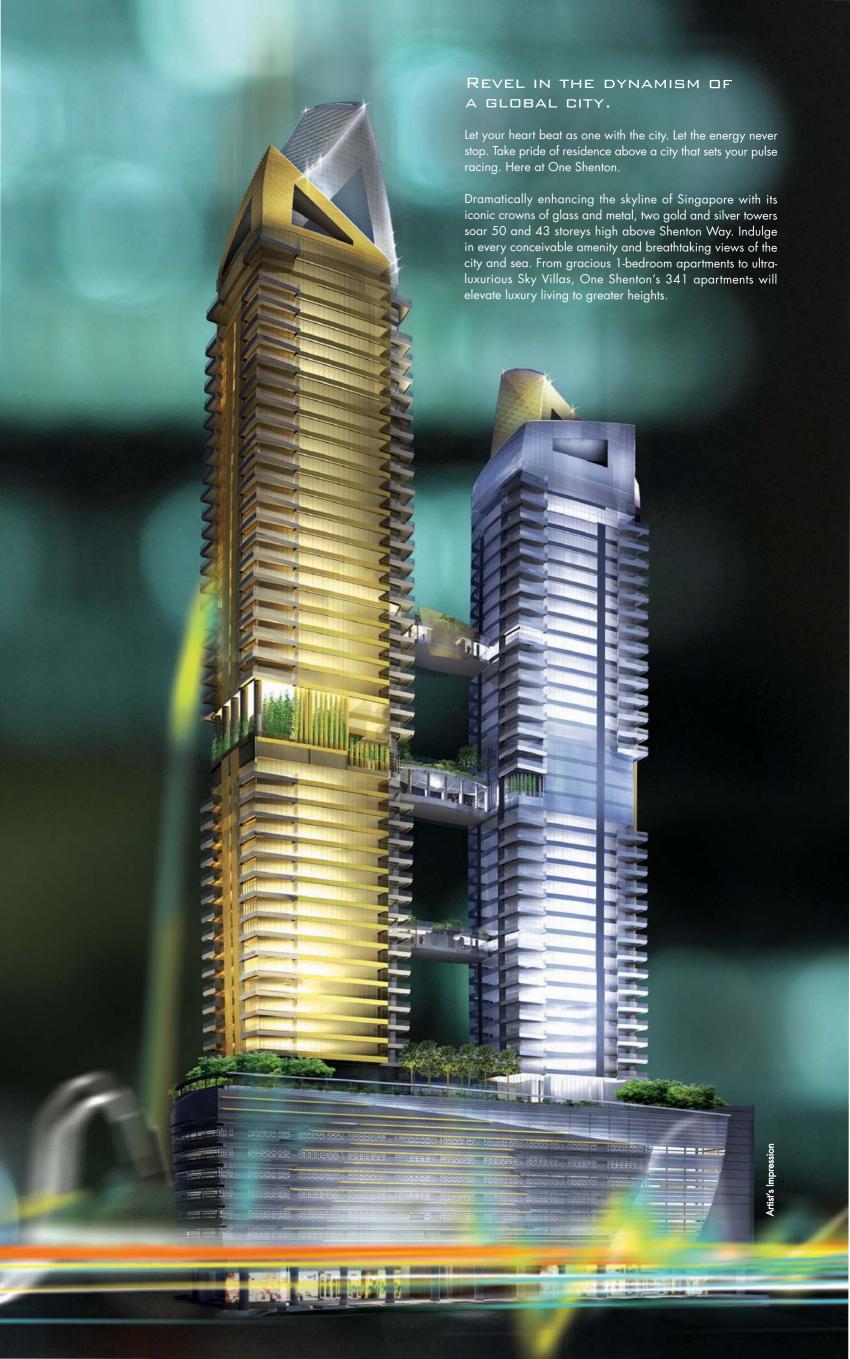
TOWER 1

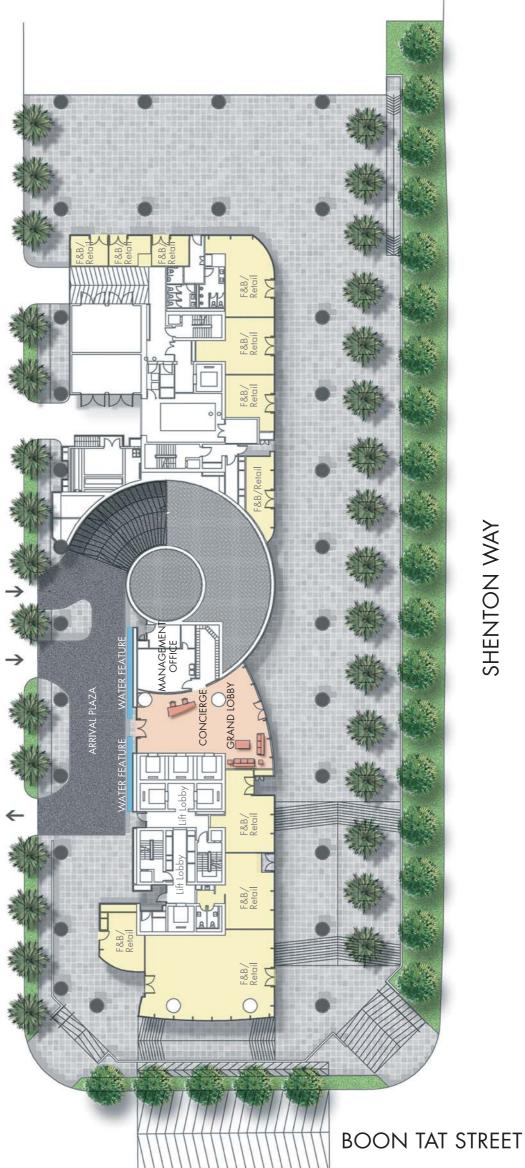
BE ONE WITH THE CITY.

HERE AT ONE SHENTON.

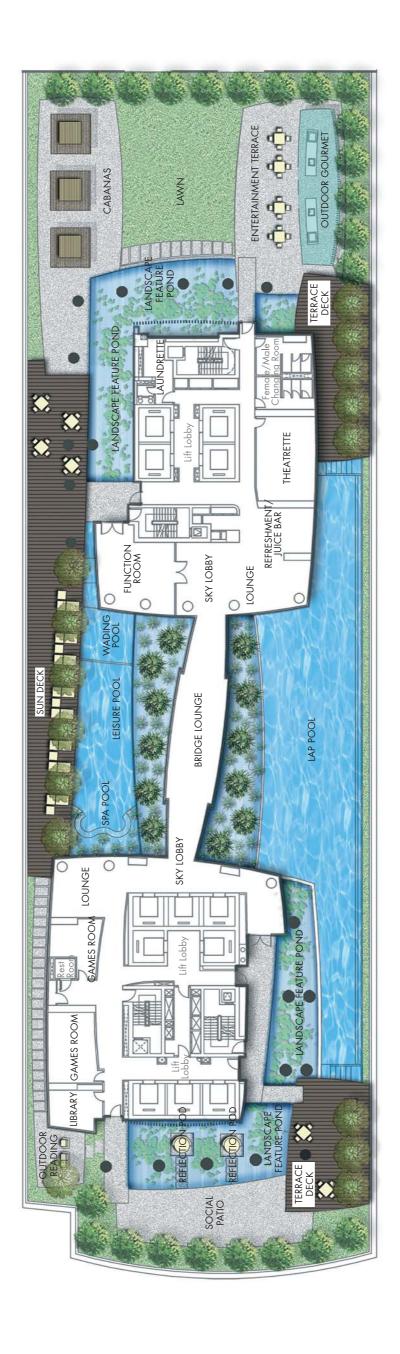
FLOOR PLANS

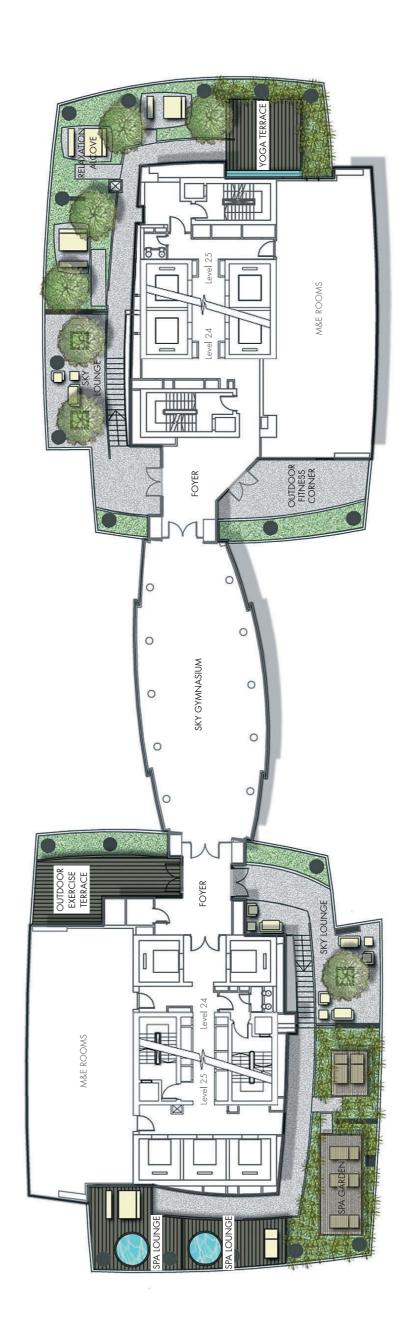


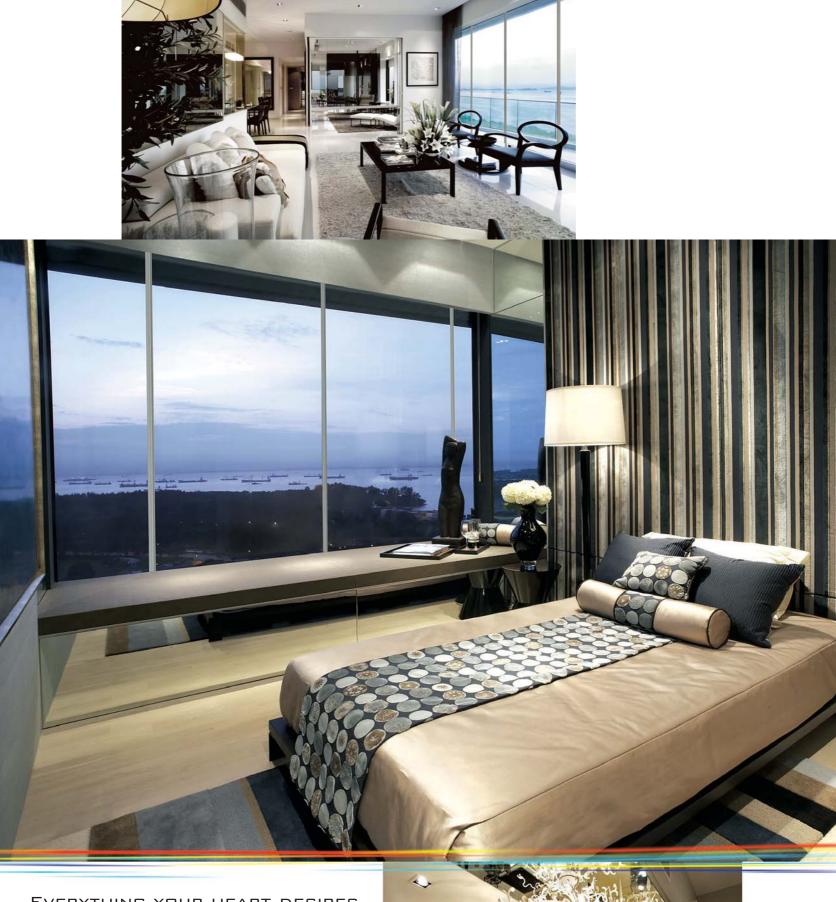




SHENTON WAY



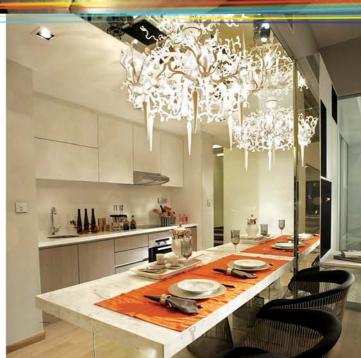




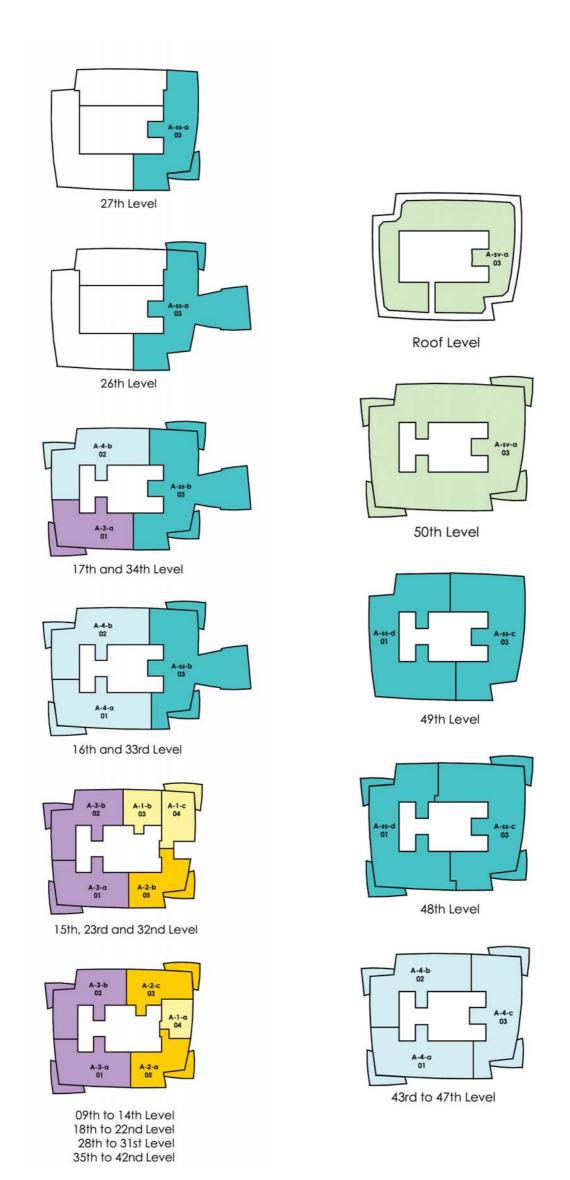
EVERYTHING YOUR HEART DESIRES

Here at One Shenton, experience the splendour of space. Where every apartment has been detailed and conceived to ensure the best for your discerning lifestyles. Together with full-height windows and balconies for most apartments, luxurious city living has never been so coveted.

Be surrounded by the distinctive sense of exclusivity. Enjoy magnificent views of the city or sea. And take comfort in the privacy you desire the moment you arrive home.

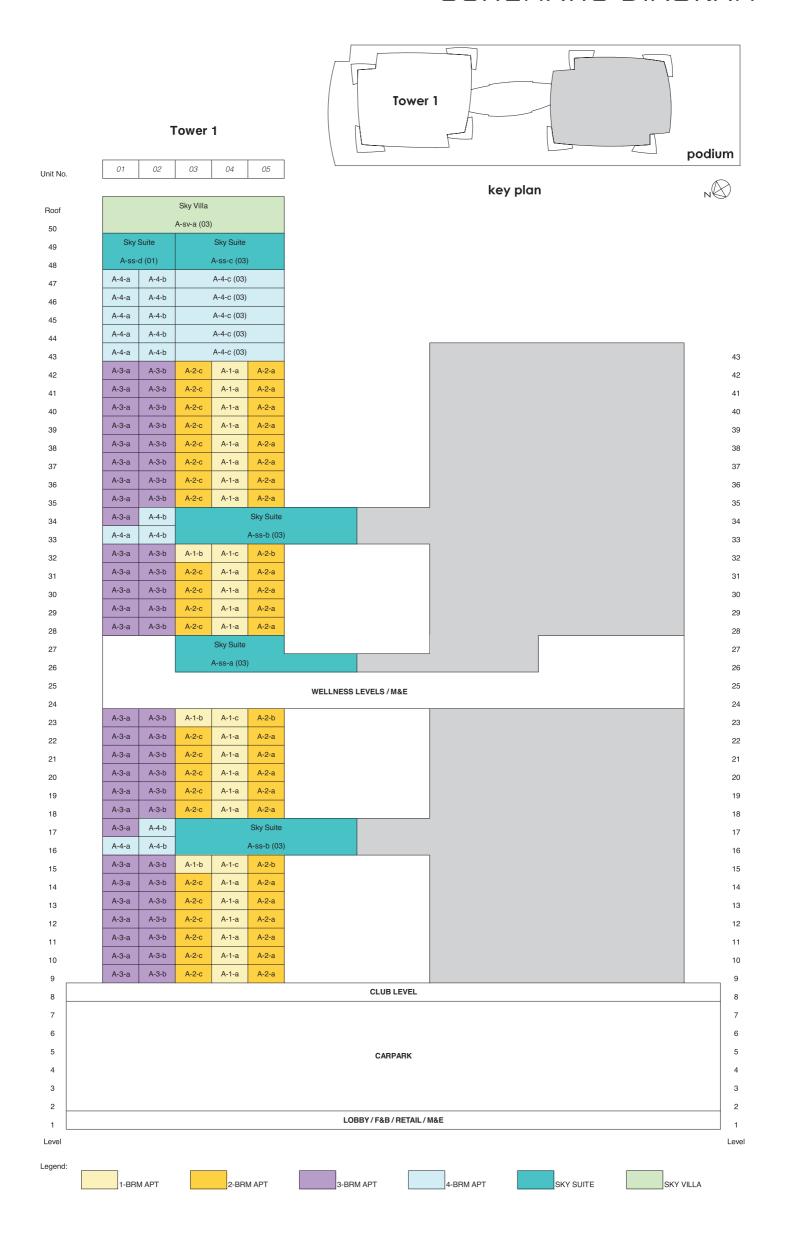


STOREY PLANS



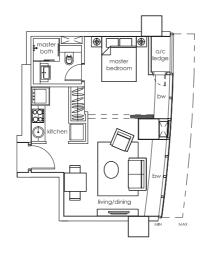


SCHEMATIC DIAGRAM



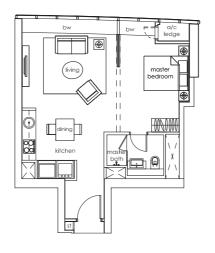
TYPE A-1-a

#09-04 : 48 sq m (517 sq ft)
#10-04 & #11-04: 49 sq m (527 sq ft)
#12-04 & #13-04: 50 sq m (538 sq ft)
#14-04 : 51 sq m (549 sq ft)
#18-04 & #19-04: 53 sq m (570 sq ft)
#20-04 to #22-04: 54 sq m (581 sq ft)
#28-04 to #31-04: 54 sq m (581 sq ft)
#35-04 to #42-04: 54 sq m (581 sq ft)



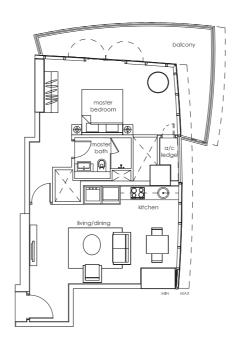
TYPE A-1-b

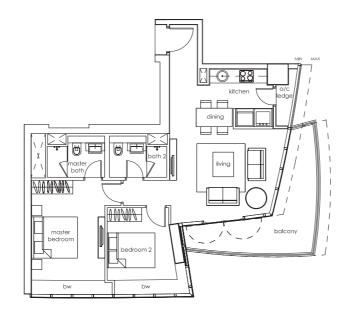
#15-03: 56 sq m (603 sq ft) #23-03: 56 sq m (603 sq ft) #32-03: 56 sq m (603 sq ft)



TYPE A-1-c

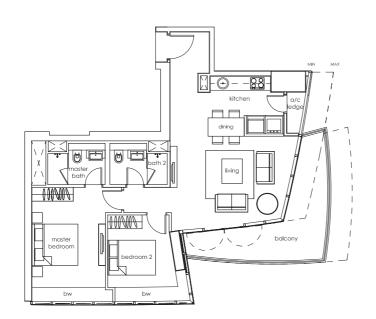
#15-04: 81 sq m (872 sq ft) #23-04: 84 sq m (904 sq ft) #32-04: 85 sq m (915 sq ft)





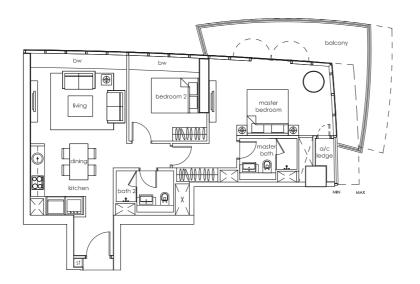
TYPE A-2-a

#09-05 : 98 sq m (1,055 sq ft)
#10-05 & #11-05 : 99 sq m (1,066 sq ft)
#12-05 & #13-05 : 100 sq m (1,076 sq ft)
#14-05 : 101 sq m (1,087 sq ft)
#18-05 & #19-05 : 103 sq m (1,109 sq ft)
#20-05 to #22-05 : 104 sq m (1,119 sq ft)
#28-05 to #31-05 : 106 sq m (1,141 sq ft)
#35-05 : 105 sq m (1,130 sq ft)
#36-05 to #42-05 : 104 sq m (1,119 sq ft)



TYPE A-2-b

#15-05: 103 sq m (1,109 sq ft) #23-05: 106 sq m (1,141 sq ft) #32-05: 106 sq m (1,141 sq ft)

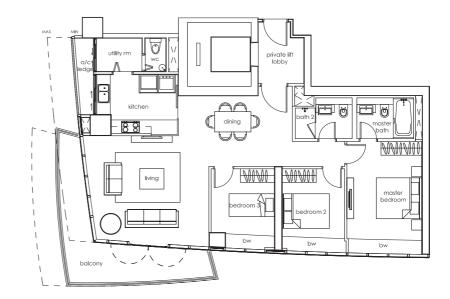


TYPE A-2-c

#09-03 & #10-03 : 102 sq m (1,098 sq ft) #11-03 to #14-03 : 103 sq m (1,109 sq ft) #18-03 & #19-03 : 104 sq m (1,119 sq ft) #20-03 to #22-03 : 105 sq m (1,130 sq ft) #28-03 to #31-03 : 106 sq m (1,141 sq ft) #35-03 : 106 sq m (1,141 sq ft) #36-03 to #42-03 : 105 sq m (1,130 sq ft)

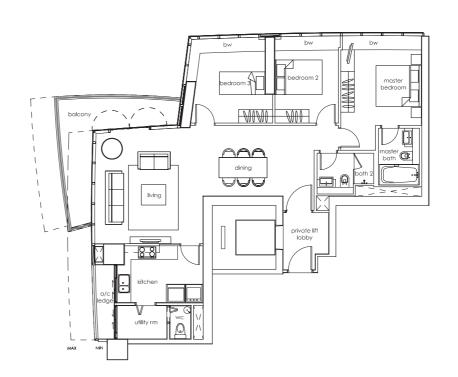
TYPE A-3-a

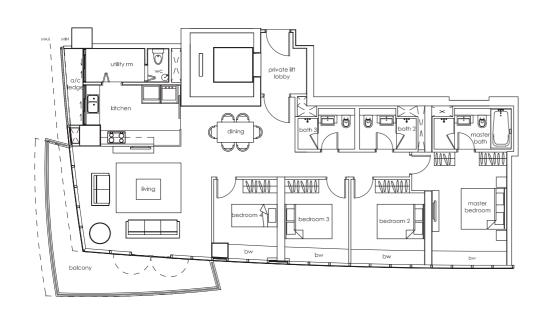
#09-01 : 138 sq m (1,485 sq ft) #10-01 : 139 sq m (1,496 sq ft) #11-01 : 140 sq m (1,507 sq ft) #12-01 : 141 sq m (1,518 sq ft) #13-01 : 142 sq m (1,528 sq ft) #14-01 & #15-01: 143 sq m (1,539 sq ft) #1*7-*01 : 144 sq m (1,550 sq ft) #18-01 : 146 sq m (1,572 sq ft) #19-01 & #20-01 : 147 sq m (1,582 sq ft) #21-01 to #23-01: 148 sq m (1,593 sq ft) #28-01 to #32-01: 149 sq m (1,604 sq ft) #34-01 to #37-01: 149 sq m (1,604 sq ft) #38-01 to #40-01: 148 sq m (1,593 sq ft) #41-01 & #42-01 : 147 sq m (1,582 sq ft)



TYPE A-3-b

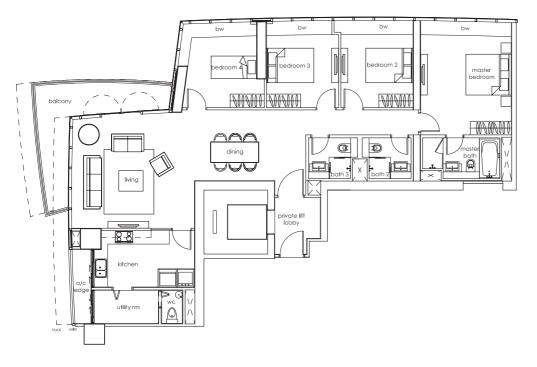
#09-02 : 138 sq m (1,485 sq ft) : 139 sq m (1,496 sq ft) #10-02 #11-02 : 140 sq m (1,507 sq ft) #12-02 : 141 sq m (1,518 sq ft) #13-02 : 142 sq m (1,528 sq ft) #14-02 & #15-02: 143 sq m (1,539 sq ft) : 145 sq m (1,561 sq ft) #19-02 & #20-02: 146 sq m (1,572 sq ft) #21-02 to #23-02: 147 sq m (1,582 sq ft) #28-02 to #32-02: 148 sq m (1,593 sq ft) #35-02 to #37-02: 148 sq m (1,593 sq ft) #38-02 to #40-02: 147 sq m (1,582 sq ft) #41-02 & #42-02 : 146 sq m (1,572 sq ft)





TYPE A-4-a

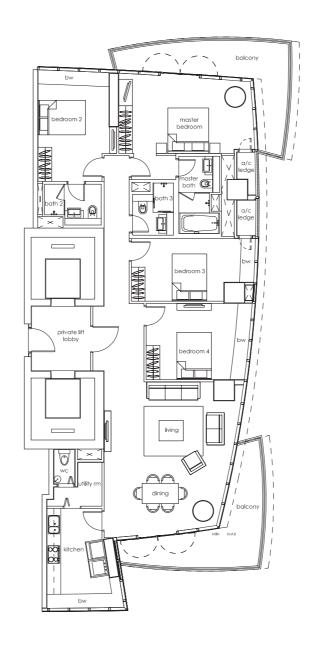
#16-01 : 169 sq m (1,819 sq ft) #33-01 : 173 sq m (1,862 sq ft) #43-01 : 170 sq m (1,830 sq ft) #44-01 : 169 sq m (1,819 sq ft) #45-01& #46-01: 168 sq m (1,808 sq ft) #47-01 : 166 sq m (1,787 sq ft)

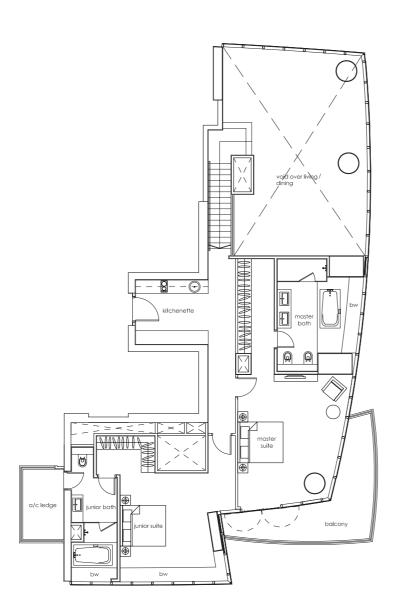


TYPE A-4-b

#16-02 : 174 sq m (1,873 sq ft)
#17-02 : 175 sq m (1,884 sq ft)
#33-02 : 176 sq m (1,894 sq ft)
#34-02 : 177 sq m (1,905 sq ft)
#43-02 & #44-02 : 176 sq m (1,894 sq ft)
#45-02 : 175 sq m (1,884 sq ft)
#46-02 : 174 sq m (1,873 sq ft)
#47-02 : 172 sq m (1,851 sq ft)

TYPE A-4-c

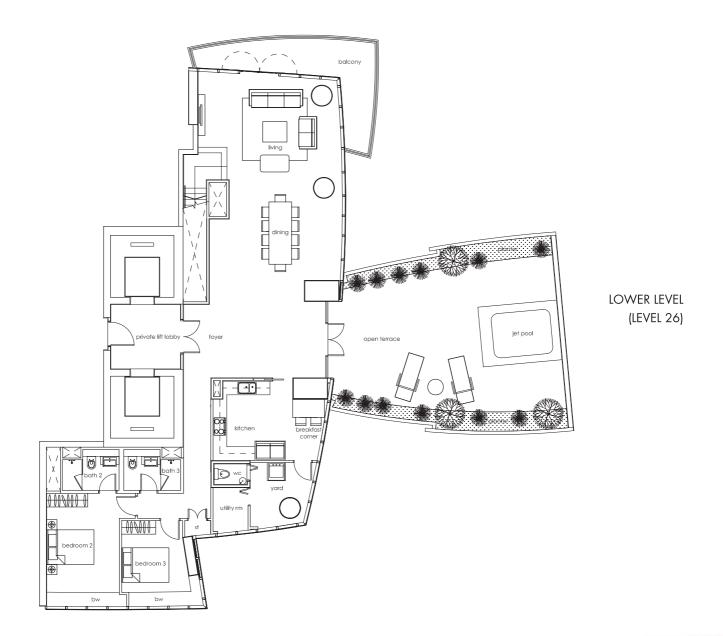




TYPE A-ss-a

#26-03: 483 sq m (5,199 sq ft)

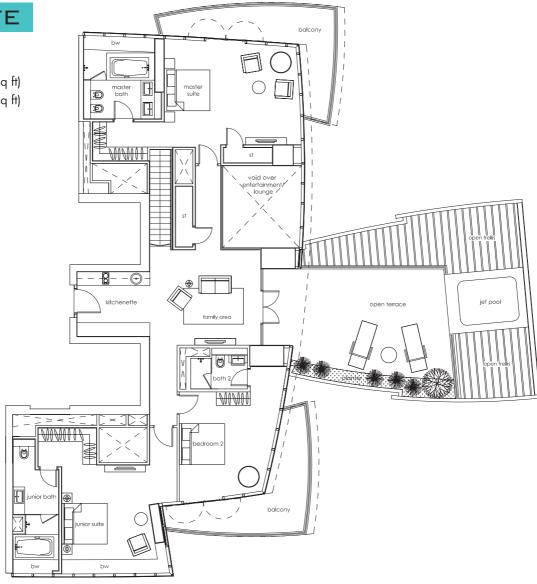
UPPER LEVEL (LEVEL 27)

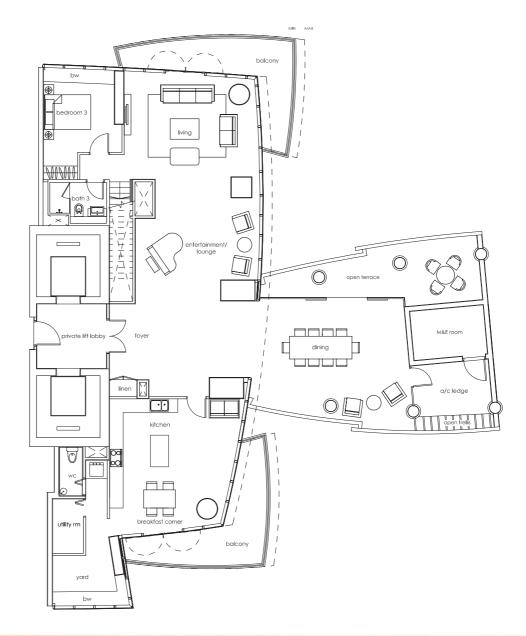


TYPE A-ss-b

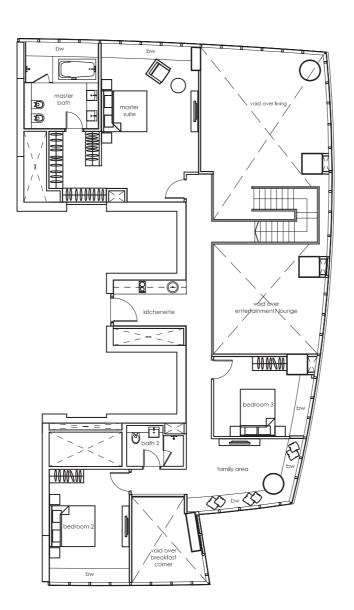
#16-03: 554 sq m (5,963 sq ft) #33-03: 565 sq m (6,082 sq ft)

UPPER LEVEL (LEVEL 17/34)





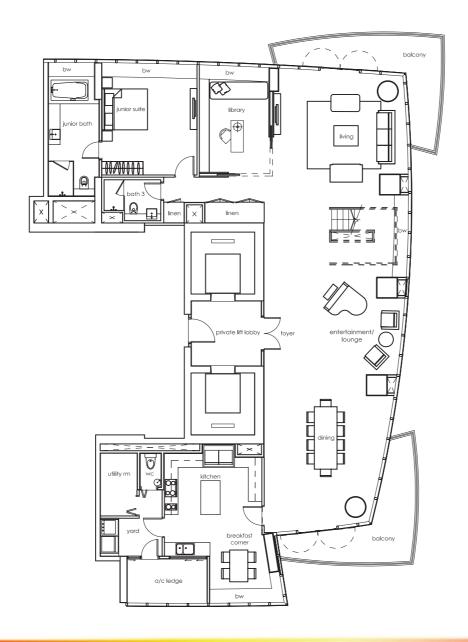
LOWER LEVEL (LEVEL 16/33)



TYPE A-ss-c

#48-03: 506 sq m (5,447 sq ft)

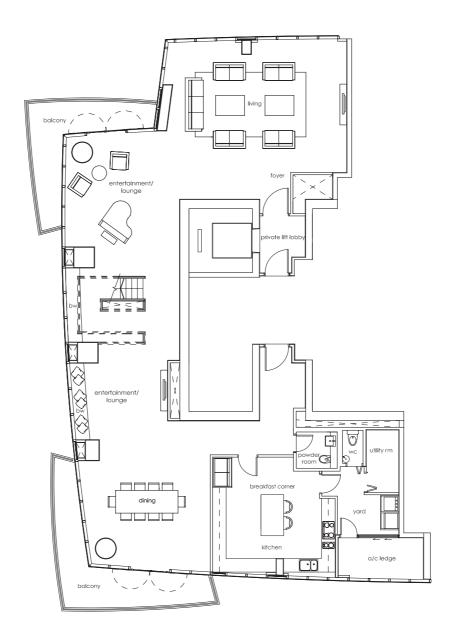
UPPER LEVEL (LEVEL 49)



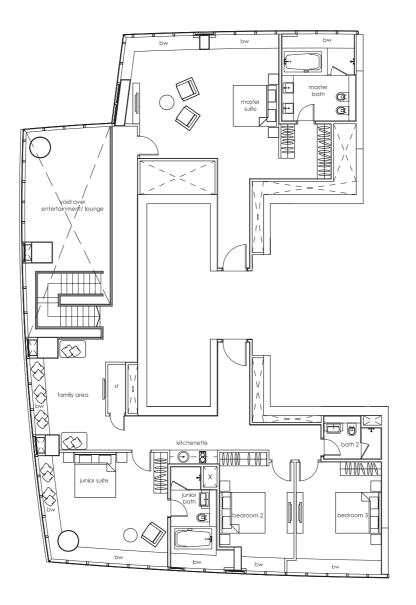
LOWER LEVEL (LEVEL 48)

TYPE A-ss-d

#48-01: 507 sq m (5,457 sq ft)



LOWER LEVEL (LEVEL 48)



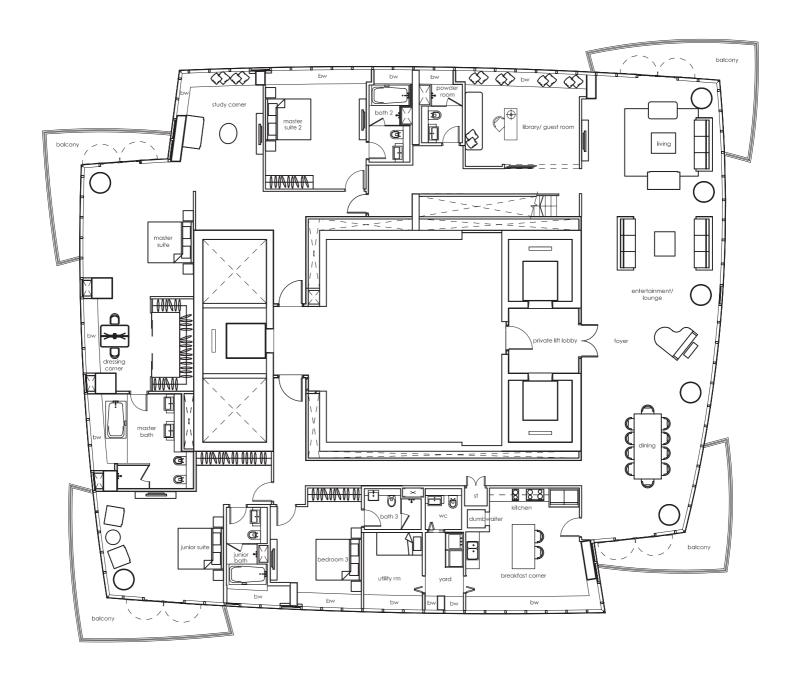
UPPER LEVEL (LEVEL 49)

SKY VILLA (#50-03)

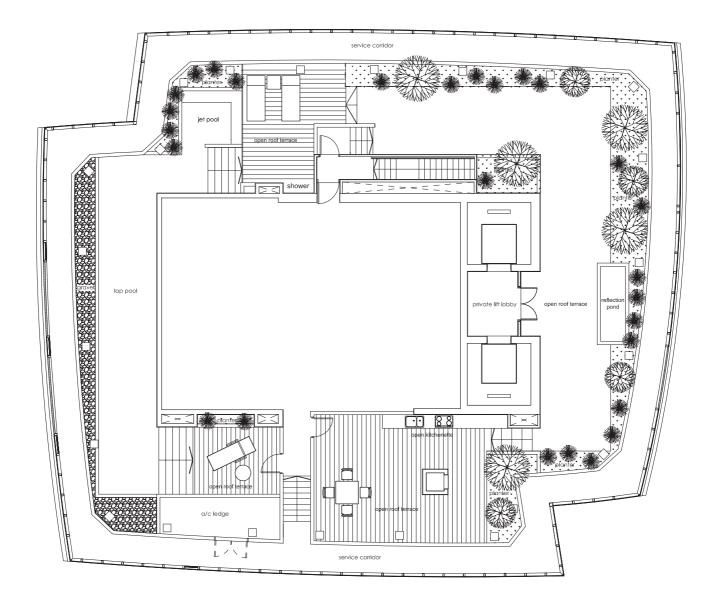
TYPE A-sv-a

#50-03: 844 sq m (9,085 sq ft)

LOWER LEVEL (LEVEL 50)



UPPER LEVEL (ROOF LEVEL)



SPECIFICATIONS

FOUNDATION

Reinforced concrete footings &/or cast in-situ bored piles &/or barrette piles &/or caissons &/or driven pre-cast reinforced concrete piles in accordance with Singapore Standard - CP4.

SUPERSTRUCTURE 2.0

Pre-cast &/or cast in-situ reinforced concrete &/or structural steel concrete decking composite framed structure in accordance with Singapore Standard - CP65 and British Standard - BS5950

: Plasterboard ceiling : Metal or plasterboard ceiling

: Plasterboard ceilina : Metal or plasterboard ceiling

: Exterior paint / curtain wall

3.0 $R \cap \cap F$

Pre-cast &/or reinforced concrete roof with appropriate insulation and waterproofing system.

CEILING 4.0

Typical Unit

Living, Dining, Bedrooms, Study, Utility Room and W.C. Private Lift Lobby, Corridor leading to Bedrooms and Kitchen Bathrooms

Sky Suite Foyer, Living, Dining, Bedrooms, Guest Room, Entertainment / Lounge, Family Area, Kitchenette, Store, Utility Room and W.C. Private Lift Lobby, Corridor leading to Bedrooms and Kitchen Bathrooms and Powder Room (a)

Sky Villa (Type A-sv-a)

Private Lift Lobby, Foyer, Living, Dining, Bedrooms, Corridor leading to Bedrooms, Library/Guest Room, Entertainment/Lounge and Kitchen Bathrooms and Powder Room
Utility Room, Yard and W.C.

Sky Villa (Type B-sv-a and B-sv-b)

(a) Bedrooms, Family/Entertainment Area, Entertainment Room on Rooftop, Utility Room, Store, Yard and W.C.
(b) Private Lift Lobby, Foyer, Entertainment/Lounge, Living, Dining, Corridor leading to Bedrooms and Kitchen
(c) Bathrooms and Powder Room

5.0 WALLS

(a) External Walls
(b) Internal Walls

Concrete slab with skim coating, plasterboard box-up to designated areas Plasterboard ceiling Metal or plasterboard ceiling

: Concrete slab with skim coating, plasterboard box-up to designated areas

Metal or plasterboard ceiling Concrete slab with skim coating, plasterboard box-up to designated areas.

: Concrete slab with skim coating, plasterboard box-up to designated areas

In-situ &/or pre-cast RC wall &/or masonry &/or curtain wall Masonry &/or lightweight concrete panels &/or pre-cast wall &/or drywall partition system with cement and sand plaster and/or skim coat (where applicable).

6.0 FINISHES

a) Wall

External (i) include internal side of balcony, open terrace and open roof terrace

Private Lift Lobby, Living, Dining, Bedrooms, Study, Corridor leading to Bedrooms and Utility Room
Master Bathroom
Others Pathroom

Other Bathrooms and W.C Kitchen

Kitchen
Internal (Sky Suite and Sky Villa)
Private Lift Lobby, Foyer, Living, Dining, Bedrooms, Corridor
leading to Bedrooms, Family Area, Entertainment/Lounge,
Library/Guest Room, Kitchenette, Store, Utility Room and Yard
Master Bathroom, Powder Room and other Bathrooms

Kitchen W.C.

Stone to false ceiling height and on exposed surfaces only Tiles laid on designated exposed areas below false ceiling Tiles to false ceiling height and on exposed surfaces only

Agglomerate marble or timber flooring for open-concept kitchen; tiles for fully enclosed kitchen Tiles

Stone to false ceiling height and on exposed surfaces only Tiles to false ceiling height and on exposed surfaces only Tiles laid on designated exposed areas below false ceiling height

Floor (for Apartment) b)

Typical Unit

Private Lift Lobby, Living, Dining, Corridor leading to Bedrooms and Study: Agglomerate marble or timber flooring Bedrooms: Timber flooring Master Bathroom and Other Bathrooms Kitchen

Balcony, Utility Room, Yard and W.C.

Sky Suite and Sky Villa

(i)

Private Lift Lobby, Foyer, Living, Dining, Corridor leading to Bedrooms, Entertainment/Lounge and Library/Guest Room Bedrooms, Internal Staircase, Corridor leading from Staircase, Family Area, Kitchenette and Entertainment Room on Rooftop Master Bathroom, Powder Room and other Bathrooms Balcony, Kitchen, Store, Utility Room, Yard and W.C. Terrace and Open Roof Terrace

: Timber flooring

: Stone

Tiles
Tiles and/or timber flooring

WINDOWS 7.0

Aluminium framed window with glazing / curtain wall.

DOORS 80

9.0

Main Entrance
Bedrooms
Bathrooms
Dining to Enclosed Kitchen
Open Roof Terrace, Terrace and Balcony
Utility Room and W.C.

Approved fire-rated timber door Timber hinged door / aluminium sliding door with clear glazing Timber sliding / hinged door Timber hinged door with in-fill glass panel / glass panel sliding door Aluminium door with glazing Aluminium bi-folding door with acrylic panels

Ironmongery Good quality locksets and ironmongery shall be provided to all doors.

10.0 SANITARY FITTINGS

Typical Unit

(a) Master Bathroom

er pairroom

1 long bath and 1 set of bath / shower mixer (not applicable to 1 and 2 Bedroom apartments) or 1 shower cubicle and 1 set of bath / shower mixer

1 wash basin and basin mixer

1 water closet

1 towel rail

1 toilet paper holder

1 mirror with cabinet

Sky Suite and Sky Villa Master Bathroom

er Bainroom

1 long bath and 1 set of bath / shower mixer

1 shower cubicle and 1 set of bath / shower mixer

2 wash basin and basin mixer

1 water closet and 1 bidet

1 towel rail

1 toilet paper holder

1 mirror with cabinet

(d) Other Bathrooms

1 shower cubicle and 1 set of bath/shower mixer 1 wash basin and basin mixer 1 water closet

1 towel rail
1 toilet paper holder
1 mirror with cabinet

(b) Other Bathrooms

er Bathrooms

1 shower cubicle and 1 set of bath/shower mixer
1 wash basin and basin mixer
1 water closet
1 towel rail
1 toilet paper holder
1 mirror with cabinet

(b) Junior Bathroom

Into reatmoom

1 long bath and 1 set of bath / shower mixer

1 shower cubicle and 1 set of bath / shower mixer

1 wash basin and basin mixer

1 water closet

1 towel rail

1 toilet paper holder

1 mirror with cabinet

Powder Room (where applicable)

1 shower cubicle and 1 set of bath/shower mixer (for Type As-va a, Bs-va and B-sv-b only)
1 wash basin and basin mixer
1 water closet
1 towel rail
1 toilet paper holder
1 mirror with cabinet

1 wash basin with tap
1 water closet
1 toilet paper holder
1 bib tap with shower head

(c) W.C (where applicable)

(c) Bath 2

l long bath and 1 set of bath/shower mixer (for Type A-sv-a, B-ss-a and B-ss-b only) 1 shower cubicle and 1 set of bath/shower mixer wash basin and basin mixer

water closet 1 towel rail 1 toilet paper holder 1 mirror with cabinet

(f) W.C.

wash basin with tap 1 water closet 1 toilet paper holder 1 bib tap with shower head

11.0 ELECTRICAL INSTALLATION FOR APARTMENT

(a) Electrical wiring below false ceiling within the Apartments shall generally be concealed where possible. Electrical wiring above false ceiling and main entrance corridor closet shall be in exposed tray, conduits or trunking.

(b) Refer to Electrical Schedule.

ELECTRICAL SCHEDULE

	APARTMENT UNIT TYPE													
DESCRIPTION	A-1-a, A-1-b, A-1-c, B-1-a, B-1-b, B-1-c, B-1-d	₽-1-e	A-2-a, A-2-b, A-2-c, B-2-a, B-2-b, B-2-c, B-2-d	A-3-a, A-3-b	A-4-a, A-4-b, A-4-c	A-ss-a	A-ss-b	A-ss-c	A-ss-d	A-sv-a	B-ss-a	B-ss-b	B-sv-a	B-sv-b
Lighting Points	7	10	13	17	21	56	51	45	47	71	56	51	42	43
Power 13A	10	12	1 <i>7</i>	21	25	35	30	30	32	39	38	35	29	29
Power 15A (W)	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Power 15A	-	-	-	-	-	1	1	1	1	1	1	1	1	1
Water Heater Point	2	2	3	3	4	5	6	6	5	6	4	5	5	5
TV/SCV Outlet	2	3	3	4	5	5	5	5	5	5	5	5	5	5
Telephone Outlet	2	3	3	4	5	5	5	5	5	5	5	5	5	5
Data Outlet	2	3	3	4	5	5	5	5	5	5	5	5	5	5

12.0 TV/TELEPHONE

Refer to Electrical Schedule

13.0 LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard CP33:1996.

14.0 PAINTING

(a) External walls (b) Internal walls Textured coating and paint to designated areas.

: Textured coatin : Emulsion paint

15.0 WATERPROOFING

Waterproofing shall be provided for Bathrooms, Kitchen, Yard, W.C., Balcony, Open Roof Terrace, Planters, Swimming Pool, Swimming Pool Pump Room, RC Flat Roof and Landscape Deck; where applicable.

16.0 DRIVEWAY AND CARPARK

(a) Surface Driveway : Stone / pavers / tarmac / concrete to external drivew
(b) 1st Storey Car Park, Podium Car Park Decks : Reinforced concrete slab with epoxy coating
and ramp to Podium Car Park Deck

17.0 RECREATION FACILITIES

Club Level (8th Storey)

(i) Lap Pool, Leisure Pool, Wading Pool, Spa Pool and Water Features
(ii) Outdoor Gourmet Cooking and Entertainment Terrace
(iii) Cabanas

(iv) Theatrette, Library, Games Rooms, Function Room

(v) Reflection Poas
(vi) Lounge
(vii) Changing Rooms (Male and Female)
(viii) Laundrette

(b) Wellness Levels (24th and 25th Storey)

(i) Sky Gymnasium
 (ii) Spa Garden and Lounges
 (iii) Relaxation Alcove and Sky Lounges
 (iv) Yoga and Outdoor Exercise Terraces

18.0 ADDITIONAL ITEMS

(a) Kitchen Cabinets / Appliances

Typical Unit
Kitchen cabinets complete with kitchen sink & mixer, electric cooker hob & hood, built-in oven, washing machine cum dryer and refrigerator.

Sky Suite and Sky Villa only

Sky Sulle and Sky Vindony. Kitchen cabinets complete with kitchen sink & mixer, dish washer, electric cooker hob & hood, built-in oven, washing machine, tumbler dryer and refrigerator with wine cooler and freezer.

Wardrobe Wardrobe provided to all bedrooms.

Air-conditioner

Ducted air-conditioning system to Private Lift Lobby, Living, Dining and Master Bedroom for typical unit. Split-unit wall mounted air-conditioning unit shall be provided for other bedrooms

Ducted air-conditioning system to Private Lift Lobby, Living, Dining, Kitchen and Master Bedroom for Sky Suites. Split-unit wall mounted air-conditioning unit shall be provided for Family Area and other bedrooms.

Ducted air-conditioning system to Private Lift Lobby, Living, Dining, Kitchen, Master Bedroc other bedrooms, Library / Guest Room, Entertainment/Lounge, Family/Entertainment Area and Foyer for Sky Villas.

Audio Intercom
Audio Intercom between 1st Storey / 8th Storey visitor call panels and apartment based on system using telephone line.

(e) Lighting Dimming System
Dimming control for Living, Dining and Master Bedroom for typical unit. Dimming control for Living, Dining and all Bedrooms for Sky Suites and Sky Villas.

Hot Water Supply Electric Storage Water Heater to provide hot water to all Bathrooms and Kitchen.

Town Gas Town Gas not supplied to apartment units.

Security System
Auto Car barrier with ERP cash card reader.

Proximity card access to 1st storey, car park lift lobbies and lift cars.

Closed Circuit Television System (CCTV) to 1st Storey Lift Lobbies, 8th Storey Lift Lobbies and designated common areas.

IT Feature (i)

Wireless internet surfing at 8th, 24th and 25th Storey.

(i) Waste Disposal System

Pneumatric waste conveyance system with separate organic and recyclable waste chutes provided at common area.

NOTES:

Open Roof Terrace, Open Terrace, Balcony and Terrace Areas
Open roof terrace, open terrace, balcony and terrace areas which are open or covered by trellises should
not be covered by roofs. Covering of the open roof terrace, open terrace, balcony and terrace area
constitutes additional gross floor area (GFA), which requires the necessary planning permission from the
Authority and consensus of the Management Corporation.

Authority and consensus of the Management Corporation.

Marble and Granite
Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble or granite hence cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite being a much harder material than marble cannot be re-polished after installation. Hence some differences may be felt at the joints. The tonality and pattern of marble or granite selected and installed shall be subject to availability.

• Timber

Immer Timber strips are natural materials containing veins and tonality differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and vendor.

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

Plaster Ceiling Board, Kitchen Cabinets, Wardrobes, Electrical Points and Fan Coil Units Layout / location of plaster ceiling board, kitchen cabinets, wardrobes, electrical points and fan coil units are subject to Architect's sole discretion and final design.

Recreation Facilities
All recreation facilities are subject to approval by relevant authorities and / or technical requirement/compliance.

• Cable Television
The Purchaser is liable to pay annual fee, subscription fee and such other fee to the Starhub Cable Vision
Ital (SCV) or any other relevant party or authorities. The Vendor is not responsible to make arrangements
with any of the said parties for the service connection for their respective subscription channels.

• Internet Access
If the Purchaser requires internet access, the Purchaser will have to make direct arrangement with the internet services provider and /or such relevant entities /authorities for internet services to his / her Unit and to make all necessary payments to the internet services provider and /or such relevant entities /authorities.

• Warranties

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the
equipment and/or appliances installed by the Vendor at the Unit, the Vendor shall assign to the Purchaser
such warranties at the time when possession of the Unit is delivered to the Purchaser.

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

Mechanical Ventilation System
 The mechanical ventilation system for the exhaust system is to be maintained by the Purchaser on a regular basis.

False Ceiling
The 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 purpose. Where removal of equipment is needed, ceiling works would be required.

Dimming Switches

The Living, Dining and Master Bedroom for typical units and Living, Dining and all Bedrooms for Sky Suites
and Sky Villas will be provided with dimming switches for selected lighting points, which are suitable only
for incandescent and halogen bulbs up to a maximum of 300 watts. The Purchaser will have to make
his / her own arrangements for modifications if other types of lights are selected. • Planter
No soil material or turf/plants are provided to planters except for planters on open roof terraces where soil material will be provided.

Prefabricated Toilets
Certain bathrooms and W.C. may be of 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.

Reasonable care has been taken in the preparation of this brochure, and the construction of the scale model and the showflat (collectively "the Collaterals"), but the developer does not warrant the accuracy of the Collaterals. The statements, information and depictions in the Collaterals must not be relied upon as statements or representations of fact, and they are not intended to form any part of the contract for the sale of the housing units. In particular, visual representations such as pictures and drawings are artists' impressions only, and are not representations of fact. All information contained in the Collaterals, including plans and specifications, are current at the time of printing, and are subject to such changes as are required by the developer or the relevant authorities. The floor areas stated in the brochure are approximate measurements and subject to final survey. The floor areas stated in the brochure are approximate measurements and subject to final survey. The floor areas stated in the brochure are approximate measurements and subject to final survey. The floor areas stated in the brochure are approximate measurements and subject to the approximate the prochase are subject to approximate the purchase and the developer.

Project Details • Developer: CDL Land Pte Ltd (Co. Regn. No. 198501107D) • Tenure of Land: 99 years with effect from 14 October 2005 • Lot No.: Lots 78A and 286T TS 30 at Shenton Way • Developer License no.: C0115 • Building Plan Approval No. & date: A1252-00280-2004-BP01 [29/11/2006] • Expected Date of TOP: 30th September 2011 • Expected Date of Legal Completion: 30th September 2014 • Design Consultant: Carlos Off • Architect: Architect 61 Pte Ltd • Landscape Consultant: Tierra Designs (S) Pte Ltd • M&E Engineer: Parsons Brinckerhoff Pte Ltd • C&S Engineer: Meinhardt Group• Quantity Surveyor: KPK Quantity Surveyors Singapore Pte Ltd • Project Interior Designer: Index Design Pte Ltd

