

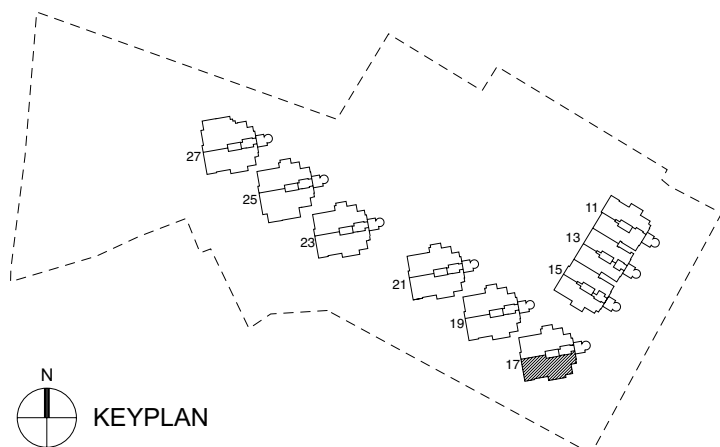
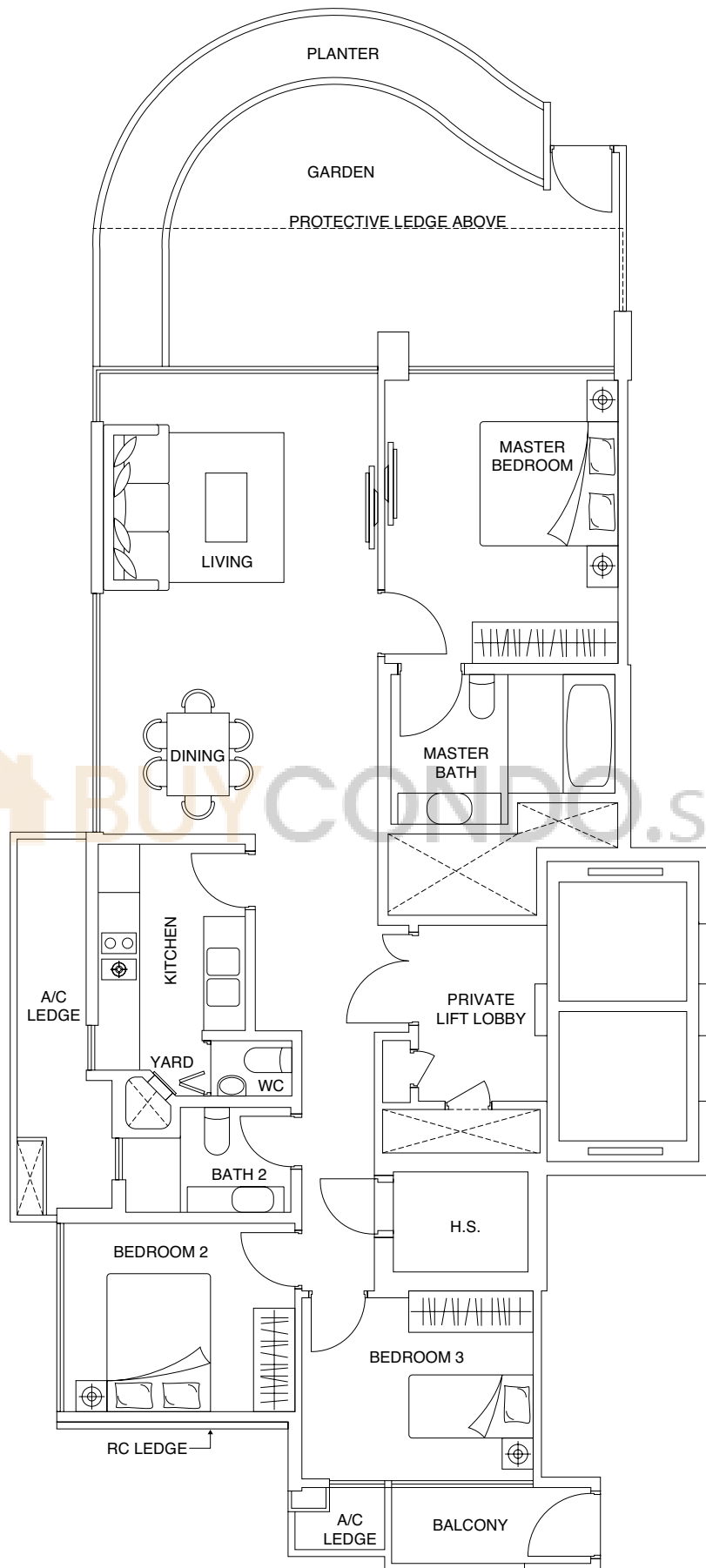
17 SIN MING WALK

3-BEDROOM GARDEN UNIT

TYPE **B1-G**

Unit #02-07

Area 149 sq m (1,604 sq ft)

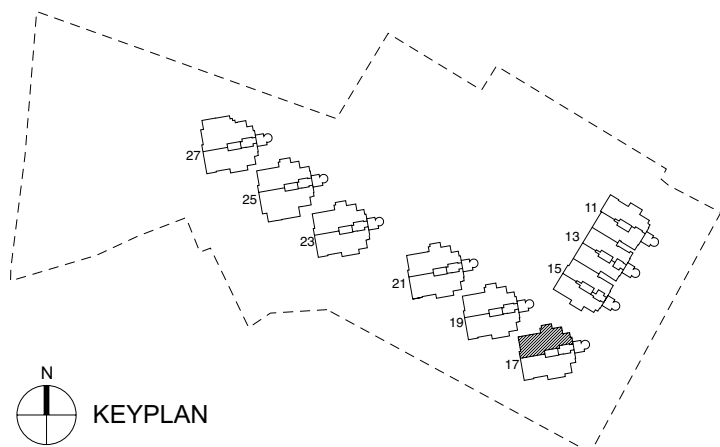
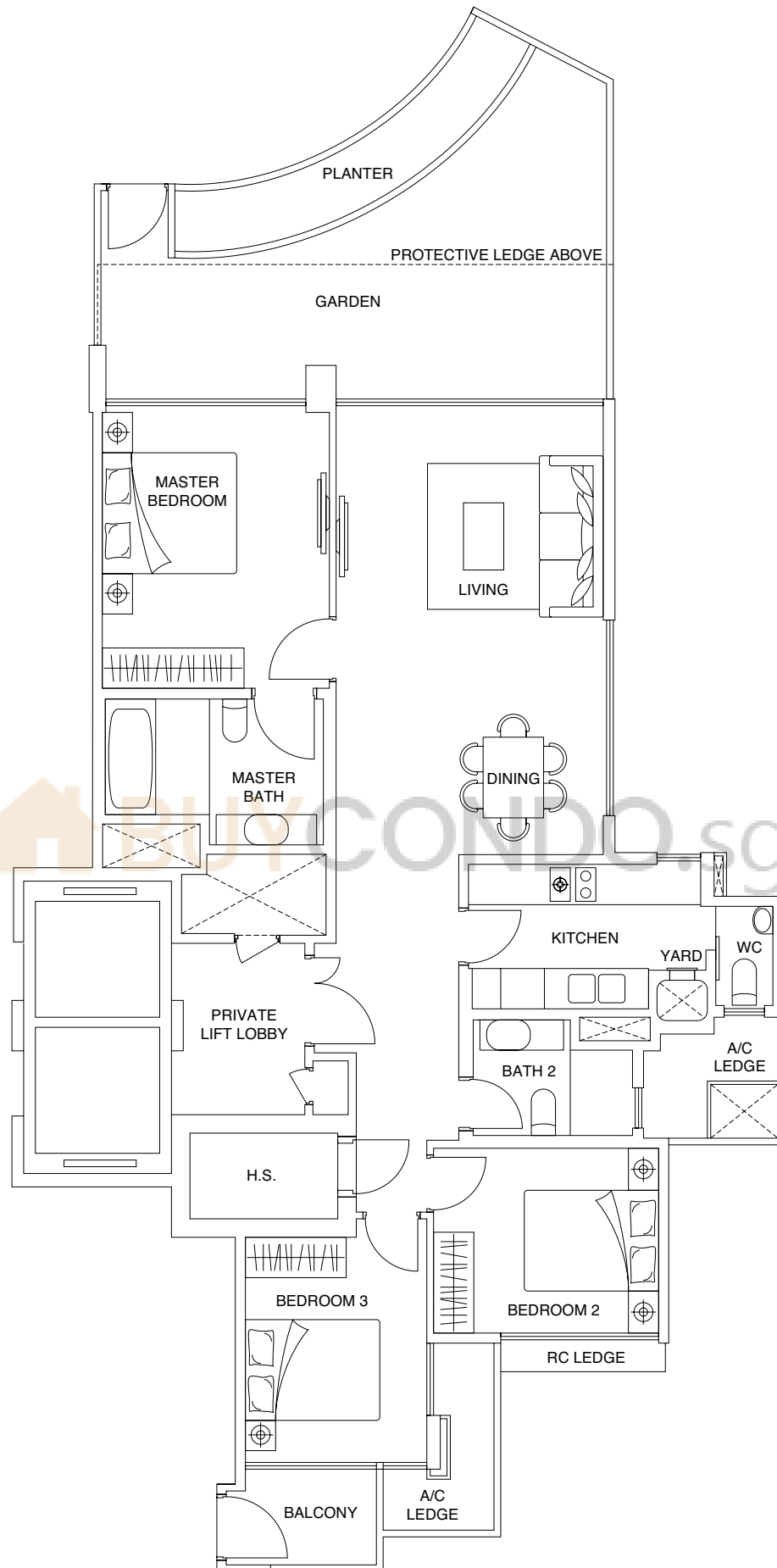


 KEYPLAN

TYPE B2-G

Unit #02-08

Area 147 sq m (1,582 sq ft)

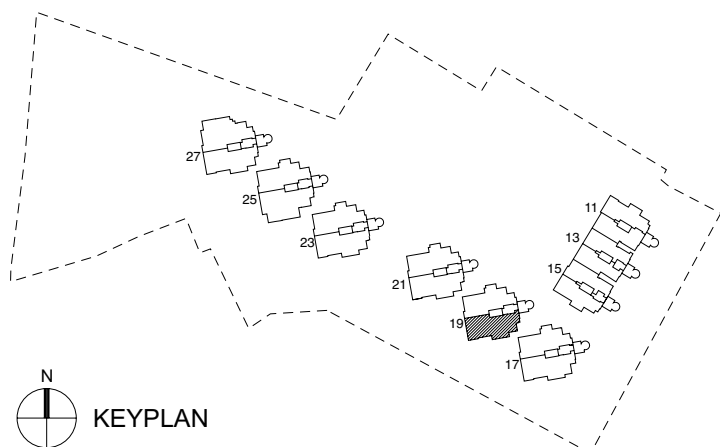
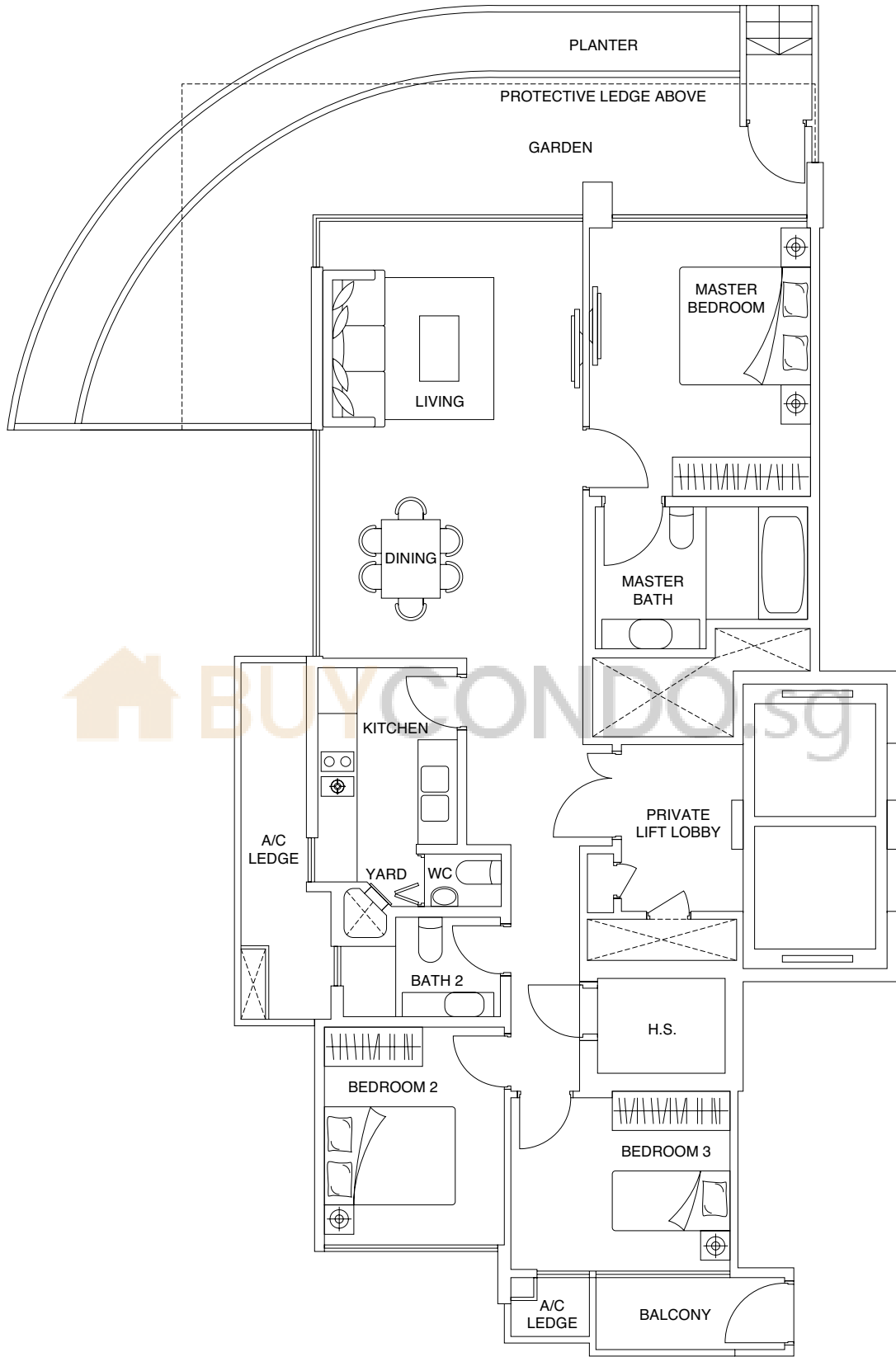


N
KEYPLAN

TYPE **B3-G**

Unit #02-09

Area 157 sq m (1,690 sq ft)



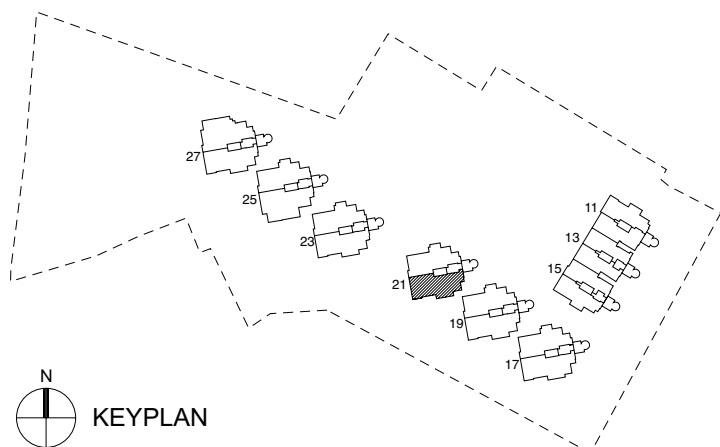
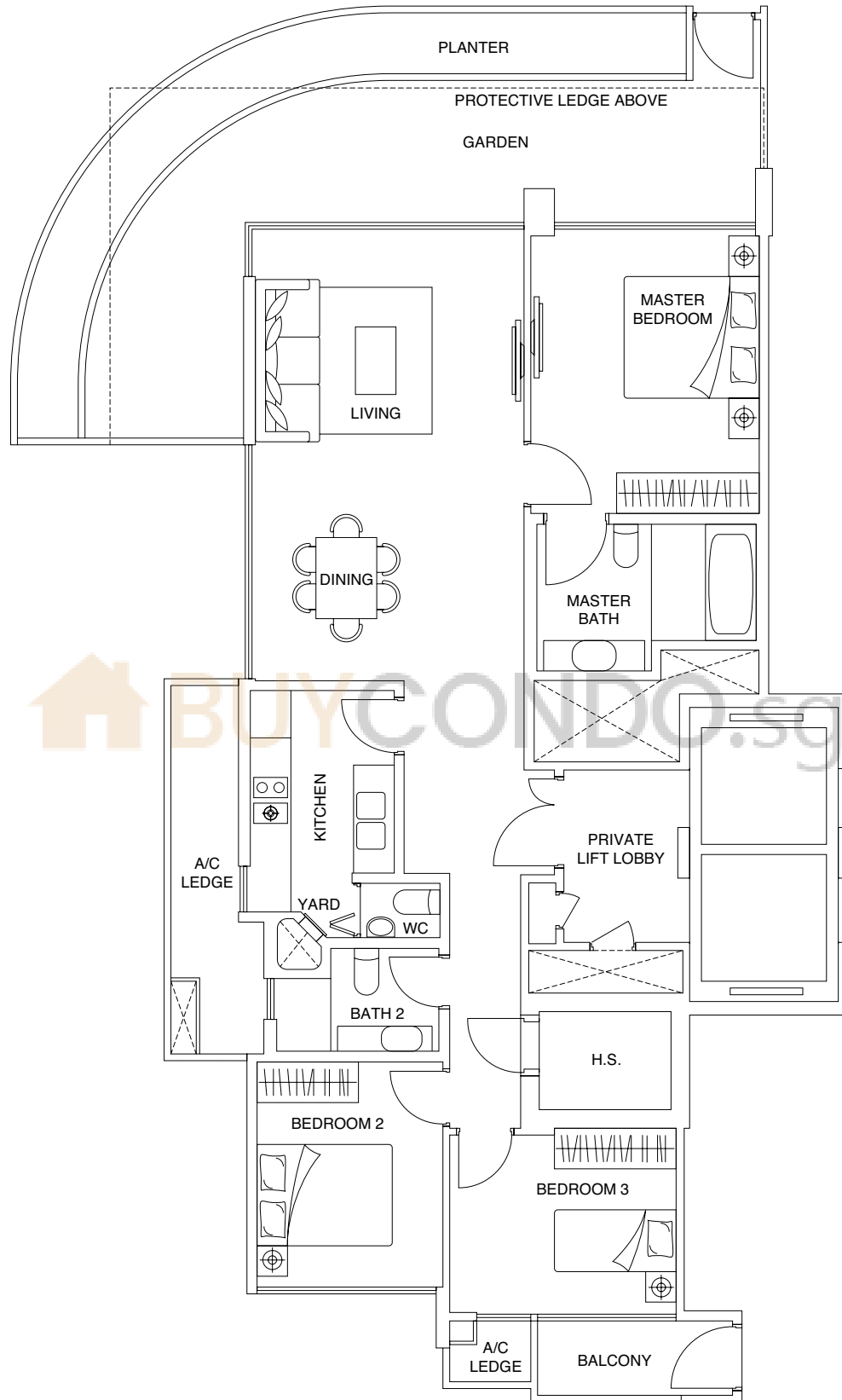
21 SIN MING WALK

3-BEDROOM GARDEN UNIT

TYPE **B3-G**

Unit #02-11

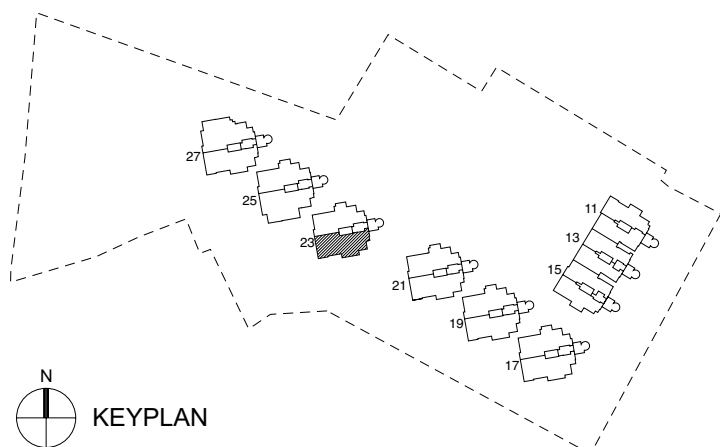
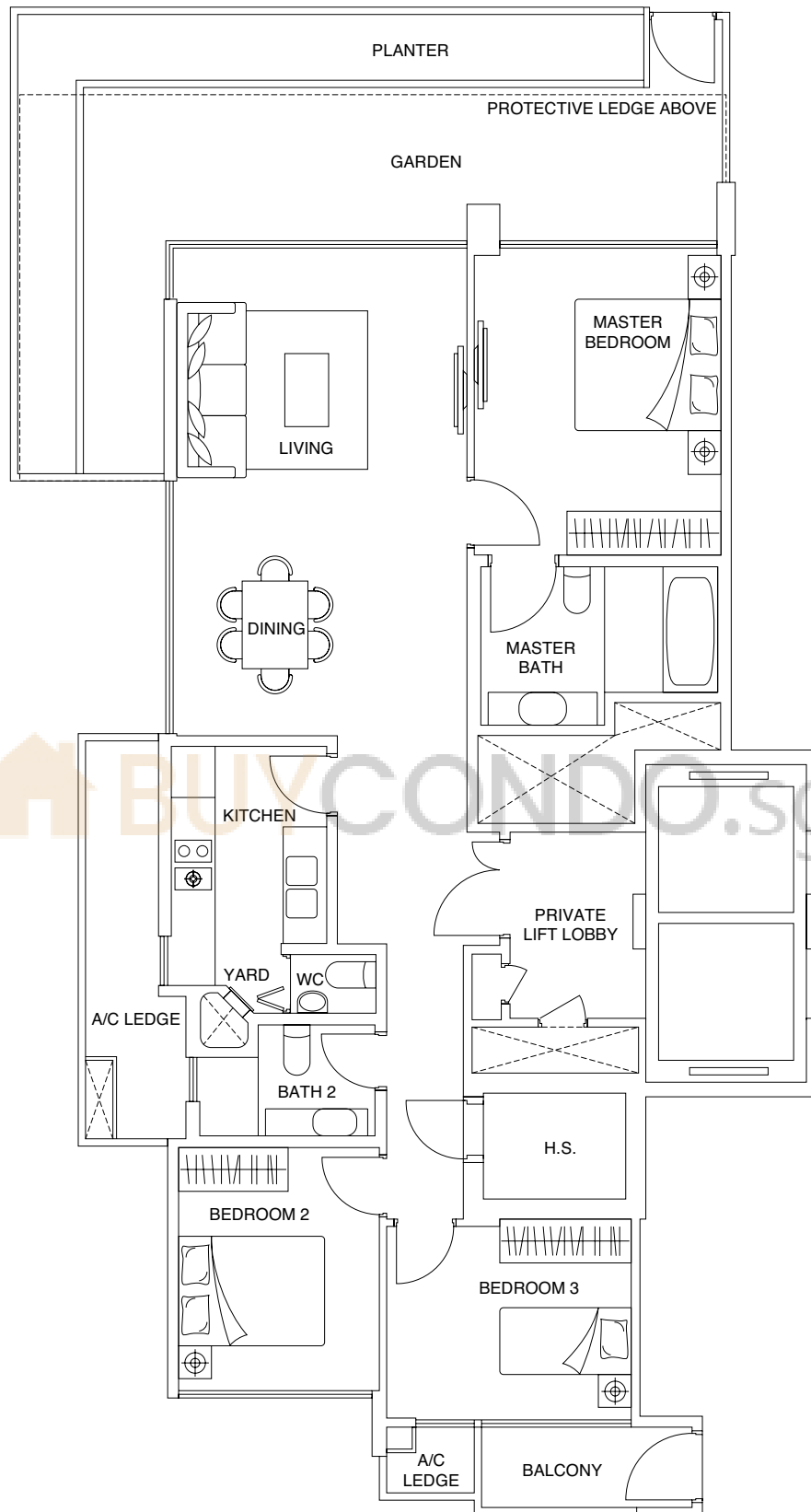
Area 155 sq m (1,668 sq ft)



TYPE **B3-G**

Unit #02-13

Area 154 sq m (1,658 sq ft)



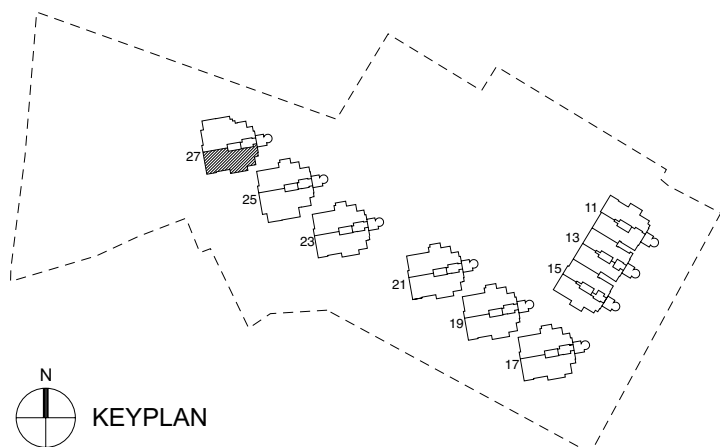
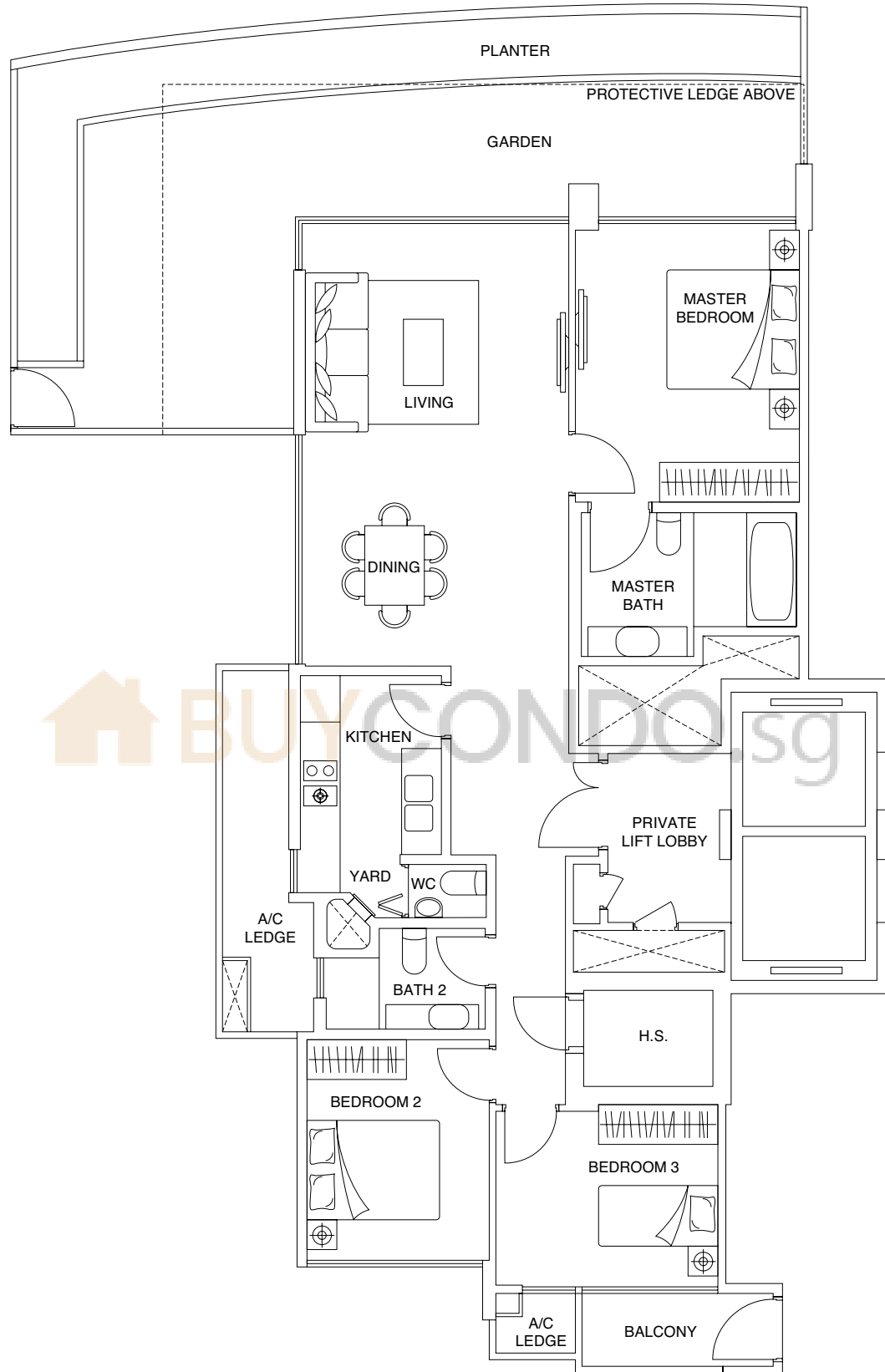
27 SIN MING WALK

3-BEDROOM GARDEN UNIT

TYPE **B3-G**

Unit #02-17

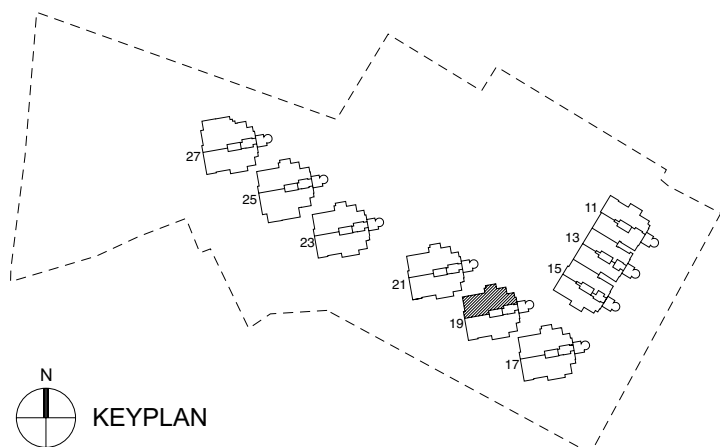
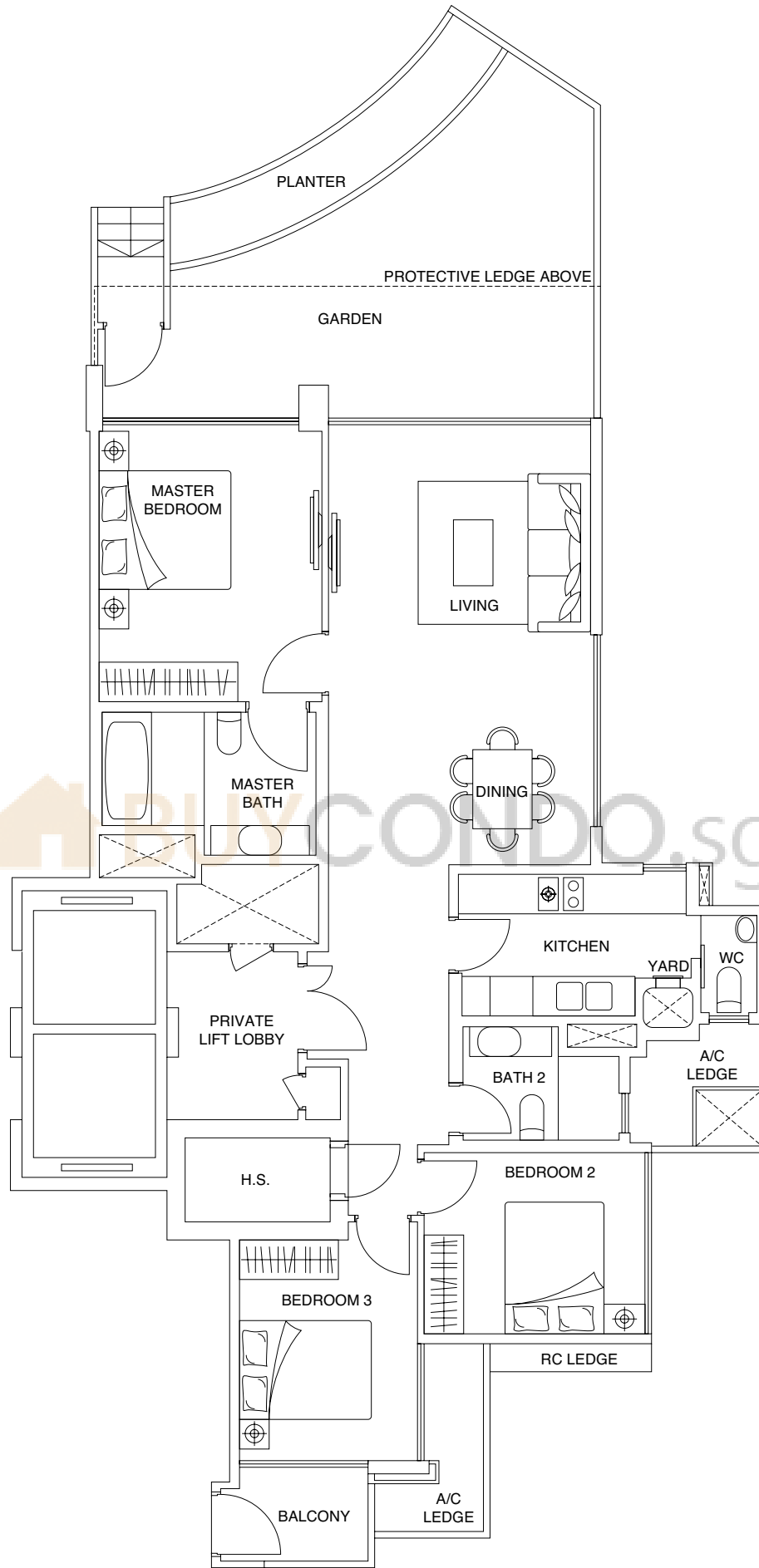
Area 164 sq m (1,765 sq ft)



TYPE **B4-G**

Unit #02-10

Area 149 sq m (1,604 sq ft)



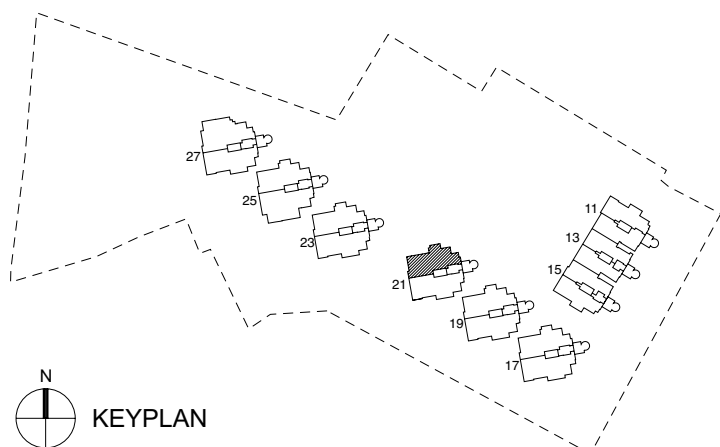
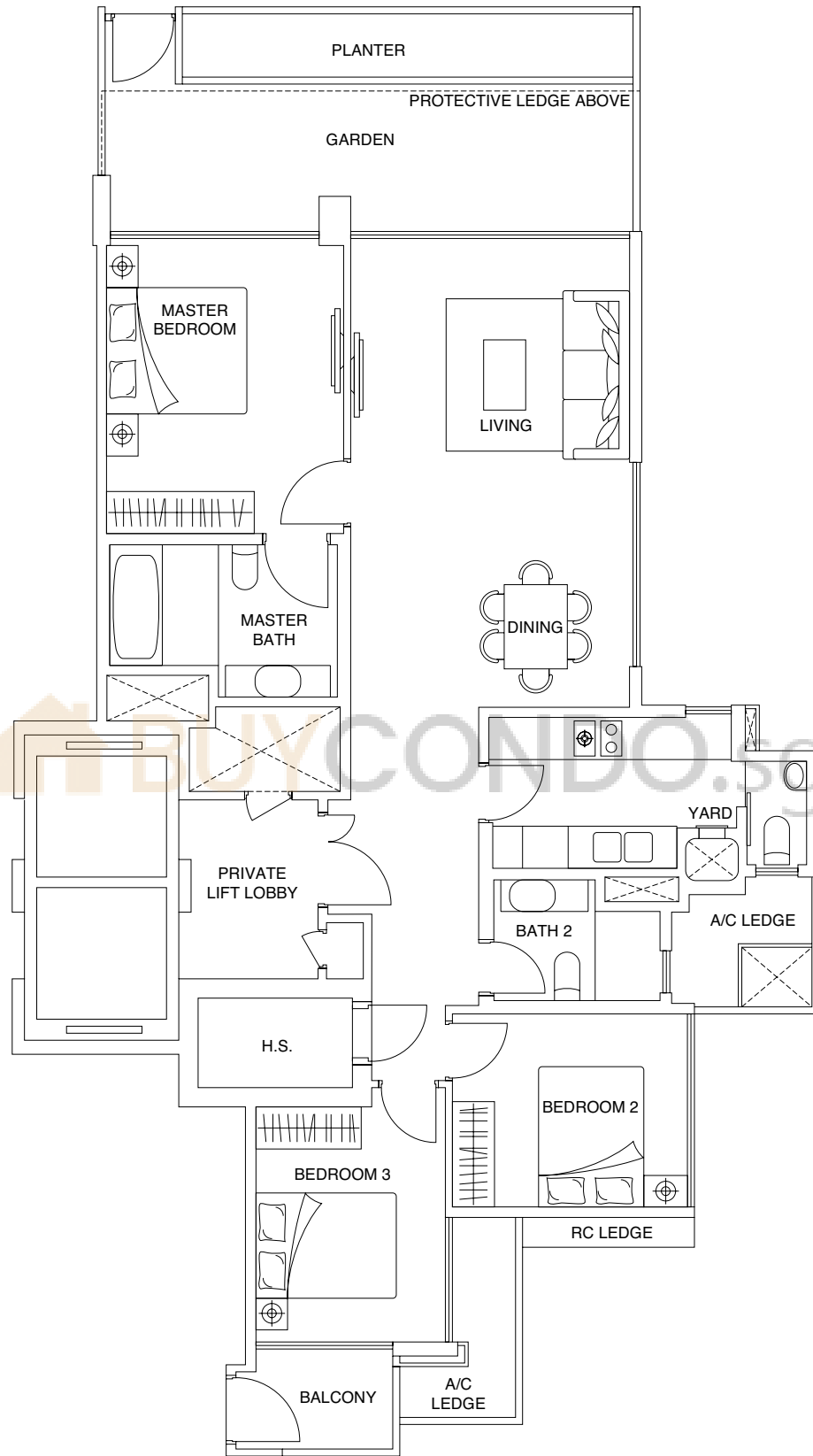
21 SIN MING WALK

3-BEDROOM GARDEN UNIT

TYPE **B4-G**

Unit #02-12

Area 140 sq m (1,507 sq ft)



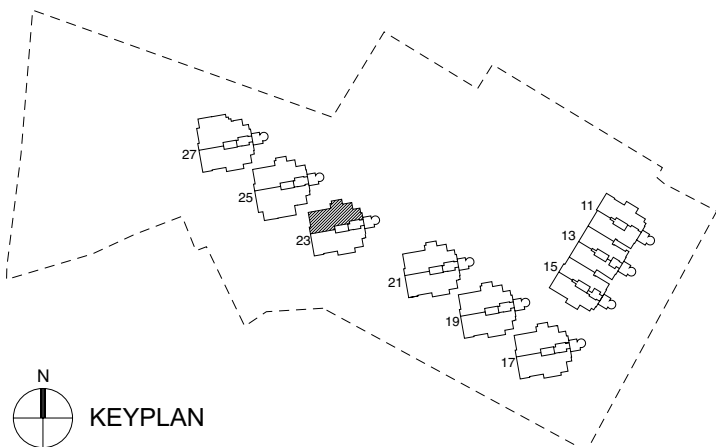
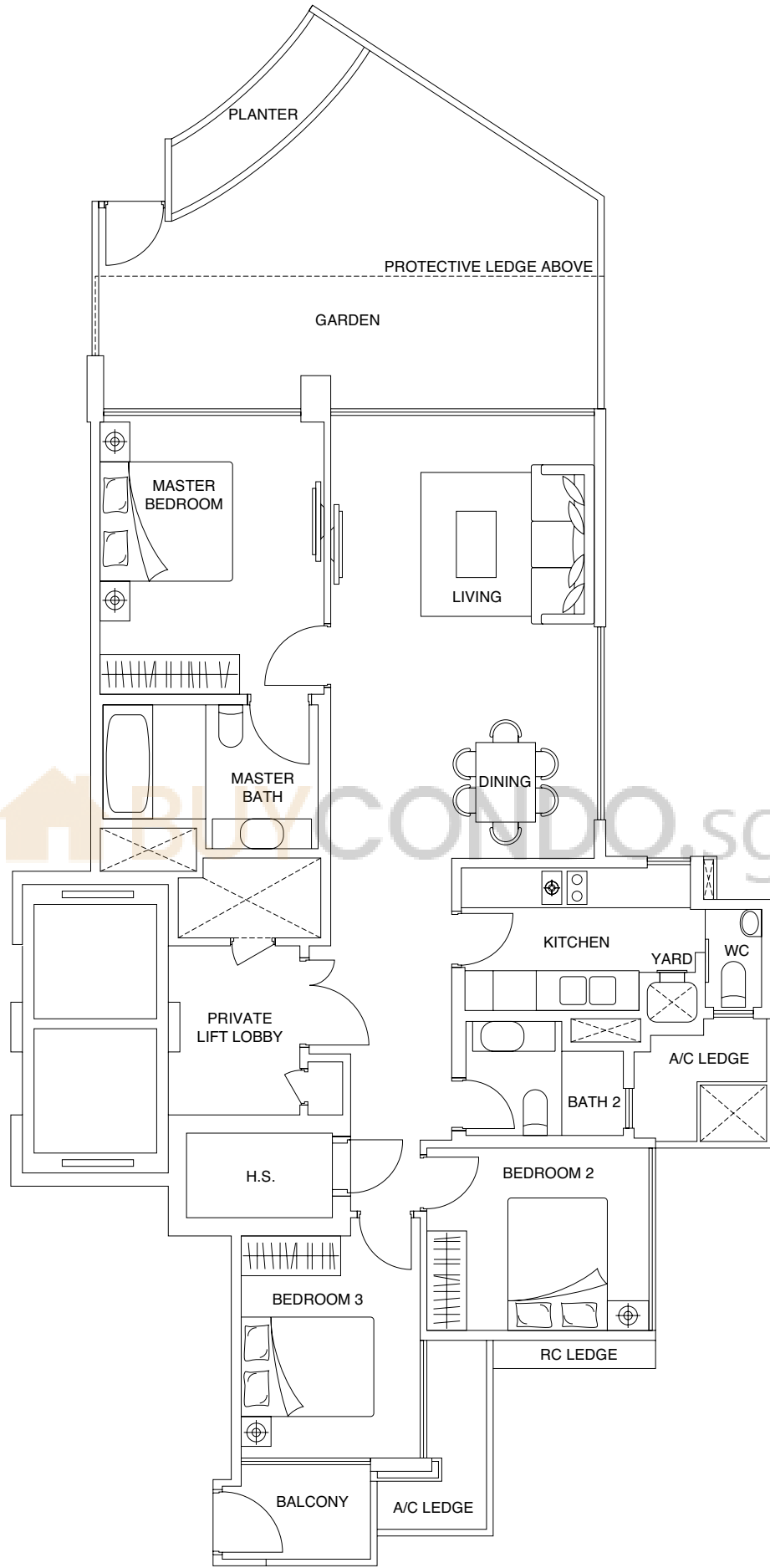
23 SIN MING WALK

3-BEDROOM GARDEN UNIT

TYPE **B4-G**

Unit #02-14

Area 150 sq m (1,615 sq ft)



 KEYPLAN

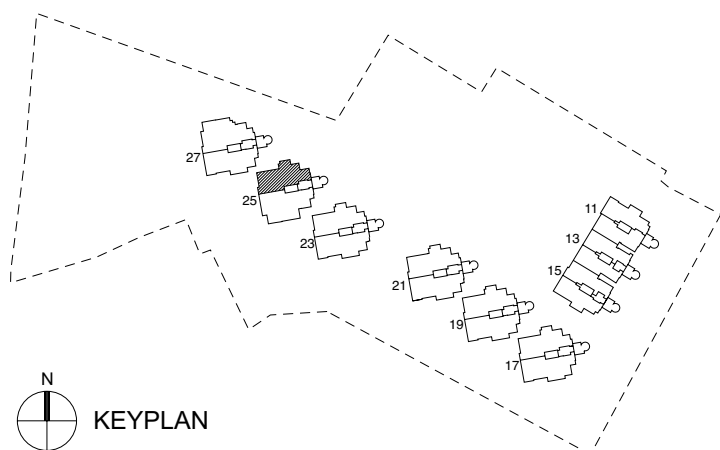
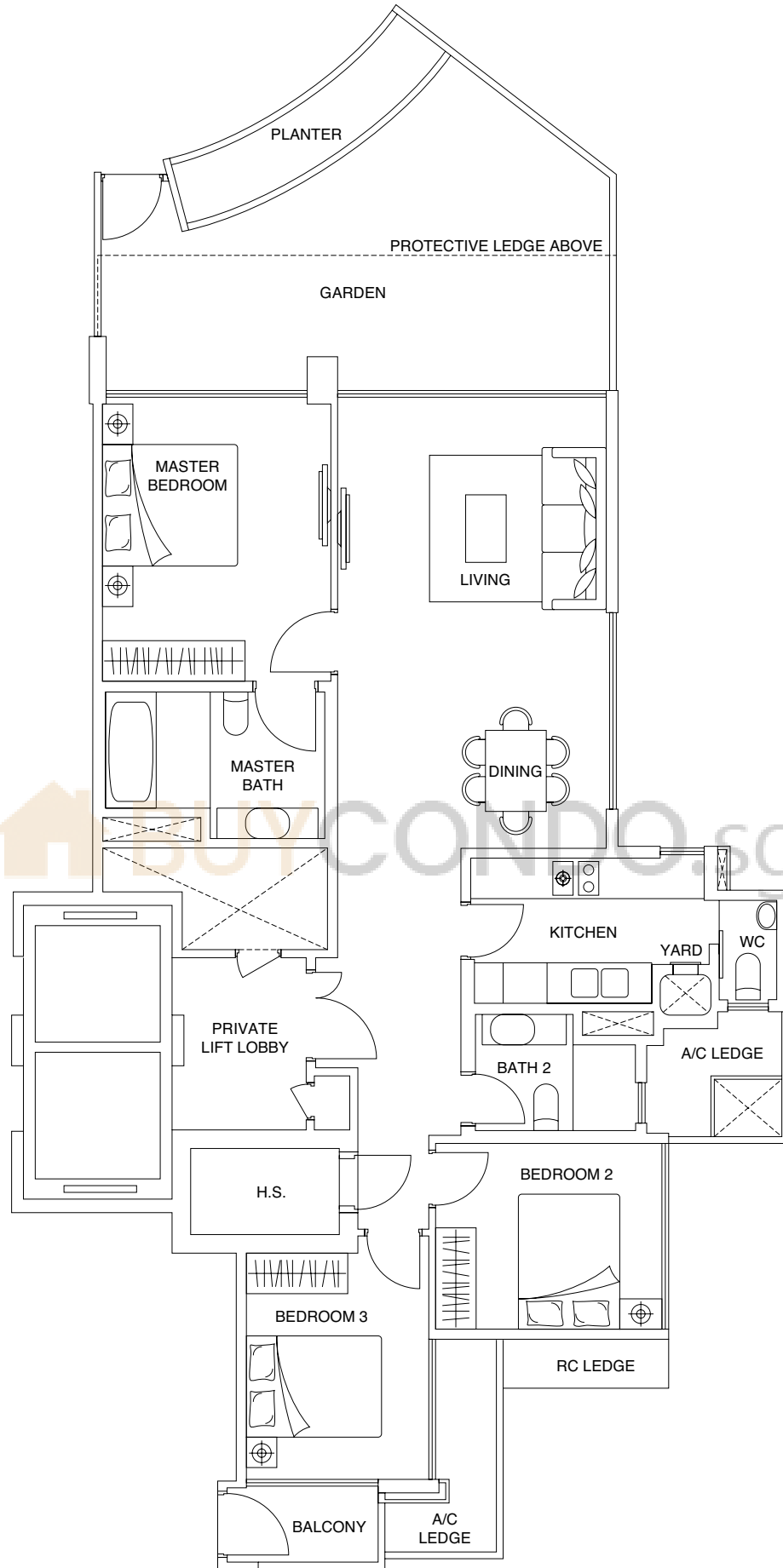
25 SIN MING WALK

3-BEDROOM GARDEN UNIT

TYPE **B5-G**

Unit #02-16

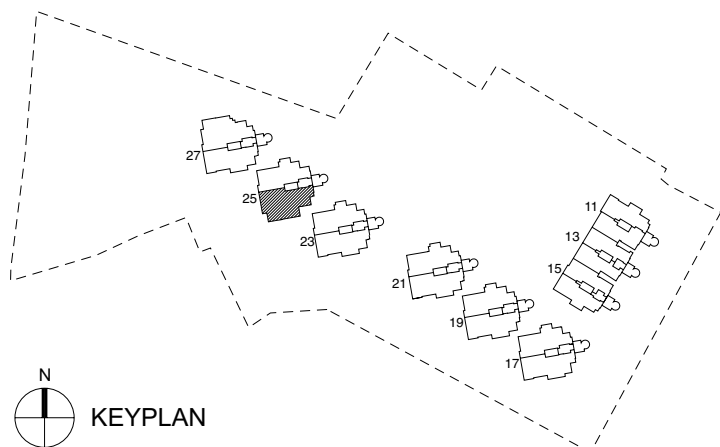
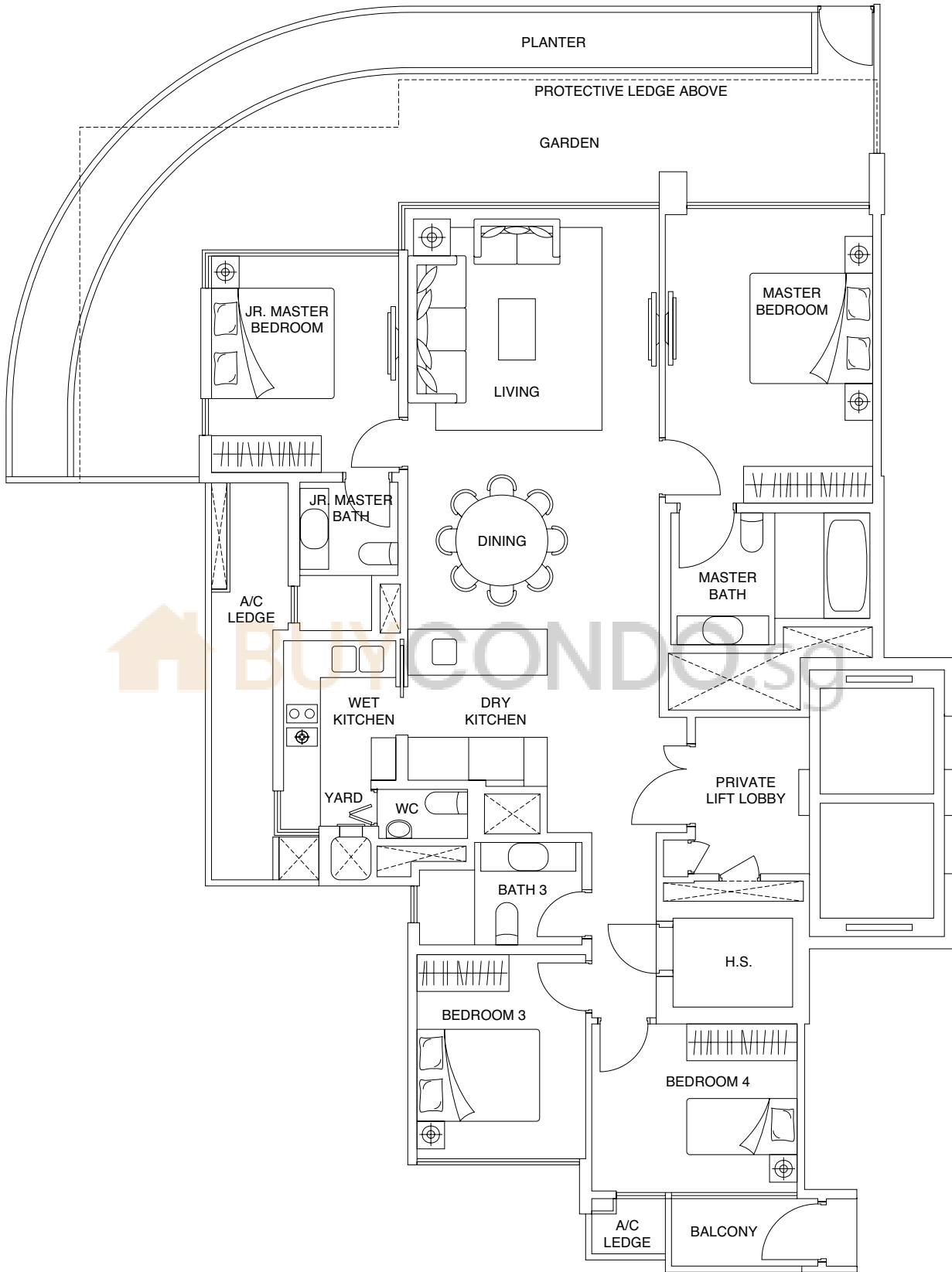
Area 148 sq m (1,593 sq ft)



TYPE **C1-G**

Unit #02-15

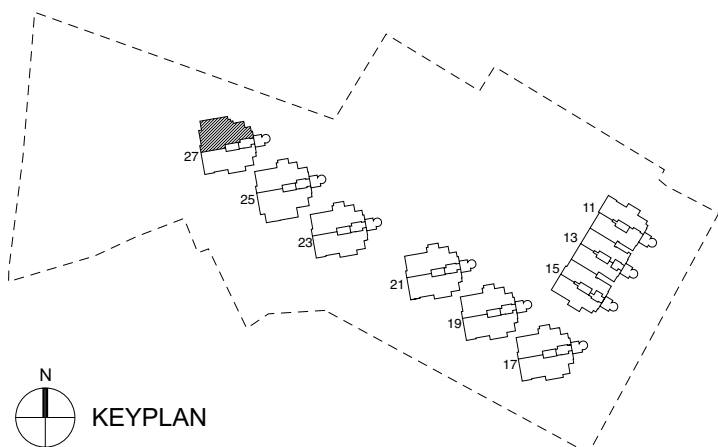
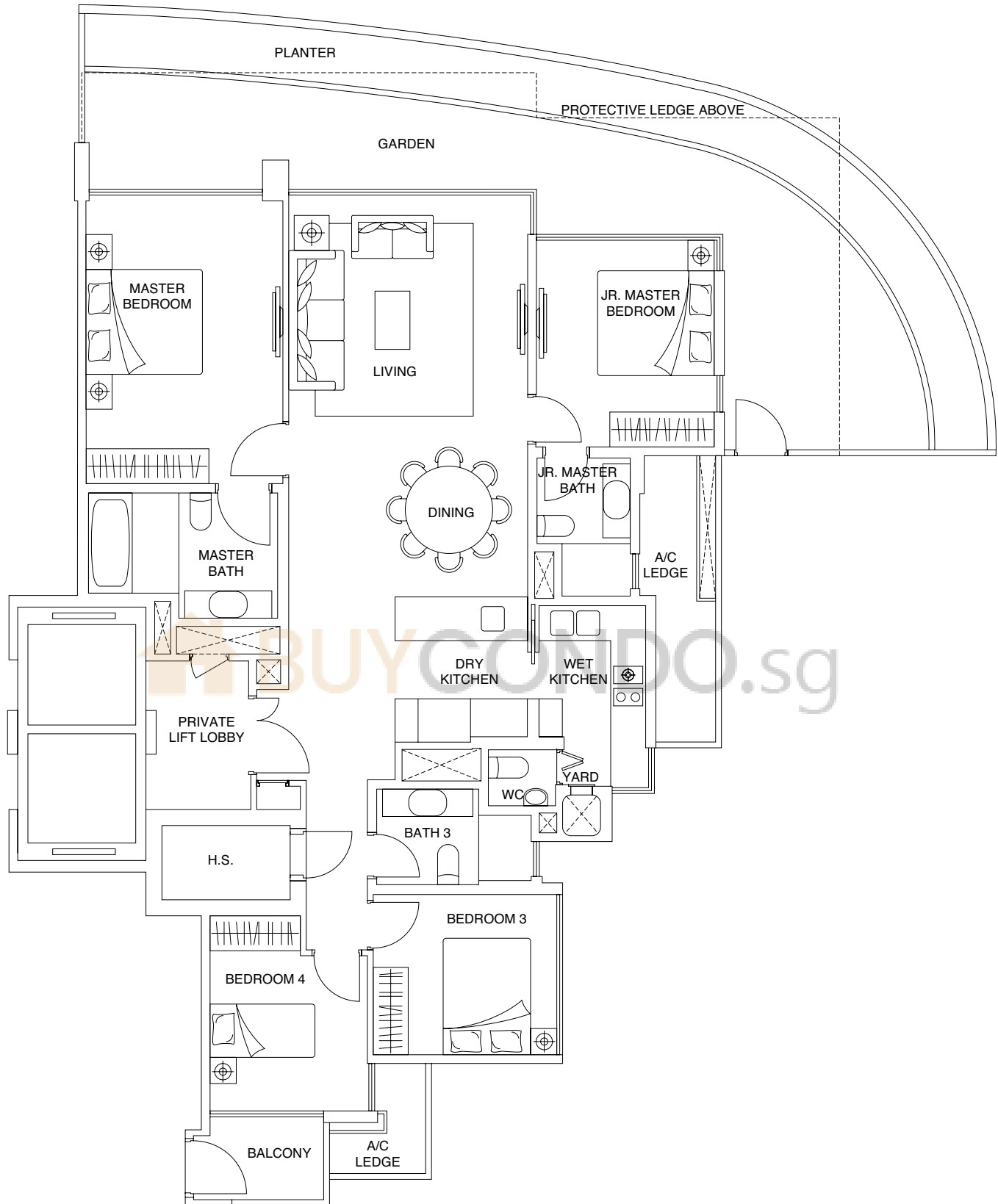
Area 195 sq m (2,099 sq ft)



TYPE **C2-G**

Unit #02-18

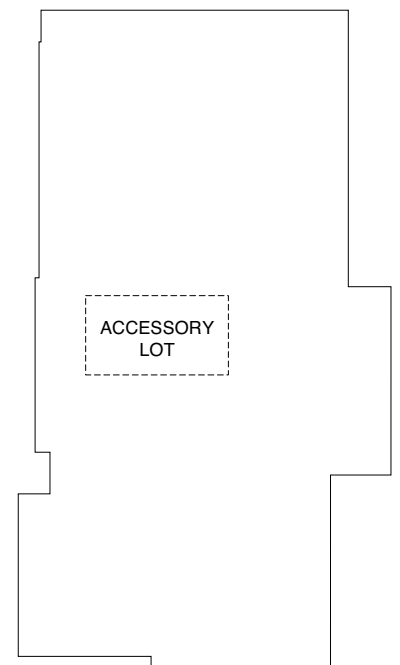
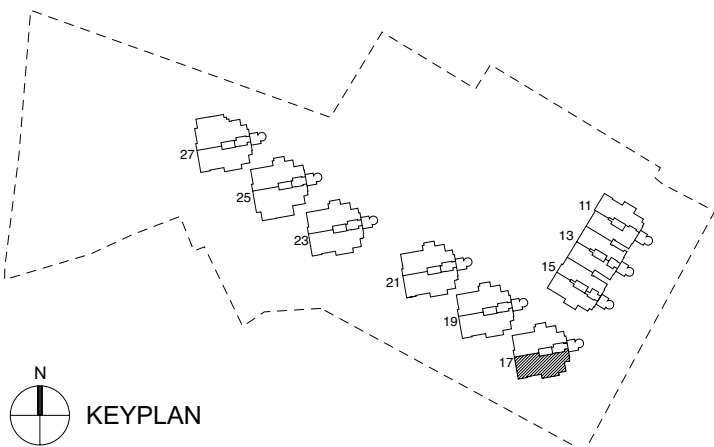
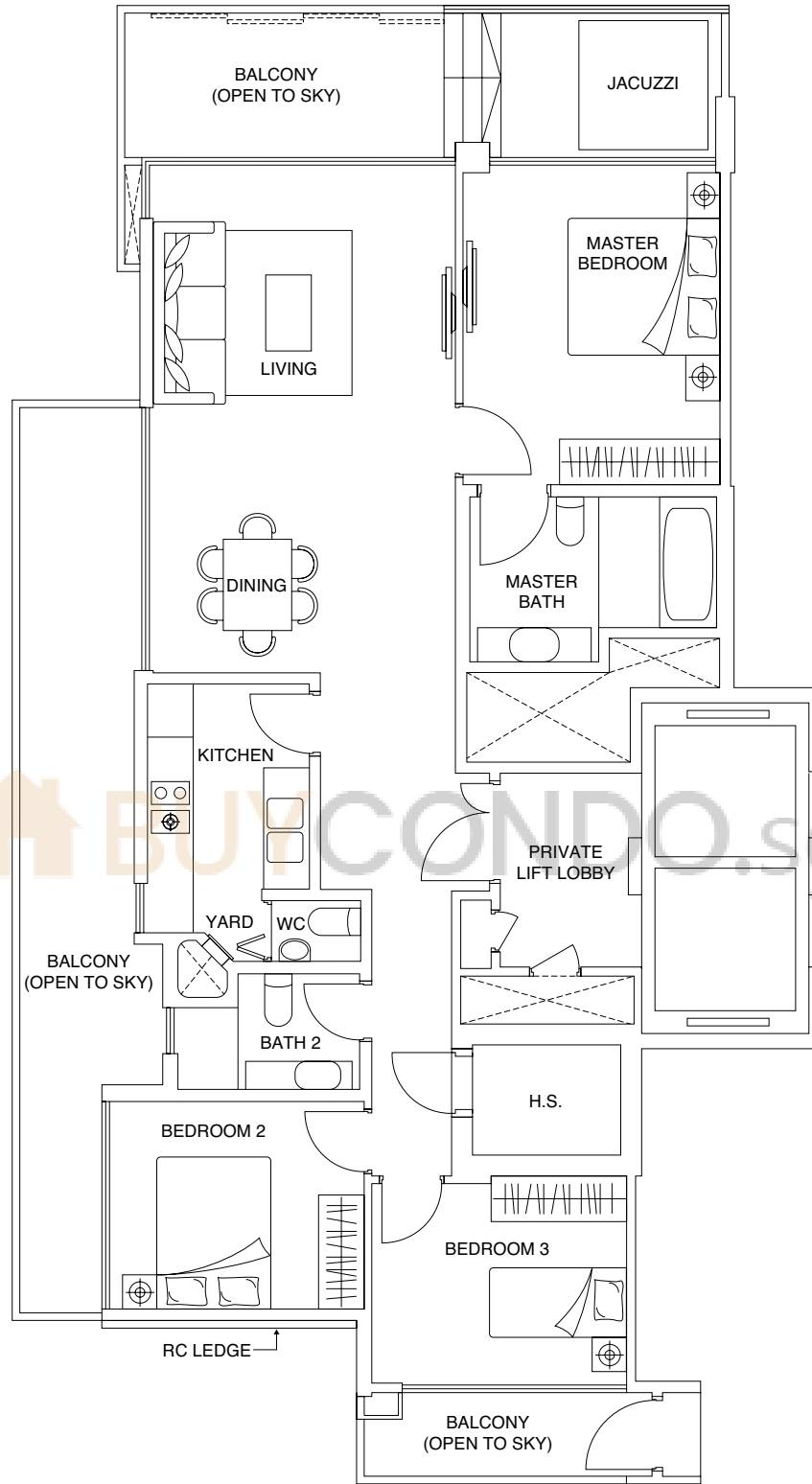
Area 192 sq m (2,067 sq ft)



TYPE PH04

Unit #20-07

Area 152 sq m (1,636 sq ft)

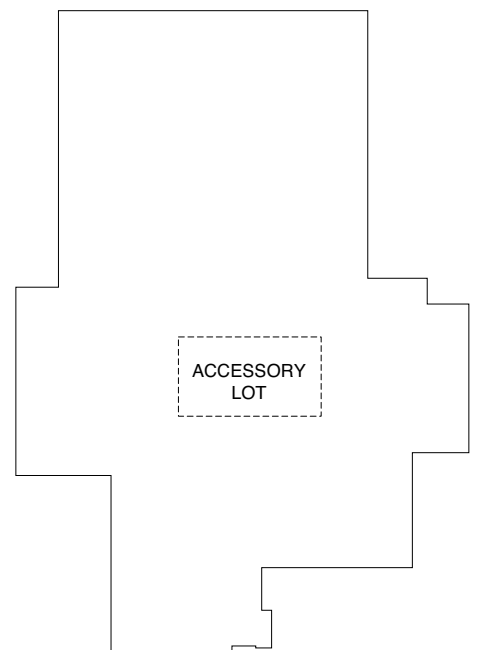
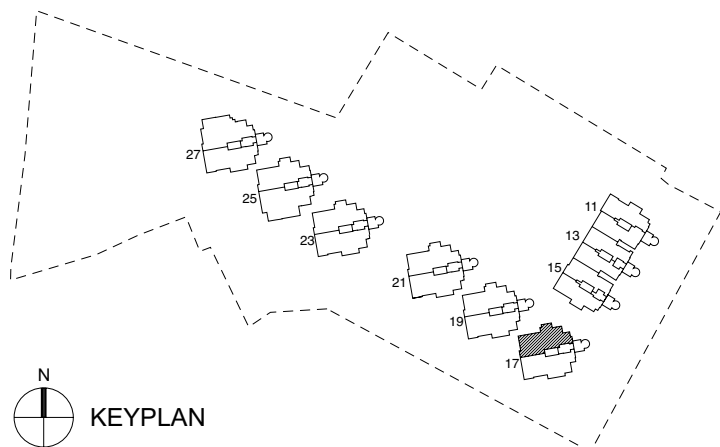
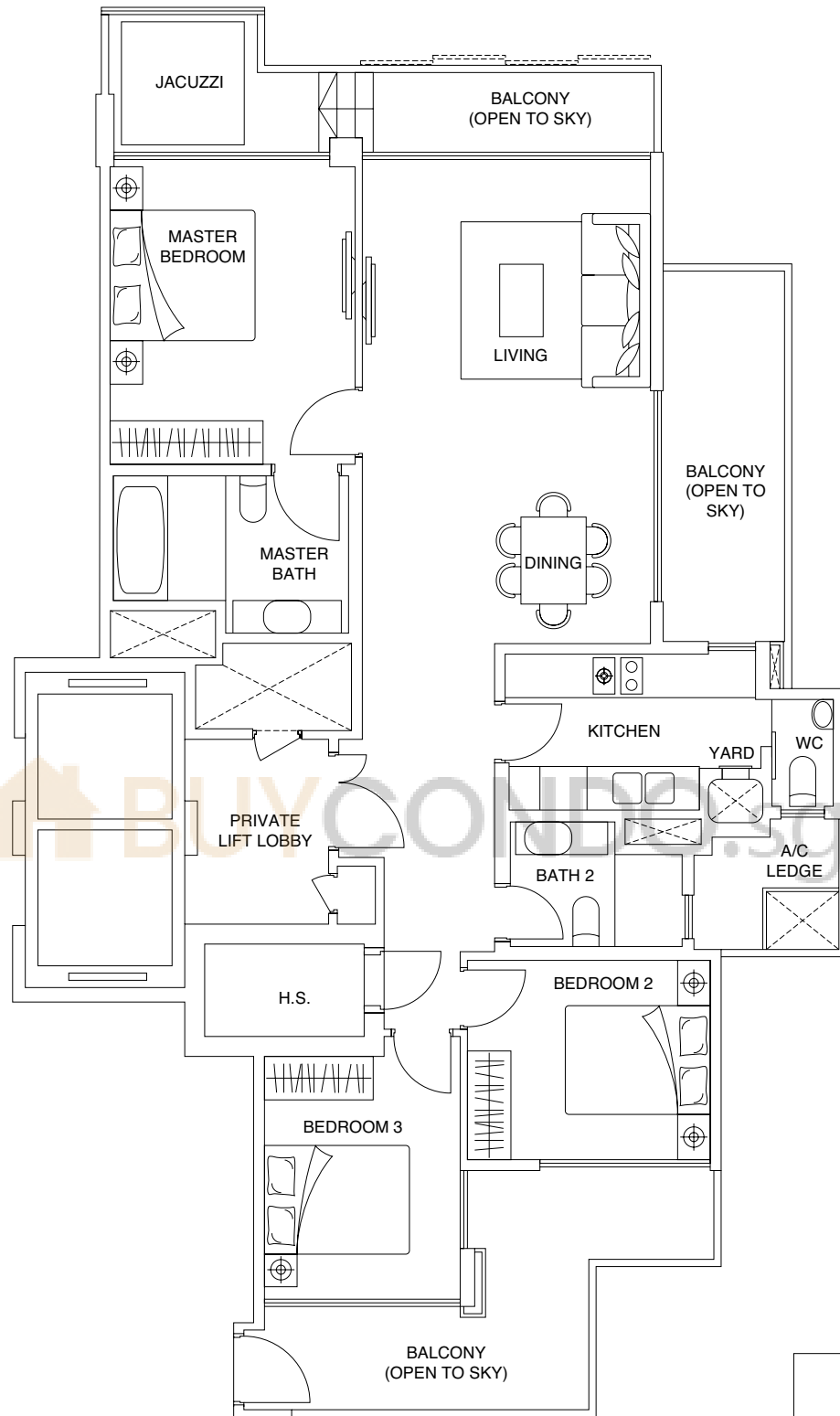


LOWER ROOF PART PLAN

TYPE PH05

Unit #20-08

Area 147 sq m (1,582 sq ft)



LOWER ROOF PART PLAN

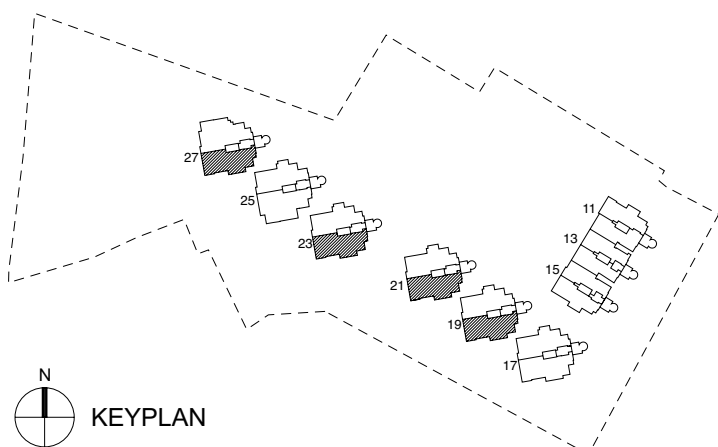
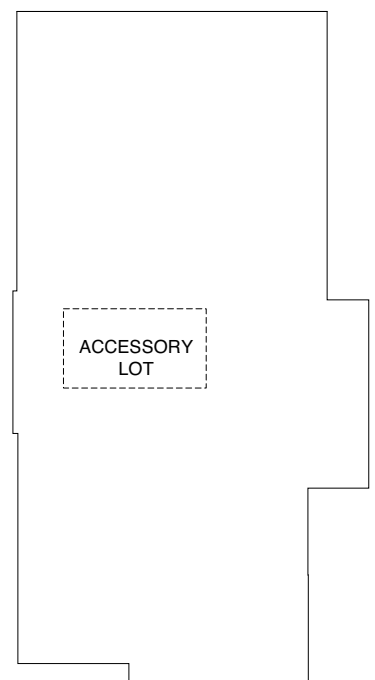
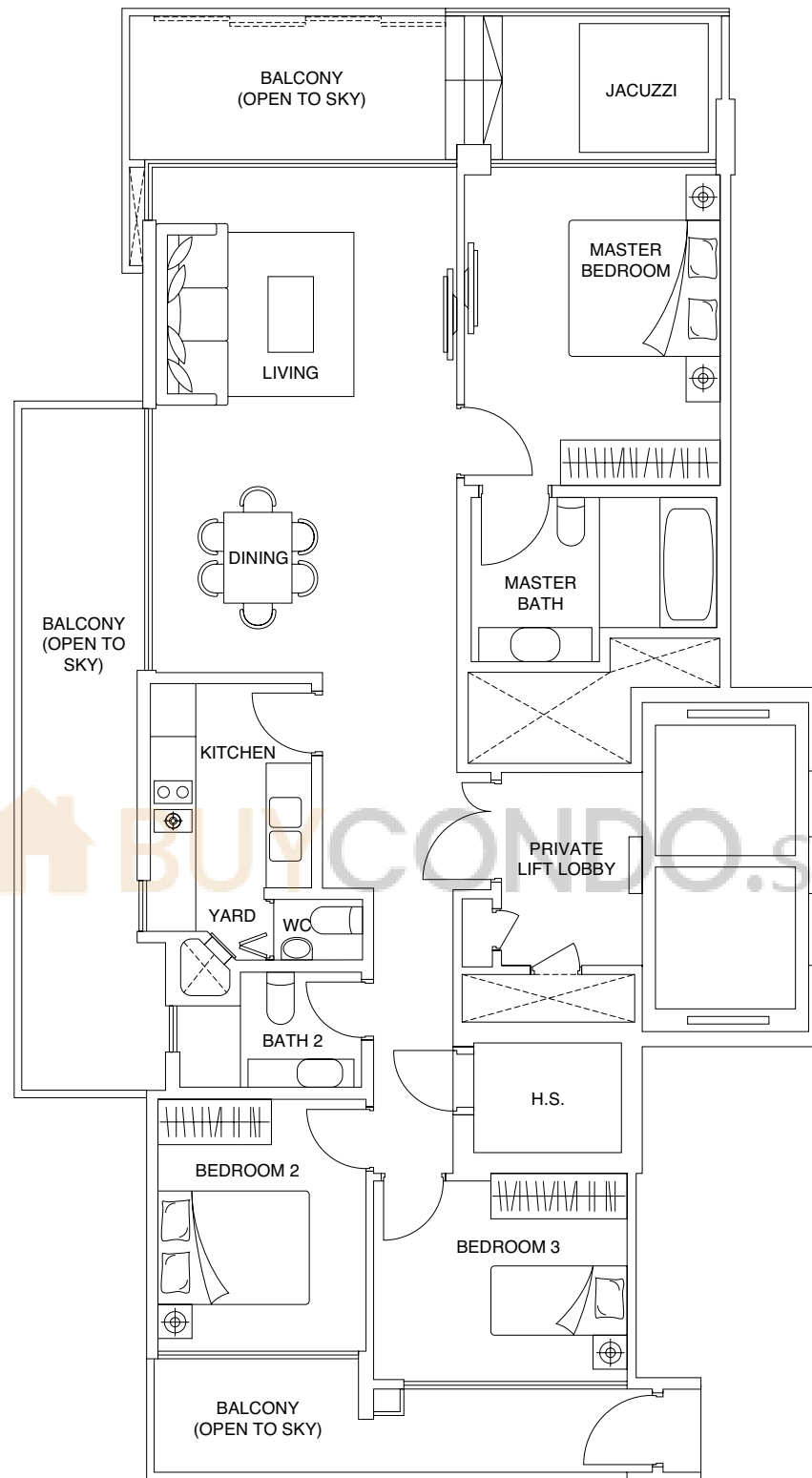
19, 21, 23, 27 SIN MING WALK

3-BEDROOM PENTHOUSE

TYPE PH06/08/10/14

Unit #20-09 / #20-11 / #20-13 / #20-17

Area 153 sq m (1,647 sq ft)



LOWER ROOF PART PLAN

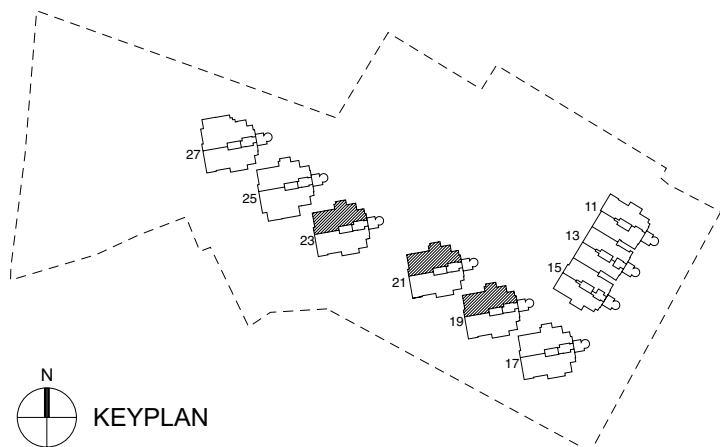
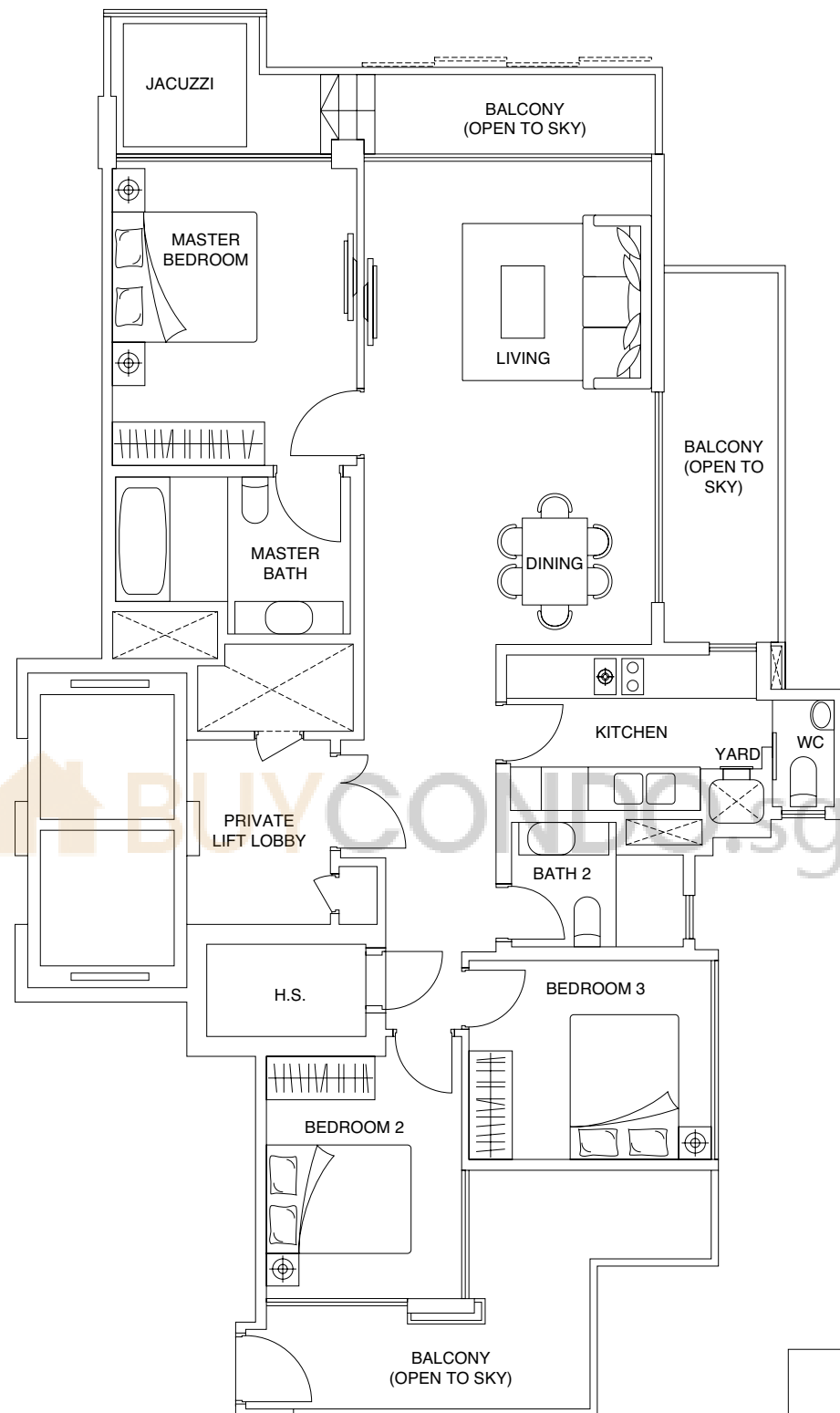
19, 21, 23 SIN MING WALK

3-BEDROOM PENTHOUSE

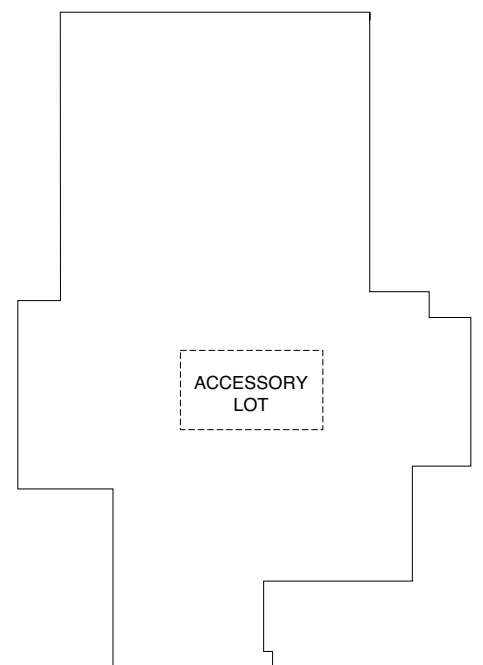
TYPE PH07/09/11

Unit #20-10 / #20-12 / #20-14

Area 146 sq m (1,572 sq ft)



KEYPLAN



LOWER ROOF PART PLAN

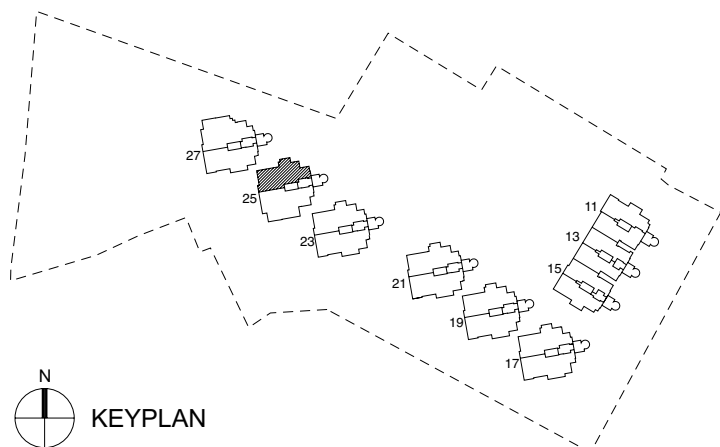
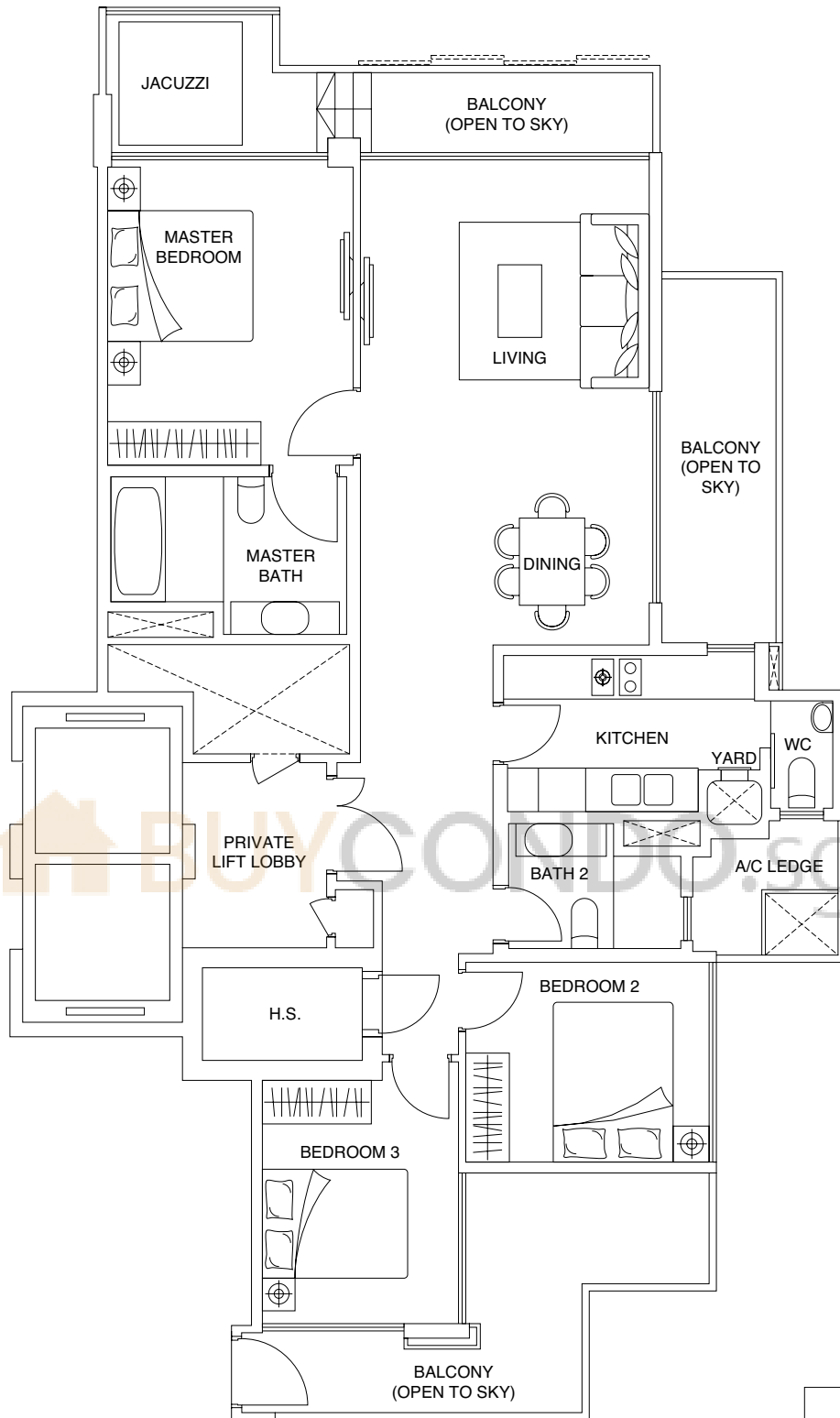
25 SIN MING WALK

3-BEDROOM PENTHOUSE

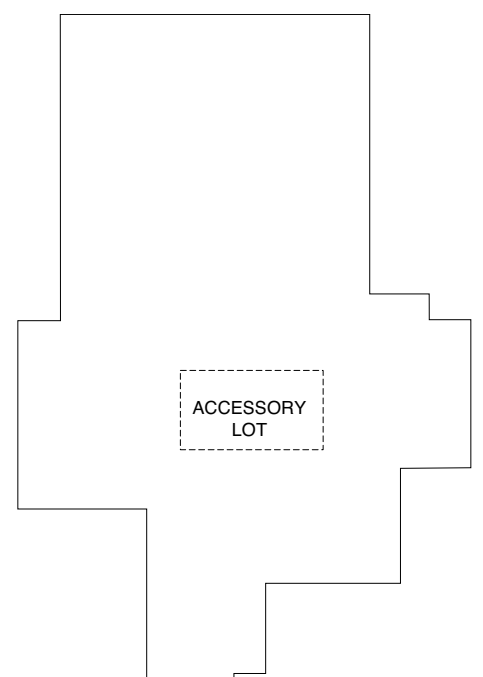
TYPE PH13

Unit #20-16

Area 146 sq m (1,572 sq ft)



N
KEYPLAN



LOWER ROOF PART PLAN

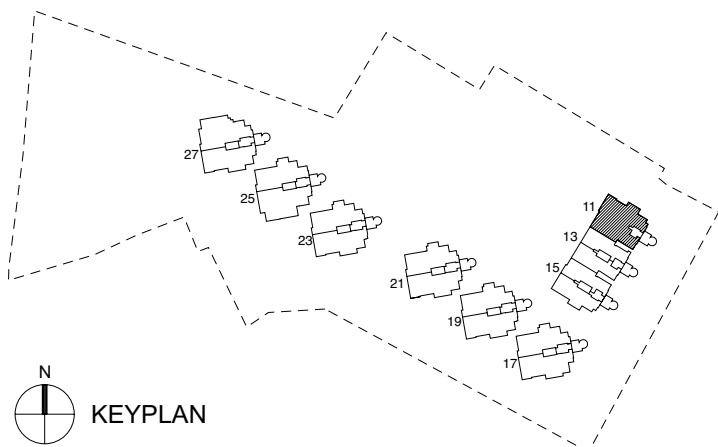
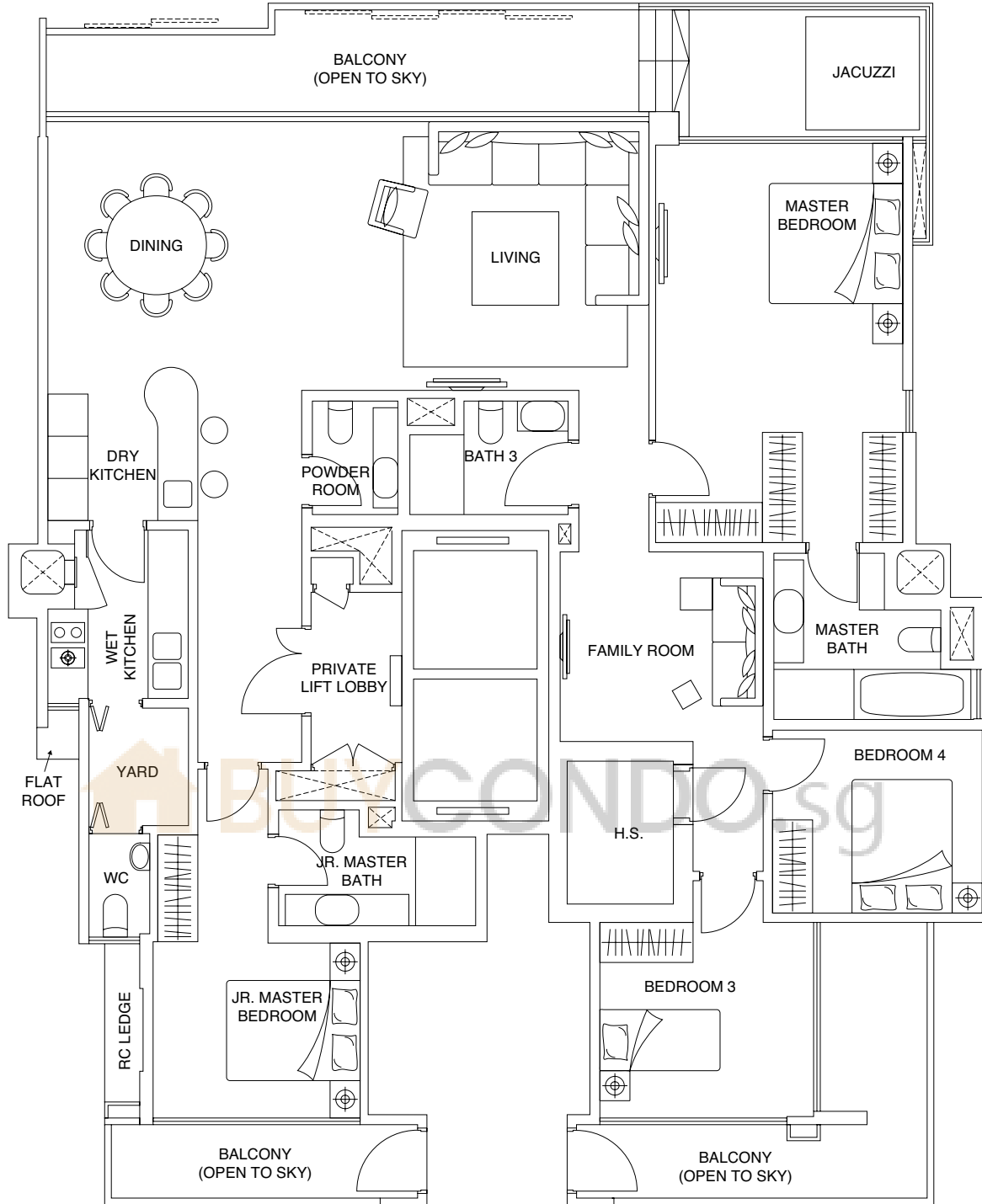
11 SIN MING WALK

4-BEDROOM PENTHOUSE

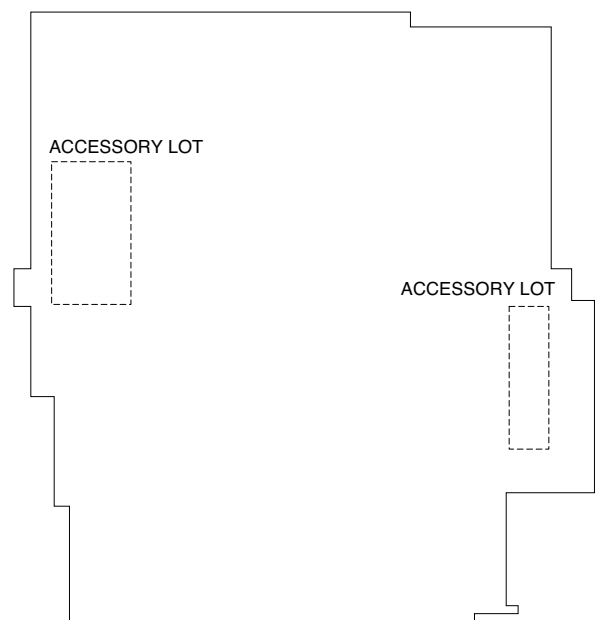
TYPE **PH01**

Unit #20-01

Area 215 sq m (2,314 sq ft)



KEYPLAN



LOWER ROOF PART PLAN

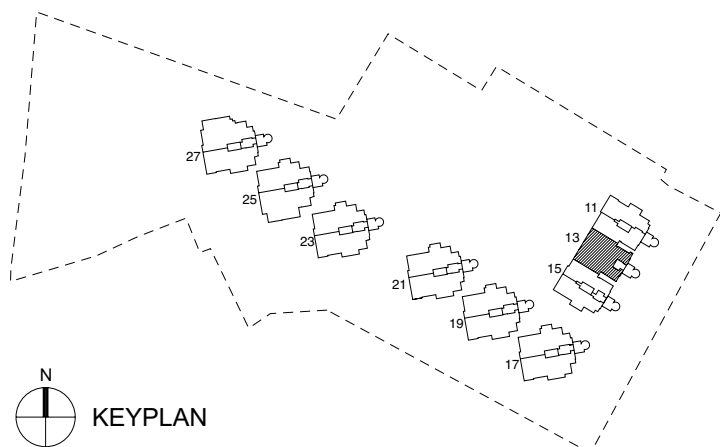
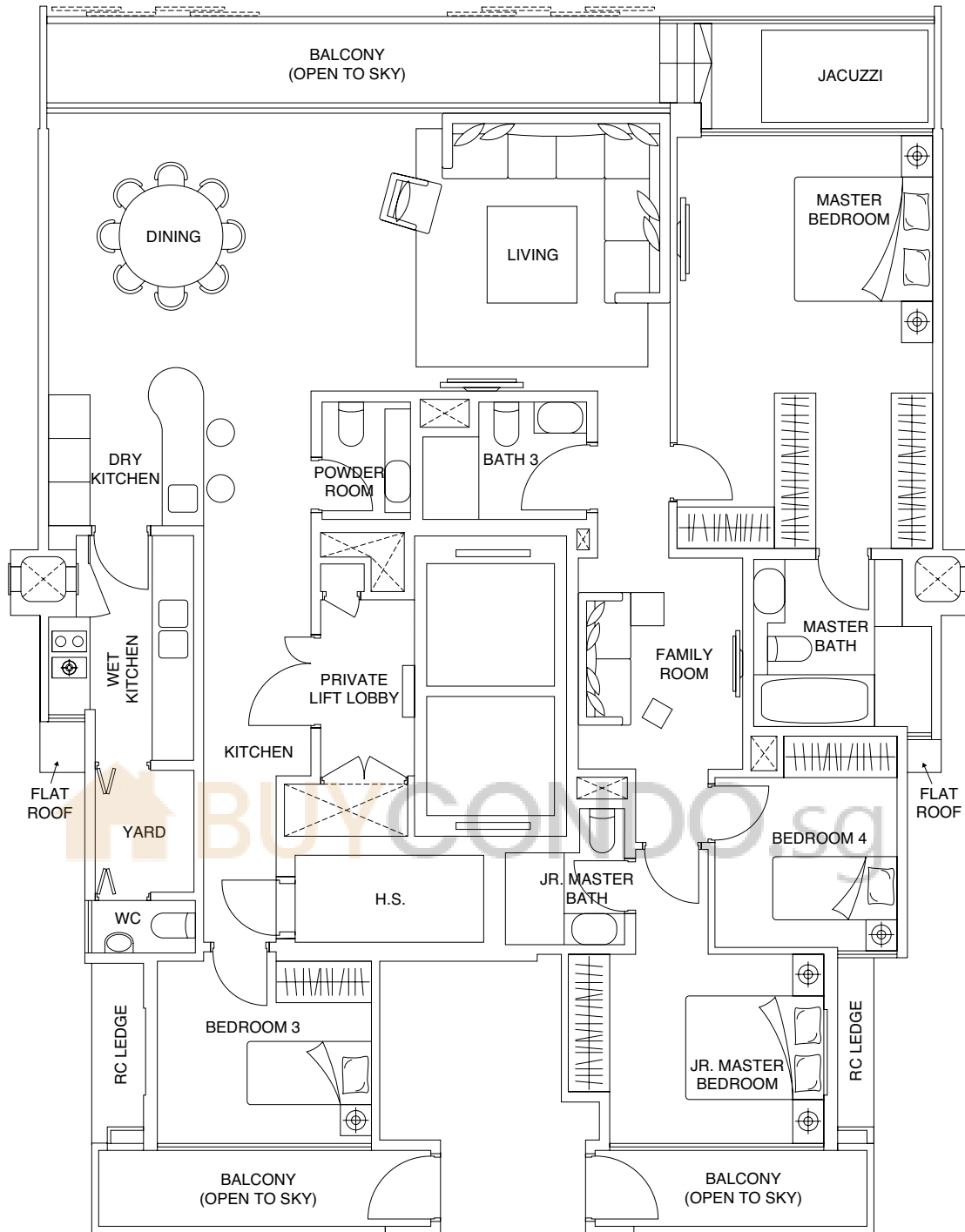
13 SIN MING WALK

4-BEDROOM PENTHOUSE

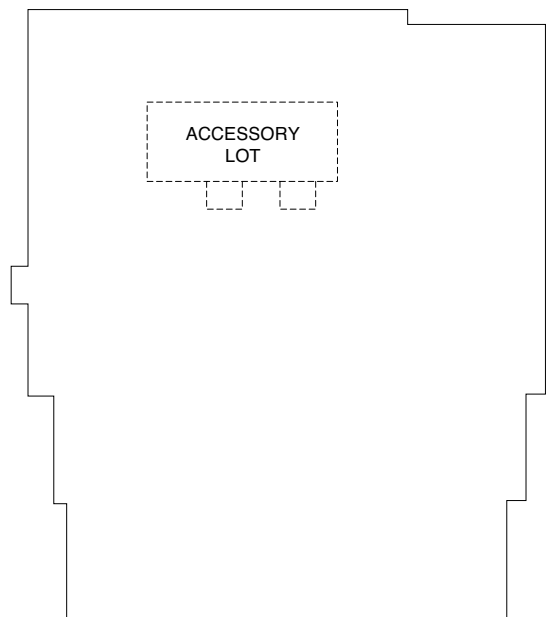
TYPE PH02

Unit #20-03

Area 199 sq m (2,142 sq ft)



KEYPLAN



LOWER ROOF PART PLAN

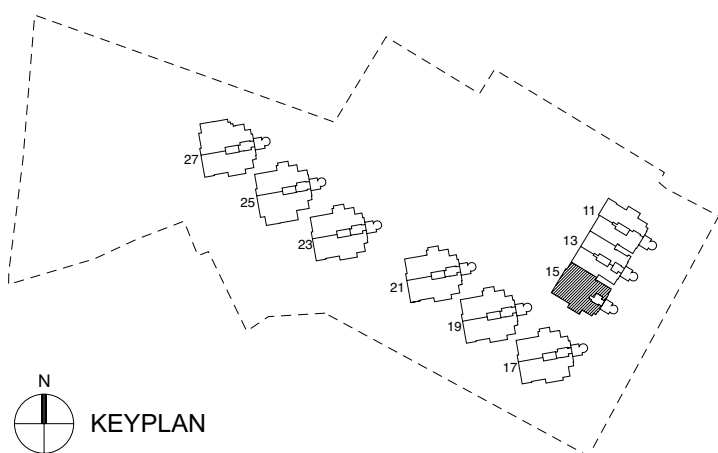
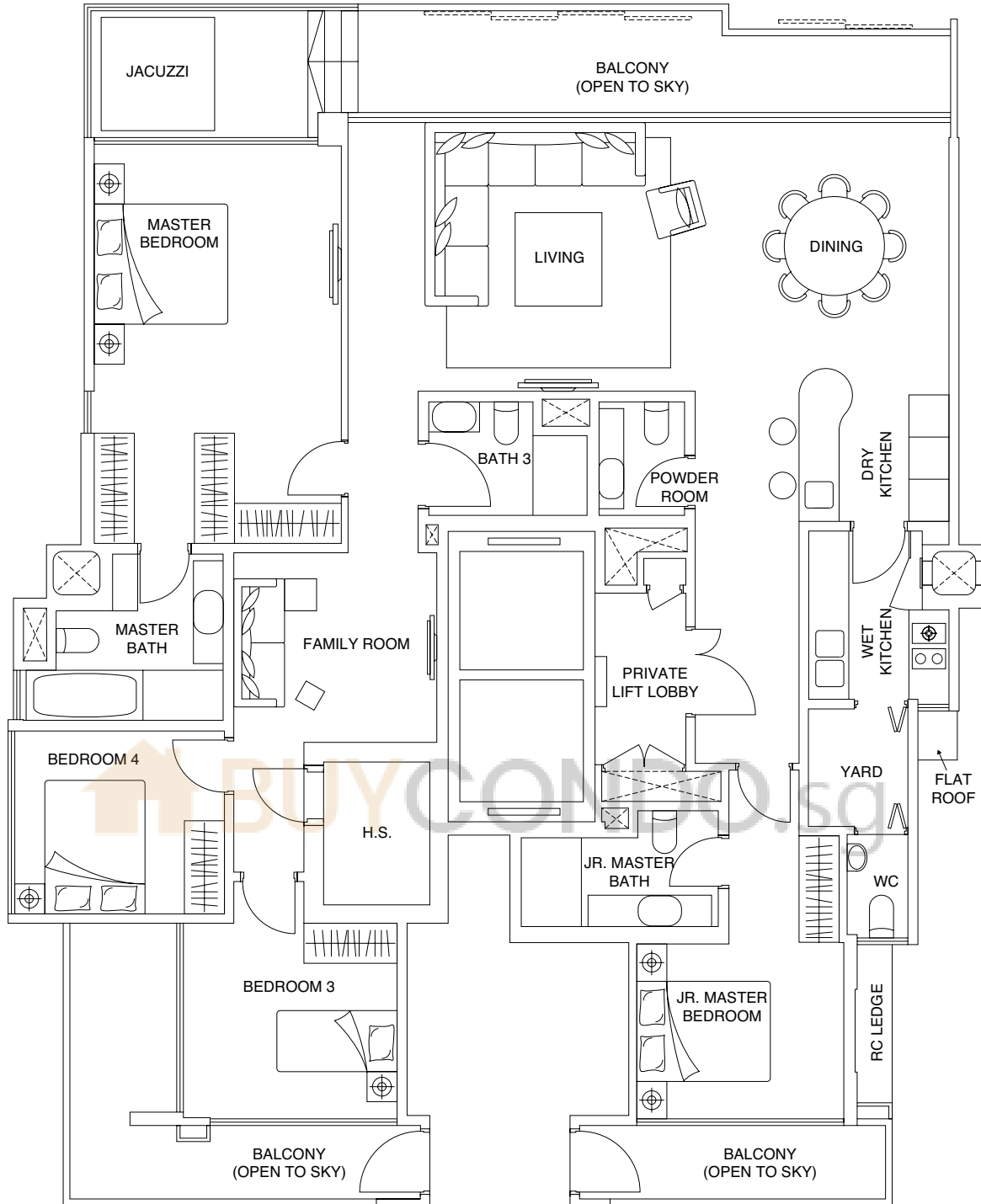
15 SIN MING WALK

4-BEDROOM PENTHOUSE

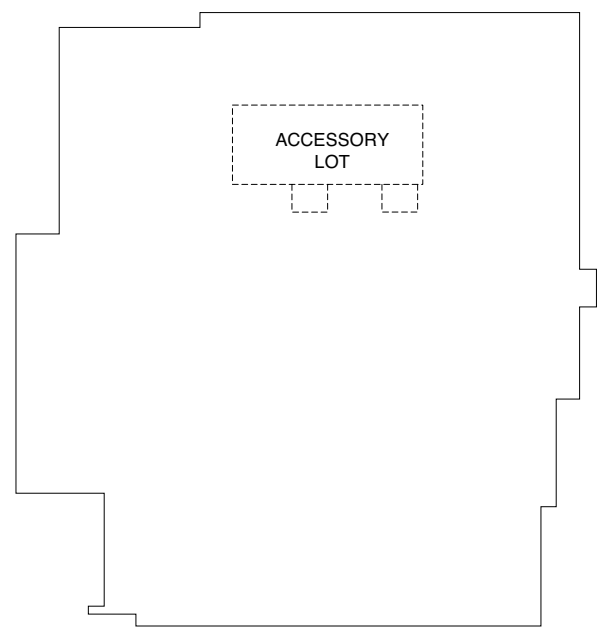
TYPE PH03

Unit #20-05

Area 214 sq m (2,303 sq ft)



N
KEYPLAN



LOWER ROOF PART PLAN

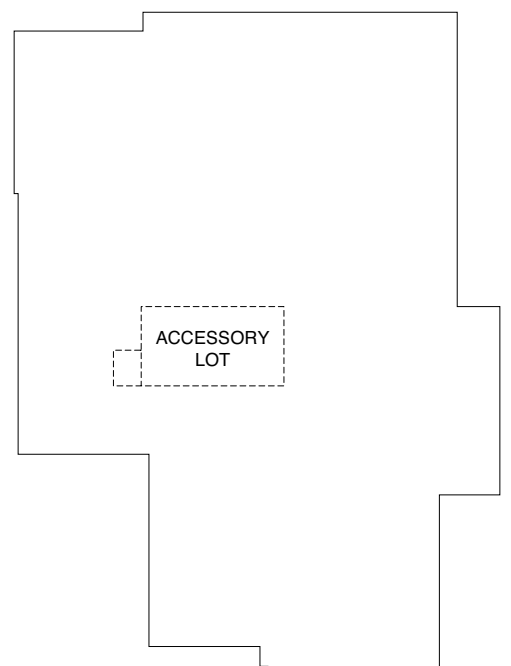
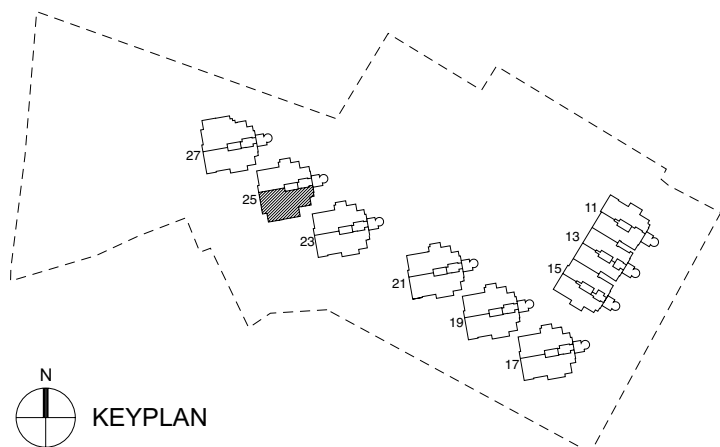
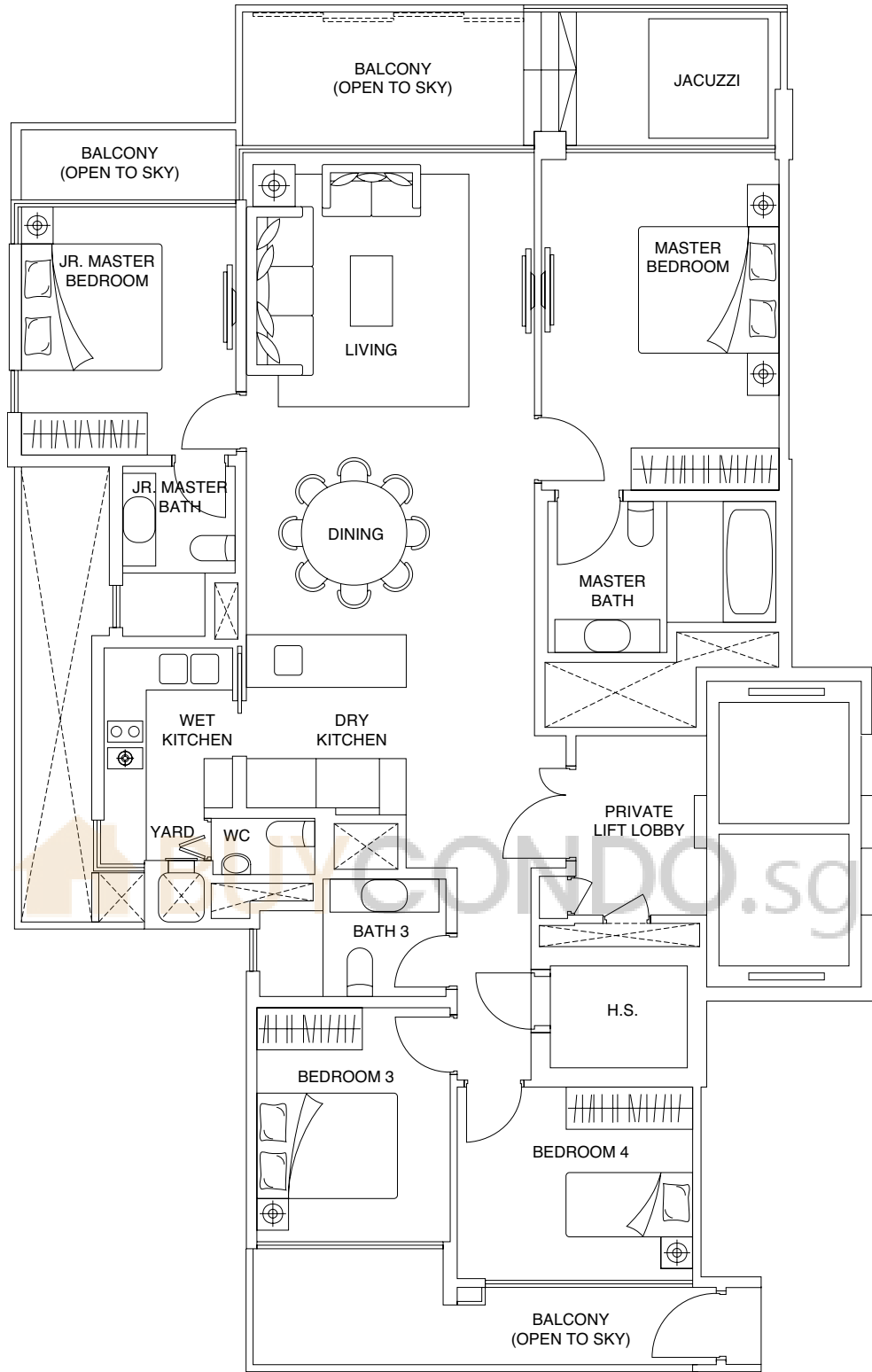
25 SIN MING WALK

4-BEDROOM PENTHOUSE

TYPE PH12

Unit #20-15

Area 167 sq m (1,798 sq ft)

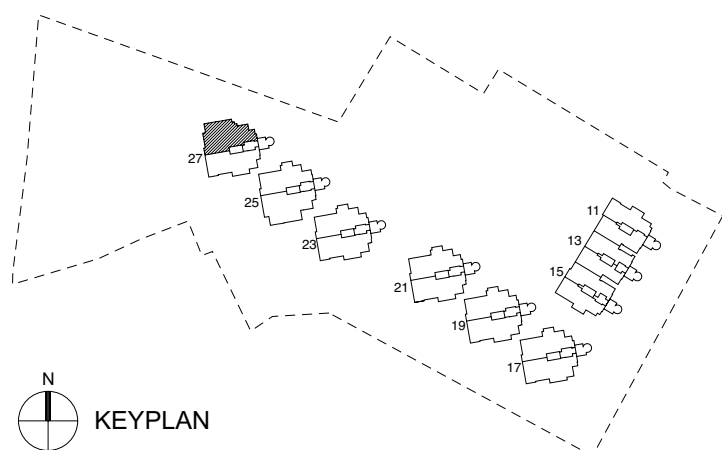
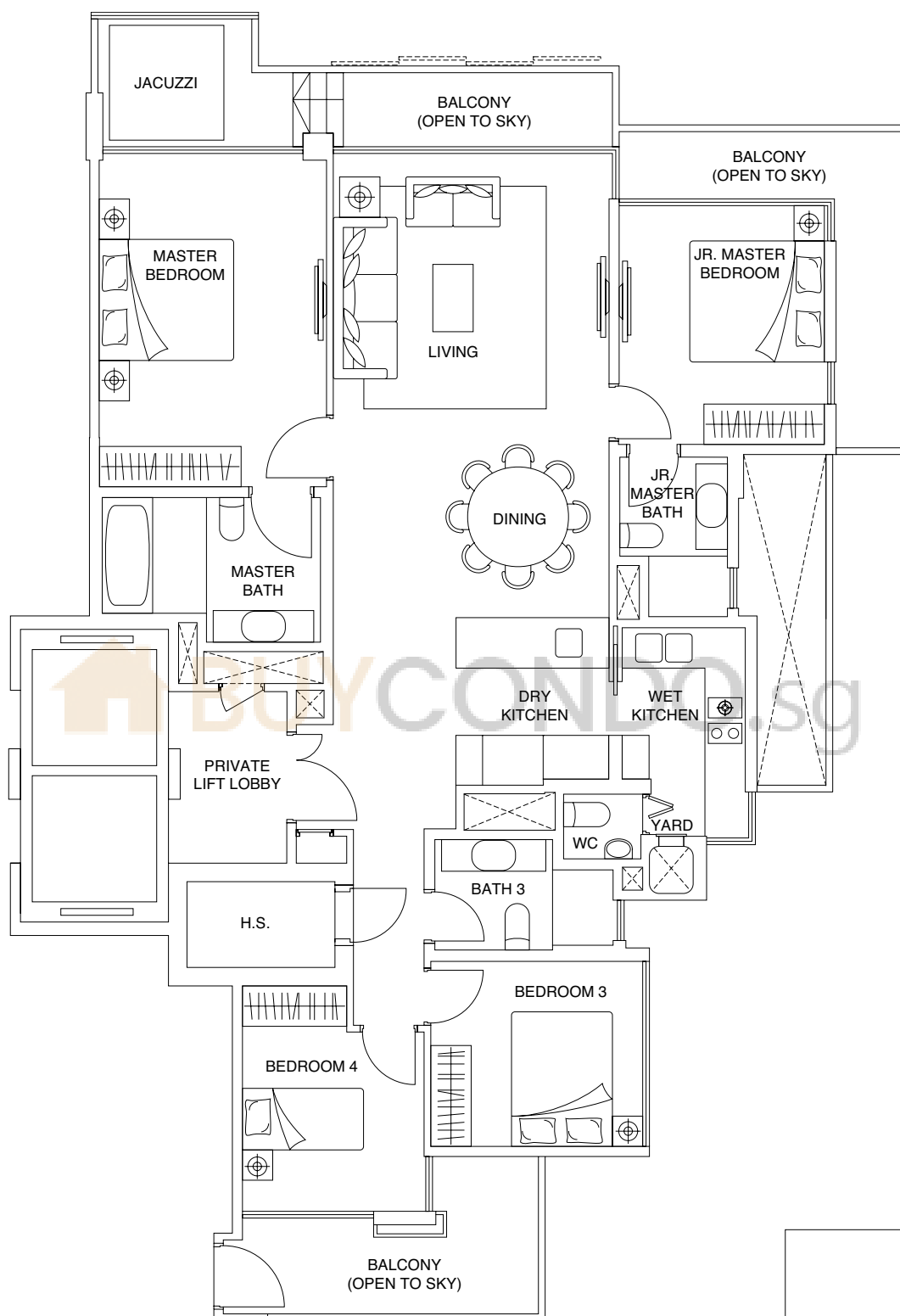


LOWER ROOF PART PLAN

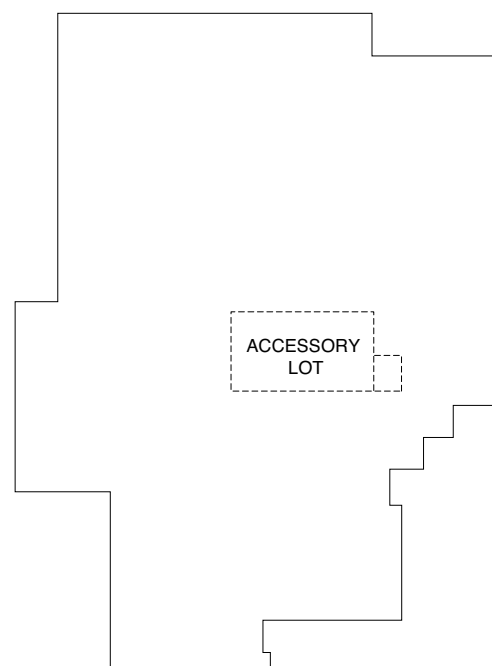
TYPE PH15

Unit #20-18

Area 166 sq m (1,787 sq ft)



N
KEYPLAN



LOWER ROOF PART PLAN

SPECIFICATIONS

- **FOUNDATION**

Cast-in-place concrete bored piles

- **SUPERSTRUCTURE**

Reinforced concrete structure

- **WALLS**

- a. External Walls : Concrete and/or masonry wall
- b. Internal Walls : RC wall and/or drywall partition system and/or masonry wall and/or glass partition

- **ROOF**

- a. Flat Roof : Reinforced concrete slab with insulation and waterproofing system
- b. Metal Roof : Metal Roof with insulation

- **CEILING**

Skim coating and/or plaster board with paint finish

- **FINISHES**

Wall

- a. Living, Dining, Bedroom, Corridor leading to Bedroom, Dry Kitchen, Family Room, Entrance Foyer, Private Lift Lobby, Household Shelter (H.S.)
Paint finish
- b. Bathroom, Powder Room
Stone and/or tile finish to false ceiling height
- c. Kitchen, Wet Kitchen, Yard, Utility WC
Stone and/or tile finish to false ceiling height
- d. Balcony, Open-to-sky Balcony, Roof Terrace
Paint finish

Note: All wall finishes are to exposed surfaces only.

Floor

- a. Living, Dining, Corridor leading to Bedroom, Dry Kitchen, Family Room, Entrance Foyer, Private Lift Lobby
Stone finish
- b. Bathroom, Powder Room
Stone and/or tile finish
- c. Kitchen, Wet Kitchen, Yard, Utility WC
Stone and/or tile finish
- d. Bedroom
Timber flooring
- e. Household Shelter (H.S.)
Tile finish
- f. Balcony, Open-to-sky Balcony, Roof Terrace (except for roof terraces for strata terrace houses)
Tile finish
- g. Roof Terrace for Strata Terrace House
Stone and/or tile finish
- h. Private Enclosed Space (P.E.S.), Garden
Stone and/or tile and/or timber finish and/or turf

Note: All floor finishes are to exposed surfaces only.

- **WINDOWS**

Aluminum framed windows with glazing

- **DOORS**

- a. Main Entrance
Timber door
- b. Bedroom, Bathroom, Powder Room, Kitchen
Timber and/or aluminum door with/without glazing
- c. Utility WC
Aluminum and/or PVC door
- d. Household Shelter (H.S.)
Metal H.S. door
- e. Balcony, Open-to-sky Balcony, Roof Terrace, Garden, Private Enclosed Space (P.E.S.)
Aluminum door with glazing and/or metal door
- f. Tower Unit: Garden to Common Area
Metal gate
- g. Strata Terrace House: Private Enclosed Space (P.E.S.) to Common Area
Metal and/or glass gate

- **IRONMONGERY**

Good quality locksets and ironmongery to be provided to all doors

- **SANITARY WARES, FITTINGS AND ACCESSORIES**

- a. Master Bathroom
 - 1 shower cubicle with 1 hand shower set and 1 overhead shower (not applicable to 2-bedroom units)
 - 1 long bath with 1 bath mixer set
 - 1 wash basin with basin mixer
 - 1 water closet
 - 1 towel rail and/or 1 towel ring
 - 1 toilet paper holder
 - 1 mirror
- b. Other Bathrooms
 - 1 shower cubicle with 1 hand shower set or 1 long bath with 1 bath mixer set
 - 1 wash basin with basin mixer
 - 1 water closet
 - 1 towel rail and/or 1 towel ring
 - 1 toilet paper holder
 - 1 mirror
- c. Powder Room
 - 1 wash basin with basin mixer
 - 1 water closet
 - 1 towel rail and/or 1 towel ring
 - 1 toilet paper holder
 - 1 mirror
- d. Utility WC
 - 1 hand shower set
 - 1 wash basin and basin mixer
 - 1 water closet
 - 1 towel rail and/or 1 towel ring
 - 1 toilet paper holder
 - 1 bib tap
- e. Garden
 - 1 bib tap
- f. Roof Terrace
 - 1 bib tap
- g. Private Enclosed Space (P.E.S.)
 - 1 or 2 bib tap(s)

- **ELECTRICAL INSTALLATION**

- a. Electrical wiring for lighting and power point shall be provided
- b. Sufficient points are provided

- **TV/TELEPHONE POINTS**

Sufficient TV and Telephone points are provided

- **LIGHTNING PROTECTION**

Lightning protection system shall be provided in accordance with Singapore Standard Code of Practice SS 555

- **PAINTING**

- a. Internal Walls : Emulsion paint
- b. External Walls: Textured coating paint and/or other approved exterior paint

- **WATERPROOFING**

Waterproofing shall be provided to floor slabs of Bathroom, Powder Room, Utility WC, Kitchen, Yard, Planter, Balcony, Roof Terrace, Private Enclosed Space (P.E.S.) (if appropriate)

- **DRIVEWAY AND CARPARK**

- a. Surface Driveway/Ramp
Stone and/or pavers and/or tarmac and/or concrete
- b. Basement Car Park/Driveway
Reinforced concrete slab

- **RECREATION FACILITIES**

- a. Outdoor Facilities
 - Main Pool
 - Lap Pool
 - Spa Pool
 - Children's Waterplay Pool

- Waterslide
- Sun Deck
- Floating Island Deck
- Putting Green
- Themed Gardens
- Meditation Deck
- Reflexology Corner

b. **Indoor Facilities**

- Gymnasium
- Multi-purpose Hall
- Massage and Spa Room
- Golf Simulator
- Children Play Area
- Club Lounge
- Changing Rooms

• **ADDITIONAL ITEMS**

• **Kitchen Cabinets**

- Kitchen cabinets with solid surface worktop or stone countertop and stainless steel sink and mixer

• **Kitchen Appliances**

Typical Units and Penthouse Units (except PH-01, PH-02 and PH-03)

- 1 cooker hood, 1 electric induction cooker, 1 gas cook hob, 1 electric oven, 1 microwave oven and 1 refrigerator

Strata Terrace Houses

- 1 cooker hood, 1 electric induction cooker, 2 gas cook hob, 1 electric oven, 1 electric steam oven, 1 microwave oven and 1 refrigerator

Penthouse Units PH-01, PH-02 and PH-03

- 1 cooker hood, 1 electric induction cooker, 1 gas cook hob, 1 electric oven, 1 electric steam oven, 1 microwave oven and 1 refrigerator

• **Built in Wardrobes**

Quality wardrobes provided to all Bedrooms

• **Air Conditioning**

Air-conditioning units shall be provided to Living/Dining, Family Room and all Bedrooms

• **Hot Water Supply**

Hot water supply to all bathrooms, kitchens and shower in Utility WC

• **Town Gas**

Town Gas is supplied to kitchen in all Apartment Units & Strata Terrace Houses

• **Security System**

- Auto Car Barrier(s)
- Access Control System at designated Common Areas
- CCTV at designated Common Areas

NOTES

1. **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, clearing the condensate pipes and charging of gas.

2. **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 service 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.

3. **Materials, Fittings, Equipment, Finishes, Installations and Appliances**

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.

4. **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 materials 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. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

5. **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.

6. **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.

Our dedicated consultants are on hand to assist you with your choice.

Please call:

Property Enterprises Development (Singapore) Pte Ltd at (65) 6297 0111 (Singapore) or
Cheung Kong Property Development Ltd at (852) 8128 8128 (Hong Kong)

Whilst every care has been taken in the preparation of this brochure and the plans attached, the Developer and its agent shall not be held responsible for any inaccuracies therein. All statements, specifications and plans are believed to be correct but are not to be relied upon as statements or representation of facts. All floor areas are approximate measurements only and subject to final survey. All art renderings and illustrations contained in this brochure are artist's impressions only and are not to be relied upon as representation of facts. Photographs contained in this brochure do not necessarily represent as-built standard specifications. All information and specifications are current at the time of going to print and are subject to change as may be required and do not form part of an offer or contract. The Developer reserves the right to modify the units or the development or any part thereof as may be approved or required by the relevant authority.

Project Details: Developer: Luxury Green Development Pte Ltd (Co Reg. No. 200922721W) •
Tenure of Land: 99 years from 8 Feb 2010 • Location: LOT 16986M MK 18 at Upper Thomson
Road • Developer's Licence No. C0756 • Building Plan Approval No. A1370-00002-2010-BP02
Date: 1 June 2011 • Expected Date of Vacant Possession: 8 November 2015 • Expected Date of
Legal Completion: 8 November 2018

Another prestigious project
Marketed by



150 Beach Road #17-03, Gateway Singapore 189720
Tel: (65) 6297 0111 Fax: (65) 6297 6233

Development Consultant



7/F Cheung Kong Center, 2 Queen's Road Central Hong Kong
Tel: (852) 2128 8888 Fax: (852) 2845 2940



THOMSON GRAND

 BUYCONDO.sg

STRATA TERRACE HOUSE

INDIVIDUAL RARITY

Contemplate inspired living in a private house of luxury. Our strata terrace houses, consisting of 22 luxury homes on land, are a rarity in the vicinity. Each calls for high demand in the market and reserved for a few distinguished families only.

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ARTIST'S IMPRESSION

EXQUISITE HABITAT

Welcome distinctive living in private citadel once your prized vehicle arrives at basement. Reside among spacious interiors with floor-to-floor height of 4.2 m over 2 storeys. Breathe in the sweet scent of nature from the expansive green at private front and back garden spanning 1,023 to 1,625 sq. ft. Unwind in the secluded jacuzzi and custom-made lap pool*. Celebrate special occasions over a party or relaxing barbeque with guests on the private rooftop. This is life at its finest!



* Lap pool view for House Nos. 29 - 45 only.

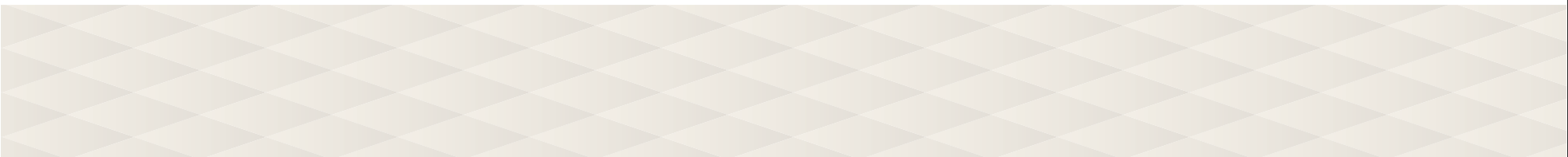


SITE PLAN



LEGEND:

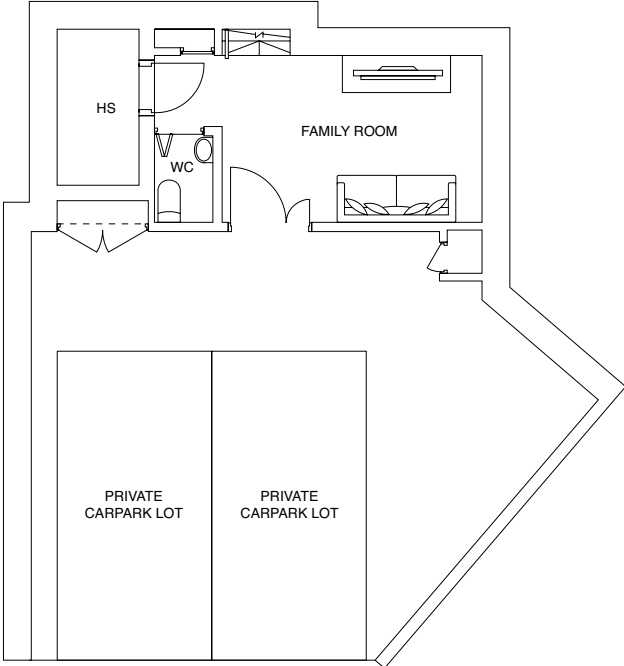
- | | | |
|----------------------------------|---------------------|------------------------|
| 1 FLOATING ISLAND | 8 LOUNGE POOL | 15 GRAND DROP-OFF AREA |
| 2 WADING POOL | 9 SUNDECK | 16 BAMBOO GARDEN |
| 3 WATERSLIDE | 10 LAP POOL | 17 SCULPTURE GARDEN |
| 4 INDOOR CLUBHOUSE - THE FABERGÉ | 11 SUNKEN PATHWAY | 18 REFLEXOLOGY CORNER |
| 5 WATERPLAY POOL | 12 SPA POOL | 19 PUTTING GREEN |
| 6 FLOWERED GARDEN | 13 MEDITATION COURT | 20 SENSORY GARDEN |
| 7 SUNSET DECK | 14 SCULPTURED WALL | 21 FRAGRANCE GARDEN |



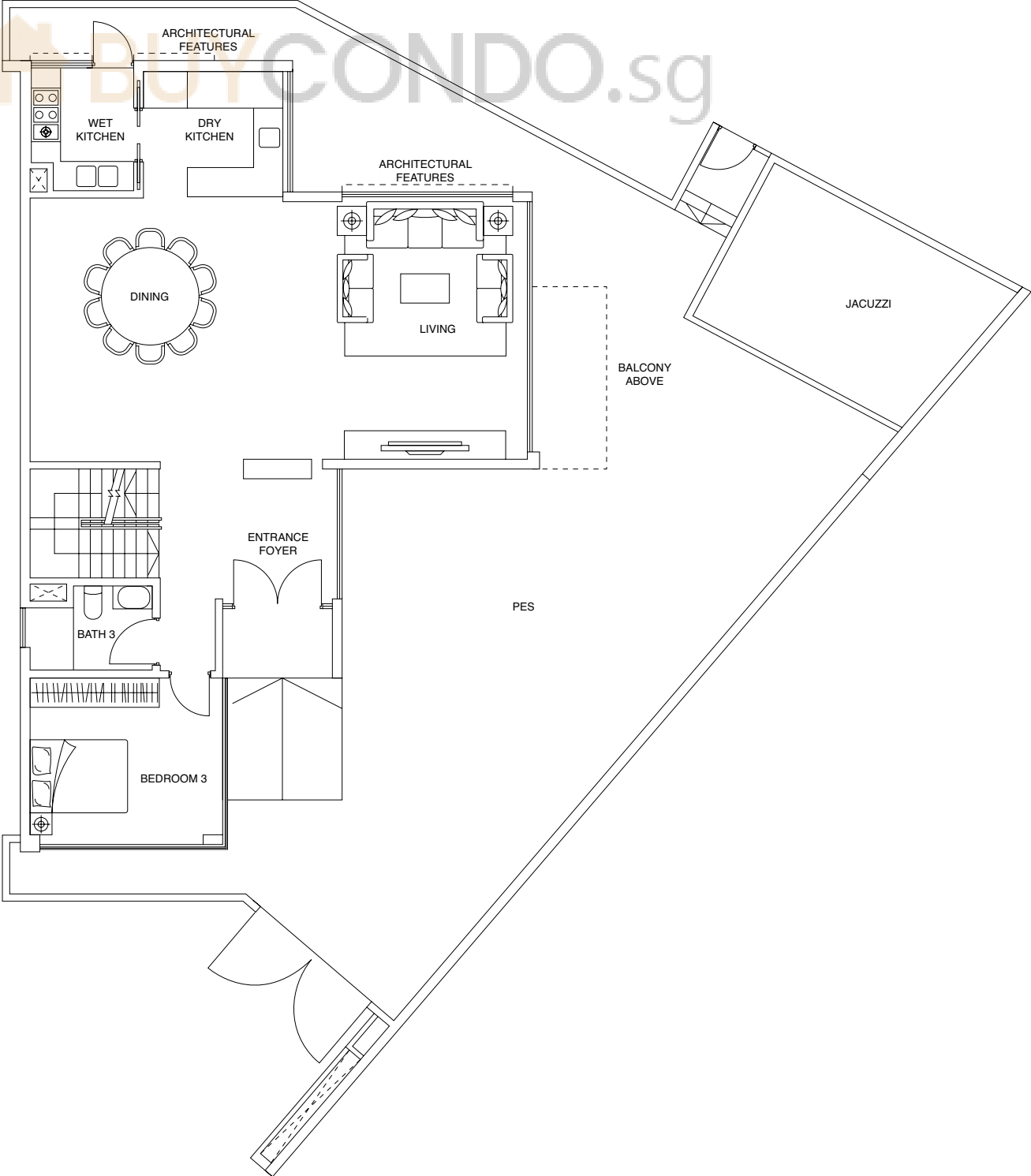
STRATA TERRACE HOUSE - 29 SIN MING WALK

Area 610 sq m (6,566 sq ft)

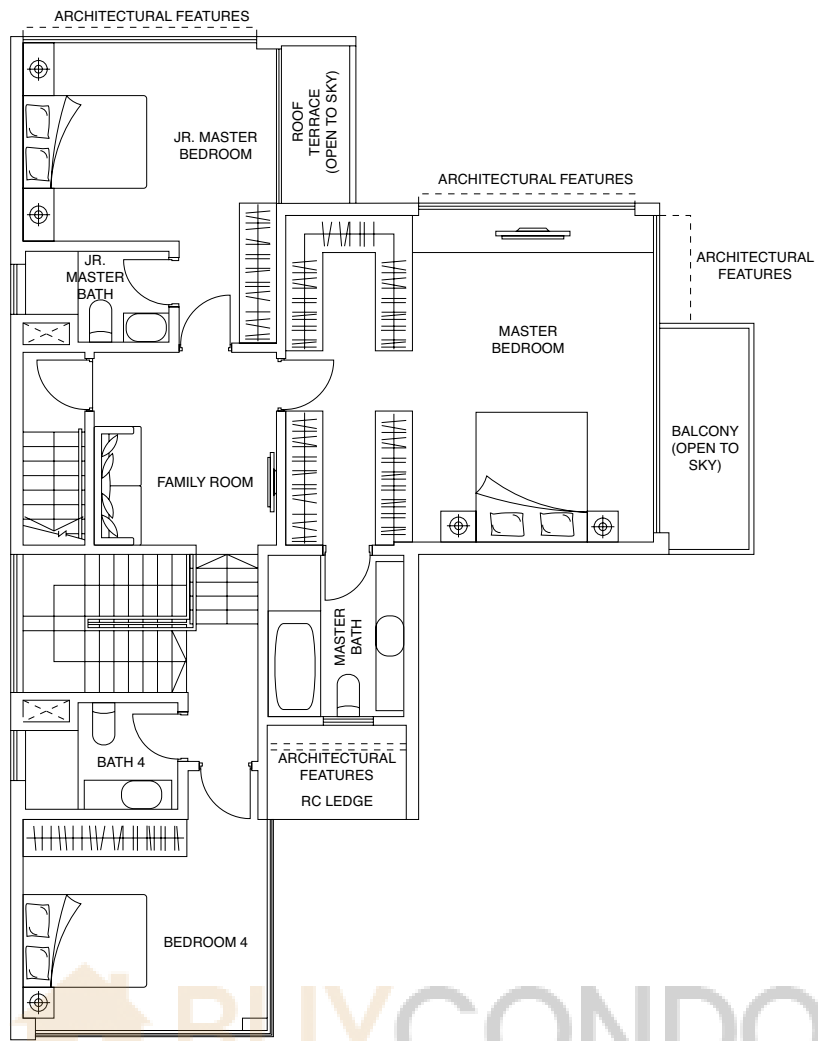
BASEMENT



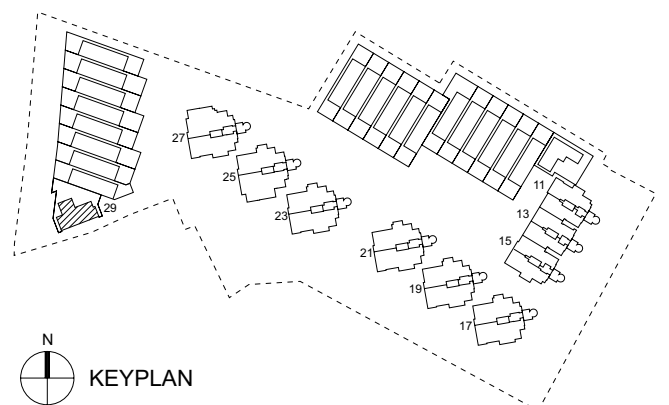
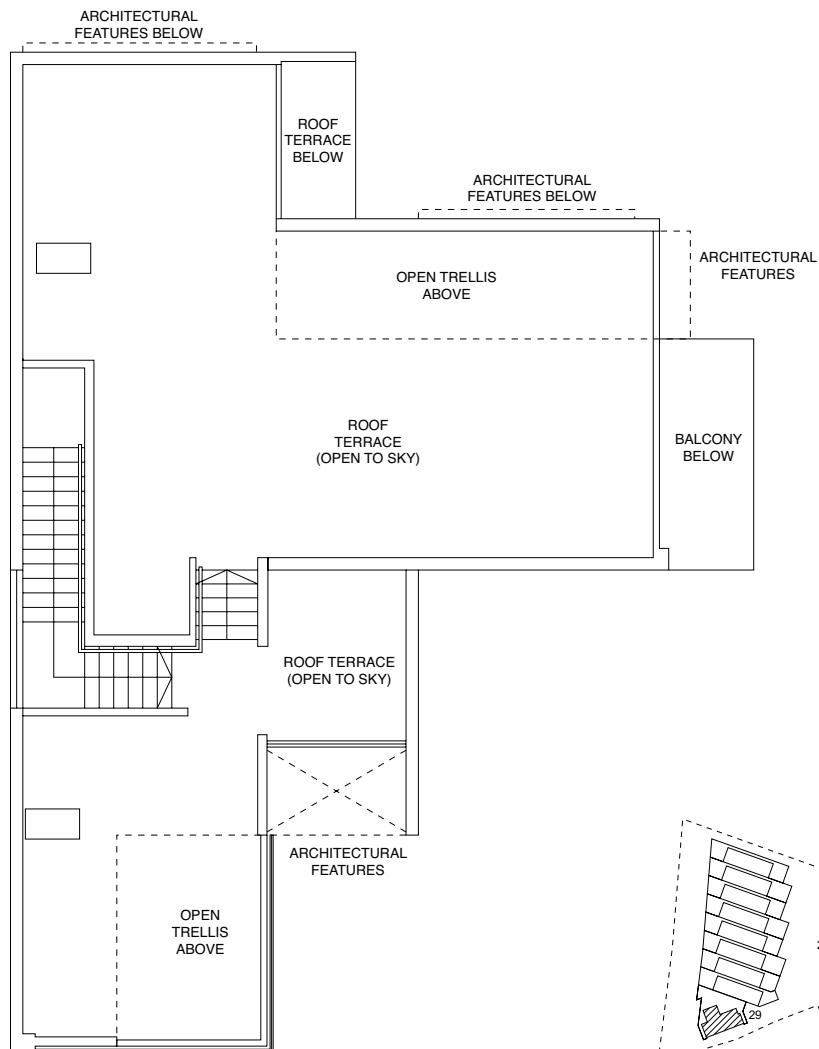
1ST STOREY



2ND STOREY



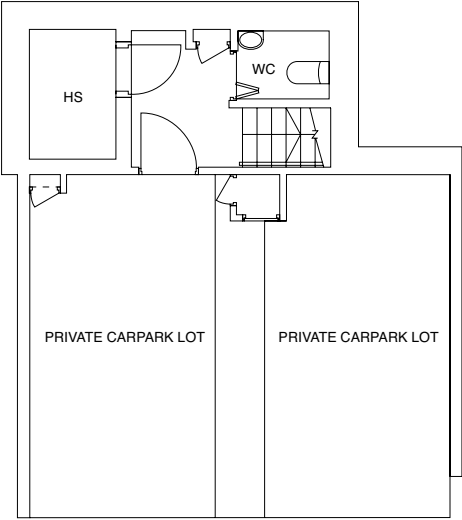
ROOF



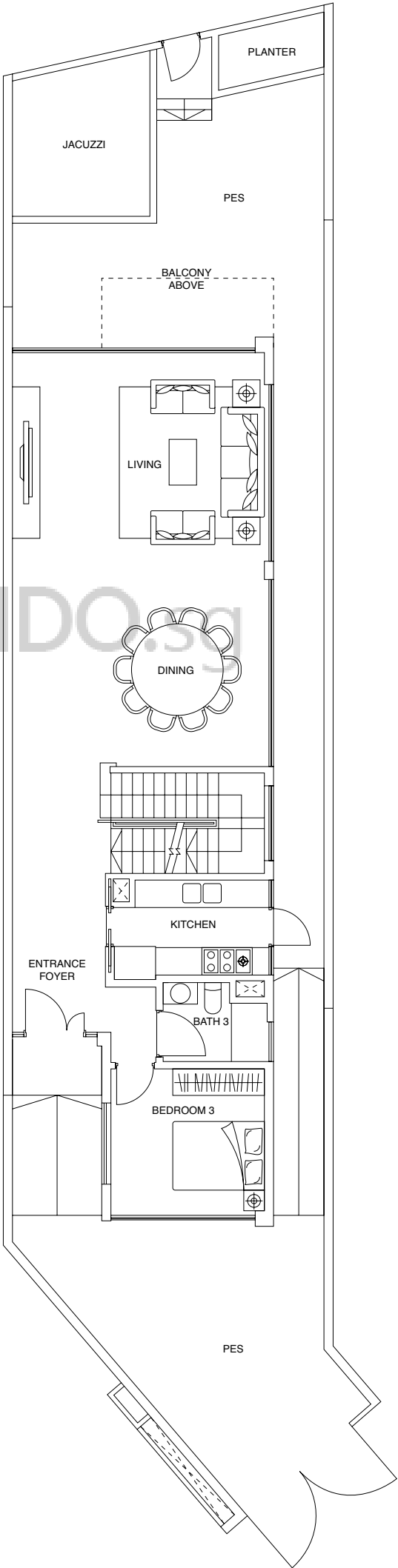
STRATA TERRACE HOUSE - 31 SIN MING WALK

Area 491 sq m (5,285 sq ft)

BASEMENT

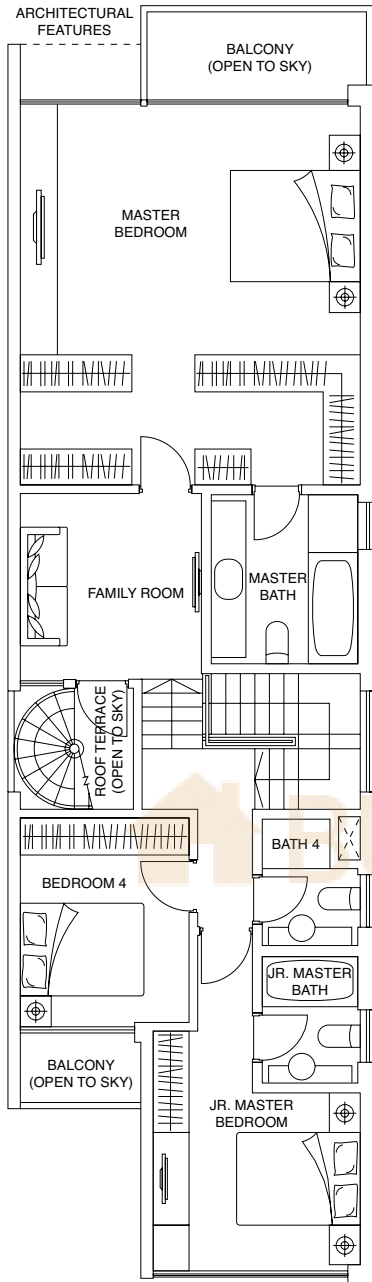


1ST STOREY

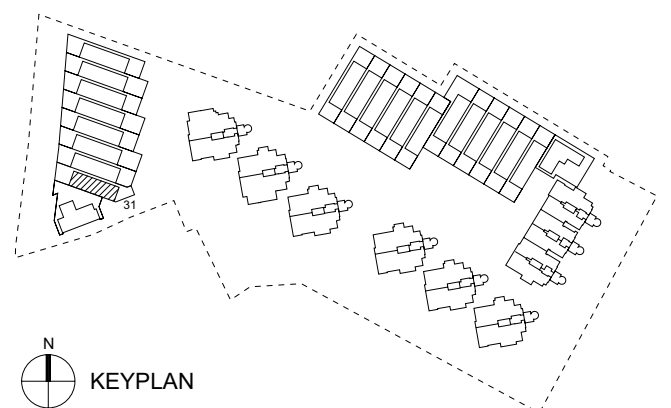
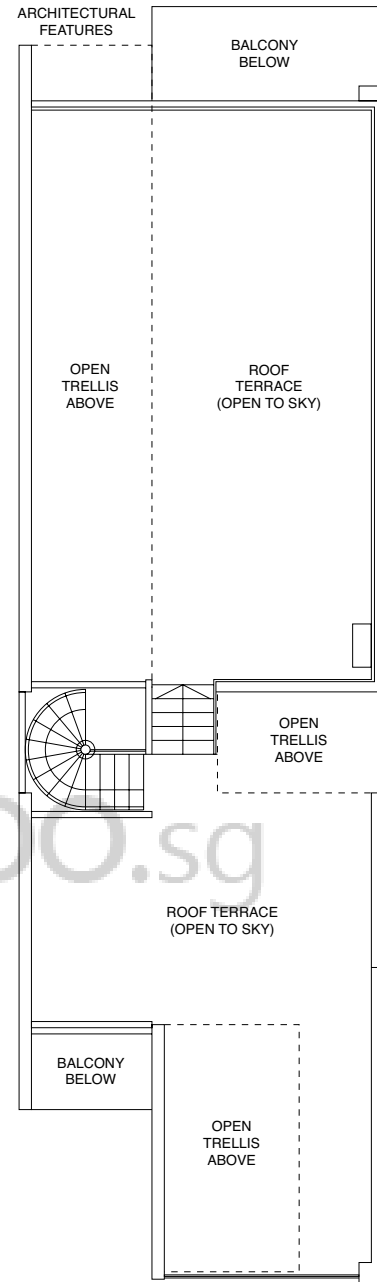


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2ND STOREY



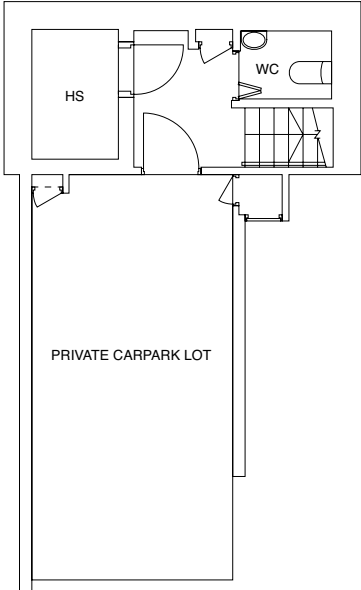
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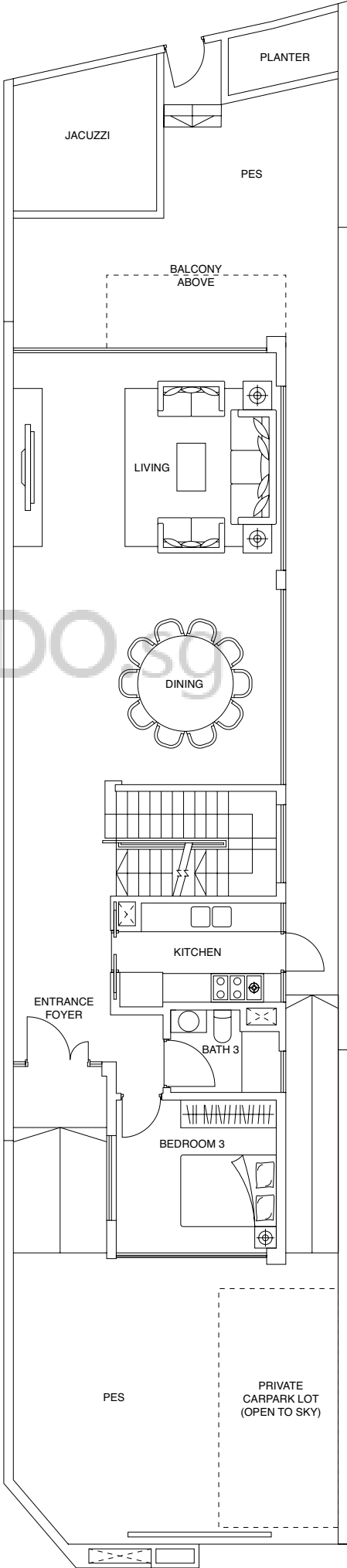
STRATA TERRACE HOUSE - 33 SIN MING WALK

Area 483 sq m (5,199 sq ft)

BASEMENT

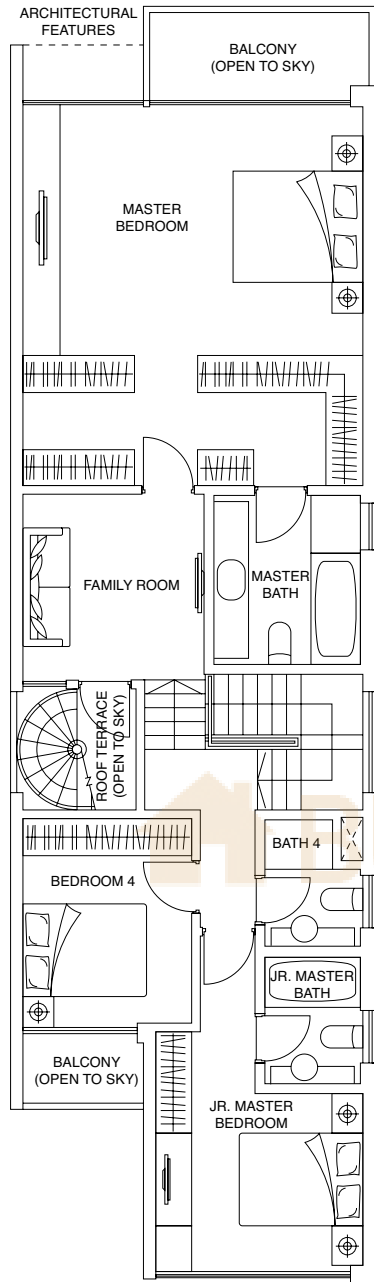


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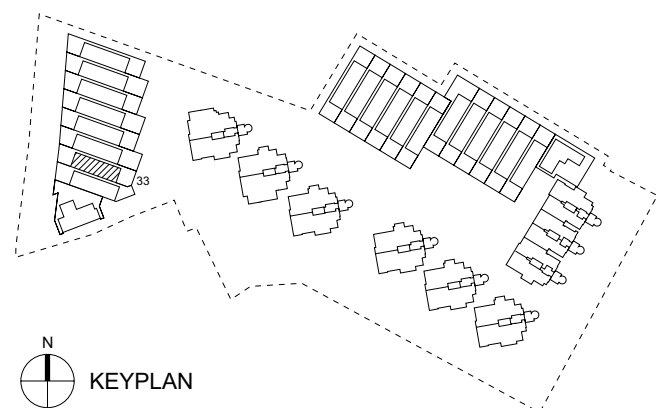
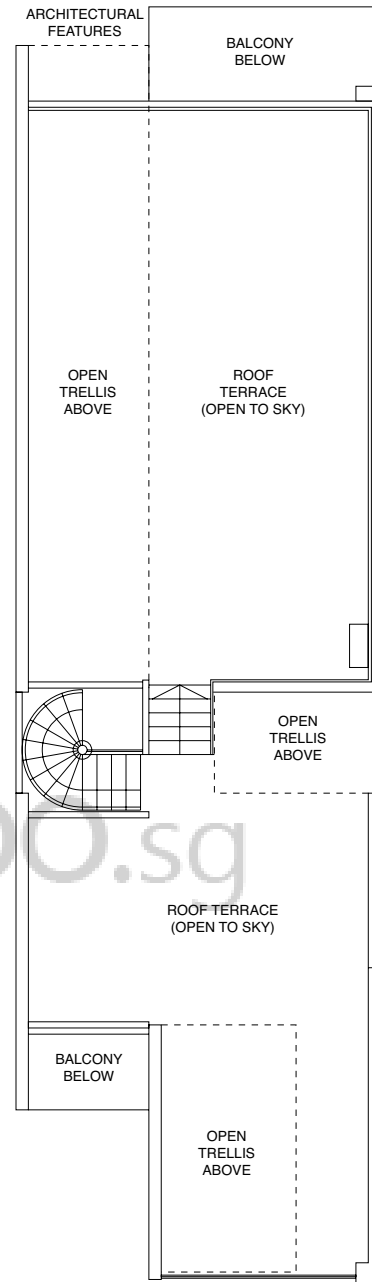


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2ND STOREY



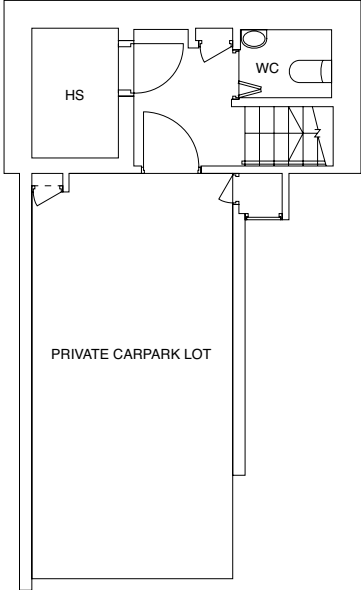
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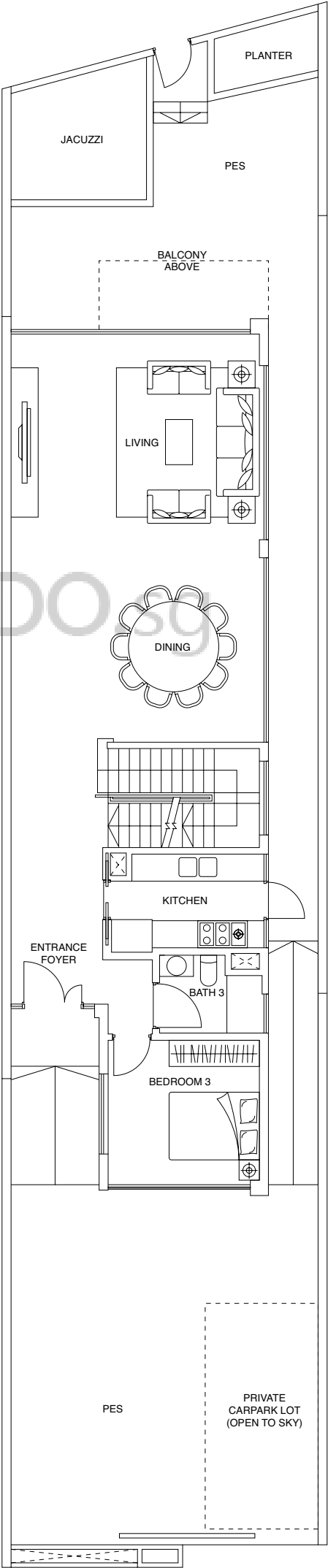
STRATA TERRACE HOUSE - 35 SIN MING WALK

Area 495 sq m (5,328 sq ft)

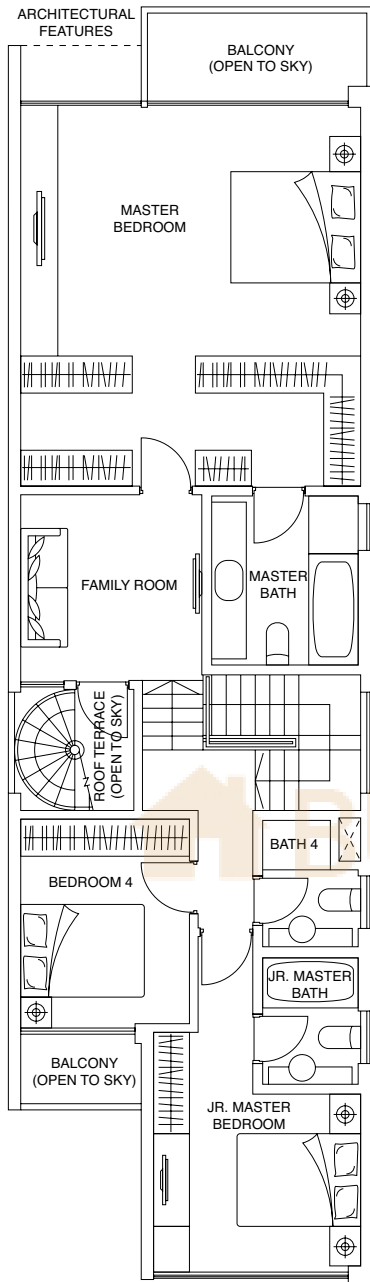
BASEMENT



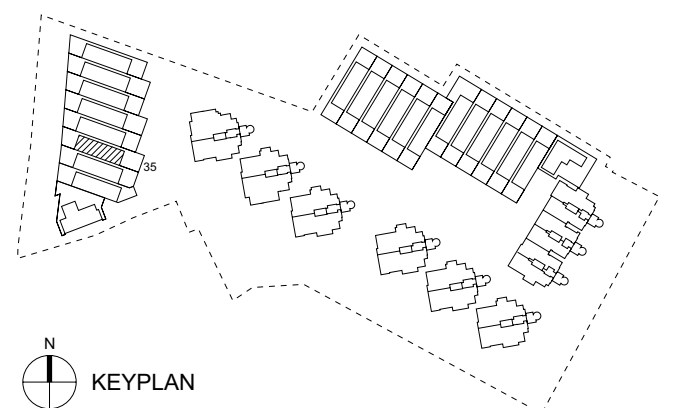
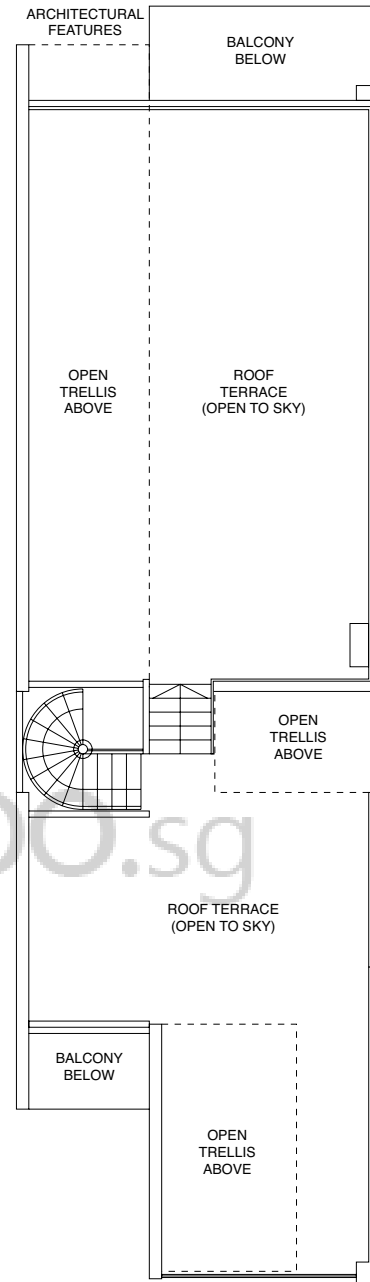
1ST STOREY



2ND STOREY



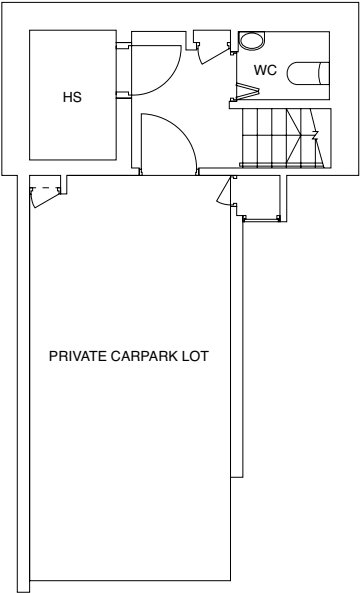
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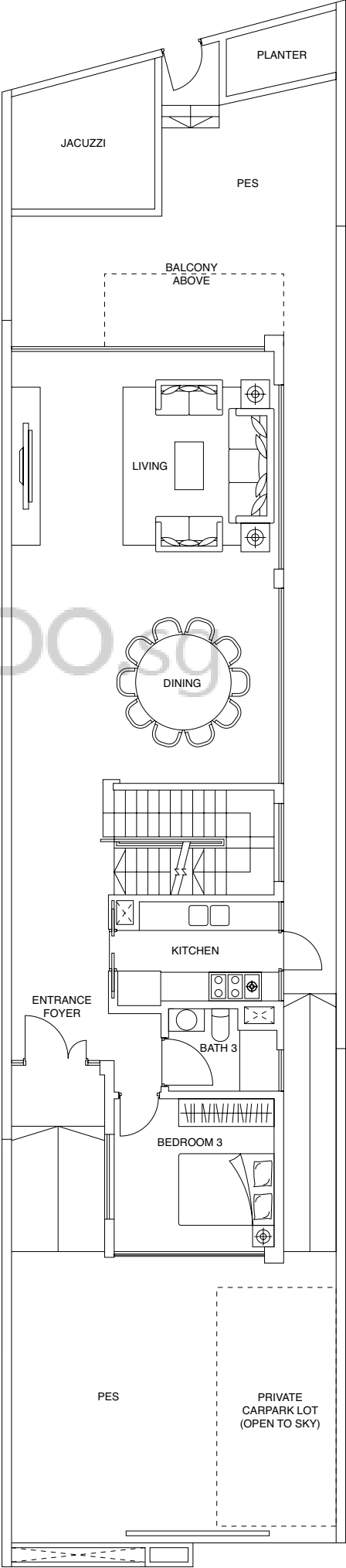
STRATA TERRACE HOUSE - 37 SIN MING WALK

Area 482 sq m (5,188 sq ft)

BASEMENT

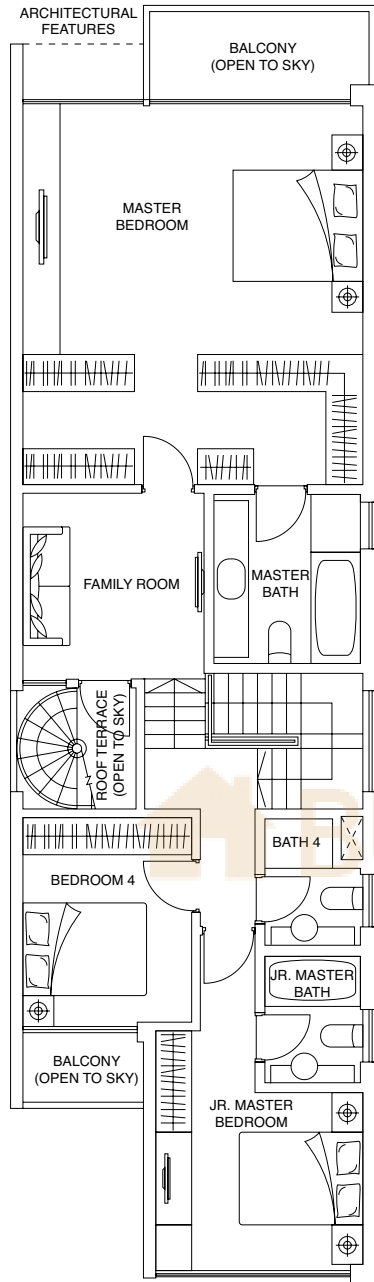


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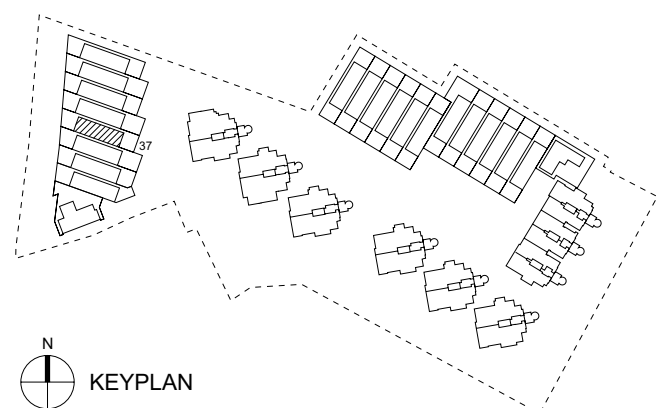
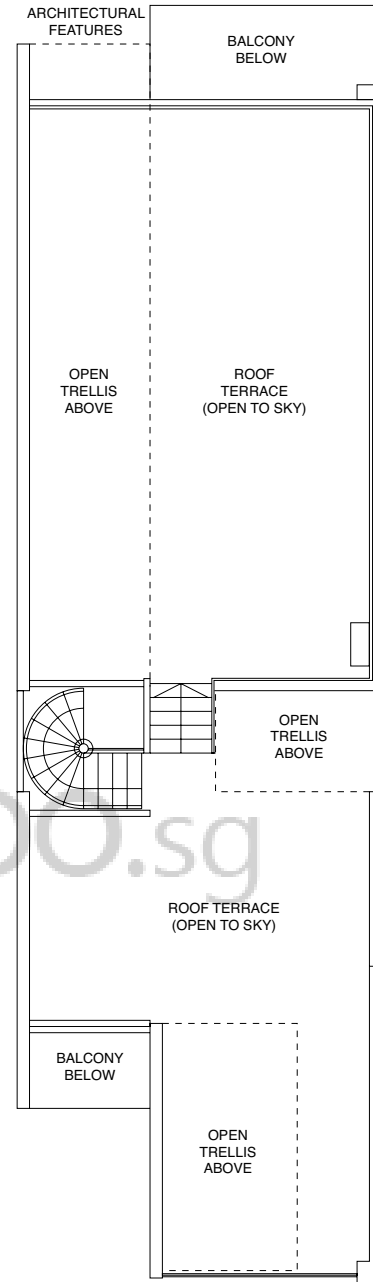


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2ND STOREY



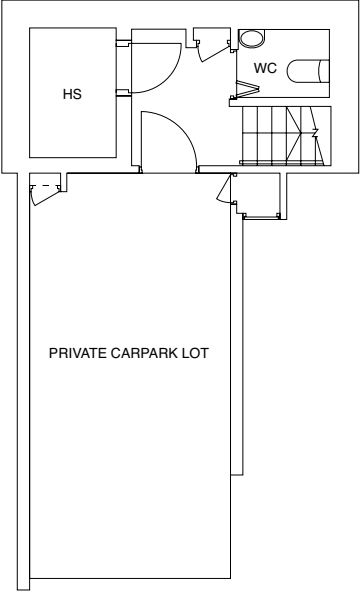
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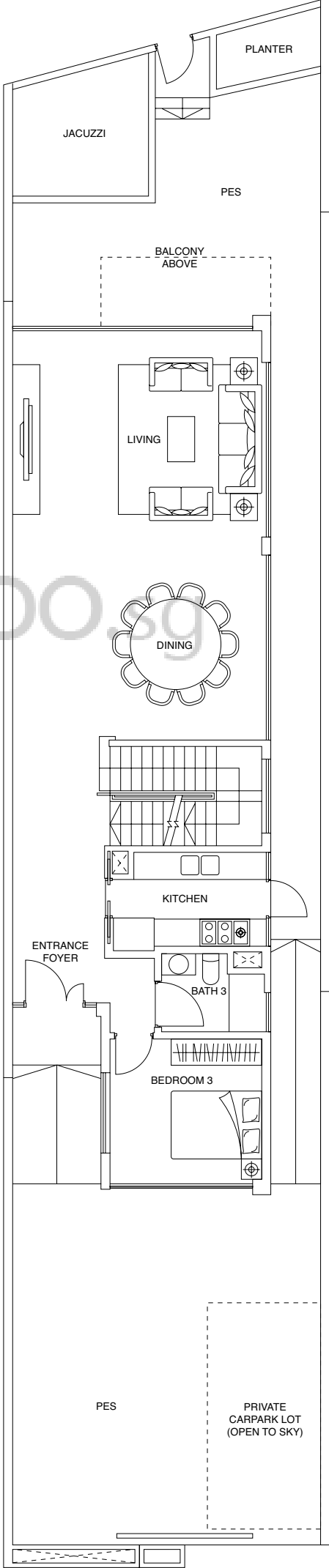
STRATA TERRACE HOUSE - 39 SIN MING WALK

Area 495 sq m (5,328 sq ft)

BASEMENT

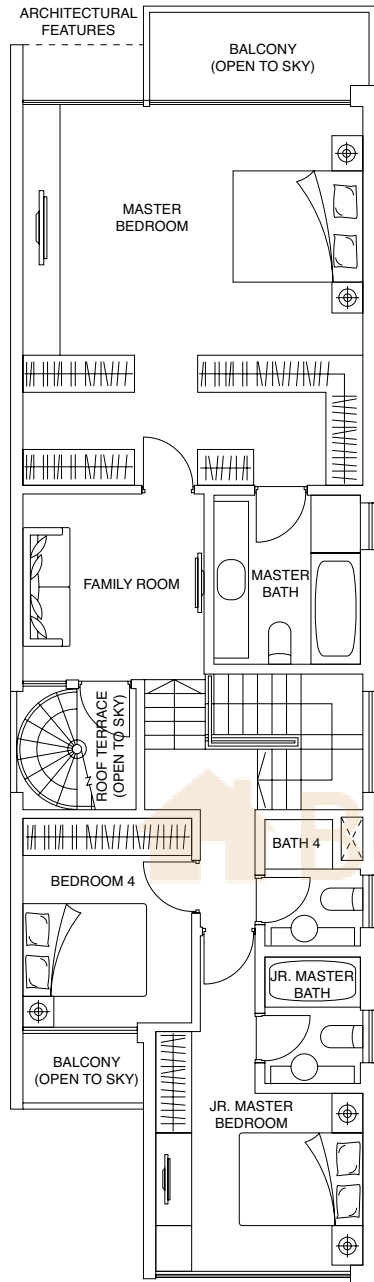


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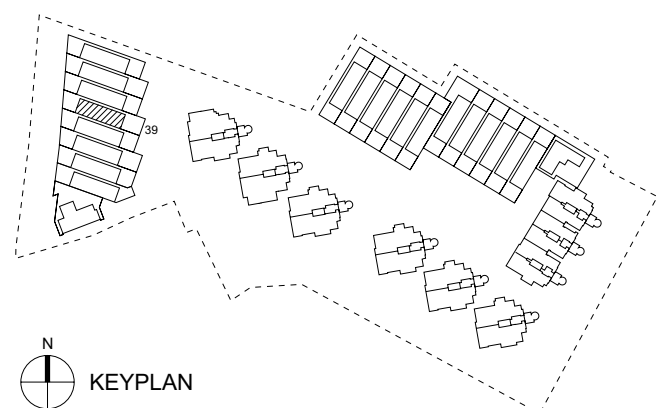
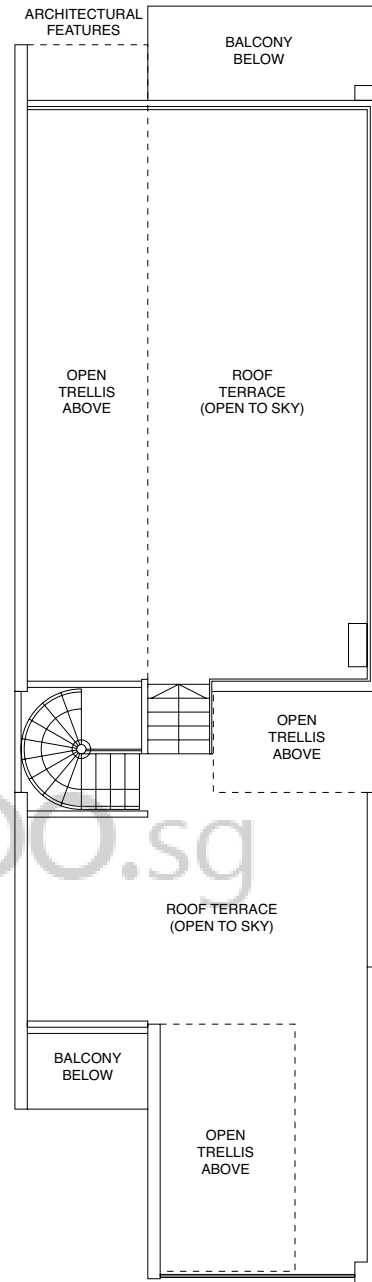


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2ND STOREY



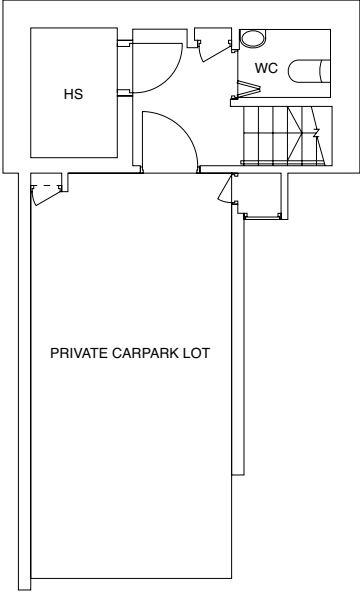
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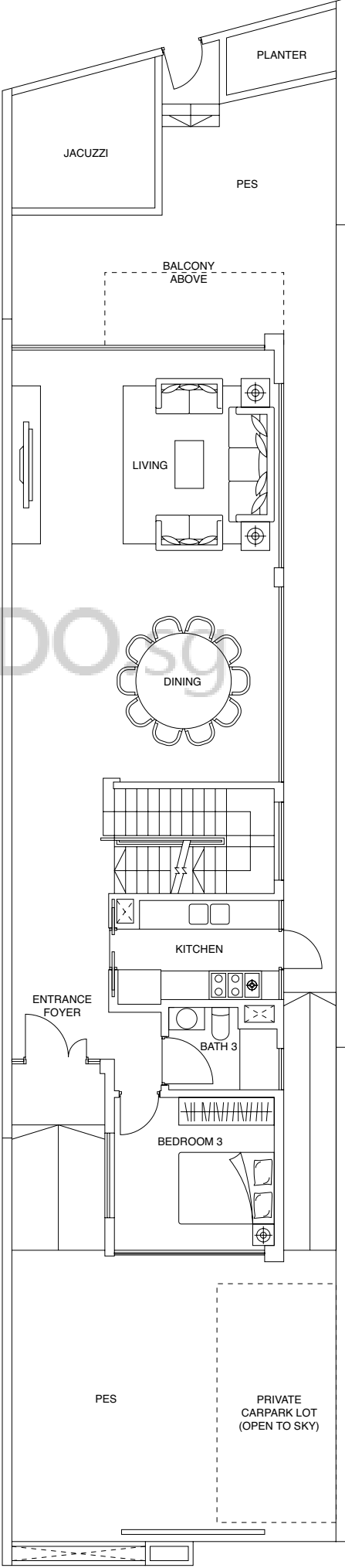
STRATA TERRACE HOUSE - 41 SIN MING WALK

Area 482 sq m (5,188 sq ft)

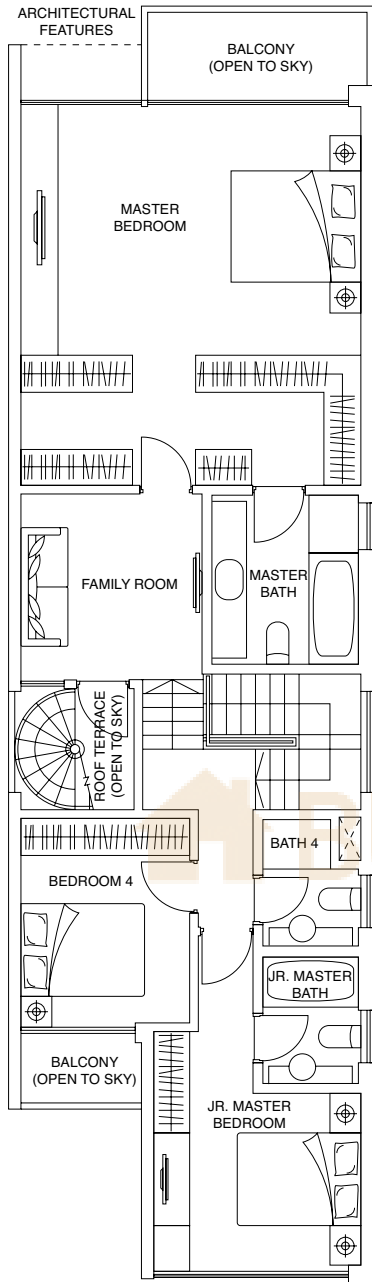
BASEMENT



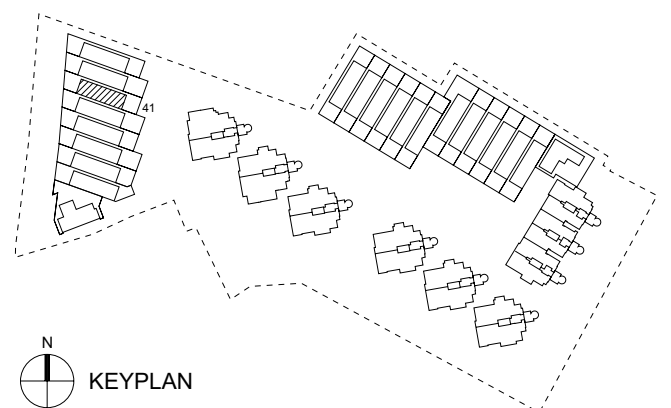
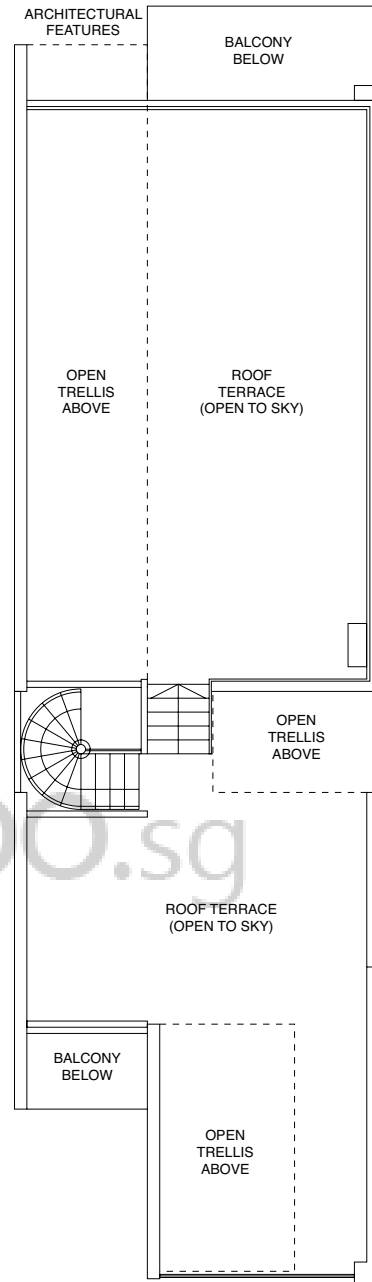
1ST STOREY



2ND STOREY



ROOF

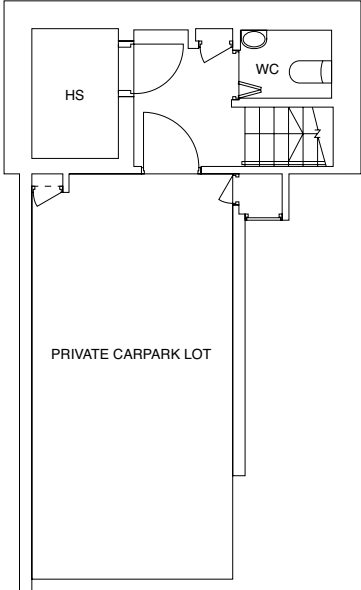


N
KEYPLAN

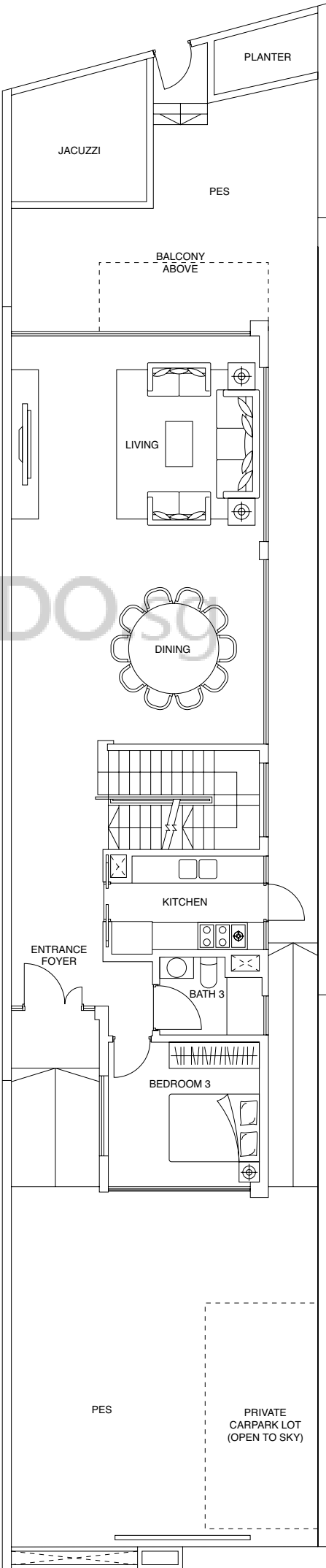
STRATA TERRACE HOUSE - 43 SIN MING WALK

Area 494 sq m (5,317 sq ft)

BASEMENT

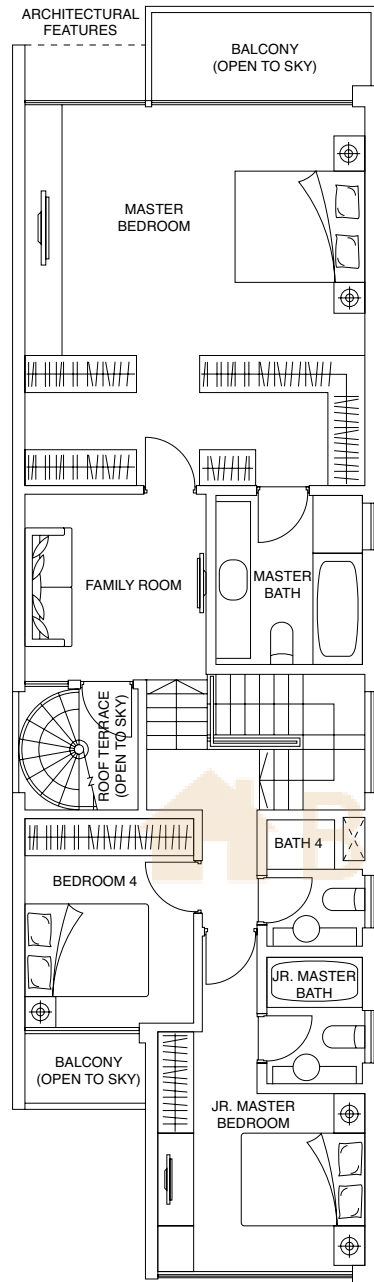


1ST STOREY

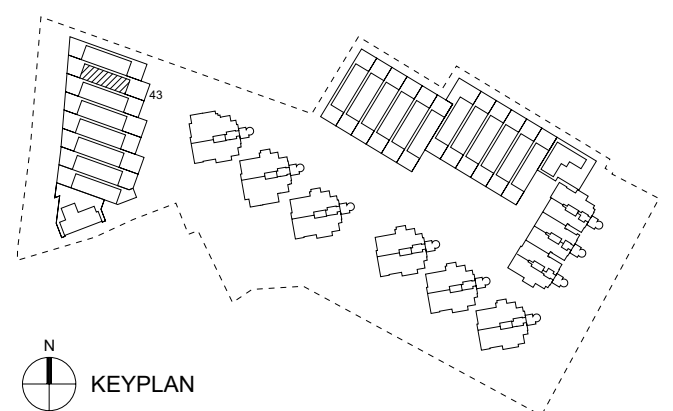
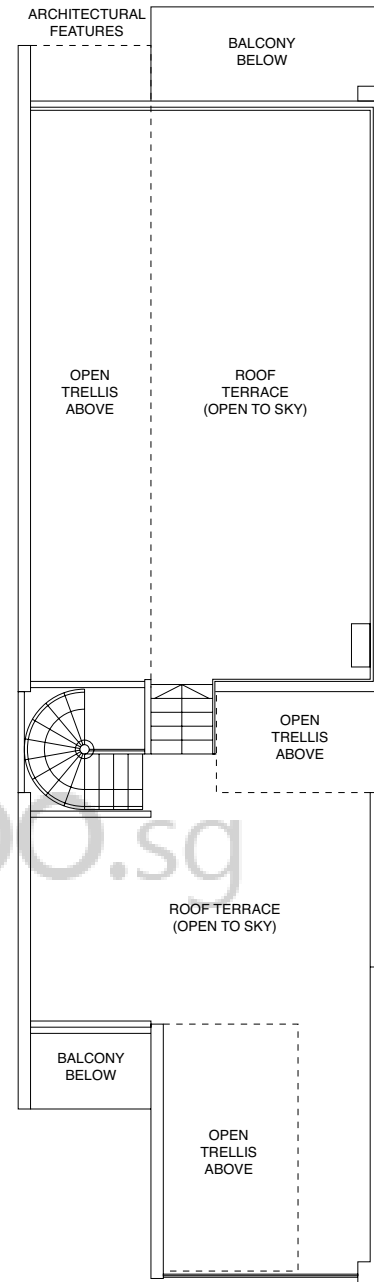


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2ND STOREY



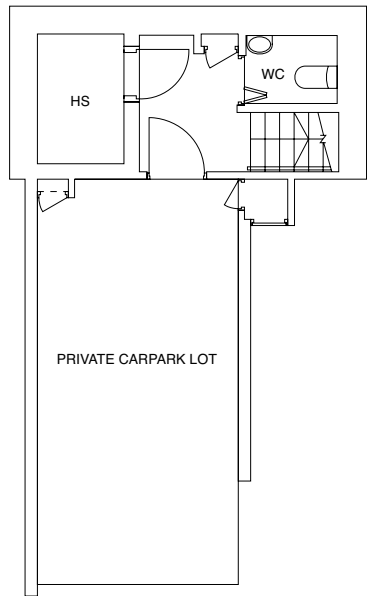
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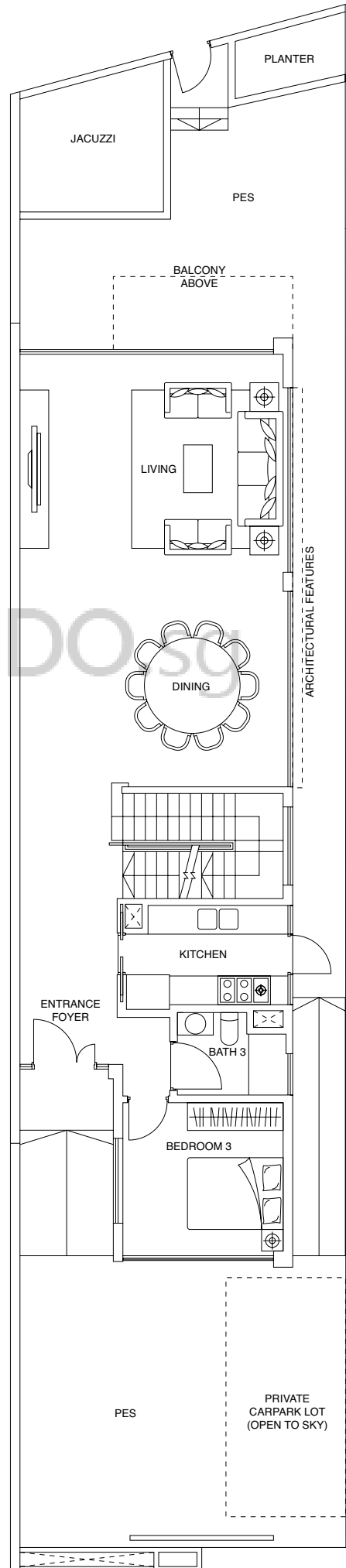
STRATA TERRACE HOUSE - 45 SIN MING WALK

Area 478 sq m (5,145 sq ft)

BASEMENT

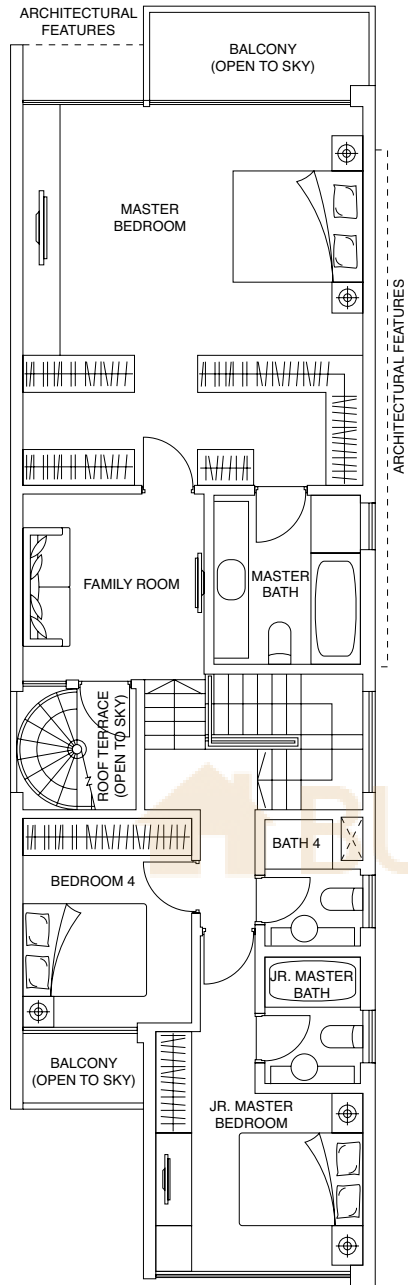


1ST STOREY

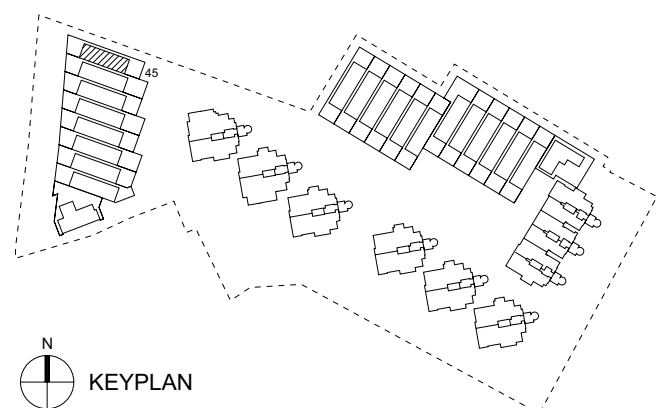
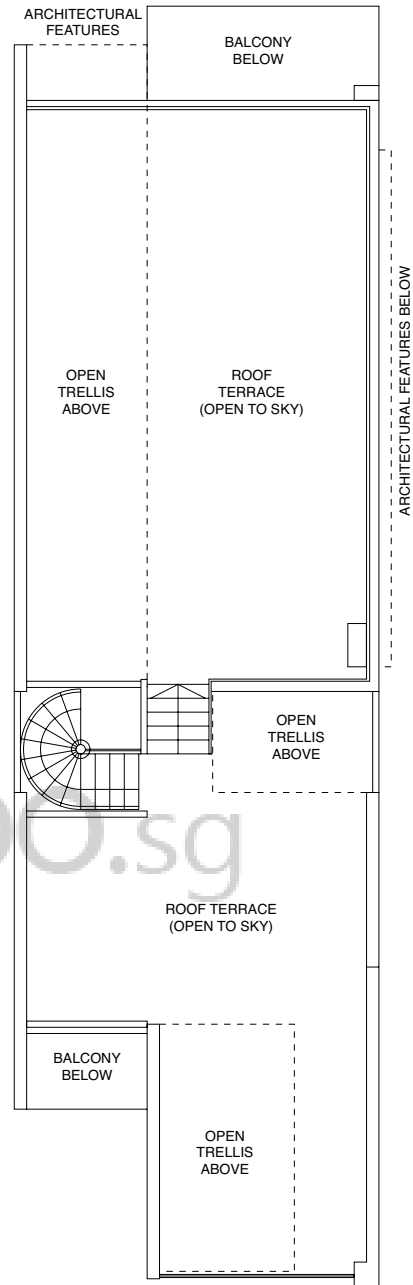


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2ND STOREY



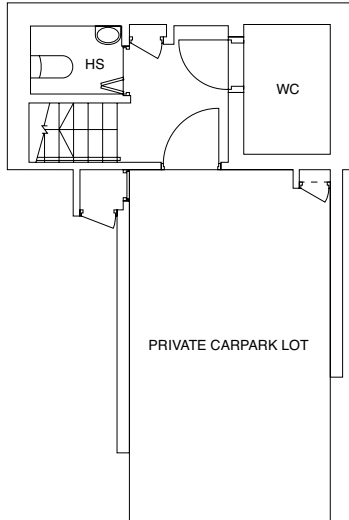
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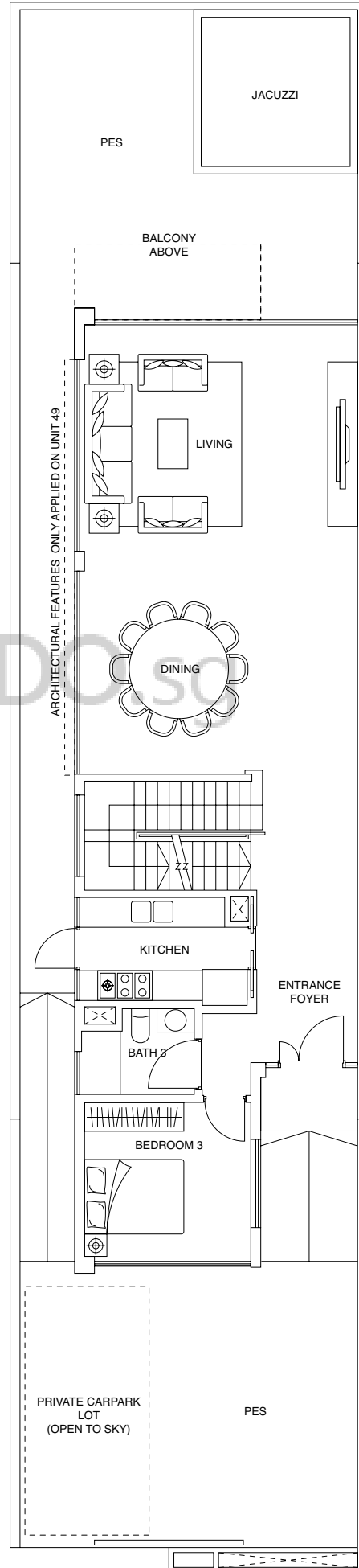
STRATA TERRACE HOUSE - 49, 51, 53, 55, 57, 59, 63, 65, 67, 69, 71 SIN MING WALK

No.49 Area 474 sq m (5,102 sq ft)
 No.51, 53, 55, 57, 59 Area 479 sq m (5,156 sq ft)
 No.63, 65, 67, 69, 71 Area 478 sq m (5,145 sq ft)

BASEMENT

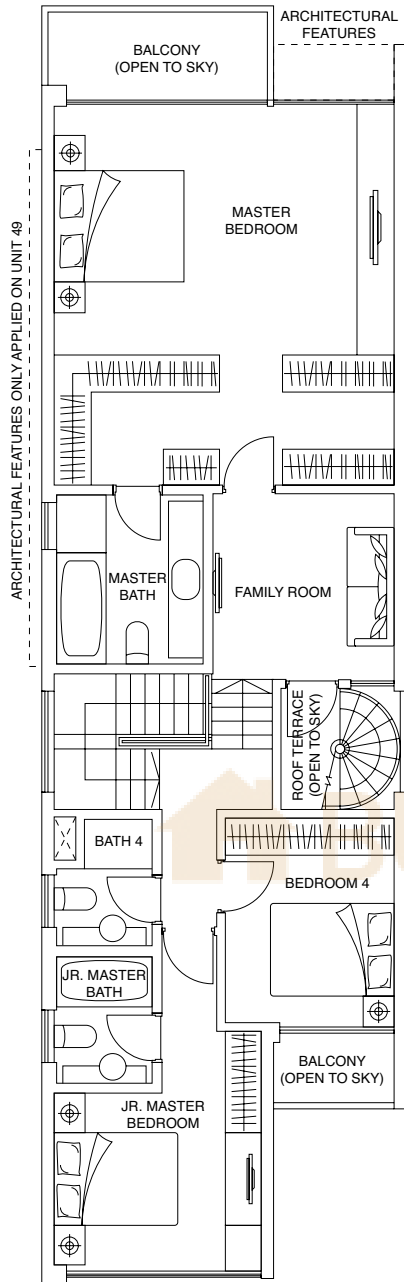


1ST STOREY

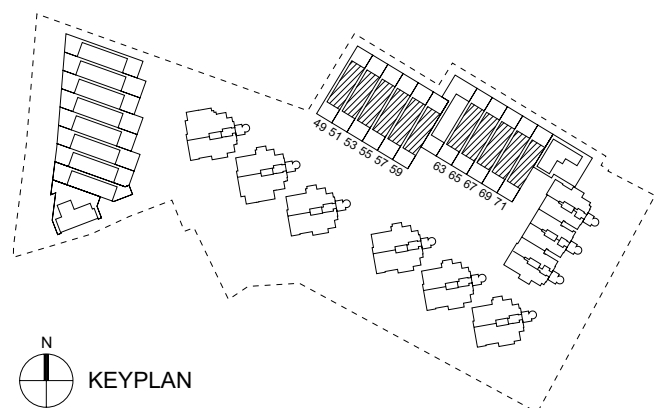
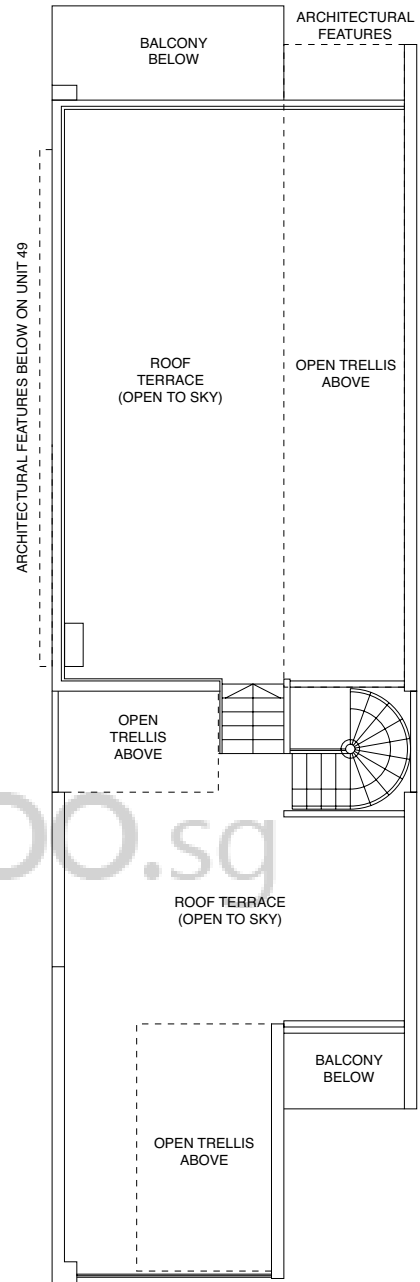


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2ND STOREY



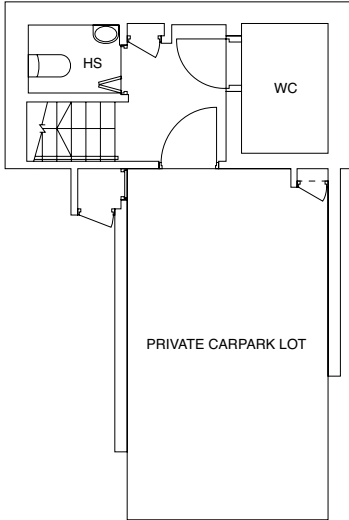
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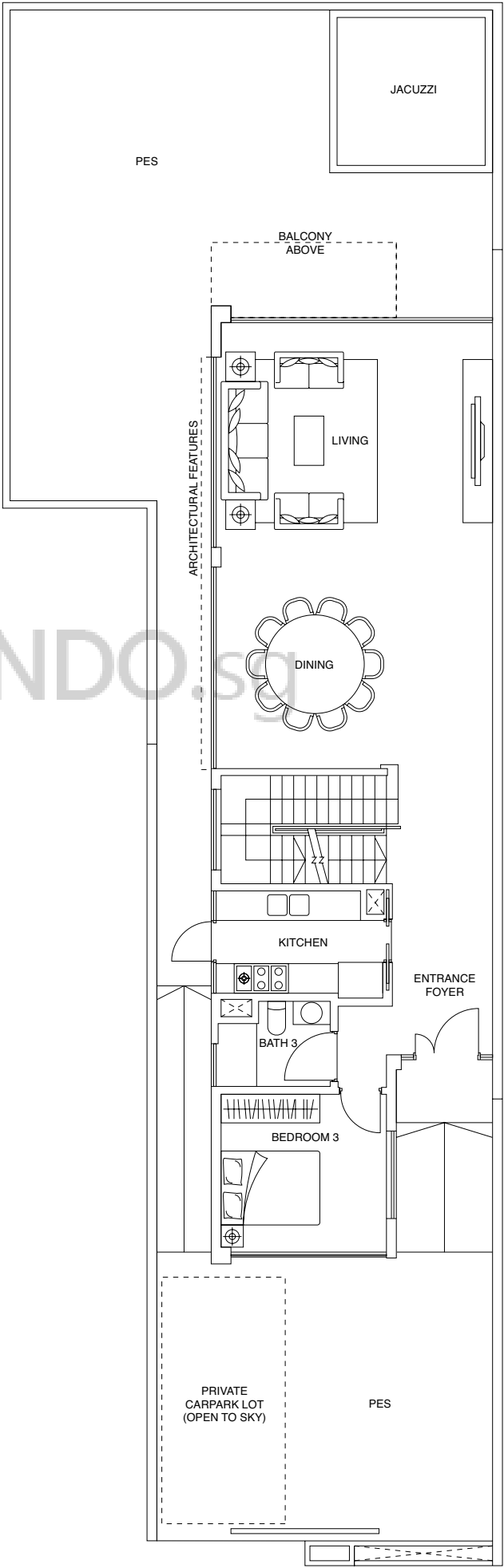
STRATA TERRACE HOUSE - 61 SIN MING WALK

Area 506 sq m (5,447 sq ft)

BASEMENT

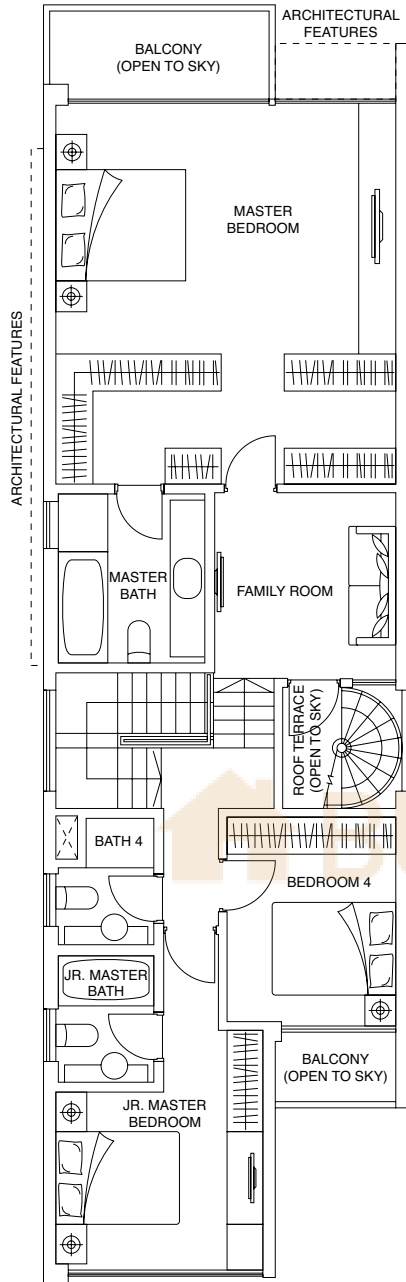


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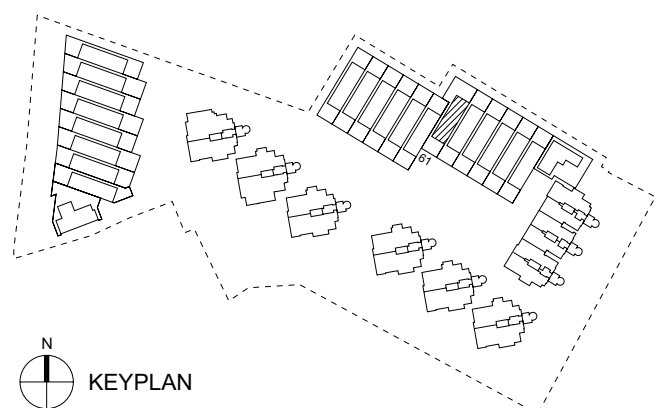
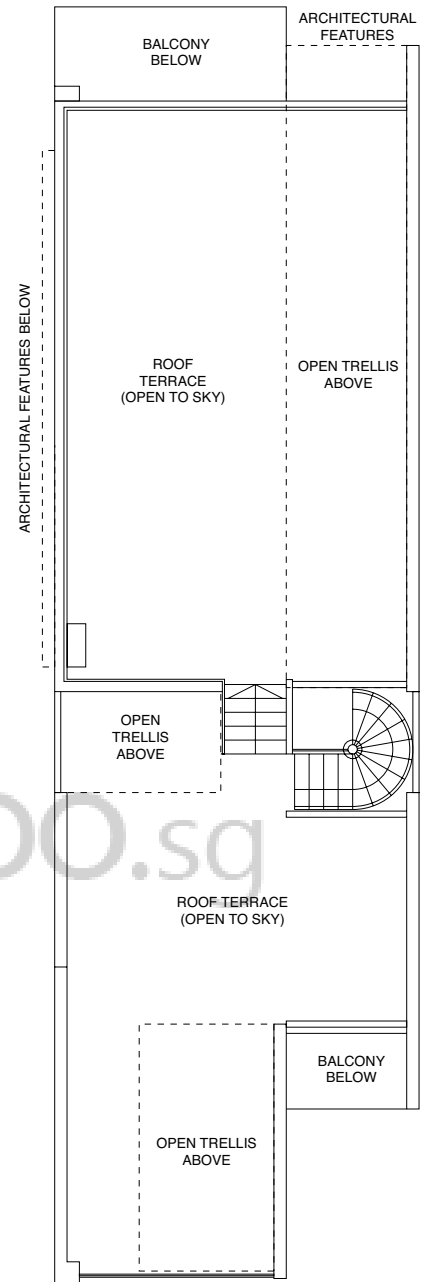


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2ND STOREY



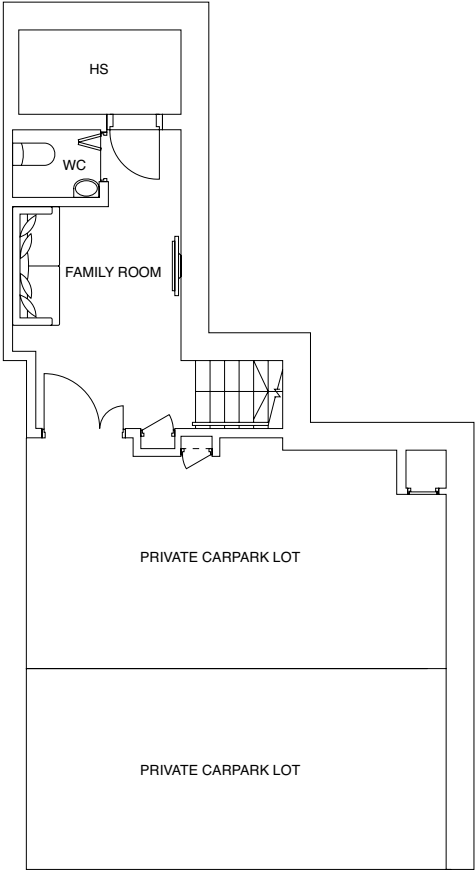
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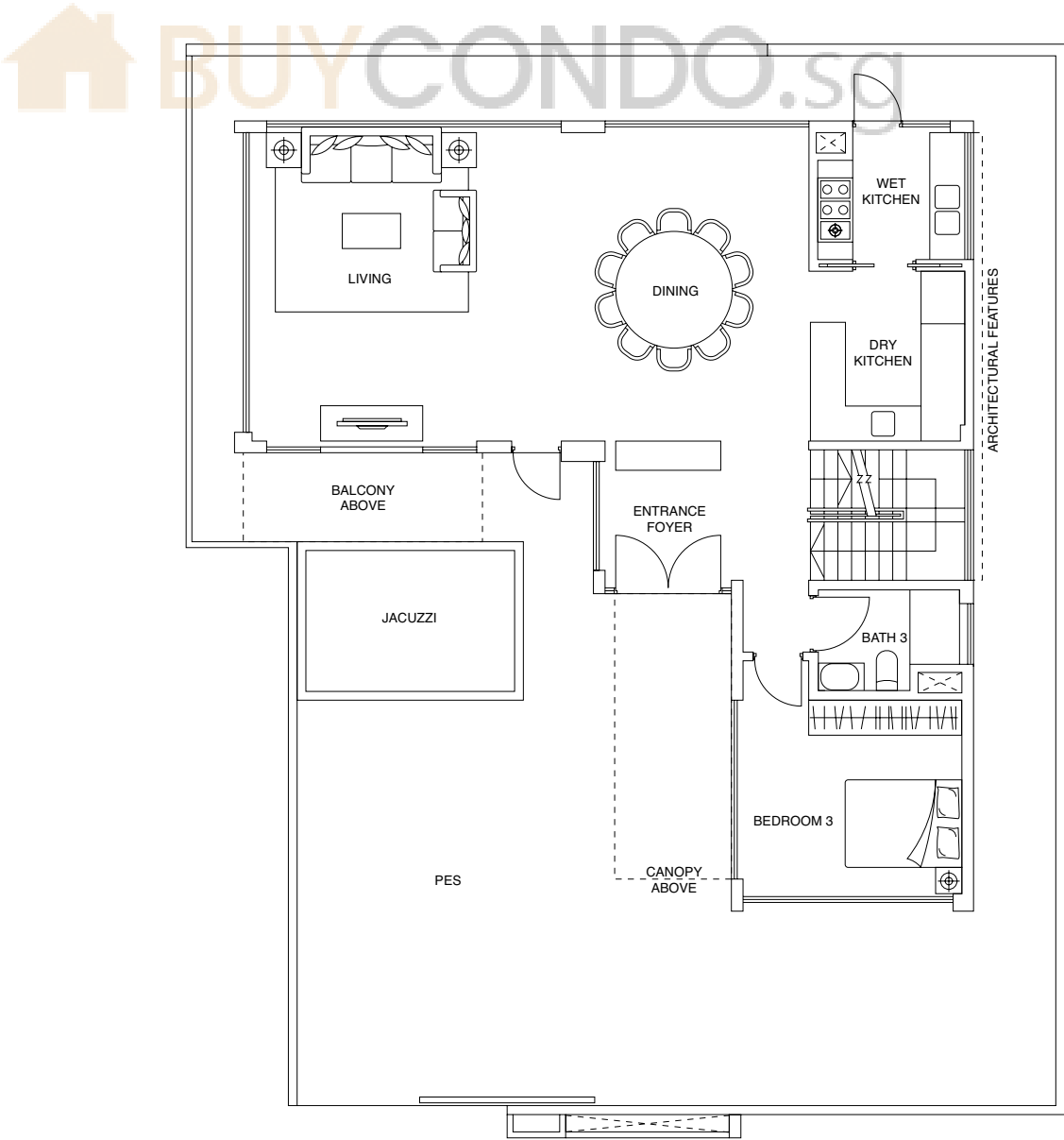
STRATA TERRACE HOUSE - 73 SIN MING WALK

Area 570 sq m (6,135 sq ft)

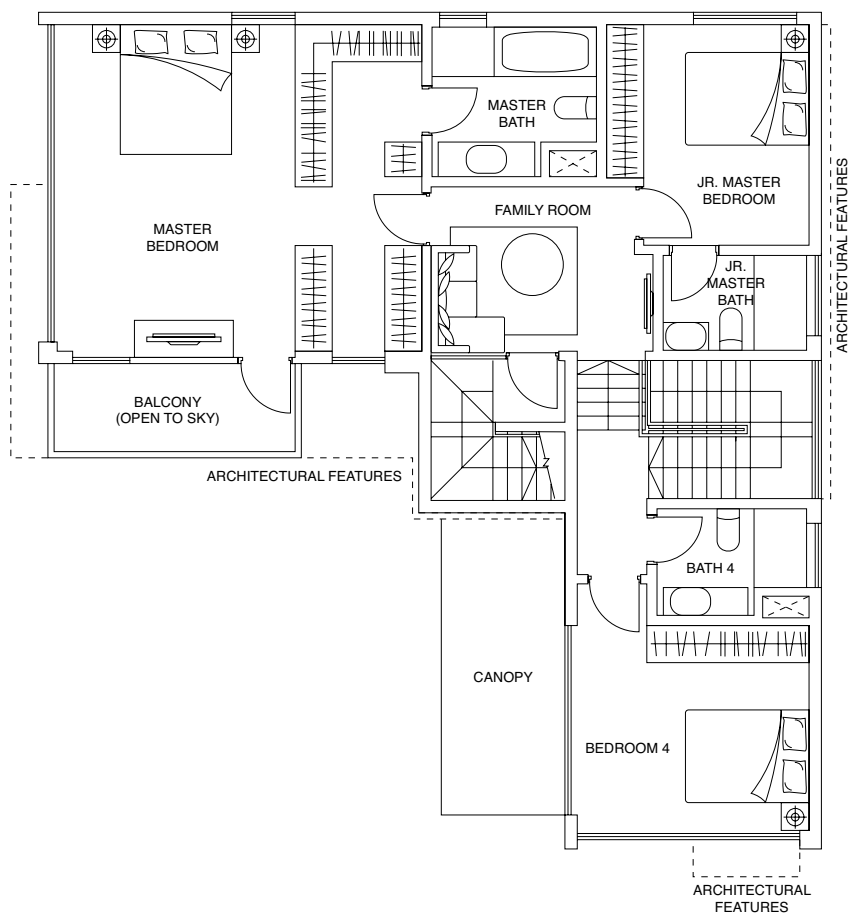
BASEMENT



1ST STOREY



2ND STOREY



ROOF

