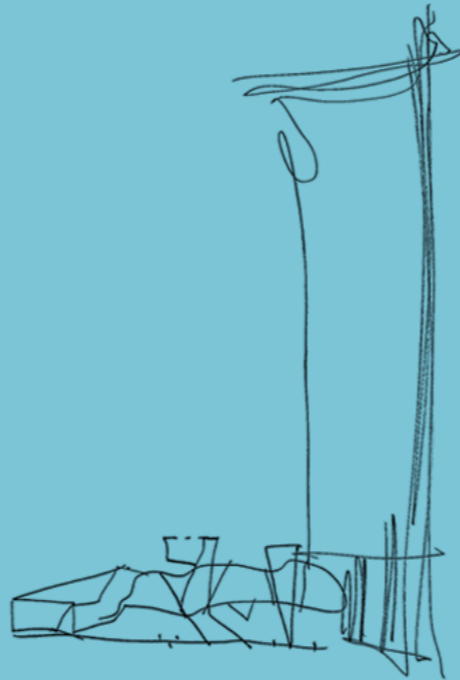
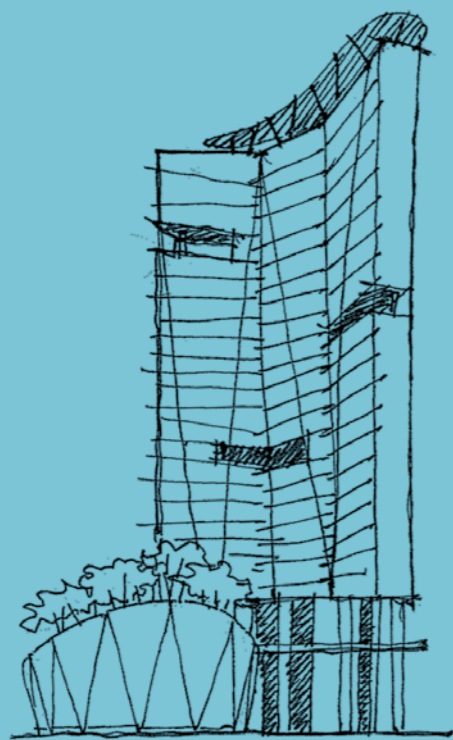


For
Guide
only

SPOTTISWOODE
RESIDENCES

DESIGNED FOR THE CITY





A synergy of the urban and nature stands in the city, redefining the metropolitan skyline. An iconic landmark, it reinterprets the energy of wind and water, as embodied in the shifting vertex of its balcony edges. Sleek architecture interacts dynamically with the surrounding greenery, its facade a harmony of origami-like folding planes. Soaring 36 storeys into the sky, its ascent punctuated by three stunning sky terraces, Spottiswoode Residences unfolds the city just for you.

An aerial night view of a cityscape. The central focus is a tall, modern skyscraper with a distinctive facade of illuminated, curved balconies. At its base, a rooftop pool area is visible, featuring a large, glowing blue pool surrounded by greenery and lounge furniture. The surrounding city is densely packed with other buildings, their lights creating a vibrant, glowing backdrop. The overall atmosphere is one of urban luxury and modern living.

THE CITY
BELONGS TO YOU

At the centre of metropolis, the allure of the captivating city reveals itself to you. Yet, in the midst of the excitement, you reside in an exclusive oasis of peace and calm. All its attractions are at your doorstep, at your fingertips, in your grasp. In every sense, you are at the heart of the city.



UNFOLD THE CITY

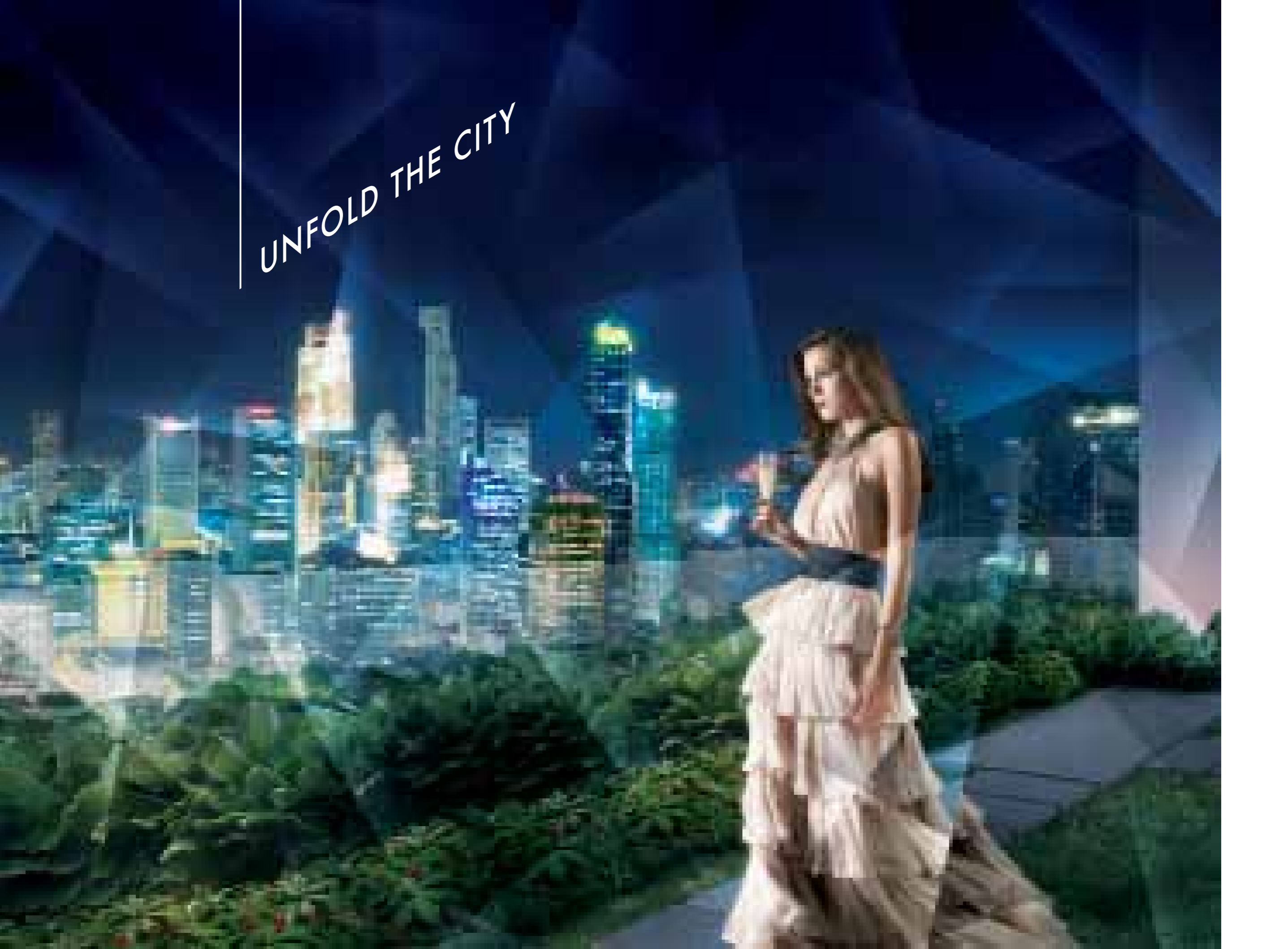


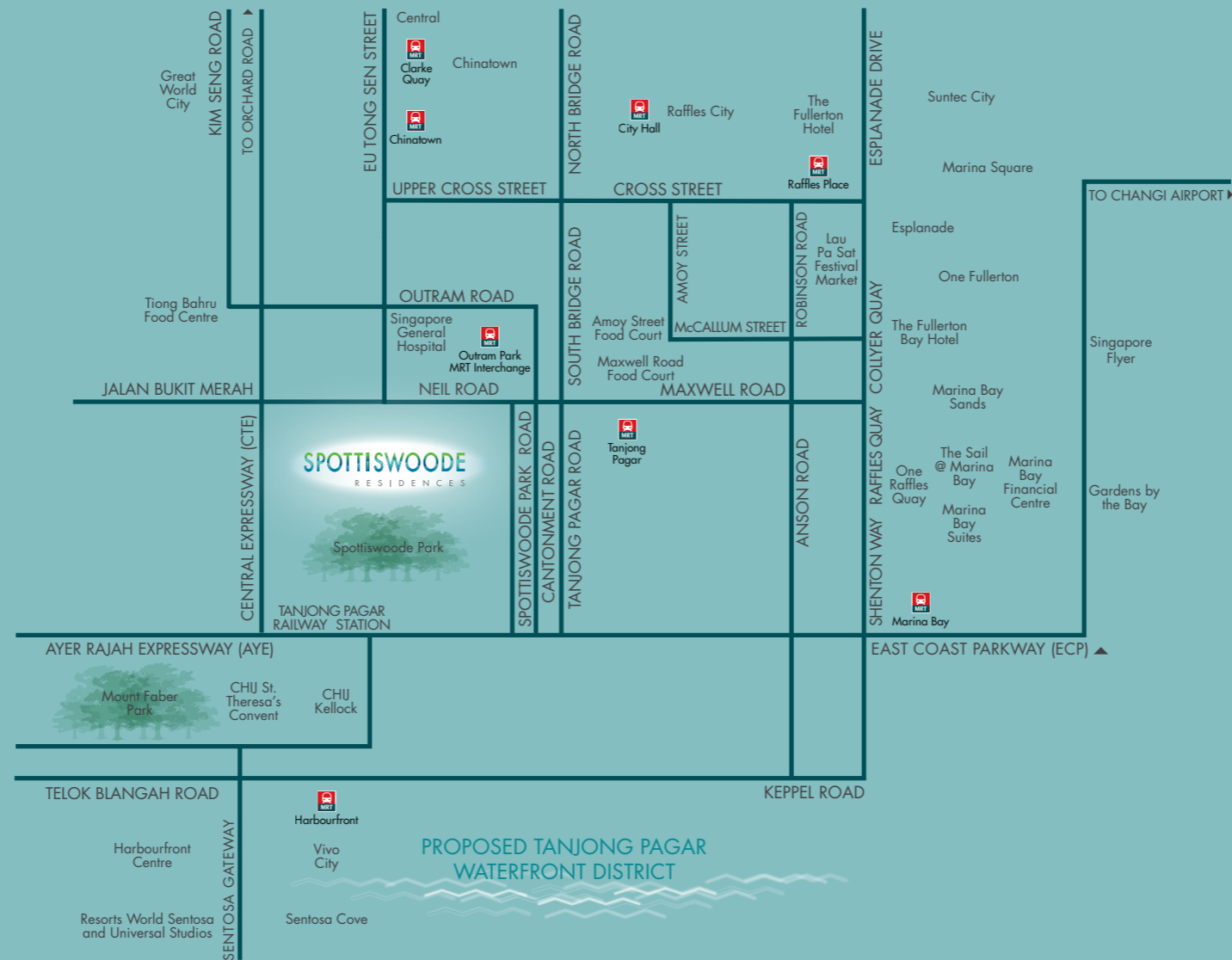


Photo courtesy of Singapore Flyer

At Spottiswoode Residences, you live in the city, and equally the city lives in you. Beating with non-stop excitement, the city draws in the young at heart. Immerse in its pulse. Feel the energy of the new downtown, Marina Bay. Explore the historic buildings and cultural heritage of Chinatown. And then things get even better. Brace yourself and witness the transformation of the surrounding district – the Tanjong Pagar Railway Station makes way for new attractions, and a new Tanjong Pagar Waterfront District emerges as the waterfront city of the future.



A NEW TWIST
ON LIVING



You have arrived. The highlights of high living are yours. Shop, wine and dine; with VivoCity, Clarke Quay, Orchard Road and Sentosa just minutes away. On a whimsical day, enjoy a picnic breakfast on Mount Faber, immerse in the thrills of Universal Studios, and tantalise your tastebuds at the world class restaurants of Resorts World Sentosa. With the nearby Tanjong Pagar and Outram Park MRT stations, and access to the AYE and CTE, the rest of the island seems so close.



OPEN UP TO
STUNNING VIEWS





Sit back, relax, and be inspired. Enjoy the privilege of front row seats to stunning spectacles all around. From the balcony, the beauty of your surroundings comes into full view. Around Sentosa and the Southern Islands, the sea shines cerulean blue. The city skyline presents its full grandeur, an uninterrupted view across the conserved shophouses. An emerald green glow exudes from Spottiswoode Park, a marvel to behold. These are views absolutely seeking your attention.

BE SERENADED
BY NATURE





Down the leisurely path, through the green hedges, under the garden arches, lies your personal place. Where time stands still, and nature whispers to you. The greenery of Spottiswoode Park extends inside via an elevated Sky Roof Deck, and graces the entire interior landscape. Throughout, tropical nature and building facade come together in a balanced juxtaposition. Marvel at the myriad patterns formed by textured plants. Experience tranquility, within the serene sanctuary of the Secret Garden. Let your inner child free on the bubble swings. Feel your spirits soar.



LEISURE HAS
A NEW HOME



Indulge in recreation raised to a higher level, in a world of enchanting luxuries. At Spottiswoode Residences, lavish facilities are generously spread out across the ground level, elevated Sky Roof Deck, and three levels of fascinating Sky Terraces. Enjoy a delightful brew and pleasant conversation, in the charming setting of the Tea Garden. Let your cares be kneaded away in the Massage Pavilion. Have a low-impact workout in the Aqua Gym, and emerge thoroughly rejuvenated. Go for relaxing strolls, or reinvigorating jogs on the Leisure Track. Play a round of pool, and chill out at the Sports Bar. The list continues. And of course, head to the Private Dining Area for a fancy dinner party with close friends, taking in the mesmerising views.

STYLE AND
SOPHISTICATION





From 1-bedroom apartments, to exceptional penthouses, modern and stylish interiors reflect your sophisticated outlook on life. The meticulously designed layout composes a seamless symphony of light and space. Stylish, yet functional. Fine finishes and fittings complete your perfect home, making it the epitome of contemporary living. To up the ante of fine living, there is no better selection than the luxurious penthouse. With magnificent spaces and your private jacuzzi, life is truly splendid.



Spottiswoode Park Road



SITE PLAN

LEVEL 1

- 1 Sheltered Drop-off
- 2 Function Room
- 3 BBQ Pavilion
- 4 Fitness Corner
- 5 Aqua Gym and Aqua Bed Massage
- 6 Playground
- 7 Secret Garden
- 8 Leisure Track

LEVEL 6 – SKY ROOF DECK

- 9 Sun Lawn
- 10 Children's Pool with Slide
- 11 Sun Deck
- 12 Changing Rooms with Steam Room Facility
- 13 Jacuzzi Pool
- 14 Infinity-Edged Pool



LEISURE TERRACE @ LEVEL 2



15 Teppanyaki Dining Area

16 Folding Lawn Reading Corner

17 Laundromat and Lounge

18 Sports Bar and Billiard Table

19 Games Machines

20 Swing in the Forest



AQUA GYM



SPORTS BAR

ENTERTAINMENT TERRACE @ LEVEL 10



21 Private Dining Area

22 Tea Garden

WELLNESS TERRACE @ LEVEL 22



23 Massage Pavilion

26 Sky Gym

24 Rainforest Shower

27 Yoga/Meditation Corner

25 Jacuzzi

28 Outdoor Fitness Area with Equipment



PRIVATE DINING AREA



JACUZZI

SEA VIEW

	03	02	07	06	11	10
attic	PH2 231sqm #36-02	PH3 270sqm #36-01	PH4 235sqm #36-08	PH5 242sqm #36-05	PH6 235sqm #36-12	PH7 233sqm #36-09
36th						
35th	132sqm	74sqm	89sqm	87sqm	88sqm	86sqm
34th	132sqm	74sqm	89sqm	87sqm	87sqm	86sqm
33rd	132sqm	74sqm	89sqm	86sqm	87sqm	86sqm
32nd	132sqm	74sqm	88sqm	86sqm	86sqm	86sqm
31st	131sqm	74sqm	88sqm	86sqm	86sqm	86sqm
30th	131sqm	74sqm	88sqm	86sqm	85sqm	86sqm
29th	131sqm	74sqm	88sqm	85sqm	85sqm	86sqm
28th	131sqm	74sqm	88sqm	85sqm	85sqm	86sqm
27th	130sqm	74sqm	88sqm	85sqm	84sqm	86sqm
26th	131sqm	74sqm	88sqm	85sqm	85sqm	86sqm
25th	131sqm	74sqm	88sqm	85sqm		
24th	131sqm	74sqm	88sqm	86sqm		
23rd	131sqm	74sqm	88sqm	86sqm		
22nd	132sqm	74sqm	88sqm	86sqm	SKY TERRACE 3	
21st	132sqm	74sqm	89sqm	86sqm	87sqm	86sqm
20th	132sqm	74sqm	89sqm	87sqm	87sqm	86sqm
19th	132sqm	74sqm	89sqm	87sqm	88sqm	86sqm
18th	132sqm	74sqm	89sqm	87sqm	87sqm	86sqm
17th	132sqm	74sqm	89sqm	86sqm	87sqm	86sqm
16th	132sqm	74sqm	88sqm	86sqm	86sqm	86sqm
15th	131sqm	74sqm	88sqm	86sqm	86sqm	86sqm
14th			88sqm	86sqm	85sqm	86sqm
13th			88sqm	85sqm	85sqm	86sqm
12th			88sqm	85sqm	85sqm	86sqm
11th			88sqm	85sqm	84sqm	86sqm
10th	SKY TERRACE 2		88sqm	85sqm	85sqm	86sqm
9th	131sqm	74sqm	88sqm	85sqm	85sqm	86sqm
8th	131sqm	74sqm	88sqm	86sqm	85sqm	86sqm
7th	131sqm	74sqm	88sqm	86sqm	86sqm	86sqm
6th	132sqm	74sqm	88sqm	86sqm	86sqm	86sqm
5th	C1	B4	89sqm	86sqm	87sqm	86sqm
4th			89sqm	87sqm	87sqm	B2
3rd			89sqm	87sqm	88sqm	
2nd	SKY TERRACE 1					
1st	LOBBIES			LANDSCAPE		

CITY VIEW

	04	01	08	05	12	09
attic	PH1 119sqm #36-03	PH3 270sqm #36-01	PH4 235sqm #36-08	PH5 242sqm #36-05	PH6 235sqm #36-12	PH7 233sqm #36-09
36th						
35th	58sqm	74sqm	56sqm	56sqm	56sqm	55sqm
34th	58sqm	74sqm	56sqm	56sqm	56sqm	55sqm
33rd	58sqm	74sqm	56sqm	56sqm	56sqm	55sqm
32nd	58sqm	74sqm	56sqm	56sqm	56sqm	55sqm
31st	58sqm	74sqm	56sqm	56sqm	56sqm	55sqm
30th	58sqm	74sqm	56sqm	56sqm	56sqm	55sqm
29th	58sqm	74sqm	56sqm	56sqm	56sqm	55sqm
28th	58sqm	74sqm	56sqm	56sqm	56sqm	55sqm
27th	58sqm	74sqm	56sqm	56sqm	56sqm	55sqm
26th	58sqm	74sqm	56sqm	56sqm	56sqm	55sqm
25th	58sqm	74sqm	56sqm	56sqm		
24th	58sqm	74sqm	56sqm	56sqm		
23rd	58sqm	74sqm	56sqm	56sqm		
22nd	58sqm	74sqm	56sqm	56sqm	SKY TERRACE 3	
21st	58sqm	74sqm	56sqm	56sqm	56sqm	55sqm
20th	58sqm	74sqm	56sqm	56sqm	56sqm	55sqm
19th	58sqm	74sqm	56sqm	56sqm	56sqm	55sqm
18th	58sqm	74sqm	56sqm	56sqm	56sqm	55sqm
17th	58sqm	74sqm	56sqm	56sqm	56sqm	55sqm
16th	58sqm	74sqm	56sqm	56sqm	56sqm	55sqm
15th	58sqm	74sqm	56sqm	56sqm	56sqm	55sqm
14th			56sqm	56sqm	56sqm	55sqm
13th			56sqm	56sqm	56sqm	55sqm
12th			56sqm	56sqm	56sqm	55sqm
11th			56sqm	56sqm	56sqm	55sqm
10th	SKY TERRACE 2		56sqm	56sqm	56sqm	55sqm
9th	58sqm	74sqm	56sqm	56sqm	56sqm	55sqm
8th	58sqm	74sqm	56sqm	56sqm	56sqm	55sqm
7th	58sqm	74sqm	56sqm	56sqm	56sqm	55sqm
6th	58sqm	74sqm	56sqm	56sqm	56sqm	55sqm
5th	A3	B3	56sqm	56sqm	56sqm	55sqm
4th			56sqm	56sqm	56sqm	A2
3rd			56sqm	56sqm	56sqm	
2nd	SKY TERRACE 1					
1st	LOBBIES			LANDSCAPE		

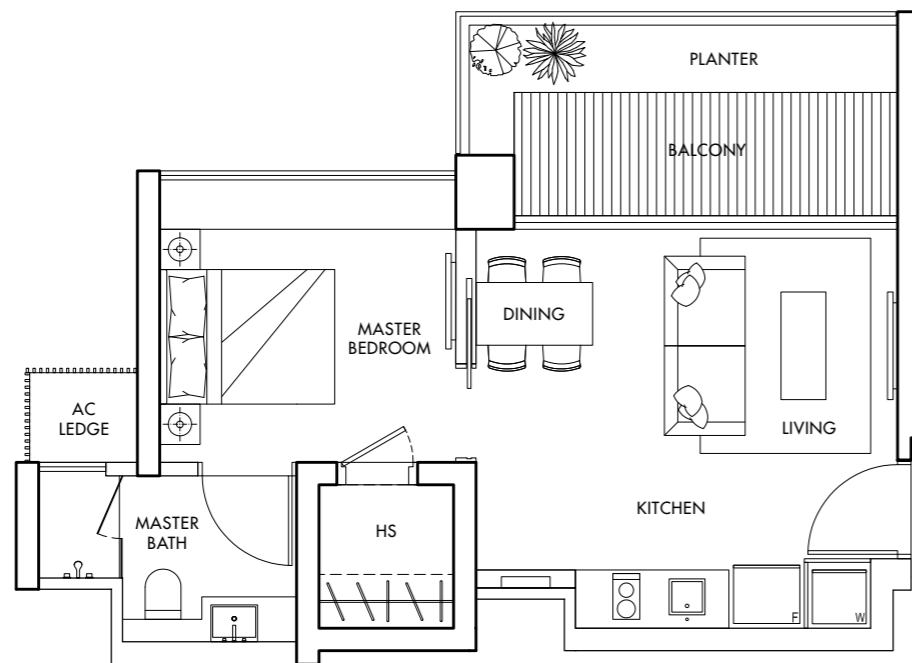
YOUR CHOICE UNITS

- Type A1 (56 sq m/603 sq ft)
- Type A2 (55 sq m/592 sq ft)
- Type A3 (58 sq m/624 sq ft)
- Type B1 (85 – 89 sq m/
915 – 958 sq ft)
- Type B2 (86 sq m/926 sq ft)
- Type B3 (74 sq m/797 sq ft)
- Type B4 (74 sq m/797 sq ft)
- Type C1 (130 – 132 sq m/
1399 – 1421 sq ft)
- Type PH1 (119 sq m/1281 sq ft)
- Type PH2 (231 sq m/2486 sq ft)
- Type PH3 (270 sq m/2906 sq ft)
- Type PH4 (235 sq m/2530 sq ft)
- Type PH5 (242 sq m/2605 sq ft)
- Type PH6 (235 sq m/2530 sq ft)
- Type PH7 (233 sq m/2508 sq ft)

Type A1

56 sq m/603 sq ft

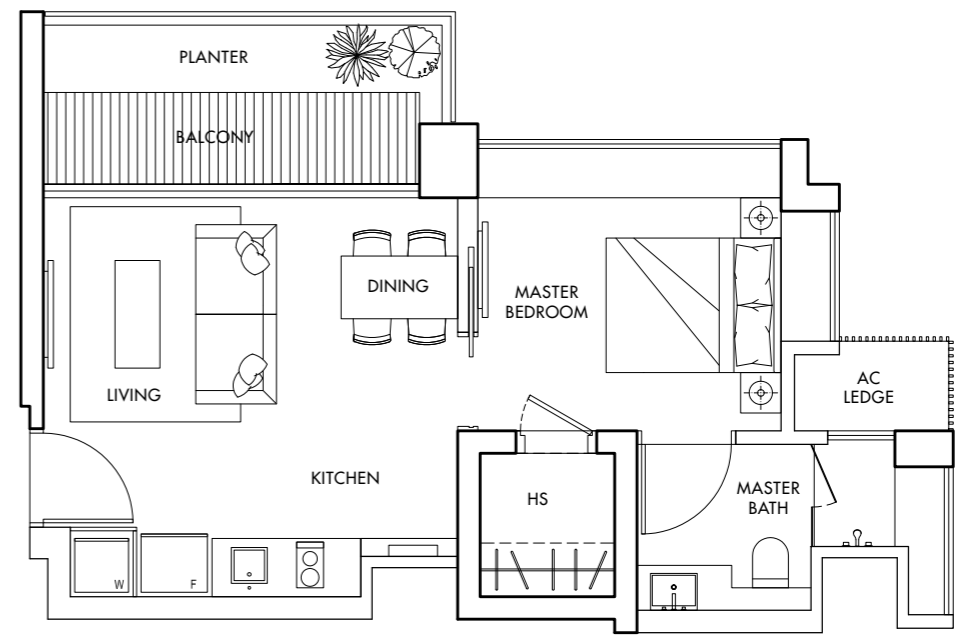
#03-05 to #35-05,
#03-08 to #35-08,
#03-12 to #21-12, #26-12 to #35-12



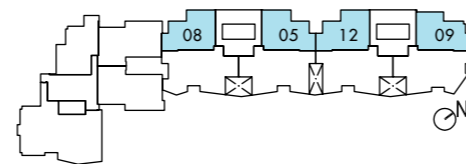
Type A2

55 sq m/592 sq ft

#05-09 to #21-09, #26-09 to #35-09



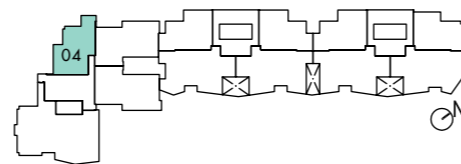
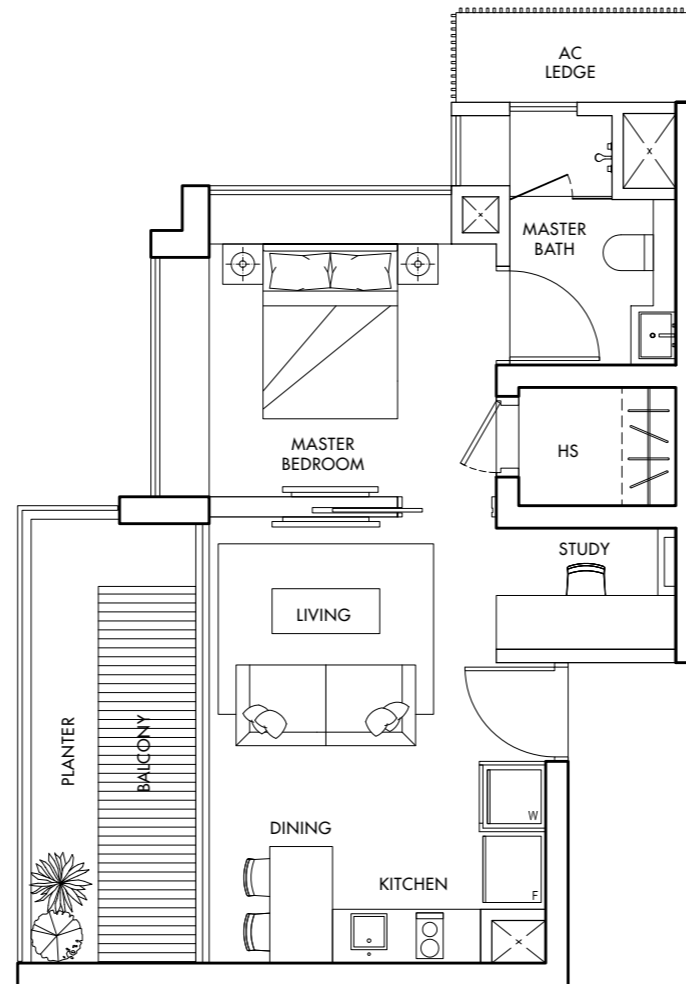
The plans are subject to change as may be required or approved by the relevant authorities.
Areas are estimates only and are subject to final survey. Plans are not drawn to scale.



Type A3

58 sq m/624 sq ft

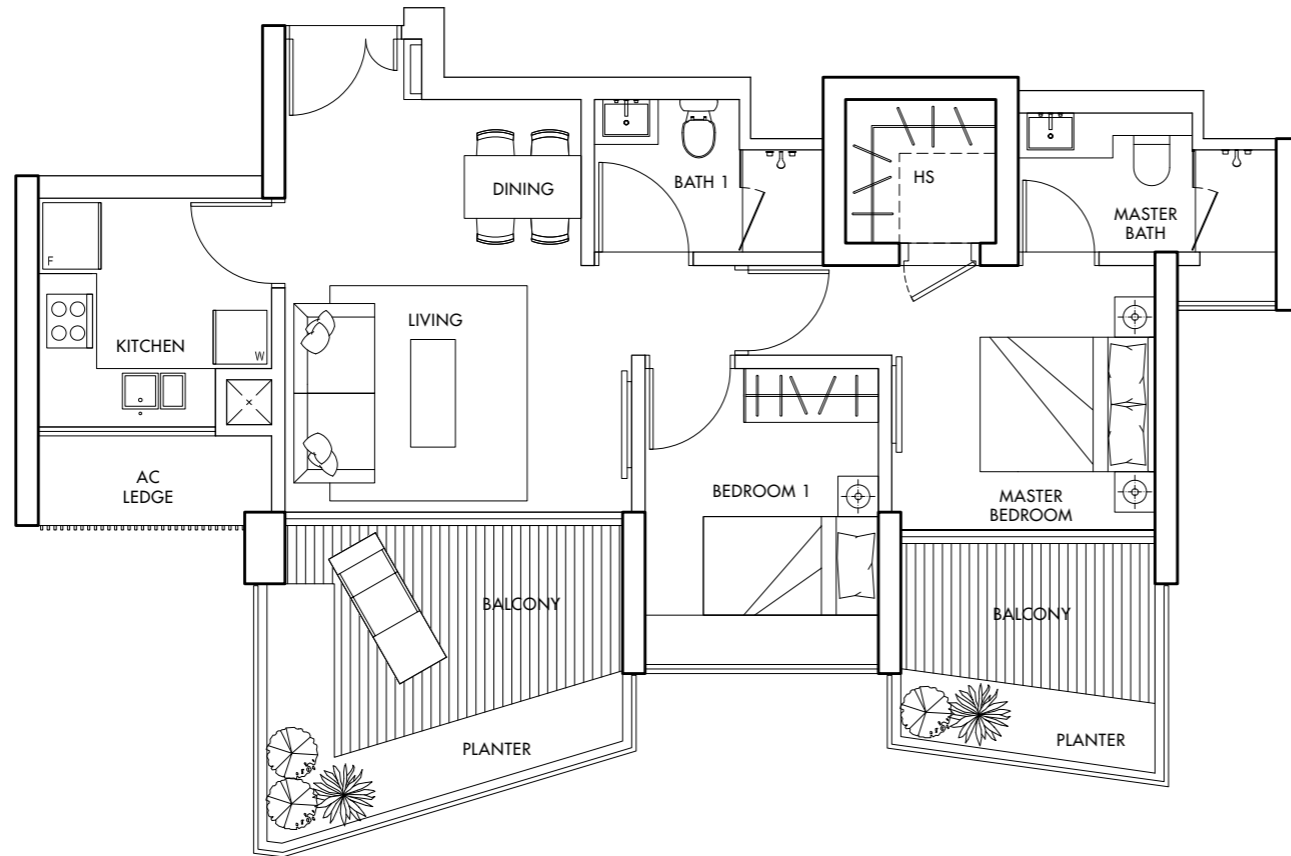
#06-04 to #09-04, #15-04 to #35-04



The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.

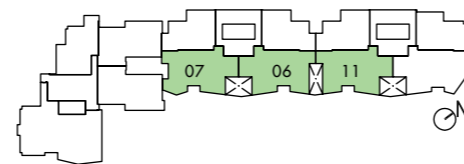
Type B1

85 – 89 sq m/
915 – 958 sq ft



FLOOR	AREA (Sq m)		
	#07	#06	#11
35	89	87	88
34	89	87	87
33	89	86	87
32	88	86	86
31	88	86	86
30	88	86	85
29	88	85	85
28	88	85	85
27	88	85	84
26	88	85	85
25	88	85	SKY TERRACE 3
24	88	86	
23	88	86	
22	88	86	
21	89	86	87
20	89	87	87
19	89	87	88
18	89	87	87
17	89	86	87
16	88	86	86
15	88	86	86
14	88	86	85
13	88	85	85
12	88	85	85
11	88	85	84
10	88	85	85
9	88	85	85
8	88	86	85
7	88	86	86
6	88	86	86
5	89	86	87
4	89	87	87
3	89	87	88

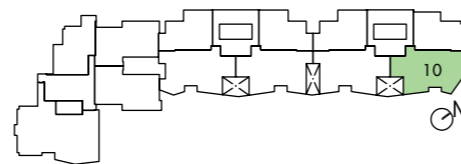
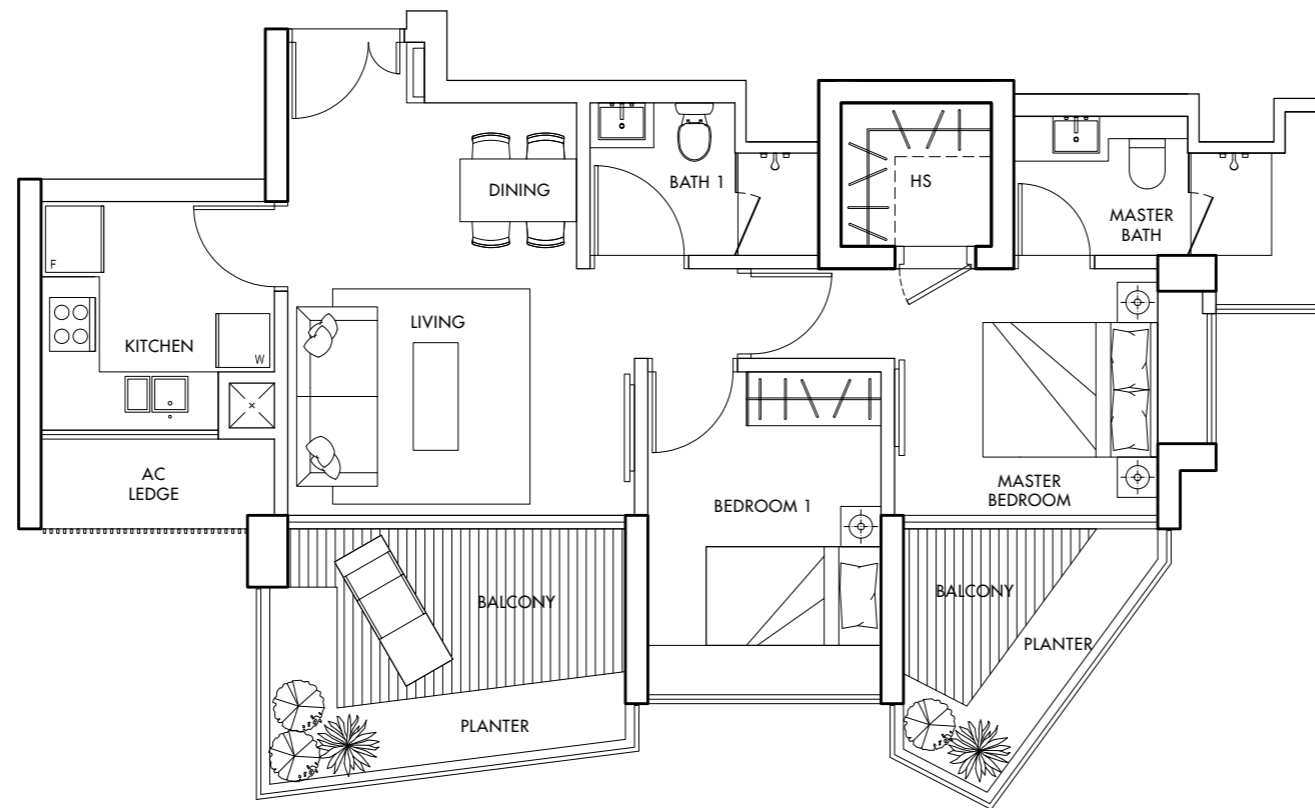
The plans are subject to change as may be required or approved by the relevant authorities.
Areas are estimates only and are subject to final survey. Plans are not drawn to scale.



Type B2

86 sq m/926 sq ft

#05-10 to #21-10, #26-10 to #35-10

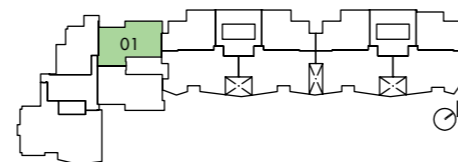
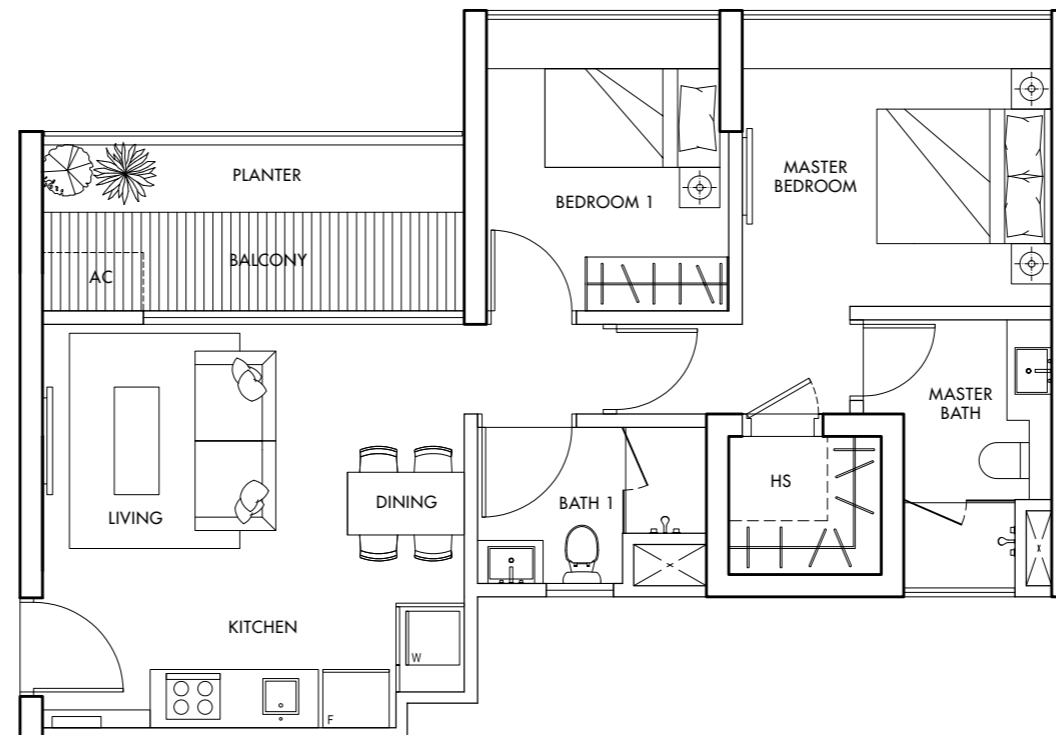


The plans are subject to change as may be required or approved by the relevant authorities.
Areas are estimates only and are subject to final survey. Plans are not drawn to scale.

Type B3

74 sq m/797 sq ft

#06-01 to #09-01, #15-01 to #35-01

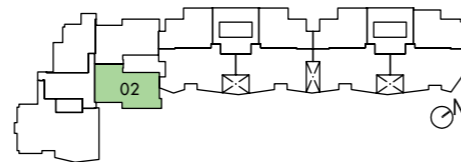
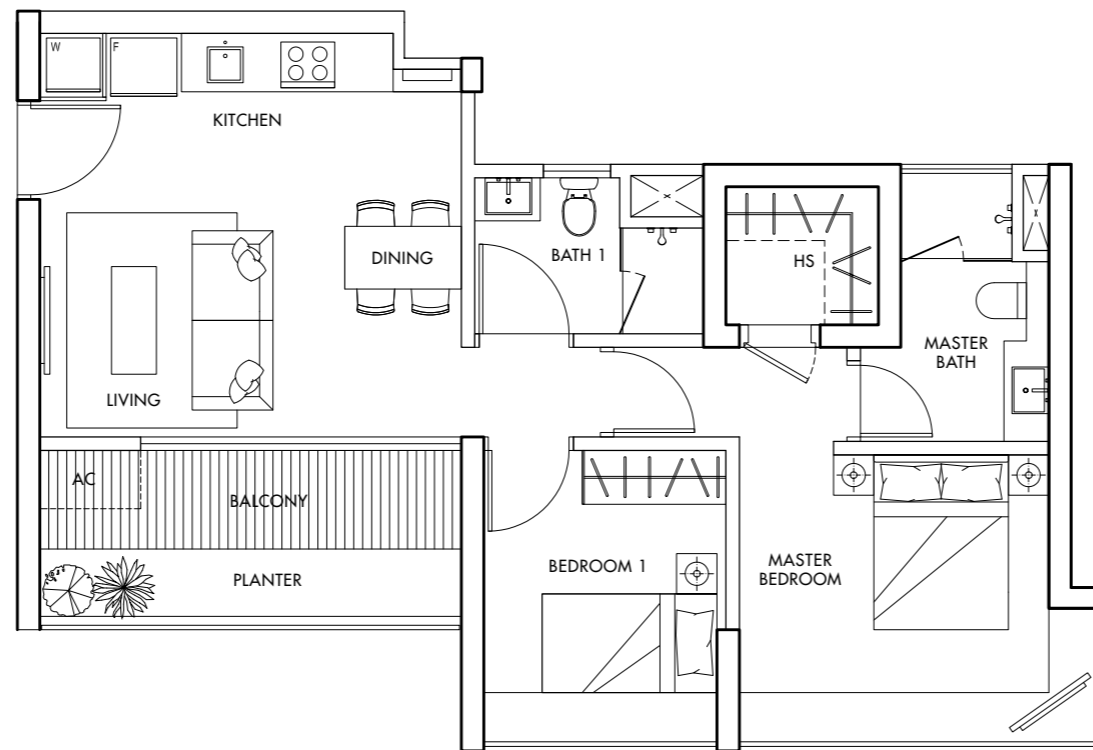


The plans are subject to change as may be required or approved by the relevant authorities.
Areas are estimates only and are subject to final survey. Plans are not drawn to scale.

Type B4

74 sq m/797 sq ft

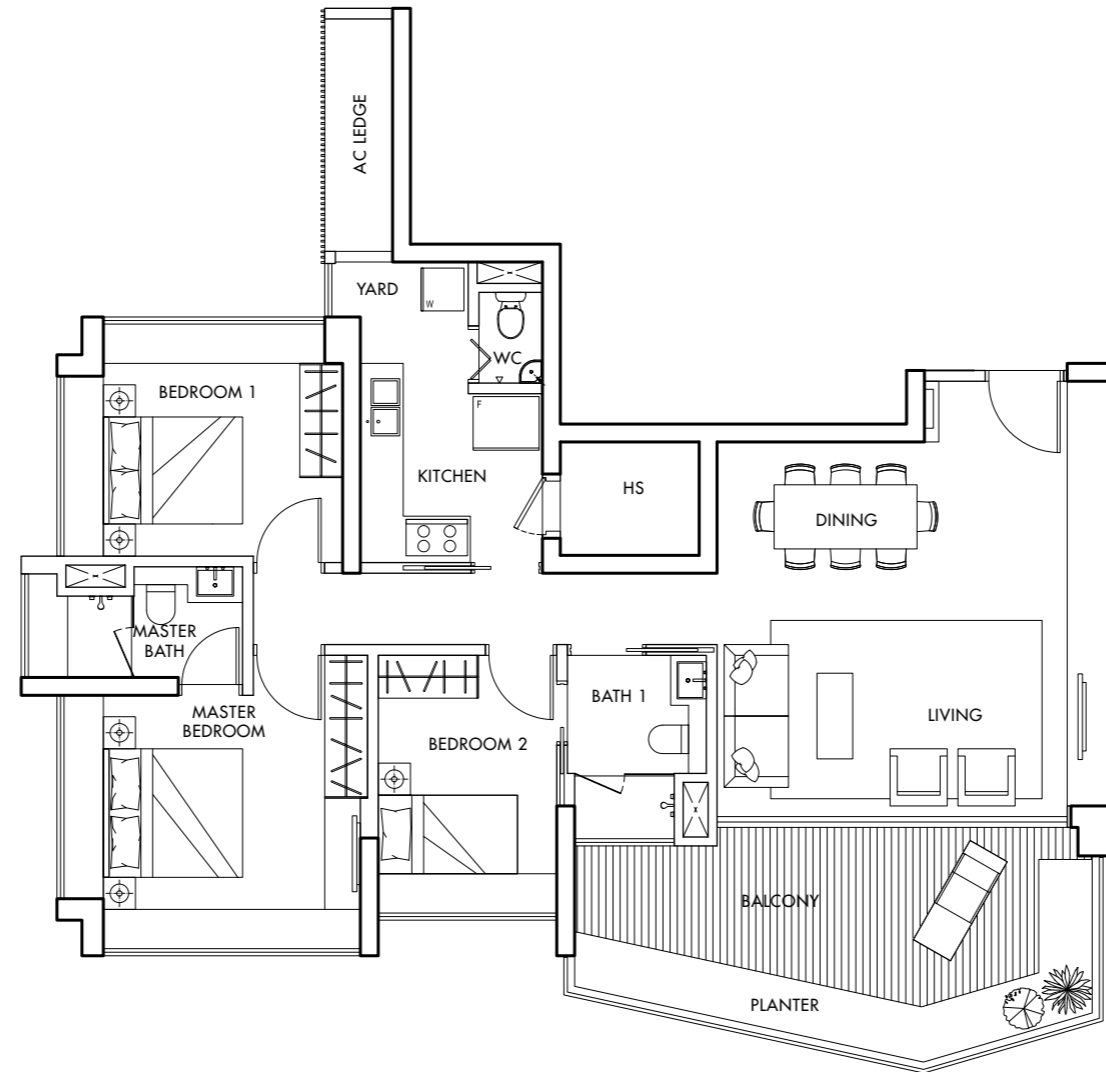
#06-02 to #09-02, #15-02 to #35-02



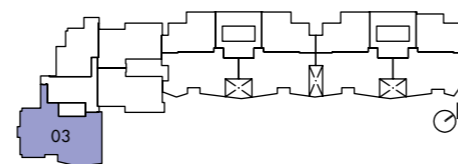
The plans are subject to change as may be required or approved by the relevant authorities.
Areas are estimates only and are subject to final survey. Plans are not drawn to scale.

Type C1

130 – 132 sq m/
1399 – 1421 sq ft



FLOOR	AREA (sq m)
#03	
35	132
34	132
33	132
32	132
31	131
30	131
29	131
28	131
27	130
26	131
25	131
24	131
23	131
22	132
21	132
20	132
19	132
18	132
17	132
16	132
15	131
SKY TERRACE 2	
9	131
8	131
7	131
6	132

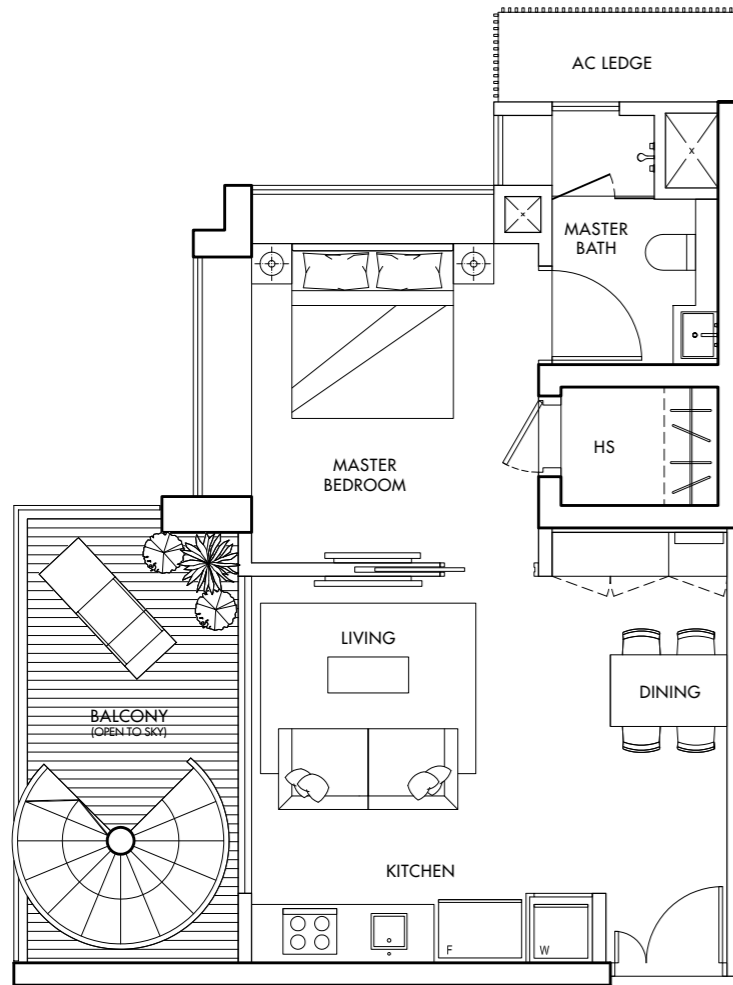


The plans are subject to change as may be required or approved by the relevant authorities.
Areas are estimates only and are subject to final survey. Plans are not drawn to scale.

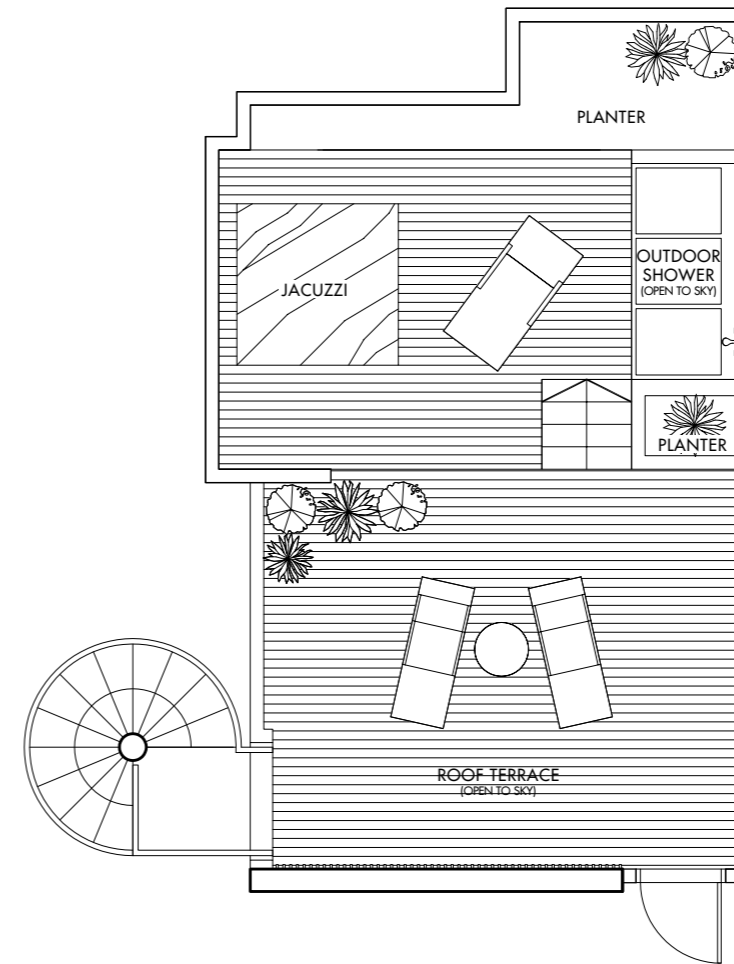
Type PH1 (Lower Level)

119 sq m/1281 sq ft

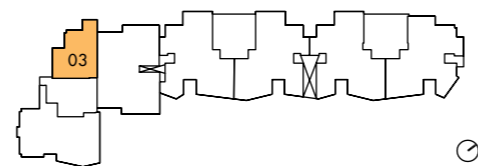
#36-03



Type PH1 (Upper Level)



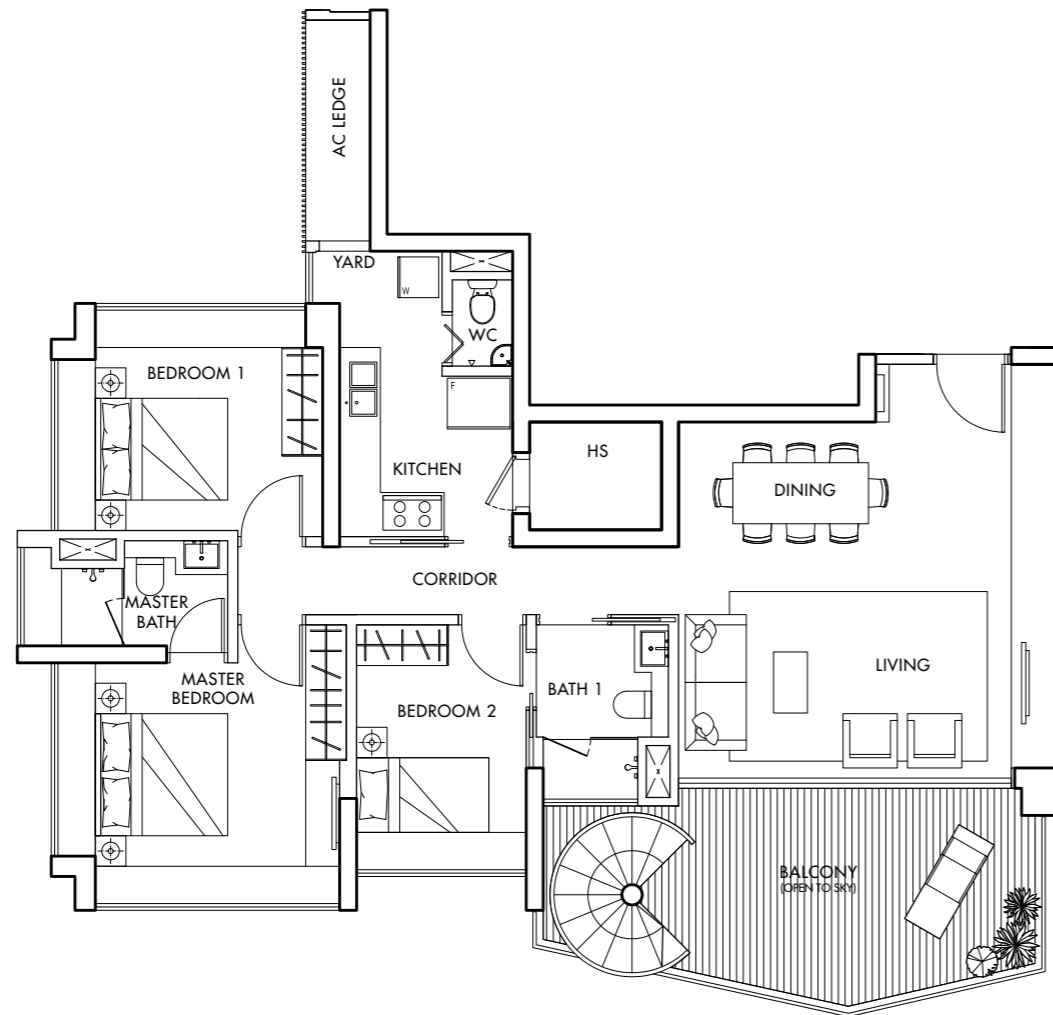
The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.



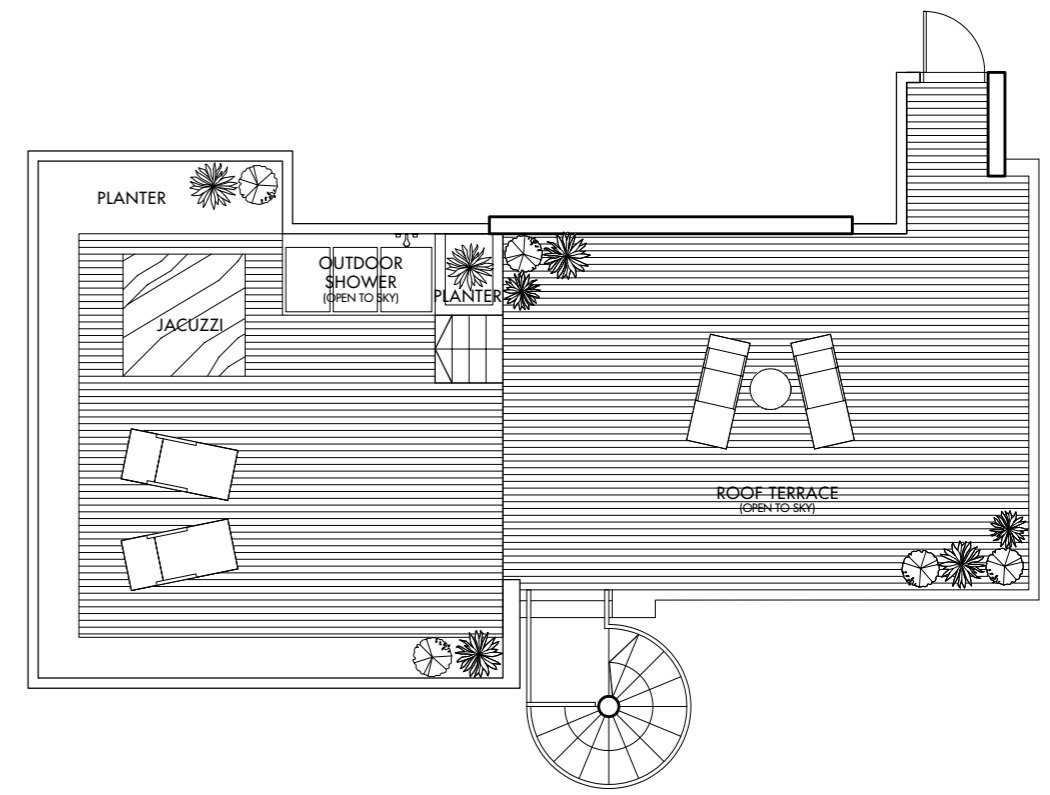
Type PH2 (Lower Level)

231 sq m/2486 sq ft

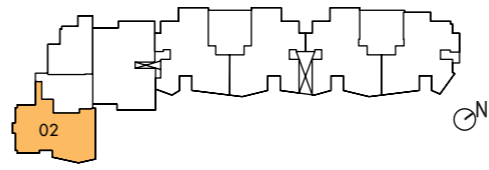
#36-02



Type PH2 (Upper Level)



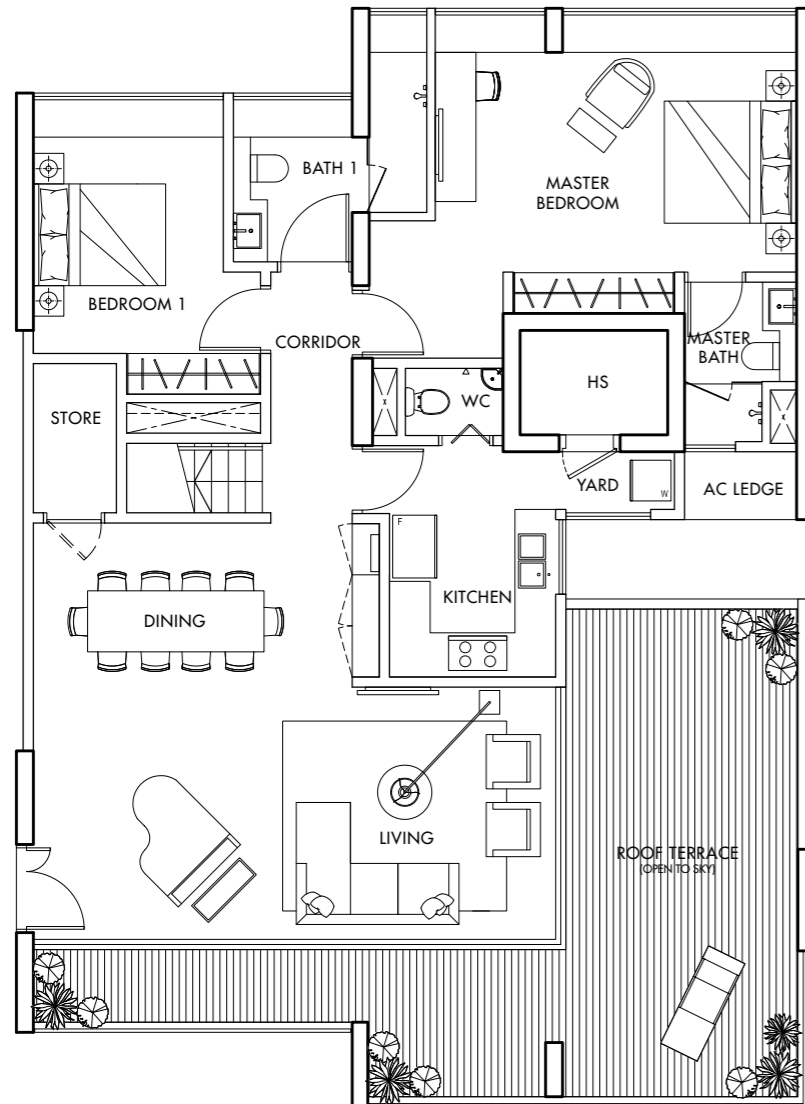
The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.



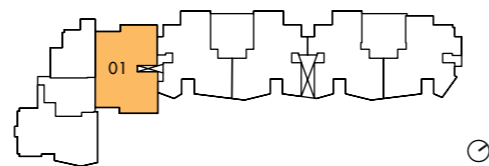
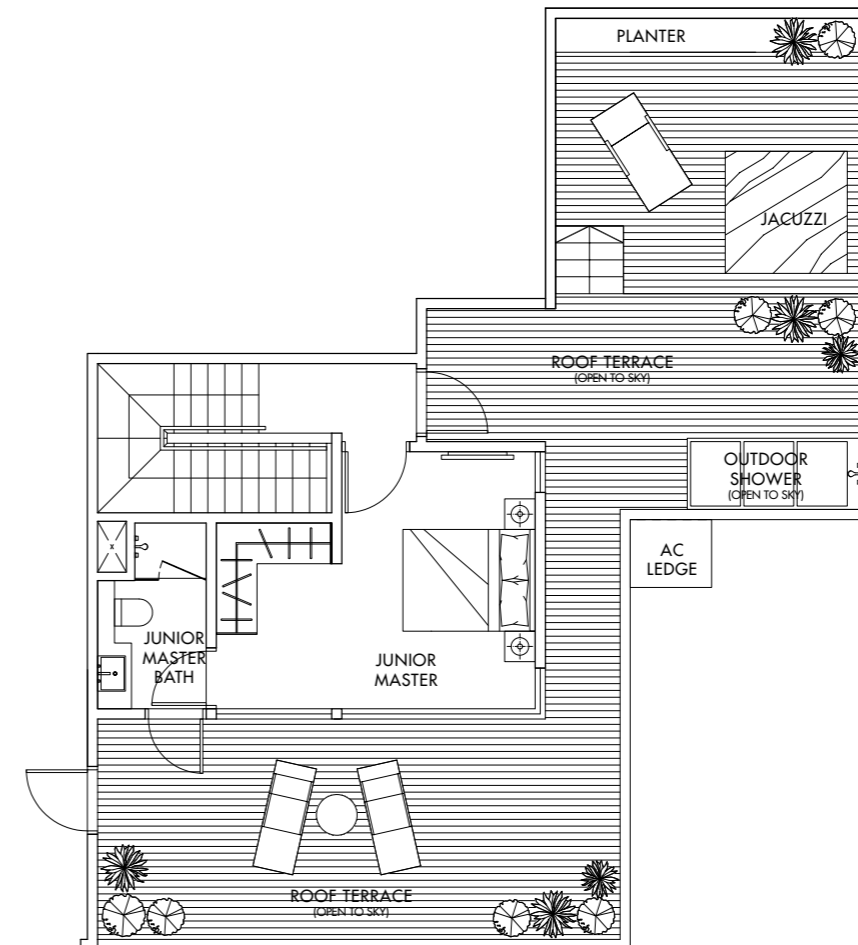
Type PH3 (Lower Level)

270 sq m/2906 sq ft

#36-01



Type PH3 (Upper Level)



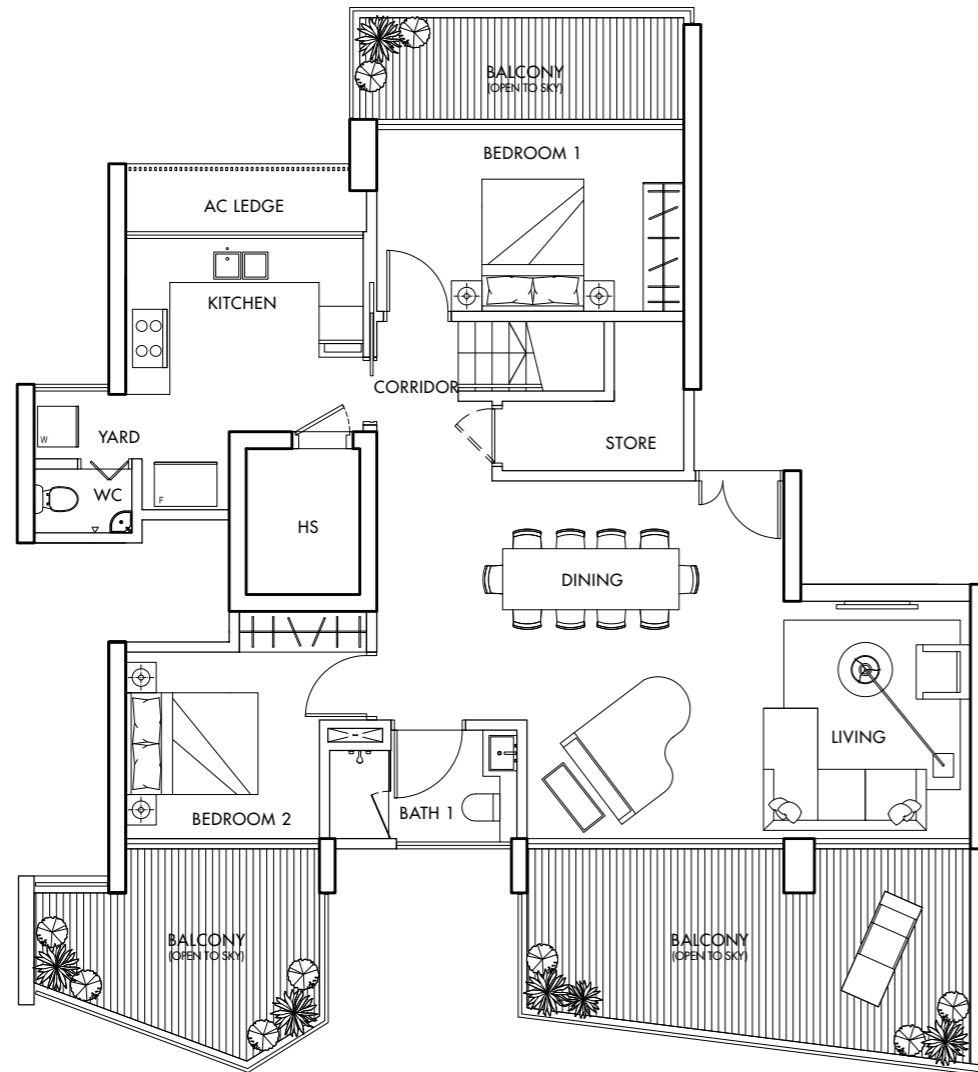
The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.



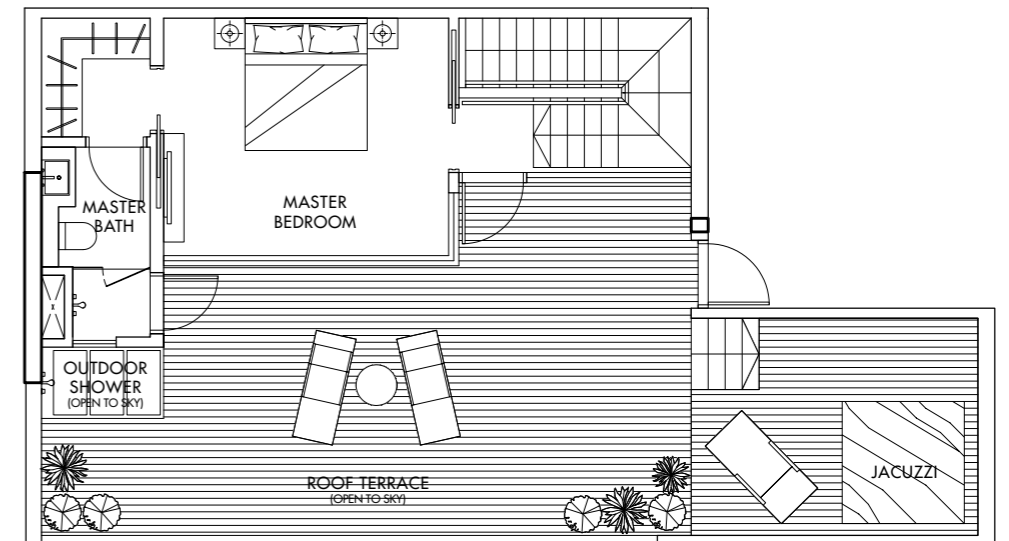
Type PH4 (Lower Level)

235 sq m/2530 sq ft

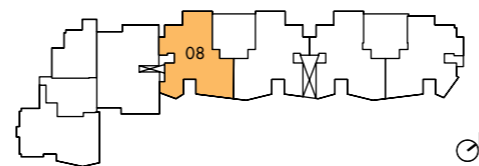
#36-08



Type PH4 (Upper Level)



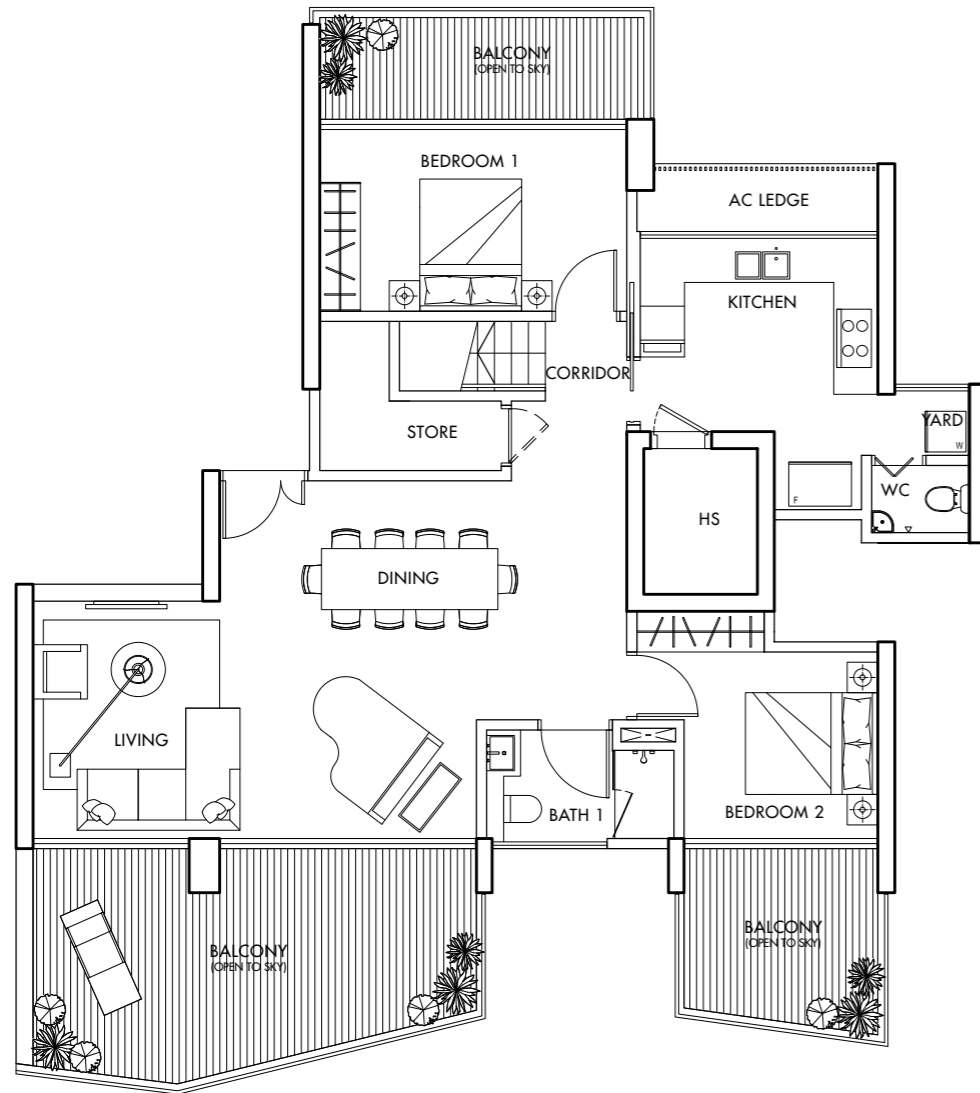
The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.



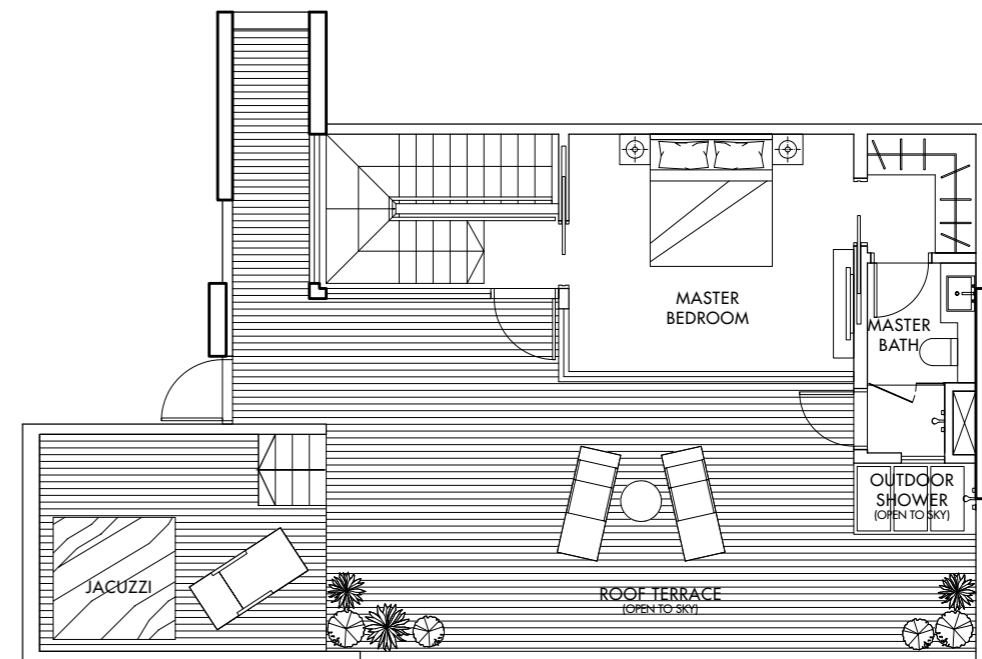
Type PH5 (Lower Level)

242 sq m/2605 sq ft

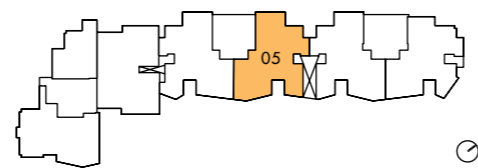
#36-05



Type PH5 (Upper Level)



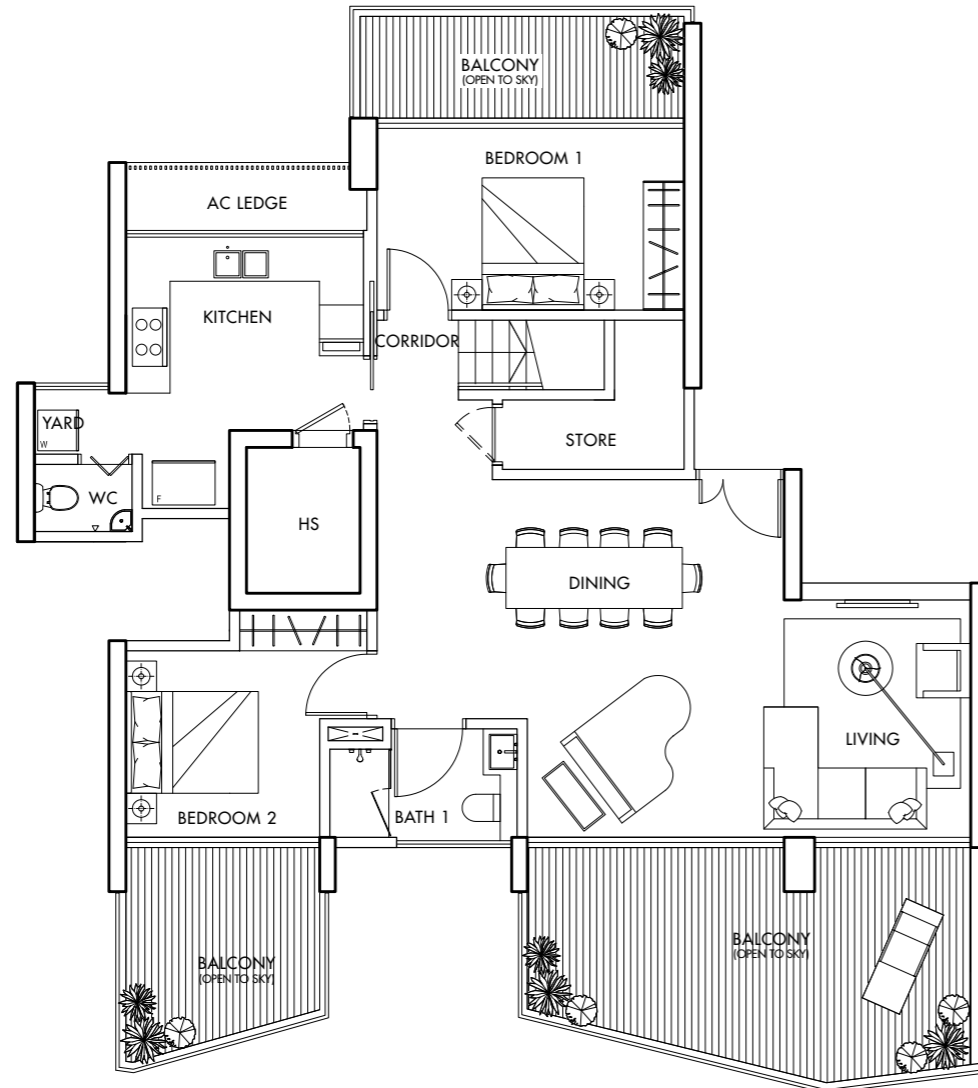
The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.



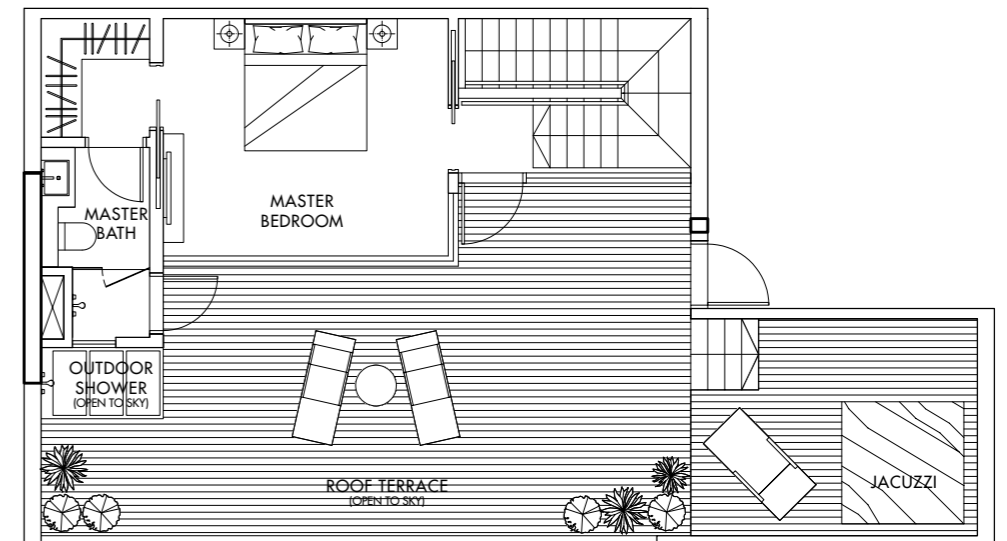
Type PH6 (Lower Level)

235 sq m/2530 sq ft

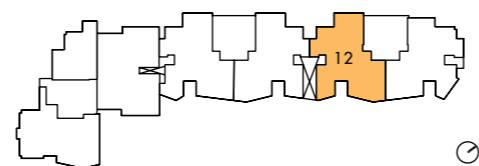
#36-12



Type PH6 (Upper Level)



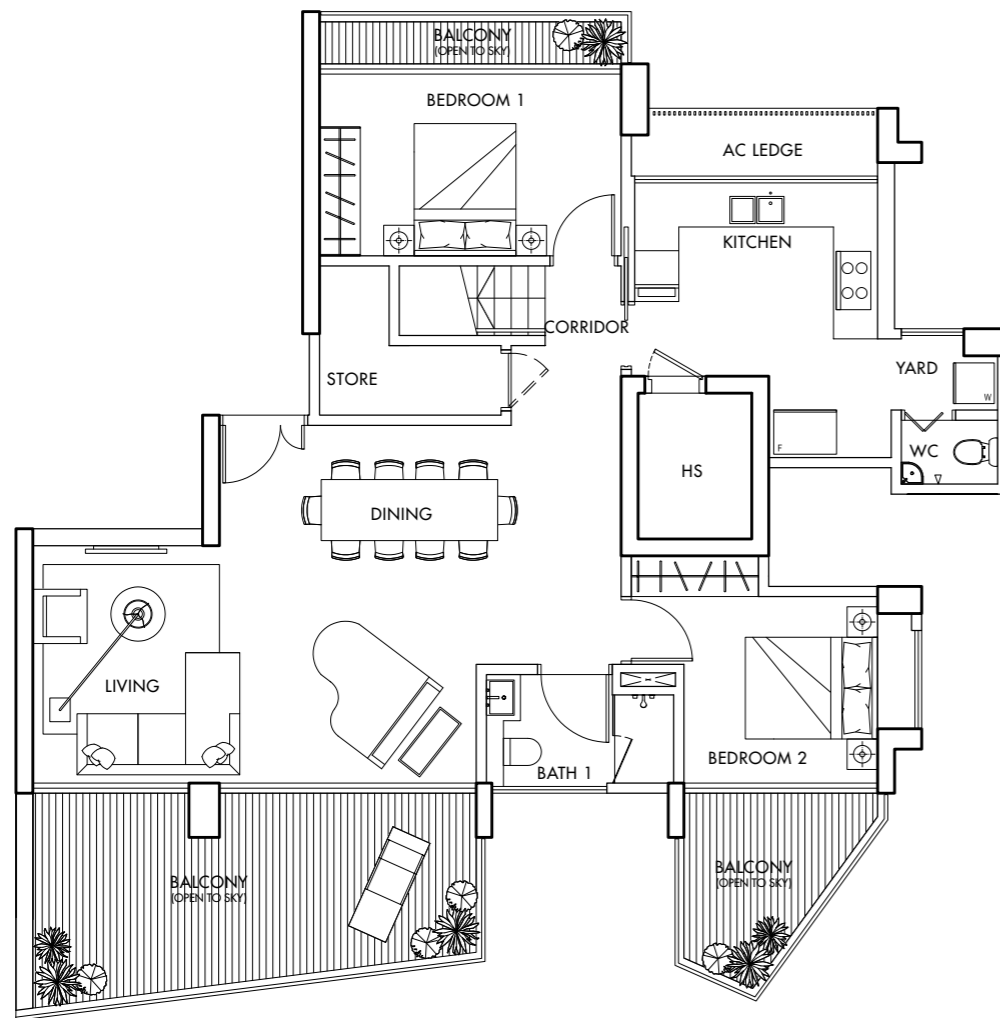
The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.



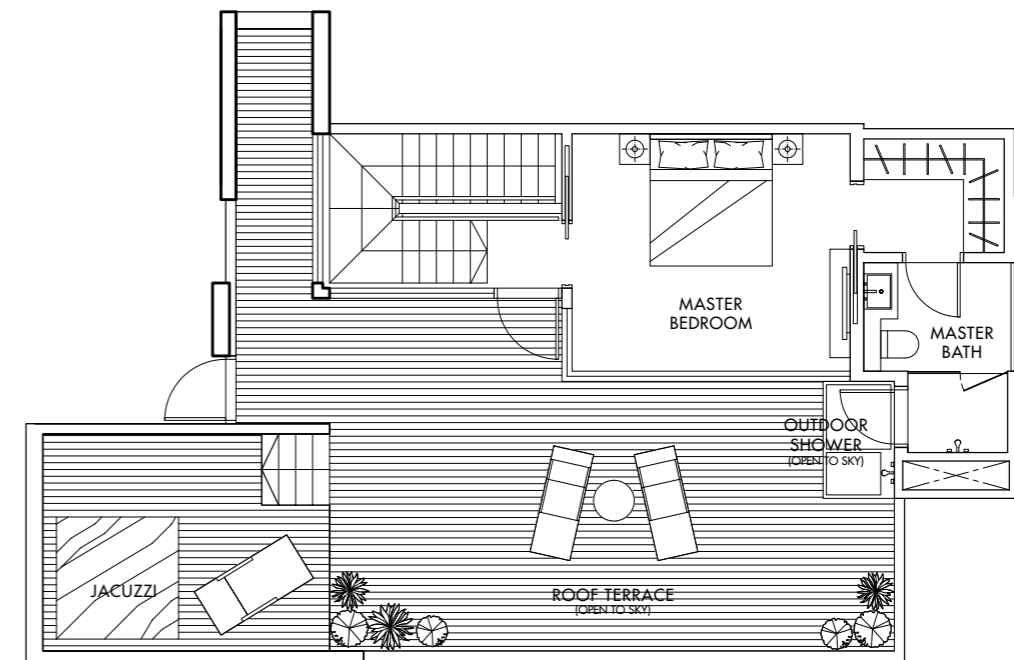
Type PH7 (Lower Level)

233 sq m/2508 sq ft

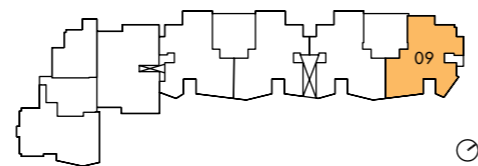
#36-09



Type PH7 (Upper Level)



The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.



DEDICATED TO CREATING A MASTERPIECE

Founded in 1963, UOL is one of Singapore's leading public-listed property companies with an extensive portfolio of investment and development properties, hotels and serviced suites.

We are committed to making every development a masterpiece. This unwavering dedication to design and quality excellence is reflected in all our projects, winning us awards such as the FIABCI Prix d'Excellence Award, the Aga Khan Award for Architecture, the Urban Land Institute Awards for Excellence, the International Architecture Award, Singapore's very own President's Design Award and the International Highrise Award.

Our impressive portfolio of residential developments includes Nassim Park Residences, Duchess Residences, Pavilion 11, One-North Residences, Newton Suites, 1 Moulmein Rise, Southbank and most recently, the highly successful Waterbank at Dakota and Terrene at Bukit Timah.



SPECIFICATIONS

1.0 Foundation

- a) Reinforced concrete bored piles and/or rafts and/or footings

2.0 Superstructure

- a) Reinforced concrete structure

3.0 Walls

- a) External Wall : Concrete wall and/or brickwall
- b) Internal Wall : Concrete wall and/or brickwall and/or drywall partition
- c) Boundary Wall : Wall/fence

4.0 Roof

- a) Flat Roof : Reinforced concrete slab with waterproofing and insulation
- b) Metal Roof : Metal roof with steel roof structure and insulation

5.0 Ceiling

- a) Kitchen, Master Bath, Bath, Yard (where applicable) and WC (where applicable) : Plaster board/skim coat with emulsion paint (where applicable)
- b) Living, Dining, Master Bedroom, Bedroom and Study (where applicable) : Skim coat with emulsion paint/plaster board (where applicable)
- c) Household Shelter and Store (where applicable) : Skim coat with emulsion paint

6.0 Finishes

- a) Walls : Internal (Apartments)
 - i) Living, Dining, Master Bedroom, Bedroom, Study (where applicable) and Store (where applicable) - Cement and sand plaster/skim coat with emulsion paint (where applicable)
 - ii) Yard (Type C1, PH2, PH3, PH4, PH5, PH6, PH7) – Homogenous tiles/cement and sand plaster/skim coat with emulsion paint (where applicable)
 - iii) Open Kitchen (Type A1, A2, A3, B3, B4, PH1) – Backsplash and no tiles behind kitchen cabinets
 - iv) Kitchen (Type C1, PH2, PH3, PH4, PH5, PH6, PH7) – Cement and sand plaster/skim coat with emulsion paint (where applicable)
 - v) Kitchen (Type B1, B2) – Homogenous tiles up to false ceiling and no tiles behind kitchen cabinets and backsplash
 - vi) Master Bath (except for Type C1 and all Penthouses) – Homogenous tiles (up to false ceiling and no tiles behind mirrors/vanity cabinets)
 - vii) Master Bath (Type C1 and all Penthouses) – Marble (up to false ceiling and no marble behind mirrors/vanity cabinets.
 - viii) Bath (all Penthouses) – Marble (up to false ceiling and no marble behind mirrors/vanity cabinets)
 - ix) Bath (except for all Penthouses) – Homogenous Tiles (up to false ceiling and no tiles behind mirrors/vanity cabinets)
 - x) WC (Type C1, PH2, PH3, PH4, PH5, PH6, PH7) – Homogenous Tiles (up to false ceiling)
 - xi) Household Shelter – Skim coat with emulsion paint
- b) Walls : External (Apartments)
 - i) Cement and sand plaster and/or skim coat with emulsion paint
- c) Walls : Common Area
 - i) Lift Lobbies at 1st storey – Natural stone
 - ii) Lift Lobbies (except 1st storey lift lobbies) – Homogeneous tiles

- iii) External Walls – Cement and sand plaster and/or skim coat with spray textured coating and/or emulsion paint
- iv) Escape Staircases – Cement and sand plaster and/or skim coat with emulsion paint

d) Floors : Internal (Apartments)

- i) Living, Dining and Study (where applicable) – Marble with timber skirting
- ii) Corridor (Type C1, PH2, PH3, PH4, PH5, PH6, PH7) – Timber strip flooring with timber skirting
- iii) Master bedroom and Bedroom – Timber strip flooring with timber skirting
- iv) Staircase (Type PH3, PH4, PH5, PH6, PH7) – Timber on treads and risers
- v) Open Kitchen (Type A1, A2, A3, B3, B4, PH1) – Marble with timber skirting
- vi) Kitchen (Type B1, B2) – Homogenous tiles
- vii) Kitchen (Type C1, PH2, PH3, PH4, PH5, PH6, PH7) – Timber strip flooring with timber skirting
- viii) Master Bath (except for Type C1 and all Penthouses) – Homogeneous tiles
- ix) Master Bath (Type C1 and all Penthouses) – Marble
- x) Bath (except for all Penthouses) – Homogenous tiles
- xi) Bath (all Penthouses) - Marble
- xii) Store (PH3, PH4, PH5, PH6, PH7) - Homogeneous tiles
- xiii) Yard (Type C1, PH2, PH3, PH4, PH5, PH6, PH7) – Timber strip flooring with timber skirting
- xiv) WC (Type C1, PH2, PH3, PH4, PH5, PH6, PH7) – Homogeneous tiles
- xv) Household Shelter – Homogenous tiles

e) Floors : External (Apartments)

- i) Balcony – Timber
- ii) Roof Terrace (all Penthouses) – Timber
- iii) Jacuzzi Deck (all Penthouses) – Timber
- iv) Staircase (PH1, PH2) – Metal spiral stairs with timber tread
- v) Planter – Bare Concrete

f) Floors : Common Area

- i) Lift Lobbies at 1st storey – Natural stone
- ii) Lift Lobbies (except 1st storey lift lobbies) – Homogeneous tiles
- iii) Escape Staircases – Cement and sand screed

7.0 Windows

- a) Powder-coated aluminium framed windows with tinted glass

8.0 Doors

- a) Main Door – Approved fire-rated timber door
- b) Bedroom, Master Bath, Bath and Store (where applicable) – Timber door
- c) Balcony and Roof terrace (where applicable) – Aluminium framed glass door
- d) Kitchen (Type B1, B2 and PH3) – Timber door with glass in-fill
- e) Kitchen (Type C1, PH2, PH4, PH5, PH6 & PH7) – Timber framed slide & hide door with glass in-fill
- f) WC (where applicable) – PVC Bi-Fold door
- g) Household Shelter – Steel Blast Door
- h) Quality locksets (where applicable) and ironmongery to doors

9.0 Sanitary Wares / Fittings

- a) Master Bath
 - i) 1 glass shower compartment and door with shower set
 - ii) 1 marble vanity top complete with 1 basin and 1 mixer
 - iii) 1 wall mounted water closet

- iv) 1 toilet paper roll holder
- v) 1 vanity cabinet with mirror

b) Bath

- i) 1 glass shower compartment and door with shower set
- ii) 1 marble vanity top complete with 1 basin and 1 mixer
- iii) 1 pedestal water closet (Type B1, B2, B3, B4)
- iv) 1 wall mounted water closet (Type C1, PH2, PH3, PH4, PH5, PH6, PH7)
- v) 1 toilet paper roll holder
- vi) 1 vanity cabinet with mirror

c) W.C.

- i) 1 wash basin with tap
- ii) 1 pedestal water closet
- iii) 1 toilet paper roll holder
- iv) 1 shower set

d) Kitchen

- i) 1 washing machine bib tap

10.0 Electrical Installation

- a) All electrical wirings in concealed conduit whenever possible except for electrical wiring above false ceiling
- b) Refer to Electrical Schedule for details

11.0 TV/Telephone Points

- a) All TV/Telephone wirings in concealed conduit whenever possible except for TV/Telephone wiring above false ceiling
- b) Refer to Electrical Schedule for details

12.0 Lightning Protection

- a) Lightning protection shall be provided in compliance with Singapore Standard CP 33: 1996

13.0 Painting

- a) External walls: spray textured coating and/or emulsion paint
- b) Internal walls: emulsion paint

14.0 Waterproofing

- a) Waterproofing to floors of Balcony, Kitchen, Bath, WC, Yard, Planter, Roof Terrace, Lobby, RC Flat Roof as and when required

15.0 Driveway and Carpark

- a) Cement sand screed with hardener to Multi-storey carpark and ramp
- b) Cobble Stone to entrance drop off and entrance driveway
Note: Some carpark lots and driveways are open to the sky.

16.0 Recreation Facilities

- a) Level 1
 - i) Leisure Track
 - ii) Fitness Corner
 - iii) Aqua Gym and Aqua Massage Bed
 - iv) BBQ Pavilion
 - v) Communal Landscape Area
 - vi) Secret Garden
 - vii) Playground
 - viii) Function Room
 - ix) Outdoor Shower
- b) Level 6 – Sky Roof Deck
 - i) Infinity-Edged Pool
 - ii) Children's Pool with Slide

- iii) Sun Deck
 - iv) Jacuzzi Pool
 - v) Changing Rooms with Steam Room Facility
 - vi) Sun Lawn
- c) Leisure Terrace @ Level 2
- i) Teppanyaki Dining Area
 - ii) Folding Lawn Reading Corner
 - iii) Sports Bar and Billiard Table
 - iv) Laundromat and Lounge
 - v) Swing in the Forest
 - vi) Game Machines
- d) Entertainment Terrace @ Level 10
- i) Private Dining Area
 - ii) Tea Garden
- e) Wellness Terrace @ Level 22
- i) Massage Pavilion
 - ii) Rainforest Shower
 - iii) Jacuzzi
 - iv) Sky Gym
 - v) Outdoor Fitness Area with Equipment
 - vi) Yoga/Meditation Corner

17.0 Additional Items

- a) Kitchen cabinets : High and low level kitchen cabinets complete with solid surface worktop and basin with mixer
- b) Kitchen appliances (except A1, A2, A3, B3, B4, and PH1) : Oven, cooker hob and cooker hood
- c) Kitchen appliances (A1, A2, A3, B3, B4, and PH1) : Oven, electrical hob and cooker hood
- d) Wardrobe : Pole system wardrobe to all bedrooms
- e) Bay Window Ledge Finish: Plaster & paint finish to all except bathrooms which will be provided with marble and/or homogenous tiles where applicable

- f) Jacuzzi to roof terrace : Type PH1, PH2, PH3, PH4, PH5, PH6, PH7
- g) Electrical storage water heater: Hot water supply to all bathrooms and kitchens except WC
- h) Town gas supply : Provision of town gas supply to kitchen hobs in all apartment units (except Type A1, A2, A3, B3, B4, PH1)
- i) Air Conditioning System : Exposed wall-mounted multi-split unit air conditioning system with wall mounted fan coil units to all Bedrooms, Living/ Dining and Study (where applicable)
- j) Mechanical Ventilation: Mechanical ventilation system is provided to bathrooms that are not naturally ventilated.
- k) Card access System : All lifts serving apartment units except multi storey carpark lifts
- l) Security System :
 - i) Automatic barrier system (IU) for vehicular access
 - ii) Audio/Video intercom system in individual unit for communication from unit to visitor's call panel at 1st storey and 2nd storey lift lobbies of apartment block

Note:

1. 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 cleaning of filters, clearing/flushing of the condensate pipes, charging of gas, etc.
2. 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, such warranties shall be handed over to the Purchaser at the time when possession of the building unit is delivered to the Purchaser.
3. The layout/location/positioning of wardrobes, kitchen cabinets, electrical accessories, fan coil units, electrical points, audio-video handsets, door swing positions, plaster ceiling boards and the color scheme and treatment of façade/balcony/roof terrace are subject

to the Architect's sole discretion and final design. The brand, colour and model of all finishes, fixtures & fittings, equipments, installations and appliances supplied shall be provided, subject to the Architect's selection, market availability, at the sole discretion of the Vendor.

4. The Purchaser is liable to pay annual fee, subscription and any such fees to Starhub Cable Vision Ltd (SCV) and/or internet service providers (ISP) or any other relevant parties/ authorities. The Vendor is not responsible to make any arrangements for service connection by the said parties for the Purchaser.
5. Telephone reception on mobile phones within the Development is subjected to the availability/provision of satellite/wireless coverage by the respective mobile telephone network service providers and is not within the purview/control of the Vendor.
6. Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral compositions and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble, limestone or granite as well as the non-conformity between pieces cannot be totally avoided.
7. 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 the installation. Hence, some level differences may be felt at the joints. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.
8. Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber joint contraction/expansion movement due to varying air moisture content is also a natural phenomenon.

DESCRIPTION	APARTMENT															
	TYPICAL UNITS								PENTHOUSE UNITS							
	A1	A2	A3	B1	B2	B3	B4	C1	PH1	PH2	PH3	PH4	PH5	PH6	PH7	
LIGHTING POINT	8	8	7	12	12	12	12	17	12	23	28	28	28	28	28	
13A POWER POINT	14	14	16	20	20	18	18	22	15	23	29	29	29	29	29	
TELEPHONE POINT	3	3	4	4	4	4	4	5	3	5	5	5	5	5	5	
TV POINT	2	2	2	3	3	3	3	4	2	4	4	4	4	4	4	
FM / TV POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
BELL POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
WATER HEATER POINT	2	2	2	3	3	3	3	3	2	3	4	3	3	3	3	
WASHING MACHINE POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
DRYER POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
COOKER HOOD POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
ELECTRIC HOB POINT	1	1	1	-	-	1	1	-	1	-	-	-	-	-	-	
GAS COOKER HOB POINT	-	-	-	1	1	-	-	1	-	1	1	1	1	1	1	
OVEN POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
FRIDGE POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
AUDIO / VIDEO INTERCOM	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	

NOTE: THE QUANTITY OF ISOLATOR TO BE PROVIDED FOR THE AIR-CONDITIONING SYSTEM SHALL BE SUBJECTED TO AIR-CONDITIONING EQUIPMENT SELECTION AND CONFIGURATION.

Reasonable care has been taken in the preparation of this brochure, and the construction of the scale model and the show suite (collectively "the Marketing Materials"), but the developer and/or its agent(s) do not warrant the accuracy of the Marketing Materials and shall not be held responsible for any inaccuracies therein. The statements, information and depictions in the Marketing Materials are believed to be correct but shall 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 artist's impressions only, and are not representations of fact. All information contained in the Marketing Materials, including plans and specifications, are current at the time of printing, and are subject to such changes as are required or approved by the developer or the relevant authorities. The floor areas stated in the brochure are approximate measurements and are subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statements or representations (whether contained in the Marketing Materials or given by the developer and /or its agent(s) or otherwise).