

FOURTH & AVENUE RESIDENCES





Floating Garden



Surrounded by reflective waters and intimate foliage, the floating garden brings you closer to nature as you indulge in the blissful feeling of home.

Grand Lawn



The relaxation pavilion is perfect for hosting a special gathering for family and friends.

Catch up over an outdoor dinner, while the kids have fun on the grand lawn.

Leisure Pavilion



Spend a quiet evening at the beautiful leisure pavilion. Unwind with a book or do a few relaxing laps in the 50-metre pool. As night falls, the surroundings take on a mesmerising ambience with landscape lighting.







Connectivity

PIE/BKE Expressway



From Fourth Avenue Residences, you are connected to the rest of the island via major expressways. The PIE goes towards the city, and connects to Changi Airport in less than 30 minutes. Via Dunearn Road, the Orchard Road shopping belt is approximately 10 minutes' drive away.



All distances and travelling times are approximates only and taken from Fourth Avenue Residences to respective destinations.

Direct Access Sixth Avenue MRT Station



Sixth Avenue MRT Station is right at the doorstep of Fourth Avenue Residences. Residents will enjoy a direct covered linkway to the station. You are just 2 stops to Botanic Gardens, 4 stops to Newton Interchange, and directly connected to Marina Bay and the Downtown Core.



All distances and travelling times are approximates only and taken from Fourth Avenue Residences to respective destinations.

Renowned Education Belt

Hwa Chong Institution

0.6 km

Hwa Chong Institution is the culmination of the merger of the former Chinese High School and Hwa Chong Junior College. The institution prides itself in nurturing leaders for the nation.

National Junior College

0.7 km

National Junior College is Singapore's first junior college. The school's mission is to be the college of the nation and the home of scholars and leaders who serve with honour.



Raffles Girls' Primary School

1.1 km

Established in 1844, Raffles Girls' Primary aims to nurture women of excellence and leaders of character and service.

Nanyang Primary School

1.5 km

Nanyang Primary School is one of the country's most soughtafter primary schools. The school believes that all children can learn and achieve when they are within the right environment and given support.













Singapore

Chinese Girls'

School



Raffles Girls'

Primary School



Junior

College

Direct 🖨 Access Sixth Avenue

MRT Station

Odyssey

Preschool

Nanyang Girls' The Global High School



Hwa Chong Institution

All distances and travelling times are approximates only and taken from Fourth Avenue Residences to respective destinations.

Nature

Bukit Timah Nature Reserve



Just a 5-minute drive from Fourth Avenue Residences is the Bukit Timah Nature Reserve. It has a rich and fascinating ecological system, and is a great place to come close to some of nature's most captivating flora and fauna.







Watch migratory birds



Admire flora & fauna

Singapore Botanic Gardens (UNESCO World Heritage Site)



The Singapore Botanic Gardens, just minutes' drive or 2 MRT stops from Fourth Avenue Residences, is a counterpoint to the wild beauty of Bukit Timah Nature Reserve. Here, you can stroll through centuries-old gardens, admire magnificent heritage trees, or have fun with the kids at the Jacob Ballas Children's Garden.







vcle



Enjoy a picnic

Food & Dining













Guthrie House 0.1 km

The perfect spot for a weekend brunch. There is also a cafe and a Cold Storage supermarket. Best of all, it's just a 3-minute walk away.

Newton Food Centre

Enjoy the best of local fare at Singapore's beloved Newton Food Centre. We are talking barbecued stingray, fried hokkien mee, oyster omelette and tantalising satay.

Violet Oon Singapore

The name Violet Oon is synonymous with delectable Peranakan cuisine. After all, every dish here is cooked according to time-honoured traditions and served with love.

The Grandstand 0.9 km

Formerly the Turf Club, The Grandstand has been transformed into a lifestyle destination. Don't miss out on the lively PasarBella.

Bukit Timah Market & Food Centre

Just down the road from
Fourth Avenue Residences,
the 2-storey Bukit Timah Market
& Food Centre is yet another
popular choice for delicious
hawker fare.

Greenwood Avenue
1.0 km

You'll find some charming restaurants and even a fresh seafood market at the Greenwood estate. And while you are there, don't forget the famous Lana Cakes.

Adam Road Food Centre

Food choices are aplenty in Bukit Timah. Adam Road Food Centre serves arguably the best nasi lemak in town. Other favourites include Indian rojak and big prawn mee.

Rest & Relaxation

















Bukit Timah Saddle Club 1.5 km

Learn to ride a horse at the Bukit Timah Saddle Club, which offers horse riding lessons even for non-members.

Cluny Court

Just next to the Singapore Botanic Gardens, Cluny Court has interesting boutiques and trendy restaurants.

Dempsey Hill 3.0 km

The historic and charming surrounds of Dempsey Hill make for a wonderful day out. There are restaurants, spas and even a cluster of learning centres for kids.

The Star Vista 2.6 km

Shop, dine and catch a concert at this iconic venue. In the evenings, there are even free zumba and pilates classes at the grand foyer.

Coronation Shopping Plaza

This is a friendly neighbourhood shopping centre that has been around since 1979. Bukit Timah residents come here for the popular popiah.

Serene Centre 2.0 km

Explore new F&B concepts at Serene Centre. There are also learning centres and a 24-hour McDonald's restaurant.

Holland Village

The winding streets of Holland Village are quaint and bustling, perfect for having a drink on and soaking up the atmosphere.







Premium Fittings

Smart Home Features





Luxury is in the details. Every home at Fourth Avenue Residences comes with branded and quality fittings from De Dietrich, Hansgrohe, Laufen and Miele.

(a)







Enjoy even greater convenience, connectivity and security

with smart home features installed in every home.





Smart Hub Smart Letterbox Smoke Detector Smart Parcel Box Digital A Lock Set

Air-conditioner Control Smart

The Unit will be equipped with a wireless smart home readiness hub ("wireless smart home hub") and air-conditioner ("AC") control for all fan coil unit within the Unit. The Purchaser will be responsible to (1) make arrangements with the third party vendor providing the wireless smart home hub for a one-time set up of the wireless smart home hub in connection with the use of the ACs; and (2) engage an independent internet service provider for the subscription of internet service in the Unit, if desired. The wireless smart home hub will be provided to the Unit even if the Purchaser does not intend to arrange with the third party vendor to set up the wireless smart home hub in the Unit. The make, model, brand, design and technology of the wireless smart home hub to be provided shall be subject to the Vendor's selection and market availability.

Kitchen Appliances



De Dietrich

Sanitary Fittings

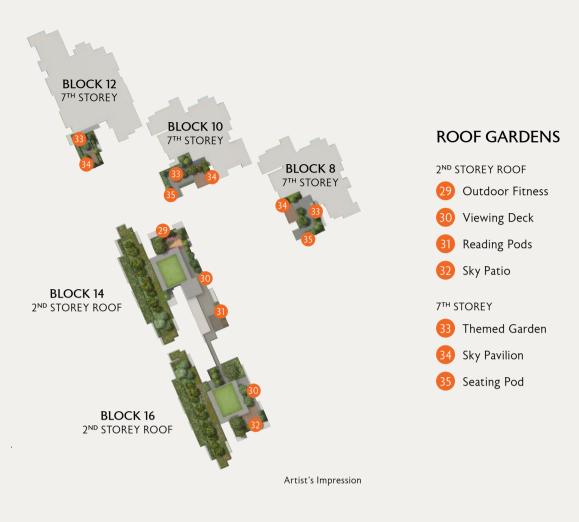






Site Plan





FACILITIES

- 1 Drop Off (Arrival Plaza) 12 Kids' Pool
- 2 Meditation Pavilion
- 3 Aromatic Garden
- 4 Cloud Pond
- 5 Resting Pavilion
- 6 Clubhouse
 - 1ST STOREY
 Function Room
 Party Room
 - Karaoke Room Changing Room With Steam Room
 - 2ND STOREY

 Gymnasium
- 7 Pool Deck
- 8 Aqua Deck9 50m Lap Pool
- 10 Jacuzzi Pod
- 11 Leisure Pavilion

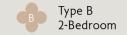
- 13 Outdoor Shower
 - 14 Relaxation Pavilion
 - 15 Grand Lawn
 - 16 Water Court
 - 17 Garden Alcove

 - 18 Floating Garden
 - 19 Bosque Garden
 - 20 Socializing Pavilion
 - 21 Playground
 - 22 BBQ Pavilion
 - 23 Grand Boulevard
 - 24 Tennis Court
 - 25 Service Gate
 - Pedestrian Gate 1
 - Pedestrian Gate 2
 - 28 Gate 3 / Fire Engine Access

OTHERS

- GH Guard House
- BC Bin Centre
- Powergrid Transformer Room (Sub-station)
- Powergrid Switchgear Room (Sub-station)
- VS Ventilation Shaft
- BM Bulk Meter
- Water Tank
- Hose Reel Tank













2

FLOOR	01	02	03	04	05	06
06	BP1b	C2(h)	C2(h)	BP4	DS3(h)	CS6(h)
05	BP1b	C2	C2	BP4	DS3	CS6
04	BP1b	C2	C2	BP4	DS3	CS6
03	BP1b	C2	C2	BP4	DS3	CS6
02	BP1b	C2	C2	BP4	DS3	CS6
01	BP1b(p)	C2(p)	C2(p)	BP4(p)	DS3(p)	CS6(p)

07	08	09	10	11	12
CS3(h)	DS3(h)	BP4	C2(h)	C2	BP1b
CS3	DS3	BP4	C2	C2	BP1b
CS3	DS3	BP4	C2	C2	BP1b
CS3	DS3	BP4	C2	C2	BP1b
CS3	DS3	BP4	C2	C2	BP1b
CS3(p)	DS3(p)	BP4(p)	C2(p)	C2(p)	BP1b(p)

6

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FLOOR	13	14	15	16	17	18	19	20	21	22
10	A1a	В3	A3	A1c	BP3a	A2	BP5	CS5	A1b	A1a
09	A1a	В3	A3	A1c	BP3a	A2	BP5	CS5	A1b	A1a
08	A1a	В3	A3	A1c	BP3a	A2	BP5	CS5	A1b	A1a
07	A1a	В3	A3	A1c	BP3a	A2	BP5	CS5	A1b	A1a
06	A1a	В3	A3	A1c	BP3a	A2	BP5	CS5	A1b	A1a
05	A1a	В3	A3	A1c	BP3a	A2	BP5	CS5	A1b	A1a
04	A1a	В3	A3	A1c	BP3a	A2	BP5	CS5	A1b	A1a
03	Ala	В3	A3	A1c	BP3a	A2	BP5	CS5	A1b	A1a
02	A1a	В3	A3	A1c	BP3a	A2	BP5	CS5	A1b	A1a
01	A1a(p)	B3(p)	A3(p)	_	BP3a(p)	A2(p)	BP5(p)	CS5(p)	A1b(p)	A1a(p)

8

UNIT	23	24	25	26	27	28
10	CS1	-	BP3b	C1	B2a	BP1a
09	CS1	-	BP3b	C1	B2a	BP1a
80	CS1	-	BP3b	C1	B2a	BP1a
07	CS1	-	ВРЗЬ	C1	B2a	BP1a
06	CS1	DS1	ВРЗЬ	C1	B2a	BP1a
05	CS1	DS1	ВРЗЬ	C1	B2a	BP1a
04	CS1	DS1	ВРЗЬ	C1	B2a	BP1a
03	CS1	DS1	BP3b	C1	B2a	BP1a
02	CS1	DS1	BP3b	C1	B2a	BP1a
01	CS1(p)	DS1(p)	_	C1(p)	B2a(p)	BP1a(p)

29 32 33 34 31 BP3b BP1a ВРЗЬ BP1a BP3b BP1a BP3b BP1a BP1a BP1a BP3b BP1a BP1a BP1a CS2(p) BP1a(p)

10

12

UNIT	35	36	37	38	39	40	41	42	43	44	45
10	A1a	A1b	CS7	A4	BP3a	A1c	A1c	BP6	-	A1b	A1a
09	A1a	A1b	CS7	A4	BP3a	A1c	A1c	BP6	-	A1b	A1a
08	A1a	A1b	CS7	A4	BP3a	A1c	A1c	BP6	-	A1b	A1a
07	A1a	A1b	CS7	A4	BP3a	A1c	A1c	BP6	-	A1b	A1a
06	A1a	A1b	CS7	A4	BP3a	A1c	A1c	BP6	C6	A1b	A1a
05	A1a	A1b	CS7	A4	BP3a	A1c	A1c	BP6	C6	A1b	A1a
04	A1a	A1b	CS7	A4	BP3a	A1c	A1c	BP6	C6	A1b	A1a
03	A1a	A1b	CS7	A4	BP3a	A1c	A1c	BP6	C6	A1b	A1a
02	A1a	A1b	CS7	A4	BP3a	A1c	A1c	BP6	C6	A1b	A1a
01	A1a(p)	A1b(p)	CS7(p)	A4	BP3a(p)	-	A1c(p)	BP6(p)	C6(p)	A1b(p)	A1a(p)

14

UNIT	46	47	48	49	50	51	52
02	A1a	C4	CS2	BP1c	C3	A1a	A1a
01	A1a(p)	C4(p)	CS2(p)	BP1c(p)	C3(p)	A1a(p)	A1a(p)

16

53	54	55	56	57	58	59	60
A1a	A1a	C3	B2b	BP1c	CS2	C4	A1a
A1a(p)	A1a(p)	C3(p)	B2b(p)	BP1c(p)	CS2(p)	C4(p)	A1a(p)

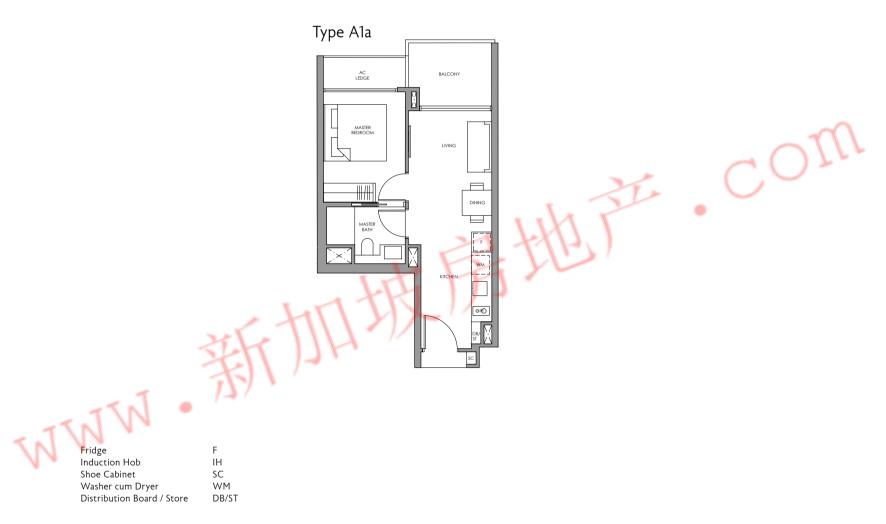
18

UNIT	61	62	63	64	65	66	67	68	69	70
06	BP1b	A1d	CS4a(h)	CS4b(h)	B1	A1c	A1c	BP2	C5(h)	A1d
05	BP1b	A1d	CS4a	CS4b	B1	A1c	A1c	BP2	C5	A1d
04	BP1b	A1d	CS4a	CS4b	B1	A1c	A1c	BP2	C5	A1d
03	BP1b	A1d	CS4a	CS4b	B1	A1c	A1c	BP2	C5	A1d
02	BP1b	A1d	CS4a	CS4b	B1	A1c	A1c	BP2	C5	A1d
01	BP1b(p)	A1d(p)	CS4a(p)	CS4b(p)	B1(p)	A1c(p)	A1c(p)	BP2(p)	C5(p)	A1d(p)

1-Bedroom 1-Bedroom

Type A1a(p)





Type A1b(p)



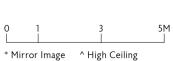
Fridge Induction Hob Shoe Cabinet Washer cum Dryer

ΙH

Type A1a(p)

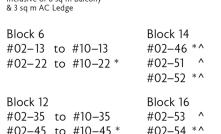
45 sq m / 484 sq ft Inclusive of 6 sq m PES & 3 sq m AC Ledge

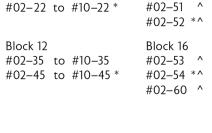
Block 6 #01-13 #01-22 *	Block 14 #01-46 * #01-51 #01-52 *
Block 12 #01–35 #01–45 *	Block 16 #01-53 #01-54 * #01-60

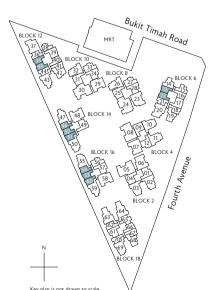


Type A1a 45 sq m / 484 sq ft Inclusive of 6 sq m Balcony & 3 sq m AC Ledge

4







Type A1b(p)

45 sq m / 484 sq ft Inclusive of 6 sq m PES & 3 sq m AC Ledge Block 6

#01-21 Block 12 #01-36 *

#01-44

Type A1b

45 sq m / 484 sq ft Inclusive of 6 sq m Balcony & 3 sq m AC Ledge

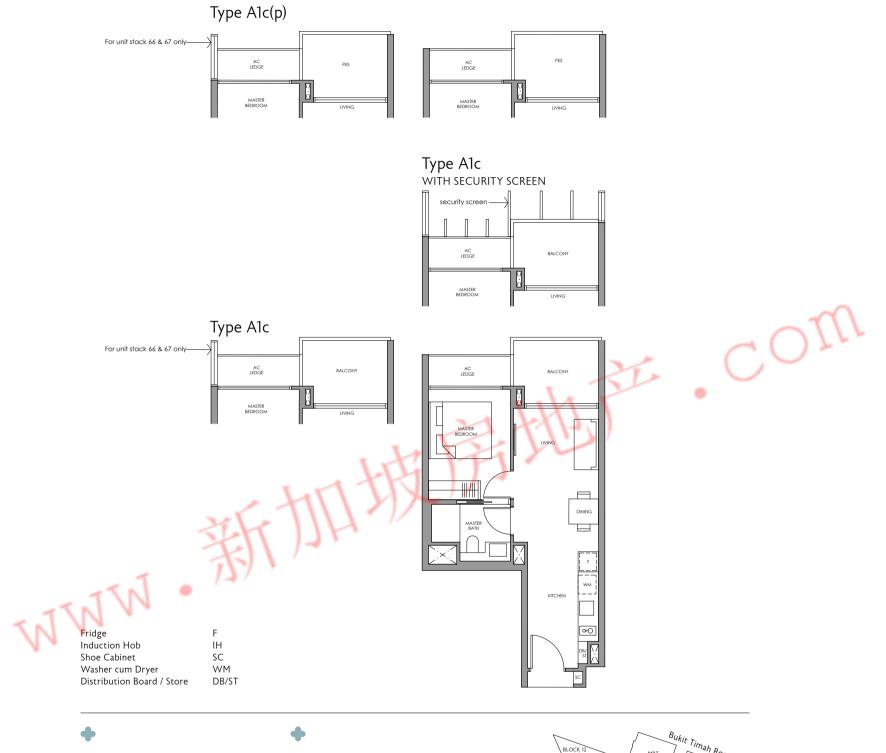
Block 6 #02-21 to #10-21

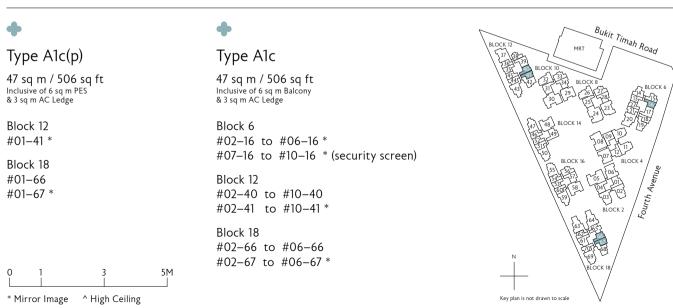
Block 12 #02-36 to #10-36 * #02-44 to #10-44

* Mirror Image ^ High Ceiling

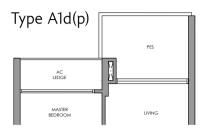
All plans are subject to change as may be required or approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. The balcony shall not be enclosed except with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1"

1-Bedroom 1-Bedroom



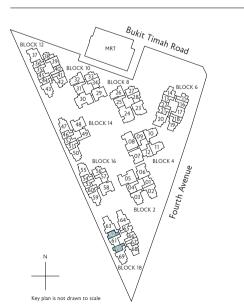


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Fridge Induction Hob ΙH Shoe Cabinet Washer cum Dryer



Type A1d(p)

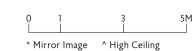
47 sq m / 506 sq ft Inclusive of 6 sq m PES & 3 sq m AC Ledge

Block 18 #01-62 * #01-70

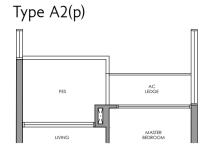
Type A1d

47 sq m / 506 sq ft Inclusive of 6 sq m Balcony & 3 sq m AC Ledge

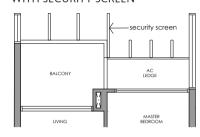
Block 18 #02-62 to #06-62 * #02-70 to #06-70



1-Bedroom



Type A2 WITH SECURITY SCREEN



Type A2



Shoe Cabinet Washer cum Dryer Distribution Board / Store

DB/ST

Type A2

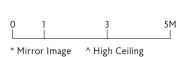
46 sq m / 495 sq ft Inclusive of 6 sq m PES & 3 sq m AC Ledge 46 sq m / 495 sq ft Inclusive of 6 sq m Balcony & 3 sq m AC Ledge

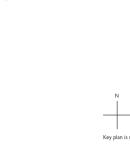
Block 6 #01-18

Type A2(p)

Block 6 #02–18 to #06–18

#07-18 to #10-18 (security screen)



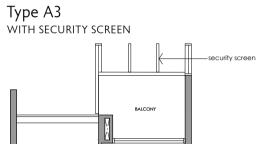


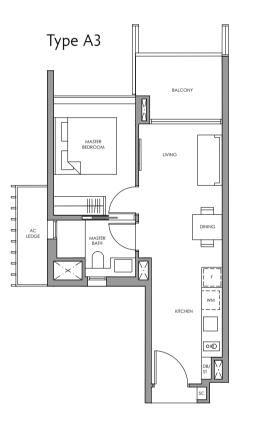
F. Com

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Type A3(p)

1-Bedroom





Fridge Induction Hob Shoe Cabinet Washer cum Dryer

ΙH

Type A3(p) 48 sq m / 517 sq ft Inclusive of 6 sq m PES & 4 sq m AC Ledge

Block 6 #01–15



Type A3

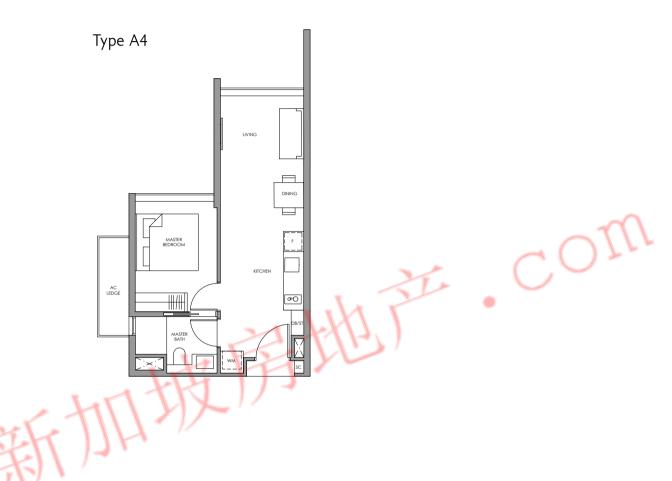
48 sq m / 517 sq ft Inclusive of 6 sq m Balcony & 4 sq m AC Ledge

Block 6 #02–15 to #06–15 #07–15 to #10–15 (security screen)

* Mirror Image ^ High Ceiling



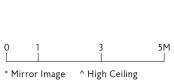
1-Bedroom 2-Bedroom

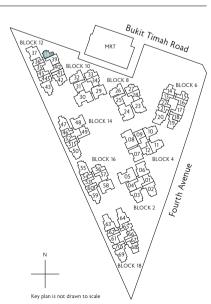




44 sq m / 474 sq ft Inclusive of 4 sq m AC Ledge

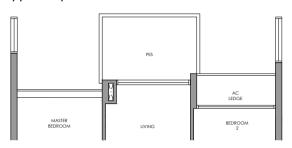
Block 12 #01-38 to #10-38



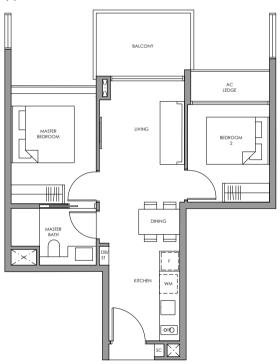


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Type B1(p)



Type B1



Fridge Induction Hob Shoe Cabinet Washer cum Dryer

ΙH

• Type B1

Type B1(p) 58 sq m / 624 sq ft Inclusive of 7 sq m PES & 3 sq m AC Ledge

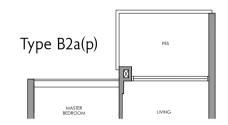
Block 18 #01–65

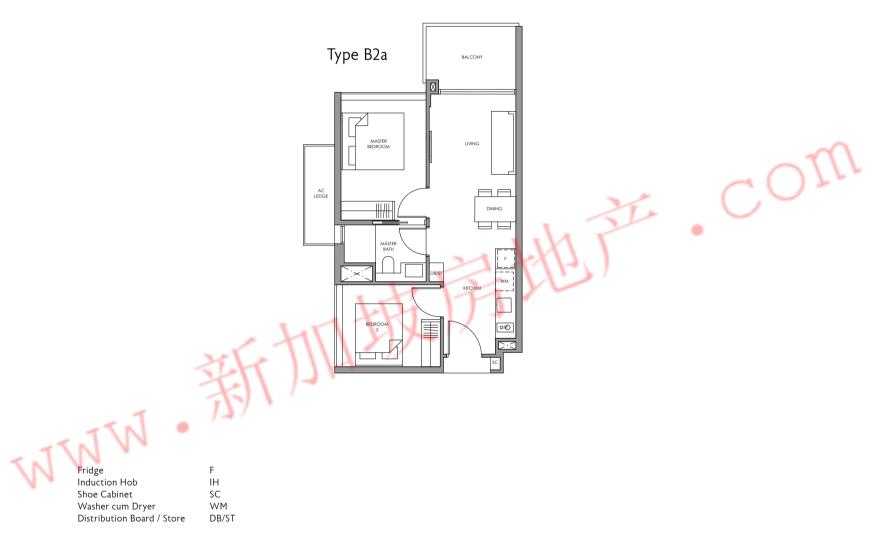
58 sq m / 624 sq ft Inclusive of 7 sq m Balcony & 3 sq m AC Ledge

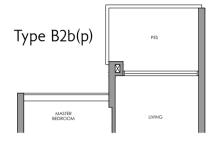
Block 18 #02-65 to #06-65

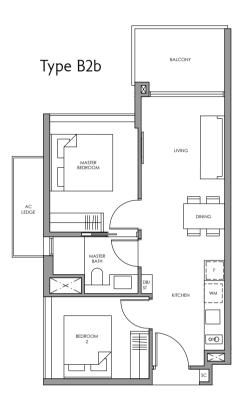
* Mirror Image ^ High Ceiling

2-Bedroom 2-Bedroom









Fridge Induction Hob Shoe Cabinet Washer cum Dryer

ΙH



60 sq m / 646 sq ft Inclusive of 6 sq m PES & 4 sq m AC Ledge

Block 8 #01-27

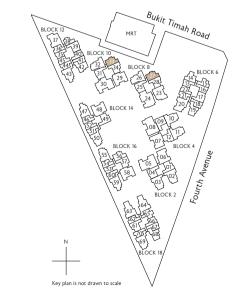
Block 10 #01-33

Type B2a

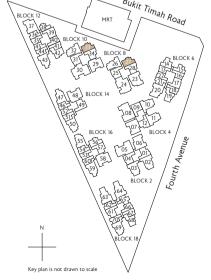
60 sq m / 646 sq ft Inclusive of 6 sq m Balcony & 4 sq m AC Ledge

Block 8 #02-27 to #10-27

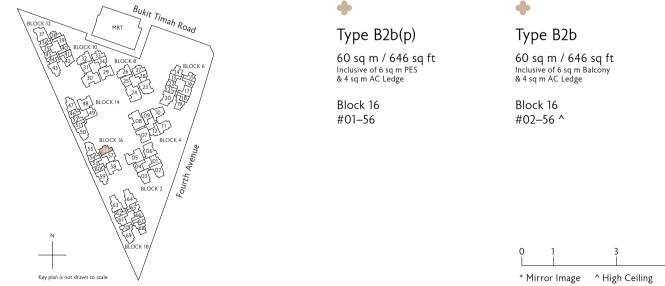
Block 10 #02-33 to #10-33



* Mirror Image ^ High Ceiling



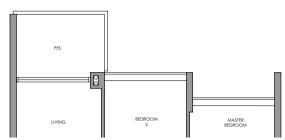
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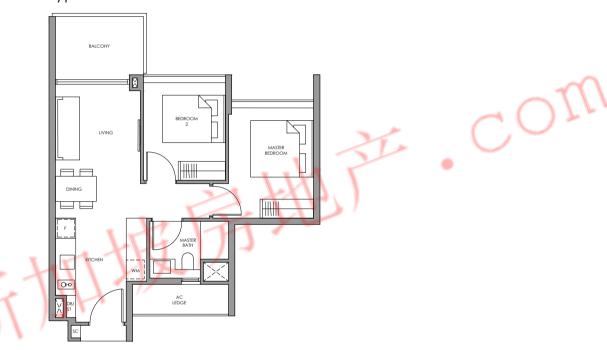
2-Bedroom

2-Bedroom Premium

Type B3(p)



Type B3



Fridge r Induction Hob Shoe Cabinet Washer cur Distr''

Type B3(p) 60 sq m / 646 sq ft Inclusive of 6 sq m PES & 4 sq m AC Ledge

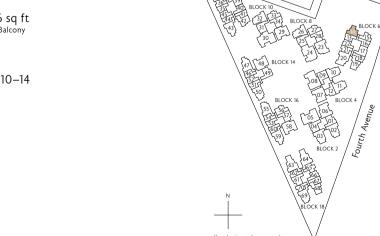
Block 6 #01–14

* Mirror Image

Type B3

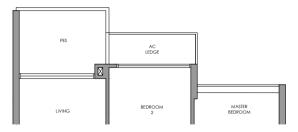
60 sq m / 646 sq ft Inclusive of 6 sq m Balcony & 4 sq m AC Ledge

Block 6 #02–14 to #10–14

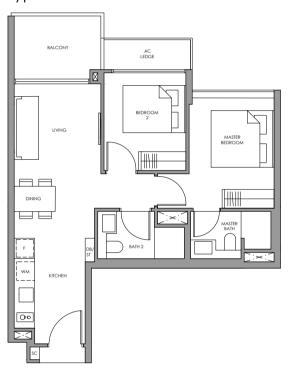


All plans are subject to change as may be required or approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. The balcony shall not be enclosed except with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1"

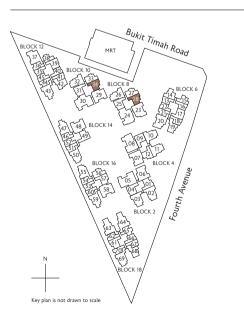
Type BP1a(p)



Type BP1a



Fridge Induction Hob ΙH Shoe Cabinet Washer cum Dryer



Type BP1a(p)

64 sq m / 689 sq ft Inclusive of 6 sq m PES & 3 sq m AC Ledge

Block 8 #01-28

Block 10 #01-34

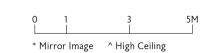
Type BP1a

64 sq m / 689 sq ft Inclusive of 6 sq m Balcony & 3 sq m AC Ledge

Block 8 #02–28 to #10–28

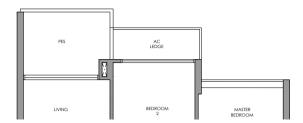
Block 10

#02-34 to #10-34



2-Bedroom Premium

Type BP1b(p)



Type BP1b

Type BP1b

Block 2

Block 4

Block 18

64 sq m / 689 sq ft Inclusive of 6 sq m Balcony & 3 sq m AC Ledge

#02-01 to #06-01*

#02-12 to #06-12

#02-61 to #06-61*



Type BP1b(p)

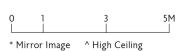
64 sq m / 689 sq ft Inclusive of 6 sq m PES & 3 sq m AC Ledge

Block 2

#01-01

Block 4 #01-12

Block 18 #01-61



Type BP1c(p)



Type BP1c

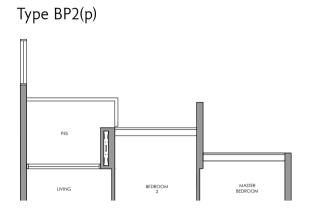


Fridge Induction Hob Shoe Cabinet Washer cum Dryer

ΙH

Type BP1c(p) Type BP1c 65 sq m / 700 sq ft Inclusive of 6 sq m PES & 3 sq m AC Ledge 65 sq m / 700 sq ft Inclusive of 6 sq m Balcony & 3 sq m AC Ledge Block 14 #01–49 * Block 14 #02-49 *^ Block 16 #02–57 ^ Block 16 #01-57

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Type BP2



Shoe Cabinet Washer cum Dryer Distribution Board / Store

Type BP2(p)

66 sq m / 710 sq ft Inclusive of 6 sq m PES & 4 sq m AC Ledge

Block 18 #01-68

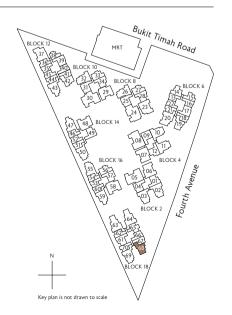


66 sq m / 710 sq ft Inclusive of 6 sq m Balcony & 4 sq m AC Ledge

Block 18 #02-68 to #06-68

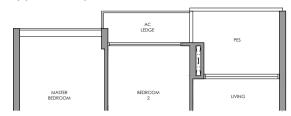






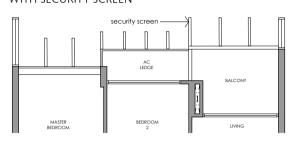
All plans are subject to change as may be required or approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. The balcony shall not be enclosed except with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1"

Type BP3a(p)

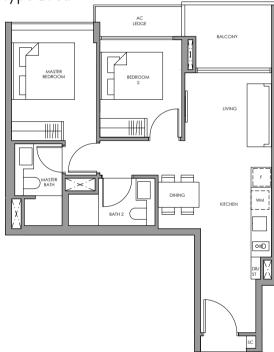


2-Bedroom Premium

Type BP3a WITH SECURITY SCREEN



Type BP3a



Fridge Induction Hob ΙH Shoe Cabinet Washer cum Dryer

Type BP3a(p)

66 sq m / 710 sq ft Inclusive of 6 sq m PES & 3 sq m AC Ledge

Block 6 #01–17

Block 12 #01-39 *

Type BP3a

66 sq m / 710 sq ft Inclusive of 6 sq m Balcony & 3 sq m AC Ledge

Block 6 #02–17 to #06–17 #07-17 to #10-17 (security screen)

Block 12

#02-39 to #10-39 *

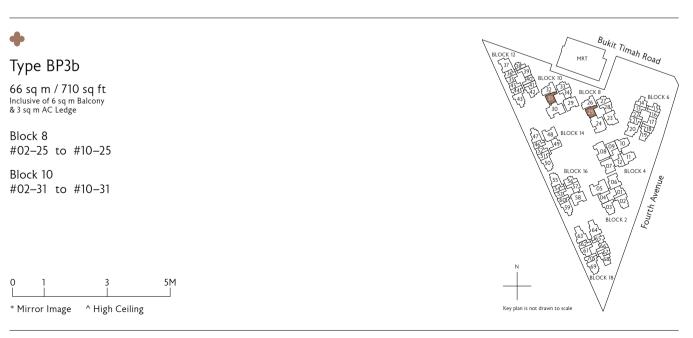


2-Bedroom Premium

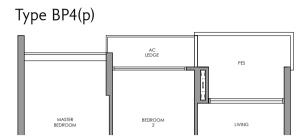
Type BP3b

F. COM

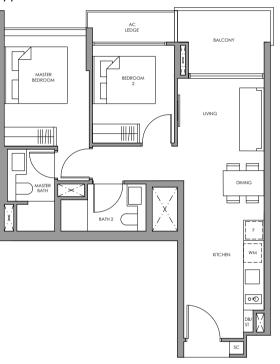
Fridge F
Induction Hob
Shoe Cabinet
Washer cum Drv
Distributio



All plans are subject to change as may be required or approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. The balcony shall not be enclosed except with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1"

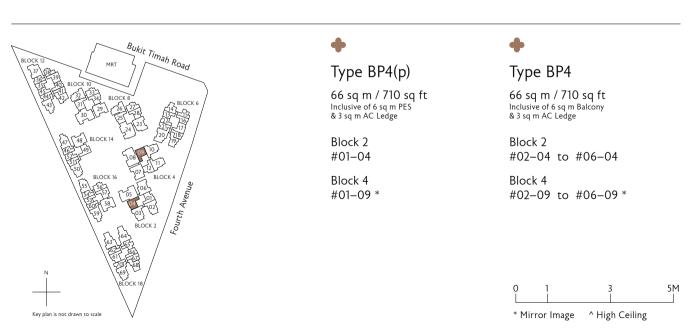


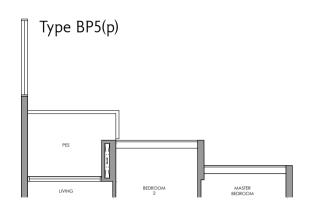
Type BP4

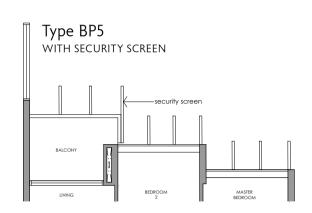


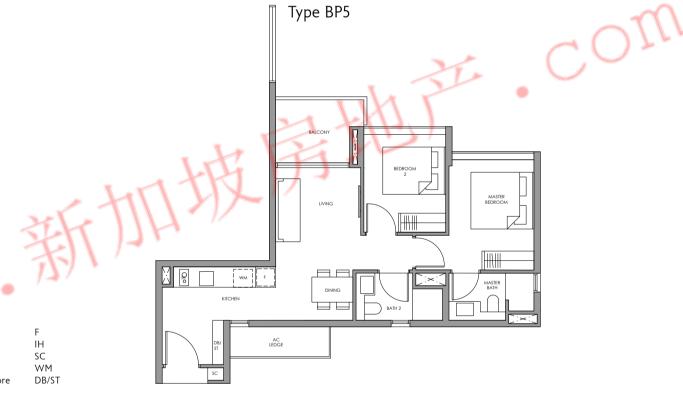
Fridge Induction Hob Shoe Cabinet Washer cum Dryer

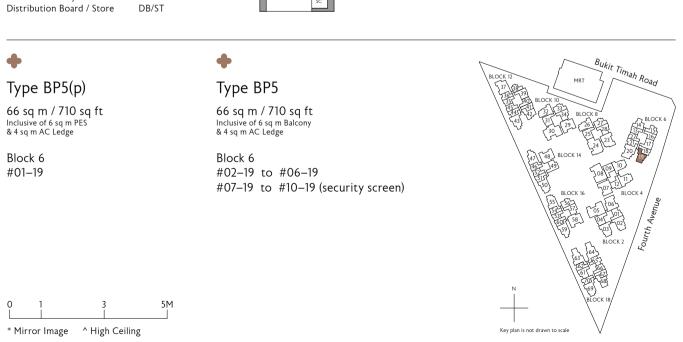
ΙH







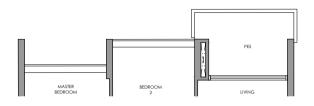


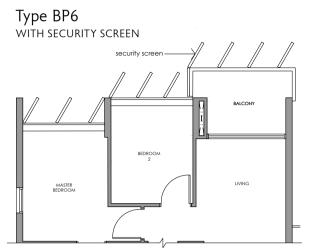


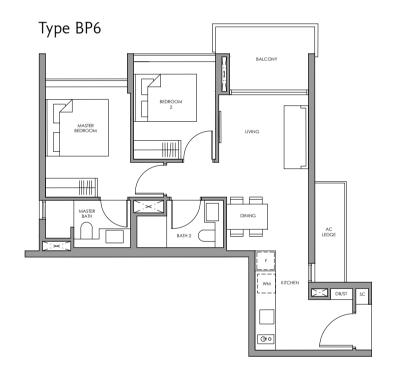
All plans are subject to change as may be required or approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. The balcony shall not be enclosed except with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1"

2-Bedroom Premium









Fridge Induction Hob ΙH Shoe Cabinet Washer cum Dryer

Type BP6(p)

67 sq m / 721 sq ft Inclusive of 6 sq m PES & 4 sq m AC Ledge

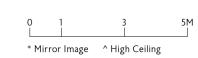
Block 12 #01–42

Type BP6

67 sq m / 721 sq ft Inclusive of 6 sq m Balcony & 4 sq m AC Ledge

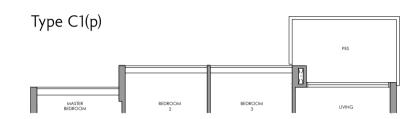
Block 12 #02–42 to #07–42

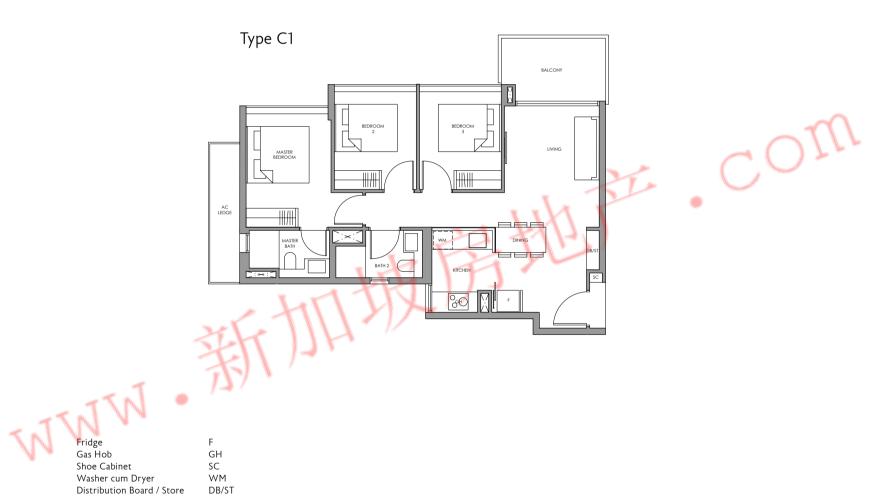
#08-42 to #10-42 (security screen)



All plans are subject to change as may be required or approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. The balcony shall not be enclosed except with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1"

3-Bedroom 3-Bedroom

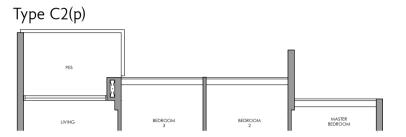




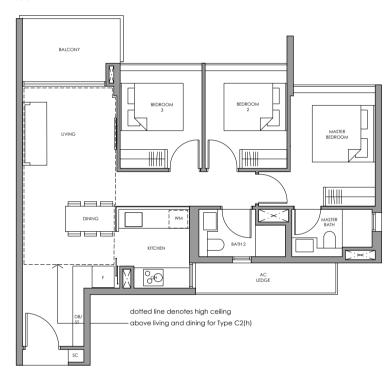
Distribution Board / Store

Type C1(p) Type C1 85 sq m / 915 sq ft Inclusive of 7 sq m PES & 5 sq m AC Ledge 85 sq m / 915 sq ft Inclusive of 7 sq m Balcony & 5 sq m AC Ledge Block 8 Block 8 #01-26 #02-26 to #10-26 Block 10 Block 10 #02-32 to #10-32 #01-32

All plans are subject to change as may be required or approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. The balcony shall not be enclosed except with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1"

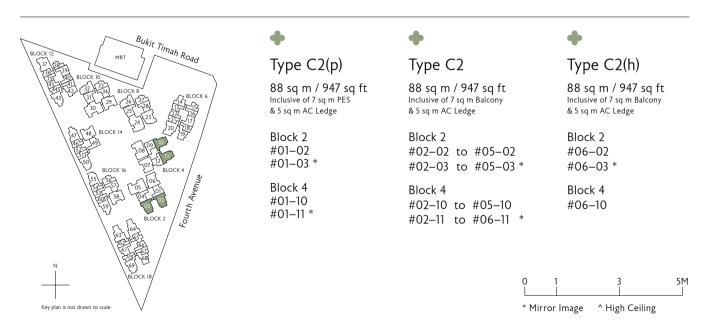


Type C2 Type C2(h)

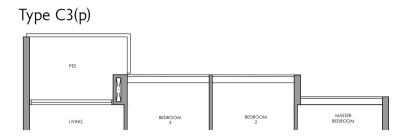


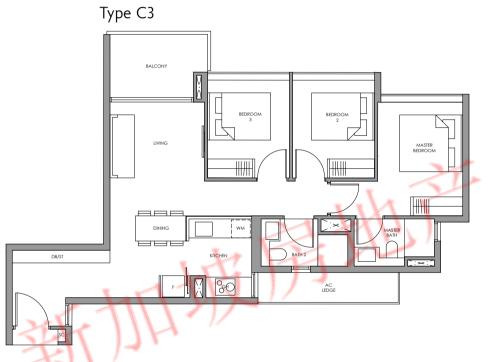
Fridge Gas Hob Shoe Cabinet Washer cum Dryer

F GH



3-Bedroom 3-Bedroom

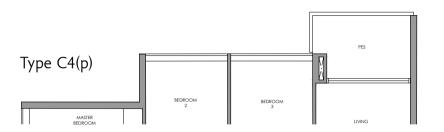


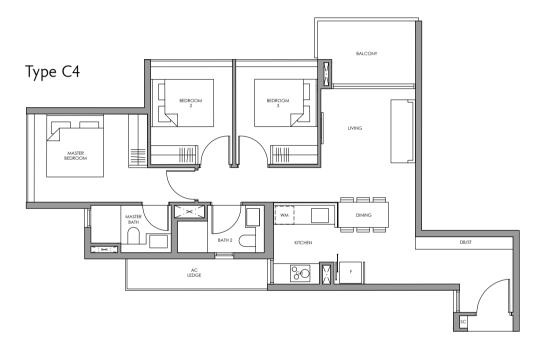


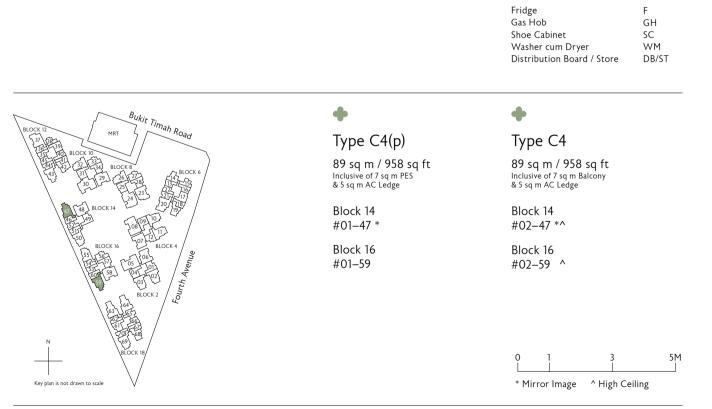
Washer cum Dryer Distribution Board / Store

Type C3(p) Type C3 89 sq m / 958 sq ft Inclusive of 7 sq m PES & 5 sq m AC Ledge 89 sq m / 958 sq ft Inclusive of 7 sq m Balcony & 5 sq m AC Ledge Block 14 #01–50 * Block 14 #02–50 *^ Block 16 #02–55 ^ Block 16 #01-55 * Mirror Image ^ High Ceiling

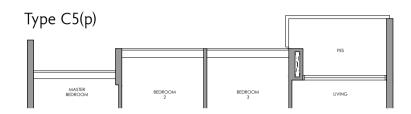
All plans are subject to change as may be required or approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. The balcony shall not be enclosed except with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1"

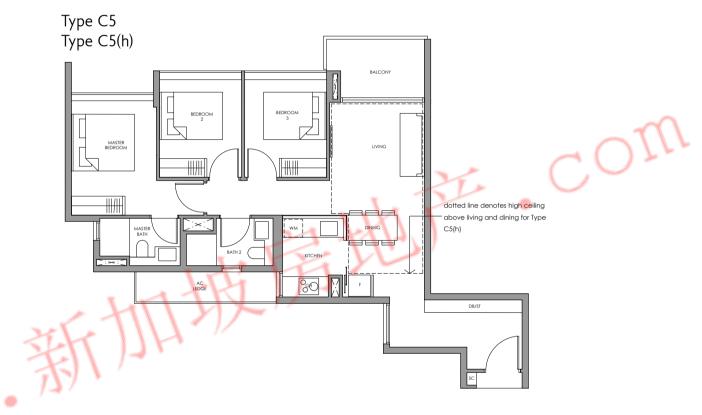






3-Bedroom 3-Bedroom





Distribution Board / Store

Type C5 Type C5(p) 90 sq m / 969 sq ft Inclusive of 6 sq m PES & 5 sq m AC Ledge

DB/ST

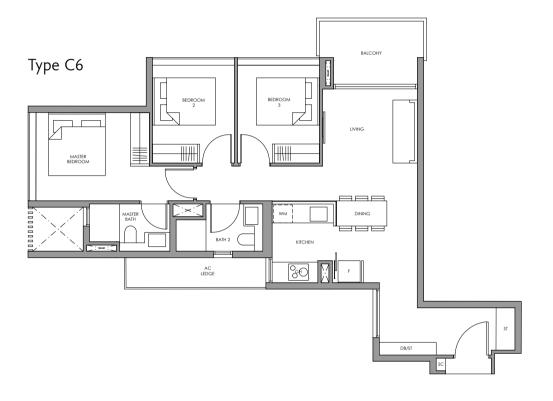
Block 18 #01-69

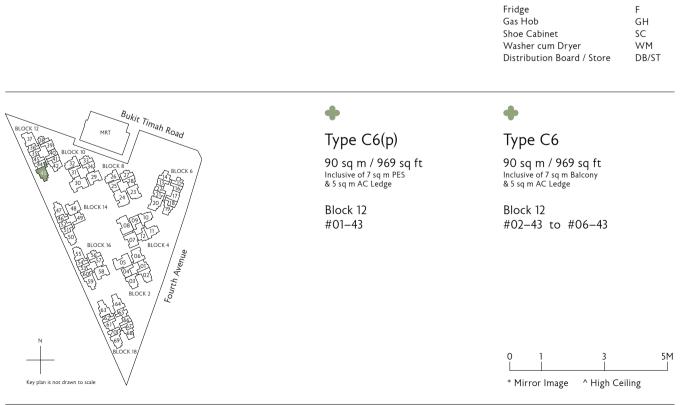
90 sq m / 969 sq ft Inclusive of 6 sq m Balcony & 5 sq m AC Ledge

Block 18 #02-69 to #05-69

* Mirror Image ^ High Ceiling

Type C6(p)





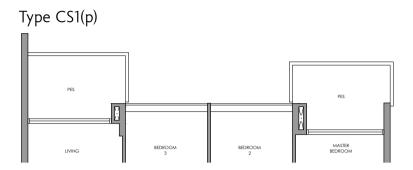
All plans are subject to change as may be required or approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. The balcony shall not be enclosed except with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1"

Type C5(h)

Block 18

#06-69

90 sq m / 969 sq ft Inclusive of 6 sq m Balcony & 5 sq m AC Ledge



Type CS1

Washer cum Dryer Distribution Board / Store

* Mirror Image

^ High Ceiling

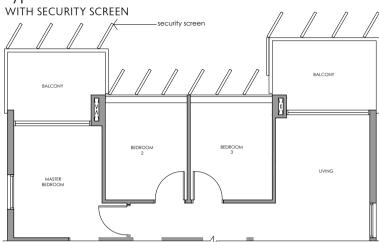
Type CS1 Type CS1(p) 100 sq m / 1076 sq ft Inclusive of 13 sq m PES & 5 sq m AC Ledge 100 sq m / 1076 sq ft Inclusive of 13 sq m Balcony & 5 sq m AC Ledge Block 8 #02-23 to #10-23 Block 8 #01-23

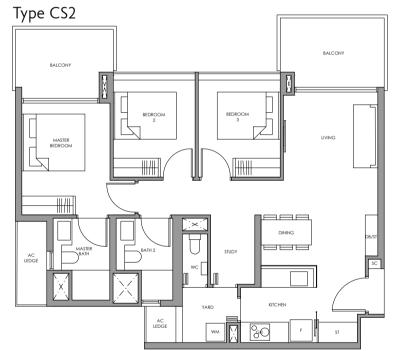
All plans are subject to change as may be required or approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. The balcony shall not be enclosed except with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1"

Type CS2(p)

3-Bedroom +Study

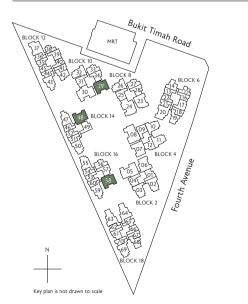
Type CS2





Fridge Gas Hob Shoe Cabinet Washer cum Dryer

F GH



Type CS2(p)

103 sq m / 1109 sq ft Inclusive of 15 sq m PES & 5 sq m AC Ledge

Block 10 #01–29

Block 14 #01-48 *

Block 16

#01-58

Type CS2

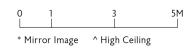
103 sq m / 1109 sq ft Inclusive of 15 sq m Balcony & 5 sq m AC Ledge

Block 10 #02–29 to #07–29

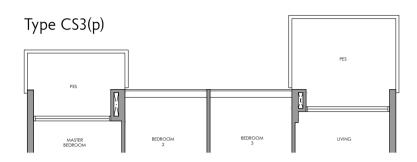
#08-29 to #10-29 (security screen)

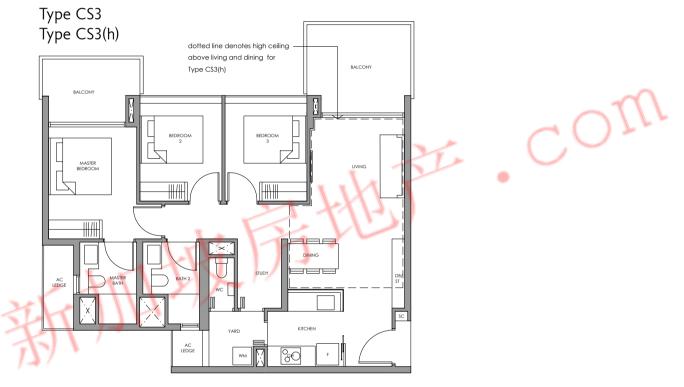
Block 14 #02-48 *^

Block 16 #02-58 ^



All plans are subject to change as may be required or approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. The balcony shall not be enclosed except with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1"





Type CS3(h)

Block 4

#06-07

105 sq m / 1130 sq ft Inclusive of 16 sq m Balcony & 5 sq m AC Ledge

Washer cum Dryer DB/ST

Distribution Board / Store

Type CS3(p)

105 sq m / 1130 sq ft Inclusive of 16 sq m PES & 5 sq m AC Ledge

Block 4

* Mirror Image

#01-07

105 sq m / 1130 sq ft Inclusive of 16 sq m Balcony & 5 sq m AC Ledge

^ High Ceiling

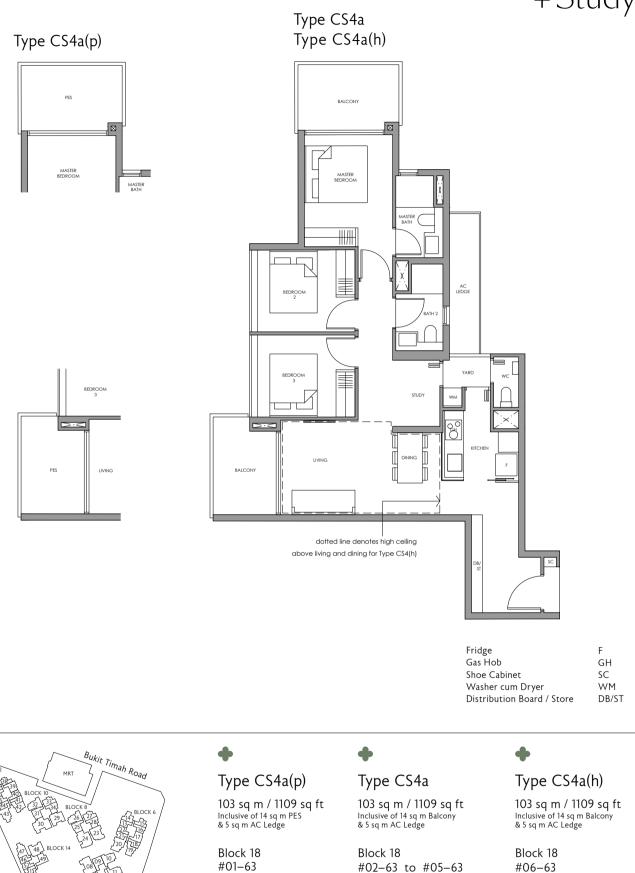
Block 4 #02-07 to #05-07

Type CS3



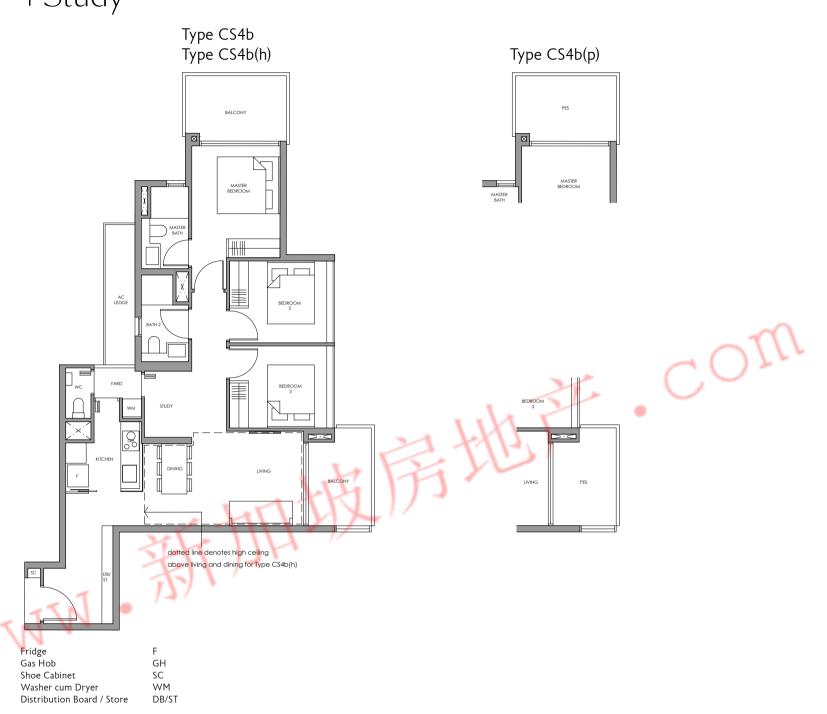
All plans are subject to change as may be required or approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. The balcony shall not be enclosed except with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1"

3-Bedroom + Study



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* Mirror Image

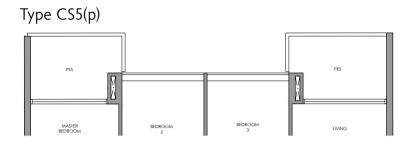


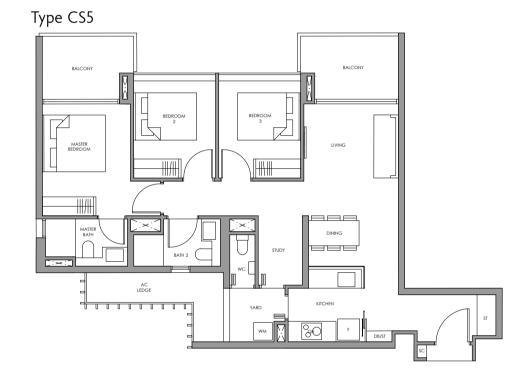
Type CS4b(p) Type CS4b Type CS4b(h) 103 sq m / 1109 sq ft Inclusive of 14 sq m PES 8 5 sq m AC Ledge Block 18 #01-64 Block 18 #02-64 to #05-64 Block 18 #06-64 Block 18 #06-64 Block 18 #06-64

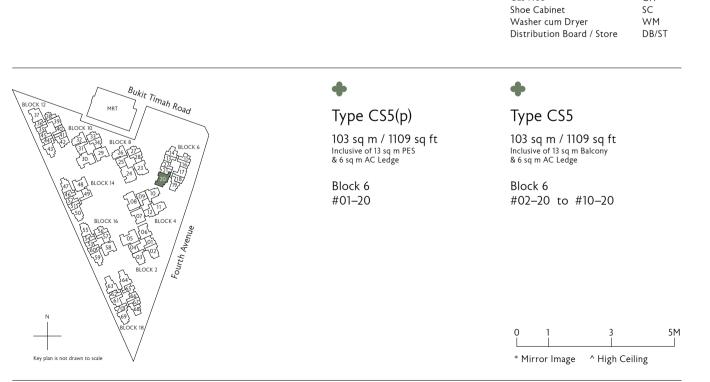
All plans are subject to change as may be required or approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. The balcony shall not be enclosed except with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1"

3-Bedroom +Study

Fridge Gas Hob F GH







Type CS6(p)



Type CS6 Type CS6(h)



Distribution Board / Store DB/ST

Type CS6(p)

103 sq m / 1109 sq ft Inclusive of 13 sq m PES & 5 sq m AC Ledge

Block 2 #01-06 Type CS6

103 sq m / 1109 sq ft Inclusive of 13 sq m Balcony & 5 sq m AC Ledge

Block 2

#02-06 to #05-06



* Mirror Image ^ High Ceiling

Type CS6(h)

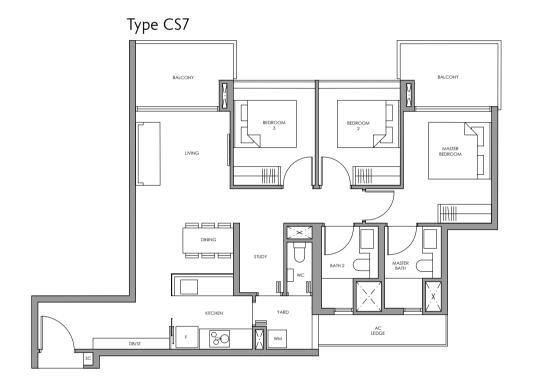
Block 2

#06-06

103 sq m / 1109 sq ft Inclusive of 13 sq m Balcony & 5 sq m AC Ledge

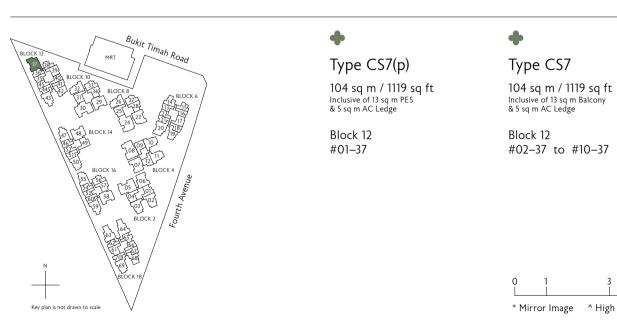
3-Bedroom +Study





Fridge Gas Hob Shoe Cabinet Washer cum Dryer

F GH



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Type DS1(p) JUNIOR MASTER BEDROOM

Type DS1

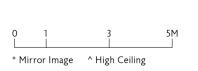
Washer and Dryer Distribution Board / Store

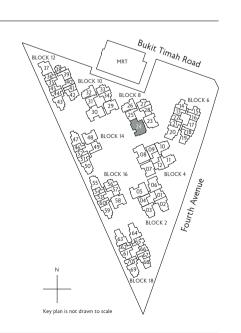
Type DS1

137 sq m / 1475 sq ft Inclusive of 17 sq m Balcony & 5 sq m AC Ledge

Block 8 #02–24 to #06–24



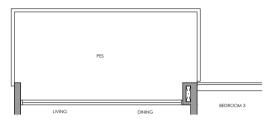




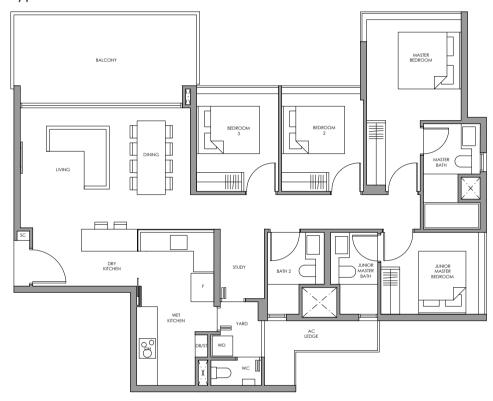
All plans are subject to change as may be required or approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. The balcony shall not be enclosed except with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1"

4-Bedroom +Study

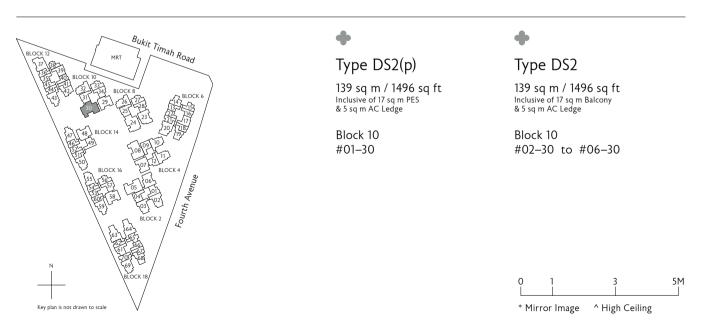
Type DS2(p)



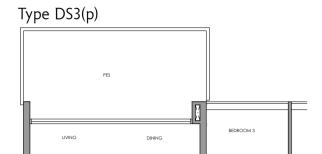
Type DS2



Fridge Gas Hob Shoe Cabinet Washer and Dryer F GH SC



Annexure 1

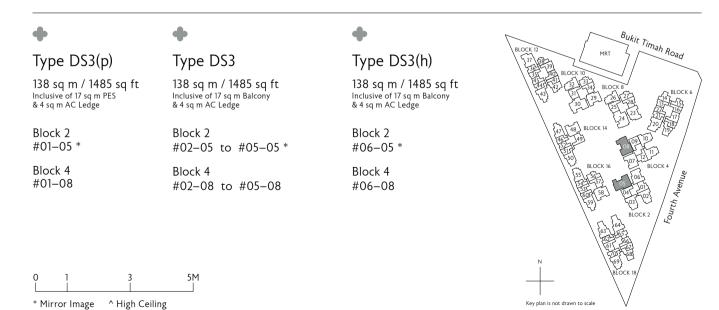


Type DS3 Type DS3(h)

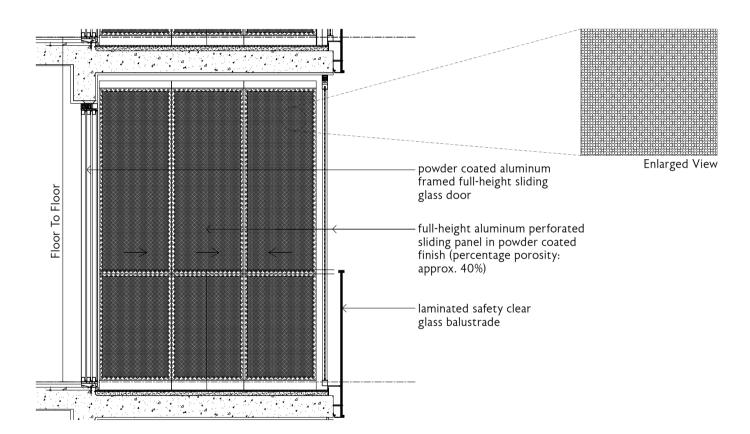


Fridge Gas Hob Shoe Cabinet Washer and Dryer Distribution Board / Store

F GH SC WD DB/ST



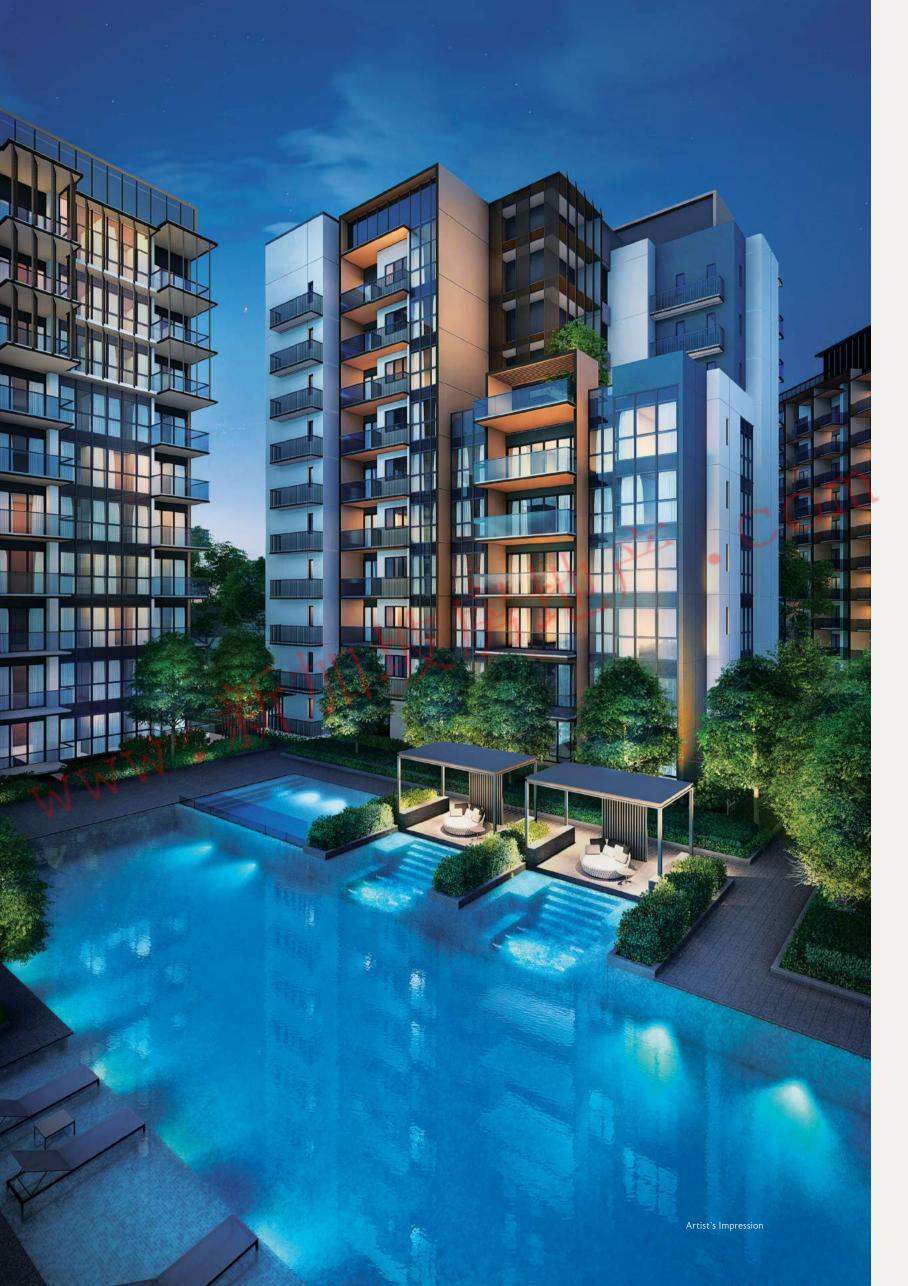
All plans are subject to change as may be required or approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. The balcony shall not be enclosed except with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1"



Approved Balcony Screen

Note:

- (i) The balcony shall not be enclosed unless with the approved balcony screen (as shown above)
- (ii) The installation and cost of the screen shall be borne by the Purchaser



THE BUKIT TIMAH COLLECTION

FOURTH & AVENUE RESIDENCES

Developer

Valleypoint Investments Pte. Ltd.
(A wholly owned subsidiary of Allgreen Properties Limited)
(UEN:200813977K)

Developer's Licence No.

Tenure of Land
99 years commencing from 07 March 2018

Legal Description

Lot 07301P MK 04 at Fourth Avenue

Encumbrances on the Land

Mortgage in favour of Oversea-Chinese Banking Corporation Limited

Expected Date of Vacant Possession

08 December 2022

Expected Date of Legal Completion

08 December 2025

For Enquiries
(65) 6904 0088
fourthavenueresidences.com.sg

PRIME DISTRICT 10

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