

DRAFT



RESIDENTIAL

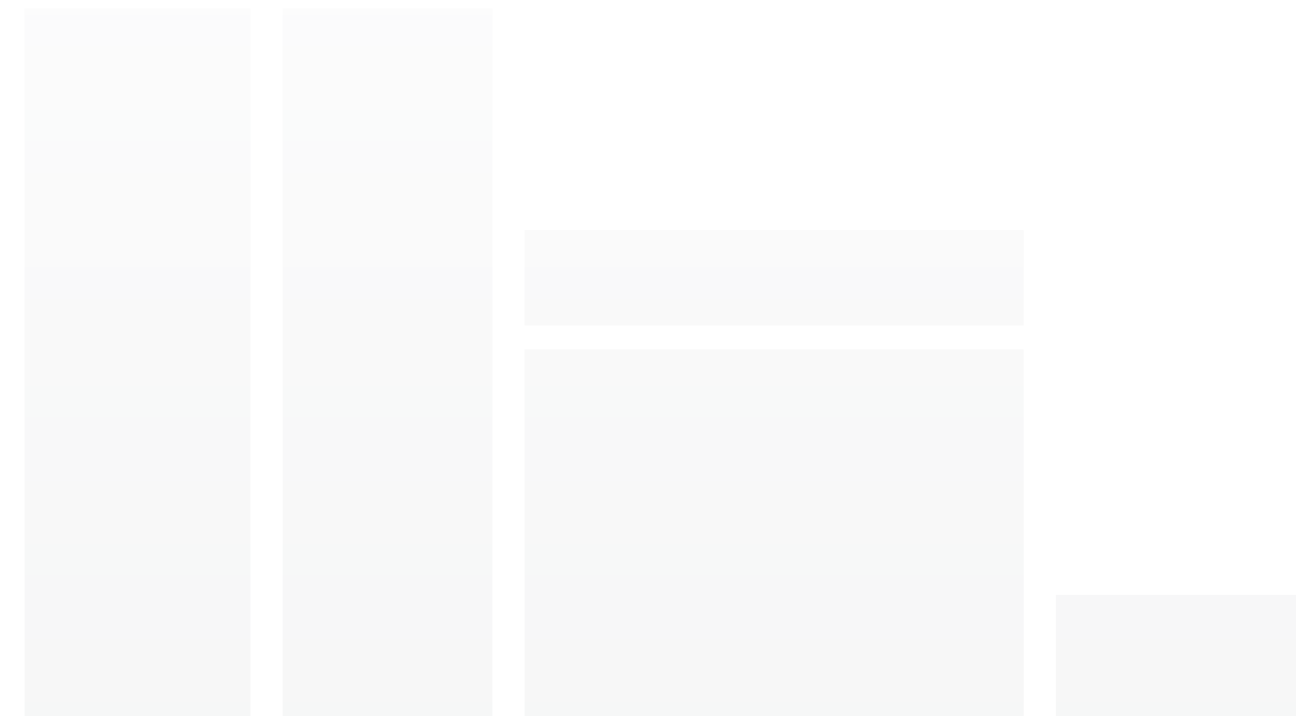
# URBAN LIVING

with a touch of village.  
It's all in the  
**SQUARE.**

Serene surroundings with a touch of village charm. Sleek urban living offers you the best of both worlds in a stylish residence with modern facilities.

You'll experience more at home with a plethora of retail, shopping and dining choices, all beckoning at your doorstep. And, be connected to everything you and your family will need and love.

Welcome to Kensington Square.





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RESIDENTIAL

COMMERCIAL



Where  
**CITY LIVING**  
meets  
**VILLAGE CHARM.**

Kensington Square is also where city life and village charm presents itself in many wonderful ways.

A tropical modern façade masterpiece that marries the approach of Mondrian patterns and clean lines together with the use of wood-like finishes. The resulting creation is a stunning frontage that's stylish and contemporary.

This iconic architecture consists of 141 residential and 57 commercial freehold units that set itself apart from other residence with its diversity that creates a unique atmosphere for everyone to live life to the fullest.





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# STUNNING FACADE. COSY AMBIENCE.

Discover your home rich with life's pleasure and a colourful vibe surrounding it. Imbued with a stunning frontage.

Set in a lush tropical greenery, the distinct rustic development is a wonderment of modernity and beauty with an exclusive mix of retail and F & B outlets for a truly delectable experience, every time.

Kensington Square is simply a residence that has it all.





# Connecting you to EVERYTHING and anything.

Urban amenities for convenience abound. The charms of greenery for relaxation to spoil your senses. You will be the centre of every connection that is important to you, bringing you unbeatable accessibility and mobility.

- MRT**
  - 8 mins walk to Bartley MRT
  - 1 stop to Serangoon MRT
  - 2 stops to Kovan MRT
  - 3 stops to Bishan MRT
  - 4 stops to Ang Mo Kio MRT
- EXPRESSWAYS**
  - CTE – 5 mins drive
  - KPE – 5 mins drive
  - PIE – 7 mins drive
  - ECP – 11 mins drive
  - TPE – 12 mins drive
- RETAIL/F&B**
  - NEX
  - Chomp Chomp
  - Junction 8
  - Ang Mo Kio hub
  - Toa Payoh HDB hub
  - Bedok Point
  - Orchard Road
  - Bugis Junction
- BUSINESS/INDUSTRIAL**
  - Paya Lebar iPark
  - Defu Industrial Park
  - Kaki Bukit Industrial Park
  - Ubi Industrial Park
  - Macpherson Industrial Complex
  - Central Business District
- EDUCATION**
  - Within 1 km**
    - Paya Lebar Methodist Girls' School
    - Maris Stella High School
  - Within 2 km**
    - Cedar Primary School
    - Xinghua Primary School
    - Yangzheng Primary School
  - Other schools nearby**
    - St Gabriel's Secondary School
    - Yuying Secondary School
    - Peicai Secondary School
    - Nanyang Junior College
    - St Andrew's Secondary School
    - Zhonghua Primary School
    - Holy Innocents' Primary School
    - Kong Hwa School
    - St Andrew's Junior College
    - St Gabriel's Primary School
    - Guangyang Primary School
    - Kuo Chuan Presbyterian Primary School
- HOSPITALS/MEDICAL CENTRES**
  - Mount Alvernia Hospital
  - East Shore Hospital
  - Changi General Hospital
  - Saint Andrew's Community Hospital
- RECREATION**
  - Serangoon Stadium
  - Serangoon Swimming Complex
  - Bedok Reservoir
  - MacRitchie Reservoir
  - East Coast Park



**KENSINGTON SQUARE**  
Urban Village Living



# PRIME LOCATION.

## Excellent amenities.

Kensington Square offers a commanding location. Everything you need is within your easy reach. It is just a short distance from prestigious schools like Maris Stella High School and Paya Lebar Methodist Girl's School. In close proximity to Paya Lebar iPark, easy access to CTE, KJE, PIE and a stone's throw to Nex mall for shopping and entertainment.



SHOPPING • INDUSTRIES



MRT • EXPRESSWAYS



SCHOOLS • AMENITIES





Chic urban living meets  
**LUSH SERENITY**

in an exquisite way. Lush greenery  
abound amidst the modern  
conveniences at home, *creating an  
idyllic ambience where you can  
unwind and pamper yourself after  
a day well spent.*



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**URBAN**

**VILLAGE**





SUPERMARKET • GOURMET STORES

# DRAFT EVERYDAY ESSENTIALS.

Right at the heart of it all.

Looking for your daily essentials, something to whip up a healthy meal or the occasional specialised ingredients for a gourmet spread?

Everything is conveniently located at the in-premise supermarket and gourmet stores here at Kensington Square.





DRAFT

WELLNESS • BEAUTY



SHOPPING • RETAIL



LIFESTYLE



SHOPS close to the HOME & HEART.

You are spoilt for choice when it comes to shopping, beauty and wellness needs. Pamper yourself with a vast array of trendy lifestyle shops at your doorstep. You'll find something you'd love.



DRAFT

WELLNESS • BEAUTY



SHOPPING • RETAIL



LIFESTYLE



SHOPS close to the HOME & HEART.

You are spoilt for choice when it comes to shopping, beauty and wellness needs. Pamper yourself with a vast array of trendy lifestyle shops at your doorstep. You'll find something you'd love.



# FINE DINING, CASUAL MEALS, QUICK BITES.

With the village charm surrounding Kensington Square, dining promises to be an extraordinary experience. From a simple afternoon snack to gourmet dining, unique culinary choices abound. There's an amazing array of experiences to suit any palate, occasion and budget.



QUICK BITES • CULINARY



F & B • CASUAL MEALS



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Family fun  
**FOR EVERYONE.**

Relax in style, spend quality time with the family with amazing activities from Indoor Gymnasium, Kids' Water Park, Spa Pool, BBQ Pavillion to Outdoor Fitness Station. For you and your family, immerse in the array of facilities to enhance your comfort and privacy, any time of the day or night.



Artist's Impression



The above plans are subjected to changes as may be approved by relevant authorities. Plans are not drawn to scale.

- |                          |                      |                             |
|--------------------------|----------------------|-----------------------------|
| 1. Alfresco Meeting Deck | 6. BBQ Pavillion     | 11. Wellness Garden         |
| 2. Aqua Bed              | 7. Sun Deck          | 12. Shower Point            |
| 3. Central Pool (38m)    | 8. Chill-out Deck    | 13. Spa Pool With Jacuzzi   |
| 4. Gym                   | 9. Childrens' Pool   | 14. Childrens' Playground   |
| 5. Clubhouse             | 10. Kids' Water Park | 15. Outdoor Fitness Station |





FACILITIES



CLUBHOUSE



38M POOL • AQUA BED • CHILL-OUT DECK



# Relax and rejuvenate in your **DRAFT OWN VILLAGE.**

Set amidst tropical lush greenery, Kensington Square is your very own village. Designed with a serene and relaxed atmosphere, at every turn. Chill by your pool, have a delectable meal at the al fresco deck, unwind at the great outdoors. It's the way home should be, filled with joyous living, every day.



Everything you need  
for a good  
**WORK-LIFE  
BALANCE.**

A fully-equipped gym, jogging track, there's everything you need to complete your day at Kensington Square.



SUN DECK • KIDS' WATER PARK



GYM





New home for new  
**VISIONARY LIVING.**

The living concept is accentuated by stylish furnishings, renowned fittings, thoughtfulness in space, maximising its creative potential so you can truly live it. Featuring one to three-bedroom and dual key units to exclusive penthouse for your selection, **this is the urban home that complements the village atmosphere with modern living for you and your loved ones.**



New home for new  
**VISIONARY LIVING.**

The living concept is accentuated by stylish furnishings, renowned fittings, thoughtfulness in space, maximising its creative potential so you can truly live it. Featuring one to three-bedroom and dual key units to exclusive penthouse for your selection, **this is the urban home that complements the village atmosphere with modern living for you and your loved ones.**





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## STYLISH DESIGNS

to optimise space and provide

### A SENSE OF HOME

for you and your loved ones.

Enhance the quality of home living. Embrace the comfort that is exclusively yours. Designed with space and practicality in mind for the quality moments with your family.



The bliss of  
**COMFORT.**  
The joys of  
**FUNCTIONALITY.**

The simple joys of urban living just got more delightful. Be adorned with the urban modernity that intricately suits your most discerning taste, with stylishly designed bedrooms for you and your family. The children will also enjoy in personalising their own room to suit their taste.







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# TOGETHERNESS

and Investment. Have both with  
**DUAL KEY UNITS.**

An extra space integrated into your home. Perfect for multi-generation families, young adults, as your home office or return of investment for rental yield. Dual Key units are versatile and ensures your loved ones are always near, yet residing privately. Whichever way you use them, Dual Key gives you a sense of true ownership. The Dual Key collection is available in two and three-bedroom units.

Extra Room with Separate Key



1. Grandparents



2. Young Adult

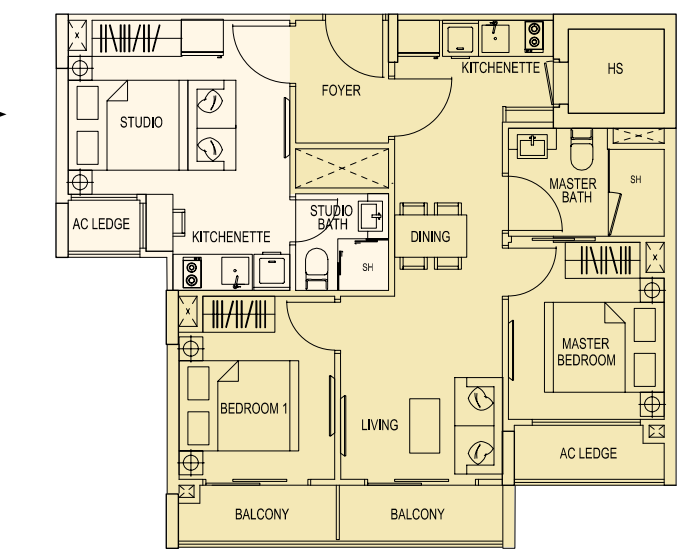


3. Home Office



4. Tenant

Suggested Usage



\*Type 1L/1M. The above plans are subjected to changes as maybe approved by relevant authorities. Plans are not drawn to scale.



# DIAGRAMMATIC CHART

	<b>01</b>	<b>02</b>	<b>03</b>	<b>04</b>	<b>05</b>	<b>06</b>	<b>07</b>	<b>08</b>	<b>09</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>
<b>04</b>	<b>1A1</b> 2BR PH	<b>1B1</b> 2BR PH	<b>1C1</b> 2BR PH	<b>1D1</b> 2BR PH	<b>1E1</b> 2BR PH	<b>1F1</b> 2BR PH	<b>1G1</b> 2BR PH	<b>1H1</b> 2BR PH	<b>1J1</b> 2BR DK PH	<b>1K1</b> 2BR DK PH	<b>1L1</b> 3BR DK PH	<b>1M1</b> 3BR DK PH	<b>1N1</b> 2BR PH	<b>1P1</b> 2BR PH
<b>03</b>	<b>1A</b> 2BR	<b>1B</b> 2BR	<b>1C</b> 2BR	<b>1D</b> 2BR	<b>1E</b> 2BR	<b>1F</b> 2BR	<b>1G</b> 2BR	<b>1H</b> 2BR	<b>1J</b> 2BR DK	<b>1K</b> 2BR DK	<b>1L</b> 3BR DK	<b>1M</b> 3BR DK	<b>1N</b> 2BR	<b>1P</b> 2BR
<b>02</b>	<b>1A2</b> 2BR	<b>1B2</b> 2BR	<b>1C2</b> 2BR	<b>1D2</b> 2BR	<b>1E2</b> 2BR	<b>1F2</b> 2BR	<b>1G2</b> 2BR	<b>1H2</b> 2BR	<b>1J2</b> 2BR DK	<b>1K2</b> 2BR DK	<b>1L2</b> 3BR DK	<b>1M2</b> 3BR DK	<b>1N2</b> 2BR	<b>1P2</b> 2BR
<b>01</b>	<b>SHOPS</b>													

	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>
<b>05</b>	<b>2A1</b> 2BR PH	<b>2B1</b> 3BR PH	<b>2C1</b> 3BR PH		<b>2E1</b> 2BR PH	<b>2F1</b> 2BR DK PH	<b>2G1</b> 2BR DK PH	<b>2H1</b> 1BR PH	<b>2J1</b> 1BR PH
<b>04</b>	<b>2A</b> 2BR	<b>2B</b> 3BR	<b>2C</b> 3BR	<b>2D1</b> 2BR PH	<b>2E</b> 2BR	<b>2F</b> 2BR DK	<b>2G</b> 2BR DK	<b>2H</b> 1BR	<b>2J</b> 1BR
<b>03</b>	<b>2A</b> 2BR	<b>2B</b> 3BR	<b>2C</b> 3BR	<b>2D</b> 2BR	<b>2E</b> 2BR	<b>2F</b> 2BR DK	<b>2G</b> 2BR DK	<b>2H</b> 1BR	<b>2J</b> 1BR
<b>02</b>	<b>2A2</b> 2BR	<b>2B2</b> 3BR	<b>2C2</b> 3BR	<b>2D2</b> 2BR	<b>2E2</b> 2BR	<b>2F2</b> 2BR DK	<b>2G2</b> 2BR DK	<b>2H2</b> 1BR	<b>2J2</b> 1BR
<b>01</b>	<b>SHOPS</b>								

	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b>	<b>32</b>	<b>33</b>	<b>34</b>	<b>35</b>	<b>36</b>	<b>37</b>	<b>38</b>	<b>39</b>
<b>05</b>	<b>2K1</b> 2BR PH	<b>2L1</b> 2BR PH	<b>2M1</b> 1BR PH	<b>2N1</b> 1BR PH	<b>2P1</b> 1BR PH	<b>2Q1</b> 1BR PH	<b>2R1</b> 2BR PH	<b>2S1</b> 2BR PH	<b>2T1</b> 2BR PH	<b>2U1</b> 2BR PH	<b>2V1</b> 2BR PH	<b>2W1</b> 2BR PH	<b>2X1</b> 2BR DK PH	<b>2Y1</b> 2BR DK PH	<b>2Z1</b> 3BR DK PH	<b>2AA1</b> 3BR DK PH
<b>04</b>	<b>2K</b> 2BR	<b>2L</b> 2BR	<b>2M</b> 1BR	<b>2N</b> 1BR	<b>2P</b> 1BR	<b>2Q</b> 1BR	<b>2R</b> 2BR	<b>2S</b> 2BR	<b>2T</b> 2BR	<b>2U</b> 2BR	<b>2V</b> 2BR	<b>2W</b> 2BR	<b>2X</b> 2BR DK	<b>2Y</b> 2BR DK	<b>2Z</b> 3BR DK	<b>2AA</b> 3BR DK
<b>03</b>	<b>2K</b> 2BR	<b>2L</b> 2BR	<b>2M</b> 1BR	<b>2N</b> 1BR	<b>2P</b> 1BR	<b>2Q</b> 1BR	<b>2R</b> 2BR	<b>2S</b> 2BR	<b>2T</b> 2BR	<b>2U</b> 2BR	<b>2V</b> 2BR	<b>2W</b> 2BR	<b>2X</b> 2BR DK	<b>2Y</b> 2BR DK	<b>2Z</b> 3BR DK	<b>2AA</b> 3BR DK
<b>02</b>	<b>2K2</b> 2BR	<b>2L2</b> 2BR	<b>2M2</b> 1BR	<b>2N2</b> 1BR	<b>2P2</b> 1BR	<b>2Q2</b> 1BR	<b>2R2</b> 2BR	<b>2S2</b> 2BR	<b>2T2</b> 2BR	<b>2U2</b> 2BR	<b>2V2</b> 2BR	<b>2W2</b> 2BR	<b>2X2</b> 2BR DK	<b>2Y2</b> 2BR DK	<b>2Z2</b> 3BR DK	<b>2AA2</b> 3BR DK
<b>01</b>	<b>SHOPS</b>															

- 1 Bedroom
- 2 Bedroom
- 2 BR Dual Key
- 3 Bedroom
- 3 BR Dual Key
- Penthouse



# UNIT FLOOR PLAN LEVEL 2, 3 & 4



- Legend:
- 1 Bedroom
  - 2 Bedroom
  - 2 Bedroom Dual Key
  - 3 Bedroom
  - 3 Bedroom Dual Key



The above plans are subjected to changes as may be approved by relevant authorities. Plans are not drawn to scale.

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# UNIT FLOOR PLAN PENTHOUSE



## Legend

### Level 5:

- 1 Bedroom Penthouse
- 2 Bedroom Penthouse
- 2 Bedroom Dual Key Penthouse
- 3 Bedroom Penthouse
- 3 Bedroom Dual Key Penthouse

### Level 4:

- 2 Bedroom Penthouse
- 2 Bedroom Dual Key Penthouse
- 3 Bedroom Dual Key Penthouse



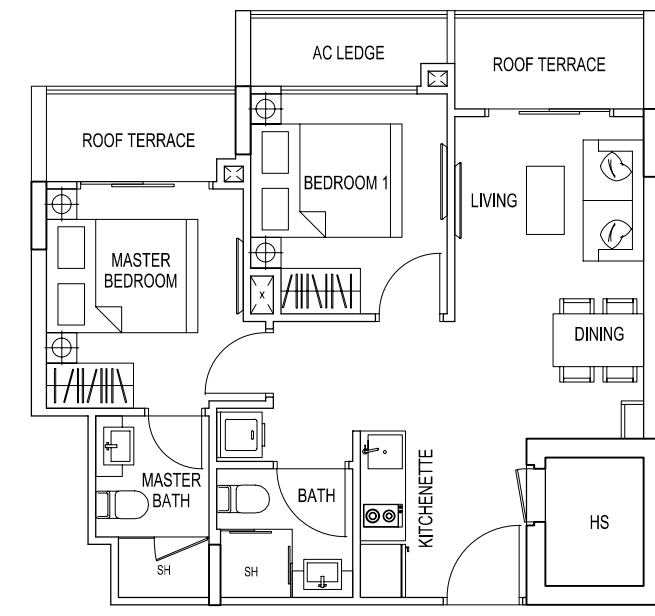
\* Units in stack number 18 are up to level 4 only

The above plans are subjected to changes as may be approved by relevant authorities. Plans are not drawn to scale.



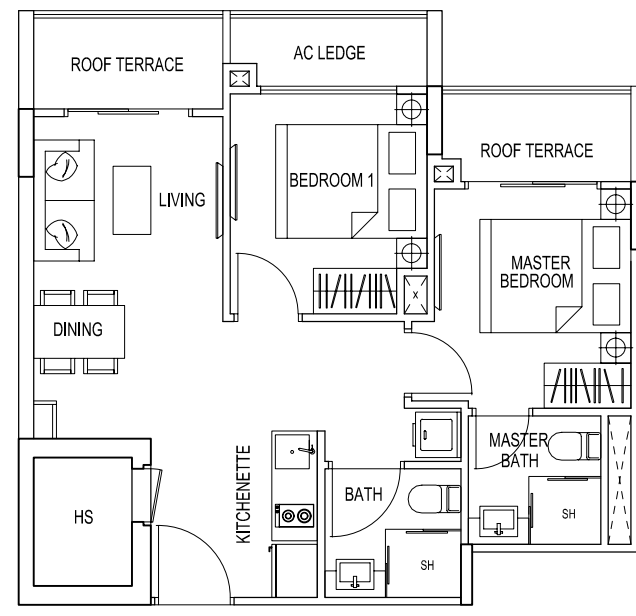
TYPE 1A2 / 1E2 / 1N2 / 2R2 / 2T2

2 Bedroom + Roof Terrace  
57 sqm / 614 sqft  
#02-01  
#02-05  
#02-13  
#02-30  
#02-32



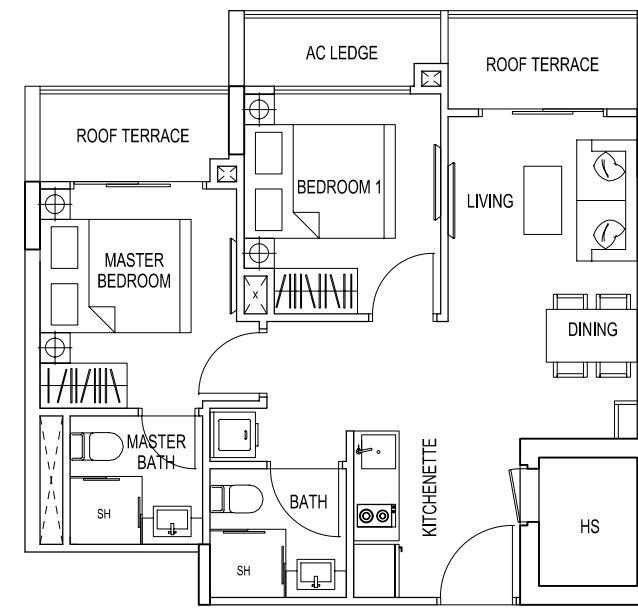
TYPE 1B2

2 Bedroom + Roof Terrace  
57 sqm / 614 sqft  
#02-02



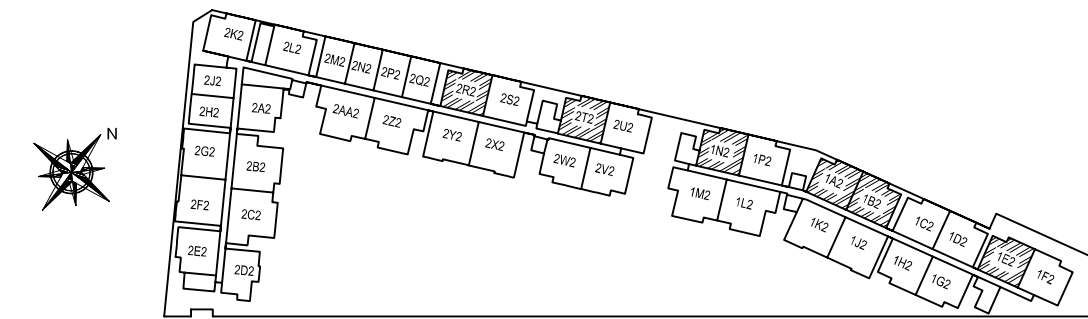
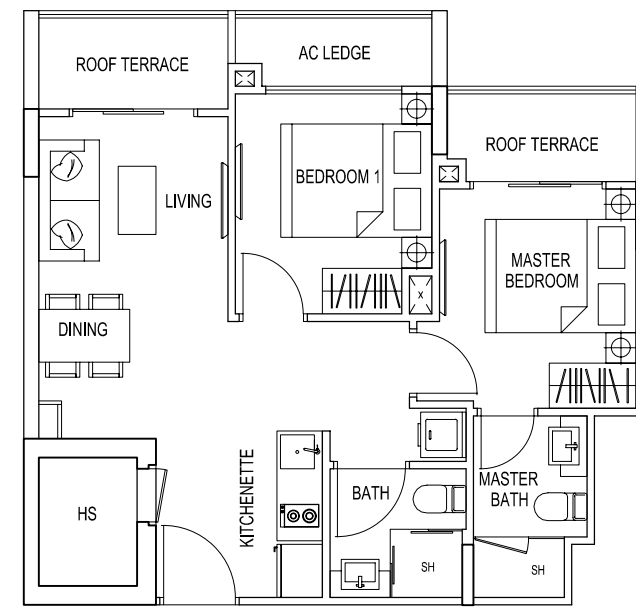
TYPE 1C2

2 Bedroom + Roof Terrace  
57 sqm / 614 sqft  
#02-03

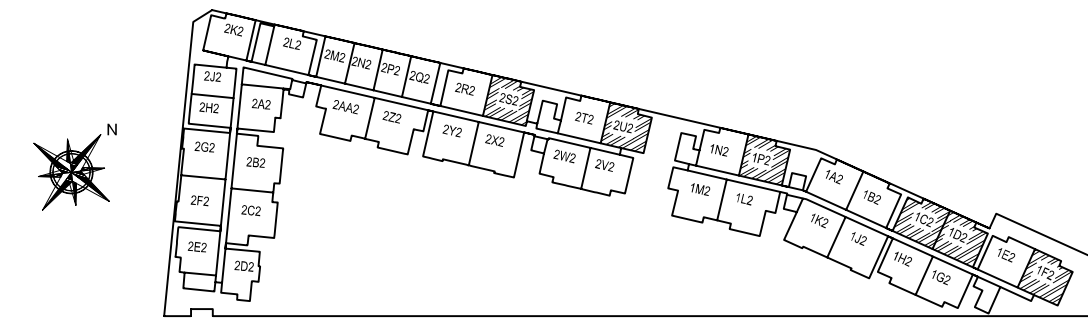


TYPE 1D2 / 1F2 / 1P2 / 2S2 / 2U2

2 Bedroom + Roof Terrace  
57 sqm / 614 sqft  
#02-04  
#02-06  
#02-14  
#02-31  
#02-33



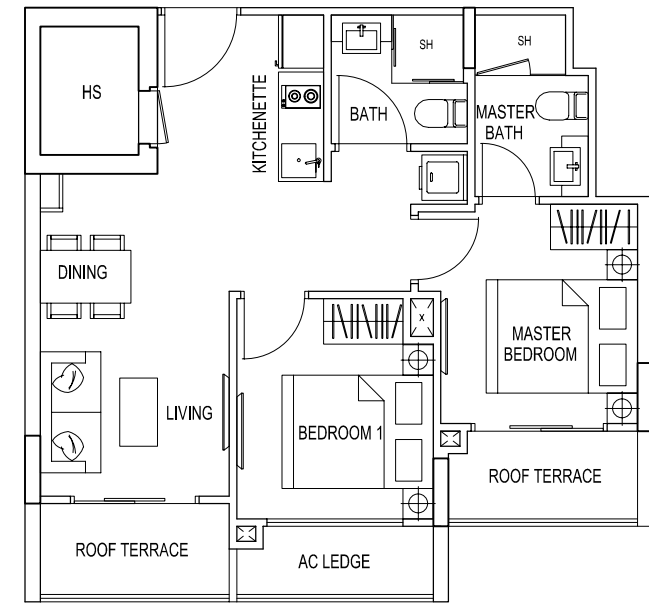
The above plans and illustrations are subject to changes as may be approved by relevant authorities. Plans and illustrations are not drawn to scale. The balcony shall not be enclosed. Only approved balcony screen shall be used. For an illustration of approved balcony screen, please refer to specification page of this brochure



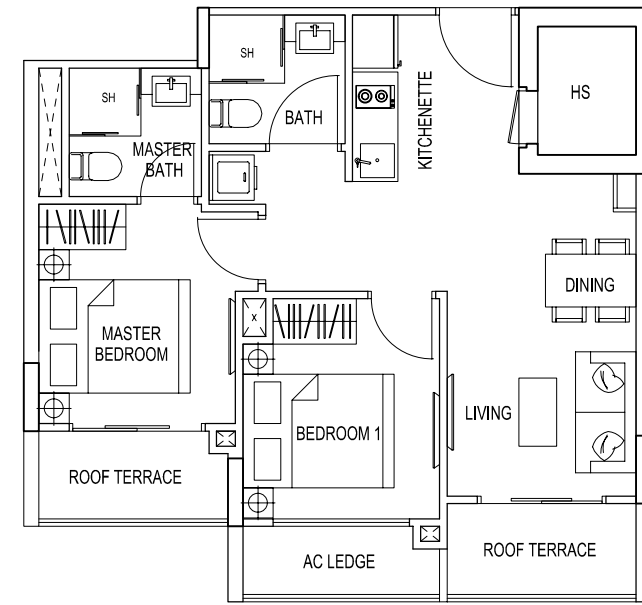
The above plans and illustrations are subject to changes as may be approved by relevant authorities. Plans and illustrations are not drawn to scale. The balcony shall not be enclosed. Only approved balcony screen shall be used. For an illustration of approved balcony screen, please refer to specification page of this brochure



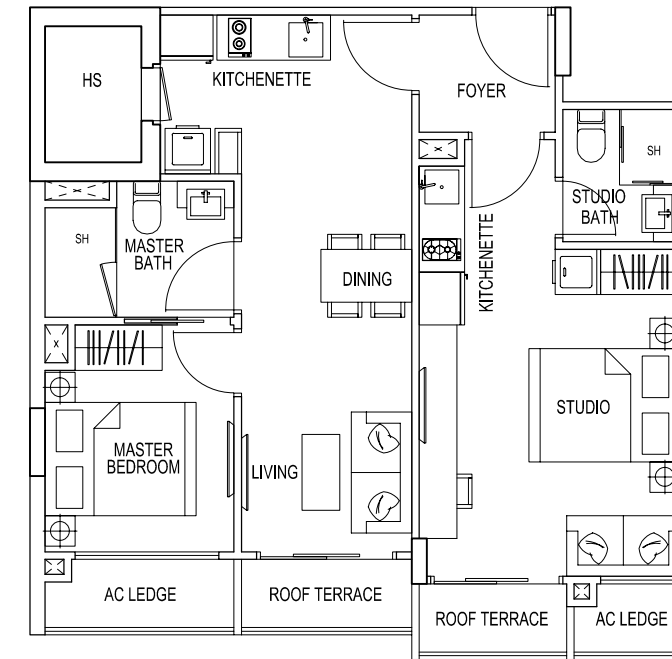
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2 Bedroom + Roof Terrace  
57 sqm / 614 sqft  
#02-07  
#02-34



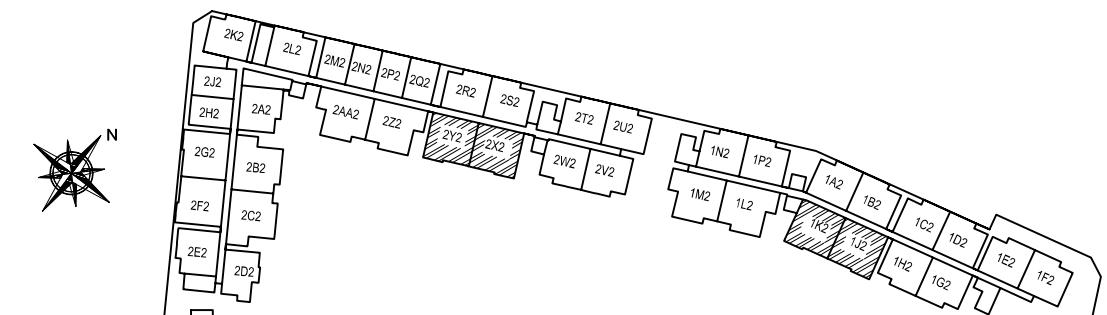
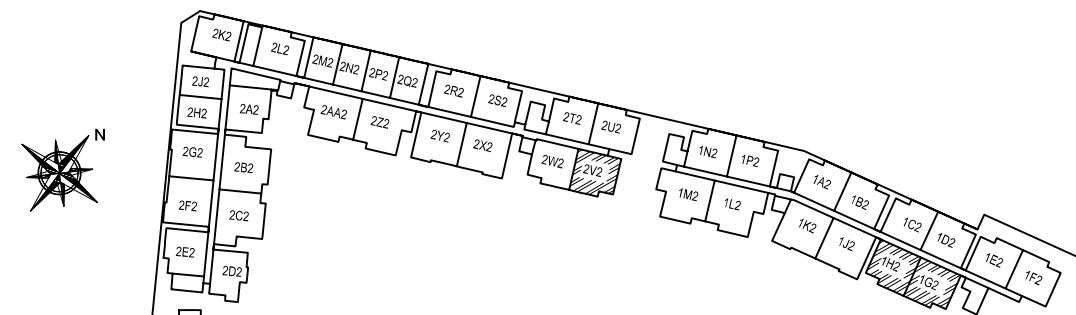
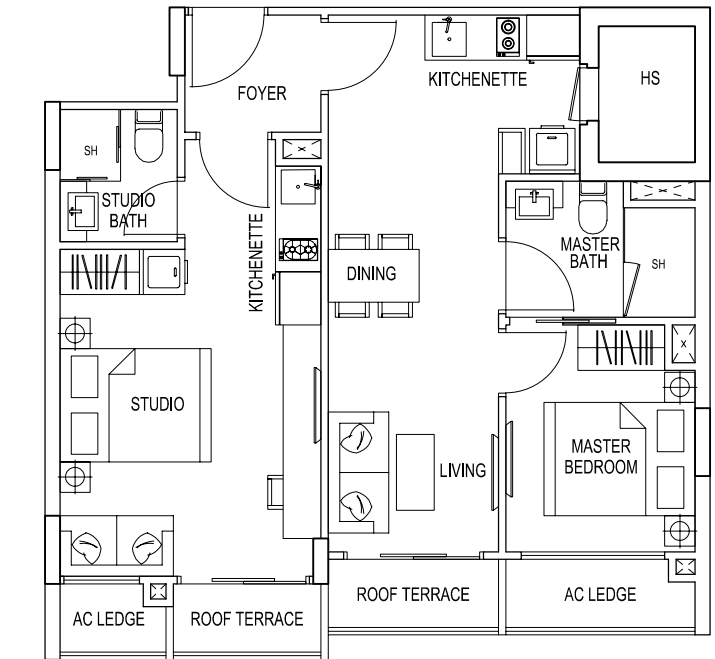
TYPE 1H2  
2 Bedroom + Roof Terrace  
57 sqm / 614 sqft  
#02-08



TYPE 1J2 / 2X2  
2 Bedroom Dual Key + Roof Terrace  
68 sqm / 732 sqft  
#02-09  
#02-36



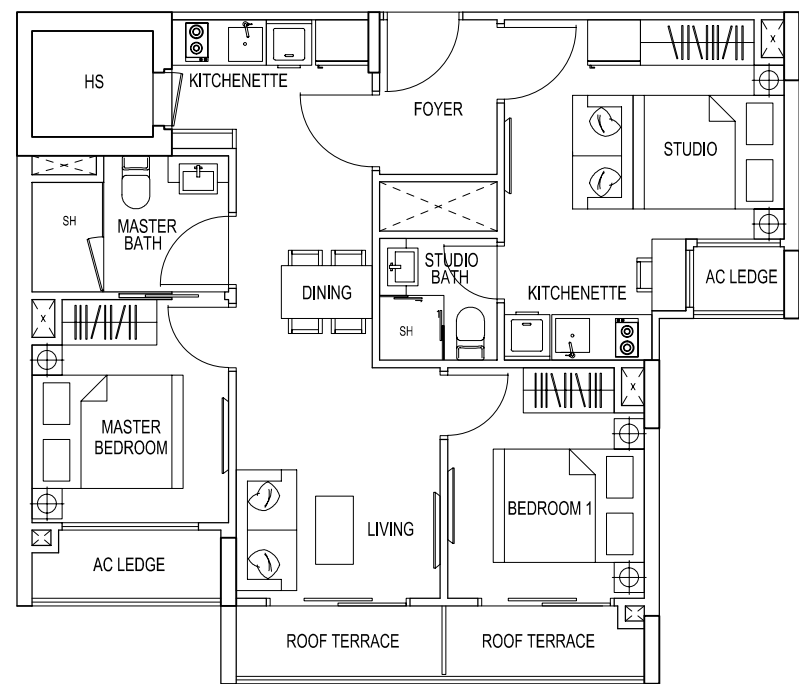
TYPE 1K2 / 2Y2  
2 Bedroom Dual Key + Roof Terrace  
68 sqm / 732 sqft  
#02-10  
#02-37





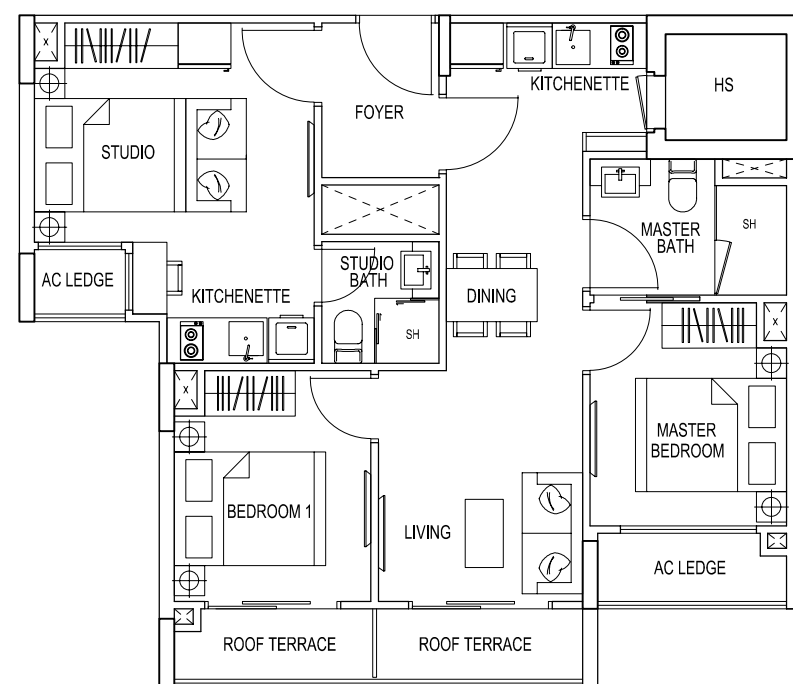
TYPE 1L2

3 Bedroom Dual Key + Roof Terrace  
74 sqm / 797 sqft  
#02-11



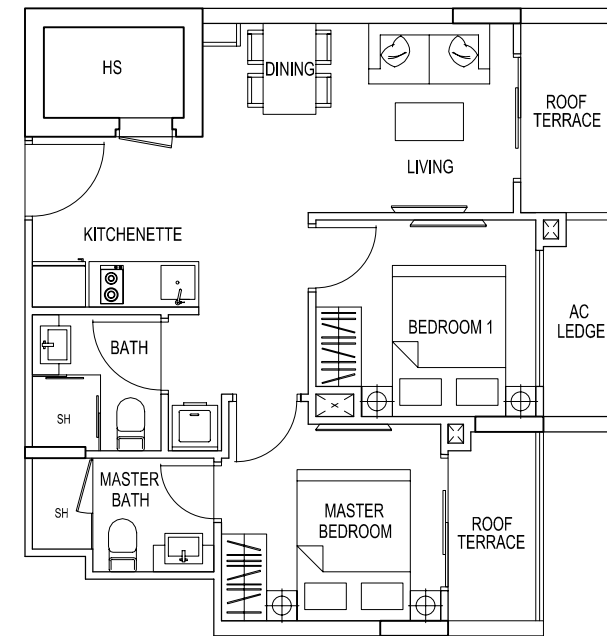
TYPE 1M2

3 Bedroom Dual Key + Roof Terrace  
74 sqm / 797 sqft  
#02-12



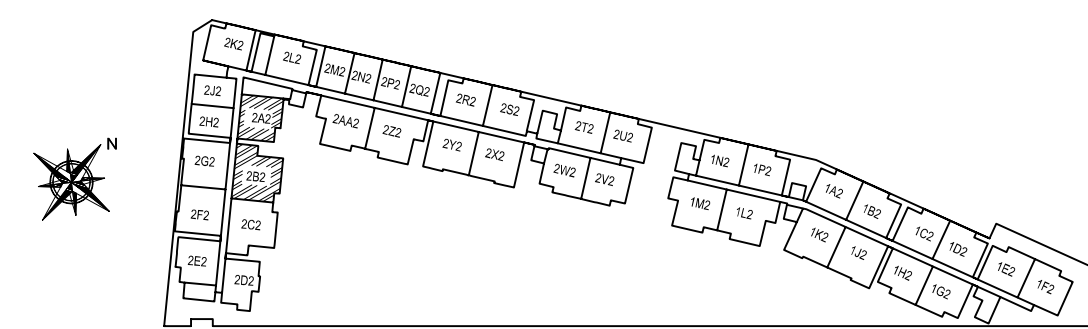
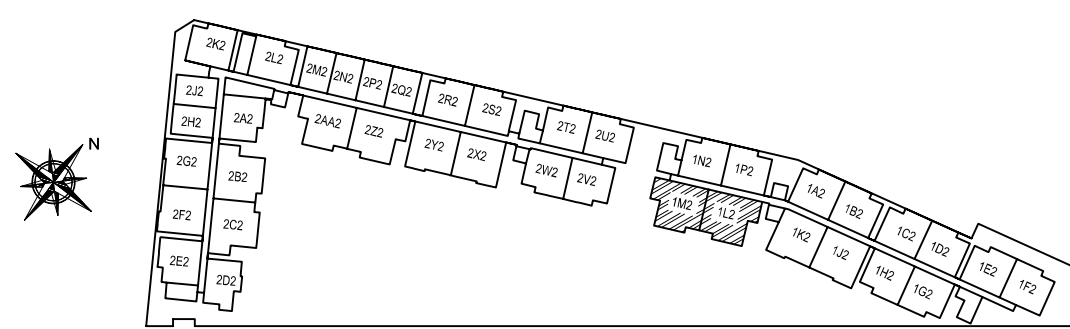
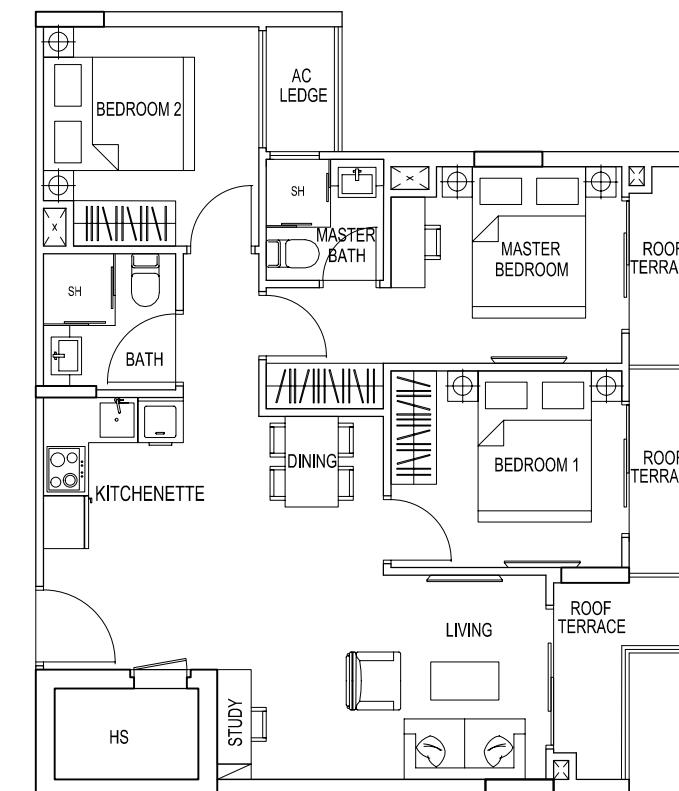
TYPE 2A2

2 Bedroom + Roof Terrace  
57 sqm / 614 sqft  
#02-15



TYPE 2B2

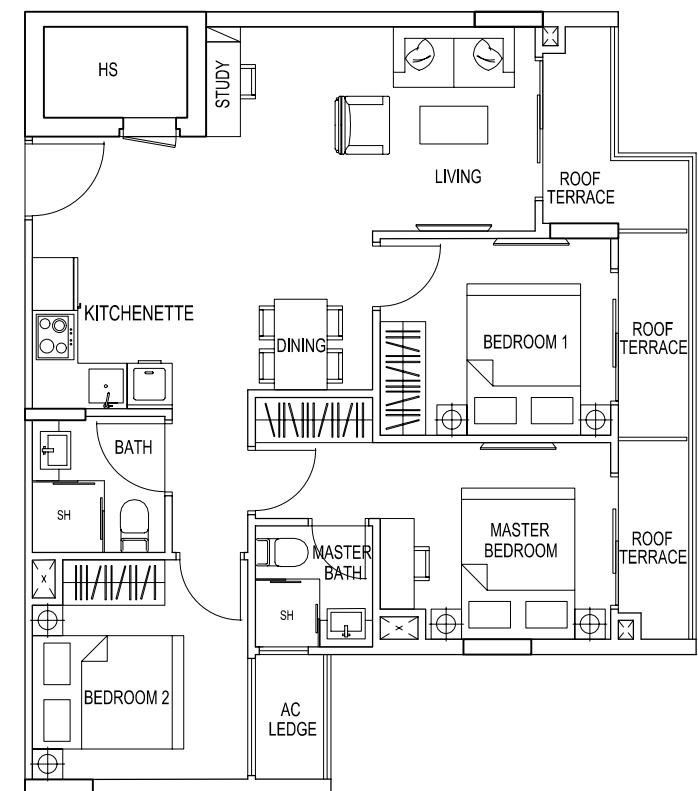
3 Bedroom + Roof Terrace  
77 sqm / 829 sqft  
#02-16





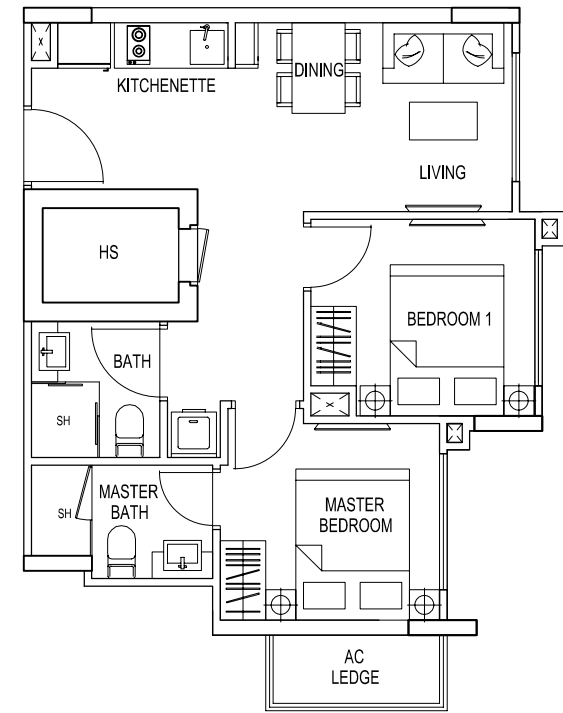
TYPE 2C2

3 Bedroom + Roof Terrace  
77 sqm / 829 sqft  
#02-17



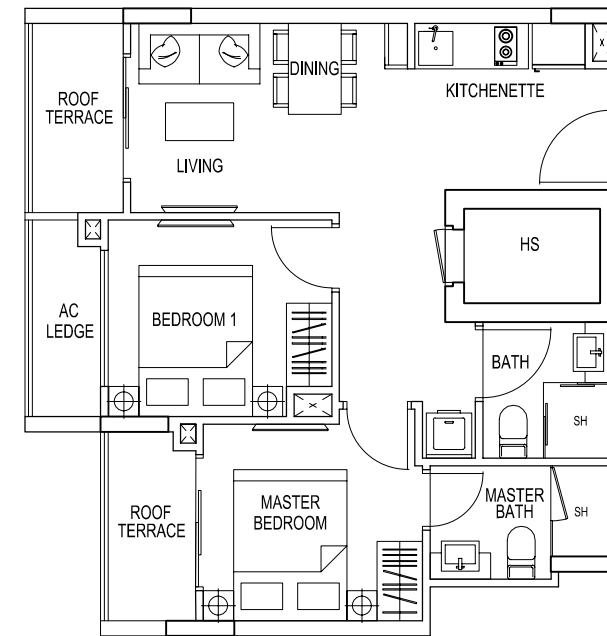
TYPE 2D2

2 Bedroom  
50 sqm / 538 sqft  
#02-18



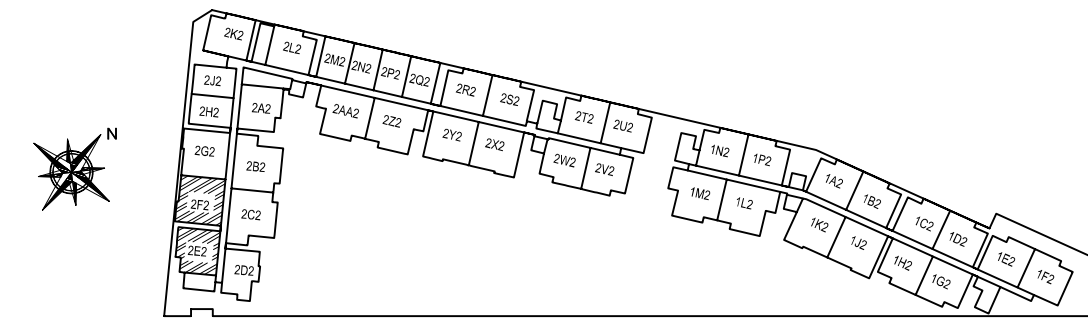
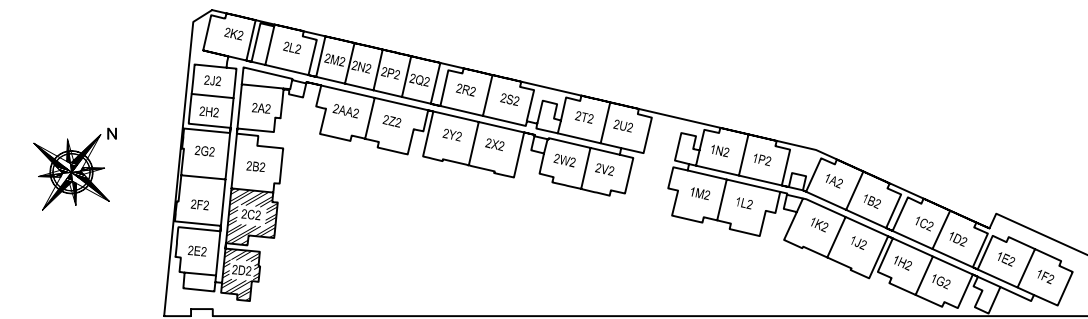
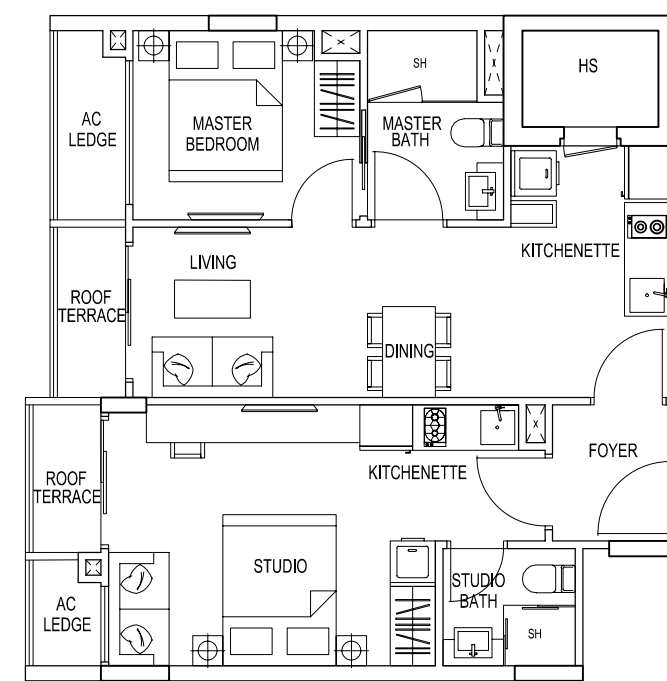
TYPE 2E2

2 Bedroom + Roof Terrace  
57 sqm / 614 sqft  
#02-19



TYPE 2F2

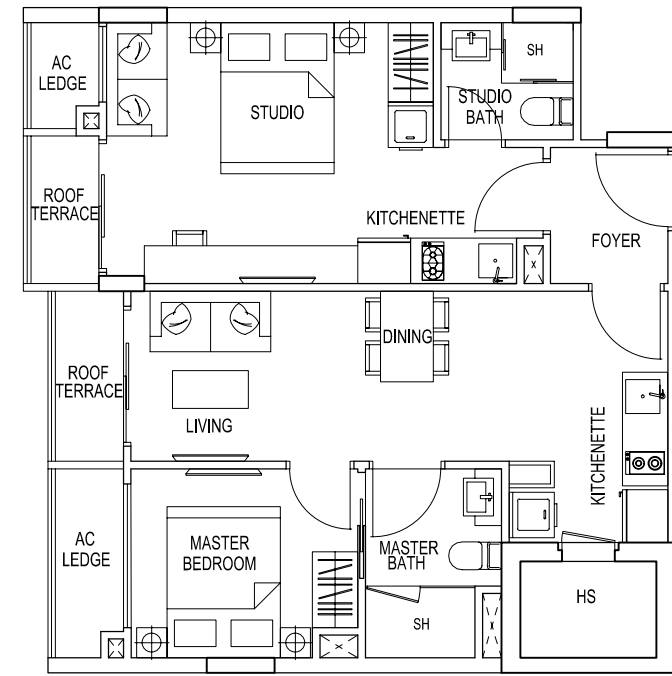
2 Bedroom Dual Key + Roof Terrace  
68 sqm / 732 sqft  
#02-20





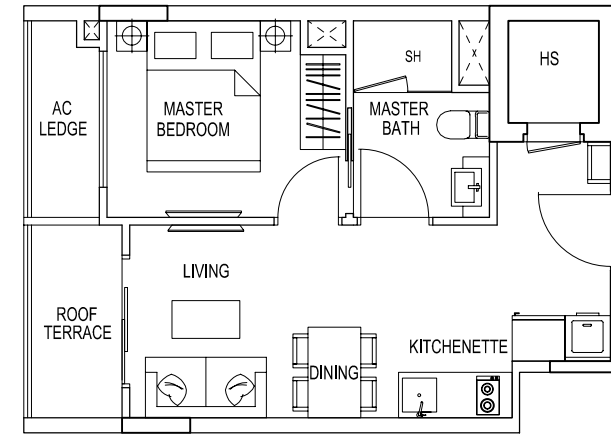
TYPE 2G2

2 Bedroom Dual Key + Roof Terrace  
68 sqm / 732 sqft  
#02-21



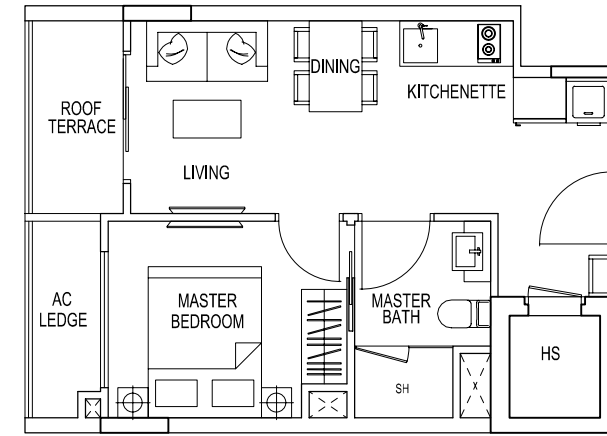
TYPE 2H2

1 Bedroom + Roof Terrace  
40 sqm / 431 sqft  
#02-22



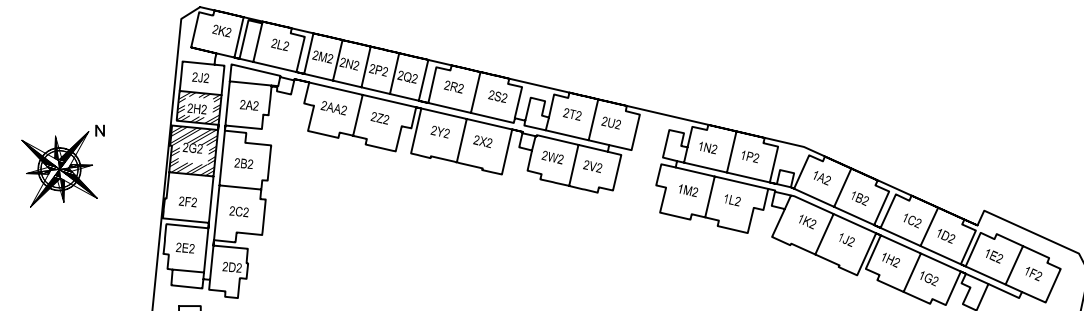
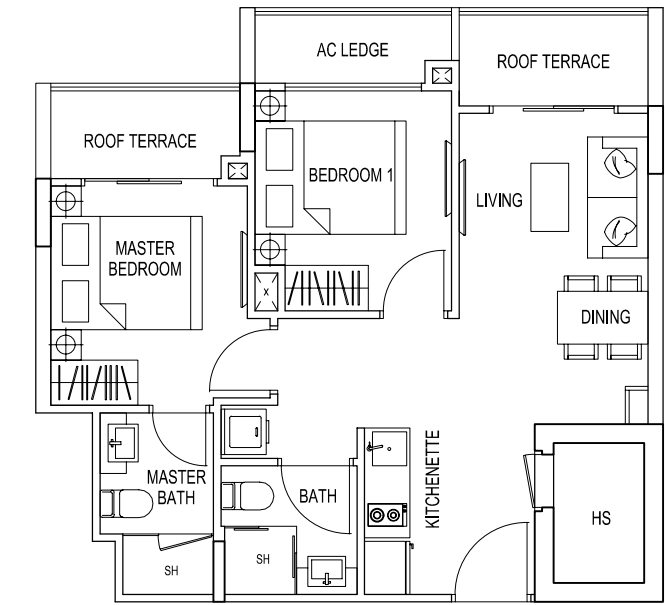
TYPE 2J2

1 Bedroom + Roof Terrace  
40 sqm / 431 sqft  
#02-23

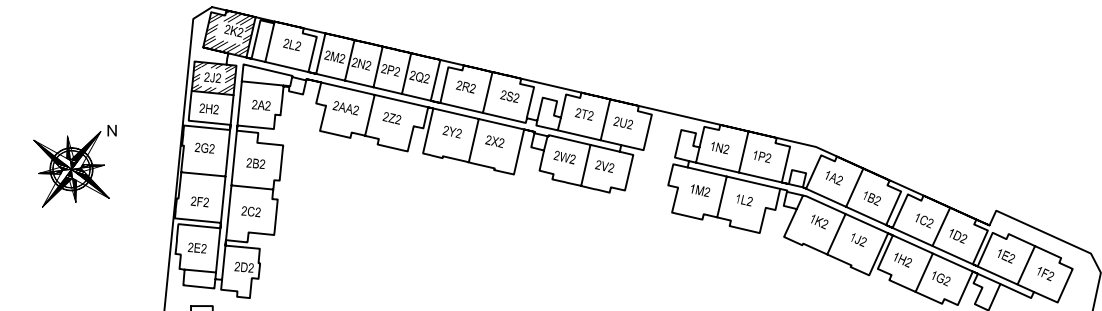


TYPE 2K2

2 Bedroom + Roof Terrace  
57 sqm / 614 sqft  
#02-24



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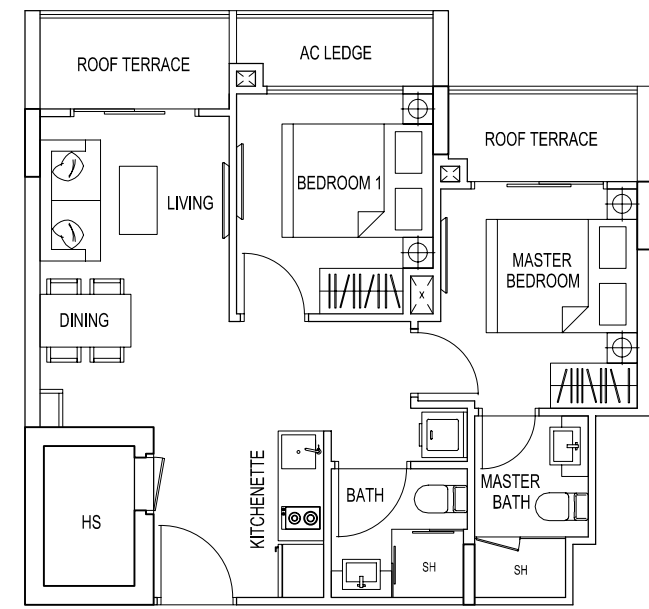


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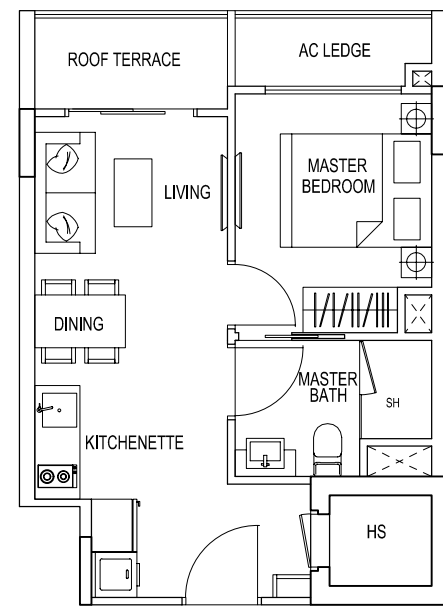
TYPE 2L2

2 Bedroom + Roof Terrace  
57 sqm / 614 sqft  
#02-25



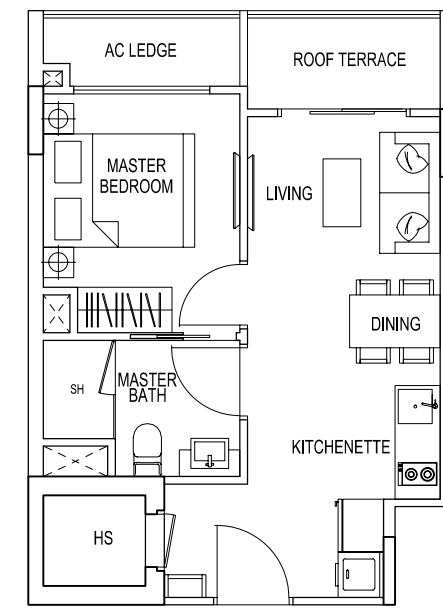
TYPE 2M2 / 2P2

1 Bedroom + Roof Terrace  
40 sqm / 431 sqft  
#02-26  
#02-28



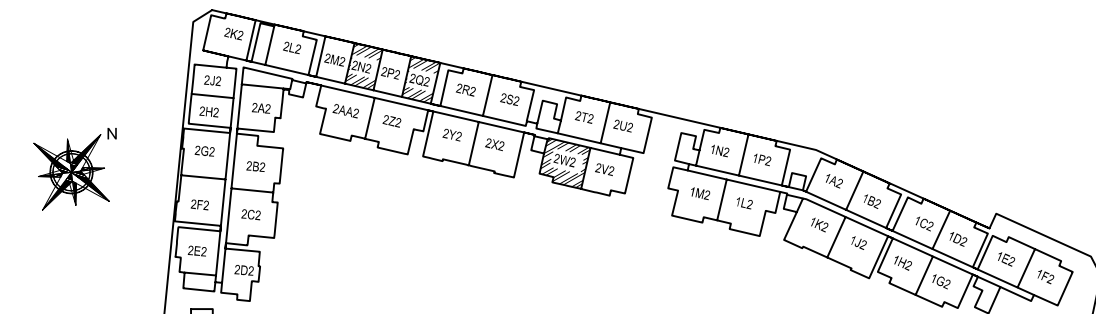
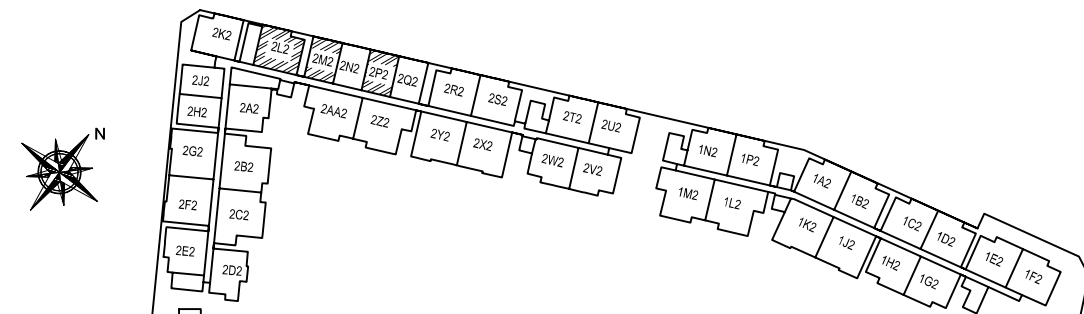
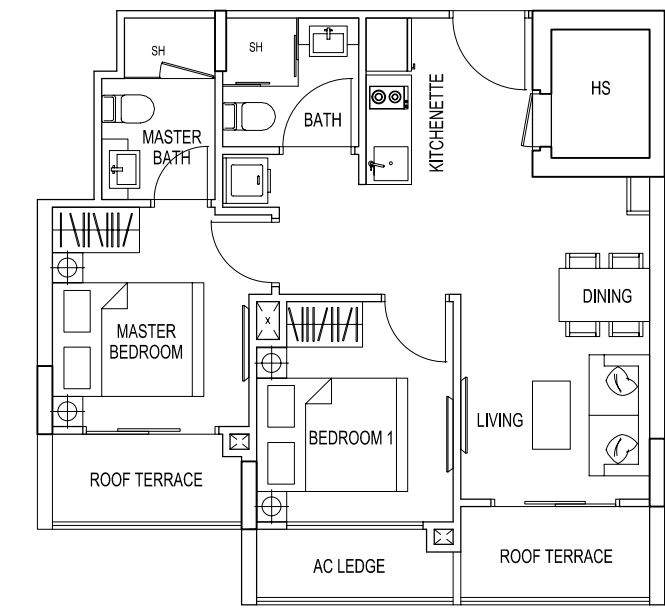
TYPE 2N2 / 2Q2

1 Bedroom + Roof Terrace  
40 sqm / 431 sqft  
#02-27  
#02-29



TYPE 2W2

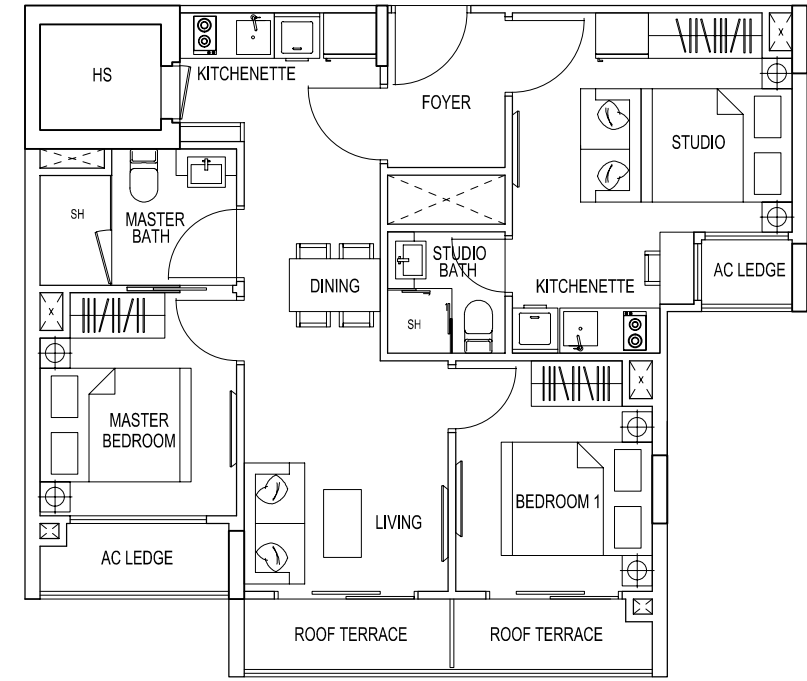
2 Bedroom + Roof Terrace  
57 sqm / 614 sqft  
#02-35





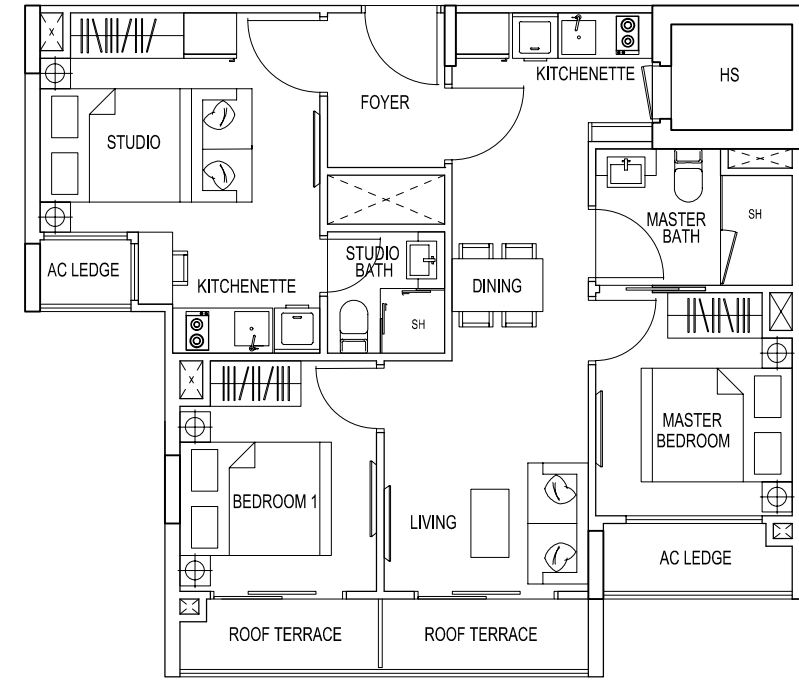
TYPE 2Z2

3 Bedroom Dual Key + Roof Terrace  
74 sqm / 797 sqft  
#02-38



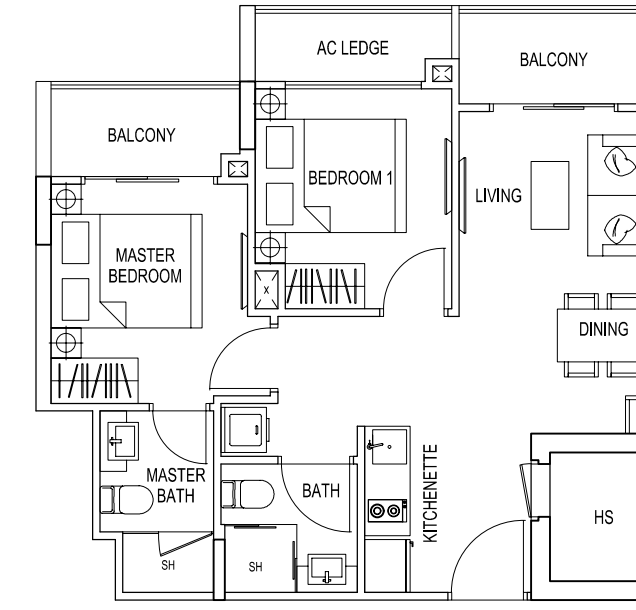
TYPE 2AA2

3 Bedroom Dual Key + Roof Terrace  
74 sqm / 797 sqft  
#02-39



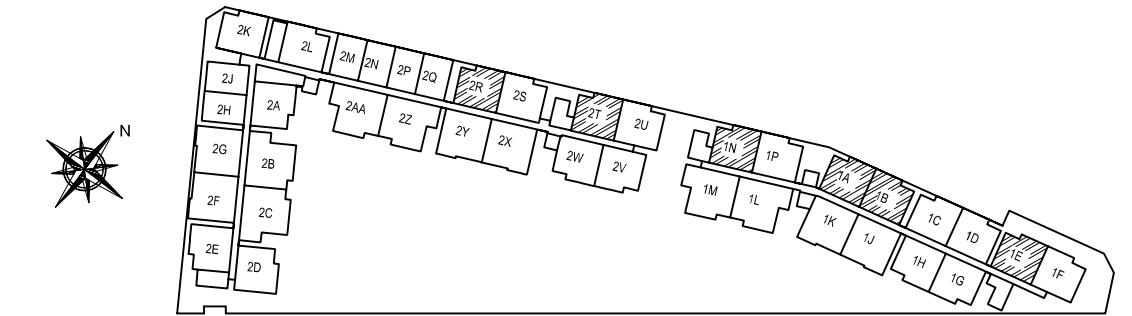
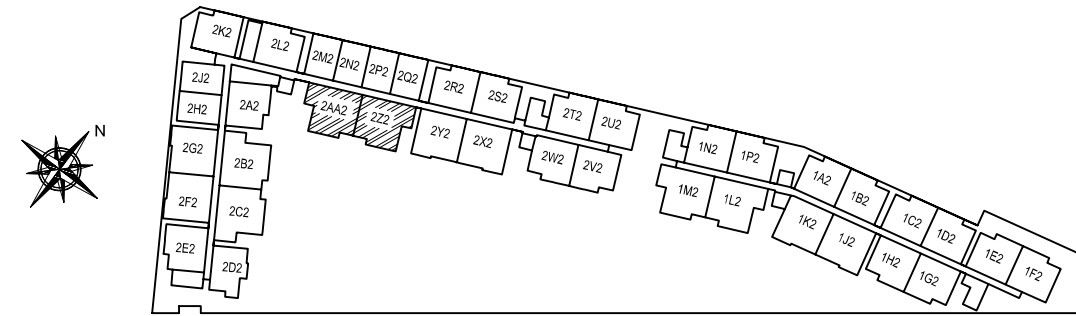
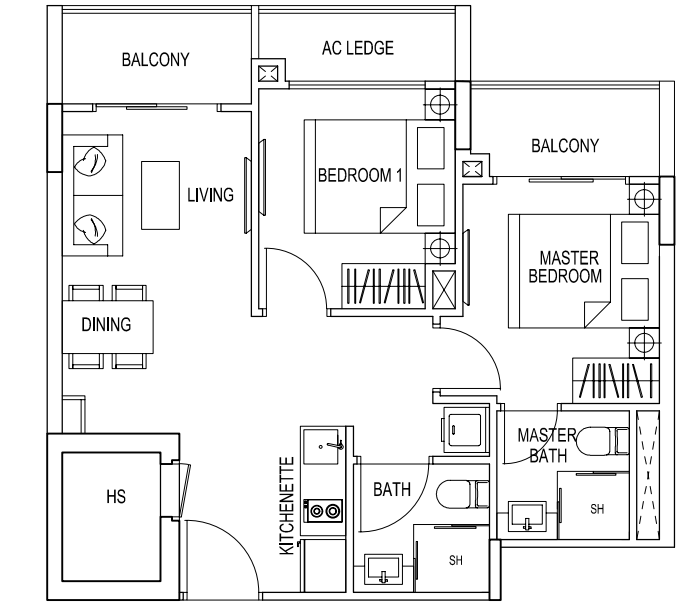
TYPE 1A / 1E / 1N / 2R / 2T

2 Bedroom  
57 sqm / 614 sqft  
#03-01 #04-30  
#03-05 #04-32  
#03-13  
#03-30  
#03-32



TYPE 1B

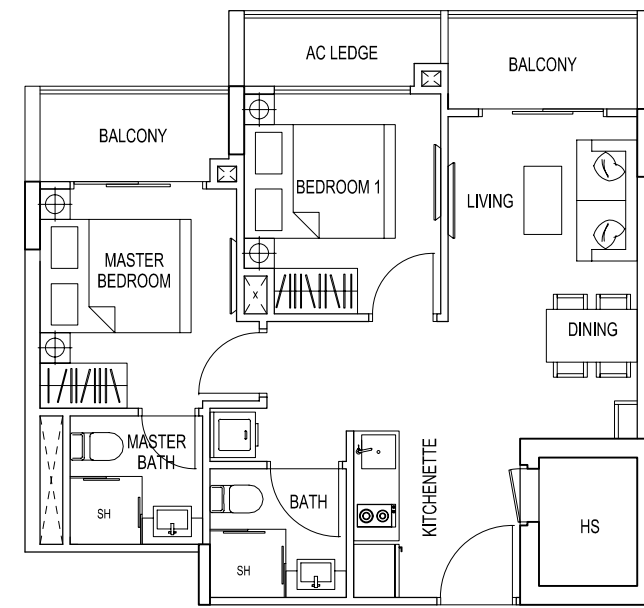
2 Bedroom  
57 sqm / 614 sqft  
#03-02





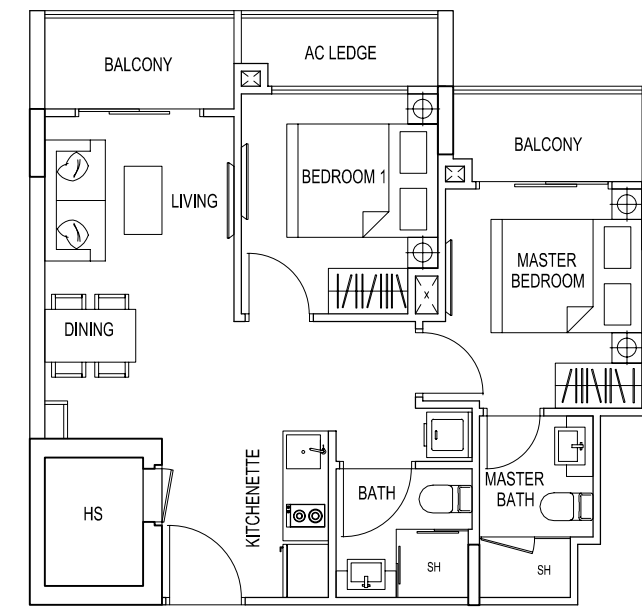
### TYPE 1C

2 Bedroom  
57 sqm / 614 sqft  
#03-03



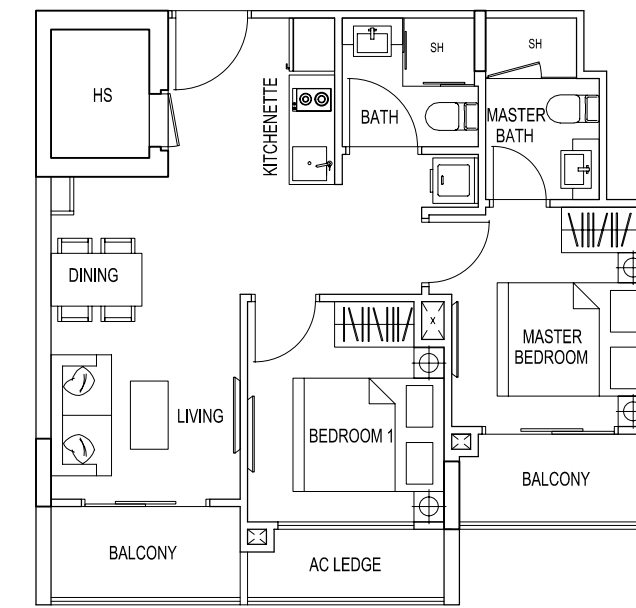
### TYPE 1D / 1F / 1P / 2S / 2U

2 Bedroom  
57 sqm / 614 sqft  
#03-04 #04-31  
#03-06 #04-33  
#03-14  
#03-31  
#03-33



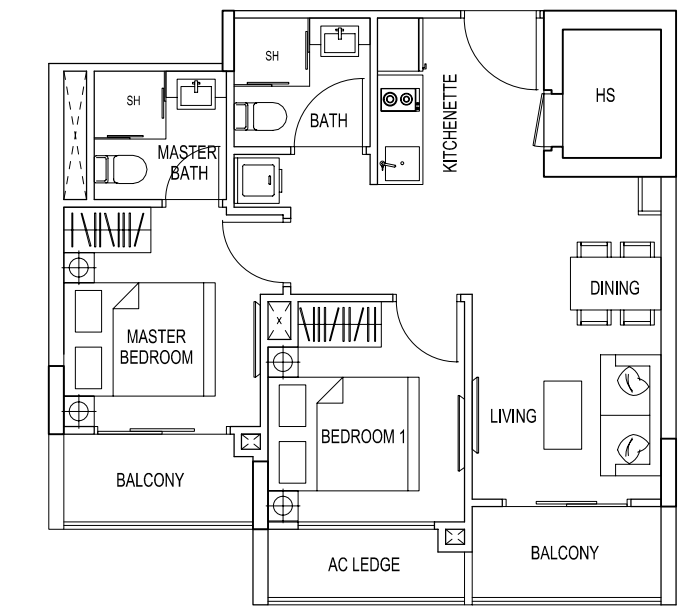
### TYPE 1G / 2V

2 Bedroom  
57 sqm / 614 sqft  
#03-07  
#03-34  
#04-34

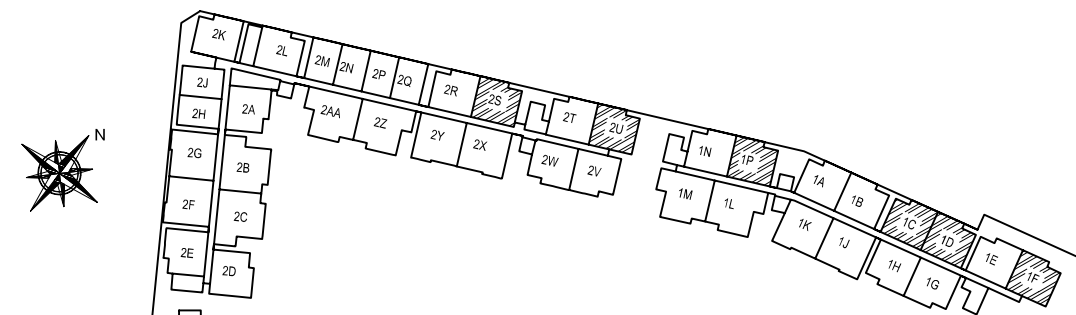


### TYPE 1H

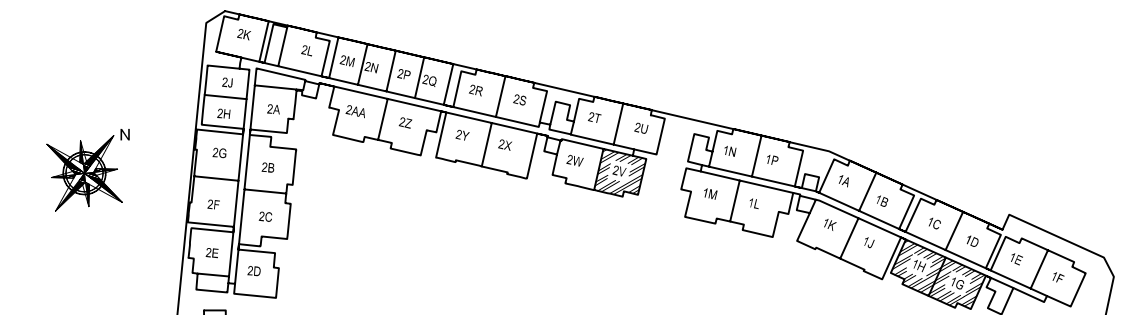
2 Bedroom  
57 sqm / 614 sqft  
#03-08



# DRAFT



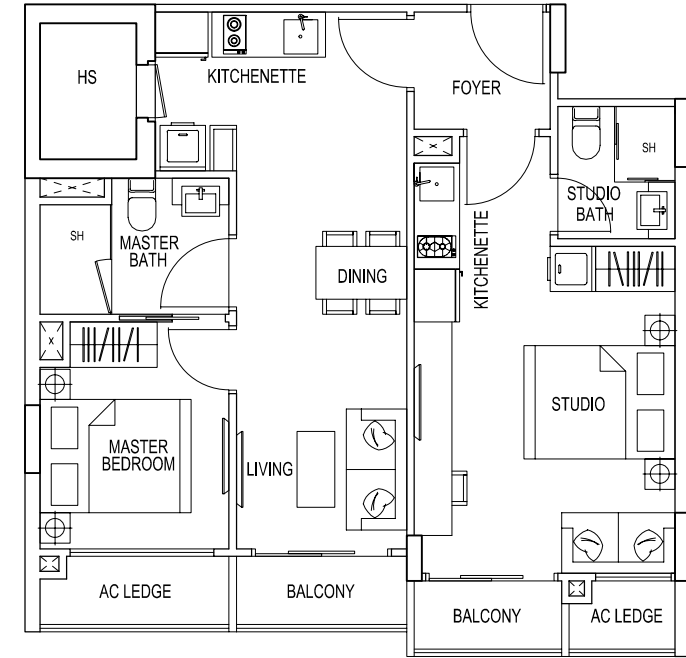
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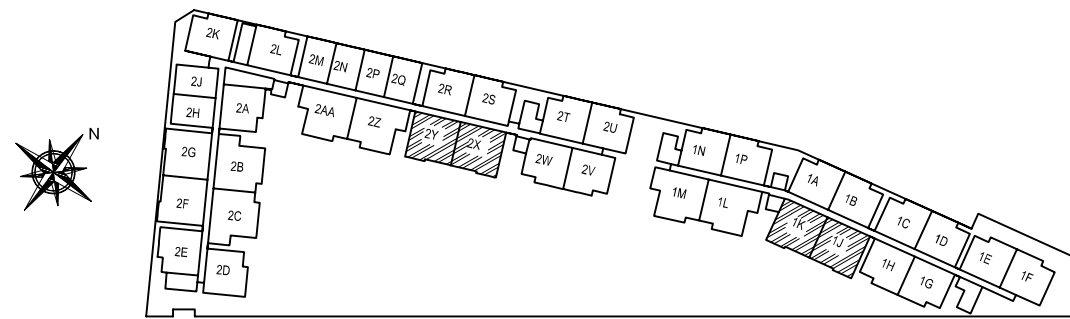
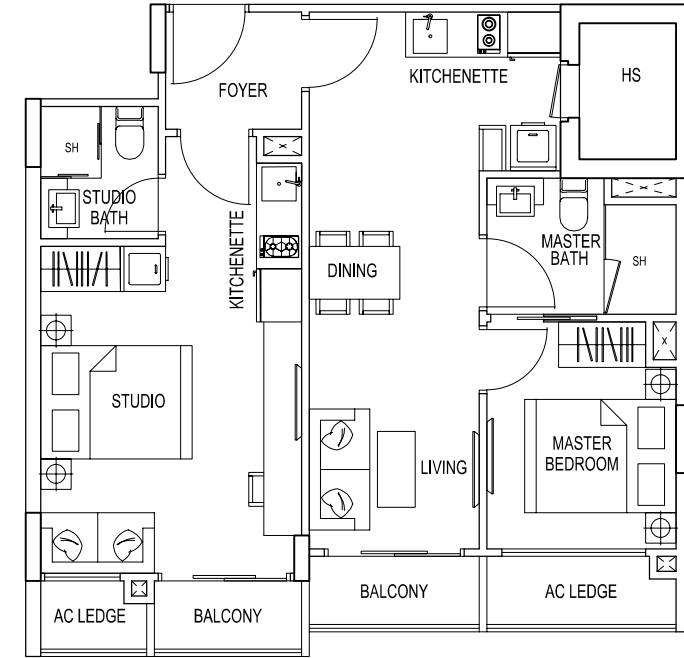
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**TYPE 1J / 2X**  
 2 Bedroom Dual Key  
 68 sqm / 732 sqft  
 #03-09  
 #03-36  
 #04-36

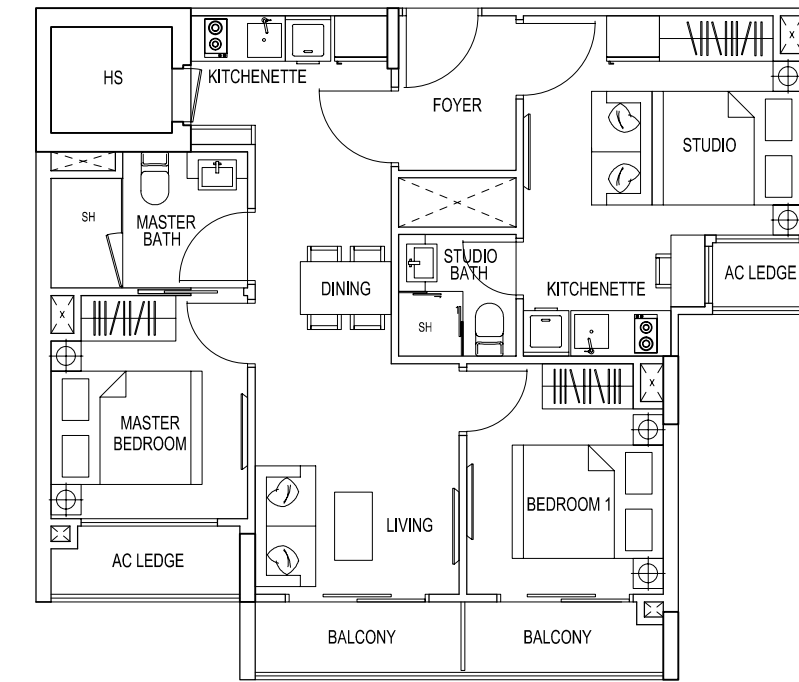


**TYPE 1K / 2Y**  
 2 Bedroom Dual Key  
 68 sqm / 732 sqft  
 #03-10  
 #03-37  
 #04-37



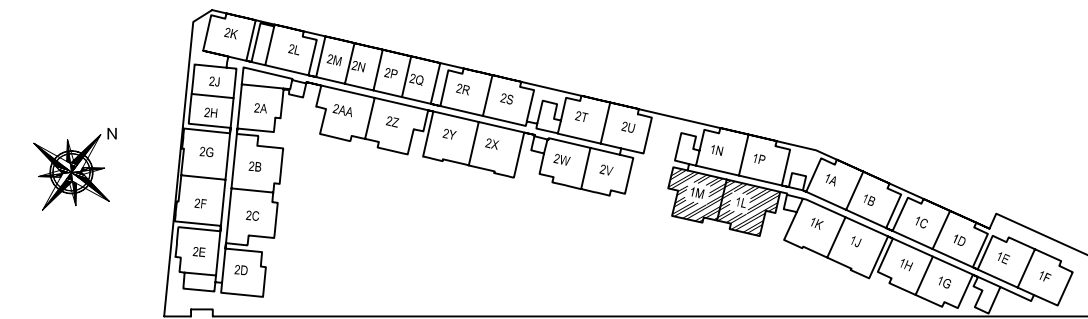
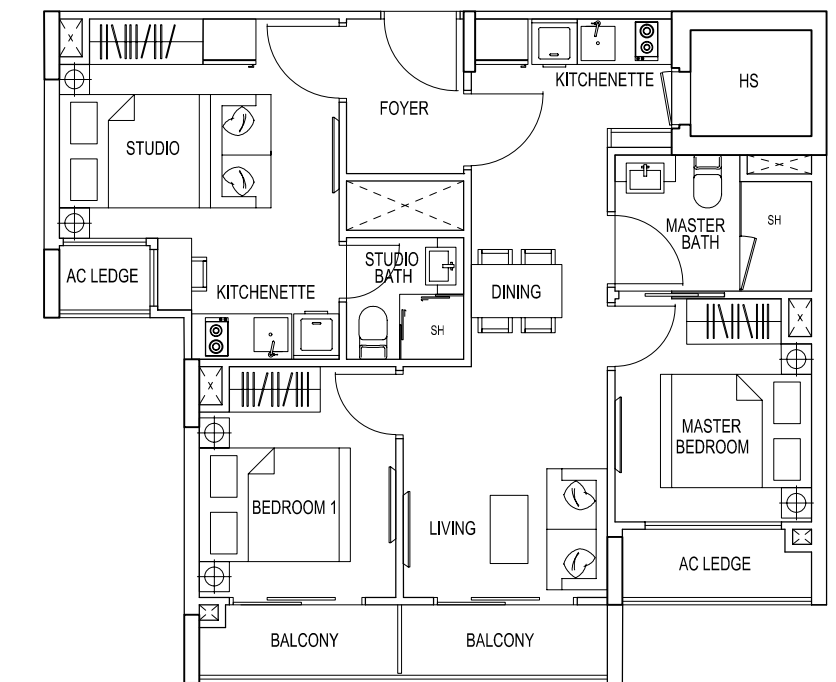
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**TYPE 1L**  
 3 Bedroom Dual Key  
 74 sqm / 797 sqft  
 #03-11



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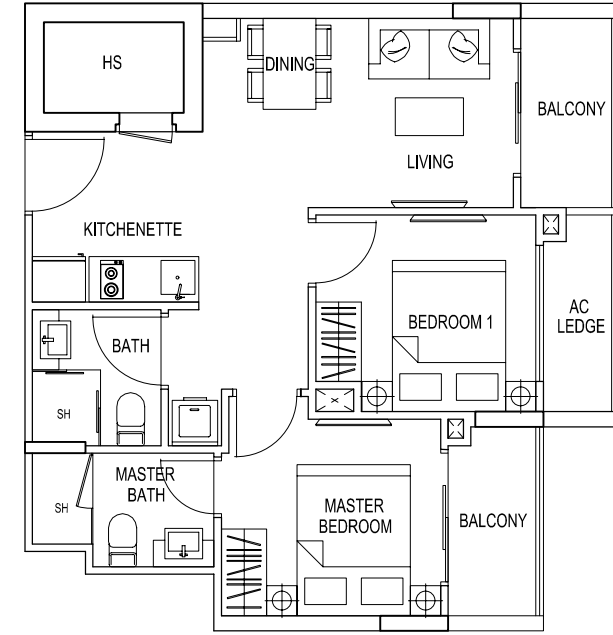
**TYPE 1M**  
 3 Bedroom Dual Key  
 74 sqm / 797 sqft  
 #03-12



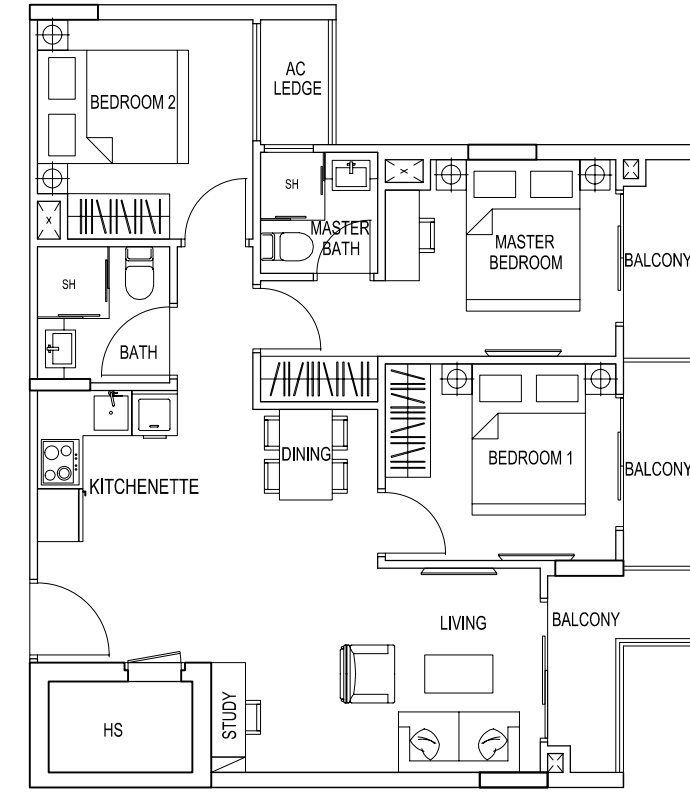
**DRAFT**



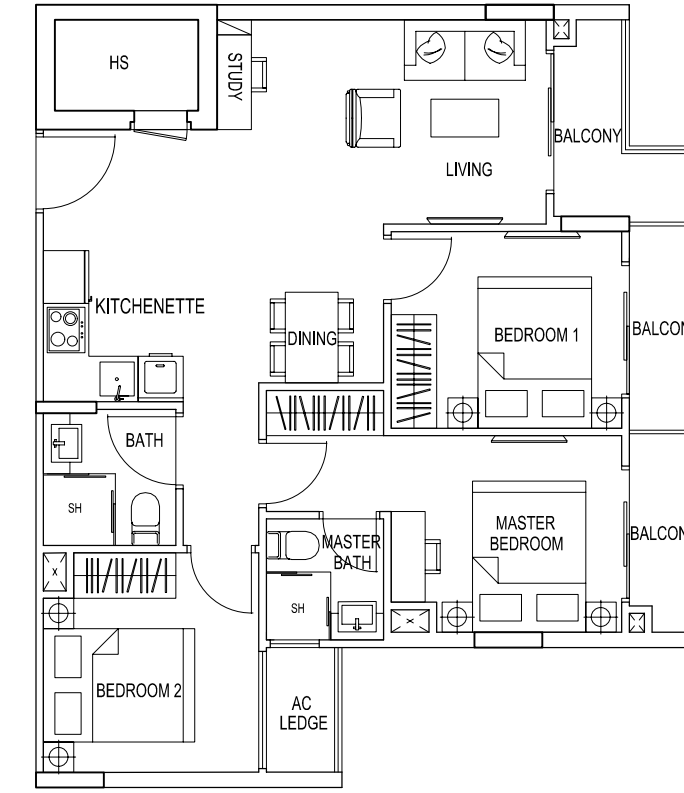
**TYPE 2A**  
2 Bedroom  
57 sqm / 614 sqft  
#03-15  
#04-15



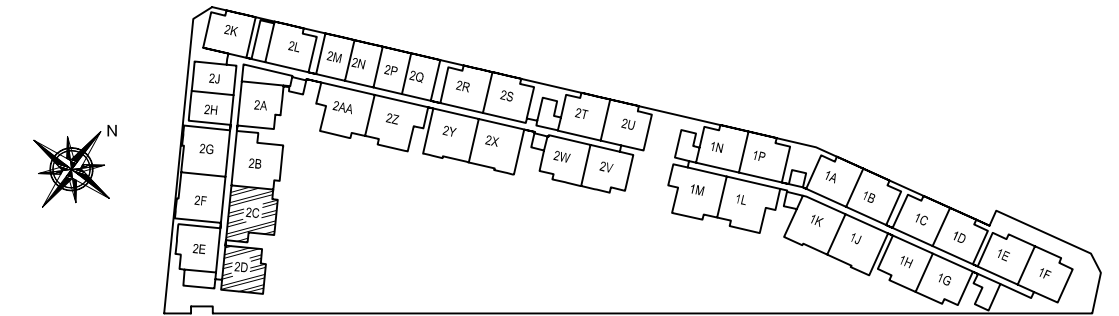
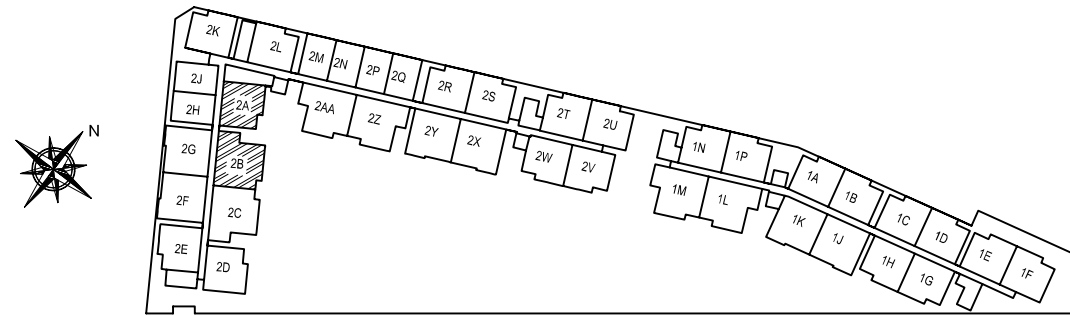
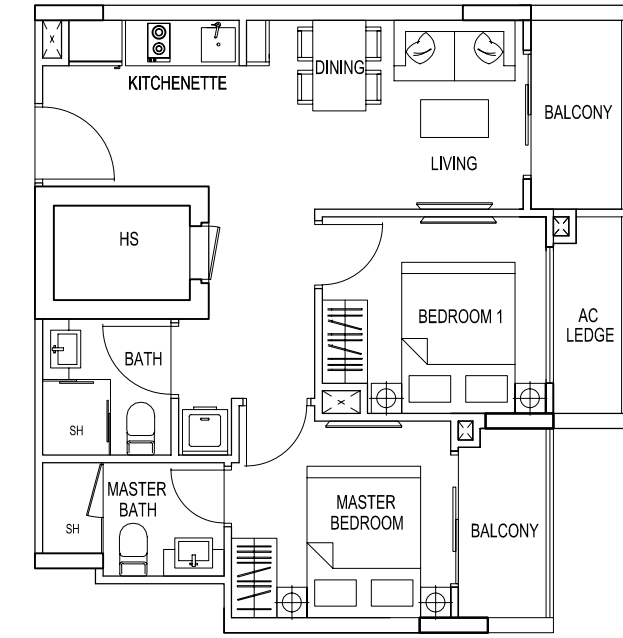
**TYPE 2B**  
3 Bedroom  
77 sqm / 829 sqft  
#03-16  
#04-16



**TYPE 2C**  
3 Bedroom  
77 sqm / 829 sqft  
#03-17  
#04-17

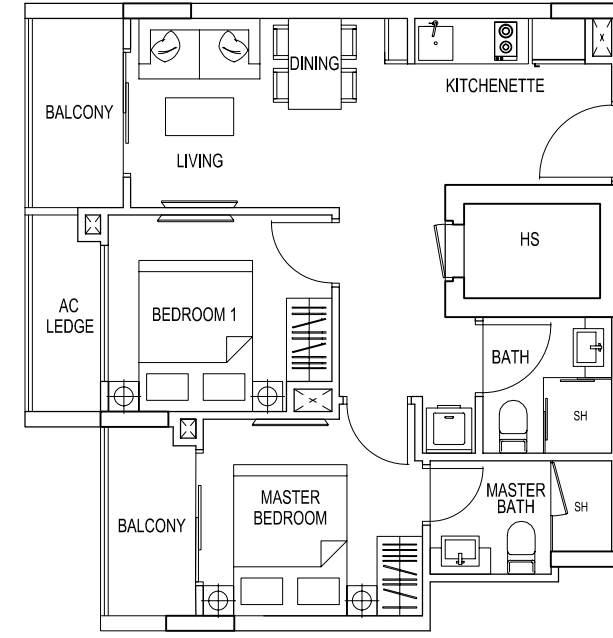


**TYPE 2D**  
2 Bedroom  
57 sqm / 614 sqft  
#03-18

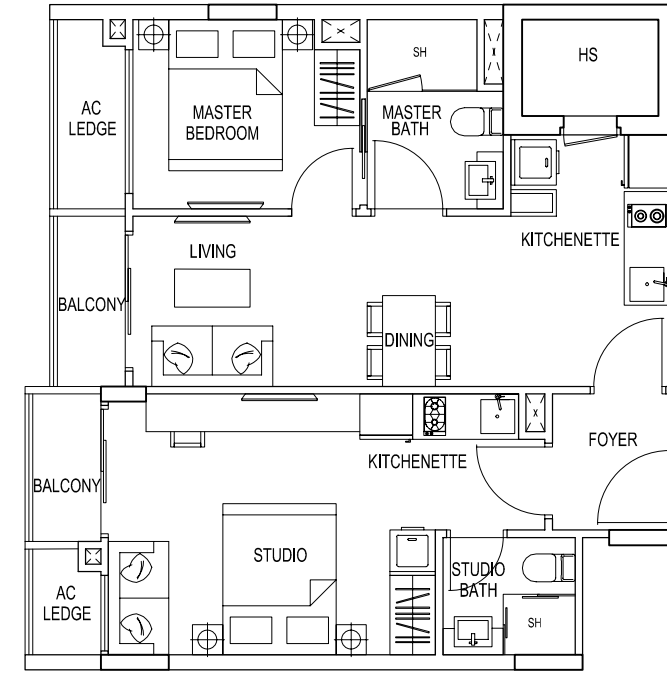




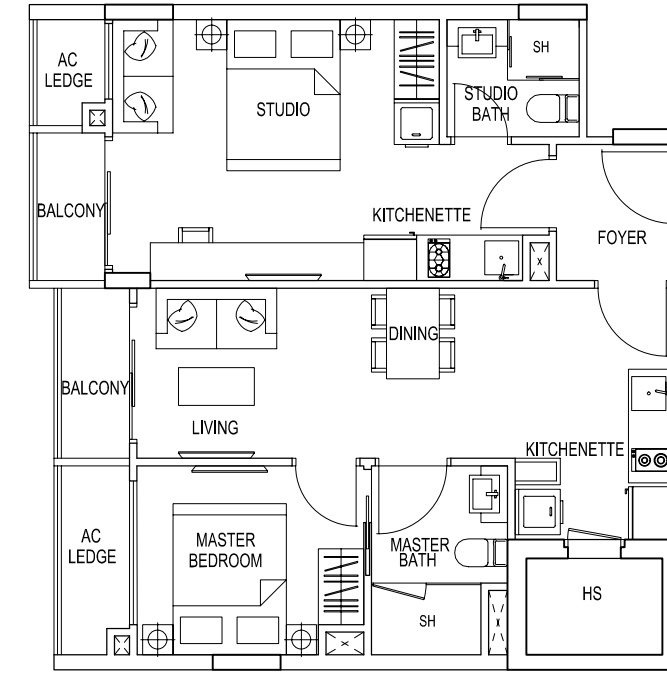
**TYPE 2E**  
 2 Bedroom  
 57 sqm / 614 sqft  
 #03-19  
 #04-19



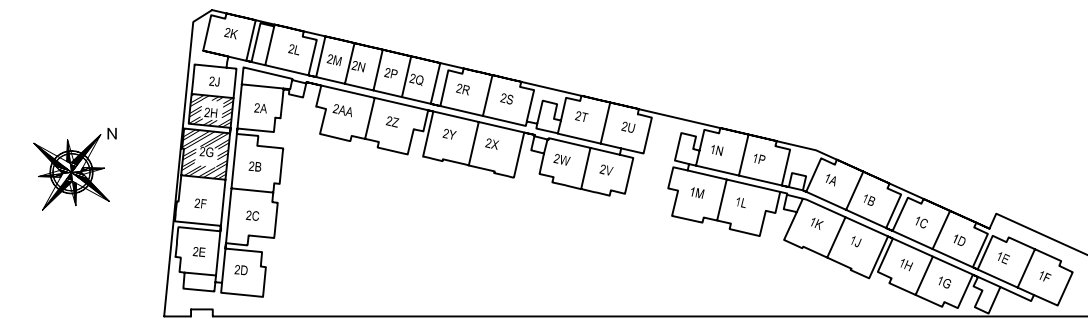
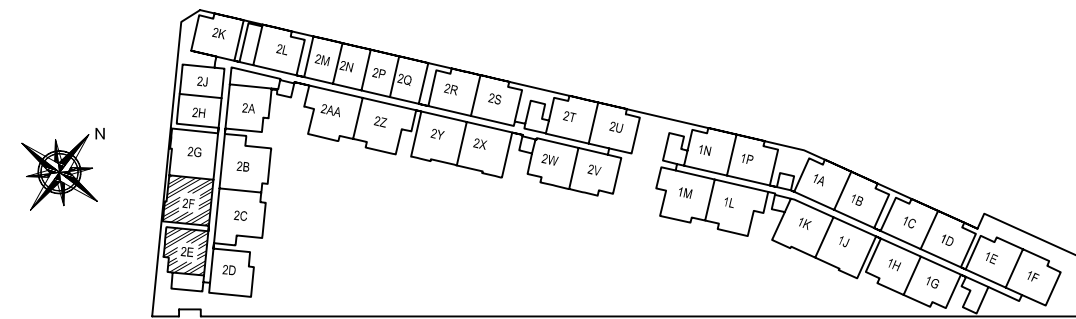
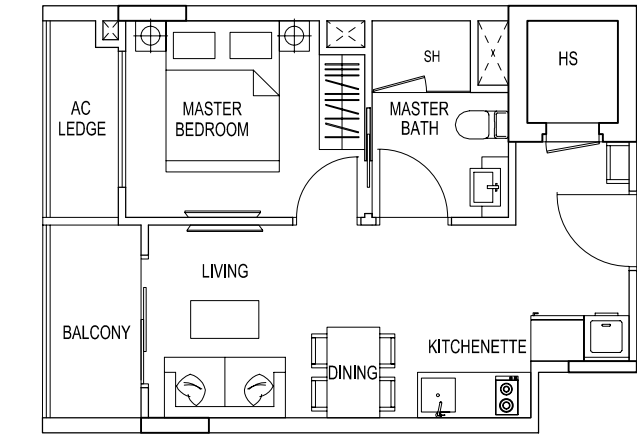
**TYPE 2F**  
 2 Bedroom Dual Key  
 68 sqm / 732 sqft  
 #03-20  
 #04-20



**TYPE 2G**  
 2 Bedroom Dual Key  
 68 sqm / 732 sqft  
 #03-21  
 #04-21



**TYPE 2H**  
 1 Bedroom  
 40 sqm / 431 sqft  
 #03-22  
 #04-22



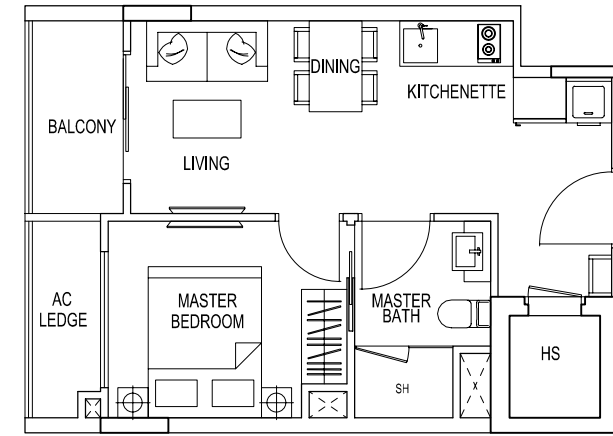
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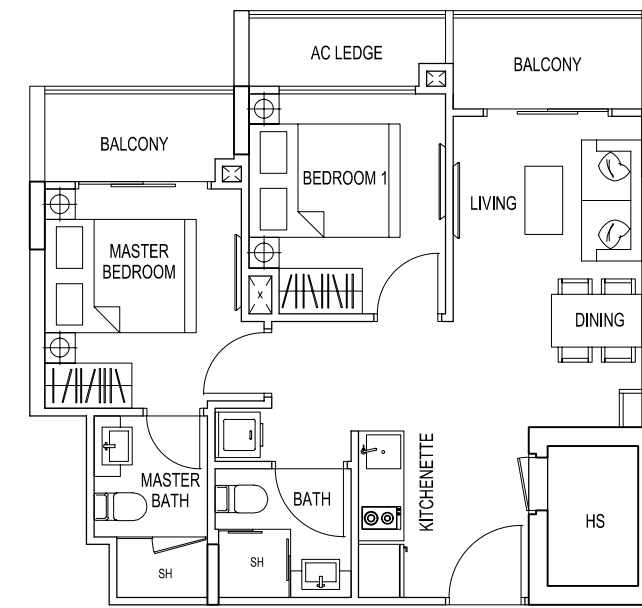
### TYPE 2J

1 Bedroom  
40 sqm / 431 sqft  
#03-23  
#04-23



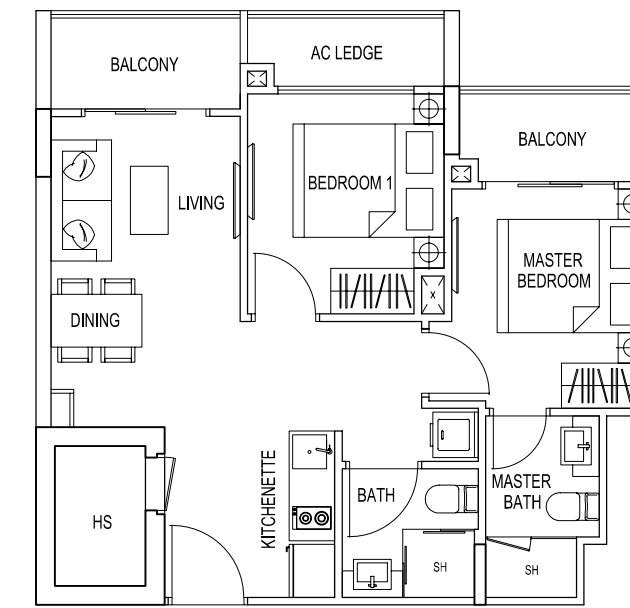
### TYPE 2K

2 Bedroom  
57 sqm / 614 sqft  
#03-24  
#04-24



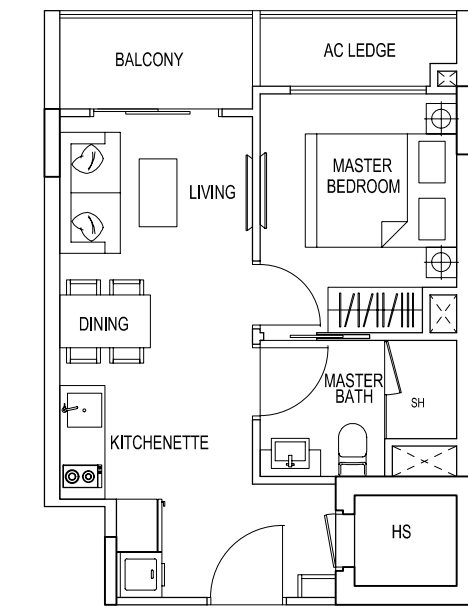
### TYPE 2L

2 Bedroom  
57 sqm / 614 sqft  
#03-25  
#04-25

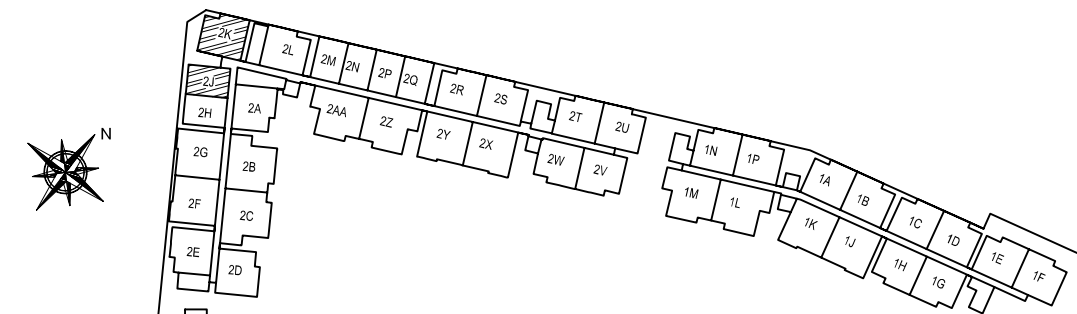


### TYPE 2M / 2P

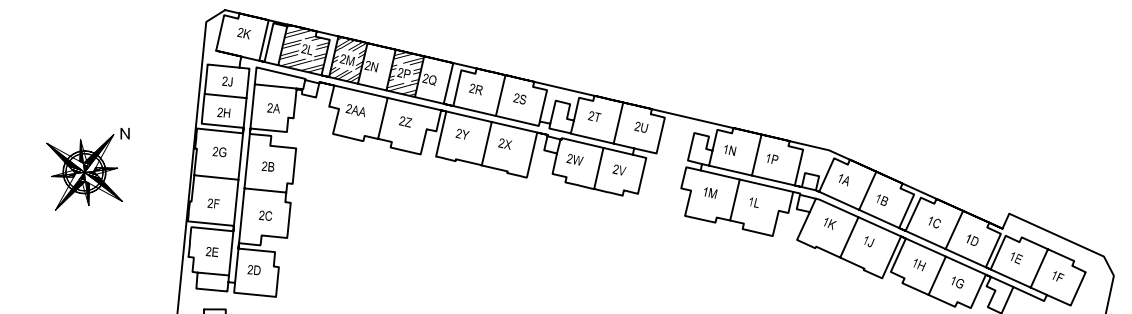
1 Bedroom  
40 sqm / 431 sqft  
#03-26 #04-26  
#03-28 #04-28



# DRAFT



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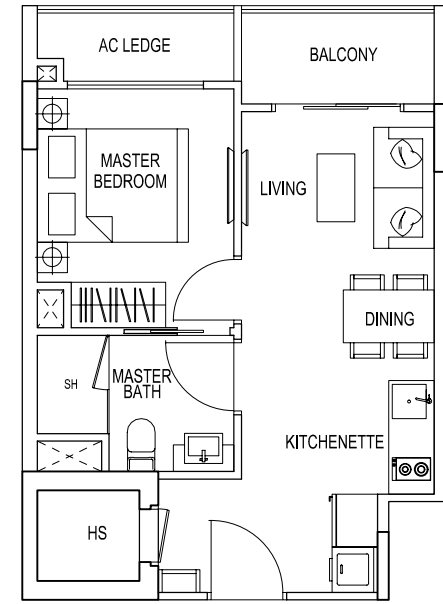


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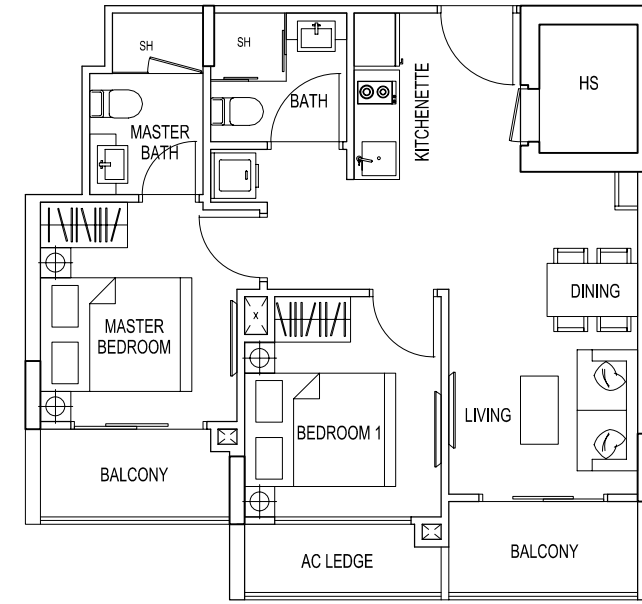
TYPE 2N / 2Q

1 Bedroom  
40 sqm / 431 sqft  
#03-27 #04-27  
#03-29 #04-29



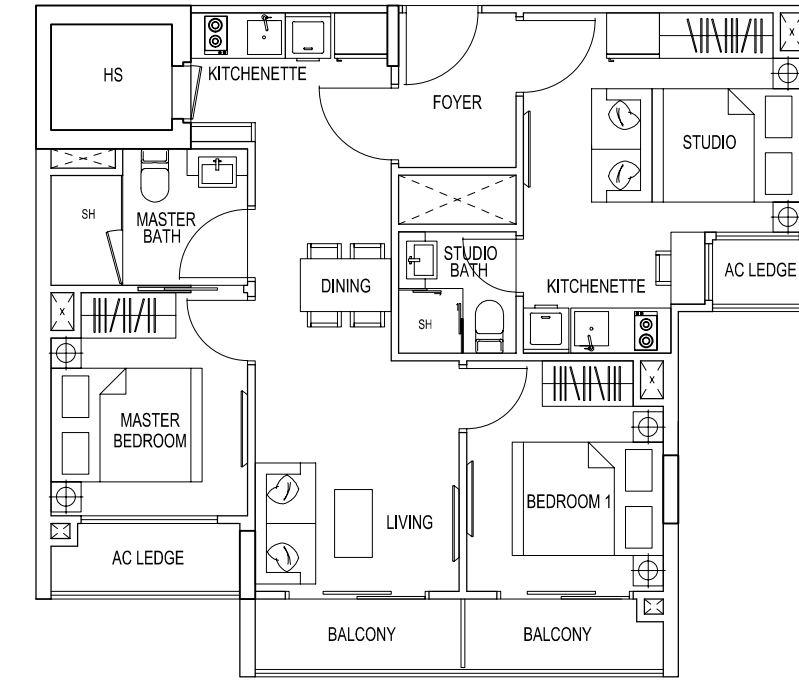
TYPE 2W

2 Bedroom  
57 sqm / 614 sqft  
#03-35  
#04-35



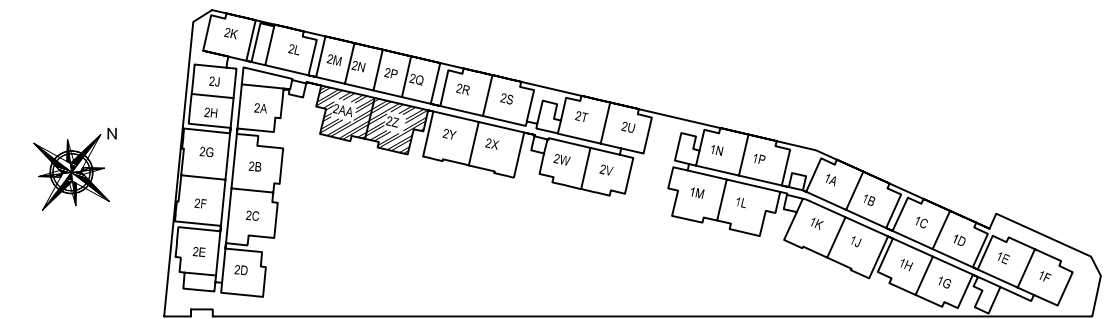
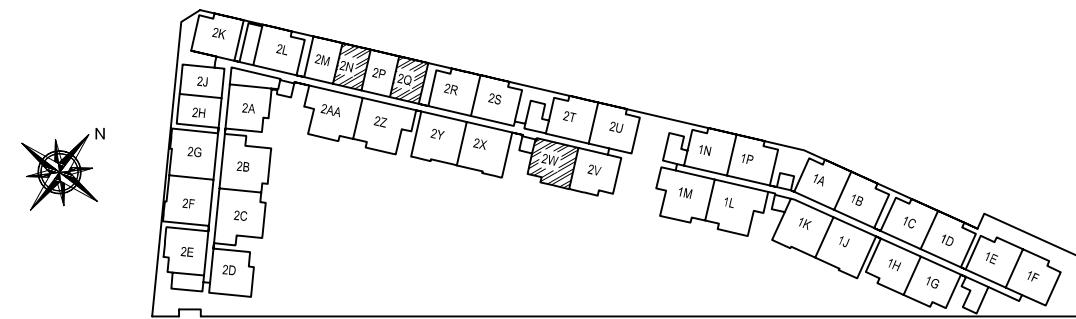
TYPE 2Z

3 Bedroom Dual Key  
74 sqm / 797 sqft  
#03-38  
#04-38



TYPE 2AA

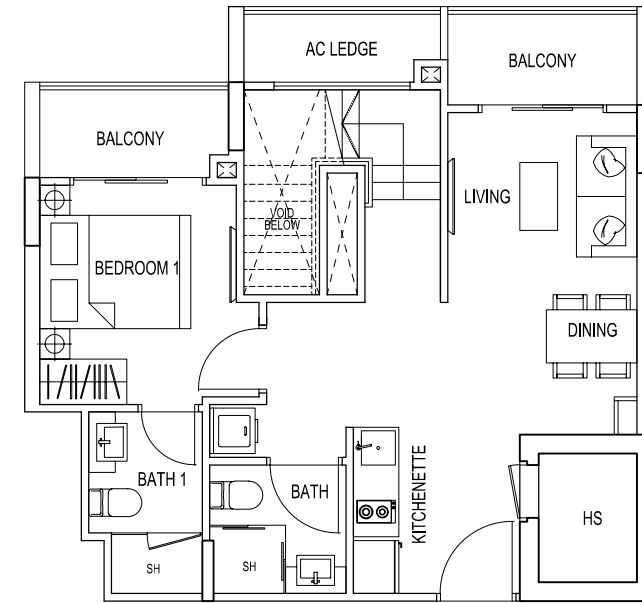
3 Bedroom Dual Key  
74 sqm / 797 sqft  
#03-39  
#04-39



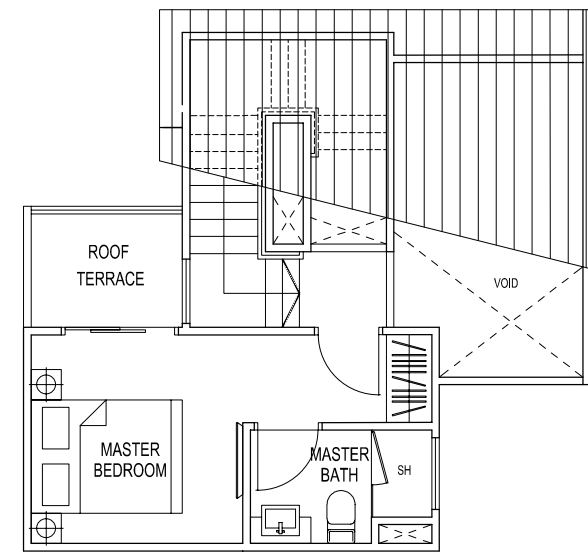


TYPE 1A1 / 1E1 / 1N1 / 2R1 / 2T1

2 Bedroom Penthouse  
84 sqm / 904 sqft  
#04-01  
#04-05  
#04-13  
#05-30  
#05-32



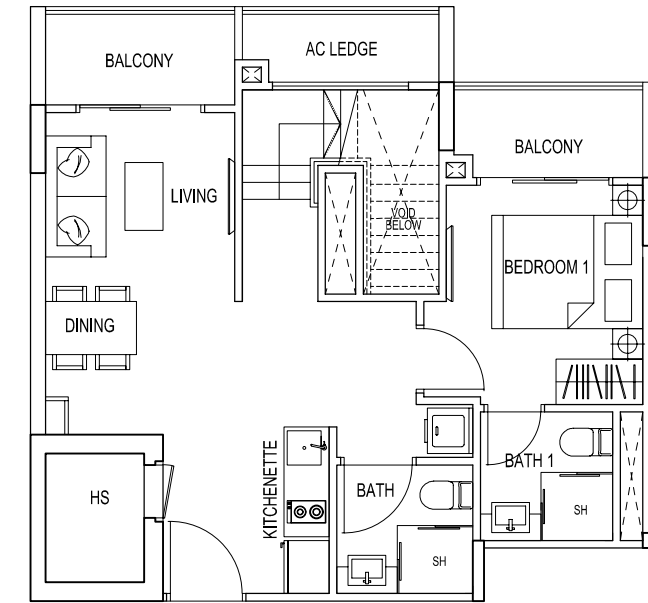
LOWER FLOOR



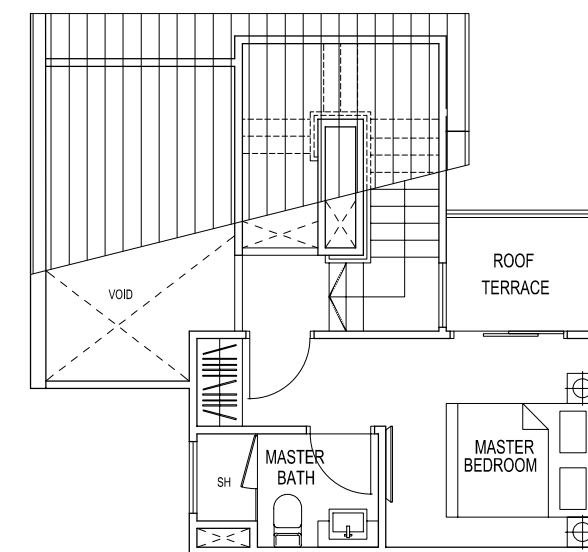
UPPER FLOOR

TYPE 1B1

2 Bedroom Penthouse  
84 sqm / 904 sqft  
#04-02



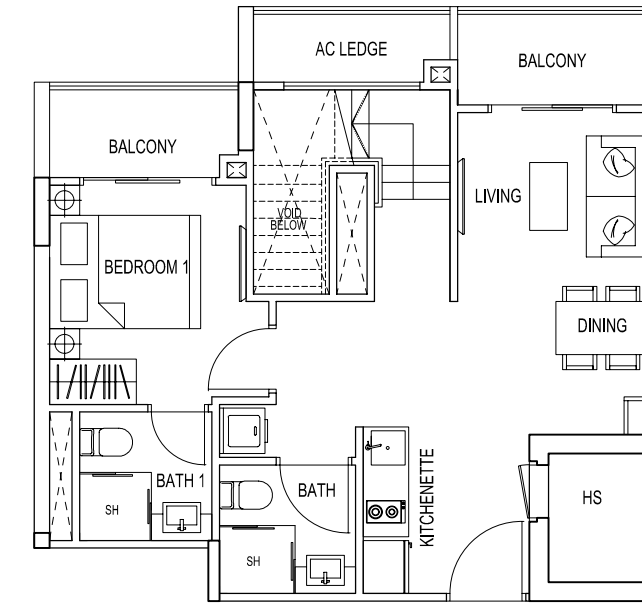
LOWER FLOOR



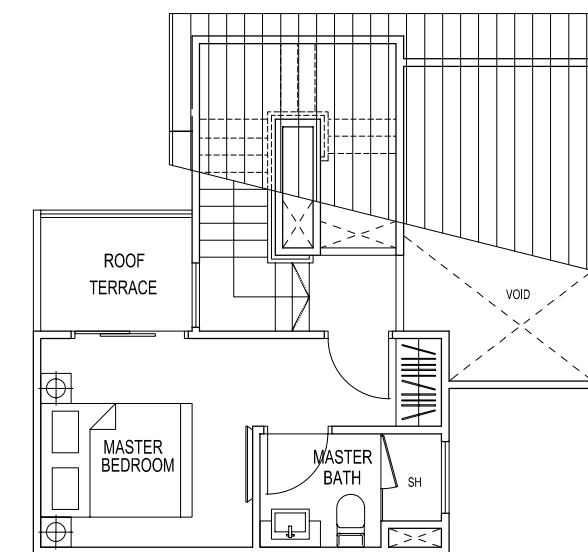
UPPER FLOOR

TYPE 1C1

2 Bedroom Penthouse  
84 sqm / 904 sqft  
#04-03



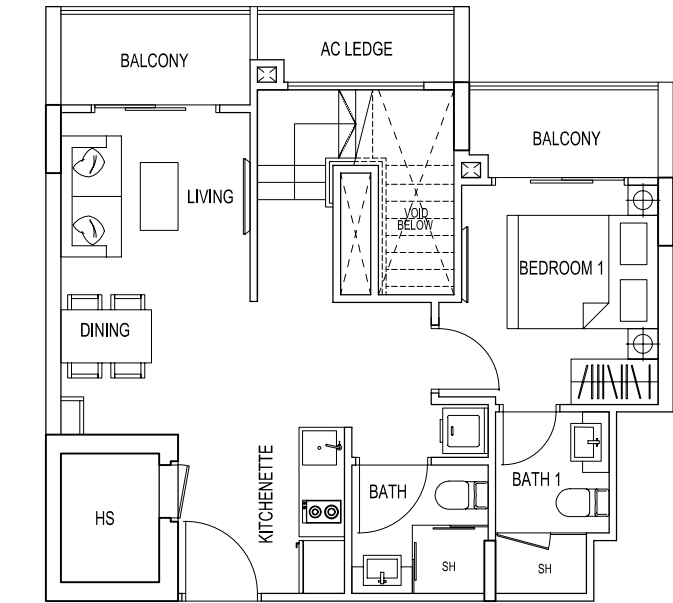
LOWER FLOOR



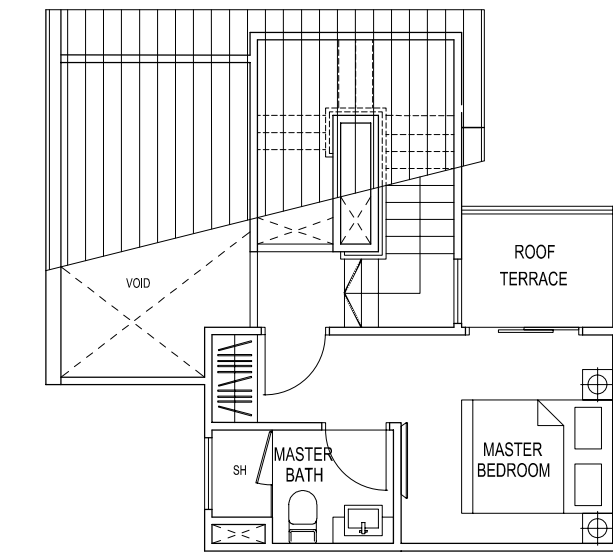
UPPER FLOOR

TYPE 1D1 / 1F1 / 1P1 / 2S1 / 2U1

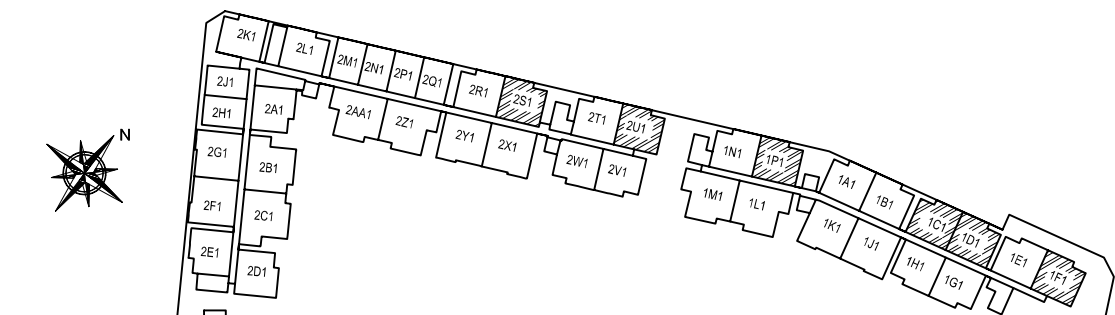
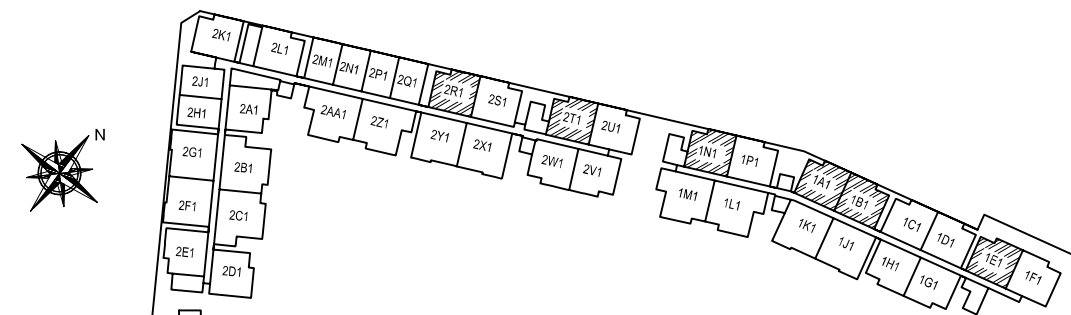
2 Bedroom Penthouse  
84 sqm / 904 sqft  
#04-04  
#04-06  
#04-14  
#05-31  
#05-33



LOWER FLOOR

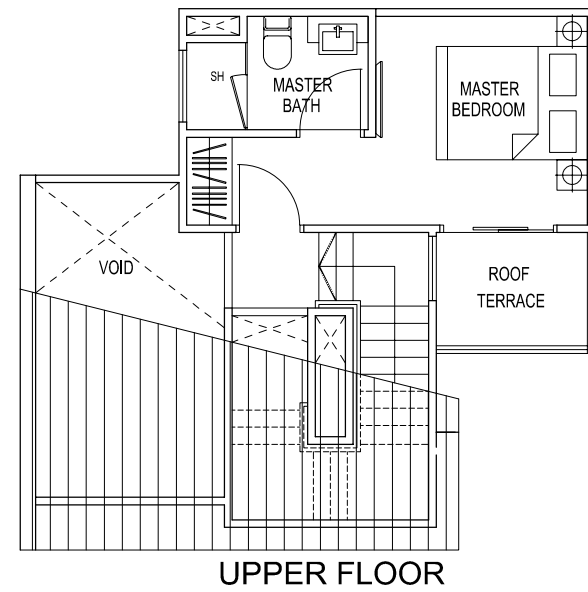
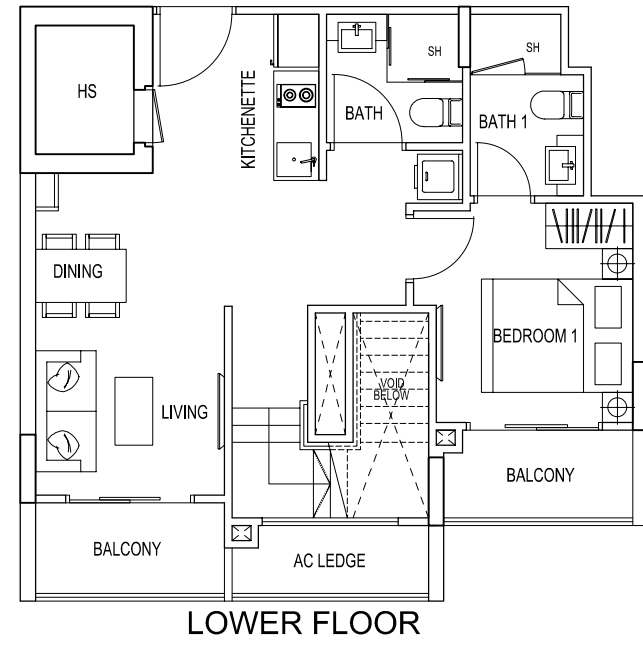


UPPER FLOOR

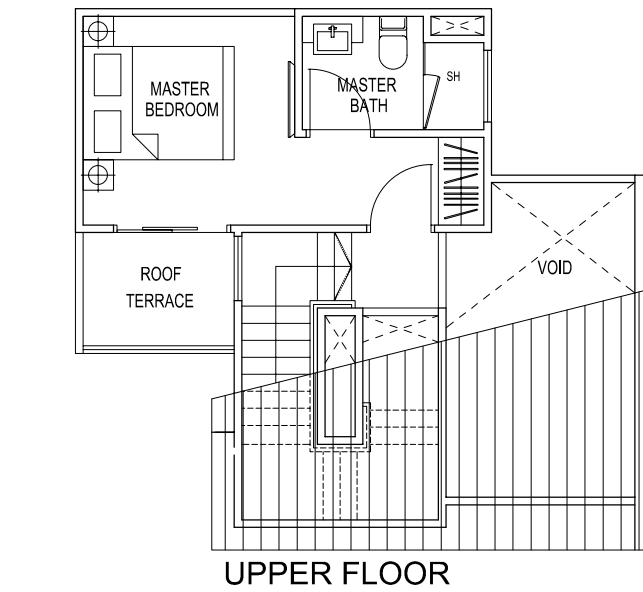
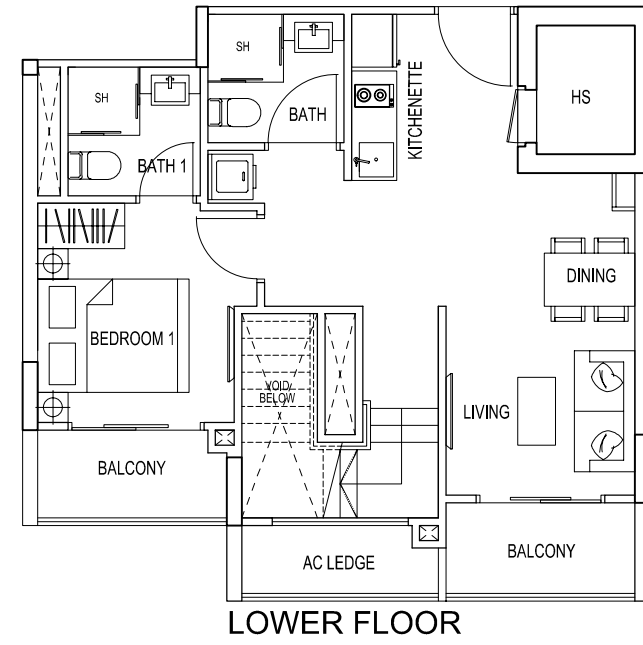




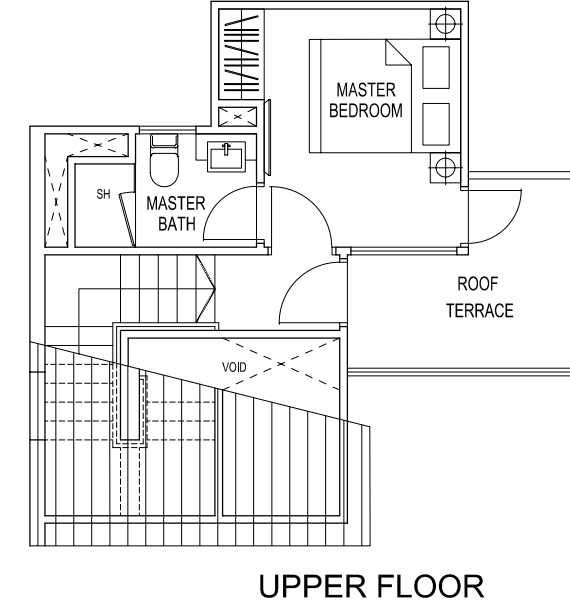
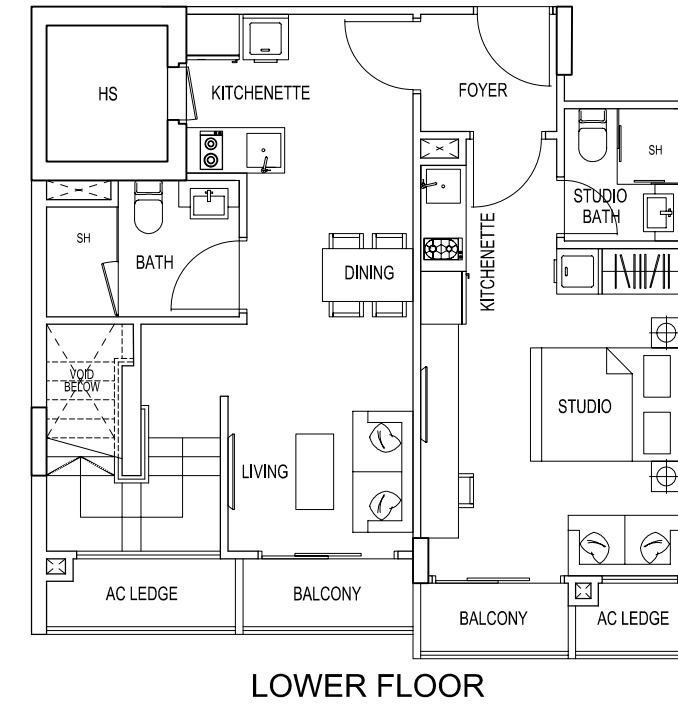
TYPE 1G1 / 2V1  
2 Bedroom Penthouse  
84 sqm / 904 sqft  
#04-07  
#05-34



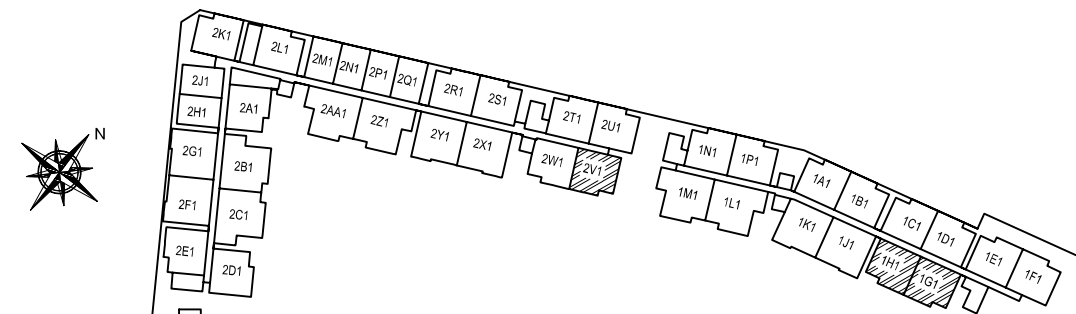
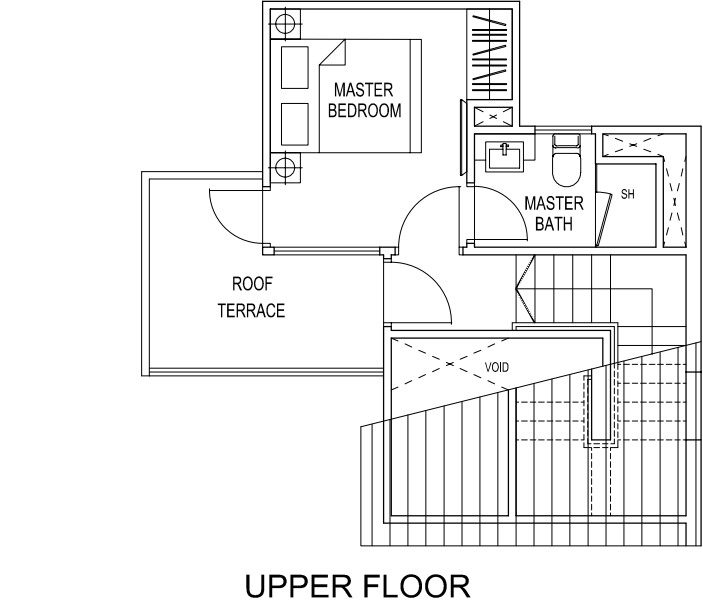
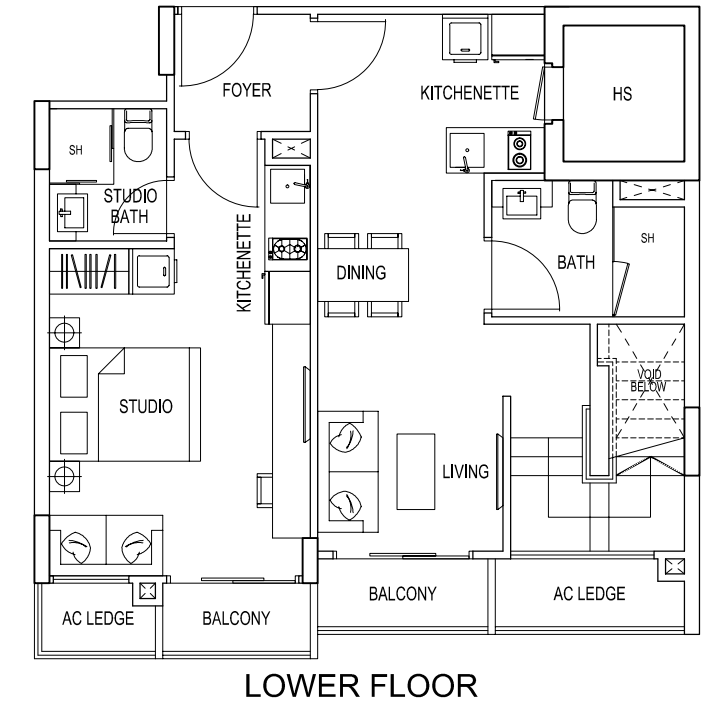
TYPE 1H1  
2 Bedroom Penthouse  
84 sqm / 904 sqft  
#04-08



TYPE 1J1 / 2X1  
2 Bedroom Dual Key Penthouse  
96 sqm / 1033 sqft  
#04-09  
#05-36

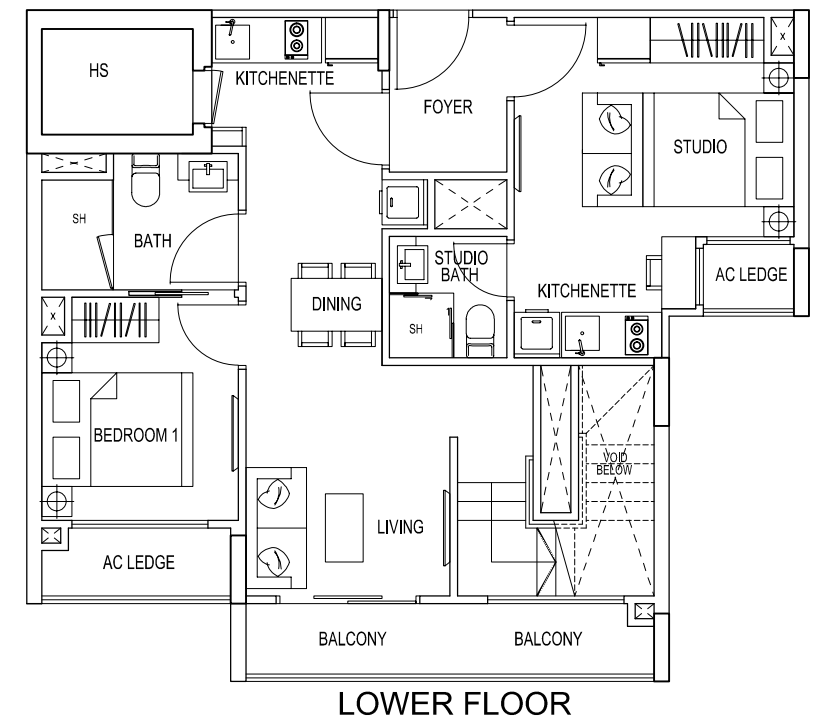


TYPE 1K1 / 2Y1  
2 Bedroom Dual Key Penthouse  
96 sqm / 1033 sqft  
#04-10  
#05-37

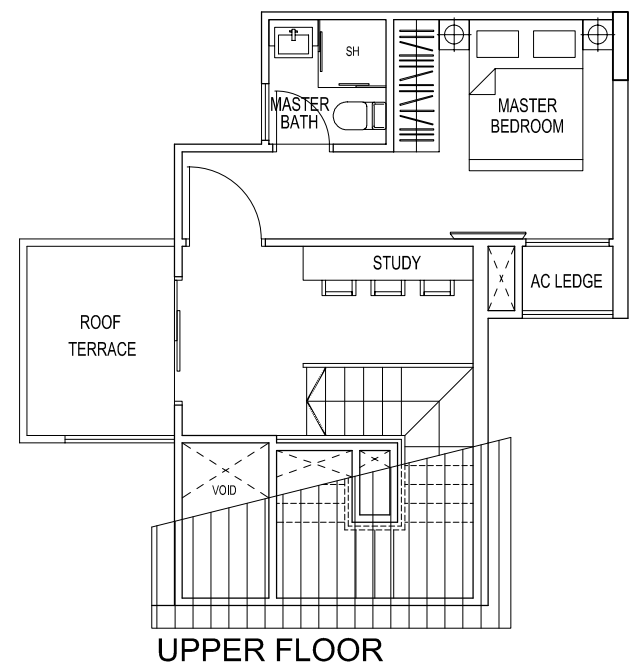




TYPE 1L1  
3 Bedroom Dual Key Penthouse  
111 sqm / 1195 sqft  
#04-11

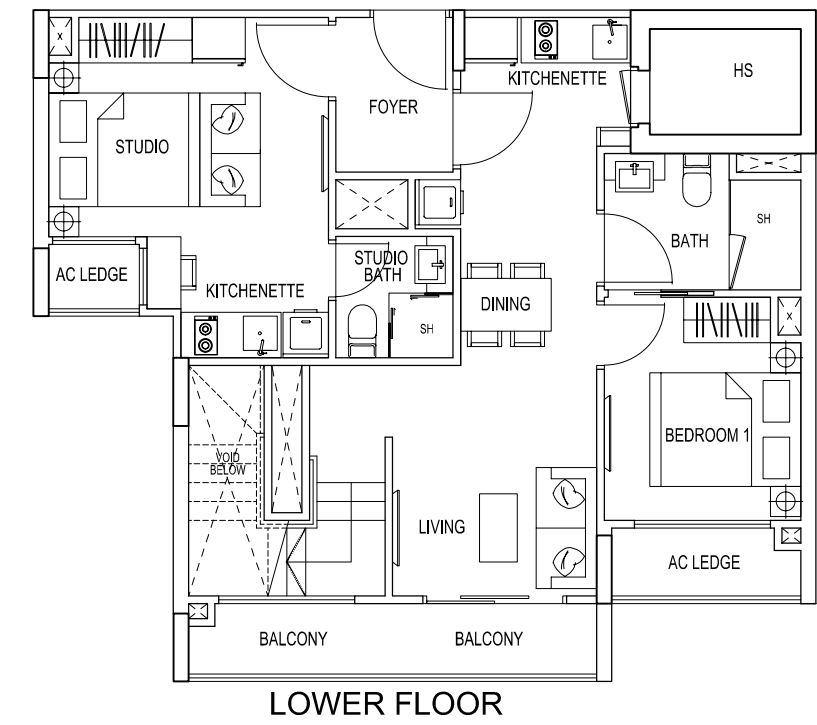


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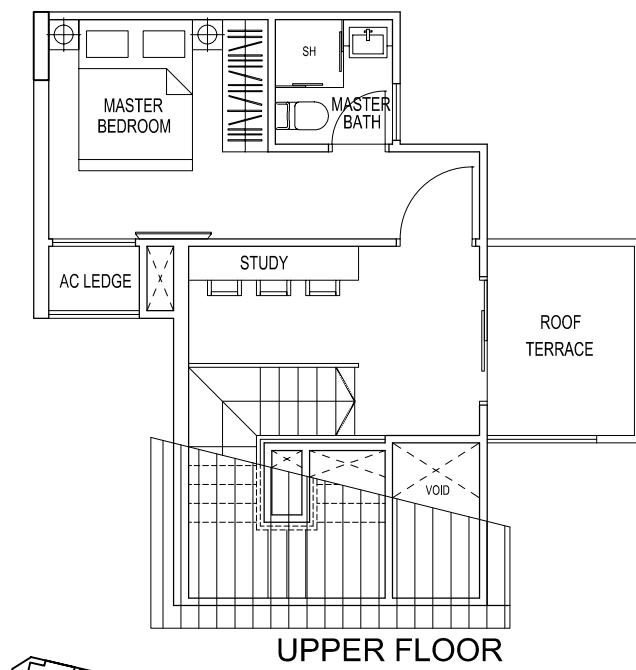


UPPER FLOOR

TYPE 1M1  
3 Bedroom Dual Key Penthouse  
111 sqm / 1195 sqft  
#04-12

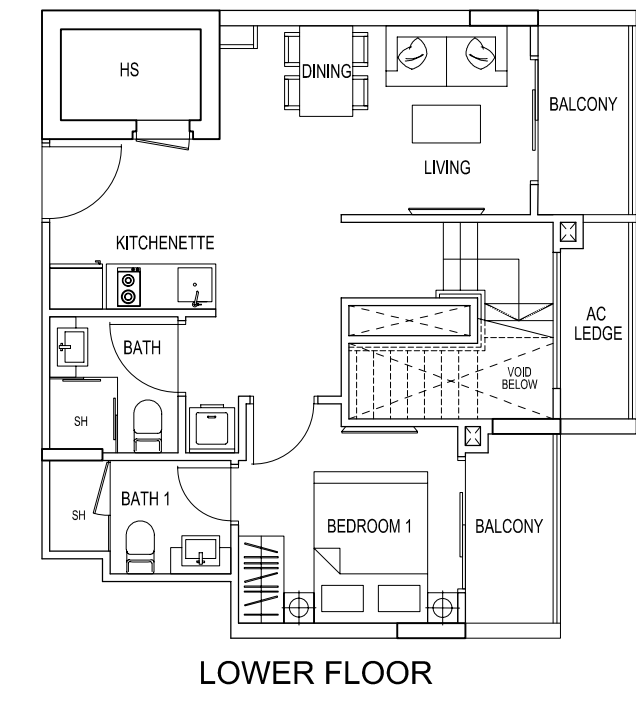


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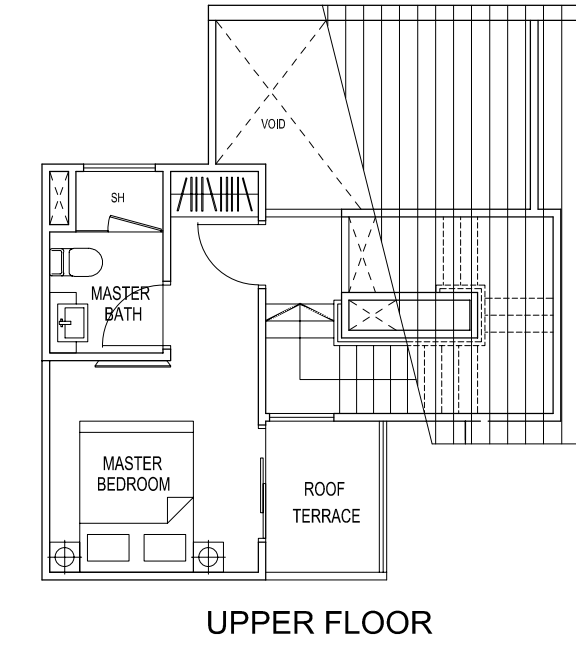


UPPER FLOOR

TYPE 2A1  
2 Bedroom Penthouse  
84 sqm / 904 sqft  
#05-15

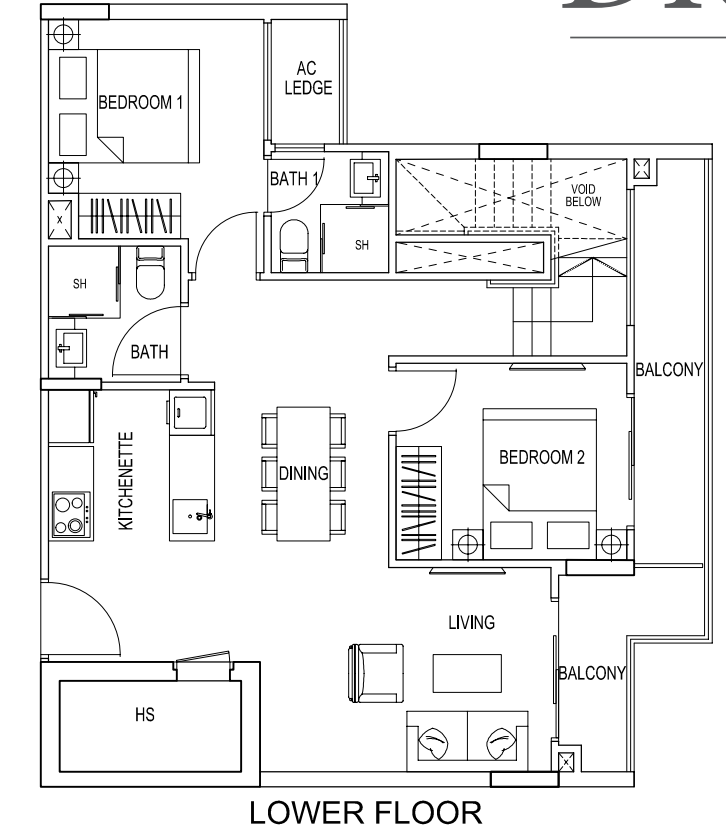


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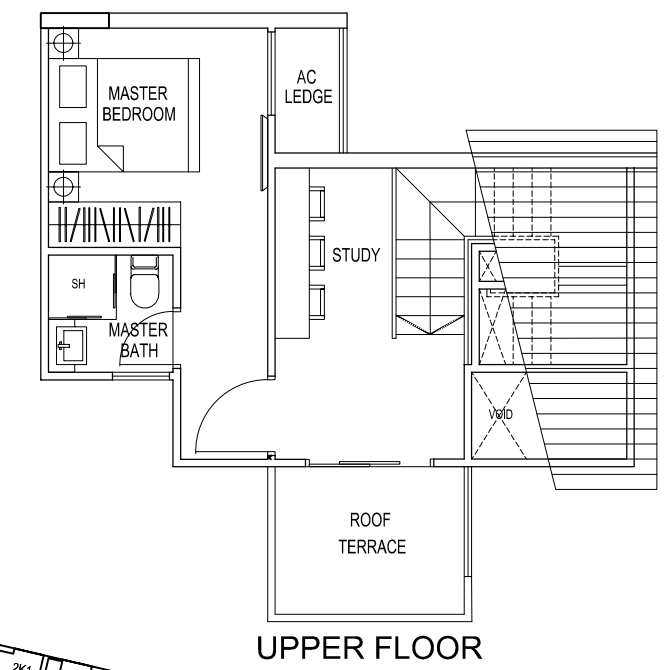


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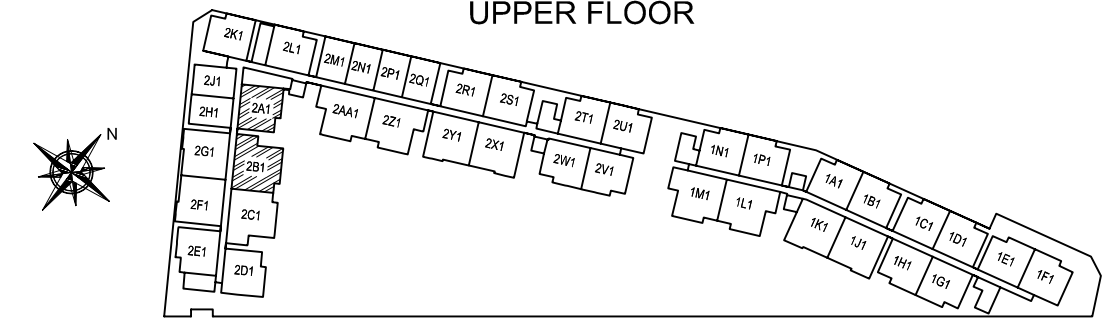
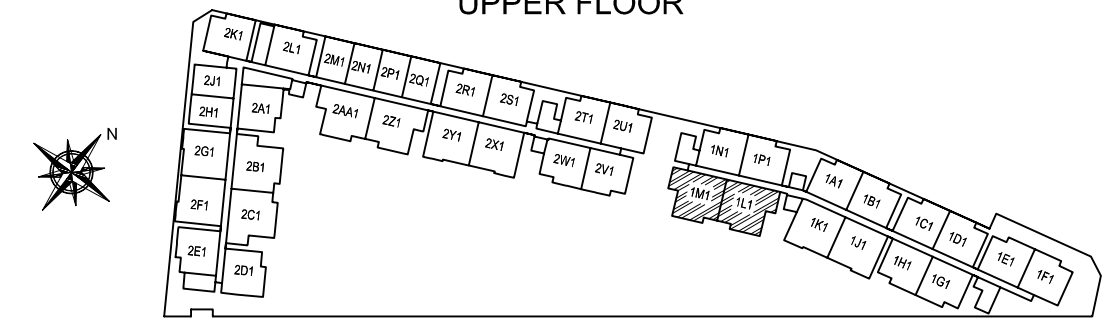
TYPE 2B1  
3 Bedroom Penthouse  
113 sqm / 1216 sqft  
#05-16



LOWER FLOOR

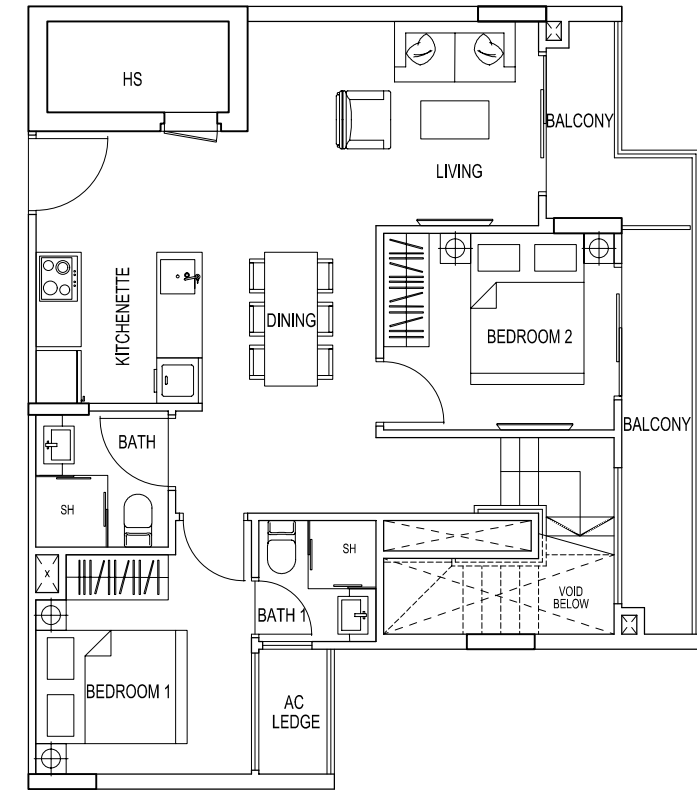


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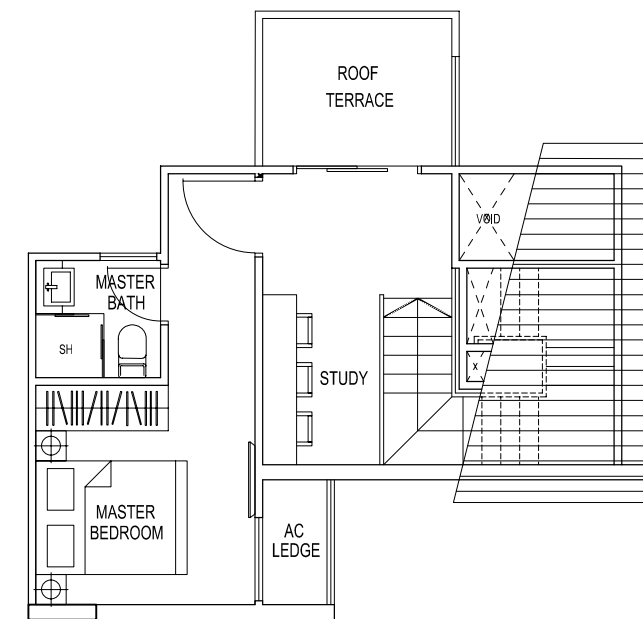




**TYPE 2C1**  
3 Bedroom Penthouse  
113 sqm / 1216 sqft  
#05-17

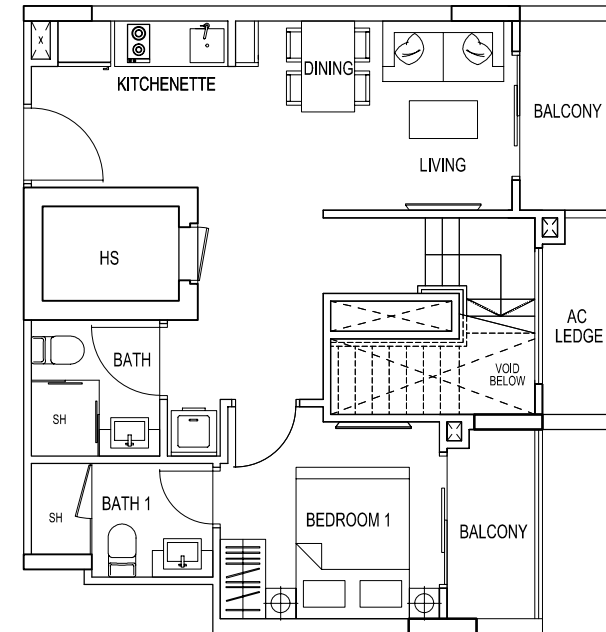


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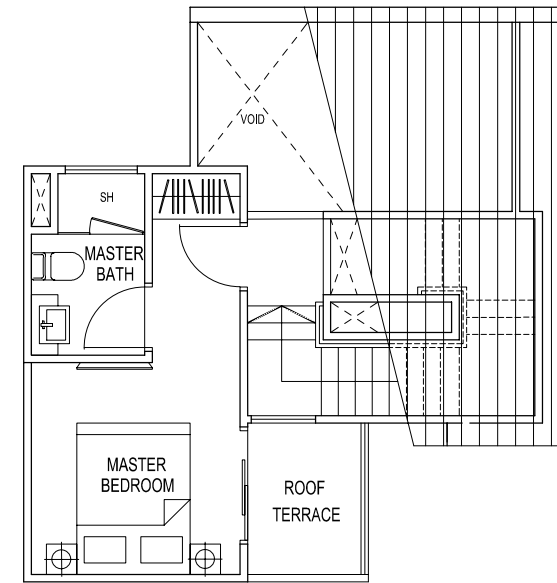


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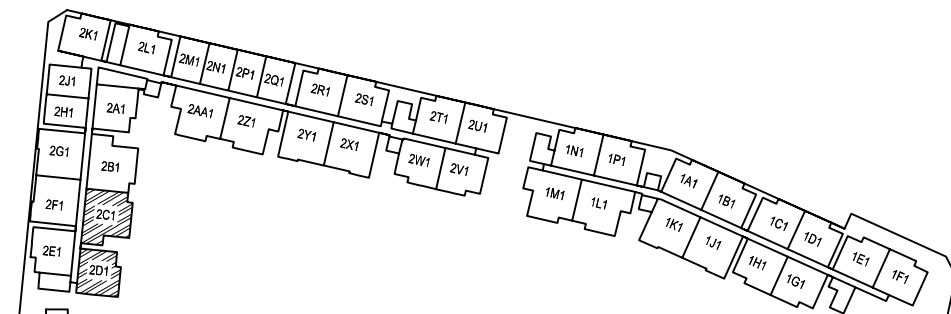
**TYPE 2D1**  
2 Bedroom Penthouse  
84 sqm / 904 sqft  
#04-18



LOWER FLOOR

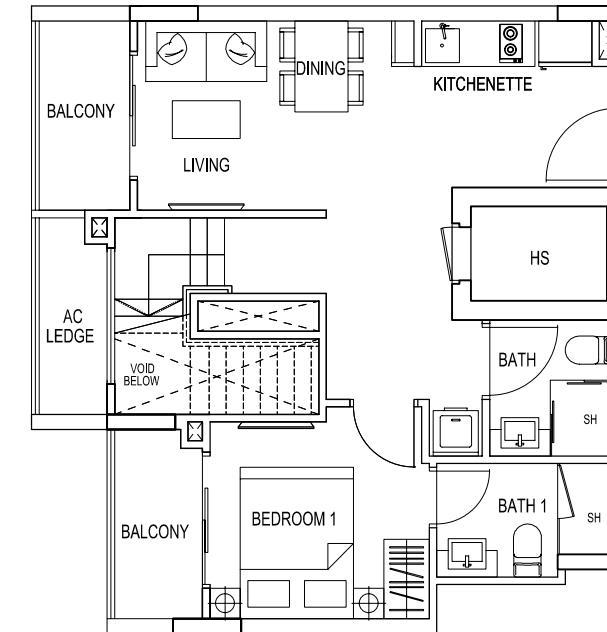


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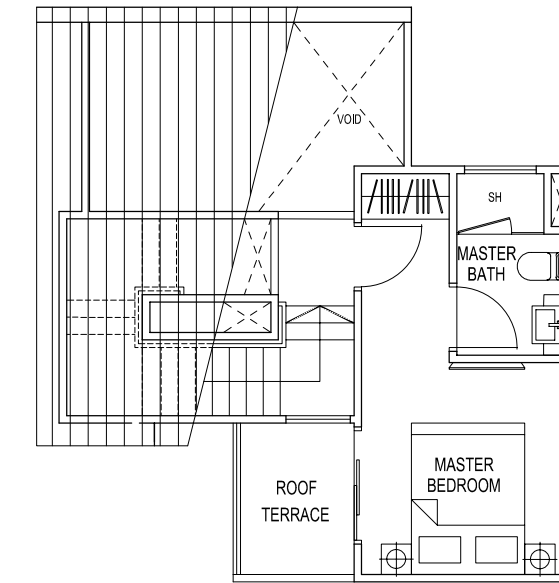


**DRAFT**

**TYPE 2E1**  
2 Bedroom Penthouse  
84 sqm / 904 sqft  
#05-19

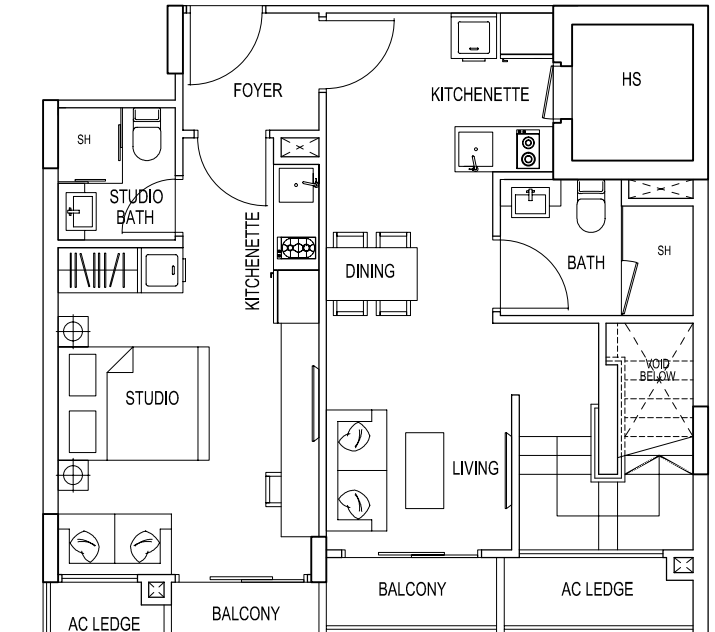


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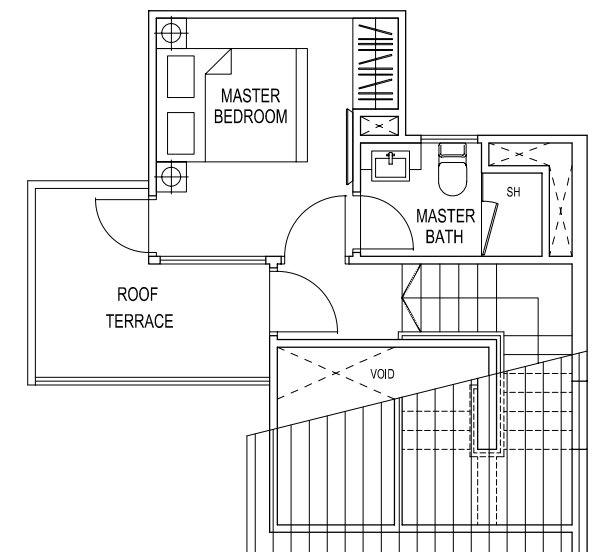


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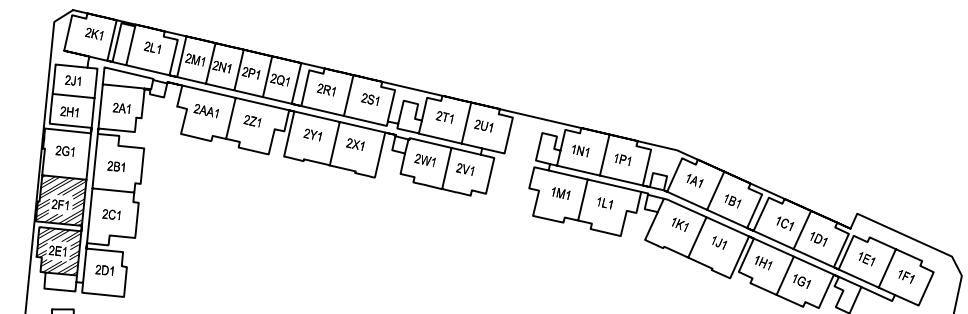
**TYPE 2F1**  
2 Bedroom Dual Key Penthouse  
96 sqm / 1033 sqft  
#05-20



LOWER FLOOR



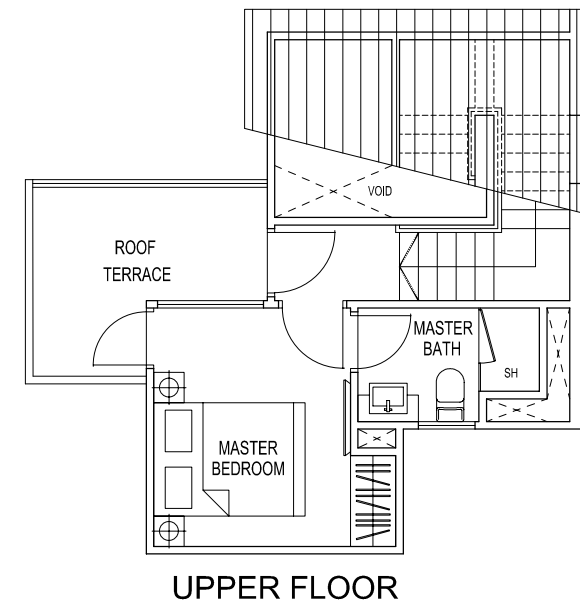
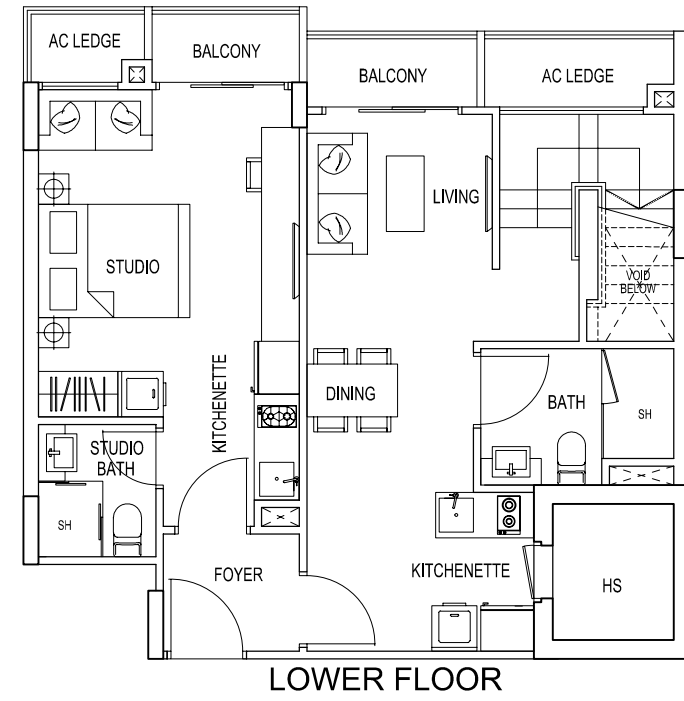
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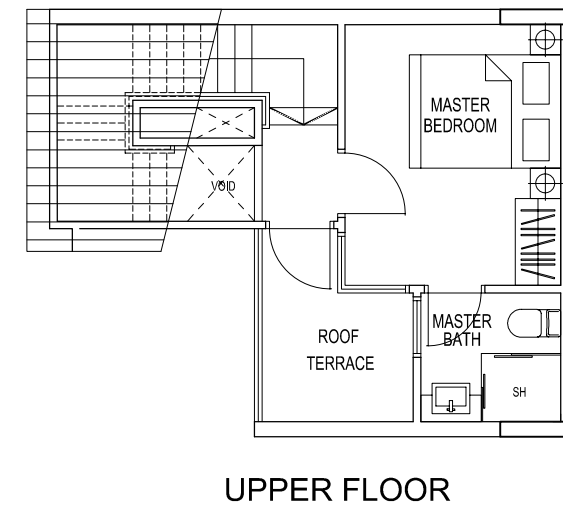
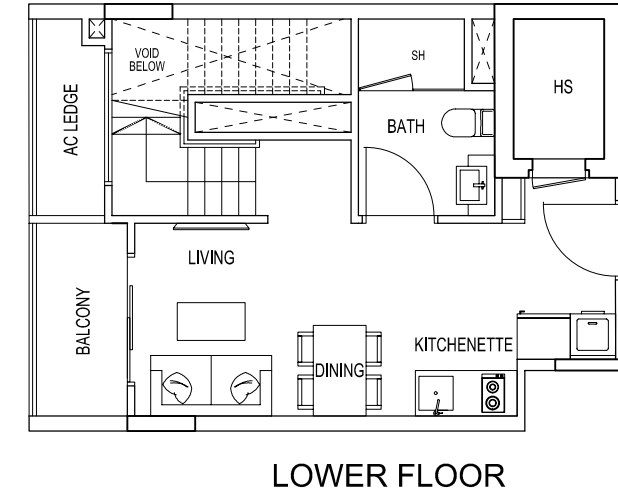
**TYPE 2G1**

2 Bedroom Dual Key Penthouse  
96 sqm / 1033 sqft  
#05-21



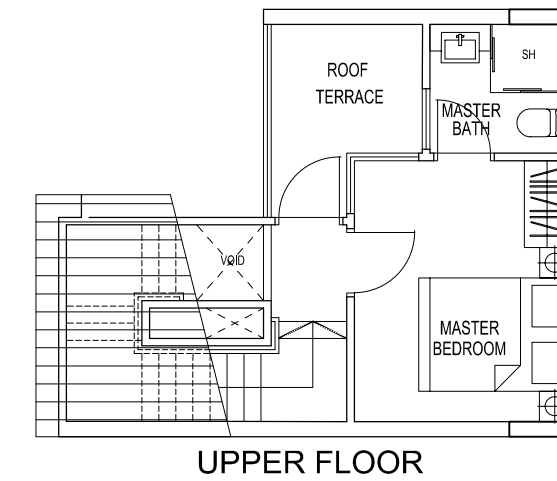
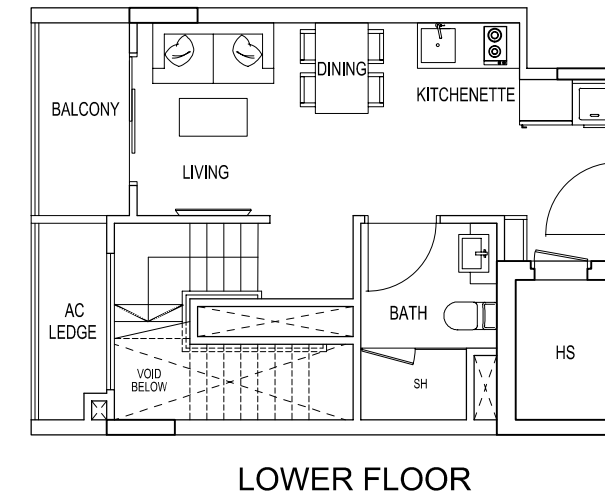
**TYPE 2H1**

1 Bedroom Penthouse  
66 sqm / 710 sqft  
#05-22



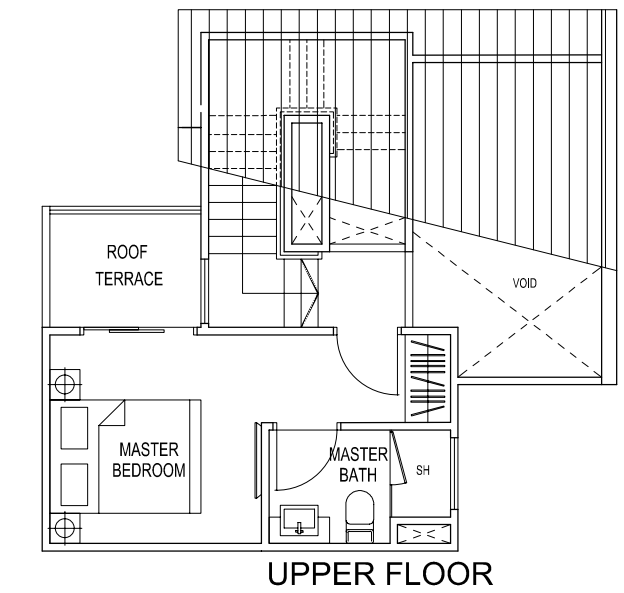
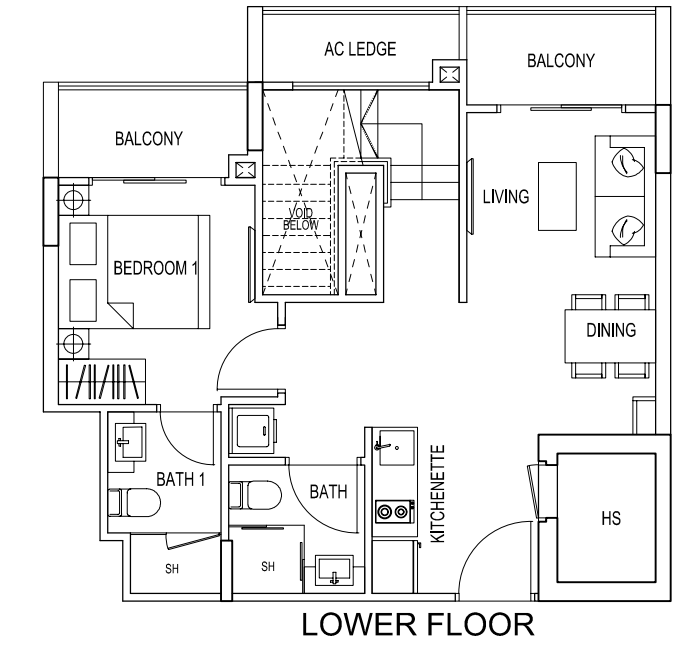
**TYPE 2J1**

1 Bedroom Penthouse  
66 sqm / 710 sqft  
#05-23

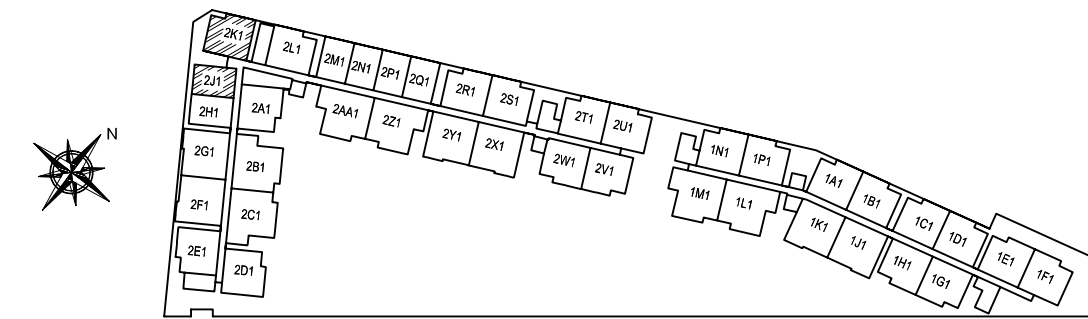
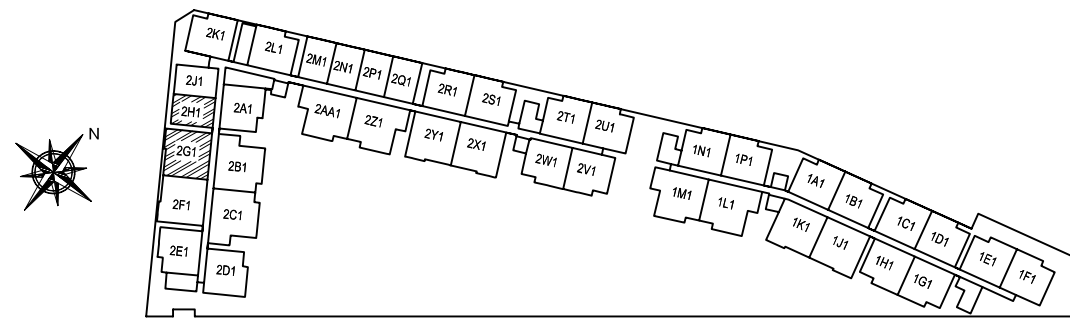


**TYPE 2K1**

2 Bedroom Penthouse  
84 sqm / 904 sqft  
#05-24



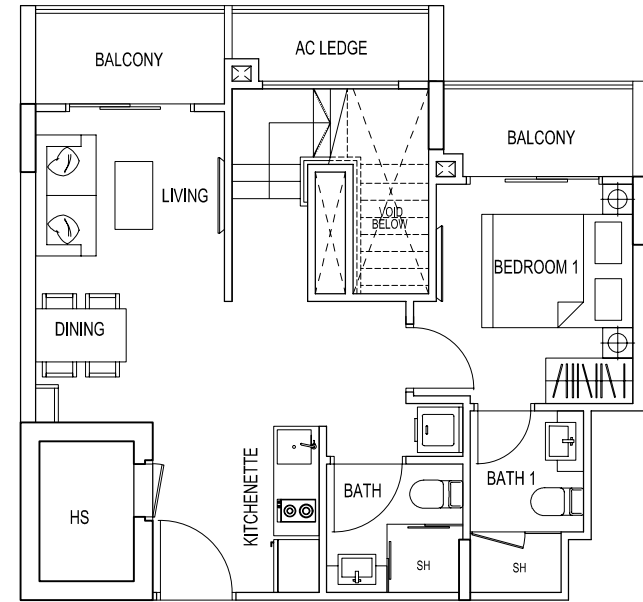
**DRAFT**



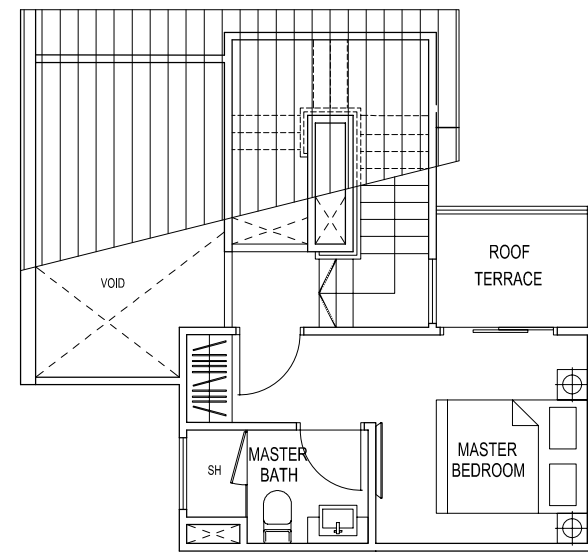


**TYPE 2L1**

2 Bedroom Penthouse  
84 sqm / 904 sqft  
#05-25



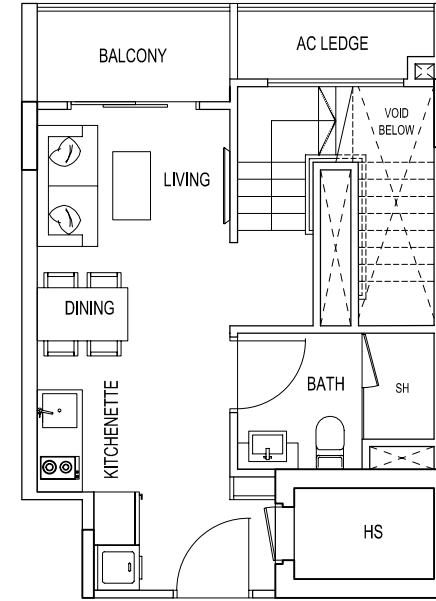
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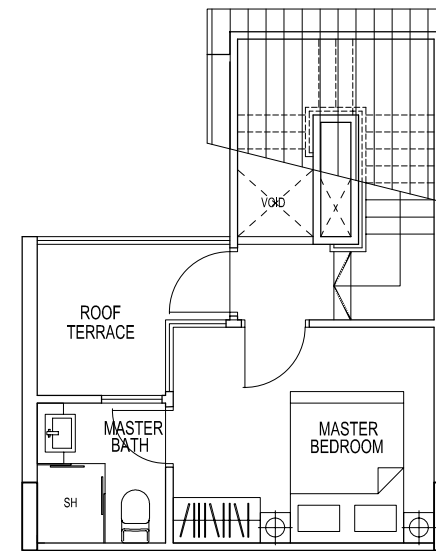
UPPER FLOOR

**TYPE 2M1 / 2P1**

1 Bedroom Penthouse  
66 sqm / 710 sqft  
#05-26  
#05-28



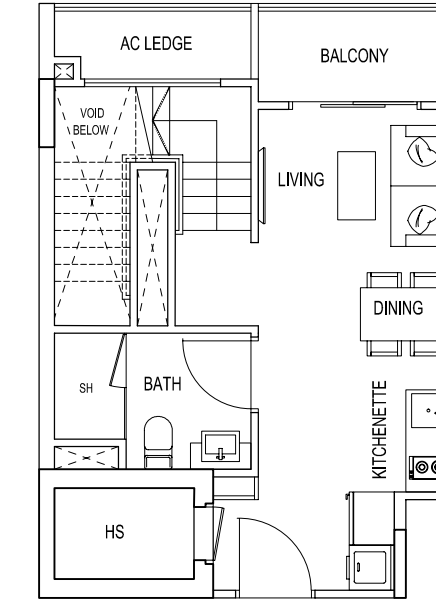
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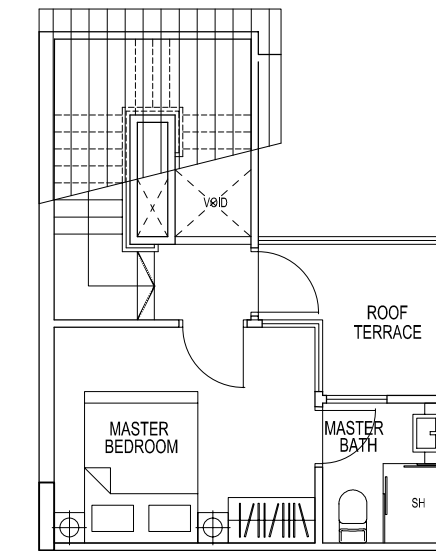
UPPER FLOOR

**TYPE 2N1 / 2Q1**

1 Bedroom Penthouse  
66 sqm / 710 sqft  
#05-27  
#05-29



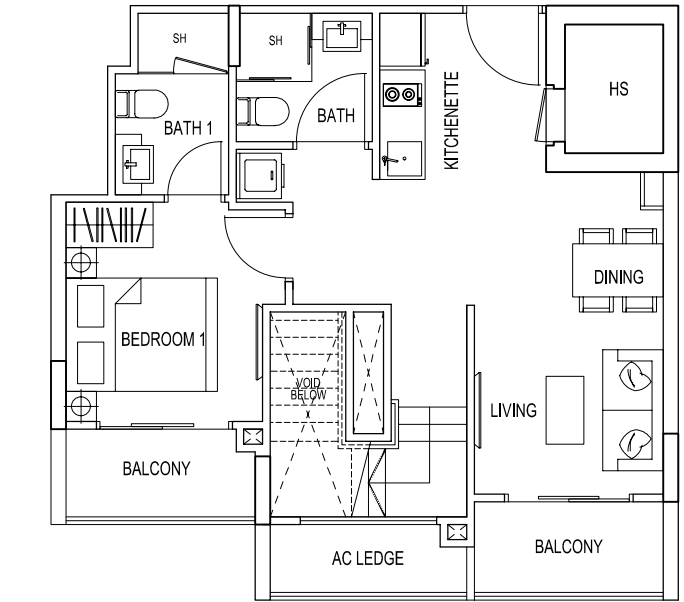
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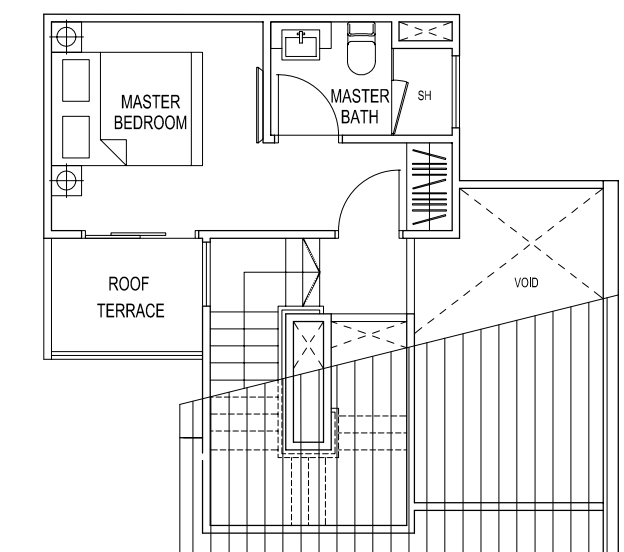
UPPER FLOOR

**TYPE 2W1**

2 Bedroom Penthouse  
84 sqm / 904 sqft  
#05-35

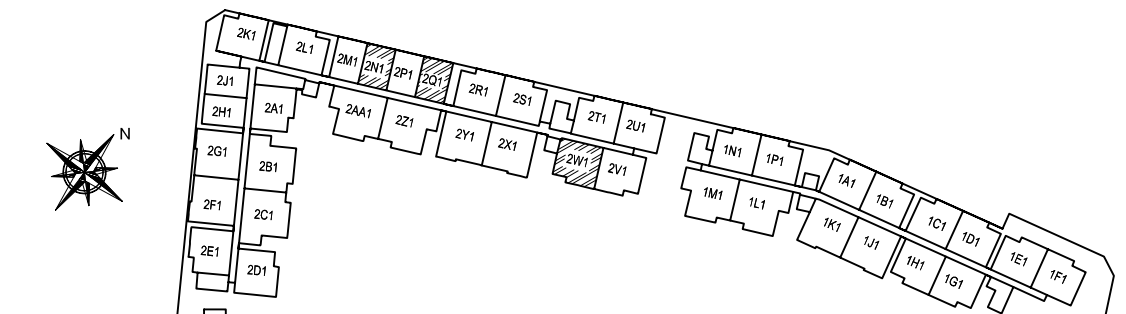
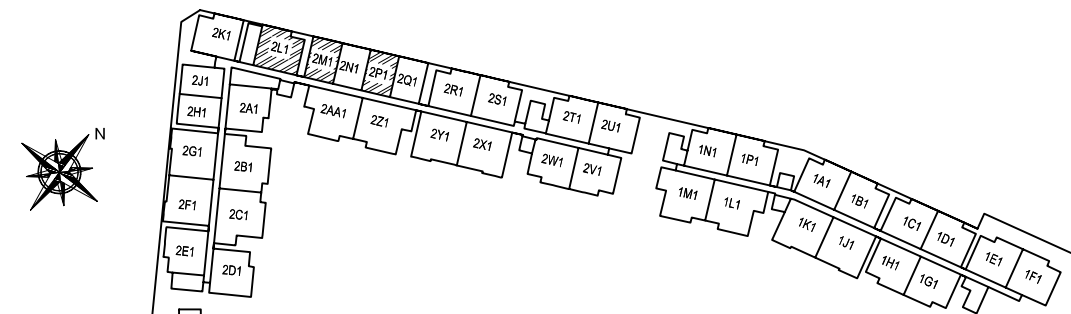


LOWER FLOOR



UPPER FLOOR

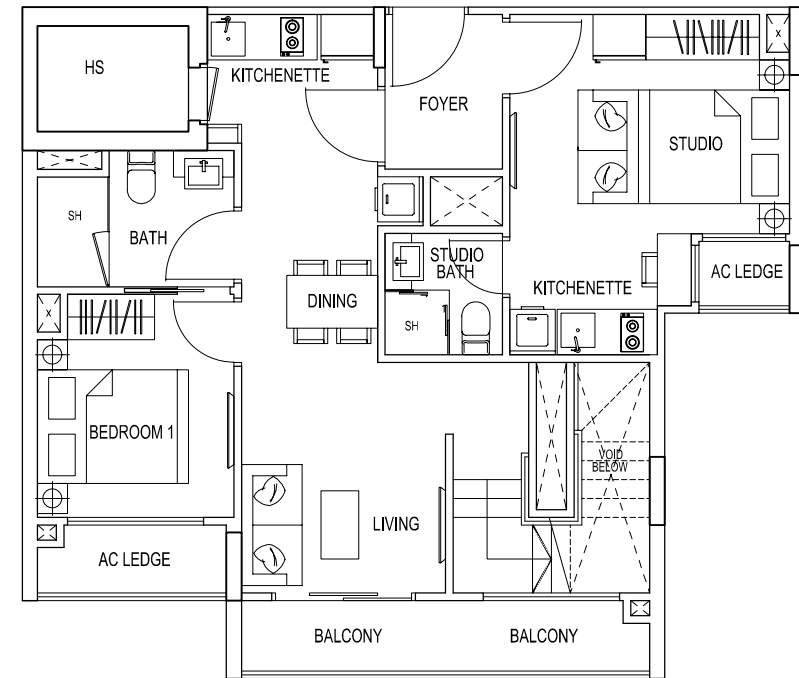
**DRAFT**



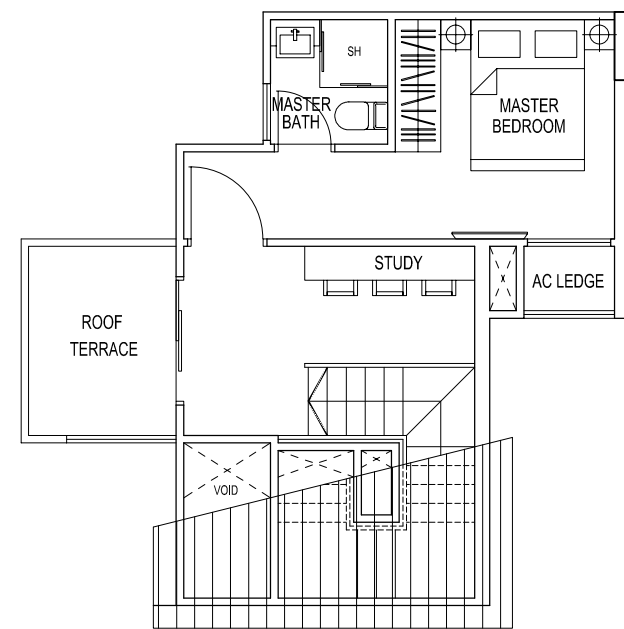


## TYPE 2Z1

3 Bedroom Dual Key Penthouse  
111 sqm / 1195 sqft  
#05-38



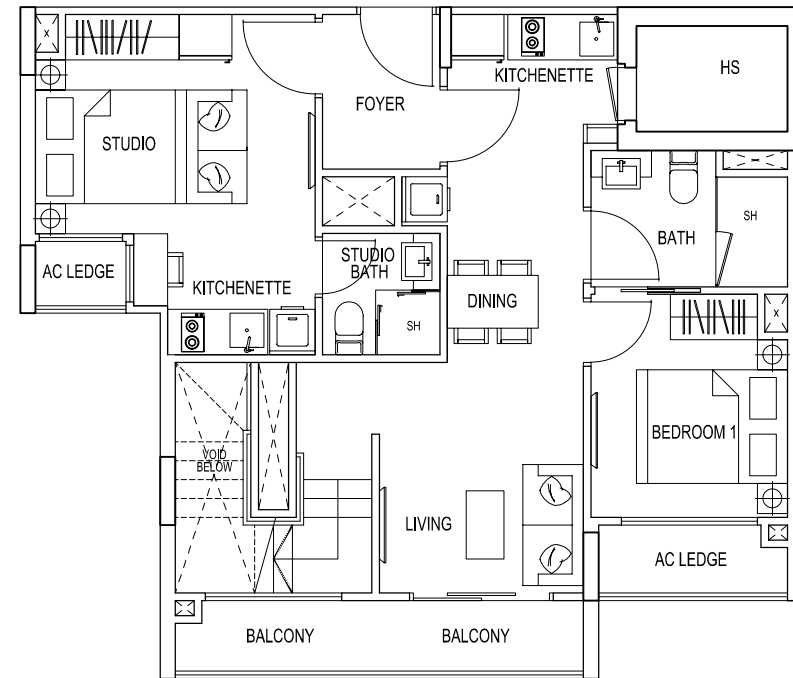
LOWER FLOOR



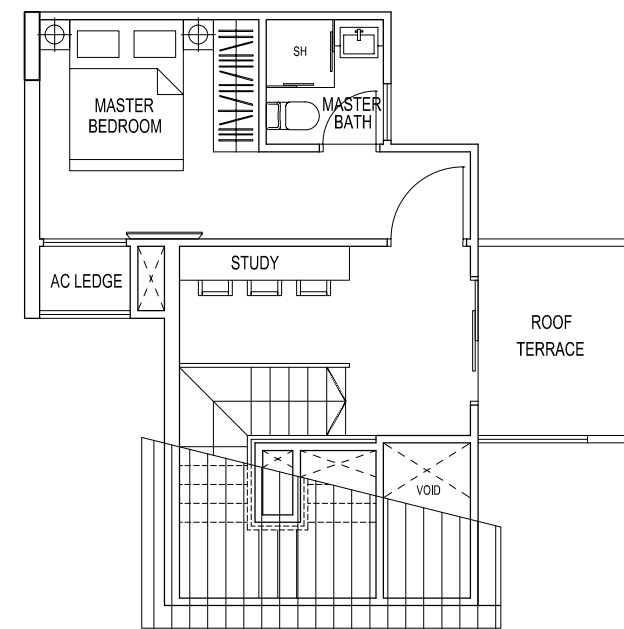
UPPER FLOOR

## TYPE 2AA1

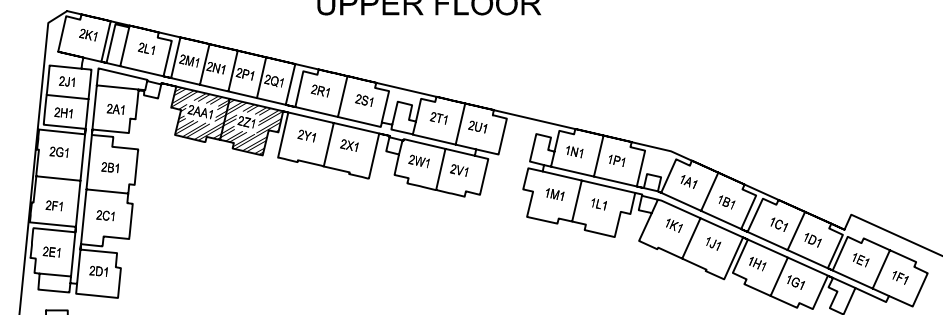
3 Bedroom Dual Key Penthouse  
111 sqm / 1195 sqft  
#05-39



LOWER FLOOR



UPPER FLOOR



## RESIDENTIAL SPECIFICATIONS

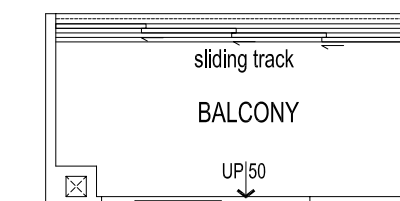
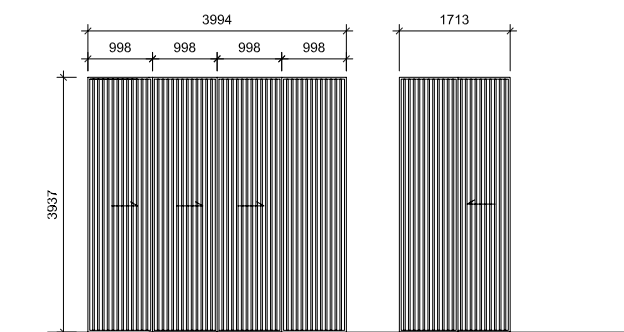
- 1) FOUNDATION**  
Concrete bore foundation and/or reinforced concrete pile foundation and/or raft foundation
- 2) SUPERSTRUCTURE**  
Reinforced concrete structure and/or steel structure
- 3) WALLS**
  - a) External Wall : Reinforced concrete and/or brickwall and/or pre-cast concrete
  - b) Internal Wall : Reinforced concrete and/or brickwall and/or pre-cast concrete and/or dry wall
- 4) ROOF**  
Reinforced concrete roof and/or insulated metal roofing system with appropriate waterproofing
- 5) CEILING**
  - a) Apartment Units
    - i) Living/Dining, Bedroom, Kitchenette/Kitchen, Bathroom : False ceiling and/or skim coat with emulsion paint
    - ii) Household Shelter, Balcony and PES : Skim coat with emulsion paint
  - b) Common Area
    - i) Lift Lobbies, Escape Staircases and Other Areas : Skim coat with emulsion paint
- 6) FINISHES**
  - a) Walls
    - i) Apartment Units Living/Dining, Bedroom, Balcony, Private Roof Terrace, PES, Household shelter : Cement and sand plaster and/or skim coat with emulsion paint up to false ceiling height and/or exposed area only
    - ii) Bathroom and Kitchen/Kitchenette : Ceramic and/or homogeneous tiles laid up to false ceiling height and/or exposed area only
    - iii) Common Area Internal Walls Lift Lobbies : Ceramic and/or homogenous tiles of lift entrance area laid up to false ceiling and/or exposed area only
    - iv) Escape Staircase : Cement and sand plaster and/or skim coat with emulsion paint up to false ceiling height and/or exposed area only
    - v) Other Areas : Cement and sand plaster and/or skim coat with emulsion paint up to false ceiling height and/or exposed area only
  - b) Floors
    - i) Apartment Units Living, Dining, Kitchenette/Kitchen : Marble and/or compressed marble with skirting
    - ii) Bedroom : Timber strips with skirting
    - iii) Private Staircase : Timber strips with skirting
    - iv) Private Roof Terrace, Balcony, PES and Household shelter : Ceramic and/or homogeneous tiles
    - v) Bathroom : Ceramic and/or homogeneous tiles (Glazed tile for non-shower area)
    - vi) Common Area Internal Floors Lift Lobbies : Ceramic and/or homogenous tiles
    - vii) Escape Staircase : Cement and sand screed and/or ceramic and/or homogenous tiles
    - viii) Other Areas : Cement and sand screed and/or ceramic and/or homogenous tiles
  - c) External Floors
    - i) Pool Deck : Ceramic and/or homogenous tiles
    - ii) Swimming Pools : Mosaic and/or homogenous tiles
    - iii) Other Areas : Cement and sand screed and/or ceramic and/or homogenous tiles
- 7) WINDOWS**  
Powder coated aluminum and/or uPVC framed glass windows  
All glazing with plain and/or tinted float and/or tempered and/or laminated glass  
Bathroom windows using frosted glass where applicable  
*Note: Colour of frames and glass is subject to Architect's selection*
- 8) DOORS**
  - a) Main entrance shall be approved fire-rated timber door
  - b) Bedrooms and bathrooms shall be timber door
  - c) Kitchen shall be timber door with viewing panel
  - d) From Living to Private roof terrace, PES and balcony shall be powder coated aluminum door and/or uPVC framed glass door
  - e) Household Shelter shall be light steel protective door according to Competent Authority's requirement
- 9) SANITARY FITTINGS**
  - a) Master Bathroom (where applicable)
    - One shower screen with shower mixer and rain shower

- One vanity counter complete with wash basin and tap mixer
  - One pedestal water closet
  - One mirror
  - One paper holder
  - One towel rail
- b) Common Bathroom
    - One shower screen with shower mixer and rain shower
    - One vanity counter complete with wash basin and tap mixer
    - One pedestal water closet
    - One mirror
    - One paper holder
    - One towel rail
  - c) Studio Bathroom (where applicable)
    - One shower screen with shower mixer
    - One vanity counter complete with wash basin and tap mixer
    - One pedestal water closet
    - One mirror
    - One paper holder
    - One towel rail
  - d) Kitchen/Kitchenette
    - One kitchen sink
    - One kitchen sink level and tap
- 10) ELECTRICAL INSTALLATION**
- a) Refer to Electrical Schedule for details
  - b) All electrical wiring are concealed in conduits/trunkings wherever possible
- 11) SCV/TELEPHONE**  
SCV and telephone outlets will be provided for living/dining areas and/or bedrooms and/or household shelter. Subscription charges shall be borne by Purchaser
- 12) LIGHTNING PROTECTION**  
Lightning protection system is provided in accordance with Singapore Standard CP
- 13) PAINTING**
- a) Internal walls & ceiling : Emulsion paint
  - b) External walls : Sprayed textured coating and/or emulsion paint
- 14) WATER PROOFING**  
Waterproofing shall be provided to floor of kitchen, kitchenette, bathroom, balcony, open roof terrace, private enclosed space, swimming pool and reinforced concrete roof where applicable
- 15) DRIVEWAY AND CARPARK**  
Tiles and/or cement and sand screed and/or perforated concrete slab and/or tarmac and/or selected pavers to driveways and carparks.
- 16) RECREATIONAL FACILITIES**
- a) Kid's Water Park
  - b) Children's Pool
  - c) Spa Pool with Jacuzzi
  - d) Chill Out Deck
  - e) Swimming Pool
  - f) Aqua Bed
  - g) Outdoor Shower Point
  - h) BBQ Pavilion
  - i) Clubhouse with Lounge, Function Room and Changing Room
  - j) Gymnasium Room
  - k) Outdoor Fitness Station
  - l) Communal Landscaping
- 17) ADDITIONAL ITEMS**
- a) Kitchen Cabinets and Appliances : Solid surface counter top with high and low kitchen cabinets, kitchen sink with mixer, built-in cooker hood & induction hob and microwave oven
  - b) Bedroom Wardrobe : Built-in wardrobes complete with sliding door to all bedrooms
  - c) Air-conditioners
    - i) Wall - mounted air-conditioning system provided to living and dining area
    - ii) Wall - mounted air-conditioning system provided to all bedroom and study room
  - d) Hot Water Provision : Hot water supply provided to every bathroom and kitchen
  - e) Mechanical Ventilation Exhaust Fan : Mechanical ventilation exhaust fan system provided to bathroom, where applicable, according to the Competent Authority's requirements
  - f) Security System
    - i) Auto car barrier to main gate
    - ii) Access control system at designated common areas and entrances
    - iii) Audio intercom from all unit to respective entrance
  - g) Fire Sprinkler System : Fire sprinkler system provided in accordance with Singapore Standard Code of Practice
  - h) Private Enclosed Space, Balcony and Private Roof : Reinforced concrete parapet wall and/or aminated tempered glass with 1 polished stainless Terrace steel hand railing
  - i) Private Enclosed Space, Balcony and Private Roof Terrace : One water tap provided

### NOTES: -

- i) Marble & 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 as well as non-uniformity between pieces 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 the marble or granite selected and installed shall be subject to availability.
- ii) Timber  
Timber strips are natural materials containing grain/veins and tonal differences. Thus it is not possible to achieve total consistency of colour and grain/veins in its selection and installation
- iii) Wardrobe, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards  
Layout and location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design
- iv) Air-Conditioning  
Air-Conditioning system has to be maintained and cleaned on a regular basis by the Purchaser. This includes and not limited to the cleaning of filters, clearing the condensate pipes and charging of gas to ensure good working condition of the system
- v) Cable Television and/or Internet Access  
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StartHub Cable Vision Ltd (SCV) and/or Internet Service Providers (ISP) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels and/or internet access
- vi) Mechanical Ventilation Exhaust Fan System  
The mechanical ventilation exhaust fan system (if any) has to be maintained and cleaned on a regular basis by the Purchaser to ensure good working condition of the system
- vii) Glass  
Glass is widely used in residential developments and may break and/or shatter due to accidental knocks or other causes. In addition, glass is a manufactured material and the Purchaser may wish to note that it may not be 100% free from impurities. These impurities may on rare occasions cause spontaneous glass breakage in certain pieces of tempered glass. The Purchaser may wish to take up insurance(s) covering glass breakage
- viii) 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
- ix) Materials, Fittings, Equipment, Finishes, Installations and Appliances  
The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

While all reasonable care has been taken in preparing this brochure, the developer and its agent cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be registered as statements or representation of facts. All information and specifications are current at time of printing and are subject to change as may be required and cannot form part of the contract. All plans are subject to any amendments approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. All plans are not drawn to scale. Likewise the perspectives, model(s) and show flats are artist's impressions only and should not be considered as representation of facts.



**PROPOSED SLIDING BALCONY SCREEN PLAN AND ELEVATIONS**

- SCREENS WILL BE BUILT WHEN REQUIRED AS ACCORDING TO ARCHITECT'S APPROVED DESIGN
- SCREENS WILL BE FULLY VENTILATED WHEN CLOSED
- SCREENS ARE TO BE FULLY RETRACTABLE





**FRAGRANCE GROUP LIMITED**

(Incorporated in the Republic of Singapore)  
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168 Changi Road, #04-01 Fragrance Building, Singapore 419730  
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Fragrance Group Limited was listed on the main-board of Singapore Exchange in Year 2005, with its core businesses focusing on real estate, investment and hospitality.

Today, Fragrance Group Limited are moving ahead to establish itself as one of the leading developers in Singapore offering quality residential properties and business spaces. Fragrance Group Limited have successfully launched and completed more than 70 projects located at various parts of Singapore.



World Class Land is one of the front runners in residential real estate, offering landed housing to luxurious condominium projects. Since its inception in 1999, World Class Land has successfully developed, marketed and managed over 30 small and large-scale projects.

Over the years, World Class Land has displayed an innovative and intuitive edge when it comes to understanding the needs and desires of today's homebuyers.

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