



OLÁ

**LIVING
INSPIRED**



OLÁ

Say hola! to a new life for you and loved ones,
in a house so beautiful, a place of warmth.
Crafting a tale worth sharing as it grows
in a home where bonds are formed.

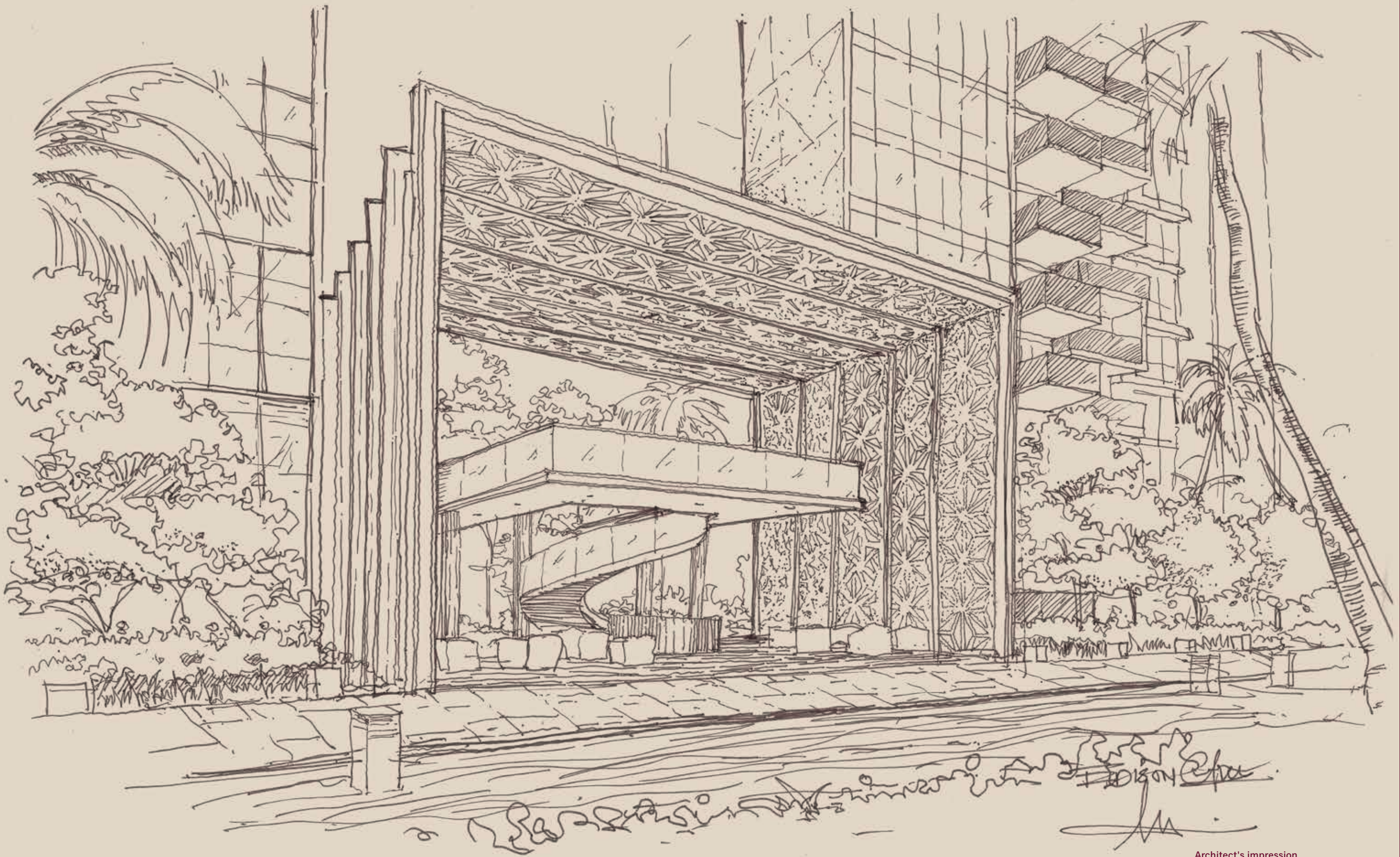
*This home you'll call your pride and joy,
and for friends and families a very special place.
Finding in discoveries tucked in the everyday
magic that brings a smile to your face.*

*For the world may at times seem stressful,
but beneath lies enormous beauty to behold.
And here's a haven for your future stories,
the fables still unwritten and untold.*



*With beautiful objects and Eva's creations around
to accompany families and sunny skies above,
OLÁ's blessed to have you with us,
and we welcome all to join this wondrous love.*

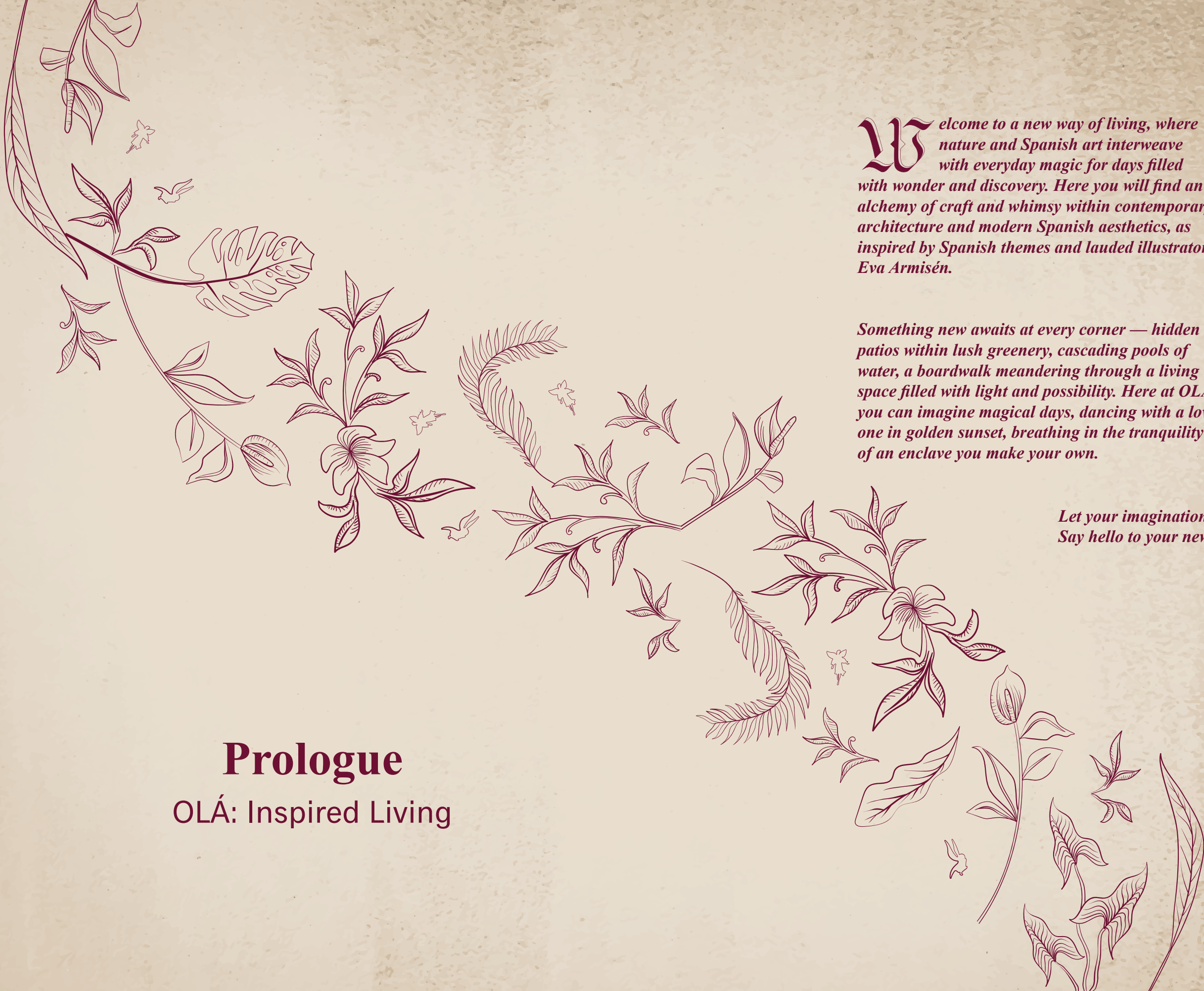
*We stay and be with you in this casa —
These words, to stand the test of time.
For we can't wait to hear you exclaim: "Magnífico!"
when you live the tale shared in this rhyme.*



Architect's impression



Artist's impression



Welcome to a new way of living, where nature and Spanish art interweave with everyday magic for days filled with wonder and discovery. Here you will find an alchemy of craft and whimsy within contemporary architecture and modern Spanish aesthetics, as inspired by Spanish themes and lauded illustrator Eva Armisen.

Something new awaits at every corner — hidden patios within lush greenery, cascading pools of water, a boardwalk meandering through a living space filled with light and possibility. Here at OLÁ, you can imagine magical days, dancing with a loved one in golden sunset, breathing in the tranquility of an enclave you make your own.

*Let your imagination take flight.
Say hello to your new life with OLÁ.*

Prologue

OLÁ: Inspired Living

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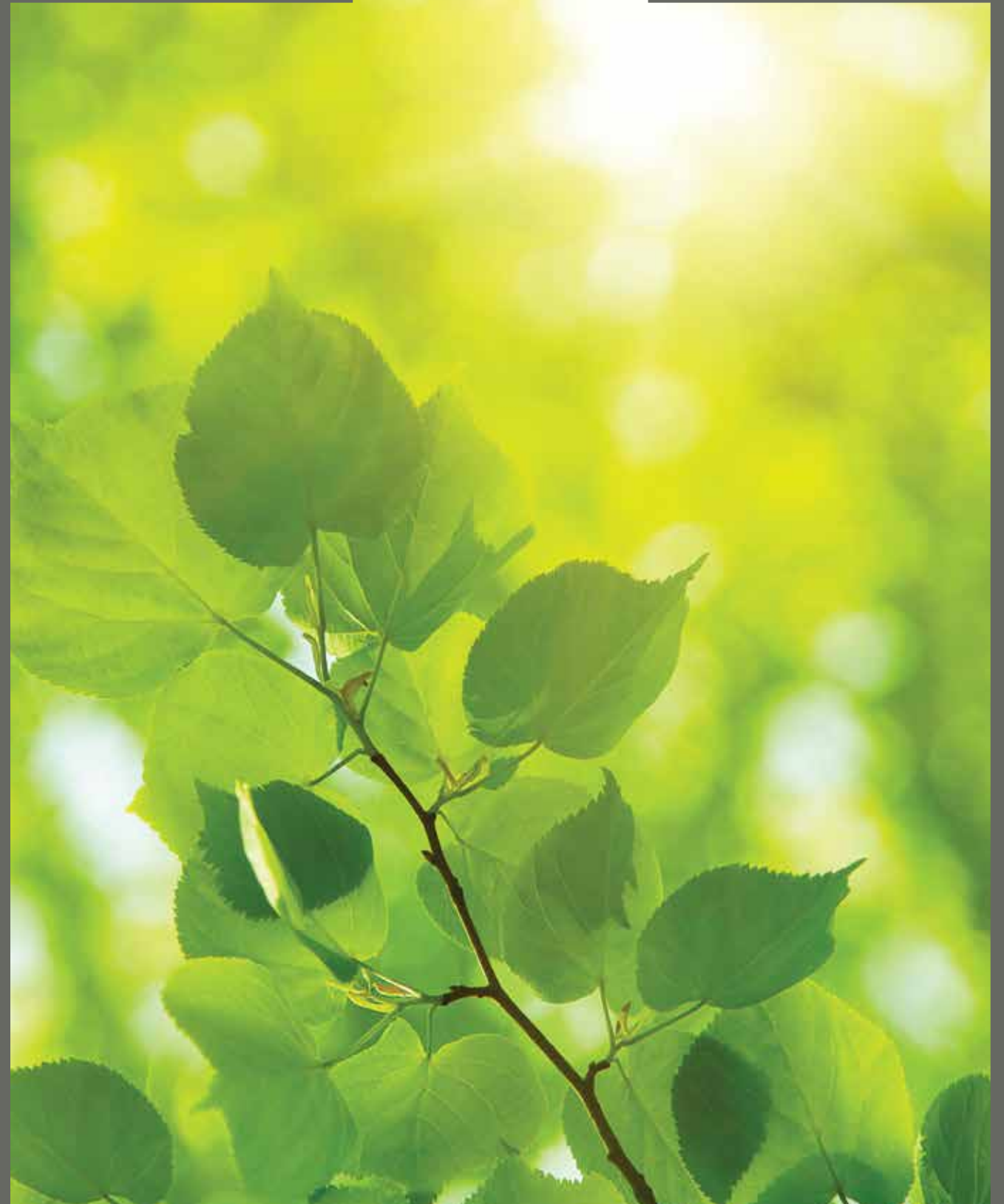


Artist's impression



*“Everything you can
imagine is real.”*

– Pablo Picasso





Artist's impression

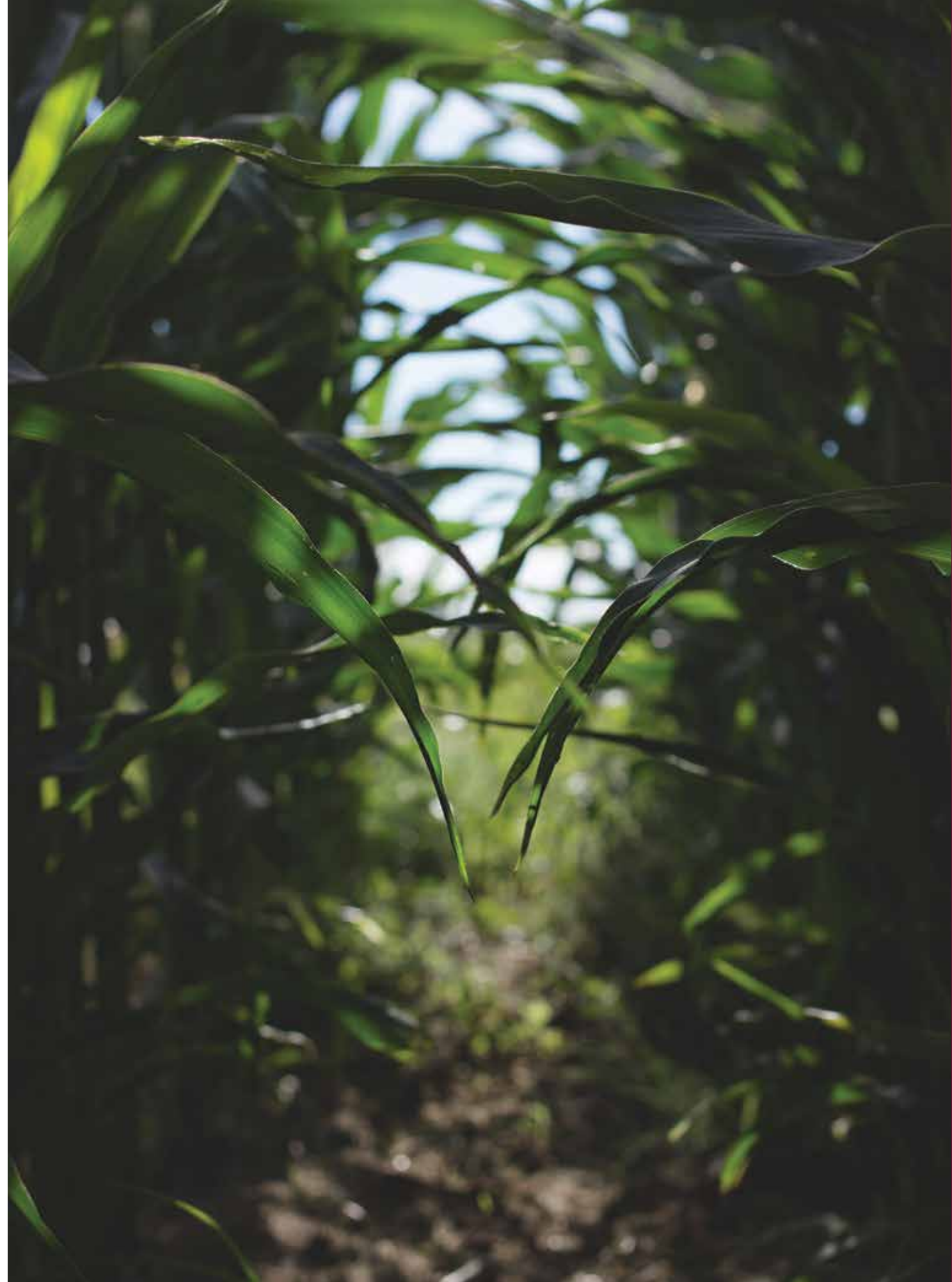
LIVE INSPIRED

Inspiration isn't something you go seeking. It doesn't come when called. It's elusive when you search for it. It's hidden in nooks and corners, slippery to hold.

Inspiration comes knocking at the most unexpected moments... An evening stroll, a coffee date, or cycling at the park or maybe it's something that captures your senses: the vivid hues of sunset in an uninterrupted skyline or the salty breeze cooling your face.

Inspiration is something that comes to you, when you know what you need, and have what you want.

It's in the everyday.
It's here, waiting for you at OLÁ.





Artist's impression



THE MOTIF

As a tribute to craftsmanship and attention to detail, the motif you see throughout the development uses minimalist lines to form a contemporary sense of refinement that defines living in OLÁ.

How many artistic interpretations of the motif can you spot in OLÁ?

MAÑANA: LIVING FOR TOMORROW

Life at OLÁ can be as relaxed or as vibrant as you want. Embrace the philosophy of “mañana”, Spanish for tomorrow, and don’t take things too seriously. Whether it’s carving out a cosy nook for a luxurious cat nap, or creating an environment where spontaneity is welcomed, an inspired life is a state of mind. So loosen up, have a siesta or two and enjoy your new home with a drink in hand.



WELL-EARNED SIESTA

The secret to Spain's easy-going lifestyle might lie in their love for the siesta – an afternoon nap during the hottest hours of the day. Here are three tips to make the most of your forty winks.

Cultivate a habit

Studies have shown that siestas are particularly useful if done regularly. So make sure to set aside some time every day.

Keep it short

26 minutes seems to be the sweet spot if you want to avoid any post-nap lethargy.

Find your space

Quiet, dark corners are great places to get comfortable and drift off. Nap experts recommend settling into a soft sofa or chair instead of a bed, so that you don't fall asleep too deeply.

A recipe for a refreshing afternoon

No afternoon siesta at OLÁ is complete without a cold drink by your side. Trade your usual jug of iced tea sangria for tinto de verano, one of Spain's best-kept secrets.

Step One

Place 3 to 4 ice cubes in a tall glass

Step Two

Mix half a glass of red wine with half a glass of lemon or lime soda

Step Three

Salud! Now toast to a lifetime of inspiring conversations and sweet memories





Artist's impression

trato de familia



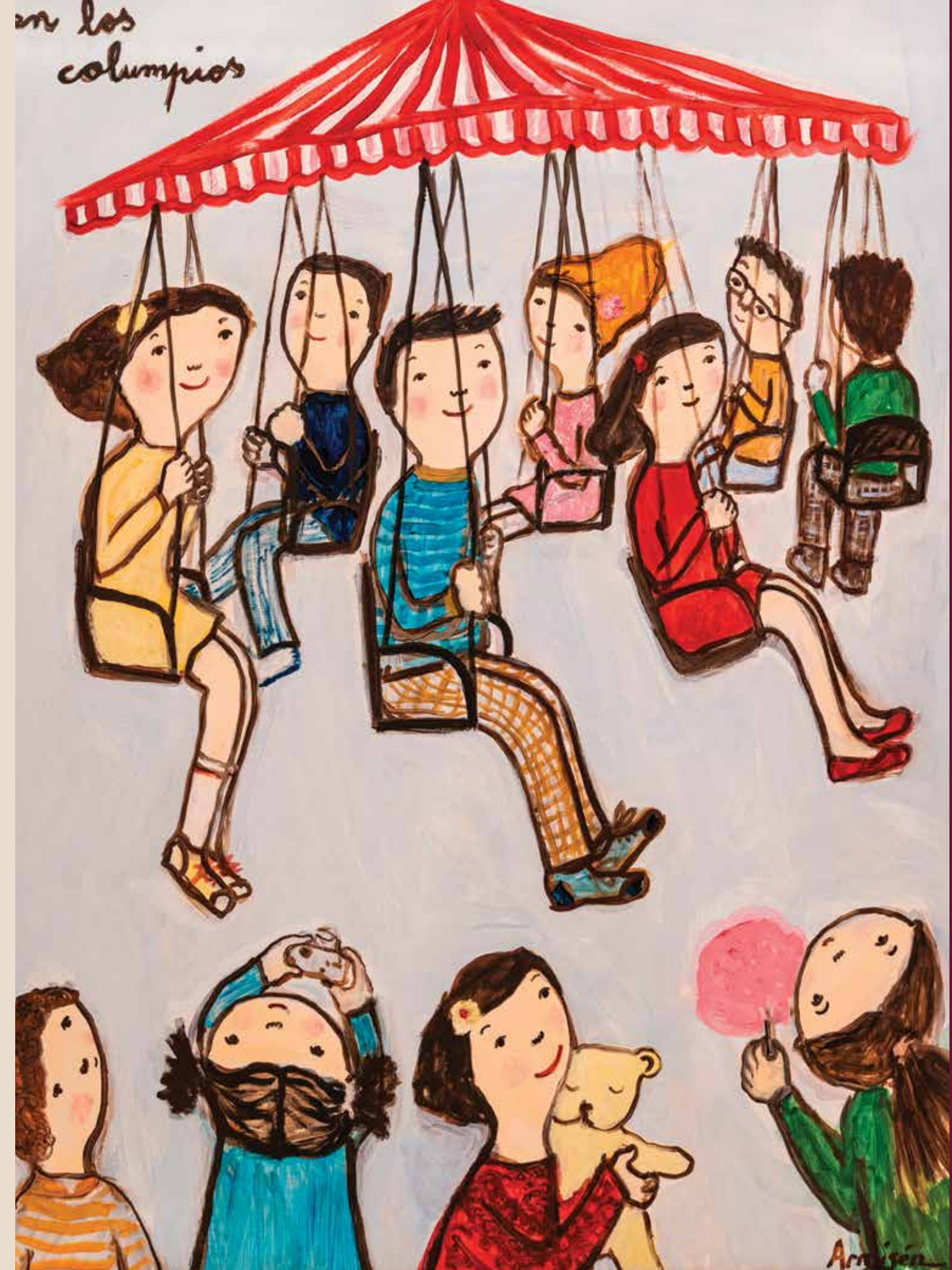
Painting on this page:
Family Portrait, 2016 by Eva Armisén

CHAPTER I

Life as inspiration: Eva Armisen

Where did great artists such as Picasso, Dalí, Goya and Miró get their inspiration from to create the masterpieces that continue to touch many long after their time? Let Eva Armisen, the Spanish artist behind the iconic paintings in OLÁ, bring us into her world of art and inspiration.

Painting on the right:
A Day At The Carnival, 2017 by Eva Armisen





Eva loves to spend time in the countryside as it reminds her of childhood trips to the park with her parents.

Painting above:
Spending A Day In The Fields, 2017 by Eva Armisen

Spanish artist Eva Armisen never looked back after picking up a paintbrush when she was 12. The self-professed “shy” girl found painting a better medium of expression than writing, and a teacher she met further opened up possibilities of the worlds she could access through art.

“She taught me the joy of having something blank, perhaps a piece of paper or just my mind, and filling it by creating a new universe,” Eva says.

“Painting also showed me the power that came from creating parallel worlds where the real and the imagined can coexist. It’s a power I’ve never been able to abandon ever since discovering it. I firmly believe that it can save us from everything.”

DID YOU KNOW?

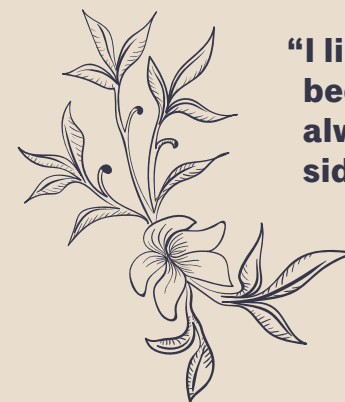
Eva Armisen has created several publicity campaigns and has collaborated with brands like Coca-Cola, O'2nd, SkinFood Cosmetics, and Samsung.



"Getting together around the table is a meeting where stories and intimacies are shared, and I paint these scenes to keep the moment in memory."

Painting above:
A Party, 2016 by Eva Armisen

Her works today are recognisable around the world for her whimsical portraits of everyday life, brought alive with a bright but nuanced palette of colours, reminiscent of a surrealist sort of folk-art. Often featuring variations of a core self-portrait — a girl with thick dark hair, cheeks daubed with a light rosiness, an enigmatic smile on her face, Eva brings back elements of whimsy and wonder through her portraits of life. "I feel that the world we live in is too stressful and that there should be something which shows us things with more optimism," Eva says. "Sometimes there are too many ugly things and fear which can manipulate and paralyse us."



"I like to talk about hope, because I think you can always find the positive side in everything."

There is no mundanity in Eva's works — only moments to be shared and celebrated. Eva's ability to communicate the extraordinary in our everyday expands beyond the canvas to different mediums in which her emotions reside. Family, love, and togetherness are usually the focal themes in her art, whether in the form of paintings, public art installations and sculptures, even digital animations.



Mom is a Haenyeo (엄마는 해녀입니다) / Illustrations of the Jeju diver women in South Korea in a children's storybook. Image by Eva Armisen.



Eva has exhibited multiple times in countries including Hong Kong, Korea, California, Shanghai, and Barcelona. Image by Eva Armisen.

While the characters in her paintings appear simple, Eva's works are by no means simplistic. Her approach expresses the emotion in her portraits in the most direct way, bringing alive fundamental elements and reducing unnecessary embellishment: "I pay attention to small things around us, things we may think are normal because we have them every day. But we will feel really bad and lonely if they are missing one day. Life will be really different."

"My works talk about that. Little things that are really important: taking care of your beloved ones, and be aware of what you have around."

Inspiration for Eva comes from every corner, and becomes a personal inquiry into her own emotions and experiences. The organic flow in her creative process makes the act of painting a constant journey of discovery for Eva herself: "To me, every painting has its own story. You create something from nothing and then it has its own life, and in turn it creates other stories. They have a life which is totally different from what I had imagined, and often it's much better, it's fantastic."



Eva's characters come alive in many forms, including real-sized sculptures. Image by Eva Armisen.



Eva Armisen in her workshop.
Image by Eva Armisen.



A peek into Eva's home studio in Spain.
Image by Eva Armisén.



Painting on the right:
LP Cook, 2015 by Eva Armisén

CHAPTER II

Living an Inspired Life

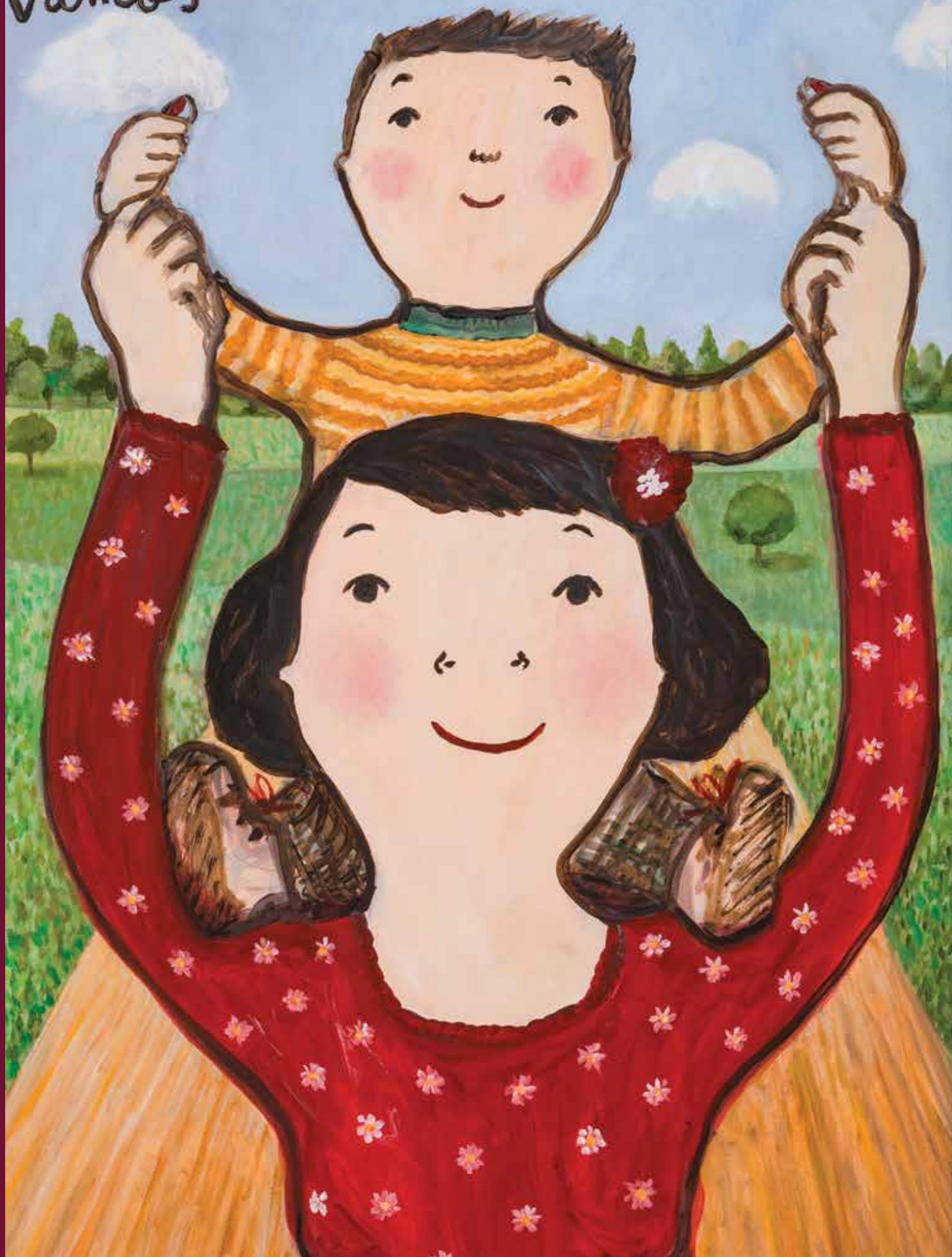
Tips from Eva Armisen on discovery, wonder, and creativity around us in the everyday.



“I can find a situation that makes me think that creativity and imagination saves us almost every day. We tend to think that creativity and imagination are linked to art, but it’s really about not letting our thoughts stagnate. It’s what makes us move forward in everything we do.”

Painting on the next page:
Let’s Go, 2018 by Eva Armisen

vamos



eva armisen

Q. Would you be able to share more about what creativity and imagination means to you?

Both creativity and imagination always give me a window in a closed space. Your imagination can change the state of things in reality. This activates curiosity and experimentation, and there's no turning back once you experience how creativity can change what's around you. I can find a situation that makes me think that creativity and imagination saves us almost every day. We tend to think that creativity and imagination are linked to art, but it's really about not letting our thoughts stagnate. It's what makes us move forward in everything we do.

Q. How about art?

Art is a shelter and a place I can always return to and find calm or encouragement. I've always felt protected and at ease creating. It's also where I am always surprised, and connecting with the creations of other artists makes me feel alive. From them, I find different points of view that generate questions in my mind and arouses my emotions. Art is both an engine and my comfort zone, but it also shows me my limits.

Q. How would you describe art to someone else?

Art sends different signals and each person receives them in a unique way. Some appeal to you and others go unnoticed. I think you just have to get close to the signals and let the rest happen. We all fear that sensitivity. That is why it is so important that we approach art, literature, all sorts of creativity at an early age. It always turns on the lights.

Q. What is the process of creating art like to you?

Many times I start with a word. Sometimes I start with one idea but it keeps changing while I am working and you can see all the stages when it is finished. I have the feeling of receiving signals that force me to do what I do, like matches that cause a spark to ignite. When I get stuck, I keep painting even if I don't know what I am doing or where I am going. It works and finally I find the way out. I follow the thread where it takes me.

Q. Where do you find your inspiration from?

I often use family as the backbone to tell both joint and individual stories. The characters in my stories are not always real. Some are built along the way. I also observe and take notes of everything. My studio is full of thousands of notebooks that can become inspiration when I want to start a specific project. I work every day not to lose my curiosity.

Q. And what does your art mean to you?

I consider myself a very lucky woman to have my art. I think it is a privilege to be able to document the emotions and return when I need them, and I can see perfectly how I was feeling at the time I did each of my work. Art doesn't fool me and I appreciate that.

Q. What do you hope your work can bring to those who come across it?

I received many messages from people who connect with my work. I find it so extraordinary that others can connect with their own feelings through my art. I do not ask for anything else — only for those who encounter art, to value and enjoy it.

DID YOU KNOW?

The painting you see at OLÁ's Culinary Cabana is an exclusive artwork created by Eva to capture the feeling of home.



Painting above:
Lalala, 2018 by Eva Armisen



*“Nothing is art if it does not
come from nature. But man does
not create... he discovers.”*

– Antoni Gaudi



LIVE CONSCIOUS

Living well is more than 150 minutes of exercise per week or daily servings of fruits and vegetables. It's about seeing our wellness of your body in a holistic way that recognises how the body and mind works and affects each other. It's about working with nature to create a lifestyle that nourishes our body, mind and soul. It's about living your best, in a way that works best for you.

This starts from being conscious about your own needs. Practising mindfulness in the everyday is the next step in making small but lasting improvements in a way that doesn't feel forced, and that works for you. You'd be surprised by how simply paying attention to the things you do changes perspective, even if the buzz and rush of modern life makes mindfulness hard to reach.

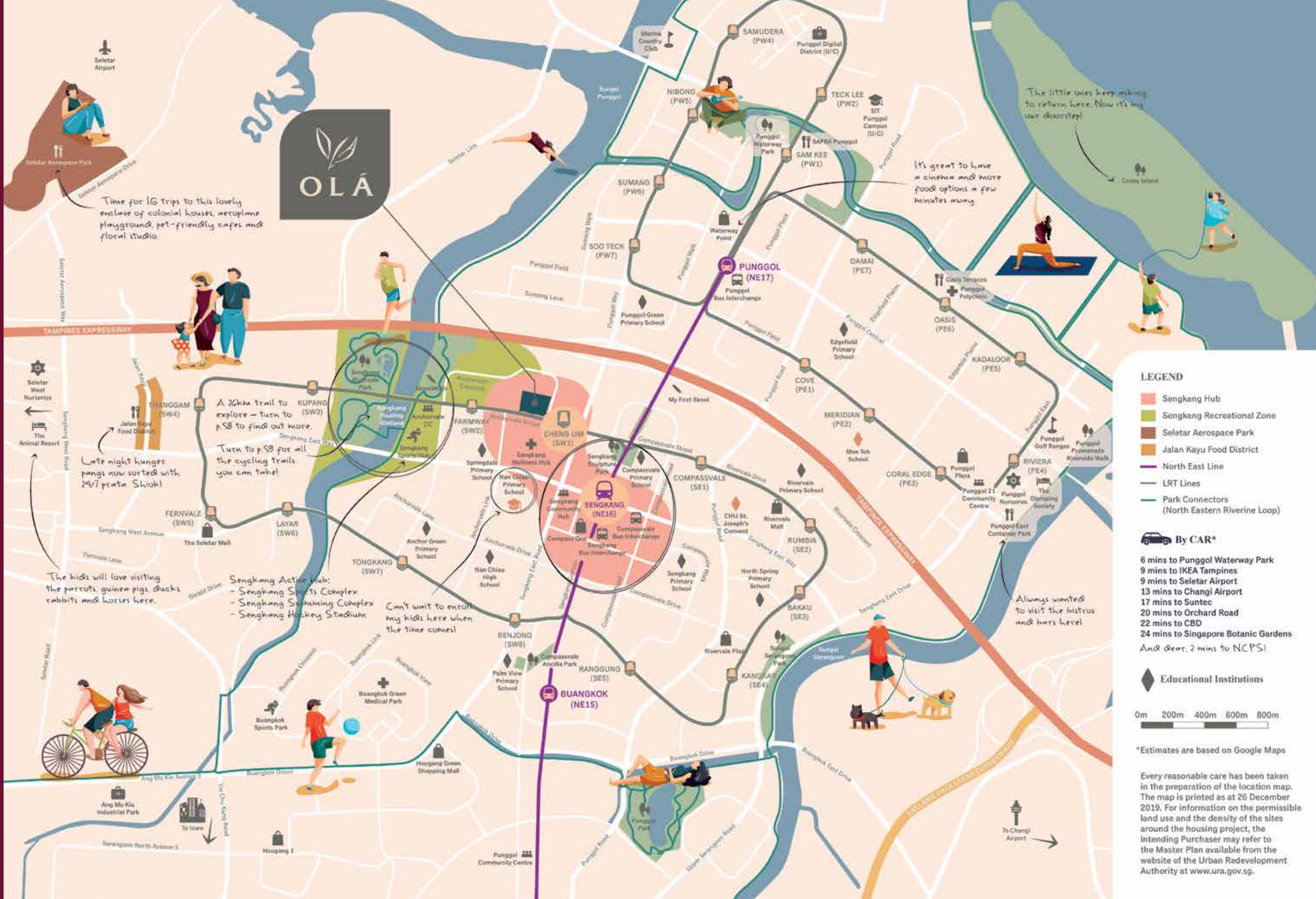


Living conscious with OLÁ is about making wellness so easy that you can do it without thinking. Plenty of nature and parks give reason to make morning jogs and evening walks a habit. Even closer to home are swimming pools, indoor gyms, and classes from dance to yoga, zumba to cycling. With how much happier you feel each day, you'll find yourself looking forward to jumping out of bed each morning.

So breathe in, and breathe deep.
Say hello to a new life here at OLÁ.



Artist's impression



Time for IG trips to this lovely enclave of colonial houses, aeroplane playground, pet-friendly cafes and floral studio.



A 26km trail to explore - turn to p.S8 to find out more.
Turn to p.S9 for all the cycling trails you can take!

Late night hunger pangs now sorted with 24/7 prata. Shioke!

The kids will love visiting the parrots, guinea pigs, ducks, rabbits and horses here.

Sengkang Active Hub:
- Sengkang Sports Complex
- Sengkang Swimming Complex
- Sengkang Hockey Stadium

Can't wait to enrol my kids here when the time comes!

It's great to have a cinema and more food options a few minutes away

The little ones keep asking to return here. Now it's buy our duststep!



- LEGEND**
- Sengkang Hub
 - Sengkang Recreational Zone
 - Seletar Aerospace Park
 - Jalan Kayu Food District
 - North East Line
 - LRT Lines
 - Park Connectors (North Eastern Riverine Loop)

By CAR*

- 6 mins to Punggol Waterway Park
- 9 mins to IKEA Tampines
- 9 mins to Seletar Airport
- 13 mins to Changi Airport
- 17 mins to Suntec
- 20 mins to Orchard Road
- 22 mins to CBD
- 24 mins to Singapore Botanic Gardens
- And dear, 2 mins to NCPS!

Educational Institutions



*Estimates are based on Google Maps

Every reasonable care has been taken in the preparation of the location map. The map is printed as at 26 December 2019. For information on the permissible land use and the density of the sites around the housing project, the Intending Purchaser may refer to the Master Plan available from the website of the Urban Redevelopment Authority at www.ura.gov.sg.

NATURE TRAIL
AROUND MY BACKYARD



1

SENGKANG RIVERSIDE PARK

There's no need to travel far and wide to find new things to do. With a 26km-long North Eastern Riverine Loop right at your doorstep, you can be sure to find hidden spots and nature adventures on what is probably one of the most scenic park connectors in Singapore.

All these and more can be found on our Ultimate Nature & Adventure Trail, chockful of possible routes that will delight even the biggest homebody. Best of all, an abundance of amenities and F&B options around ensure that no rumbling tummies will go unsatisfied during a long ride. It's time to enjoy the great outdoors!

Did you know that the wood of the mangosteen tree is used in carpentry and construction work? Or that the fruit of the Elephant Apple tree can be eaten fresh or pickled? Discover these and more in the Fruit Tree trail with a total of 16 exotic fruit trees such as custard apple, pomelo, lychee, and asam fruit. After that, explore the rest of Sengkang Riverside Park's greenery and steep yourself in nature — spot pretty butterflies, dragonflies and damselflies, birds like the Purple Heron, Collared Kingfisher and Little Tern, and even the resident turtles making their way slowly around the wetland's ponds. Don't forget your selfie by the giant mangosteen shelter at Singapore's largest man-made floating wetland.

See if you can spot: Butterflies, Dragonflies, Damselflies, Sea otters, Mangrove birds

Overall distance: About 2.5km

Highlights: Fruit Trail, Wild Birds, Otters, Dragonflies, Giant Mangosteen Shelter. Food options, water points, bike rental, toilets and parking lots are available.



Sengkang Riverside Park



Lorong Halus Wetland



2

PUNGGOL PROMENADE RIVERSIDE WALK

Like Sengkang Riverside Park, the Punggol Promenade Riverside Walk is well-paved and especially great for families. The 1km boardwalk stretch offers a safe area for little kids to learn cycling by the backdrop of the scenic Serangoon Reservoir, while a multitude of food options and easy bike parking makes it a popular resting spot. The Container Park is also in close proximity for those who fancy some beers to round off hot afternoons.

Overall distance: About 1km

Highlights: Well-paved boardwalk by the river, fitness corner, Container Park F&B cluster. Water points, toilets and parking lots are available.

3

LORONG HALUS WETLAND

Lorong Halus Wetland is a hidden gem of tranquility with its serene ponds and field of tall reeds. This spot is perfect for a picnic while birdwatching and spotting the occasional fighter jet overhead, and is also a valuable educational experience — once a garbage landfill larger than 100 football fields, the wetland marsh is today a natural ecosystem built upon the original landscape. This means that natural elements, such as reeds, are also part of the filtering process!

Overall distance: About 1km

Highlights: Natural eco-system, lots of photo opportunities by the reeds and the bridge. Toilets and parking lots are available.



Punggol Waterway Park



Coney Island Park

4

CONEY ISLAND PARK

Coney Island needs no introduction. This island is an instant weekend getaway best reached via bicycles, and explored on foot for those unused to riding on gravel tracks. With five differently themed beaches, mangroves, an eco-pond, a bird hide, and an adventure area constructed from natural and recycled materials, it's a place to return to for full afternoons of exploration and discovery. Don't forget the sunblock and insect repellent!

Overall distance: About 4km

Highlights: Beaches, mangroves, eco-pond, adventure area. Eco-toilets are available.

5

PUNGGOL POINT WALK

This boardwalk area is part of the 5km long Punggol Promenade North Eastern Park Connector network that ends up in Punggol Park, and has multiple segues to the jetty, a riverside walk, and a nature walk. You can choose to stay on the 1km bike path and spend the day at Punggol Jetty to watch anglers mingle with skaters, or meander through greenery and biodiversity along the coastlines. A skyline with Pulau Ubin and Johor Straits makes for plenty of good photo-ops.

Overall distance: About 1 to 5km

Highlights: Punggol Jetty, Nature Walk, Riverside Walk, along with playgrounds and fitness stations. Food options, water points, bike rental, toilets and parking lots are available.

6

PUNGGOL WATERWAY PARK

This tranquil riverside park also has a water playground, sandplay area, a bridge and grassland areas perfect for picnics and photo-ops. Nature enthusiasts will love the rich wildlife and biodiversity here — think birds, dragonflies, and butterflies flitting between bushes. With SAFRA Punggol and Waterway Point within walking distance, the waterway is also a convenient endpoint for those tired from a full day exploring the outdoors.

Overall distance: About 3km

Highlights: Jogging and cycling tracks, water playground, rich biodiversity for birdwatchers and nature lovers. Food options, water points, bike rental, toilets and parking lots are available.





Sengkang Water Park



Sengkang Hockey Stadium



7

SENGKANG SPORTS CENTRE
 SENKANG HOCKEY FIELD, SENKANG
 CLUBFITT GYM, SENKANG SPORTS HALL,
 SENKANG SWIMMING COMPLEX

This is a great place to end a long trapse outdoors on weekends. Choose to end the day with a refreshing dip from the choice of five swimming pools and eight water slides, a gym and indoor sports hall for a light cool-down, or a beer and bites at Citrus Bistro or Legend Cafe before watching Singapore's national hockey teams train at the Sengkang Hockey Stadium. What's even better? It's just a 12-minute walk from your doorstep.

Features:

- 2 newly re-turfed/water-based hockey pitches
- Official training ground for National Hockey teams
- The only hockey pitches in Singapore certified by FIH for International Hockey Tournaments
- Ample parking spots available



Kayaking at
Sengkang Riverside Park

FOOD TRAILS

SENGKANG – A FOOD HAVEN

1 Sengkang's best-kept food secrets

2 Food that doesn't sleep in Sengkang

3 All the coffee you ever need





1

SENGKANG'S BEST-KEPT FOOD SECRETS

Think the best food spots are only in Jalan Kayu or Punggol? Think again. Sengkang is full of underrated gems tucked away in corners and under HDB blocks.

There's Korean hotpot and chicken rice balls, all-day waffles with smoked salmon and Iberico pork dons, and feel free to add caviar, foie gras and truffle on the side. These options and more are all within walking distance, plus you skip the queues and exorbitant prices that often come with the hype.

Want more? We even pick out bites open 24/7 and where you can get your caffeine fix whether it's a smooth latte or kopi-gao-gao you're craving for. Keep these on your radar and it'll be a long time before you find yourself venturing far away from home to satisfy that rumbling tummy.

O'My Kampong

Here's where you can find the closest to the authentic kampung-style dining experience, with open-air dining, a Kek Ai Provision Shop selling tidbits, games and toys of nostalgic, and traditional Singaporean fare such as a humongous Kampung Chicken Rice Ball Platter, Nasi Lemak, Curry Chicken, Ngo Hiang, and Satay. A menu catered to kids is also available, along with desserts and drinks like Burbur Cha Cha, Ginger Gao Lat, and Gula Melaka Kopi.

Where: 50 Anchorvale St, S544834

Citrus Bistro

This halal-certified bistro by the pool has a large alfresco area where you can enjoy a full menu containing classic favourites such as Curry Chicken and Seafood Aglio Olio, BIG boss burger sandwiching thick juicy beef and mutton patties between toasted charcoal buns and oozing chunky satay sauce, and seasonal offerings like Beef Rendang Baked Rice and Laksa Pasta. Round your meal off with Instagrammable Mighty Milkshakes bursting and toppings, and snacking options for those pecky after a long swim. Diners get free entry into the sports complex and enjoy 1-for-1 lunch deals on weekdays, and can host birthday parties at the lovely breezy space for gatherings up to 55 people.

Where: 57 Anchorvale Rd, Sengkang Swimming Complex, S544964



Bowl & Grill

The rare find offers "happiness bowls", which are essentially healthy build-your-own-bowls at unbelievable prices. Think Grilled Salmon, Steak or Chicken Cutlet with Nacho Cheese atop bases like teriyaki soba, aglio olio, rice or salad. And with a wobbly onsen egg and for the price of \$5 to \$7! Grills and burgers will also please those looking for variety, along with sides to share like Cheese Takoyaki and Truffle Popcorn Chicken.

Where: 267 Compassvale Link, S540267

Michin Korean BBQ & Hotpot

Save this if you're a big meat lover, bulking up, or just plain hungry. The selection of free flow marinated meats here including Black Pepper Chicken, Shoyu Pork, Spanish Iberico Pork Shabu Shabu Belly, Garlic Beef Slice, and Garlic Pork Collar, and premium meats like and Australian Wagyu Shabu Shabu Slice at a price top up will satisfy the biggest meat cravings. Not a meat eater? Go for the fresh seafood selection of clams, mussels and lobster balls. They also have over 30 vegetables and sides and a total of six soup bases to pick from, including Kimchi, Mala, Tom Yum, Ginseng, Seaweed and Collagen.

Where: 473 Fernvale St, #01-05, S790473



Armenian Street Char Kway Teow

Fans of the favourite fried flat-noodle Singaporean dish should already be acquainted with Armenian Street Char Kway Teow, which is one of the last standing stalls helmed by first-generation hawkers and has been running since 1949. In addition to the prerequisite wok hei, crunchy pork lard pieces and lashing Chinese sausages, bean sprouts, chives, cockles and egg, you'll find here the difference that comes from having the pork lard rendered fresh daily and the chye poh mixed with garlic for extra flavour.

Where: Blk 303 Anchorvale Link, S541303

Sengkang Square Oyster Omelette

Affordable without skimping on fresh ingredients like prawn and oysters, it's no wonder that this halal-certified stall is always with a big crowd from morning till night. Don't just come for their oyster omelette. The rest of their menu including hokkien mee, fried carrot cake, char kway teow and barbequed wings is also consistently good.

Where: 10 Sengkang Square, S544829



2

FOOD THAT DOESN'T SLEEP IN SENGKANG

Chef-in-Box

Sick of instant noodles? Find hot food at Chef-in-Box made by real chefs to be fresh and tasty. Its gourmet fare like Paella with Salmon Patty and Black Pepper Sauce and Thai Choo Chee at unbelievably affordable prices (\$3 to \$6). There's also freshly squeezed orange juice at \$2 a pop and various snacks savoury and sweet for 4am cravings.

Where: 320C Anchorvale Drive, S543320

Kopitiam Square

This is a 24/7 kopitiam with over 50 stalls for your pick. Enough said.

Where: 10 Sengkang Square, S544829

Happy Hawkers

Want variety? Here's where you'll get choice from Ban Mian to Thai food, Nasi Lemak to Roasted Duck, even thick fluffy Kaya Toast and Lor Mee, at anytime of the day.

Where: 267B Compassvale Link, S542267

McDonald's

Good old McDonald's never fails, and the one right by Sengkang Sports Centre is perfect after late night runs, cycling trails, and hockey matches. There's also McCafe and a dessert kiosk for those looking for sweet treats and coffee.

Where: 57 Anchorvale Rd, #02-03, S544964



3

ALL THE COFFEE YOU EVER NEED

In need of a caffeine fix? We know how it feels. Whether it's a creamy smooth brew or kopi-gao-gao you're craving for, here are 3 levels of coffee shiokness within walking distance.

ATAS: Jewel Coffee

With multiple branches across the city, Jewel Coffee is a favourite choice for its reliable smooth brew and tantalising collection of western favourites and sandwiches. Peckish? Must-tries include Chicken Puff, Brioche French Toast, Seared Salmon Fillet and Meatball Pasta.

Where: 1 Anchorvale St, #01-36, S544835

SHIOK: Food Paradise Coffee Shop

Coffee at \$0.50? At more than half the average price at local kopitiams, the shiokness of the deal will make even the blackest kopi-o-kosong taste sweet.

Where: Blk 417 Fernvale Link, #01-01, S790417

RELIABLE GO-TO: O'Coffee Club Xpress

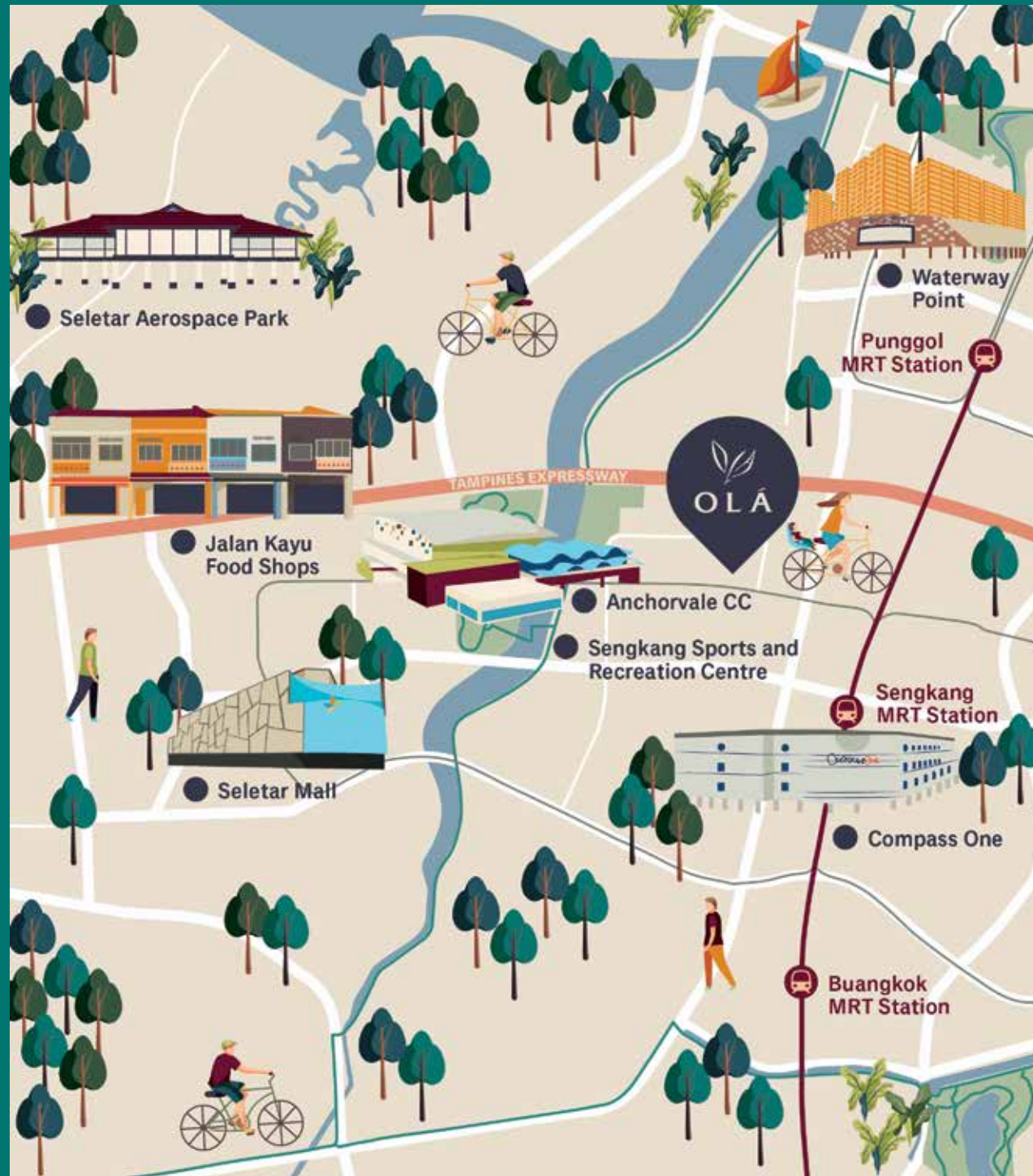
This place is a lifesaver in many ways: daily morning kopi runs, affordable and quick lunch sets, a place to take a breather in the midst of a full errand-running day. The quiet oasis offers multiple single-origin coffee brews and teas, along with a full food menu and snacks. A specialty is their all-day breakfast Belgian waffles, with either sweet toppings like Gula Melaka Cream or savoury add-ons like Smoked Salmon, Mangalica Bacon, and Scrambled Eggs.

Where: 110 Sengkang E Way, #02-02, S544886



Sengkang Riverside Park

LIFESTYLE TRAIL
DAYS OF EXCITEMENT



DAYS OF EXCITEMENT



1

COUPLE'S HONEYMOON
SATURDAY

- 11am:**
Wake up, put on music
- 1pm:**
Brunch and cafe-hopping
- 3pm:**
Drive home
- 4pm:**
Meal-prep for the week, wash up
- 5pm:**
Cycle, run, swim.
Shower at Sengkang Sports Centre
- 7pm:**
Beer and dinner
at Legend Cafe with friends
- 925pm:**
Sheng Siong Supermarket
before late-night movie at Seletar Mall
- 12am:**
Supper at Jalan Kayu with buddies

2

YOUNG FAMILY'S
PUBLIC HOLIDAY

- 8am:**
Wake up, prepare breakfast
and pack for hike
- 10am:**
Coney Island hike
- 1pm:**
Wash up, lunch and grocery shopping
at Waterway Point
- 3-7pm:**
Gathering with friends and their families
- 8pm:**
Put baby to bed
- 9pm:**
Hubby goes for late-night cycling
- 10pm:**
Bubble bath for wife
while planning for the week
- 11pm:**
Hubby brings back McDonald's for supper



Overview

- 12-min walk (900m) to Nan Chiau Primary School
- 11-min walk (900m) to Sengkang Sports (Swim, Hockey)
- 10-min walk (800m) to Sengkang Community Club
- 10-min walk (800m) to Skool4kidz Campus @ Sengkang Riverside Park
- 2 to 5-min walk (170m) to Sengkang General Hospital
- 12-min walk (900m) to Sengkang Library, Cold Storage @ Compass One



3

MATURE FAMILY'S DAILY WORKDAY

6am:

Wake up, swim in 50m lap pool

640am:

Breakfast and kids

7am:

Mum and Dad leave home together with kids

715am:

Reach Nan Chiau Primary School

8am:

Dad takes the train to office in CBD, Mum takes calls from clients at home and goes through emails

12pm:

Piloxing class for Mum at Anchorvale CC

1pm:

Pick up kids from school, have lunch at home

3pm:

Go to Sengkang Library at Compass One while kids have tuition classes

5pm

Time to head home, picking up fresh groceries for dinner

7pm

Dinner is ready and Dad is home. Time to eat before homework, wash up and bed!

4

MULTI-GEN FAMILY'S SUNDAY

8am:

Morning walk through Sculpture Park to buy breakfast back home for everyone from the market

10am:

Head to Sengkang Community CC. Pilates classes for Mum, meditation for grandpa, Korean classes for daughter. Father and son study and read newspapers in study room

1pm:

Lunch treat at Gochi-So Shokudo to celebrate son's birthday (turn to p.70 for our food trail!)

2pm:

Walk around Seletar Mall and buy gifts

5pm:

Charge car at BlueSG point on the way home

6pm:

Family heads out for a walk at Sengkang Riverside Park

7pm:

Head to Seletar Aerospace Park for dinner



Skool4kidz Campus
at Sengkang Riverside Park





LIVING CONSCIOUS

IN OLÁ AT A GLANCE

Facilities

Recreational Tennis Corte

Sensorio Garden

Aqua Fitness

Streams of Reflexión

Reflexión Deck

Kids' Splash Pool

Forestal Spa

Sensorio Walk

Indoor Gym

Outdoor Gym

Flamenco Studio

50m Aqua Pool

Activo Corner

Recreational Activities*

Yoga

Dancing

Aqua taekwondo

Swimming lessons for kids

Soccer classes for kids by Real Madrid

Foundation Football School[^]

* The recreational activities will be on a first come first serve basis subject to availability and subject to such terms and conditions as may be imposed by the Developer at its sole discretion.

[^] These young residents will start their football lessons when their sale is confirmed, even before the development is ready.

Kicking off to a bright future

Dreams start early at OLÁ. With a special partnership with Real Madrid Foundation Football School in Singapore, soccer fans can start realising their football dreams even before moving in.*

About OLÁ x Real Madrid Foundation Football School

Football to Spain is like Tennis to France. With the sport enjoying top popularity in the country, it's no wonder that many players make it to the Top 100 worldwide, and four from Real Madrid C.F. in the Top 20. Real Madrid Foundation Football School is Singapore's premier football academy owned and run by members of Real Madrid C.F.. Experienced and highly-qualified trainers from Spain bring the same football training methodology used in Real Madrid training base to hone kids and youths in both technical and soft skills.



* Terms & conditions apply

What you need to know

Tip One:

Owned and run by Real Madrid C.F. members and technical directors

Tip Two:

Dedicated training according to ability, from beginner to advanced

Tip Three:

Coaches who place a strong emphasis on developing good values and character

Tip Four:

Applies the same football training methodology used in Real Madrid training base in Spain, designed to hone technical skills and develop vision and decision-making abilities

Tip Five:

Various locations during training that offers flexibility and variety in training grounds

DID YOU KNOW?

There are multiple football pitches in Sengkang open to public use!

Sengkang Fitness Schedule

Leading an active lifestyle doesn't require paying thousands for fancy yoga studios or carrying heavy shoes and gear all day to gyms in the CBD. A 50m pool and fully-equipped gym at your doorstep, and a 26km-long PCN North Eastern Riverine Loop (p.58) offering multiple running and cycling routes makes fitness easy to fit into your everyday. Want more? Within walking distances are classes from salsa to boogie bounce, yoga to piloxing, even professional outdoor boot camps. There's no end to what you can explore.

Here are just some classes near you to get you going:

Monday

1030am – 1130am: Pilates for Beginners @ Sengkang CC
7pm – 8pm: Zumba classes @ Sengkang CC
745pm: Sengkang Fit Club @ Sengkang Sculpture Park, 263 Compassvale St, S540263

Tuesday

8pm – 9pm: Zumba @ Compassvale Green RC Zumba, Block 299 MPH

Wednesday

9am – 10am: Body Toning @ Sengkang CC
8pm – 9pm: Yogarobics @ Anchorvale CC

Thursday

11am – 1230pm: Adult Line Dance
745pm: Sengkang Fit Club @ Sengkang Sculpture Park, 263 Compassvale St, S540263
9pm – 10pm: Social Dance classes @ Sengkang CC

Friday

11am – 12pm: Hatha Yoga @ Anchorvale CC
7pm – 8pm: Free dance classes @ SKH Campus
8pm – 9pm: Social Dance classes @ Sengkang CC

Saturday

Explore Sengkang Riverside Park on the Ultimate Sengkang Trail (Turn to pg.58 to find the trail!)

Sunday

Gym day @ Anytime Fitness SKH Campus, Amore Fitness, or Sengkang ActiveSG Gym

The information is accurate as of **18 November 2019**.





Artist's impression



*“Love is the most
important thing.”*

– Eva Armisen



LIVE SMART

There's a new narrative to living smart. More than productivity apps and quick wi-fi, smart living for the future uses technology in a way that understands your daily life. Like to sleep in a dark room, and wake up to morning light without getting out of bed? Have too many keys in your pocket? Often have parcel deliveries and no one at home to receive them?

Living in a smart home means you can have your window blinds roll up automatically at 7am, and a door that recognises your fingerprint. It means being able to return to a pre-cooled home after a long day out in the sweltering sun. It is also about knowing that your home is safe and secured with monitoring and security devices.

Living smart with OLÁ feels easy, and feels like how it always should be. Here at OLÁ, you'll find yourself living the life you've always dreamed of.

Say hello to your new spark of life here with OLÁ.



OLÁ: YOUR SMART HOME

Powered by Samsung SmartThings



Smart Hub Samsung SmartThings Hub

The Smart Hub by Samsung SmartThings allows you to monitor, control and schedule every smart device at home, from the air conditioning to the smart digital door lock. Through the app, you will also be able to monitor movements in your home, adjust the lights, or track any water leakages when you add smart devices.



Smart Digital Door Lock by Samsung

It's time to ditch your keys. With Samsung's smart digital door lock, you can choose between fingerprint authentication, digital number codes, or even your mobile app to have your door unlocked. Extra security features like double authentication and anti-theft modes ensures peace of mind.



Climate Control IR Hub by Sensibo

Say goodbye to chunky aircon remotes and dead batteries situations. With Sensibo Climate Control, you can control aircon temperatures at home from your mobile app. Best of all, you can set when to have the air conditioning on and off according to your schedule.

Overview

SmartThings Hub

- Control and monitoring wherever you are through your mobile
- The brain of the connected smart devices

Smart Digital Door Lock

- Enjoy security and convenience at one touch
- Open the doors to safety and convenience

Climate Control IR Hub

- Return home to a cool welcome after a walk in the sweltering sun with Sensibo Climate Control

*Additional items other than those specified in the building specifications to be purchased by the owner upon TOP.





No need to get off your couch.

Play music on your speakers, change the temperature settings on your aircon, and have motorised balcony blinds controlled from wherever you are at home. Living Smart with OLÁ allows you to control compatible devices on your mobile phone via apps.

Save the environment while reducing your bills.

Smart plugs allow you to conserve electricity and have wireless control of your power devices. Not at home? Simply schedule the power supply or air conditioning according to when you'll be at home, and have it automatically switch off to save on electricity.

But forget your keys.

The smart digital door lock means you won't need to add another key to the many others bulking up your wallet. With your fingerprint, you don't even have to remember another passcode or worry about intruders entering your home.

Monitoring.

You'll have all the data of your connected devices at home, all on your mobile. This means you'll always know what's happening at home even if you're overseas through cameras and motion sensors.

Security.

Unexpected visitor or movement at your doorstep? Worried about your kids opening windows they shouldn't be? Living Smart with OLÁ allows you monitor your home against unwelcomed guests and activity, so you would always have peace of mind wherever you are.



SMART LIVING AT HOME

This is how living in OLÁ
gives you a smart lifestyle

Powered by Legate Lifestyle

Wouldn't it be nice to have the balcony blinds roll up or down without getting off your couch, control natural light and temperature and even the humidity at home? Yes, you can now enjoy convenience at your fingertips in your home today with OLÁ's partnership with a trusted and known Singapore brand, Legate Lifestyle. Here are the other products you can enjoy with Legate, and the options to customise and expand the possibilities of smart home living.



Smart Blinds

Want to take a nap in the middle of the day, or love waking up to sunlight? OLÁ's smart blinds can be controlled without you even needing to get off your couch. You can control your blinds to have it up or down using your mobile phone and even schedule it to suit your family's lifestyle.

Smart Dryer

Never have to worry about hanging your laundry outdoors. The smart dryer allows you to activate the system's function remotely, giving you convenient control right from your pocket. With things simply just a tap away, you'll never have to worry about leaving your clothes to the mercy of unpredictable weather again.

Robotic Vacuum

Keeping a house clean is hard work and time-consuming. Spend time on what matters more to you, and enjoy the bliss of returning to a clean home with a smart vacuum robot. Schedule cleaning according to your needs, whether it's several times a week or once a day right before you get home. Come back to a clean home without lifting a finger, as it should be with a smart lifestyle.



3-in-1, Smart Aroma Diffuser

Not just your ordinary air diffuser, this product is designed to fill the air with fragrance and moisture. It is also an aroma diffuser, humidifier as well as a speaker to provide soothing tunes. It also comes with an adjustable atmosphere lamp with colour selection modes. Now, you can control your aroma diffuser from anywhere at any time with your smartphone.

3-in-1, Smart Air purifier

We spend most of our time indoors. Take control of the quality of air at home with a smart air purifier to protect and ensure better health for you and your loved ones. With powerful purification methods, the air purifier ensures effective removal of dust, viruses and other air pollutants at home. It also provides real-time display of PM2.5 air quality.

*Additional items other than those specified in the building specifications to be purchased by the owner upon TOP.





A family at the dinner table.
Image by Eva Armisen.



CHAPTER III

How to make a house your own

Tips from Spanish Artist Eva Armisen



Know what home means to you.

My home is where I don't need to pretend or feign anything. It's like having true friends around you, the unconditional and very few people you can be comfortable with. The concept of home goes beyond a physical space — it is also a state of tranquility. My house must be a space where trust reigns, together with my family. Together, we observe what we like to do and work out how we can reflect it in the space in which we live in, combining private and common areas where we are comfortable together.





Work with the elements of the physical structures and elements.

I like to combine old and modern elements in my houses. My house in Barcelona was built in the beginning of the 20th century and I kept some of the original elements such as doors, balconies and old tile floors. I also like to bring the outside into my home. I think that connecting and being part of the natural landscape gives me peace and happiness.

por
las ramas



3



Let your childhood and influences build the character of your home organically.

I try to surround myself with meaningful things. These could be beautiful objects that inspire more beauty, or memories that make me connect with what I love but cannot physically with me, like my childhood. Sometimes I look at a sugar bowl from the 70s and I am automatically on vacation in Galicia with my parents and sister, smelling the sea, feeling the humidity on the sheets, the summer loves...

I also believe that all Spanish have had at some point a Lladró piece in their homes. My mother has a couple of young ladies in a showcase, while my grandmother also owned a few. I like how Lladró has learned to approach contemporary art while combining a magnificent tradition with today's life.

4



Don't forget nature.

I had always thought I was very urban and could never live outside the city. But I fell in love with this house in Sant Quirze, and living here has made me find a part of me which I didn't know about before through contact with nature here, which I love.

Seeing green from the window, a tree, a bird and the blue sky even when I am in the city is inspiring. Even though I'm always working and running around and I don't have time to go for a walk and enjoy it, it's close by and I'm constantly looking at it. Nature now plays the part of the protagonist in my study, and I keep the windows huge to flood the space with light, trees and animals.





Craftsmanship and Care

Creating a beautiful home requires time and patience. Every element in OLÁ is inspired by the intricate details and impeccable craftsmanship found in artisan objects, much like the awe-inspiring chandelier in the Casa Club. It is only in carefully balancing colours, materials, textures and shapes that a space can be transformed into a home.

And in the same way how ideas come to sculptors, potters, painters and artists, the process of designing OLÁ is also one that stems from the heart. The final masterpiece is a home that lives and grows with you.



Image above and on the right by Lladró.



HERE AT OLÁ



Image above by Lladró.

The Niagara Gold Chandelier

Imagine returning each day to the golden cascade of light and wonder, made up of 300 handmade butterfly fairies, delicately lit by state-of-the-art light optics to cast magic light around the Casa Club. Designed to take your breath away, the exquisite dance of fairies between light is one that delights the senses in a moment where time seems to stand still. The rest of the day flits away, leaving behind a day of possibility ahead, to explore, discover, and experience.

Here at OLÁ, we believe in coming home to inspiration. With every step you take into the architecture designed with care, passion and attention to detail, you know you're home.

Each of the 300 porcelain fairies are handmade by local artisans from Spain and affixed to the chandelier through silvery fiber-optics to create the illusion of fairies dancing in midair. Image on right by Lladró.





Artist's impression

Designing OLÁ

The Inspirations Behind OLÁ

Ng Hoe Theong,
the director at **AGA Architects,**
shares in an exclusive on how
the architecture and design
of a place affect the way you
live your life and create a home.

Q. What are the inspirations behind OLÁ?

Unlike other developments, one can find in OLÁ multiple influences of the Spanish culture, such as the warmth of family and love, the quality of craftsmanship, and the ways of living an inspired life. One of the things that also stood out was the value of creating a strong community, and this is something we worked to reinforce in OLÁ by designing spaces that bring people together and create the traction for community to emerge.

Q. How does architecture and design create these spaces?

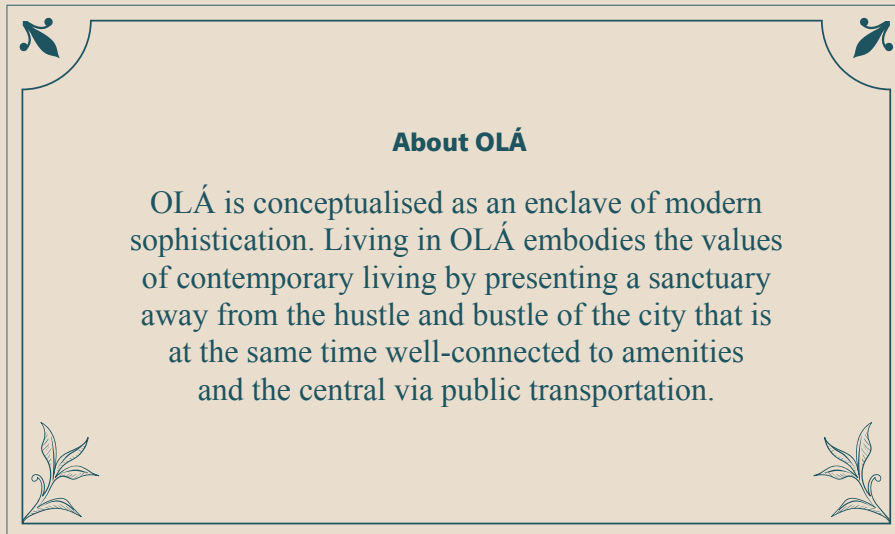
The interplay of architecture and design is key to creating meaningful and inclusive social spaces. There must be the right dynamic between people, architecture and the environment. OLÁ is also a unique case where there's dialogue between the brand and aesthetics of Lladró and Eva Armisen's art. We had to reinforce this dialogue by designing spaces that facilitate this dynamic between people, architecture and the environment.

Q. And how did you and your team go about doing this?

We used the ideas of community behind Spanish philosophies to inform the way we looked at ways to design spaces that brought about community in an organic way. To do this, we incorporated a three-dimensional approach for dynamism, creating elevated gyms and details quite different from the typical flatness of other developments. Details in the wall and railing motifs and colours influenced by abstract art add liveliness.

"...for dynamism, creating elevated gyms and details quite different from the typical flatness of other developments."





Q. What are some of the design and spatial elements you'll look out for in your own home?

I look for spatial organisation and layouts with clean geometry that facilitates flexibility in furnishing. This gives me space to design the details in my own home. I look for a sense of lightness that comes from having overall spaces naturally lit. This lets the interior exude light calmness. I also look for attention to details in the selection of finishes, appliances and carpentry works.

Q. What are your favourite elements of OLÁ?

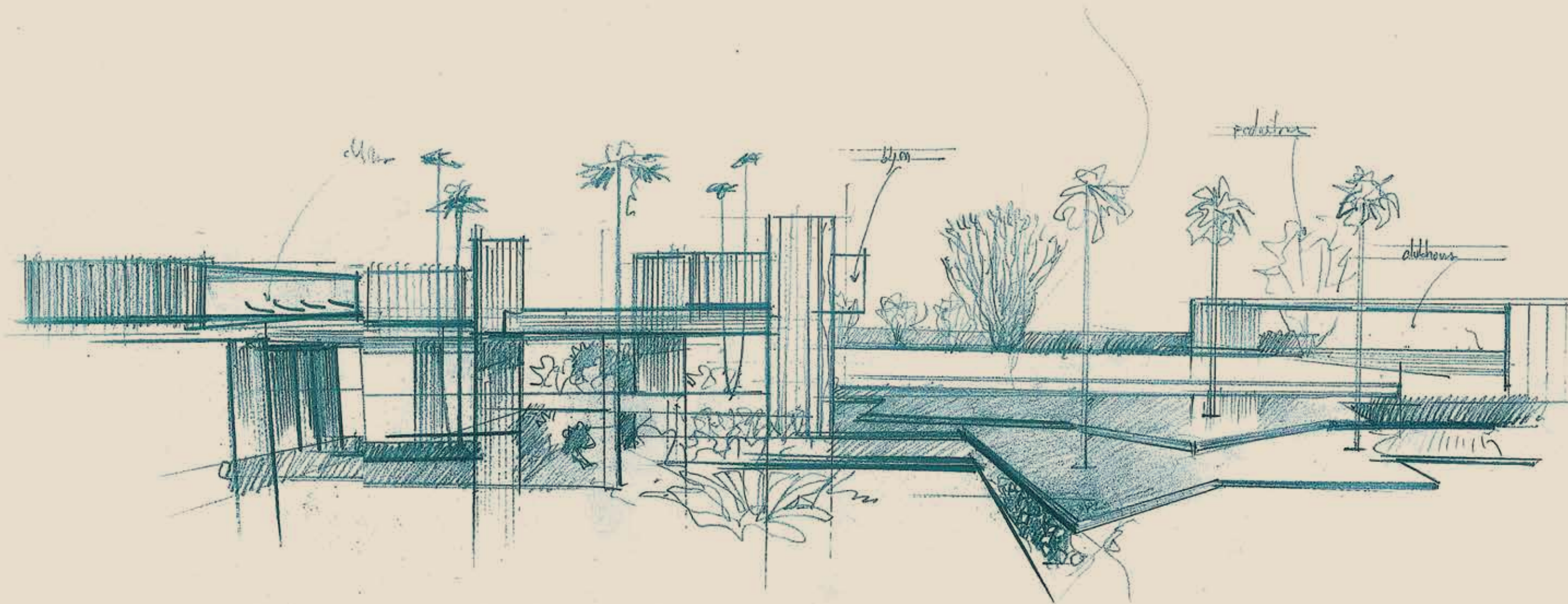
OLÁ gives you a home designed to be innately alive. Here, you won't find a home designed in a boring and vanilla way. And Sengkang, being a green and lovely neighbourhood, creates the background landscape that is intimate in scale and serene in nature. There's a lot of life that is not artificial, but breathing. There's a lot of light.

Q. What are some elements homeowners can look forward to in OLÁ?

They can look forward to living in a dynamic space that creates a community in a way that embraces people. Think spacious grounds populated with communal recreational spaces, an abundance of greenery, and an environment that offers calm, life, and animation. From layout to refined finishes, everything is designed to be practical yet stylish, providing the space to bring the experience of everyday life to greater heights.

Hoe Theong's tips to homeowners:

1. Look out for a good environment of the development. It will be what supports your everyday life when you move into the development, and create a good quality of life.
2. Take note of the spatial layout of the apartment, and avoid layouts with odd corners which may make it more challenging to furnish your place. Try to find layouts that allow an abundance of natural light and ventilation into the apartment.
3. Pay close attention to the selection of material finishes and carpentry. Ensure they don't look dated and dampen the overall mood of the interior spaces.





Artist's impression



Ecoplan Asia — Landscape architect's drawing



*“The simplest things
give me ideas.”*

– Joan Miró



OLÁ FACILITIES ZONING



Artist's impression

VALLEYS OF ESPAÑA

- 1 OLÁ Grand Lobby
- 2 Casa Club*
- 3 Casa Lounge*
- 4 Relajarse Bar
- 5 Aqua Deck
- 6 50m Aqua Pool
- 7 Palm Cove
- 8 Passage of Dreams
- 9 Forestal Cove

PARADISE GLEN


- 10 Familia Plaza
- 11 Imaginar Point*
- 12 Loto Oasis
- 13 Sensorio Garden
- 14 Recreational Tennis Corte

MYSTIC FALLS

- 15 Fresco Lounge
- 16 Sensorio Walk
- 17 Reflexión Deck
- 18 Streams of Reflexión
- 19 Forestal Promenade
- 20 Kids' Splash Pool
- 21 Aqua Play
- 22 Aqua Fitness
- 23 Forestal Spa
- 24 Forestal Atrium
- 25 Culinary Cabana
- 26 Event Cabana
- 27 Grill Station*
- 28 Cielo Bar*
- 29 Dos-Forestal Cove*
- 30 Uno-Lagoon Hall*
- 31 Grand Pavilion*
- 32 Outdoor Gym*
- 33 Indoor Gym*
- 34 Flamenco Studio*

FIESTA WALK

- 35 Pets Cómer
- 36 Siesta Lounge
- 37 Activo Corner
- 38 Picnic Jardin & BBQ
- 39 Kids' Playspace
- 40 Side Gate 1
- 41 Side Gate 2
- 42 Outdoor Genset
- 43 Electrical Substation
- 44 Bin Center
- 45 Guard House

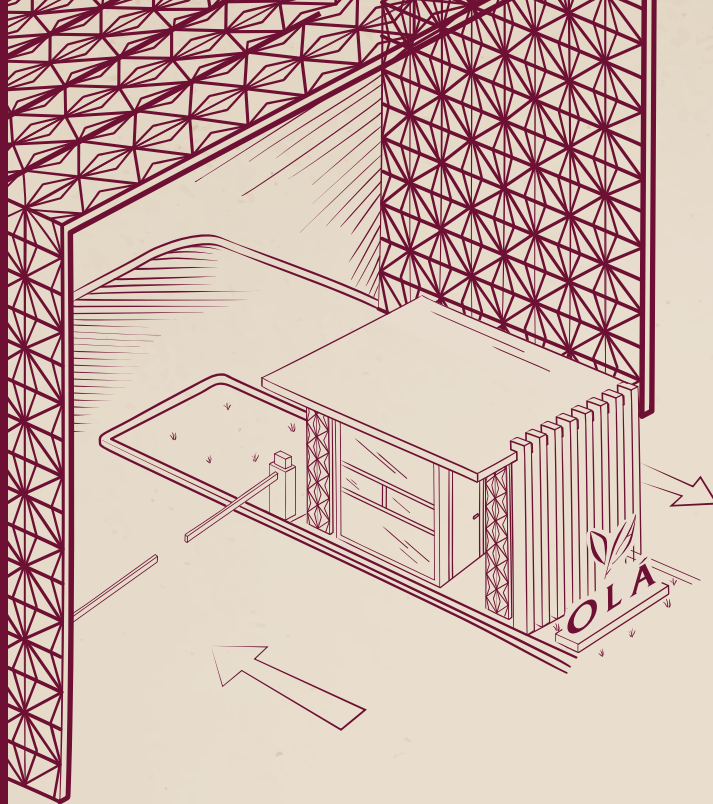
-  Ventilation Shafts
-  Water Tank Location (Lvl 16)

* Upper levels

OLÁ SITE PLAN



Disclaimer: The renderings of the units as shown are for illustrative purposes only. The shading and outline of the unit type only applies to typical units. The boundary lines of the units set out here are not to be taken as a factual representation of the actual units. Kindly refer to the approved BP plans for the actual unit outline/boundary lines. BP Approval Number.: A1698-00648-2018-BP01



1

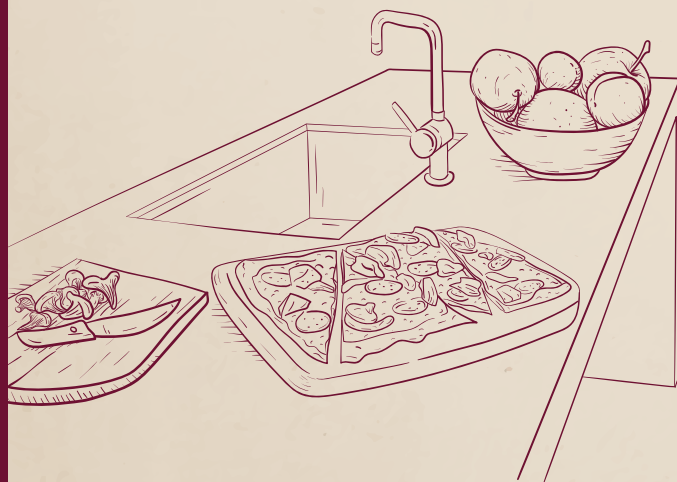
CASA CLUB &
OLÁ GRAND LOBBY

Love coming home? You'll love it even more at OLÁ with the welcome of the towering archways at the entrance, structured upon an exclusively designed motif. Your reception is complete with a long gilded driveway, a cosy waiting cove on the upper tier for family and guests, and the iridescent glow from OLÁ's cascading fairy chandelier. It's home.

2

FORESTAL COVE &
LAGOON HALL & GRAND PAVILION

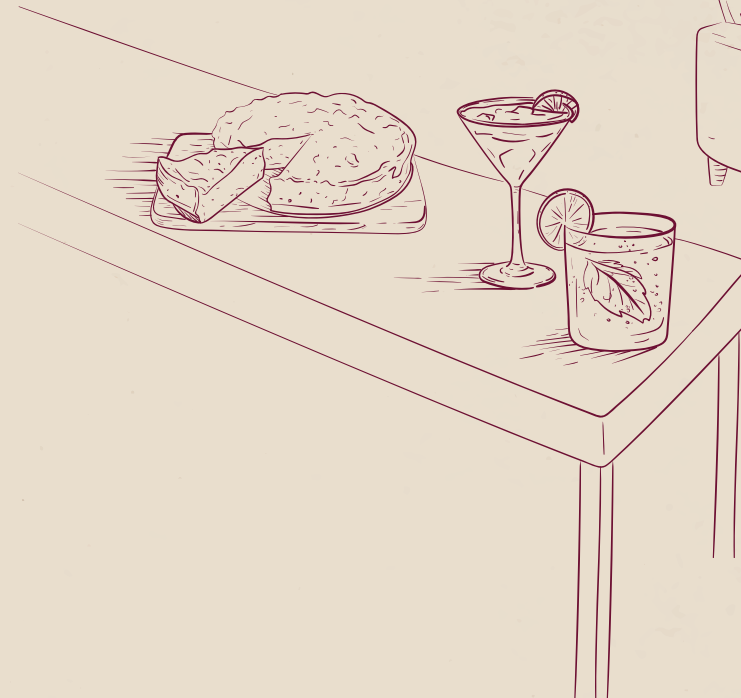
Spend lazy afternoons lounging at one of the multiple pavilions that offer spaces of rejuvenation and rest for everyone. Surprise your loved one with a prepared picnic at sunset by the pool, enjoy weekends full of games and fun with your family with six pools and green landscapes, or simply take an idyllic afternoon to yourself. Let your thoughts drift with the tinkling of water and watch the clouds pass in the sky. You might just find the perfect spot to catch the nap you need.



3

CULINARY CABANA
& EVENT CABANA

Why limit yourself to hosting in your house? With cabanas designed to entertain gatherings for every mood and occasion, there are so many ways you can throw a party. Whether it's for your child's birthday, a special celebration, or a summer pool party, you'll find hosting a breeze with all the facilities you need at hand. Home is right next door, so no worries about prepping food and sangria the day before. And with the gorgeous poolside setting, you won't even need much for decoration.



4

CIELO BAR
& GRILL STATION

It's always better with a view. Bring your party up a notch and dazzle your guests with your bartending skills at Cielo Bar. Of course, there's no wine without dine, so channel your inner Jamie Oliver with the fully-equipped grill bar and let the meat and seafood sizzle. With the panoramic view as the backdrop to your party, your only worry might be how to get guests to leave when it's time.

5

FAMILIA PLAZA

Expand your horizons of play and imagination at the Familia Plaza, the best spot to get a bird's eye view of home. You'll discover a new perspective on the nooks and crannies of OLÁ — spot the enchanting dance of the lit fairies in the Lladró chandelier from Valleys of España, and the butterflies nestling within the gardens in Paradise Glen. You might even hear laughter from the pools in Mystic Falls or spot a dog having its walk in Fiesta Walk. There's always something new to see for everyone.





*“A true artist is not one
who is inspired, but one
who inspires others.”*

– Salvador Dalí



OLÁ UNIT DISTRIBUTION

- 2 Bedroom**
(Type A1 / A1-1 / A1-P)

- 4 Bedroom**
(Type C1 / C1-1 – 3 / C1-P)

- 5 Bedroom Penthouse**
(Type PH1 – 3)

- 3 Bedroom**
(Type B1 / B1-1 – 3 / B1-P / B1-R)

- 3 Bedroom**
(Type B2 / B2-1 – 2 / B2-P / B2-R)

- 3 Bedroom + 1 Deluxe**
(Type B6 / B6-1 – 2 / B6-P)

- 3 Bedroom + 1 Premium**
(Type B3 / B3-1 / B3-P)

- 3 Bedroom + 1 Premium**
(Type B4 / B4-1 – 2 / B4-P / B4A / B4A-1 – 2 / B4A-P / B4A-R)

- 3 Bedroom + 1 Premium**
(Type B5 / B5-1 – 2 / B5-P / B5-R / B5A / B5A-1 / B5A-P)

| Block 76 | | | | |
|----------|------|------|-------|------|
| Level | Unit | | | |
| | 13 | 14 | 15 | 16 |
| 16 | B1-R | | | PH1 |
| 15 | B1 | B1 | B5A | C1 |
| 14 | B1-2 | B1-1 | B5A | C1-1 |
| 13 | B1-3 | B1-3 | B5A-1 | C1-3 |
| 12 | B1 | B1 | B5A | C1 |
| 11 | B1-2 | B1-1 | B5A | C1-1 |
| 10 | B1-3 | B1-3 | B5A-1 | C1-3 |
| 9 | B1 | B1 | B5A | C1 |
| 8 | B1-2 | B1-1 | B5A | C1-1 |
| 7 | B1-3 | B1-3 | B5A-1 | C1-3 |
| 6 | B1 | B1 | B5A | C1 |
| 5 | B1-2 | B1-1 | B5A | C1-1 |
| 4 | B1-3 | B1-3 | B5A-1 | C1-3 |
| 3 | B1 | B1 | B5A | C1 |
| 2 | | | | |
| 1 | | | | |

| Block 78 | | | | |
|----------|-------|------|------|------|
| Level | Unit | | | |
| | 17 | 18 | 19 | 20 |
| 16 | | PH1 | B2-R | |
| 15 | B5A | C1 | B2 | B1 |
| 14 | B5A | C1-1 | B2-1 | B1-1 |
| 13 | B5A-1 | C1-3 | B2-2 | B1-3 |
| 12 | B5A | C1 | B2 | B1 |
| 11 | B5A | C1-1 | B2-1 | B1-1 |
| 10 | B5A-1 | C1-3 | B2-2 | B1-3 |
| 9 | B5A | C1 | B2 | B1 |
| 8 | B5A | C1-1 | B2-1 | B1-1 |
| 7 | B5A-1 | C1-3 | B2-2 | B1-3 |
| 6 | B5A | C1 | B2 | B1 |
| 5 | B5A | C1-1 | B2-1 | B1-1 |
| 4 | B5A-1 | C1-3 | B2-2 | B1-3 |
| 3 | B5A | C1 | B2 | B1 |
| 2 | B5A | C1-1 | B2-1 | B1-1 |
| 1 | B5A-P | | B2-P | B1-P |

| Block 80 | | | | |
|----------|------|------|------|------|
| Level | Unit | | | |
| | 21 | 22 | 23 | 24 |
| 16 | PH2 | | | B5-R |
| 15 | B3 | B4 | A1 | B5 |
| 14 | B3 | B4-1 | A1 | B5-1 |
| 13 | B3-1 | B4-2 | A1-1 | B5-2 |
| 12 | B3 | B4 | A1 | B5 |
| 11 | B3 | B4-1 | A1 | B5-1 |
| 10 | B3-1 | B4-2 | A1-1 | B5-2 |
| 9 | B3 | B4 | A1 | B5 |
| 8 | B3 | B4-1 | A1 | B5-1 |
| 7 | B3-1 | B4-2 | A1-1 | B5-2 |
| 6 | B3 | B4 | A1 | B5 |
| 5 | B3 | B4-1 | A1 | B5-1 |
| 4 | B3-1 | B4-2 | A1-1 | B5-2 |
| 3 | B3 | B4 | A1 | B5 |
| 2 | B3 | B4-1 | A1 | B5-1 |
| 1 | B3-P | B4-P | A1-P | B5-P |

| Block 70 | | | | |
|----------|------|------|------|-------|
| Level | Unit | | | |
| | 01 | 02 | 03 | 04 |
| 16 | | B1-R | PH1 | |
| 15 | B1 | B1 | C1 | B5A |
| 14 | B1-1 | B1-2 | C1-1 | B5A |
| 13 | B1-3 | B1-3 | C1-3 | B5A-1 |
| 12 | B1 | B1 | C1 | B5A |
| 11 | B1-1 | B1-2 | C1-1 | B5A |
| 10 | B1-3 | B1-3 | C1-3 | B5A-1 |
| 9 | B1 | B1 | C1 | B5A |
| 8 | B1-1 | B1-2 | C1-1 | B5A |
| 7 | B1-3 | B1-3 | C1-3 | B5A-1 |
| 6 | B1 | B1 | C1 | B5A |
| 5 | B1-1 | B1-2 | C1-1 | B5A |
| 4 | B1-3 | B1-3 | C1-3 | B5A-1 |
| 3 | B1 | B1 | C1 | B5A |
| 2 | B1-1 | B1-2 | C1-1 | B5A |
| 1 | B1-P | B1-P | C1-P | B5A-P |

| Block 72 | | | | |
|----------|------|------|------|------|
| Level | Unit | | | |
| | 05 | 06 | 07 | 08 |
| 16 | | B2-R | PH1 | |
| 15 | B1 | B2 | C1 | B5 |
| 14 | B1-1 | B2-1 | C1-1 | B5 |
| 13 | B1-3 | B2-2 | C1-3 | B5-2 |
| 12 | B1 | B2 | C1 | B5 |
| 11 | B1-1 | B2-1 | C1-1 | B5 |
| 10 | B1-3 | B2-2 | C1-3 | B5-2 |
| 9 | B1 | B2 | C1 | B5 |
| 8 | B1-1 | B2-1 | C1-1 | B5 |
| 7 | B1-3 | B2-2 | C1-3 | B5-2 |
| 6 | B1 | B2 | C1 | B5 |
| 5 | B1-1 | B2-1 | C1-1 | B5 |
| 4 | B1-3 | B2-2 | C1-3 | B5-2 |
| 3 | B1 | B2 | C1 | B5 |
| 2 | B1-1 | B2-1 | C1-1 | B5 |
| 1 | B1-P | B2-P | C1-P | B5-P |

| Block 74 | | | | |
|----------|------|------|------|------|
| Level | Unit | | | |
| | 09 | 10 | 11 | 12 |
| 16 | B2-R | | | PH1 |
| 15 | B2 | B1 | B5 | C1 |
| 14 | B2-1 | B1-1 | B5 | C1-1 |
| 13 | B2-2 | B1-3 | B5-2 | C1-3 |
| 12 | B2 | B1 | B5 | C1 |
| 11 | B2-1 | B1-1 | B5 | C1-1 |
| 10 | B2-2 | B1-3 | B5-2 | C1-3 |
| 9 | B2 | B1 | B5 | C1 |
| 8 | B2-1 | B1-1 | B5 | C1-1 |
| 7 | B2-2 | B1-3 | B5-2 | C1-3 |
| 6 | B2 | B1 | B5 | C1 |
| 5 | B2-1 | B1-1 | B5 | C1-1 |
| 4 | B2-2 | B1-3 | B5-2 | C1-3 |
| 3 | B2 | B1 | B5 | C1 |
| 2 | B2-1 | B1-1 | B5 | C1-1 |
| 1 | B2-P | | B5-P | C1-P |

| Block 82 | | | | |
|----------|------|------|------|-------|
| Level | Unit | | | |
| | 25 | 26 | 27 | 28 |
| 16 | PH1 | | | B4A-R |
| 15 | C1 | B5 | B1 | B4A |
| 14 | C1-2 | B5-1 | B1-2 | B4A-1 |
| 13 | C1-3 | B5-2 | B1-3 | B4A-2 |
| 12 | C1 | B5 | B1 | B4A |
| 11 | C1-2 | B5-1 | B1-2 | B4A-1 |
| 10 | C1-3 | B5-2 | B1-3 | B4A-2 |
| 9 | C1 | B5 | B1 | B4A |
| 8 | C1-2 | B5-1 | B1-2 | B4A-1 |
| 7 | C1-3 | B5-2 | B1-3 | B4A-2 |
| 6 | C1 | B5 | B1 | B4A |
| 5 | C1-2 | B5-1 | B1-2 | B4A-1 |
| 4 | C1-3 | B5-2 | B1-3 | B4A-2 |
| 3 | C1 | B5 | B1 | B4A |
| 2 | C1-2 | B5-1 | B1-2 | B4A-1 |
| 1 | C1-P | B5-P | B1-P | B4A-P |

| Block 84 | | | | |
|----------|------|------|------|------|
| Level | Unit | | | |
| | 29 | 30 | 31 | 32 |
| 16 | PH3 | | B1-R | |
| 15 | B5 | B6 | B1 | B1 |
| 14 | B5 | B6-1 | B1-2 | B1-1 |
| 13 | B5-2 | B6-2 | B1-3 | B1-3 |
| 12 | B5 | B6 | B1 | B1 |
| 11 | B5 | B6-1 | B1-2 | B1-1 |
| 10 | B5-2 | B6-2 | B1-3 | B1-3 |
| 9 | B5 | B6 | B1 | B1 |
| 8 | B5 | B6-1 | B1-2 | B1-1 |
| 7 | B5-2 | B6-2 | B1-3 | B1-3 |
| 6 | B5 | B6 | B1 | B1 |
| 5 | B5 | B6-1 | B1-2 | B1-1 |
| 4 | B5-2 | B6-2 | B1-3 | B1-3 |
| 3 | B5 | B6 | B1 | B1 |
| 2 | B5 | B6-1 | B1-2 | B1-1 |
| 1 | B5-P | B6-P | B1-P | B1-P |

| Block 86 | | | | |
|----------|-------|------|------|------|
| Level | Unit | | | |
| | 33 | 34 | 35 | 36 |
| 16 | PH2 | | B5-R | |
| 15 | B4A | B3 | B5 | A1 |
| 14 | B4A-1 | B3 | B5-1 | A1 |
| 13 | B4A-2 | B3-1 | B5-2 | A1-1 |
| 12 | B4A | B3 | B5 | A1 |
| 11 | B4A-1 | B3 | B5-1 | A1 |
| 10 | B4A-2 | B3-1 | B5-2 | A1-1 |
| 9 | B4A | B3 | B5 | A1 |
| 8 | B4A-1 | B3 | B5-1 | A1 |
| 7 | B4A-2 | B3-1 | B5-2 | A1-1 |
| 6 | B4A | B3 | B5 | A1 |
| 5 | B4A-1 | B3 | B5-1 | A1 |
| 4 | B4A-2 | B3-1 | B5-2 | A1-1 |
| 3 | B4A | B3 | B5 | A1 |
| 2 | B4A-1 | B3 | B5-1 | A1 |
| 1 | B4A-P | B3-P | B5-P | A1-P |

OTHER SPECIFICATIONS

1. Foundation

Bored piles and/or Pre-cast piles and/or Reinforced concrete piles and/or footings and/or non-suspended slabs on grade

2. Superstructure

Pre-cast and/or cast-in-situ reinforced concrete and/or reinforced concrete prefabricated and Precast Bathroom units (PBU) and/or steel structures

3. Walls

- (a) External Wall: Reinforced concrete wall and/or precast panel
- (b) Internal Wall: Reinforced concrete wall and/or lightweight precision block wall and/or drywall partition and/or precast panels and/or lightweight concrete panel

4. Roof

Reinforced concrete roof and/or structural steel roofing system with appropriate insulation and water-proofing system.

5. Ceiling

(a) Approximate Floor to Ceiling Height _____

Apartments

- i. Living, Dining, Study (for Type A1, A1-1 and A1-P), Bedrooms, Store, AC ledges, Balcony and Private enclosed space Approx. 2.70m
- ii. Yard Approx. 2.35m
- iii. Entry to Living, Hallway to Bedrooms and Kitchen Approx. 2.40m
- iv. Bathrooms and WC Approx. 2.35m

Note: All the bulkhead ceiling height at designated area is approx. 2.35m

Penthouses & Unit Type B1-R, B2-R, B4A-R, B5-R

- i. Living, Dining, Bedrooms, Balcony, Store and AC ledges Approx. 3.10m
- ii. Entry to Living, Hallway to Bedrooms, Kitchen and Yard Approx. 2.65m
- iii. Bathrooms and WC Approx. 2.40m

Note: All the bulkhead ceiling height at designated area is approx. 2.65m

(b) Type and Material of Ceiling _____

Apartments

- i. Living/Dining, All Bedrooms, Study, Hallway to bedrooms
Skim coat plaster with emulsion paint and/or part fibrous plasterboard with emulsion paint and/or part box-ups with emulsion paint at designated areas (where applicable)

- ii. Kitchen, All Bathrooms, Utility, Yard, WC, Balcony, Store
Skim coat plaster with emulsion paint and/or part moisture resistant ceiling board with emulsion paint and/or part box-ups with emulsion paint at designated areas (where applicable)

Common Property

- i. Car park, management office, mail box area, Guard House, Show Kitchen, Multipurpose Room, Indoor Gym, Dance Studio, Ramp, Corridors and Enclosed Staircase
Skim coat and/or cement/sand and/or metal ceiling and/or plaster ceiling board with paint finish to common property and localized areas where box up is required (where applicable)
- ii. Lift Lobbies, Changing Rooms and Toilets
Skim coat and/or cement/sand and/or metal ceiling and/or moisture resistant ceiling board with paint finish to common property and localized areas where box up is required (where applicable)

6. Finishes

(a) Wall (Apartments) _____

- i. Living/Dining, Entry to Living, All Bedrooms, Study, Hallway to bedrooms, Yard, Store
Cement/sand plaster and/or skim coating & paint finish
- ii. Bathrooms and WC
Tile laid up to designated exposed surface to ceiling height
- iii. Kitchen
Skim coating & paint finish and/or tiles laid up to designated exposed areas
- iv. Balcony
Textured coating and/or weather-proof and/or emulsion paint and/or cement/sand plaster
Note: All wall finishes in (i) - (iv) are to exposed surface area only. Wall surface above false ceiling level will be left in its original bare condition.

(b) Wall (Common Property) _____

- i. Basement Lift Lobbies, Typical Lift Lobbies from 1st Storey to 16 Storey, Clubhouse Lift Lobbies from 1st Storey to 2nd Storey and Common Lift Lobbies from Basement to 2nd Storey
Tile laid up to false ceiling height to designated exposed areas and/or cement/sand plaster and/or skim coat with paint finish at other areas
- ii. Main Drop off / Waiting Area, Show Kitchen, Multipurpose Room, Dance Studio, Indoor Gym, Clubhouse, Mail Box Area, Changing Rooms and Toilets
Tile laid up to false ceiling height to designated exposed areas and /or cement /sand plaster and/or skim coat with paint finish at other areas
- iii. Common Corridors, Staircases and Staircase Storey Shelters
Skim coating & paint finish and/or tiles laid up to designated exposed areas



- iv. Guard House and Management Office
Cement / sand plaster and/or skim coat with paint finish

- v. All External Area
Tile and /or cement / sand plaster and/or skim coat with paint finish

(c) Floor (Apartments)

- i. Living/Dining, Entry to Living, Study, Kitchen Hallway to bedrooms, Balcony, Yard, and Store
Tiles with skirting
- ii. Bedrooms and Wardrobe
Vinyl Flooring
- iii. Bathrooms and WC
Tiles
- iv. A/C Ledge
Cement & sand screed

Note: All floor finishes are to exposed surface only. No tiles/skirting behind/beneath all built-in cabinets, kitchen cabinets, vanity/ mirror cabinets, and mirror or above false ceiling. No skirting is provided in the entrance alcove to all units.

(d) Floor (Common Property)

- i. All Lift Lobbies, Main Drop off/Waiting Area, Mail Box Area, Changing Rooms and Toilets
Tiles with skirting to designated area
- ii. Dance Studio, Indoor Gym, Show Kitchen, Multipurpose Room and Clubhouse
Tiles with Skirting and/or Vinyl Flooring
- iii. Common Corridors
Tiles
- iv. Staircases and Staircase Storey Shelters
Tiles and/or Cement sand screed with nosing tiles
- v. Guard House and Management Office
Tiles with skirting
- vi. Basement Carparks and Driveway
Cement/sand screed with hardener
- vii. Landscape Deck and Pool Deck
Composite timber and/or stone and/or tiles

Note: All floor finishes are to exposed surface only. For item (vi), hardener apply to driveway only.

7. Windows

All windows of the apartments will be aluminium-framed casement and/or sliding and/or top hung window with or without fixed glass panels.

- a) All aluminium frames shall be powder coated.
- b) All glazing shall be minimum 6mm thick clear and/or tinted and/or reflective and/or frosted glass and/or laminated glass.
- c) Windows may be provided with limiters for selected units, as and where required by authorities.

8. Doors

- i. Unit Main Entrance to Common Lobby
Approved fire-rated timber door with digital lockset
- ii. Living and/or Dining to Balcony, Bedroom 3 (for unit type B3-P, B3, B3-1, B4-P, B4, B4-1, B4-2, B4A-P, B4A, B4A-1, B4A-2, B4A-R, B5A-P, B5A, B5A-1, B5-P, B5, B5-1, B5-2, B5-R, B6-P, B6, B6-1, B6-2) to Balcony
Sliding doors comprising aluminium framed with laminated glass panel
- iii. Bedrooms, Master Bath, Common Bath, Kitchen and Store
Timber hollow core swing and/or sliding door and/or Timber framed and/or powder coated aluminium framed bi-fold door
- iv. WC
Bi-fold Door and/or slide & swing door
- v. Balcony (for unit type A1-P, B1-P, B2-P, B3-P, B4-P, B4A-P, B5-P, B5A-P, B6-P and C1-P)
Painted Mild Steel Gate

Note: Good quality locksets and ironmongery to be provided for all doors. All glass doors to be of tinted and/or clear glass and/or laminated glass (where applicable). Minimum thickness of glass shall be 6mm. For item (v), the balcony is referring to Private Enclosed Space at 1st Storey.

9. Sanitary Fittings

(a) Master Bathroom

- 1 shower compartment complete with shower mixer set
- 1 wall-mounted water closet
- 1 vanity top complete with 1 basin and 1 basin mixer (Except Penthouse Master Bathroom)
- 1 mirror cabinet
- 1 angle valve
- 1 towel rail
- 1 toilet paper holder
- 1 vanity top complete with 2 basins and 2 basin mixers (Only for Penthouse Master Bathroom)

(b) Common Bathroom

- 1 shower compartment complete with shower mixer set
- 1 pedestal water closet
- 1 vanity top complete with 1 basin and 1 basin mixer
- 1 fixed mirror
- 1 angle valve
- 1 towel rail
- 1 toilet paper holder



(c) WC

- 1 shower set
- 1 pedestal water closet
- 1 basin complete with tap
- 1 toilet paper holder
- 1 clothes hook

(d) Kitchen

- 1 kitchen sink with tap
- 1 bib tap for washer machine at designated area (where applicable)

(e) Yard

- 1 bib tap for washer machine at designated area (where applicable)

(f) Balcony

- 1 bib tap

10. Electrical Installation

- (a) Wiring for lighting and power shall be concealed conduit except for spaces within DB's closet and area above false ceiling, which shall be exposed conduit/trunking.
- (b) See Electrical Schedule for details.

11. TV / Data / Telephone Points

TV / Data points shall be provided in accordance with the Electrical Schedule.

12. Lightning Protection

Lightning Protection System shall be provided in accordance with Singapore Standard Code of Practice.

13. Painting

- i. Internal Wall: Emulsion Paint
- ii. External Wall: Spray textured coating paint and/or other approved exterior paint to exposed area only

14. Waterproofing

Waterproofing shall be provided to floor of Bathrooms, Kitchen, Yard, WC, Balcony, Reinforced Concrete (RC) Flat Roof, Landscape Deck, Planter Box, Swimming Pool, other Pools, Water Features, Changing Rooms, Common Toilets and Basement (where applicable).

15. Driveway And Car Park

(a) Surface driveway

Concrete and/or stone paver and/or tile and/or tarmac and/or reinforced concrete slab to External Driveway at designated areas (where applicable).

(b) Carpark and Ramp to Carpark

Reinforced concrete slab with floor hardener (where applicable)

16. Recreation Facilities

- 1. Main drop off OLÁ Grand Lobby
- 2. Kid's playground Kid's Playspace
- 3. Picnic lawn Picnic Jardin & BBQ
- 4. Fitness corner Activo Corner
- 5. Hammock lounge Siesta Lounge
- 6. Pets corner Pets Corner
- 7. Palm cove Palm Cove
- 8. 50m lap pool 50m Aqua Pool
- 9. Chill out bar Relajarse Bar
- 10. Pool deck Aqua Deck
- 11. Passage of dreams Passage of Dreams
- 12. Forestal cove Forestal Cove
- 13. Seating lounge Fresco Lounge
- 14. Stream deck Reflexión Deck
- 15. Forest deck Forestal Promenade
- 16. Spa forest Forestal Spa
- 17. Aqua fitness Aqua Fitness
- 18. Kid's splash pool Kid's Splash Pool
- 19. Forest atrium Forestal Atrium
- 20. Sensorio walk Sensorio Walk
- 21. Multipurpose room Event Cabana
- 22. Show kitchen Culinary Cabana
- 23. Pavilion Familia Plaza
- 24. Lotus pond Loto Oasis
- 25. Recreational tennis court Recreational Tennis Corte
- 26. Sensory garden Sensorio Garden
- 27. Aqua play Aqua Play
- 28. Stream pool Stream of Reflexión
- 29. Outdoor lounge Casa Lounge
- 30. Clubhouse Casa Club
- 31. Outdoor gym Outdoor Gym
- 32. Indoor gym Indoor Gym
- 33. Dance studio Flamenco Studio
- 34. Rooftop bar Cielo Bar
- 35. Grill station Grill Station
- 36. Grand pavilion Grand Pavilion
- 37. BBQ pavilion 1 Uno-Lagoon Hall
- 38. BBQ pavilion 2 Dos-Forestal Cove
- 39. Lookout point Imaginar Point



17. Other Support Facilities

Management Office, Electrical Substation, Bin Centre, and Outdoor Genset

18. Additional Items

(a) Kitchen Cabinets and Appliances

Solid surface countertop complete with high and low level kitchen cabinet and stainless steel sink with kitchen tap, gas hob, hood, and built-in oven.

(b) Bedroom Wardrobes

Built-in wardrobes with laminate and/or veneer and/or melamine finish are provided to bedrooms.

(c) Water Heater

Hot water supply shall be provided to all Bathrooms (Except WC and Kitchen)

(d) Security System

- i. Audio Intercom System between basement lift lobby, 1st storey lift lobby and side gates to apartment units, where applicable based on Audio Intercom System
- ii. Card Access System at lift lobbies and side gates where applicable
- iii. Carpark Barrier System at main entrance near Guardhouse
- iv. Closed Circuit Television System (CCTV) at strategic location

(e) Gas Supply

Town gas is supplied to all units with gas cooker hob and gas heater (except PH1, PH2 & PH3 which will be provided electric storage heater).

Note: Turn-on and utilities charges shall be borne by the purchaser.

(f) Balcony

Metal Railing

(g) Air-conditioners

Wall mounted fan coil unit air conditioning system to Living/Dining, Study and Bedrooms.

(h) Waste Disposal System

Pneumatic waste conveyance system provided for the development. Common refuse chute provided at common area at every residential lift lobby level

(i) Home Fire Alarm Device (HFAD)

All apartments provided with 1 number of Home Fire Alarm Device (HFAD)

Note: To ensure good working condition, the Home Fire Alarm Device (HFAD) has to be maintained.

Servicing shall be done on regular basis by the Purchaser.

(j) Gondola System

Gondola supports/ brackets/ platforms/ tracks will either be floor, wall or soffit mounted (top/side/below) on RC flat roof/ external wall/ RC ledge/ Trellis/ canopy of tower blocks.

(k) Motorised Roller Blind

All balconies provided with motorised roller blind

Note: The installation of the motorized roller blind shall be after the notice of vacant possession and to be arranged between purchaser and the supplier.

19. Electrical Schedule

| Item | Unit Type | | | | | | | | | | | | |
|--|--------------|--------------------------------------|------------------------------|--------------|----------------------|----------------------------------|------------------------------|----------------|----------------------|------------------------------|-----|-----|-----|
| | A1 | B1 | B2 | B3 | B4 | B4A | B5 | B5A | B6 | C1 | PH1 | PH2 | PH3 |
| | A1-1 A1-P | B1-1 B1-2 B1-3 B1-P B1-R | B2-1 B2-2 B2-P B2-R | B3-1 B3-P | B4-1 B4-2 B4-P | B4A-1 B4A-2 B4A-P B4A-R | B5-1 B5-2 B5-P B5-R | B5A-1 B5A-P | B6-1 B6-2 B6-P | C1-1 C1-2 C1-3 C1-P | | | |
| Lighting Point | 11 | 15 | 15 | 17 | 17 | 17 | 18 | 18 | 17 | 21 | 25 | 30 | 31 |
| Power Point | 19 | 22 | 20 | 21 | 21 | 21 | 21 | 21 | 21 | 26 | 30 | 30 | 30 |
| Gas Heater Point & Isolator | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 0 | 0 | 0 |
| Electric Heater Point & Isolator | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 4 | 3 |
| 13A Switched Socket Outlet For Washing Machine / Dryer | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 13A Switched Socket Outlet For Refrigerator | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| TV Point | 4 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 6 | 7 | 7 | 7 |
| Data Point | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 8 | 9 | 9 | 9 |
| Bell Point | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| GAS Hob Point | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Hood Point | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Oven Point | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |

Note: 1. All isolators for cu are subjected to a/c equipment configuration.

Notes:**(A) Marble / Compressed Marble / Limestone / Granite**

Marble/compressed marble/limestone/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/compressed marble/limestone/granite as well as non-uniformity between pieces 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. Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

(B) Timber strips / Composite Timber Strips

Timber strips / Composite 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 / Composite Timber Strips are also subject to thermal expansion and contraction beyond the control of the builder and the 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. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

(C) 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 own contractor to service the air-conditioning system regularly.

(D) 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.

(E) Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the Architect's selection and market availability.

(F) Layout / Location of Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Television Points, Data Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of Wardrobes, Kitchen Cabinets, fan coil units, electrical points, television points, data points, audio Intercom system, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.

(G) 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. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

(H) 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.

(I) 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.

(J) 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. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

(K) Laminated Flooring

Laminated flooring is manufactured material which contains tonality differences to match natural wood finish. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Laminated floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the builder and Vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

(L) 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.

(M) Prefabricated Bathroom Units

Certain bathroom and W.C. may be prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty.



(N) Planters

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

(O) Wall

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

(P) Cable Services

The Vendor shall endeavor to procure a service provider for cable television or internet services (the “Cable Services”) to provide the necessary cabling or connection from its network to the Unit, Building and/or the Housing Project (or any part or parts thereof), so as to enable the Unit, Building and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit, Building and/or Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses, or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit, Building and/or Housing Project.

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

The Purchaser is liable to pay annual fee and such other fees to the Starhub 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.

(Q) Tiles

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS283:2000. Porcelain tiles are pre-polished before laying and care has been taken for their installation. However, porcelain tiles cannot be re-polished after installation, hence some level difference may be felt at the joints.

(R) Glass Curtain Wall Façade System

Glass Curtain wall facade systems are typically designed with extruded aluminium members, infilled with glass/glazing panels. Small amounts of controlled water penetration are deemed acceptable in curtain wall facade systems. Controlled water penetration is defined as water that penetrates beyond the inner most vertical plane of the façade, but has a designed means of drainage back to the exterior. Firestopping at the perimeter slab edge, which is a gap between the floor and the backpan of the curtain wall is essential to slow the passage of fire and combustion gases between floors. Spandrel areas must have non-combustible insulation at the interior face of the curtain wall. As such, curtain walls and perimeter sealants require

maintenance to maximise service life. Removal and replacement of perimeter sealants require surface preparation and proper detailing. Care must be taken when cleaning areas around powder coated aluminium material as some cleaning agents will destroy the finish. Exposed glazing seals and gaskets require regular inspection and maintenance to minimise water penetration, and to limit exposure of frame seals and insulating glass seals to wetting.

(S) Waste Disposal System

All units are provided with communal refuse hopper at the common areas. There is no refuse chute in the Unit.

(T) Network Reception and Coverage

Network reception and coverage for mobile electronic and/or mobile telephone equipment and/or devices within the Housing Project is subject to availability/provision of satellite/wireless coverage by the respective network service providers and is not within the purview/control of the Vendor.

(U) Engineered Wood

The top layer of engineered wood is from natural timber material containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Engineered wood is subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

(V) Vinyl Flooring

Vinyl flooring is manufactured material which contains tonality differences to match natural wood finish. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Laminated floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the builder and Vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

(W) Home Fire Alarm Device (HFAD)

Home Fire Alarm Device (HFAD) is provided to each residential unit as per compliance with the authorities’ requirements. To ensure good working condition, the HFAD has to be maintained by the Purchaser on a regular basis.

(X) Digital Service / Reception

Digital TV Services is provided with necessary cabling or connections from its network to the building. The Purchaser will have to ensure that their televisions are digital ready and compatible in order to view the Free-to-Air (FTA) channels. The availability/provision of reception coverage by the respective media network service provider is not within the purview/control of the Vendor.



GENERAL DESCRIPTION OF HOUSING PROJECT

Details of building specifications:

Refer to specifications given.

Proposed New Erection Of 9 Blocks Of 16 Storeys Executive Condominium (Total 548 Units) With Landscape Deck, Basement Carpark, Swimming Pool And Communal Facilities On Lot 03142A MK21 At Anchorvale Crescent (Sengkang Planning Area)

548 residential units

Total number of units in each class:

| No. of Rooms | Unit Type | Units |
|--------------|--|------------|
| 2 Bedroom | A1, A1-1, A1-P | 30 |
| 3 Bedroom | B1, B1-1, B1-2, B1-3, B1-P, B1-R, B2, B2-1, B2-2, B2-P, B2-R, B3, B3-1, B3-P, B4, B4-1, B4-2, B4-P, B4A, B4A-1, B4A-2, B4A-P, B4A-R, B5, B5-1, B5-2, B5-P, B5-R, B5A, B5A-1, B5A-P, B6, B6-1, B6-2, B6-P | 422 |
| 4 Bedroom | C1, C1-1, C1-2, C1-3, C1-P | 87 |
| 5 Bedroom | PH1, PH2, PH3 | 9 |
| | TOTAL | 548 |

Description of common property:

1 basement car park, swimming pool, external landscape, communal facilities, lift lobbies, common corridor spaces and all other areas outside the units which are not part of the strata area.

Total number of car parking spaces / bicycle lots:

548 car park lots, 137 bicycle lots

Description of car parking spaces:

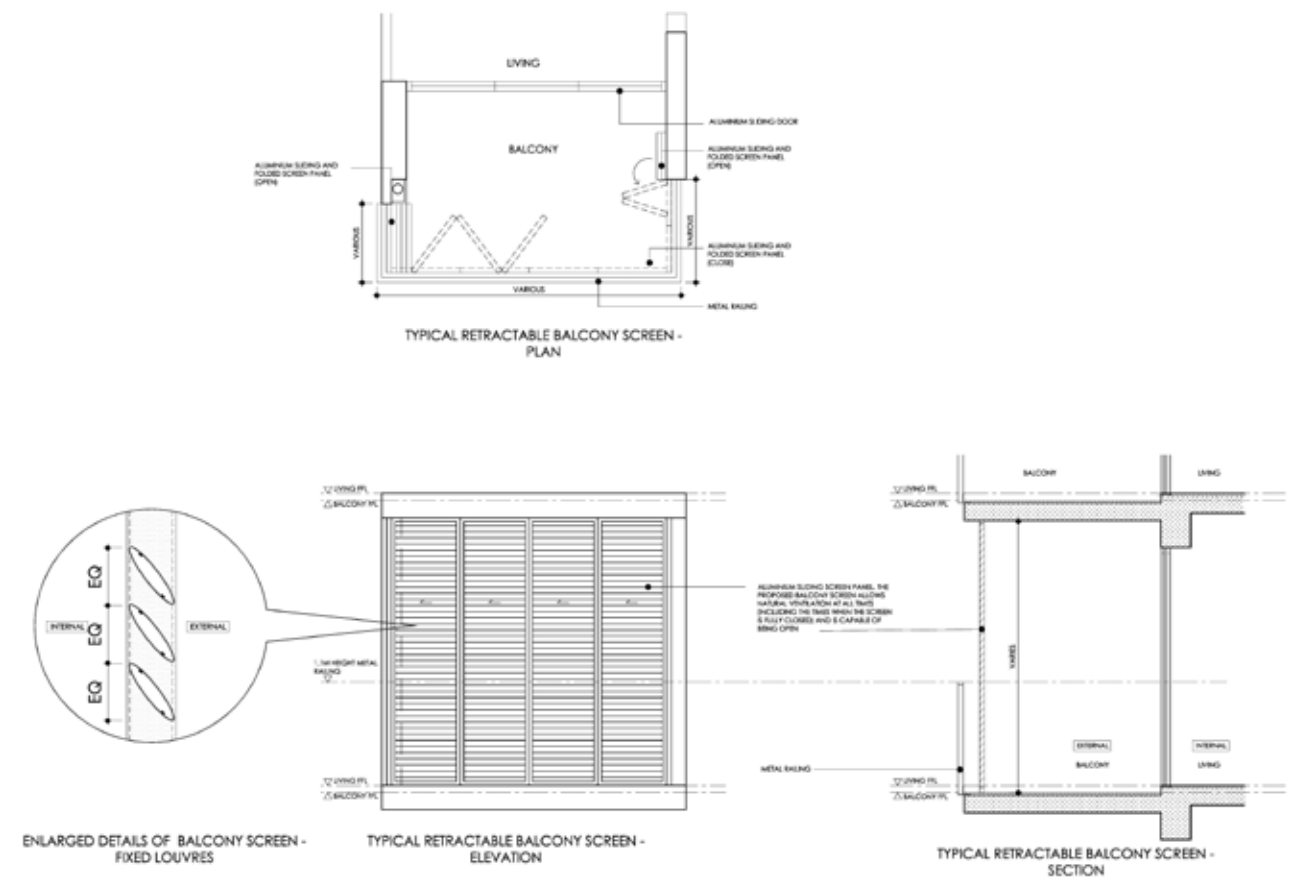
1 basement car park

548 residential car park lots, 5 accessible lots and 137 bicycle lots will be provided for residential component.

Purpose of Housing Project and restrictions as to use:

Residential development

ANNEXURE A – BALCONY SCREENING DETAIL



Note: 1. The balcony screens are to allow natural ventilation within the balcony at all times and the proposed balcony screen is capable of being drawn or retracted fully. 2. The balcony shall not be enclosed unless with the approved balcony screen. 3. The balcony screen will not be provided. The cost of the screen and installation shall be borne by the owner.

JOINTLY DEVELOPED BY:



Evia Real Estate Management is an Asian focused real estate developer of residential condominiums in Singapore as well as logistics warehouses and commercial properties in South Korea. With offices in Singapore and South Korea, Evia seeks out development and value added land opportunities in these countries.



Established since 1995, Gamuda Land is the property development arm of Gamuda Berhad – a nation builder with solid expertise in Engineering & Construction, Property Development and Infrastructure concessions.

As a town maker, Gamuda Land has a strong track record of building landed, as well as vertical communities for more than two decades. Gamuda Land's dedication to good town making is underscored by our strong focus on mindful masterplanning, innovative placemaking and sustainable community building. This development philosophy has resulted in the creation of award-winning developments that dot Malaysia's landscape namely Kota Kemuning, Horizon Hills, Valencia, Gamuda Gardens and Gamuda Cove. Gamuda Land has since spread its wings to Australia, Singapore and Vietnam.

Gamuda Land's innovation excellence continues to consistently garner acclaimed industry awards. Ranked as a Top 10 Developer in Malaysia by The Edge and Starproperty.my, Gamuda Land excels at value creation, having won The Edge - PEPS Value Creation Excellence Awards for eight consecutive years, the only property developer in Malaysia to achieve this feat.



Watercolours



Lake Life



Heron Bay



Gem Residences

**BRANDING,
DESIGN & CONCEPT**
FABLE



*A goal is a dream
with a date.*

*Un objetivo es un
sueño con fecha.*



Developer:

Anchorvale Pte Ltd
(UEN: 201835860C)

Developer's Licence No: C1348

Tenure of Land:

99 Years Leasehold WEF
14 December 2018

Encumbrances on the Land:

Mortgage registered in favour of
DBS Bank Ltd

Expected Date of Vacant Possesion:

14 December 2023

Expected Date of Legal Completion:

14 December 2026

Lot and Mukim No.:

3142A MK21

