

www.gardenpark.com.sg





Come &
lie here
WITH ME

Lie here with me and hold my hand. We have the whole day to enjoy the breeze on our skin and the sun on our faces. Lie here and breathe with me. Today it's just you and I, and the whole world ahead of us.

Take this journey

WITH ME

*We will share a thousand sunsets and ten thousand smiles. Bring me to the end of the earth and the depths of your heart. We will go on a thousand adventures, ten thousand roads and a hundred thousand journeys. It's more than where we go; **IT'S WHO WE'RE GOING WITH.***





Look, it's a beautiful day

Waking up to fresh coffee and a smile. Running through foamy waves with your shoes in your hand. Curled up together with cups of hot tea and a few good books. Any day is a beautiful day as long as I'm with you.





you make
my heart
smile

I want to bottle your laughter and keep it in case of sad days. I want to frame up every silly face you make. I want to hold your hand for every step of our lives, and walk with you along every path. I want to keep you safe, and watch you flourish, and make you happy. I WANT TO LOVE YOU ALWAYS.





**DESIGN &
ARCHITECTURE**

A modern rooftop pool deck at dusk. The pool is illuminated with blue lights, and several people are swimming. The deck is furnished with white lounge chairs and a small table. The building's architecture is visible in the background, featuring dark panels and balconies. The sky is a mix of blue and orange, suggesting sunset or sunrise. The overall atmosphere is serene and luxurious.

SUN, SEA & BREEZE

Step into Garden Park and you will notice the serene and blissful nature of life in the East Coast. It's a fresh new day, every day!

DESIGN & INTERIOR

*Hop out of your bed with your loved ones to the tune of the bright and breezy sunrise and sip a cup of hot coffee at your favourite neighbourhood cafe. Take a long slow walk, enjoy the breeze and morning sun at the East Coast Park or the nearby gardens. Be happy and live home away from home while you retreat into your family's private sanctuary because life in Garden Park Residences will always be **A PLEASANT SURPRISE.***



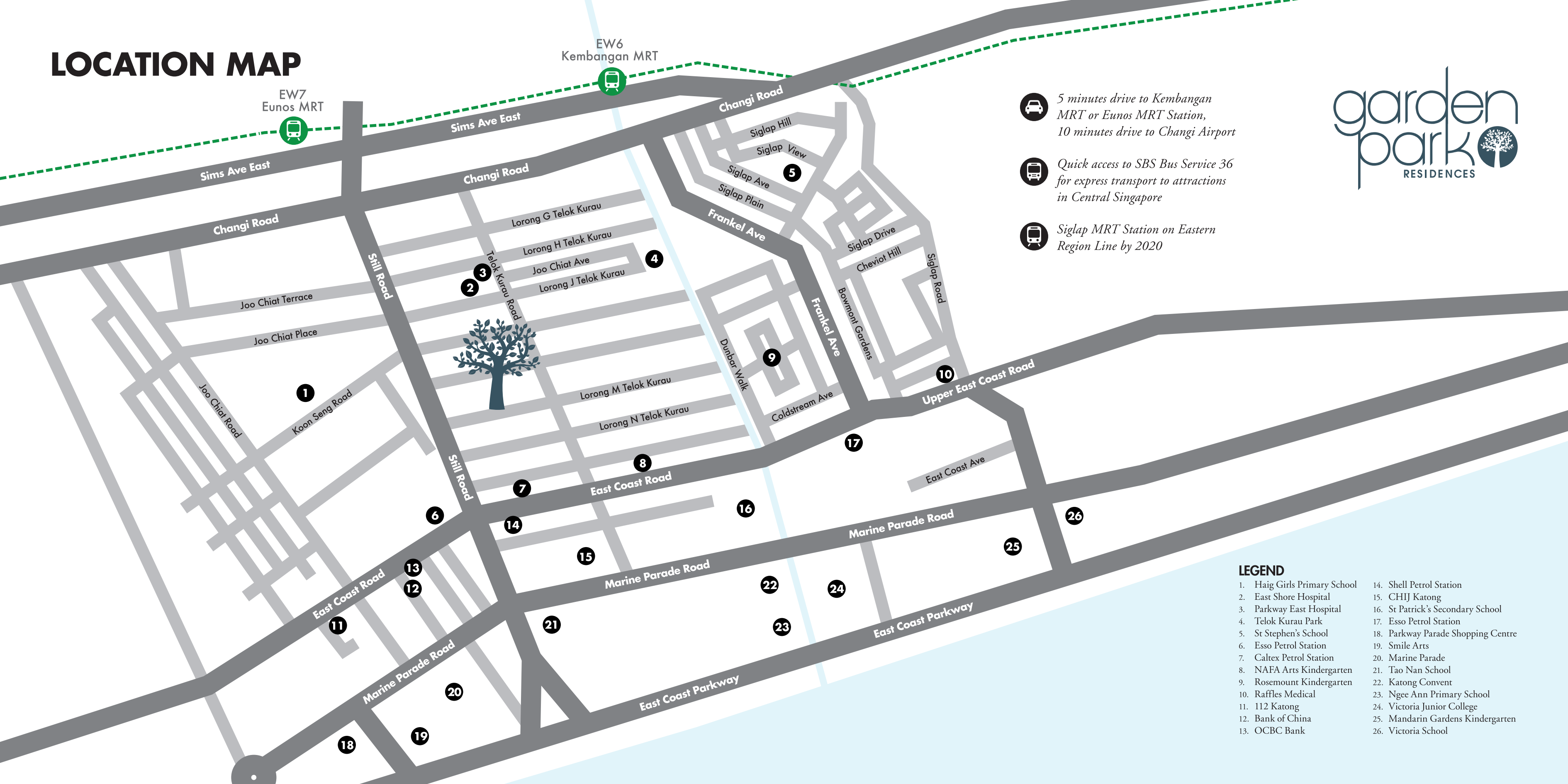


FITTINGS & FIXTURES

All fittings and fixtures at Garden Park are selected with commitment with the best quality in materials and aesthetics in mind.






LOCATION MAP



EW7
Eunos MRT

EW6
Kembangan MRT

-  5 minutes drive to Kembangan MRT or Eunos MRT Station, 10 minutes drive to Changi Airport
-  Quick access to SBS Bus Service 36 for express transport to attractions in Central Singapore
-  Siglap MRT Station on Eastern Region Line by 2020



LEGEND

- | | |
|------------------------------|------------------------------------|
| 1. Haig Girls Primary School | 14. Shell Petrol Station |
| 2. East Shore Hospital | 15. CHIJ Katong |
| 3. Parkway East Hospital | 16. St Patrick's Secondary School |
| 4. Telok Kurau Park | 17. Esso Petrol Station |
| 5. St Stephen's School | 18. Parkway Parade Shopping Centre |
| 6. Esso Petrol Station | 19. Smile Arts |
| 7. Caltex Petrol Station | 20. Marine Parade |
| 8. NAFA Arts Kindergarten | 21. Tao Nan School |
| 9. Rosemount Kindergarten | 22. Katong Convent |
| 10. Raffles Medical | 23. Ngee Ann Primary School |
| 11. 112 Katong | 24. Victoria Junior College |
| 12. Bank of China | 25. Mandarin Gardens Kindergarten |
| 13. OCBC Bank | 26. Victoria School |



SITE PLAN

LEGEND

- 1. Lap Pool
- 2. Children Pool
- 3. Jacuzzi
- 4. Children Playground
- 5. Recycling Bin Point



UNIT DISTRIBUTION CHART

	01	02	03	04	05	06	07	08	09
LEVEL 5 ATTIC	PH2 #05-01 1346 SQF	PH1 #05-02 1324 SQF	PH3 #05-03 1625 SQF	PH4 #05-04 1238 SQF	PH4 #05-05 1238 SQF	PH3 #05-06 1625 SQF	PH1 #05-07 1324 SQF	PH2 #05-08 1346 SQF	
LEVEL 4	B4 #04-01 721 SQF	B1 #04-02 721 SQF	C1 #04-03 883 SQF	B5 #04-04 667 SQF	B5 #04-05 667 SQF	C1 #04-06 883 SQF	B1 #04-07 721 SQF	B4 #04-08 721 SQF	
LEVEL 3	B4 #03-01 721 SQF	B1 #03-02 721 SQF	C1 #03-03 883 SQF	A1 #03-04 484 SQF	A1 #03-05 484 SQF	C1 #03-06 883 SQF	B1 #03-07 721 SQF	B4 #03-08 721 SQF	
LEVEL 2	WELLNESS PAVILION								
	B2 #02-01 560 SQF	B1 #02-02 721 SQF	C1 #02-03 883 SQF			C1 #02-06 883 SQF	B1 #02-07 721 SQF	B2 #02-08 560 SQF	B3 #02-09 614 SQF
LEVEL 1	B2-P #01-01 657 SQF	B1-P #01-02 861 SQF					B1-P #01-07 861 SQF	B2-P #01-08 657 SQF	B3-P #01-09 710 SQF

LEGEND

Unit Types

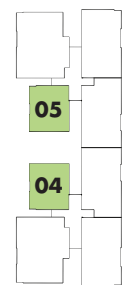
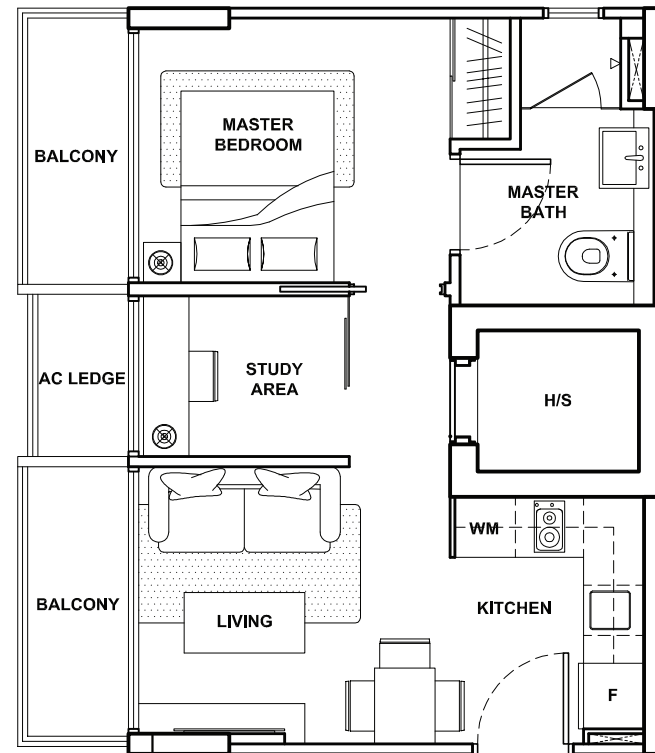
A1	1+1 Bedroom + 2 Balconies
B1 B2	2 Bedrooms + 2 Balconies
B3 B4 B5	2+1 Bedrooms + 2 Balconies
B1-P B2-P B3-P	2 Bedrooms + 1 Private Enclosed Space
C1	3 Bedrooms + 2 Balconies
PH1 PH2	4 Bedrooms + 2 Balconies + 1 Roof Terrace
PH3	5 Bedrooms + 2 Balconies + 1 Roof Terrace
PH4	3 Bedrooms + 2 Balconies + 1 Roof Terrace



Scale 1:300

TYPE A1

1+1 Bedroom + 2 Balconies
45 SQM / 484 SQF



UNITS

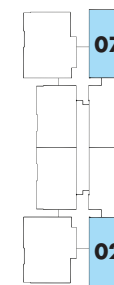
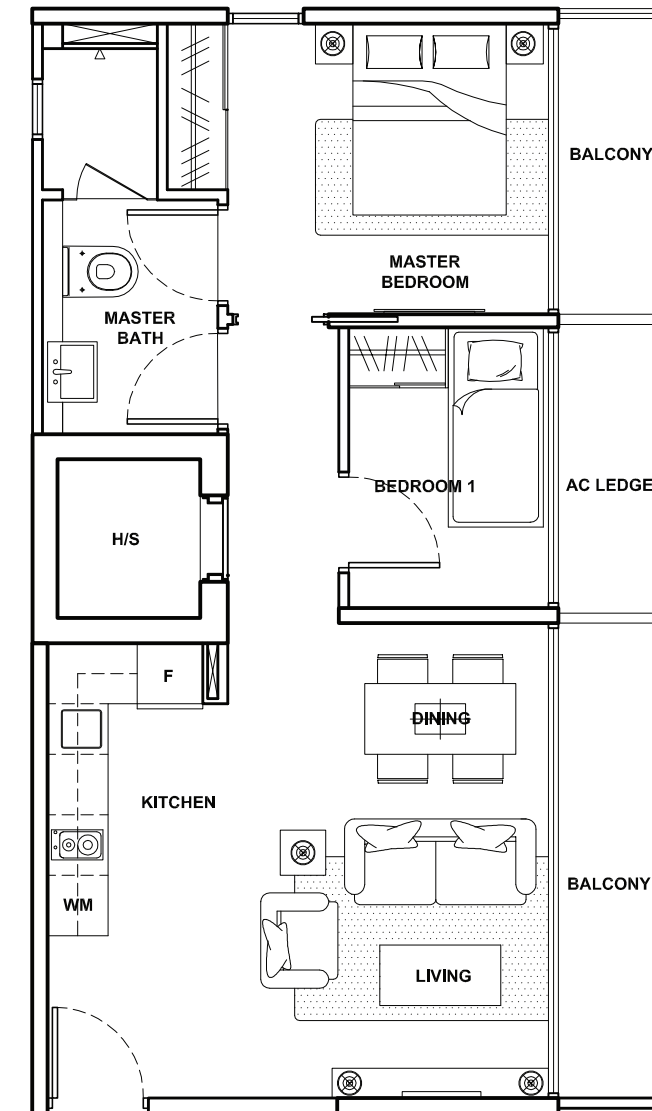
#03-04

#03-05

Scale 1:75

TYPE B1

2 Bedrooms + 2 Balconies
67 SQM / 721 SQF



UNITS

#02-02

#02-07

#03-02

#03-07

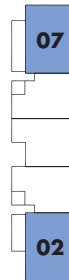
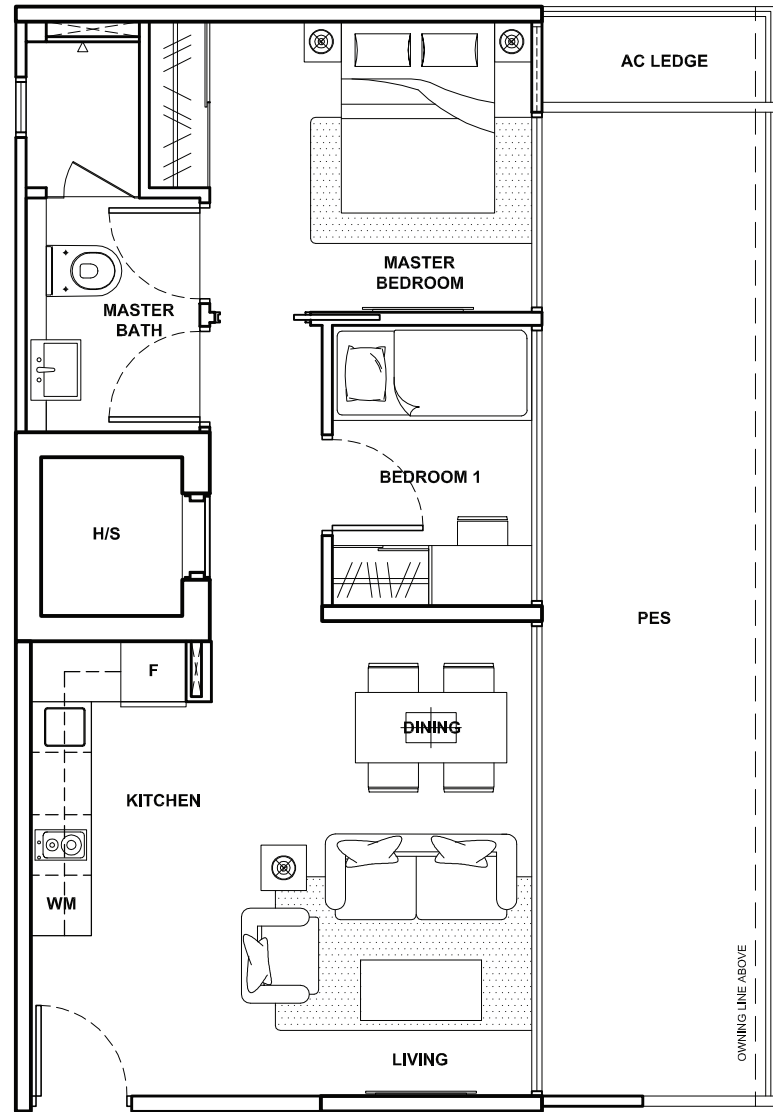
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#04-07

Scale 1:75

TYPE B1-P

2 Bedrooms + 1 Private Enclosed Space
80 SQM / 861 SQF



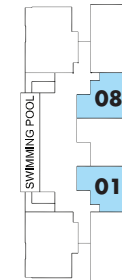
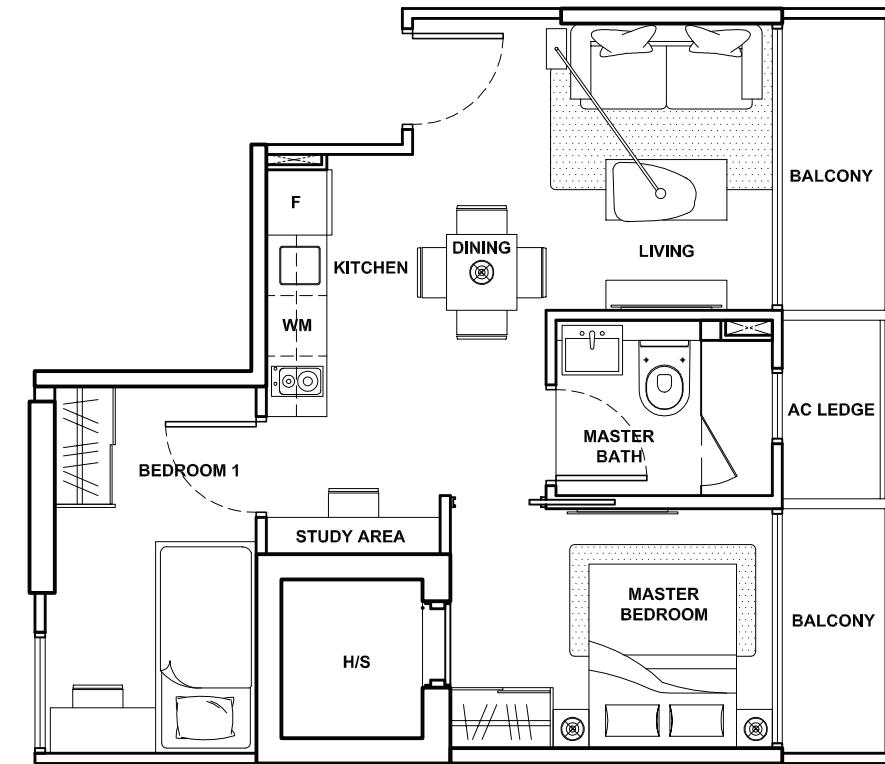
UNITS

#01-02

#01-07

TYPE B2

2 Bedrooms + 2 Balconies
52 SQM / 560 SQF



UNITS

#02-01

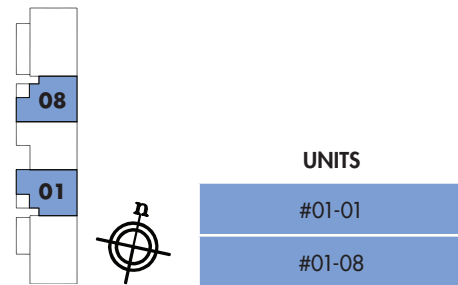
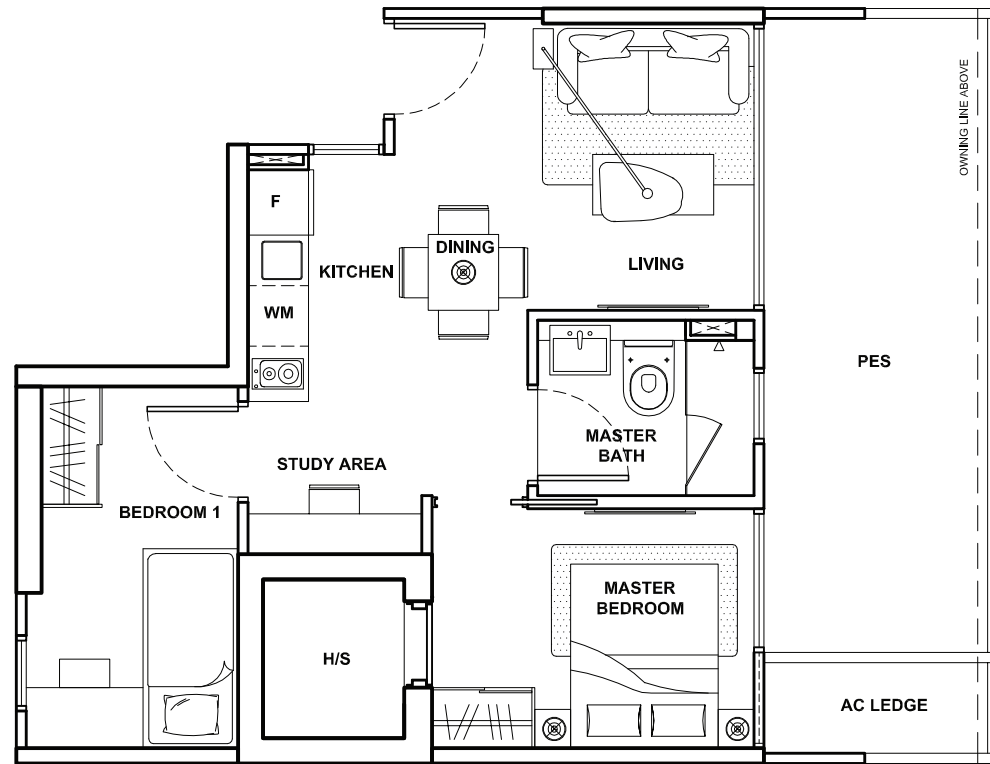
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Scale 1:75

Scale 1:75

TYPE B2-P

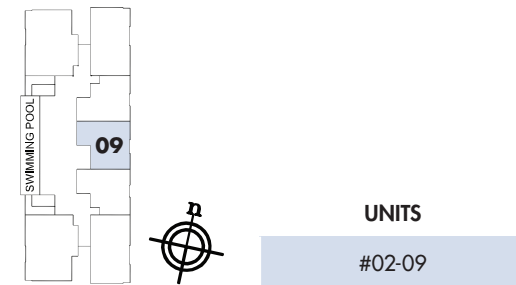
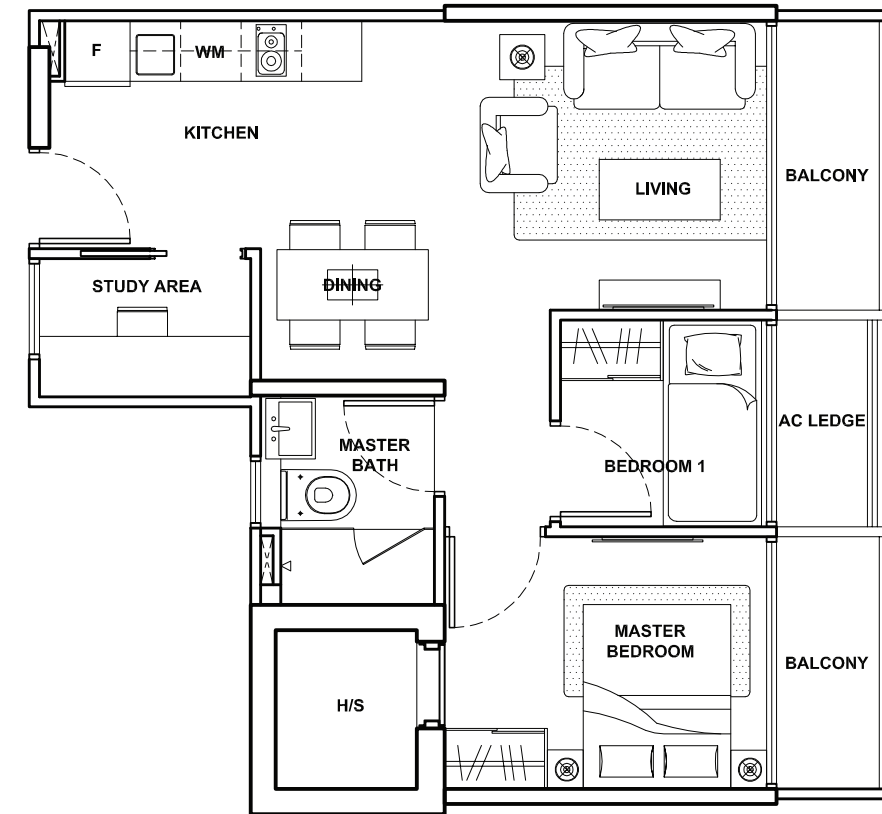
2 Bedrooms+ 1 Private Enclosed Space
61 SQM / 657 SQF



Scale 1:75

TYPE B3

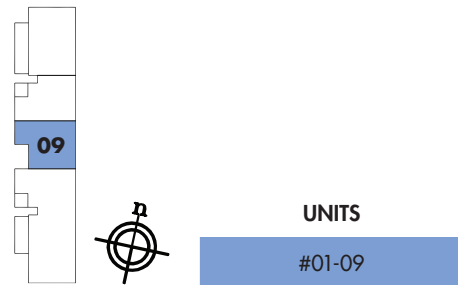
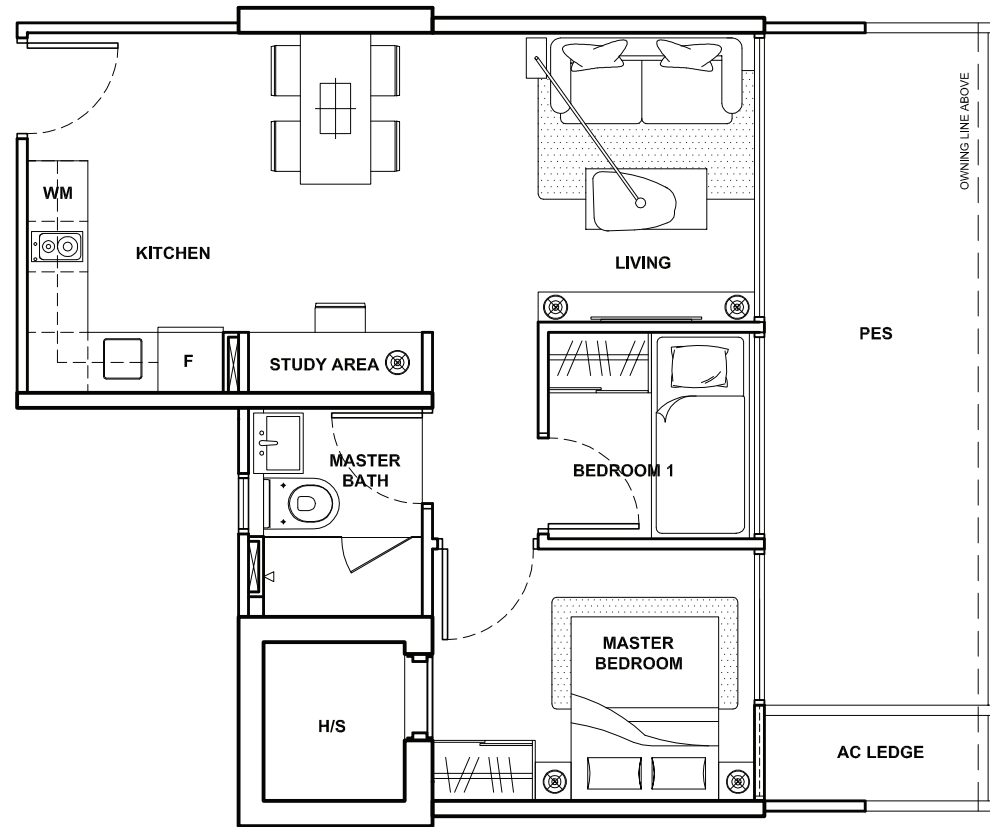
2+1 Bedrooms + 2 Balconies
57 SQM / 614 SQF



Scale 1:75

TYPE B3-P

2 Bedrooms + 1 Private Enclosed Space
66 SQM / 710 SQF



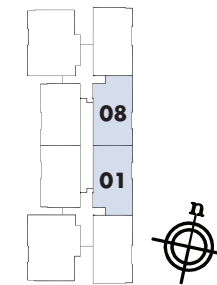
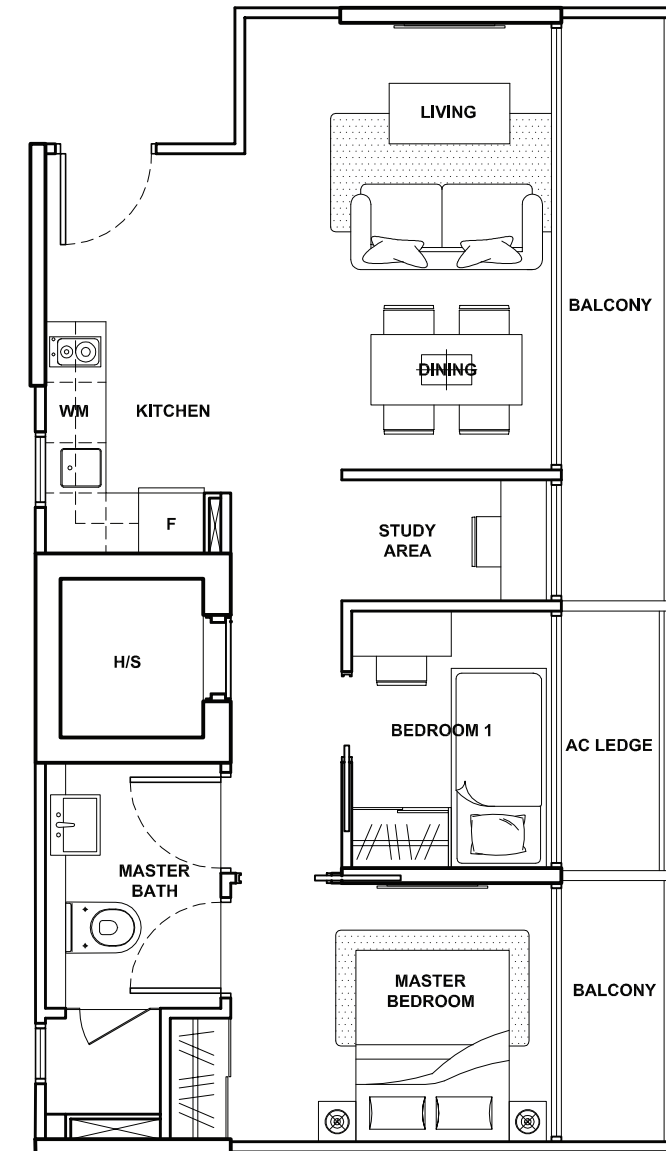
UNITS

#01-09

Scale 1:75

TYPE B4

2+1 Bedrooms + 2 Balconies
67 SQM / 721 SQF



UNITS

#03-01

#03-08

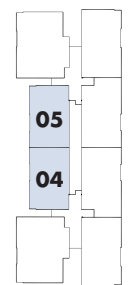
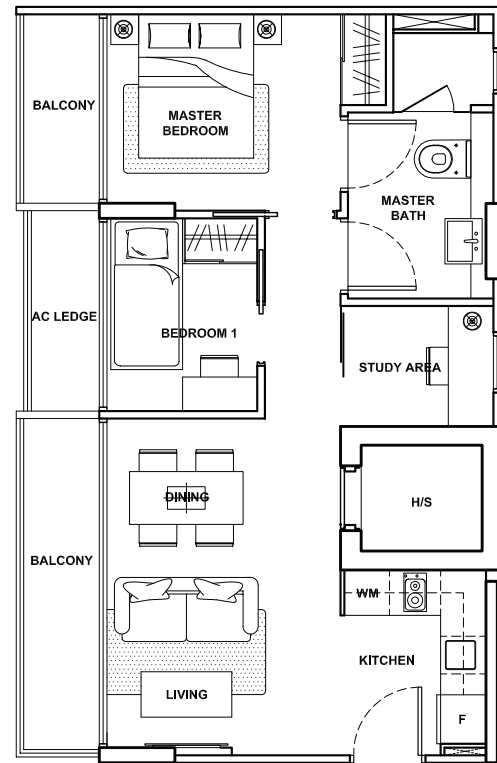
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#04-08

Scale 1:75

TYPE B5

2+1 Bedrooms + 2 Balconies
62 SQM / 667 SQF



UNITS

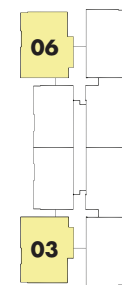
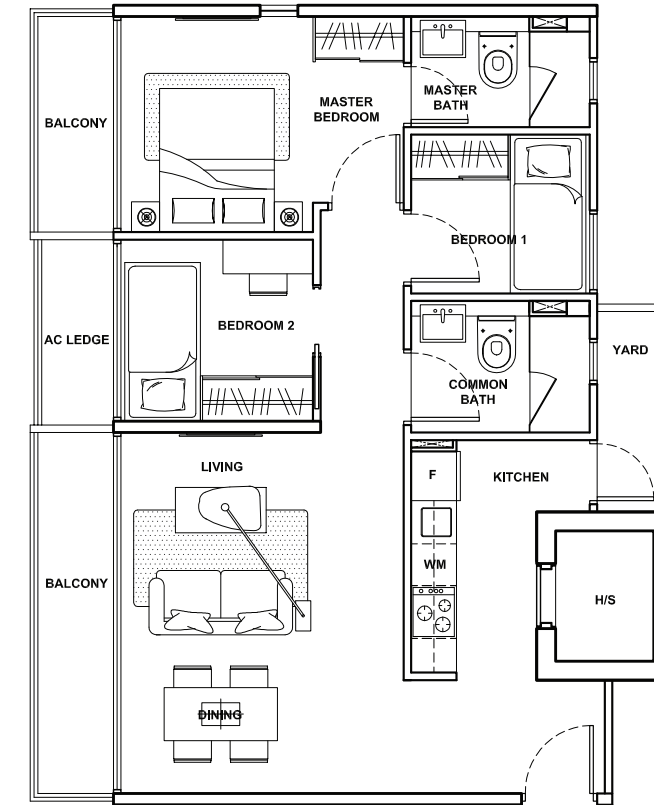
#04-04

#04-05

Scale 1:100

TYPE C1

3 Bedrooms + 2 Balconies
82 SQM / 883 SQF



UNITS

#02-03

#02-06

#03-03

#03-06

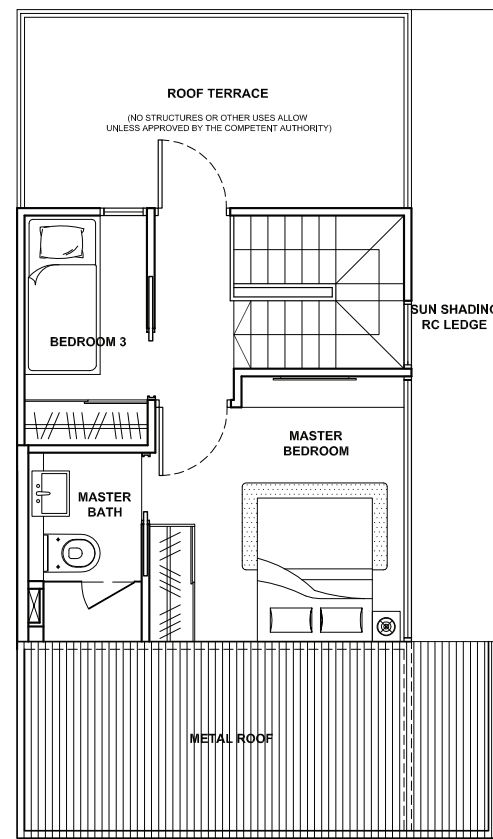
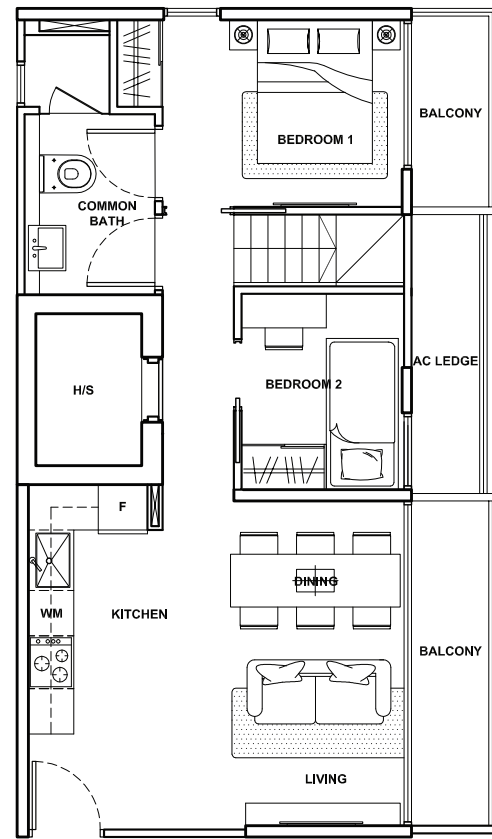
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#04-06

Scale 1:100

TYPE PH1

4 Bedrooms + 2 Balconies + 1 Roof Terrace
123 SQM / 1324 SQF



UNITS

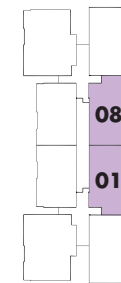
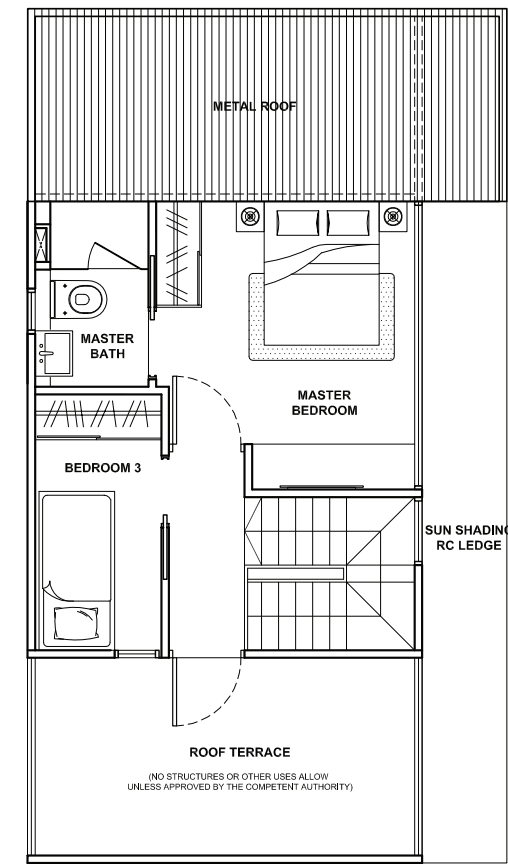
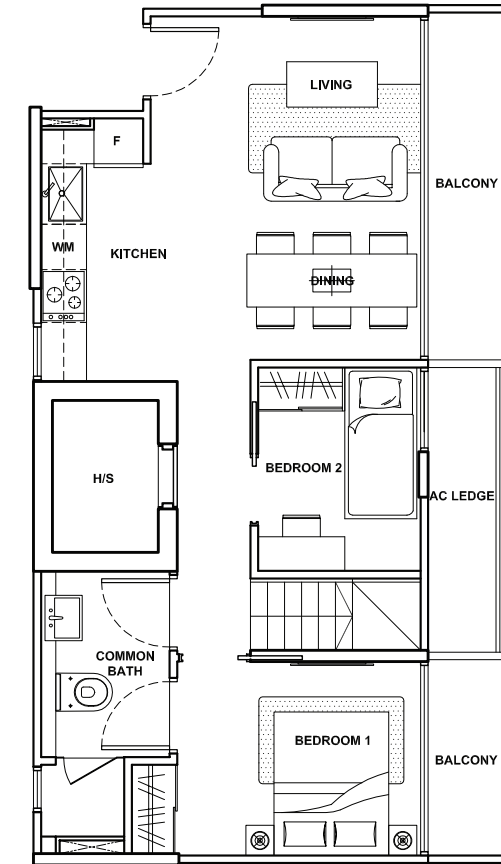
#05-02

#05-07

Scale 1:100

TYPE PH2

4 Bedrooms + 2 Balconies + 1 Roof Terrace
125 SQM / 1346 SQF



UNITS

#05-01

#05-08

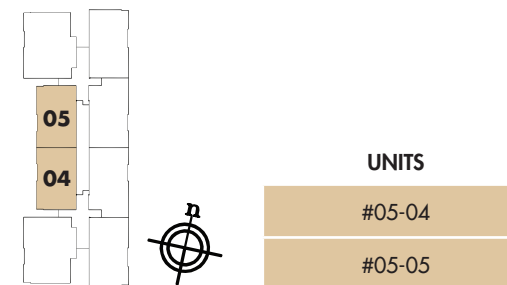
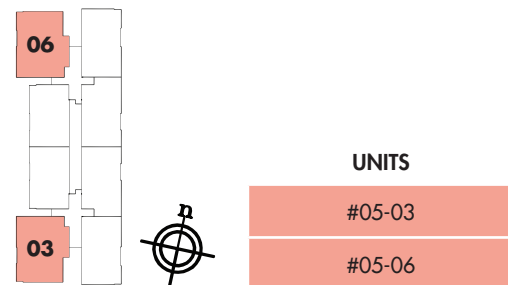
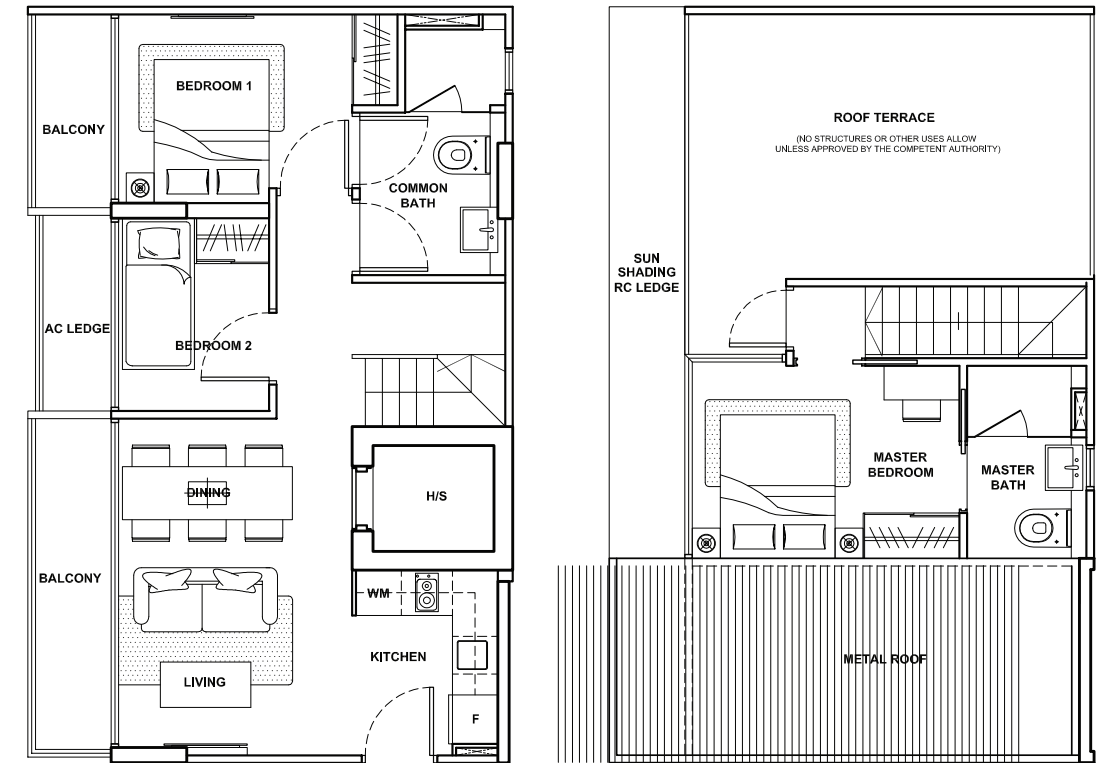
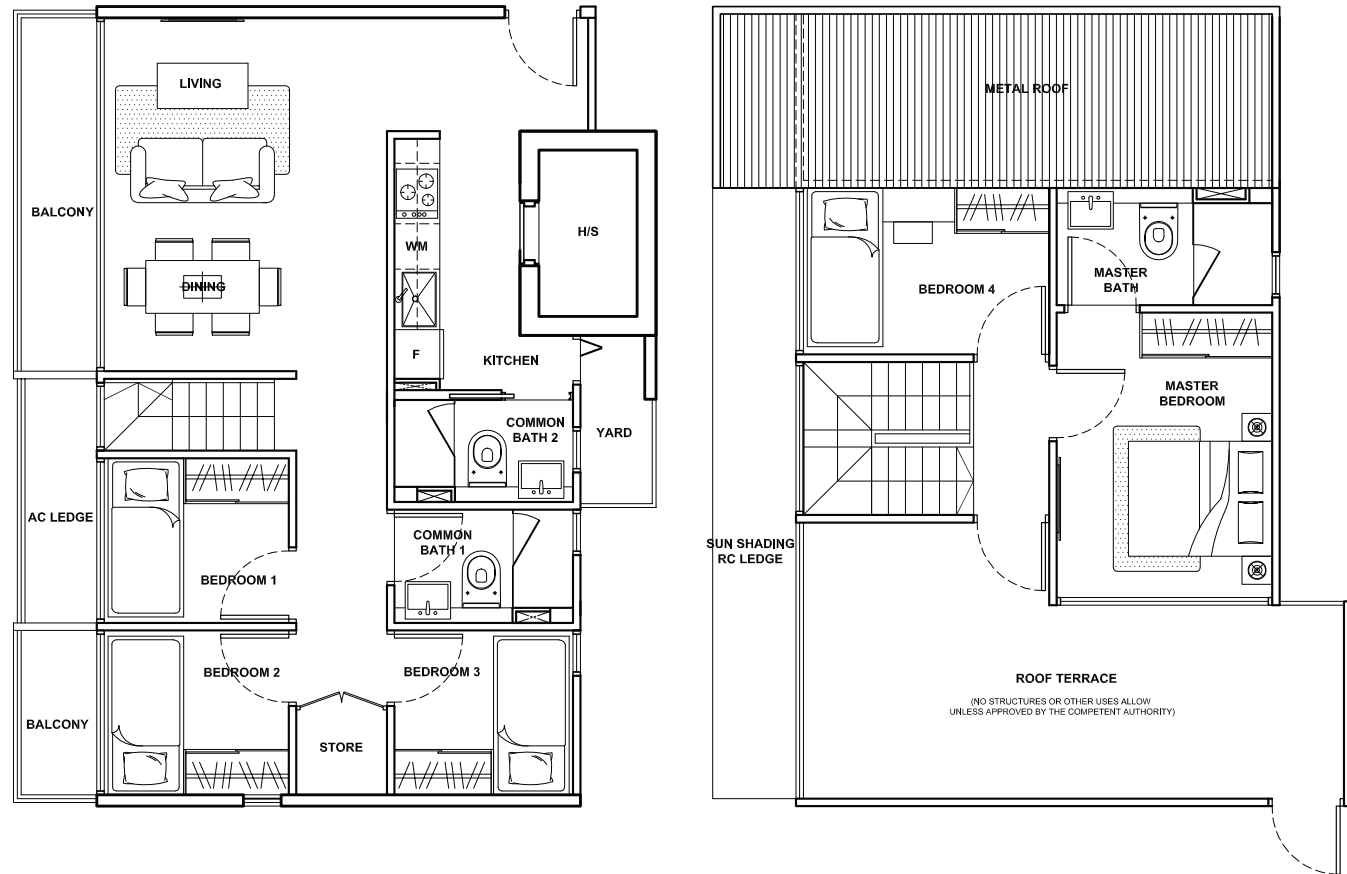
Scale 1:100

TYPE PH3

5 Bedrooms + 2 Balconies + 1 Roof Terrace
151 SQM / 1625 SQF

TYPE PH4

3 Bedrooms + 2 Balconies + 1 Roof Terrace
115 SQM / 1238 SQF



Scale 1:100

Scale 1:100

SPECIFICATIONS

1. FOUNDATION

Bore Piles Foundation / Reinforced Concrete Foundation

2. SUPER-STRUCTURE

Reinforced Concrete Framework

3. WALLS

External: Common clay brick / reinforced concrete walls
Internal: Common clay brick/reinforced concrete walls / cement and sand block / sandwiched aerated panels.

4. ROOF

Flat Roof: Reinforced concrete roof with appropriate insulation and waterproofing system.

Pitched Roof: Metal roofing system with rock wool insulation.

5. CEILING

Toilet/ Bath: Water resistant plasterboard ceiling with emulsion paint

Kitchen: Fibrous plasterboard ceiling with emulsion paint

Study Room, Dining, Living, Bedroom, Balcony, A/C Ledge, H/S, PES: Skim coat with emulsion paint on concrete ceiling with or without box up at designated areas

6. FINISHES

For Apartment

Wall

Living, Dining, Study, Kitchen, Bedroom and Household Shelter, A/C ledge, PES, Balcony and Open Terrace / Roof Terrace: Cement and sand plaster / cement skim coat with emulsion paint (Refer to color scheme schedule)

Bathroom/ Toilet: Stone tiles/ composite marble and/ or Homogeneous tiles (up to false ceiling height and on exposed surfaces only) with or without skirting.

Floor

Living, Dining, Study Room, Kitchen: Stone tiles and/or composite marble with or without skirting.

Bathroom (Toilet and shower): Stone tiles/ composite marble and/or homogenous tiles.

Bedroom and internal Staircase: Timber flooring with or without skirting

Household Shelter: Ceramic/ homogeneous tiles (on exposed surfaces only)

A/C Ledges: Cement and sand screed and/or homogenous tiles

PES, Balcony, Open Terrace and Roof Terrace: Timber flooring and/or homogenous tiles.

For Common Area

Wall

Staircases: Plaster and/or skim coat with emulsion paint finish.

Lift Lobby/ Corridor: Stones tiles/ composite marble and/ or homogenous tiles with or without skirting

Floor

Lift Lobby/ Corridor: Stones tiles/ composite marble and/ or homogenous tiles with or without skirting

Staircases: Cement and sand screed with nosing tiles

Pool Deck: Timber Decking and/or pebble wash finish

Swimming Pool, Children Pool, Jacuzzi: Mosaic/ ceramic tiles.

7. WINDOWS

Bedroom, Living, Dining, Kitchen, Study Room, Toilet/ Bath: Powder coated aluminum framed casement and/or sliding or fixed window with tinted/Sandblasted glass panel

8. DOORS

Main Entrance Door, Roof Deck, Roof Terrace: Fire-rated timber door

Balcony, Open Terrace / Roof Terrace, PES: Powder coated aluminum framed sliding or swing glass door with or without frost

Roof Terrace to Swimming Pool: Galvanized mild steel

Toilet/ bath, Bedroom: Solid timber door

H/S: Fire-rated Metal door as approved by authority

Ironmongery: Selected quality lockset.

9. SANITARY FITTINGS

Bathroom and Toilet:

1 Vanity solid top with 1 wash basin and mixer tap and cabinet below

1 Glass shower compartment complete with 1 shower mixer

1 Water closet

1 Mirror

1 Paper holder

1 Bidet handspray

Open Roof Terrace: 1 bib tap

Kitchen: 1 single lever sink mixer, 1 single bowl kitchen sink

10. ELECTRICAL INSTALLATION

All electrical wiring for apartment units shall be concealed where possible except for areas with false ceiling where wiring above false ceilings and within electrical compartments shall be in exposed conduit / trunking / tray.

Please refer to Electrical Schedule for points details.

11. TV/CABLE SERVICES/TELEPHONE POINTS

All electrical wiring for apartment units shall be concealed where possible except for areas with false ceiling where wiring above false ceilings and within electrical compartments shall be in exposed conduit / trunking / tray.

Please refer to Electrical Schedule for points details.

12. LIGHTNING PROTECTION

Lightning protection system provided in compliance with Singapore Standard SS555:2010.

13. PAINTING

External Walls: Sprayed textured coating and / or water based weather bond emulsion paint.

Internal Walls: Water based emulsion paint.

14. WATER PROOFING

Waterproofing shall be provided to floors of Bathroom, Toilet, Balcony, Kitchen, Open Terrace, Private Enclosed Space (PES), Swimming pool, Children Pool, Jacuzzi, Roof Terrace and RC Flat Roof where applicable.

15. DRIVEWAY AND CARPARK

Surface Driveway: Concrete and/or clay paving block/ stamped concrete finish and/or granite pavers.

Car Parking: 37 nos. of surface with interlocking paver blocks/stone tiles (for covered car parking)/ grass cell blocks (for open car parking). (first come first serve basis).

16. RECREATION FACILITIES

Swimming Pool: approximately 65.71 sqm

Children Playground: approximately 52.97 sqm

Pool Deck: approximately 112.81 sqm

17. ADDITIONAL ITEMS

The following items will be provided by the Developer:

Kitchen cabinets with solid surface and/or quartz or granite counter top and kitchen sink, cooker hood, electrical hob, built-in oven, washing machine and fridge.

Built-in wardrobes to all bedrooms.

Inverter type multi split air conditioning system with wall mounted fan coil units will be provided to all livings and bedrooms.

Hot water supply shall be provided to all bathrooms only. Turn-on and utility charges shall be borne by the Purchaser.

NOTES

MARBLE

Marble is 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 as well as non-uniformity between pieces cannot be totally avoided. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

TIMBER STRIPS

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required.

AIR-CONDITIONING SYSTEM

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

TELEVISION AND/OR INTERNET ACCESS

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

MATERIALS, FITTINGS, EQUIPMENT, FINISHES, INSTALLATIONS AND APPLIANCES

The brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.

LAYOUT/LOCATION OF WARDROBES, KITCHEN CABINETS, FAN COIL UNITS, ELECTRICAL POINTS, TELEVISION POINTS, TELECOMMUNICATION POINTS, AUDIO INTERCOM SYSTEM, DOOR SWING POSITIONS AND PLASTER CEILING BOARDS
Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

WARRANTIES

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

WEB PORTAL OF THE HOUSING PROJECT

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

FALSE CEILING

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

GLASS

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

MECHANICAL VENTILATION SYSTEM

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

MECHANISED CAR PARKING SYSTEM

The mechanised car parking system has to be maintained regularly by the specialist to ensure that it is in good and proper working condition.

PLANTERS

Planters are designed to take the loading of potted plants only. No soil material or turf/plants will be provided in the planters.

WALL

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

SPECIFICATIONS

ELECTRICAL SCHEDULE

DESCRIPTION/UNIT TYPE	A1	B1-P	B2-P	B3-P	B1	B2	B3	B4	B5	C1	PH1	PH2	PH3	PH4
LIGHTING POINT	5	5	5	5	5	5	5	5	5	5	5	10	14	10
13A SWITCH SOCKET OUTLET	9	9	9	9	9	9	9	9	9	9	9	18	18	18
ELECTRIC WATER HEATER POINT	1	1	1	1	1	1	1	1	1	1	1	2	3	2
WASHING MACHINE POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1
COOKER HOOD POINT (C/W CONNECTOR UNIT & SWITCH)	1	1	1	1	1	1	1	1	1	1	1	1	1	1
REFRIGERATOR POINT (C/W CONNECTOR UNIT & SWITCH)	1	1	1	1	1	1	1	1	1	1	1	1	1	1
DOOR BELL POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1
SCV OUTLET	2	2	2	2	2	2	2	2	2	2	2	4	4	4
TELEPHONE OUTLET	2	2	2	2	2	2	2	2	2	2	2	4	4	4

*Power Points/isolators for ACMV system depends on the quantity of condensing/fan coil units.

Boulevard Residences Pte. Ltd.

(A member of Pollux Properties Ltd.)

391A Orchard Road
#08-07 Ngee Ann City Tower A
Singapore 238873

Tel: 6922 0333

Fax: 6922 0338

Sales Enquiries:

Tel: 6100 0038

Email: sales@pollux.com.sg

Website: www.gardenpark.com.sg

Project Details:

Developer: Boulevard Residences Pte. Ltd. • UEN No: 201108524Z • Developer's License No: C1000 • Tenure: Freehold

Legal Description: MK26-97542W • Expected Date of Vacant Possession: 31 December 2015

Expected Date of Legal Completion: 31 December 2018 • Building Plan No: A1525-00007-2011-BP01

Disclaimer:

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