

SeaEsta

our dream home by the beach





The first step to building our castle in the "sand"

We all love it here at Sea Esta. A place where memories are made, a home where reminiscences are imprinted. Hearty laughter and frolic in the sun, sand and sea... With the sun and sand embracing the resort-themed condominium fully, it is truly a home for us to grow up in.





actual photo shoot



Overlooking expansive views of the horizon gives us a feeling of being on a holiday everyday as our weekends and evenings are enriched with relaxed cycling, leisurely strolls, and joyful kite-flying. From the scent of the sea to the fragrance of fresh lush greens, we are surrounded by the best that mother nature offers right at our doorstep.



Lulled by the sounds of the sea and scent of the shore, the hustle and bustle of work simply melts away the minute we step into this place called home. The air surrounding 376 units in 6 blocks is fresh and inviting, opening up to waterfront views. It is a place where we can always count on to feel relaxed and at peace.



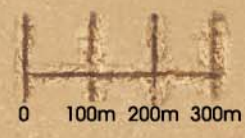
There is so much to do at Sea Esta without ever leaving home...

We can soak in the sunset pool with jacuzzi or enjoy an invigorating dip in the 50-m lap pool, complete with cosy pavilions and garden decks aplenty where each of us can take time to rest ...



Branching out with infinite possibilities

Being situated within close distance of the Pasir Ris MRT reaches a wealth of amenities and conveniences that has been established in a district with well carved connections, from well known schools to entertainment hotspots such as Downtown East and White Sands Shopping Mall. Yet, quiet respites over golden sunrises is offered by the seaside with Serangoon Harbour nearby. All that we ever need, want and more is never far away...





Mommy and Daddy brought me to DOWNTOWN EAST to celebrate my 5th birthday!

When I am a good girl, Mommy will whisk me off to White Sands for an ice cream treat. I look forward to it every weekend!



We take the MRT everyday. It is very convenient to get to almost everywhere!



I look forward to school everyday at Pasir Ris primary, where I work hard and play even harder!



This is my baby brother; he enjoys our weekly grocery shopping. That's the only time he's quiet!

Daddy works at the Changi Business Park. I have been there once and it's very close to home.



- | | |
|---|------------------------------|
| A. Clubhouse | K. Reading corner |
| - Function room | L. Bio-pond |
| - Gymnasium | M. Fitness station |
| - Male changing rooms with steam room | N. Taichi lawn |
| - Female changing rooms with steam room | O. Adventure playground |
| B. Main drop-off | P. Children playground |
| C. Entrance Plaza | Q. BBQ corner |
| D. Water jets platform | R. Fragrance garden |
| E. 50m lap pool | S. Jogging track |
| F. Children's fun pool | T. Pedestrian side gate |
| G. Family pool | U. Sun deck |
| H. Sunset pool with jacuzzi seats | V. Pavilion |
| J. Tennis court | W. Guardhouse |
| | X. Bin centre and substation |





Offering a wide variety of layouts, a select collection of Sea Esta units are strategically designed with the living, dining and bedrooms sharing a linear panoramic view, be it the openness of beckoning horizons and shoreline or the communal landscapes of lush greenery and inviting pools.





Dual Views

Combining the best of both worlds, dual views units accommodates two generous balconies on each side, creating an added expanse of space for an abundance of natural bursts of sunshine and a cool ventilation of sea breeze, a true personification of the very essence of seaside living.



Blk 18 Pasir Ris Link, S (5/8/56)

Unit Flr	01	02	03	04	05	06	07
#12	PH4	PH2	PH3	PH3			PH1
#11	C2	B2	C	C	A	B	B1
#10	C2	B2	C	C	A	B	B1
#09	C2	B2	C	C	A	B	B1
#08	C2	B2	C	C	A	B	B1
#07	C2	B2	C	C	A	B	B1
#06	C2	B2	C	C	A	B	B1
#05	C2	B2	C	C	A	B	B1
#04	C2	B2	C	C	A	B	B1
#03	C2	B2	C	C	A	B	B1
#02	C2	B2	C	C	A	B	B1
#01	C2-G	B2-G	C-G	C-G	A-G	B-G	B1-G

Blk 22 Pasir Ris Link, S (5/8/58)

Unit Flr	15	16	17	18
#13	PH9a	PH8	PH5	C9-RT
#12	C8a	C5	C6	DK
#11	C8a	C5	C6	DK
#10	C8a	C5	C6	DK
#09	C8a	C5	C6	DK
#08	C8a	C5	C6	DK
#07	C8a	C5	C6	DK
#06	C8a	C5	C6	DK
#05	C8a	C5	C6	DK
#04	C8a	C5	C6	DK
#03	C8a	C5	C6	DK
#02	C8a	C5	C6	DK
#01	C8a-G	C1-G	C6-G	DK-G

Blk 28 Pasir Ris Link, S (5/8/46)

Unit Flr	23	24	25	26
#13	PH7	PH8	PH10	C3
#12	C4	C5	D	C3
#11	C4	C5	D	C3
#10	C4	C5	D	C3
#09	C4	C5	D	C3
#08	C4	C5	D	C3
#07	C4	C5	D	C3
#06	C4	C5	D	C3
#05	C4	C5	D	C3
#04	C4	C5	D	C3
#03	C4	C5	D	C3
#02	C4	C5	D	C3
#01	C4-G	C1-G	D-G	C3-G

Blk 20 Pasir Ris Link, S (5/8/57)

Unit Flr	08	09	10	11	12	13	14
#12	PH3	PH2	PH4	PH1			PH3
#11	C	B2	C2	B1	B	A	C
#10	C	B2	C2	B1	B	A	C
#09	C	B2	C2	B1	B	A	C
#08	C	B2	C2	B1	B	A	C
#07	C	B2	C2	B1	B	A	C
#06	C	B2	C2	B1	B	A	C
#05	C	B2	C2	B1	B	A	C
#04	C	B2	C2	B1	B	A	C
#03	C	B2	C2	B1	B	A	C
#02	C	B2	C2	B1	B	A	C
#01	C-G	B2-G	C2-G	B1-G	B-G	A-G	C-G

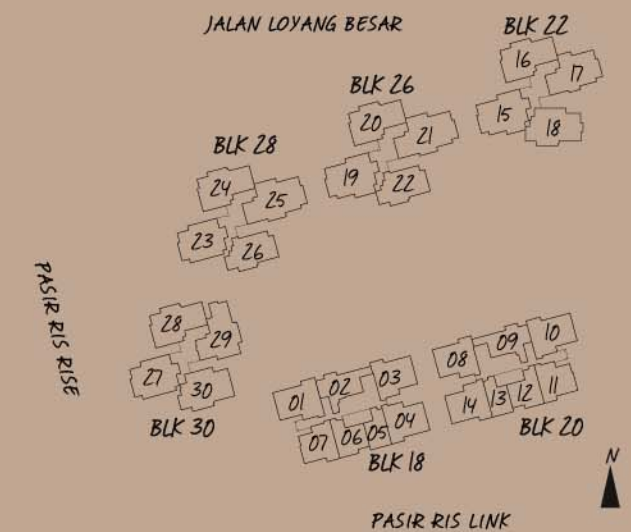
Blk 26 Pasir Ris Link, S (5/8/45)

Unit Flr	19	20	21	22
#13	PH9	PH8	PH10	C3
#12	C8	C5	D	C3
#11	C8	C5	D	C3
#10	C8	C5	D	C3
#09	C8	C5	D	C3
#08	C8	C5	D	C3
#07	C8	C5	D	C3
#06	C8	C5	D	C3
#05	C8	C5	D	C3
#04	C8	C5	D	C3
#03	C8	C5	D	C3
#02	C8	C5	D	C3
#01	C8-G	C1-G	D-G	C3-G

Blk 30 Pasir Ris Link, S (5/8/47)

Unit Flr	27	28	29	30
#13	PH7	PH8	PH6	C10-RT
#12	C4	C5	C7	DK1
#11	C4	C5	C7	DK1
#10	C4	C5	C7	DK1
#09	C4	C5	C7	DK1
#08	C4	C5	C7	DK1
#07	C4	C5	C7	DK1
#06	C4	C5	C7	DK1
#05	C4	C5	C7	DK1
#04	C4	C5	C7	DK1
#03	C4	C5	C7	DK1
#02	C4	C5	C7	DK1
#01	C4-G	C1-G	C7-G	DK1-G

Legend



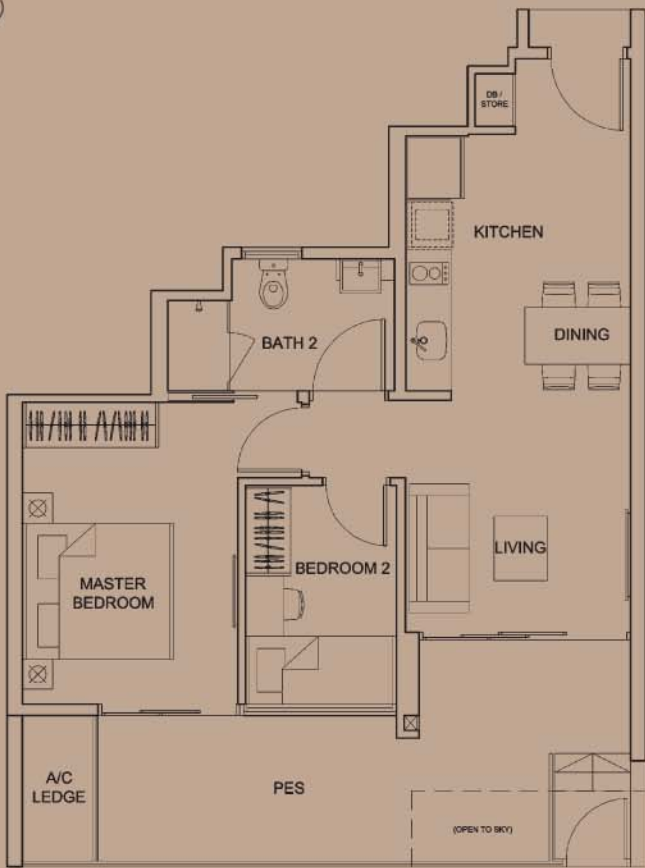
TYPE A-G (1-bedroom)

Area 581 sqft / 54 sqm (inclusive of 12m² PES & 3m² A/C Ledge)
Unit Blk 18, #01-05 (Mirror Image)
Blk 20, #01-13



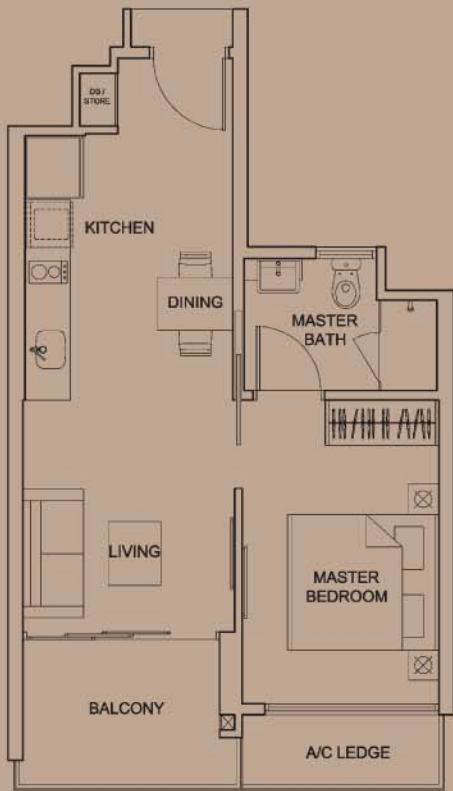
TYPE B-G (2-bedroom)

Area 764 sqft / 71 sqm (inclusive of 17m² PES & 2m² A/C Ledge)
Unit Blk 18, #01-06 (Mirror Image)
Blk 20, #01-12



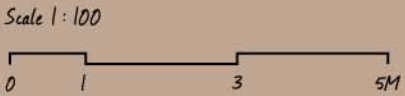
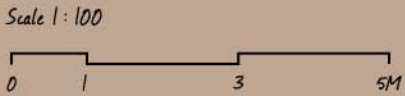
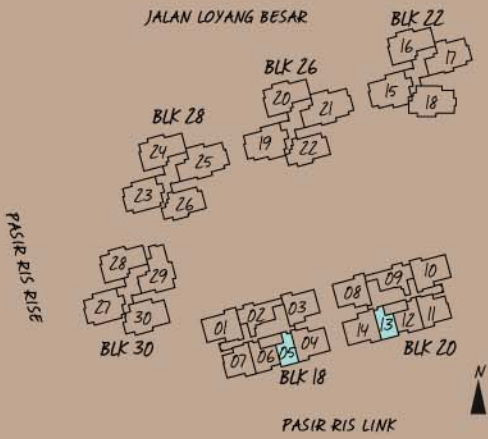
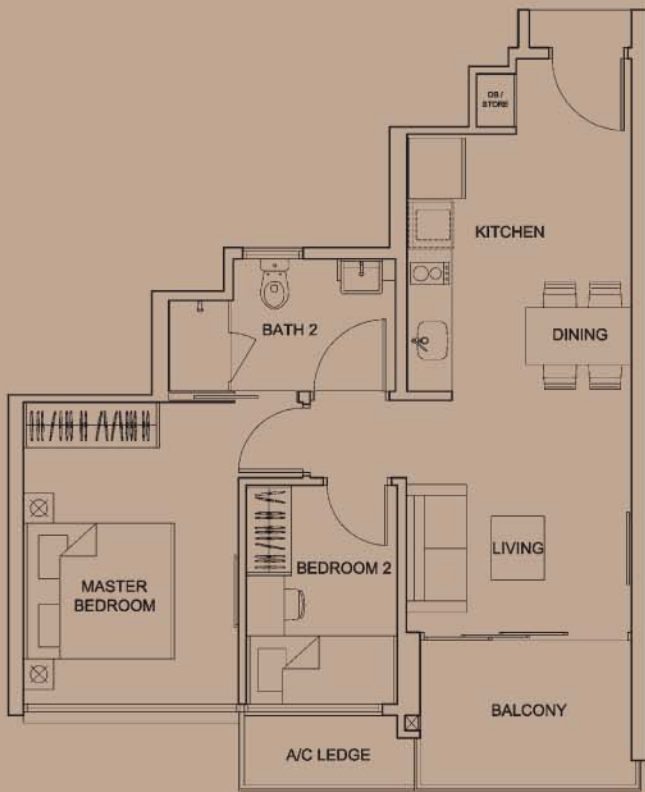
TYPE A (1-bedroom)

Area 517 sqft / 48 sqm (inclusive of 6m² Balcony & 3m² A/C Ledge)
Unit Blk 18, #02-05 to #12-05 (Mirror Image)
Blk 20, #02-13 to #12-13



TYPE B (2-bedroom)

Area 646 sqft / 60 sqm (inclusive of 6m² Balcony & 2m² A/C Ledge)
Unit Blk 18, #02-06 to #12-06 (Mirror Image)
Blk 20, #02-12 to #12-12



TYPE B1-G (2-bedroom)

Area 980 sqft / 91 sqm (inclusive of 21m² PES & 4m² A/C Ledge)

Unit Blk 18, #01-07 (Mirror Image)

Blk 20, #01-11

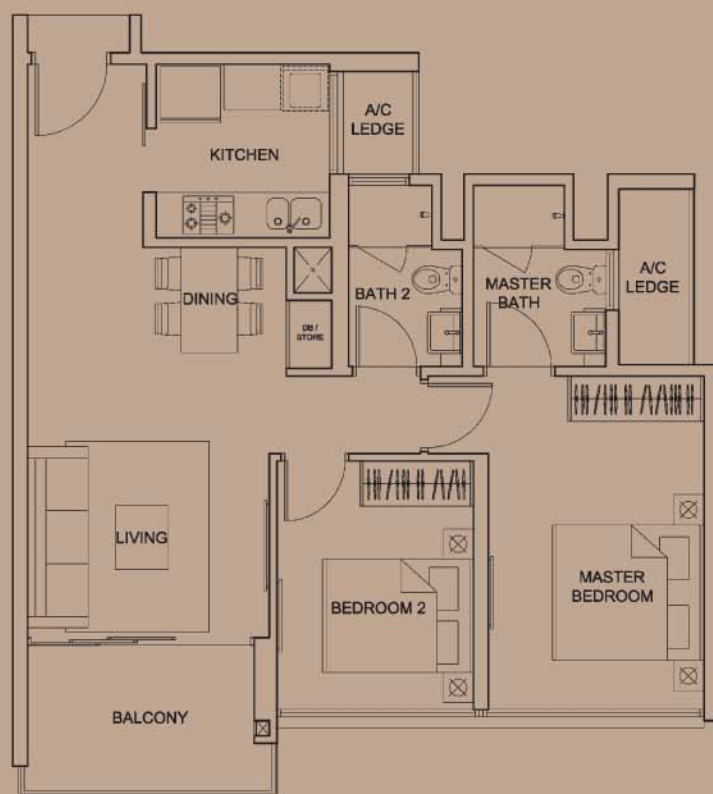


TYPE B1 (2-bedroom)

Area 818 sqft / 76 sqm (inclusive of 7m² Balcony & 4m² A/C Ledge)

Unit Blk 18, #02-07 to #11-07 (Mirror Image)

Blk 20, #02-11 to #11-11



Scale 1:100



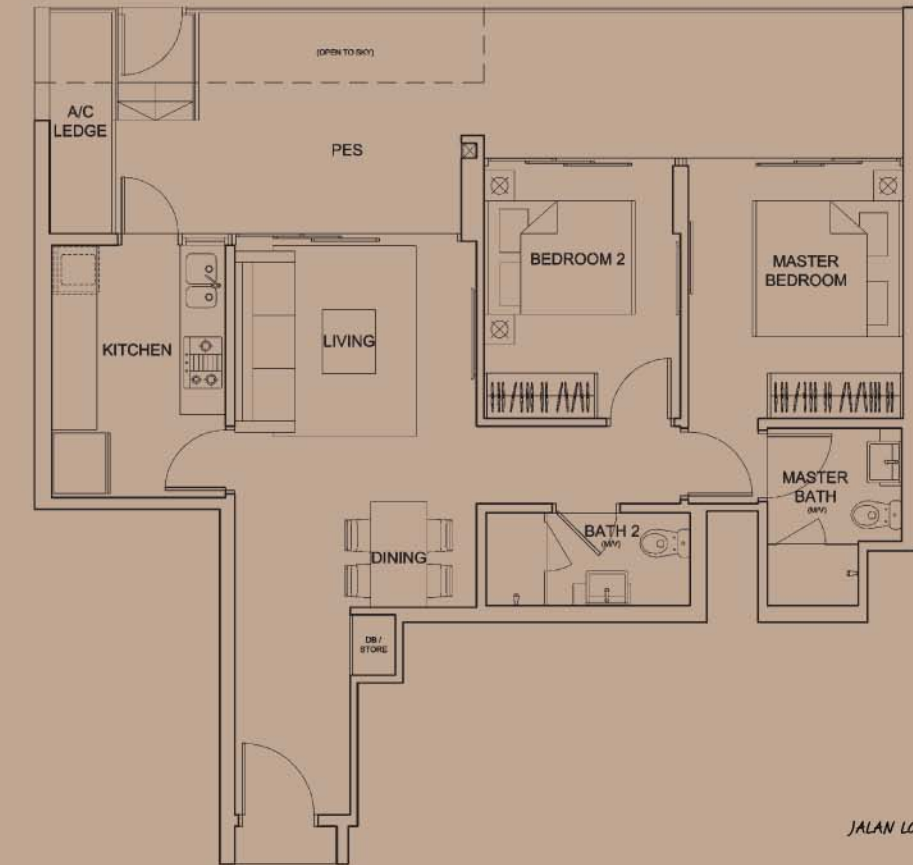
TYPE B2-G (2-bedroom)

Pool Views

Area 1,001 sqft / 93 sqm (inclusive of 26m² PES & 3m² A/C Ledge)

Unit Blk 18, #01-02

Blk 20, #01-09 (Mirror Image)



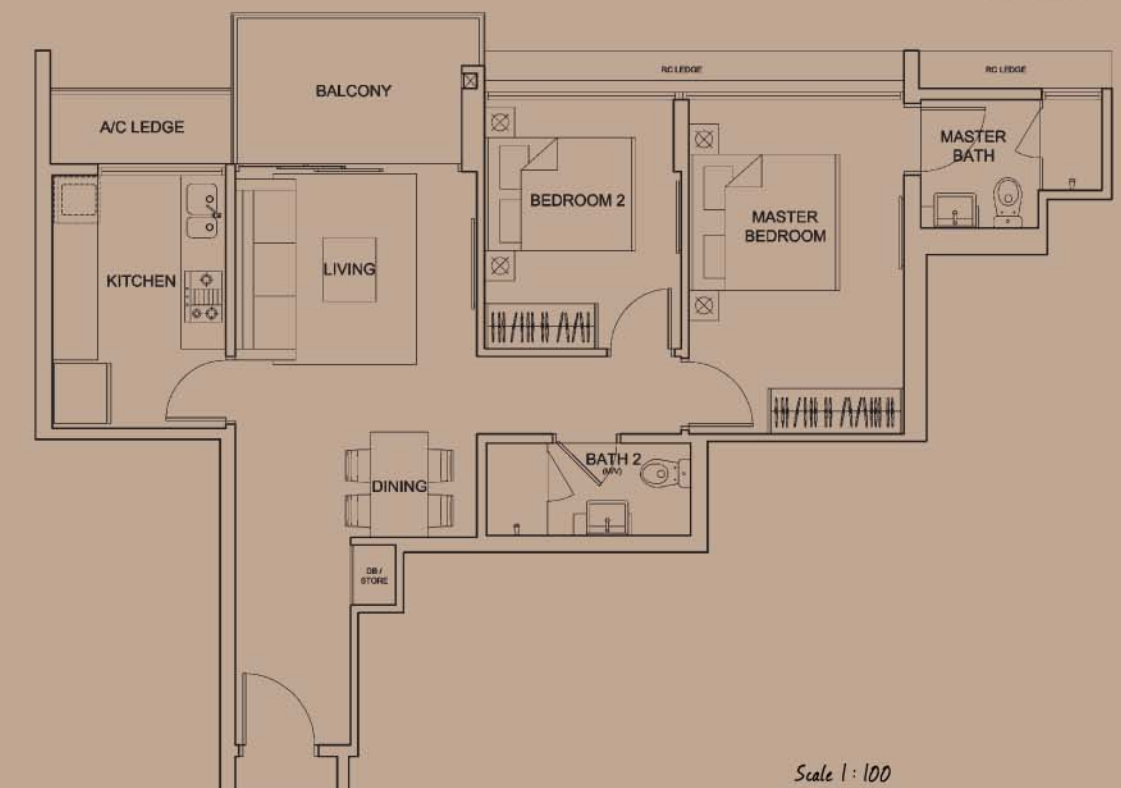
TYPE B2 (2-bedroom)

Pool Views

Area 818 sqft / 76 sqm (inclusive of 6m² Balcony & 3m² A/C Ledge)

Unit Blk 18, #02-02 to #11-02

Blk 20, #02-09 to #11-09 (Mirror Image)



Scale 1:100



TYPE C-G (3-bedroom)

Area 1,119 sqft / 104 sqm (inclusive of 26m² PES & 4m² A/C Ledge)

Unit Blk 18, #01-03 (Mirror Image) & Blk 20, #01-08 **Pool Views**

Blk 18, #01-04 & Blk 20, #01-14 (Mirror Image)



TYPE C (3-bedroom)

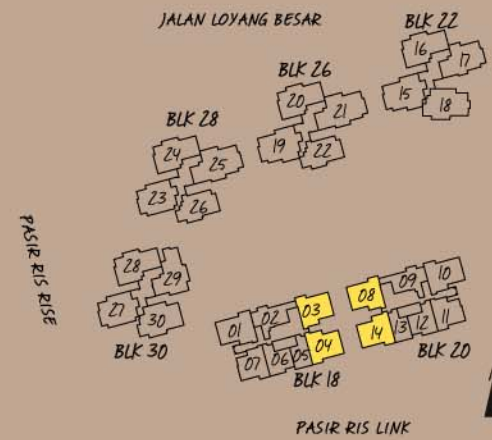
Area 904 sqft / 84 sqm (inclusive of 7m² Balcony & 4m² A/C Ledge)

Unit Blk 18, #02-03 to #11-03 (Mirror Image) **Pool Views**

Blk 20, #02-08 to #11-08 **Pool Views**

Blk 18, #02-04 to #11-04

Blk 20, #02-14 to #11-14 (Mirror Image)



Scale 1 : 100



TYPE C1-G (3-bedroom)

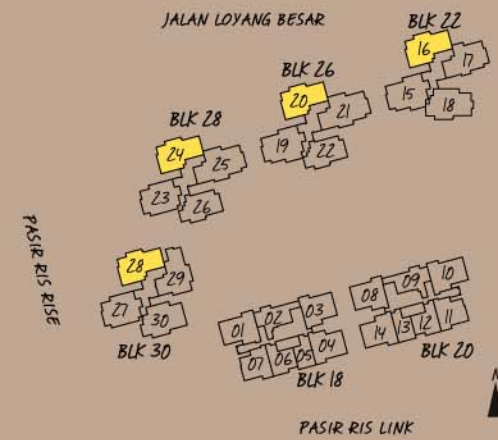
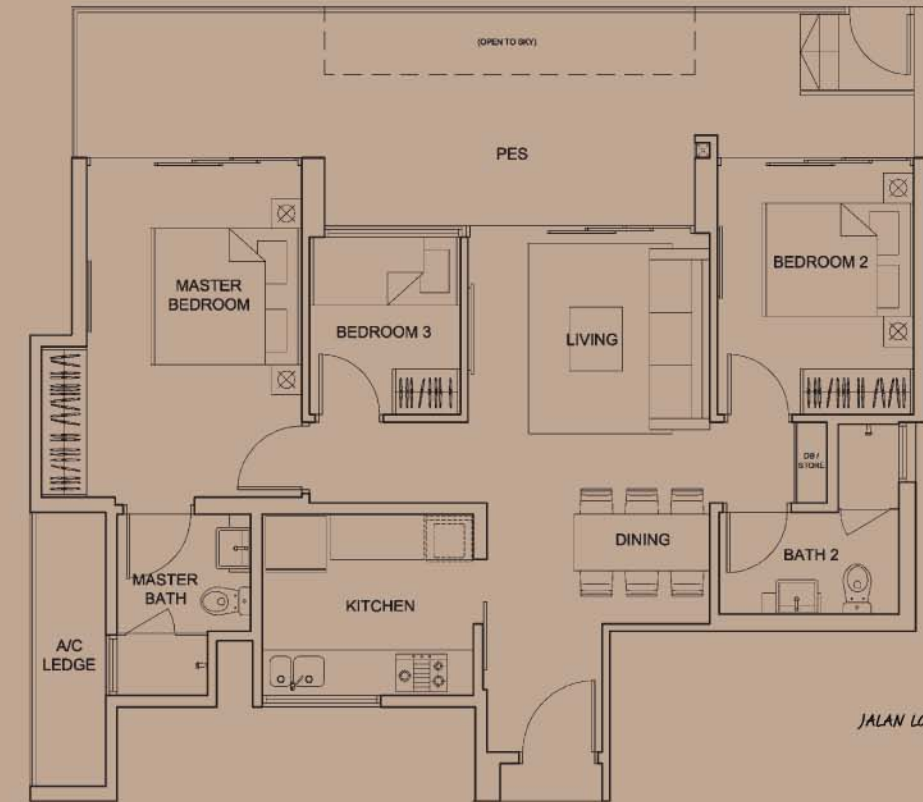
Area 1,119 sqft / 104 sqm (inclusive of 27m² PES & 4m² A/C Ledge)

Unit Blk 22, #01-16

Blk 26, #01-20

Blk 28, #01-24

Blk 30, #01-28



TYPE C5 (3-bedroom)

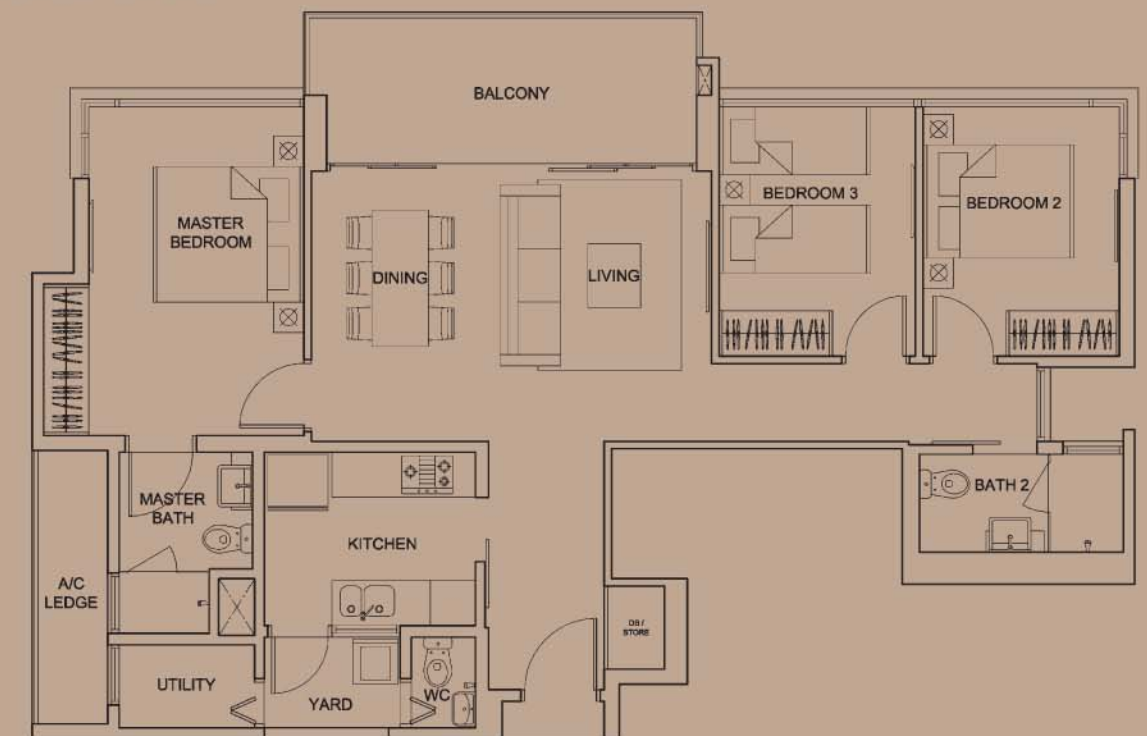
Area 1,119 sqft / 104 sqm (inclusive of 11m² Balcony & 4m² A/C Ledge)

Unit Blk 22, #02-16 to #12-16

Blk 26, #02-20 to #12-20

Blk 28, #02-24 to #12-24

Blk 30, #02-28 to #12-28



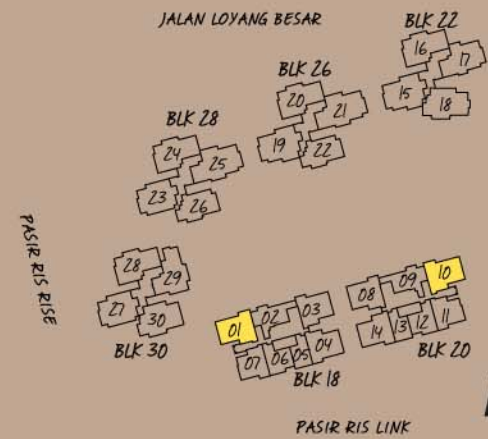
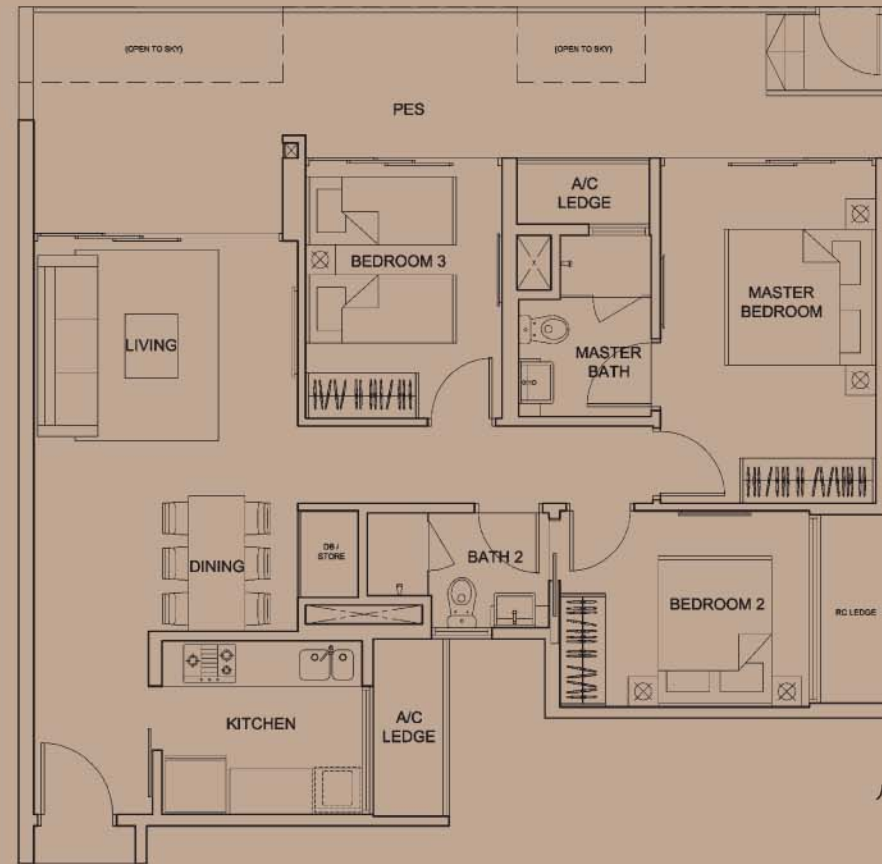
Scale 1 : 100



TYPE C2-G (3-bedroom)

Pool Views

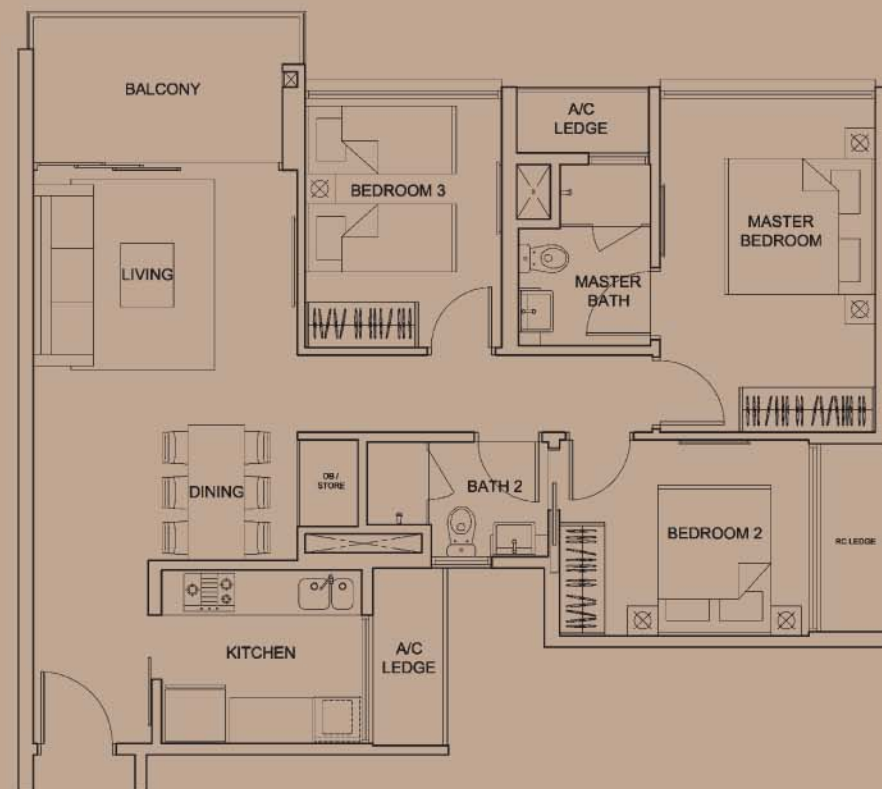
Area 1,184 sqft / 110 sqm (inclusive of 26m² PES & 4m² A/C Ledge)
Unit Blk 18, #01-01 (Mirror Image)
Blk 20, #01-10



TYPE C2 (3-bedroom)

Pool Views

Area 980 sqft / 91 sqm (inclusive of 7m² Balcony & 4m² A/C Ledge)
Unit Blk 18, #02-01 to #11-01 (Mirror Image)
Blk 20, #02-10 to #11-10



Scale 1:100

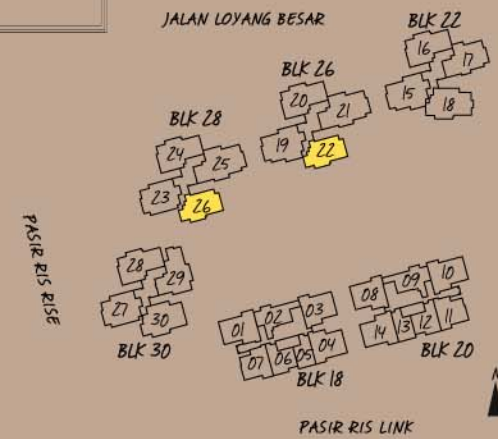
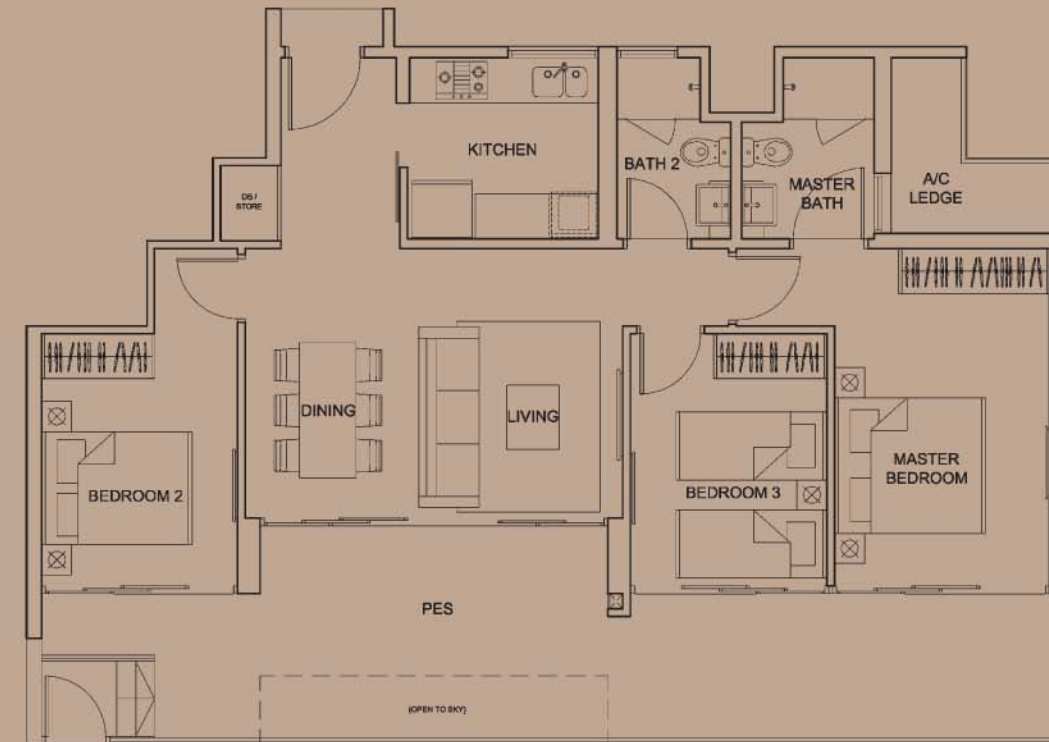


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BP Approval No: A0712-01111-2011-BP01 dated 22 May 2012

TYPE C3-G (3-bedroom)

Pool Views

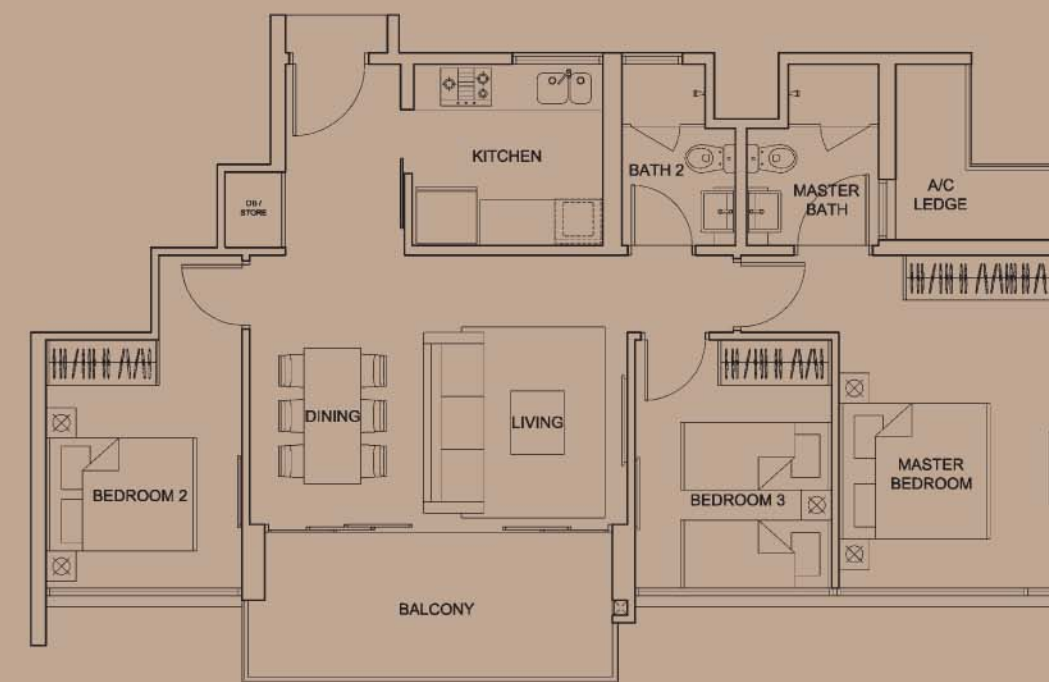
Area 1,216 sqft / 113 sqm (inclusive of 32m² PES & 4m² A/C Ledge)
Unit Blk 26, #01-22
Blk 28, #01-26



TYPE C3 (3-bedroom)

Pool Views

Area 980 sqft / 91 sqm (inclusive of 10m² Balcony & 4m² A/C Ledge)
Unit Blk 26, #02-22 to #13-22
Blk 28, #02-26 to #13-26



Scale 1:100



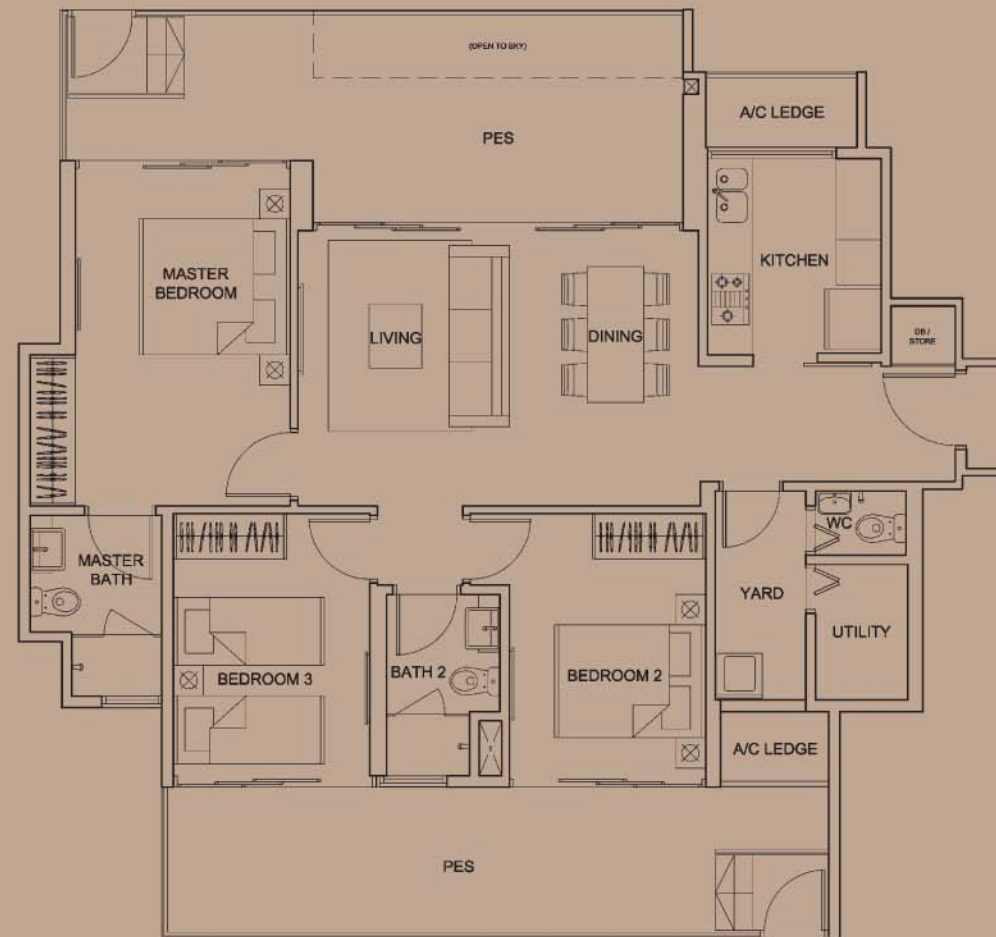
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TYPE C4-G (3-bedroom)

Area 1,399 sqft / 130 sqm (inclusive of 39m² PES & 4m² A/C Ledge)

Unit Blk 28, #01-23

Blk 30, #01-27

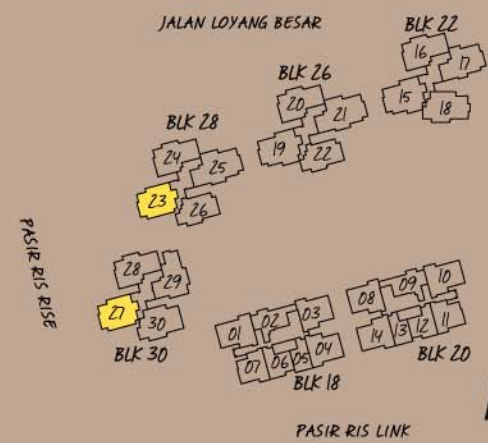


TYPE C4 (3-bedroom)

Area 1,098 sqft / 102 sqm (inclusive of 11m² Balcony & 4m² A/C Ledge)

Unit Blk 28, #02-23 to #12-23

Blk 30, #02-27 to #12-27



Scale 1:100



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TYPE C6-G (3-bedroom)

Dual Views

Area 1,421 sqft / 132 sqm (inclusive of 41m² PES & 4m² A/C Ledge)

Unit Blk 22, #01-17

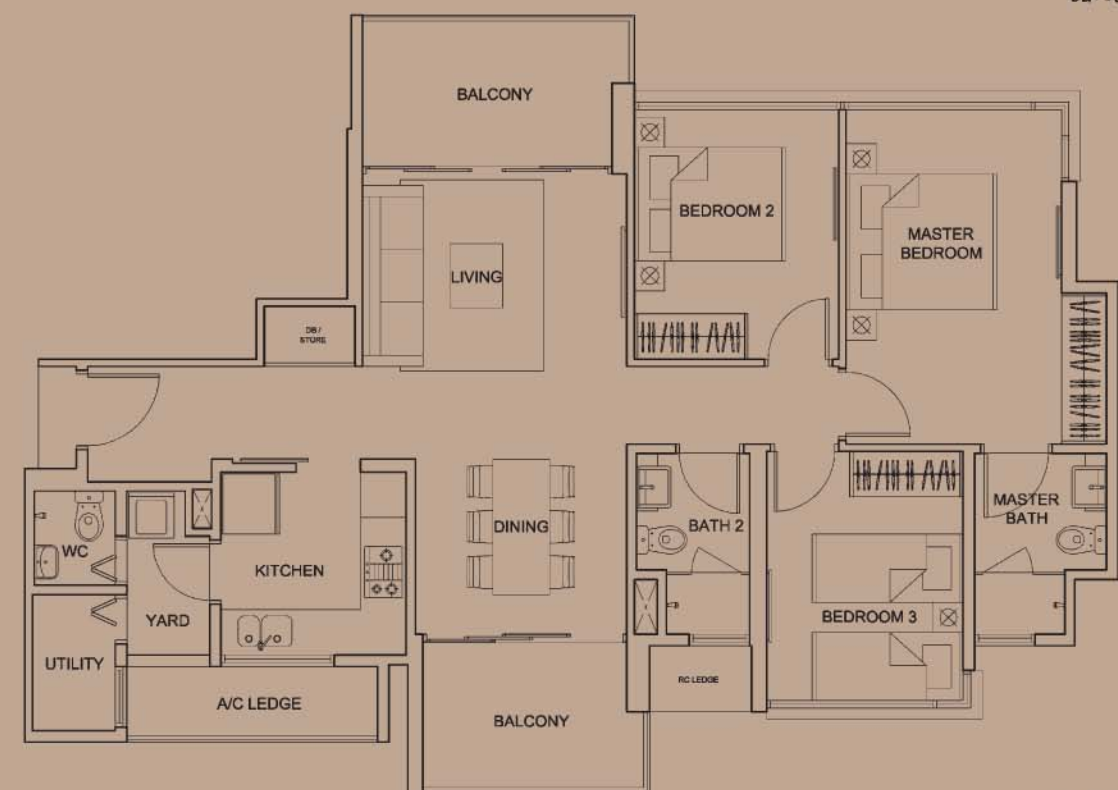


TYPE C6 (3-bedroom)

Dual Views

Area 1,130 sqft / 105 sqm (inclusive of 13m² Balcony & 4m² A/C Ledge)

Unit Blk 22, #02-17 to #12-17



Scale 1:100



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TYPE C7-G (3-bedroom)

Area 1,378 sqft / 128 sqm
(inclusive of 32m² PES & 4m² A/C Ledge)

Unit Blk 30, #01-29

Pool Views



TYPE C7 (3-bedroom)

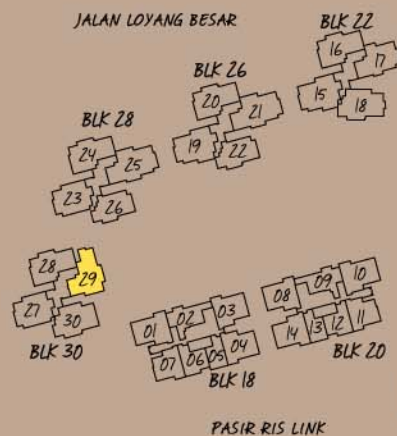
Area 1,141 sqft / 106 sqm
(inclusive of 11m² Balcony & 4m² A/C Ledge)

Unit Blk 30, #02-29 to #12-29

Pool Views



JALAN LOYANG BESAR



Scale 1:100



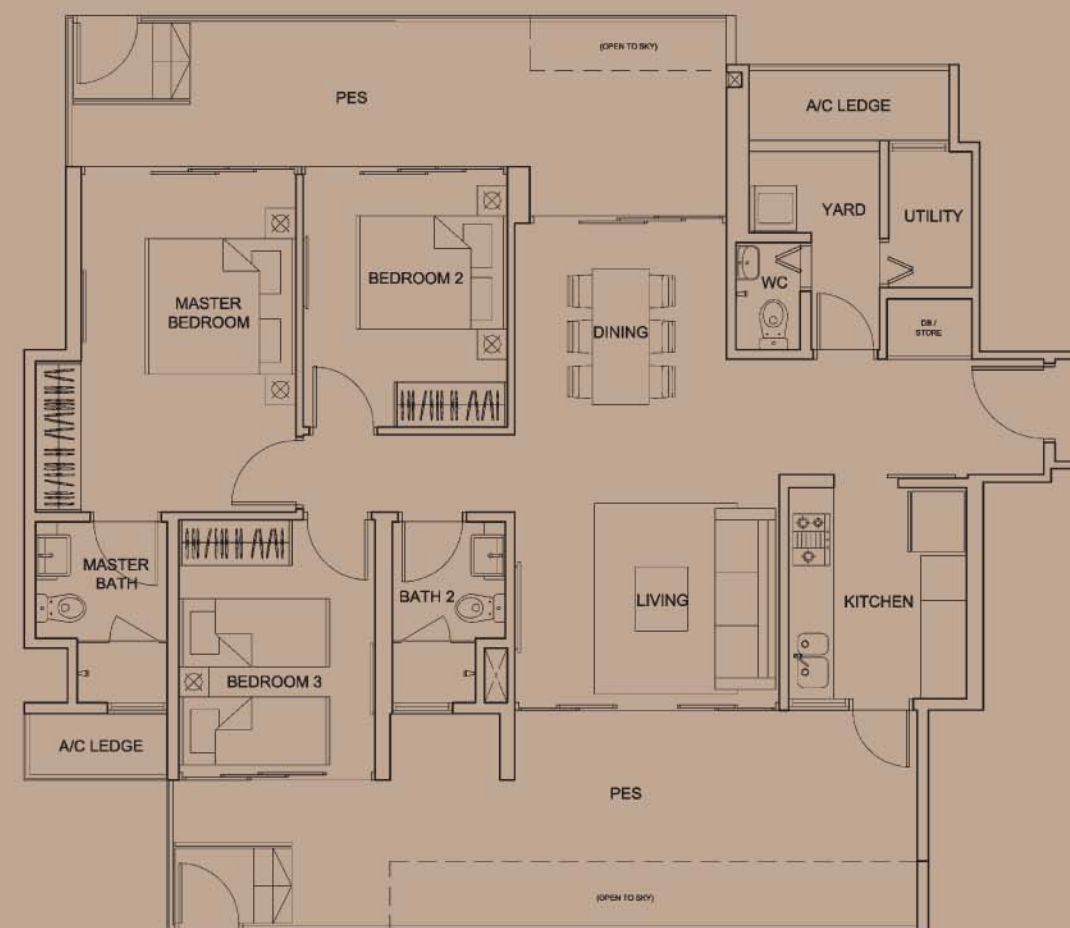
All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.
BP Approval No: A0712-01111-2011-BP01 dated 22 May 2012

TYPE C8-G (3-bedroom)

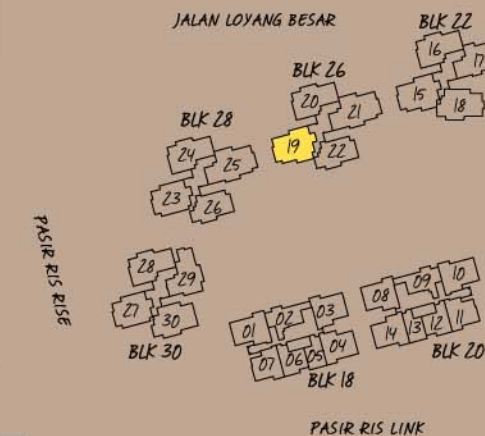
Dual Views

Area 1,528 sqft / 142 sqm (inclusive of 46m² PES & 5m² A/C Ledge)

Unit Blk 26, #01-19



JALAN LOYANG BESAR

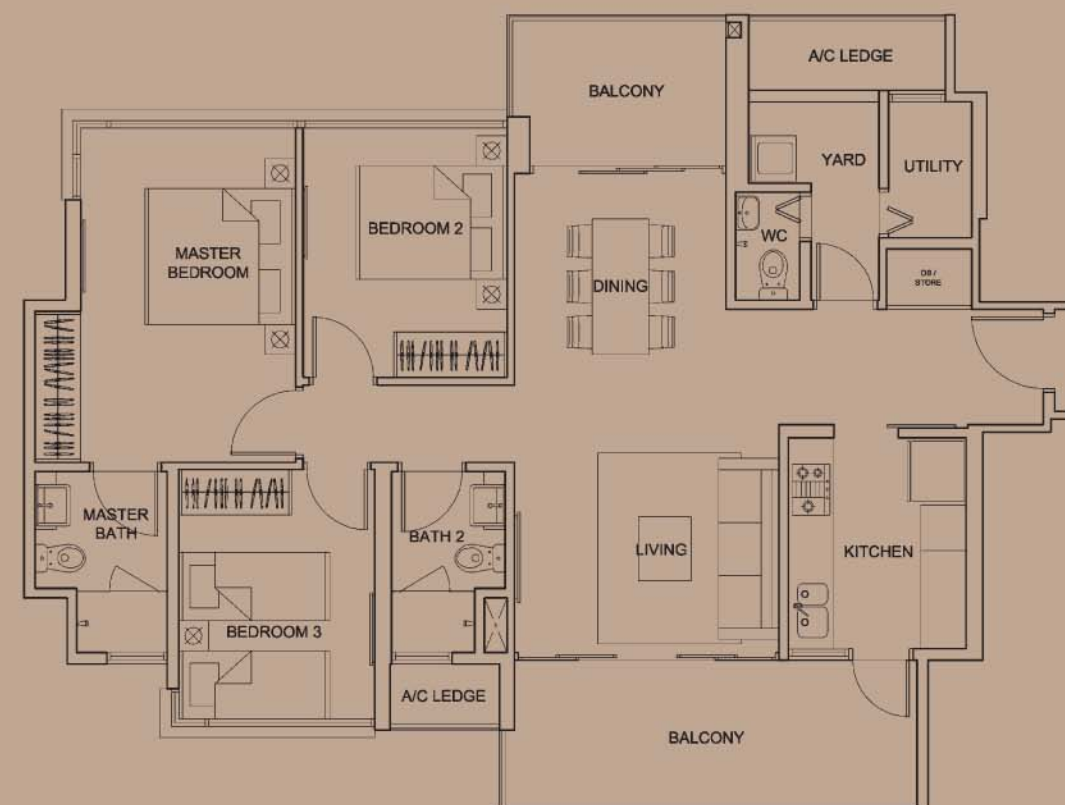


TYPE C8 (3-bedroom)

Dual Views

Area 1,216 sqft / 113 sqm (inclusive of 17m² Balcony & 5m² A/C Ledge)

Unit Blk 26, #02-19 to #12-19



Scale 1:100



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TYPE C8a-G (3-bedroom)

Dual Views

Area 1,518 sqft / 141 sqm (inclusive of 45m² PES & 5m² A/C Ledge)

Unit Blk 22, #01-15

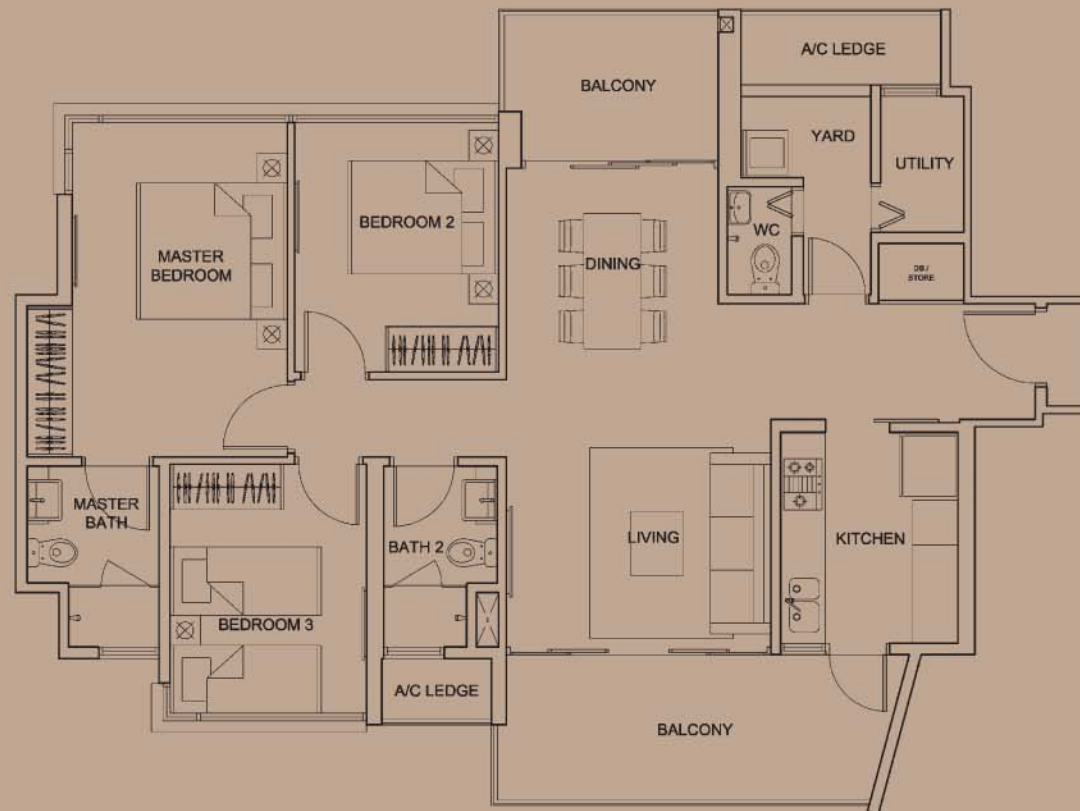


TYPE C8a (3-bedroom)

Dual Views

Area 1,206 sqft / 112 sqm (inclusive of 17m² Balcony & 5m² A/C Ledge)

Unit Blk 22, #02-15 to #12-15



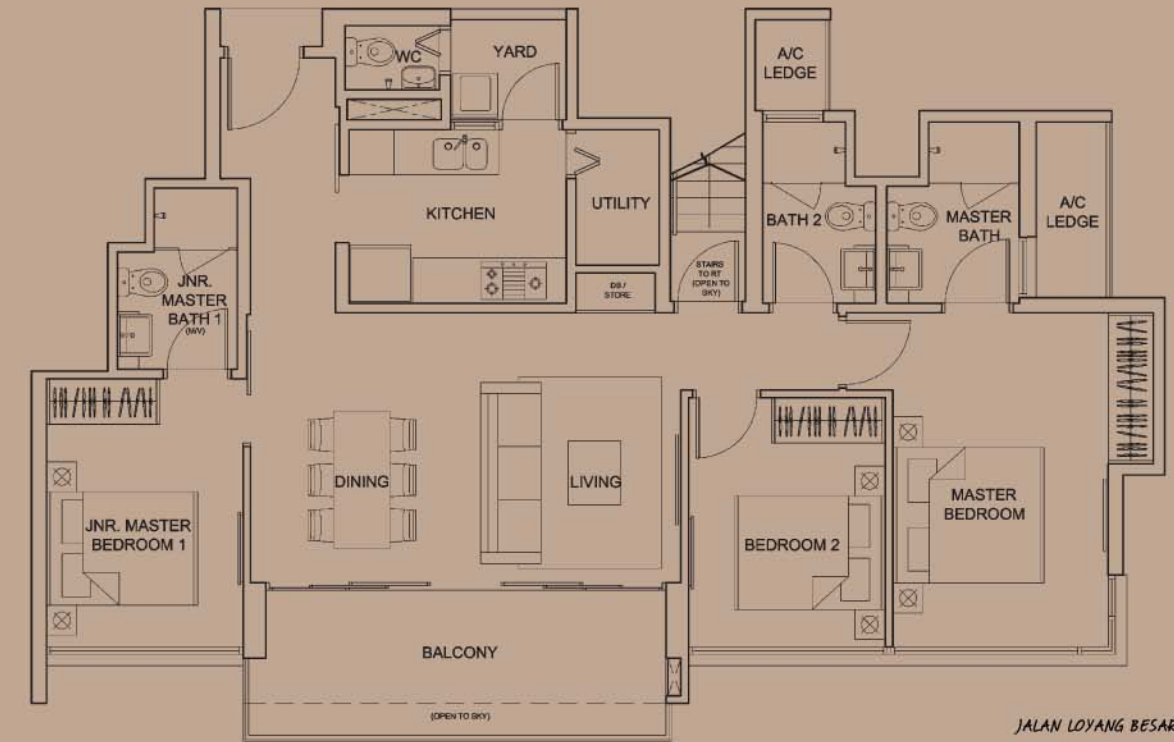
All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.
BP Approval No: A0712-01111-2011-BP01 dated 22 May 2012

TYPE C9-RT (3-bedroom)

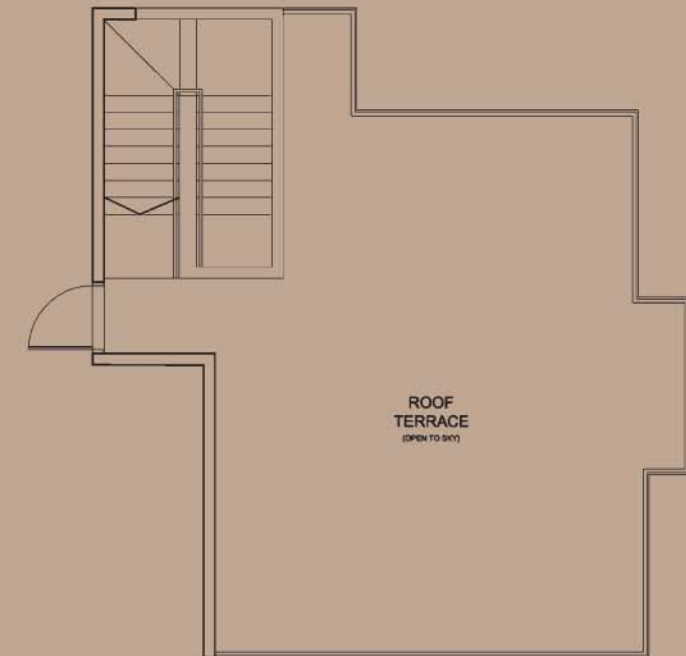
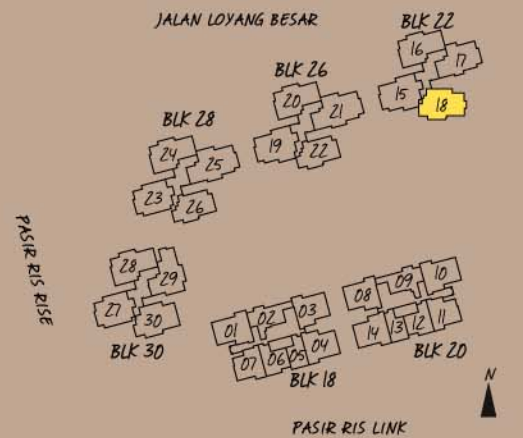
Pool Views

Area 1,787 sqft / 166 sqm (inclusive of 11m² Balcony, 4m² A/C Ledge & 44m² Roof Terrace)

Unit Blk 22, #13-18



Lower Storey



Upper Storey

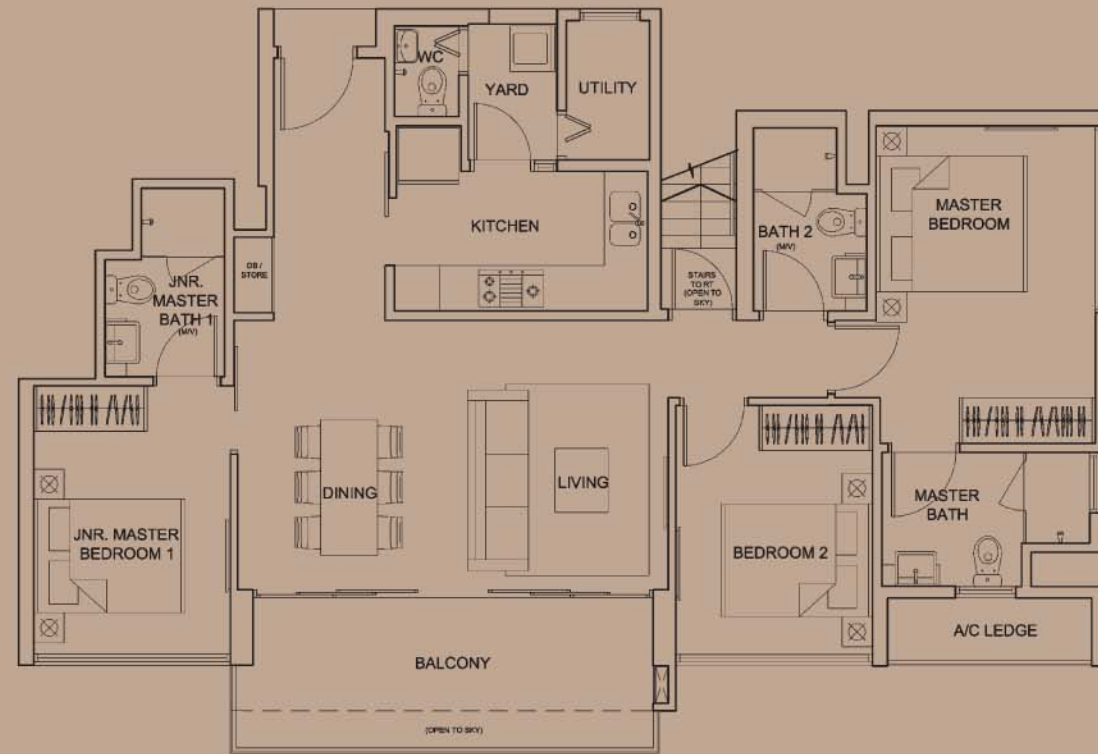


All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.
BP Approval No: A0712-01111-2011-BP01 dated 22 May 2012

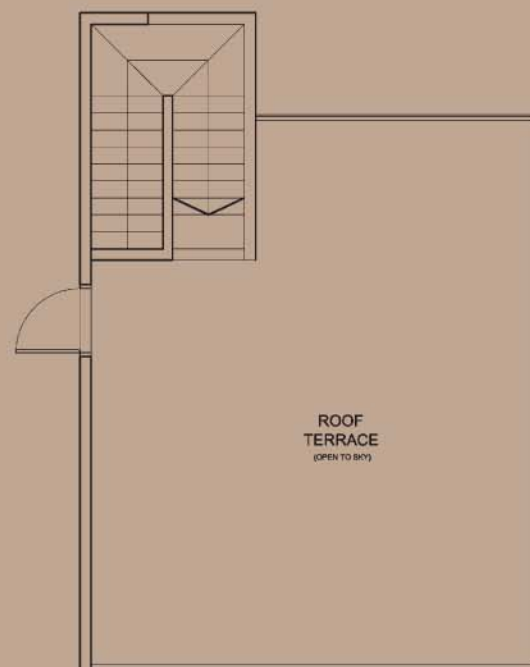
TYPE C10-RT (3-bedroom)

Area 1,711 sqft / 159 sqm (inclusive of 12m² Balcony, 3m² A/C Ledge & 38m² Roof Terrace)

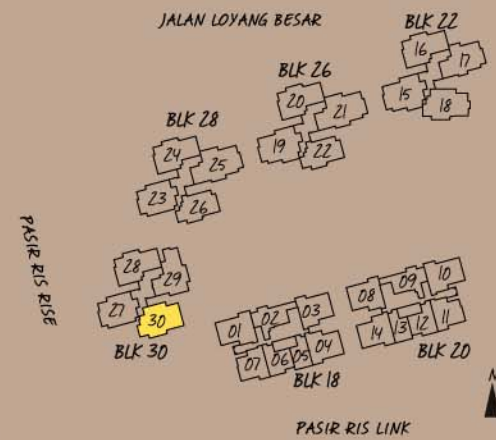
Unit Blk 30, #13-30



Lower Storey



Upper Storey



Scale 1:100



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BP Approval No: A0712-01111-2011-BP01 dated 22 May 2012

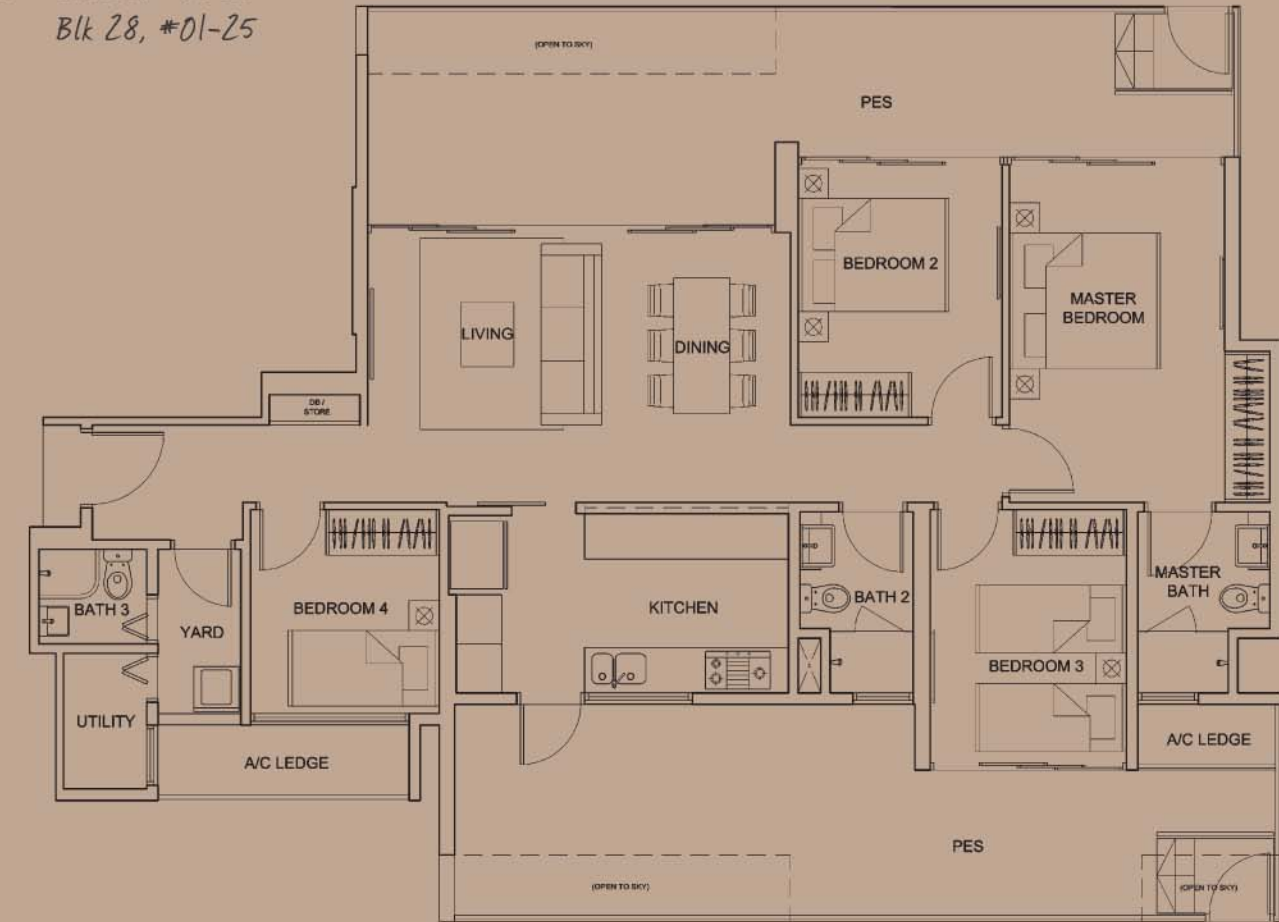
TYPE D-G (4-bedroom)

Dual Views

Area 1,744 sqft / 162 sqm (inclusive of 56m² PES & 6m² A/C Ledge)

Unit Blk 26, #01-21

Blk 28, #01-25



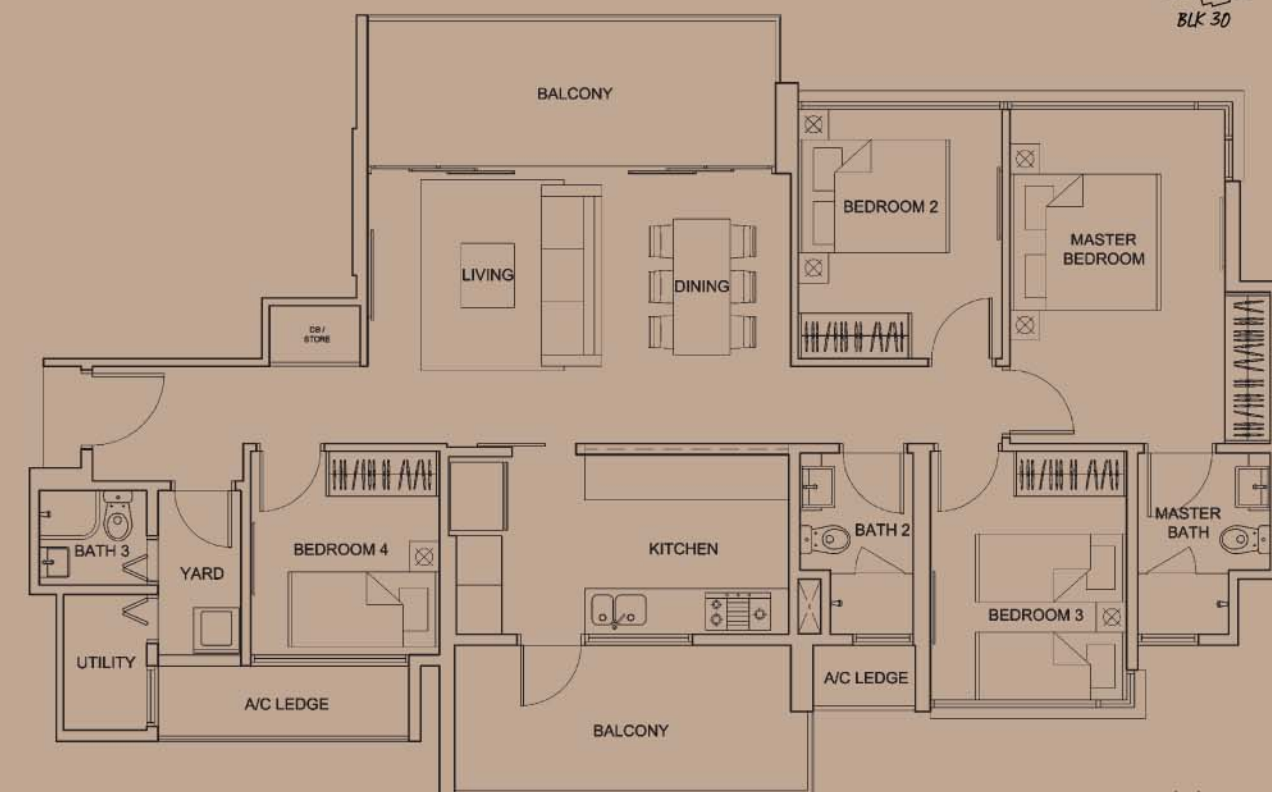
TYPE D (4-bedroom)

Dual Views

Area 1,367 sqft / 127 sqm (inclusive of 21m² Balcony & 5m² A/C Ledge)

Unit Blk 26, #02-21 to #12-21

Blk 28, #02-25 to #12-25



Scale 1:100

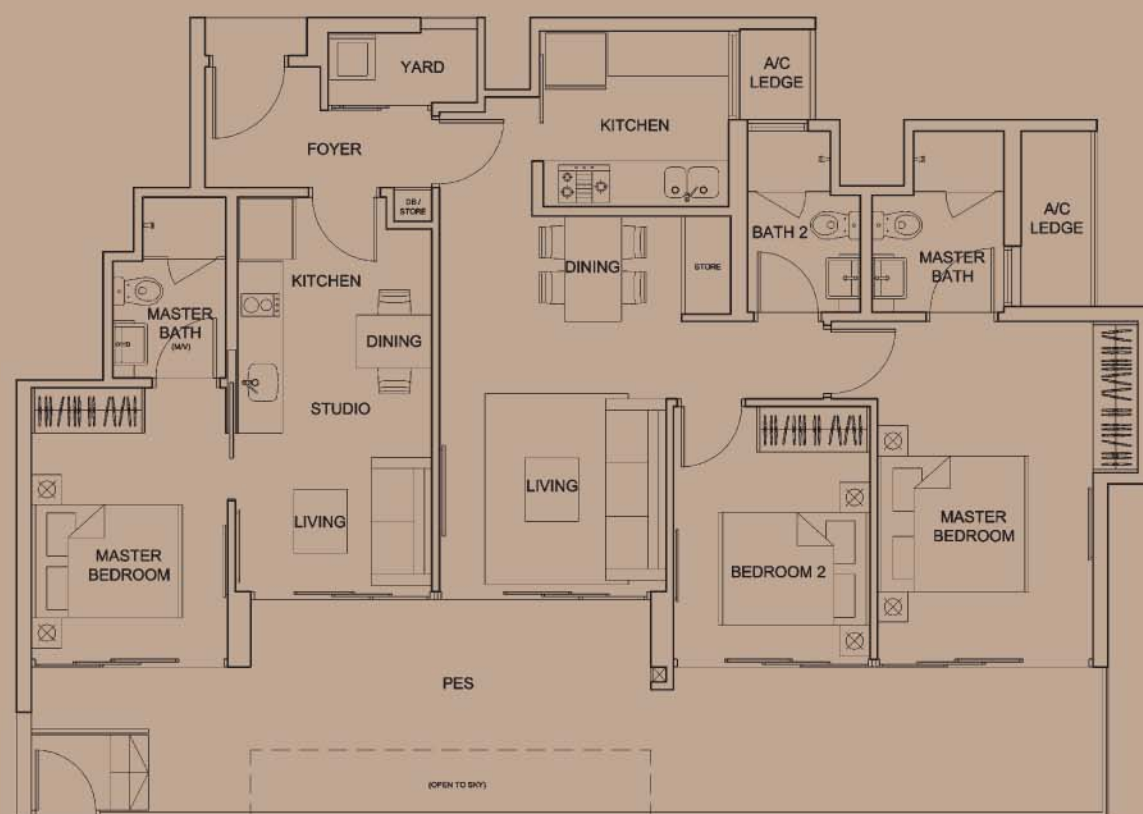


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BP Approval No: A0712-01111-2011-BP01 dated 22 May 2012

TYPE DK-G (3-bedroom Dual Key) Pool Views

Area 1,464 sqft / 136 sqm (inclusive of 34m² PES & 4m² A/C Ledge)

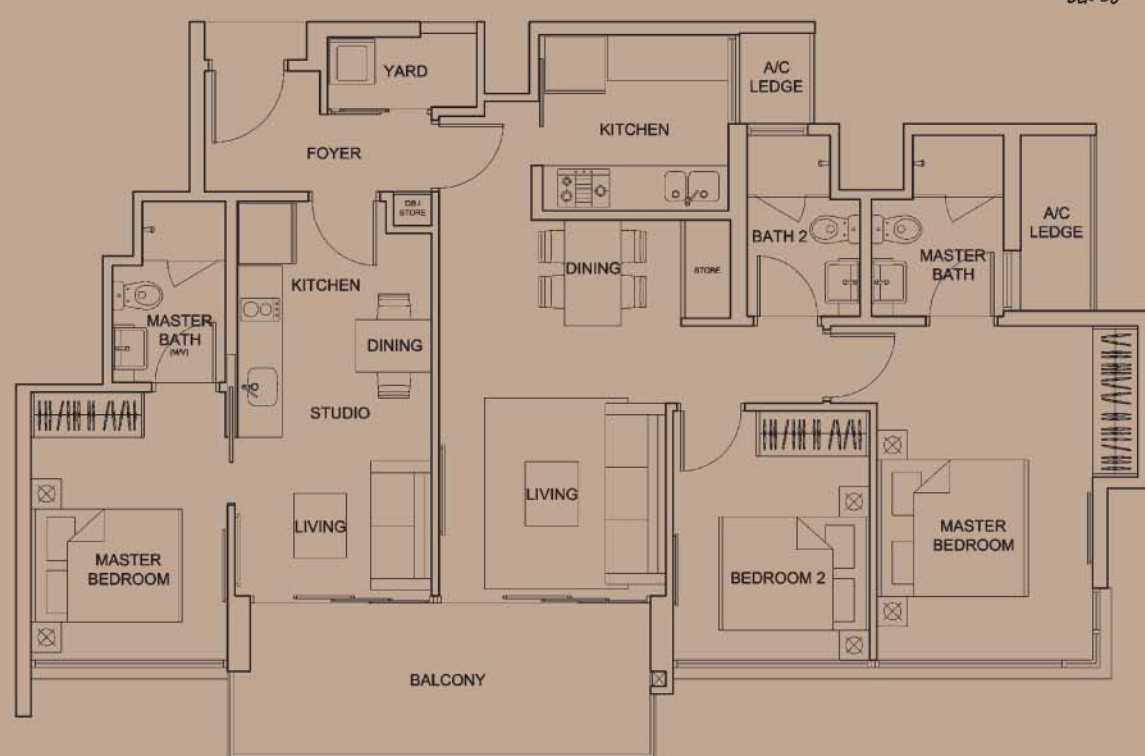
Unit Blk 22, #01-18



TYPE DK (3-bedroom Dual Key) Pool Views

Area 1,227 sqft / 114 sqm (inclusive of 12m² Balcony & 4m² A/C Ledge)

Unit Blk 22, #02-18 to #12-18



Scale 1:100

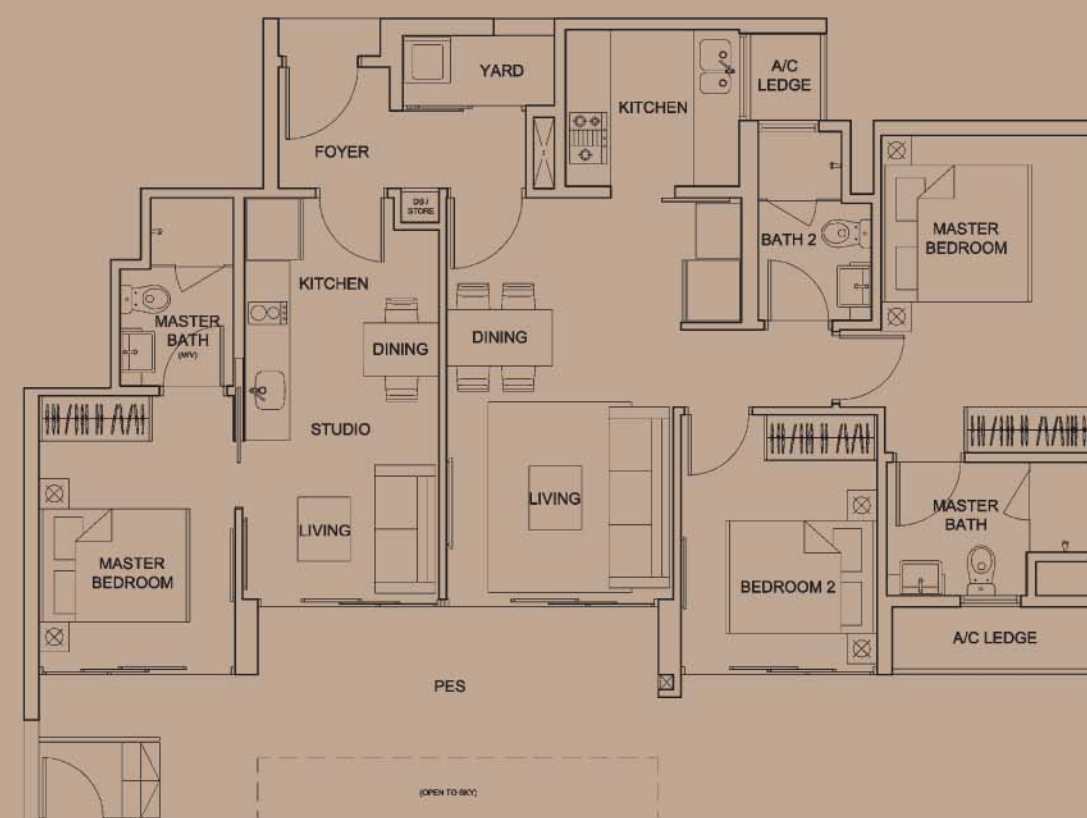


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BP Approval No: A0712-01111-2011-BP01 dated 22 May 2012

TYPE DK1-G (3-bedroom Dual Key)

Area 1,442 sqft / 134 sqm (inclusive of 33m² PES & 4m² A/C Ledge)

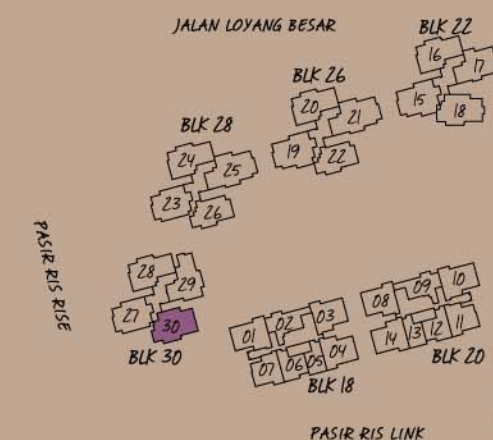
Unit Blk 30, #01-30



TYPE DK1 (3-bedroom Dual Key)

Area 1,206 sqft / 112 sqm (inclusive of 11m² Balcony & 4m² A/C Ledge)

Unit Blk 30, #02-30 to #12-30



Scale 1:100



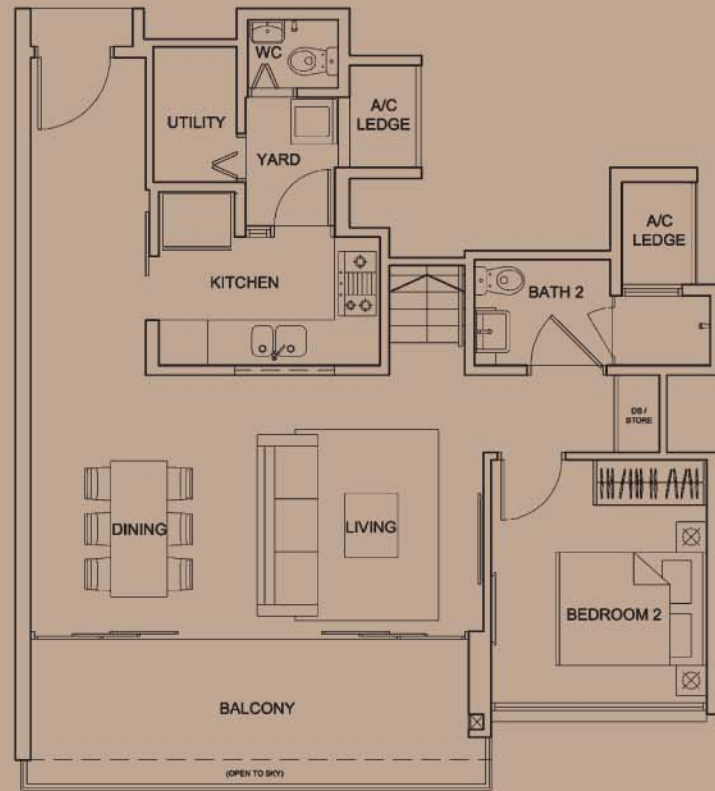
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BP Approval No: A0712-01111-2011-BP01 dated 22 May 2012

TYPE PH1 (3-bedroom Penthouse)

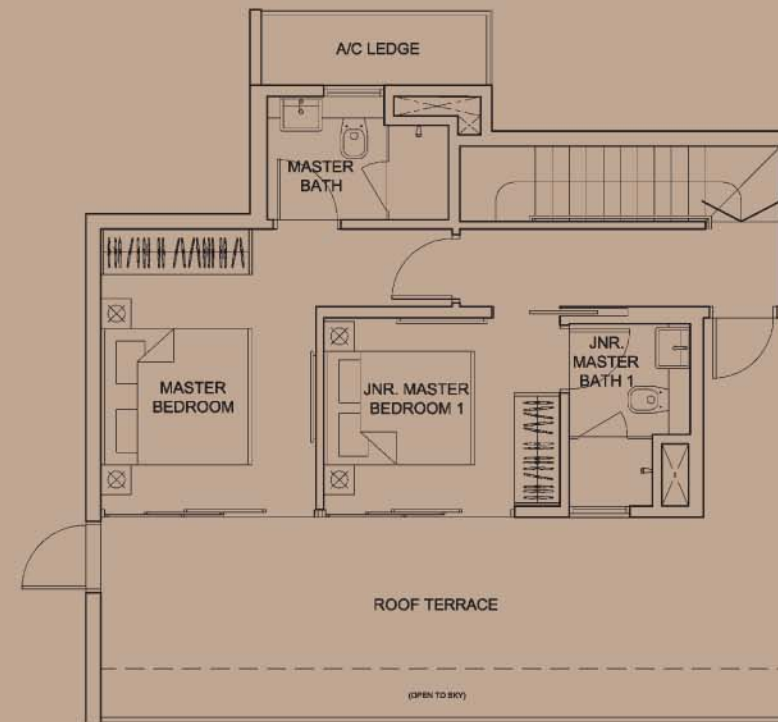
Area 1,658 sqft / 154 sqm (inclusive of 12m² Balcony, 6m² A/C Ledge & 29m² Roof Terrace)

Unit Blk 18, #12-07 (Mirror Image)

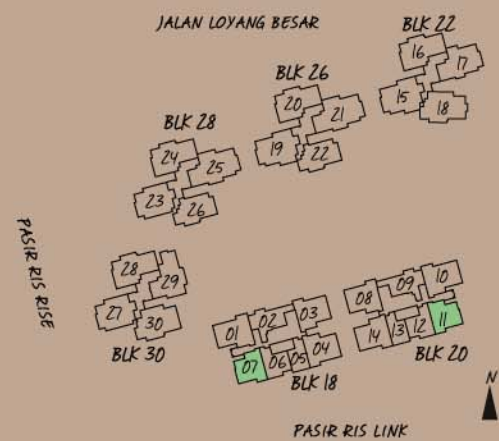
Blk 20, #12-11



Lower Storey



Upper Storey



Scale 1:100



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BP Approval No: A0712-01111-2011-B01 dated 22 May 2012

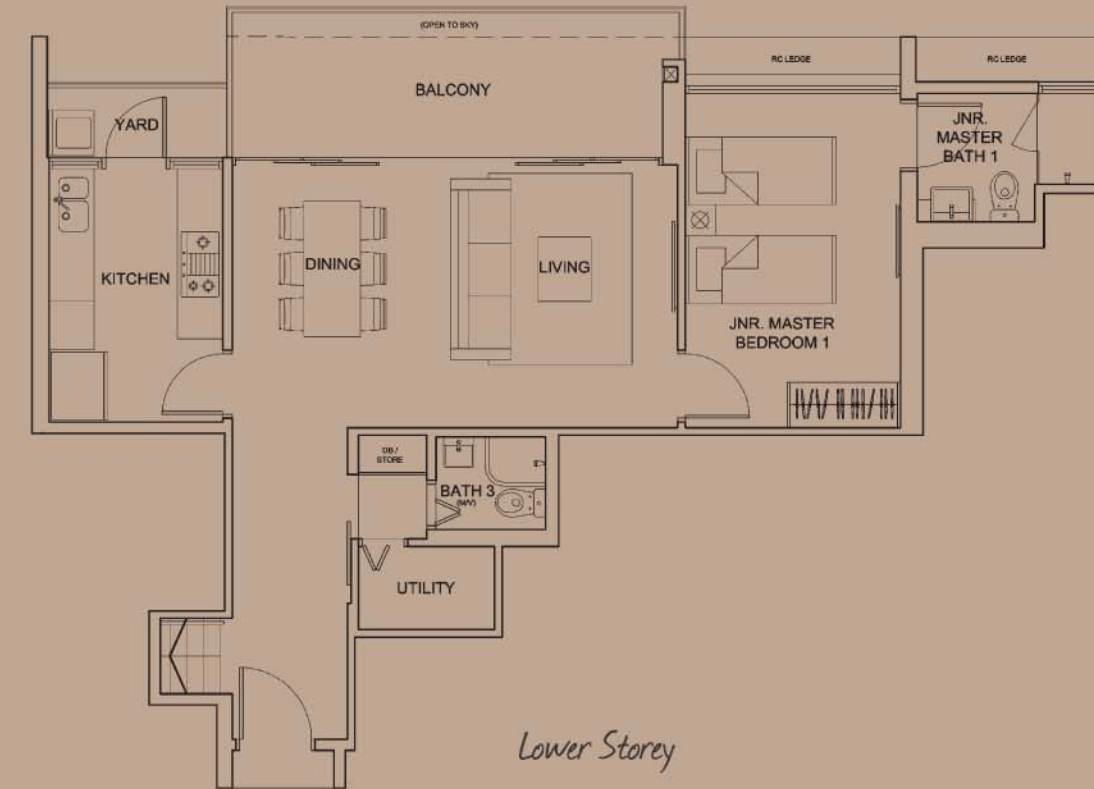
TYPE PH2 (3-bedroom Penthouse)

Pool Views

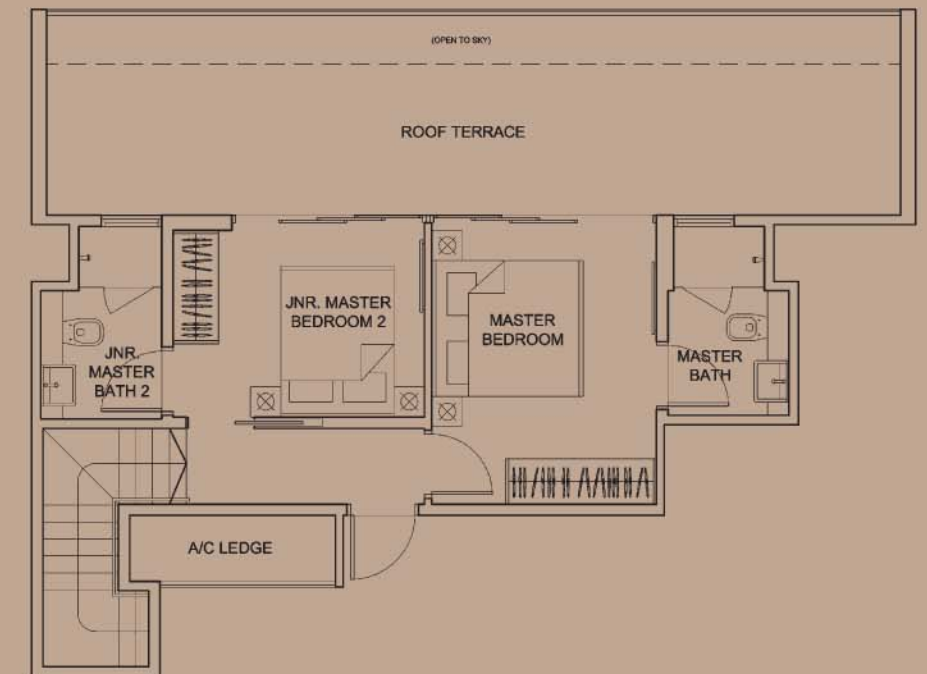
Area 1,701 sqft / 158 sqm (inclusive of 12m² Balcony, 3m² A/C Ledge & 32m² Roof Terrace)

Unit Blk 18, #12-02

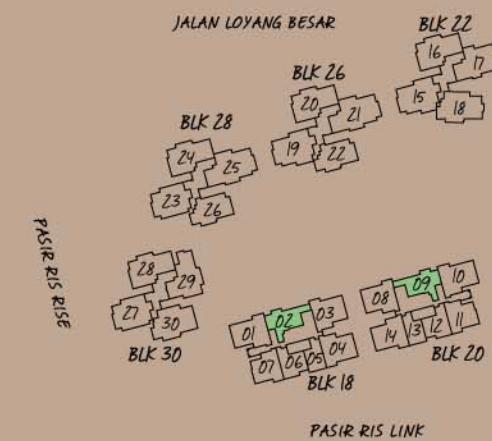
Blk 20, #12-09 (Mirror Image)



Lower Storey



Upper Storey



Scale 1:100



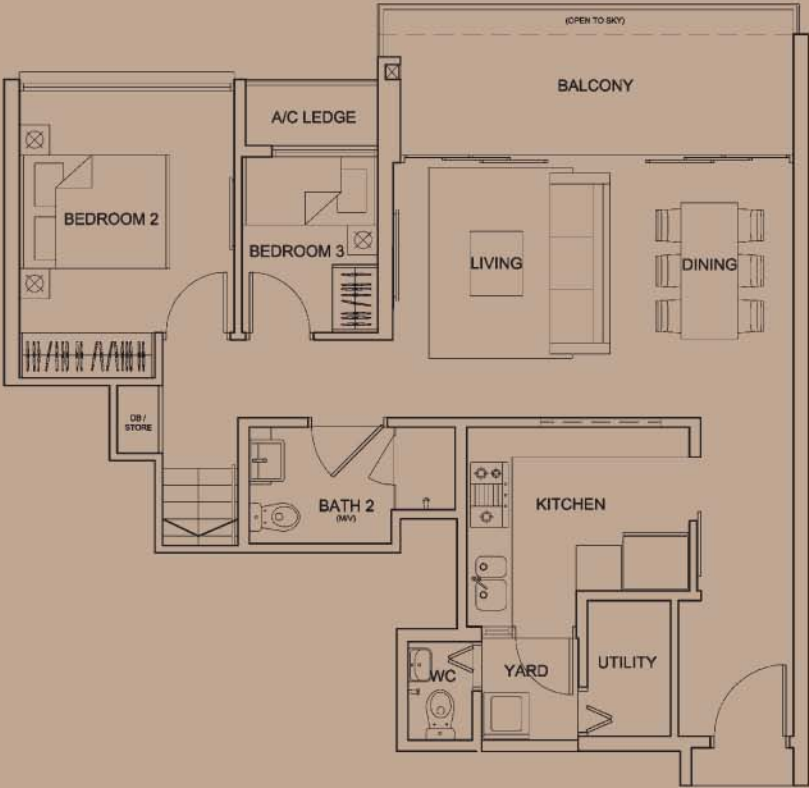
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BP Approval No: A0712-01111-2011-BP01 dated 22 May 2012

TYPE PH3 (4-bedroom Penthouse)

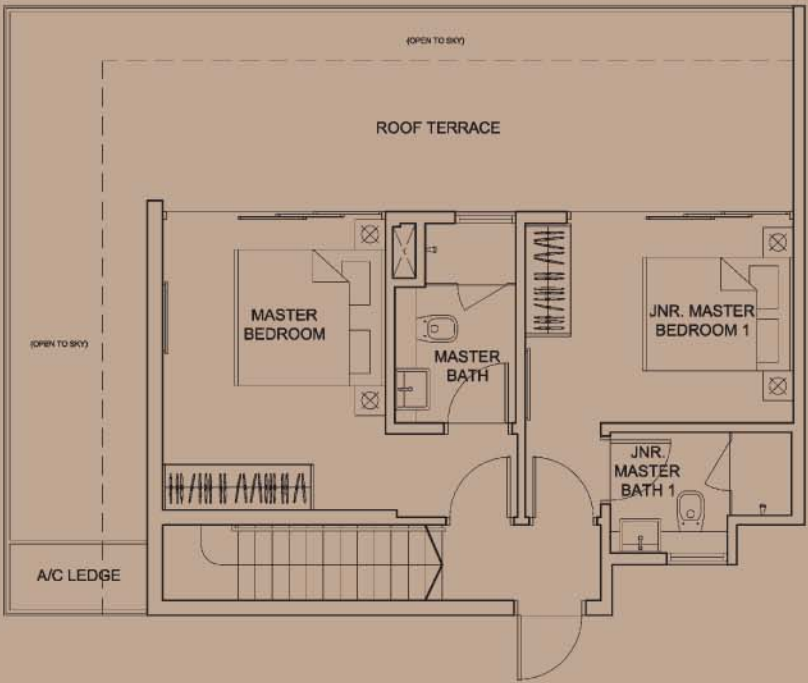
Area 1,787 sqft / 166 sqm (inclusive of 11m² Balcony, 2m² A/C Ledge & 39m² Roof Terrace)

Unit Blk 18, #12-03 (Mirror Image) & Blk 20, #12-08 **Pool Views**

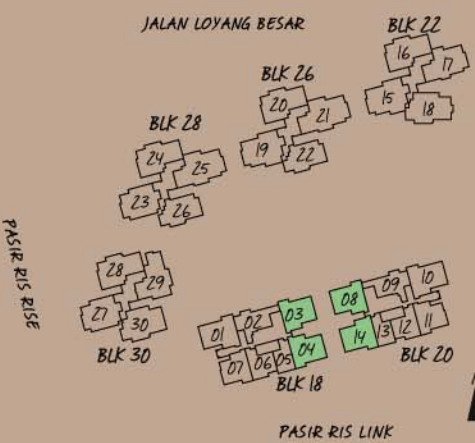
Blk 18, #12-04 & Blk 20, #12-14 (Mirror Image)



Lower Storey



Upper Storey



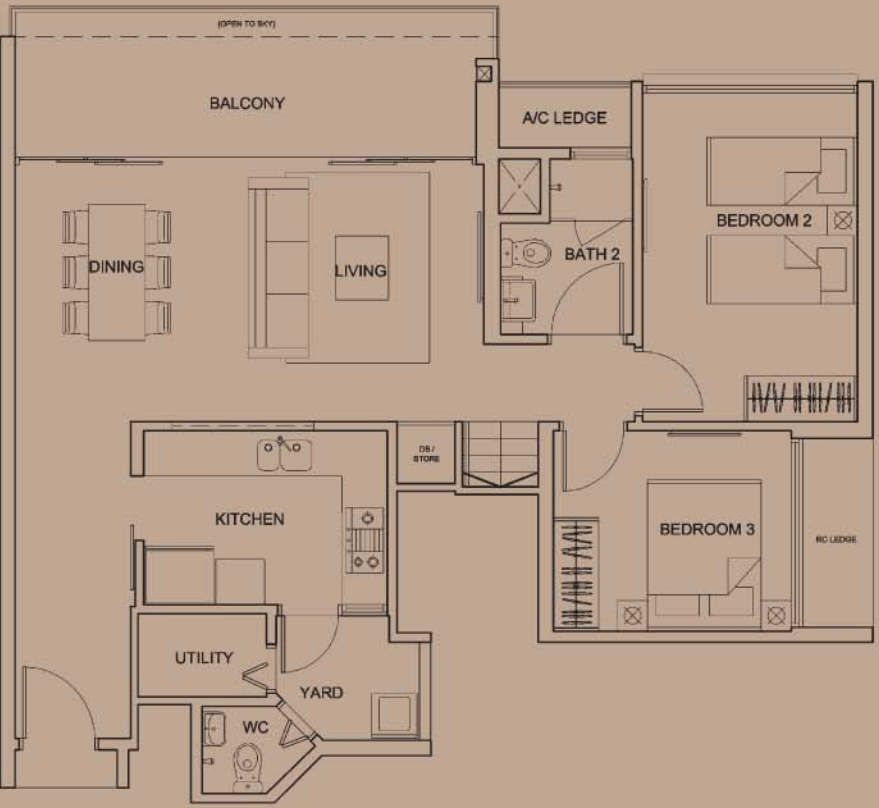
TYPE PH4 (4-bedroom Penthouse)

Pool Views

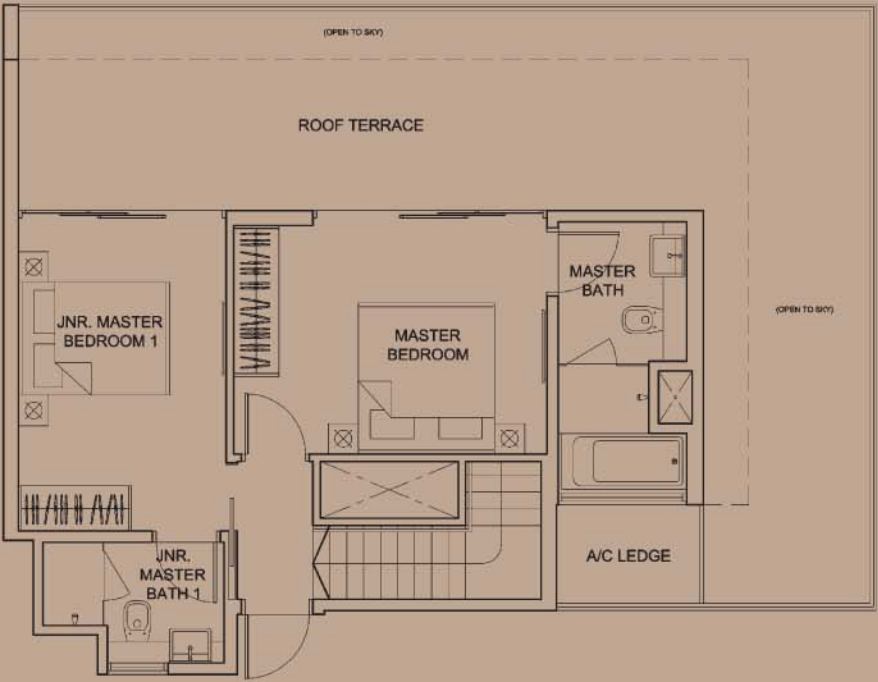
Area 1,991 sqft / 185 sqm (inclusive of 13m² Balcony, 2m² A/C Ledge & 46m² Roof Terrace)

Unit Blk 18, #12-01 (Mirror Image)

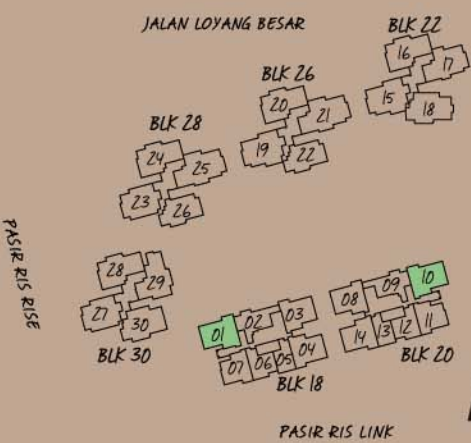
Blk 20, #12-10



Lower Storey



Upper Storey

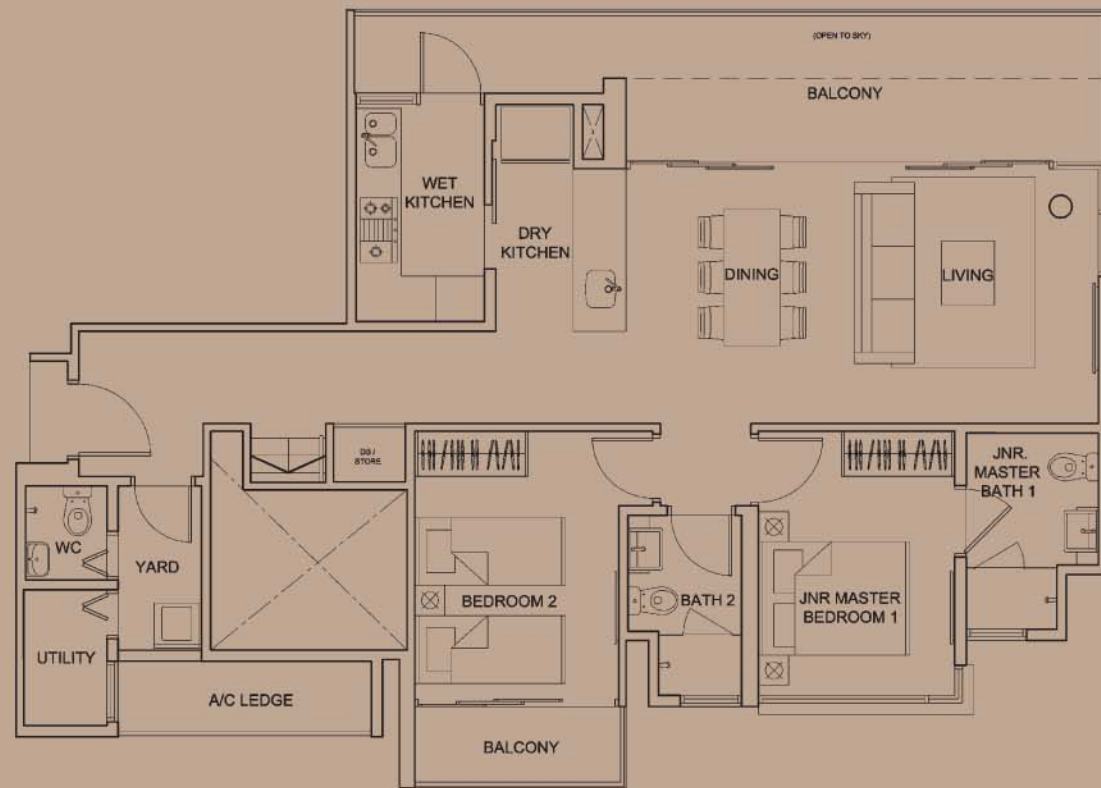


TYPE PH5 (4-bedroom Penthouse)

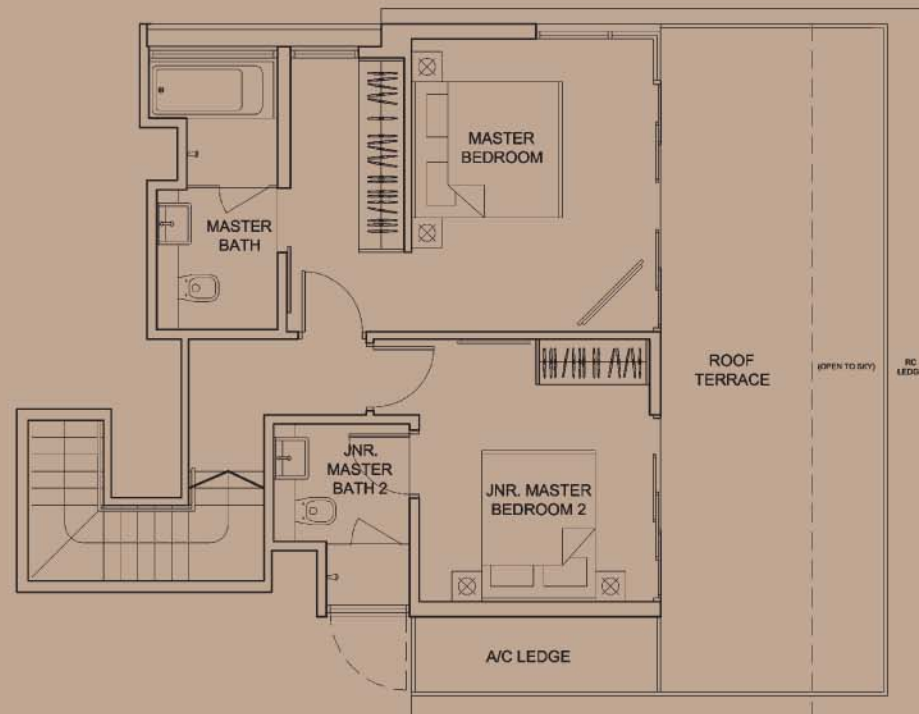
Dual Views

Area 2,099 sqft / 195 sqm (inclusive of 20m² Balcony, 8m² A/C Ledge & 27m² Roof Terrace)

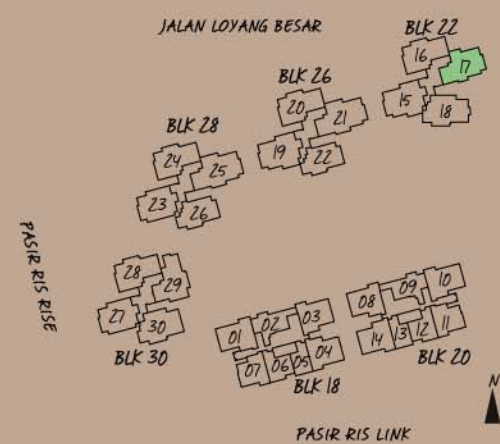
Unit Blk 22, #13-17



Lower Storey



Upper Storey



Scale 1:100



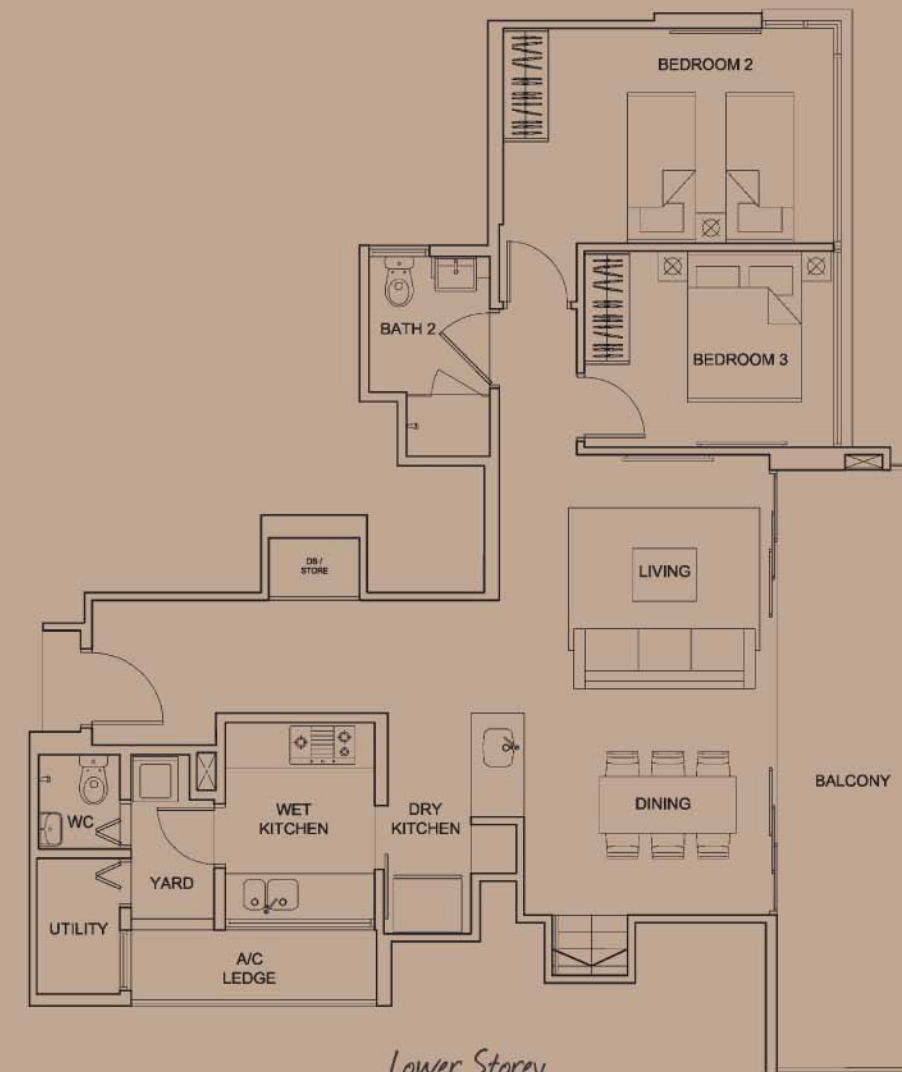
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TYPE PH6 (4-bedroom Penthouse)

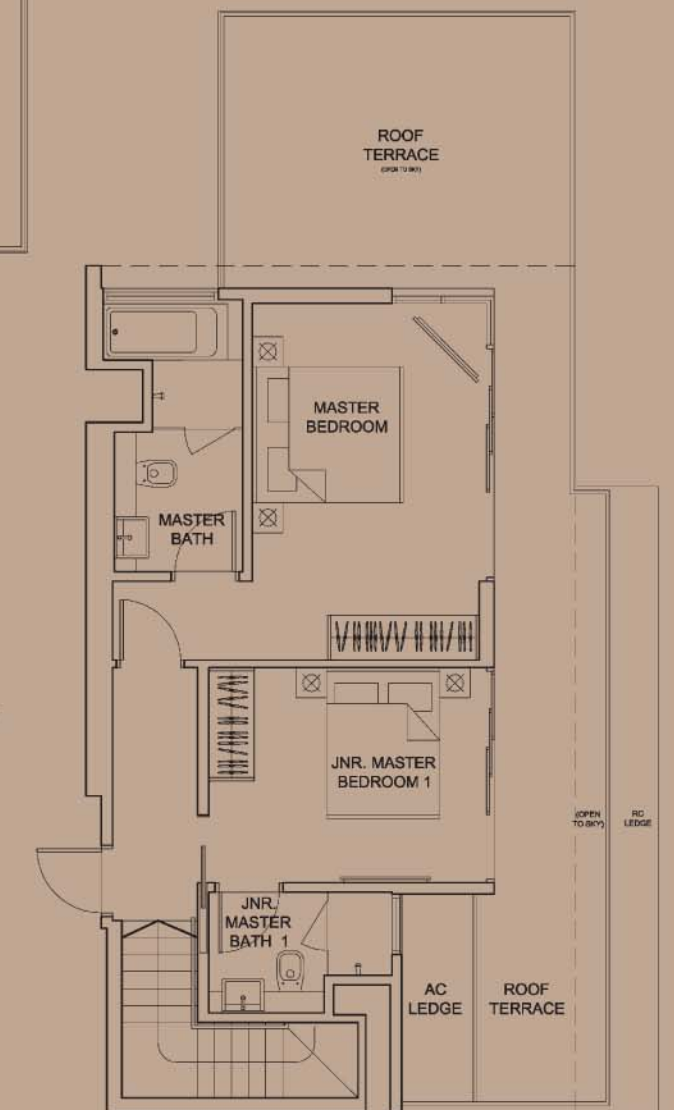
Pool Views

Area 2,088 sqft / 194 sqm (inclusive of 16m² Balcony, 7m² A/C Ledge & 34m² Roof Terrace)

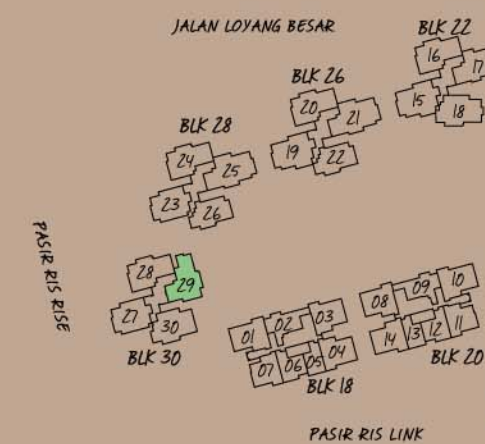
Unit Blk 30, #13-29



Lower Storey



Upper Storey



Scale 1:100



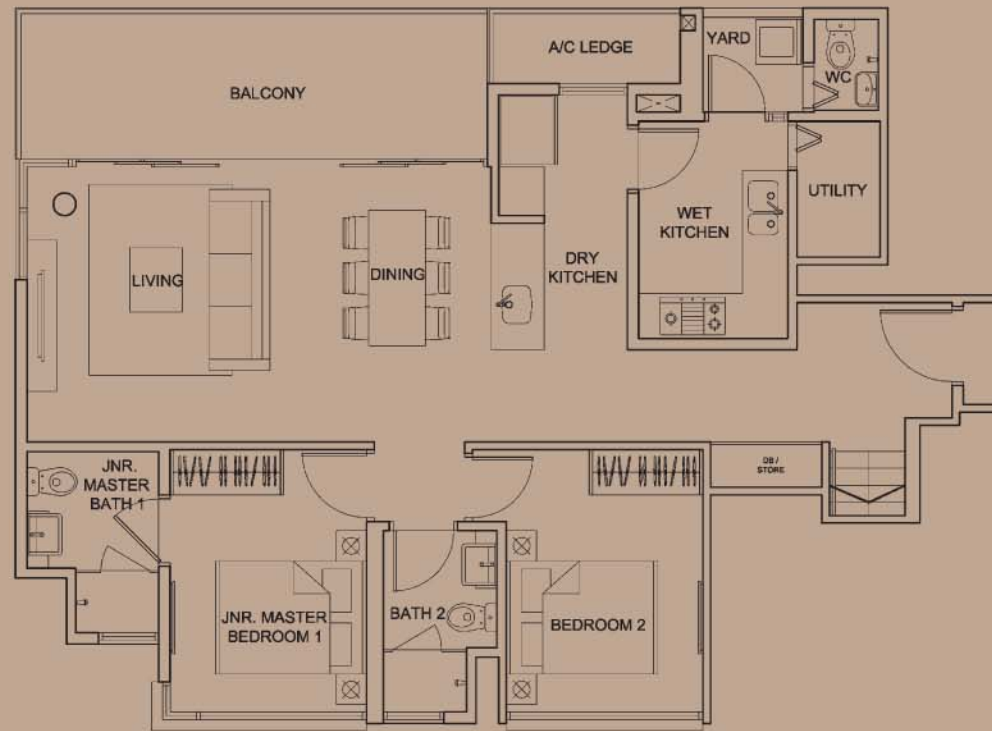
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BP Approval No: A0712-01111-2011-BP01 dated 22 May 2012

TYPE PH7 (4-bedroom Penthouse)

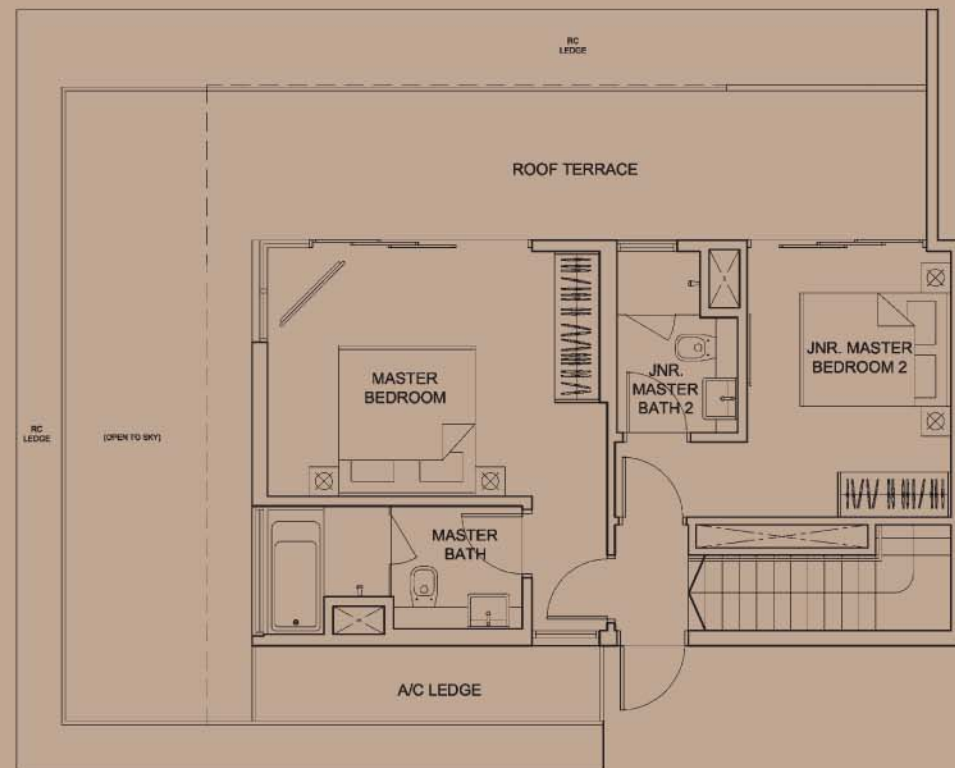
Area 2,110 sqft / 196 sqm (inclusive of 13m² Balcony, 8m² A/C Ledge & 41m² Roof Terrace)

Unit Blk 28, #13-23

Blk 30, #13-27



Lower Storey



Upper Storey



Scale 1:100



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BP Approval No: A0712-01111-2011-BP01 dated 22 May 2012

TYPE PH8 (4-bedroom Penthouse)

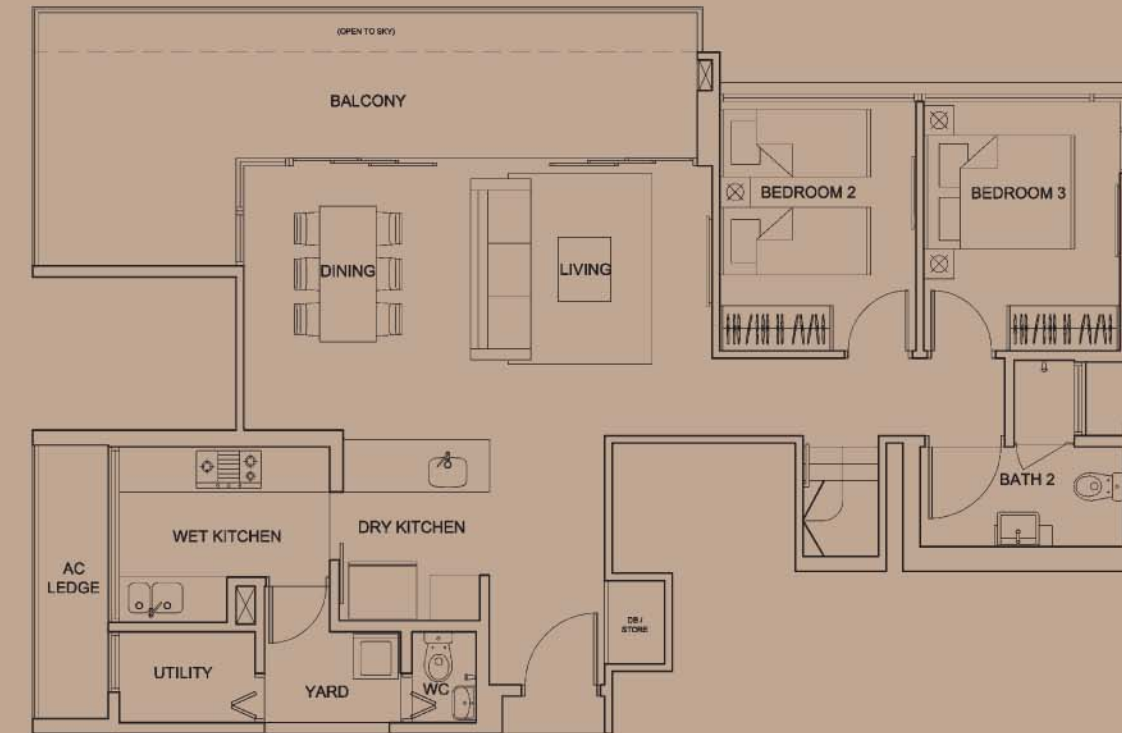
Area 2,260 sqft / 210 sqm (inclusive of 22m² Balcony, 8m² A/C Ledge & 49m² Roof Terrace)

Unit Blk 22, #13-16

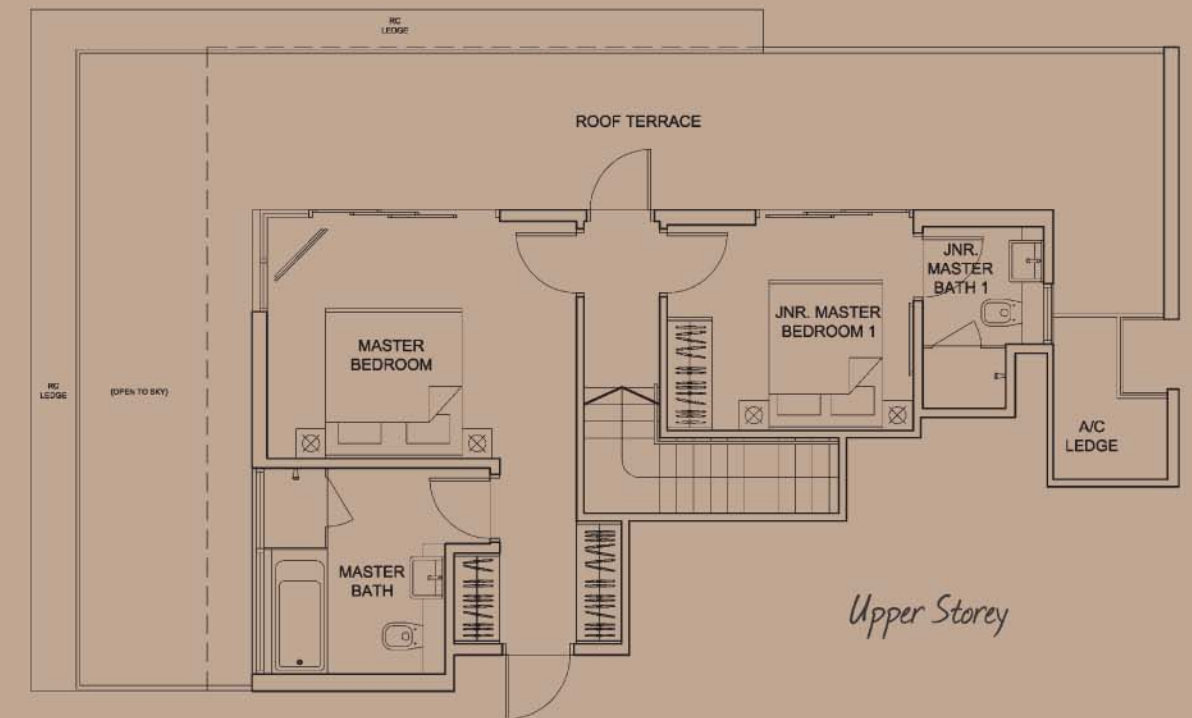
Blk 26, #13-20

Blk 28, #13-24

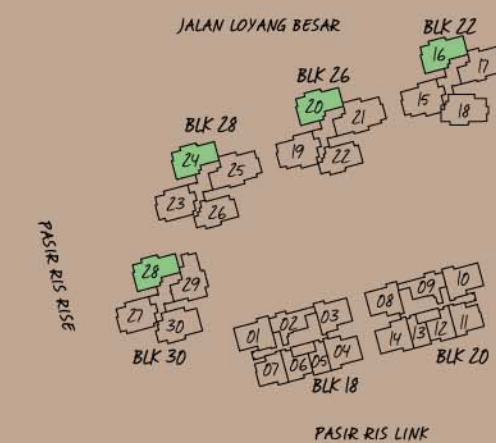
Blk 30, #13-28



Lower Storey



Upper Storey



Scale 1:100



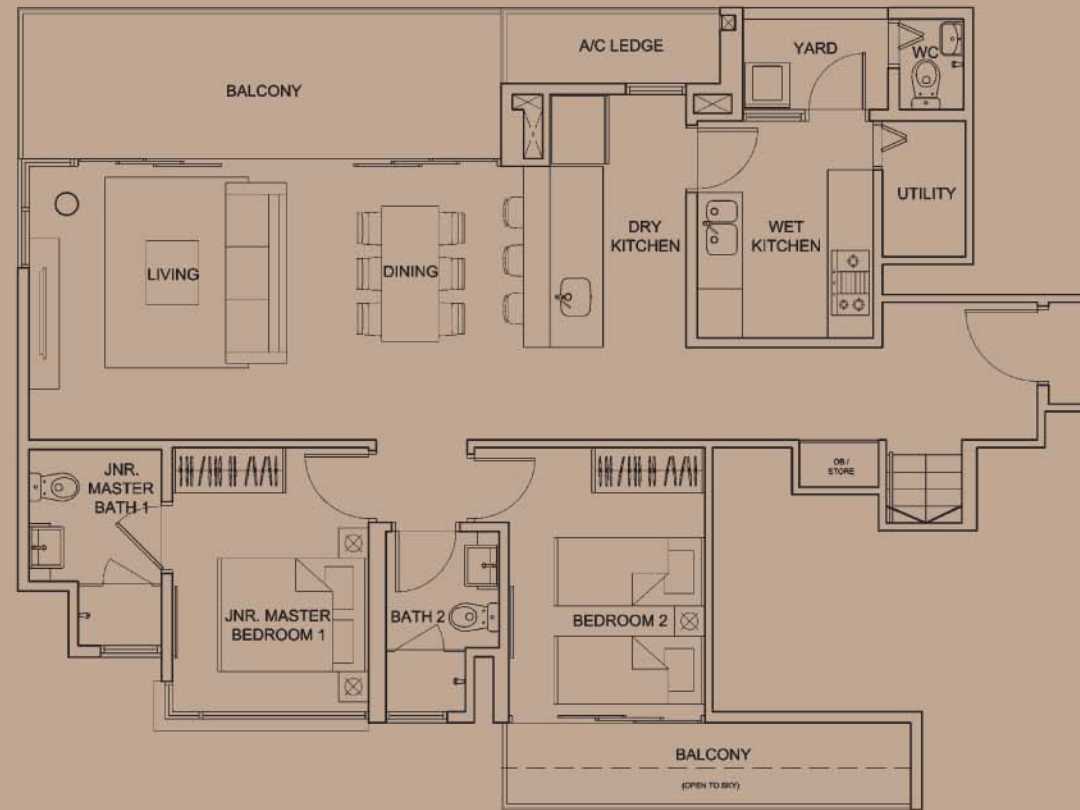
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BP Approval No: A0712-01111-2011-BP01 dated 22 May 2012

TYPE PH9 (4-bedroom Penthouse)

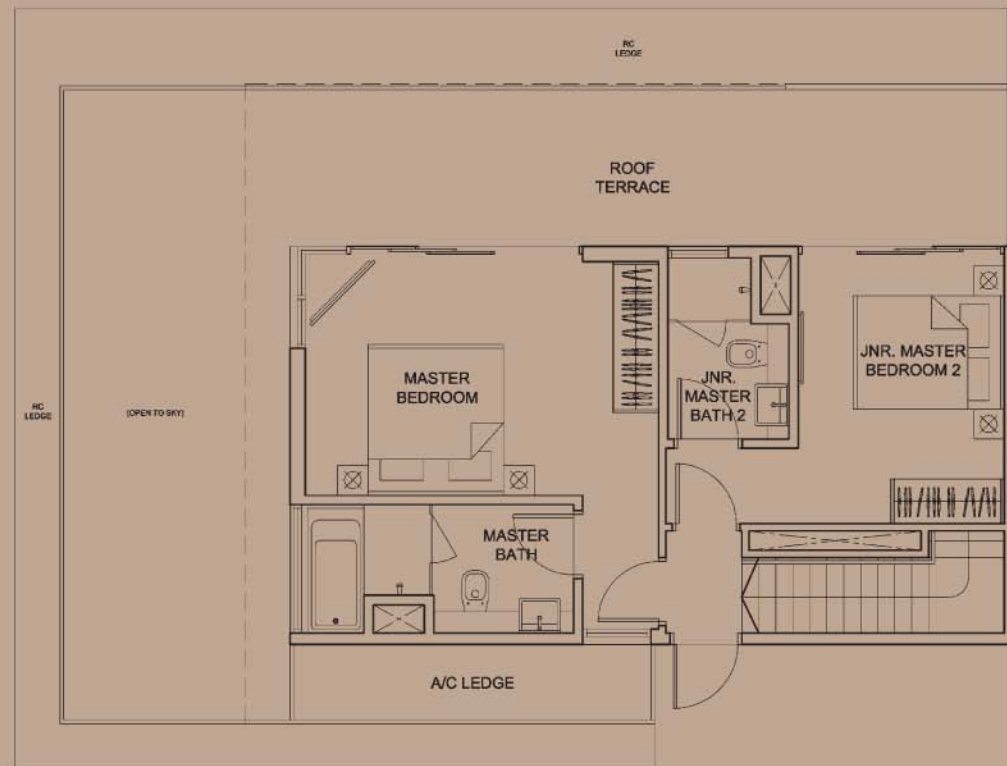
Dual Views

Area 2,336 sqft / 217 sqm (inclusive of 19m² Balcony, 8m² A/C Ledge & 47m² Roof Terrace)

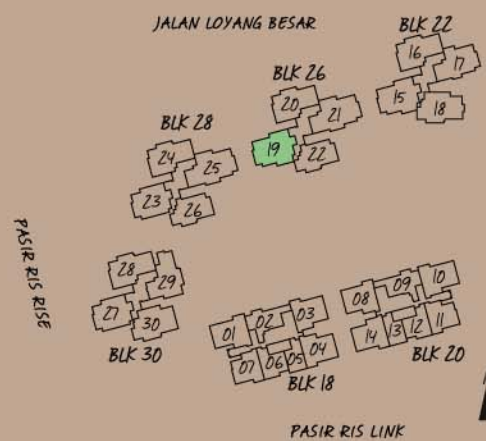
Unit Blk 26, #13-19



Lower Storey



Upper Storey



Scale 1:100



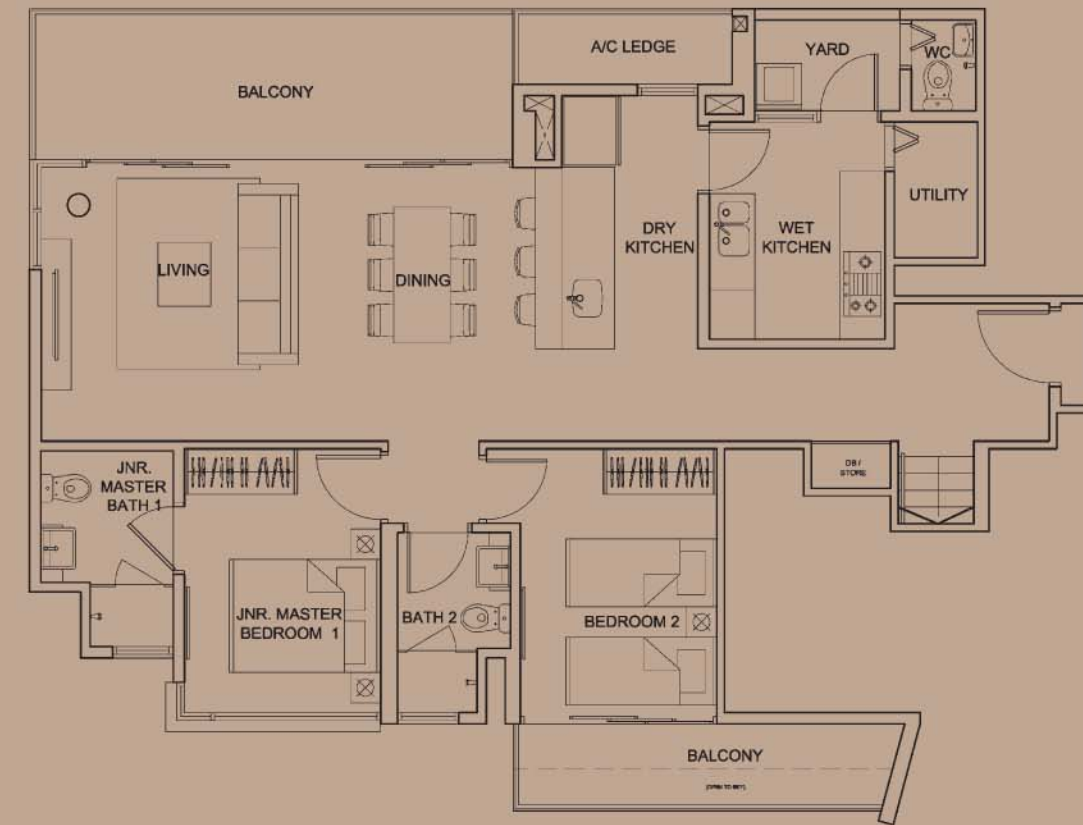
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BP Approval No: A0712-01111-2011-BP01 dated 22 May 2012

TYPE PH9a (4-bedroom Penthouse)

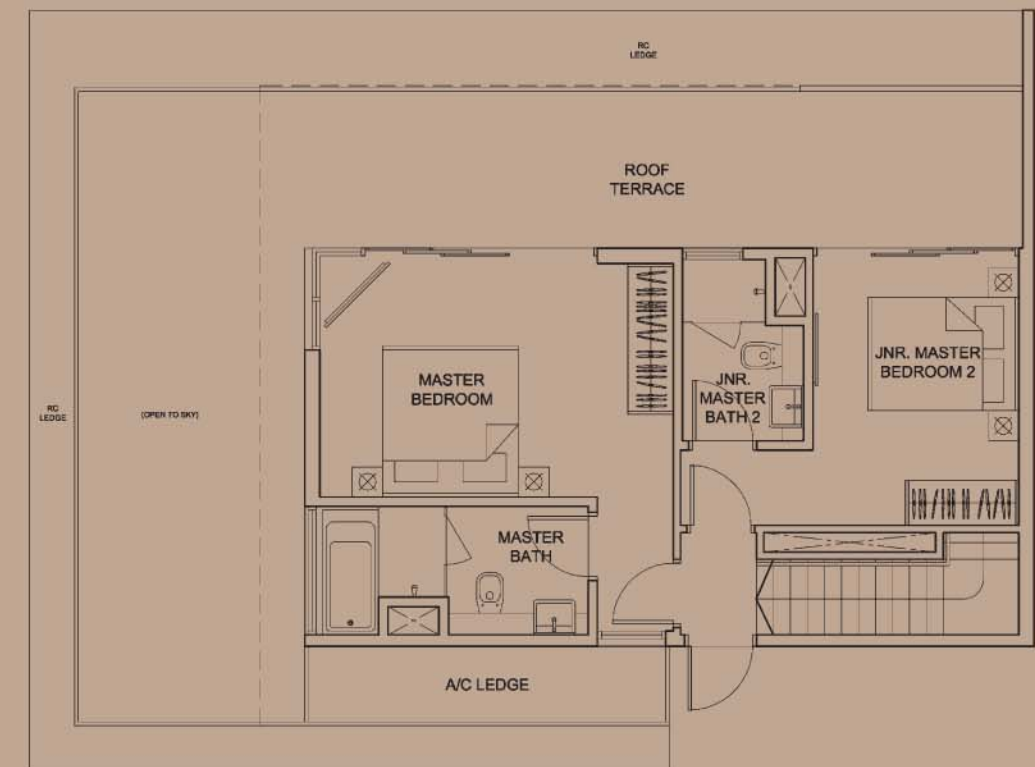
Dual Views

Area 2,325 sqft / 216 sqm (inclusive of 19m² Balcony, 8m² A/C Ledge & 47m² Roof Terrace)

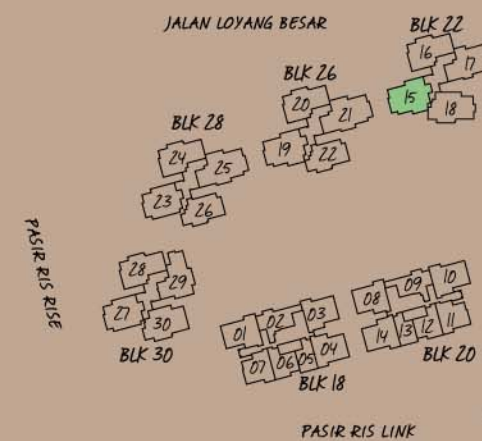
Unit Blk 22, #13-15



Lower Storey



Upper Storey



Scale 1:100



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BP Approval No: A0712-01111-2011-BP01 dated 22 May 2012

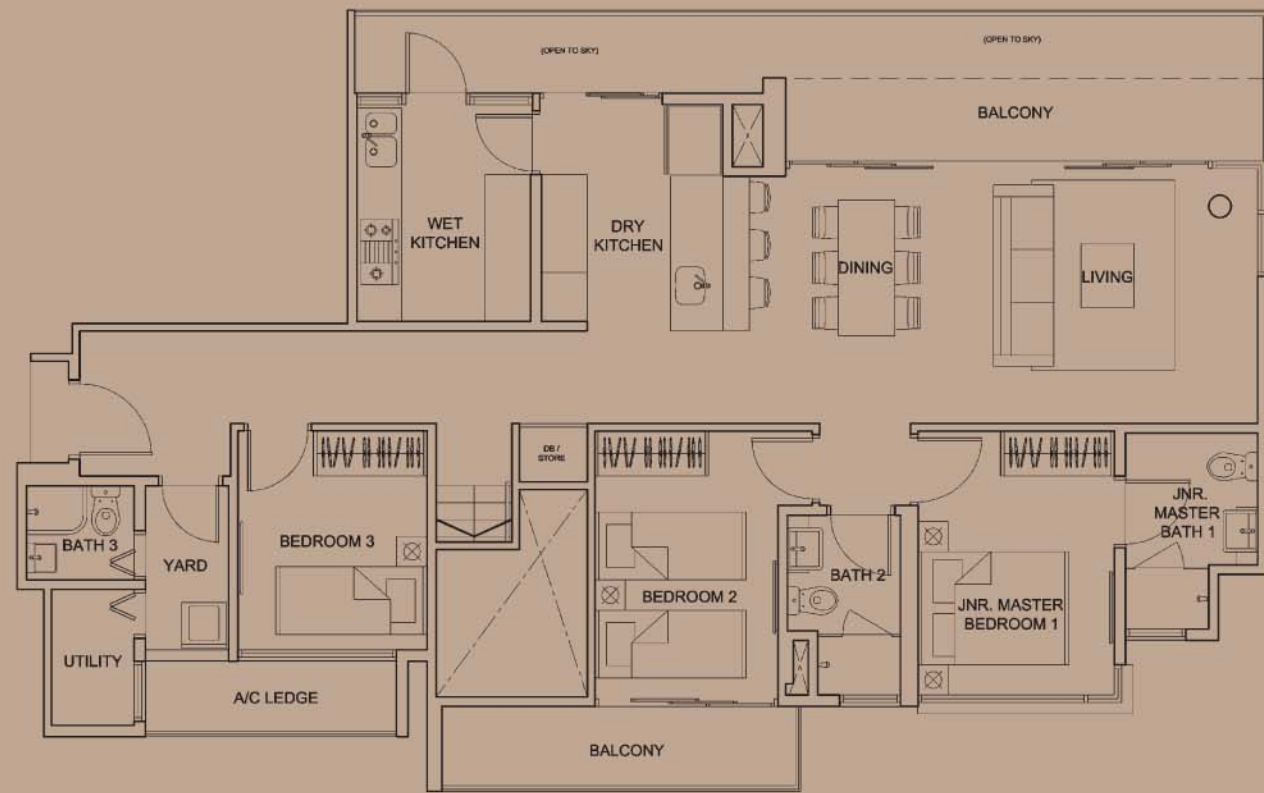
TYPE PH10 (5-bedroom Penthouse)

Dual Views

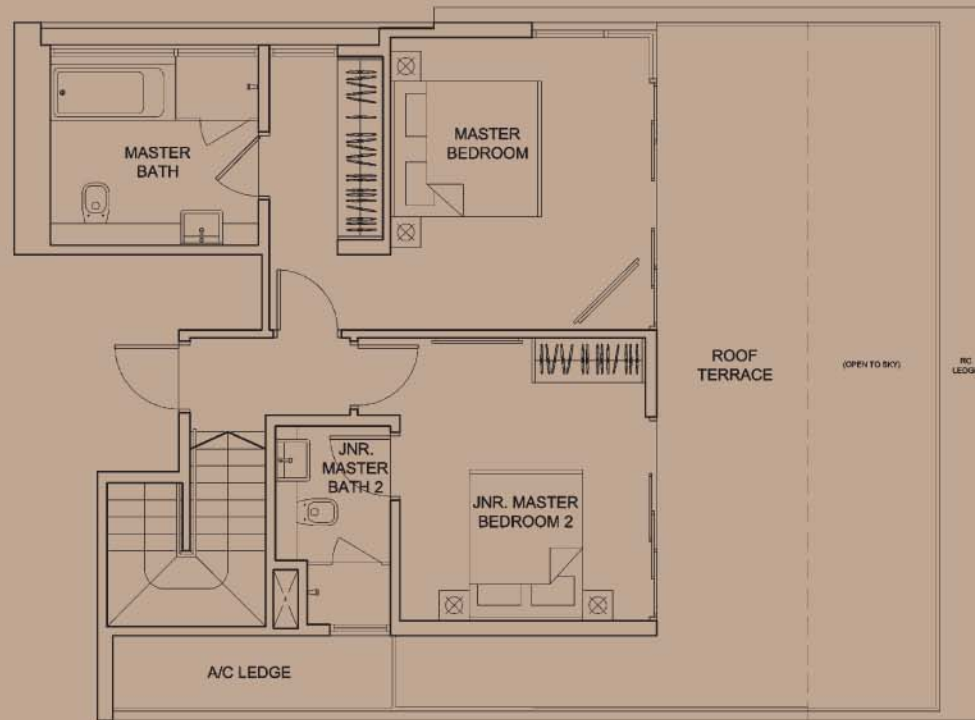
Area 2,508 sqft / 233 sqm (inclusive of 25m² Balcony, 8m² A/C Ledge & 38m² Roof Terrace)

Unit Blk 26, #13-21

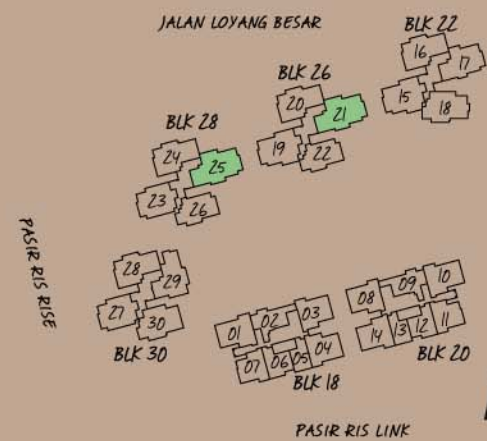
Blk 28, #13-25



Lower Storey



Upper Storey



Scale 1 : 100



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Specifications

- FOUNDATION**
Reinforced concrete cast in-situ bored piles and/or footings.
- SUB-STRUCTURE & SUPER-STRUCTURE**
Reinforced concrete structure using Grade 30 to 40 concrete manufactured from cement complying with Singapore Standard SS 26 and steel reinforcement bars complying with Singapore Standard SS 2.
- WALLS**
 - External Wall
In-situ and/or Precast reinforced concrete wall and/or Masonry wall
 - Internal Wall
Masonry wall and/or reinforced concrete wall and/or dry wall system and/or lightweight concrete wall
- ROOF**
 - Pitched Roof
 - Metal deck
 - Rockwool insulation or equivalent
 - Galvanised steel roof structure with paint finish to exposed areas
 - Flat Roof
Reinforced concrete flat roof with waterproof membrane and extruded insulation
- CEILING**
 - Living, Dining, Foyer, Corridors leading to bedrooms, Bedrooms, Dry Kitchen, Utility, DB/Store, Store and Internal Unit Staircase
Concrete slab with skim coat and/or Fibrous plasterboard ceiling and/or box-up to designated areas with paint finish
 - Kitchen, Wet Kitchen, Bathrooms, WC, Yard, PES, Balcony and Roof Terrace
Concrete slab with skim coat and/or Moisture resistant fibrous plasterboard ceiling and/or box-up to designated areas with paint finish
- FINISHES**
 - Wall: For Apartment
 - Living, Dining, Foyer, Corridor leading to bedrooms, Bedrooms, Dry Kitchen, Utility, Yard, DB/Store, Store, PES, Balcony, Roof Terrace, Internal Unit Staircase and External Unit Staircase
Cement sand plaster and/or skim coat with paint finish
 - Kitchen, Wet Kitchen, Bathrooms and WC
Ceramic tiles
 - Floor: For Apartments
 - Living, Dining, Foyer and Corridor leading to bedrooms
Ceramic tiles with skirting
 - Bedrooms
Engineered Timber flooring with skirting
 - Internal Unit Staircase
Engineered Timber flooring
 - Kitchen, Bathrooms, WC, Utility, Yard, DB/Store, Store, PES, Balcony, Roof terrace and External Unit Staircase
Ceramic tiles
- WINDOWS**
 - Type and material of windows and locations
 - Living / Bedroom
Powder coated aluminium framed casement and/or fixed window
 - Kitchen
Powder coated aluminium framed sliding window
 - Bathrooms and Utility
Powder coated aluminium framed casement and/or top hung and/or fixed window (where applicable)
 - Type of glazing and minimum thickness
Tinted / frosted glass where appropriate
Thickness to PE's specification
- DOORS**
 - Type and material of doors and locations
 - Main Entrance
Approved fire-rated timber swing door in laminate finish
 - Foyer, Bedrooms, DB/Store, Store and Yard
Hollow core timber swing door in melamine finish
 - Living / Dining / Bedroom leading to Balcony / PES / Roof terrace
Powder coated aluminium framed swing / sliding glass door
 - Kitchen / Dry Kitchen / Wet Kitchen leading to Balcony / PES / Yard
Powder coated aluminium framed swing / sliding glass door
 - Kitchen
Hollow core timber swing / sliding door in laminate finish with glass panel
 - Master Bath and Bathroom 2
Hollow core timber swing door in laminate finish
 - Bathroom 3, WC and Utility
Slide and fold aluminium framed door with acrylic panel
 - Roof terrace escape door
Aluminium swing door
 - Ironmongery
Accord lockset or equivalent
- SANITARY WARES AND FITTINGS**
 - Master Bath, Junior Master Bath and Bath 2
 - 1 shower cubicle with shower mixer and hand shower set
 - 1 basin with cabinet and mixer tap
 - 1 water closet
 - 1 mirror
 - 1 toilet paper holder
 - 1 bib tap
 - 1 towel rail
 - Master Bath (For Type PH4, PH5, PH6, PH7, PH8, PH9, PH9a and PH10)
 - 1 shower cubicle with shower mixer and hand shower set
 - 1 long bath with bath mixer and hand shower
 - 1 basin with cabinet and mixer tap
 - 1 water closet
 - 1 mirror
 - 1 toilet paper holder
 - 1 bib tap
 - 1 towel rail
 - Bath 3
 - 1 shower area with shower mixer and hand shower set
 - 1 basin with mixer tap
 - 1 water closet
 - 1 mirror
 - 1 toilet paper holder
 - 1 bib tap
 - 1 towel rail
 - WC
 - 2 way tap with hand shower set
 - 1 basin with tap
 - 1 water closet
 - 1 mirror
 - 1 toilet paper holder
 - Kitchen or Yard, PES and Roof Terrace (where applicable)
 - 1 bib tap
- ELECTRICAL INSTALLATION**
All electrical wiring is concealed except electrical wirings in conduits exposed above false ceiling and DB. Refer to Electrical Schedule for details.
- TV / CABLE SERVICES / #FM / TELEPHONE POINTS**
Refer to Electrical Schedule for details.
- LIGHTNING PROTECTION**
Lightning protection system shall be provided in accordance with Singapore Standard SS 555 : 2010
- PAINTING**
 - External Wall
Textured coating and/or weather shield paint finish to designated areas
 - Internal Wall
Water based paint finish
- WATERPROOFING**
Waterproofing to floors of Kitchen, Wet kitchen, Bathrooms, WC, PES, Balcony and Roof Terrace
- DRIVEWAY AND CARPARK**
 - Surface Driveway
Tiles and/or stone and/or pavers and/or tarmac and/or reinforced concrete
 - Basement Car Park / Driveway
Reinforced concrete finish
- FACILITIES**
 - Clubhouse
 - Function Room
 - Gymnasium
 - Male Changing Rooms with Steam Room
 - Female Changing Rooms with Steam Room
 - Handicap Toilet
 - Main Drop-off
 - Entrance Plaza
 - Water Jets Platform
 - 50M Lap pool - Pool tile / Mosaic (approx. 450 sqm)
 - Children's Fun Pool
 - Family Pool
 - Sunset Pool with Jacuzzi Seats
 - 1 no. Tennis Hard Court with Acrylic coating system
 - Reading Corner
 - Bio-pond
 - Fitness Station
 - Taichi Lawn
 - Adventure Playground
 - Children Playground
 - BBQ Corner
 - Fragrance Garden
 - Jogging Track
 - Pedestrian Side Gate
 - Sun Deck
 - Pavilion
 - Guard House
 - Bin Centre and Substation
 - Management Office

17. ADDITIONAL ITEMS

(a) Kitchen Cabinets / Appliances (i) For units of Type As, Bs, and studio-units of DKs (Dual-key)	Kitchen cabinets in laminate finish with solid surface counter top complete with kitchen sink, cooker hood, electric hob, built-in microwave oven, free standing fridge and free standing washing machine	(h) Mechanical Ventilation System	To Master Bath (For units of Type B2-G, studio-units of Type DKs (Dual-key)) To Junior Master Bath (For units of Type C9-RT and C10-RT) To Bath 2 (For units of Type B2-G, B2, C10-RT and PH3) To Bath 3 (For Type PH2)
(ii) For all units except Type As, Bs, Ds, PH3 to PH10 and studio-units of DKs (Dual-key)	Kitchen cabinets in laminate finish with solid surface counter top complete with kitchen sink, cooker hood, gas hob, built-in oven, free standing fridge and free standing washing machine	(i) Security System (i) Card Access System	To Lift Lobbies at 1st Storey and Basement, Gymnasium and Pedestrian side gate
(iii) For units of Type Ds and PH3 to PH10	Kitchen cabinets in laminate finish with solid surface counter top complete with kitchen sink, cooker hood, gas hob, built-in oven, built-in microwave oven, free standing fridge and free standing washing machine	(ii) Car Access System (iii) Closed Circuit Television	Automatic Car Barrier System Surveillance cameras to Lift Lobbies at 1st Storey and Basement and Pedestrian side gate
(b) Free standing Fridge and Free standing Washing machine	Brand and model subject to confirmation	(j) Railings (i) PÉS	Metal railing and/or Concrete parapet wall and/or metal gate
(c) Wardrobes	To all bedrooms in melamine finish	(ii) Balcony and Roof Terrace	Metal railing and/or Concrete parapet wall
(d) Air-Conditioning	Refer to Air-conditioner schedule for details	(iii) Internal Unit Staircase	Timber handrail
(e) Intercom	Audio intercom system is provided for communication to Visitor Call Panel at Lift Lobbies on 1st Storey, Basement and Guard House	(iv) External Unit Staircase	Metal handrail
(f) Hot Water Supply	To Kitchen and Bathrooms (except WC)	(v) A/C Ledge	Metal railing
(g) Town Gas Supply	Town gas supply to Kitchen where gas hob is provided	(k) Soil Treatment	Anti-termite soil treatment by Specialist, where applicable
		(l) Building Façade Access	Gondola support in cast-in pipe sleeve and/or floor mounted steel brackets and/or wall mounted steel brackets

ELECTRICAL SCHEDULE

Type	A A-G	B B-G	B1 B1-G B2 B2-G	C C-G	C1-G C2 C2-G C3 C3-G	C4 C5 C7 C7-G	C4-G C6 C6-G C8 C8-G C8a C8a-G	DK DK-G DK1 DK1-G	D D-G	PH1 PH2	PH3 PH4	C9-RT C10-RT	PH5 PH6 PH7 PH8	PH9 PH9a	PH10
Lighting Point	6	8	9	10	10	13	13	15	15	19	21	18	24	24	24
13A S/S/O	6	8	9	11	12	13	13	16	15	13	16	13	16	16	18
Splash proof S/S/O	2	2	2	2	2	2	3	2	3	3	3	3	3	4	4
Telephone	2	3	3	4	4	4	4	5	5	4	5	4	5	5	6
Open net point	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
TV Point	2	3	3	3	4	4	4	5	5	4	5	4	5	5	6
Bell point (DC)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Cooker Hood	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1
Cooker Hob	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1
Oven	–	–	1	1	1	1	1	1	1	1	1	1	1	1	1
Microwave Oven	1	1	–	–	–	–	–	1	1	–	1	–	1	1	1
A/C Isolator	1	2	2	2	2	2	2	2	2	3	3	2	3	4	4
Electrical Heater	1	1	–	–	–	–	–	1	–	–	–	–	–	–	–
Gas Heater	–	–	1	1	1	1	1	1	1	1	1	1	1	1	1

AIR-CONDITIONER SCHEDULE

Type	A A-G	B B-G B1 B1-G B2 B2-G	C C-G C1-G C2 C2-G C3 C3-G	C4 C4-G C5 C6 C6-G C7 C7-G C8 C8-G C8a C8a-G	DK DK-G DK1 DK1-G	D DG	PH1	PH2	PH3 PH4 PH6 PH8	PH5 PH7 PH9 PH9a	PH10	C9-RT C10-RT
FCU												
Living / Dining	1	2	2	2	*2	2	2	2	2	2	2	2
Master Bedroom	1	1	1	1	*2	1	1	1	1	1	1	1
Bedroom 2	–	1	1	1	1	1	1	–	1	1	1	1
Bedroom 3	–	–	1	1	–	1	–	–	1	–	1	–
Bedroom 4	–	–	–	–	–	1	–	–	–	–	–	–
Junior Master Bedroom 1	–	–	–	–	–	–	1	1	1	1	1	1
Junior Master Bedroom 2	–	–	–	–	–	–	–	1	–	1	1	–
CU	1	2	2	2	2	2	3	3	3	3	4	2

Note: *- one FCU each at Studio and Main unit

Notes:

- A. Marble/Limestone/Granite

Marble/limestone/granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/limestone/granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.
- B. Timber strips

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of 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.
- C. Air-conditioning system

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.
- D. Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.
- E. Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.
- F. Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.
- G. Warranties

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

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

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.
- J. Glass

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.
- K. Mechanical Ventilation System

Mechanical Ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.
- L. 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.
- M. Tiles

Selected tile size and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000.

A Joint venture by
Hoi Hup Realty Pte Ltd and Sunway Developments Pte Ltd

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Developer: HOI HUP SUNWAY PASIR RIS PTE LTD (ROC: 201130670W) - Developer's Licence No.: C0916 - Tenure of Land: 99 years wef 9 Jan 2012 - Location: Lot(s) 4766K MK31 at Pasir Ris Link - Building Plan No.: A0712-01111-2011-BP01 dated 22 May 2012
- Expected Date of TOP: 1 July 2016 - Expected Date Of Legal Completion: 1 July 2019

Whilst reasonable care has been taken in the preparation of this brochure and the construction of the scale model and showflat, the developer does not warrant their accuracy and cannot be held responsible for any inaccuracies or omissions. The statements, information and depictions may not be regarded or relied upon as statements or representations of fact, and they are not intended to form any part of the contract for the sale of the housing units. Visual representations, models, showflat, illustrations, photographs, pictures, drawings, displays and art renderings are artists' impressions of the development only, and are not to be relied upon as representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied/provided are subject to the Developer's/its architect's selection, market availability and the sole discretion of the Developer.

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HOI HUP REALTY PTE LTD

Hoi Hup Realty Pte Ltd is a premier niche property developer in Singapore.

Hoi Hup is dedicated to creating living spaces of the highest quality, comfort, functionality and style. As a result, they have clinched numerous accolades, including the BCA Asia Top 10 Developers 2012 Award, Singapore 1000 and Fast Growing 50 in 2011. They are also awarded the BCA Best Buildable Design Award Merit 2007, Construction Excellence Award 2008, and the coveted SME 500 Award previously.

Prominent past projects includes *Questa @ Dunman*, *Residences @ Killiney*, *Shelford 23*, *Versilia on Haig*, *Waterford Residence*, *Suites @ Cairnwill*, *Charlton Villas* and *De Royale*, among others.

At Hoi Hup, we craft homes for you.

Current Projects

The Foresta @ Mount Faber

Nestled within a serene neighbourhood, the freehold condominium comprising 141 residential units is surrounded by low rise landed houses and greenery, and yet within the vibrant city side. Its prime address of Wishart Road brings you in close proximity to Harbourfront Centre, Vivo City and the upcoming Telok Blangah MRT Station.

Upcoming Projects

- 58 units of Luxurious Freehold Strata Semi-Ds and 3 units of Strata Terrace at Whitley Road.
- Condominium Housing Development comprising of 379 units of Apartments and 15 nos. of Strata Terraces at Kovan Road, Simon Road.

Completed Projects

- *Charlton Villas* - a cluster housing of 43 strata terrace units located at Charlton Lane. TOP has been obtained in Year 2011.
- *Versilia on Haig* - a condominium consisting 128 units at Ipoh Lane. TOP has been obtained in Year 2010.

www.hoihup.com

SUNWAY DEVELOPMENTS PTE LTD

Sunway Developments Pte Ltd is a wholly subsidiary of Sunway Concrete Products (S) Pte Ltd, a Sunway Group company.

The core businesses of this Malaysian conglomerate include property development and investment, real estate REIT, design and build construction, building materials, leisure, and education, information technology and hospitality.

They have forged strategic partnerships with global investors such as Government Investment Corporation of Singapore (GIC), Malaysian Provident Fund (EPF), Kuwait Finance House (KFH) and Goldman Sachs. In addition, they have also received accolades from international bodies like Sunway REIT is the largest Malaysia REIT in terms of asset size as well as free float.

As one of Singapore's leading concrete precasters in Singapore, the company has projects in both public and private sectors, and has worked on several Design & Build Projects such as *Ikea @ Tampines* and *The Meadows at Punggol*.

In addition, they have also teamed up with HDB on R&D exercise to implement innovative products such as prefabricated toilet systems and lift upgrading to cater to the needs of the ever-changing market.

www.sunway.com.my



Sunway Lagoon, Malaysia



The Meadows at Punggol, Singapore



Ikea at Tampines, Singapore



Residences @ Killiney



The Foresta @ Mount Faber

HOI HUP SUNWAY PASIR RIS PTE LTD

Hoi Hup Sunway Pasir Ris Pte Ltd is a joint venture between two reputable companies in the property development industry, namely, Hoi Hup Realty Pte Ltd and Sunway Developments Pte Ltd.

The combined expertise of these two have been responsible for the success of two DBSS public housing developments, namely *City View @ Boon Keng* and *The Peak @ Toa Payoh*.

www.hoihupsunway.com

Current Projects

The Miltonia Residences

A 5-storey golf resort condominium comprising 410 units, *The Miltonia Residences* is located at Miltonia Close. It offers breathtaking views of the Orchid Country Club golf course and Lower Seletar Reservoir.

Lake Vista @ Yuan Ching

Designed with 4 blocks of 22-storey, *Lake Vista @ Yuan Ching* is a public housing under Design, Build and Sell Scheme with a total of 682 units. Sitting on 21,200 sqm of well-designed contemporary landscape, it also comprises a block of multi-storey car park and a child care centre.

Completed Projects

- *City View @ Boon Keng* - A Design, Build and Sell Scheme public housing development comprising 714 units located in Boon Keng Road, and was recently presented the BCA Awards 2012 - Construction Productivity Award (Projects) Gold. TOP has been obtained in Year 2011.
- *The Peak @ Toa Payoh* - A Design, Build and Sell Scheme public housing development comprising 1203 units located in Lorong 1A Toa Payoh. TOP has been obtained in Year 2012.

Vacanza @ East

A freehold condominium showcasing seven blocks with 12 storeys and 473 astounding units, *Vacanza @ East* offers a contemporary resort lifestyle right in the heart of an enclave of landed homes at Lengkok Tujoh, near Kembangan MRT station.

Arc at Tampines

An Executive Condominium (EC) comprising 574 units, situated within the vicinity of the up and coming Tampines Town Hub. Sequestered in a private enclave and engulfed by the tranquil surrounds of Tampines Quarry Park and Bedok Reservoir.



The Miltonia Residences



Lake Vista @ Yuan Ching



Vacanza @ East



Arc at Tampines

