

Q

bay  
RESIDENCES

SUITES



WELCOME TO **SUITES**  
AT **Q** BAY RESIDENCES.



**A LIFESTYLE  
THAT'S  
RIGHT ON Q**

Suites. Verandah Homes. TRIO Homes.

A home for everyone, in the heart of Tampines.



**A UNIQUE  
BAYFRONT  
CONCEPT**



There's a place for every lifestyle at **Q Bay Residences**, with Suites offering exclusive, contemporary living, Verandah Homes for views and spacious comfort, and TRIO Homes, ideal for intergeneration living, your own home office, or leasing out the extra space.

Situated opposite Tampines Quarry Park, enjoy bayfront living with resort-inspired amenities like a clubhouse and Bay Villas to entertain and accommodate guests. Located within the East, **Q Bay Residences** is close to major expressways, key business parks, top schools and more.

An innovative living concept from three trusted, international developers – Far East Organization, Sekisui House and Frasers Centrepoint Homes.



A VIEW THAT'S UNIQUELY YOURS



Suites

Suites

Verandah

Verandah

Verandah

TRIO

TRIO

Verandah



# LOCATION/AMENITIES



# LIVING IN THE EAST, LIFE AT ITS BEST.



- Schools and Tertiary Institutions**
- Temasek Polytechnic
  - United World College SEA
  - St. Hilda's Primary School
  - Poi Ching School
  - Singapore University of Technology and Design (SUTD, estimated to open in 2017)

- Business Hubs**
- Tampines Regional Centre
  - Changi Business Park
  - Eunos Industrial Estate
  - Tampines Wafer Fabrication Park
  - Pasir Ris Wafer Fabrication Park

- Shopping & Entertainment**
- Tampines Mall
  - Tampines 1
  - Century Square
  - Tampines Retail Park - IKEA, Courts Megastore, Giant

- Recreation & Entertainment**
- Bedok Reservoir
  - East Coast Park
  - Tampines Town Hub (opening 2015)

- Accessibility**
- Tampines Expressway (TPE)
  - Pan Island Expressway (PIE)
  - East Coast Park Expressway (ECP)
  - Kallang-Paya Lebar Expressway (KPE)
  - Bartley Viaduct

- East West MRT Line
- Downtown MRT Line\*
- Park Connector

\*Downtown MRT Line estimated to open by 2017



COME HOME TO  
**Q** BAY RESIDENCES





LIVE IT UP  
YOUR WAY



Chill out with friends, lounge in the spa pool,  
or hit the gym for a workout. Home to an  
exciting lifestyle, it's truly the place to be.





Q  
bay  
SUITE

LOOK OUT TO  
WATERFRONT VIEWS,  
EVERY DAY.

Where bayfront living meets your  
contemporary lifestyle. Come home  
to our Suites.





A HOME  
THAT'S ALL  
YOUR OWN



Celebrate life's moments together in your dream home, with breathtaking views for a truly perfect setting, every day.



A PLACE TO CALL  
YOUR OWN



With 1-bedroom and 2-bedroom Suites to choose from, and a host of amenities catered to your lifestyle, it's the ideal home for you.

**Q**  
bay  
SUITE





## BAY VILLAS

**FIRST-EVER, INNOVATIVE  
FUNCTION SPACE TO ENTERTAIN  
AND ACCOMMODATE GUESTS,  
RIGHT AT YOUR DOORSTEP.**

Want to have friends over? Host a great party or get-together at our Bay Villas, innovative spaces for entertaining and accommodating your guests overnight, by the water.

**Q**  
bay  
SUITE



# LEGEND

- TRIO Homes
- Verandah Homes
- Suites

## Entrance Plaza

- Drop Off / Waiting Area
- Guard House
- Shops

## The Peninsula

- A Island Bay
- B Party Pavilions
- C Clubhouse
- D Sunshine Deck
- E Fitness Bay - Gym, Changing Rooms, Steam Room
- F Bay Bridge
- G Tennis Courts
- H Multi-Purpose Court

## Sunshine Zone

- I Sunshine Bay
- J Lounge Bay
- K Sunshine Decks
- L Sunshine Pavilion
- M Adventure Bay
- N Water Play Cove
- O Serenity Bay - Bay Villa, Spa Pool, Dining Patio
- P Tai Chi Garden

## Pirate's Cove

- Q The Pirate Ship (Playground)
- R Jacob's Ladder
- S Captain's Deck

## Repose Bay

- T Bay Villa
- U Spa Pool
- V Dining Patio

## Tranquil Bay

- W Spa Alcove
- X Lounge Bay
- Y Sunshine Deck
- Z Dip Pool

- Side Gates

TAMPINES AVENUE 10

TAMPINES STREET 86

TAMPINES AVENUE 1





# UNIT DISTRIBUTION CHART SUITES

TOWER 1

UNIT LEVEL	1	2	3	4	5	6	7	8	9	10
16	AT	AST	AT	BT	BST1	B-bT	AT	AST	BST	B-aT
15	A	AS	A	B	BS	B-b	A	AS	BS	B-a
14	A	AS	A	B	BS	B-b	A	AS	BS	B-a
13	A	AS	A	B	BS	B-b	A	AS	BS	B-a
12	A	AS	A	B	BS	B-b	A	AS	BS	B-a
11	A	AS	A	B	BS	B-b	A	AS	BS	B-a
10	A	AS	A	B	BS	B-b	A	AS	BS	B-a
9	A	AS	A	B	BS	B-b	A	AS	BS	B-a
8	A	AS	A	B	BS	B-b	A	AS	BS	B-a
7	A	AS	A	B	BS	B-b	A	AS	BS	B-a
6	A	AS	A	B	BS	B-b	A	AS	BS	B-a
5	A	AS	A	B	BS	B-b	A	AS	BS	B-a
4	A	AS	A	B	BS	B-b	A	AS	BS	B-a
3	A	AS	A	B	BS	B-b	A	AS	BS	B-a
2	A	AS	A	B	BSp2	B-bp	Ap2	ASp1	BSp3	B-a
1	Ap	ASp	Ap	B-ap1						B-ap1



## SUITES FLOOR PLANS

TOWER 3

UNIT LEVEL	11	12	13	14	15	16	17
16	AST	BT	BST	AT	BST1	BT1	AT
15	AS	B	BS	A	BS	B	A
14	AS	B	BS	A	BS	B	A
13	AS	B	BS	A	BS	B	A
12	AS	B	BS	A	BS	B	A
11	AS	B	BS	A	BS	B	A
10	AS	B	BS	A	BS	B	A
9	AS	B	BS	A	BS	B	A
8	AS	B	BS	A	BS	B	A
7	AS	B	BS	A	BS	B	A
6	AS	B	BS	A	BS	B	A
5	AS	B	BS	A	BS	B	A
4	AS	B	BS	A	BS	B	A
3	AS	B	BS	A	BS	B	A
2	AS	B	BSp1	Ap1	BSp	B	A
1	ASp	B-bp1				B-ap	Ap

Need more choices?  
3-, 4- and 5-bedroom Verandah Homes, and 2 + study, 3- and 4-bedroom TRIO Homes are also available.  
Call us at 6273 2122 or visit [www.Qbay.sg](http://www.Qbay.sg) to find out more!

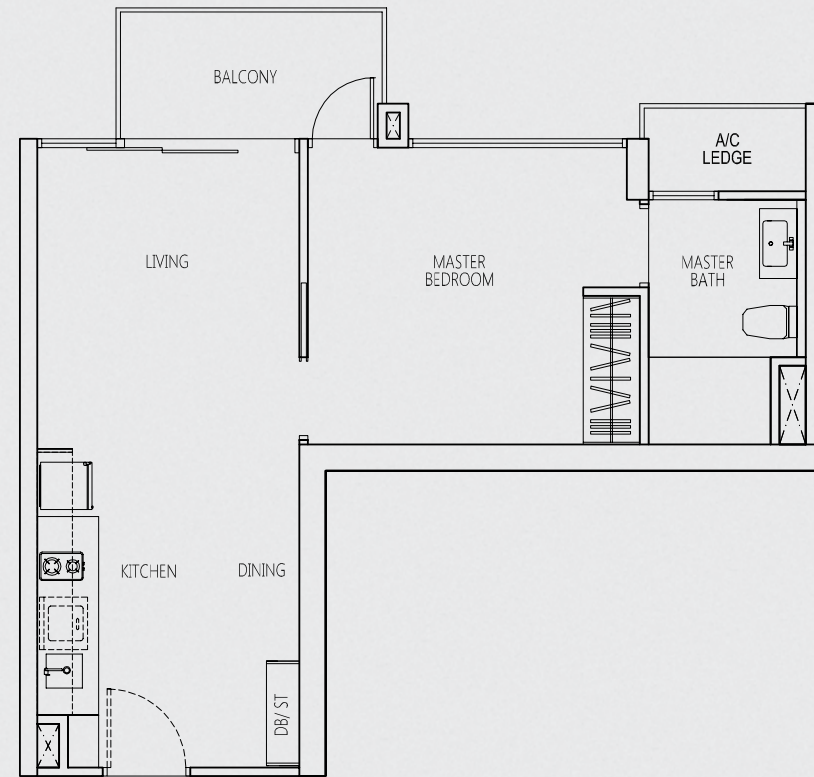


# 1-BEDROOM

## TYPE A

1 - BEDROOM  
49 sq m / 527 sq ft

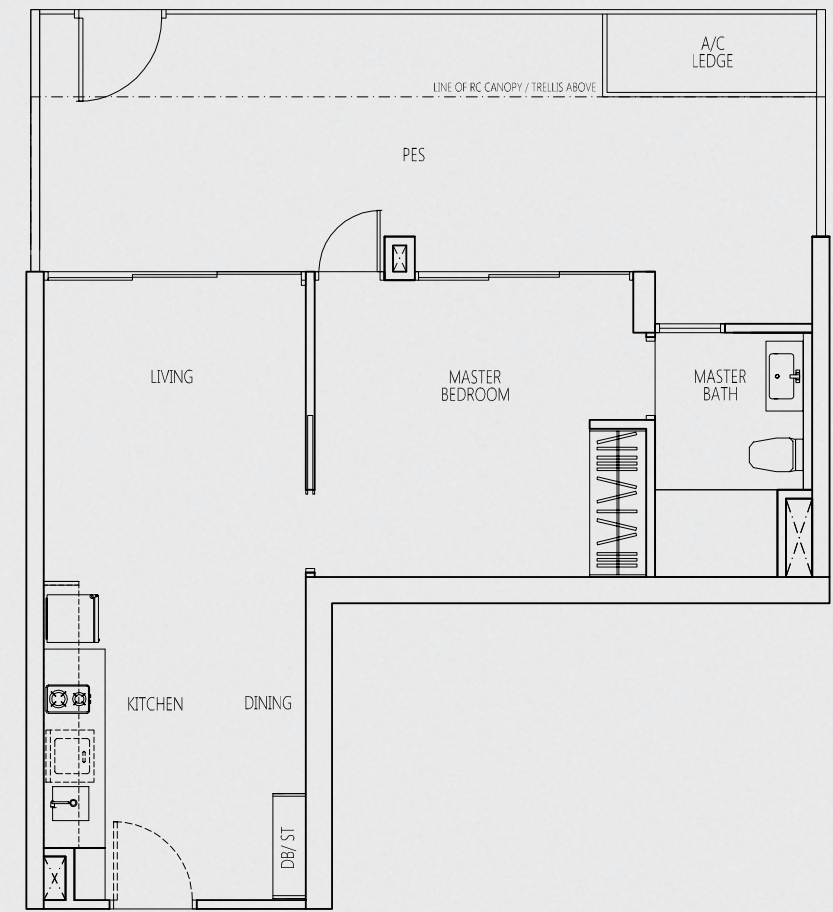
- #02-01 to #15-01 (mirror unit)
- #02-03 to #15-03 (mirror unit)
- #03-07 to #15-07
- #03-14 to #15-14
- #02-17 to #15-17



## TYPE Ap

1 - BEDROOM  
71 sq m / 764 sq ft

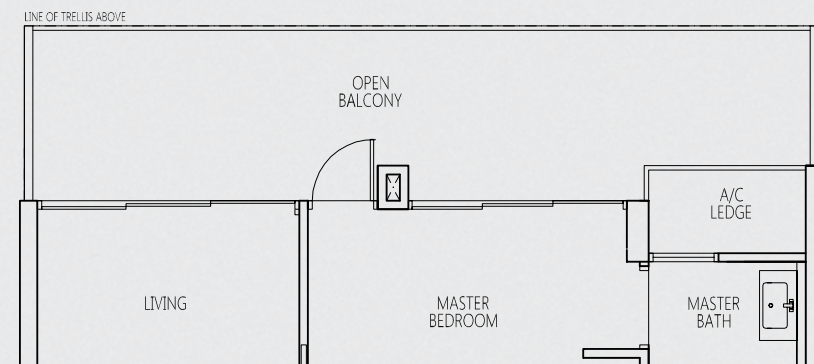
- #01-01 (mirror unit) HIGH CEILING
- #01-03 (mirror unit) HIGH CEILING
- #01-17 HIGH CEILING



## TYPE AT

1 - BEDROOM  
62 sq m / 667 sq ft

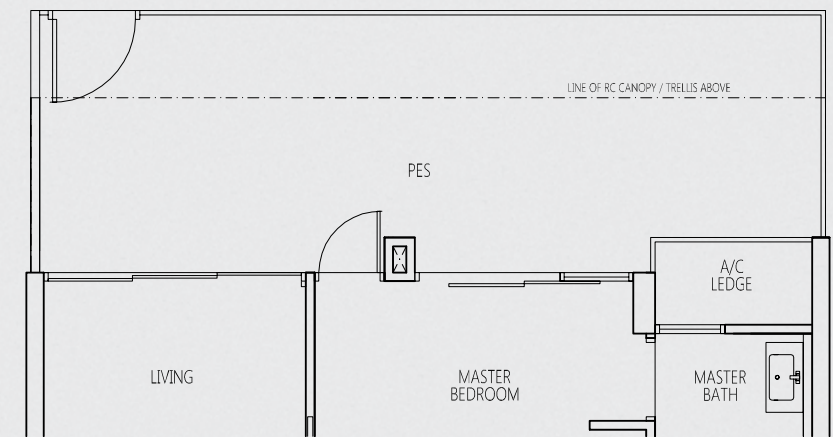
- #16-01 (mirror unit)
- #16-03 (mirror unit)
- #16-07
- #16-14
- #16-17



## TYPE Ap1

1 - BEDROOM  
71 sq m / 764 sq ft

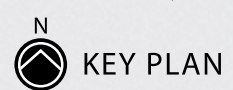
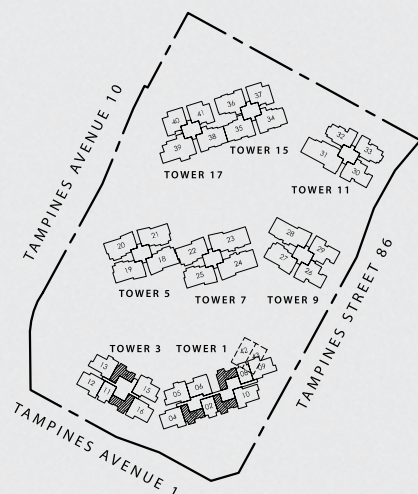
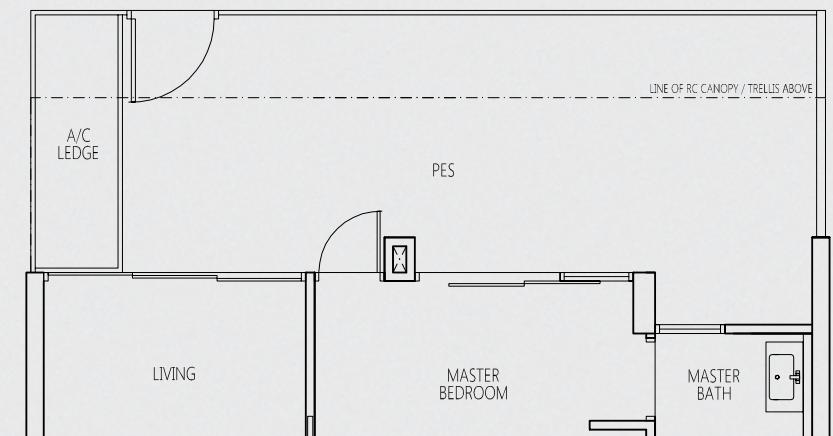
- #02-14



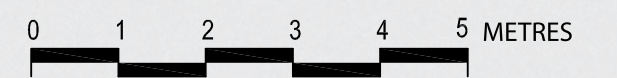
## TYPE Ap2

1 - BEDROOM  
71 sq m / 764 sq ft

- #02-07



Area includes A/C ledge, balcony, PES, roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation: A/C ledge (Aircon Ledge), PES (Private Enclosed Space), SC (Shoe Cabinet), ST (Store)



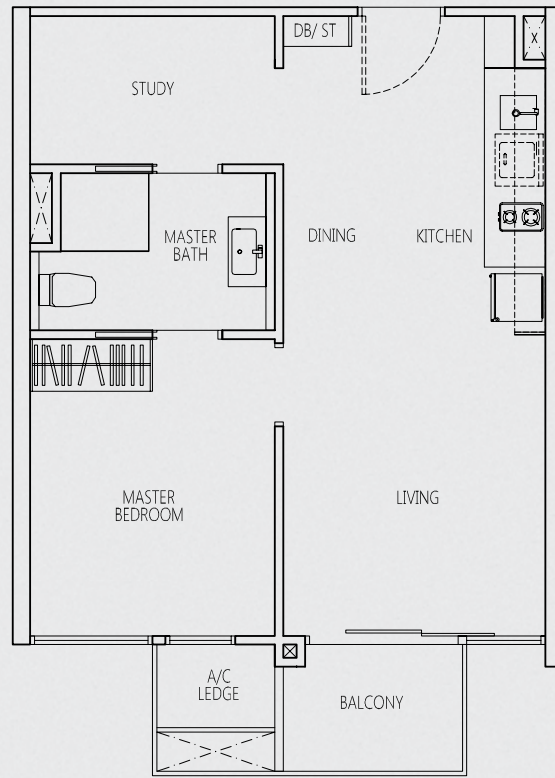


# 1-BEDROOM + STUDY

## TYPE AS

1 - BEDROOM + STUDY  
48 sq m / 517 sq ft

#02-02 to #15-02  
#03-08 to #15-08 (mirror unit)  
#02-11 to #15-11 (mirror unit)



## TYPE ASp

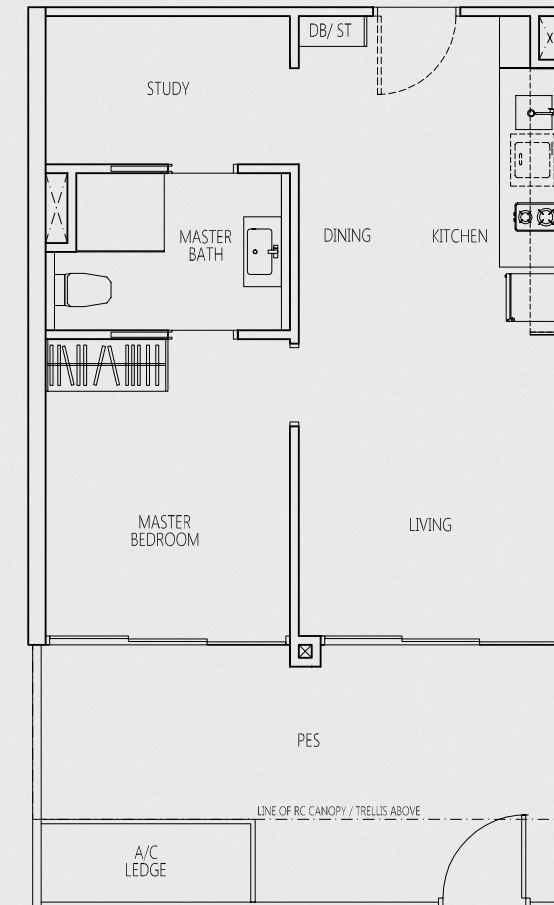
1 - BEDROOM + STUDY  
62 sq m / 667 sq ft

#01-02

HIGH CEILING

#01-11 (mirror unit)

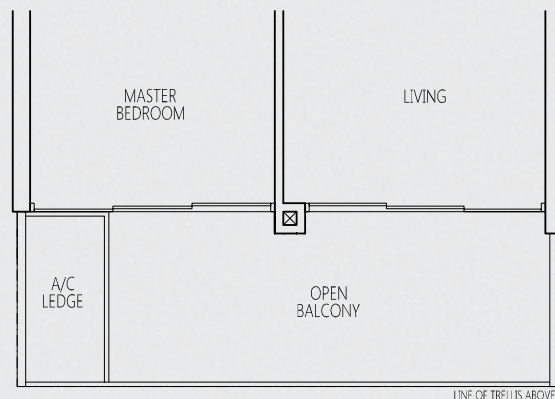
HIGH CEILING



## TYPE AST

1 - BEDROOM + STUDY  
56 sq m / 603 sq ft

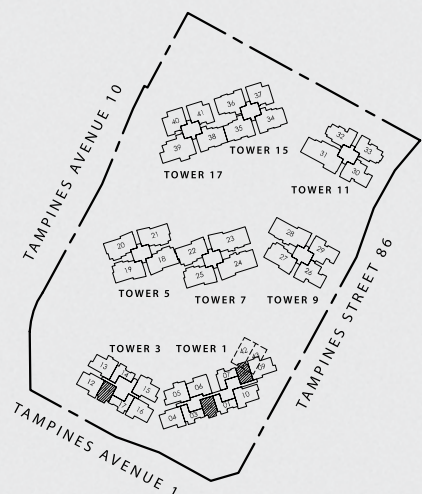
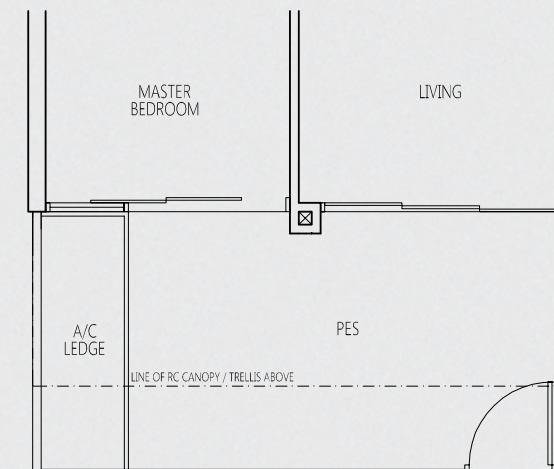
#16-02  
#16-08 (mirror unit)  
#16-11 (mirror unit)



## TYPE ASp1

1 - BEDROOM + STUDY  
62 sq m / 667 sq ft

#02-08 (mirror unit)



KEY PLAN

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0 1 2 3 4 5 METRES

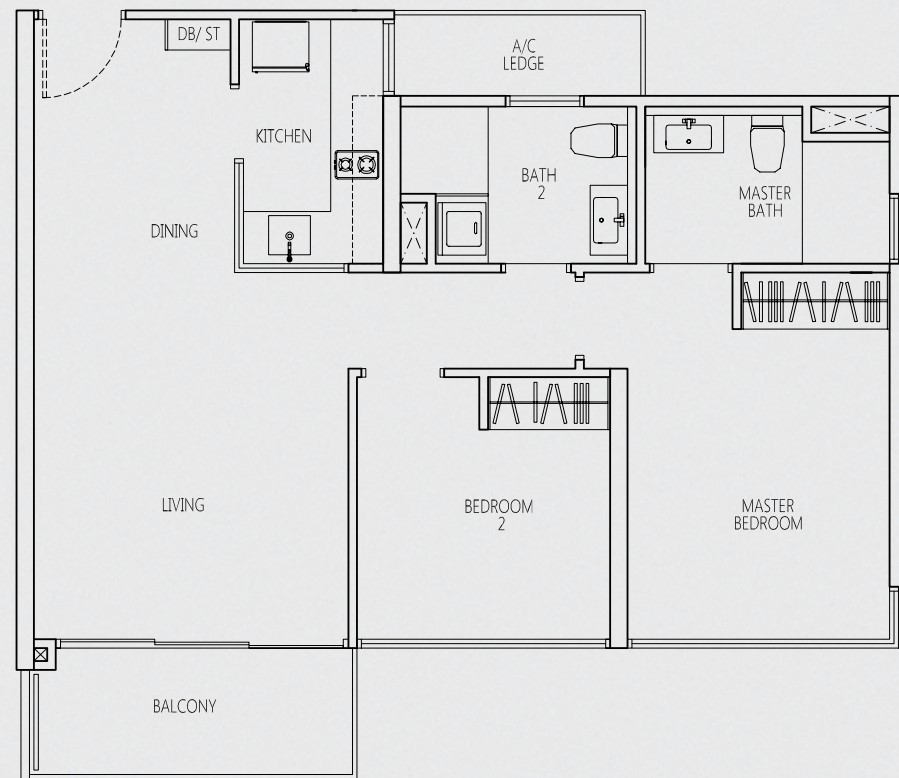


# 2-BEDROOM

## TYPE B

2 - BEDROOM  
74 sq m / 797 sq ft

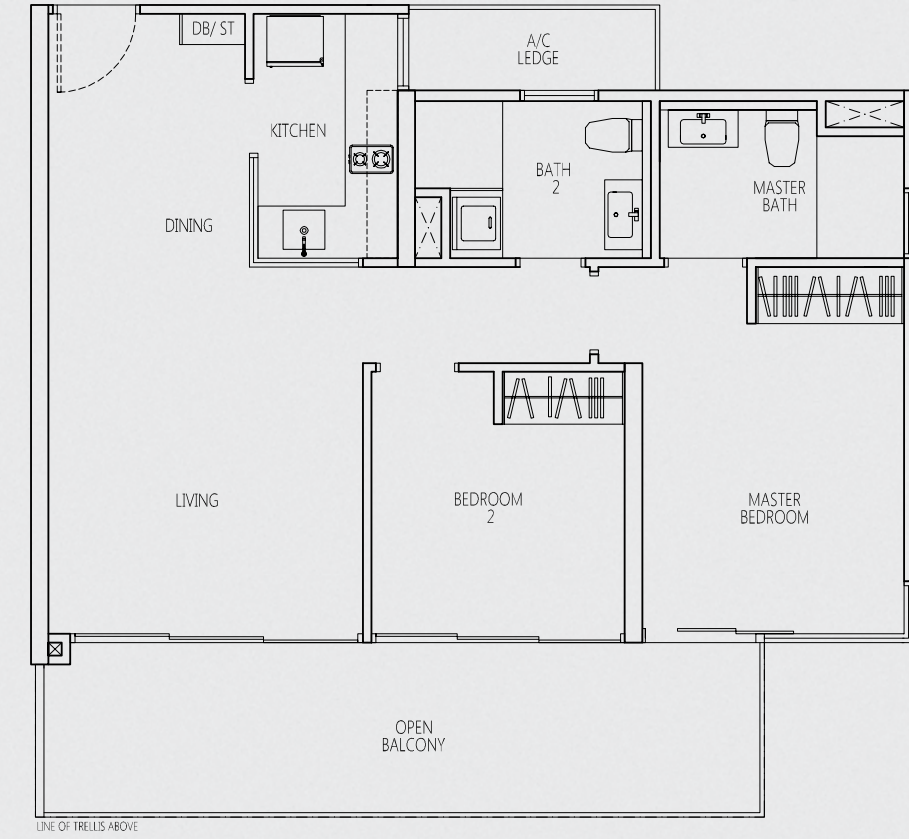
#02-04 to #15-04 (mirror unit)  
#02-12 to #15-12 (mirror unit)  
#02-16 to #15-16



## TYPE BT

2 - BEDROOM  
85 sq m / 915 sq ft

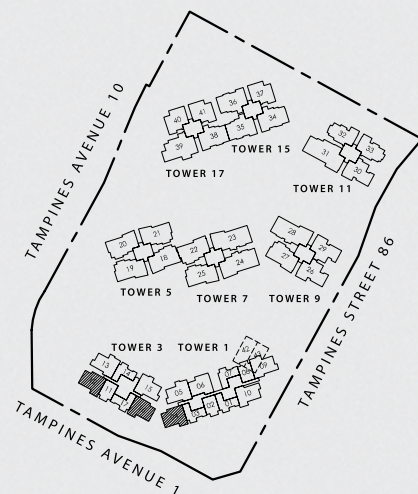
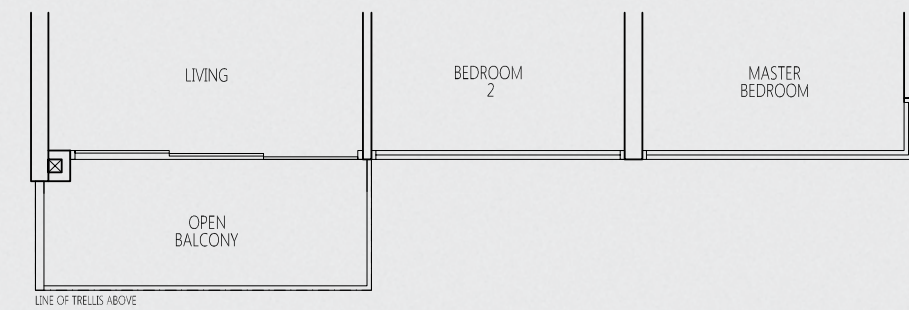
#16-04 (mirror unit)  
#16-12 (mirror unit)



## TYPE BT1

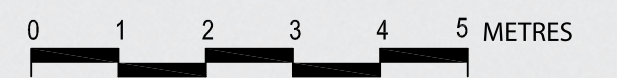
2 - BEDROOM  
74 sq m / 797 sq ft

#16-16



**KEY PLAN**

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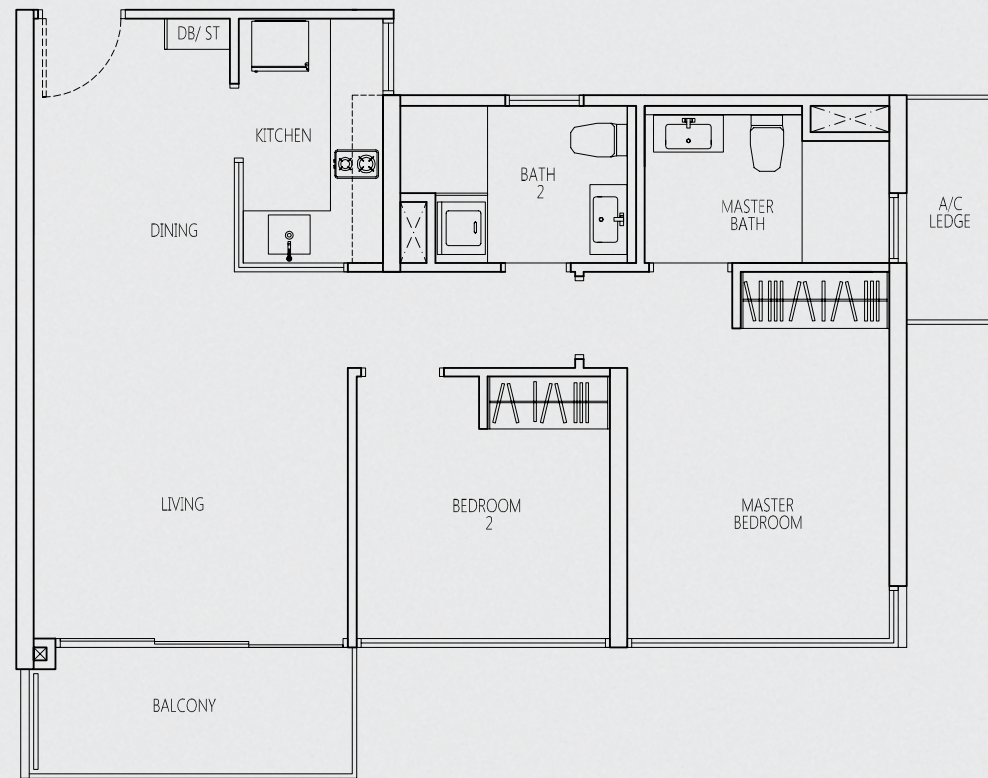


# 2-BEDROOM

## TYPE B-a

2 - BEDROOM  
74 sq m / 797 sqft

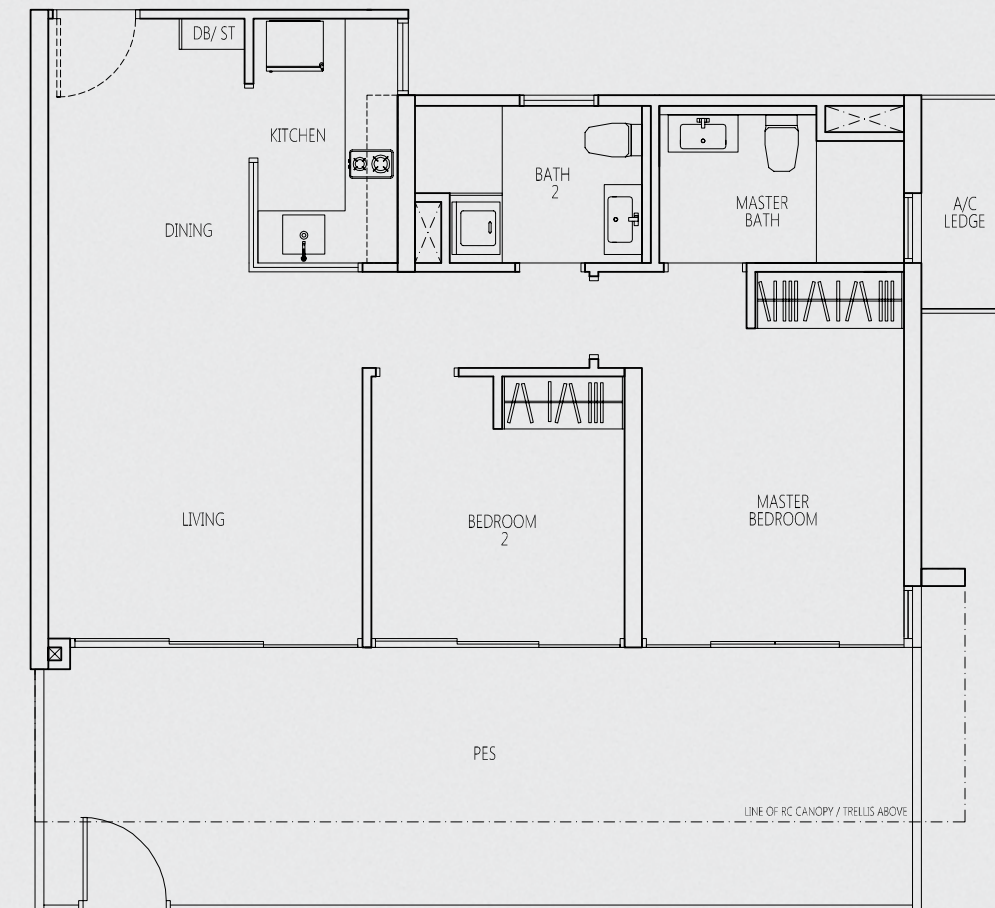
#02-10 to #15-10



## TYPE B-ap

2 - BEDROOM  
98 sq m / 1055 sq ft

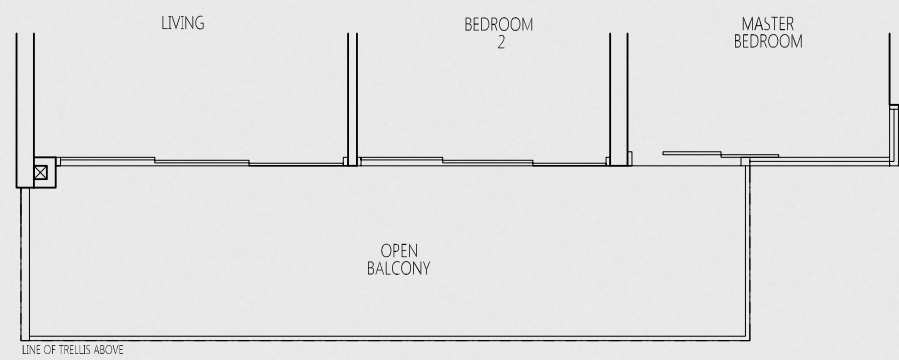
#01-16 HIGH CEILING



## TYPE B-aT

2 - BEDROOM  
85 sq m / 915 sq ft

#16-10

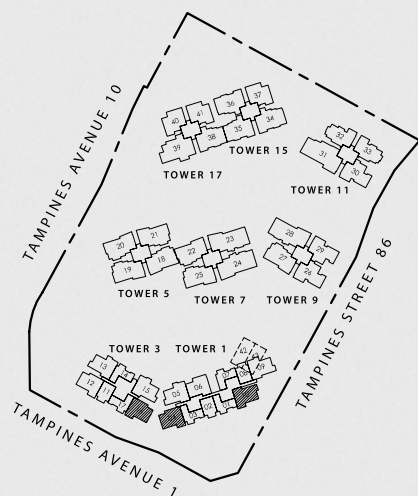
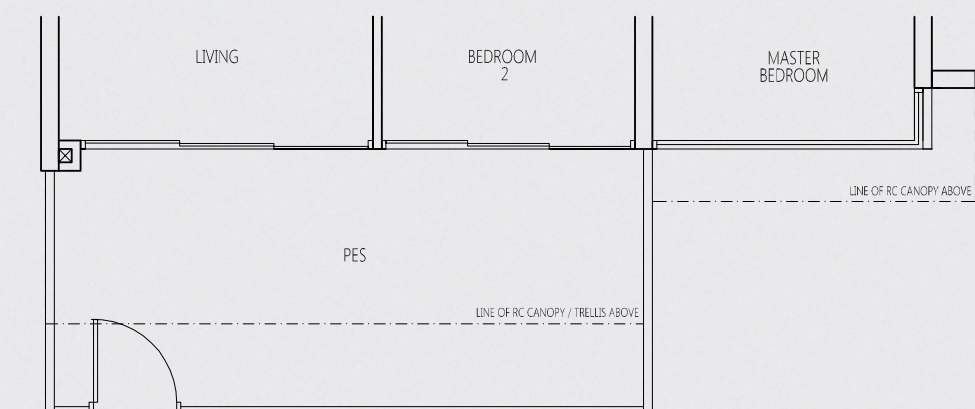


## TYPE B-ap1

2 - BEDROOM  
89 sq m / 958 sq ft

#01-04 (mirror unit) HIGH CEILING

#01-10 HIGH CEILING



N  
KEY PLAN

Area includes A/C ledge, balcony, PES, roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

Abbreviation: A/C ledge (Aircon Ledge), PES (Private Enclosed Space), SC (Shoe Cabinet), ST (Store)

0 1 2 3 4 5 METRES



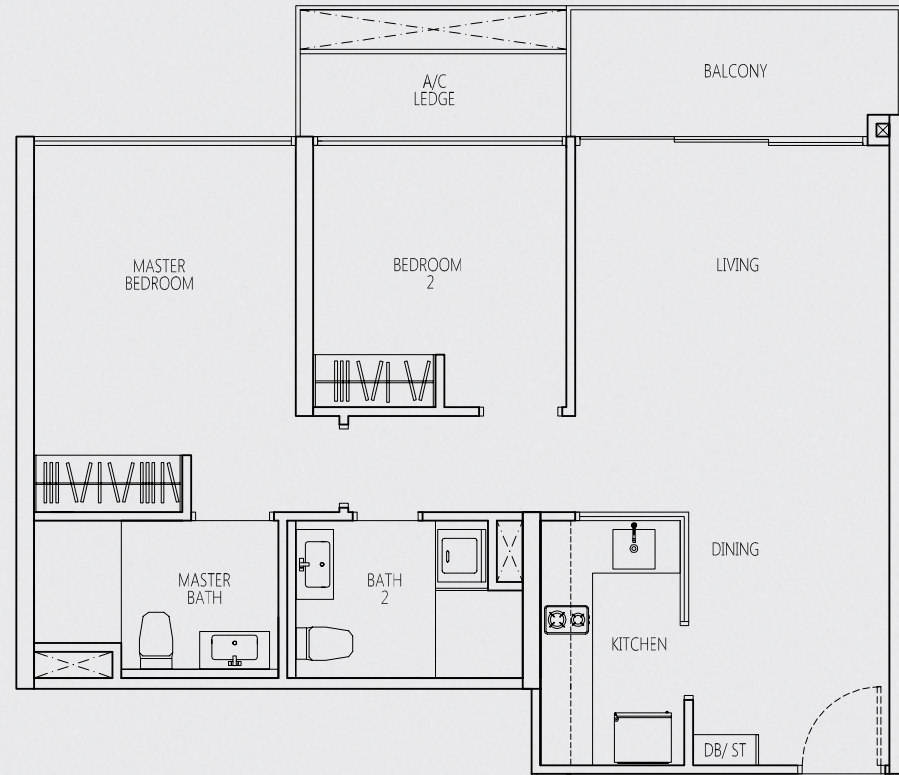
# 2-BEDROOM

## TYPE B-b

2 - BEDROOM

74 sq m / 797 sq ft

#03-06 to #15-06

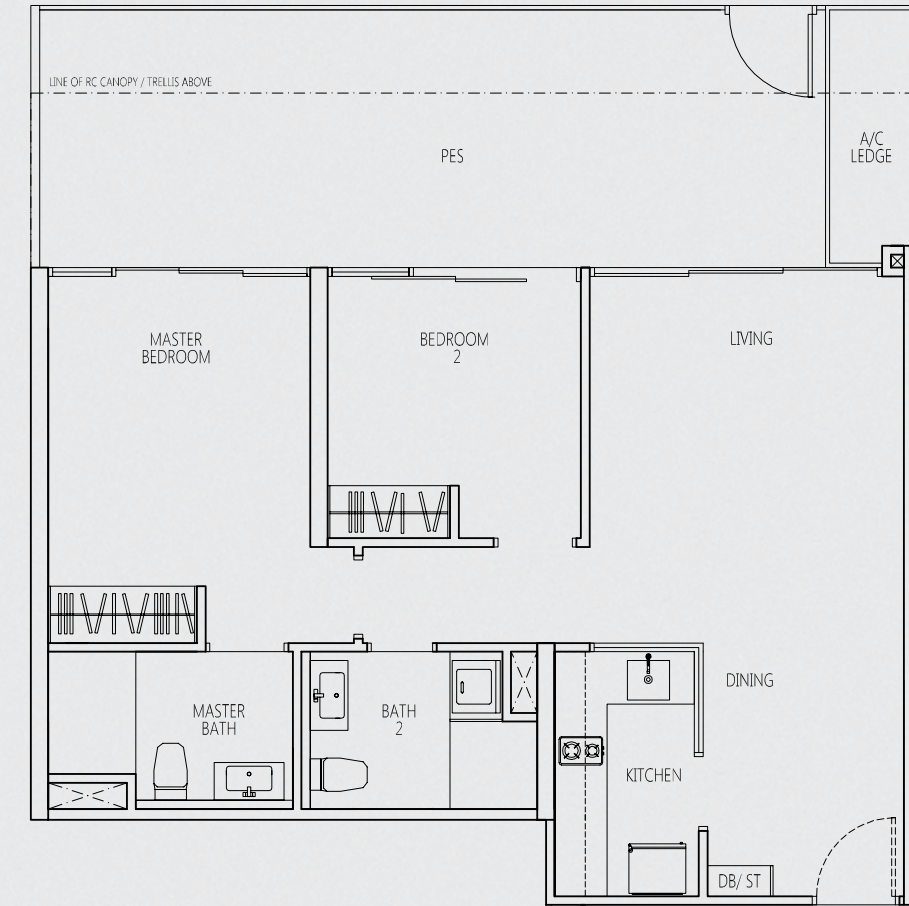


## TYPE B-bp

2 - BEDROOM

96 sq m / 1033 sq ft

#02-06

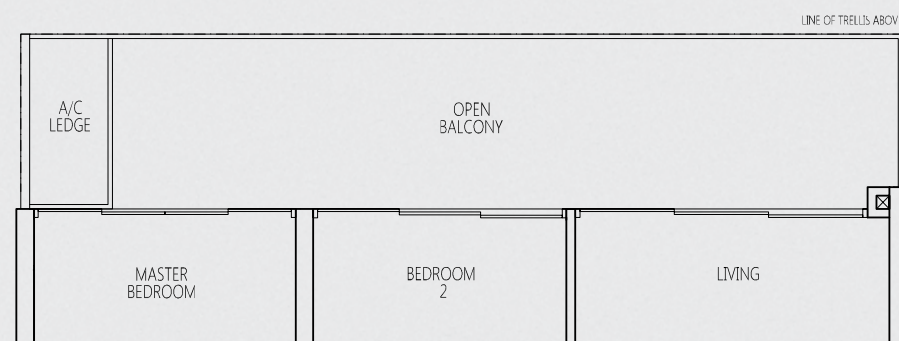


## TYPE B-bT

2 - BEDROOM

86 sq m / 926 sq ft

#16-06

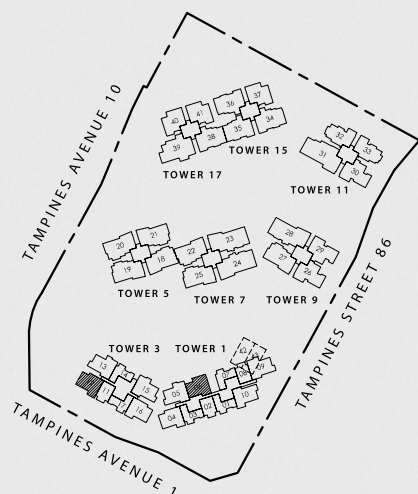


## TYPE B-bp1

2 - BEDROOM

96 sq m / 1033 sq ft

#01-12 (mirror unit) HIGH CEILING



KEY PLAN

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0 1 2 3 4 5 METRES



# 2-BEDROOM + STUDY

## TYPE BS

2 - BEDROOM+ STUDY  
77 sq m / 829 sq ft

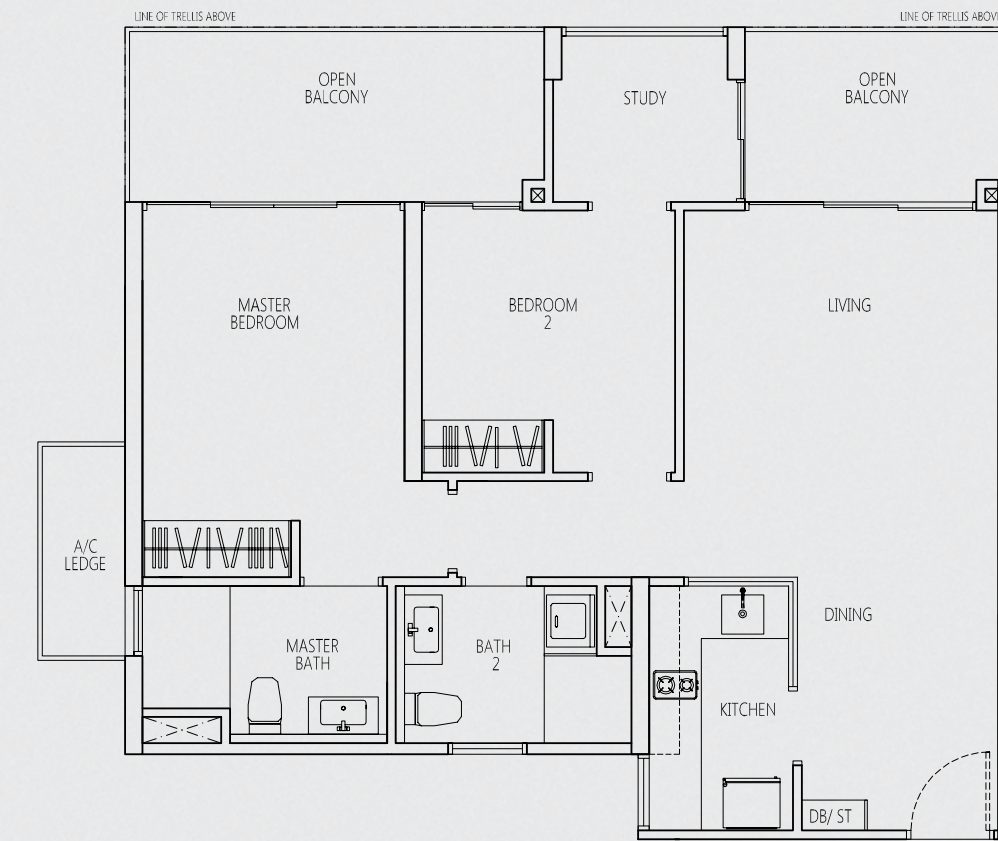
#03-05 to #15-05  
#03-09 to #15-09 (mirror unit)  
#03-13 to #15-13  
#03-15 to #15-15 (mirror unit)



## TYPE BST

2 - BEDROOM + STUDY  
88 sq m / 947 sq ft

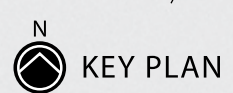
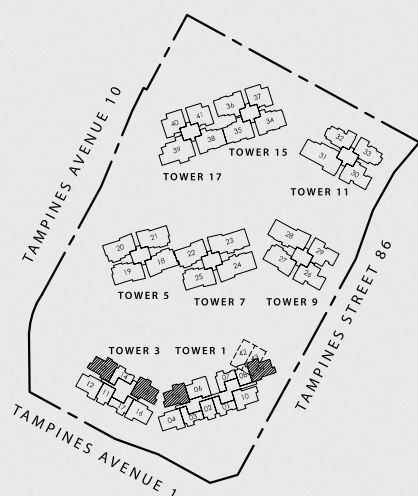
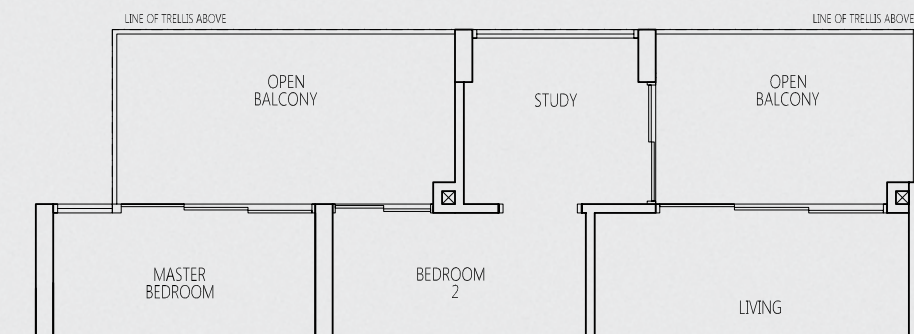
#16-09 (mirror unit)  
#16-13



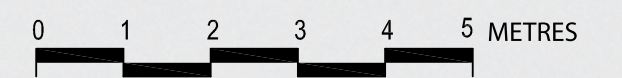
## TYPE BST1

2 - BEDROOM + STUDY  
87 sq m / 936 sq ft

#16-05  
#16-15 (mirror unit)



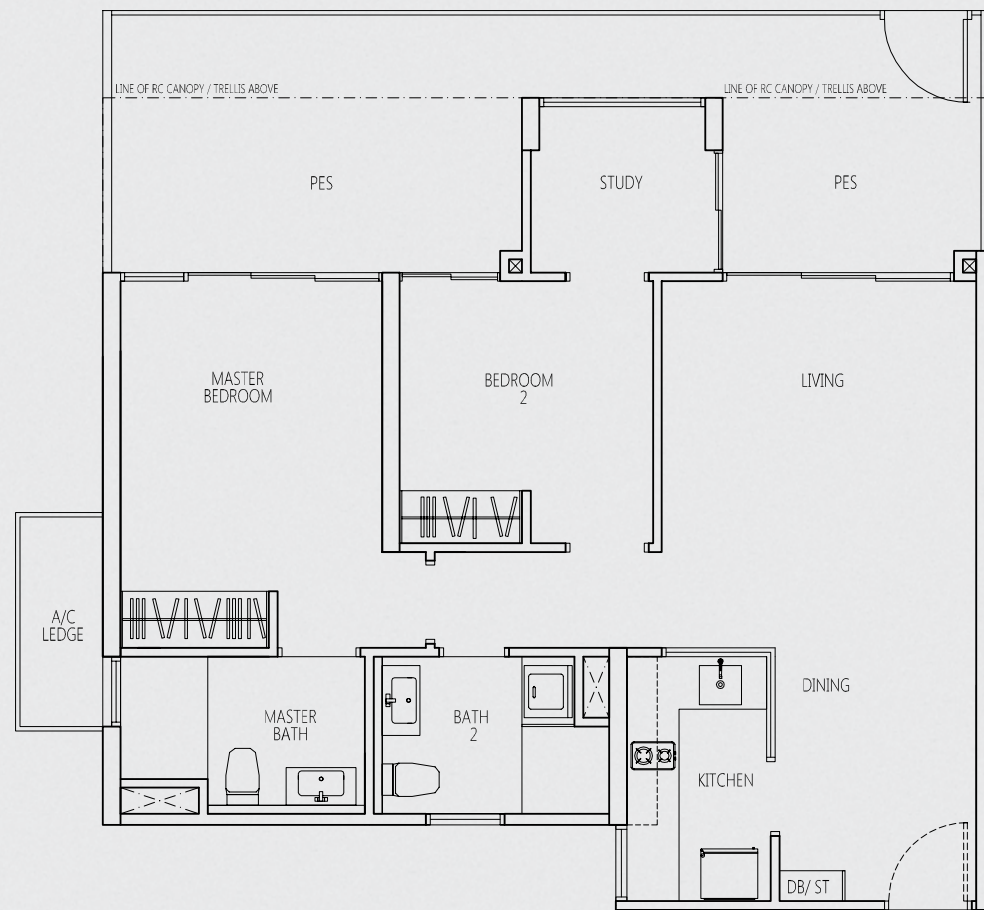
Area includes A/C ledge, balcony, PES, roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation: A/C ledge (Aircon Ledge), PES (Private Enclosed Space), SC (Shoe Cabinet), ST (Store)



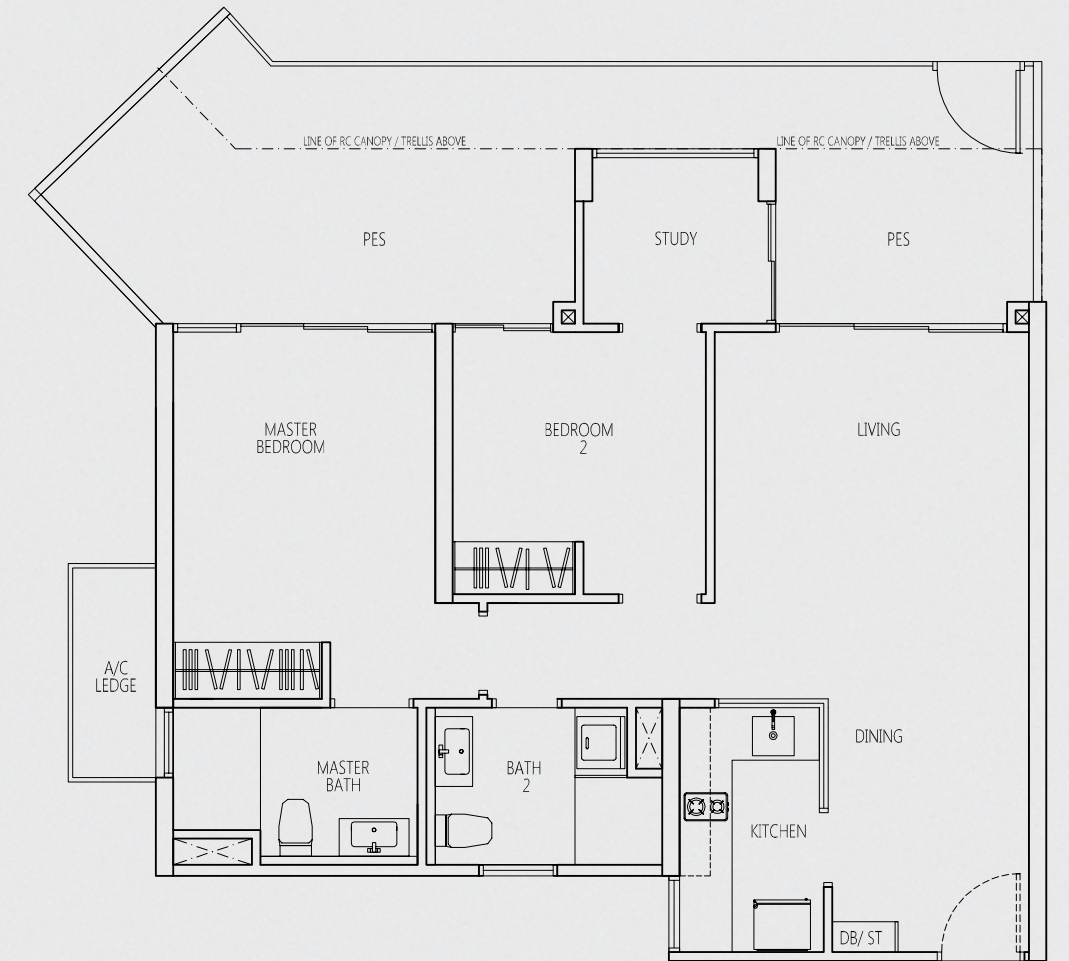


# 2-BEDROOM + STUDY

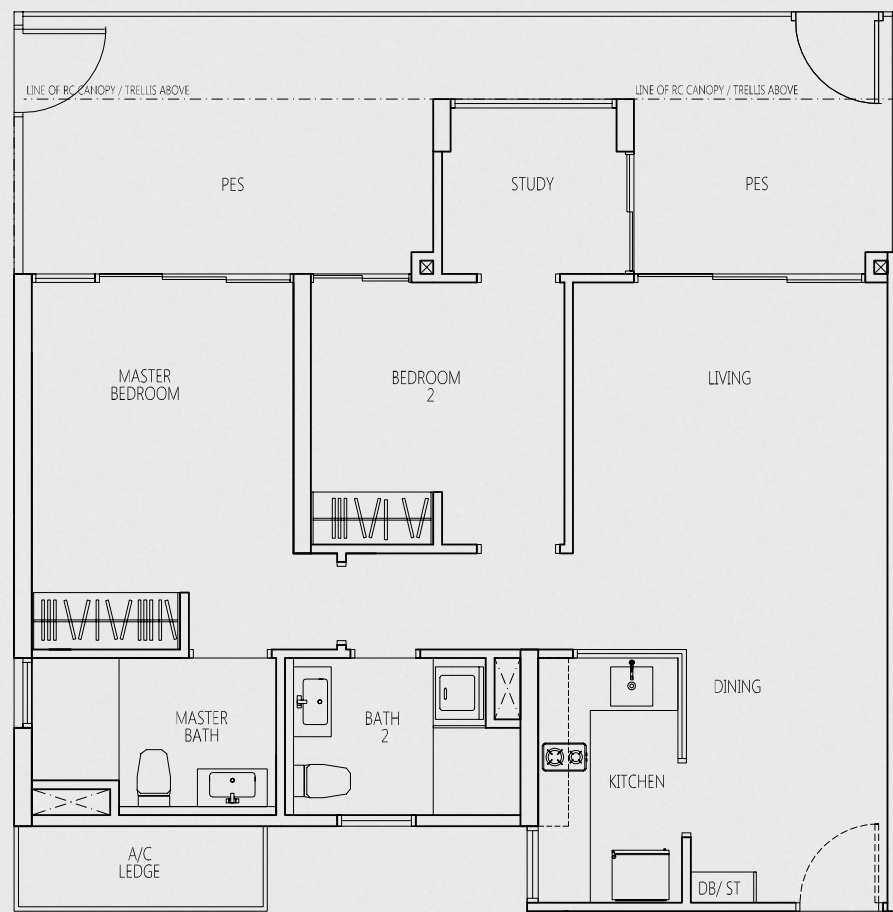
**TYPE BSp**  
 2 - BEDROOM + STUDY  
 98 sq m / 1055 sq ft  
 #02-15 (mirror unit)



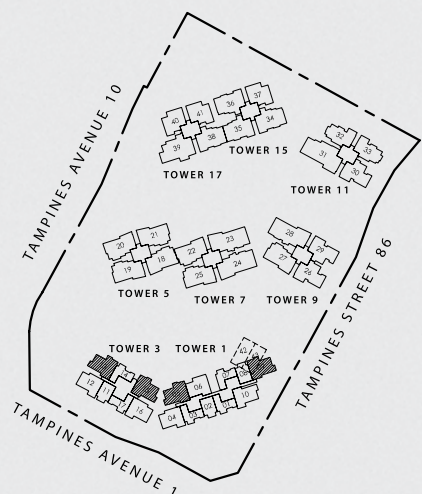
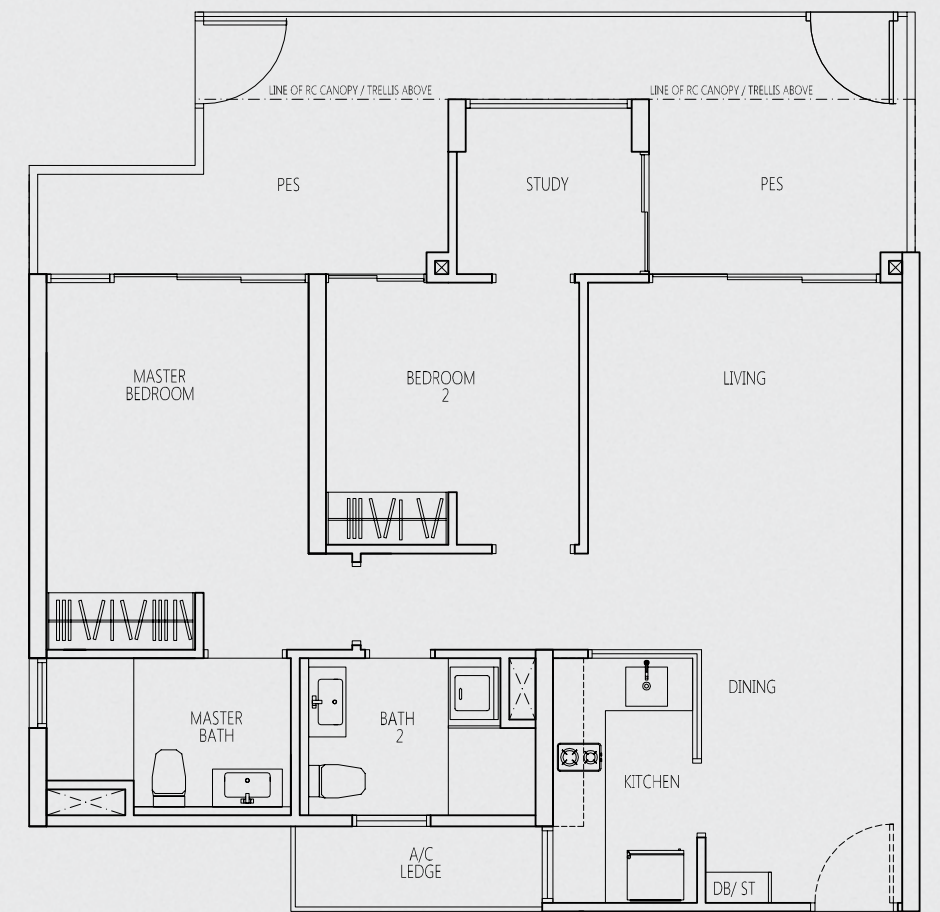
**TYPE BSp2**  
 2 - BEDROOM + STUDY  
 101 sq m / 1087 sq ft  
 #02-05



**TYPE BSp1**  
 2 - BEDROOM + STUDY  
 99 sq m / 1066 sq ft  
 #02-13

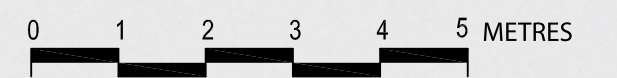


**TYPE BSp3**  
 2 - BEDROOM + STUDY  
 95 sq m / 1023 sq ft  
 #02-09 (mirror unit)



**KEY PLAN**

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Far East Organization, Singapore's largest private property developer, has built more than 700 developments in the residential, hospitality, commercial, healthcare and industrial sectors, including 42,500 or one in six private homes in the country. Awarded Best Developer in South East Asia and Singapore at the South East Asia Property Awards 2011, Far East Organization is the only developer in the world to win seven FIABCI Prix d'Excellence Awards, underscoring its unique achievements in the regional and international real estate arena.



Sekisui House Limited, founded in 1960, is Japan's leading housing construction company with ¥1,530 billion (S\$24.4 billion) sales and ¥1,446 billion (S\$23 billion) worth of assets in 2011. Focusing on environmental sustainability, it has introduced zero emission homes and carbon neutral homes "Green First model" with the capability to reduce up to 100% of carbon footprint. Apart from Japan, Sekisui House is in Australia, China, Singapore and USA. It is listed on three Japanese stock exchanges.



Frasers Centrepoint Homes is the residential brand of Frasers Centrepoint Group, one of Singapore's leading real estate companies with a strong global footprint spanning 20 countries in Asia, Australasia, Europe and the Middle East. Consistent quality and improvements in its residential projects served to entrench the brand name of Frasers Centrepoint Homes as a reputable developer of quality and innovative homes. Numerous local and international awards attest to the company's commitment towards environmental sustainability and construction excellence. These include the prestigious FIABCI Prix d'Excellence Awards and the Asia Pacific Property Awards.

For enquiries, please call  
Frasers Centrepoint Homes.

**6273 2122**

[www.Qbay.sg](http://www.Qbay.sg)

Joint venture projects with trusted innovation and quality, based on over 133 years of combined experience:



Developer: Quarry Bay Pte Ltd (Company Registration No.: 201214981W) • Developer's Licence No.: C1009 • Lot No. 7270L MK 28 (Tampines Planning Area) • Tenure: Leasehold 99 years w.e.f. 21 August 2012 • Building Plan No.: A0781-00022-2012-BP01 (Dated: 28 December 2012) • Expected Date of T.O.P.: 20 May 2017 • Expected Date of Legal Completion: 20 May 2020

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