

 THOMSON GRAND







INCALCULABLE SPACE

INFINITE PROSPECT







IMMEASURABLE STATUS

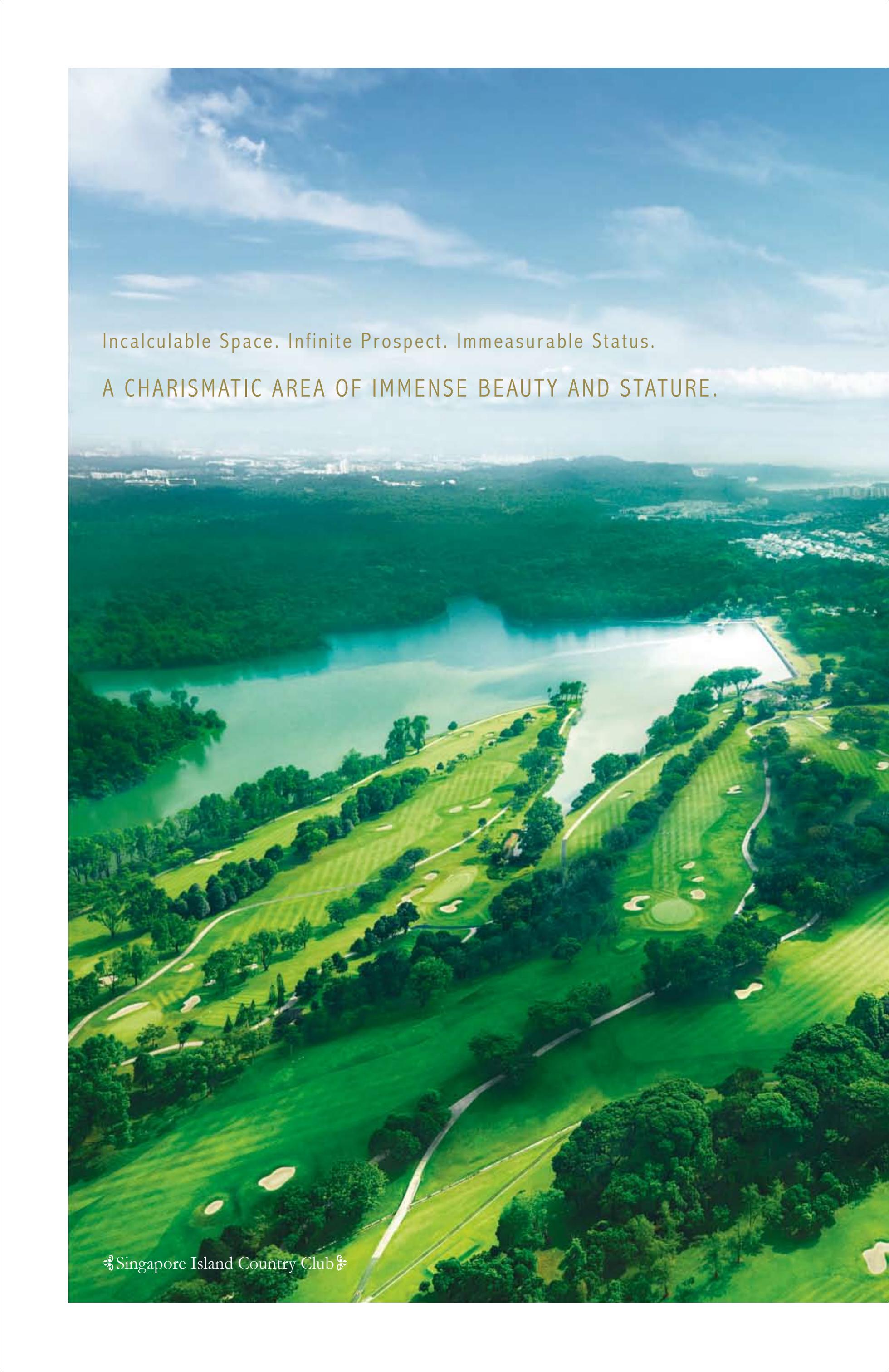




THOMSON

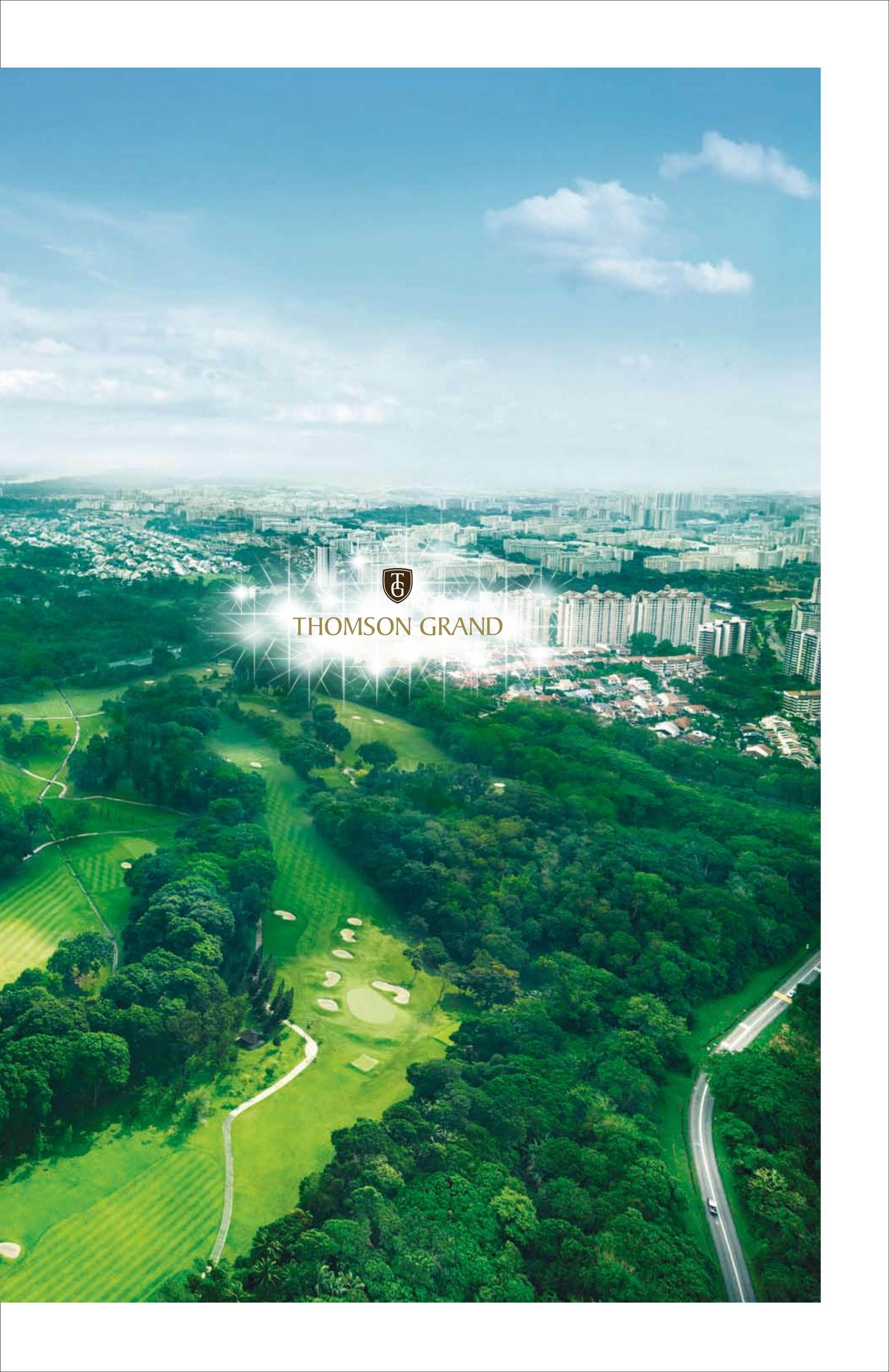
... now discover it here!



An aerial photograph of a lush green golf course. A large, calm lake with a light blue-green hue is the central feature, reflecting the sky. The golf course is meticulously maintained with vibrant green fairways, several sand traps, and clusters of trees. In the far distance, a city skyline is visible under a bright blue sky with scattered white clouds.

Incalculable Space. Infinite Prospect. Immeasurable Status.

A CHARISMATIC AREA OF IMMENSE BEAUTY AND STATURE.



THOMSON GRAND

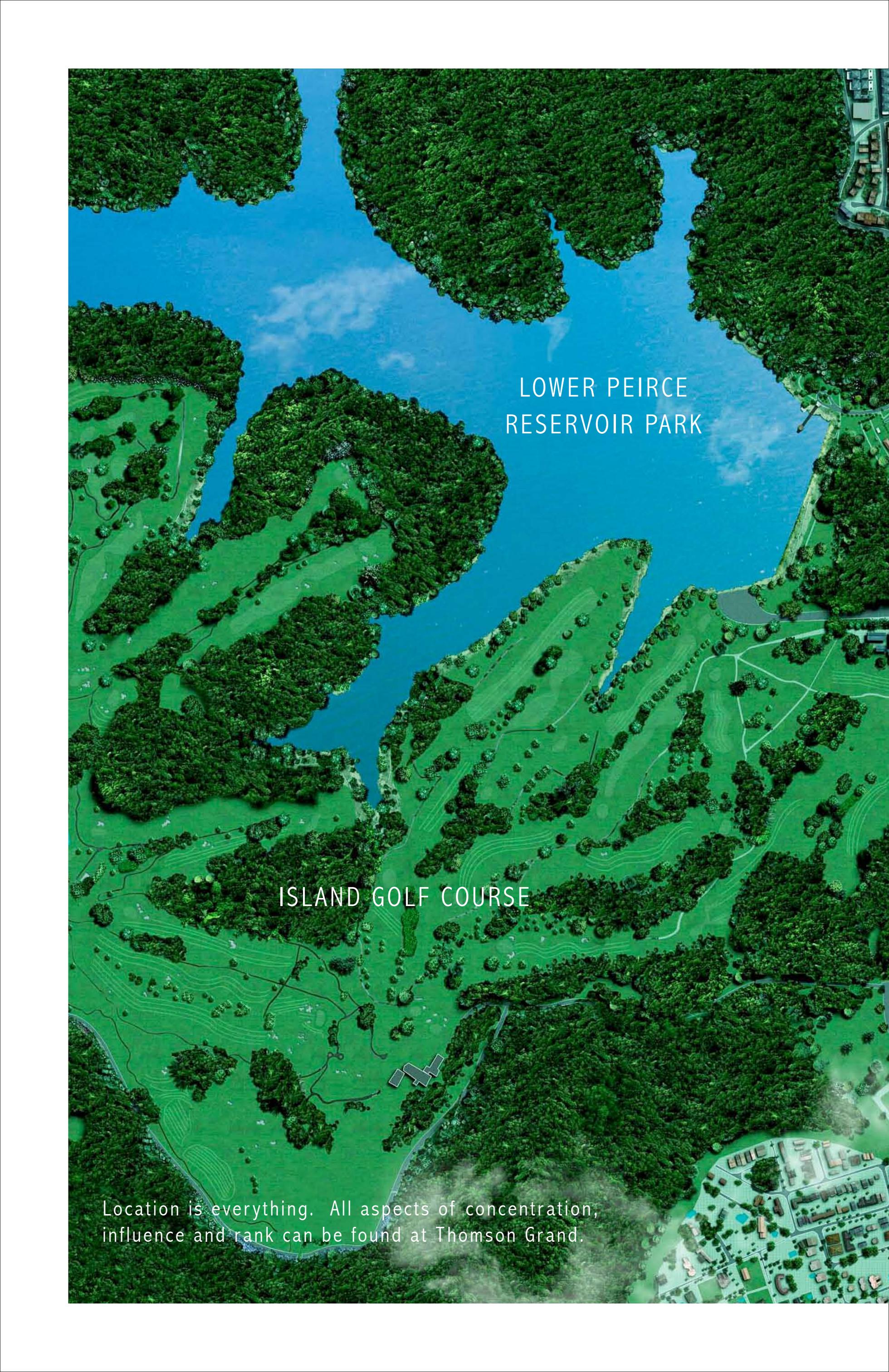
THOMSON GRAND

Nestled right among the oldest and most prestigious Singapore Island Country Club (SICC) in a popular destination for the well-heeled, well-educated and well-mannered. Here the crème de la crème of society congregate. It is a premier community with rich academic influence. It is where beautiful views, the reservoir and expansive greenery, qualities for a very desirable living environment, are in abundance.

THOMSON GRAND





An aerial photograph showing a large, irregularly shaped reservoir in the center. The water is a deep blue. Surrounding the reservoir are several large, green islands and peninsulas. The land is a mix of dense green forest and open green fields, which appear to be a golf course. In the bottom right corner, there is a residential development with several houses and a road. The text 'LOWER PEIRCE RESERVOIR PARK' is centered in the upper half of the image, and 'ISLAND GOLF COURSE' is centered in the lower half.

LOWER PEIRCE
RESERVOIR PARK

ISLAND GOLF COURSE

Location is everything. All aspects of concentration, influence and rank can be found at Thomson Grand.

James Cook
University

St Nicholas
Girls' School



THOMSON GRAND

BISHAN PARK

Ai Tong
Primary School



❖ St Nicholas Girls' School ❖

THOMSON GRAND



FINE SURROUNDINGS

Thomson Grand neighbours the SICC, Singapore's first golf club with a rich heritage since 1891.

Voted by Fortune Magazine as one of the top 5 golf clubs in Asia, SICC is frequented by members of the parliament, halls of justice, global conglomerates and stars of the silver screen. It is a destination for many major international championships. It is a symbol of wealth and class.

PREMIER COMMUNITY

Reside in this valuable community. Fine mansions and high-worth properties within a network of notable schools appeal to the sophisticated and discerning. Ai Tong Primary School, Catholic Primary/High School, St Nicholas Girls' School, Lycee Francais De Singapour, Australian International School, James Cook University to name a few. It is where distinguished families and their next generation call home.

STUNNING ENVIRONMENT

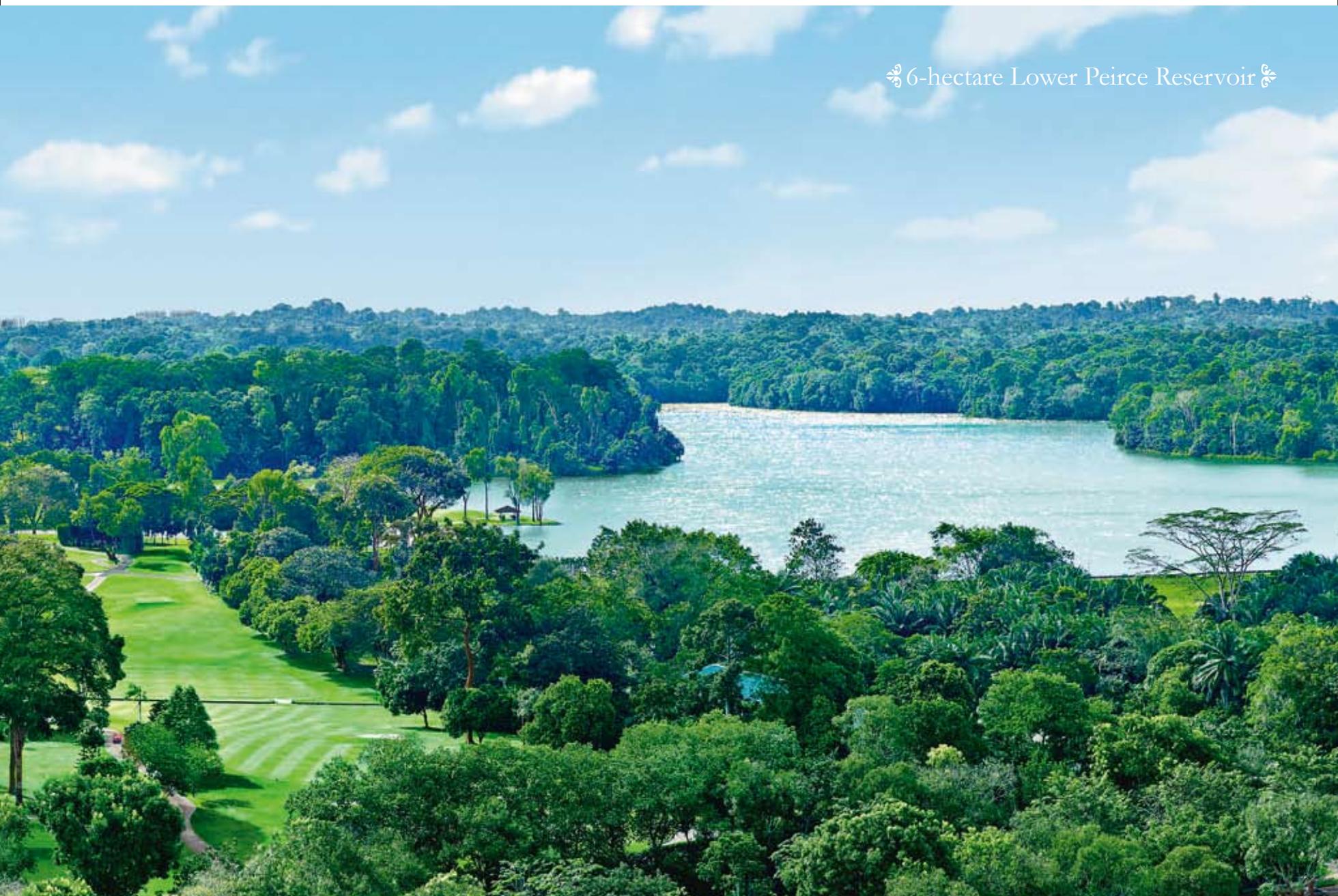
Thomson Grand. A place with liberated views. A landscape of serenity and luxury.

Extensive greenery of over 260 hectares created by five picturesque golf courses – the Island Course, New Course, Millennium Course, Bukit Course and Sime Course of the SICC. Admire the blue of the 6-hectare Lower Peirce Reservoir harmonised by numerous trees that are over 100 years old. Ponder at the beauty of this magnificent backdrop.



THOMSON GRAND

❖ 6-hectare Lower Peirce Reservoir ❖



NATURAL SETTING

Be truly embraced by nature surrounded by parks and reservoirs.

Participate in leisure activities in the 52-hectare Bishan Park. Take a stroll along the river promenade of the new ABC Waters@Kallang River-Bishan Park. Listen to birds sing along the HSBC Treetop Walk and MacRitchie Reservoir. Visit the Singapore Zoo and the Night Safari at the 3,043-hectare Central Catchment Nature Reserve - the largest nature reserve in Singapore. Savour the sweetness of the air as nature ushers.

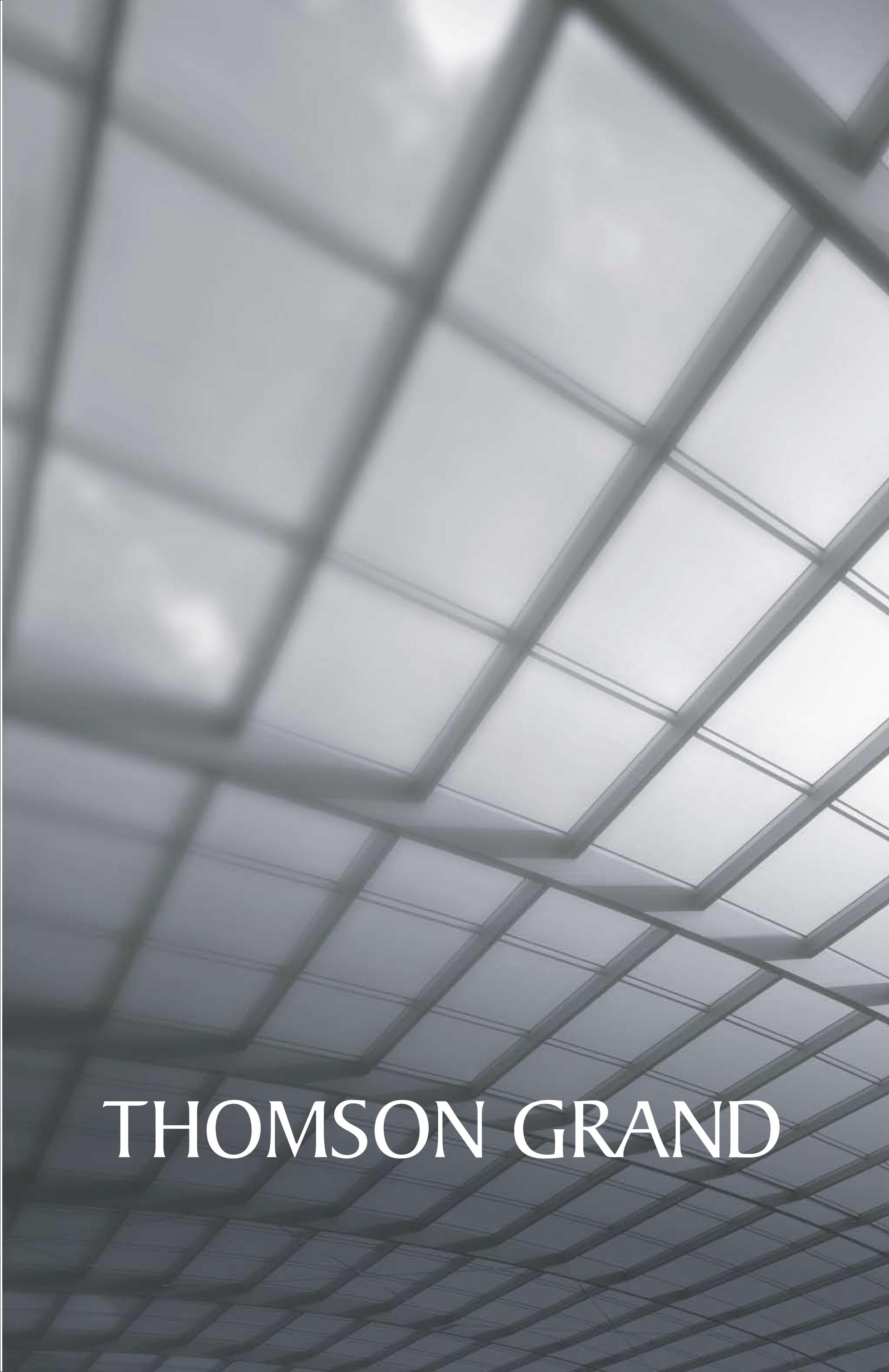


HSBC Treetop Walk

THOMSON GRAND

52-hectare Bishan Park





THOMSON GRAND



Behold this astounding architecture.
Majestic crown at day.
Iconic beacons glow by night.
Sculptures in the Park.

DP Architects Pte Ltd.

“Thomson Grand is an urban grand spectacle conceptualized as sculptural buildings in a park.

Located within one of the most beautiful, fond and enduring natural reserve settings in Singapore, the condominium units and strata terrace houses are a “stone throw” from the lush and open surrounds of the two major water reservoirs and the well established Singapore Island Country Club.

Catering to the multi generations of home makers that are already enthralled by the draw of the locality as well as those who long for the most unobstructed views of nature in Singapore, Thomson Grand is designed to fully optimize the breathtaking views of Island Golf Course, Lower Peirce Reservoir and the natural reserve, where residents enjoy an unmatched heightened sense of relationship with nature.

As the name denotes, the Thomson Grand experience is all encompassing with the grand vistas seen from the intimacy of modern homes that is set amidst the grand spread of gardens, pools and facilities for a contemporary luxury living environment.

Indeed, homecoming to Thomson Grand is a well deserved emancipation from the hustle and bustle of city life. Residents would enjoy the uncluttered layout and be nestled in a home that boast one of the best views in Singapore.

As a firm with over 1,000 professionals in 12 global cities and 40 years of expertise, DP Architects is continuously guided by the passion for creating an architecture of excellence that enriches the human experience and spirit.

Thomson Grand has indeed been a result of this passion.”

Director, DP Architects Pte Ltd
Mr. Wu Tzu Chiang





DISTINGUISHED PROJECTS

- 2011- Singapore Sport Hub
- 2010- Resort World Sentosa
- 2009- Orchard Central
- 2008- Singapore Flyer
- 2008- The Dubai Mall - one of the largest malls in the world
- 2007- Dubai Airport City
- 2007- ABU Dhabi Hotel & Office Tower
- 2007- UAE Palm Jebel Ali Spine
- 2006- Vivo City
- 2005- Singapore National Library Building
- 2003- Paragon II
- 2002- Esplanade- Theaters on the Bay

- DPA is listed in BCI Asia Top Ten Awards.
- BCI-Asia Top 10 Architects in Singapore
- CA Built Environment Leadership Awards: Gold Class
- BCI Green Design Awards - Green Leadership Award
- International Property Awards 2010 – **GUOSON CENTRE**
- BCA Green Mark for Buildings Award: Gold -**76 SHENTON**
- FIABCI Prix d'Excellence Award - **CENTRAL**
- BCA Construction Excellence Awards 2010 – **CIRCLE LINE 1 C825**
- President's Design Award: Design of the Year 2009 - **REPUBLIC POLYTECHNIC**, Singapore
- President's Design Award: Design of the Year 2006 - **ESPLANADE – THEATRES ON THE BAY**, Singapore
- President's Design Award: Design of the Year 2006 - **NEW MAJESTIC HOTEL**, Singapore
- Royal Institute of British Architects (RIBA): Worldwide Award 2005- **ESPLANADE – THEATRES ON THE BAY**, United Kingdom
- BCA Green Mark for Buildings Award - Overseas Projects: Gold Plus – **KEN BANGSAR**
- BCA Green Mark for Buildings Award: Gold Plus – **NUHS TOWER BLOCK**
- Asia Pacific Commercial Property Awards – **PARK HOTEL CLAKE QUAY**
- Cityscape Awards - Architecture Emerging Markets – **RESORT WORLD SENTOSA**
- BCA Design and Engineering Safety Excellence Award: Merit – **SINGAPORE FLYER**
- FIABCI Prix d'Excellence Award – **SQUARE 2 & NOVENA MEDICAL CENTRE**
- ICSC Asia Shopping Centre Awards (USA): Gold – **THE DUBAI MALL**

THOMSON GRAND



LIVING SCULPTURAL PARK

Behold this seamless integration of architecture and landscape! Thomson Grand is in essence, a sculptural park symbolic with high art.

Poised atop an exquisitely carved landscape, the towers of Thomson Grand stand out amongst the lush terrain. By day, tapering balconies with crowns rise majestically at the rooftop, articulating as a singular sculptural column. By night, the crowns glow as iconic beacons in the Upper Thomson district. Complementing the towers, the low-rise strata terrace houses glaze perpetually. Ponder at this brilliance.

In harmony with the architecture, the mutual amenities and landscape resemble sculptural masterworks strategically embellished in the park. Residents are invited to a daily viewing of awe showcasing a gallery experience that heightens the sense of luxurious living.

Homecoming and life will never be the same.

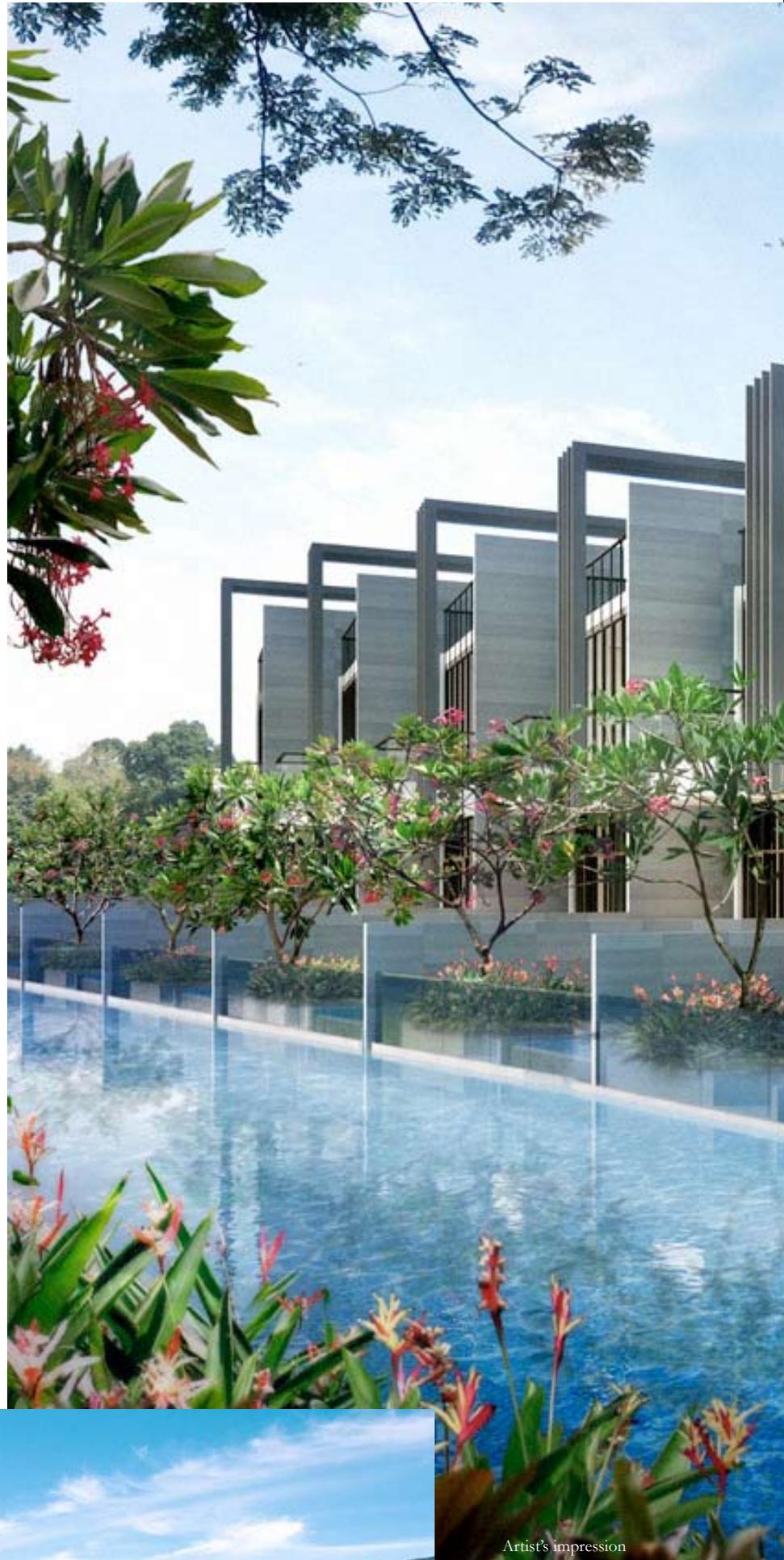


Artist's impression



Grand Drop-off Area

Artist's impression

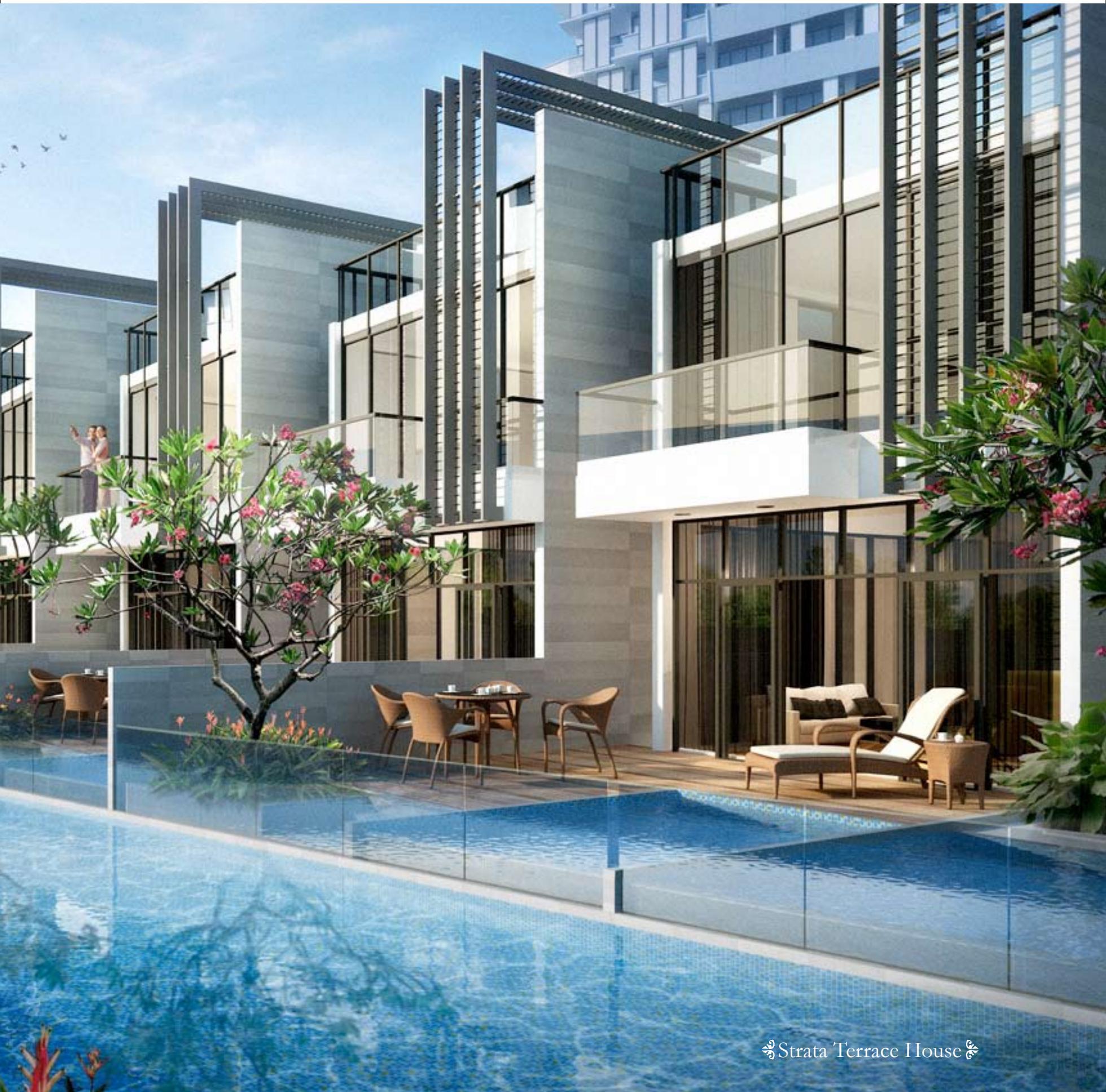


Artist's impression



Artist's impression

THOMSON GRAND



❖ Strata Terrace House ❖

SOPHISTICATED LAYOUT

Thomson Grand is luxurious living on a colossal scale. A befitting residence to prestigious households in a varied selection of condominium units.

Be amazed by these units with two, three or four bedrooms in noble design. Discover a refined lifestyle for the privileged few. Grand Garden Residence with a garden of up to 570 sq. ft. is ideal for private green living. Grand Penthouse with approx. 4.5-metre ceiling height reflects distinguished living at the top. 22 strata terrace houses of 3-storey design boosts a basement car park, garden, roof and private jacuzzi. All gracefully planned. Marvel at the sophistication of this grand blueprint.



Distinct class is integrated into enhanced living.
Where everything is at its finest.

THOMSON GRAND

✿ Stunning on-site view: Singapore Island Country Club and Lower Peirce Reservoir ✿



THOMSON GRAND



STRICTLY PRIVATE

Never compromise when it comes to privacy. Intricately designed, the orientation ensures top seclusion. Exclusively admire an unblocked vista yet delicately angled as the ultimate retreat.

Experience a heightened sense of exclusivity and security desired by the privileged few. Each level comprises 2 private luxury abodes served by 2 resident lifts. A private lift lobby showcasing the ambience of the most deluxe hotels further reflects your eminent status.

Grand Penthouse



THOMSON GRAND



Artist's impression

TASTEFUL LUXURIES

Pay homage to magnificence. The opulent fittings and fine materials in the bathroom and kitchen echo impeccable style at Thomson Grand. Each item is like a priceless art piece, delicately selected from renowned international brands to reflect the superb and very elegant taste of its esteemed owners.



There is time to enjoy all things beautiful.

For this is what life is all about.

THOMSON GRAND



Fabergé Clubhouse



Artist's impression

THOMSON GRAND



LEISURE BY FABERGÉ

Lavishly designed for a tasteful lifestyle, the Fabergé Clubhouse resembles a sparkling jeweled egg delicately rising above the elegant infinite-edged pool. Fully glazed and articulated with a rhythmic layer of metal fins, this gem glitters at night to the rhythm of leisure. Adorned with decorations from Versace/Armani, furnishings from Fendi complemented by the dazzle of Swarovski crystals, this majestic modern clubhouse suggests the start of many relaxing weekends.



Artist's impression

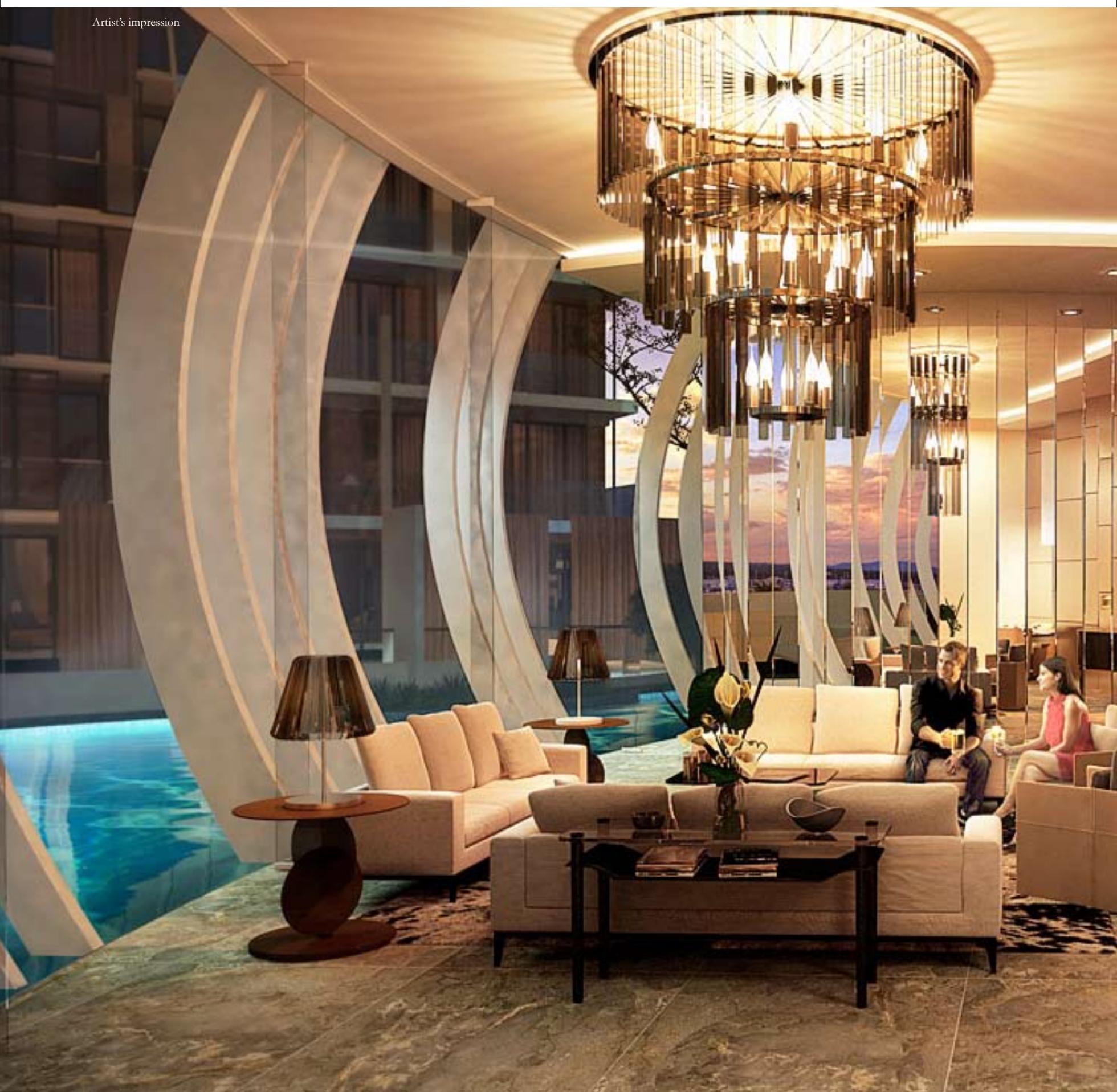
OUTER HAVEN

The subtle balance between nature and enjoyment beckons to you at this luxury water paradise. Take a dip in the 74-metre outdoor Majestic Pool, its exquisite curves and forms reminds you of the mystery and allure of the Mona Lisa. Bask on the sun deck, listen to the soft trickles spilling over the infinite edge or admire the surrounding sculptures as you relax in this outstanding alfresco leisure oasis.

74-metre outdoor Majestic Pool

THOMSON GRAND

Artist's impression



THOMSON GRAND

❖ Diamond Banquet Room ❖



INNER SANCTUARY

The inside leisure world is as spectacular as the world outside. Fulfill your aspirations for stylish entertainment. Indulge yourself in the Jade Spa and Emerald Jacuzzi. Keep in tiptop shape at the Opal Gym next to the children's Coral Pool. Spend quality time with your kids at the play area. Celebrate special moments at the Diamond Banquet Room next to the children's Pearl Water Playground or challenge friends to a round of golf at the Topaz Driving Range Simulator. Chill out with a cocktail at the Emerald Lobby and Lounge. Joyful moments are created here.

When it's time to enjoy the things one love most, go for it.

THOMSON GRAND



THOMSON GRAND

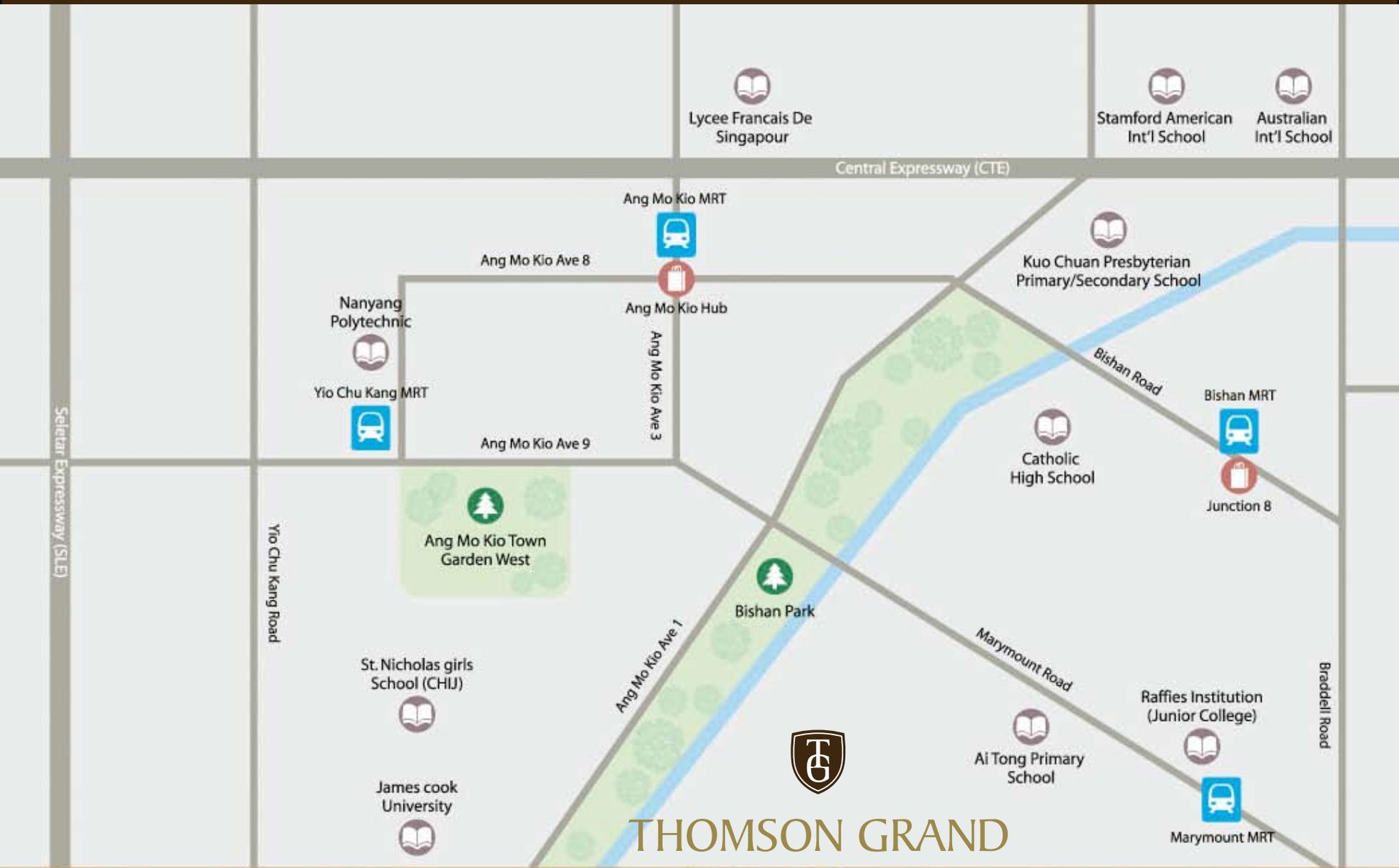
LIVE LIFE CONVENIENTLY

Bustle or quietude within minutes. Thomson Grand is located at the focal point of Singapore within easy reach to shopping, entertainment and business districts.

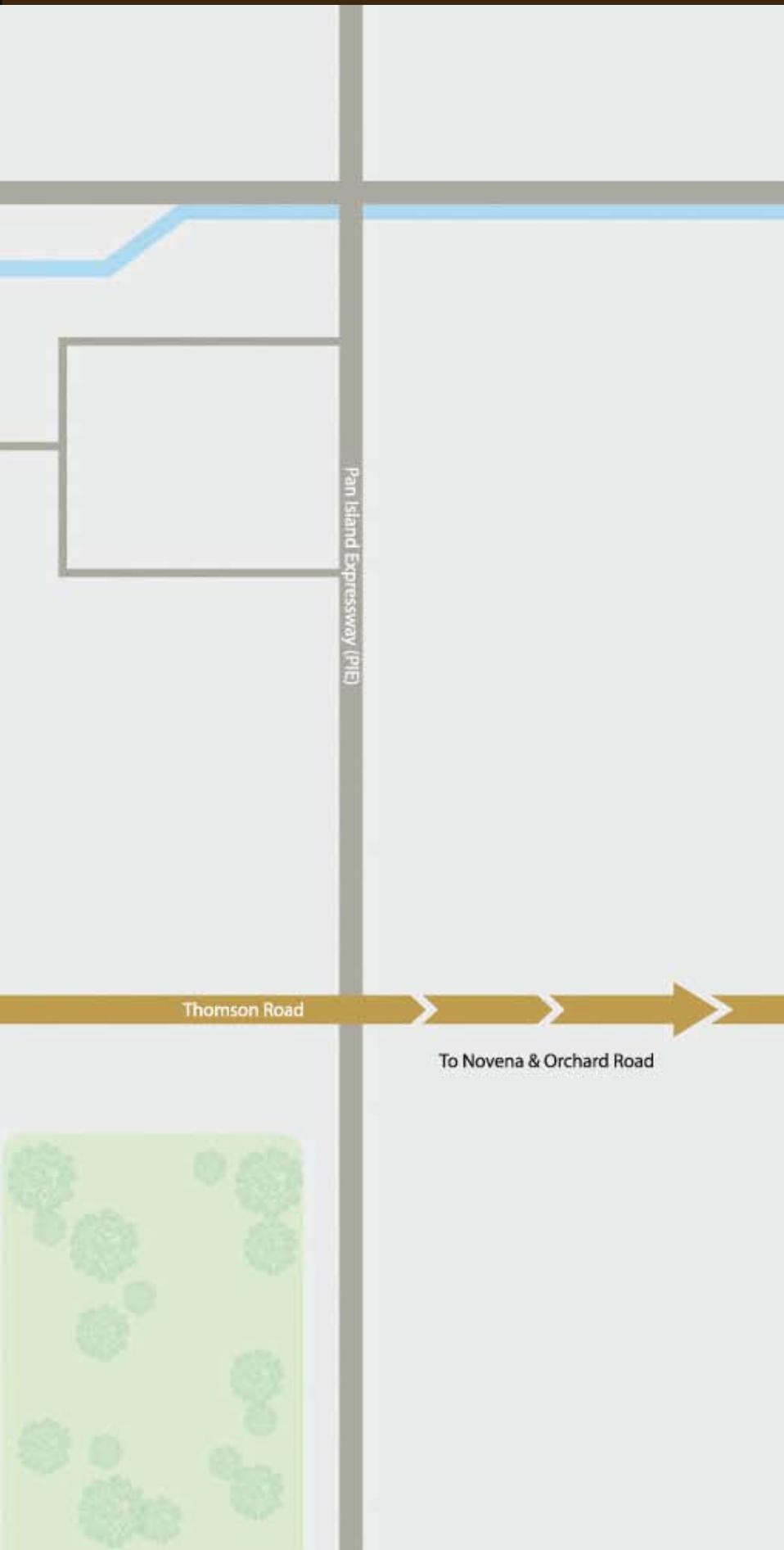
Meet up with friends for afternoon tea, shop to your heart's content or go clubbing at the hottest establishments. Get to where you want to go locally via MRT and Expressway and enjoy swift access to Sentosa or the airport. Be at the centre of the action whenever you desire.







Remarks:
 1) The planning and completion date of the new Thomson Line are subject to the final decision and announcement by the Government.
 2) The above map is a simplified version and no to scale. All information in this map is for reference only.



WELL CONNECTED

Right at the heart of everything, Thomson Grand is served by 4 MRT Stations, Ang Mo Kio, Bishan, Marymount and Yio Chu Kang MRT. It is also conveniently connected to an extensive road network via Central Expressway (CTE), Seletar Expressway (SLE) and Pan Island Expressway (PIE) for fast commuting to all parts of the city.

Expect reduced travel times between Woodlands and the Central Business District with the new Thomson Line, an underground line scheduled for completion by 2018.

The comprehensive transport network offers unparalleled convenience to residents at Thomson Grand.

HIGH RETURN ON INVESTMENT

Relish magnificent high return potential in Singapore! Situated in a prominent vicinity on par with similar prestigious areas like Heron Bay, Son Vida and Highgate is an infinite prospect. Well known for its top-tier luxury properties amongst lush green surroundings and an international golf course, the value of Thomson Grand is rising significantly.

A symbol of fine taste and acute investment prowess, these luxurious abodes are much sought after by members of the SICC, the rich and the famous. The distinct opportunity to benefit in a residence or vacation home with substantial appreciation in both rental worth and asset value is now yours. Invest in Thomson Grand today and enjoy the sweet taste of success!

THOMSON GRAND

HIGHGATE, North London



SON VIDA, Mallorca



HERON BAY, Florida

INVEST WITH CHEUNG KONG HOLDINGS

Invest with a reputable and reliable name. Thomson Grand offers this golden opportunity.

As the flagship of the Cheung Kong Group, Cheung Kong Holdings is one of the largest developers in Hong Kong with many landmarks and high-end residential projects in Hong Kong and around the world, including Vancouver, London and China. The combined market capitalisation of the Cheung Kong Group's Hong Kong listed companies amounted to HK\$906 (S\$149) billion as at 31 January, 2011.

With a strong presence in Singapore, Cheung Kong Holdings collaborates with other heavyweight investors Keppel Land and Hong Kong Land and owns a portfolio of mixed commercial and residential developments including Marina Bay Financial Centre and Marina Bay Suites.

Property Enterprises Development (S) Pte Ltd (PEDS), a member of Cheung Kong Group, was also involved in the developmental stage of many remarkable local developments including The Vision, Cairnhill Crest, Thomson 800 and Costa del Sol, to name but a few.

When it comes to investing in Singapore, invest with a respectable partner with a track record for high revenue growth.



Marina Bay Financial Center, Singapore



The Vision, Singapore



1881 Heritage, Hong Kong



THOMSON GRAND

Absolute Prestige • Absolute Grandeur

Our dedicated consultants are on hand to assist you with your choice.

Please call:

Property Enterprises Development (Singapore) Pte Ltd at (65) 6297 0111 (Singapore) or

Cheung Kong Property Development Ltd at (852) 8128 8128 (Hong Kong)

Whilst every care has been taken in the preparation of this brochure and the plans attached, the Developer and its agent shall not be held responsible for any inaccuracies therein. All statements, specifications and plans are believed to be correct but are not to be relied upon as statements or representation of facts. All floor areas are approximate measurements only and subject to final survey. All art renderings and illustrations contained in this brochure are artist's impressions only and are not to be relied upon as representation of facts. Photographs contained in this brochure do not necessarily represent as-built standard specifications. All information and specifications are current at the time of going to print and are subject to change as may be required and do not form part of an offer or contract. The Developer reserves the right to modify the units or the development or any part thereof as may be approved or required by the relevant authority.

Project Details: • Developer: Luxury Green Development Pte Ltd (Co Reg. No. 200922721W) • Tenure of Land: 99 years from 8 Feb. 2010 • Location: LOT 16986M MK 18 at Upper Thomson Road • Developer's Licence No. C0756 • Building Plan Approval No. A1370-00002-2010-BP01 Dated: 5 April 2011 • Expected Date of Vacant Possession: 8 November 2015 • Expected Date of Legal Completion: 8 November 2018.

Another prestigious project
Marketed by

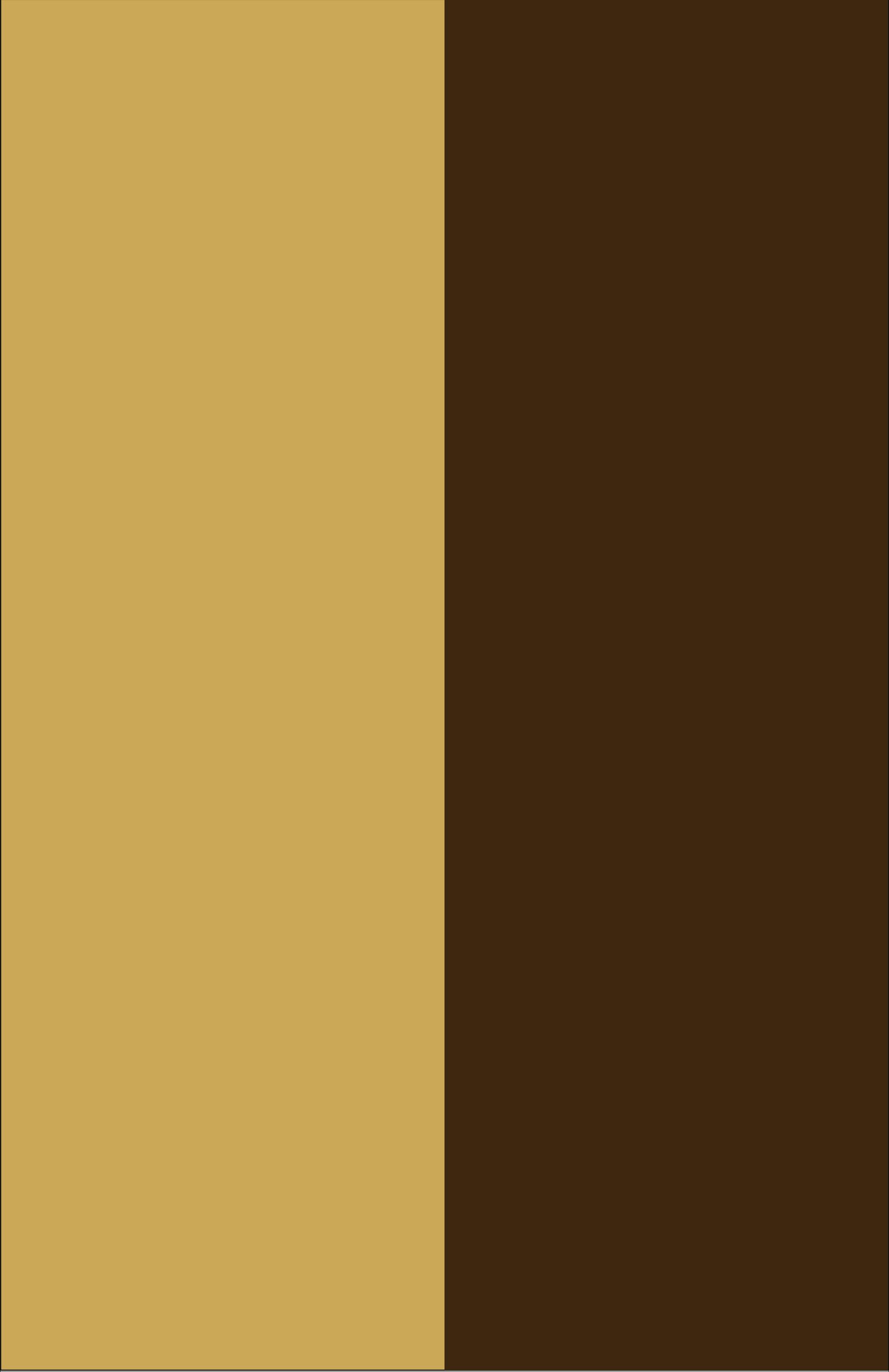


150 Beach Road #17-03, Gateway Singapore 189720
Tel: (65) 6297 0111 Fax: (65) 6297 6233

Development Consultant

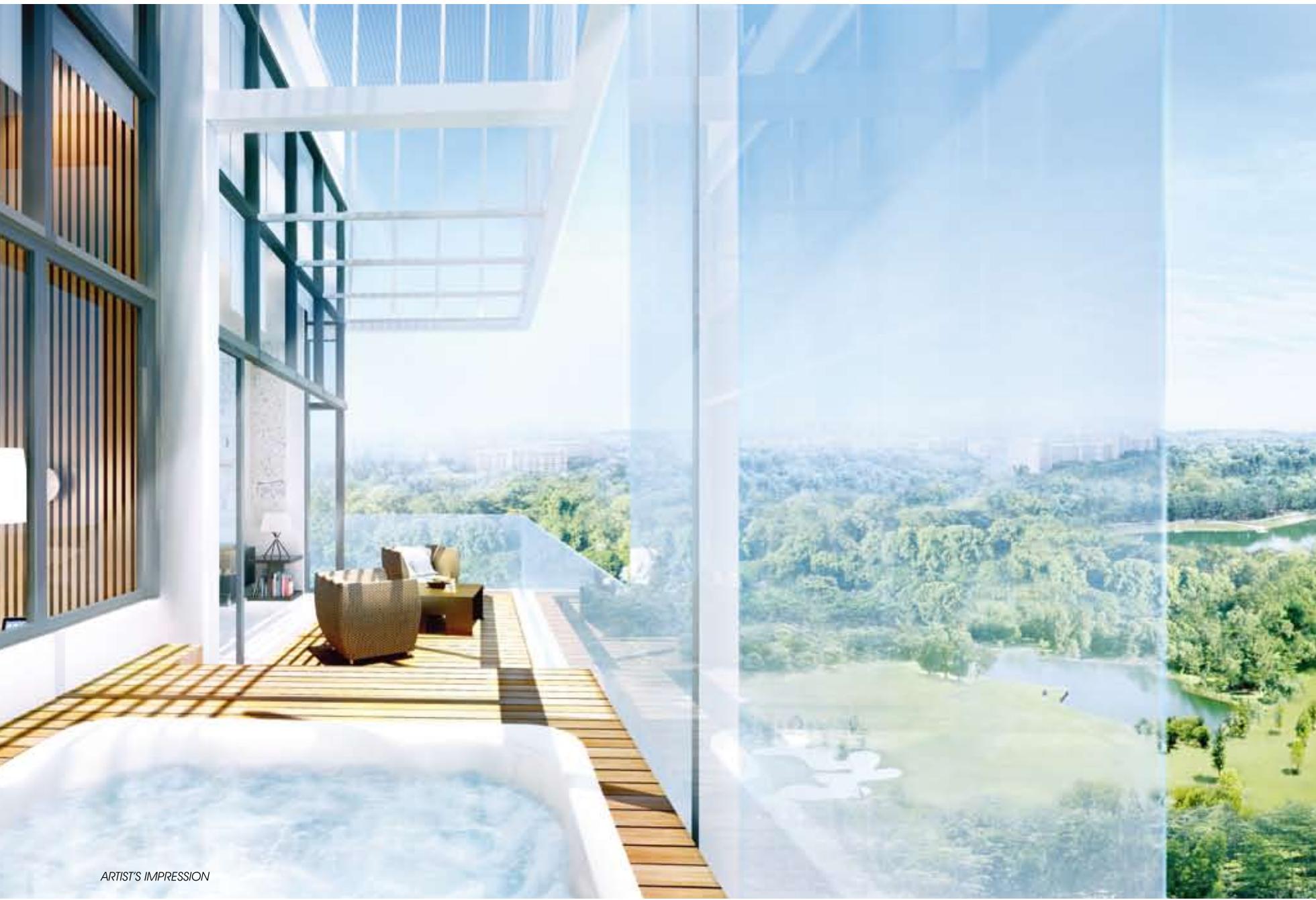


7/F Cheung Kong Center, 2 Queen's Road Central Hong Kong
Tel: (852) 2128 8888 Fax: (852) 2845 2940





THOMSON GRAND



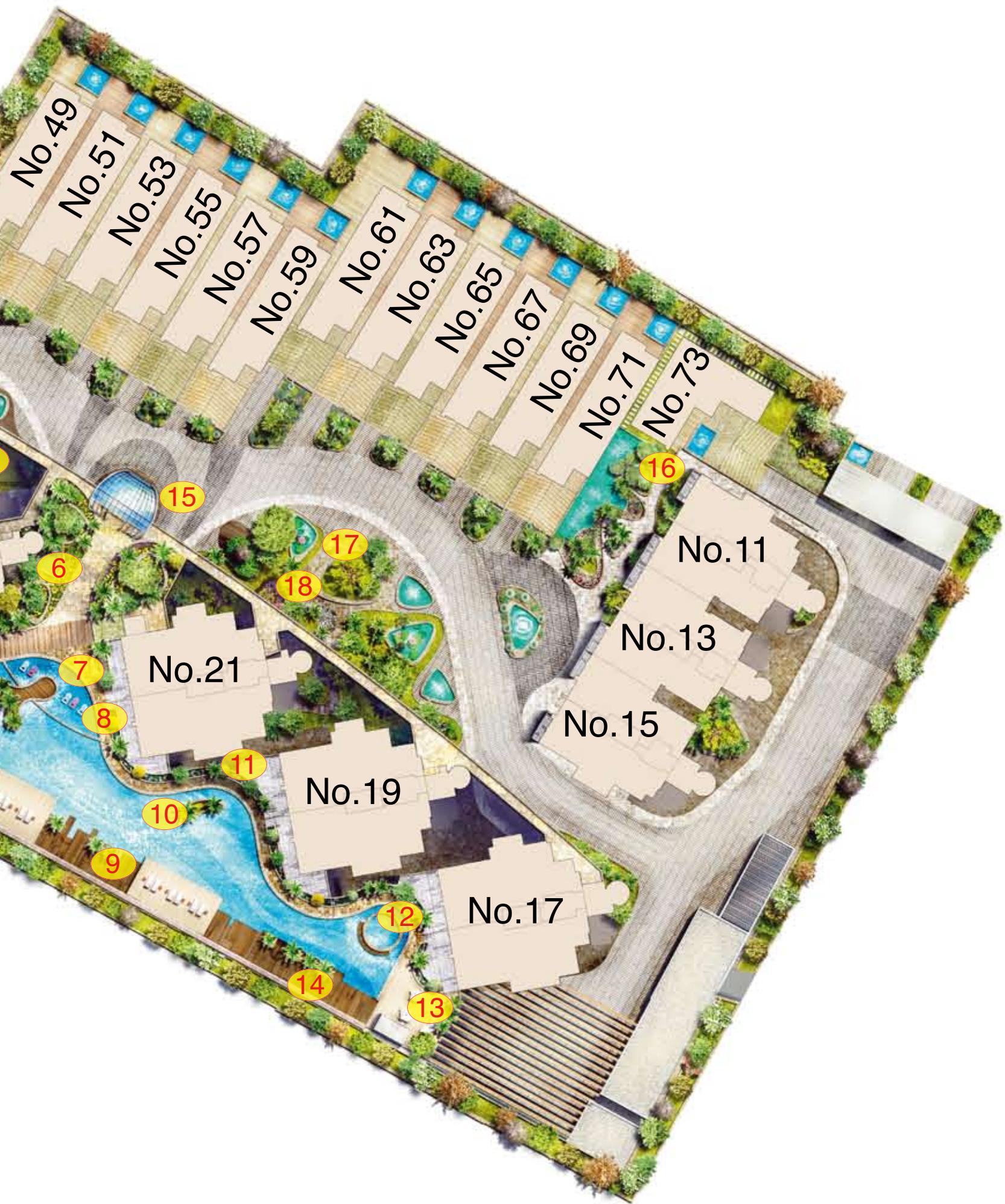
ARTIST'S IMPRESSION

SITE PLAN



LEGEND:

- | | | |
|----------------------------------|---------------------|------------------------|
| 1 FLOATING ISLAND | 8 LOUNGE POOL | 15 GRAND DROP-OFF AREA |
| 2 WADING POOL | 9 SUNDECK | 16 BAMBOO GARDEN |
| 3 WATERSLIDE | 10 LAP POOL | 17 SCULPTURE GARDEN |
| 4 INDOOR CLUBHOUSE - THE FABERGÉ | 11 SUNKEN PATHWAY | 18 REFLEXOLOGY CORNER |
| 5 WATERPLAY POOL | 12 SPA POOL | 19 PUTTING GREEN |
| 6 FLOWERED GARDEN | 13 MEDITATION COURT | 20 SENSORY GARDEN |
| 7 SUNSET DECK | 14 SCULPTURED WALL | 21 FRAGRANCE GARDEN |



SECTIONAL DIAGRAM

GARDEN UNIT

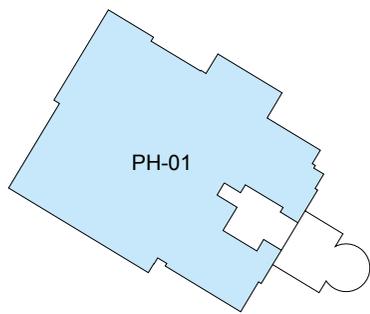


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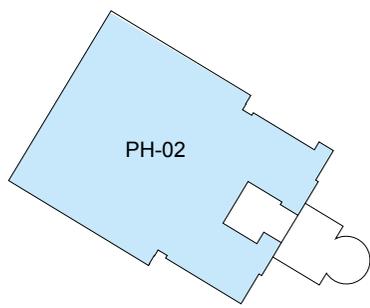
PENTHOUSE



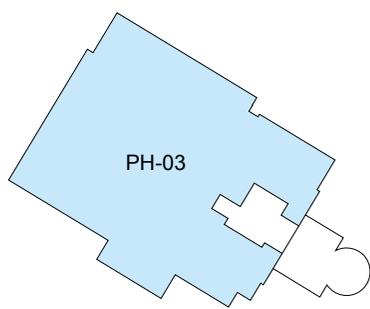
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20TH STOREY LEVEL



20TH STOREY LEVEL

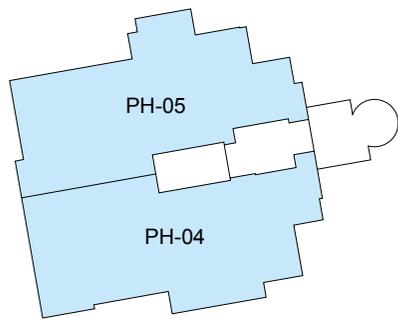


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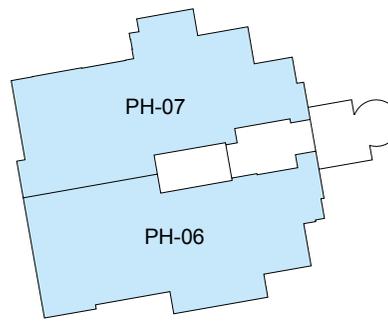


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4TH STOREY LEVEL	TYPE A1	TYPE A2	TYPE A3	TYPE A4	TYPE A5	TYPE A6
3RD STOREY LEVEL	TYPE A1	TYPE A2	TYPE A3	TYPE A4	TYPE A5	TYPE A6
2ND STOREY LEVEL	TYPE A1-a	TYPE A2	TYPE A3	TYPE A4	TYPE A5	TYPE A6
1ST STOREY LEVEL	LOBBY				LOBBY	
Unit	01	02	03	04	05	06

SCHEMATIC SECTION OF
11, 13, 15 SIN MING WALK



20TH STOREY LEVEL



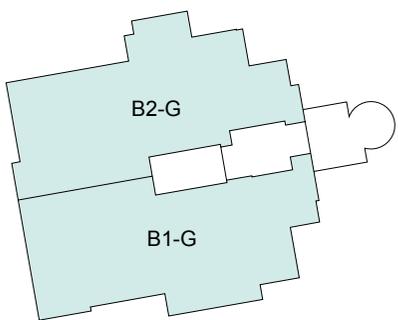
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10TH STOREY LEVEL	TYPE B1	TYPE B2
9TH STOREY LEVEL	TYPE B1	TYPE B2
8TH STOREY LEVEL	TYPE B1	TYPE B2
7TH STOREY LEVEL	TYPE B1	TYPE B2
6TH STOREY LEVEL	TYPE B1	TYPE B2
5TH STOREY LEVEL	TYPE B1	TYPE B2
4TH STOREY LEVEL	TYPE B1	TYPE B2
3RD STOREY LEVEL	TYPE B1	TYPE B2
2ND STOREY LEVEL	TYPE B1-G	TYPE B2-G
1ST STOREY LEVEL	LOBBY	
Unit	07	08

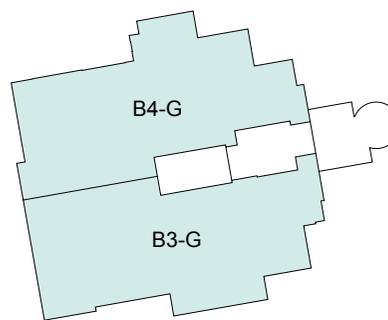
SCHEMATIC SECTION OF
17 SIN MING WALK

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10TH STOREY LEVEL	TYPE B3	TYPE B4
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8TH STOREY LEVEL	TYPE B3	TYPE B4
7TH STOREY LEVEL	TYPE B3	TYPE B4
6TH STOREY LEVEL	TYPE B3	TYPE B4
5TH STOREY LEVEL	TYPE B3	TYPE B4
4TH STOREY LEVEL	TYPE B3	TYPE B4
3RD STOREY LEVEL	TYPE B3	TYPE B4
2ND STOREY LEVEL	TYPE B3-G	TYPE B4-G
1ST STOREY LEVEL	LOBBY	
Unit	09	10

SCHEMATIC SECTION OF
19 SIN MING WALK



2ND STOREY LEVEL



2ND STOREY LEVEL



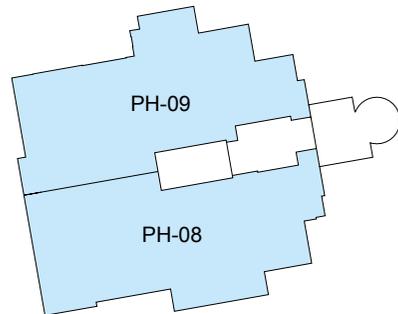
SECTIONAL DIAGRAM

GARDEN UNIT

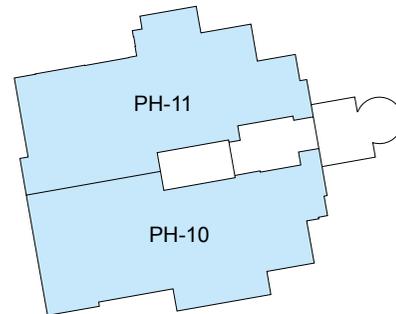
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PENTHOUSE

 Type PH-01, PH-02, PH-03, PH-04, PH-05, PH-06, PH-07, PH-08, PH-09, PH-10, PH-11, PH-12, PH-13, PH-14, PH-15



20TH STOREY LEVEL



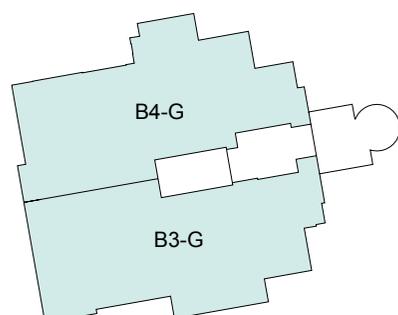
20TH STOREY LEVEL

20TH STOREY LEVEL	TYPE PH-08	TYPE PH-09
19TH STOREY LEVEL	TYPE B3	TYPE B4
18TH STOREY LEVEL	TYPE B3	TYPE B4
17TH STOREY LEVEL	TYPE B3	TYPE B4
16TH STOREY LEVEL	TYPE B3	TYPE B4
15TH STOREY LEVEL	TYPE B3	TYPE B4
14TH STOREY LEVEL	TYPE B3	TYPE B4
13TH STOREY LEVEL	TYPE B3	TYPE B4
12TH STOREY LEVEL	TYPE B3	TYPE B4
11TH STOREY LEVEL	TYPE B3	TYPE B4
10TH STOREY LEVEL	TYPE B3	TYPE B4
9TH STOREY LEVEL	TYPE B3	TYPE B4
8TH STOREY LEVEL	TYPE B3	TYPE B4
7TH STOREY LEVEL	TYPE B3	TYPE B4
6TH STOREY LEVEL	TYPE B3	TYPE B4
5TH STOREY LEVEL	TYPE B3	TYPE B4
4TH STOREY LEVEL	TYPE B3	TYPE B4
3RD STOREY LEVEL	TYPE B3	TYPE B4
2ND STOREY LEVEL		
1ST STOREY LEVEL	LOBBY	
Unit	11	12

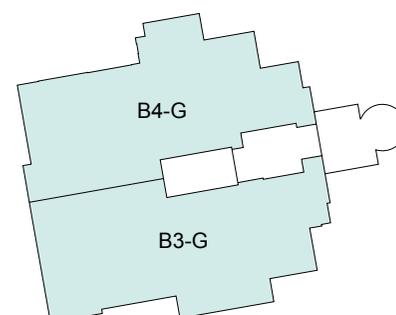
SCHEMATIC SECTION OF
21 SIN MING WALK

20TH STOREY LEVEL	TYPE PH-10	TYPE PH-11
19TH STOREY LEVEL	TYPE B3	TYPE B4
18TH STOREY LEVEL	TYPE B3	TYPE B4
17TH STOREY LEVEL	TYPE B3	TYPE B4
16TH STOREY LEVEL	TYPE B3	TYPE B4
15TH STOREY LEVEL	TYPE B3	TYPE B4
14TH STOREY LEVEL	TYPE B3	TYPE B4
13TH STOREY LEVEL	TYPE B3	TYPE B4
12TH STOREY LEVEL	TYPE B3	TYPE B4
11TH STOREY LEVEL	TYPE B3	TYPE B4
10TH STOREY LEVEL	TYPE B3	TYPE B4
9TH STOREY LEVEL	TYPE B3	TYPE B4
8TH STOREY LEVEL	TYPE B3	TYPE B4
7TH STOREY LEVEL	TYPE B3	TYPE B4
6TH STOREY LEVEL	TYPE B3	TYPE B4
5TH STOREY LEVEL	TYPE B3	TYPE B4
4TH STOREY LEVEL	TYPE B3	TYPE B4
3RD STOREY LEVEL	TYPE B3	TYPE B4
2ND STOREY LEVEL		
1ST STOREY LEVEL	LOBBY	
Unit	13	14

SCHEMATIC SECTION OF
23 SIN MING WALK

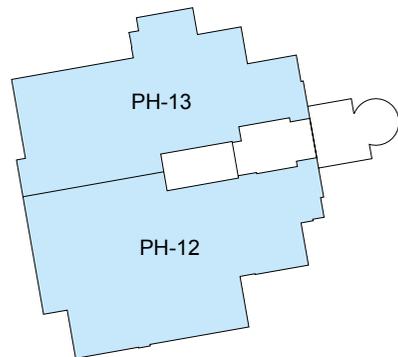


2ND STOREY LEVEL

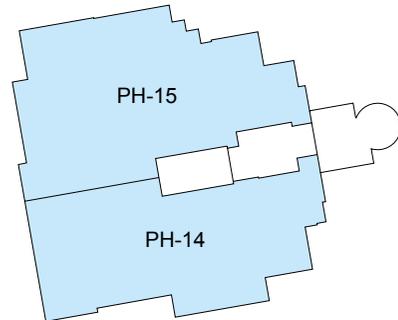


2ND STOREY LEVEL





20TH STOREY LEVEL



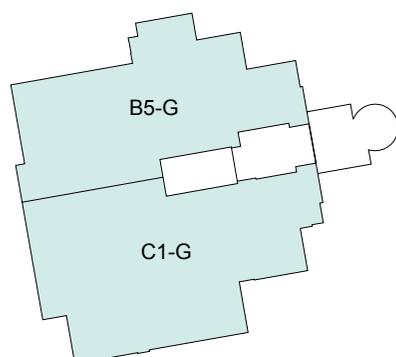
20TH STOREY LEVEL

20TH STOREY LEVEL	TYPE PH-12	TYPE PH-13
19TH STOREY LEVEL	TYPE C1	TYPE B5
18TH STOREY LEVEL	TYPE C1	TYPE B5
17TH STOREY LEVEL	TYPE C1	TYPE B5
16TH STOREY LEVEL	TYPE C1	TYPE B5
15TH STOREY LEVEL	TYPE C1	TYPE B5
14TH STOREY LEVEL	TYPE C1	TYPE B5
13TH STOREY LEVEL	TYPE C1	TYPE B5
12TH STOREY LEVEL	TYPE C1	TYPE B5
11TH STOREY LEVEL	TYPE C1	TYPE B5
10TH STOREY LEVEL	TYPE C1	TYPE B5
9TH STOREY LEVEL	TYPE C1	TYPE B5
8TH STOREY LEVEL	TYPE C1	TYPE B5
7TH STOREY LEVEL	TYPE C1	TYPE B5
6TH STOREY LEVEL	TYPE C1	TYPE B5
5TH STOREY LEVEL	TYPE C1	TYPE B5
4TH STOREY LEVEL	TYPE C1	TYPE B5
3RD STOREY LEVEL	TYPE C1	TYPE B5
2ND STOREY LEVEL	TYPE C1-G	TYPE B5-G
1ST STOREY LEVEL	LOBBY	
Unit	15	16

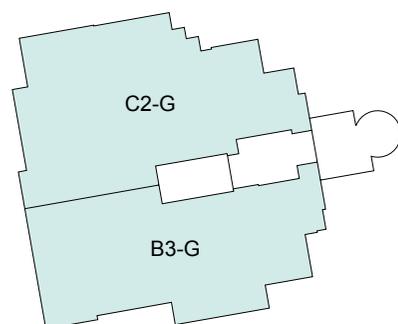
20TH STOREY LEVEL	TYPE PH-14	TYPE PH-15
19TH STOREY LEVEL	TYPE B3	TYPE C2
18TH STOREY LEVEL	TYPE B3	TYPE C2
17TH STOREY LEVEL	TYPE B3	TYPE C2
16TH STOREY LEVEL	TYPE B3	TYPE C2
15TH STOREY LEVEL	TYPE B3	TYPE C2
14TH STOREY LEVEL	TYPE B3	TYPE C2
13TH STOREY LEVEL	TYPE B3	TYPE C2
12TH STOREY LEVEL	TYPE B3	TYPE C2
11TH STOREY LEVEL	TYPE B3	TYPE C2
10TH STOREY LEVEL	TYPE B3	TYPE C2
9TH STOREY LEVEL	TYPE B3	TYPE C2
8TH STOREY LEVEL	TYPE B3	TYPE C2
7TH STOREY LEVEL	TYPE B3	TYPE C2
6TH STOREY LEVEL	TYPE B3	TYPE C2
5TH STOREY LEVEL	TYPE B3	TYPE C2
4TH STOREY LEVEL	TYPE B3	TYPE C2
3RD STOREY LEVEL	TYPE B3	TYPE C2
2ND STOREY LEVEL	TYPE B3-G	TYPE C2-G
1ST STOREY LEVEL	LOBBY	
Unit	17	18

SCHMATIC SECTION OF 25 SIN MING WALK

SCHMATIC SECTION OF 27 SIN MING WALK



2ND STOREY LEVEL



2ND STOREY LEVEL



KEYPLAN



KEYPLAN

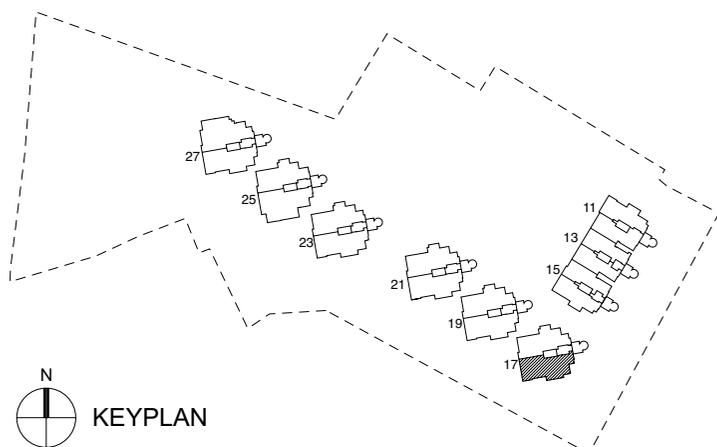
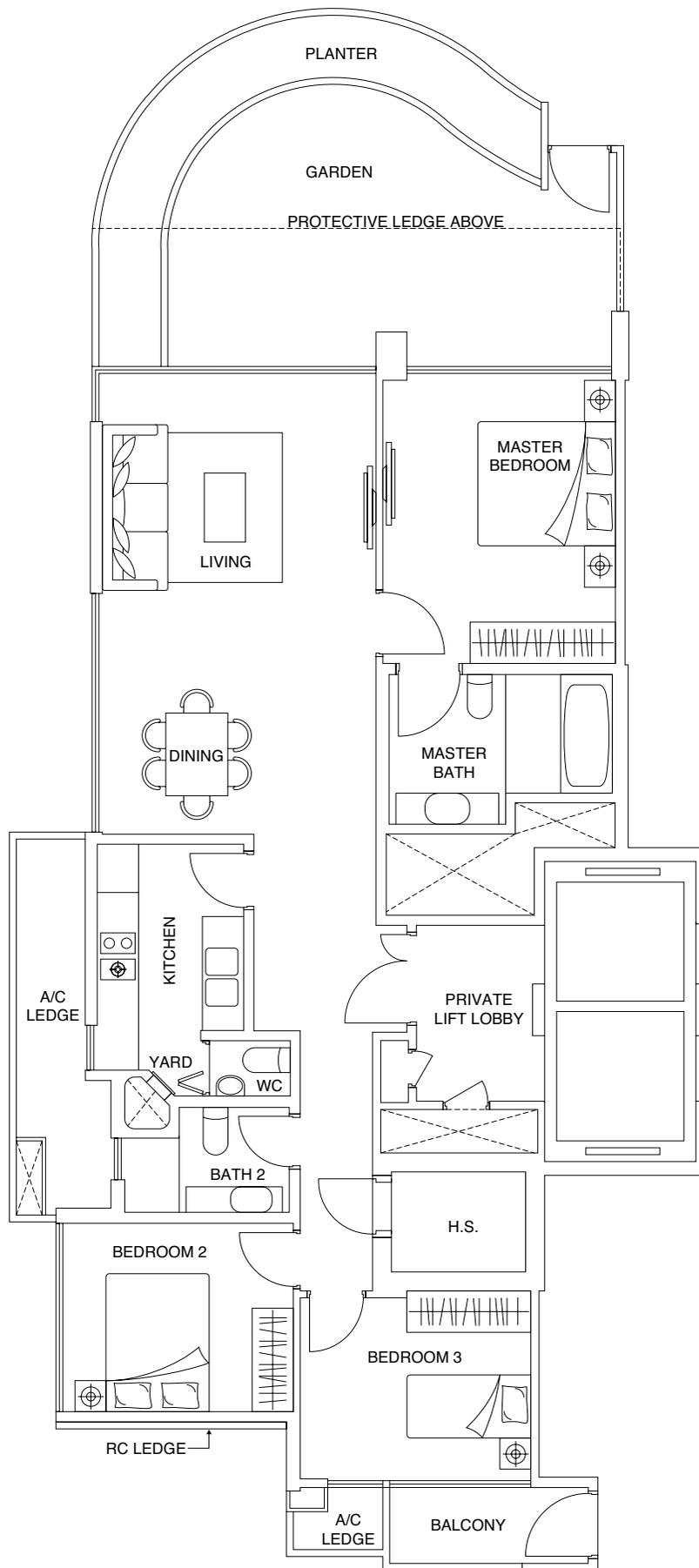
17 SIN MING WALK

3-BEDROOM GARDEN UNIT

TYPE **B1-G**

Unit #02-07

Area 149 sq m (1,604 sq ft)

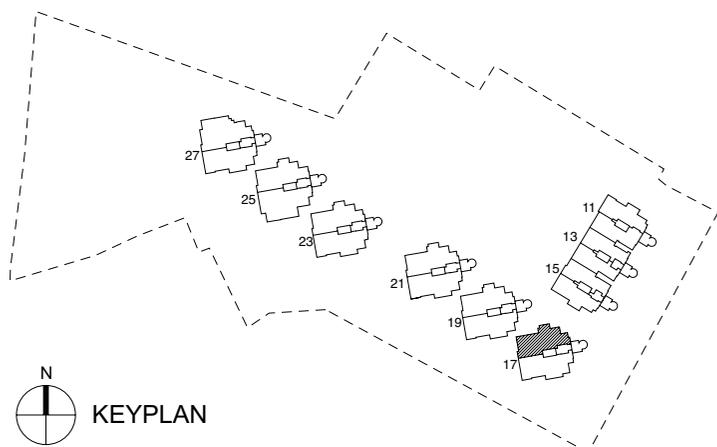
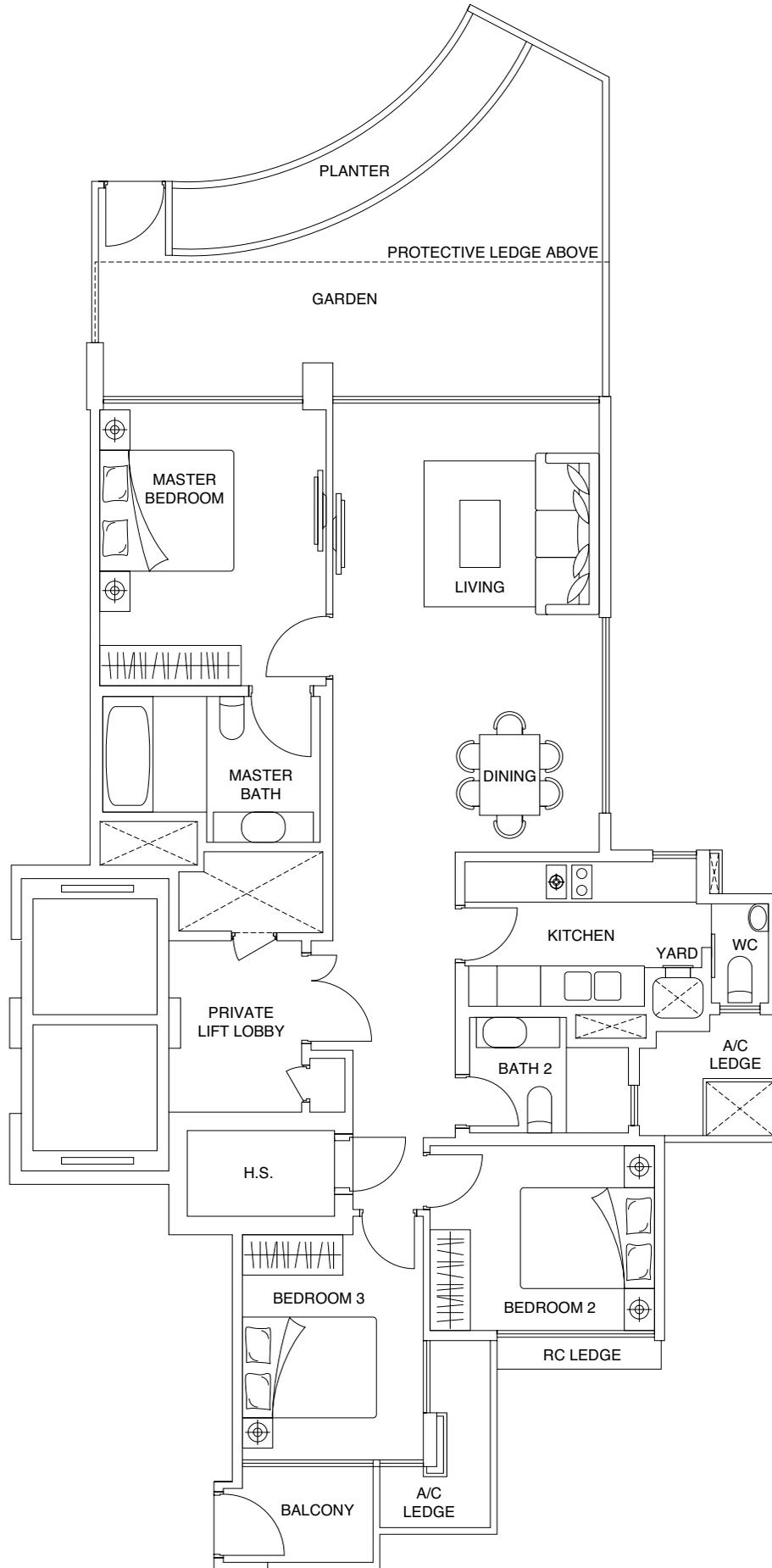


KEYPLAN

TYPE B2-G

Unit #02-08

Area 147 sq m (1,582 sq ft)

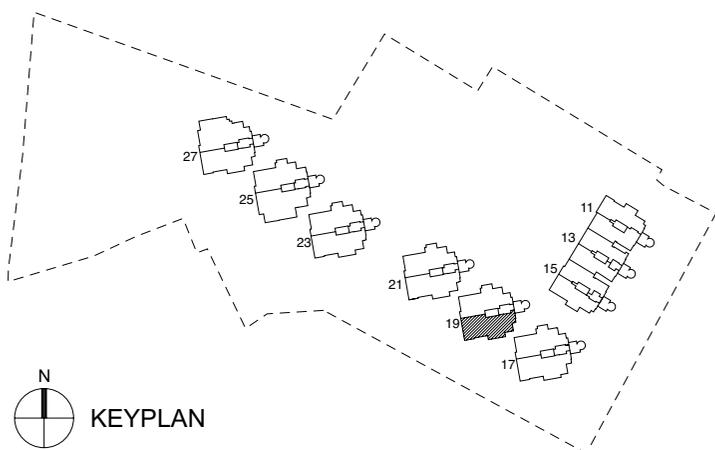
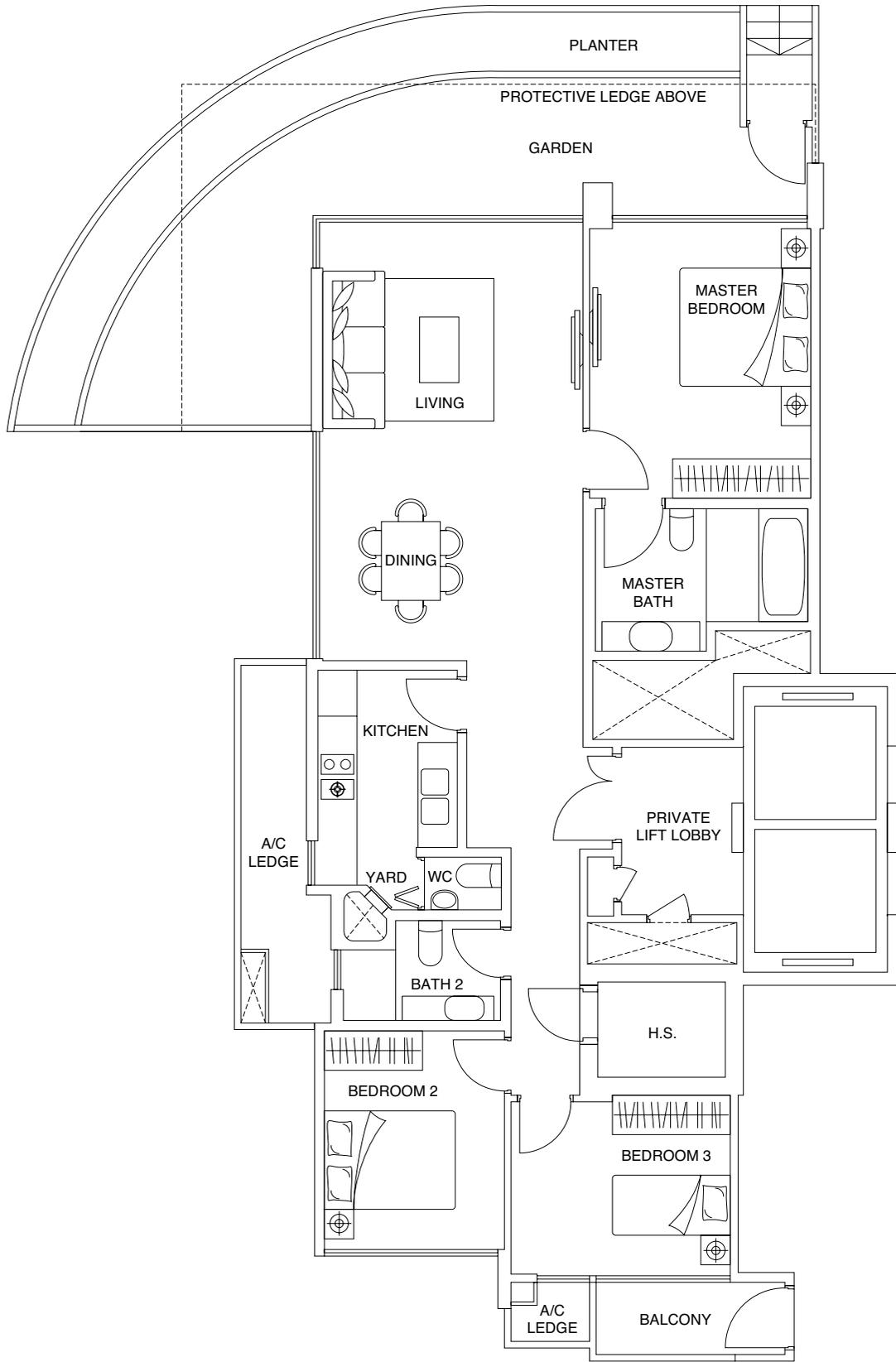


N
KEYPLAN

TYPE **B3-G**

Unit #02-09

Area 157 sq m (1,690 sq ft)



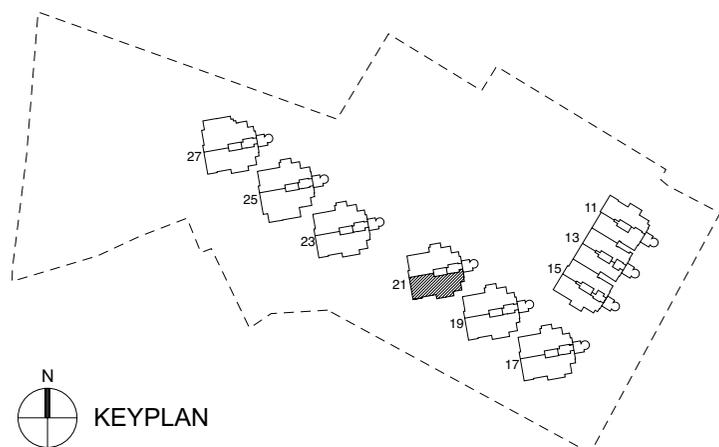
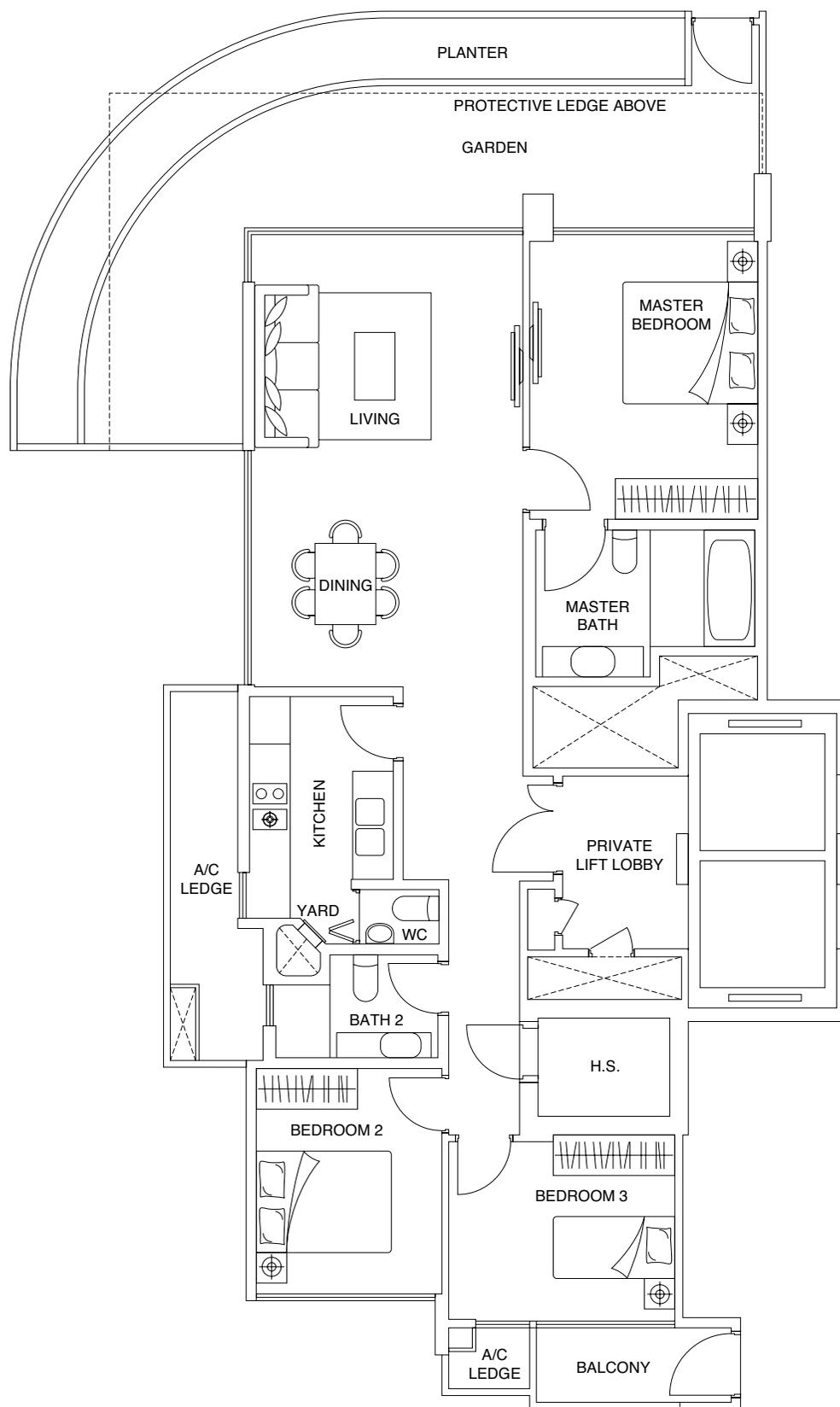
21 SIN MING WALK

3-BEDROOM GARDEN UNIT

TYPE **B3-G**

Unit #02-11

Area 155 sq m (1,668 sq ft)



KEYPLAN

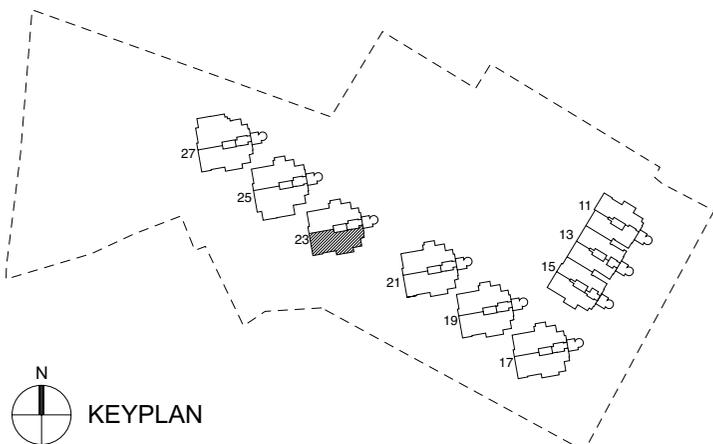
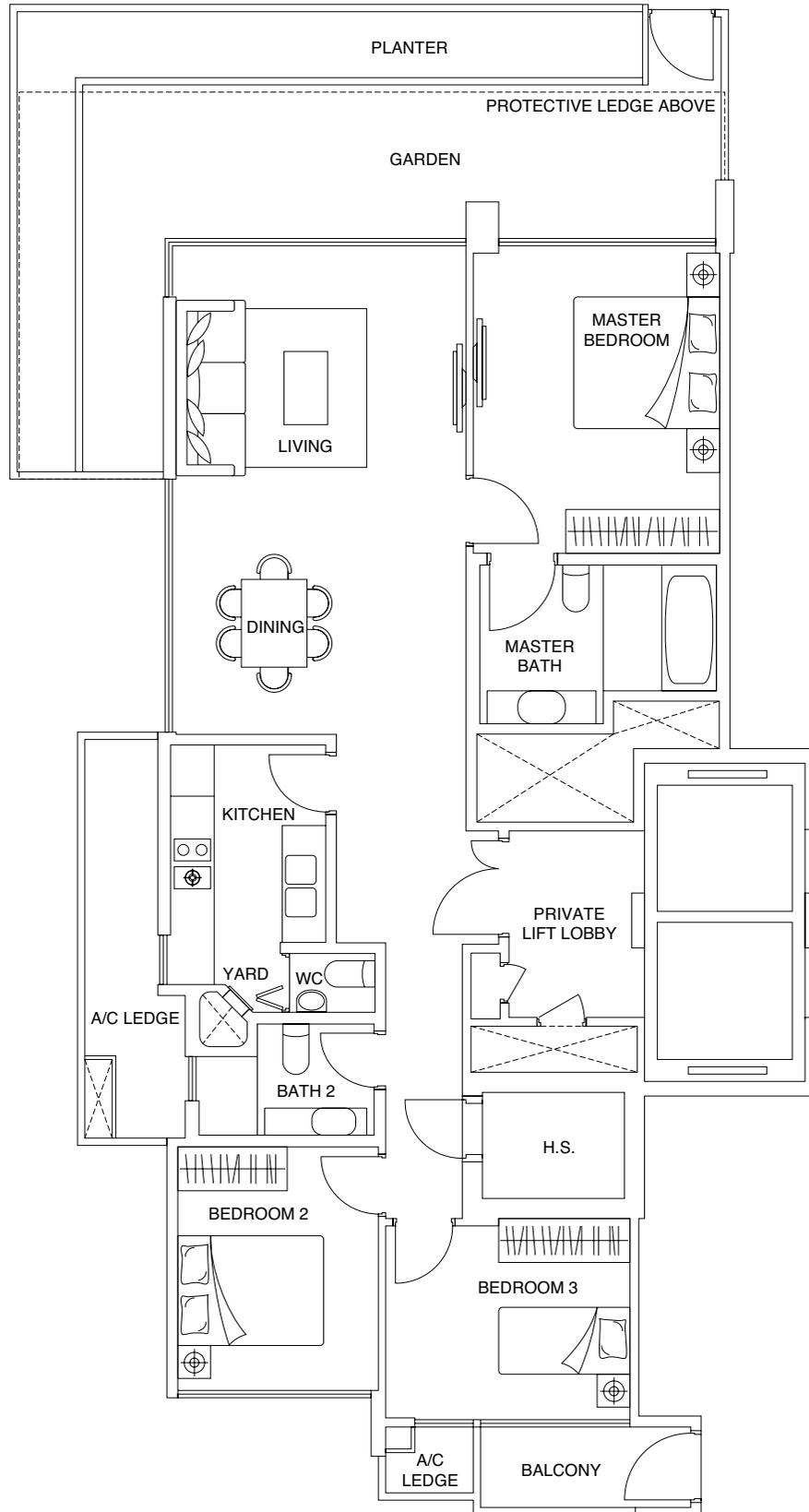
23 SIN MING WALK

3-BEDROOM GARDEN UNIT

TYPE **B3-G**

Unit #02-13

Area 154 sq m (1,658 sq ft)



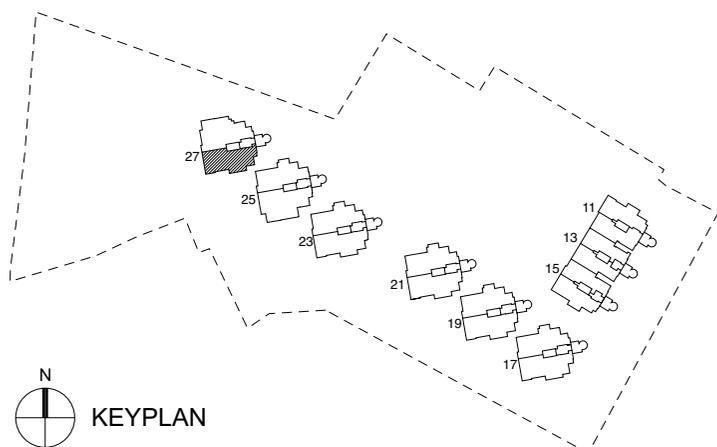
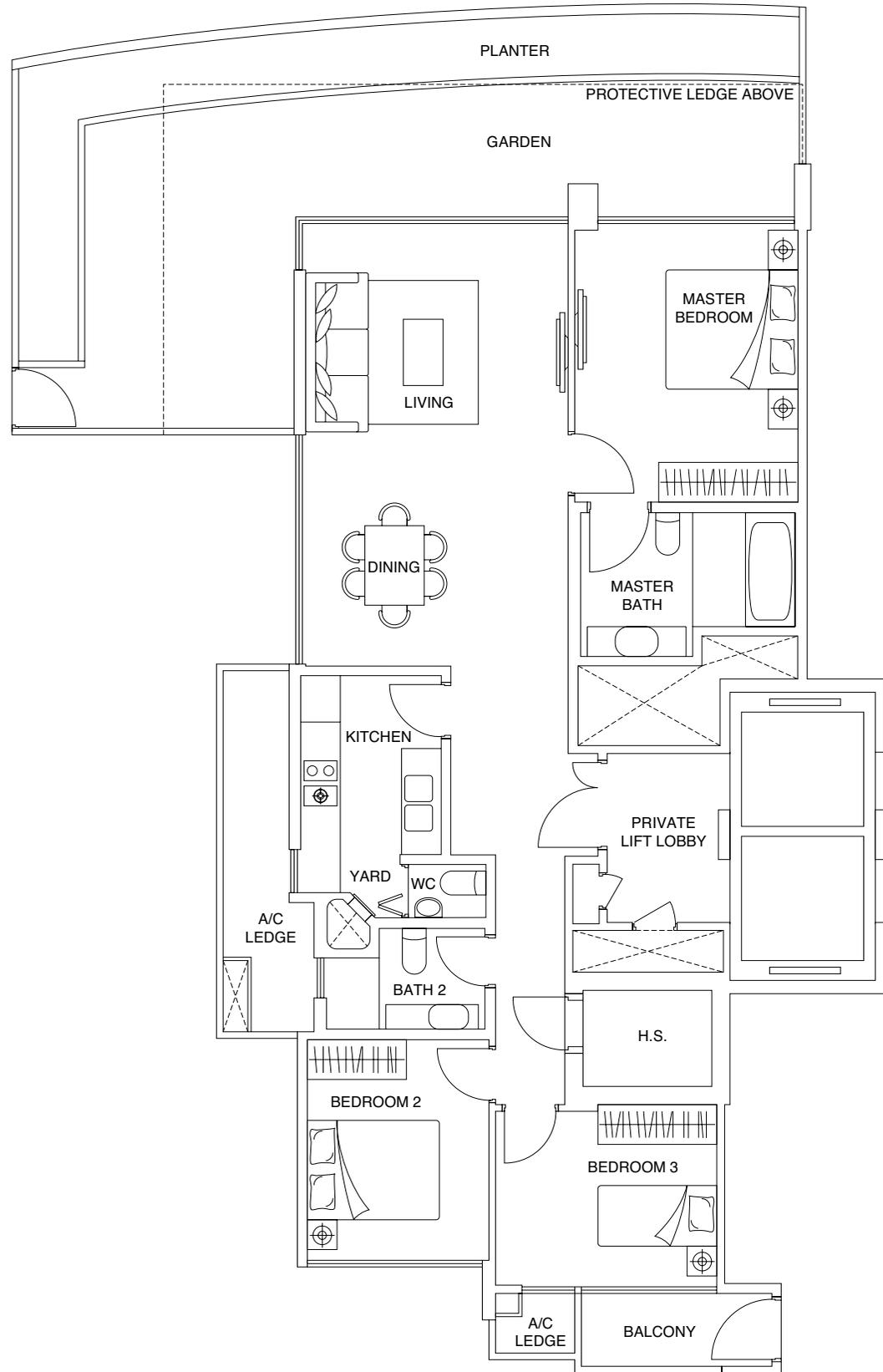
27 SIN MING WALK

3-BEDROOM GARDEN UNIT

TYPE **B3-G**

Unit #02-17

Area 164 sq m (1,765 sq ft)



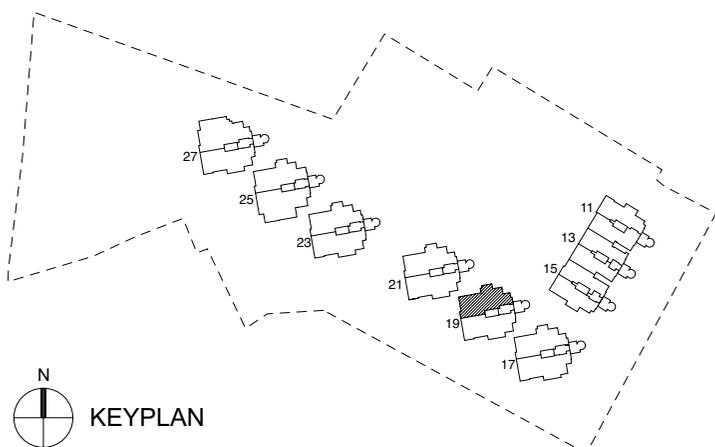
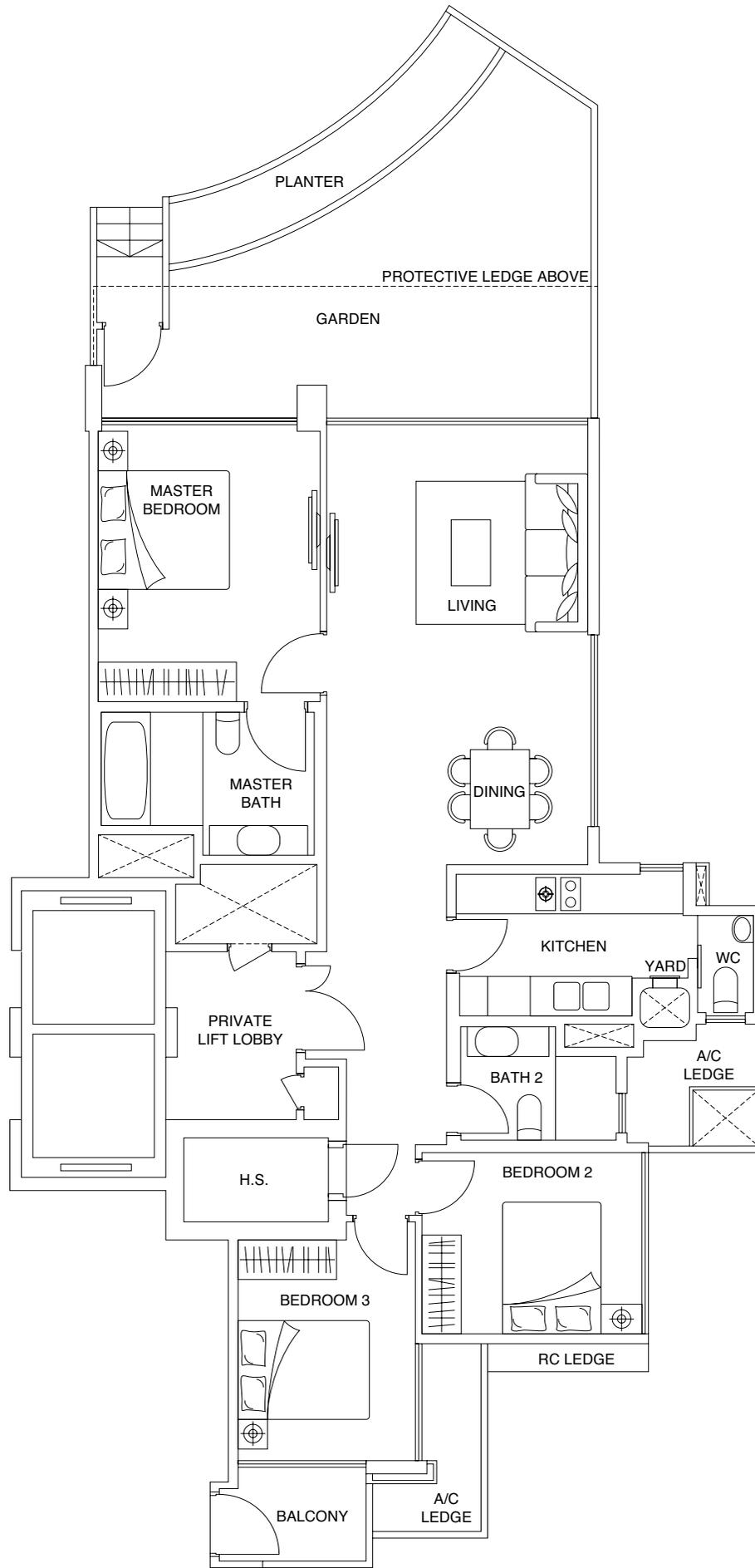
19 SIN MING WALK

3-BEDROOM GARDEN UNIT

TYPE **B4-G**

Unit #02-10

Area 149 sq m (1,604 sq ft)



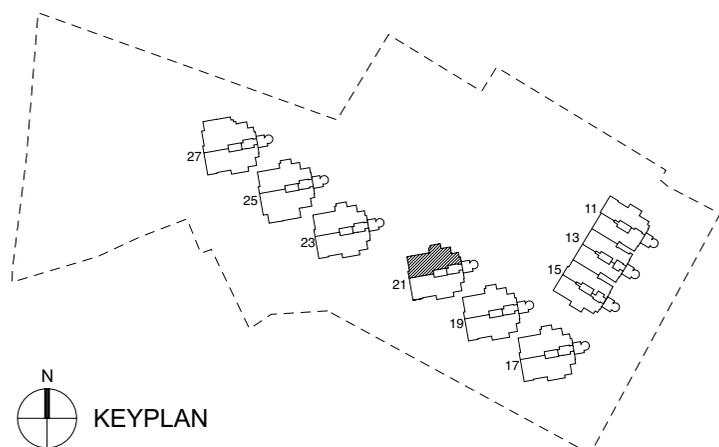
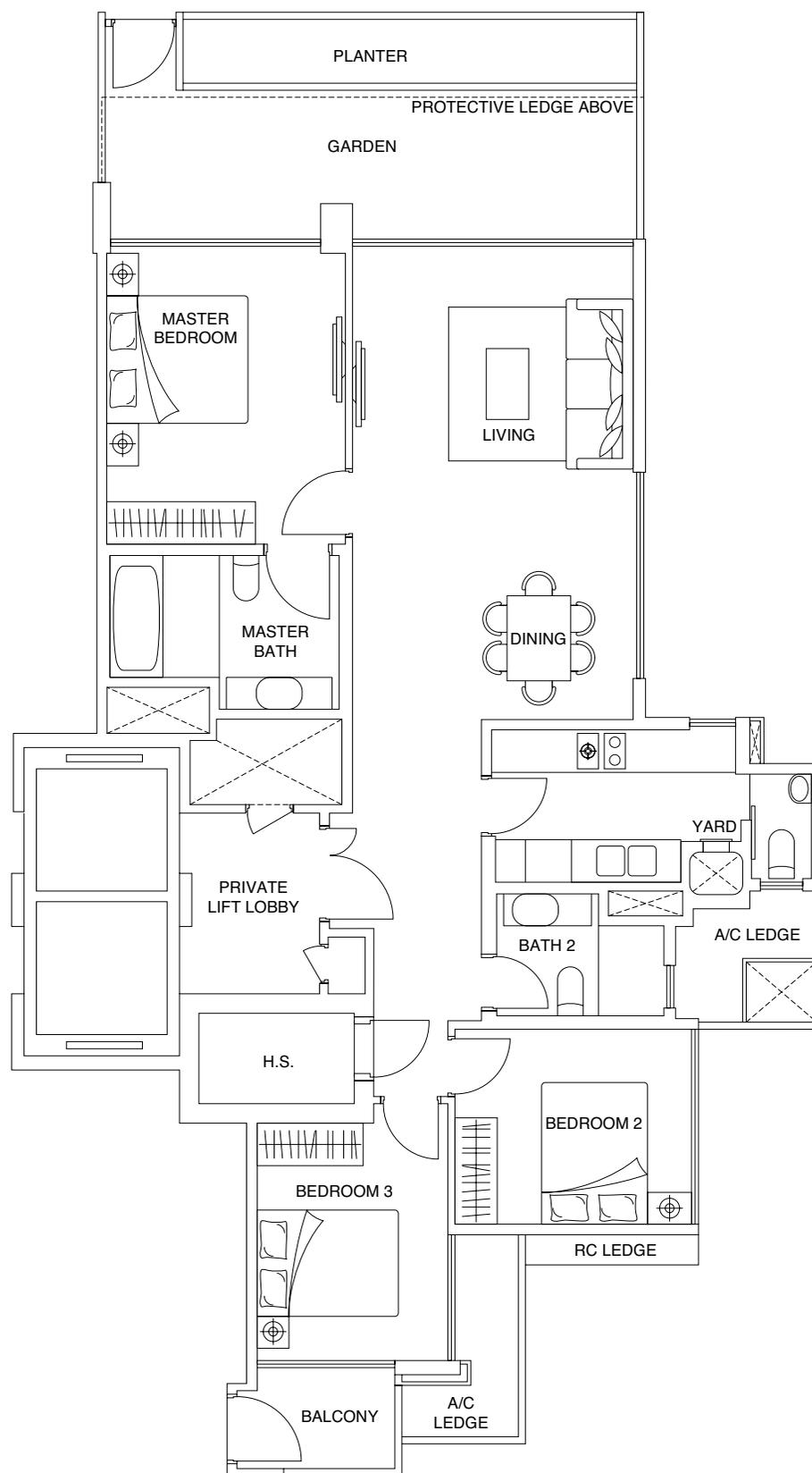
21 SIN MING WALK

3-BEDROOM GARDEN UNIT

TYPE **B4-G**

Unit #02-12

Area 140 sq m (1,507 sq ft)



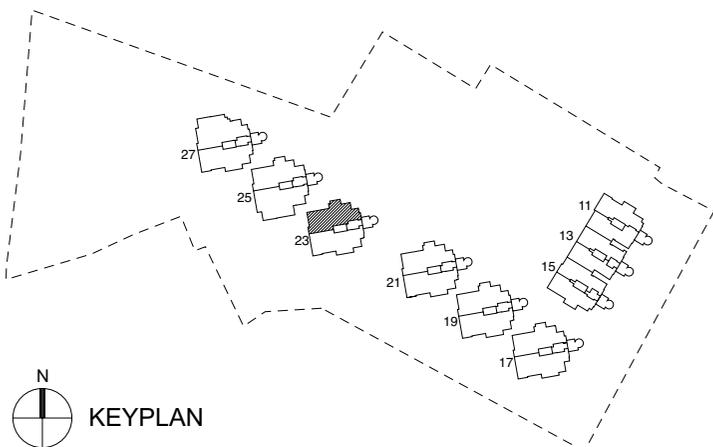
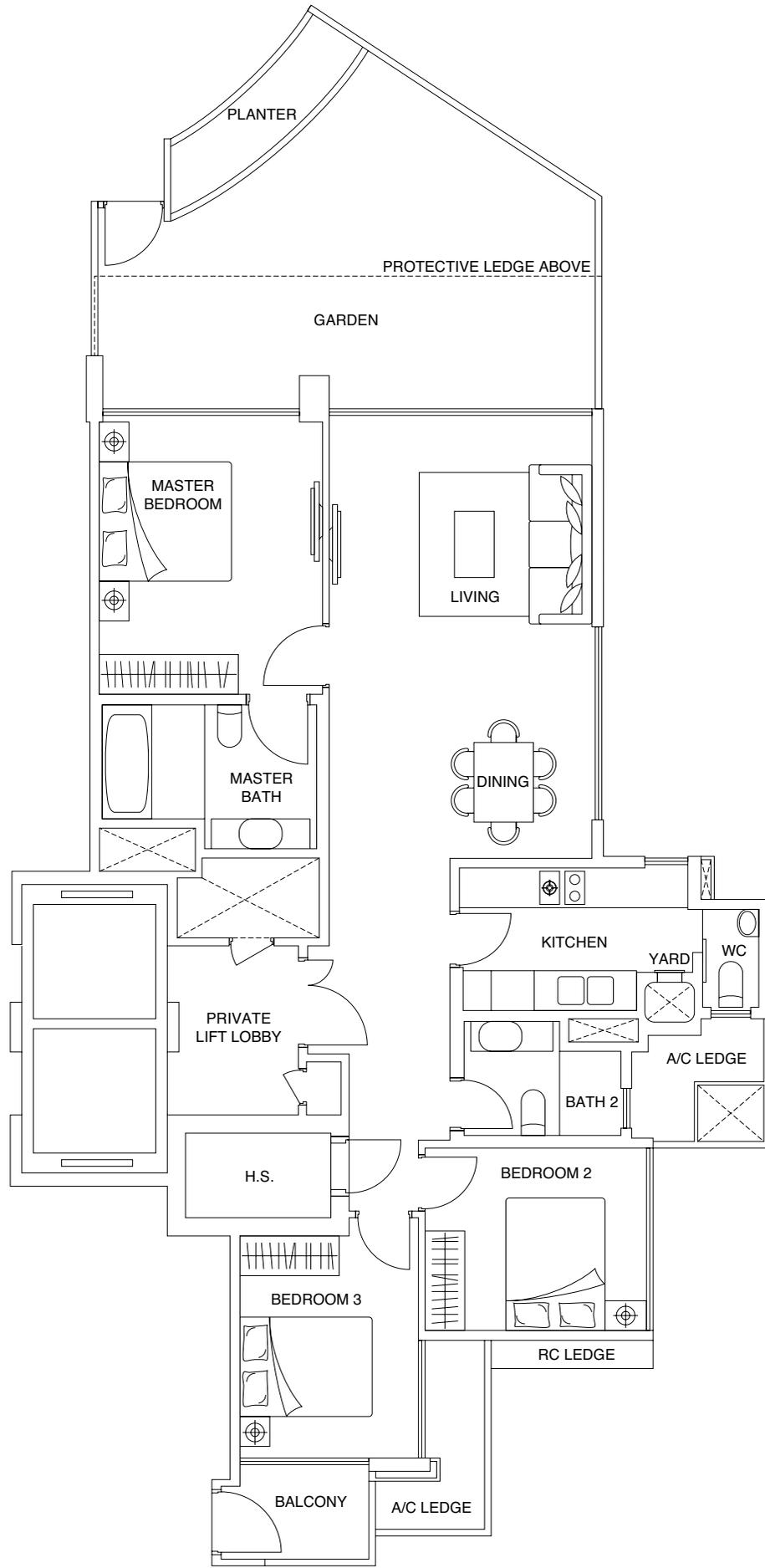
23 SIN MING WALK

3-BEDROOM GARDEN UNIT

TYPE **B4-G**

Unit #02-14

Area 150 sq m (1,615 sq ft)



 KEYPLAN

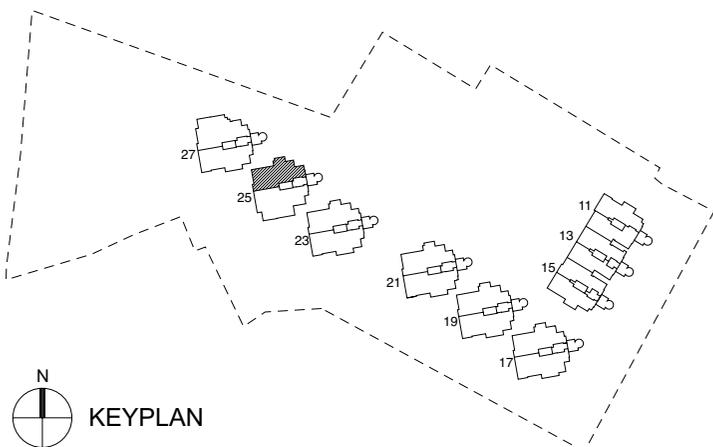
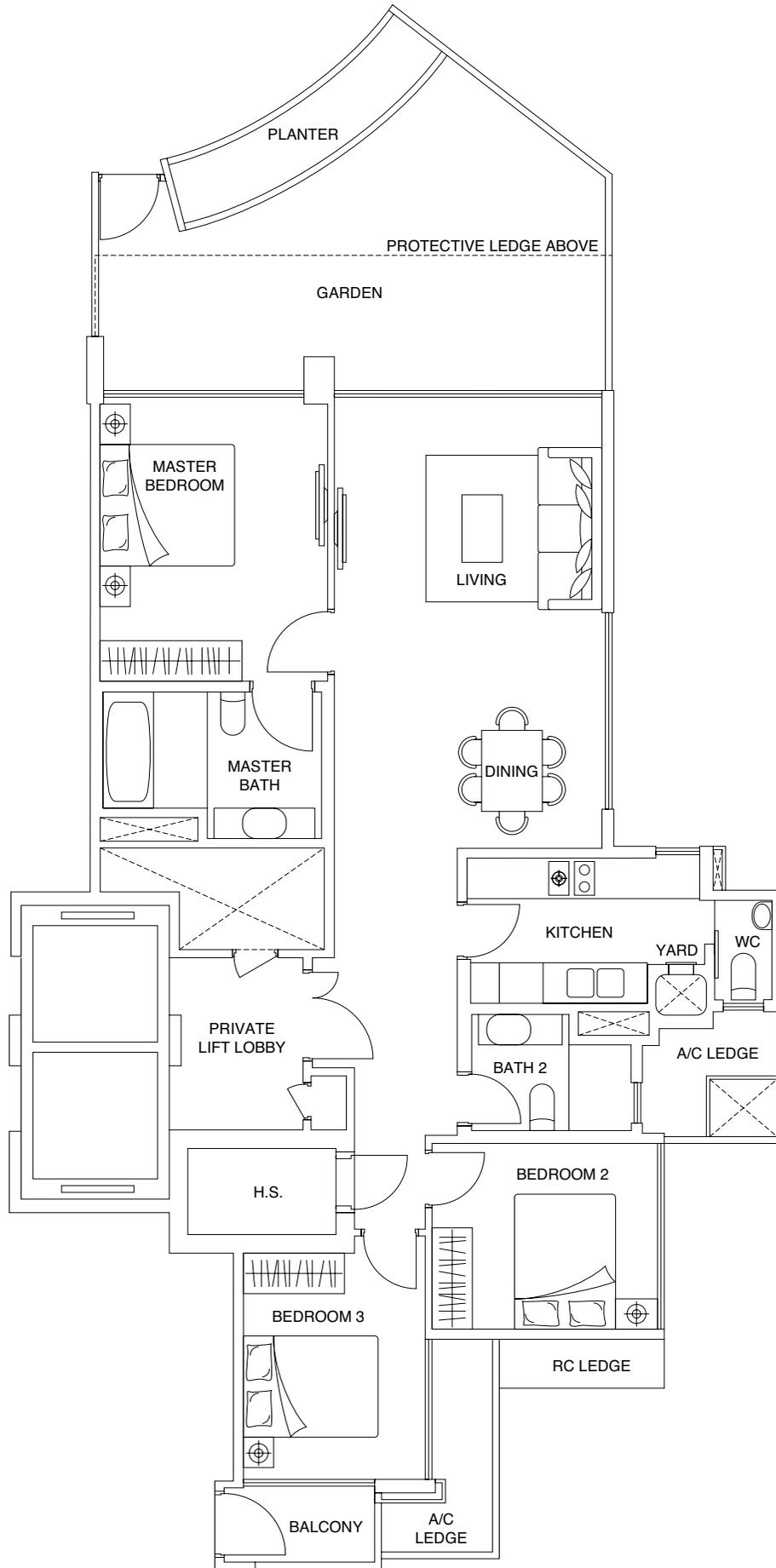
25 SIN MING WALK

3-BEDROOM GARDEN UNIT

TYPE **B5-G**

Unit #02-16

Area 148 sq m (1,593 sq ft)



KEYPLAN

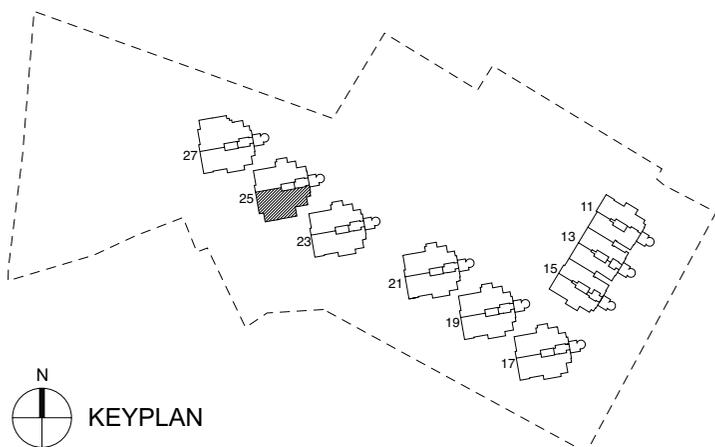
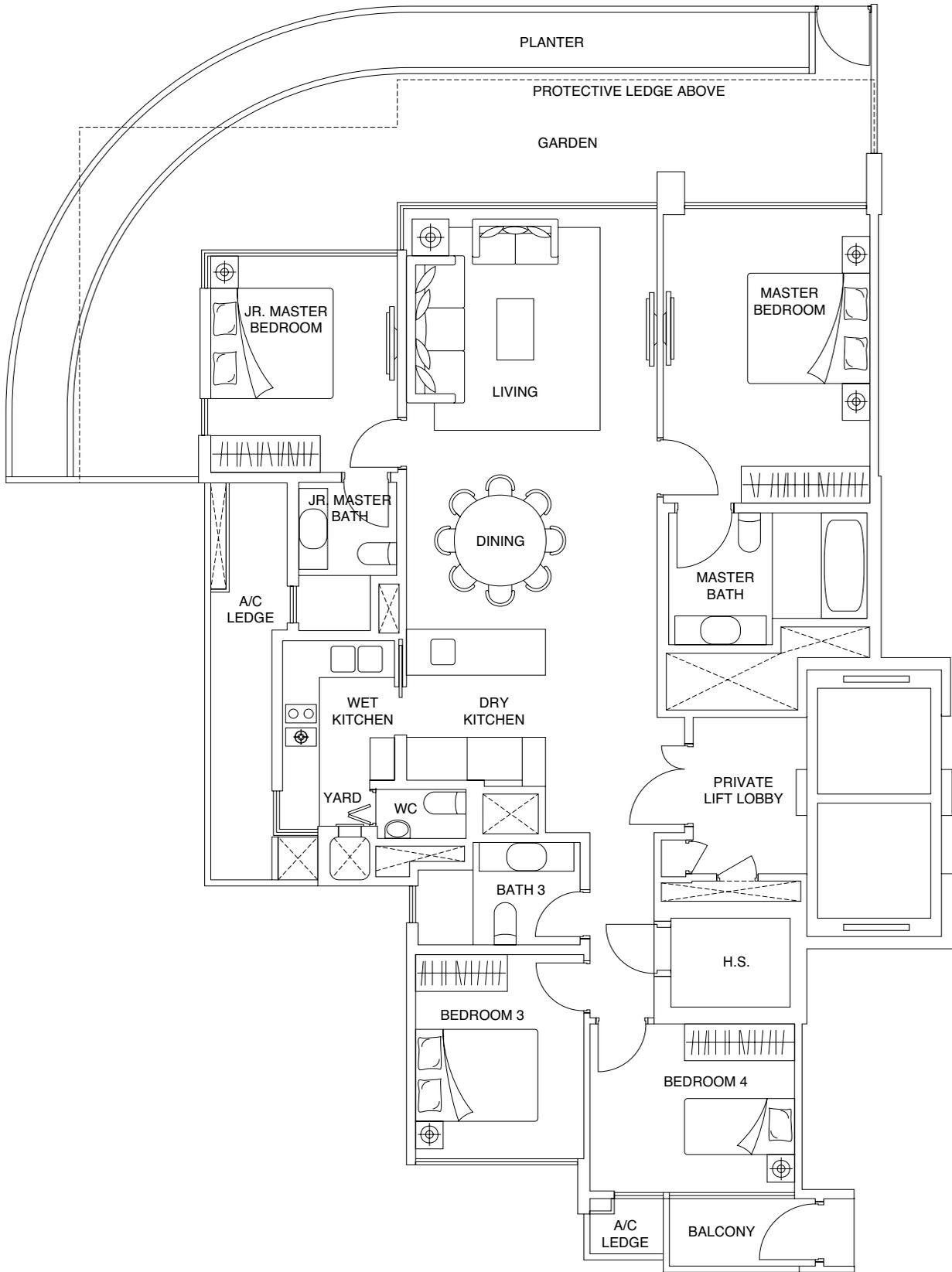
25 SIN MING WALK

4-BEDROOM GARDEN UNIT

TYPE **C1-G**

Unit #02-15

Area 195 sq m (2,099 sq ft)



N
KEYPLAN

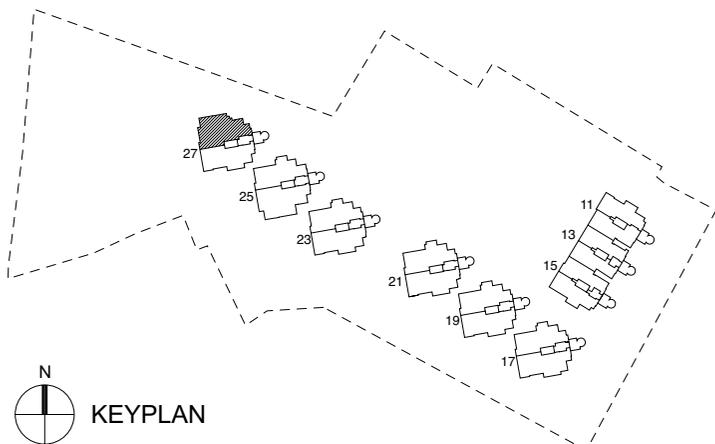
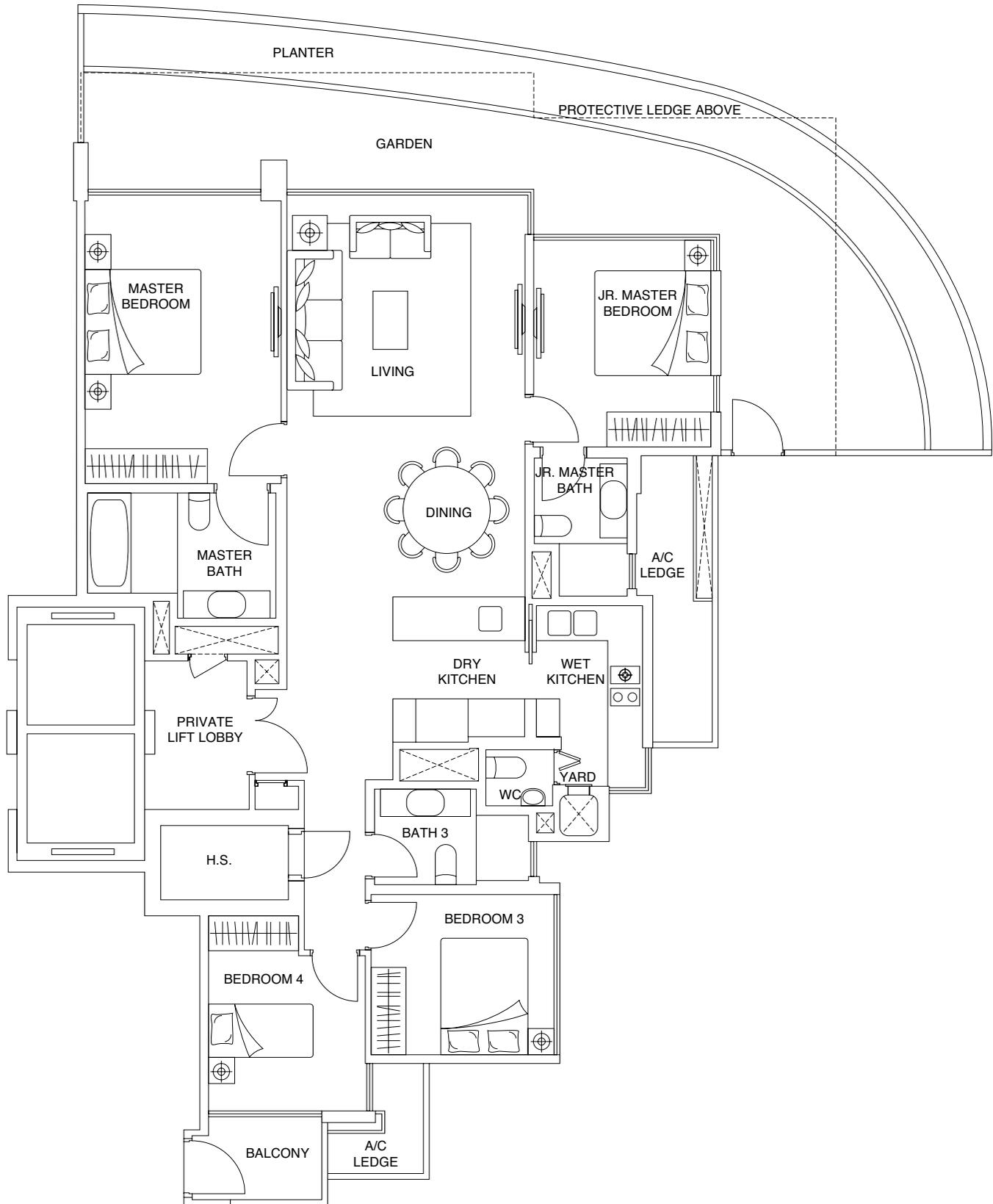
27 SIN MING WALK

4-BEDROOM GARDEN UNIT

TYPE **C2-G**

Unit #02-18

Area 192 sq m (2,067 sq ft)



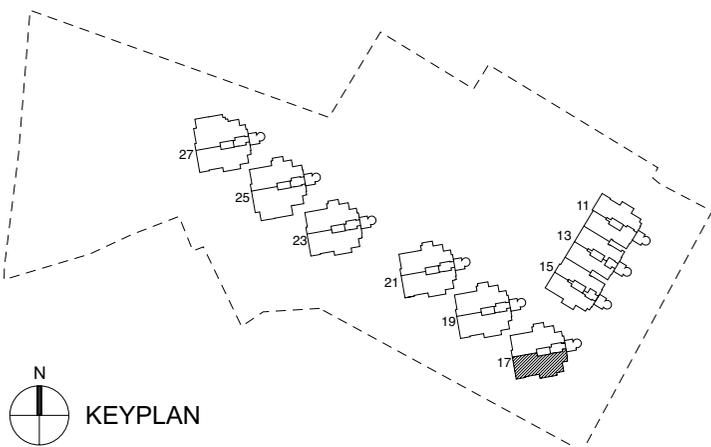
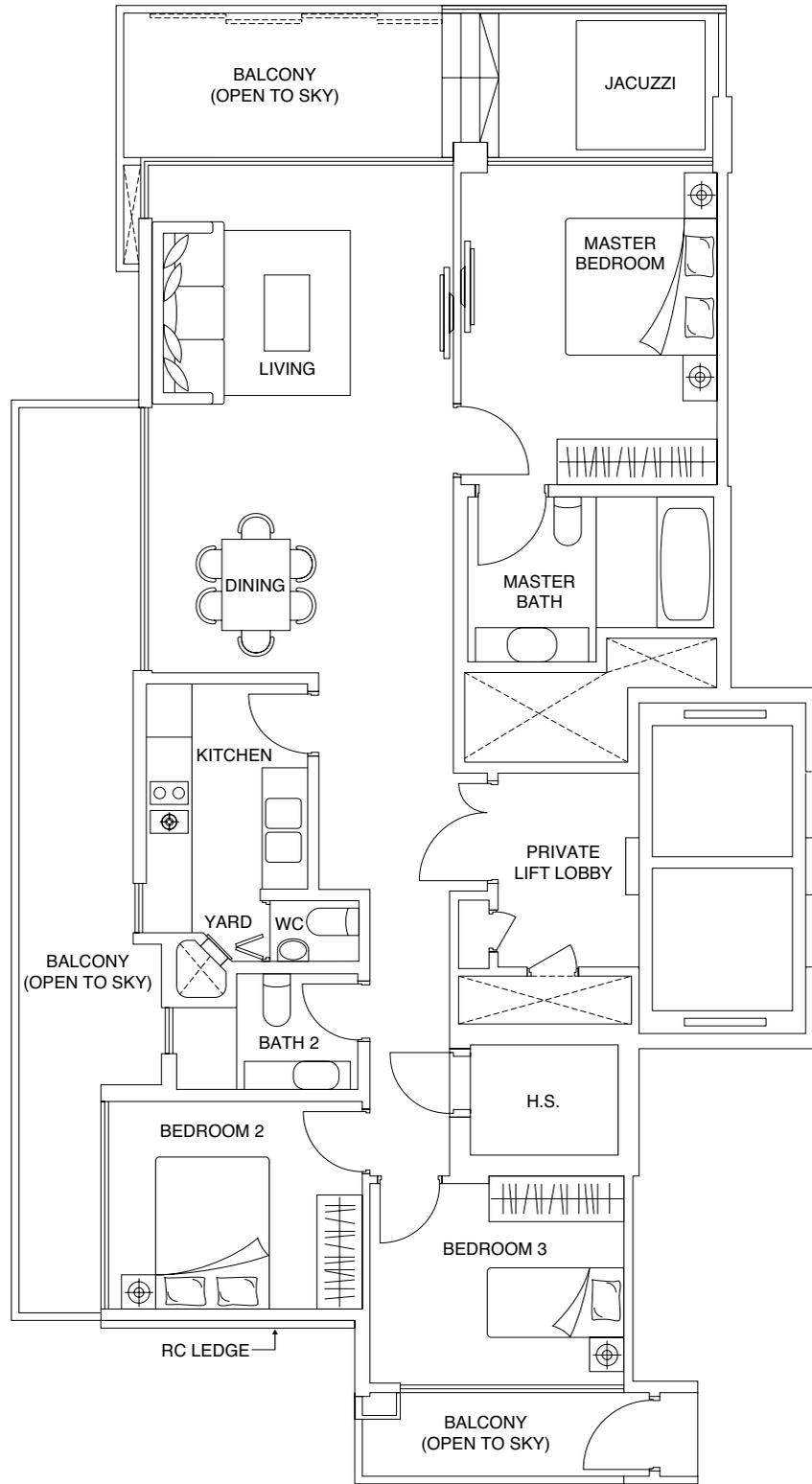
17 SIN MING WALK

3-BEDROOM PENTHOUSE

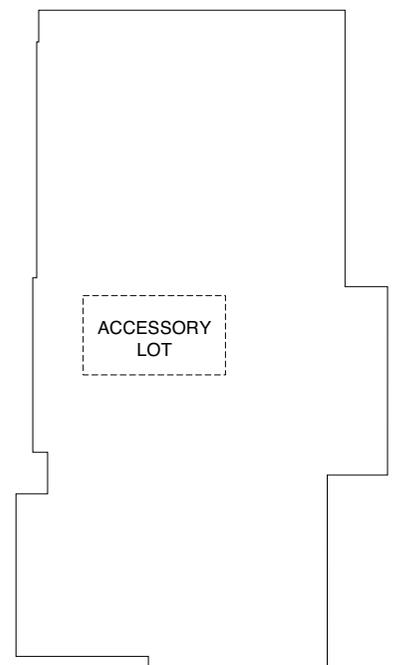
TYPE PH04

Unit #20-07

Area 152 sq m (1,636 sq ft)



N
KEYPLAN

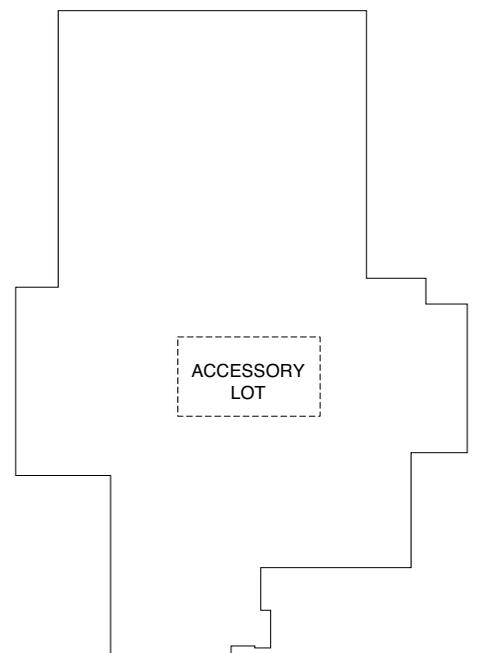
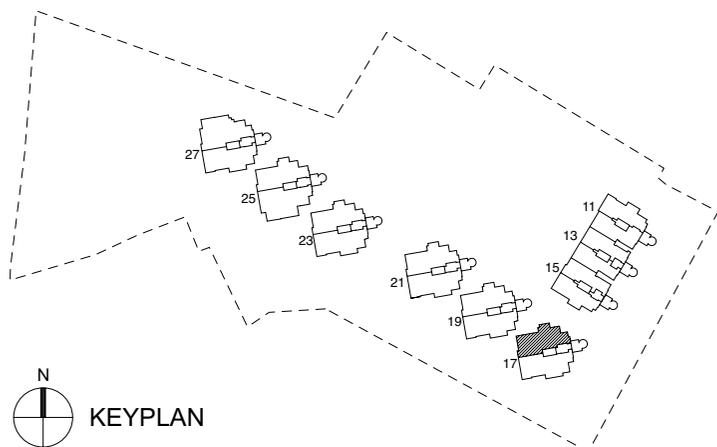
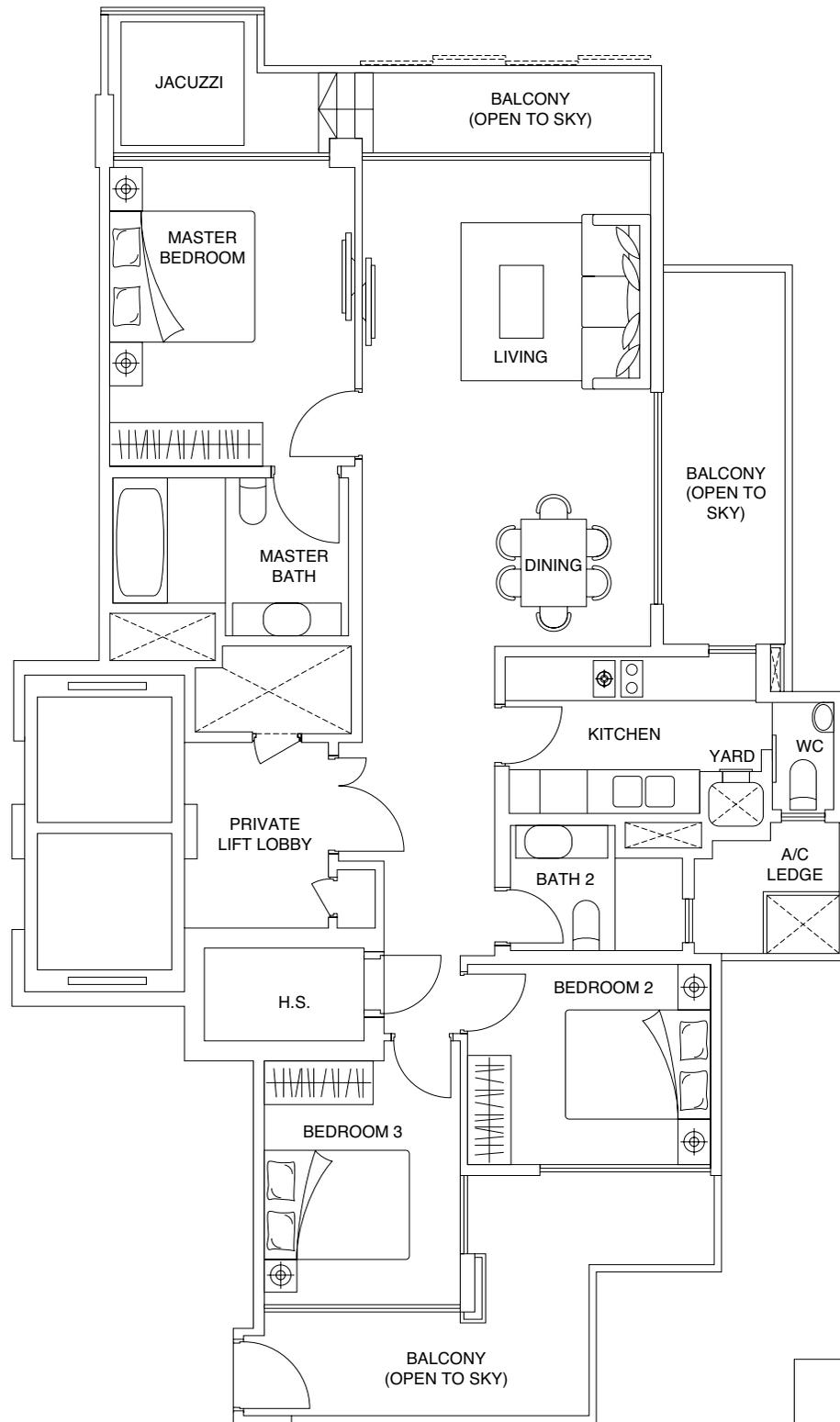


LOWER ROOF PART PLAN

TYPE PH05

Unit #20-08

Area 147 sq m (1,582 sq ft)



LOWER ROOF PART PLAN

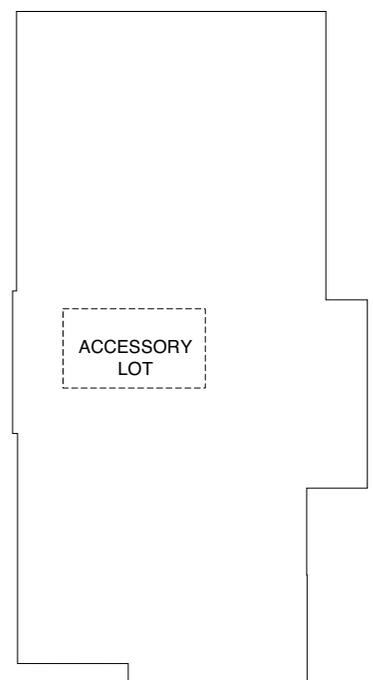
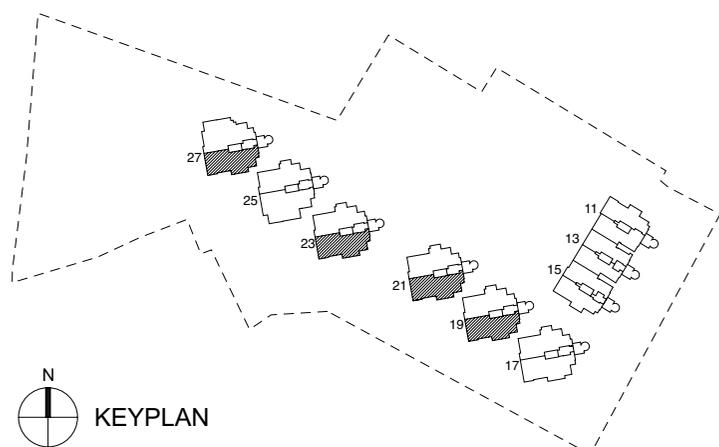
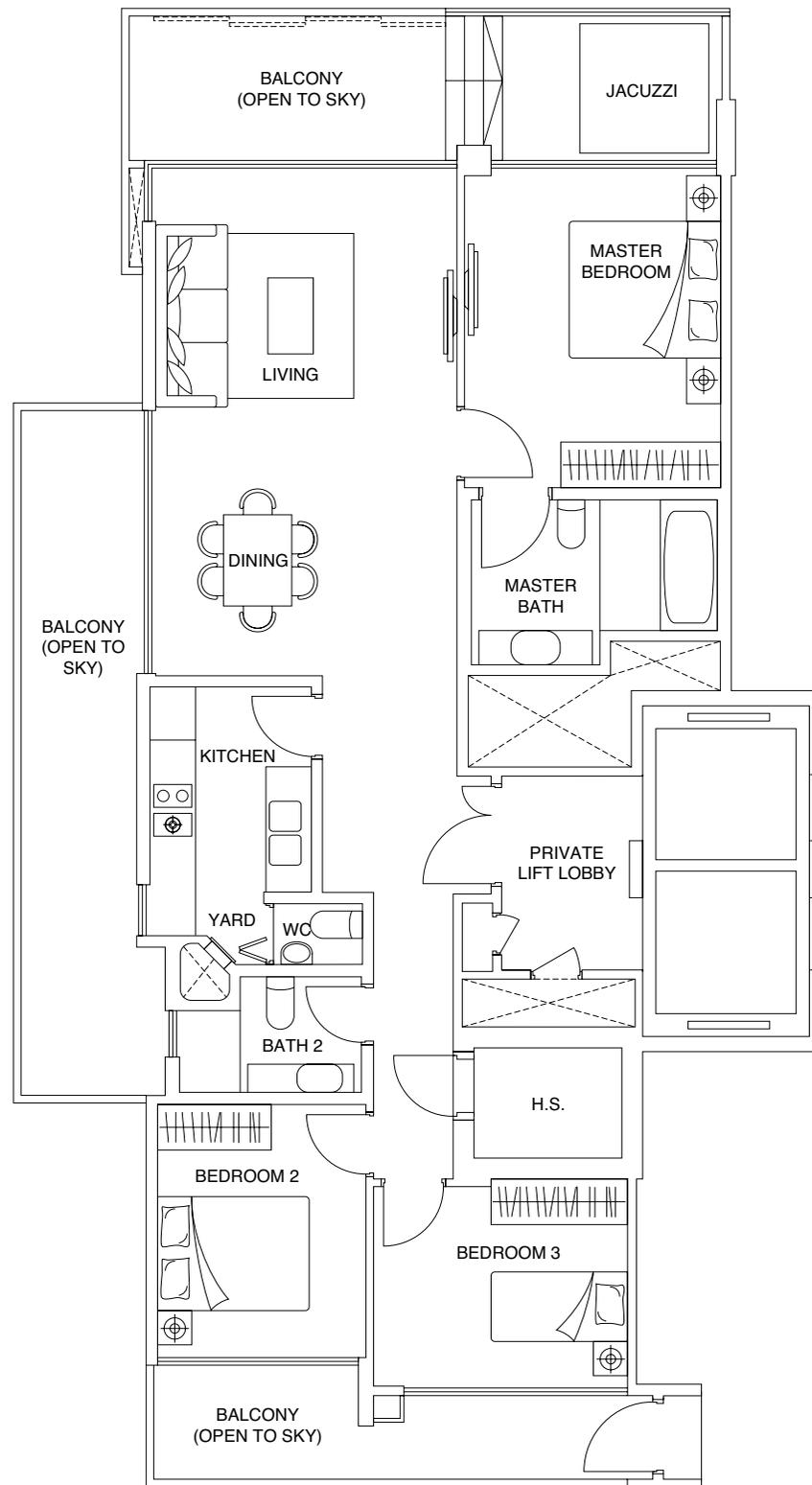
19, 21, 23, 27 SIN MING WALK

3-BEDROOM PENTHOUSE

TYPE PH06/08/10/14

Unit #20-09 / #20-11 / #20-13 / #20-17

Area 153 sq m (1,647 sq ft)



LOWER ROOF PART PLAN

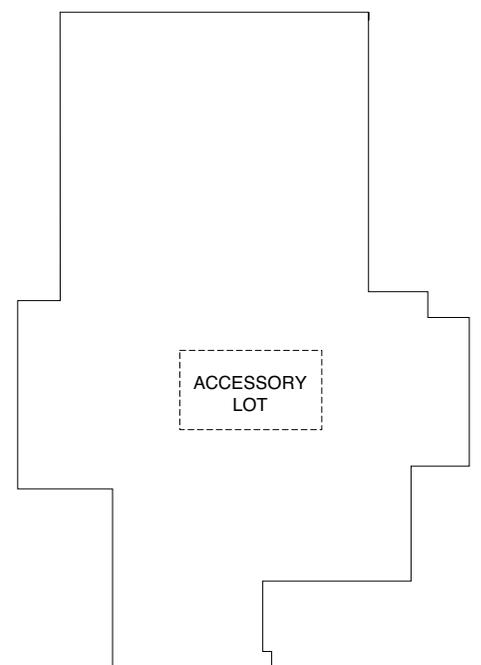
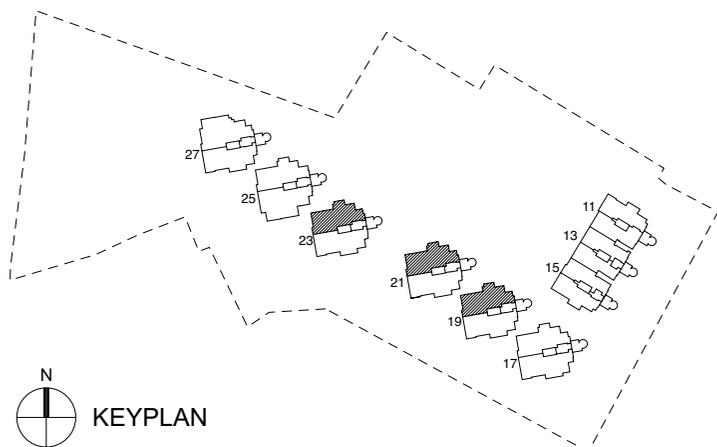
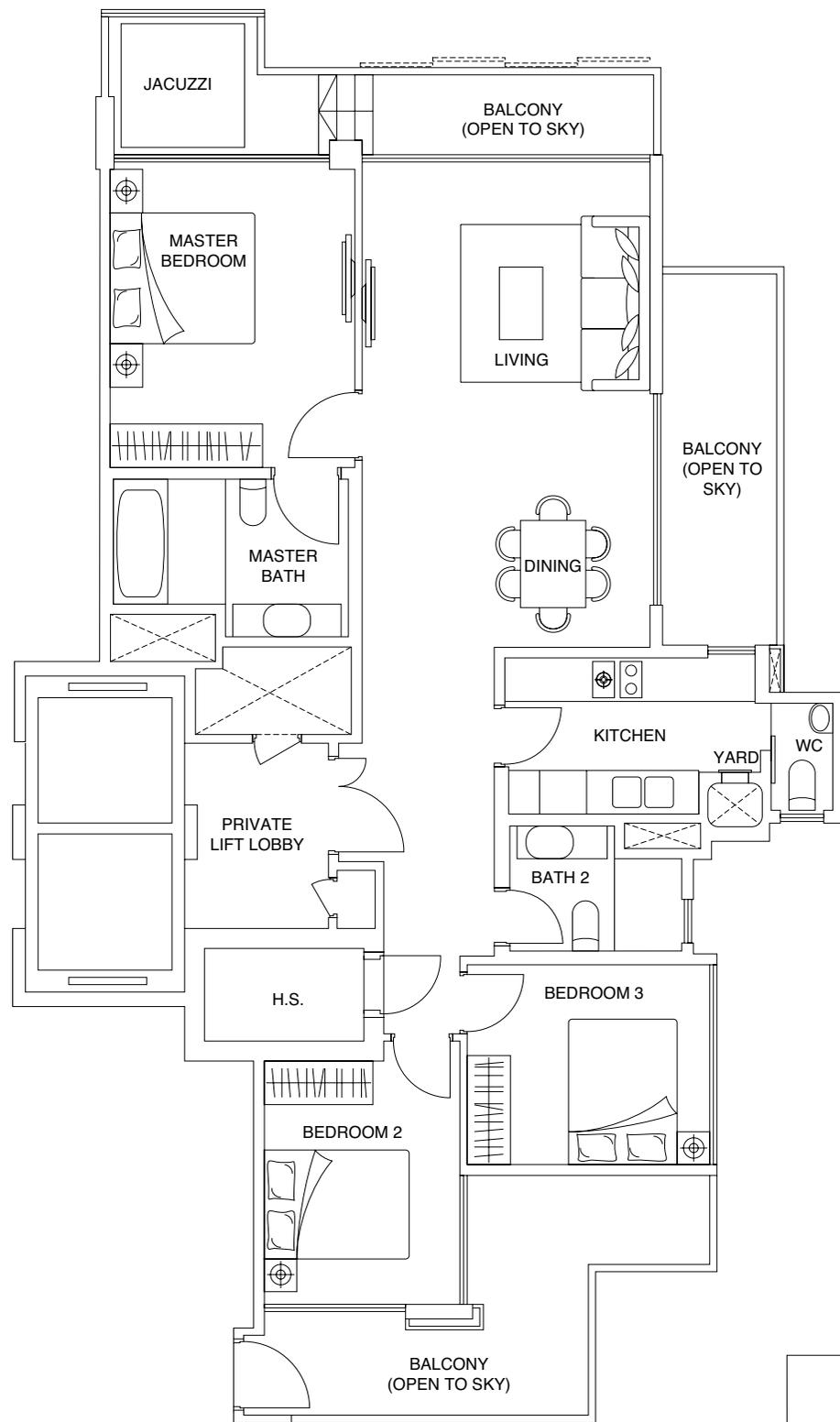
19, 21, 23 SIN MING WALK

3-BEDROOM PENTHOUSE

TYPE PH07/09/11

Unit #20-10 / #20-12 / #20-14

Area 146 sq m (1,572 sq ft)



LOWER ROOF PART PLAN

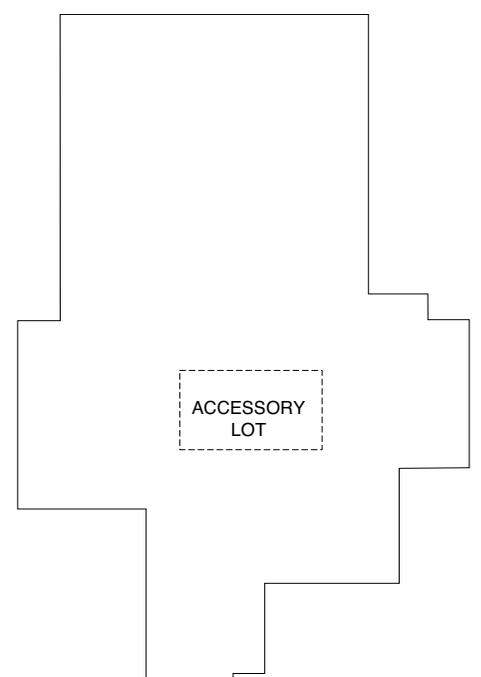
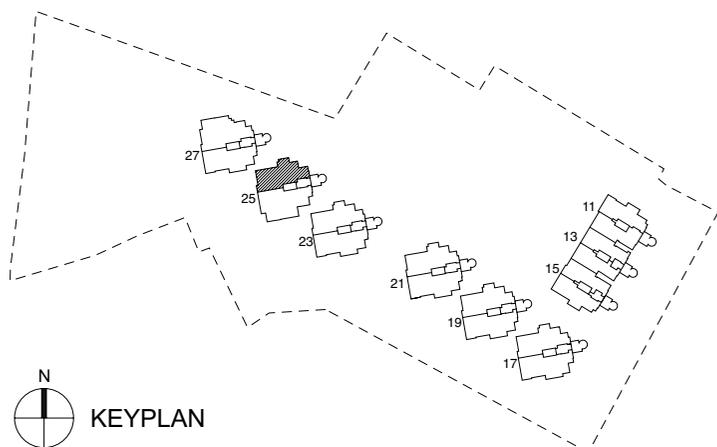
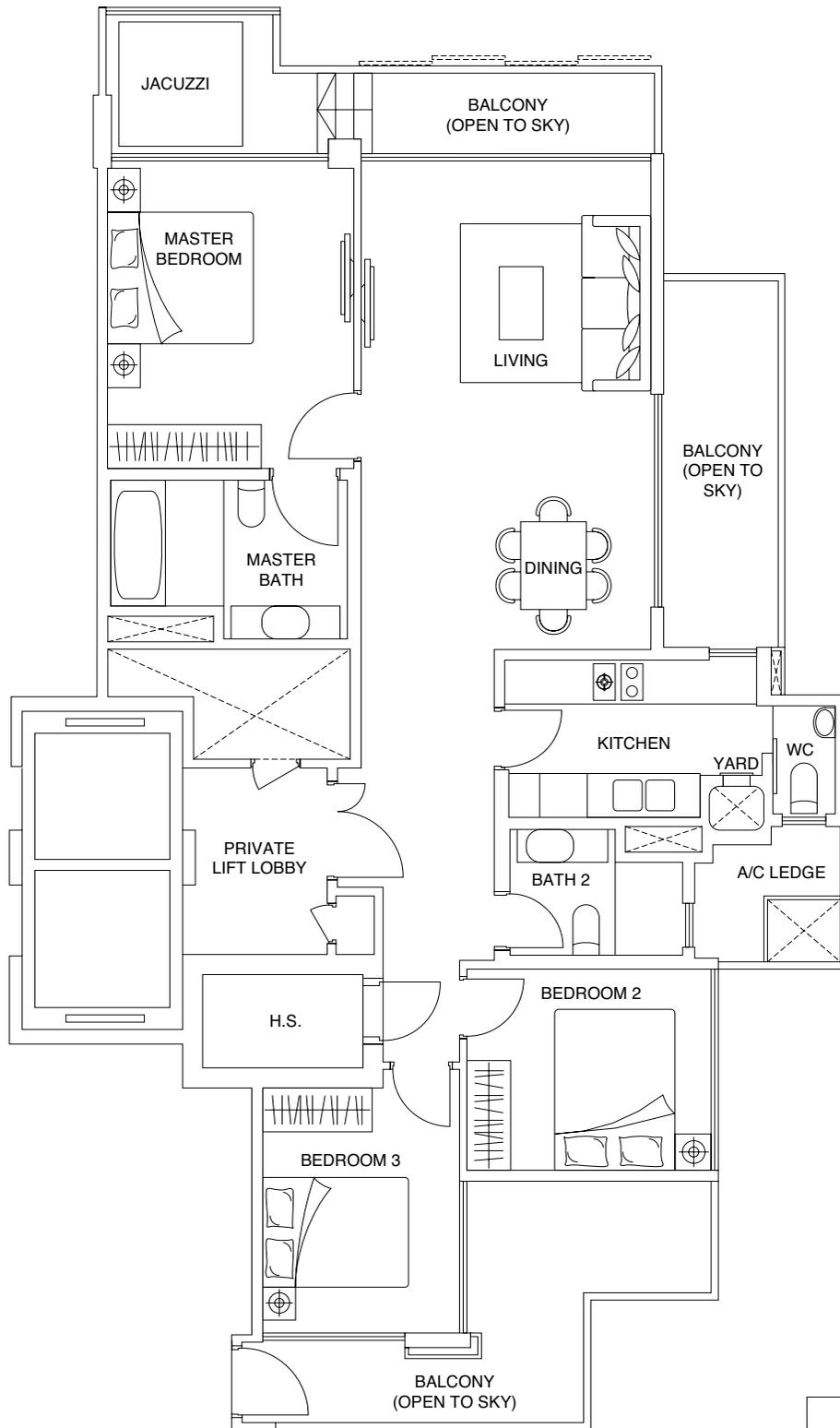
25 SIN MING WALK

3-BEDROOM PENTHOUSE

TYPE PH13

Unit #20-16

Area 146 sq m (1,572 sq ft)



LOWER ROOF PART PLAN

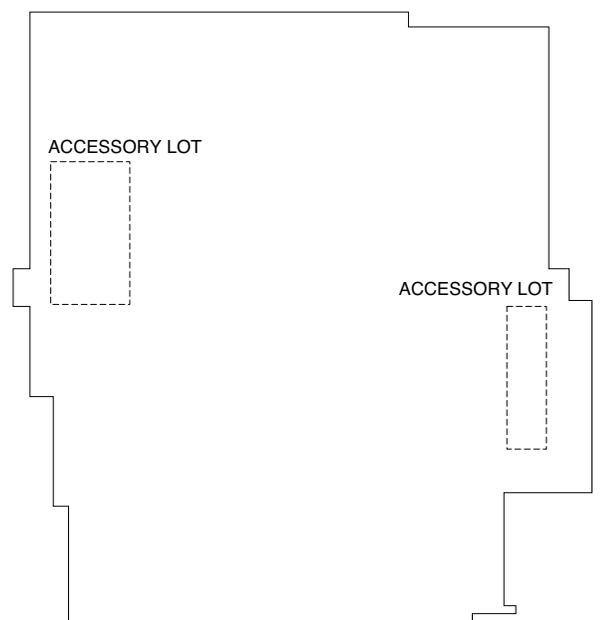
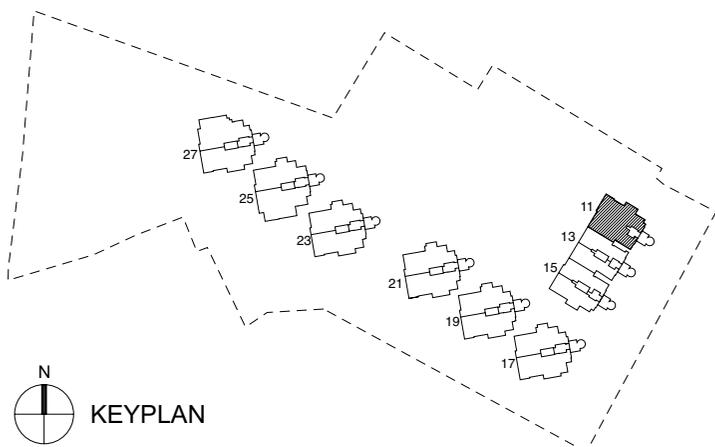
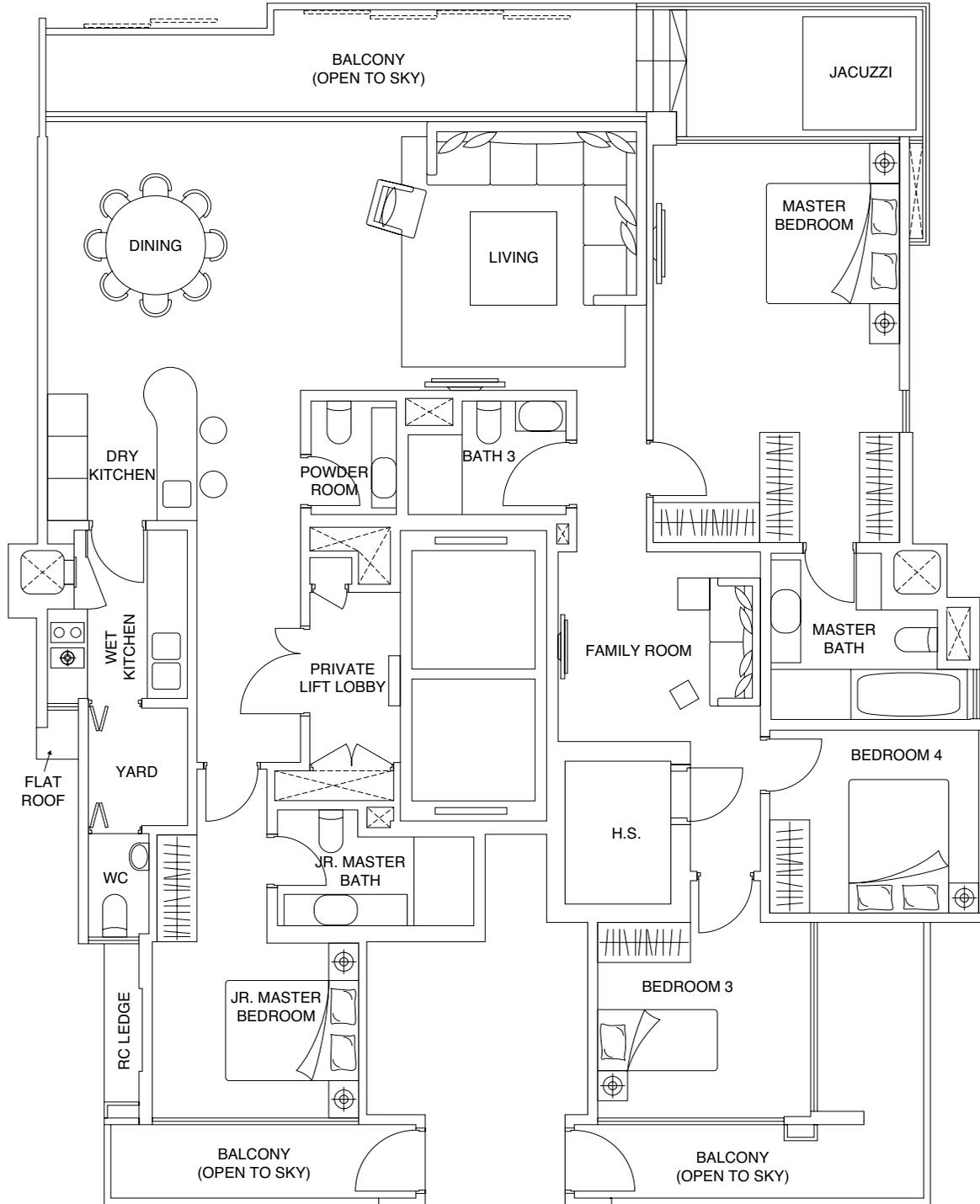
11 SIN MING WALK

4-BEDROOM PENTHOUSE

TYPE PH01

Unit #20-01

Area 215 sq m (2,314 sq ft)



LOWER ROOF PART PLAN

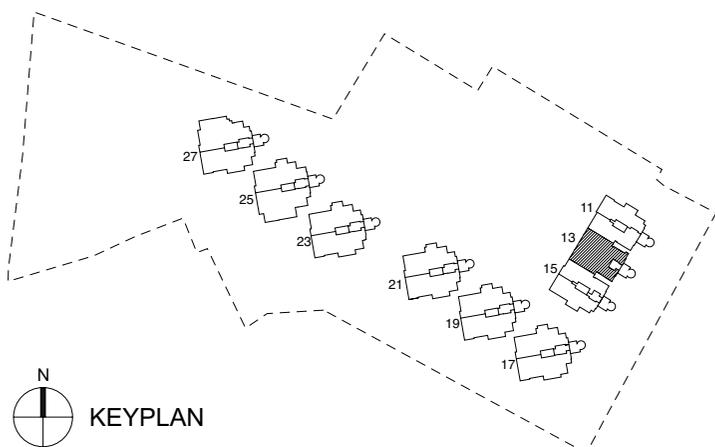
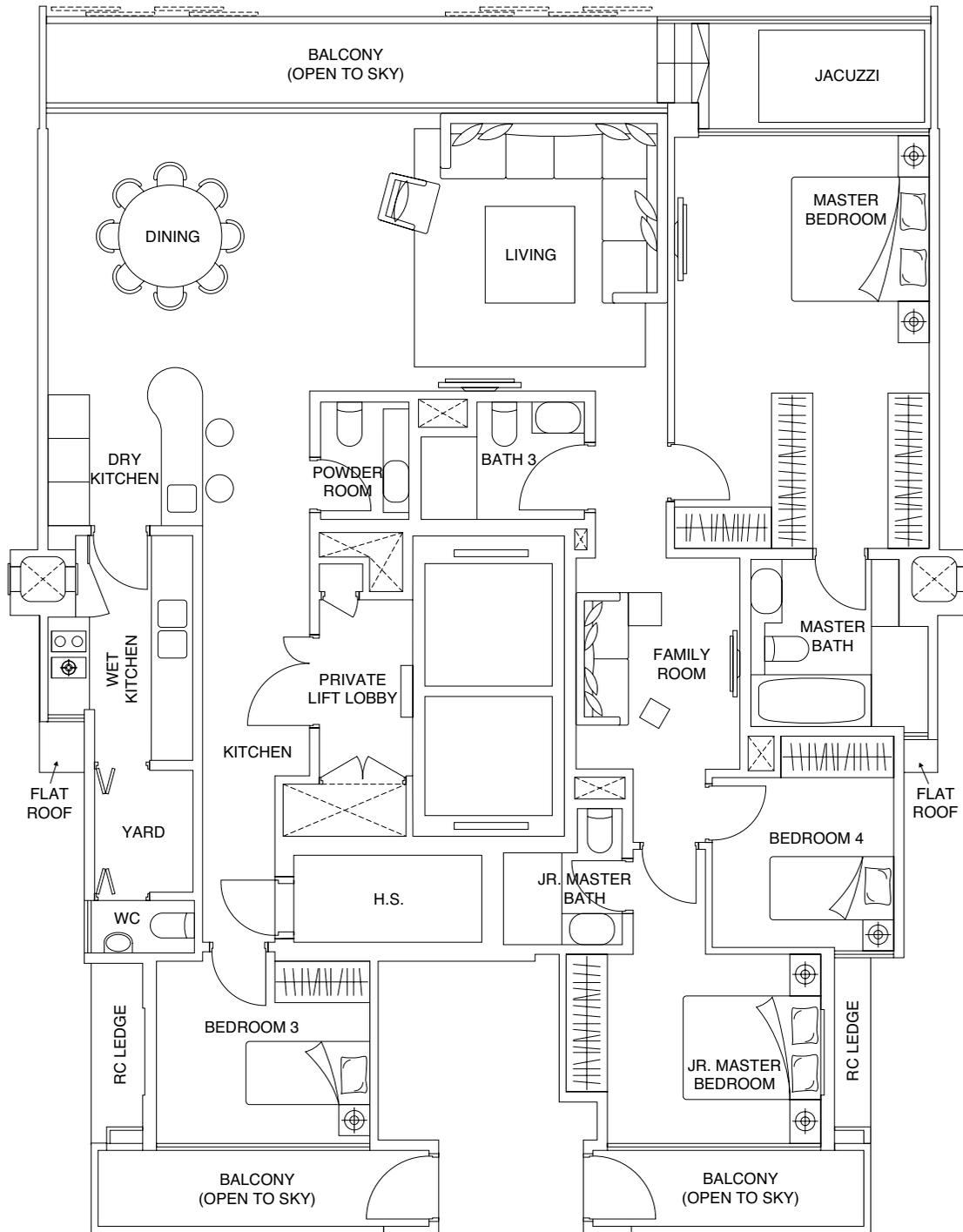
13 SIN MING WALK

4-BEDROOM PENTHOUSE

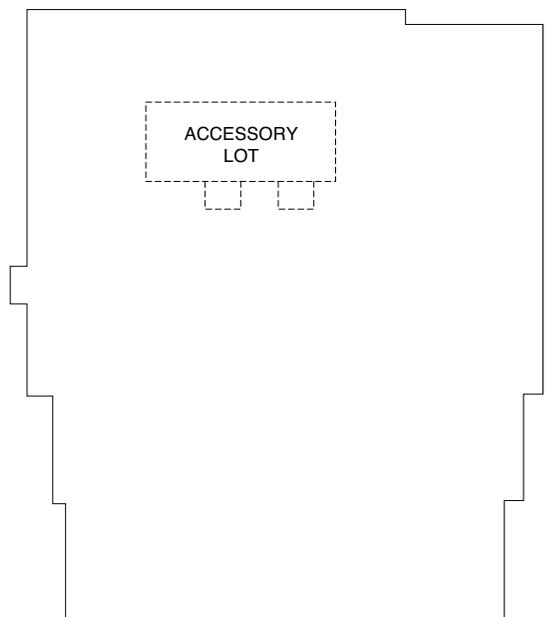
TYPE PH02

Unit #20-03

Area 199 sq m (2,142 sq ft)



KEYPLAN



LOWER ROOF PART PLAN

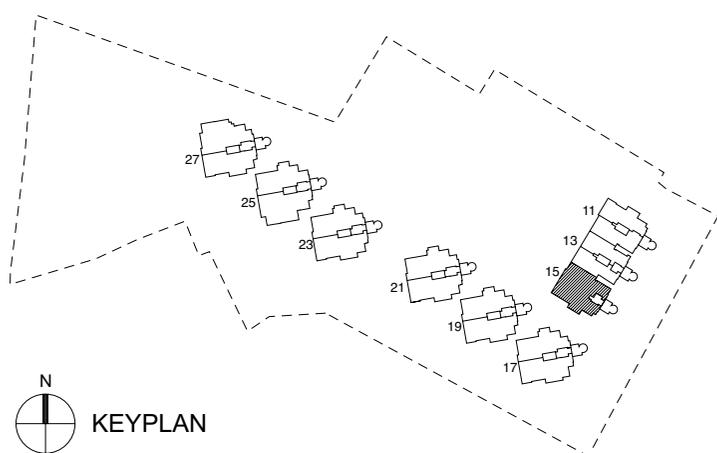
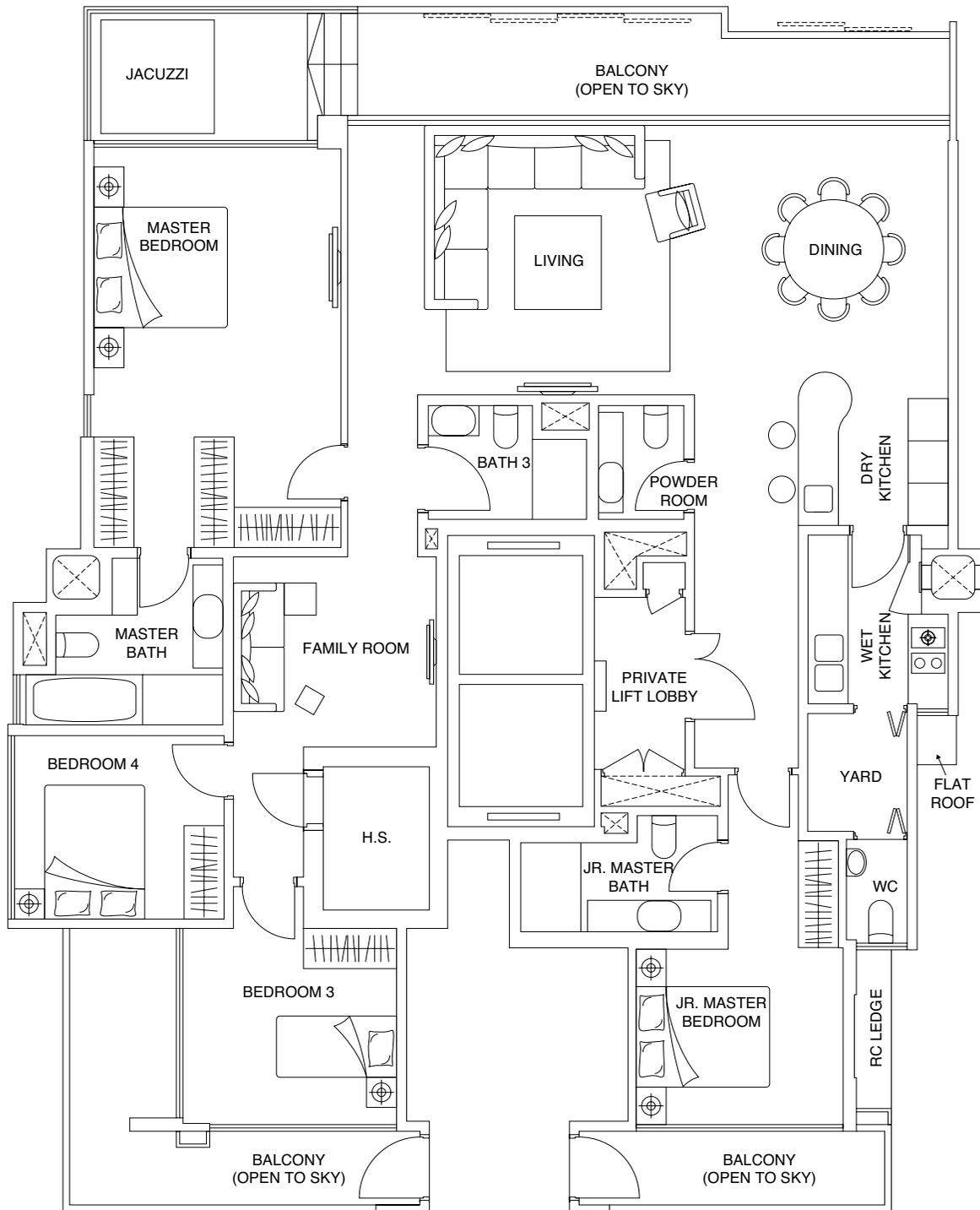
15 SIN MING WALK

4-BEDROOM PENTHOUSE

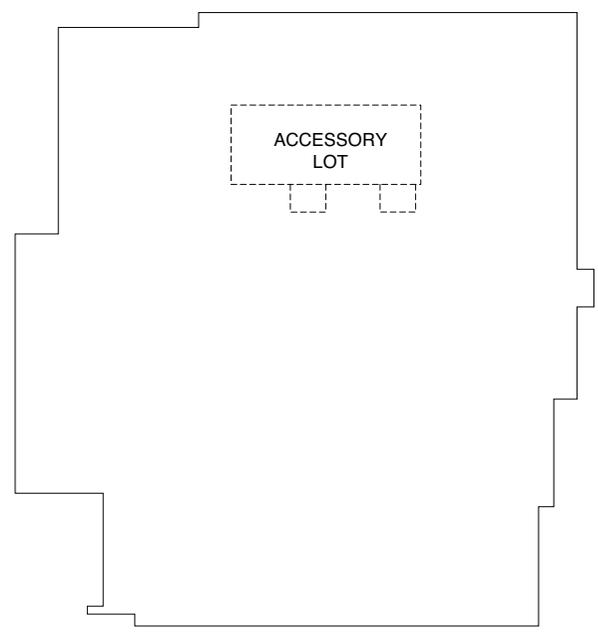
TYPE PH03

Unit #20-05

Area 214 sq m (2,303 sq ft)



N
KEYPLAN



LOWER ROOF PART PLAN

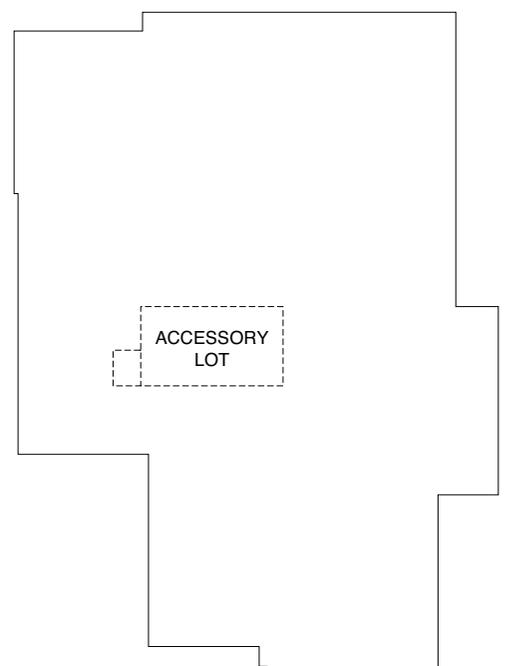
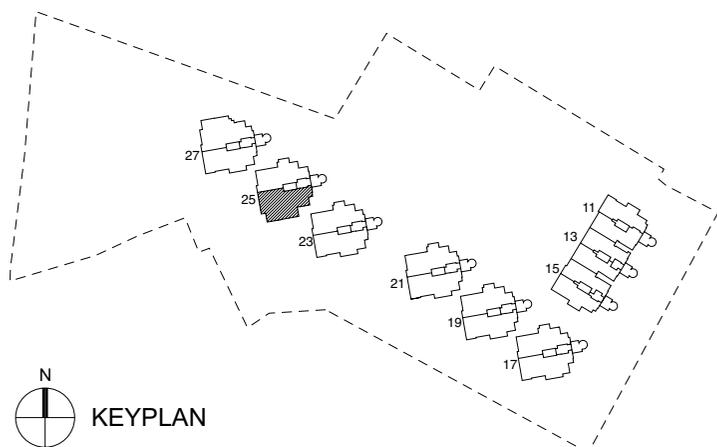
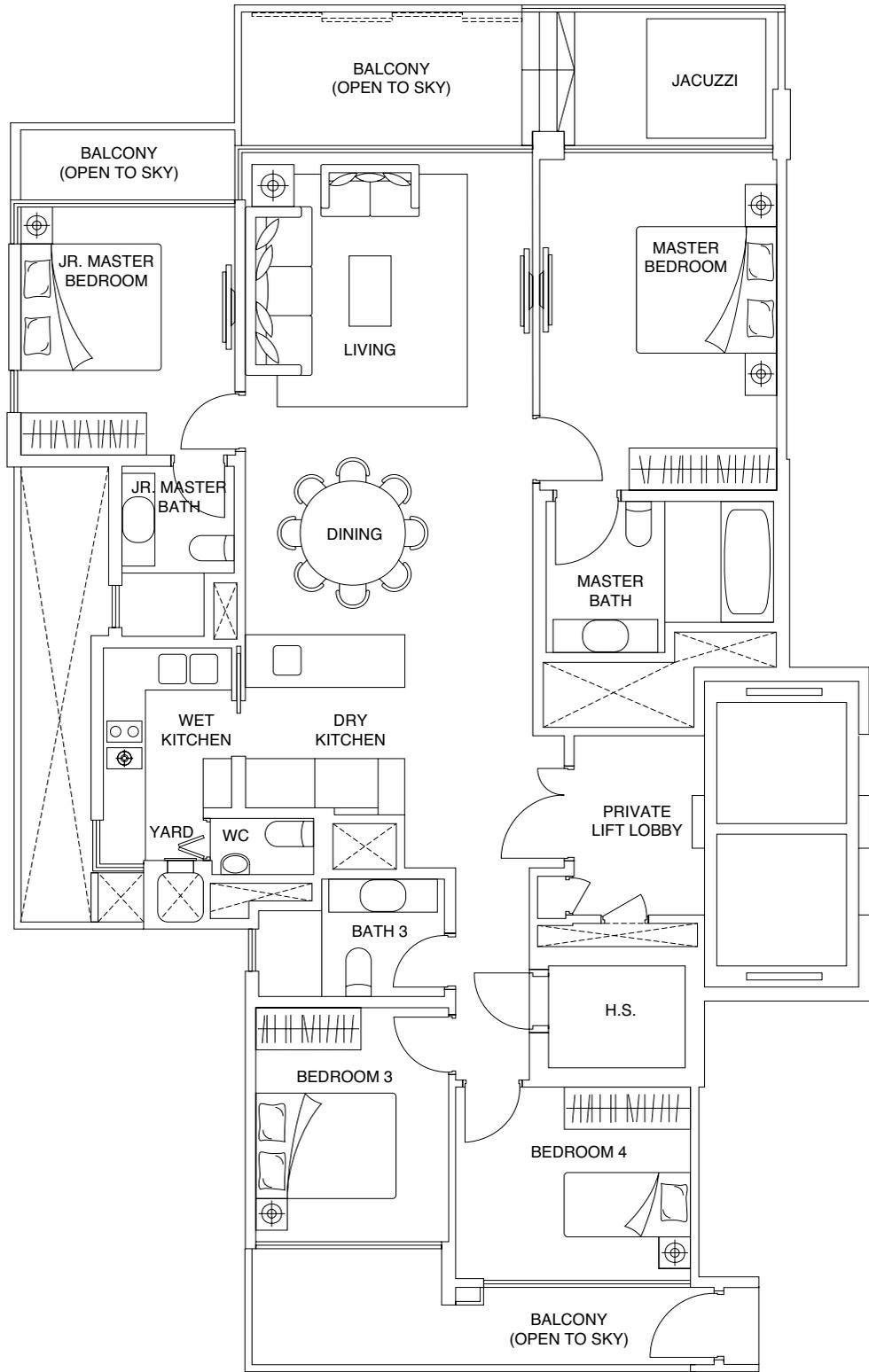
25 SIN MING WALK

4-BEDROOM PENTHOUSE

TYPE PH12

Unit #20-15

Area 167 sq m (1,798 sq ft)



LOWER ROOF PART PLAN

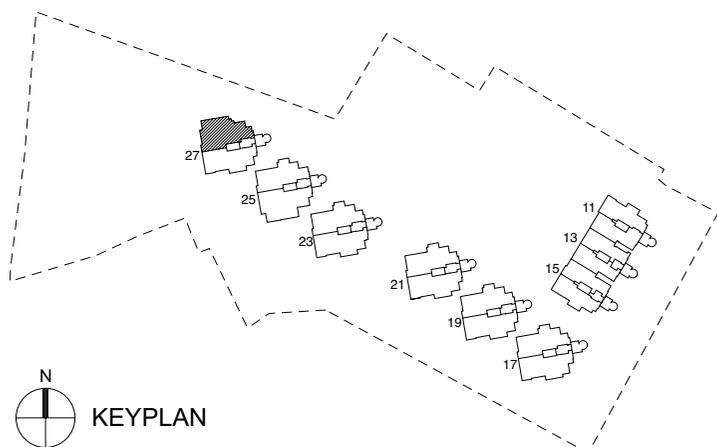
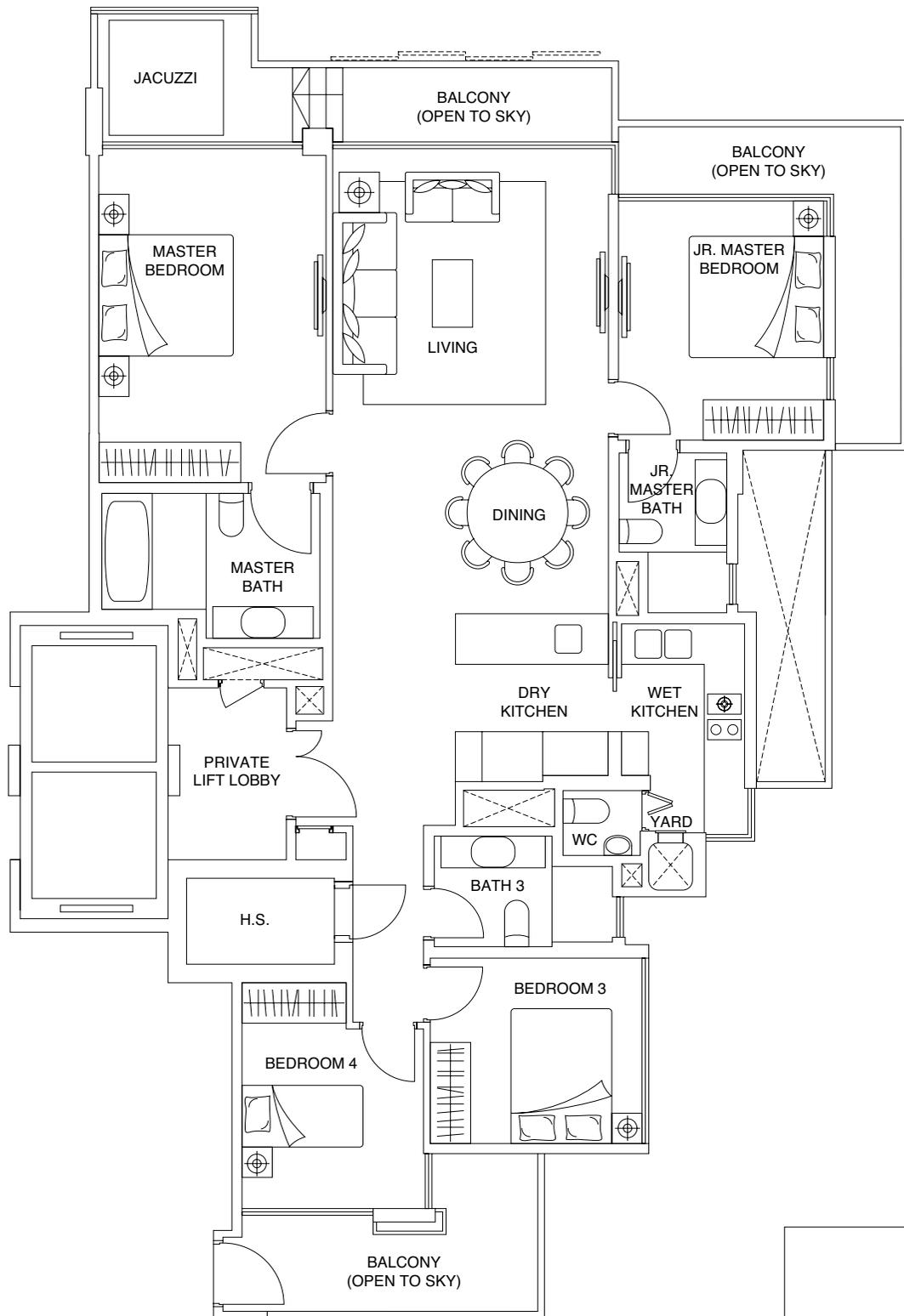
27 SIN MING WALK

4-BEDROOM PENTHOUSE

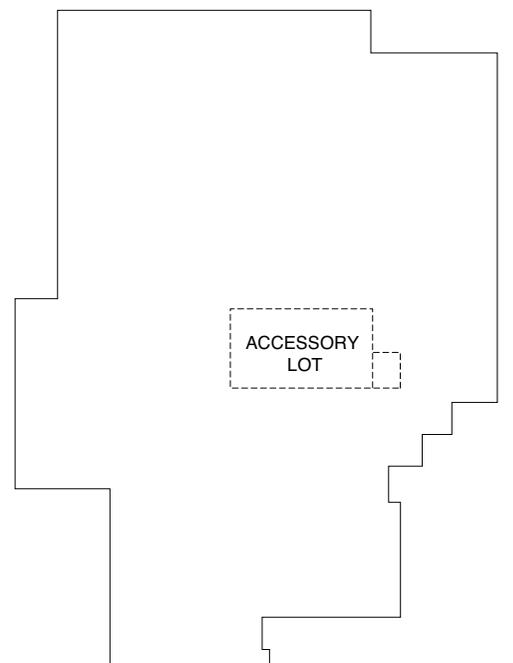
TYPE PH15

Unit #20-18

Area 166 sq m (1,787 sq ft)



N
KEYPLAN



LOWER ROOF PART PLAN

SPECIFICATIONS

- **FOUNDATION**

Cast-in-place concrete bored piles

- **SUPERSTRUCTURE**

Reinforced concrete structure

- **WALLS**

a. External Walls : Concrete and/or masonry wall

b. Internal Walls : RC wall and/or drywall partition system and/or masonry wall and/or glass partition

- **ROOF**

a. Flat Roof : Reinforced concrete slab with insulation and waterproofing system

b. Metal Roof : Metal Roof with insulation

- **CEILING**

Skim coating and/or plaster board with paint finish

- **FINISHES**

Wall

a. Living, Dining, Bedroom, Corridor leading to Bedroom, Dry Kitchen, Family Room, Entrance Foyer, Private Lift Lobby, Household Shelter (H.S.)
Paint finish

b. Bathroom, Powder Room
Stone and/or tile finish to false ceiling height

c. Kitchen, Wet Kitchen, Yard, Utility WC
Stone and/or tile finish to false ceiling height

d. Balcony, Open-to-sky Balcony, Roof Terrace
Paint finish

Note: All wall finishes are to exposed surfaces only.

Floor

a. Living, Dining, Corridor leading to Bedroom, Dry Kitchen, Family Room, Entrance Foyer, Private Lift Lobby
Stone finish

b. Bathroom, Powder Room
Stone and/or tile finish

c. Kitchen, Wet Kitchen, Yard, Utility WC
Stone and/or tile finish

d. Bedroom
Timber flooring

e. Household Shelter (H.S.)
Tile finish

f. Balcony, Open-to-sky Balcony, Roof Terrace (except for roof terraces for strata terrace houses)
Tile finish

g. Roof Terrace for Strata Terrace House
Stone and/or tile finish

h. Private Enclosed Space (P.E.S.), Garden
Stone and/or tile and/or timber finish and/or turf

Note: All floor finishes are to exposed surfaces only.

- **WINDOWS**

Aluminum framed windows with glazing

- **DOORS**

a. Main Entrance
Timber door

b. Bedroom, Bathroom, Powder Room, Kitchen
Timber and/or aluminum door with/without glazing

c. Utility WC
Aluminum and/or PVC door

d. Household Shelter (H.S.)
Metal H.S. door

e. Balcony, Open-to-sky Balcony, Roof Terrace, Garden, Private Enclosed Space (P.E.S.)
Aluminum door with glazing and/or metal door

f. Tower Unit: Garden to Common Area
Metal gate

g. Strata Terrace House: Private Enclosed Space (P.E.S.) to Common Area
Metal and/or glass gate

- **IRONMONGERY**

Good quality locksets and ironmongery to be provided to all doors

- **SANITARY WARES, FITTINGS AND ACCESSORIES**

a. Master Bathroom

- 1 shower cubicle with 1 hand shower set and 1 overhead shower (not applicable to 2-bedroom units)
- 1 long bath with 1 bath mixer set
- 1 wash basin with basin mixer
- 1 water closet
- 1 towel rail and/or 1 towel ring
- 1 toilet paper holder
- 1 mirror

b. Other Bathrooms

- 1 shower cubicle with 1 hand shower set or 1 long bath with 1 bath mixer set
- 1 wash basin with basin mixer
- 1 water closet
- 1 towel rail and/or 1 towel ring
- 1 toilet paper holder
- 1 mirror

c. Powder Room

- 1 wash basin with basin mixer
- 1 water closet
- 1 towel rail and/or 1 towel ring
- 1 toilet paper holder
- 1 mirror

d. Utility WC

- 1 hand shower set
- 1 wash basin and basin mixer
- 1 water closet
- 1 towel rail and/or 1 towel ring
- 1 toilet paper holder
- 1 bib tap

e. Garden

- 1 bib tap

f. Roof Terrace

- 1 bib tap

g. Private Enclosed Space (P.E.S.)

- 1 or 2 bib tap(s)

- **ELECTRICAL INSTALLATION**

a. Electrical wiring for lighting and power point shall be provided

b. Sufficient points are provided

- **TV/TELEPHONE POINTS**

Sufficient TV and Telephone points are provided

- **LIGHTNING PROTECTION**

Lightning protection system shall be provided in accordance with Singapore Standard Code of Practice SS 555

- **PAINTING**

a. Internal Walls : Emulsion paint

b. External Walls: Textured coating paint and/or other approved exterior paint

- **WATERPROOFING**

Waterproofing shall be provided to floor slabs of Bathroom, Powder Room, Utility WC, Kitchen, Yard, Planter, Balcony, Roof Terrace, Private Enclosed Space (P.E.S.) (if appropriate)

- **DRIVEWAY AND CARPARK**

a. Surface Driveway/Ramp
Stone and/or pavers and/or tarmac and/or concrete

b. Basement Car Park/Driveway
Reinforced concrete slab

- **RECREATION FACILITIES**

a. Outdoor Facilities

- Main Pool
- Lap Pool
- Spa Pool
- Children's Waterplay Pool

- Waterslide
- Sun Deck
- Floating Island Deck
- Putting Green
- Themed Gardens
- Meditation Deck
- Reflexology Corner

b. **Indoor Facilities**

- Gymnasium
- Multi-purpose Hall
- Massage and Spa Room
- Golf Simulator
- Children Play Area
- Club Lounge
- Changing Rooms

• **ADDITIONAL ITEMS**

• **Kitchen Cabinets**

- Kitchen cabinets with solid surface worktop or stone countertop and stainless steel sink and mixer

• **Kitchen Appliances**

Typical Units and Penthouse Units (except PH-01, PH-02 and PH-03)

- 1 cooker hood, 1 electric induction cooker, 1 gas cook hob, 1 electric oven, 1 microwave oven and 1 refrigerator

Strata Terrace Houses

- 1 cooker hood, 1 electric induction cooker, 2 gas cook hob, 1 electric oven, 1 electric steam oven, 1 microwave oven and 1 refrigerator

Penthouse Units PH-01, PH-02 and PH-03

- 1 cooker hood, 1 electric induction cooker, 1 gas cook hob, 1 electric oven, 1 electric steam oven, 1 microwave oven and 1 refrigerator

• **Built in Wardrobes**

Quality wardrobes provided to all Bedrooms

• **Air Conditioning**

Air-conditioning units shall be provided to Living/Dining, Family Room and all Bedrooms

• **Hot Water Supply**

Hot water supply to all bathrooms, kitchens and shower in Utility WC

• **Town Gas**

Town Gas is supplied to kitchen in all Apartment Units & Strata Terrace Houses

• **Security System**

- Auto Car Barrier(s)
- Access Control System at designated Common Areas
- CCTV at designated Common Areas

NOTES

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, clearing the condensate pipes and charging of gas.

2. **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.

3. **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.

4. **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.

5. **Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards**

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

6. **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.

Our dedicated consultants are on hand to assist you with your choice.

Please call:

Property Enterprises Development (Singapore) Pte Ltd at (65) 6297 0111 (Singapore) or
Cheung Kong Property Development Ltd at (852) 8128 8128 (Hong Kong)

Whilst every care has been taken in the preparation of this brochure and the plans attached, the Developer and its agent shall not be held responsible for any inaccuracies therein. All statements, specifications and plans are believed to be correct but are not to be relied upon as statements or representation of facts. All floor areas are approximate measurements only and subject to final survey. All art renderings and illustrations contained in this brochure are artist's impressions only and are not to be relied upon as representation of facts. Photographs contained in this brochure do not necessarily represent as-built standard specifications. All information and specifications are current at the time of going to print and are subject to change as may be required and do not form part of an offer or contract. The Developer reserves the right to modify the units or the development or any part thereof as may be approved or required by the relevant authority.

Project Details: Developer: Luxury Green Development Pte Ltd (Co Reg. No. 200922721W) •
Tenure of Land: 99 years from 8 Feb 2010 • Location: LOT 16986M MK 18 at Upper Thomson
Road • Developer's Licence No. C0756 • Building Plan Approval No. A1370-00002-2010-BP02
Date: 1 June 2011 • Expected Date of Vacant Possession: 8 November 2015 • Expected Date of
Legal Completion: 8 November 2018

Another prestigious project
Marketed by



150 Beach Road #17-03, Gateway Singapore 189720
Tel: (65) 6297 0111 Fax: (65) 6297 6233

Development Consultant



7/F Cheung Kong Center, 2 Queen's Road Central Hong Kong
Tel: (852) 2128 8888 Fax: (852) 2845 2940



THOMSON GRAND

INDIVIDUAL RARITY

Contemplate inspired living in a private house of luxury. Our strata terrace houses, consisting of 22 luxury homes on land, are a rarity in the vicinity. Each calls for high demand in the market and reserved for a few distinguished families only.



EXQUISITE HABITAT

Welcome distinctive living in private citadel once your prized vehicle arrives at basement. Reside among spacious interiors with floor-to-floor height of 4.2 m over 2 storeys. Breathe in the sweet scent of nature from the expansive green at private front and back garden spanning 1,023 to 1,625 sq. ft. Unwind in the secluded jacuzzi and custom-made lap pool*. Celebrate special occasions over a party or relaxing barbeque with guests on the private rooftop. This is life at its finest!



* Lap pool view for House Nos. 29 - 45 only.



SITE PLAN



LEGEND:

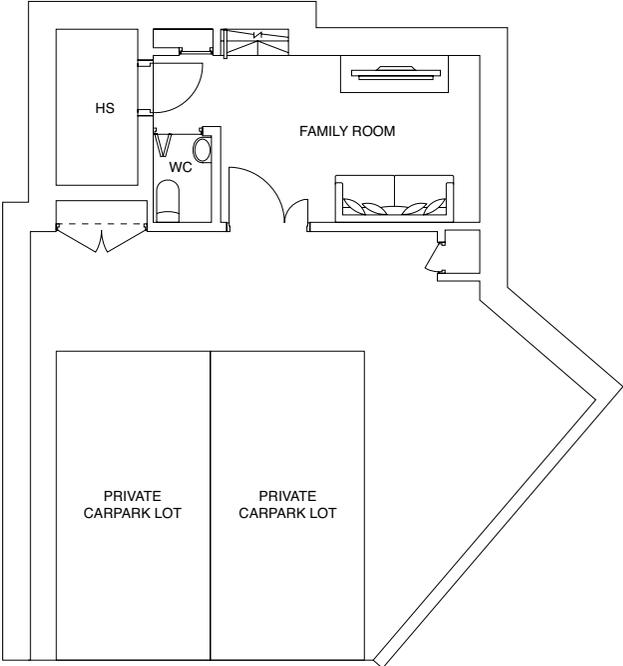
- | | | |
|----------------------------------|---------------------|------------------------|
| 1 FLOATING ISLAND | 8 LOUNGE POOL | 15 GRAND DROP-OFF AREA |
| 2 WADING POOL | 9 SUNDECK | 16 BAMBOO GARDEN |
| 3 WATERSLIDE | 10 LAP POOL | 17 SCULPTURE GARDEN |
| 4 INDOOR CLUBHOUSE - THE FABERGÉ | 11 SUNKEN PATHWAY | 18 REFLEXOLOGY CORNER |
| 5 WATERPLAY POOL | 12 SPA POOL | 19 PUTTING GREEN |
| 6 FLOWERED GARDEN | 13 MEDITATION COURT | 20 SENSORY GARDEN |
| 7 SUNSET DECK | 14 SCULPTURED WALL | 21 FRAGRANCE GARDEN |



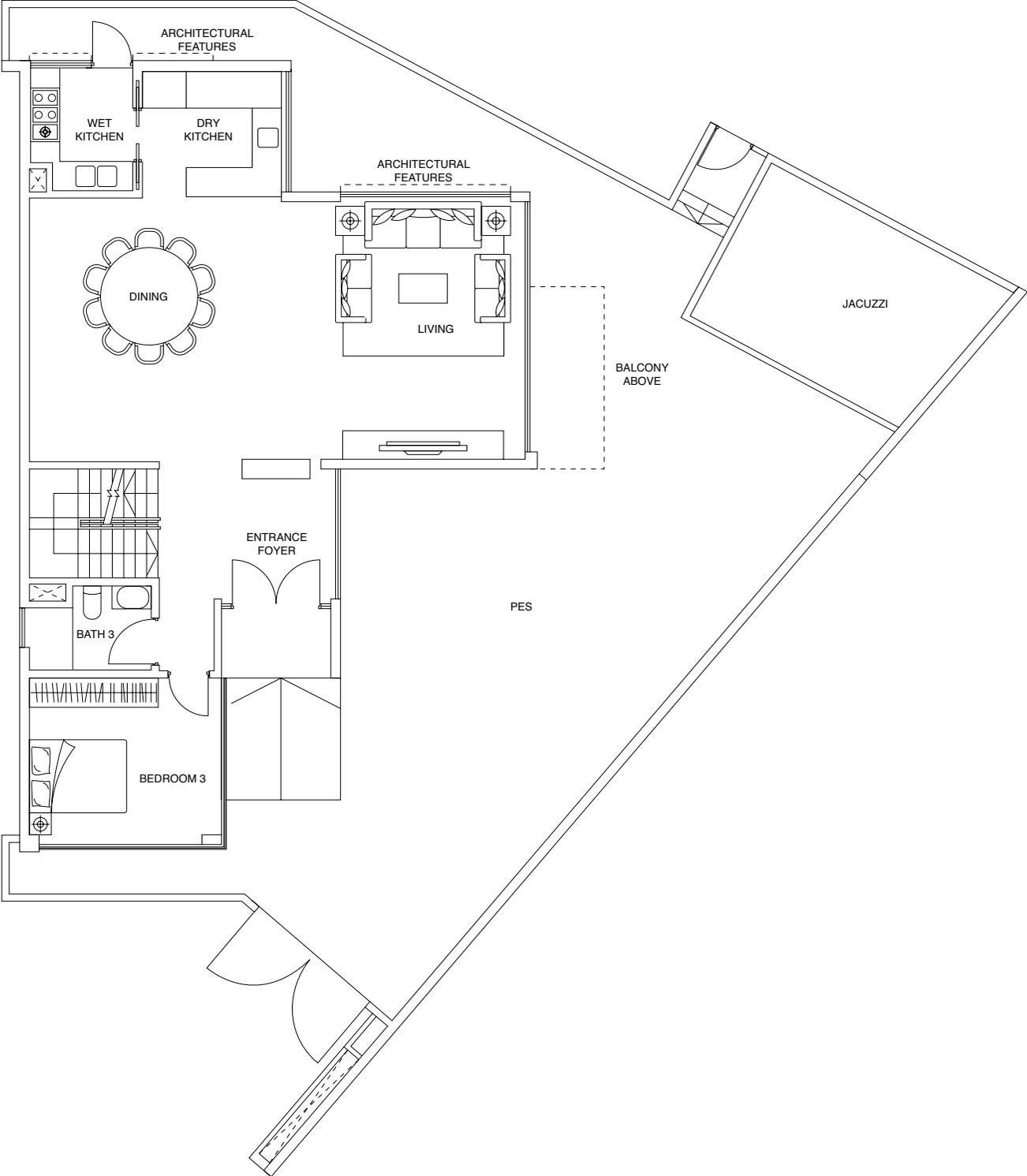
STRATA TERRACE HOUSE - 29 SIN MING WALK

Area 610 sq m (6,566 sq ft)

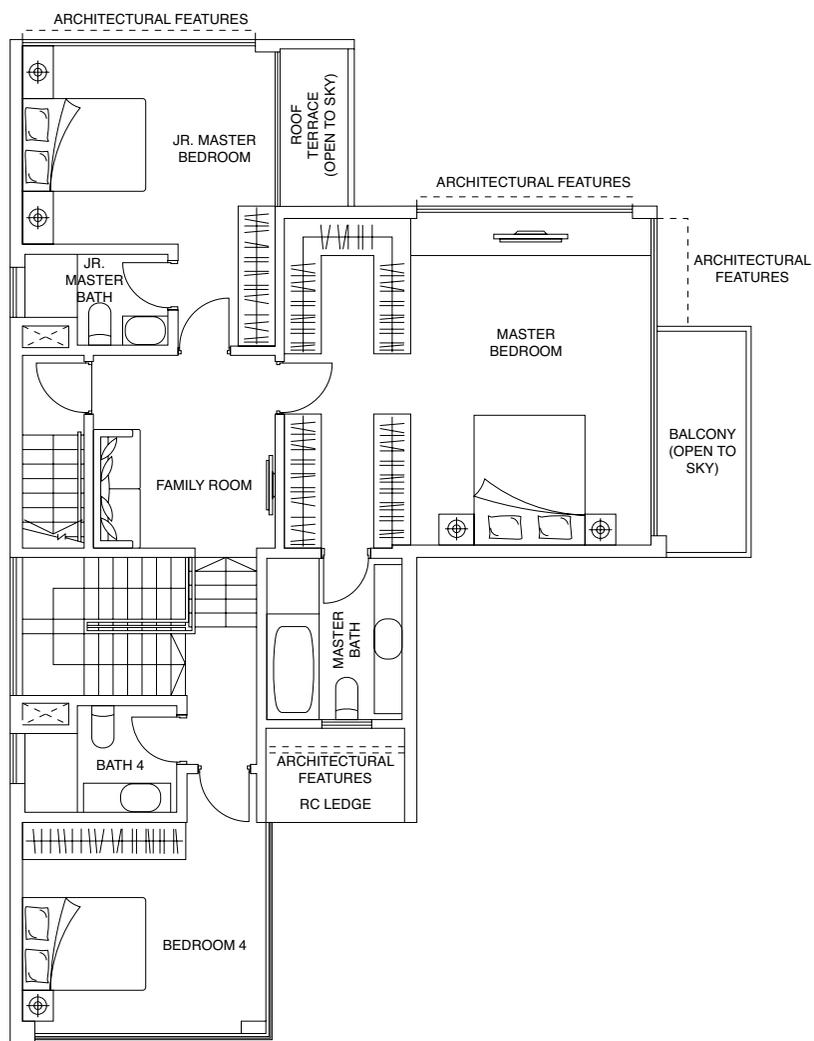
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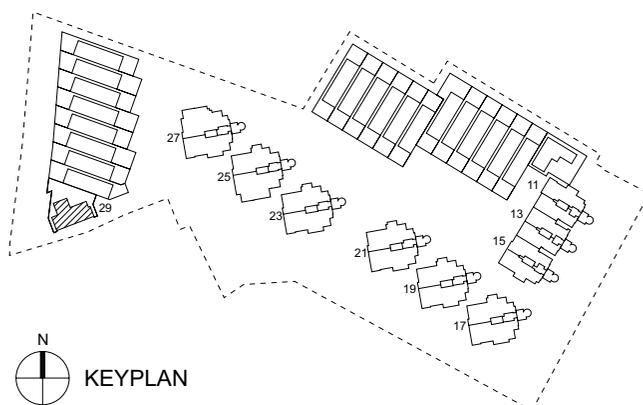
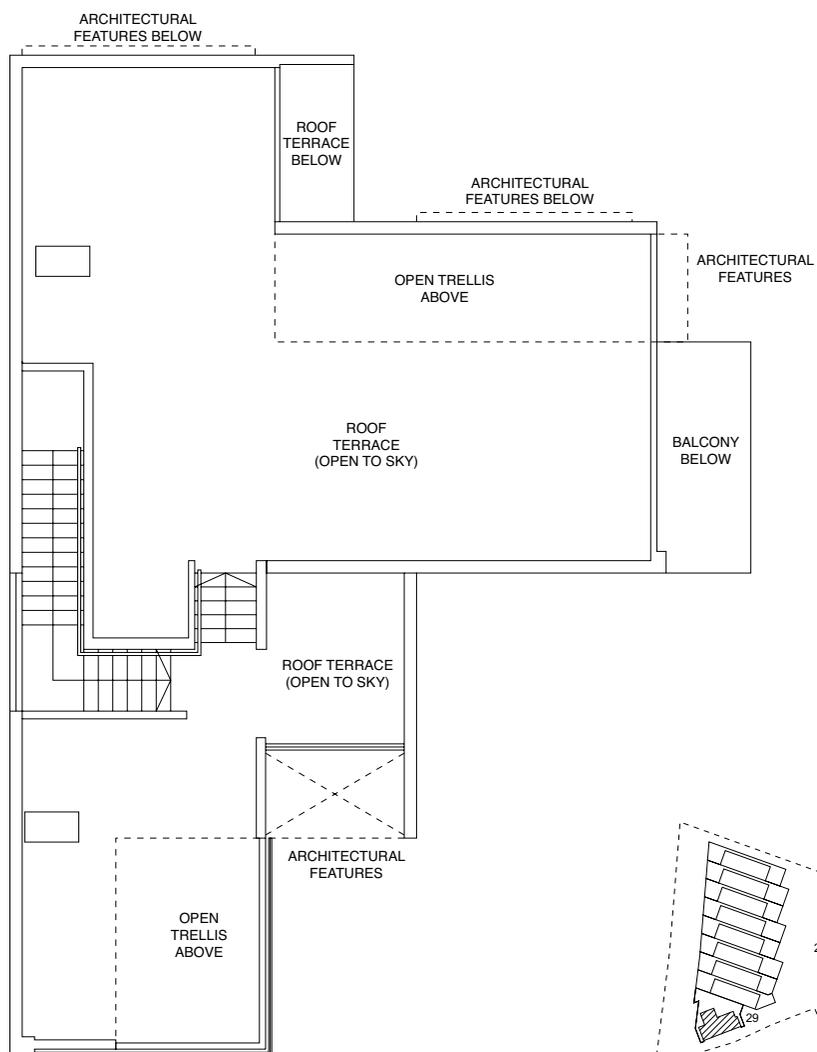
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2ND STOREY



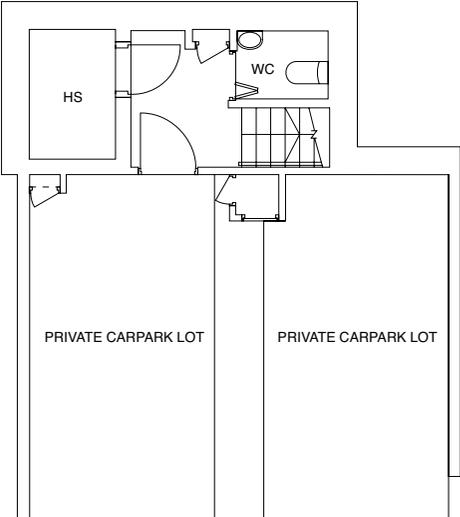
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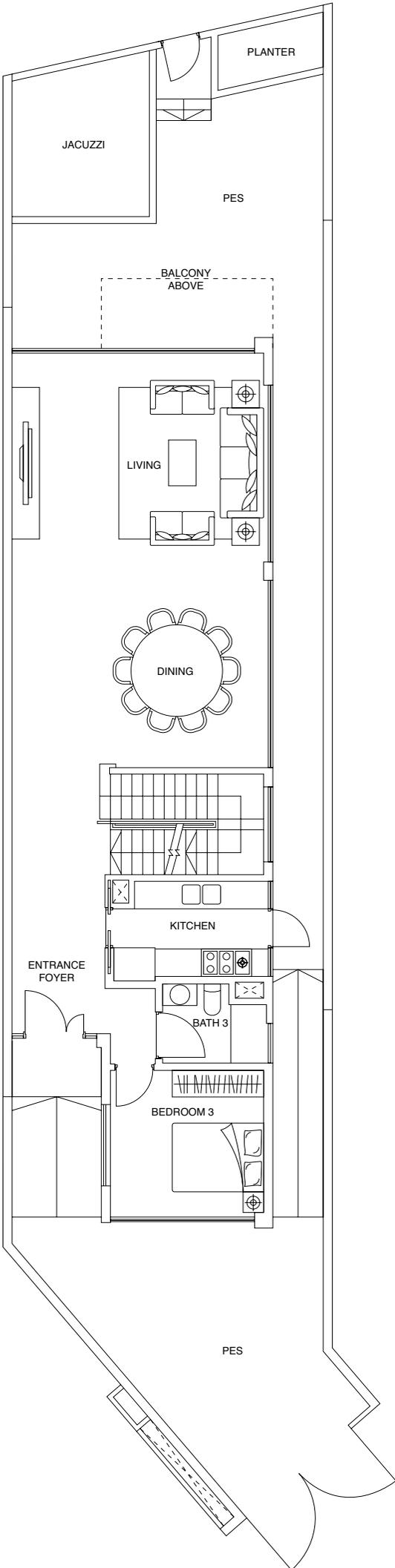
STRATA TERRACE HOUSE - 31 SIN MING WALK

Area 491 sq m (5,285 sq ft)

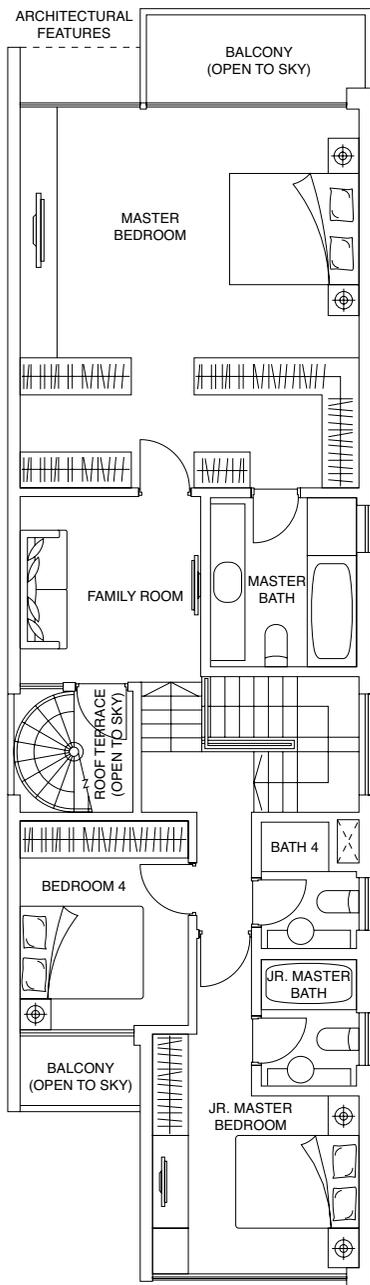
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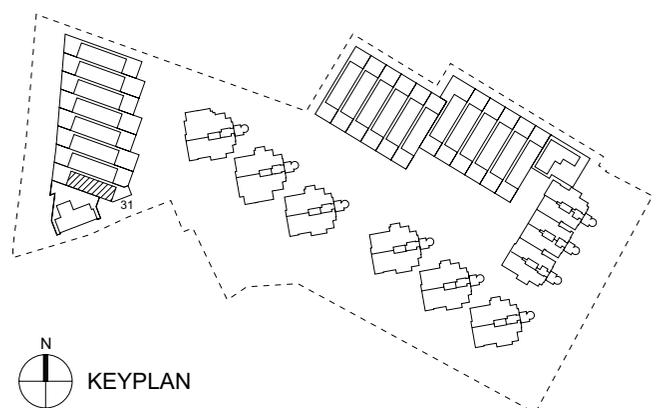
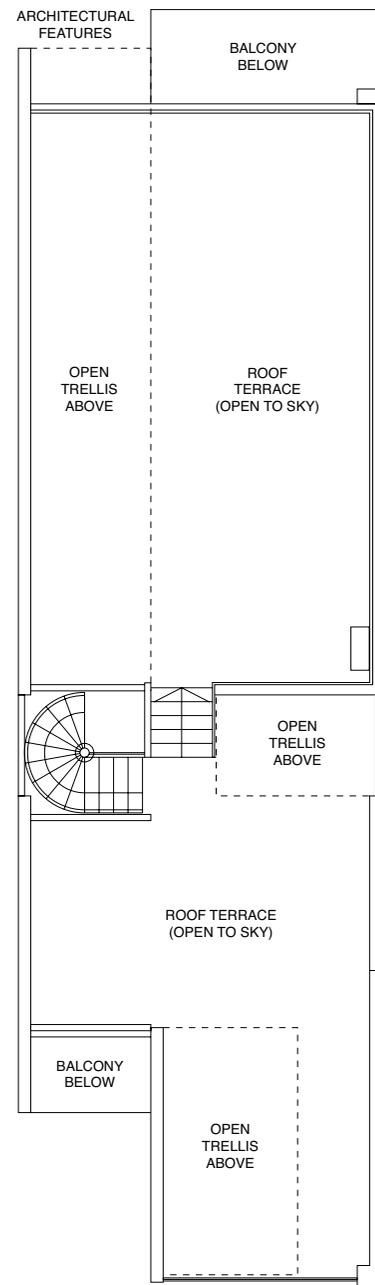
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2ND STOREY



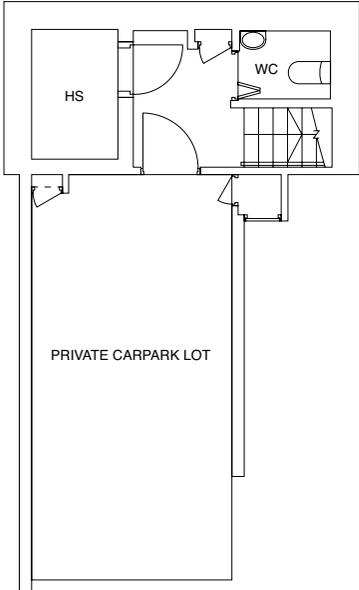
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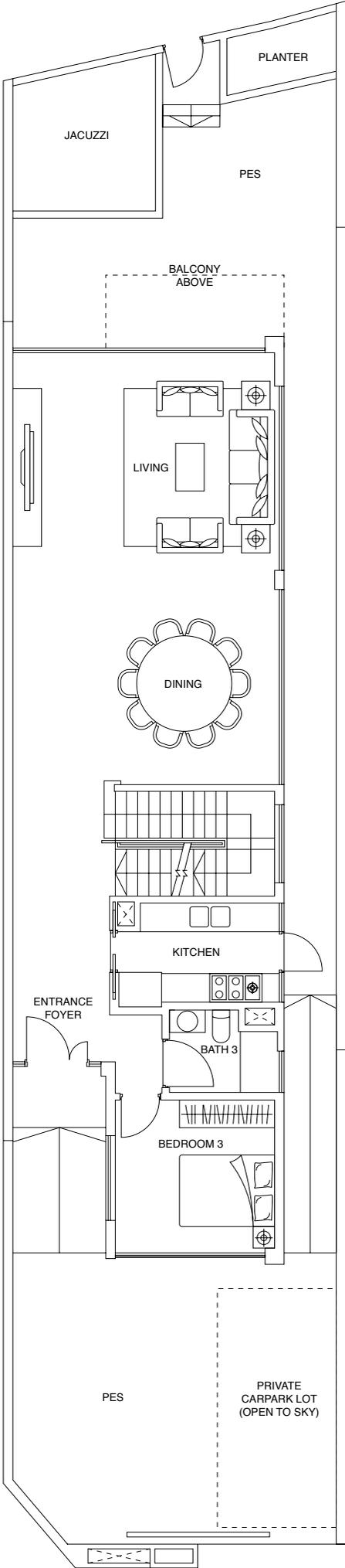
STRATA TERRACE HOUSE - 33 SIN MING WALK

Area 483 sq m (5,199 sq ft)

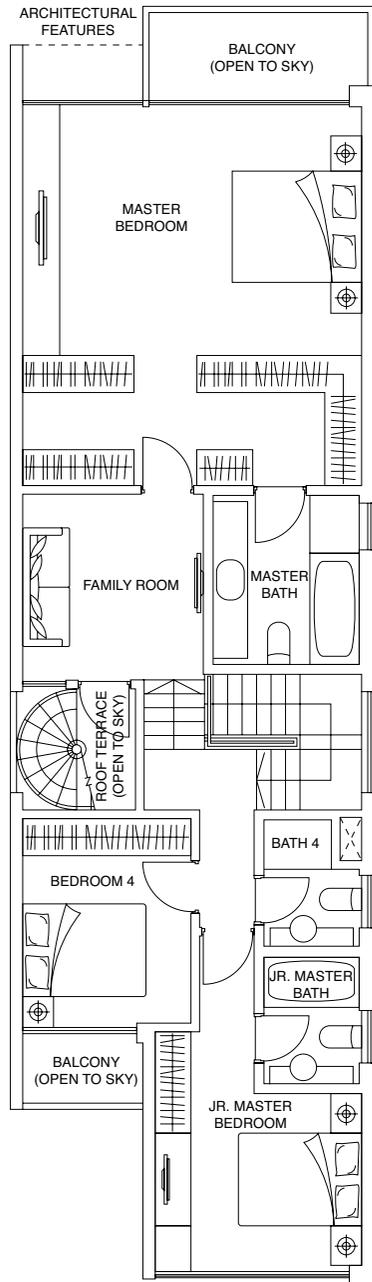
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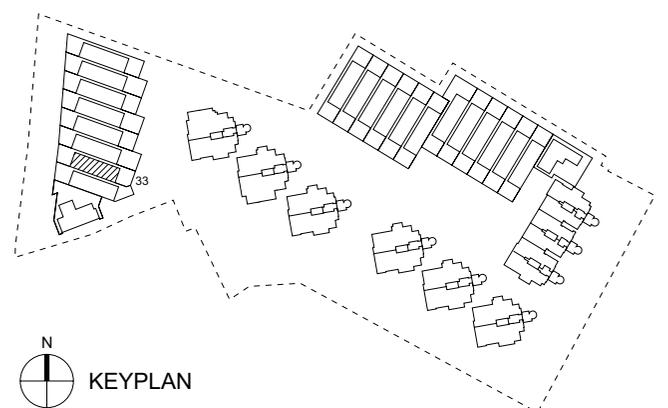
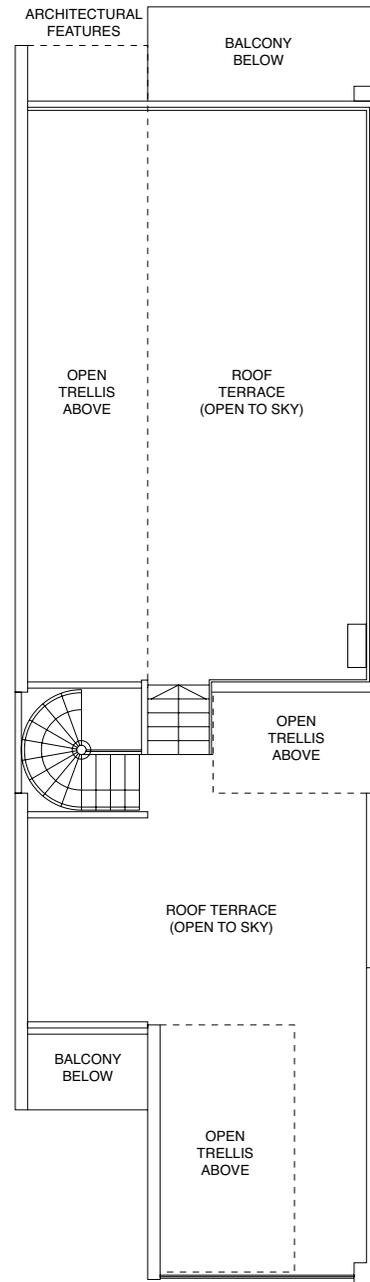
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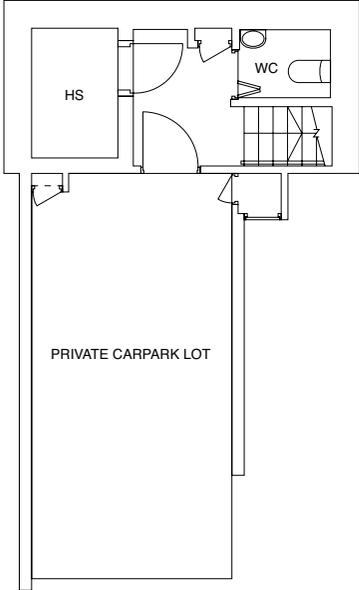
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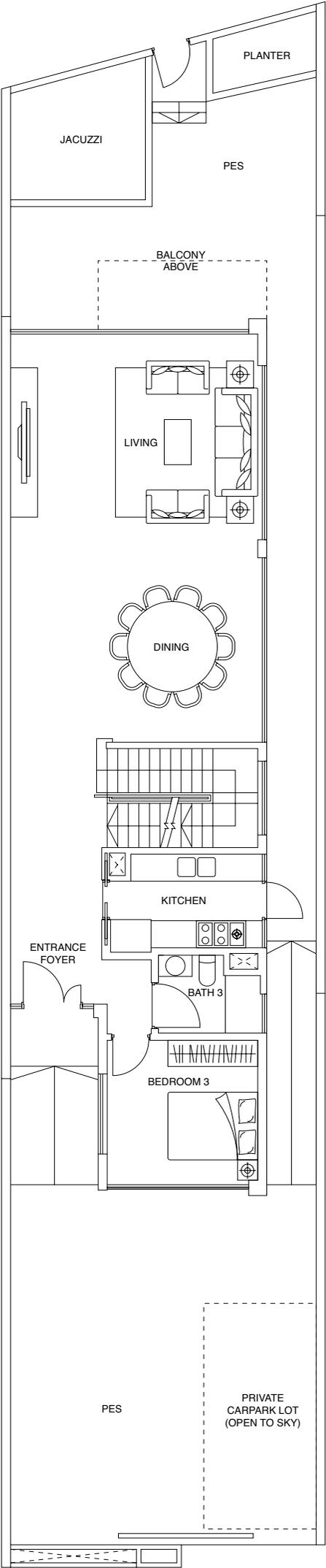
STRATA TERRACE HOUSE - 35 SIN MING WALK

Area 495 sq m (5,328 sq ft)

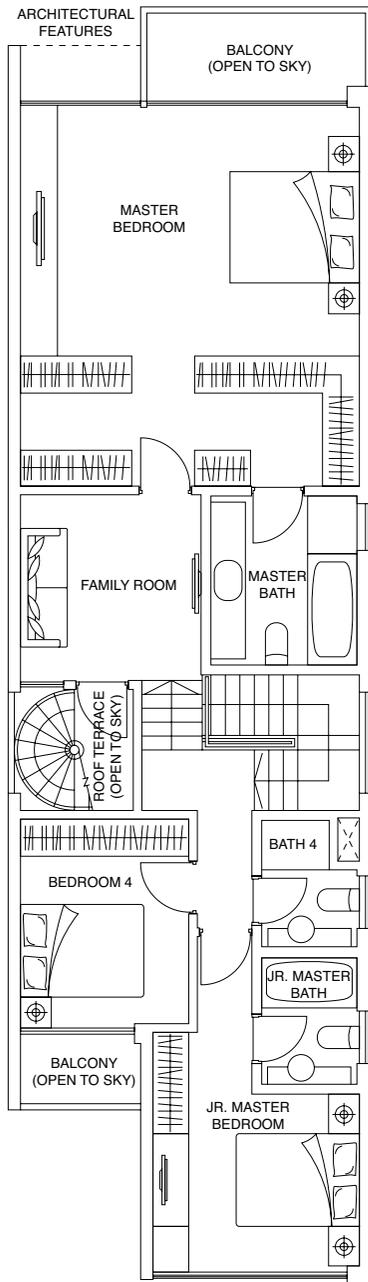
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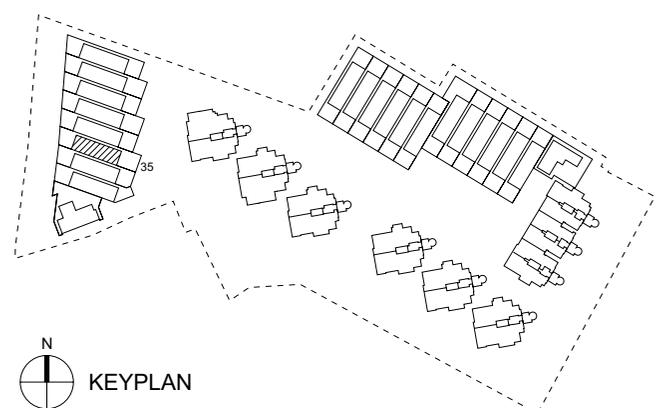
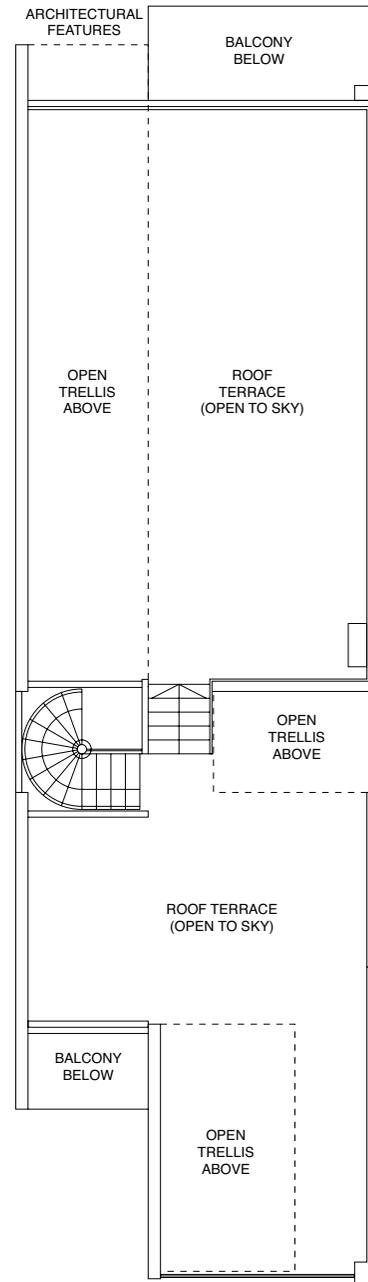
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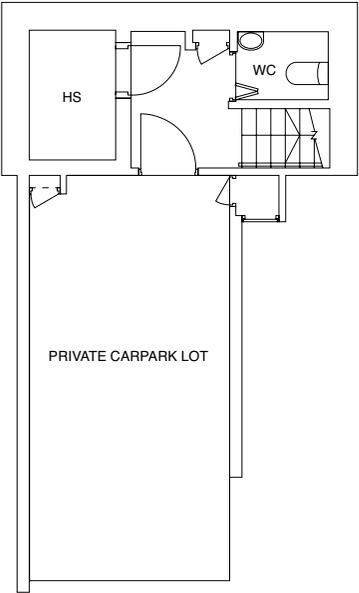


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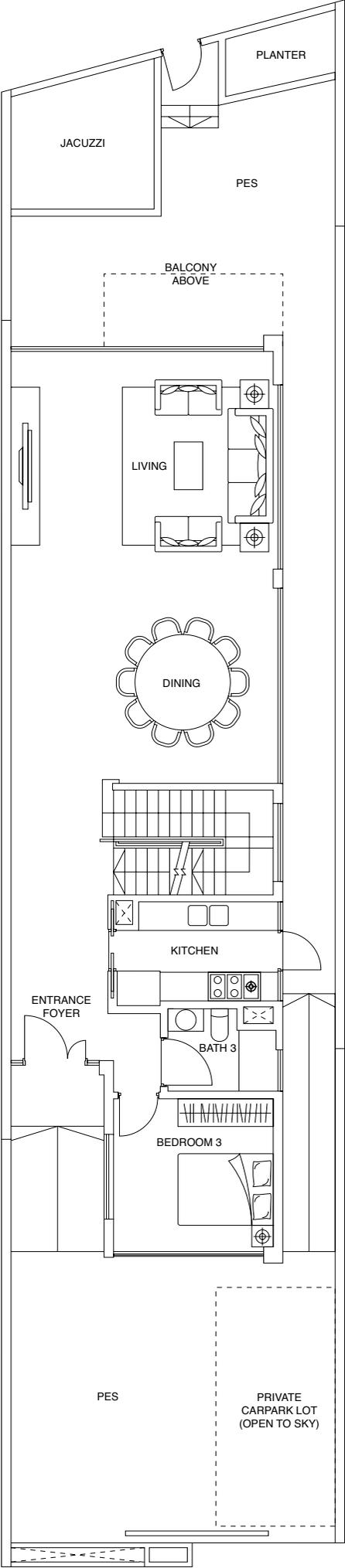
STRATA TERRACE HOUSE - 37 SIN MING WALK

Area 482 sq m (5,188 sq ft)

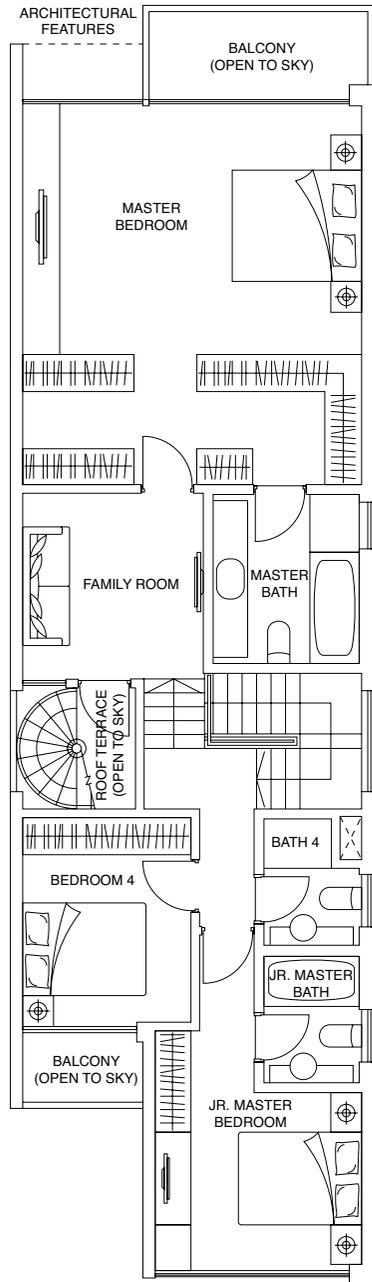
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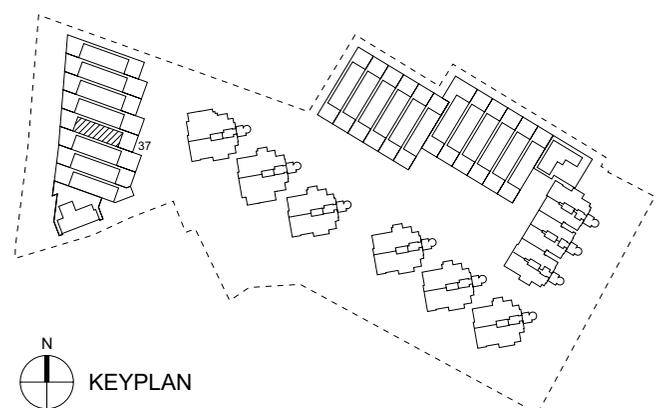
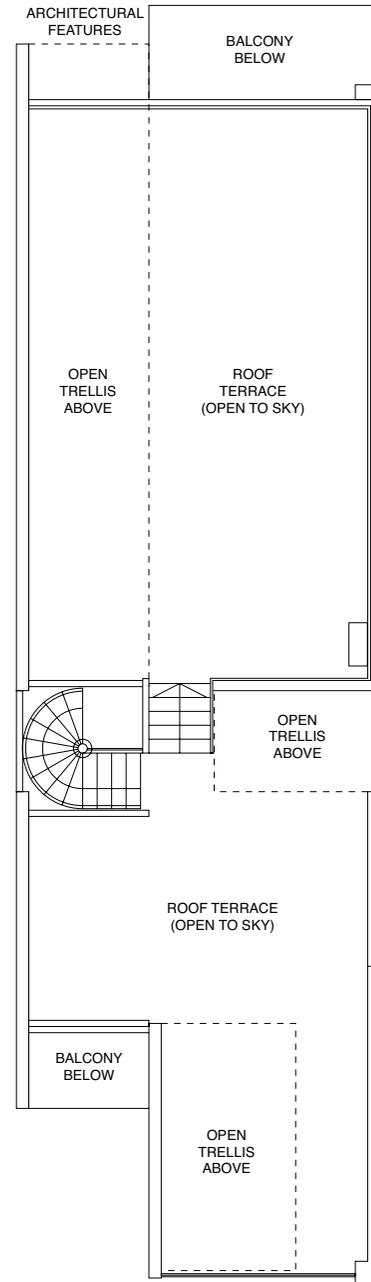
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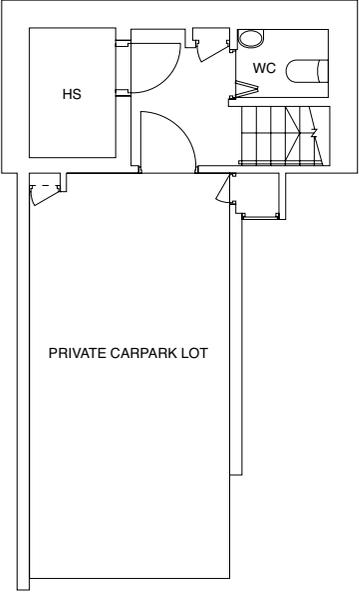


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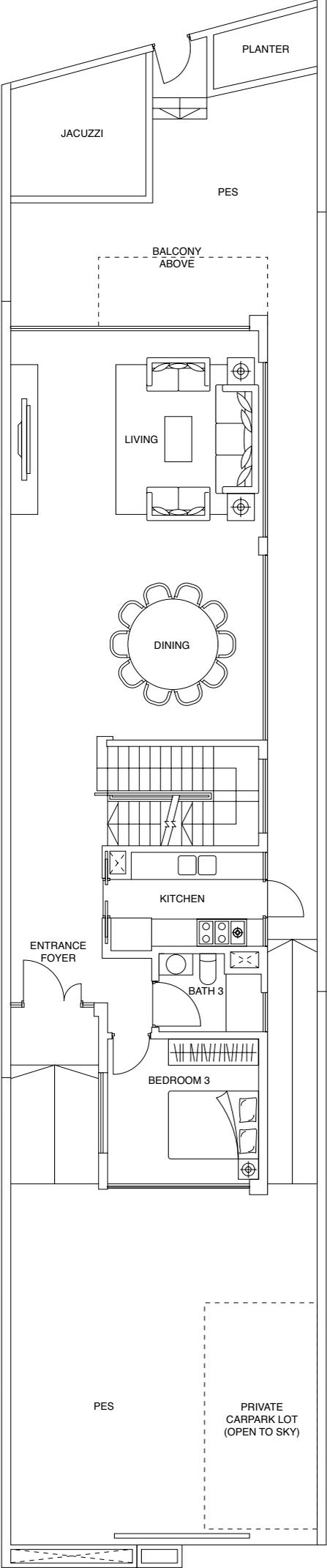
STRATA TERRACE HOUSE - 39 SIN MING WALK

Area 495 sq m (5,328 sq ft)

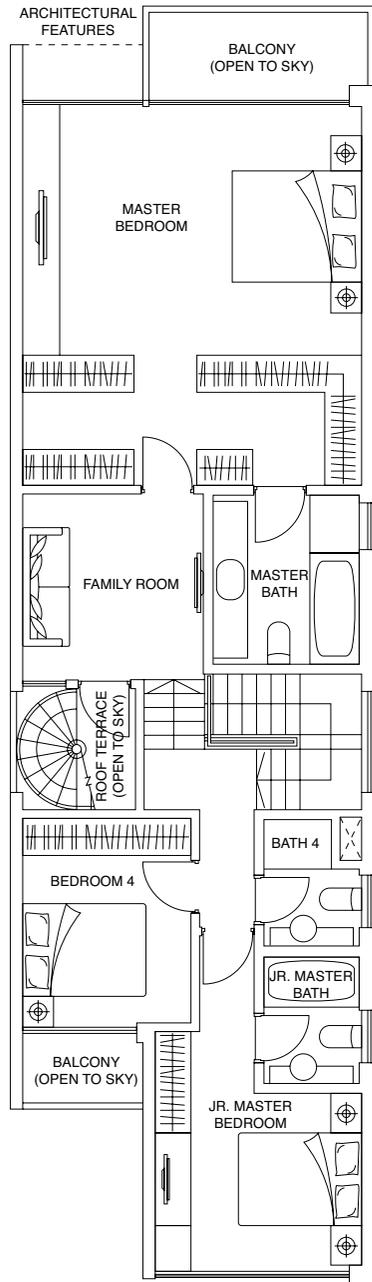
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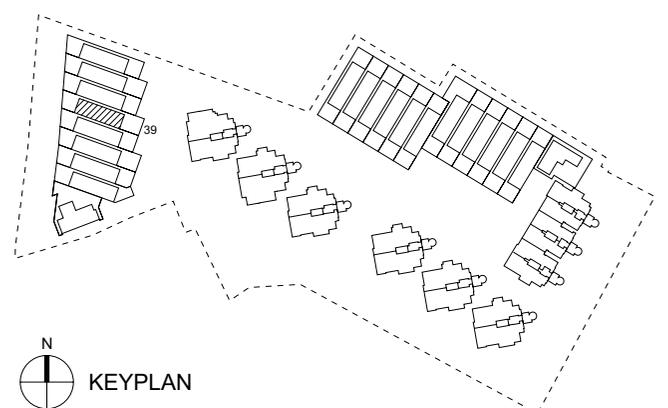
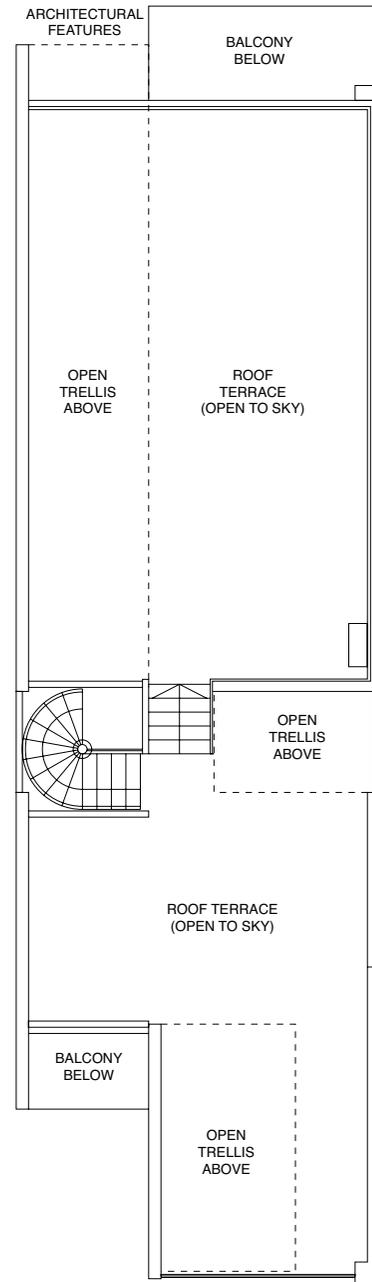
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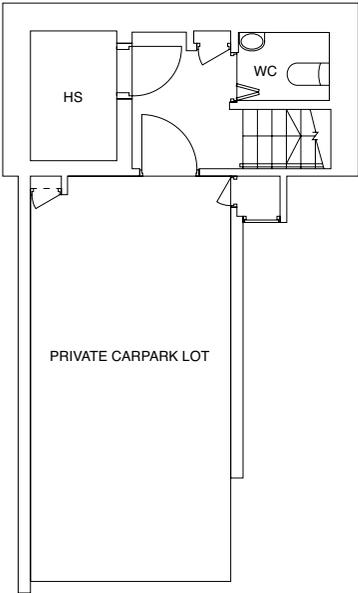
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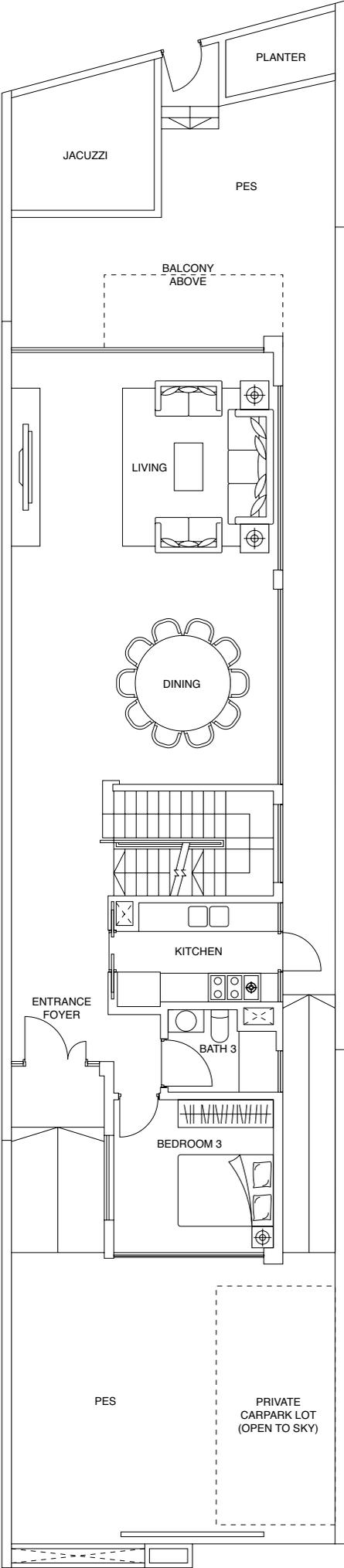
STRATA TERRACE HOUSE - 41 SIN MING WALK

Area 482 sq m (5,188 sq ft)

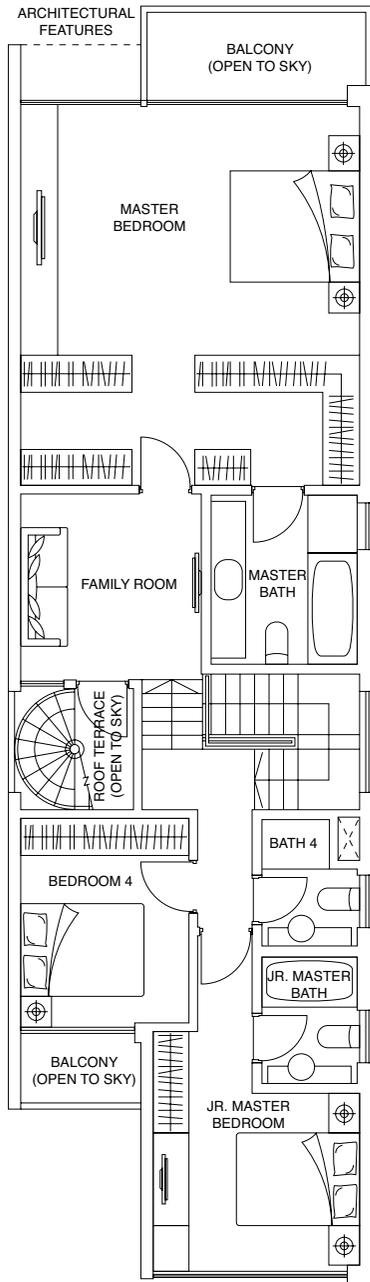
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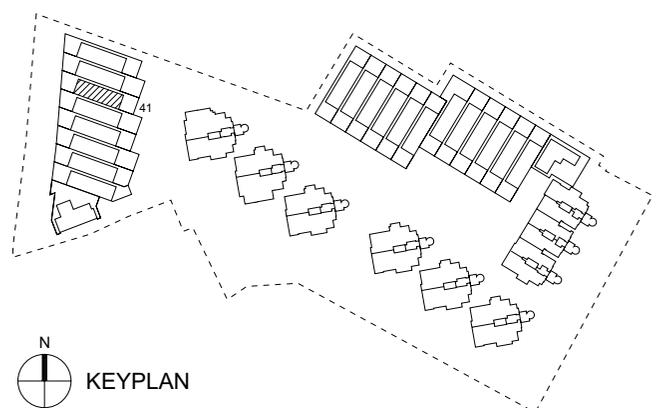
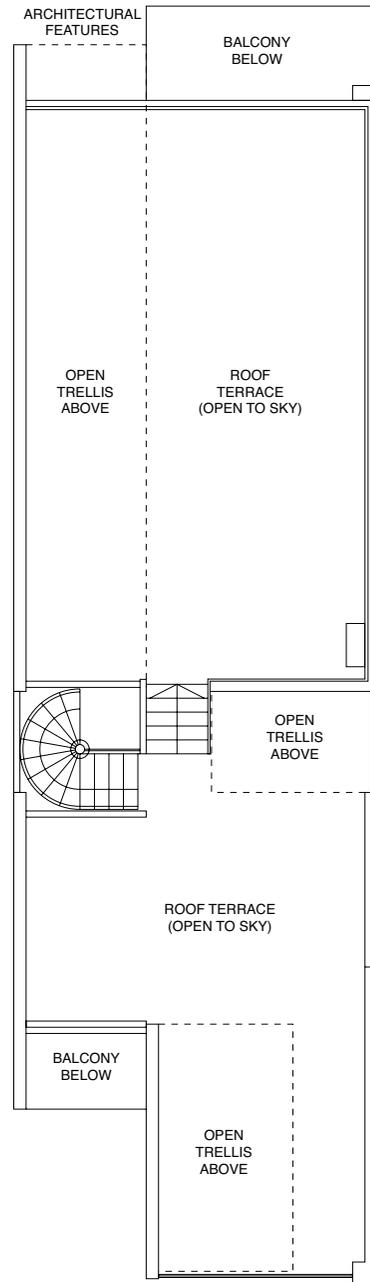
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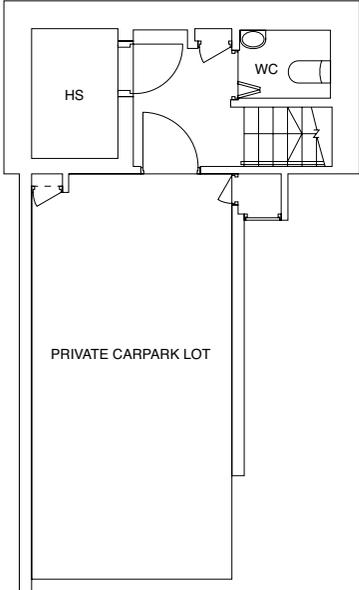
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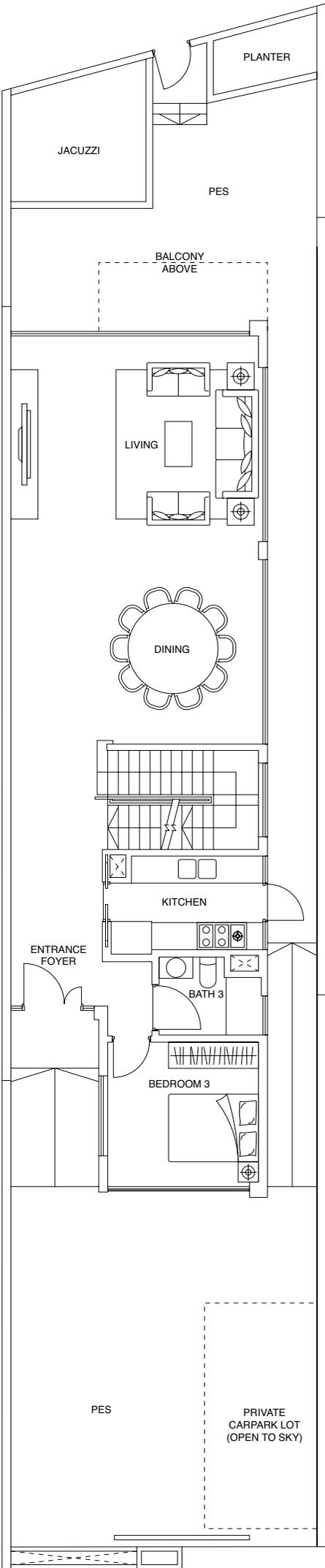
STRATA TERRACE HOUSE - 43 SIN MING WALK

Area 494 sq m (5,317 sq ft)

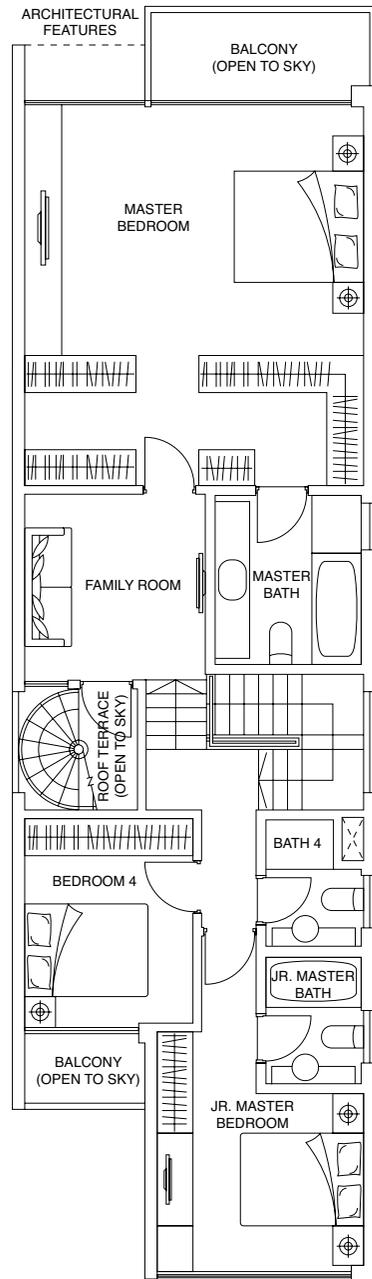
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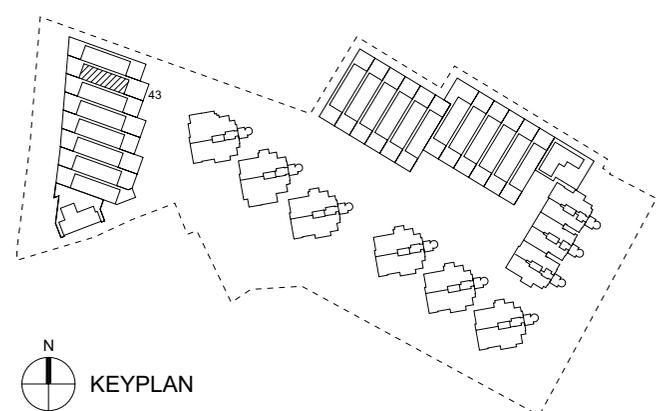
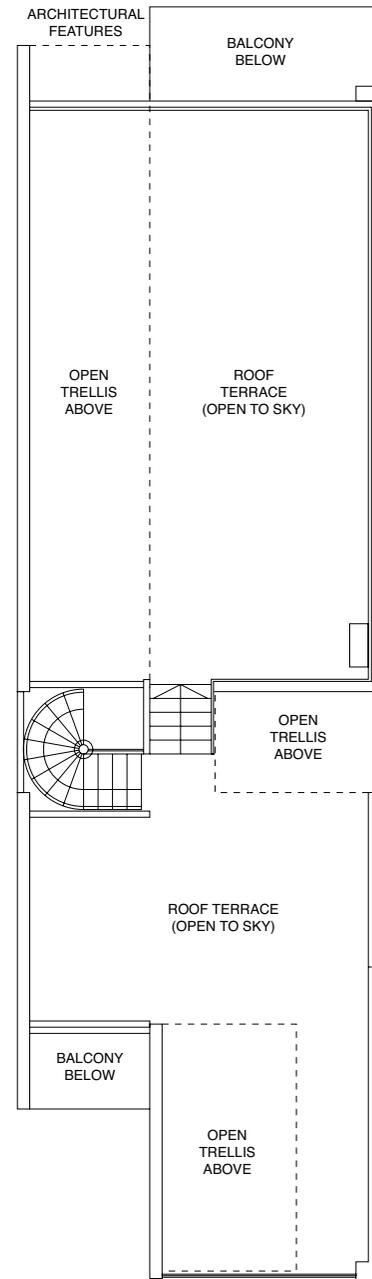
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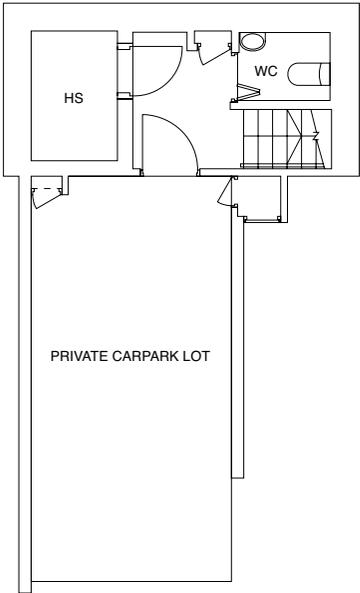


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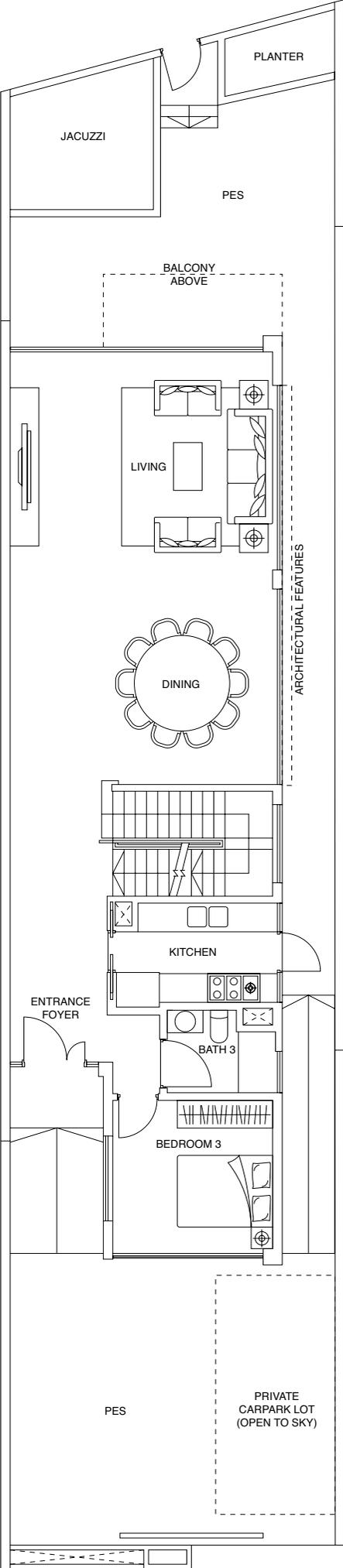
STRATA TERRACE HOUSE - 45 SIN MING WALK

Area 478 sq m (5,145 sq ft)

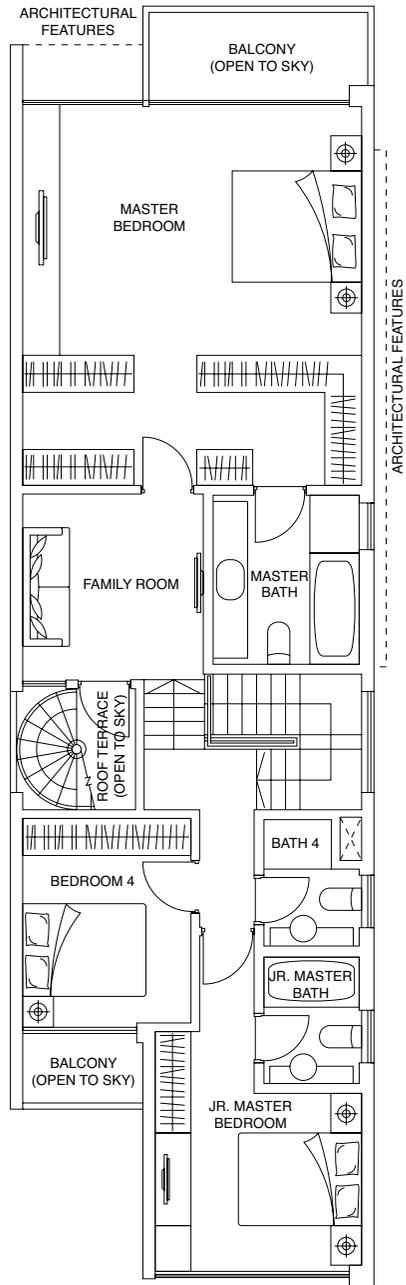
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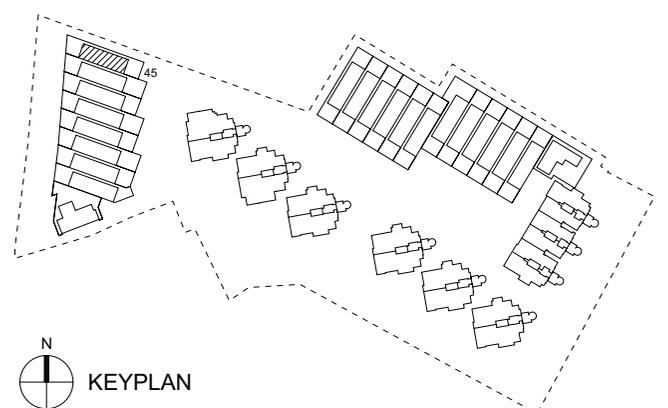
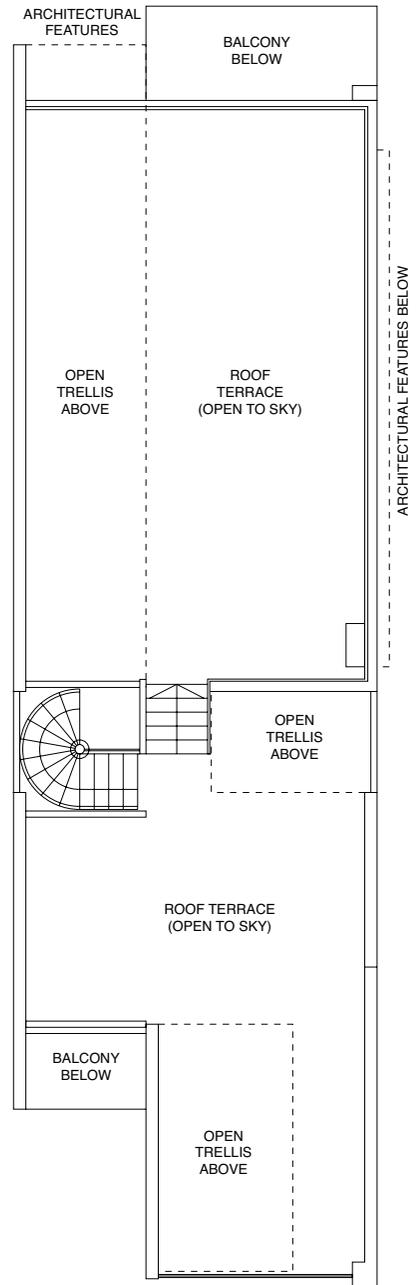
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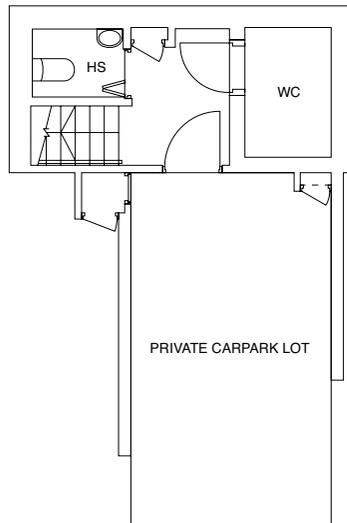


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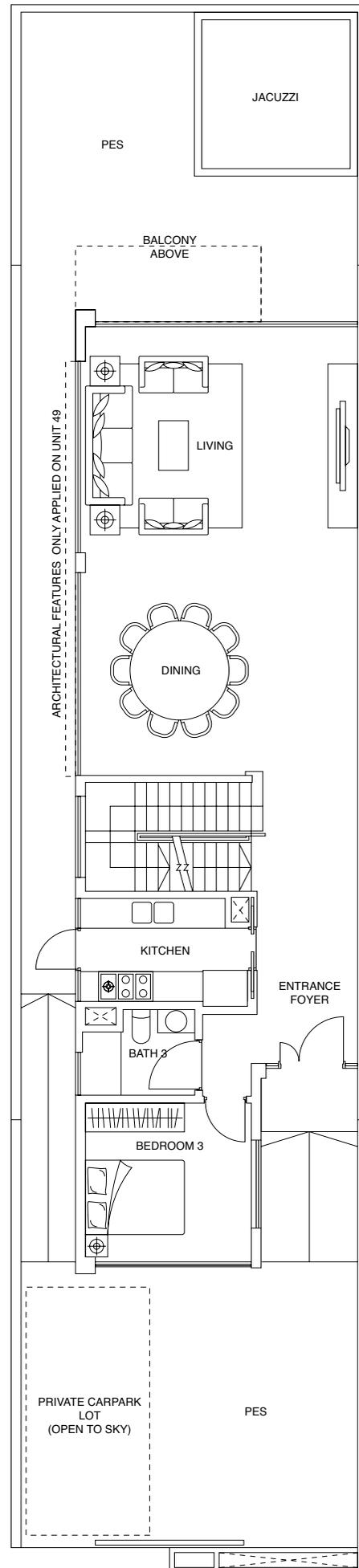
STRATA TERRACE HOUSE - 49, 51, 53, 55, 57, 59, 63, 65, 67, 69, 71 SIN MING WALK

No.49 Area 474 sq m (5,102 sq ft)
 No.51, 53, 55, 57, 59 Area 479 sq m (5,156 sq ft)
 No.63, 65, 67, 69, 71 Area 478 sq m (5,145 sq ft)

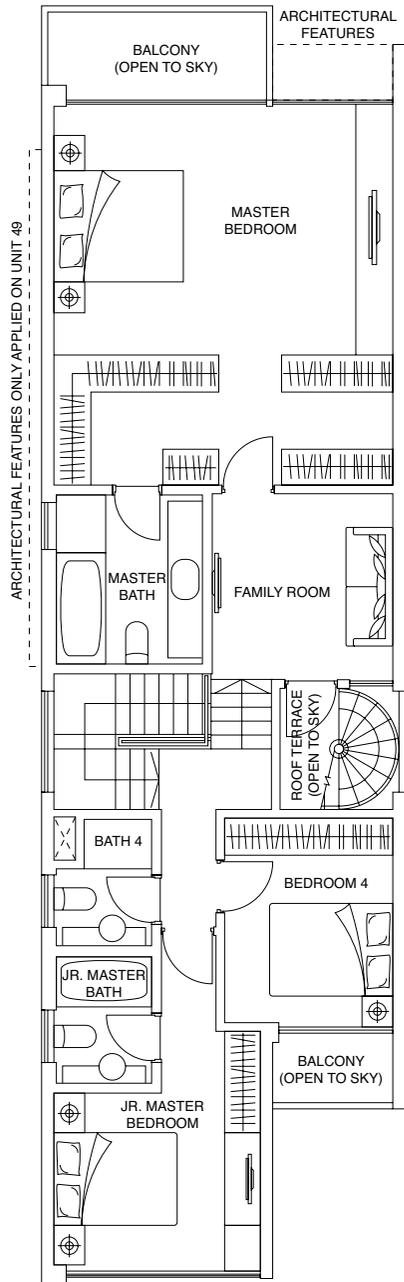
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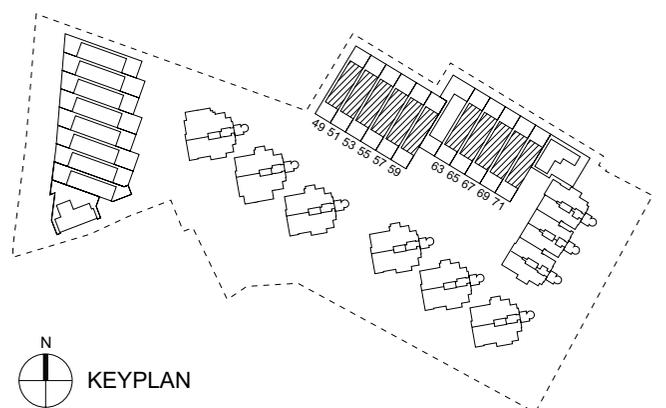
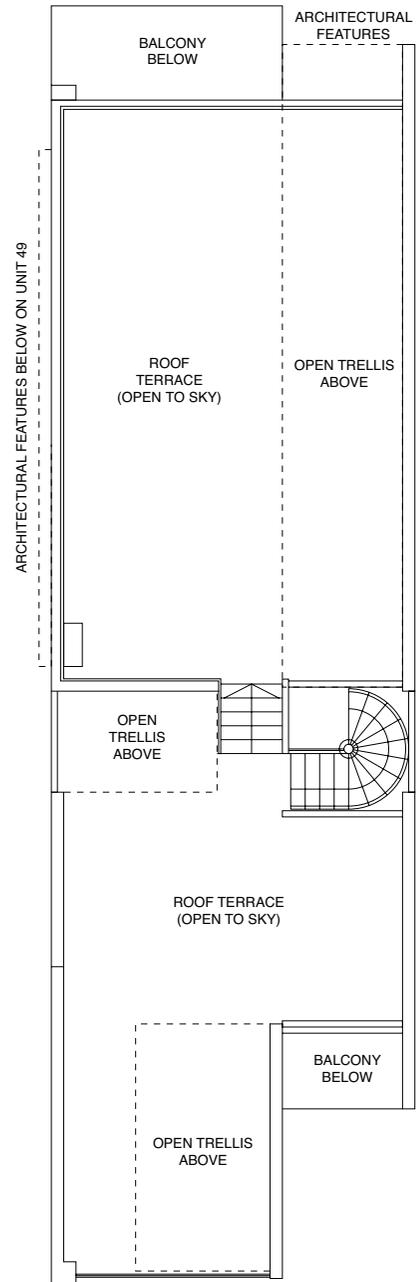
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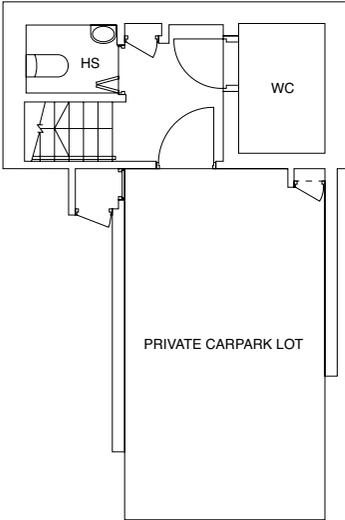
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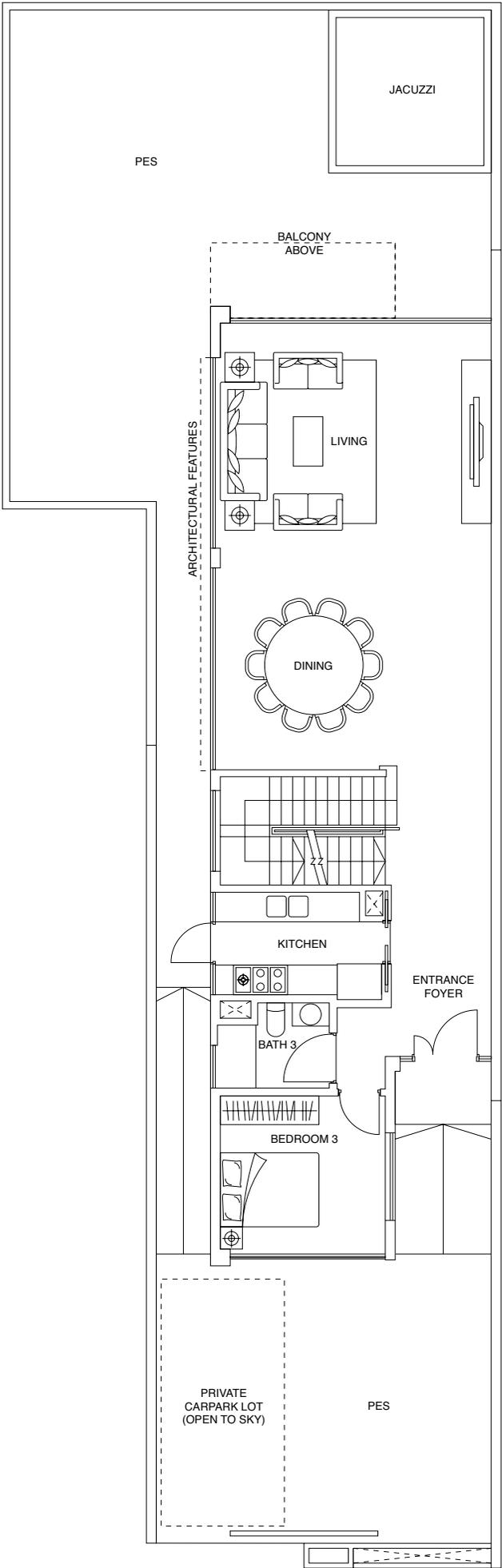
STRATA TERRACE HOUSE - 61 SIN MING WALK

Area 506 sq m (5,447 sq ft)

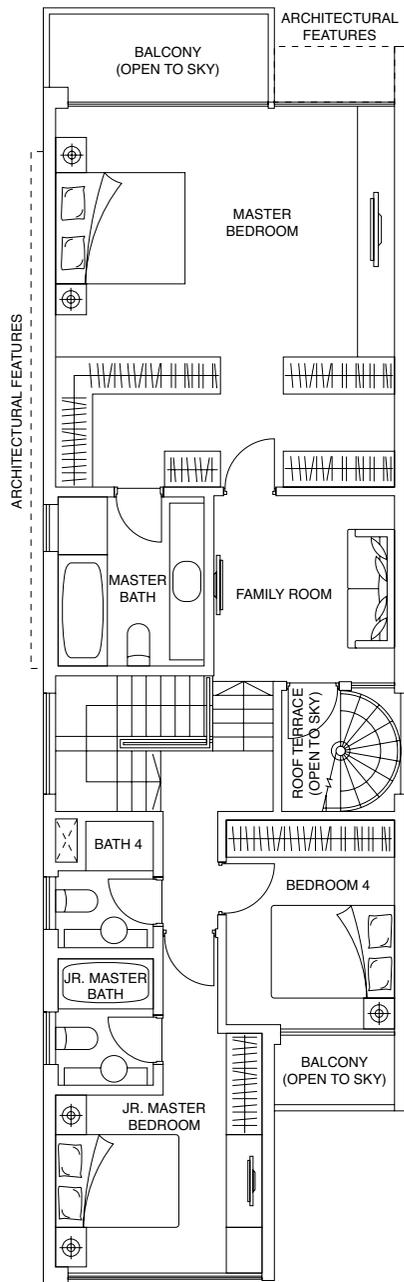
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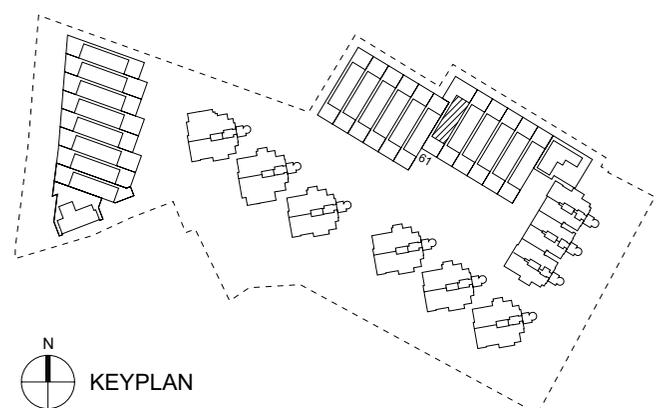
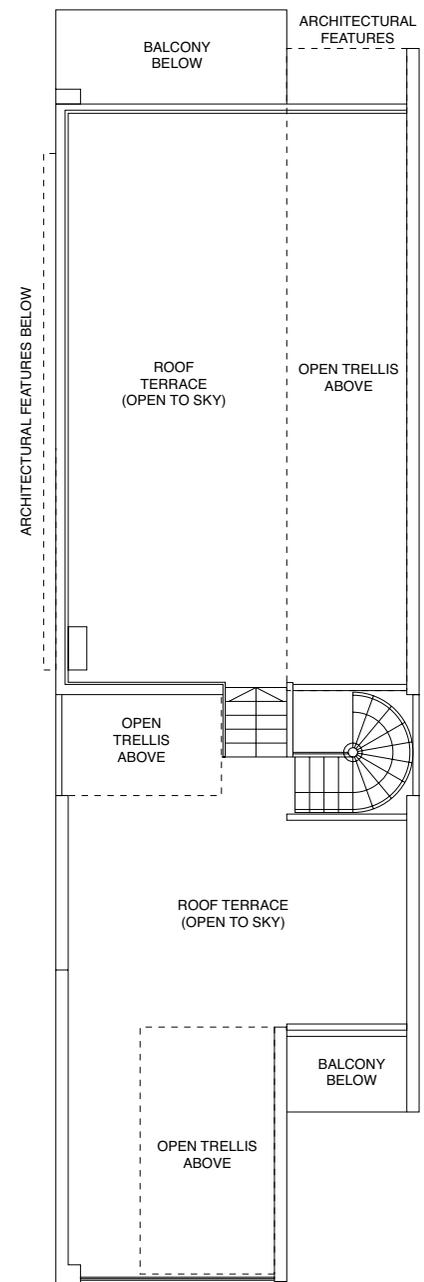
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2ND STOREY



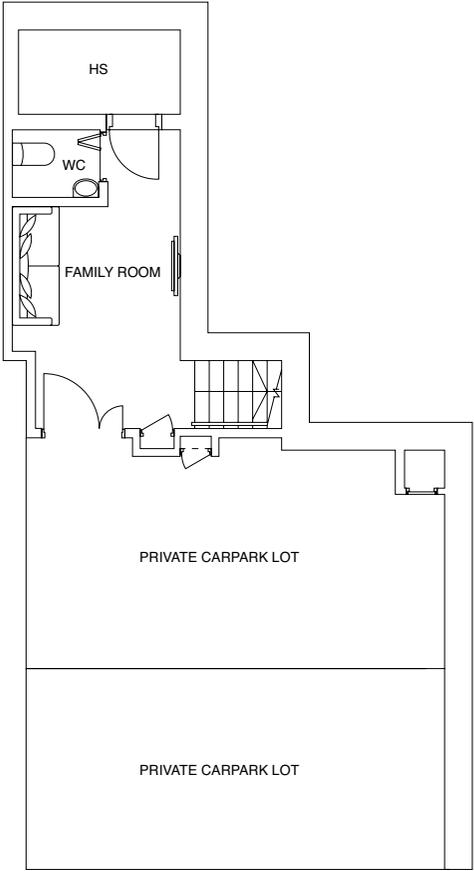
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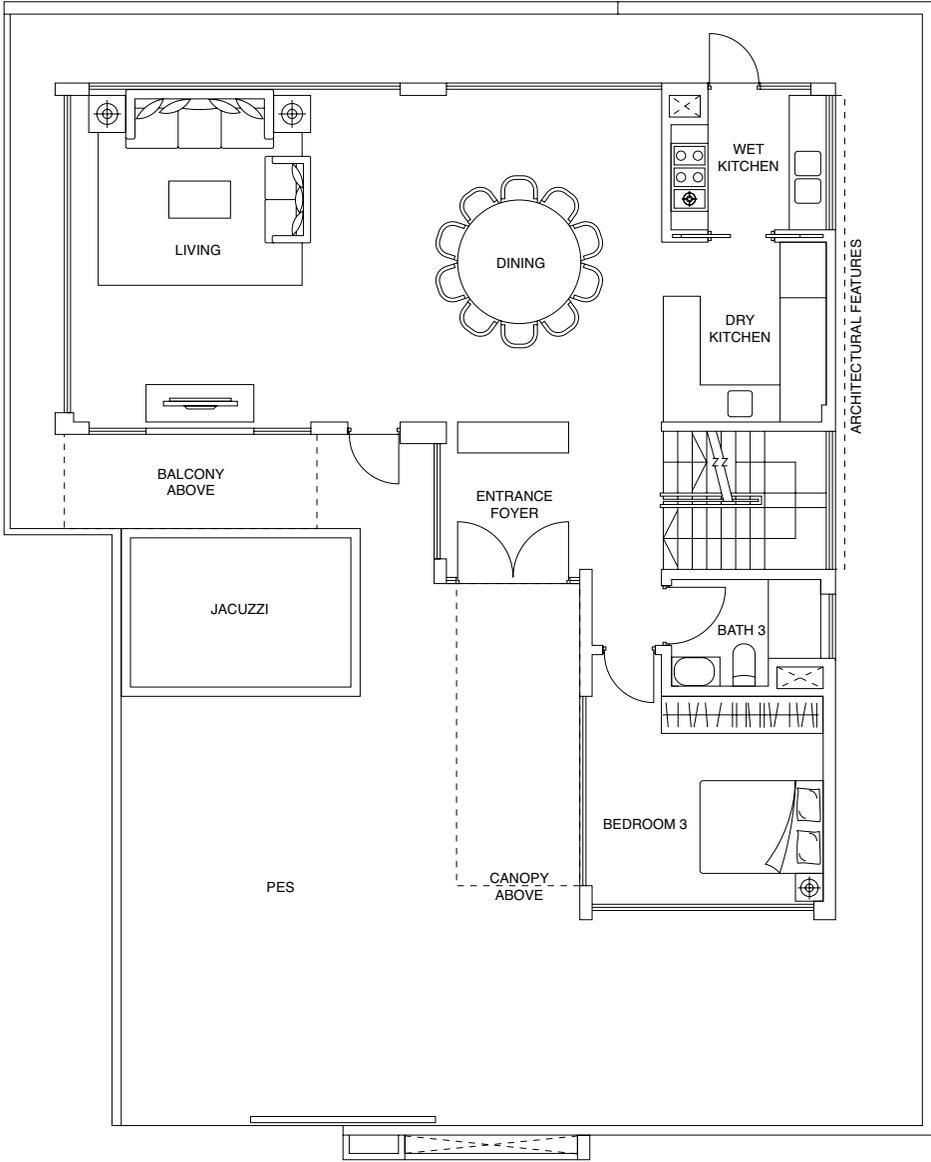
STRATA TERRACE HOUSE - 73 SIN MING WALK

Area 570 sq m (6,135 sq ft)

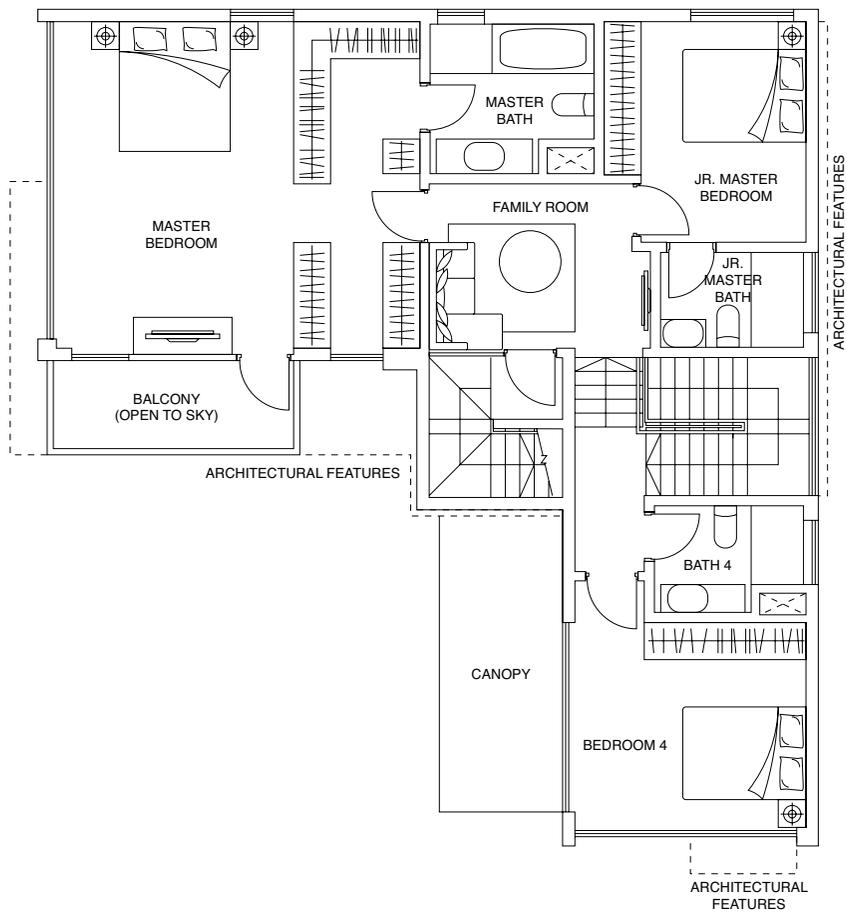
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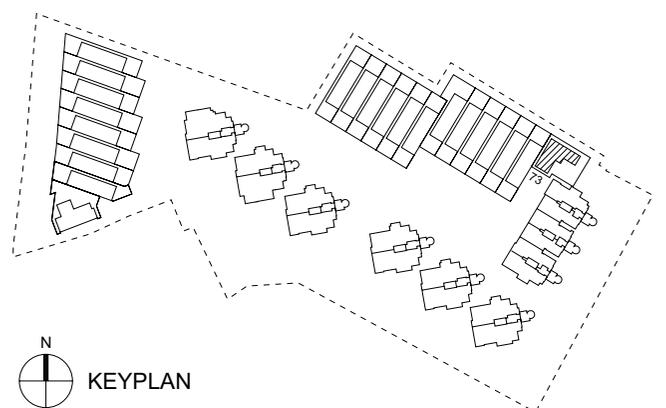
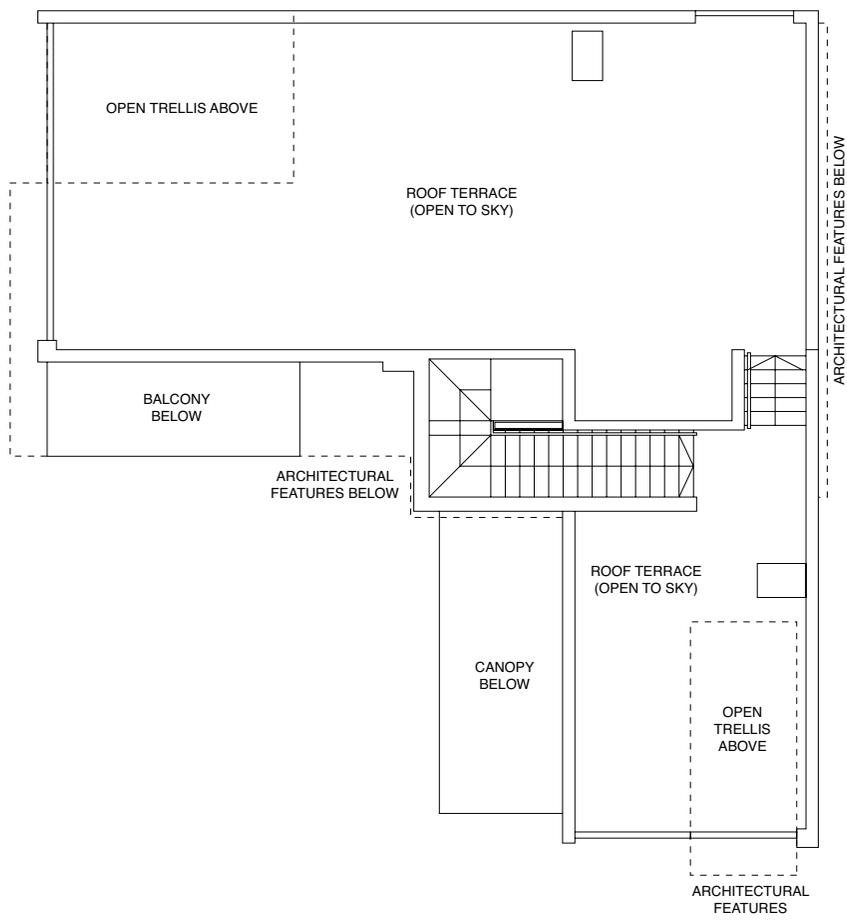
1ST STOREY



2ND STOREY



ROOF



SPECIFICATIONS

- **FOUNDATION**

Cast-in-place concrete bored piles

- **SUPERSTRUCTURE**

Reinforced concrete structure

- **WALLS**

- a. External Walls: Concrete and/or masonry wall
- b. Internal Walls : RC wall and/or drywall partition system and/or masonry wall and/or glass partition

- **ROOF**

- a. Flat Roof : Reinforced concrete slab with insulation and waterproofing system
- b. Metal Roof : Metal Roof with insulation

- **CEILING**

Skim coating and/or plaster board with paint finish

- **FINISHES**

Wall

- a. Living, Dining, Bedroom, Corridor leading to Bedroom, Dry Kitchen, Family Room, Entrance Foyer, Private Lift Lobby, Household Shelter (H.S.)
Paint finish
- b. Bathroom, Powder Room
Stone and/or tile finish to false ceiling height
- c. Kitchen, Wet Kitchen, Yard, Utility WC
Stone and/or tile finish to false ceiling height
- d. Balcony, Open-to-sky Balcony, Roof Terrace
Paint finish

Note: All wall finishes are to exposed surfaces only.

Floor

- a. Living, Dining, Corridor leading to Bedroom, Dry Kitchen, Family Room, Entrance Foyer, Private Lift Lobby
Stone finish
- b. Bathroom, Powder Room
Stone and/or tile finish
- c. Kitchen, Wet Kitchen, Yard, Utility WC
Stone and/or tile finish
- d. Bedroom
Timber flooring
- e. Household Shelter (H.S.)
Tile finish
- f. Balcony, Open-to-sky Balcony, Roof Terrace (except for roof terraces for strata terrace houses)
Tile finish
- g. Roof Terrace for Strata Terrace House
Stone and/or tile finish
- h. Private Enclosed Space (P.E.S.), Garden
Stone and/or tile and/or timber finish and/or turf

Note: All floor finishes are to exposed surfaces only.

- **WINDOWS**

Aluminum framed windows with glazing

- **DOORS**

- a. Main Entrance
Timber door
- b. Bedroom, Bathroom, Powder Room, Kitchen
Timber and/or aluminum door with/without glazing
- c. Utility WC
Aluminum and/or PVC door
- d. Household Shelter (H.S.)
Metal H.S. door
- e. Balcony, Open-to-sky Balcony, Roof Terrace, Garden, Private Enclosed Space (P.E.S.)
Aluminum door with glazing and/or metal door
- f. Tower Unit: Garden to Common Area
Metal gate
- g. Strata Terrace House: Private Enclosed Space (P.E.S.) to Common Area
Metal and/or glass gate

- **IRONMONGERY**

Good quality locksets and ironmongery to be provided to all doors

- **SANITARY WARES, FITTINGS AND ACCESSORIES**

- a. Master Bathroom

- 1 shower cubicle with 1 hand shower set and 1 overhead shower (not applicable to 2-bedroom units)
- 1 long bath with 1 bath mixer set
- 1 wash basin with basin mixer
- 1 water closet
- 1 towel rail and/or 1 towel ring
- 1 toilet paper holder
- 1 mirror

- b. Other Bathrooms

- 1 shower cubicle with 1 hand shower set or 1 long bath with 1 bath mixer set
- 1 wash basin with basin mixer
- 1 water closet
- 1 towel rail and/or 1 towel ring
- 1 toilet paper holder
- 1 mirror

- c. Powder Room

- 1 wash basin with basin mixer
- 1 water closet
- 1 towel rail and/or 1 towel ring
- 1 toilet paper holder
- 1 mirror

- d. Utility WC

- 1 hand shower set
- 1 wash basin and basin mixer
- 1 water closet
- 1 towel rail and/or 1 towel ring
- 1 toilet paper holder
- 1 bib tap

- e. Garden

- 1 bib tap

- f. Roof Terrace

- 1 bib tap

- g. Private Enclosed Space (P.E.S.)

- 1 or 2 bib tap(s)

- **ELECTRICAL INSTALLATION**

- a. Electrical wiring for lighting and power point shall be provided
- b. Sufficient points are provided

- **TV/TELEPHONE POINTS**

Sufficient TV and Telephone points are provided

- **LIGHTNING PROTECTION**

Lightning protection system shall be provided in accordance with Singapore Standard Code of Practice SS 555

- **PAINTING**

- a. Internal Walls : Emulsion paint
- b. External Walls: Textured coating paint and/or other approved exterior paint

- **WATERPROOFING**

Waterproofing shall be provided to floor slabs of Bathroom, Powder Room, Utility WC, Kitchen, Yard, Planter, Balcony, Roof Terrace, Private Enclosed Space (P.E.S.) (if appropriate)

- **DRIVEWAY AND CARPARK**

- a. Surface Driveway/Ramp
Stone and/or pavers and/or tarmac and/or concrete
- b. Basement Car Park/Driveway
Reinforced concrete slab

- **RECREATION FACILITIES**

- a. Outdoor Facilities
 - Main Pool
 - Lap Pool
 - Spa Pool
 - Children's Waterplay Pool

- Waterslide
- Sun Deck
- Floating Island Deck
- Putting Green
- Themed Gardens
- Meditation Deck
- Reflexology Corner

b. **Indoor Facilities**

- Gymnasium
- Multi-purpose Hall
- Massage and Spa Room
- Golf Simulator
- Children Play Area
- Club Lounge
- Changing Rooms

• **ADDITIONAL ITEMS**

• **Kitchen Cabinets**

- Kitchen cabinets with solid surface worktop or stone countertop and stainless steel sink and mixer

• **Kitchen Appliances**

Typical Units and Penthouse Units (except PH-01, PH-02 and PH-03)

- 1 cooker hood, 1 electric induction cooker, 1 gas cook hob, 1 electric oven, 1 microwave oven and 1 refrigerator

Strata Terrace Houses

- 1 cooker hood, 1 electric induction cooker, 2 gas cook hob, 1 electric oven, 1 electric steam oven, 1 microwave oven and 1 refrigerator

Penthouse Units PH-01, PH-02 and PH-03

- 1 cooker hood, 1 electric induction cooker, 1 gas cook hob, 1 electric oven, 1 electric steam oven, 1 microwave oven and 1 refrigerator

• **Built in Wardrobes**

Quality wardrobes provided to all Bedrooms

• **Air Conditioning**

Air-conditioning units shall be provided to Living/Dining, Family Room and all Bedrooms

• **Hot Water Supply**

Hot water supply to all bathrooms, kitchens and shower in Utility WC

• **Town Gas**

Town Gas is supplied to kitchen in all Apartment Units & Strata Terrace Houses

• **Security System**

- Auto Car Barrier(s)
- Access Control System at designated Common Areas
- CCTV at designated Common Areas

NOTES

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, clearing the condensate pipes and charging of gas.

2. **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.

3. **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.

4. **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.

5. **Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards**

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

6. **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.

Our dedicated consultants are on hand to assist you with your choice.

Please call:

Property Enterprises Development (Singapore) Pte Ltd at (65) 6297 0111 (Singapore) or
Cheung Kong Property Development Ltd at (852) 8128 8128 (Hong Kong)

Whilst every care has been taken in the preparation of this brochure and the plans attached, the Developer and its agent shall not be held responsible for any inaccuracies therein. All statements, specifications and plans are believed to be correct but are not to be relied upon as statements or representation of facts. All floor areas are approximate measurements only and subject to final survey. All art renderings and illustrations contained in this brochure are artist's impressions only and are not to be relied upon as representation of facts. Photographs contained in this brochure do not necessarily represent as-built standard specifications. All information and specifications are current at the time of going to print and are subject to change as may be required and do not form part of an offer or contract. The Developer reserves the right to modify the units or the development or any part thereof as may be approved or required by the relevant authority.

Project Details: Developer: Luxury Green Development Pte Ltd (Co Reg. No. 200922721W) •
Tenure of Land: 99 years from 8 Feb 2010 • Location: LOT 16986M MK 18 at Upper Thomson
Road • Developer's Licence No. C0756 • Building Plan Approval No. A1370-00002-2010-BP02
Date: 1 June 2011 • Expected Date of Vacant Possession: 8 November 2015 • Expected Date of
Legal Completion: 8 November 2018

Another prestigious project
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