

A dynamic splash of water in shades of blue and white, filling the background of the page. The water is captured in mid-air, creating a sense of movement and freshness. The splash is most prominent in the lower half of the image, with water droplets and bubbles scattered throughout.

Twin Fountains

A CELEBRATION OF LIFE

A New Concept Executive Condominium at Woodlands

Shopping Mall & Civic Centre - Cinemas, Supermarkets, Restaurants, Woodlands Regional Library • Schools • Business & Industrial Hub • Woodlands MRT Station & Bus Interchange • Upcoming Thomson MRT line (2019)** • Seletar & Bukit Timah Expressways • Upcoming North-South Expressway (2020)** • Future General Hospital (2015)**

Be Served By Singapore's Premier Regional Centre In The North

Enjoy the delights of city living at the Woodlands Regional Centre. Shop, dine and watch movies at Causeway Point and Woodlands Civic Centre. A full spectrum of education opportunities awaits your child at good institutions such as Innova Primary, Secondary School & Junior College, Singapore American School, Republic Polytechnic and Singapore Sports School.

Experience quality medical care at the future General Hospital in 2015. Islandwide travel is a breeze via the BKE, SLE and when the North-South Expressway opens in 2020. Enjoy an even quicker ride to the city with the new Thomson MRT line in 2019**. Homeowners can expect capital appreciation with a Business & Industrial Hub nearby.



UPCOMING WOODLANDS CENTRAL

According to the URA Master Plan... Woodlands Central - a 30ha area around Woodlands MRT station and Causeway Point mall, is envisaged as a pedestrian-friendly retail hub. Low rise commercial developments will have activity-generating uses on the first storey to create a vibrant street experience.*

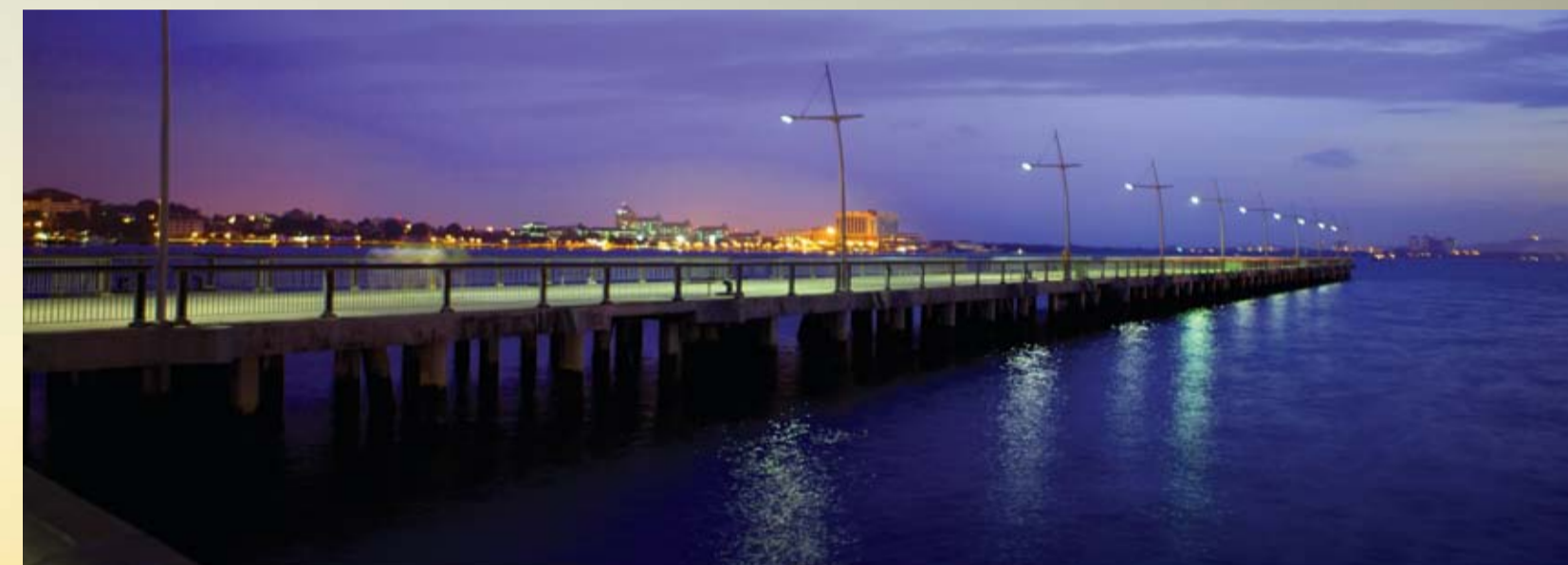
*Straits Times article titled "Woodlands to become waterfront metropolis 70ha of waterfront for business, lifestyle and residential uses; 30ha for retail hub" 25/2/2013.

**Completion dates subject to changes by the relevant authorities.

Frolic In The North's Waterfront Lifestyle Hub

1.5-km long Waterfront Promenade • 11-Hectare Park • 400m Coastal Jetty with Lookout Points • Waterfront Restaurant • Fishing Spots • Fitness Corners • Viewing Tower • Multi-generational Playground with Netted Sky Bridges & Sky Cabins • Linked to 25km Northern Explorer Park Connector Network • Nature Trails

Spend leisurely weekends with loved ones at Woodlands Waterfront Park, an 11-hectare northern coastal park. Go cycling or roller blading while appreciating a scenic sunset. Accompany grandpa on fishing trips and learn a fishing technique or two. Have fun as the little ones romp around the multi-generational playground. Clamber up the netted Sky Bridges and Sky Cabins. Catch a community event at the event plaza. Enjoy restaurant seafood or have a picnic under the stars. Just remember to take lots of photos to share with friends online. For more scenic outdoor adventures, cycle to the many parks within Woodlands and the reservoirs in the Central Nature Reserve via the park connectors.



UPCOMING WOODLANDS NORTH COAST

The 70ha Woodlands North Coast, an area between Republic Polytechnic and Woodlands Waterfront is slated to be turned into a lush waterfront environment with a mix of business, residential and lifestyle uses.*

*Straits Times article titled "Woodlands to become waterfront metropolis 70ha of waterfront for business, lifestyle and residential uses; 30ha for retail hub" 25/2/2013.

Discover Nature And World Acclaimed Wildlife Habitats

7-Hectare Urban Park and 20-Hectare Nature Area • World's Best Rainforest Zoo
• World's First Wildlife Night Park • River-Themed Zoo • Orchids and Ornamental Farms • Park Connectors • Golf Courses & Country Clubs • Reservoirs • Future Nature Tourism Hub

Commune with nature at your doorstep. Hike or cycle through lush, green nature reserves. Get up close to real rainforest and nocturnal animals in world acclaimed habitats. Fishing enthusiasts can also unwind with 24-hour fishing at the Seletar Reservoir. A future nature tourism hub at Mandai may be the next major attraction.

*The Government is looking at adding hotels and more restaurants to the Mandai area to turn it into a complete tourist destination....The area's rich biodiversity makes it an ideal location for other nature-related developments. The plan is to leverage Singapore's award-winning attractions, such as the Singapore Zoo and Night Safari as well as the River Safari, and develop a "green lung" for tourists and Singaporeans alike.**

*Straits Times 29/11/2012





Live It Up At Twin Fountains

Water fountains – Gateway Fountains, Wellness Fountains, Adventure Fountains, and Villa Fountains – are the key landscape features at Twin Fountains, where water flows to surrounding water features bringing wellness, play and scenic beauty to residents.

Twin Fountains is an Executive Condominium located at the tranquil neighbourhood of Woodlands Ave 6 / Drive 16. Spend a day of spa-inspired relaxation or splash out with the kids at many hydro fun facilities. There's plenty at home for the family to enjoy at **6 leisure thematic zones**.

Holistic Living

Kids Adventure

3-G Fitness

Outdoor Dining

Enchanting Nature

Fountain Villa





Immerse
in wellness



Splash-tacular Fun
For Little Ones

Artist's Impression

Holistic Living

Villa Pool • Villa Spa • Water Reflexology • Spa Pool
• Sun Deck • Sun Island • Water Lounger

Welcome to a haven of calm and repose. Warm sun on your shoulders. Clear skies overhead. And blue waters calling your name. Immerse in the tranquil waters of the Spa Pool, Villa Spa and Villa Pool. Get bronzed at the Sun Island and Sun Deck or simply laze afternoons away at the Water Lounger.



Kids Adventure

Splash Pool • Children's Play Pool • Adventure Fountains
• 50m Swimming Pool • Children's Playground

Splash out in an oasis of fun and games with the entire family. Watch your kids play all day at the Splash Pool and Children's Play Pool while you unwind with friends at the nearby 50m Swimming Pool. Want even more fun for little ones? Hop over to the Children's Playground where kids will be climbing, sliding and running around.

3-G Fitness

3-Generation Fitness Pod • Gymnasium •
Tennis Court • 50m Swimming Pool •
Exotic Garden Trail

Imagine how fitness can be fun! Burn off calories at the Tennis Court, go jogging to catch the sunrise at the Exotic Garden Trail or have a workout at the Gymnasium. Best of all, invite your family to exercise together at the 3-Generation Fitness Pod, a unique fitness facility for all ages.



Fitness Fun For Everyone



Outdoor Dining

Spring Pavilion (BBQ) • Summer
Pavilion (BBQ) • Function Room
• Fountain Villa

Take the fun outdoors with family and friends at al fresco BBQ parties. Create fond memories of sharing meals and enjoying stories at imaginatively designed pavilions. On ordinary days, enjoy the serenity of any pavilion with a book and a refreshing drink.





Enchanting Nature

Enchanted Garden • Eclectic Garden
• Wellness Fountains • Gateway Fountains
• Coral Falls • Boulder Falls • Eugenia Garden
With Resting Pavilion • Eucharis Garden With
Resting Pavilion



Guests Stay Over In Style

Come home each day to the tranquil sight of cascading waterfalls. Where your presence is welcomed by playful lighted fountains. Discover what it means to relax in harmony with water themed gardens. Indulge in the beauty of enchanting greenery, exotic flowers and an eclectic floral collection.

Fountain Villa

Villa Pool • Villa Spa • Villa Fountains

Even guests will feel the exceptional touch. Instead of a guest room, entertain visiting friends and loved ones with an exclusive stay at the development's Fountain Villa. Conceived with a bed, bath, kitchenette, portable BBQ, dining area, private pool and spa pool, it's a stayover they'll definitely cherish.

Frasers Unique Living Space Concepts

VISTAhome
WIDE FRONTAGE-VIEW

Experience a home perfectly suited to your lifestyle from the Frasers Living Space Concepts collection.

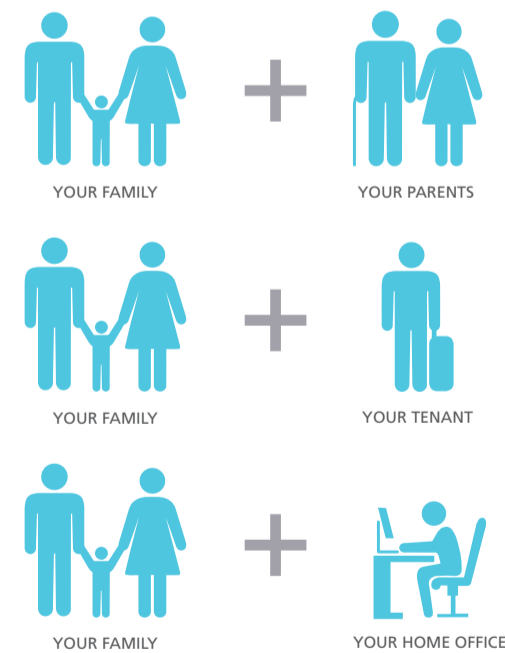
VERANDAHhome
PRIVATE BALCONY-VIEW

Conceptualized with innovative 2, 3, 4 -bedroom and penthouse units, enjoy an abundance of light, space and views with the Vista, Verandah and Vantage Homes. Each specially designed with its own distinctive features for maximum living comfort.

VANTAGEhome
BREEZY DUAL-VIEW

For extended families, the unique TRIO® Intergeneration Home by Frasers awaits. Each home has two private entrances and two private living spaces for the best in multi-generational family living.

TRIO
BY FRASERS
THE INTERGENERATION HOME



Floor Plans

UNIT DISTRIBUTION

TOWER 11					TOWER 11A				TOWER 15				TOWER 15A						
FLOOR	1	2	3	4	FLOOR	5	6	7	8	FLOOR	9	10	11	12	FLOOR	13	14	15	16
14	B1(a)-VT	C-TR			14	C-TR	C1(b)-VT		PH	14	C1(b)-VT	C-TR	PH		14	C-TR	C1(b)-VT		
13	B1-VT	C-TR	B3-VT	B2-VT	13	C-TR	C1-VT	B2-VT	B3-VT	13	C1-VT	C-TR	B3-VT	B2-VT	14	C-TR	C1-VT	B2-VT	B3-VT
12	B1-VT	C-TR	B3-VT	B2-VT	12	C-TR	C1-VT	B2-VT	B3-VT	12	C1-VT	C-TR	B3-VT	B2-VT	13	C-TR	C1-VT	B2-VT	B3-VT
11	B1-VT	C-TR	B3-VT	B2-VT	11	C-TR	C1-VT	B2-VT	B3-VT	11	C1-VT	C-TR	B3-VT	B2-VT	12	C-TR	C1-VT	B2-VT	B3-VT
10	B1-VT	C-TR	B3-VT	B2-VT	10	C-TR	C1-VT	B2-VT	B3-VT	10	C1-VT	C-TR	B3-VT	B2-VT	11	C-TR	C1-VT	B2-VT	B3-VT
9	B1-VT	C-TR	B3-VT	B2-VT	9	C-TR	C1-VT	B2-VT	B3-VT	9	C1-VT	C-TR	B3-VT	B2-VT	10	C-TR	C1-VT	B2-VT	B3-VT
8	B1-VT	C-TR	B3-VT	B2-VT	8	C-TR	C1-VT	B2-VT	B3-VT	8	C1-VT	C-TR	B3-VT	B2-VT	9	C-TR	C1-VT	B2-VT	B3-VT
7	B1-VT	C-TR	B3-VT	B2-VT	7	C-TR	C1-VT	B2-VT	B3-VT	7	C1-VT	C-TR	B3-VT	B2-VT	8	C-TR	C1-VT	B2-VT	B3-VT
6	B1-VT	C-TR	B3-VT	B2-VT	6	C-TR	C1-VT	B2-VT	B3-VT	6	C1-VT	C-TR	B3-VT	B2-VT	7	C-TR	C1-VT	B2-VT	B3-VT
5	B1-VT	C-TR	B3-VT	B2-VT	5	C-TR	C1-VT	B2-VT	B3-VT	5	C1-VT	C-TR	B3-VT	B2-VT	6	C-TR	C1-VT	B2-VT	B3-VT
4	B1-VT	C-TR	B3-VT	B2-VT	4	C-TR	C1-VT	B2-VT	B3-VT	4	C1-VT	C-TR	B3-VT	B2-VT	5	C-TR	C1-VT	B2-VT	B3-VT
3	B1-VT	C-TR	B3-VT	B2-VT	3	C-TR	C1-VT	B2-VT	B3-VT	3	C1-VT	C-TR	B3-VT	B2-VT	4	C-TR	C1-VT	B2-VT	B3-VT
2	B1(P1)-VT	C(P1)-TR	B3-VT	B2-VT	2	C(P)-TR	C1(P)-VT	B2-VT	B3-VT	2	C1(P)-VT	C(P)-TR	B3-VT	B2-VT	3	C(P)-TR	C1(P)-VT	B2-VT	B3-VT
1			B3(P)-VT	B2(P)-VT	1			B2(P)-VT	B3(P)-VT	1			B3(P)-VT	B2(P)-VT	1			B2(P)-VT	B3(P)-VT

Note: DSTA screening may be provided to Block 11 unit no: #14-01

Note: DSTA screening may be provided to Block 11A unit no: #14-06 and #14-08

Note: DSTA screening may be provided to Block 15 unit no: #14-09 and #14-11

Note: DSTA screening may be provided to Block 15A unit no: #14-14

TOWER 17					TOWER 17A				TOWER 19				TOWER 19A						
FLOOR	17	18	19	20	FLOOR	21	22	23	24	FLOOR	25	26	27	28	FLOOR	29	30	31	32
14	C(a)-VT	C(a)-TRD	B-VH	A(a)	14	B1-VT	B-TR	B4-VG	B-VH	14	B-TR	C1-VT	B-VH	B4-VG	14	C1(a)-VT	B(a)-TR	B4(a)-VG	B-VH
13	C-VT	C-TRD	B-VH	A	13	B1-VT	B-TR	B4-VG	B-VH	13	B-TR	C1-VT	B-VH	B4-VG	13	C1-VT	B-TR	B4-VG	B-VH
12	C-VT	C-TRD	B-VH	A	12	B1-VT	B-TR	B4-VG	B-VH	12	B-TR	C1-VT	B-VH	B4-VG	12	C1-VT	B-TR	B4-VG	B-VH
11	C-VT	C-TRD	B-VH	A	11	B1-VT	B-TR	B4-VG	B-VH	11	B-TR	C1-VT	B-VH	B4-VG	11	C1-VT	B-TR	B4-VG	B-VH
10	C-VT	C-TRD	B-VH	A	10	B1-VT	B-TR	B4-VG	B-VH	10	B-TR	C1-VT	B-VH	B4-VG	10	C1-VT	B-TR	B4-VG	B-VH
9	C-VT	C-TRD	B-VH	A	9	B1-VT	B-TR	B4-VG	B-VH	9	B-TR	C1-VT	B-VH	B4-VG	9	C1-VT	B-TR	B4-VG	B-VH
8	C-VT	C-TRD	B-VH	A	8	B1-VT	B-TR	B4-VG	B-VH	8	B-TR	C1-VT	B-VH	B4-VG	8	C1-VT	B-TR	B4-VG	B-VH
7	C-VT	C-TRD	B-VH	A	7	B1-VT	B-TR	B4-VG	B-VH	7	B-TR	C1-VT	B-VH	B4-VG	7	C1-VT	B-TR	B4-VG	B-VH
6	C-VT	C-TRD	B-VH	A	6	B1-VT	B-TR	B4-VG	B-VH	6	B-TR	C1-VT	B-VH	B4-VG	6	C1-VT	B-TR	B4-VG	B-VH
5	C-VT	C-TRD	B-VH	A	5	B1-VT	B-TR	B4-VG	B-VH	5	B-TR	C1-VT	B-VH	B4-VG	5	C1-VT	B-TR	B4-VG	B-VH
4	C-VT	C-TRD	B-VH	A	4	B1-VT	B-TR	B4-VG	B-VH	4	B-TR	C1-VT	B-VH	B4-VG	4	C1-VT	B-TR	B4-VG	B-VH
3	C-VT	C-TRD	B-VH	A	3	B1-VT	B-TR	B4-VG	B-VH	3	B-TR	C1-VT	B-VH	B4-VG	3	C1-VT	B-TR	B4-VG	B-VH
2	C(P)-VT	C(P)-TRD	B(P)-VH	A(P)	2	B1(P)-VT	B(P)-TR	B4(P)-VG	B(P)-VH	2	B(P)-TR	C1(P)-VT	B(P)-VH	B4(P)-VG	2	C1(P)-VT	B(P1)-TR	B4(P)-VG	B(P)-VH
1					1					1					1				

Note: DSTA screening may be provided to Block 17 unit no: #14-17, #14-18 and #14-20

Note: DSTA screening may be provided to Block 19A unit no: #14-29, #14-30 and #14-31

TWIN FOUNTAINS

Where Life Is Celebrated Daily



Holistic Living

1. Water Reflexology
2. Villa Pool
3. Villa Spa
4. Spa Pool
5. Sun Deck
6. Sun Island
7. Water Lounger

3-G Fitness

12. 3-Generation Fitness Pod
13. Gymnasium
14. Tennis Court
15. 50m Swimming Pool
16. Exotic Garden Trail

Enchanting Nature

20. Enchanted Garden
21. Gateway Fountains
22. Wellness Fountains
23. Coral Falls
24. Boulder Falls
25. Eclectic Garden
26. Eugenia Garden With Resting Pavilion
27. Eucharis Garden With Resting Pavilion

Kids Adventure

8. Splash Pool
9. Children's Play Pool
10. Children's Playground
11. Adventure Fountains

Outdoor Dining

17. Spring Pavilion (BBQ)
18. Summer Pavilion (BBQ)
19. Function Room

28. Fountain Villa

- Villa Pool
- Villa Spa
- Villa Fountains

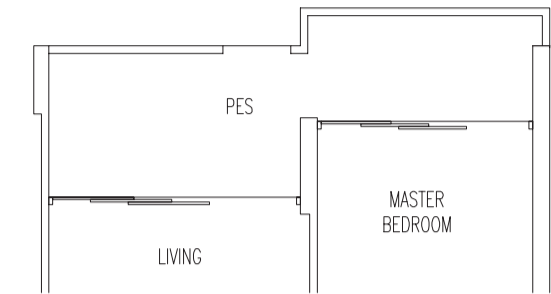
29. Side Gate



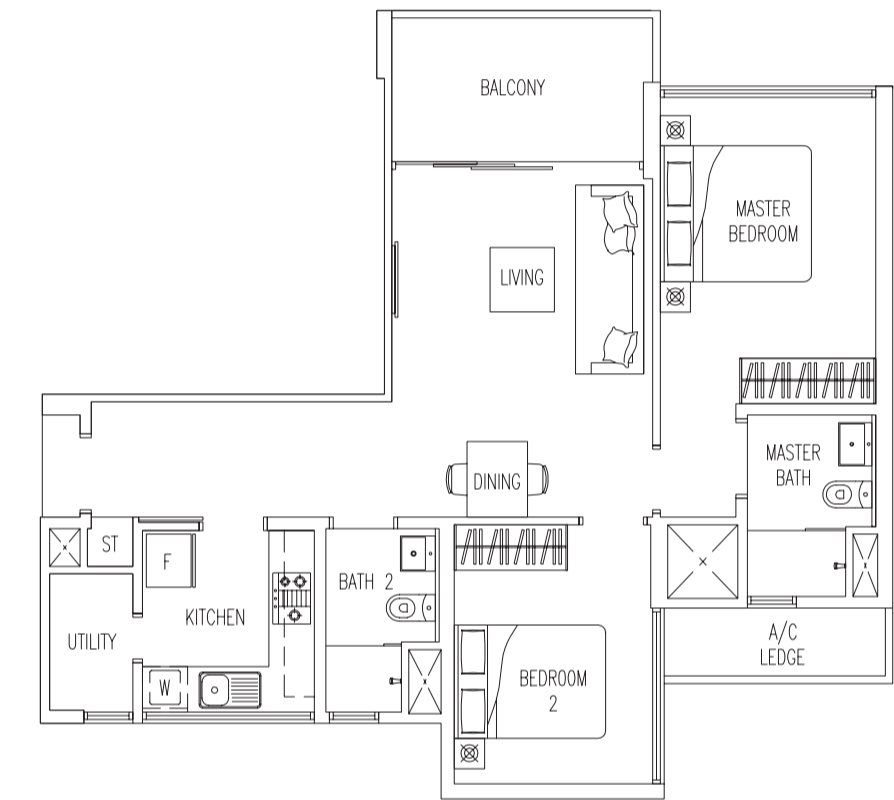
SUITES

SUITES 2-Bedroom

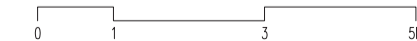
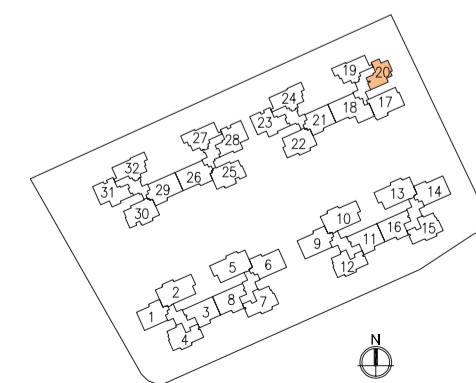
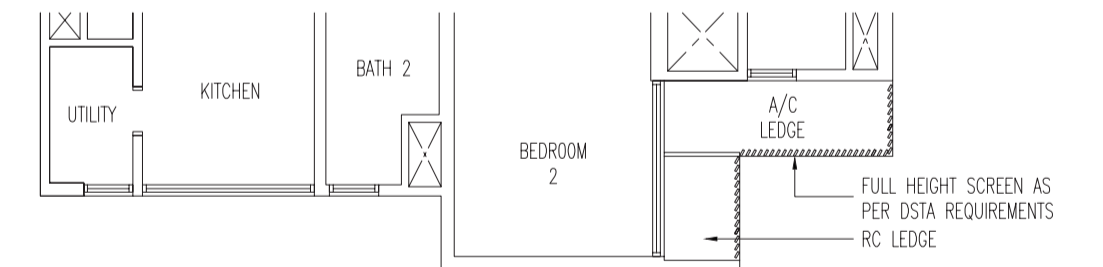
Type A(P)
82 sq m / 883 sq ft
#02-20



Type A
77 sq m / 829 sq ft
#03-20 To #13-20



Type A(a)
77 sq m / 829 sq ft
#14-20 - Open Balcony



Area includes A/C ledge, balcony, PES, roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation : A/C ledge (Aircon Ledge), PES (Private Enclosed Space), and ST (Store).

VERANDAHhome

3-Bedroom

Type B(P)-VH

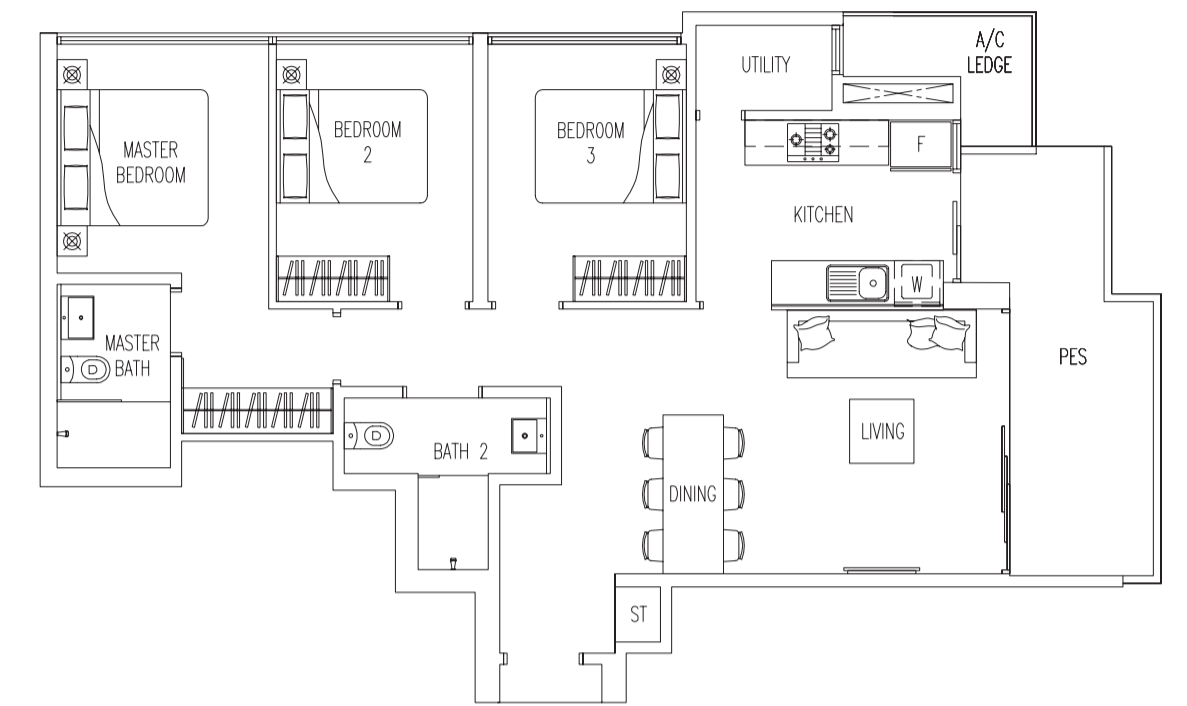
98 sq m / 1055 sq ft

#02-32

#02-27 (mirror)

#02-24

#02-19 (mirror)



Type B-VH

96 sq m / 1033 sq ft

#03-32 To #13-32

#03-27 To #13-27 (mirror)

#03-24 To #13-24

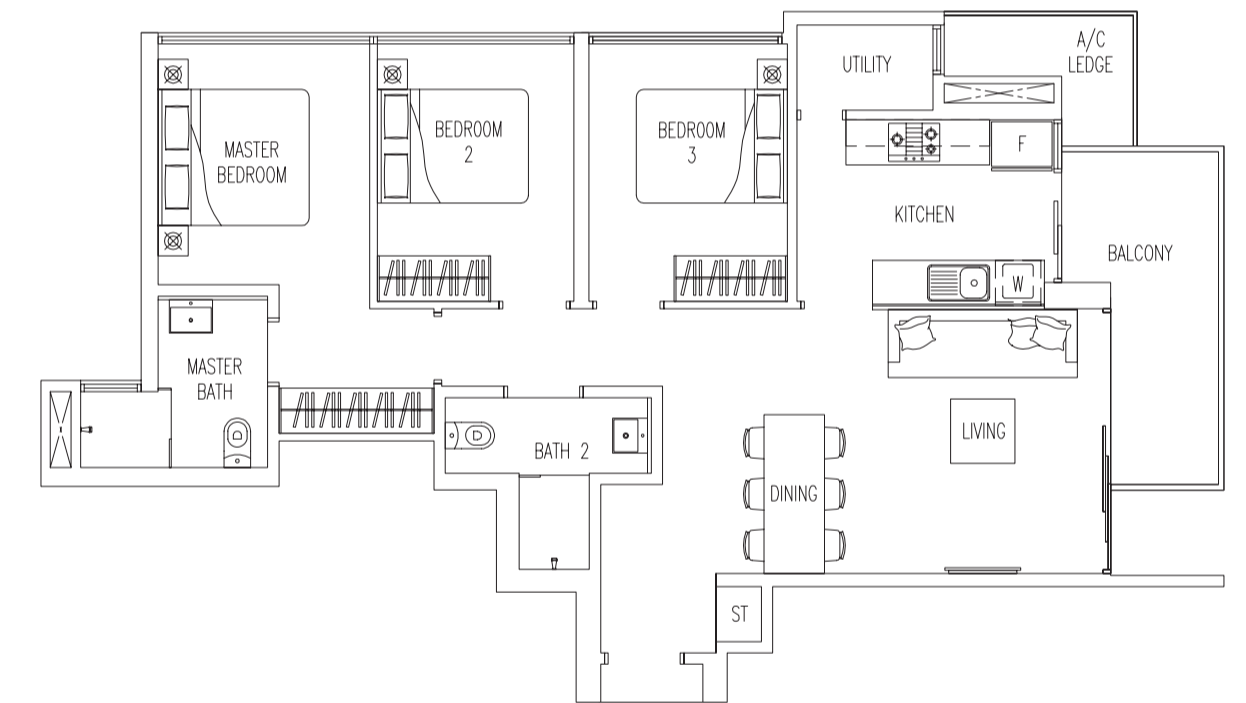
#03-19 To #13-19 (mirror)

#14-32 - Open Balcony

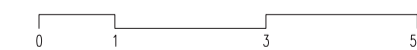
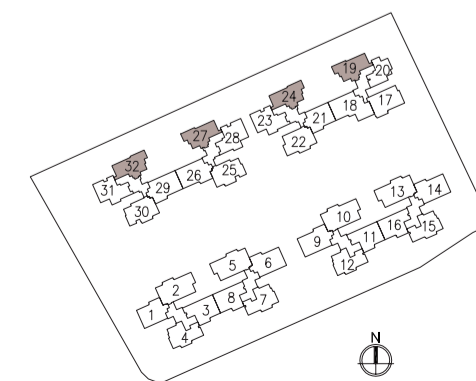
#14-27 - Open Balcony (mirror)

#14-24 - Open Balcony

#14-19 - Open Balcony (mirror)



VERANDAHhome
PRIVATE BALCONY-VIEW



Area includes A/C ledge, balcony, PES, roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation : A/C ledge (Aircon Ledge), PES (Private Enclosed Space), and ST (Store).

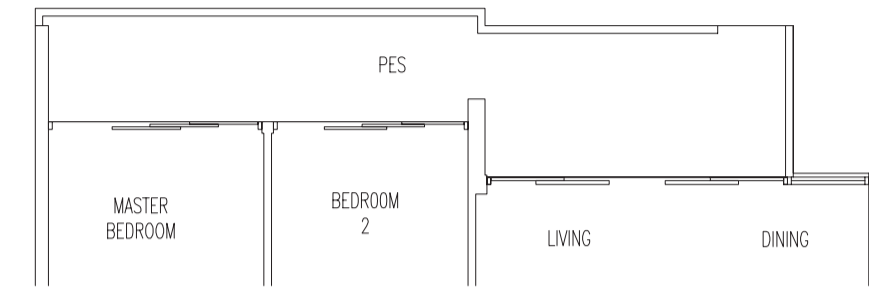
VISTAhome

3-Bedroom

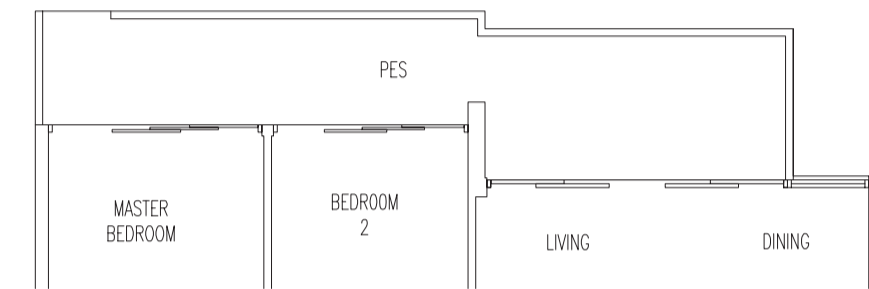
VISTAhome

WIDE FRONTAGE-VIEW

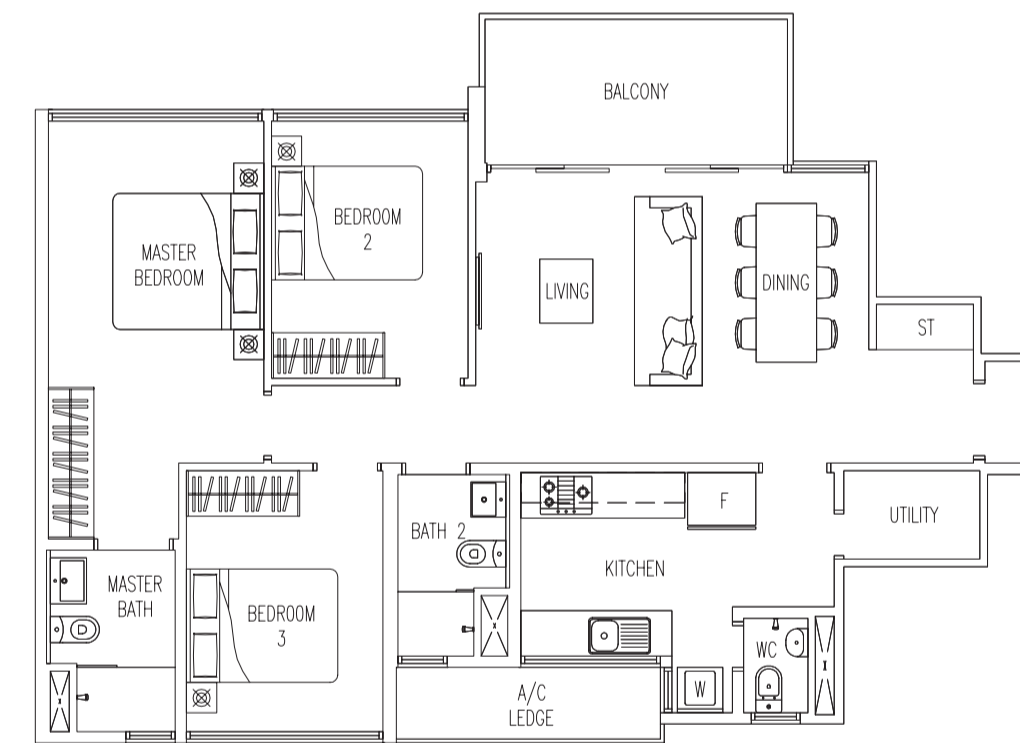
Type B1(P1)-VT
107 sq m / 1152 sq ft
#02-01



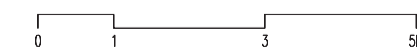
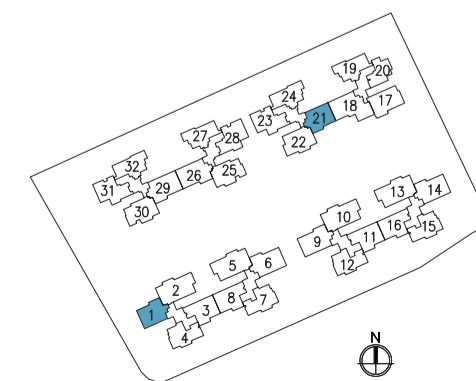
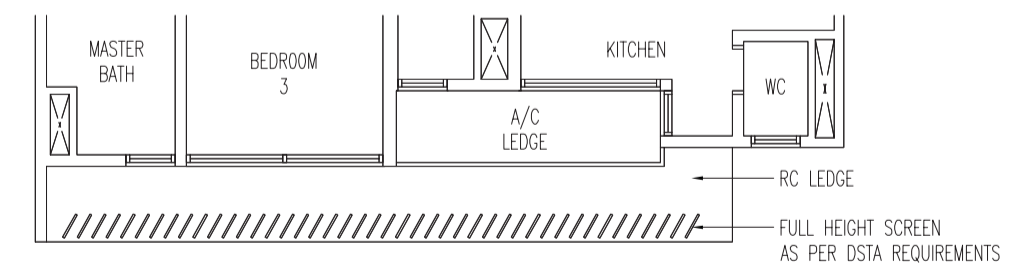
Type B1(P)-VT
107 sq m / 1152 sq ft
#02-21 (rotated)



Type B1-VT
98 sq m / 1055 sq ft
#03-21 To #13-21 (rotated)
#03-01 To #13-01
#14-21 - Open Balcony (rotated)



Type B1(a)-VT
98 sq m / 1055 sq ft
#14-01 - Open Balcony



Area includes A/C ledge, balcony, PES, roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation : A/C ledge (Aircon Ledge), PES (Private Enclosed Space), and ST (Store).

VISTAhome

3-Bedroom

Type B2-VT

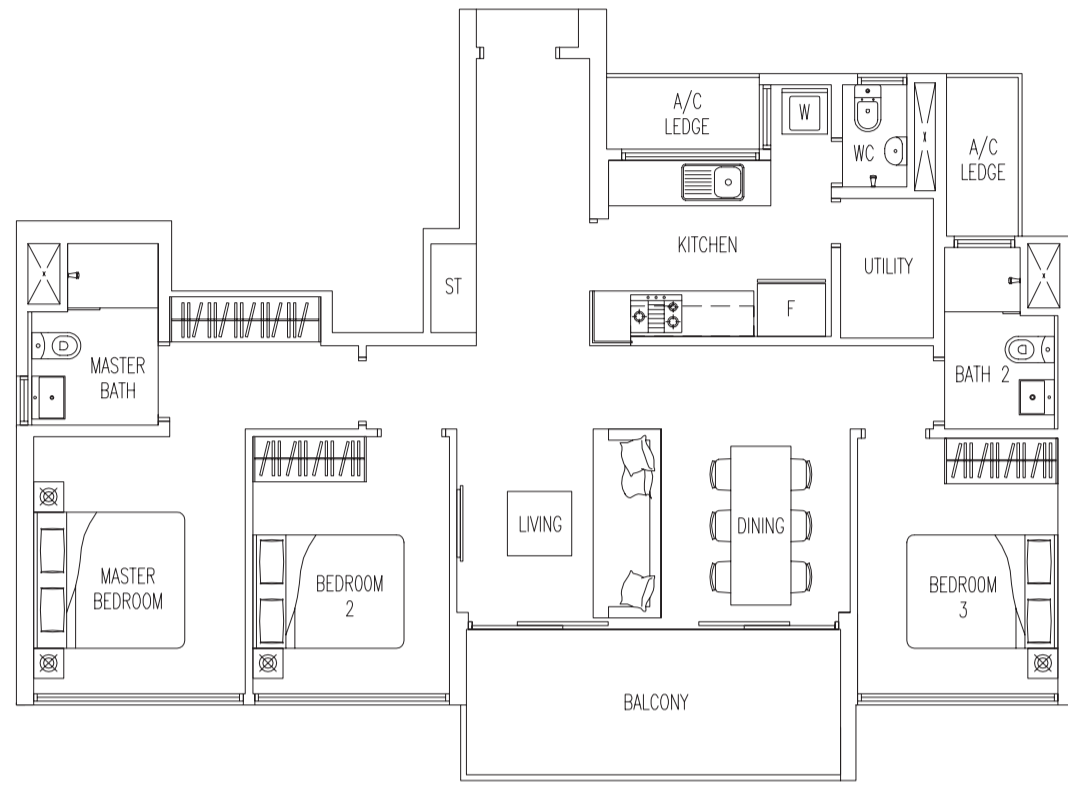
102 sq m / 1098 sq ft

#02-04 To #13-04 (mirror)

#02-07 To #13-07

#02-12 To #13-12 (mirror)

#02-15 To #13-15



Type B2(P)-VT

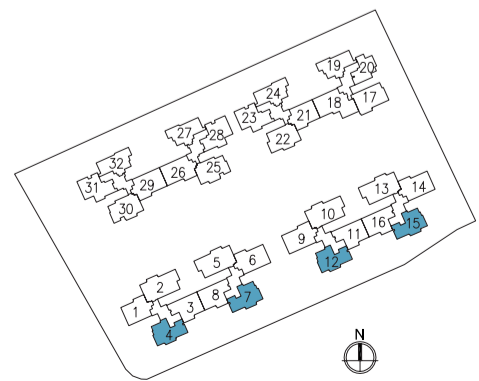
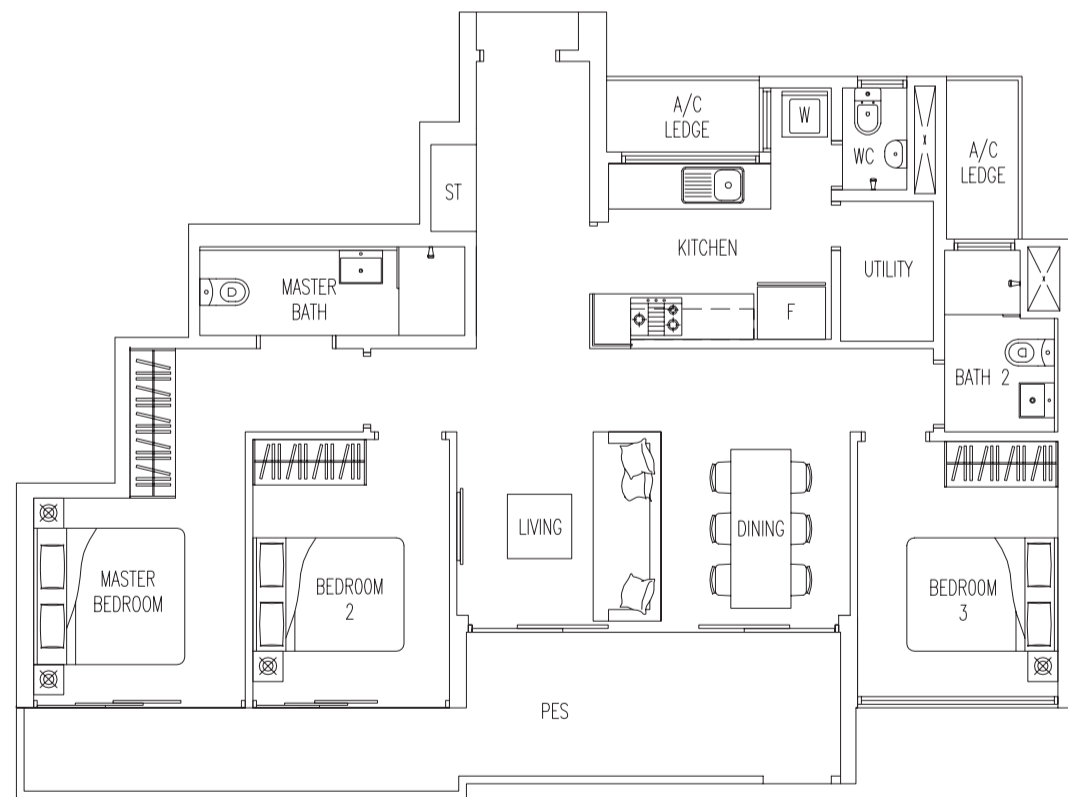
108 sq m / 1163 sq ft

#01-04 (mirror)

#01-07

#01-12 (mirror)

#01-15



Area includes A/C ledge, balcony, PES, roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation : A/C ledge (Aircon Ledge), PES (Private Enclosed Space), and ST (Store).

VISTAhome

3-Bedroom

Type B3-VT

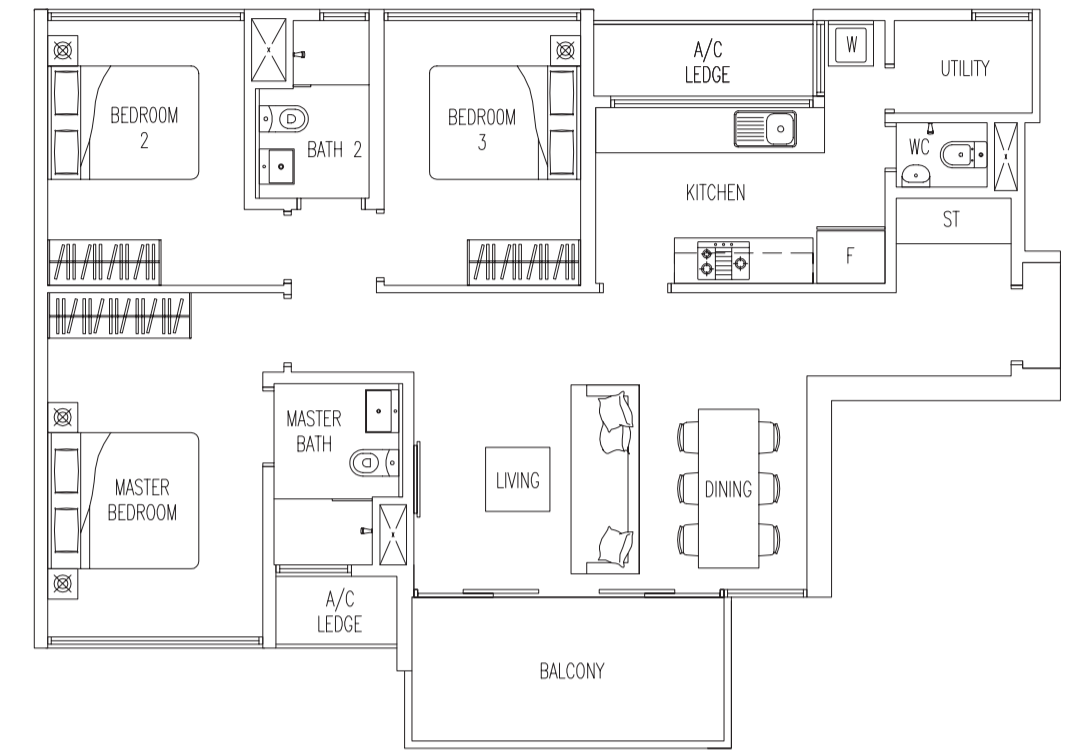
104 sq m / 1119 sq ft

#02-03 To #13-03 (mirror)

#02-08 To #13-08

#02-11 To #13-11 (mirror)

#02-16 To #13-16



Type B3(P)-VT

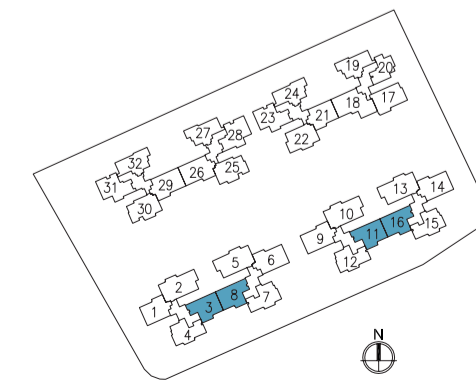
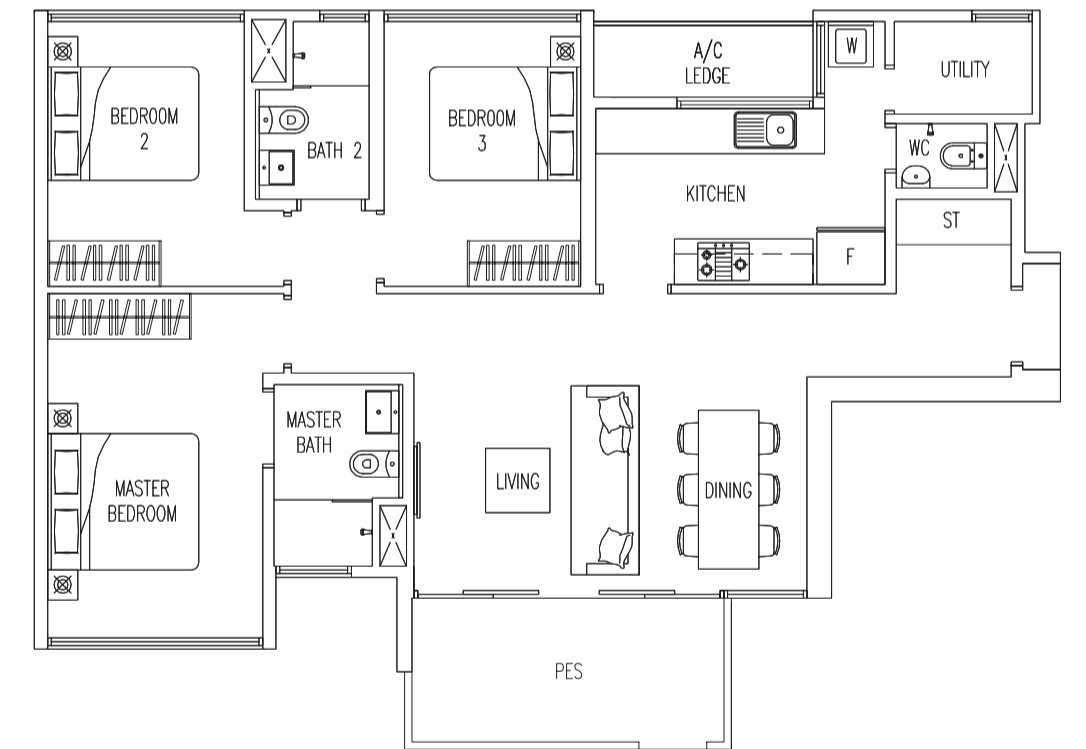
102 sq m / 1098 sq ft

#01-03 (mirror)

#01-08

#01-11 (mirror)

#01-16



Area includes A/C ledge, balcony, PES, roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation : A/C ledge (Aircon Ledge), PES (Private Enclosed Space), and ST (Store).

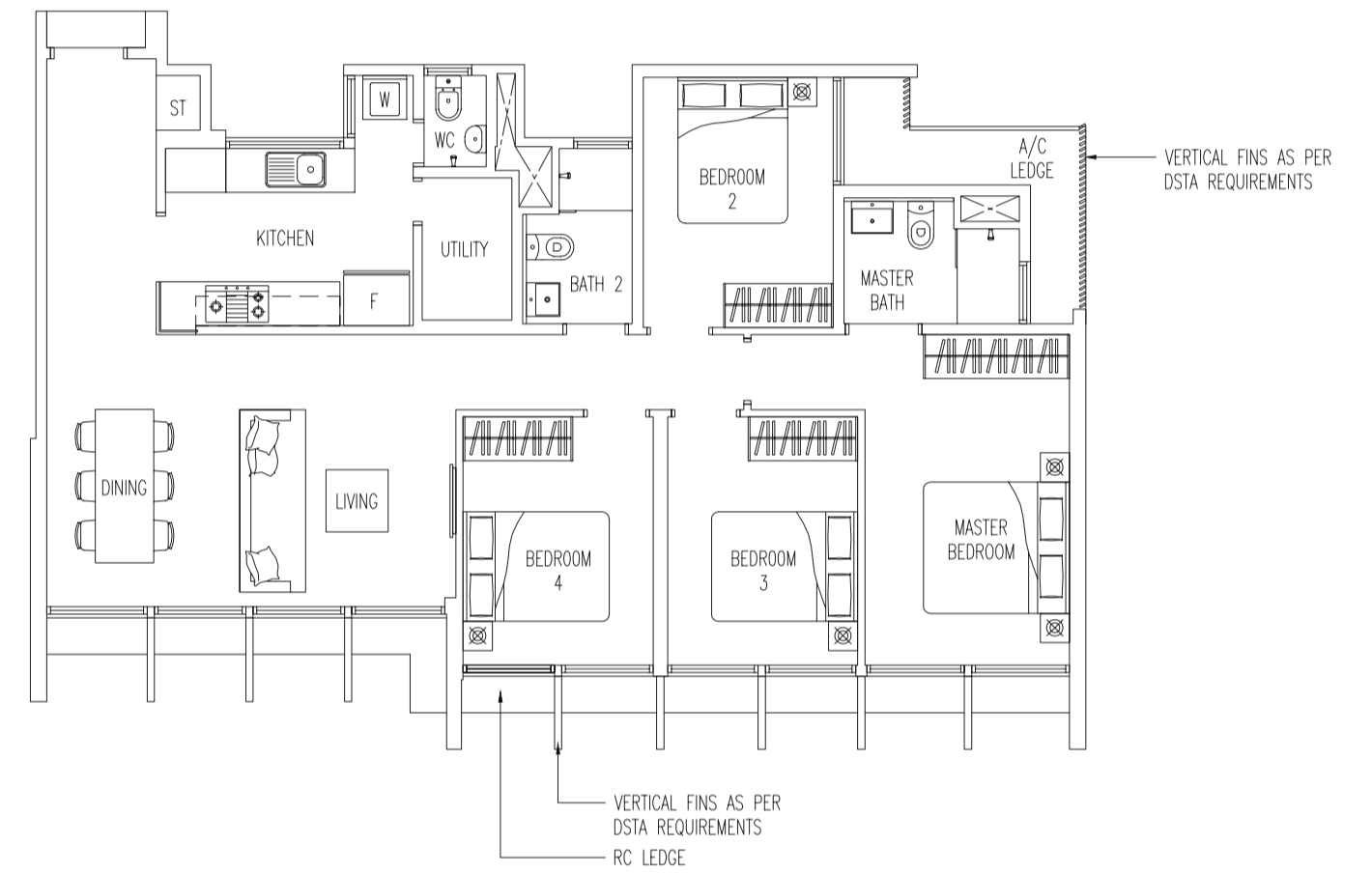
VISTAhome
4-Bedroom

VISTAhome
4-Bedroom

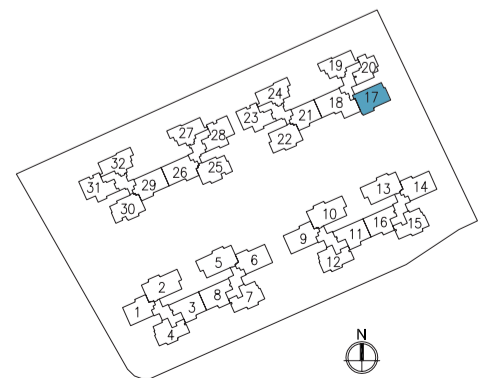
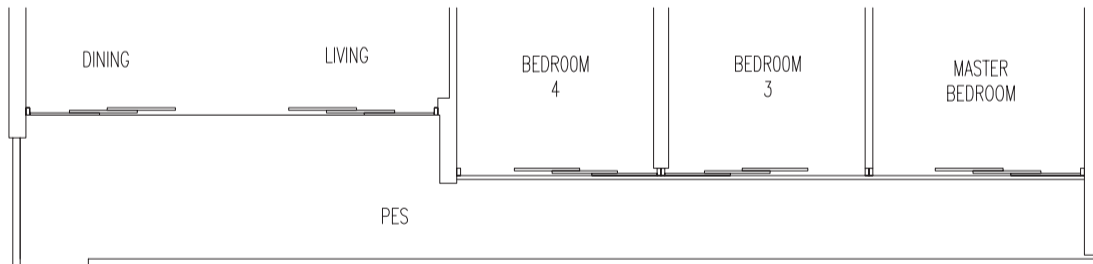
Type C-VT
118 sq m / 1270 sq ft
#03-17 To #13-17



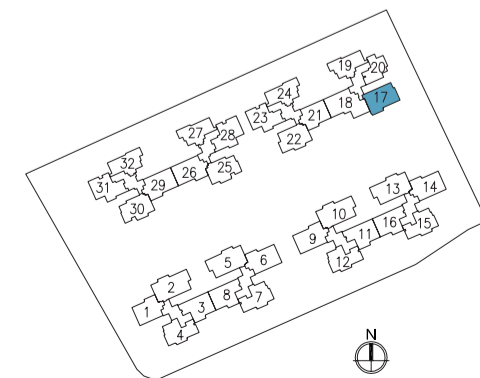
Type C(a)-VT
107 sq m / 1152 sq ft
#14-17



Type C(P)-VT
128 sq m / 1378 sq ft
#02-17



Area includes A/C ledge, balcony, PES, roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation : A/c ledge (Aircon Ledge), PES (Private Enclosed Space), and ST (Store).



Area includes A/C ledge, balcony, PES, roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation : A/c ledge (Aircon Ledge), PES (Private Enclosed Space), and ST (Store).

VISTAhome

4-Bedroom

Type C1(P)-VT

116 sq m / 1249 sq ft

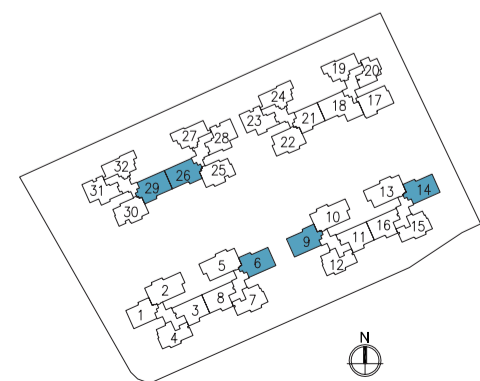
- #02-29 (mirror)
- #02-26 (rotated)
- #02-06
- #02-09 (mirror)
- #02-14



Type C1-VT

112 sq m / 1206 sq ft

- #03-29 To #13-29 (mirror)
- #03-26 To #13-26 (rotated)
- #03-06 To #13-06
- #03-09 To #13-09 (mirror)
- #03-14 To #13-14
- #14-26 - Open Balcony (rotated)



0 1 3 5M

Area includes A/C ledge, balcony, PES, roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation : A/c ledge (Aircon Ledge), PES (Private Enclosed Space), and ST (Store).

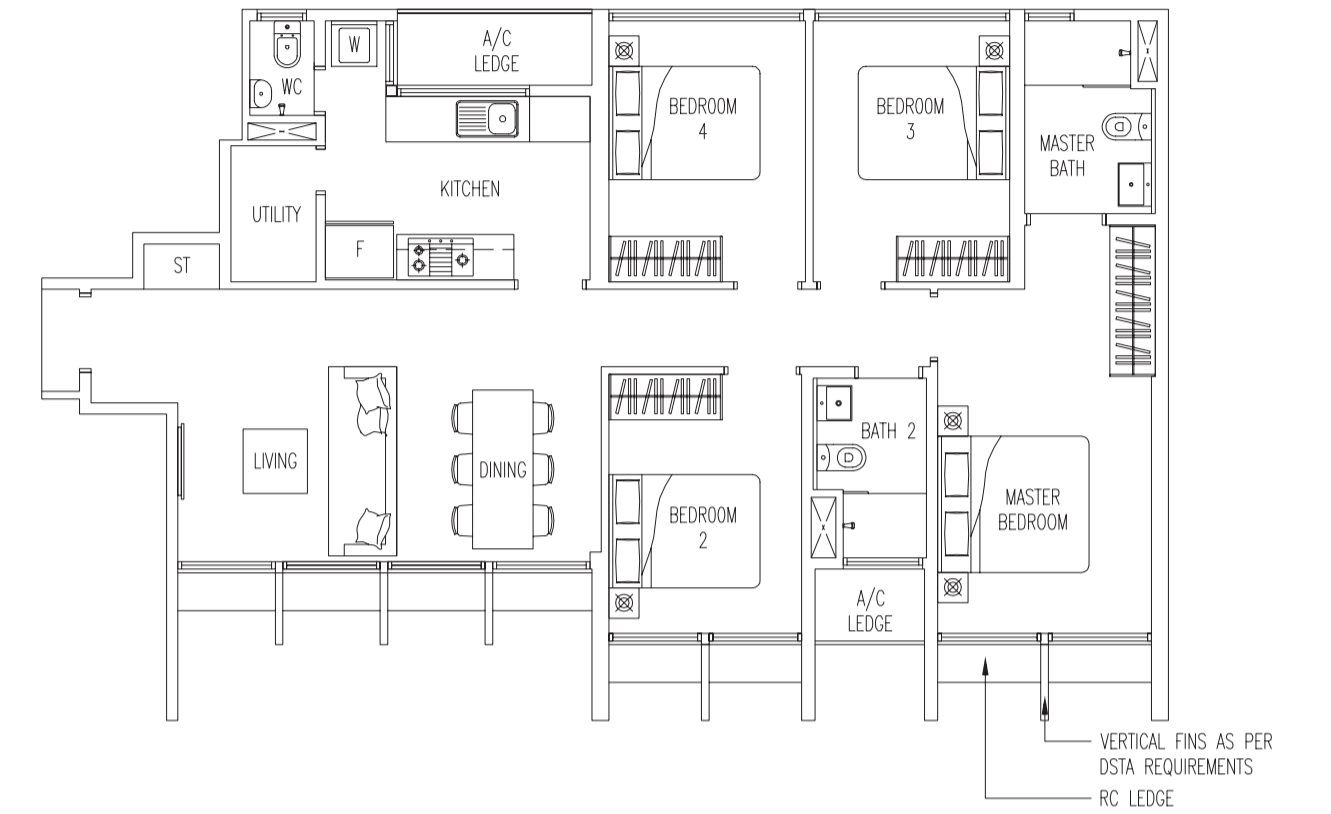
VISTAhome

4-Bedroom

Type C1(a)-VT

103 sq m / 1109 sq ft

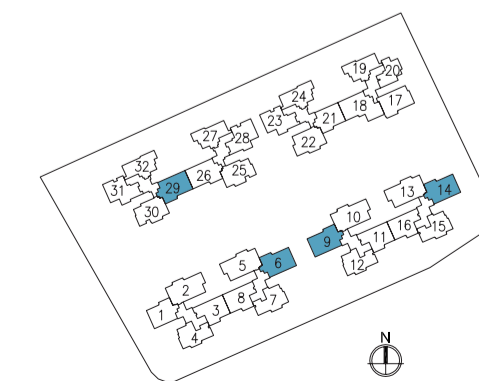
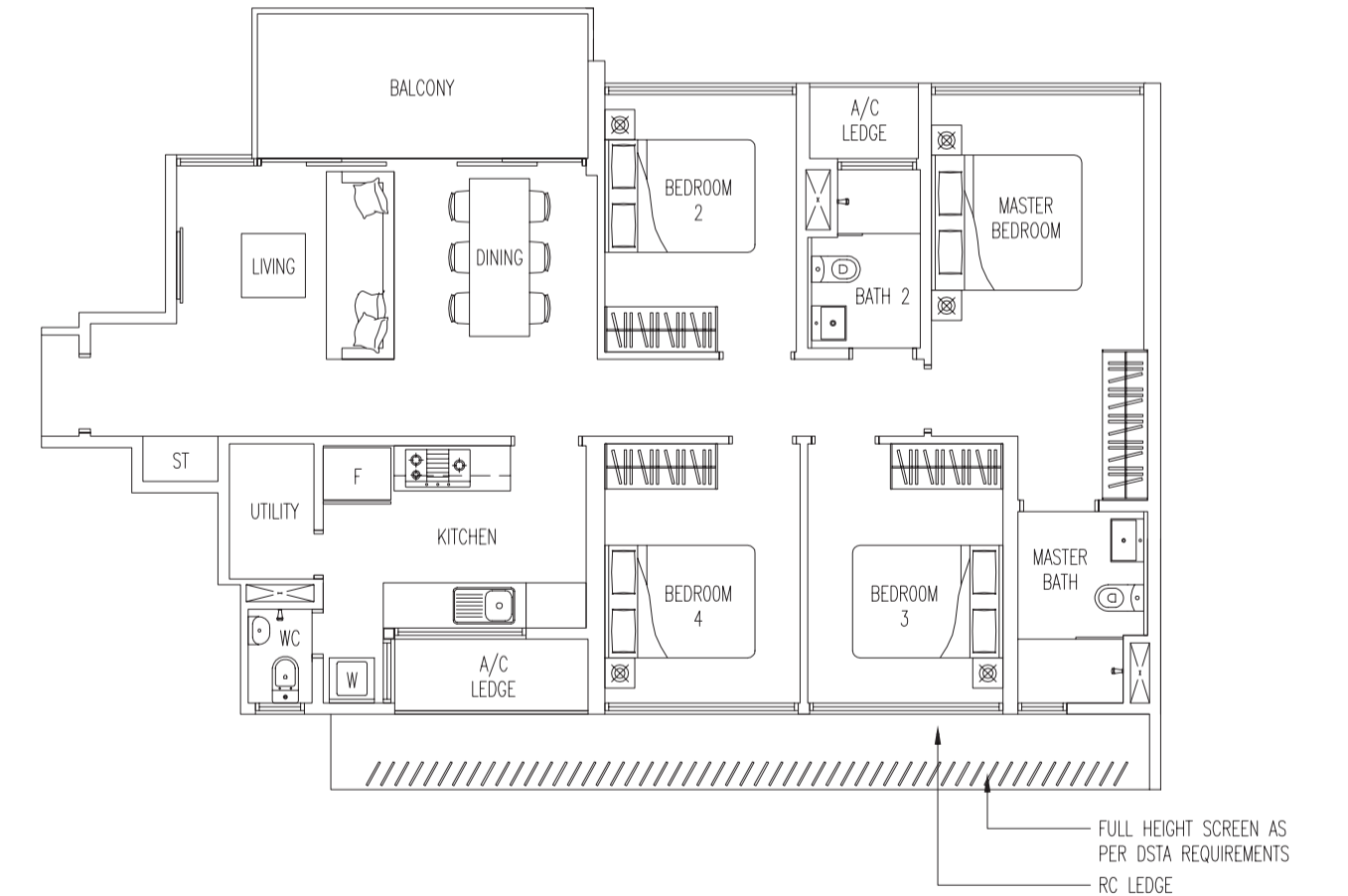
#14-29



Type C1(b)-VT

112 sq m / 1206 sq ft

- #14-06 - Open Balcony
- #14-09 - Open Balcony (mirror)
- #14-14 - Open Balcony



0 1 3 5M

Area includes A/C ledge, balcony, PES, roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation : A/c ledge (Aircon Ledge), PES (Private Enclosed Space), and ST (Store).

VANTAGEhome

3-Bedroom



Type B4-VG

107 sq m / 1152 sq ft

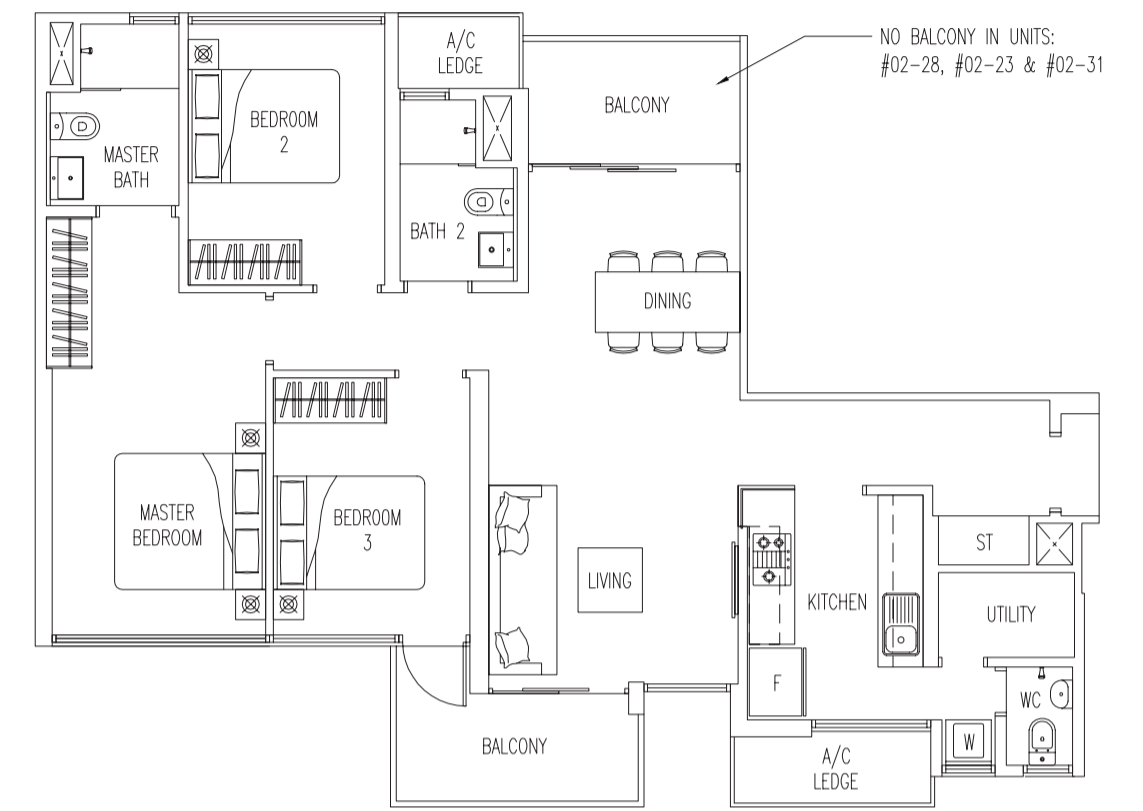
#03-28 To #13-28 (mirror)

#03-23 To #13-23

#03-31 To #13-31

#14-28 - Open Balcony (mirror)

#14-23 - Open Balcony



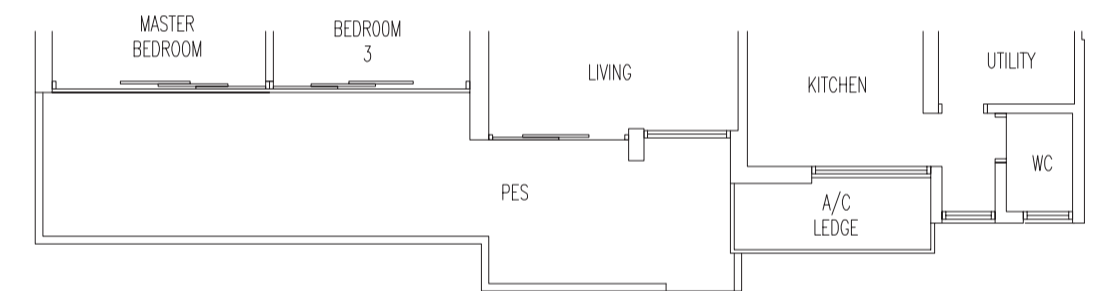
Type B4(P)-VG

115 sq m / 1238 sq ft

#02-28 (mirror)

#02-23

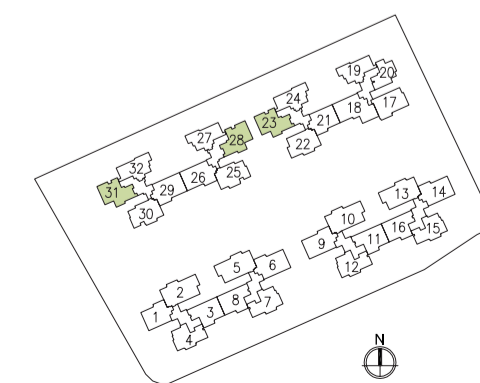
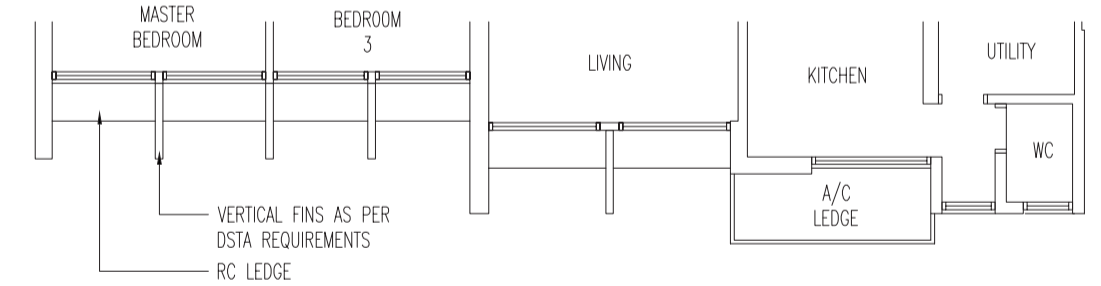
#02-31



Type B4(a)-VG

102 sq m / 1098 sq ft

#14-31



Area includes A/C ledge, balcony, PES, roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation : A/C ledge (Aircon Ledge), PES (Private Enclosed Space), and ST (Store).



Type B-TR

111 sq m / 1195 sq ft

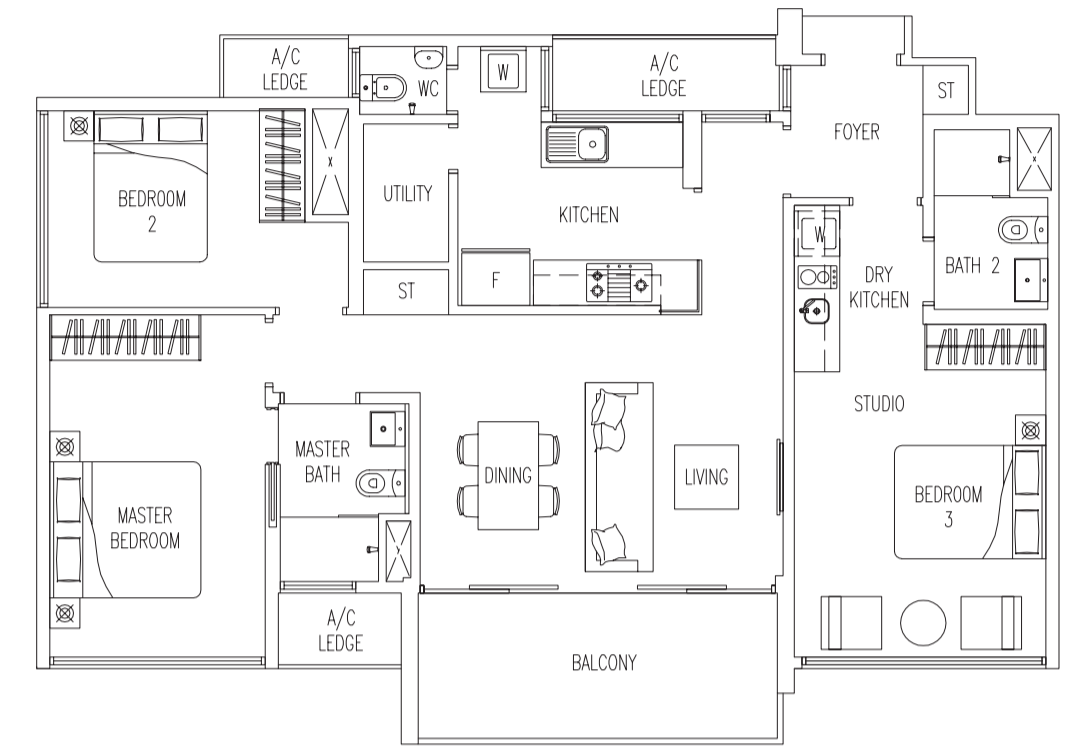
#03-30 To #13-30

#03-25 To #13-25 (mirror)

#03-22 To #13-22

#14-22 - Open Balcony

#14-25 - Open Balcony (mirror)

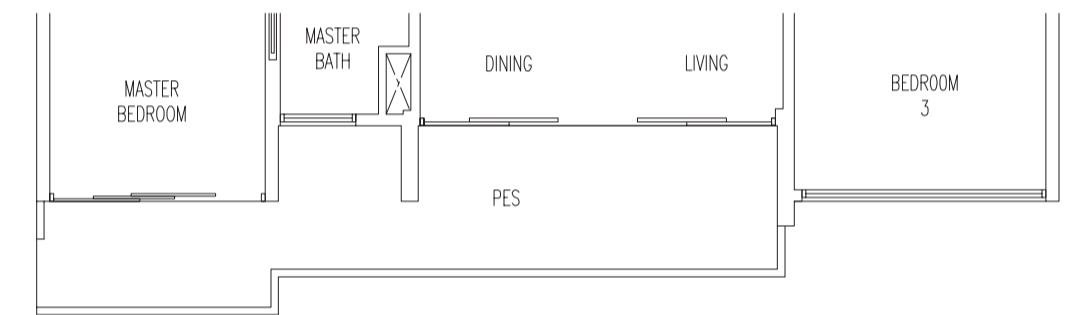


Type B(P)-TR

118 sq m / 1270 sq ft

#02-25 (mirror)

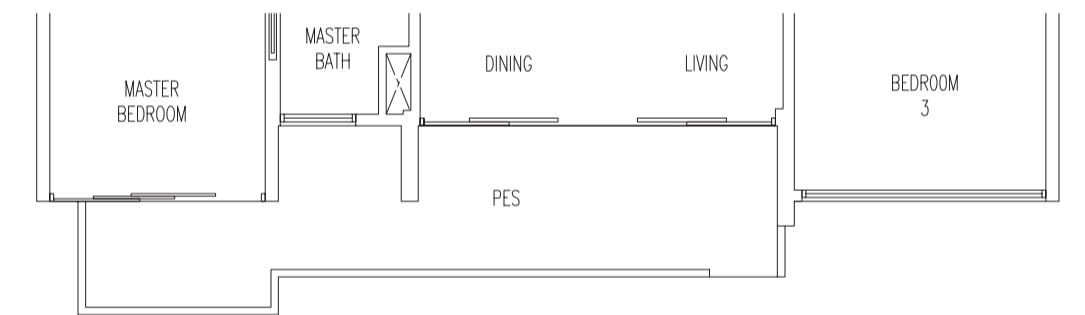
#02-22



Type B(P1)-TR

117 sq m / 1259 sq ft

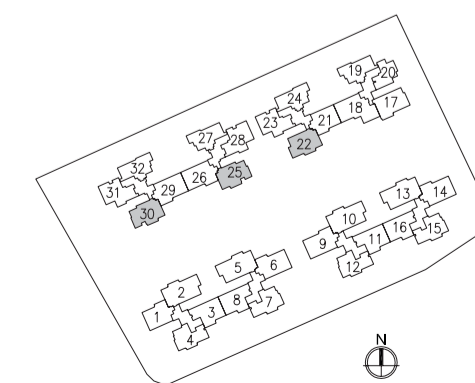
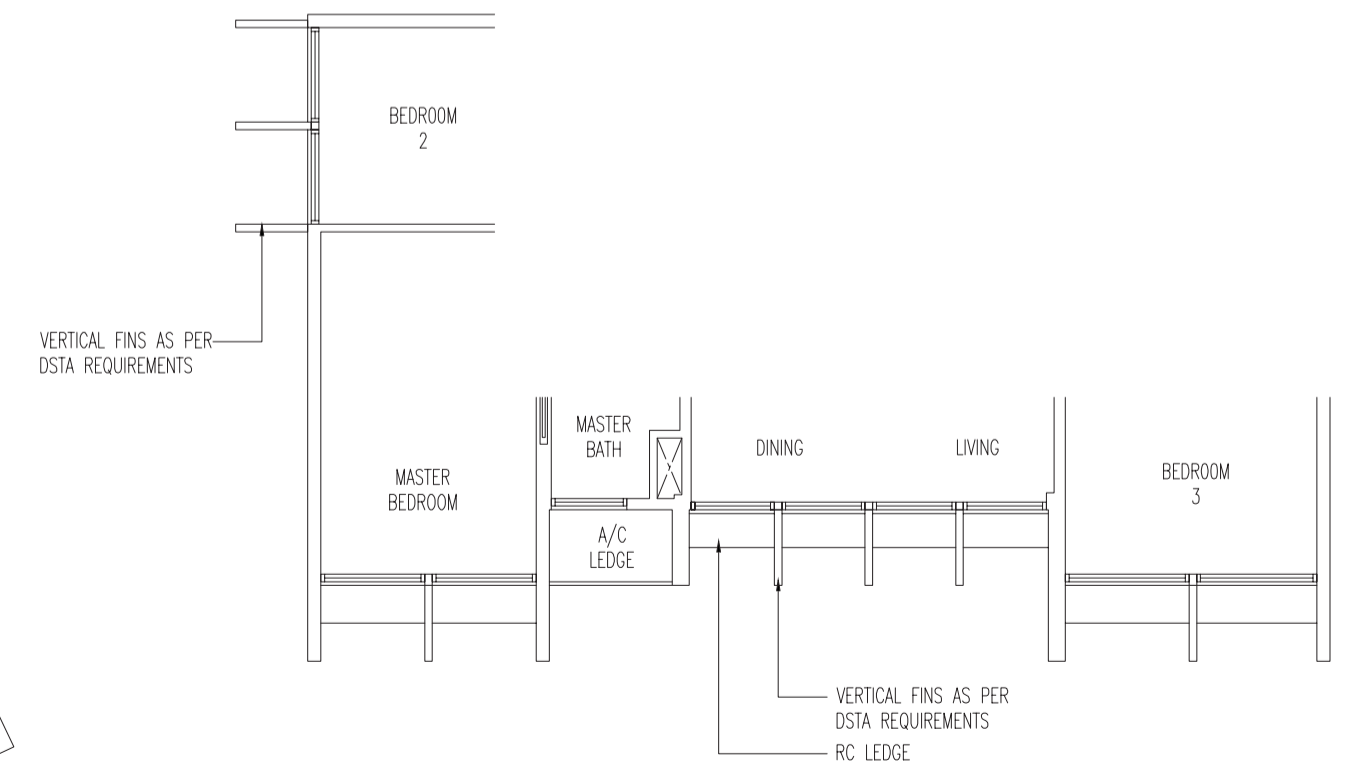
#02-30



Type B(a)-TR

102 sq m / 1098 sq ft

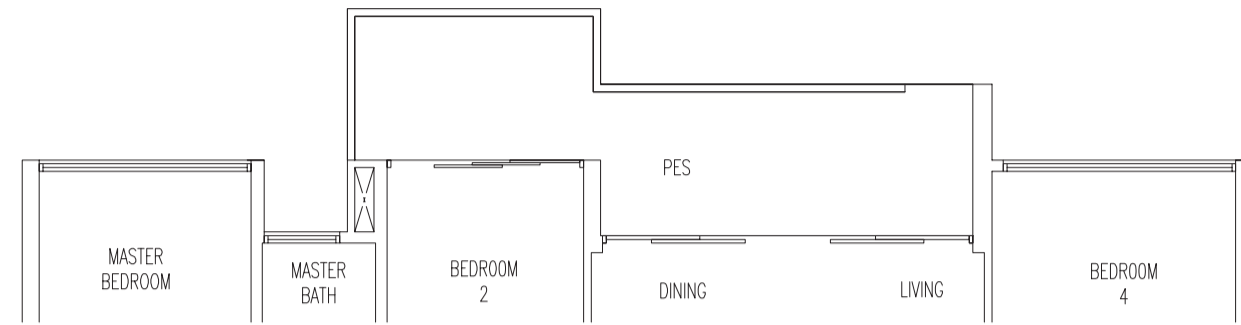
#14-30



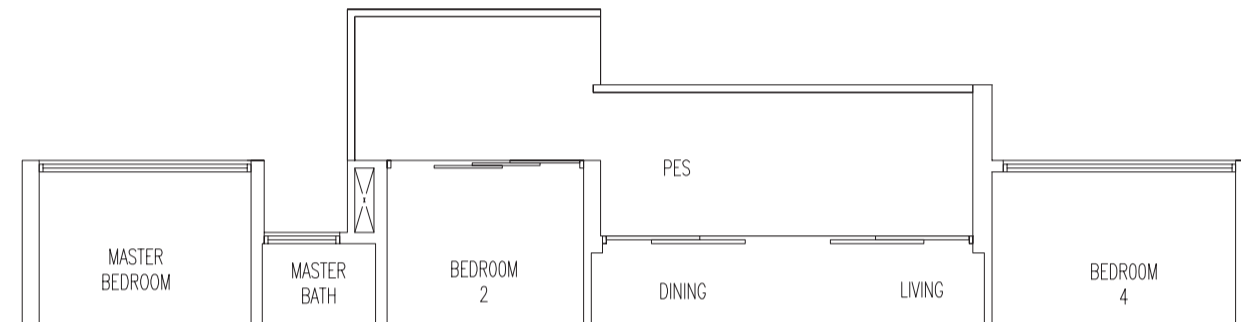
0 1 3 5M

Area includes A/C ledge, balcony, PES, roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation : A/C ledge (Aircon Ledge), PES (Private Enclosed Space), and ST (Store).

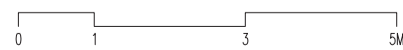
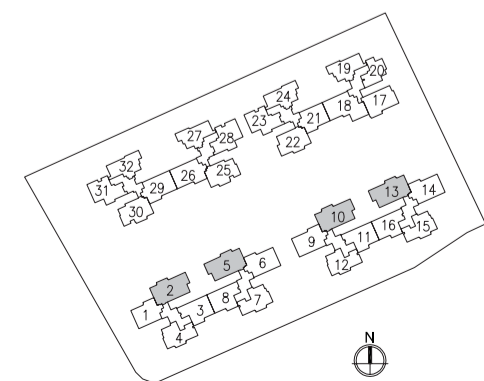
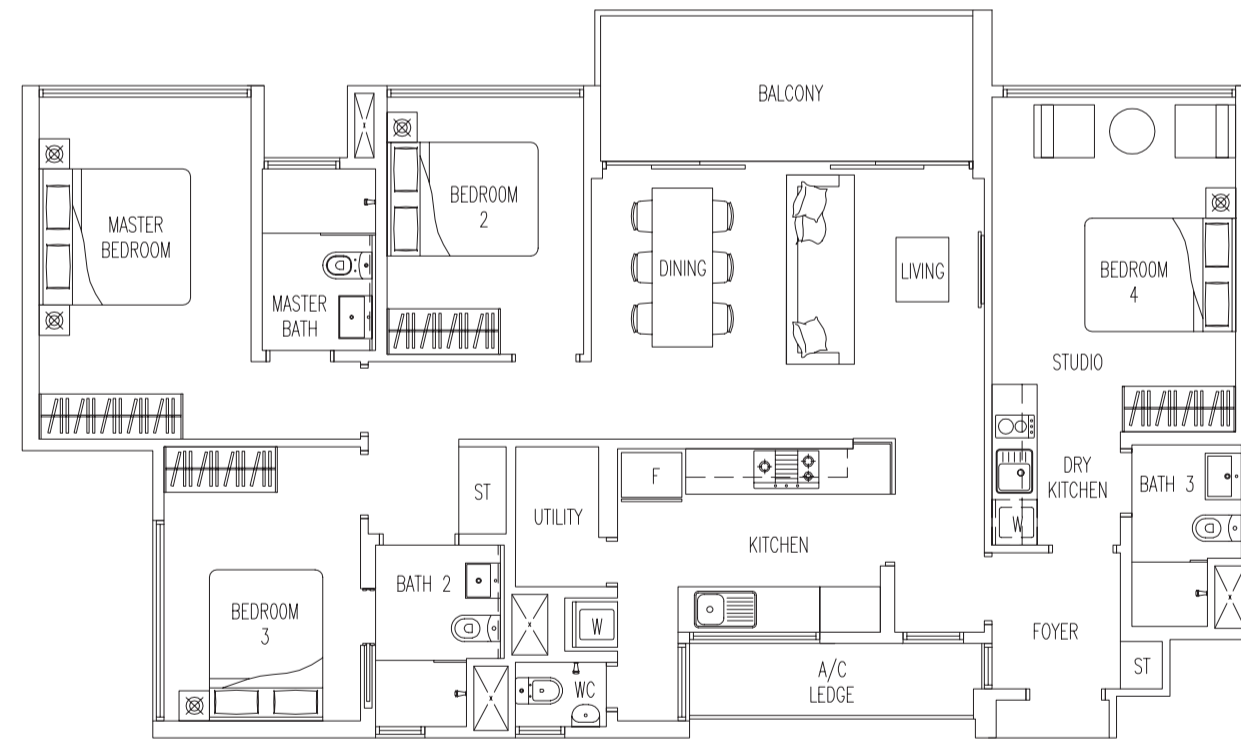
Type C(P)-TR
 137 sq m / 1475 sq ft
 #02-05
 #02-10 (mirror)
 #02-13



Type C(P1)-TR
 137 sq m / 1475 sq ft
 #02-02 (mirror)



Type C-TR
 130 sq m / 1399 sq ft
 #03-02 To #13-02 (mirror)
 #03-05 To #13-05
 #03-10 To #13-10 (mirror)
 #03-13 To #13-13
 #14-02 - Open Balcony (mirror)
 #14-05 - Open Balcony
 #14-10 - Open Balcony (mirror)
 #14-13 - Open Balcony

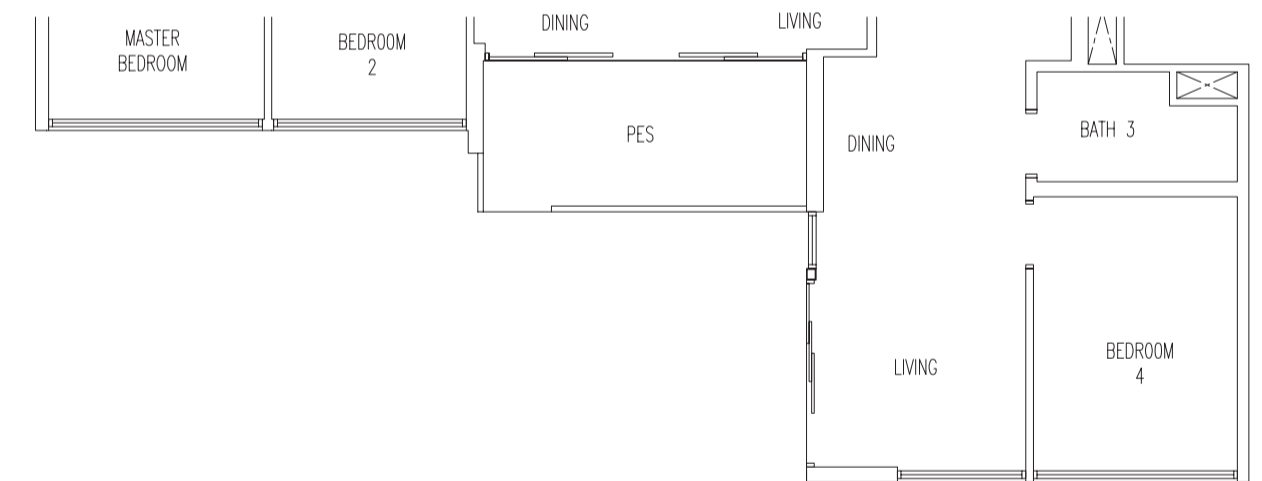


Area includes A/C ledge, balcony, PES, roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation : A/C ledge (Aircon Ledge), PES (Private Enclosed Space), and ST (Store).

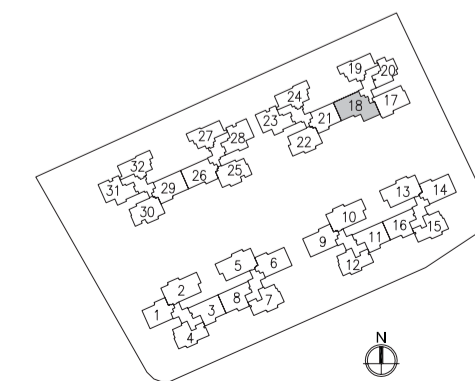
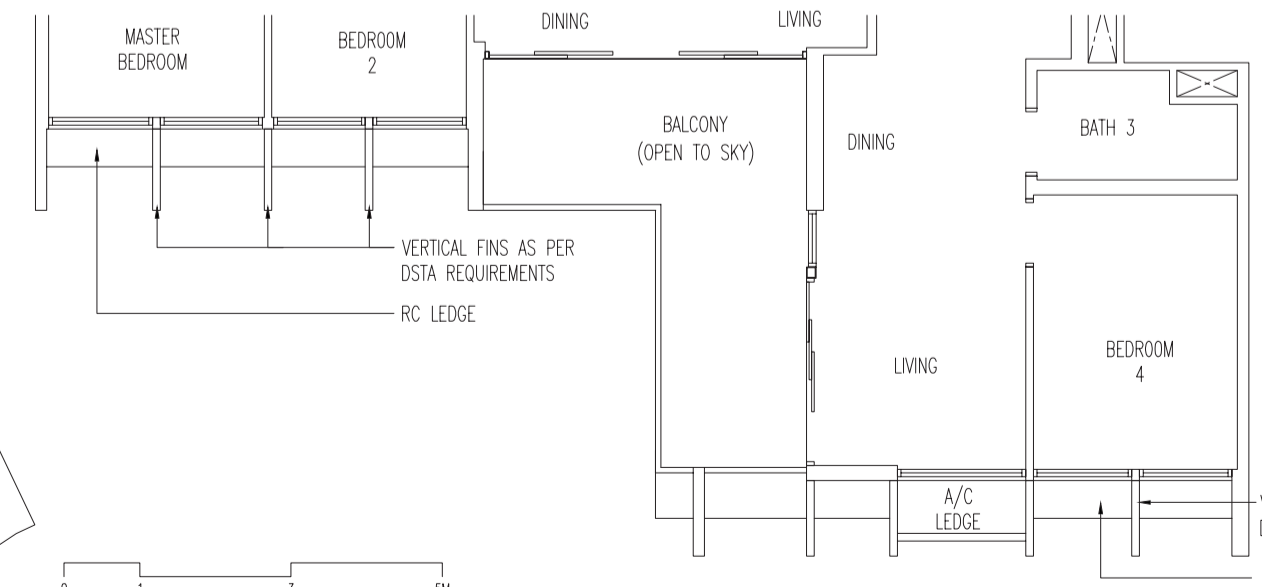
Type C-TRD
 148 sq m / 1593 sq ft
 #03-18 To #13-18



Type C(P)-TRD
 139 sq m / 1496 sq ft
 #02-18



Type C(a)-TRD
 148 sq m / 1593 sq ft
 #14-18 - Open Balcony

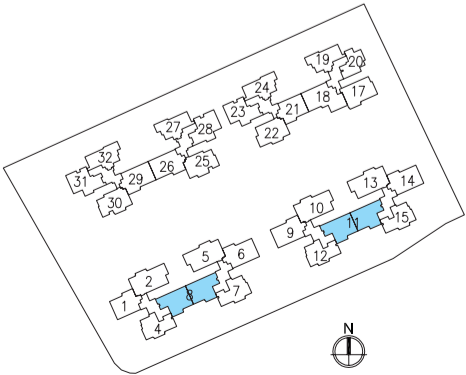
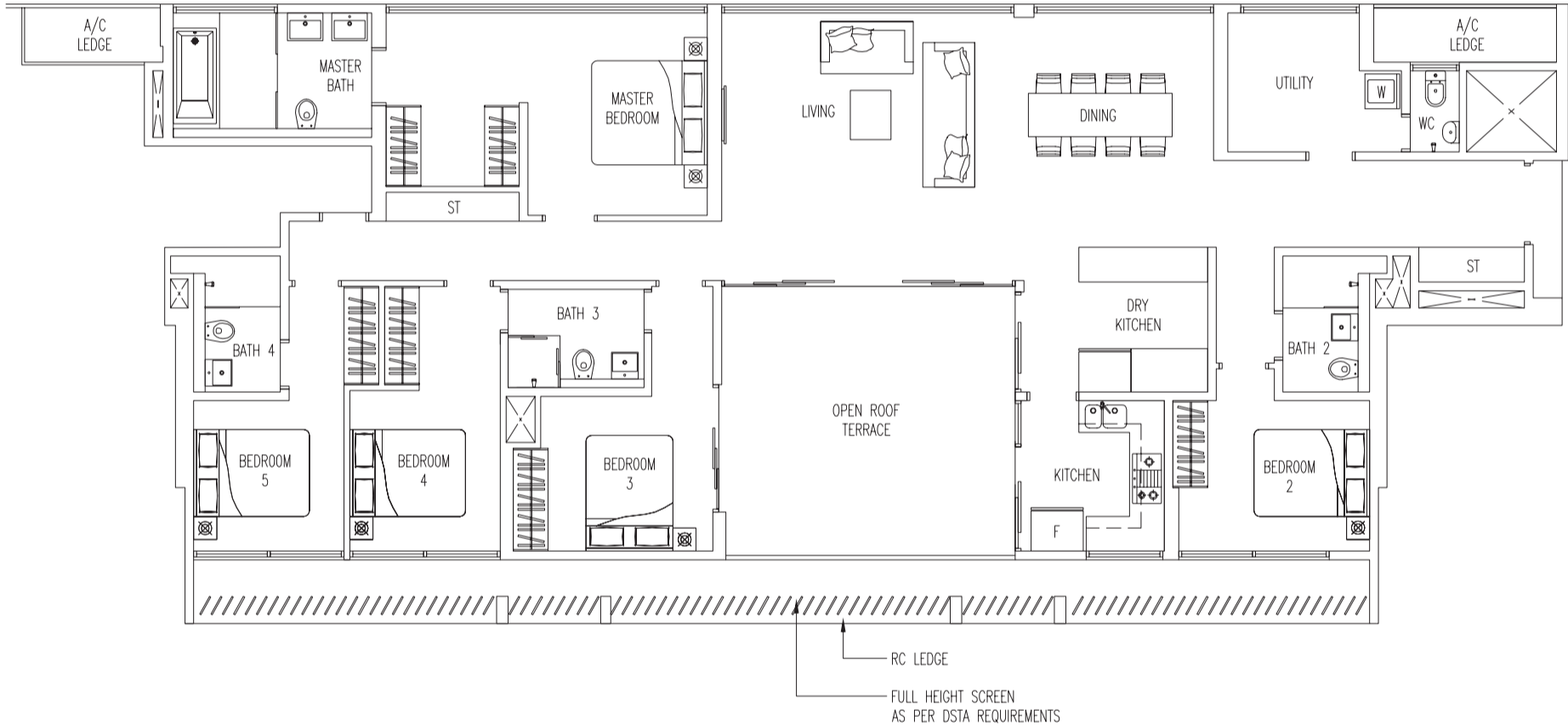


Area includes A/C ledge, balcony, PES, roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation : A/C ledge (Aircon Ledge), PES (Private Enclosed Space), and ST (Store).

PENTHOUSE

PENTHOUSE

Type PH
 205 sq m / 2207 sq ft
 #14-08
 #14-11 (mirror)



Area includes A/C ledge, balcony, PES, roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation : A/C ledge (Aircon Ledge), PES (Private Enclosed Space), and ST (Store).

Specifications

1. FOUNDATION

Piled Foundation

2. SUPERSTRUCTURE

Cast in-situ and/or precast reinforced concrete structure

3. WALLS

- External Walls: In-situ reinforced concrete wall and/or masonry brick wall
- Internal Walls: Masonry and/or lightweight concrete panels and/or in-situ reinforced concrete wall and/or drywall partition system

4. ROOF

Flat Roof: Reinforced concrete slab with appropriate insulation and waterproofing system

5. CEILING

(i) Units

- Living/Dining, Bedrooms, all Kitchens, Utility, Foyer, Linen Room, WC, Store, Balcony and Private Enclosed Space (PES): Cement sand plaster with emulsion paint and/or skim coat with emulsion paint and/or plaster ceiling boards and/or bulkhead to designated areas with emulsion paint finish
- Corridor leading to Bedrooms and all Bathrooms: Plaster ceiling board with emulsion paint and/or bulkhead to designated areas with emulsion paint finish

(ii) Common Areas

- Lift lobbies: Skim coat and/or plaster ceiling boards and/or box-ups to designated areas with emulsion paint finish
- Car park areas, Staircases, Storey Shelters : Skim coat with emulsion paint finish

6. FINISHES

A. Wall

(i) Units

- Living/Dining, Bedrooms, Corridor leading to Bedrooms, Balcony, Utility, Linen Room, Foyer, Store, Roof Terrace and Private Enclosed Space (PES): Cement sand plaster and/or skim coat with emulsion paint (up to false ceiling and at exposed surfaces only)
- All Bathrooms: Ceramic tiles and/or Homogenous tiles (up to false ceiling and at exposed surfaces only)
- All Kitchens: Ceramic tiles and/or Homogenous tiles and/or cement sand plaster with emulsion paint finish (up to false ceiling and at exposed surfaces only)
- WC: Ceramic tiles and/or homogeneous tiles (up to false ceiling and at exposed surfaces only)

(ii) Common Areas - Internal Wall Finishes

- Basement and 1st Storey Lift Lobbies, Typical Lift Lobbies and Club House: Ceramic tiles and/or homogeneous tiles and/or cement sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and at exposed surfaces only)
- Common Corridors, Staircases and Staircase Storey Shelter: Cement sand plaster and/or skim coat with emulsion paint finish
- Car Parks and Ramps: Cement sand plaster and/or skim coat with emulsion paint finish
- Male and Female Changing Room Ceramic tiles and/or homogeneous tiles and/or cement sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and at exposed surfaces only)

(iii) Common Areas - External Wall Finishes

All External Walls: Cement sand plaster and/or skim coat with spray textured coating/emulsion paint finish

B. Floor

(i) Units

- Living/Dining, Corridor leading to Bedrooms, Store, Foyer: Ceramic tiles and/or homogeneous tiles with tile skirting
- Bedrooms: Timber flooring with timber skirting
- All Kitchens, All Bathrooms, Utility, Linen Room, Balcony, Private Enclosed Space (PES), Roof Terrace, WC: Ceramic tiles and/or homogeneous tiles

(ii) Common Areas - Internal Floor Finishes

- Basement, 1st Storey Lift Lobbies, Typical Lift Lobbies and Club House Lobby: Ceramic tiles and/or homogeneous tiles
- Staircases and Staircase Storey Shelter: Cement sand screed finish with nosing tile
- Car parks and Ramps: Concrete floor with hardener
- Male and Female Changing Room: Ceramic tiles and/or homogeneous tiles

(iii) Common Areas - External Floor Finishes

- Walkway and Drop Off: Ceramic tiles and/or homogeneous tiles and/or pebble wash
- Pools: Porcelain mosaics and/or ceramic tiles and/or homogeneous tiles
- Pool Deck Areas: Homogeneous tiles and/or pebble wash and/or stone finish and/or timber deck

7. WINDOWS

Aluminum framed window with tinted glass and/or clear glass and/or frosted glass and/or translucent glazing where applicable

8. DOORS

- Entrance: Approved fire-rated timber door

- Bedrooms, Bathrooms and Linen Room: Hollow Core Flush Timber door
- Kitchen: Timber framed door with infill glass panel (where applicable)
- WC, Utility: PVC folding door
- Private Enclosed Space (PES), Balcony and Roof Terrace: Powder-coated finished aluminum framed sliding/swing door and/or fixed glass panel with tinted glazing

Note: Selected good quality locksets and ironmongery shall be provided to all doors

9. SANITARY FITTINGS

Master Bathrooms	1 shower screen complete with shower mixer set 1 basin and 1 basin mixer with cabinet below 2 basin and 2 basin mixer with cabinet below (only for Type PH) 1 long bath c/w shower mixer and rain shower head (only for Type PH) 1 pedestal water closet 1 mirror 1 towel rail 1 toilet paper holder
Other Bathrooms	1 shower screen complete with shower mixer set 1 basin and 1 basin mixer with cabinet below 1 pedestal water closet 1 mirror 1 towel rail 1 toilet paper holder
WC (where applicable)	1 shower set with tap 1 pedestal water closet 1 wall hung basin with tap 1 toilet paper holder
Kitchen/Linen Room	1 washing machine bib tap
Roof Terrace and Private Enclosed Space (PES)	1 bib tap

10. ELECTRICAL INSTALLATION

- Wiring for lighting and power shall be concealed conduit except for spaces within DB's closet and areas above false ceiling, which shall be exposed conduit/trunking
- All electrical wiring shall be in accordance with current edition of Singapore Code of Practice CP 5
- Refer to Electrical Schedule for details

11. TV/TELEPHONE POINTS

Refer to Electrical Schedule for details

12. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with current edition of Singapore Standard SS555

13. PAINTING

- Internal Wall: Emulsion paint
- External Wall: Spray textured coating and/or selected exterior paint

14. WATER PROOFING

Waterproofing shall be provided to floors of Bathrooms, WC, Kitchen, Linen Room, Roof Terrace, Balcony, Private Enclosed Space (PES) and Reinforced concrete flat roof

15. DRIVEWAY AND CAR PARK

- Concrete pavers to driveway
- Concrete floor with hardener to car park and ramps to car park

16. RECREATION FACILITES

- Swimming pool
- Spa pool
- Water lounger
- Splash pool
- Children's play pool
- Outdoor fitness
- Gym
- Children's playground
- Themed Gardens
- Pavilions
- Tennis court
- Clubhouse and function rooms
- Changing Rooms
- Steam Rooms

Others
Management Office and Guard House

17. ADDITIONAL ITEMS

- Kitchen Cabinets: Solid surface counter top with high and/or low kitchen cabinets and stainless steel sink with cold water tap
- Kitchen Appliances: Cooker hob, cooker hood and built-in oven for all kitchens except for kitchen of Studio Unit in Type TRIO which will be provided with electric hob
- Wardrobes: Built-in wardrobes to all bedrooms

- Air-Conditioning System: Split unit wall mounted air-conditioning units to Living/Dining and all Bedrooms
- Audio Intercom: Audio Intercom provided
- Hot Water Supply: Hot water provided to all Bathrooms except WC
- Town Gas: Town Gas is supplied to kitchen gas hob for all Unit Types except for Studio Unit in Type TRIO which will be provided with electric hob
- Metal Railing: Metal railing for Private Enclosed Space (PES), Balcony and Roof Terrace (where applicable)
- Security System: Car park Barrier System at main entrance, Proximity Card Access System at Pedestrian Side Gate and designated Lift lobbies

NOTES:

Marble/Compressed Marble/Limestone/Granite

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

Timber strips

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

Air-conditioning system

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

Television and/or Internet Access

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

Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.

No	Type of Unit	2 BR		3 BR										4 BR		3 BR TRIO			4 BR TRIO		4 BR Deluxe TRIO	Penthouse			
		A(P)	A / Aa	B(P)-VH	B-VH	B1(P)-VT / B1(P1)-VT	B1-VT / B1(a)-VT	B2(P)-VT	B2-VT	B3(P)-VT	B3-VT	B4(P)-VG	B4-VG / B4(a)-VG	C(P)-VT	C-VT	C(a)-VT	C1(P)-VT	C1-VT / C1(a)-VT / C1(b)-VT	B(P)-TR / B(P1)-TR	B(TR)			B(a)-TR	C(P)-TR / C(P1)-TR	C-TR
1	Lighting Point	9	8	12	11	13	12	13	12	12	11	13	12	15	14	14	16	15	15	14	13	17	16	18	20
2	Power Point	14	14	18	18	18	18	18	18	18	18	18	18	22	22	22	22	22	20	20	20	24	24	28	30
3	Electric Hob Point	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	-
4	Cooker Hood Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	1
5	Oven Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	1
6	TV Point	3	3	4	4	4	4	4	4	4	4	4	4	5	5	5	5	5	4	4	4	5	5	6	6
7	Telephone Point	3	3	4	4	4	4	4	4	4	4	4	4	5	5	5	5	5	4	4	4	5	5	6	6
8	Bell Push c/w Bell Point (DC)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
9	Intercom	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
10	Isolator	According to the no. of condensing units for each apartment											According to the no. of condensing units for each apartment												

Innovative & Quality Developers



Frasers Centrepoint Limited (FCL), the wholly-owned property arm of Singapore-listed consumer group Fraser and Neave, Limited, is one of Singapore's top property companies, with total assets of S\$10.36 billion.

From owning just a single shopping mall in 1983, Frasers Centrepoint has since grown to become an integrated real estate company with a portfolio of residential, commercial and serviced residences spanning 20 countries across Asia, Australasia, Europe and the Middle-East. Its serviced residences management company, Frasers Hospitality, has award-winning gold-standard serviced residences in 31 gateway cities. Frasers Property, FCL's international property arm, develops world-class projects in UK, Australia, New Zealand, China, Thailand and Vietnam.

FCL also manages Frasers Centrepoint Trust (FCT, a Singapore-listed retail trust), and Frasers Commercial Trust (FCOT, a Singapore-listed office/business space trust).

As a testament to its excellent service standards, best practices and support of the environment, the company is the proud recipient of numerous awards and accolades both locally and abroad.

For more information on FCL, please visit www.fraserscentrepoint.com



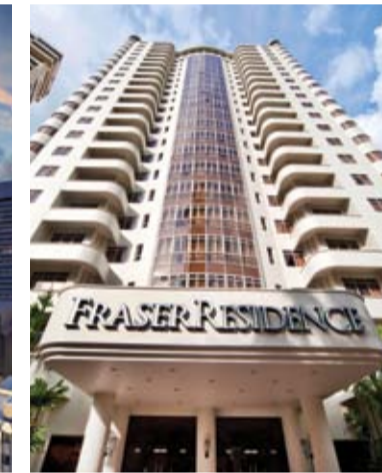
Q Bay, Singapore



Causeway Point, Singapore



Central Park, Sydney



Fraser Residence Orchard, Singapore



Twenty Anson, Singapore



Twin Palms Kemensah, Malaysia



Swettenham Luxury Bungalow, Singapore



Twin Palms Sungai Long, Malaysia



From its modest beginnings as a sole proprietorship in the 1940s, **Lum Chang** has grown to become a leading construction firm listed on the Singapore Exchange, backed by a portfolio of projects valued at over \$8 billion.

With firm foundations built upon more than seven decades in construction, the Group also took the leap to diversify its talents in property investment and development. Today, the twin pillars of Lum Chang are construction and property. The success of the Group is recognised through its impressive diversity of award-winning residential and commercial developments in Singapore and Malaysia.

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The Sale and Purchase Agreement embodies all the terms and conditions between the Developer and the Purchaser and supercedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the Developer and/or the Developer's agent which are not embodied in the Sale and Purchase Agreement.

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