



Principal Garden



Principal Garden

AT PRINCE CHARLES CRESCENT

A premium space.

Where space is truly a premium.

Nestled in a quiet enclave along the recreational waterway of Alexandra Canal, on the fringe of the embassy district, Principal Garden reflects a new daring in residential design thinking that purposefully seeks to maximise unbuilt space amid the density of urban Singapore.

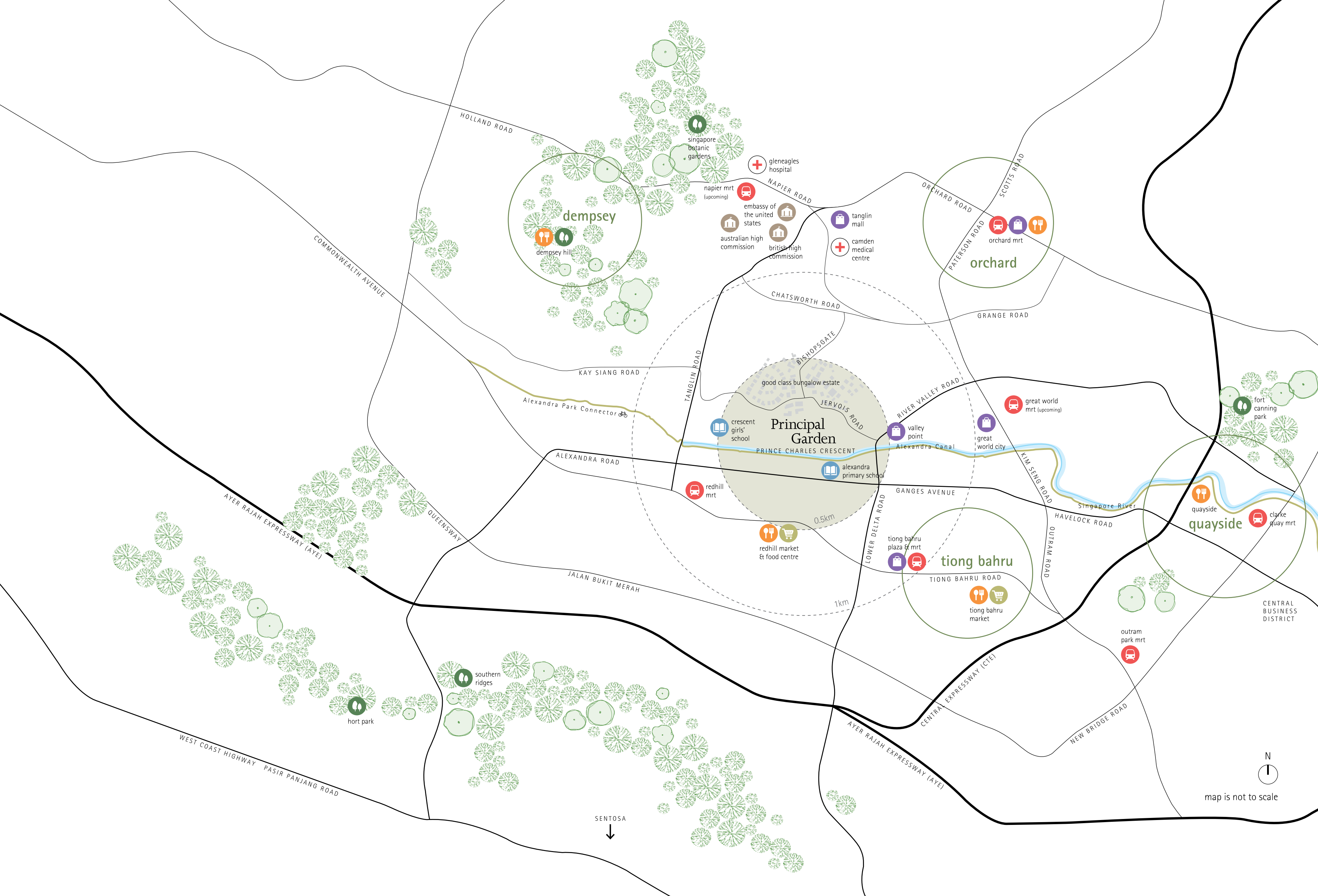
Discover the rare luxury of a home where an overwhelming abundance of outdoor space immerses you in the pleasures of garden living. And where the sense of space is multiplied by uninhibited views that stretch from the low-rise surroundings all the way to the CBD and Orchard Road.

Comprising four 24-storey towers, home to 663 one- to five-bedroom apartments, Principal Garden is delightfully private yet incredibly well connected. Appreciate the convenience of residing just minutes from Redhill MRT, a short drive to the CTE and AYE, within walking distance of supermarkets, wet markets, hawker centres and schools, and a stone's throw from Singapore's core commercial and financial districts.

Revel in the variety of life in the surrounding neighbourhoods, from Tanglin and Orchard Road to Tiong Bahru, and along the riverside from Alexandra Canal to Robertson Quay.



Discover a new perspective on life with views that span Singapore's most iconic landmarks.



dempsey

- dempsey hill
- singapore botanic gardens

orchard

- orchard mrt
- tanglin mall
- camden medical centre

Principal Garden

- good class bungalow estate
- alexandra primary school
- redhill mrt
- redhill market & food centre

tiong bahru

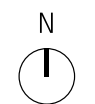
- tiong bahru plaza & mrt
- tiong bahru market

quayside

- quayside
- clarke quay mrt

southern ridges

hort park



map is not to scale

SENTOSA



HOLLAND ROAD

COMMONWEALTH AVENUE

NAPIER ROAD

ORCHARD ROAD

SCOTT'S ROAD

PATERSON ROAD

CHATSWORTH ROAD

GRANGE ROAD

KAY SIANG ROAD

BISHOPS GATE

TANGLIN ROAD

JERVOIS ROAD

RIVER VALLEY ROAD

Alexandra Park Connector

PRINCE CHARLES CRESCENT

Alexandra Canal

great world mrt (upcoming)

ALEXANDRA ROAD

GANGES AVENUE

KIM SENG ROAD

Singapore River

HAVELOCK ROAD

AYER RAJAH EXPRESSWAY (AYE)

QUEENSWAY

LOWER DELTA ROAD

OUTRAM ROAD

JALAN BUKIT MERAH

TIONG BAHRU ROAD

OUTRAM PARK MRT

CENTRAL BUSINESS DISTRICT

WEST COAST HIGHWAY PASIR PANJANG ROAD

AYER RAJAH EXPRESSWAY (AYE)

NEW BRIDGE ROAD

exclusive extensive

Prestigious Neighbourhood, Panoramic Views

Encompassing near and distant horizons

Principal Garden lies in prestigious company, fronted by the Bishopsgate and Chatsworth Park Good Class Bungalow estate, and in close proximity to the city's most prime districts.

Its exclusive surroundings play an integral role in the development's design, consciously steered towards exceeding the norms in terms of space and views. The development incorporates the concept of 'borrowed scenery', seamlessly integrating views from near and distant horizons: from the low-rise landed properties close by; Orchard Road, Singapore Botanic Gardens and Bukit Timah to the north; the CBD to the east; Alexandra Canal to the south; and upwards from the sky. The result is a magnificent sense of space enjoyed from inside, and views that extend far beyond the development's physical boundaries.

Situated on elevated grounds, the towers also rise above a double volume first-storey void, providing lofty views and a wonderful feeling of openness even for those residing in the lowest level units.



Artist's Impression

Warm-grey walls, earthy terracotta-coloured frames and generous use of glass add unique character and timeless appeal to the decidedly modern architecture of the four residential towers. The north-south orientation of the towers is designed to take in the best views and minimise direct sun exposure, while their staggered arrangement orients views away from the neighbours, accentuating the feel of seclusion. Peaceful. Private.



Relish panoramic views of your surroundings, from the lush gardens right outside your window, to the neighbouring Good Class Bungalows and the city on the northern horizon.

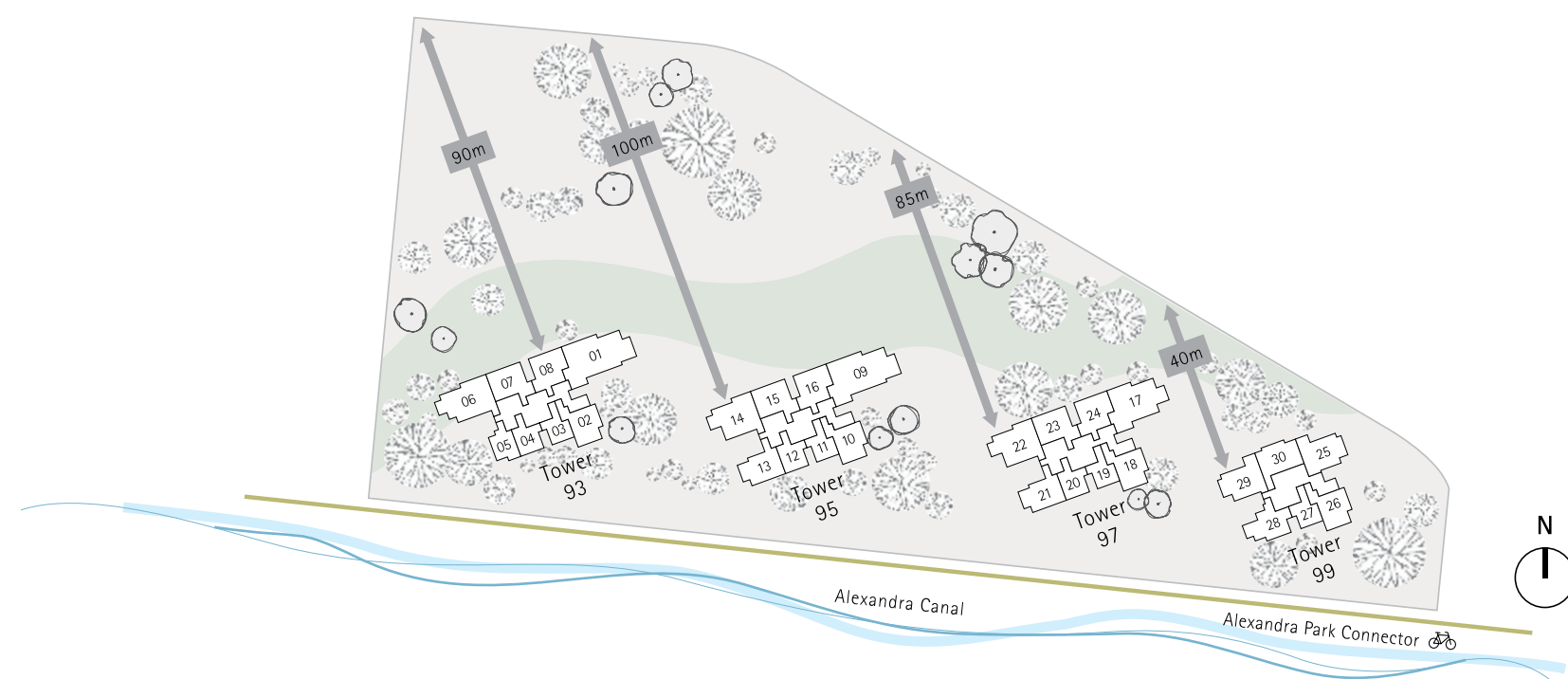
eighty --- twenty

Living in a Garden

An exceptional development with less than 20 percent site coverage

Principal Garden is designed around an inspiring 'garden living' concept, taking full advantage of outdoor space to create a truly uplifting environment. Its design blueprint is a rarity in that its four apartment towers and facilities occupy less than 20 percent of the development's total land area. The linear positioning of the towers close to the boundary with Alexandra Canal frees up the site to create an expansive foreground of open greenery. An uninterrupted landscape of lush gardens and outdoor grounds, lawns, pools and water features, within which discreetly nestle an array of recreational facilities.

A large ribbon of lawn sweeps through the entire development, emphasising the grand spaciousness and connecting the varied gardens. A beautiful composition of multi-layered, multi-functional spaces for relaxation, recreation, community and celebration.





Artist's Impression

Clubhouse splendour. Set in lavishly spacious grounds overlooking the recessed Sunken Lawn Court and Sculpture Pool.



Artist's Impression

The development's sweeping spine of greenery begins at the Sun & Flower Garden and leads to the Amphitheatre Lawn and undulating Sculptural Lawn.

elegant

endearing

Curated Space

A thoughtfully crafted living environment, indoors and out

From the unparalleled suite of recreational facilities to the refined interiors of each beautiful home, Principal Garden is crafted with imagination, a sense of wonder and discerning taste.

Woven ingeniously throughout the grounds, the facilities provide for your family's endless indulgence: socialising in the clubhouse, working out in the gym, splashing with the kids in the myriad pools, or retreating to the Principal Sky Club where you can dream with your head in the clouds. Infinite pleasures that make this a home you will simply adore.

Life indoors is equally endearing, where quality designed to stand the test of time defines these luxury homes. Each an elegant composition of separate and connected spaces, their proportions well planned and efficient. Canvases of simplicity and sophistication designed for modern living at its most comfortable.



Artist's Impression

The delicate Zen-like balance of eucalyptus trees, rocks and gently cascading water evokes calm on arrival in the entrance plaza.



Artist's Impression

Forested canopies of green provide an intimate cocoon-like setting for wellness therapy pools, private lounge pools and a gym.



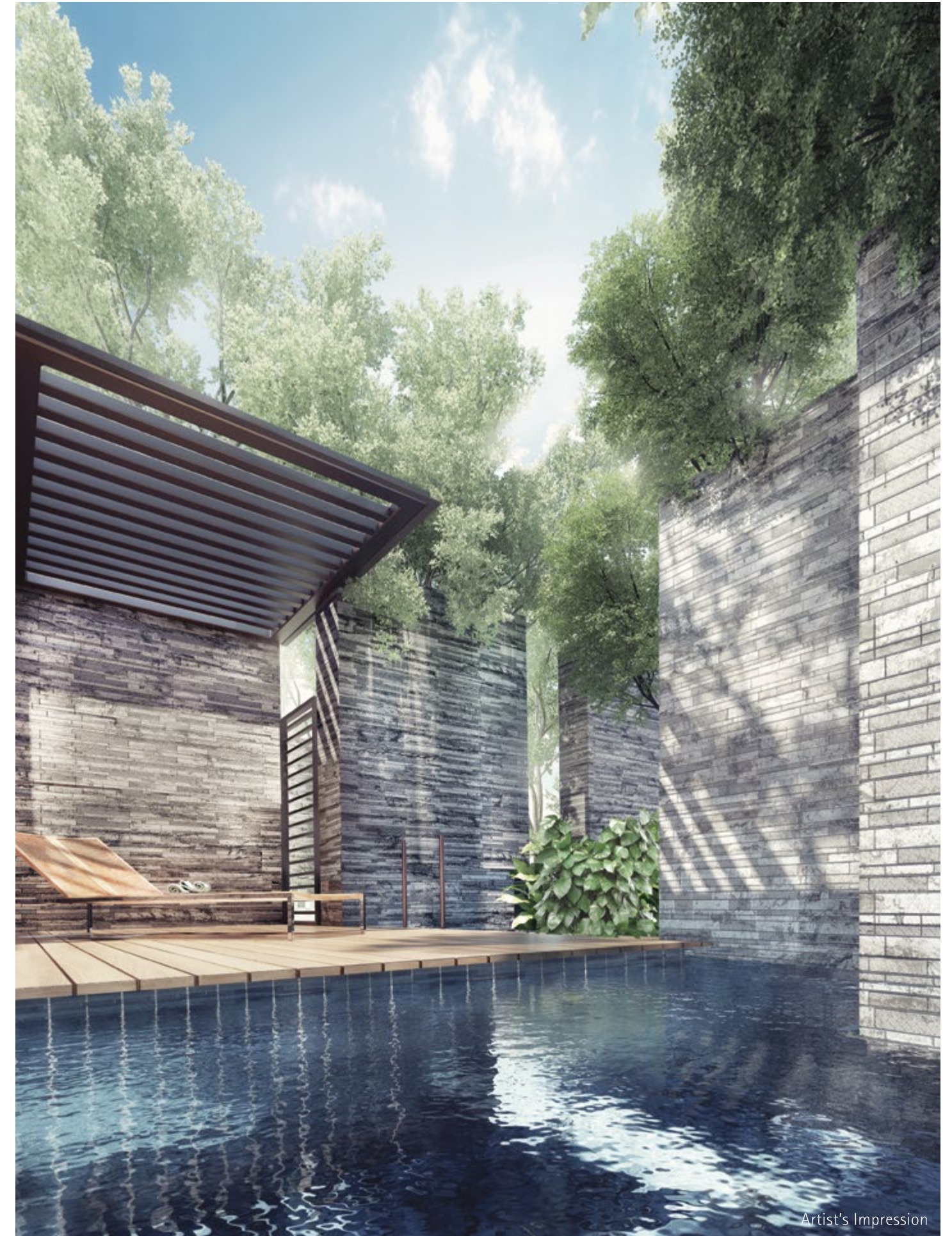
Artist's Impression

Everything you'd expect of a premium gym, including generous space and cutting-edge Precor fitness equipment, with the added perks of a luscious setting and at-your-doorstep convenience.

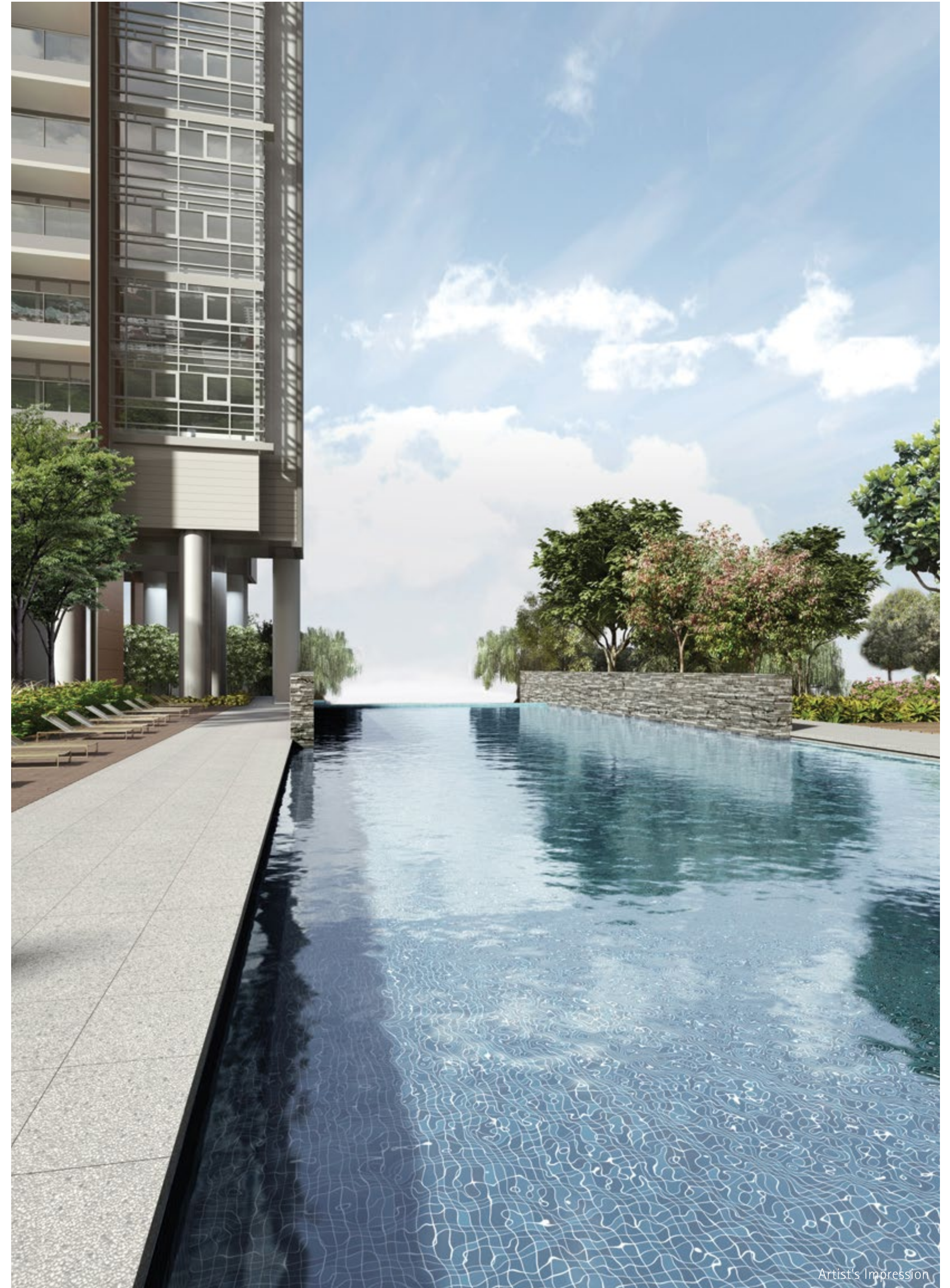


Artist's Impression

Furnished with a wine cellar for residents' private use, as well as an entertainment suite, function room, wet and dry kitchens, and outdoor dining facilities, the clubhouse is an elegant social space for relaxing and entertaining that can also be reserved for private parties.



One of two pools designed to be very private hideaways, which can be reserved by individuals, couples or families for private use.



The 50m lap pool. A crystal clear oasis that merges at either end into a Jacuzzi and a shallow pool.



Lobby. The gateway from the garden oasis to elevated living within.



A peaceful haven high above the city, the 24th storey Principal Sky Club features a pool, private Jacuzzi and private dining pavilion, framed by soaring bird's eye views.



Artist's Impression

Embrace the vitality of life that flows from the Alexandra Park Connector towards the Singapore River and the CBD.



Artist's Impression

PRINCE CHARLES CRESCENT

Alexandra Canal

Alexandra Park Connector

- TOWER 99
24TH STOREY
PRINCIPAL SKY CLUB**
- 52 Sky deck
 - 53 Sky dining/BBQ & pavilion
 - 54 Sky lounge
 - 51 Sky pool
 - 55 Sky jacuzzi



- 5 Clubhouse
Wine cellar & lounge
Entertainment suite
Private dining room with kitchenette
Outdoor dining terrace with bar
- 6 Gymnasium
- 7 Steam rooms
- 9 Aerobics & fitness deck
- 13 Tennis court
- 14 Seating alcove
- 15 Play court

- 20 BBQ deck
- 25 Entertainment suite
- 26 Bar & dining/BBQ terrace
- 39 Amphitheatre
- 41 Music room
- 42 Kids' play area
- 46 Outdoor fitness
- 47 Reading room & terrace
- 49 Jogging path
- 50 Shared bicycle bay at basement

- 2 Entrance eucalyptus court
- 12 Forest pavilion
- 21 Sculptural lawn
- 22 Play lawn
- 23 Sunken lawn court
- 27 Lounging deck
- 29 Lawn steps
- 30 Tai chi lawn
- 33 Sun deck
- 35 Meditation deck

- 37 Yoga deck
- 38 Seating deck
- 40 Sun & flower garden
- 45 Bamboo garden

- 3 Water cascade
- 4 Sculpture pool
- 8 Reflecting pool
- 10 Private lounge pools
- 11 Therapy pools
- 16 Relaxation pool
- 17 Lounge pool
- 18 Wellness pool
- 19 Bubble pool
- 24 Bio-pond

- 28 20m lap pool
- 31 Jacuzzi
- 32 Family pool
- 34 Kids' pool
- 36 50m lap pool
- 43 Water jets platform
- 44 25m lap pool

- 1 Drop-off
- 48 Side gate

- LEGEND**
- Lifestyle
 - Gardens & Decks
 - Water & Pools
 - Others

Choice Units

Tower 93

	01	02	03	04	05	06	07	08
24		B6	A2b	A2a	A1	C-DK	B1	PC1
23		B6	A2b	A2a	A1	C-DK	B1	PC1
22		B6	A2b	A2a	A1	C-DK	B1	PC1
21	E	B6	A2b	A2a	A1	C-DK	B1	B2
20	E	B6	A2b	A2a	A1	C-DK	B1	B2
19	E	B6	A2b	A2a	A1	C-DK	B1	B2
18	E	B6	A2b	A2a	A1	C-DK	B1	B2
17	E	B6	A2b	A2a	A1	C-DK	B1	B2
16	E	B6	A2b	A2a	A1	C-DK	B1	B2
15	E	B6	A2b	A2a	A1	C-DK	B1	B2
14	E	B6	A2b	A2a	A1	C-DK	B1	B2
13	E	B6	A2b	A2a	A1	C-DK	B1	B2
12	E	B6	A2b	A2a	A1	C-DK	B1	B2
11	E	B6	A2b	A2a	A1	C-DK	B1	B2
10	E	B6	A2b	A2a	A1	C-DK	B1	B2
09	E	B6	A2b	A2a	A1	C-DK	B1	B2
08	E	B6	A2b	A2a	A1	C-DK	B1	B2
07	E	B6	A2b	A2a	A1	C-DK	B1	B2
06	E	B6	A2b	A2a	A1	C-DK	B1	B2
05	E	B6	A2b	A2a	A1	C-DK	B1	B2
04	E	B6	A2b	A2a	A1	C-DK	B1	B2
03	E	B6	A2b	A2a	A1	C-DK	B1	B2
02		B6	A2b	A2a	A1	C-DK	B1	
01								

Tower 95

	09	10	11	12	13	14	15	16
24	PC1	B6	A2b	A2a	B3	C1	B1	
23	PC1	B6	A2b	A2a	B3	C1	B1	
22	PC1	B6	A2b	A2a	B3	C1	B1	
21	E	B6	A2b	A2a	B3	C1	B1	B2
20	E	B6	A2b	A2a	B3	C1	B1	B2
19	E	B6	A2b	A2a	B3	C1	B1	B2
18	E	B6	A2b	A2a	B3	C1	B1	B2
17	E	B6	A2b	A2a	B3	C1	B1	B2
16	E	B6	A2b	A2a	B3	C1	B1	B2
15	E	B6	A2b	A2a	B3	C1	B1	B2
14	E	B6	A2b	A2a	B3	C1	B1	B2
13	E	B6	A2b	A2a	B3	C1	B1	B2
12	E	B6	A2b	A2a	B3	C1	B1	B2
11	E	B6	A2b	A2a	B3	C1	B1	B2
10	E	B6	A2b	A2a	B3	C1	B1	B2
09	E	B6	A2b	A2a	B3	C1	B1	B2
08	E	B6	A2b	A2a	B3	C1	B1	B2
07	E	B6	A2b	A2a	B3	C1	B1	B2
06	E	B6	A2b	A2a	B3	C1	B1	B2
05	E	B6	A2b	A2a	B3	C1	B1	B2
04	E	B6	A2b	A2a	B3	C1	B1	B2
03	E	B6	A2b	A2a	B3	C1	B1	B2
02		B6	A2b	A2a	B3	C1	B1	
01								

Tower 97

	17	18	19	20	21	22	23	24
24	PC2	B6	A2b	A2a	B3	C1	B1	
23	PC2	B6	A2b	A2a	B3	C1	B1	
22	PC2	B6	A2b	A2a	B3	C1	B1	
21	D	B6	A2b	A2a	B3	C1	B1	B2
20	D	B6	A2b	A2a	B3	C1	B1	B2
19	D	B6	A2b	A2a	B3	C1	B1	B2
18	D	B6	A2b	A2a	B3	C1	B1	B2
17	D	B6	A2b	A2a	B3	C1	B1	B2
16	D	B6	A2b	A2a	B3	C1	B1	B2
15	D	B6	A2b	A2a	B3	C1	B1	B2
14	D	B6	A2b	A2a	B3	C1	B1	B2
13	D	B6	A2b	A2a	B3	C1	B1	B2
12	D	B6	A2b	A2a	B3	C1	B1	B2
11	D	B6	A2b	A2a	B3	C1	B1	B2
10	D	B6	A2b	A2a	B3	C1	B1	B2
09	D	B6	A2b	A2a	B3	C1	B1	B2
08	D	B6	A2b	A2a	B3	C1	B1	B2
07	D	B6	A2b	A2a	B3	C1	B1	B2
06	D	B6	A2b	A2a	B3	C1	B1	B2
05	D	B6	A2b	A2a	B3	C1	B1	B2
04	D	B6	A2b	A2a	B3	C1	B1	B2
03	D	B6	A2b	A2a	B3	C1	B1	B2
02		B6	A2b	A2a	B3	C1	B1	
01								

Tower 99

	25	26	27	28	29	30
24	Principal Sky Club					
23	B-DK	B6	A2b	B5	B-DK	B4
22	B-DK	B6	A2b	B5	B-DK	B4
21	B-DK	B6	A2b	B5	B-DK	B4
20	B-DK	B6	A2b	B5	B-DK	B4
19	B-DK	B6	A2b	B5	B-DK	B4
18	B-DK	B6	A2b	B5	B-DK	B4
17	B-DK	B6	A2b	B5	B-DK	B4
16	B-DK	B6	A2b	B5	B-DK	B4
15	B-DK	B6	A2b	B5	B-DK	B4
14	B-DK	B6	A2b	B5	B-DK	B4
13	B-DK	B6	A2b	B5	B-DK	B4
12	B-DK	B6	A2b	B5	B-DK	B4
11	B-DK	B6	A2b	B5	B-DK	B4
10	B-DK	B6	A2b	B5	B-DK	B4
09	B-DK	B6	A2b	B5	B-DK	B4
08	B-DK	B6	A2b	B5	B-DK	B4
07	B-DK	B6	A2b	B5	B-DK	B4
06	B-DK	B6	A2b	B5	B-DK	B4
05	B-DK	B6	A2b	B5	B-DK	B4
04	B-DK	B6	A2b	B5	B-DK	B4
03	B-DK	B6	A2b	B5	B-DK	B4
02						
01						

1 Bedroom

A1	1-Bedroom	506 sqft
A2a	1-Bedroom	495 sqft
A2b	1-Bedroom	484 sqft

3 Bedroom

C1	3-Bedroom	1076 sqft
C-DK	3-Bedroom Dual-Key	1195 sqft

2 Bedroom

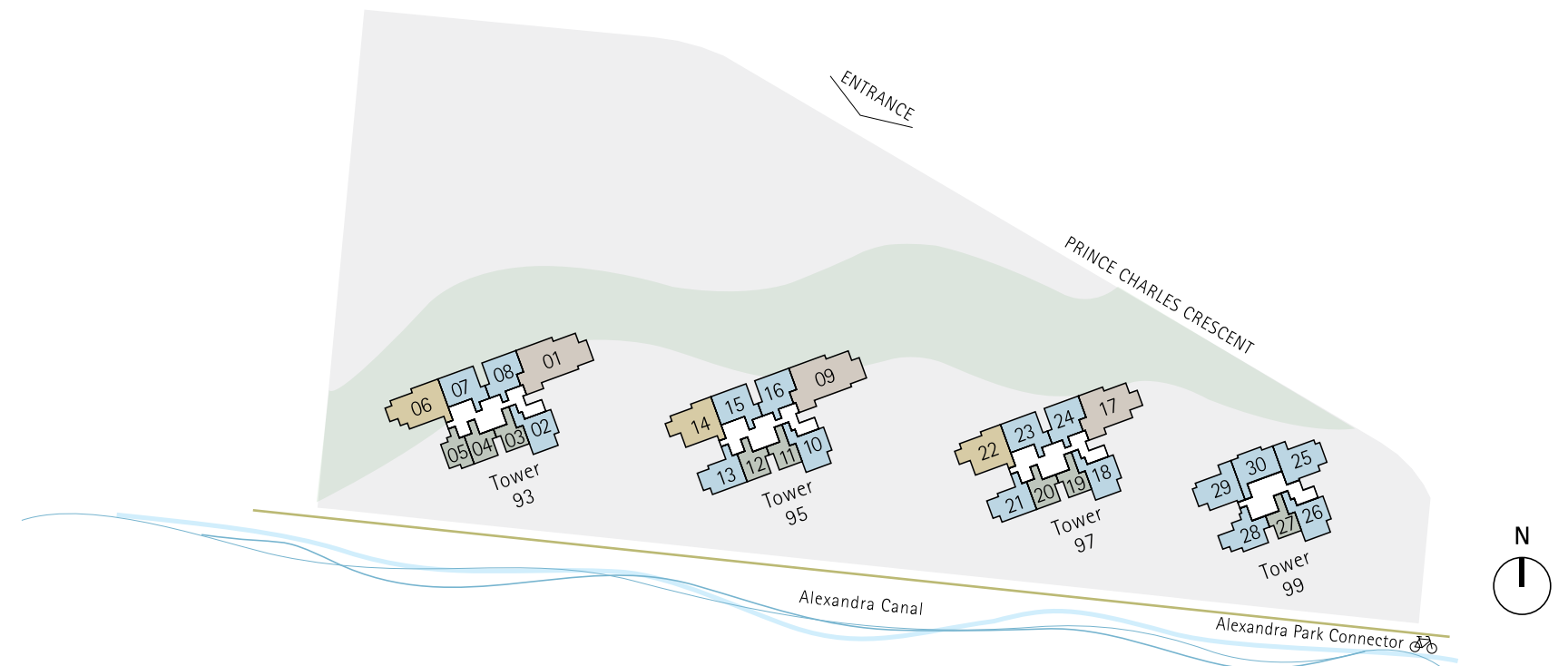
B1	2-Bedroom	807 sqft
B2	2-Bedroom	797 sqft
B3	2-Bedroom	786 sqft
B4	2-Bedroom	807 sqft
B5	2-Bedroom	786 sqft
B6	2-Bedroom	764 sqft
B-DK	2-Bedroom Dual-Key	861 sqft

Garden Collection

D	3-Bedroom Deluxe + Private Lift Lobby	1238 sqft
E	4-Bedroom + Private Lift Lobby	1572 sqft

Principal Collection

PC1	5-Bedroom + Study + Private Lift Lobby	2347 sqft
PC2	4-Bedroom + Study + Private Lift Lobby	2002 sqft





Artist's Impression

Open-plan living and dining room. Filled with natural light and extending out to a full-length balcony.



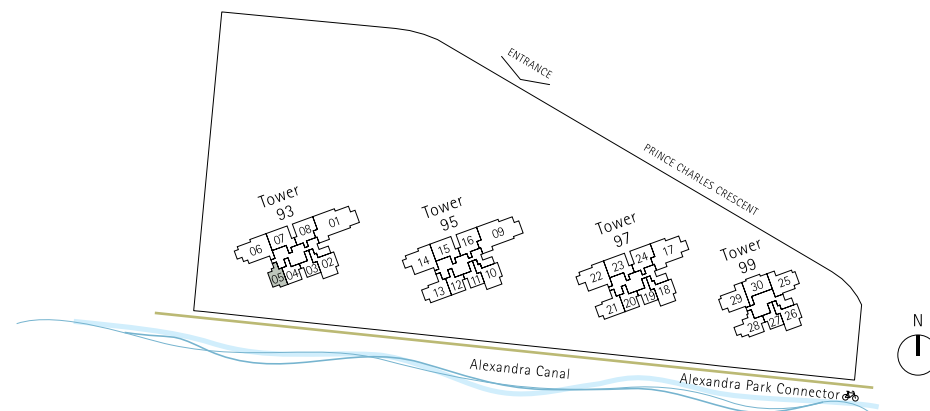
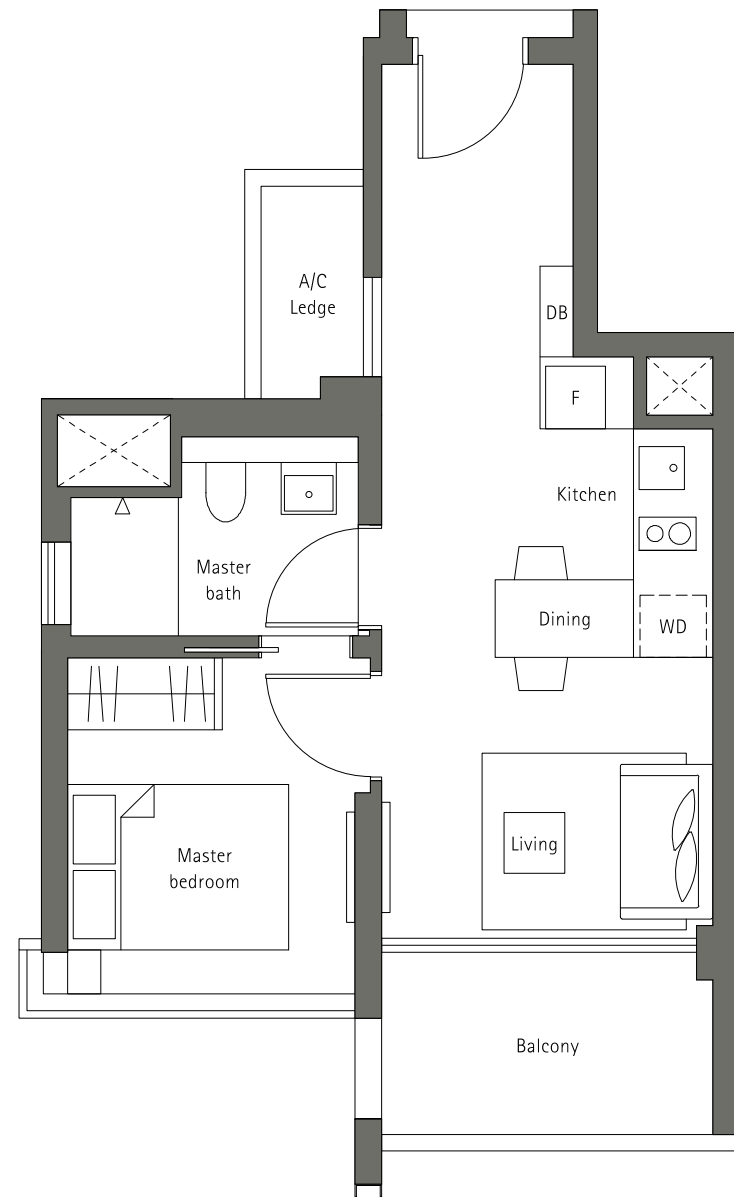
Artist's Impression

Master bedroom. A gracious space designed to evoke calm and restfulness.

Type A1

1-Bedroom
47 sqm . 506 sqft

Tower 93 #02-05 to #24-05

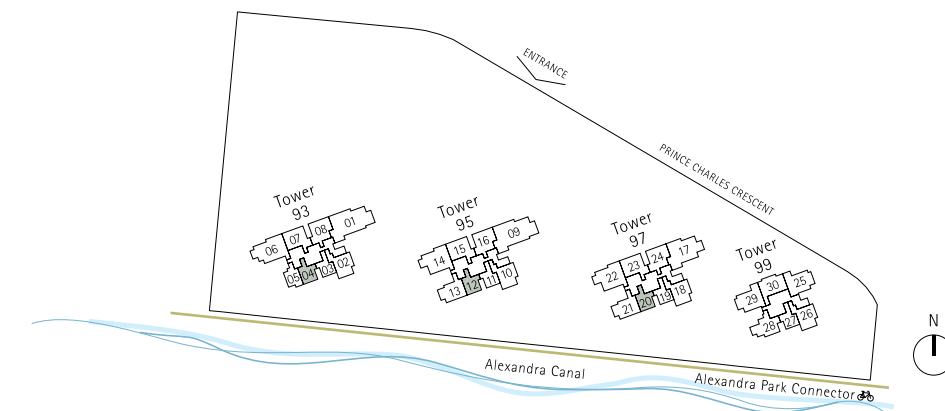
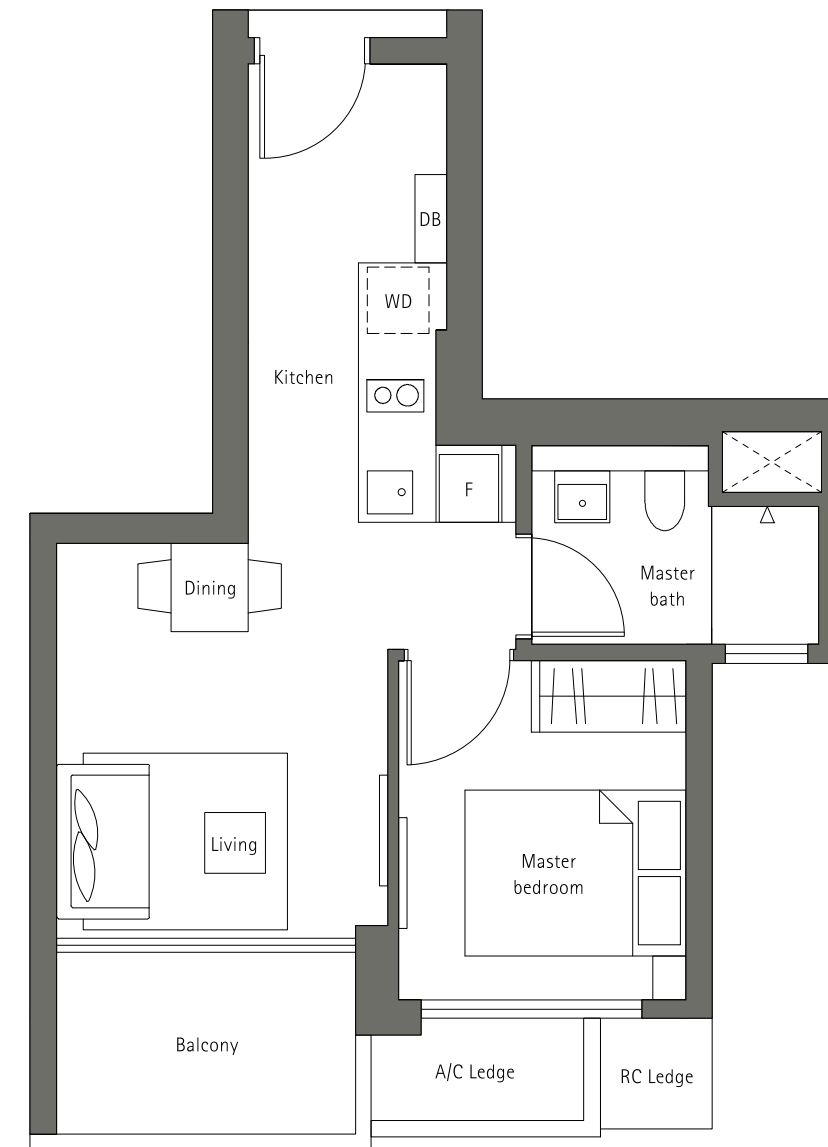


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Type A2a

1-Bedroom
46 sqm . 495 sqft

Tower 93 #02-04 to #24-04
Tower 95 #02-12 to #24-12
Tower 97 #02-20 to #24-20

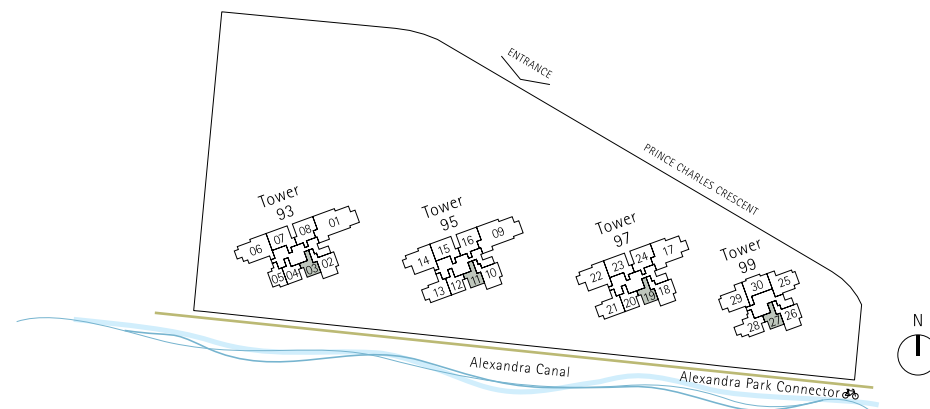
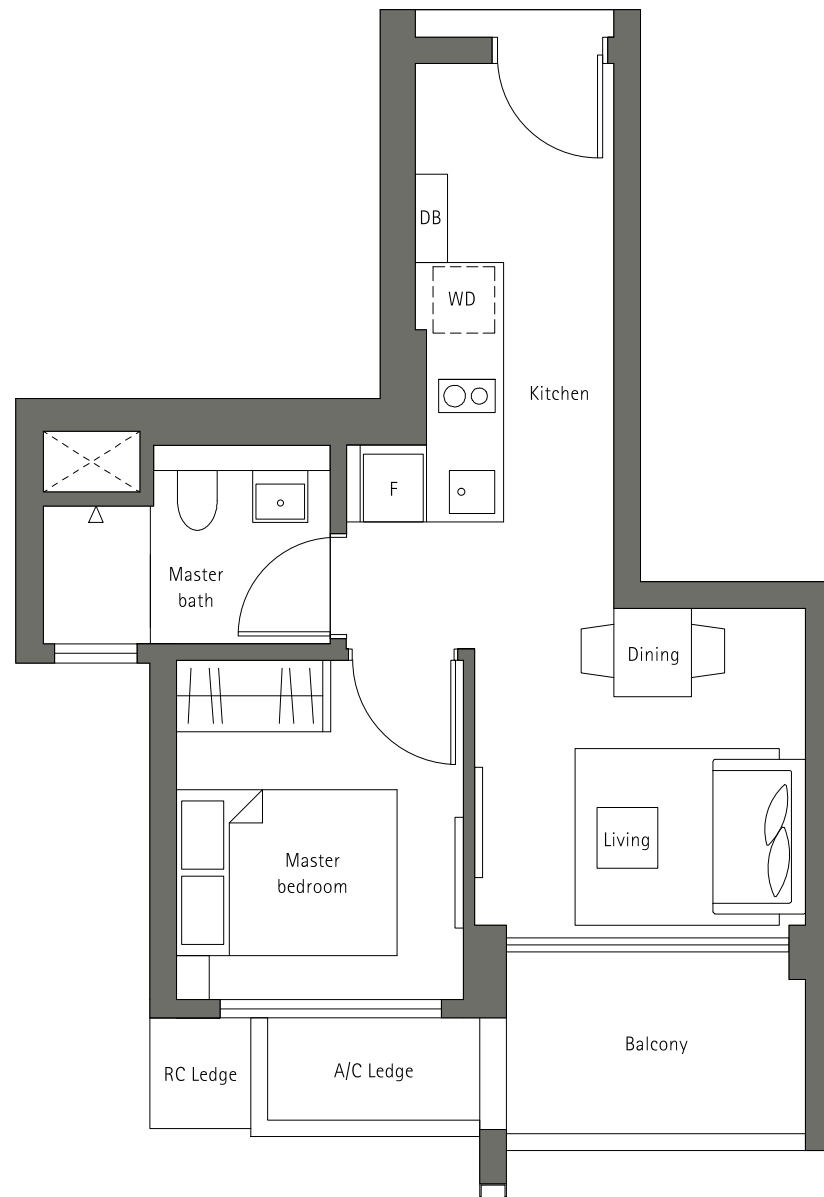


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Type A2b

1-Bedroom
45 sqm . 484 sqft

Tower 93 #02-03 to #24-03
Tower 95 #02-11 to #24-11
Tower 97 #02-19 to #24-19
Tower 99 #03-27 to #23-27

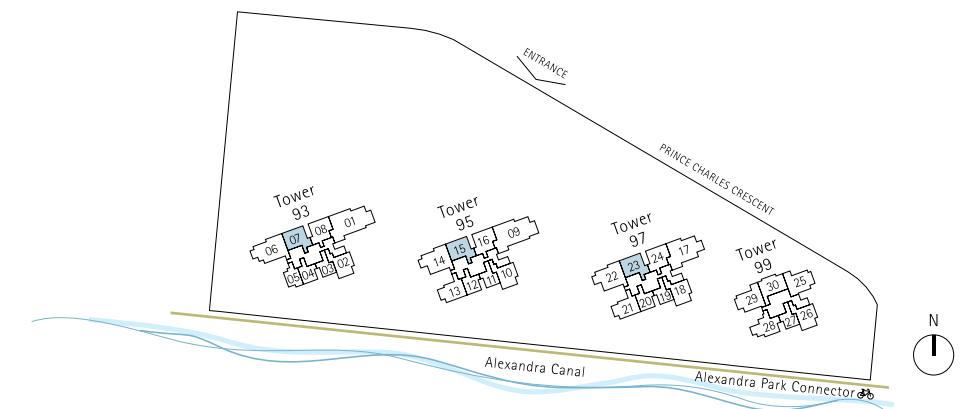
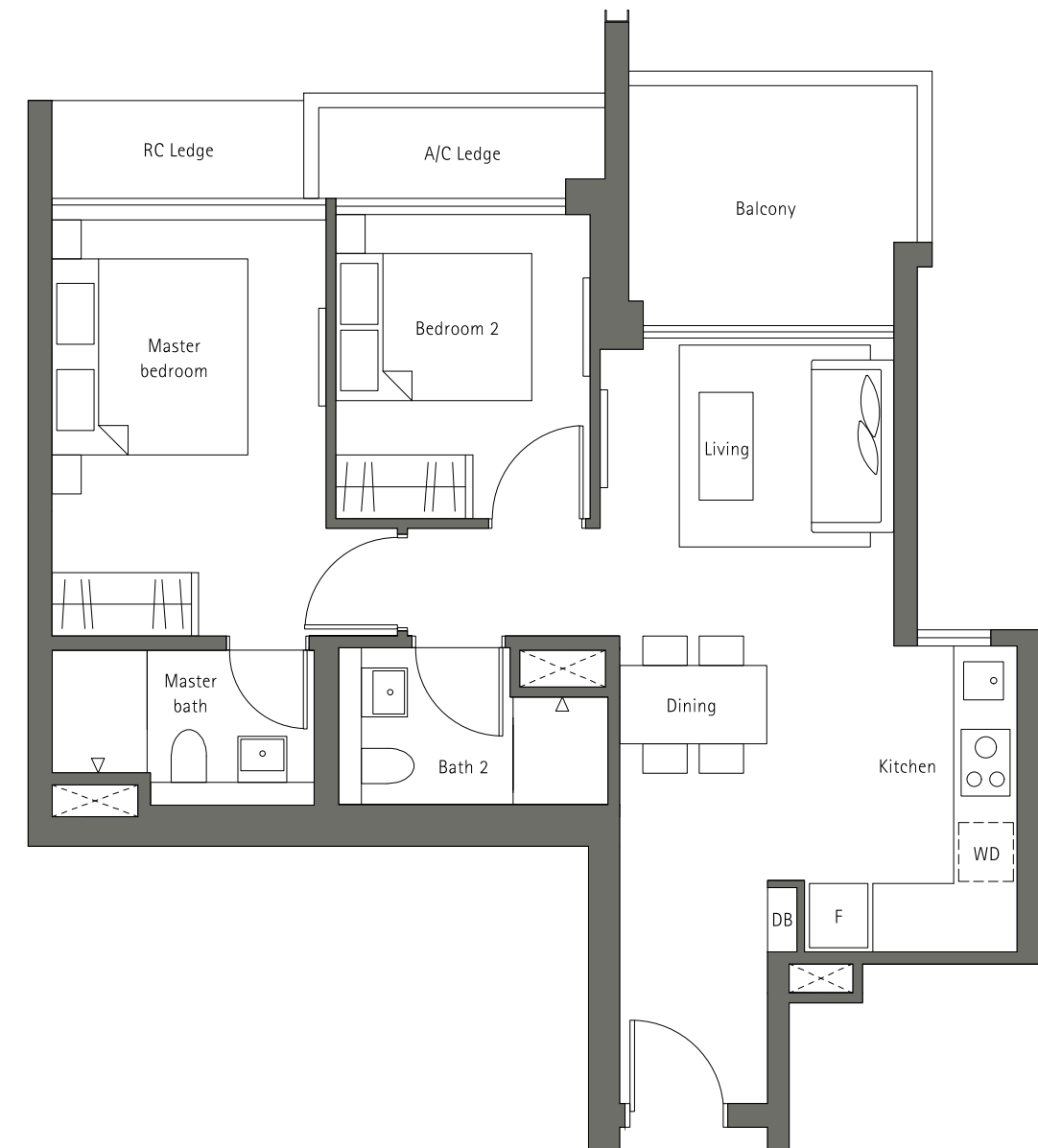


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Type B1

2-Bedroom
75 sqm . 807 sqft

Tower 93 #02-07 to #24-07
Tower 95 #02-15 to #24-15
Tower 97 #02-23 to #24-23

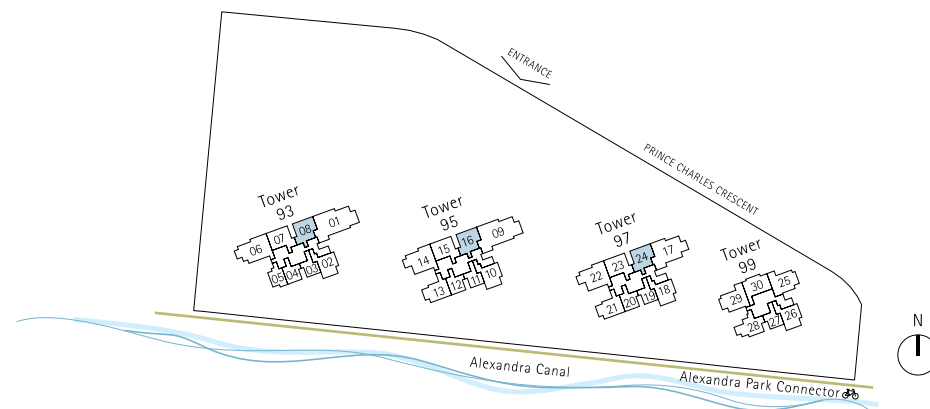
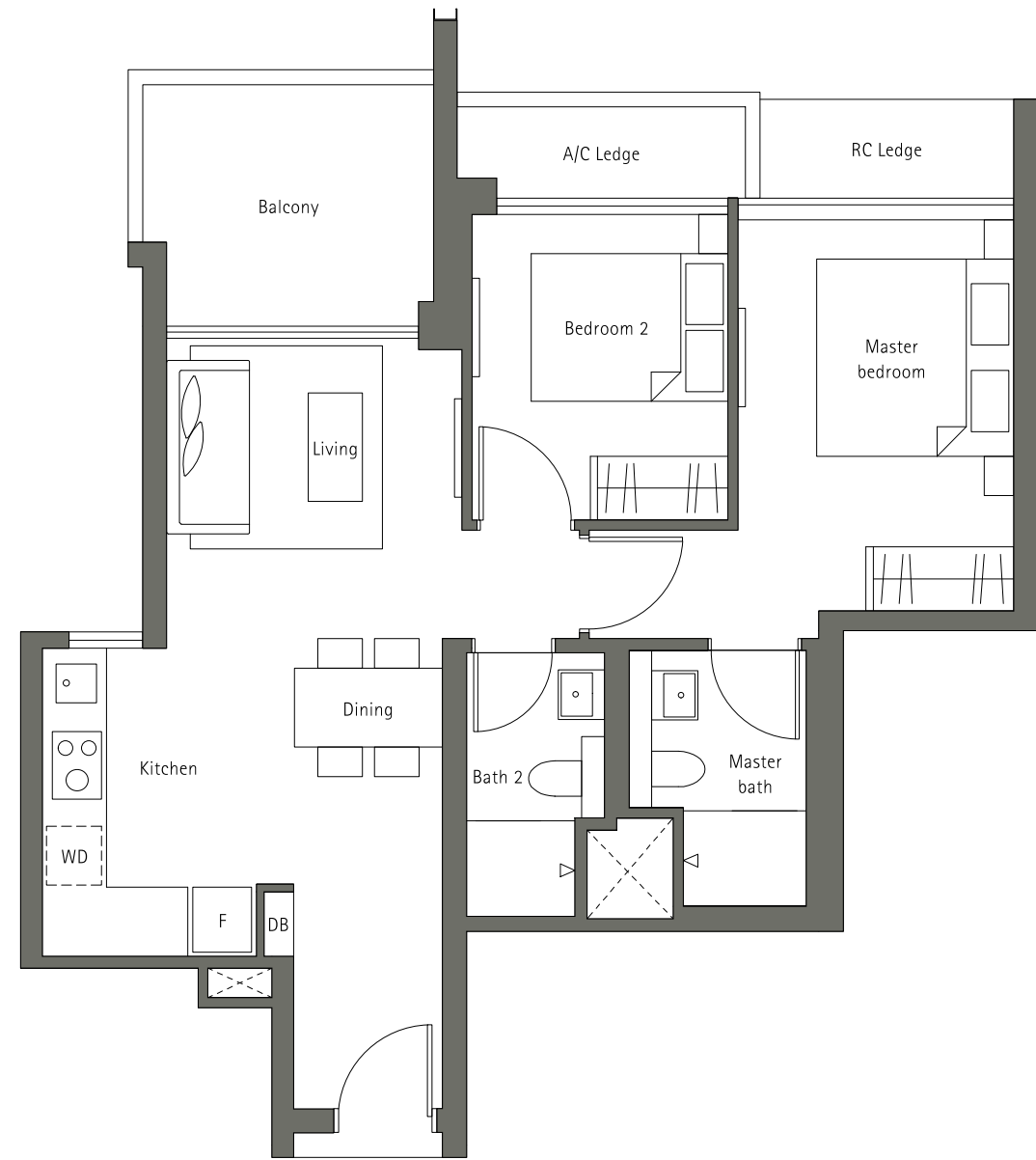


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Type B2

2-Bedroom
74 sqm . 797 sqft

Tower 93 #03-08 to #21-08
Tower 95 #03-16 to #21-16
Tower 97 #03-24 to #21-24

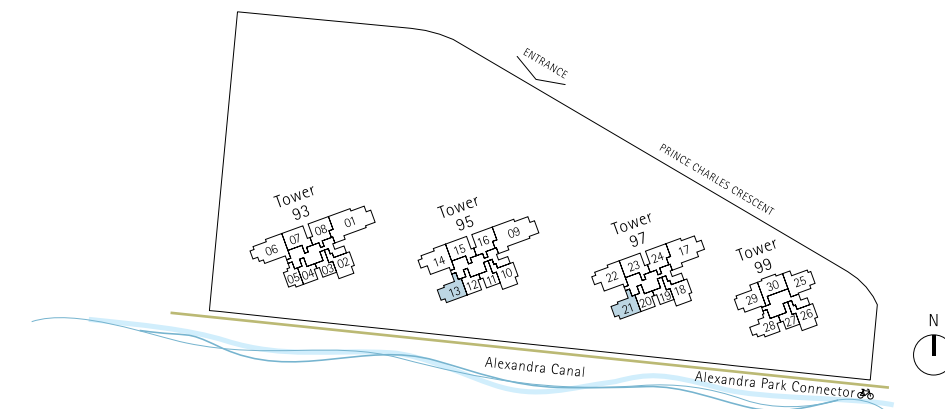


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Type B3

2-Bedroom
73 sqm . 786 sqft

Tower 95 #02-13 to #24-13
Tower 97 #02-21 to #24-21

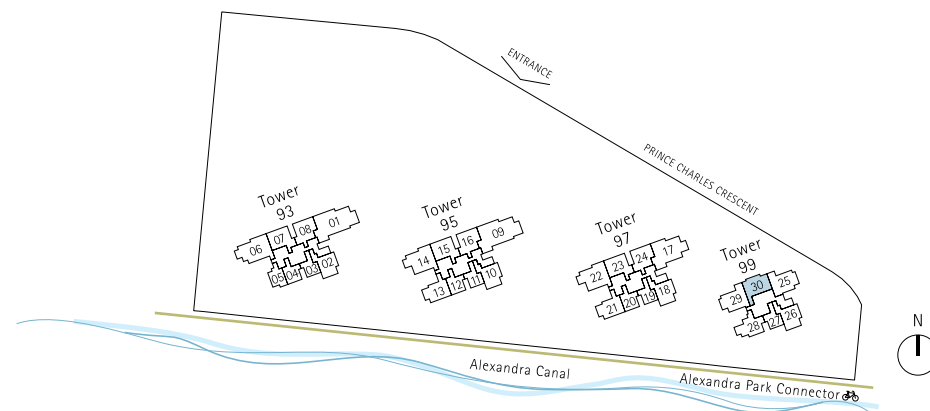
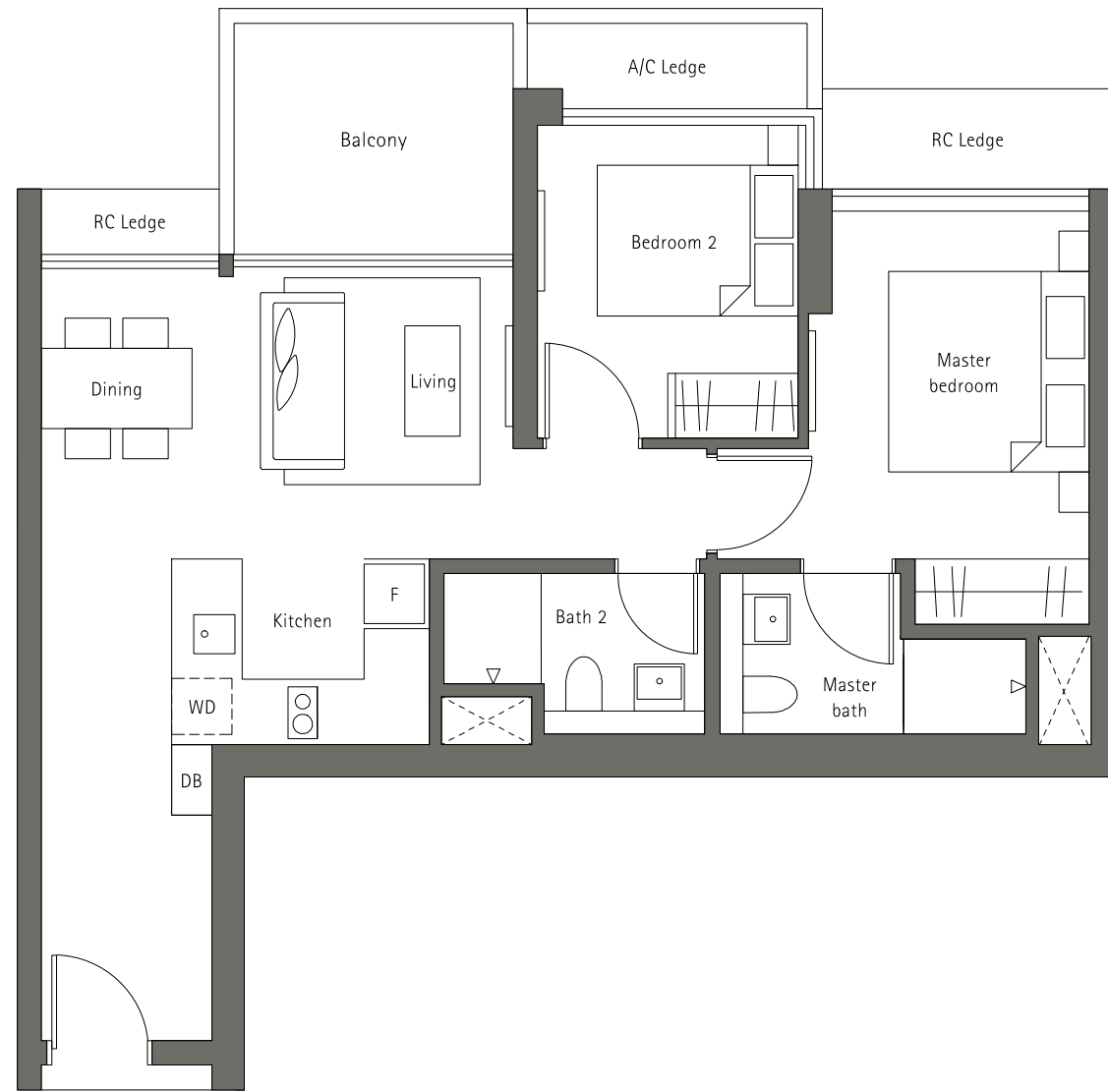


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Type B4

2-Bedroom
75 sqm . 807 sqft

Tower 99 #03-30 to #23-30

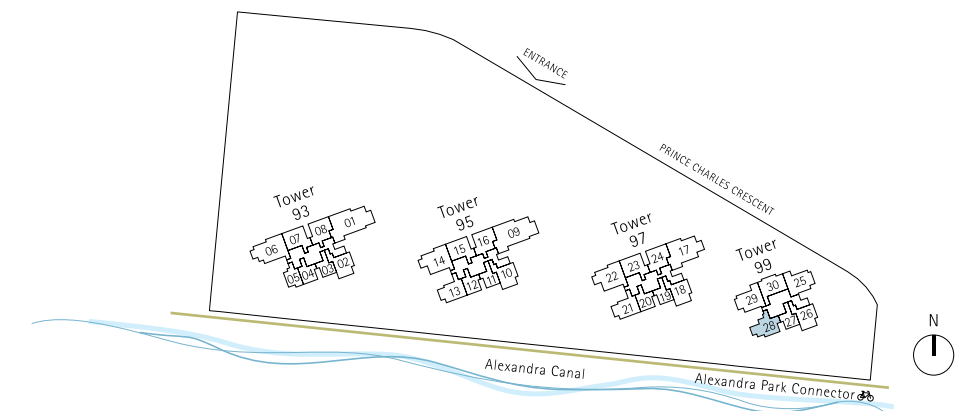


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Type B5

2-Bedroom
73 sqm . 786 sqft

Tower 99 #03-28 to #23-28

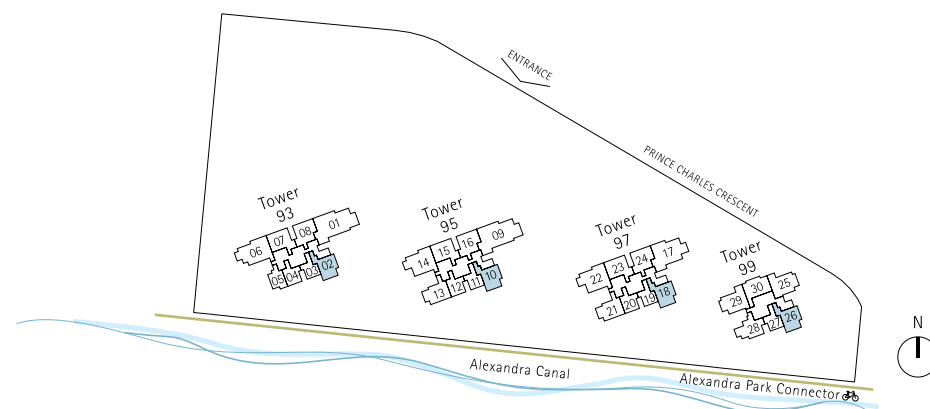
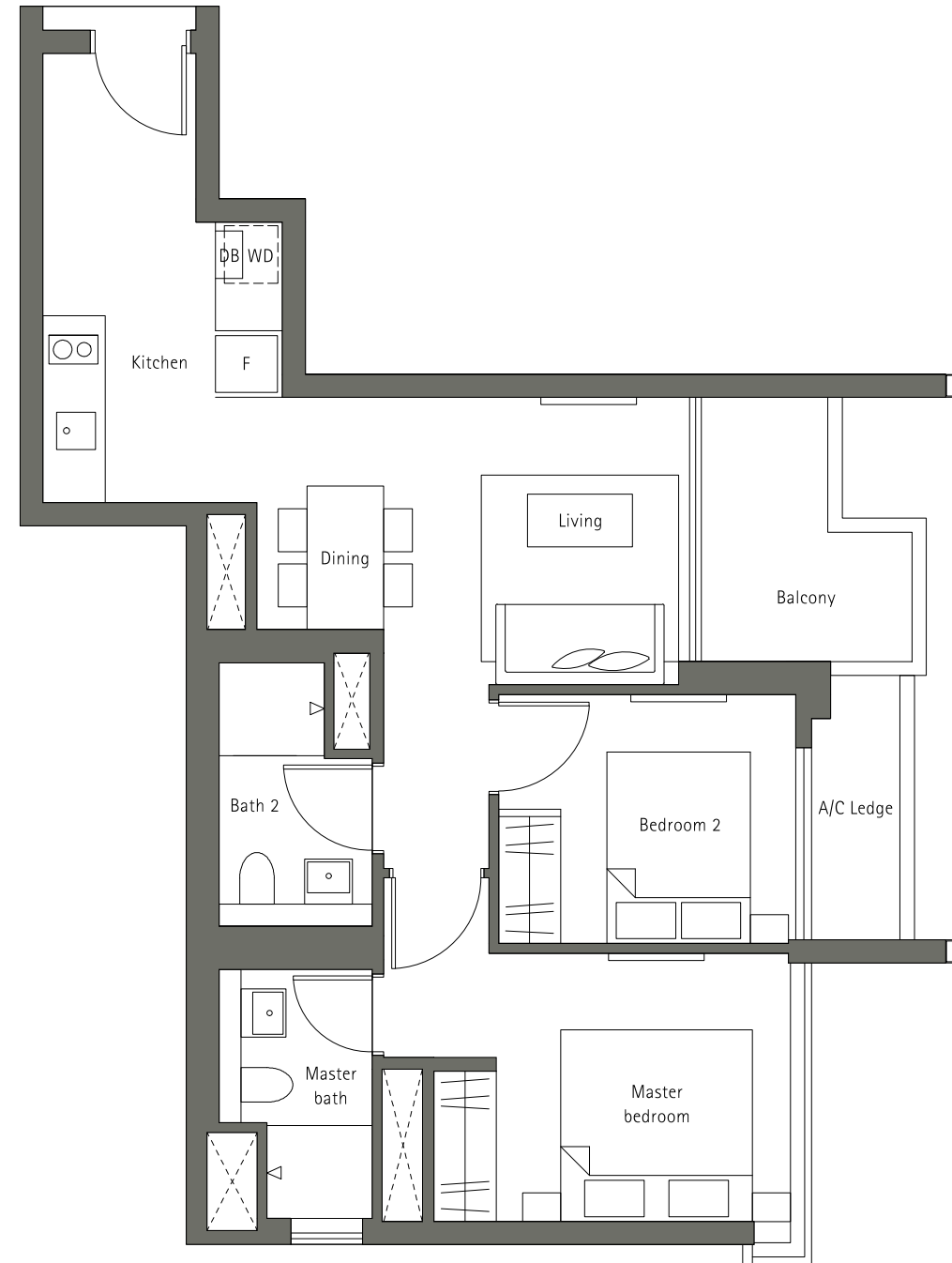


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Type B6

2-Bedroom
71 sqm . 764 sqft

Tower 93 #02-02 to #24-02
Tower 95 #02-10 to #24-10
Tower 97 #02-18 to #24-18
Tower 99 #03-26 to #23-26

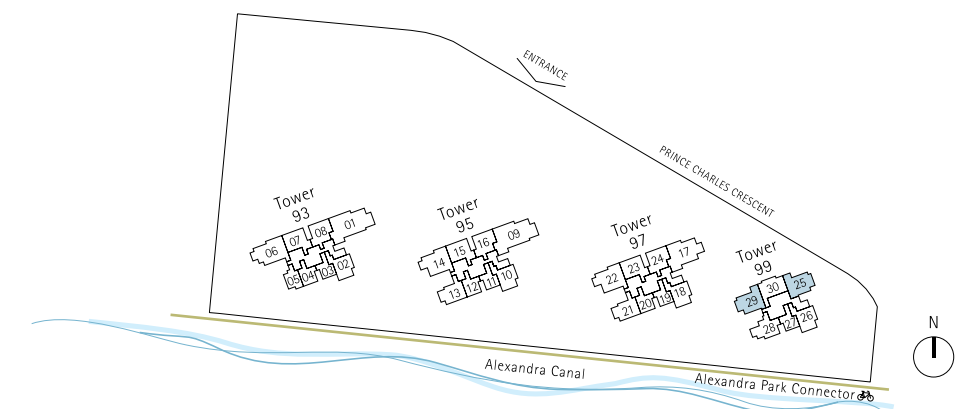


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Type B-DK

2-Bedroom Dual-Key
80 sqm . 861 sqft

Tower 99 #03-25 to #23-25
Tower 99 #03-29 to #23-29 (Mirror)

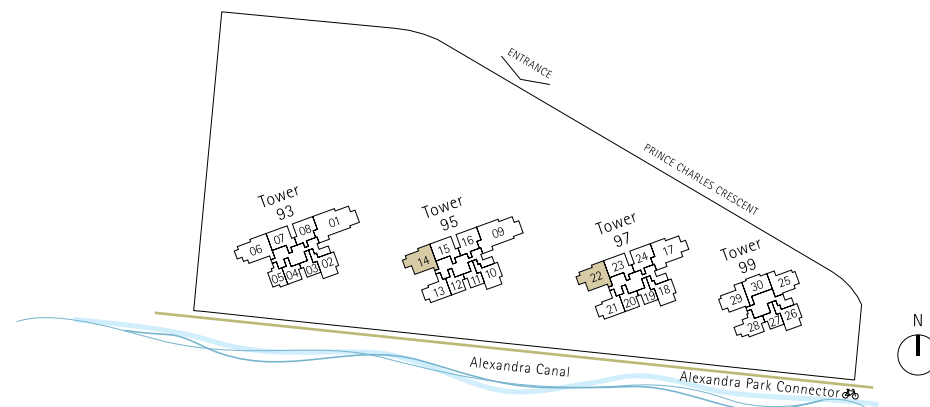
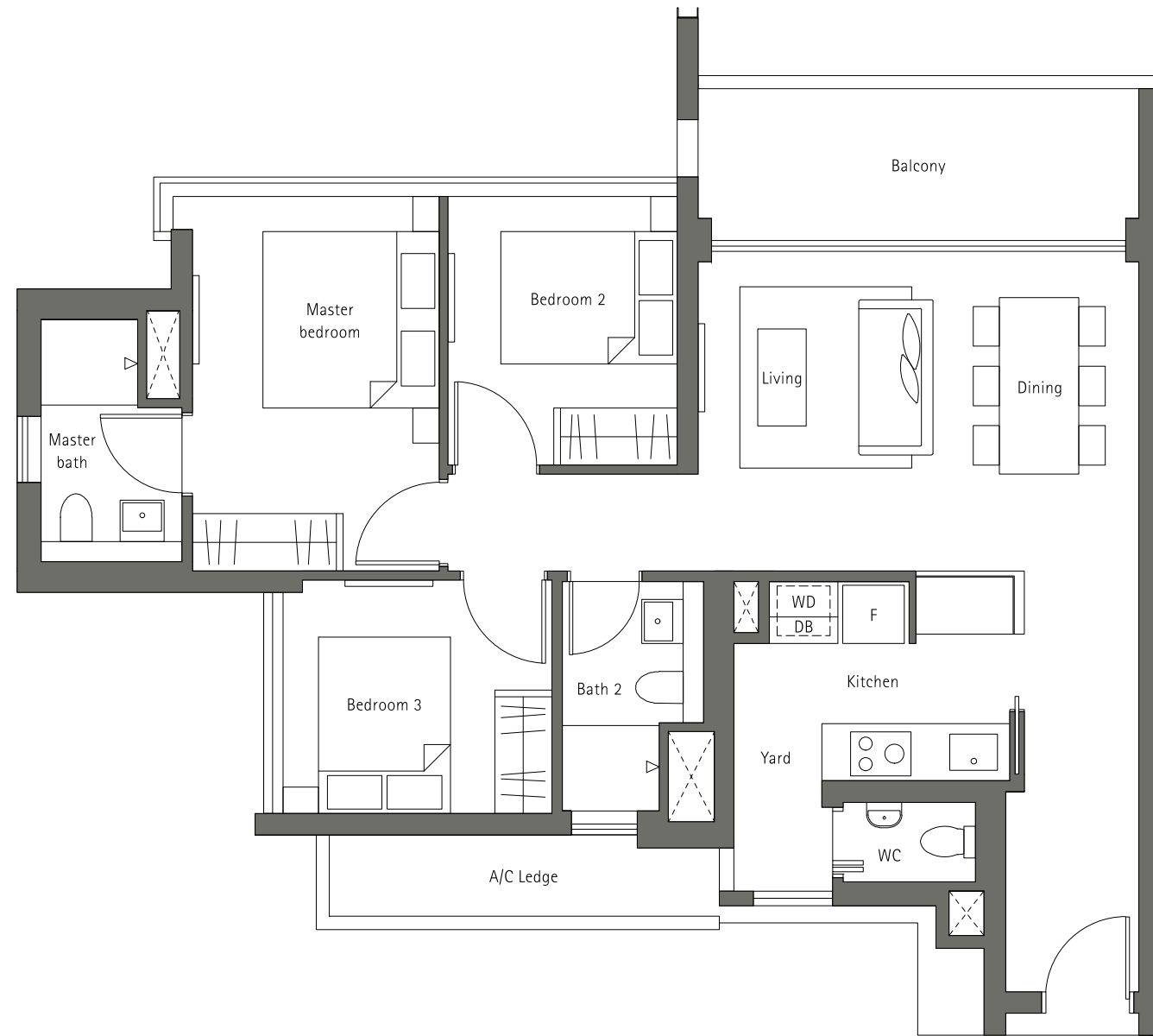


The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and subject to final survey. Plans are not drawn to scale and do not form part of the contract.

Type C1

3-Bedroom
100 sqm . 1076 sqft

Tower 95 #02-14 to #24-14
Tower 97 #02-22 to #24-22

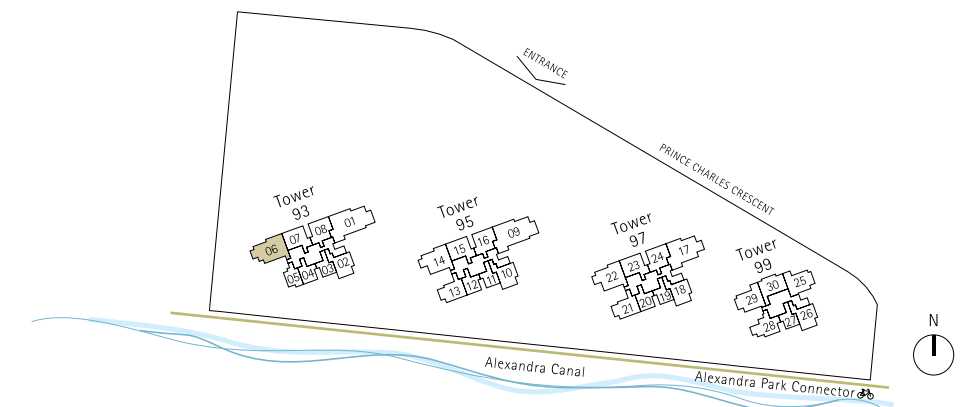
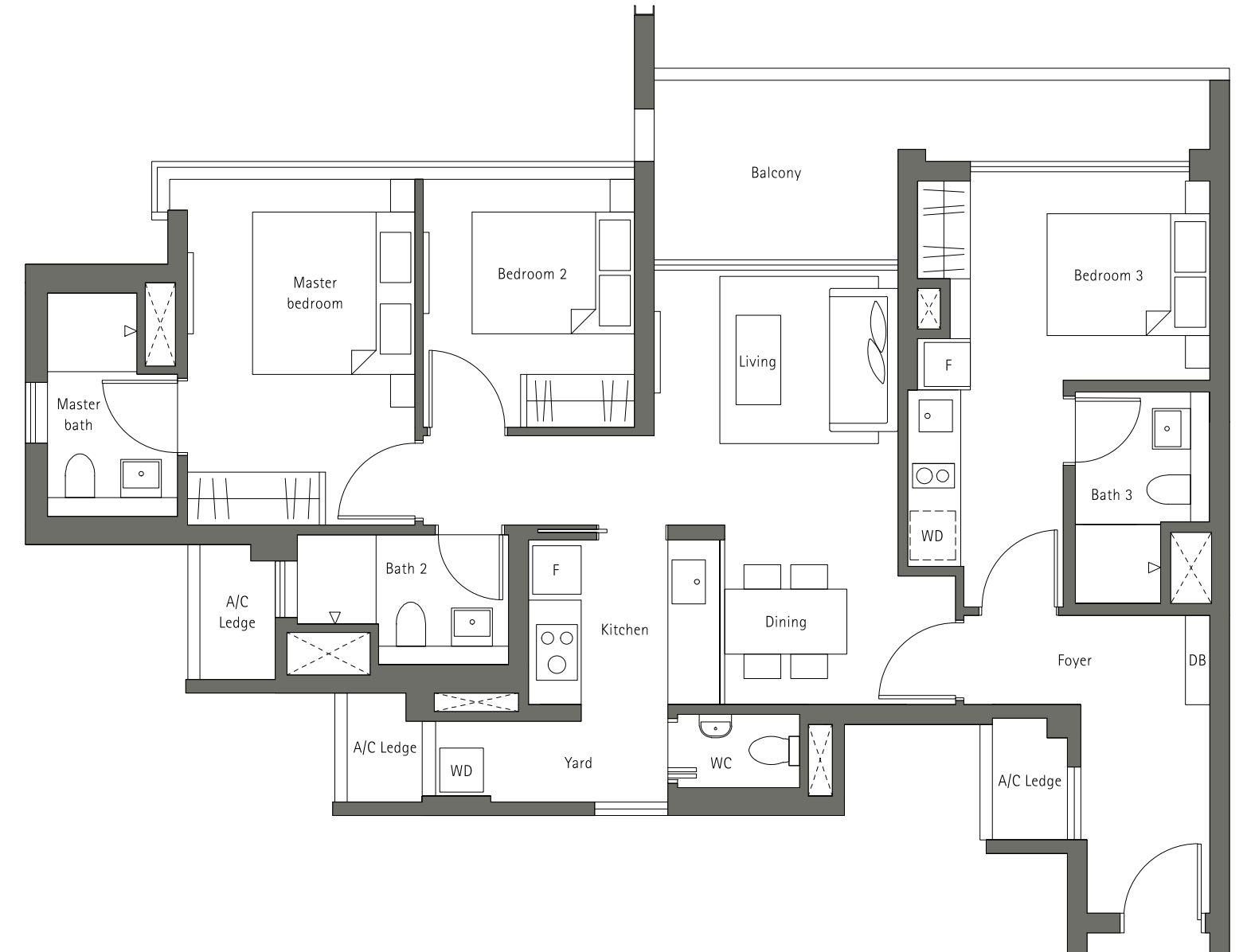


The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and subject to final survey. Plans are not drawn to scale and do not form part of the contract.

Type C-DK

3-Bedroom Dual-Key
111 sqm . 1195 sqft

Tower 93 #02-06 to #24-06

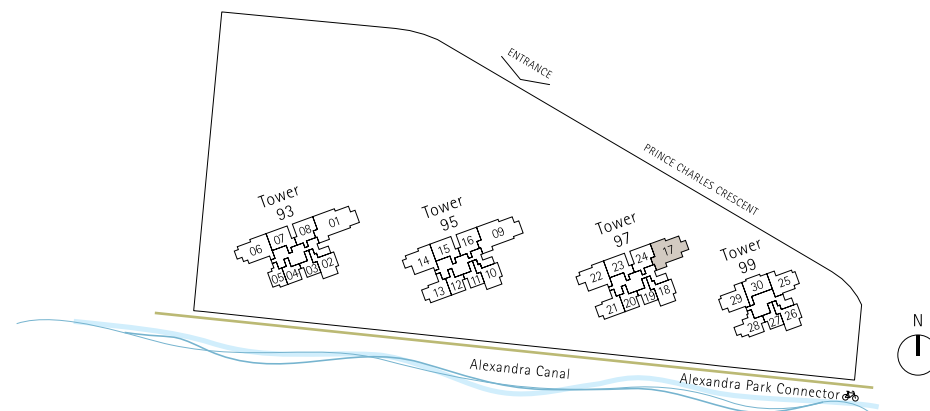
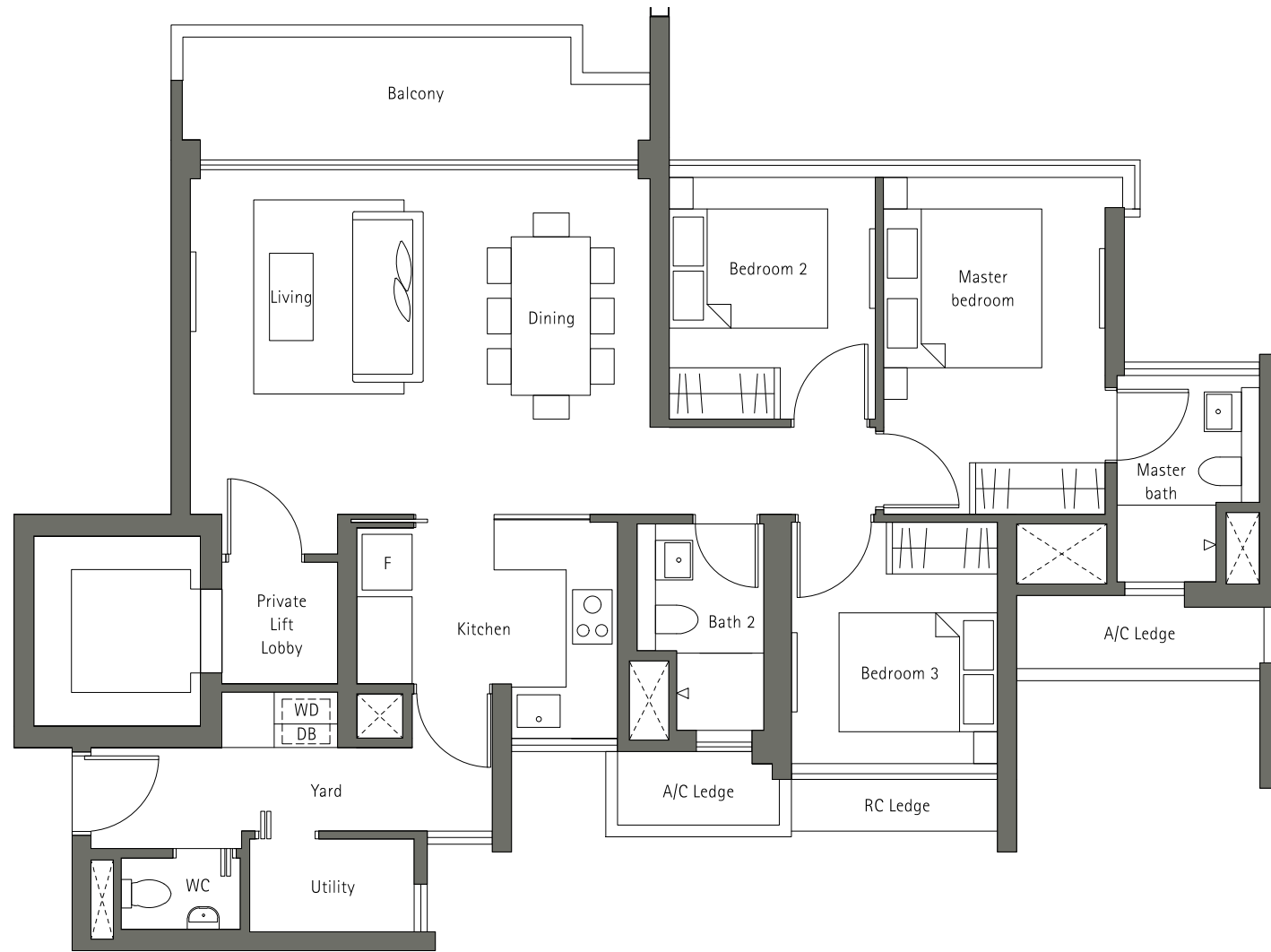


The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and subject to final survey. Plans are not drawn to scale and do not form part of the contract.

Type D

3-Bedroom Deluxe + Private Lift Lobby
115 sqm . 1238 sqft

Tower 97 #03-17 to #21-17

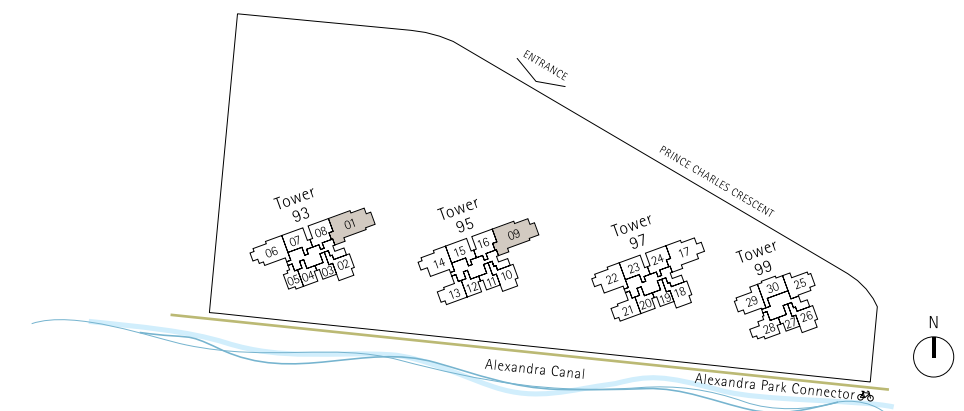
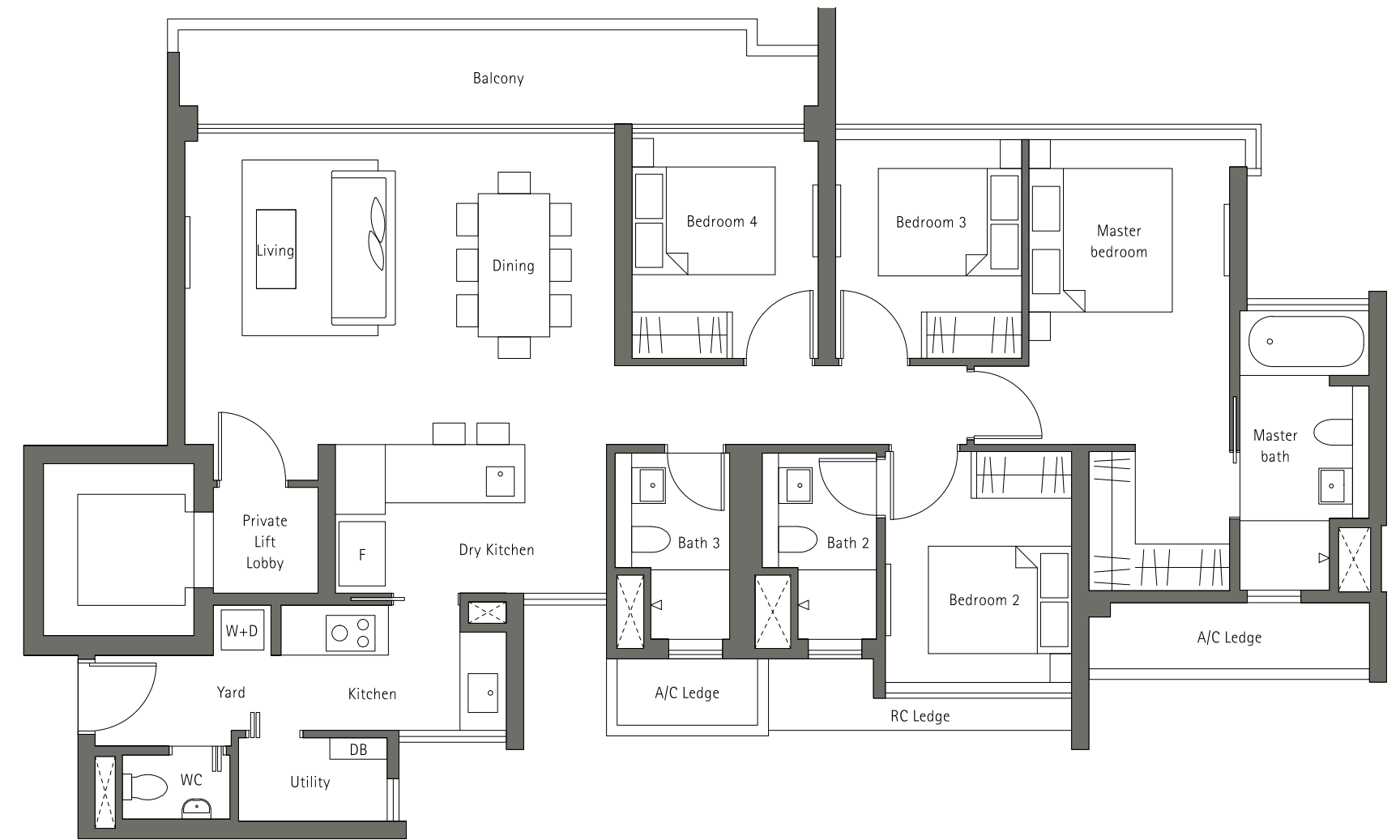


The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and subject to final survey. Plans are not drawn to scale and do not form part of the contract.

Type E

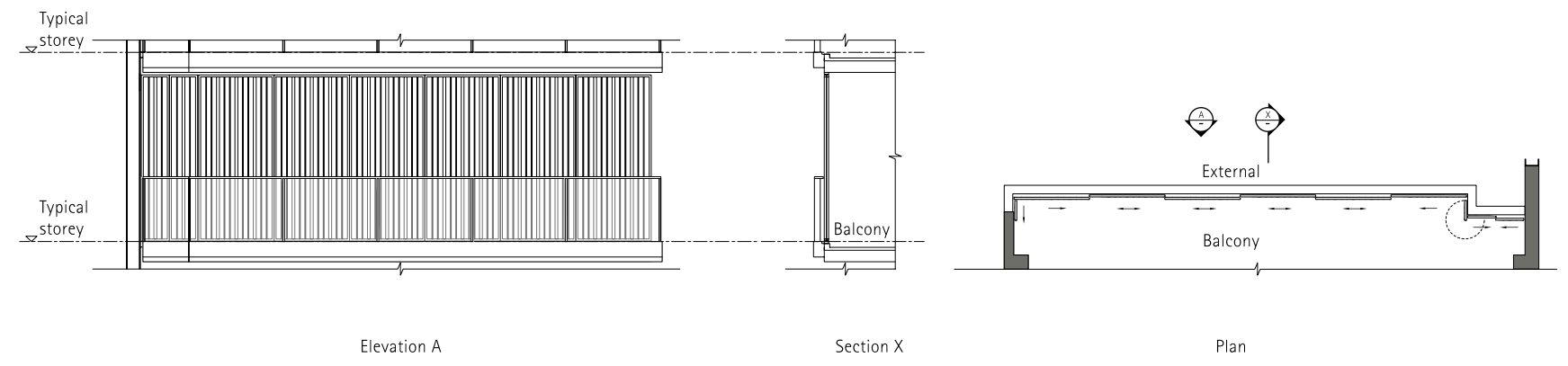
4-Bedroom + Private Lift Lobby
146 sqm . 1572 sqft

Tower 93 #03-01 to #21-01
Tower 95 #03-09 to #21-09

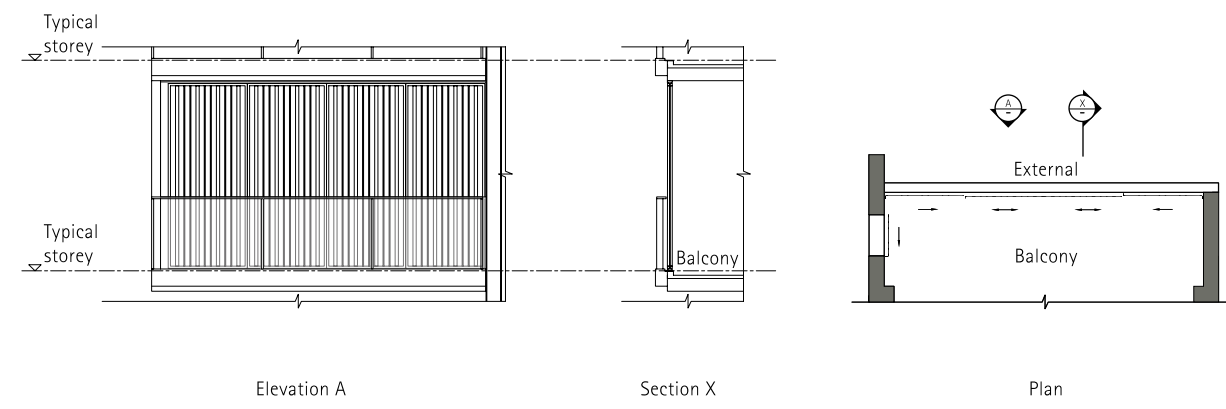


The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and subject to final survey. Plans are not drawn to scale and do not form part of the contract.

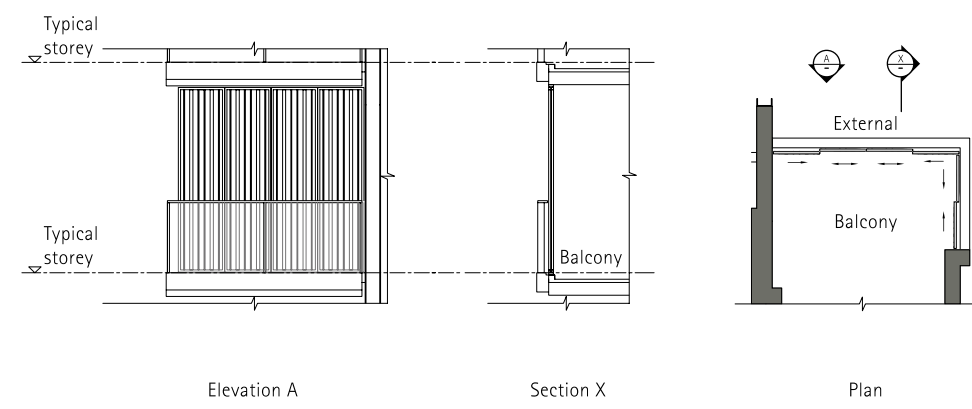
BALCONY SCREENS



Type E



Type C1



Type B1

BUILDING SPECIFICATIONS & ELECTRICAL SCHEDULE

1.0 FOUNDATION

- a) Reinforced concrete piles and/or footings and/or raft foundation

2.0 SUPERSTRUCTURE

- a) Reinforced concrete and/or metal structure

3.0 WALLS

- a) External Wall: concrete wall and/or lightweight precision blockwall and/or brickwall and/or precast panels; and
 b) Internal Wall: concrete wall and/or lightweight precision blockwall and/or brickwall and/or drywall partition and/or precast panels and/or aggregate wall and/or lightweight concrete panel/drywall; and
 c) Boundary Wall: fencing and/or vertical metal channels and/or solid wall

4.0 ROOF

- a) Flat Roof: reinforced concrete roof with appropriate waterproofing and insulation
 b) Metal Roof: metal roof with appropriate insulation

5.0 CEILING

	Ceiling Height – floor finish level to underside of slab/ceiling where applicable (in m)									
	Bulkheads at 2.3m and/or 2.55m, where applicable except for PC1 & PC2									
	A1, A2a, A2b	B1, B2, B3, B4, B5	B6	B-DK	C1	C-DK	D	E	PC1	PC2
Living*	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.25	3.25
Dining*	3.00	3.00	2.55	3.00	3.00	2.55	3.00	3.00	3.25	3.25
Master Bedroom*	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Junior Master Bedroom	-	-	-	-	-	-	-	-	3.00	3.00
Bedroom*	-	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Study	-	-	-	-	-	-	-	-	3.25	3.25
Private Lift Lobby	-	-	-	-	-	-	2.55	2.55	3.00	3.00
Dry Kitchen	-	-	-	-	-	-	-	2.55	3.00	3.00
Kitchen	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55	3.00	3.00
Foyer	-	-	-	2.55	-	2.55	-	-	-	-
Yard	-	-	-	-	2.55	2.55	2.55	2.55	3.00	3.00
Master Bath	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.60	2.60
Junior Master Bath	-	-	-	-	-	-	-	-	2.30	2.30
Bath	-	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30
Utility	-	-	-	-	-	-	2.30	2.30	2.30	2.30
WC	-	-	-	-	2.30	2.30	2.30	2.30	2.30	2.30
Balcony**	2.90	2.90	2.90	2.90	2.90	2.90	2.90	2.90	3.45	3.45

* Ceiling height of 3.2m applies to Living/Dining, Master Bedroom and Bedroom of Type A1, A2a, A2b, B1, B3, C1 and to Living of Type B6 and C-DK at 22nd, 23rd, 24th storey of Tower 93, 95, 97

** Ceiling height of 3.1m applies to Balcony of Type A1, A2a, A2b, B1, B3, B6, C1, C-DK at 22nd, 23rd, 24th storey of Tower 93, 95, 97

- b) Private Lift Lobby (Type D, E, PC1, PC2 only), Living/Dining, Master Bedroom, Junior Master Bedroom (Type PC1 and PC2 only), Bedroom (Type B1, B2, B3, B4, B5, B6, B-DK, C1, C-DK, D, E, PC1 and PC2 only), Study (Type PC1 and PC2 only), Foyer (Type B-DK and C-DK only), Master Bath, Junior Master Bath (Type PC1 and PC2 only), Bath (Type B1, B2, B3, B4, B5, B6, B-DK, C1, C-DK, D, E, PC1 and PC2 only), Kitchen, Dry Kitchen (Type E, PC1 and PC2 only), Utility (Type D, E, PC1 and PC2 only), Yard (Type C1, C-DK, D, E, PC1 and PC2 only), WC (Type C1, C-DK, D, E, PC1 and PC2 only), Balcony: skim coat with emulsion paint and/or plaster board with emulsion paint and/or moisture resistant board with emulsion paint and/or box-ups with emulsion paint at designated areas (where applicable)

6.0 FINISHES

a) Wall (Apartment Units)

Private Lift Lobby (Type D, E, PC1, PC2 only), Living/Dining, Master Bedroom, Junior Master Bedroom (Type PC1 and PC2 only), Bedroom (Type B1, B2, B3, B4, B5, B6, B-DK, C1, C-DK, D, E, PC1 and PC2 only), Study (Type PC1 and PC2 only), Foyer (Type B-DK and C-DK only), Dry Kitchen (Type E, PC1 and PC2 only), Utility (Type D, E, PC1 and PC2 only), Kitchen and Dry Kitchen (Type E, PC1 and PC2 only) only for each apartment unit; no hot water supply for WC (Type C1, C-DK, D, E, PC1 and PC2 only)

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

Provision of town gas supply to kitchen hobs in all apartment units except Type A1, A2a, A2b, B4, B6, B-DK and C-DK (bedroom 3) units which will be provided with electric cooker hobs. C-DK will be provided with both town gas and electric cooker hobs.

Security card access control system will be provided at Basement Lift Lobbies, 1st Storey Lift Lobbies, Pedestrian Side Gates, Gymnasium, Wine Lounge/Wine Cellar and lift cars.

Smoke detector are provided in Type D, E, PC1 and PC2 only.
 Note: To ensure good working condition, the smoke detector has to be maintained. Servicing shall be done on a regular basis by the Purchaser.

Marble/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/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.

Engineered Wood
 The top layer of engineered wood is from a 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 clause 9 and clause 17.

Natural Timber
 Timber is a natural material that contains veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber is also subject to thermal expansion and contraction beyond the control of the builder and Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

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 refrigerant gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

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

Materials, Fittings, Equipment, Finishes, Installations and Appliances
 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.

Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Audio Video Intercom System, Door Swing Positions and Plaster Ceiling Boards
 Layout/Location of fan coil units, electrical points, television points, telecommunication points, audio intercom system, audio video intercom system, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.

Warranties
 Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

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

False Ceiling
 The false ceiling space provision allows for the optimal function and installation of mechanical and electrical (M&E) services. Access panels are allocated for ease of maintenance access to such concealed M&E equipment and installation 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.

- d) Floor (for Common Areas)

Basement Lift Lobbies: granite and/or porcelain tile and/or homogeneous tile

1st Storey Lift Lobbies: granite and/or porcelain tile and/or homogeneous tile

Typical Lift Lobbies: porcelain/homogeneous tiles

Corridors: cement and sand screed and/or homogeneous tiles

Escape Staircases: cement and sand screed

7.0 WINDOWS

- a) Powder-coated aluminium-framed windows with minimum 5mm thick tinted/acid etched/clear glass panels

8.0 DOORS

- a) Main Door, Rear Door (Type D, E, PC1 and PC2 only): timber door (fire-rated, where required)
 b) Master Bedroom, Junior Master Bedroom (Type PC1 and PC2 only), Bedroom (Type B1, B2, B3, B4, B5, B6, B-DK, C1, C-DK, D, E, PC1 and PC2 only), Master Bath (Type A1, A2a, A2b, B1, B2, B3, B4, B5, B6, B-DK, C1, C-DK, D only), Junior Master Bath (Type PC1 and PC2 only), Bath (Type B1, B2, B3, B4, B5, B6, B-DK, C1, C-DK, D, E, PC1 and PC2 only), Foyer (Type B-DK and C-DK only), Study (Type PC1 and PC2 only), Yard (Type D only): timber swing door
 c) Master Bath (Type A1, E, PC1 and PC2 only), Yard (Type PC1 and PC2 only): timber sliding door
 d) Kitchen (Type B3, B5, C1, C-DK, D, E, PC1, and PC2 only): timber-framed/aluminium-framed with glass infill sliding door (minimum 5mm glass thickness)
 e) Balcony: powder-coated aluminium-framed glass sliding door (minimum 8mm glass thickness)
 f) WC (Type C1, C-DK, D, E, PC1 and PC2 only), Utility (Type D, E, PC1 and PC2 only): aluminium-framed slide and fold door
 g) Selected quality locksets and ironmongery shall be provided where applicable

9.0 SANITARY FITTINGS

- a) Bath (Type B1, B2, B3, B4, B5, B6, B-DK, C1, C-DK, D, E, PC1 and PC2) and Junior Master Bath (Type PC1 and PC2 only)

1 glass shower compartment and door with shower set
 1 vanity top complete with basin and mixer
 1 wall-mounted water closet
 1 toilet paper roll holder
 1 towel rail/robe hook
 1 mirror

- b) Master Bath

1 glass shower compartment and door with shower set
 1 vanity top complete with basin and mixer
 1 wall-mounted water closet
 1 toilet paper roll holder
 1 towel rail/robe hook
 1 mirror

- c) WC (Type C1, C-DK, D, E, PC1 and PC2 only)

1 wash hand basin with tap
 1 pedestal water closet
 1 toilet paper roll holder
 1 shower set

10.0 ELECTRICAL INSTALLATION

- a) All electrical wiring in concealed conduit whenever possible except for electrical wiring above false ceiling
 b) Refer to item 19 Electrical schedule for details

11.0 TV/TELEPHONE POINTS/DATA POINTS

- a) All wiring in concealed conduit whenever possible except for wiring above false ceiling
 b) Refer to item 19 Electrical schedule for details
 c) Data point in Category 6 (Cat6) cable provided to Living/Dining and all bedrooms and terminated in patch panel in DB Closet

12.0 LIGHTNING PROTECTION

- a) Lightning Protection System is in accordance with Singapore Standard SS555:2010

13.0 PAINTING

- a) External walls: spray textured coating finish and/or external emulsion paint; and
 b) Internal walls: emulsion paint

14.0 WATERPROOFING

- a) Waterproofing shall be provided to floors of bathrooms, kitchens, yard, WC and balconies

15.0 DRIVEWAY AND CARPARK

- a) Surface driveway and drop-off area: Pre-mix finish and/or concrete finish and/or stone (where applicable)
 b) Carpark, carpark ramps and driveway: reinforced concrete floor with hardener

16.0 LANDSCAPE FACILITIES AND ELEMENTS

BASEMENT, 1st STOREY

- Drop-off
- Entrance eucalyptus court
- Water cascade
- Sculpture pool – estimated 90 sqm
- Clubhouse
 - Wine cellar & lounge
 - Entertainment suite
 - Private dining room with kitchenette
 - Outdoor dining terrace with bar
- Gymnasium – estimated 135 sqm
- Steam rooms
- Reflecting pool – estimated areas ranging from 25 sqm to 90 sqm
- Aerobics & fitness deck
- Private lounge pool – estimated 15 sqm
- Therapy pool – estimated 35 sqm
- Forest pavilion
- Tennis court – 1 number of tennis hard court with acrylic finish
- Seating alcove
- Play court
- Relaxation pool – estimated 85 sqm
- Lounge pool – estimated 15 sqm
- Wellness pool – estimated 285 sqm
- Bubble pool – estimated 50 sqm
- BBQ deck
- Sculptural lawn
- Play lawn
- Sunken lawn court
- Bio-pond
- Entertainment suite
- Bar & dining/BBQ terrace
- Lounging deck
- 20m lap pool – estimated 200 sqm
- Lawn steps
- Tai chi lawn
- Jacuzzi – estimated areas ranging from 40 sqm to 130 sqm
- Family pool – estimated 75 sqm
- Sun deck
- Kids' pool – estimated 15 sqm
- Meditation deck
- 50m lap pool – estimated 590 sqm
- Yoga deck
- Seating deck

- Amphitheatre
- Sun & flower garden
- Music room
- Kids' play area
- Water jets platform – estimated 25 sqm
- 25m lap pool – estimated 185 sqm
- Bamboo garden
- Outdoor fitness
- Reading room & terrace
- Side gate
- Jogging path
- Shared bicycle bay at basement

24th STOREY

- Sky pool – estimated 55 sqm
- Sky deck
- Sky dining/BBQ & pavilion
- Sky lounge
- Sky jacuzzi – estimated 10 sqm

17.0 ADDITIONAL ITEMS

- a) Kitchen Cabinets: built-in high and low level kitchen cabinets complete with solid surface (Type A1, A2a, A2b, B1, B2, B3, B4, B5, B6, B-DK & C-DK only) or quartz worktop (Type C1, D, E, PC1 & PC2 only). Additional extendable counter top (Type A2a, A2b, B1, B2, B3, B4, B5, B6, B-DK, C1, C-DK & E only, not applicable to bedroom 2 of B-DK and bedroom 3 of C-DK)

- b) Kitchen: 1 stainless steel sink with mixer
 Dry Kitchen (Type E, PC1, PC2 only): 1 stainless steel sink with mixer

- c) i) Kitchen Appliances (Type A1, A2a, A2b, B4 and B6 only): oven, fridge, washer cum dryer, electric cooker hob and cooker hood (note: integrated fridge in Type A1, A2a, A2b)

- ii) Kitchen Appliances (Type B1, B2, B3, B5, C1 and D only): oven, fridge, washer cum dryer, gas cooker hob and cooker hood
 iii) Kitchen Appliances (Type B-DK only): oven, fridges, washers cum dryers, electrical cooker hobs, cooker hoods and microwave (note: integrated fridge in bedroom 2)

- iv) Kitchen Appliances (Type C-DK only): oven, fridges, washers cum dryers, electrical cooker hob, gas cooker hob, cooker hoods and microwave (note: integrated fridge in bedroom 3)

- v) Kitchen Appliances (Type E only): oven, washer, dryer, gas cooker hob and cooker hood
 vi) Dry Kitchen Appliances (Type E only): fridge, standalone coffee machine and wine chiller

- vii) Kitchen Appliances (Type PC1 and PC2 only): washer, dryer, gas cooker hob and cooker hood
 viii) Dry Kitchen Appliances (Type PC1 and PC2 only): oven, fridge, standalone coffee machine, wine chiller and steam oven

- d) Wardrobes: Wardrobes to Master Bedroom, Junior Master Bedroom (Type PC1 and PC2 only), Bedroom (Type B1, B2, B3, B4, B5, B6, B-DK, C1, C-DK, D, E, PC1 and PC2 only)

- e) Air-conditioning:
 i) Ceiling concealed ducted air-conditioner to Living/Dining, Study (Type PC1 and PC2 only) and Bedroom (Type PC1 & PC2 only)
 ii) Exposed wall-mounted fan coil units to Master Bedroom and Bedroom (Type B1, B2, B3, B4, B5, B6, B-DK, C1, C-DK, D and E only)

- f) Audio Intercom System is provided to apartment units Type A1, A2a, A2b, B1, B2, B3, B4, B5, B6, B-DK, C1 and C-DK whereas Audio Video Intercom System is provided to apartment units Type D, E, PC1 and PC2 for communication with Guard House and visitor call panel

- g) Electric storage water heater: Hot water supply from electric storage type water heater to Master Bath, Junior Master Bath (Type PC1 and PC2 only), Bath (Type B1, B2, B3, B4, B5, B6, B-DK, C1, C-DK, D, E, PC1 and PC2 only), Kitchen and Dry Kitchen (Type E, PC1, PC2 only) only for each apartment unit; no hot water supply for WC (Type C1, C-DK, D, E, PC1 and PC2 only)
 Note: Turn-on and utilities charges shall be borne by the Purchaser.

- h) Provision of town gas supply to kitchen hobs in all apartment units except Type A1, A2a, A2b, B4, B6, B-DK and C-DK (bedroom 3) units which will be provided with electric cooker hobs. C-DK will be provided with both town gas and electric cooker hobs.
 Note: Turn-on and utilities charges shall be borne by the Purchaser.

- i) Security card access control system will be provided at Basement Lift Lobbies, 1st Storey Lift Lobbies, Pedestrian Side Gates, Gymnasium, Wine Lounge/Wine Cellar and lift cars.

- j) Smoke detector are provided in Type D, E, PC1 and PC2 only.
 Note: To ensure good working condition, the smoke detector has to be maintained. Servicing shall be done on a regular basis by the Purchaser.

18.0 NOTES

- a) **Marble/Granite**
 Marble/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/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) **Engineered Wood**
 The top layer of engineered wood is from a 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 clause 9 and clause 17.

- c) **Natural Timber**
 Timber is a natural material that contains veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber is also subject to thermal expansion and contraction beyond the control of the builder and Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

- d) **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 refrigerant gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

- e) **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 for making arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

- f) **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.

- g) **Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Audio Video Intercom System, Door Swing Positions and Plaster Ceiling Boards**
 Layout/Location of fan coil units, electrical points, television points, telecommunication points, audio intercom system, audio video intercom system, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.

- h) **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 clause 9 and clause 17.

- i) **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.

- j) **False Ceiling**
 The false ceiling space provision allows for the optimal function and installation of mechanical and electrical (M&E) services. Access panels are allocated for ease of maintenance access to such concealed M&E equipment and installation 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.

- k) **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 clause 9 and clause 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 Toilets/Prefabricated Bathrooms**
 Certain master bathroom, 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.

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

- o) **Tiles**
 Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000.

- p) **Quartz**
 Quartz stone is an engineered stone surface that comprises of natural extract from the earth. The pigmentation found in these natural extract sometime varies and as a result, the final products are subjected to variations in colour and vein pattern. Like most materials, excessive force, high point loads, pressure or heat may cause thermal shock, discoloration or damage to the surface.

- q) **Colour Scheme and Treatment**
 The colour scheme and treatment of façade and balcony are subject to Architect's selection, final design and market availability

- r) **Mobile Phone Reception**
 Telephone reception on mobile phones within the Housing Project is subject to availability/provision of satellite/wireless coverage by the respective mobile telephone network service providers and is not within the purview/control of the Vendor.

- s) **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 of 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 the Housing Project.

19.0 ELECTRICAL POINT SCHEDULE

DESCRIPTION	UNIT TYPE (TYPICAL AND PENTHOUSE)													
	A1	A2a	A2b	B1	B2	B3	B4	B5	B6	B-DK	C1	C-DK	D	E</

AWARDS

PARKROYAL on Pickering, Singapore

Urban Habitat Award 2015

(Winner)

FIABCI World Prix d'Excellence Awards 2014

(Gold)

Pan Pacific Serviced Suites Beach Road, Singapore

FIABCI World Prix d'Excellence Awards 2015

(Silver)

Nassim Park Residences, Singapore

International Property Awards 2013

– Development Multiple Units Singapore

(Highly Commended, Asia Pacific)

Singapore Institute of Architects

– Architectural Design Awards 2012

(Honourable Mention)

South East Asian Property Awards 2011

(Best Condo Development, South East Asia)

South East Asian Property Awards 2011

(Best Condo Development, Singapore)

One–North Residences, Singapore

FIABCI Prix d'Excellence Awards 2010

– Residential Category

(1st Runner Up)

Asia Pacific Residential Property Awards 2009

(Best Architecture, Multiple Units)

Cityscape Asia Real Estate Awards 2009

– Best Urban Design & Master Planning

(Highly Commended)

Double Bay Residences, Singapore

Skyrise Greenery Awards 2013

– Skyrise Greenery

(Excellence Award)

FIABCI Singapore Property Awards 2013

– High Rise Category

Seventy St Patrick's Singapore

International Property Awards (Asia Pacific) 2014

– Residential Developments, Singapore



Nassim Park Residences

THE DEVELOPERS

UOL Group is one of Singapore's leading public-listed property companies with an extensive portfolio of development and investment properties, hotels and serviced suites. With a track record of more than 50 years, UOL strongly believes in delivering product excellence and quality service in all our business ventures. Our impressive list of property development projects include best-selling residential units, award-winning office towers and shopping malls, premium hotels and serviced suites. Our unwavering commitment to architecture and quality excellence is reflected in all our developments, winning us prestigious prizes such as FIABCI Prix d'Excellence Awards, the Aga Khan Award for Architecture, Urban Land Institute Awards for Excellence and President's Design Award.

Incorporated in 1949, **Kheng Leong Company** began operations as an international commodity and spice trading company. Over the years, the company has kept pace with the changing business landscape and has evolved as an investment group with interests in property development and real estate investment.

Today, the Kheng Leong Group has a growing portfolio of development projects and business interests, through direct investment or collaborations with strategic partners, that spans across the Asia Pacific region from Shanghai and Hong Kong to Sydney as well as London and Los Angeles.

The Group has chalked up a proven track record in developing refined residences and built up a brand voice that connotes quality and value. A forerunner in the development of refined cluster houses in Singapore, the Group has built up a portfolio that includes both residential developments and retail projects in choice locations and prime districts.

Developer

Secure Venture Development (Alexandra) Pte Ltd

Architect

Architects 61 Pte Ltd

Landscape Architect

Sitetectonix Pte Ltd

Interior Designer

Index Design Pte Ltd

Creative

Duet Design Pte Ltd

Jointly developed by



K H E N G L E O N G C O .

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Disclaimer:

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Developer: Secure Venture Development (Alexandra) Pte Ltd. Company Registration Number: 201412690K. Developer's License No: C1174. Tenure of Land: 99 yrs commencing on 21 July 2014. Encumbrances: Mortgage registered in favour of United Overseas Bank Limited. Expected Date of Vacant Possession: 31st December 2019. Expected Date of Legal Completion: 31st December 2022. Lot & Mukim Number: Lot 2287V TS 24. BP No: A1252-00508-2014-BP02.