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theLINE  
@ t a n j o n g r h u

SAVOUR the LINE OF A CHARMED LIFESTYLE.

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EXPERIENCE the LINE OF CONNECTIVITY.







Drive down modern expressways such as the Kallang Paya Lebar Expressway, East Coast Parkway and Nicoll Highway that will transport you around the island in minutes. Hop onto the train at nearby MRT station and you will reach your destination in cool comfort. Whether you drive or use Singapore's excellent public transport, The Line to ultimate convenience is ever closer.

Distinction between work and play diminish gradually as day blends into night and the exquisite East becomes your playground. Embark on a journey within your vicinity and discover a brand new facet of dining and entertainment. Indulge in world-class shopping at modern malls, feast on scrumptious seafood at well-known East Coast eateries or spice up your leisure moments at internationally-renowned locations like Marina Bay Entertainment Centre – all just minutes away from your astounding abode.

Life at The Line provides abundant opportunities to achieve the lifestyle you desire. Relieve your stress and relax with a round of golf at the Marina Bay Golf Course or spend quality time with family and friends at the adjacent East Coast beach. With an array of activities available, The Line is the perfect reflection of the rich tapestry of experiences.



# EXPERIENCE the LINE OF DISTINCTION.

## The Architect begins with the "Line"

The medium for an architect begins with an imagination that evolves into an expression of form and character. Ever since the beginning, Architects have used lines to articulate a multitude of representations and metaphor within their very own preconceived thoughts. The characteristics of a line can be easily found anywhere, in a drawing, a picture, a painting, a storybook, and a chair, a table, in a living room, a kitchen, a bedroom, an office or even in our very own imaginative mind. The artistic creativity of the Line @ Tanjong Rhu was powerfully inspired by the natural influence around - the composition of contextual lines across the sky, the green, the sea and the connectivity linearity to the city. This unprecedented transformation created by the Architect allows the building to sit strategically on the ground line where it belongs.



Sky Line

Sea Line

Green Line

Connecting Line





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The Line – a prestigious new residential development that leads you to luxury living. With close proximity to the East Coast Park seafront, this high rise paradise offers quiet seclusion nestled in lush tropical greenery with convenient links to Singapore's bustling city centre.



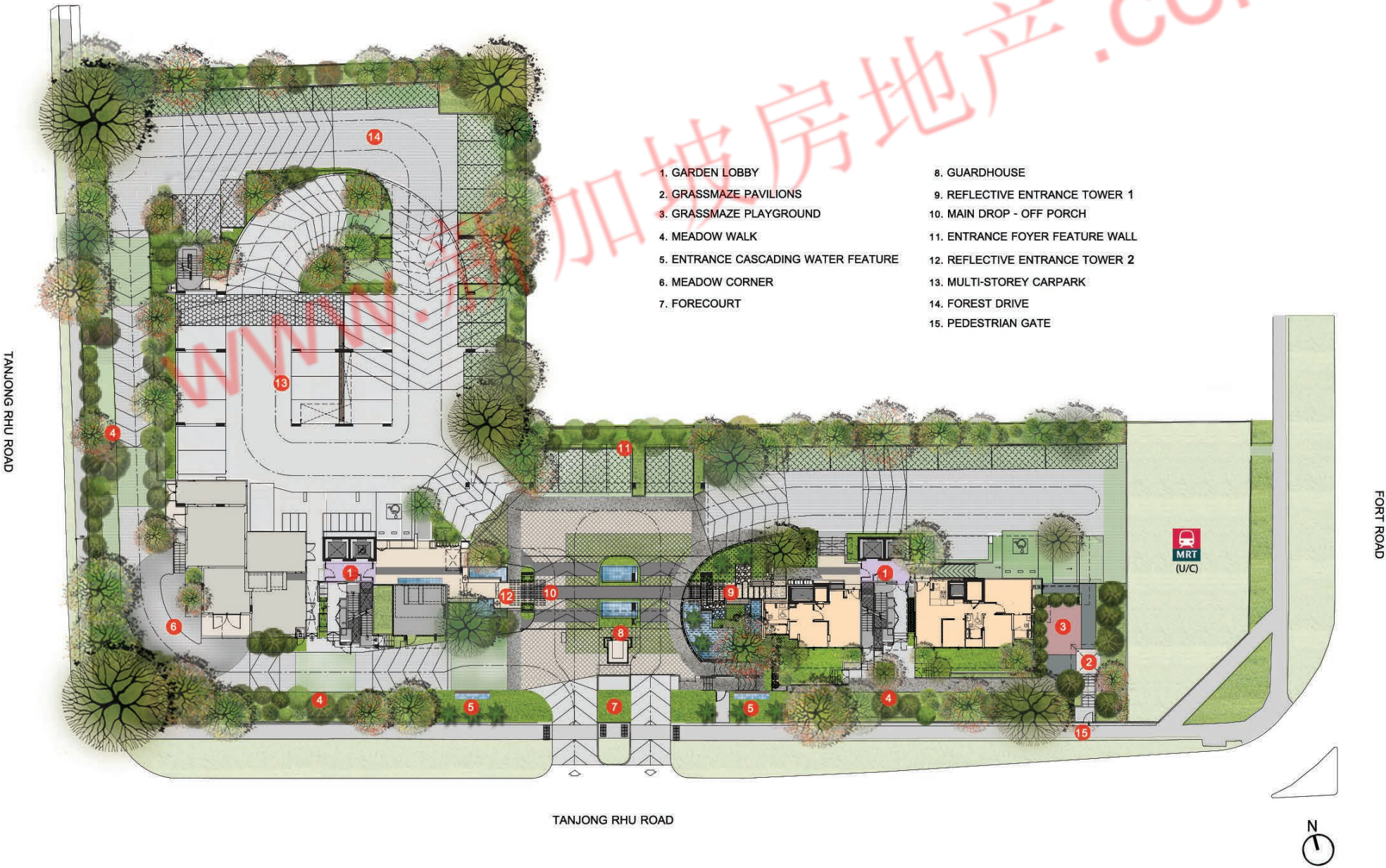






AMENITIES PLAN

1st Storey







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BE WOWED BY the LINE.

Achieve the perfect line of balance between work and play with beautiful landscaping that evoke visions of paradise. Enjoy the soothing ripples of water at a multitude of unique water features and waterscapes positioned around the development.

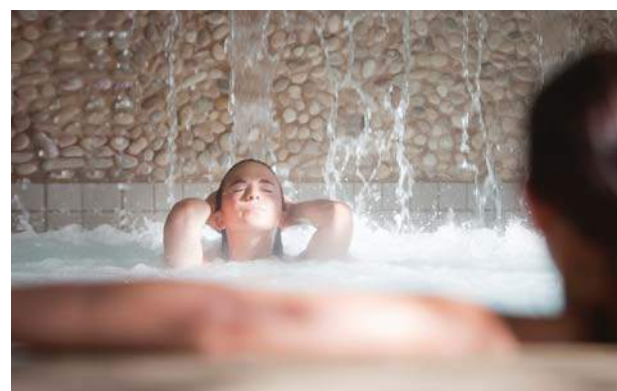
At The Line, clean, crisp lines induce visions of zen living where elements conspire to provide one with tranquility and serenity.







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Mingle with family and friends at the terrace deck and tantalise your taste buds with a delectable line of BBQ food. Relax and ease a busy day's work with a leisure dip in the jacuzzi.

Exquisite facilities allow you to de-stress and invigorate yourself. At The Line, you will find only the best.



EXPERIENCE the LINE OF INDULGENCE.

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SKY TERRACE PLAN

4th Storey



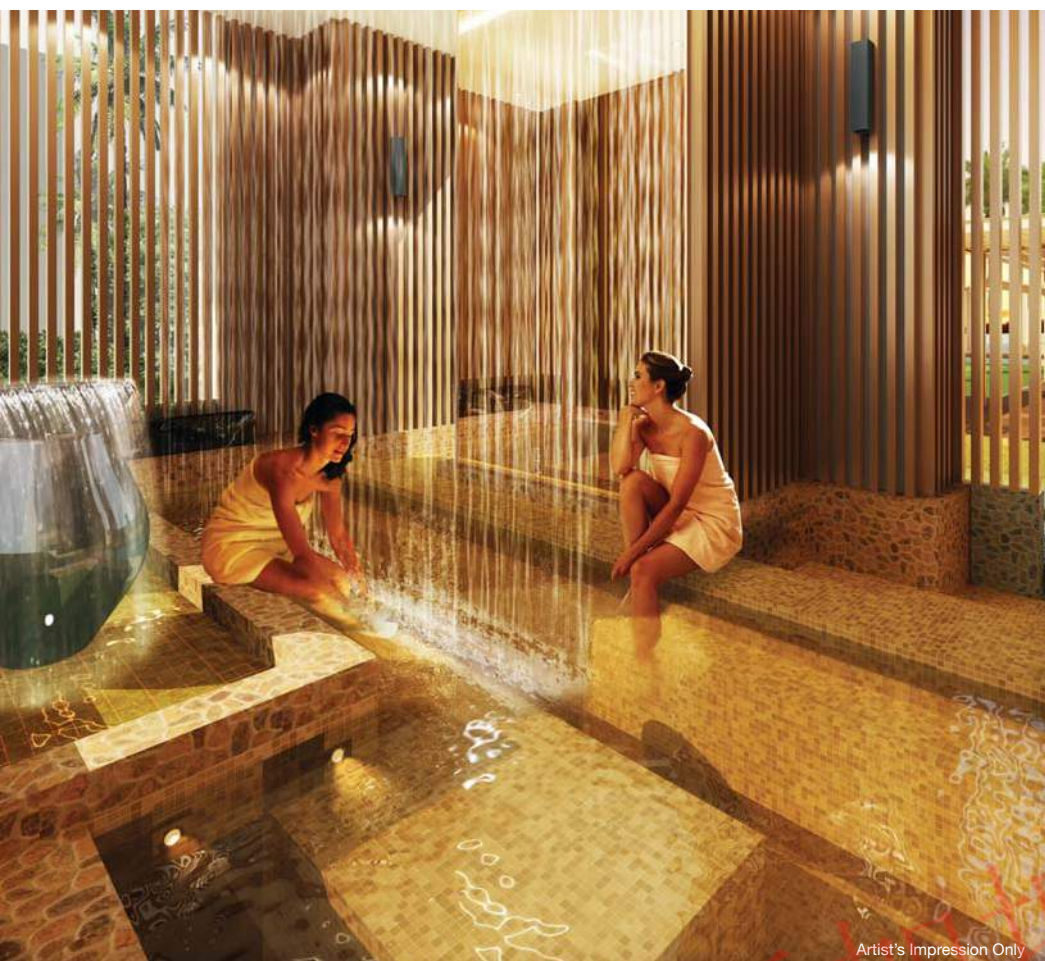




SKY TERRACE

Artist's Impression Only





GOLDEN LOUNGE

At the Line, your busy lifestyle takes on a new holistic dimension that synergises one's mind, body and soul.

Soothing water features are thoughtfully planned and designed to ensure a serene experience. Rejuvenate and revitalise in The Line's array of modern facilities such as the Sun Garden jets, Garden jacuzzis and the Golden Lounge. Your well-being is always at the heart of our vision.



WHITE LOUNGE





CENTRAL GARDEN

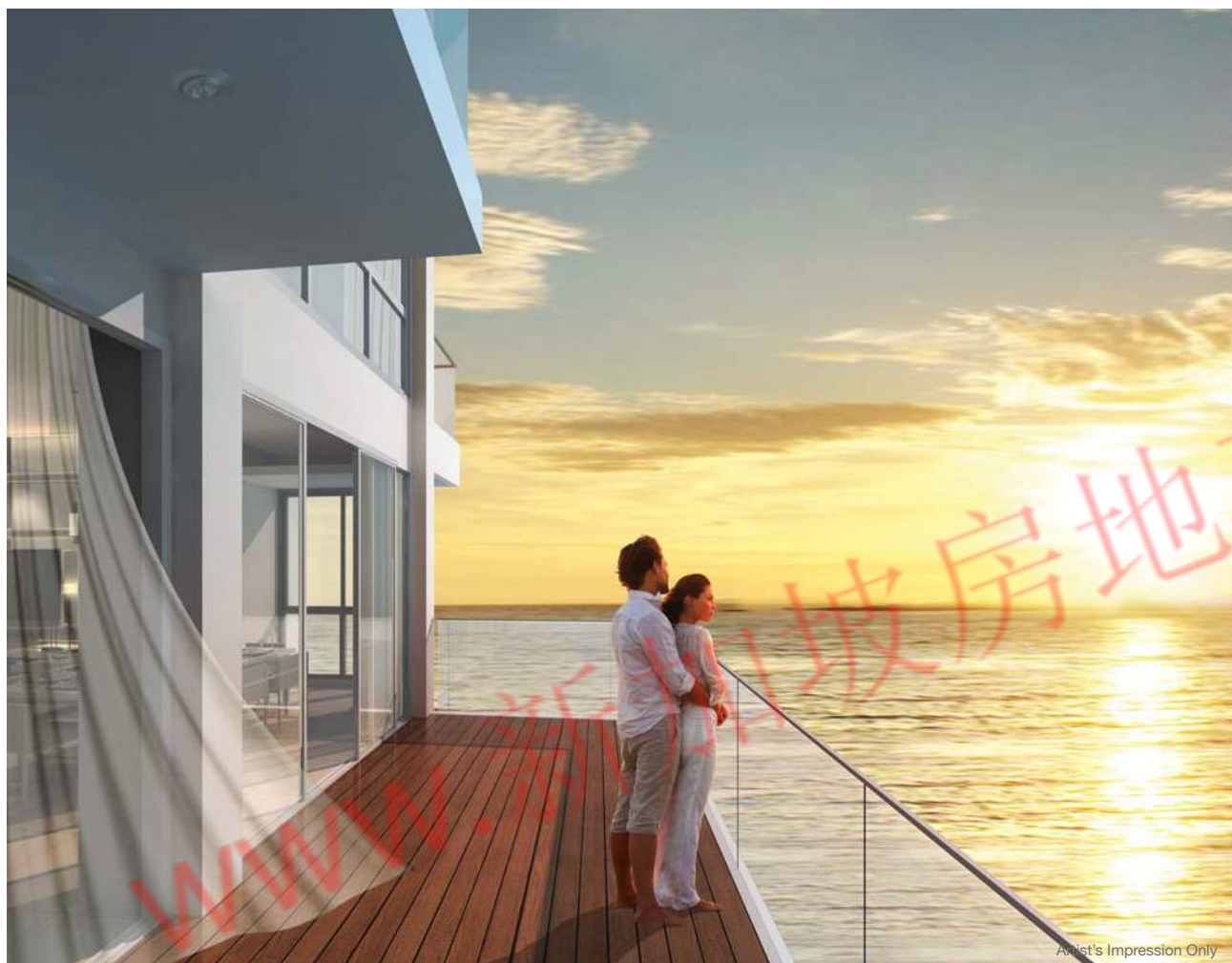


Entertainment takes on a new sheen of style and glamour at The Line.

With a myriad of breath-taking locations to socialise, your parties will leave lasting impressions and unforgettable memories with your privileged guests.

Choose between garden terraces and facilities such as the Waterfall Garden Bar, Poolside Garden Sunken Lounge, the White Lounge, the Sun Garden BBQ terrace, Clubhouse, Palm Court, Fragrant Garden Lawn and the Meadow Walk for occasions that create an impressive experience.





The clean, sophisticated lines of the cutting-edge facade extend into the design of each and every apartment. Step into a room that boasts the finest attention to detail, with thoughtful touches and modern lines contributing to your comfort.

Quality and state-of-the-art fittings from renowned brands adorn the sleek apartments at The Line. Feel the exclusive nature of your extravagant abode permeate your senses as you revel in its luxury.





DISCOVER the LINE OF LUXURY LIVING.

Artist's Impression Only



Unit Schedule

ROOF	Roof Terrace ( PH 3 )				Roof Terrace ( PH 2 )				Roof Terrace ( PH 1 )				Roof Terrace ( PH 4 )			
	# 20-05 ( PH 3 )				# 20-06 ( PH 2 )				# 20-01 ( PH 1 )				# 20-02 ( PH 4 )			
20th																
19th	# 19-06 ( B2 )	# 19-05 ( B1 )	# 19-08 ( A )	# 19-07 ( C-b )				# 19-02 ( C-b )				# 19-01 ( A )	# 19-04 ( B )	# 19-03 ( C1 )		
18th	# 18-06 ( B2 )	# 18-05 ( B1 )	# 18-07 ( SA )						# 18-01 ( SA )						# 18-03 ( B )	# 18-02 ( C1 )
17th	# 17-06 ( C2 )	# 17-05 ( B1 )	# 17-08 ( A )	# 17-07 ( C-a )					# 17-02 ( C-a )	# 17-01 ( A )	# 17-04 ( B )	# 17-03 ( C1 )				
16th	# 16-06 ( C2 )	# 16-05 ( B1 )	# 16-08 ( A )	# 16-07 ( C )					# 16-02 ( C )	# 16-01 ( A )	# 16-04 ( B )	# 16-03 ( C1 )				
15th	# 15-06 ( C2 )	# 15-05 ( B1 )	# 15-08 ( A )	# 15-07 ( C )					# 15-02 ( C )	# 15-01 ( A )	# 15-04 ( B )	# 15-03 ( C1 )				
14th	# 14-06 ( C2 )	# 14-05 ( B1 )	# 14-08 ( A )	# 14-07 ( C )					# 14-02 ( C )	# 14-01 ( A )	# 14-04 ( B )	# 14-03 ( C1 )				
13th	# 13-06 ( C2 )	# 13-05 ( B1 )	# 13-08 ( A )	# 13-07 ( C )					# 13-02 ( C )	# 13-01 ( A )	# 13-04 ( B )	# 13-03 ( C1 )				
12th	# 12-06 ( C2 )	# 12-05 ( B1 )	# 12-08 ( A )	# 12-07 ( C )					# 12-02 ( C )	# 12-01 ( A )	# 12-04 ( B )	# 12-03 ( C1 )				
11th	# 11-06 ( C2 )	# 11-05 ( B1 )	# 11-08 ( A )	# 11-07 ( C )					# 11-02 ( C )	# 11-01 ( A )	# 11-04 ( B )	# 11-03 ( C1 )				
10th	# 10-06 ( C2 )	# 10-05 ( B1 )	# 10-08 ( A )	# 10-07 ( C )					# 10-02 ( C )	# 10-01 ( A )	# 10-04 ( B )	# 10-03 ( C1 )				
9th	# 09-06 ( C2 )	# 09-05 ( B1 )	# 09-08 ( A )	# 09-07 ( C )					# 09-02 ( C )	# 09-01 ( A )	# 09-04 ( B )	# 09-03 ( C1 )				
8th	# 08-06 ( C2 )	# 08-05 ( B1 )	# 08-08 ( A )	# 08-07 ( C )					# 08-02 ( C )	# 08-01 ( A )	# 08-04 ( B )	# 08-03 ( C1 )				
7th	# 07-06 ( C2 )	# 07-05 ( B1 )	# 07-08 ( A )	# 07-07 ( C )					# 07-02 ( C )	# 07-01 ( A )	# 07-04 ( B )	# 07-03 ( C1 )				
6th	# 06-06 ( C2 )	# 06-05 ( B1 )	# 06-08 ( A )	# 06-07 ( C )					# 06-02 ( C )	# 06-01 ( A )	# 06-04 ( B )	# 06-03 ( C1 )				
5th	# 05-06 ( C2-a )	# 05-05 ( B1 )	# 05-08 ( A )	# 05-07 ( C )					# 05-02 ( C )	# 05-01 ( A )	# 05-04 ( B )	# 05-03 ( C1 )				
4th	SKY TERRACE															
3rd	CAR PARK - STOREY 3									# 03-01 ( A )	# 03-03 ( B )	# 03-02 ( C1 )				
2nd	CAR PARK - STOREY 2									# 02-01 ( A )	# 02-03 ( B )	# 02-02 ( C1 )				
1A	CAR PARK - STOREY 1A															
1st	CAR PARK - STOREY 1				ENTRANCE FOYER					# 01-01 ( AG )	# 01-02 ( CG )					Total 130 Units

TOWER 2 ( 61 Units )

TOWER 1 ( 69 Units )

Car Park 132 Lots  
+ 3 Handicapped Lots

LEGEND

1 BEDROOM

2 BEDROOM

3 BEDROOM

3/ 3+1/ 4+1 BEDROOM  
PENTHOUSE

4 BEDROOM  
SKY APARTMENT

Artist's Impression Only

Unit Numbering





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# FLOOR PLANS

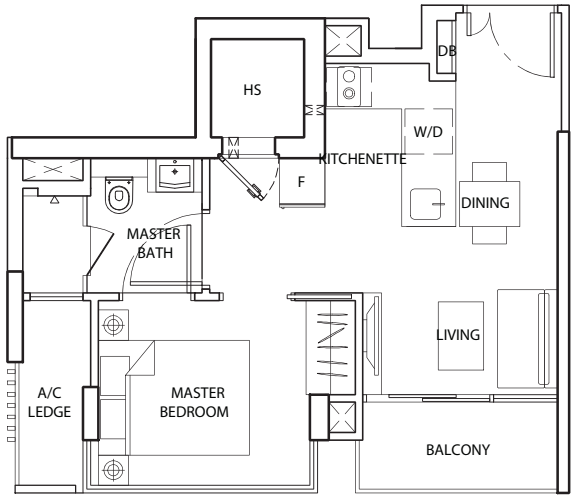




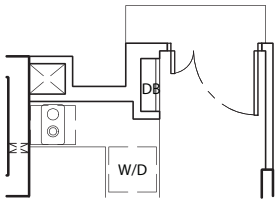
# 1 BEDROOM

Type A  
39 sq m / 420 sq ft

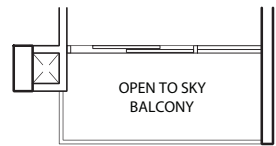
#05-01 to #17-01  
#05-08\* to #17-08\*



40 sq m / 431 sq ft  
#02-01 to #03-01

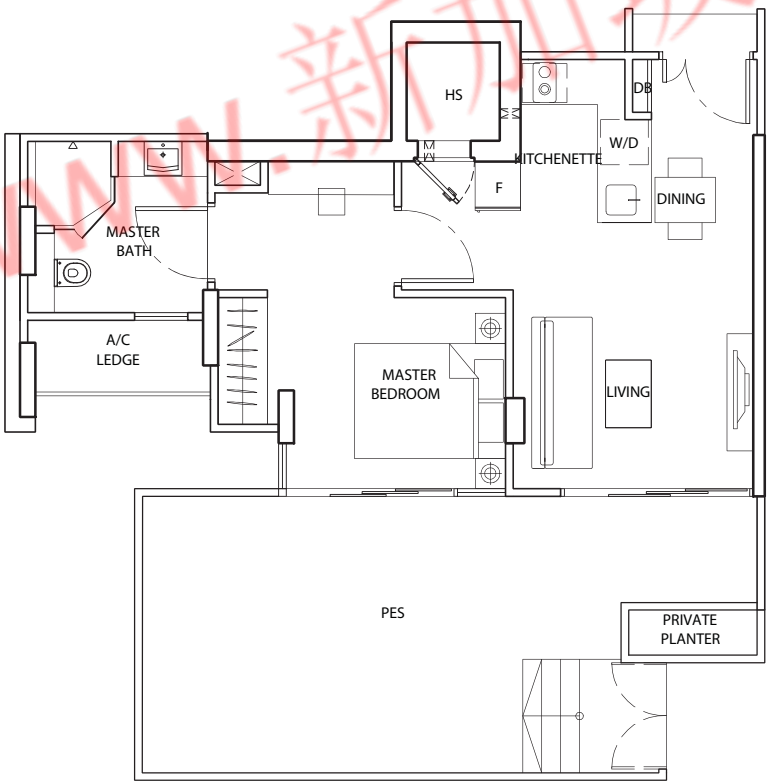


39 sq m / 420 sq ft  
#19-01  
#19-08\*



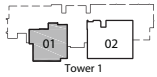
Type AG  
77 sq m / 829 sq ft

#01-01



\* The unit is mirrored

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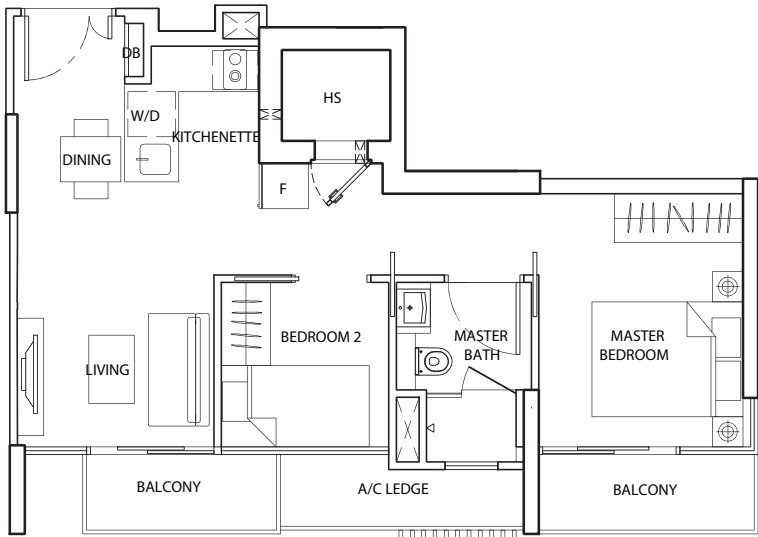


(1st Storey)



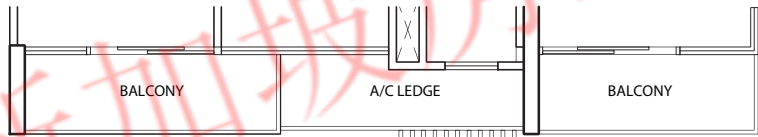
# 2 BEDROOM

Type B  
54 sq m / 581 sq ft



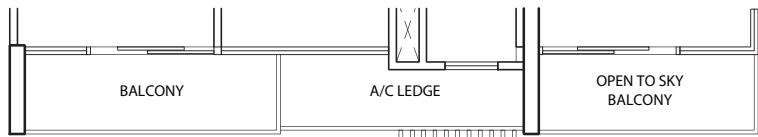
- #02-03
- #06-04
- #08-04
- #10-04
- #12-04
- #14-04
- #16-04
- #18-03

55 sq m / 592 sq ft

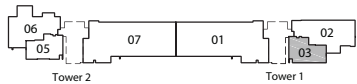


- #03-03
- #05-04
- #07-04
- #09-04
- #11-04
- #13-04
- #15-04
- #17-04

55 sq m / 592 sq ft



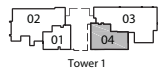
- #19-04



(18th Storey)



(2nd ~ 3rd Storey)



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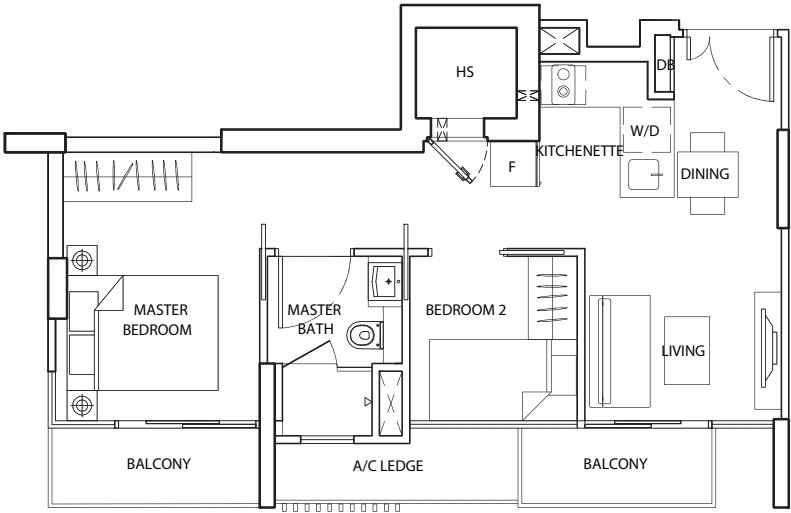


# 2 BEDROOM

## Type B1

53 sq m / 570 sq ft

- #06-05
- #08-05
- #10-05
- #12-05
- #14-05
- #16-05
- #18-05



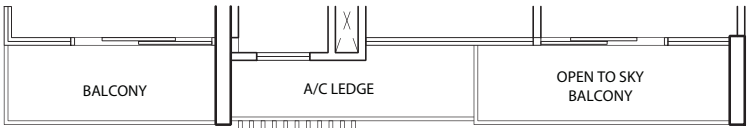
54 sq m / 581 sq ft

- #05-05
- #07-05
- #09-05
- #11-05
- #13-05
- #15-05
- #17-05



54 sq m / 581 sq ft

- #19-05



Areas include A/C ledge, balcony, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

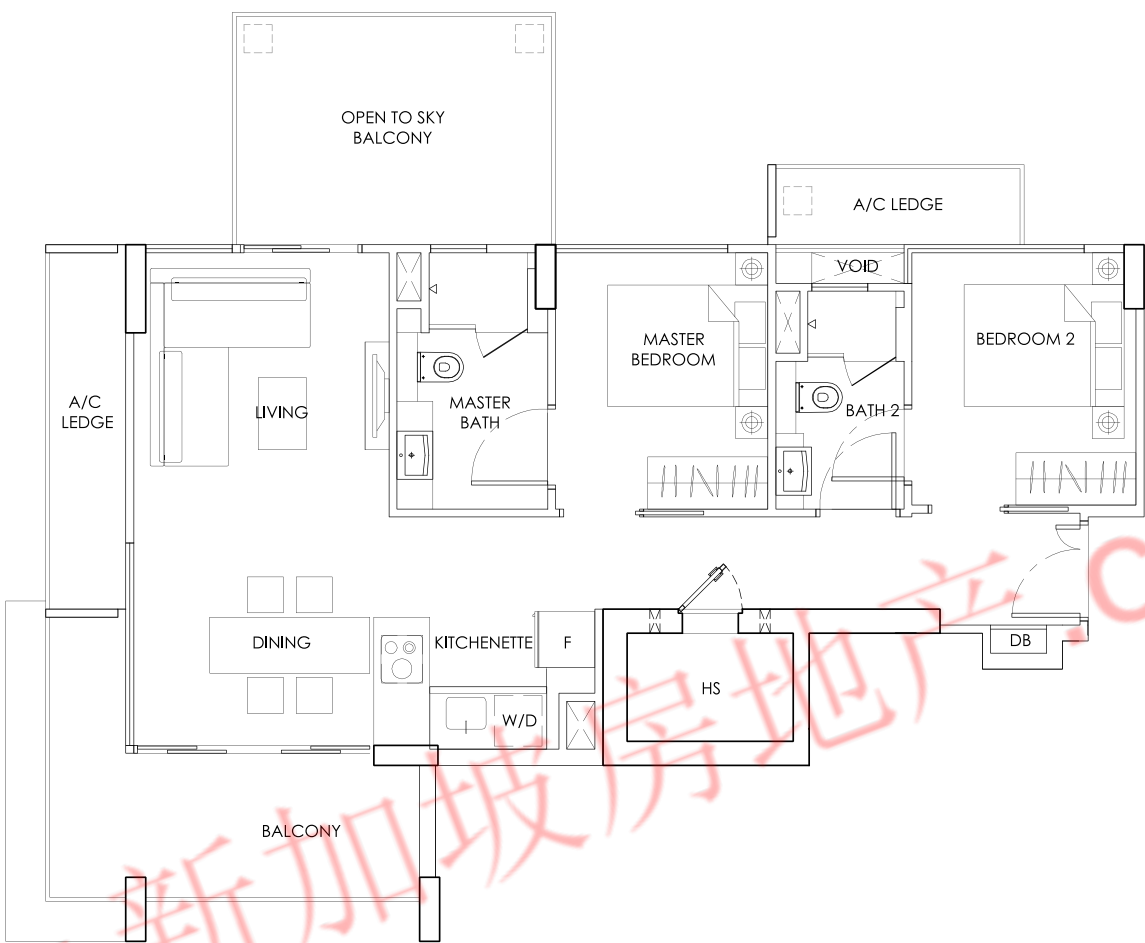




# 2 BEDROOM

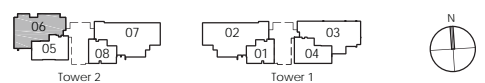
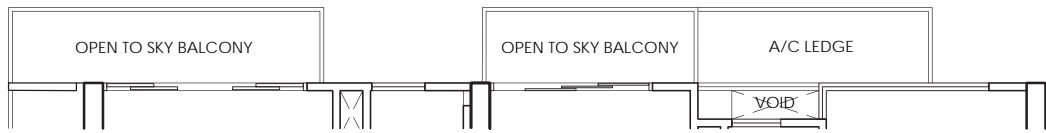
Type B2  
101 sq m / 1087 sq ft

#18-06



97 sq m / 1044 sq ft

#19-06



 To allow accessibility of maintenance personnel when required.

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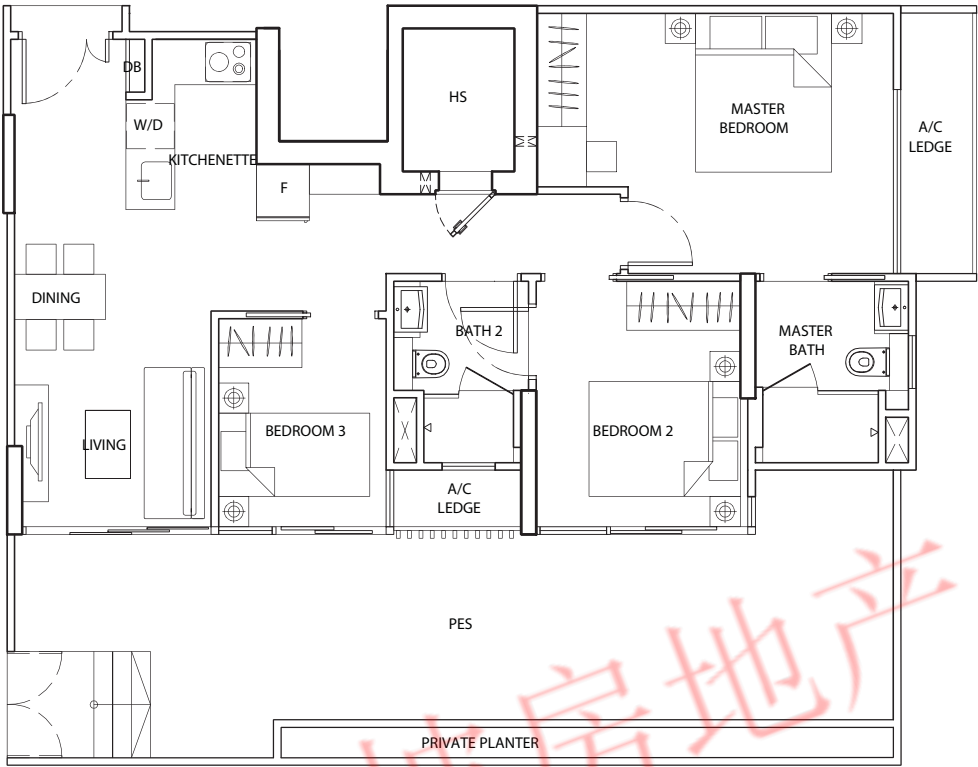


# 3 BEDROOM

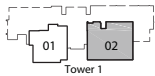
Type CG

117 sq m / 1259 sq ft

#01-02

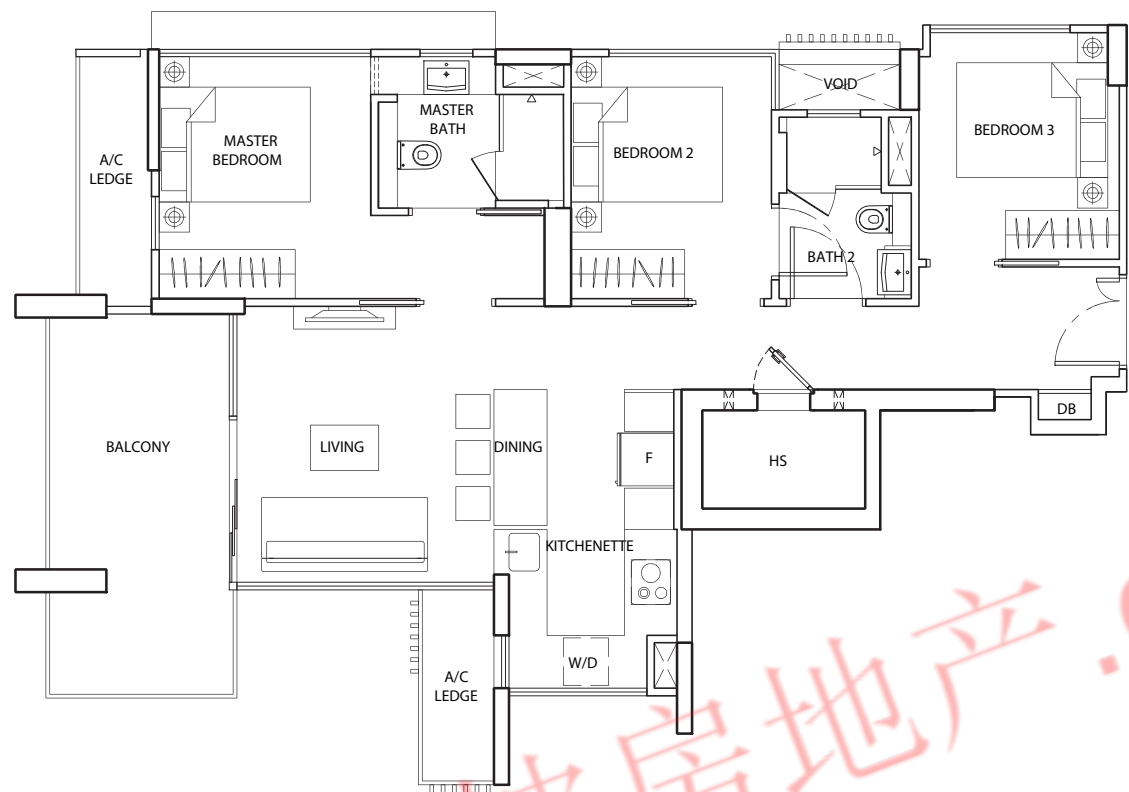


Areas include A/C ledge, balcony, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All floor areas are estimates and are subject to final survey.



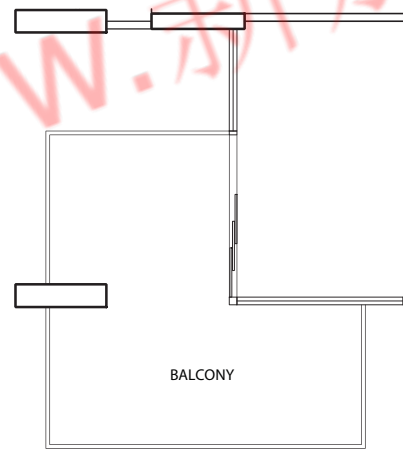


# 3 BEDROOM



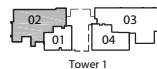
Type C  
98 sq m / 1055 sq ft

- #05-02
- #07-02
- #09-02
- #11-02
- #13-02
- #15-02
- #05-07\*
- #07-07\*
- #09-07\*
- #11-07\*
- #13-07\*
- #15-07\*



99 sq m / 1066 sq ft

- #06-02
- #08-02
- #10-02
- #12-02
- #14-02
- #16-02
- #06-07\*
- #08-07\*
- #10-07\*
- #12-07\*
- #14-07\*
- #16-07\*



\* The unit is mirrored

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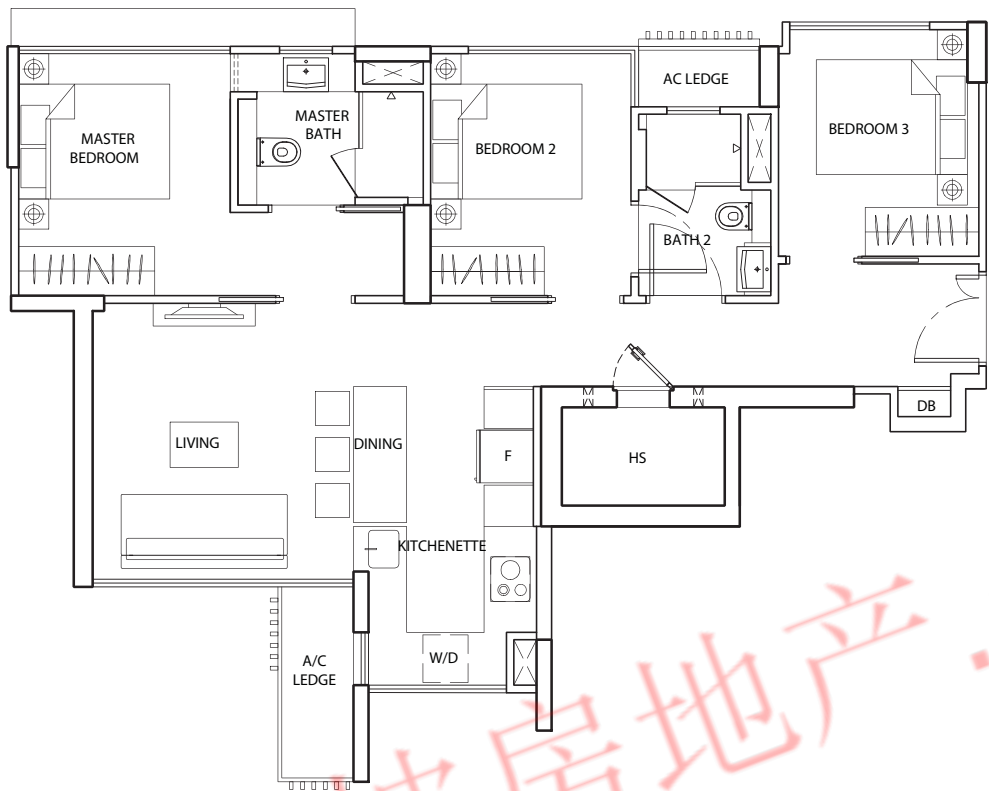
# 3 BEDROOM

Type C-a

83 sq m / 893 sq ft

#17-02

#17-07\*

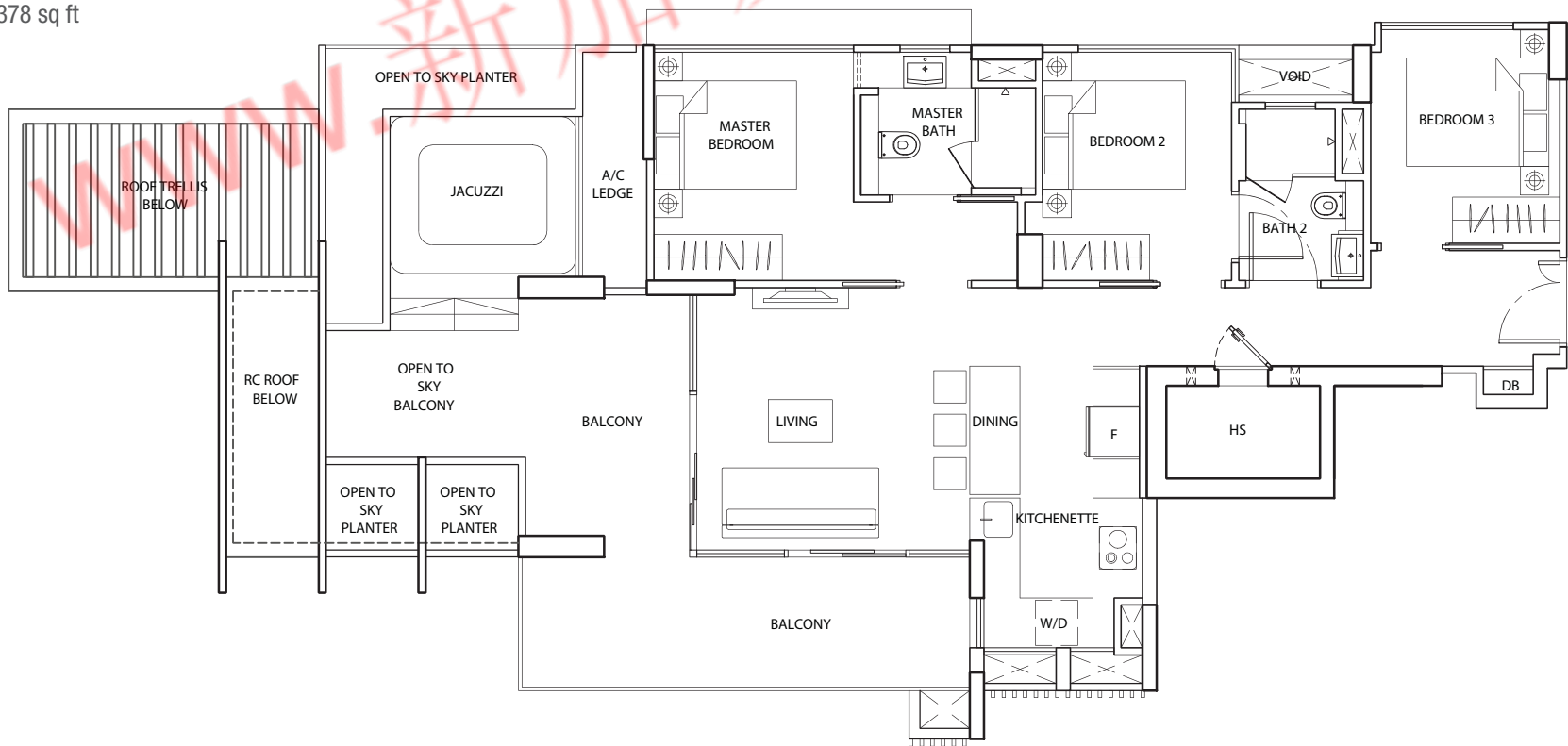


Type C-b

128 sq m / 1378 sq ft

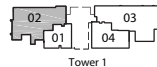
#19-02

#19-07\*



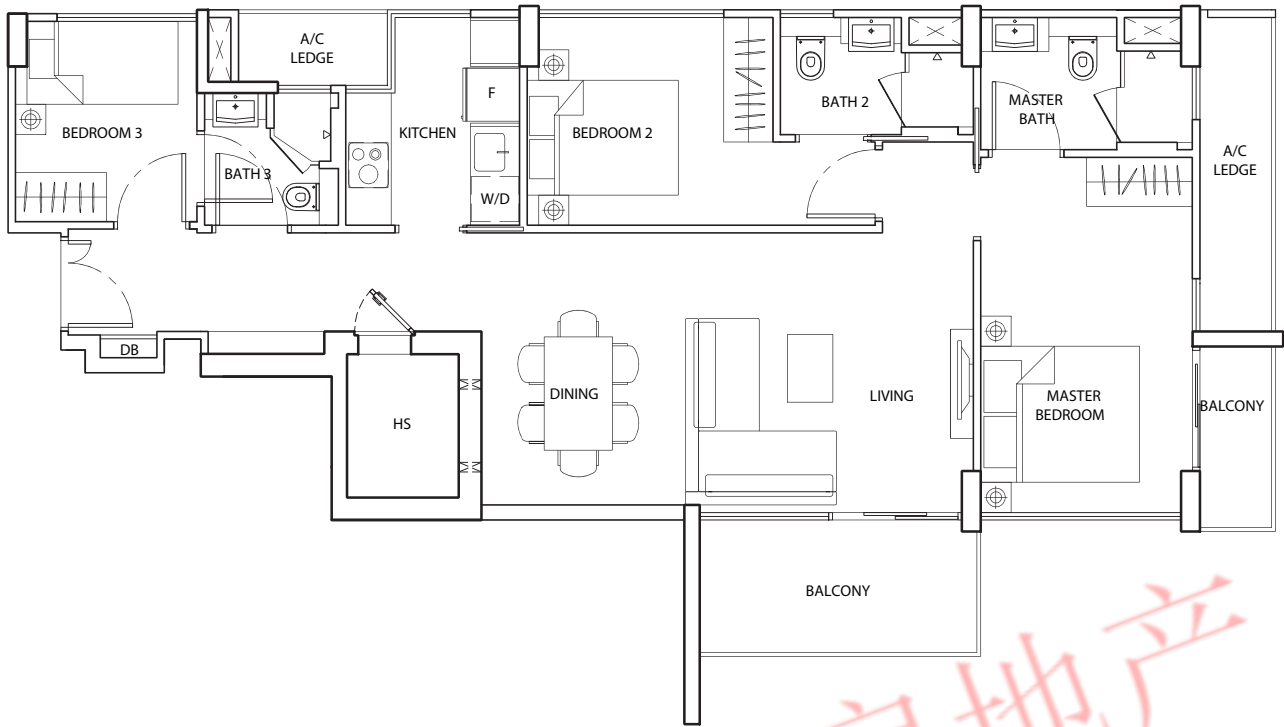
\* The unit is mirrored

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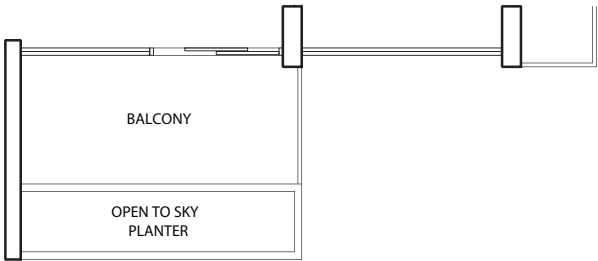


3 BEDROOM



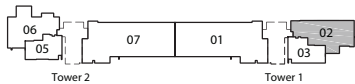
Type C1  
107 sq m / 1152 sq ft

- #06-03
- #08-03
- #10-03
- #12-03
- #14-03
- #16-03
- #18-02



110 sq m / 1184 sq ft

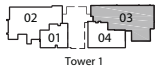
#02-02



(18th Storey)



(2nd Storey)

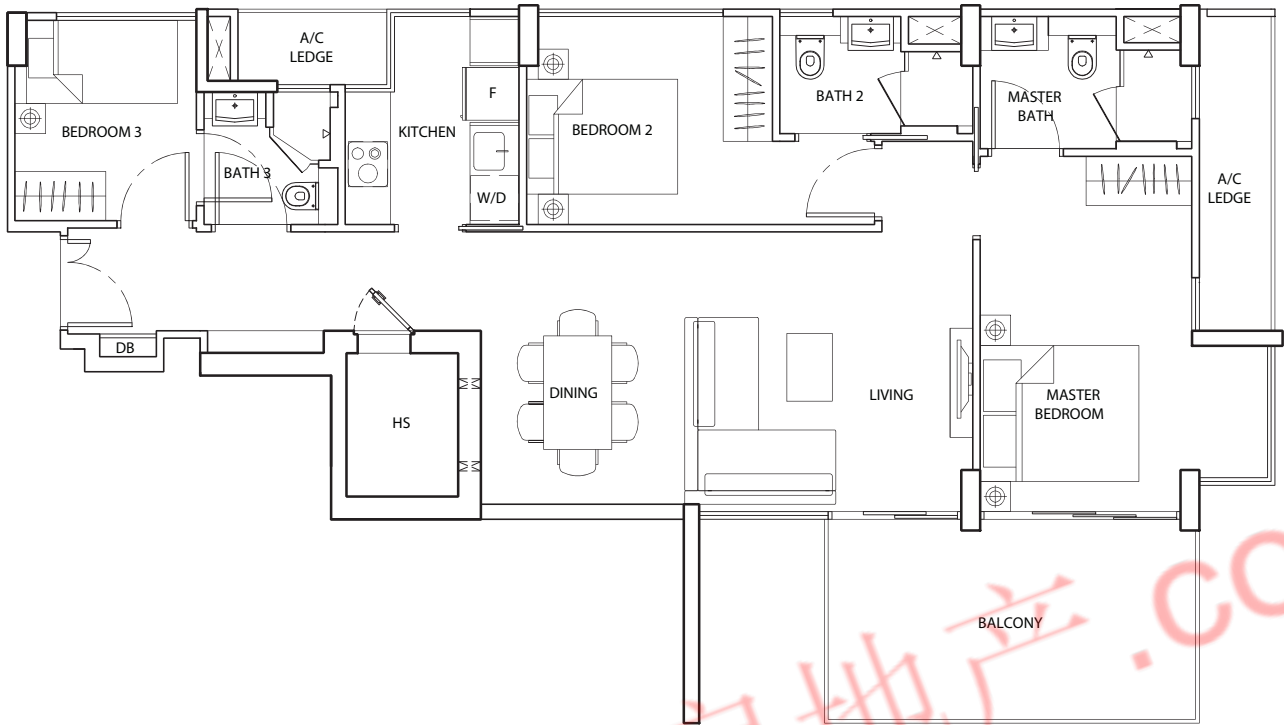


Areas include A/C ledge, balcony, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

3 BEDROOM

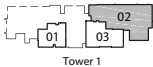
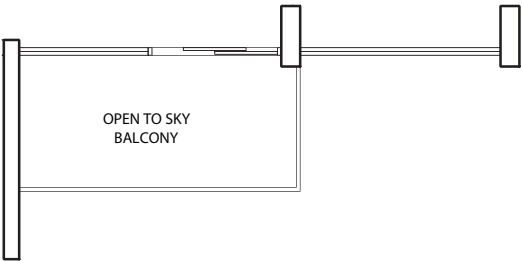
Type C1  
113 sq m / 1216 sq ft

- #03-02
- #05-03
- #07-03
- #09-03
- #11-03
- #13-03
- #15-03
- #17-03

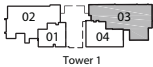


106 sq m / 1141 sq ft

- #19-03



(3rd Storey)



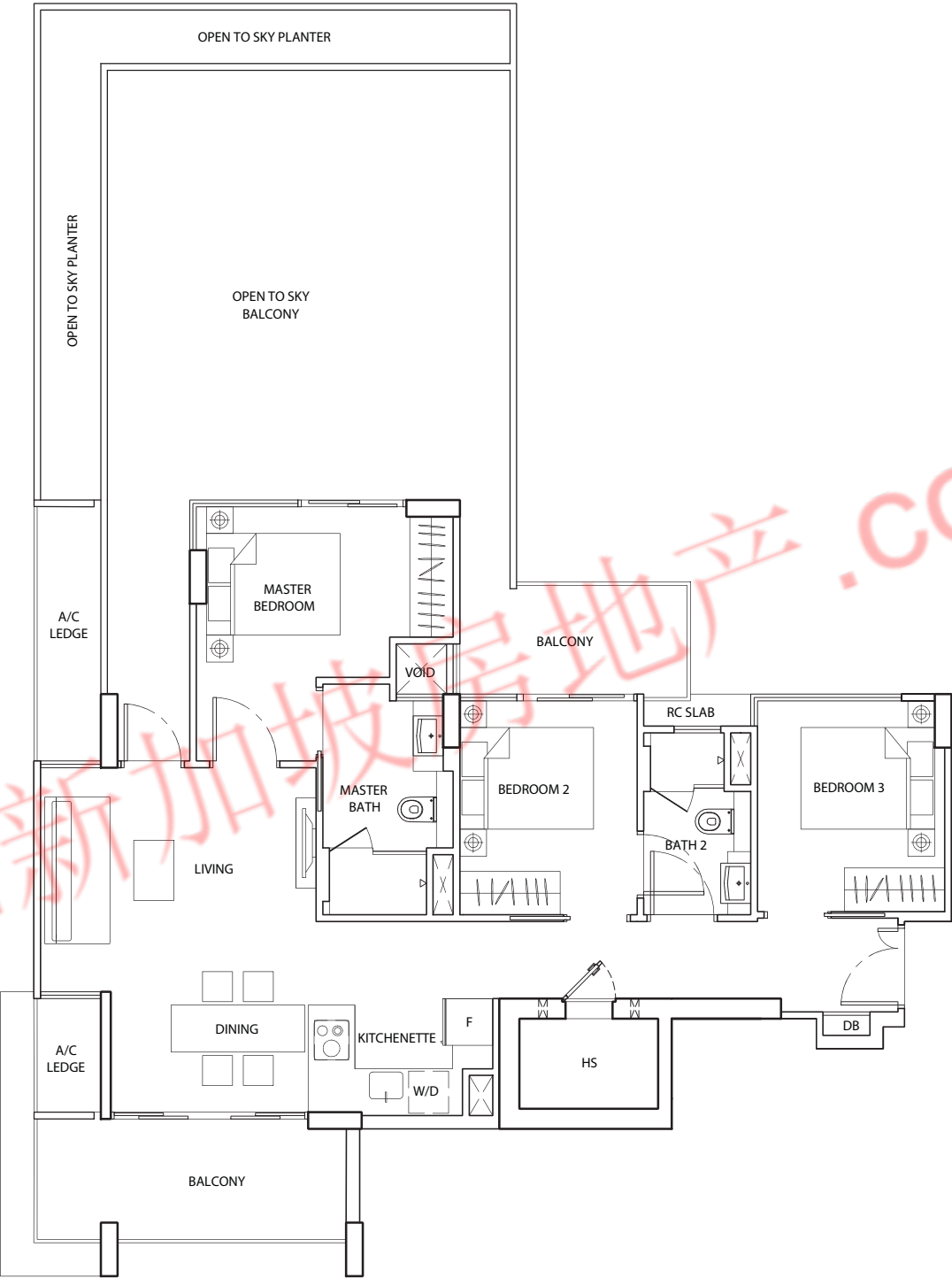
Areas include A/C ledge, balcony, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All floor areas are estimates and are subject to final survey.



# 3 BEDROOM

Type C2-a  
164 sq m / 1765 sq ft

#05-06

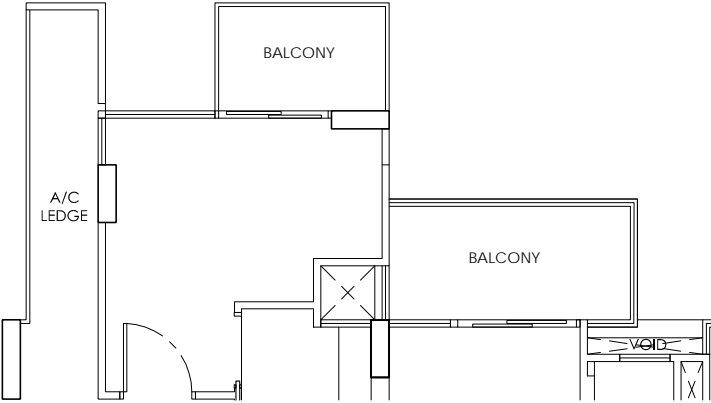
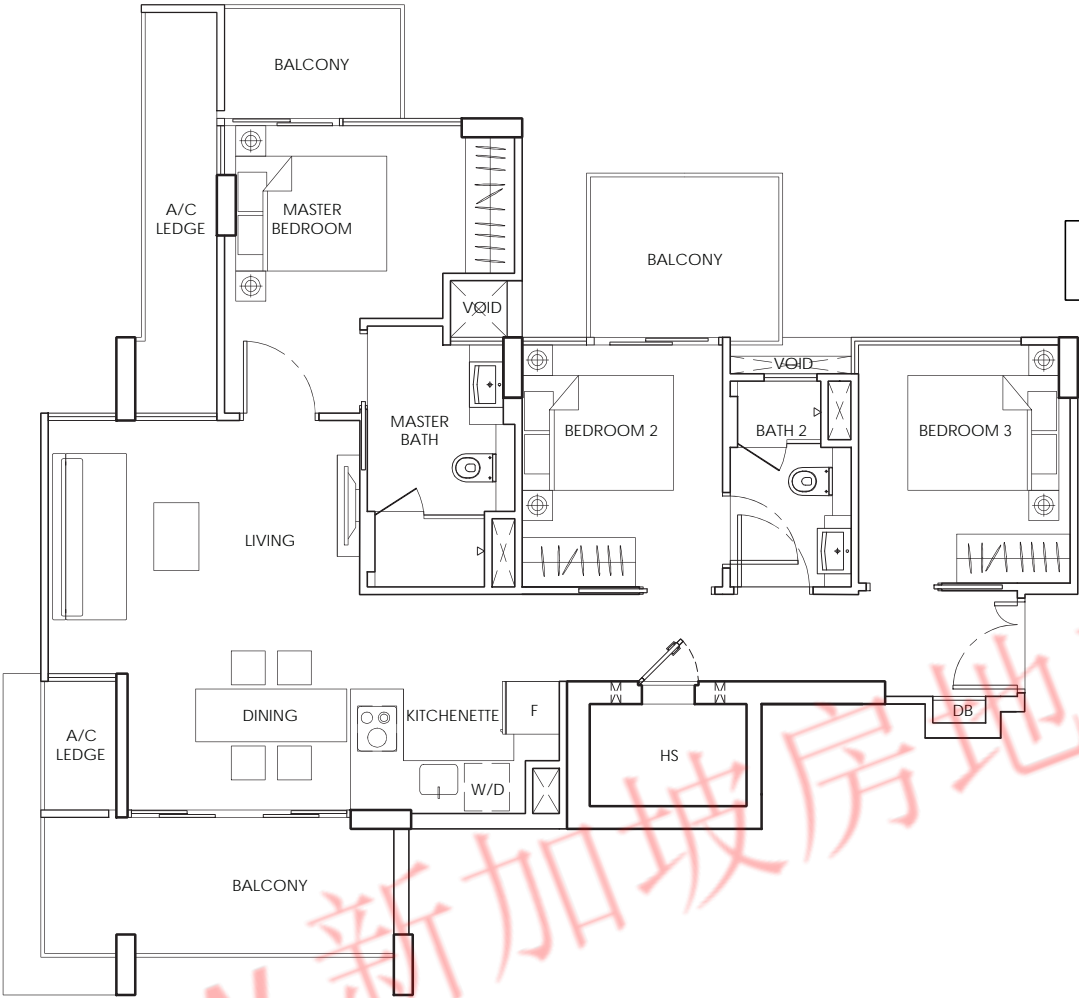


Areas include A/C ledge, balcony, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

# 3 BEDROOM

Type C2  
110 sq m / 1184 sq ft

- #06-06
- #08-06
- #10-06
- #12-06
- #14-06
- #16-06

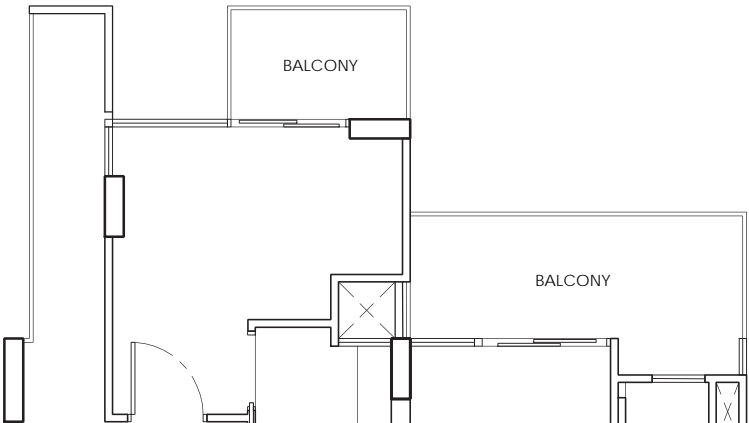


110 sq m / 1184 sq ft

- #07-06
- #09-06
- #11-06
- #13-06
- #15-06

112 sq m / 1206 sq ft

#17-06



Areas include A/C ledge, balcony, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

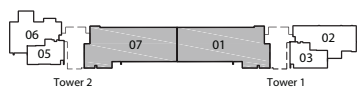
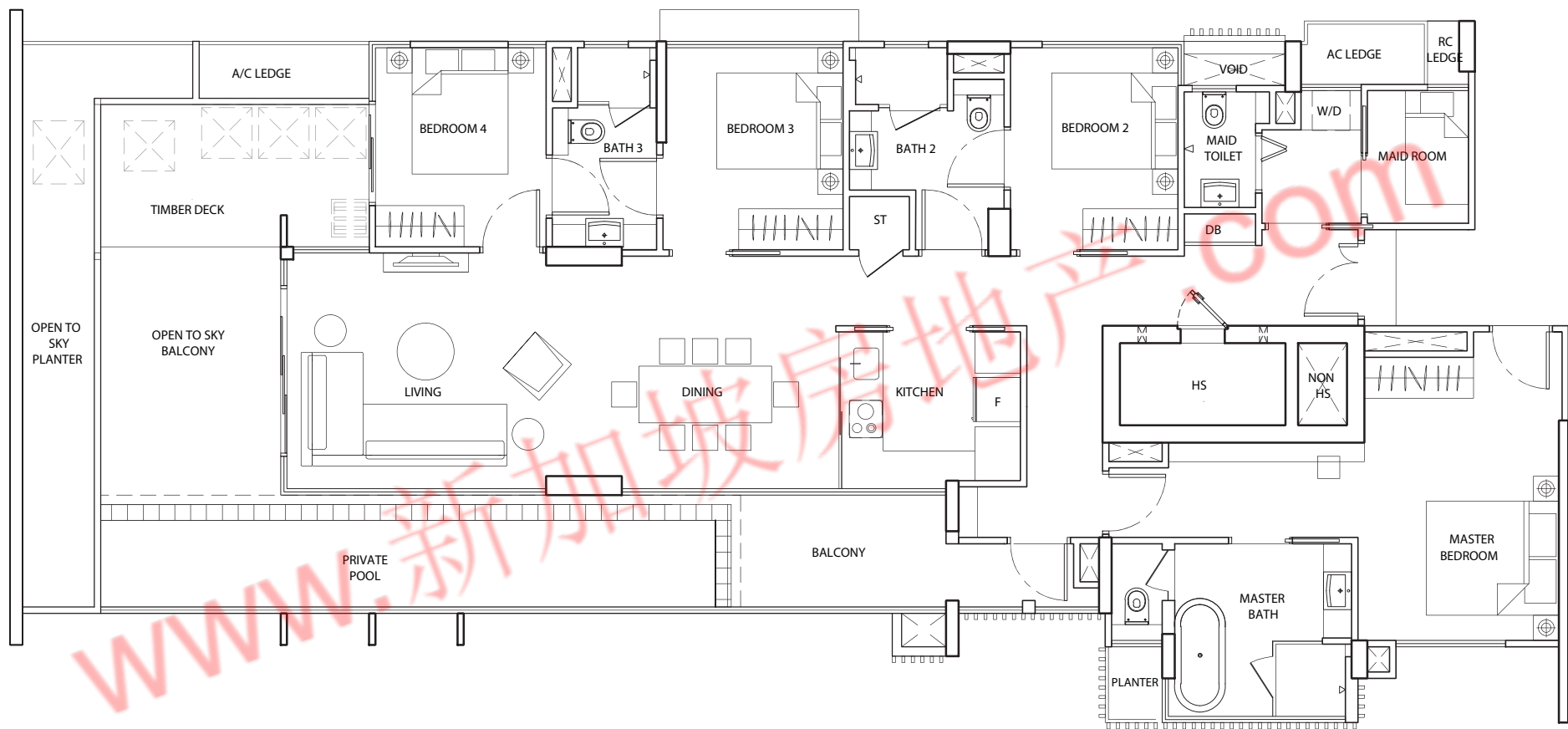




# 4 BEDROOM

Type SA  
216 sq m / 2325 sq ft

#18-01  
#18-07\*



\* The unit is mirrored

Areas include A/C ledge, balcony, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All floor areas are estimates and are subject to final survey.



To allow accessibility of maintenance personnel when required.

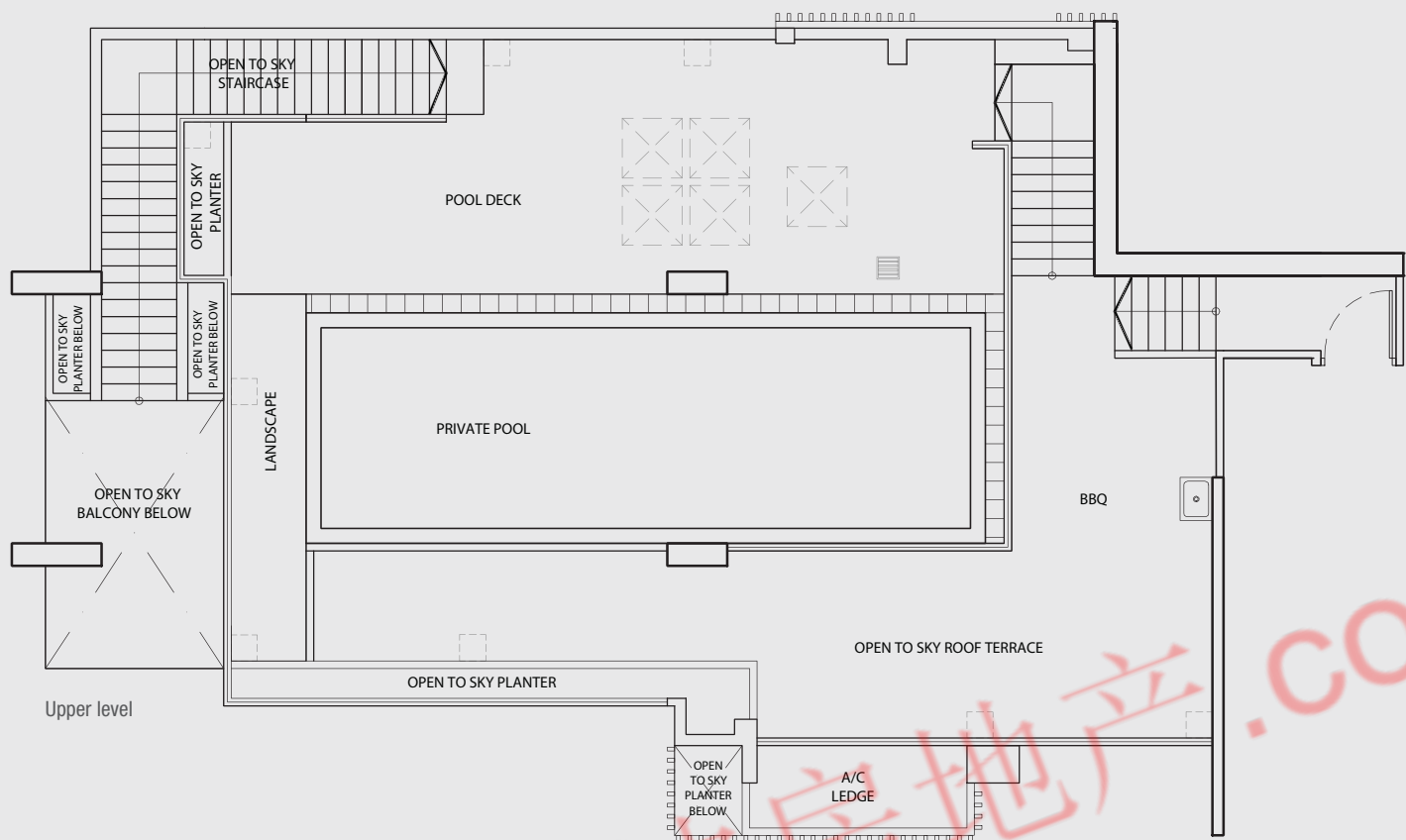


IN the LINE OF LUXURY.

Artist's Impression Only



# PENTHOUSE • 3 BEDROOM

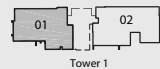
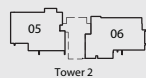


Type PH1  
Total Area -  
267 sq m / 2874 sq ft

133 sq m / 1432 sq ft  
(Upper Level)

134 sq m / 1442 sq ft  
(Lower Level)

#20-01



Areas include A/C ledge, balcony, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

To allow accessibility of maintenance personnel when required.

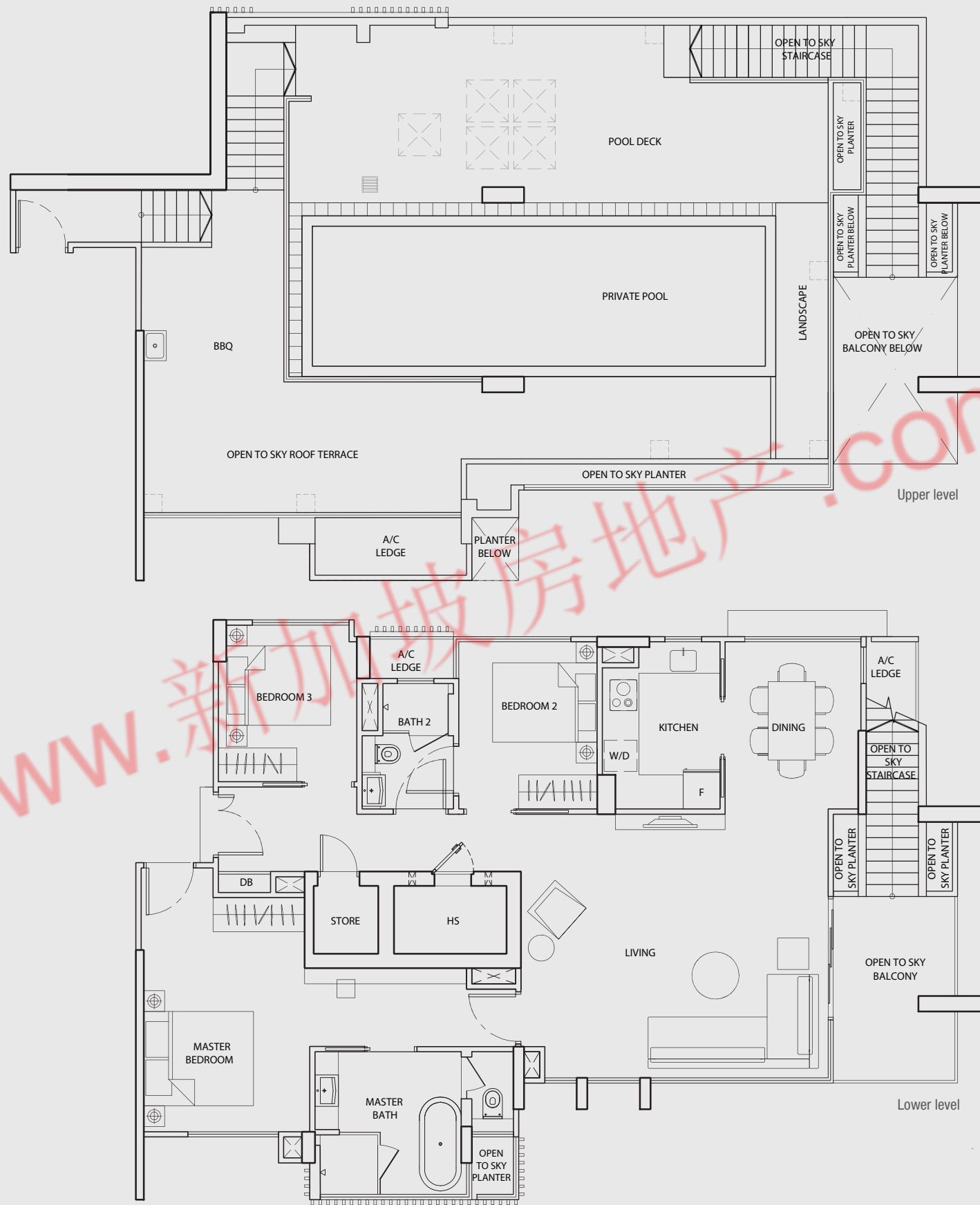
# PENTHOUSE • 3 BEDROOM

Type PH2  
Total Area -  
267 sq m / 2874 sq ft

133 sq m / 1432 sq ft  
(Upper Level)

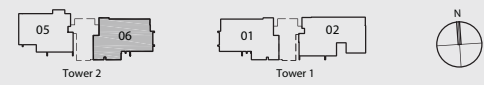
134 sq m / 1442 sq ft  
(Lower Level)

#20-06



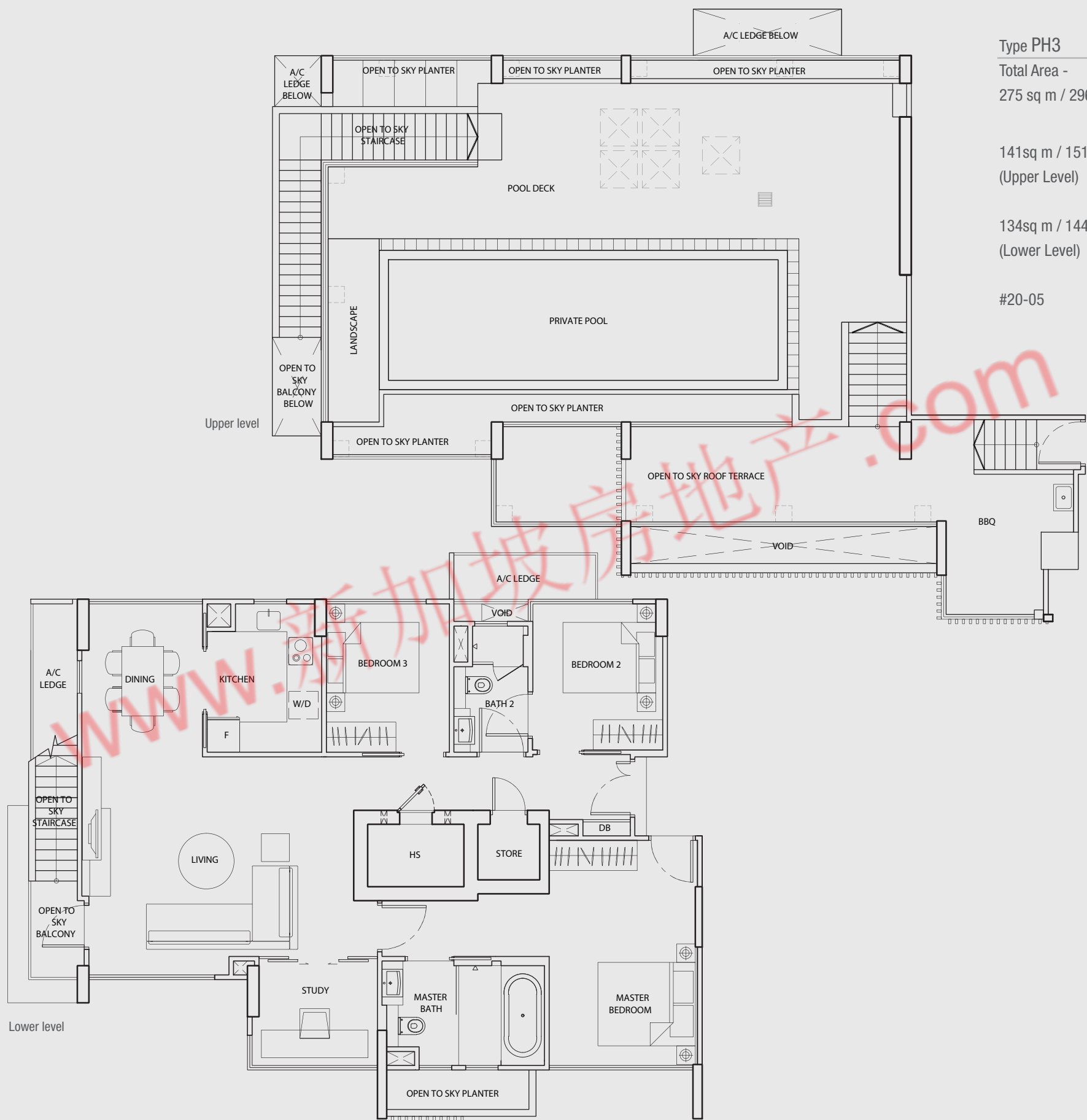
Areas include A/C ledge, balcony, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

To allow accessibility of maintenance personnel when required.





# PENTHOUSE • 3+1 BEDROOM



Type PH3

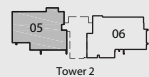
Total Area -

275 sq m / 2960 sq ft

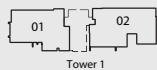
141sq m / 1518 sq ft  
(Upper Level)

134sq m / 1442 sq ft  
(Lower Level)

#20-05



Tower 2



Tower 1



Areas include A/C ledge, balcony, PES, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All floor areas are estimates and are subject to final survey.



To allow accessibility of maintenance personnel when required.

# PENTHOUSE • 4+1 BEDROOM

Type PH4

Total Area -

318 sq m / 3423 sq ft

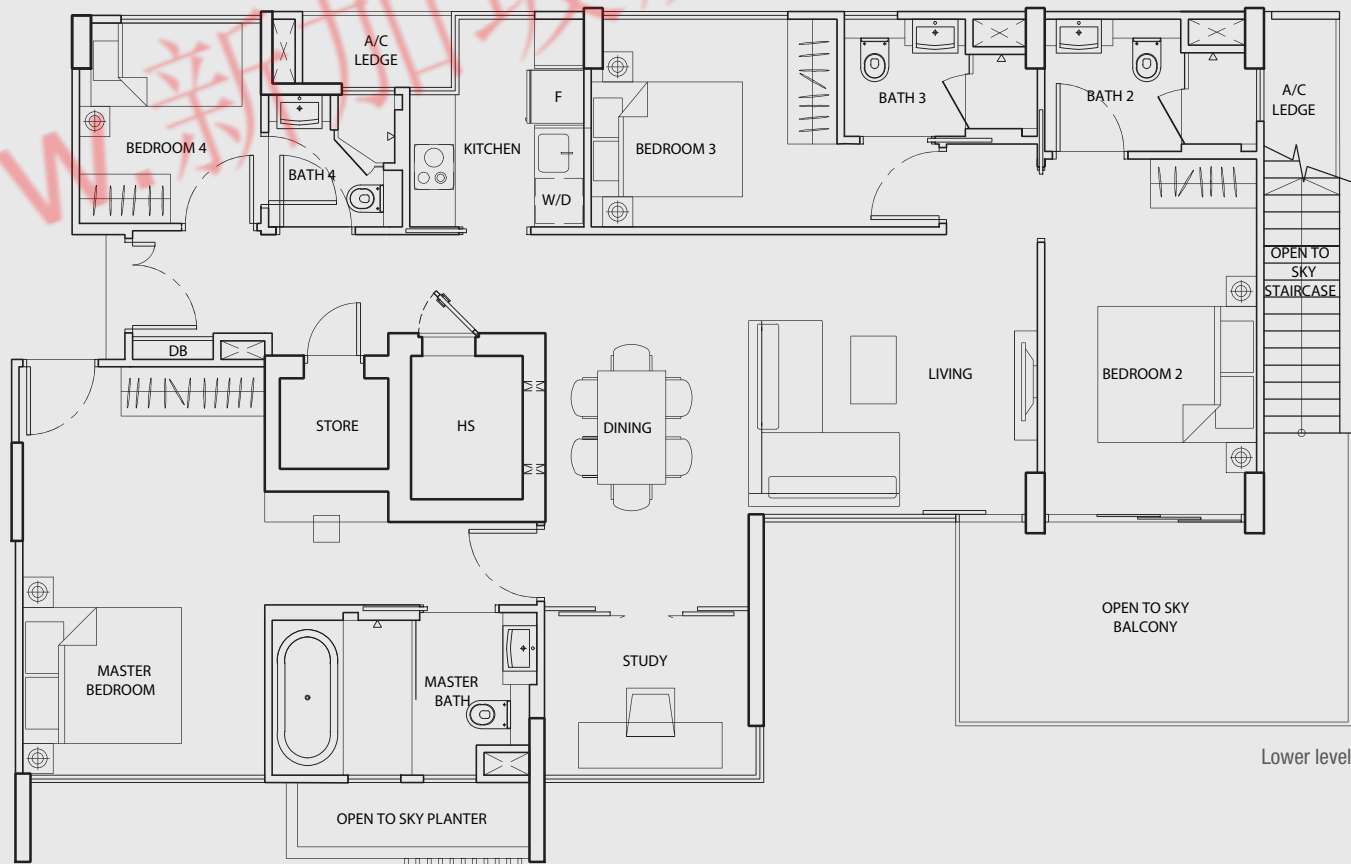
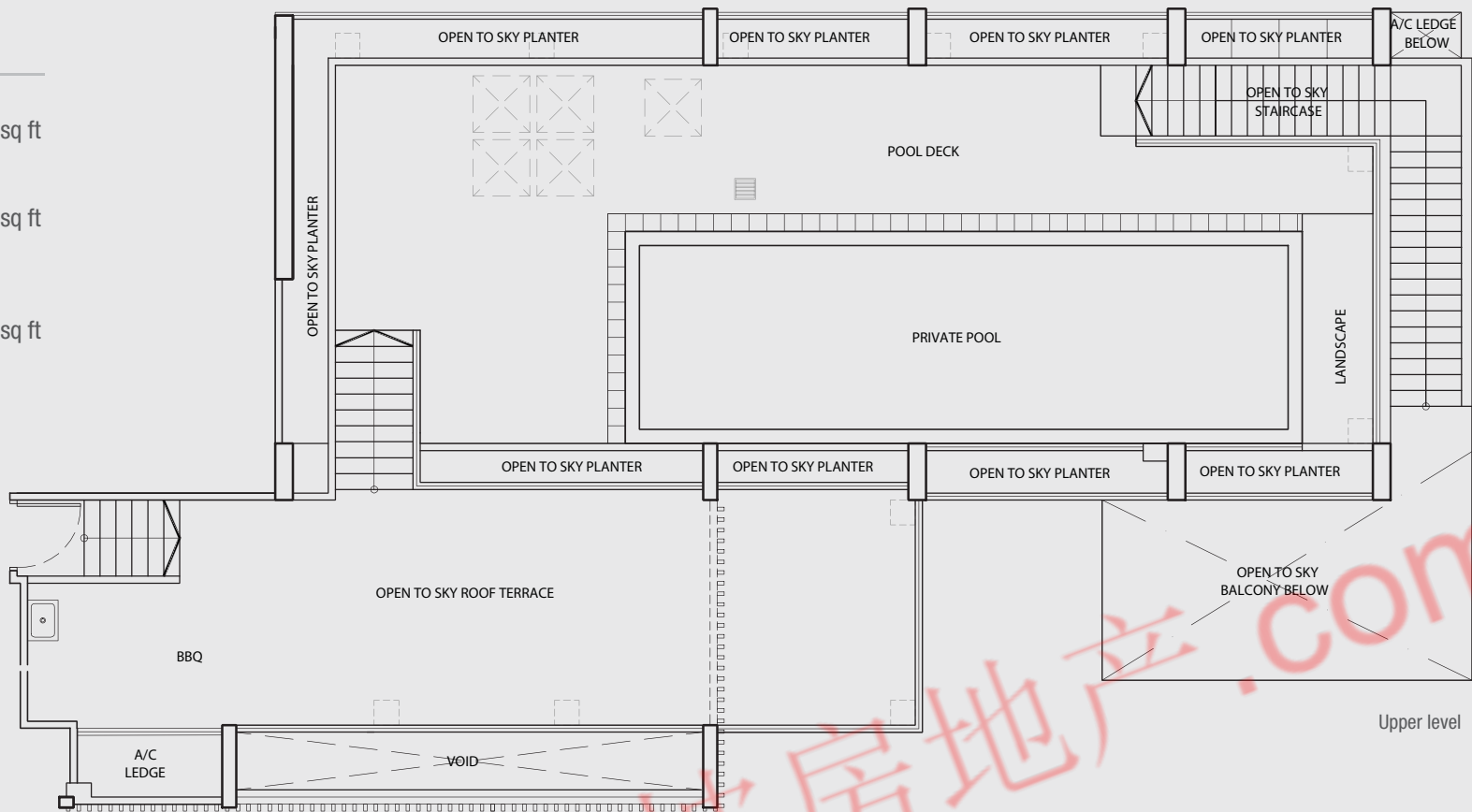
157 sq m / 1690 sq ft

(Upper Level)

161 sq m / 1733 sq ft

(Lower Level)

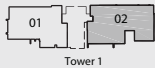
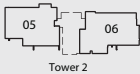
#20-02



Areas include A/C ledge, balcony, PE5, roof terrace and void. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All floor areas are estimates and are subject to final survey.



To allow accessibility of maintenance personnel when required.





1. FOUNDATION

Reinforced concrete piles and/or rafts and/or footings
2. SUPERSTRUCTURE

Reinforced concrete using Grade 35-50 concrete manufactured from Portland Cement complying with BS12 and steel reinforcement bar complying with BS 4449:2005 or SS2
3. WALLS

(a) External Wall : concrete wall and/or brick wall

(b) Internal Wall : concrete wall and/or brick wall and/or dry wall partition
4. ROOF

Flat Roof: Reinforced concrete roof with waterproofing and insulation
5. CEILING

(a) For Apartment Units:

(i) Living, Dining, Kitchenette, Bedrooms, Study, Entrance Foyer, Storage and Household Shelter: Fibrous plasterboard and/or box-ups to designated areas with emulsion paint and/or skim coat with emulsion paint (where applicable)

(ii) Master Bathroom, Bathroom, Kitchen and Balcony: skim coat and/or moisture resistant plasterboard and/or box-ups to designated areas with emulsion paint (where applicable)

(b) For Common Area:

(i) Lift Lobbies, Corridors: Skim coat and/or plasterboard with emulsion paint

(ii) Multi-storey Carparks: Skim coat with emulsion paint

(iii) Staircases: Skim coat with emulsion paint

(iv) Clubhouse, Gym (Indoor) and MCST Office: Fibrous plasterboard and/or box-ups to designated areas with emulsion paint and/or skim coat with emulsion paint (where applicable)

(v) Changing Rooms (at 4th Storey Sky Terrace): Skim coat and/or moisture resistant plasterboard and/or box-ups to designated areas with emulsion paint (where applicable)
6. FINISHES

(a) WALL:

(1) For Apartment Units – Internal Wall

(i) Living, Dining, Bedrooms, Kitchenette, Entrance Foyer, Storage, Household Shelter, Study and Maid's Room (For Unit Type SA only): Cement sand plaster and/or skim coat with emulsion paint (up to false ceiling and on exposed areas only)

(ii) Master Bathroom: Marble Finish (up to false ceiling and on designated exposed areas only)

(iii) All other Bathrooms: Homogeneous tiles and/or Porcelain tiles (up to false ceiling and on designated exposed areas only)

(iv) Kitchen and Maid's Toilet (For Unit Type SA only): Ceramic and/or Homogeneous tiles and/or plaster and paint (where applicable)

(v) Private Enclosed Space (PES), Balcony, Open-to-sky Balcony & Open Roof Terrace: Cement sand plaster and/or skim coat with spray textured coating/ emulsion paint finish (up to false ceiling, exposed ceiling and on designated exposed areas only where applicable)

NOTE: All finishes are to exposed surfaces only

- (2) For Common Areas – Internal Wall

(i) 1st Storey Lift Lobbies and 4th Storey Sky Terrace Lift Lobbies: Ceramic and/or Homogeneous tiles and/or cement sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and on exposed areas only)

(ii) Typical Lift Lobbies: Cement sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and on exposed areas only)

(iii) Clubhouse, Gym (Indoor) and MCST Office: Cement sand plaster and/or skim coat with emulsion paint (up to false ceiling and on exposed areas only)

(iv) Common Corridors and Staircases: Cement sand plaster and/or skim coat with emulsion paint finish

(v) Multi-storey Carparks and Ramps: Cement sand plaster and/or skim coat with emulsion paint finish

(vi) Changing Rooms: Ceramic and/or Homogeneous tiles and/or stone finish and/or cement sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and on exposed areas only)
- (3) External Wall Finishes

All External Walls including Sky Terrace, Clubhouse, Gym, MCST Office, Balcony, Open-to-sky Balcony and Planter: Cement sand plaster and/or skim coat with spray texture coating/ emulsion paint finish
- (b) FLOOR:

(1) For Apartment Units – Internal Floors

(i) Living, Dining, Kitchenette, Entrance Foyer: Marble finish with Marble skirting

(ii) Bedrooms: Timber flooring with timber skirting

(iii) Kitchen, Storage, Household Shelter, Maid's Room (For Unit Type SA only) and Maid's Toilet (For Unit Type SA only): Ceramic tiles and/or Homogeneous tiles

(iv) Master Bathrooms: Marble Finish

(v) All other Bathrooms: Homogeneous tiles

(vi) Balcony, Open-to-Sky Balcony & Open Roof Terrace (For Unit Types PH1, PH2, PH3 & PH4 only): Ceramic tiles and/or Homogeneous tiles and/or Turf

(vii) Private Enclosed Space (For Units Types AG & CG only): Ceramic Tiles and/or Homogeneous tiles and/or Turf

(viii) External Staircases (For Unit Types PH1, PH2, PH3 & PH4 only): Ceramic tiles and/or Homogeneous tiles with matching skirting

NOTE: All finishes are to exposed surfaces only

- (2) For Common Areas – Internal Floors

(i) 1st Storey Lift Lobbies and 4th Storey Sky Terrace Lift Lobbies: Homogeneous tiles and/or Stone finish

(ii) Typical Lift Lobbies and Common Corridors: Homogeneous tiles finish with matching skirting

- (iii) Clubhouse and Gym (Indoor): Homogeneous tiles and/or Stone finish and/or carpet tiles with Timber skirting and/or matching tile skirting

(iv) MCST Office: Homogeneous tiles and/or carpet tiles with Timber and/or matching skirting

(v) Staircases: Cement sand screed with nosing tiles
- (3) External Floor Finishes

(i) Sky Terrace Areas: Homogeneous tiles and/or pavers and/or pebble wash and/or stone finish and/or timber deck and/or turf

(ii) Wading Pool, Lap Pool, Spa Pool and Landscape Pools: Mosaics and/or homogeneous and/or ceramic tiles
7. WINDOWS

(a) Type and material of windows and location

(i) Living/Dining/Bedroom: Powder coated aluminium framed casement and/or sliding and/or fixed window

(ii) Kitchen: Powder coated aluminium framed casement and/or sliding window

(iii) Bathrooms and Utility: Powder coated aluminum framed casement window

(b) Type of glazing and minimum thickness:

(i) Tinted and/or frosted glass where appropriate.

(ii) Thickness to professional engineer's specification
8. DOORS

(a) Type and material of doors and location

(i) Main Door : approved fire-rated timber door

(ii) Bedrooms, Study, Master Bathroom and Bathroom: Timber door and/or sliding door (where appropriate)

(iii) Kitchen (For Unit Types PH1, PH2, PH3 & PH4, C1 & SA only): Timber door with glass infill panel and/or sliding door (where appropriate)

(iv) Balcony (where applicable) Open-to-sky Balcony (where applicable) and Open Roof Terrace (where applicable): powder coated aluminium framed glass door

(v) Private Enclosed Space (PES) where applicable: galvanized mild steel gate

(vi) Maid's Toilet (For Unit Type SA only): PVC bi-fold door

(vii) Maid's Room (For Unit Type SA only): PVC bi-fold door and/or sliding door

(viii) Master Bedroom external door to common lobby area (For Unit Type SA only): approved fire-rated timber door

(b) Type of glazing and minimum thickness:

(i) Tinted and/or frosted glass where appropriate.

(ii) Thickness to professional engineer's specification

(c) Selected quality locksets and ironmongery shall be provided to all doors.
9. SANITARY FITTINGS

(a) Master Bathroom

1 Wash hand basin and 1 Basin Mixer

1 Wall Hung WC

1 Overhead rain shower

1 Hand-held shower set and 1 shower mixer

1 Toilet Paper Holder

1 Single Towel Rail and/or 1 Robe hook

1 Bathtub and 1 Bath Mixer Set (For Unit Types PH1, PH2, PH3, PH4 & SA only)

1 Mirror

(b) Other Bathrooms

1 Semi-Recessed Basin and 1 Basin Mixer

1 Wall Hung WC

1 Hand-held shower set and 1 shower mixer

1 Toilet Paper Holder

1 Single Towel Rail and/or 1 Robe hook

1 Mirror

(c) Maid's Toilet (For Unit Type SA only)

1 Basin and 1 Basin Tap

1 Pedestal WC

1 Shower Set

1 Toilet Paper Holder

1 Mirror

(d) Kitchen (except for Unit Type SA)

1 Bib Tap for integrated washing machine/dryer

(e) Utility Space (For Unit Type SA only)

1 Bib Tap (for washing machine)

(f) Spa / Jacuzzi Area (For Unit Type C-b only)

1 Bib Tap

(g) Private Enclosed Space (PES)

1 Bib Tap

(h) Balcony and Open-to-Sky Balcony (For Unit Types C2-a on 5th storey and Unit Type SA only)

1 Bib Tap

(i) Open Roof Terraces (For Unit Types PH1, PH2, PH3 & PH4 only)

1 or 2 Bib Taps (where applicable)

1 Stainless Steel Sink with 1 sink tap
10. ELECTRICAL INSTALLATION

(a) Electrical wiring within the Unit will generally be concealed, except those above the suspended (false) ceiling, within the electrical closet and at the aircon ledge, which will run exposed in conduits, trays or trunking.

(b) Main Electrical wiring for lighting and power point shall be provided. Refer to Electrical Schedule for details.
11. TV/CABLE SERVICES/FM/TELEPHONE POINTS

Refer to Electrical Schedule for details.

SPECIFICATIONS

12. LIGHTNING PROTECTION
- Main Lightning protection system shall be provided in accordance with Singapore Standard Code of Practice SS 555
13. PAINTING
- (a) Internal Walls : Water based paint finish
- (b) External Walls : Textured coating and/or weather shield paint finish to designated areas
14. WATER PROOFING
- Waterproofing shall be provided to Bathrooms, Kitchen/ Kitchenette, Maid's Toilet, Balcony, Open-to-Sky Balcony, Open Roof Terrace (For Unit Types PH1, PH2, and PH3 & PH4 only), Private Enclosed Space (PES), Planters and R.C. Flat Roof (where applicable).
15. DRIVEWAY AND CAR PARK
- (a) Entrance Driveway & all open-air driveways: Concrete paver
- (b) Entrance Drop-off: Concrete paver and/or stone finish at designated areas
- (c) Multi-storey Carpark, carpark ramps and driveways: Reinforced concrete floor with hardener
- NOTE: Some carpark lots and driveways are open to sky
16. RECREATION FACILITIES
- (a) Floating Clubhouse
- (b) Water Terrace Sky Gymnasium
- (c) Floating Outdoor Gym
- (d) Sky Terrace Infinity Lap Pool (estimated surface area : 170 sq m)
- (e) Sky Terrace Sun Deck
- (f) Garden Spa Pool
- (g) Water Garden Children's Pool
- (h) Reflective Lily Pond at Central Garden
- (i) Forest Jacuzzi
- (j) Sunken Garden Bar
- (k) Forest Garden BBQ Terrace
- (l) Waterfall Lounge
- (m) Garden Spa/ Golden Lounge
- (n) Meditation Deck/ White Lounge
- (o) Fragrant Garden Pavilion
- (p) Fragrant Garden Deck
- (q) Fragrant Garden Lawn
- (r) Fragrant Garden Palm Court/ Outdoor Function Space
- (s) Children's Playground
- (t) Changing Rooms
17. ADDITIONAL ITEMS
- (a) Kitchen Cabinets
- Kitchen cabinets with solid surface worktop or stone countertop and stainless steel sink and mixer
- (b) Vanity Cabinets
- Vanity Cabinets with solid surface worktop or stone countertop for each bathroom (except for Maid's toilet at Unit Type SA)
- (c) Kitchen Appliances
- (i) Cooker hob, cooker hood and built-in oven
- (ii) Washing Machine/Dryer
- (d) Wardrobes
- 1 Built-in wardrobe for each bedroom
- (e) Air-Conditioning System
- (i) The air-conditioning system consists of wall mounted fan coil units (FCU) and condensing units (CU).
- (ii) Refer to Air-Conditioner Schedule for details.
- (f) Water Heater
- Hot water supply to Bathrooms and Kitchen / Kitchenette
- (g) Security System
- (i) Auto Car Barrier(s)
- (ii) CCTV at designated Common Areas
- (iii) Access Control System at designated Common Areas
- (h) Jacuzzi for Unit Type C-b on 19th storey only.
- (i) Private Lap Pool for Unit Type SA (estimated surface area : 10 sq m)
- (j) Private Lap Pool for Unit Types PH1, PH2, and PH3 & PH4 (estimated surface area : 24 sq m)

ELECTRICAL SCHEDULE

ITEM	UNIT TYPES																
	AG	A	B	B1	B2	CG	C	C-a	C-b	C1	C2	C2-a	SA	PH1	PH2	PH3	PH4
Lighting Point	10	7	9	9	11	11	12	10	14	13	14	12	18	18	18	18	18
13A Switched Socket Outlet	8	6	8	8	9	12	12	12	12	12	13	13	15	13	13	13	13
Washing Machine/ Dryer Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Water Heater Point	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2
Aircon Isolator	1	1	1	1	2	2	2	2	2	2	3	3	3	4	4	4	4
TV Outlet (Cable Ready)	2	2	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4
FM Point *	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Data Outlet	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Telephone Outlet	2	2	2	2	2	3	3	3	3	3	3	3	4	4	4	4	4
Cooker Hood Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Cooker Hob Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Door Chime Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Intercom	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

\* Provided at the Household Shelter only.

Please note that the common property (including but not limited to the location of and specifications relating to the common property) of the housing project, the recreation facilities, the description of common property and description of car parking spaces are subject to change in view of the compulsory acquisition of part of the common property of the housing project.

NOTES TO SPECIFICATIONS

- A. Marble/Compressed Marble/Limestone/Granite/stone finishes in general
- Marble/compressed marble/limestone/granite/stone finishes in general are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/compressed marble/limestone/granite/other stone finishes 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, compressed marble, limestone, granite or stone finishes selected and installed shall be subject to availability.
- B. Timber
- Timber is a natural materials containing grains/veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber is also subject to thermal expansion and contraction beyond the control of builder and Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.
- C. Air-conditioning system
- To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.
- D. Television, Cable Television and/or Internet Access
- The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television, cable 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.
- E. Materials, Fittings, Equipment, Finishes, Installations and Appliances
- Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.
- F. Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, TV Outlets, Data Outlets, Telephone Outlets, Door Chime Point, Intercom, FM Point, Door Swing Positions and Plaster Ceiling Boards
- Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, TV outlets, data outlets, telephone outlets, door chime point, intercom, FM point, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.
- G. 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.
- H. Web Portal 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 of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.
- I. 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.
- J. Glass
- Glass is manufactured material that is not 100% pure nor is it 100% free from impurities. It is difficult to detect such impurities. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. In addition, glass may break / shatter due to accidental knocks or other causes. 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.
- K. Planters
- Planters are designed to take the loading of potted plants only. No soil material or turf/plants will be provided in the planters.
- L. Wall
- All wall finishes shall be terminated at false ceiling level. There will be no tiles/ stone works behind kitchen cabinets/ vanity cabinet/mirror.
- M. Tiles
- Selected tile sizes and tile surface flatness cannot be perfect, and are subject to acceptable range described in Singapore Standards SS 483: 2000.

AIR-CONDITIONER SCHEDULE

ITEM	UNIT TYPES																
	AG	A	B	B1	B2	CG	C	C-a	C-b	C1	C2	C2-a	SA	PH1	PH2	PH3	PH4
Wall Mounted Fan Coil Unit (FCU)																	
Living / Dining	1	1	1	1	2	1	2	2	2	2	2	2	3	3	3	3	2
Master Bedroom	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 2	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 3	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 4	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1
Study	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
Condensing Unit (CU)	1	1	1	1	2	2	2	2	2	2	3	3	3	4	4	4	4





## Lakeview Investments Pte. Ltd.

Lakeview Investments Pte. Ltd. is a property investment and development company. It is wholly-owned by YMC Holdings Ltd, a diversified Group with experiences in hospitality, leisure and property development. One of the key achievements is the successful development of the multiple award-winning Lakeview Golf Club and Lakeview Golf Villa. YMC's vision is to grow and expand its operations in the region.

In Singapore, Lakeview seeks to develop quality boutique residences with a distinctive identity through unique and thoughtful architectural designs that are sensitive to the environment.

## Our past projects :



**Domus**



**Shareholders of  
Hamilton Scotts**

Developer



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