

EMERALD

KATONG





The Heart of Life's Brilliance



In the heart of the charming Katong enclave,
discover a home of life's true treasures. With all
we hold dear, welcome home to all that is precious.





Modern Living
Enriched By Heritage

Be greeted by intricate motifs inspired by Peranakan shophouses in the Katong locale, woven seamlessly into the development.



A Glistening New Chapter of Eastside Living

Set within 6 towers of sleek lines & glass facades,
846 exclusive homes rise like polished emeralds in prime
District 15, your foundation to days of warmth & vibrancy.

A Coveted Locale of Comforts & Conveniences

Katong, the coolest neighbourhood in Singapore*, a unique gem where you will find rich heritage & cultural experiences alongside diverse dining options & modern comforts.



*Time Out Singapore's 49 Coolest Neighbourhoods In The World 2021. A bird's eye view from Emerald of Katong 140m above ground level.

0m 500m

MRT Stations

Round Island Route

Central Urban Loop

Eastern Coastal Loop

Source: OneMap

Kallang Alive Precinct

An 89ha mixed use lifestyle precinct anchored by the Singapore Sports Hub, the Kallang Alive Precinct will feature vibrant centres for sports, recreation & active living, including an 18,000 seater arena.

'Long Island' Waterfront

New 20-km reclaimed coastline with a reservoir, waterfront activities & multi-functional spaces for recreation & homes.

Bay East Garden & Founders' Memorial

3 stops from Tanjong Katong MRT will be the upcoming Founders' Memorial MRT & Gallery situated within the Bay East Garden, a 30ha green oasis overlooking the city skyline.

EMERALD KATONG

5 Mins Walk 5 Mins Walk 5 Mins Drive Within 1km 5 Mins Cycle 1 MRT Stop 6 Mins Cycle 7 Mins Drive 11 Mins By Train 15 Mins By Train

Cafes & Eateries
Tanjong Katong Rd

EMERALD KATONG

Tanjong Katong MRT
TE25

East Coast Parkway (ECP)

Tanjong Katong Primary School

East Coast Park

Parkway Parade

i12 Katong

PLQ Mall
Paya Lebar MRT
EW8 CC9

Marina Bay MRT
NS27 CE2 TE20

Central Business District

All travel times are estimates and subject to actual traffic conditions. Map is for illustration purposes only.

An Estate of Modern Peranakan Living



June Coffee



Straits Enclave Private Museum



i12 Katong



On Good Ground



Immerse in a lifestyle distinct to the Katong estate. Enjoy the exclusive pleasures of modern peranakan living with an exciting blend of traditional & contemporary experiences close to home.





Merci Marcel



Chin Mee Chin Confectionery



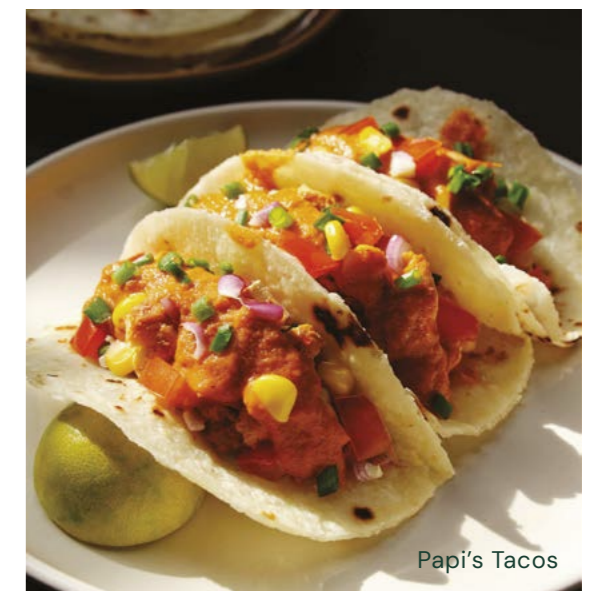
Neptune



Birds of Paradise Gelato



Rumah Bebe



Papi's Tacos



MICRO red house



Katong Laksa

Delight in Cuisines Old & New from Cafe Nosh to Nostalgia

Beautifully conserved shophouses continue to brim with life, forming a vibrant cultural tapestry of trendy cafes & nostalgic comforts that give the Katong enclave its beloved charm.





The Everyday Charm of Living Near the Coast

Just a 5-minute cycle to watch the waves lap the sand, enjoy the sea breeze, or dive into exhilaration at East Coast Park.



East Coast Beach



Marine Cove Playground



East Coast Park



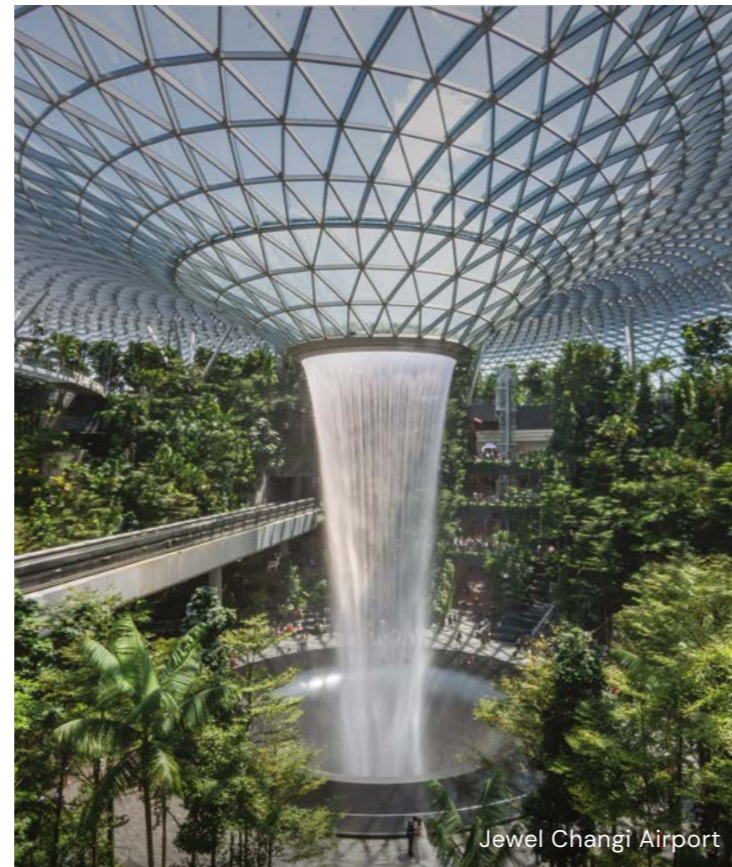
Aloha Sea Sports Centre



From the East to the City in Just Minutes



Gardens by the Bay



Jewel Changi Airport

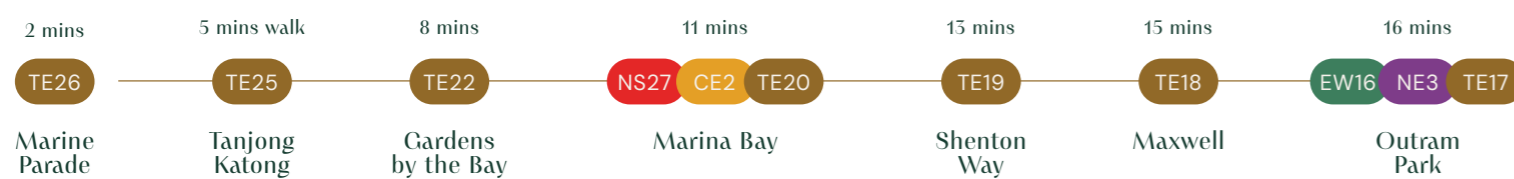


East Coast Parkway



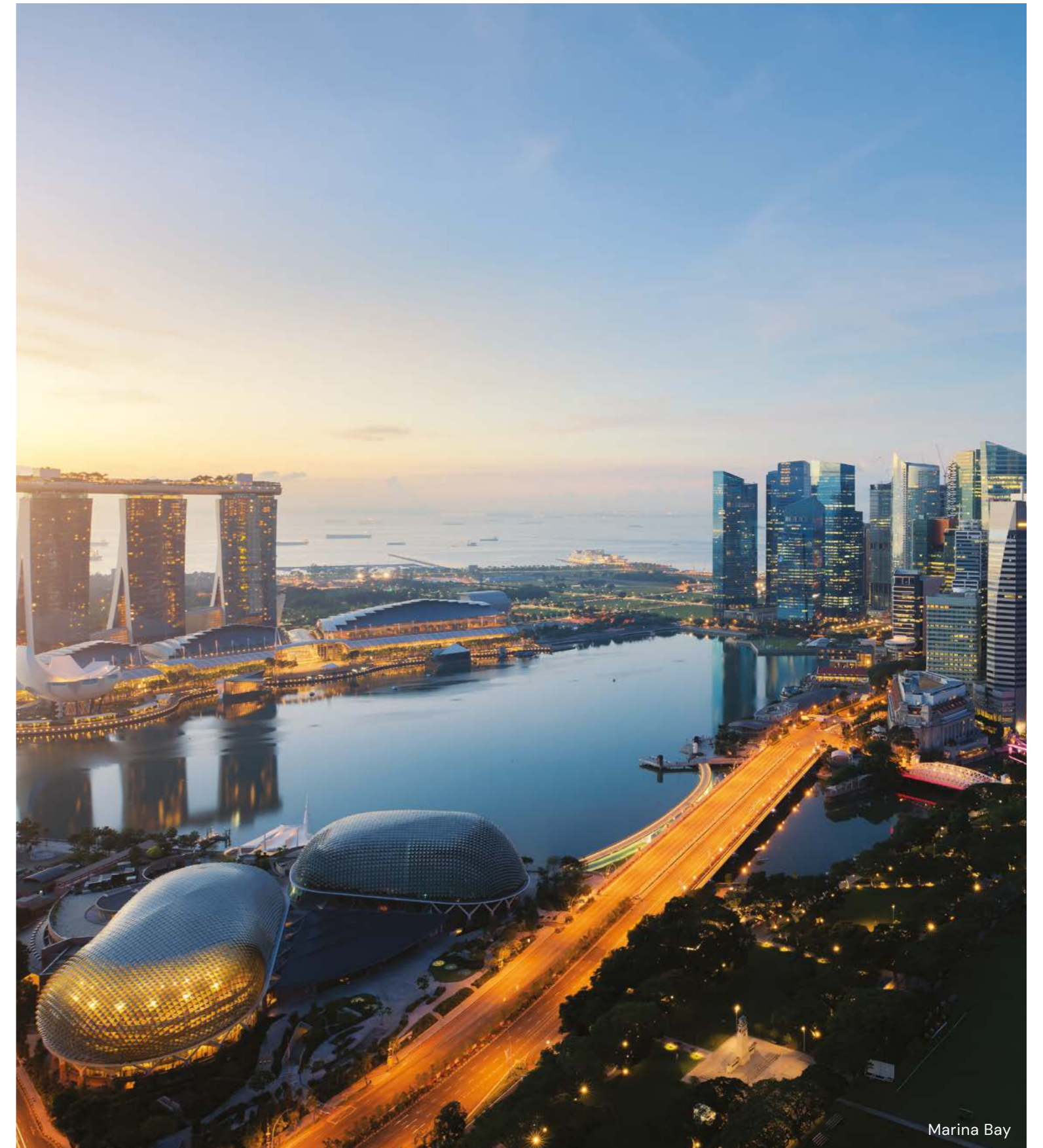
Tanjong Katong MRT

EMERALD KATONG



All travel times are estimates and subject to actual traffic and weather conditions.

Commuters are easy with the East Coast Parkway (ECP) just a 3-minute drive from home & Tanjong Katong MRT only a 5-minute walk away.



Marina Bay

Building A Brighter Future for Life's Journey Ahead

From primary, secondary schools to junior colleges, a varied mix of choice institutions are ideally located around the vicinity.



Arrive Home Every Day to A Greeting of Grandeur

The Arrival Court sets the tone for elevated living with its voluminous ceilings, ushering you into a warm & inviting reception at the Welcome Lounge.



Artist's Impression

Arrival Court

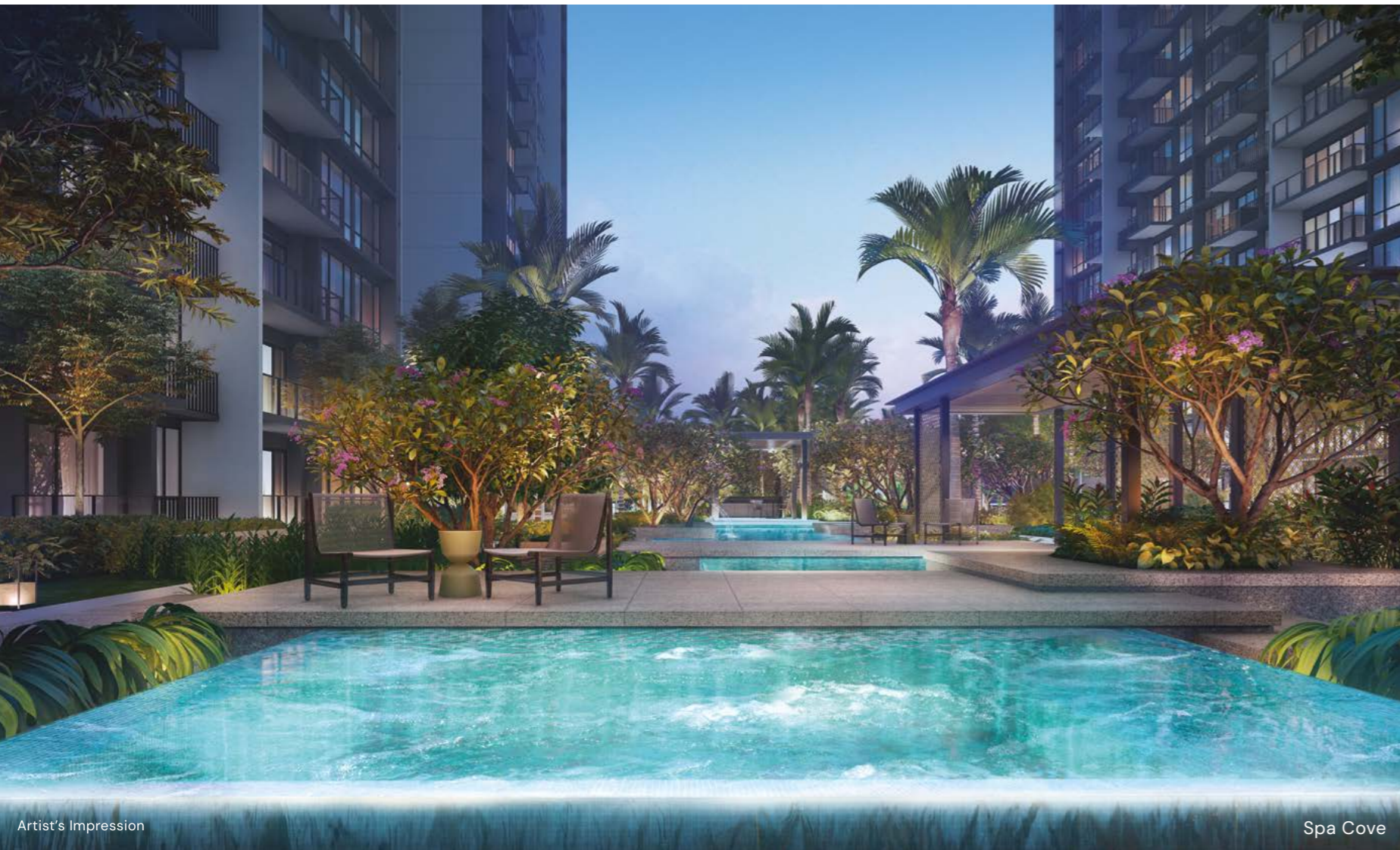
A Tapestry of Pools & Lush Green for Everyday Tranquility

An expansive landscape within the bustling
Katong locale inspired by geometric patterns
& the intricate patchwork of Peranakan quilts.



Artist's Impression

Intimate Nooks & Alcoves Made for Rest & Repose



Artist's Impression Spa Cove



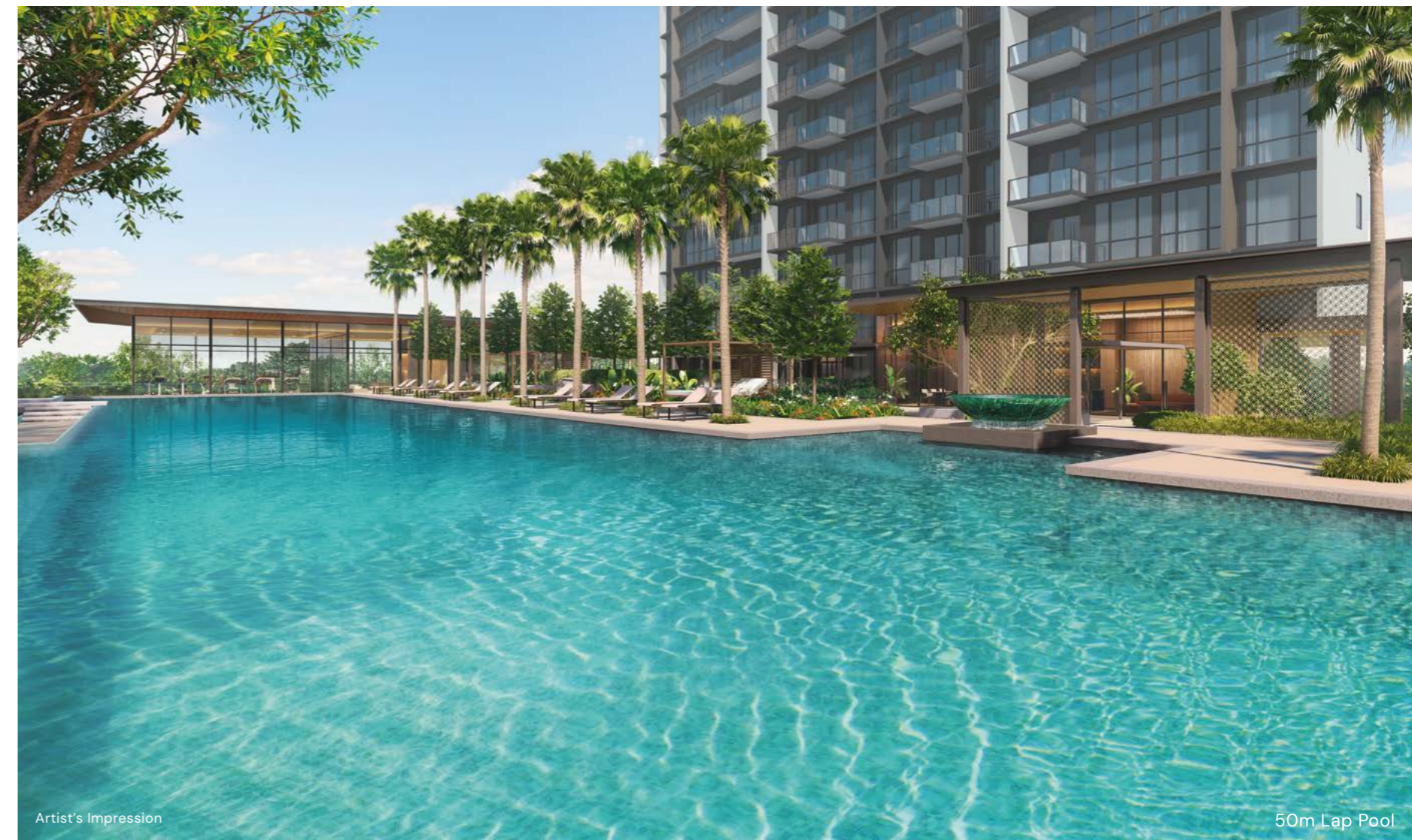
Artist's Impression Reading Alcove



Spaces for quiet rejuvenation are aplenty on the large grounds. Bask in the evening twilight whilst having a soak in the Spa Cove, have a morning swim across the Lap Pool, or simply take a leisure afternoon dip in the Relaxation Pool.



Artist's Impression Relaxation Pool



Artist's Impression 50m Lap Pool

An Abundance of Amenities for Celebration Awaits

Enjoy your workout overlooking the lush greenery of the neighbourhood park from the 2-storey Emerald Club, dine alfresco at the Sunrise Gourmet Pavilion, relax under the shade of the Lounge Pavilion, or gather for celebrations at the Serenity Function Room.



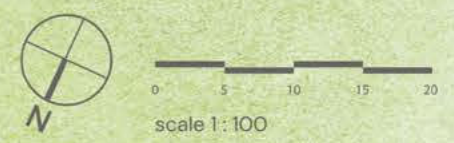
An Urban Retreat with Views of It All

Retreat to a picturesque home of rest & serenity in the heart of Katong. Exclusive units will enjoy breathtaking horizons of the low-rise estate & city centre.





- ARRIVAL**
- 1 Arrival Court (B1)
- 2 Welcome Lounge (B1)
- 3 Side Gate (B1)
- 4 Terraced Garden
- 5 Water Cascade
- 6 Serenity Function Room
- 7 Welcome Pavilion
- 8 Garden Trellis
- 9 Garden Alcove
- 10 Social Lawn
- 11 Garden Function Room
- 12 Garden Lawn
- ACTIVE ZONE**
- 13 Active Lawn
- 14 Sun Deck
- 15 Poolside Cabana
- 16 Floating Deck
- 17 50m Lap Pool (1.2m depth)
- 18 Reflective Pond
- THE EMERALD CLUB**
- 19 The Gymnasium
- 20 The Emerald Room
- 21 The Playroom
- 22 Changing Room
- 23 The Meeting Room (B1)
- 24 The Collab Room (B1)
- 25 The Games Room (B1)
- 26 The Reading Room (B1)
- WELLNESS ZONE**
- 27 Lounge Pavilion
- 28 Relaxation Pool (0.8m depth)
- 29 Dip Pool (0.5m depth)
- 30 Healing Cove (0.8m depth)
- 31 Spa Cove (0.1m - 0.5m depth)
- 32 Vitality Pool (0.8m depth)
- 33 Aqua Gym Pool (0.8m depth)
- 34 Wellness Pavilion
- 35 Wellness Alcove
- 36 Relaxation Deck
- 37 Spa Deck
- ADVENTURE ZONE**
- 38 Palm Deck
- 39 Tropical Wading Pool (0.3m depth)
- 40 Beach Splash Pool (0.3m depth)
- 41 Splash Cove (0.1m depth)
- 42 Seaside Lawn
- 43 Beach Lookout Play Zone
- 44 Tropical Cabana
- 45 The Beach Club
- 46 Tropical Gourmet Pavilion
- 47 Sunrise Gourmet Pavilion
- 48 Washrooms
- 49 Recreation Tennis Court (B1)
- LIFESTYLE ZONE**
- 50 Spice Garden Courtyard
- 51 Stargazing Lawn
- 52 Garden Swing
- 53 Fern Garden Courtyard
- 54 Tranquil Lawn
- 55 Foliage Alcove
- 56 Reading Alcove
- 57 Front Garden
- ANCILLARY**
- A Ventilation Shaft
- B Genset
- C Guard House (B1)
- D Bin Centre (B1)
- E Substation (B1)
- F Water Tank (Roof)
- G Fire Engine Access



BUILDING PLAN APPROVAL NO. : A1409-02318-2023-BP01
 BUILDING PLAN APPROVAL DATE : 27 September 2024
 *Neighbourhood Park is indicative and subject to relevant authorities' approval.
 The park is under construction and does not form part of the housing project.
 Artist's Impression

Daily Routines Powered with Smart & Sustainable Living



Guests e-Registration

Pre-register guests for quick access into the development through a unique generated QR code.



Facilities Pre-Booking

Instantly book facilities through the mobile community app.



Easy Parcel Collection

Pick up your parcels anytime at your convenience. Easy & hassle free.



Lobby Access

A secured lobby with smart intercom system allows for communications with your guests from your mobile phone.



Digital Lockset

Digital lock allows keyless control, convenience & total security.



Smart Cool Control

Power on/off & set your air conditioner temperatures remotely for instant comfort upon arriving home.



BCA Green Mark

A BCA Green Mark Platinum Super Low Energy development. Energy consumption is reduced with sustainable designs.



EV Chargers

EV chargers at designated carpark lots make eco-friendly transport effortless.



Solar Panels

Common spaces are powered by solar panels, reducing energy consumption for the development.

Every Day Made Excellent with Fine Fittings



For Select Units Only



51 Jalan Tembusu, Singapore 438673

| Unit Floor | 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 |
|------------|--------|--------|--------|--------|--------|-----|----|--------|
| 21 | AIS | C4S | D4P | B1P | B4S | C3S | C2 | B2P |
| 20 | AIS | C4S | D4P | B1P | B4S | C3S | C2 | B2P |
| 19 | AIS | C4S | D4P | B1P | B4S | C3S | C2 | B2P |
| 18 | AIS | C4S | D4P | B1P | B4S | C3S | C2 | B2P |
| 17 | AIS | C4S | D4P | B1P | B4S | C3S | C2 | B2P |
| 16 | AIS | C4S | D4P | B1P | B4S | C3S | C2 | B2P |
| 15 | AIS | C4S | D4P | B1P | B4S | C3S | C2 | B2P |
| 14 | AIS | C4S | D4P | B1P | B4S | C3S | C2 | B2P |
| 13 | AIS | C4S | D4P | B1P | B4S | C3S | C2 | B2P |
| 12 | AIS | C4S | D4P | B1P | B4S | C3S | C2 | B2P |
| 11 | AIS | C4S | D4P | B1P | B4S | C3S | C2 | B2P |
| 10 | AIS | C4S | D4P | B1P | B4S | C3S | C2 | B2P |
| 9 | AIS | C4S | D4P | B1P | B4S | C3S | C2 | B2P |
| 8 | AIS | C4S | D4P | B1P | B4S | C3S | C2 | B2P |
| 7 | AIS | C4S | D4P | B1P | B4S | C3S | C2 | B2P |
| 6 | AIS | C4S | D4P | B1P | B4S | C3S | C2 | B2P |
| 5 | AIS | C4S | D4P | B1P | B4S | C3S | C2 | B2P |
| 4 | AIS | C4S | D4P | B1P | B4S | C3S | C2 | B2P |
| 3 | AIS | C4S | D4P | B1P | B4S | C3S | C2 | B2P |
| 2 | AIS | C4S | D4P | B1P | B4S | | | B2P |
| 1 | AIS(p) | C4S(p) | D4P(p) | B1P(p) | B4S(p) | | | B2P(p) |

Basement Carpark

53 Jalan Tembusu, Singapore 438595

| Unit Floor | 09 | 10 | 11 | 12 | 13 | 14 |
|------------|--------|-------|--------|--------|--------|--------|
| 19 | B3S | C2 | C3S | B4S | D1S | D2S |
| 18 | B3S | C2 | C3S | B4S | D1S | D2S |
| 17 | B3S | C2 | C3S | B4S | D1S | D2S |
| 16 | B3S | C2 | C3S | B4S | D1S | D2S |
| 15 | B3S | C2 | C3S | B4S | D1S | D2S |
| 14 | B3S | C2 | C3S | B4S | D1S | D2S |
| 13 | B3S | C2 | C3S | B4S | D1S | D2S |
| 12 | B3S | C2 | C3S | B4S | D1S | D2S |
| 11 | B3S | C2 | C3S | B4S | D1S | D2S |
| 10 | B3S | C2 | C3S | B4S | D1S | D2S |
| 9 | B3S | C2 | C3S | B4S | D1S | D2S |
| 8 | B3S | C2 | C3S | B4S | D1S | D2S |
| 7 | B3S | C2 | C3S | B4S | D1S | D2S |
| 6 | B3S | C2 | C3S | B4S | D1S | D2S |
| 5 | B3S | C2 | C3S | B4S | D1S | D2S |
| 4 | B3S | C2 | C3S | B4S | D1S | D2S |
| 3 | B3S | C2 | C3S | B4S | D1S | D2S |
| 2 | B3S | C2 | C3S | B4S | D1S | D2S |
| 1 | B3S(p) | C2(p) | C3S(p) | B4S(p) | D1S(p) | D2S(p) |

Basement Carpark

59 Jalan Tembusu, Singapore 438598

| Unit Floor | 31 | 32 | 33 | 34 |
|------------|---------|--------|--------|---------|
| 18 | D6LS(H) | E3L(H) | E1L(H) | D5LS(H) |
| 17 | D6LS | E3L | E1L | D5LS |
| 16 | D6LS | E3L | E1L | D5LS |
| 15 | D6LS | E3L | E1L | D5LS |
| 14 | D6LS | E3L | E1L | D5LS |
| 13 | D6LS | E3L | E1L | D5LS |
| 12 | D6LS | E3L | E1L | D5LS |
| 11 | D6LS | E3L | E1L | D5LS |
| 10 | D6LS | E3L | E1L | D5LS |
| 9 | D6LS | E3L | E1L | D5LS |
| 8 | D6LS | E3L | E1L | D5LS |
| 7 | D6LS | E3L | E1L | D5LS |
| 6 | D6LS | E3L | E1L | D5LS |
| 5 | D6LS | E3L | E1L | D5LS |
| 4 | D6LS | E3L | E1L | D5LS |
| 3 | D6LS | E3L | E1L | D5LS |
| 2 | D6LS | E3L | E1L | D5LS |
| 1 | D6LS(p) | E2L(p) | E1L(p) | D5LS(p) |

Basement Carpark

63 Jalan Tembusu, Singapore 438590

| Unit Floor | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 |
|------------|-----|-----|-----|-----|--------|--------|-------|--------|
| 21 | AIS | C4S | C6S | B1P | B4S | D3P | C2 | B2P |
| 20 | AIS | C4S | C6S | B1P | B4S | D3P | C2 | B2P |
| 19 | AIS | C4S | C6S | B1P | B4S | D3P | C2 | B2P |
| 18 | AIS | C4S | C6S | B1P | B4S | D3P | C2 | B2P |
| 17 | AIS | C4S | C6S | B1P | B4S | D3P | C2 | B2P |
| 16 | AIS | C4S | C6S | B1P | B4S | D3P | C2 | B2P |
| 15 | AIS | C4S | C6S | B1P | B4S | D3P | C2 | B2P |
| 14 | AIS | C4S | C6S | B1P | B4S | D3P | C2 | B2P |
| 13 | AIS | C4S | C6S | B1P | B4S | D3P | C2 | B2P |
| 12 | AIS | C4S | C6S | B1P | B4S | D3P | C2 | B2P |
| 11 | AIS | C4S | C6S | B1P | B4S | D3P | C2 | B2P |
| 10 | AIS | C4S | C6S | B1P | B4S | D3P | C2 | B2P |
| 9 | AIS | C4S | C6S | B1P | B4S | D3P | C2 | B2P |
| 8 | AIS | C4S | C6S | B1P | B4S | D3P | C2 | B2P |
| 7 | AIS | C4S | C6S | B1P | B4S | D3P | C2 | B2P |
| 6 | AIS | C4S | C6S | B1P | B4S | D3P | C2 | B2P |
| 5 | AIS | C4S | C6S | B1P | B4S | D3P | C2 | B2P |
| 4 | AIS | C4S | C6S | B1P | B4S | D3P | C2 | B2P |
| 3 | AIS | C4S | C6S | B1P | B4S | D3P | C2 | B2P |
| 2 | | | | | B4S | D3P | C2 | B2P |
| 1 | | | | | B4S(p) | D3P(p) | C2(p) | B2P(p) |

Basement Carpark

55 Jalan Tembusu, Singapore 438596

| Unit Floor | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 |
|------------|--------|-------|--------|--------|--------|--------|--------|--------|
| 21 | B2P | C2 | D3P | B4S | B1P | C6S | C5F | AIS |
| 20 | B2P | C2 | D3P | B4S | B1P | C6S | C5F | AIS |
| 19 | B2P | C2 | D3P | B4S | B1P | C6S | C5F | AIS |
| 18 | B2P | C2 | D3P | B4S | B1P | C6S | C5F | AIS |
| 17 | B2P | C2 | D3P | B4S | B1P | C6S | C5F | AIS |
| 16 | B2P | C2 | D3P | B4S | B1P | C6S | C5F | AIS |
| 15 | B2P | C2 | D3P | B4S | B1P | C6S | C5F | AIS |
| 14 | B2P | C2 | D3P | B4S | B1P | C6S | C5F | AIS |
| 13 | B2P | C2 | D3P | B4S | B1P | C6S | C5F | AIS |
| 12 | B2P | C2 | D3P | B4S | B1P | C6S | C5F | AIS |
| 11 | B2P | C2 | D3P | B4S | B1P | C6S | C5F | AIS |
| 10 | B2P | C2 | D3P | B4S | B1P | C6S | C5F | AIS |
| 9 | B2P | C2 | D3P | B4S | B1P | C6S | C5F | AIS |
| 8 | B2P | C2 | D3P | B4S | B1P | C6S | C5F | AIS |
| 7 | B2P | C2 | D3P | B4S | B1P | C6S | C5F | AIS |
| 6 | B2P | C2 | D3P | B4S | B1P | C6S | C5F | AIS |
| 5 | B2P | C2 | D3P | B4S | B1P | C6S | C5F | AIS |
| 4 | B2P | C2 | D3P | B4S | B1P | C6S | C5F | AIS |
| 3 | B2P | C2 | D3P | B4S | B1P | C6S | C5F | AIS |
| 2 | B2P | C2 | D3P | B4S | B1P | C6S | C5F | AIS |
| 1 | B2P(p) | C2(p) | D3P(p) | B4S(p) | B1P(p) | C6S(p) | C5F(p) | AIS(p) |

Basement Carpark

57 Jalan Tembusu, Singapore 438597

| Unit Floor | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
|------------|--------|--------|-------|--------|--------|--------|--------|--------|
| 21 | B3S | D3P | C1 | B5S | B1P | C6S | C5F | AIS |
| 20 | B3S | D3P | C1 | B5S | B1P | C6S | C5F | AIS |
| 19 | B3S | D3P | C1 | B5S | B1P | C6S | C5F | AIS |
| 18 | B3S | D3P | C1 | B5S | B1P | C6S | C5F | AIS |
| 17 | B3S | D3P | C1 | B5S | B1P | C6S | C5F | AIS |
| 16 | B3S | D3P | C1 | B5S | B1P | C6S | C5F | AIS |
| 15 | B3S | D3P | C1 | B5S | B1P | C6S | C5F | AIS |
| 14 | B3S | D3P | C1 | B5S | B1P | C6S | C5F | AIS |
| 13 | B3S | D3P | C1 | B5S | B1P | C6S | C5F | AIS |
| 12 | B3S | D3P | C1 | B5S | B1P | C6S | C5F | AIS |
| 11 | B3S | D3P | C1 | B5S | B1P | C6S | C5F | AIS |
| 10 | B3S | D3P | C1 | B5S | B1P | C6S | C5F | AIS |
| 9 | B3S | D3P | C1 | B5S | B1P | C6S | C5F | AIS |
| 8 | B3S | D3P | C1 | B5S | B1P | C6S | C5F | AIS |
| 7 | B3S | D3P | C1 | B5S | B1P | C6S | C5F | AIS |
| 6 | B3S | D3P | C1 | B5S | B1P | C6S | C5F | AIS |
| 5 | B3S | D3P | C1 | B5S | B1P | C6S | C5F | AIS |
| 4 | B3S | D3P | C1 | B5S | B1P | C6S | C5F | AIS |
| 3 | B3S | D3P | C1 | B5S | B1P | C6S | C5F | AIS |
| 2 | B3S | D3P | C1 | B5S | B1P | C6S | C5F | AIS |
| 1 | B3S(p) | D3P(p) | C1(p) | B5S(p) | B1P(p) | C6S(p) | C5F(p) | AIS(p) |

Basement Carpark

Legend

- 1-Bedroom + Study
- 2-Bedroom Premium
- 2-Bedroom + Study
- 3-Bedroom
- 3-Bedroom + Study
- 3-Bedroom Flexi
- 4-Bedroom + Study
- 4-Bedroom Premium
- 4-Bedroom Luxe + Study
- 5-Bedroom Luxe

1 Bedroom + Study

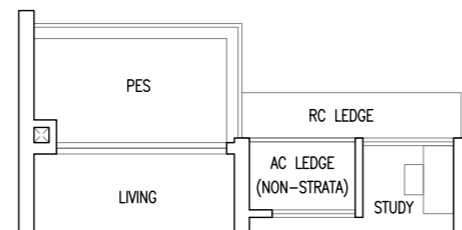
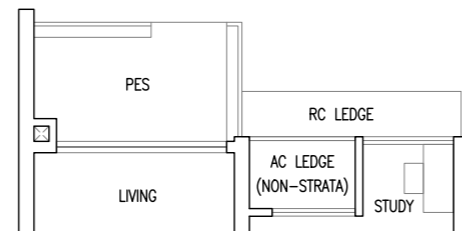
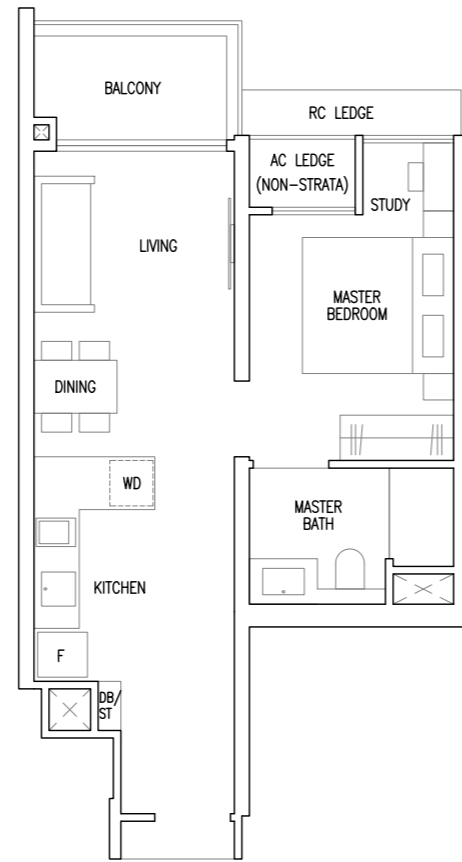
Type A1S

45 sqm / 484 sqft
Inclusive of 5 sqm Balcony

BLK 55 #02-22 to #21-22
BLK 57 #02-30 to #21-30

MIRROR UNIT

BLK 51 #02-01 to #21-01
BLK 63 #03-35 to #21-35



Type A1S(p)

45 sqm / 484 sqft
Inclusive of 5 sqm PES

BLK 57 #01-30

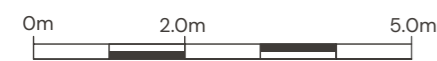
BLK 55 #01-22

MIRROR UNIT

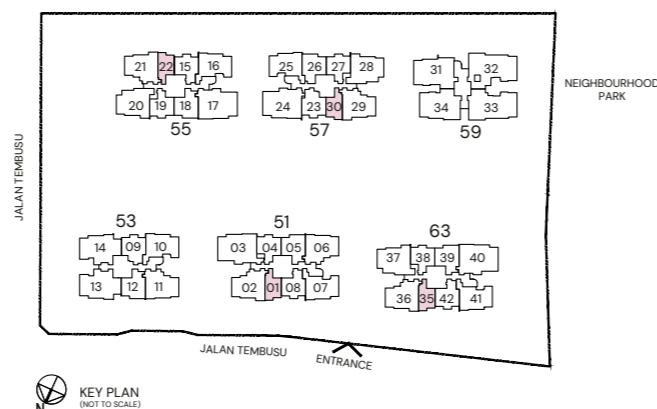
BLK 51 #01-01

LEGEND

- F : Fridge
- WD : Washer Cum Dryer
- DB/ST : Distribution Board / Storage
- RC Ledge : Reinforced Concrete Ledge (Non-Strata)
- AC Ledge : Air-Conditioner Ledge (Non-Strata)



Area includes balcony and Private Enclosed Space (PES) where applicable. All RC Ledges and AC Ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



2 Bedroom Premium

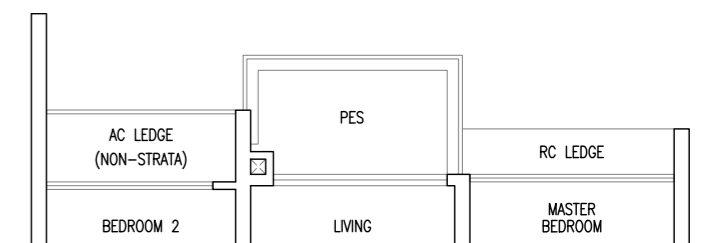
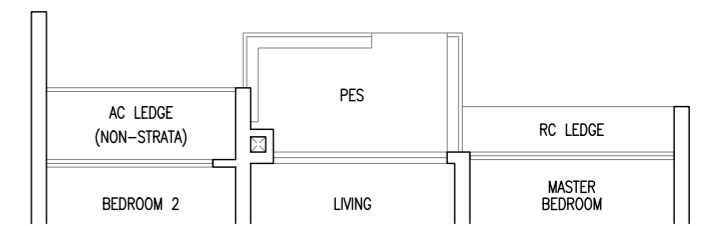
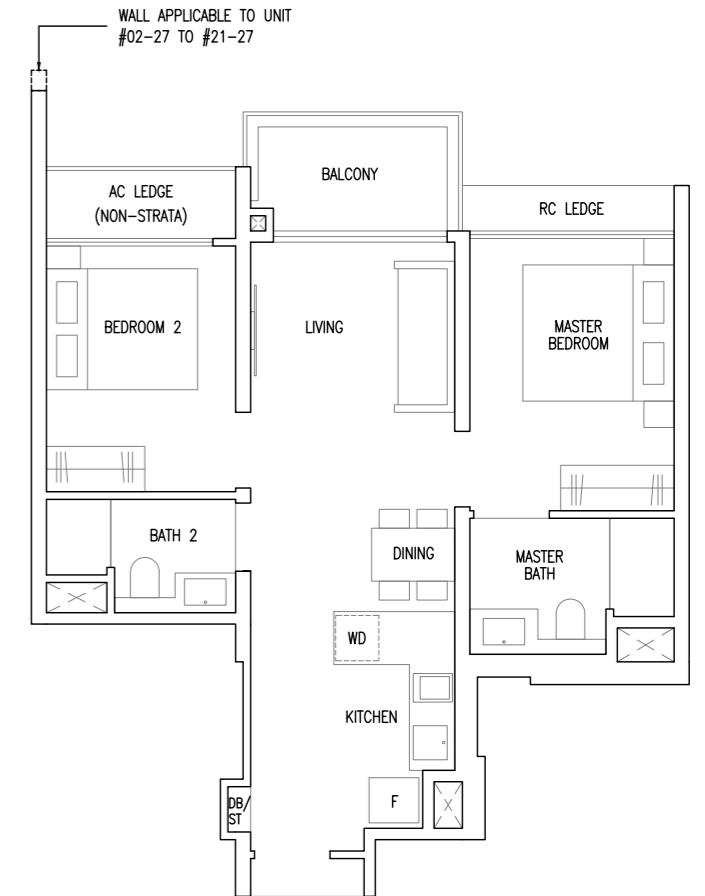
Type B1P

58 sqm / 624 sqft
Inclusive of 5 sqm Balcony

BLK 51 #02-04 to #21-04
BLK 63 #03-38 to #21-38

MIRROR UNIT

BLK 55 #02-19 to #21-19
BLK 57 #02-27 to #21-27



Type B1P(p)

58 sqm / 624 sqft
Inclusive of 5 sqm PES

BLK 51 #01-04

MIRROR UNIT

BLK 55 #01-19

MIRROR UNIT

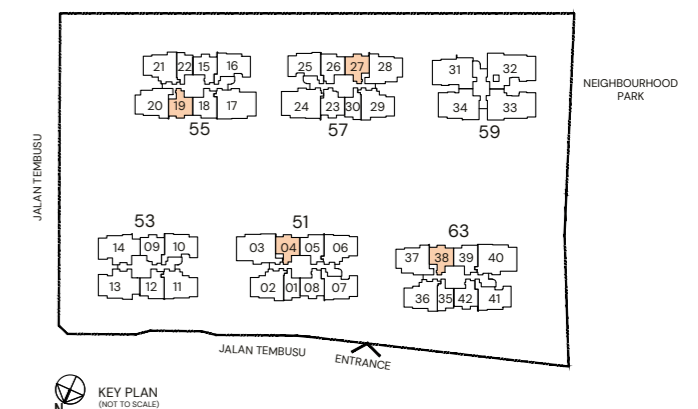
BLK 57 #01-27

LEGEND

- F : Fridge
- WD : Washer Cum Dryer
- DB/ST : Distribution Board / Storage
- RC Ledge : Reinforced Concrete Ledge (Non-Strata)
- AC Ledge : Air-Conditioner Ledge (Non-Strata)



Area includes balcony and Private Enclosed Space (PES) where applicable. All RC Ledges and AC Ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



2 Bedroom Premium

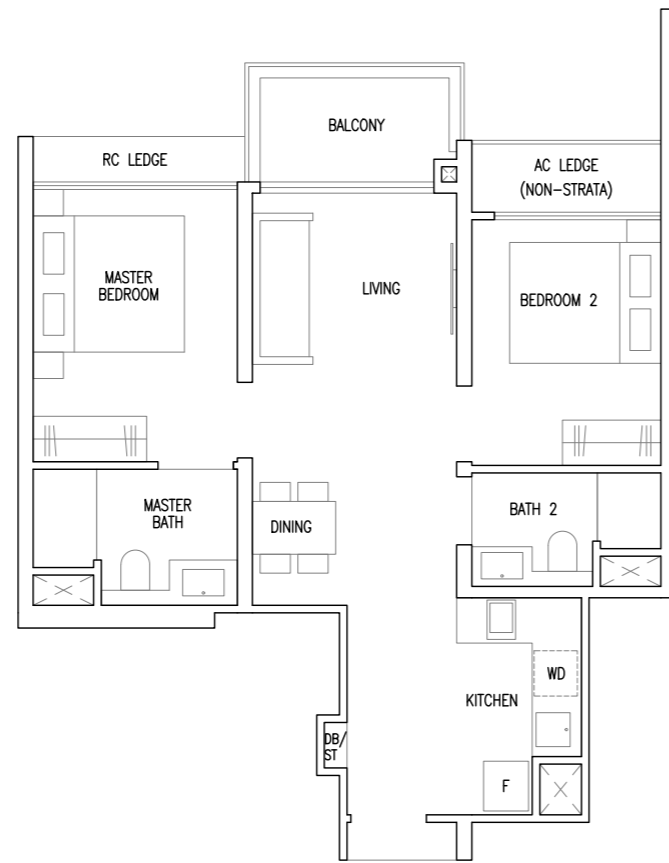
Type B2P

60 sqm / 646 sqft
Inclusive of 5 sqm Balcony

BLK 55 #02-15 to #21-15

MIRROR UNIT

BLK 51 #02-08 to #21-08
BLK 63 #02-42 to #21-42



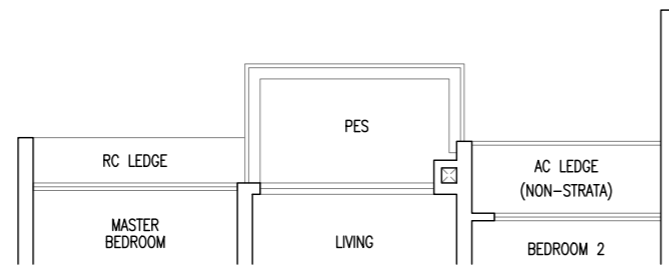
Type B2P(p)

60 sqm / 646 sqft
Inclusive of 5 sqm PES

BLK 55 #01-15

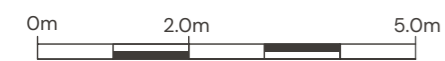
MIRROR UNIT

BLK 51 #01-08
BLK 63 #01-42

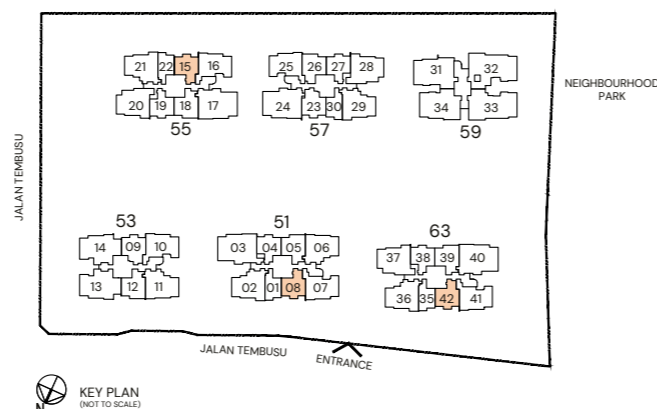


LEGEND

- F : Fridge
- WD : Washer Cum Dryer
- DB/ST : Distribution Board / Storage
- RC Ledge : Reinforced Concrete Ledge (Non-Strata)
- AC Ledge : Air-Conditioner Ledge (Non-Strata)



Area includes balcony and Private Enclosed Space (PES) where applicable. All RC Ledges and AC Ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



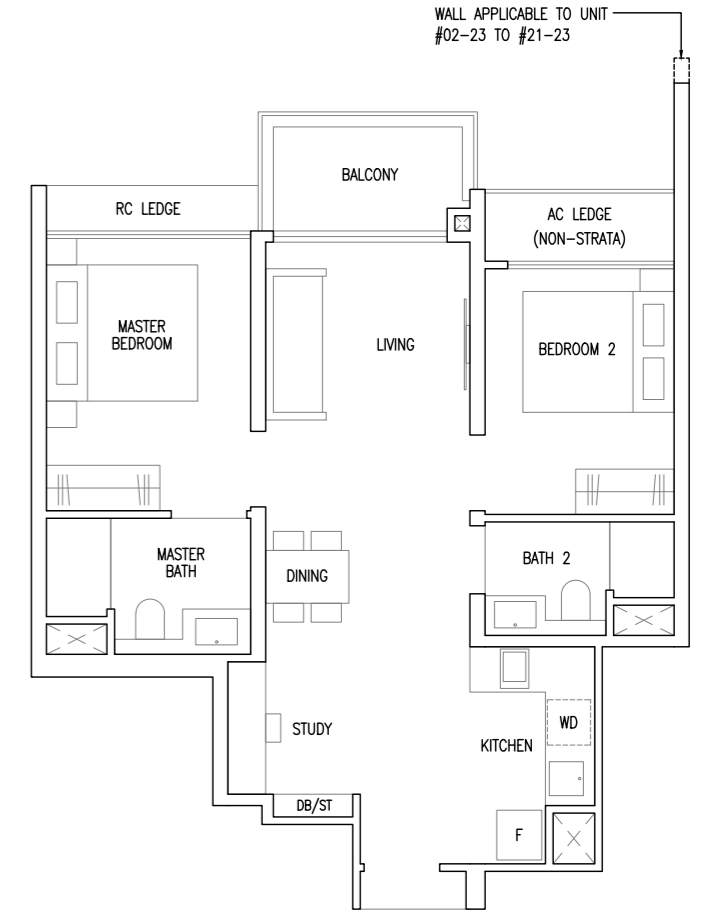
KEY PLAN (NOT TO SCALE)

2 Bedroom + Study

Type B3S

63 sqm / 678 sqft
Inclusive of 5 sqm Balcony

BLK 53 #02-09 to #19-09
BLK 57 #02-23 to #21-23

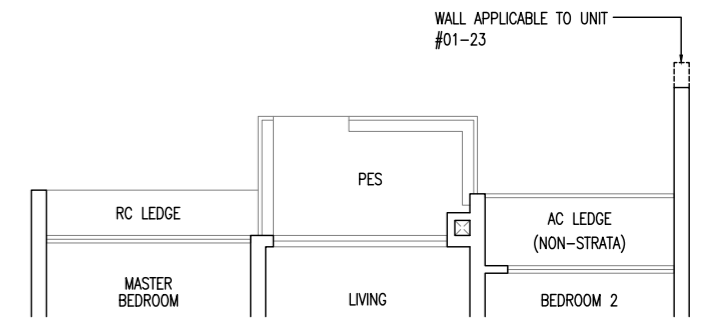


Type B3S(p)

63 sqm / 678 sqft
Inclusive of 5 sqm PES

BLK 53 #01-09

BLK 57 #01-23

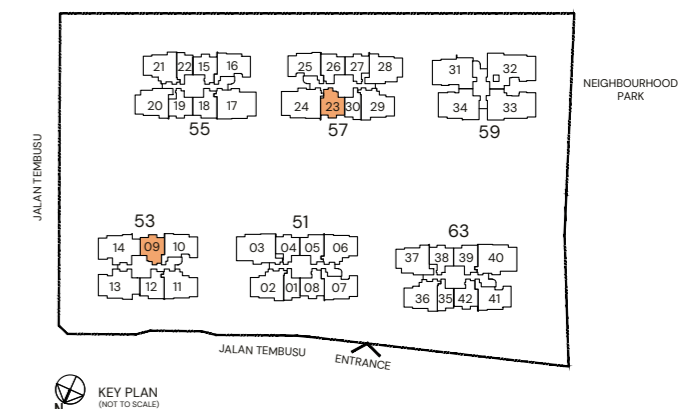


LEGEND

- F : Fridge
- WD : Washer Cum Dryer
- DB/ST : Distribution Board / Storage
- RC Ledge : Reinforced Concrete Ledge (Non-Strata)
- AC Ledge : Air-Conditioner Ledge (Non-Strata)



Area includes balcony and Private Enclosed Space (PES) where applicable. All RC Ledges and AC Ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



KEY PLAN (NOT TO SCALE)

2 Bedroom + Study

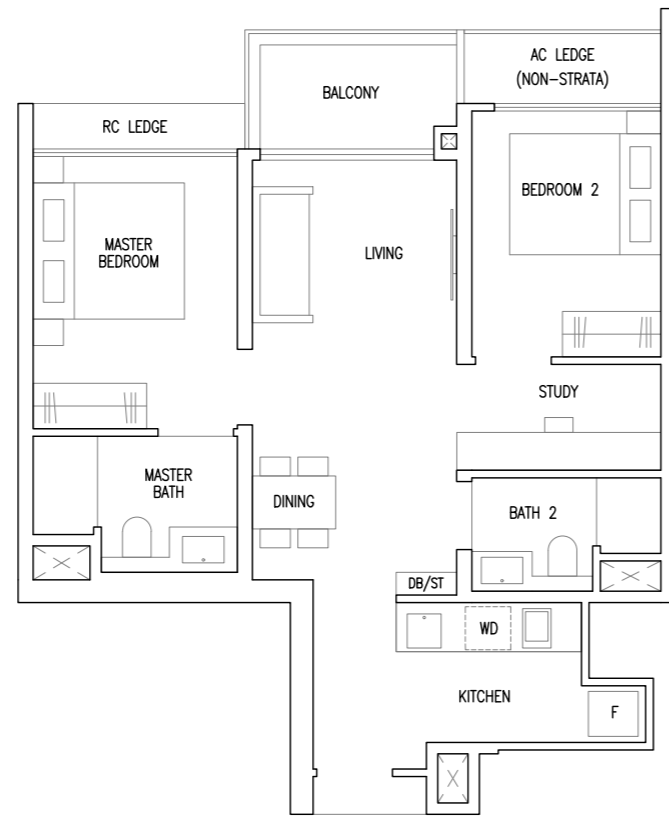
Type B4S

64 sqm / 689 sqft
Inclusive of 5 sqm Balcony

BLK 51 #02-05 to #21-05
BLK 63 #02-39 to #21-39

MIRROR UNIT

BLK 53 #02-12 to #19-12
BLK 55 #02-18 to #21-18



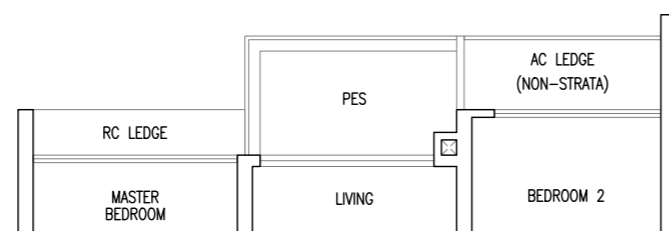
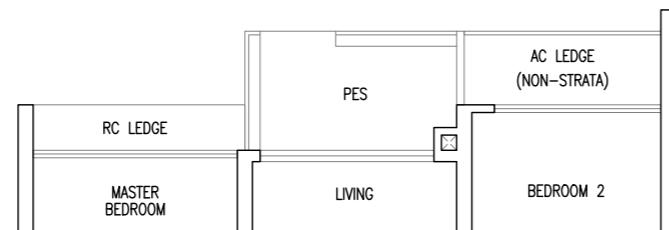
Type B4S(p)

64 sqm / 689 sqft
Inclusive of 5 sqm PES

BLK 51 #01-05
BLK 63 #01-39

MIRROR UNIT

BLK 55 #01-18

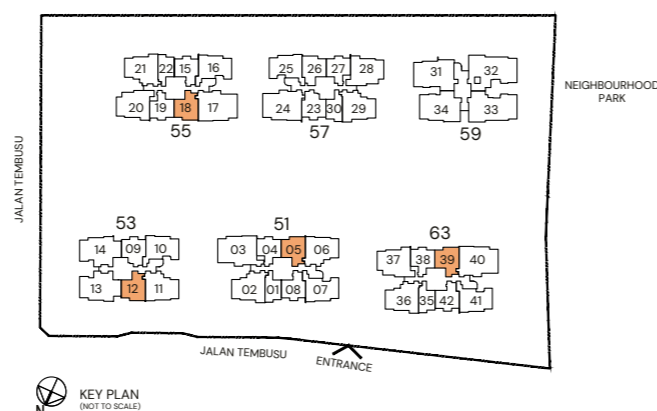


LEGEND

- F : Fridge
- WD : Washer Cum Dryer
- DB/ST : Distribution Board / Storage
- RC Ledge : Reinforced Concrete Ledge (Non-Strata)
- AC Ledge : Air-Conditioner Ledge (Non-Strata)



Area includes balcony and Private Enclosed Space (PES) where applicable. All RC Ledges and AC Ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.

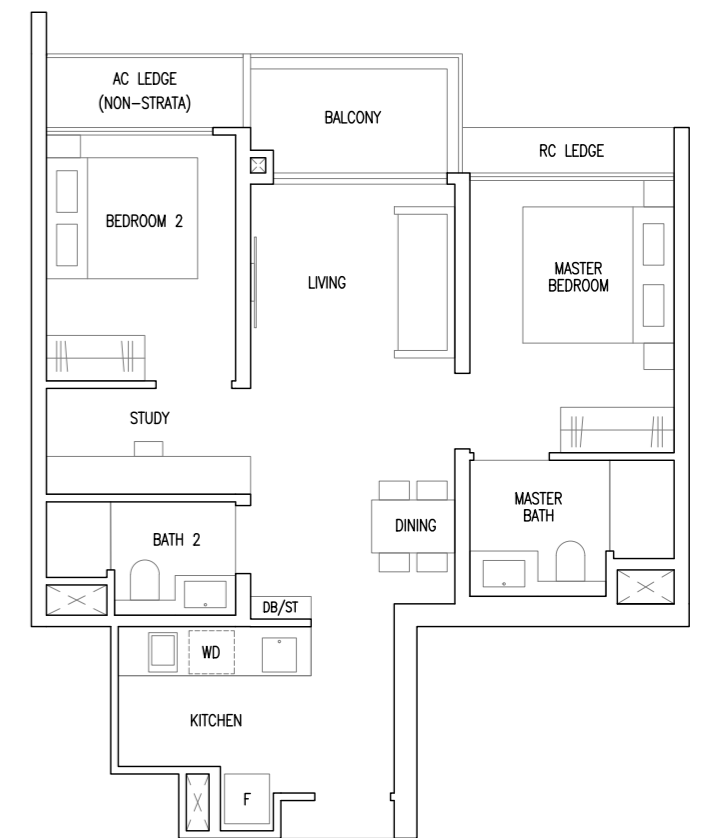


2 Bedroom + Study

Type B5S

65 sqm / 700 sqft
Inclusive of 5 sqm Balcony

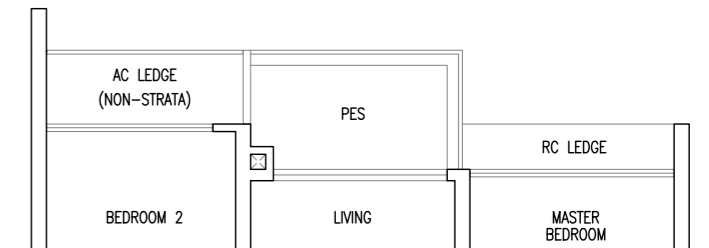
BLK 57 #02-26 to #21-26



Type B5S(p)

65 sqm / 700 sqft
Inclusive of 5 sqm PES

BLK 57 #01-26

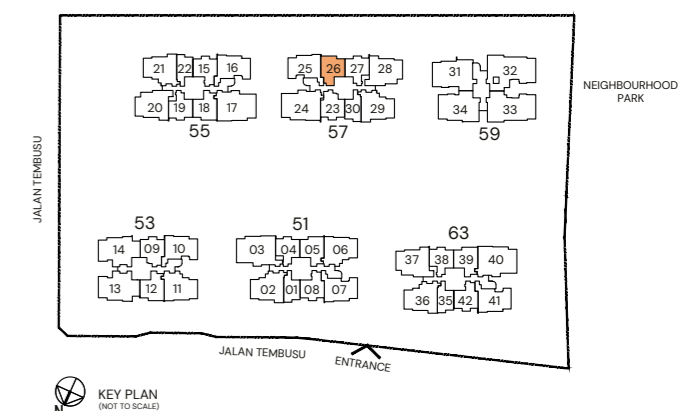


LEGEND

- F : Fridge
- WD : Washer Cum Dryer
- DB/ST : Distribution Board / Storage
- RC Ledge : Reinforced Concrete Ledge (Non-Strata)
- AC Ledge : Air-Conditioner Ledge (Non-Strata)



Area includes balcony and Private Enclosed Space (PES) where applicable. All RC Ledges and AC Ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.

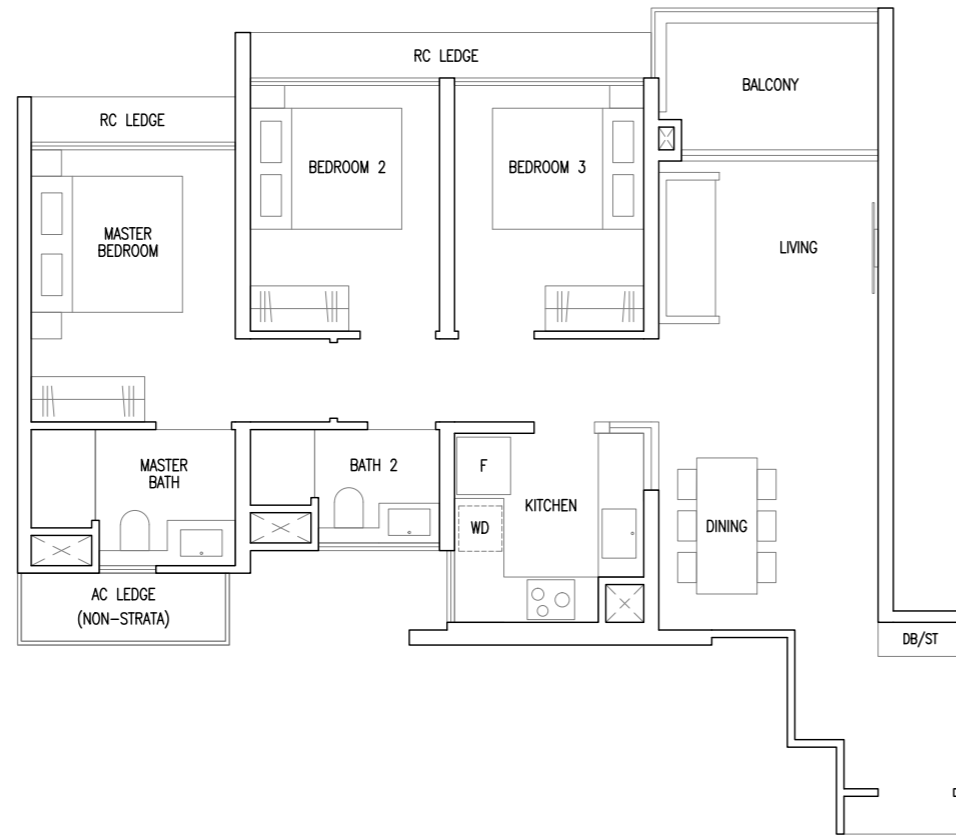


3 Bedroom

Type C1

82 sqm / 883 sqft
Inclusive of 6 sqm Balcony

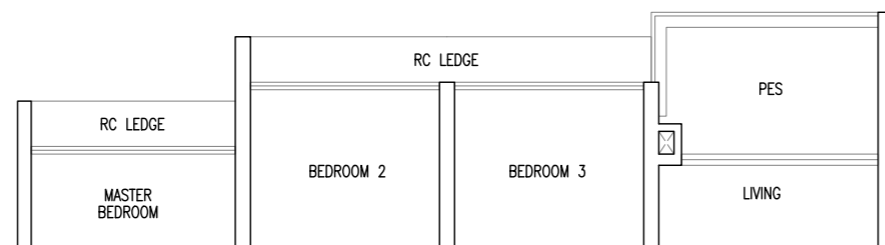
BLK 57 #02-25 to #21-25



Type C1(p)

82 sqm / 883 sqft
Inclusive of 6 sqm PES

BLK 57 #01-25

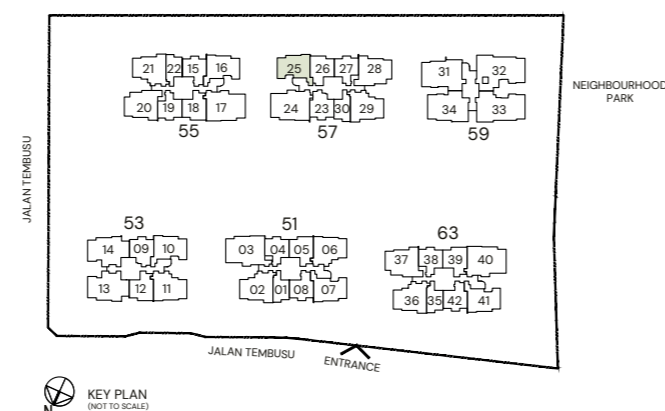


LEGEND

- F : Fridge
- WD : Washer Cum Dryer
- DB/ST : Distribution Board / Storage
- RC Ledge : Reinforced Concrete Ledge (Non-Strata)
- AC Ledge : Air-Conditioner Ledge (Non-Strata)



Area includes balcony and Private Enclosed Space (PES) where applicable. All RC Ledges and AC Ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



KEY PLAN (NOT TO SCALE)

3 Bedroom

Type C2

84 sqm / 904 sqft
Inclusive of 6 sqm Balcony

BLK 53 #02-10 to #19-10
BLK 55 #02-16 to #21-16

MIRROR UNIT

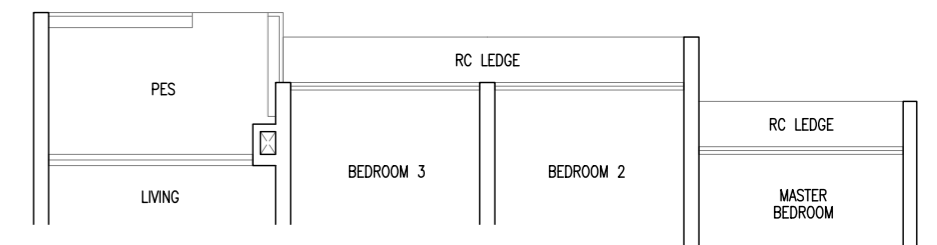
BLK 51 #03-07 to #21-07
BLK 63 #02-41 to #21-41



Type C2(p)

84 sqm / 904 sqft
Inclusive of 6 sqm PES

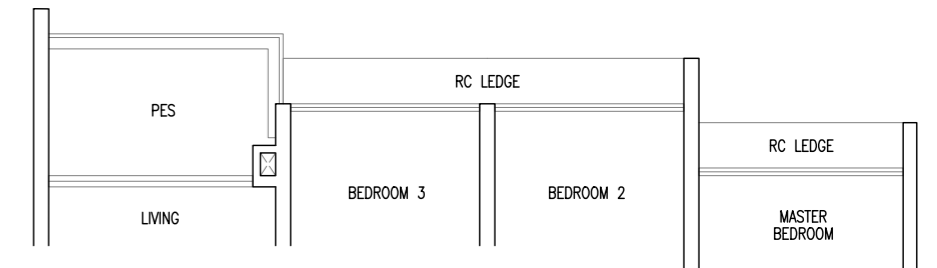
BLK 53 #01-10



BLK 55 #01-16

MIRROR UNIT

BLK 63 #01-41

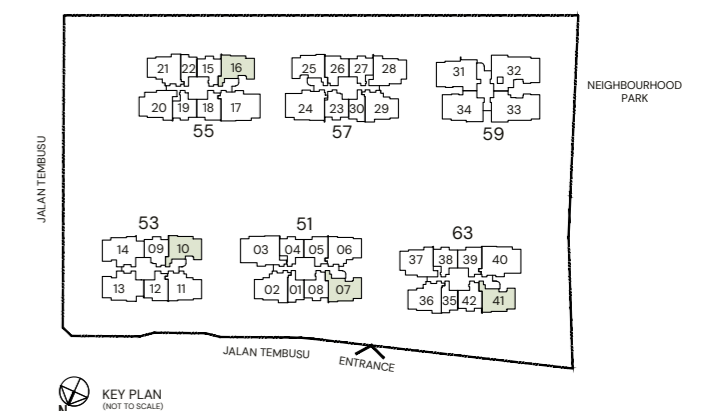


LEGEND

- F : Fridge
- WD : Washer Cum Dryer
- DB/ST : Distribution Board / Storage
- RC Ledge : Reinforced Concrete Ledge (Non-Strata)
- AC Ledge : Air-Conditioner Ledge (Non-Strata)



Area includes balcony and Private Enclosed Space (PES) where applicable. All RC Ledges and AC Ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



KEY PLAN (NOT TO SCALE)

3 Bedroom + Study

Type C3S

90 sqm / 969 sqft
Inclusive of 6 sqm Balcony

BLK 51 #03-06 to #21-06

MIRROR UNIT

BLK 53 #02-11 to #19-11

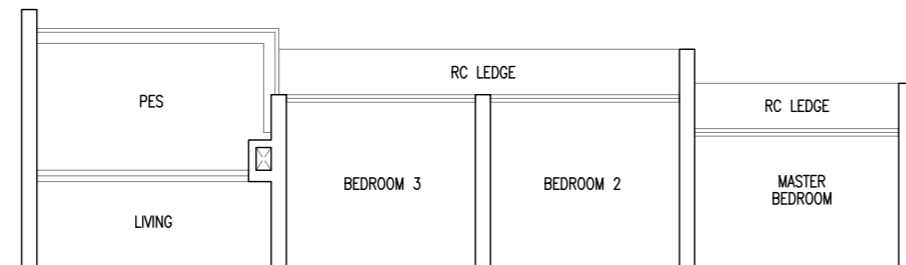


Type C3S(p)

90 sqm / 969 sqft
Inclusive of 6 sqm PES

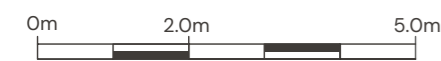
MIRROR UNIT

BLK 53 #01-11

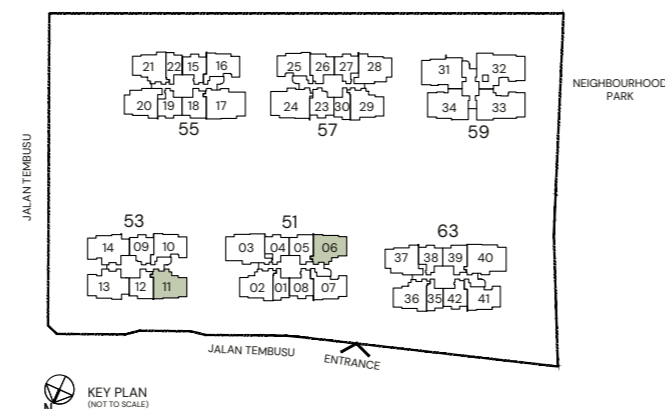


LEGEND

- F : Fridge
- WD : Washer Cum Dryer
- DB : Distribution Board
- WC : Water Closet
- RC Ledge : Reinforced Concrete Ledge (Non-Strata)
- AC Ledge : Air-Conditioner Ledge (Non-Strata)



Area includes balcony and Private Enclosed Space (PES) where applicable. All RC Ledges and AC Ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



KEY PLAN (NOT TO SCALE)

3 Bedroom + Study

Type C4S

92 sqm / 990 sqft
Inclusive of 6 sqm Balcony

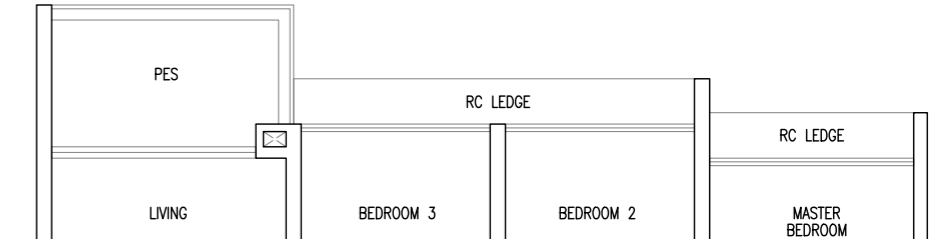
BLK 51 #02-02 to #21-02
BLK 63 #03-36 to #21-36



Type C4S(p)

92 sqm / 990 sqft
Inclusive of 6 sqm PES

BLK 51 #01-02

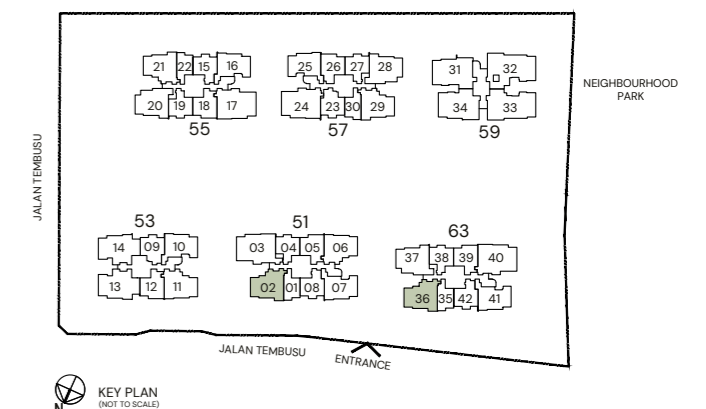


LEGEND

- F : Fridge
- WD : Washer Cum Dryer
- DB : Distribution Board
- WC : Water Closet
- RC Ledge : Reinforced Concrete Ledge (Non-Strata)
- AC Ledge : Air-Conditioner Ledge (Non-Strata)



Area includes balcony and Private Enclosed Space (PES) where applicable. All RC Ledges and AC Ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



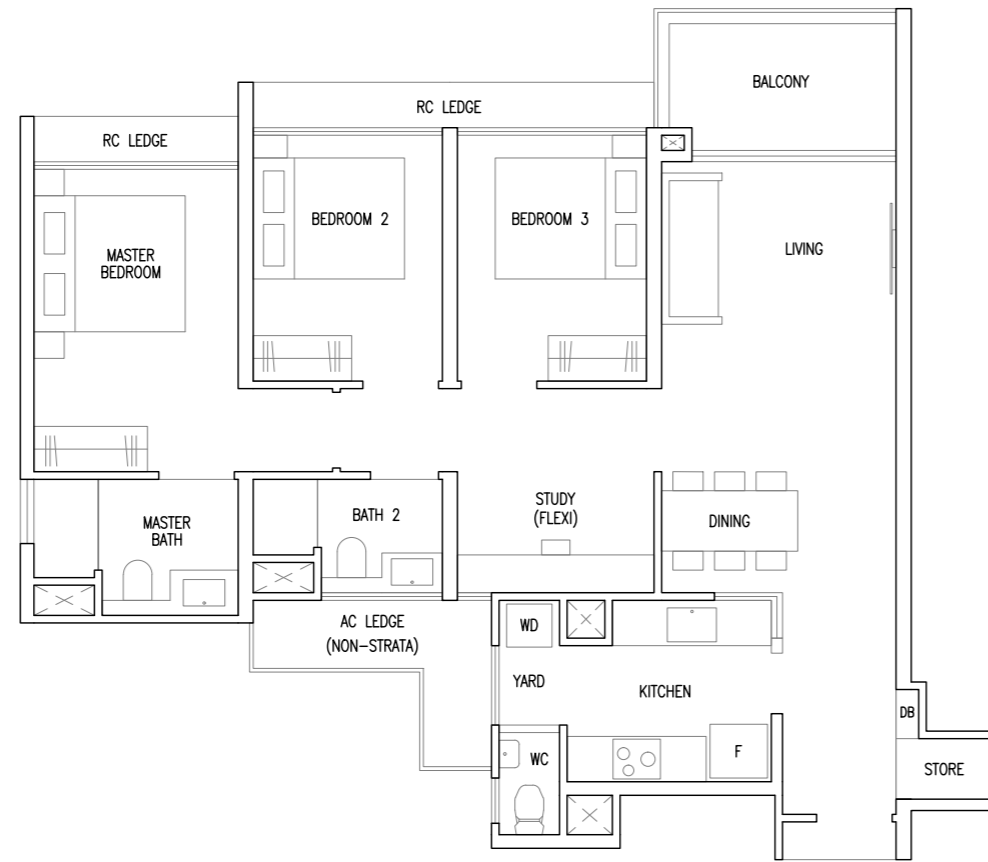
KEY PLAN (NOT TO SCALE)

3 Bedroom Flexi

Type C5F

92 sqm / 990 sqft
Inclusive of 6 sqm Balcony

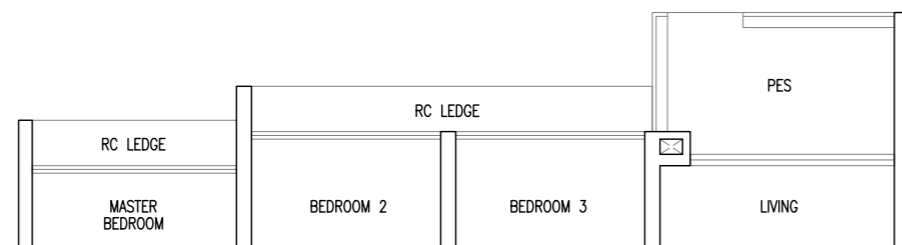
BLK 55 #02-21 to #21-21
BLK 57 #02-29 to #21-29



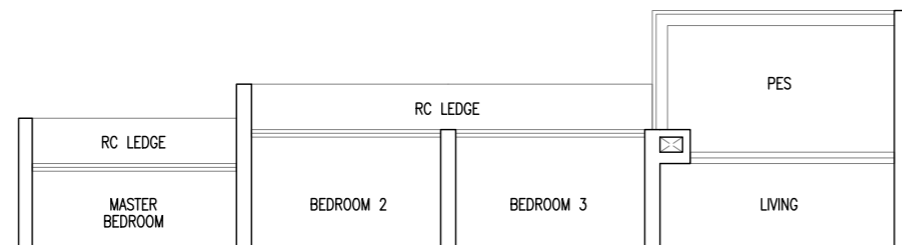
Type C5F(p)

92 sqm / 990 sqft
Inclusive of 6 sqm PES

BLK 57 #01-29



BLK 55 #01-21

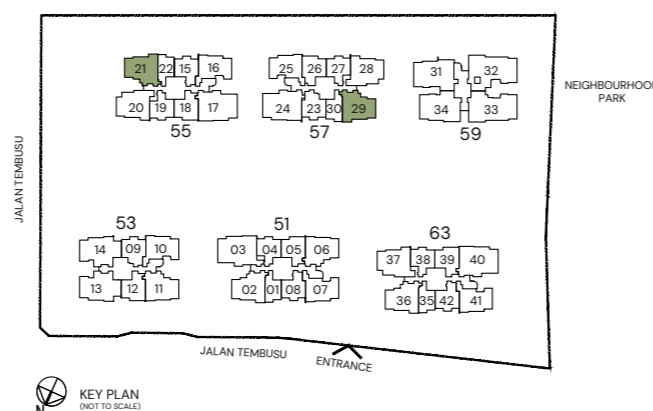


LEGEND

- F : Fridge
- WD : Washer Cum Dryer
- DB : Distribution Board
- WC : Water Closet
- RC Ledge : Reinforced Concrete Ledge (Non-Strata)
- AC Ledge : Air-Conditioner Ledge (Non-Strata)



Area includes balcony and Private Enclosed Space (PES) where applicable. All RC Ledges and AC Ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



KEY PLAN (NOT TO SCALE)

3 Bedroom + Study

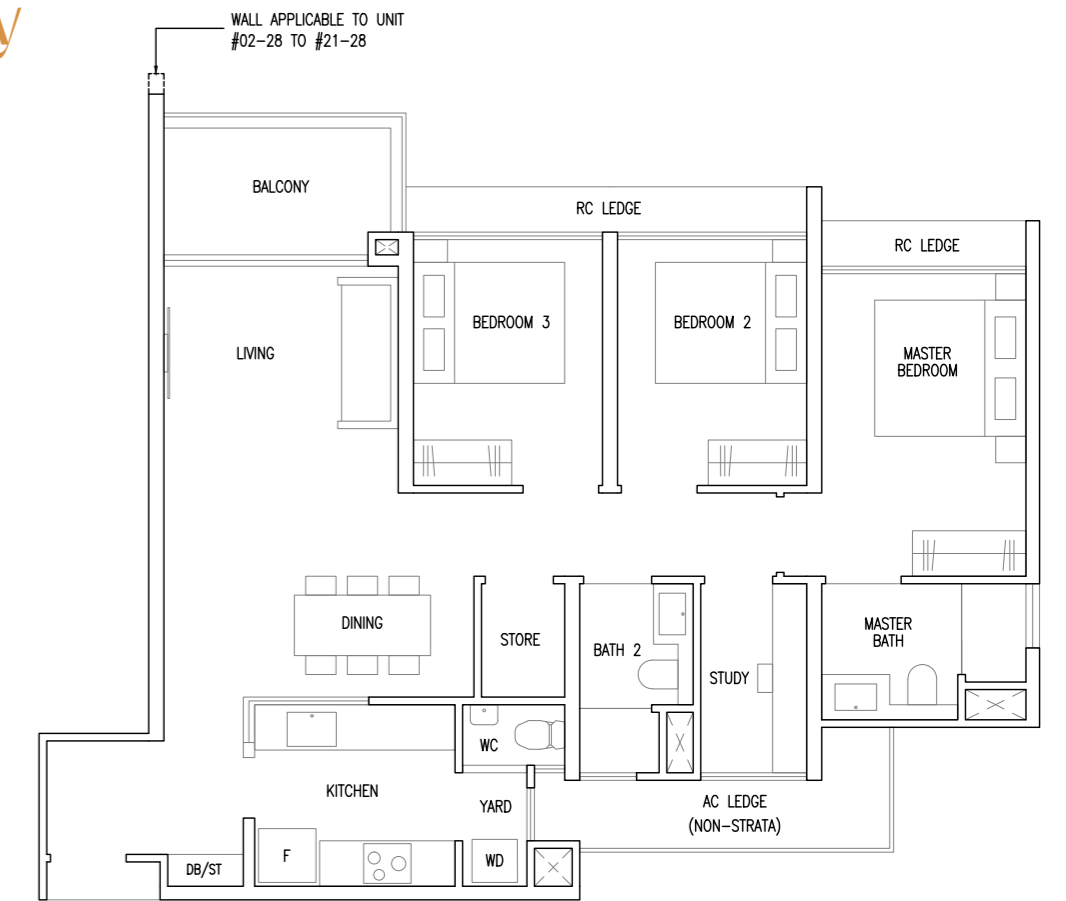
Type C6S

95 sqm / 1023 sqft
Inclusive of 6 sqm Balcony

BLK 55 #02-20 to #21-20
BLK 57 #02-28 to #21-28

MIRROR UNIT

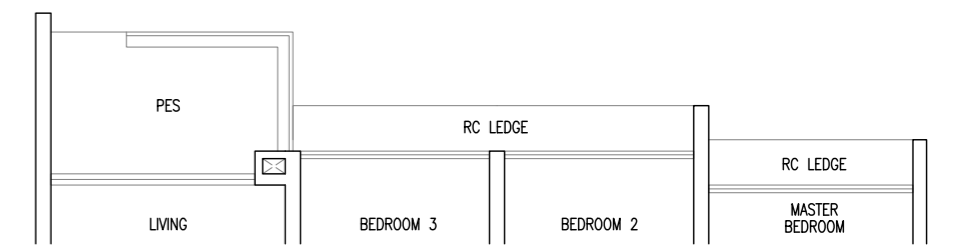
BLK 63 #03-37 to #21-37



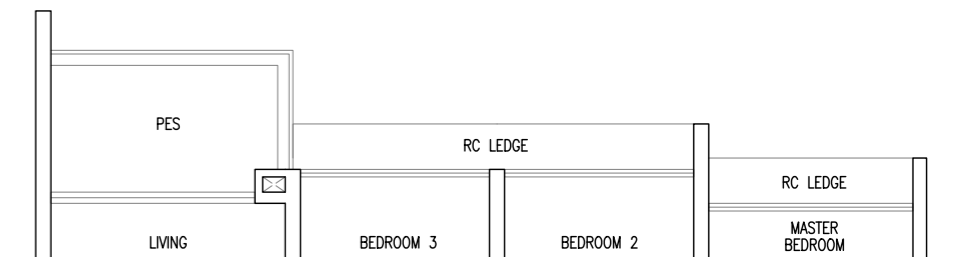
Type C6S(p)

95 sqm / 1023 sqft
Inclusive of 6 sqm PES

BLK 55 #01-20



BLK 57 #01-28

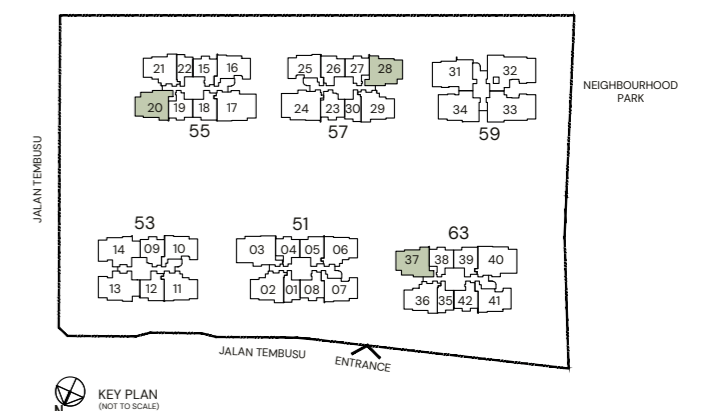


LEGEND

- F : Fridge
- WD : Washer Cum Dryer
- DB/ST : Distribution Board / Storage
- WC : Water Closet
- RC Ledge : Reinforced Concrete Ledge (Non-Strata)
- AC Ledge : Air-Conditioner Ledge (Non-Strata)



Area includes balcony and Private Enclosed Space (PES) where applicable. All RC Ledges and AC Ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



KEY PLAN (NOT TO SCALE)

4 Bedroom + Study

Type D1S

107 sqm / 1152 sqft
Inclusive of 6 sqm Balcony

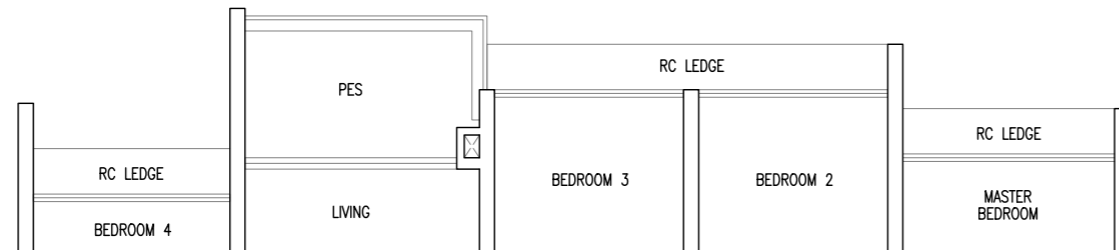
BLK 53 #02-13 to #19-13



Type D1S(p)

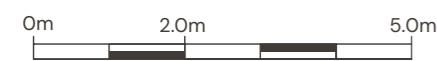
107 sqm / 1152 sqft
Inclusive of 6 sqm PES

BLK 53 #01-13

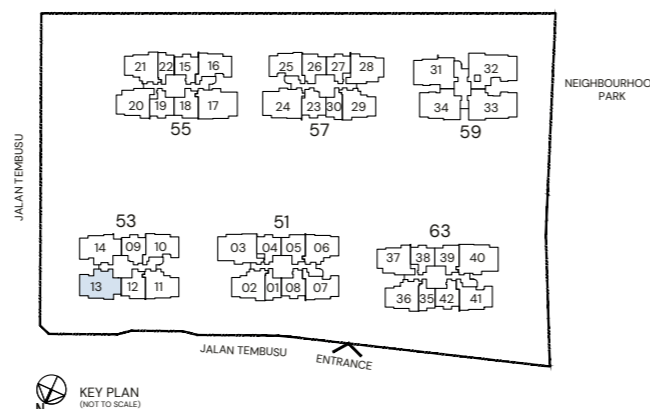


LEGEND

- F : Fridge
- WD : Washer Cum Dryer
- DB : Distribution Board
- WC : Water Closet
- RC Ledge : Reinforced Concrete Ledge (Non-Strata)
- AC Ledge : Air-Conditioner Ledge (Non-Strata)



Area includes balcony and Private Enclosed Space (PES) where applicable. All RC Ledges and AC Ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



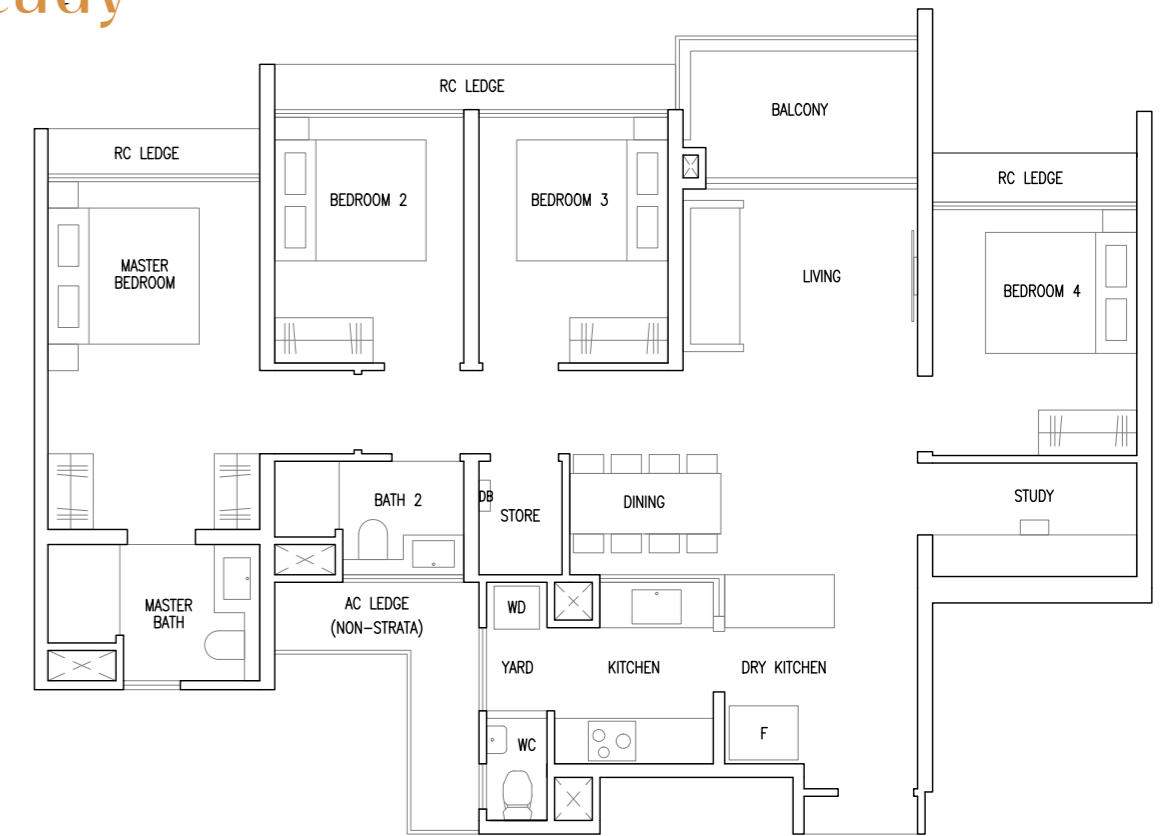
KEY PLAN (NOT TO SCALE)

4 Bedroom + Study

Type D2S

107 sqm / 1152 sqft
Inclusive of 6 sqm Balcony

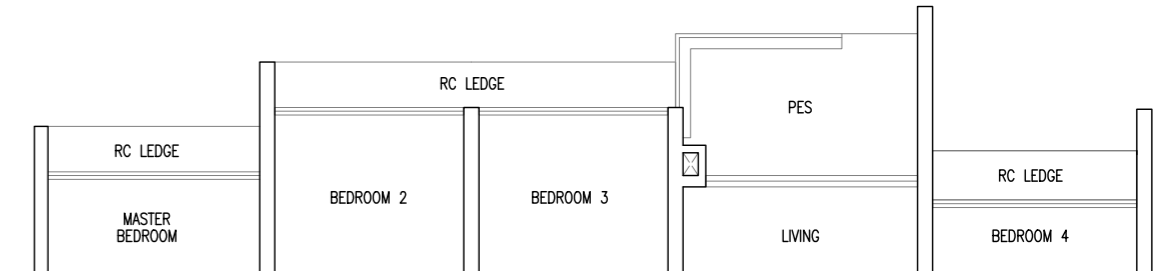
BLK 53 #02-14 to #19-14



Type D2S(p)

107 sqm / 1152 sqft
Inclusive of 6 sqm PES

BLK 53 #01-14

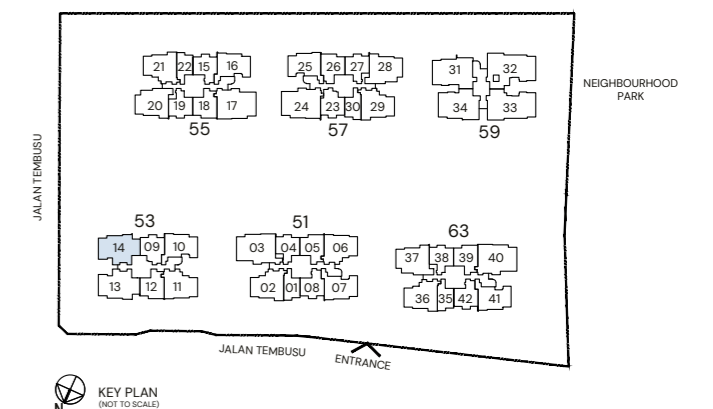


LEGEND

- F : Fridge
- WD : Washer Cum Dryer
- DB : Distribution Board
- WC : Water Closet
- RC Ledge : Reinforced Concrete Ledge (Non-Strata)
- AC Ledge : Air-Conditioner Ledge (Non-Strata)



Area includes balcony and Private Enclosed Space (PES) where applicable. All RC Ledges and AC Ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



KEY PLAN (NOT TO SCALE)

4 Bedroom Premium

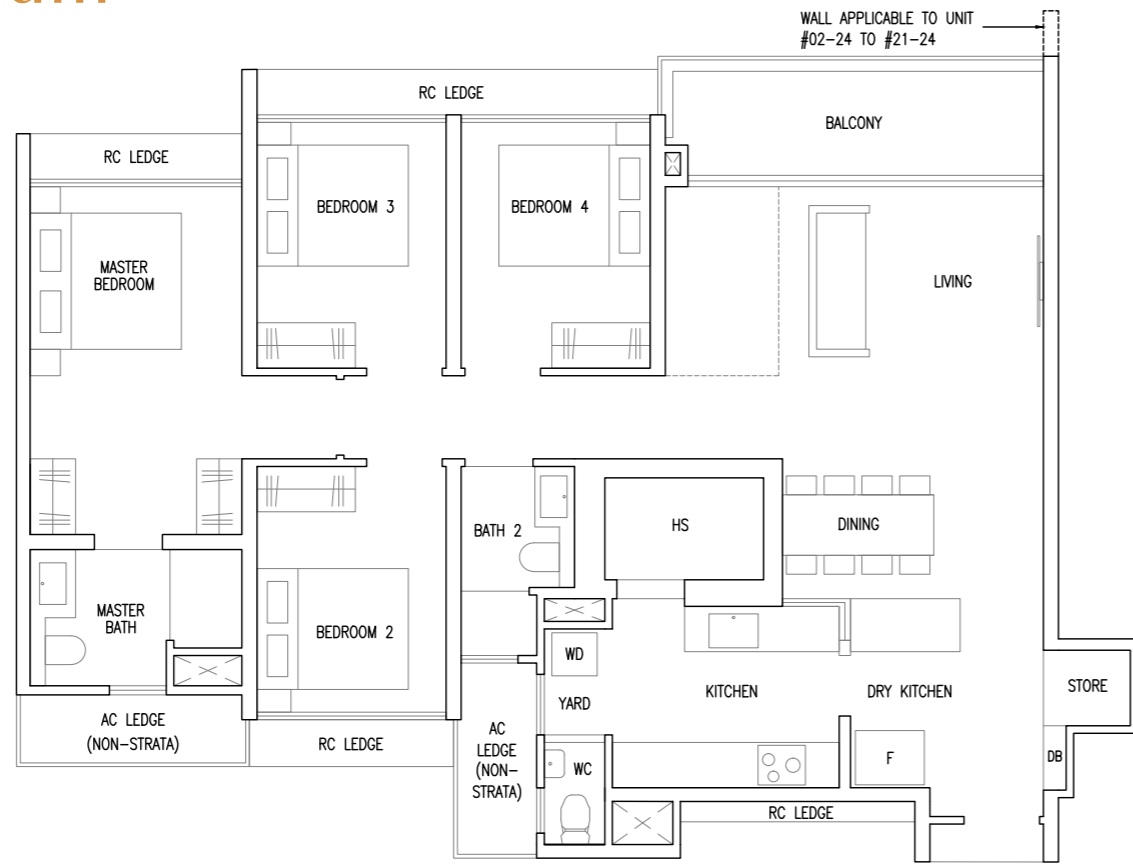
Type D3P

117 sqm / 1259 sqft
Inclusive of 8 sqm Balcony

BLK 55 #02-17 to #21-17

MIRROR UNIT

BLK 57 #02-24 to #21-24
BLK 63 #02-40 to #21-40



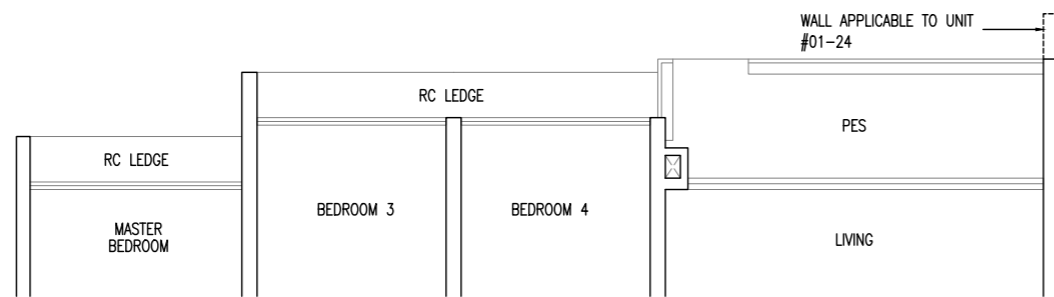
Type D3P(p)

117 sqm / 1259 sqft
Inclusive of 8 sqm PES

BLK 55 #01-17

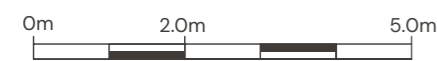
MIRROR UNIT

BLK 57 #01-24
BLK 63 #01-40

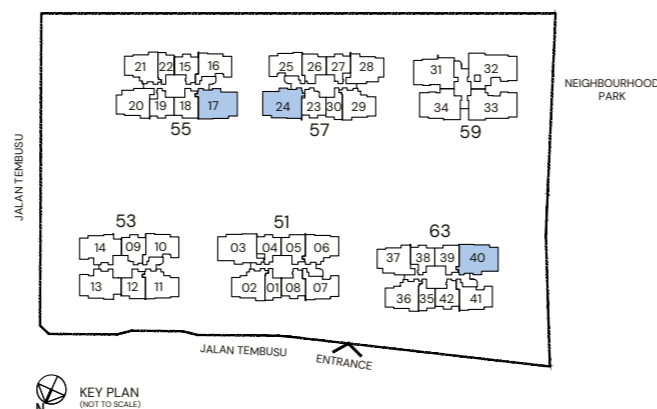


LEGEND

- F : Fridge
- WD : Washer Cum Dryer
- HS : Household Shelter
- DB : Distribution Board
- WC : Water Closet
- RC Ledge : Reinforced Concrete Ledge (Non-Strata)
- AC Ledge : Air-Conditioner Ledge (Non-Strata)



Area includes balcony and Private Enclosed Space (PES) where applicable. All RC Ledges and AC Ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.

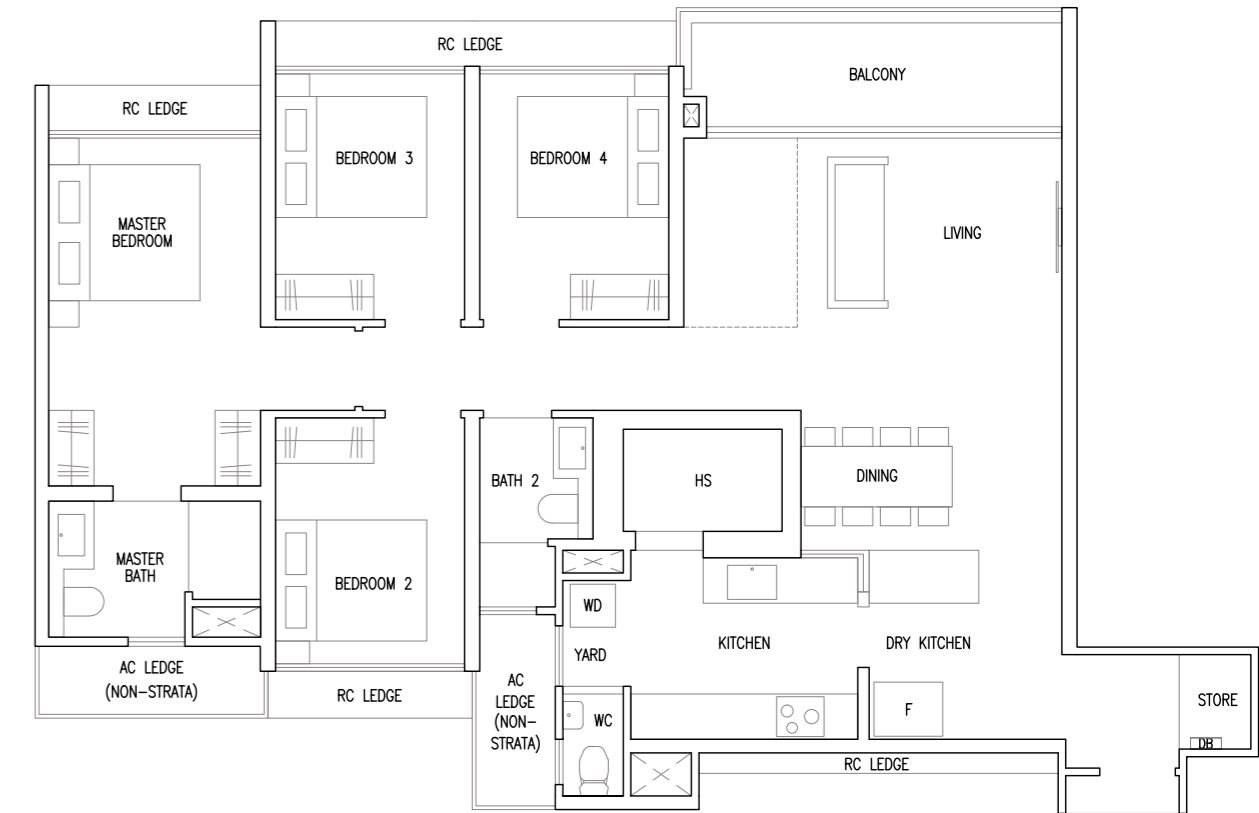


4 Bedroom Premium

Type D4P

118 sqm / 1270 sqft
Inclusive of 8 sqm Balcony

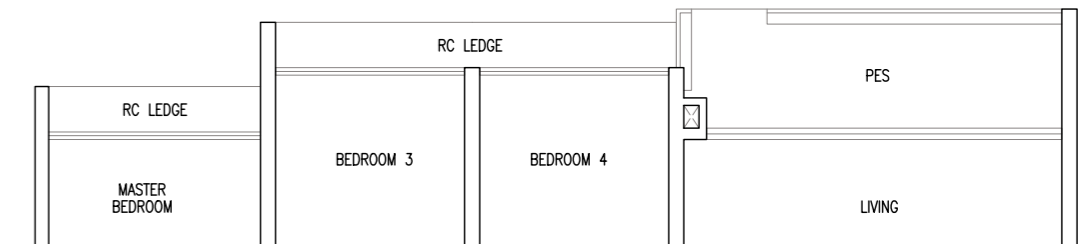
BLK 51 #02-03 to #21-03



Type D4P(p)

118 sqm / 1270 sqft
Inclusive of 8 sqm PES

BLK 51 #01-03

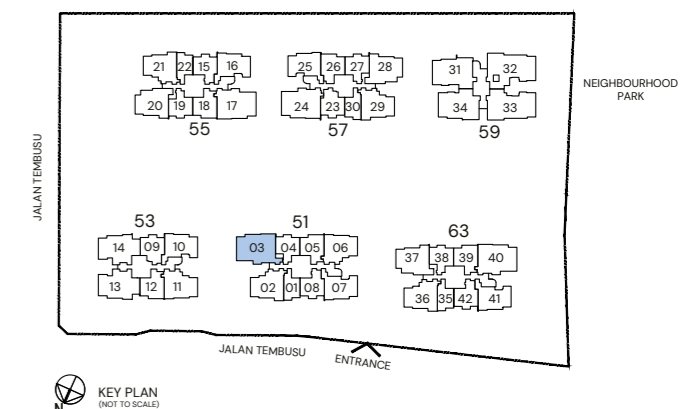


LEGEND

- F : Fridge
- WD : Washer Cum Dryer
- HS : Household Shelter
- DB : Distribution Board
- WC : Water Closet
- RC Ledge : Reinforced Concrete Ledge (Non-Strata)
- AC Ledge : Air-Conditioner Ledge (Non-Strata)



Area includes balcony and Private Enclosed Space (PES) where applicable. All RC Ledges and AC Ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



4 Bedroom Luxe + Study

Type D5LS

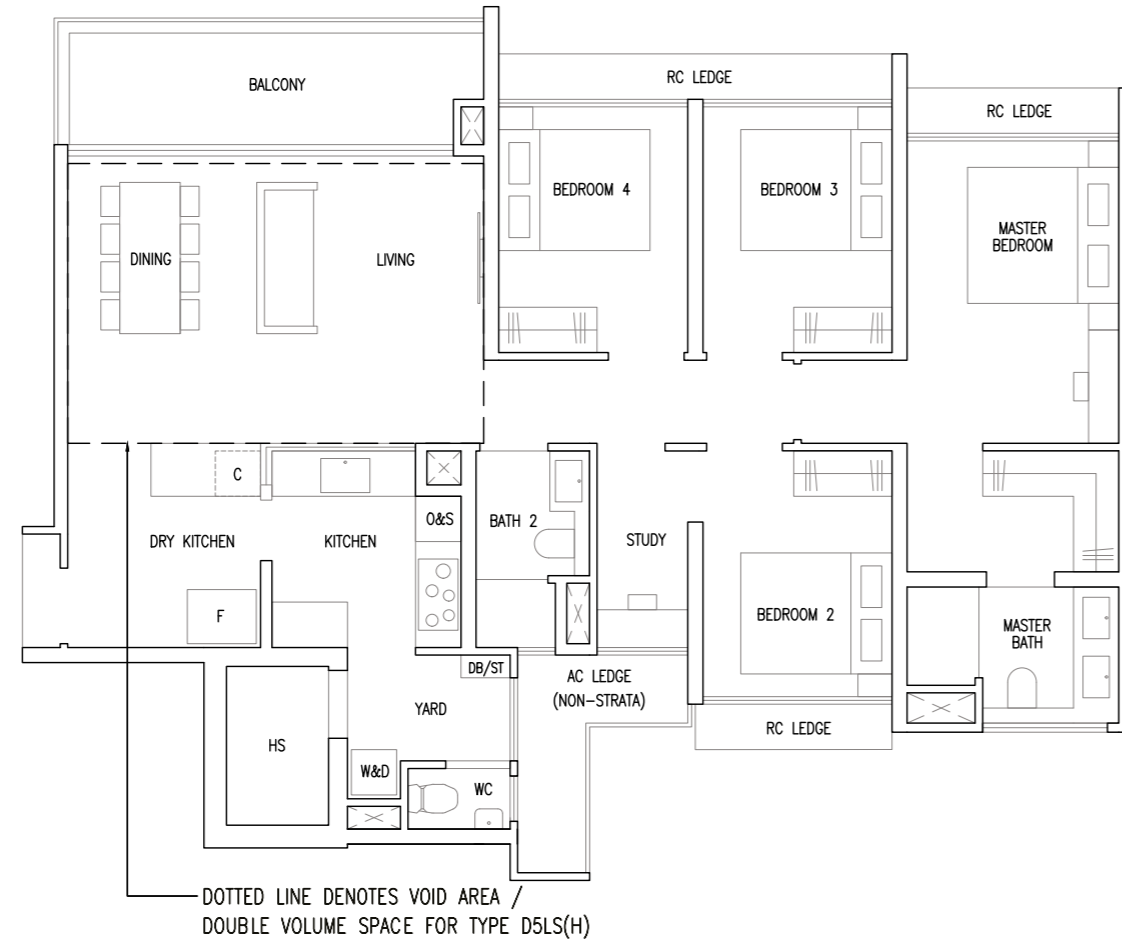
121 sqm / 1302 sqft
Inclusive of 10 sqm Balcony

BLK 59 #02-34 to #17-34

Type D5LS(H)

121 sqm / 1302 sqft
Inclusive of 10 sqm Balcony
(Void Area / Double Volume Space
Over Living / Dining)

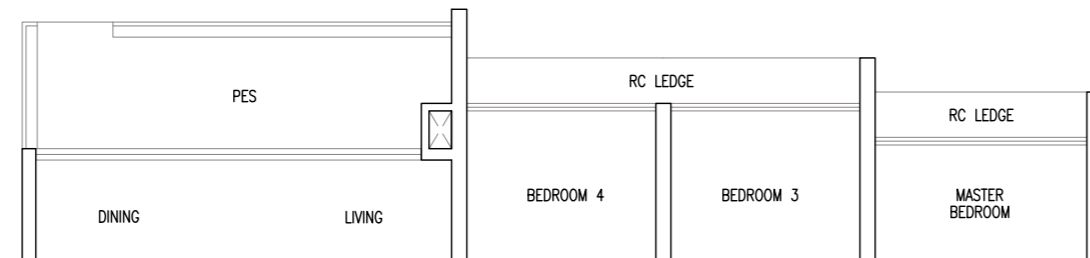
BLK 59 #18-34



Type D5LS(p)

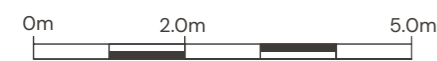
121 sqm / 1302 sqft
Inclusive of 10 sqm PES

BLK 59 #01-34

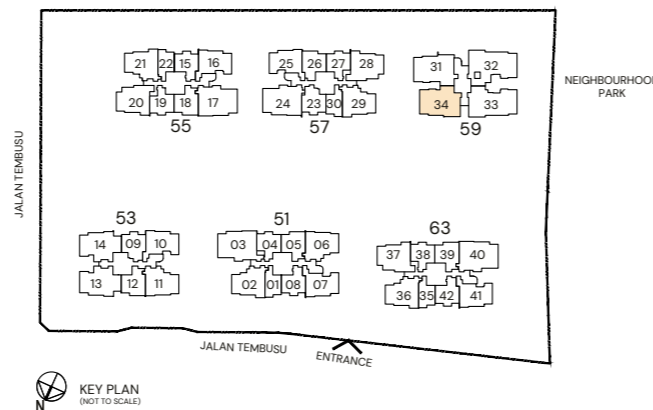


LEGEND

- F : Fridge
- W&D : Washer & Dryer
- O&S : Oven & Steamer
- C : Wine Chiller
- HS : Household Shelter
- DB/ST : Distribution Board / Storage
- WC : Water Closet
- RC Ledge : Reinforced Concrete Ledge (Non-Strata)
- AC Ledge : Air-Conditioner Ledge (Non-Strata)



Area includes balcony and Private Enclosed Space (PES) where applicable. All RC Ledges and AC Ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



4 Bedroom Luxe + Study

Type D6LS

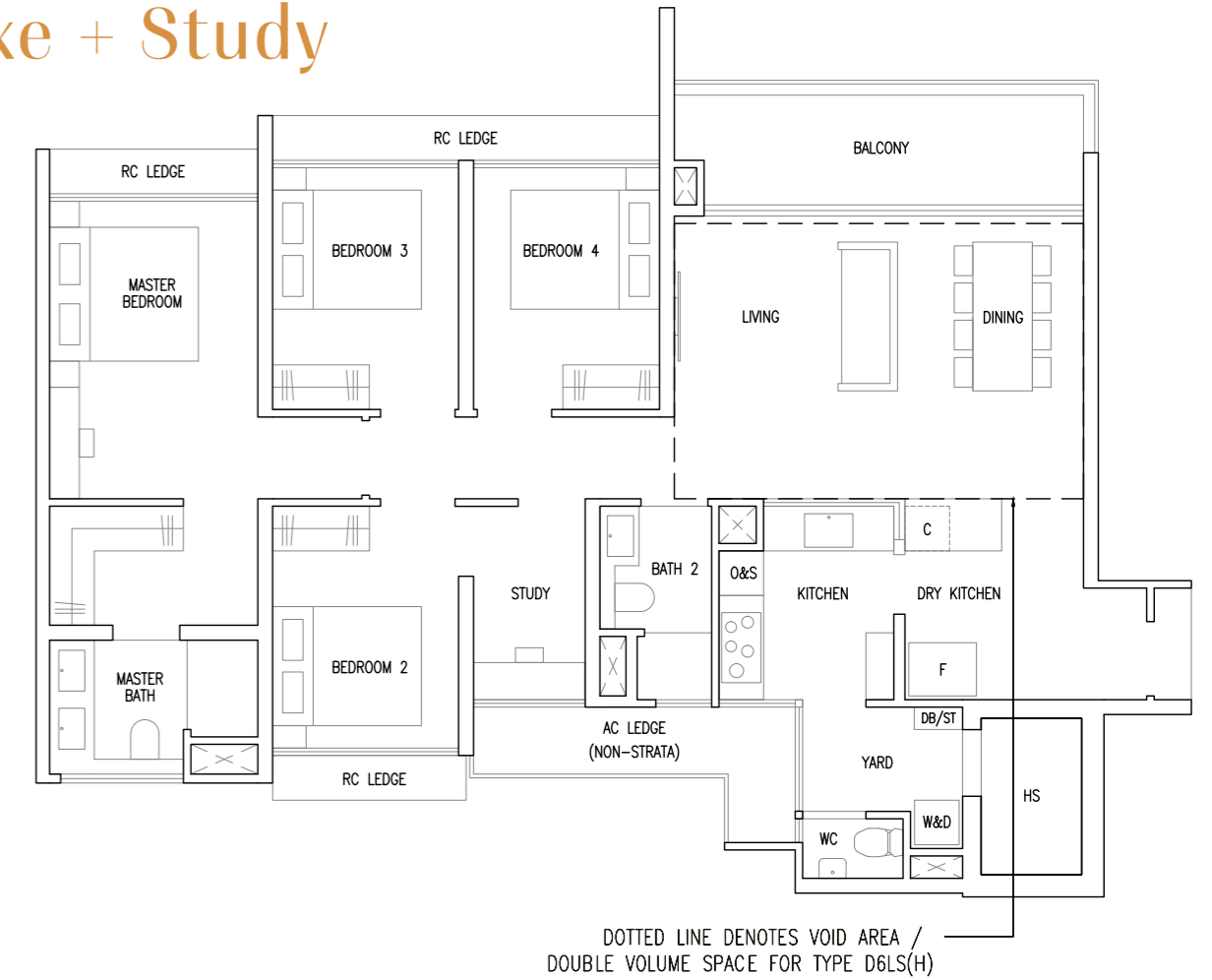
122 sqm / 1313 sqft
Inclusive of 10 sqm Balcony

BLK 59 #03-31 to #17-31

Type D6LS(H)

122 sqm / 1313 sqft
Inclusive of 10 sqm Balcony
(Void Area / Double Volume Space
Over Living / Dining)

BLK 59 #18-31



Type D6LS

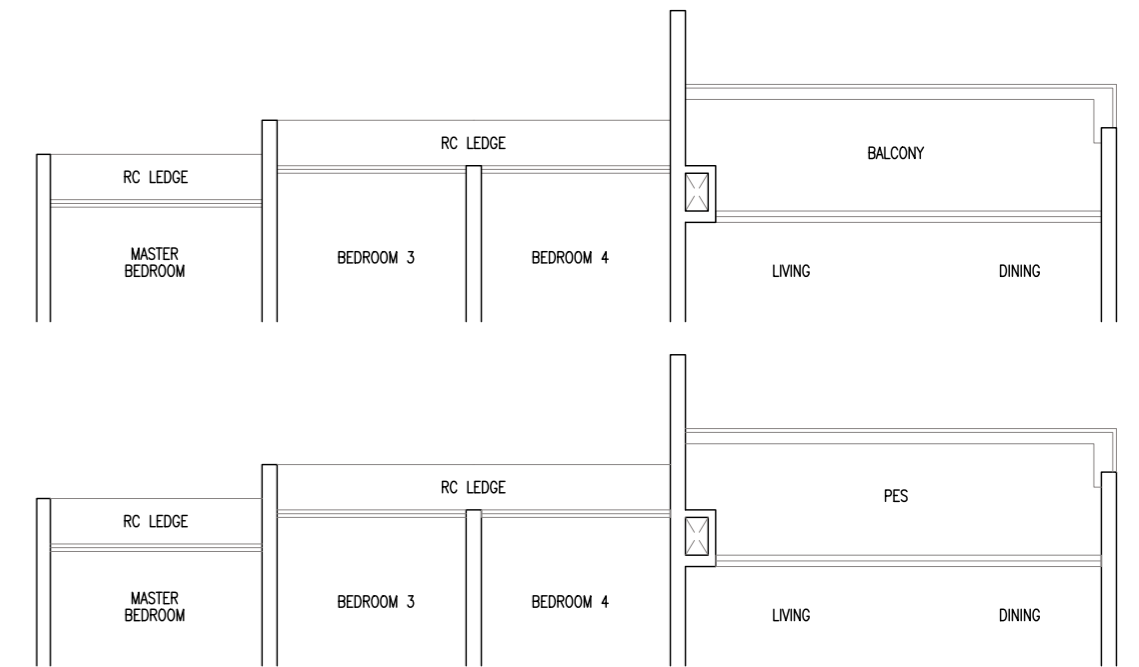
122 sqm / 1313 sqft
Inclusive of 10 sqm Balcony

BLK 59 #02-31

Type D6LS(p)

122 sqm / 1313 sqft
Inclusive of 10 sqm PES

BLK 59 #01-31

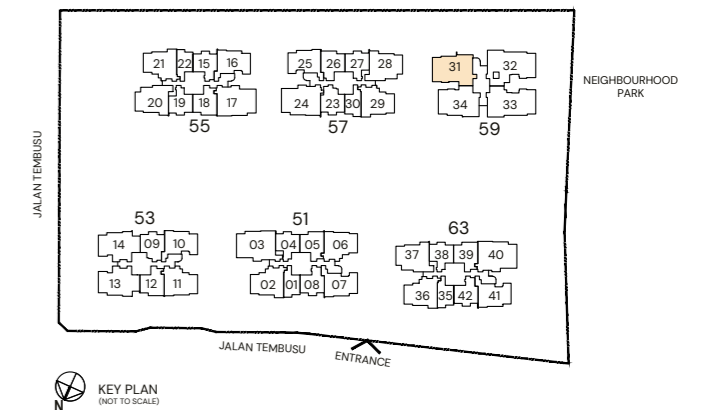


LEGEND

- F : Fridge
- W&D : Washer & Dryer
- O&S : Oven & Steamer
- C : Wine Chiller
- HS : Household Shelter
- DB/ST : Distribution Board / Storage
- WC : Water Closet
- RC Ledge : Reinforced Concrete Ledge (Non-Strata)
- AC Ledge : Air-Conditioner Ledge (Non-Strata)



Area includes balcony and Private Enclosed Space (PES) where applicable. All RC Ledges and AC Ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



5 Bedroom Luxe

Type E1L

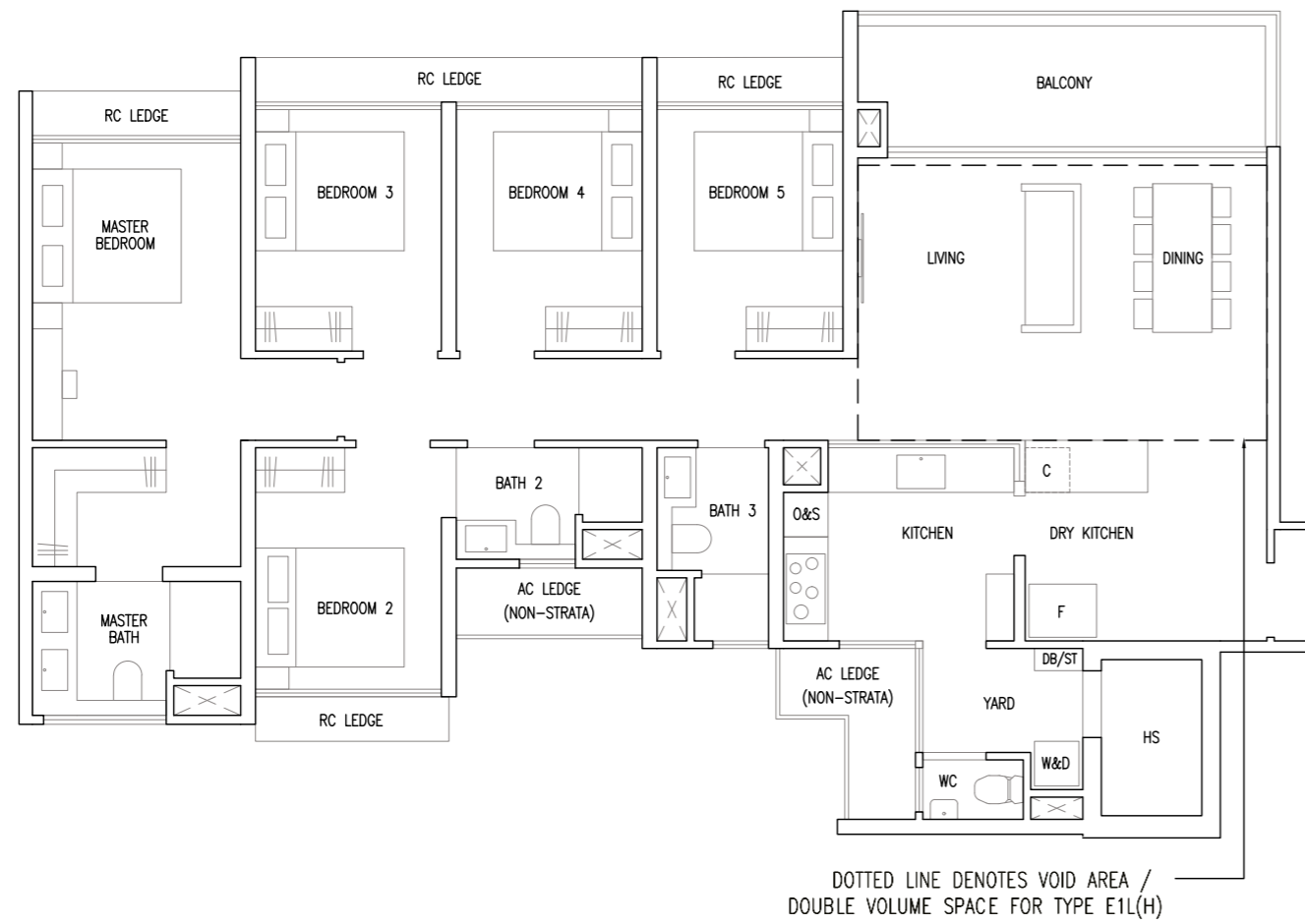
137 sqm / 1475 sqft
Inclusive of 11 sqm Balcony

BLK 59 #02-33 to #17-33

Type E1L(H)

137 sqm / 1475 sqft
Inclusive of 11 sqm Balcony
(Void Area / Double Volume Space
Over Living / Dining)

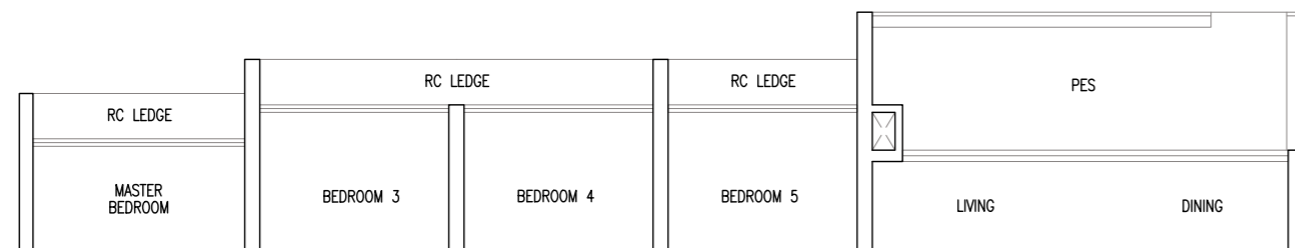
BLK 59 #18-33



Type E1L(p)

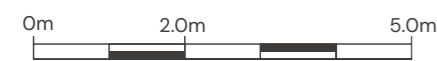
137 sqm / 1475 sqft
Inclusive of 11 sqm PES

BLK 59 #01-33

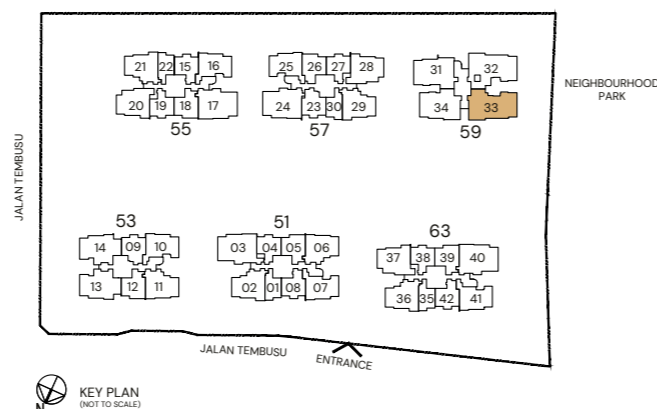


LEGEND

- F : Fridge
- W&D : Washer & Dryer
- O&S : Oven & Steamer
- C : Wine Chiller
- HS : Household Shelter
- DB/ST : Distribution Board / Storage
- WC : Water Closet
- RC Ledge : Reinforced Concrete Ledge (Non-Strata)
- AC Ledge : Air-Conditioner Ledge (Non-Strata)



Area includes balcony and Private Enclosed Space (PES) where applicable. All RC Ledges and AC Ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



5 Bedroom Luxe

Type E2L(p)

138 sqm / 1485 sqft
Inclusive of 11 sqm PES

BLK 59 #01-32

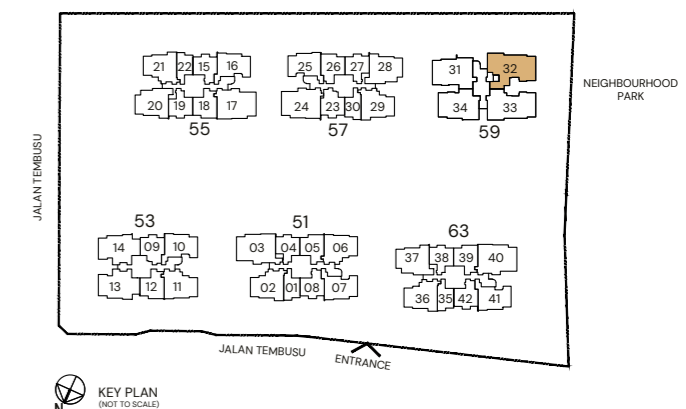


LEGEND

- F : Fridge
- W&D : Washer & Dryer
- O&S : Oven & Steamer
- C : Wine Chiller
- HS : Household Shelter
- DB/ST : Distribution Board / Storage
- WC : Water Closet
- RC Ledge : Reinforced Concrete Ledge (Non-Strata)
- AC Ledge : Air-Conditioner Ledge (Non-Strata)



Area includes balcony and Private Enclosed Space (PES) where applicable. All RC Ledges and AC Ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



5 Bedroom Luxe

Type E3L

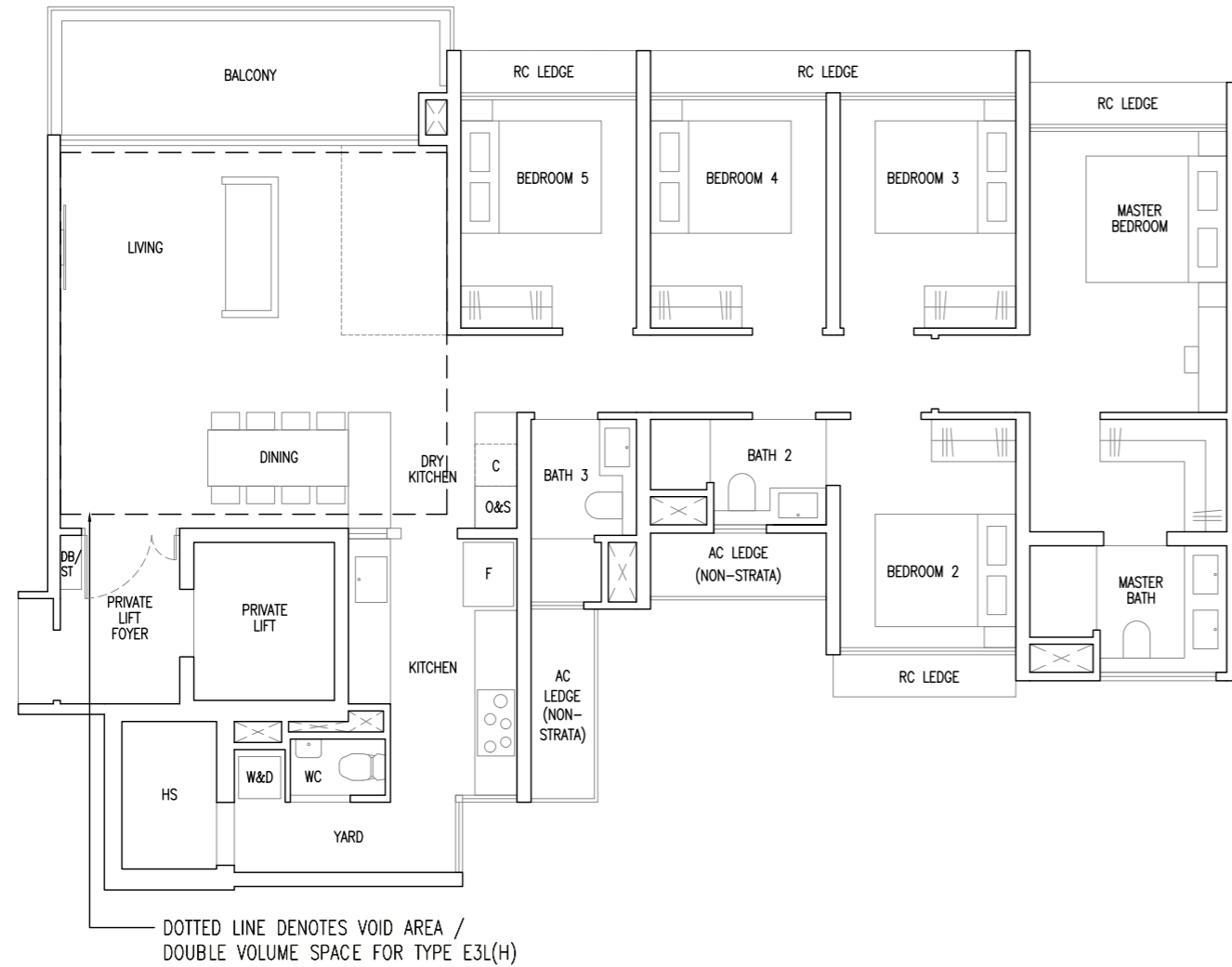
145 sqm / 1561 sqft
Inclusive of 11 sqm Balcony

BLK 59 #02-32 to #17-32

Type E3L(H)

145 sqm / 1561 sqft
Inclusive of 11 sqm Balcony
(Void Area / Double Volume Space Over Living / Dining)

BLK 59 #18-32

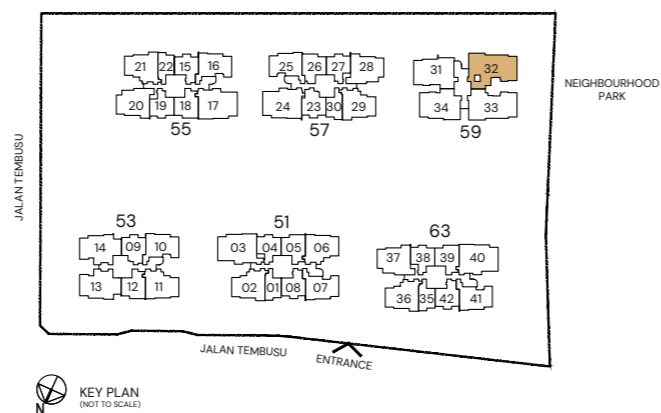


LEGEND

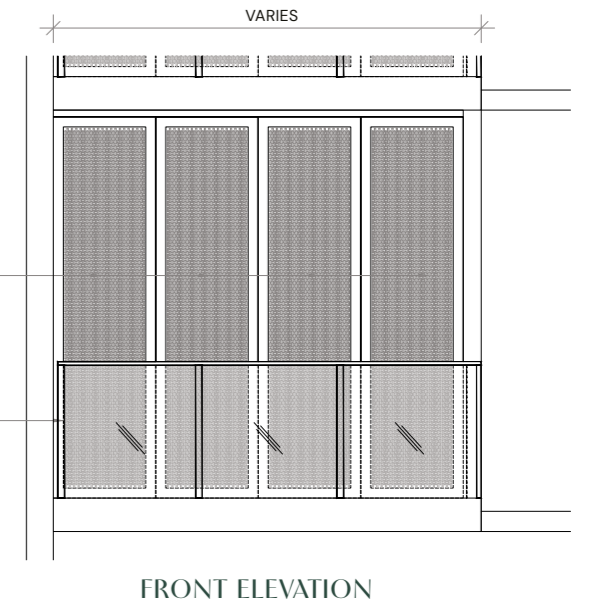
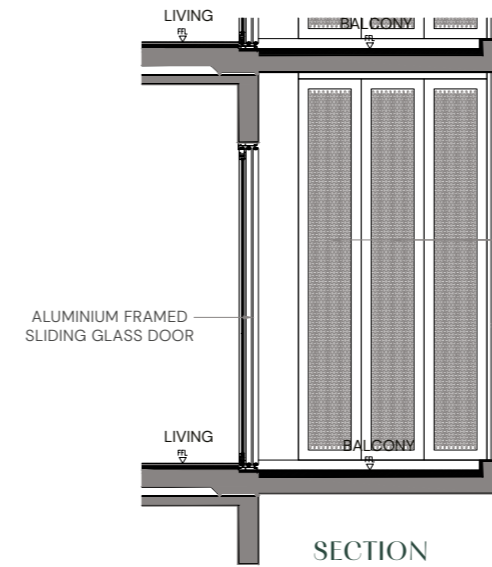
- F : Fridge
- W&D : Washer & Dryer
- O&S : Oven & Steamer
- C : Wine Chiller
- HS : Household Shelter
- DB/ST : Distribution Board / Storage
- WC : Water Closet
- RC Ledge : Reinforced Concrete Ledge (Non-Strata)
- AC Ledge : Air-Conditioner Ledge (Non-Strata)



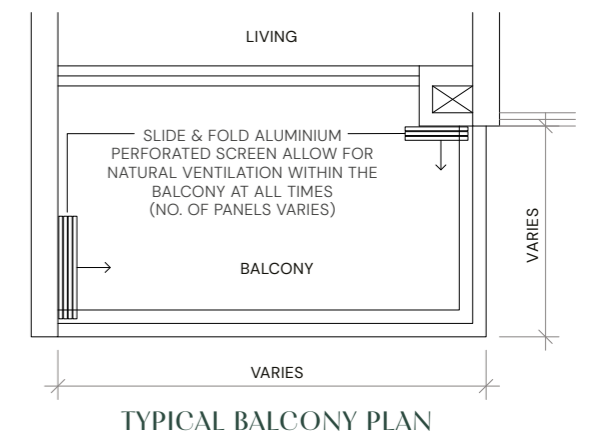
Area includes balcony and Private Enclosed Space (PES) where applicable. All RC Ledges and AC Ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



Approved Balcony Screen (Annex A)



1. The Balcony / Private Enclosed Space (PES) shall not be enclosed unless with the approved balcony screen. For the approved balcony screen, please refer to the illustration.
2. The balcony screen shall allow natural ventilation at all times when the screens are fully closed.
3. The balcony screen will not be provided in the depicted units and development.
4. The Purchaser may opt to pre-install the balcony screen.
5. The cost of balcony screen and installation shall be borne by the Purchaser.
6. The drawing is not drawn to scale and is solely for reference purpose only. Please take measurements at actual unit before commencement of work.
7. Material shall be aluminium with powder coated finish to match the colour of aluminium door/window frame. Approval from the MCST is required before installation.
8. Spacing of perforation to be uniform and total free opening shall not be less than 50% of the panel.
9. Fixing detail by the Purchaser's contractor shall not damage waterproofing of existing structure.
10. The Purchaser shall refer to the MCST for any additional details required.



Developer: Sim Lian JV (Katong) Pte. Ltd. (UEN:202332145G) • Housing Developer's Licence No: C1485 • Location: Lot 07845A MK 25 at Jalan Tembusu • Tenure of Land: Remainder of leasehold estate of 99 years commencing on 7 November 2023 • Encumbrances on Land: Mortgage UJ109054G in favour of Oversea-Chinese Banking Corporation Limited • Date of Vacant Possession: 30 June 2029 • Expected Date of Legal Completion: 30 June 2032

While reasonable care has been taken in preparing the sales brochure, unit plans, specifications, constructing the sales models, sales gallery and show units (the "Materials"), the Developer and its agents and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall in no way be held responsible for any inaccuracies in their contents or discrepancies between the Materials and the actual unit when built. The Developer shall not be bound by any statement, representation or promises (written or oral) by its agents and contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representations of fact. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement. All information, specifications, layout plans, building plans, location of facilities, finishes and appliances selection and visuals are subject to any changes as may be required by the Architect or Developer and/ or approved by the relevant authorities. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings, illustrations, models, showflat displays and photography are artist's impressions and for illustrations only and shall not be regarded as representation of fact. Floor areas are approximate measurements only and subject to final survey. The property is subject to inspection by the relevant authorities to comply with current codes of practice. All travel times are estimates and subject to traffic conditions. We expressly disclaim liability for any error or omission in the Material.



VISION EXCHANGE



CLOVER BY THE PARK



ROCHELLE AT NEWTON



TREASURE AT TAMPINES



THE LINCOLN RESIDENCES



HILLION RESIDENCES Artist's Impression

ABOUT SIM LIAN

The Sim Lian group of companies, including its subsidiaries Sim Lian Land and Sim Lian Development, is a leading real estate development and construction company with over 40 years of experience in crafting quality residential, commercial, retail and business spaces. Renowned for its extensive portfolio, the Group excels in delivering impressive developments built on the core foundations of prime location, quality workmanship and efficient space planning.

Sim Lian's outstanding list of residential property development projects include The Lincoln Residences, Rochelle at Newton, Viz at Holland, Clover by the Park, The Pearl at Mount Faber, Parc Vera, A Treasure Trove, Waterview, Treasure at Tampines, The Botany at Dairy Farm and more. Iconic integrated developments include Hillion Mall and Hillion Residences, and Vision Exchange in Jurong Lake District. The Group has expanded regionally with presence in Australia and Malaysia, with notable investment portfolio in retail, office and service apartments.

Exquisite craftsmanship and finishing, dedicated attention to intricate details and carefully thought through designs are the criteria Sim Lian adheres to in delivering quality homes. These are the distinctive hallmarks that are reflected in the Sim Lian brand, having been ranked amongst the Top 10 Developers in Singapore by BCI Asia in 2015 and 2016.

Sim Lian remains committed to value creation and takes great pride in developing contemporary and efficient spaces that meet the evolving needs of its users. With a focus on quality and service excellence, Sim Lian continuously strives to innovate and create value for individuals, families and businesses.

JOINTLY DEVELOPED BY

SIM LIAN LAND PTE LTD | SIM LIAN DEVELOPMENT PTE LTD

WWW.SIMLIAN.COM.SG

