

PEAK

RESIDENCE

▪ A FINELY CURATED LIFE ▪

PEAK RESIDENCE

90

LIMITED

EDITION

FREEHOLD

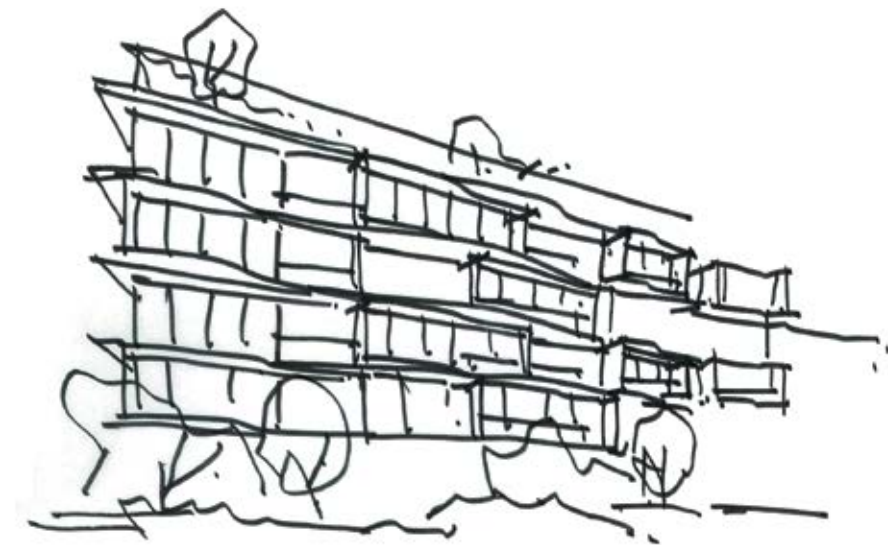
UNITS

THOMSON ROAD

DISTRICT 11

FINELY

FUTURE-SHAPING
LUXURY
DEVELOPMENT



EXCLUSIVELY YOURS

CURATED



Marina Bay Sands

SCALING NEW HEIGHTS IN SINGAPORE

A young nation that has charted a great success story in just five decades, Singapore is renowned as a global business hub and the key gateway to Asia. It remains unchallenged as an Asian powerhouse that aims to reach new peaks.

Ranked as one of the most livable and beautiful cities in the world, Singapore continues to offer an exceptional live-work-play environment that is second to none. Transportation, education, healthcare, infrastructure, logistics and entertainment draw in not just tourists but also the best and the brightest from all over the world. Mouth-watering food choices, a handful of which comes with a coveted Michelin stamp, keep them coming back for more.

Peak Residence couldn't be better placed - between Singapore's bustling commercial core and a highly coveted haven of urban calm.

THE THOMSON CONVERGENCE

Marvel at the beauty of living along Thomson Road, one of the longest major roads on the island. Peak Residence will connect residents directly to the commercial centerpiece of Singapore's city centre, as it borders breathtaking oases.

At your doorstep, there are food haunts offering traditional to global menus. Within minutes are schools of international repute. Malls, museums and eclectic merchant shops line your paths. Health-related infrastructures are just a skip and a hop away.

Peak Residence is designed to enrich life at your own pace.



City Centre



MacRitchie Reservoir

BEST OF THOMSON
BEST OF NOVENA
BEST OF ORCHARD

In one exceptional address, Peak Residence unites the leafy neighbourhoods of Thomson Road, the food and shopping gems of Newton, the historic institutions in Novena, and the global closet that make Orchard Road a world-class retail destination.



EVERYTHING GOOD

Instantly, you'll feel that this is the way life should be.

Within minutes of stepping out of bed, you could be shopping for your next party ensemble at Velocity or in Orchard Road – malls practically surround you. Many of them house learning centres so sending your child to an enrichment class or two is like a walk in the park.

When it comes to satisfying cravings, consider yourself fully satiated. You're in food haven here. Take your pick whichever way you turn, and you'll still have time to catch that pulse-racing match at the nearby Singapore Polo Club.

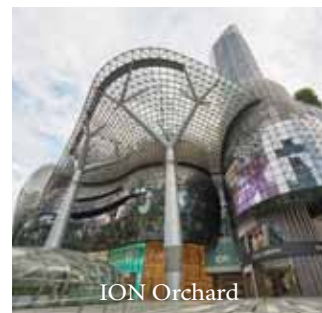
Arrive at your next destination with great ease.
Walking to Novena MRT station is such a breeze.



Wide Range of F&B Outlets



Singapore Polo Club



ION Orchard

COMES TOGETHER

YOU'RE ALSO WELL SERVED BY
REPUTABLE SCHOOLS FOR ALL STAGES
OF YOUR CHILD'S DEVELOPMENT



CHIJ Primary
& Secondary
(Toa Payoh)



Catholic Junior
College



ACS
Barker
Primary



Curtin University



(Winstedt Campus)



St. Joseph's
Institution
St. Joseph's
Institution Junior
SJI International

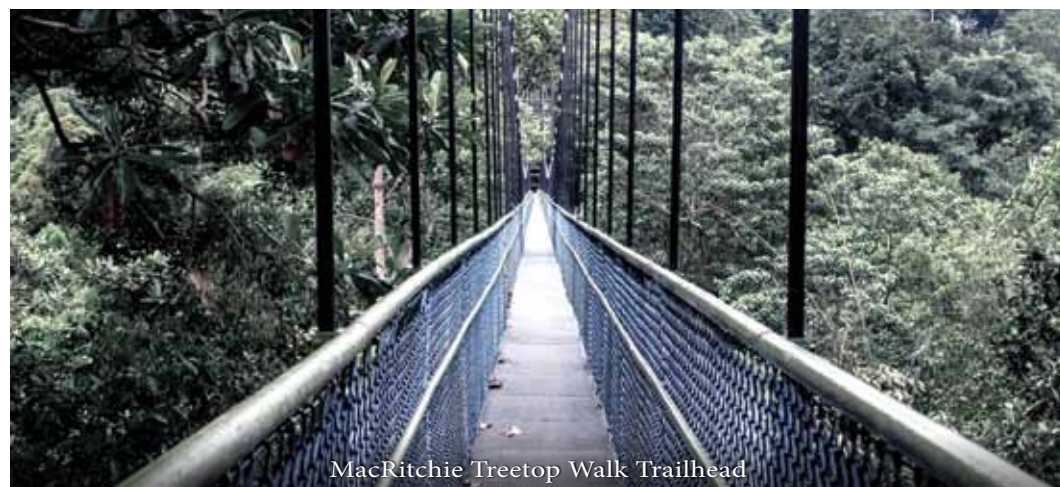
EtonHouse®

Pre school @ Newton
International School
@ Thomson



Singapore Chinese
Girls' School

WELLNESS



In a modern urban destination long established as a desirable place to live, nature becomes part of your everyday.

Peak Residence benefits from a location where great expanses of greenery and naturalesque elements spill out from all around you such as MacRitchie Reservoir Park north of your front door, and Singapore Botanic Gardens down south.

AT ITS PRIME

HERE IS WHERE A HEALTHIER WAY OF LIFE BECOMES MORE INSTINCTIVE



Imagine a development centered on providing a well-balanced life, especially with Health City Novena emerging so close to your home at Peak Residence.

This 17-hectare master plan will be Singapore's largest healthcare complex, giving rise to an integrated ecosystem of healthcare, medical education and translational research in a vibrant and sustainable communal environment.

By 2030, this grand master plan would be bringing to life a vision of a people-centered model of care in a neighbourhood already flourishing with its distinctive, dynamic and colourful character.

BRILLIANT

This hub of energy scores high in walkability and accessibility.

Train and bus stations nearby. Close to major expressways. City proximity with that local charm.

To say that you have the best of all worlds truly resonates here.



EXPRESSWAYS

3 Mins Drive-PIE
8 Mins Drive-CTE



PEAK
RESIDENCE



MEDICAL CENTRES

1 Min Walk-THOMSON MEDICAL CENTRE
4 Mins Drive-NOVENA MEDICAL CENTRE
4 Mins Drive-TAN TOCK SENG
5 Mins Drive-MOUNT ELIZABETH NOVENA HOSPITAL



NATURE

5 Mins Drive-MACRITCHIE RESERVOIR PARK
8 Mins Drive-SINGAPORE BOTANIC GARDENS



EATERIES

2 Mins Drive-BALESTIER ROAD EATERIES
6 Mins Drive-COMMONTOWN NOVENA REGENCY
6 Mins Drive-NEWTON FOOD CENTRE
6 Mins Drive-WHAMPOA HAWKER CENTRE



MALLS

2 Mins Drive-VELOCITY@NOVENA SQUARE
2 Mins Drive-ZHONGSHAN MALL
3 Mins Drive-UNITED SQUARE
4 Mins Drive-SQUARE 2
7 Mins Drive-TANGS ORCHARD
9 Mins Drive-ION ORCHARD
9 Mins Drive-THOMSON PLAZA



SCHOOLS WITHIN 1-2KM

ACS BARKER
ACS PRIMARY
CHIJ PRIMARY & SECONDARY (TOA PAYOH)
ETON HOUSE INTERNATIONAL @ THOMSON
ETON HOUSE PRE-SCHOOL @ NEWTON
ST. JOSEPH'S INSTITUTION
ST. JOSEPH'S INTERNATIONAL
ST. JOSEPH'S JUNIOR

BISHAN
3 STOPS



NSL/CCL

TOA PAYOH
1 STOP



(Bus Interchange)

NOVENA
10 MINS WALK



NEWTON
1 STOP



NSL/DTL

ORCHARD
2 STOPS



NSL/TEL (U/C)

SOMERSET
3 STOPS



DHOBY GHAUT
4 STOPS



NSL/NEL/CCL

CITY HALL
5 STOPS



NSL/EWL

RAFFLES PLACE
6 STOPS



NSL/EWL

BAYFRONT
6 STOPS



DTL/CCL

STARTING POINT



- AT A GLANCE
- 1

MIN WALK-THOMSON MEDICAL CENTRE
- 10

MINS WALK-NOVENA MRT
- 2

MINS DRIVE-VELOCITY@NOVENA SQUARE
- 4

MINS DRIVE-CHIJ PRI & SEC (TOA PAYOH)
- 5

MINS DRIVE-MACRITCHIE RESERVOIR
- 6

MINS DRIVE-NEWTON FOOD CENTRE
- 7

MINS DRIVE-ORCHARD ROAD
- 12

MINS DRIVE-MARINA BAY SANDS

LEGEND

SCHOOL

HOTEL

POLO CLUB

CLUB HOUSE

HOSPITAL

PARK

SHOPPING MALL

EATERY

NS LINE

DT LINE

NE LINE

TE LINE (U/C)



PEAK

RESIDENCE

THE BEST LIVES ARE
OFTEN THE FINELY
CURATED ONES



90
UNITS

FREEHOLD

THIS IS LIFE AT THE PEAK

PARTY
LAWN

33M
LAP POOL

SKYLINE
PAVILION

360°
UNOBSTRUCTED
VIEWS

ARRIVE WHERE
YOU DEPART FROM
THE HUMDRUM

Own so much more than just a fabulous home.

Own the key to a superlative lifestyle
that will elevate relaxation, rejuvenation and
well-being to last many lifetimes.



PEAK RESIDENCE

RESTFUL HAVENS WHEREVER YOU GAZE

The softness of nature, the quietude of the open sky and a somewhat unending waterscape – what a treasure to behold!

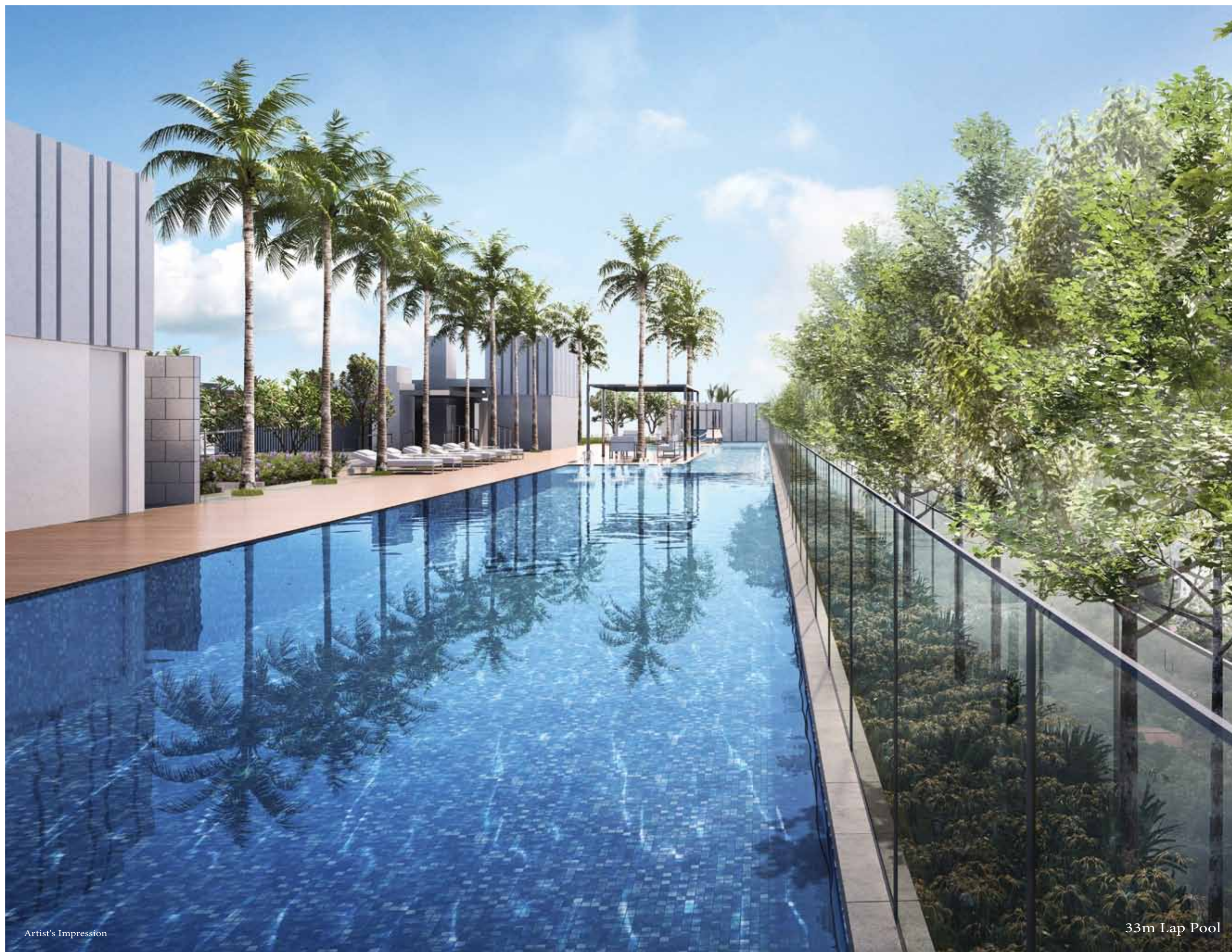
Imagine being at the Hammock Deck, right along the Kids' Pool. It's the ideal setting to unwind while keeping your eyes on the little ones from a tranquil distance.





ESCAPES WITH BREATHTAKING VIEWS

A Peak Residence home is a dream home, and it extends beyond boundary walls. Look at it blending into a far-reaching horizon, pulling the eye into a wondrous city skyline view. This is modern urban living at its very best. Finely curated indeed.



Artist's Impression

33m Lap Pool

ALL SHADES OF REJUVENATION

Melt away the demands of the day.

Pick your dipping station –
lap, bubbler or Jacuzzi pool.

For meditative sojourns, explore the gracious
grounds and pick your favourite spot.

Imagine your yoga moments spent in
sublime serenity. Fantastic views included.



Sky Gym

UNLIMITED INDULGENCE FOR A SELECT FEW

With only 90 one to four-bedroom units, privileged residents get to enjoy a lot more – generous living spaces, high ceilings, extra wide window bays and high-spec interiors.





For Illustration Only

A SHOWCASE OF HIGH-END DESIGNS

Peak Residence is designed to complement every aspect of your lifestyle through carefully arranged areas, open-plan spaces, and functional yet inviting layouts. The flow reflects flexibility and allows for maximum use of space.

Kitchen and dining areas celebrate the home entertainer in you while bathrooms reveal modern luxury with timeless appeal.

CURATED

READY FOR TECHNOLOGY

Peak Residence is a sanctuary of peace, calm and total privacy. Each unit is prewired for the VIDA Smart Home Gateway, one of the world's top names in virtual security systems. Enabled via an app, the Gateway secures your home digitally and allows remote access to home automation and sensor controls.

It also incorporates class-leading property management systems as well as detection technologies – at vehicular entryways for license plate recognition, and at lift lobbies using the Facial Recognition Call Panel.

CREATED

PEAK PERFORMERS FOR SMART LIVING

ADVANCED CONCIERGE

Excellence in guest engagement elevates the quality of the Peak Residence experience, 24/7.



Visitor QR Code Access



Car Plate Recognition



Auto Lift Floor Identification



Facial Recognition Call Panel



INTEGRATED RESIDENT APP

Being among the privileged few means you can reach us with a few clicks.



iPlusLiving Condo App



Facility Bookings



Digital Notice Board



Payment

HOME GENIUS

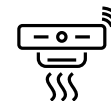
We're placing the future of smart living on the palm of your hands. Level up your peace of mind.



VIDA Smart Home Gateway



Yale Digital Lock



Wi-Fi Smoke Detector



Remote Air-con Control

NOTE: Add-ons are available for system expansion, which residents can purchase directly from the Smart Home vendor.

ROOFTOP FACILITIES



- 1

Hammock Deck
- 2

Poolside Lounge
- 3

Kids' Pool
- 4

Kids' Play Area
- 5

Skyline Pavilion
- 6

Lounger Deck
- 7

33m Lap Pool
- 8

Outdoor Shower
- 9

Changing / Shower
- 10

Gourmet Terrace With BBQ
- 11

Jacuzzi Pool
- 12

Poolside Lounge
- 13

Clubhouse
- 14

Accessible Washroom / Shower
- 15

Party Lawn
- 16

Gym
- 17

Domestic Water Tank

GROUND FLOOR



- 1

Arrival Pavilion
- 2

Arrival Water Feature
- 3

Entrance Gate
- 4

Entrance Water Feature
- 5

Security Cabin
- 6

Accessible Toilet
- 7

Water Axis
- 8

Meditation Deck
- 9

Bubbler Pool
- 10

Sunning Lawn
- 11

Trellis Over Generator Set & Sprinkler Pump (Located at Basement)
- 12

Reading Corner
- 13

Leisure Garden
- 14

West Courtyard
- 15

East Courtyard
- 16

Reflecting Pool
- 17

Electrical Substation
- 18

Main Distribution Frame Room (Bin Centre located at basement)
- 19

Carpark Fresh Air Intel Ducts

DISTRIBUTION CHART

333 Thomson Rd Singapore 307675

	#01	#02	#03	#04	#05	#06
ROOF	ROOF TERRACE AND FACILITIES					
5TH STOREY	D1-1 #05-01	C1-1 #05-02	C2-1 #05-03	B3A #05-04	B4-1 #05-05	B2 #05-06
4TH STOREY	D1-1 #04-01	C1-1 #04-02	C2-1 #04-03	B3A #04-04	B4-1 #04-05	B2 #04-06
3RD STOREY	D1-1 #03-01	C1-1 #03-02	C2-1 #03-03	B3A #03-04	B4-1 #03-05	B2 #03-06
2ND STOREY	D1-1 #02-01	C1-1 #02-02	C2-1 #02-03	B3A #02-04	B4-1 #02-05	B2 #02-06
1ST STOREY	D1-1P #01-01	C1-1P #01-02	C2-1P #01-03	B3AP #01-04	B4-1P #01-05	B2P #01-06

335 Thomson Rd Singapore 307691

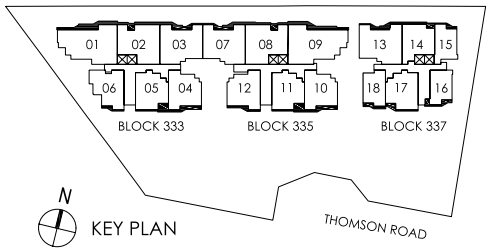
	#07	#08	#09	#10	#11	#12
ROOF	ROOF TERRACE AND FACILITIES					
5TH STOREY	C2-2 #05-07	C1-2 #05-08	D1-2 #05-09	B3 #05-10	B4-2 #05-11	B3B #05-12
4TH STOREY	C2-2 #04-07	C1-2 #04-08	D1-2 #04-09	B3 #04-10	B4-2 #04-11	B3B #04-12
3RD STOREY	C2-2 #03-07	C1-2 #03-08	D1-2 #03-09	B3 #03-10	B4-2 #03-11	B3B #03-12
2ND STOREY	C2-2 #02-07	C1-2 #02-08	D1-2 #02-09	B3 #02-10	B4-2 #02-11	B3B #02-12
1ST STOREY	C2-2P #01-07	C1-2P #01-08	D1-2P #01-09	B3P #01-10	B4-2P #01-11	B3BP #01-12

337 Thomson Rd Singapore 307676

	#13	#14	#15	#16	#17	#18
ROOF	ROOF TERRACE AND FACILITIES					
5TH STOREY	C2A #05-13	B1 #05-14	A3 #05-15	A2 #05-16	B4-3 #05-17	A1 #05-18
4TH STOREY	C2A #04-13	B1 #04-14	A3 #04-15	A2 #04-16	B4-3 #04-17	A1 #04-18
3RD STOREY	C2A #03-13	B1 #03-14	A3 #03-15	A2 #03-16	B4-3 #03-17	A1 #03-18
2ND STOREY	C2A #02-13	B1 #02-14	A3 #02-15	A2 #02-16	B4-3 #02-17	A1 #02-18
1ST STOREY	C2AP #01-13	B1P #01-14	A3P #01-15	A2P #01-16	B4-3P #01-17	A1P #01-18

LEGEND

- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + STUDY
- 3 BEDROOM
- 3 BEDROOM + STUDY
- 4 BEDROOM + STUDY



TYPE A 1

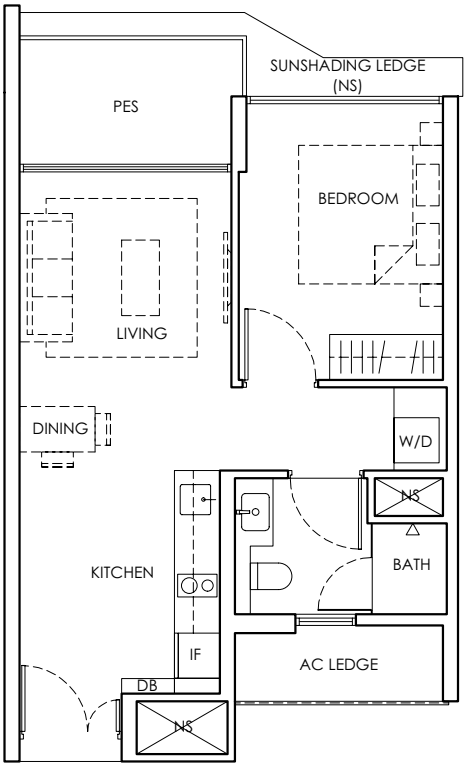
TYPE A



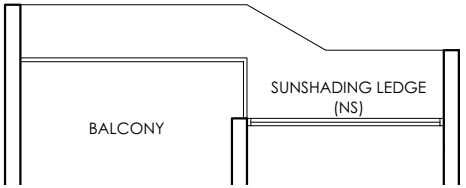
For Illustration Only

The perfect city pad. Each unit combines careful spatial planning and open living spaces to orchestrate fluidity of movement. From every angle, your home is intriguing to look at.

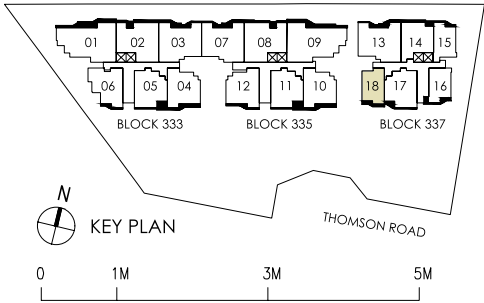
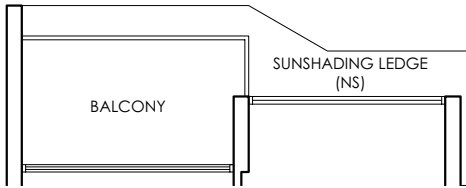
1 BEDROOM
TYPE A1P 1st Storey
Area 49 sq m / 528 sq ft
1 unit
#01-18



1 BEDROOM
TYPE A1 2nd & 4th Storey
Area 49 sq m / 528 sq ft
2 units
#02-18 and #04-18



1 BEDROOM
TYPE A1 3rd & 5th Storey
Area 49 sq m / 528 sq ft
2 units
#03-18 and #05-18



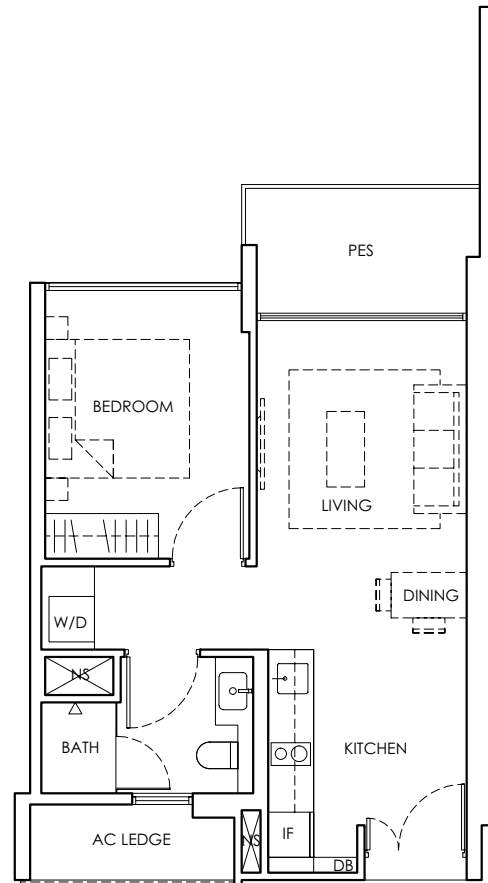
LEGEND
DB : Distribution Board
W/D : Washer-Dryer
AC LEDGE : Air-Conditioner Ledge
NS : Non-Strata Area
IF : Integrated Fridge
PES : Private Enclosed Space

The total area includes AC ledge, balcony and private enclosed space (where applicable). The above plans and illustrations are subject to changes as required by relevant authorities. Areas are estimated and are subject to final survey by registered surveyor. The balcony cannot be enclosed unless with approved screen, as illustrated in diagram annexed hereto as "Annexure 1".

TYPE A 2

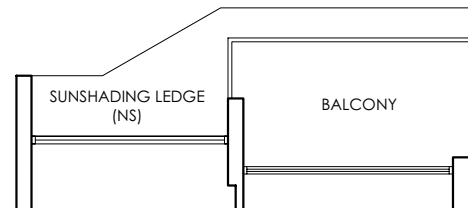
1 BEDROOM
TYPE A2P 1st Storey
Area 50 sq m / 539 sq ft
1 unit

#01-16



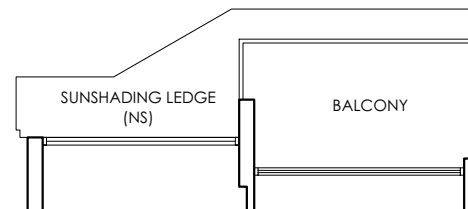
1 BEDROOM
TYPE A2 2nd & 4th Storey
Area 50 sq m / 539 sq ft
2 units

#02-16 and #04-16



1 BEDROOM
TYPE A2 3rd & 5th Storey
Area 50 sq m / 539 sq ft
2 units

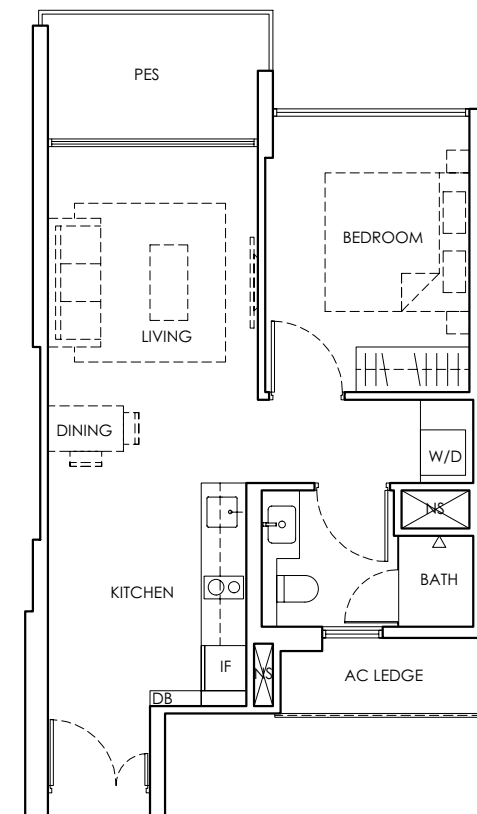
#03-16 and #05-16



TYPE A 3

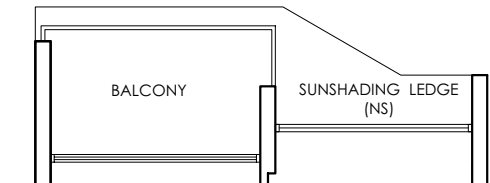
1 BEDROOM
TYPE A3P 1st Storey
Area 52 sq m / 560 sq ft
1 unit

#01-15



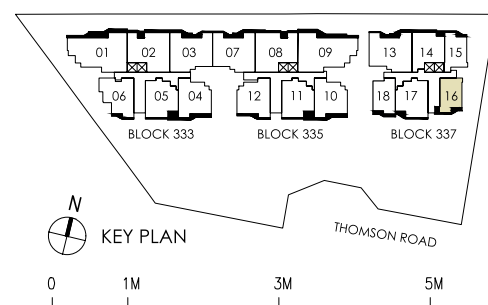
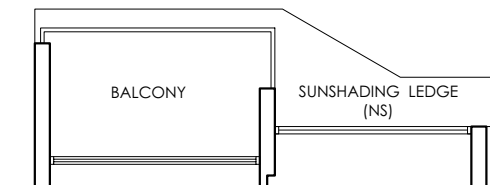
1 BEDROOM
TYPE A3 2nd & 4th Storey
Area 52 sq m / 560 sq ft
2 units

#02-15 and #04-15



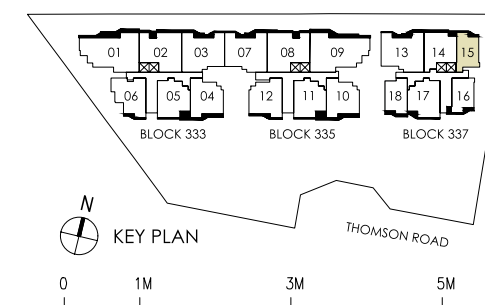
1 BEDROOM
TYPE A3 3rd & 5th Storey
Area 52 sq m / 560 sq ft
2 units

#03-15 and #05-15



LEGEND
DB : Distribution Board AC LEDGE : Air-Conditioner Ledge IF : Integrated Fridge
W/D : Washer-Dryer NS : Non-Strata Area PES : Private Enclosed Space

The total area includes AC ledge, balcony and private enclosed space (where applicable). The above plans and illustrations are subject to changes as required by relevant authorities. Areas are estimated and are subject to final survey by registered surveyor. The balcony cannot be enclosed unless with approved screen, as illustrated in diagram annexed hereto as "Annexure 1".



LEGEND
DB : Distribution Board AC LEDGE : Air-Conditioner Ledge IF : Integrated Fridge
W/D : Washer-Dryer NS : Non-Strata Area PES : Private Enclosed Space

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For Illustration Only

TYPE B

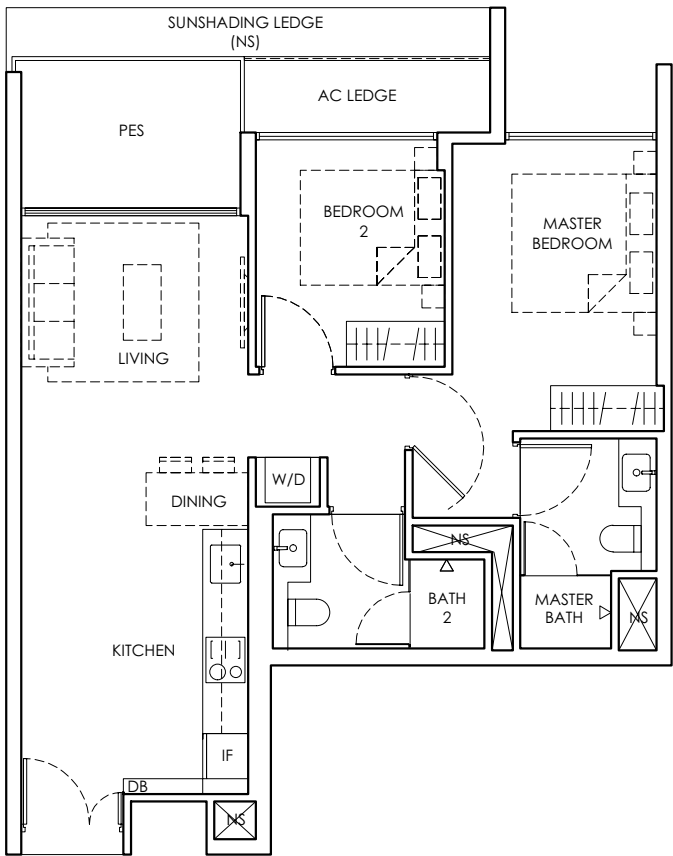
The expansive interiors are flooded with natural light and the striking views are framed by full height glass walls.

Balconies are configured to ensure every advantage is made of the idyllic setting. Inside and out, the special feeling of being in a limited edition home never stops.

T Y P E B 1

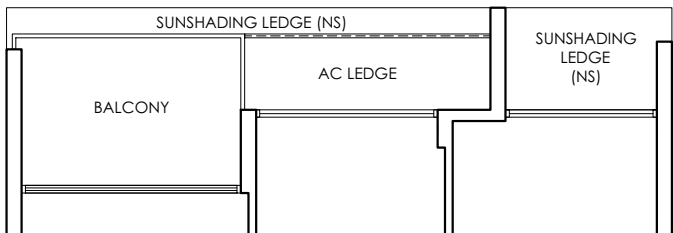
2 BEDROOM
TYPE B1P 1st Storey
Area 72 sq m / 776 sq ft
1 unit

#01-14



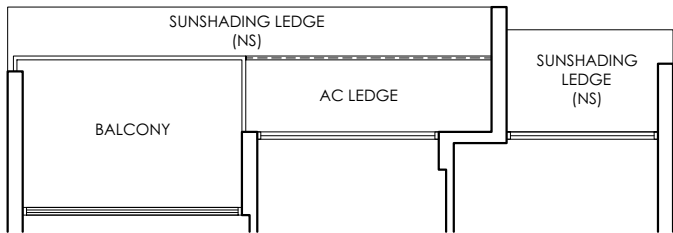
2 BEDROOM
TYPE B1 2nd & 4th Storey
Area 72 sq m / 776 sq ft
2 units

#02-14 and #04-14



2 BEDROOM
TYPE B1 3rd & 5th Storey
Area 72 sq m / 776 sq ft
2 units

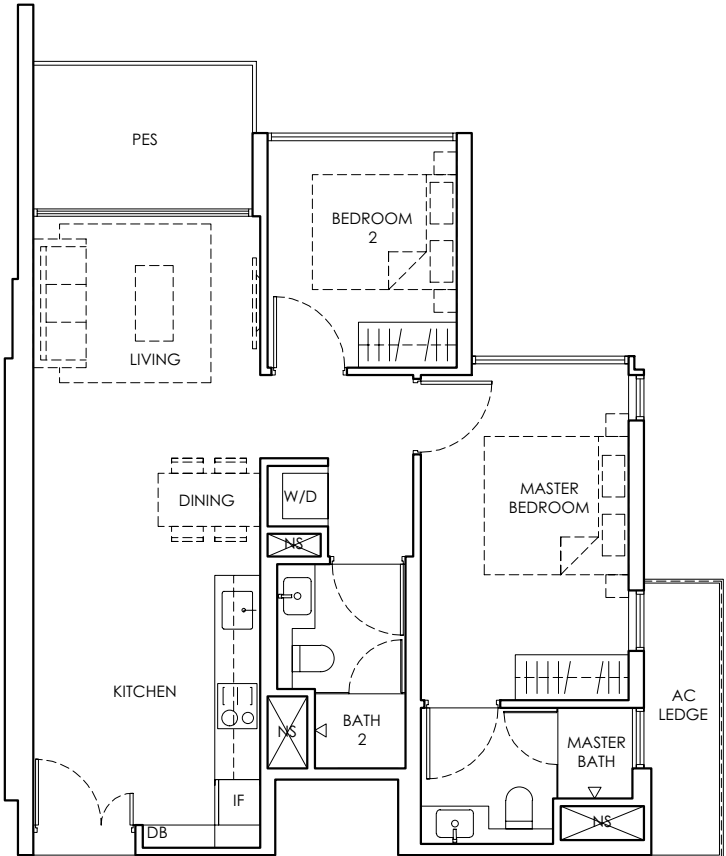
#03-14 and #05-14



T Y P E B 2

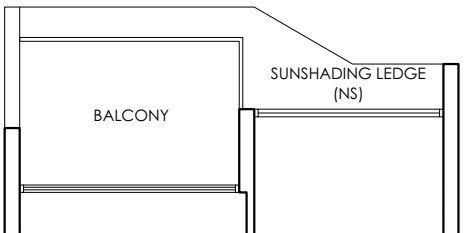
2 BEDROOM
TYPE B2P 1st Storey
Area 74 sq m / 797 sq ft
1 unit

#01-06



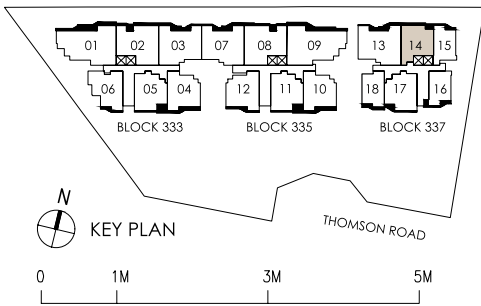
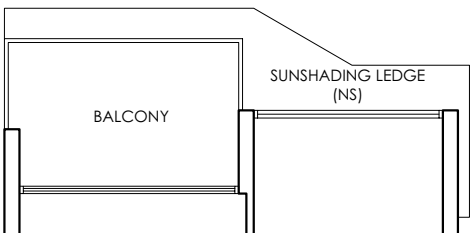
2 BEDROOM
TYPE B2 2nd & 4th Storey
Area 74 sq m / 797 sq ft
2 units

#02-06 and #04-06

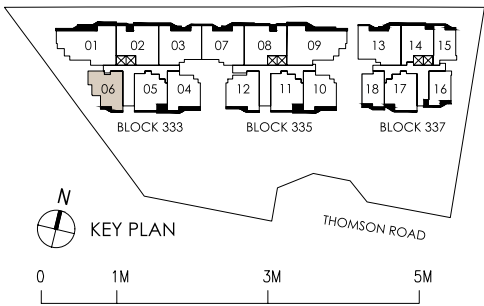


2 BEDROOM
TYPE B2 3rd & 5th Storey
Area 74 sq m / 797 sq ft
2 units

#03-06 and #05-06



LEGEND
DB : Distribution Board
W/D : Washer-Dryer
AC LEDGE : Air-Conditioner Ledge
NS : Non-Strata Area
IF : Integrated Fridge
PES : Private Enclosed Space



LEGEND
DB : Distribution Board
W/D : Washer-Dryer
AC LEDGE : Air-Conditioner Ledge
NS : Non-Strata Area
IF : Integrated Fridge
PES : Private Enclosed Space

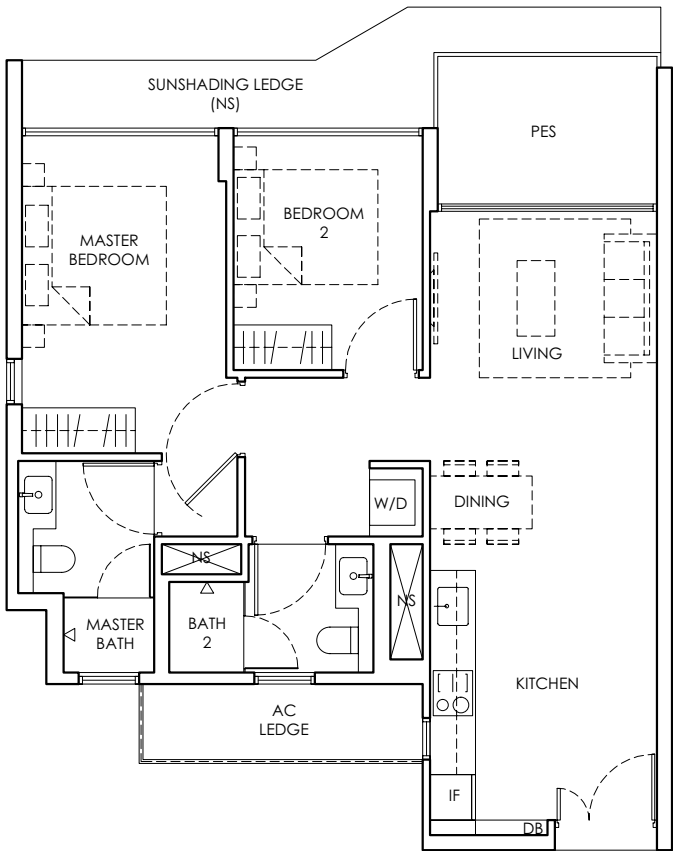
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The total area includes AC ledge, balcony and private enclosed space (where applicable). The above plans and illustrations are subject to changes as required by relevant authorities. Areas are estimated and are subject to final survey by registered surveyor. The balcony cannot be enclosed unless with approved screen, as illustrated in diagram annexed hereto as "Annexure 1".

TYPE B 3

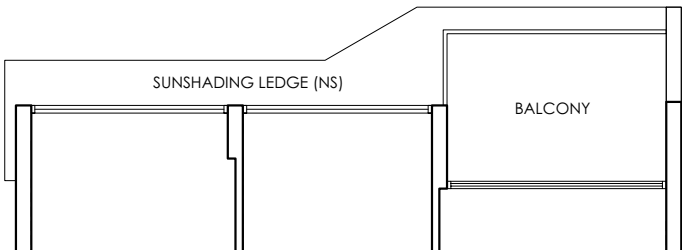
2 BEDROOM
TYPE B3P 1st Storey
Area 75 sq m / 808 sq ft
1 unit

#01-10



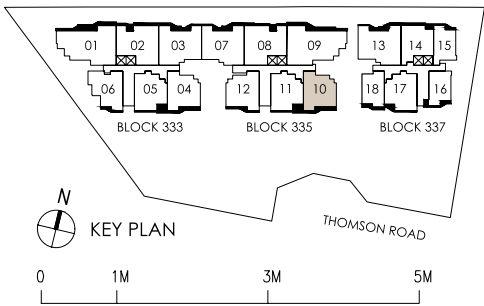
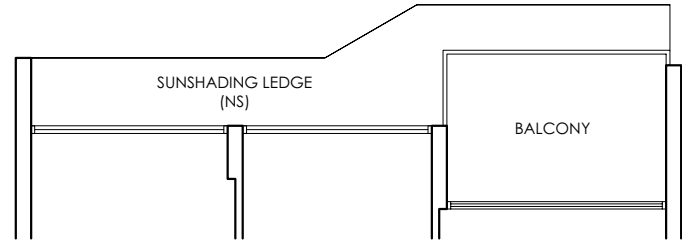
2 BEDROOM
TYPE B3 2nd & 4th Storey
Area 75 sq m / 808 sq ft
2 units

#02-10 and #04-10



2 BEDROOM
TYPE B3 3rd & 5th Storey
Area 75 sq m / 808 sq ft
2 units

#03-10 and #05-10



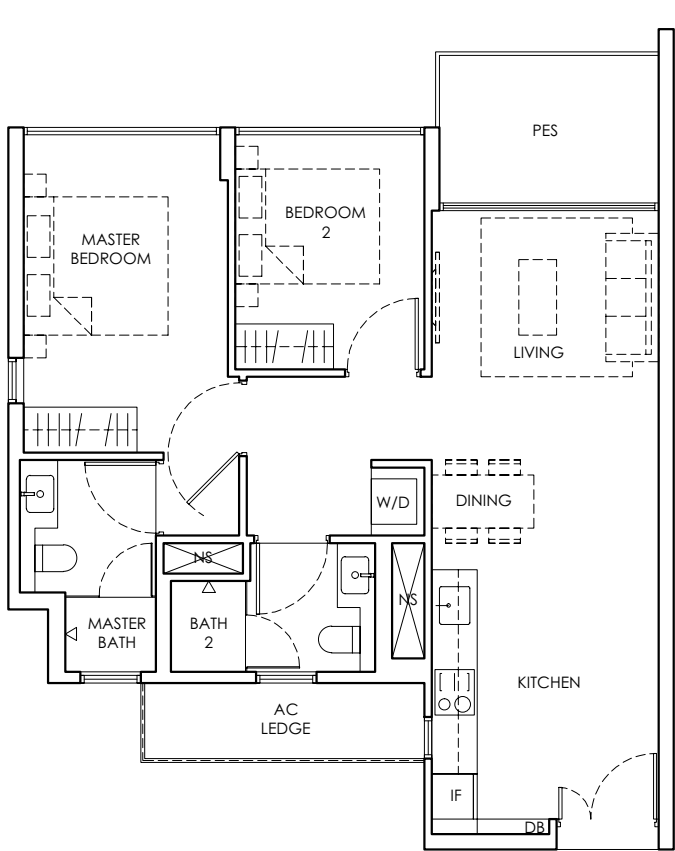
LEGEND
DB : Distribution Board
W/D : Washer-Dryer
AC LEDGE : Air-Conditioner Ledge
NS : Non-Strata Area
IF : Integrated Fridge
PES : Private Enclosed Space

The total area includes AC ledge, balcony and private enclosed space (where applicable). The above plans and illustrations are subject to changes as required by relevant authorities. Areas are estimated and are subject to final survey by registered surveyor. The balcony cannot be enclosed unless with approved screen, as illustrated in diagram annexed hereto as "Annexure 1".

TYPE B 3 A

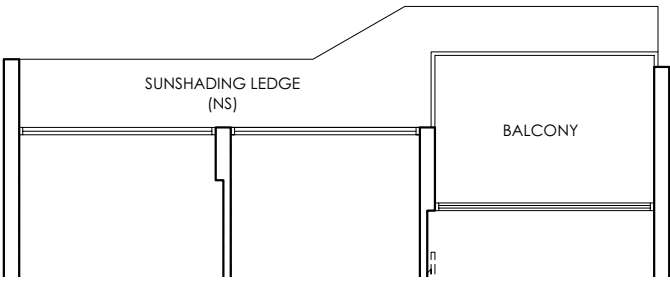
2 BEDROOM
TYPE B3AP 1st Storey
Area 75 sq m / 808 sq ft
1 unit

#01-04



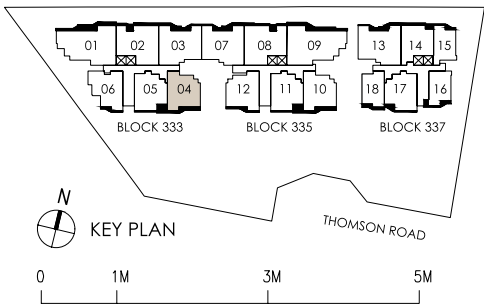
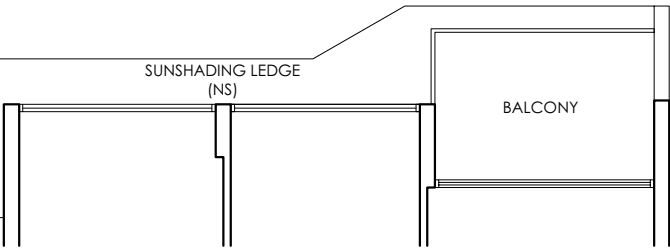
2 BEDROOM
TYPE B3A 2nd & 4th Storey
Area 75 sq m / 808 sq ft
2 units

#02-04 and #04-04



2 BEDROOM
TYPE B3A 3rd & 5th Storey
Area 75 sq m / 808 sq ft
2 units

#03-04 and #05-04



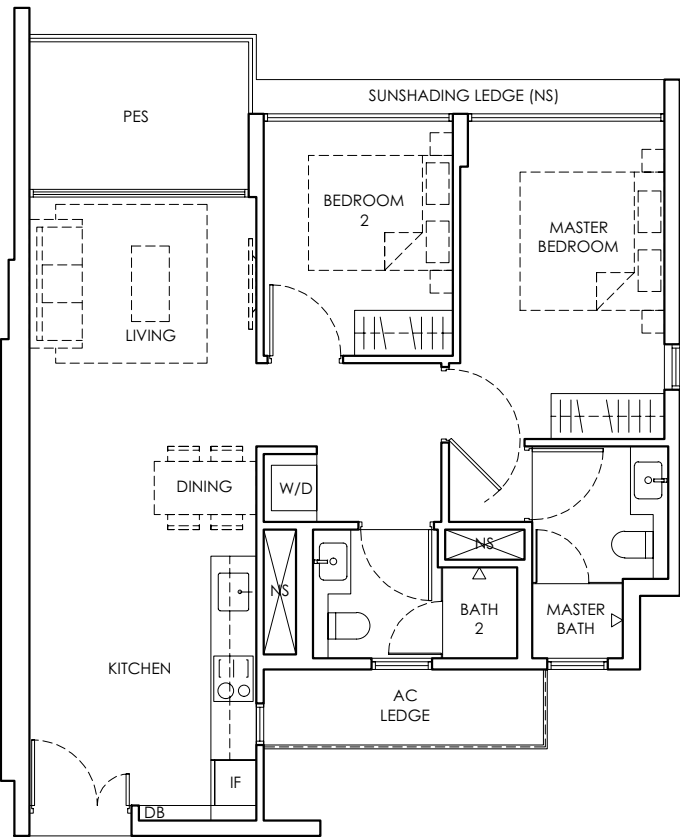
LEGEND
DB : Distribution Board
W/D : Washer-Dryer
AC LEDGE : Air-Conditioner Ledge
NS : Non-Strata Area
IF : Integrated Fridge
PES : Private Enclosed Space

The total area includes AC ledge, balcony and private enclosed space (where applicable). The above plans and illustrations are subject to changes as required by relevant authorities. Areas are estimated and are subject to final survey by registered surveyor. The balcony cannot be enclosed unless with approved screen, as illustrated in diagram annexed hereto as "Annexure 1".

TYPE B3B

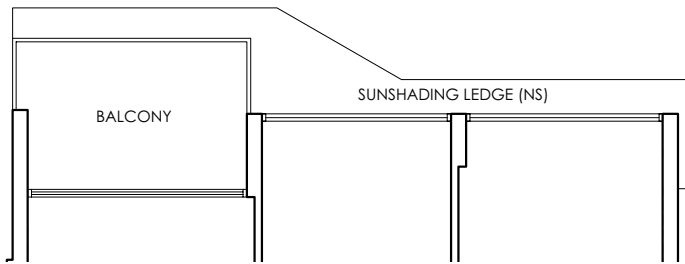
2 BEDROOM
TYPE B3BP 1st Storey
Area 75 sq m / 808 sq ft
1 unit

#01-12



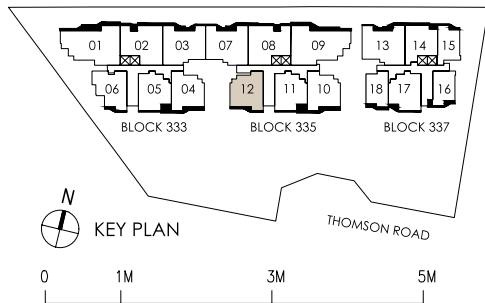
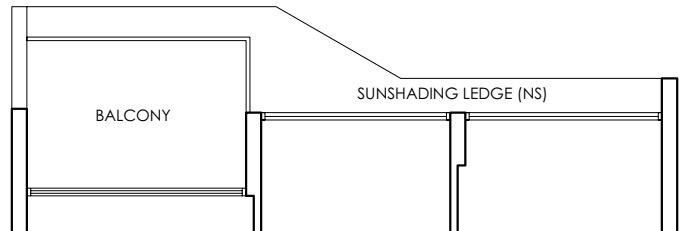
2 BEDROOM
TYPE B3B 2nd & 4th Storey
Area 75 sq m / 808 sq ft
2 units

#02-12 and #04-12



2 BEDROOM
TYPE B3B 3rd & 5th Storey
Area 75 sq m / 808 sq ft
2 units

#03-12 and #05-12



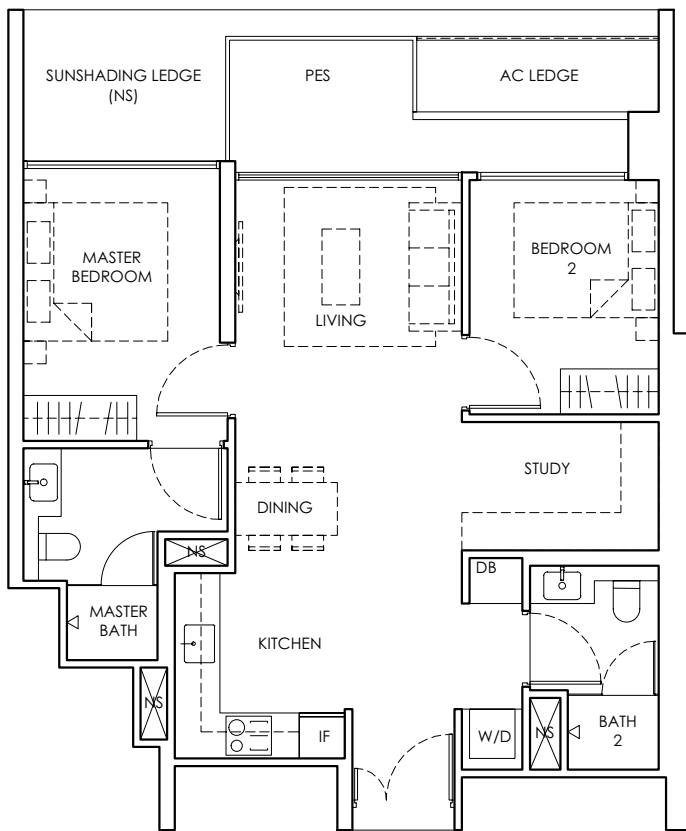
LEGEND
DB : Distribution Board AC LEDGE : Air-Conditioner Ledge IF : Integrated Fridge
W/D : Washer-Dryer NS : Non-Strata Area PES : Private Enclosed Space

The total area includes AC ledge, balcony and private enclosed space (where applicable). The above plans and illustrations are subject to changes as required by relevant authorities. Areas are estimated and are subject to final survey by registered surveyor. The balcony cannot be enclosed unless with approved screen, as illustrated in diagram annexed hereto as "Annexure 1".

TYPE B4 - 1

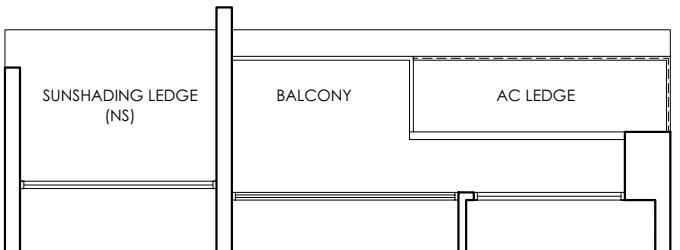
2 BEDROOM + STUDY
TYPE B4-1P 1st Storey
Area 77 sq m / 829 sq ft
1 unit

#01-05



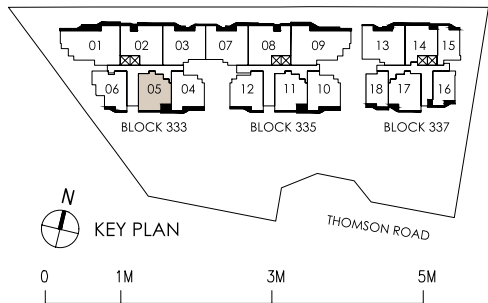
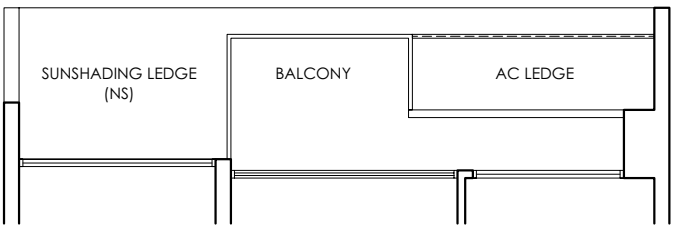
2 BEDROOM + STUDY
TYPE B4-1 2nd & 4th Storey
Area 77 sq m / 829 sq ft
2 units

#02-05 and #04-05



2 BEDROOM + STUDY
TYPE B4-1 3rd & 5th Storey
Area 77 sq m / 829 sq ft
2 units

#03-05 and #05-05



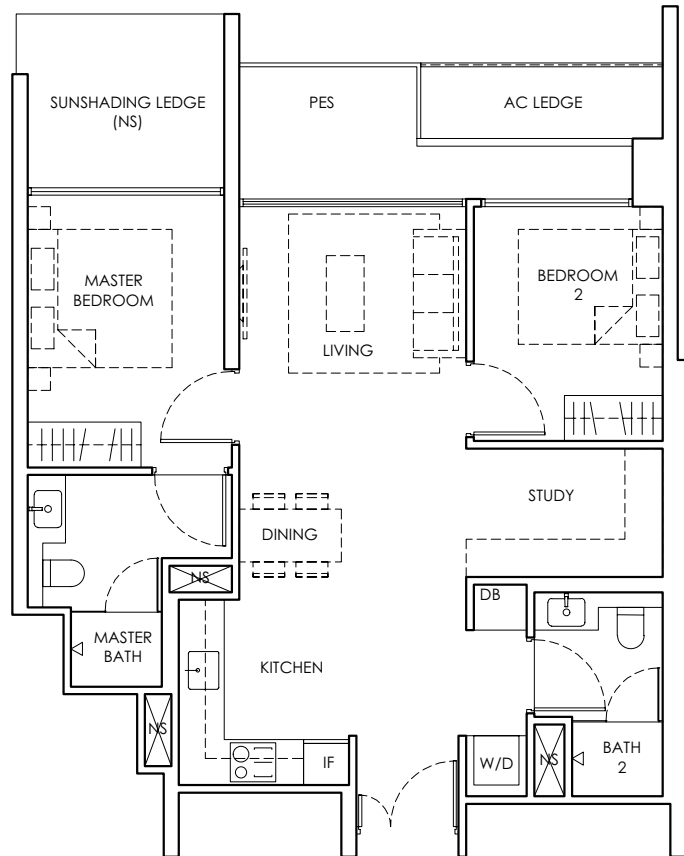
LEGEND
DB : Distribution Board AC LEDGE : Air-Conditioner Ledge IF : Integrated Fridge
W/D : Washer-Dryer NS : Non-Strata Area PES : Private Enclosed Space

The total area includes AC ledge, balcony and private enclosed space (where applicable). The above plans and illustrations are subject to changes as required by relevant authorities. Areas are estimated and are subject to final survey by registered surveyor. The balcony cannot be enclosed unless with approved screen, as illustrated in diagram annexed hereto as "Annexure 1".

TYPE B4 - 2

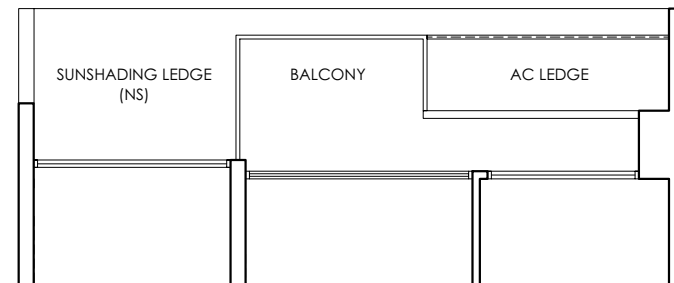
2 BEDROOM + STUDY
TYPE B4-2P 1st Storey
Area 77 sq m / 829 sq ft
1 unit

#01-11



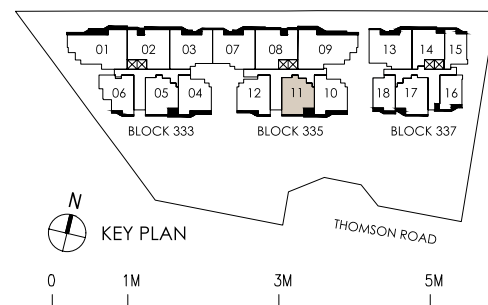
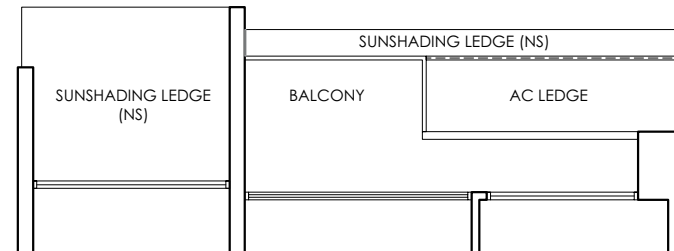
2 BEDROOM + STUDY
TYPE B4-2 2nd & 4th Storey
Area 77 sq m / 829 sq ft
2 units

#02-11 and #04-11



2 BEDROOM + STUDY
TYPE B4-2 3rd & 5th Storey
Area 77 sq m / 829 sq ft
2 units

#03-11 and #05-11



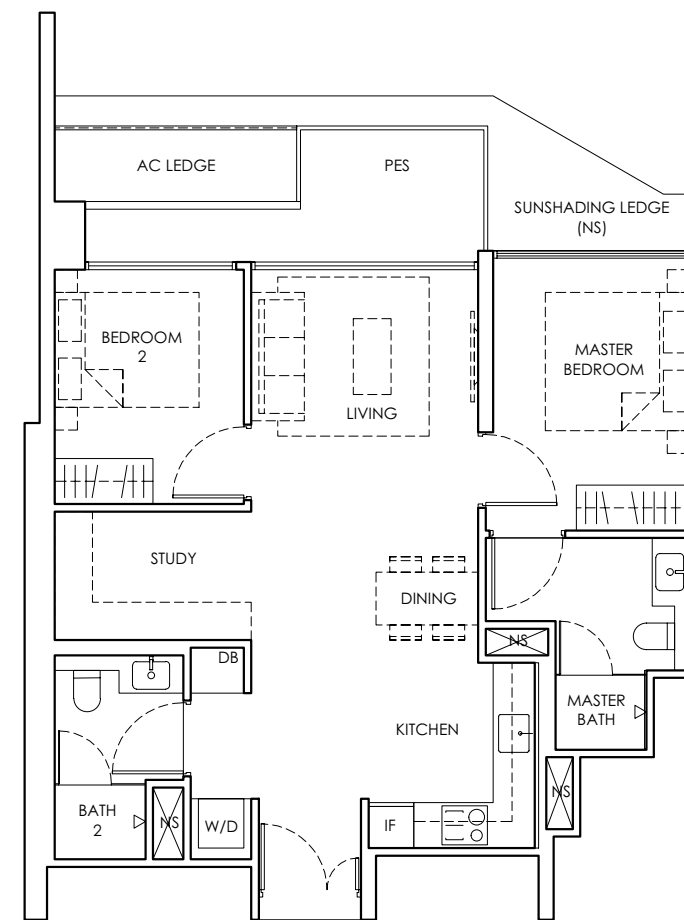
LEGEND
DB : Distribution Board AC LEDGE : Air-Conditioner Ledge IF : Integrated Fridge
W/D : Washer-Dryer NS : Non-Strata Area PES : Private Enclosed Space

The total area includes AC ledge, balcony and private enclosed space (where applicable). The above plans and illustrations are subject to changes as required by relevant authorities. Areas are estimated and are subject to final survey by registered surveyor. The balcony cannot be enclosed unless with approved screen, as illustrated in diagram annexed hereto as "Annexure 1".

TYPE B4 - 3

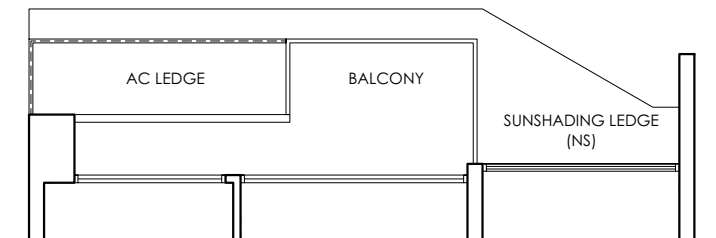
2 BEDROOM + STUDY
TYPE B4-3P 1st Storey
Area 77 sq m / 829 sq ft
1 unit

#01-17



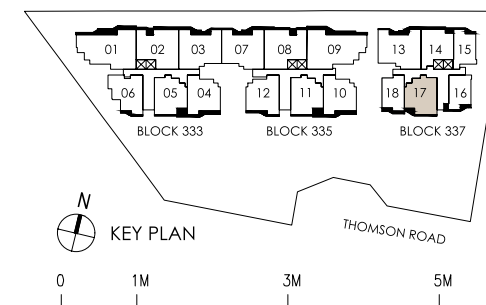
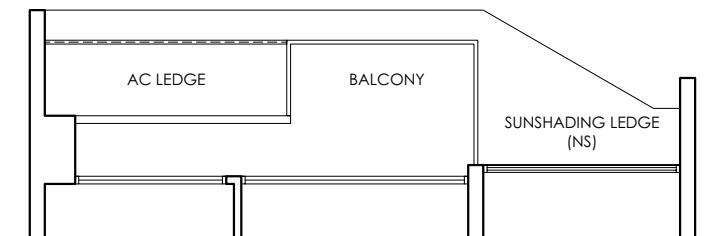
2 BEDROOM + STUDY
TYPE B4-3 2nd & 4th Storey
Area 77 sq m / 829 sq ft
2 units

#02-17 and #04-17



2 BEDROOM + STUDY
TYPE B4-3 3rd & 5th Storey
Area 77 sq m / 829 sq ft
2 units

#03-17 and #05-17



LEGEND
DB : Distribution Board AC LEDGE : Air-Conditioner Ledge IF : Integrated Fridge
W/D : Washer-Dryer NS : Non-Strata Area PES : Private Enclosed Space

The total area includes AC ledge, balcony and private enclosed space (where applicable). The above plans and illustrations are subject to changes as required by relevant authorities. Areas are estimated and are subject to final survey by registered surveyor. The balcony cannot be enclosed unless with approved screen, as illustrated in diagram annexed hereto as "Annexure 1".

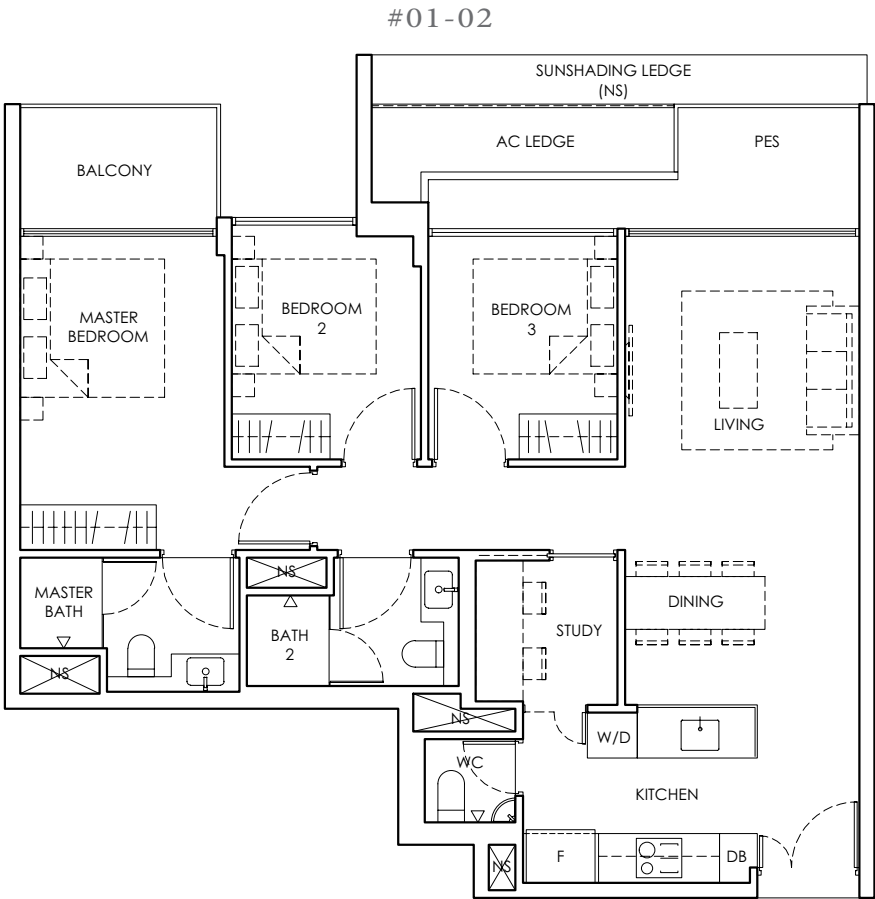
TYPE C



Designed to maximise living space and take advantage of the low-rise location, the three-bedroom homes comprise of an en-suite master bedroom, two bedrooms, a family bathroom, and a contemporary kitchen. All awash with abundant natural light.

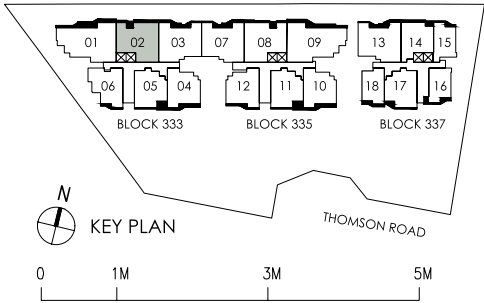
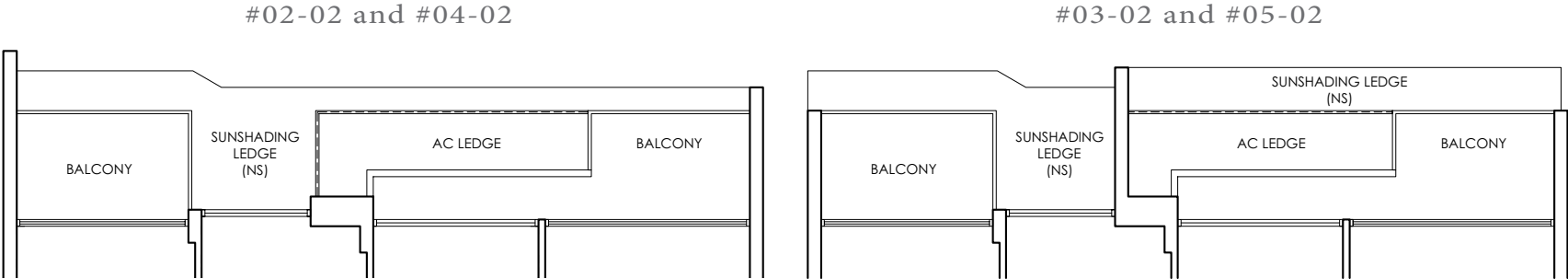
TYPE C1 - 1

3 BEDROOM + STUDY
TYPE C1-1P 1st Storey
Area 99 sq m / 1,066 sq ft
1 unit



3 BEDROOM + STUDY
TYPE C1-1 2nd & 4th Storey
Area 99 sq m / 1,066 sq ft
2 units

3 BEDROOM + STUDY
TYPE C1-1 3rd & 5th Storey
Area 99 sq m / 1,066 sq ft
2 units



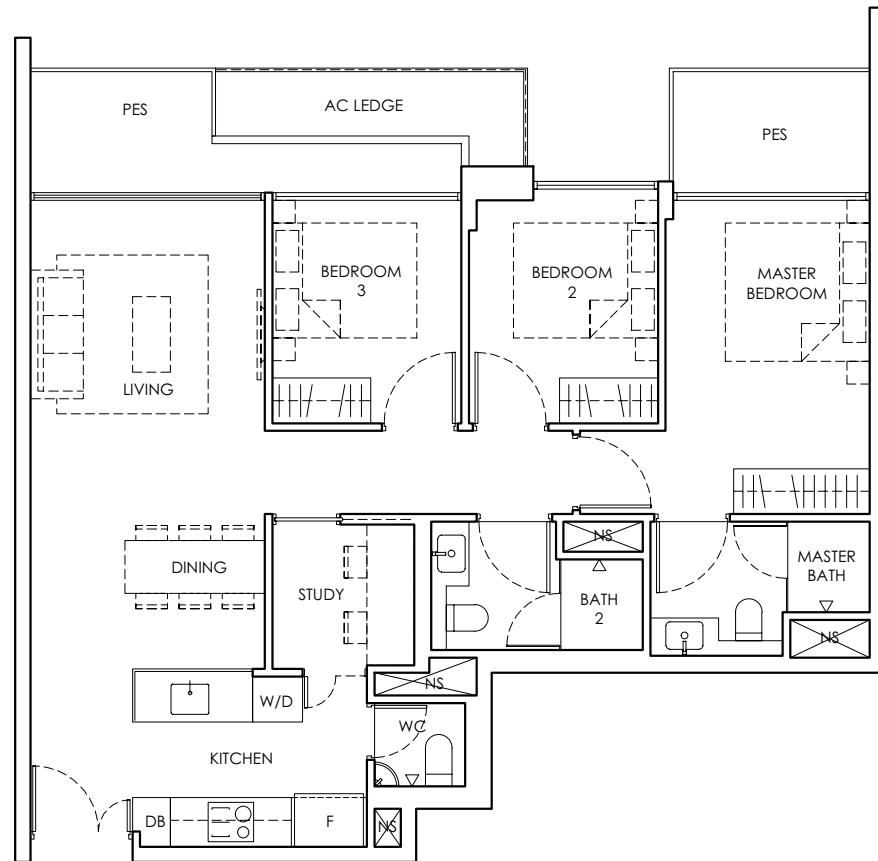
LEGEND
DB : Distribution Board
W/D : Washer-Dryer
WC : Water Closet
AC LEDGE : Air Conditioner Ledge
NS : Non-strata Area
F : Fridge
PES : Private Enclosed Space

The total area includes AC ledge, balcony and private enclosed space (where applicable). The above plans and illustrations are subject to changes as required by relevant authorities. Areas are estimated and are subject to final survey by registered surveyor. The balcony cannot be enclosed unless with approved screen, as illustrated in diagram annexed hereto as "Annexure 1".

TYPE C1 - 2

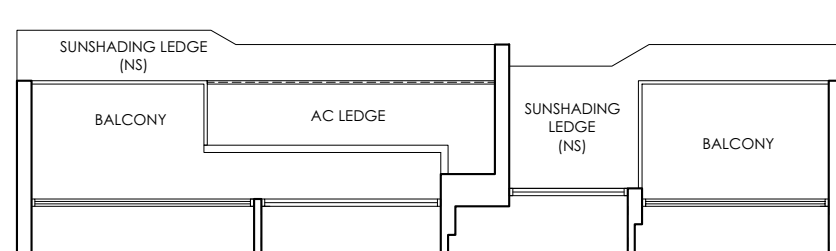
3 BEDROOM + STUDY
TYPE C1-2P 1st Storey
Area 99 sq m / 1,066 sq ft
1 unit

#01-08



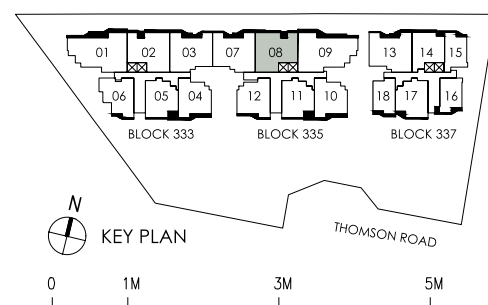
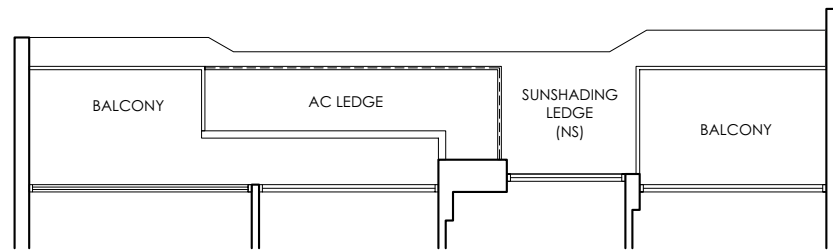
3 BEDROOM + STUDY
TYPE C1-2 2nd & 4th Storey
Area 99 sq m / 1,066 sq ft
2 units

#02-08 and #04-08



3 BEDROOM + STUDY
TYPE C1-2 3rd & 5th Storey
Area 99 sq m / 1,066 sq ft
2 units

#03-08 and #05-08



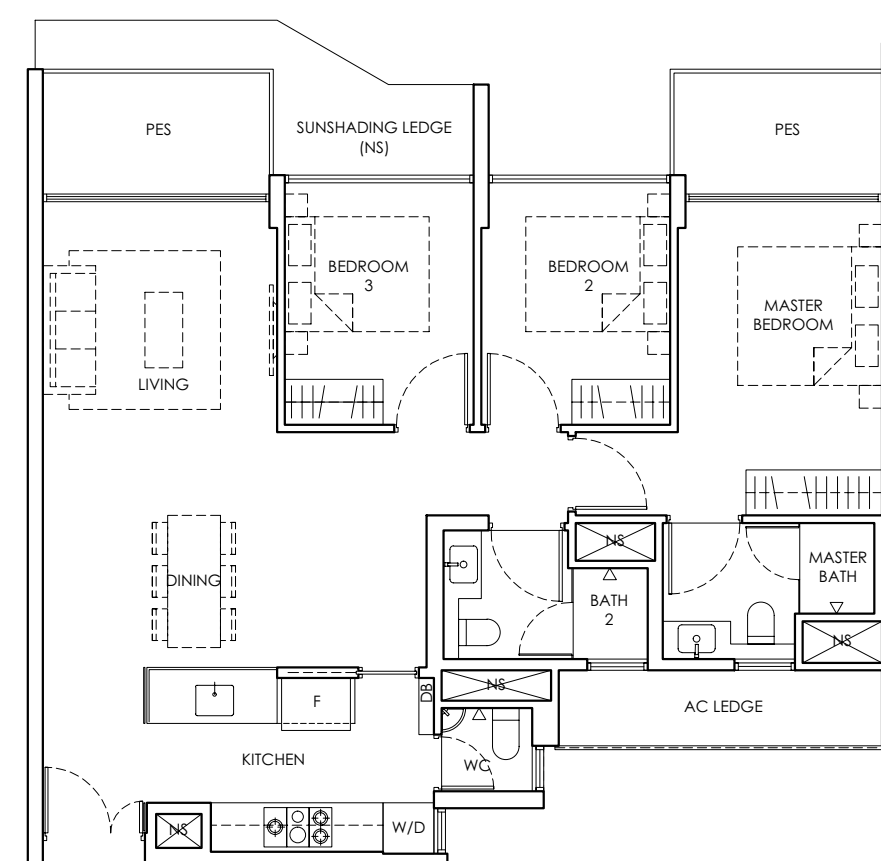
LEGEND
DB : Distribution Board
W/D : Washer-Dryer
WC : Water Closet
AC LEDGE : Air Conditioner Ledge
NS : Non-strata Area
F : Fridge
PES : Private Enclosed Space

The total area includes AC ledge, balcony and private enclosed space (where applicable). The above plans and illustrations are subject to changes as required by relevant authorities. Areas are estimated and are subject to final survey by registered surveyor. The balcony cannot be enclosed unless with approved screen, as illustrated in diagram annexed hereto as "Annexure 1".

TYPE C2 - 1

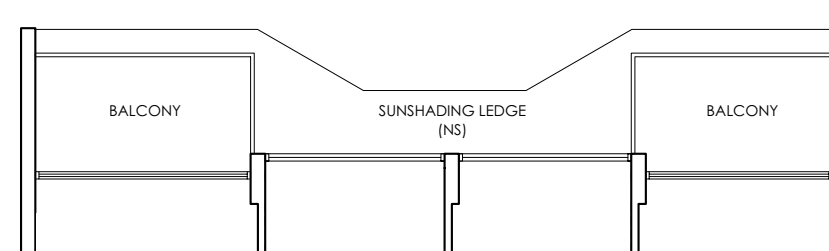
3 BEDROOM
TYPE C2-1P 1st Storey
Area 101 sq m / 1,088 sq ft
1 unit

#01-03



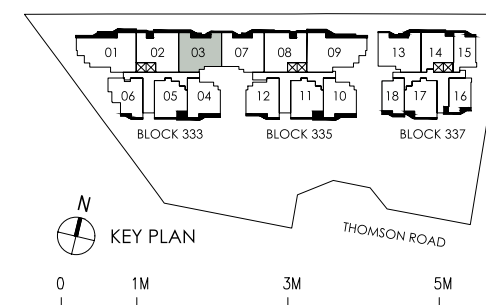
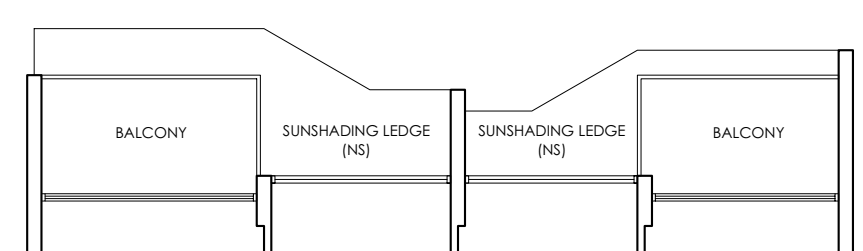
3 BEDROOM
TYPE C2-1 2nd & 4th Storey
Area 101 sq m / 1,088 sq ft
2 units

#02-03 and #04-03



3 BEDROOM
TYPE C2-1 3rd & 5th Storey
Area 101 sq m / 1,088 sq ft
2 units

#03-03 and #05-03



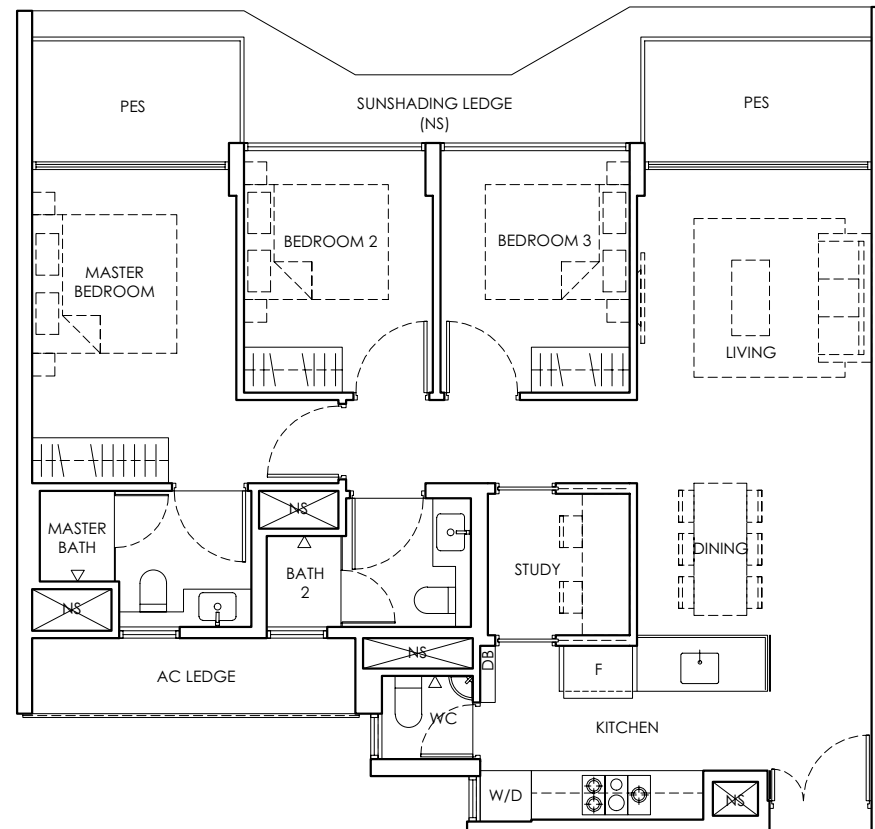
LEGEND
DB : Distribution Board
W/D : Washer-Dryer
WC : Water Closet
AC LEDGE : Air Conditioner Ledge
NS : Non-strata Area
F : Fridge
PES : Private Enclosed Space

The total area includes AC ledge, balcony and private enclosed space (where applicable). The above plans and illustrations are subject to changes as required by relevant authorities. Areas are estimated and are subject to final survey by registered surveyor. The balcony cannot be enclosed unless with approved screen, as illustrated in diagram annexed hereto as "Annexure 1".

TYPE C2 - 2

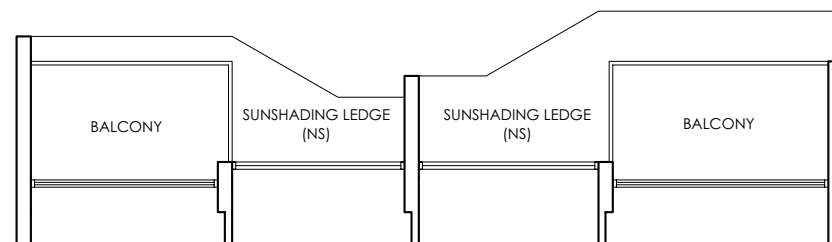
3 BEDROOM + STUDY
TYPE C2-2P 1st Storey
Area 101 sq m / 1,088 sq ft
1 unit

#01-07



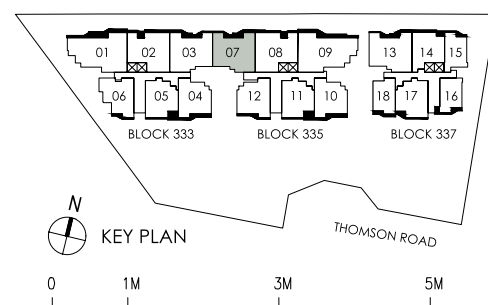
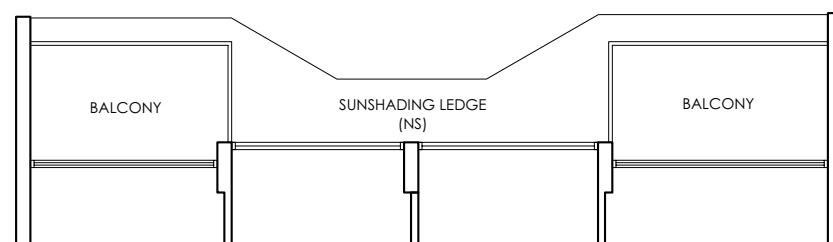
3 BEDROOM + STUDY
TYPE C2-2 2nd & 4th Storey
Area 101 sq m / 1,088 sq ft
2 units

#02-07 and #04-07



3 BEDROOM + STUDY
TYPE C2-2 3rd & 5th Storey
Area 101 sq m / 1,088 sq ft
2 units

#03-07 and #05-07



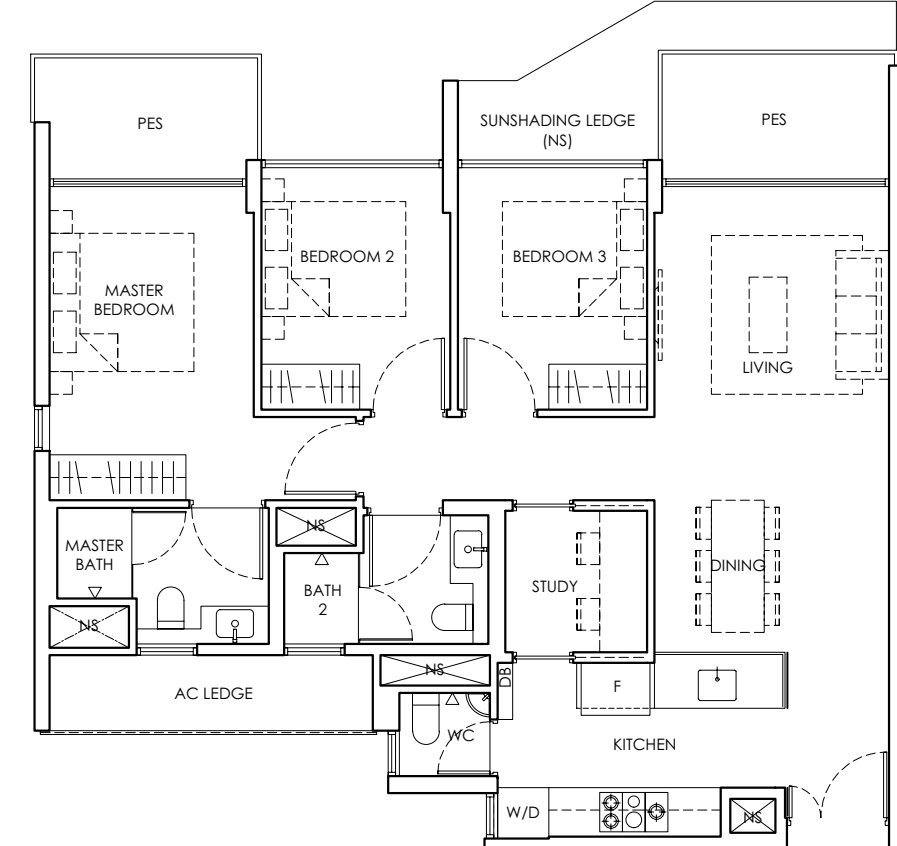
LEGEND
DB : Distribution Board
W/D : Washer-Dryer
WC : Water Closet
AC LEDGE : Air Conditioner Ledge
NS : Non-strata Area
F : Fridge
PES : Private Enclosed Space

The total area includes AC ledge, balcony and private enclosed space (where applicable). The above plans and illustrations are subject to changes as required by relevant authorities. Areas are estimated and are subject to final survey by registered surveyor. The balcony cannot be enclosed unless with approved screen, as illustrated in diagram annexed hereto as "Annexure 1".

TYPE C2A

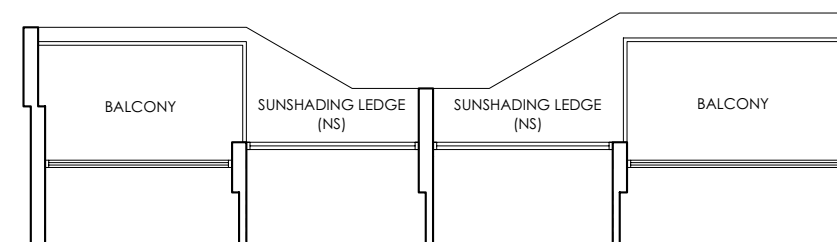
3 BEDROOM + STUDY
TYPE C2AP 1st Storey
Area 101 sq m / 1,088 sq ft
1 unit

#01-13



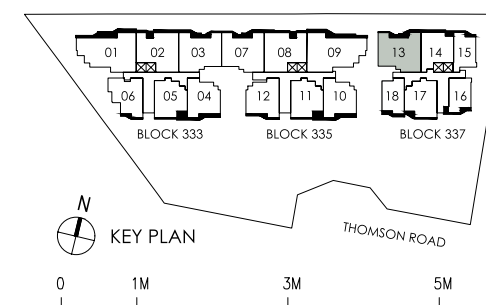
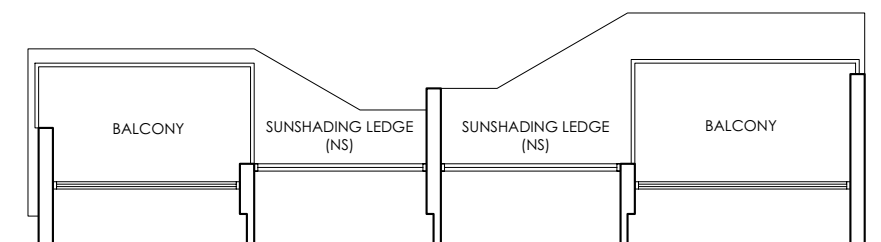
3 BEDROOM + STUDY
TYPE C2A 2nd & 4th Storey
Area 101 sq m / 1,088 sq ft
2 units

#02-13 and #04-13



3 BEDROOM + STUDY
TYPE C2A 3rd & 5th Storey
Area 101 sq m / 1,088 sq ft
2 units

#03-13 and #05-13



LEGEND
DB : Distribution Board
W/D : Washer-Dryer
WC : Water Closet
AC LEDGE : Air Conditioner Ledge
NS : Non-strata Area
F : Fridge
PES : Private Enclosed Space

The total area includes AC ledge, balcony and private enclosed space (where applicable). The above plans and illustrations are subject to changes as required by relevant authorities. Areas are estimated and are subject to final survey by registered surveyor. The balcony cannot be enclosed unless with approved screen, as illustrated in diagram annexed hereto as "Annexure 1".



For Illustration Only

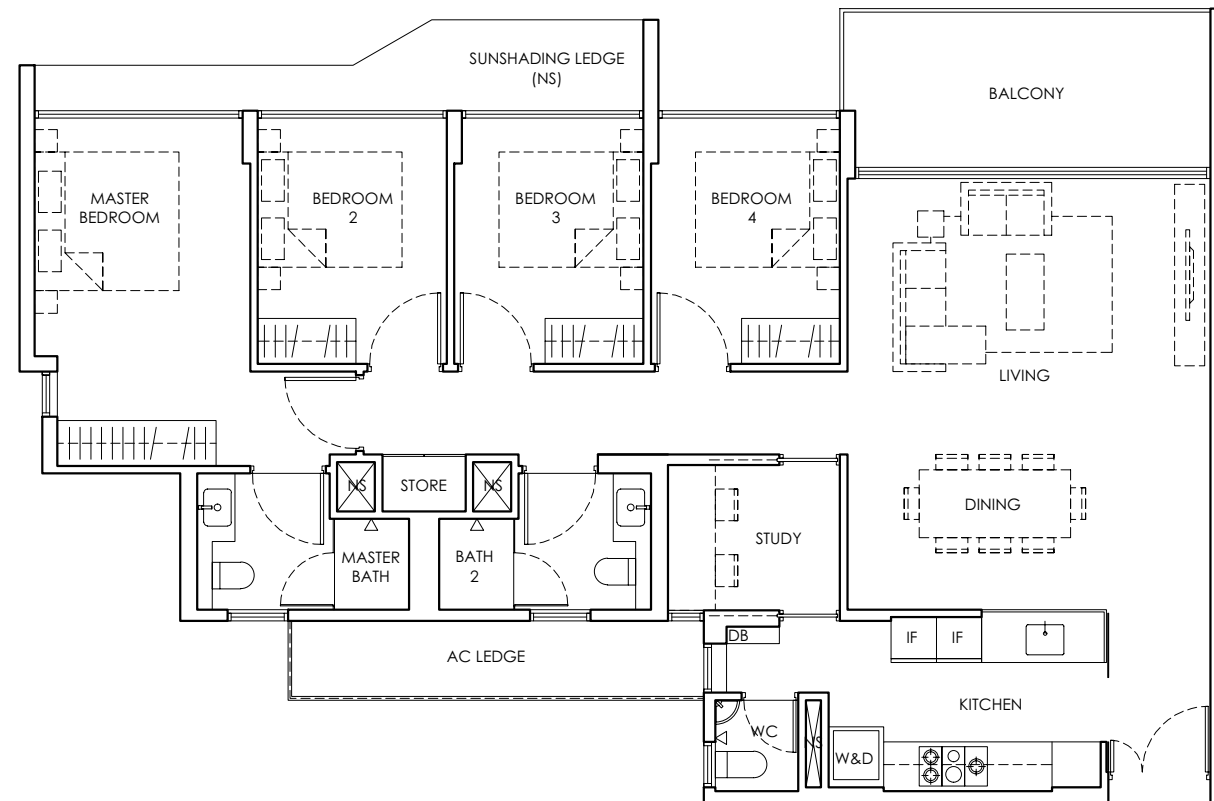
TYPE D

From the moment you step in, one thing is evident – here is a home designed as a tranquil abode with elegant and quality materials. Every space strikes the perfect balance between beauty and functionality, comfort and luxury. The refinement is punctuated by light-filled spaces and glass walls offering views of a neighbourhood that is so enviably charming.

TYPE D1 - 1

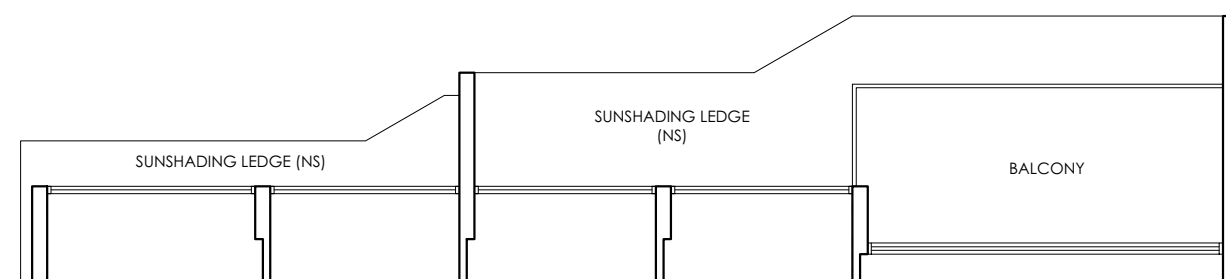
4 BEDROOM + STUDY
TYPE D1-1P 1st Storey
Area 129 sq m / 1,389 sq ft
1 unit

#01-01



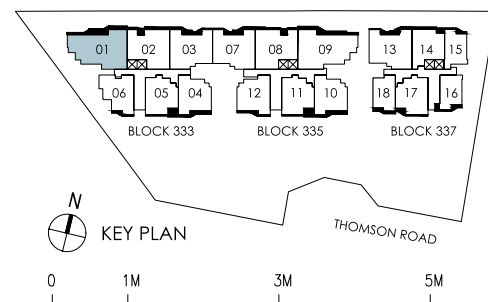
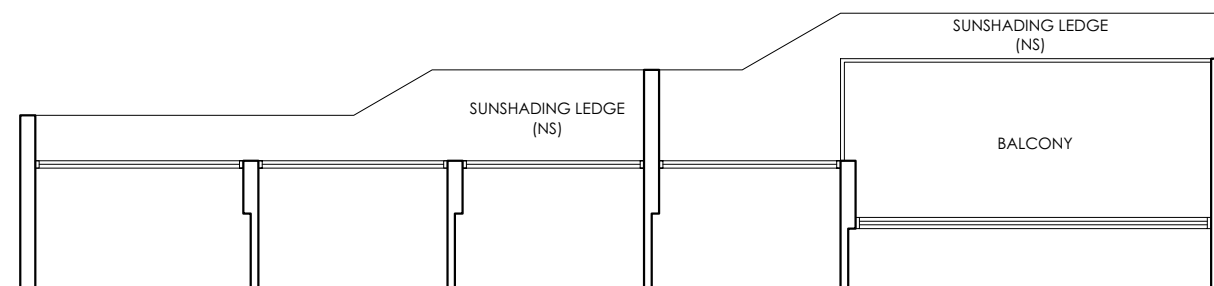
4 BEDROOM + STUDY
TYPE D1-1 2nd & 4th Storey
Area 129 sq m / 1,389 sq ft
2 units

#02-01 and #04-01



4 BEDROOM + STUDY
TYPE D1-1 3rd & 5th Storey
Area 129 sq m / 1,389 sq ft
2 units

#03-01 and #05-01



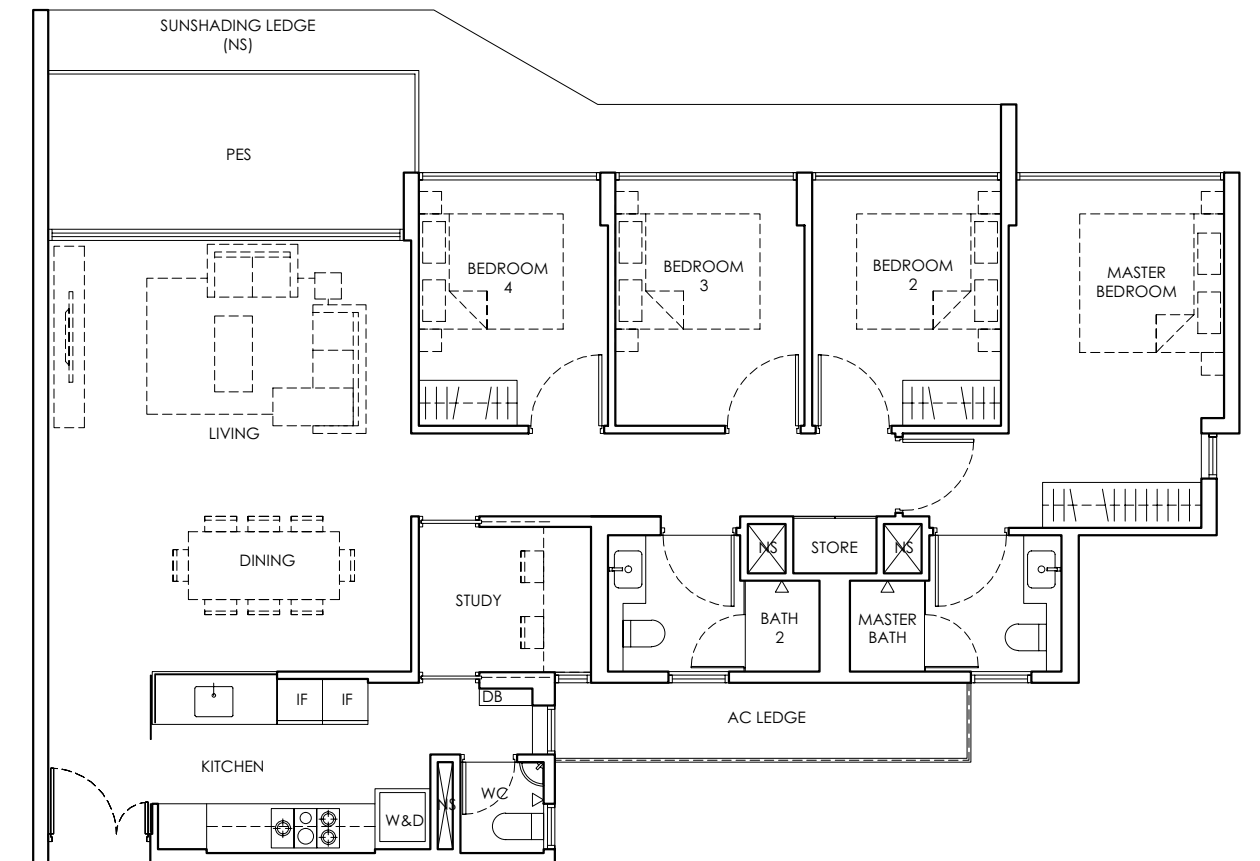
LEGEND
DB : Distribution Board
W : Washing Machine
PES : Private Enclosed Space
AC LEDGE : Air Conditioner Ledge
D : Dryer
WC : Water Closet
IF : Integrated Fridge
NS : Non-strata Area

The total area includes AC ledge, balcony and private enclosed space (where applicable). The above plans and illustrations are subject to changes as required by relevant authorities. Areas are estimated and are subject to final survey by registered surveyor. The balcony cannot be enclosed unless with approved screen, as illustrated in diagram annexed hereto as "Annexure 1".

TYPE D1 - 2

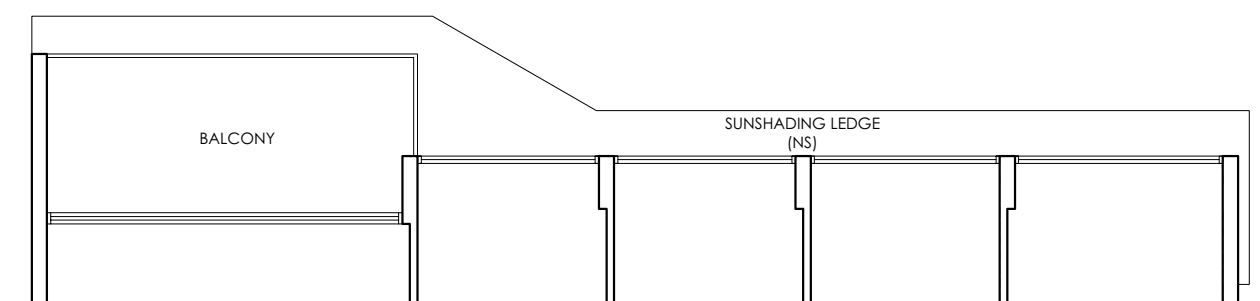
4 BEDROOM + STUDY
TYPE D1-2P 1st Storey
Area 129 sq m / 1,389 sq ft
1 unit

#01-09



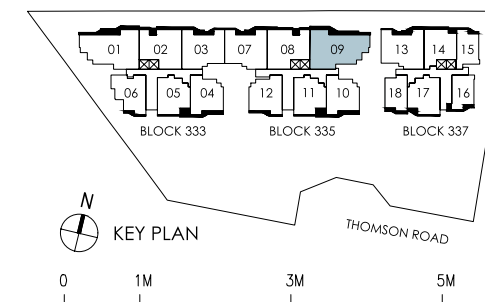
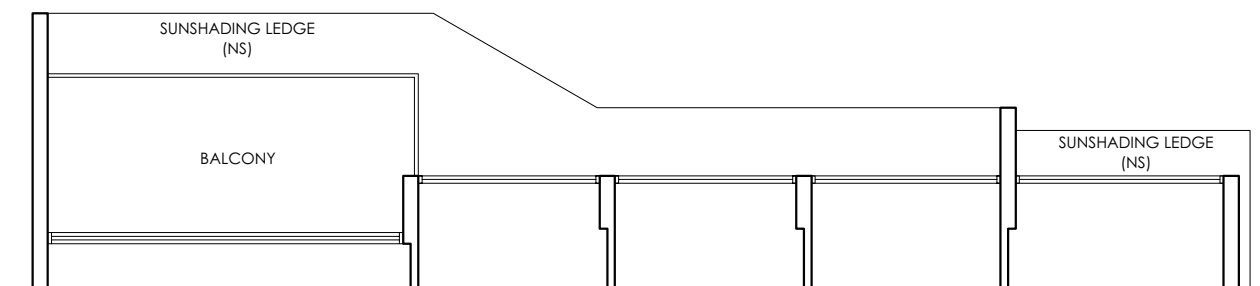
4 BEDROOM + STUDY
TYPE D1-2 2nd & 4th Storey
Area 129 sq m / 1,389 sq ft
2 units

#02-09 and #04-09



4 BEDROOM + STUDY
TYPE D1-2 3rd & 5th Storey
Area 129 sq m / 1,389 sq ft
2 units

#03-09 and #05-09



LEGEND
DB : Distribution Board
W : Washing Machine
PES : Private Enclosed Space
AC LEDGE : Air Conditioner Ledge
D : Dryer
WC : Water Closet
IF : Integrated Fridge
NS : Non-strata Area

The total area includes AC ledge, balcony and private enclosed space (where applicable). The above plans and illustrations are subject to changes as required by relevant authorities. Areas are estimated and are subject to final survey by registered surveyor. The balcony cannot be enclosed unless with approved screen, as illustrated in diagram annexed hereto as "Annexure 1".

SPECIFICATIONS

1. FOUNDATION

Reinforced concrete and/or steel piles and/or footings and/or raft foundation

2. SUPERSTRUCTURE

Reinforced concrete structure and/or steel structure

3. WALLS

- a. External Wall
Reinforced concrete and/or lightweight concrete panels and/or precast reinforced concrete wall and/or with textured coating, and/or cladding to selected walls
- b. Internal Wall
Reinforced concrete and/or lightweight concrete panels and/or precast reinforced concrete wall and/or dry wall partition

4. ROOF

Flat roof:

Reinforced concrete structure and/or metal roof with appropriate insulation and waterproofing system

5. CEILING

- a. Floor to Ceiling Height

Areas	Ceiling Heights (m)
Living Room	3.2
Dining Room	3.2 / 2.7
Master Bedroom	3.2
Master Bedroom (Type B1)	2.9
Bedroom 1 / 2 / 3 / Study	3.2
Bedroom 2 / Study (Type B4)	2.9
Bedroom 2 / 3 (Type C1)	2.9
Kitchen / Hallway	2.7
Bath 1 (Master) / Bath 2	2.5 (measured from vanity finished floor level)
WC (Type C1, C2, D1)	2.5
PES / Balcony	2.9 (measured from PES / Balcony finished floor level)

- b. Apartment
 - (i) Kitchen
Skim coat plaster with emulsion paint and/or part moisture resistant ceiling board (including ceiling box-ups) with emulsion paint
 - (ii) Bathrooms
Skim coat plaster with emulsion paint and/or part moisture resistant ceiling board (including ceiling box-ups) with emulsion paint
 - (iii) Living, Dining, Bedroom, Study and Hallway
Skim coat plaster with emulsion paint and/or part fibrous plasterboard (including ceiling box-ups) with emulsion paint

- (iv) Balcony and Private Enclosed Space (PES)
Aluminum-cladded panel ceiling
- (v) Utility
Skim coat plaster with emulsion paint
- c. Common Area
 - (i) Gymnasium, Clubhouse, Management Office, Guardhouse
Skim coat plaster with emulsion paint and/or part fibrous plasterboard with emulsion paint
 - (ii) Lift Lobbies, Basement Drop-off/Waiting Areas, Letterbox
Areas, Toilets, Changing Room, Corridors to Units
Skim coat plaster with emulsion paint and/or part moisture resistant ceiling board with emulsion paint
 - (iii) Basement Car Park, Staircases
Skim coat plaster with emulsion paint

6.

FINISHES

- a. Walls (For Apartments)
 - (i) Living/Dining, all Bedrooms, Study, Utility, Hallway
Cement/sand plaster with emulsion paint and/or skim coat with emulsion paint
 - (ii) Bath 1 (Master), Bath 2
Natural Marble and/or stone and/or porcelain tiles to designated exposed surface below the false ceiling
 - (iii) WC
Tiles to designated exposed surface below the false ceiling
 - (iv) Kitchen
Cement/sand plaster with emulsion paint to designated exposed surface below the false ceiling
 - (v) Balcony and Private Enclosed Space (PES)
Aluminum-cladded wall paneling and/or cement/sand plaster with emulsion paint and/or skim coat with emulsion paint
- b. Walls (Common Areas)
 - (i) Basement Lift Lobbies, Basement Drop-off/Waiting Areas, Letterbox Areas
Natural stone and/or tiles and/or cement/sand plaster with emulsion paint
 - (ii) Lift Lobbies, Corridors to Units, Gymnasium, Clubhouse
Tiles and/or cement/sand plaster with emulsion paint
 - (iii) All External Wall Finishes
Glass-cladded wall paneling and/or aluminum-cladded wall paneling and/or cement/sand plaster with emulsion paint and/or skim coat with emulsion paint

- (iv) Management Office, Guardhouse, Basement Car Park, Staircases
Cement/sand plaster with emulsion paint and/or skim coat with emulsion paint
- c. Floor (For Apartments)
 - (i) Living/Dining, Kitchen, Study, Utility, Hallway
Natural marble and/or stone, with skirting
 - (ii) All Bedrooms
Solid timber strip flooring with skirting
 - (iii) Bath 1 (Master), Bath 2
Natural marble and/or stone and/or porcelain tiles
 - (iv) WC, Private Enclosed Space, Balcony
Tiles
- d. Floor (Common Areas)
 - (i) Basement Lift Lobbies, Basement Drop-off/Waiting Areas, Letterbox Areas, Clubhouse
Natural stone and/or tiles
 - (ii) Typical Floor Lift Lobbies
Tiles
 - (iii) Staircases
Tiles and/or cement/sand screed with non-slip nosing tiles
 - (iv) Basement Car Park and Driveways
Reinforced concrete floor and cement/sand screed floor with hardener to applicable areas

7. WINDOWS

All windows of the apartment shall be powder coated aluminum framed glass sliding and/or casement and/or fixed windows with min. 6mm thick clear and/or tinted and/or acid-etched and/or sandblasted and/or opaque glass (where applicable)

8. DOORS

- a. Apartments
 - (i) Main Entrance
Fire-rated solid core timber door
 - (ii) Bedrooms, Bathrooms
Solid core timber doors
 - (iii) Study (Type C1, C2 [except C2-1], D1)
Timber sliding or sliding-folding door and/or with louvres
 - (iv) Bath 1 (Master) and Bath 2
Shower glass swing door with fixed glass panel
 - (v) WC (Type C1, C2, D1)
Powder coated aluminum framed swing door with glass panel

- (vi) Kitchen (Type C2 [except C2-1], D1)
Glass sliding door
- (vii) Kitchen (Type C2-1)
Glass sliding door
Timber sliding door with louvres
- (viii) Balcony and Private Enclosed Space (PES)
Powder coated aluminum framed glass sliding door with laminated glass
- b. Common Areas
 - (i) Storey Shelter Door
Steel Blast Doors
- c. General
 - (i) All glazing to doors shall be minimum 6mm thick tinted and/ or clear and/or reflective and/or frosted glass
 - (ii) Good quality locksets and ironmongery

9. SANITARY FITTINGS

- a. Master Bathroom
 - (i) 1 shower mixer with rain shower (Hansgrohe)
 - (ii) 1 basin (Duravit) with quartz vanity countertop and faucet (Hansgrohe)
 - (iii) 1 wall hung water closet with electronic bidet (Duravit) for Type C1, C2, D1
 - (iv) 1 wall hung water closet (Duravit) for Type A1-A3, B1-B4
 - (v) 1 bidet hand spray for Type A1-A3, B1-B4
 - (vi) 1 towel rail and/or robe hook
 - (vii) 1 toilet paper roll holder
 - (viii) 1 mirror with cabinet
- b. Bathroom 2
 - (i) 1 shower mixer (Hansgrohe)
 - (ii) 1 basin (Duravit) with quartz vanity countertop and faucet (Hansgrohe)
 - (iii) 1 wall hung water closet (Duravit)
 - (iv) 1 bidet hand spray
 - (v) 1 towel rail and/or robe hook
 - (vi) 1 toilet paper roll holder
 - (vii) 1 mirror with cabinet

SPECIFICATIONS

- c. WC
- (i) 1 shower set
 - (ii) 1 wall hung basin with faucet
 - (iii) 1 pedestal water closet
 - (iv) 1 bidet hand spray
 - (v) 1 toilet paper roll holder

10. ELECTRICAL INSTALLATION

- a. All electrical wiring are concealed except for electrical wiring in conduits exposed above false ceiling and exposed trunking within distribution board compartments or cabinets, or at AC ledge, which shall be in exposed conduits, trays and/or trunking
- b. Refer to Electrical Schedule for details

11. TV/DATA/TELEPHONE POINTS

Refer to Electrical Schedule for details

12. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard SS 555:2018

13. PAINTING

- a. Internal Walls: Water-based Acrylic Emulsion paint
- b. External Walls: Water-based Acrylic Emulsion paint and/or textured coating to selected walls

14. WATERPROOFING

Waterproofing shall be provided for the floors of Bathrooms, WC, Kitchen, Private Enclosed Space, Balcony, Outdoor Communal Roof Areas, Pools, Pool Decks, Landscape Decks, Planters, Changing Rooms, Toilets, Water Features, RC Roofs and Basement

15. DRIVEWAY AND CAR PARK

- a. Surface Driveways
Stone and/or interlocking concrete pavers
- b. Basement Car Park / Driveways
Reinforced concrete floor and cement/sand screed floor with hardener to applicable areas

16. RECREATION FACILITIES

Ground Floor

- 1 Arrival Pavilion
- 2 Arrival Water Feature
- 3 Entrance Gate
- 4 Entrance Water Feature
- 5 Security Cabin
- 6 Accessible Toilet
- 7 Water Axis
- 8 Meditation Deck

- | | |
|----|-----------------|
| 9 | Bubbler Pool |
| 10 | Sunning Lawn |
| 11 | Reading Corner |
| 12 | Leisure Garden |
| 13 | West Courtyard |
| 14 | East Courtyard |
| 15 | Reflecting Pool |

Rooftop

- 1 Hammock Deck
- 2 Poolside Lounge
- 3 Kids' Pool
- 4 Kids' Play Area
- 5 Skyline Pavilion
- 6 Lounger Deck
- 7 33M Lap Pool
- 8 Outdoor Shower
- 9 Changing/Shower
- 10 Gourmet Terrace with BBQ
- 11 Jacuzzi Pool
- 12 Clubhouse
- 13 Accessible Washroom/Shower
- 14 Party Lawn
- 15 Gym

17. ADDITIONAL ITEMS

- a. Kitchen Cabinets
Kitchen cabinets with quartz countertop complete with
 - 1 sink with mixer (Hansgrohe)
 - High and low level kitchen cabinets
 - 1 cooker hood (V-ZUG)
 - 1 built-in oven (V-ZUG) for all Types except Type C2
 - 1 built-in combi-steam oven (V-ZUG) for Type C2 only
 - 1 built-in steamer (V-ZUG) for Type D1 only
 - Induction hob (V-ZUG) for Types A1-A3, B1-B4, C1
 - Gas and induction hobs (V-ZUG) for Types C2 and D1 only
- b. Bedroom Wardrobe
Built-in wardrobes in laminate finish, comprising of opaque glass sliding door panels for bedrooms (except Study and Utility)
Bulk head shall be installed where necessary
- c. Air-conditioning
Wall mounted air conditioning system (Daikin) to Living/ Dining, Study and Bedrooms
- d. Electrical water heaters
Hot water supply provided to all Bathrooms and Kitchen, except for WC in Types C1, C2 and D1

- e. Refrigerator
 - 1 integrated refrigerator (V-ZUG) for all Types except Types C1, C2 and D1
 - 2 integrated refrigerators (V-ZUG) for Type D1
 - 1 freestanding refrigerator (V-ZUG) for Type C1 and C2 only
- f. Washer and Dryer
 - Combination washer-dryer (V-ZUG) for all Types except Type D1
 - Washing machine (V-ZUG) and dryer (V-ZUG) for Type D1

- g. Town Gas
Town Gas supplied to Unit Types C2 and D1 only
- h. Security System
 - (i) Proximity card access to lift lobbies, gate and common facilities
 - (ii) Car park barrier system at entrance (next to Security Cabin)
 - (iii) CCTV surveillance for general security
- i. Smart Home System

ELECTRICAL SCHEDULE

[illegible]

NOTES TO SPECIFICATIONS

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. ²Subject 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

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of 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 Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of fan coil units, electrical points, television points, telecommunication 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 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.

L Prefabricated Bathroom Units

Certain bathroom and WC 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.

M Wall

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

N Cable Services

The Vendor shall endeavour to procure a service provider for cable television and/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 the 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 the Housing Project.

O Mobile Reception

Mobile reception within the Housing Project is subjected to the availability/provision of the respective Telecom/mobile provider(s). The Vendor shall not be liable to the purchaser for inadequate/weak mobile reception as this is not within the purview/control of the Vendor.

P Home Fire Alarm Device (HFAD)

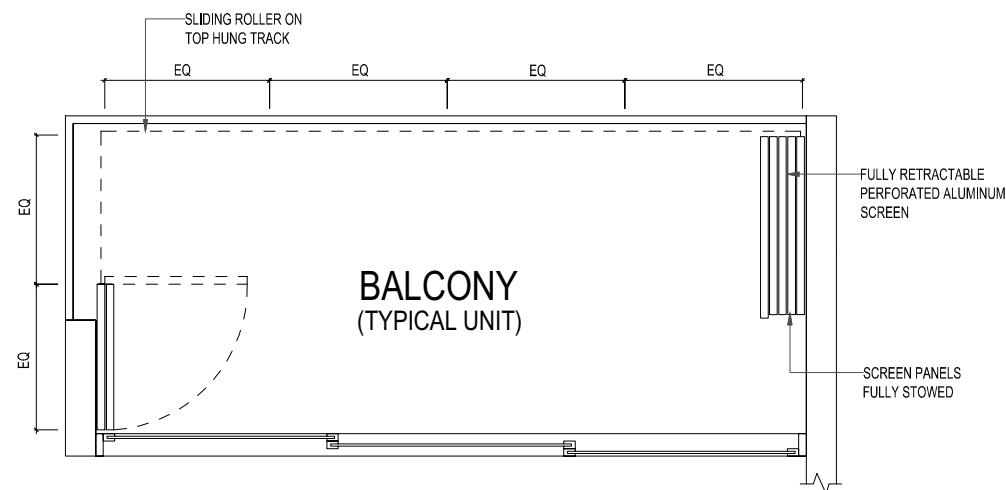
HFAD(s) is (are) provided to give early warning of a fire by sounding an alarm to alert the occupants. The Purchaser is responsible for ensuring that the HFAD(s) is (are) kept in good working condition. The Purchaser is advised to test the HFAD(s) regularly to ensure the HFAD(s) is (are) working.

Q Home Automation

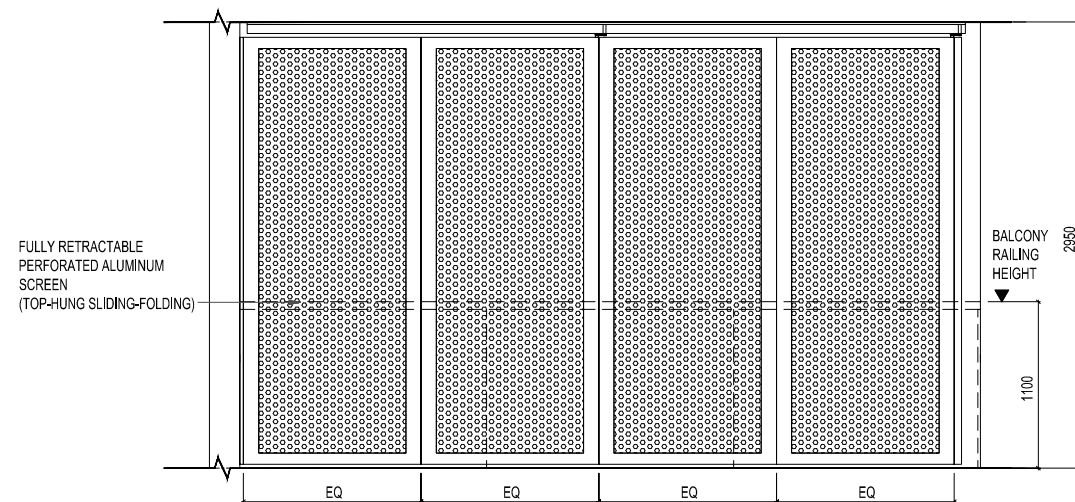
This project is provided with smart home features consisting of a gateway, digital lockset at residential unit entrance and smart air-conditioner control for all fan coil units within the Unit. This smart system is expandable to include other smart home features at Purchaser’s own cost. The Purchaser shall engage his/her own specialist contractor to maintain, repair and upgrade (if necessary) the home automation system on a regular basis so as to ensure its good working condition.

ANNEXURE 1

APPROVED TYPICAL DETAIL OF BALCONY SCREEN



TYPICAL UNIT BALCONY PLAN



VIEW OF BALCONY SCREEN IN CLOSED POSITION

THE BALCONY(IES) AND PRIVATE ENCLOSED SPACE(S) (IF ANY) SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. THE ABOVE ILLUSTRATION IS PROVIDED AS A GUIDE ONLY. PURCHASERS MAY INSTALL THE APPROVED BALCONY SCREEN AT THE BALCONY(IES) AND PRIVATE ENCLOSED SPACE(S) (IF ANY) AT THE UNIT AT PURCHASERS' OWN COST.

ABOUT THE DEVELOPER

Established in 1969 and listed on the Singapore Stock Exchange in 1973, Tuan Sing Holdings Limited is an investment holding company with interests in multiple industries, particularly in the areas of property development, property investment and hotel investment. Headquartered in Singapore, the Group has over 60 subsidiaries, joint ventures and associates serving a broad spectrum of customers through its workforce of employees across the Asia Pacific region. Tuan Sing is a recognised property developer of quality residential, commercial and industrial properties in Singapore and China.



CLUNY PARK RESIDENCE

Cluny Park Residence is a 52-unit luxury residential development located directly opposite the Botanic Gardens. It is the one and only freehold condominium along Cluny Park Road. The development occupies a land area of approximately 4,544 square metres and is easily accessible via the Botanic Gardens MRT station. Designed by renowned SCDA Architects, the architecture of Cluny Park Residence is precisely moulded into a canvas for a modern lifestyle with quality designer fittings and appliances.



SENNETT RESIDENCE

Sennett Residence is a 99-year leasehold development comprising three distinct towers with unique cantilevered penthouses and one low rise block. The development offers 1 to 4 bedroom units and penthouses with private roof pool terrace. Conveniently situated immediately next to the Potong Pasir MRT station and in close proximity to major expressways, Sennett Residence offers residents easy excess to the city.



MONT TIMAH

Mont Timah is a 99-year leasehold development situated on elevated ground at Hindhede Drive abutting the Bukit Timah Nature Reserve. The development comprises 32 exclusive strata units of spacious cluster housing, each with a courtyard, a private lift and a roof terrace offering a commanding view of the rainforest. Designed by President's Design Award 2011 winner, Chan Sau Yan & Associates, its cluster home concept with a modern contemporary tropical design blends a condominium lifestyle and landed home living. Mont Timah was awarded with BCA Green Mark (Gold) as well as Best Housing at the 2012 South East Asia Property Awards.



SELETAR PARK RESIDENCE

Seletar Park Residence is an exclusive five-storey residential development with 276 luxurious 1 to 4 Bedroom units and penthouses. Designed by award-winning SCDA Architects, the 99-year leasehold residential development is located within the established Seletar Hills private estate, close to the upcoming Seletar Aerospace Park. It enjoys easy access to the rest of Singapore via the Central Expressway and Tampines Expressway, and is near the Yio Chu Kang MRT station and Fernvale LRT station.

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