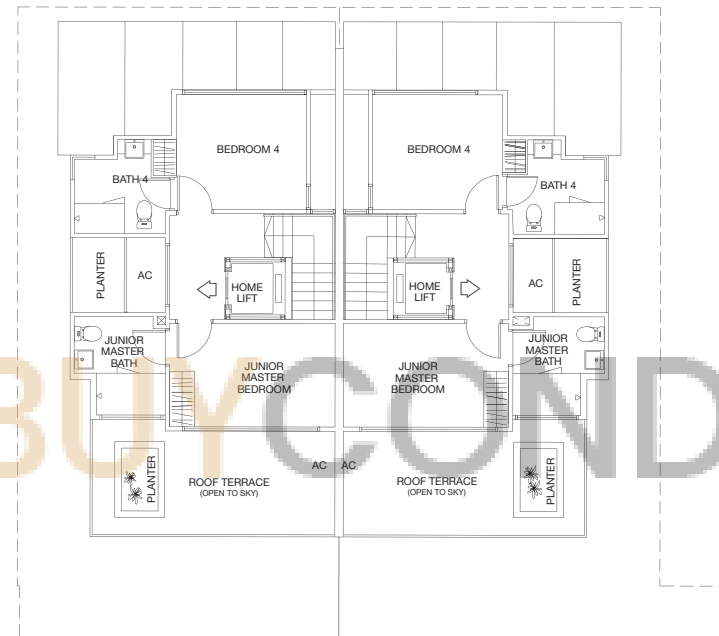


1st storey

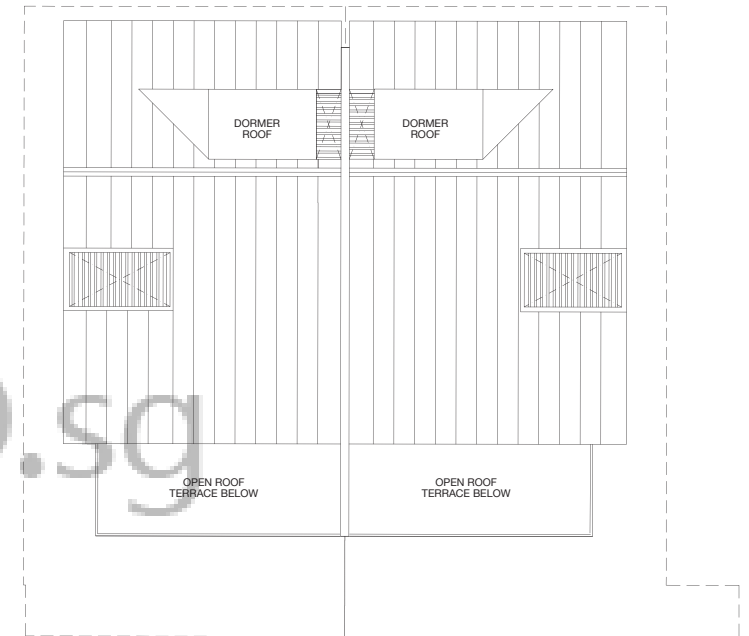
HOUSE NO. 12K
HOUSE NO. 12L



2nd storey



attic



roof

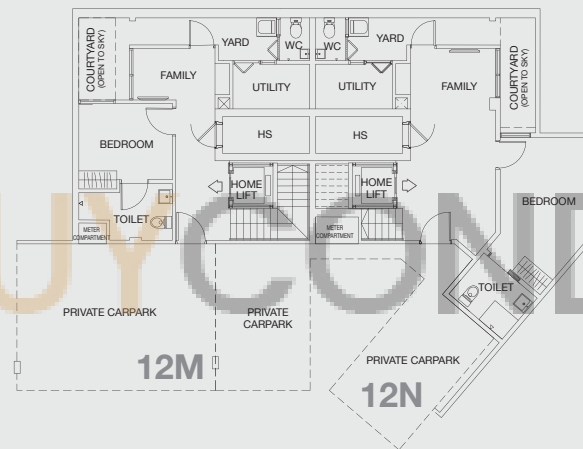
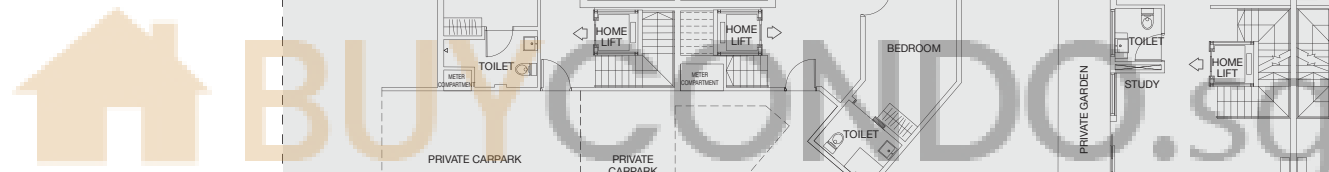
BUYCONDO.sg

HOUSE NO. 12K • 564 sq.m. / 6069 sq.ft.

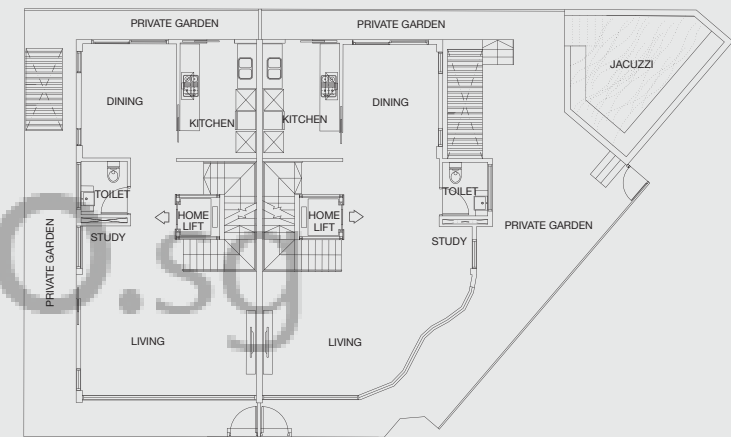
HOUSE NO. 12L • 566 sq.m. / 6090 sq.ft.

(5 bedroom + family + utility)

Total strata areas per unit (inclusive of strata void, PES, private garden, private carpark, home lift, AC area, roof terrace, yard/open courtyard)

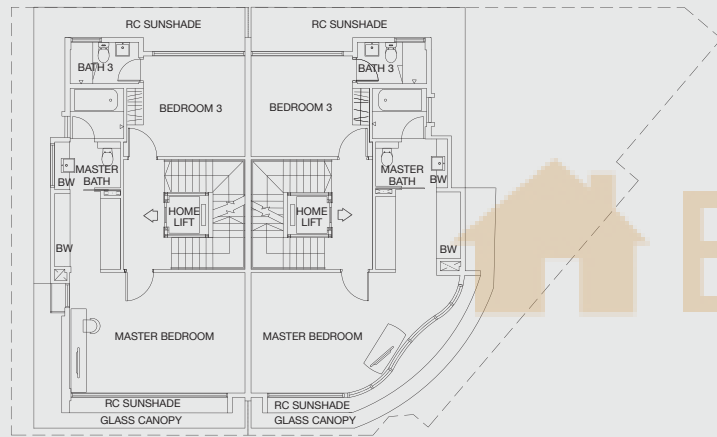


basement

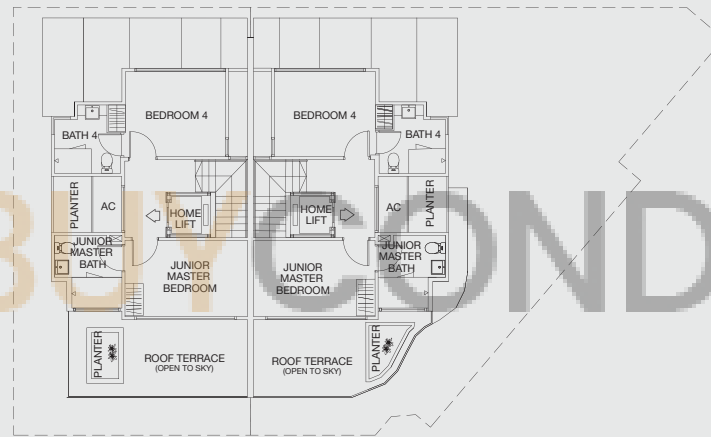


1st storey

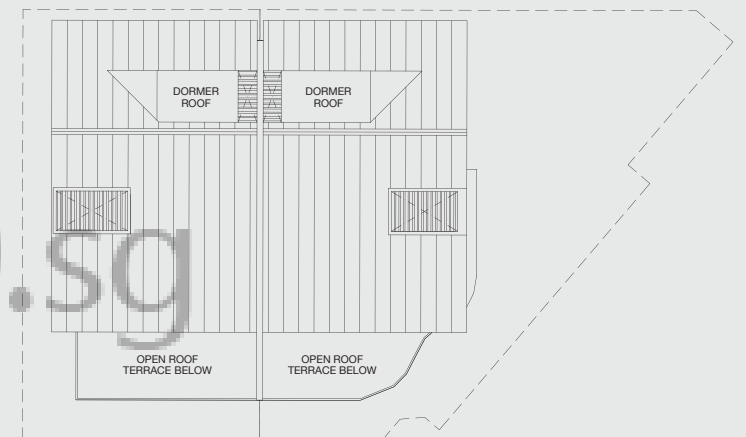
HOUSE NO. 12M
HOUSE NO. 12N



2nd storey



attic



roof

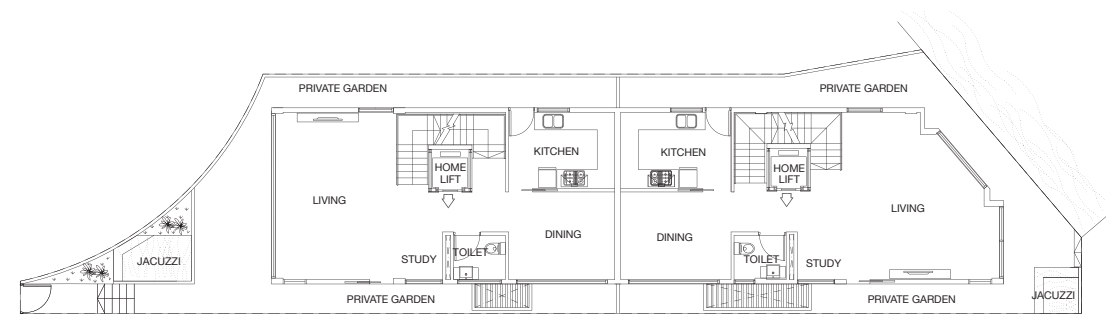
BUYER CONDO.SG

HOUSE NO. 12M • 527 sq.m. / 5671 sq.ft.

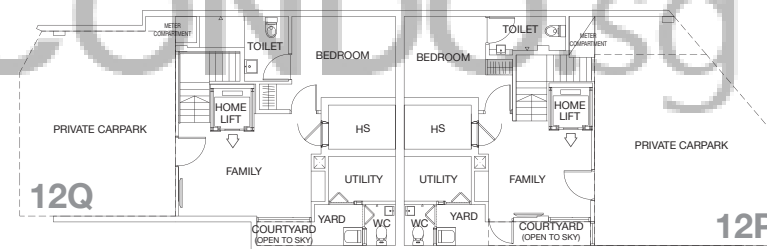
HOUSE NO. 12N • 721 sq.m. / 7758 sq.ft.

(5 bedroom + family + utility)

Total strata areas per unit (inclusive of strata void, PES, private garden, private carpark, home lift, AC area, roof terrace, yard/open courtyard)

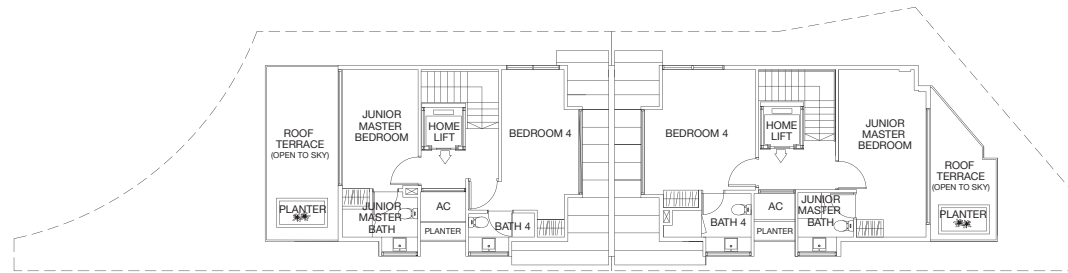


1st storey

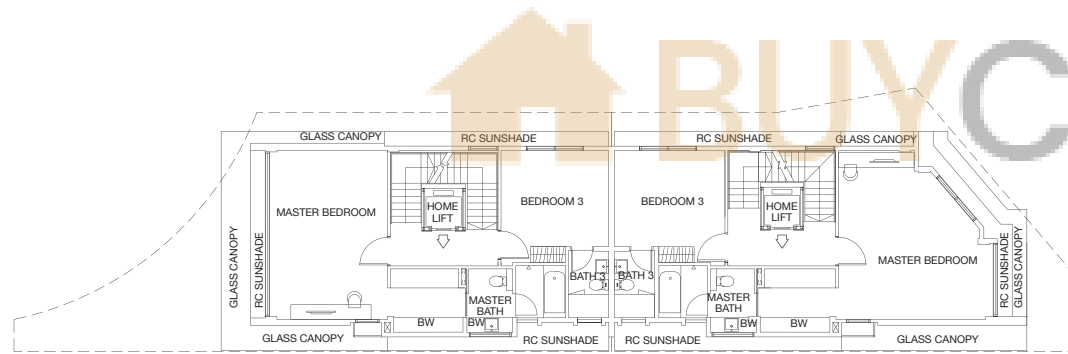


basement

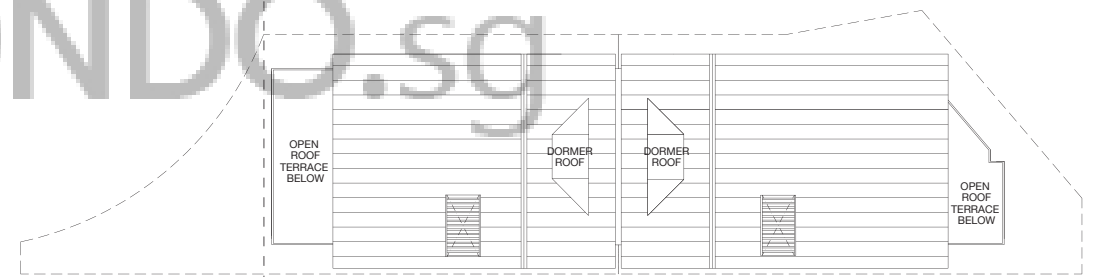
HOUSE NO. 12P
HOUSE NO. 12Q



attic



2nd storey



roof

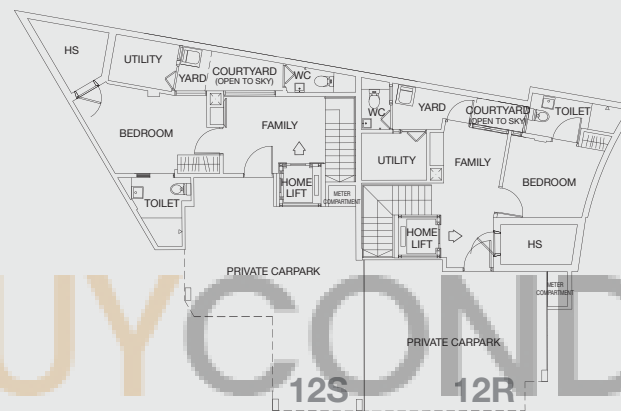
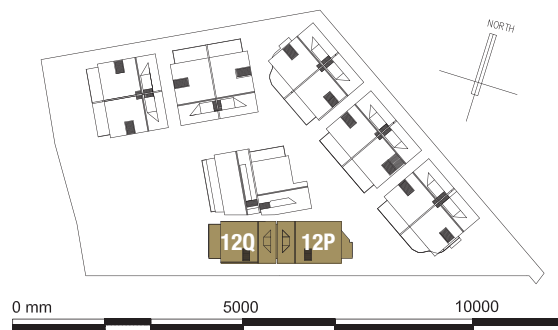
BUYCONDO.sg

HOUSE NO. 12P • 560 sq.m. / 6026 sq.ft.

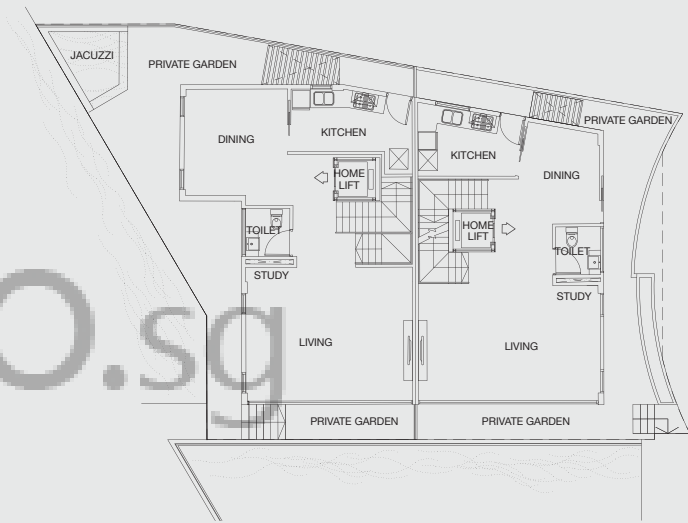
HOUSE NO. 12Q • 598 sq.m. / 6413 sq.ft.

(5 bedroom + family + utility)

Total strata areas per unit (inclusive of strata void, PES, private garden, private carpark, home lift, AC area, roof terrace, yard/open courtyard)

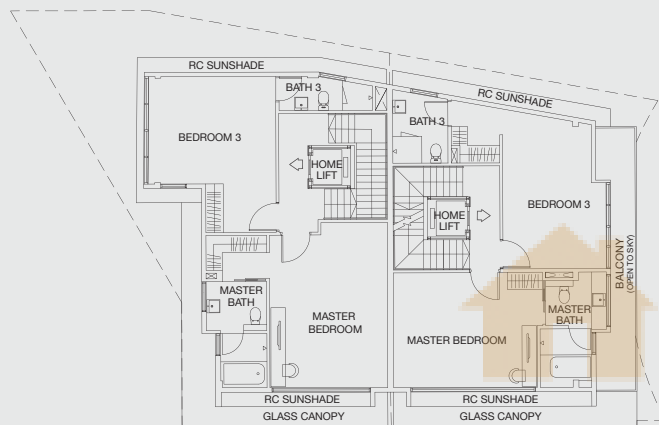


basement

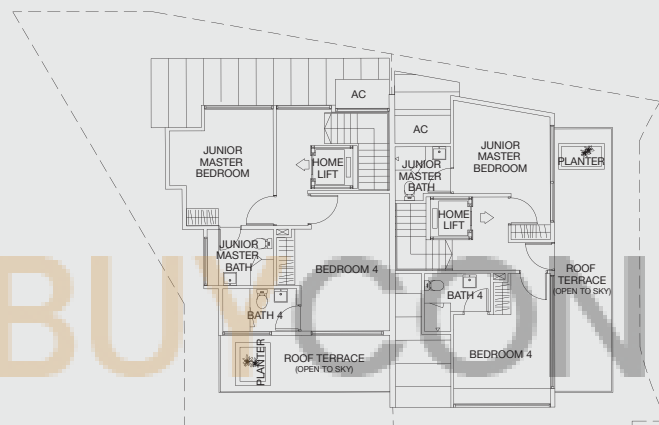


1st storey

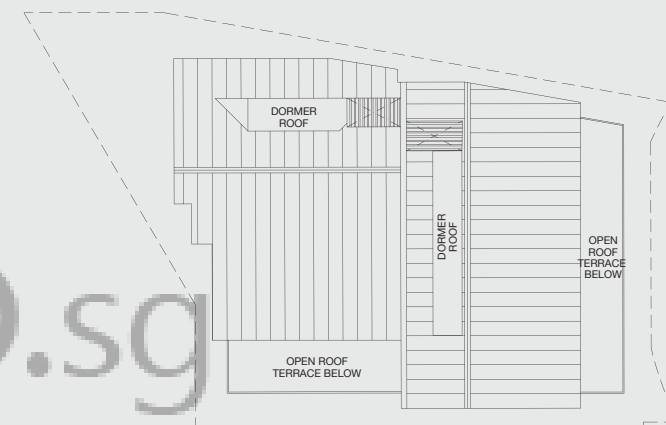
HOUSE NO. 12R
HOUSE NO. 12S



2nd storey



attic



roof

BUY CONDO.sg

HOUSE NO. 12R • 593 sq.m. / 6381 sq.ft.

HOUSE NO. 12S • 492 sq.m. / 5294 sq.ft.

(5 bedroom + family + utility)

Total strata areas per unit (inclusive of strata void, PES, private garden, private carpark, home lift, AC area, roof terrace, yard/open courtyard)



Specifications

1. FOUNDATION

- 1.1 Reinforced concrete footing to Engineer's design.

2. SUPER-STRUCTURE

- 2.1 Reinforced concrete structure to Engineer's design.

3. WALLS

- 3.1 External: Brickwall/Pre Cast Panel.
3.2 Internal: Brickwall/Pre Cast Panel/Dry Wall.

4. ROOF

- 4.1 RC slab with appropriate waterproofing and insulation

5. CEILING

- 5.1 Water resistant ceiling board with emulsion paint to Kitchens, Bathroom, W.C. Front Terrace and where necessary.
5.2 Plaster Board with emulsion painting to Living/Dining, Bedroom.

6. FINISHES

6.1 Wall

- 6.1.1 **Internal**
Marble/Ceramic Tiles to false ceiling height for Master Bath
Homogeneous tiles to false ceiling height to island kitchen.
Marble / Granite Homogeneous tiles to false ceiling height at W.C.
Plaster and Emulsion Paint to other areas

- 6.1.2 **External**
Cement Plaster and Emulsion Paint
Cement Plaster and Emulsion Paint to external boundary wall (by Architect)
External Features Wall (by Architect)

6.2 Floor

- 6.2.1 **Internal**
Natural Marble/ Limestone to Living/Dining/Kitchen and Master Bath
Ceramic/Homogeneous tiles to Kitchen, Store, Utility, Other Bathrooms W.C. and Family room
Timber strips to Master bedroom/Bedrooms, Hall, Corridor and Staircase

- 6.2.2 **External**
a) Ceramic/Homogeneous/Timber look-alike strips Roof Garden/PES
b) Homogeneous/Ceramic Tiles/Timber look-alike strips to Common Pool Deck
c) Cement Screed with Hardener to Driveway
d) Heavy duty tiles to Car Parking Lot

Note: Granite/ Marble, Limestone and Slates are natural stones which offer no obsolete uniformity in their veins, color, tonality, and pattern as these are natural characteristics arising from their complex mineral composition impurities.

Granite tiles/slab is pre-polished before laying and care has been taken in their installation. Being a much harder material than marble, granite cannot be re-polished after installation. Therefore, some level difference may be found at the tile/slab joints.

The type of Marble of Granite selected shall be subjected to availability.

Note: As timber is a natural product it is not possible to achieve total consistency of color and grain selected and installation.

7. WINDOWS

- 7.1 Powder Coated Aluminum Frame Windows as below:

- 7.1.1 Living: Sliding window and fixed panel
W.C: Top-hung Window/Casement
Bedrooms: Sliding window and fixed panel
Bathrooms: Top-hung/Sliding
Family Hall: Sliding Door/Casement
Staircase: Top-hung window, Fixed Glass Panel Window

- 7.2 6mm thick tinted/clear/frosted glass (where applicable)

- 7.3 Color of Frame and Glass is subjected to Architect's selection

8. DOORS

- 8.1 Laminated timber door to main entrance
8.2 Laminated timber doors to Bedrooms, Bathrooms, Utility
8.3 Frameless glass panel door at kitchen
8.4 Powder coated aluminium or UPVC frame glass. Door at Living, Dining and Roof Garden (Where applicable)

Note: As timber is a natural product it is not possible to achieve total consistency of color and grain in their selection and installation.

9. SANITARY WARES AND FITTINGS

Master Bathroom

- a) Long Bath complete with Shower mixer
b) 1 Vanity-Top complete with Wash Basin and Mixer Tap
c) 1 Water Closet
d) 1 towel rail
e) 1 toilet roll holder
f) 1 soap dish

Other Bathrooms

- a) Wash basin and mixer tap
b) Water closet
c) Shower cubicle with shower mixer
d) Toilet roll holder
e) Towel rail
f) Soap dish

W.C.

- a) Wash basin and mixer tap
b) Water closet
c) Toilet Roll Holder

Note: The type and color of wares, fitting and accessories is subject to availability and Architect's selection.

10. ELECTRICAL INSTALLATION/ TELEPHONE/ TV/ FM

See Electrical Point Schedule for details.

11. TV/FM/TELEPHONE

See Electrical Point schedule for details TV points are suitable for Singapore Cable Vision Reception.

Note: The purchaser shall, if required by the Singapore Cable Vision Ltd (SCVL) or any relevant competent authorities, pay the connection charges, subscription fees, annual maintenance fees and monthly charges to the SCVL or any other relevant competent authorities.

12. LIGHTNING PROTECTION SYSTEM

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

13. PAINTING

See item 6.1 Wall

14. WATERPROOFING

Waterproofing to floor of Bathrooms, Roof Terrace, Swimming Pool, Water Features, etc

15. DRIVEWAY & CARPARK

See item 6.2.2 External Floor Finishes

16. GATE AND FENCING

Gate: Auto metal gate with aluminum/timber infill at guard post.

17. TURFING

Cow Grass

18. ADDITIONAL ITEMS

- a) Kitchen cabinets - High and low cabinets complete with Sink and Taps, Cooker Hob, Cooker Hood.
b) Air-conditioning Bedrooms & Living/Dining
c) Hot and Cold Water to Bathrooms (except W.C.)
d) The worktop and kitchen
e) Retaining Boundary wall and Embankment subject to Site Contour
f) Soil Treatment against Subterranean Termites

Note: Layout of Kitchen Cabinets are subjected to Architects sole discretion and final design

19. SECURITY

- Voice communicator security keypad at living, outside master bedroom & hallway at attic.
- Movement detector at 1st storey staircase
- Magnetic contact sensor to surrounding windows and door openings at 1st story.
- Video auto dialer module.

20. RECREATION FACILITIES

- a) 3 nos. of Communal Swimming Pool
b) Private Swimming pool for Unit 12D
c) Personal Spa/Jacuzzi to some units

Total no. of car parking space:
2 car parking space for each unit