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Kensington Square - Floor Plans



Free Home Estimates

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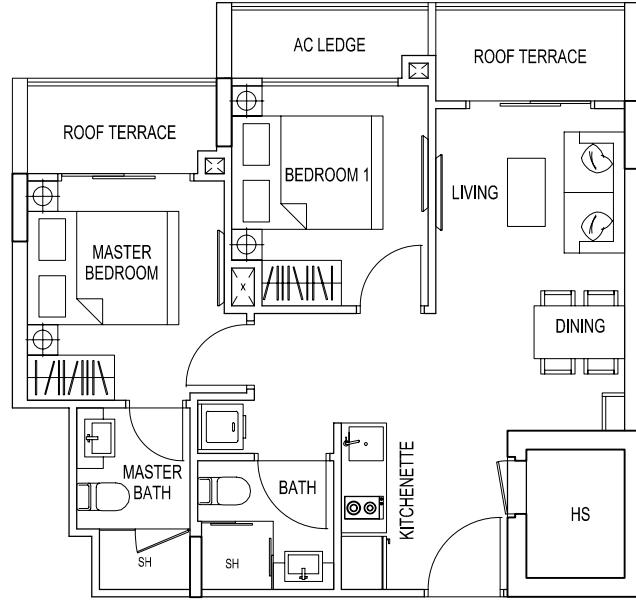
Free Property Calculators

listings.sg

WhatsApp +65 8986 1688

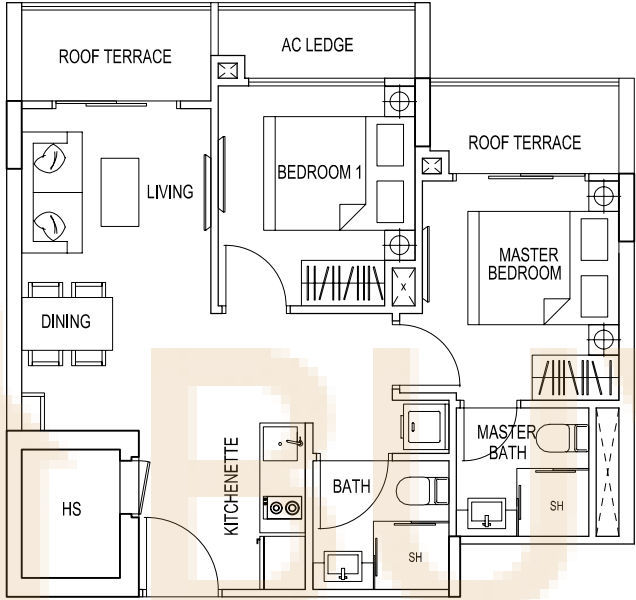
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2 Bedroom + Roof Terrace
57 sqm / 614 sqft
#02-01
#02-05
#02-13
#02-30
#02-32



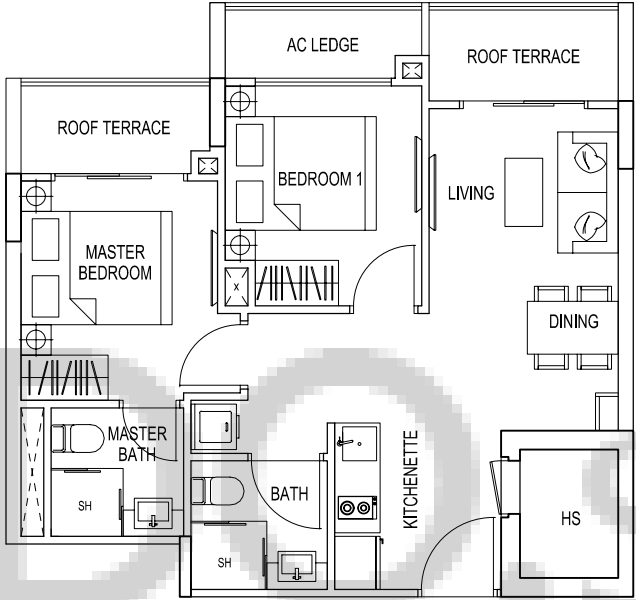
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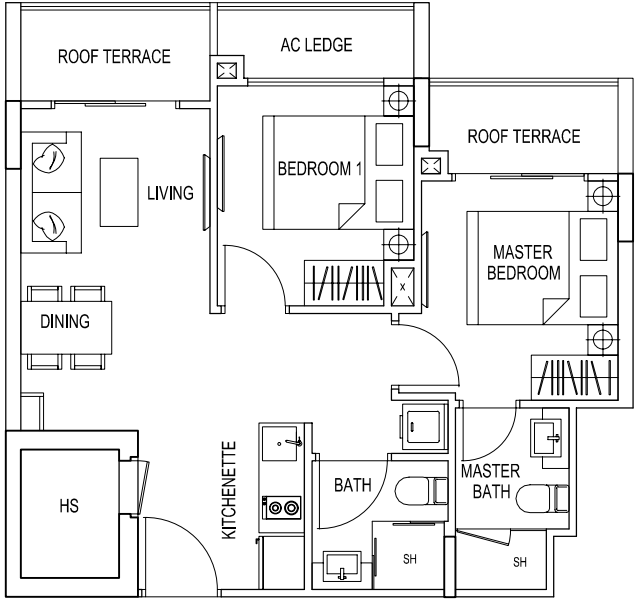
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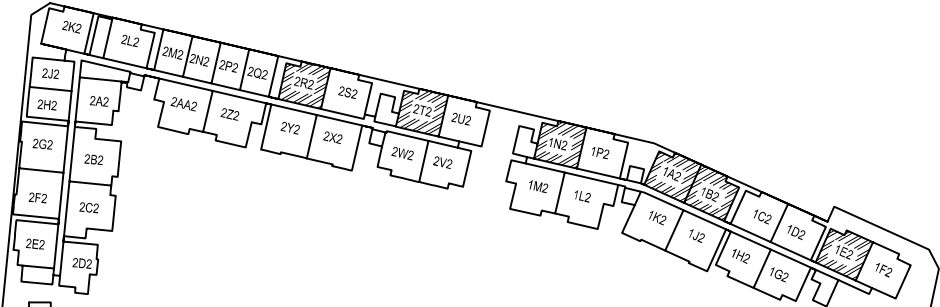


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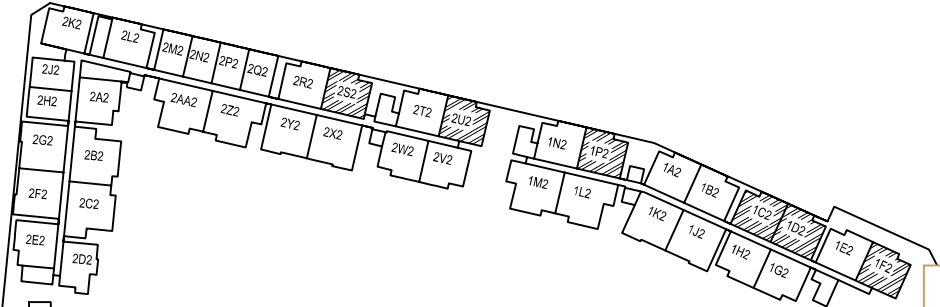
2 Bedroom + Roof Terrace
57 sqm / 614 sqft
#02-04
#02-06
#02-14
#02-31
#02-33



DRAFT



The above plans and illustrations are subject to changes as may be approved by relevant authorities. Plans and illustrations are not drawn to scale. The balcony shall not be enclosed. Only approved balcony screen shall be used. For an illustration of approved balcony screen, please refer to specification page of this brochure

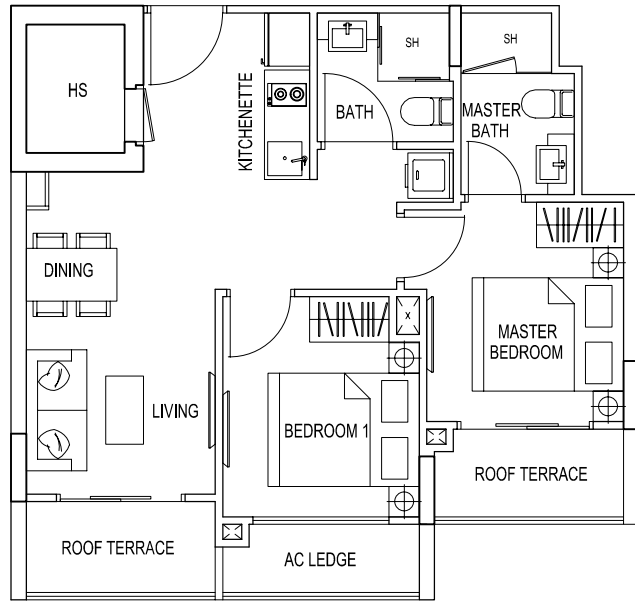


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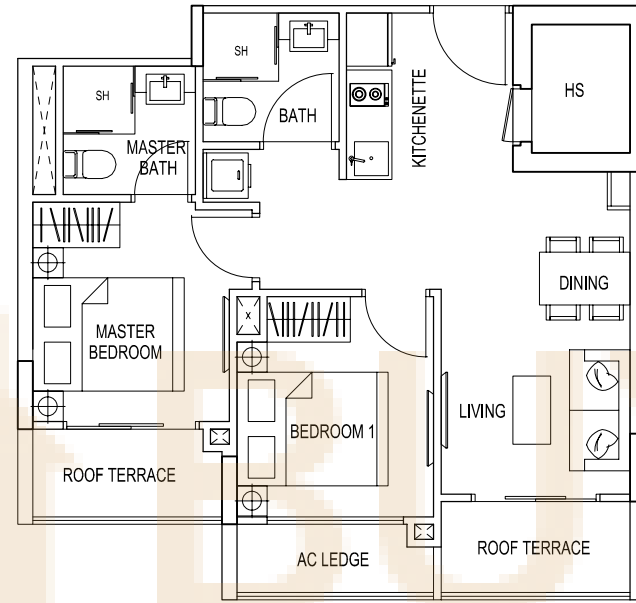


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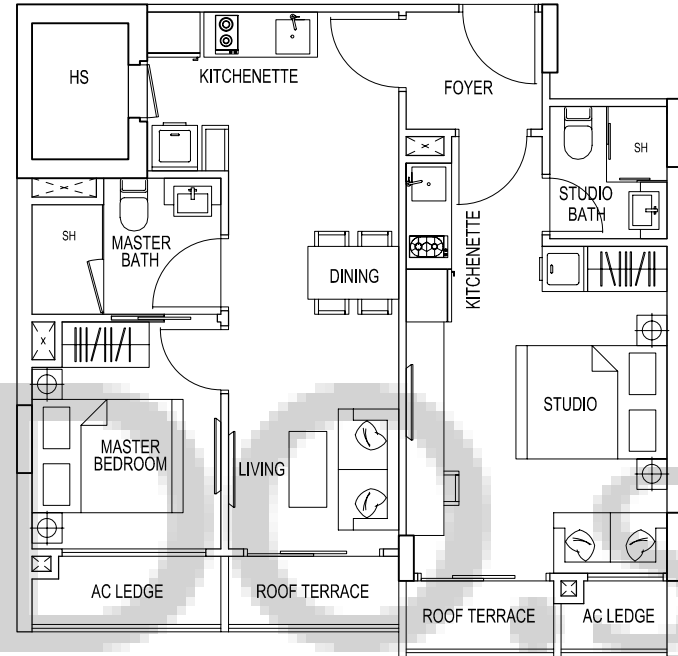
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#02-34



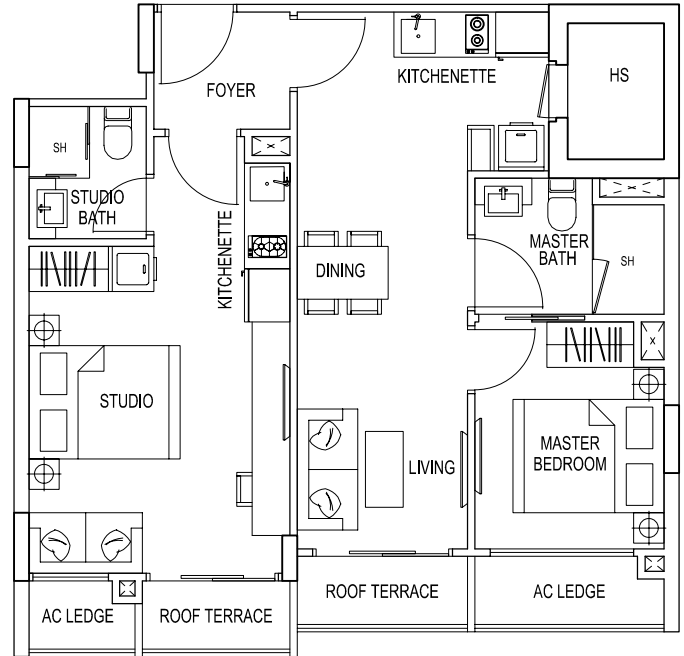
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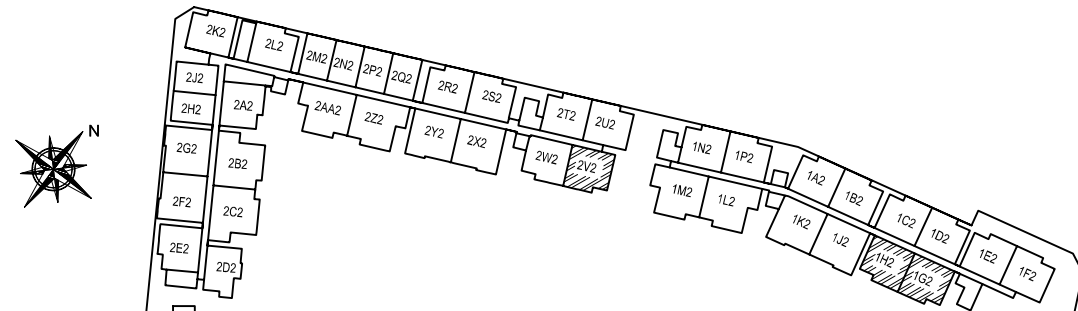
TYPE 1J2 / 2X2
2 Bedroom Dual Key + Roof Terrace
68 sqm / 732 sqft
#02-09
#02-36



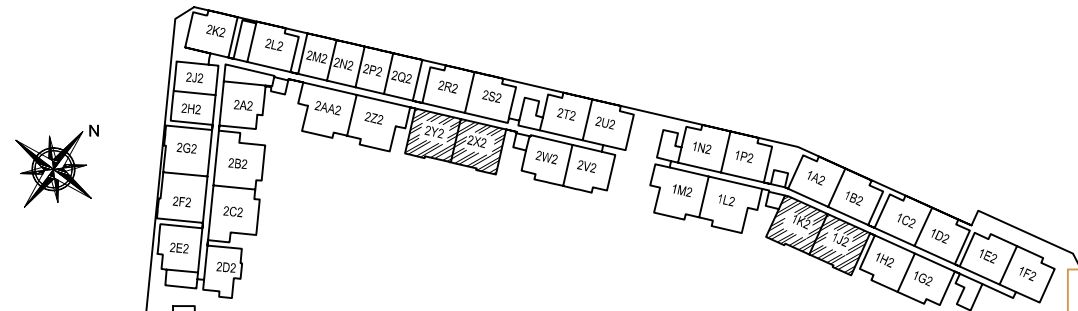
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#02-10
#02-37



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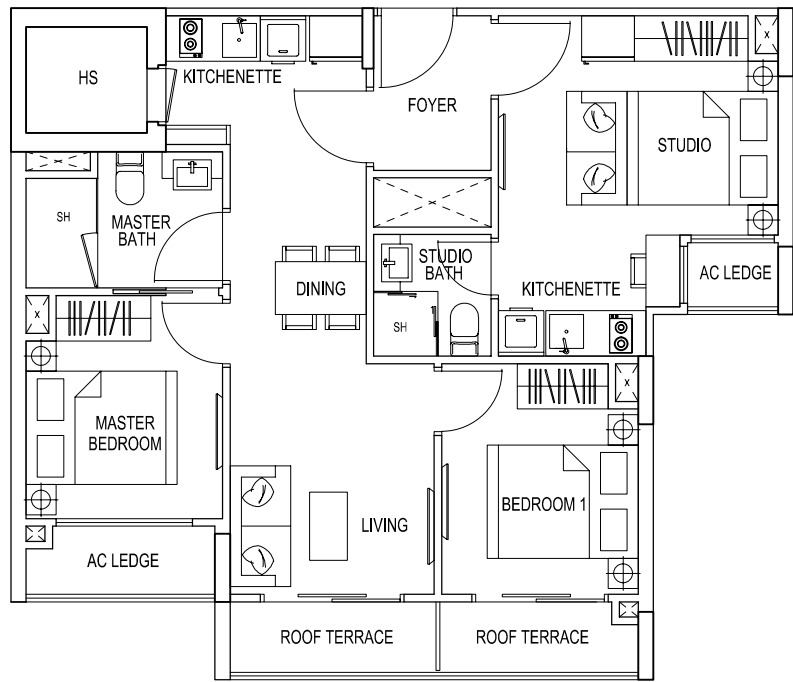
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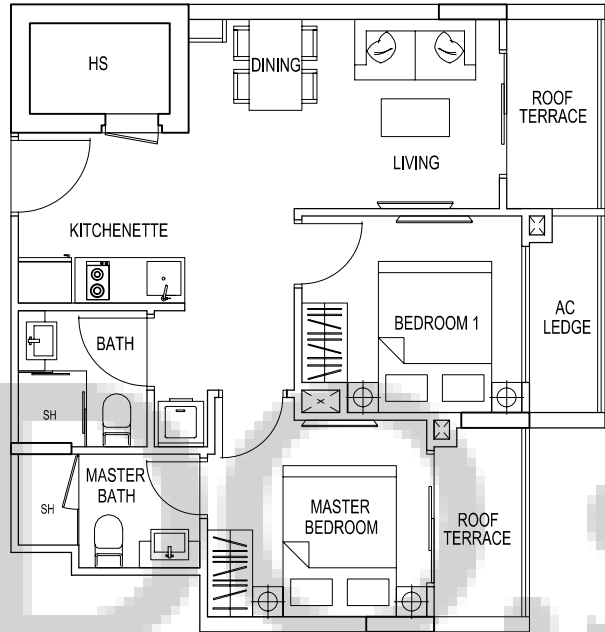
TYPE 1L2
3 Bedroom Dual Key + Roof Terrace
74 sqm / 797 sqft
#02-11



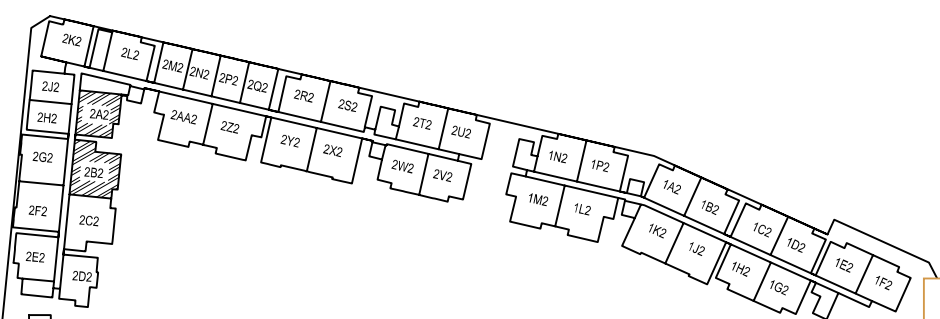
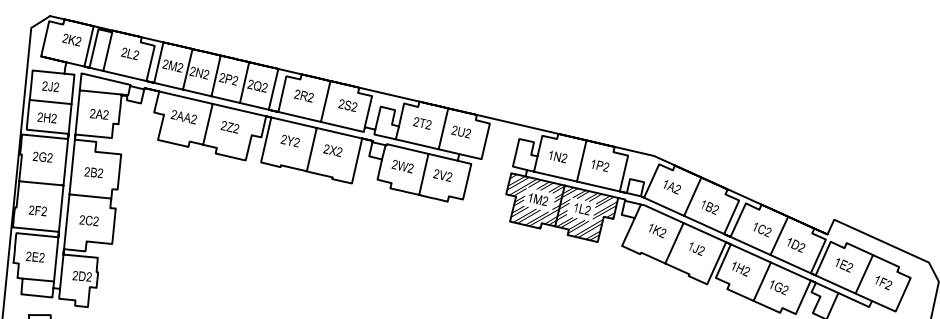
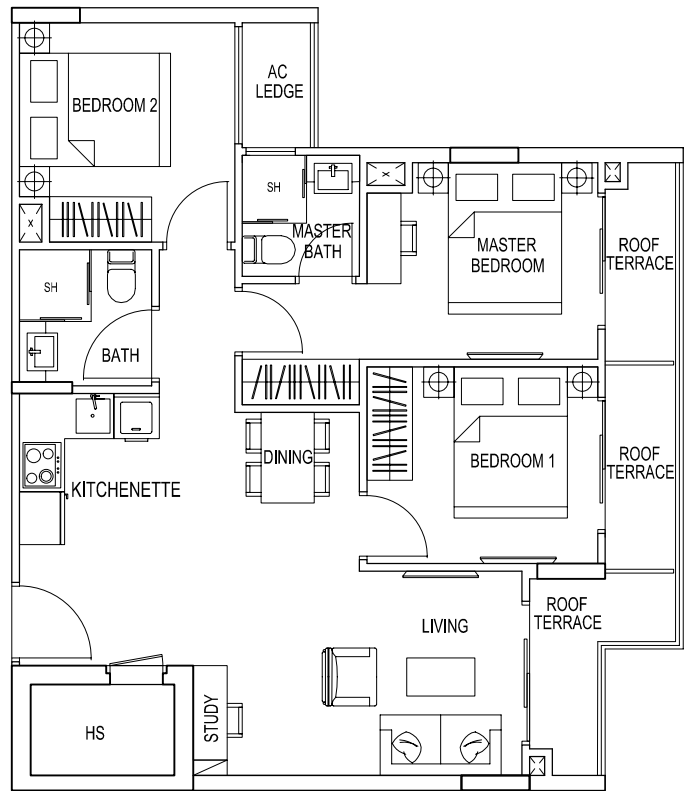
TYPE 1M2
3 Bedroom Dual Key + Roof Terrace
74 sqm / 797 sqft
#02-12



TYPE 2A2
2 Bedroom + Roof Terrace
57 sqm / 614 sqft
#02-15



TYPE 2B2
3 Bedroom + Roof Terrace
77 sqm / 829 sqft
#02-16



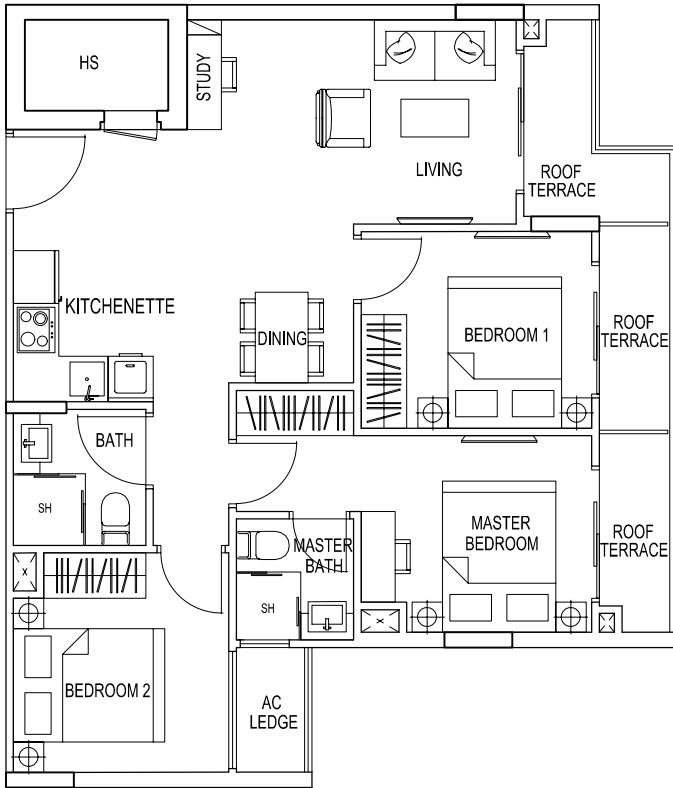
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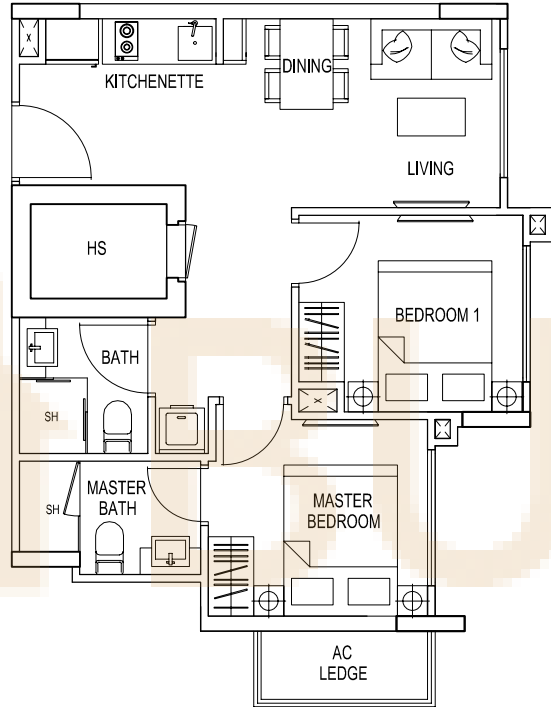
TYPE 2C2

3 Bedroom + Roof Terrace
77 sqm / 829 sqft
#02-17



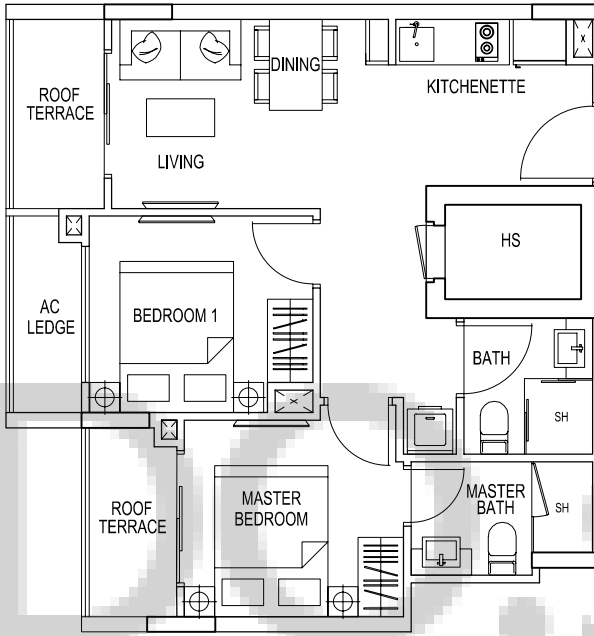
TYPE 2D2

2 Bedroom
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#02-18



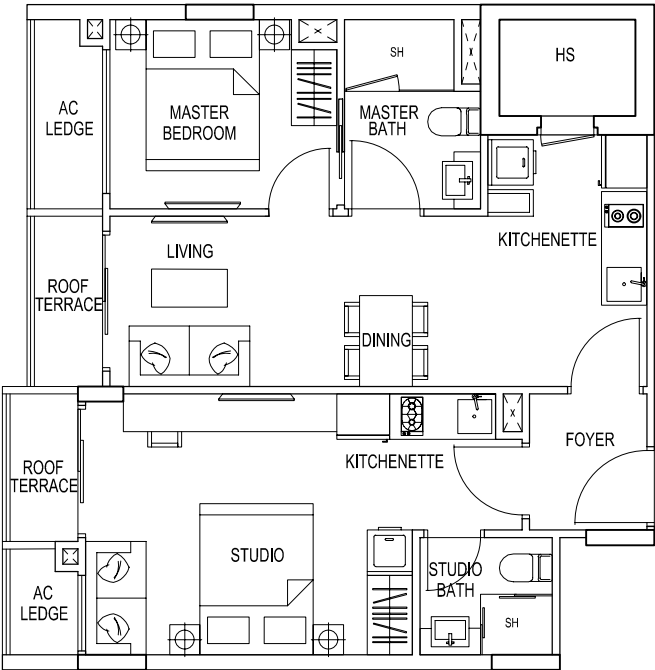
TYPE 2E2

2 Bedroom + Roof Terrace
57 sqm / 614 sqft
#02-19

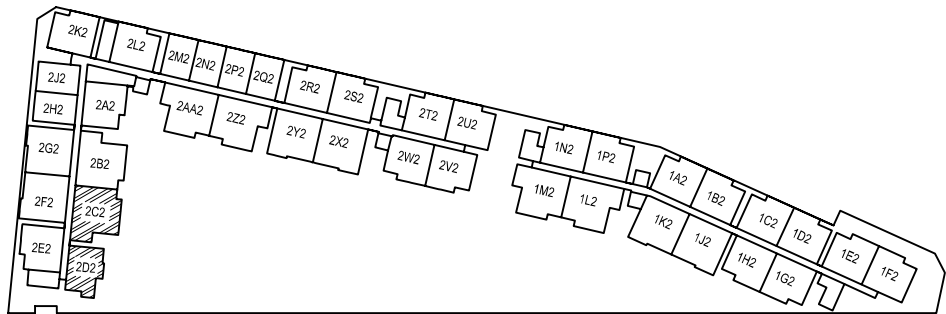


TYPE 2F2

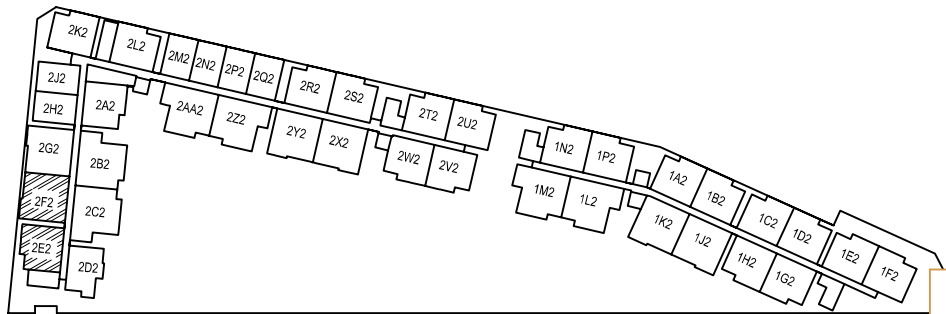
2 Bedroom Dual Key + Roof Terrace
68 sqm / 732 sqft
#02-20



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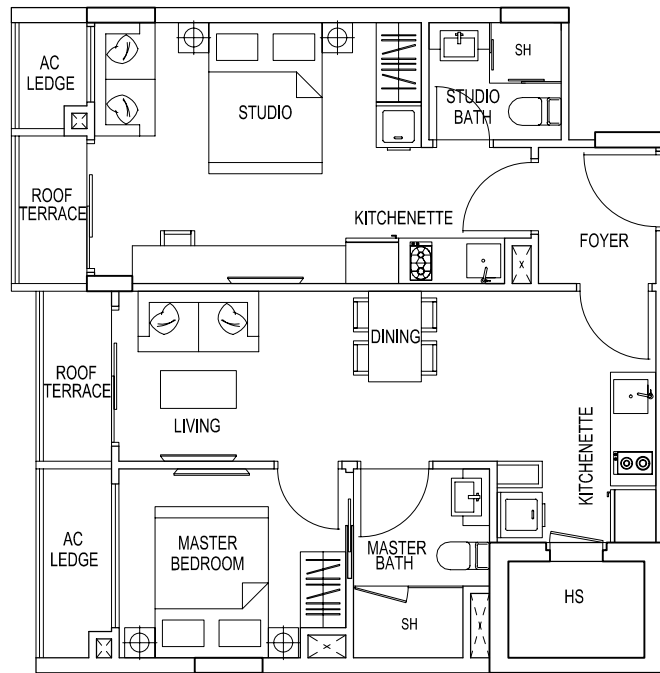


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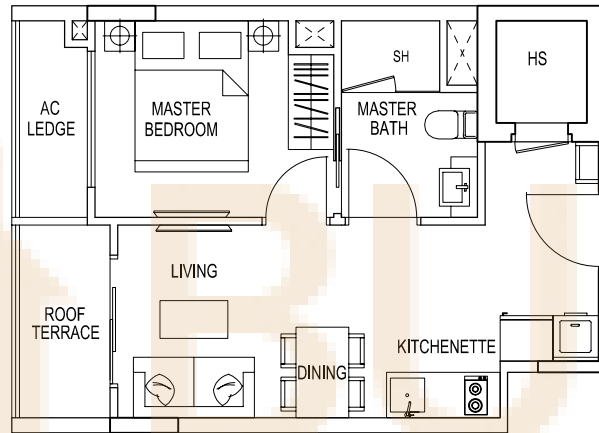


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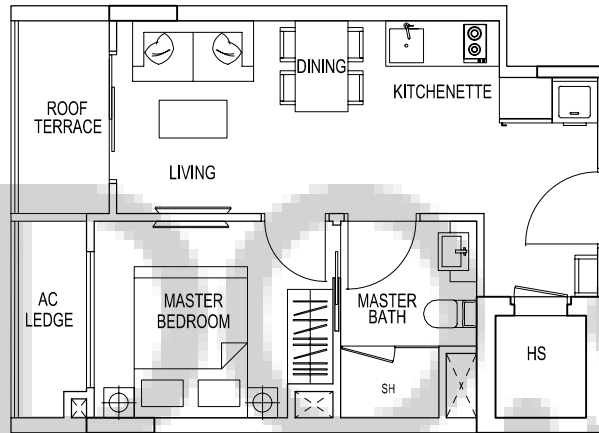
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2 Bedroom Dual Key + Roof Terrace
68 sqm / 732 sqft
#02-21



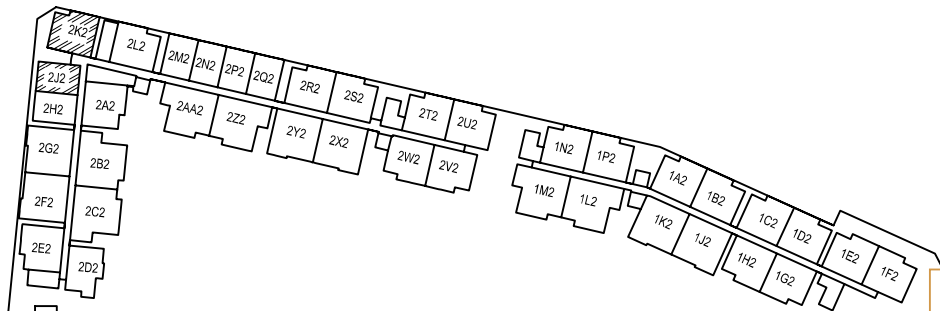
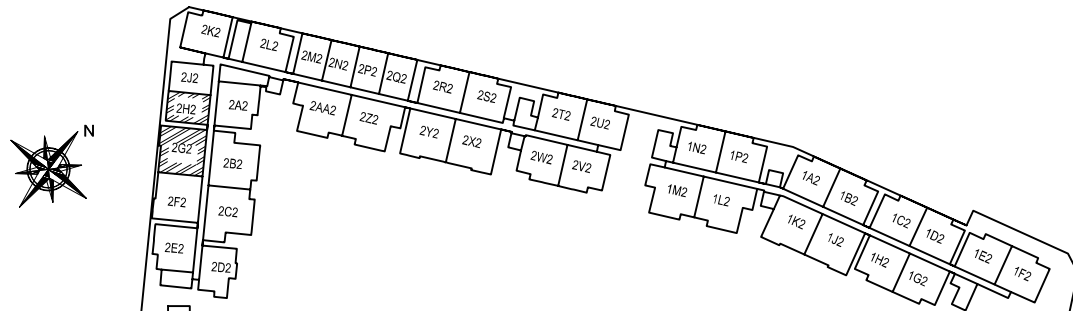
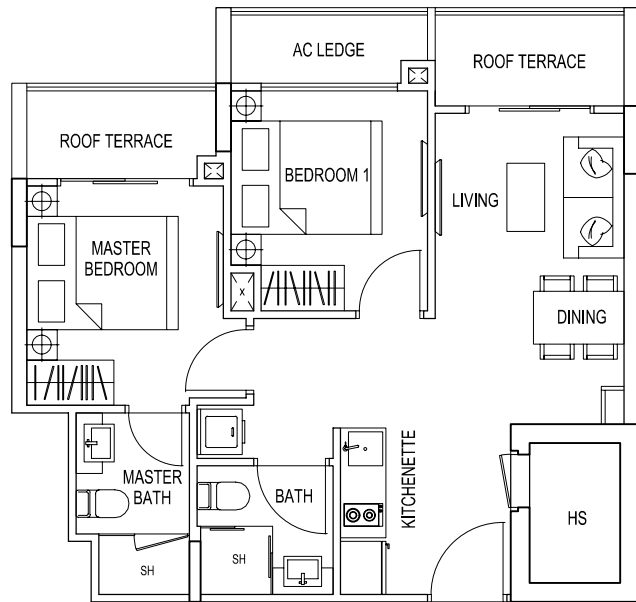
TYPE 2H2
1 Bedroom + Roof Terrace
40 sqm / 431 sqft
#02-22



TYPE 2J2
1 Bedroom + Roof Terrace
40 sqm / 431 sqft
#02-23



TYPE 2K2
2 Bedroom + Roof Terrace
57 sqm / 614 sqft
#02-24



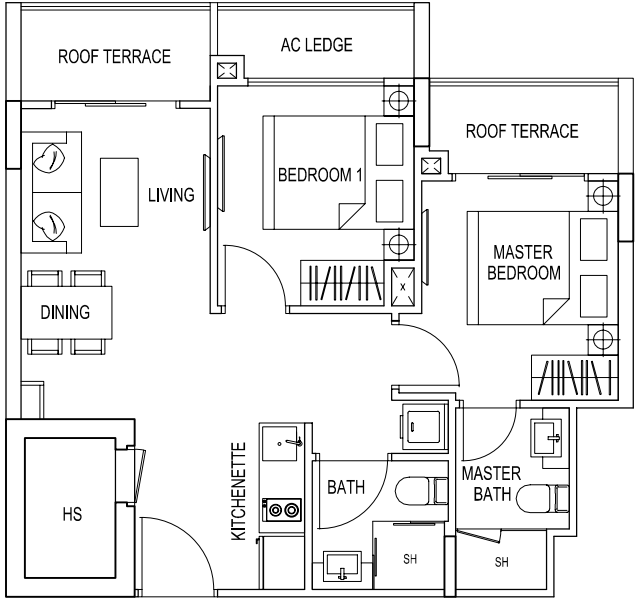
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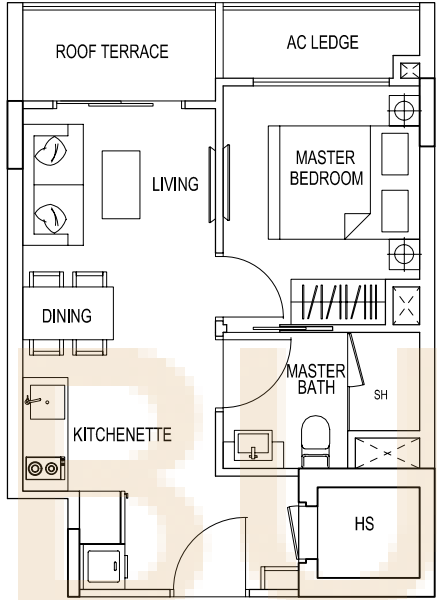
TYPE 2L2

2 Bedroom + Roof Terrace
57 sqm / 614 sqft
#02-25



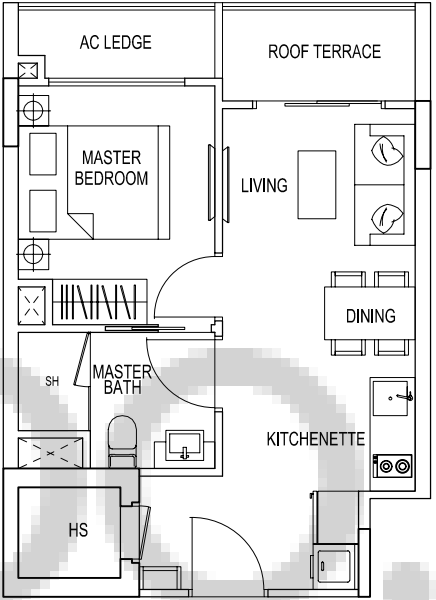
TYPE 2M2 / 2P2

1 Bedroom + Roof Terrace
40 sqm / 431 sqft
#02-26
#02-28



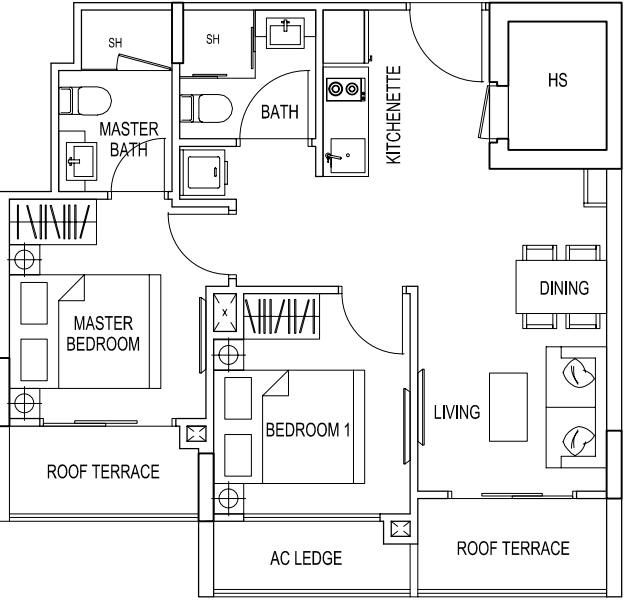
TYPE 2N2 / 2Q2

1 Bedroom + Roof Terrace
40 sqm / 431 sqft
#02-27
#02-29

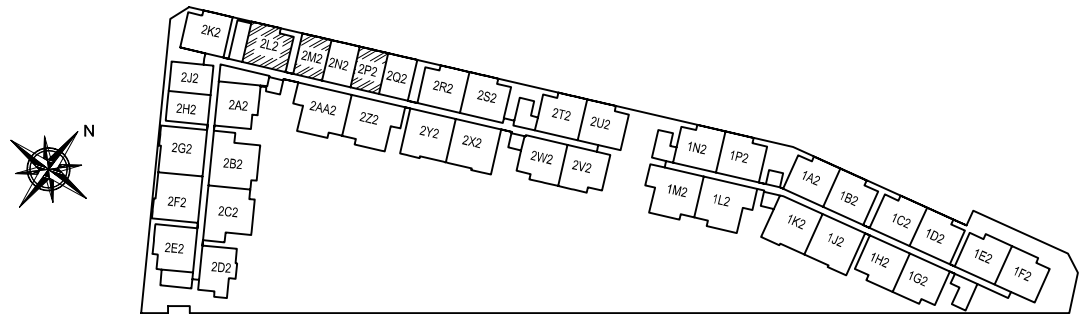


TYPE 2W2

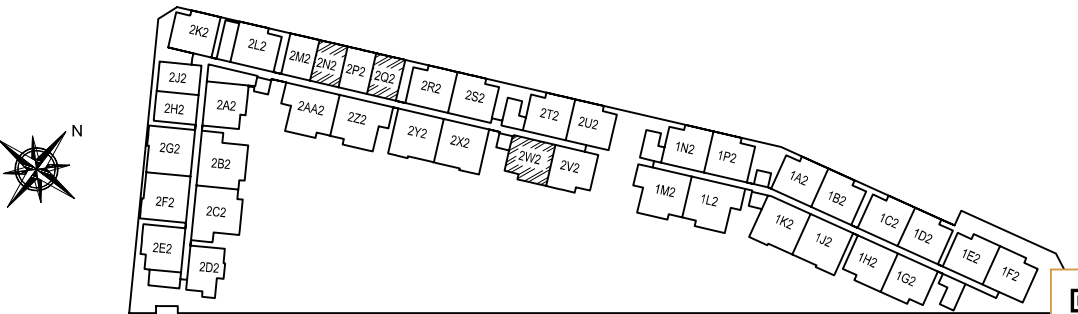
2 Bedroom + Roof Terrace
57 sqm / 614 sqft
#02-35



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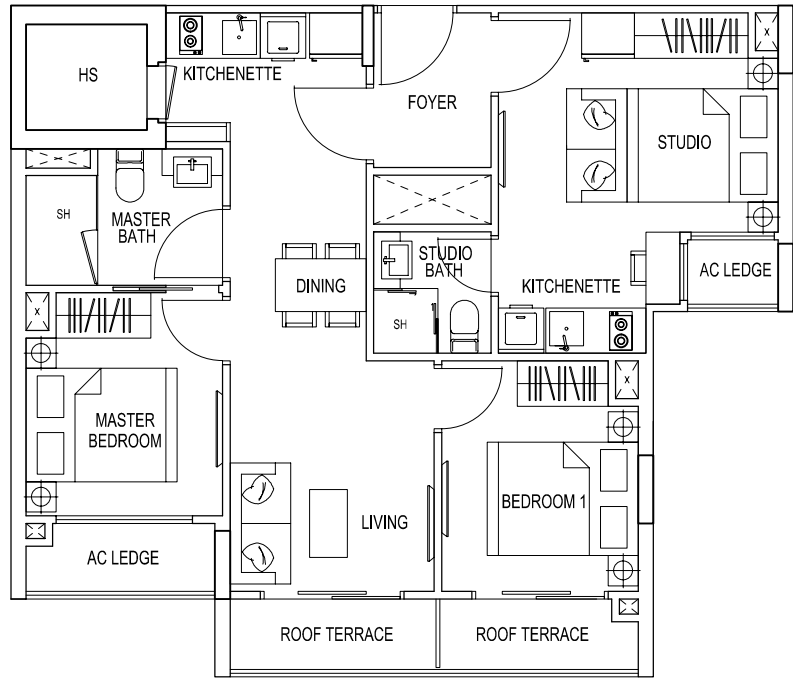
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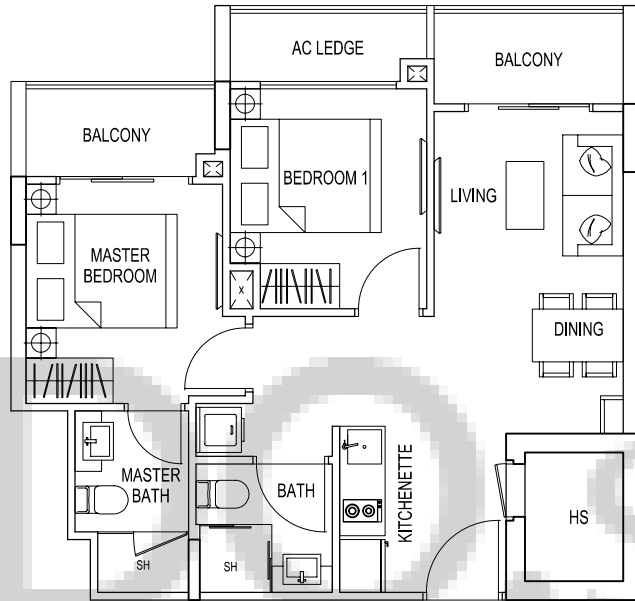
TYPE 2Z2
3 Bedroom Dual Key + Roof Terrace
74 sqm / 797 sqft
#02-38



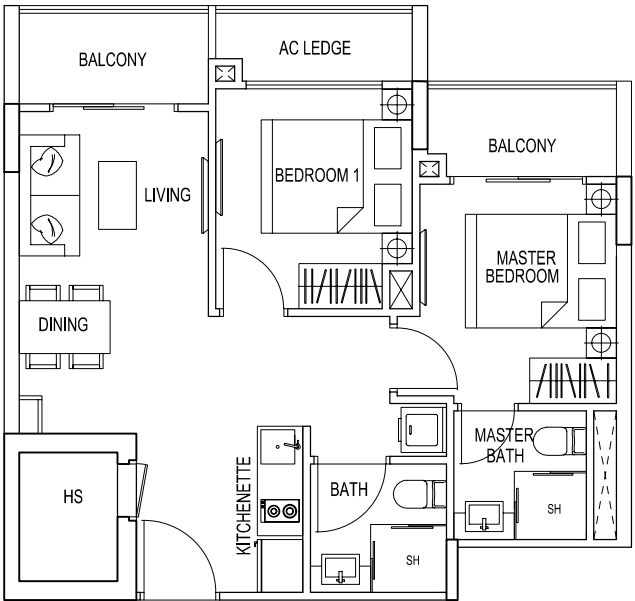
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74 sqm / 797 sqft
#02-39



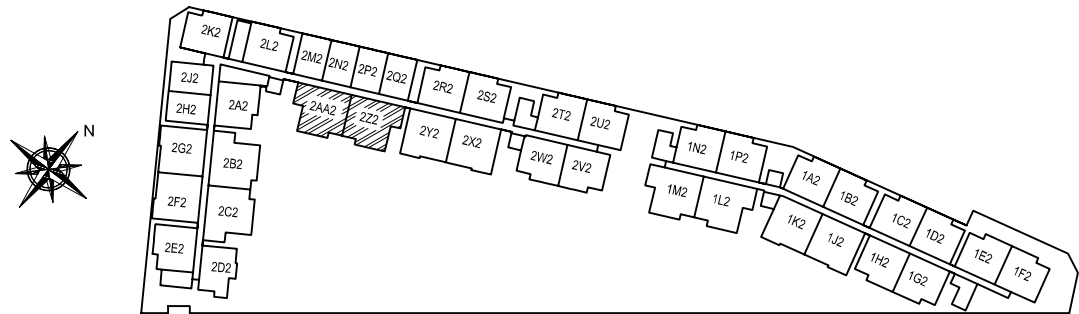
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2 Bedroom
57 sqm / 614 sqft
#03-01 #04-30
#03-05 #04-32
#03-13
#03-30
#03-32



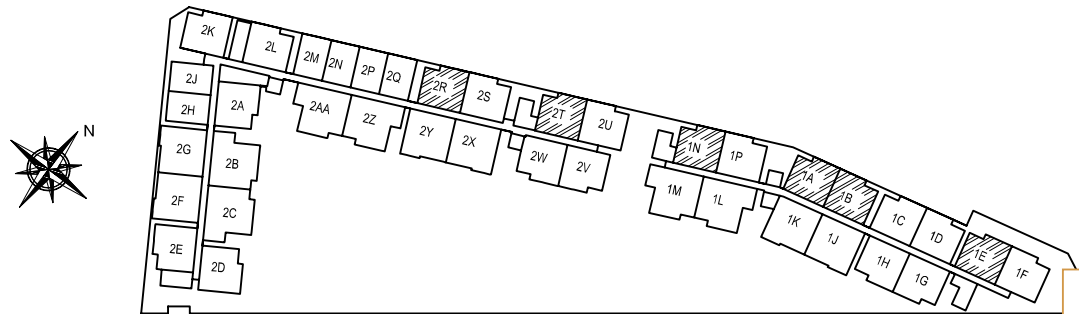
TYPE 1B
2 Bedroom
57 sqm / 614 sqft
#03-02



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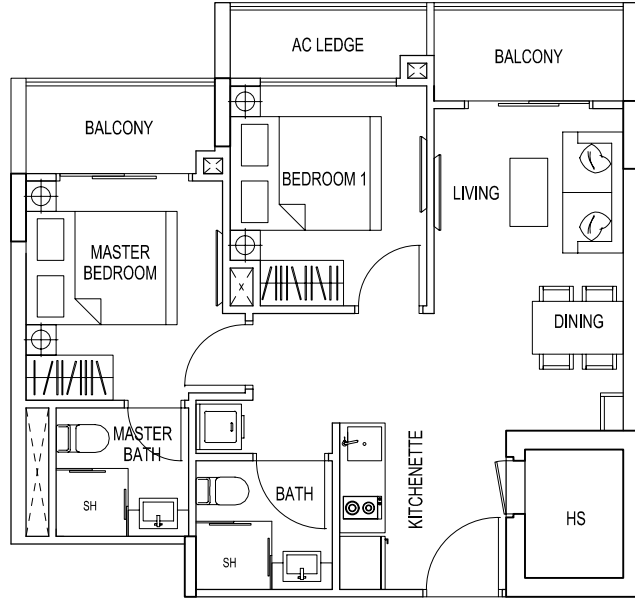


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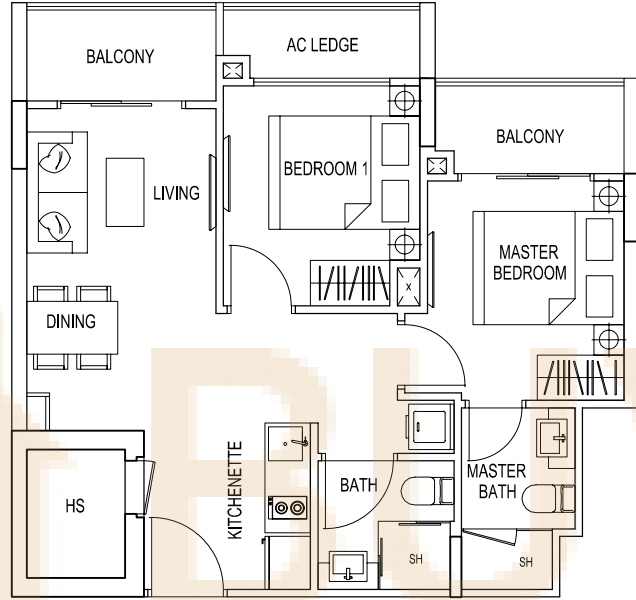


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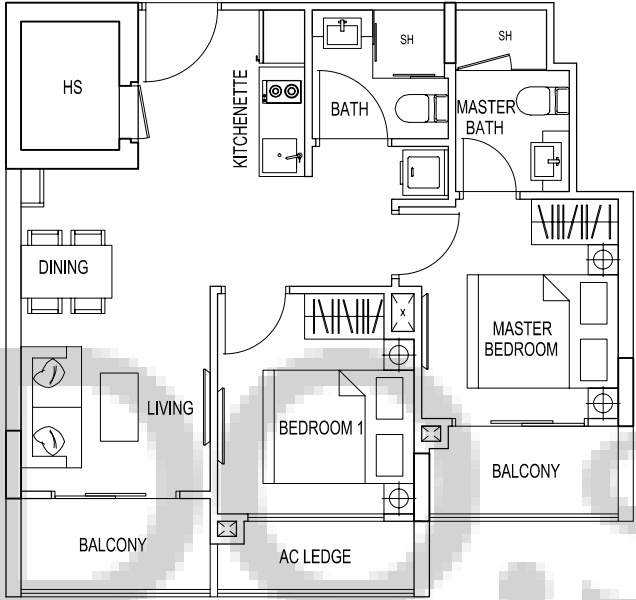
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2 Bedroom
57 sqm / 614 sqft
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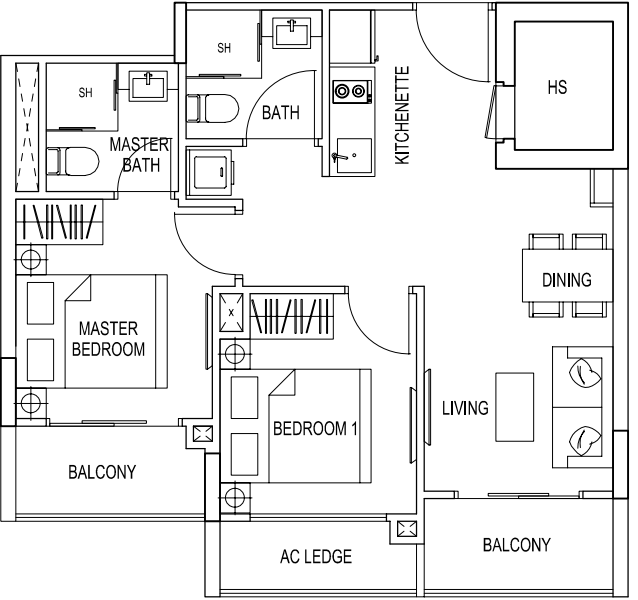
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2 Bedroom
57 sqm / 614 sqft
#03-04 #04-31
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#03-31
#03-33



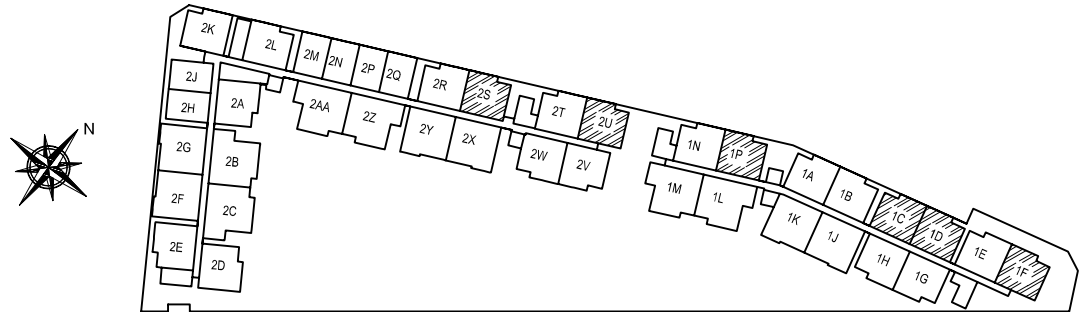
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2 Bedroom
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#03-07
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#04-34



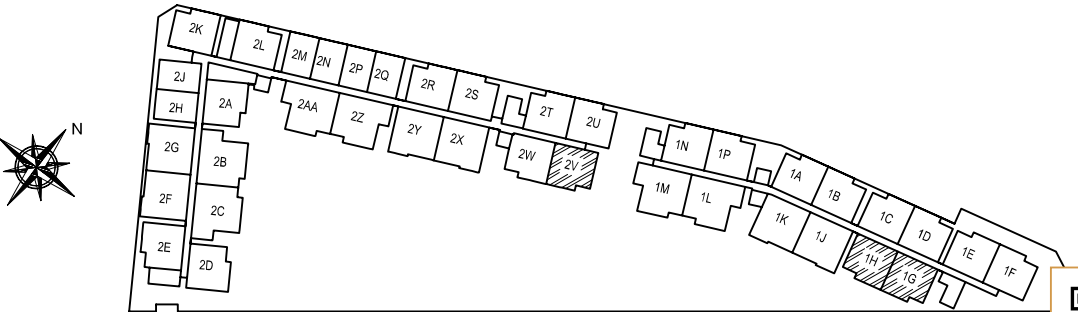
TYPE 1H
2 Bedroom
57 sqm / 614 sqft
#03-08



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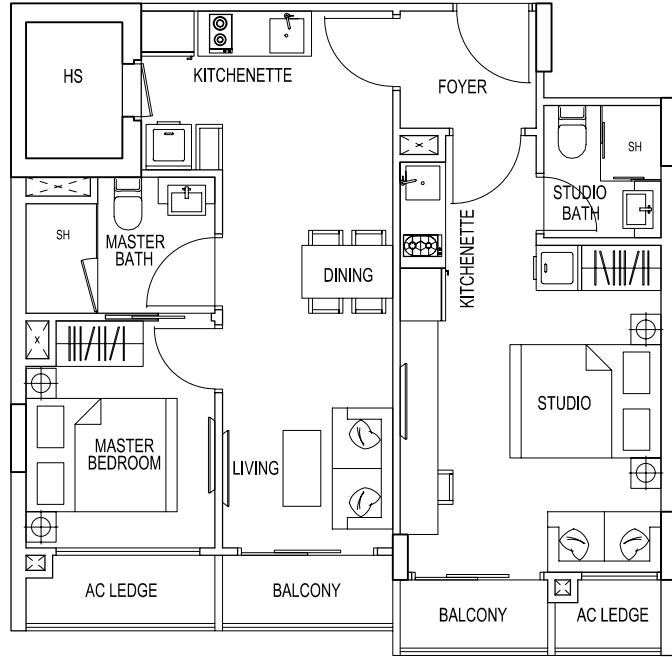


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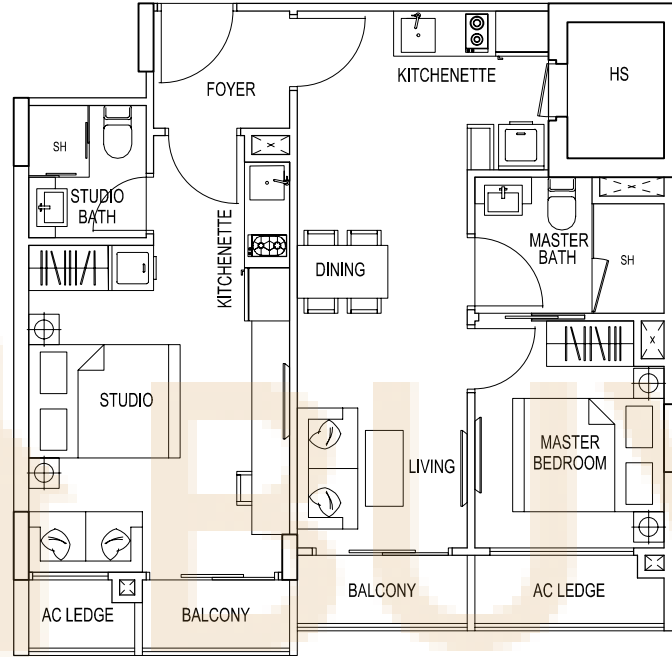


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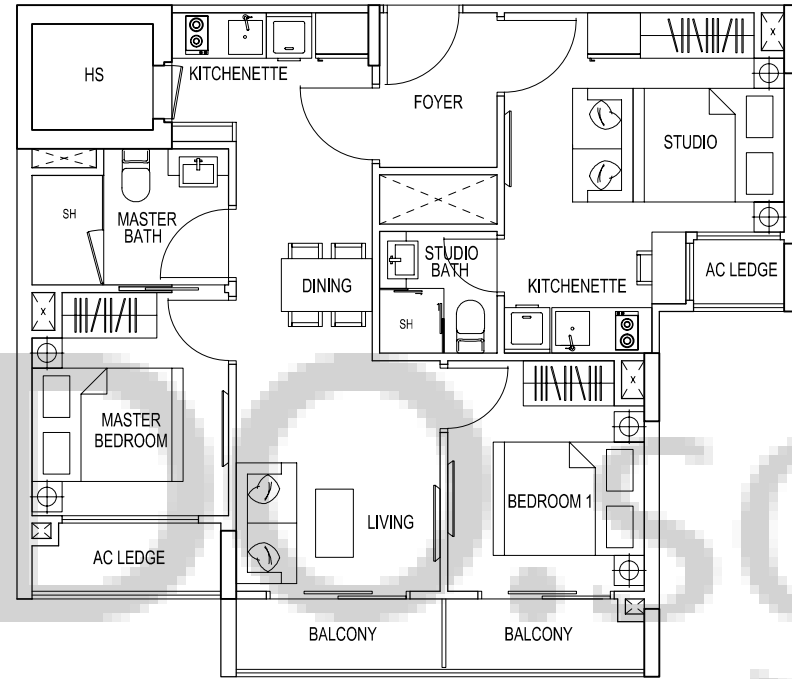
TYPE 1J / 2X
2 Bedroom Dual Key
68 sqm / 732 sqft
#03-09
#03-36
#04-36



TYPE 1K / 2Y
2 Bedroom Dual Key
68 sqm / 732 sqft
#03-10
#03-37
#04-37



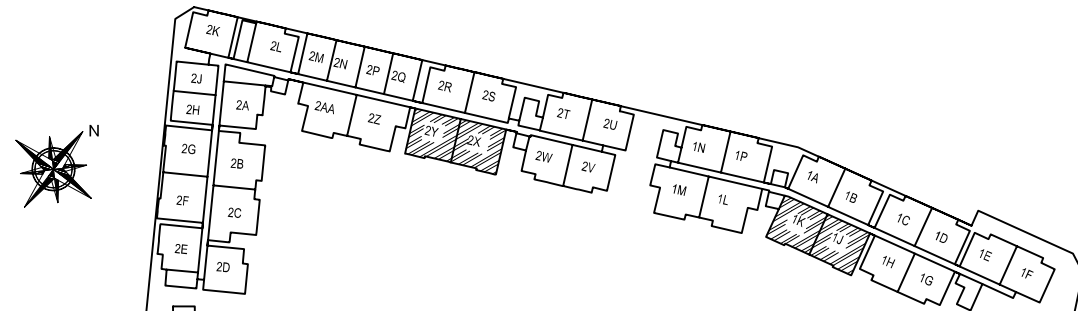
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#03-11



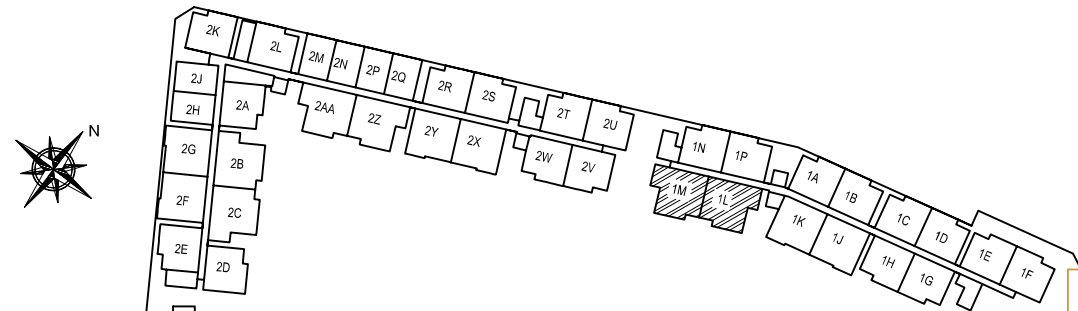
TYPE 1M
3 Bedroom Dual Key
74 sqm / 797 sqft
#03-12



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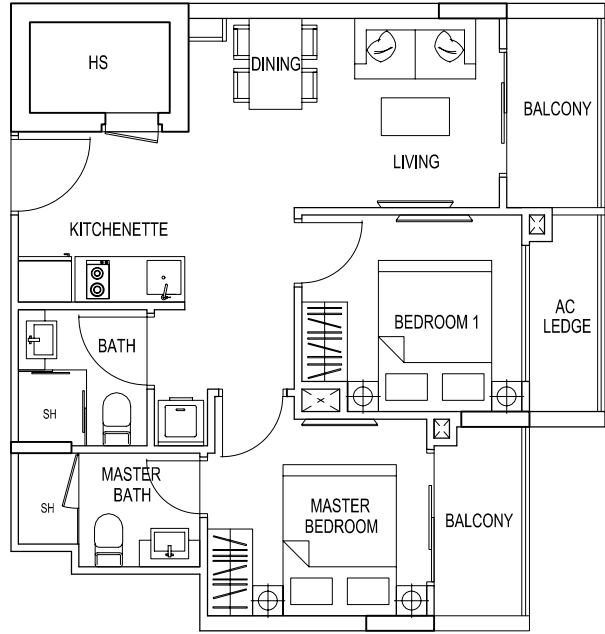


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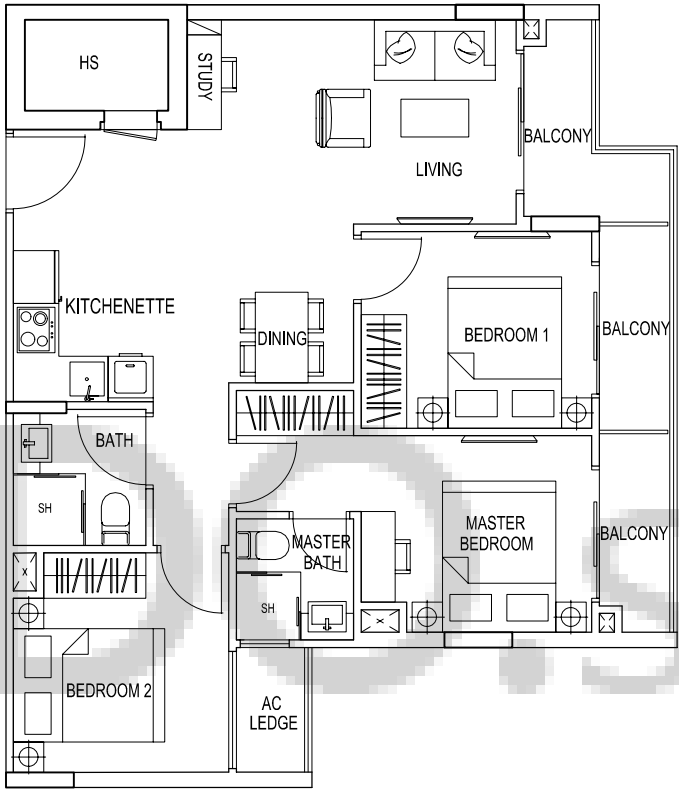
TYPE 2A
2 Bedroom
57 sqm / 614 sqft
#03-15
#04-15



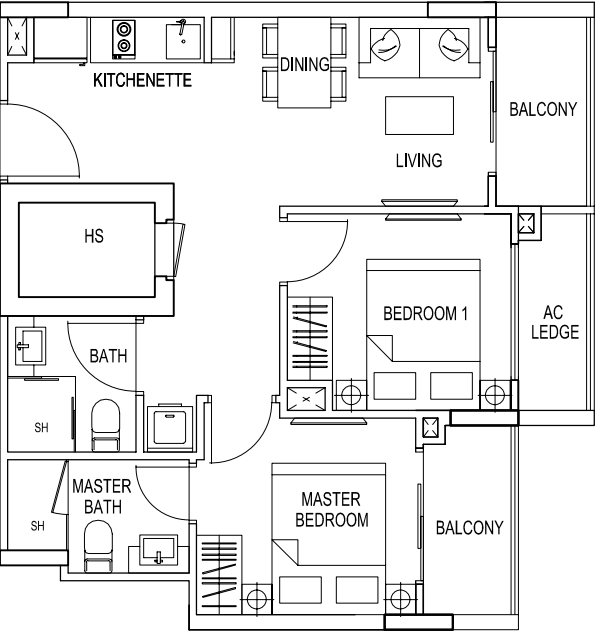
TYPE 2B
3 Bedroom
77 sqm / 829 sqft
#03-16
#04-16



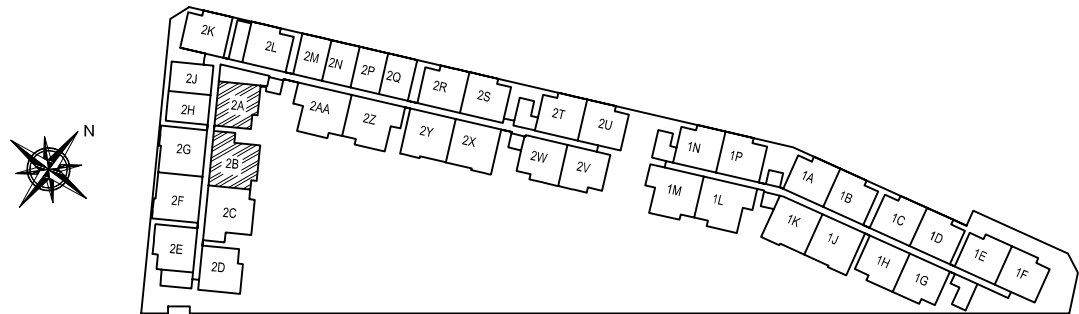
TYPE 2C
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#04-17



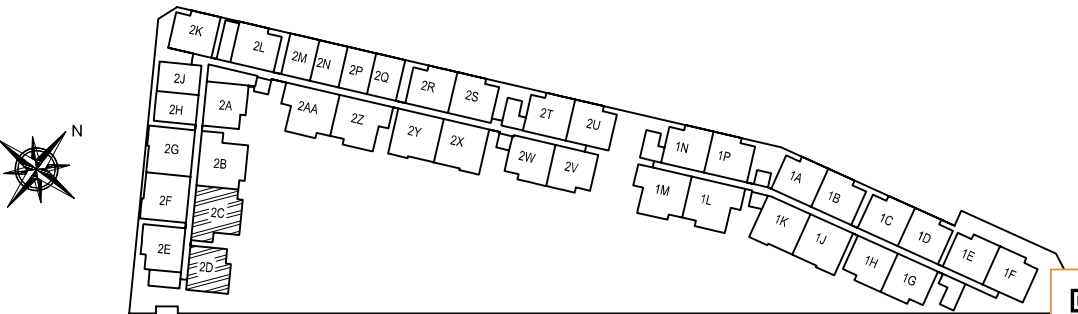
TYPE 2D
2 Bedroom
57 sqm / 614 sqft
#03-18



DRAFT



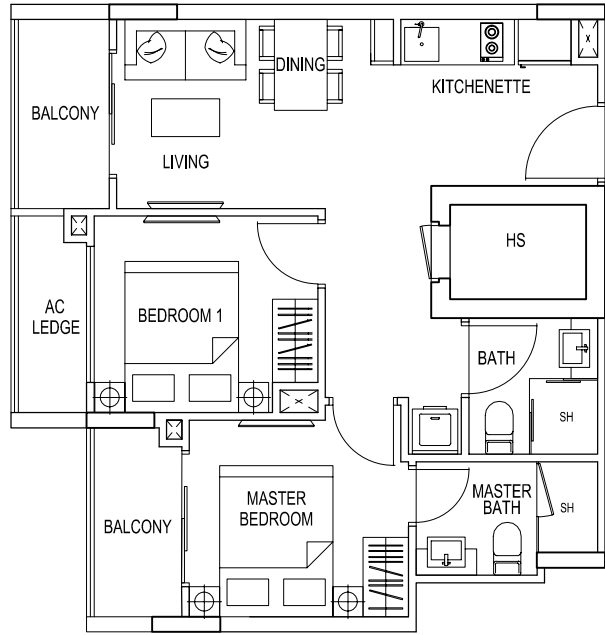
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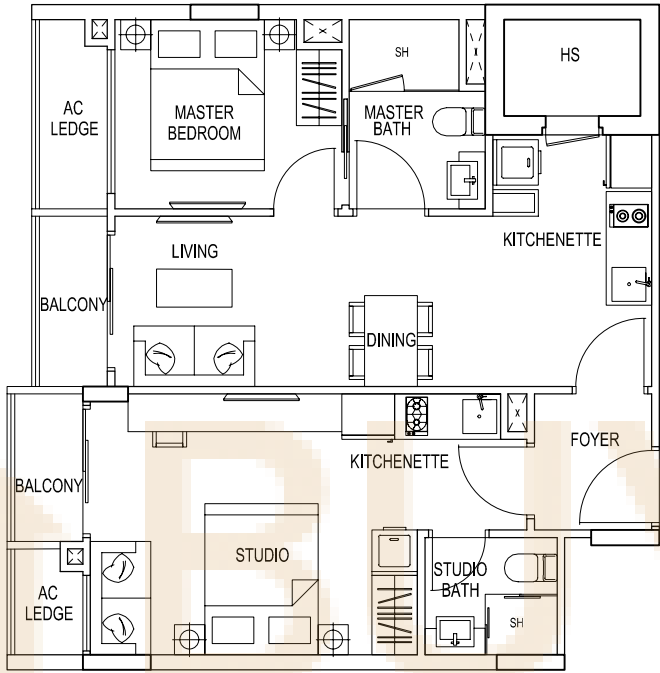
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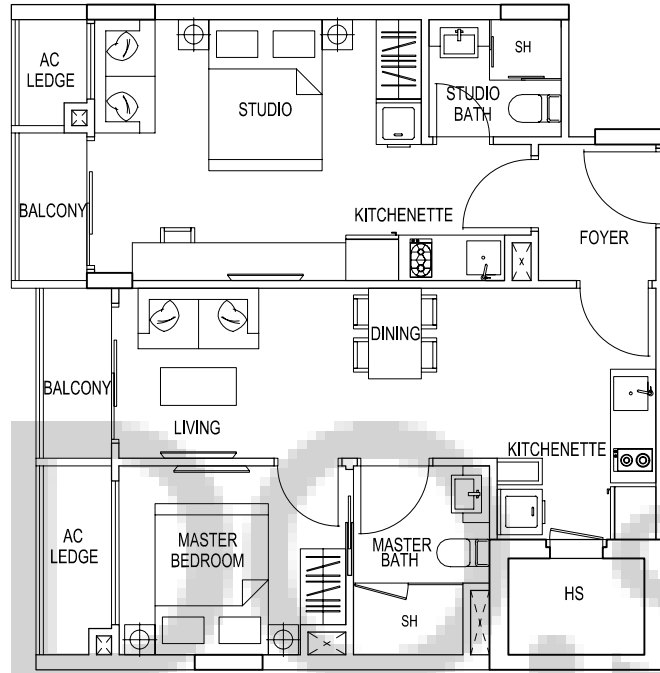
TYPE 2E
2 Bedroom
57 sqm / 614 sqft
#03-19
#04-19



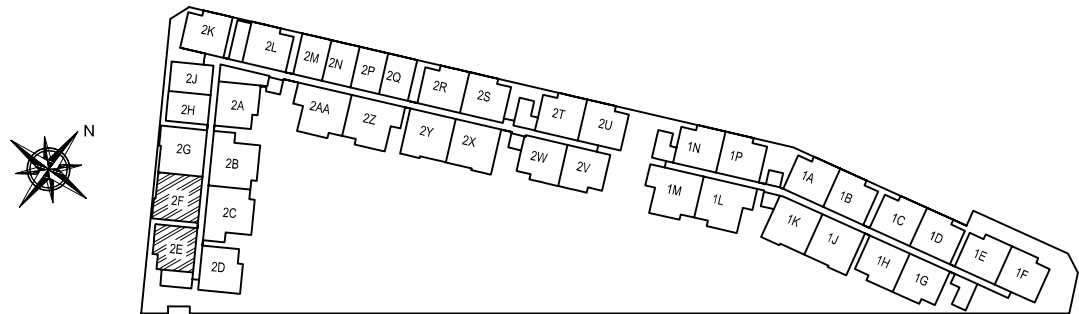
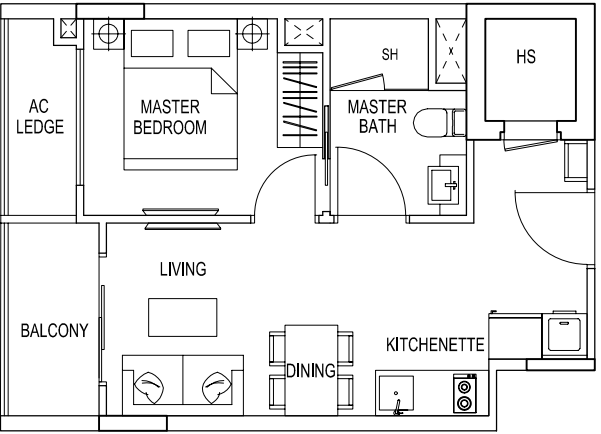
TYPE 2F
2 Bedroom Dual Key
68 sqm / 732 sqft
#03-20
#04-20



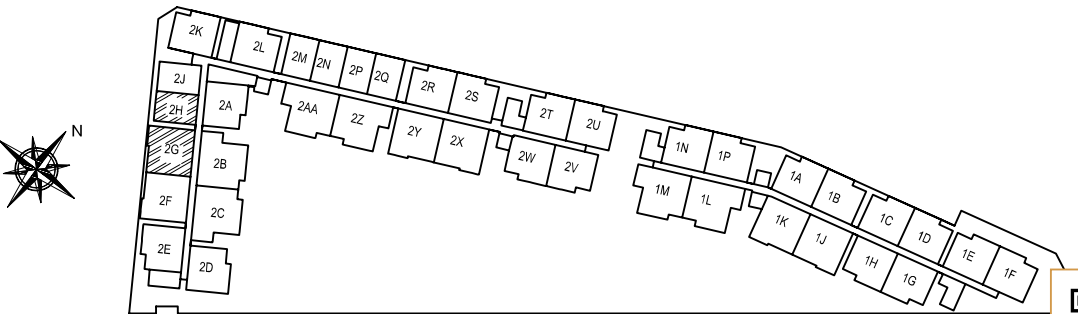
TYPE 2G
2 Bedroom Dual Key
68 sqm / 732 sqft
#03-21
#04-21



TYPE 2H
1 Bedroom
40 sqm / 431 sqft
#03-22
#04-22



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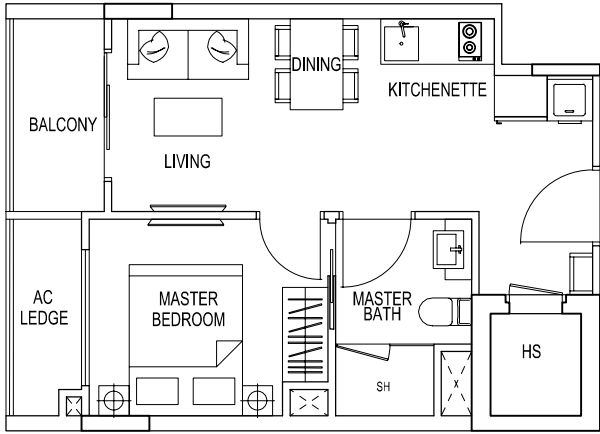


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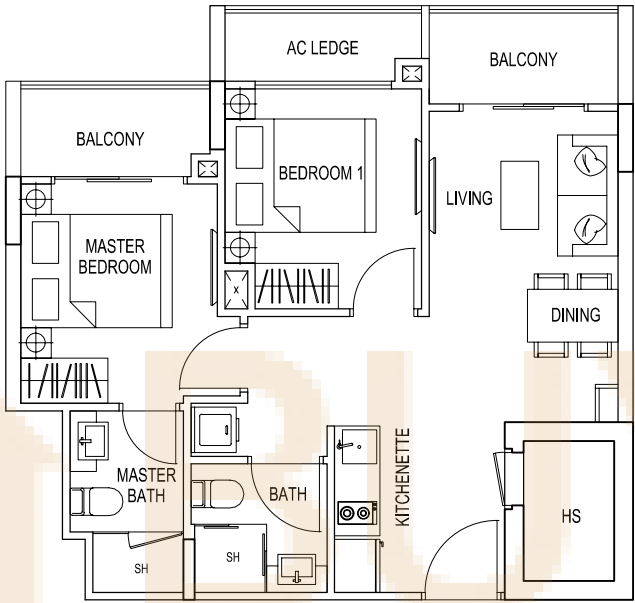
TYPE 2J

1 Bedroom
40 sqm / 431 sqft
#03-23
#04-23



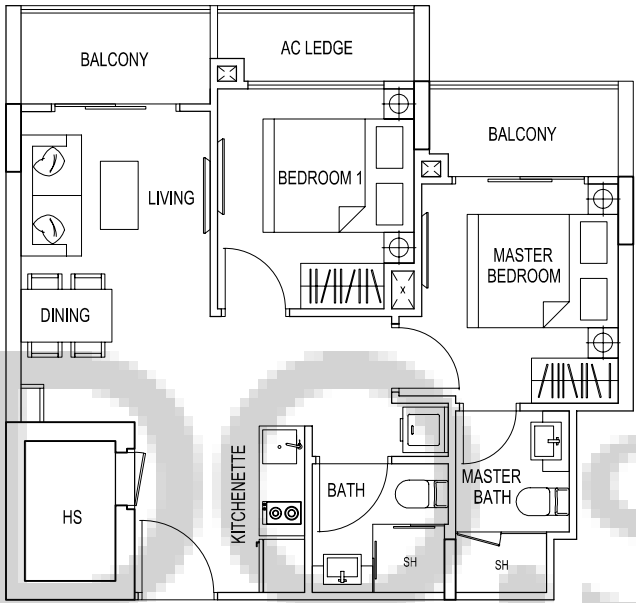
TYPE 2K

2 Bedroom
57 sqm / 614 sqft
#03-24
#04-24



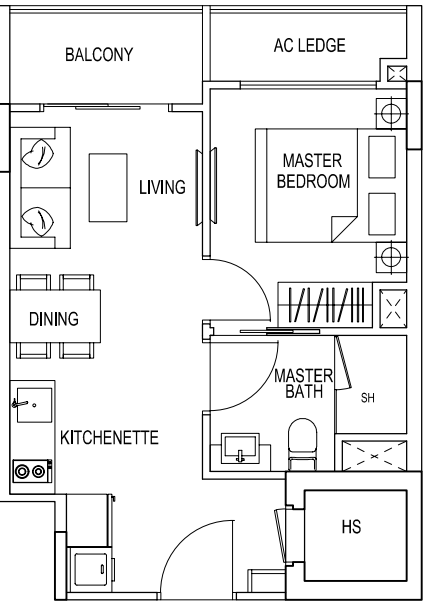
TYPE 2L

2 Bedroom
57 sqm / 614 sqft
#03-25
#04-25

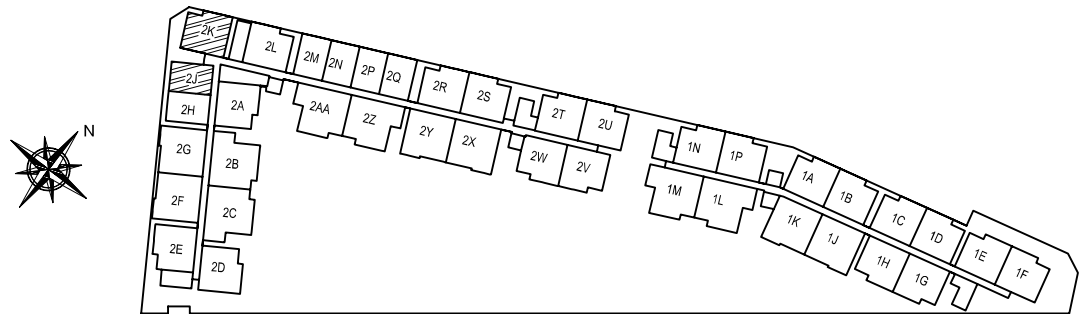


TYPE 2M / 2P

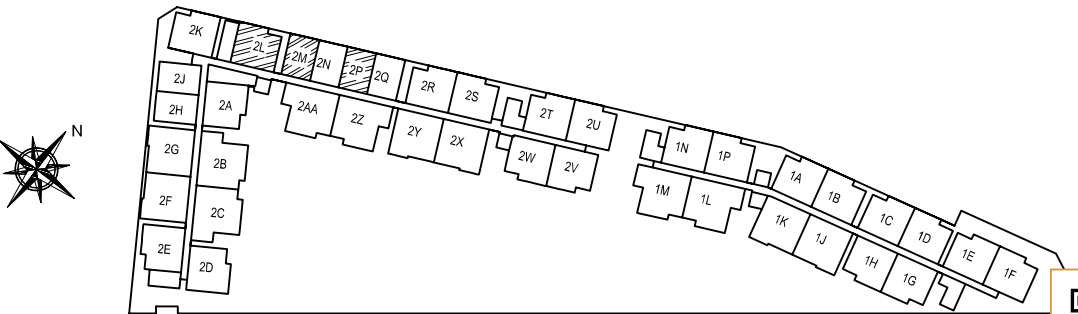
1 Bedroom
40 sqm / 431 sqft
#03-26 #04-26
#03-28 #04-28



DRAFT



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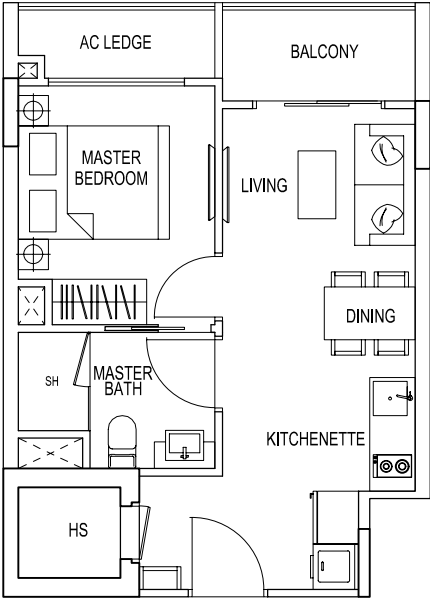
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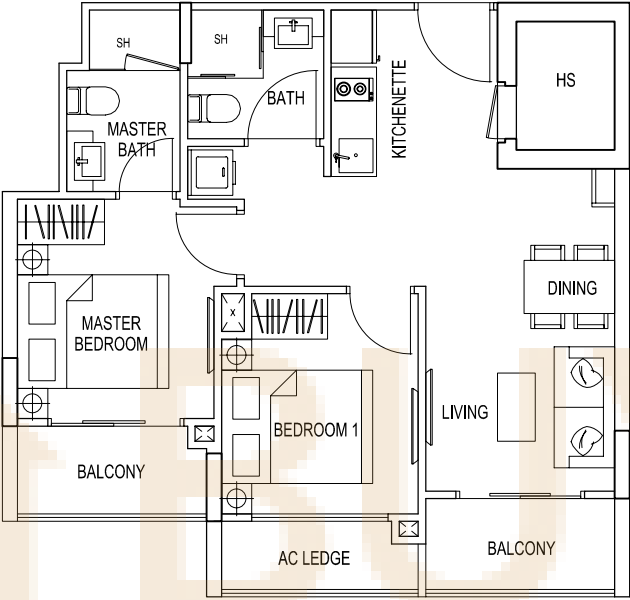
TYPE 2N / 2Q

1 Bedroom
40 sqm / 431 sqft
#03-27 #04-27
#03-29 #04-29



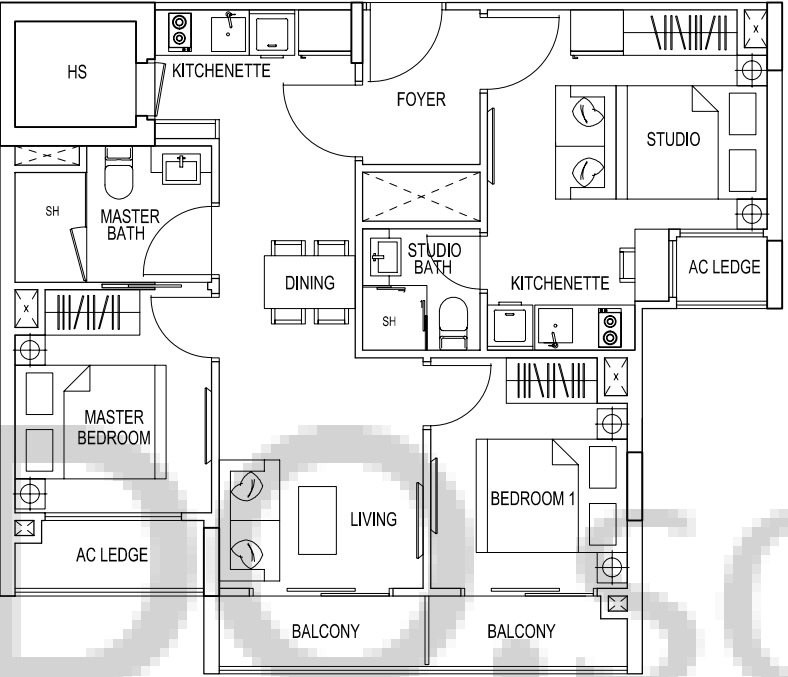
TYPE 2W

2 Bedroom
57 sqm / 614 sqft
#03-35
#04-35



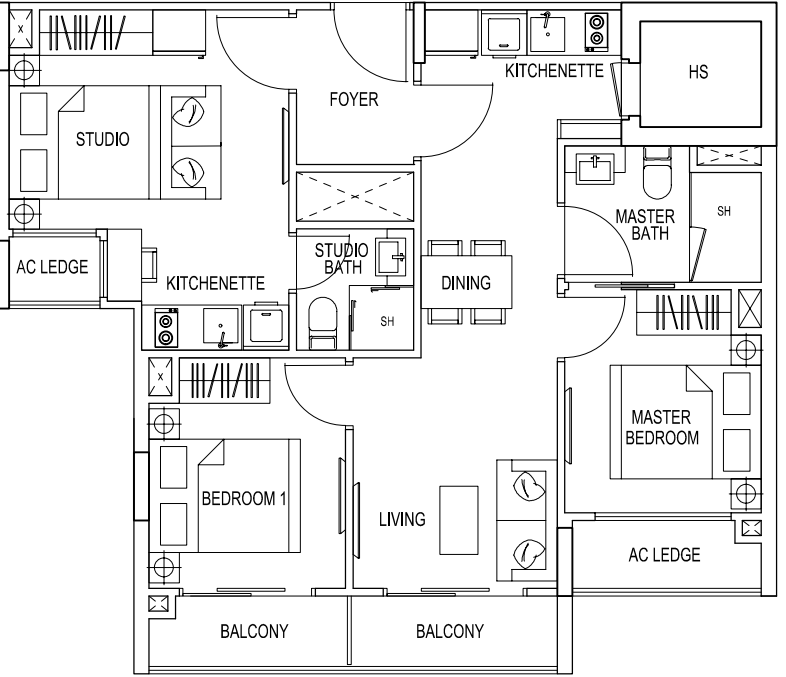
TYPE 2Z

3 Bedroom Dual Key
74 sqm / 797 sqft
#03-38
#04-38

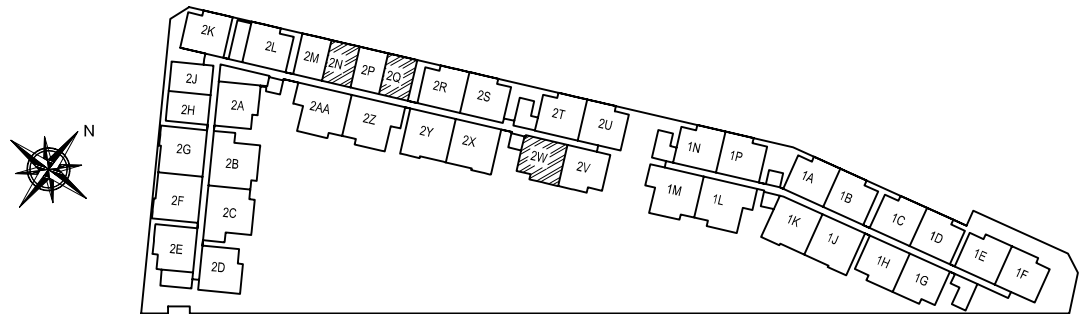


TYPE 2AA

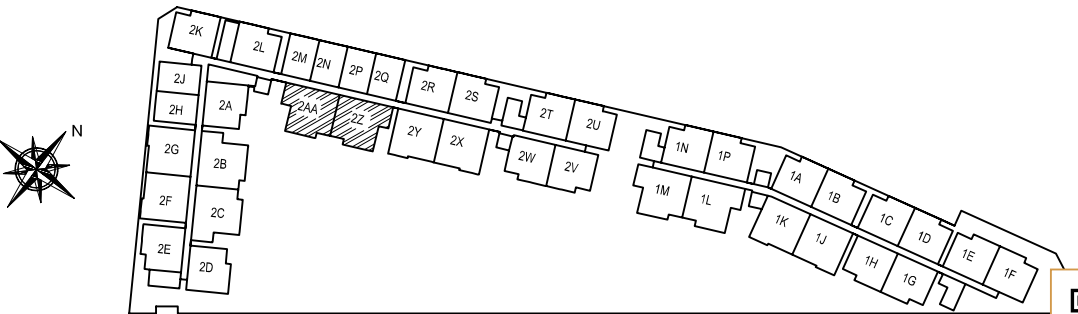
3 Bedroom Dual Key
74 sqm / 797 sqft
#03-39
#04-39



DRAFT



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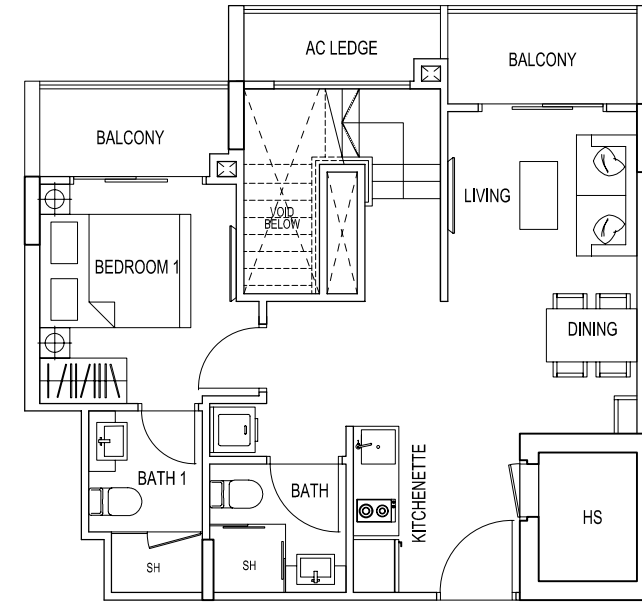
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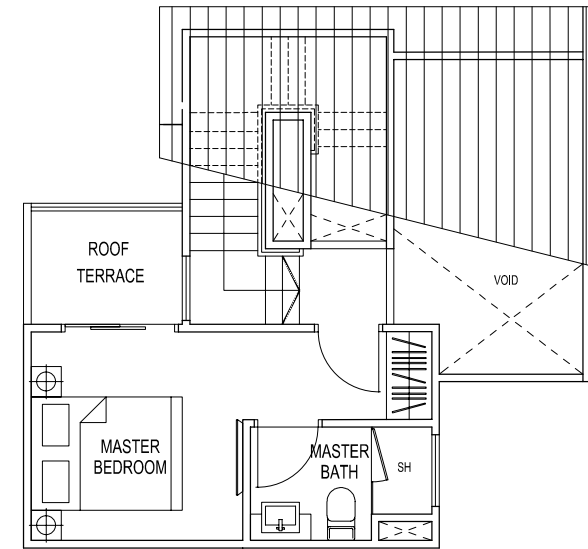
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TYPE 1A1 / 1E1 / 1N1 / 2R1 / 2T1

2 Bedroom Penthouse
84 sqm / 904 sqft
#04-01
#04-05
#04-13
#05-30
#05-32



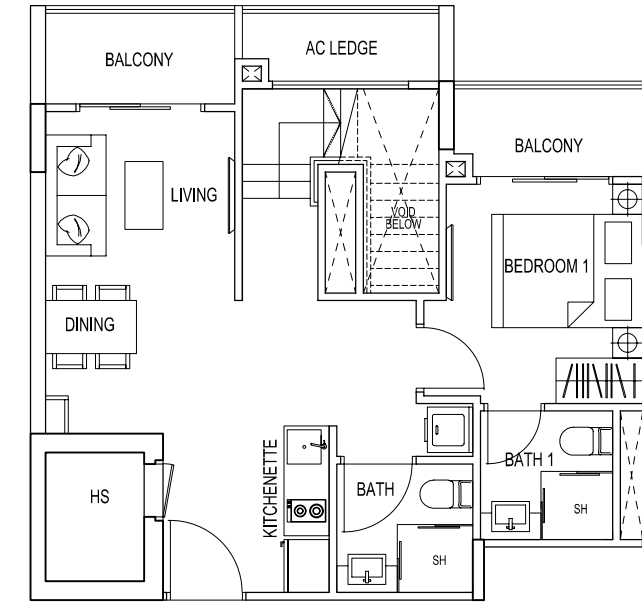
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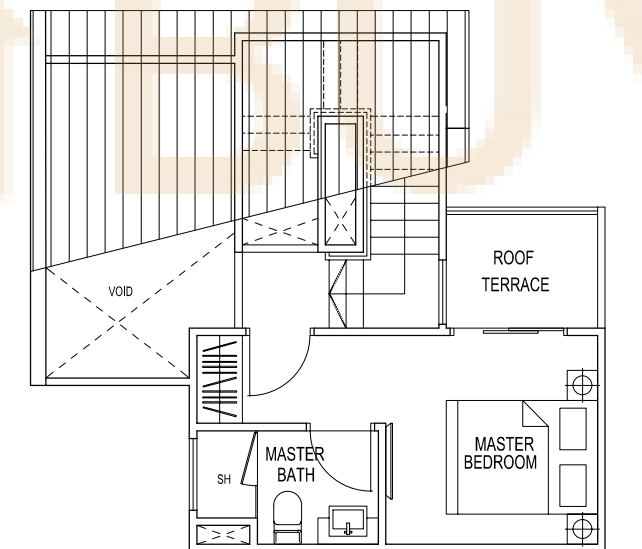
UPPER FLOOR

TYPE 1B1

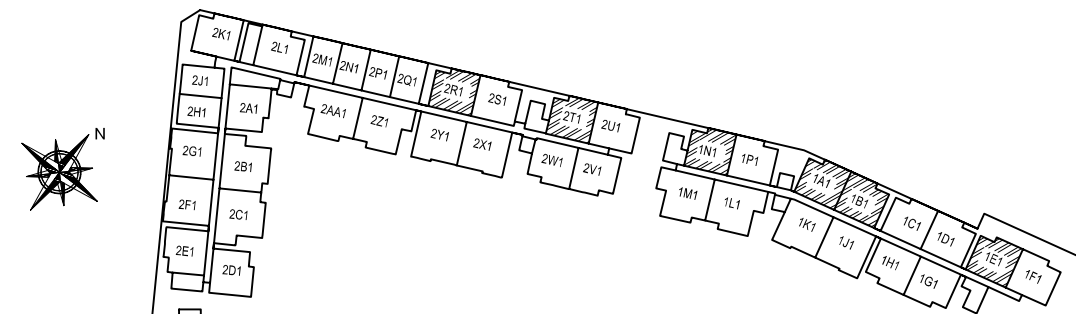
2 Bedroom Penthouse
84 sqm / 904 sqft
#04-02



LOWER FLOOR

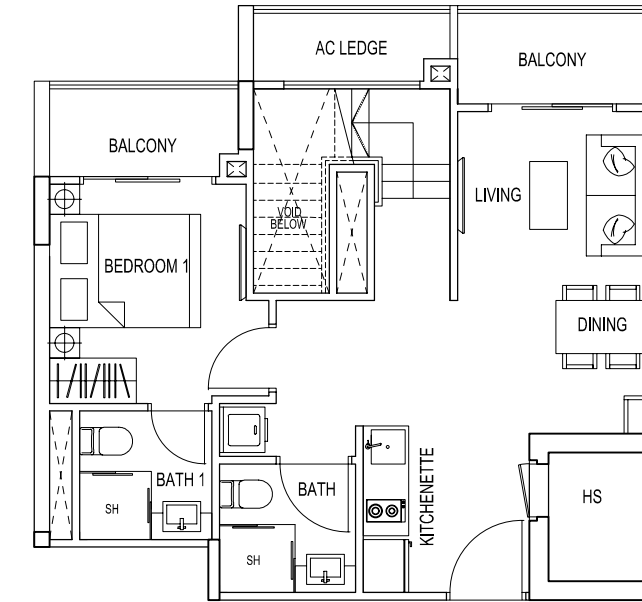


UPPER FLOOR

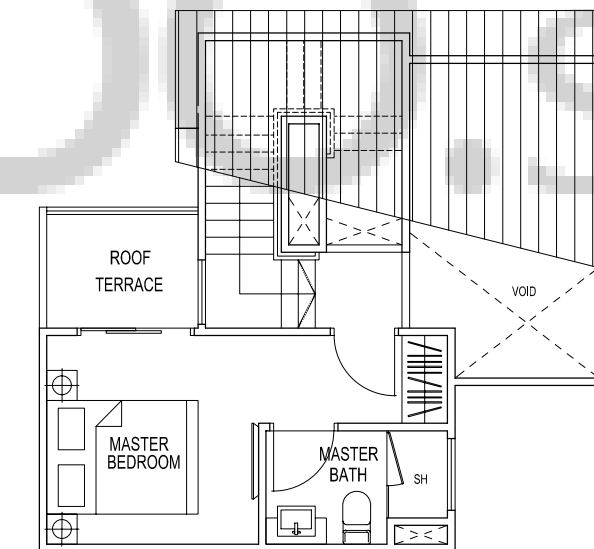


TYPE 1C1

2 Bedroom Penthouse
84 sqm / 904 sqft
#04-03



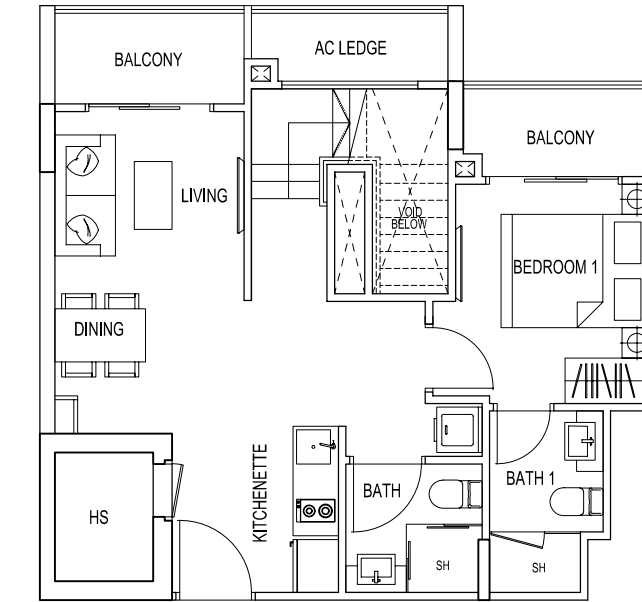
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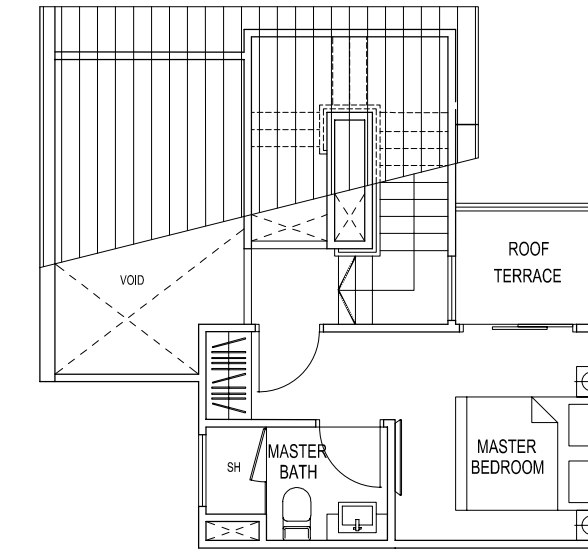
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TYPE 1D1 / 1F1 / 1P1 / 2S1 / 2U1

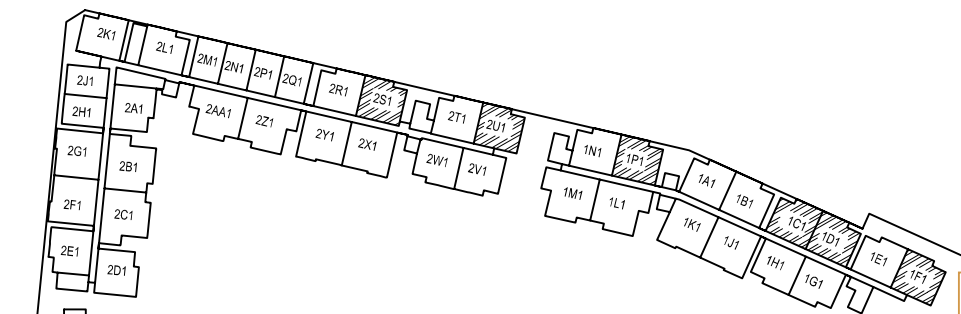
2 Bedroom Penthouse
84 sqm / 904 sqft
#04-04
#04-06
#04-14
#05-31
#05-33



LOWER FLOOR



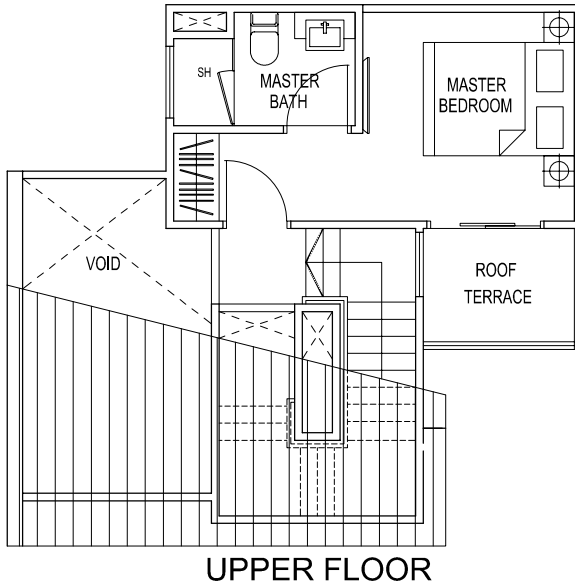
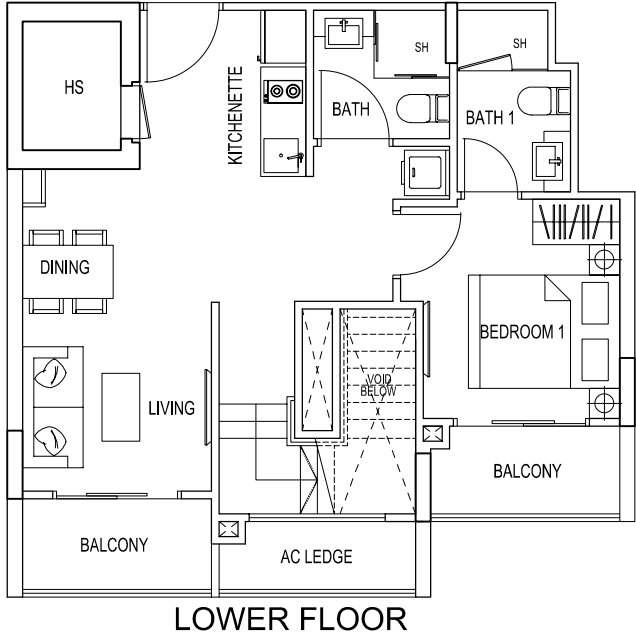
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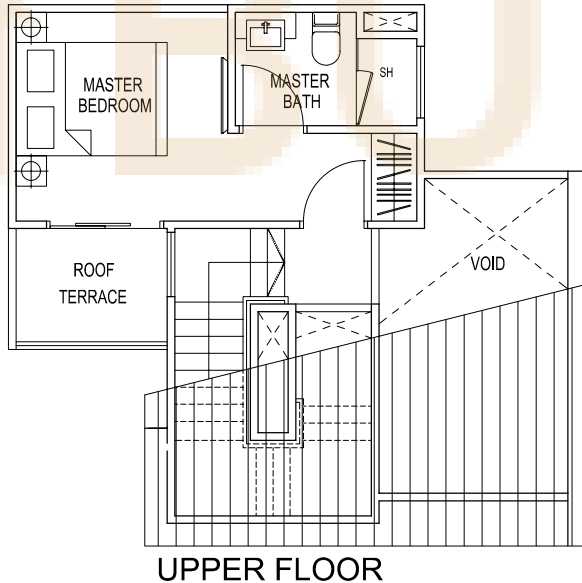
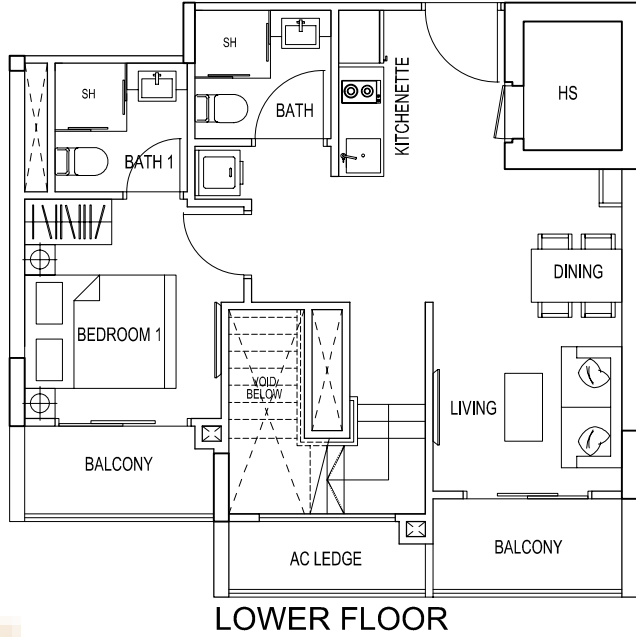
DRAFT



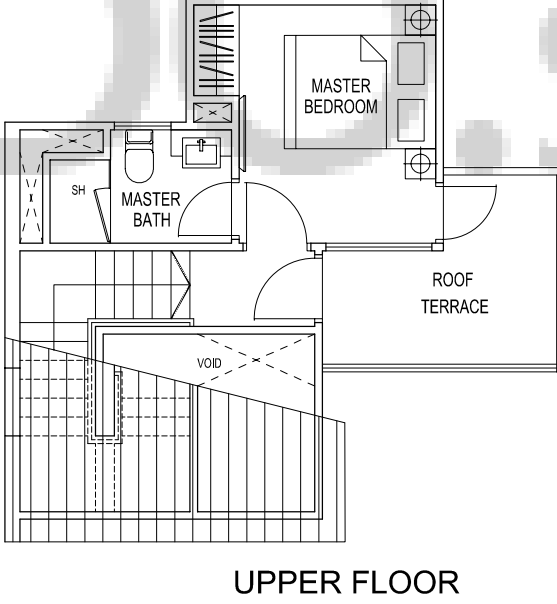
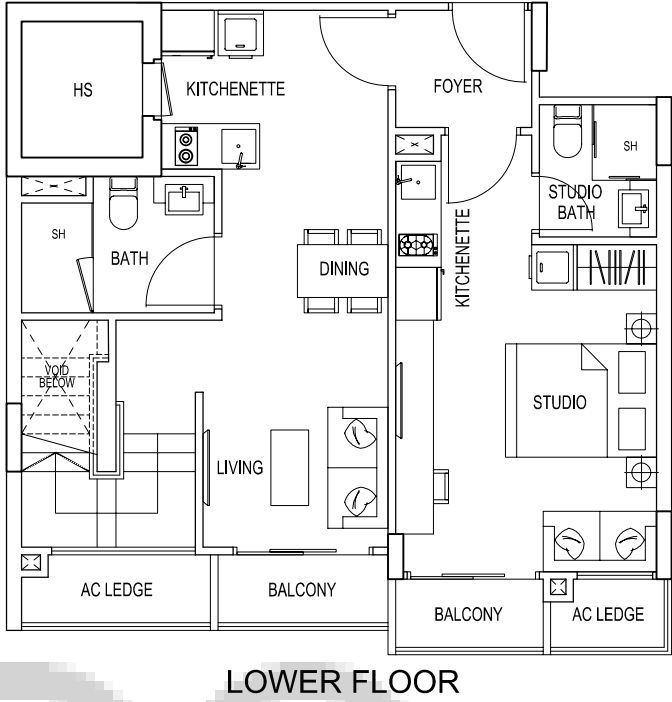
TYPE 1G1 / 2V1
2 Bedroom Penthouse
84 sqm / 904 sqft
#04-07
#05-34



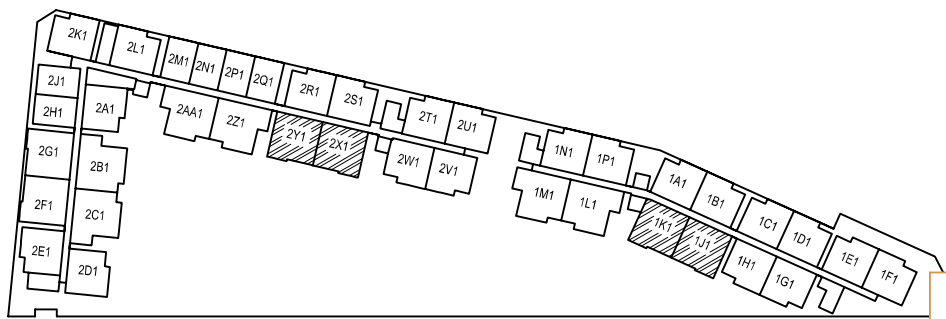
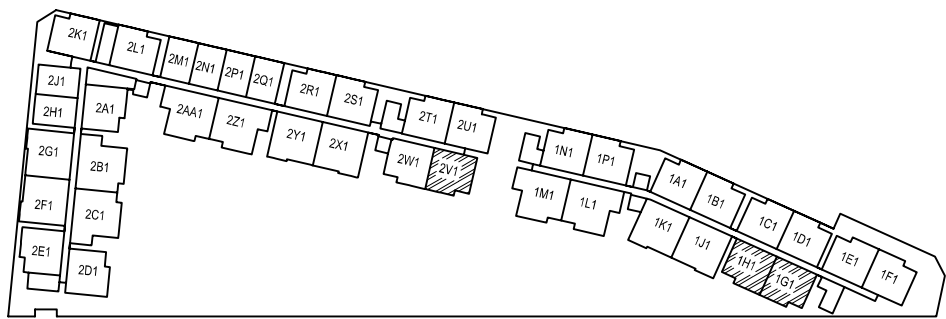
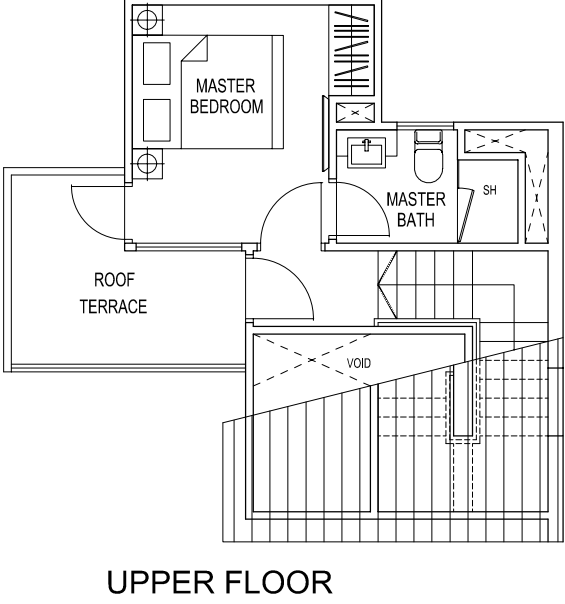
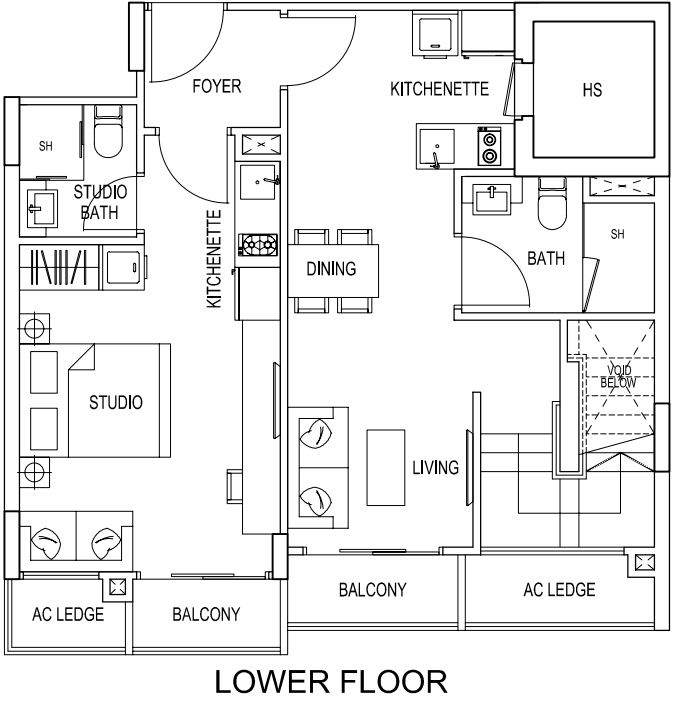
TYPE 1H1
2 Bedroom Penthouse
84 sqm / 904 sqft
#04-08



TYPE 1J1 / 2X1
2 Bedroom Dual Key Penthouse
96 sqm / 1033 sqft
#04-09
#05-36



TYPE 1K1 / 2Y1
2 Bedroom Dual Key Penthouse
96 sqm / 1033 sqft
#04-10
#05-37



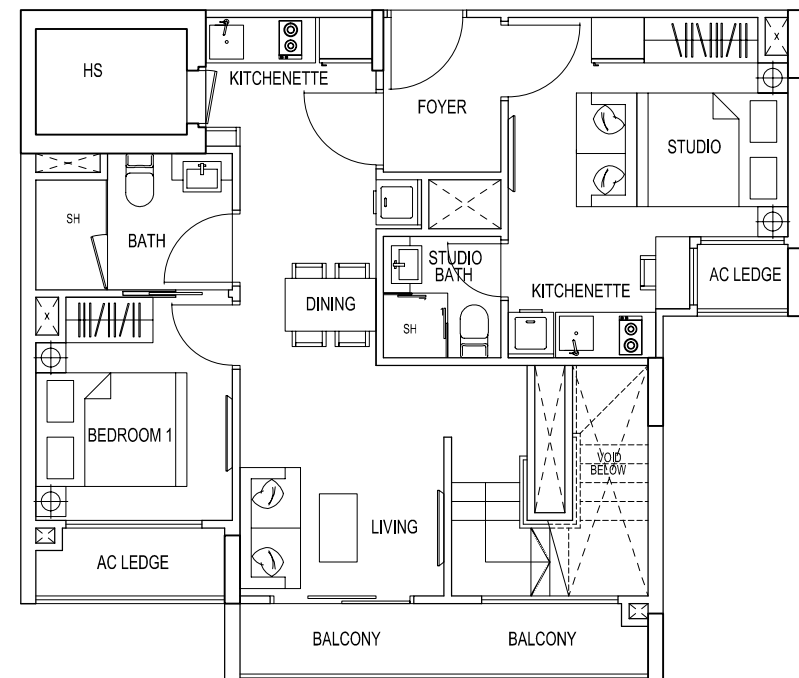
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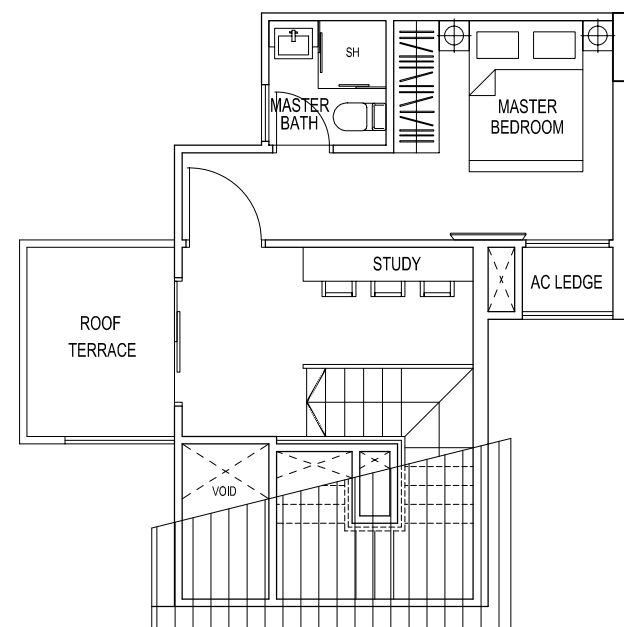


TYPE 1L1

3 Bedroom Dual Key Penthouse
111 sqm / 1195 sqft
#04-11



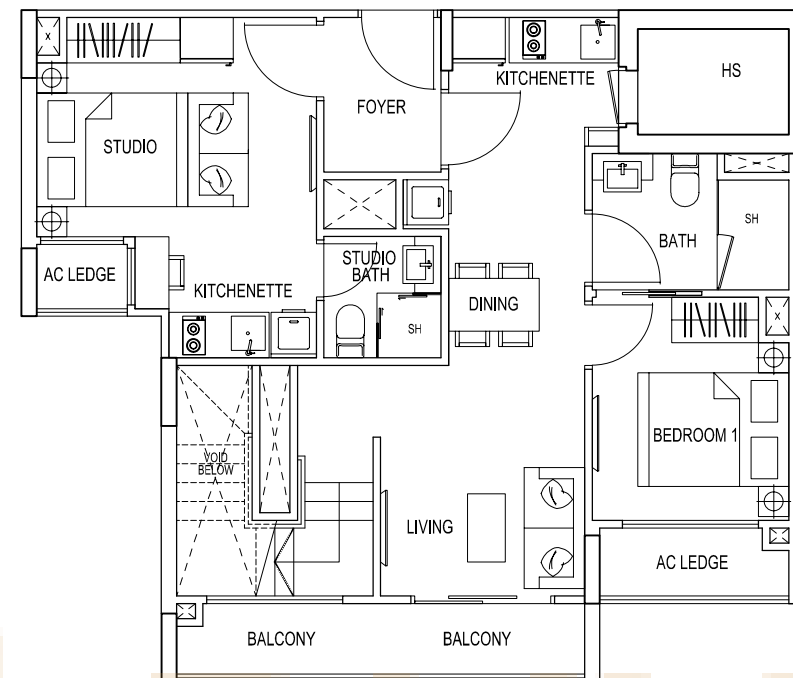
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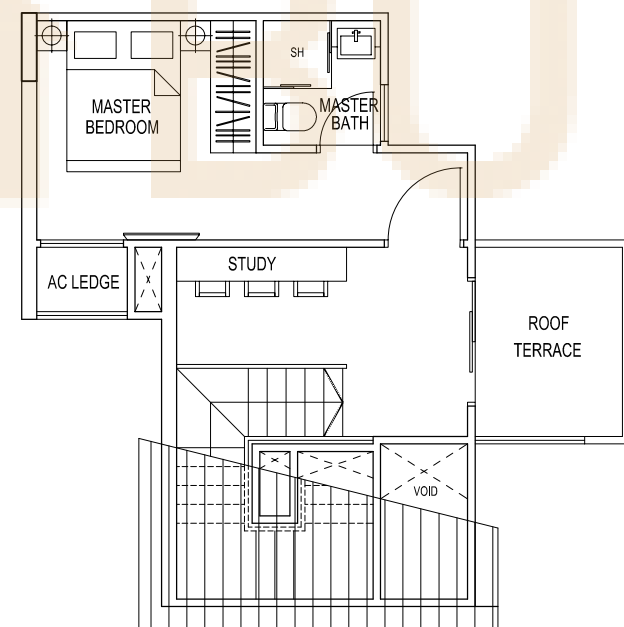
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TYPE 1M1

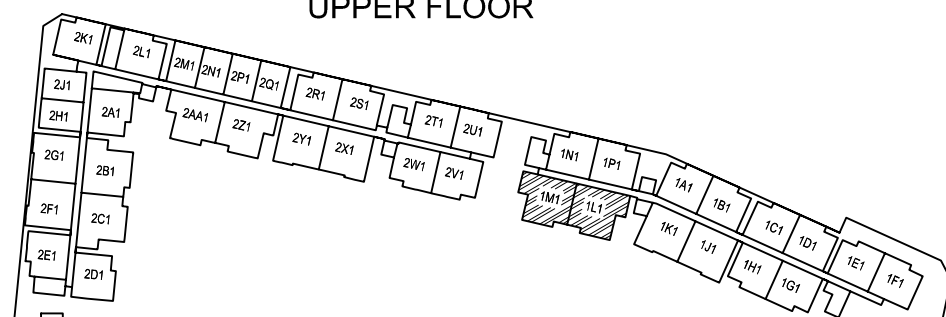
3 Bedroom Dual Key Penthouse
111 sqm / 1195 sqft
#04-12



LOWER FLOOR

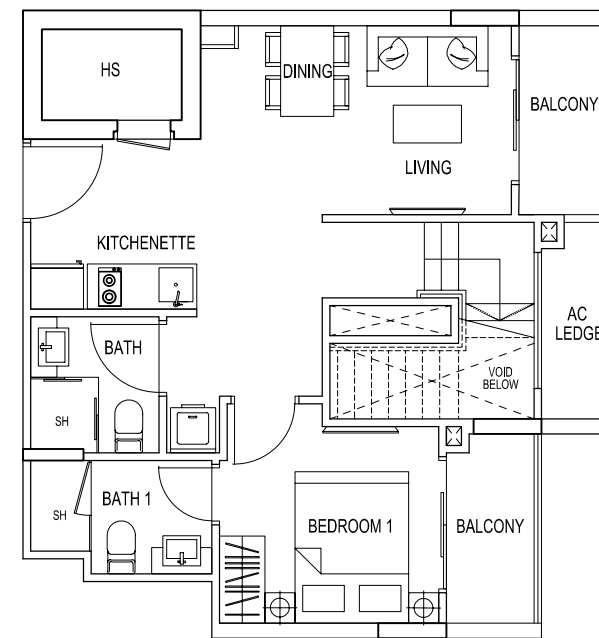


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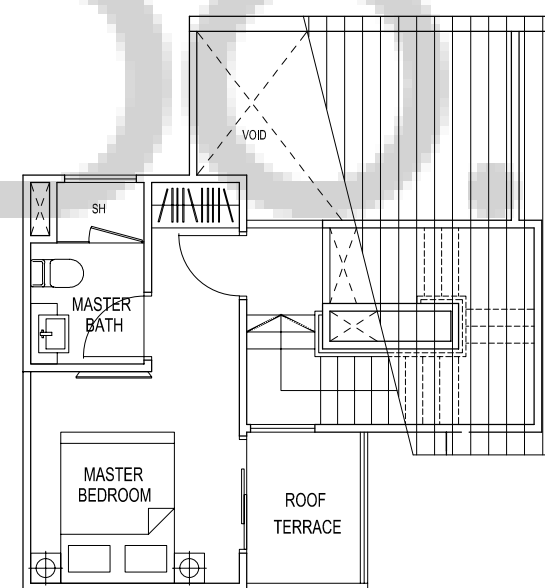


TYPE 2A1

2 Bedroom Penthouse
84 sqm / 904 sqft
#05-15



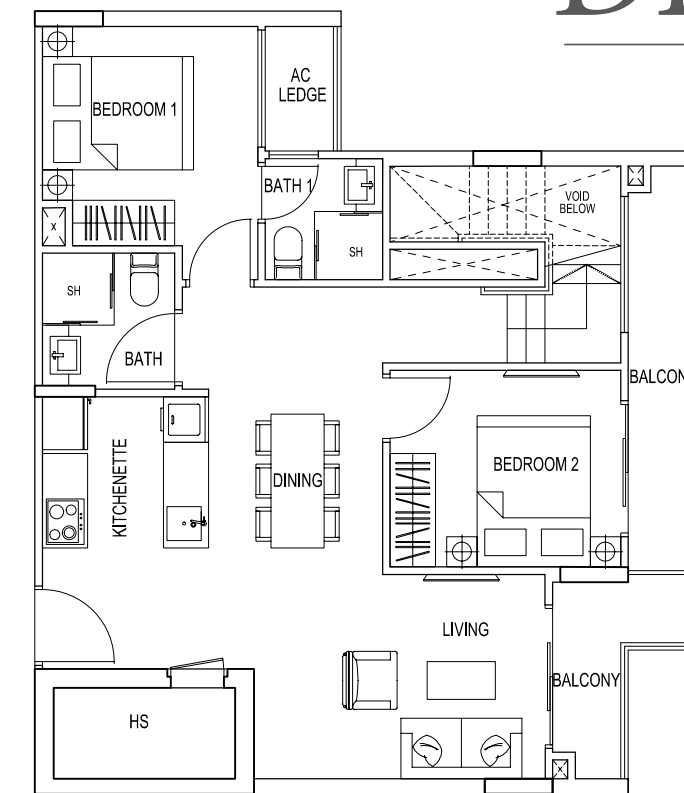
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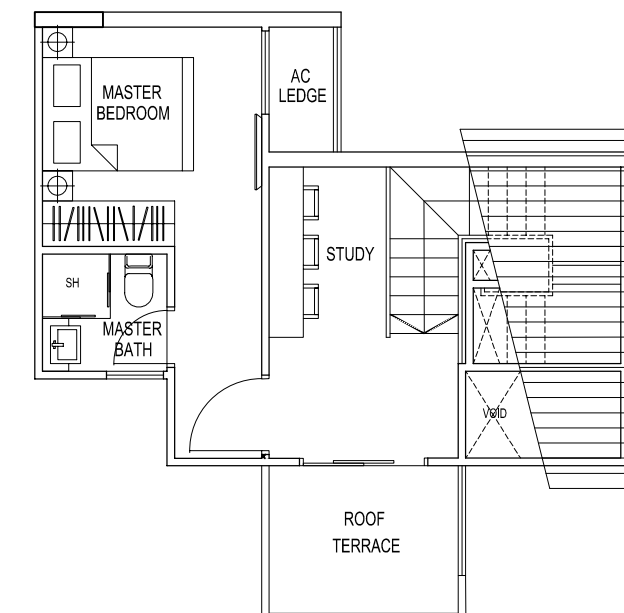
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TYPE 2B1

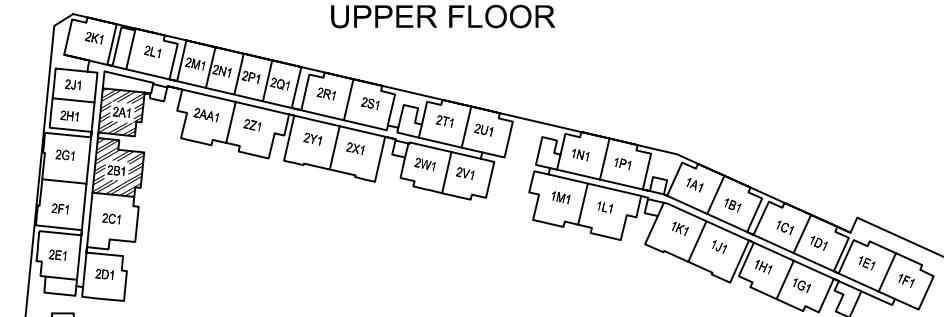
3 Bedroom Penthouse
113 sqm / 1216 sqft
#05-16



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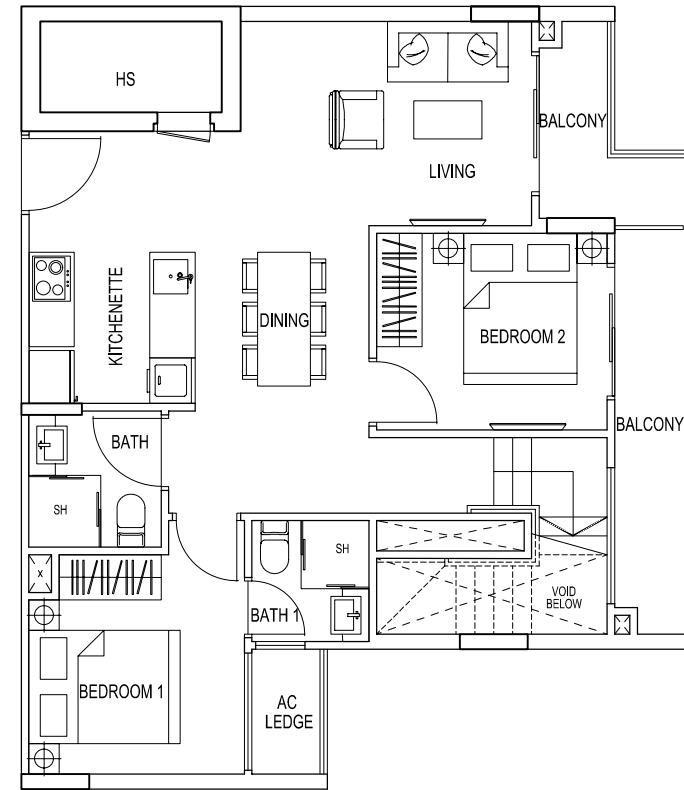


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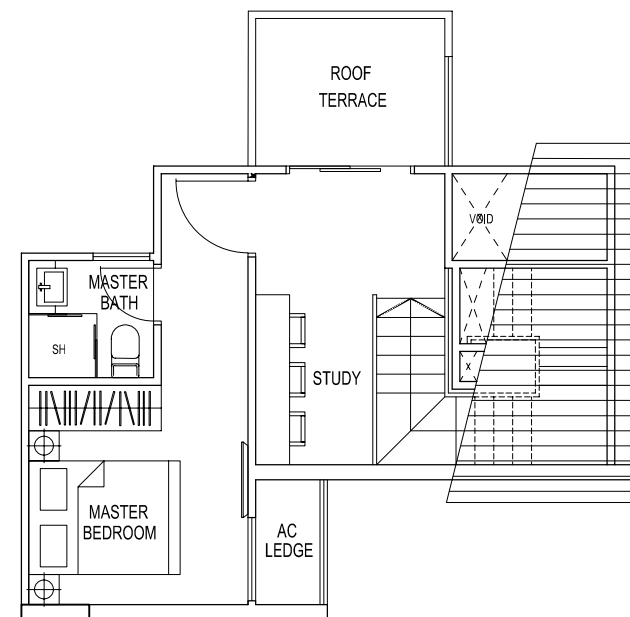


TYPE 2C1

3 Bedroom Penthouse
113 sqm / 1216 sqft
#05-17



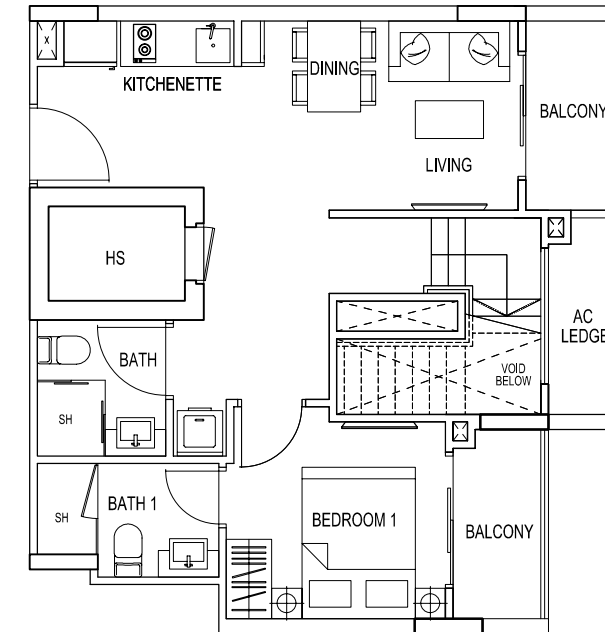
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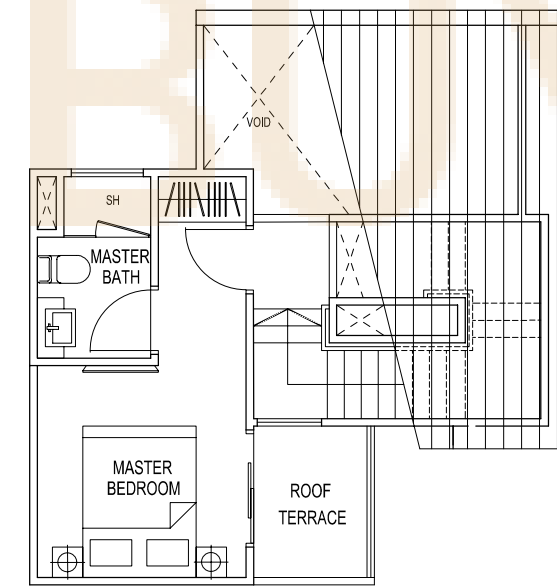
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TYPE 2D1

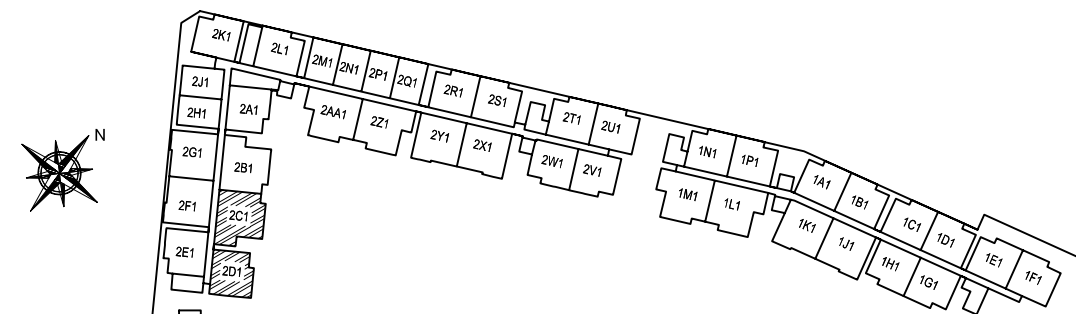
2 Bedroom Penthouse
84 sqm / 904 sqft
#04-18



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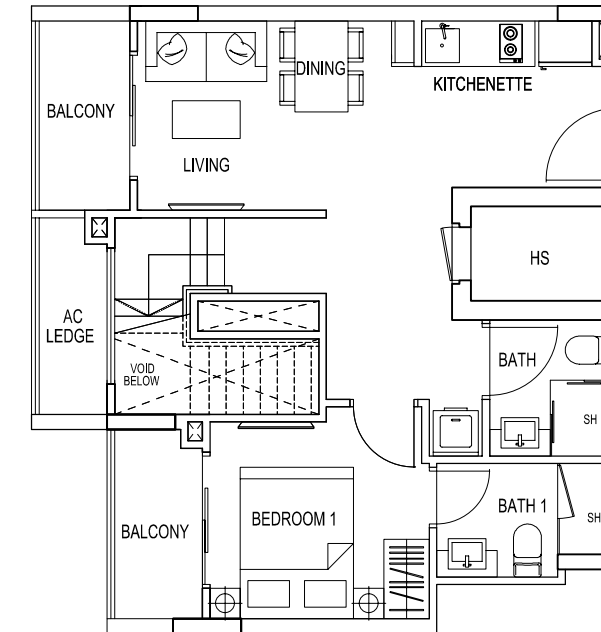


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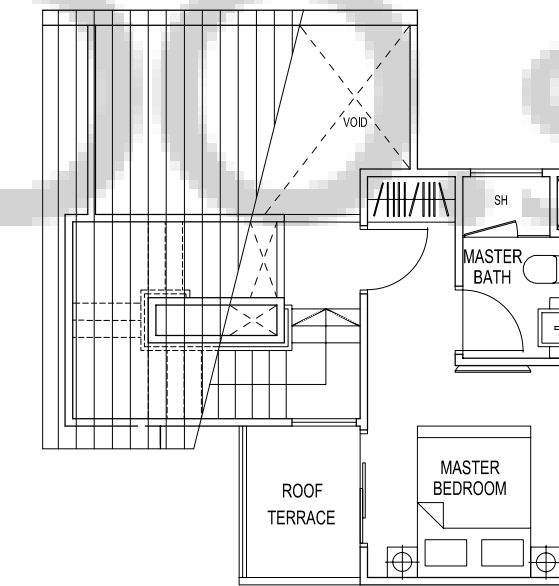


TYPE 2E1

2 Bedroom Penthouse
84 sqm / 904 sqft
#05-19



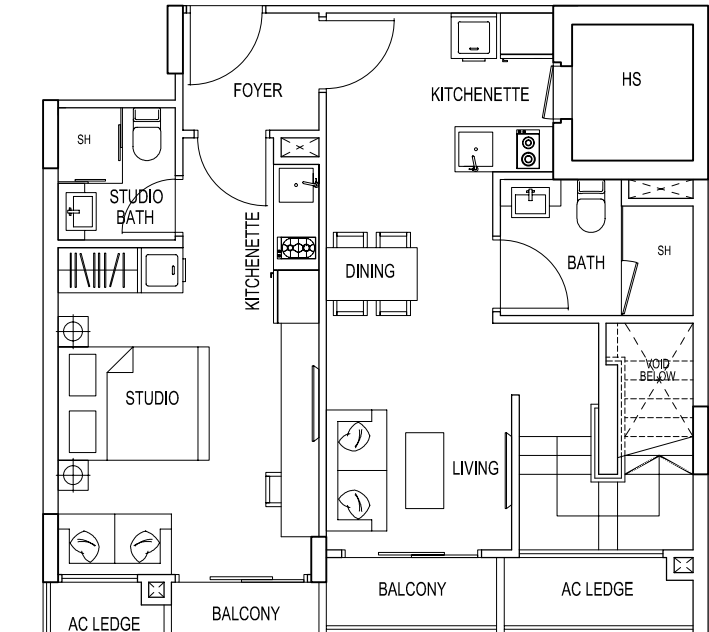
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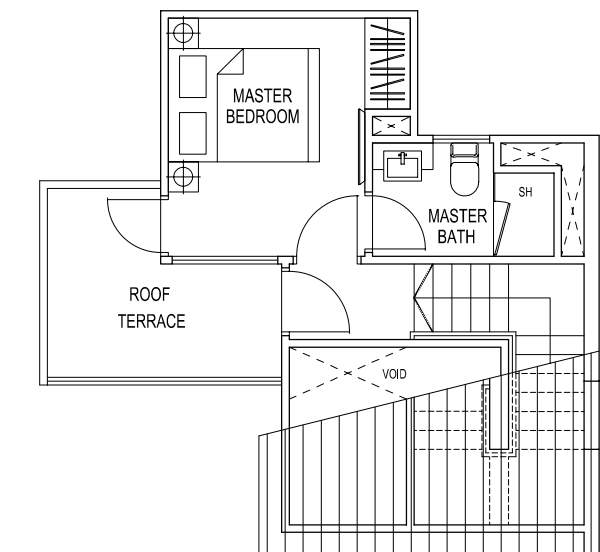
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TYPE 2F1

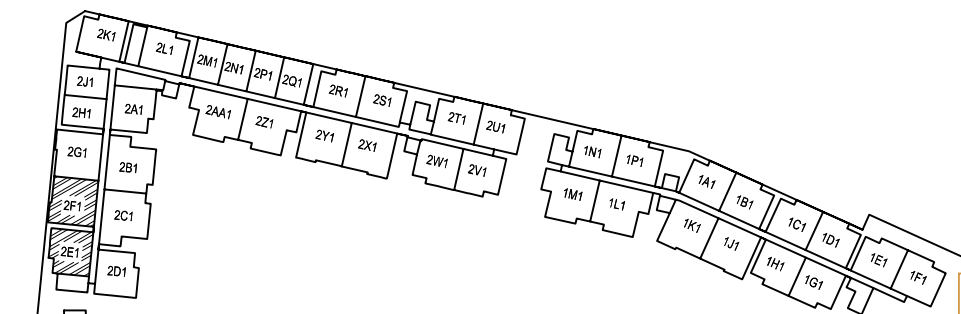
2 Bedroom Dual Key Penthouse
96 sqm / 1033 sqft
#05-20



LOWER FLOOR



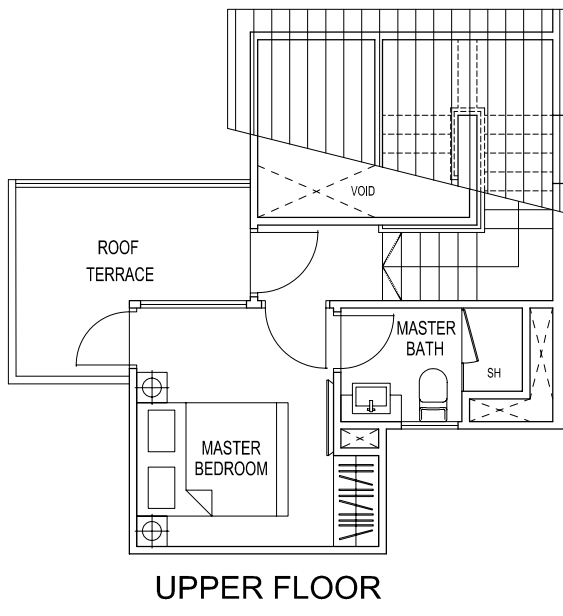
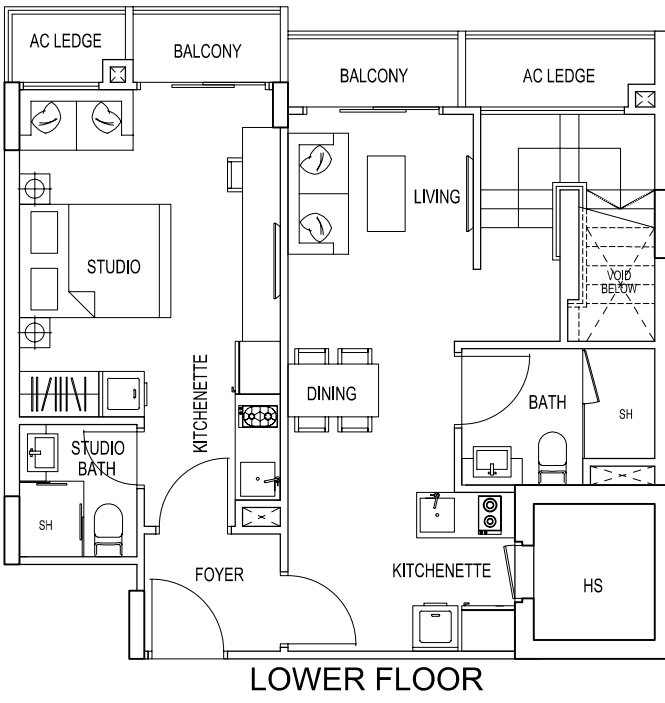
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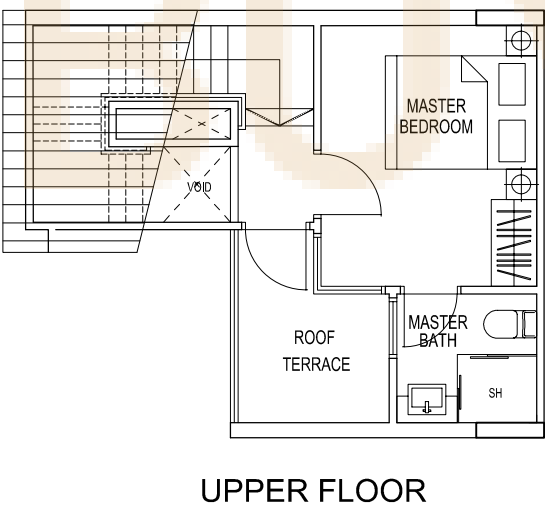
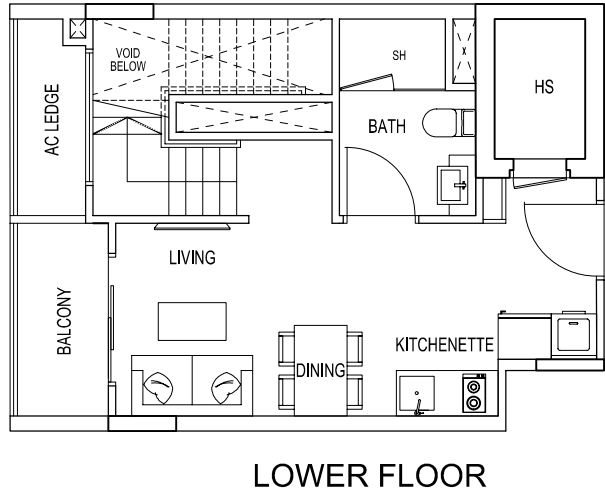
DRAFT



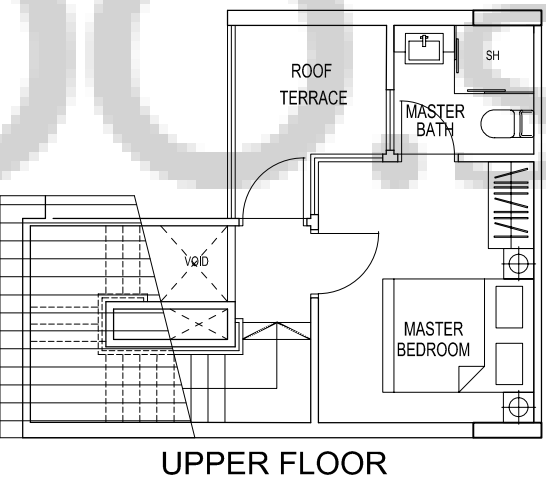
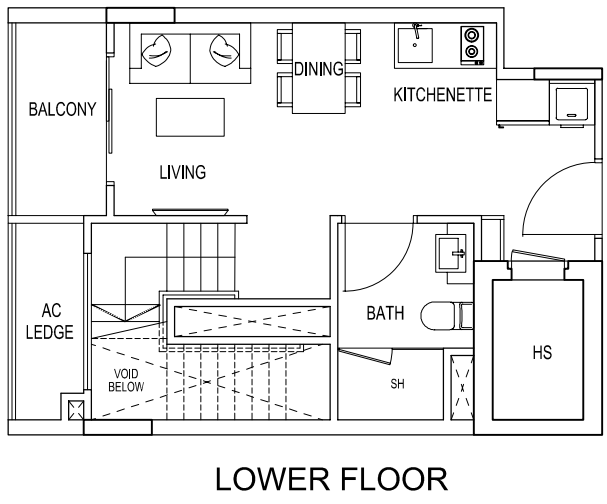
TYPE 2G1
2 Bedroom Dual Key Penthouse
96 sqm / 1033 sqft
#05-21



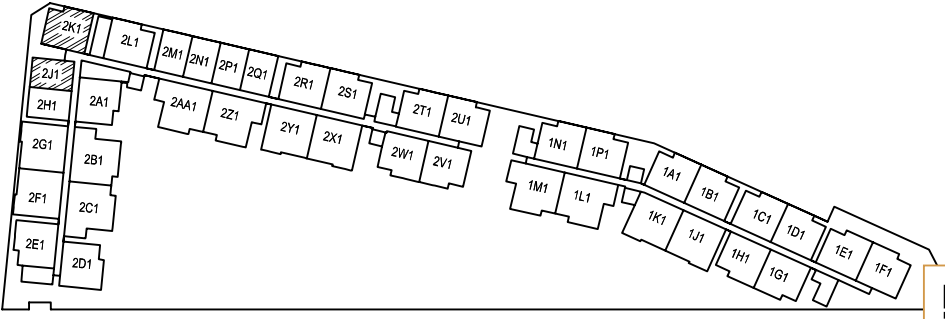
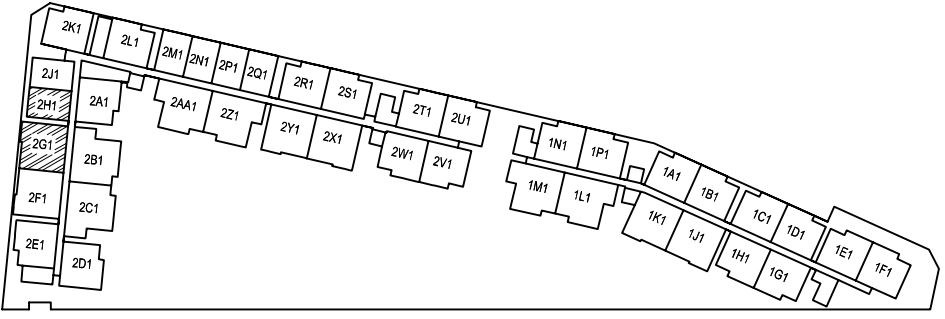
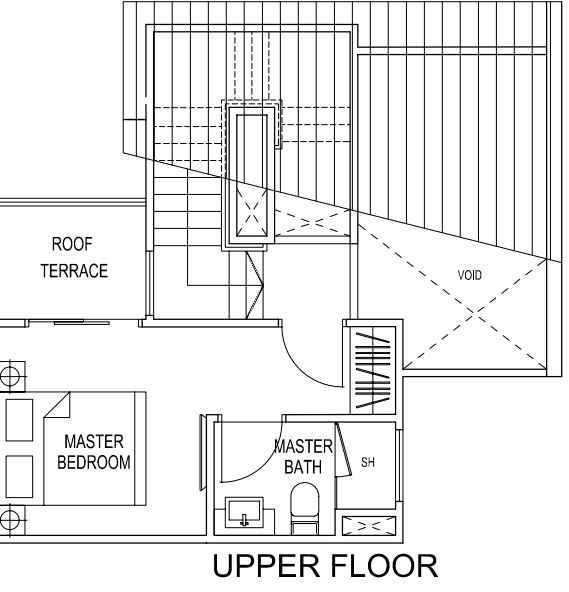
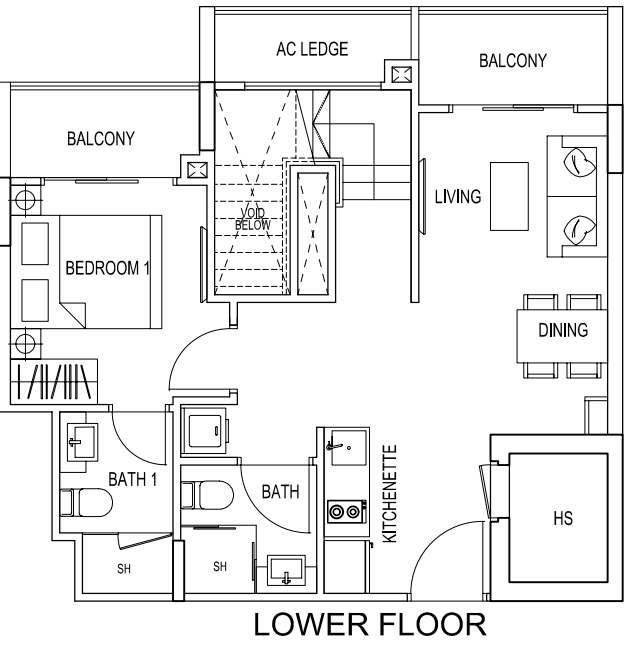
TYPE 2H1
1 Bedroom Penthouse
66 sqm / 710 sqft
#05-22



TYPE 2J1
1 Bedroom Penthouse
66 sqm / 710 sqft
#05-23



TYPE 2K1
2 Bedroom Penthouse
84 sqm / 904 sqft
#05-24

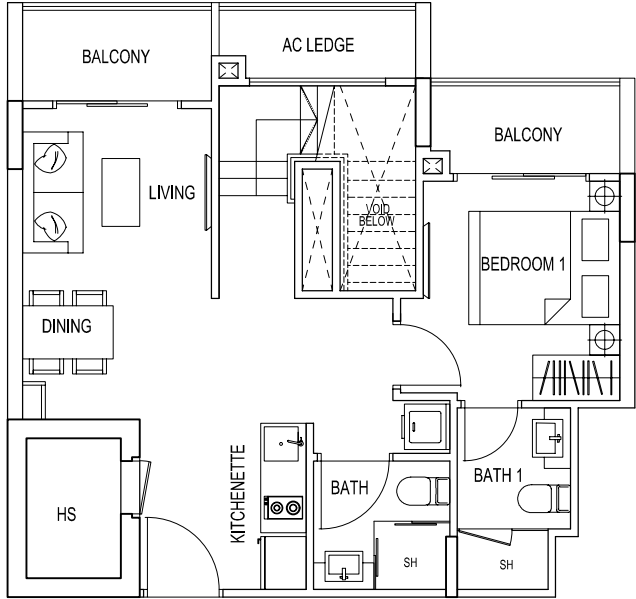


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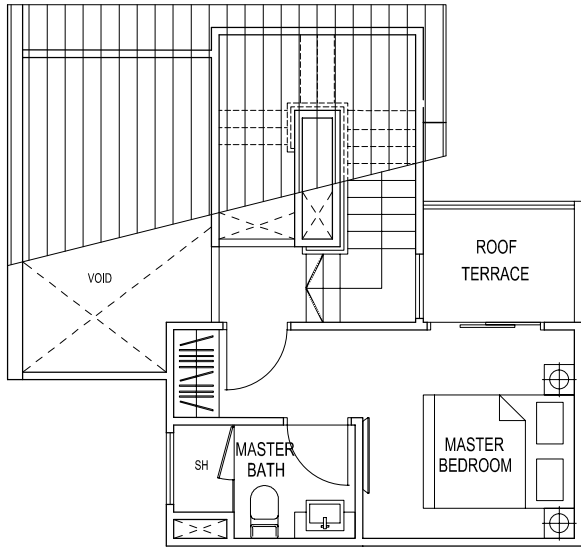
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TYPE 2L1
2 Bedroom Penthouse
84 sqm / 904 sqft
#05-25

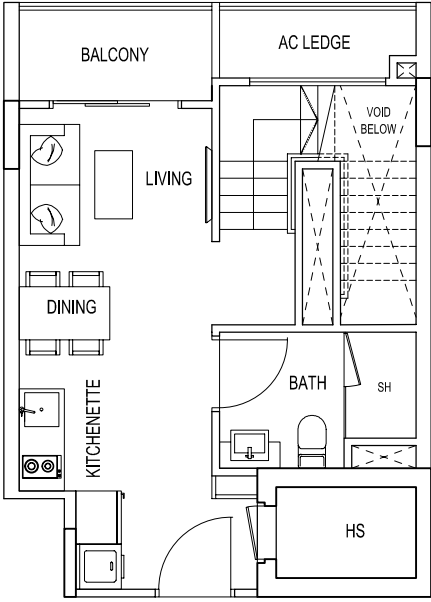


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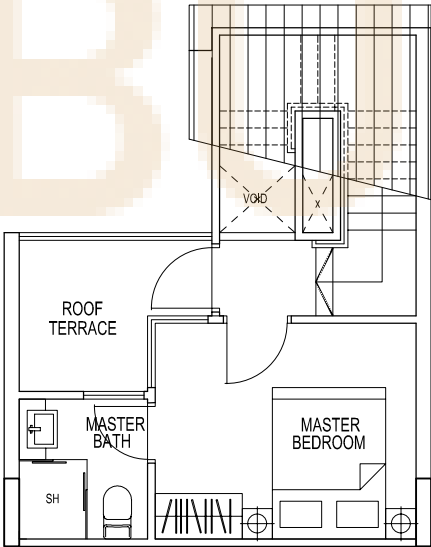


UPPER FLOOR

TYPE 2M1 / 2P1
1 Bedroom Penthouse
66 sqm / 710 sqft
#05-26
#05-28

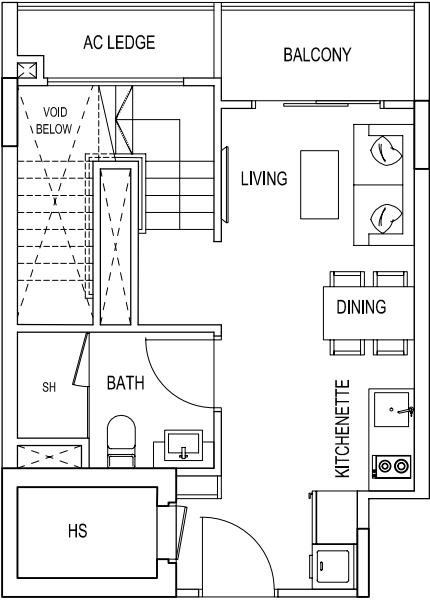


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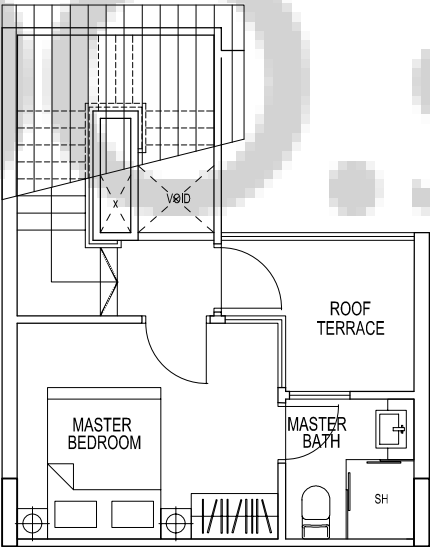


UPPER FLOOR

TYPE 2N1 / 2Q1
1 Bedroom Penthouse
66 sqm / 710 sqft
#05-27
#05-29

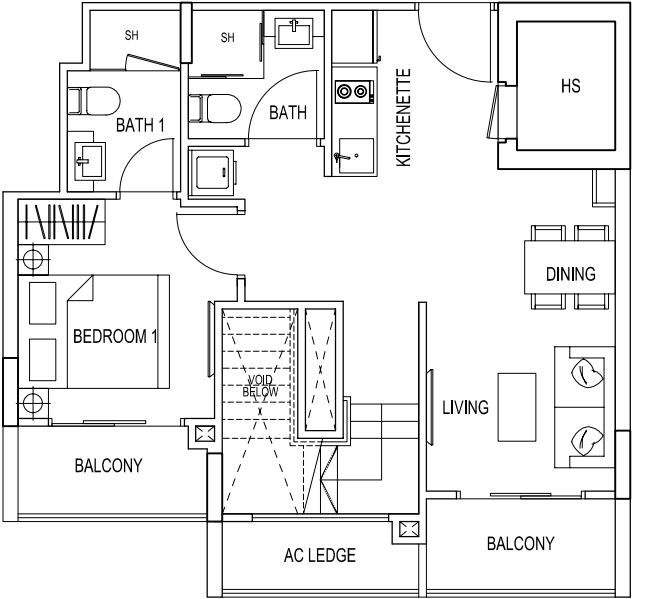


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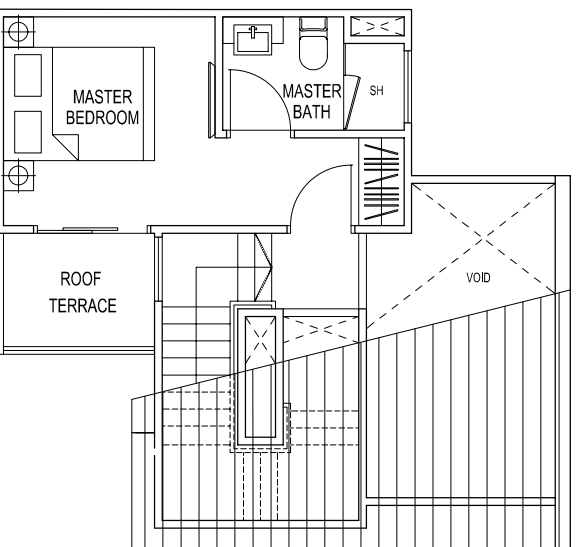


UPPER FLOOR

TYPE 2W1
2 Bedroom Penthouse
84 sqm / 904 sqft
#05-35

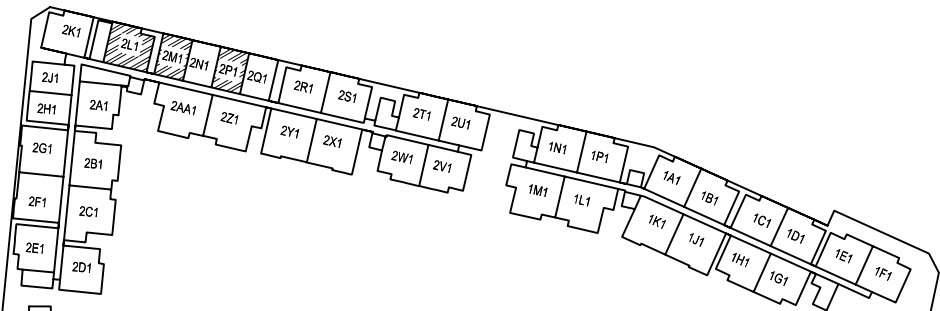


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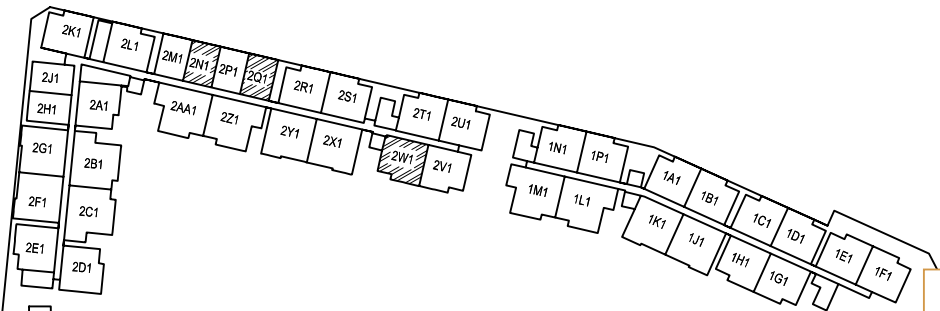


UPPER FLOOR

DRAFT



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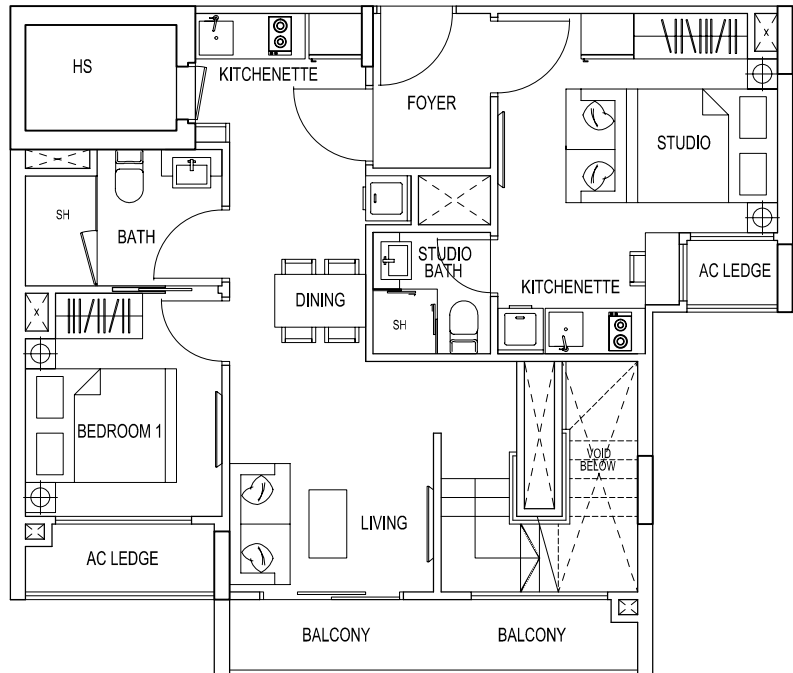
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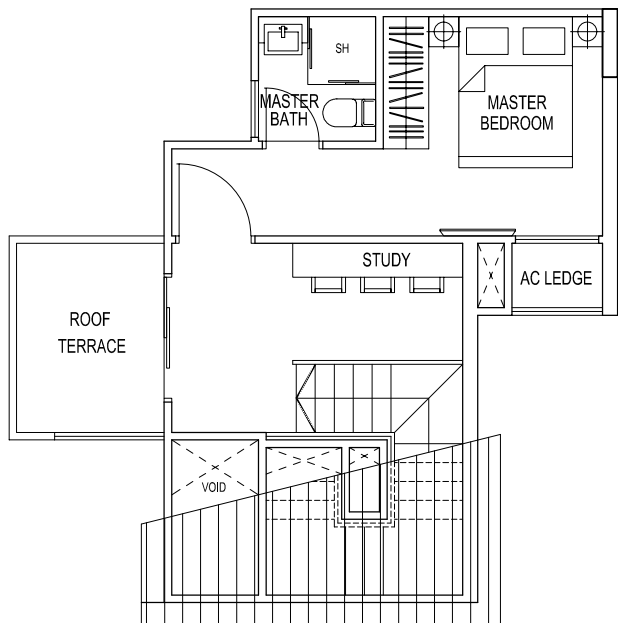
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TYPE 2Z1

3 Bedroom Dual Key Penthouse
111 sqm / 1195 sqft
#05-38



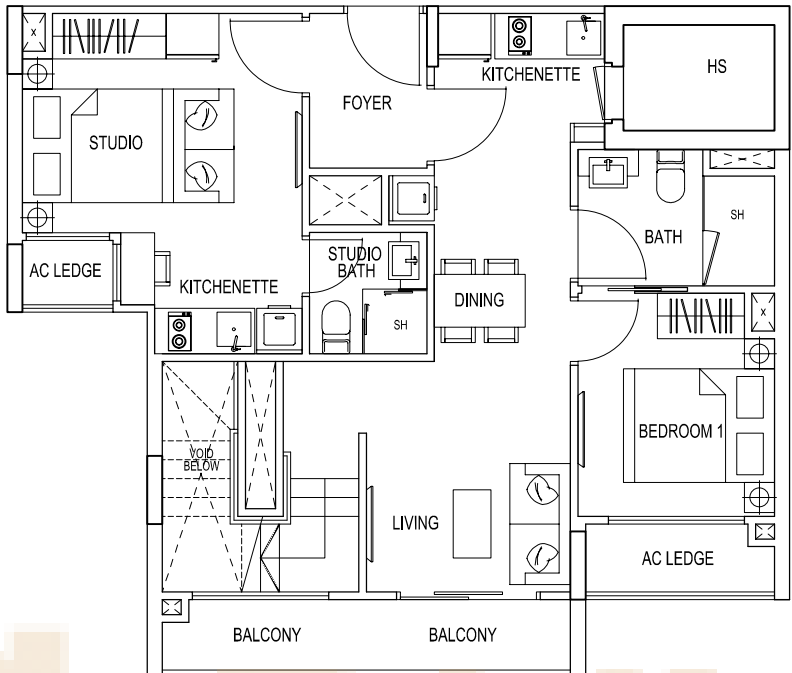
LOWER FLOOR



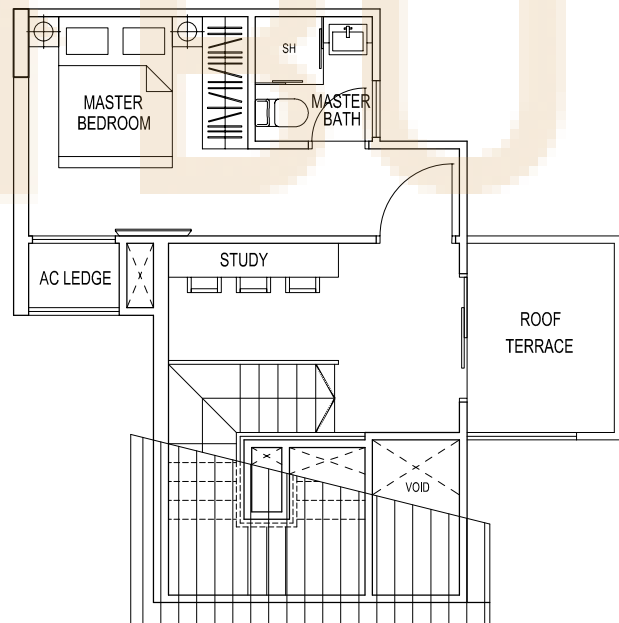
UPPER FLOOR

TYPE 2AA1

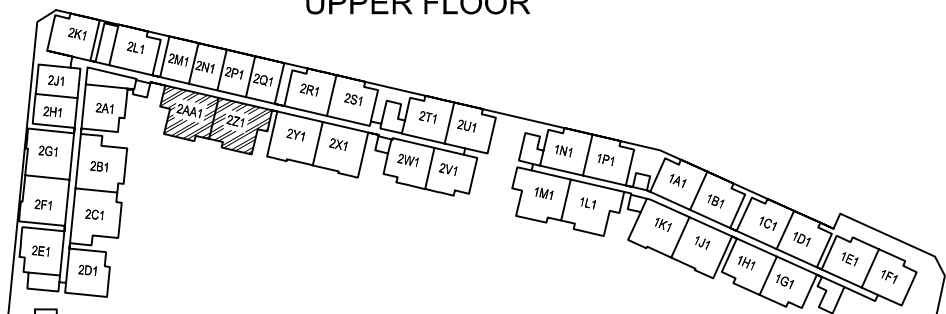
3 Bedroom Dual Key Penthouse
111 sqm / 1195 sqft
#05-39



LOWER FLOOR



UPPER FLOOR



RESIDENTIAL SPECIFICATIONS

1) FOUNDATION

Concrete bore foundation and/or reinforced concrete pile foundation and/or raft foundation

2) SUPERSTRUCTURE

Reinforced concrete structure and/or steel structure

3) WALLS

- a) External Wall : Reinforced concrete and/or brickwall and/or pre-cast concrete
b) Internal Wall : Reinforced concrete and/or brickwall and/or pre-cast concrete and/or dry wall

4) ROOF

Reinforced concrete roof and/or insulated metal roofing system with appropriate waterproofing

5) CEILING

- a) Apartment Units
i) Living/Dining, Bedroom, Kitchenette/Kitchen, Bathroom : False ceiling and/or skim coat with emulsion paint

- ii) Household Shelter, Balcony and PES : Skim coat with emulsion paint

b) Common Area

- i) Lift Lobbies, Escape Staircases and Other Areas : Skim coat with emulsion paint

6) FINISHES

a) Walls

- i) Apartment Units
Living/Dining, Bedroom, Balcony, Private Roof Terrace, PES, Household shelter : Cement and sand plaster and/or skim coat with emulsion paint up to false ceiling height and/or exposed area only

- Bathroom and Kitchen/Kitchenette : Ceramic and/or homogeneous tiles laid up to false ceiling height and/or exposed area only

ii) Common Area

- Internal Walls
Lift Lobbies : Ceramic and/or homogenous tiles at lift entrance area laid up to false ceiling and/or exposed area only

- Escape Staircase : Cement and sand plaster and/or skim coat with emulsion paint up to false ceiling height and/or exposed area only

- Other Areas : Cement and sand plaster and/or skim coat with emulsion paint up to false ceiling height and/or exposed area only

- External Walls
All Areas : Cement and sand plaster and/or skim coat with emulsion paint

Note : All wall finishes to exposed surfaces only

b) Floors

- i) Living, Dining, Kitchenette/Kitchen : Marble and/or compressed marble with skirting

- Bedroom : Timber strips with skirting

- Private Staircase : Timber strips with skirting

- Private Roof Terrace, Balcony, PES and Household shelter : Ceramic and/or homogeneous tiles

- Bathroom : Ceramic and/or homogeneous tiles (Glazed tile for non-shower area)

ii) Common Area

- Internal Floors
Lift Lobbies : Ceramic and/or homogenous tiles

- Escape Staircase : Cement and sand screed and/or ceramic and/or homogenous tiles

- Other Areas : Cement and sand screed and/or ceramic and/or homogenous tiles

- External Floors
Pool Deck : Ceramic and/or homogenous tiles

- Swimming Pools : Mosaic and/or homogenous tiles

- Other Areas : Cement and sand screed and/or ceramic and/or homogenous tiles

Note : All floor finishes to exposed surfaces only

7) WINDOWS

Powder coated aluminum and/or uPVC framed glass windows
All glazing with plain and/or tinted float and/or tempered and/or laminated glass
Bathroom windows using frosted glass where applicable

Note : Colour of frames and glass is subject to Architect's selection

8) DOORS

- a) Main entrance shall be approved fire-rated timber door
b) Bedrooms and bathrooms shall be timber door
c) Kitchen shall be timber door with viewing panel
d) From Living to Private roof terrace, PES and balcony shall be powder coated aluminum door and/or uPVC framed glass door

- e) Household Shelter shall be light steel protective door according to Competent Authority's requirement

9) SANITARY FITTINGS

- a) Master Bathroom (where applicable)
• One shower screen with shower mixer and rain shower

- One vanity counter complete with wash basin and tap mixer
- One pedestal water closet
- One mirror
- One paper holder
- One towel rail

- b) Common Bathroom
• One shower screen with shower mixer and rain shower
• One vanity counter complete with wash basin and tap mixer
• One pedestal water closet
• One mirror
• One paper holder
• One towel rail

- c) Studio Bathroom (where applicable)
• One shower screen with shower mixer
• One vanity counter complete with wash basin and tap mixer
• One pedestal water closet
• One mirror
• One paper holder
• One towel rail

- d) Kitchen/Kitchenette
• One kitchen sink
• One kitchen sink level and tap

10) ELECTRICAL INSTALLATION

- a) Refer to Electrical Schedule for details
b) All electrical wiring are concealed in conduits/trunkings wherever possible

11) SCV/TELEPHONE

SCV and telephone outlets will be provided for living/dining areas and/or bedrooms and/or household shelter. Subscription charges shall be borne by Purchaser

12) LIGHTNING PROTECTION

Lightning protection system is provided in accordance with Singapore Standard CP

13) PAINTING

- a) Internal walls & ceiling : Emulsion paint
b) External walls : Sprayed textured coating and/or emulsion paint

14) WATER PROOFING

Waterproofing shall be provided to floor of kitchen, kitchenette, bathroom, balcony, open roof terrace, private enclosed space, swimming pool and reinforced concrete roof where applicable

15) DRIVEWAY AND CARPARK

Tiles and/or cement and sand screed and/or perforated concrete slab and/or tarmac and/or selected pavers to driveways and carparks.

16) RECREATIONAL FACILITIES

- a) Kid's Water Park
b) Children's Pool
c) Spa Pool with Jacuzzi
d) Chill Out Deck
e) Swimming Pool
f) Aqua Bed
g) Outdoor Shower Point
h) BBQ Pavilion
i) Clubhouse with Lounge, Function Room and Changing Room
j) Gymnasium Room
k) Outdoor Fitness Station
l) Communal Landscaping

17) ADDITIONAL ITEMS

- a) Kitchen Cabinets and Appliances : Solid surface counter top with high and low kitchen cabinets, kitchen sink with mixer, built-in cooker hood & induction hob and microwave oven

- b) Bedroom Wardrobe : Built-in wardrobes complete with sliding door to all bedrooms

- c) Air-conditioners : i) Wall - mounted air-conditioning system provided to living and dining area
ii) Wall - mounted air-conditioning system provided to all bedroom and study room

- d) Hot Water Provision : Hot water supply provided to every bathroom and kitchen

- e) Mechanical Ventilation Exhaust Fan : Mechanical ventilation exhaust fan system provided to bathroom, where applicable, according to the Competent Authority's requirements

- f) Security System : i) Auto car barrier to main gate
ii) Access control system at designated common areas and entrances
iii) Audio intercom from all unit to respective entrance

- g) Fire Sprinkler System : Fire sprinkler system provided in accordance with Singapore Standard Code of Practice

- h) Private Enclosed Space, Balcony and Private Roof : Reinforced concrete parapet wall and/or aminated tempered glass with I polished stainless Terrace steel hand railing

- i) Private Enclosed Space, Balcony and Private Roof Terrace : One water tap provided

NOTES:-

- i) Marble & Granite
Marble 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 or granite as well as non-uniformity between pieces hence 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 or granite selected and installed shall be subject to availability.

- ii) Timber
Timber strips are natural materials containing grain/veins and tonal differences. Thus it is not possible to achieve total consistency of colour and grain/veins in its selection and installation

- iii) Wardrobe, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards
Layout and 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

- iv) Air-Conditioning
Air-Conditioning system has to be maintained and cleaned on a regular basis by the Purchaser. This includes and not limited to the cleaning of filters, clearing the condensate pipes and charging of gas to ensure good working condition of the system

- v) Cable Television and/or Internet Access
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StartHub 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

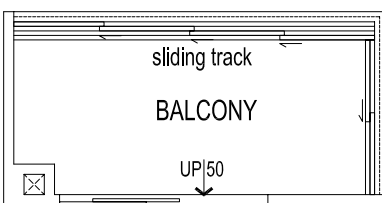
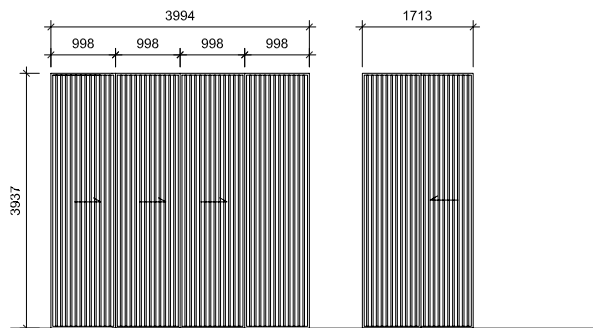
- vi) Mechanical Ventilation Exhaust Fan System
The mechanical ventilation exhaust fan system (if any) has to be maintained and cleaned on a regular basis by the Purchaser to ensure good working condition of the system

- vii) Glass
Glass is widely used in residential developments and may break and/or shatter due to accidental knocks or other causes. In addition, glass is a manufactured material and the Purchaser may wish to note that it may not be 100% free from impurities. These impurities may on rare occasions cause spontaneous glass breakage in certain pieces of tempered glass. The Purchaser may wish to take up insurance(s) covering glass breakage

- viii) 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

- ix) 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.

While all reasonable care has been taken in preparing this brochure, the developer and its agent cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be registered as statements or representation of facts. All information and specifications are current at time of printing and are subject to change as may be required and cannot form part of the contract. All plans are subject to any amendments approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. All plans are not drawn to scale. Likewise the perspectives, model(s) and show flats are artist's impressions only and should not be considered as representation of facts.



PROPOSED SLIDING BALCONY SCREEN PLAN AND ELEVATIONS

- SCREENS WILL BE BUILT WHEN REQUIRED AS ACCORDING TO ARCHITECT'S APPROVED DESIGN
- SCREENS WILL BE FULLY VENTILATED WHEN CLOSED
- SCREENS ARE TO BE FULLY RETRACTABLE



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