Whistler Grand

Setting new heights of excellence in West Coast living

Artist's impression

A lush haven shaped by nature's rhythm

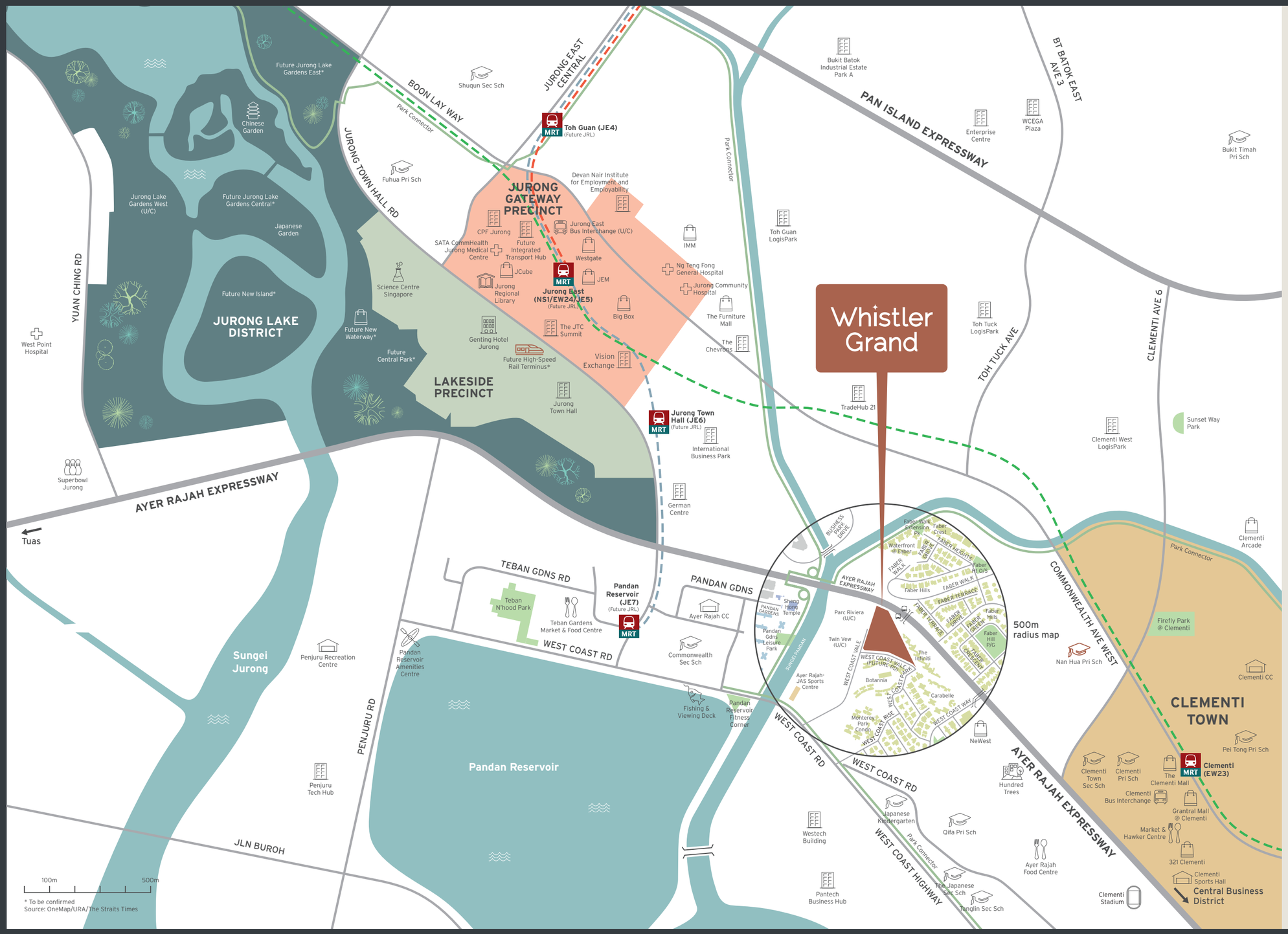
Standing tall amid a verdant enclave, Whistler Grand is an elevated invitation to adopt the pace of nature. Set within the West Coast precinct, its distinctive 36-storey double towers open up to panoramic views of the city, Pandan Reservoir and Bukit Timah Nature Reserve.

Step into your new home and be enthralled by the fine touches that greet you. Lined with glass windows, an accented grey curtain wall cascades down the architectural facade trimmed by contemporary textured design. Balancing tranquillity with playfulness, it's the perfect setting to experience all of life's refinements whilst staying connected.

Take in striking vistas of Pandan Reservoir and Bukit Timah Nature Reserve from the elegant comforts of your residence. Whistler Grand is a modern oasis set in close proximity to Jurong Lake District – Singapore's largest lakeside destination for business and leisure. The upcoming Pandan Reservoir MRT along with the future Jurong Region MRT Line and Cross Island MRT Line will soon provide residents with seamless travel around the island. Experience a coveted lifestyle where the way you work, live and play is never too far from home.

A future-ready enclave to work, live and play

The locations of future and existing amenities indicated in the photograph are approximate and for reference only
*To be confirmed



Connected for your convenience

Less than 1km to:

- Nan Hua Primary School
- Qifa Primary School

1 MRT stop to:

- Jurong East MRT

5 mins walk to:

- Pandan Reservoir
- Pandan Gardens Leisure Park
- Ayer-Rajah JAS Sports Centre

10 mins drive to:

- Westgate
- JEM
- JCube
- IMM
- The Clementi Mall
- The Star Vista
- Singapore Polytechnic
- Ngee Ann Polytechnic
- National University of Singapore
- Canadian International School
- Jurong Lake
- West Coast Park
- Kent Ridge Park
- International Business Park

15 mins drive to:

- Fusionopolis
- Mapletree Business City
- Henderson Wave
- HortPark
- Holland Village

Jurong Lake District – Singapore's Second Central Business District

A 360-hectare commercial and regional centre

- Set to be the largest commercial hub outside the city centre
- Where opportunities abound with approximately
  - 100,000 new jobs
  - 20,000 new homes
- Future High-Speed Rail to potentially open up new opportunities for business and leisure activities
- Anticipate an attractive street life within a bustling district, from day to night

A car-lite zone with seamless connectivity

- 39km of dedicated path for cyclists, pedestrians and personal mobility device users
- Two new MRT lines in the future
  - Jurong Region Line to open around 2026;
  - Cross Island Line to open around 2030

Integrated healthcare services

- Ng Teng Fong Hospital, Jurong Community Hospital, Vision Exchange and nursing home to serve the needs of elderly residents

Endless entertainment and lifestyle options

- 250,000 square metres of retail, entertainment and dining spaces
- Minutes to JEM, Westgate, IMM, JCube and Big Box

A sustainable environment

- Better living environment with district cooling systems, pneumatic waste collection systems, common services tunnels and consolidated logistics
- Residents and businesses will enjoy reduced energy usage with the Green Mark standard for buildings

Lush gardens and calm waters

- 16 hectares of new parks, creating a total of 106 hectares of lush greenery
- A new 17km waterway with extensive waterfront areas for social and community activities as well as recreation and retail
- A 90-hectare Jurong Lake Gardens, envisioned to be Singapore's first national gardens in the heartlands

Source: URA/The Straits Times

Everything at one address

Immerse yourself in the bustle of the city's most significant commercial hub outside of the Central Business District. Wine and dine at Holland Village and Rochester Mall, or even closer to home – at JEM, Westgate and IMM.

Wind down your evenings at Pandan Reservoir or West Coast Park. Enjoy easy connectivity to some of the most established educational institutions such as Nan Hua Primary School (located within 1km), Ngee Ann Polytechnic and National University of Singapore. Last but not least, get to key locales such as International Business Park, Fusionopolis and Mapletree Business City seamlessly within minutes. Be it business and entertainment hotspots, schools or green spaces, find yourself within reach of all that matters to you.

Jurong Gateway Precinct

JEM

Holland Village

Pandan Reservoir

Ng Teng Fong General Hospital

Nan Hua Primary School

At Whistler Grand, be entranced by a breathtaking, personal haven.

Grand Arrival

Arrival Club

Crafted for relaxation at every turn

With over 60 leisure facilities spread across six clubs, you can put sheer pleasure at the top of your daily agenda. Each space has been meticulously transformed for you to live amidst sprawling greenery, indulgent entertainment and communal enjoyment – which includes seamless conveniences with 2 shops at your doorstep. This begins the moment you pull up into the Grand Arrival lobby – a stimulating, warmly-lit greeting into a realm of tropical grandeur.

Wellness Club

Work out or wind down – the choice is yours

Complete respite is right at your doorstep. Plunge into the impressive Lap Pool or lounge at the Pool Cabanas. Sweat it out at the stunning Cantilevered Gym overlooking the pool or have a quick soak in the Spa Pool before welcoming guests to a rousing feast at the Club Gourmet. At the Wellness Club, blissful relaxation takes on a new dimension.

Lap Pool

Cantilevered Gym & Club Gourmet

Leisure Club

Relaxed luxury, designed to perfection

Glamping Garden

When you wish to kick it down a further notch, step into the Leisure Club – and experience the pleasures of leisure living to the fullest. Unwind on the River Hammock or head out to the teepee tents at Glamping Garden under the night sky for an outdoor experience to remember. Enjoy a spot for horticulture therapy at Urban Farming and spend quiet moments at the Relaxation Plaza.

Yoga Deck

Adventure Club

Take play to a new level

Kids Playground

With a Climbing Wall, Aqua Flying Fox and an Aqua Course specially designed for kids, your young ones will scale new heights at the Adventure Club. Let them frolic at the Kids Trampoline, Playground and Water Slide – or even dream up creative melodies at the Kids Xylophone. Fun seekers of all ages can delight in a round of table tennis, as you play host to a rousing outdoor barbeque. Complete enjoyment can be found without leaving home.

Kids Water Slide

Sky Club & Star Club

A top-of-the-world retreat

Sky Club

Star Club

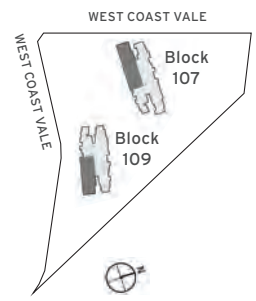
Be it a morning stroll or an evening soiree, higher-level living takes on fresh meaning at the quaduple-volume Sky Club on level 24. Unwind, meditate or entertain – our landscaped lounge, sky dining and terrace spaces open up a world of possibilities. Up on level 30, you'll find the Star Club, a dedicated astronomy observation deck that lets you gaze into the night sky.

Sky Club (Level 24)

66. Sky Dining
67. Sky Walk
68. Sky Lounge

Block 109

Block 107

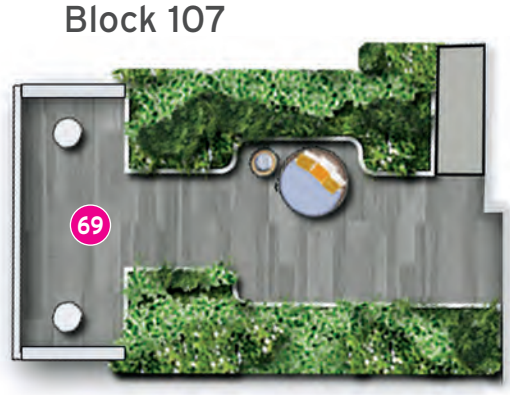


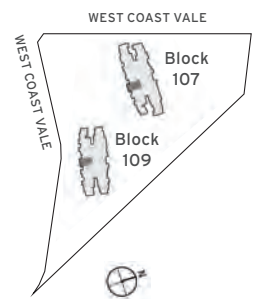
Star Club (Level 30)

69. Stargaze

Block 109

Block 107





Come home to a stylish, spacious retreat

Come home to soothing tropical lux tones specially designed for 3- to 5-bedroom, dual key units and penthouses, or nordic accent tones for 1- to 2-bedroom Premium + Study. Bask in abundant natural light in your living room, welcomed in through its modern glass panels. Feel the morning breeze and be greeted by a tranquil panorama above the streetscape. Luxurious finishes, fine craftsmanship and thoughtful spatial planning set the standard for every unit at Whistler Grand.

For illustration only

It's the details that make the difference

Attentively curated features* such as integrated storage with full height mirror at the foyer, a walk-in wardrobe and accessories cabinet in the master bedroom are some of the fixtures in your home. Cook like a master chef in your fully equipped kitchen fitted with generous cabinets with built-in LED lighting, compressed quartz countertop alongside Bosch cooker hood, hob, oven and fridge. Keep linens clean with a Bosch washer dryer, or wind down the day under the rain shower in your luxurious master bathroom featuring wares and fittings from brands such as Duravit and Grohe. Proof that perfection is in every detail.

**For selected units only*

Fully equipped kitchen with Bosch appliances

Stylish Master Bedroom

Luxurious bathroom wares and fittings from Duravit & Grohe

Residential Services

Where your every need is thoughtfully catered for

Whether it is a momentous celebration you need help in planning, or a parcel that needs to be received while you're away, our Residential Host will be around to attend to your lifestyle needs. Experience customised luxury within the elegant comforts of your residence.

Fee-based Services*

- Dry Cleaning & Laundry
- Party & Event Management
- Auto Detailing
- Mail and Courier Arrangements
- Housekeeping
- Private Chef
- Personal Trainer
- Transport Arrangements
- Private Car & Driver
- Pet Care
- Handyman, Pest Control & IT
- Restaurant, Hotel and Attraction Arrangements

* Please note that the use of these services and facilities are chargeable as they are provided by third party service providers ("Service Providers"). While our Residential Host will assist in making arrangements, all costs incurred will be borne by residents. Provision of these services and facilities may be modified according to availability and at the discretion of the Service Providers. The Service Providers also reserve the right to terminate the services and facilities without prior notice. Other terms and conditions apply. Visual representations are not representations of the actual provision.

Life made simple with a smart home

Be in complete control of everyday conveniences and beyond.
Begin your day with the latest world news, weather and even your appointments read out to you by your smart voice assistant. Enjoy remote access of your room's air conditioning with smart air conditioner control, and enhanced house security with a smart digital lockset and camera.

Every detail is well taken care of in your smart home – letting you go about your daily life with absolute ease and assurance.

Smart Home Gateway with Pan & Tilt Camera

- 1 unit provided
- Remote surveillance and control of camera via mobile app
- 2-way audio function allows users to communicate between home and mobile app
- Night vision capabilities for extra security
- Speaker siren for unauthorised door opening
- Video recording function

Smart Voice Assistant

- 1 unit provided
- Control smart home devices with voice
- Calendar reminder
- Provide information such as news and weather forecast
- Play music

Smart Digital Lockset

- 1 unit provided
- Lock and unlock door via card, pin, key and mobile app

Smart Door Sensor

- 1 unit provided
- Monitor the opening of door for added security via mobile app

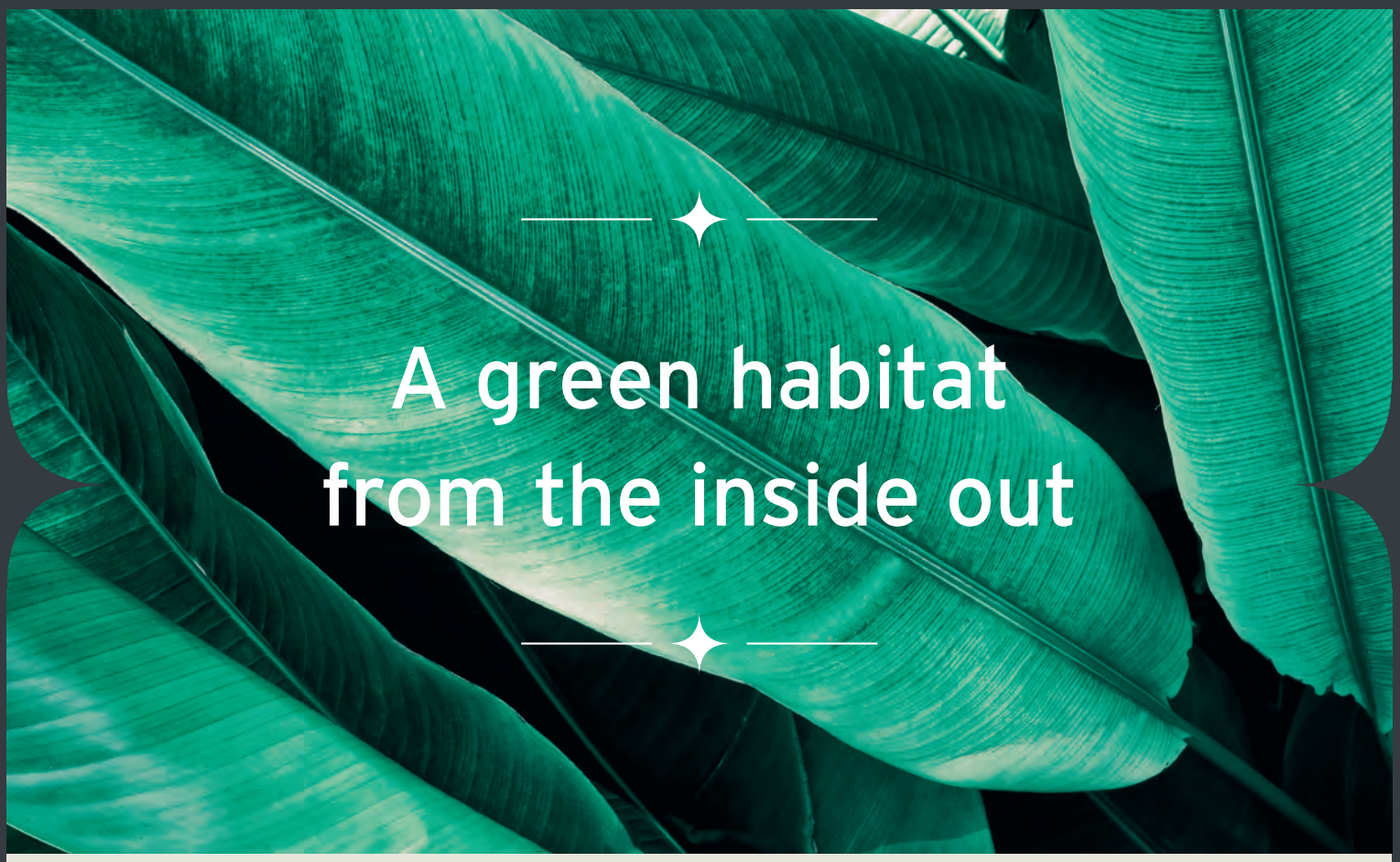
Smart Air Conditioner Control

- 2 units provided
- Power on and off air conditioner and control temperature via mobile app

Smart Lighting Control

- 2 units provided
- Control, automate and monitor your light via mobile app

The unit will be supplied and installed with the following items ("Wireless SMART Home System"):
(i) 1 smart home gateway with built-in IP camera, (ii) 1 smart voice assistant, (iii) 1 digital lockset, (iv) 1 main door sensor, (v) 2 lighting controls, and (vi) 2 air conditioner controls.
The make, model, brand, design and technology of the Wireless SMART Home System to be supplied and installed in the actual unit may differ from the above illustration and are subject to change. Terms and conditions apply. Buyers shall liaise with the smart home vendor instead of the developer to make all arrangements for the set up and configuration of, and for any queries, defects, maintenance and/or upgrade issues with the Wireless SMART Home System at buyers' own costs. Items/devices which are not listed above are not included in Wireless SMART Home System and may be purchased from the smart home vendor directly and installed at buyers' own costs after the handover of the unit.



A green habitat from the inside out

Live in a home that isn't just built smart from the ground up – but also with heart. Having been accorded the BCA Green Mark Gold^{Plus} Award, experience gentler afternoons and all-round efficiency with green features incorporated throughout your house. Enjoy what it means to live sustainably, without forgoing homely comforts you're used to.

Passive Cool Design Architecture

- Designed to minimise direct West-facing units
- Units are designed with balconies and/ or other sunshading elements such as horizontal ledges and tinted window glass to minimise direct sunlight penetration into unit interior

Water Efficiency

- Water efficient fittings provided for all units

Energy Efficiency

- Energy efficient air-conditioners provided for all units
- Provision of motion sensors at staircases
- Energy efficient lighting at communal facilities
- Energy efficient lifts with Variable Voltage Variable Frequency (VVVF) drive, sleep mode and regenerative power feature

Environmental Quality And Protection

- Use of environmentally friendly products certified by approved local certification bodies
- Use of low Volatile Organic Compounds (VOC) paints for internal walls to reduce indoor air pollution

Other Green Features

- Use Prefabricated Prefinished Volumetric Construction (PPVC) method to significantly improve construction productivity, reduce noise and dust pollution
- Extensive greenery and landscape
- Pneumatic waste collection and disposal system
- Double refuse chutes for recyclable and non-recyclable waste
- Siphonic rainwater discharge system at roof
- Provision of bicycle parking lots at basement level
- Good access to bus stops

Site Plan

Arrival Club

1. Grand Arrival
2. Residential Services Counter
3. Arrival Lounge

Wellness Club

4. Lawn Deck
5. Wellness Lawn
6. Changing Room with Steam Bath
7. Club Gourmet
8. Club Pavilion
9. Cantilevered Gym
10. Lap Pool
11. Pool Deck
12. Pool Cabanas
13. Spa Lounge
14. Spa Pool
15. Pool Pavilion

Leisure Club

16. Relaxation Plaza
17. Reading Pavilion
18. Leisure Stream
19. Mini Lawn Bowling
20. Chess Lawn
21. Urban Farming
22. Scented Garden
23. Herb Garden
24. Garden Lounge
25. Hammock Lawn
26. Pilates Deck
27. Pebble Walk
28. Glamping Garden
29. River Hammock
30. Spa Lagoon
31. Hydrotherapy Pool
32. Yoga Deck

Adventure Club

33. Outdoor Lounge
34. Kids Aqua Course
35. Kids Play Pool
36. Kids Water Slide
37. Misty Pond
38. Aqua Swing
39. Kids Aqua Flying Fox
40. Kids Sports Pool
41. Family Deck
42. Adventure Lounge
43. Table Tennis
44. Fitness Zone
45. 3G Fitness
46. Parkour Gym
47. Kids Climbing Wall
48. Tennis Court
49. Golf Practice
50. Putting Green
51. BBQ Pavilion
52. Alfresco Deck
53. Social Lawn
54. Kids Xylophone
55. Kids Trampoline
56. Kids Playground
57. Toddlers Playground

Botanical Patio

58. Jasmine Patio
59. Ginger Patio
60. Bird of Paradise Patio
61. Daisy Patio
62. Hibiscus Patio
63. Pandan Patio
64. Fern Patio
65. Heliconia Patio

Others

A. Guardhouse
B. Bin Centre
C. Substation and Genset
D. Shops
E. Side Gate
F. Carpark Ventilation Shaft

Water Tank Location

The shading and outline of the unit type only applies to typical units and does not apply to the penthouse units on the 36th storey. Kindly refer to approved BP plans for the actual unit outline.

Schematic Diagram

Block 107 West Coast Vale Singapore 126751

Floor \ Unit	3	4	5	6	7	8	9	10		11	1	2
36	PH1		B3P(d)	B1a(d)	PH2		C1(d)	B3Pa(d)		B1(d)	B1a(d)	D1(d)
35	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
34	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa	Star Club	B1	B1a	D1
33	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
32	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
31	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
30	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
29	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
28	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
27	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
26	D1	A1	B3P	B1a	A2S	E1	C1	B3P	Sky Club			
25	D1	A1	B3P	B1a	A2S	E1	C1	B3P				
24	D1	A1	B3P	B1a	A2S	E1	C1	B3P				
23	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
22	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
21	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
20	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
19	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
18	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
17	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
16	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
15	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
14	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
13	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
12	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
11	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
10	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
9	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
8	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
7	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
6	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
5	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
4	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
3	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
2	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
1	Landscape Deck											
B1	Carpark											
B2	Carpark											

Block 109 West Coast Vale Singapore 126752

Floor \ Unit	12	13	14	15	16	17	18	19		20	21
36	C2P(d)	A2S(d)	B1a(d)	B3P(d)	A1(d)	C2P(d)	D2DK(d)	B2(d)		C3DK(d)	C1(d)
35	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
34	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
33	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2	Star Club	C3DK	C1
32	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
31	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
30	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
29	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
28	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
27	C2P	A2S	B1a	B3P	A1	C2P				C3DKa	C1
26	C2P	A2S	B1a	B3P	A1	C2P			Sky Club	C3DKa	C1
25	C2P	A2S	B1a	B3P	A1	C2P				C3DKa	C1
24	C2P	A2S	B1a	B3P	A1	C2P				C3DKa	C1
23	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
22	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
21	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
20	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
19	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
18	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
17	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
16	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
15	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
14	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
13	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
12	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
11	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
10	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
9	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
8	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
7	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
6	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
5	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
4	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
3	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
2	C2P	A2S	B1a	B3P	A1	C2P	D2DK	B2		C3DK	C1
1	Landscape Deck										
B1	Carpark										
B2	Carpark										

Legend

- 1-Bedroom
- 2-Bedroom
- 3-Bedroom
- 4-Bedroom
- 5-Bedroom
- 1-Bedroom + Study
- 2-Bedroom Premium + Study
- 3-Bedroom Premium + Flexi
- 4-Bedroom Dual - Key
- Penthouse (5-Bedroom + Flexi)
- 3-Bedroom Dual - Key

1 - Bedroom

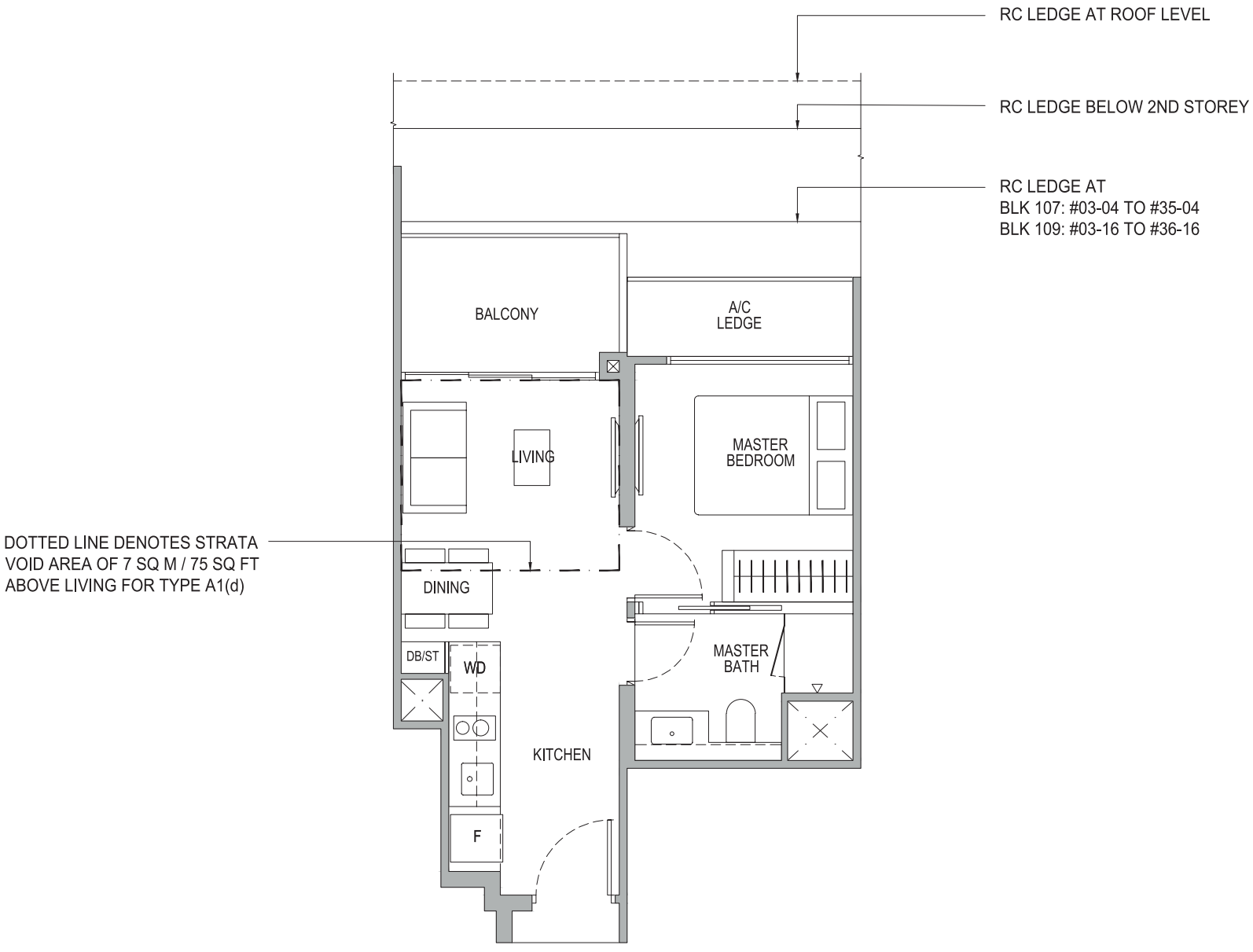
Type A1

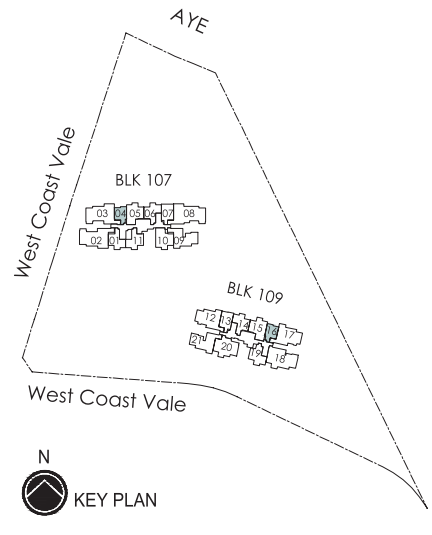
41 sq m / 441 sq ft

BLK 107 : #02-04* to #35-04*
BLK 109 : #02-16 to #35-16

Type A1(d)

48 sq m / 517 sq ft
including strata void area of 7 sq m / 75 sq ft above living
Approximate 4.4 m floor to ceiling height at living
BLK 109 : #36-16





Keyplan is not drawn to scale

*Mirror Image

0 0.5 1 2 3 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

1 - Bedroom + Study

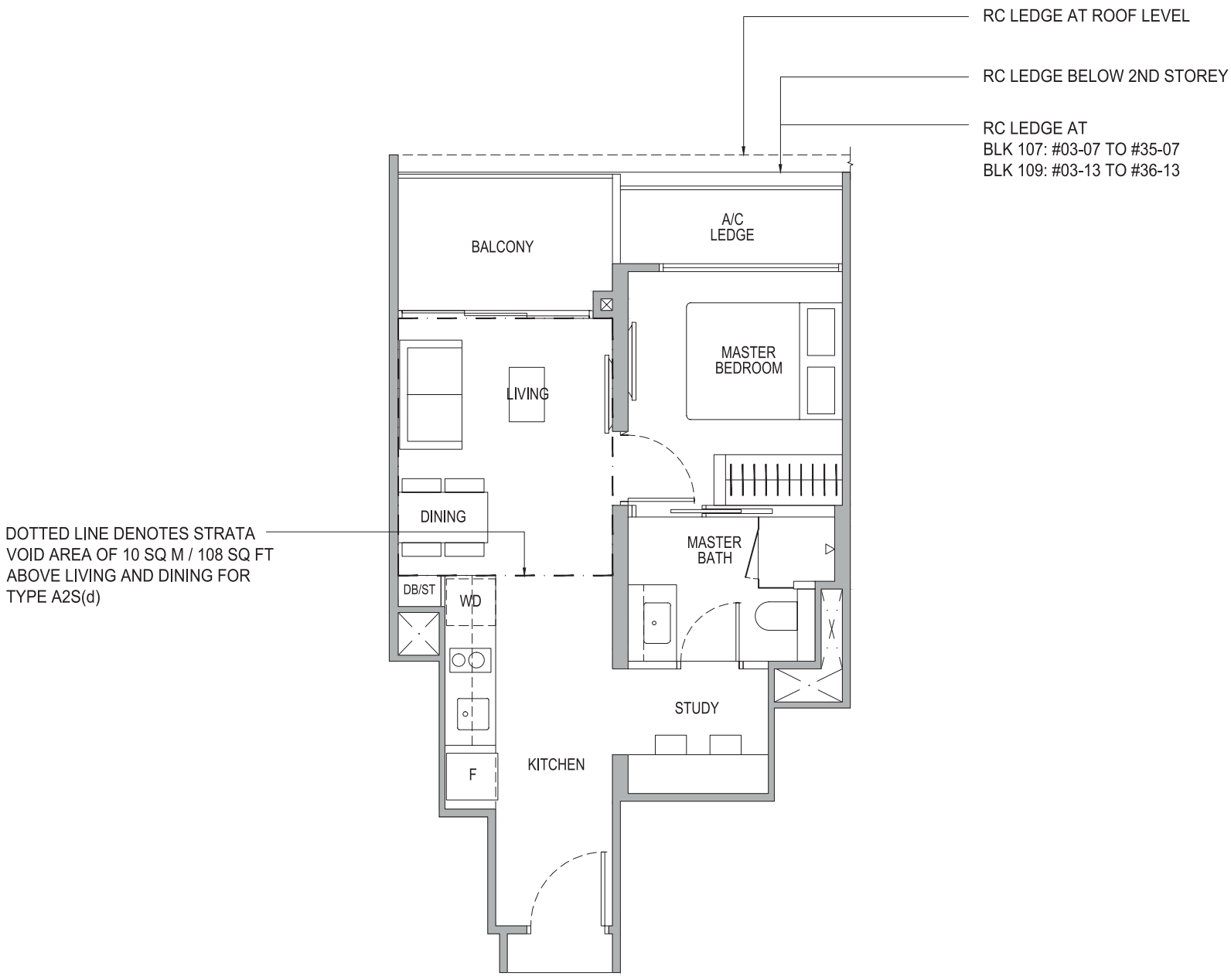
Type A2S

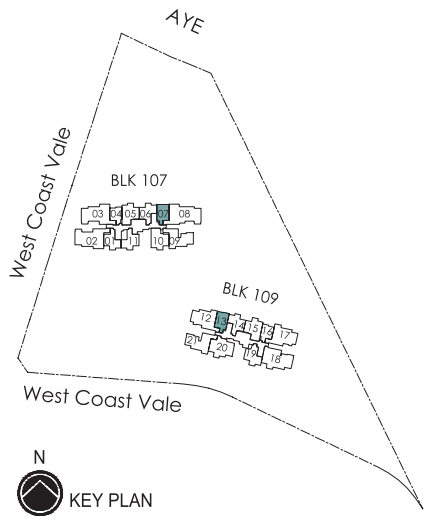
47 sq m / 506 sq ft

BLK 107 : #02-07 to #35-07
BLK 109 : #02-13* to #35-13*

Type A2S(d)

57 sq m / 614 sq ft
including strata void area of 10 sq m / 108 sq ft above living and dining
Approximate 4.4 m floor to ceiling height at living and dining
BLK 109 : #36-13*





Keyplan is not drawn to scale

*Mirror Image

0 0.5 1 2 3 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

2 - Bedroom

Type B1

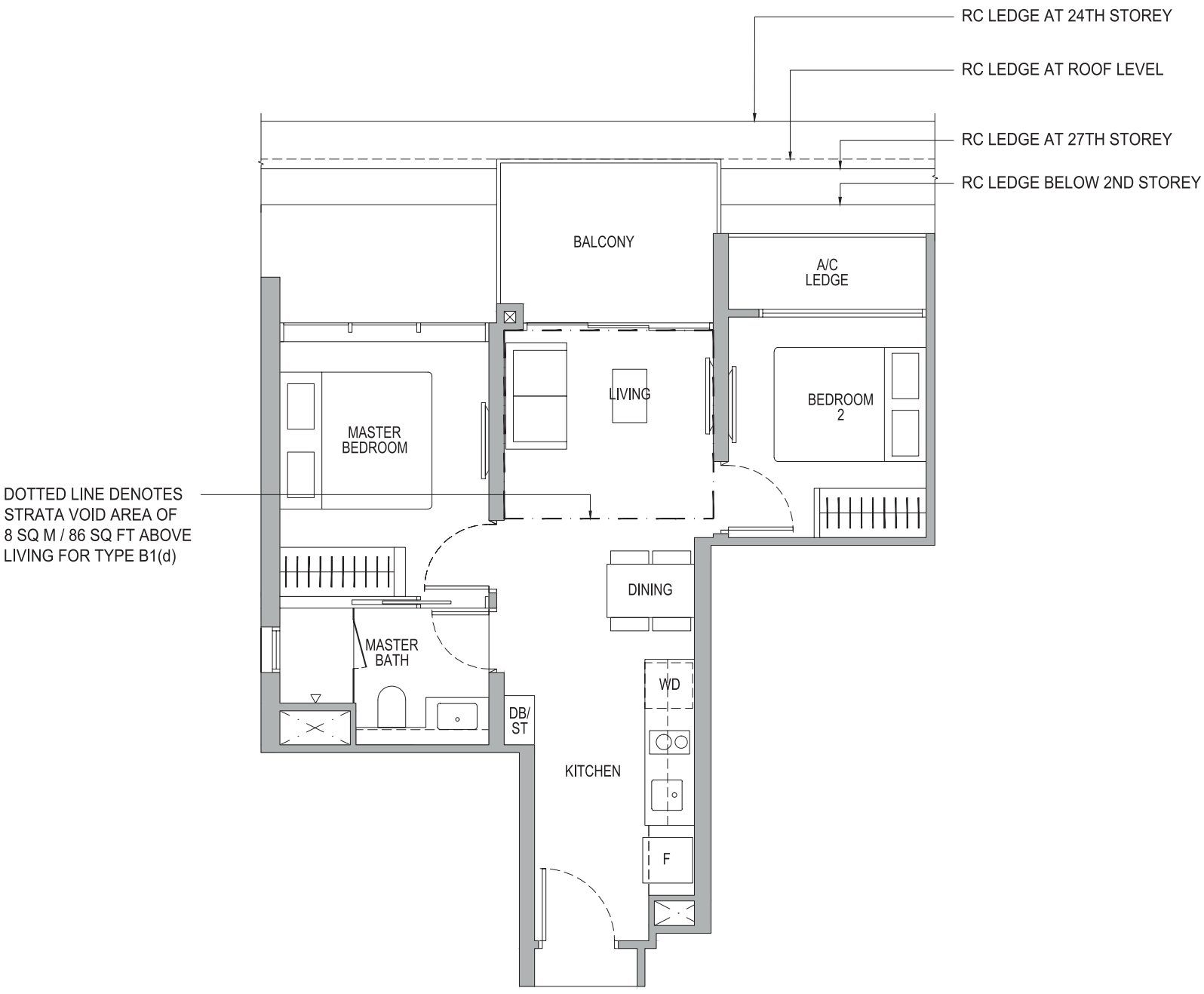
56 sq m / 603 sq ft

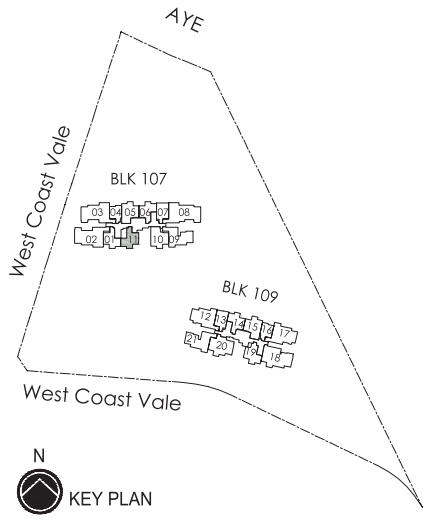
BLK 107 : #02-11 to #23-11, #27-11 to #35-11

Type B1(d)

64 sq m / 689 sq ft
including strata void area of 8 sq m / 86 sq ft above living
Approximate 4.4 m floor to ceiling height at living

BLK 107 : #36-11





Keyplan is not drawn to scale

*Mirror Image

0 0.5 1 2 3 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

2 - Bedroom

Type B1a

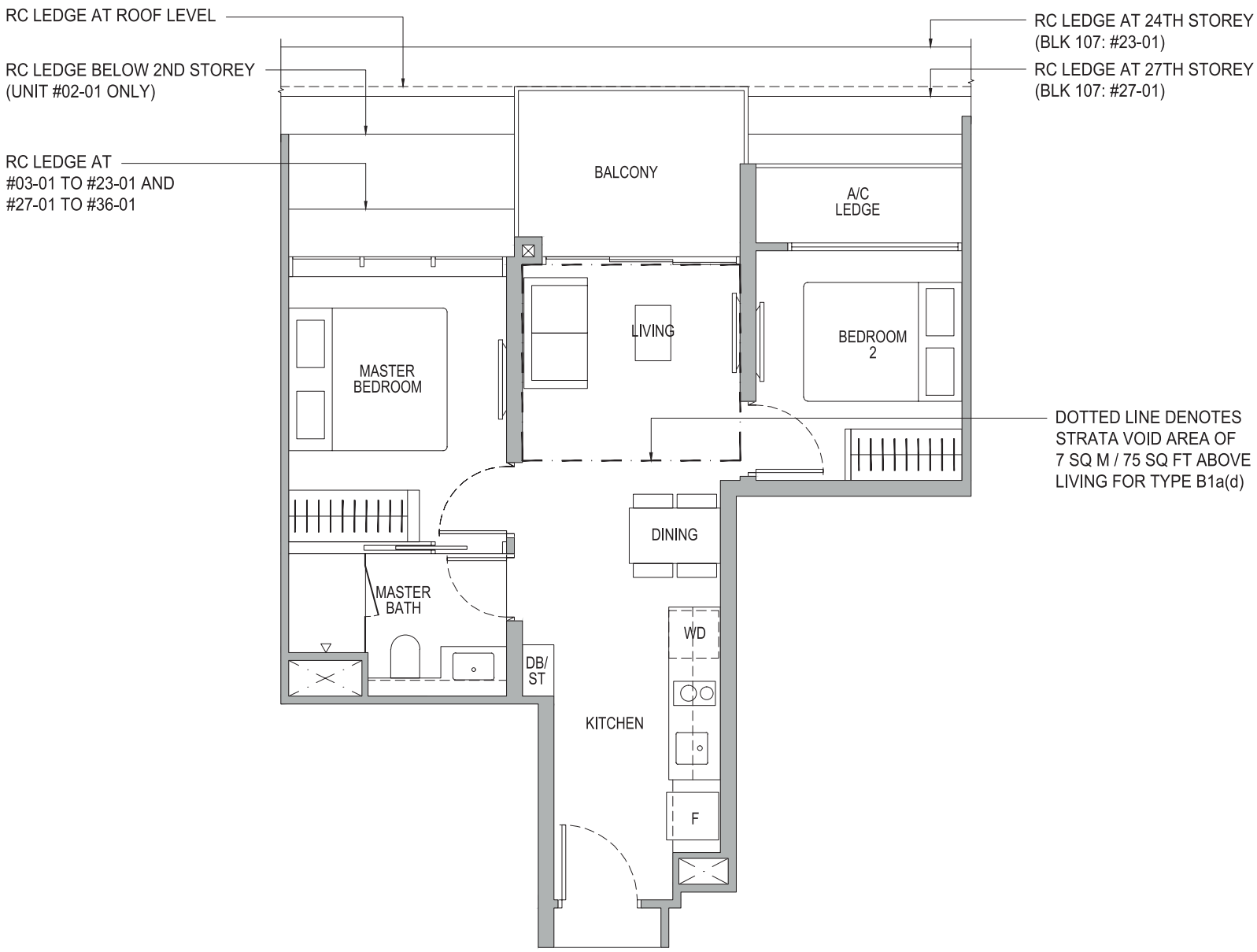
57 sq m / 614 sq ft

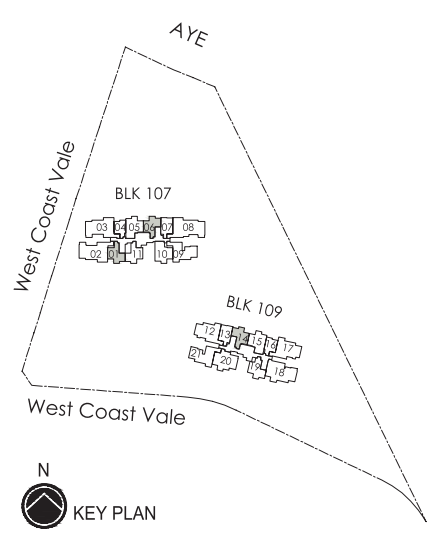
BLK 107 : #02-01* to #23-01*, #27-01* to #35-01*
BLK 107 : #02-06 to #35-06
BLK 109 : #02-14* to #35-14*

Type B1a(d)

64 sq m / 689 sq ft
including strata void area of 7 sq m / 75 sq ft above living
Approximate 4.4 m floor to ceiling height at living

BLK 107 : #36-01*, #36-06
BLK 109 : #36-14*





Keyplan is not drawn to scale

*Mirror Image

0 0.5 1 2 3 5M

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2 - Bedroom

Type B2

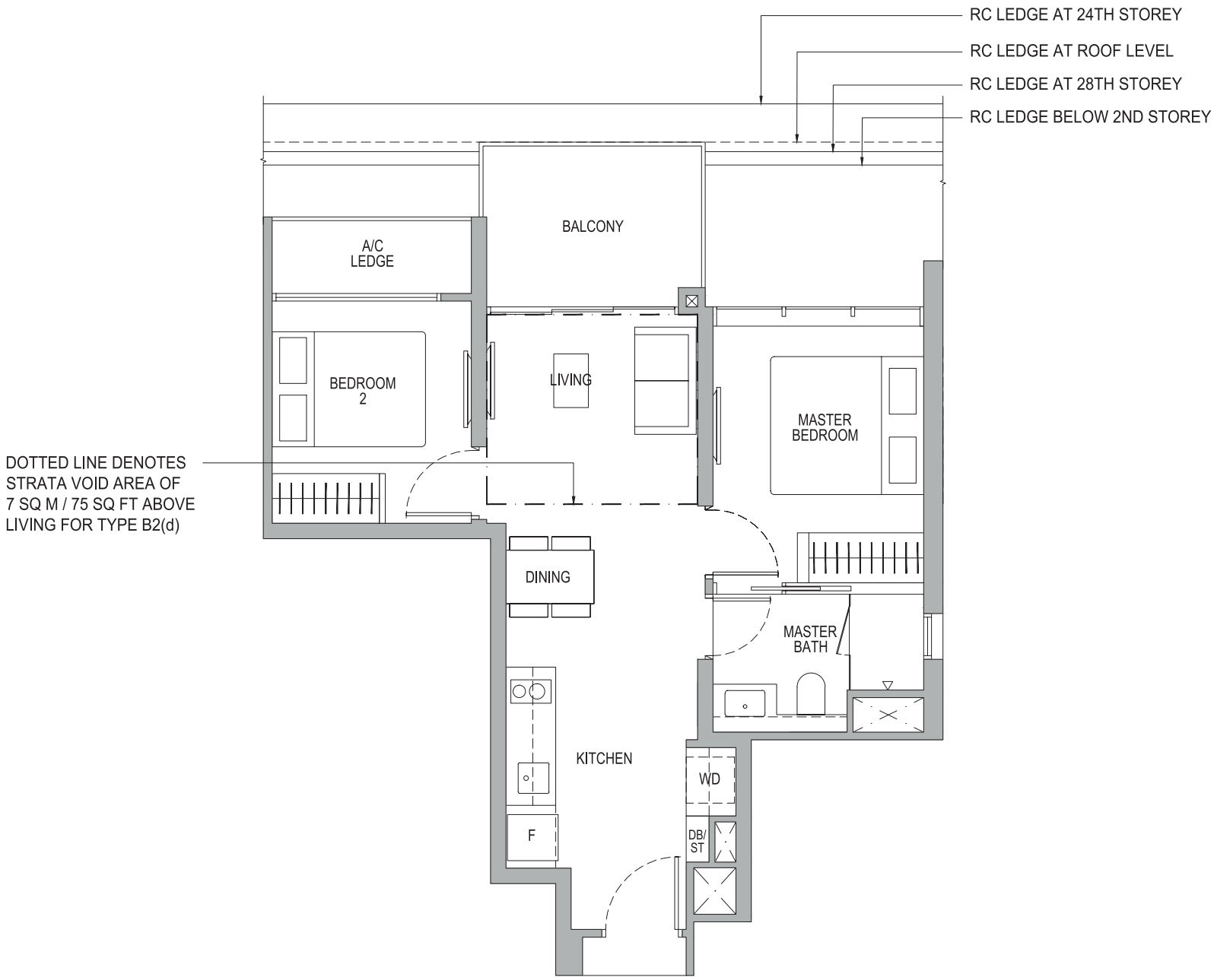
58 sq m / 624 sq ft

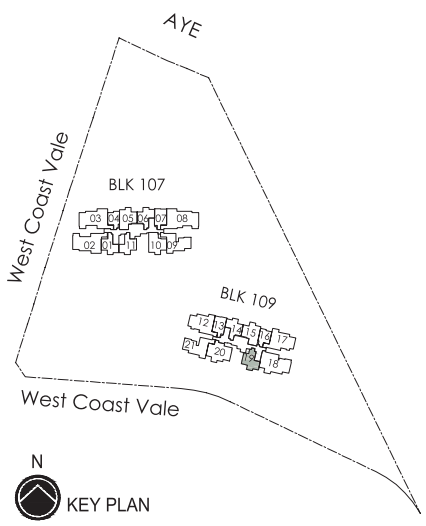
BLK 109 : #02-19 to #23-19, #28-19 to #35-19

Type B2(d)

65 sq m / 700 sq ft
including strata void area of 7 sq m / 75 sq ft above living
Approximate 4.4 m floor to ceiling height at living

BLK 109 : #36-19





Keyplan is not drawn to scale

*Mirror Image

0 0.5 1 2 3 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

2 - Bedroom Premium + Study

Type B3P

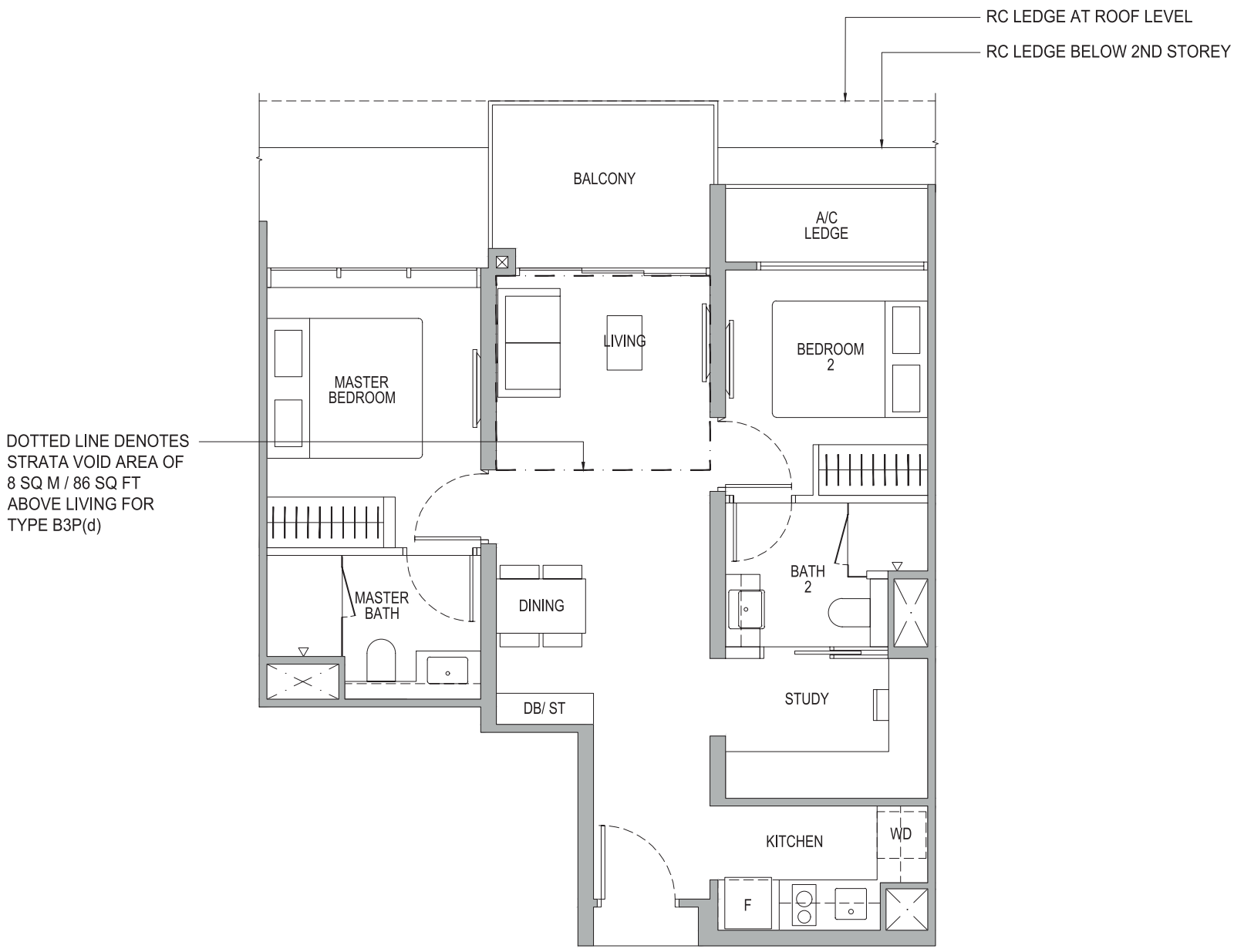
71 sq m / 764 sq ft

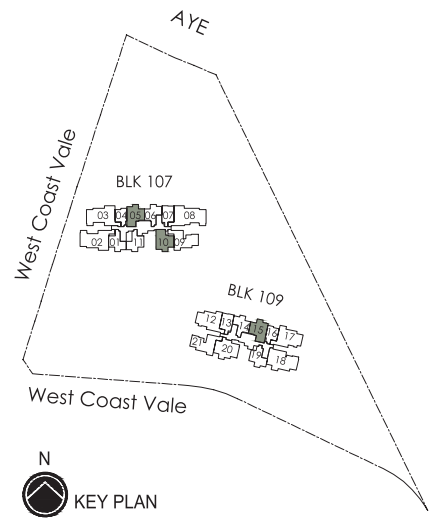
BLK 107 : #02-05* to #35-05*
BLK 107 : #24-10 to #26-10
BLK 109 : #02-15 to #35-15

Type B3P(d)

79 sq m / 850 sq ft
including strata void area of 8 sq m / 86 sq ft above living
Approximate 4.4 m floor to ceiling height at living

BLK 107 : #36-05*
BLK 109 : #36-15





Keyplan is not drawn to scale

*Mirror Image

0 0.5 1 2 3 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

2 - Bedroom Premium + Study

Type B3Pa

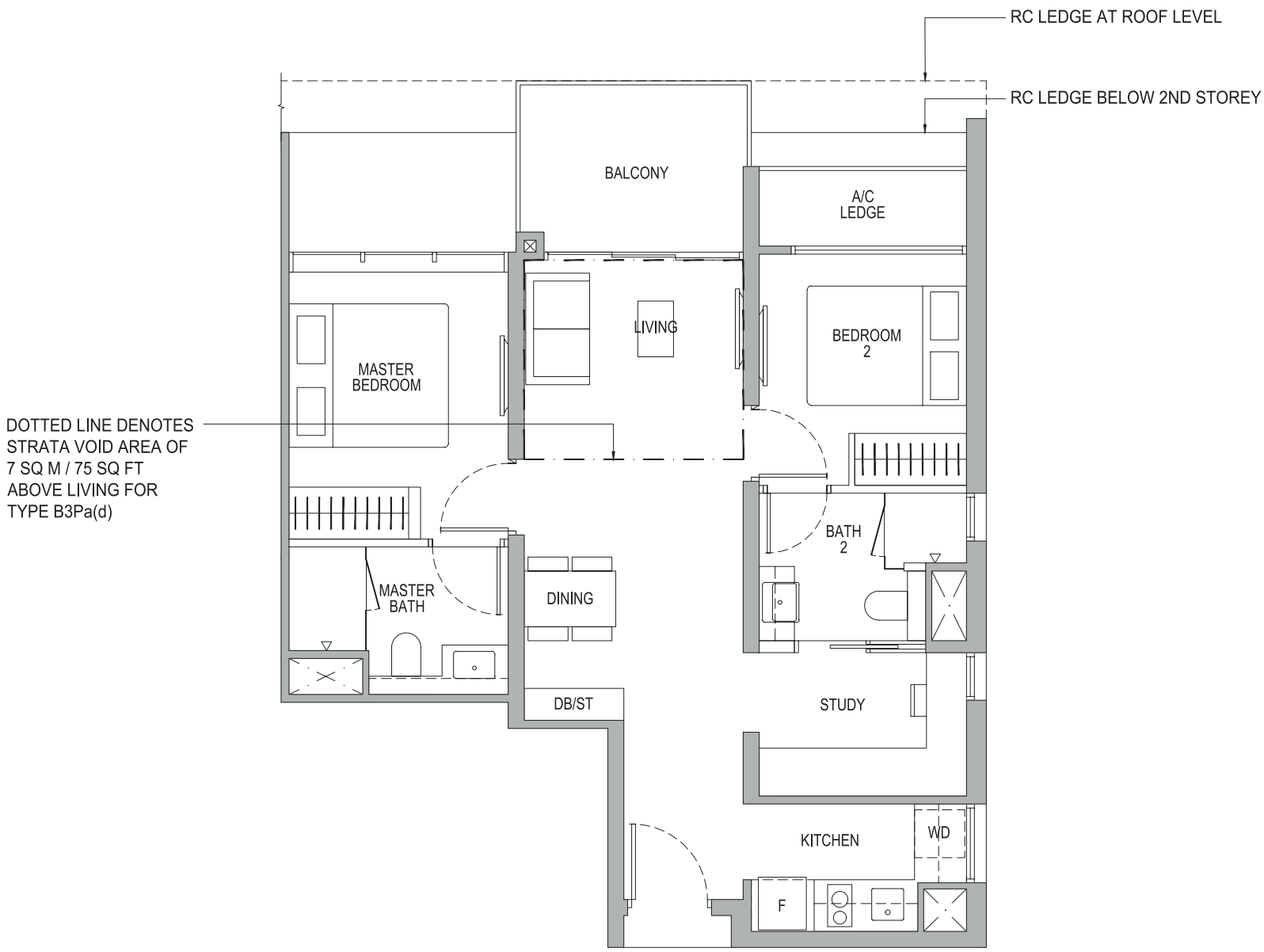
71 sq m / 764 sq ft

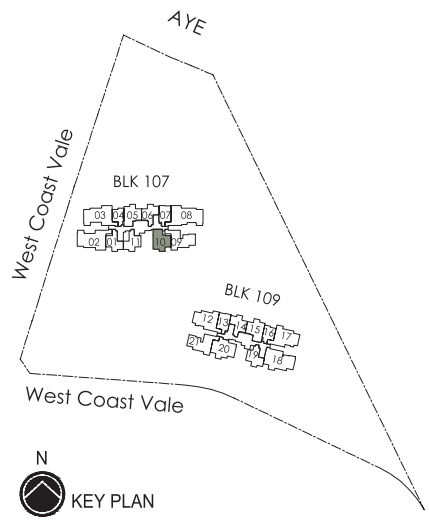
BLK 107 : #02-10 to #23-10, #27-10 to #35-10

Type B3Pa(d)

78 sq m / 840 sq ft
including strata void area of 7 sq m / 75 sq ft above living
Approximate 4.4 m floor to ceiling height at living

BLK 107 : #36-10





Keyplan is not drawn to scale

*Mirror Image

0 0.5 1 2 3 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

3 - Bedroom

Type C1

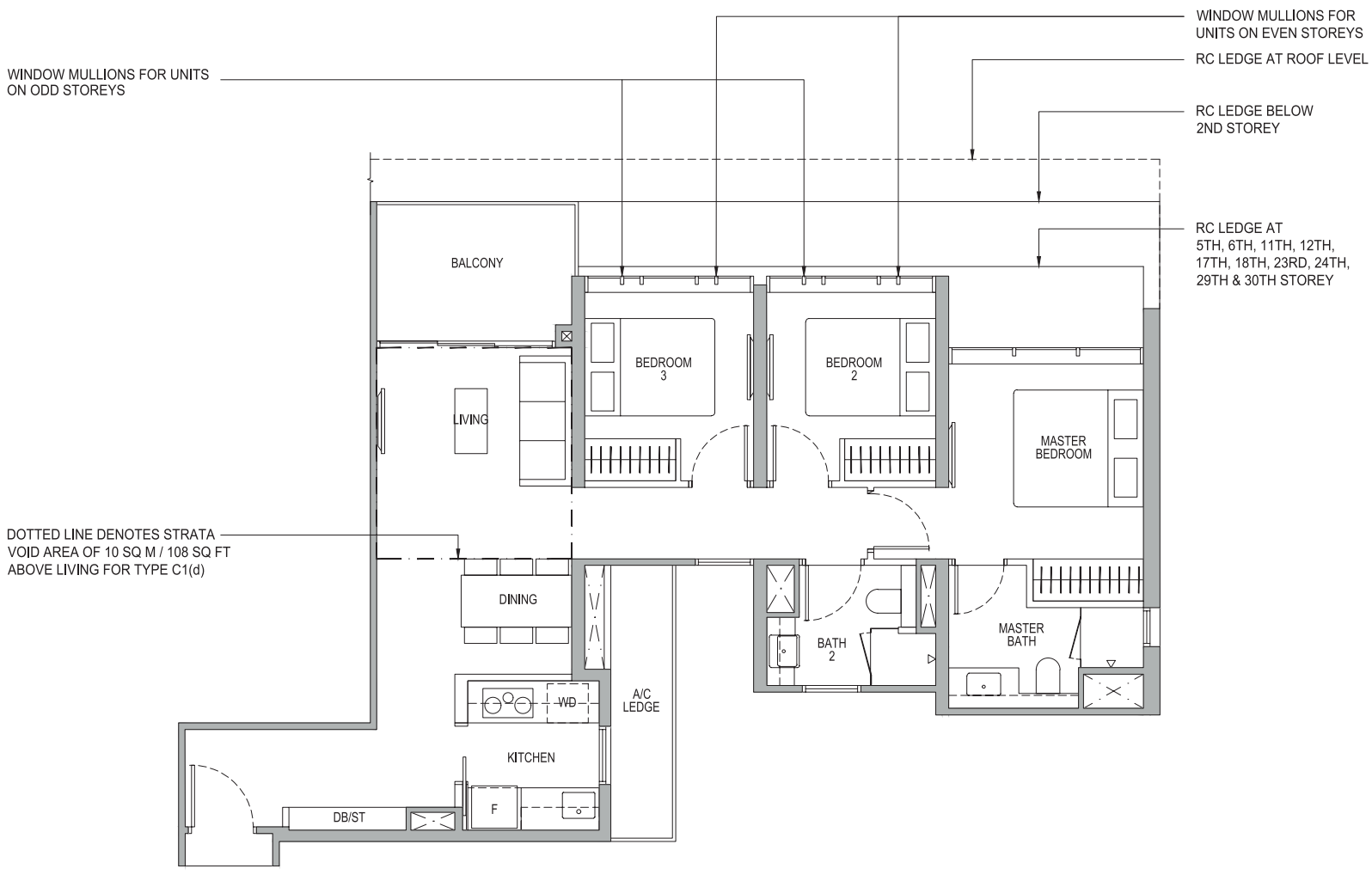
89 sq m / 958 sq ft

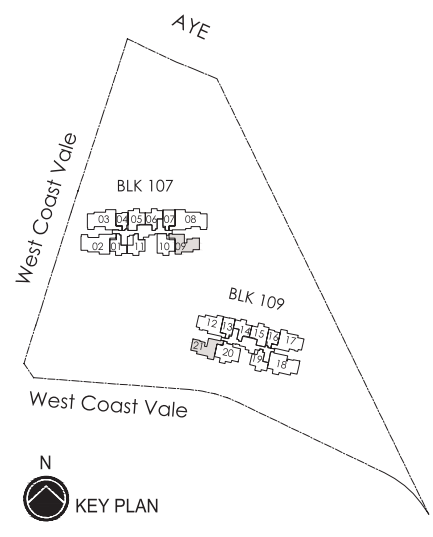
BLK 107 : #02-09* to #35-09*
BLK 109 : #02-21 to #35-21

Type C1(d)

99 sq m / 1066 sq ft
including strata void area of 10 sq m / 108 sq ft above living
Approximate 4.4 m floor to ceiling height at living

BLK 107 : #36-09*
BLK 109 : #36-21





Keyplan is not drawn to scale

*Mirror Image

0 0.5 1 2 3 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

3 - Bedroom Premium + Flexi

Type C2P

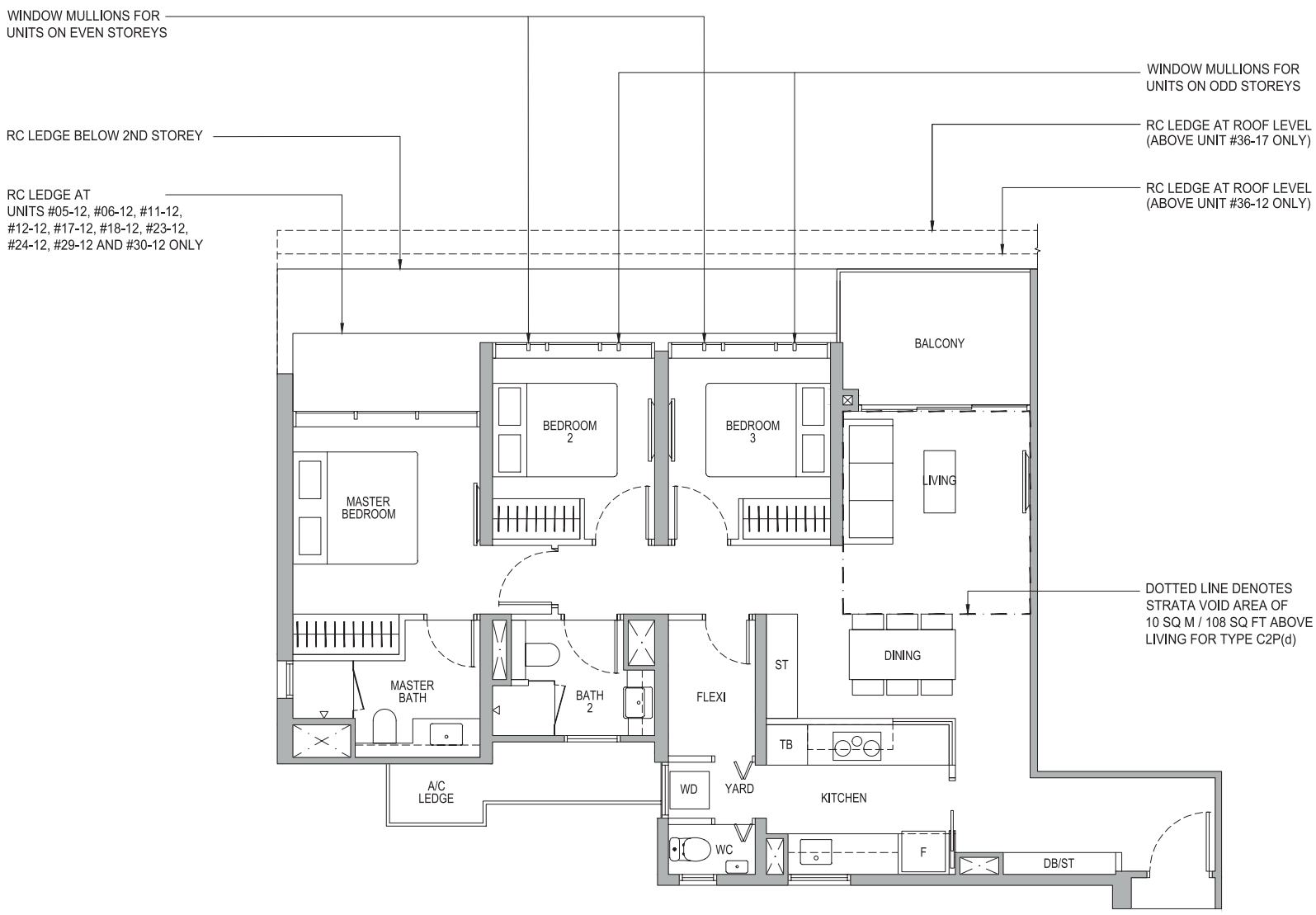
99 sq m / 1066 sq ft

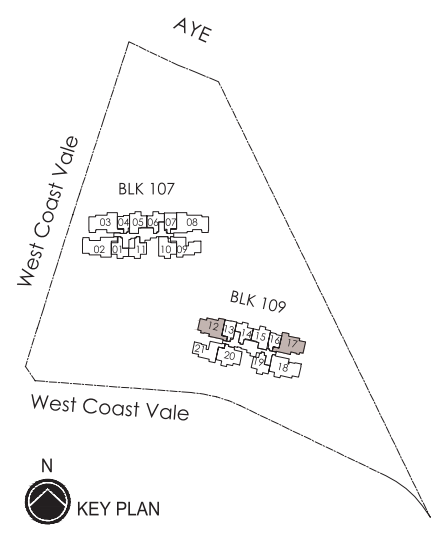
BLK 109 : #02-12 to #35-12
BLK 109 : #02-17* to #35-17*

Type C2P(d)

109 sq m / 1173 sq ft
including strata void area of 10 sq m / 108 sq ft above living
Approximate 4.4 m floor to ceiling height at living

BLK 109 : #36-12
BLK 109 : #36-17*





Keyplan is not drawn to scale

*Mirror Image

0 0.5 1 2 3 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

3 - Bedroom Dual - Key

Type C3DK

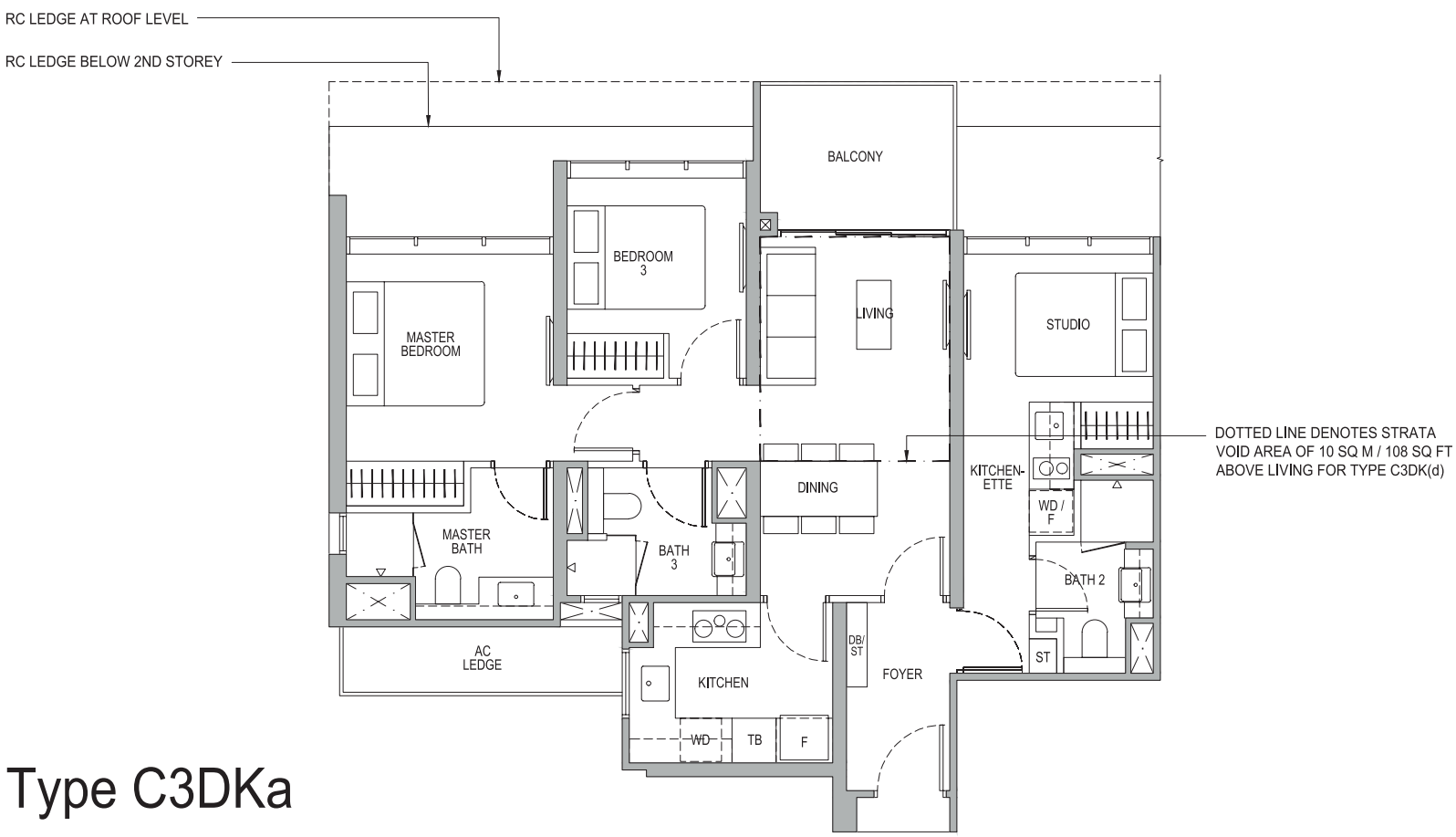
92 sq m / 990 sq ft

BLK 109 : #02-20 to #23-20, #28-20 to #35-20

Type C3DK(d)

102 sq m / 1098 sq ft
including strata void area of 10 sq m / 108 sq ft above living
Approximate 4.4 m floor to ceiling height at living

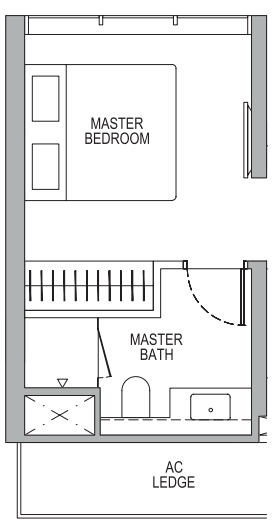
BLK 109 : #36-20

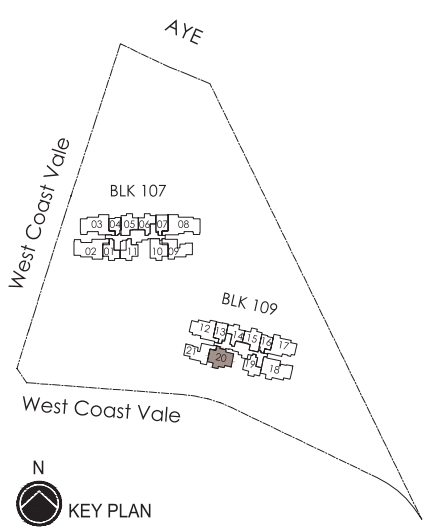


Type C3DKa

92 sq m / 990 sq ft

BLK 109 : #24-20 to #27-20





Keyplan is not drawn to scale

*Mirror Image

0 0.5 1 2 3 5M

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4 - Bedroom

Type D1

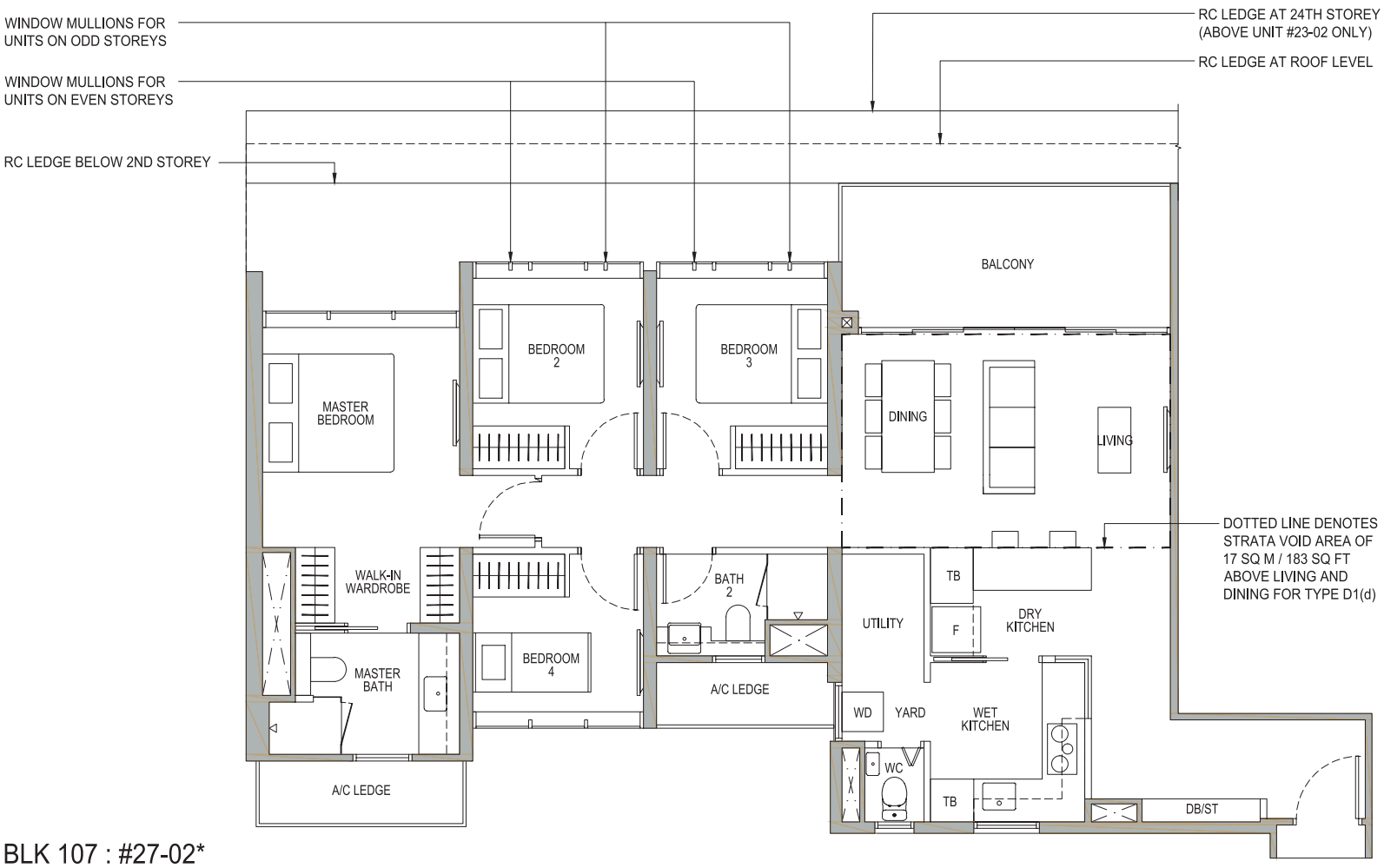
119 sq m / 1281 sq ft

BLK 107 : #02-02* to #23-02*, #28-02* to #35-02*
BLK 107 : #02-03 to #35-03

Type D1(d)

136 sq m / 1464 sq ft
including strata void area of 17 sq m / 183 sq ft above living and dining
Approximate 4.4 m floor to ceiling height at living and dining

BLK 107 : #36-02*



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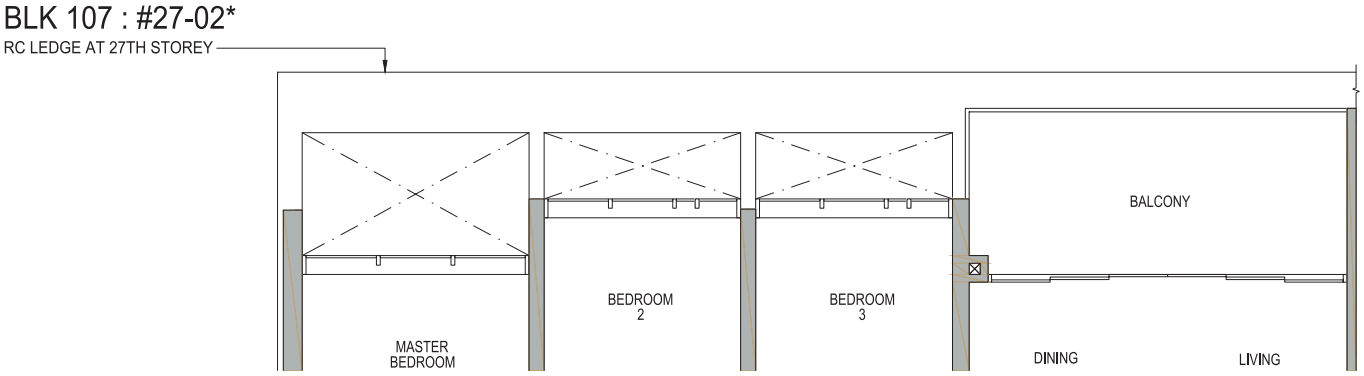

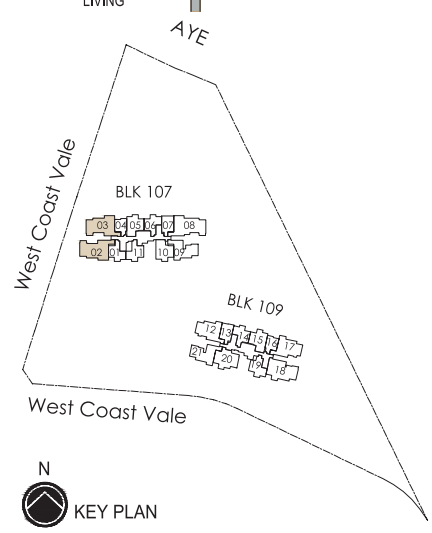

Keyplan is not drawn to scale

*Mirror Image

0 0.5 1 2 3 5M

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4 - Bedroom Dual - Key

Type D2DK

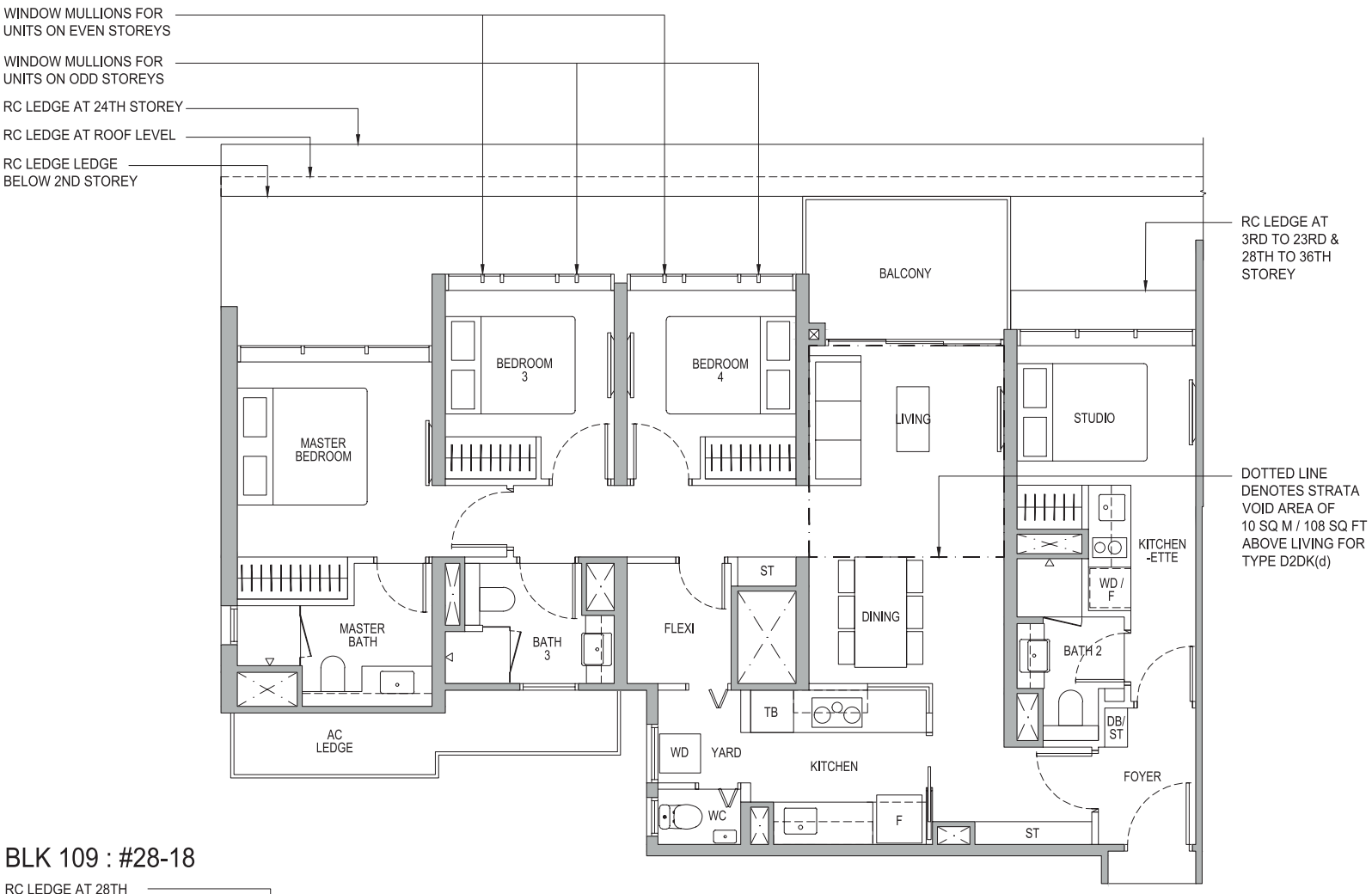
118 sq m / 1270 sq ft

BLK 109 : #02-18 to #23-18, #29-18 to #35-18

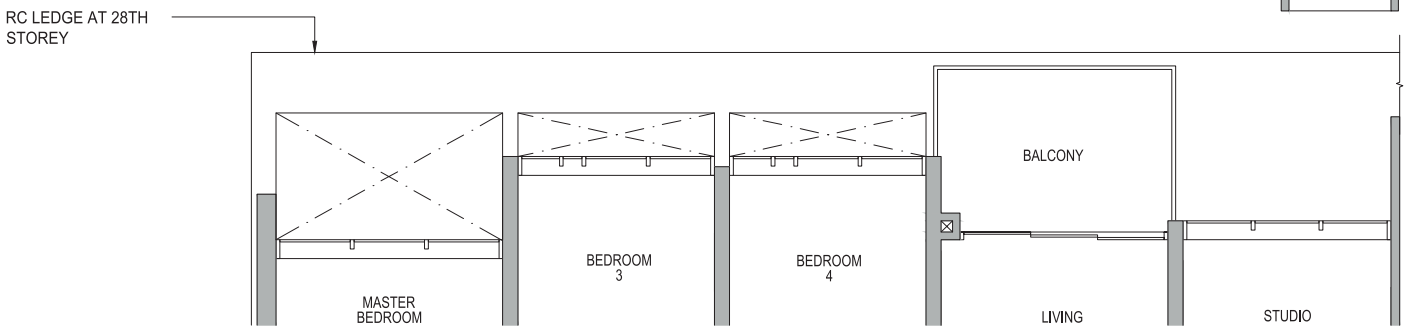
Type D2DK(d)

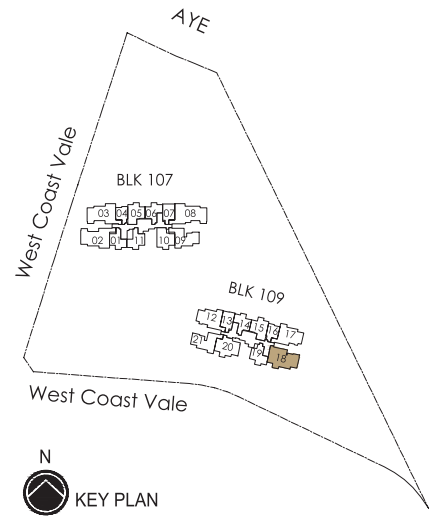
128 sq m / 1378 sq ft
including strata void area of 10 sq m / 108 sq ft above living
Approximate 4.4 m floor to ceiling height at living

BLK 109 : #36-18



BLK 109 : #28-18





Keyplan is not drawn to scale

*Mirror Image

0 0.5 1 2 3 5M

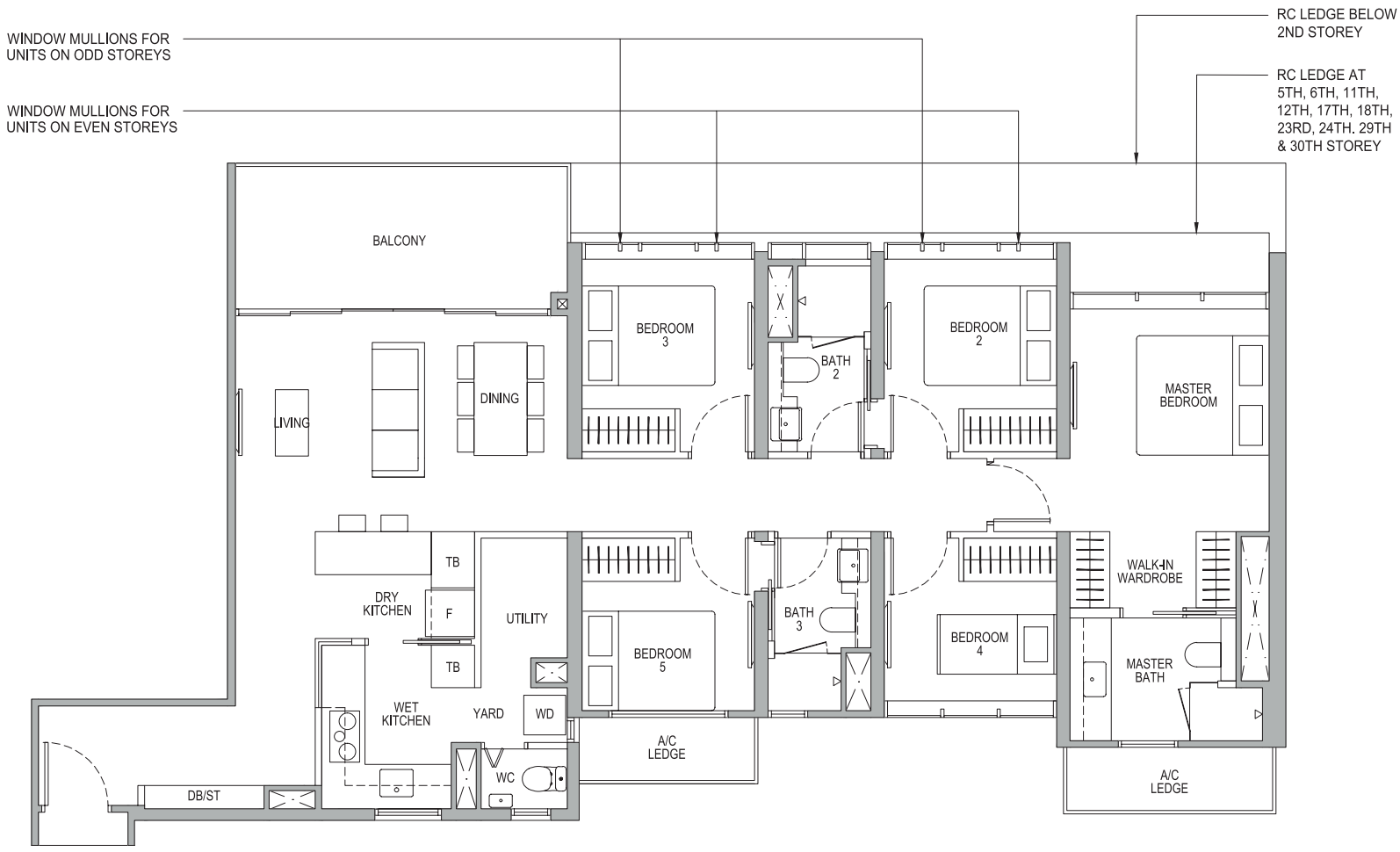
Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

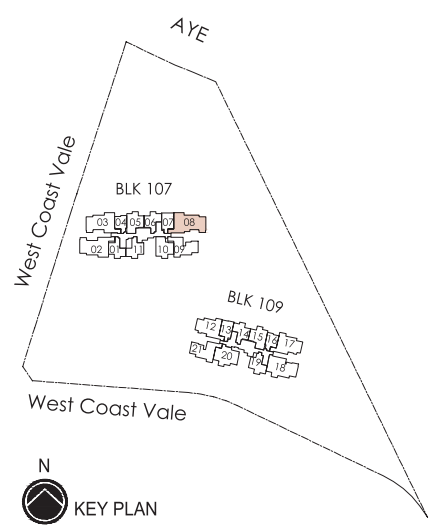
5 - Bedroom

Type E1

134 sq m / 1442 sq ft

BLK 107 : #02-08 to #35-08





Keyplan is not drawn to scale

*Mirror Image

0 0.5 1 2 3 5M

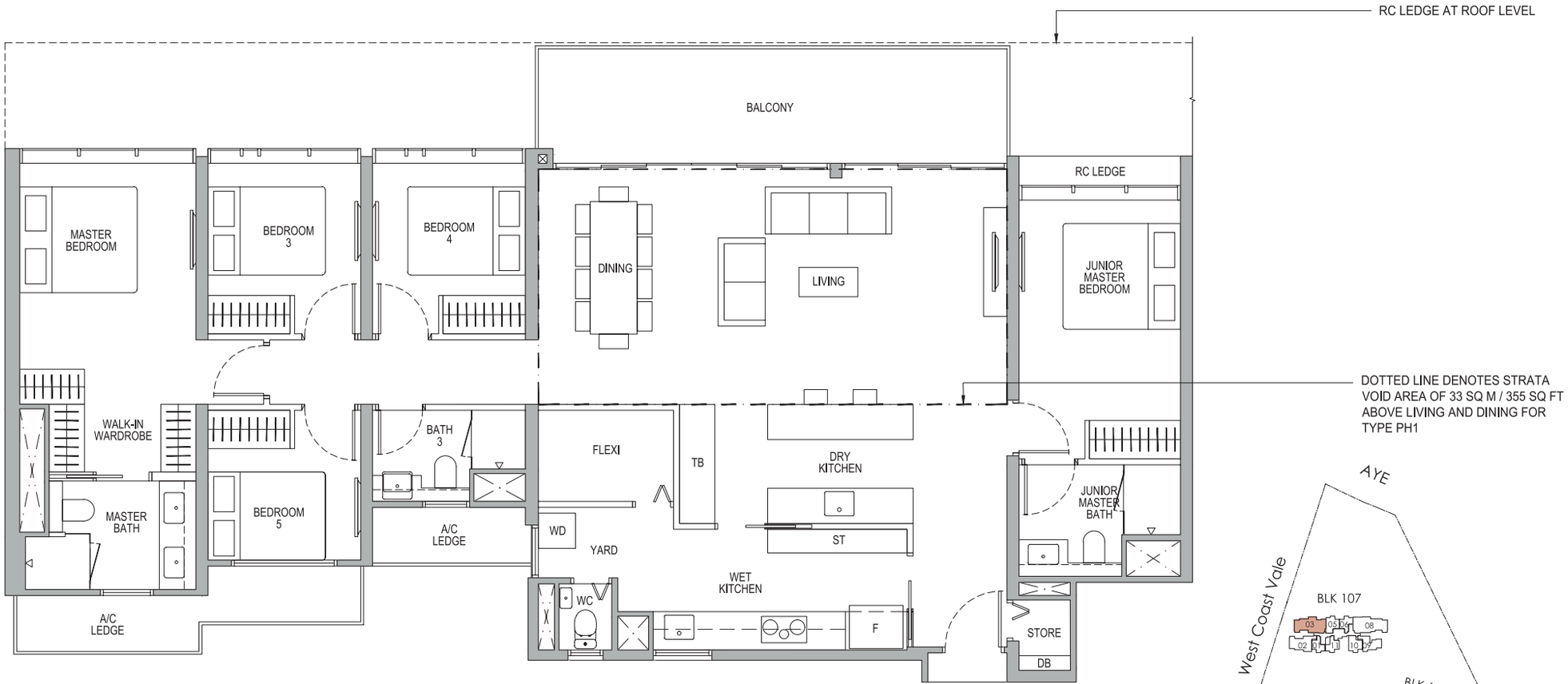
Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

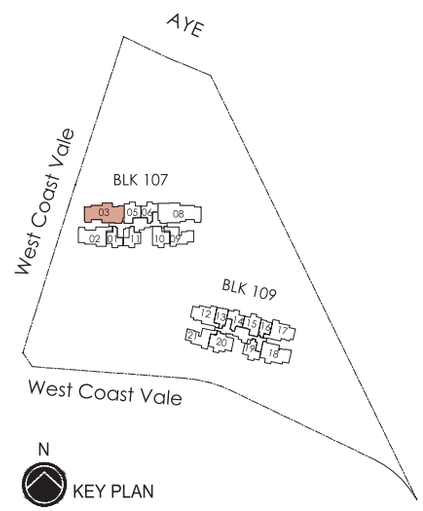
Penthouse Plans

Penthouse (5 - Bedroom + Flexi)

Type PH1

206 sq m / 2217 sq ft
including strata void area of 33 sq m / 355 sq ft above living and dining
Approximate 4.4 m floor to ceiling height at living and dining
BLK 107 : #36-03





Keyplan is not drawn to scale

*Mirror Image

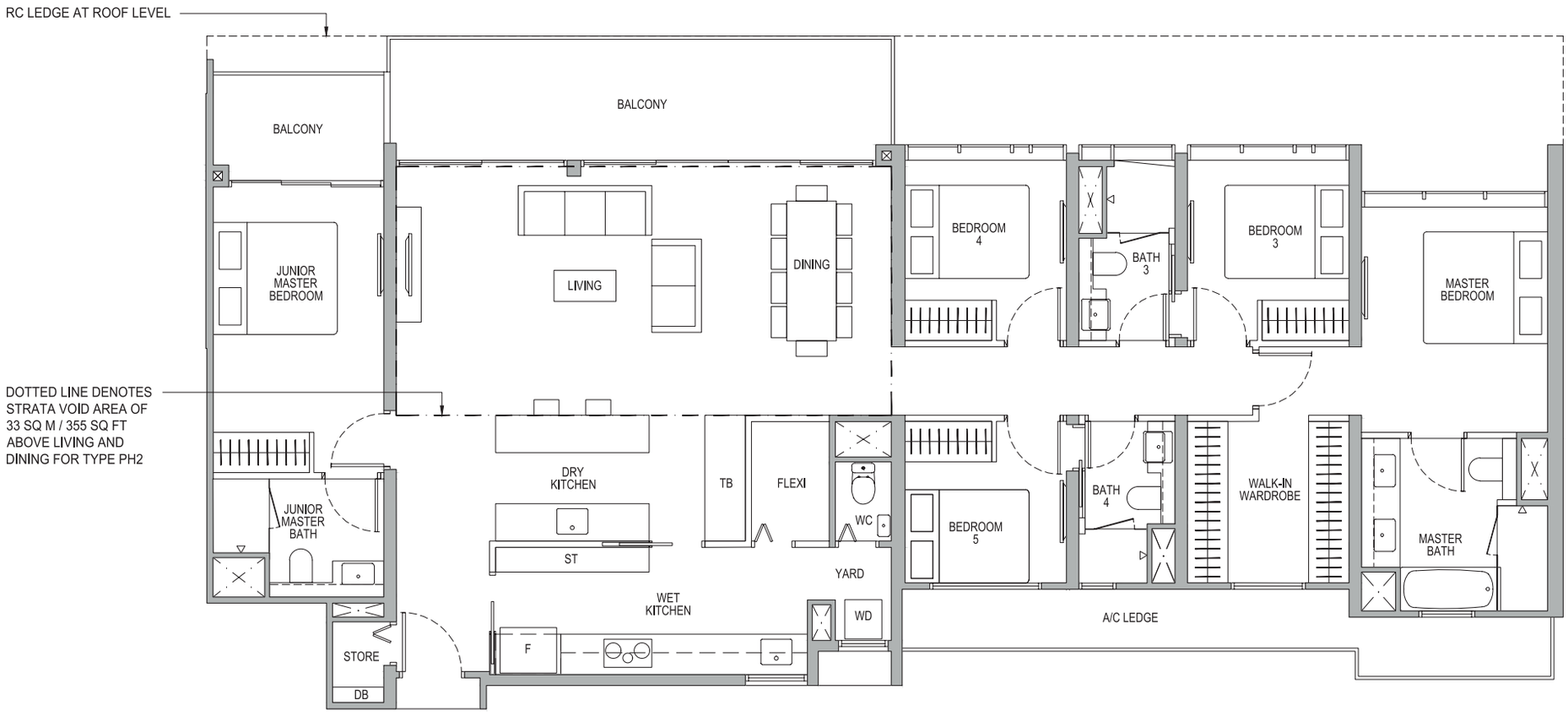
0 0.5 1 2 3 5M

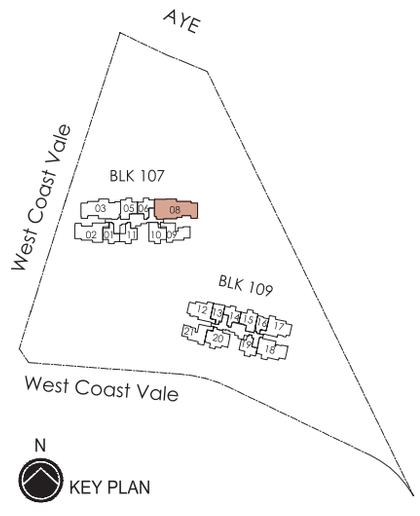
Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

Penthouse (5 - Bedroom + Flexi)

Type PH2

225 sq m / 2422 sq ft
including strata void area of 33 sq m / 355 sq ft above living and dining
Approximate 4.4 m floor to ceiling height at living and dining
BLK 107 : #36-08





Keyplan is not drawn to scale

*Mirror Image

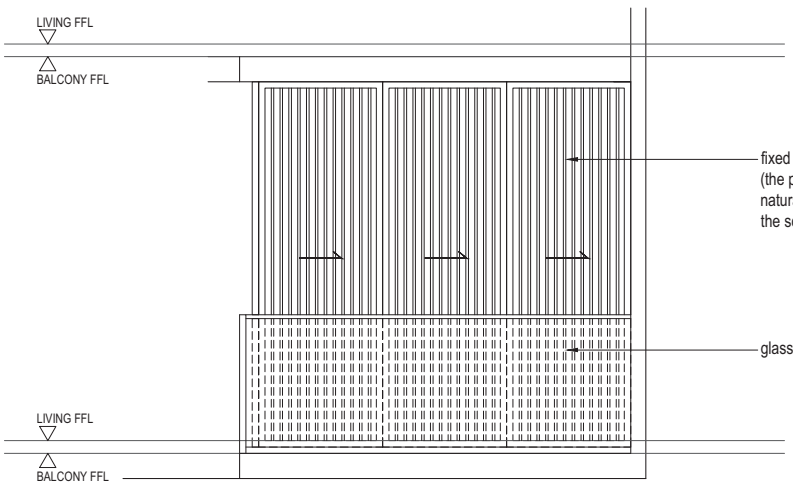
0 0.5 1 2 3 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

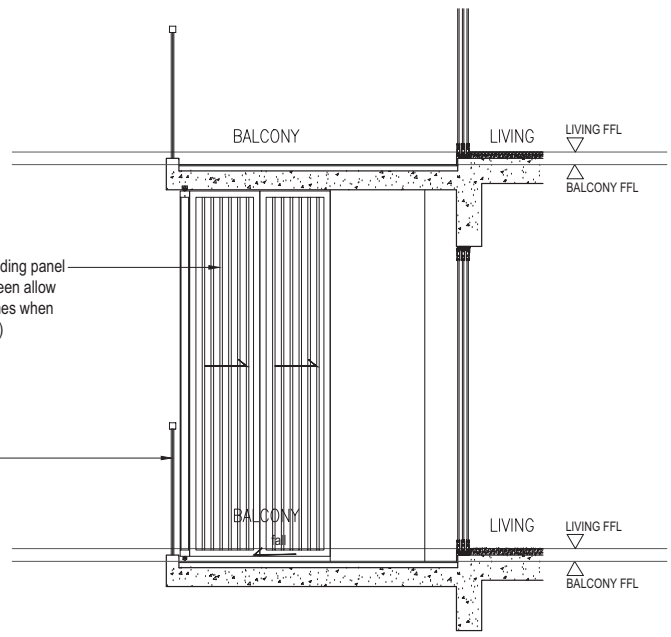
Typical Balcony Screen

Annexure A

Approved Typical Balcony Screen



Front View



Side View

NOTE:
The Balcony shall not be enclosed unless with the approved balcony screen as shown above.
The cost of screen and installation shall be borne by the Purchaser.

Specifications

1. FOUNDATION

Bored piles and/or Pre-cast piles and/or Reinforced concrete piles and/or footings and/or non-suspended slabs on grade.

2. SUPERSTRUCTURE

Pre-cast and/or cast-in-situ reinforced concrete and reinforced concrete prefabricated and prefinished volumetric construction (PPVC) and steel structures.

3. WALLS

a. External Walls: Reinforced concrete wall and/or lightweight precision blockwall and/or precast panels.

b. Internal Walls: Reinforced concrete wall and/or lightweight precision blockwall and/or drywall partition and/or precast panels and/or lightweight concrete panel.

4. ROOF

Flat roof:
Reinforced concrete roof with waterproofing and insulation.

5. CEILING

a. Refer to item 18 for Apartment Ceiling Height schedule

b. Living, Dining, Bedrooms, Studio, Walk-in Wardrobe, Study, Store, Flexi, Bathrooms, WC, Utility, Kitchen, Wet Kitchen, Dry Kitchen, Kitchenette, Yard, Balcony, Foyer: Skim coat with emulsion paint and/or plaster board with emulsion paint and/or moisture resistant board with emulsion paint and/or box-ups with emulsion paint at designated areas (where applicable).

6. FINISHES

a. Wall (Apartment Units)

i. Living, Dining, Bedrooms, Studio, Walk-in Wardrobe, Study, Store, Flexi, Utility, Yard, Foyer: Paint finish

ii. Bathrooms, WC: Tiles

iii. Kitchen, Wet Kitchen, Dry Kitchen, Kitchenette: Paint finish and/or tiles

iv. Balcony: Exterior paint finish

b. Wall (For Common Area- Internal)

i Basement Lift Lobbies, 1st Storey Lift Lobbies and 2nd Storey Clubhouse Lift Lobby: Stone and/or tiles and/or laminate finish on appropriate backing material and/ or paint finish

ii Typical Storey Lift Lobbies: Tiles and/or paint finish and/or laminate finish

iii Common Corridors, Staircases, and Staircase Storey Shelters: Tiles and/or paint finish

iv Changing Rooms and Handicap/ Family Toilet: Tiles and/or paint finish

c. Wall (Common Areas – External)

i All External Walls: Stone and/or tiles and/or cement sand plaster and/or skim coat with spray texture coating and/or emulsion paint finish

Notes:

- All wall finishes are provided up to false ceiling level and on exposed areas only.
- No tiles behind all cabinets, kitchen cabinets, washing machine cum dryer (for Type A1, A1(d), A2S, A2S(d), B1, B1(d), B1a, B1a(d), B2, B2(d), B3P, B3P(d), B3Pa, B3Pa(d), C2P, C2P(d), D1, D1(d), D2DK, D2DK(d), E1, PH1, PH2 only), fridge (for Type A1, A1(d), A2S, A2S(d), B1, B1(d), B1a, B1a(d), B2, B2(d), B3P, B3P(d), B3Pa, B3Pa(d) only), vanity/ mirror cabinets, mirror or above false ceiling.
- Wall surface above false ceiling level will be left in its original bare condition.

d. Floor (Apartment Units)

i Bedrooms, Studio, Walk-in Wardrobe, Kitchenette: Vinyl flooring

ii Living, Dining, Study, Store, Flexi, Bathrooms, WC, Utility, Kitchen, Wet Kitchen, Dry Kitchen, Yard, Balcony, Foyer: Tiles

e. Floor (for common areas)

i All Lift Lobbies: Stone and/or Tiles

ii Staircases and Staircase Storey Shelter: Stone and/or Tiles and/or Cement sand screed with nosing tiles

Notes:

- All floor finishes are to exposed surface area only.
- No floor finishes below wardrobes.

7. WINDOWS

Aluminium-framed windows tinted glass and/or clear glass and/or laminated glass.

Minimum thickness of glass: 6mm

Windows with window limiters for units at Block 107, #02-03 to #36-03, #02-04 to #35-04, #02-05 to #36-05, #02-06 to #36-06, #02-07 to #35-07, #02-08 to #36-08, and Block 109, #02-12 to #36-12, #02-13 to #36-13, #02-14 to #36-14, #02-15 to #36-15, #02-16 to #36-16, #02-17 to #36-17, and where required by Authorities.

8. DOORS

a. Unit Main Entrance to Common Lobby: Approved fire-rated timber swing door

b. Living and/or Dining to Balcony, Junior Master Bedroom to Balcony (for Type PH2 only): Aluminium-framed sliding glass door

c. Bedrooms, Studio, Bathrooms, Flexi to corridor (for Type C2P, C2P(d), D2DK, and D2DK(d) only), Foyer (for Type C3DK, C3DKa, C3DK(d), D2DK, D2DK(d) only): Hollow core timber swing door and/ or sliding door

d. Kitchen (for Type C1, C1(d), C2P, C2P(d), C3DK, C3DKa, C3DK(d), D2DK, and D2DK(d) only), Wet Kitchen (for Type D1, D1(d), E1, PH1 and PH2 only): Aluminium-framed glass swing door and/or sliding door

e. Store, Flexi to Yard, WC, where applicable: Aluminium-framed slide and fold door

Notes:

- Good quality locksets and ironmongery to be provided to all doors
- All glass doors to be of tinted and/or clear glass (where applicable)
- Minimum thickness of glass: 6mm

9. SANITARY WARES, FITTINGS AND ACCESSORIES

a) Master Bath

- 1 shower cubicle and 1 concealed shower mixer set with overhead rain shower
- 1 vanity cabinet complete with 1 basin and 1 mixer (except for Type PH1 and PH2)
- 1 vanity cabinet complete with 2 basins and 2 mixers (for Type PH1 and PH2 only)
- 1 bath tub with bath mixer (for Type PH2 only)
- 1 wall-mounted water closet
- 1 paper roll holder
- 1 towel rail and 1 robe hook
- 1 mirror cabinet
- 1 bidet spray

b) Junior Master Bath, Common Baths

- 1 shower cubicle and 1 shower mixer set
- 1 vanity cabinet complete with 1 basin and 1 mixer
- 1 wall-mounted water closet
- 1 paper roll holder
- 1 robe hook
- 1 mirror cabinet

c) WC

- 1 wash hand basin with 1 tap
- 1 shower set
- 1 pedestal water closet
- 1 paper roll holder

d) Other

- 1 bib tap for washer cum dryer at designated area

10. ELECTRICAL INSTALLATION

a) All electrical wiring below false ceiling within apartments shall generally be concealed where possible. Electrical wiring above false ceiling and within closet shall be in exposed conduits or trunking.

b) Refer to item 19 for Electrical schedule.

11. TV/TELEPHONE POINTS/DATA POINTS

Refer to item 19 for Electrical schedule.

12. LIGHTNING PROTECTION

Lightning Protection System is in accordance with Singapore Standard SS555:2010

13. PAINTING

a. Internal Walls : Emulsion paint

b. External Walls : Spray textured coating paint and/ or other approved exterior paint to exposed area only

14. WATERPROOFING

Waterproofing shall be provided to floor slabs of Bathrooms, Kitchen, Wet Kitchen, Kitchenette, Yard, WC, Balcony, Pool Deck, Swimming Pool, Water Feature, Landscape Deck and Reinforced Concrete Flat Roof, where applicable

15. DRIVEWAY AND CAR PARK

a. Surface Driveway/ Ramp : Stone and/or tiles and/ or interlocking pavers and/or concrete finishes, where applicable

b. Basement Car Park/Driveway : Reinforced concrete floor with hardener

16. RECREATION FACILITIES

Arrival Club

1. Grand Arrival
2. Residential Services Counter
3. Arrival Lounge

Wellness Club

4. Lawn Deck
5. Wellness Lawn
6. Changing Room with Steam Bath
7. Club Gourmet
8. Club Pavilion
9. Cantilevered Gym
10. Lap Pool
11. Pool Deck
12. Pool Cabanas
13. Spa Lounge
14. Spa Pool
15. Pool Pavilion

Leisure Club

16. Relaxation Plaza
17. Reading Pavilion
18. Leisure Stream
19. Mini Lawn Bowling
20. Chess Lawn
21. Urban Farming
22. Scented Garden
23. Herb Garden
24. Garden Lounge
25. Hammock Lawn
26. Pilates Deck
27. Pebble Walk
28. Glamping Garden
29. River Hammock
30. Spa Lagoon
31. Hydrotherapy Pool
32. Yoga Deck

Adventure Club

33. Outdoor Lounge
34. Kids Aqua Course
35. Kids Play Pool
36. Kids Water Slide
37. Misty Pond
38. Aqua Swing
39. Kids Aqua Flying Fox
40. Kids Sports Pool
41. Family Deck
42. Adventure Lounge
43. Table Tennis
44. Fitness Zone
45. 3G Fitness
46. Parkour Gym
47. Kids Climbing Wall
48. Tennis Court
49. Golf Practice
50. Putting Green
51. BBQ Pavilion
52. Alfresco Deck

Specifications

53. Social Lawn
54. Kids Xylophone
55. Kids Trampoline
56. Kids Playground
57. Toddlers Playground

Botanical Patio

58. Jasmine Patio
59. Ginger Patio
60. Bird of Paradise Patio
61. Daisy Patio
62. Hibiscus Patio
63. Pandan Patio
64. Fern Patio
65. Heliconia Patio

Sky Club

66. Sky Dining
67. Sky Walk
68. Sky Lounge

Star Club

69. Stargaze

Others

A Guardhouse
B Bin Centre
C Substation & Genset
D Shops
E Side Gate
F Carpark Ventilation Shaft

17. ADDITIONAL ITEMS

a) Kitchen Cabinets

- High and/or low level kitchen cabinets complete with compressed quartz counter top.
- 1 stainless steel sink with 1 mixer is provided for Kitchen, Wet Kitchen, Dry Kitchen (for Type PH1 and PH2 only) and Kitchenette (where applicable).

b) Kitchen Appliances

i) For Type A1, A1(d), A2S, A2S(d), B1, B1(d), B1a, B1a(d), B2, B2(d), B3P, B3P(d), B3Pa, B3Pa(d):

- Built in oven, free standing fridge, washer cum dryer, electric hob and cooker hood.

ii) For Type C1, C1(d), C2P, C2P(d), D1, D1(d), E1:

- Built in oven, free standing fridge, washer cum dryer, gas hob and cooker hood.

iii) For Type C3DK, C3DKa, C3DK(d), D2DK, D2DK(d):

- Built in oven, free standing fridge, washer cum dryer, gas hob and cooker hood.
- For Kitchenette only: built in bar fridge, washer cum dryer, electric hob and cooker hood.

iv) For Type PH1, PH2:

- Built in oven, wine chiller, side by side fridge, gas hob, cooker hood and washer cum dryer.

c) Wardrobes

Built-in Wardrobes with laminate and/or melamine finish for all bedrooms

d) Air-conditioning

Wall-mounted split-unit air-conditioning system to Living, Dining, Bedrooms, Studio, Study, where applicable.

e) Mechanical Ventilation System

Mechanical ventilation system is provided to internal bathroom, where applicable.

f) Audio Video Telephony System

Audio Video Telephony System, which is to be connected to Purchaser's personal devices such as smart phones / tablets, is provided for communication with Guard House and Visitor Call Panels.

g) Hot Water

Electric storage water heater (for Type A1, A1(d), A2S, A2S(d), B1, B1(d), B1a, B1a(d), B2, B2(d), B3P, B3P(d), B3Pa, B3Pa(d), (Kitchenette and Bath 2 of C3DK, C3DKa, C3DK(d), D2DK, D2DK(d)], PH1 and PH2:

Hot water supply to Bathrooms, Kitchen, Wet Kitchen, Kitchenette and Dry Kitchen (for Type PH1 and PH2 only).

Gas water heater (for Type C1, C1(d), C2P, C2P(d), C3DK, C3DKa, C3DK(d), D1, D1(d), D2DK, D2DK(d) and E1):

Hot water supply to Bathrooms, Kitchen, and Wet Kitchen.

h) Security System

Security Card Access Control System will be provided at Basement 2, Basement 1 and 1st Storey Lift Lobbies for all blocks, and side gates.

i) Digital lockset

One digital lockset to each apartment unit.

j) Smart Home System

1x Smart home gateway with built-in IP camera, 1 x smart voice assistant, 1 x digital lockset, 1 x main door sensor, 2 x lighting controls and 2 x air conditioner controls will be provided for all apartment units.

k) Town Gas

Provision of Town Gas to kitchen gas hob to Type C1, C1(d), C2P, C2P(d), C3DK, C3DKa, C3DK(d), D1, D1(d), D2DK, D2DK(d), E1, PH1 & PH2 except Kitchenettes of C3DK, C3DKa, C3DK(d), D2DK and D2DK(d).

l) Gondola System

Gondola supports/ brackets/ platforms/ tracks will either be floor, wall or soffit mounted (top/ side/ below) on RC flat roof/ external wall/ RC ledge/ trellis/ canopy of tower blocks.

m) Waste Disposal System

Pneumatic waste conveyance system provided at common area at every residential lift lobby level.

n) Wireless Internet

Wireless internet connection provision at designated communal area, subject to subscription of service by the Management Corporation (when formed) with the relevant internet service provider.

18. APARTMENT CEILING HEIGHT SCHEDULE

Approximate Ceiling Height (m)		
	2nd to 35th Storey (Typical)	36th Storey
Living (all except Type D1, E1, PH1, PH2)	2.75	4.40
Dining (all except Type A2S, D1, E1, PH1, PH2)	2.75	2.75
Dining (for Type A2S only)	2.75	4.40
Living and Dining (for Type E1 only)	2.85	-
Living and Dining (for Type D1 only)	2.85	4.40
Living and Dining (for Type PH1, PH2 only)	-	4.40
Bedrooms / Study / Flexi / Utility	2.75	2.75
Dry Kitchen	2.85	2.85
Walk-in Wardrobe / Bathrooms / Yard / Store / Foyer / Kitchen / Wet Kitchen / Kitchenette	2.40	2.40
WC	2.42	2.42
Balcony	2.85	4.45

General Note:
- *Ceiling Height – floor finish level to underside of slab/ceiling where applicable (in m).*
- *Bulkhead of 2.40m and/or 2.30m where applicable.*
- *Acoustic ceiling will be installed at balconies for units at Block 107, #02-03 to #36-03, #02-04 to #35-04, #02-05 to #36-05, #02-06 to #36-06, #02-07 to #35-07, #02-08 to #36-08, and Block 109, #02-12 to #36-12, #02-13 to #36-13, #02-14 to #36-14, #02-15 to #36-15, #02-16 to #36-16, #02-17 to #36-17, and where required by Authorities.*
- *Balcony ceiling height of 2.80m applies to units at Block 107, #23-01, #23-02, #23-11, and Block 109, #23-18, #23-19.*

19. ELECTRICAL SCHEDULE

	UNIT TYPE													
Electrical Schedule	A1, A1(d)	A2S, A2S(d)	B1, B1(d)	B1a, B1a(d), B2, B2(d)	B3P, B3P(d)	B3Pa, B3Pa(d)	C1, C1(d)	C2P, C2P(d)	C3DK, C3DKa, C3DK(d)	D1, D1(d)	D2DK, D2DK(d)	E1	PH1	PH2
Lighting Point	8	9	8	9	14	13	14	18	17	20	23	24	28	31
13A Switch Socket Outlet	13	15	17	17	19	19	23	27	26	33	31	35	35	37
TV Point	2	2	3	3	3	3	4	4	4	5	5	6	6	6
Data Point	4	5	6	6	7	7	8	8	8	10	10	12	12	12
Cooker Hood Point	1	1	1	1	1	1	1	1	2	1	2	1	1	1
Cooker Hob Point	1	1	1	1	1	1	1	1	2	1	2	1	1	1
Oven Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Water Heater Point	1	1	1	1	2	2	1	1	2	1	2	1	3	4
Washer cum Dryer Point	1	1	1	1	1	1	1	1	2	1	2	1	1	1
Air Conditioning Isolator	2	2	2	2	2	2	3	3	3	4	4	4	6	7
Bell Point	1	1	1	1	1	1	1	1	2	1	2	1	1	1

Note
1. *Isolators shall be provided according to the no. of condensing units for each apartment.*
2. *Isolator/ connection unit shall be provided according to the no. of heaters for each apartment.*
3. *Twin power points will be counted as 2 number of 13A power points.*

Specifications

o) IT Feature

All apartments equipped with wiring for internet ready connection, subject to subscription of service by the purchaser with the relevant internet service provider.

p) Home Fire Alarm Device (HFAD)

All apartments provided with 1 x Home Fire Alarm Device (HFAD).

q) Residential Services

Residential services counter shall be located at Arrival Club.

NOTES

a) Marble/Compressed Marble/Limestone/Granite

Marble/compressed marble/limestone/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/compressed marble/limestone/granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to clause 14.3 of sale and purchase agreement, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

b) Timber Strips

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17 of sale and purchase agreement.

c) Air-Conditioning System

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his own contractor to service the air-conditioning system regularly.

d) Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

e) Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to clause 14.3 of sale and purchase agreement, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the Architect's selection and market availability.

f) 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 will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 of sale and purchase agreement.

g) Web Portal of the Housing Project

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.

h) False Ceiling

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

i) Glass

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 of sale and purchase agreement.

j) Laminated Flooring

Laminated flooring is manufactured material which contains tonality differences to match natural wood finish. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Laminated floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17 of sale and purchase agreement.

k) Mechanical Ventilation System

Mechanical ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

l) Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/vanity cabinet/mirror.

m) Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of fan coil units, electrical points, television points, telecommunication points, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.

n) Tiles

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000.

o) Vinyl Flooring

Vinyl Flooring is a manufactured material which contains tonality differences to match natural wood finish. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Vinyl floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the Builder and Vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17 of sale and purchase agreement.

p) Mobile Phone Reception

Telephone reception on mobile phones within the Housing Project is subject to availability/provision of satellite/wireless coverage by the respective mobile telephone network service providers and is not within the purview/control of the Vendor.

q) Digital TV Service / Reception

Digital TV Service is provided with necessary cablings or connections from its network to the Building. The purchaser will have to ensure that their televisions are digital ready and compatible in order to view the Free-to-Air (FTA) channels.

The availability/provision reception coverage by the respective media network service providers and is not within the purview/control of the Vendor.

r) Prefabricated Bathroom Unit

Certain bathroom and WC may be prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty. Any hacking, repairing and drilling within bathroom must be in accordance to the manufacturer's manual book.

s) Prefabricated Pre-finished Volumetric Construction (PPVC)

Certain unit and/or area may be of prefabricated structurally reinforced concrete volumetric module with complete and/or pre-finished and/or pre-installed concealed electrical services and/or plumbing services and/or air-conditioning and mechanical ventilation ("ACMV") services and/or sanitary services construction. All walls, penetration openings, electrical services, plumbing services, ACMV services and sanitary services are predesigned and/or concealed and/or pre-route prior to installation on site. No hacking of any of the structural walls of the Unit is allowed.

t) Quartz

Quartz stone is an engineered stone surface that comprises of natural extract from the earth. The pigmentation found in these natural extract sometime varies and as a result, the final products are subjected to variations in colour and vein pattern. Like most materials, excessive force, high point loads, pressure or heat may cause thermal shock, discoloration or damage to the surface.

u) Home Fire Alarm Device (HFAD)

Home Fire Alarm Device (HFAD) is provided to each residential unit as per compliance to the local authority requirement. To ensure good working condition, the HFAD has to be maintained.

• Vendor (Developer): CDL Pegasus Pte Ltd (UEN No. 201803447G) (Subsidiary of City Developments Ltd (UEN No. 196300316Z)) • Tenure of Land: 99 years commencing from 7 May 2018 • Lot No.: Lot(s) 09191P MK 05 at West Coast Vale • Developer Licence No.: C1279 • Expected Date of Vacant Possession: 31 Oct 2022 • Expected Date of Legal Completion: 31 Oct 2025

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This brochure is printed on eco-friendly paper, 22 October 2018

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