



URBAN
TREASURES

DISCOVER THE
URBAN TREASURES

RARE • FREEHOLD



NESTLED IN AN
EXCLUSIVE PRECINCT
CLOSE TO
EVERYTHING

URBAN TREASURES

CONNECTIVITY

- 9 Mins Walk Ubi MRT Station
- 11 Mins Walk Kaki Bukit MRT Station
- 1 Min Drive Pan Island Expressway (PIE)
- 4 Mins Drive Eunos MRT Station
- 8 MRT Stops Changi Airport

SHOPPING MALLS

- 5 Mins Drive Paya Lebar Square
- 6 Mins Drive KINEX
- 7 Mins Drive I12 Katong
- 8 Mins Drive Parkway Parade
- iMall (U/C)
- Bedok Mall
- 8 MRT Stops Marina Bay Sands
- Orchard Road

CULTURE & HERITAGE

- 7 Mins Drive Joo Chiat
- Katong
- Wisma Geylang Serai

EDUCATION

- Within 1km**
- 8 Mins Walk Maha Bodhi School
 - 10 Mins Walk Manjusri Secondary School
 - Eunos Primary School
 - Telok Kurau Primary School

Within 3km

- 9 Mins Walk The Orange Tree Preschool
- 6 Mins Drive Maple Bear Bartley
- Pat's Schoolhouse
- 7 Mins Drive Heguru Education Centre
- 8 Mins Drive Tao Nan School
- Kong Hwa School

BUSINESS HUB

- 5 Mins Drive Paya Lebar Central
- Tai Seng Industrial Estate
- 8 MRT Stops Central Business District

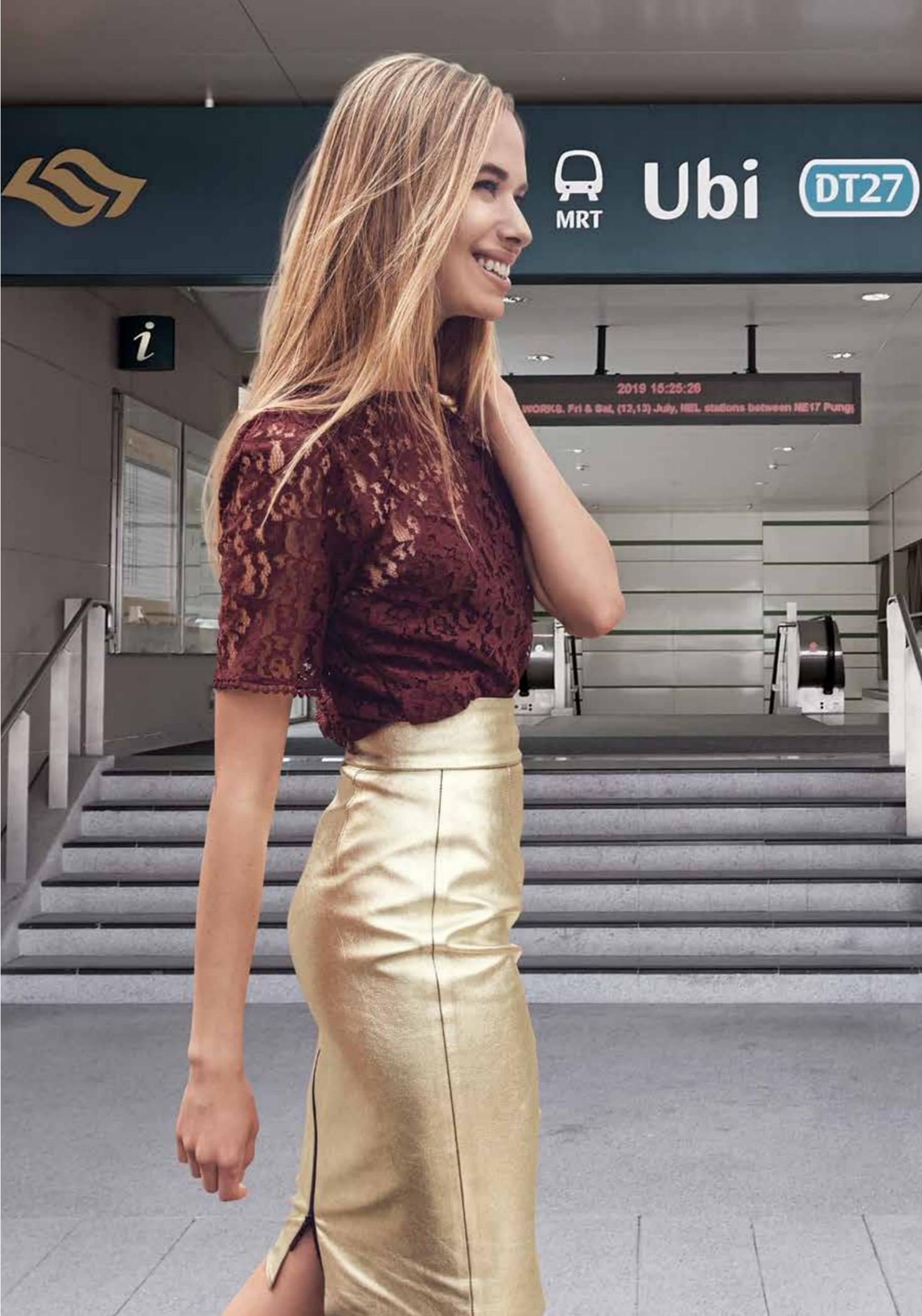
LEISURE

- 6 Mins Drive Bedok Reservoir
- 8 Mins Drive East Coast Park



Map not drawn to scale

Source: www.onemap.sg. All travel times are estimates and subject to actual traffic conditions.



WALKING DISTANCE
TO ABSOLUTE
CONVENIENCE AND
PERFECT
CONNECTIVITY

Discover your slice of paradise in a restful alcove, yet within walking distance to Ubi MRT Station and Kaki Bukit MRT Station. Enjoy immediate connection to Pan Island Expressway (PIE), while weekend escapes become second nature with such easy access to Changi Airport.



SURROUNDED BY
WORLD-CLASS DESTINATIONS
AND EXCITING
NEIGHBOURHOODS

LIVE · WORK · PLAY

Enjoy the simple pleasure of having dining gems and daily conveniences at your doorstep. Nearby, Paya Lebar Square, KINEX Shopping Mall, Bedok Mall and Parkway Parade will answer any cravings. If you love the city, getting to Marina Bay Sands, Central Business District and Orchard Road takes no more than 8 MRT stops.



CLOSE TO
A RESERVOIR, EAST COAST PARK
AND A RENOWNED BEACH

BONDING · PLAYING · ENJOYING

From showing off your sporting prowess to bonding with loved ones, there's no shortage of venue choices with Bedok Reservoir and East Coast Park in close proximity.



EMBRACED BY
RICH CULTURE AND
STRONG HERITAGE

REMINISCE · OLD-SCHOOL

Immerse in the spice of life at the gastro highlights of Joo Chiat Road and Geylang Serai. Life can't get any better when the late-night dim sum, round-the-clock seafood and durian feasts along Aljunied are a skip away.

HEIGHTENED WITH
REPUTABLE SCHOOLS
AND INSTITUTIONS

KONG HWA · TAO NAN

Parents will be delighted by the array of renowned preschools such as The Orange Tree Preschool and Heguru Education Centre being so close to home. The highly regarded Maha Bodhi School, Telok Kurau Primary School, Manjusri Secondary School and Eunus Primary School are all within 1km, while Tao Nan School and Kong Hwa School are also in the vicinity.



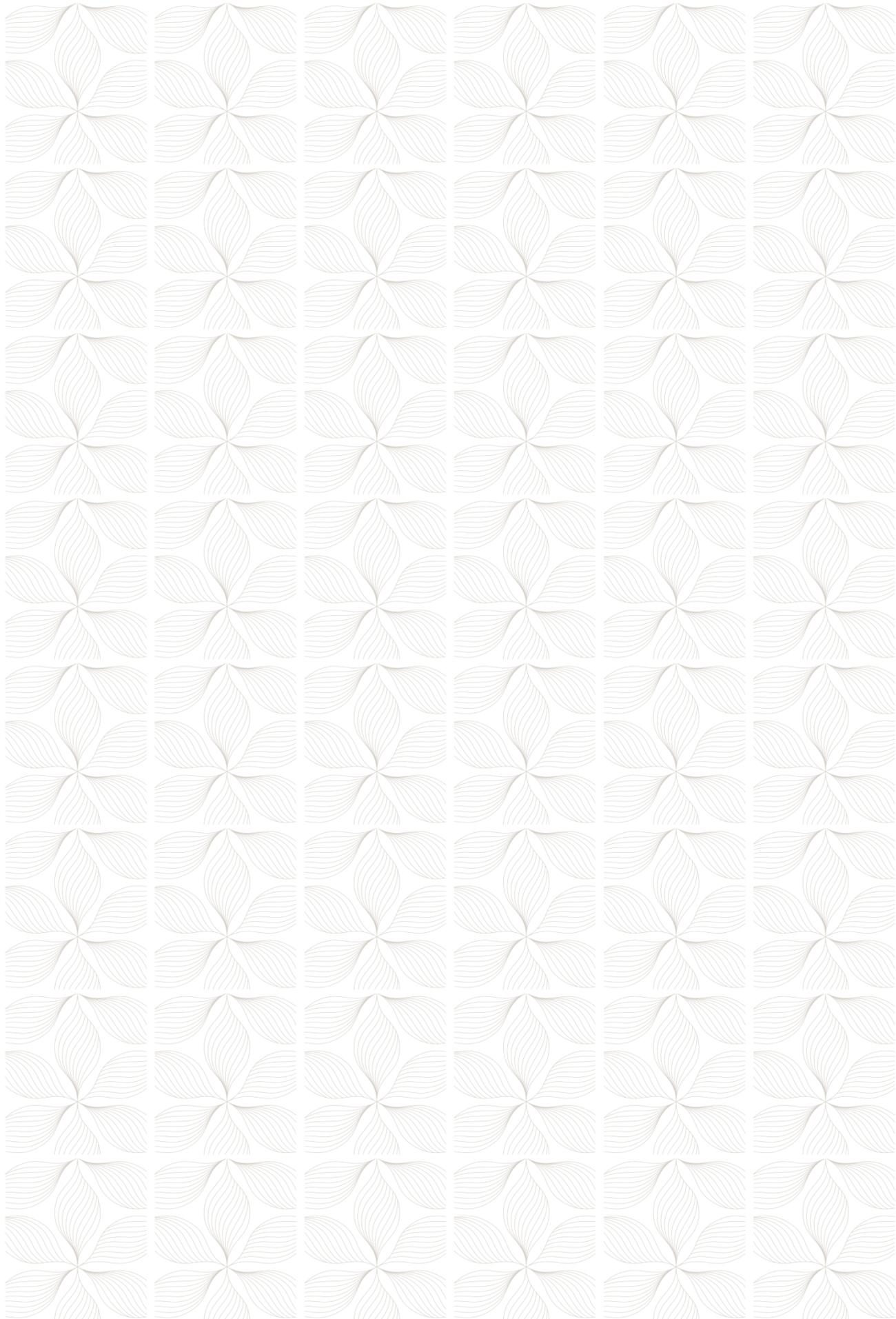


EXPERIENCE THE
DNA OF MODERN
RESORT HOMES

URBAN
TREASURES

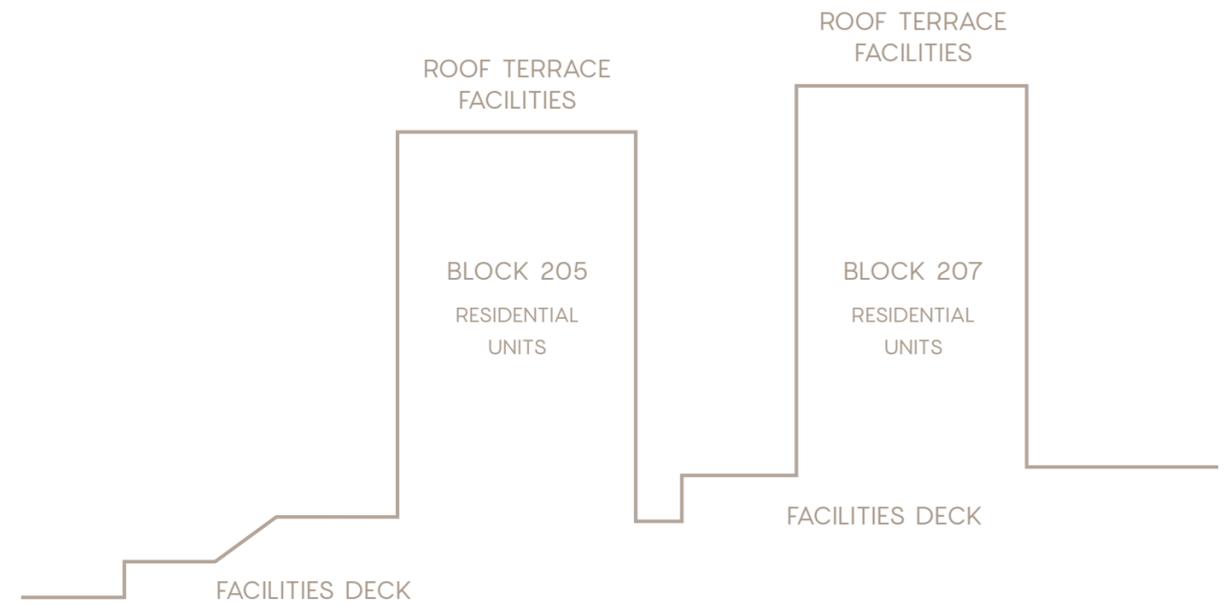
Head home to a resort-inspired oasis that provides a tranquil retreat from its lively surroundings. Here, lush greenery and towering trees are interspersed with abundant water bodies. In the midst of it all, the development's forest-like facade rises into the sky with magnificent grandeur.





NEW DIMENSIONS OF PRESTIGE

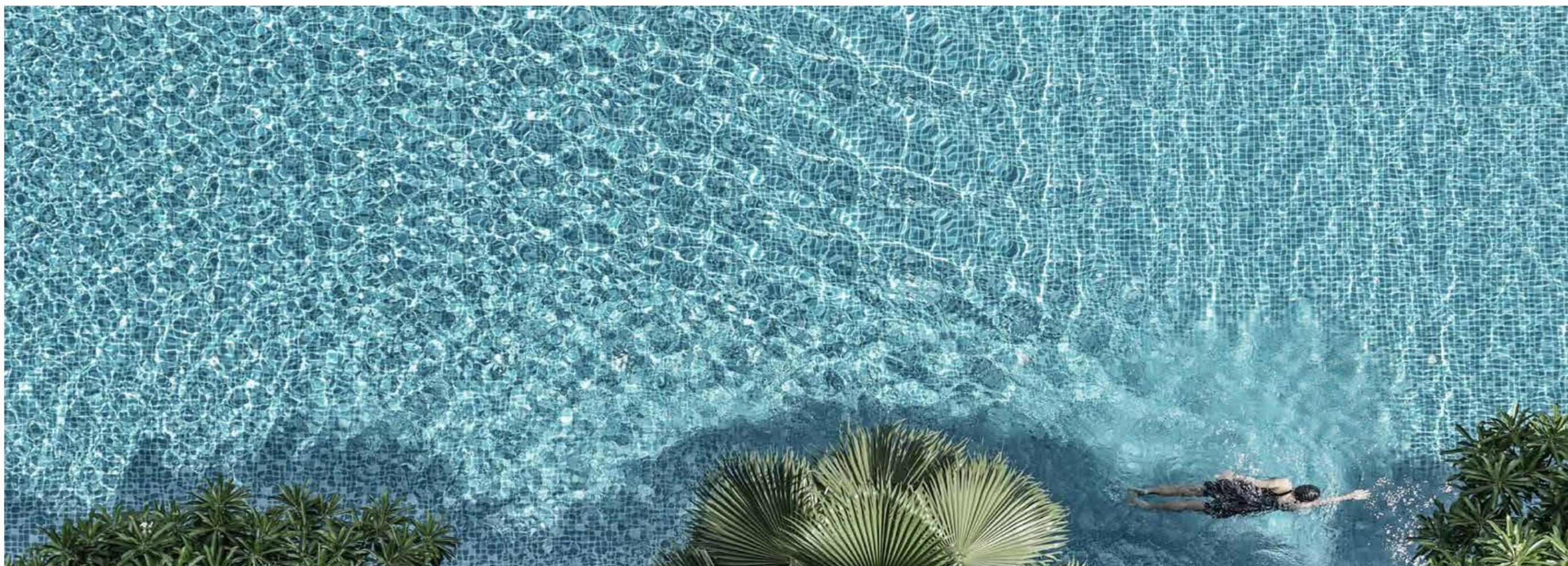
The FREEHOLD luxury development is comprised of 237 units. With just 2 residential blocks, the larger space is reserved for all lifestyle facilities. The blocks are Northeast-Southwest facing, providing unobstructed city or low-rise housing views.





A BREATH OF PURE INDULGENCES

Unwind and get into the vacation state of mind. Fun is the order of the day with a host of recreational spaces filling the facilities deck and 2 roof terraces.





FACILITIES DECK



LIVE A WORLD OF INFINITE RELAXATION

Bring out the inflatable unicorns for a jolly good laugh at the Swimming Pool, or wash your worries away at the Spa Pool. Get a holiday glow at the Pool Deck or bask in ultimate relaxation in the Poolside Cabana. Weekends will never be mundane again.

SWIM · SPA · CHILL-OUT



Artist's Impression



FACILITIES DECK

GREENER PASTURES OF ENERGY AWAIT

Staying in the peak of health is easy with a Fitness Trail and a Gym right at your door. Gather your family and friends for a game at the Tennis Court, followed by an idyllic run down the Jogging Trail. Let the little ones join in the fun at the Playground and Splash Pool.

PLAY · GYM · JOG · TENNIS





EVERY CELEBRATION'S A HOME AFFAIR

Celebrate special occasions and little moments with a cook-out at the Dining Pavilions. Alternatively, enjoy the simple pleasures of a picnic at the Party Lawn, while the kids learn to fly their drones. On days off, gaze out from the Viewing Deck and just unplug from the world.

VIEW · PICNIC · BBQ



Artist's Impression



Artist's Impression



ROOF TERRACE

PRESTIGE AND LUXURY ABOVE ALL

Reach for the stars at the Sky Gym, Sky Playground, Sky Lounge and Dining Pavilion. Host get-togethers under the moonlight, surrounded by a spectacular view of the city and beyond. Life's more fun when you have the world at your feet.

LOUNGE • DINE • REVEL





FACILITIES DECK

- | | | |
|---------------------------------|----------------------------------|---------------------------------------|
| 1 Guard House | 10 25m Lap Pool | 18 Bicycle Parking (below deck) |
| 2 Side Gate / Pedestrian Access | 11 Spa Pool | 19 Party Lawn |
| 3 Arrival Plaza | 12 Pool Deck | 20 Jogging Trail |
| 4 Sheltered Walkway | 13 Poolside Cabanas | 21 Bin Centre |
| 5 Function Room (below deck) | 14 Dining Pavilions with BBQ Pit | 22 Electrical Substation |
| 6 Changing Rooms (below deck) | 15 Children's Splash Pool | 23 Ventilation Shafts (at deck level) |
| 7 Gymnasium (below deck) | 16 Children's Playground | 24 Bulk Water Meter |
| 8 Fitness Trail and Stations | 17 Viewing Deck | 25 Genset |

BLOCK 207



BLOCK 205



ROOF TERRACE

- | | |
|---------------------------|----------------|
| 26 Sky Cabanas | 27 Sky Lounges |
| 28 Sky Playgrounds & Gyms | 29 Water Tanks |



LUXURY INTERIOR

From single professionals to multi-generational families, the modern 1-, 2-, 3- and 4-bedroom apartments are designed to suit every household.

BESPOKE · PRIVATE · COSY



PREMIUM FITTINGS

Quality fittings and finishes from well-known brands, including Bosch, Bravat and Grohe, evoke prestige in every touch. Comfort is king at Urban Treasures.

LUXURY · PRESTIGE · COMFORT



DIAGRAMMATIC CHART

BLOCK 205

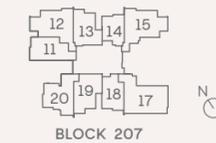
	1	2	3	4	5	6	7	8	9	10
	Roof Terrace									
12	2E	3A (m)	2B	1A	3A	2A	3B	1B	2C	3B (m)
11	2E	3A (m)	2B	1A	3A	2A	3B	1B	2C	3B (m)
10	2E	3A (m)	2B	1A	3A	2A	3B	1B	2C	3B (m)
09	2E	3A (m)	2B	1A	3A	2A	3B	1B	2C	3B (m)
08	2E	3A (m)	2B	1A	3A	2A	3B	1B	2C	3B (m)
07	2E	3A (m)	2B	1A	3A	2A	3B	1B	2C	3B (m)
06	2E	3A (m)	2B	1A	3A	2A	3B	1B	2C	3B (m)
05	2E	3A (m)	2B	1A	3A	2A	3B	1B	2C	3B (m)
04	2E	3A (m)	2B	1A	3A	2A	3B	1B	2C	3B (m)
03	2E	3A (m)	2B	1A	3A	2A	3B	1B	2C	3B (m)
02	2E	3A (m)	2B	1A	3A	2A	3B	1B	2C	3B (m)
01	2Ep	3Ap (m)	1CP		3Ap	2Ap	3Bp	1Bp	2Cp	3Bp (m)
Basement	Carpark									

BLOCK 207

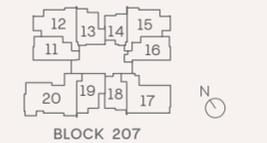
	11	12	13	14	15	16	17	18	19	20
	Roof Terrace									
	2A (m)	3A (m)	2B	1A	3A	2F	3B	1B	2C	4A
	2A (m)	3A (m)	2B	1A	3A	2F	3B	1B	2C	4A
	2A (m)	3A (m)	2B	1A	3A	2F	3B	1B	2C	4A
	2A (m)	3A (m)	2B	1A	3A	2F	3B	1B	2C	4A
	2A (m)	3A (m)	2B	1A	3A	2F	3B	1B	2C	4A
	2A (m)	3A (m)	2B	1A	3A	2F	3B	1B	2C	4A
	2A (m)	3A (m)	2B	1A	3A	2F	3B	1B	2C	4A
	2A (m)	3A (m)	2B	1A	3A	2F	3B	1B	2C	4A
	2A (m)	3A (m)	2B	1A	3A	2F	3B	1B	2C	4A
	2A (m)	3A (m)	2B	1A	3A		3B	1B	2C	2D
	2Ap (m)	3Ap (m)	2Bp	1Ap	3Ap		3Bp	1Bp	2Cp	2Dp
	Carpark									
	Carpark									

- 1-BEDROOM CLASSIC
- 1-BEDROOM PREMIUM
- 2-BEDROOM CLASSIC
- 2-BEDROOM PREMIUM
- 3-BEDROOM CLASSIC
- 3-BEDROOM PREMIUM
- 4-BEDROOM PREMIUM

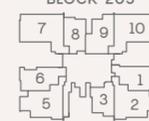
BLOCK 205 LEVEL 1
BLOCK 207 LEVEL 1 TO 2



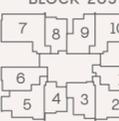
BLOCK 205 LEVEL 2 TO 12
BLOCK 207 LEVEL 3 TO 12



BLOCK 205



BLOCK 205



1-BEDROOM CLASSIC

TYPE 1A

Area 42 sqm / 452 sqft

BLOCK 205

Unit #02-04 to #12-04

BLOCK 207

Unit #02-14 to #12-14

TYPE 1Ap

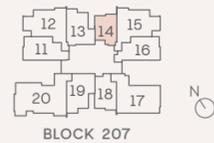
Area 42 sqm / 452 sqft

BLOCK 207

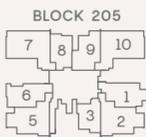
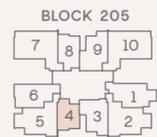
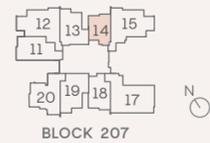
Unit #01-14



Block 205 Level 2 To 12
Block 207 Level 3 To 12



Block 205 Level 1
Block 207 Level 1 To 2



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1-BEDROOM PREMIUM

TYPE 1B

Area 48 sqm / 517 sqft

BLOCK 205

Unit #02-08 to #12-08

BLOCK 207

Unit #02-18 to #12-18

TYPE 1Bp

Area 48 sqm / 517 sqft

BLOCK 205

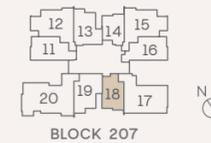
Unit #01-08

BLOCK 207

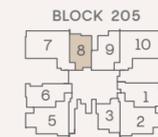
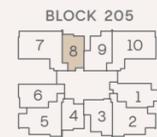
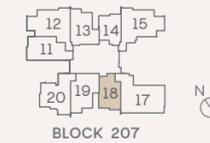
Unit #01-18



Block 205 Level 2 To 12
Block 207 Level 3 To 12



Block 205 Level 1
Block 207 Level 1 To 2

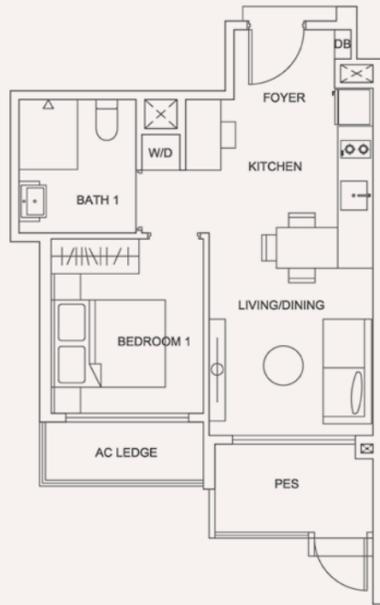


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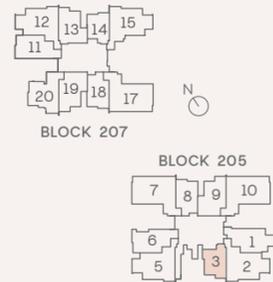
1-BEDROOM PREMIUM

TYPE 1Cp
Area 44 sqm / 474 sqft

BLOCK 205
Unit #01-03

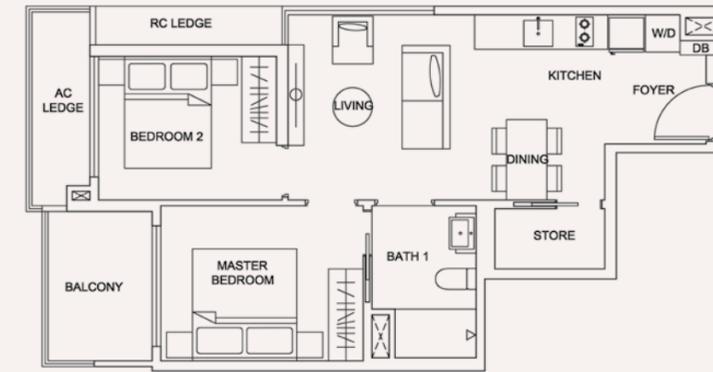


Block 205 Level 1
Block 207 Level 1 To 2



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2-BEDROOM CLASSIC



TYPE 2A
Area 60 sqm / 646 sqft

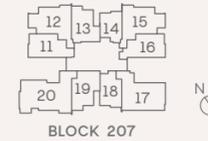
BLOCK 205
Unit #02-06 to #12-06



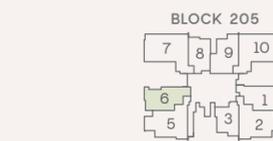
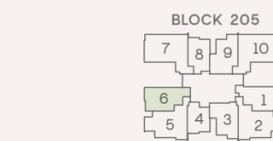
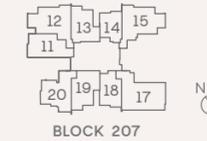
TYPE 2Ap
Area 60 sqm / 646 sqft

BLOCK 205
Unit #01-06

Block 205 Level 2 To 12
Block 207 Level 3 To 12



Block 205 Level 1
Block 207 Level 1 To 2



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2-BEDROOM CLASSIC

2-BEDROOM CLASSIC

TYPE 2A (m)

Area 60 sqm / 646 sqft

BLOCK 207

Unit #02-11 to #12-11

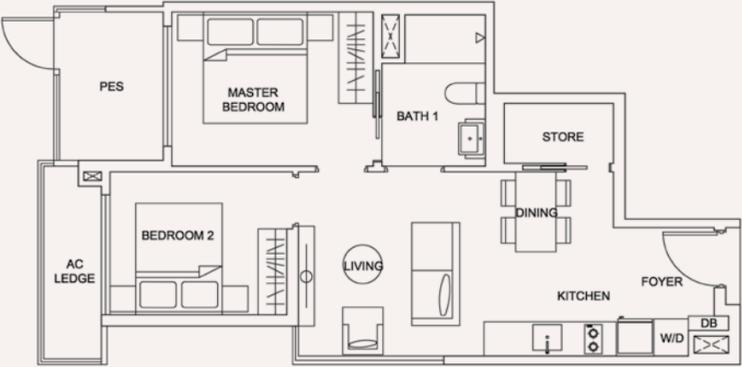


TYPE 2Ap (m)

Area 60 sqm / 646 sqft

BLOCK 207

Unit #01-11



TYPE 2B

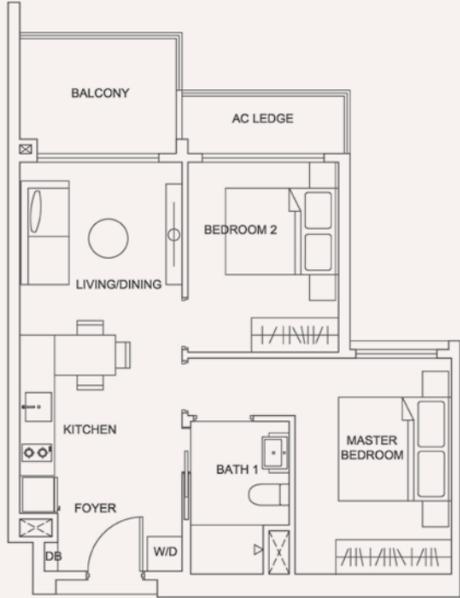
Area 59 sqm / 635 sqft

BLOCK 205

Unit #02-03 to #12-03

BLOCK 207

Unit #02-13 to #12-13



TYPE 2Bp

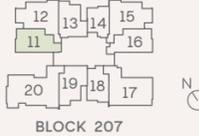
Area 59 sqm / 635 sqft

BLOCK 207

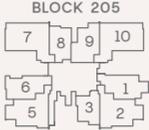
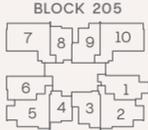
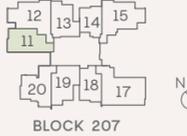
Unit #01-13



Block 205 Level 2 To 12
Block 207 Level 3 To 12

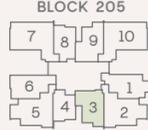
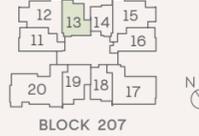


Block 205 Level 1
Block 207 Level 1 To 2

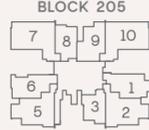
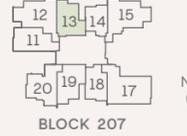


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Block 205 Level 2 To 12
Block 207 Level 3 To 12



Block 205 Level 1
Block 207 Level 1 To 2



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2-BEDROOM CLASSIC

TYPE 2C

Area 61 sqm / 657 sqft

BLOCK 205

Unit #02-09 to #12-09

BLOCK 207

Unit #02-19 to #12-19



TYPE 2Cp

Area 61 sqm / 657 sqft

BLOCK 205

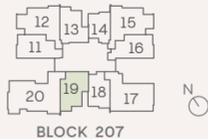
Unit #01-09

BLOCK 207

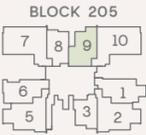
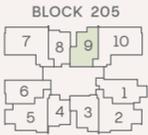
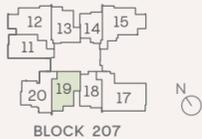
Unit #01-19



Block 205 Level 2 To 12
Block 207 Level 3 To 12



Block 205 Level 1
Block 207 Level 1 To 2



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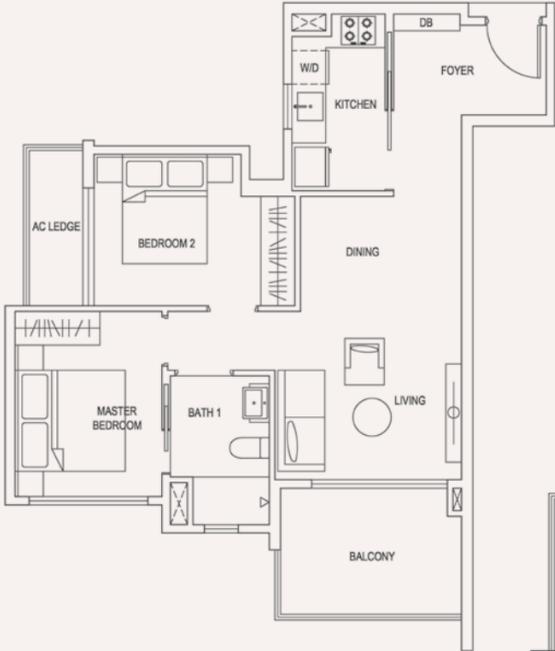
2-BEDROOM PREMIUM

TYPE 2D

Area 67 sqm / 721 sqft

BLOCK 207

Unit #02-20

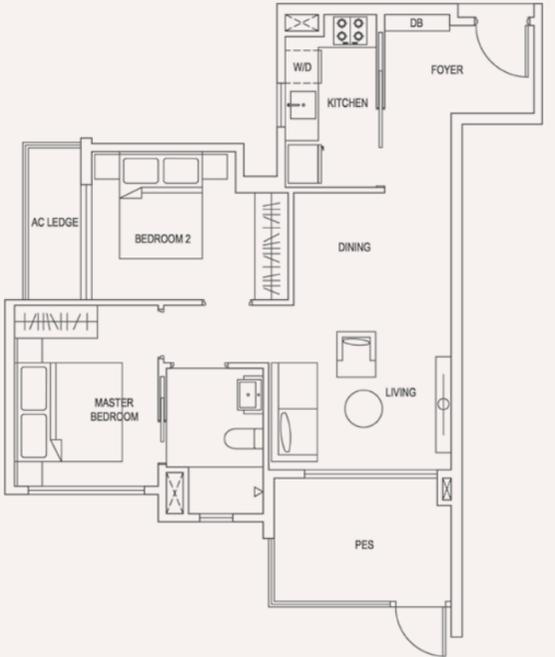


TYPE 2Dp

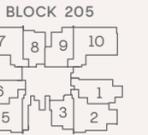
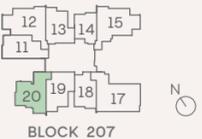
Area 67 sqm / 721 sqft

BLOCK 207

Unit #01-20



Block 205 Level 1
Block 207 Level 1 To 2

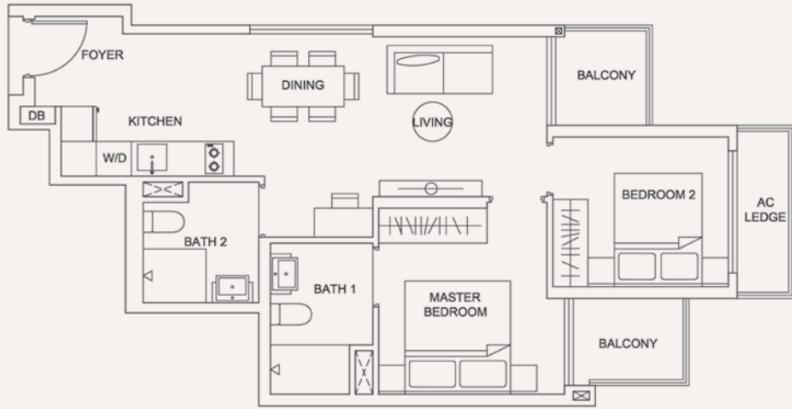


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2-BEDROOM PREMIUM

TYPE 2E
Area 65 sqm / 700 sqft

BLOCK 205
Unit #02-01 to #12-01

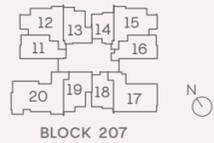


TYPE 2Ep
Area 65 sqm / 700 sqft

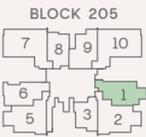
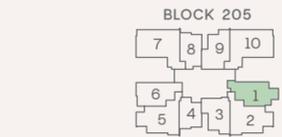
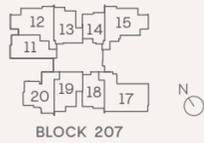
BLOCK 205
Unit #01-01



Block 205 Level 2 To 12
Block 207 Level 3 To 12



Block 205 Level 1
Block 207 Level 1 To 2

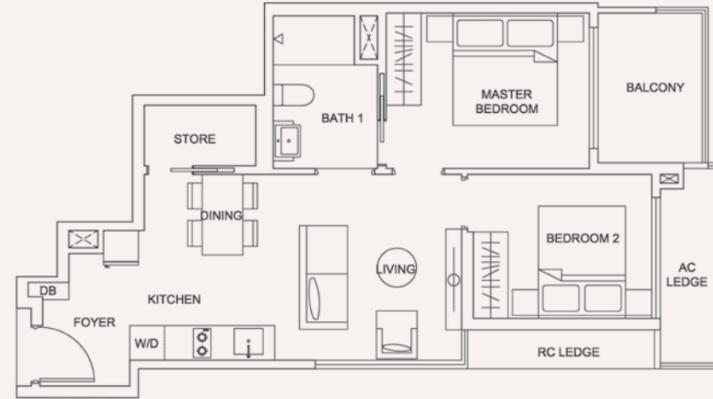


Unit Plans Disclaimer: Areas include A/C ledges, balconies, private enclosed spaces, private roof terraces and strata void areas where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required or approved by the relevant authorities. Plans do not form part of the Sales and Purchase Agreement.

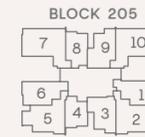
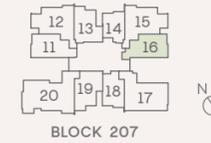
2-BEDROOM CLASSIC

TYPE 2F
Area 60 sqm / 646 sqft

BLOCK 207
Unit #03-16 to #12-16



Block 205 Level 2 To 12
Block 207 Level 3 To 12



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3-BEDROOM CLASSIC

TYPE 3A

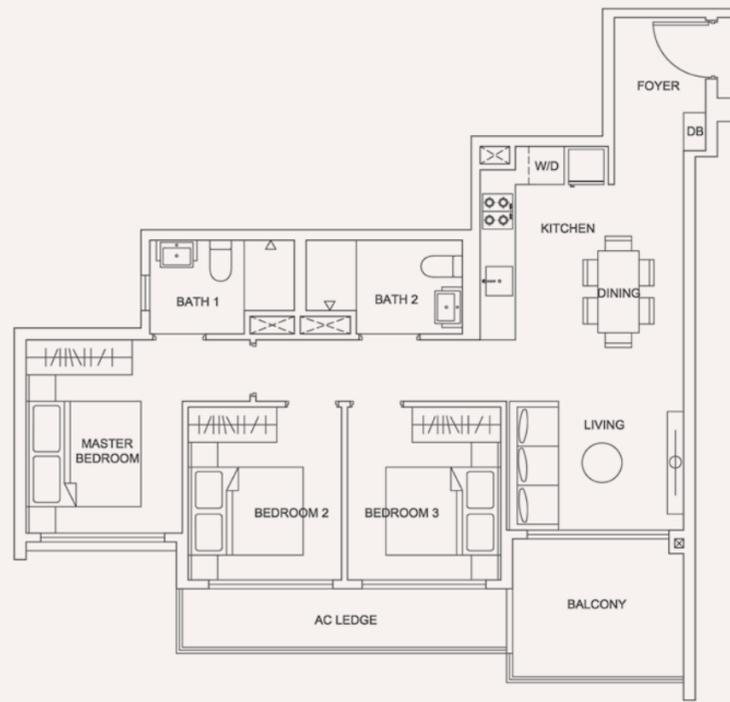
Area 82 sqm / 883 sqft

BLOCK 205

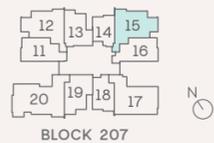
Unit #02-05 to #12-05

BLOCK 207

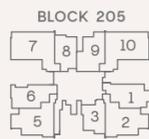
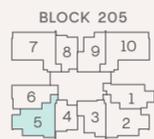
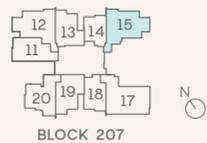
Unit #02-15 to #12-15



Block 205 Level 2 To 12
Block 207 Level 3 To 12



Block 205 Level 1
Block 207 Level 1 To 2



Unit Plans Disclaimer: Areas include A/C ledges, balconies, private enclosed spaces, private roof terraces and strata void areas where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required or approved by the relevant authorities. Plans do not form part of the Sales and Purchase Agreement.

3-BEDROOM CLASSIC

TYPE 3Ap

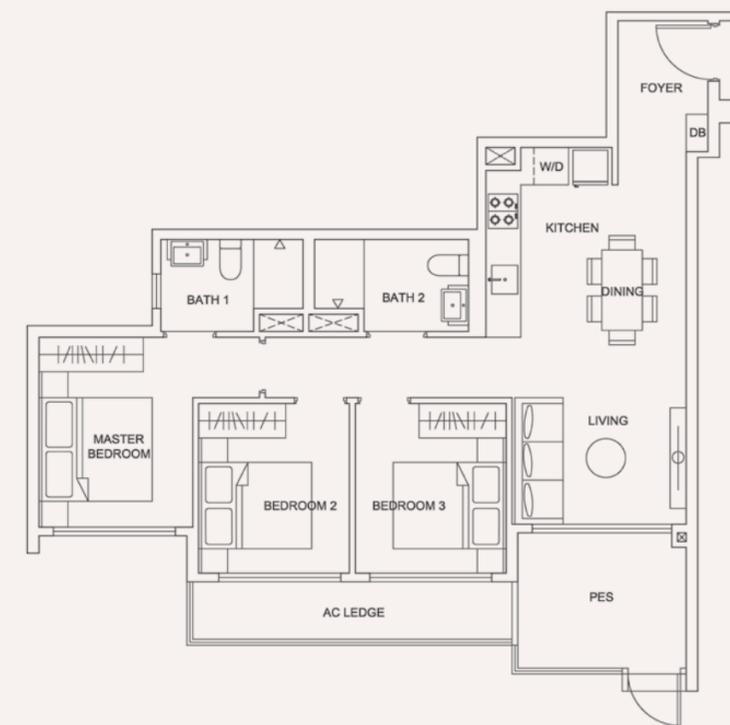
Area 82 sqm / 883 sqft

BLOCK 205

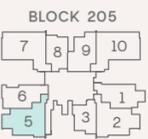
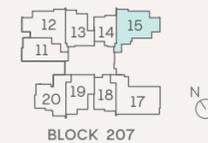
Unit #01-05

BLOCK 207

Unit #01-15



Block 205 Level 1
Block 207 Level 1 To 2



Unit Plans Disclaimer: Areas include A/C ledges, balconies, private enclosed spaces, private roof terraces and strata void areas where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required or approved by the relevant authorities. Plans do not form part of the Sales and Purchase Agreement.

3-BEDROOM CLASSIC

TYPE 3A (m)

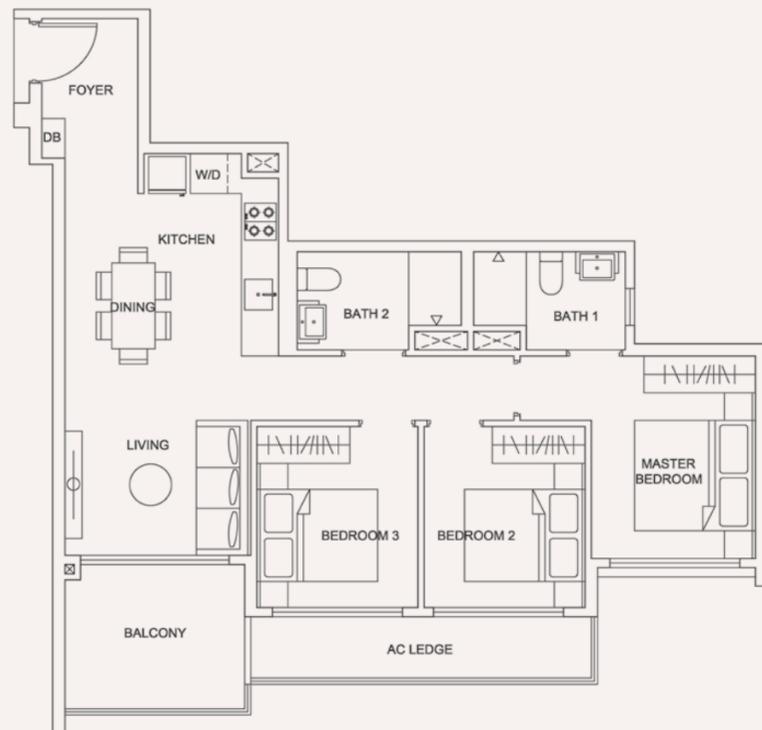
Area 82 sqm / 883 sqft

BLOCK 205

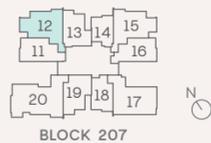
Unit #02-02 to #12-02

BLOCK 207

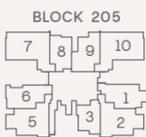
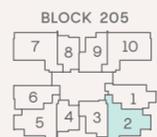
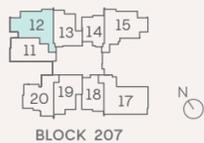
Unit #02-12 to #12-12



Block 205 Level 2 To 12
Block 207 Level 3 To 12



Block 205 Level 1
Block 207 Level 1 To 2



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3-BEDROOM CLASSIC

TYPE 3Ap (m)

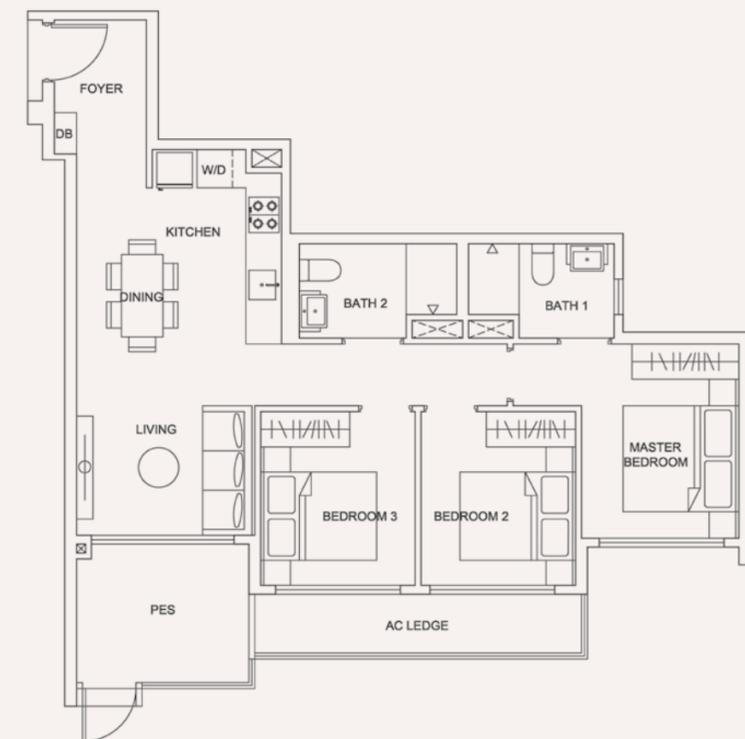
Area 82 sqm / 883 sqft

BLOCK 205

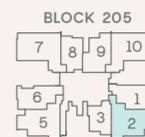
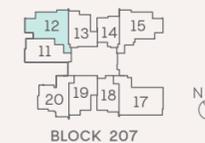
Unit #01-02

BLOCK 207

Unit #01-12



Block 205 Level 1
Block 207 Level 1 To 2



Unit Plans Disclaimer: Areas include A/C ledges, balconies, private enclosed spaces, private roof terraces and strata void areas where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required or approved by the relevant authorities. Plans do not form part of the Sales and Purchase Agreement.

3-BEDROOM PREMIUM

TYPE 3B

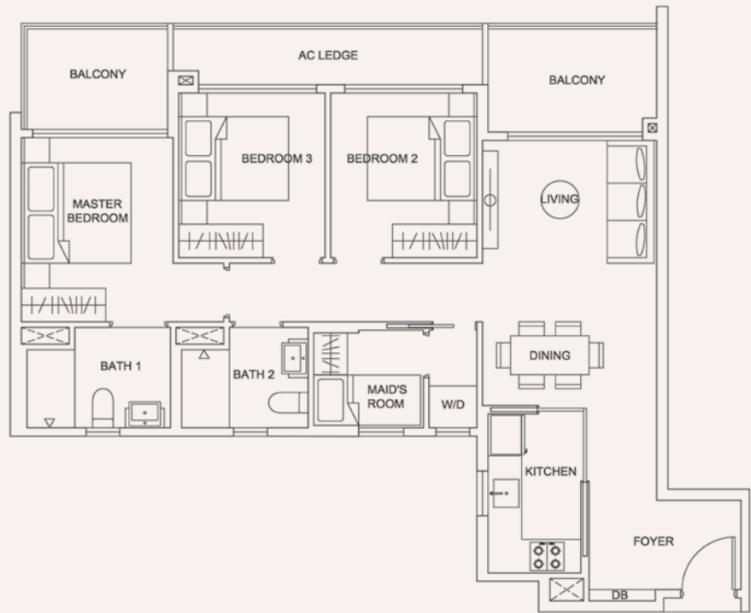
Area 94 sqm / 1,012 sqft

BLOCK 205

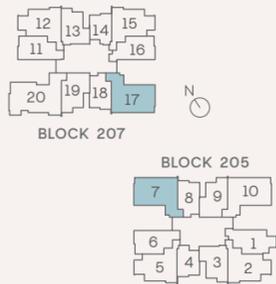
Unit #02-07 to #12-07

BLOCK 207

Unit #02-17 to #12-17



Block 205 Level 2 To 12
Block 207 Level 3 To 12



Unit Plans Disclaimer: Areas include A/C ledges, balconies, private enclosed spaces, private roof terraces and strata void areas where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required or approved by the relevant authorities. Plans do not form part of the Sales and Purchase Agreement.

3-BEDROOM PREMIUM

TYPE 3Bp

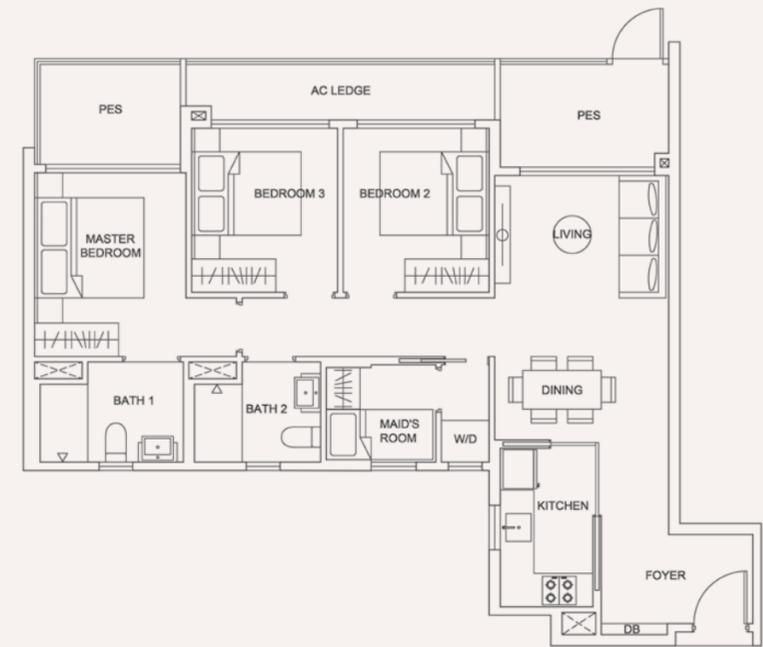
Area 94 sqm / 1,012 sqft

BLOCK 205

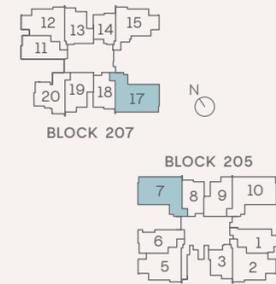
Unit #01-07

BLOCK 207

Unit #01-17



Block 205 Level 1
Block 207 Level 1 To 2



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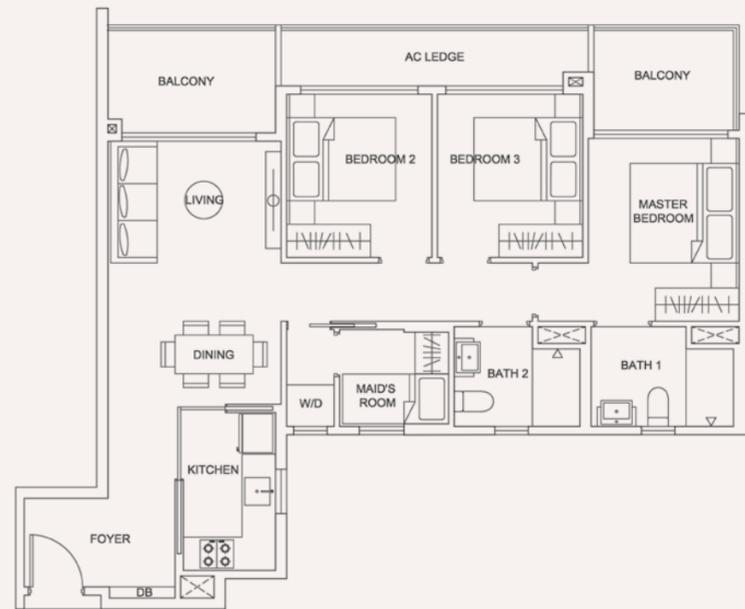
3-BEDROOM PREMIUM

TYPE 3B (m)

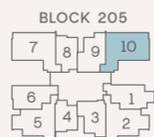
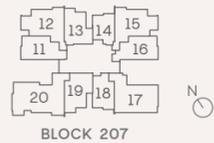
Area 94 sqm / 1,012 sqft

BLOCK 205

Unit #02-10 to #12-10



Block 205 Level 2 To 12
Block 207 Level 3 To 12



Unit Plans Disclaimer: Areas include A/C ledges, balconies, private enclosed spaces, private roof terraces and strata void areas where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required or approved by the relevant authorities. Plans do not form part of the Sales and Purchase Agreement.

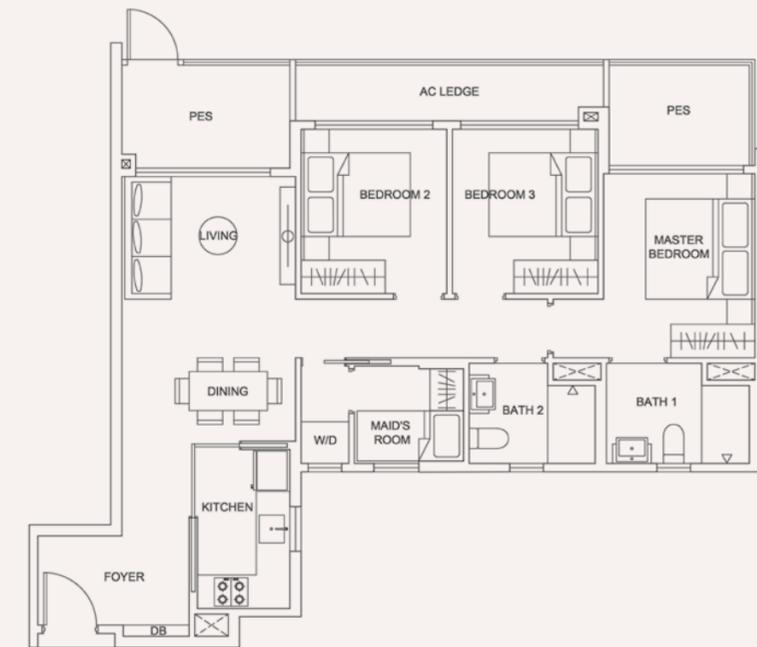
3-BEDROOM PREMIUM

TYPE 3Bp (m)

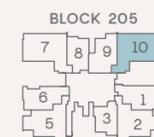
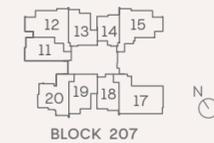
Area 94 sqm / 1,012 sqft

BLOCK 205

Unit #01-10



Block 205 Level 1
Block 207 Level 1 To 2



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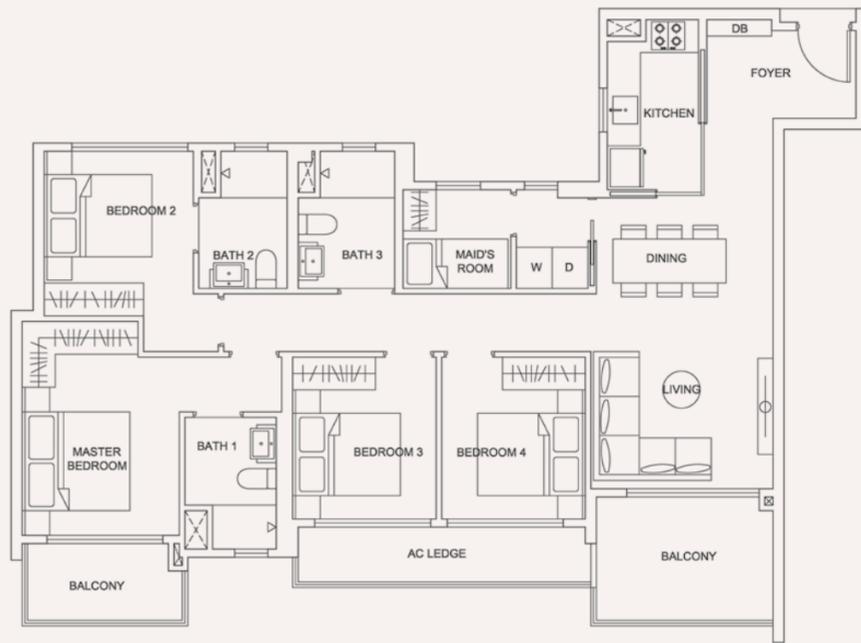
4-BEDROOM PREMIUM

TYPE 4A

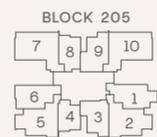
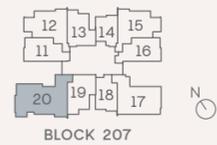
Area 118 sqm / 1,270 sqft

BLOCK 207

Unit #03-20 to #12-20



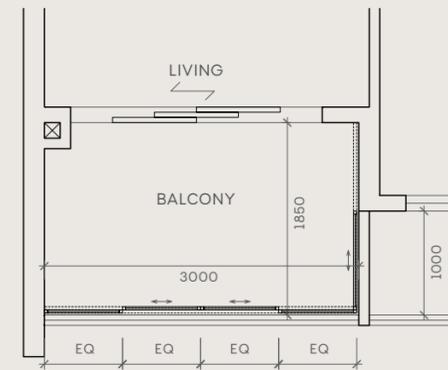
Block 205 Level 2 To 12
Block 207 Level 3 To 12



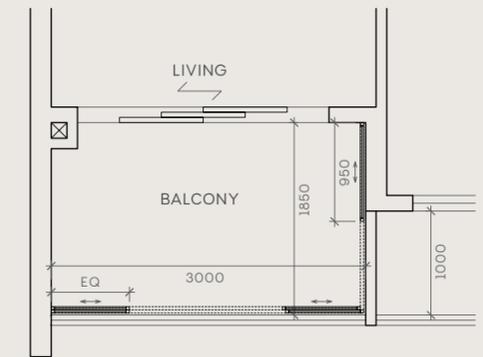
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TYPICAL SLIDEABLE
BALCONY SCREEN DETAIL

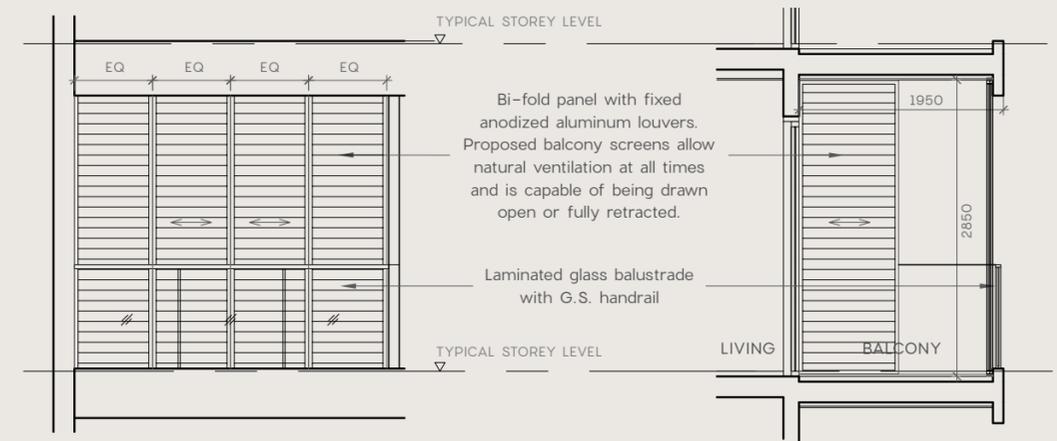
ANNEXURE 1



PLAN - FULLY CLOSED



PLAN - FULLY OPEN



FRONT ELEVATION

SECTION

Balcony Screen Disclaimer: Balconies shall not be enclosed unless with the approved balcony screen. The drawings below are not to scale and are a typical illustration for reference only. Actual profile of screens subject to manufacturer's detail. Purchasers may refer to the Management Corporation for additional details. Fixing detail to be drawn up by specialist contractor, and fixing shall not damage waterproofing or existing structures. The balcony screen will not be provided. The cost of the screen and installation shall be borne by the Purchaser. The proposed balcony screen allows natural ventilation within the balcony at all times (including times when the screen is fully closed) and is capable of being opened.



DEVELOPER PROFILE

Fragrance Group Limited is a leading property developer with a presence across three continents today, Asia, Australia and Europe. The Group was listed on the main board of the SGX-ST on 3 February 2005 and has a current market capitalization in excess of \$1 billion. Core business activities include development of residential, commercial, hotel and industrial properties. Other activities of the Group comprise the holding of investment properties and hotel operations. The Group's focus in property development is to offer customers quality homes and business spaces at affordable prices. Every square foot of property is meticulously mapped out to meet customers' satisfaction and their fittings have been carefully selected to offer comfort and durability. The Group's developments also offer the perfect combination of essential living and convenience with their strategic locations.



Developer Name: Fragrance Treasures Pte. Ltd. (A wholly owned subsidiary of Fragrance Group Limited) · Co. Reg. No.: 20185988N · Housing Developer's Licence No.: C1327 · Project Name: Urban Treasures · Address: 205 Jalan Eunos Singapore 419535 / 207 Jalan Eunos Singapore 419799 · Tenure of Land: Freehold · Lot Details: Lot 02643K MK23 · Building Plan No.: A1211-18007-2018-BP01 Dated 25/06/2019 and A1211-18007-2018-BP02 Dated 25/10/2019 · Expected TOP Date: 30/6/2023 · Expected Date of Legal Completion: 30/6/2026

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