

THE  
**NAUTICAL**

FLOOR PLANS



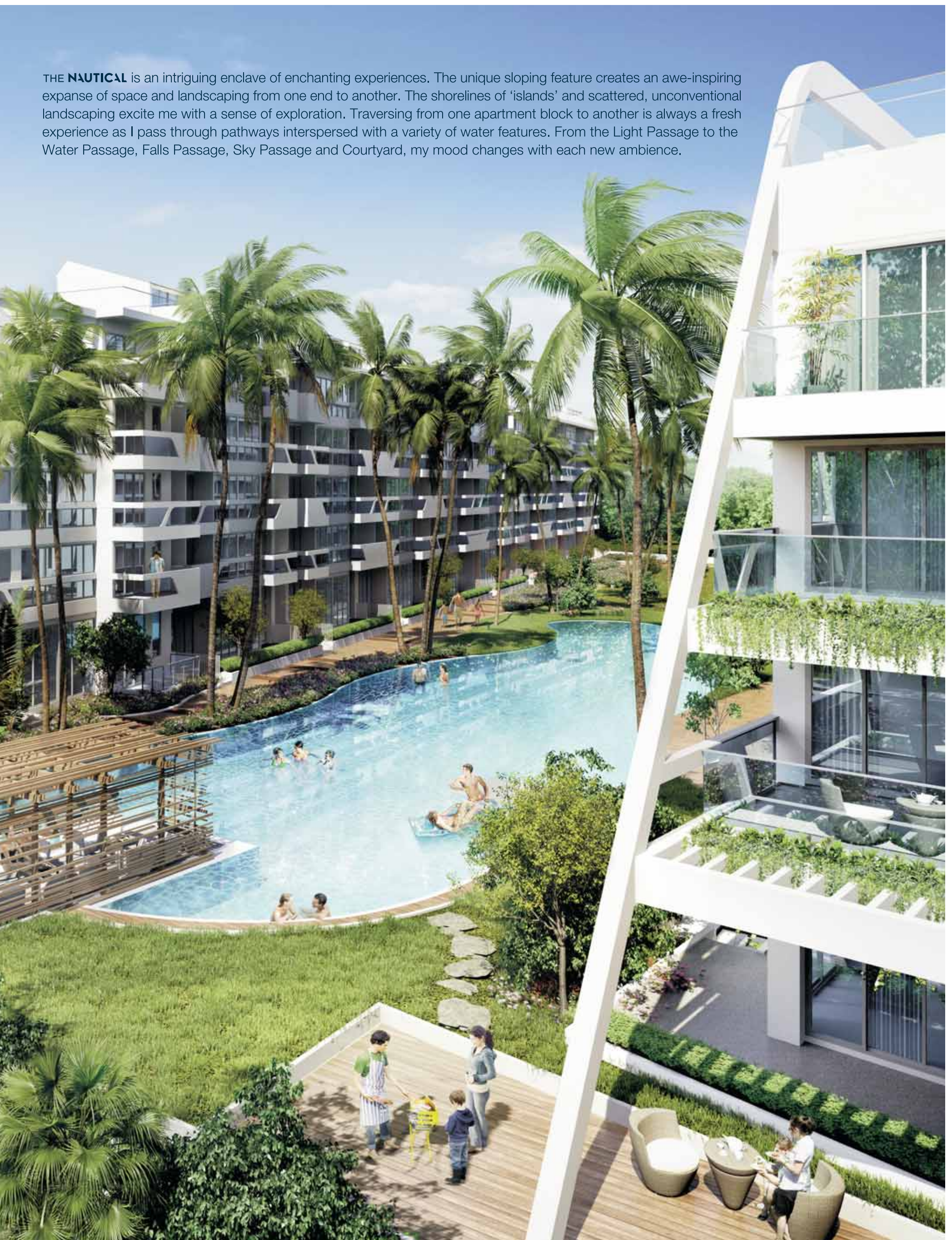


# THE NAUTICAL – My never-ending resort vacation, my home.





THE **NAUTICAL** is an intriguing enclave of enchanting experiences. The unique sloping feature creates an awe-inspiring expanse of space and landscaping from one end to another. The shorelines of 'islands' and scattered, unconventional landscaping excite me with a sense of exploration. Traversing from one apartment block to another is always a fresh experience as I pass through pathways interspersed with a variety of water features. From the Light Passage to the Water Passage, Falls Passage, Sky Passage and Courtyard, my mood changes with each new ambience.







## Attic

- 36 Sky Lounge
- 37 Tennis Court
- 38 Yoga Deck
- 39 Putting Green
- 40 BBQ Deck
- 41 Tai Chi Deck
- 42 Labyrinth Deck

### LEGEND

- Penthouse Dual Key
- Penthouse

## 5th Storey

- 34 Sky Dining
- 35 Sky Gym

### LEGEND

- Penthouse Dual Key
- Penthouse
- 5th Floor Typical Units

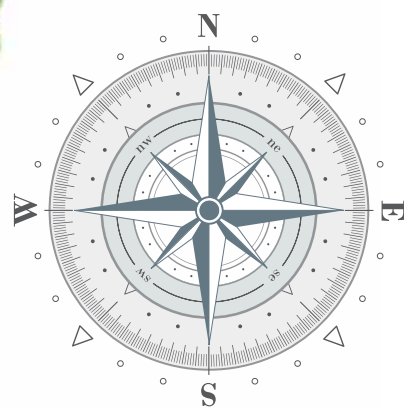




# Site/Facilities Plan

JALAN SENDUDOK

SEMBAWANG ROAD



Units from 1st to 4th storey \*

\* - Units 23, 55, 67 only for 2nd to 5th storey (void at ground floor)  
 - Units 29, 30, 59, 60 please refer to unit plan

## A ARRIVAL BAY

- 1 Guard House
- 2 Portico (drop-off)

## B PROMENADE

- 3 Gardens By Promenade
- 4 Chat Lounge
- 5 Spa Court

## C OASIS

- 6 Lap Pool (exceeding 50m)
- 7 Oasis Spa Lounge
- 8 Oasis Leisure Deck
- 9 Sails Cabana
- 10 Sails Falls

## D CRUISER DECK

- 11 Water Gardens
- 12 Jetty Pavilion

## E SILVER LAGOON

- 13 Free-form Pool (exceeding 50m)
- 14 Chill-out Lounge
- 15 Rest Pavilion
- 16 Lawn by the Waters

## F THE WATER EDGE

- 17 Wave Fountain
- 18 Umbra Lounge

## G BILLABONG SPA

- 19 Green Spas
- 20 Mound Rests
- 21 Billabong Water Lounge

## H CHILDREN'S ADVENTURE PLAY

- 22 Captain's Deck
- 23 Lost Island (dry land play)
- 24 Sailor's Walk (submerged bridge)
- 25 Pirate's Cove (boating/rafting)
- 26 Lookout Deck
- 27 Children's Wading Pool

## I GREEN VALLEY

- 28 Chequered Niche (stepped sitting)
- 29 Bushland Grill
- 30 Hammock by the Lawn

## J GREEN AVENUE

- 31 Fitness Stations
- 32 Chat Pavilion
- 33 Garden Patios

## K THE LIGHT PASSAGE

## L THE WATER PASSAGE

## M THE FALLS PASSAGE

## N COURTYARDS

# Unit Distribution Chart

## BLOCK 93

Attic	PH1 (DK) (#05-01)		PH5 (#05-04)	PH6 (DK) (#05-05)	PH2 (DK) (#05-07)		PH2 (DK) (#05-08)		PH6 (DK) (#05-10)	PH5 (#05-11)	PH1 (DK) (#05-14)	
05		B1	C8		C1		C1		C8		B1	
04	A1	B1	C8	C8	C1	A1	A1	C1	C8	C8	B1	A1
03	A1	B1	C8	C8	C1	A1	A1	C1	C8	C8	B1	A1
02	A1	B1	C8	C8	C1	A1	A1	C1	C8	C8	B1	A1
01	A1 (P)	B1 (P)	C8 (P)	C8 (P)	C1 (P)	A1 (P)	A1 (P)	C1 (P)	C8 (P)	C8 (P)	B1 (P)	A1 (P)
	1	2	3	5	6	7	8	9	10	12	13	14

## BLOCK 95

Attic	PH13 (DK) (#05-29)		SKY GYM		PH12 (DK) (#05-30)		PH4 (DK) (#05-34)	PH3 (DK) (#05-33)	PH6 (DK) (#05-35)	PH5 (#05-36)	PH7 (DK) (#05-44)	PH8 (#05-43)	PH9 (#05-41)	PH10 (DK) (#05-42)
05	C9				C8		C9		C8	C8	C3		C4	
04	C9	D7	D8		C8	C9	C9	C8	C8	C8	C3	C3	C4	C4
03	C9	D5	D6		C8	C9	C9	C8	C8	C8	C3	C3	C4	C4
02	C9	D3	D4		C8	C9	C9	C8	C8	C8	C3	C3	C4	C4
01	C9 (P)	D1 (P)	D2 (P)		C8 (P)	C9 (P)	C9 (P)	C8 (P)	C8 (P)	C8 (P)	C3 (P)	C3 (P)	C4 (P)	C4 (P)
	32	29	30		31	33	38	36	37	39	43	40	42	

## BLOCK 97

Attic	PH12 (DK) (#05-59)		SKY DINING		PH13 (DK) (#05-60)		PH6 (DK) (#05-64)	PH5 (#05-63)	PH4 (DK) (#05-65)	PH3 (DK) (#05-66)	PH9 (#05-69)	PH10 (DK) (#05-68)	SKY GARDEN	
05	C8				C9		C8		C9	C9	C4		B3	C3
04	C8	D8	D7		C9	C8	C8	C9	C9	C9	C4	C4	B3	C3
03	C8	D6	D5		C9	C8	C8	C9	C9	C9	C4	C4	B3	C3
02	C8	D4	D3		C9	C8	C8	C9	C9	C9	C4	C4	B3	C3
01	C8 (P)	D2 (P)	D1 (P)		C9 (P)	C8 (P)	C8 (P)	C9 (P)	C9 (P)	C9 (P)	C4 (P)	C4 (P)	VOID	C3 (P)
	58	59	60		57	63	62	66	61	70	68	67	71	

## BLOCK 99

Attic	PH6 (DK) (#05-86)	PH5 (#05-87)		SKY LOUNGE								
05		C8	A2	C1	B1	A2	C7	B1	A1	A1	B1	C10
04	C8	C8	A2	C1	B1	A2	C7	B1	A1	A1	B1	C10
03	C8	C8	A2	C1	B1	A2	C7	B1	A1	A1	B1	C10
02	C8	C8	A2	C1	B1	A2	C7	B1	A1	A1	B1	C10
01	C8 (P)	C8 (P)	A2 (P)	C1 (P)	B1 (P)	A2 (P)	C7 (P)	B1 (P)	A1 (P)	A1 (P)	B1 (P)	C10 (P)
	86	88	84	85	89	90	91	92	93	94	95	96



PH1 (DK) (#05-15)		PH5 (#05-18)	PH6 (DK) (#05-19)	PH2 (DK) (#05-21)		PH2 (DK) (#05-22)		PH10 (DK) (#05-24)	PH9 (#05-25)	PH1 (DK) (#05-28)	
	B1	C8		C1		C1		C4		B1	
A1	B1	C8	C8	C1	A1	A1	C1	C4	C4	B1	A1
A1	B1	C8	C8	C1	A1	A1	C1	C4	C4	B1	A1
A1	B1	C8	C8	C1	A1	A1	C1	C4	C4	B1	A1
A1 (P)	B1 (P)	C8 (P)	C8 (P)	C1 (P)	A1 (P)	A1 (P)	VOID	C4 (P)	C4 (P)	B1 (P)	A1 (P)
15	16	17	19	20	21	22	23	25	26	27	28

PH8 (#05-46)	PH7 (DK) (#05-45)	PH10 (DK) (#05-47)	PH9 (#05-48)	PH8 (#05-52)	PH11 (DK) (#05-51)	SKY GARDEN		
	C3		C4		C6	C5	B2	C2
C3	C3	C4	C4	C3	C6	C5	B2	C2
C3	C3	C4	C4	C3	C6	C5	B2	C2
C3	C3	C4	C4	C3	C6	C5	B2	C2
C3 (P)	C3 (P)	C4 (P)	C4 (P)	C3 (P)	C6 (P)	C5 (P)	B2 (P)	VOID
46	50	48	49	52	56	53	54	55

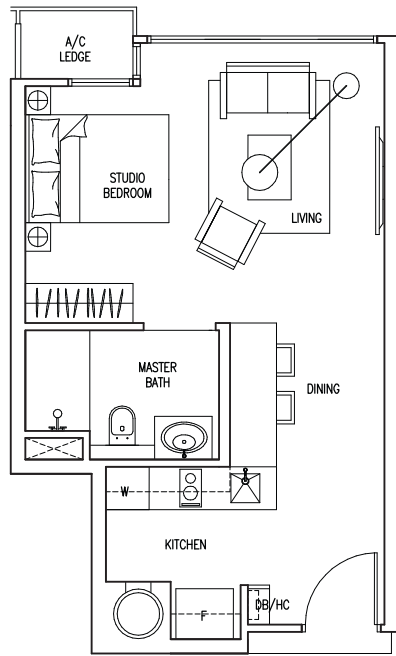
PH11 (DK) (#05-77)	PH8 (#05-76)	PH10 (DK) (#05-73)	PH9 (#05-74)	PH8 (#05-79)	PH11 (DK) (#05-78)	SKY GARDEN		
C6			C4		C6	C5	B2	C2
C6	C3	C4	C4	C3	C6	C5	B2	C2
C6	C3	C4	C4	C3	C6	C5	B2	C2
C6	C3	C4	C4	C3	C6	C5	B2	C2
C6 (P)	C3 (P)	C4 (P)	C4 (P)	C3 (P)	C6 (P)	C5 (P)	B2 (P)	C2 (P)
72	76	73	75	78	83	80	81	82

TENNIS COURT					
B2	C2	B4	A2	B1	C10
B2	C2	B4	A2	B1	C10
B2	C2	B4	A2	B1	C10
B2	C2	B4	A2	B1	C10
B2 (P)	C2 (P)	B4 (P)	A2 (P)	B1 (P)	C10 (P)
97	98	99	100	101	102

**LEGEND**

- 1 Bedroom (Type A1, A2)
  - 2 Bedroom (Type B1, B2, B3, B4)
  - 3 Bedroom (Type C1– C7)
  - 3 Bedroom (Type C8, C9, C10)
  - 4 Bedroom (Type D1– D8)
  - Penthouse (Type PH1 – PH13)
- PREMIUM COLLECTION**

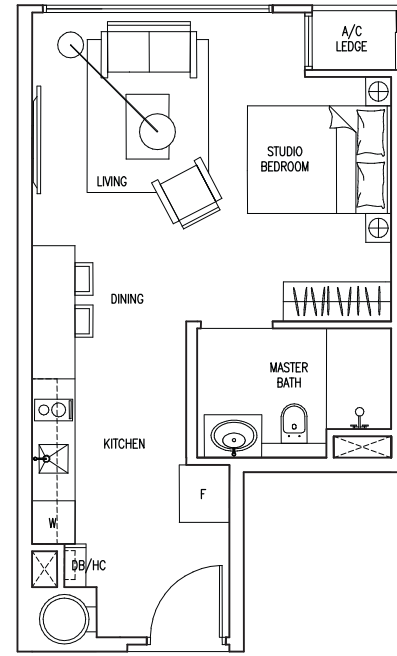
# 1 BEDROOM



## Type A1

41 sqm / 441 sqft

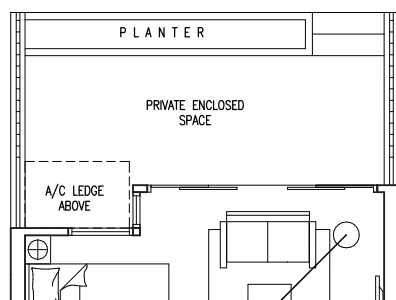
#02-01 to #04-01      #02-07 to #04-07  
 #02-08 to #04-08      #02-14 to #04-14  
 #02-15 to #04-15      #02-21 to #04-21  
 #02-22 to #04-22      #02-28 to #04-28  
 #02-94 to #05-94      #02-93 to #05-93  
 (Mirrored units)



## Type A2

39 sqm / 420 sqft

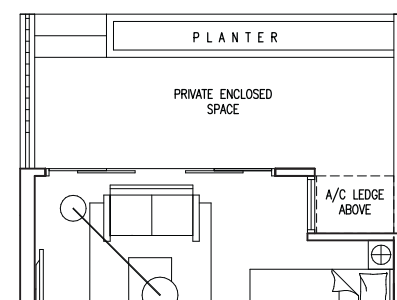
#02-90 to #05-90      #02-84 to #05-84  
 #02-100 to #05-100      (Mirrored units)



## Type A1(P)

53 sqm / 570 sqft

#01-01      #01-07  
 #01-08      #01-14  
 #01-15      #01-21  
 #01-22      #01-28  
 #01-94      #01-93  
 (Mirrored units)



## Type A2(P)

51 sqm / 549 sqft

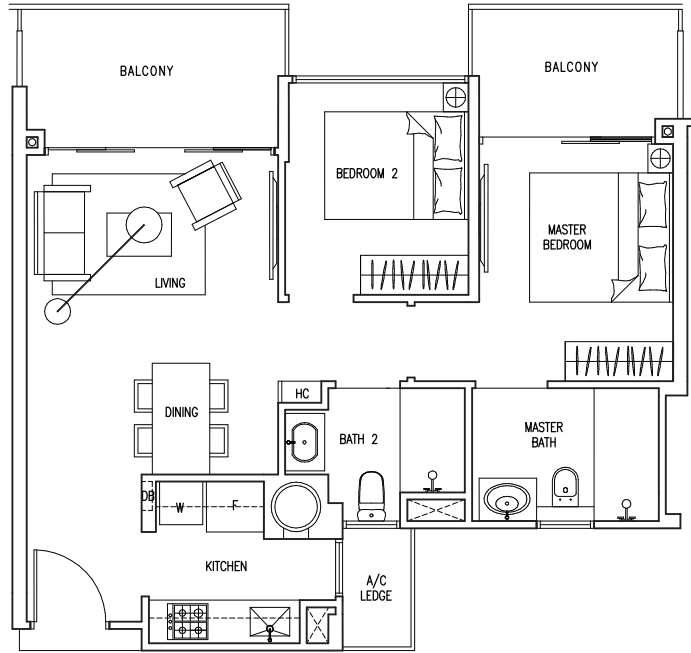
#01-90      #01-84  
 #01-100      (Mirrored units)



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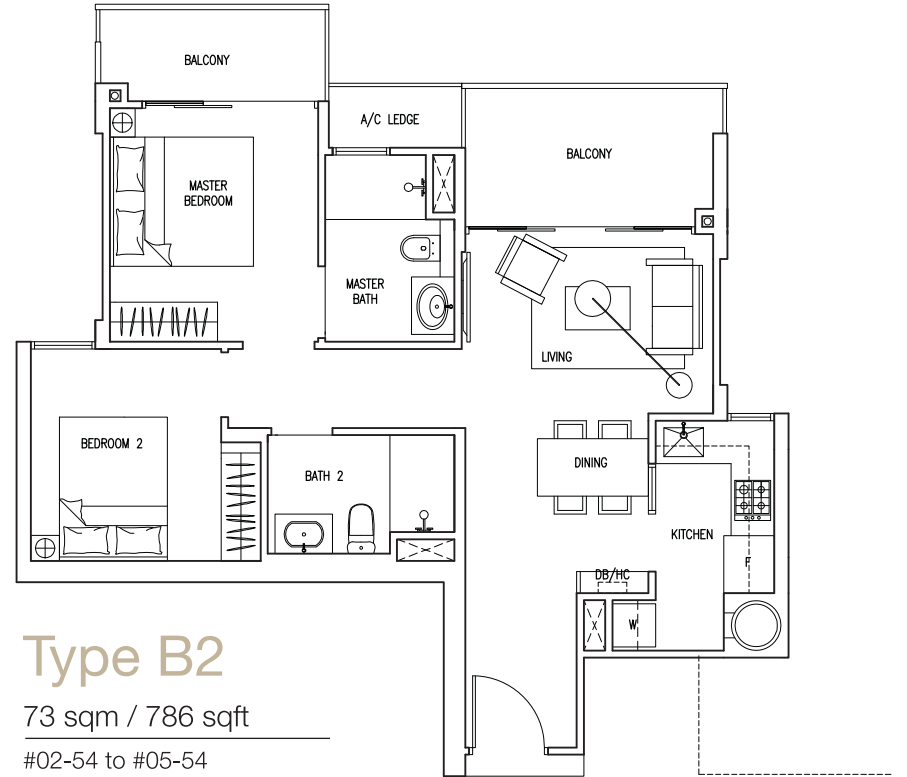
# 2 BEDROOM



## Type B1

71 sqm / 764 sqft

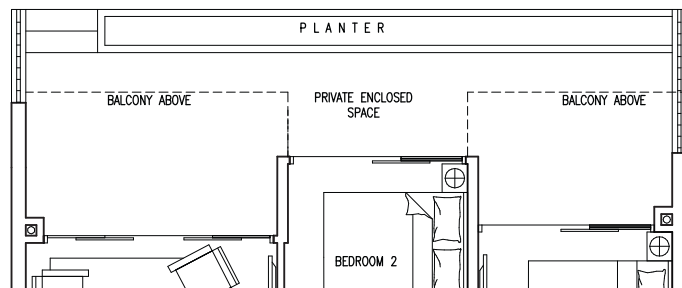
#02-02 to #05-02    #02-13 to #05-13  
 #02-16 to #05-16    #02-27 to #05-27  
 #02-95 to #05-95    #02-89 to #05-89  
 #02-101 to #05-101    #02-92 to #05-92  
 (Mirrored units)



## Type B2

73 sqm / 786 sqft

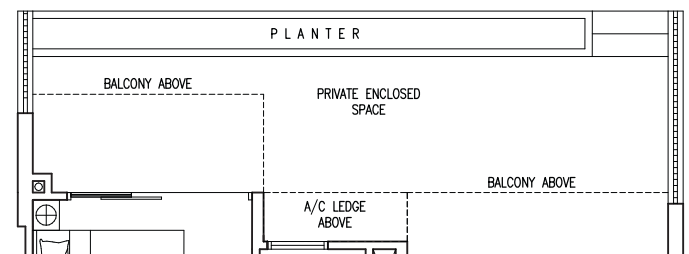
#02-54 to #05-54  
 #02-81 to #05-81  
 #02-97 to #05-97



## Type B1 (P)

85 sqm / 915 sqft

#01-02    #01-13  
 #01-16    #01-27  
 #01-95    #01-89  
 #01-101    #01-92  
 (Mirrored units)



## Type B2 (P)

93 sqm / 1,001 sqft

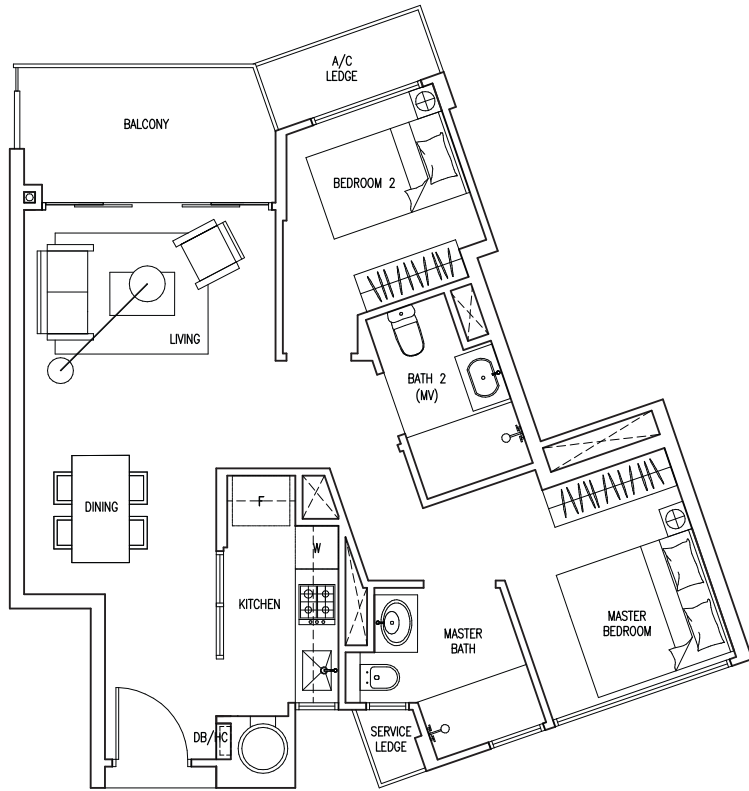
#01-54  
 #01-81  
 #01-97



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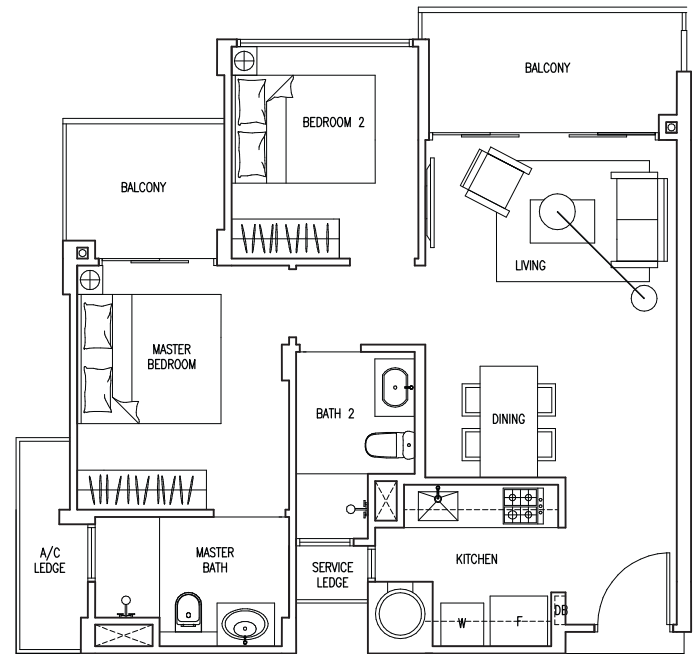
# 2 BEDROOM



## Type B3

71 sqm / 764 sqft

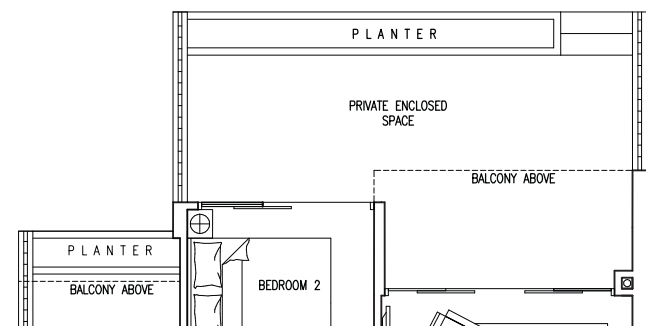
#02-67 to #05-67



## Type B4

71 sqm / 764 sqft

#02-99 to #05-99



## Type B4 (P)

88 sqm / 947 sqft

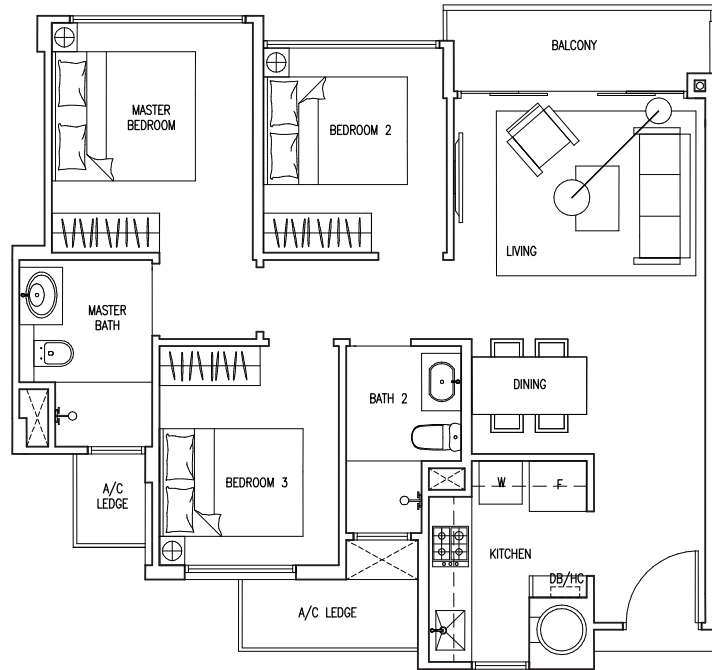
#01-99  
(service ledge not applicable)



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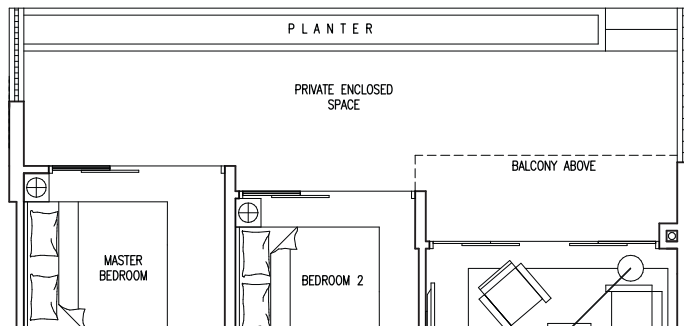
# 3 BEDROOM



## Type C1

77 sqm / 829 sqft

#02-06 to #05-06      #02-09 to #05-09  
 #02-20 to #05-20      #02-23 to #05-23  
 #02-85 to #05-85  
 (Mirrored units)



## Type C1 (P)

98 sqm / 1,055 sqft

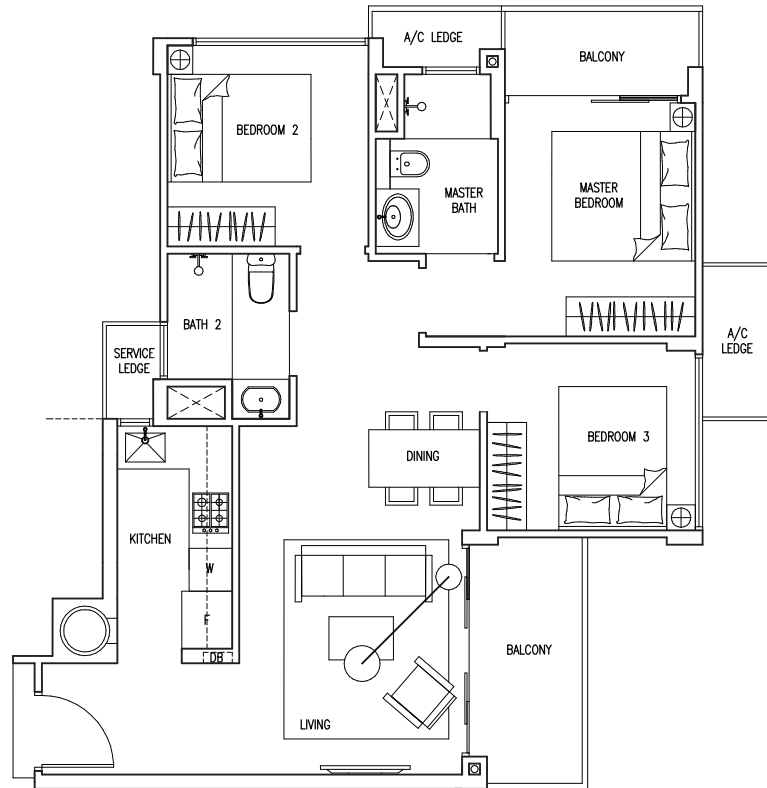
#01-06      #01-09  
 #01-20      #01-85  
 (Mirrored units)



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# 3 BEDROOM



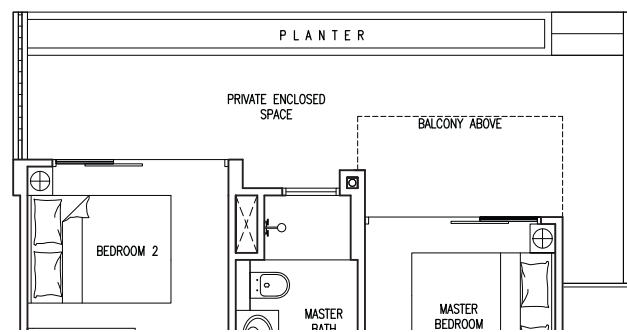
## Type C2

82 sqm / 883 sqft

#02-55 to #05-55

#02-82 to #05-82

#02-98 to #05-98



## Type C2 (P)

104 sqm / 1,119 sqft

#01-82

#01-98

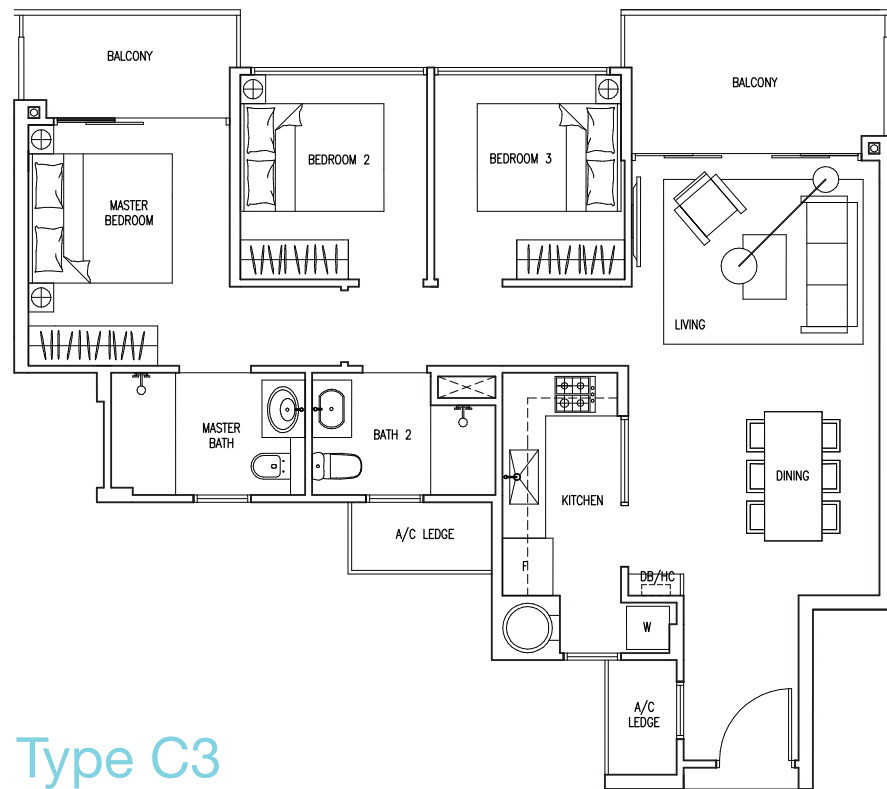
(service ledge not applicable)



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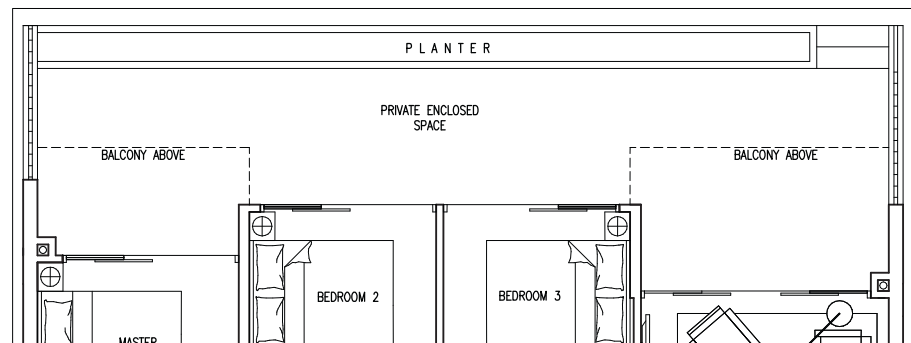
# 3 BEDROOM



## Type C3

92 sqm / 990 sqft

#02-43 to #04-43	#02-39 to #05-39
#02-50 to #05-50	#02-46 to #04-46
#02-71 to #05-71	#02-52 to #04-52
#02-76 to #04-76	#02-78 to #04-78 (Mirrored units)



## Type C3 (P)

117 sqm / 1,259 sqft

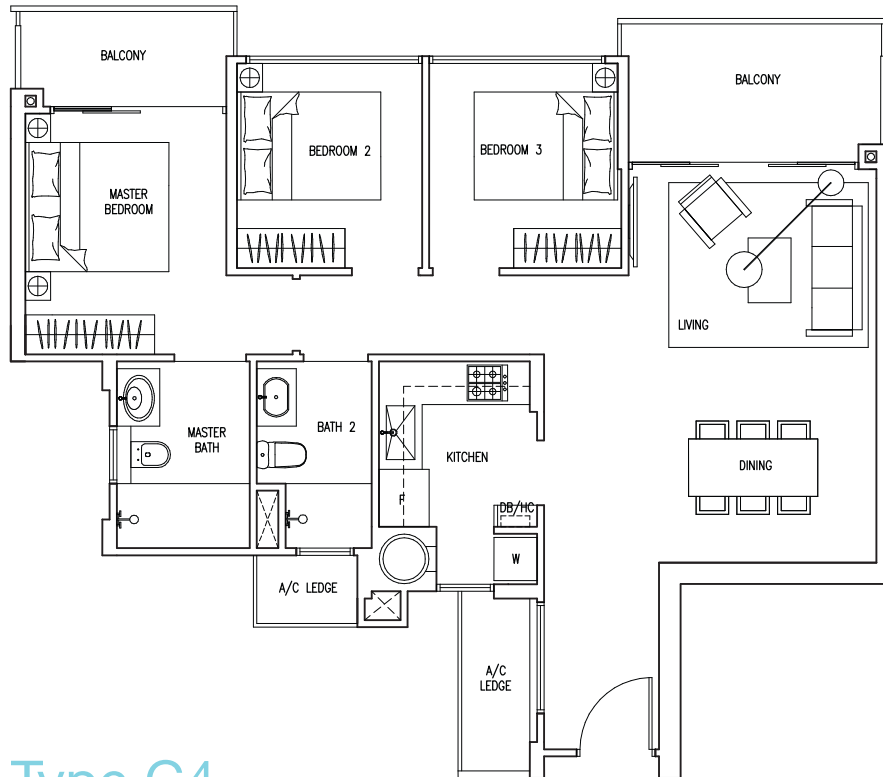
#01-43	#01-39
#01-50	#01-46
#01-71	#01-52
#01-76	#01-78 (Mirrored units)



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# 3 BEDROOM

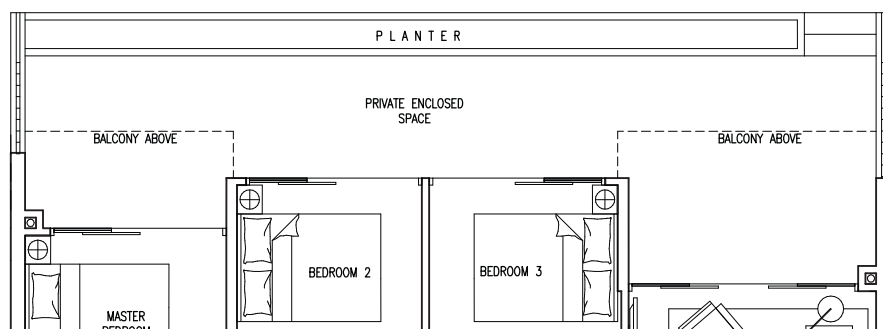


## Type C4

94 sqm / 1,012 sqft

#02-25 to #04-25	#02-26 to #05-26
#02-40 to #05-40	#02-42 to #04-42
#02-48 to #04-48	#02-49 to #05-49
#02-68 to #04-68	#02-70 to #05-70
#02-73 to #04-73	#02-75 to #05-75

(Mirrored unit)



## Type C4 (P)

119 sqm / 1,281 sqft

#01-25	#01-26
#01-40	#01-42
#01-48	#01-49
#01-68	#01-70
#01-73	#01-75

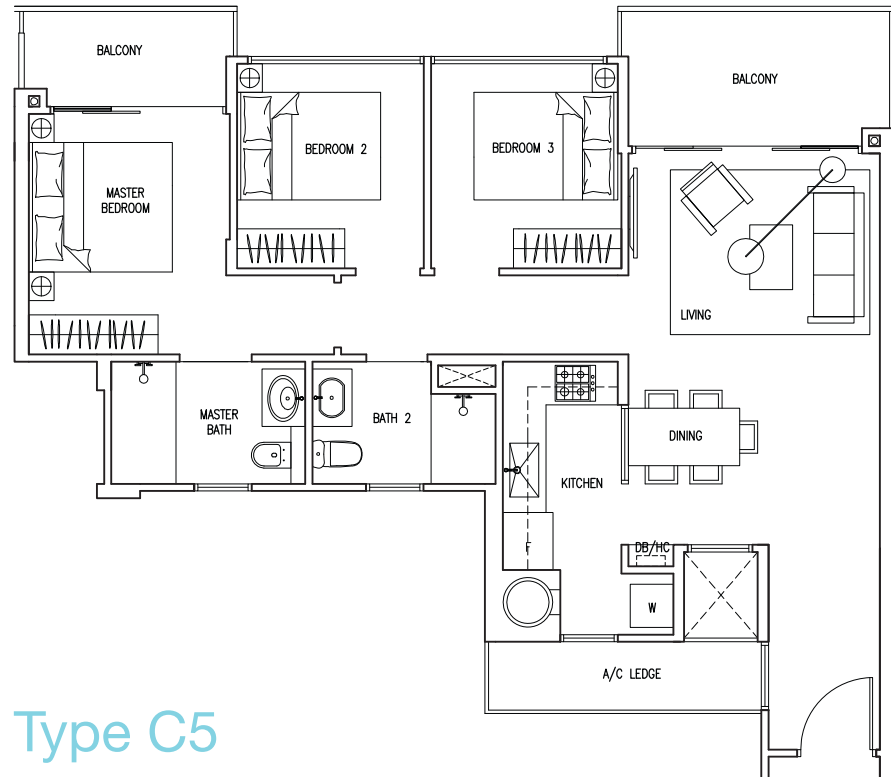
(Mirrored units)



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# 3 BEDROOM

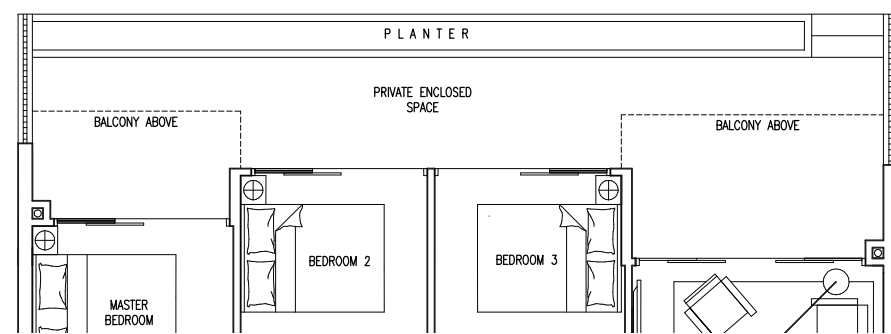


## Type C5

91 sqm / 980 sqft

#02-53 to #05-53

#02-80 to #05-80



## Type C5 (P)

115 sqm / 1,238 sqft

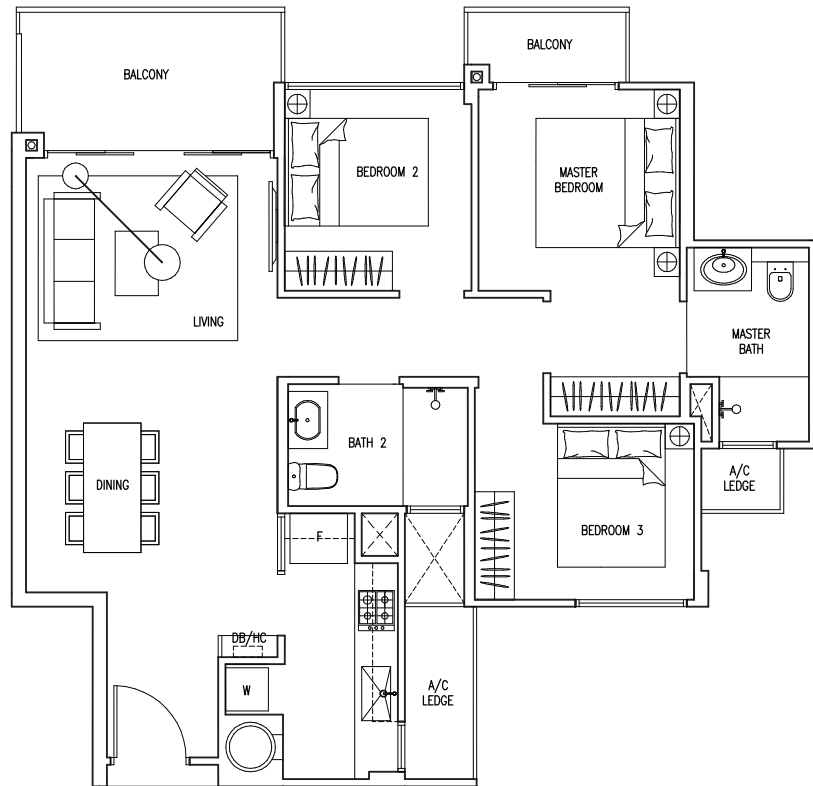
#01-53

#01-80



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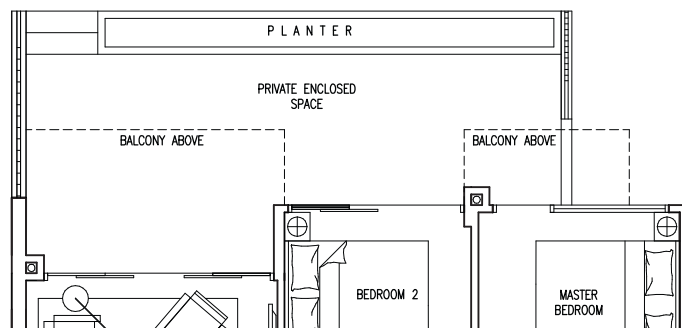
# 3 BEDROOM



## Type C6

90 sqm / 969 sqft

#02-72 to #05-72      #02-56 to #05-56  
 #02-83 to #05-83  
 (Mirrored unit)



## Type C6 (P)

104 sqm / 1,119 sqft

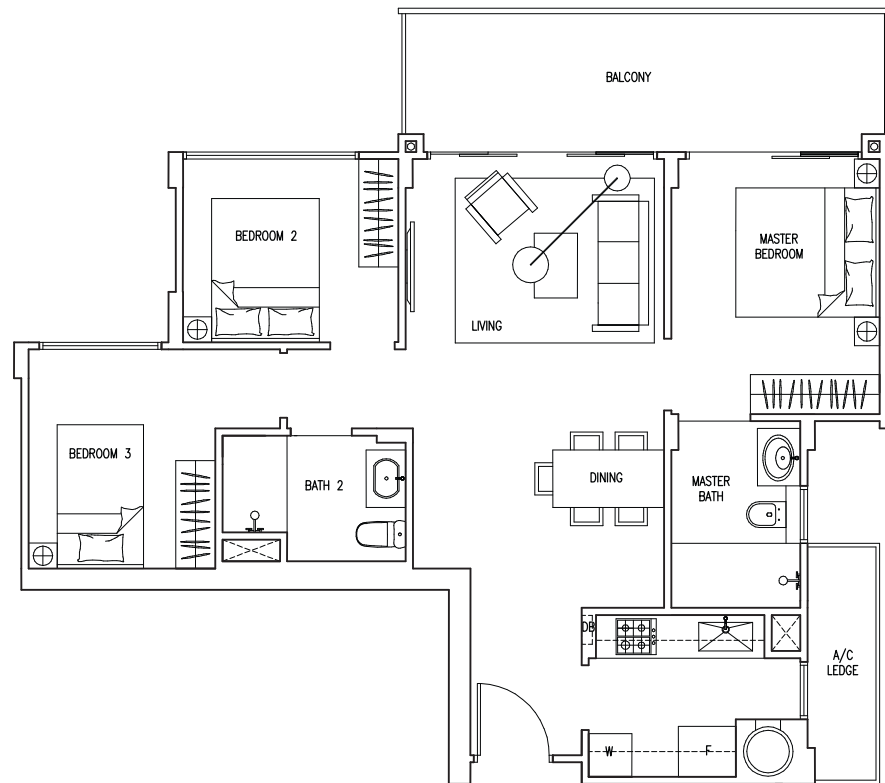
#01-72      #01-56  
 #01-83  
 (Mirrored unit)



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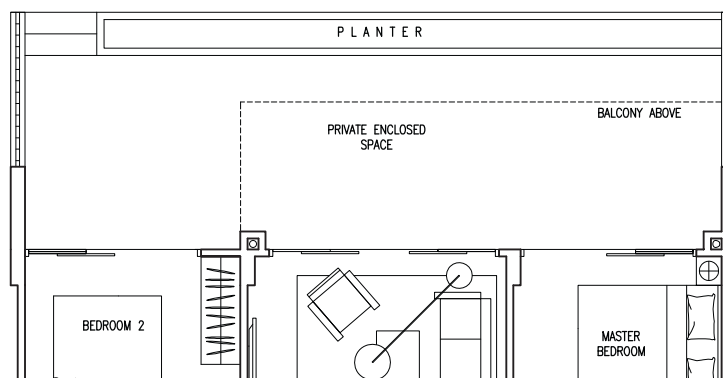
# 3 BEDROOM



## Type C7

91 sqm / 980 sqft

#02-91 to #05-91



## Type C7 (P)

110 sqm / 1,184 sqft

#01-91



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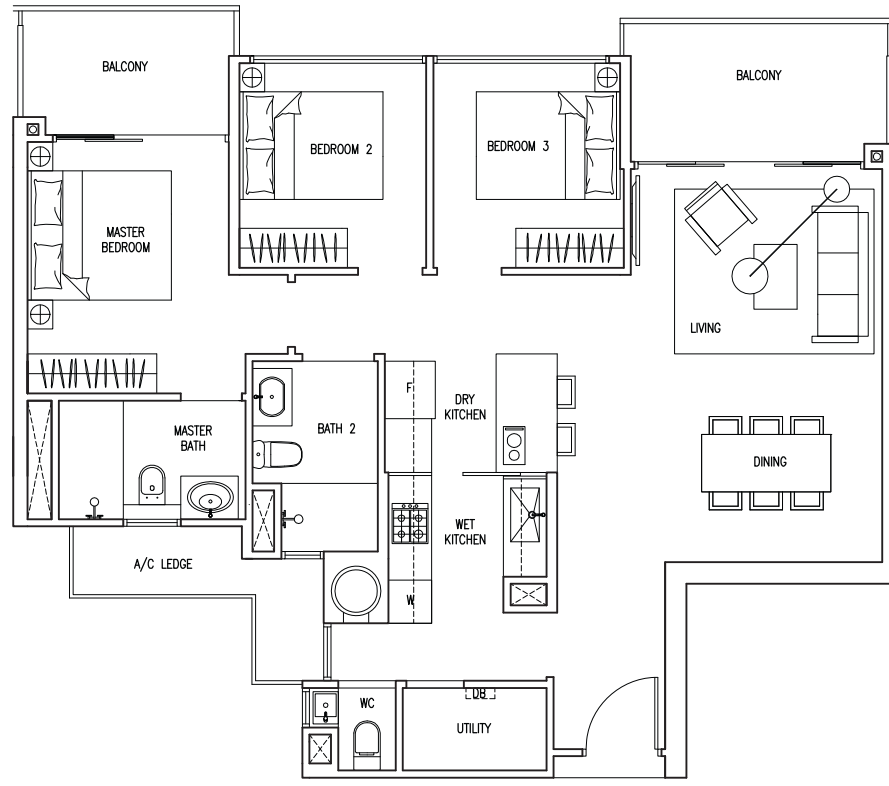
# 3 BEDROOM

## Type C8

104 sqm / 1,119 sqft

#02-03 to #05-03	#02-05 to #04-05
#02-10 to #04-10	#02-12 to #05-12
#02-17 to #05-17	#02-19 to #04-19
#02-36 to #04-36	#02-31 to #05-31
#02-58 to #05-58	#02-37 to #05-37
#02-62 to #05-62	#02-63 to #04-63
#02-86 to #04-86	#02-88 to #05-88

(Mirrored unit)

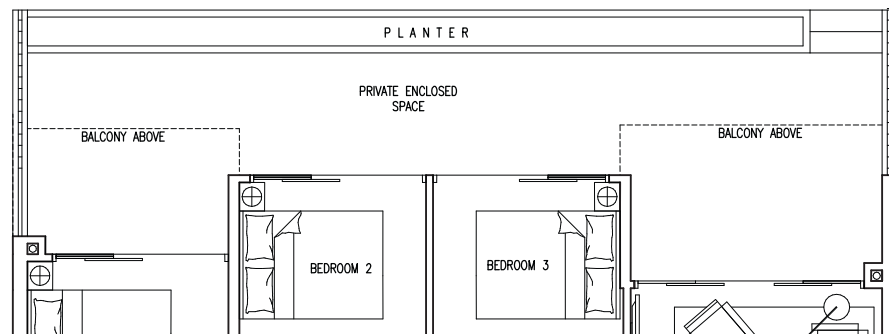


## Type C8 (P)

129 sqm / 1,389 sqft

#01-03	#01-05
#01-10	#01-12
#01-17	#01-19
#01-36	#01-31
#01-58	#01-37
#01-62	#01-63
#01-86	#01-88

(Mirrored unit)



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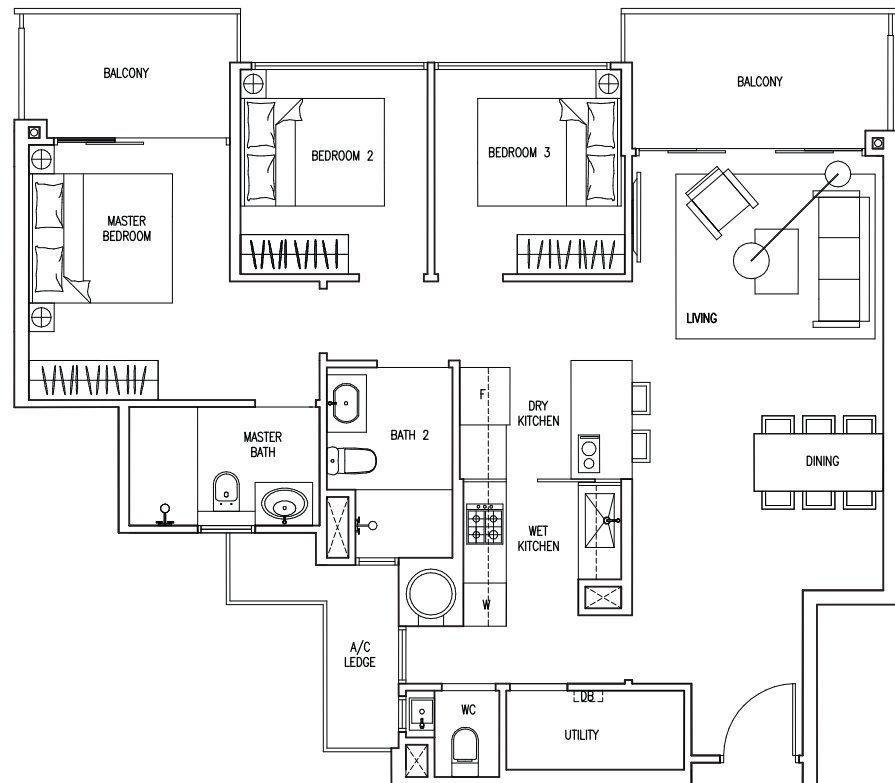
# 3 BEDROOM



## Type C9

105 sqm / 1,130 sqft

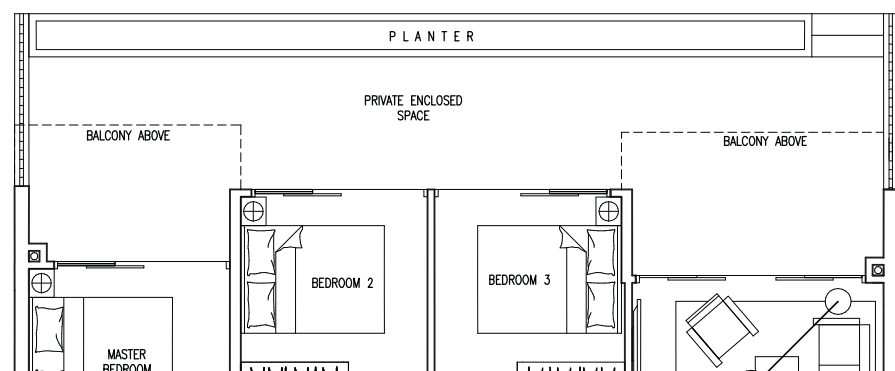
#02-32 to #05-32	#02-33 to #04-33
#02-38 to #05-38	#02-57 to #05-57
#02-66 to #04-66	#02-61 to #05-61 (Mirrored unit)



## Type C9 (P)

130 sqm / 1,399 sqft

#01-32	#01-33
#01-38	#01-57
#01-66	#01-61 (Mirrored unit)



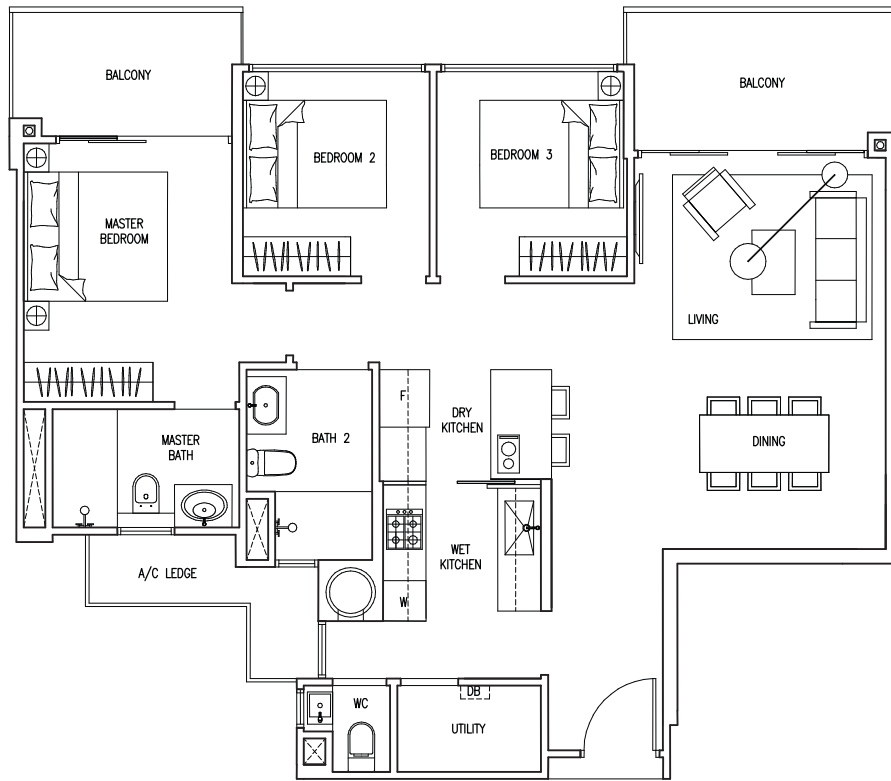
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# 3 BEDROOM

## Type C10

104 sqm / 1,119 sqft

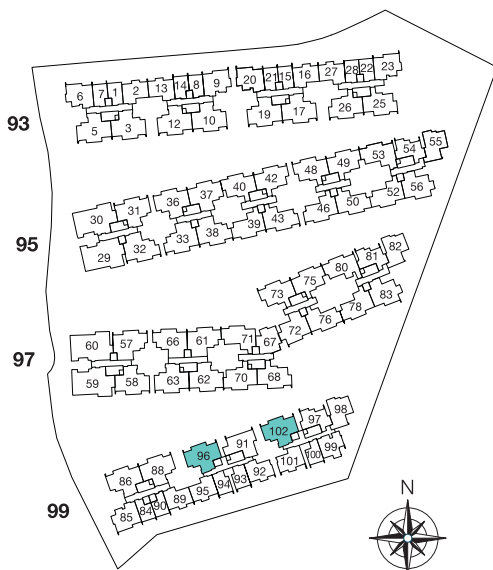
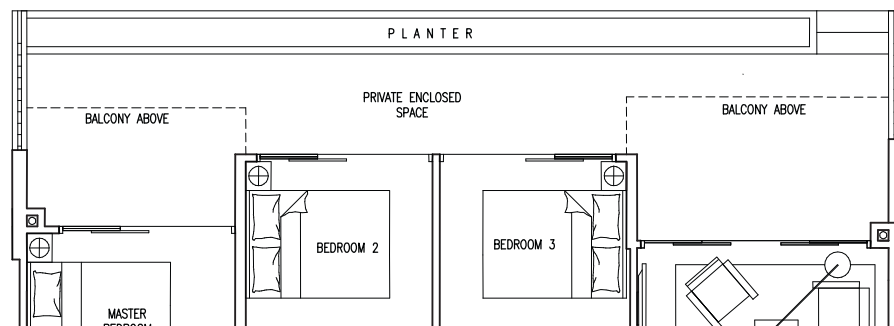
#02-96 to #05-96  
#02-102 to #05-102



## Type C10 (P)

125 sqm / 1,345 sqft

#01-96  
#01-102



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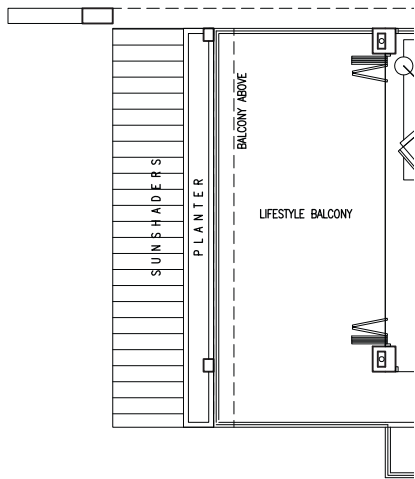
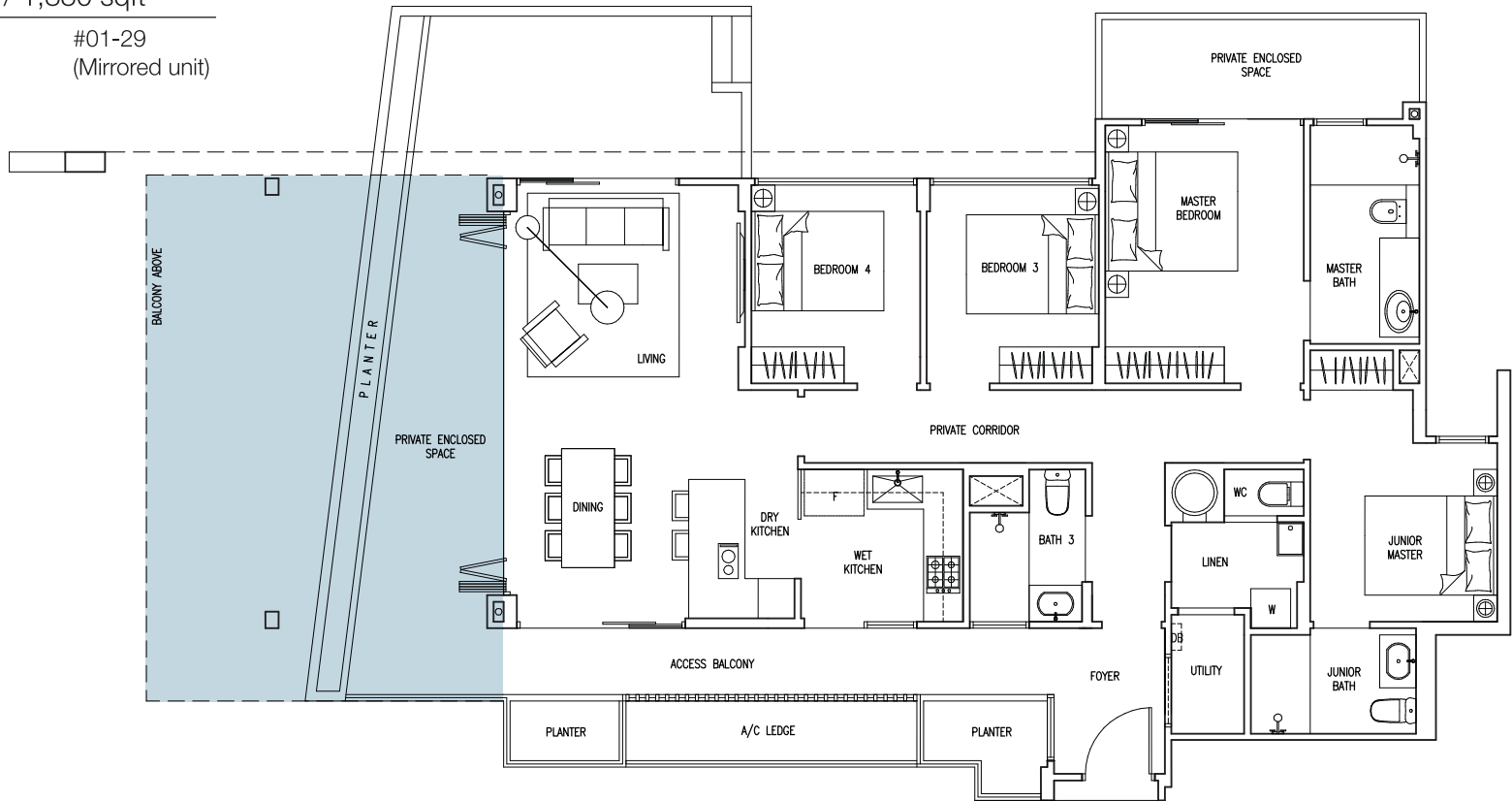


# 4 BEDROOM

## Type D1 (P)

170 sqm / 1,830 sqft

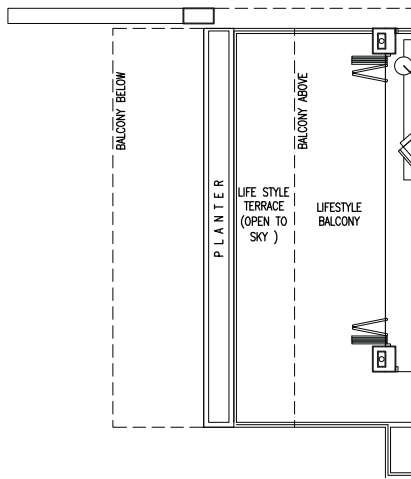
#01-60 #01-29  
(Mirrored unit)



## Type D3

167 sqm / 1,798 sqft

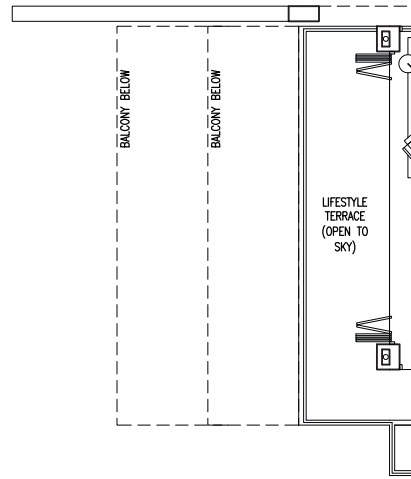
#02-60 #02-29  
(Mirrored units)



## Type D5

164 sqm / 1,765 sqft

#03-60 #03-29  
(Mirrored units)



## Type D7

149 sqm / 1,604 sqft

#04-60 #04-29  
(Mirrored units)



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# 4 BEDROOM

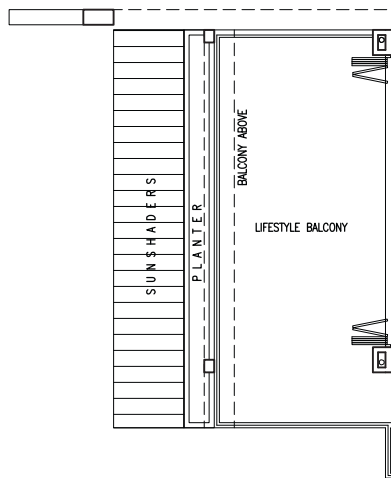
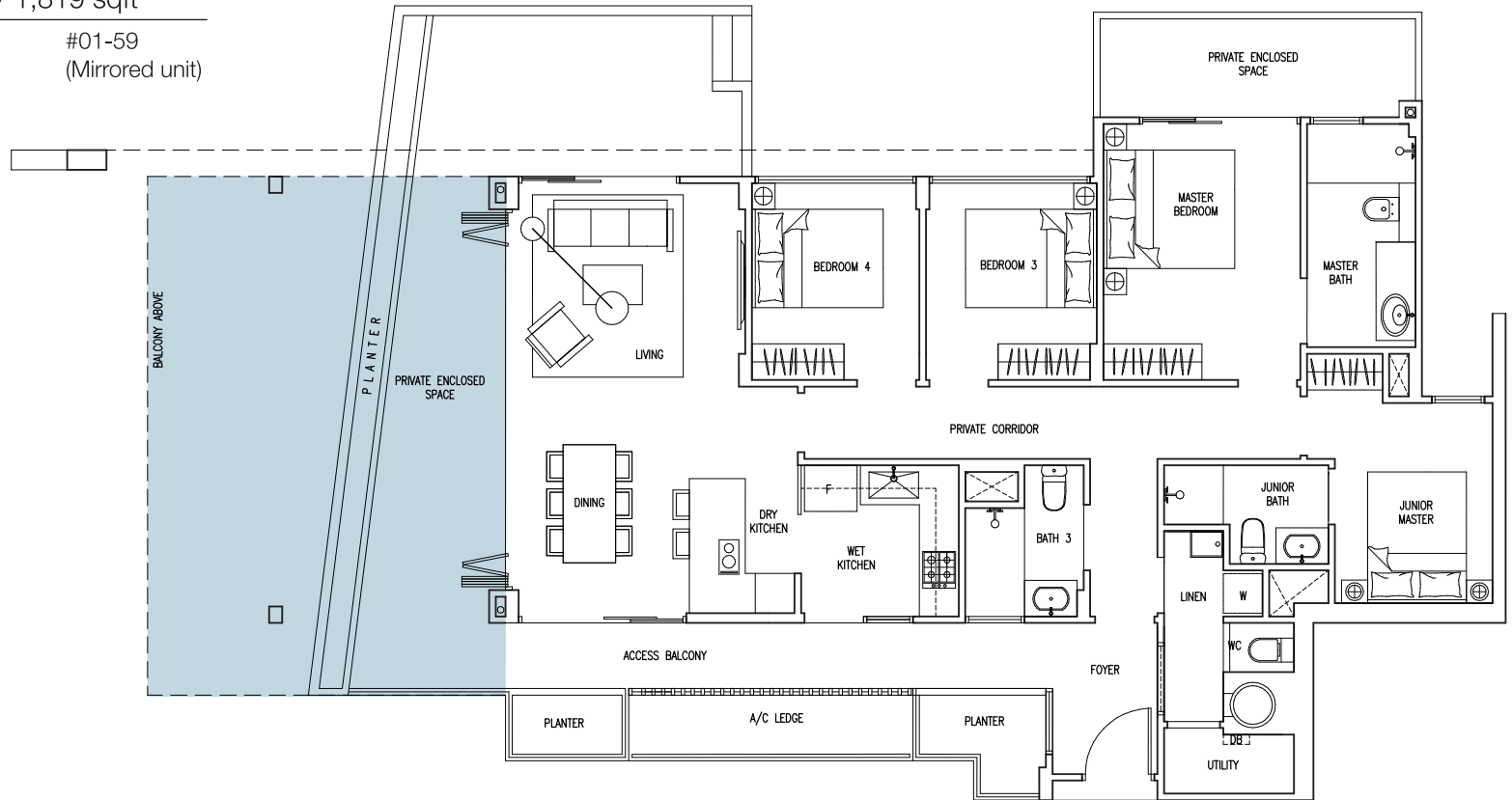
## Type D2 (P)

169 sqm / 1,819 sqft

#01-30

#01-59

(Mirrored unit)



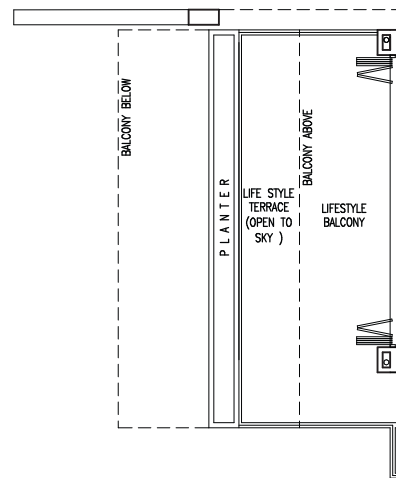
## Type D4

166 sqm / 1,787 sqft

#02-30

#01-59

(Mirrored units)



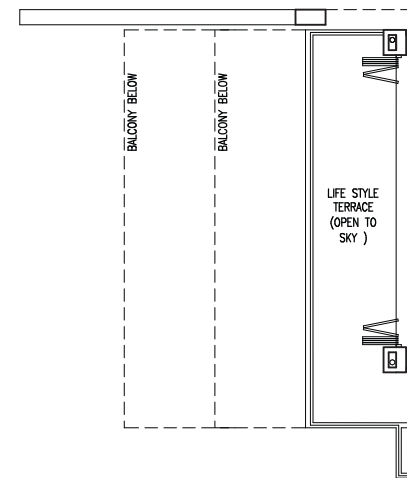
## Type D6

163 sqm / 1,755 sqft

#03-30

#03-59

(Mirrored units)



## Type D8

148 sqm / 1,593 sqft

#04-30

#04-59

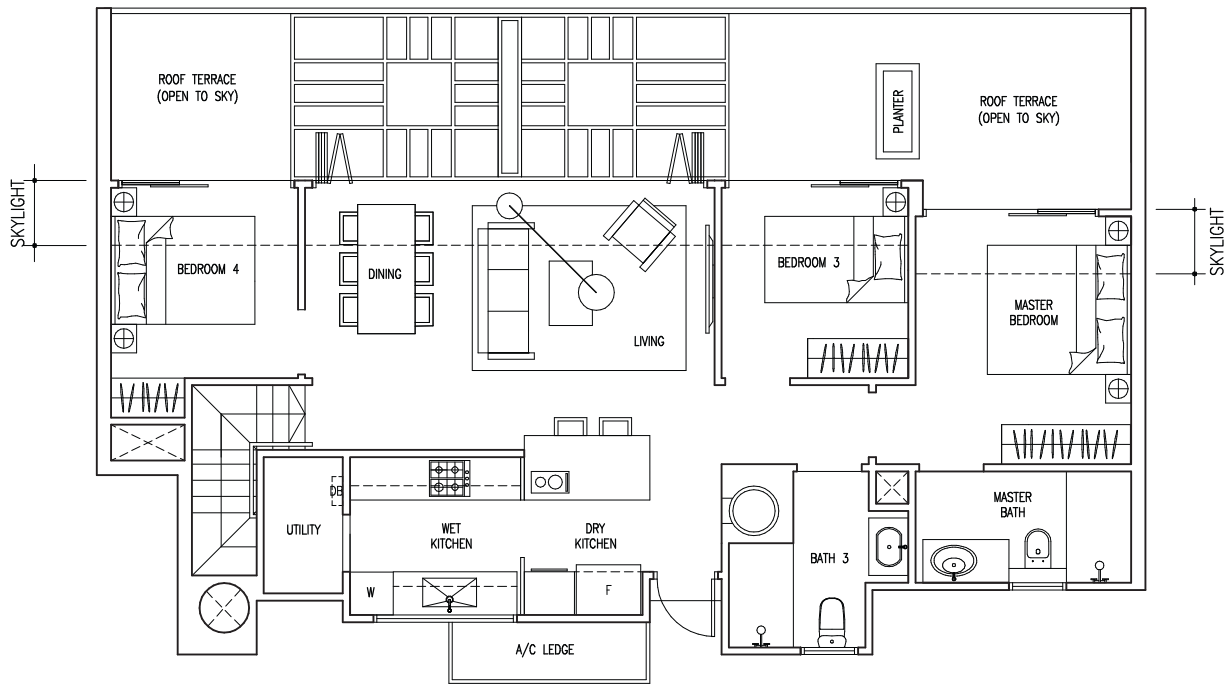
(Mirrored units)



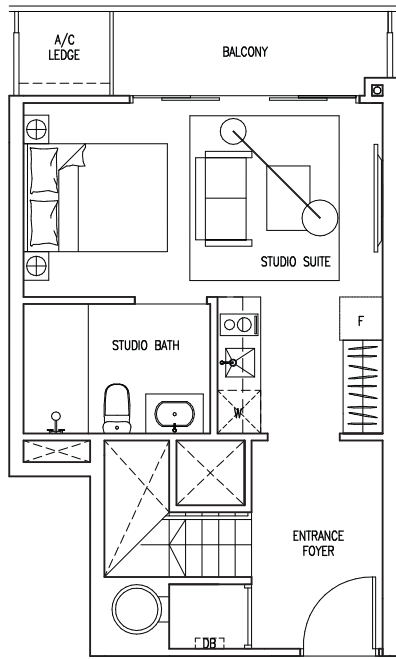
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# PENTHOUSE



Attic

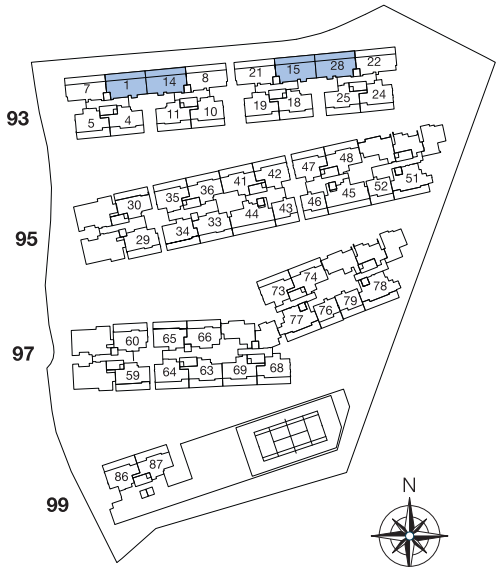


5th Storey

## Type PH 1(DK)

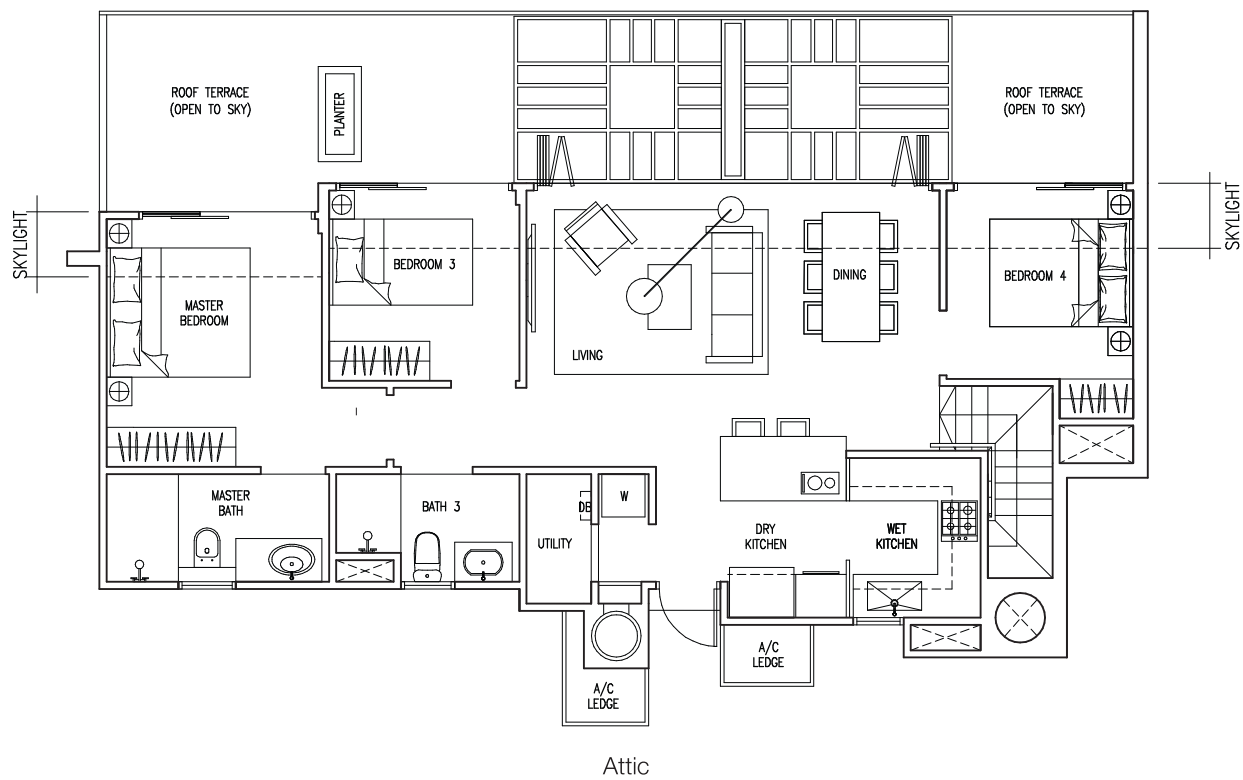
159 sqm / 1,711 sqft

- |                  |        |
|------------------|--------|
| #05-01           | #05-14 |
| #05-15           | #05-28 |
| (Mirrored units) |        |



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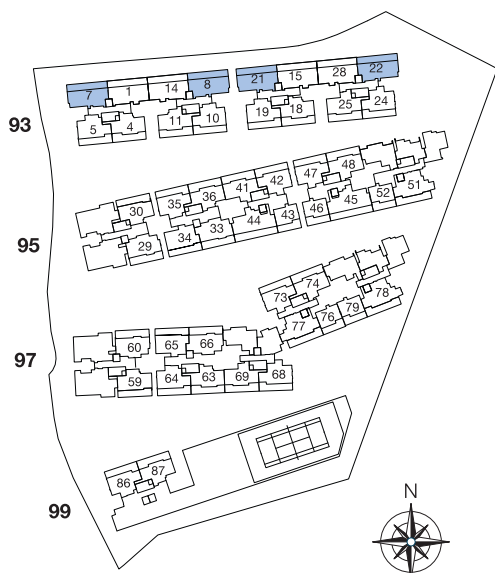
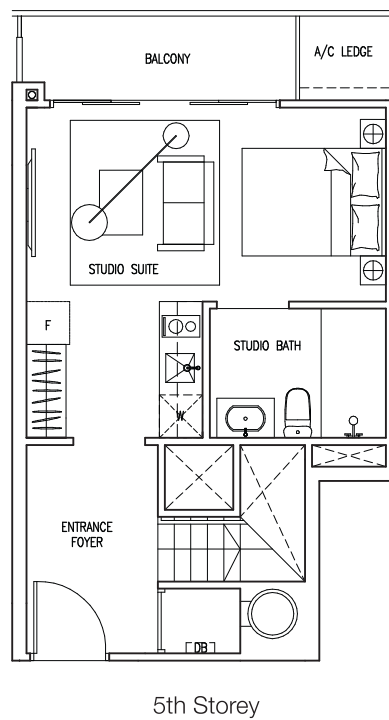
# PENTHOUSE



## Type PH 2(DK)

158 sqm / 1,701 sqft

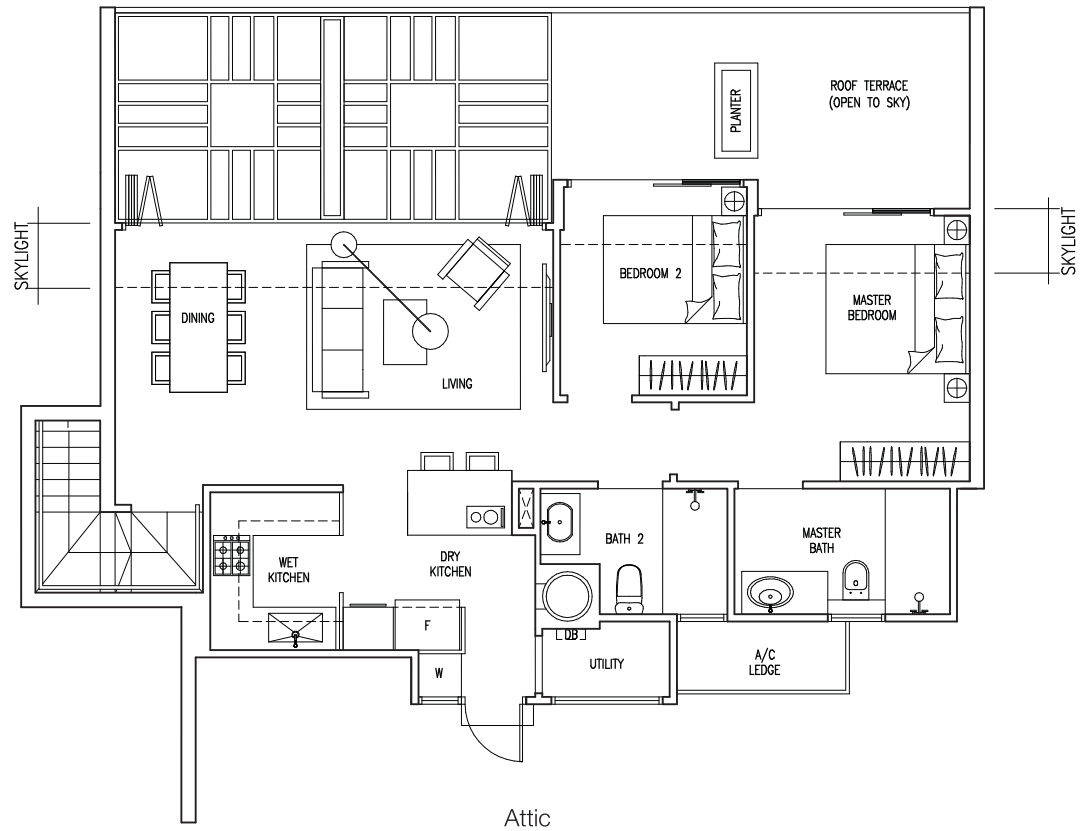
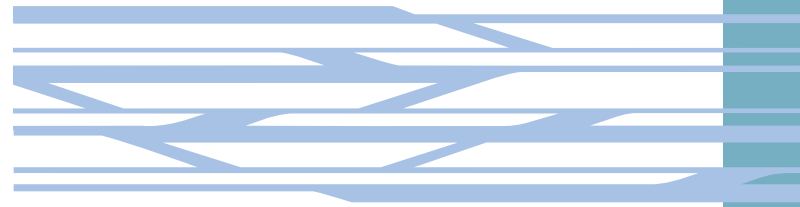
#05-07      #05-08  
#05-21      #05-22 (Mirrored units)



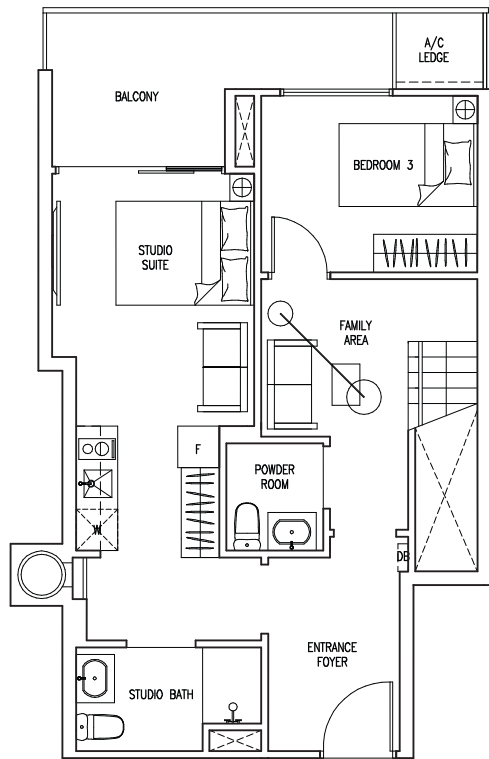
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# PENTHOUSE



Attic



5th Storey

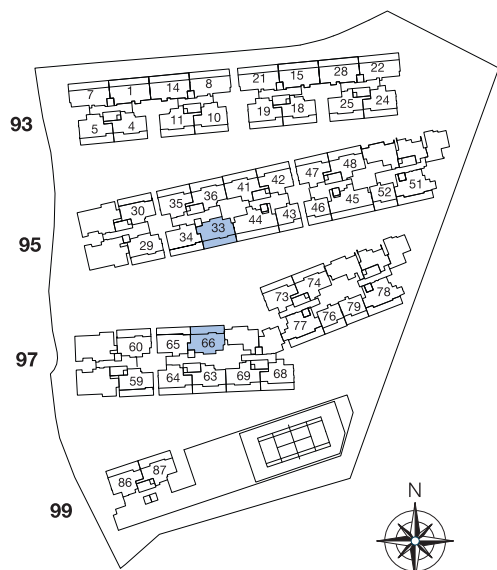
## Type PH 3(DK)

174 sqm / 1,873 sqft

#05-66

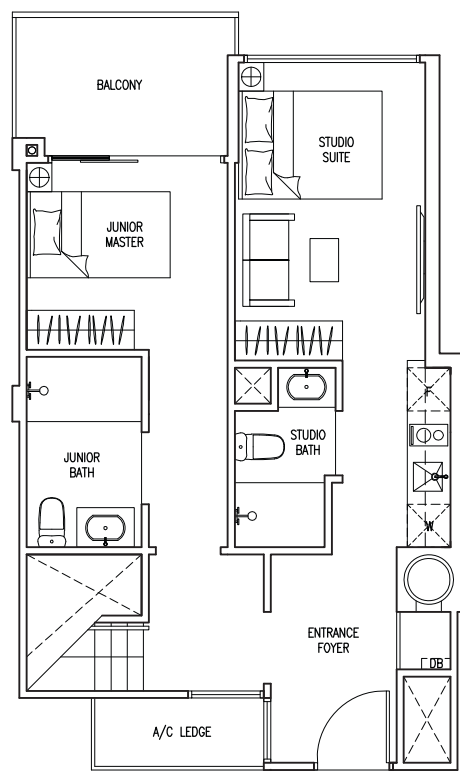
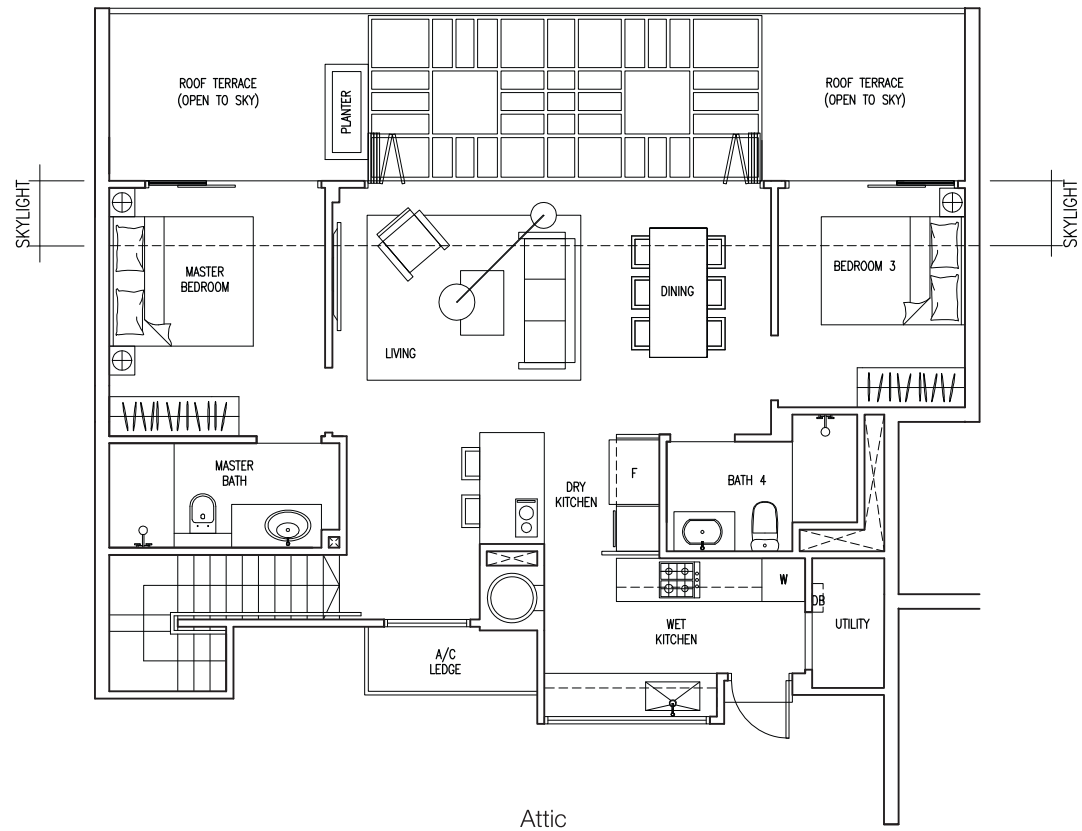
#05-33

(Mirrored units)



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# PENTHOUSE



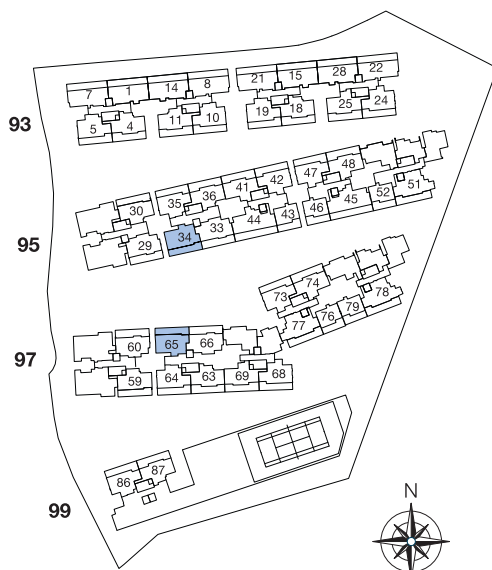
## Type PH 4(DK)

165 sqm / 1,776 sqft

#05-65

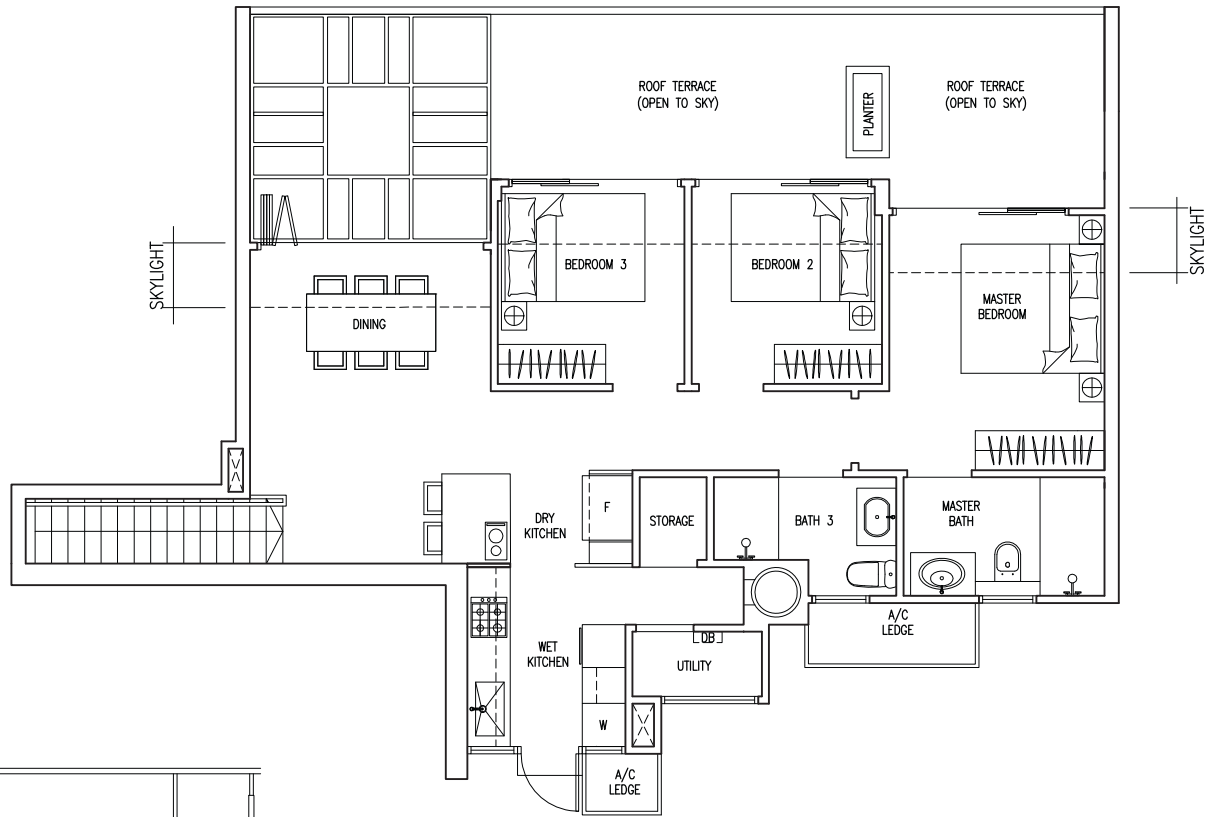
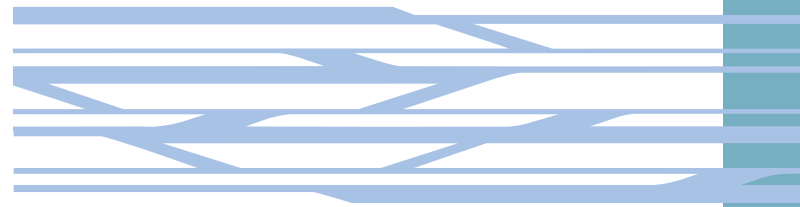
#05-34

(Mirrored units)

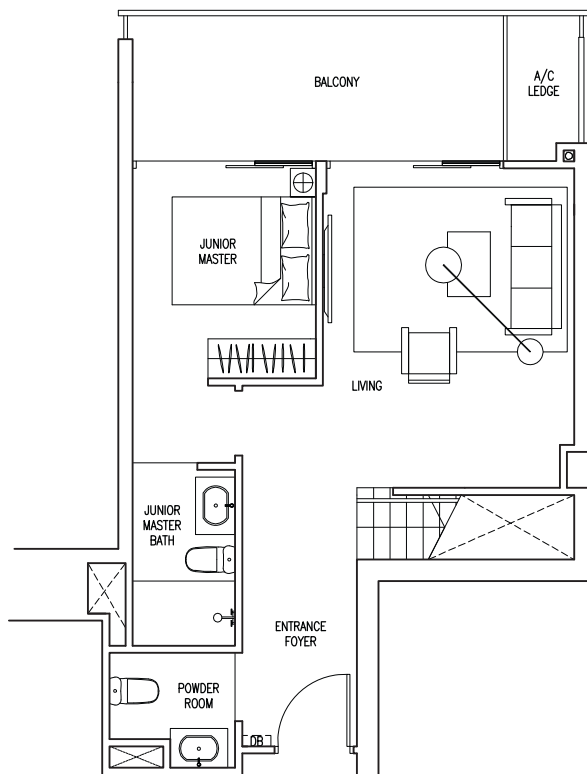


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# PENTHOUSE



Attic

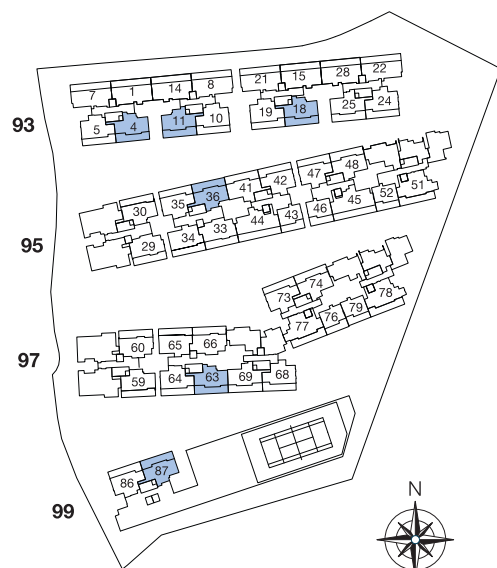


5th Storey

## Type PH 5

169 sqm / 1,819 sqft

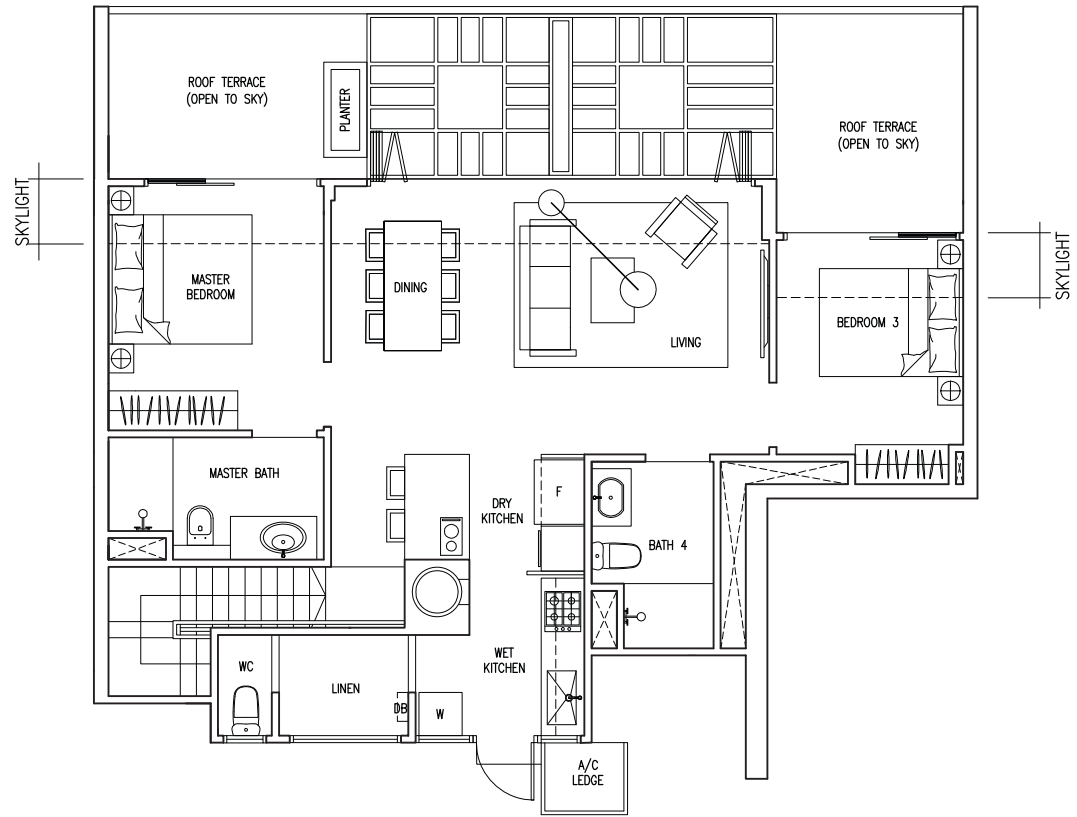
- |        |        |
|--------|--------|
| #05-11 | #05-04 |
| #05-36 | #05-18 |
| #05-87 | #05-63 |
- (Mirrored units)



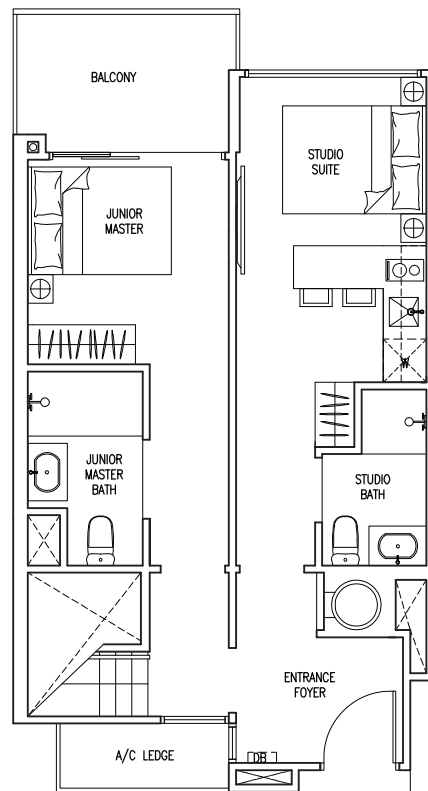
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# PENTHOUSE



Attic

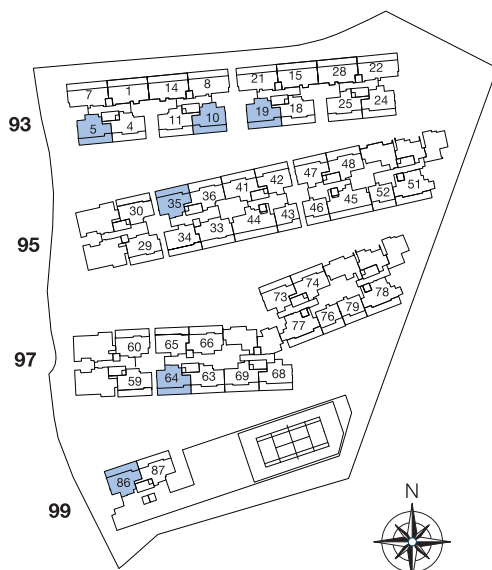


5th Storey

## Type PH 6(DK)

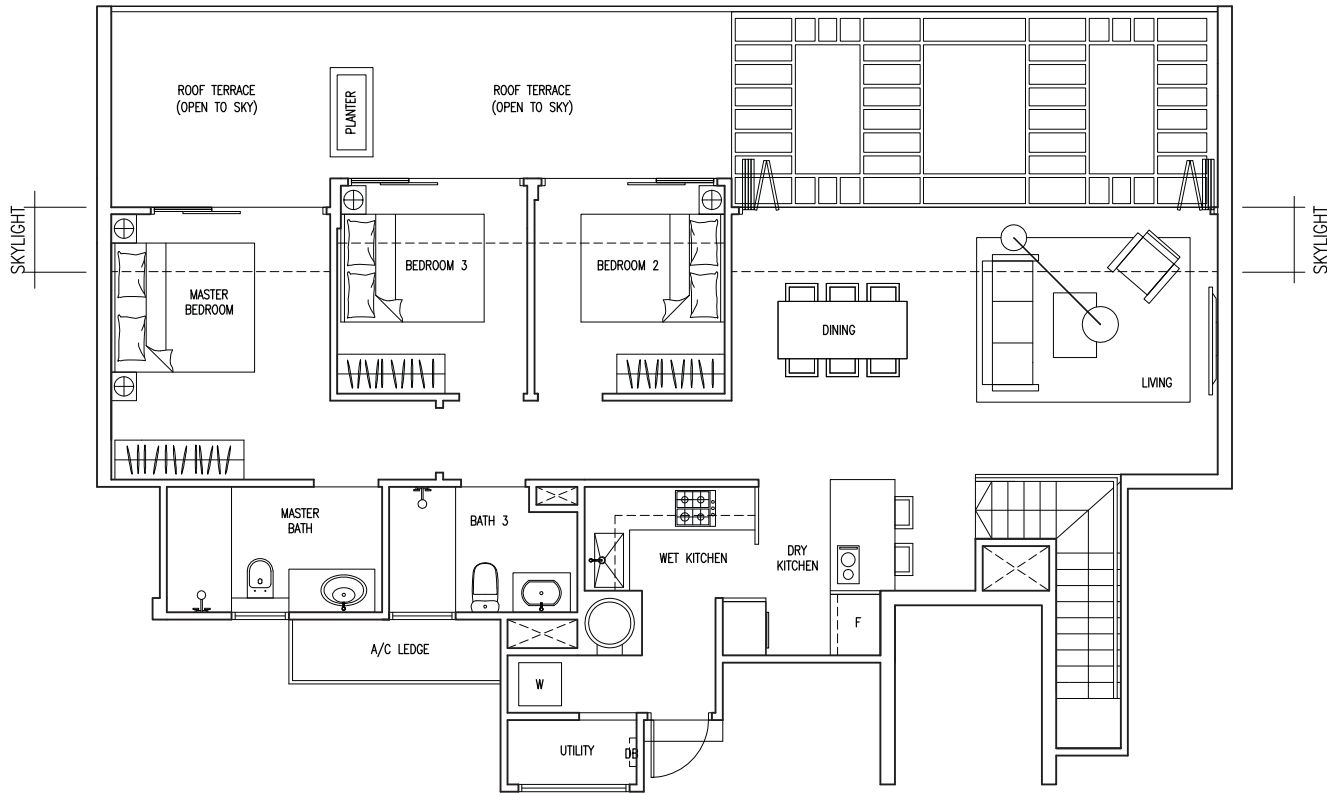
162 sqm / 1,744 sqft

- |        |        |
|--------|--------|
| #05-10 | #05-05 |
| #05-35 | #05-19 |
| #05-86 | #05-64 |
- (Mirrored units)



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# PENTHOUSE



Attic

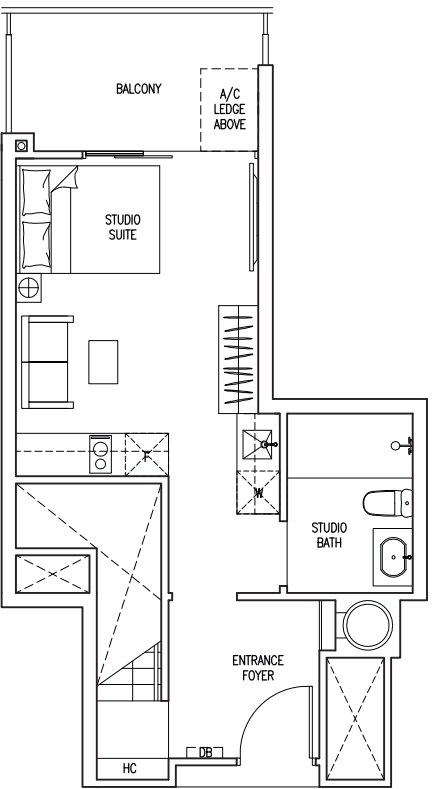
## Type PH 7(DK)

181 sqm / 1,948 sqft

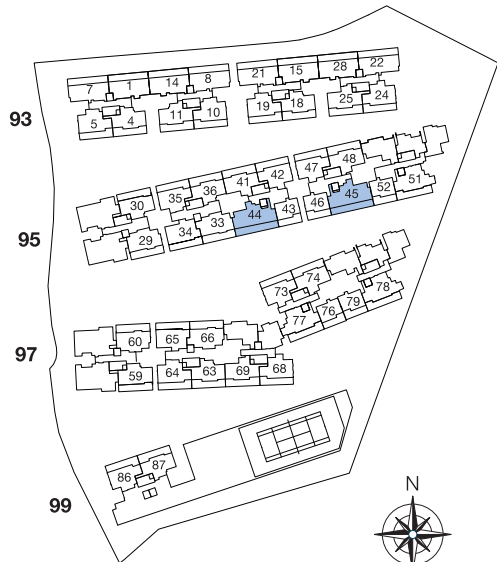
#05-45

#05-44

(Mirrored units)

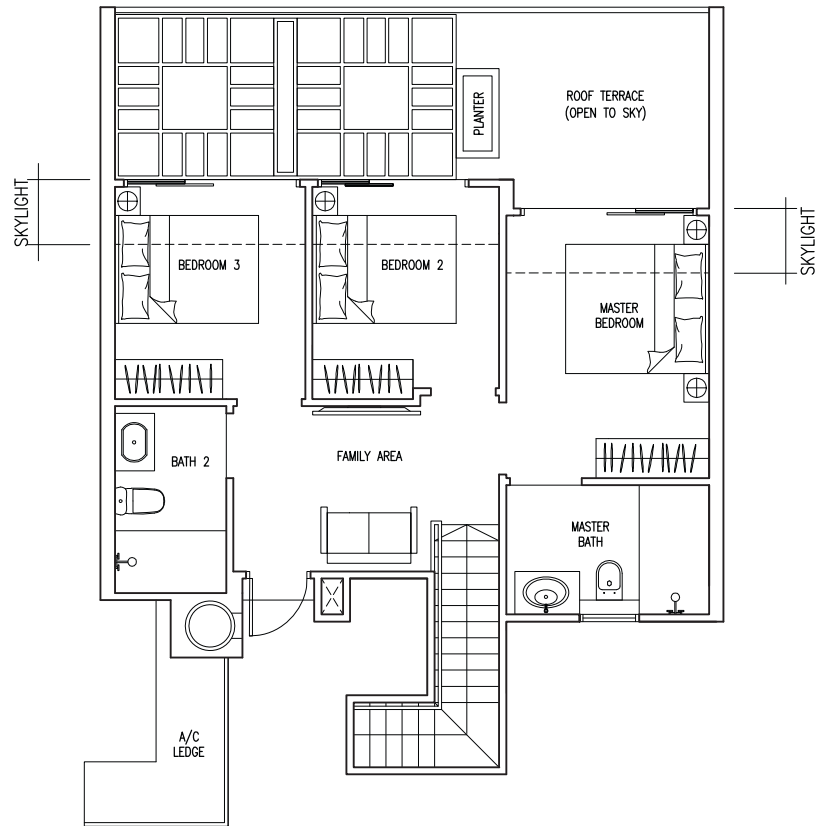


5th Storey



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# PENTHOUSE

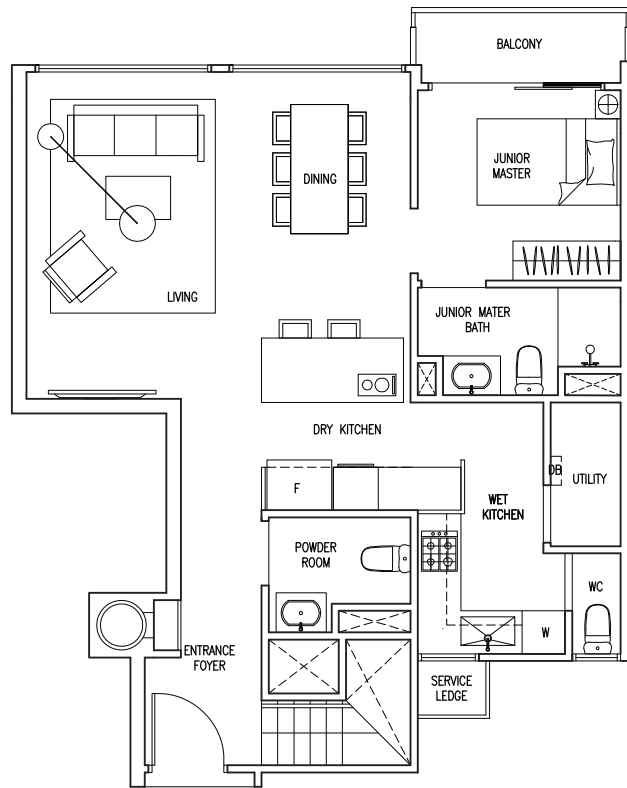


Attic

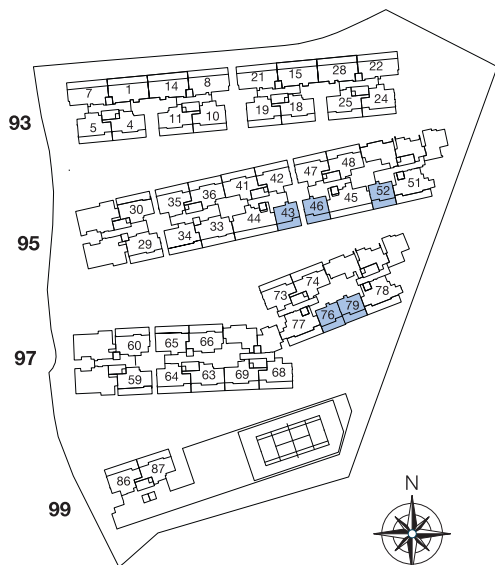
## Type PH 8

145 sqm / 1,561 sqft

- |        |                  |
|--------|------------------|
| #05-46 | #05-43           |
| #05-52 | #05-76           |
| #05-79 | (Mirrored units) |



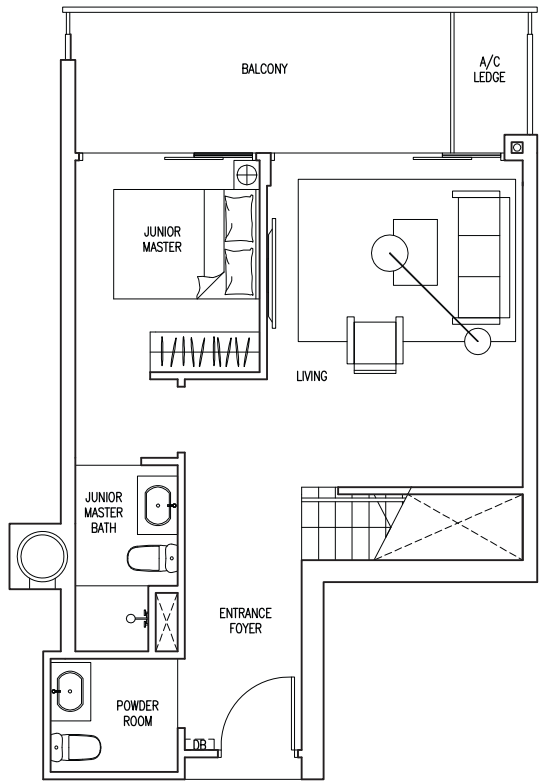
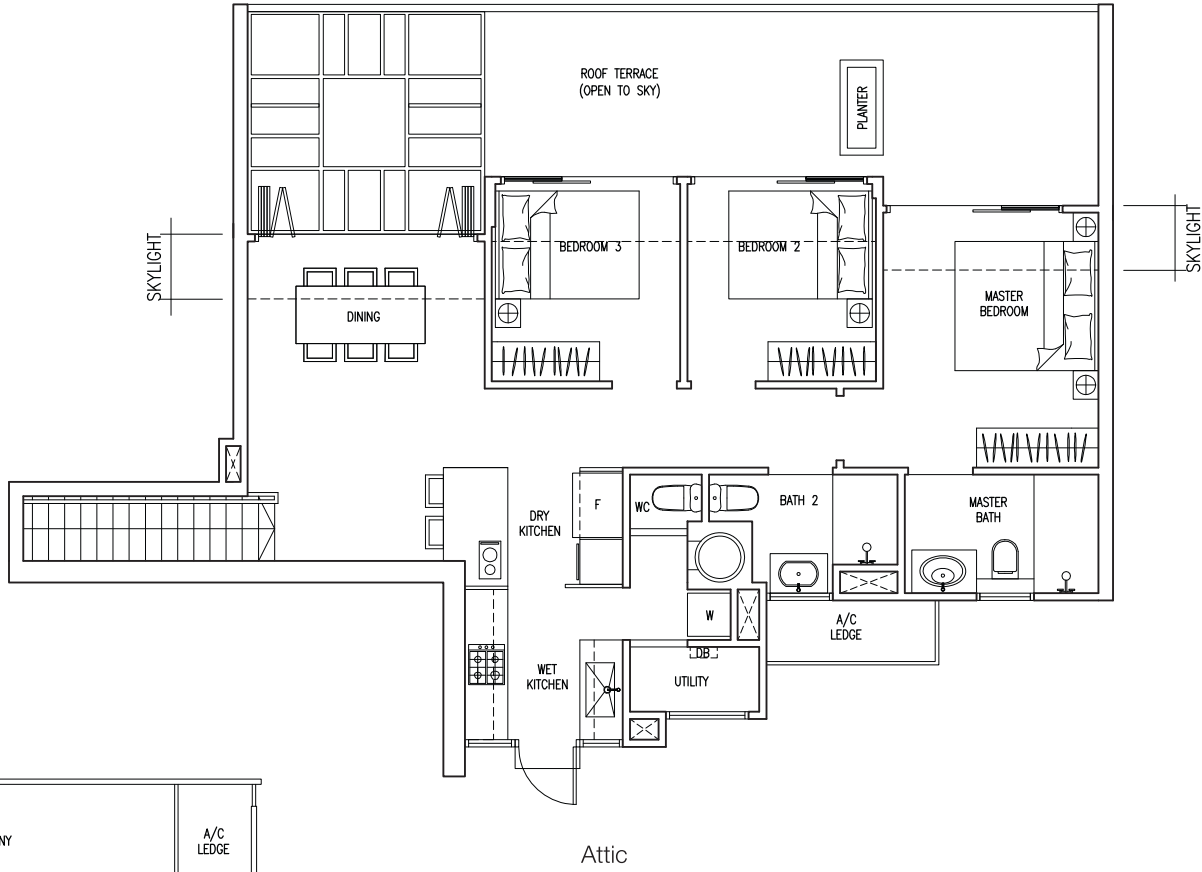
5th Storey



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# PENTHOUSE

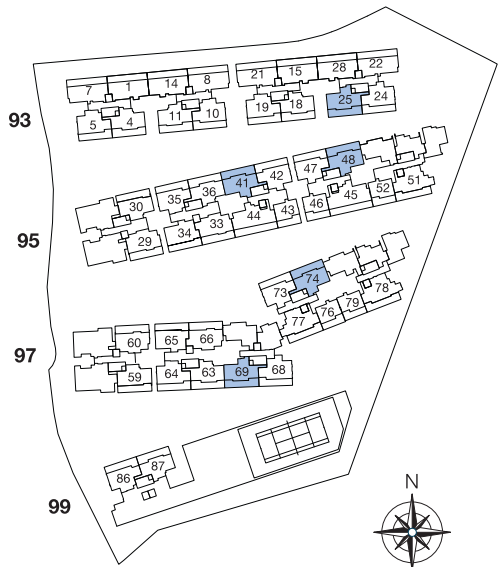


5th Storey

## Type PH 9

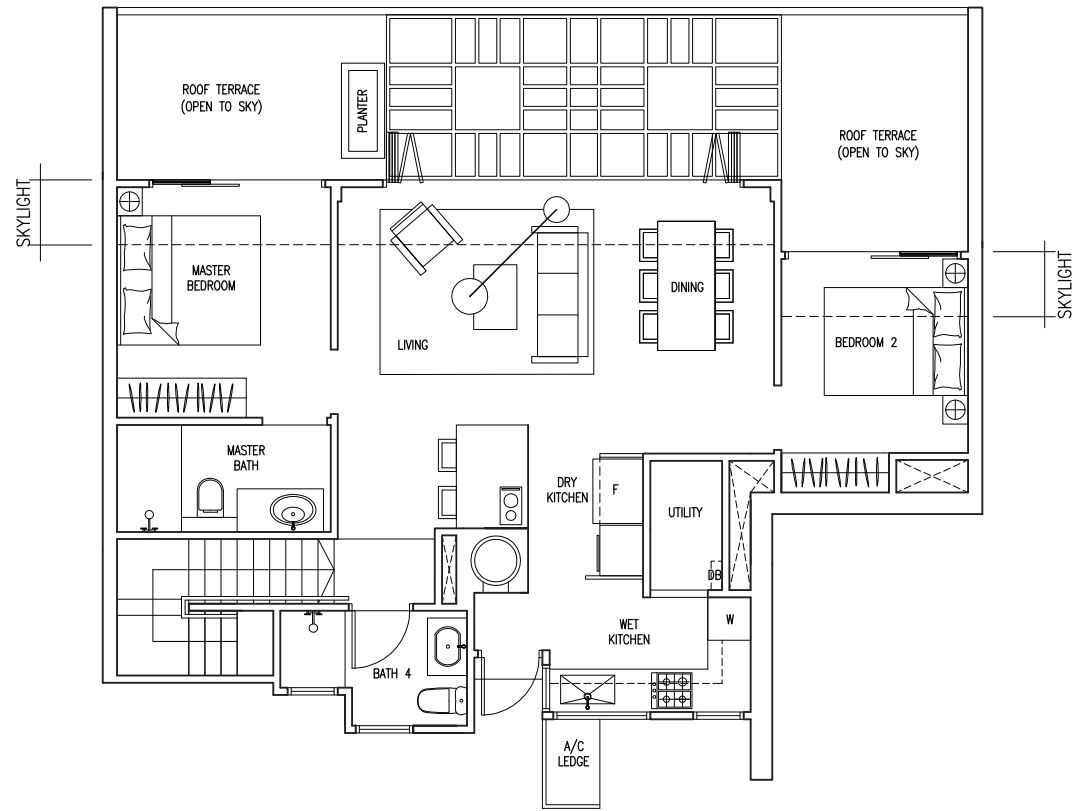
168 sqm / 1,808 sqft

- #05-25
- #05-48
- #05-69
- #05-74
- #05-41
- (Mirrored units)

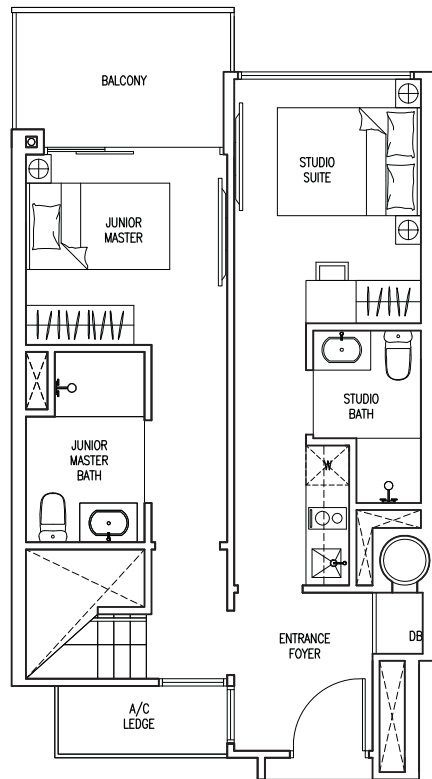


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# PENTHOUSE



Attic

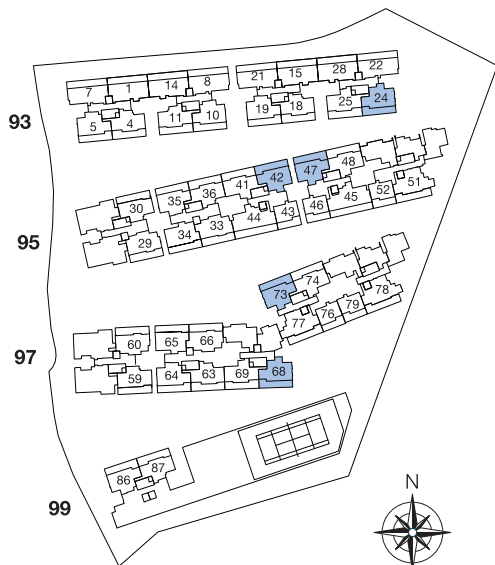


5th Storey

## Type PH 10(DK)

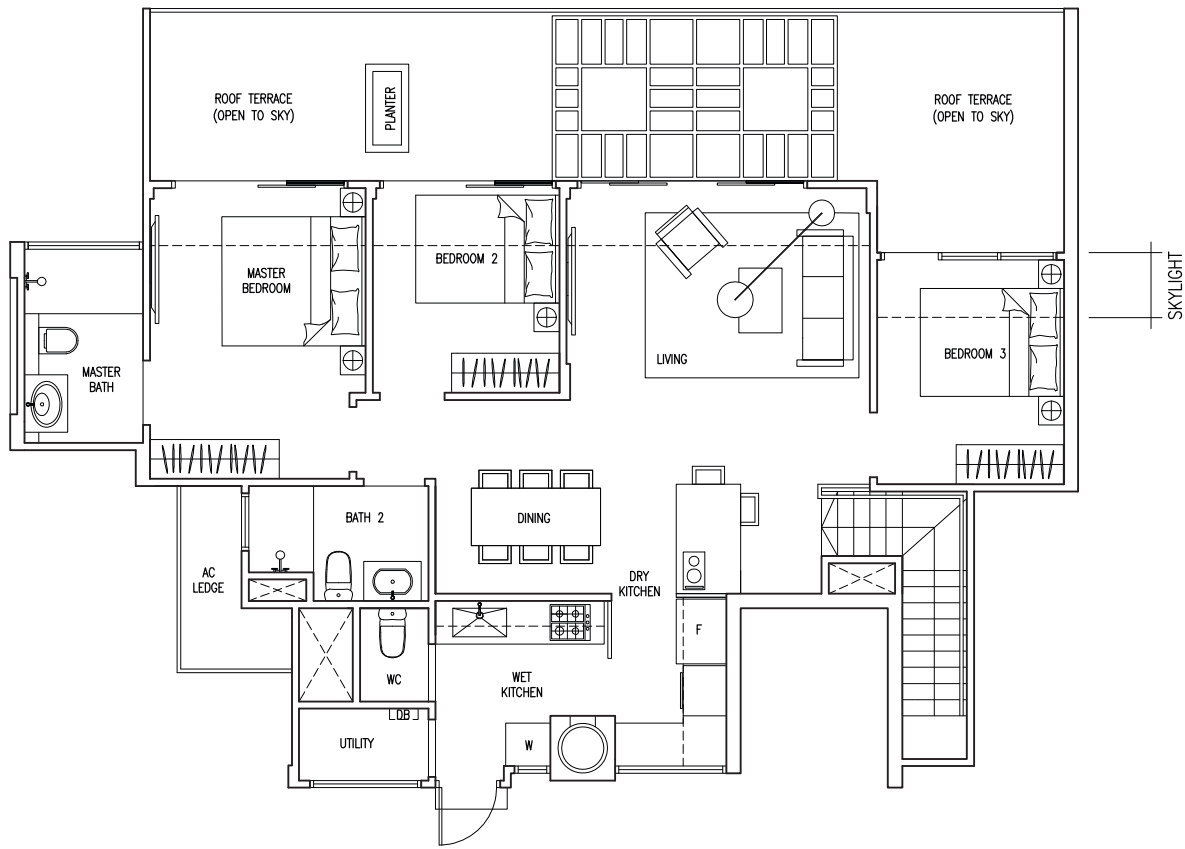
160 sqm / 1,722 sqft

- |        |                  |
|--------|------------------|
| #05-24 | #05-42           |
| #05-47 | (Mirrored units) |
| #05-68 |                  |
| #05-73 |                  |



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# PENTHOUSE

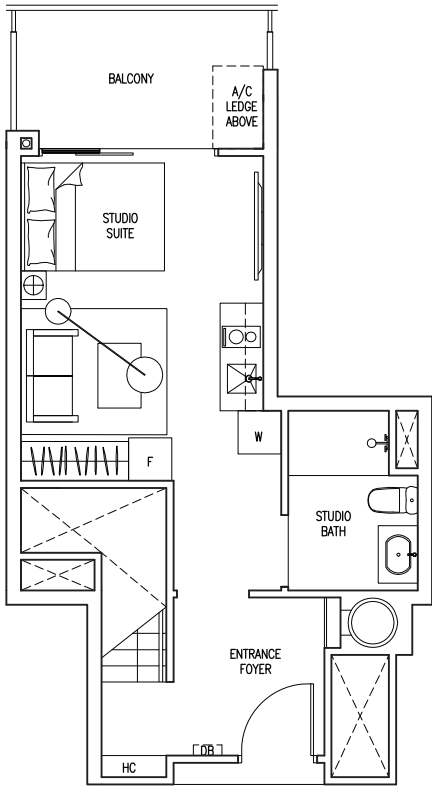


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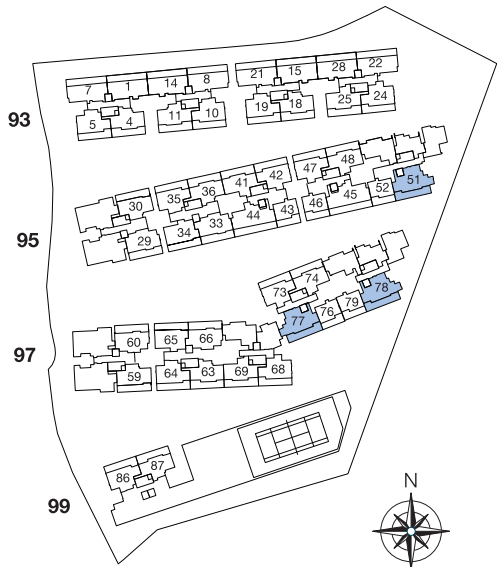
## Type PH 11(DK)

166 sqm / 1,787 sqft

#05-51                      #05-77  
 #05-78                      (Mirrored units)



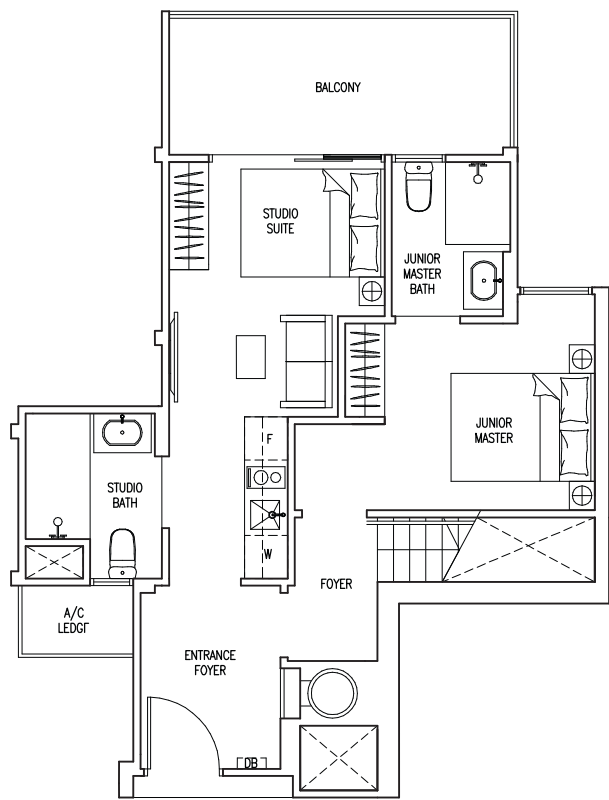
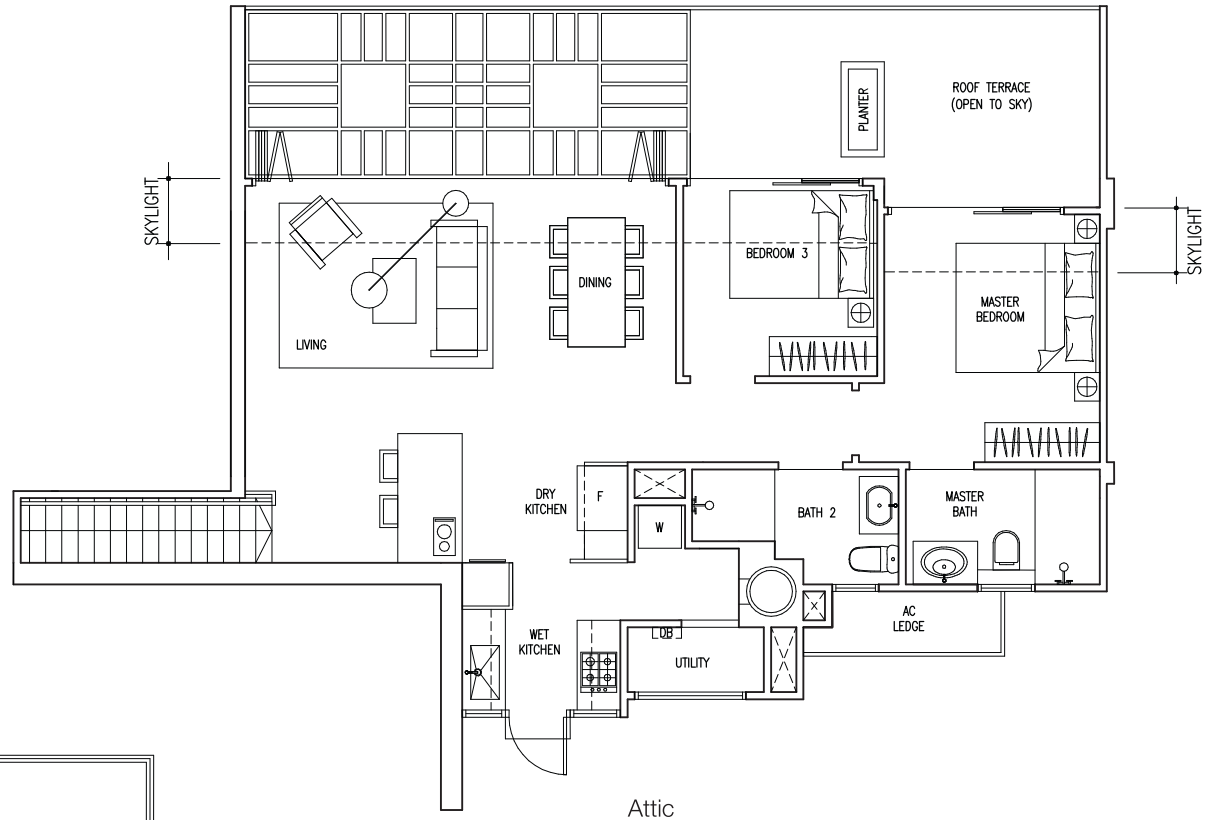
5th Storey



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# PENTHOUSE



5th Storey

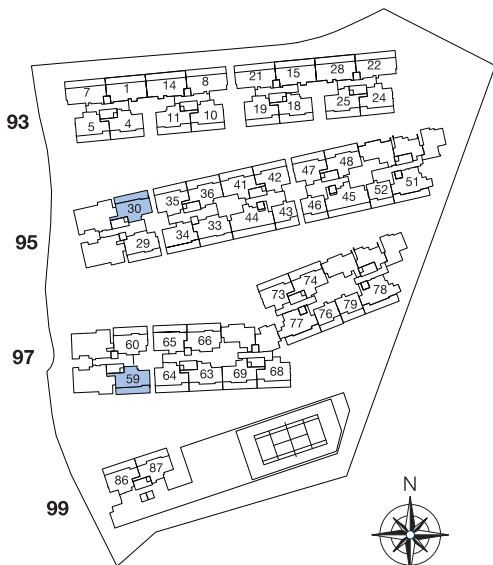
## Type PH 12(DK)

166 sqm / 1,787 sqft

#05-30

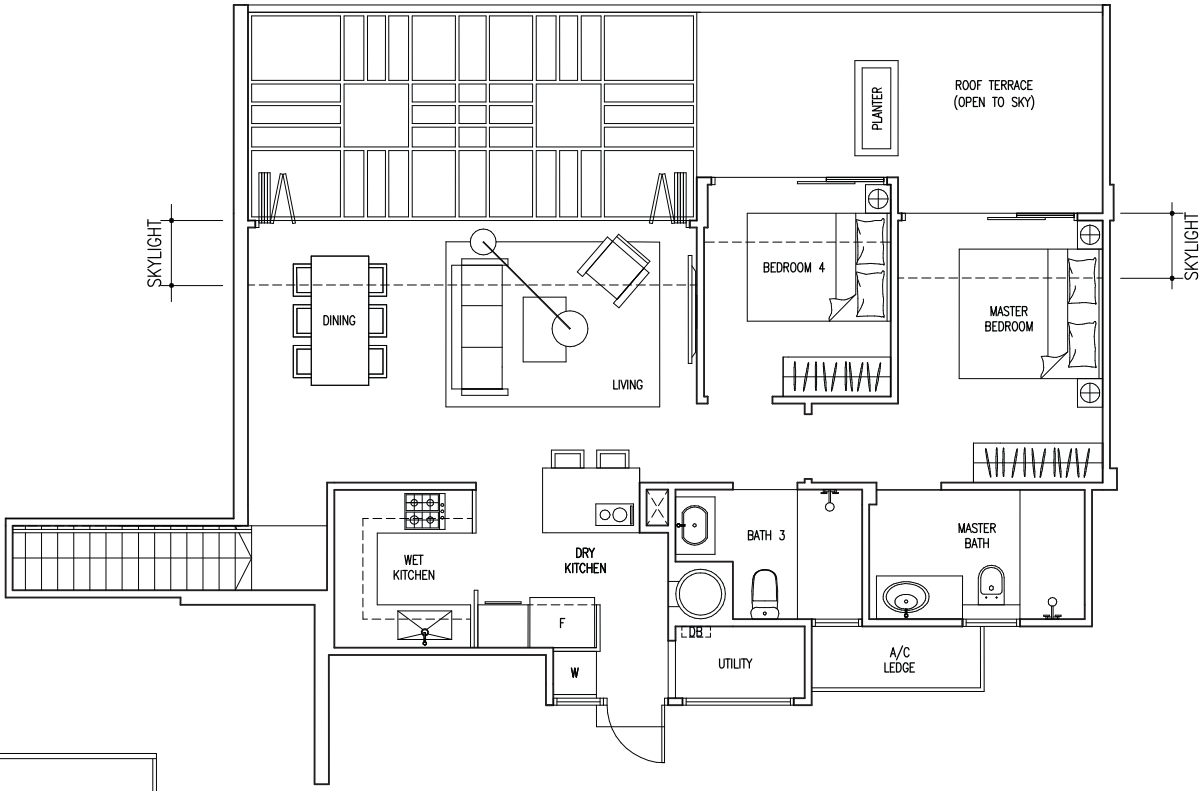
#05-59

(Mirrored units)

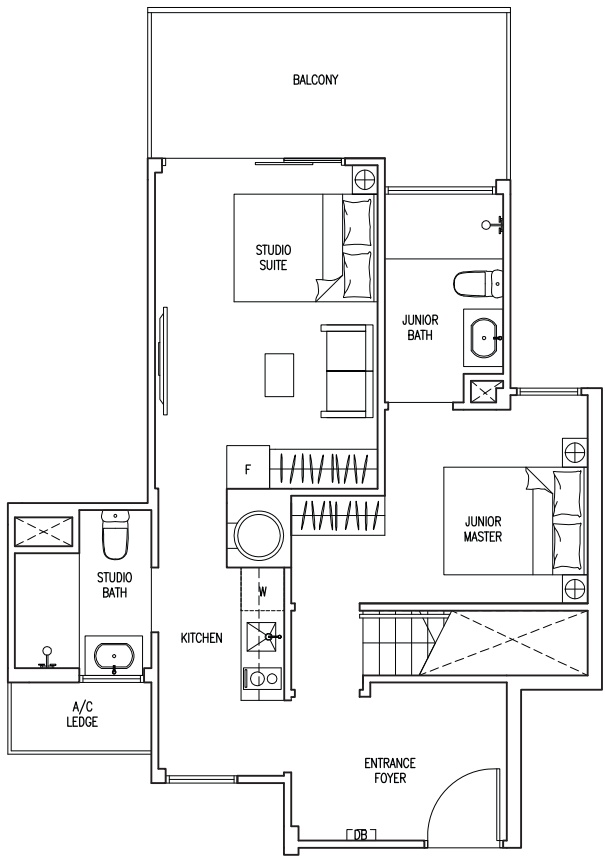


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# PENTHOUSE



Attic

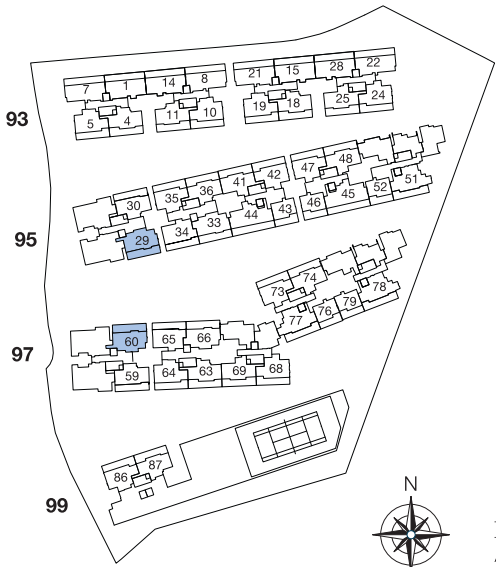


5th Storey

## Type PH 13(DK)

178sqm / 1,916 sqft

#05-60 #05-29  
(Mirrored units)



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# SPECIFICATIONS

## 1 FOUNDATION

Piled foundation and/or other approved foundation system

## 2 SUPERSTRUCTURE

Reinforced concrete and/or steel structure.

## 3 WALLS

- a) External : - Reinforced concrete and/or pre-cast Reinforced concrete and/or masonry
- b) Internal : - Masonry and/or cast in-situ Reinforced concrete wall and/or pre-cast Reinforced concrete wall and/or light weight concrete blocks and/or drywall partition

## 4 ROOFS

- a) Pitched Roof:-  
Metal Roofing on structural steel framing and/or reinforced concrete slab with appropriate insulation and waterproofing system and/or skylight with laminated glass.
- b) Flat Roof :-  
Reinforced concrete roof and/or structural steel roofing system with appropriate insulation and waterproofing system.

## 5 CEILING

### a) Unit

- i) Living, Dining, Bedroom:  
Skim coat with paint finish and/or bulkhead (where applicable).
- ii) Hallway to Bedroom/ Entry to Living, Kitchen, Bathroom, Utility, WC, Powder Room, Attic Storey, Private Enclosed Space (PES) and Balcony (where applicable):  
Ceiling board and/ or ceiling box-up and/or cement/sand plaster and/or skim coat with paint finish to designated area.

### b) Common area: -

- i) Basement lift lobby to 5th storey lift lobby: Ceiling board finish and/or skim coat and/or cement/sand plaster with paint finish.
- ii) Basement Carpark, Ramp and staircase: skim coat and/or cement/sand plaster with paint finish.

## 6 FINISHES

### a) Wall

- i) Unit:-
  - Living, Dining, Bedroom, Hallway to bedroom & Utility:  
Paint finish to exposed surface only
  - Bathrooms, Powder Room:  
Tile to designated exposed surface below false ceiling
  - Kitchen, WC:  
Tile and/or skim coat and/or cement/sand plaster with paint finish (up to false ceiling and at designated exposed areas only)
  - Private Enclosed Space (PES), Balcony, Planter and Roof Terrace:  
Cement/sand plaster and/or skim coat with paint finish.
- ii) Common Area: -  
*Internal Wall*
  - Basement Lift Lobby and 1st storey lift lobby :  
Stone and/or tile and/or cement/sand plaster and/or skim coat with paint finish
  - 2nd to 5th storey common lift lobby:  
Tiles and/or cement/sand plaster and/or skim coat with paint finish
  - Common Corridor, Staircase and Basement Carpark:  
Cement/sand plaster and/or skim coat with paint finish.

#### *External Wall*

- All external Walls including Roof Terrace, Balcony and Private Enclosed Space (PES): Cement/sand plaster with emulsion and/or spray textured paint.

### b) Floor

- i) Unit:-
  - Living, Dining, Kitchen, Bathroom, Powder Room, Entrance Foyer, WC, Utility, Linen, Hallway: Tile with skirting
  - Bedroom and Internal Unit Staircase: Timber flooring with skirting
  - Private Enclosed Space (PES), Balcony, Roof Terrace  
Tiles and/or planter and/or cement/sand screed to Architect's design
  - A/C Ledges: Cement/sand screed
- ii) Common Area:-
  - Basement lift lobby and 1st to 5th storey lift lobby:  
Stone and/or tile and/or cement/sand screed

## 7 WINDOW

Unit:-

All windows of the apartment will be aluminium framed window with glass.

## 8 DOORS

Unit:-

- a) Main Entrance  
Approved fire-rated timber door
- b) Bedroom, Bathroom, Powder Room  
Hollow core timber swing door and/ or sliding door
- c) Kitchen & Linen  
Timber and/ or aluminium framed sliding door and/or swing door to Architect's design (where applicable)
- d) WC & Utility  
Slide and Fold door
- e) Balcony, Terrace and Roof Terrace, Private Enclosed Space (PES)  
Aluminium framed sliding and/ or swing door and/or slide and fold door.

## 9 SANITARY FITTINGS

- a) Master Bath
  - 1 shower compartment complete with shower mixer set
  - 1 water closet
  - 1 vanity top complete with 1 countertop basin and 1 basin mixer
  - 1 boxed mirror
  - 1 towel rail
  - 1 towel hook
  - 1 toilet paper holder
- b) Other Bath (where applicable)
  - 1 shower compartment with shower mixer
  - 1 water closet
  - 1 vanity top complete with 1 countertop basin and 1 basin mixer
  - 1 mirror
  - 1 towel rail
  - 1 towel hook
  - 1 toilet paper holder
- c) WC (where applicable):-
  - 1 water closet
  - 1 wash basin with tap (where applicable)
  - 1 shower set with bib tap
  - 1 toilet paper holder
- d) Kitchen or Penthouse Studio Suite (where applicable)
  - 1 washing machine bib tap
- e) Private Enclosed Space (PES) or Roof Terrace (where applicable):
  - 1 cold water bib tap

## 10 ELECTRICAL INSTALLATION

- Wiring for lighting and power shall be concealed conduit except for spaces within DB's closet and area above false ceiling, which shall be exposed conduit/ trunking.
- See Electrical Schedule for details

## 11 CABLE TV AND TELEPHONE POINTS

TV/ telephone points shall be provided in accordance with the Electrical Schedule.

## 12 LIGHTNING PROTECTION SYSTEM

Lightning Protection System shall be provided in accordance with SS555:2010

## 13 PAINTING

- a) External Wall: External emulsion painting and/ or spray textured paint coating
- b) Internal Wall: Emulsion paint

## 14 WATERPROOFING

Waterproofing shall be provided to floor of Bathroom, Kitchen, WC, Utility, Private Enclosed Space (PES), Balcony, Roof Terrace, Reinforced Concrete (RC) Roof, Planter, Linen, Landscape Deck, Basement Carpark (where applicable)

## 15 DRIVEWAY AND CARPARK

- a) Surface driveway:  
Stone paver and/ or tile and/ or pre-mix and/or concrete floor to external driveway at designated areas.
- b) Basement Carpark and ramp to basement Carpark:  
Reinforced concrete slab with floor hardener

## 16 RECREATIONAL FACILITIES

- a) Swimming Pool - Lap Pool and Free-Form Pool with Poolside Deck
- b) Children's Wading Pool
- c) Tennis Court
- d) Children's Adventure Play
- e) Clubhouse - Sky Dining and Sky Gym
- f) Outdoor Lounge
- g) Water Feature
- h) Poolside Pavilion
- i) Outdoor Fitness Station
- j) Themed Roof Garden
- k) Putting Green
- l) Garden Patio
- m) Spa
- n) BBQ/ Grill
- o) Themed Rest Area
- p) Themed Circulation

## 17 OTHER FACILITIES

Management Office and Guard House

## 18 ADDITIONAL ITEMS

- a) Kitchen Cabinets and appliances :  
Solid surface countertop complete with high and low level kitchen cabinet and stainless steel sink with kitchen tap, cooker hob, hood and built-in oven.(EXCEPT 1-Bedroom & Penthouse Studio Suite), Electric Induction Hob (1-Bedroom, Dry Kitchen of 3-Bedroom Premium, 4-Bedroom & Penthouse, and Penthouse Studio Suite)
- b) Bedroom wardrobe :  
Built in wardrobe
- c) Water heater:  
Hot water supply shall be provided to all Bathrooms (EXCEPT WC)
- d) Security System:-
  - i) Audio Intercom System to Apartment Units
  - ii) Card Access to pedestrian gate



- iii) Carpark Barrier System at main entrance near Guardhouse
- iv) Closed Circuit Television System (CCTV) general surveillance to Basement Lift Lobby and designated common areas.
- e) Gas supply:  
Town gas is supplied to units with Gas Burner hob and gas heater in kitchen (EXCEPT 1-Bedroom, Dry Kitchen of 3-Bedroom Premium, 4-Bedroom & Penthouse, and Penthouse Studio Suite)
- f) PES fencing :  
Metal railing and/or timber fence and/or planter with Gate to Architect's design
- g) Balcony and Roof Terrace:  
Metal Railing and/ or fixed glass panel and/or Reinforced Concrete (RC) balustrade to Architect's design
- h) Air-Conditioning :  
Wall mounted fan coil unit air-conditioning system to Living, Dining, and Bedroom.

**Note:**

- 1) *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, cleaning the condensate pipes and re charging of refrigerant. The purchaser is advised to engage his/her own contractor to service the air-conditioning system on a regular basis in order to ensure good working condition of the system.
- 2) *Mechanical Ventilation System*  
The mechanical ventilation system for the toilet exhaust system is to be maintained by the Purchaser on a regular basis.
- 3) *Cable Television*  
The purchaser is liable to pay annual fee, subscription fee and such other fee to the Starhub Cable Vision Ltd (SCV) and/or Internet Service Provider (ISP) and/or any other relevant party or authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels.
- 4) *Internet Access*  
If Purchaser requires internet access, the Purchaser will have to make direct arrangement with the internet service provider and/ or such relevant entities/ authorities for internet service to the Unit and to make all necessary payments to the Internet Service Provider and/or such relevant authorities.
- 5) *Warranties*  
Where warranties are given by 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.
- 6) *Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards.*  
The layout/ location of wardrobes, kitchen cabinets, fan coil units, electrical points, electrical accessories, audio handsets, door swing positions, plaster ceiling boards and facade/ balcony/ roof terrace/ private enclosed space colour scheme are subject to Architect's sole discretion and final design.
- 7) *Tiles*  
Selected tile sizes and tile surface flatness cannot be perfect and subject to acceptable range described in Singapore Standards SS 483:2000.
- 8) *Timber*  
Timber is 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. Timber joint contraction/ expansion movement due to varying air moisture content is also a natural phenomenon.
- 9) *Materials, Fittings, Equipment, Finishes, Installations and Appliances*  
The brand, colour and model of all materials, fittings, and equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and sole discretion of the vendor.

10) *Recreation Facilities*

All recreation facilities are subject to change/ approval by relevant authorities and/or technical requirement/ compliance.

11) *Open Roof Terrace, Open Terrace, Balcony and Private Enclosed Space (PES)*

Open roof terrace, open terrace, balcony and PES which are open or covered by trellises should not be covered by roofs. Covering of the open roof terrace, open terrace, balcony and Private Enclosed Space (PES) constitutes additional Gross Floor Area (GFA), which requires the necessary planning permission from the Authority and consensus of the Management Corporation.

12) *False Ceiling*

The space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purpose. Where removal of equipment is needed, ceiling works would be required.

13) *Disclaimer*

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## ELECTRICAL SCHEDULE

ITEM	UNIT TYPE				
	1 BR	2BR	3BR	4BR	PH
LIGHTING POINT	5	10	10	22	22
13A SWITCHED SOCKET OUTLET	10	17	19	27	29
13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE	1	1	1	1	1
AIRCON ISOLATOR	1	2	3	3	3
STORAGE WATER HEATER	1	0	0	0	0
GAS HEATER	0	1	1	1	1
SCV OUTLET	1	3	4	5	6
TELEPHONE OUTLET	2	3	4	5	6
DATA OUTLET (OPENNET)	1	1	1	1	1
COOKER HOOD POINT	1	1	1	1	1
COOKER HOB POINT	1	1	1	1	1
ELECTRIC OVEN POINT	1	1	1	1	1
AUDIO INTERCOM UNIT	1	1	1	1	1
BELL PUSH C/W BELL POINT	1	1	1	1	1

Note: All Isolators for CU are subjected to A/C equipment Configuration.

Developer:

A Development Managed By:



皓源投资有限公司  
HAO YUAN INVESTMENT PTE LTD



MCC LAND (SINGAPORE) PTE LTD  
中冶置业(新加坡)有限公司

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Since our maiden project at Keppel Distripark back in 1992, MCC has been extensively involved in the local engineering scene. This is especially evident after the inception of China Jingye Construction Engineering (S) Pte Ltd in 1997 and China Jingye Engineering Corporation Ltd (Singapore branch) in 2006. As a major contractor in the local engineering industry, MCC has successfully completed several noteworthy projects, in particular, the new iconic landmark of Universal Studios, Singapore at Resorts World in Sentosa.

As a Fortune 500 company, MCC Land strives to provide Singapore residents with a superior lifestyle and better choice of homes. In alignment with our group's core business of resource development and realty development, we will be reorganising our business in Singapore.

As of 2010, MCC will extend its expertise beyond contract work to include premier property development. With 14 years of presence in Singapore and a good understanding of the local market needs, MCC shares your aspiration for better lives and better homes.



The Canopy Executive Condominium



Canberra Residences Condominium



Hai Xi International City in Xiamen City, Fujian Province



**Developer:** Hao Yuan Investment Pte Ltd (RCB: 201011935C) • **Developer's License No:** C0874 dated 30 November 2011 • **Tenure of Land:** 99 years from 29 August 2011 • **Mukim/Lot No:** Lot 3425W of Mukim 19, Singapore • **Building Plan No:** A1910-00001-2011-BP01 dated 28 November 2011 • **Planning Approval No:** P150711-1023-Z000 dated 25 November 2011 • **Project Account No:** MALAYAN BANKING BERHAD FOR PROJECT ACCOUNT NUMBER 04011038832 OF HAO YUAN INVESTMENT PTE LTD • **Expected Date Of Vacant Possession:** 28 February 2016 • **Expected Date Of Legal Completion:** 28 February 2019

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