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One Balmoral - Floor Plans



Free Home Estimates

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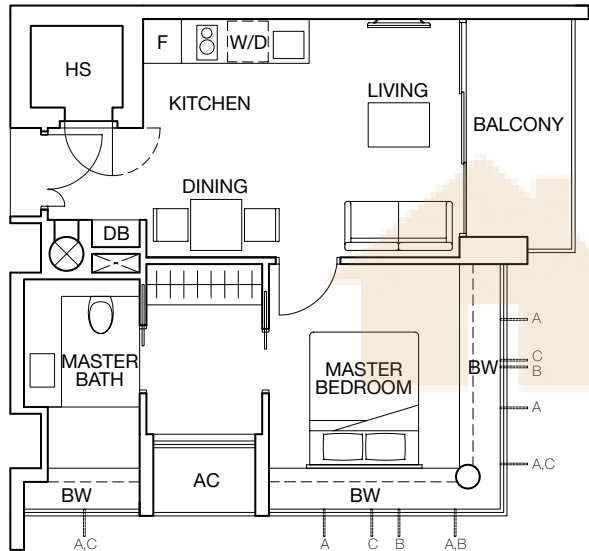
Free Property Calculators

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TYPE (1)a – 1-Bedroom

Unit: #02-06 to #12-06
Area: 55 sq m
(Inclusive of A/C ledge - 2 sq m & Balcony - 6 sq m)

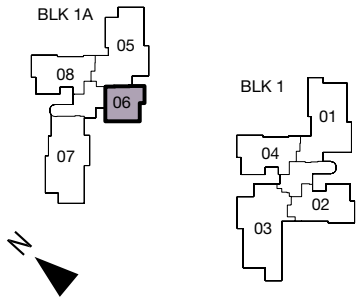


Fins at levels:
(A) #02-06, #04-06, #08-06, #11-06
(B) #03-06, #06-06, #10-06
(C) #05-06, #07-06, #09-06, #12-06



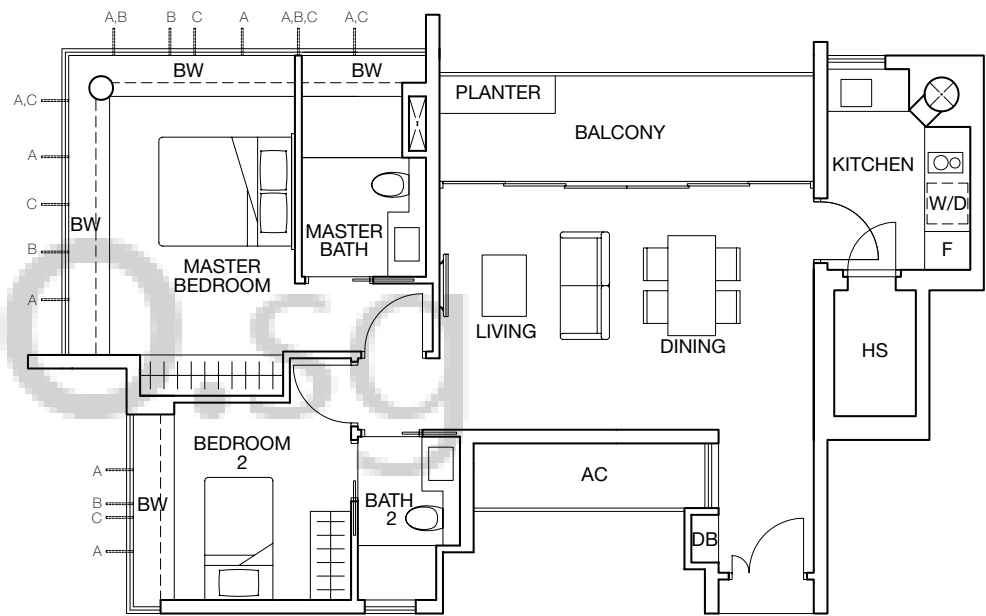
LEGEND:
F - Fridge DB - Distribution Board HS - Household Shelter W - Washing Machine D - Dryer W/D - Washing Machine cum Dryer AC - Aircon Ledge BW - Bay Window PL - Passenger Lift

All plans are subject to change as may be required or approved by the relevant authorities. Indicated floor areas are approximate and are subject to final survey.



TYPE (2)a – 2-Bedroom

Unit: #02-04 to #12-04, #02-08 to #12-08
Area: 90 sq m
(Inclusive of A/C ledge - 4 sq m,
Planter - 1 sq m & Balcony - 8 sq m)

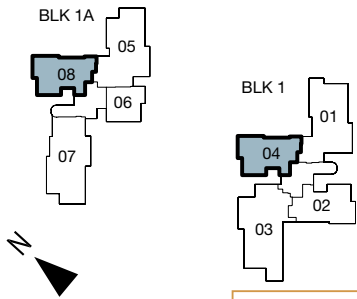


Fins at levels:
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(B) #03-04, #06-04, #10-04, #03-08, #06-08, #10-08
(C) #05-04, #07-04, #09-04, #12-04, #05-08, #07-08, #09-08, #12-08



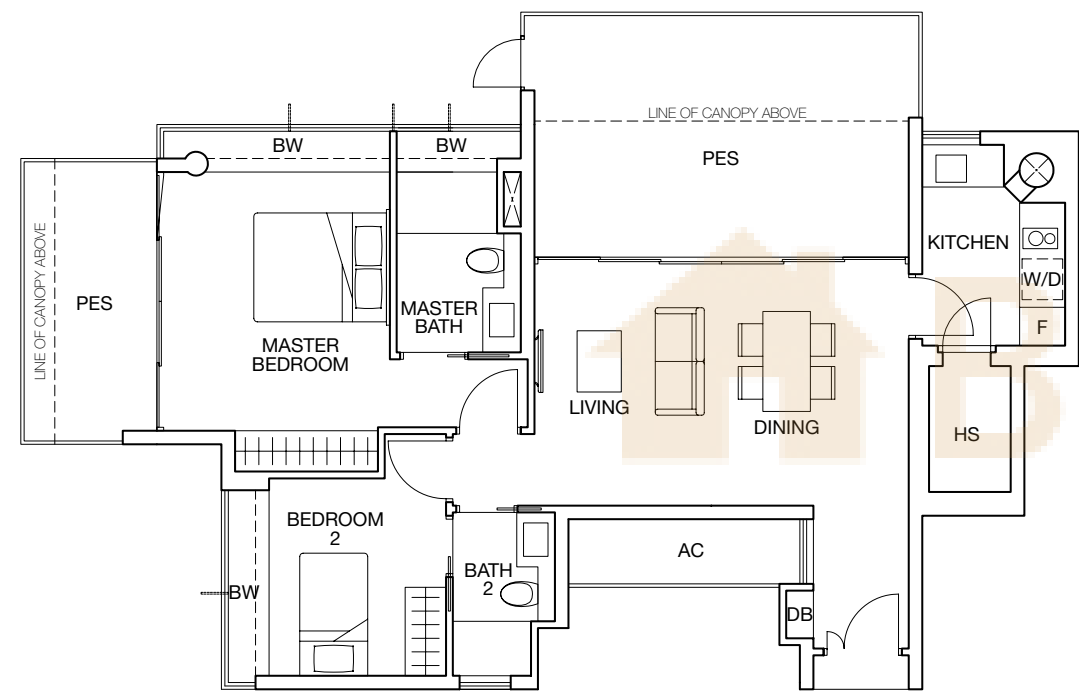
LEGEND:
F - Fridge DB - Distribution Board HS - Household Shelter W - Washing Machine D - Dryer W/D - Washing Machine cum Dryer AC - Aircon Ledge BW - Bay Window PL - Passenger Lift

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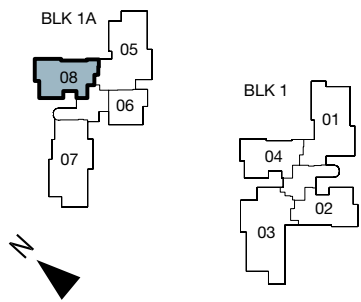
TYPE (2)a1 – 2-Bedroom

Unit: #01-08
Area: 110 sq m
(Inclusive of A/C ledge - 4 sq m & PES - 29 sq m)



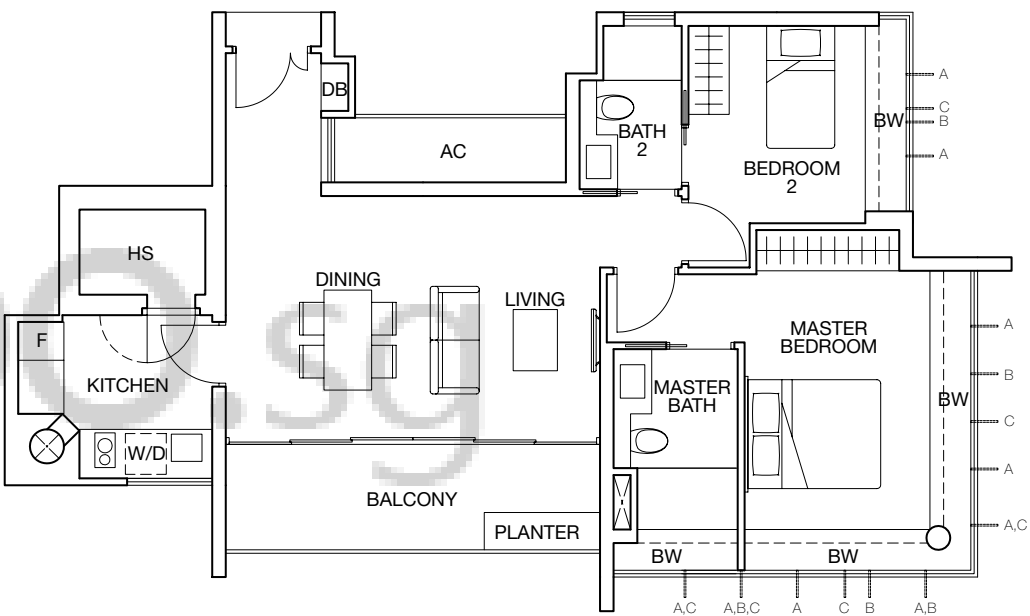
LEGEND:
F - Fridge DB - Distribution Board HS - Household Shelter W - Washing Machine D - Dryer W/D - Washing Machine cum Dryer AC - Aircon Ledge BW - Bay Window PL - Passenger Lift

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TYPE (2)b – 2-Bedroom

Unit: #02-02 to #12-02
Area: 90 sq m
(Inclusive of A/C ledge - 4 sq m,
Planter - 1 sq m & Balcony - 8 sq m)

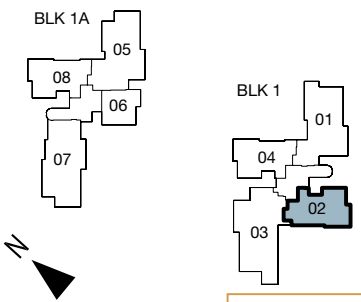


Fins at levels:
(A) #02-02, #04-02, #08-02, #11-02
(B) #03-02, #06-02, #10-02
(C) #05-02, #07-02, #09-02, #12-02



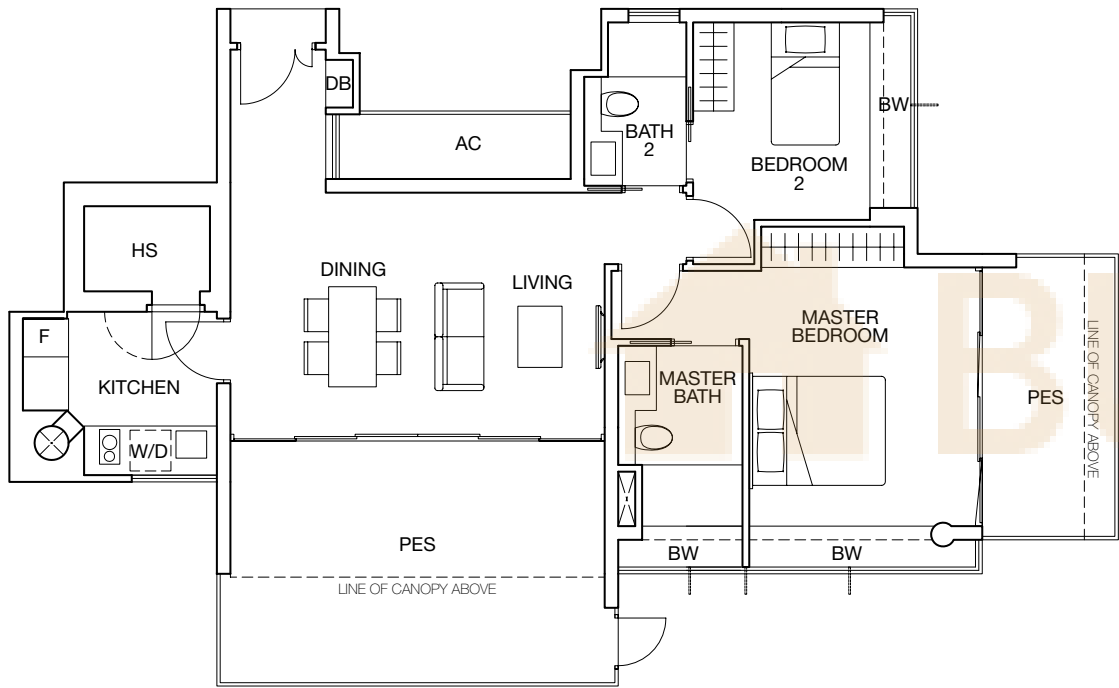
LEGEND:
F - Fridge DB - Distribution Board HS - Household Shelter W - Washing Machine D - Dryer W/D - Washing Machine cum Dryer AC - Aircon Ledge BW - Bay Window PL - Passenger Lift

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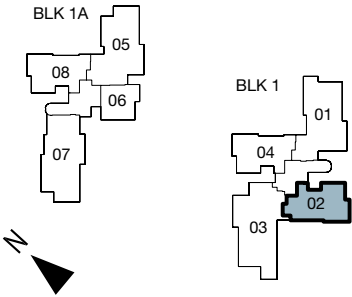
TYPE (2)b1 – 2-Bedroom

Unit: #01-02
Area: 110 sq m
(Inclusive of A/C ledge - 4 sq m & PES - 29 sq m)



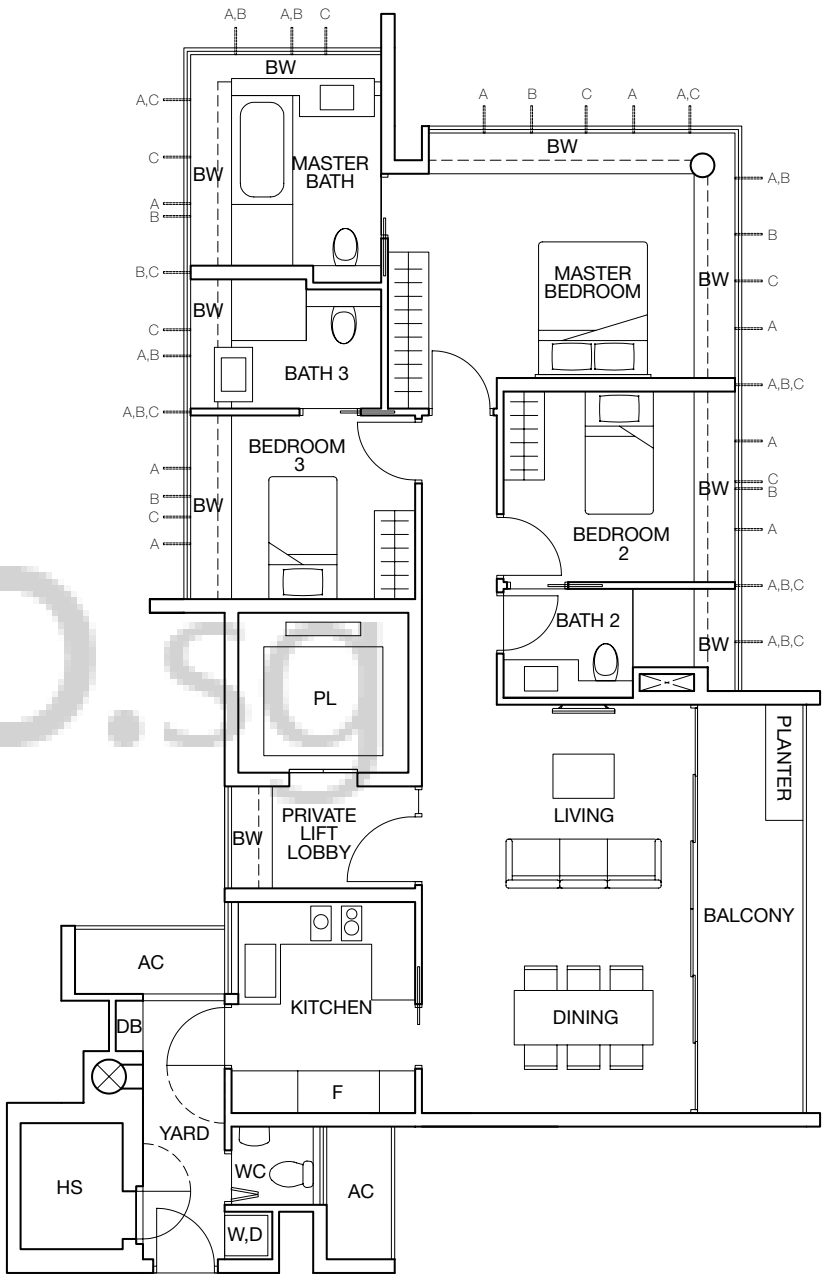
LEGEND:
F - Fridge DB - Distribution Board HS - Household Shelter W - Washing Machine D - Dryer W/D - Washing Machine cum Dryer AC - Aircon Ledge BW - Bay Window PL - Passenger Lift

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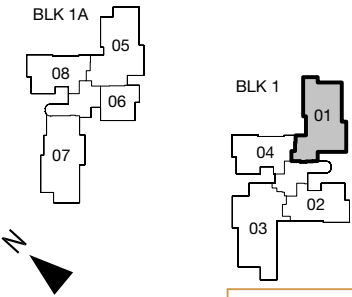
TYPE (3)a – 3-Bedroom

Unit: #03-01 to #11-01
Area: 132 sq m
(Inclusive of A/C ledge - 5 sq m,
Planter - 1 sq m & Balcony - 9 sq m)



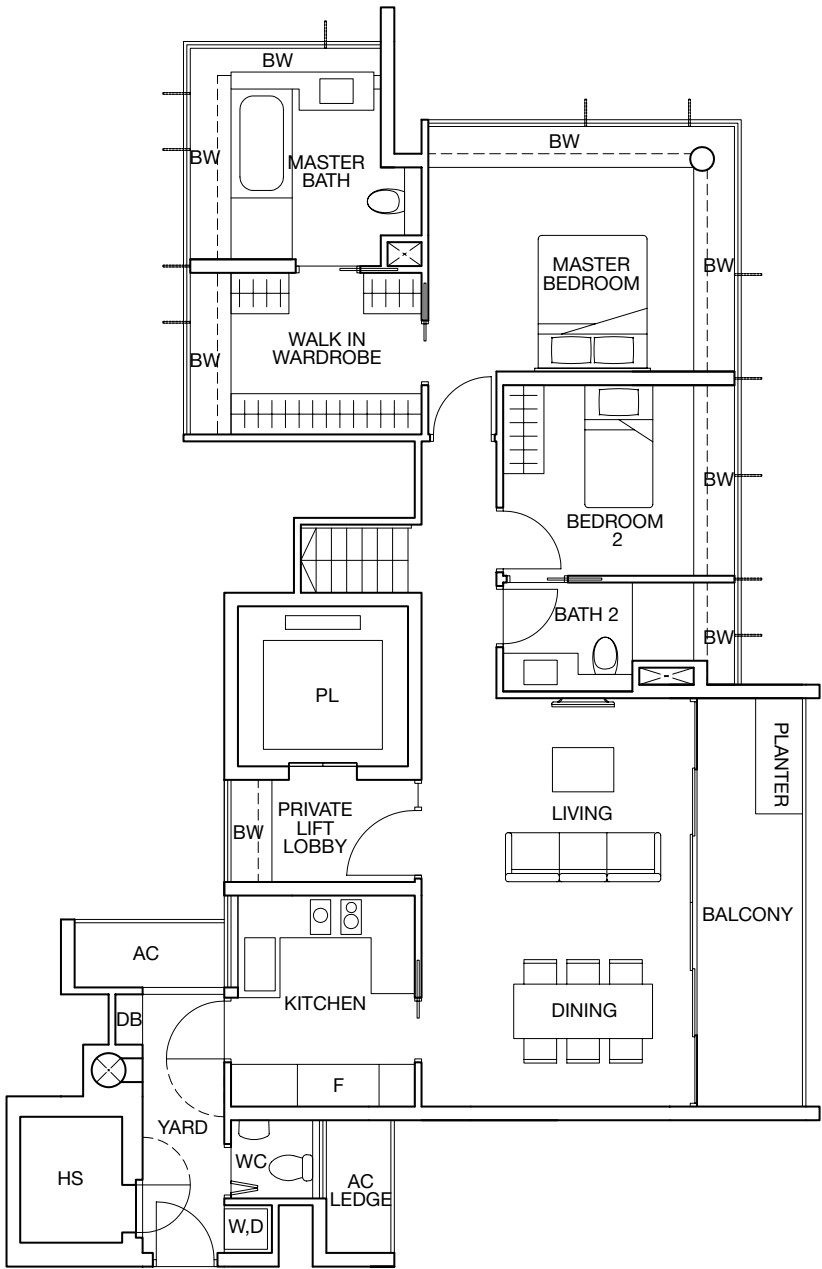
LEGEND:
F - Fridge DB - Distribution Board HS - Household Shelter W - Washing Machine D - Dryer W/D - Washing Machine cum Dryer AC - Aircon Ledge BW - Bay Window PL - Passenger Lift

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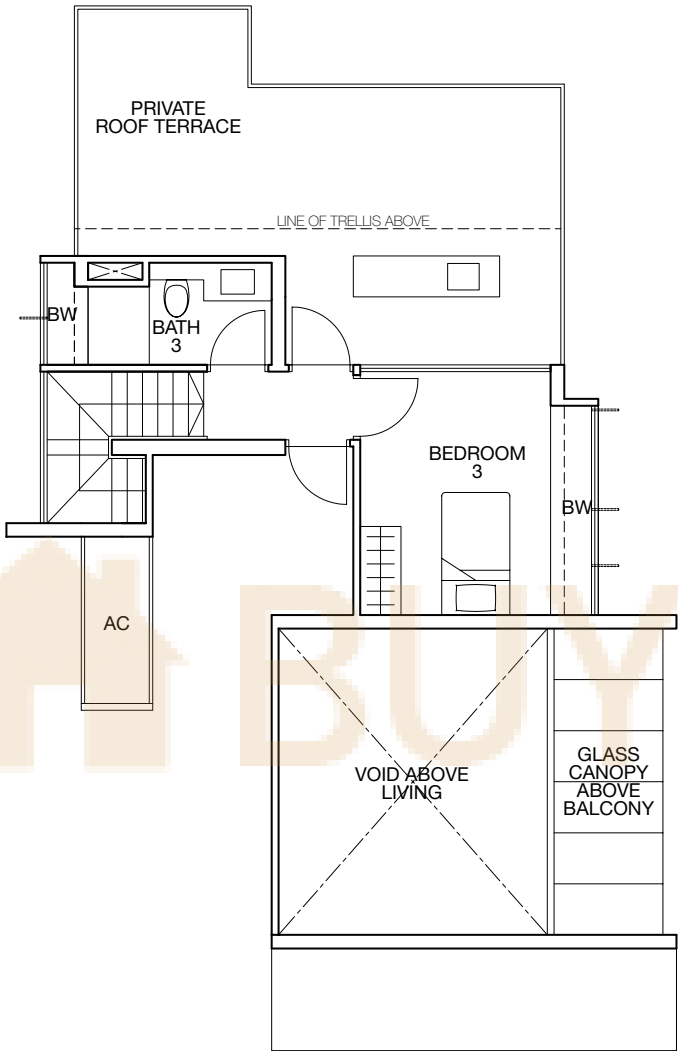


TYPE (3)a2 – 3-Bedroom

Unit: #12-01
Area: 207 sq m
(Inclusive of A/C ledge - 8 sq m, Planter - 1 sq m, Balcony - 9 sq m,
Private Roof Terrace - 28 sq m & Strata Void - 22 sq m)



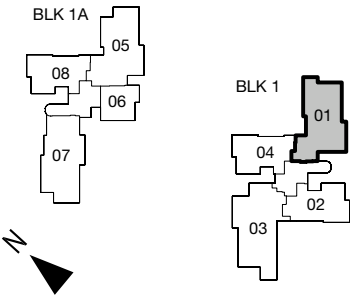
Lower Storey



Upper Storey

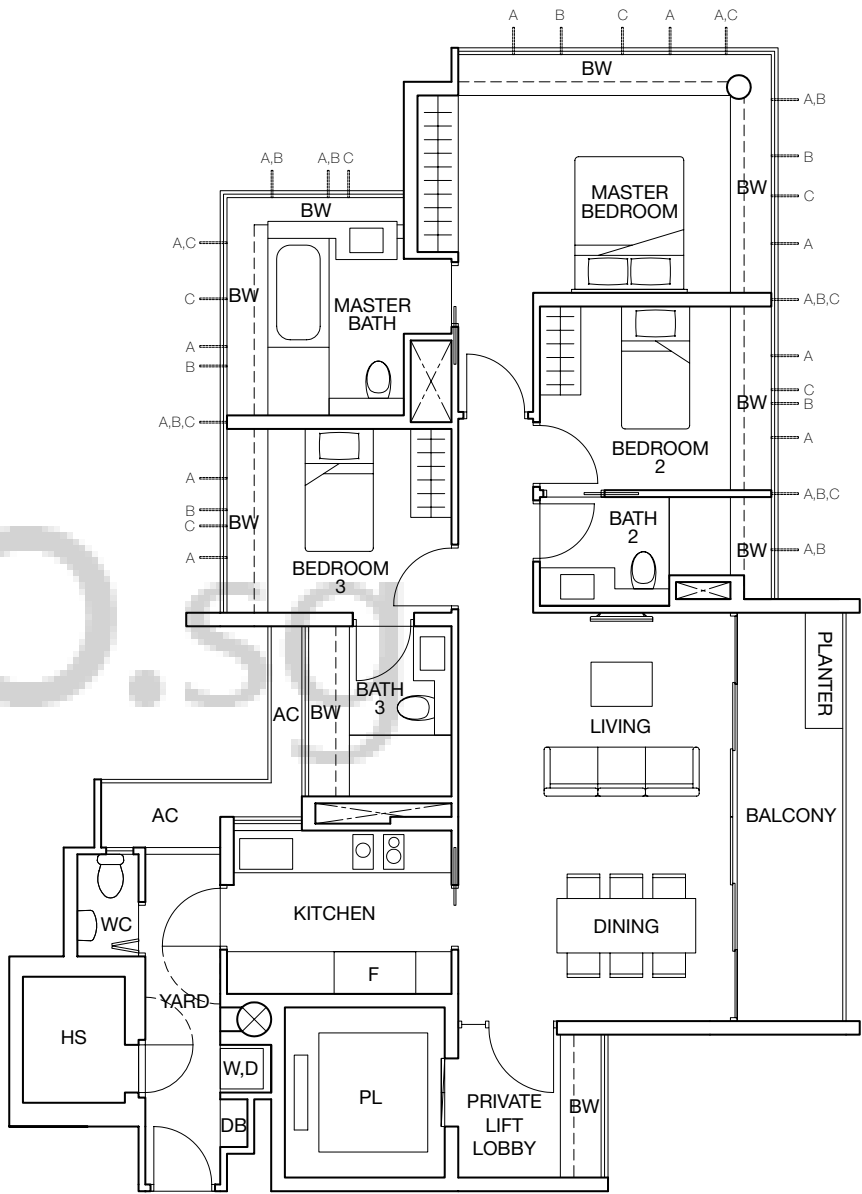


LEGEND:
F - Fridge DB - Distribution Board HS - Household Shelter W - Washing Machine D - Dryer W/D - Washing Machine cum Dryer AC - Aircon Ledge BW - Bay Window PL - Passenger Lift
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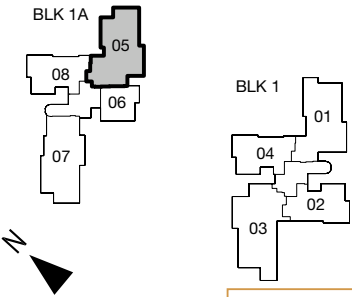


TYPE (3)b – 3-Bedroom

Unit: #02-05 to #11-05
Area: 131 sq m
(Inclusive of A/C ledge - 4 sq m,
Planter 1 - sq m & Balcony - 9 sq m)

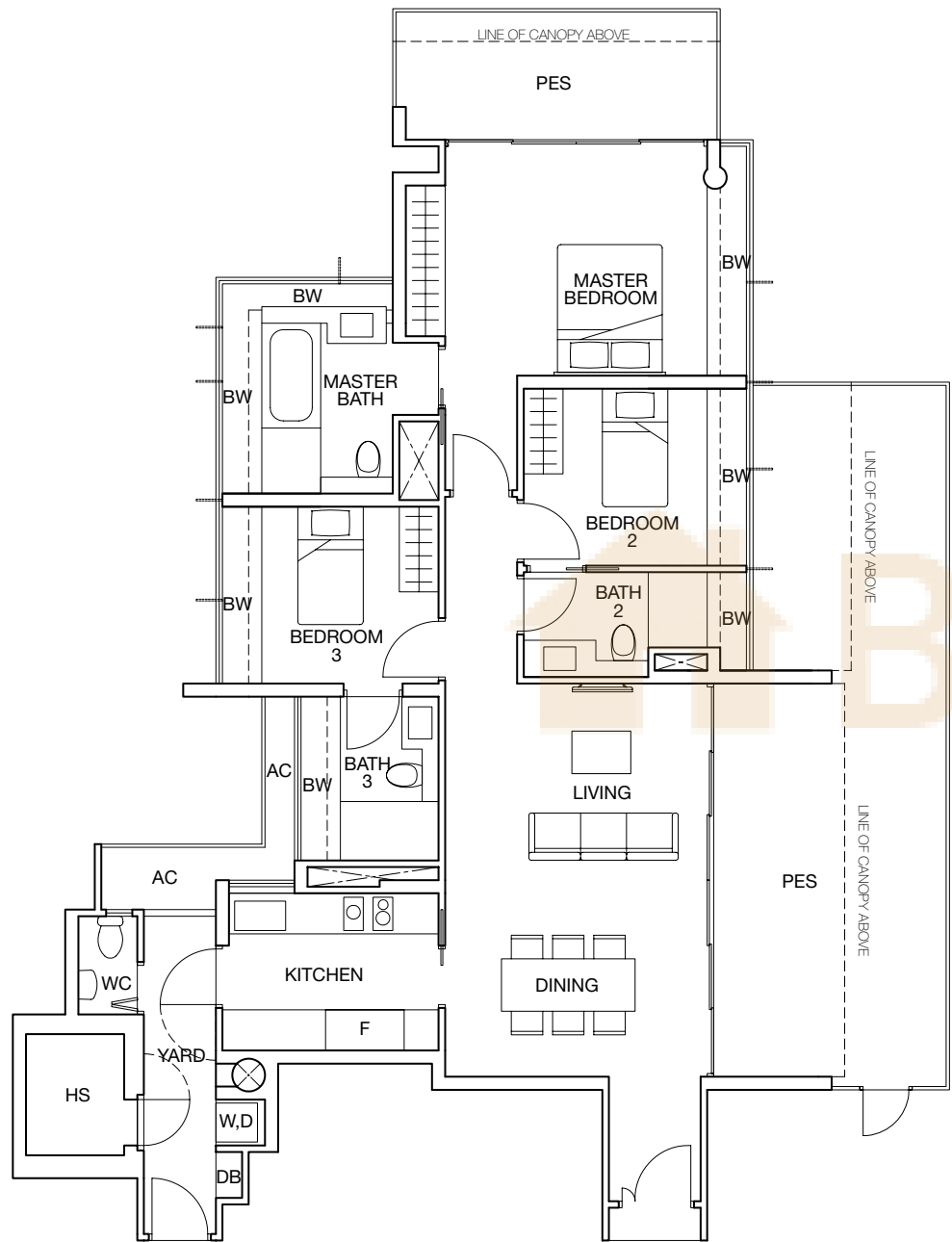


LEGEND:
F - Fridge DB - Distribution Board HS - Household Shelter W - Washing Machine D - Dryer W/D - Washing Machine cum Dryer AC - Aircon Ledge BW - Bay Window PL - Passenger Lift
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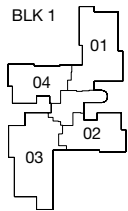
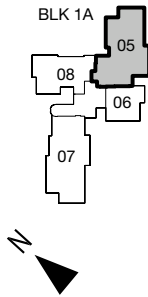


TYPE (3)b1 – 3-Bedroom

Unit: #01-05
Area: 166 sq m
(Inclusive of A/C ledge - 4 sq m & PES - 46 sq m)

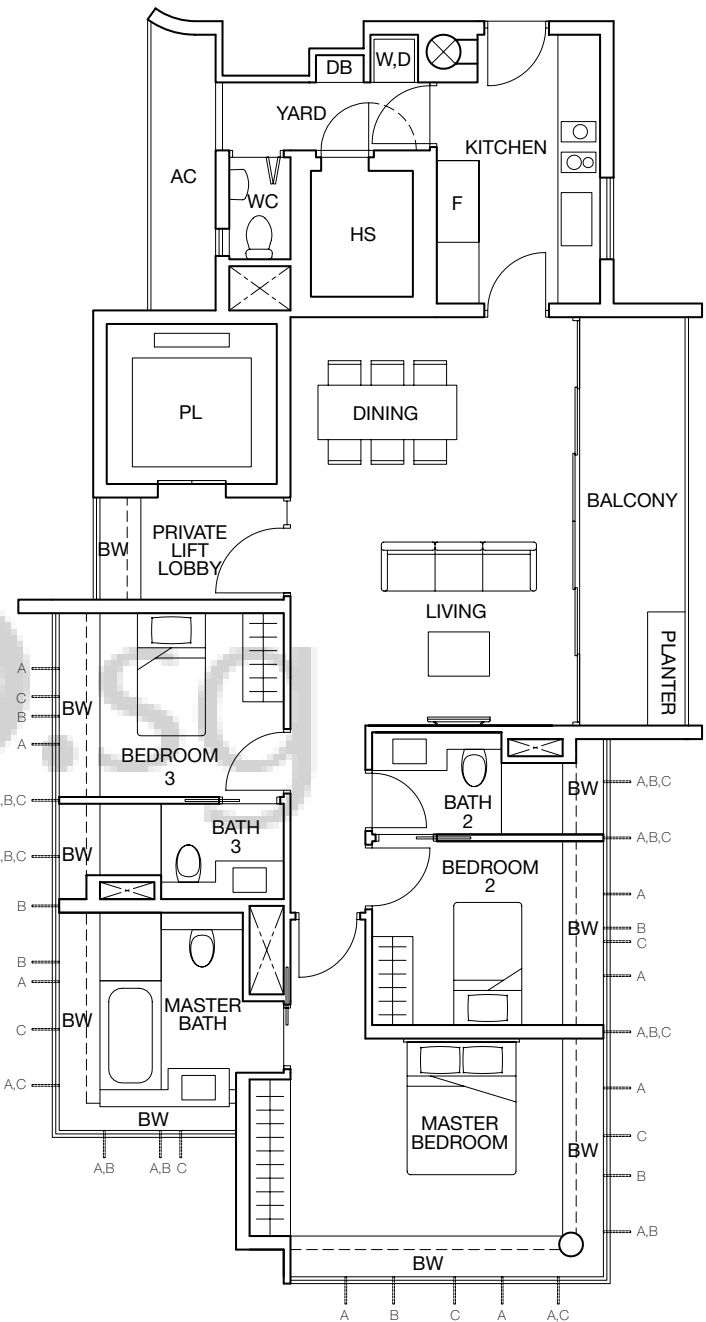


LEGEND:
F - Fridge DB - Distribution Board HS - Household Shelter W - Washing Machine D - Dryer W/D - Washing Machine cum Dryer AC - Aircon Ledge BW - Bay Window PL - Passenger Lift
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TYPE (3)c – 3-Bedroom

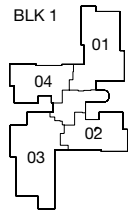
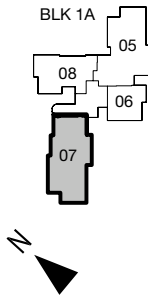
Unit: #02-07 to #11-07
Area: 131 sq m
(Inclusive of A/C ledge - 5 sq m,
Planter - 1 sq m & Balcony - 9 sq m)



Fins at levels:
(A) #02-07, #04-07, #08-07, #11-07
(B) #03-07, #06-07, #10-07
(C) #05-07, #07-07, #09-07



LEGEND:
F - Fridge DB - Distribution Board HS - Household Shelter W - Washing Machine D - Dryer W/D - Washing Machine cum Dryer AC - Aircon Ledge BW - Bay Window PL - Passenger Lift
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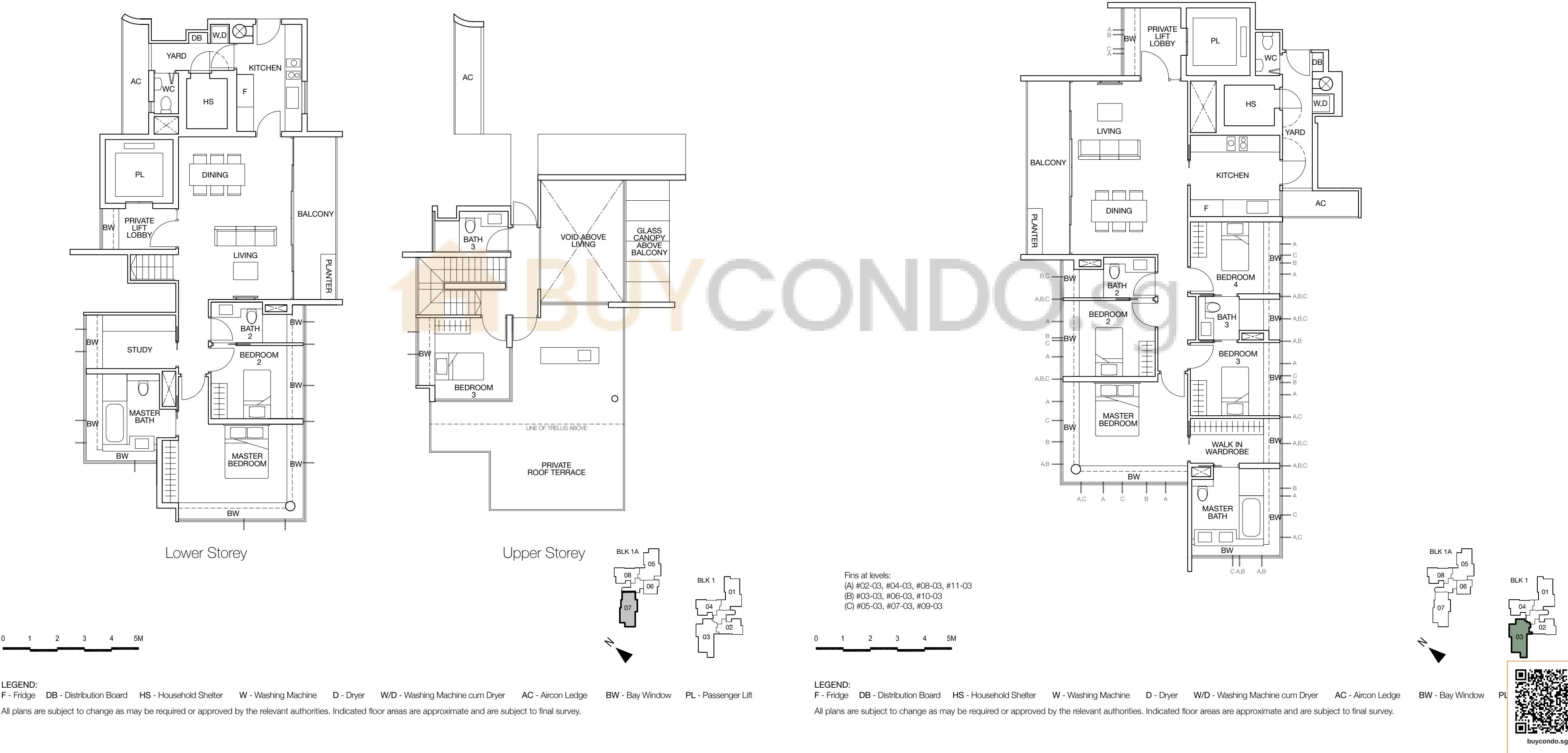


TYPE (3)c2 – 3-Bedroom

Unit: #12-07
Area: 215 sq m
(Inclusive of A/C ledge - 9 sq m, Planter - 1 sq m, Balcony - 9 sq m,
Private Roof Terrace - 39 sq m & Strata Void - 19 sq m)

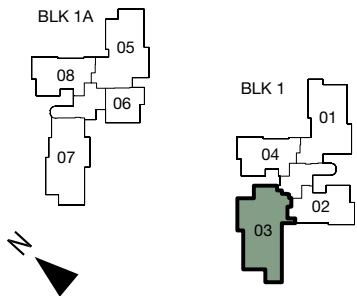
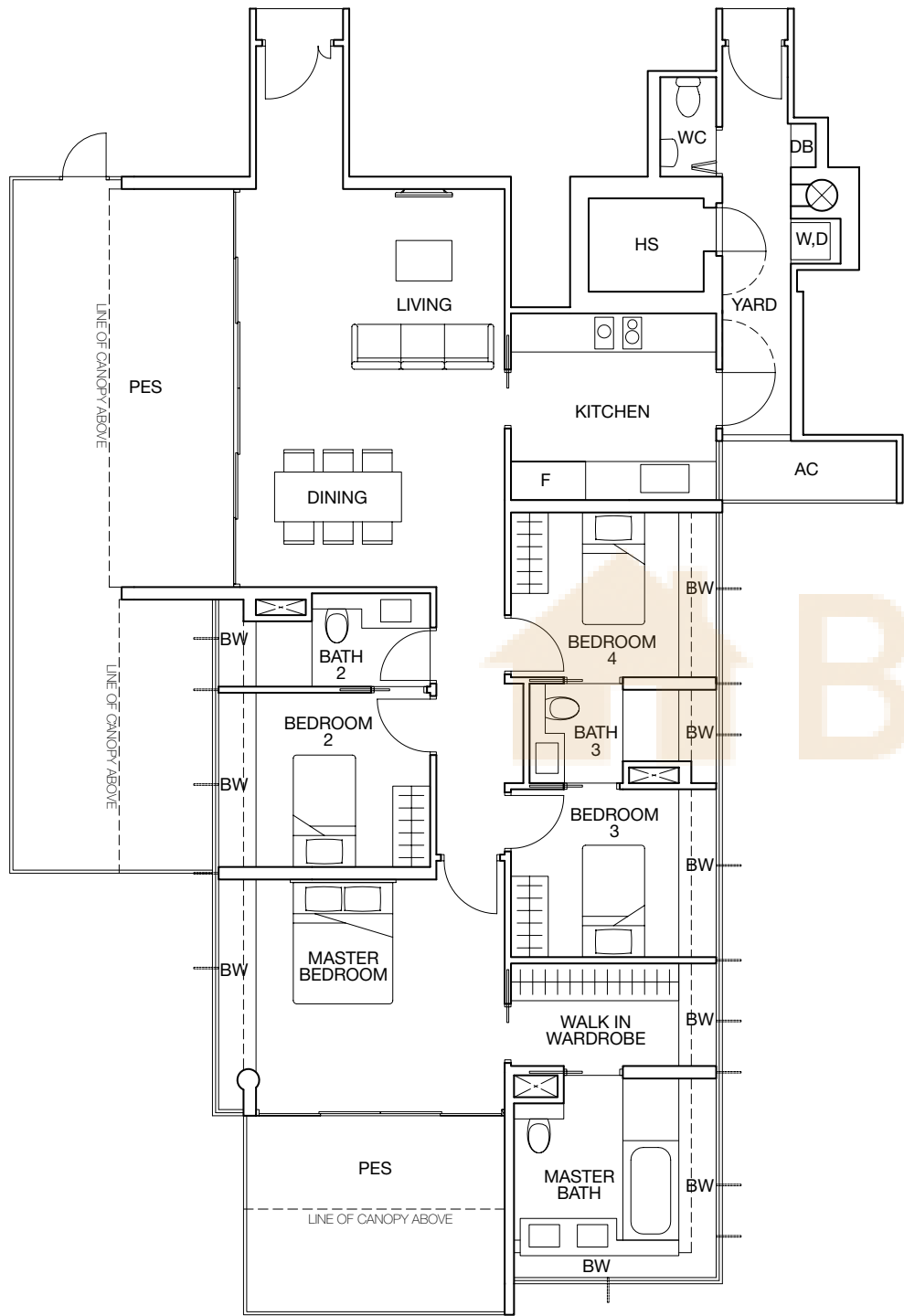
TYPE (4)a – 4-Bedroom

Unit: #02-03 to #11-03
Area: 154 sq m
(Inclusive of A/C ledge - 3 sq m,
Planter - 1 sq m & Balcony - 10 sq m)



TYPE (4)a1 – 4-Bedroom

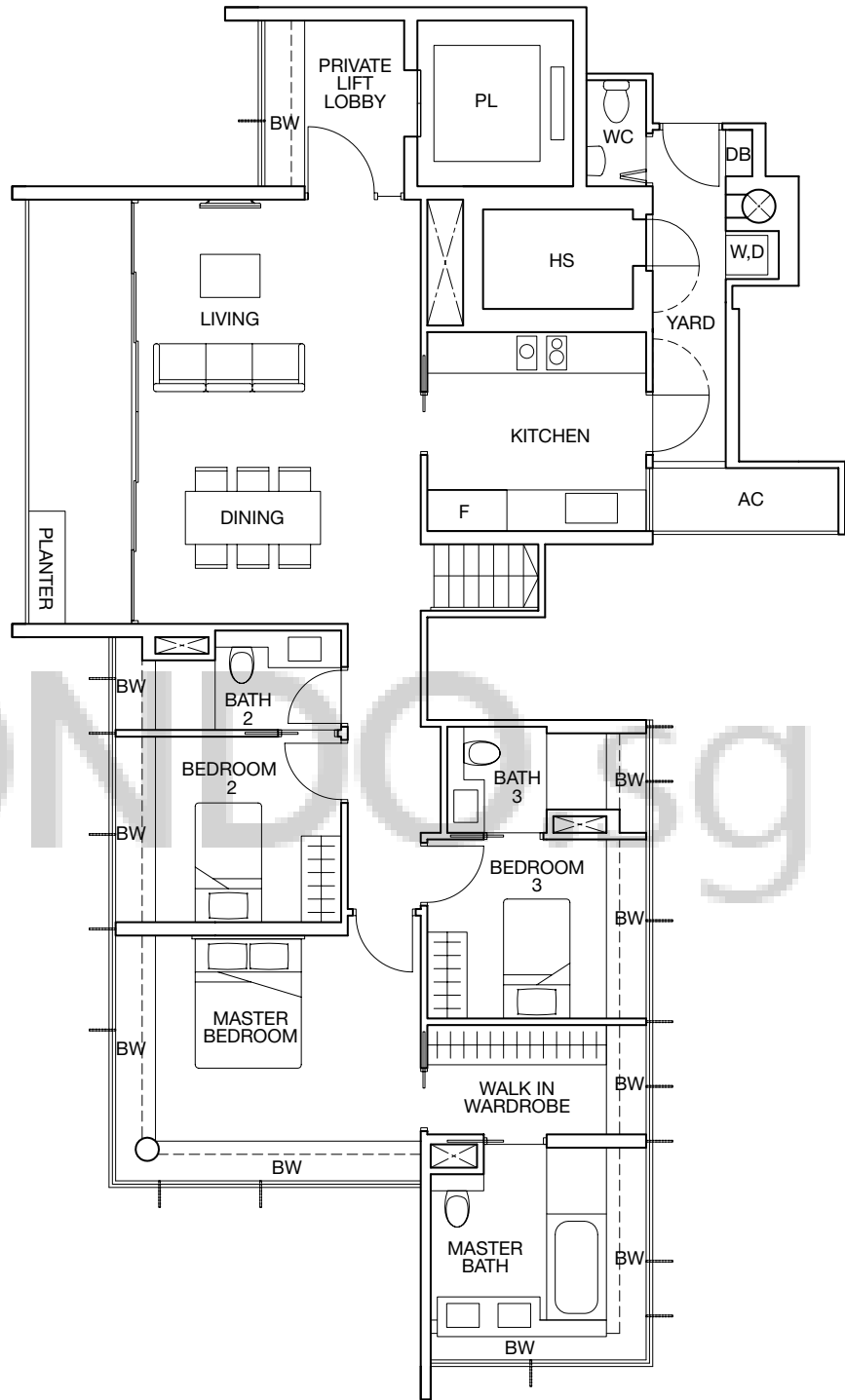
Unit: #01-03
Area: 195 sq m
(Inclusive of A/C ledge - 3 sq m & PES - 53 sq m)



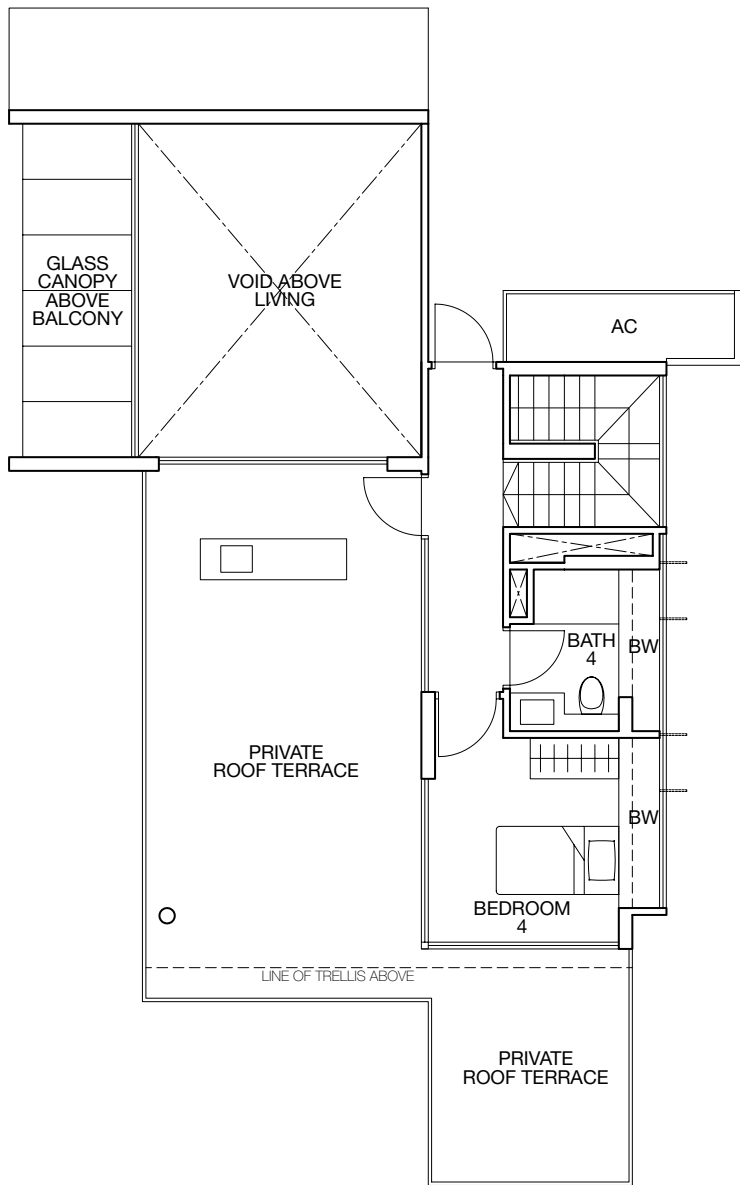
LEGEND:
F - Fridge DB - Distribution Board HS - Household Shelter W - Washing Machine D - Dryer W/D - Washing Machine cum Dryer AC - Aircon Ledge BW - Bay Window PL - Passenger Lift
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TYPE (4)a2 – 4-Bedroom

Unit: #12-03
Area: 250 sq m
(Inclusive of A/C ledge - 7 sq m, Planter - 1 sq m, Balcony - 10 sq m, Private Roof Terrace - 43 sq m & Strata Void - 25 sq m)



Lower Storey



Upper Storey

LEGEND:
F - Fridge DB - Distribution Board HS - Household Shelter W - Washing Machine D - Dryer W/D - Washing Machine cum Dryer AC - Aircon Ledge BW - Bay Window PL - Passenger Lift
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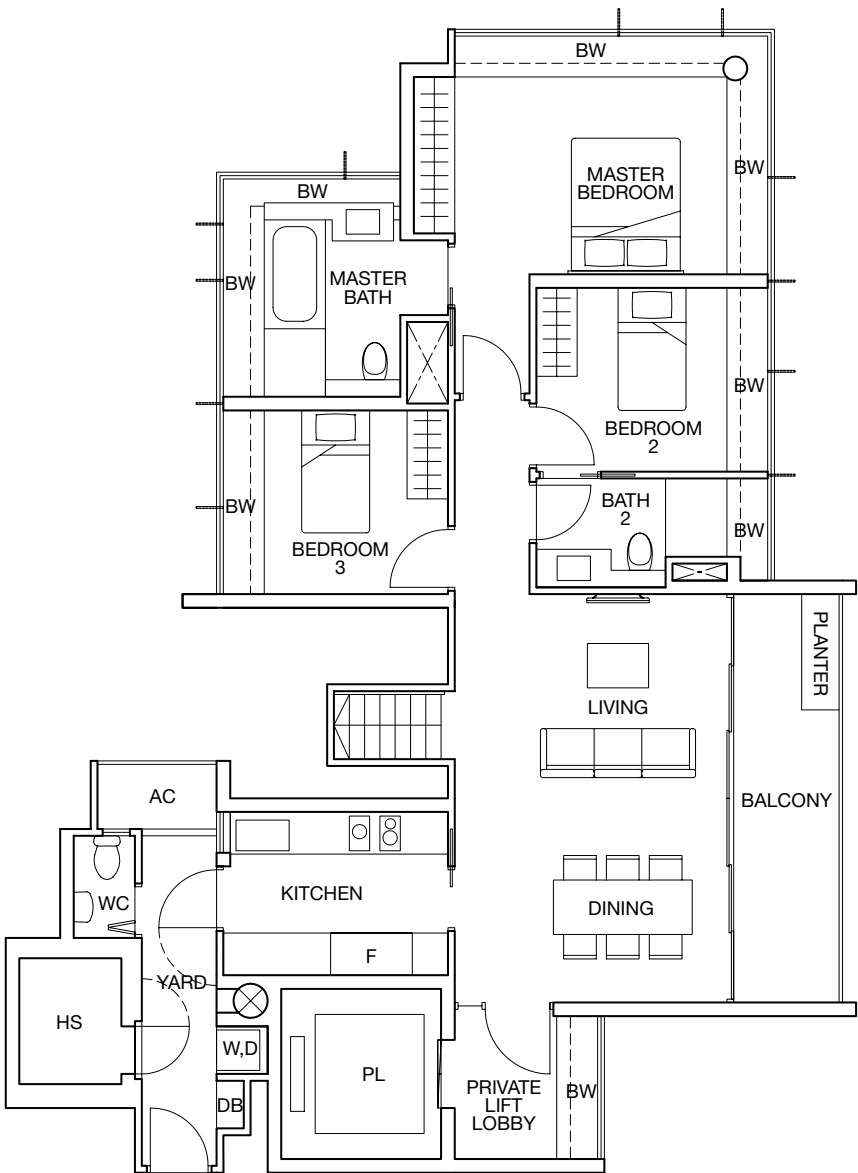


TYPE (4)b2 – 4-Bedroom

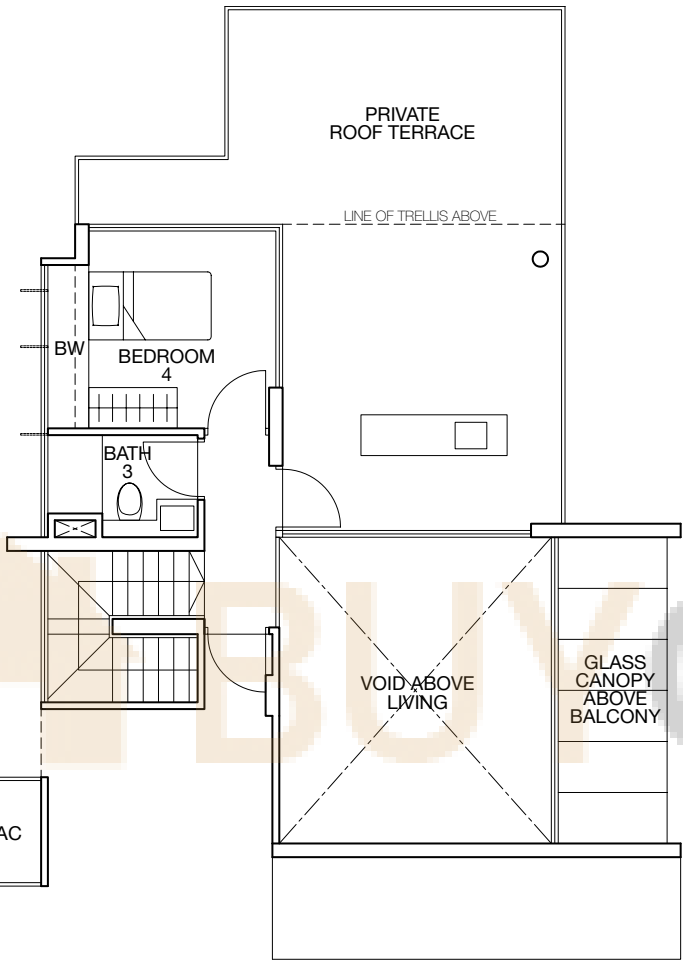
Unit: #12-05

Area: 213 sq m

(Inclusive of A/C ledge - 4 sq m, Planter - 1 sq m, Balcony - 9 sq m,
Private Roof Terrace - 37 sq m & Strata Void - 23 sq m)



Lower Storey

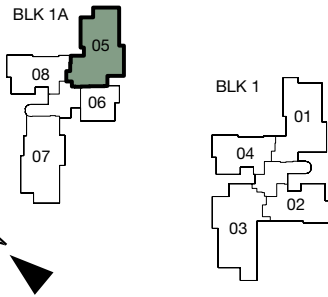


Upper Storey



LEGEND:
F - Fridge DB - Distribution Board HS - Household Shelter W - Washing Machine D - Dryer W/D - Washing Machine cum Dryer AC - Aircon Ledge BW - Bay Window PL - Passenger Lift

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- 1) FOUNDATION
Reinforced concrete footings and or cast in-situ bored piles and/or driven pre-cast reinforced concrete piles in accordance with Singapore Standard CP 4 : 2003.
- 2) SUPERSTRUCTURE
Reinforced concrete structure using Grade 35 to 50 concrete manufactured from cement complying with Singapore Standard SS 26 and steel reinforcement bars and or strands complying with Singapore Standard SS 2 and/or Singapore Standard SS 475.
- 3) WALLS
a) External wall
In-situ and/or pre-cast reinforced concrete wall and/or masonry wall.
b) Internal wall
Masonry and/or reinforced concrete and/or lightweight concrete panels and/or pre-cast wall panels and/or dry wall partition system.
- 4) ROOF
Reinforced concrete flat roof and pitched roof with heat insulation and waterproofing system.
- 5) CEILING
a) Apartment Unit
Skim coat and/or ceiling boards with emulsion paint to private lift lobby, living, dining, bedrooms, study, walk-in wardrobes, kitchen, yard, balcony, PES, household shelter, baths, wc, passageway and internal staircase, where applicable.
b) Common Areas
i) Skim coat and/or ceiling boards with emulsion paint to lift lobbies, corridor, function room, reading room, lounge, gym, handicapped toilets and changing rooms.
ii) Skim coat and/or ceiling boards with emulsion paint to staircase, carpark and driveway.
- 6) FINISHES
(A) WALL FINISHES
a) Apartment Unit – Internal (finishes applied up to false ceiling level and exposed areas only).
For all unit types:
i) Plaster and/or skim coat with emulsion paint to living, dining, bedrooms, study, walk-in wardrobes, passageway, yard and internal staircase, where applicable.
ii) Natural stone tiles and plaster and/or skim coat with emulsion paint to private lift lobby, where applicable.
iii) Skim coat with emulsion paint to household shelter.
iv) Natural stone tiles to baths.
v) Homogenous and/or ceramic and/or porcelain tiles to kitchen and wc, where applicable.
b) Apartment Unit – External
i) Plaster and/or skim coat with emulsion / spray textured paint to balcony, PES and private roof terrace, where applicable.
ii) Laminated glass parapet with stainless steel railing to balcony and private roof terrace, where applicable.
iii) Glass parapet with stainless steel railing to PES, where applicable.
c) Common Areas - Internal
i) Agglomerated marble and/or natural stone and/or homogenous and/or ceramic and/or porcelain tiles and/or plaster and/or skim coat with emulsion and/or textured paint and/or laminated paneling to lift lobbies.
ii) Plaster and/or skim coat with emulsion and/or textured paint to passageways, gym, function room, lounge and reading room.
iii) Homogenous and/or ceramic and/or porcelain and/or mosaic tiles to changing rooms and handicapped toilets.
iv) Plaster and/or skim coat with emulsion paint to carpark, corridor and staircase.
d) Common Areas - External
i) Natural stone and/or homogenous and/or ceramic and/or porcelain tiles and/or pebble wash finish and/or plaster and/or skim coat with emulsion and/or spray textured paint to wall.
- (B) FLOOR FINISHES
a) Apartment Unit
i) Natural stone tiles with matching skirting to living, dining and passageway.
ii) Natural stone tiles with matching skirting to private lift lobby, where applicable.

- iii) Solid timber flooring with matching skirting to bedrooms.
iv) Homogenous tiles with matching skirting to household shelter.
v) Solid timber flooring with matching skirting to internal staircase and study, where applicable.
vi) Natural stone tiles to kitchen and baths.
vii) Homogenous and/or ceramic and/or porcelain tiles to wc and yard, where applicable.
viii) Homogenous and/or ceramic and/or porcelain tiles with matching skirting to balcony, where applicable.
ix) Reconstituted timber flooring to PES and private roof terrace, where applicable.
x) Cement screed to planter, where applicable.
- b) Common Areas - Internal
i) Natural stone and/or agglomerated marble and/or homogenous and/or ceramic and/or porcelain tiles with matching skirting to lift lobbies at basement and 1st storey.
ii) Natural stone and/or agglomerated marble and/or homogenous and/or ceramic and/or porcelain tiles with matching skirting to other common lift lobbies.
iii) Carpet and/or natural stone and/or agglomerated marble and/or homogenous and/or ceramic and/or porcelain tiles to function room, lounge and reading room.
iv) Reconstituted timber flooring and/or vinyl flooring and/or carpet to gym.
v) Homogenous and/or ceramic and/or porcelain tiles to changing rooms and handicapped toilets.
- c) Common Areas - External
i) Reconstituted timber strip and/or natural stone tiles and/or homogenous and/or ceramic and/or reconstituted stone tiles and/or pebble wash finishes to pool decks, open deck, walkway, linkway and footpath.
ii) Ceramic tiles and/or mosaic tiles to lap pool, children's pool and jacuzzi.
iii) Natural stone and/or ceramic tiles and/or mosaic to water features.
iv) Natural stone and/or homogenous and/or ceramic tiles and/or pebble wash and/or reconstituted timber to communal outdoor pavilions.
v) Reconstituted rubber flooring to children's playground and outdoor fitness area.
- 7) WINDOWS
Aluminium framed windows with minimum 6mm thick clear and/or tinted and/or obscured glass, where applicable.
a) Casement window and/or fixed panel to bedrooms, baths, study (for unit type (3)c2 only), walk-in wardrobe (for unit types (3)a2, (4)a, (4)a1 & (4)a2 only), private lift lobby (for unit types (3)a, (3)a2, (3)b, (3)c, (3)c2, (4)a, (4)a2 & (4)b2 only), internal staircase (for unit types (3)a2, (3)c2, (4)a2 & (4)b2 only) and passageway (for unit types (2)a, (2)a1, (2)b & (2)b1 only).
b) Sliding window and/or fixed panel to all kitchen, except:
i) No window provision to kitchen (for all 1 bedroom unit types only)
ii) Casement window and/or fixed panel to kitchen (for unit types (2)a, (2)a1, (4)a, (4)a1, (4)a2 & (4)b2 only)
c) Top-hung window and/or fixed panel to wc (for unit types (3)b, (3)b1, (3)c, (3)c2, (4)a, (4)a1, (4)a2 & (4)b2 only)
d) Casement window and/or fixed panel to wc (for unit types (3)a & (3)a2 only)
- 8) DOORS
a) Fire-rated solid timber swing doors to unit main entrance (for all 1 & 2 bedrooms unit types and unit types (3)b1 and (4)a1 only).
b) Fire-rated solid timber swing doors to unit service entrance (for all 3 & 4 bedrooms unit types only).
c) Solid core timber swing door with fixed glass panel to private lift lobby (for unit types (3)a, (3)a2, (3)b, (3)c, (3)c2, (4)a, (4)a2 & (4)b2 only)
d) Solid core timber swing door to bedrooms.
e) Solid core timber sliding door to all baths, except:
i) Solid core swing door to bath 3 (for unit types (3)a2, (3)b, (3)b1, (3)c2 & (4)b2 only)
ii) Solid core swing and sliding door to bath 2 (for unit types (3)a, (3)a2, (3)b, (3)b1, (3)c, (3)c2, (4)a, (4)a1, (4)a2 & (4)b2 only)
iii) Solid core swing door to bath 4 (for unit types (4)a2 only)
f) Solid core timber sliding door to walk-in wardrobe (for unit types (3)a2, (4)a, (4)a1, (4)a2 only)
g) Solid core timber sliding door to study (for unit type (3)c2 only)
- h) Timber framed glass swing door to kitchen (for unit types (2)a, (2)a1, (2)b, (2)b1, (3)c, (3)c2 only)
i) Timber framed glass sliding door to kitchen (for unit types (3)a, (3)a2, (3)b, (3)b1, (4)a, (4)a1, (4)a2 & (4)b2 only)
j) Timber framed glass swing door to yard (for all 3 & 4 bedrooms unit types only)
k) Slide-and-fold door panel to wc (for all 3 & 4 bedrooms unit types only)
l) Aluminium framed glass sliding door to balcony and PES, where applicable.
m) Aluminium framed glass swing door and/or sliding door to private roof terrace, where applicable.
n) Approved metal door for household shelter.
o) Good quality locksets and ironmongery to be provided.
- 9) SANITARY FITTINGS
a) Master Bath (for all 1 & 2 bedroom unit types)
1 natural stone vanity top with 1 wash basin with basin mixer, 1 mirror, 1 towel rail, 1 towel hook, 1 shower compartment with 1 shower mixer, 1 hand shower and 1 overhead shower rose, 1 water closet & 1 toilet paper holder.
b) Master Bath (for unit types (3)a, (3)a2, (3)b, (3)b1, (3)c, (3)c2 & (4)b2 only)
1 natural stone vanity top with 1 wash basin with basin mixer, 1 mirror, 1 towel rail, 1 towel hook, 1 shower compartment with 1 shower mixer, 1 hand shower and 1 overhead shower rose, 1 long bath with bath mixer and hand shower, 1 water closet & 1 toilet paper holder.
c) Master Bath (for unit types (4)a, (4)a1 & (4)a2 only)
1 natural stone vanity top with 2 wash basin with basin mixer, 1 mirror, 1 towel rail, 1 towel hook, 1 shower compartment with 1 shower mixer, 1 hand shower and 1 overhead shower rose, 1 long bath with bath mixer and hand shower, 1 water closet & 1 toilet paper holder.
d) Bath 2, 3 & 4 (where applicable)
1 natural stone vanity top with 1 wash basin with basin mixer, 1 mirror, 1 towel rail, 1 towel hook, 1 shower compartment with 1 shower mixer, 1 hand shower, 1 water closet & 1 toilet paper holder.
e) WC (where applicable)
1 wash basin with tap, 1 shower set with bib tap, 1 mirror, 1 towel hook, 1 water closet and 1 toilet paper holder
f) Balcony, Yard, PES, Private Roof Terrace (where applicable)
1 bib tap
- 10) ELECTRICAL INSTALLATION
a) All units shall be cable TV ready.
b) Electrical wiring below false ceiling within the apartments shall generally be concealed where possible.
c) Electrical wiring above false ceiling shall be in exposed tray, conduits and/or trunking.

Electrical Provision	Ceiling Lighting Point	13A SSO Power Point	Bell Chime Point
Unit Type			
1)a	6	8	1
(2)a, (2)a1, (2)b, (2)b1	9	12	1
(3)a, (3)b, (3)b1, (3)c	12	15	1
(3)a2, (3)c2	15	17	
(4)a, (4)a1	14	18	
(4)a2, (4)b2	17	20	



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