

EASTBAY

Be closer to the sense of nature & freedom...







Artist's Impression Only

Combining the relaxed atmosphere of coastal living with the advantages of modern building design, EastBay's 40 exclusive homes include 1, 2 and 3-bedroom apartments as well as penthouses with private roof-top patios and pools that connect you to the outdoors from the privacy of your own bedroom suite.

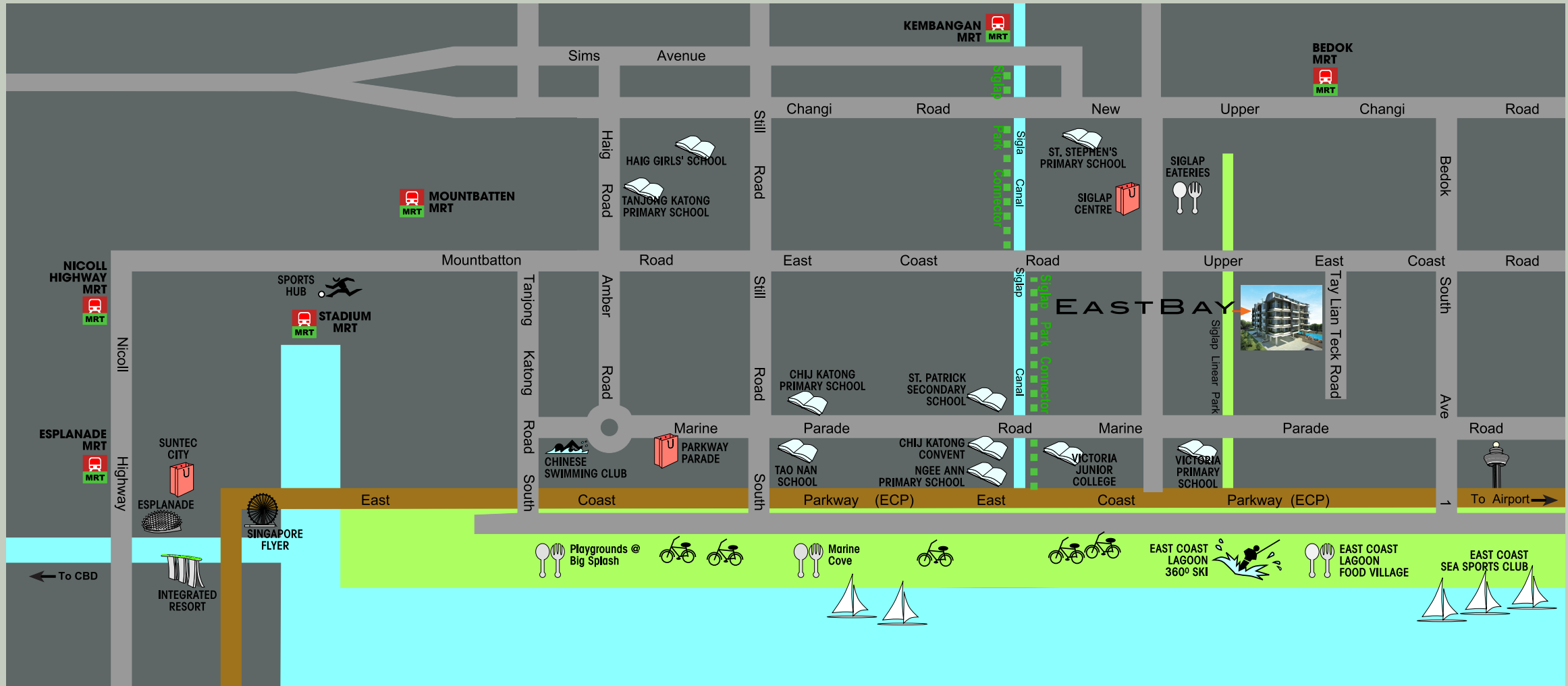




Perfectly located for your every convenience, the city is just a quick 8km drive on the ECP. Renowned schools in the area provide excellent academic options for your children while the sun and the sea is just a short stroll away via the adjacent linear park.



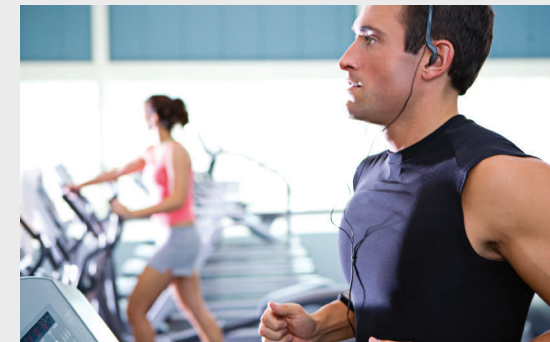
L o c a t i o n M a p





Artist's Impression Only

Refresh and rejuvenate...
Work out at the gym, dip into the cool blue pool or
gather for a BBQ, all within your own sanctuary that is EastBay.







enjoy endless delights...



Artist's Impression Only

S i t e P l a n





M o d e r n L i v i n g



Where designs meets function...
Every single home in EastBay is designed
inside out, creating functional layouts with
maximum space and volume.







S t y l i s h D i n i n g



Each EastBay kitchen comes readily fitted with quality appliances by Bosch, providing stylish conveniences for dining or entertaining.



Artist's Impression Only



Quality bath fittings from Hansgrohe and designer sanitaryware by Philippe Starck are provided for each and every single bathroom.

hansgrohe

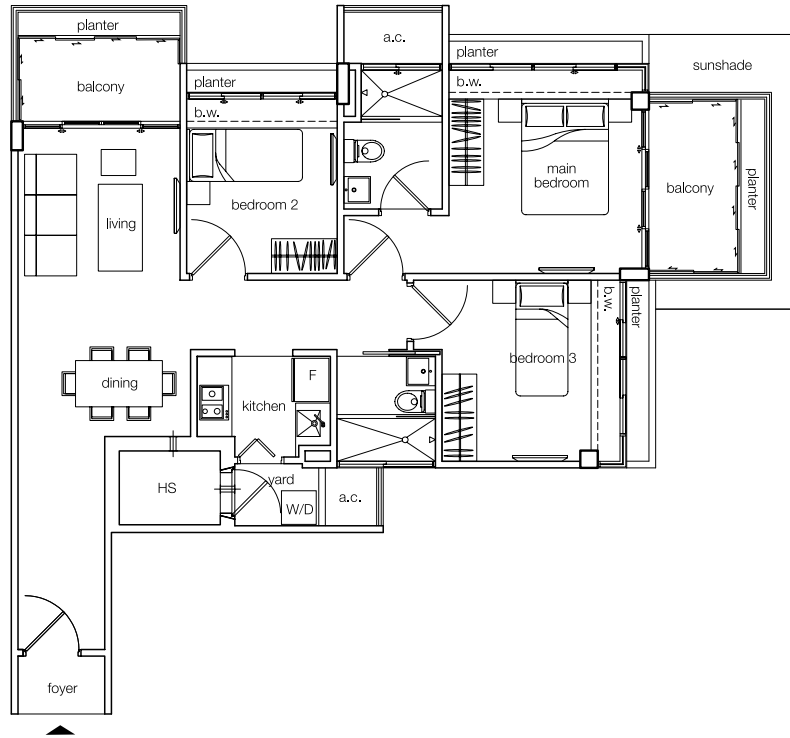
S+ARCK

DURAVIT

Type A

3 bdrm
103 sq m

#02-01
#03-01
#04-01



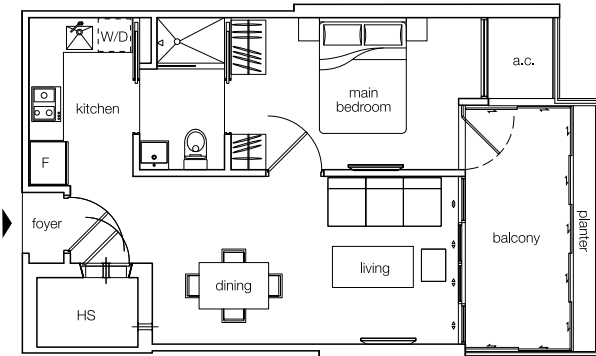
Type B

Option A
1 bdrm

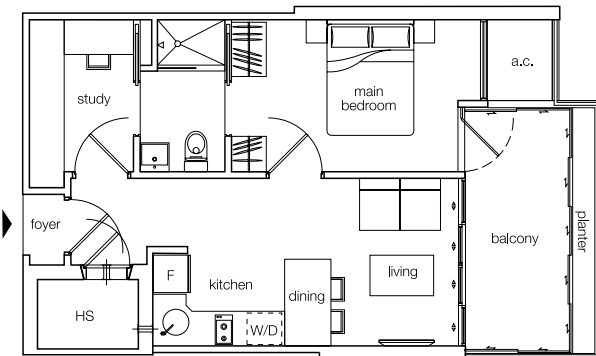
Option B
1+1 bdrm

58 sq m

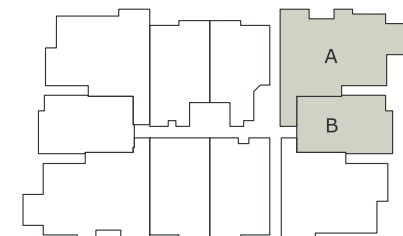
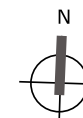
#02-02
#03-02
#04-02



Option A - 1 bdrm



Option B - 1+1 bdrm

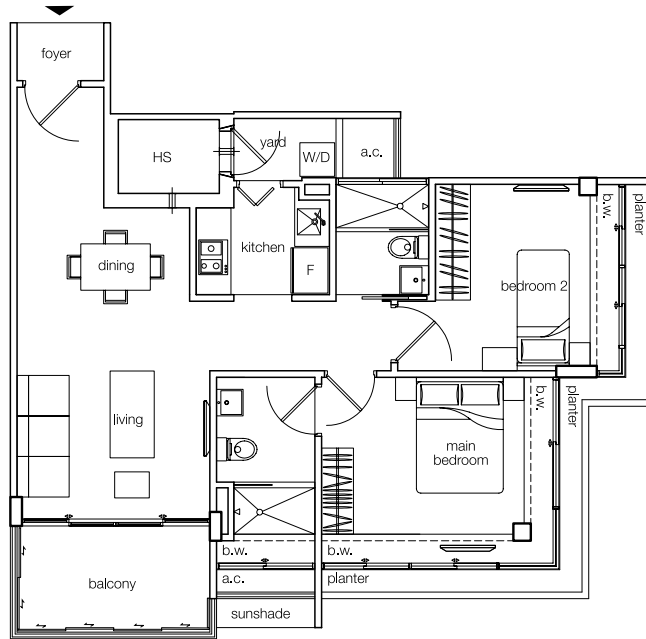


Type C

2 bdrm

89 sq m

#02-03
#03-03
#04-03

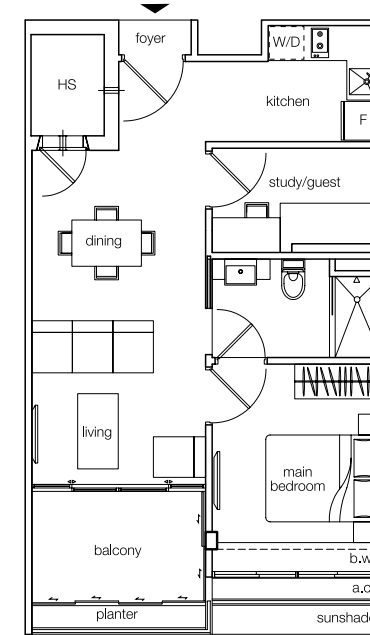


Type D

1+1 bdrm

64 sq m

#02-04
#03-04
#04-04

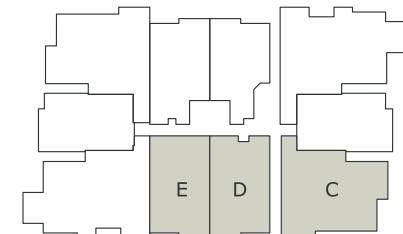
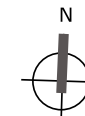
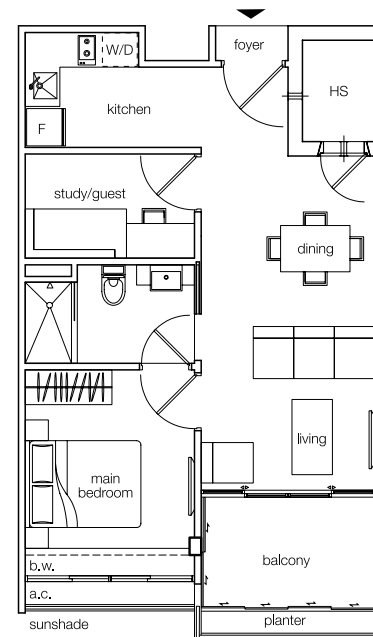


Type E

1+1 bdrm

64 sq m

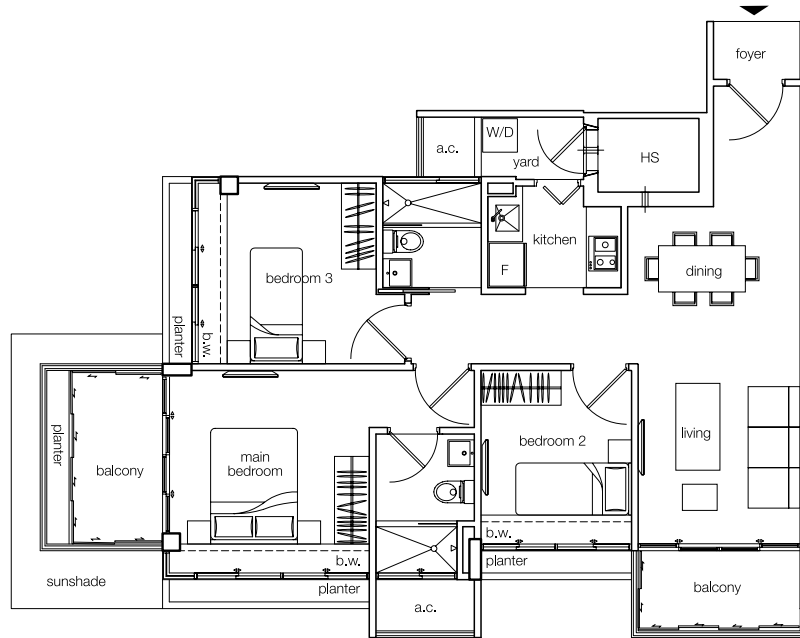
#02-05
#03-05
#04-05



Type F

3 bdrm
101 sq m

#02-06
#03-06
#04-06



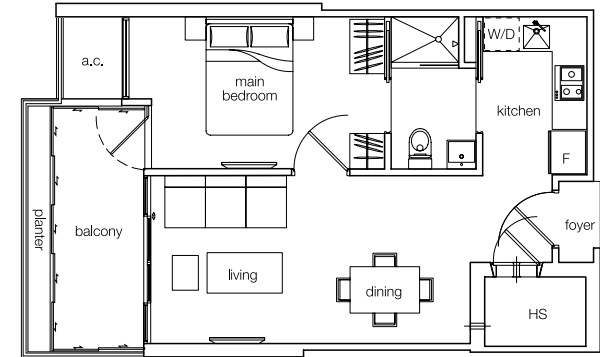
Type G

Option A
1 bdrm

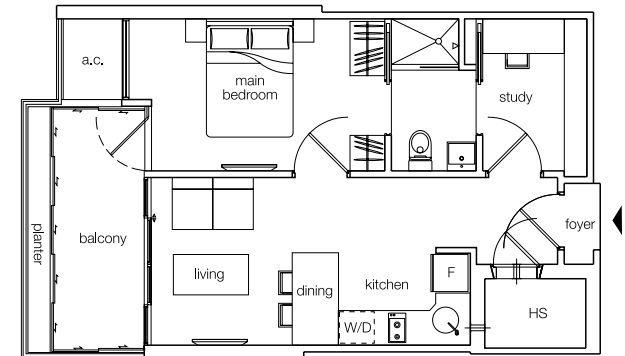
Option B
1+1 bdrm

58 sq m

#02-07
#03-07
#04-07



Option A - 1 bdrm

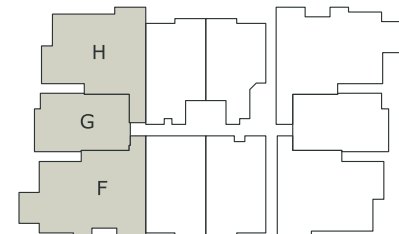
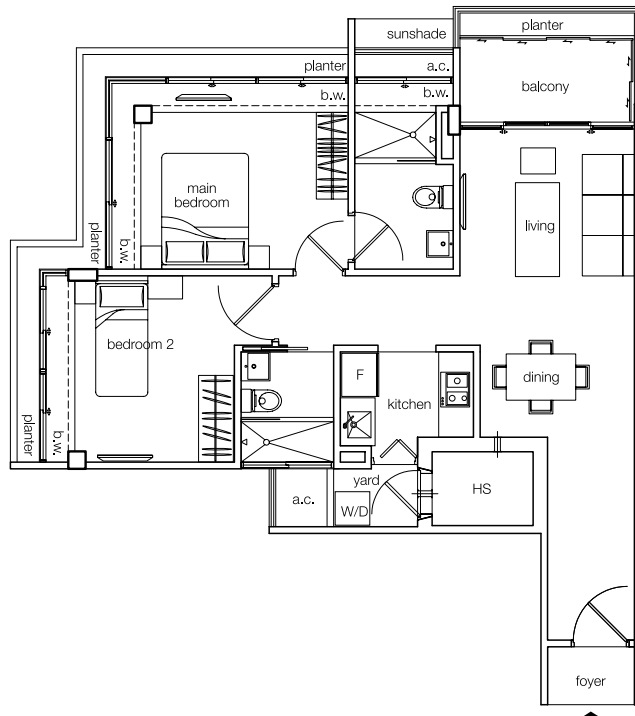


Option B - 1+1 bdrm

Type H

2 bdrm
90 sq m

#02-08
#03-08
#04-08

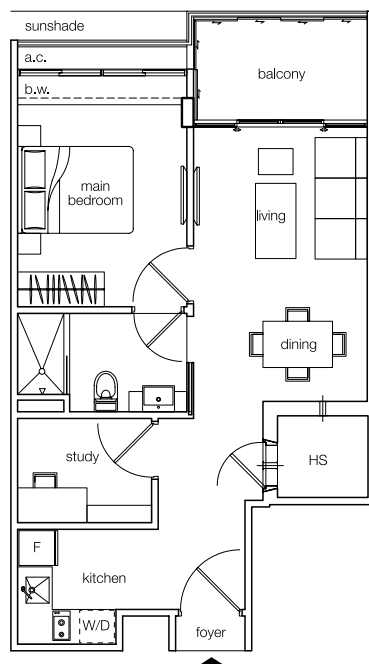


Type J

1+1 bdrm

62 sq m

- #02-09
- #03-09
- #04-09

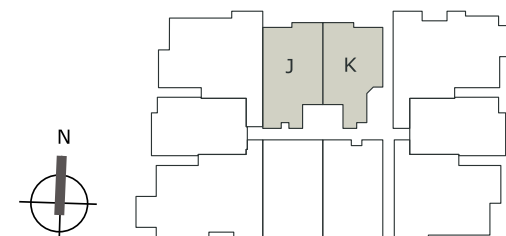
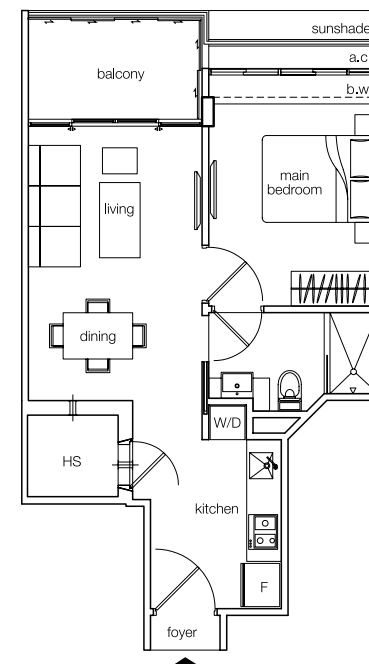


Type K

1 bdrm

54 sq m

- #02-10
- #03-10
- #04-10



P E N T H O U S E S

enjoy the exclusivity of your private pool



Artist's Impression Only

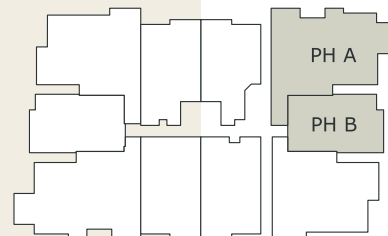
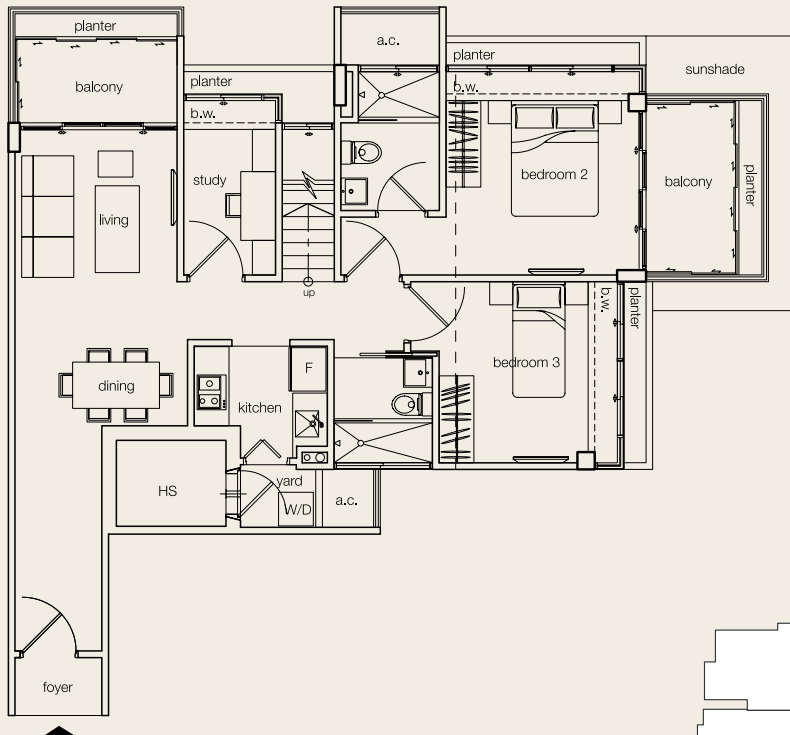
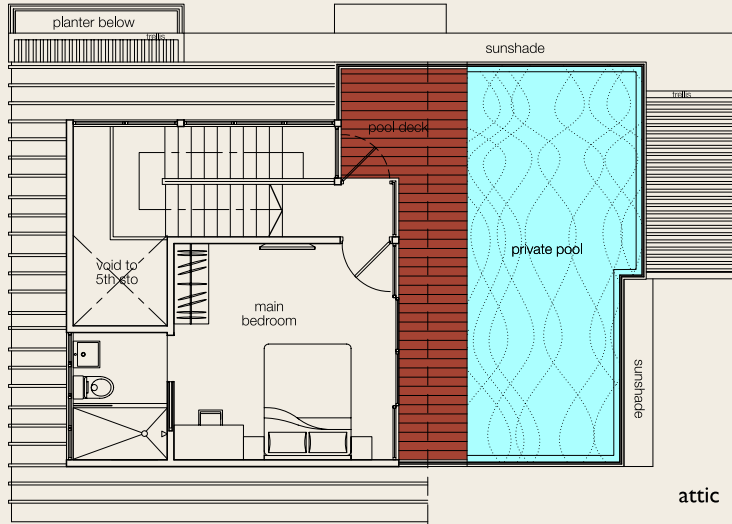
PH A

3+1 bdrm

165 sq m

#05-01

private pool



PH B

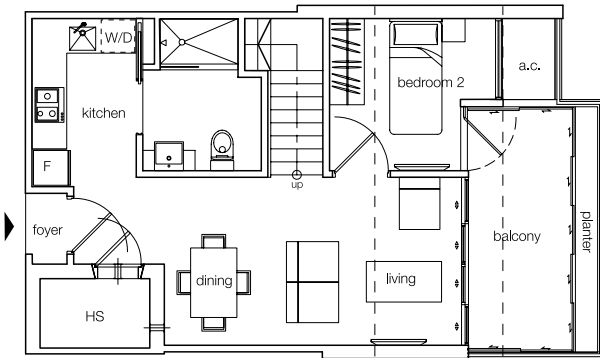
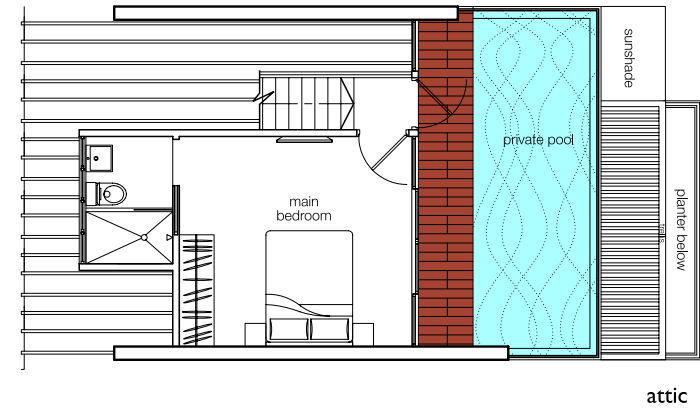
Option A
2 bdrm

Option B
2+1 bdrm

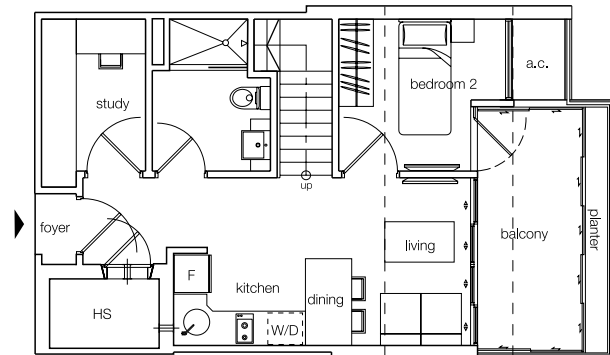
99 sq m

#05-02

private pool



Option A - 2 bdrm



Option B - 2+1 bdrm

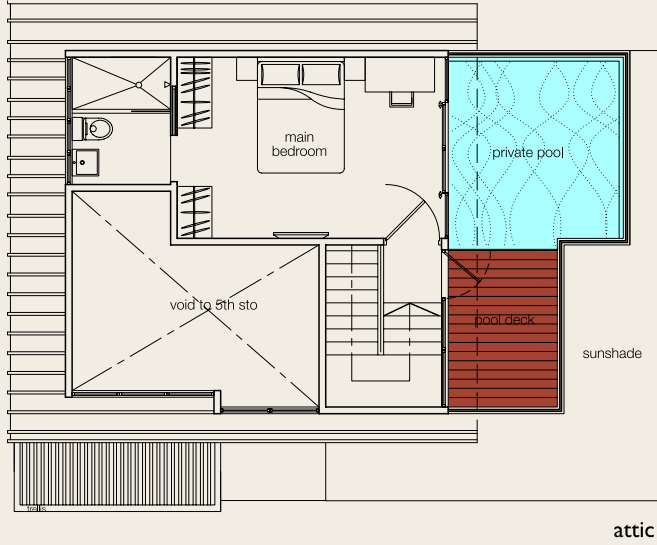
PH C

3 bdrm

144 sq m

#05-03

private pool



attic

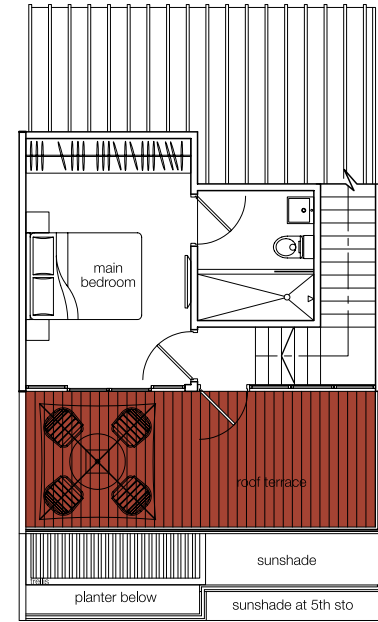
PH D

Option A
2 bdrm

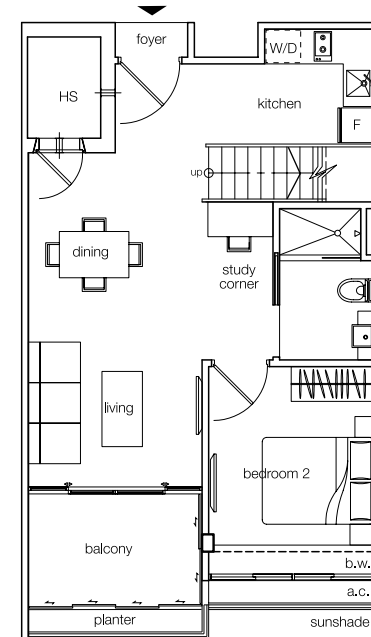
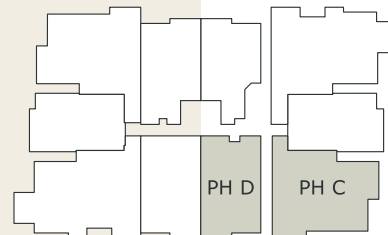
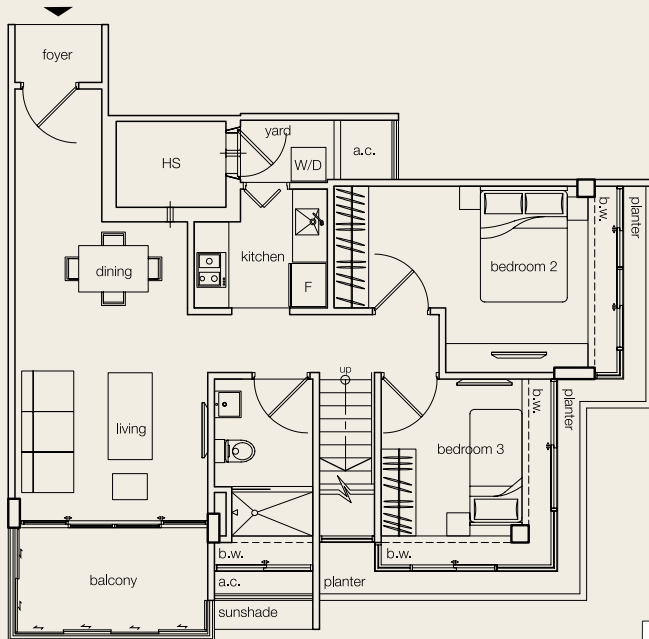
Option B
2+1 bdrm

105 sq m

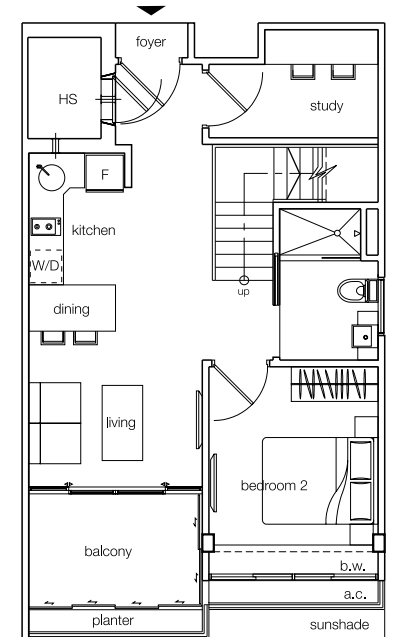
#05-04



attic



Option A - 2 bdrm



Option B - 2+1 bdrm

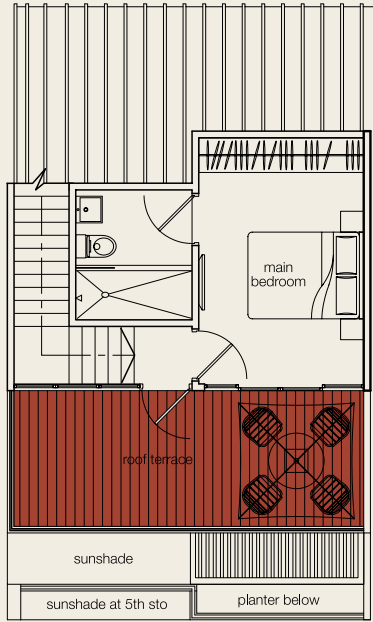
PH E

Option A
2 bdrm

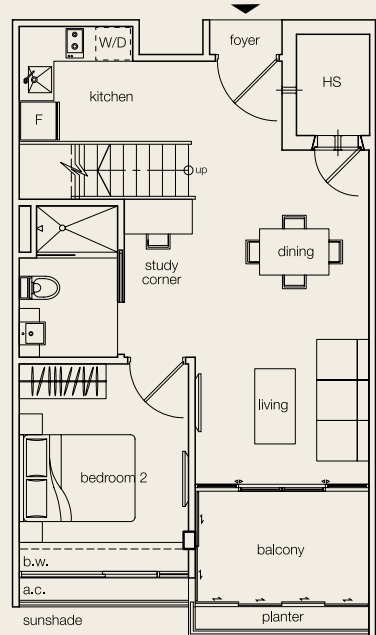
Option B
2+1 bdrm

105 sq m

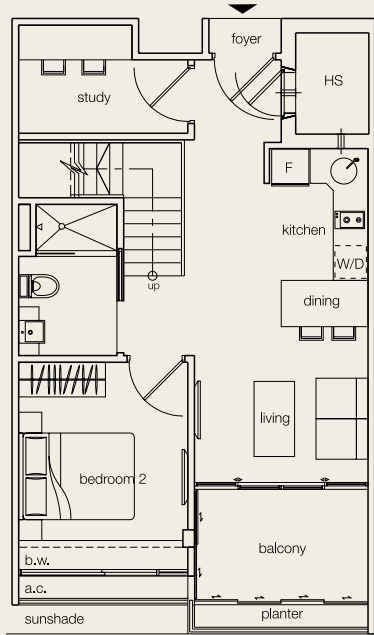
#05-05



attic



Option A - 2 bdrm



Option B - 2+1 bdrm

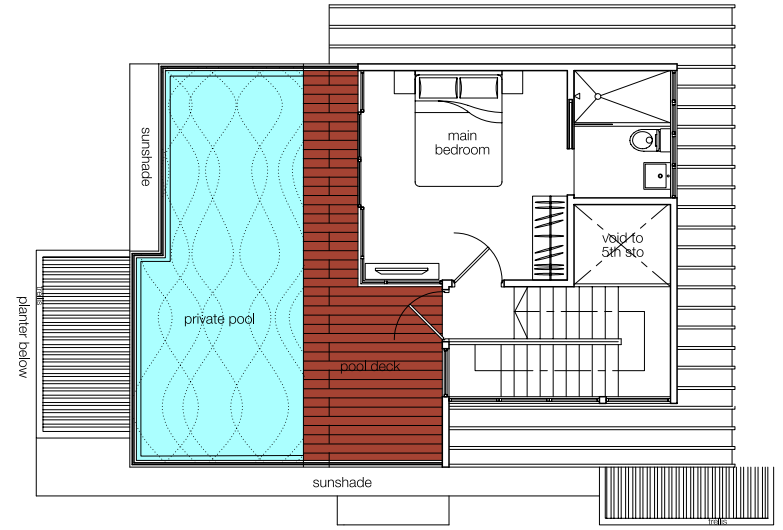
PH F

3+1 bdrm

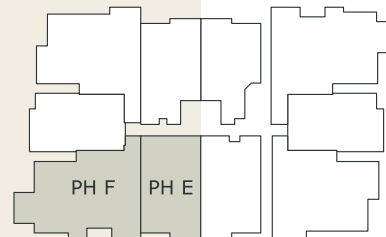
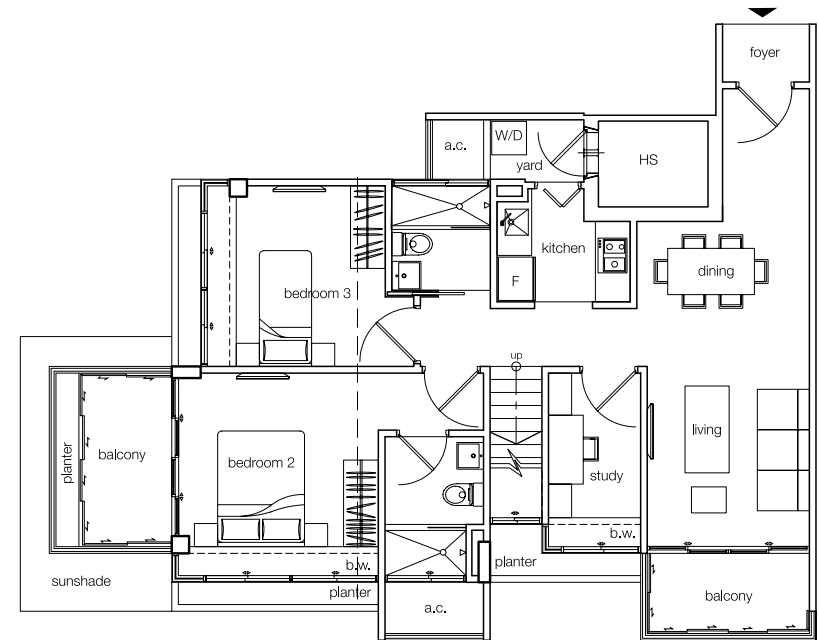
159 sq m

#05-06

private pool



attic



PH G

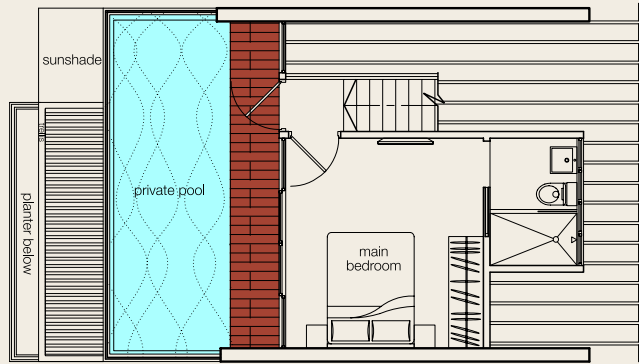
Option A
2 bdrm

Option B
2+1 bdrm

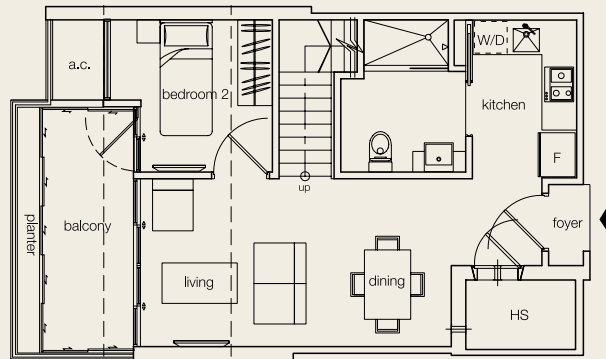
96 sq m

#05-07

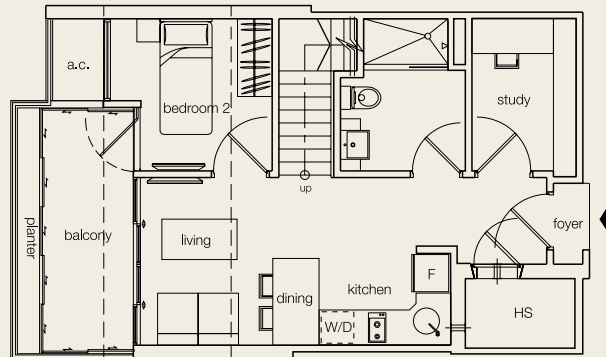
private pool



attic



Option A - 2 bdrm



Option B - 2+1 bdrm

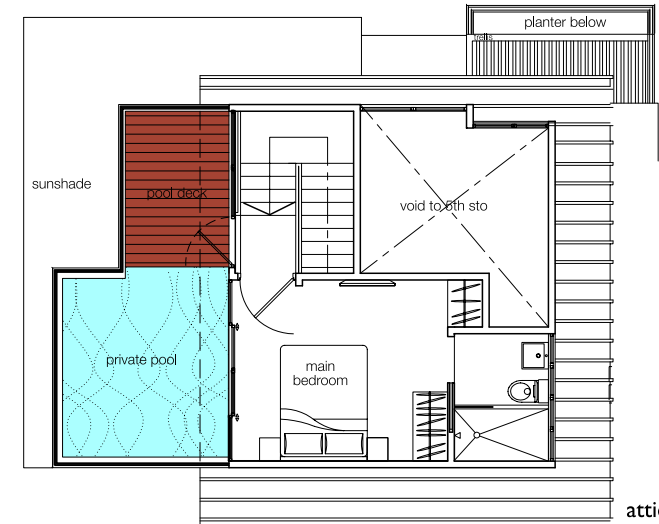
PH H

3 bdrm

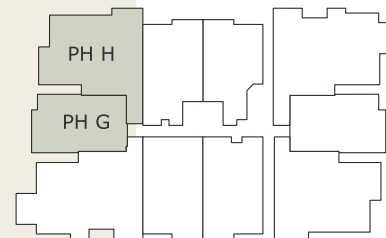
139 sq m

#05-08

private pool



attic



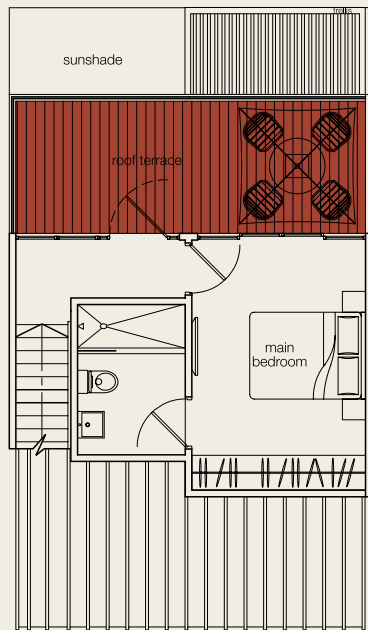
PH J

Option A
2 bdrm

Option B
2+1 bdrm

103 sq m

#05-09



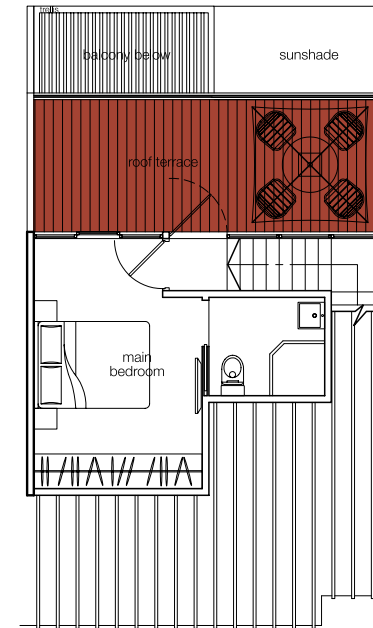
attic

PH K

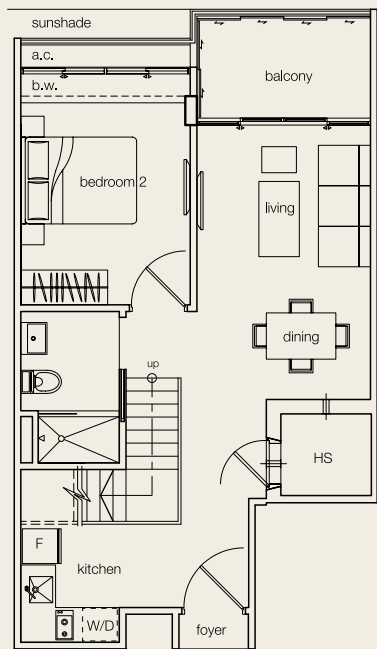
2 bdrm

92 sq m

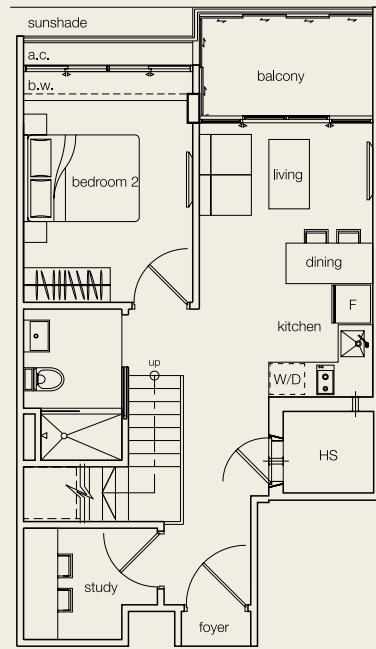
#05-10



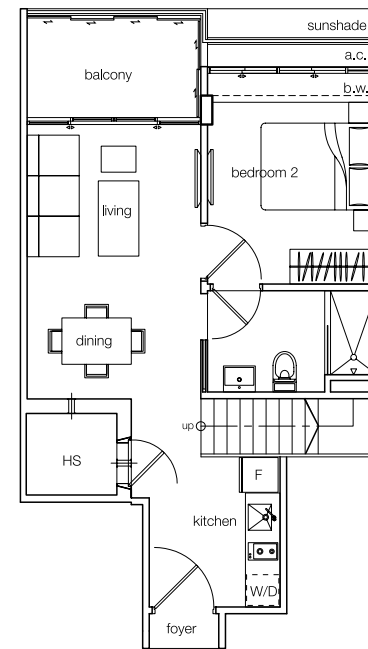
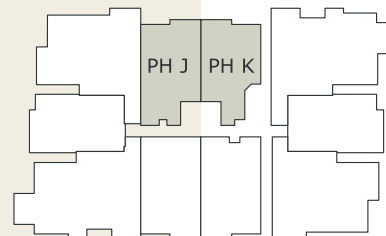
attic



Option A - 2 bdrm



Option B - 2+1 bdrm



Specification

1. FOUNDATION
Piling system to Engineer's design.
2. SUPER-STRUCTURE
Reinforced concrete to Engineer's design.
3. WALLS
External – RC wall/Common clay brick
Internal – Common clay brick
4. ROOF
Flat roof – Reinforced concrete roof with waterproofing and insulation
Curve roof – Profiled metal roof with insulation
5. CEILING
Living/ Dining/ Bedrooms/
Household Shelter and Yard - Cement and sand plaster and/or skim coat with emulsion paint.
Master Bath/Common
Toilet and Kitchen - Moisture resistant plaster ceiling boards with emulsion paint.
6. FINISHES
Wall (For Apartments)
Living/Dining/ Bedrooms/
Household Shelter and Yard - Cement and Sand plaster and/ or skim coat with emulsion paint.
Master Bath/ Common
Toilet and Kitchen - Homogeneous and/or ceramic tiles laid up to false ceiling height (exposed area only)

Wall (For Common Areas)
1st Storey Lift Lobbies - Granite/ Ceramic tiles up to false ceiling height (exposed areas only)
Typical lift lobbies - Ceramic tiles up to false ceiling height (exposed areas only), and/or cement and sand plaster
with emulsion paint.

Staircases - Cement and sand plaster and/or skim coat with emulsion paint
External Wall - Cement and sand plaster and/or skim coat with weather proof paint

Floor (For Apartments)
Living/Dining - Compressed marble
Bedroom/Study - Timber strip flooring with timber skirting
Master Bath/ Common Toilet - Homogeneous and/or ceramic tiles
Kitchen/Household Shelter/Yard
and Balcony - Homogeneous and/or Ceramic Tiles
Planter box and A/C Ledge - Smooth cement finish

Floor (Common Areas)
a) 1st stories lift lobbies - Granite/ Ceramic tiles
b) Typical lift lobbies - Ceramic tiles
c) Staircases - Ceramic tiles up to 2nd storey only
d) Pool Area - Pebble wash/Timber deck/Granite tiles
e) Walkway/Pavement - Granite tiles/Pebble wash/Cement Scream
7. WINDOWS
a) Powder coated aluminium framing with min. 6mm thick clear glass.
8. DOORS
a) Main Entrance - Fire-rated timber laminated finished door
b) Bedrooms/ Bathrooms - Semi-hollow core timber veneer door
c) Kitchen (if applicable) - Powder coated aluminium framed doors with Float/tempered clear glass
d) Household Shelter - PSB approved blast door
e) Roof Garden/ Balcony - Powder coated aluminium framed doors with float/tempered clear glass
f) Ironmongery - Quality locksets and hinges
9. RAILINGS
Stainless Steel Framed glass panels/ Mild steel in painted finish

10. SANITARY WARES AND FITTINGS

- Master Bath
- a) 1 bath with shower mixer and shower set
 - b) 1 basin and mixer tap with shelving below
 - c) 1 water closet
 - d) 1 mirror
 - e) 1 toilet paper holder
 - f) 1 toilet rail
- Common Toilet
- a) 1 shower cubicle complete with shower mixer and shower set
 - b) 1 basin and mixer
 - c) 1 water closet
 - d) 1 mirror
 - e) 1 toilet paper holder
 - f) 1 toilet rail

11. ELECTRICAL INSTALLATION/ TELEPHONE/ TV/ FM

Refer to M&E schedule

12. LIGHTNING PROTECTION SYSTEM

- a) Lightning Protection System shall be provided in accordance with Singapore Standard CP33 1996.

13. PAINTING

- a) External Walls - Spray textured coating/ Emulsion Paint
- b) Internal Walls - Selected Emulsion paint

14. WATERPROOFING

- a) Waterproofing is provided to floors of Bathrooms, Kitchen, Yard, W.C., R.C. flat roof, Planter Box and where required.

15. DRIVEWAY & CARPARK

- a) Surface Driveway Carpark - Granite/ Cement power float finish

16. RECREATIONAL FACILITIES

- a) Swimming Pool
- b) Jacuzzi
- c) Gymnasium

17. ADDITIONAL ITEMS

- a) Kitchen Cabinets - High and low kitchen cabinets with solid surface worktop complete with sink and mixer
- b) Kitchen Appliances - Cooker Hob and Cooker hood
- c) Bedroom Wardrobes - Built-in wardrobes to Main bedroom only
- d) Air-conditioning - Multi-split air-conditioning to all Bedrooms and Living/Dining
- e) Audio/Intercom System - To apartment units.
- f) Electric Water Heater - Hot water supply to all bathrooms and kitchen except W.C.
- g) Soil Treatment - Anti-termites soil treatment by specialist approved by the relevant authorities

Note:

Floorings

Granite/ Marble and Compressed Marble are natural materials containing veins and 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 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. Timbers are natural material containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colours and grain in their selection and installation.

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/Building, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit/Building is delivered to the Purchaser. The Vendor shall not be answerable for any failure of these manufacturers and/or contractors and/or suppliers to honour any warranty.

Cable Television

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

Layout

Layout/ Location of wardrobes, kitchen cabinets, fan coil units, electrical points and plaster ceiling boards are subjected to Architect's sole discretion and final design.

Air Conditioning

Regular maintenance by the Purchaser of the air-conditioning systems, including the clearing of filters and condensation pipes, is essential for the efficient running and prolonging their operating life.

Internet Access

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

While every reasonable care has been taken in preparing this brochure, the developer and its agent cannot be held responsible for the inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representations of fact. All information and specifications are current at the time of printing and subject to changes as may be required.

The information, specifications and statements herein shall not be treated to form part of an offer or contract. Floor plans are subject to amendments as may be required by the relevant authorities. Renderings and illustrations, not limited to landscape and furniture, are artist's impressions only and cannot be regarded as representations of fact. Floor areas are only approximate measurements and subject to final survey.

The Sales & Purchase Agreement shall form the entire agreement between the developer and purchaser and shall supersede all statements, representations or promise made prior to the signing of the Sales & Purchase Agreement and shall in no way be modified by any statements, representations or promises made by the developer or their agents.