

Living it up at the city's edge

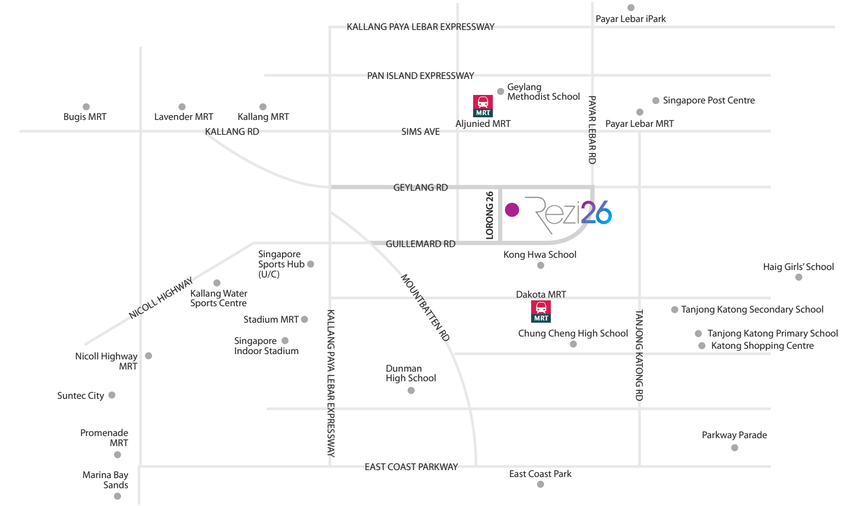
Where the possibilities of an exciting lifestyle become reality.

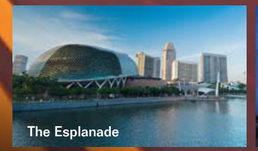
It is time
to have it all

Straddle both the vigour of the city and the verve of the East Coast. Indulge your appetites at celebrated restaurants, or delight in local delicacies at your doorstep.

Connect within minutes to the downtown financial, commercial and Marina Bay entertainment districts. Enjoy an easy commute to nearby schools and renowned institutions.

Luxuriate in it now, while making a sound investment into your future.

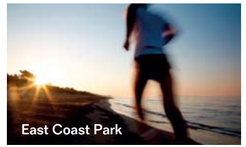



The Esplanade


Paya Lebar iPark


Singapore Sports Hub


Kong Hwa School


East Coast Park

Vintage Architecture

Alongside Vogue

City Living

Something old, something new, something classic, something cool.
Own a piece of history while enjoying all the creature comforts of today's dynamic lifestyle. The heritage trail starts right at your doorstep and is yours to enjoy at any time.



Artist's Impression



Artist's Impression

Artist's Impression

Tickle every fancy,

Satisfy every whim

Relax and rejuvenate at the conserved clubhouse. Get your adrenalin pumping at the gym or enjoy a plunge into the cool waters of the pool.

Simply chill out by the cascading waterfalls or relish a delectable cook-out at the BBQ pits.

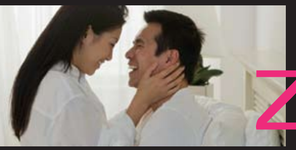
An exuberant lifestyle beckons…











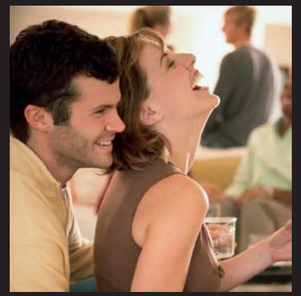
Catch some ZZZs or party hearty.

It's all up to you

Your home is where you can be as naughty or as nice as you please. Modern fixtures and luxuriant furnishings define a stylish lifestyle that can be uniquely yours.



Artist's Impression





Artist's Impression

Siteplan





Legend:

Level 1 - Activities Deck

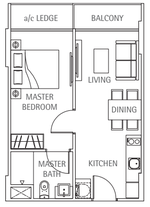
- A Function Room
- B Gymnasium
- C Restrooms
- D Sauna
- E BBQ
- F Fern Garden
- G Management Office
- H Guard House
- I Electrical Substation
- J Bin Centre

Level 2 - Relaxation Deck

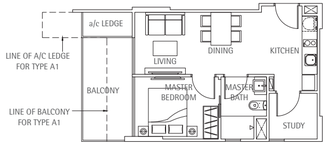
- K Leisure Pool
- L Sun Deck
- M Terrace Lounge

Unit Distribution Chart

BLOCK 5A										BLOCK 5		BLOCK 5B					
	CP1 #08-04	AP4 #08-05	BP2 #08-06	BP1 #08-07	AP1 #08-08	BP #08-09	AP #08-10	CP #08-11									
A3 #08-03	C1 #07-04	A4 #07-05	B2 #07-06	B1 #07-07	A1 #07-08	B #07-09	A #07-10	C #07-11	A2 #08-12			AP6 #07-13	AP8 #07-14	CP2 #07-15	AP7 #07-16	AP5 #07-17	BP3 #07-18
A3 #07-03	C1 #06-04	A4 #06-05	B2 #06-06	B1 #06-07	A1 #06-08	B #06-09	A #06-10	C #06-11	A2 #06-12			A6 #06-13	A8 #06-14	C2 #06-15	A7 #06-16	A5 #06-17	B3 #06-18
A3 #06-03	C1 #05-04	A4 #05-05	B2 #05-06	B1 #05-07	A1 #05-08	B #05-09	A #05-10	C #05-11	A2 #05-12			A6 #05-13	A8 #05-14	C2 #05-15	A7 #05-16	A5 #05-17	B3 #05-18
A3 #05-03	C1 #04-04	A4 #04-05	B2 #04-06	B1 #04-07	A1 #04-08	B #04-09	A #04-10	C #04-11	A2 #04-12			A6 #04-13	A8 #04-14	C2 #04-15	A7 #04-16	A5 #04-17	B3 #04-18
A3 #04-03	C1 #03-04	A4 #03-05	B2 #03-06	B1 #03-07	A1 #03-08	B #03-09	A #03-10	C #03-11	A2 #03-12			A6 #03-13	A8 #03-14	C2 #03-15	A7 #03-16	A5 #03-17	B3 #03-18
A3A #02-03	C1A #02-04	A4 #02-05	B2 #02-06	B1A #02-07	A1A #02-08	B #02-09	A #02-10		A2A #02-12	A10 #02-01	B4 #02-02	A6A #02-13	A8 #02-14	C2A #02-15	A7 #02-16	A9 #02-17	
1ST STOREY CAR PARK										CONSERVED BUNGALOW							
BASEMENT CAR PARK																	

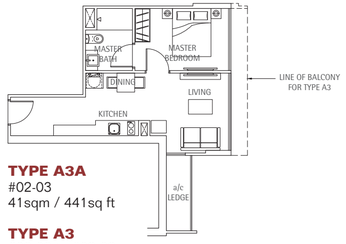


TYPE A
#02-10 to #07-10
41sqm / 441sq ft



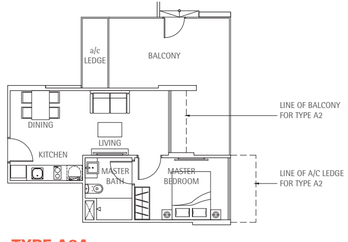
TYPE A1A
#02-08
48sqm / 517sq ft

TYPE A1
#03-08 to #07-08
46sqm / 495sq ft



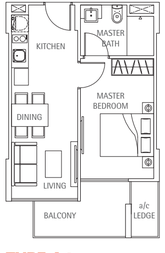
TYPE A3A
#02-03
41sqm / 441sq ft

TYPE A3
#03-03 to #08-03
45sqm / 484sq ft

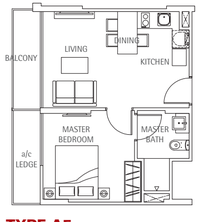


TYPE A2A
#02-12
58sqm / 624sq ft

TYPE A2
#03-12 to #08-12
40sqm / 431sq ft



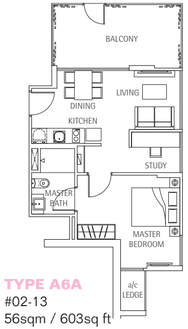
TYPE A4
#02-05 to #07-05
42sqm / 452sq ft



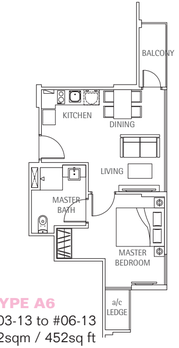
TYPE A5
#03-17 to #06-17
42sqm / 452sq ft



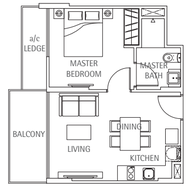
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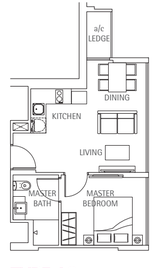
TYPE A6A
#02-13
56sqm / 603sq ft



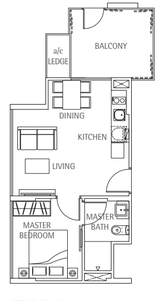
TYPE A6
#03-13 to #06-13
42sqm / 452sq ft



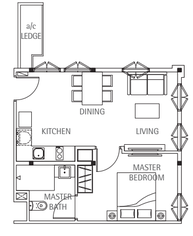
TYPE A7
#02-16 to #06-16
44sqm / 474sq ft



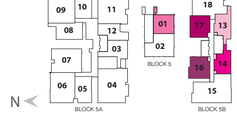
TYPE A8
#02-14 to #06-14
38sqm / 409sq ft



TYPE A9
#02-17
46sqm / 495sq ft

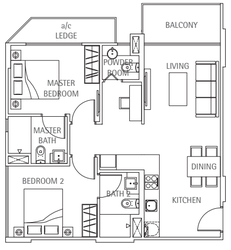


Conserved House
TYPE A10
#02-01
41sqm / 441sq ft

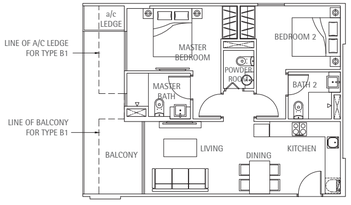


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1-BEDROOM & 1-BEDROOM+STUDY

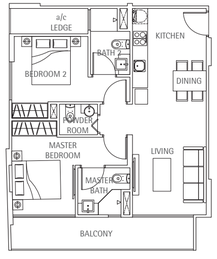


TYPE B
#02-09 to #07-09
74sqm / 797sq ft



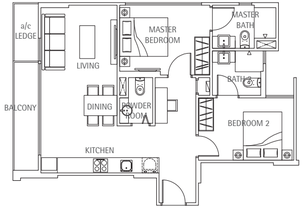
TYPE B1A
#02-07
76sqm / 818sq ft

TYPE B1
#03-07 to #07-07
70sqm / 753sq ft

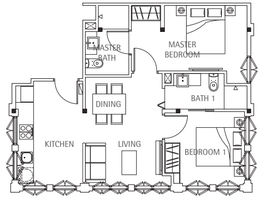


TYPE B2
#02-06 to #07-06
74sqm / 797sq ft

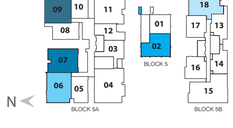




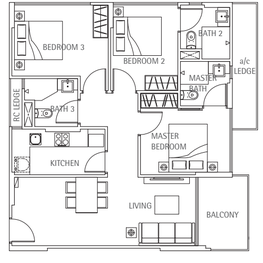
TYPE B3
#03-18 to #06-18
71sqm / 764sq ft



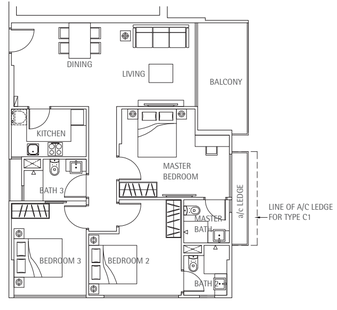
Conserved House
TYPE B4
#02-02
60sqm / 646sq ft



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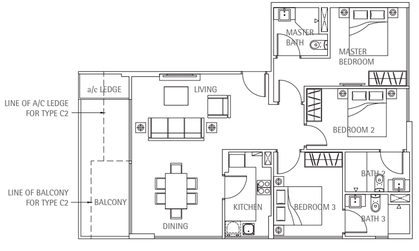


TYPE C
#03-11 to #07-11
91sqm / 980sq ft



TYPE C1A
#02-04
100sqm / 1,076sq ft

TYPE C1
#03-04 to #07-04
101sqm / 1,087sq ft

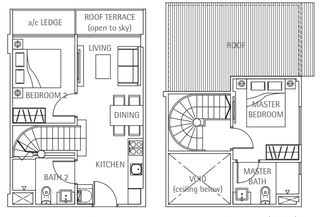


TYPE C2A
#02-15
99sqm / 1,066sq ft

TYPE C2
#03-15 to #06-15
94sqm / 1,012sq ft

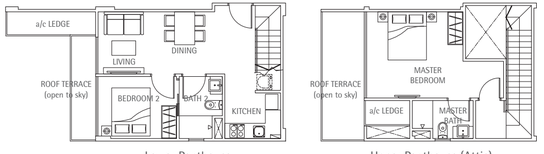


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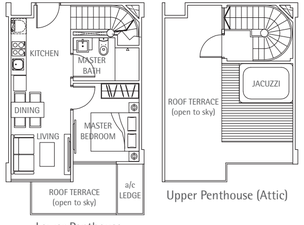
Lower Penthouse Upper Penthouse (Attic)

TYPE AP
#08-10
60sqm / 646sq ft



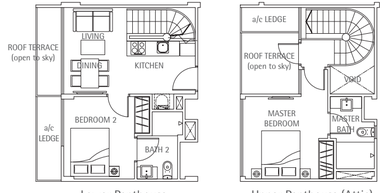
Lower Penthouse Upper Penthouse (Attic)

TYPE AP1
#08-08
89sqm / 958sq ft



Lower Penthouse Upper Penthouse (Attic)

TYPE AP4
#08-05
75sqm / 807sq ft

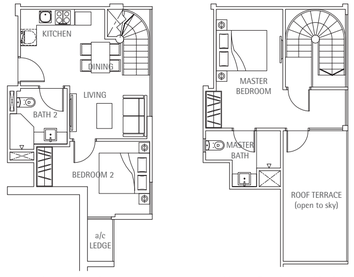


Lower Penthouse Upper Penthouse (Attic)

TYPE AP5
#07-17
78sqm / 840sq ft

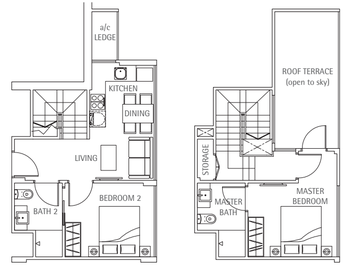


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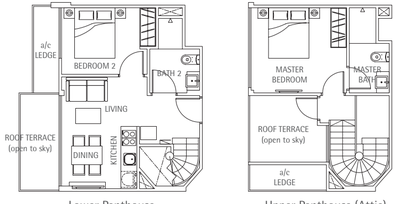
Lower Penthouse Upper Penthouse (Attic)

Type AP6
#07-13
80sqm / 861sq ft



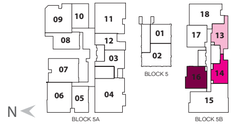
Lower Penthouse Upper Penthouse (Attic)

Type AP8
#07-14
78sqm / 840sq ft

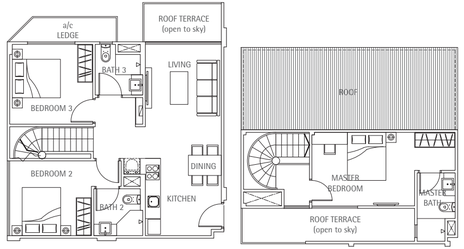


Lower Penthouse Upper Penthouse (Attic)

Type AP7
#07-16
79sqm / 850sq ft

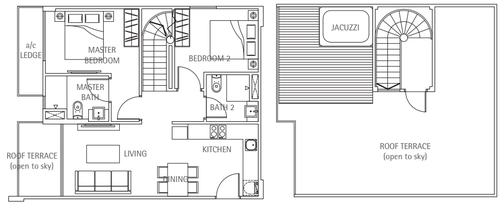


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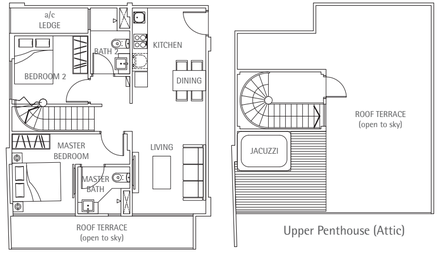
Lower Penthouse Upper Penthouse (Attic)

Type BP
#08-09
110sqm / 1,184sq ft



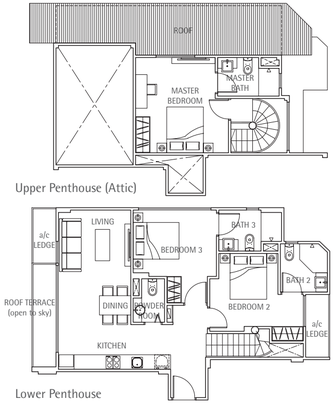
Lower Penthouse Upper Penthouse (Attic)

Type BP1
#08-07
134sqm / 1,442sq ft

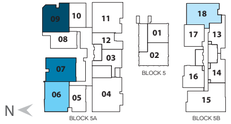


Lower Penthouse Upper Penthouse (Attic)

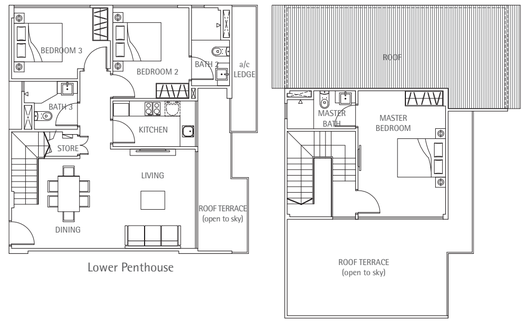
Type BP2
#08-06
136sqm / 1,464sq ft



Type BP3
#07-18
122sqm / 1,313sq ft

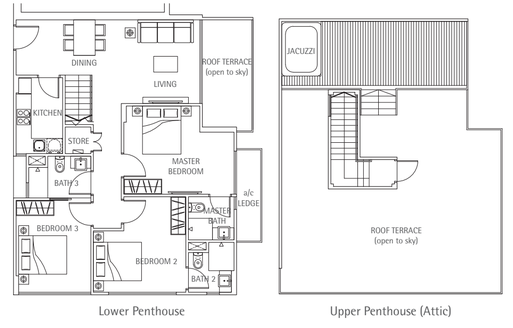


All plans are not drawn to scale and are subject to changes as may be necessary or approved by the relevant authorities. All floor areas are approximate only and are subject to final survey.



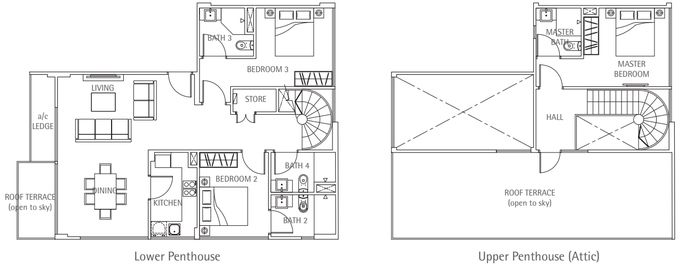
Lower Penthouse Upper Penthouse (Attic)

Type CP
#08-11
153sqm / 1,647sq ft



Lower Penthouse Upper Penthouse (Attic)

Type CP1
#08-04
190sqm / 2,045sq ft



Lower Penthouse Upper Penthouse (Attic)

Type CP2
#07-15
180sqm / 1,938sq ft



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Specifications

1. Foundation
Cast in-situ reinforced concrete bored piles generally and/or existing foundation system and/or other approved foundation system.

2. Sub-structure and Superstructure
Reinforced concrete structure and/or steel structure and/or timber structure.

3. Walls
a. External Walls - Reinforced concrete wall and/or brick wall.
b. Internal Walls - Reinforced concrete wall and/or brick wall and /or precast concrete panel system and/or drywall plaster board partition system.

4. Roof
a. Reinforced concrete roof with appropriate waterproofing system and/ or metal roof with insulation for apartments.
b. For Conservation unit (Type A10 & B4 only) clay roof tiles with insulation.

5. Ceiling
a. Apartments
i Living, Dining, Foyer, Kitchen, Bedrooms, Study, Balcony, Terrace and other areas. : Skim coating with or without plaster ceiling boards and /or fibrous plaster ceiling board with or without box-ups to designated areas.
ii Bathrooms, Powder Room, Kitchen : Fibrous plaster ceiling boards with or without box-ups to designated areas.

a.a Conservation Units (Type A10&B4 only)
Living, Dining, Foyer, Bedrooms : Fibrous plaster ceiling boards with or without box-ups to designated area.

b. Common Areas
i Car park, staircases, M&E services rooms/shaft : Skim coat.
ii Lift lobby, management office, gym, function room, handicapped toilets : Skim coat and/or fibrous plaster ceiling board and /or exposed timber floor joist with or without fibrous plaster board infill.

6. Finishes
a. 1. Wall – for Apartment Units
i. Living, Dining, Bedrooms, Study, Foyer, Passageway, and other areas. : Cement & sand plaster and /or skim coat where applicable.
ii. Kitchen : Homogenous and/or ceramic tiles to exposed areas and /or cement & sand plaster and/or skim coat.
iii. Bathrooms : Ceramic tiles and/or homogenous tiles to exposed areas.
iv. Powder Room : Ceramic tiles to exposed areas.
v. Balcony, Roof Terraces : Cement & sand plaster and/or skim coat.

2. Wall – External (Common Areas)
i. External walls including recreation common areas : Cement & sand plaster and/or skim coat and/or textured finished.

3 Wall – Internal (Common Areas)
i. Corridors, Staircases, Landing, Basement car park, recreation common areas and other areas. : Cement/sand plaster and/or skim coat.
ii. Basement & 1st level Lift Lobby, : Marble and/or stone finish and/or marble tiles and/or homogenous tiles and/or Ceramic tiles to designated areas. Cement/sand plaster and/or skim coat to other areas.
iii. Lift Lobby to other levels : Homogenous tiles and/or/Ceramic tiles and/or marble tiles to designated areas. Cement/sand plaster and/or skim coat to other areas.

b. 1. Floor – For Apartment Units
i. Entrance Foyer, Living, Dining, Study : Homogenous tiles and/or Ceramic tiles with timber skirting.
ii. Bedrooms and internal Staircase : Timber flooring with or without timber skirting.
iii. Bathrooms : Homogenous tiles and/or Ceramic tiles.
iv. Balcony, Kitchen, WC, and Roof Terraces : Homogenous tiles and /or Ceramic tiles with matching skirting where applicable.

1.1 Floor – For Conservation Units A10 & B4
i. Entrance Foyer, Living, Dining, Kitchen, Bedrooms : Timber flooring with timber skirting.

2. Floor – Common Areas
i. Basement to 8th Storey Lift Lobby : Marble and/or stone finish and/or marble tiles and/or homogenous tiles and/or Ceramic tiles with skirting to be selected by Architect.
ii. Swimming pool deck, function room, gymnasium, handicapped toilets, management office : Homogenous tiles and/or Ceramic tiles and/or carpet or vinyl sheets and/or timber deck to be selected by Architect.
iii. Exit Staircase and landing from basement to 2nd storey : Ceramic and/or homogenous tiles with nosing.
iv. Other staircase levels : Cement/sand screed and staircases to complete with groove lines to staircase treads edge or with nosing tiles.
v. Other common areas : Cement /sand screed and/or other selected finishes by Architect.

7. Windows
Apartment Units - Power-Coated or Fluorocarbon aluminium-frame casement and/or sliding windows and/or top hung and/or fixed panel and/or louvres with clear or tinted glass or frosted glass if applicable.
Conservation Units for Type A10 &B4 only – Combination of timber framed casement windows and /or powder coated or Fluorocarbon aluminium frame casement windows inside with clear or tinted glass or frosted glass if applicable.

8. Doors
i. Main Entrance : Fire- rated timber door.
ii. Bedrooms : Timber door.
iii. Bathrooms : Timber door.
iv. Kitchen : Timber door with glass panel.
v. Powder Room (where applicable) : PVC frame acrylic panel sliding/folding door where applicable.
vi. Store (where applicable) : Timber door.
vii. Balcony, Roof Terrace : Power-coated or fluorocarbon aluminium frame sliding glass door or swing glass door.
(Note : Selected ironmongery shall be provided to all doors)

9. Sanitary Fittings
a. Master Bathroom and Bathroom 2, 3 & 4
- 1 vanity wash basin and mixer tap
- 1 shower area complete with shower mixer
- 1 water closet, 1 toilet paper holder,1 towel rail, 1 mirror

b. Powder Room
- 1 pedestal wash basin and mixer tap
- 1 water closet, 1 toilet paper holder, 1 towel ring, 1 mirror

c. Kitchen
- 1 sink with sink mixer

d. Roof Terrace
- Jacuzzi [For Unit Types AP4,BP1,BP2 & CP1 only]
- 1 bib tap for roof terrace

10. Electrical Installation
Refer to Electrical Schedule for details.

11. TV/FM/ Telephone points
Refer to Electrical Schedule for details.

12. Lightning Protection
In compliance with Singapore Standard SS 555

13. Painting
a. Internal Walls : Emulsion paint.
b. External Walls : Emulsion paint and/or textured coating finish to designated areas

14. Water Proofing
Waterproofing to floors of Kitchen, Bathrooms, Powder Rooms, Balcony, Terraces, Landscape Deck, Reinforced Concrete Flat Roof, Basement Car park, Pool/Jacuzzi and Roof Terraces.

15. Driveway and Carpark
a. External Driveway : Selected Stone finish and/or textured concrete and/or premix and/or reinforced concrete slab.
b. Driveway and Carpark : Reinforced concrete slab with hardener or coating to Basement

16. Recreation Facilities
a. 1st Storey : Function Room
Gymnasium
BBQ Area
Sauna
Fern Garden

b. 2nd Storey: Leisure pool
Pool deck/Sun deck
Terrace Lounges

17. Additional Items
a. Kitchen Cabinet : High and low cabinets
b. Kitchen Appliances : 1ea. Built-in electric hob, cooker hood, sink, electric oven, washing machine. (For one Bedroom Type)
1ea. Built –in electric hob, built-in gas hob, cooker hood, sink, electric oven, washing machine.(For 2&3 Bedroom Type and Penthouses Only)
c. Wardrobe : Built-in wardrobes to all Bedrooms.
d. Air-conditioning : Multi-split air-conditioning system –wall hung for Living/Dining and Bedrooms.
e. Hot Water Supply : Hot water supply to all Bathrooms & Powder Room.
f. Gas : Town Gas NOT provided.
g. Cable Vision : Provision of cable and outlet only

h. Security System : Intercom system
Proximity card access to all communal facilities (where applicable).
Vehicular Access System at main entrance
CCTV surveillance cameras at strategic locations.
i. Shower : With frame glass shower screen

Notes

Marble, Limestone and Granite
Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble, limestone or 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.

Timber
Timber is a natural material containing grain/ vein and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation.

Tiles
Selected tile sizes and tile surface flatness cannot be perfect and subject to acceptable range described in Singapore Standards SS 483:2000.

Cable Television and/ or Internet Access
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) and/or internet service providers (ISP) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels and/or internet access.

Materials, Fittings, Equipment, Finishes, Installations and Appliances
Subject to Clause 14.3, the brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

Wardrobes, Kitchen cabinets, Fan coils, Electrical points, Door swing position and plaster board ceiling
Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

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

Air-conditioning System
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.

Warranties
Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

Roof Terrace/Balcony/Private Enclosed Space
Roof Terrace/Balcony/Private Enclose Space which are open should not be covered by roofs or windows or in any other way roofed or covered.

Recreational Facilities
All recreation facilities are subject to approval by relevant authorities and/or technical requirements/compliance.

False Ceilings
The 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 purpose. Where removal is needed, ceiling works would be required.

Carpark Lots
The Mechanized Car Parking lots are neither suitable nor intended for cars exceeding the following configurations: Car Length=5200mm, Car Width (including side mirrors) =2050mm, Car Height=2100mm and Car Weight=2000kg. The Mechanized Car Parking System has to be maintained regularly by the Specialist to ensure that it is in good and proper working condition.

Schedule of Electrical Provision

	A, A1, A1A, A2, A3, A3A, A4, A5, A6, A7, A8	A2A	A6A	A9	A10	B	B1, B1A, B2	B3	B4	C	C1, C1A	C2, C2A	AP	AP1	AP4	AP5	AP6	AP7	AP8	BP	BP1	BP2	BP3	CP	CP1	CP2
Lighting Point	4	5	7	5	4	9	10	8	6	8	11	10	8	10	8	8	9	8	10	14	12	13	12	13	16	16
13A Switched Socket Outlet	4	4	4	3	5	6	6	6	6	8	9	8	6	6	5	6	4	6	5	8	8	6	8	8	9	8
13A Twin Switched Socket Outlet	1	1	1	2	1	3	3	3	2	3	3	3	2	2	1	2	3	2	2	3	3	2	3	3	3	3
13A Switched Socket Outlet for Washing Machine	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Heater Point	1	1	1	1	1	2	2	2	2	3	3	3	2	2	1	2	2	1	1	2	2	2	2	3	3	3
Isolator	1	1	1	1	1	2	2	2	2	2	2	2	2	2	1	2	2	2	2	2	2	2	2	2	2	2
SCV Outlet	2	2	2	2	2	3	3	3	3	4	4	4	3	3	2	3	3	3	3	4	3	3	4	4	4	4
Telephone Outlet	2	2	2	2	2	3	3	3	3	4	4	4	3	3	2	3	3	3	3	4	3	3	4	4	4	4
Cooker Hood Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Cooker Hob Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Electric Oven Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Intercom Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bell Push c/w Bell Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Jacuzzi Isolator Point	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	1	1	-	-	1	-

Note: All Isolators for CU are subjected to a/c equipment configuration.

Disclaimer
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