

Terrasse



WELCOME TO TERRASSE.  
LIFE'S ESSENTIALS,  
RIGHT AT HOME.



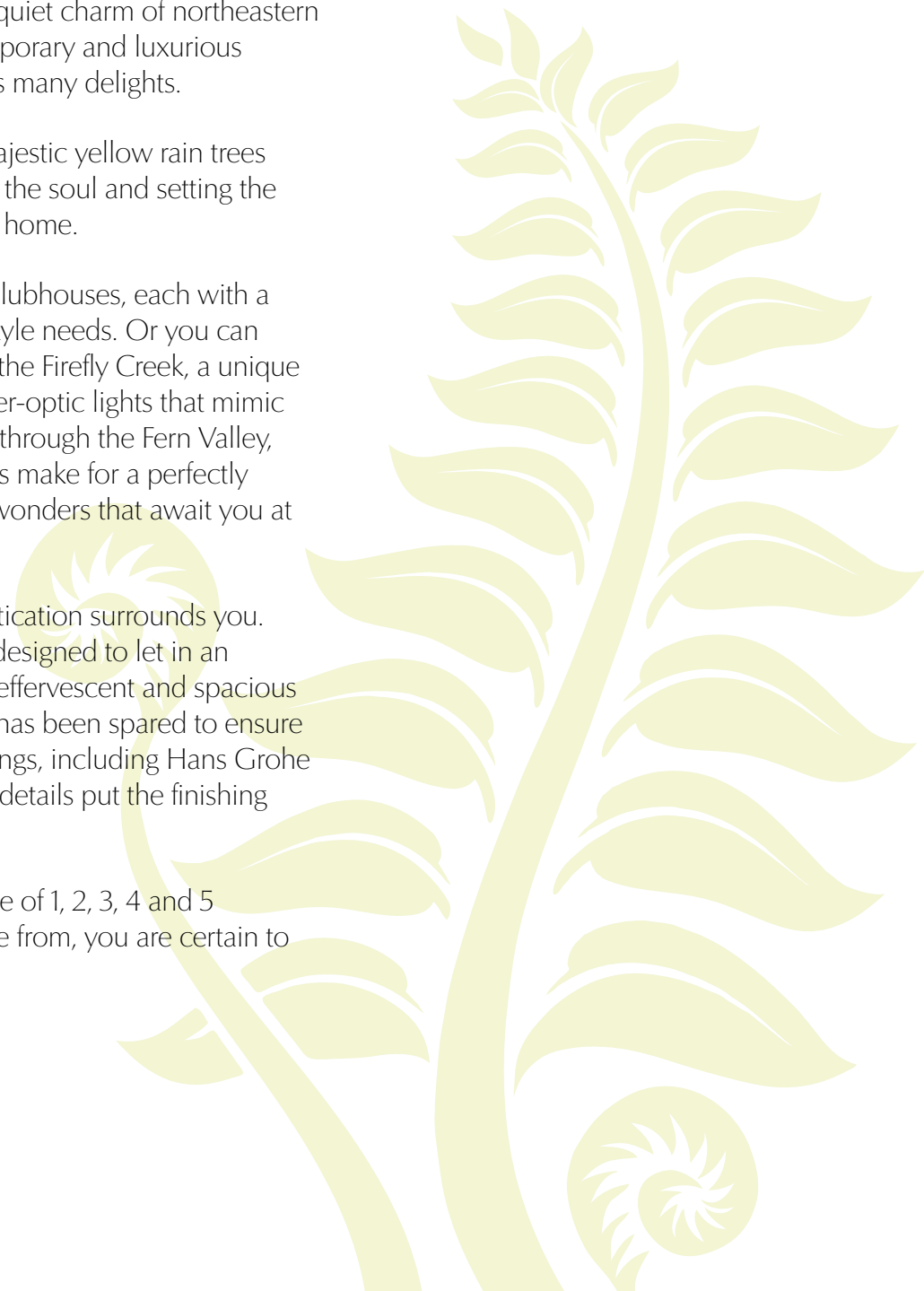
Escape the hectic pace of city life and discover the simple pleasures of living at Terrasse. A private Eden set amidst the quiet charm of northeastern Singapore, Terrasse provides a modern, contemporary and luxurious lifestyle nestled in the warm embrace of nature's many delights.

As soon as you step inside Terrasse, a line of majestic yellow rain trees sway tantalizingly in the warm breeze, soothing the soul and setting the mood for the serene oasis you are about to call home.

Within, you'll find three thoughtfully designed clubhouses, each with a distinct personality to cater to your diverse lifestyle needs. Or you can choose to indulge in nature's many wonders at the Firefly Creek, a unique water feature that comes to life at night with fiber-optic lights that mimic dancing fireflies. Take a dreamy afternoon stroll through the Fern Valley, where lush greenery and outdoor BBQ Pavilions make for a perfectly sumptuous scene. These are only a few of the wonders that await you at Terrasse.

Inside your private living space, an air of sophistication surrounds you. The living, dining and bed rooms are specially designed to let in an abundance of natural light, creating a sprightly, effervescent and spacious living sanctuary. Neither expense nor attention has been spared to ensure interiors are furnished with elegant designer fittings, including Hans Grohe fixtures and Brandt appliances. These exquisite details put the finishing touches on your perfect home.

With 414 units spread over 16 blocks and a range of 1, 2, 3, 4 and 5 bedroom apartments and penthouses to choose from, you are certain to find a space in Terrasse to call your own.





**EVERY TOMORROW BEGINS TODAY.  
EVERY JOYFUL MOMENT STARTS HERE.**

Every day is an exciting adventure for the whole family. Shop and dine to your heart's content at nex and Heartland Mall, or satisfy your food cravings at nearby Serangoon Gardens. Venture further out with easy access to CTE and KPE. Hougang, Kovan and Serangoon MRT Stations are also a short jaunt away.

With Rosyth School just 1 km away, and Xin Ming Primary and Secondary Schools and Serangoon Junior College in close proximity, there is certainly no lack of acclaimed institutions when it comes to providing your children with a first-class education.

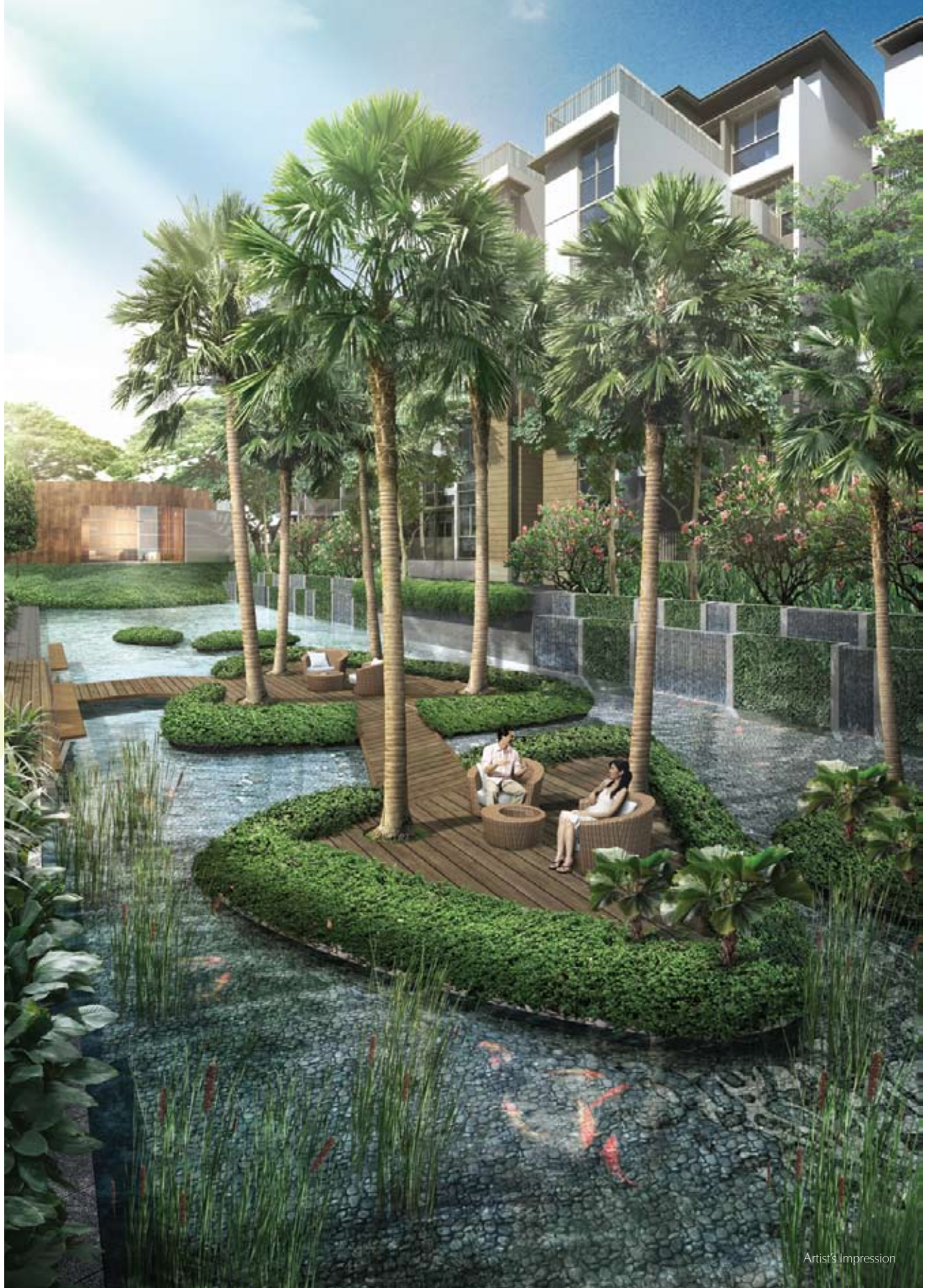


Artist's Impression



A large, stylized green leaf graphic on the left side of the page, featuring a central stem with several large, pointed leaves and two circular motifs at the bottom, each containing a spiral pattern.

ARCADIA CLUBHOUSE



MIRAGE ESPLANADE



# WELLNESS SANCTUARY



# SITE PLAN



Artist's Impression

## LEGEND

### THE TROPICS

- ① ENTRANCE AND GUARD HOUSE
- ② RAIN TREE BOULEVARD
- ③ PALM COURTYARD
- ④ VIEWING DECK
- ⑤ SERENE GARDEN
- ⑥ SUN DECK
- ⑦ BBQ PAVILION
- ⑧ FERN VALLEY
- ⑨ SIDE GATE

### FIT AND FUN

- ⑩ FITNESS AREA
- ⑪ TENNIS COURT
- ⑫ MULTI-PURPOSE COURT
- ⑬ JOGGING TRACK

### KIDS ZONE

- ⑭ CHILDREN'S POOL
- ⑮ LAGOON PLAYSCAPE
- ⑯ CASTLE PLAYSCAPE

### WATER WONDERS

- ⑰ FLOATING ISLANDS
- ⑱ MISTY FALLS
- ⑲ FIREFLY CREEK
- ⑳ JACUZZI
- ㉑ 50M LAP POOL
- ㉒ JUNGLE JACUZZI
- ㉓ CASCADING SPRINGS
- ㉔ RIPPLE POND

### 3 EXCLUSIVE CLUBHOUSES

- ㉕ ARCADIA CLUBHOUSE
  - LOUNGE
  - MEDIA ENTERTAINMENT ROOM
- ㉖ MIRAGE ESPLANADE
  - CHILL-OUT DECK
  - FUNCTION ROOM
  - MALE & FEMALE STEAM ROOMS
  - CHANGING ROOMS

- ㉗ WELLNESS SANCTUARY
  - OUTDOOR FITNESS
  - GYMNASIUM
  - SPA ROOM
  - EXERCISE STUDIO



# UNIT DISTRIBUTION CHARTS

21 TERRASSE LANE

Unit Storey	01	02	03	04	05	06	07	08	09	10	11	12
05	PH-C2 1,798 sq ft	PH-D1 2,217 sq ft	PH-B 1,453 sq ft	A1-5 538 sq ft	PH-B1 1,550 sq ft	A1-5 538 sq ft	PH-C3 1,765 sq ft	PH-C1 1,819 sq ft	PH-D1 2,217 sq ft	PH-C2 1,798 sq ft	A1-5 538 sq ft	PH-B1 1,550 sq ft
04	C2-4 1,109 sq ft	D1-4 1,335 sq ft	B-4 850 sq ft	A1-4 506 sq ft	B1-4 775 sq ft	A1-4 506 sq ft	C3-4 1,055 sq ft	C1-4 1,109 sq ft	D1-4 1,335 sq ft	C2-4 1,109 sq ft	A1-4 506 sq ft	B1-4 775 sq ft
03	C2-3 1,109 sq ft	D1-3 1,432 sq ft	B-3 807 sq ft	A1-3 506 sq ft	B1-3 732 sq ft	A1-3 506 sq ft	C3-3 980 sq ft	C1-3 1,109 sq ft	D1-3 1,432 sq ft	C2-3 1,109 sq ft	A1-3 506 sq ft	B1-3 732 sq ft
02	C2-2 1,152 sq ft	D1-2 1,421 sq ft	B-2 893 sq ft	A1-2 538 sq ft	B1-2 753 sq ft	A1-2 538 sq ft	C3-2 1,001 sq ft	C1-2 1,163 sq ft	D1-2 1,421 sq ft	C2-2 1,152 sq ft	A1-2 538 sq ft	B1-2 753 sq ft
01	C2-P 1,270 sq ft	D1-P 1,819 sq ft	B-P 958 sq ft	A1-P 657 sq ft	B1-P 807 sq ft	A1-P 657 sq ft	C3-P 1,130 sq ft	C1-P 1,249 sq ft	D1-P 1,819 sq ft	C2-P 1,270 sq ft	A1-P 657 sq ft	B1-P 807 sq ft

23 TERRASSE LANE

Unit Storey	13	14	15	16	17	18	19	20	21
05	PH-C 1,873 sq ft	PH-B1 1,550 sq ft	PH-C 1,873 sq ft	PH-B 1,453 sq ft	PH-B 1,453 sq ft	PH-D 2,110 sq ft	PH-C4 1,884 sq ft	PH-C 1,873 sq ft	PH-B1 1,550 sq ft
04	C-4 1,152 sq ft	B1-4 775 sq ft	C-4 1,152 sq ft	B-4 850 sq ft	B-4 850 sq ft	D-4 1,367 sq ft	C4-4 1,076 sq ft	C-4 1,152 sq ft	B1-4 775 sq ft
03	C-3 1,130 sq ft	B1-3 732 sq ft	C-3 1,130 sq ft	B-3 807 sq ft	B-3 807 sq ft	D-3 1,367 sq ft	C4-3 990 sq ft	C-3 1,130 sq ft	B1-3 732 sq ft
02	C-2 1,227 sq ft	B1-2 753 sq ft	C-2 1,227 sq ft	B-2 893 sq ft	B-2 893 sq ft	D-2 1,421 sq ft	C4-2 1,076 sq ft	C-2 1,227 sq ft	B1-2 753 sq ft
01	C-GD 2,497 sq ft	B1-P 807 sq ft	C-GD 2,497 sq ft	B-P 958 sq ft	B-P 958 sq ft	D-P 1,647 sq ft	C4-P 1,378 sq ft	C-GD 2,497 sq ft	B1-P 807 sq ft

25 TERRASSE LANE

Unit Storey	22	23	24	25	26	27	28	29	30	31
05	PH-C 1,873 sq ft	PH-B 1,453 sq ft	PH-B 1,453 sq ft	PH-D 2,110 sq ft	PH-B1 1,550 sq ft	PH-B1 1,550 sq ft	PH-C 1,873 sq ft	PH-B 1,453 sq ft	PH-B 1,453 sq ft	PH-C 1,873 sq ft
04	C-4 1,152 sq ft	B-4 850 sq ft	B-4 850 sq ft	D-4 1,367 sq ft	B1-4 775 sq ft	B1-4 775 sq ft	C-4 1,152 sq ft	B-4 850 sq ft	B-4 850 sq ft	C-4 1,152 sq ft
03	C-3 1,130 sq ft	B-3 807 sq ft	B-3 807 sq ft	D-3 1,367 sq ft	B1-3 732 sq ft	B1-3 732 sq ft	C-3 1,130 sq ft	B-3 807 sq ft	B-3 807 sq ft	C-3 1,130 sq ft
02	C-2 1,227 sq ft	B-2 893 sq ft	B-2 893 sq ft	D-2 1,421 sq ft	B1-2 753 sq ft	B1-2 753 sq ft	C-2 1,227 sq ft	B-2 893 sq ft	B-2 893 sq ft	C-2 1,227 sq ft
01	C-GD 2,497 sq ft	B-P 958 sq ft	B-P 958 sq ft	D-P 1,647 sq ft	B1-P 807 sq ft	B1-P 807 sq ft	C-GD 2,497 sq ft	B-P 958 sq ft	B-P 958 sq ft	C-GD 2,497 sq ft

27 TERRASSE LANE

Unit Storey	32	33	34	35	36	37	38	39	40	41	42	43
05	PH-C3 1,765 sq ft	PH-B1 1,550 sq ft	A1-5 538 sq ft	PH-C2 1,798 sq ft	PH-D1 2,217 sq ft	PH-C1 1,819 sq ft	PH-D1 2,217 sq ft	PH-C2 1,798 sq ft	A1-5 538 sq ft	PH-B1 1,550 sq ft	A1-5 538 sq ft	PH-C1 1,819 sq ft
04	C3-4 1,055 sq ft	B1-4 775 sq ft	A1-4 506 sq ft	C2-4 1,109 sq ft	D1-4 1,335 sq ft	C1-4 1,109 sq ft	D1-4 1,335 sq ft	C2-4 1,109 sq ft	A1-4 506 sq ft	B1-4 775 sq ft	A1-4 506 sq ft	C1-4 1,109 sq ft
03	C3-3 980 sq ft	B1-3 732 sq ft	A1-3 506 sq ft	C2-3 1,109 sq ft	D1-3 1,432 sq ft	C1-3 1,109 sq ft	D1-3 1,432 sq ft	C2-3 1,109 sq ft	A1-3 506 sq ft	B1-3 732 sq ft	A1-3 506 sq ft	C1-3 1,109 sq ft
02	C3-2 1,001 sq ft	B1-2 753 sq ft	A1-2 538 sq ft	C2-2 1,152 sq ft	D1-2 1,421 sq ft	C1-2 1,163 sq ft	D1-2 1,421 sq ft	C2-2 1,152 sq ft	A1-2 538 sq ft	B1-2 753 sq ft	A1-2 538 sq ft	C1-2 1,163 sq ft
01	C3-P1 1,087 sq ft	B1-P 807 sq ft	A1-P 657 sq ft	C2-P 1,270 sq ft	D1-P 1,819 sq ft	C1-P 1,249 sq ft	D1-P 1,819 sq ft	C2-P 1,270 sq ft	A1-P 657 sq ft	B1-P 807 sq ft	A1-P 657 sq ft	C1-P 1,249 sq ft

29 TERRASSE LANE

Unit Storey	44	45	46	47	48	49	50	51	52	53
05	A1-5 538 sq ft	PH-B1 1,550 sq ft	PH-C 1,873 sq ft	PH-D1 2,217 sq ft	PH-C1 1,819 sq ft	PH-C 1,873 sq ft	PH-B1 1,550 sq ft	A1-5 538 sq ft	PH-C1 1,819 sq ft	PH-D1 2,217 sq ft
04	A1-4 506 sq ft	B1-4 775 sq ft	C-4 1,152 sq ft	D1-4 1,335 sq ft	C1-4 1,109 sq ft	C-4 1,152 sq ft	B1-4 775 sq ft	A1-4 506 sq ft	C1-4 1,109 sq ft	D1-4 1,335 sq ft
03	A1-3 506 sq ft	B1-3 732 sq ft	C-3 1,130 sq ft	D1-3 1,432 sq ft	C1-3 1,109 sq ft	C-3 1,130 sq ft	B1-3 732 sq ft	A1-3 506 sq ft	C1-3 1,109 sq ft	D1-3 1,432 sq ft
02	A1-2 538 sq ft	B1-2 753 sq ft	C-2 1,227 sq ft	D1-2 1,421 sq ft	C1-2 1,163 sq ft	C-2 1,227 sq ft	B1-2 753 sq ft	A1-2 538 sq ft	C1-2 1,163 sq ft	D1-2 1,421 sq ft
01	A1-P 657 sq ft	B1-P 807 sq ft	C-GD 2,497 sq ft	D1-P 1,819 sq ft	C1-P 1,249 sq ft	C-GD 2,497 sq ft	B1-P 807 sq ft	A1-P 657 sq ft	C1-P 1,249 sq ft	D1-P 1,819 sq ft

31 TERRASSE LANE

Unit Storey	54	55	56	57	58	59	60	61	62	63
05	A-5 538 sq ft	PH-C 1,873 sq ft	PH-B 1,453 sq ft	PH-B 1,453 sq ft	PH-D 2,110 sq ft	PH-B1 1,550 sq ft	PH-C 1,873 sq ft	PH-B 1,453 sq ft	PH-B 1,453 sq ft	PH-C 1,873 sq ft
04	A-4 538 sq ft	C-4 1,152 sq ft	B-4 850 sq ft	B-4 850 sq ft	D-4 1,367 sq ft	B1-4 775 sq ft	C-4 1,152 sq ft	B-4 850 sq ft	B-4 850 sq ft	C-4 1,152 sq ft
03	A-3 538 sq ft	C-3 1,130 sq ft	B-3 807 sq ft	B-3 807 sq ft	D-3 1,367 sq ft	B1-3 732 sq ft	C-3 1,130 sq ft	B-3 807 sq ft	B-3 807 sq ft	C-3 1,130 sq ft
02	A-2 538 sq ft	C-2 1,227 sq ft	B-2 893 sq ft	B-2 893 sq ft	D-2 1,421 sq ft	B1-2 753 sq ft	C-2 1,227 sq ft	B-2 893 sq ft	B-2 893 sq ft	C-2 1,227 sq ft
01	A-P 657 sq ft	C-GD 2,497 sq ft	B-P 958 sq ft	B-P 958 sq ft	D-P 1,647 sq ft	B1-P 807 sq ft	C-GD 2,497 sq ft	B-P 958 sq ft	B-P 958 sq ft	C-GD 2,497 sq ft







33 TERRASSE LANE

Unit Storey	64	65	66	67	68	69	70	71	72	73
05	PH-B1 1,550 sq ft	PH-C 1,873 sq ft	PH-B 1,453 sq ft	PH-B 1,453 sq ft	PH-C 1,873 sq ft	PH-B1 1,550 sq ft	PH-C 1,873 sq ft	PH-B 1,453 sq ft	PH-B 1,453 sq ft	PH-C 1,873 sq ft
04	B1-4 775 sq ft	C-4 1,152 sq ft	B-4 850 sq ft	B-4 850 sq ft	C-4 1,152 sq ft	B1-4 775 sq ft	C-4 1,152 sq ft	B-4 850 sq ft	B-4 850 sq ft	C-4 1,152 sq ft
03	B1-3 732 sq ft	C-3 1,130 sq ft	B-3 807 sq ft	B-3 807 sq ft	C-3 1,130 sq ft	B1-3 732 sq ft	C-3 1,130 sq ft	B-3 807 sq ft	B-3 807 sq ft	C-3 1,130 sq ft
02	B1-2 753 sq ft	C-2 1,227 sq ft	B-2 893 sq ft	B-2 893 sq ft	C-2 1,227 sq ft	B1-2 753 sq ft	C-2 1,227 sq ft	B-2 893 sq ft	B-2 893 sq ft	C-2 1,227 sq ft
01	B1-P 807 sq ft	C-GD 2,497 sq ft	B-P 958 sq ft	B-P 958 sq ft	C-GD 2,497 sq ft	B1-P 807 sq ft	C-GD 2,497 sq ft	B-P 958 sq ft	B-P 958 sq ft	C-GD 2,497 sq ft

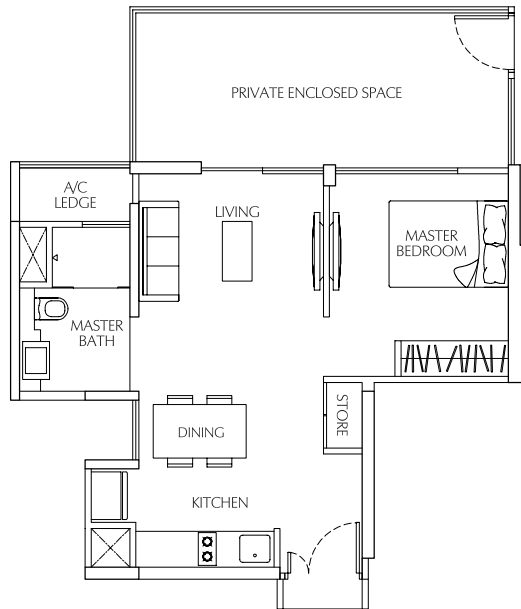
35 TERRASSE LANE

Unit Storey	74	75	76	77	78	79	80	81	82	83
05	PH-B1 1,550 sq ft	PH-C 1,873 sq ft	PH-B 1,453 sq ft	PH-B 1,453 sq ft	PH-C 1,873 sq ft	PH-B1 1,550 sq ft	PH-C 1,873 sq ft	PH-B 1,453 sq ft	PH-B 1,453 sq ft	PH-C 1,873 sq ft
04	B1-4 775 sq ft	C-4 1,152 sq ft	B-4 850 sq ft	B-4 850 sq ft	C-4 1,152 sq ft	B1-4 775 sq ft	C-4 1,152 sq ft	B-4 850 sq ft	B-4 850 sq ft	C-4 1,152 sq ft
03	B1-3 732 sq ft	C-3 1,130 sq ft	B-3 807 sq ft	B-3 807 sq ft	C-3 1,130 sq ft	B1-3 732 sq ft	C-3 1,130 sq ft	B-3 807 sq ft	B-3 807 sq ft	C-3 1,130 sq ft
02	B1-2 753 sq ft	C-2 1,227 sq ft	B-2 893 sq ft	B-2 893 sq ft	C-2 1,227 sq ft	B1-2 753 sq ft	C-2 1,227 sq ft	B-2 893 sq ft	B-2 893 sq ft	C-2 1,227 sq ft
01	B1-P 807 sq ft	C-P 1,378 sq ft	B-P 958 sq ft	B-P 958 sq ft	C-P 1,378 sq ft	B1-P 807 sq ft		B-P 958 sq ft	B-P 958 sq ft	C-P 1,378 sq ft

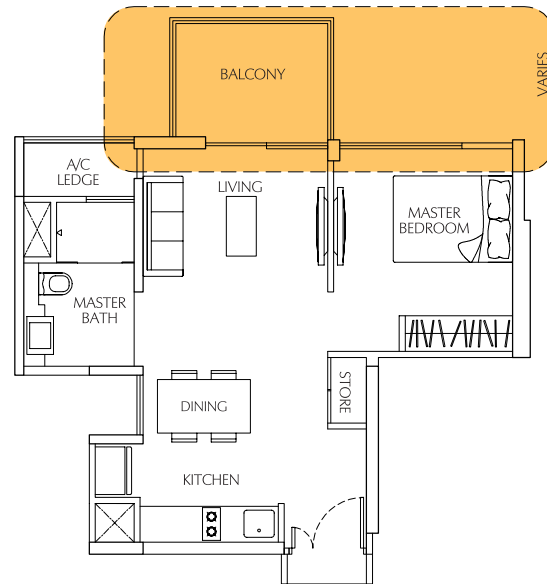
Legend:

-  1-Bedroom
-  2-Bedroom
-  3-Bedroom
-  4-Bedroom
-  Garden Maisonette
-  Penthouse

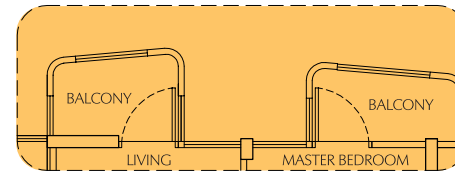
# 1 - BEDROOM



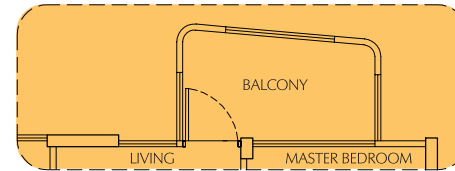
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61 sq m / 657 sq ft  
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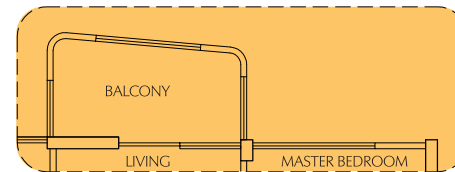
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50 sq m / 538 sq ft  
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**TYPE A-3**  
50 sq m / 538 sq ft  
#03-54



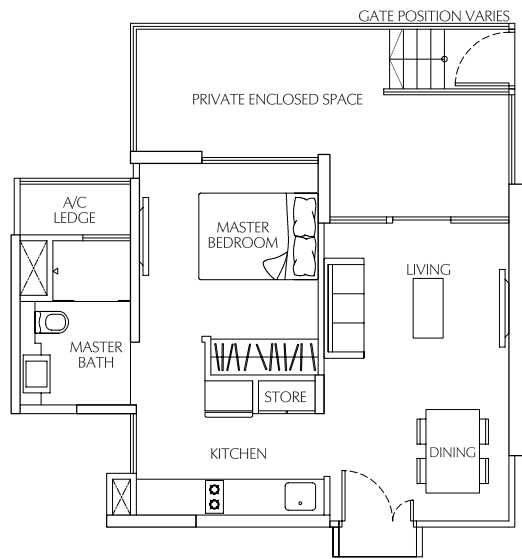
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50 sq m / 538 sq ft  
#04-54



**TYPE A-5**  
50 sq m / 538 sq ft  
#05-54

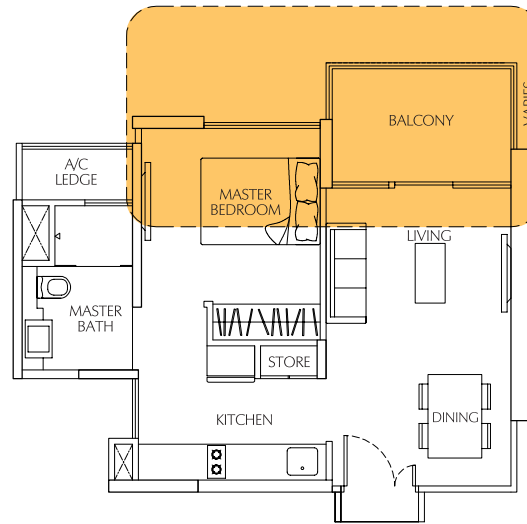


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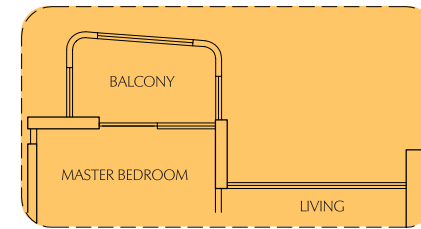
## TYPE A1-P

61 sq m / 657 sq ft  
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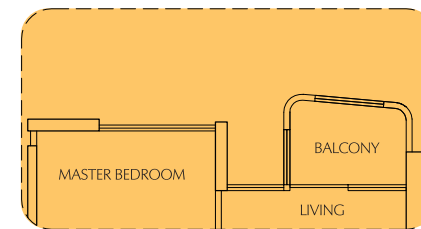
## TYPE A1-2

50 sq m / 538 sq ft  
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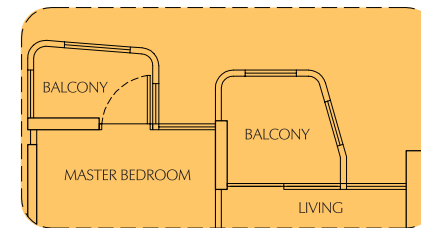
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47 sq m / 506 sq ft  
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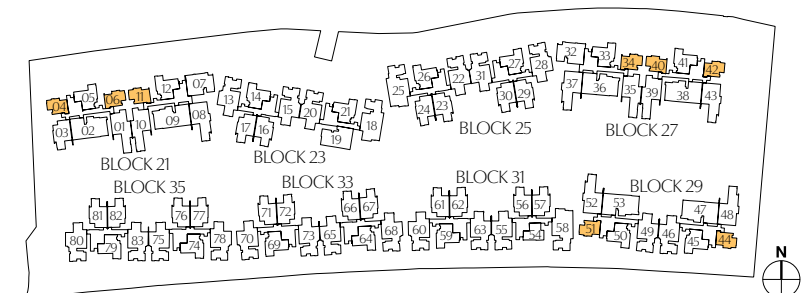
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47 sq m / 506 sq ft  
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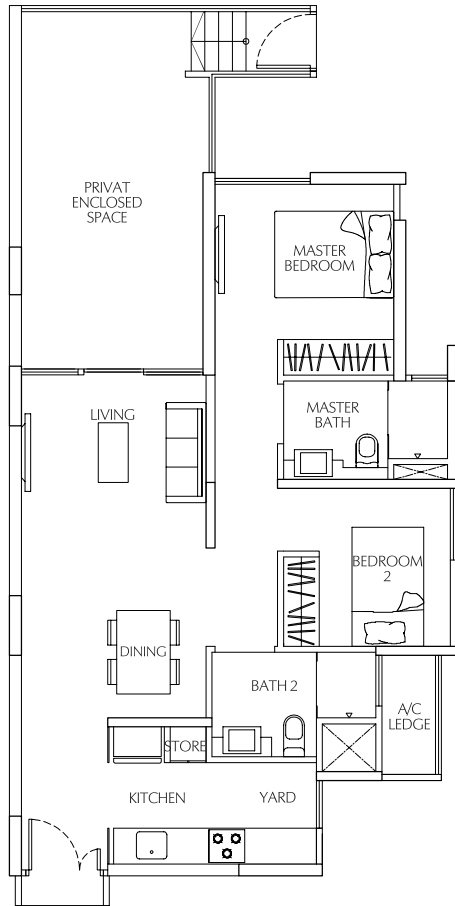


## TYPE A1-5

50 sq m / 538 sq ft  
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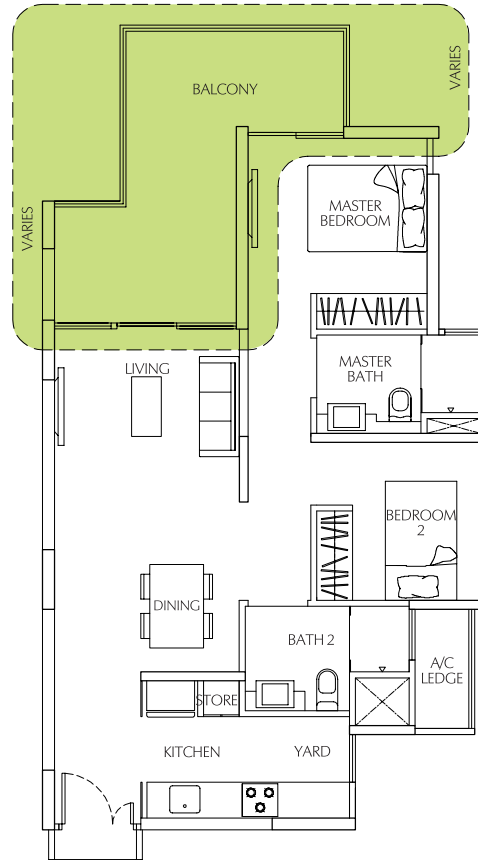
# 2 - BEDROOM



## TYPE B-P

89 sq m / 958 sq ft

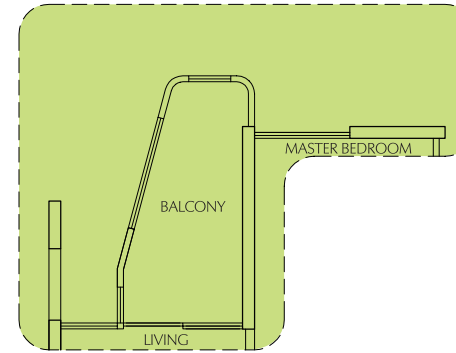
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#01-76, #01-77, #01-81, #01-82



## TYPE B-2

83 sq m / 893 sq ft

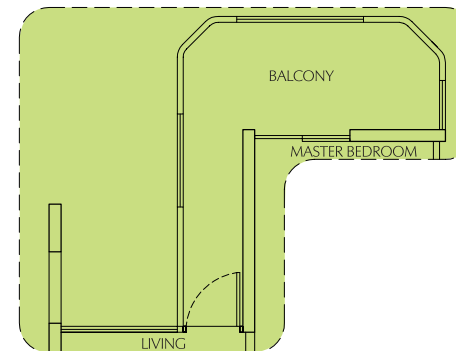
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## TYPE B-3

75 sq m / 807 sq ft

#03-03, #03-16, #03-17, #03-23,  
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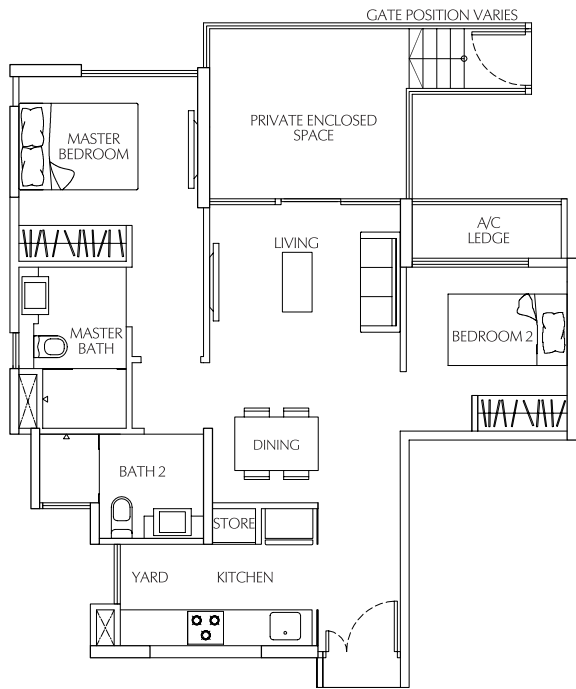
## TYPE B-4

79 sq m / 850 sq ft

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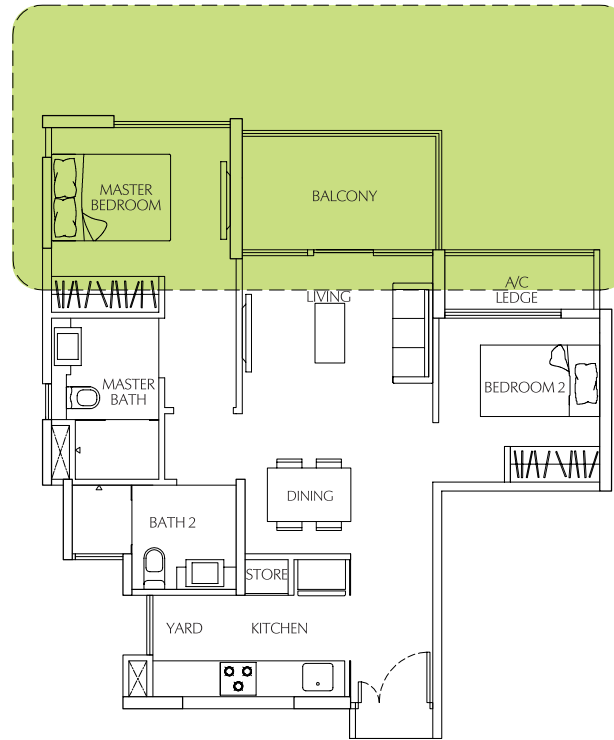
# 2 - BEDROOM



## TYPE B1-P

75 sq m / 807 sq ft

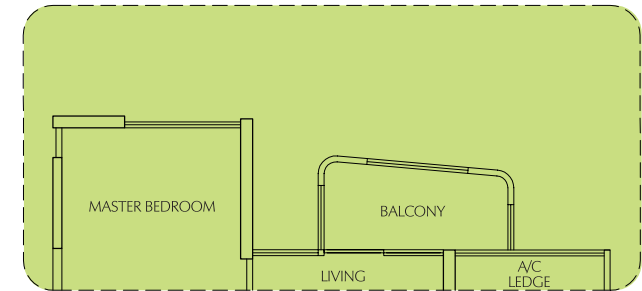
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## TYPE B1-2

70 sq m / 753 sq ft

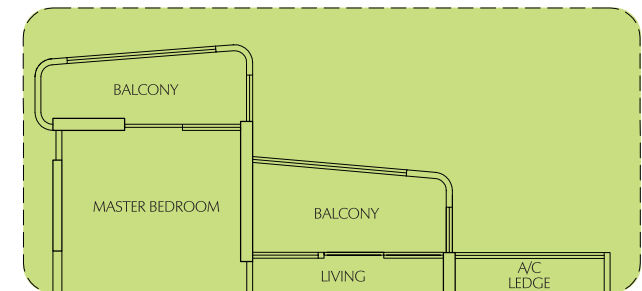
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#02-26, #02-27, #02-33, #02-41,  
#02-45, #02-50, #02-59, #02-64,  
#02-69, #02-74, #02-79



## TYPE B1-3

68 sq m / 732 sq ft

#03-05, #03-12, #03-14, #03-21,  
#03-26, #03-27, #03-33, #03-41,  
#03-45, #03-50, #03-59, #03-64,  
#03-69, #03-74, #03-79



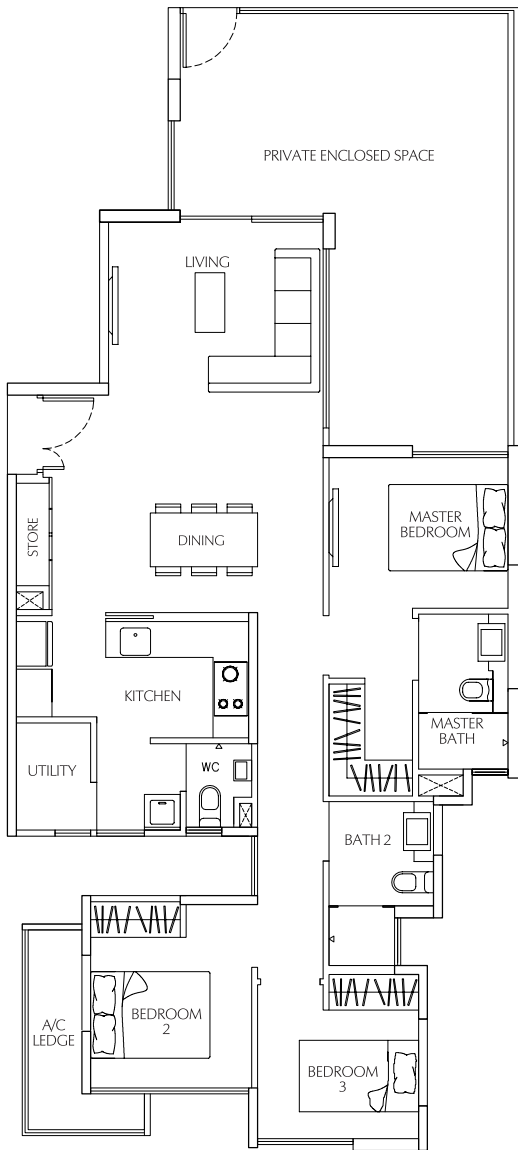
## TYPE B1-4

72 sq m / 775 sq ft

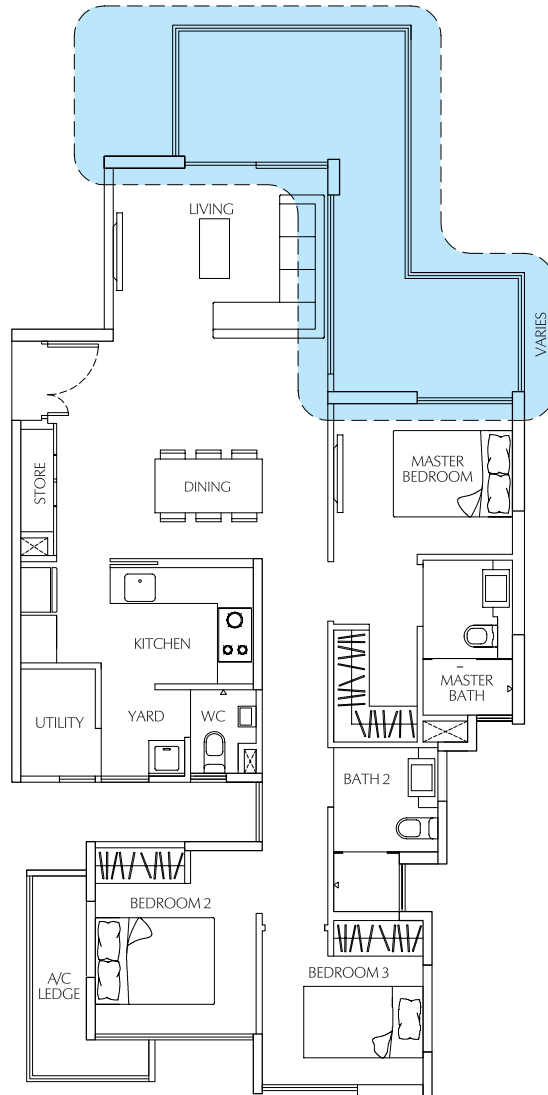
#04-05, #04-12, #04-14, #04-21,  
#04-26, #04-27, #04-33, #04-41,  
#04-45, #04-50, #04-59, #04-64,  
#04-69, #04-74, #04-79



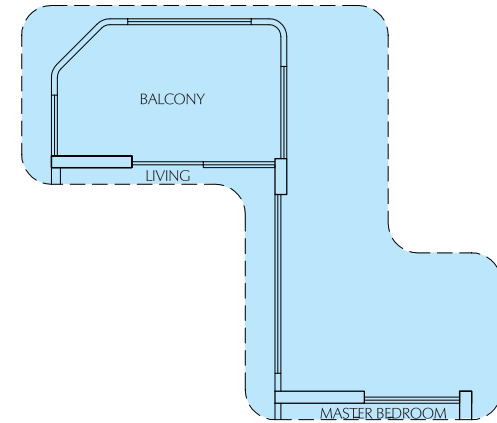
# 3 - BEDROOM



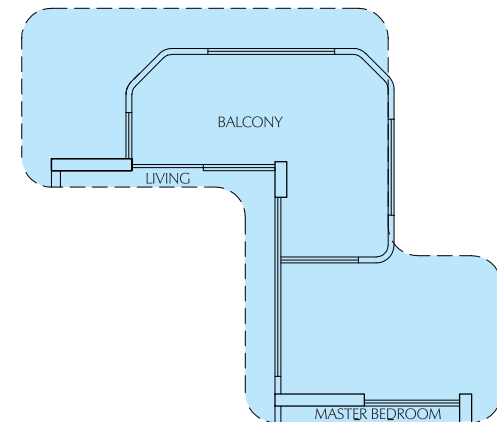
**TYPE C-P**  
128 sq m / 1,378 sq ft  
#01-75, #01-78, #01-83



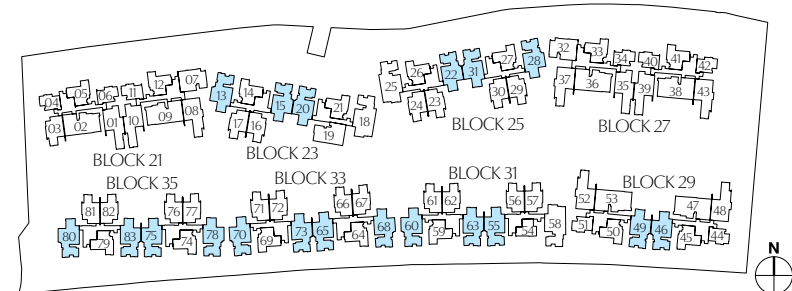
**TYPE C-2**  
114 sq m / 1,227 sq ft  
#02-13, #02-15, #02-20, #02-22,  
#02-28, #02-31, #02-46, #02-49,  
#02-55, #02-60, #02-63, #02-65,  
#02-68, #02-70, #02-73, #02-75,  
#02-78, #02-80, #02-83



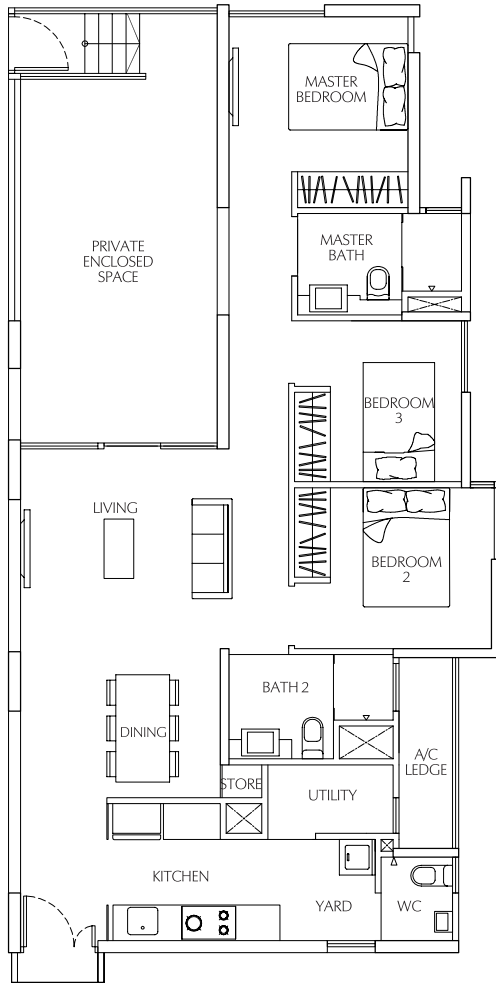
**TYPE C-3**  
105 sq m / 1,130 sq ft  
#03-13, #03-15, #03-20, #03-22,  
#03-28, #03-31, #03-46, #03-49,  
#03-55, #03-60, #03-63, #03-65,  
#03-68, #03-70, #03-73, #03-75,  
#03-78, #03-80, #03-83



**TYPE C-4**  
107 sq m / 1,152 sq ft  
#04-13, #04-15, #04-20, #04-22,  
#04-28, #04-31, #04-46, #04-49,  
#04-55, #04-60, #04-63, #04-65,  
#04-68, #04-70, #04-73, #04-75,  
#04-78, #04-80, #04-83

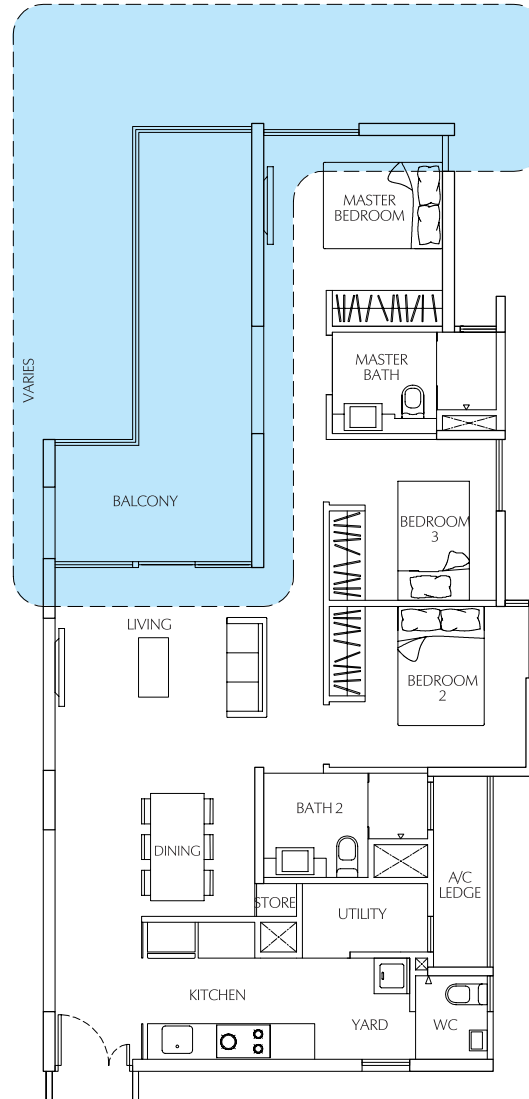


# 3 - BEDROOM



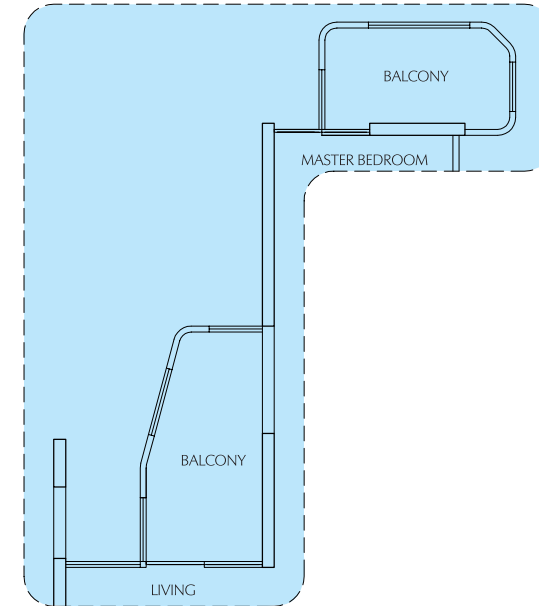
**TYPE C1-P**

116 sq m / 1,249 sq ft  
#01-08, #01-37, #01-43,  
#01-48, #01-52

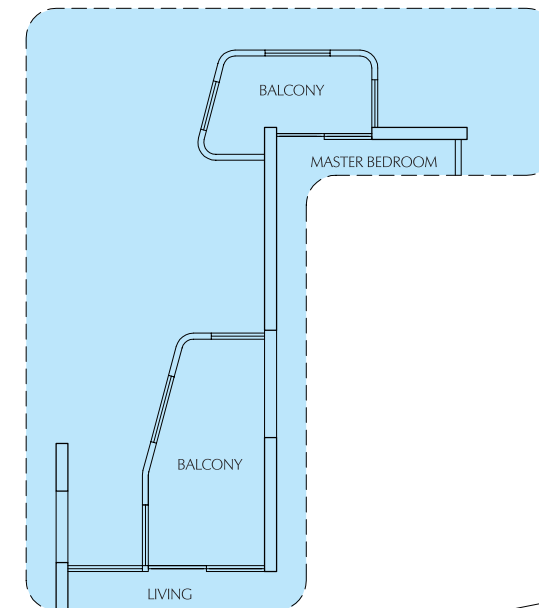


**TYPE C1-2**

108 sq m / 1,163 sq ft  
#02-08, #02-37, #02-43,  
#02-48, #02-52



**TYPE C1-3**  
103 sq m / 1,109 sq ft  
#03-08, #03-37, #03-43,  
#03-48, #03-52

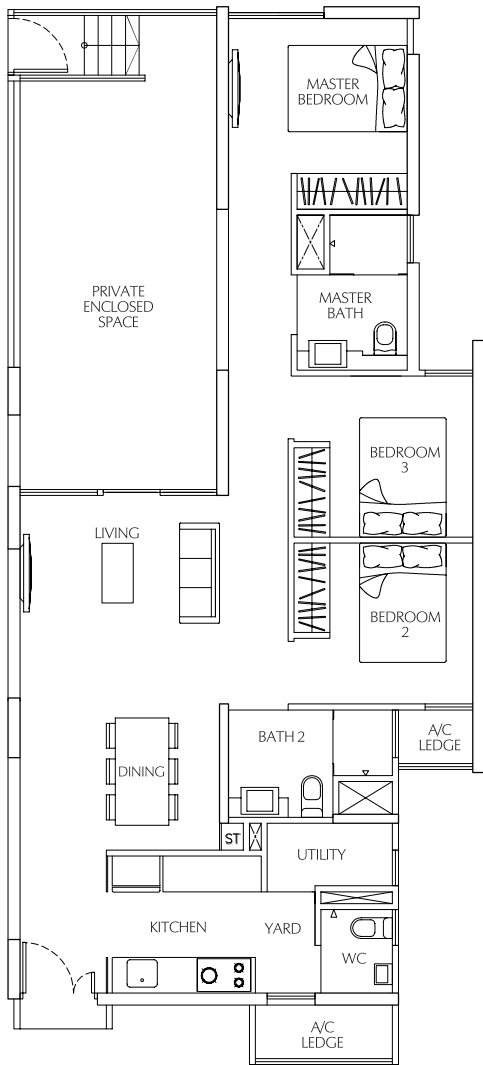


**TYPE C1-4**  
103 sq m / 1,109 sq ft  
#04-08, #04-37, #04-43,  
#04-48, #04-52





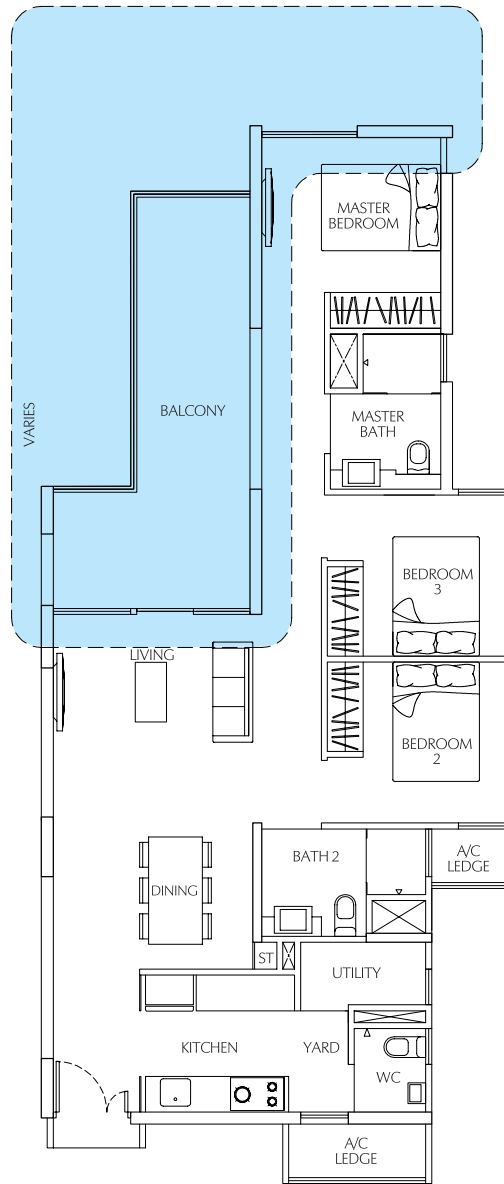
# 3 - BEDROOM



## TYPE C2-P

118 sq m / 1,270 sq ft

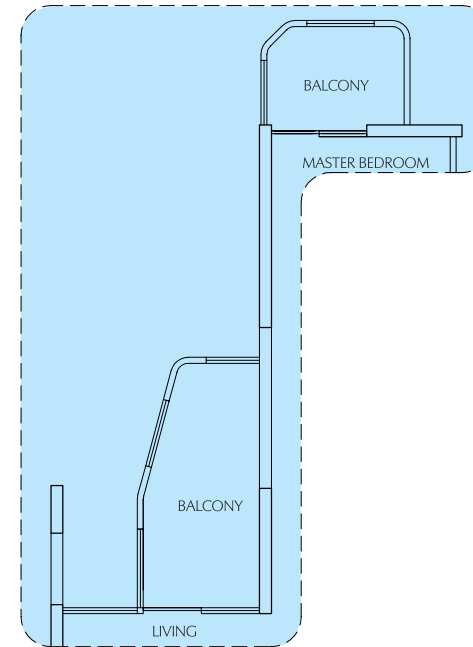
#01-01, #01-10, #01-35, #01-39



## TYPE C2-2

107 sq m / 1,152 sq ft

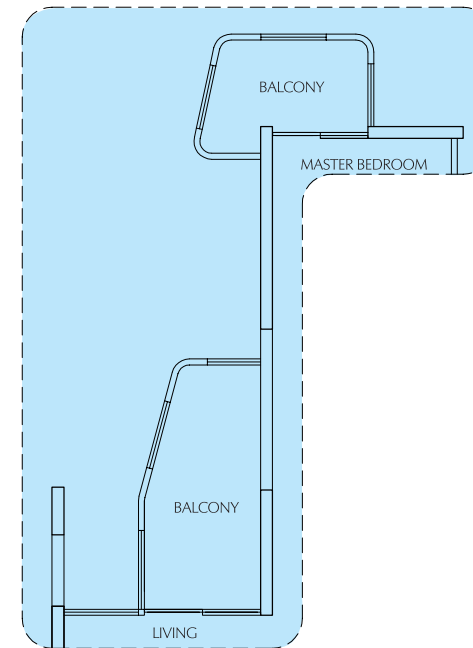
#02-01, #02-10, #02-35, #02-39



## TYPE C2-3

103 sq m / 1,109 sq ft

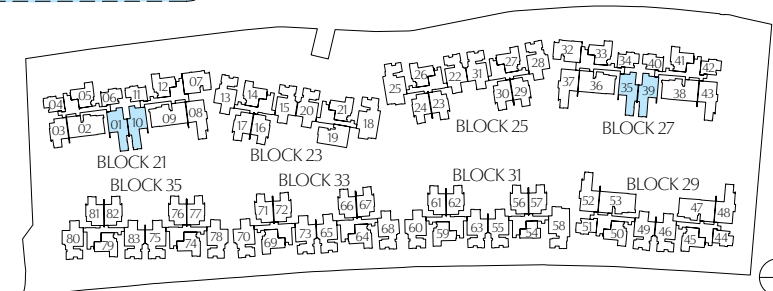
#03-01, #03-10, #03-35, #03-39



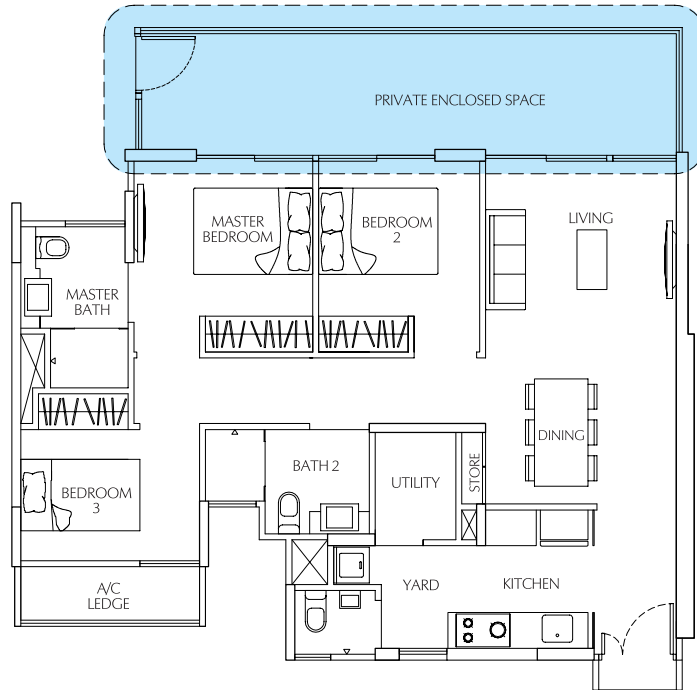
## TYPE C2-4

103 sq m / 1,109 sq ft

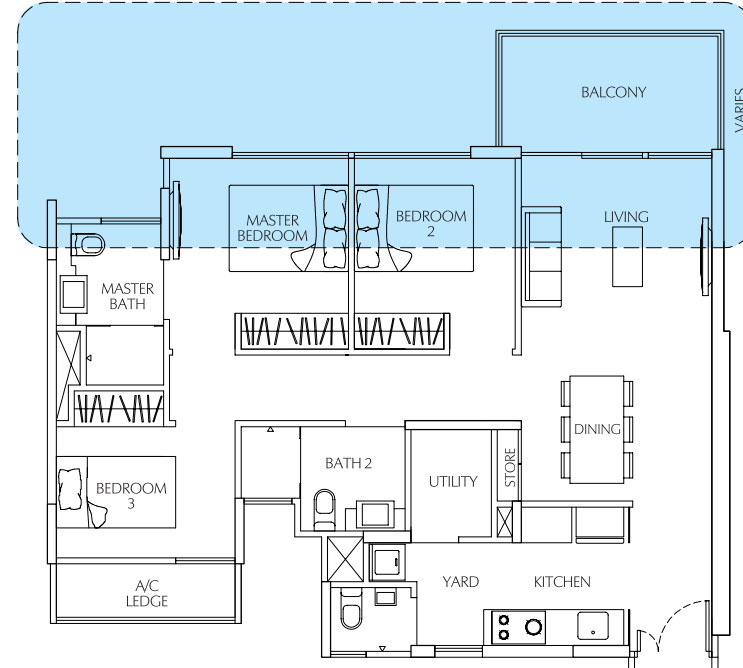
#04-01, #04-10, #04-35, #04-39



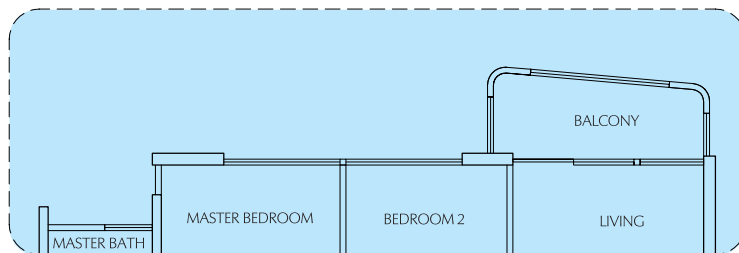
# 3 - BEDROOM



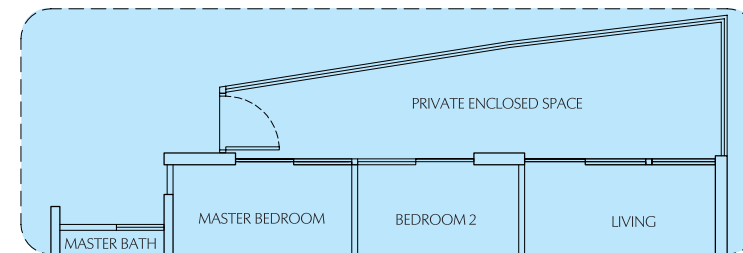
**TYPE C3-P**  
105 sq m / 1,130 sq ft  
#01-07



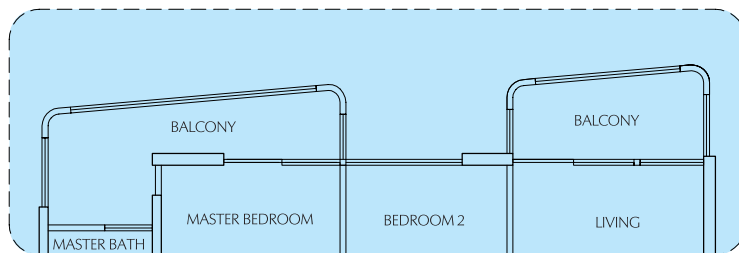
**TYPE C3-2**  
93 sq m / 1,001 sq ft  
#02-07, #02-32



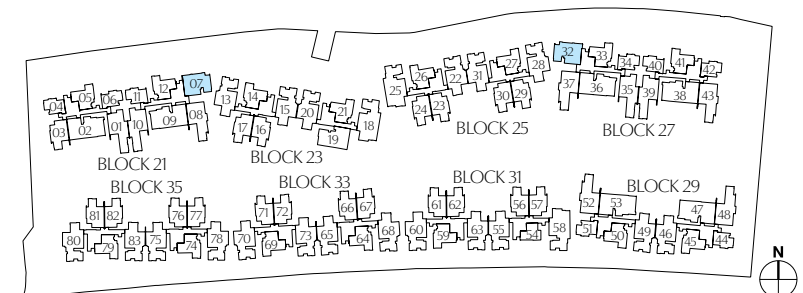
**TYPE C3-3**  
91 sq m / 980 sq ft  
#03-07, #03-32



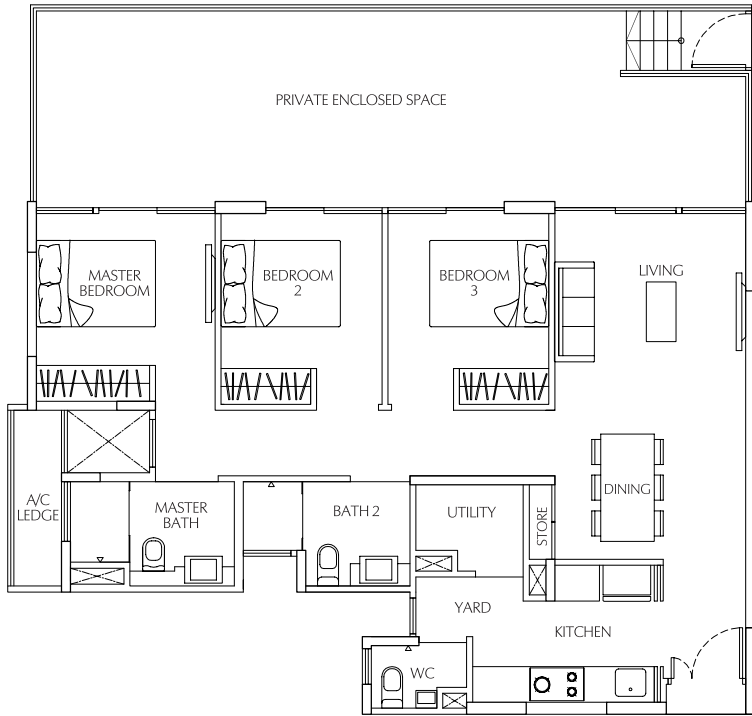
**TYPE C3-P1**  
101 sq m / 1,087 sq ft  
#01-32



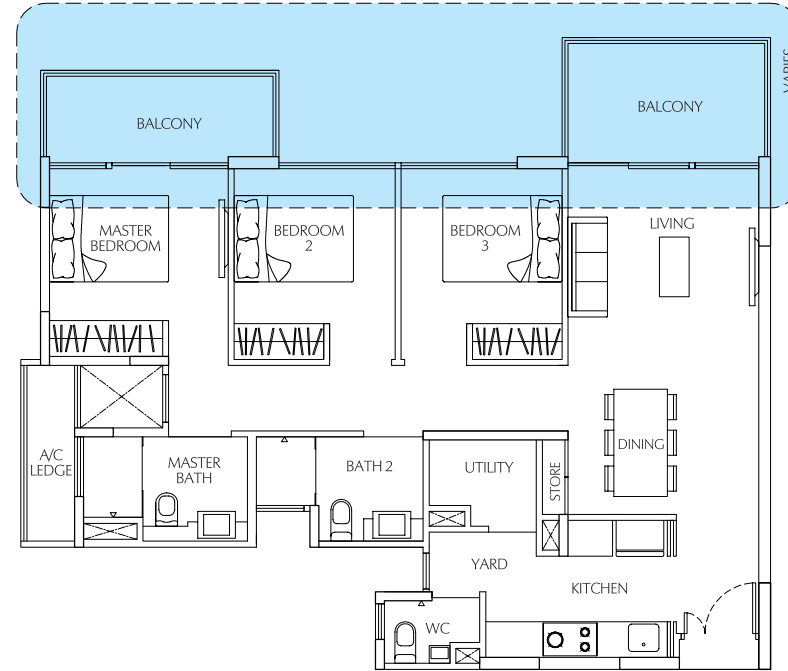
**TYPE C3-4**  
98 sq m / 1,055 sq ft  
#04-07, #04-32



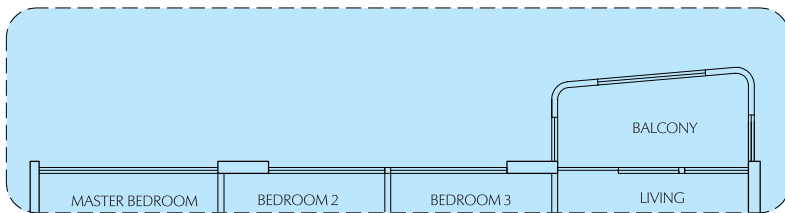
# 3 - BEDROOM



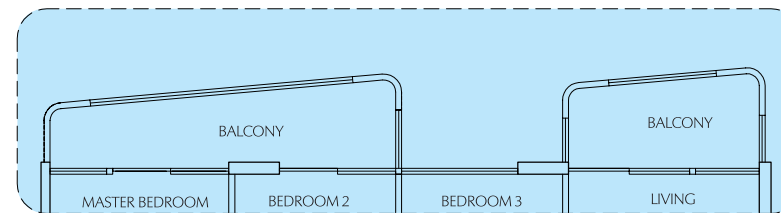
**TYPE C4-P**  
128 sq m / 1,378 sq ft  
#01-19



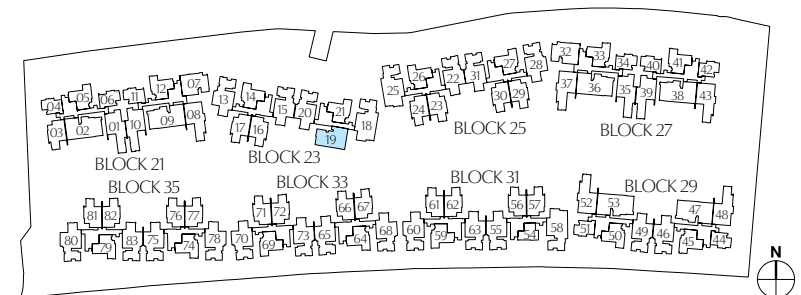
**TYPE C4-2**  
100 sq m / 1,076 sq ft  
#02-19



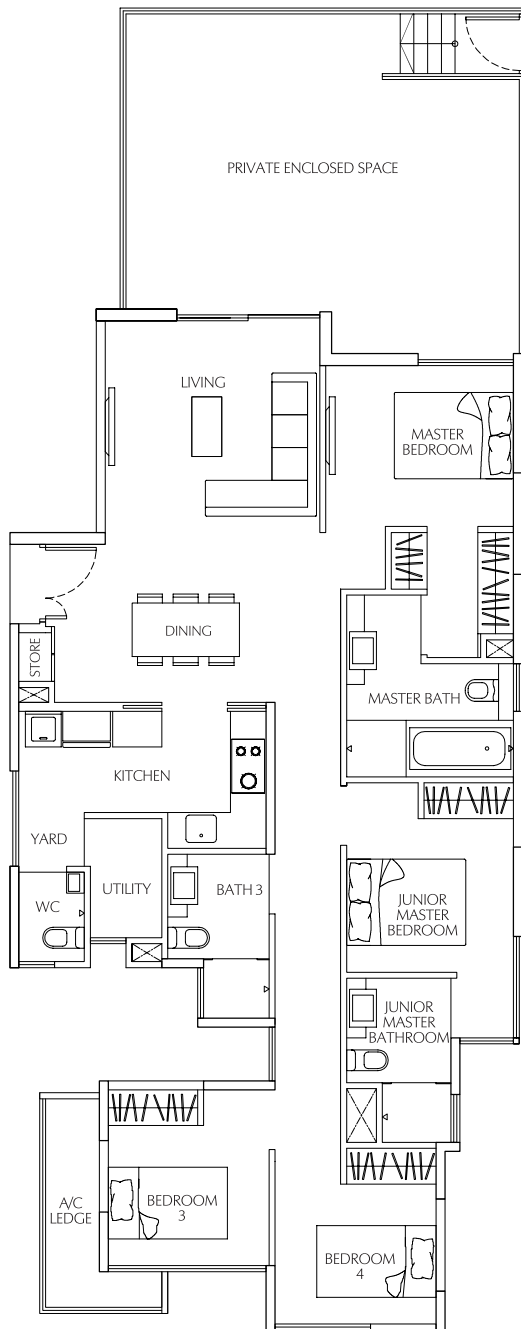
**TYPE C4-3**  
92 sq m / 990 sq ft  
#03-19



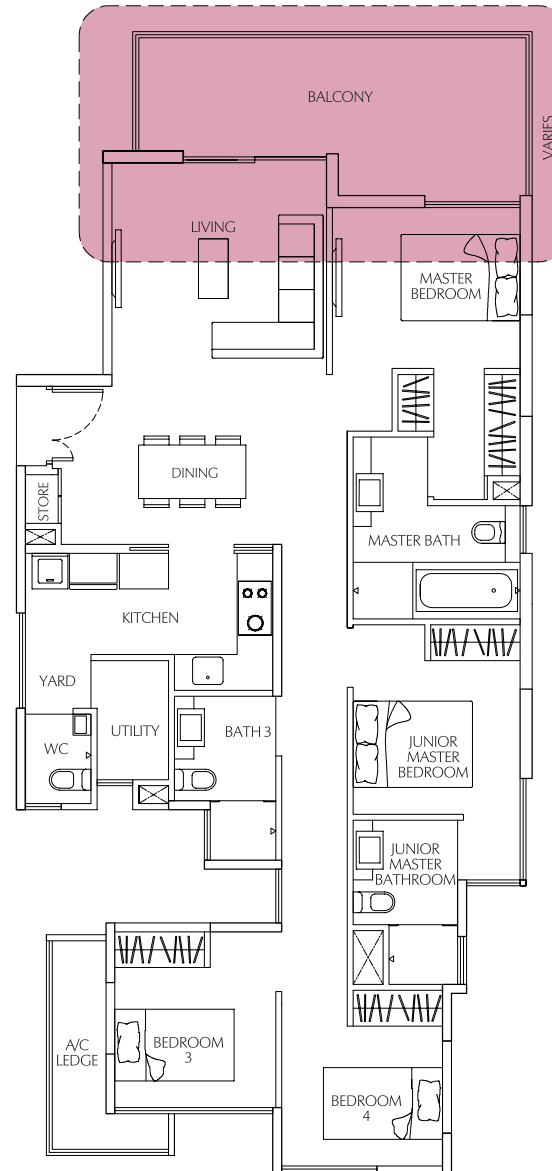
**TYPE C4-4**  
100 sq m / 1,076 sq ft  
#04-19



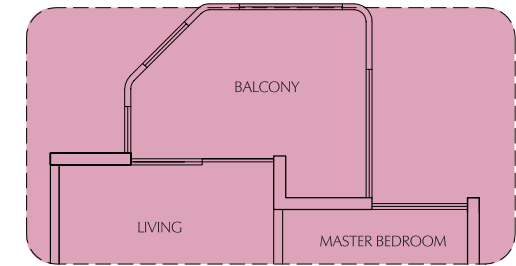
# 4 - BEDROOM



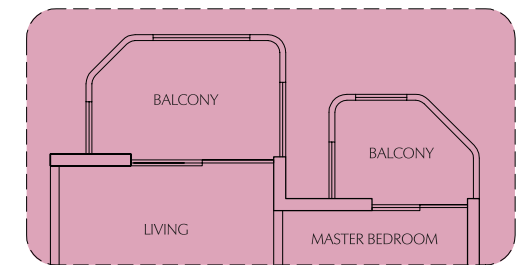
**TYPE D-P**  
153 sq m / 1,647 sq ft  
#01-18, #01-25, #01-58



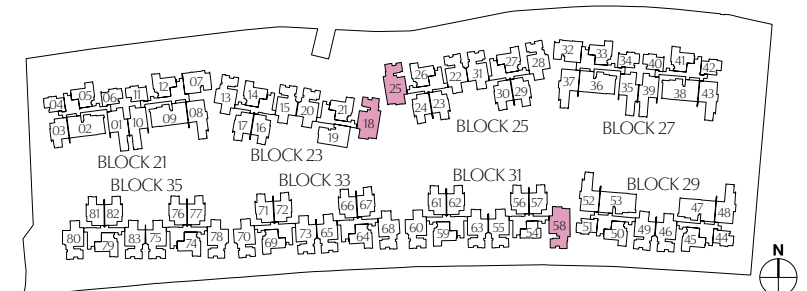
**TYPE D-2**  
132 sq m / 1,421 sq ft  
#02-18, #02-25, #02-58



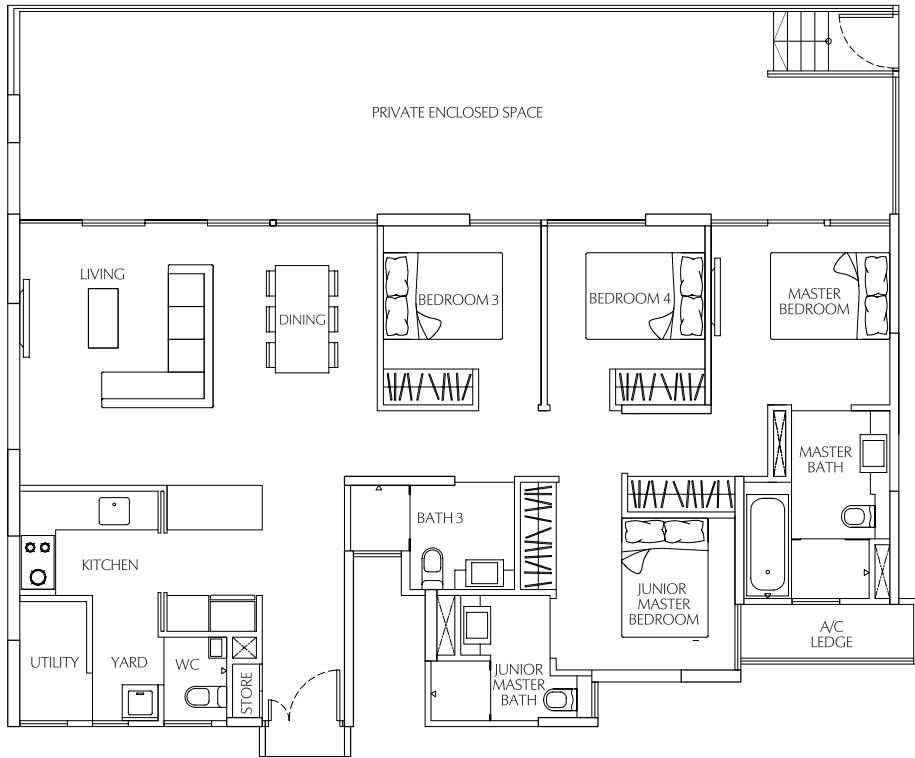
**TYPE D-3**  
127 sq m / 1,367 sq ft  
#03-18, #03-25, #03-58



**TYPE D-4**  
127 sq m / 1,367 sq ft  
#04-18, #04-25, #04-58



# 4 - BEDROOM



## TYPE D1-P

169 sq m / 1,819 sq ft

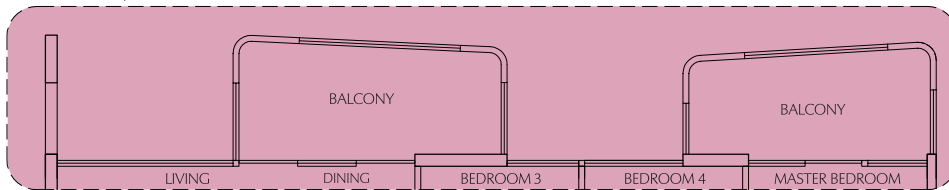
#01-02, #01-09, #01-36, #01-38,  
#01-47, #01-53



## TYPE D1-2

132 sq m / 1,421 sq ft

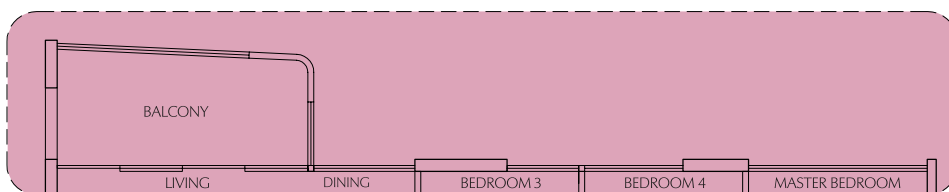
#02-02, #02-09, #02-36, #02-38,  
#02-47, #02-53



## TYPE D1-3

133 sq m / 1,432 sq ft

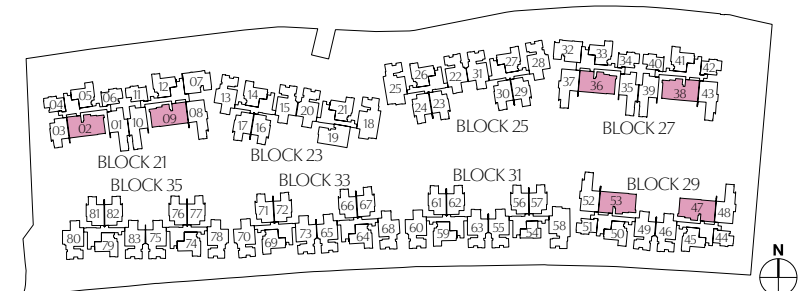
#03-02, #03-09, #04-36, #03-38,  
#03-47, #03-53



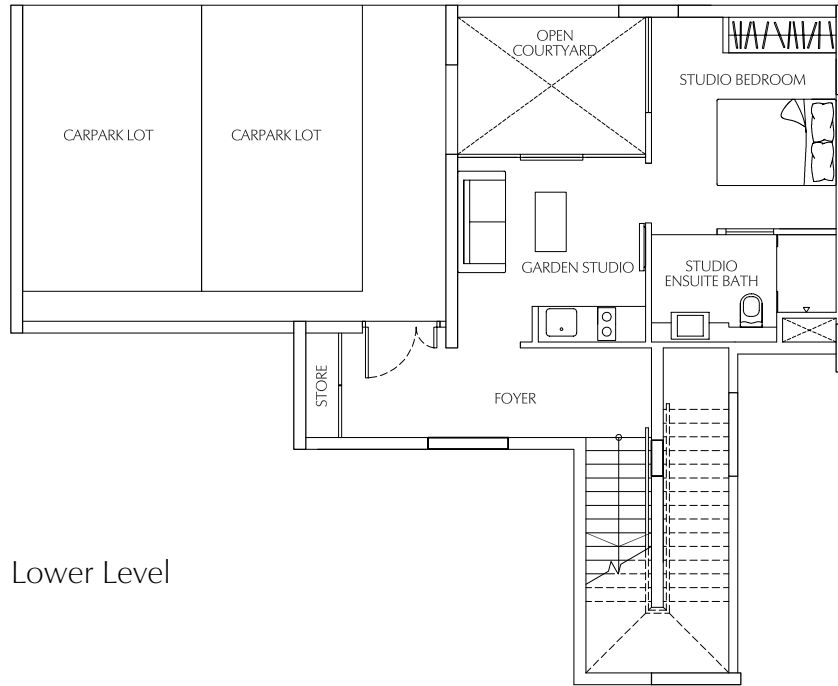
## TYPE D1-4

124 sq m / 1,335 sq ft

#04-02, #04-09, #04-36, #04-38,  
#04-47, #04-53



# GARDEN DUPLEX

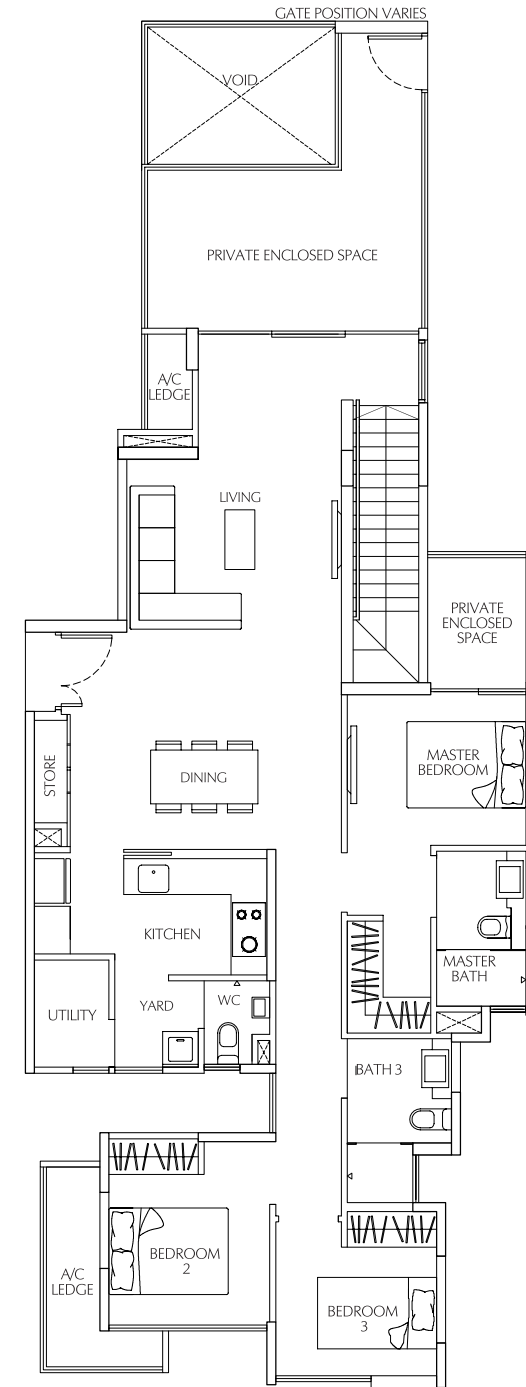
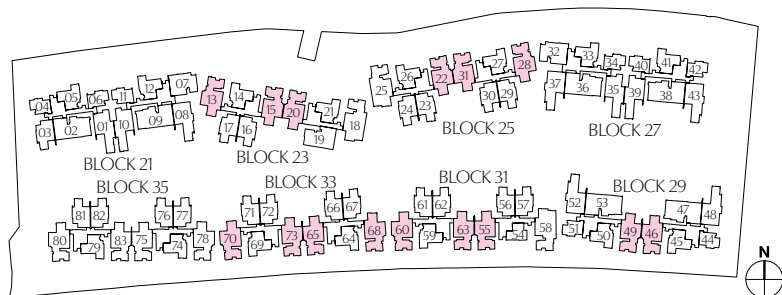


Lower Level

## TYPE C-GD

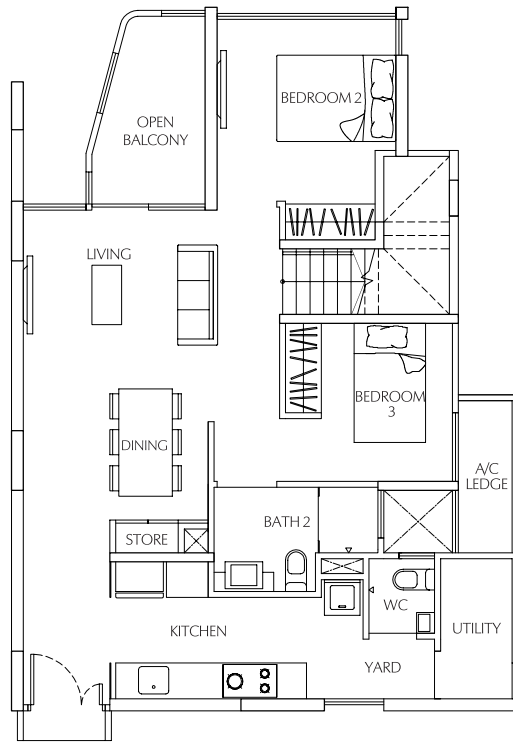
232 sq m / 2,497 sq ft

#01-13, #01-15, #01-20, #01-22,  
 #01-28, #01-31, #01-46, #01-49,  
 #01-55, #01-60, #01-63, #01-65,  
 #01-68, #01-70, #01-73

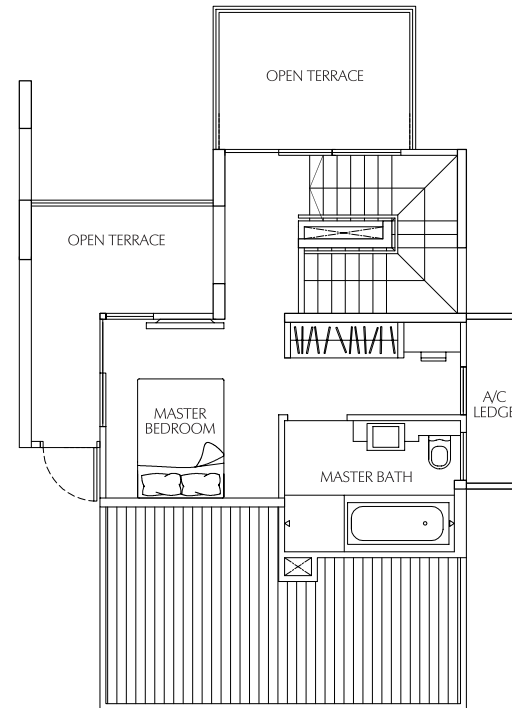


Upper Level

# PENTHOUSE – 3-BEDROOM



Lower Level

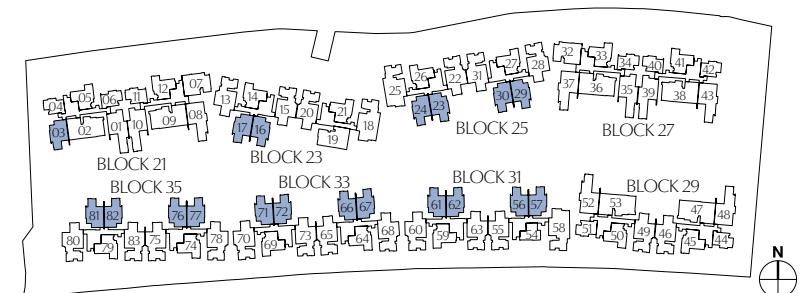


Upper Level

## TYPE PH-B

135 sq m / 1,453 sq ft

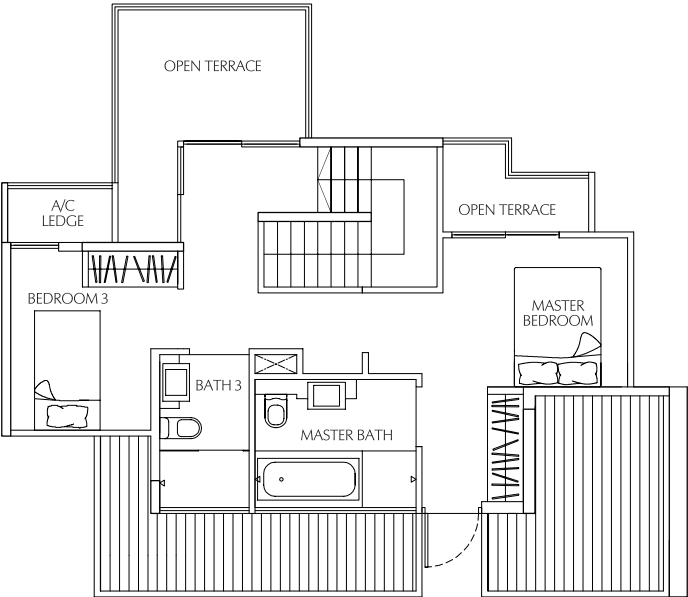
#05-03, #05-16, #05-17, #05-23,  
 #05-24, #05-29, #05-30, #05-56,  
 #05-57, #05-61, #05-62, #05-66,  
 #05-67, #05-71, #05-72, #05-76,  
 #05-77, #05-81, #05-82



# PENTHOUSE – 3-BEDROOM



Lower Level

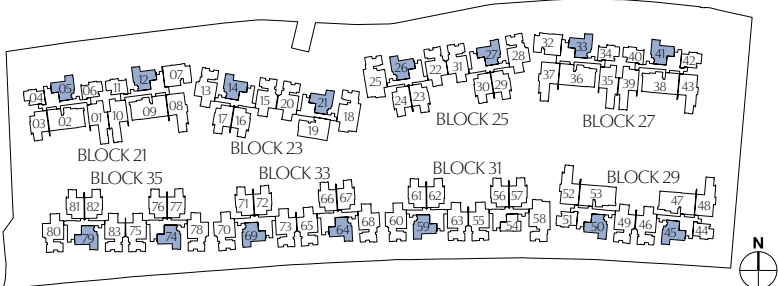


Upper Level

## TYPE PH-B1

144 sq m / 1,550 sq ft

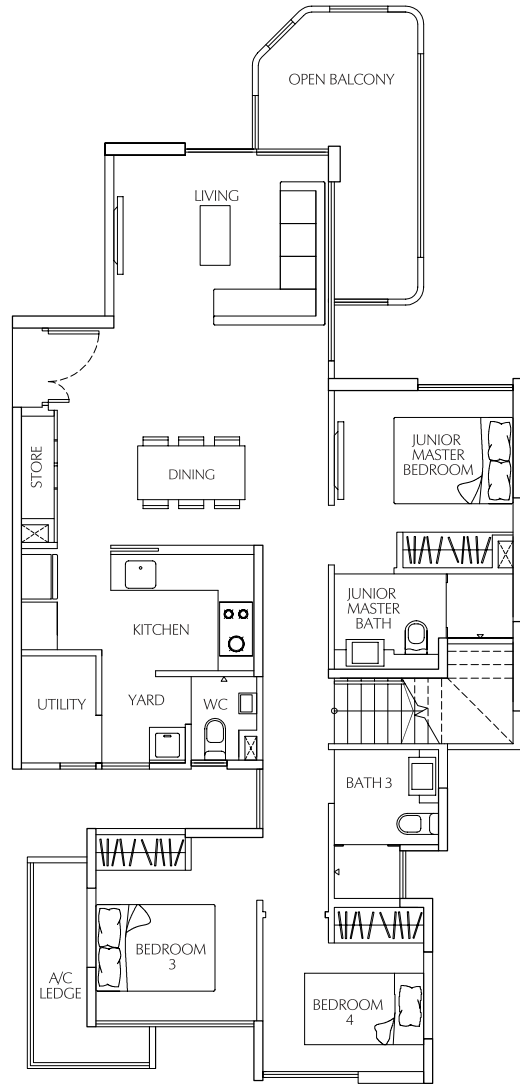
- #05-05, #05-12, #05-14, #05-21,
- #05-26, #05-27, #05-33, #05-41,
- #05-45, #05-50, #05-59, #05-64,
- #05-69, #05-74, #05-79



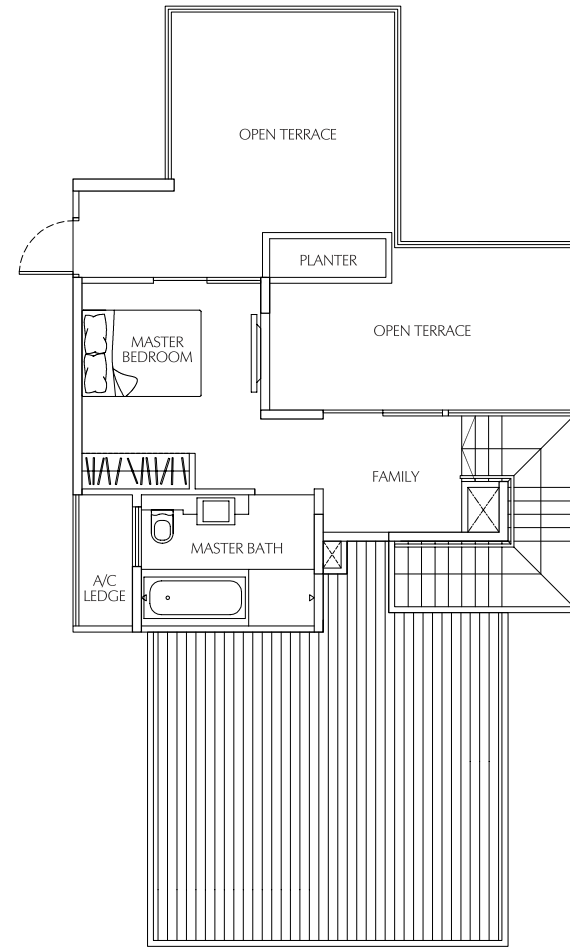
Plans are not to scale and are subject to any amendment as may be approved by the relevant authorities. All floor areas are approximate and are subject to final survey.



# PENTHOUSE – 4-BEDROOM



Lower Level

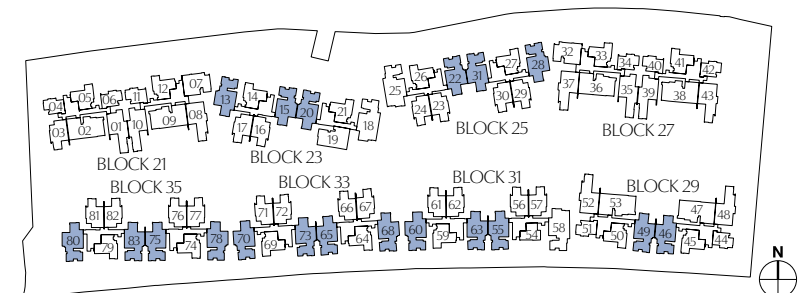


Upper Level

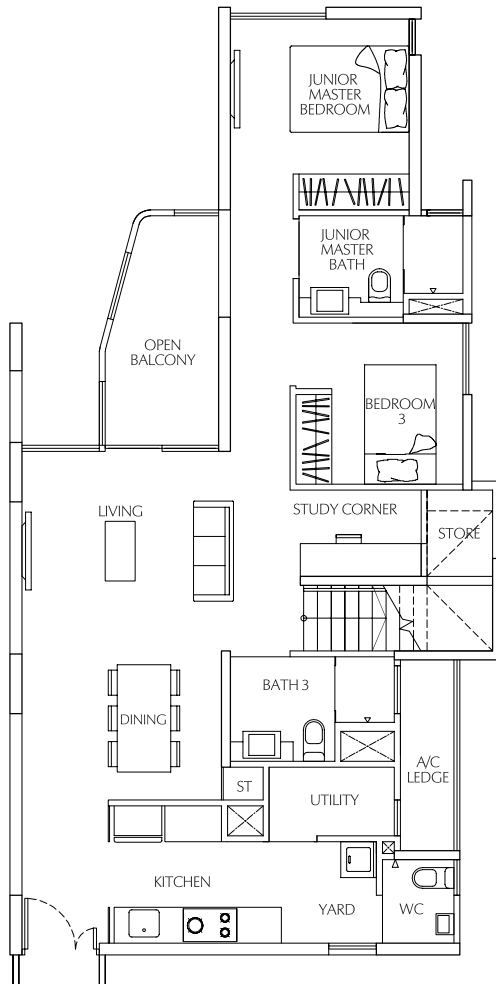
## TYPE PH-C

174 sq m / 1,873 sq ft

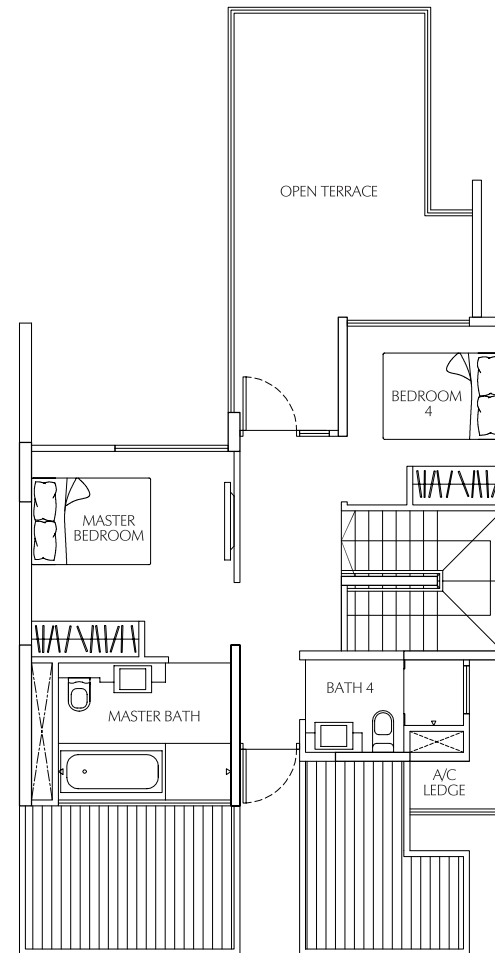
#05-13, #05-15, #05-20, #05-22,  
 #05-28, #05-31, #05-46, #05-49,  
 #05-55, #05-60, #05-63, #05-65,  
 #05-68, #05-70, #05-73, #05-75,  
 #05-78, #05-80, #05-83



# PENTHOUSE – 4-BEDROOM



Lower Level

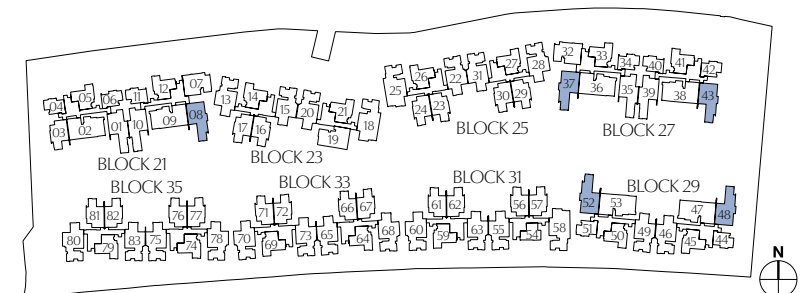


Upper Level

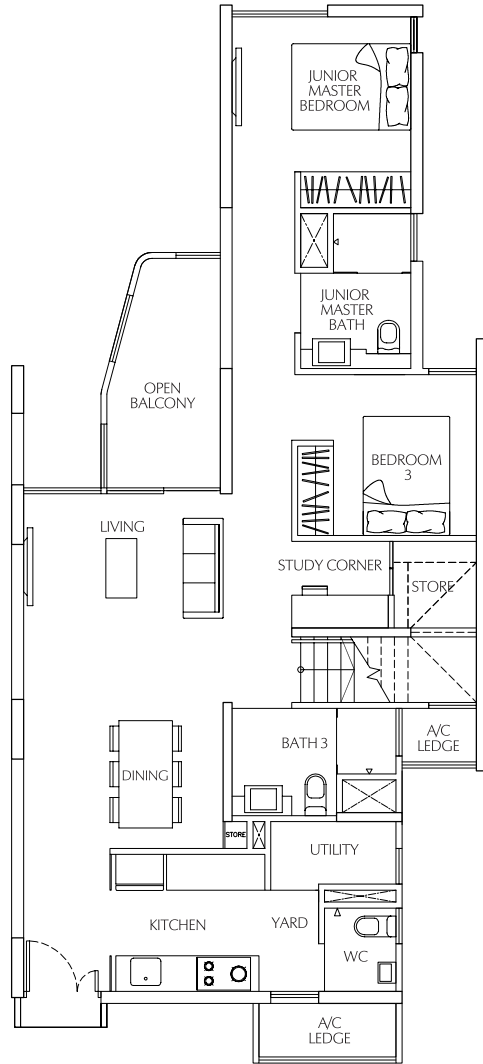
## TYPE PH-C1

169 sq m / 1,819 sq ft

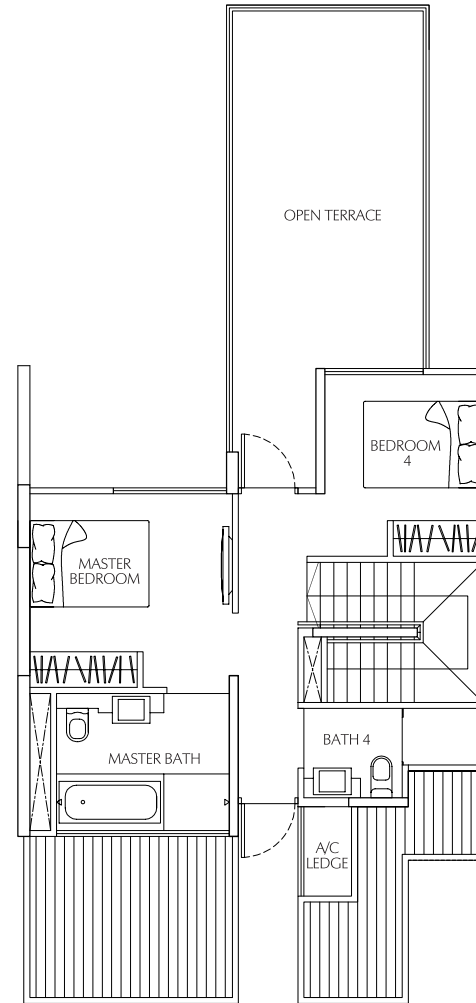
#05-08, #05-37, #05-43, #05-48,  
#05-52



# PENTHOUSE – 4-BEDROOM



Lower Level

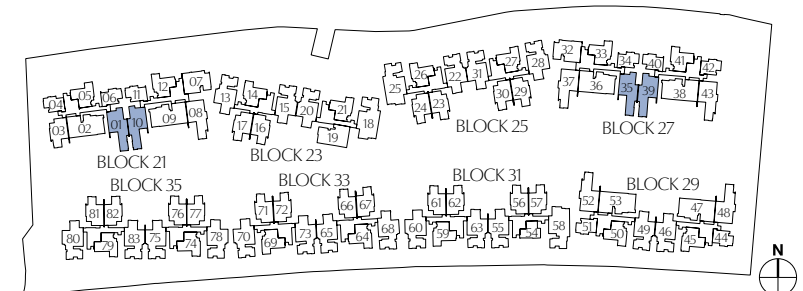


Upper Level

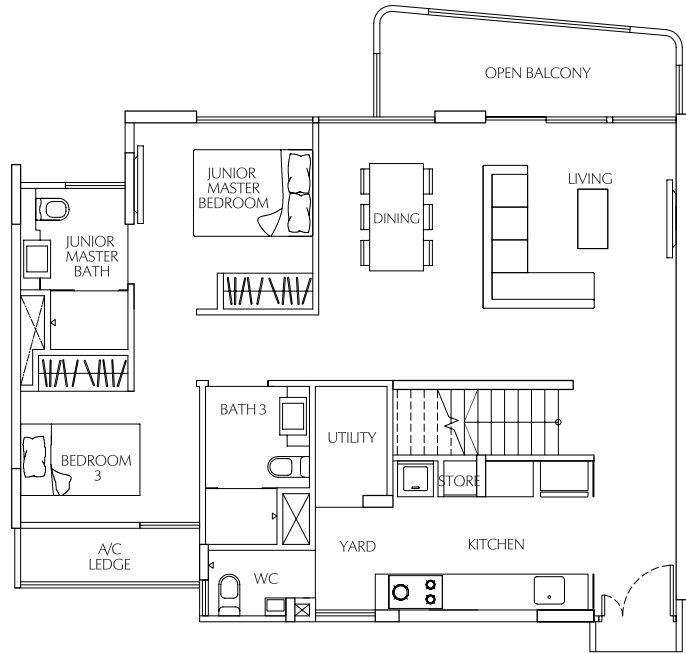
## TYPE PH-C2

167 sq m / 1,798 sq ft

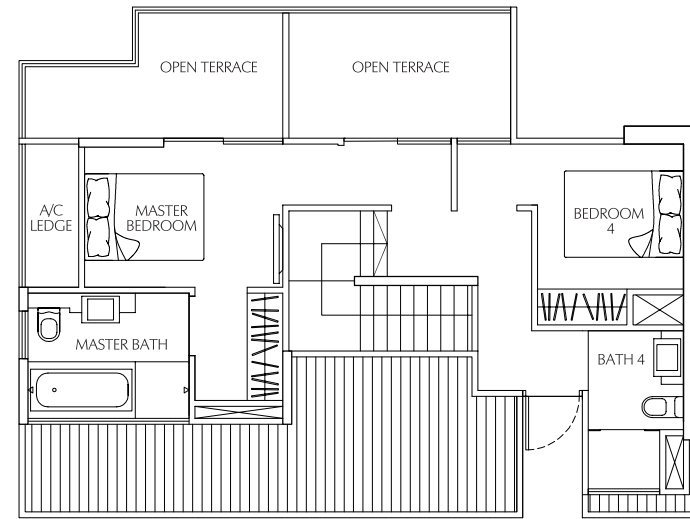
#05-01, #05-10, #05-35, #05-39



# PENTHOUSE – 4-BEDROOM



Lower Level

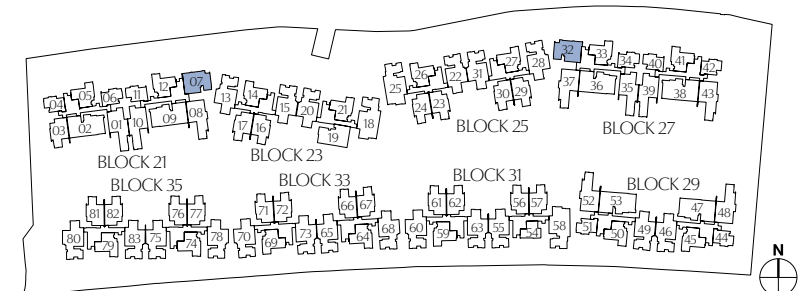


Upper Level

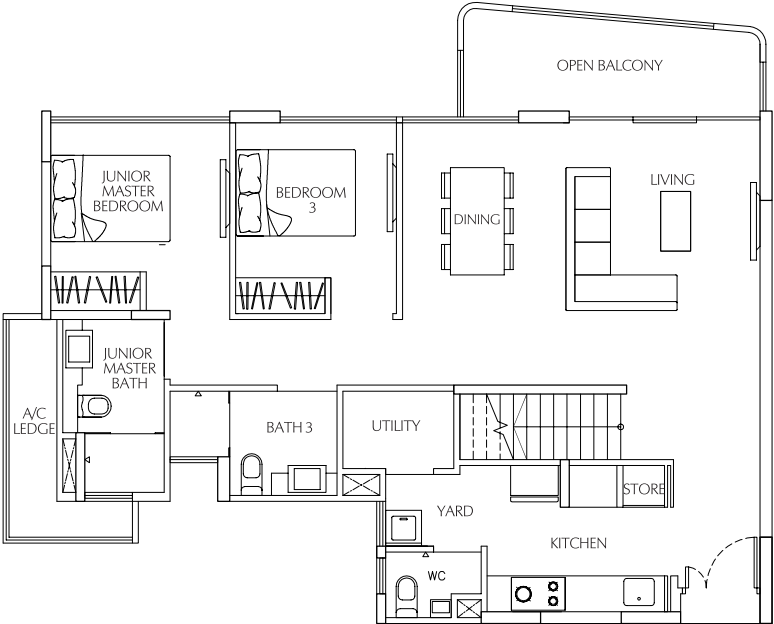
## TYPE PH-C3

164 sq m / 1,765 sq ft

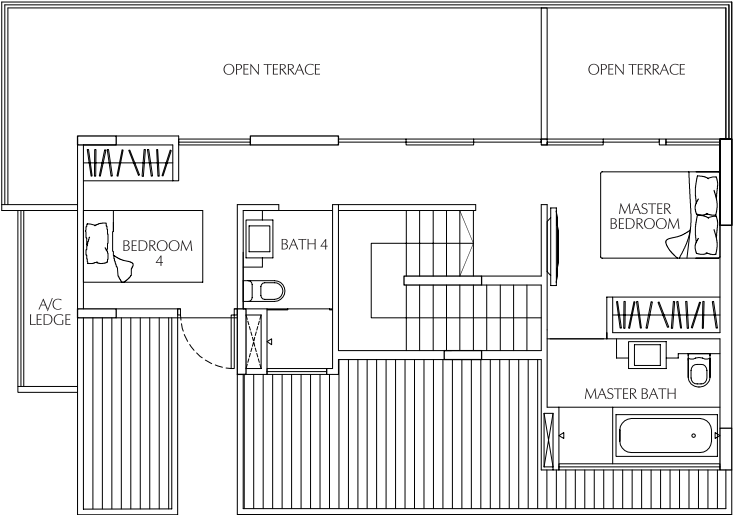
#05-07, #05-32



# PENTHOUSE – 4-BEDROOM

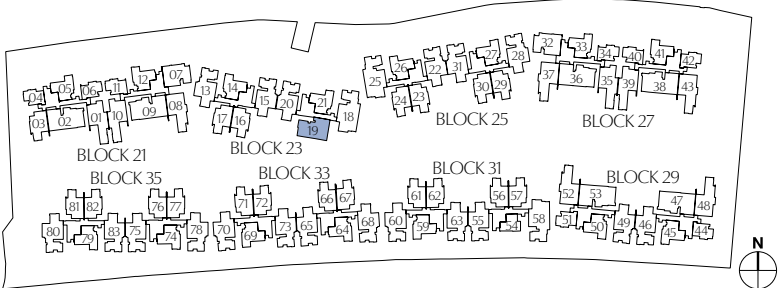


Lower Level



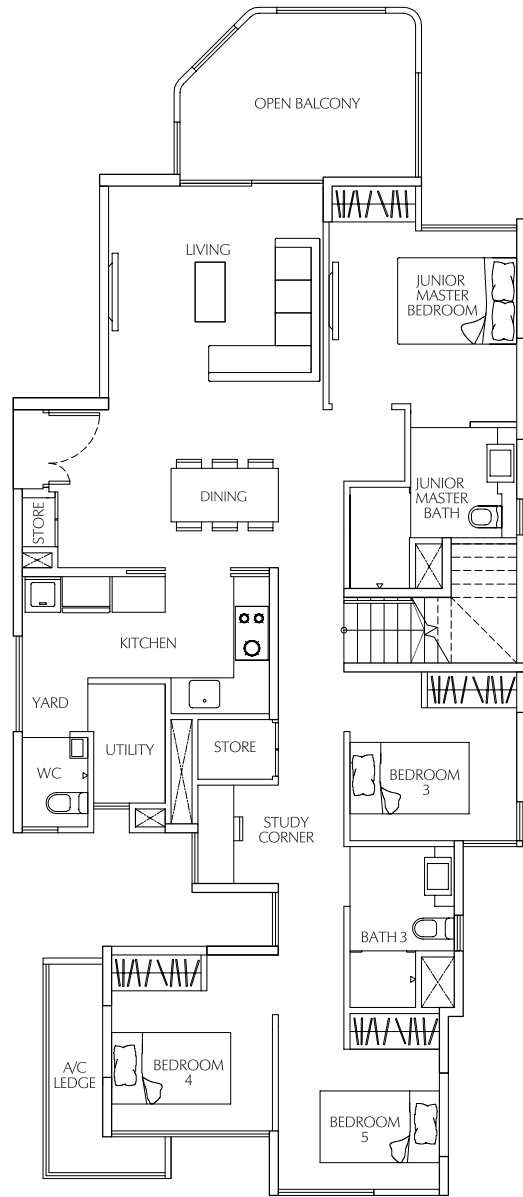
Upper Level

TYPE PH-C4  
 175 sq m / 1,884 sq ft  
 #05-19

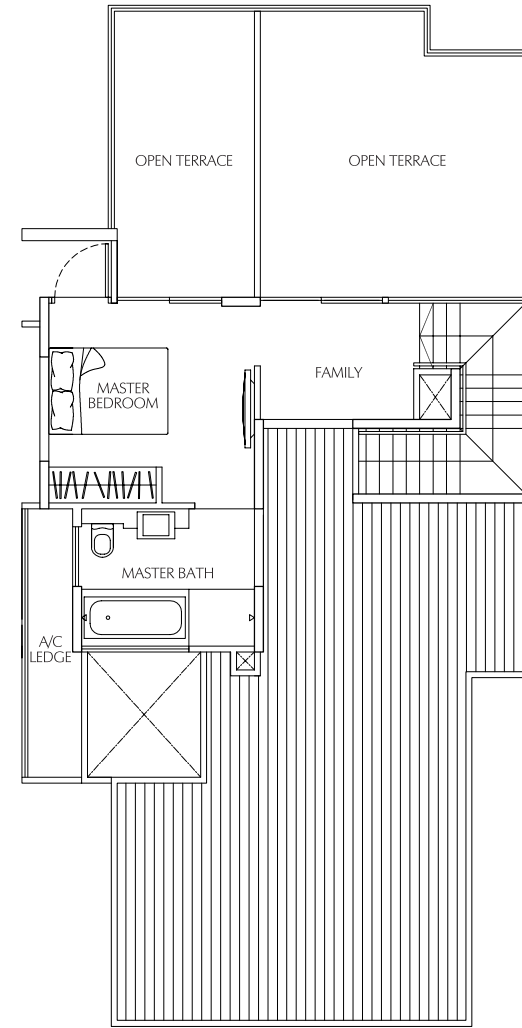


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# PENTHOUSE – 5-BEDROOM



Lower Level

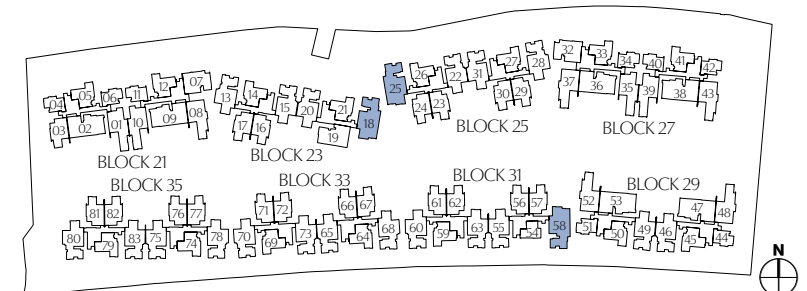


Upper Level

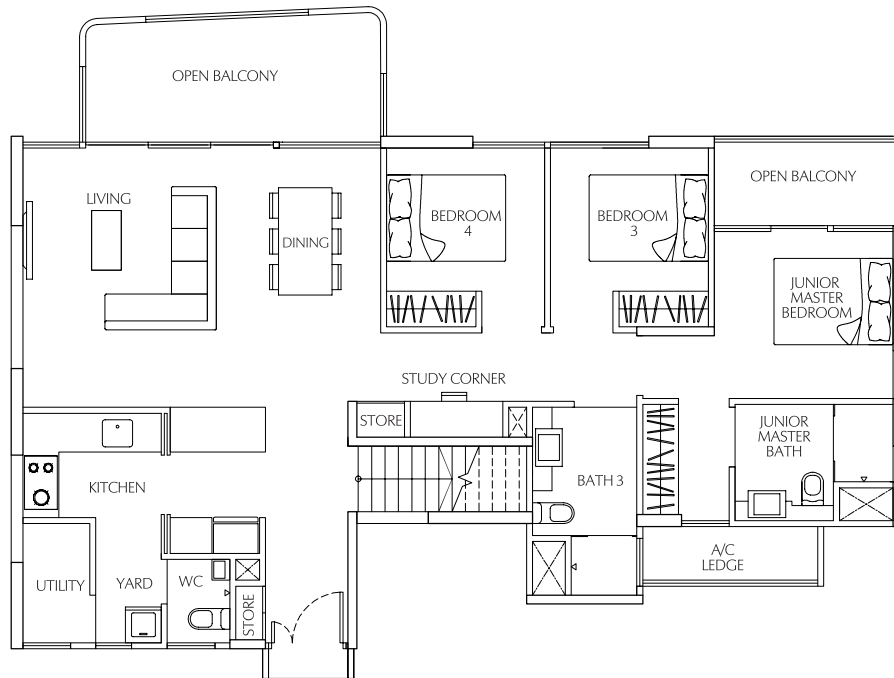
## TYPE PH-D

196 sq m / 2,110 sq ft

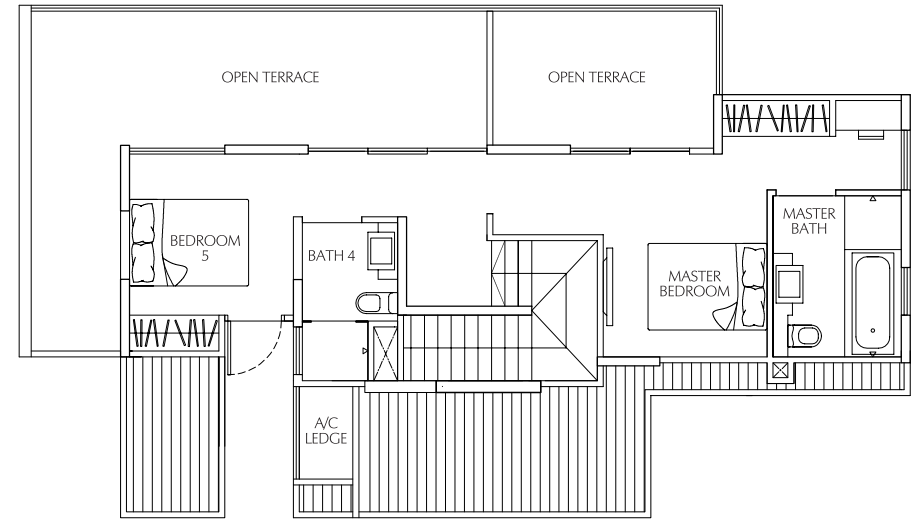
#05-18, #05-25, #05-58



# PENTHOUSE – 5-BEDROOM



Lower Level



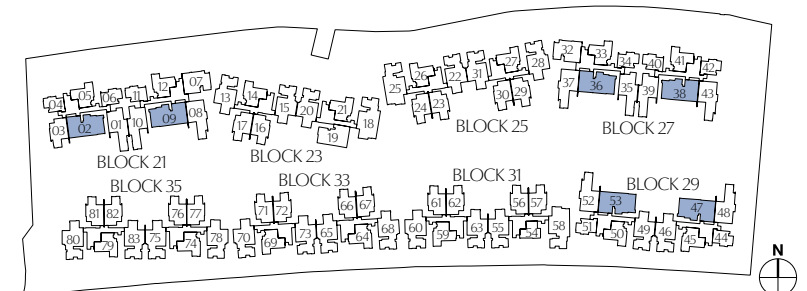
Upper Level

## TYPE PH-D1

206 sq m / 2,217 sq ft

#05-02, #05-09, #05-36,

#05-38, #05-47, #05-53







# SPECIFICATIONS

## 14. WATERPROOFING

Waterproofing shall be provided for the floor slab of Bathrooms, WC, Kitchen, Yard, Private Enclosed Space, Balconies, Pool, Male/Female Changing Rooms, Toilet & Shower, Pool Deck, Water Feature, Guard House Toilet, Handicap Toilet, RC Flat Roof and Basement where applicable.

## 15. DRIVEWAY AND CAR PARK

- a. Granite pavers to Main Entrance Driveway and ramps
- b. Concrete floor with hardener to applicable areas of Carparks and driveways at Basement

## 16. RECREATION FACILITIES

- a. Swimming Pool (618 sqm) – 50.0m x 12.0m
- b. Jacuzzi
- c. Children’s Pool (96 sqm) – 8.0m x 12.0m
- e. Children’s Water Playground
- f. Clubhouse 1 – Lounge and Media Entertainment Room
- g. Clubhouse 2 – Function Room, Male and Female Steam Rooms and Changing Rooms
- h. Clubhouse 3 – Outdoor Fitness, Gymnasium, Spa Room and Exercise Studio
- i. Tennis Court
- j. Multi-Purpose Court
- k. BBQ Pavilions
- l. Children’s Playground.
- m. Floating Islands
- n. Eco Pond

## 17. ADDITIONAL ITEMS

- a. Kitchen
  - (i) Solid surface countertop
  - (ii) High and low level kitchen cabinets complete with sink with mixer, hood, hob and built-in oven
  - (iii) Induction hob for Garden Studio
- b. Bedroom
  - (i) Built-in wardrobes
- c. Air-conditioning
  - (i) Multi-split unit air-conditioning system to Living, Dining, All Bedrooms and Garden Studios
- d. Water Heaters
  - (i) Hot Water supply from electrical heaters to all Bathrooms, Studio En-suite Baths and Kitchen

## e. Security

- (i) Audio Video Intercom system
- (ii) Proximity card access
- (iii) Carpark barrier system at guardhouse
- (iv) CCTV surveillance for general security

## f. Gas

- (i) Town gas supply to cooker hob in all kitchens except Garden Studio

## g. Open Terraces and Balconies

- (i) Mild steel railing and/or parapet wall

## h. Private Enclosed Space Gates

- (i) Mild steel and/or aluminium gate

## i. Internal staircase railing for Penthouses And Garden Duplexes

- (i) Parapet wall and/or full height wall with handrail

## ELECTRICAL SCHEDULE

Item	A, A1	B, B1	C, C1, C2, C3, C4	D,D1
Lighting Point	5	12	16	21
Switched Socket Outlet	12	16	22	26
Cable TV Outlet	2	3	4	5
Telephone Outlet	2	3	4	5
Door Bell Point	1	1	1	1
Audio/Video Intercom	1	1	1	1
Cooker Hood & Hob Point	1	1	1	1
Oven Point	1	1	1	1
Washing Machine Point	1	1	1	1
Refrigerator Point	1	1	1	1
Water Heater Point	2	3	3	4

## NOTES:

- Marble 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 or granite hence 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.

- 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.
- Laminated flooring is a manufactured material which contains tonality differences to match natural wood finish. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Laminated floors are installed in modular planks and are subjected to thermal expansion and contraction beyond the control of the Builder and Vendor.
- Layout/location of wardrobes, kitchen cabinets, fan coil units and all electrical points are subject to Architect’s sole discretion and final design.
- The brand and model of all the equipment and appliances shall be provided subject to availability.
- Air-conditioning system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters and clearing the condensate pipes to ensure good working condition of the system.
- Where warranties are given by the manufacturers, and/or contractors, and/or suppliers, of any 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.
- The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) 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.
- If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and such relevant entities/authorities for internet services to his Unit and to

make all necessary payments to the Internet Service Provider and the relevant entities/authorities. This shall include all costs/fees incurred for any additional hard wiring required.

## DISCLAIMER:

- Whilst reasonable care has been taken to ensure accuracy in the preparation of information in this brochure, no warranty is given and interested parties should rely on the Sale and Purchase Agreement. Visual representations, including models, drawings, illustration, photographs and art renderings (the “Visual Representations”) portray artistic impressions only. The information contained herein, the fittings, finishes, features and other display in the show units or elsewhere (the “Materials”), which are for general guidance only, are subject to change and should not be relied upon as accurately describing any specific matter. Photographs, including those taken at the show units, do not necessarily represent as built standard specifications. Floor areas are approximate measurements and are subject to final survey. The Vendor reserves the right to modify features, any unit, plans, the development or any part thereof as may be approved or required by the relevant authorities. The Visual Representations and the Materials shall not constitute a warranty or representation of fact and cannot form part of an offer or contract in respect of any unit in the Development.
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Estuary



Parvis



D'Mira

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Developer: MCL Land (Serangoon) Pte Ltd. • Company Registration No.: 199500225K • Tenure: 99 Years Lease Hold Commencing From 23 August 2010 • Lot No.: 94271 MK 22 at Hougang Avenue 2 Off Park Villa Rise • Developer's Licence No.: C0745 • BP No.: A1698-00263-2010-BP01 Dated 6 April 2011 • Expected Top Date: 31 March 2015 • Expected Date Of Legal Completion: 31 March 2018

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