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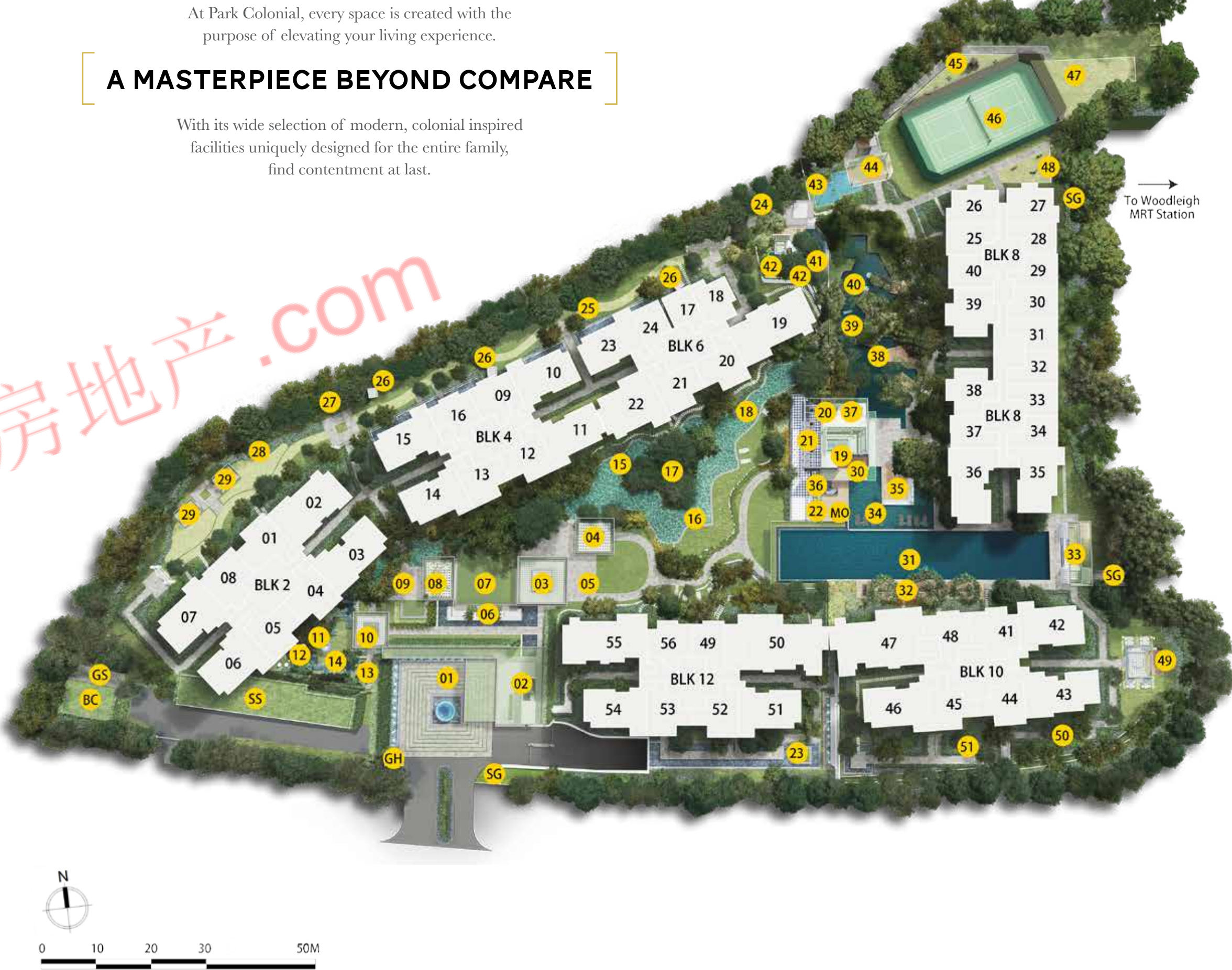
SITE PLAN

UNIT DISTRIBUTION

FLOOR PLANS

SPECIFICATIONS





At Park Colonial, every space is created with the purpose of elevating your living experience.

A MASTERPIECE BEYOND COMPARE

With its wide selection of modern, colonial inspired facilities uniquely designed for the entire family, find contentment at last.

Site Plan

- 01 Colonial Square
- 02 The Great Hall
- 03 Heritage Hall
- 04 Lagoon Dining House
- 05 Lagoon Lounge
- 06 Water Patio
- 07 The Courtyard
- 08 English Breakfast House
- 09 Breakfast Terrace
- 10 Floral Hall
- 11 Floral Sanctuary
- 12 Green Nook
- 13 Tea Garden
- 14 Checkmate
- 15 Massage Pool
- 16 Aqua Foot Reflexology
- 17 Island Deck
- 18 Island Pool
- 19 The Colonial Club
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- 35 Sunken Lounge
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- 39 Waterbeds
- 40 Tranquil Waterway
- 41 Waterfall Massage Pool
- 42 Sensory Spa Pavilions
- 43 Kids Water Play
- 44 Kids Playhouse
- 45 Adventure Park
- 46 Tennis Court
- 47 Pets Park
- 48 Fitness Park
- 49 The Grill House
- 50 Herb Garden
- 51 Meditation Lawn
- MO Management Office
- GH Guard House
- BC Bin Centre
- SS Substation
- SG Side Gate
- GS Genset



Woodleigh MRT



Serangoon MRT



Connectivity to CTE and PIE

Enjoy the best of connectivity with Woodleigh MRT (NEL) at your doorstep and Serangoon MRT (NEL/CCL) interchange station just one stop away.

A WELL-CONNECTED ADDRESS OF DISTINCTION

Indulge in a wide selection of fun shopping and dining possibilities such as NEX, Chomp Chomp, myVillage @ Serangoon Gardens, Clarke Quay and Plaza Singapura. At Park Colonial, experience convenience like never before.



Clarke Quay



NEX Shopping Mall



Artist's Impression

	1-BEDROOM SUITE
	1-BEDROOM + STUDY
	2-BEDROOM CLASSIC
	2-BEDROOM DELUXE
	2-BEDROOM + STUDY
	2-BEDROOM DUAL KEY
	3-BEDROOM CLASSIC
	3-BEDROOM DELUXE
	4-BEDROOM CLASSIC
	4-BEDROOM DELUXE
	5-BEDROOM LUXURY

[illegible]

1-BEDROOM SUITE

TYPE 1B1

Area: 43 sq m (include 3 sq m a/c ledge, 5 sq m balcony)

Unit(s): #02-17* to #14-17*

#02-28 to #13-28

#02-29* to #13-29*

#02-30* to #13-30*

#02-31 to #13-31

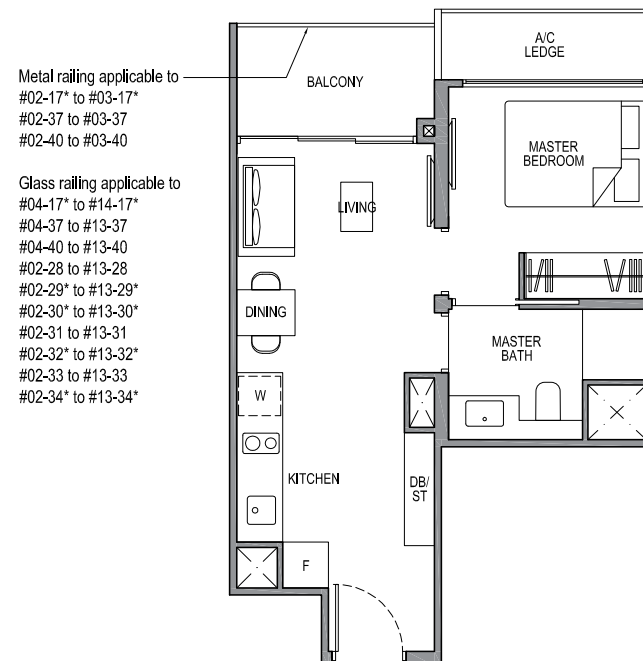
#02-32* to #13-32*

#02-33 to #13-33

#02-34* to #13-34*

#02-37 to #13-37

#02-40 to #13-40

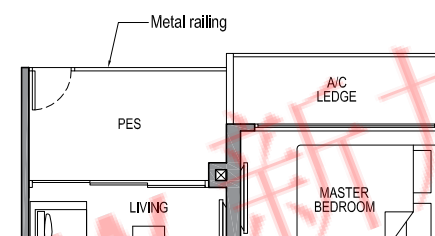


TYPE 1B1-G

Area: 43 sq m (include 3 sq m a/c ledge, 5 sq m PES)

Unit(s): #01-37

#01-40



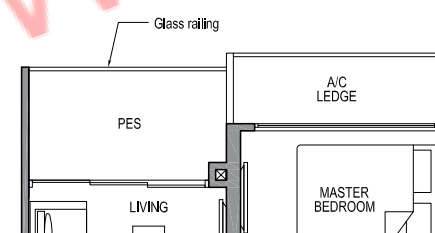
TYPE 1B1a-G

Area: 43 sq m (include 3 sq m a/c ledge, 5 sq m PES)

Unit(s): #01-29* #01-32*

#01-30* #01-33

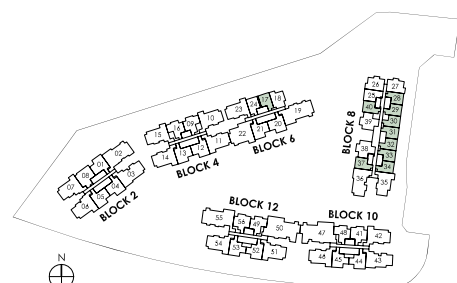
#01-31



NOTE:

* Mirror Image

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1-BEDROOM SUITE

TYPE 1B1-PH

Area: 62 sq m (include 3 sq m a/c ledge, 5 sq m balcony, 19 sq m void*)

Unit(s): #15-17*

#14-28

#14-29*

#14-30*

#14-31

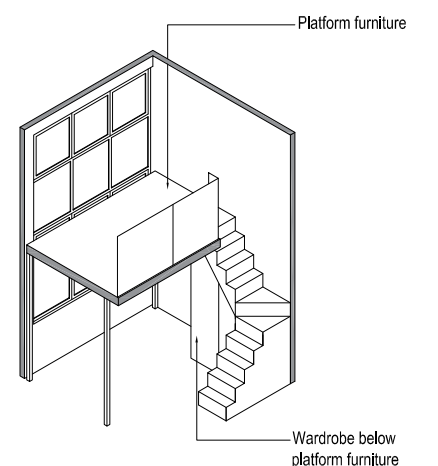
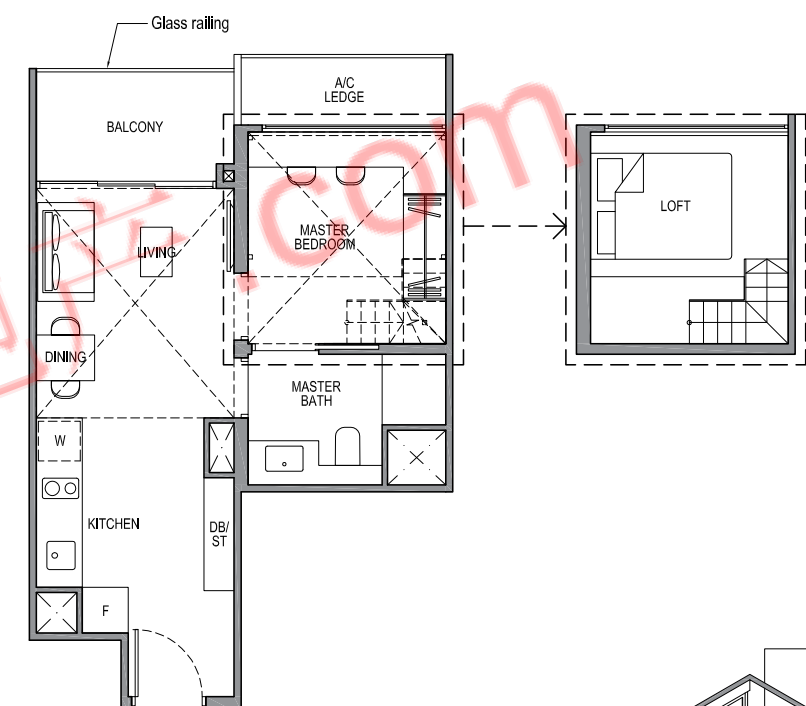
#14-32*

#14-33

#14-34*

#14-37

#14-40



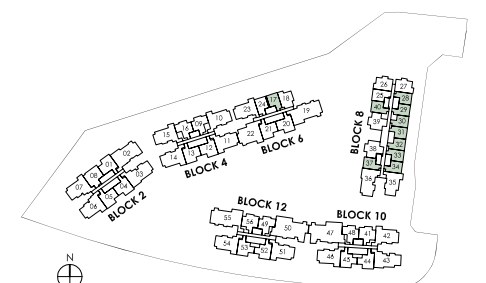
ISOMETRIC VIEW**

NOTE:

* Mirror image

** Isometric views have excluded railing drawings for the steps

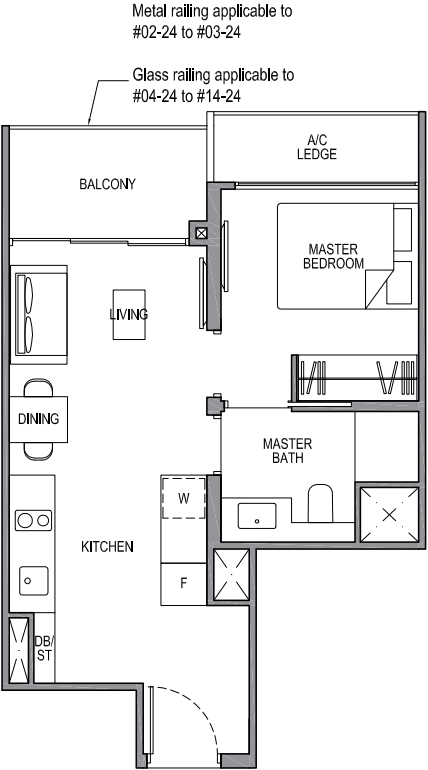
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1-BEDROOM SUITE

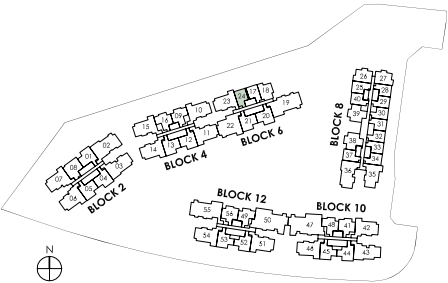
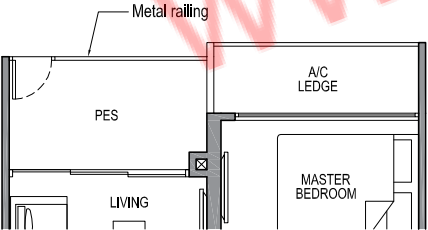
TYPE 1B2

Area: 43 sq m (include 3 sq m a/c ledge, 5 sq m balcony)
Unit(s): #02-24 to #14-24



TYPE 1B2-G

Area: 43 sq m (include 3 sq m a/c ledge, 5 sq m PES)
Unit(s): #01-24

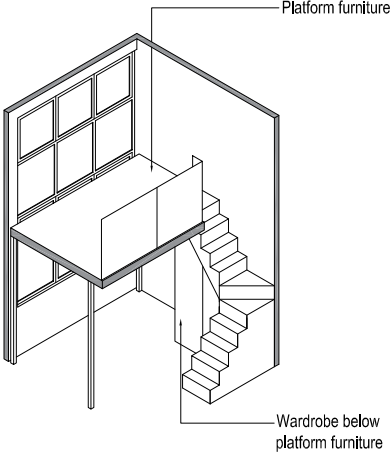
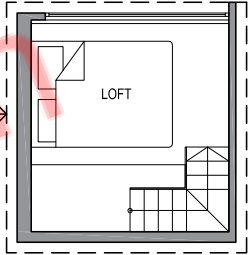
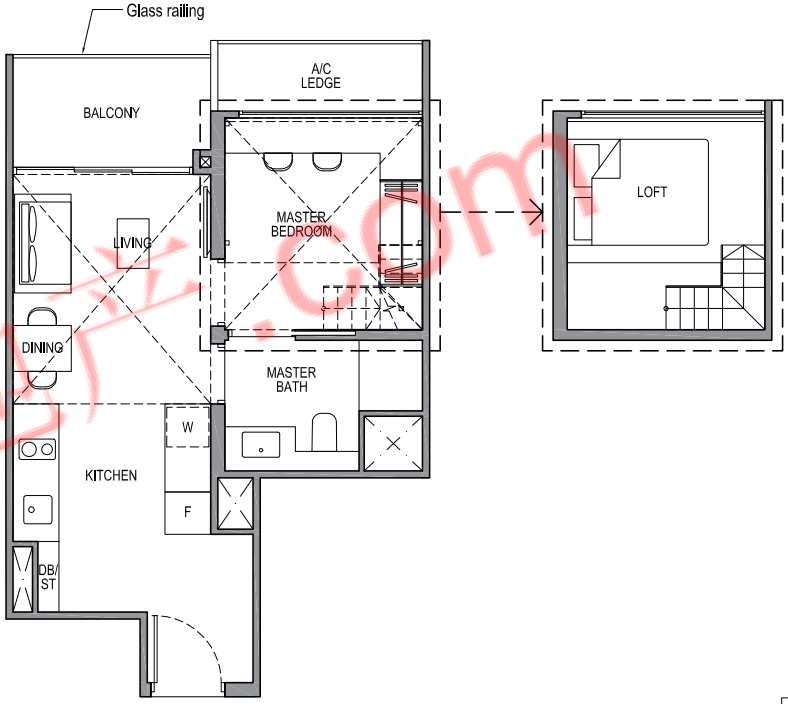


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1-BEDROOM SUITE

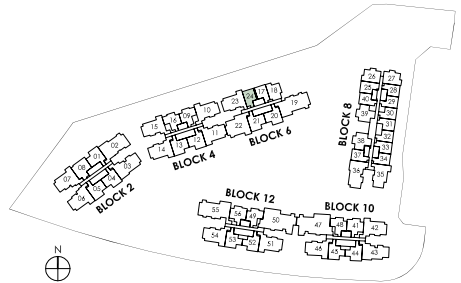
TYPE 1B2-PH

Area: 62 sq m (include 3 sq m a/c ledge, 5 sq m balcony, 19 sq m void*)
Unit(s): #15-24



ISOMETRIC VIEW**

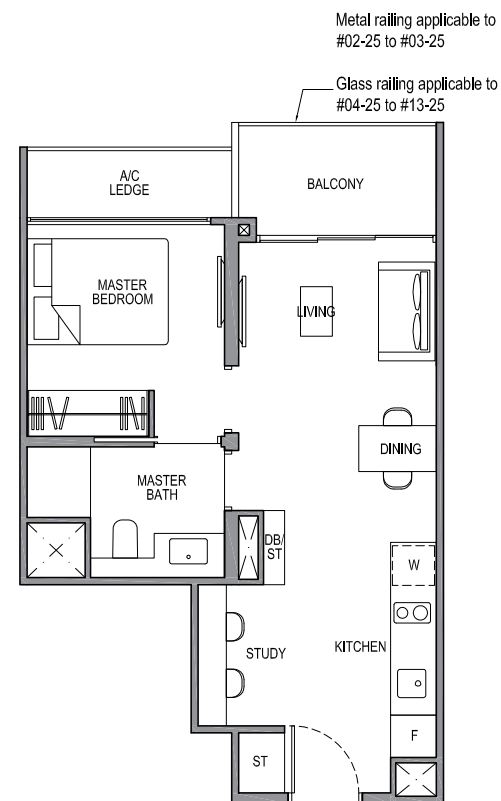
NOTE:
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1-BEDROOM + STUDY

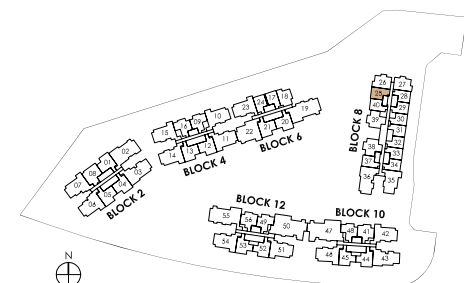
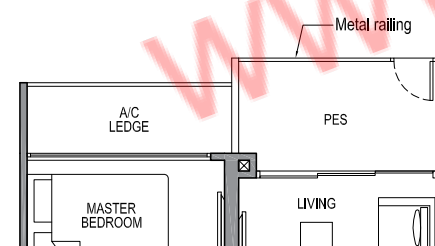
TYPE 1S1

Area: 47 sq m (include 3 sq m a/c ledge, 5 sq m balcony)
Unit(s): #02-25 to #13-25



TYPE 1S1-G

Area: 47 sq m (include 3 sq m a/c ledge, 5 sq m PES)
Unit(s): #01-25

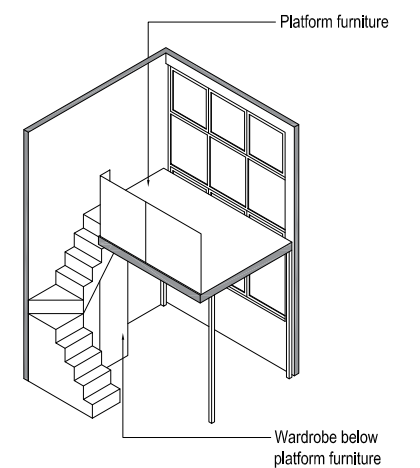
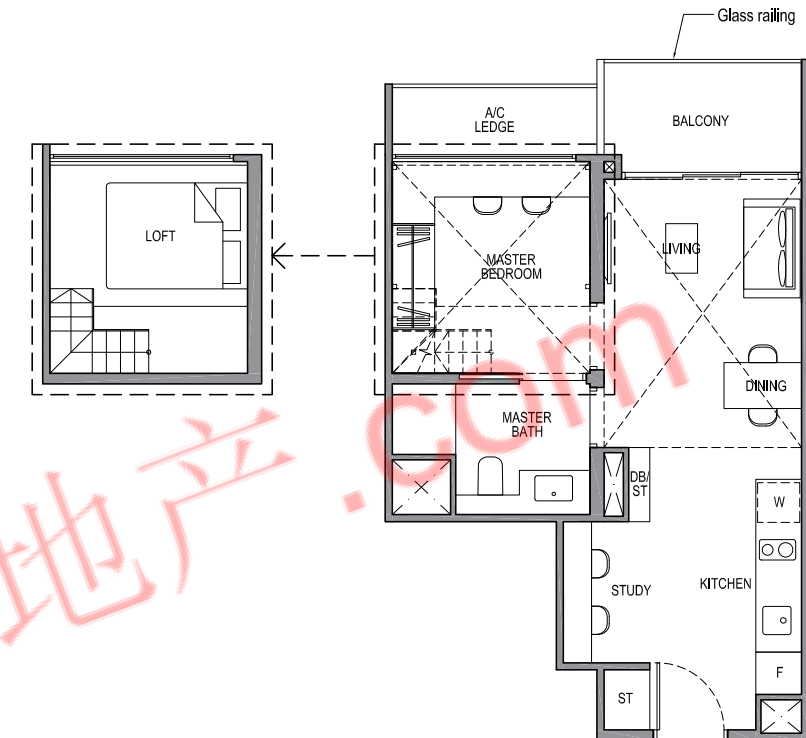


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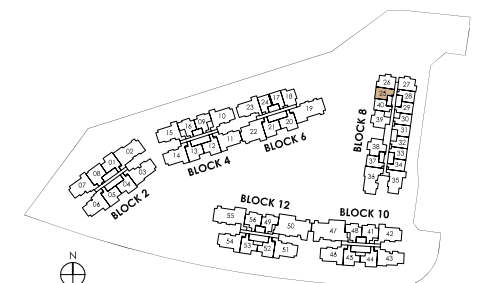
1-BEDROOM + STUDY

TYPE 1S1-PH

Area: 68 sq m (include 3 sq m a/c ledge, 5 sq m balcony, 21 sq m void*)
Unit(s): #14-25



ISOMETRIC VIEW**



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2-BEDROOM CLASSIC

TYPE 2C1

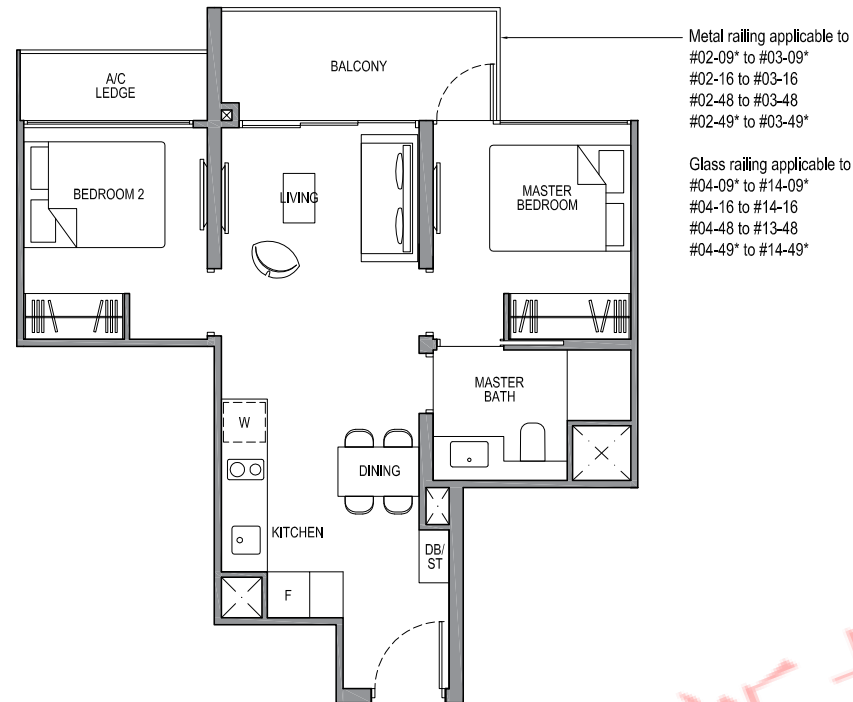
Area: 56 sq m (include 3 sq m a/c ledge, 6 sq m balcony)

Unit(s): #02-09* to #14-09*

#02-16 to #14-16

#02-48 to #13-48

#02-49* to #14-49*



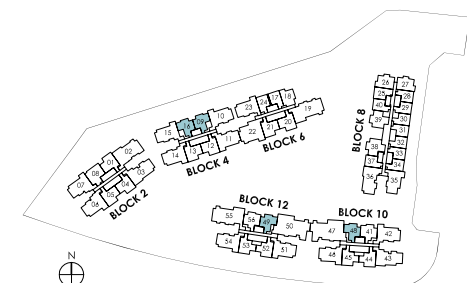
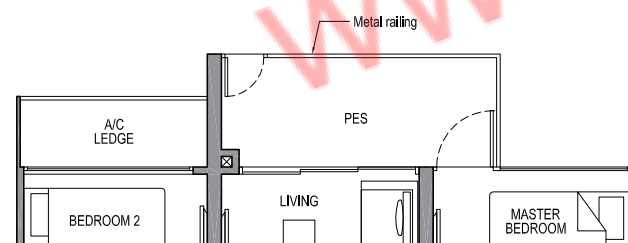
TYPE 2C1-G

Area: 56 sq m (include 3 sq m a/c ledge, 6 sq m PES)

Unit(s): #01-16

#01-48

#01-49*



NOTE:
* Mirror Image

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2-BEDROOM CLASSIC

TYPE 2C1-PH

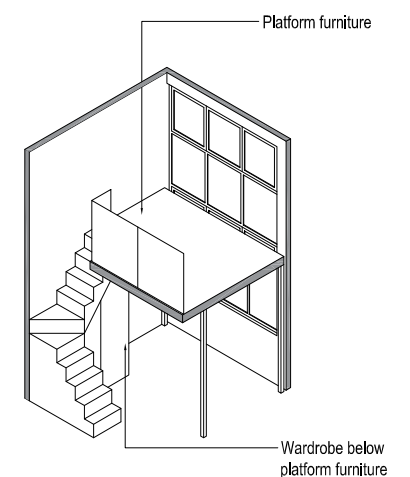
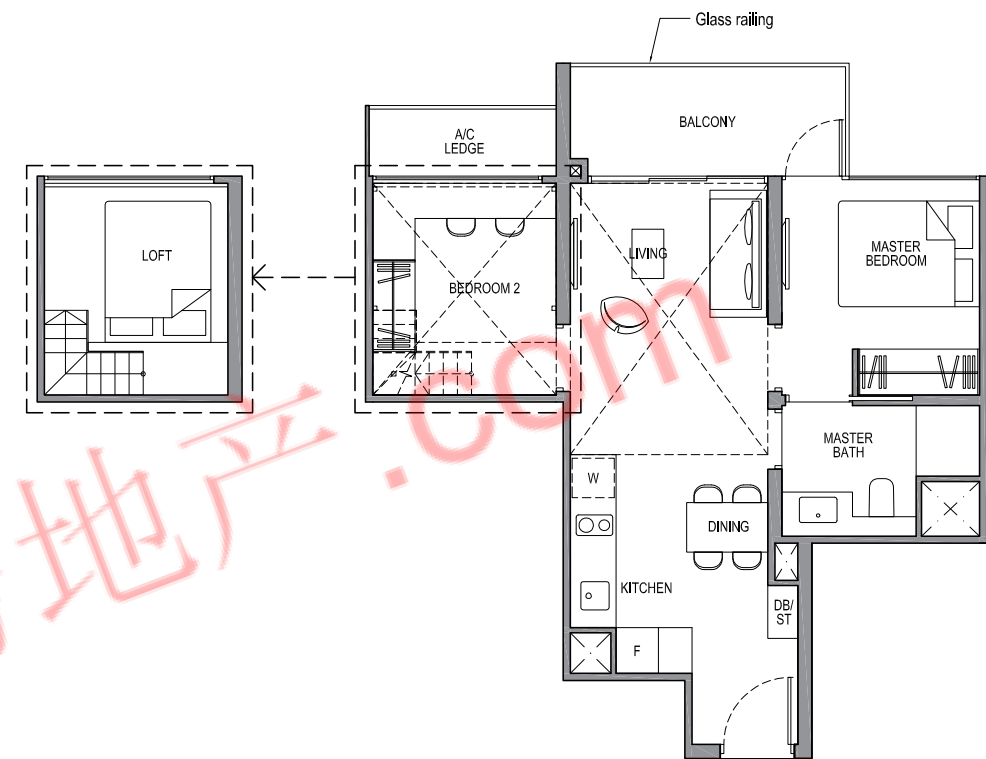
Area: 76 sq m (include 3 sq m a/c ledge, 6 sq m balcony, 20 sq m void*)

Unit(s): #15-09*

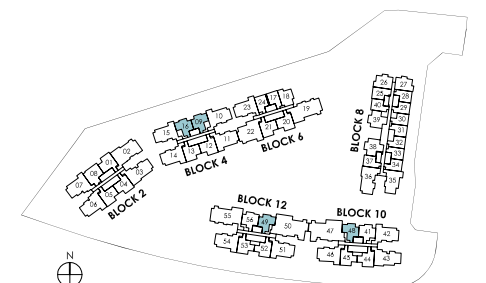
#15-16

#14-48

#15-49*



ISOMETRIC VIEW**



NOTE:

* Mirror image

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2-BEDROOM CLASSIC

TYPE 2C2

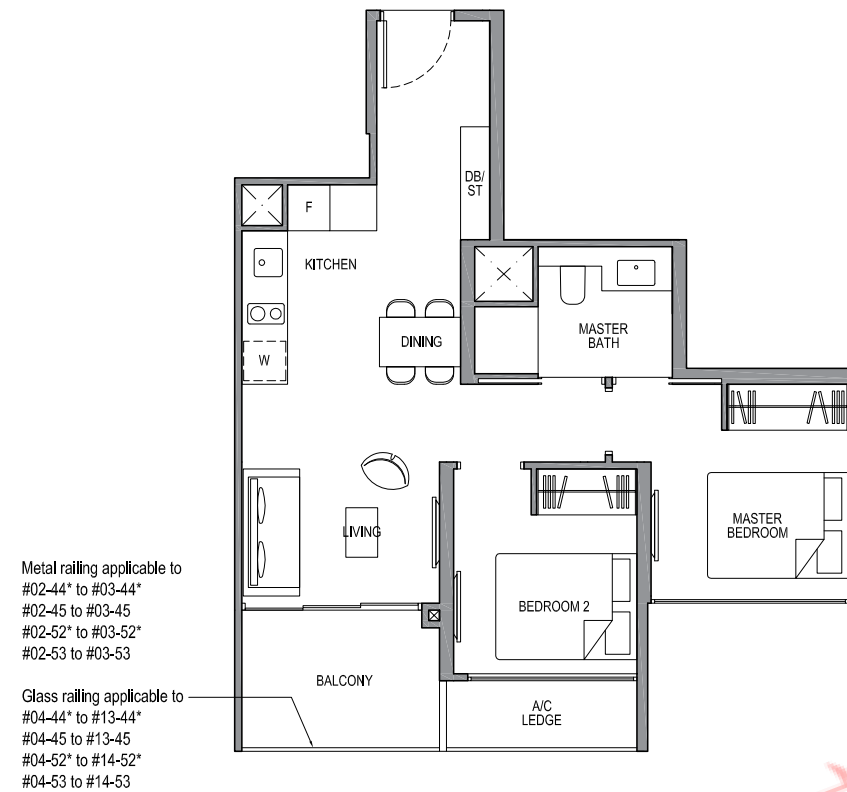
Area: 59 sq m (include 3 sq m a/c ledge, 6 sq m balcony)

Unit(s): #02-44* to #13-44*

#02-45 to #13-45

#02-52* to #14-52*

#02-53 to #14-53

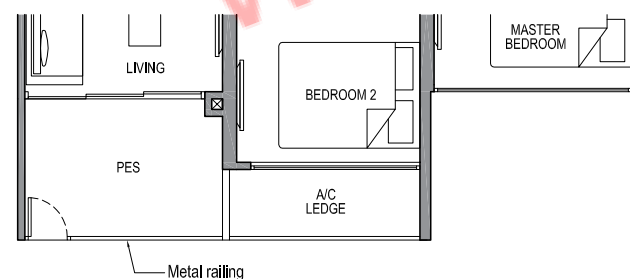


TYPE 2C2-G

Area: 59 sq m (include 3 sq m a/c ledge, 6 sq m PES)

Unit(s): #01-45

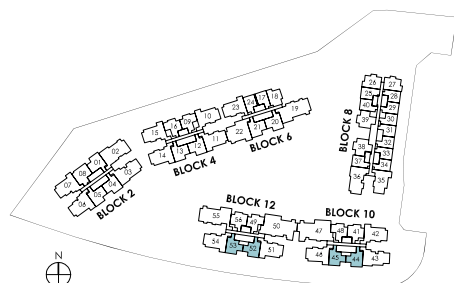
#01-52*



NOTE:

* Mirror Image

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2-BEDROOM CLASSIC

TYPE 2C2-PH

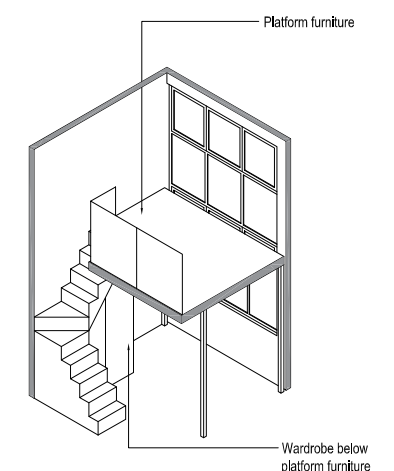
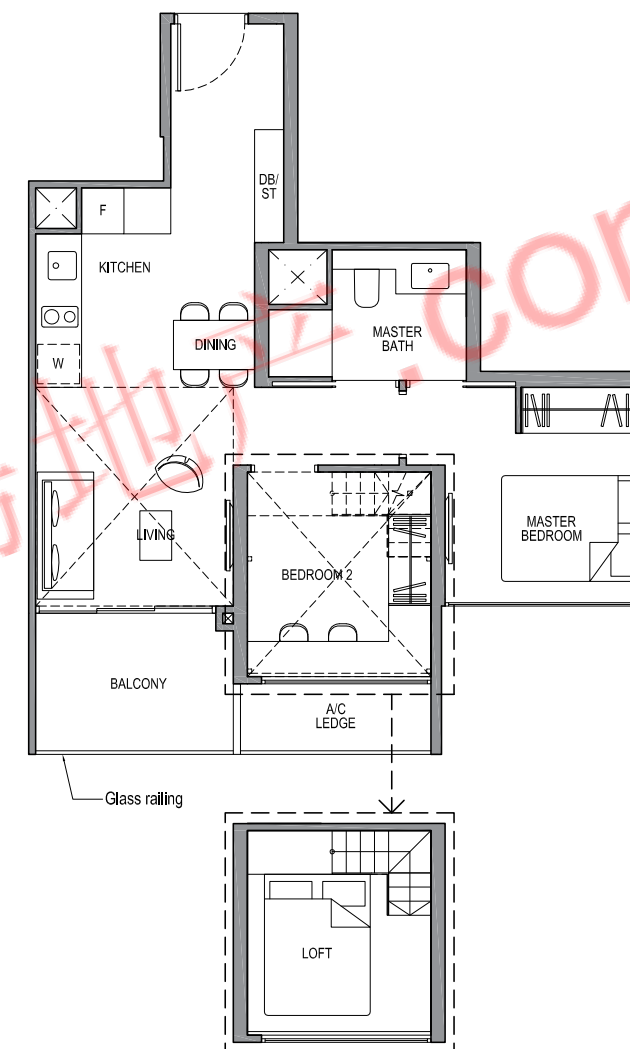
Area: 77 sq m (include 3 sq m a/c ledge, 6 sq m balcony, 18 sq m void*)

Unit(s): #14-44*

#14-45

#15-52*

#15-53



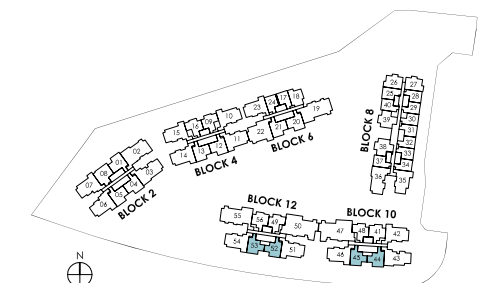
ISOMETRIC VIEW**

NOTE:

* Mirror Image

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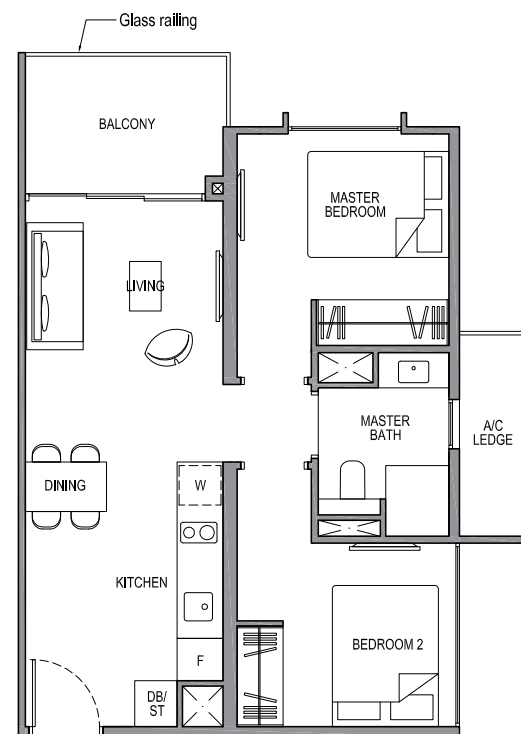
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2-BEDROOM CLASSIC

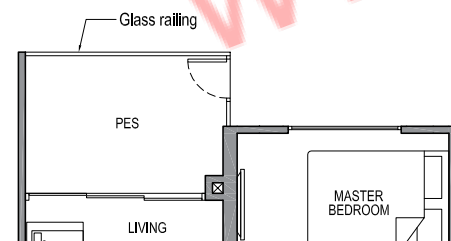
TYPE 2C3

Area: 58 sq m (include 3 sq m a/c ledge, 6 sq m balcony)
Unit(s): #02-26 to #13-26
#02-27* to #13-27*



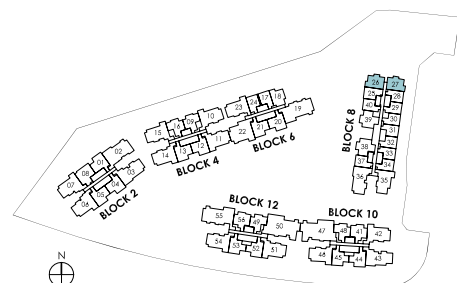
TYPE 2C3-G

Area: 58 sq m (include 3 sq m a/c ledge, 6 sq m PES)
Unit(s): #01-26
#01-27*



NOTE:
* Mirror Image

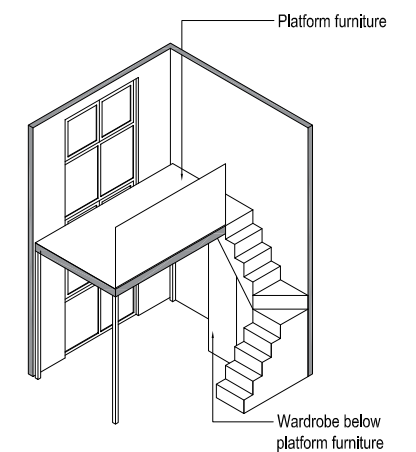
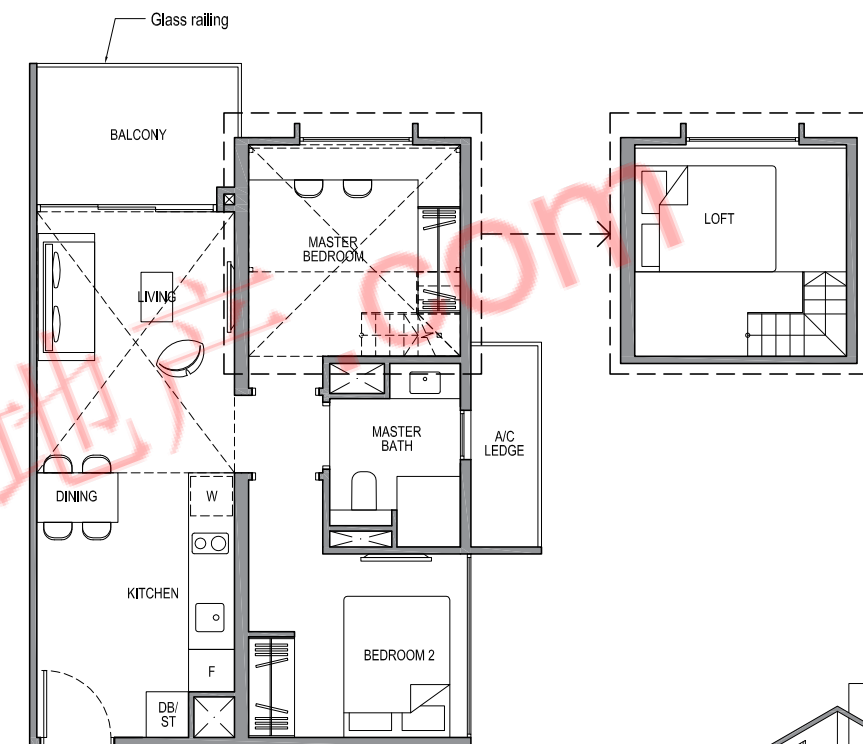
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2-BEDROOM CLASSIC

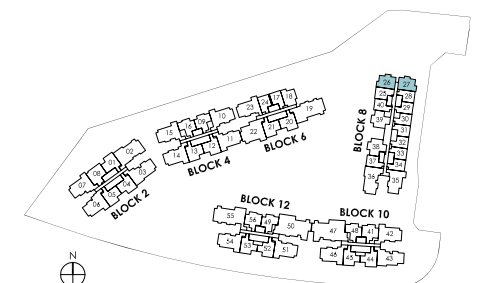
TYPE 2C3-PH

Area: 79 sq m (include 3 sq m a/c ledge, 6 sq m balcony, 21 sq m void*)
Unit(s): #14-26
#14-27*



ISOMETRIC VIEW**

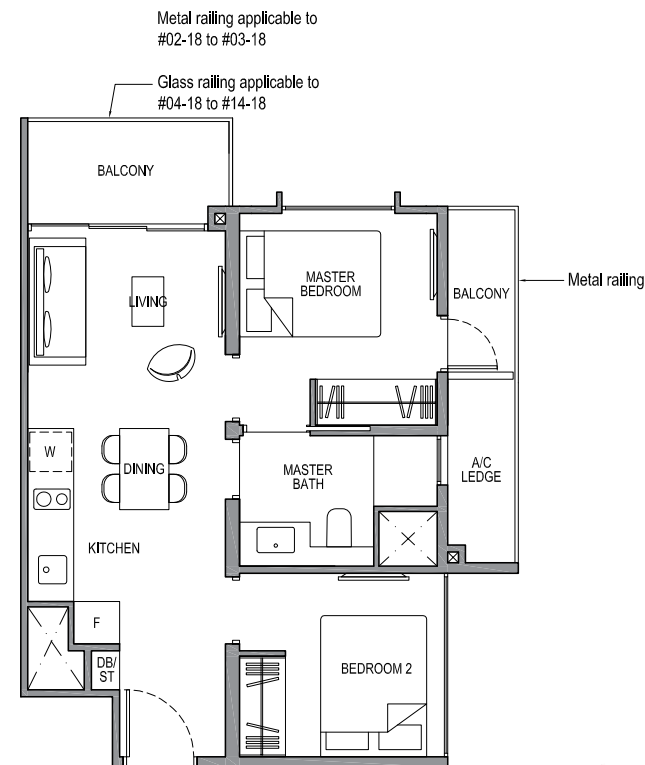
NOTE:
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2-BEDROOM CLASSIC

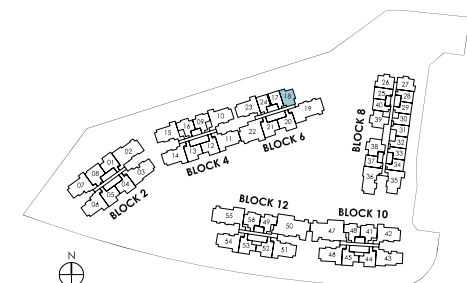
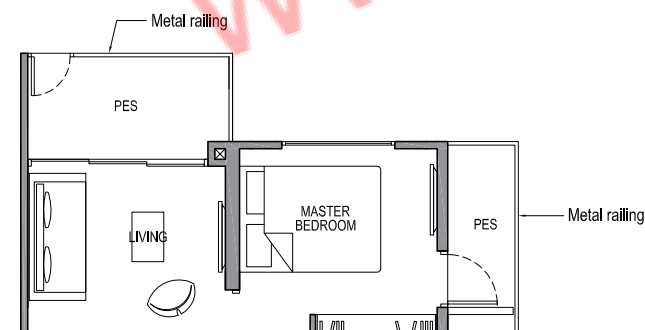
TYPE 2C4

Area: 53 sq m (include 3 sq m a/c ledge, 7 sq m balcony)
Unit(s): #02-18 to #14-18



TYPE 2C4-G

Area: 53 sq m (include 3 sq m a/c ledge, 7 sq m PES)
Unit(s): #01-18

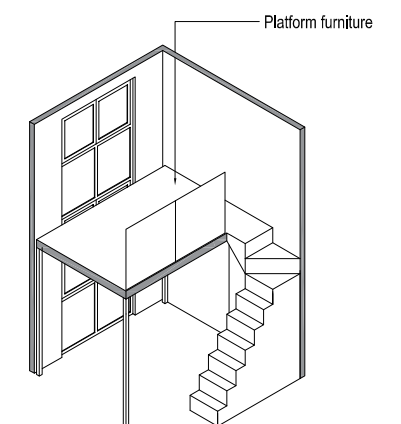
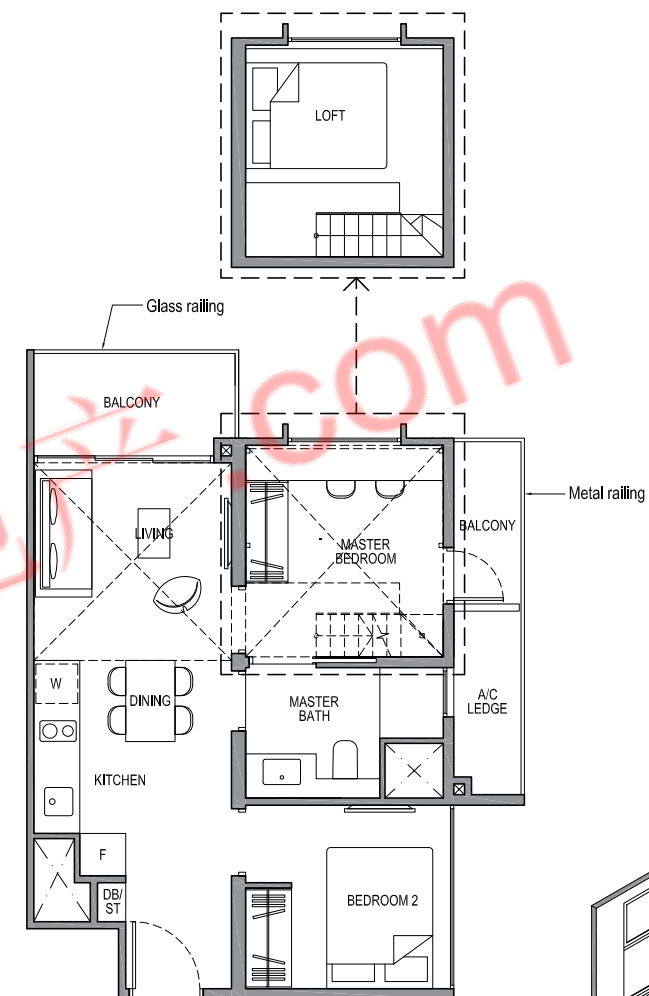


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2-BEDROOM CLASSIC

TYPE 2C4-PH

Area: 71 sq m (include 3 sq m a/c ledge, 7 sq m balcony, 18 sq m void*)
Unit(s): #15-18

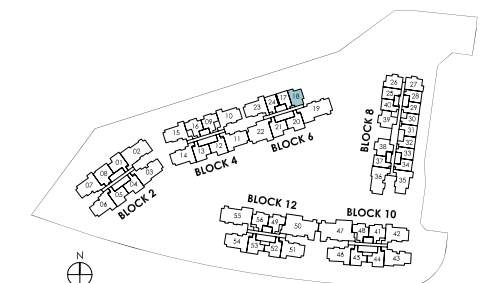


ISOMETRIC VIEW**

NOTE:

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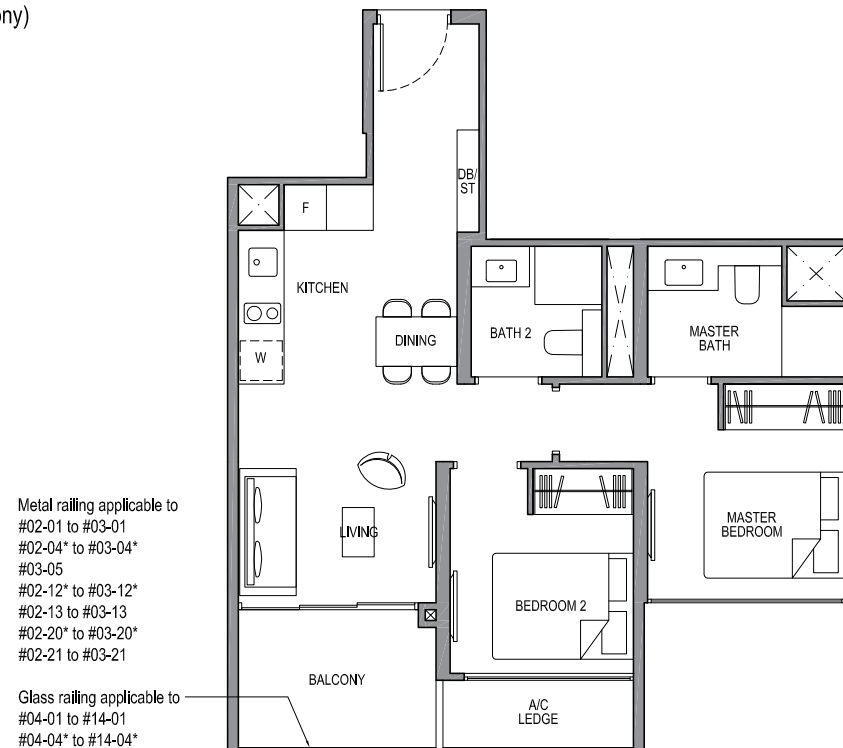


2-BEDROOM DELUXE

TYPE 2D1

Area: 63 sq m (include 3 sq m a/c ledge, 6 sq m balcony)

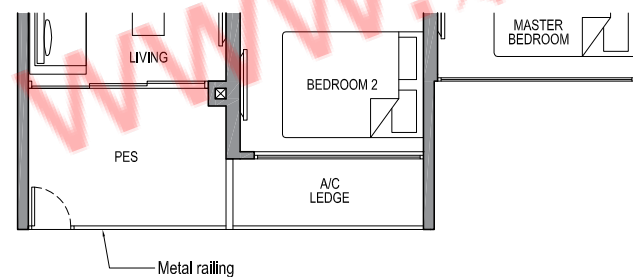
Unit(s): #02-01 to #14-01
#02-04* to #14-04*
#03-05 to #14-05
#02-12* to #14-12*
#02-13 to #14-13
#02-20* to #14-20*
#02-21 to #14-21



TYPE 2D1-G

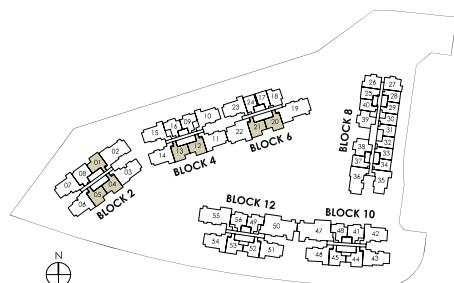
Area: 63 sq m (include 3 sq m a/c ledge, 6 sq m PES)

Unit(s): #01-01
#01-04*
#01-12*
#01-13
#01-20*
#01-21



NOTE:
* Mirror Image

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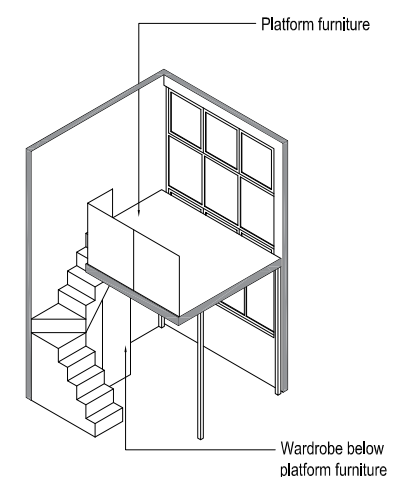
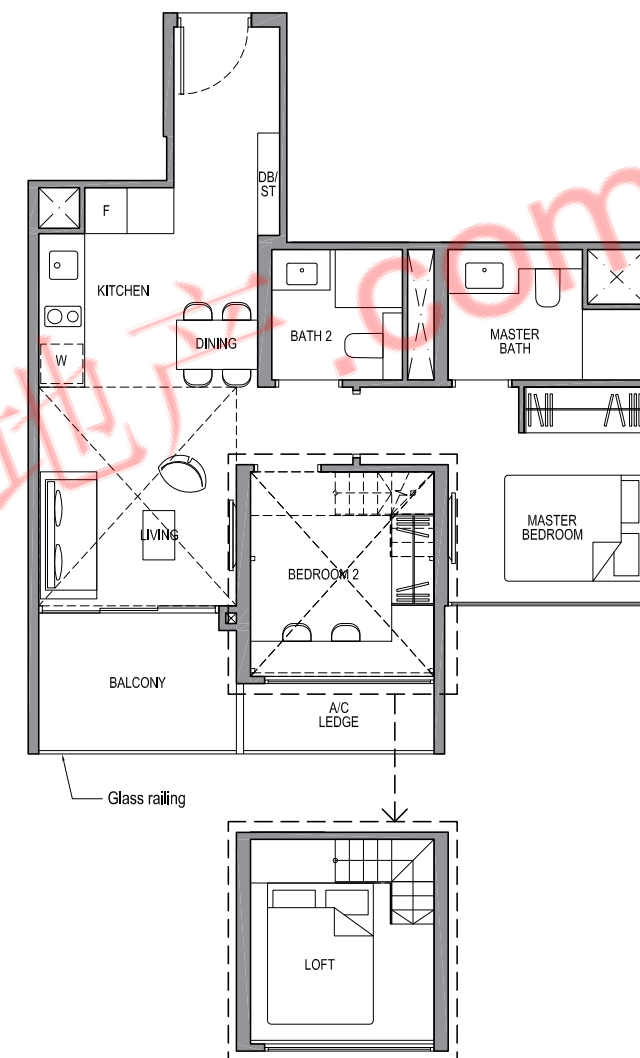


2-BEDROOM DELUXE

TYPE 2D1-PH

Area: 81 sq m (include 3 sq m a/c ledge, 6 sq m balcony, 18 sq m void*)

Unit(s): #15-01
#15-04*
#15-05
#15-12*
#15-13
#15-20*
#15-21



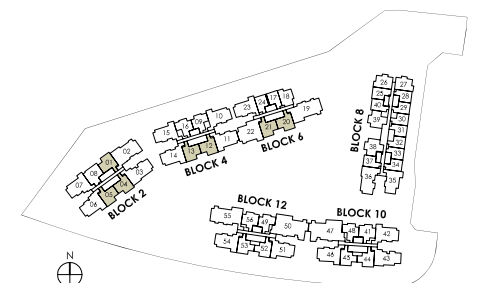
ISOMETRIC VIEW**

NOTE:

* Mirror Image

** Isometric views have excluded railing drawings for the steps

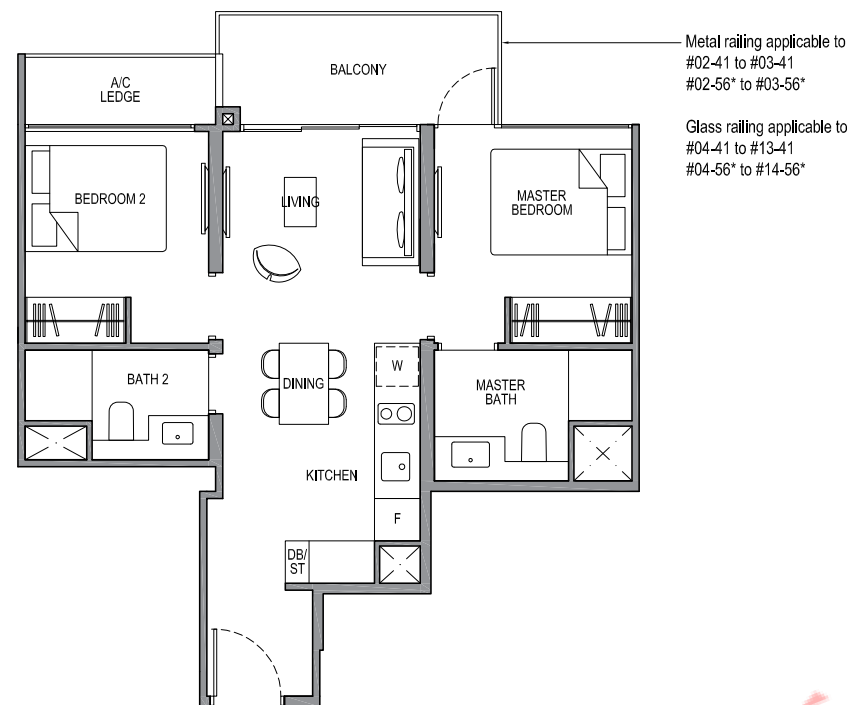
* There shall be no addition of floor slab within the void over Living and Dining areas
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2-BEDROOM DELUXE

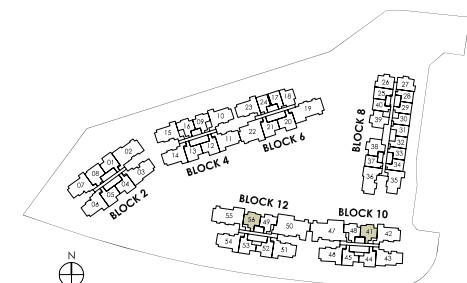
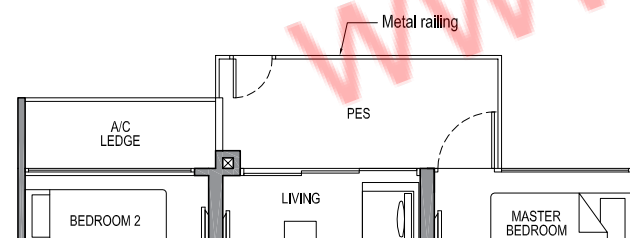
TYPE 2D2

Area: 59 sq m (include 3 sq m a/c ledge, 6 sq m balcony)
Unit(s): #02-41 to #13-41
#02-56* to #14-56*



TYPE 2D2-G

Area: 59 sq m (include 3 sq m a/c ledge, 6 sq m PES)
Unit(s): #01-41
#01-56*



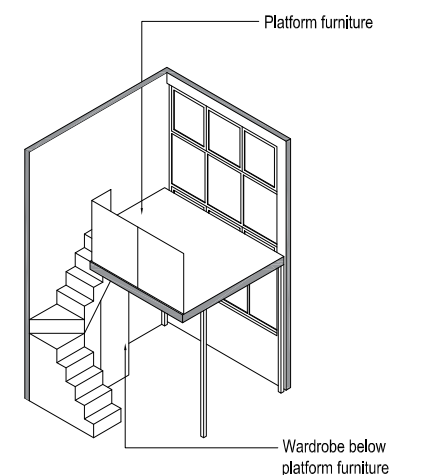
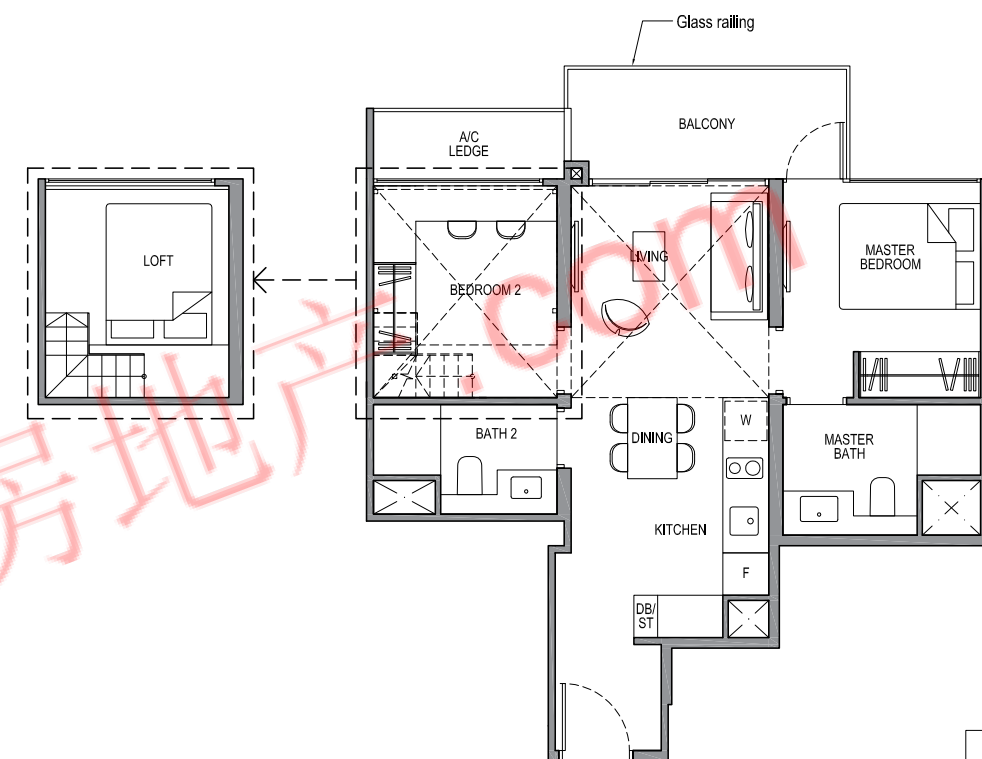
NOTE:
* Mirror Image

Plans are subject to change/amendments as may be required and/or approved by the Developer and/or the relevant authorities and do not form part of any offer or contract. These are not drawn to scale and are for the purpose of visual presentation only.

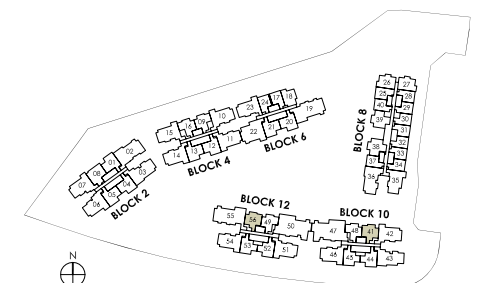
2-BEDROOM DELUXE

TYPE 2D2-PH

Area: 77 sq m (include 3 sq m a/c ledge, 6 sq m balcony, 18 sq m void*)
Unit(s): #14-41
#15-56*



ISOMETRIC VIEW**



NOTE:

* Mirror Image

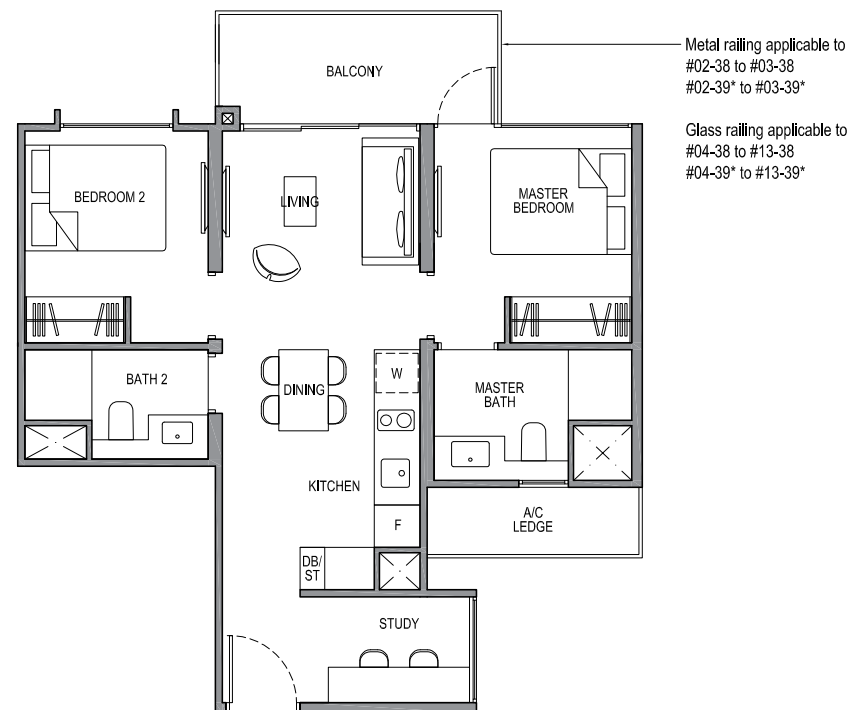
** Isometric views have excluded railing drawings for the steps

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2-BEDROOM + STUDY

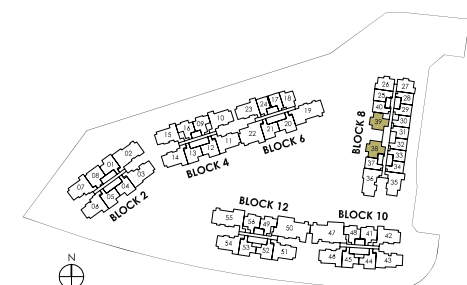
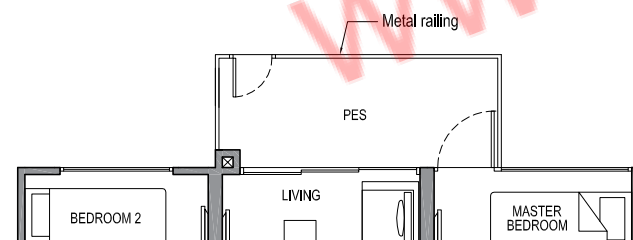
TYPE 2S1

Area: 62 sq m (include 3 sq m a/c ledge, 6 sq m balcony)
Unit(s): #02-38 to #13-38
#02-39* to #13-39*



TYPE 2S1-G

Area: 62 sq m (include 3 sq m a/c ledge, 6 sq m PES)
Unit(s): #01-38
#01-39*



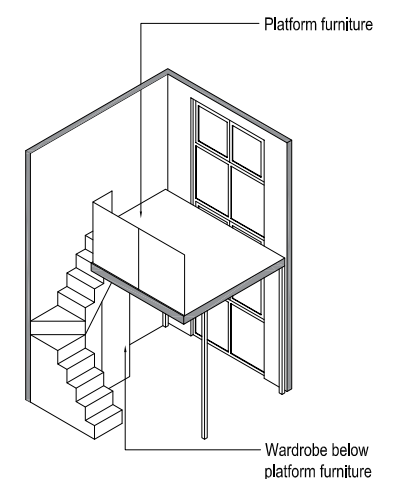
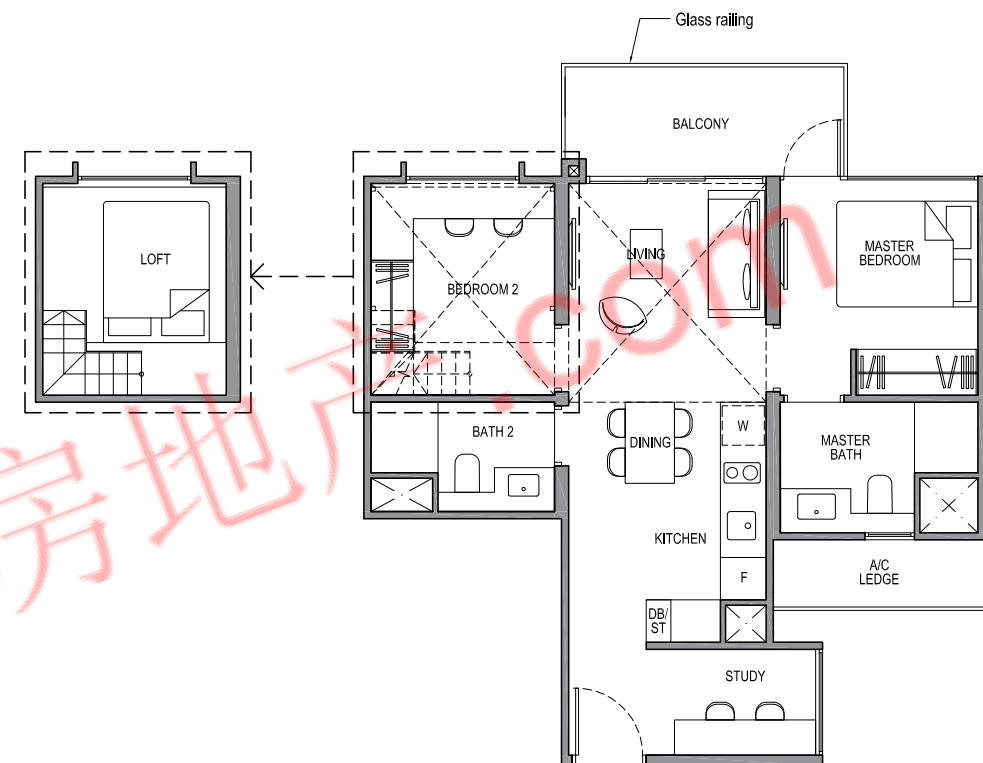
NOTE:
* Mirror Image

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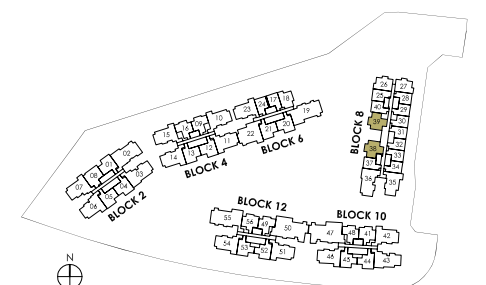
2-BEDROOM + STUDY

TYPE 2S1-PH

Area: 80 sq m (include 3 sq m a/c ledge, 6 sq m balcony, 18 sq m void*)
Unit(s): #14-38
#14-39*



ISOMETRIC VIEW**



NOTE:

* Mirror image

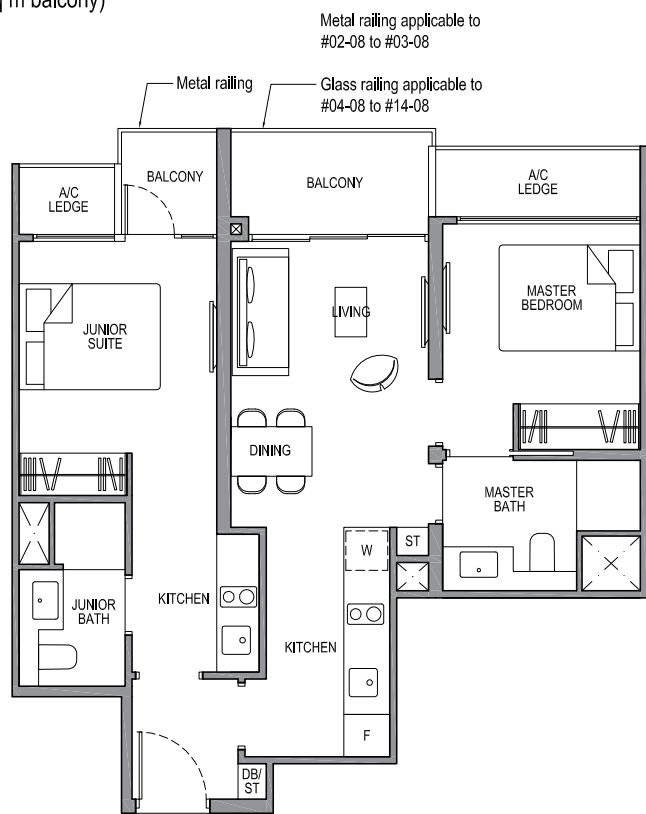
** Isometric views have excluded railing drawings for the steps

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2-BEDROOM DUAL KEY

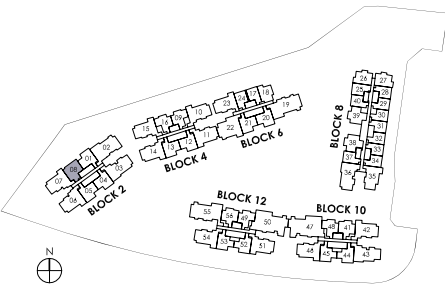
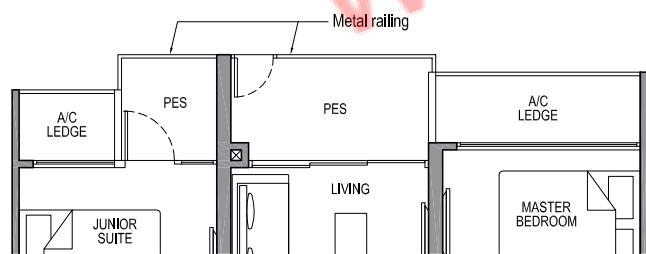
TYPE 2DK1

Area: 69 sq m (include 5 sq m a/c ledge, 7 sq m balcony)
Unit(s): #02-08 to #14-08



TYPE 2DK1-G

Area: 69 sq m (include 5 sq m a/c ledge, 7 sq m PES)
Unit(s): #01-08

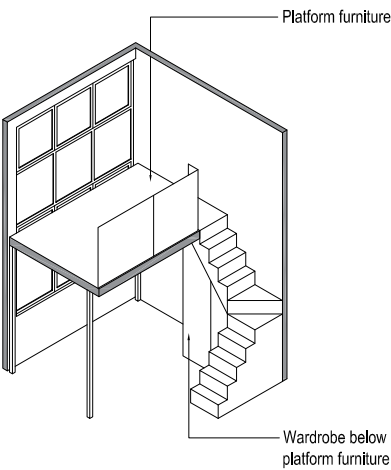
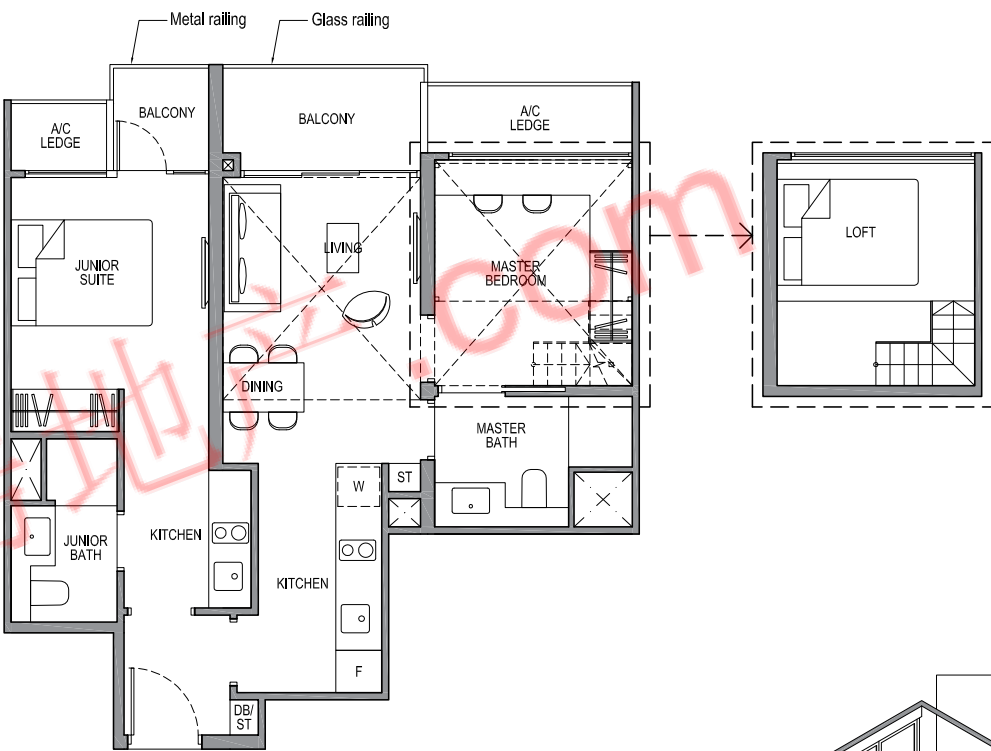


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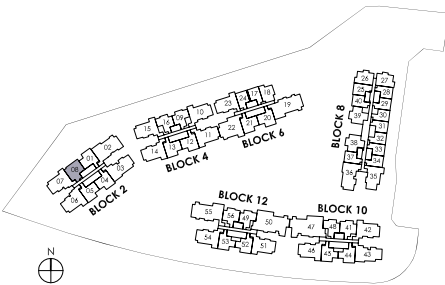
2-BEDROOM DUAL KEY

TYPE 2DK1-PH

Area: 89 sq m (include 5 sq m a/c ledge, 7 sq m balcony, 20 sq m void*)
Unit(s): #15-08



ISOMETRIC VIEW**



NOTE:

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3-BEDROOM CLASSIC

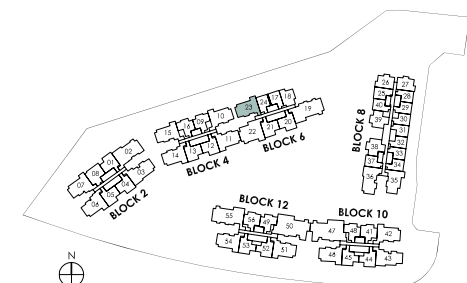
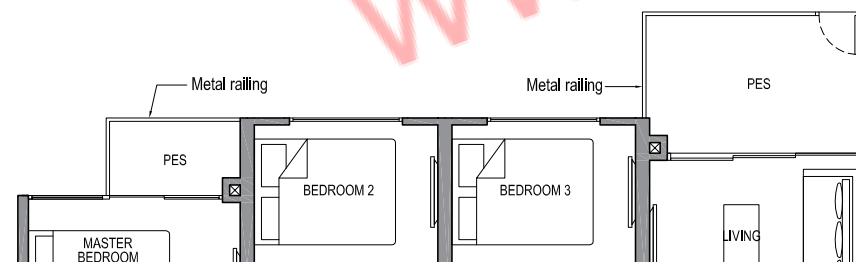
TYPE 3C1

Area: 87 sq m (include 5 sq m a/c ledge, 8 sq m balcony)
Unit(s): #02-23 to #14-23



TYPE 3C1-G

Area: 87 sq m (include 5 sq m a/c ledge, 8 sq m PES)
Unit(s): #01-23

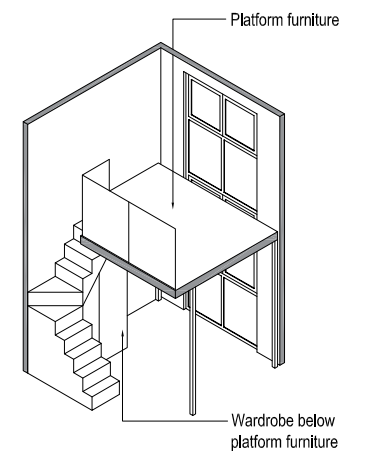
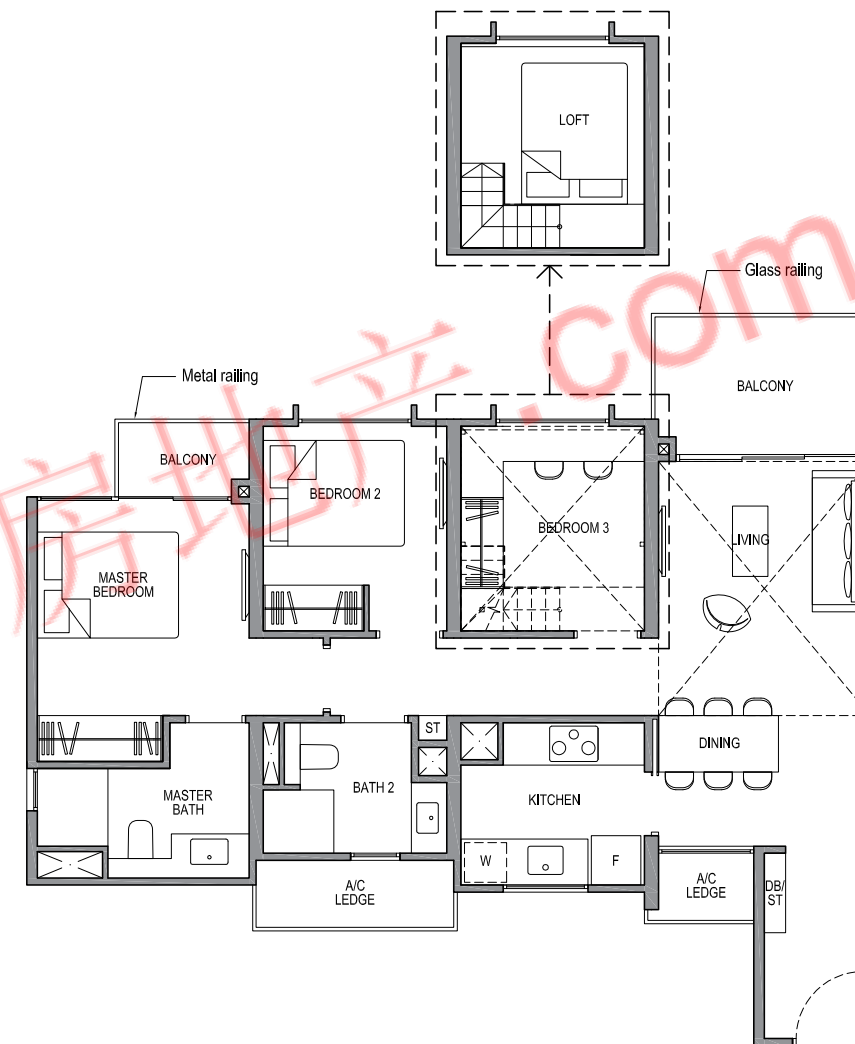


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3-BEDROOM CLASSIC

TYPE 3C1-PH

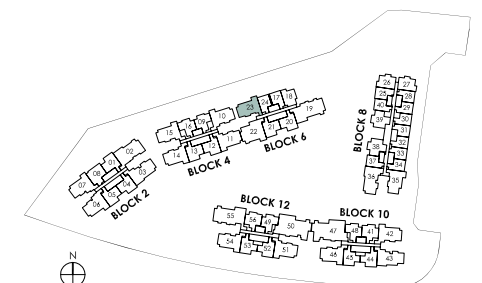
Area: 107 sq m (include 5 sq m a/c ledge, 8 sq m balcony, 20 sq m void*)
Unit(s): #15-23



ISOMETRIC VIEW**

NOTE:

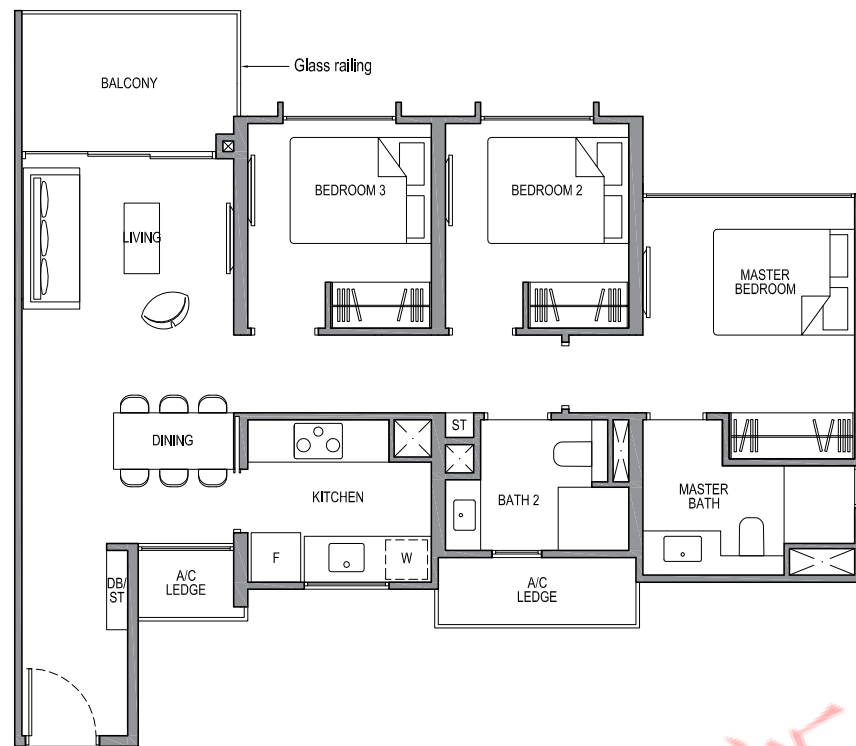
** Isometric views have excluded railing drawings for the steps
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3-BEDROOM CLASSIC

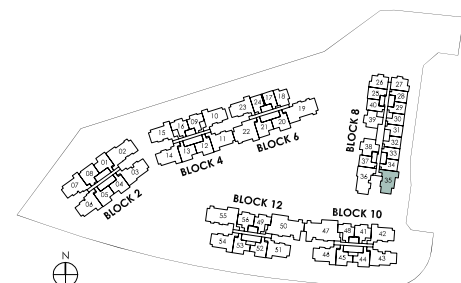
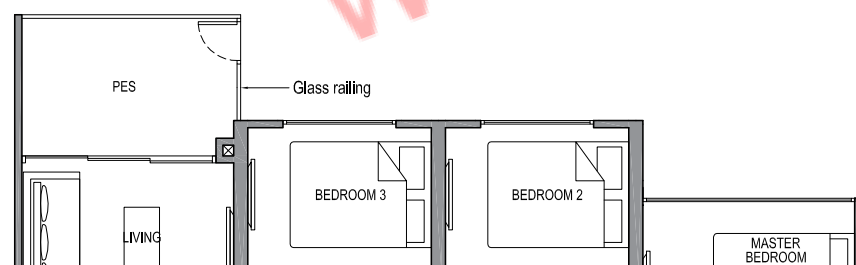
TYPE 3C1a

Area: 85 sq m (include 5 sq m a/c ledge, 6 sq m balcony)
Unit(s): #02-35 to #13-35



TYPE 3C1a-G

Area: 85 sq m (include 5 sq m a/c ledge, 6 sq m PES)
Unit(s): #01-35

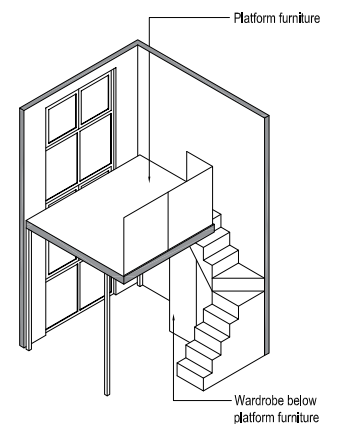
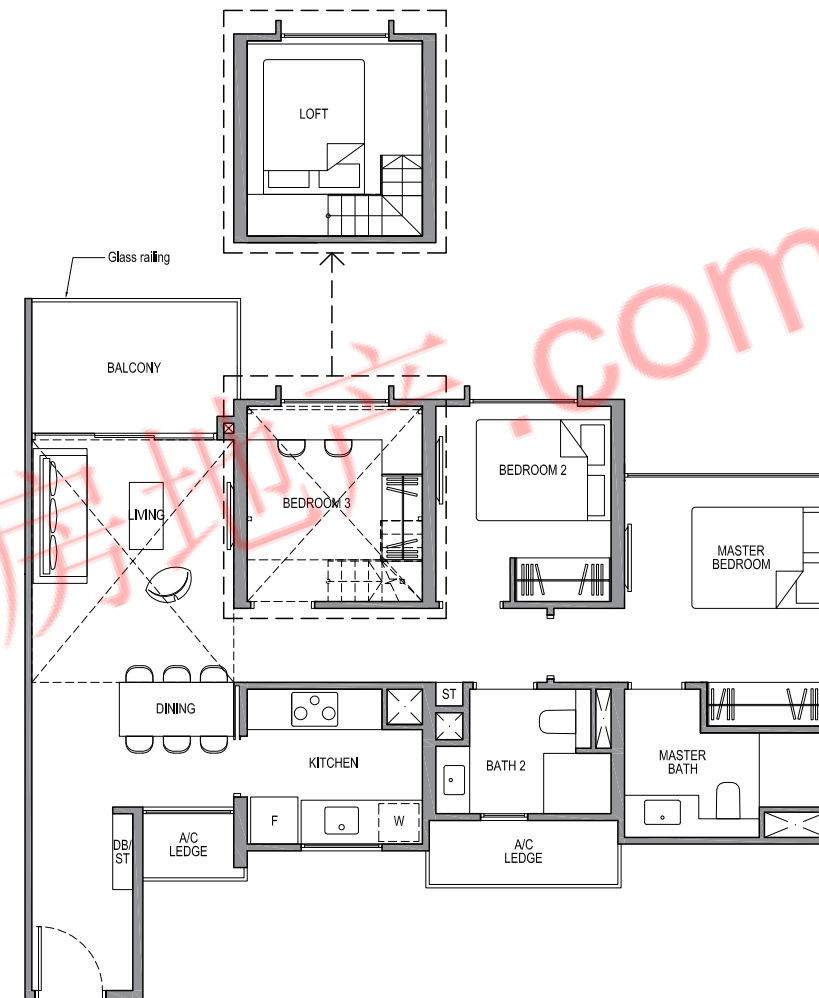


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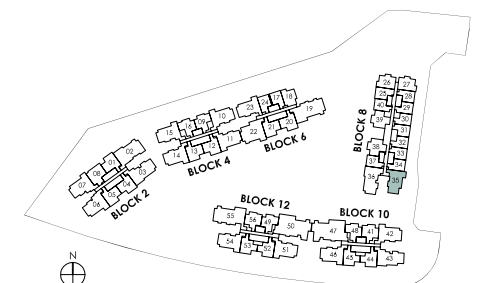
3-BEDROOM CLASSIC

TYPE 3C1a-PH

Area: 105 sq m (include 5 sq m a/c ledge, 6 sq m balcony, 20 sq m void*)
Unit(s): #14-35



ISOMETRIC VIEW**



NOTE:

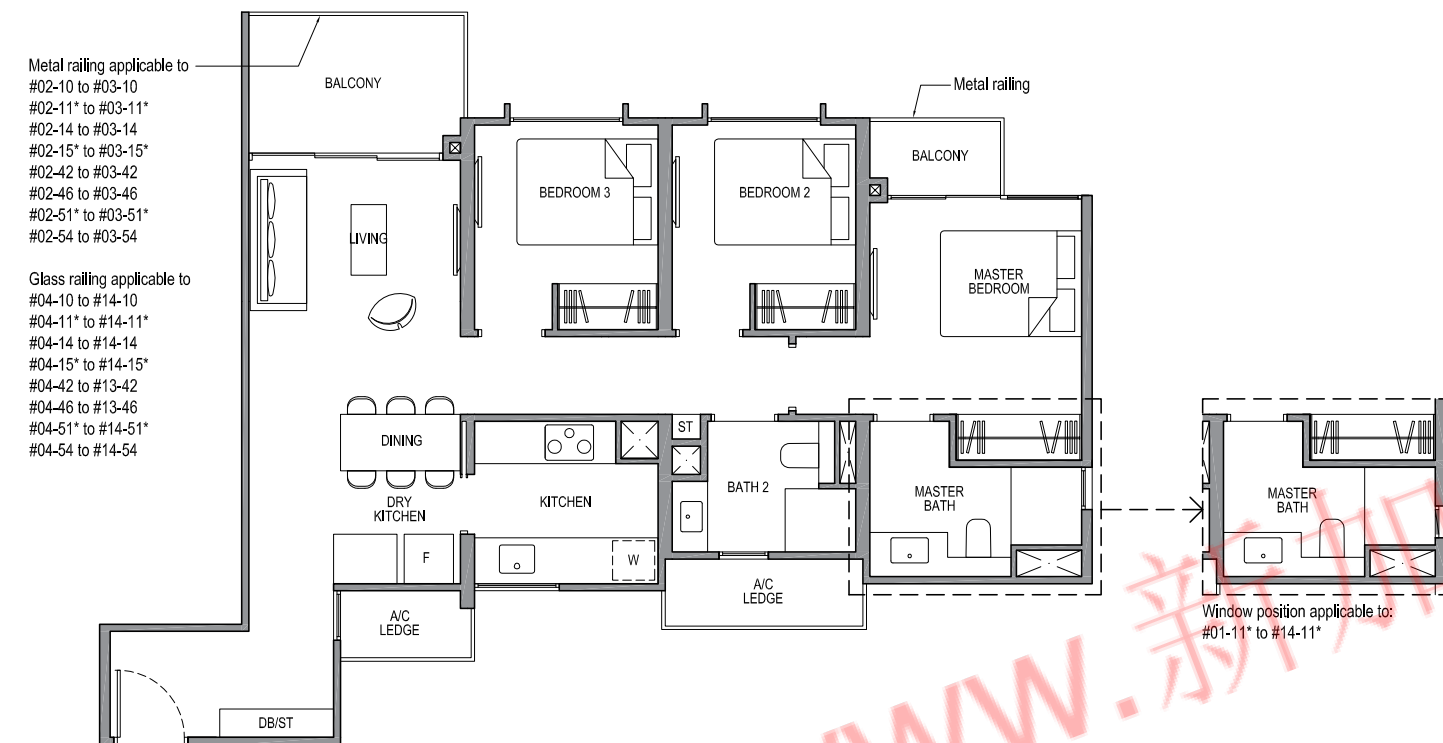
** Isometric views have excluded railing drawings for the steps
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3-BEDROOM CLASSIC

TYPE 3C2

Area: 91 sq m (include 5 sq m a/c ledge, 8 sq m balcony)

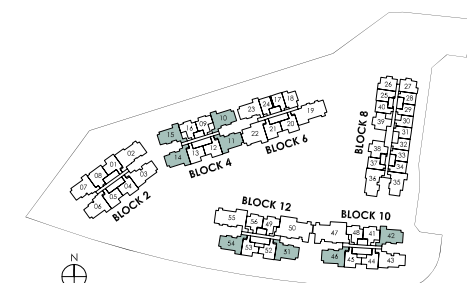
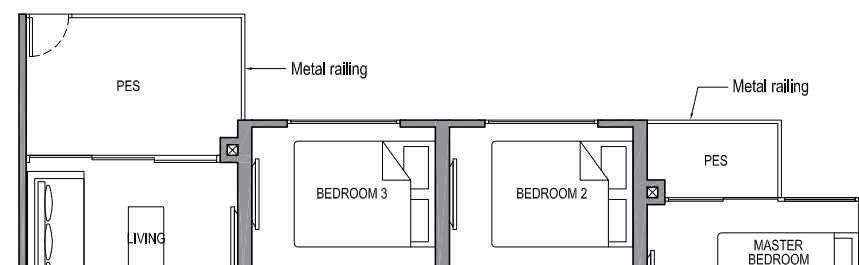
Unit(s): #02-10 to #14-10
 #02-11* to #14-11*
 #02-14 to #14-14
 #02-15* to #14-15*
 #02-42 to #13-42
 #02-46 to #13-46
 #02-51* to #14-51*
 #02-54 to #14-54



TYPE 3C2-G

Area: 91 sq m (include 5 sq m a/c ledge, 8 sq m PES)

Unit(s): #01-10
 #01-11*
 #01-14
 #01-15*
 #01-42
 #01-46
 #01-51*



NOTE:
 * Mirror Image

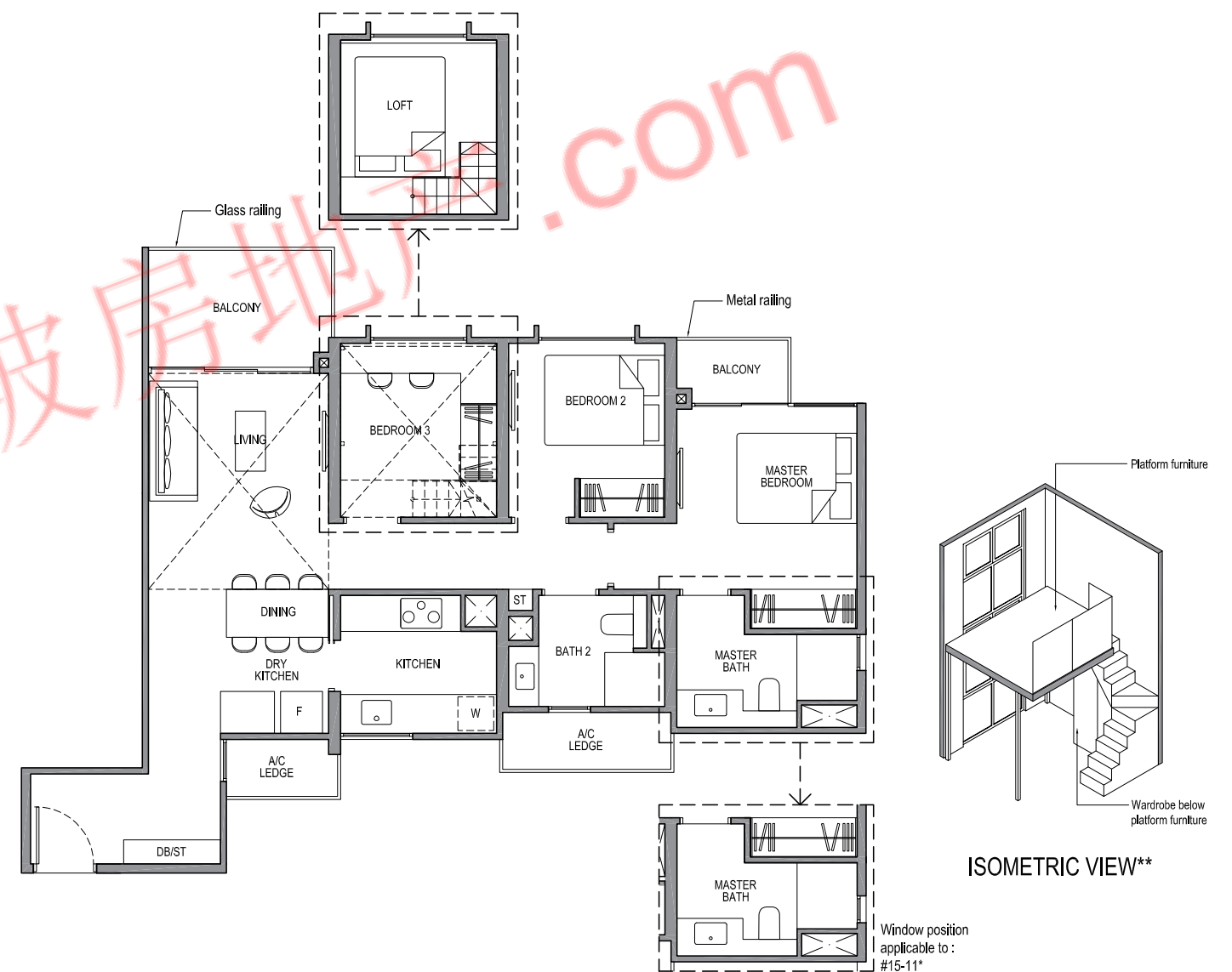
Plans are subject to change/amendments as may be required and/or approved by the Developer and/or the relevant authorities and do not form part of any offer or contract. These are not drawn to scale and are for the purpose of visual presentation only.

3-BEDROOM CLASSIC

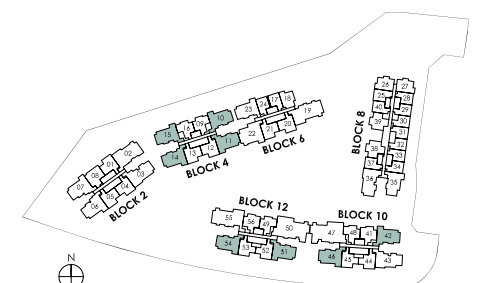
TYPE 3C2-PH

Area: 111 sq m (include 5 sq m a/c ledge, 8 sq m balcony, 20 sq m void*)

Unit(s): #15-10
 #15-11*
 #15-14
 #15-15*
 #14-42
 #14-46
 #15-51*
 #15-54



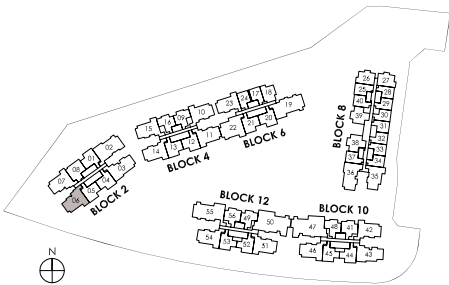
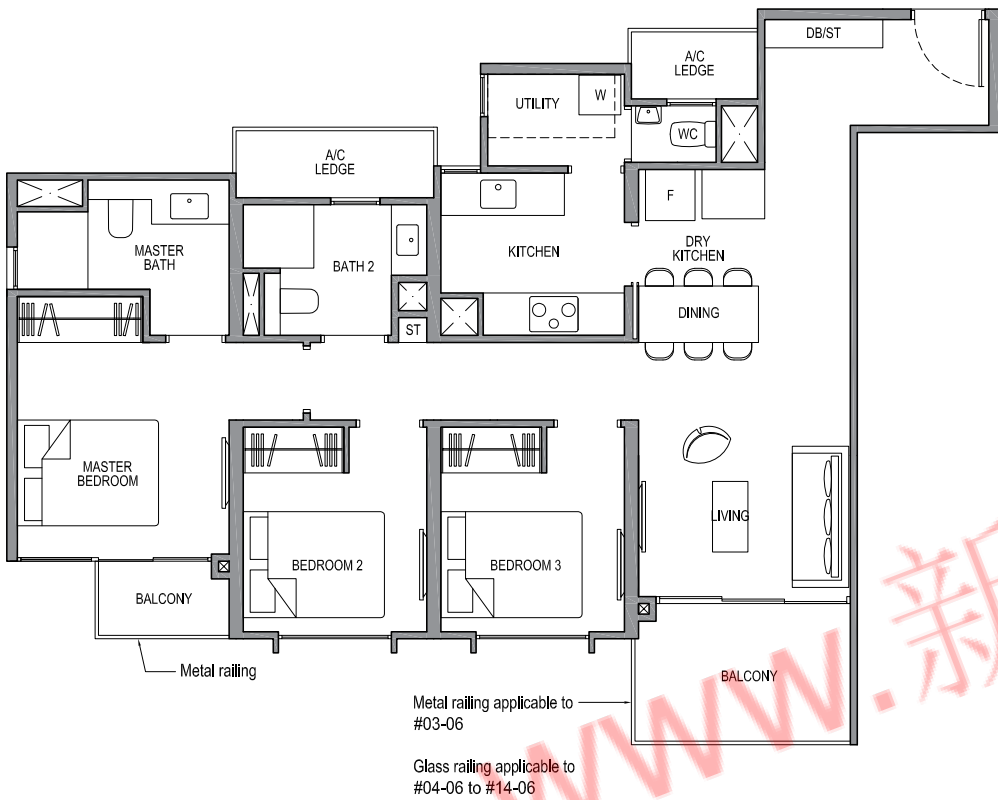
NOTE:
 * Mirror image
 ** Isometric views have excluded railing drawings for the steps
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3-BEDROOM DELUXE

TYPE 3D1

Area: 95 sq m (include 5 sq m a/c ledge, 8 sq m balcony)
Unit(s): #03-06 to #14-06

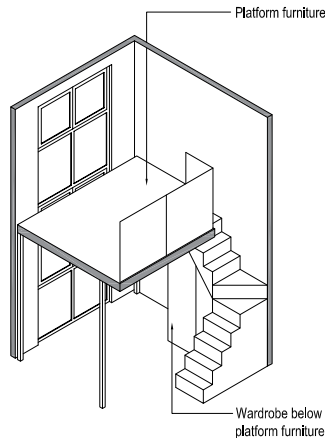
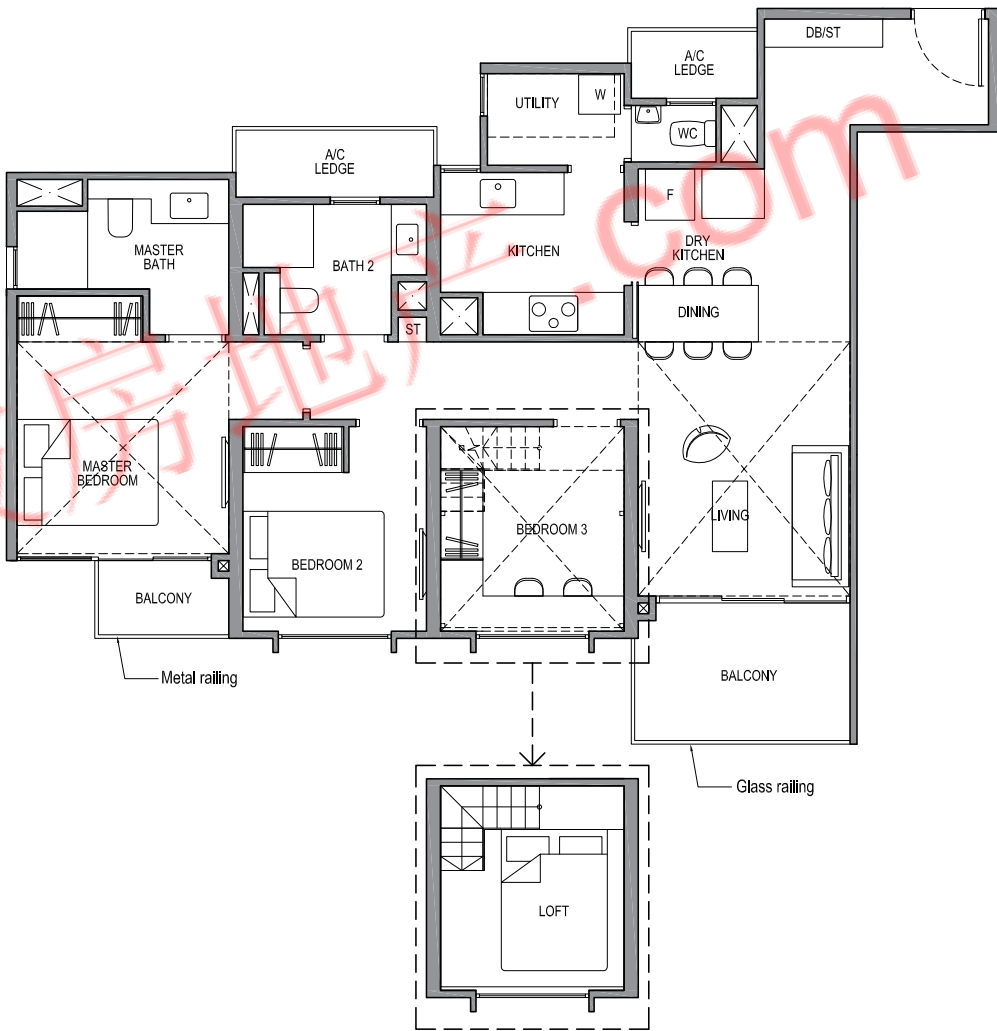


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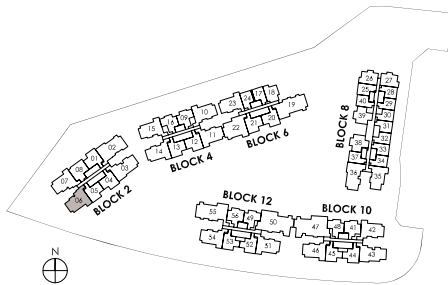
3-BEDROOM DELUXE

TYPE 3D1-PH

Area: 125 sq m (include 5 sq m a/c ledge, 8 sq m balcony, 30 sq m void*)
Unit(s): #15-06



ISOMETRIC VIEW**

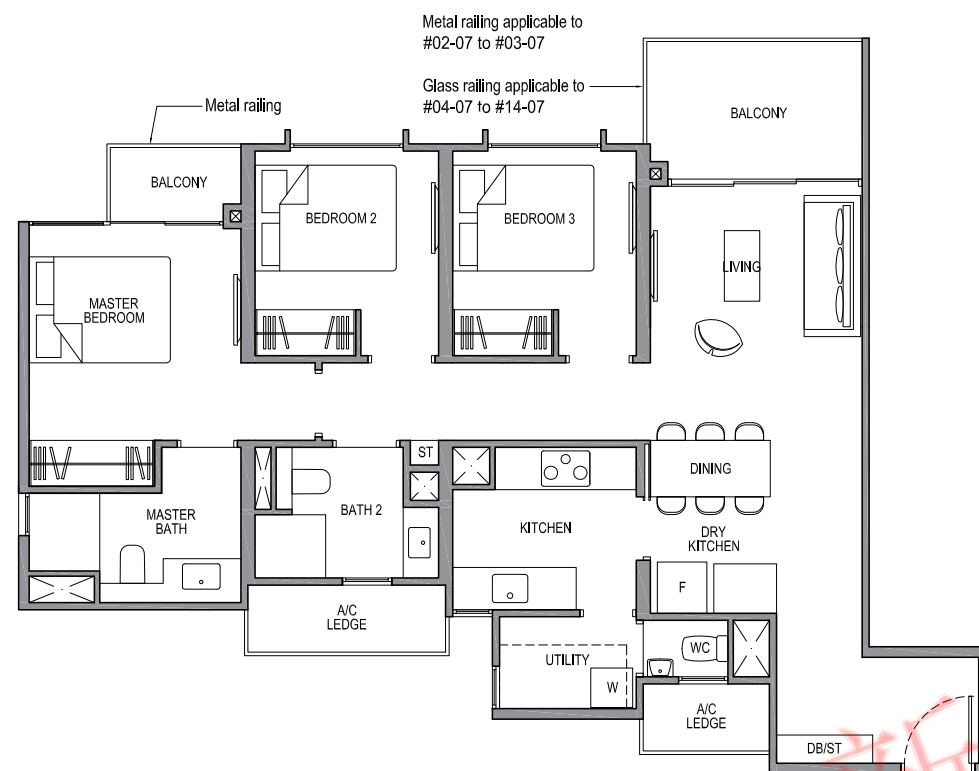


NOTE:
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3-BEDROOM DELUXE

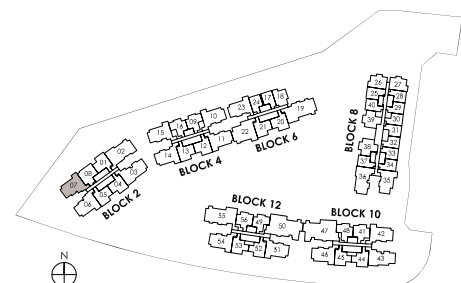
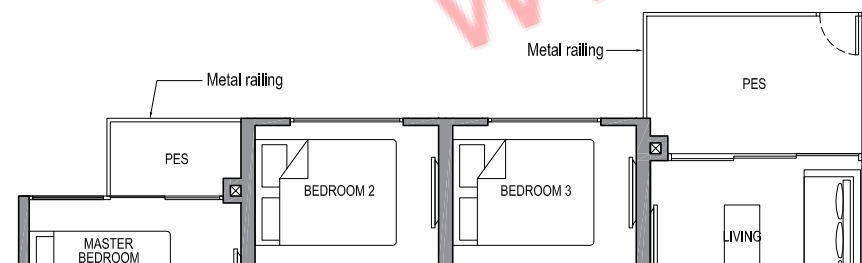
TYPE 3D1a

Area: 94 sq m (include 5 sq m a/c ledge, 8 sq m balcony)
Unit(s): #02-07 to #14-07



TYPE 3D1a-G

Area: 94 sq m (include 5 sq m a/c ledge, 8 sq m PES)
Unit(s): #01-07

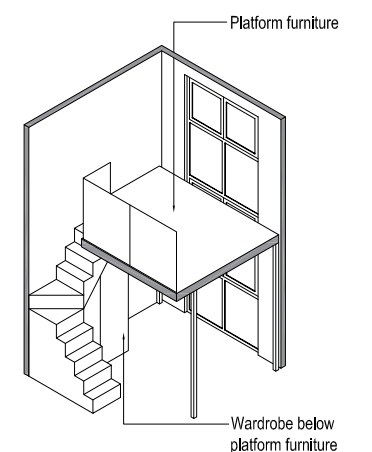
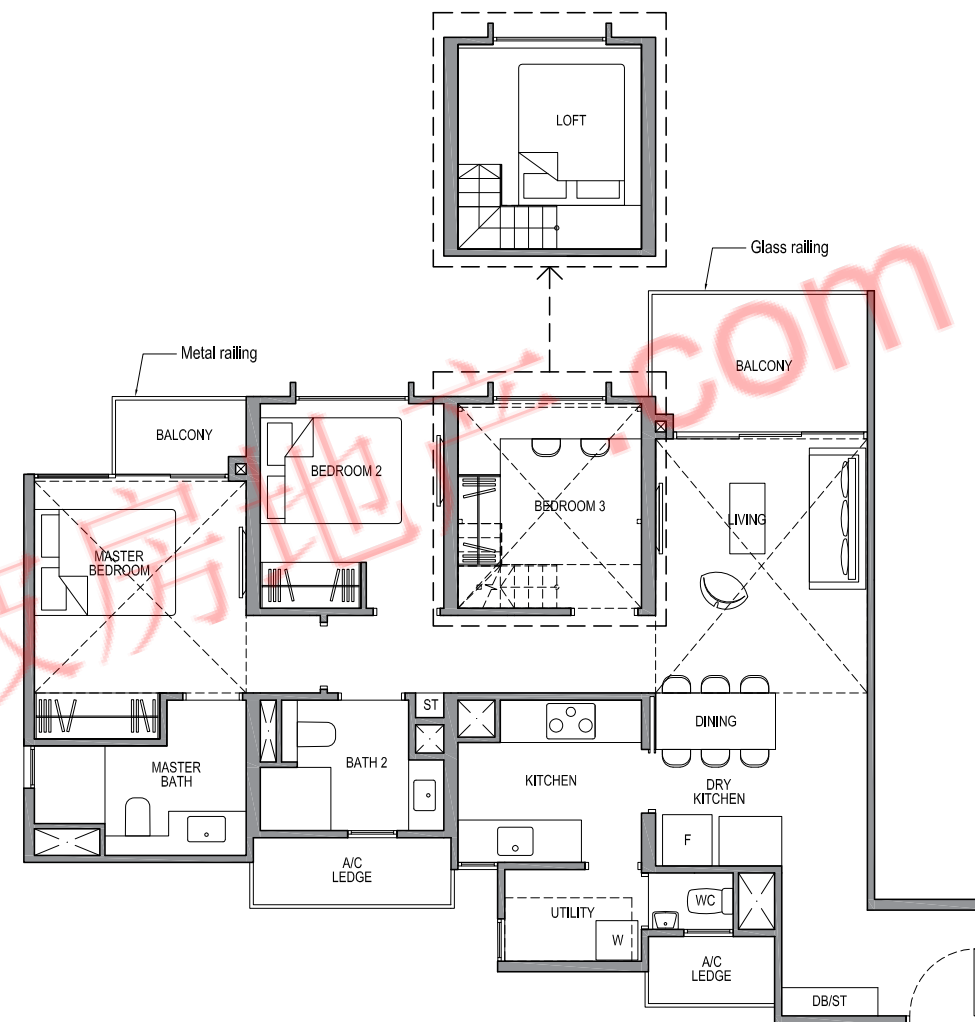


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3-BEDROOM DELUXE

TYPE 3D1a-PH

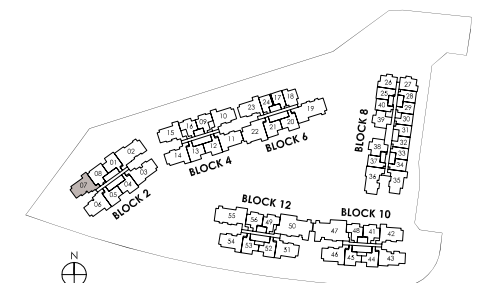
Area: 124 sq m (include 5 sq m a/c ledge, 8 sq m balcony, 30 sq m void*)
Unit(s): #15-07



ISOMETRIC VIEW**

NOTE:

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3-BEDROOM DELUXE

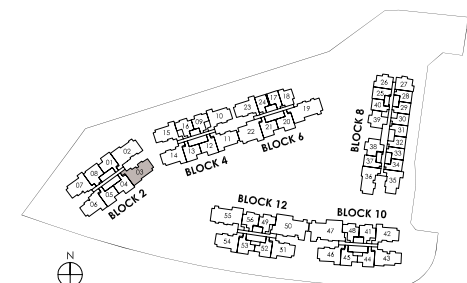
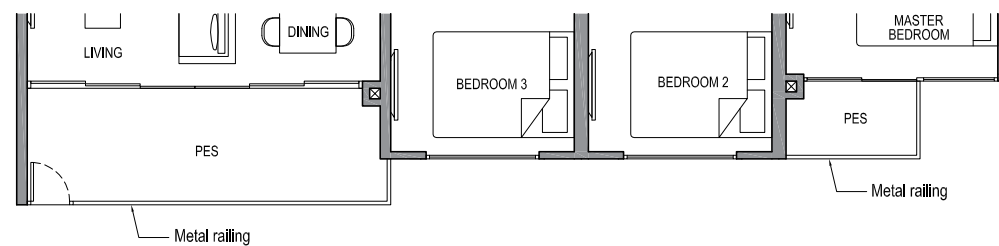
TYPE 3D2

Area: 101 sq m (include 6 sq m a/c ledge, 11 sq m balcony)
Unit(s): #02-03 to #14-03



TYPE 3D2-G

Area: 101 sq m (include 6 sq m a/c ledge, 11 sq m PES)
Unit(s): #01-03

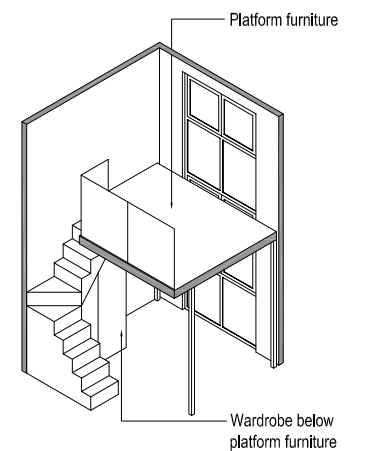
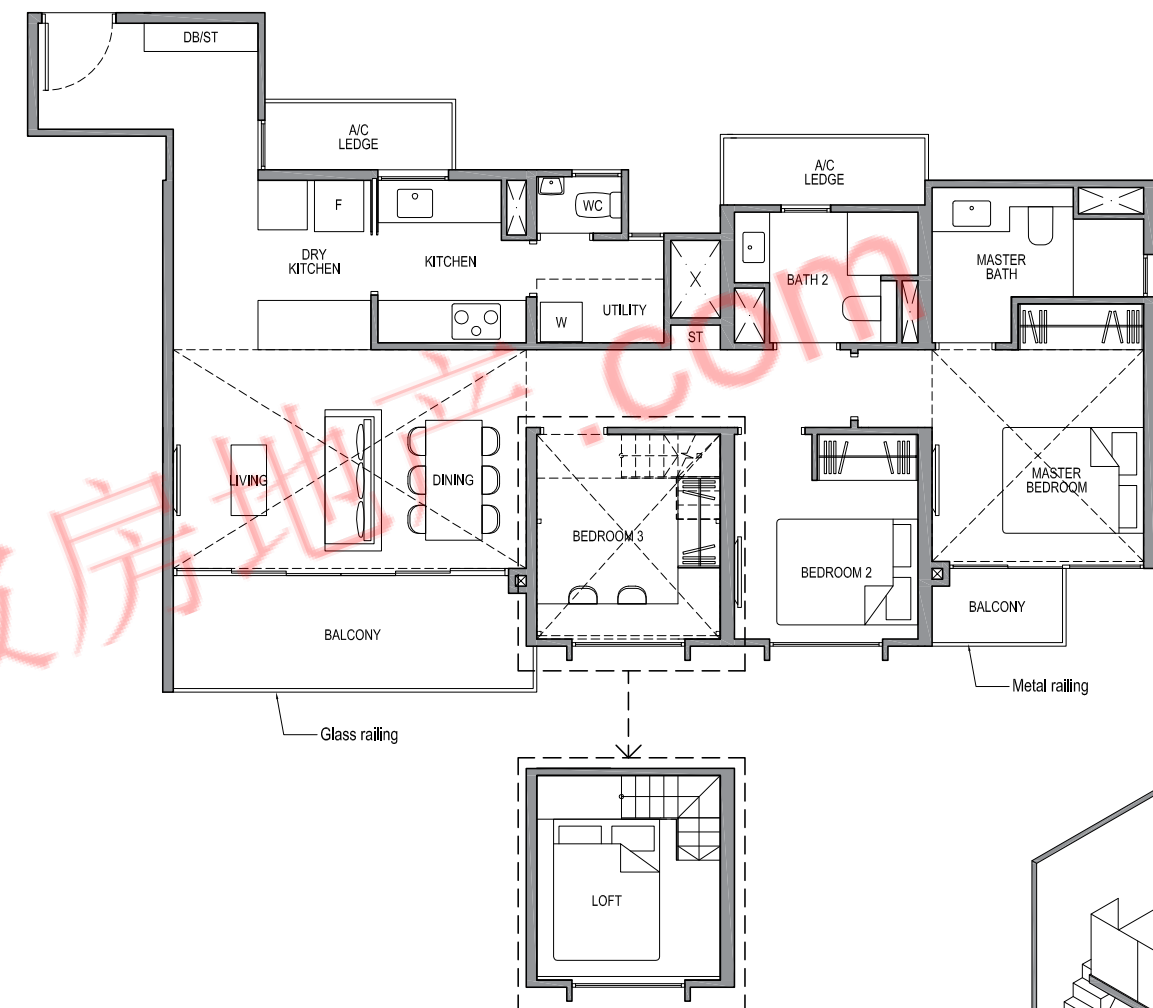


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3-BEDROOM DELUXE

TYPE 3D2-PH

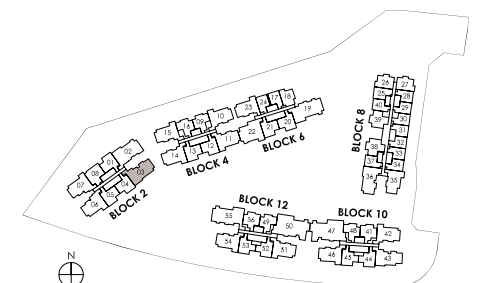
Area: 136 sq m (include 6 sq m a/c ledge, 11 sq m balcony, 35 sq m void*)
Unit(s): #15-03



ISOMETRIC VIEW**

NOTE:

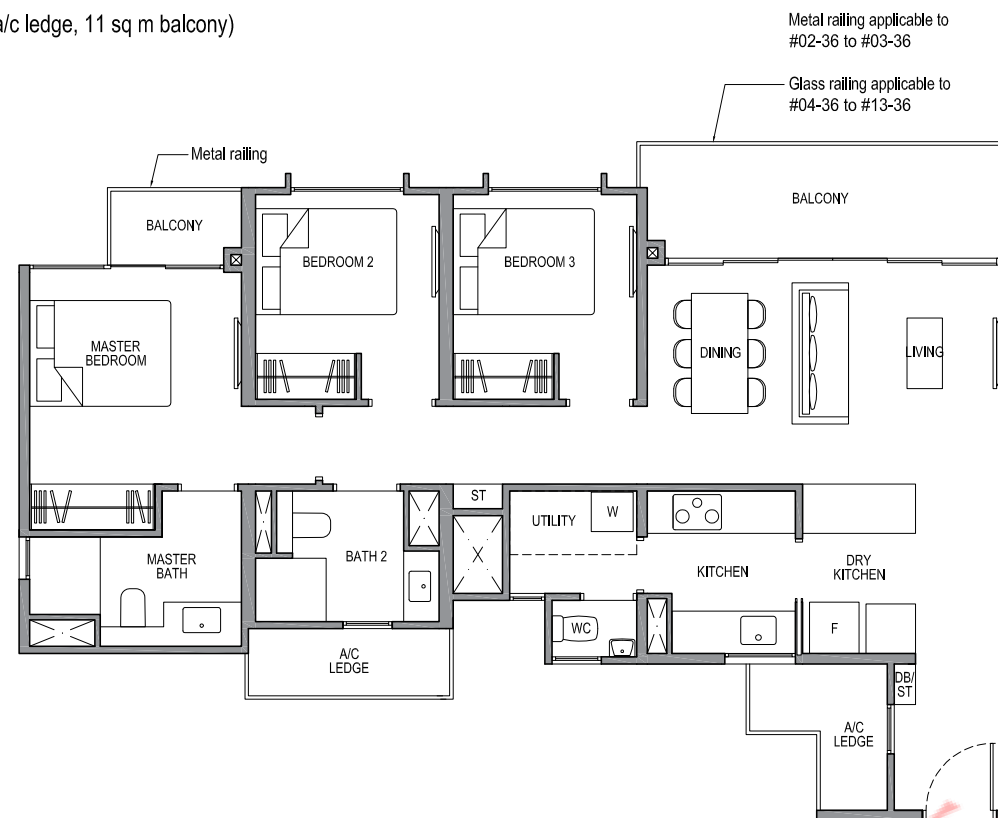
** Isometric views have excluded railing drawings for the steps
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Plans are subject to change/amendments as may be required and/or approved by the Developer and/or the relevant authorities and do not form part of any offer or contract. These are not drawn to scale and are for the purpose of visual presentation only.



3-BEDROOM DELUXE

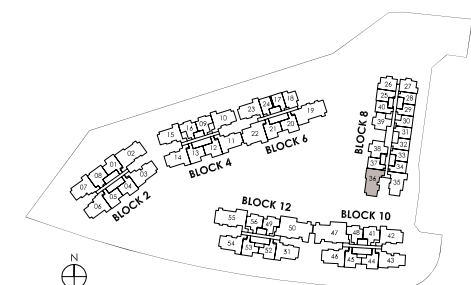
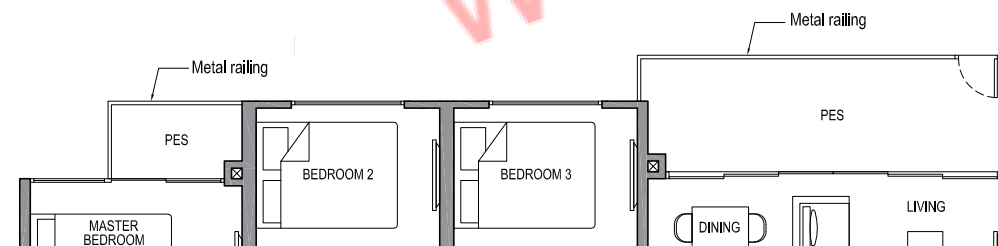
TYPE 3D2a

Area: 99 sq m (include 7 sq m a/c ledge, 11 sq m balcony)
Unit(s): #02-36 to #13-36



TYPE 3D2a-G

Area: 99 sq m (include 7 sq m a/c ledge, 11 sq m PES)
Unit(s): #01-36

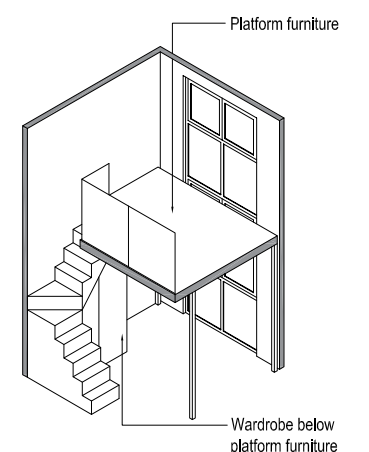
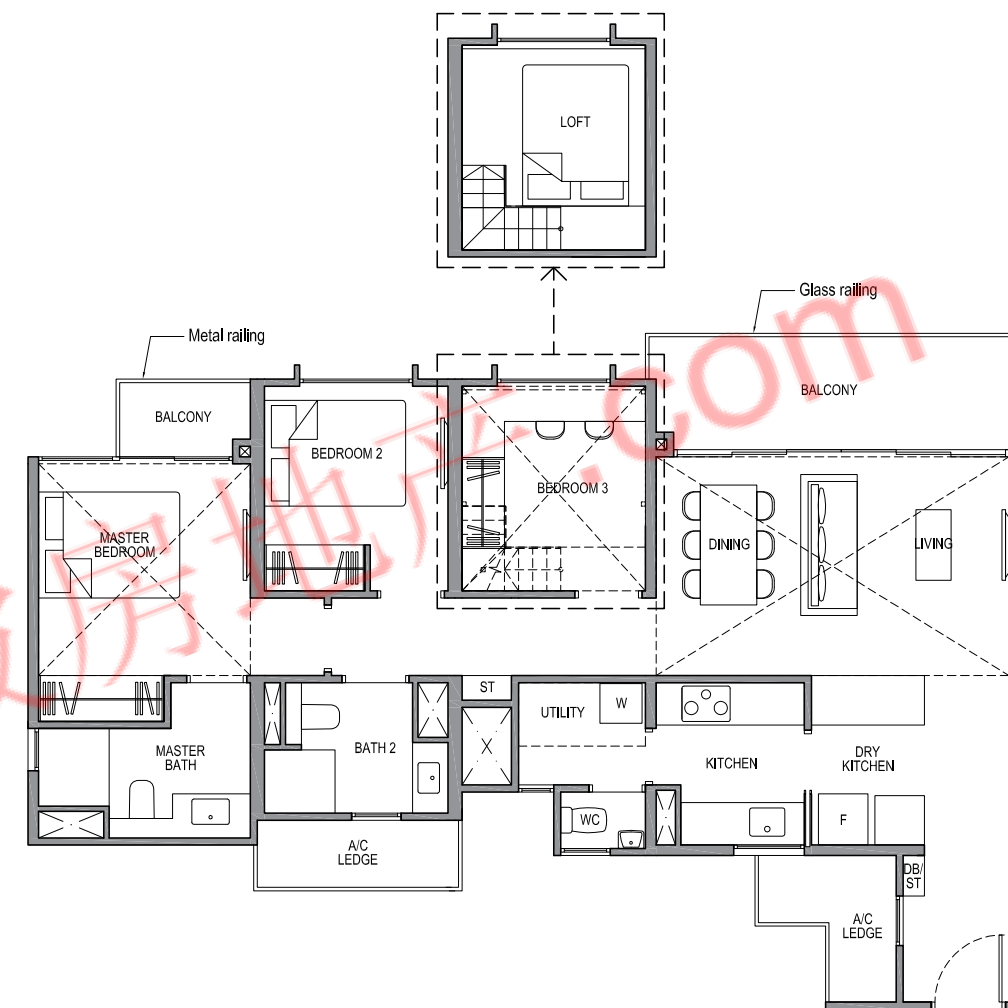


are subject to change/amendments as may be required and/or approved by the
per and/or the relevant authorities and do not form part of any offer or contract.
are not drawn to scale and are for the purpose of visual presentation only.

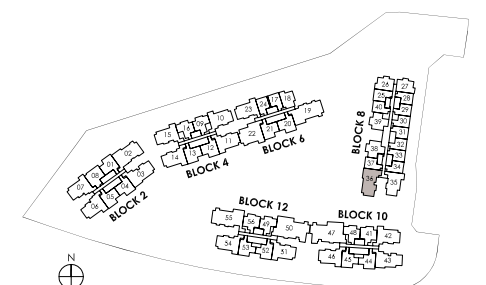
3-BEDROOM DELUXE

TYPE 3D2a-PH

Area: 134 sq m (include 7 sq m a/c ledge, 11 sq m balcony, 35 sq m void*)
Unit(s): #14-36



ISOMETRIC VIEW**



NOTE:

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Developer and/or the relevant authorities and do not form part of any offer or contract.
These are not drawn to scale and are for the purpose of visual presentation only.

3-BEDROOM DELUXE

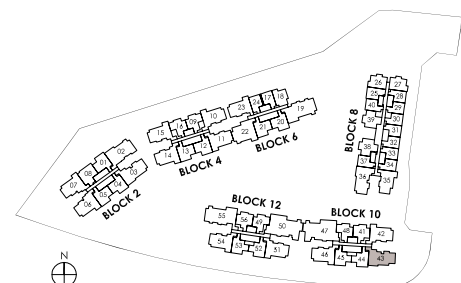
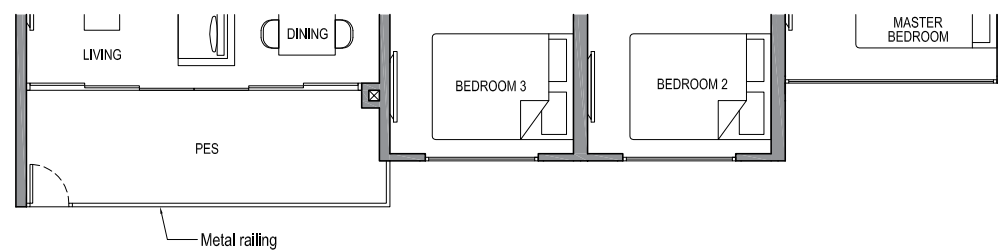
TYPE 3D2b

Area: 99 sq m (include 6 sq m a/c ledge, 9 sq m balcony)
Unit(s): #02-43 to #13-43



TYPE 3D2b-G

Area: 99 sq m (include 6 sq m a/c ledge, 9 sq m PES)
Unit(s): #01-43

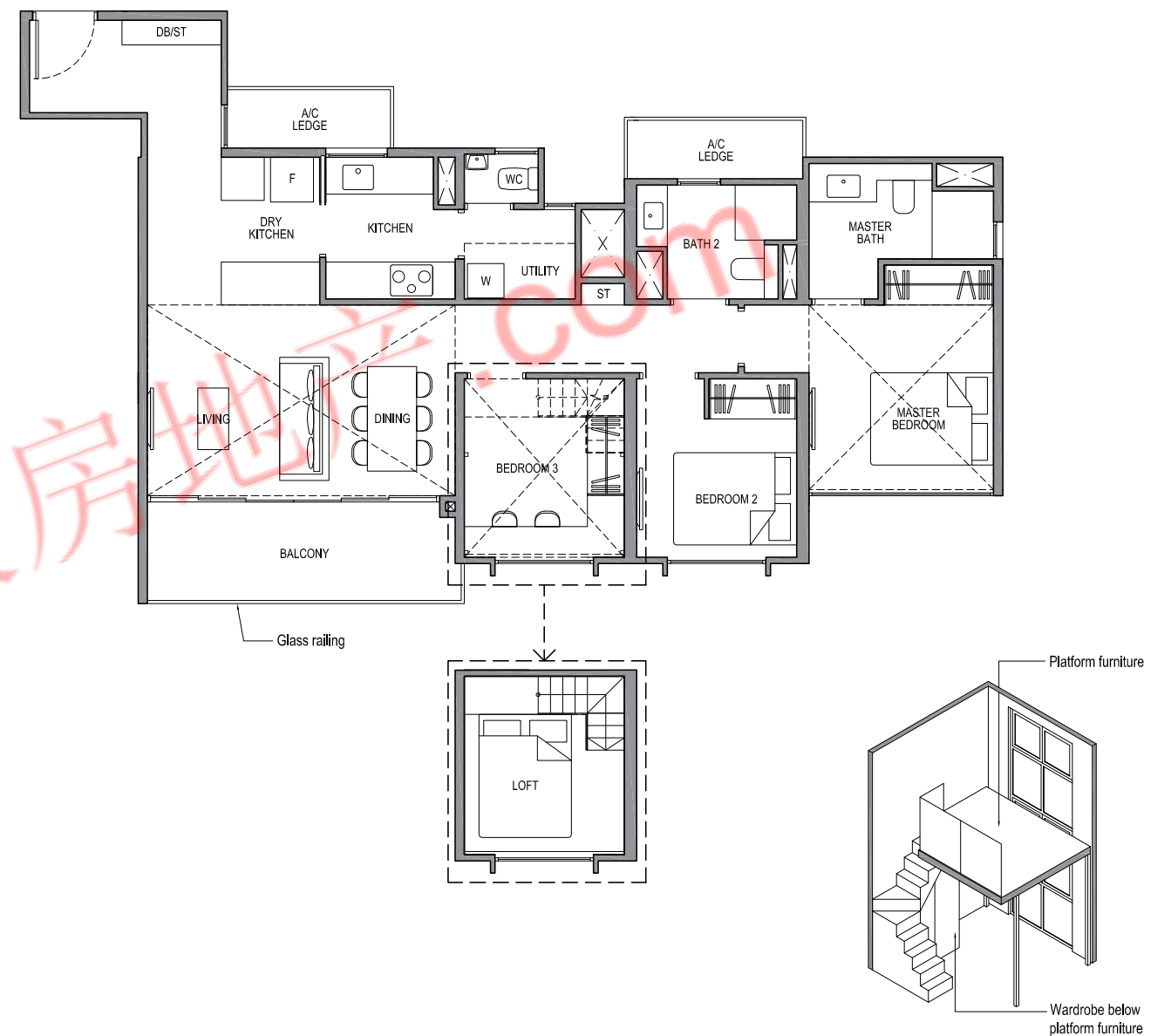


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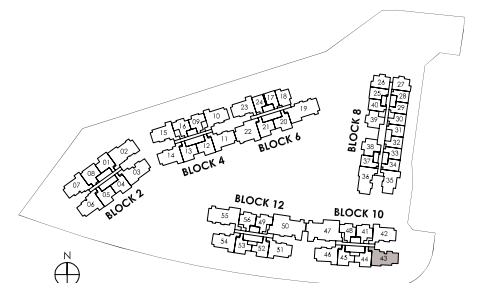
3-BEDROOM DELUXE

TYPE 3D2b-PH

Area: 134 sq m (include 6 sq m a/c ledge, 9 sq m balcony, 35 sq m void*)
Unit(s): #14-43



ISOMETRIC VIEW**



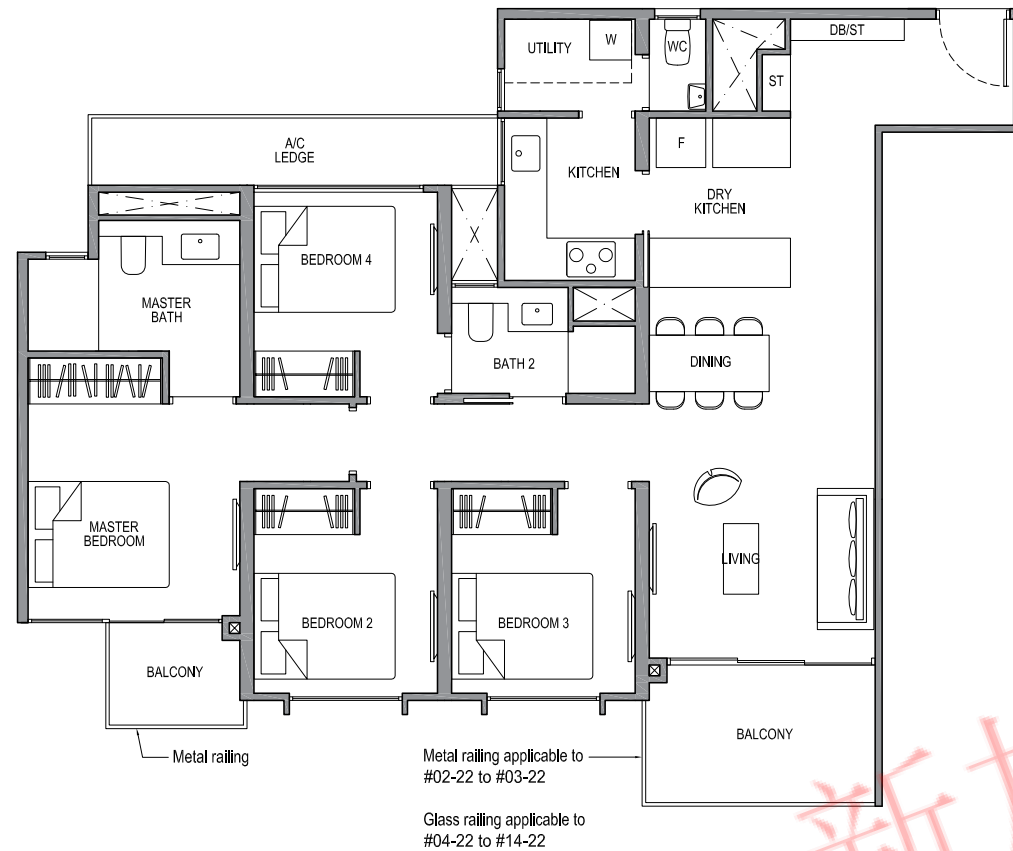
NOTE:

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4-BEDROOM CLASSIC

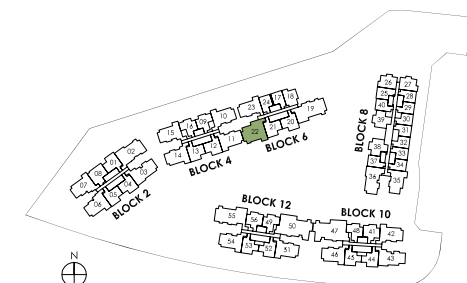
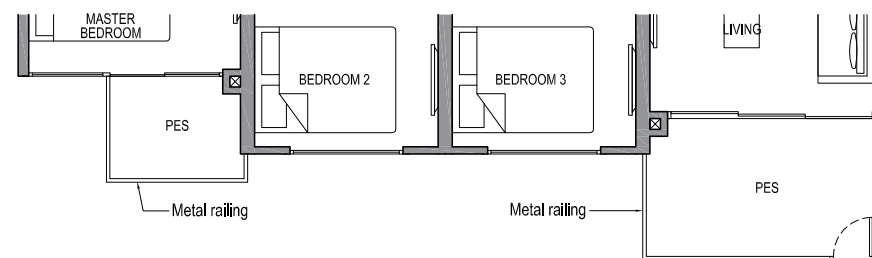
TYPE 4C1

Area: 110 sq m (include 6 sq m a/c ledge, 10 sq m balcony)
Unit(s): #02-22 to #14-22



TYPE 4C1-G

Area: 110 sq m (include 6 sq m a/c ledge, 10 sq m PES)
Unit(s): #01-22

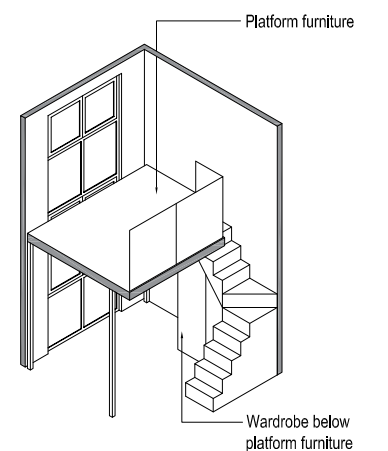
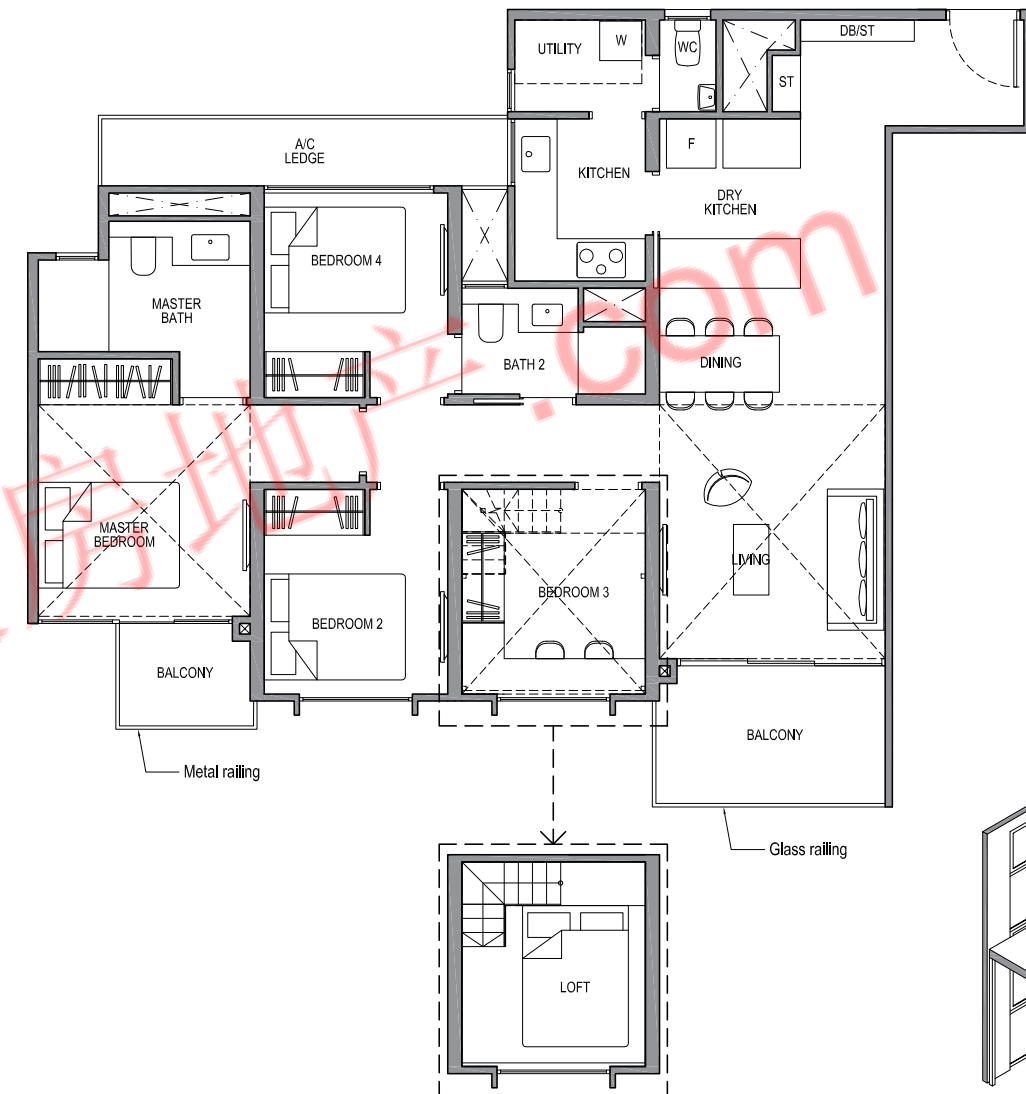


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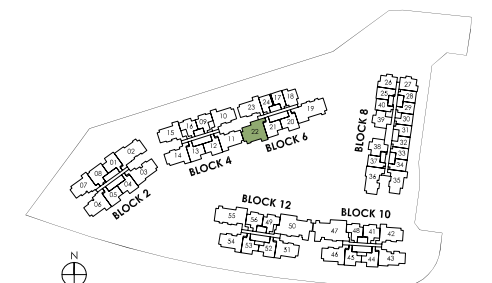
4-BEDROOM CLASSIC

TYPE 4C1-PH

Area: 141 sq m (include 6 sq m a/c ledge, 10 sq m balcony, 31 sq m void*)
Unit(s): #15-22



ISOMETRIC VIEW**



NOTE:

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4-BEDROOM CLASSIC

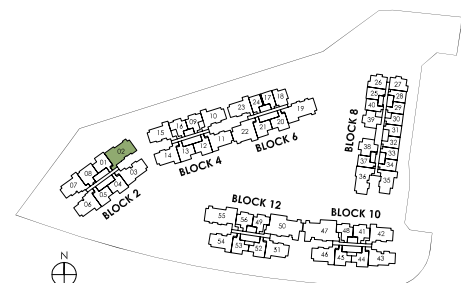
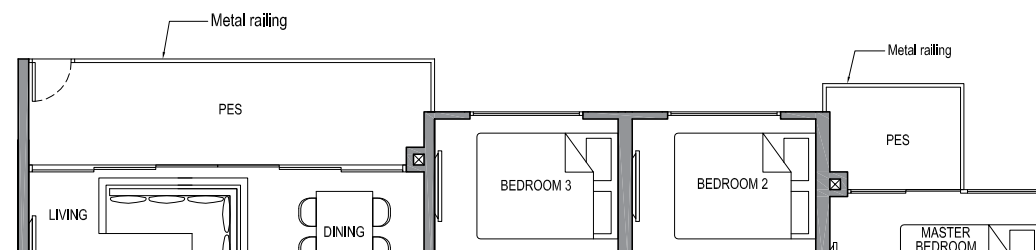
TYPE 4C2

Area: 116 sq m (include 7 sq m a/c ledge, 12 sq m balcony)
Unit(s): #02-02 to #14-02



TYPE 4C2-G

Area: 116 sq m (include 7 sq m a/c ledge, 12 sq m PES)
Unit(s): #01-02

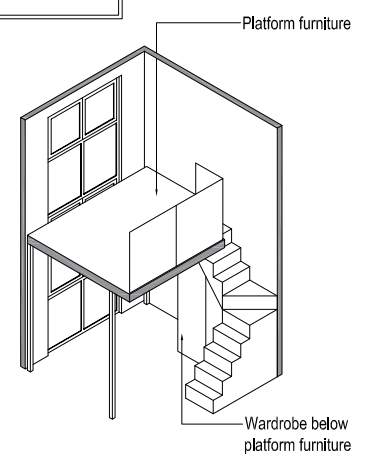
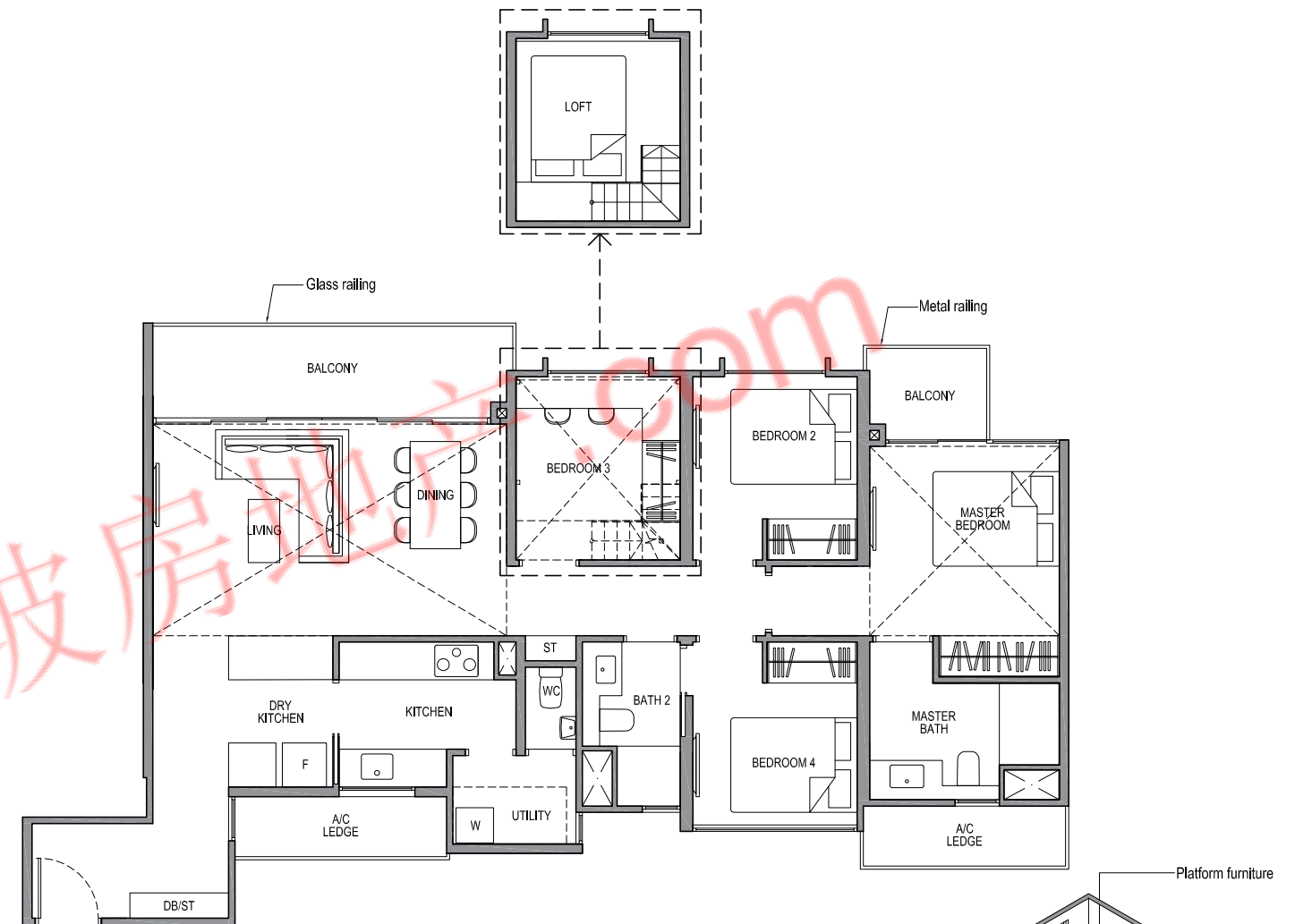


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4-BEDROOM CLASSIC

TYPE 4C2-PH

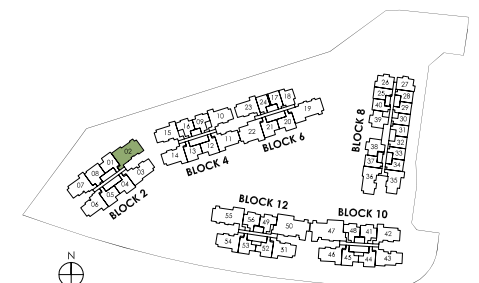
Area: 154 sq m (include 7 sq m a/c ledge, 12 sq m balcony, 38 sq m void*)
Unit(s): #15-02



ISOMETRIC VIEW**

NOTE:

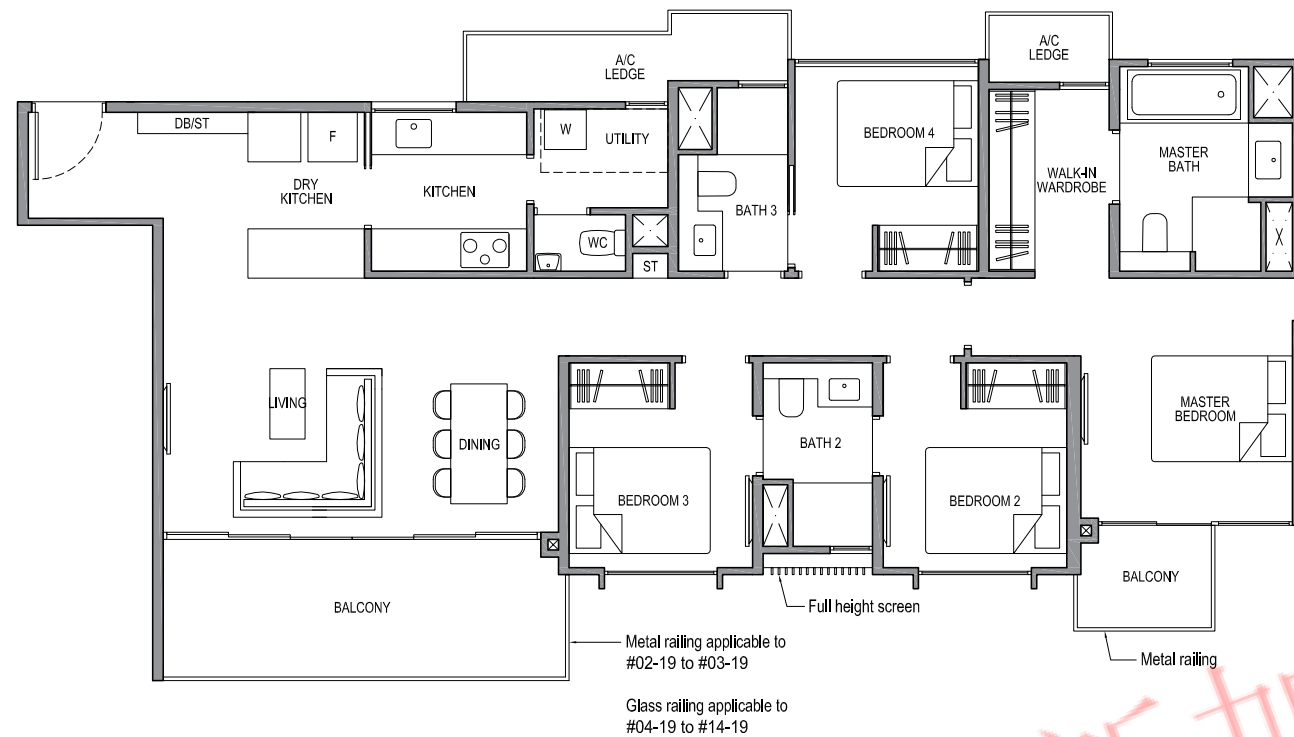
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4-BEDROOM DELUXE

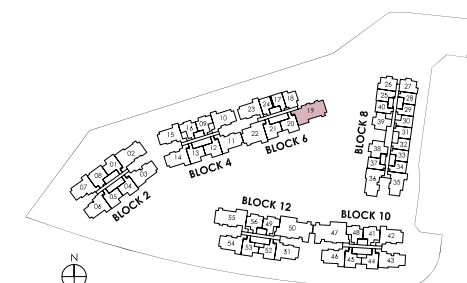
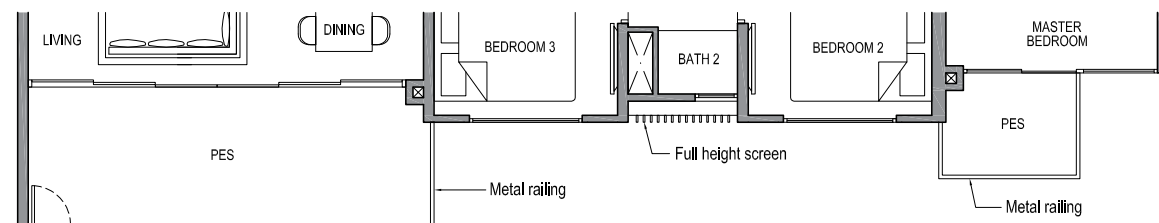
TYPE 4D1

Area: 127 sq m (include 7 sq m a/c ledge, 15 sq m balcony)
Unit(s): #02-19 to #14-19



TYPE 4D1-G

Area: 127 sq m (include 7 sq m a/c ledge, 15 sq m PES)
Unit(s): #01-19

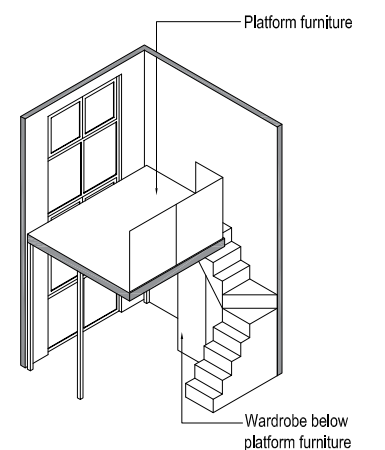
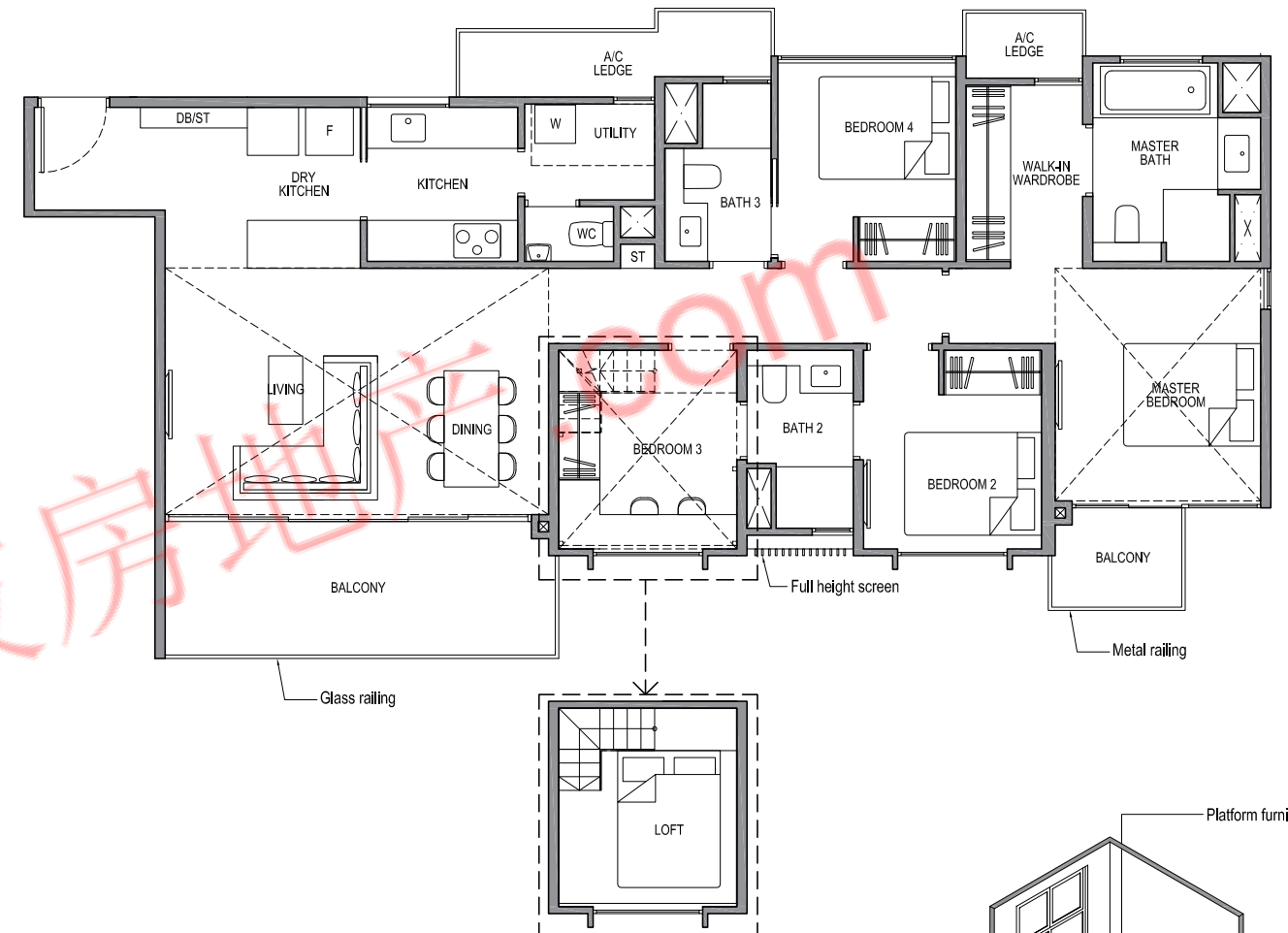


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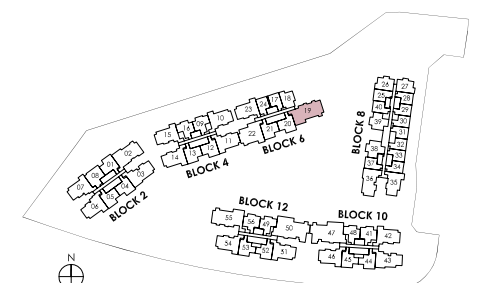
4-BEDROOM DELUXE

TYPE 4D1-PH

Area: 168 sq m (include 7 sq m a/c ledge, 15 sq m balcony, 41 sq m void*)
Unit(s): #15-19



ISOMETRIC VIEW**



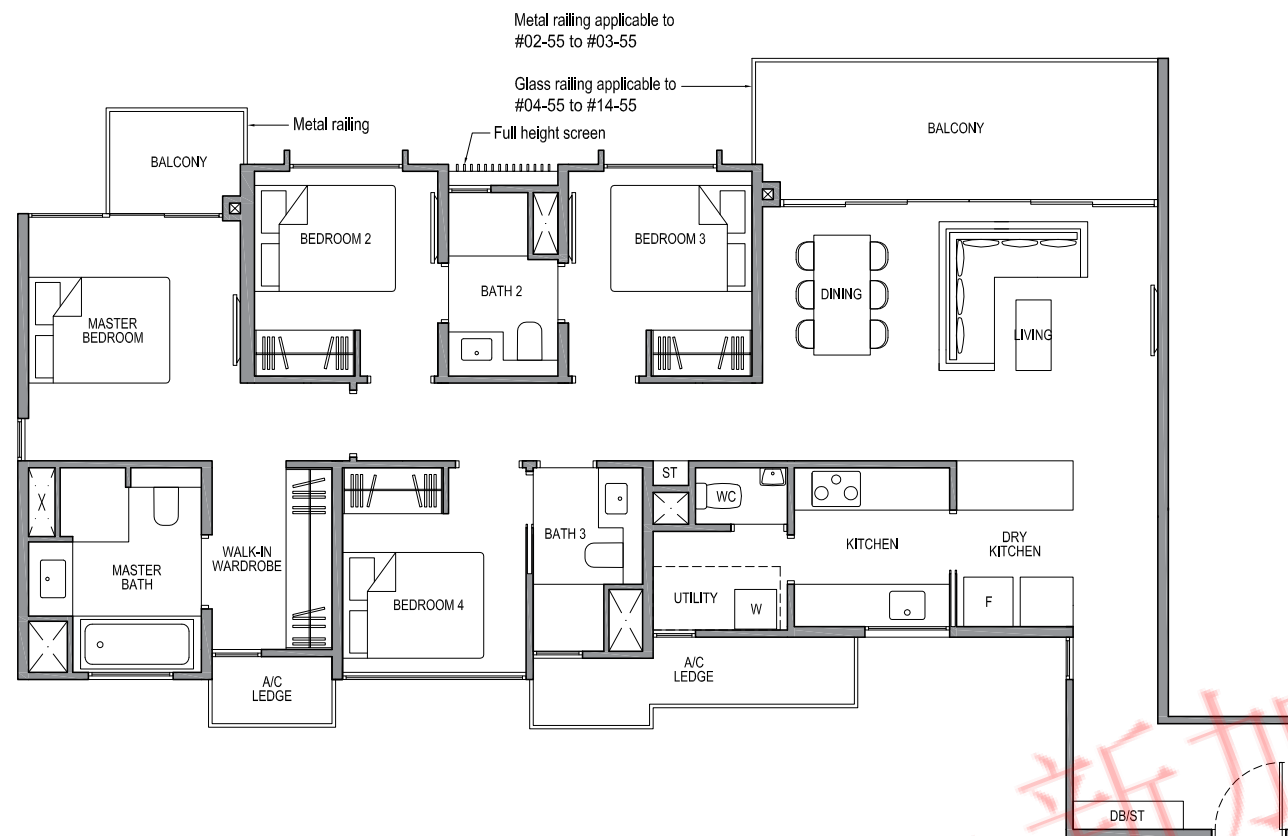
NOTE:

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4-BEDROOM DELUXE

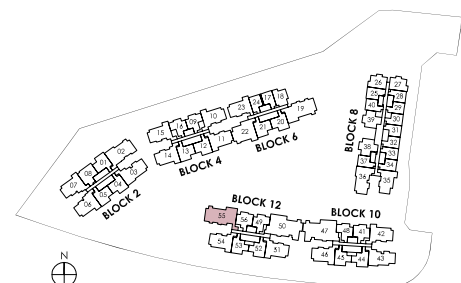
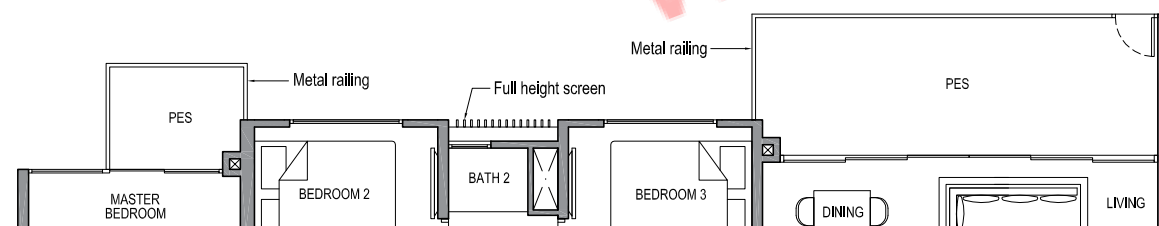
TYPE 4D2

Area: 131 sq m (include 7 sq m a/c ledge, 15 sq m balcony)
Unit(s): #02-55 to #14-55



TYPE 4D2-G

Area: 131 sq m (include 7 sq m a/c ledge, 15 sq m PES)
Unit(s): #01-55

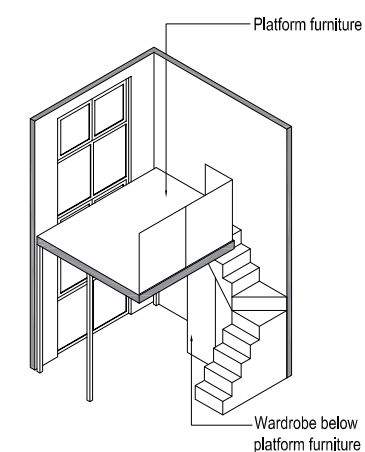
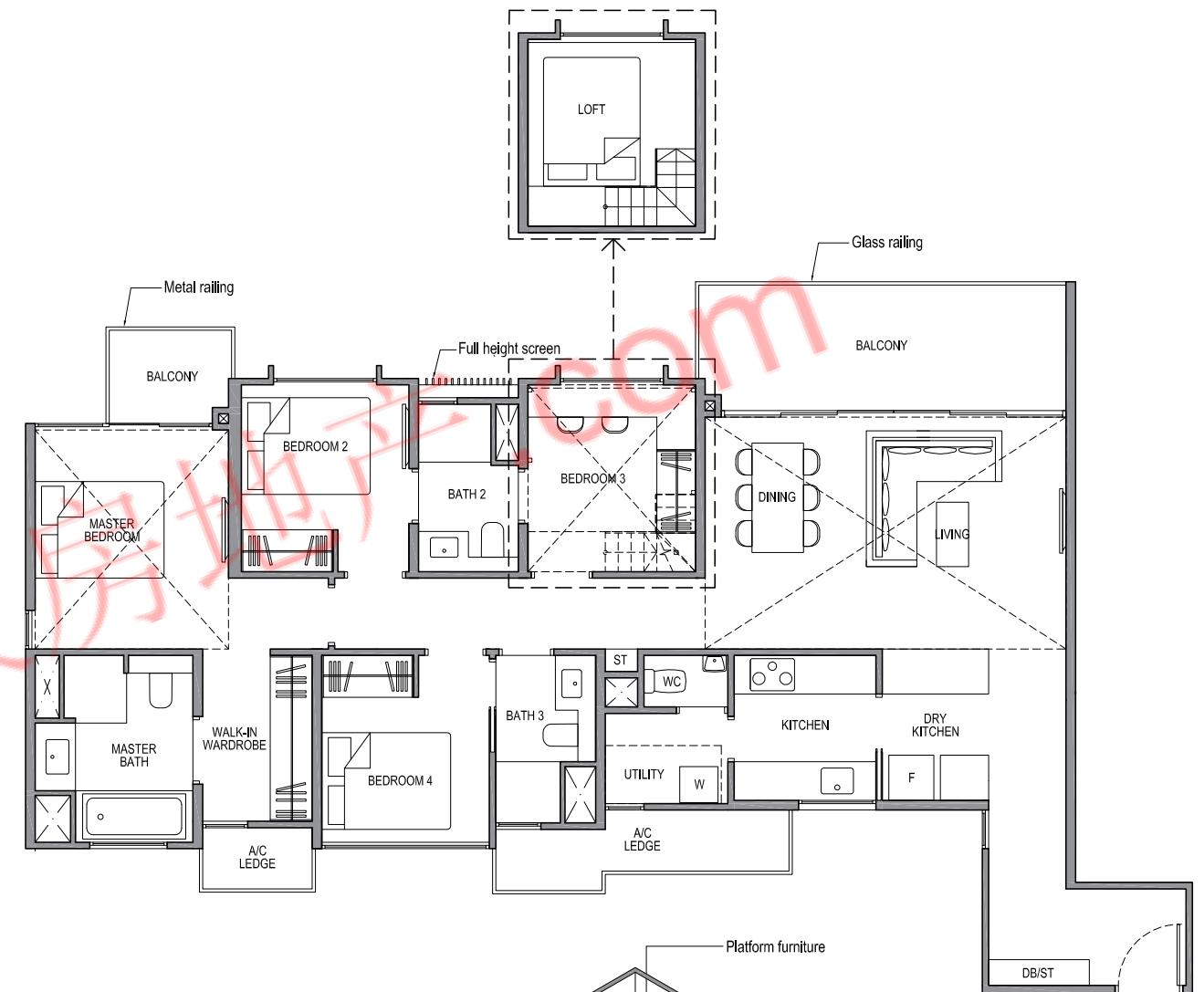


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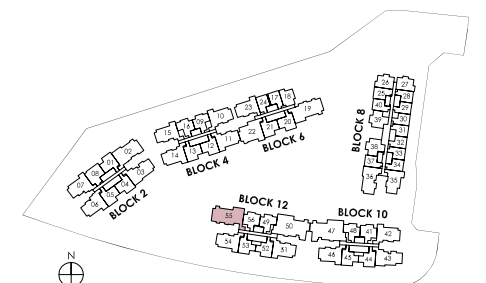
4-BEDROOM DELUXE

TYPE 4D2-PH

Area: 172 sq m (include 7 sq m a/c ledge, 15 sq m balcony, 41 sq m void*)
Unit(s): #15-55



ISOMETRIC VIEW**



NOTE:

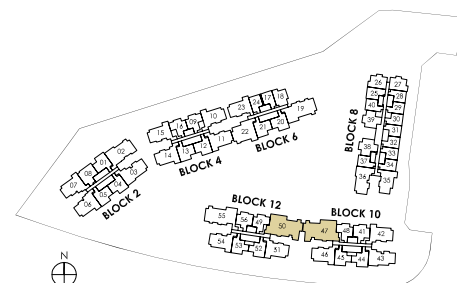
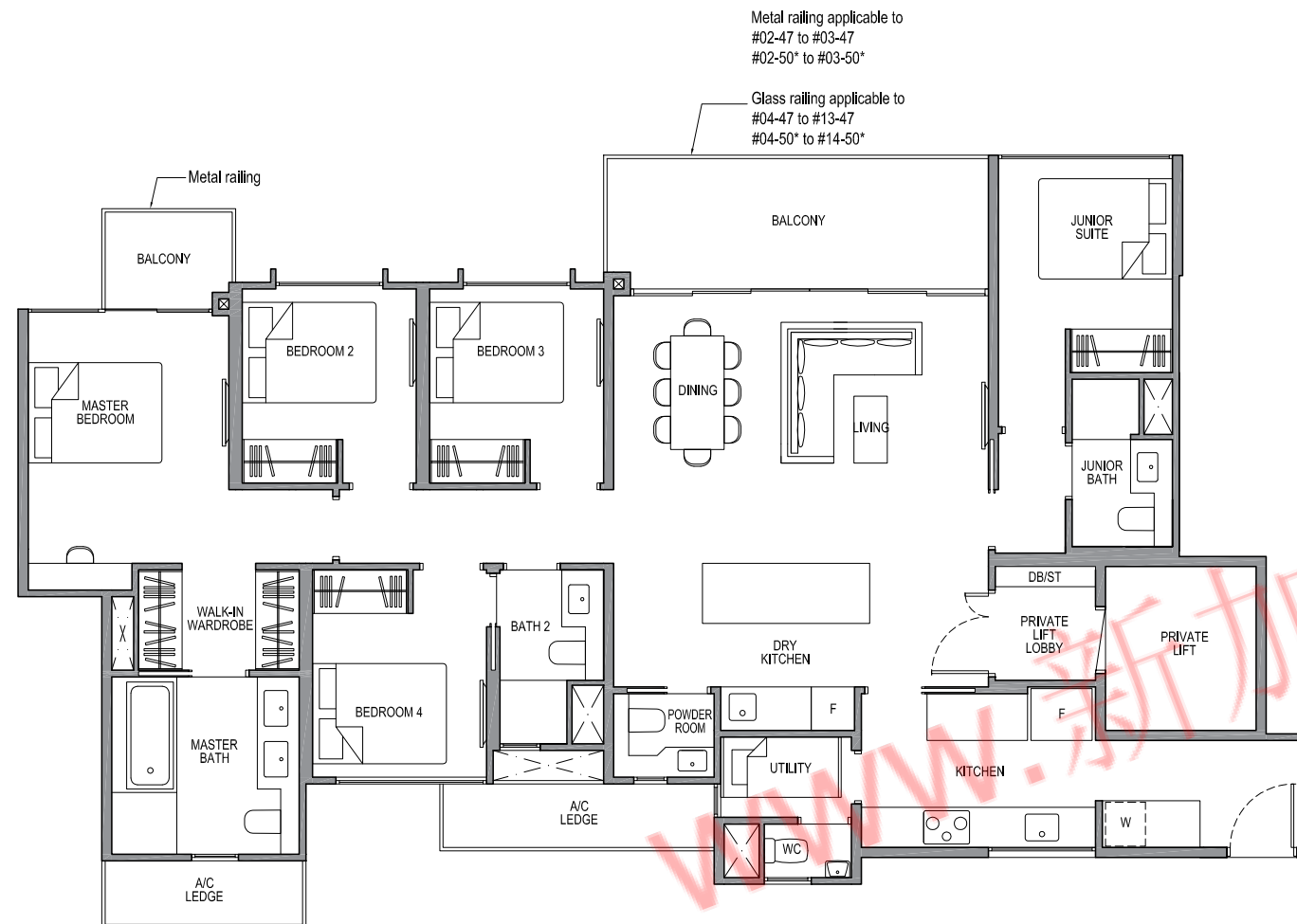
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5-BEDROOM LUXURY

TYPE 5L1

Area: 159 sq m (include 8 sq m a/c ledge, 15 sq m balcony)

Unit(s): #02-47 to #13-47
#02-50* to #14-50*



NOTE:
* Mirror Image

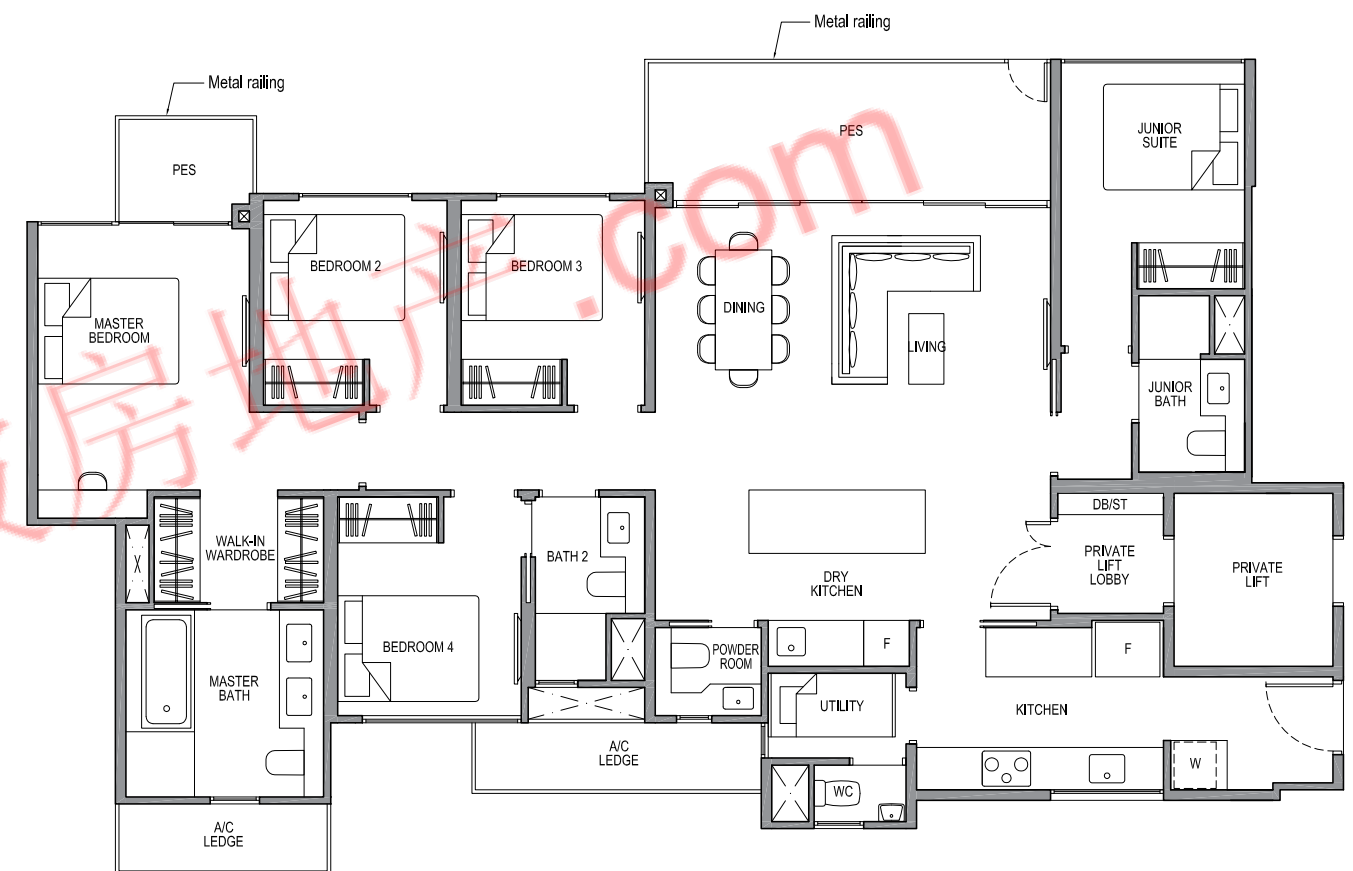
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5-BEDROOM LUXURY

TYPE 5L1-G

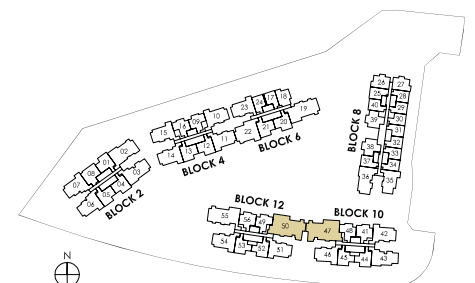
Area: 158 sq m (include 8 sq m a/c ledge, 15 sq m PES)

Unit(s): #01-47
#01-50*



NOTE:
* Mirror Image

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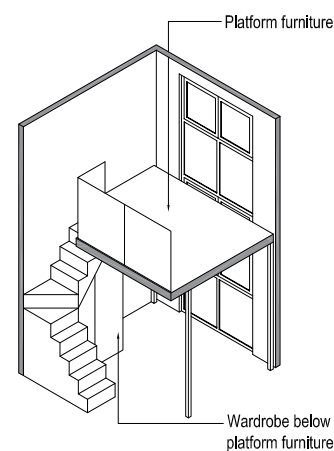
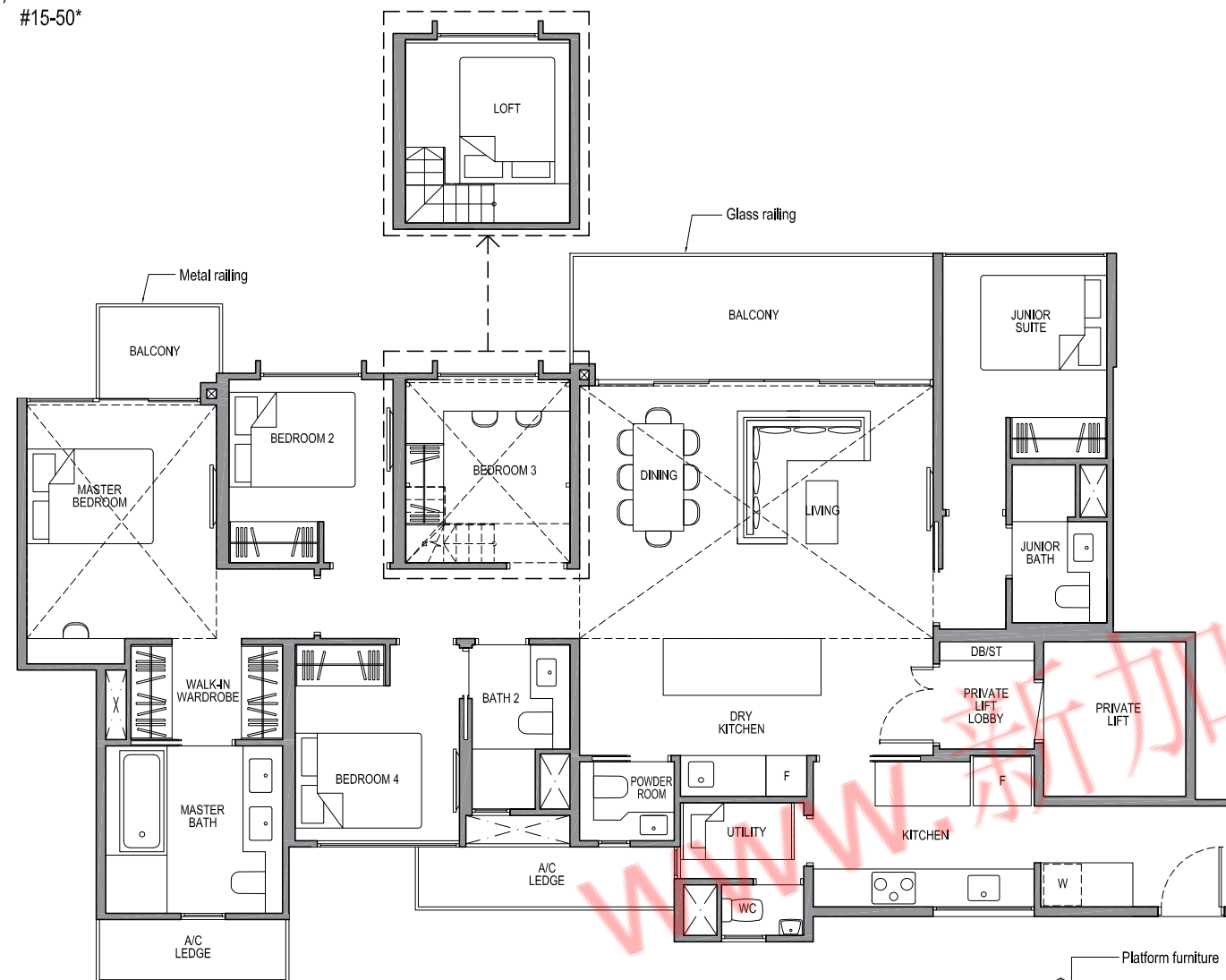
5-BEDROOM LUXURY

TYPE 5L1-PH

Area: 203 sq m (include 8 sq m a/c ledge, 15 sq m balcony, 44 sq m void*)

Unit(s): #14-47

#15-50*



ISOMETRIC VIEW**

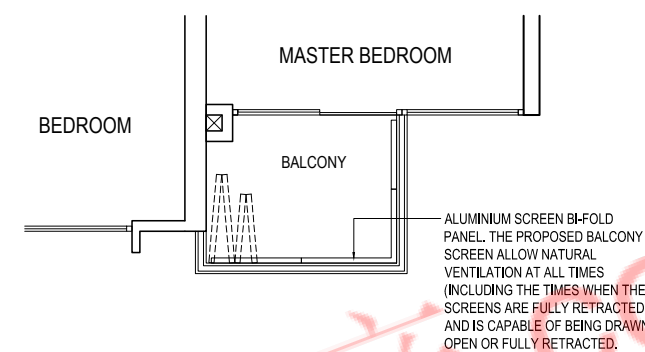
NOTE:

* Mirror image

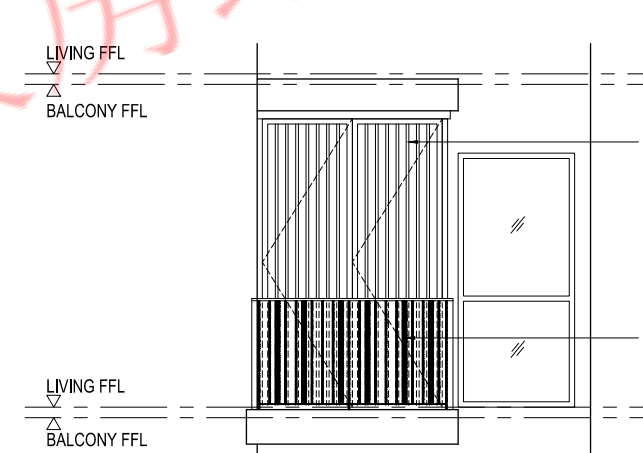
** Isometric views have excluded railing drawings for the steps

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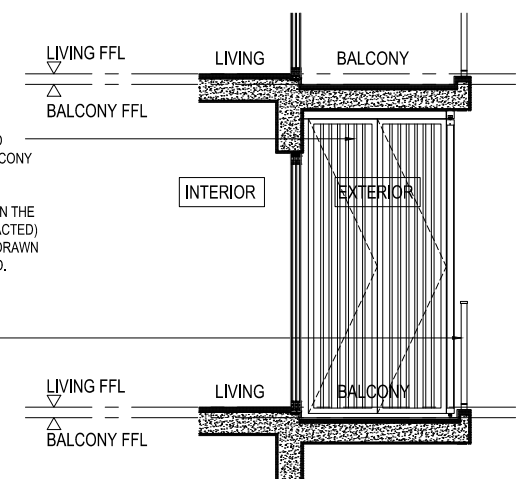
APPROVED BALCONY SCREEN DESIGN



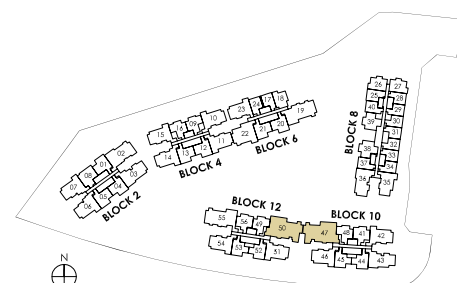
TYPICAL RETRACTABLE BALCONY SCREEN - PLAN



ELEVATION



SECTION



SPECIFICATIONS

1. FOUNDATION

Reinforced concrete piles and/or footings

2. SUPERSTRUCTURE

Reinforced concrete and/or steel structure to Engineer's design and specification

3. WALLS

External: Reinforced concrete wall and/or reinforced concrete precast panels and/or lightweight concrete block

Internal: Reinforced concrete wall and/or reinforced concrete precast panels and/or lightweight concrete block and/or dry wall partition system where applicable

4. ROOF

Reinforced concrete roof with insulation and waterproofing system

5. CEILING

For Condominium Units

i. Living, Dining, Master Bedroom, Junior Suite, Bedroom, Hallway to Bedroom, Study, All Kitchens (including Dry Kitchen), Utility, DB/ST:

Skim coat and/or ceiling boards and/or bulkhead with emulsion paint where applicable

ii. Master Bath, Junior Bath, Common Bath, WC, Powder Room:

Ceiling board and/or bulkhead with emulsion paint where applicable

iii. Balcony and PES :

Skim coat and/or bulkhead with emulsion paint where applicable

iv. Ceiling Height:

Refer to Ceiling Height Schedule for details

For Common Areas

Skim coat and/or ceiling boards and/or bulkhead with emulsion paint where applicable and/or perforated ceiling

6. FINISHES

a. Wall

For Condominium Units

i. Living, Dining, Master Bedroom, Junior Suite, Bedroom, Hallway to Bedroom, Study, Dry Kitchen, Utility, DB/ST:

Cement and sand plaster and/or skim coat with emulsion paint

ii. Master Bath:

Tiles laid up to false ceiling height and on exposed surfaces only (except for 4 and 5-Bedroom Types)

Marble laid up to false ceiling height and on exposed surfaces for 4 and 5-Bedroom Types only

iii. Junior Bath, Common Bath, Kitchen, WC, Powder Room:

Tiles and/or cement and sand plaster and/or skim coat with emulsion paint

iv. Balcony and PES:

Cement and sand plaster and/or skim coat with emulsion paint

For Common Areas

i. All lift lobbies:

Tiles and/or cement and sand plaster and/or skim coat with emulsion paint

ii. Staircase/Corridor:

Cement and sand plaster and/or skim coat with emulsion paint

iii. External wall:

Cement and sand plaster and/or skim coat with spray texture coating and/or emulsion paint

b. Floor

For Condominium Units

i. Living, Dining, Dry Kitchen, Master Bath, Hallway to Bedroom:

Tiles with skirting where applicable (except for 4 and 5-Bedroom Types)

Marble with skirting where applicable for 4 and 5-Bedroom Types only

ii. Study, Balcony, PES, Junior Bath, Common Bath, Kitchen, Utility, WC, Powder Room:

Tiles with skirting where applicable

iii. All Bedrooms (including Junior Suite):

Timber flooring with skirting

For Common Areas

i. All lift lobbies:

Tiles and/or screed finish where applicable

ii. Staircases, Corridors and other communal areas:

Granite and/or tiles and/or pebble wash and/or screed finish, where applicable

7. WINDOWS

Aluminum-framed windows with tinted and/or clear and/or frosted glass, where applicable, of minimum 6mm thickness for all units

Note : All windows are either sliding, casement, top hung, louvre or any combination of the above mentioned, with or without fixed panels

8. DOORS

For Condominium Units

i. Main entrance:

Fire-rated timber door (except for 5-Bedroom Types) complete with digital lockset

ii. Private Lift Lobby main entrance:

Timber door for 5-Bedroom Types only complete with digital lockset

iii. Secondary entrance:

Fire-rated timber door for 5-Bedroom Types only complete with digital lockset

iv. All Bedrooms (including Junior Suite), all Bathrooms (including Junior Bath and Powder Room):

Timber door

v. All Kitchens (including Dry Kitchen):

Timber-framed sliding glass door

vi. Balcony:

Aluminum-framed sliding or aluminum-framed swing glass door

vii. PES (adjacent to Living/Dining only) :

Aluminum-framed swing glass and/or metal gate (except for Unit Type 1B1a-G)

viii. Utility, WC:

Slide-and-swing PVC door

ix. Approved good quality lockset and ironmongery to all doors

9. SANITARY FITTINGS

For Condominium Units

i. Master Bath:

- Solid surface vanity top complete with 1 basin and 1 mixer (for 1, 2, 3 and 4-Bedroom Types only)

- Solid surface vanity top complete with 2 basins & 2 mixers (for 5-Bedroom Types only)

- 1 shower cubicle complete with shower mixer set

- 1 overhead shower

- 1 water closet

- 2 mirror with storage cabinet (except for Unit Types 2C3-G, 2C3, 2C3-PH, 2S1-G, 2S1, 2S1-PH, 4C2-G, 4C2, 4C2-PH, 4D1-G, 4D1, 4D1-PH, 4D2-G, 4D2, 4D2-PH, 5L1-G, 5L1, 5L1-PH, which has 1 mirror with storage cabinet)

- 1 paper holder

- 1 towel rail and/or robe hook

- 1 long bath & mixer (for Unit Types 4D1-G, 4D1, 4D1-PH, 4D2-G, 4D2, 4D2-PH, 5L1-G, 5L1, 5L1-PH only)

ii. Junior Bath, Common Bath, Powder Room:

- Solid surface vanity top complete with 1 basin and 1 mixer

- 1 shower cubicle complete with shower mixer set (except for Powder Room)

- 1 water closet

- 1 mirror with storage cabinet

- 1 paper holder

- 1 towel rail and/or robe hook (except for Powder Room)

iii. WC:

- 1 water closet

- 1 basin with tap

- 1 shower set

- 1 paper holder

iv. Balcony and PES (adjacent to Living/Dining only) :

- 1 bib tap

10. ELECTRICAL INSTALLATION

i. Refer to Electrical Schedule for details

ii. Electrical wiring in concealed conduits below false ceiling level. Electrical wiring above false ceiling and within DB in exposed and/or concealed conduits and/or trunking

11. TV/CABLE SERVICES/ TELEPHONE POINTS

TV Outlet: Refer to Electrical Schedule for details

12. LIGHTNING PROTECTION

Lightning protection system shall be provided in compliance with statutory standards

13. PAINTING

i. Internal walls :

Emulsion paint

ii. External walls :

Emulsion paint and/or spray textured coating to designated area

14. WATERPROOFING

Waterproofing shall be provided to floors of all Bathroom (including Junior Bath and Powder Room), all Kitchen (including Dry Kitchen with sink only), WC, Balcony, PES, Reinforced Concrete Roof, Landscape Deck, Toilets, Swimming Pool, Water Features, slabs as and where required

15. DRIVEWAY, CARPARK

i. Reinforced concrete slab with hardener to carpark, carpark ramp/ driveway

ii. Tiles and/or pavers and/or concrete to entrance driveway/drop-off area

16. RECREATION FACILITIES

- Colonial Square

- The Great Hall

- Tea Garden

- Floral Hall

- Water Patio

- Checkmate

- Floral Sanctuary

- Green Nook

- Breakfast Terrace

- English Breakfast House

- The Courtyard

- Heritage Hall

- Lagoon Lounge

- Lagoon Dining House

- Waterfall Lounge

- Multi-purpose Rooms

- Aqua Foot Reflexology

- Massage Pool

- Island Deck

- Island Pool (estimated surface area 390 sqm)

- The Alfresco Dining Terrace

- The Colonial Club

- The Grand Venue

- Boulevard Gourmet House

- Putting Green

- Swing Garden

- Lodge Cabana

- Colonial Boulevard

- Foot Reflexology Alcove

- Pets Park

- Adventure Park

- Tennis Court

- Fitness Park

- Kids Playhouse

- Kids Waterplay (estimated surface area 26 sqm)

- Waterfall Massage Pool

- Sensory Spa Pavilions (estimated surface area 5 sqm each)

- Tranquil Waterway (estimated surface area 195 sqm)

- Waterbeds

- Water Hammocks

- Gymnasium

- Observation Deck

- Sunken Lounge

- Lounging Deck

- Cantilevered Lap Pool (estimated surface area 486 sqm)

- Sun Deck

- Pool Side Bar

- The Grill House

- Herb Garden

- Meditation Lawn

17. ADDITIONAL ITEMS

For Condominium Units

i. Kitchen:

- Ceramic hob with hood (for 1 and 2-Bedroom Types only)

- Gas hob with hood (for 3, 4 and 5-Bedroom Types only)

- Integrated refrigerator (for 1 and 2-Bedroom Types only)

- Refrigerator (for Unit Types 3C1, 3C1-G, 3C1-PH, 3C1a, 3C1a-G, 3C1a-PH and 5-Bedroom Types only)

- Built-in kitchen cabinet in melamine and/or laminate and/or spray paint and/or glass finish with quartz counter top complete with stainless steel sink and mixer

- Built-in oven (except for Junior Suite for Unit Types 2DK1-G, 2DK1, 2DK1-PH)

- Built-in microwave oven (for Unit Types 4D1-G, 4D1, 4D1-PH, 4D1-PH, 4D2-G, 4D2, 4D2-PH, 5L1-G, 5L1, 5L1-PH only)

ii. Dry Kitchen:

- Integrated refrigerator (for 5-Bedroom Types only)

- Refrigerator (for 3-Bedroom Types, except 3C1, 3C1-G, 3C1-PH, 3C1a, 3C1a-G, 3C1a-PH and for 4-Bedroom Types only)

- Built-in kitchen cabinet in melamine and/or laminate and/or spray paint and/or glass finish with quartz counter top (except Unit Types 3C2, 3C2-G, 3C2-PH, 3D1, 3D1-PH, 3D1a, 3D1a-G, 3D1a-PH)

- Built-in kitchen cabinet in melamine and/or laminate and/or spray paint and/or glass finish (for Unit Types 3C2, 3C2-G, 3C2-PH, 3D1, 3D1-PH, 3D1a, 3D1a-G, 3D1a-PH only)

- Standalone Island counter in melamine and/or laminate and/or spray paint and/or glass finish with quartz counter top (for 5-Bedroom Types only)

- Built-in wine chiller (for 5-Bedroom Types only)

iii. Washing Machine:

- Washer-cum-dryer (for 1, 2, 3 and 4-Bedroom Types only)

- Washer & dryer (for 5-Bedroom Types only)

iv. Wardrobe:

Built-in wardrobe in melamine and/or laminate finish to all Bedrooms (including Junior Suite)

v. Platform Furniture (All-PH type):

Metal deck with timber flooring and glass railing

vi. Air-Conditioning:

- Wall-mounted fan coil unit to Living/Dining (except for 5-Bedroom Types), all Bedrooms (including Junior Suite), Study

- Ducted fan coil unit to Living/Dining (for 5-Bedroom Types only)

vii. Gas:

Town gas supply to all Kitchens (except for 1 & 2-Bedroom Types)

viii. Security System:

Card access control and CCTV cameras provided at designated common areas

Card access control in private lift car (where applicable)

ix. Smart Home System:

1 no. of smart home gateway device with voice control

x. Hot Water:

All Kitchens (including Dry Kitchen with sink only), all Bathrooms (including Junior Bath and Powder Room)

ELECTRICAL SCHEDULE

ITEM	1B1a-G 1B1-G 1B1	1B1-PH	1B2-G 1B2	1B2-PH	1S1-G 1S1	1S1-PH
LIGHTING POINT	8	9	8	9	9	10
13A SWITCHED SOCKET OUTLET	12	15	12	15	16	19
13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE/DRYER	1	1	1	1	1	1
13A SWITCHED SOCKET OUTLET FOR FRIDGE	1	1	1	1	1	1
AIRCON ISOLATOR	2	2	2	2	2	2
WATER HEATER	1	1	1	1	1	1
TV POINT	2	3	2	3	3	4
DATA/TEL POINT	3	4	3	4	4	5
COOKER HOOD POINT	1	1	1	1	1	1
COOKER HOB POINT	0	0	0	0	0	0
INDUCTION HOB POINT	1	1	1	1	1	1
ELECTRIC OVEN POINT	1	1	1	1	1	1
BELL POINT	1	1	1	1	1	1
SMOKE DETECTOR	1	1	1	1	1	1

ITEM	2C1-G 2C1	2C1-PH	2C2-G 2C2	2C2-PH	2C3-G 2C3	2C3-PH
LIGHTING POINT	10	11	10	11	10	11
13A SWITCHED SOCKET OUTLET	17	20	17	20	17	20
13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE/DRYER	1	1	1	1	1	1
13A SWITCHED SOCKET OUTLET FOR FRIDGE	1	1	1	1	1	1
AIRCON ISOLATOR	2	2	2	2	2	2
WATER HEATER	1	1	1	1	1	1
TV POINT	3	4	3	4	3	4
DATA/TEL POINT	4	5	4	5	4	5
COOKER HOOD POINT	1	1	1	1	1	1
COOKER HOB POINT	0	0	0	0	0	0
INDUCTION HOB POINT	1	1	1	1	1	1
ELECTRIC OVEN POINT	1	1	1	1	1	1
BELL POINT	1	1	1	1	1	1
SMOKE DETECTOR	1	1	1	1	1	1

ITEM	2C4-G 2C4	2C4-PH	2D1-G 2D1	2D1-PH	2D2-G 2D2	2D2-PH
LIGHTING POINT	10	11	11	12	10	11
13A SWITCHED SOCKET OUTLET	18	21	17	20	17	20
13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE/DRYER	1	1	1	1	1	1
13A SWITCHED SOCKET OUTLET FOR FRIDGE	1	1	1	1	1	1
AIRCON ISOLATOR	2	2	2	2	2	2
WATER HEATER	1	1	2	2	2	2
TV POINT	3	4	3	4	3	4
DATA/TEL POINT	4	5	4	5	4	5
COOKER HOOD POINT	1	1	1	1	1	1
COOKER HOB POINT	0	0	0	0	0	0
INDUCTION HOB POINT	1	1	1	1	1	1
ELECTRIC OVEN POINT	1	1	1	1	1	1
BELL POINT	1	1	1	1	1	1
SMOKE DETECTOR	1	1	1	1	1	1

ELECTRICAL SCHEDULE

ITEM	2S1-G 2S1	2S1-PH	2DK1-G 2DK1	2DK1-PH	3C1a-G 3C1a	3C1a-PH
LIGHTING POINT	11	12	13	14	13	14
13A SWITCHED SOCKET OUTLET	20	23	23	26	21	24
13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE/DRYER	1	1	1	1	1	1
13A SWITCHED SOCKET OUTLET FOR FRIDGE	1	1	2	2	1	1
AIRCON ISOLATOR	2	2	3	3	3	3
WATER HEATER	2	2	2	2	2	2
TV POINT	4	5	3	4	4	5
DATA/TEL POINT	5	6	4	5	5	6
COOKER HOOD POINT	1	1	2	2	1	1
COOKER HOB POINT	0	0	0	0	1	1
INDUCTION HOB POINT	1	1	2	2	0	0
ELECTRIC OVEN POINT	1	1	1	1	1	1
BELL POINT	1	1	2	2	1	1
SMOKE DETECTOR	1	1	2	2	1	1

ITEM	3C1-G 3C1	3C1-PH	3C2-G 3C2	3C2-PH	3D1a-G 3D1a 3D1	3D1a-PH 3D1-PH
LIGHTING POINT	14	15	14	15	16	17
13A SWITCHED SOCKET OUTLET	22	25	22	25	23	26
13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE/DRYER	1	1	1	1	1	1
13A SWITCHED SOCKET OUTLET FOR FRIDGE	1	1	1	1	1	1
AIRCON ISOLATOR	3	3	3	3	3	3
WATER HEATER	2	2	2	2	3	3
TV POINT	4	5	4	5	4	5
DATA/TEL POINT	5	6	5	6	5	6
COOKER HOOD POINT	1	1	1	1	1	1
COOKER HOB POINT	1	1	1	1	1	1
INDUCTION HOB POINT	0	0	0	0	0	0
ELECTRIC OVEN POINT	1	1	1	1	1	1
BELL POINT	1	1	1	1	1	1
SMOKE DETECTOR	1	1	1	1	1	1

ITEM	3D2-G 3D2	3D2-PH	3D2a-G 3D2a	3D2a-PH	3D2b-G 3D2b	3D2b-PH
LIGHTING POINT	17	18	17	18	16	17
13A SWITCHED SOCKET OUTLET	24	27	24	27	23	26
13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE/DRYER	1	1	1	1	1	1
13A SWITCHED SOCKET OUTLET FOR FRIDGE	1	1	1	1	1	1
AIRCON ISOLATOR	3	3	3	3	3	3
WATER HEATER	3	3	3	3	3	3
TV POINT	4	5	4	5	4	5
DATA/TEL POINT	5	6	5	6	5	6
COOKER HOOD POINT	1	1	1	1	1	1
COOKER HOB POINT	1	1	1	1	1	1
INDUCTION HOB POINT	0	0	0	0	0	0
ELECTRIC OVEN POINT	1	1	1	1	1	1
BELL POINT	1	1	1	1	1	1
SMOKE DETECTOR	1	1	1	1	1	1

ELECTRICAL SCHEDULE

ITEM	4C1-G 4C1	4C1-PH	4C2-G 4C2	4C2-PH	4D1-G 4D1	4D1-PH
LIGHTING POINT	17	18	18	19	21	22
13A SWITCHED SOCKET OUTLET	25	28	27	30	27	30
13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE/DRYER	1	1	1	1	1	1
13A SWITCHED SOCKET OUTLET FOR FRIDGE	1	1	1	1	1	1
AIRCON ISOLATOR	4	4	4	4	4	4
WATER HEATER	3	3	3	3	4	4
TV POINT	5	6	5	6	5	6
DATA/TEL POINT	6	7	6	7	6	7
COOKER HOOD POINT	1	1	1	1	1	1
COOKER HOB POINT	1	1	1	1	1	1
INDUCTION HOB POINT	0	0	0	0	0	0
ELECTRIC OVEN POINT	1	1	1	1	1	1
BELL POINT	1	1	1	1	1	1
SMOKE DETECTOR	1	1	1	1	1	1

ITEM	4D2-G 4D2	4D2-PH	5L1-G 5L1	5L1-PH
LIGHTING POINT	21	22	28	29
13A SWITCHED SOCKET OUTLET	27	30	33	36
13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE/DRYER	1	1	1	1
13A SWITCHED SOCKET OUTLET FOR FRIDGE	1	1	2	2
AIRCON ISOLATOR	4	4	5	5
WATER HEATER	4	4	4	4
TV POINT	5	6	6	7
DATA/TEL POINT	6	7	7	8
COOKER HOOD POINT	1	1	1	1
COOKER HOB POINT	1	1	1	1
INDUCTION HOB POINT	0	0	0	0
ELECTRIC OVEN POINT	1	1	1	1
MICROWAVE OVEN POINT	1	1	1	1
BELL POINT	1	1	1	1
SMOKE DETECTOR	1	1	1	1

CEILING HEIGHT SCHEDULE

Unit type	Room	Ceiling height (m) (Floor to underside of slab / false ceiling, whichever is lower)	Remarks
1-BEDROOM SUITE			
1B1-G, 1B1a-G, 1B1, 1B2-G, 1B2	Living / Dining	2.8m	With localized bulkheads / RC slab where applicable
	Kitchen	2.4m / 2.8m	
	Master Bedroom	2.8m	
	Master Bath	2.42m	
		2.37m at shower area	
1B1-PH, 1B2-PH	Balcony, PES	2.95m	
	Living / Dining	4.7m	With localized bulkheads / RC slab where applicable
	Kitchen	2.4m / 2.8m	
	Master Bedroom	4.7m	
	Master Bath	2.42m	
		2.37m at shower area	
	Balcony	4.95m	

CEILING HEIGHT SCHEDULE

Unit type	Room	Ceiling height (m) (Floor to underside of slab / false ceiling, whichever is lower)	Remarks
1-BEDROOM + STUDY			
1S1, 1S1-G	Living / Dining / Study	2.8m	With localized bulkheads / RC slab where applicable
	Kitchen	2.4m	
	Master Bedroom	2.8m	
	Master Bath	2.42m	
		2.37m at shower area	
	Balcony, PES	2.95m	
1S1-PH	Living / Dining	4.7m	With localized bulkheads / RC slab where applicable
	Kitchen	2.4m	
	Master Bedroom	4.7m	
	Study	2.8m	
	Master Bath	2.42m	
		2.37m at shower area	
Balcony	4.95m		
2-BEDROOM CLASSIC			
2C1, 2C1-G, 2C2, 2C2-G, 2C3, 2C3-G, 2C4, 2C4-G	Living	2.8m	With localized bulkheads / RC slab where applicable
	Dining	2.8m 2.4m (for 2C1 & 2C1-G only)	
	Master Bedroom	2.8m	
	Bedroom 2	2.8m	
	Kitchen	2.4m / 2.8m 2.4m (for 2C1 & 2C1-G only)	
	Master Bath	2.42m	
		2.37m at shower area	
	Balcony, PES	2.95m	
2C1-PH, 2C2-PH, 2C3-PH, 2C4-PH	Living	4.7m	With localized bulkheads / RC slab where applicable
	Dining	2.8m 2.4m (for 2C1-PH only)	
	Master Bedroom	2.8m 4.7m (for 2C3-PH & 2C4-PH only)	
	Bedroom 2	2.8m 4.7m (for 2C1-PH & 2C2-PH only)	
	Kitchen	2.4m / 2.8m 2.4m (for 2C1-PH only)	
	Master Bath	2.42m	
		2.37m at shower area	
	Balcony	4.95m	
	Balcony (Master Bedroom)	2.45m (for 2C4-PH only)	
2-BEDROOM DELUXE			
2D1, 2D1-G, 2D2, 2D2-G	Living / Dining	2.8m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.8m	
	Bedroom 2	2.8m	
	Kitchen	2.4m / 2.8m	
	Master Bath	2.42m	
		2.37m at shower area	
	Bath 2	2.42m	
		2.37m at shower area	
2D1-PH, 2D2-PH	Balcony, PES	2.95m	With localized bulkheads / RC slab where applicable
	Living	4.7m	
	Dining	2.8m	
	Master Bedroom	2.8m	
	Bedroom 2	4.7m	
	Kitchen	2.4m / 2.8m	
	Master Bath	2.42m	
		2.37m at shower area	
	Bath 2	2.42m	
	2.37m at shower area		
Balcony	4.95m		

CEILING HEIGHT SCHEDULE

Unit type	Room	Ceiling height (m) (Floor to underside of slab / false ceiling, whichever is lower)	Remarks
2-BEDROOM + STUDY			
2S1, 2S1-G	Living / Dining	2.8m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.8m	
	Bedroom 2	2.8m	
	Kitchen	2.4m / 2.8m	
	Master Bath	2.42m	
		2.37m at shower area	
	Bath 2	2.42m	
		2.37m at shower area	
	Study	2.8m	
Balcony, PES	2.95m		
2S1-PH	Living	4.7m	With localized bulkheads / RC slab where applicable
	Dining	2.8m	
	Master Bedroom	2.8m	
	Bedroom 2	4.7m	
	Kitchen	2.4m / 2.8m	
	Master Bath	2.42m	
		2.37m at shower area	
	Bath 2	2.42m	
		2.37m at shower area	
	Study	2.8m	
	Balcony	4.95m	
2-BEDROOM DUAL KEY			
2DK1, 2DK1-G	Living / Dining	2.8m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.8m	
	Junior Suite	2.4m / 2.8m	
	Kitchen	2.4m	
	Master Bath	2.42m	
		2.37m at shower area	
	Junior Bath	2.42m	
		2.37m at shower area	
	Balcony, PES	2.95m	
2DK1-PH	Living	4.7m	With localized bulkheads / RC slab where applicable
	Dining	2.8m / 4.7m	
	Master Bedroom	4.7m	
	Junior Suite	2.4m / 2.8m	
	Kitchen	2.4m	
	Master Bath	2.42m	
		2.37m at shower area	
	Junior Bath	2.42m	
		2.37m at shower area	
Balcony	4.95m		
3-BEDROOM CLASSIC			
3C1, 3C1-G, 3C1a, 3C1a-G, 3C2, 3C2-G	Living / Dining	2.8m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.8m	
	Bedroom 2	2.8m	
	Bedroom 3	2.8m	
	Dry Kitchen	2.4m / 2.8m (for 3C2 & 3C2-G only)	
	Kitchen	2.4m	
	Master Bath	2.42m	
		2.37m at shower area	
	Bath 2	2.42m	
		2.37m at shower area	
	Balcony, PES	2.95m	

CEILING HEIGHT SCHEDULE

Unit type	Room	Ceiling height (m) (Floor to underside of slab / false ceiling, whichever is lower)	Remarks
3-BEDROOM CLASSIC			
3C1-PH, 3C1a-PH, 3C2-PH	Living	4.7m	With localized bulkheads / RC slab where applicable
	Dining	2.8m	
	Master Bedroom	2.8m	
	Bedroom 2	2.8m	
	Bedroom 3	4.7m	
	Dry Kitchen	2.4m / 2.8m (for 3C2-PH only)	
	Kitchen	2.4m	
	Master Bath	2.42m	
		2.37m at shower area	
	Bath 2	2.42m	
		2.37m at shower area	
	Balcony (Living)	4.95m	
Balcony (Master Bedroom)	2.65m (except for 3C1a-PH)		
3-BEDROOM DELUXE			
3D1, 3D1a, 3D1a-G	Living / Dining	2.8m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.8m	
	Bedroom 2	2.8m	
	Bedroom 3	2.8m	
	Kitchen / Dry Kitchen	2.4m	
	Master Bath	2.42m	
		2.37m at shower area	
	Bath 2	2.42m	
		2.37m at shower area	
	Utility	2.8m	
	WC	2.42m	
	Balcony, PES	2.95m	
3D1-PH, 3D1a-PH	Living	4.7m	With localized bulkheads / RC slab where applicable
	Dining	2.4m	
	Master Bedroom	4.7m	
	Bedroom 2	2.8m	
	Bedroom 3	4.7m	
	Kitchen / Dry Kitchen	2.4m	
	Master Bath	2.42m	
		2.37m at shower area	
	Bath 2	2.42m	
		2.37m at shower area	
	Utility	2.8m	
	WC	2.42m	
	Balcony (Living)	4.95m	
	Balcony (Master Bedroom)	2.65m	
3D2, 3D2-G, 3D2a, 3D2a-G, 3D2b, 3D2b-G	Living / Dining	2.9m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.8m	
	Bedroom 2	2.8m	
	Bedroom 3	2.8m	
	Dry Kitchen	2.4m / 2.9m	
	Kitchen	2.4m	
	Master Bath	2.42m	
		2.37m at shower area	
	Bath 2	2.42m	
		2.37m at shower area	
	Utility	2.8m	
	WC	2.42m	
	Balcony, PES	2.95m	

CEILING HEIGHT SCHEDULE

Unit type	Room	Ceiling height (m) (Floor to underside of slab / false ceiling, whichever is lower)	Remarks
3-BEDROOM DELUXE			
3D2-PH, 3D2a-PH, 3D2b-PH	Living / Dining	4.7m	With localized bulkheads / RC slab where applicable
	Master Bedroom	4.7m	
	Bedroom 2	2.8m	
	Bedroom 3	4.7m	
	Dry Kitchen	2.4m / 2.9m	
	Kitchen	2.4m	
	Master Bath	2.42m	
		2.37m at shower area	
	Bath 2	2.42m	
		2.37m at shower area	
	Utility	2.8m	
	WC	2.42m	
	Balcony (Living)	4.95m	
Balcony (Master Bedroom)	2.65m (except 3D2b-PH)		
4-BEDROOM CLASSIC			
4C1, 4C1-G, 4C2, 4C2-G	Living / Dining	2.8m (for 4C1 & 4C1-G) 2.9m (for 4C2 & 4C2-G)	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.8m	
	Bedroom 2	2.8m	
	Bedroom 3	2.8m	
	Bedroom 4	2.8m	
	Dry Kitchen	2.4m / 2.8m (for 4C1 & 4C1-G) 2.4m (for 4C2 & 4C2-G)	
		2.4m	
	Master Bath	2.42m	
		2.37m at shower area	
	Bath 2	2.42m	
		2.37m at shower area	
	Utility	2.8m	
	WC	2.42m	
Balcony, PES	2.95m		
4C1-PH, 4C2-PH	Living	4.7m	With localized bulkheads / RC slab where applicable
	Dining	2.8m (for 4C1-PH) 4.7m (for 4C2-PH)	
	Master Bedroom	4.7m	
	Bedroom 2	2.8m	
	Bedroom 3	4.7m	
	Bedroom 4	2.8m	
	Dry Kitchen	2.4m / 2.8m (for 4C1-PH) 2.4m (for 4C2-PH)	
		2.4m	
	Master Bath	2.42m	
		2.37m at shower area	
	Bath 2	2.42m	
		2.37m at shower area	
	Utility	2.8m	
	WC	2.42m	
	Balcony (Living)	4.95m	
	Balcony (Master Bedroom)	2.65m	

CEILING HEIGHT SCHEDULE

Unit type	Room	Ceiling height (m) (Floor to underside of slab / false ceiling, whichever is lower)	Remarks
4-BEDROOM DELUXE			
4D1,4D1-G, 4D2, 4D2-G	Living / Dining	2.9m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.8m	
	Bedroom 2	2.8m	
	Bedroom 3	2.8m	
	Bedroom 4	2.8m	
	Dry Kitchen / Kitchen	2.4m	
	Master Bath	2.42m	
		2.32m at shower / bathtub area	
	Bath 2	2.42m	
		2.37m at shower area	
	Bath 3	2.42m	
		2.37m at shower area	
	Walk-in Wardrobe	2.8m	
	Utility	2.8m	
WC	2.42m		
Balcony, PES	2.95m		
4D1-PH, 4D2-PH	Living / Dining	4.7m	With localized bulkheads / RC slab where applicable
	Master Bedroom	4.7m	
	Bedroom 2	2.8m	
	Bedroom 3	4.7m	
	Bedroom 4	2.8m	
	Dry Kitchen / Kitchen	2.4m	
	Master Bath	2.42m	
		2.32m at shower / bathtub area	
	Bath 2	2.42m	
		2.37m at shower area	
	Bath 3	2.42m	
		2.37m at shower area	
	Walk-in Wardrobe	2.8m	
	Utility	2.8m	
WC	2.42m		
Balcony (Living)	4.95m		
Balcony (Master Bedroom)	2.65m		
5-BEDROOM LUXURY			
5L1, 5L1-G	Living / Dining	2.9m	With localized bulkheads / RC slab where applicable
	Master Bedroom	2.8m	
	Junior Suite	2.4m / 2.8m	
	Bedroom 2	2.8m	
	Bedroom 3	2.8m	
	Bedroom 4	2.8m	
	Dry Kitchen	2.55m	
	Kitchen	2.4m	
	Master Bath	2.42m	
		2.32m at shower / bathtub area	
	Junior Bath	2.42m	
		2.37m at shower area	
	Bath 2	2.42m	
		2.37m at shower area	
	Walk-in Wardrobe	2.8m	
	Utility	2.8m	
	WC	2.42m	
	Powder Room	2.42m	
	Balcony, PES	2.95m	
Private Lift Lobby	2.6m		

CEILING HEIGHT SCHEDULE

Unit type	Room	Ceiling height (m) (Floor to underside of slab / false ceiling, whichever is lower)	Remarks
5-BEDROOM LUXURY			
5L1-PH	Living / Dining	4.7m	With localized bulkheads / RC slab where applicable
	Master Bedroom	4.7m	
	Junior Suite	2.4m / 2.8m	
	Bedroom 2	2.8m	
	Bedroom 3	4.7m	
	Bedroom 4	2.8m	
	Dry Kitchen	2.55m	
	Kitchen	2.4m	
	Master Bath	2.42m	
		2.32m at shower / bathtub area	
	Junior Bath	2.42m	
		2.37m at shower area	
	Bath 2	2.42m	
		2.37m at shower area	
	Walk-in Wardrobe	2.8m	
	Utility	2.8m	
	WC	2.42m	
	Powder Room	2.42m	
	Balcony (Living)	4.95m	
	Balcony (Master Bedroom)	2.65m	
	Private Lift Lobby	2.6m	

and Mobile Application(s) of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.

H False Ceiling

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect’s sole discretion and final design.

I Glass

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

J Composite Timber Flooring

Composite timber flooring is manufactured material which contains tonality differences to match natural wood finish. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Composite timber floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

K Mechanical Ventilation System

Mechanical ventilation fans and ductings are provided to toilets which are not naturally ventilated.

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

L Prefabricated Bathroom Units

Certain bathroom and W.C. may be prefabricated construction and all penetrations are sealed at manufacturer’s factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty.

M Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/vanity cabinet/mirror.

N Cable Services

The Vendor shall endeavour to procure a service provider for cable television and/or Internet services (the “Cable Services”) to provide the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any

part or parts thereof), so as to enable the Unit/Building and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit/Building and/or the Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit/Building and/or the Housing Project.

O Marble/Limestone/Granite (if applicable)

Marble/limestone/granite (if applicable) 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/granite (if applicable) 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 (if applicable) selected and installed shall be subject to availability.

P Quartz/Compressed Marble (if applicable)

Quartz/compressed marble (if applicable) is an engineered stone surface that comprises of natural extract from the earth. The pigmentation found in these natural extract sometime varies and as a result, the final products are subjected to variations in colour and vein pattern. Like most materials, excessive force, high point loads, pressure or heat may cause thermal shock, discoloration or damage to the surface. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

Q Pneumatic Waste Disposal System

All units are provided with communal refuse hopper at the common area. There is no refuse chute within the Unit.

R Prefabricated Pre-finished Volumetric Construction (PPVC)

Certain unit and/or area may be of prefabricated structurally reinforced concrete volumetric module with complete and/or pre-finished and/or pre-installed concealed electrical services and/or plumbing services and/or air-conditioning and mechanical ventilation (“ACMV”) services and/or sanitary services construction. All walls, penetration openings, electrical services, plumbing services, ACMVs services and sanitary services are predesigned and/or concealed and/or pre-route prior to installation on site. No hacking of any of the structural walls of the Unit is allowed.

S Acoustical Measures

For compliance with authorities’ requirements, certain unit and/or area may be provided with acoustical measures, such as window limiters, acoustic blinds etc.

NOTES TO SPECIFICATIONS

A Natural Timber

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 the builder and the 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 clauses 9 and 17.

B 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 own contractor to service the air-conditioning system regularly.

C 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.

D 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 the Architect’s selection and market availability.

E Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

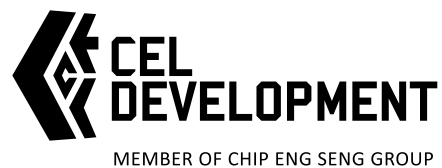
Layout/Location of fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to the Architect’s final decision and design.

F Warranties

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

G Web Portal and Mobile Applications of the Housing Project

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal



A Trusted Developer

CEL Development Pte. Ltd. (CEL) is a wholly-owned subsidiary of Chip Eng Seng Corporation Ltd, a public listed company in Singapore since 1999.

Spearheading the Group's portfolio in property development, CEL has over the years established itself as one of the industry's fastest rising names. With development projects in Singapore, Australia and Vietnam, CEL has established impressive growth in recent years.

Being a dynamic organisation, we've built our success on the foundations of solid ethical practices and quality standards supported by our vast expertise in the areas of construction, property development and property investment.

With a strong synthesis of youth and experience in our ranks, we are able to leverage on these expertise as a Group to continually push benchmarks in construction and quality, much akin to our corporate vision.

CEL's vision: "To be a leading multi-discipline property development company of choice, one that is synonymous with creating quality homes with outstanding build quality and investment value, thereby creating sustainable value to its shareholders and customers and being a socially responsible corporate organisation."

And with our valued standard practices and dynamic approach, we aim to scale higher heights in the coming years and strive to deliver our promise of quality homes for today and tomorrow.



Developing Well-Designed Homes

Heeton Holdings Limited is a real estate conglomerate focused on property development, investment and management. Established in 1976, the company was listed on the Singapore Exchange in September 2003, and has since extended its business frontiers beyond Singapore to Thailand, Australia, Japan, Malaysia, Vietnam and the United Kingdom.

As a boutique property developer, Heeton enjoys a reputation for distinctive and high quality developments in the choicest districts of some of the world's major cities including Singapore, London and Bangkok. Heeton has also formed strong partnerships with other established real estate groups to develop properties locally and internationally.

Heeton's growth in the property industry is underpinned by a stable real estate portfolio that includes commercial properties (shopping malls and serviced offices) and hotels. The Group is currently exploring further acquisitions.

Heeton entered the hospitality sector in 2011 with the acquisition of the Mercure Hotel Pattaya, Thailand. Following an aggressive expansion programme the company's hotel portfolio has now increased to eight properties world-wide, as of December 2017. Developing the hotel division will be a key priority for Heeton, with the objective of becoming a prominent player on the international hospitality stage.



Delivering Quality Residences

KSH Holdings Limited ("KSH" or the "Group") is a well established Construction, Property Development and Property Investment Group incorporated in 1979 and listed on the Mainboard of the SGX-ST since February 8, 2007. Over the years, the Group has built a strong track record for developing numerous residential, commercial and mixed-use properties within Singapore and across Asia-Pacific including luxurious condominiums Lincoln Suites and Cityscape @ Farrer Park in Singapore, and mixed-use developments like Tianjin Riverfront Square, and Liang Jing Ming Ju in China. KSH and its partners are currently developing a satellite city nearby Beijing, Gaobeidian New Town, earmarked by the Chinese government for development.

KSH is also able to reap synergies from its core construction capabilities where it has been awarded the highest A1 grade under BCA CW01 for public construction projects and A2 under the BCA CW02 for civil engineering. With this accreditation, the Group has maintained an impressive track-record for constructing several landmark projects including Far East Square, Fullerton Bay Hotel, the National University of Singapore (NUS) University Town's Education Resource Centre and NUS' residential colleges - The Cinnamon and The Tembusu. KSH has all also completed many residential construction projects in Singapore including Ardmore Three, Centennia Suites and The Boutiq.

Name of Developer : CEL Unique Development Pte. Ltd. (UEN: 201716188H) • Housing Developer's Licence No: C1250 • Tenure of Land: Remainder of leasehold estate of 99 years commencing on 11 October 2017 • Encumbrances on the Land: Caveat(s) / Mortgage(s) in favour of Oversea-Chinese Banking Corporation Limited • Expected Date of Vacant Possession: 13 July 2022 • Expected Date of Legal Completion: 13 July 2025 • Location: Lot 10815X of Mukim 17, Woodleigh Lane

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Photographs for images contained in this brochure do not necessarily represent as built standard specifications. All areas are approximate measurements only and are subject to final survey.

The property is subject to final inspection by the relevant authorities to comply with current codes of practice. The sale and purchase agreement shall form the entire agreement between the Developer and the purchaser and shall supersede all statements, representations or promises made prior to the signing of the sale and purchase agreement and shall in no way be modified by any such statements, representations or promises made.