

Hexacube 



A spanking new landmark is emerging, mere minutes from the bustling Paya Lebar Central,

a truly unique and exuberant development awaits you.

Come and feel the buzz, be part of the experience....

Hexacube 





Timeless. Energetic. Thoughtful.

A **FREEHOLD** development with a futuristic facade.
Home to a wide range of enchanting retail outlets as well as a practical
office hub flowing with energy and bursting with vibrancy.
A timeless icon in the making.

Hexacube 



All roads lead to
Hexacube





7 mins drive to ECP and 5 mins drive to PIE



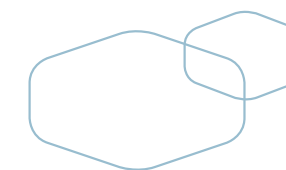
15 mins drive to CBD



15 mins drive to Changi Airport



Connect. Commute. Network.

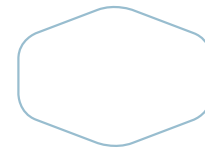
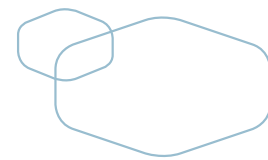


Minutes drive to the business district or to the airport, you are always connected to the business world or the global network. A leisure stroll to Eunos MRT station or a short drive to major expressways like ECP and PIE, a strategic location like no others.



Excite. Ignite. Delight.

The gateway to an exciting new world where business and pleasure meets. A premium grade office hub with 3 levels of retail complementing each other for an enviable work-life balance.

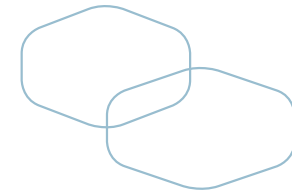




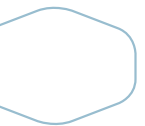
Work. Eat. Play.

Synchronize and align with the right work-life balance. Discover the exquisite dining spaces with excellent frontage along Changi Road or simply indulge in retail therapy after a long day at work.





Sanctuary. Senses. Relaxation.



An oasis to soothe the hectic mind with a courtyard
sanctuary located at the 3rd level.



Create.
Innovate.
Explore.

Creatively designed to allow natural lighting and innovative space planning with high ceiling, it is the perfect spot to trigger ideas for successful entrepreneur in the making.

Hexacube marks the spot



A hidden treasure is unraveling in the heart of the East,
where business is closer to home.
Come and feel the buzz, be part of the experience.

Site Map



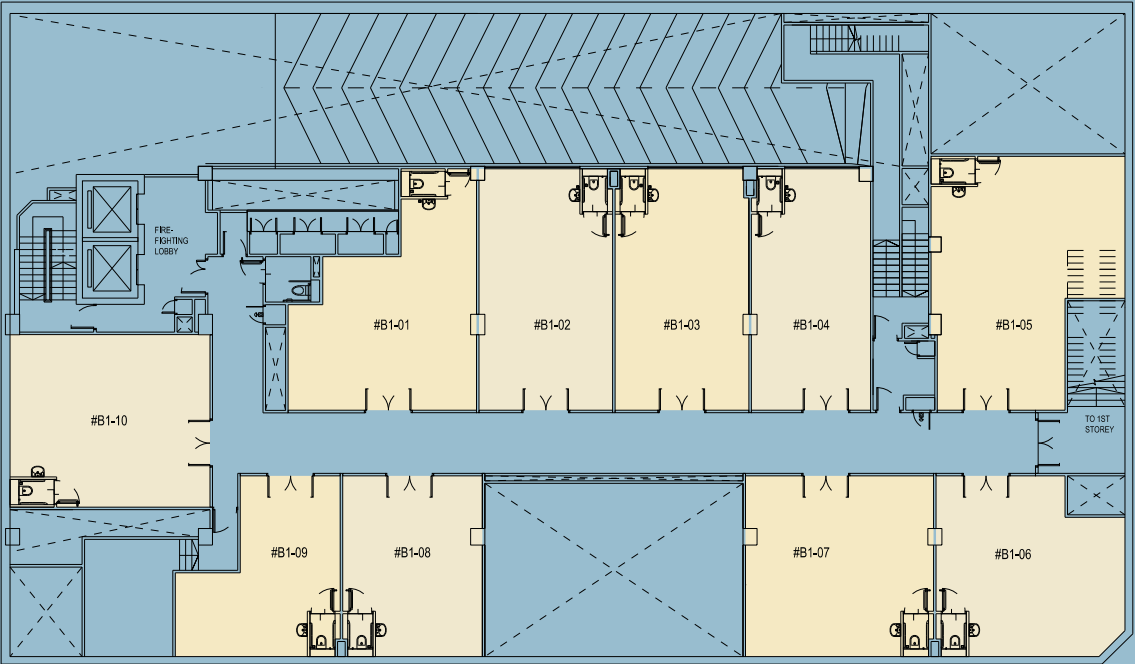
LEGEND

1. Main Access
2. Side Access
3. Drive Way
4. Entrance To Basement Carpark
5. Attic Roof
6. Courtyard Garden

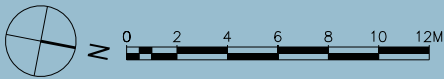
Floor Plans

SHOPS

UNIT	#B1-01	#B1-02	#B1-03	#B1-04	#B1-05	#B1-06	#B1-07	#B1-08	#B1-09	#B1-10
AREA	592 FT ²	560 FT ²	560 FT ²	495 FT ²	732 FT ²	560 FT ²	592 FT ²	441 FT ²	420 FT ²	614 FT ²



BASEMENT 1 PLAN

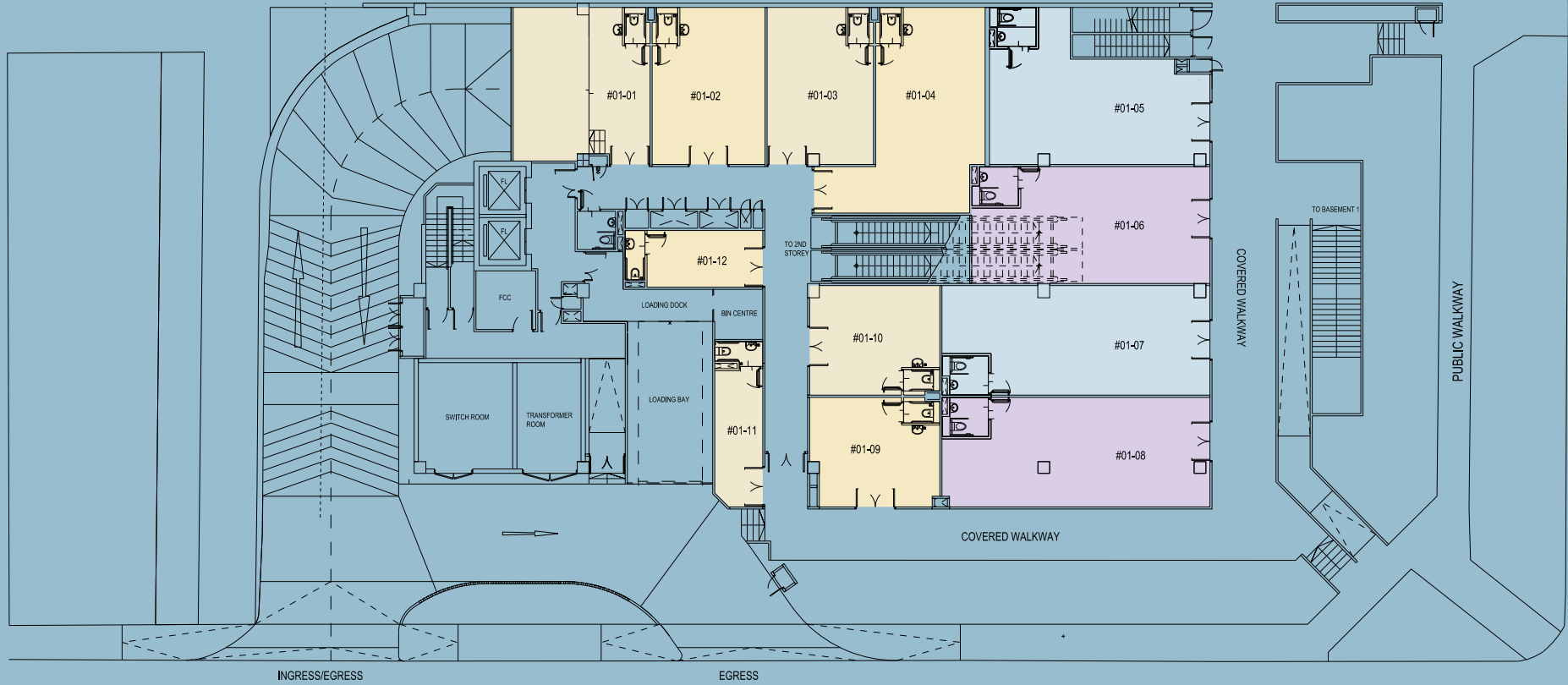


RESTAURANTS / F&B

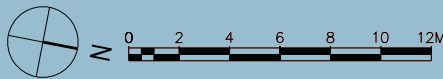
UNIT	#01-05	#01-06	#01-07	#01-08
AREA	710 FT ²	743 FT ²	786 FT ²	786 FT ²

SHOPS

UNIT	#01-01	#01-02	#01-03	#01-04	#01-09	#01-10	#01-11	#01-12
AREA	549 FT ²	463 FT ²	441 FT ²	646 FT ²	388 FT ²	409 FT ²	258 FT ²	237 FT ²

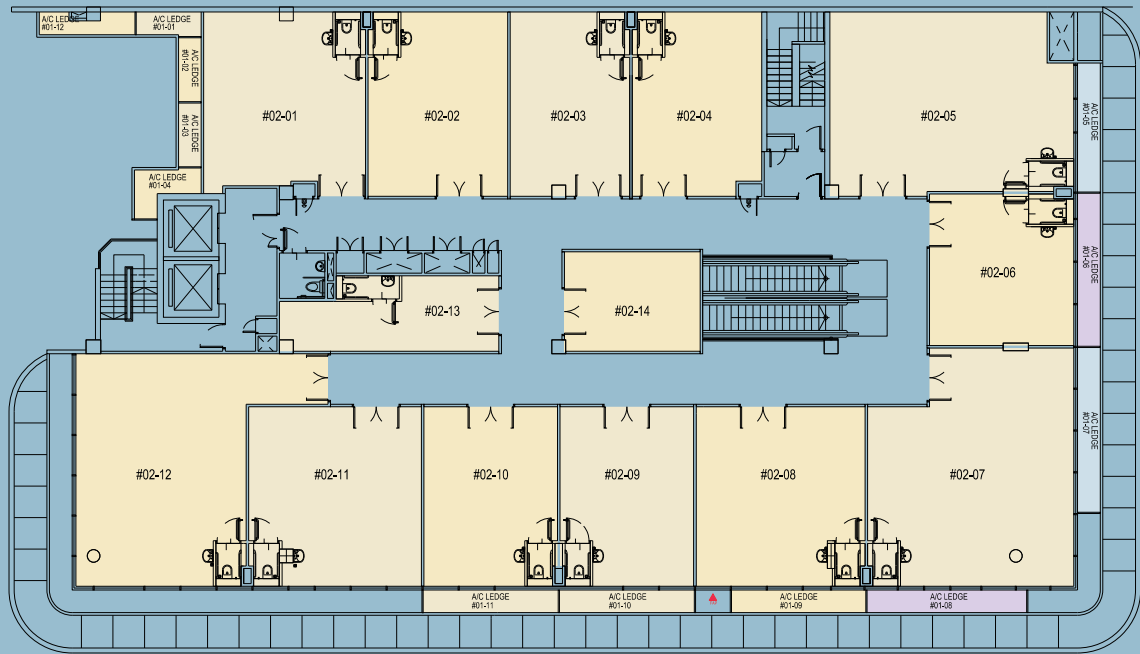


1ST STOREY PLAN

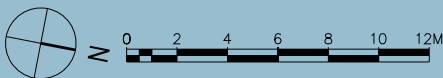


SHOPS

UNIT	#02-01	#02-02	#02-03	#02-04	#02-05	#02-06	#02-07	#02-08	#02-09	#02-10	#02-11	#02-12	#02-13	#02-14
AREA	549 FT²	495 FT²	431 FT²	463 FT²	807 FT²	452 FT²	904 FT²	603 FT²	484 FT²	484 FT²	614 FT²	872 FT²	269 FT²	237 FT²

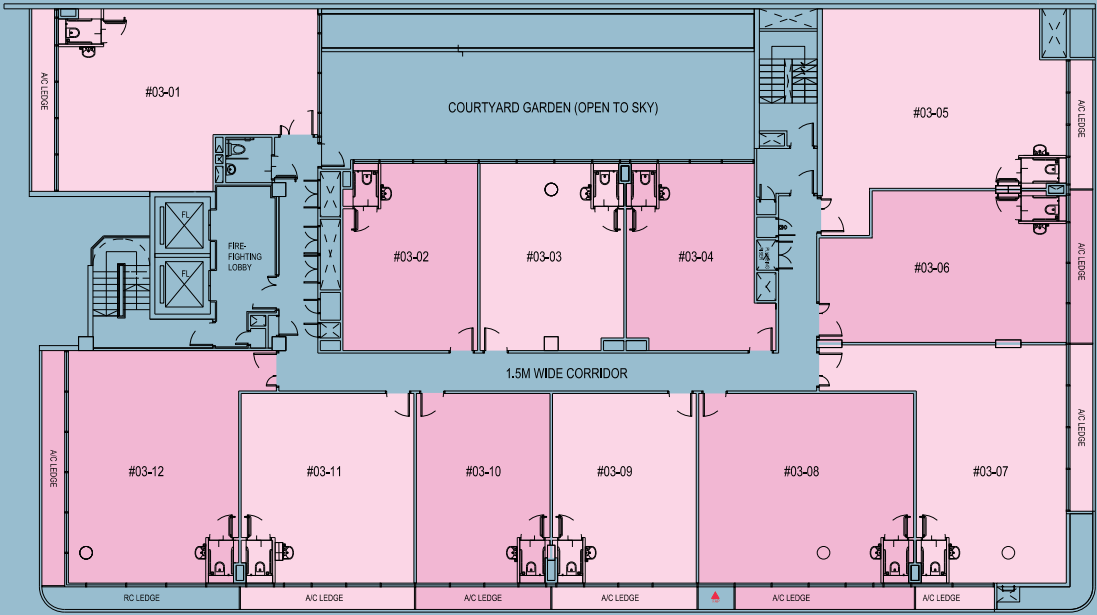


2ND STOREY PLAN

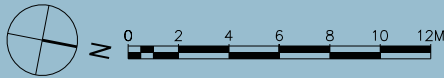


OFFICES

UNIT	#03-01	#03-02	#03-03	#03-04	#03-05	#03-06	#03-07	#03-08	#03-09	#03-10	#03-11	#03-12
AREA	807 FT²	463 FT²	484 FT²	452 FT²	840 FT²	678 FT²	818 FT²	786 FT²	538 FT²	506 FT²	646 FT²	818 FT²

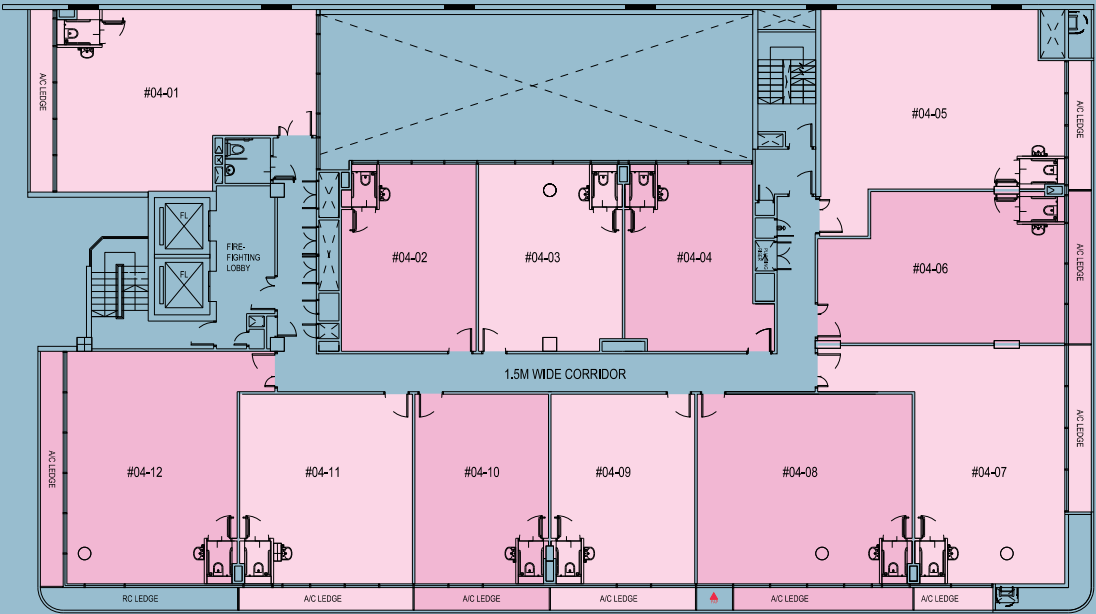


3RD STOREY PLAN



OFFICES

UNIT	#04-01	#04-02	#04-03	#04-04	#04-05	#04-06	#04-07	#04-08	#04-09	#04-10	#04-11	#04-12
AREA	807 FT ²	463 FT ²	484 FT ²	452 FT ²	840 FT ²	678 FT ²	818 FT ²	786 FT ²	538 FT ²	506 FT ²	646 FT ²	818 FT ²



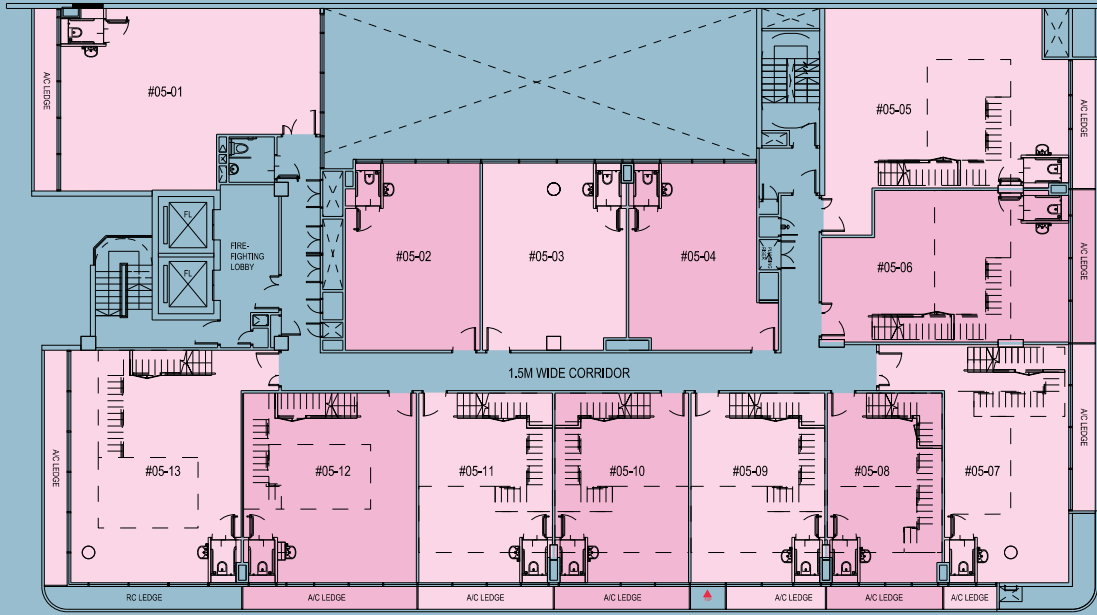
4TH STOREY PLAN



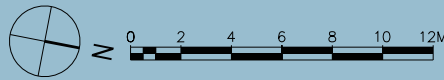
OFFICES

UNIT	#05-01	#05-02	#05-03	#05-04	#05-05*	#05-06*	#05-07*	#05-08*	#05-09*	#05-10*	#05-11*	#05-12*	#05-13*
5TH STOREY AREA	807 FT ²	463 FT ²	484 FT ²	452 FT ²	1625 FT ²	1281FT ²	1216FT ²	807 FT ²	926 FT ²	947 FT ²	947 FT ²	1216FT ²	1539 FT ²

* AREA INCLUDE VOID



5TH STOREY PLAN

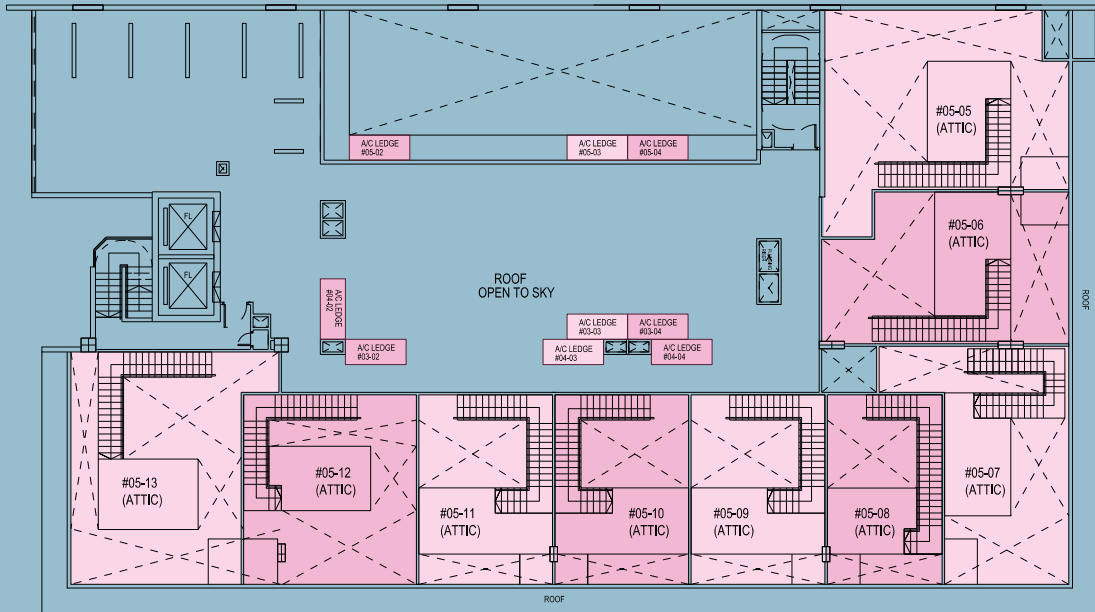


Specifications

OFFICES

UNIT	#05-01	#05-02	#05-03	#05-04	#05-05*	#05-06*	#05-07*	#05-08*	#05-09*	#05-10*	#05-11*	#05-12*	#05-13*
5TH STOREY AREA	807 FT ²	463 FT ²	484 FT ²	452 FT ²	1625 FT ²	1281FT ²	1216FT ²	807 FT ²	926 FT ²	947 FT ²	947 FT ²	1216FT ²	1539 FT ²

* AREA INCLUDE VOID



ATTIC FLOOR PLAN

1. Foundation

Reinforced Concrete and/ or Bored piles and/ or Steel piles.
2. Super structure

Reinforced concrete and/ or steel structure.
3. Walls

3.1. External Wall
Precast concrete and/ or reinforced concrete and/ or brickwall and/ or glasswall.
3.2. Internal Wall
Reinforced concrete and/ or precast concrete and/ or brick walls and/ or glass wall
4. Roof

Reinforced concrete flat roof with waterproofing and insulation and/ or metal roof with insulation where applicable
5. Ceiling

5.1. Units
Shops, Restaurant, Office : Skim coat with emulsion paint finish
Toilets (for units with toilets) : Skim coat with emulsion paint finish and/ or water resistant ceiling board with emulsion paint finish.

5.2. Common Areas
Lift Lobbies : Ceiling board with emulsion paint finish and/ or metal ceiling and/ or glass cladding and/ or aluminum cladding
Corridors : Ceiling board with emulsion paint finish and/ or metal ceiling
Staircases, Carpark : Skim coat with emulsion paint finish
Toilet : Skim coat with emulsion paint finish and/ or water resistant ceiling board with emulsion paint finish.
6. Finishes

6.1. Wall
6.1.1. Units
Shops, Restaurant, Office : Plaster and/ or skim coat with emulsion paint finish
Toilets (for units with toilets) : Glass wall and/ or Ceramic tiles and/ or homogenous tiles up to false ceiling height; Plaster and/ or skim coat with emulsion paint finish for wall above false ceiling where provided.

6.1.2. Common Areas
Lift Lobbies : Ceramic tiles and/ or homogenous tiles and/ or stone
Corridors : Ceramic tiles and/ or homogenous tiles and/ or stone
Staircases, Carpark, Service rooms: Plaster and/ or skim coat with emulsion paint finish
Toilet : Ceramic tiles and/ or homogenous tiles up to false ceiling height; Plaster and/ or skim coat with emulsion paint finish for wall above false ceiling where provided.

Courtyard Garden : Ceramic tiles and/ or homogenous tiles and/ or stone

6.2 Floor
6.2.1. Units
Shops, Restaurant, Office : Cement and sand screed finish
Toilets (for units with toilets) : Ceramic tiles and/ or homogenous tiles finish with waterproofing
AC Ledge : Cement and sand screed finish with waterproofing

6.2.2. Common Areas
Lift Lobbies : Ceramic tiles and/ or homogenous tiles and/ or stone
Corridors/ Ramps/ Walkways : Ceramic tiles and/ or homogenous tiles and/ or stone and/ or cement and sand screed with hardener.

Staircases, Exit passageways, Service rooms : Cement and sand screed finish
Common Toilet : Ceramic tiles and/ or homogenous tiles finish with water proofing

Courtyard Garden : Ceramic tiles and/ or homogenous tiles and/ or stone
Loading Bay : Cement and Sand Screed finish and/ or Granite Tiles
7. Windows

7.1. Units with windows : Aluminum framed glass windows and/ or fixed glass panels
8. Doors

8.1. Units
Shops, Restaurant, Office : Metal and/ or timber door and/ or glass door
Toilets (for units with toilets) : Metal panel door

8.2. Common Areas
Lift Lobbies, Corridors, Staircases, Car park, Exit passageways, Service Rooms : Metal and/ or timber door

- Toilet

:

Metal panel door
- Courtyard Garden

:

Metal and/ or glass door
9. Sanitary Fittings

9.1. Units with toilets :

1 Water closet, 1 wash basin and floor trap is provided. HCP/ ambulant disabled friendly features are provided where applicable.
10. Painting

10.1. Internal walls :

Emulsion water-based paint

10.2. External walls :

Selected oil-based base coat and/ or water-based exterior paint and/ or textured spray paint
11. Waterproofing

Waterproofing shall be provided to floors of unit's toilets, AC ledges, common HCP toilets, landscaped courtyard floor and concrete flat roof
12. Driveway and Car park

Reinforced concrete slab with floor hardener.
13. ACMV

Refer to M&E schedule and notes for details.
14. Electrical Installation

Refer to M&E schedule and notes for details.
15. Lighting

Emergency lighting and exit signs shall be provided in compliance with the requirements of the relevant authorities.
16. Plumbing and Sanitary

Good quality sanitary wares and fittings in compliance with statutory requirements.
17. Water Supply

Water pipe capped off at high level within the unit for future connection by purchaser.
18. Fire Protection System

Fire protection system provided in compliance with relevant authority requirements.
19. Kitchen Exhaust and Grease Trap

Refer to M&E schedule and notes for details.
20. Town Gas Supply (For restaurants only)

Refer to M&E schedule and notes for details.
21. Cable Television System

SCV splitter points provided within each unit for future connection by purchaser.
22. Telephone System

Refer to M&E schedule and notes for details.
23. Lightning Protection

Lightning protection provided in compliance with relevant authority requirement.

GENERAL NOTES TO SPECIFICATIONS

1. Marble/ Compressed Marble/ Limestone/ Granite
Marble/ compressed marble/ limestone/ granite are natural stone materials containing veins with tonality differences. There will be color 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. Where applicable, the tonality and pattern of the stones selected and installed shall be subject to availability.

2. Tiles
Selected tile sizes and tile surface flatness cannot be perfect and will be subject to the acceptable range described in Singapore Standards S5483:2000.

3. Materials, Fittings, Equipment, Finishes, Installations and Appliances
The brand, color and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

4. 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 vacant possession of the unit is delivered to the Purchaser.

5. Glass
Glass is a 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 insurance covering glass breakage to cover this possible event.

6. Wall Finishes
All wall finishes shall be terminated at the level of the false ceiling.

7. Access

Gondola supports/ brackets may be provided at the external wall, air-con ledge and roof for the installation of gondolas. The Purchaser acknowledges that in respect of the Unit, he shall allow access to and facilitate space for the Vendor or the management corporation (when formed) in relation to the matters mentioned in this-clause 8 for the purpose of carrying out cyclical maintenance repair upkeep and cleaning work of the building façade of the Commercial Project.

8. Cable Television and/ or Internet Access

The Purchaser is liable to pay an annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) and/ or Internet services 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.

9. Fan Coil Units, Electrical Points, Door Swing Position and False Ceiling

Layout/ location of fan coil units where applicable, electrical points, door swing position and plaster ceiling boards are subject to Architect's sole discretion and final design. The false ceiling space where provided 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.

10. Air Conditioning System

To ensure a good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.

11. Mechanical Ventilation System

The mechanical ventilation system for the toilet, kitchen and any other areas within the Unit's supply and exhaust system is to be maintained by the Purchaser on a regular basis.

12. Internet Access

If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/ or such relevant entities/ authorities for internet services to the Unit and make all necessary payments to the Internet Service Provider and/ or the relevant entities/ authorities.

NOTES

Kitchen Exhaust (Restaurant)	Centralised Kitchen exhaust fan, air-cleaner and ductworks are provided and terminated just within the tenants units. Kitchen Exhaust Hood, associated ductworks and accessories are to be provided by the Purchaser.
Kitchen Fresh Air Duct (Restaurant)	Fresh air duct are provided and terminated just within the units. Purchaser to provide fresh air fans, interlocking associated ductworks, grilles, interlocking with kitchen exhaust motorised damper and accessories.
Wet Chemical Suppression system	Wet chemical suppression system shall be provided by the Purchaser to comply with Authority requirements.
Grease Trap (Restaurant)	Centralised Grease Trap is provided for units #01-05, #01-06, #01-07, #01-08.
Gas (Restaurant)	Gas pipe is provided and terminated within the unit. Purchaser to apply from City Gas for gas meter and connection at his own cost and expense.
Sprinkler installation	Only one layer of sprinkler pipes and sprinklers provided. 2nd layer of sprinklers shall be installed by Purchaser.
Air-conditioning	Air-conditioning system will be provided for the units. Units at Basement (#B1-01 to #B1-10), #02-13 and #02-14 are served by common air-conditioning system and maybe required to pay monthly air-conditioning consumption charges.
Electrical and Water Metering	Purchaser is to apply for Water and Electrical meters to be installed in the unit at his own cost and expense. For units with 100A or above three-phase supply the meter compartment is to be within the unit by the Purchaser.
Electrical Supply	No emergency supply is provided.
Telecom	Purchaser is to apply from relevant service providers for telecom service account opening and activation at his own cost and expense.

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Unit M&E PROVISION

Unit No.	Type of use	Electrical Rating (A)	Telecom (Block Terminal Pairs)	Water Supply Provision	Gas Supply Provision	Kitchen Exhaust (Provision of Exhaust Duct)	Aircon Provision	Floor Trap and WC	Grease Trap Linkage
#B1-01	Shop	80A (1Φ)	12	Yes	Nil	Nil	Common VRV System	Yes	Nil
#B1-02	Shop	80A (1Φ)	12	Yes	Nil	Nil	Common VRV System	Yes	Nil
#B1-03	Shop	80A (1Φ)	12	Yes	Nil	Nil	Common VRV System	Yes	Nil
#B1-04	Shop	60A (1Φ)	12	Yes	Nil	Nil	Common VRV System	Yes	Nil
#B1-05	Shop	100A (1Φ)	12	Yes	Nil	Nil	Common VRV System	Yes	Nil
#B1-06	Shop	80A (1Φ)	12	Yes	Nil	Nil	Common VRV System	Yes	Nil
#B1-07	Shop	80A (1Φ)	12	Yes	Nil	Nil	Common VRV System	Yes	Nil
#B1-08	Shop	60A (1Φ)	12	Yes	Nil	Nil	Common VRV System	Yes	Nil
#B1-09	Shop	60A (1Φ)	12	Yes	Nil	Nil	Common VRV System	Yes	Nil
#B1-10	Shop	80A (1Φ)	12	Yes	Nil	Nil	Common VRV System	Yes	Nil
#01-01	Shop	60A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#01-02	Shop	60A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#01-03	Shop	60A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#01-04	Shop	80A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#01-05	Restaurant	60A (3Φ)	12	Yes	Yes	Yes	Split Unit System	Yes	Yes
#01-06	Restaurant	60A (3Φ)	12	Yes	Yes	Yes	Split Unit System	Yes	Yes
#01-07	Restaurant	60A (3Φ)	12	Yes	Yes	Yes	Split Unit System	Yes	Yes
#01-08	Restaurant	60A (3Φ)	12	Yes	Yes	Yes	Split Unit System	Yes	Yes
#01-09	Shop	60A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#01-10	Shop	60A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#01-11	Shop	32A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#01-12	Shop	32A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#02-01	Shop	60A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#02-02	Shop	60A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#02-03	Shop	60A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#02-04	Shop	60A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#02-05	Shop	100A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#02-06	Shop	60A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#02-07	Shop	100A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#02-08	Shop	80A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#02-09	Shop	60A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#02-10	Shop	60A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#02-11	Shop	80A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#02-12	Shop	100A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#02-13	Shop	40A (1Φ)	12	Yes	Nil	Nil	VRV System	Yes	Nil
#02-14	Shop	40A (1Φ)	12	Yes	Nil	Nil	VRV System	Yes	Nil
#03-01	Office	60A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#03-02	Office	40A (1Φ)	12	Yes	Nil	Nil	VRV System	Yes	Nil
#03-03	Office	40A (1Φ)	12	Yes	Nil	Nil	VRV System	Yes	Nil
#03-04	Office	40A (1Φ)	12	Yes	Nil	Nil	VRV System	Yes	Nil
#03-05	Office	80A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#03-06	Office	60A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#03-07	Office	60A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#03-08	Office	60A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#03-09	Office	40A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#03-10	Office	40A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#03-11	Office	60A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#03-12	Office	60A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#04-01	Office	60A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#04-02	Office	40A (1Φ)	12	Yes	Nil	Nil	VRV System	Yes	Nil
#04-03	Office	40A (1Φ)	12	Yes	Nil	Nil	VRV System	Yes	Nil
#04-04	Office	40A (1Φ)	12	Yes	Nil	Nil	VRV System	Yes	Nil
#04-05	Office	80A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#04-06	Office	60A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#04-07	Office	60A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#04-08	Office	60A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#04-09	Office	40A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#04-10	Office	40A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#04-11	Office	40A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#04-12	Office	60A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#05-01	Office	80A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#05-02	Office	60A (1Φ)	12	Yes	Nil	Nil	VRV System	Yes	Nil
#05-03	Office	60A (1Φ)	12	Yes	Nil	Nil	VRV System	Yes	Nil
#05-04	Office	60A (1Φ)	12	Yes	Nil	Nil	VRV System	Yes	Nil
#05-05	Office	100A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#05-06	Office	80A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#05-07	Office	80A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#05-08	Office	40A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#05-09	Office	60A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#05-10	Office	60A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#05-11	Office	60A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#05-12	Office	80A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil
#05-13	Office	80A (1Φ)	12	Yes	Nil	Nil	Split Unit System	Yes	Nil

Developer: Wealth Development Pte Ltd (Co. Registration no: 201303708M) • Lot no: LOTS 08514V & 08515P MK26 AT 160 CHANGI ROAD

- Tenure of Land: Estate in Fee Simple • Building Plan No: A1207-00001-2013-BP01 dated 10 Jan 2014
- Expected Date of Vacant Possession: 30 June 2017 • Expected Date of Legal Completion: 30 June 2020

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