

The background features a light gray geometric pattern. The top half consists of a grid of squares and rectangles, while the bottom half features a more complex pattern of interlocking octagons and triangles.

S O P H I A H I L L S

A HUNDRED YEARS IN THE MAKING

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AMENITIES

EXQUISITE RESIDENTIAL DEVELOPMENT IN THE HEART OF THE CITY

MRT

			
①	DHOBY GHAUT MRT	0.5 km	6 minutes
	BENCOOLEN MRT	1.1 km	11 minutes
	BRAS BASAH MRT	1.3 km	17 minutes
	ROCHOR MRT	2.4 km	22 minutes

SHOPPING MALLS / CINEMAS

				
②	PLAZA SINGAPURA	• 0.5 km	6 minutes	1 minute
	THE CATHAY	• 0.5 km	6 minutes	1 minute
	BUGIS +	• 1.6 km	14 minutes	3 minutes
	BUGIS JUNCTION	• 2.2 km	16 minutes	4 minutes
	313 SOMERSET	• 3.2 km	28 minutes	6 minutes
③	RAFFLES CITY TOWER	• 2.4 km	22 minutes	5 minutes
④	MARINA BAY SANDS	• 3.8 km	28 minutes	8 minutes
	CINELEISURE ORCHARD	• 3.4 km	20 minutes	7 minutes
	NGEE ANN CITY	• 3.3 km	27 minutes	6 minutes
	THE PARAGON	• 3.7 km	27 minutes	8 minutes
⑤	ION ORCHARD	• 3.8 km	28 minutes	8 minutes

PARKS

				
⑥	MOUNT EMILY PARK	0.6 km	7 minutes	2 minutes
	FORT CANNING PARK	1.9 km	22 minutes	6 minutes





CULTURAL INSTITUTIONS

				
⑦	NATIONAL MUSEUM OF SINGAPORE	1.4 km	16 minutes	5 minutes
	SINGAPORE ART MUSEUM	1.3 km	15 minutes	4 minutes
	NATIONAL LIBRARY BOARD	1.4 km	16 minutes	5 minutes

FINANCIAL HUB

				
⑧	MARINA BAY FINANCIAL CENTRE	4.2 km	32 minutes	10 minutes
	CENTRAL BUSINESS DISTRICT	4.3 km	34 minutes	11 minutes

SCHOOLS

				
	ST' MAGARET PRIMARY SCHOOL	0.5 km	6 minutes	2 minutes
⑨	SCHOOL OF THE ARTS (SOTA)	1.0 km	12 minutes	4 minutes
	ANGLO CHINESE SCHOOL (JUNIOR)	2.7 km	30 minutes	9 minutes
⑩	SINGAPORE MANAGEMENT UNIVERSITY	1.8 km	20 minutes	5 minutes
	LASALLE COLLEGE OF THE ARTS	1.3 km	15 minutes	5 minutes
	NANYANG ACADEMY OF FINE ARTS	2.2 km	26 minutes	7 minutes

TRAVELLING TIME & DISTANCE IS APPROXIMATE ONLY



SOPHIA HILLS



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SITE PLAN



- a** MAIN ENTRANCE
DROP-OFF PLAZA

b GUARDHOUSE

c CONSERVED BUILDING:
RESTAURANT

d MOUNTAIN TERRACES

e BBQ CORNER

f 50 METRES LAP POOL

g SUNNING DECK

h CLUBHOUSE DROP-OFF PLAZA

i REFLECTIVE POOL

j CONSERVED BUILDING:
THE SOPHIA CLUBHOUSE
*Function Rooms, Lounge, Multi-Purpose Media Room,
Games Room, Internet Corner, Gymnasium, Male and
Female Changing and Steam Rooms, Management Office*

k VANTAGE DECK

l SEATING CORNER

m THE SOPHIA GRAND STAIRCASE

n THE SOPHIA MIRROR POOL

o CHILDREN'S POOL

p PAVILION

q CHILDREN'S
WATER PLAY

r JACUZZI

s LAGOON POOL

t STEPS CASCADES

u WATER WALL

v TIMBER DECK

w BIO POND

x YOGA DECKS

y FITNESS STATIONS

z JOGGING PATH

aa RESIDENTS' SIDE GATE

ab WATER CASCADES

ac ADVENTURE PLAYGROUND

ad TODDLER'S PLAYGROUND

ae CONSERVED BUILDING:
CHILDCARE / KINDERGARTEN

af CHILDCARE DROP-OFF PLAZA

ag BIN CENTRE

ah SUBSTATION

UNIT
DISTRIBUTION
CHART

1 BEDROOM	1 BEDROOM + STUDY	2 BEDROOM	2 BEDROOM + STUDY
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BLOCK
5
Mount Sophia
SINGAPORE 228453

	01	02	03	04	05	06	07	08	09	10
05	A5 #05-01	DK5 #05-02	C3 #05-03	DK4a #05-04	A8 #05-05	A8 #05-06	B1 #05-07	C7 #05-08	DK6 #05-09	A5 #05-10
04	A5 #04-01	DK5 #04-02	C3 #04-03	DK4a #04-04	A8 #04-05	A8 #04-06	B1 #04-07	C7 #04-08	DK6 #04-09	A5 #04-10
03	A5 #03-01	DK5 #03-02	C3 #03-03	DK4a #03-04	A8 #03-05	A8 #03-06	B1 #03-07	C7 #03-08	DK6 #03-09	A5 #03-10
02	A5 #02-01	DK5 #02-02	C3 #02-03	DK4a #02-04	A8 #02-05	A8 #02-06	B1 #02-07	C7 #02-08	DK6 #02-09	A5 #02-10
01	A5 #01-01	DK5 #01-02	C3-G #01-03	DK4a #01-04	A8-G #01-05	A8-G #01-06	B1 #01-07	C7 #01-08	DK6 #01-09	A5 #01-10

BLOCK
7
Mount Sophia
SINGAPORE 228458

	11	12	13	14	15	16	17	18	19	20
04	B2 #04-11	A6 #04-12	DK4a #04-13	C3 #04-14	DK5 #04-15	A6 #04-16	B6 #04-17	DK5 #04-18	C3 #04-19	DK5 #04-20
03	B2 #03-11	A6 #03-12	DK4a #03-13	C3 #03-14	DK5 #03-15	A6 #03-16	B6 #03-17	DK5 #03-18	C3 #03-19	DK5 #03-20
02	B2 #02-11	A6 #02-12	DK4a #02-13	C3 #02-14	DK5 #02-15	A6 #02-16	B6 #02-17	DK5 #02-18	C3 #02-19	DK5 #02-20
01	A2 #01-11	A6 #01-12	DK4a #01-13	C3-G #01-14	DK5 #01-15	A6 #01-16	B6 #01-17	DK5 #01-18	C3-G #01-19	DK5 #01-20

BLOCK
9
Mount Sophia
SINGAPORE 228470

	21	22	23	24	25	26	27	28	29
04	B2 #04-21	A6 #04-22	DK5 #04-23	C3 #04-24	A6 #04-25	B6 #04-26	DK3 #04-27	C1 #04-28	DK5 #04-29
03	B2 #03-21	A6 #03-22	DK5 #03-23	C3 #03-24	A6 #03-25	B6 #03-26	DK3 #03-27	C1 #03-28	DK5 #03-29
02	B2 #02-21	A6 #02-22	DK5 #02-23	C3 #02-24	A6 #02-25	B6 #02-26	DK3 #02-27	C1 #02-28	DK5 #02-29
01	A2 #01-21	A6 #01-22	DK5 #01-23	C3-G #01-24	A6 #01-25	B6 #01-26	DK3 #01-27	C1 #01-28	DK5 #01-29

BLOCK
11
Mount Sophia
SINGAPORE 228461

	30	31	32	33	34	35	36	37	38	39
04	DK5 #04-30	C1 #04-31	DK3 #04-32	B6 #04-33	A6 #04-34	DK6 #04-35	C5 #04-36	D2 #04-37	A7 #04-38	B2 #04-39
03	DK5 #03-30	C1 #03-31	DK3 #03-32	B6 #03-33	A6 #03-34	DK6 #03-35	C5 #03-36	D2 #03-37	A7 #03-38	B2 #03-39
02	DK5 #02-30	C1 #02-31	DK3 #02-32	B6 #02-33	A6 #02-34	DK6 #02-35	C5 #02-36	D2 #02-37	A7 #02-38	B2 #02-39
01	DK5 #01-30	C1 #01-31	DK3 #01-32	B6 #01-33	A6 #01-34	DK6 #01-35	C5-G #01-36	D2 #01-37	A7 #01-38	A2 #01-39

BLOCK
13
Mount Sophia
SINGAPORE 228471

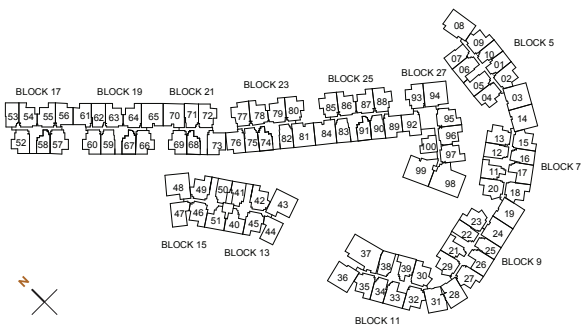
	40	41	42	43	44	45
04	B4 #04-40	B7 #04-41	DK1 #04-42	C6 #04-43	B5 #04-44	DK2 #04-45
03	B4 #03-40	B7 #03-41	DK1 #03-42	C6 #03-43	B5 #03-44	DK2 #03-45
02	B4 #02-40	B7 #02-41	DK1 #02-42	C6 #02-43	B5 #02-44	DK2 #02-45
01	B4 #01-40	A4 #01-41	DK1-G #01-42	C6 #01-43	B5 #01-44	DK2-G #01-45

BLOCK
15
Mount Sophia
SINGAPORE 228472

	46	47	48	49	50	51
04	DK2 #04-46	B5 #04-47	C6 #04-48	DK1 #04-49	B7 #04-50	B4 #04-51
03	DK2 #03-46	B5 #03-47	C6 #03-48	DK1 #03-49	B7 #03-50	B4 #03-51
02	DK2 #02-46	B5 #02-47	C6 #02-48	DK1 #02-49	B7 #02-50	B4 #02-51
01	DK2-G #01-46	B5 #01-47	C6 #01-48	DK1-G #01-49	A4 #01-50	B4 #01-51

BLOCK
17
Mount Sophia
SINGAPORE 228473

	52	53	54	55	56	57	58
04	DK4 #04-52	B1 #04-53	DK8 #04-54	DK8 #04-55	DK7 #04-56	DK4 #04-57	B3 #04-58
03	DK4 #03-52	B1 #03-53	DK8 #03-54	DK8 #03-55	DK7 #03-56	DK4 #03-57	B3 #03-58
02	DK4 #02-52	A6a #02-53	DK8 #02-54	DK8 #02-55	DK7 #02-56	DK4 #02-57	A3 #02-58
01		A6a #01-53	DK8 #01-54	DK8 #01-55	DK7 #01-56		



1 BEDROOM

TYPE A1

43 SQM / 463 SQFT

INCLUSIVE OF 7 SQM PES / BALCONY
& 1 SQM AC LEDGE

UNIT

BLOCK 27

#01-100 (PES)

BLOCK 27

#02-100 TO #06-100

SCREENING

A

BLOCK 27

#06-100

TYPE A2

47 SQM / 506 SQFT

INCLUSIVE OF 7 SQM PES
& 3 SQM AC LEDGE

UNIT

BLOCK 7

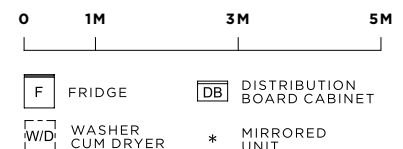
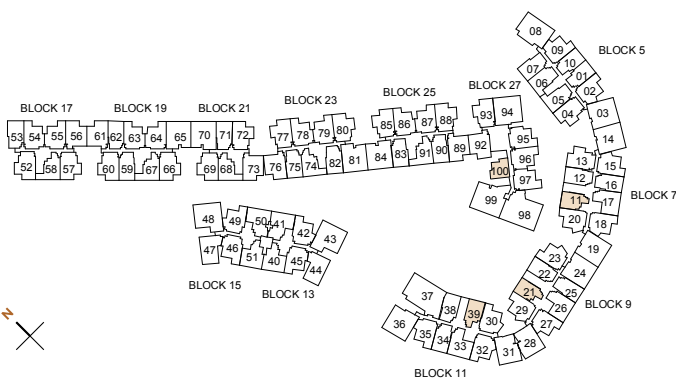
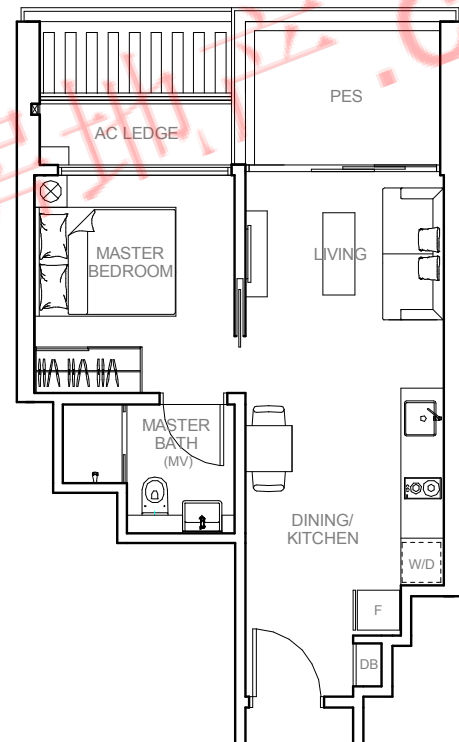
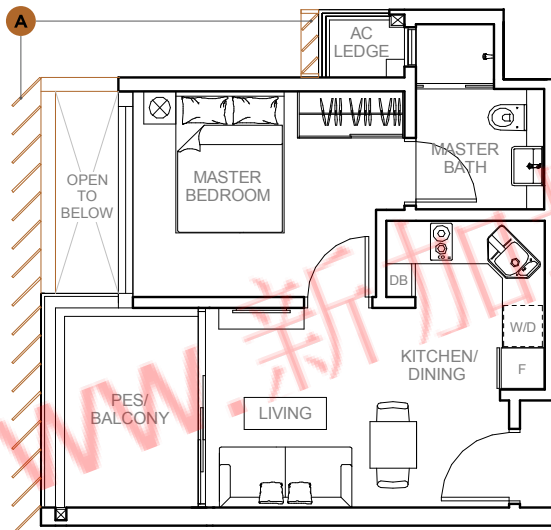
#01-11

BLOCK 9

#01-21

BLOCK 11

#01-39*



1 BEDROOM

TYPE A3

47 SQM / 506 SQFT
INCLUSIVE OF 7 SQM PES
& 3 SQM AC LEDGE

UNIT

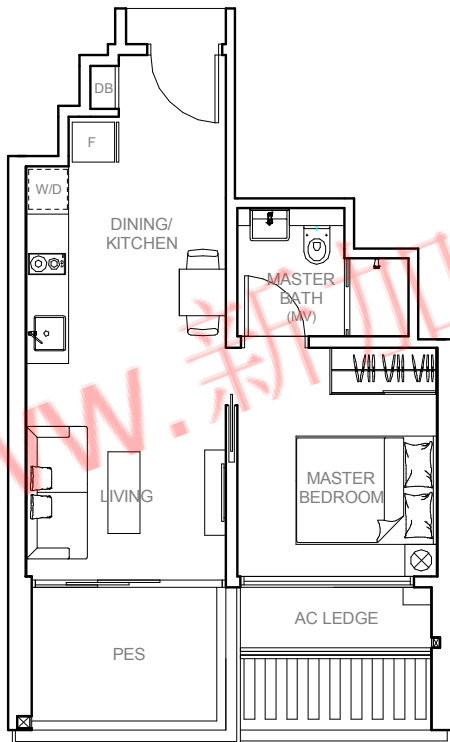
BLOCK 17
#02-58*

BLOCK 19
#02-67*

BLOCK 21
#01-68

BLOCK 23
#01-74

BLOCK 25
#01-91*



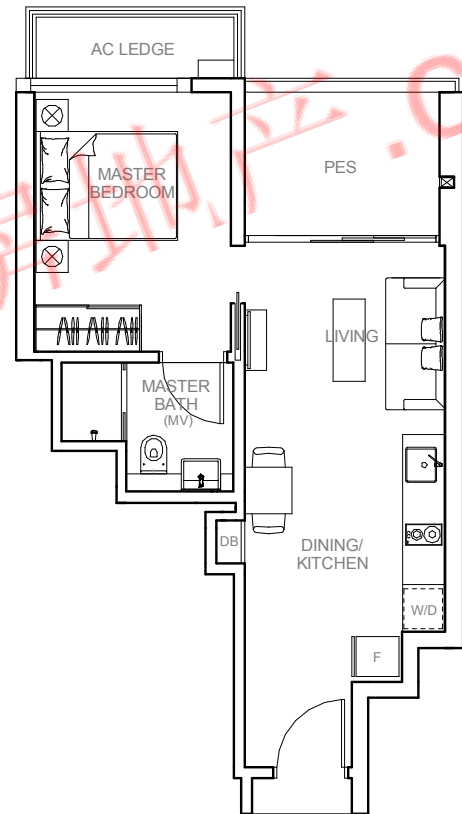
TYPE A4

48 SQM / 517 SQFT
INCLUSIVE OF 7 SQM PES
& 3 SQM AC LEDGE

UNIT

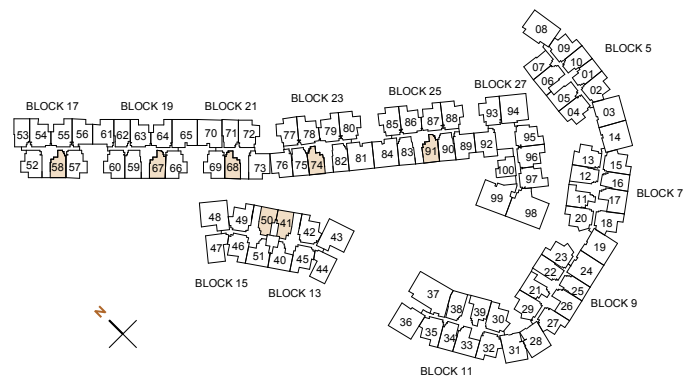
BLOCK 13
#01-41

BLOCK 15
#01-50*



0 1M 3M 5M

F FRIDGE **W/D** WASHER CUM DRYER
DB DISTRIBUTION BOARD CABINET * MIRRORED UNIT



1 BEDROOM + STUDY

TYPE A5

52 SQM / 560 SQFT

INCLUSIVE OF 7 SQM PES / BALCONY
& 3 SQM AC LEDGE

UNIT

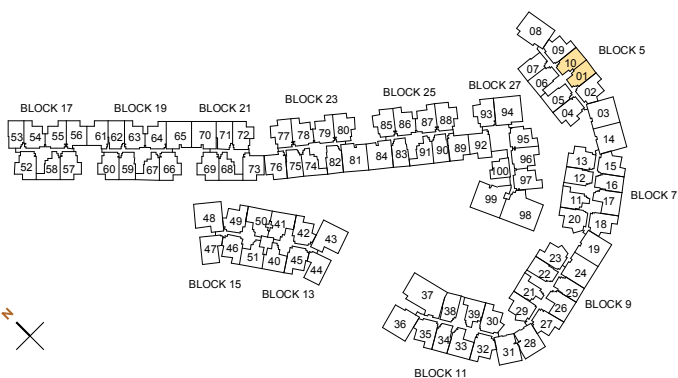
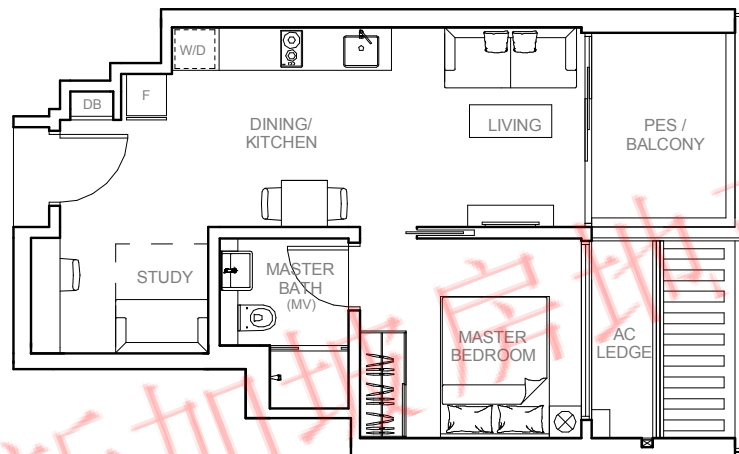
BLOCK 5

#01-01 (PES)*

#02-01 TO #05-01*

#01-10 (PES)

#02-10 TO #05-10



F	FRIDGE	W/D	WASHER CUM DRYER
DB	DISTRIBUTION BOARD CABINET	*	MIRRORED UNIT

1 BEDROOM + STUDY

TYPE A6

53 SQM / 570 SQFT
INCLUSIVE OF 7 SQM PES / BALCONY
& 3 SQM AC LEDGE

UNIT

BLOCK 7

#01-12 (PES)*
#02-12 TO #04-12*
#01-16 (PES)*
#02-16 TO #04-16*

BLOCK 9

#01-22 (PES)*
#02-22 TO #04-22*
#01-25 (PES)*
#02-25 TO #04-25*

BLOCK 11

#01-34 (PES)
#02-34 TO #04-34

BLOCK 19

#02-59 (PES)
#03-59 TO #06-59
#01-62 (PES)
#02-62 TO #06-62

BLOCK 21

#01-71 (PES)
#02-71 TO #07-71

BLOCK 23

#01-75 (PES)*
#02-75 TO #06-75*
#01-82 (PES)*
#02-82 TO #06-82*

BLOCK 25

#01-83 (PES)
#02-83 TO #06-83
#01-90 (PES)
#02-90 TO #06-90

SCREENING

A

BLOCK 21

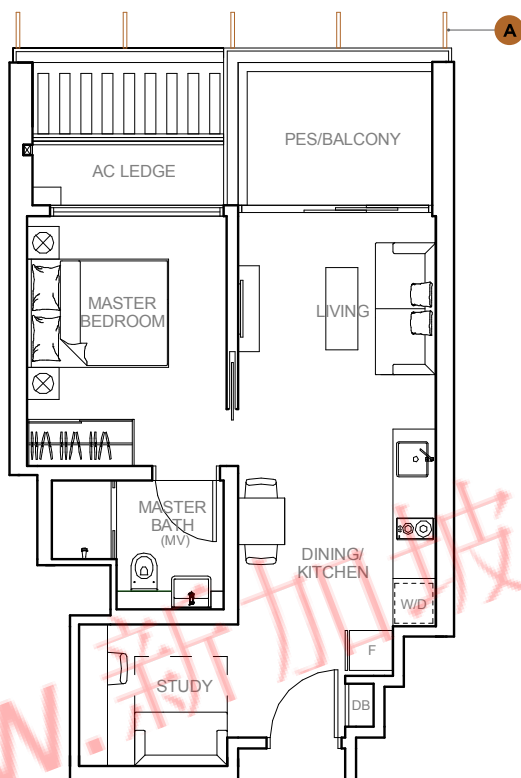
#07-71

BLOCK 23

#06-75*
#06-82*

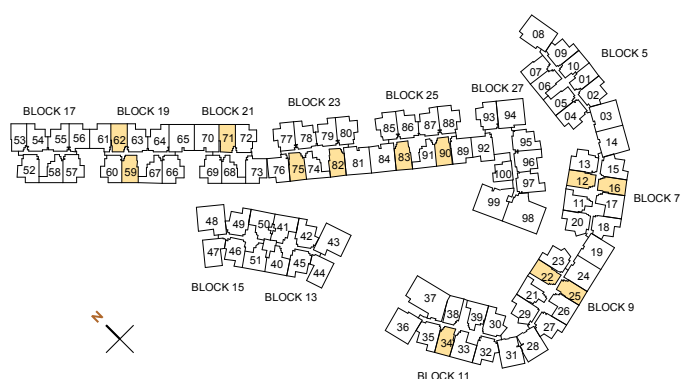
BLOCK 25

#06-83
#06-90



0 1M 3M 5M

F FRIDGE **W/D** WASHER CUM DRYER
DB DISTRIBUTION BOARD CABINET * MIRRORED UNIT



1 BEDROOM + STUDY

TYPE A6a

53 SQM / 570 SQFT

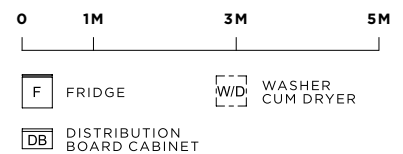
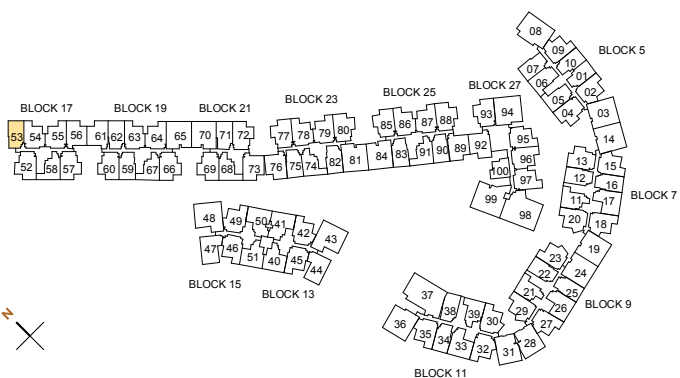
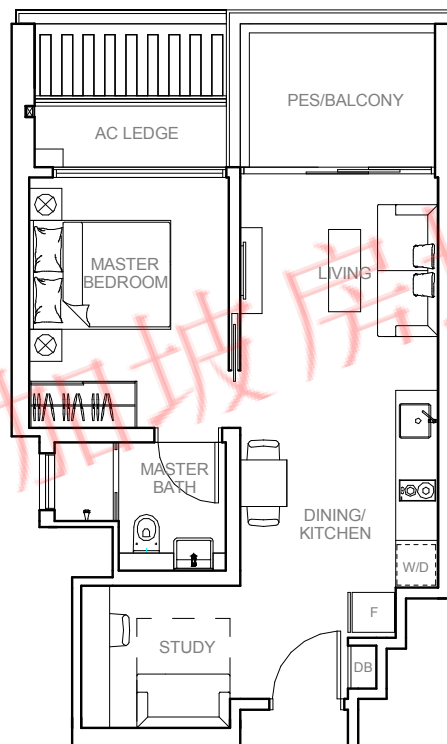
INCLUSIVE OF 7 SQM PES / BALCONY
& 3 SQM AC LEDGE

UNIT

BLOCK 17

#01-53 (PES)

#02-53



1 BEDROOM + STUDY

TYPE A7

53 SQM / 570 SQFT

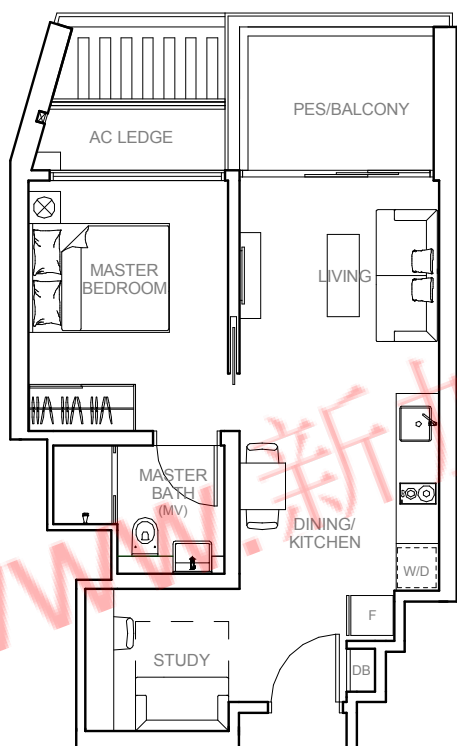
INCLUSIVE OF 7 SQM PES / BALCONY
& 3 SQM AC LEDGE

UNIT

BLOCK 11

#01-38 (PES)

#02-38 TO #04-38



TYPE A8-G

53 SQM / 570 SQFT

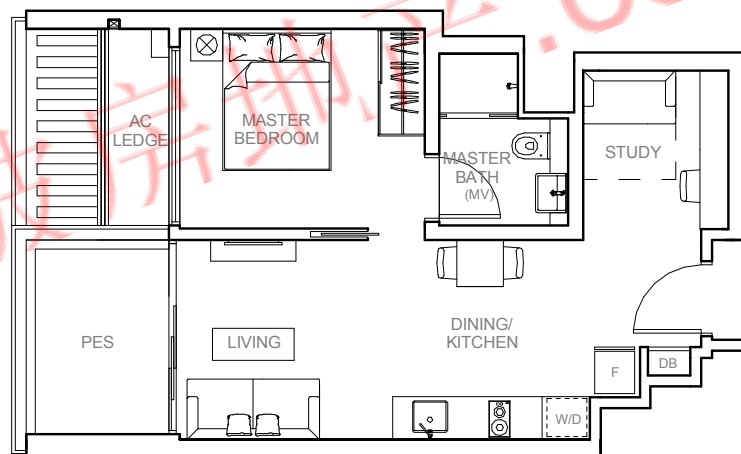
INCLUSIVE OF 7 SQM PES / BALCONY
& 3 SQM AC LEDGE

UNIT

BLOCK 5

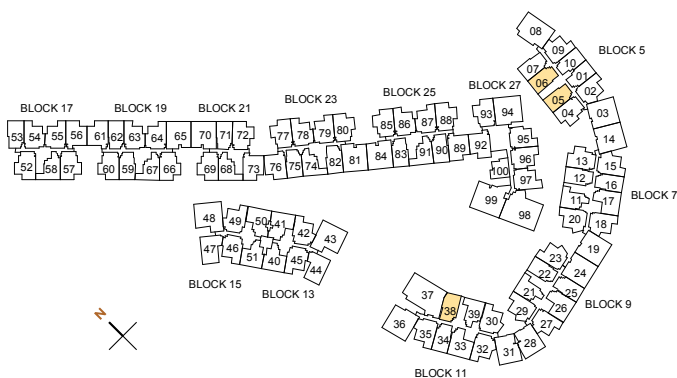
#01-05

#01-06*



0 1M 3M 5M

F FRIDGE W/D WASHER CUM DRYER
DB DISTRIBUTION BOARD CABINET * MIRRORED UNIT



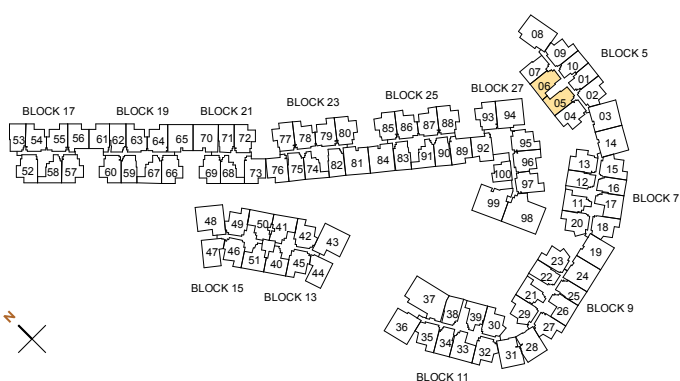
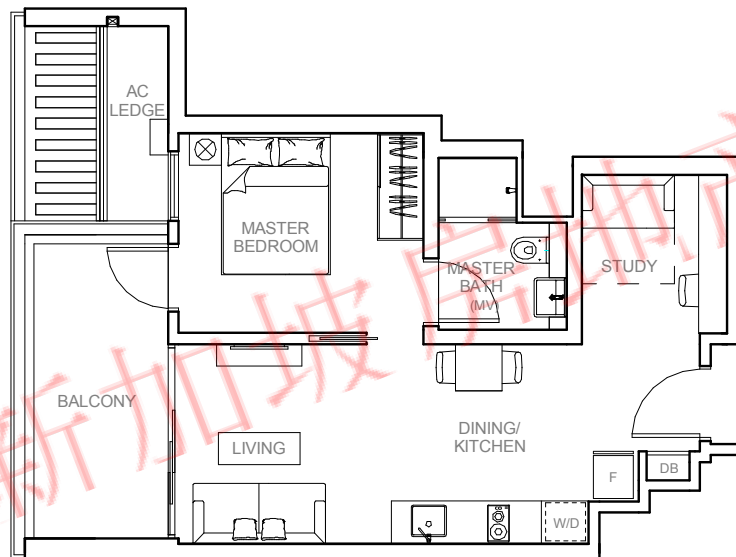
1 BEDROOM + STUDY

TYPE A8

57 SQM / 614 SQFT
INCLUSIVE OF 11 SQM BALCONY
& 3 SQM AC LEDGE

UNIT

BLOCK 5
#02-05 TO #05-05
#02-06 TO #05-06*



2 BEDROOM

TYPE B1

53 SQM / 570 SQFT

INCLUSIVE OF 7 SQM PES / BALCONY
& 3 SQM AC LEDGE

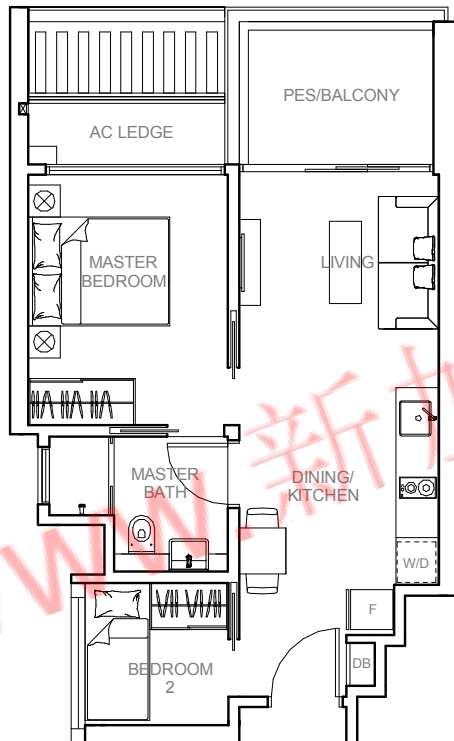
UNIT

BLOCK 5

#01-07 (PES)*
#02-07 TO #05-07*

BLOCK 17

#03-53
#04-53



TYPE B2

54 SQM / 581 SQFT

INCLUSIVE OF 7 SQM BALCONY
& 3 SQM AC LEDGE

UNIT

BLOCK 7

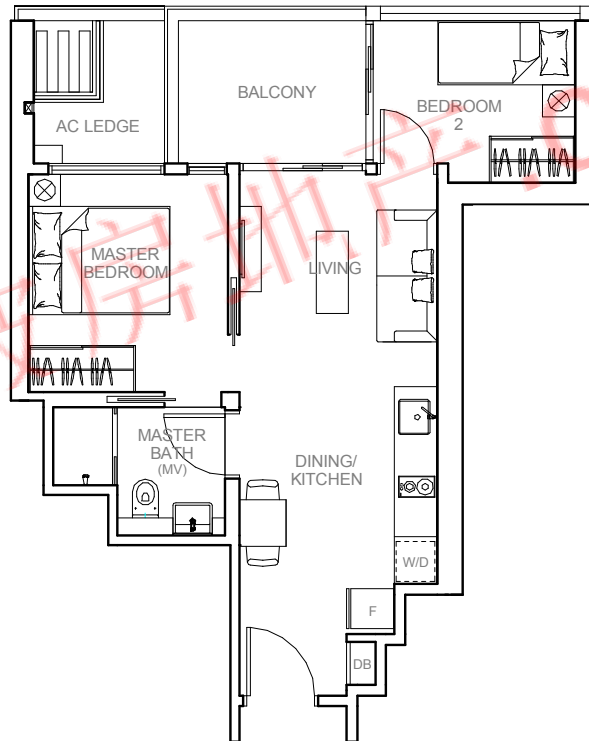
#02-11 TO #04-11

BLOCK 9

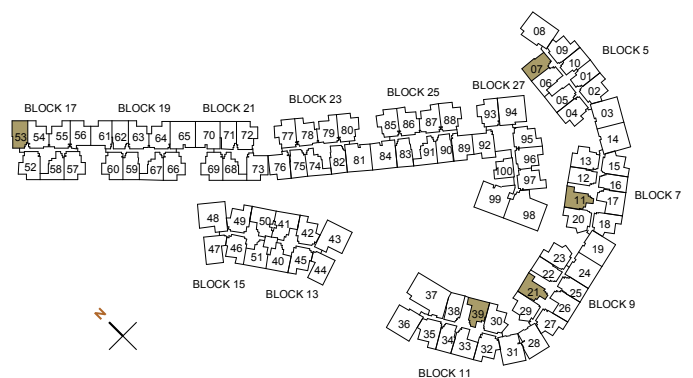
#02-21 TO #04-21

BLOCK 11

#02-39 TO #04-39*



F FRIDGE
W/D WASHER CUM DRYER
DB DISTRIBUTION BOARD CABINET
* MIRRORED UNIT



2 BEDROOM

TYPE B3

55 SQM / 592 SQFT
INCLUSIVE OF 9 SQM BALCONY
& 4 SQM AC LEDGE

UNIT

BLOCK 17

#03-58*

#04-58*

BLOCK 19

#03-67 TO #06-67*

BLOCK 21

#02-68 TO #07-68

BLOCK 23

#02-74 TO #06-74

BLOCK 25

#02-91 TO #06-91*

SCREENING

A

BLOCK 21

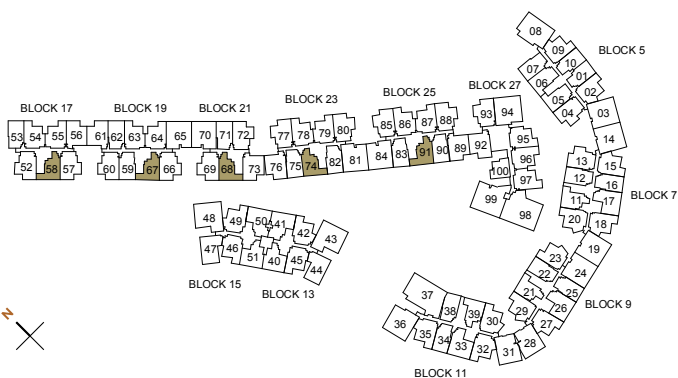
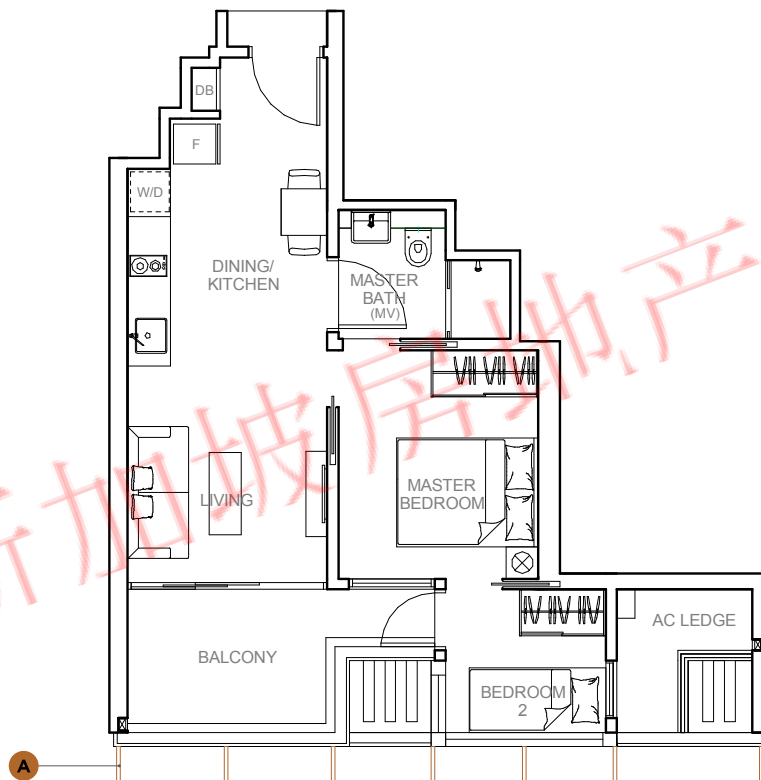
#07-68

BLOCK 23

#06-74

BLOCK 25

#06-91*



0 1M 3M 5M

F FRIDGE **W/D** WASHER CUM DRYER
DB DISTRIBUTION BOARD CABINET * MIRRORED UNIT

2 BEDROOM

TYPE B4

62 SQM / 667 SQFT

INCLUSIVE OF 7 SQM PES / BALCONY
& 3 SQM AC LEDGE

UNIT

BLOCK 13

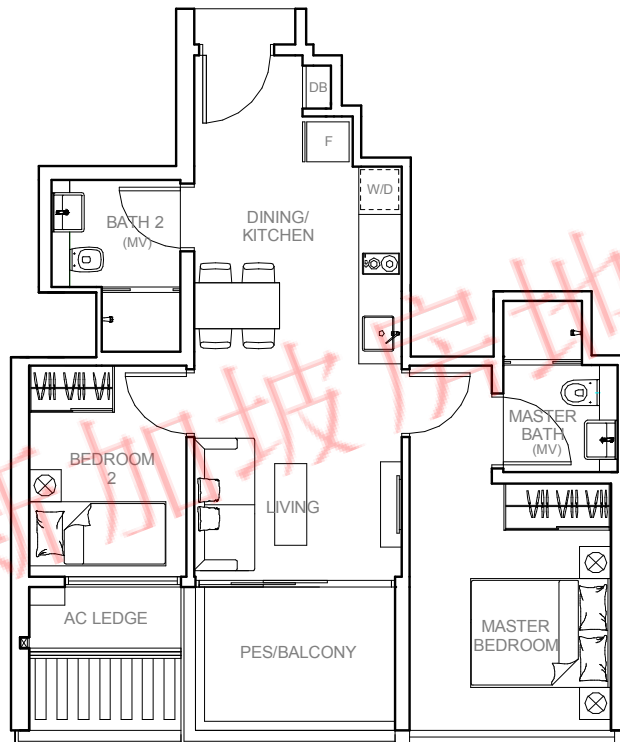
#01-40 (PES)

#02-40 TO #04-40

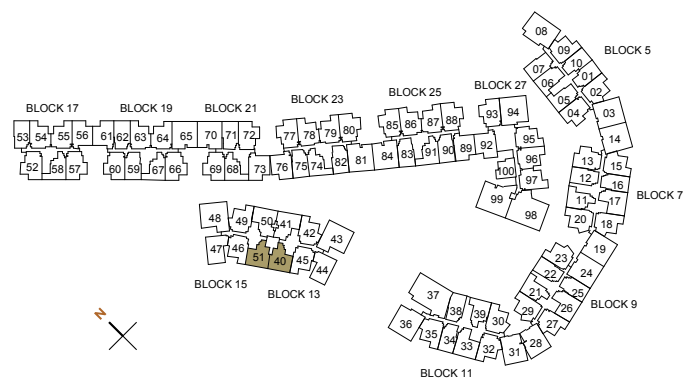
BLOCK 15

#01-51 (PES)*

#02-51 TO #04-51*



F FRIDGE
DB DISTRIBUTION BOARD CABINET
W/D WASHER CUM DRYER
***** MIRRORED UNIT



2 BEDROOM

TYPE B5

65 SQM / 700 SQFT

INCLUSIVE OF 7 SQM PES / BALCONY
& 3 SQM AC LEDGE

UNIT

BLOCK 13

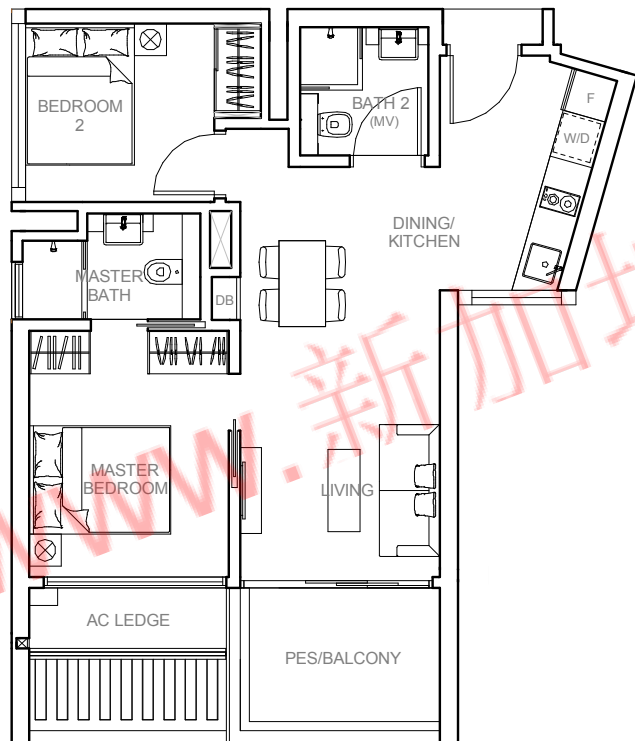
#01-44 (PES)*

#02-44 TO #04-44*

BLOCK 15

#01-47 (PES)

#02-47 TO #04-47



TYPE B6

67 SQM / 721 SQFT

INCLUSIVE OF 7 SQM PES / BALCONY
& 4 SQM AC LEDGE

UNIT

BLOCK 7

#01-17 (PES)

#02-17 TO #04-17

BLOCK 9

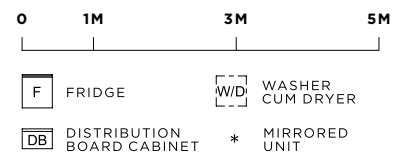
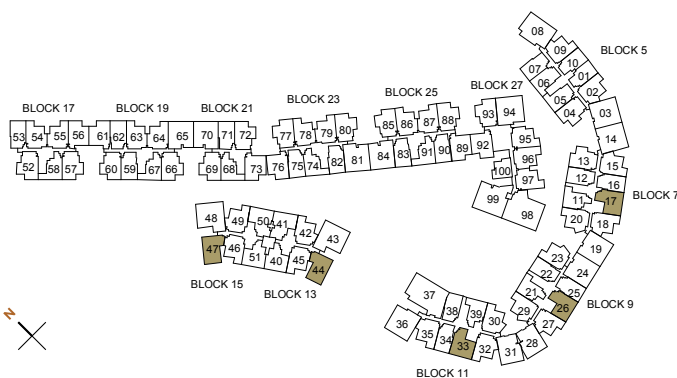
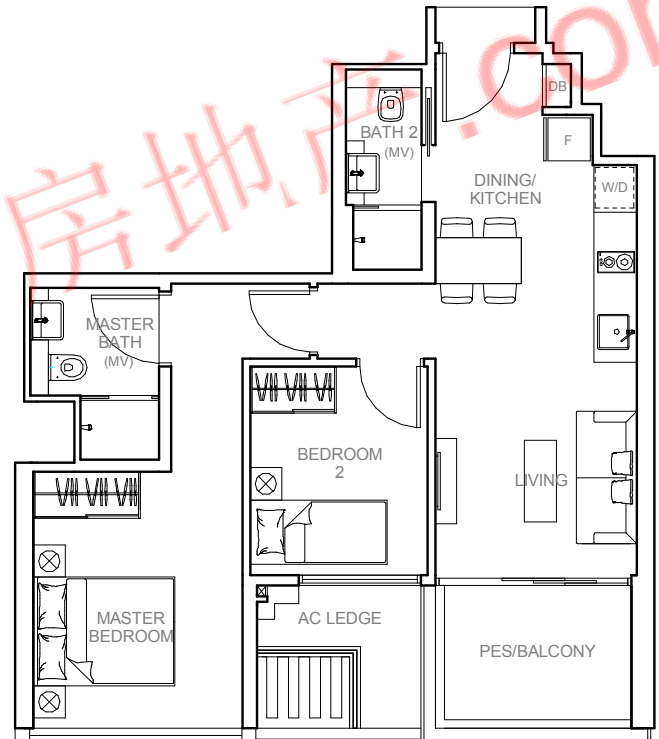
#01-26 (PES)

#02-26 TO #04-26

BLOCK 11

#01-33 (PES)*

#02-33 TO #04-33*



2-BEDROOM + STUDY

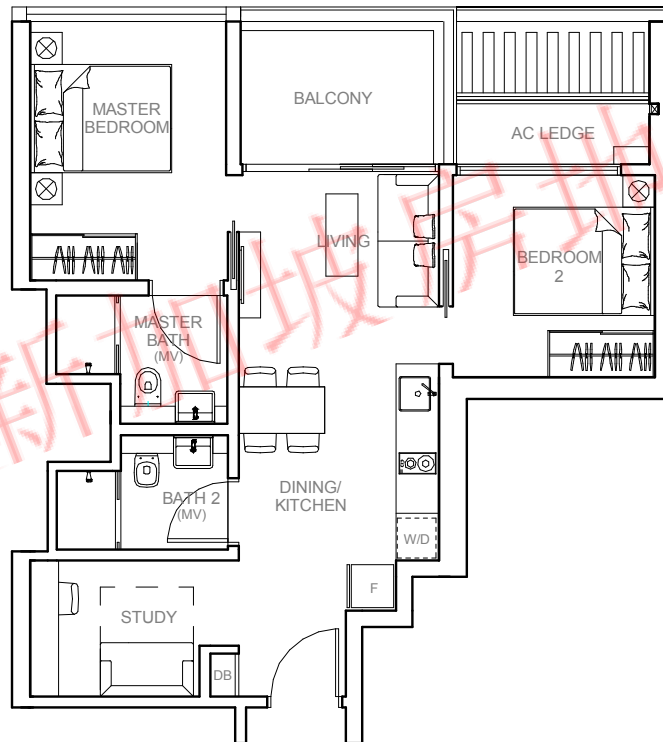
TYPE B7

68 SQM / 732 SQFT
INCLUSIVE OF 7 SQM BALCONY
& 3 SQM AC LEDGE

UNIT

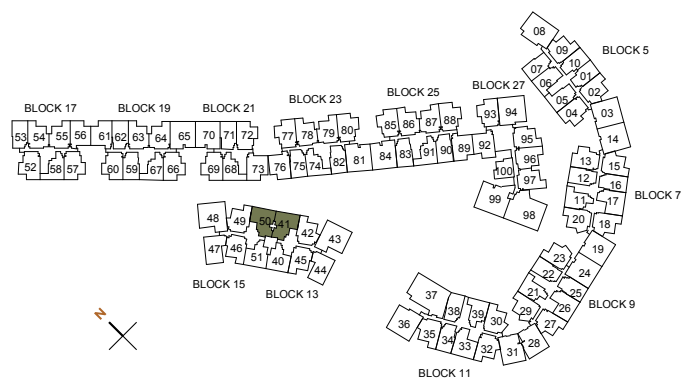
BLOCK 13
#02-41 TO #04-41

BLOCK 15
#02-50 TO #04-50*



0 1M 3M 5M

F FRIDGE **W/D** WASHER CUM DRYER
DB DISTRIBUTION BOARD CABINET * MIRRORED UNIT



2-BEDROOM DUAL KEY

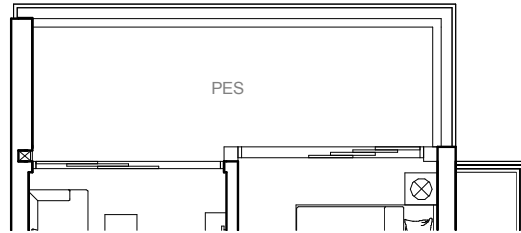
TYPE DK1-G

70 SQM / 753 SQFT
INCLUSIVE OF 13 SQM PES
& 4 SQM AC LEDGE

UNIT

BLOCK 13
#01-42

BLOCK 15
#01-49*



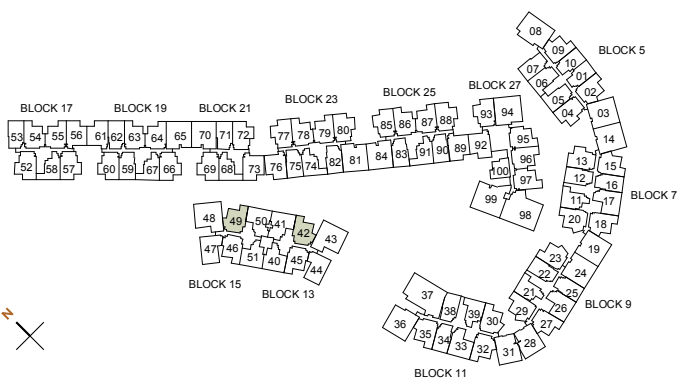
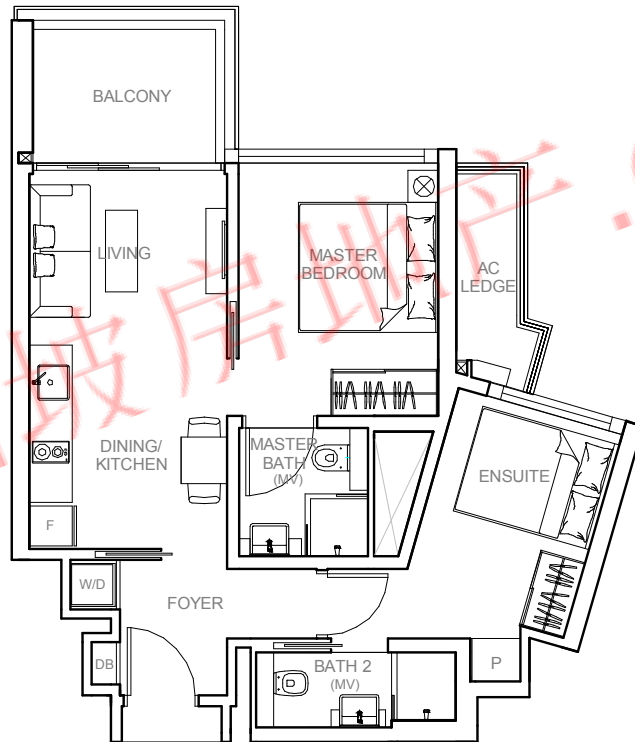
TYPE DK1

64 SQM / 689 SQFT
INCLUSIVE OF 7 SQM BALCONY
& 4 SQM AC LEDGE

UNIT

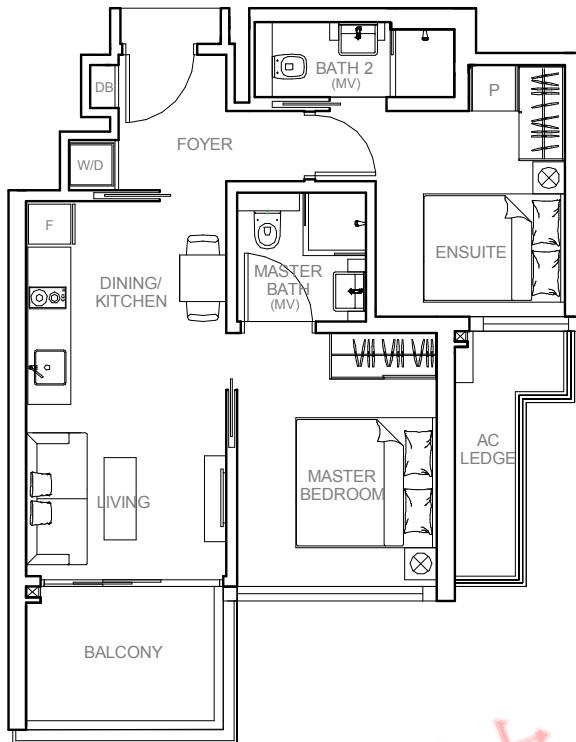
BLOCK 13
#02-42 TO #04-42

BLOCK 15
#02-49 TO #04-49*



F	FRIDGE	DB	DISTRIBUTION BOARD CABINET	W/D	WASHER CUM DRYER
P	PANTRY WITH BUILT-IN MICROWAVE OVEN & BUILT-IN FRIDGE	*	MIRRORED UNIT		

2-BEDROOM DUAL KEY



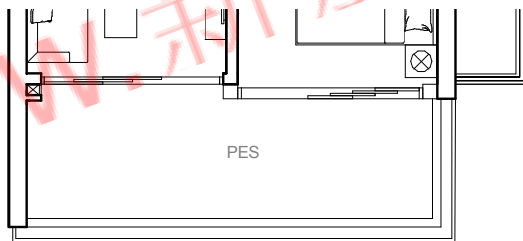
TYPE DK2

64 SQM / 689 SQFT
INCLUSIVE OF 7 SQM BALCONY
& 5 SQM AC LEDGE

UNIT

BLOCK 13
#02-45 TO #04-45

BLOCK 15
#02-46 TO #04-46*



TYPE DK2-G

70 SQM / 753 SQFT
INCLUSIVE OF 13 SQM PES
& 5 SQM AC LEDGE

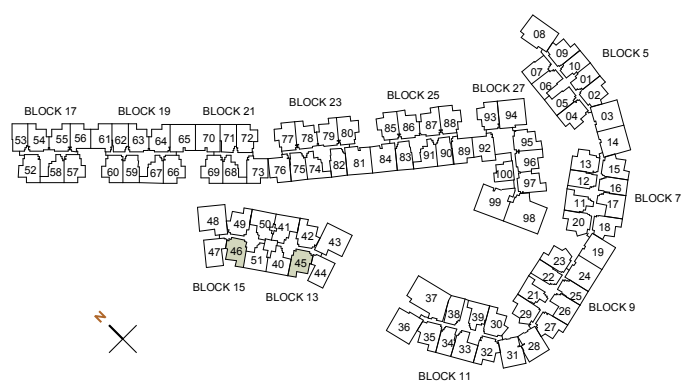
UNIT

BLOCK 13
#01-45

BLOCK 15
#01-46*

0 1M 3M 5M

F FRIDGE DB DISTRIBUTION BOARD CABINET W/D WASHER CUM DRYER
P PANTRY WITH BUILT-IN MICROWAVE OVEN & BUILT-IN FRIDGE * MIRRORED UNIT



2-BEDROOM DUAL KEY

TYPE DK3

65 SQM / 700 SQFT

INCLUSIVE OF 7 SQM PES / BALCONY
& 4 SQM AC LEDGE

UNIT

BLOCK 9

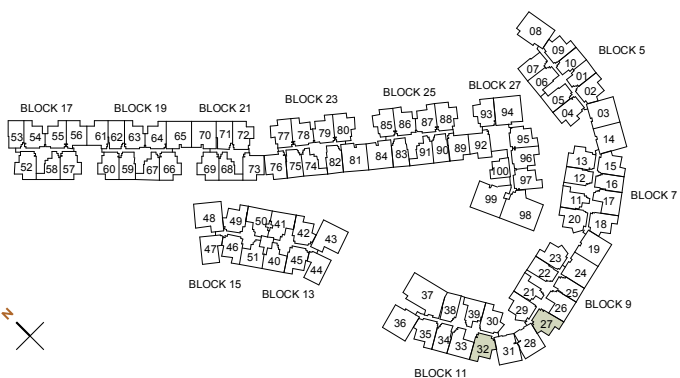
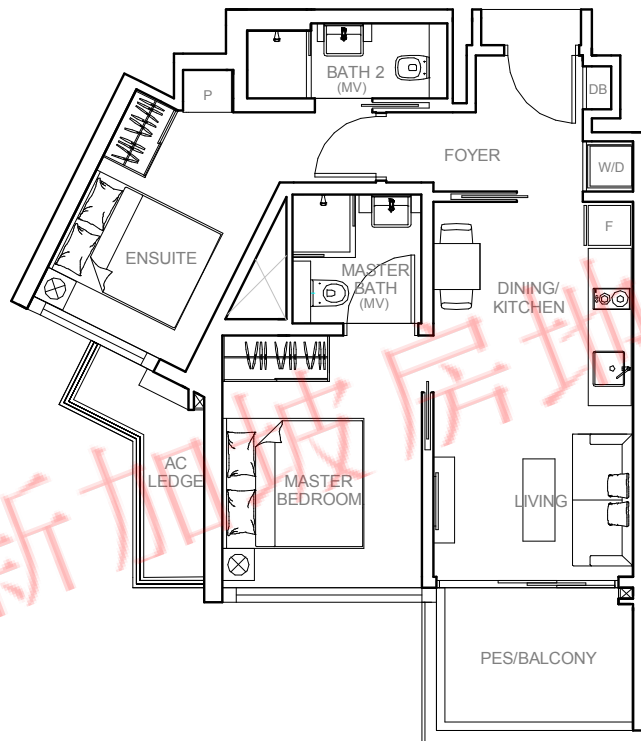
#01-27 (PES)

#02-27 TO #04-27

BLOCK 11

#01-32 (PES)*

#02-32 TO #04-32*



F	FRIDGE	DB	DISTRIBUTION BOARD CABINET	W/D	WASHER CUM DRYER
P	PANTRY WITH BUILT-IN MICROWAVE OVEN & BUILT-IN FRIDGE	*	MIRRORED UNIT		

2-BEDROOM DUAL KEY

TYPE DK4

65 SQM / 700 SQFT
INCLUSIVE OF 7 SQM PES / BALCONY
& 3 SQM AC LEDGE

UNIT

BLOCK 17

#02-52 (PES)*
#03-52*, #04-52*
#02-57 (PES)
#03-57, #04-57

BLOCK 19

#02-60 (PES)*
#03-60 TO #06-60*
#02-66 (PES)
#03-66 TO #06-66

BLOCK 21

#01-69 (PES)*
#02-69 TO #07-69*
#01-72 (PES)*
#02-72 TO #07-72*

BLOCK 23

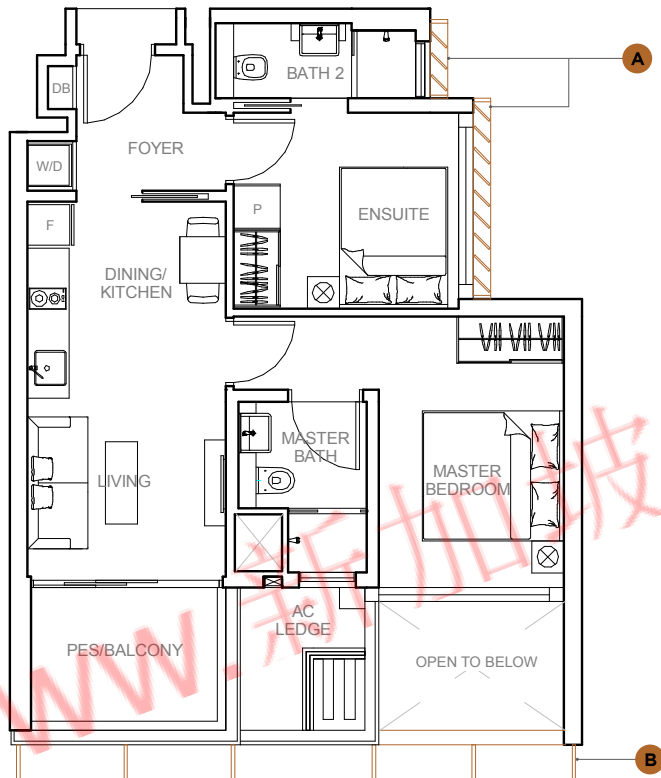
#01-77 (PES)
#02-77 TO #06-77
#01-80 (PES)*
#02-80 TO #06-80*

BLOCK 25

#01-85 (PES)
#02-85 TO #06-85
#01-88 (PES)*
#02-88 TO #06-88*

BLOCK 27

#01-93 (PES)
#02-93 TO #06-93



SCREENING

A

BLOCK 21

#07-69*

SCREENING

B

BLOCK 21

#07-69*
#07-72*

BLOCK 23

#06-77
#06-80*

BLOCK 25

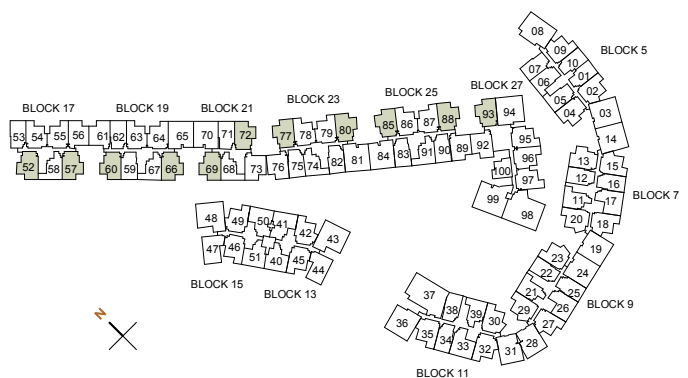
#06-85
#06-88*

BLOCK 27

#06-93

0 1M 3M 5M

F FRIDGE **DB** DISTRIBUTION BOARD CABINET **W/D** WASHER CUM DRYER
P PANTRY WITH BUILT-IN MICROWAVE OVEN & BUILT-IN FRIDGE * MIRRORED UNIT



2-BEDROOM DUAL KEY

TYPE DK4a

65 SQM / 700 SQFT

INCLUSIVE OF 7 SQM PES / BALCONY
& 3 SQM AC LEDGE

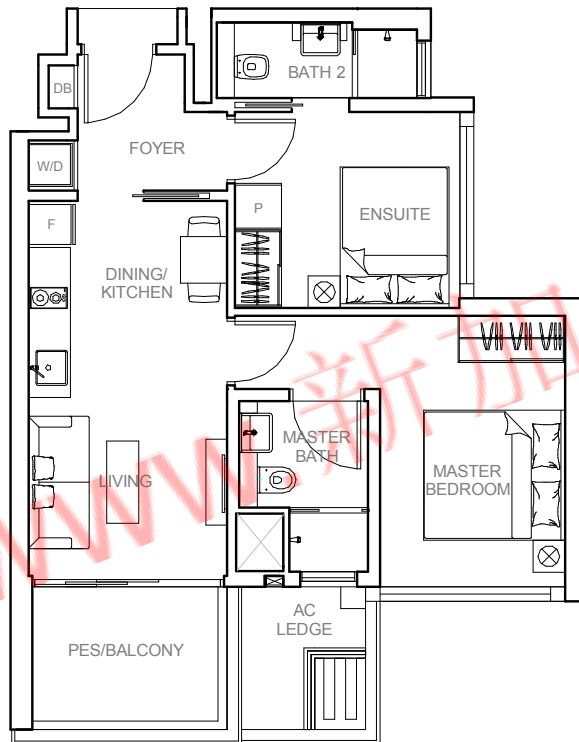
UNIT

BLOCK 5

#01-04 (PES)
#02-04 TO #05-04

BLOCK 7

#01-13 (PES)*
#02-13 TO #04-13*



TYPE DK5

65 SQM / 700 SQFT

INCLUSIVE OF 7 SQM PES / BALCONY
& 4 SQM AC LEDGE

UNIT

BLOCK 5

#01-02 (PES)
#02-02 TO #05-02

BLOCK 7

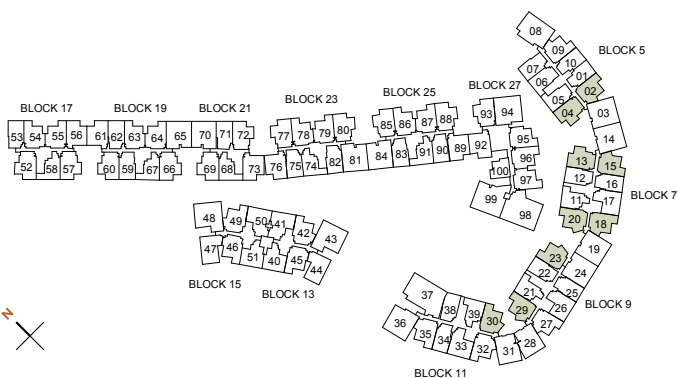
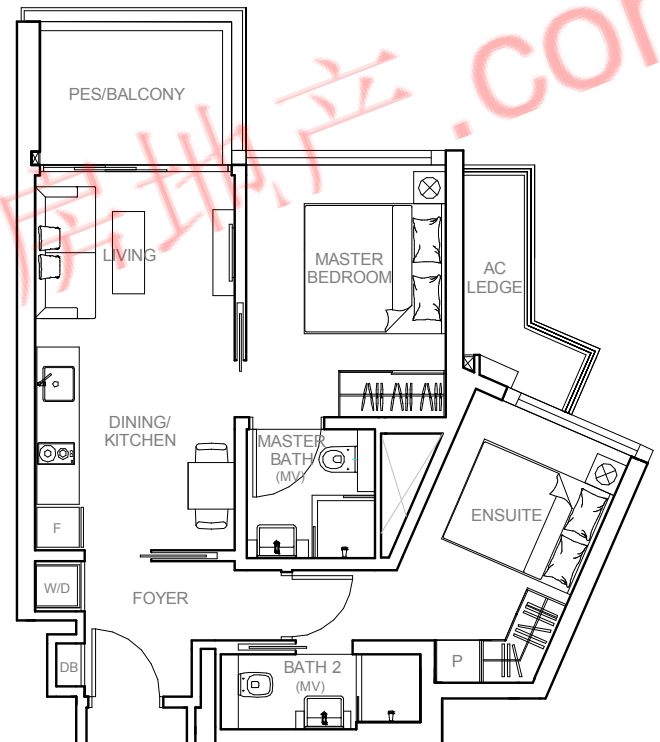
#01-15 (PES)*
#02-15 TO #04-15*
#01-18 (PES)
#02-18 TO #04-18
#01-20 (PES)*
#02-20 TO #04-20*

BLOCK 9

#01-23 (PES)
#02-23 TO #04-23
#01-29 (PES)*
#02-29 TO #04-29*

BLOCK 11

#01-30 (PES)
#02-30 TO #04-30



0 1M 3M 5M

F	FRIDGE	DB	DISTRIBUTION BOARD CABINET	W/D	WASHER CUM DRYER
P	PANTRY WITH BUILT-IN MICROWAVE OVEN & BUILT-IN FRIDGE	*	MIRRORED UNIT		

2-BEDROOM DUAL KEY

TYPE DK6

65 SQM / 700 SQFT

INCLUSIVE OF 7 SQM PES / BALCONY
& 4 SQM AC LEDGE

UNIT

BLOCK 5

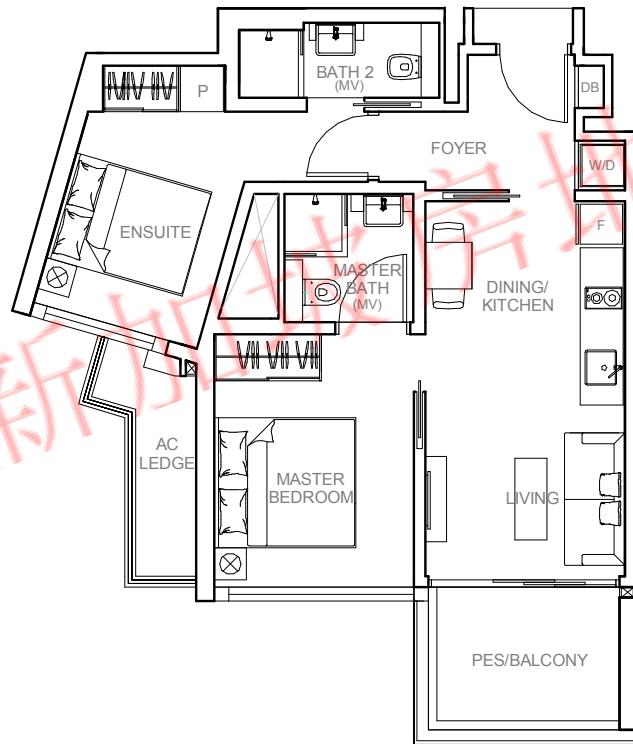
#01-09 (PES)*

#02-09 TO #05-09*

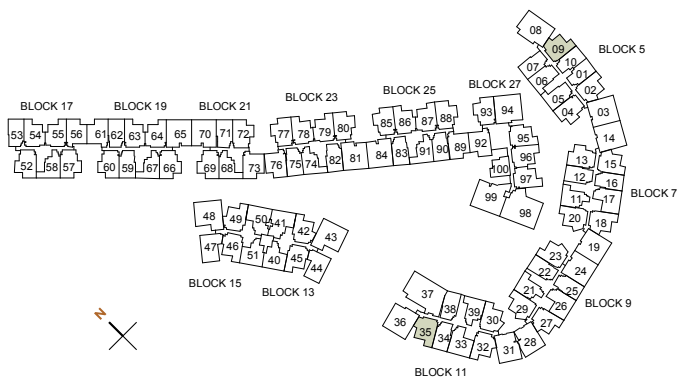
BLOCK 11

#01-35 (PES)

#02-35 TO #04-35



- | | | |
|--|--------------------------------------|-----------------------------|
| F FRIDGE | DB DISTRIBUTION BOARD CABINET | W/D WASHER CUM DRYER |
| P PANTRY WITH BUILT-IN MICROWAVE OVEN & BUILT-IN FRIDGE | * MIRRORED UNIT | |



2-BEDROOM DUAL KEY

TYPE DK7

65 SQM / 700 SQFT

INCLUSIVE OF 7 SQM PES / BALCONY
& 3 SQM AC LEDGE

UNIT

BLOCK 17

#01-56 (PES)*
#02-56 TO #04-56*

BLOCK 19

#01-61 (PES)
#02-61 TO #06-61

BLOCK 21

#01-73 (PES)
#02-73 TO #07-73

BLOCK 23

#01-76 (PES)*
#02-76 TO #06-76*

BLOCK 25

#01-89 (PES)
#02-89 TO #06-89

BLOCK 27

#01-92 (PES)*
#02-92 TO #06-92*

SCREENING

A

BLOCK 21

#07-73

BLOCK 23

#06-76*

BLOCK 25

#06-89

WALL

B

BLOCK 27

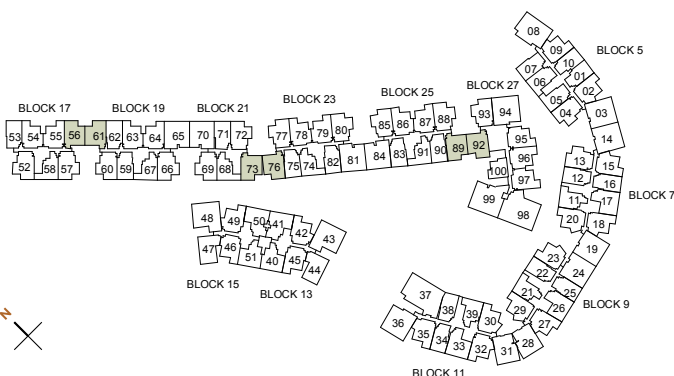
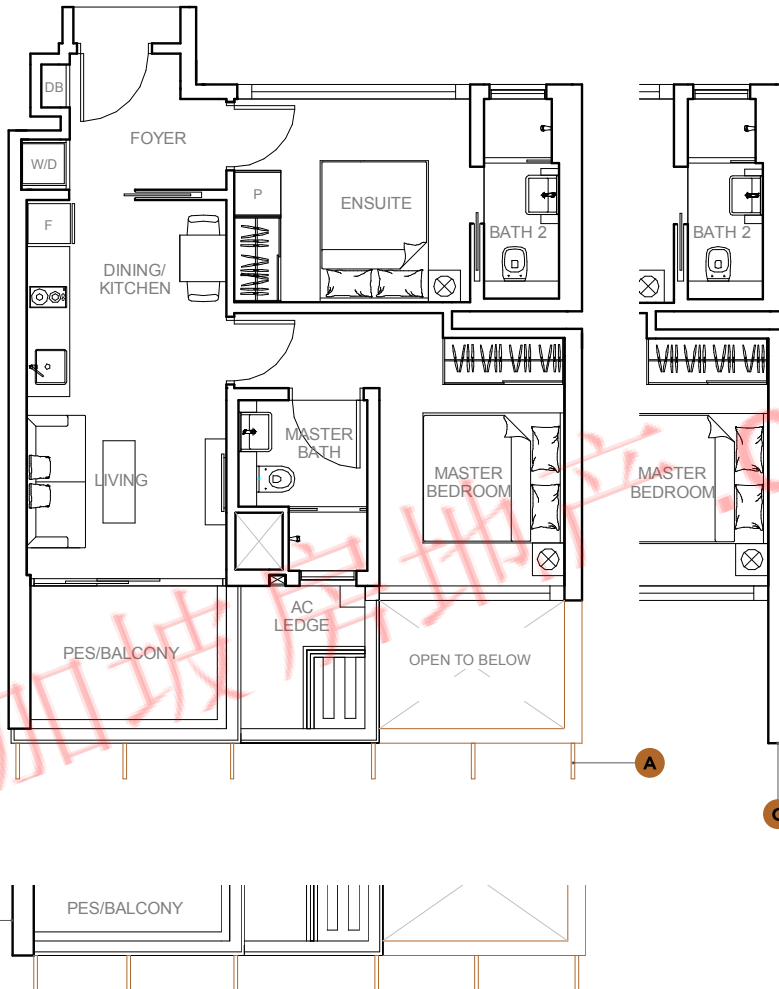
#06-92*

WALL

C

BLOCK 19

#05-61
#06-61



0 1M 3M 5M

F	FRIDGE	DB	DISTRIBUTION BOARD CABINET	W/D	WASHER CUM DRYER
P	PANTRY WITH BUILT-IN MICROWAVE OVEN & BUILT-IN FRIDGE	*	MIRRORED UNIT		

2-BEDROOM DUAL KEY

TYPE DK8

66 SQM / 710 SQFT

INCLUSIVE OF 7 SQM PES / BALCONY
& 5 SQM AC LEDGE

UNIT

BLOCK 17

#01-54 (PES)
#02-54 TO #04-54
#01-55 (PES)*
#02-55 TO #04-55*

BLOCK 19

#01-63 (PES)
#02-63 TO #06-63
#01-64 (PES)*
#02-64 TO #06-64*

BLOCK 23

#01-78 (PES)
#02-78 TO #06-78
#01-79 (PES)*
#02-79 TO #06-79*

BLOCK 25

#01-86 (PES)
#02-86 TO #06-86
#01-87 (PES)*
#02-87 TO #06-87*

BLOCK 27

#01-96 (PES)
#02-96 TO #06-96
#01-97 (PES)*
#02-97 TO #06-97*

SCREENING

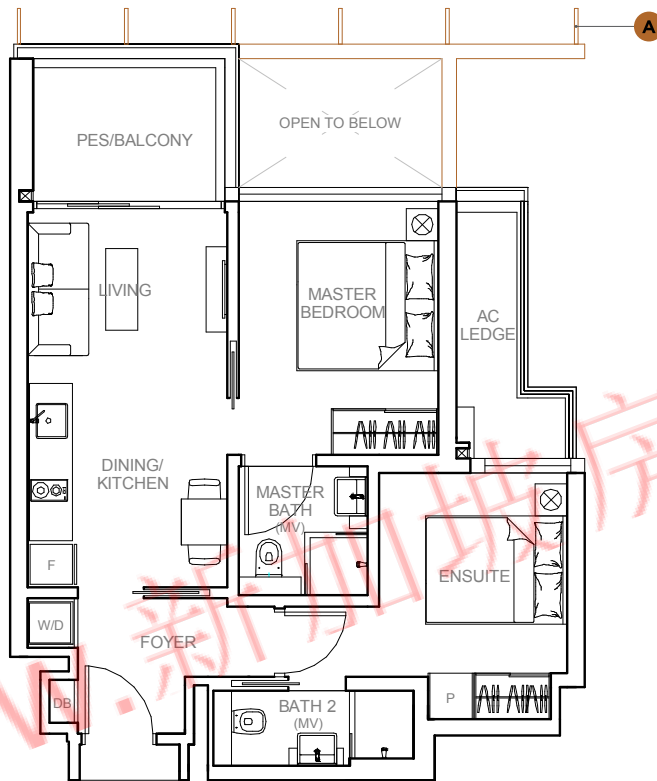


BLOCK 23

#06-78
#06-79*

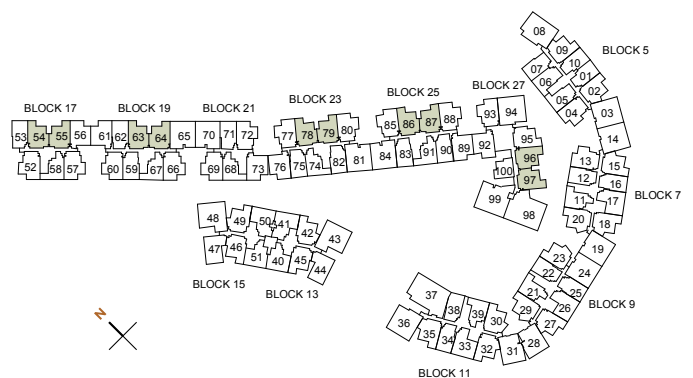
BLOCK 25

#06-86
#06-87*



0 1M 3M 5M

F FRIDGE DB DISTRIBUTION BOARD CABINET W/D WASHER CUM DRYER
P PANTRY WITH BUILT-IN MICROWAVE OVEN & BUILT-IN FRIDGE * MIRRORED UNIT



2-BEDROOM DUAL KEY

TYPE DK8a

66 SQM / 710 SQFT

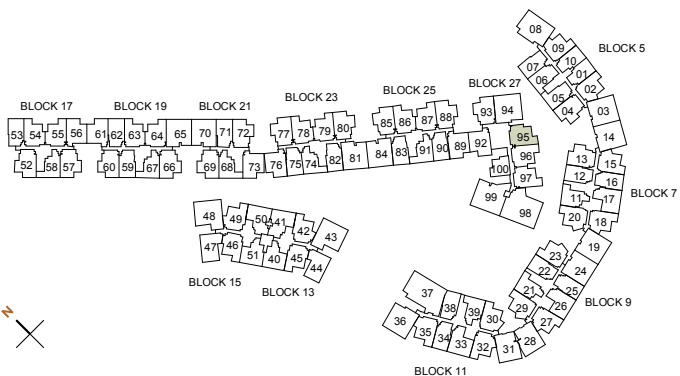
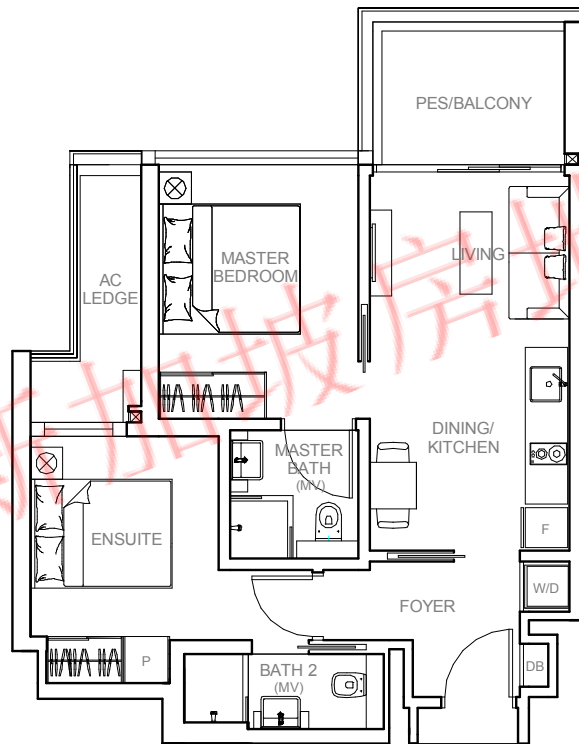
INCLUSIVE OF 7 SQM PES / BALCONY
& 5 SQM AC LEDGE

UNIT

BLOCK 27

#01-95 (PES)

#02-95 TO #06-95



- | | | |
|--|--------------------------------------|-----------------------------|
| F FRIDGE | DB DISTRIBUTION BOARD CABINET | W/D WASHER CUM DRYER |
| P PANTRY WITH BUILT-IN MICROWAVE OVEN & BUILT-IN FRIDGE | | |

3-BEDROOM

TYPE C1

79 SQM / 850 SQFT

INCLUSIVE OF 7 SQM PES / BALCONY
& 5 SQM AC LEDGE

UNIT

BLOCK 9

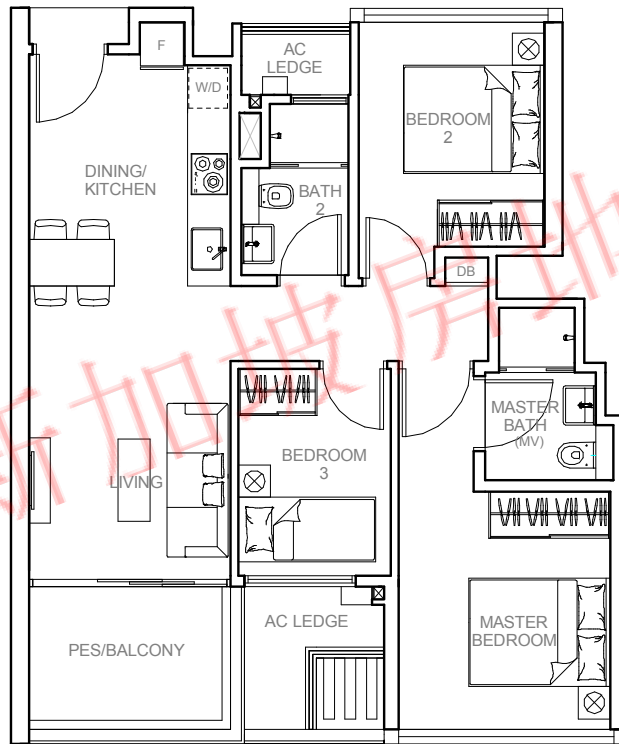
#01-28 (PES)*

#02-28 TO #04-28*

BLOCK 11

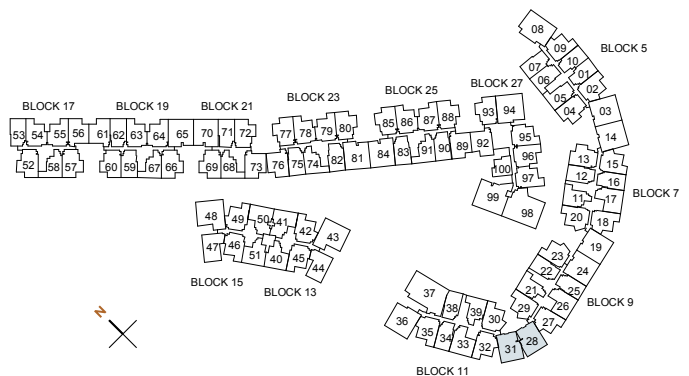
#01-31 (PES)

#02-31 TO #04-31



0 1M 3M 5M

F FRIDGE W/D WASHER CUM DRYER
DB DISTRIBUTION BOARD CABINET * MIRRORED UNIT



3-BEDROOM

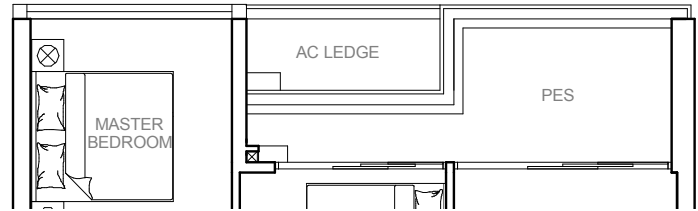
TYPE C2-G

91 SQM / 980 SQFT
INCLUSIVE OF 11 SQM PES
& 5 SQM AC LEDGE

UNIT

BLOCK 19 **BLOCK 23**
#01-65* #01-81

BLOCK 21 **BLOCK 25**
#01-70 #01-84*



TYPE C2

89 SQM / 958 SQFT
INCLUSIVE OF 8 SQM BALCONY
& 6 SQM AC LEDGE

UNIT

BLOCK 19
#02-65 TO #06-65*

BLOCK 21
#02-70 TO #07-70

BLOCK 23
#02-81 TO #06-81

BLOCK 25
#02-84 TO #06-84*

SCREENING

SCREENING

A

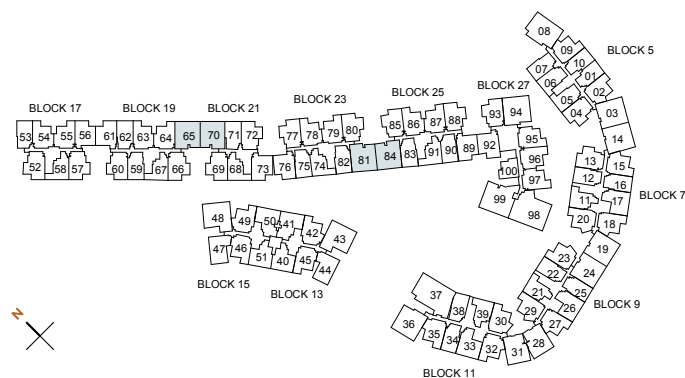
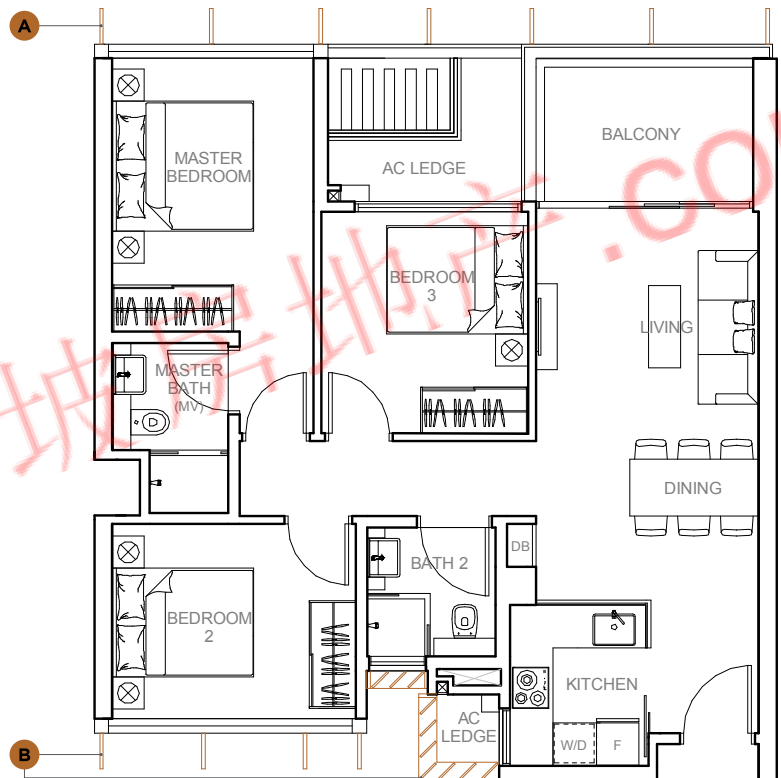
B

BLOCK 21
#07-70

BLOCK 21
#07-70

BLOCK 23
#06-81

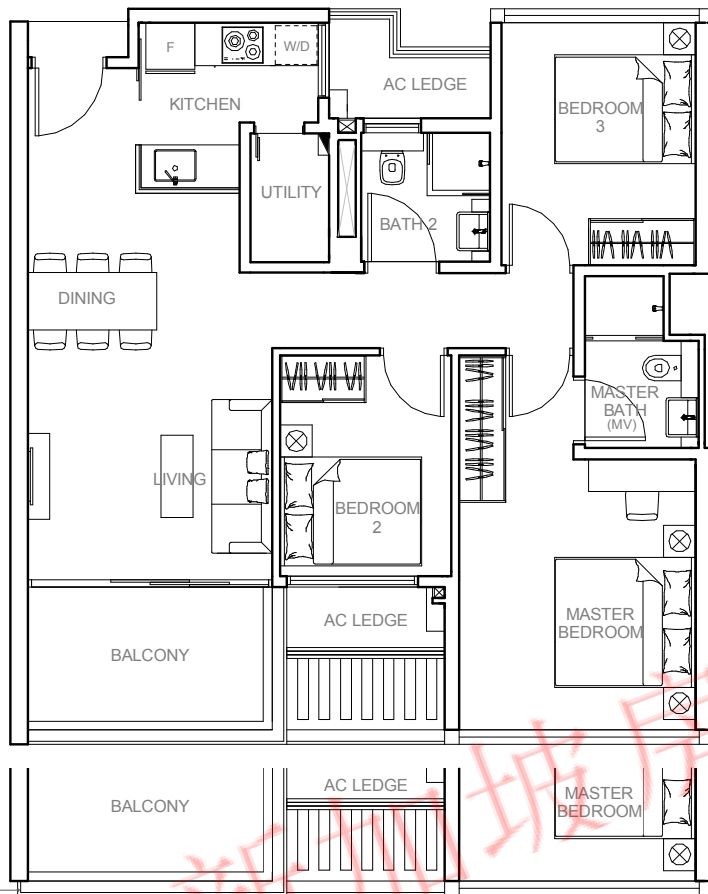
BLOCK 25
#06-84*



0 1M 3M 5M

F FRIDGE **W/D** WASHER CUM DRYER
DB DISTRIBUTION BOARD CABINET * MIRRORED UNIT

3-BEDROOM + UTILITY



TYPE C3

94 SQM / 1012 SQFT
INCLUSIVE OF 8 SQM BALCONY
& 6 SQM AC LEDGE

UNIT

BLOCK 5
#02-03 TO #05-03*

BLOCK 7
#02-14 TO #04-14
#02-19 TO #04-19*

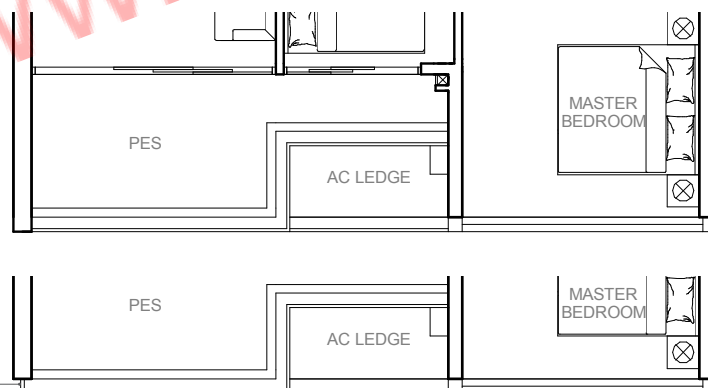
BLOCK 9
#02-24 TO #04-24

RAILING

A

BLOCK 9
#02-24 TO #04-24

TYPE C3



TYPE C3-G

97 SQM / 1044 SQFT
INCLUSIVE OF 11 SQM PES
& 6 SQM AC LEDGE

UNIT

BLOCK 5 **BLOCK 9**
#01-03* #01-24

BLOCK 7
#01-14
#01-19*

RAILING

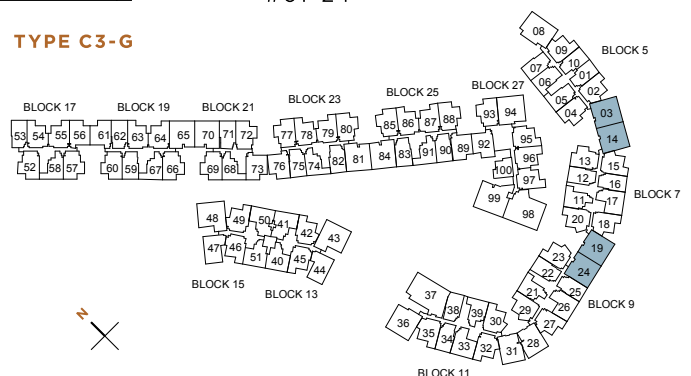
B

BLOCK 9
#01-24

TYPE C3-G

0 1M 3M 5M

F FRIDGE **W/D** WASHER CUM DRYER
■ DISTRIBUTION BOARD * MIRRORED UNIT



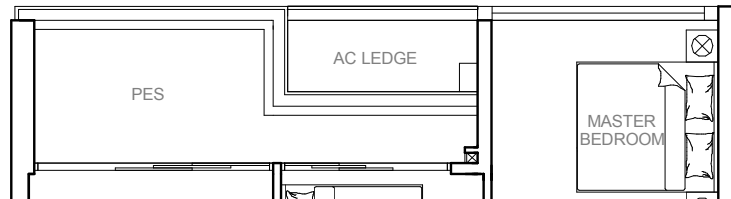
3-BEDROOM + UTILITY

TYPE C4-G

99 SQM / 1066 SQFT
INCLUSIVE OF 11 SQM PES
& 7 SQM AC LEDGE

UNIT

BLOCK 27
#01-94



TYPE C4

95 SQM / 1023 SQFT
INCLUSIVE OF 8 SQM BALCONY
& 6 SQM AC LEDGE

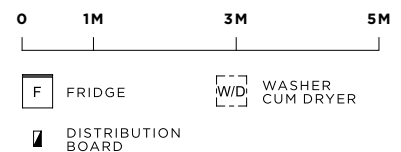
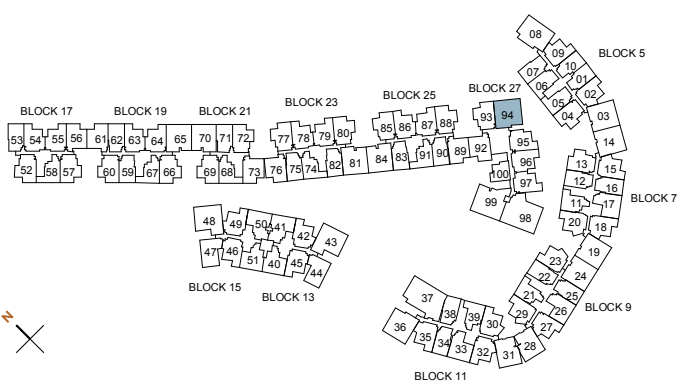
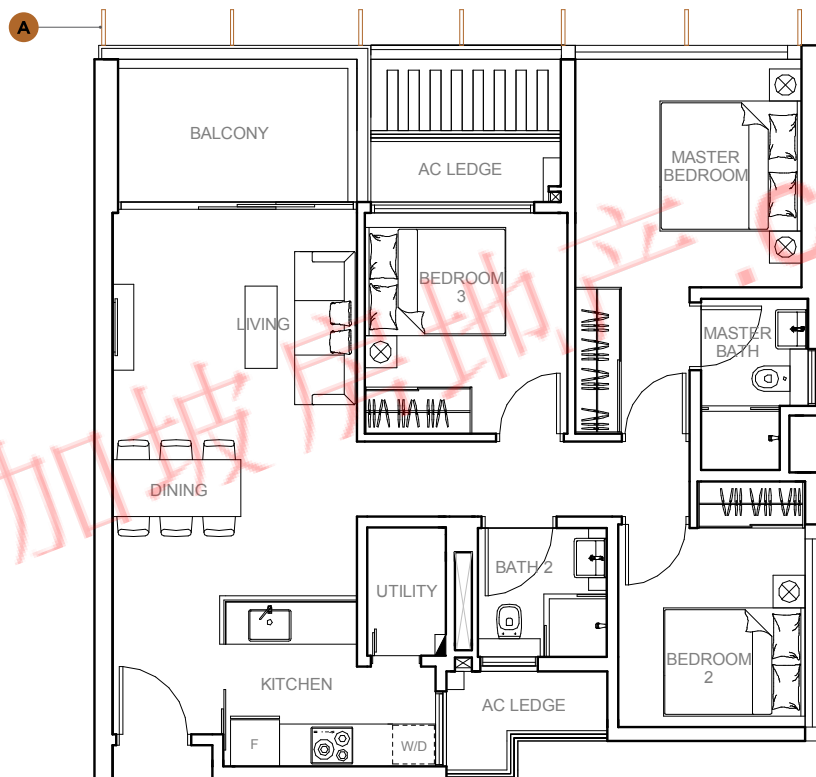
UNIT

BLOCK 27
#02-94 TO #06-94

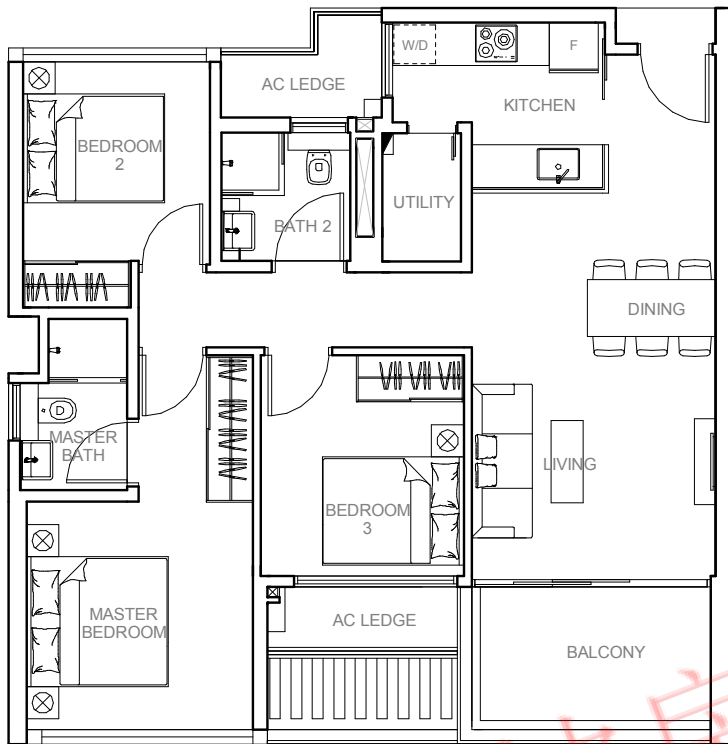
SCREENING



BLOCK 27
#06-94



3-BEDROOM + UTILITY

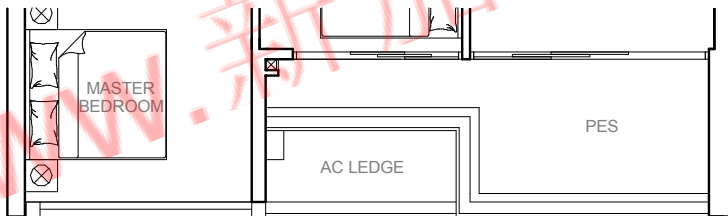


TYPE C5

95 SQM / 1023 SQFT
INCLUSIVE OF 8 SQM BALCONY
& 6 SQM AC LEDGE

UNIT

BLOCK 11
#02-36 TO #04-36



TYPE C5-G

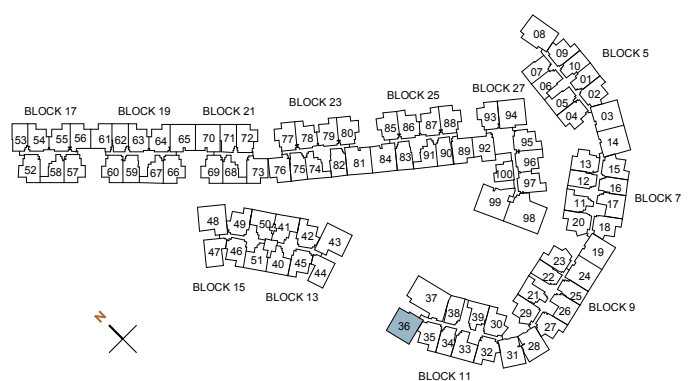
98 SQM / 1055 SQFT
INCLUSIVE OF 11 SQM PES
& 6 SQM AC LEDGE

UNIT

BLOCK 11
#01-36

0 1M 3M 5M

F FRIDGE **W/D** WASHER CUM DRYER
■ DISTRIBUTION BOARD



3-BEDROOM + UTILITY

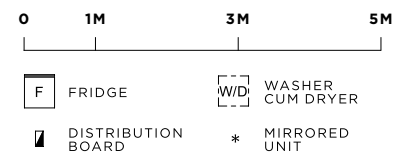
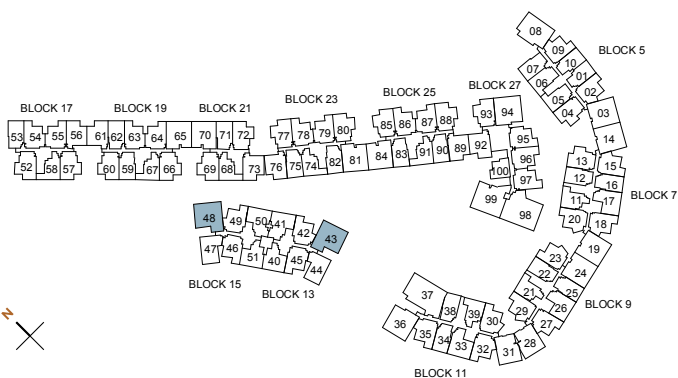
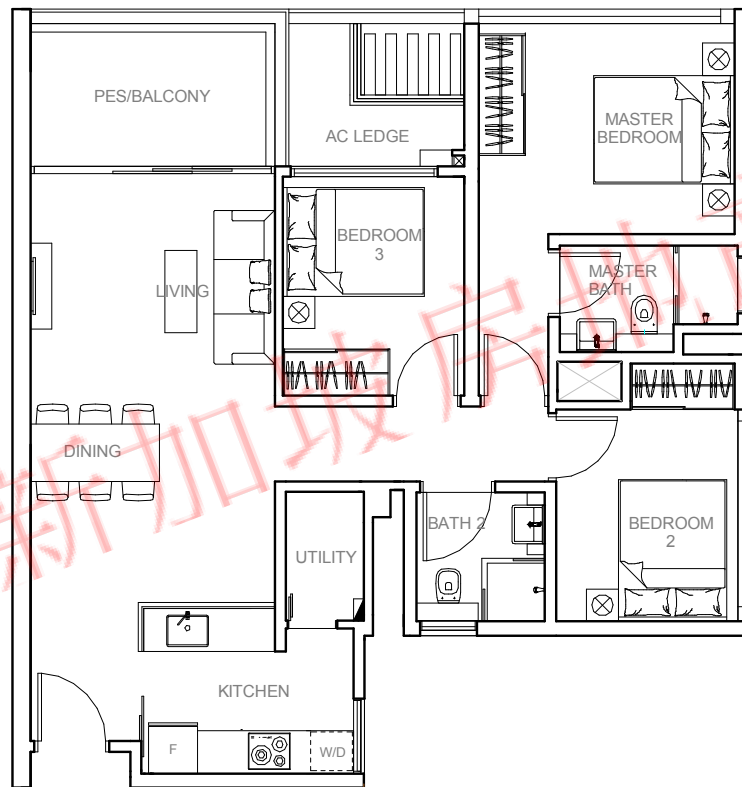
TYPE C6

95 SQM / 1023 SQFT
INCLUSIVE OF 8 SQM PES / BALCONY
& 4 SQM AC LEDGE

UNIT

BLOCK 13
#01-43 (PES)
#02-43 TO #04-43

BLOCK 15
#01-48 (PES)*
#02-48 TO #04-48*



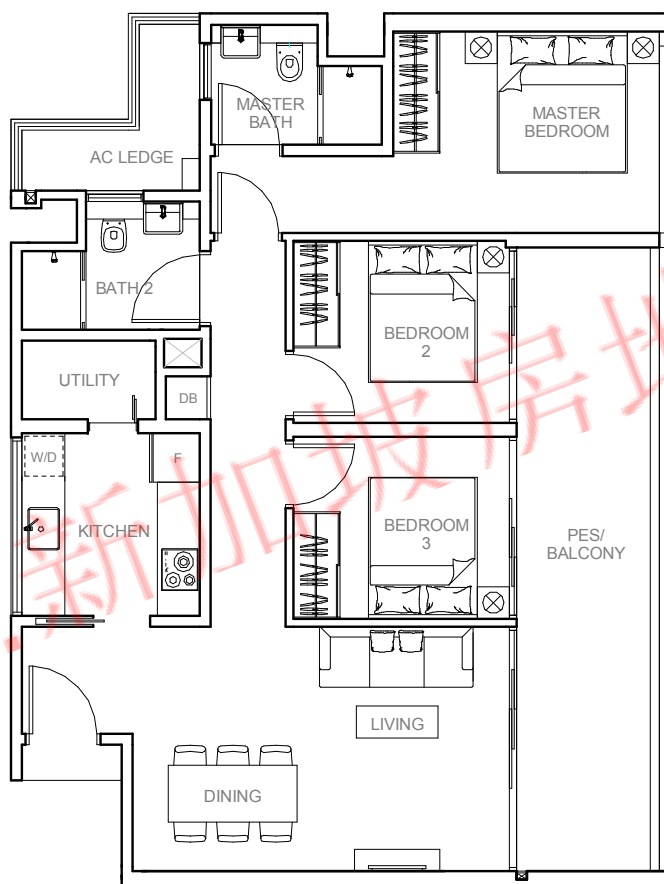
3-BEDROOM + UTILITY

TYPE C7

105 SQM / 1130 SQFT
INCLUSIVE OF 20 SQM PES / BALCONY
& 5 SQM AC LEDGE

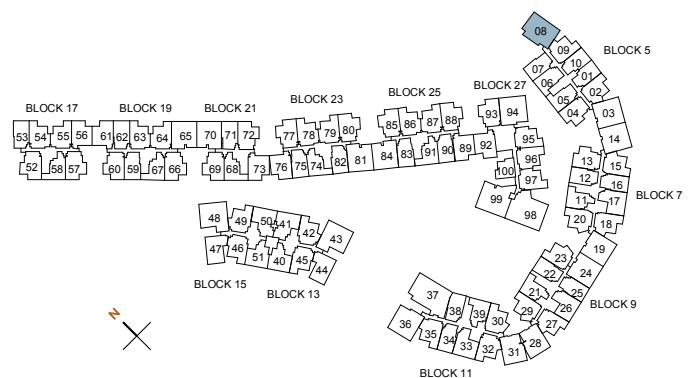
UNIT

BLOCK 5
#01-08 (PES)
#02-08 TO #05-08



0 1M 3M 5M

F FRIDGE **W/D** WASHER CUM DRYER
DB DISTRIBUTION BOARD CABINET



3-BEDROOM + UTILITY + PRIVATE LIFT

TYPE C8

122 SQM / 1313 SQFT
INCLUSIVE OF 19 SQM PES / BALCONY
& 6 SQM AC LEDGE

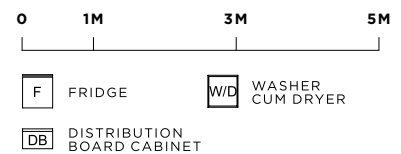
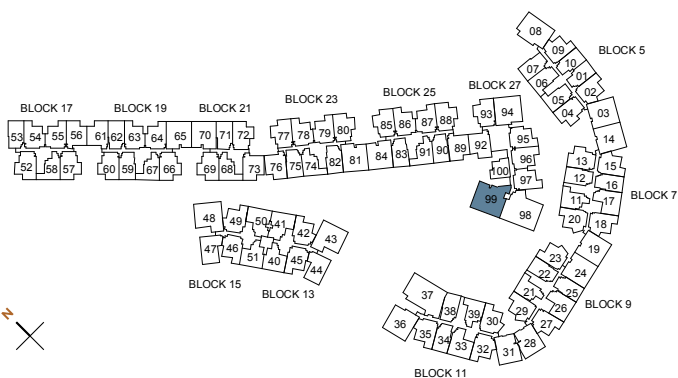
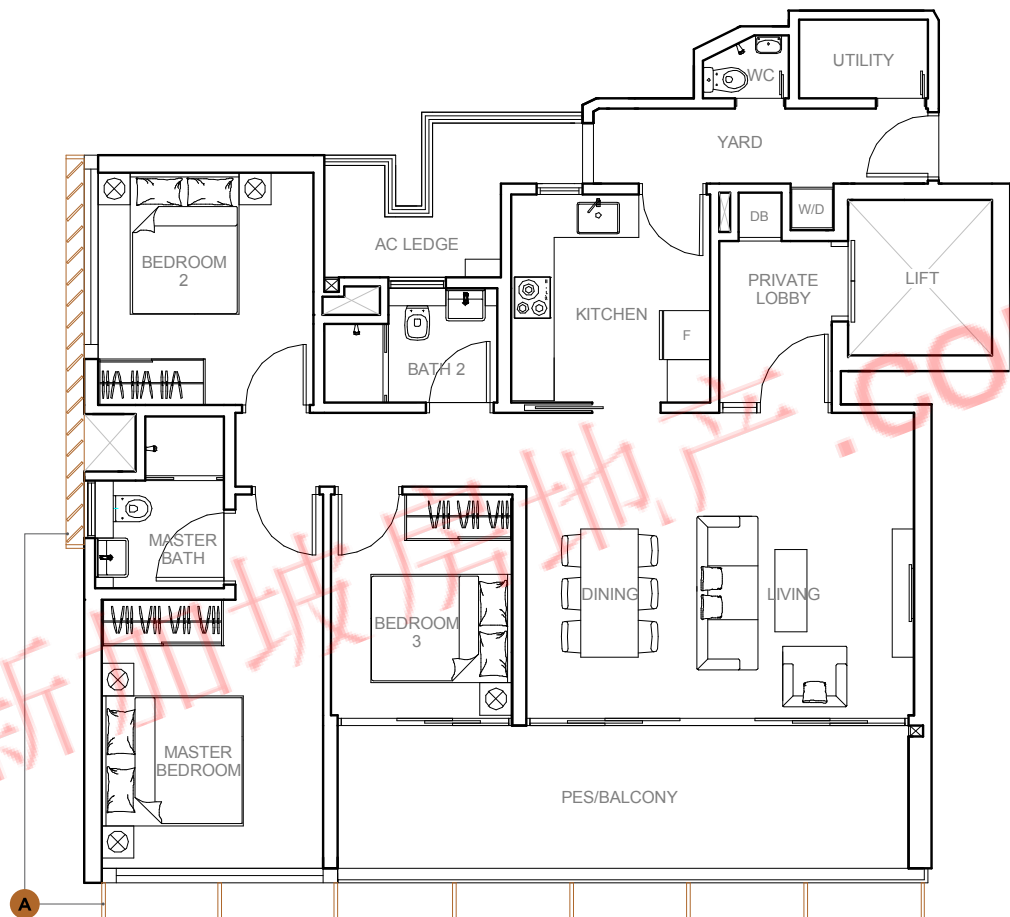
UNIT

BLOCK 27
#01-99 (PES)
#02-99 TO #06-99

SCREENING

A

BLOCK 27
#06-99



4-BEDROOM + UTILITY + PRIVATE LIFT

TYPE D1

143 SQM / 1539 SQFT
INCLUSIVE OF
20 SQM PES / BALCONY
& 4 SQM AC LEDGE

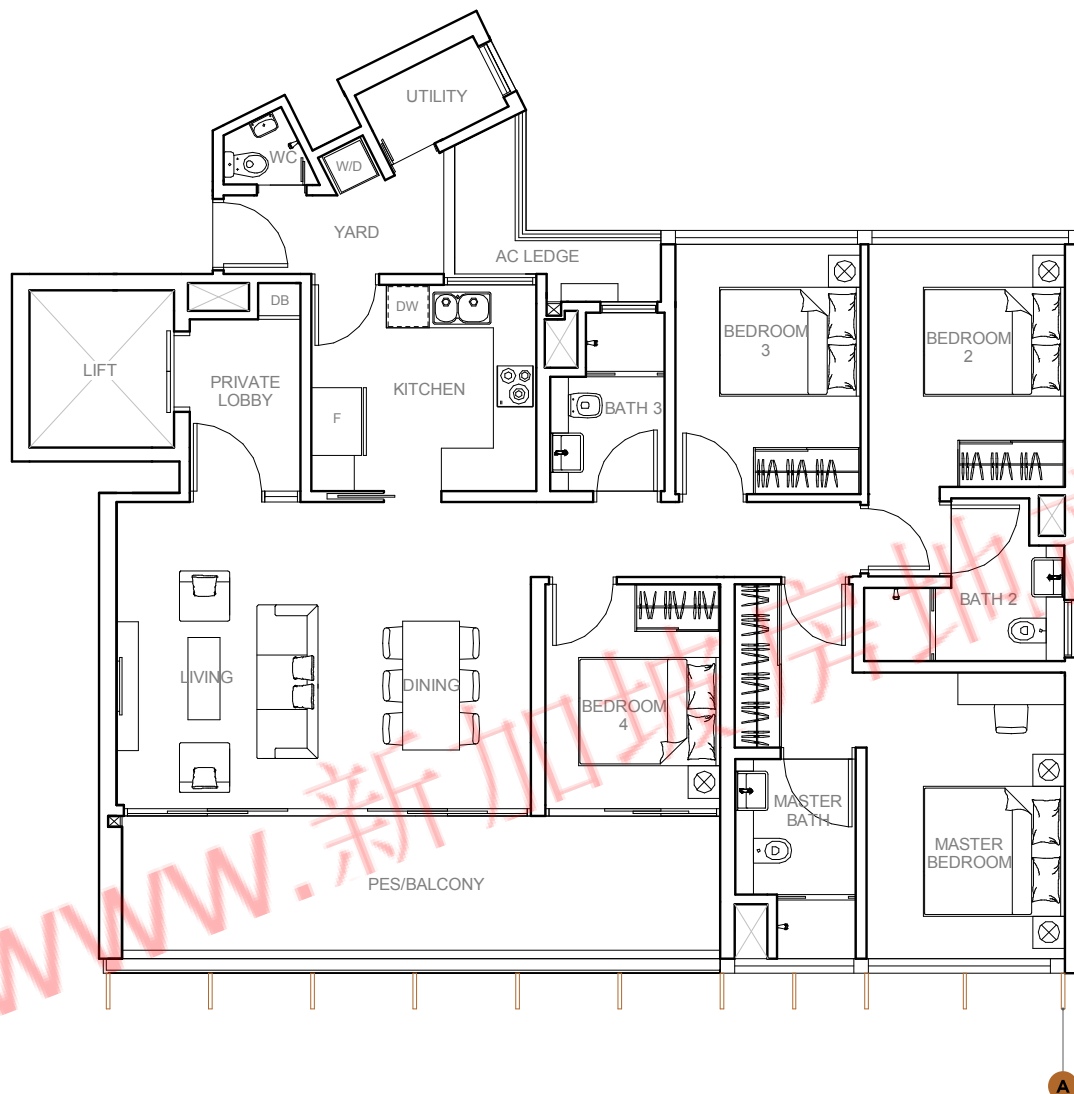
UNIT

BLOCK 27
#01-98 (PES)
#02-98 TO #06-98

SCREENING

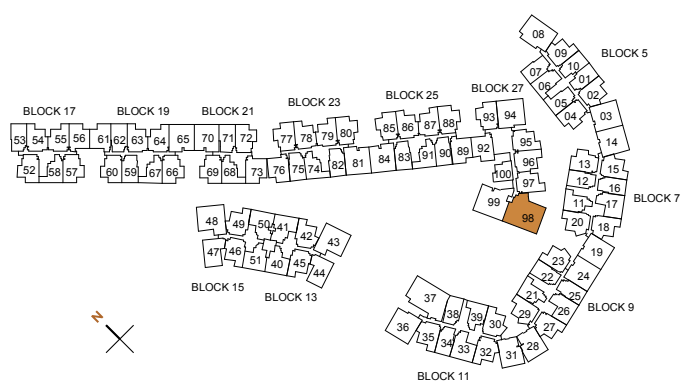
A

BLOCK 27
#06-98



0 1M 3M 5M

F FRIDGE **W/D** WASHER CUM DRYER
DB DISTRIBUTION BOARD CABINET **DW** DISHWASHER



4-BEDROOM + UTILITY + PRIVATE LIFT

TYPE D2

143 SQM / 1539 SQFT

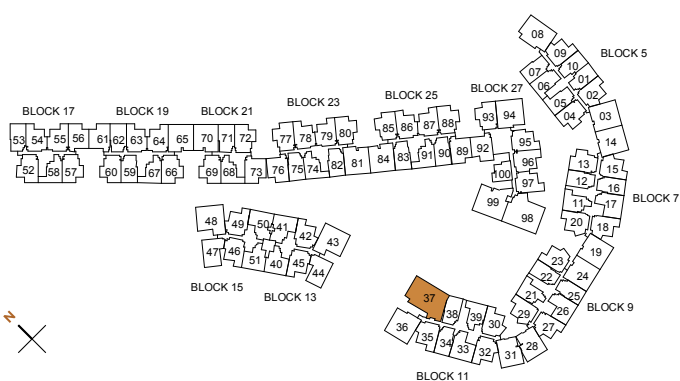
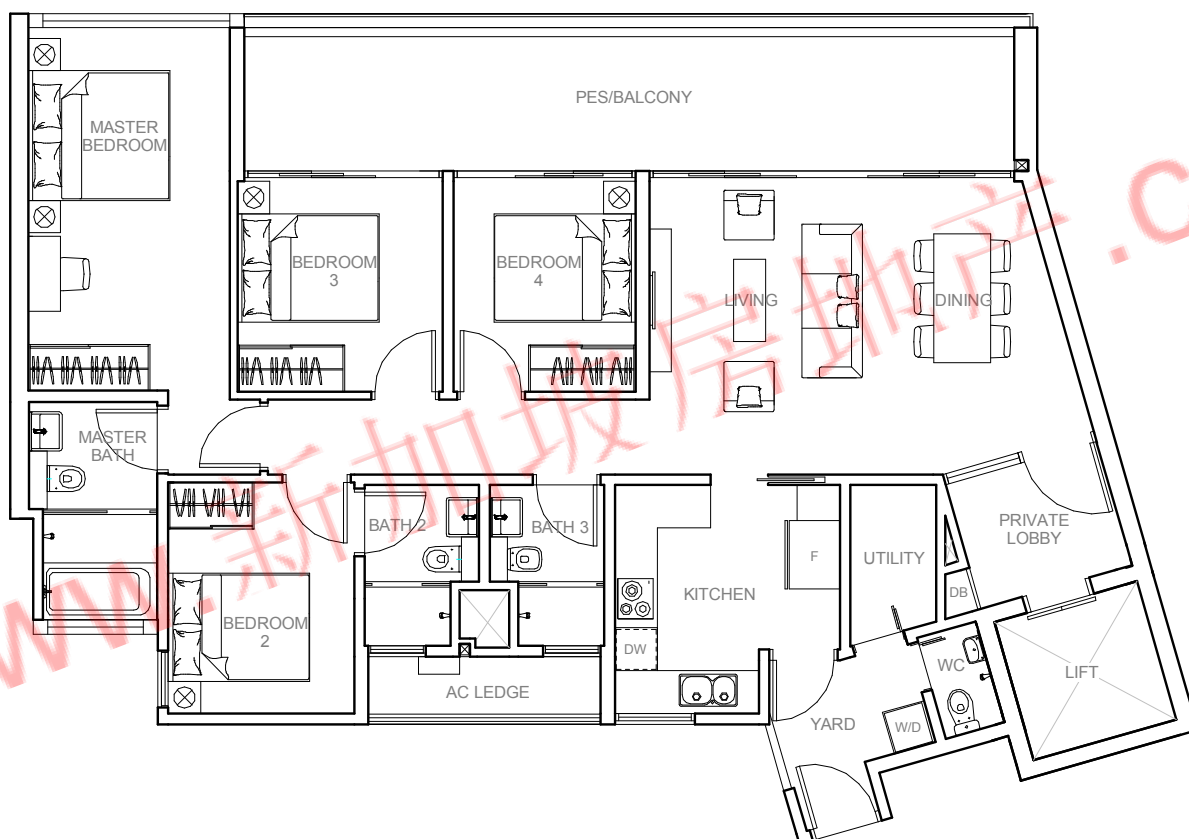
INCLUSIVE OF 25 SQM PES / BALCONY
& 4 SQM AC LEDGE

UNIT

BLOCK 11

#01-37 (PES)

#02-37 TO #04-37

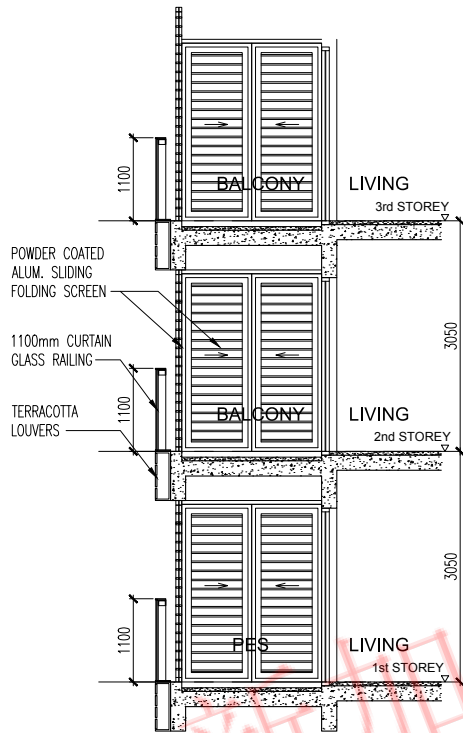


0 1M 3M 5M

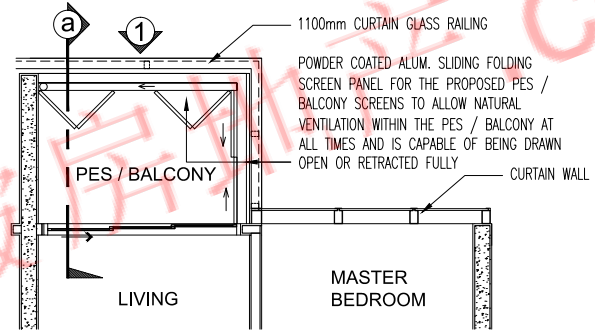
F	FRIDGE	W/D	WASHER CUM DRYER
DB	DISTRIBUTION BOARD CABINET	DW	DISHWASHER

TYPICAL PES/BALCONY SCREEN DESIGN

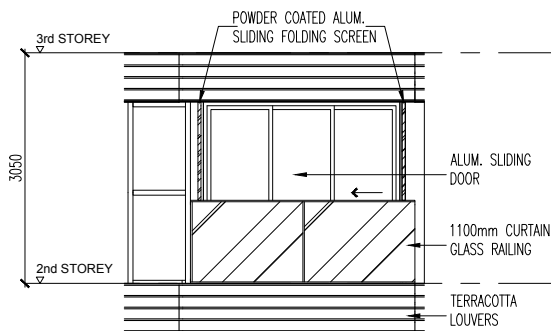
* PES / BALCONIES CANNOT BE ENCLOSED UNLESS WITH APPROVED PES / BALCONY SCREENS



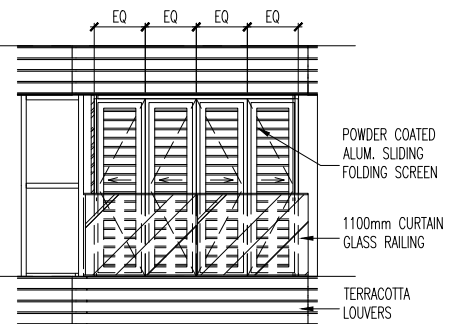
SECTIONAL VIEW



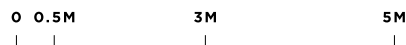
PLAN VIEW



ELEVATION, FULLY OPEN



ELEVATION, FULLY CLOSE



SCALE 1:50

SPECIFICATIONS

1. FOUNDATION

Reinforced concrete raft foundations and/or other approved foundation system

2. SUBSTRUCTURE & SUPERSTRUCTURE

Reinforced concrete/ precast reinforced concrete complying to Engineer's specifications

3. WALLS

- | | | |
|----|---------------|---|
| a. | External Wall | Reinforced concrete wall and/or precast reinforced concrete wall and/or masonry wall and/or aluminium framed curtain wall |
| b. | Internal Wall | Reinforced concrete wall and/or precast reinforced concrete wall and/or masonry wall and/or dry wall and/or lightweight concrete wall |

4. ROOF

Reinforced concrete flat roof with appropriate insulation and waterproof system

5. CEILING

- | | | |
|----|--|---|
| a. | Living, Dining, Private lobby, Foyer, Corridor leading to Bedroom, Bedroom, Ensuite, Study, Utility, Kitchen, DB cabinet | Concrete slab with skim coat and/or fibrous plasterboard and/or box-up to designated areas with paint finish |
| b. | Bathroom, WC and Yard | Concrete slab with skim coat and/or moisture resistant fibrous plasterboard ceiling and/or box-up to designated areas with paint finish |
| c. | PES and Balcony | Concrete slab with skim coat and/or calcium silicate board box-up to designated areas with paint finish |

6. FINISHES

a. Wall: For Apartments

- | | | |
|-----|---|---|
| i | Living, Dining, Private lobby, Foyer, Corridor leading to Bedroom, Bedroom, Ensuite, Study, Utility Yard, Kitchen, DB cabinet | Cement and sand plaster and/or skim coat with paint finish |
| ii | Kitchen | Skim coat with paint finish and/or tiles finish |
| iii | Master Bath | Marble finish |
| iv | Bath 2 and 3 | Tiles and/or mosaic tiles finish |
| v | WC | Tiles finish |
| vii | PES and Balcony | Cement and sand plaster and/or skim coat with paint finish and/or terracotta finish |

b. Floor: for Apartments

- | | | |
|-----|---|--|
| i | Living, Dining/Kitchen, Private lobby, Foyer, and Corridor leading to Bedroom | Compressed marble or marble finish with skirting |
| ii | Kitchen (for Type C2-G, C2, C3-G, C3, C4-G, C4, C5-G, C5, C6, C7, C8, D1, D2) | Tiles finish |
| iii | Bedroom, Ensuite and Study | Timber flooring with skirting |
| iv | Master Bath | Marble finish or granite finish |
| v | Bath 2 and 3 | Tiles finish and/or mosaic tiles finish |
| vii | PES, Balcony, WC, Utility, Yard, DB cabinet | Tiles finish |

7. WINDOWS

- | | | |
|------|------------------------------|--|
| a. | Bedroom, Ensuite | Powder coated aluminium framed cladding and/or casement and/or fixed window |
| b. | Kitchen | Powder coated aluminium framed sliding window (where applicable) |
| c. | Bathroom and Yard | Powder coated aluminium framed cladding and/or casement and/or sliding and/or top-hung and/or fixed window |
| d. | Utility | Powder coated aluminium framed top-hung window and/or fixed window |
| e. | Glazing | |
| i) | Bedroom, Ensuite and Kitchen | Tinted and/or clear laminated glass and/or tinted float glass. Thickness to PE specification. |
| ii) | Bathroom | Tinted frosted float glass. Thickness to PE specification. |
| iii) | Utility | Tinted float glass. Thickness to PE specification. |

8. DOORS

- | | | | |
|----|------|---|--|
| a. | i) | Main Entrance, Rear Entrance | Approved fire-rated timber swing door in laminate finish |
| | ii) | Foyer | Hollow core timber sliding door in laminate finish |
| | iii) | Living/ Dining/ Bedroom leading to Balcony/PES, Private lobby, Yard | Powder coated aluminium framed swing/sliding glass door |

- | | | |
|------|----------------------------|--|
| iv) | Bedroom, Ensuite, Bathroom | Hollow core timber swing/sliding door in laminate finish |
| v) | Kitchen | Float glass sliding door and/or hollow core timber swing/sliding door with glass panel |
| vi) | DB cabinet | Timber swing door in laminate finish |
| vii) | Utility, WC | PVC bi-fold and/or aluminium framed acrylic door |

b. Ironmongery

Selected quality lockset

9. SANITARY WARES AND FITTINGS

- | | | |
|----|--|--|
| a. | Master Bath | - 1 shower cubicle with shower mixer and hand shower set
- 1 basin with mixer tap and cabinet
- 1 water closet
- 1 mirror with cabinet
- 1 toilet paper holder
- 1 bib tap
- 1 towel rail
- 1 longbath with bath mixer and hand shower (Type D2 only) |
| b. | Bath 2 & 3 | - 1 shower cubicle with shower mixer and hand shower set
- 1 basin with mixer tap and cabinet
- 1 water closet
- 1 mirror with cabinet
- 1 toilet paper holder
- 1 bib tap
- 1 towel rail |
| c. | WC | - 2 way tap with hand shower set
- 1 basin with tap
- 1 water close
- 1 mirror
- 1 toilet paper holder |
| d. | To Washing machine area, PES (for Type DK1-G, DK2-G) and PES/Balcony (for Type C7, C8, D1, D2) | - 1 bib tap |

10. ELECTRICAL INSTALLATION

- | | |
|----|--|
| a. | All electrical wiring shall be concealed except electrical wirings in conduits exposed above false ceiling and DB. |
| b. | Refer to Electrical Schedule for details. |

11. TV/CABLE SERVICES/ #FM / TELEPHONE POINTS

Refer to Electrical Schedule for details

12. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard SS 555 : 2010.

13. PAINTING

- | | | |
|----|---------------|---|
| a. | External Wall | Textured coating and/or weather shield paint finish to designated areas |
| b. | Internal Wall | Water-based paint finish |

14. WATERPROOFING

Waterproofing shall be provided to floors of Bathrooms, Kitchen, Yard, WC, Balcony, Private Enclosed Space (PES)

15. DRIVEWAY AND CARPARK

- | | | |
|----|----------------------------|---|
| a. | Surface Driveway | Tiles and/or stone and/or pavers and/or tarmac and/or reinforced concrete and/or granite finish |
| b. | Basement Carpark /Driveway | Reinforced concrete finish |

16. FACILITIES

- | | | | |
|----|--|-----|----------------------------|
| a. | Conserved Building: The Sophia Clubhouse | p. | Water Cascades |
| | - Function Rooms | q. | Mountain Terraces |
| | - Lounge | r. | Vantage Deck |
| | - Multi-Purpose Media Room | s. | The Sophia Grand Staircase |
| | - Games Room | t. | BBQ Corner |
| | - Internet Corner | u. | Seating Corner |
| | - Gymnasium | v. | Fitness Stations |
| | - Male and Female Changing and Steam Rooms | w. | Yoga Decks |
| | - Management Office | x. | Timber Deck |
| b. | Main Entrance Drop-off Plaza | y. | Pavilion |
| c. | Clubhouse Drop-off Plaza | z. | Adventure Playground |
| d. | Childcare Drop-off Plaza | aa. | Toddler's Playground |
| e. | 50m Lap Pool | ab. | Jogging Path |
| f. | Sunning Deck | ac. | Residents' Side Gate |
| g. | The Sophia Mirror Pool | | |
| h. | Children's Pool | | |
| i. | Children's Water Play | | |
| j. | Lagoon Pool | | |
| k. | Jacuzzi | | |
| l. | Steps Cascades | | |
| m. | Water Wall | | |
| n. | Bio Pond | | |
| o. | Reflective Pool | | |

OTHER FACILITIES

- | | |
|-----|--|
| ad. | Conserved Building: Childcare/Kindergarten |
| ae. | Conserved Building: Restaurant |
| af. | Guardhouse |
| ag. | Bin Centre |
| ai. | Substation |

17. SOIL TREATMENT

Anti-termite soil treatment by Specialist, where applicable.

SPECIFICATIONS

18. BUILDING FAÇADE ACCESS

Gondola support in cast-in pipe sleeve and/or floor mounted steel bracket and/or wall mounted steel brackets may be provided at the External Wall, Air-con Ledge and/or Balcony of some units for the installation and/or operation of gondolas, where applicable.

19. ADDITIONAL ITEMS

a. Kitchen Cabinets/Appliances

i) For Type A1 only

Kitchen cabinets in laminate finish with solid surface counter top complete with kitchen sink and mixer, cooker hood, electric hob, built-in microwave oven, free standing fridge and free-standing washing machine cum dryer.

ii) For Type As (except A1) Bs, DKs

Kitchen cabinets in laminate finish with solid surface counter top complete with kitchen sink and mixer, cooker hood, electric hob, built-in oven, free-standing fridge and free-standing washing machine cum dryer.

iii) For Type Cs

Kitchen cabinets in spray paint finish with solid surface counter top complete with kitchen sink and mixer, cooker hood, electric hob, built-in oven, free standing fridge and free-standing washing machine cum dryer.

iv) For Type Ds

Kitchen cabinets in spray paint finish with solid surface counter top complete with kitchen sink and mixer, cooker hood, electric hob, built-in oven, built-in dishwasher, free-standing fridge and free-standing washing machine cum dryer.

v) For Type DK Ensuite (pantry)

Cabinet in laminate finish with solid surface counter top complete with built-in microwave oven and built-in fridge

b. Free Standing Fridge

Brand and model subject to confirmation

c. Free Standing Washing Machine cum dryer

Brand and model subject to confirmation

d. Wardrobes

To all bedroom and ensuite in laminate finish

e. Air-Conditioning

Refer to Air-Conditioning schedule for details

f. Intercom

Audio video intercom system is provided for communications to Visitor Call Panel at Lift Lobbies, Mezzanine Carpark, Guard House, Clubhouse drop off and Residents' Side Gate

g. Hot Water Supply (Electric Storage Water Heater)

To Kitchen and Bathroom

h. Wireless Internet Connectivity

To Clubhouse

i. Mechanical Ventilation System

To Master Bath (for Type A2, A3, A4, A5, A6, A7, A8-G, A8, B2, B3, C1, C2-G, C2, C3-G, C3) To Bath 2 (for Type B5) To Master Bath and Bath 2 (for Type B4, B6, B7, DK1-G, DK1, DK2-G, DK2, DK3, DK5, DK6, DK8, DK8a)

j. Security System

i) Card Access System

To Lift Lobbies at Basement, 1st Storey, Mezzanine Carpark, Clubhouse, Clubhouse drop off and Residents' Side Gate

ii) Car Access System

Automatic Car Barrier System

iii) Closed Circuit Television

Surveillance cameras to Lift Lobbies at Basement, 1st Storey, Mezzanine Carpark, Clubhouse, Clubhouse drop off and Residents' Side Gate

k. Railings

i) PES

Metal railing and/or glass railing and/or metal gate

ii) Balcony

Metal and glass railing

iii) AC Ledge

Metal railing

l. Prefabricated bathroom units

i) Master Bath only

Type A2, A3, A5, A6, A7, A8-G, A8

ii) Bath 2 only

Type B4, B5, DK2-G, DK2, DK8, DK8a, C2-G, C2, C4-G, C4, C5-G, C5, C6

iii) Master Bath & Bath 2

Type B6, DK1-G, DK1, DK3, DK4, DK4a, DK5, DK6, DK7, C3-G, C3

m. Terracotta feature wall (balcony)

Where applicable

NOTES:

a. Marble/Compressed Marble/Granite

Marble/compressed marble/granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre selected before installation, this non-conformity in the marble/compressed marble/granite as well as the 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 or granite selected and installed shall be subject to availability.

b. 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 vendor. Natural timber that is used outdoor will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Timber requires regular maintenance. Stain and/or bleach finish applied on the timber strips/engineered timber strips are only a top coat. The natural colour and character of the timber will appear if

re-sanding /re-grinding is carried out. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under Clause 9 and Clause 17 in the Sale and Purchase Agreement.

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, cleaning 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 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.

e. Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to clause 14.3 in the Sale and Purchase Agreement, 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, Television Points, Telecommunication Points, Audio Video Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio video intercom system, door swing positions and plaster ceiling boards are subject to Architects' 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 in the Sale and Purchase Agreement.

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. 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 in the Sale and Purchase Agreement.

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 (PBU)

Certain bathroom may be prefabricated construction and all penetrations/installations within the PBU are sealed at manufacturer's factory prior to installation on site. Major modification work such as removing part of PBU shell, re-routing of services and removing tiled finishes is discouraged as the PBU integrity and waterproofing performance/warranty may be compromised. Purchasers intending to install additional accessories such as grab-bars, soap holders, towel rail, window blinds etc., within the PBU, shall refer to recommendations in the PBU manufacturer's Operation and Maintenance Manual (O&M Manual) prior to carrying out works. The Purchaser is advised to refer to the O&M Manual for recommendations on PBU maintenance.

m. Terracotta Cladding

Some walls at balcony/service ledge areas will be finished in terracotta cladding. The method of fixing involves specialist work and proprietary system. Any subsequent alteration/removal is not permitted (unless approved by MCST) as they will compromise the warranty, structural integrity and overall aesthetics of the development.

n. Recycled Clay Roof Tiles

Clay roof tiles from demolished buildings will be salvaged and reused as parts of the overall landscape treatment. As weathered elements of different age, these tiles will contain tonality and profile differences. Non-uniformity in the overall composition cannot be avoided. Location and detailing are subject to the Architects' final decision and design.

o. Wall

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

>> NEXT

SPECIFICATIONS

<< PREVIOUS

p. Tiles

Selected tile size and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS 483 : 2000.

q. AC ledges

AC ledges in the development are lowered from the internal finished level of the unit. Certain ac ledges may contain masonry box-up to house services of units below. No alteration/removal of the masonry box-up is allowed, unless for the purpose of maintenance undertaken by MCST.

ELECTRICAL PROVISIONS

TYPE OF UNITS	A1	A2/A3/A4	A5/A6/A6a/ A7/A8-G/A8	B1/B2/B3/B4/ B5/B6/B7	DK1-G/DK1/ DK2-G/ DK2/ DK3/DK4/ DK4a/DK5/DK6/ DK7/DK8/DK8a	C1/ C2-G/C2/ C3-G/C3/ C4-G/ C4/ C5-G/C5/C6	C7	C8	D1/D2
LIGHTING POINT	6	6	7	7	8	12	13	15	17
SWITCHED SOCKET OUTLET	8	8	10	12	12	14	16	16	18
TV OUTLET	2	2	2	3	3	4	4	4	5
TELEPHONE OUTLET	2	2	2	3	3	4	4	4	5
DOOR BELL POINT	1	1	1	1	1	1	1	1	1
AUDIO/VIDEO INTERCOM	1	1	1	1	1	1	1	1	1
COOKER HOOD & HOB POINT	1	1	1	1	1	1	1	1	1
OVEN POINT	1	1	1	1	2	1	1	1	1
WASHING MACHINE POINT	1	1	1	1	1	1	1	1	1
REFRIGERATOR POINT	1	1	1	1	2	1	1	1	1
WATER HEATER POINT	1	1	1	1	2	2	2	2	3
ISOLATER	1	2	2	2	2	3	3	3	3

AIR-CONDITIONER SCHEDULE

TYPE OF UNITS	A1	A2/A3/A4	A5/A6/A6a/ A7/A8-G/A8	B1/B2/B3/ B4/B5/B6	B7	DK1-G/DK1/ DK2-G/DK2/ DK3/ DK4/DK4a/DK5/ DK6/DK7/DK8/DK8a	C1/C2-G/C2/ C3-G/ C3/ C4-G/C4/ C5-G/ C5/ C6/C7/C8	D1/D2
FAN COIL UNIT (FCU)								
LIVING /DINING	1	1	1	1	1	1	2	2
MASTER BEDROOM	1	1	1	1	1	1	1	1
STUDY	-	-	1	-	1	-	-	-
BEDROOM 2	-	-	-	1	1	-	1	1
BEDROOM 3	-	-	-	-	-	-	1	1
BEDROOM 4	-	-	-	-	-	-	-	1
PRIVATE LIFT LOBBY	-	-	-	-	-	-	-	1
ENSUITE	-	-	-	-	-	1	-	-
CONDENSER UNIT (CU)	1	2	2	2	2	2	3	3

Whilst reasonable care has been taken in the preparation of this brochure and the construction of the scale model and showflat, the developer does not warrant their accuracy and cannot be held responsible for any inaccuracies or omissions. The statements, information and depictions may not be regarded or relied upon as statements or representations of fact, and they are not intended to form any part of the contract for the sale of the housing units. Visual representations, models, showflat, illustrations, photographs, pictures, drawings, displays and art renderings are artists' impressions of the development only, and are not to be relied upon as representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied/provided are subject to the Developer's/its architect's selection, market availability and the sole discretion of the Developer.

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HOI HUP REALTY PTE LTD & SUNWAY DEVELOPMENTS JOINT VENTURE

PROUDLY PRESENTS

With years of partnership between the two reputable companies in the property development industry, Hoi Hup Realty Pte Ltd and Sunway Developments Pte Ltd has several successful collaborations such as The Miltonia Residences, Sea Esta, Arc at Tampines, just to name a few.

The conglomerate has also been recently awarded with the BCA Greenmark Award (Platinum) 2014 for Royal Square@Novena, BCA Construction Productivity Award (Gold) 2013 for The Peak @ Toa Payoh and BCA Construction Productivity Award (Gold) 2012 for City View @ Boon Keng.



ROYAL SQUARE @ NOVENA
Current Project

A 33-storey mixed use development with retail shops, F&B restaurants and medical suites in Novena. The commercial development is complemented by a 250-room hotel brought to you by Courtyard by Marriott Singapore Novena.



ARC AT TAMPINES
Completed Project

An Executive Condominium (EC) with 574 units in Tampines Ave 8. TOP was obtained in August 2014.



VACANZA @ EAST
Completed Project

A freehold condominium at Lengkok Tujoh comprising 473 residential units & 1 commercial shop unit. TOP was obtained in January 2014.

HOI HUP SUNWAY MOUNT SOPHIA

DEVELOPER

Hoi Hup Sunway Mount Sophia Pte Ltd is a joint venture amongst Hoi Hup Realty Pte Ltd, Sunway Developments Pte Ltd and SC Wong Holdings Pte Ltd.

HOI HUP REALTY PTE LTD

Hoi Hup Realty Pte Ltd is a premier niche property developer in Singapore. Hoi Hup is dedicated to creating living spaces of the highest quality, comfort, functionality and style. As a result, they have clinched numerous accolades, including the BCI Asia Top 10 Developer 2013 Award, BCA Construction Excellence Award 2013, Singapore 100 and Fast Growing 50 in 2011.

Prominent past projects include Kovan Regency, The Foresta @ Mount Faber, Questa @ Dunman, Residences @ Killiney, Versilia on Haig, Waterford Residence, Suites @ Cairnhill, Charlton Villas and De Royale, among others.



WHITLEY RESIDENCES

Current Project

A freehold strata landed housing that comprises 58 units of 2-storey semi detached houses and 3 units of 2-storey terrace houses with attic and home lift, ensconced in a good class bungalow enclave along Whitley Road.



RESIDENCES @ KILLINEY

Completed Project

68 freehold apartments at units at Killiney Road. TOP was obtained in year 2012.



THE FORESTA @ MOUNT FABER

Completed Project

A luxurious freehold condominium of 141 units located at Wishart Road. TOP was obtained in year 2014.

SUNWAY DEVELOPMENTS PTE LTD

As the property division of Sunway Group, Sunway Property is part of a leading property-construction group that is listed on Bursa Securities, Malaysia. It has vast experience in managing and developing innovative and quality residential and non-residential properties, which include retail, leisure, healthcare, hospitality and commercial assets.

Sunway Property constantly delivers products and services of unrivalled quality and value to its customers. This helps solidify its status as a leading community master developer with a high growth property development segment and a stable base of income from high yielding property investment segment. To date, it has an enviable portfolio with successful and internationally acclaimed properties in Malaysia and abroad, including China, India, Cambodia, Vietnam, and Singapore.



SUNWAY ISKANDAR

Current Project

Nature's Capital City is our largest integrated city at 1,800 acres.
The township is strategically located within the heart of Iskandar, Medini, Johor.



AVANT PARC

Completed Project

Avant Parc, a stunning collection of 15 luxury homes equipped with home lift, courtyard and views of both sea & park offering a unique lifestyle experience. TOP obtained in March 2014 and ready for immediate occupation.



SUNWAY RESORT CITY

Completed Project

Sunway's 800 acre flagship integrated development, Sunway Resort City is recognised as Malaysia's First Green Township, as awarded by the Green Building Index (GBI).

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HOIHUP **SUNWAY**TM
— REALTY —

HOI HUP SUNWAY MOUNT SOPHIA PTE LTD



DEVELOPER: HOI HUP SUNWAY MOUNT SOPHIA PTE LTD CO REG NO.: 201325153D
DEVELOPER'S LICENSE NO. C1140 TENURE OF LAND: 99 YEARS FROM 10 DEC 2013 LOT & MUKIM NO: LOT 759N & 760A TS19
LEGAL TOP/LEGAL COMPLETION: 31 AUG 2018 / 31 AUG 2021 BP APPROVAL NO. : A0712-01131-2013-BP01 DATED 09/10/2014



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