

THE LUXURIE

The style
of luxury





Timeless beauty

Clean, fluid lines and elegant silhouettes combine to create an architecture that is cosmopolitan and sophisticated. Crafted with elegance, sensitivity and attention to detail, The Luxurie will stand apart from its peers as an enduring testament to the harmony of function and aesthetics.



Sophisticated comfort

Your home at The Luxurie is one of timeless quality and luxurious comfort. Much care and thought have been applied to the crafting of the interiors, resulting in spaces that are elegant and refined. This is reflected in the exquisite proportions, the tasteful appointments, and the abundant air and light that infuse every room. Balconies and verandas invite you to enjoy the outdoors while ensconced in the comfort of your own home. And the sheer luxury of having your own private pool or jacuzzi will be available to a select few.





A privileged lifestyle

COMPASSVALE DRIVE



LEGEND

- | | |
|--------------------------|-------------------------------|
| A Grand Entrance | G The Clubhouse |
| B Guard House | • Multi-Purpose Function Room |
| C The Runway | • Gymnasium |
| D Water Curtain | • Changing and Steam Rooms |
| E Serenity Deck | H Garden Court |
| F Reflective Pool | I Water Steps |
| | J Wave Lounge |



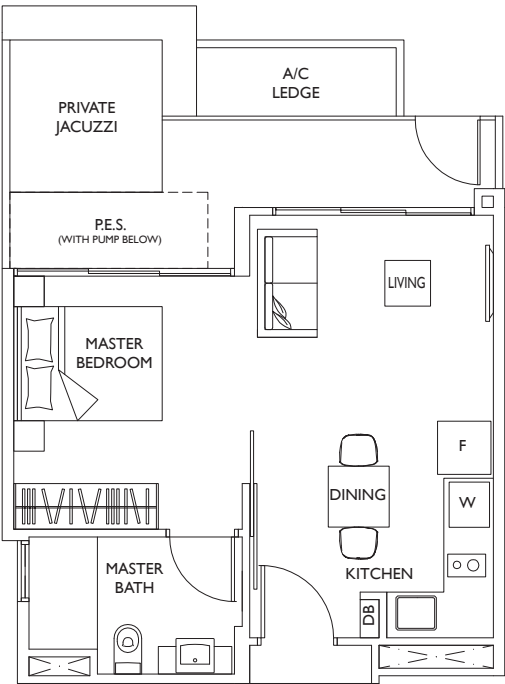
SENGKANG SQUARE

COMPASSVALE ROAD

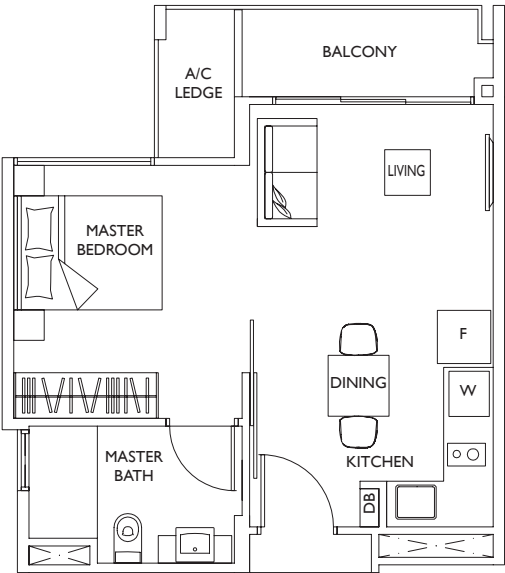
- | | | |
|--|-------------------------------|--|
| K Leisure Lounge | P Dining Pavilion | V Leisure Pool |
| L Meditation Jacuzzi | Q Side Gate | W Hydro-Fitness Pool |
| M Olympic-Length Grand Pool | R Fitness Station | X Hydro-Therapy Pool |
| N Sun Deck | S Wellness Station | Y Entertainment Pavilion with Jacuzzi |
| O Sunken Tennis Court
(Non-Competition Size) | T Children's Play Zone | Z Sculptural Slope |
| | U Children's Play Pool | |

Artist Impression

1 BEDROOM



TYPE AIP
59sq.m. / 635sq.ft.
#01-01, #01-04

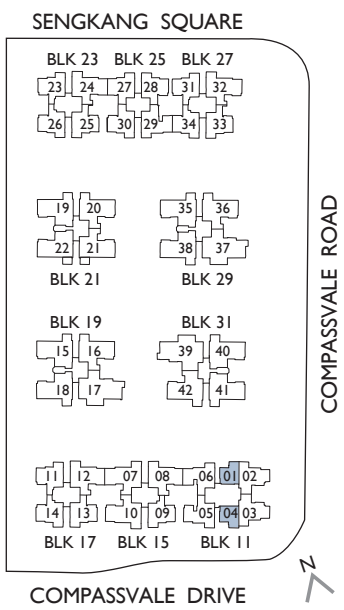
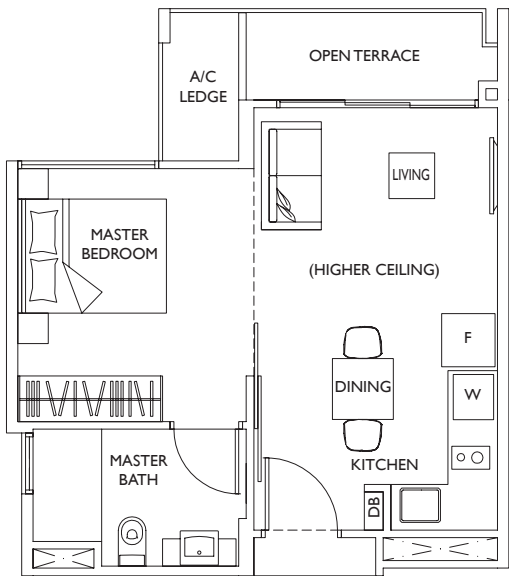


TYPE AI
42sq.m. / 452sq.ft.
#02-01 to #14-01,
#02-04 to #14-04

Area includes PES,A/C ledge, balcony, open/roof terrace, private lap pool, private jacuzzi, pump room and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

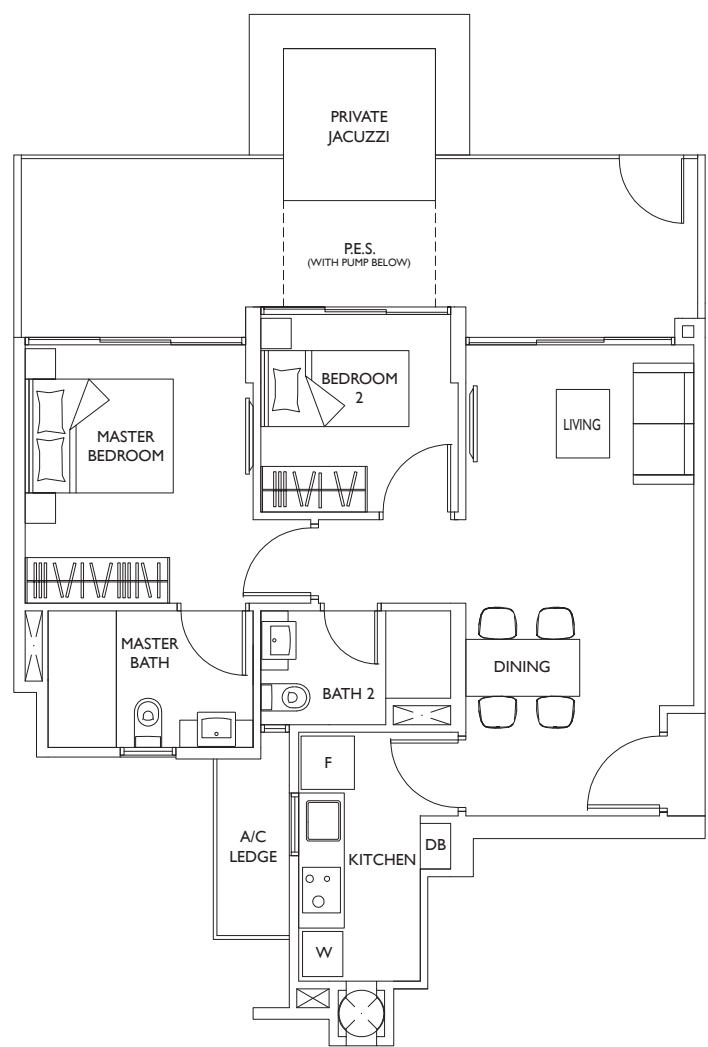
TYPE AIL

61sq.m. / 657sq.ft.
#15-01, #15-04



Area includes PES, A/C ledge, balcony, open/roof terrace, private lap pool, private jacuzzi, pump room and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

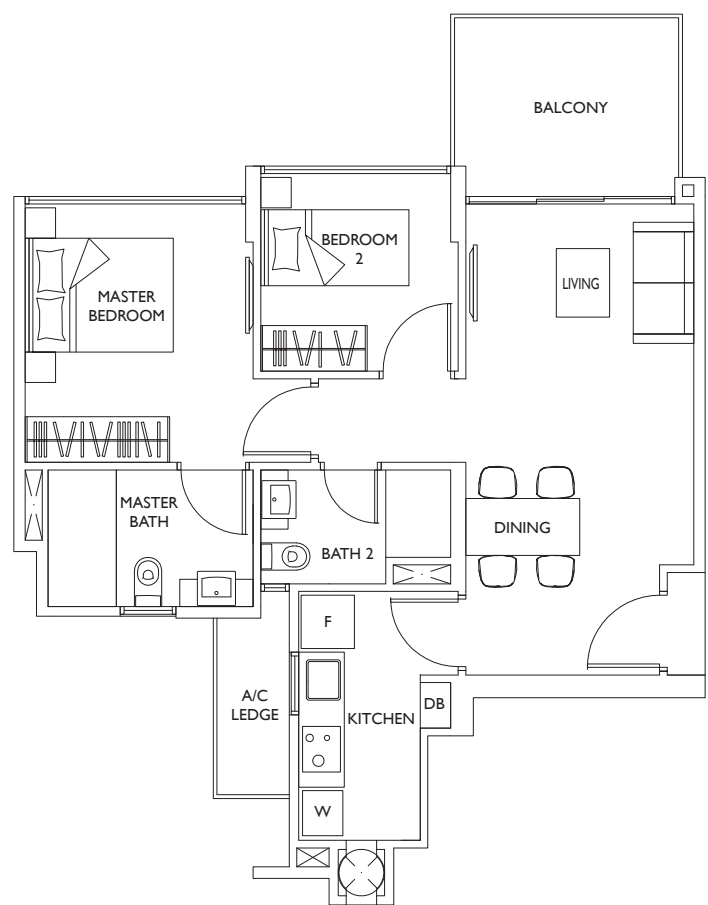
2 BEDROOM



TYPE B1P

93sq.m. / 1,001sq.ft.

#01-09, #01-11,
#01-13, #01-14,
#01-23, #01-25,
#01-26, #01-27,
#01-28, #01-30,
#01-31, #01-33,
#01-34



TYPE B1

68sq.m. / 732sq.ft.

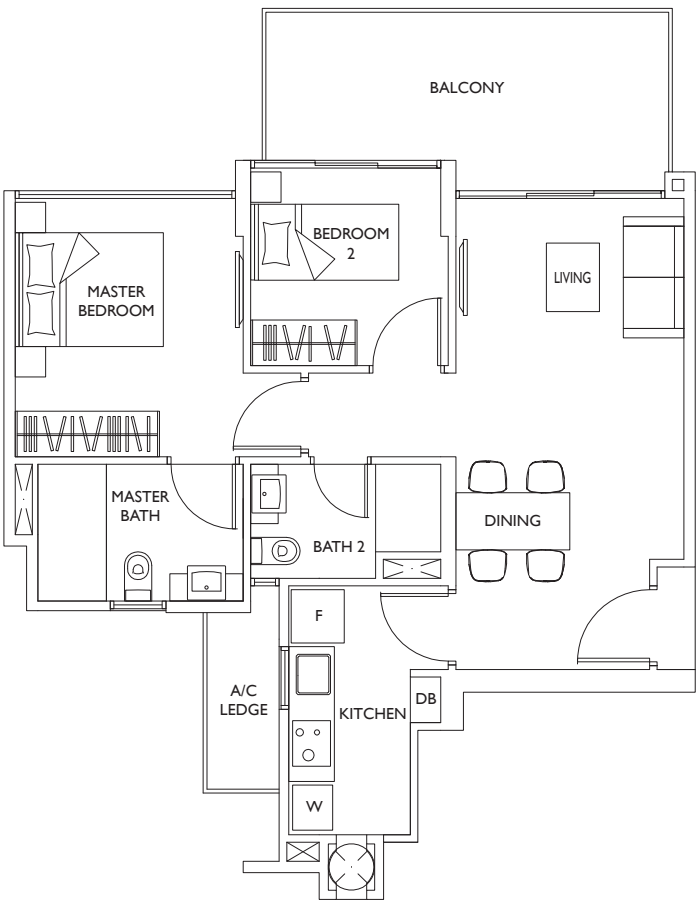
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#02-14 to #06-14,
#02-23 to #06-23,
#02-25 to #06-25,
#02-26 to #06-26,
#02-27 to #06-27,
#02-28 to #06-28,
#02-30 to #06-30,
#02-31 to #06-31,
#02-33 to #06-33,
#02-34 to #06-34

Area includes PES,A/C ledge, balcony, open/roof terrace, private lap pool, private jacuzzi, pump room and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

TYPE B1A

72sq.m. / 775sq.ft.

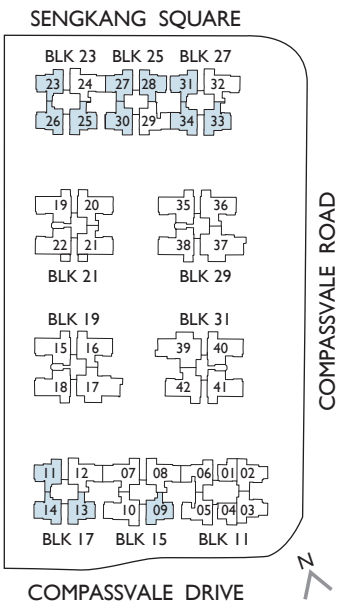
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- #07-13 to #14-13,
- #07-14 to #14-14,
- #07-23 to #14-23,
- #07-25 to #14-25,
- #07-26 to #14-26,
- #07-27 to #14-27,
- #07-28 to #14-28,
- #07-30 to #14-30,
- #07-31 to #14-31,
- #07-33 to #14-33,
- #07-34 to #14-34



TYPE B1L

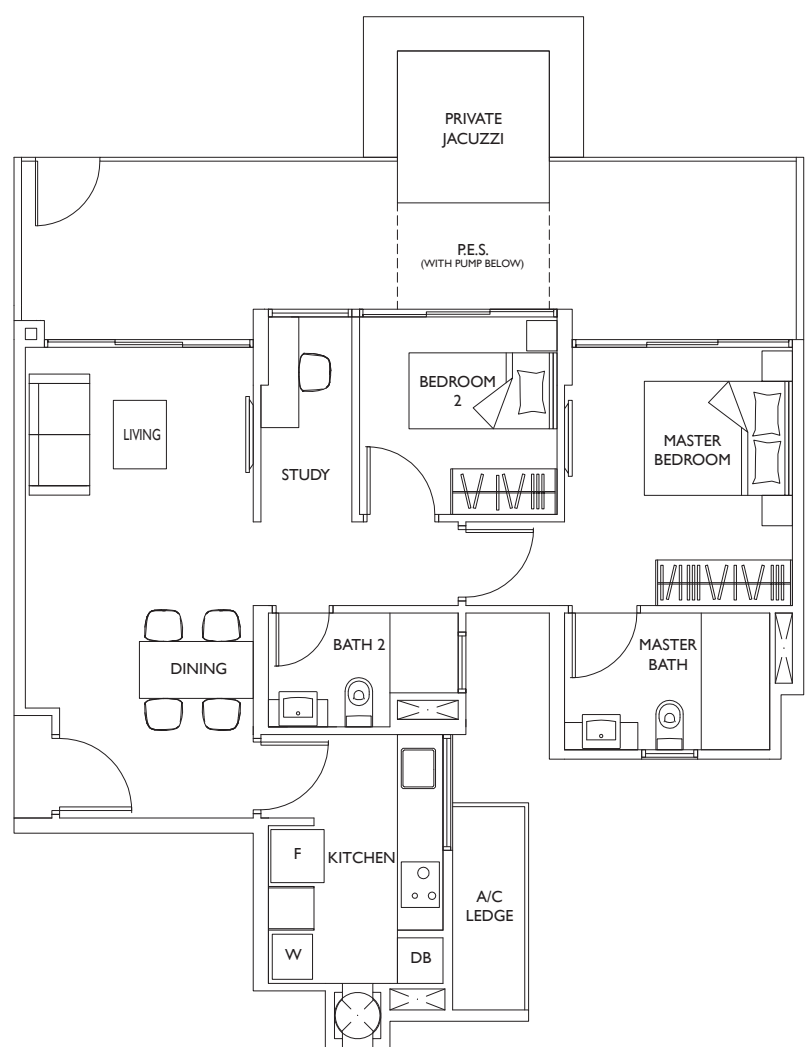
87sq.m. / 936sq.ft.

- #15-09, #15-11,
- #15-13, #15-14,
- #15-23, #15-25,
- #15-26, #15-27,
- #15-28, #15-30,
- #15-31, #15-33,
- #15-34



Area includes PES,A/C ledge, balcony, open/roof terrace, private lap pool, private jacuzzi, pump room and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

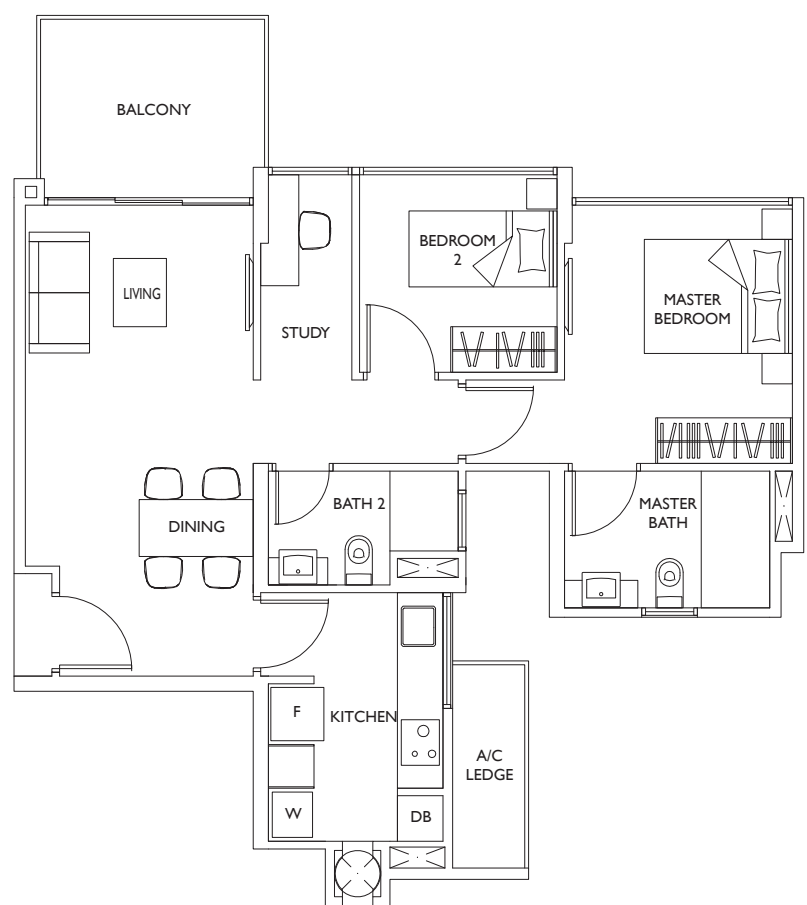
2 BEDROOM + STUDY



TYPE BSIP

103sq.m. / 1,109sq.ft.

#01-05, #01-06, #01-29



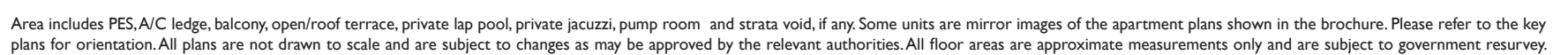
TYPE BSI

74sq.m. / 797sq.ft.

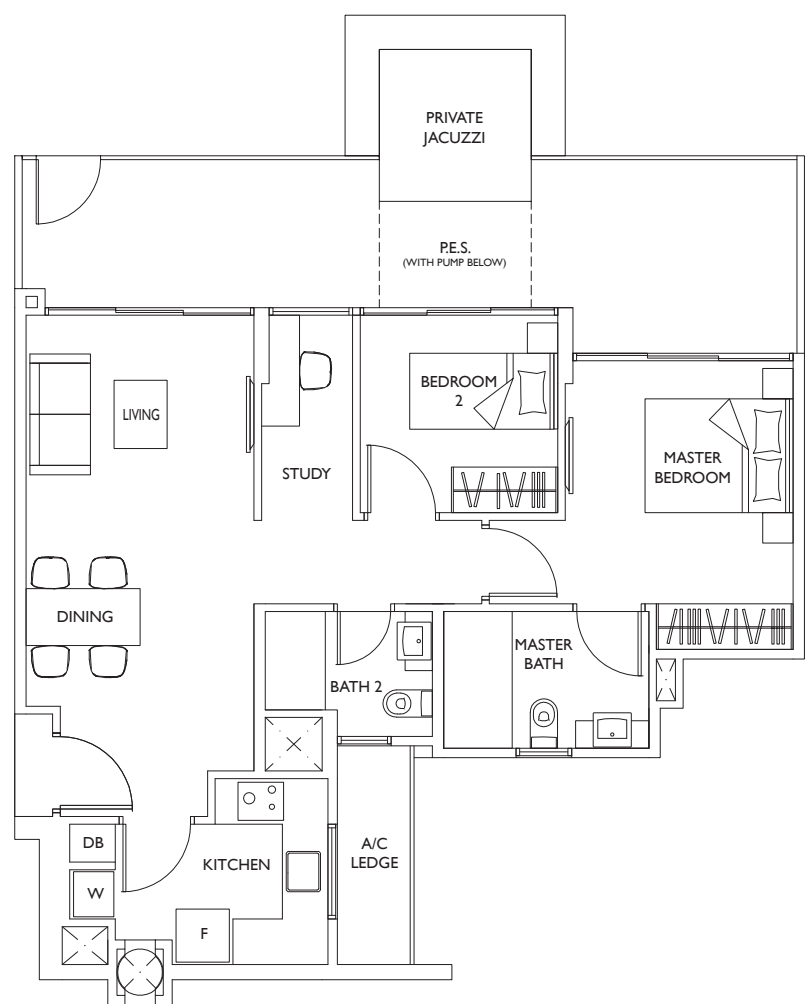
#02-05 to #06-05,
#02-06 to #06-06,
#02-29 to #06-29

Area includes PES,A/C ledge, balcony, open/roof terrace, private lap pool, private jacuzzi, pump room and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

#07-05 to #14-05,
#07-06 to #14-06,
#07-29 to #14-29



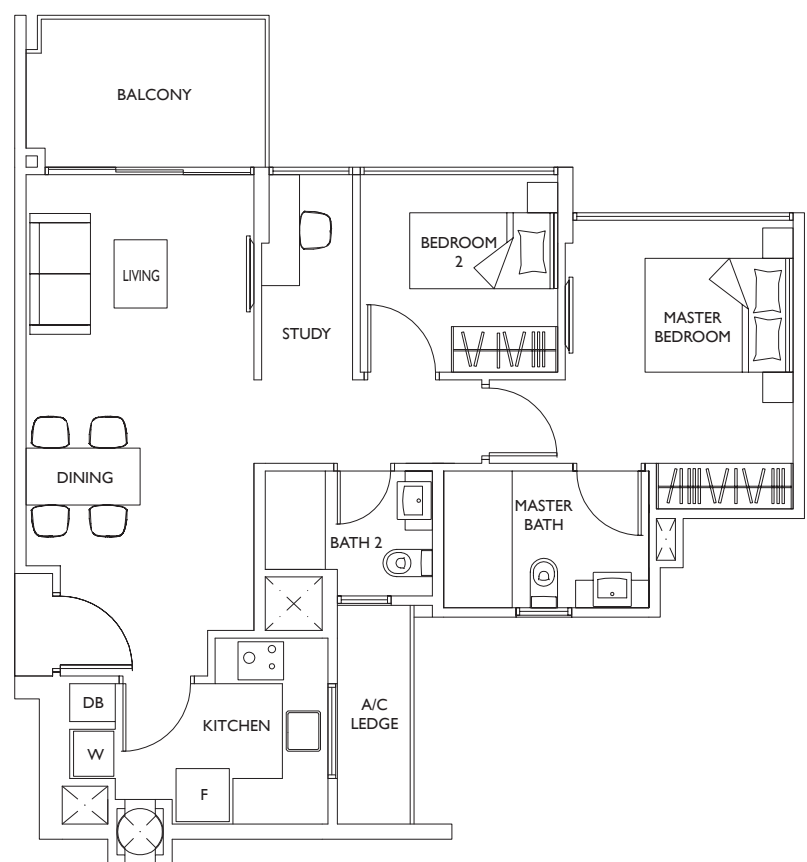
2 BEDROOM + STUDY



TYPE BS2P

103sq.m. / 1,109sq.ft.

#01-02, #01-03



TYPE BS2

74sq.m. / 797sq.ft.

#02-02 to #06-02,

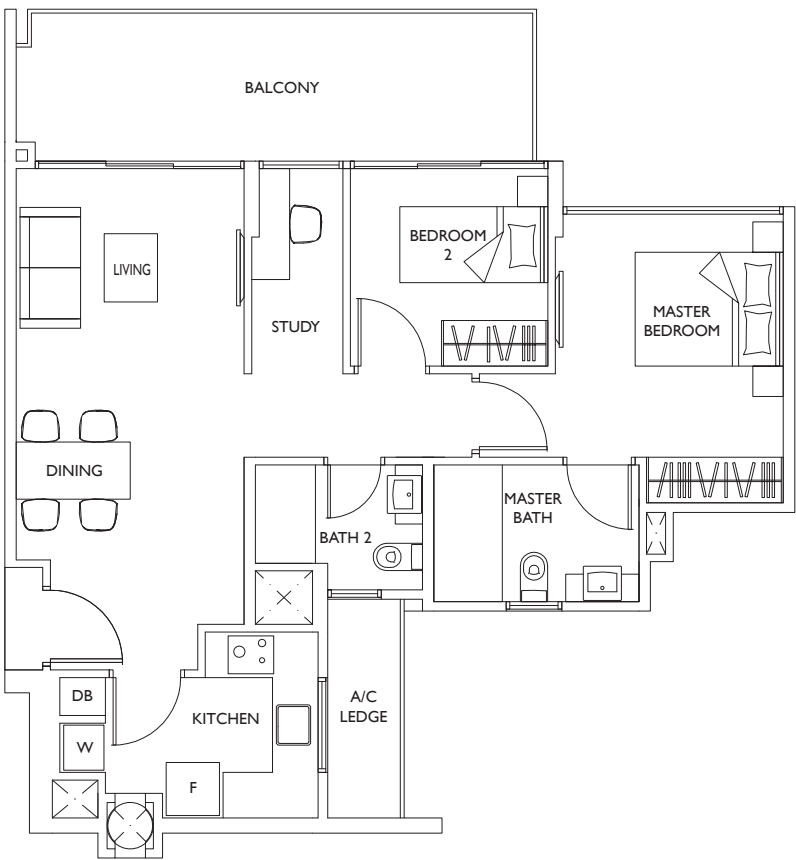
#02-03 to #06-03

Area includes PES,A/C ledge, balcony, open/roof terrace, private lap pool, private jacuzzi, pump room and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

TYPE BS2A

82sq.m. / 883sq.ft.

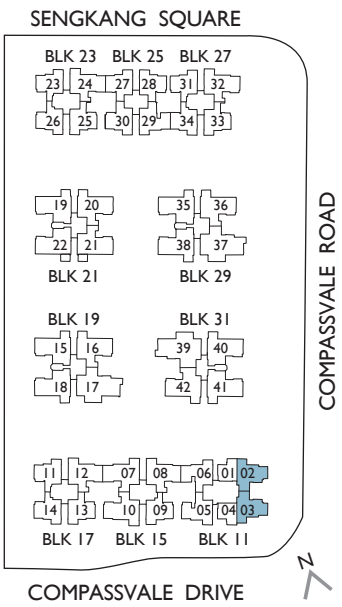
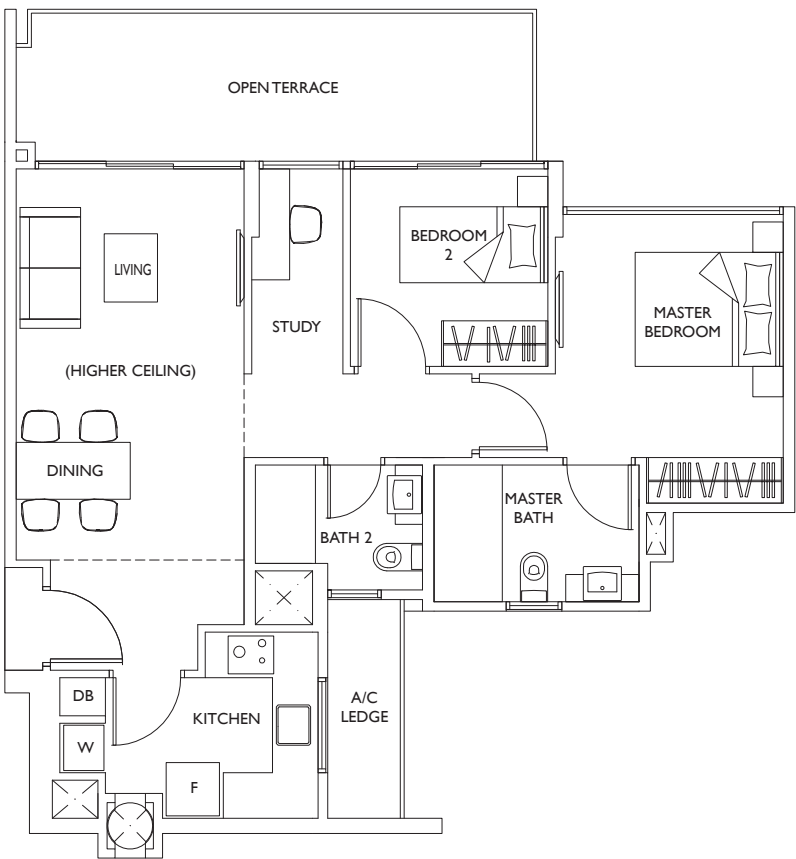
#07-02 to #14-02,
#07-03 to #14-03



TYPE BS2L

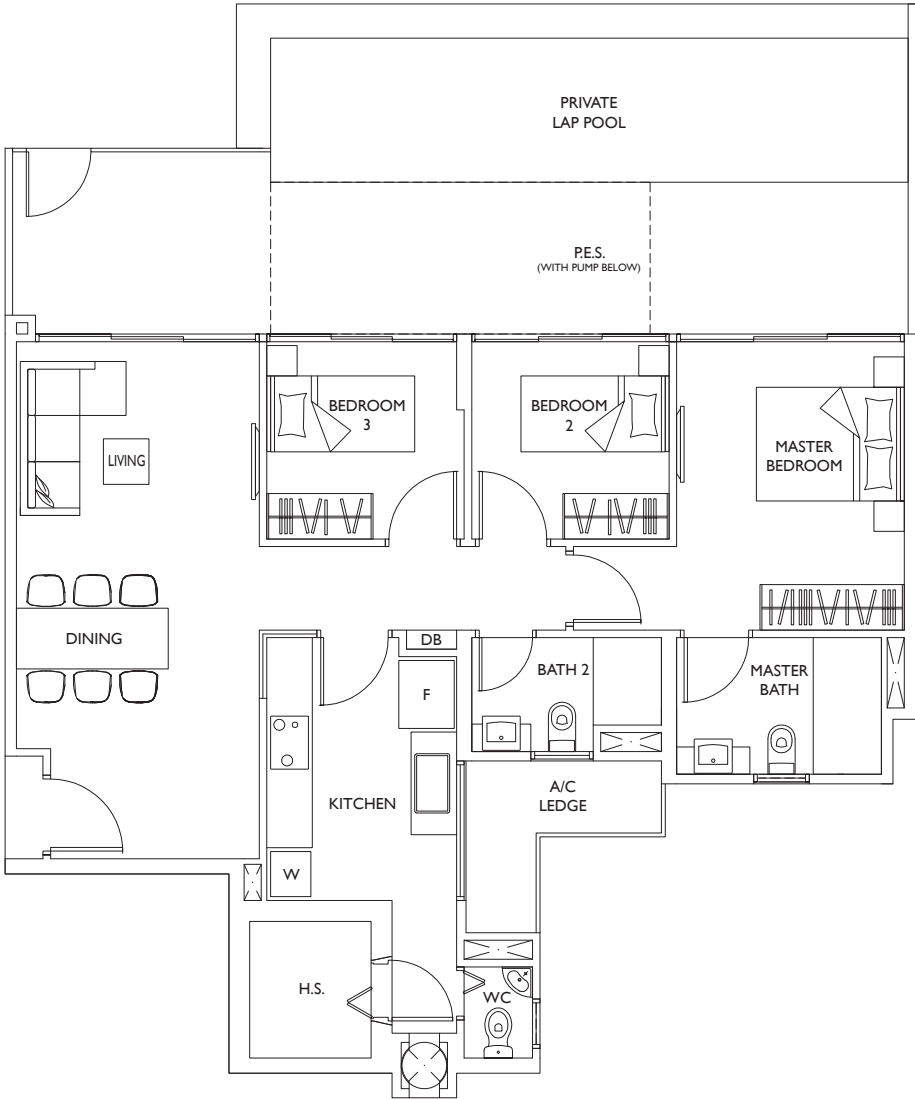
98sq.m. / 1,055sq.ft.

#15-02, #15-03



Area includes PES, A/C ledge, balcony, open/roof terrace, private lap pool, private jacuzzi, pump room and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

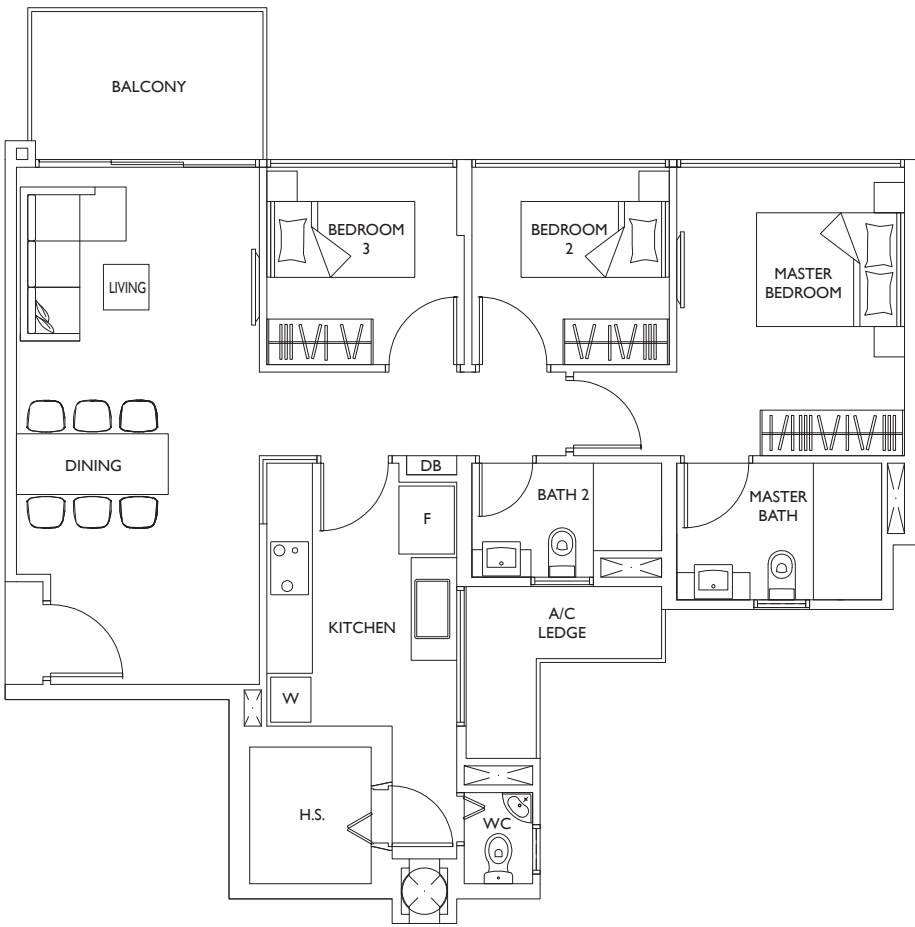
3 BEDROOM



TYPE CIP

160sq.m. / 1,722sq.ft.

#01-16, #01-20,
#01-21, #01-36,
#01-42



TYPE CI

93sq.m. / 1,001sq.ft.

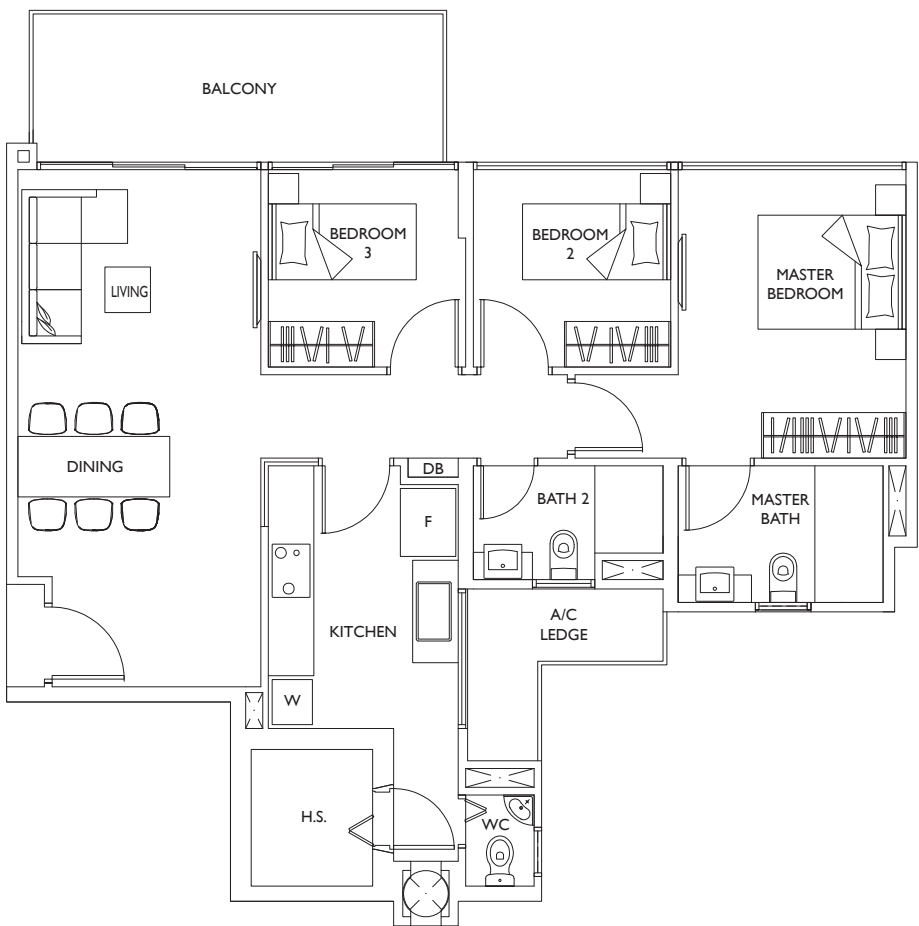
#02-16 to #06-16,
#02-20 to #06-20,
#02-21 to #06-21,
#02-36 to #06-36,
#02-42 to #06-42

Area includes PES,A/C ledge, balcony, open/roof terrace, private lap pool, private jacuzzi, pump room and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

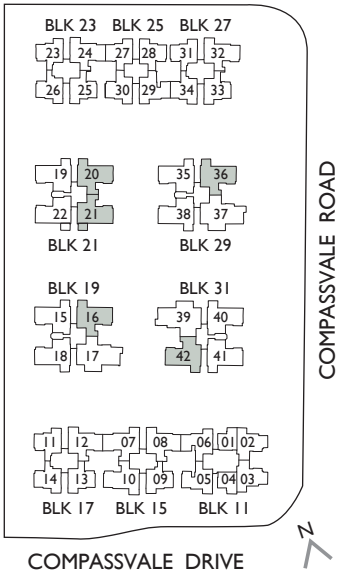
TYPE CIA

98sq.m. / 1,055sq.ft.

#07-16 to #13-16,
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#07-36 to #13-36,
#07-42 to #13-42

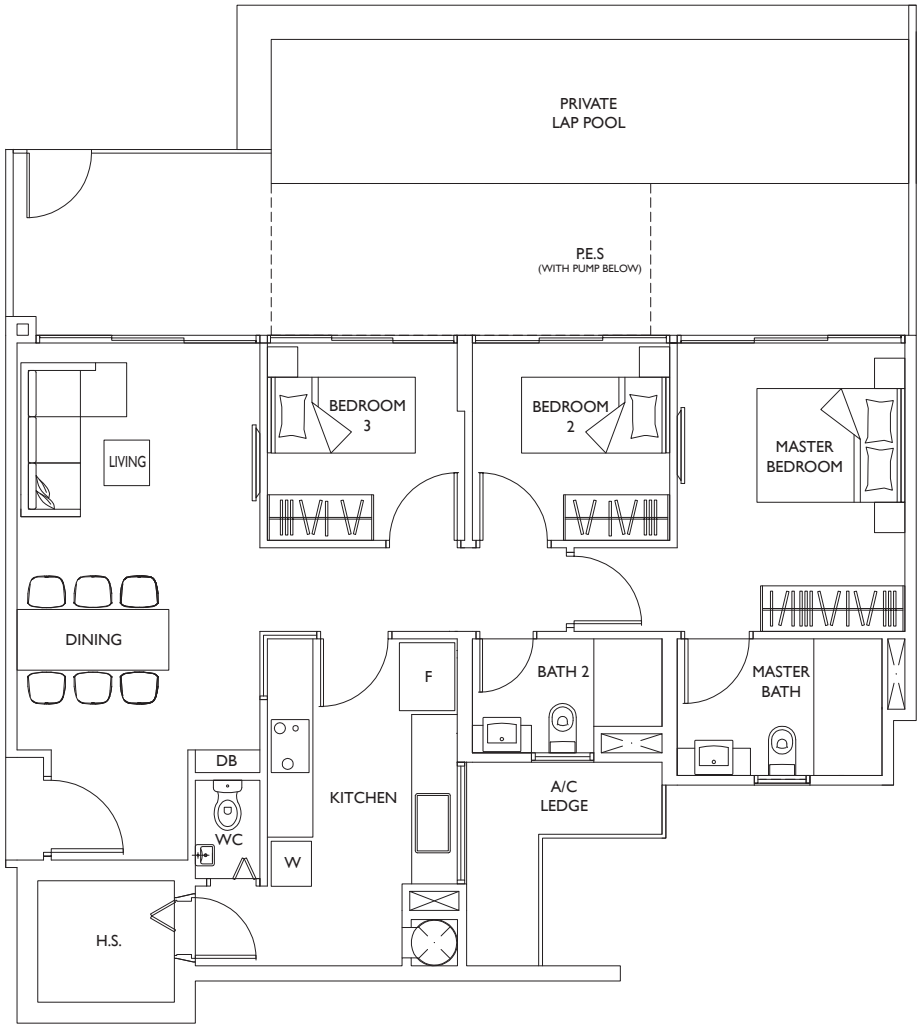


SENGKANG SQUARE



Area includes PES, A/C ledge, balcony, open/roof terrace, private lap pool, private jacuzzi, pump room and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

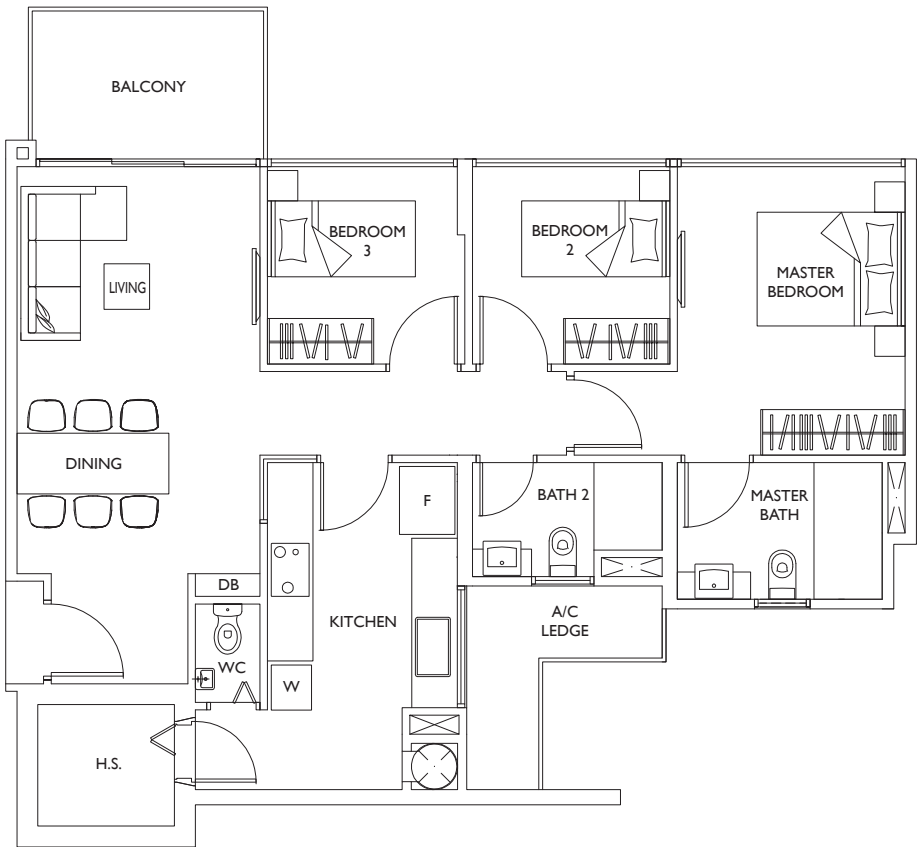
3 BEDROOM



TYPE C2P

160sq.m. / 1,722sq.ft.

#01-15, #01-18,
#01-19, #01-22,
#01-35, #01-38,
#01-40, #01-41



TYPE C2

93sq.m. / 1,001sq.ft.

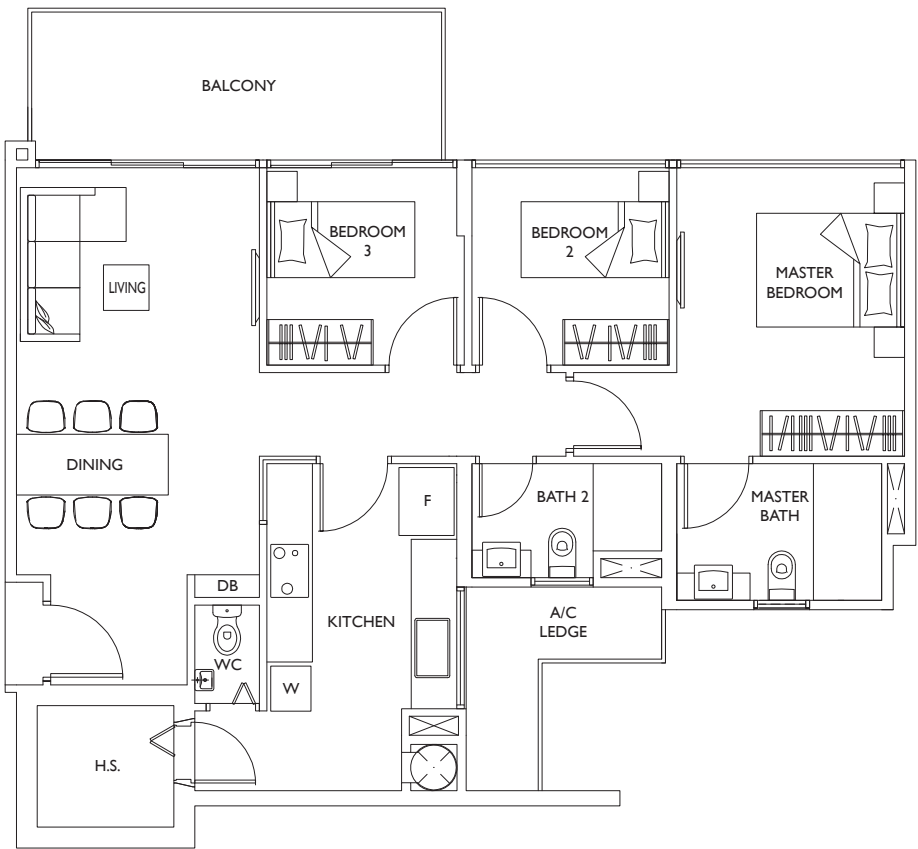
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#02-19 to #06-19,
#02-22 to #06-22,
#02-35 to #06-35,
#02-38 to #06-38,
#02-40 to #06-40,
#02-41 to #06-41

Area includes PES,A/C ledge, balcony, open/roof terrace, private lap pool, private jacuzzi, pump room and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

TYPE C2A

98sq.m. / 1,055sq.ft.

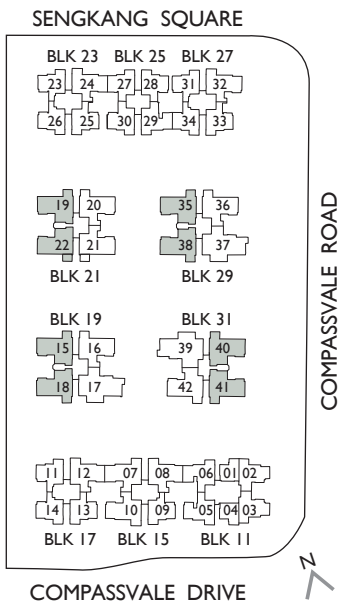
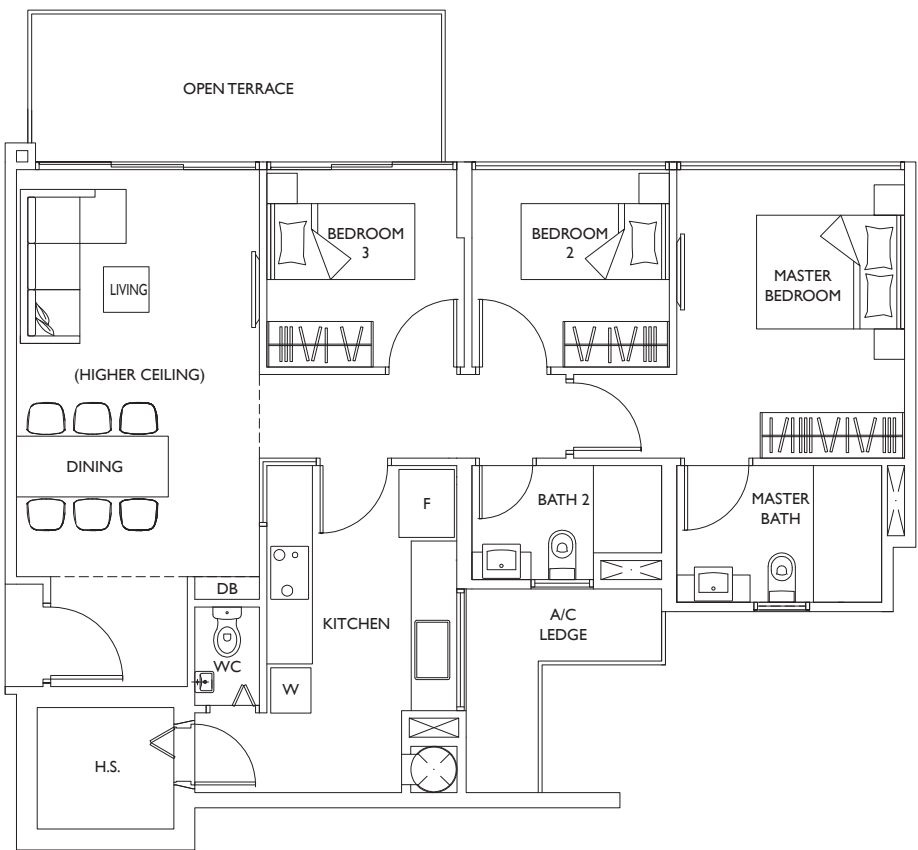
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#07-19 to #14-19,
#07-22 to #14-22,
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#07-38 to #14-38,
#07-40 to #14-40,
#07-41 to #14-41



TYPE C2L

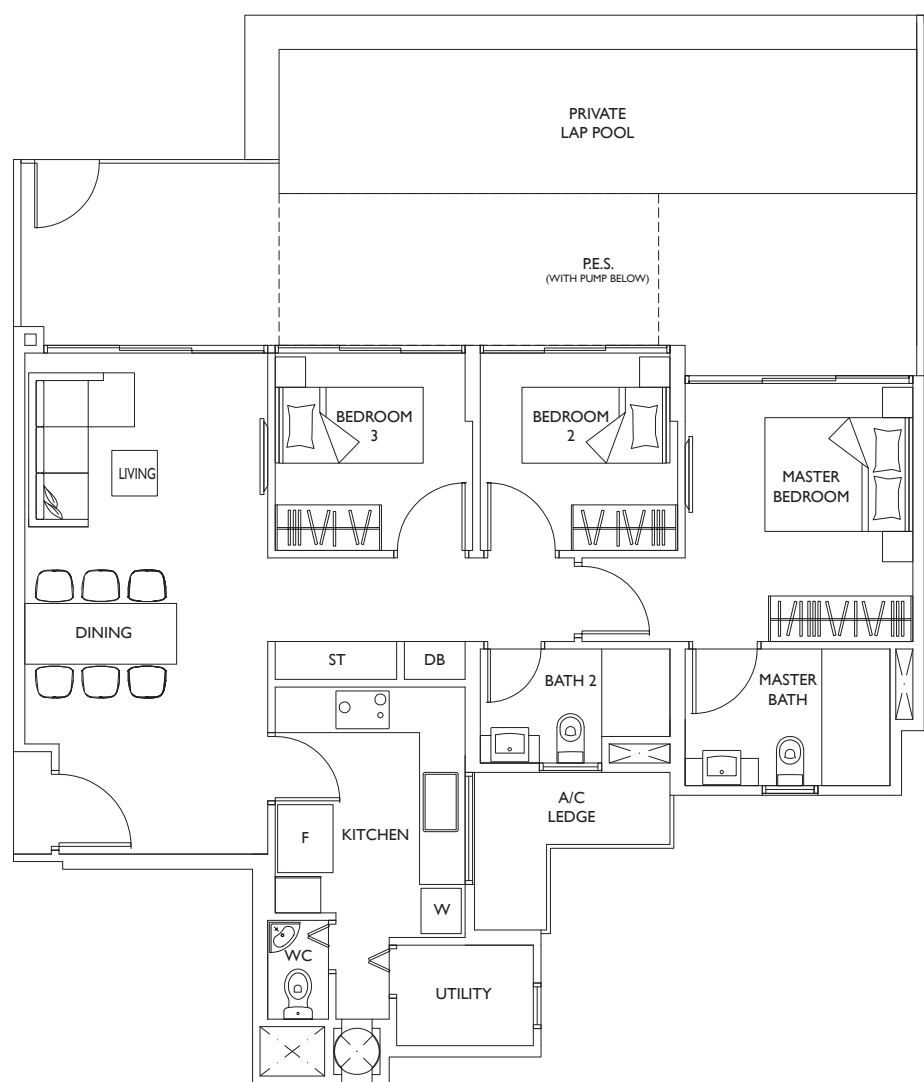
116sq.m. / 1,249sq.ft.

#15-15, #15-18,
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#15-35, #15-38,
#15-40, #15-41



Area includes PES, A/C ledge, balcony, open/roof terrace, private lap pool, private jacuzzi, pump room and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

3 BEDROOM



TYPE C3P

157sq.m. / 1,690sq.ft.

#01-07, #01-08,
#01-10, #01-12,
#01-24, #01-32



TYPE C3

90sq.m. / 969sq.ft.

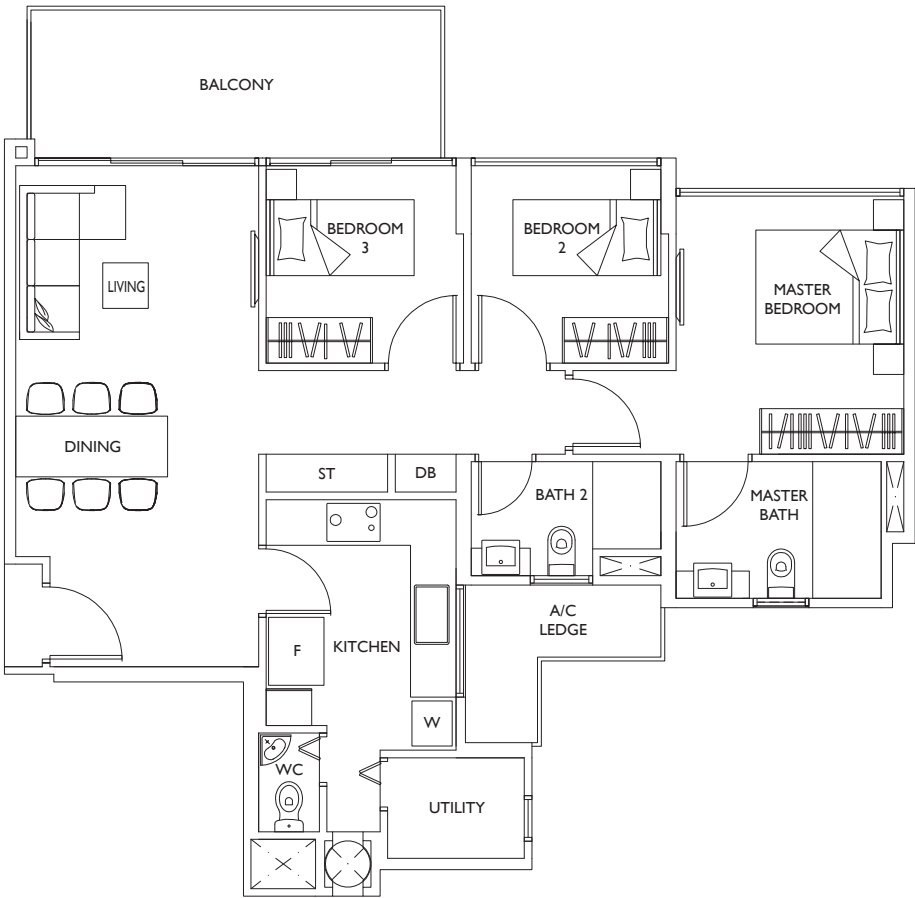
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#02-08 to #06-08,
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#02-12 to #06-12,
#02-24 to #06-24,
#02-32 to #06-32

Area includes PES,A/C ledge, balcony, open/roof terrace, private lap pool, private jacuzzi, pump room and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

TYPE C3A

94sq.m. / 1,012sq.ft.

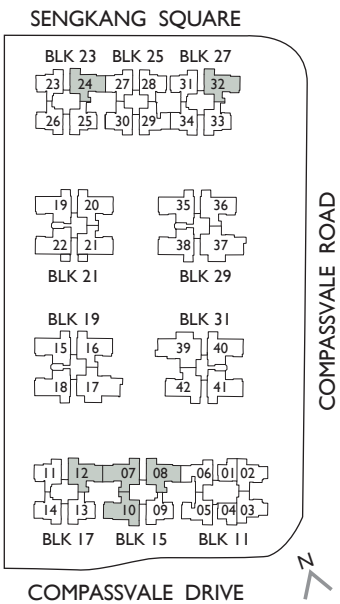
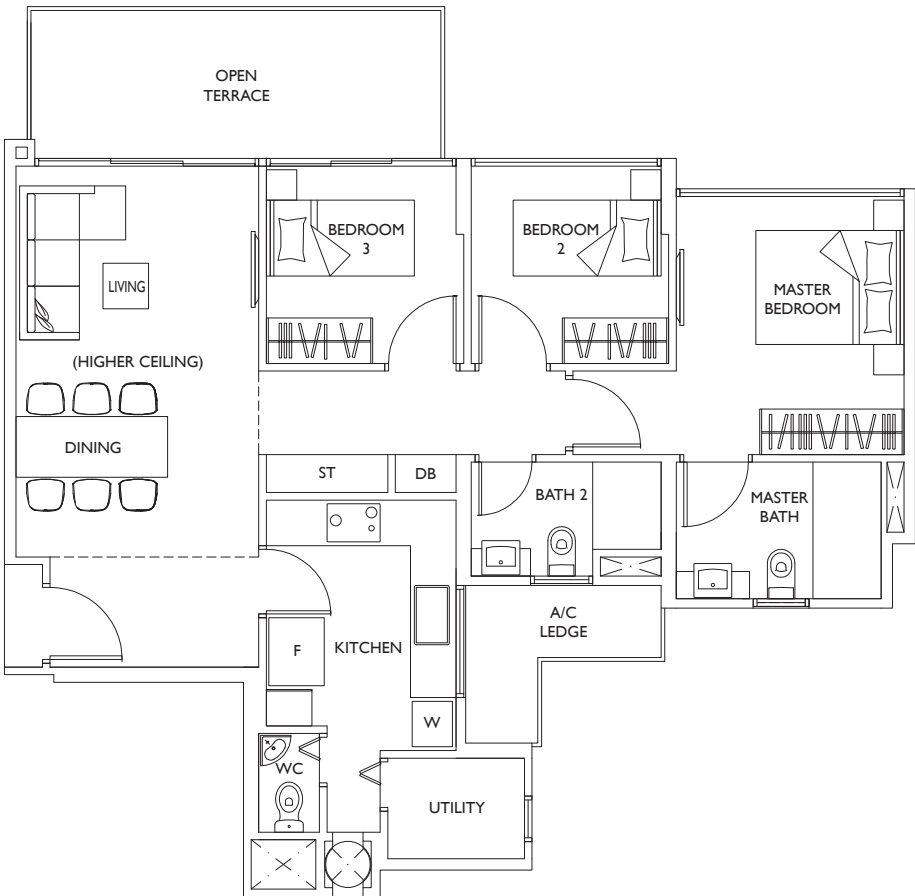
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#07-12 to #14-12,
#07-24 to #14-24,
#07-32 to #14-32



TYPE C3L

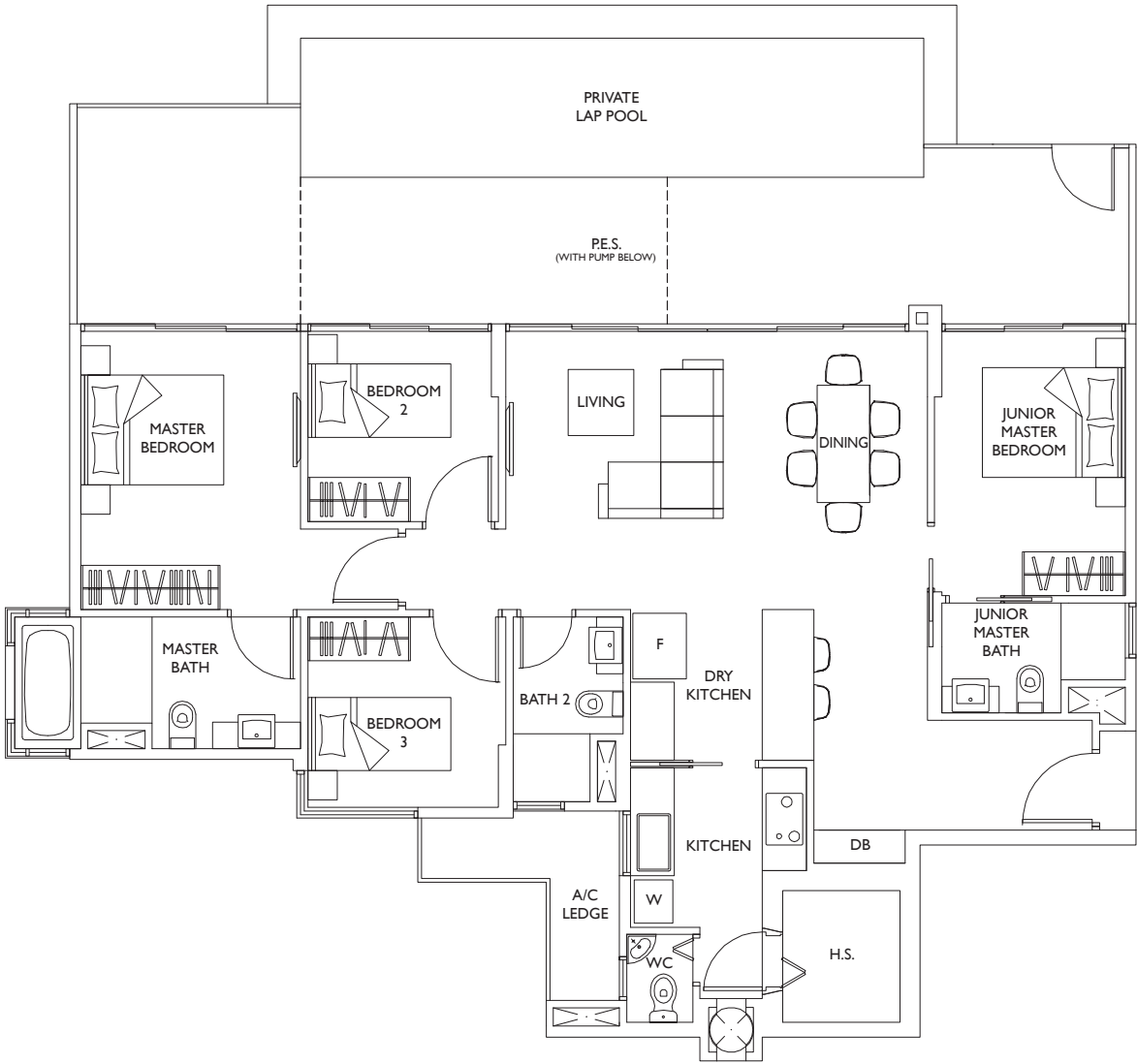
112sq.m. / 1,206sq.ft.

#15-07, #15-08,
#15-10, #15-12,
#15-24, #15-32



Area includes PES,A/C ledge, balcony, open/roof terrace, private lap pool, private jacuzzi, pump room and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

4 BEDROOM



TYPE DIP

192sq.m. / 2,067sq.ft.

#01-17, #01-37, #01-39

Area includes PES,A/C ledge, balcony, open/roof terrace, private lap pool, private jacuzzi, pump room and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

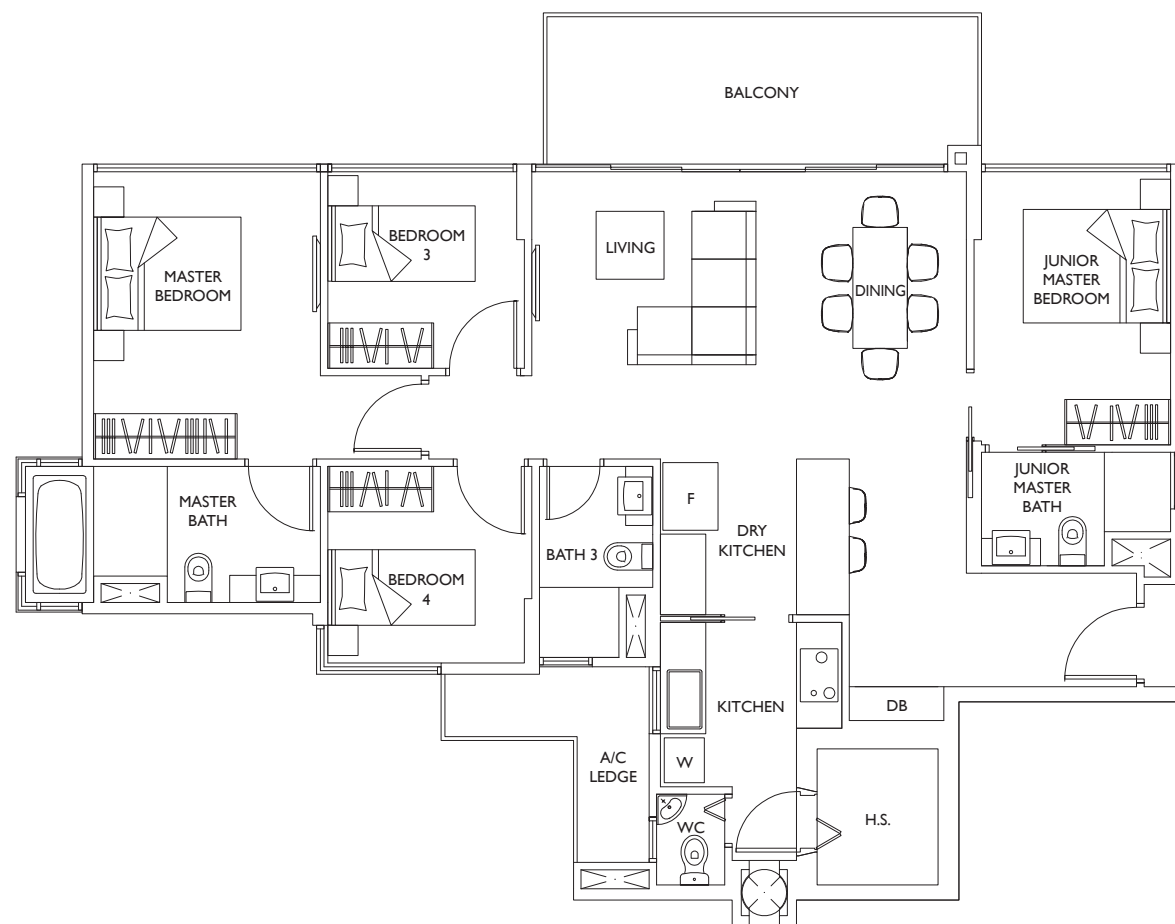
TYPE D1

122sq.m. / 1,313sq.ft.

#02-17 to #06-17,

#02-37 to #06-37,

#02-39 to #06-39



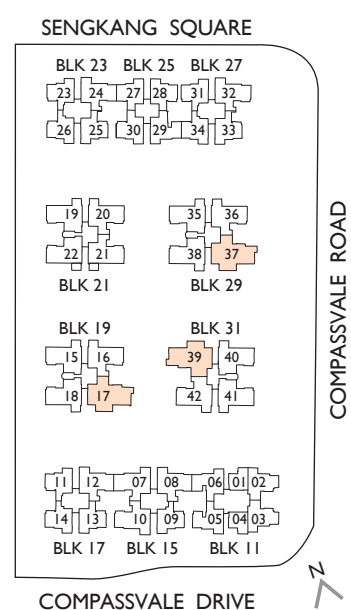
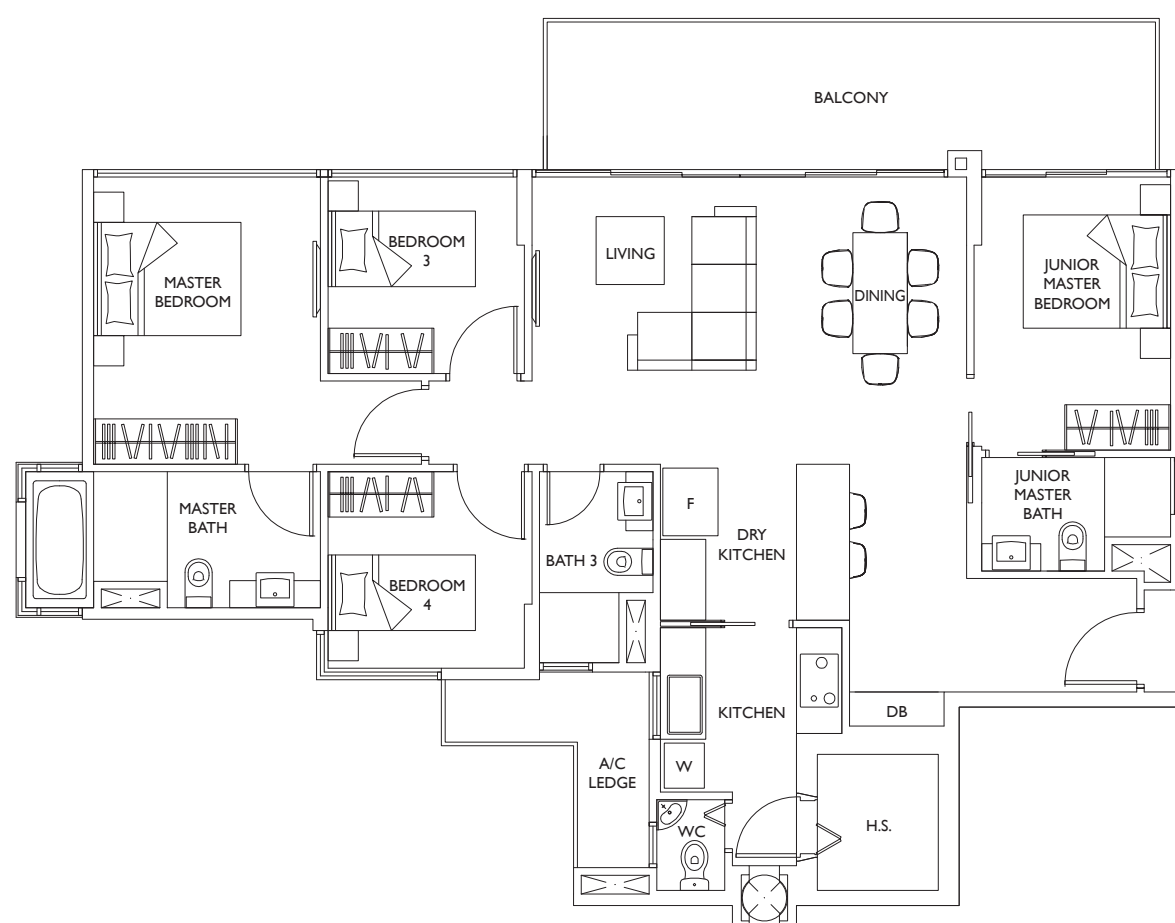
TYPE DIA

127sq.m. / 1,367sq.ft.

#07-17 to #13-17,

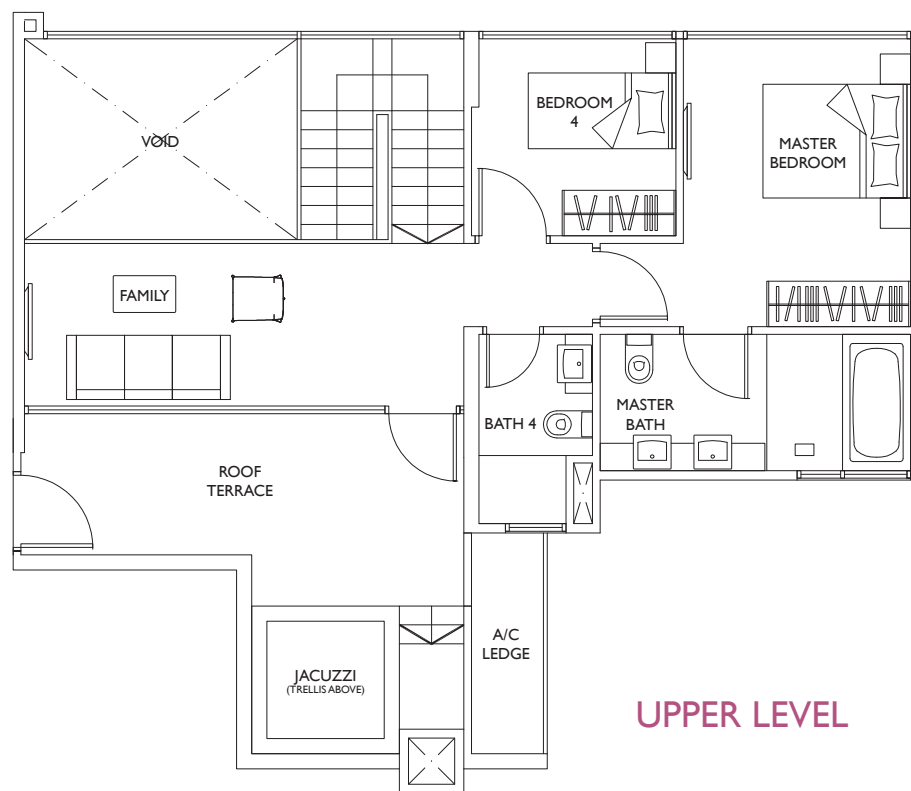
#07-37 to #13-37,

#07-39 to #13-39



Area includes PES, A/C ledge, balcony, open/roof terrace, private lap pool, private jacuzzi, pump room and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

PENTHOUSE



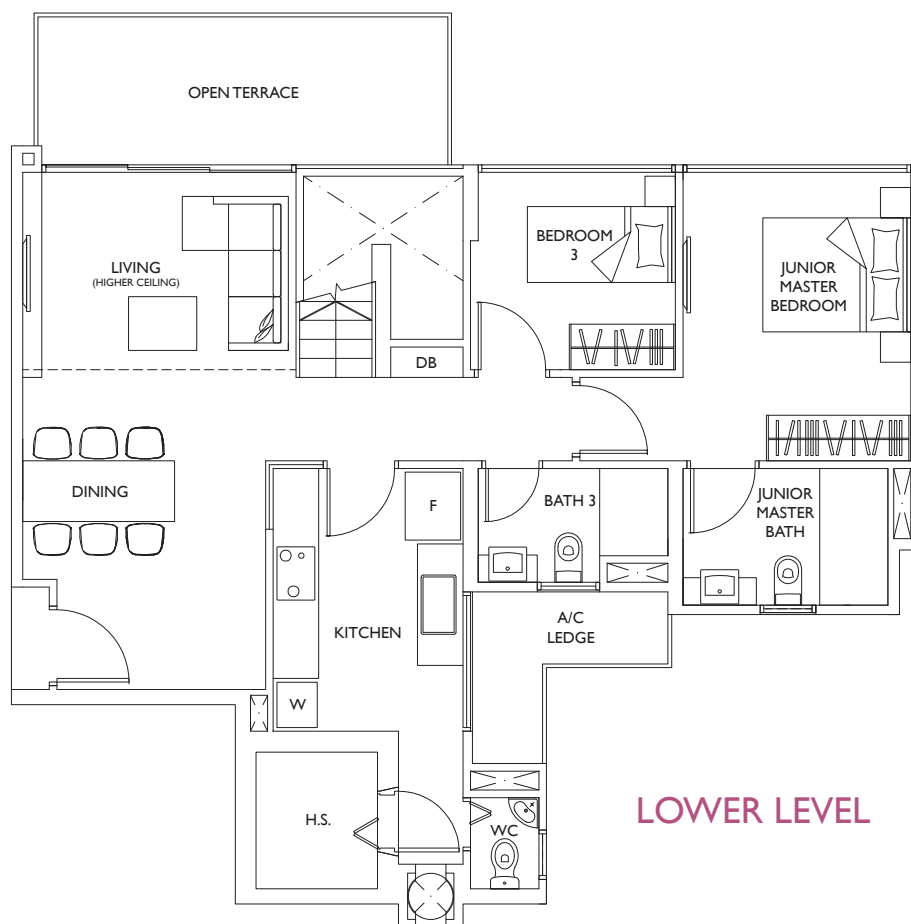
TYPE PHI

201sq.m. / 2,164sq.ft.

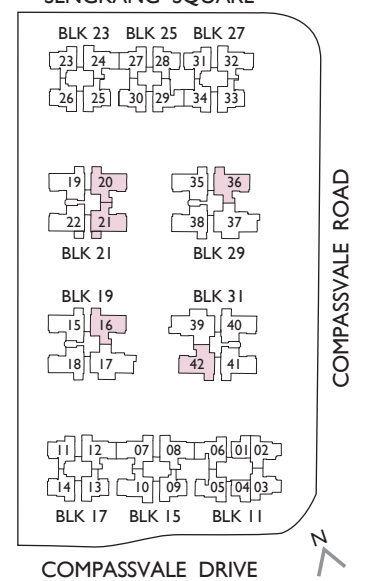
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#14-21, #14-36,

#14-42



SENGKANG SQUARE

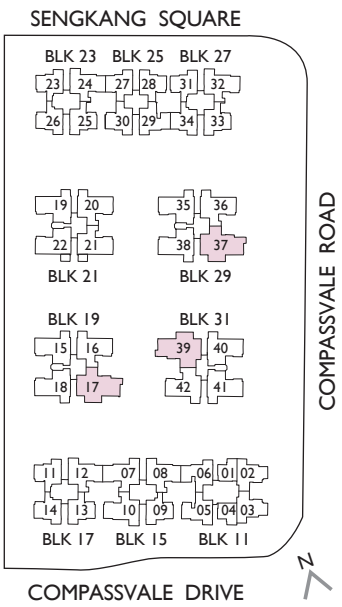
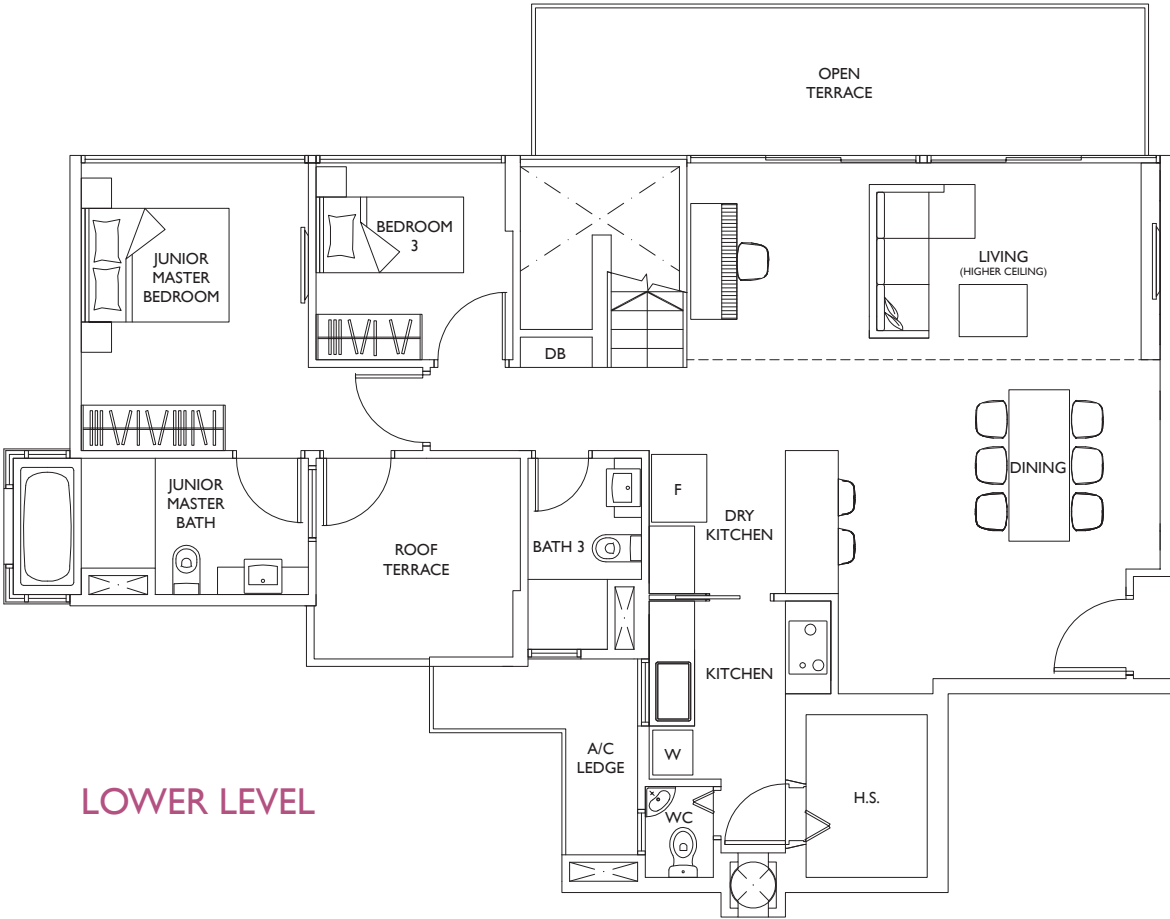
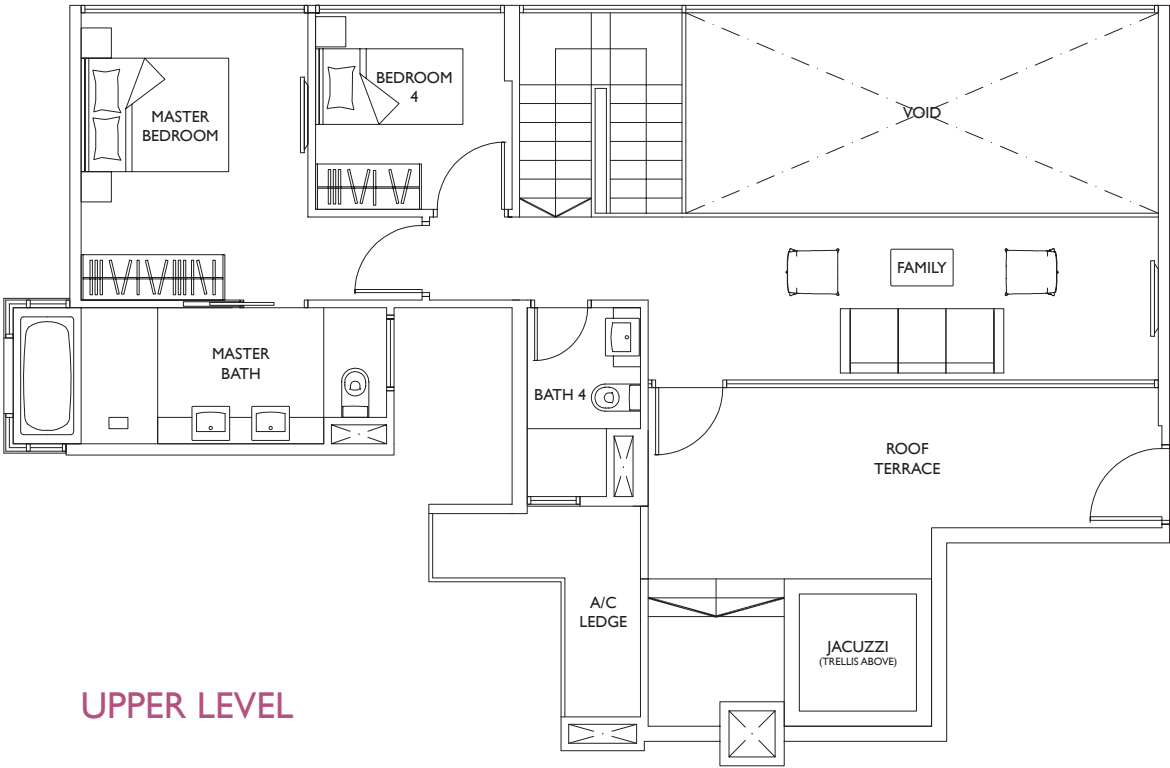


Area includes PES, A/C ledge, balcony, open/roof terrace, private lap pool, private jacuzzi, pump room and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

TYPE PH2

255sq.m. / 2,745sq.ft.

#14-17, #14-37, #14-39



Area includes PES, A/C ledge, balcony, open/roof terrace, private lap pool, private jacuzzi, pump room and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

Specifications

1 Foundation

Piled foundation for main building structure

2 Sub-structure and Superstructure

Reinforced concrete structure

3 Walls

- | | | |
|---|----------------|--|
| a | Internal Walls | : Reinforced concrete and/or brickwall and/or blockwall and/or glass wall and/or dry partition |
| b | External Walls | : Reinforced concrete and/or brickwall and/or blockwall |

4 Roof

- | | | |
|---|-----------|---|
| a | Flat Roof | : Reinforced concrete roof with insulation and waterproofing system |
|---|-----------|---|

5 Ceiling

- | | | |
|------|---|---|
| a | For Residential Units
Living, Dining, Bedrooms,
Kitchen, Dry Kitchen, Baths,
Study, Balcony, Family, Utility,
Store, Household Shelter (HS)
and WC | : Skim coat and/or ceiling board and/or bulkheads
with emulsion paint finish |
| b | For Common Areas | |
| i) | Basement 2, Basement
1 and 1st- Storey Lift
Lobby | : Skim coat and/or ceiling board and/or bulkheads
with emulsion paint finish |
| ii) | Typical Lift Lobby | : Skim coat and/or ceiling board and/or bulkheads
with emulsion paint finish |
| iii) | Staircases and Landing | : Skim coat with emulsion paint finish |

6 Finishes

- | | | |
|------|--|--|
| a1 | Walls - for Residential Units | |
| i) | Living, Dining,
Bedrooms, Dry Kitchen,
Study, Family, Utility,
Store and HS | : Plaster and/or skim coat with emulsion paint
finish |
| ii) | Master Baths & Junior
Master Baths | : Natural Marble (for feature wall only) and
Homogeneous and/or Porcelain and/or Ceramic
tiles |
| iii) | Common Baths and
WC | : Homogeneous and/or Porcelain and/or Ceramic
tiles |
| iv) | Kitchen | : Homogeneous and/or Porcelain and/or Ceramic
tiles and/or Plaster and/or skim coat with
emulsion paint finish |

Note: No tiles behind kitchen cabinets, long bath, mirrors, vanity cabinets. Tiles lay up to false ceiling and on exposed areas only.

- | | | |
|------|--|--|
| a2 | Walls - For Common Areas | |
| i) | Basement 2, Basement
1 and 1st Storey Lift
Lobby | : Natural Marble/ Granite and/or Stainless Steel
and/or Homogeneous tiles and/ or Plaster and/
or skim coat with emulsion paint finish |
| ii) | Typical Lift Lobby | : Homogeneous tiles and/or Plaster and/or skim
coat with emulsion paint finish |
| iii) | Staircase and Landing | : Plaster and/or skim coat with emulsion paint
finish |

- | | | |
|-------|--|---|
| b1 | Floors - for Residential Units | |
| i) | Living, Dining, Dry
Kitchen and Store | : Natural Marble or Agglomerated Marble with
matching skirting |
| ii) | Kitchen (Except Type
A), Baths and WC | : Homogeneous and/or Porcelain and/or Ceramic
tiles |
| iii) | Bedrooms (Except Type
A) and Family | : Laminated timber floor with matching skirting |
| iv) | Bedroom and Kitchen
(For Type A only) | : Natural Marble or Agglomerated Marble with
matching skirting |
| v) | Study | : Natural Marble or Agglomerated marble or
Laminated timber floor with matching skirting |
| vi) | Utility and HS | : Homogeneous and/or Porcelain and/or Ceramic
tiles with matching skirting |
| vii) | Balcony and Open/
Roof Terrace | : Homogenous tiles with matching skirting |
| viii) | PES | : Homogenous tiles or Composite timber with
matching skirting |
| ix) | Staircase | : Timber board |

Note: Floor finishes continuing to unexposed area under wardrobe.

- | | | |
|------|--|--|
| b2 | Floors - For Common Areas | |
| i) | Basement 2, Basement
1 and 1st Storey Lift
Lobby | : Natural Marble and/or Granite and/or
Agglomerated Marble and/or Homogeneous tiles
with matching skirting |
| ii) | Typical Lift Lobby | : Homogeneous tiles with matching skirting |
| iii) | Staircases and Landing | : Cement sand screed with nosing tiles |

7 Windows

All windows of the unit will be powder coated finish aluminium frame with tinted and/ or clear glass and/or frosted glass where appropriate.

8 Doors

- | | | |
|-------|---|---|
| i) | Main Entrance | : Fire rated timber doors |
| ii) | Bedrooms, Baths and
Study (where applicable) | : Hollow core timber doors |
| iii) | Kitchen (For Type A,B
and C) | : Hollow core timber doors with glass-infill
viewing panel |
| iv) | Kitchen (For Type D,
PH1 and PH2) | : Timber framed glass door |
| v) | DB and Store | : Hollow core timber door |
| vi) | WC and Utility | : PVC door |
| vii) | HS | : Steel door with timber louvered door |
| viii) | Balcony, PES and Open/
Roof Terrace | : Powder coated aluminium framed glass door
with/without fixed glass panel |

Note: Ironmongery and locksets shall be provided.

9 Sanitary Fittings

- | | | |
|---|---|--|
| a | Master Bath (For Type D)
Junior Master Bath (For Type PH2) | <ul style="list-style-type: none">• Solid surface vanity top complete with 1 wash basin & 1 mixer tap• 1 bath tub complete with 1 shower set• 1 shower screen complete with 1 shower set• 1 pedestal water closet• 1 mirror• 1 toilet paper holder• 1 towel rail |
| b | Master Bath (For PH1 & PH2) | <ul style="list-style-type: none">• Solid surface vanity top complete with 2 wash basins & 2 mixer taps• 1 shower screen complete with 1 shower set• 1 bath tub complete with 1 shower set• 1 pedestal water closet• 1 mirror• 1 toilet paper holder• 1 towel rail |
| c | Master Bath (For Type A,B and C)
Junior Master Bath (For Type D and PH1) and all Baths | <ul style="list-style-type: none">• Solid surface vanity top complete with 1 wash basin & 1 mixer tap• 1 shower screen complete with 1 shower set• 1 pedestal water closet• 1 mirror• 1 toilet paper holder• 1 towel rail |
| e | WC | <ul style="list-style-type: none">• 1 wash basin & tap• 1 shower set• 1 pedestal water closet• 1 mirror• 1 toilet paper holder |
| f | PES/ Open Terrace | <ul style="list-style-type: none">• 1 bib tap |
| g | Roof Terrace (on 15 storey of PH1 & PH2) | <ul style="list-style-type: none">• 1 Jacuzzi• 1 bib tap |

Note: The brand, type and colour of wares, fittings and accessories are subject to Architect's selection and availability.

10 Electrical Schedule

- | | |
|---|---|
| a | Sufficient points are provided. |
| b | All electrical wirings are concealed except for electrical wiring in trunking in the distribution board closet and those in conduits exposed above false ceiling. |

11 TV/Telephone Schedule

Sufficient points are provided.

12 Lightning Protection

Lightning protection system will be provided in accordance with Singapore Standard SS555: Part 1 of 4 – Code of Practice for Protection against Lightning.

13 Painting

- | | | |
|---|----------------|--|
| a | Internal Walls | : Emulsion paint finish |
| b | External Walls | : Spray textured paint finish and/or emulsion paint
to designated areas |

14 Waterproofing

Waterproofing shall be provided to R.C. Flat Roof, PES, Open/Roof Terrace, Balcony, Bathrooms, Kitchen and WC.

15 Driveway and Car Park

- a Surface Driveway : Pavers
- b Basement Ramp, Driveway & Car Park : Concrete floor with hardener

16 Recreational Facilities

- a Grand Entrance
- b Guard House
- c The Runway
- d Water Curtain
- e Serenity Deck
- f Reflective Pool
- g The Clubhouse
 - Multi-Purpose Function Room
 - Gymnasium
 - Changing and Steam Rooms
- h Garden Court
- i Water Steps
- j Wave Lounge
- k Leisure Lounge
- l Meditation Jacuzzi
- m Olympic Length Grand Pool
- n Sun Deck
- o Sunken Tennis Court (Non-competition size)
- p Dining Pavilion
- q Side Gate
- r Fitness Station
- s Wellness Station
- t Children's Play Zone
- u Children's Play Pool
- v Leisure Pool
- w Hydro-Fitness Pool
- x Hydro-Therapy Pool
- y Entertainment Pavilion with Jacuzzi
- z Sculptural Slope

17 Additional Items

- a Kitchen Cabinets and Appliances :

i Low and high level kitchen cabinets with solid surface worktop and stainless steel sink

ii Cooker hood

iii Electric cooker hob (For Type A only)

iv Gas cooker hob (Except Type A)

v Built-in oven

vi Free-standing fridge

vii Free-standing washer cum dryer (For Type A only)

viii Free-standing washer & dryer (Except Type A)
- b Wardrobes : Wardrobes to all bedrooms
- c Air-conditioning Living, Dining, Bedrooms, Family and Study : Wall mounted fan coil unit
- d PES : Jacuzzi (For Type A and B)
Lap pool (For Type C and D)
Galvanised steel gate to all units of PES
- e Hot Water Supply Hot water supply to all baths and kitchen
- f Gas (Except Type A) Town Gas supply to kitchen
Turn-on and utility charges will be borne by the Purchaser
- g Cable Vision Provision of cable outlet only for cable vision services. Subscription charges shall be borne by Purchaser
- h Security System

i Card Access System
 - Lift access
 - Pedestrian entrance gate

ii Audio intercom system between each apartment unit and guardhouse and common lift lobbies on basements and 1st storey (all blocks)

iii EPS type car park barrier system will be provided

iv CCTV surveillance cameras to basements, 1st storey lift lobbies and designated common areas
- i Fibre Broadband : Provision of infrastructure for Opennet to lay fibre into unit & 1 no. CAT 6 data point provided within the unit for Next Generation Nationwide Broadband Network (Next Gen NBN). Subscription charges to Open Net shall be borne by the Purchaser

Notes:-

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. The Purchaser shall engage his own contractor to service the air-conditioning system on a regular basis in order to ensure the good working condition of the system.

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

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.

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. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points and Door Swing Positions

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points and door swing positions are subject to Architect's sole discretion and final design.

Warranties

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

Web Portal of the Housing Project

The Purchaser will have to pay setup fee, 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.

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.

Glass

Glass may break or shatter, be it spontaneously or otherwise, whether due to accidental knocks or other causes. As there will be glass installed in the Unit, the Purchaser may therefore wish to take up insurance(s) covering glass breakage.

Tiles

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

False Ceiling

A false ceiling conceals and allows space for the installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment. Ceiling works would be required if removal of the M&E equipment is needed. The layout and location of false ceilings and access panels are subject to Architect's sole discretion and final design.

Mechanical Ventilation System

To ensure good working condition of a mechanical ventilation system for the exhaust system (where applicable), the system has to be maintained by the Purchaser on a regular basis.

The Keppel showcase

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The Company is one of the largest property companies by total assets on the Singapore Exchange, recognised for its sterling portfolio of quality award-winning residential developments and investment-grade commercial properties, and high standards of corporate governance and transparency. Keppel Land is geographically diversified in Asia and has a strategic focus on two core businesses of property development and property fund management.

One of Asia's leading property companies, Keppel Land is Asia's premier home developer behind world-class iconic waterfront residences at Keppel Bay and Marina Bay as well as the successful development, The Lakefront Residences, in the upcoming Jurong Lake District.

Keppel Land is also a leading prime office developer and landlord in Singapore, with landmark developments such as Ocean Financial Centre and Marina Bay Financial Centre in the Central Business District.

Moving into the future, Keppel Land continues to remain focused on creating live-work-play environments of enduring value for the community with its hallmark excellence.



Reflections at Keppel Bay



Caribbean at Keppel Bay



Marina Bay Financial Centre



The Lakefront Residences

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