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LA FIESTA

乐
丰
轩


Life's a celebration.



Let's get the party started,
shall we?

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Put up the decorations, heat up the grill and invite your world over. It's going to be a celebration of life. At La Fiesta, you'll indulge in the pleasures of all that you desire. Play host to the biggest tea party, bask by the cool blue pool or immerse in moments of blissful tranquility in your abode of elegance. It's up to you. Life couldn't be more perfect. And it's going to get better.



Spectacular is merely the beginning.

Your celebration starts in the heart of Sengkang. La Fiesta's 13 remarkable blocks, comprising 810 elegant suites and dual-key apartments, rise amidst lush green landscapes to please any palate. Mediterranean-style gardens, wonderland-inspired tea party tables and even a dragon-themed playground will satiate your thirst for relaxation and play. While great amenities lie in every direction to soothe your leisure pang. That's spectacular, don't you agree?

www.lafiesta.com.sg

Sheltered Linkway to Sengkang MRT Station

Artist's Impression

You'll be amazed in the thick of all the excitement.

Shopping and dining are a mere stone's throw away at Compass Point Shopping Centre. Adventure is just an LRT ride away at Sengkang Floating Wetland. And family fun is only 2 minutes away by MRT at Punggol Waterway Park. At La Fiesta, there's no end to pleasure and convenience. With Sengkang MRT station right at your doorstep, heading out is a breeze. But if you prefer to drive, TPE and KPE will connect you in a jiffy.

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Here, everything's linked to **happiness.**

La Fiesta is the only development in Sengkang to boast its very own covered linkway, sheltering you come rain or shine to and from Compass Point Shopping Centre, and Sengkang MRT and LRT stations. It's convenience made even more convenient just for you. Forget your broly? No worries.

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Compass Point
Shopping Centre



Pleasure is right next door.

With Compass Point Shopping Centre just across the road, pampering the senses and picking up daily essentials will be easy and convenient. Working up that appetite won't be hard too. Eateries at the mall and nearby Kopitiam Square serve local and international flavours you'll certainly savour.

Hungry for more?



© Punggol

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Sengkang Sports & Recreation Centre



Sengkang Floating Wetland

The outdoors are clearly great.

Nearby Sengkang Floating Wetland promises fun for the young and young at heart. But if that's not enough, Sengkang Sports & Recreation Centre, Punggol Waterway Park, Punggol Promenade and Jetty, and more offer infinite fun in the sun. Now, family time just got a whole lot more exciting.



Nan Chiau Pri Sch

Rest assured,
your future is bright.

There's nothing more important than your child's education. That's why La Fiesta is perfectly located to ease the worries of veteran parents and new parents-to-be. Great schools including Nan Chiau Primary and High Schools, CHU St. Joseph's Convent, and Springdale Primary School are all nearby. Your child's future is bright indeed.



Sengkang Pri Sch



Compassvale Pri Sch

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Entrance Driveway

Now, it's your turn
to make an
entrance.

At La Fiesta, soothing rhythms of cascading water play beautiful melodies as you return to your tranquil abode of elegance. The grand entrance water feature is designed to greet you and your guests in spectacular fashion.

All images featured are Artista Impressions.



Cheers in your private
wonderland.

Inspired by Absolut Vodka by Absolut, the extraordinary has taken you
The pleasure of making the absolute best parties in the world.

Candlelight Dining Pavilion



Play host to soirees like no other.

Show off your culinary skills to family and friends at the Teppanyaki and Pizzeria Pavilions. But if you've got something more intimate in mind, the private Candlelight Dining Pavilion will surely suffice.



Pizzeria & Teppanyaki Pavilion

All images simulated per artist's impression.



Minimium Garden



Indulge in the freshness of your private garden.

Rest and relax at La Fiesta's array of themed gardens. Take a stroll through the Tea Garden, chill out at the Palm Garden or find solace at the Bamboo Garden. And at the heart of it all lies the Minimium Garden where a 1,000-year-old Spanish Olive Tree thrives as the symbol of this enchanting celebration.



1,000-year-old Olive Tree



Dragon Cavern
Playground



Jogging Track

When school's out, let play in.

It's easy to keep your little ones busy at La Fiesta. Remember the famed dragon-themed playground you grew up with? Now your children can have the same fun at the Dragon Cavern Playground. After that, get them to cool off at the specially designed Kiddie Pool and Water Play Zone.



Water Play Zone



Spectacular Pool Views

Work out, bask out or chill out. You decide.

La Fiesta is well equipped to keep up with both your relaxed lifestyle and strict exercise regime. Work out at the unique glass-encased gym overlooking the cool blue pool before you unwind at the Spa Pool. And if time permits, challenge your loved ones to a game of tennis. Or bask by the Sundeck at the Clubhouse.



Tennis Court



Clubhouse

All images featured are Artist's Impressions.



There's more room for
fun inside.

Choose from an elegant selection of suites and dual-key apartments and keep your celebrations going in the comfort of your own home. Whether you're planning some quiet time alone with family or hosting a get-together with close friends, you'll definitely find all the room you need inside.

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It's a joy to space out.

1- to 5-bedroom suites, each spaciouly designed and finished to perfection, complete a luxurious range of homes to suit your needs. Immerse in your own space that's coloured in warm hues and complemented with elegant fittings and fixtures that are the envy of others. Unwinding in the privacy of your own abode will be a joy.

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Impression only.



The one sensational recipe, no doubt.

If you're into cooking up platter after platter of the delish and the savoury, look no further. La Fiesta will treat your gourmet palate with only the finest. Premium kitchens serve up quality fixtures and ample storage space even seasoned chefs will love. You'll agree, it's a sensational recipe.

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www.huttonsgroup.com

Even in dreams, your celebrations live on.

Chic and spacious yet soothing and calm, the bedrooms and bathrooms present the perfect setting for you to unwind and get the rest you deserve. So end every day on a perfect note and relish in life's celebration even as you doze off to slumber land.

SITE PLAN

- A Grand Entrance Drop-Off
- B Clubhouse
- C 50m Main Pool
- D Pool Bar
- E Candlelight Dining Pavilion
- F Lily Pond
- G Sinful Garden
- G1 Cactus Garden
- G2 Tea Garden
- G3 Silver Garden
- G4 Bamboo Garden
- G5 White Garden
- G6 Millennium Garden
- G7 Grass Garden
- G8 Palm Garden
- H Pizzeria & Teppanyaki Pavilion
- I Bridge
- J Gym
- K Steam Bath & Shower / Changing Room
- L Social Pool
- M Aqua Gym
- N Spa Pool
- O Kiddie Pool
- P Water Play Zone
- Q Shuttle Run Station
- Q1 Sit-up Station
- Q2 Chin-up Station
- Q3 Standing Broad Jump Station
- R Dragon Cavern Playground
- S Tennis Court
- T BBQ Pavilion
- U Outdoor Fitness
- V Jogging Track
- W Sundeck
- X Guardhouse
- Y Side Gate to MRT Station





SCHEMATIC DIAGRAM

Blok 50 Senggang Square S544830

	01	02	03	04
15	C1	D4	D3	C2a
14	C1	D4	D3	C2a
13	C1	D4	D3	C2a
12	C1	D4	D3	C2a
11	C1	D4	D3	C2a
10	C1	D4	D3	C2a
9	C1	D4	D3	C2a
8	C1	D4	D3	C2a
7	C1	D4	D3	C2a
6	C1	D4	D3	C2a
5	C1	D4	D3	C2a
4	C1	D4	D3	C2a
3	C1	D4	D3	C2a
2	C1	D4	D3	C2a
1	C1(G)	D4(G)	D3(G)	C2a(G)
B1	Basement Carpark			
B2	Basement Carpark			

Blok 52 Senggang Square S544831

	05	06	07	08
15	C2	D2	D1	C1a
14	C2	D2	D1	C1a
13	C2	D2	D1	C1a
12	C2	D2	D1	C1a
11	C2	D2	D1	C1a
10	C2	D2	D1	C1a
9	C2	D2	D1	C1a
8	C2	D2	D1	C1a
7	C2	D2	D1	C1a
6	C2	D2	D1	C1a
5	C2	D2	D1	C1a
4	C2	D2	D1	C1a
3	C2	D2	D1	C1a
2	C2	D2	D1	C1a
1	C2(G)	D2(G)	D1(G)	C1a(G)
B1	Basement Carpark			
B2	Basement Carpark			

Blok 54 Senggang Square S544832

	09	10	11	12
15	C8	D3a	D3	C7
14	C8	D3a	D3	C7
13	C8	D3a	D3	C7
12	C8	D3a	D3	C7
11	C8	D3a	D3	C7
10	C8	D3a	D3	C7
9	C8	D3a	D3	C7
8	C8	D3a	D3	C7
7	C8	D3a	D3	C7
6	C8	D3a	D3	C7
5	C8	D3a	D3	C7
4	C8	D3a	D3	C7
3	C8	D3a	D3	C7
2	C8	D3a	D3	C7
1	C8(G)	D3a(G)	D3(G)	C7(G)
B1	Basement Carpark			
B2	Basement Carpark			

Blok 56 Senggang Square S544833

	13	14	15	16
15	C8	B1	B1a	C5
14	C8	B1	B1a	C5
13	C8	B1	B1a	C5
12	C8	B1	B1a	C5
11	C8	B1	B1a	C5
10	C8	B1	B1a	C5
9	C8	B1	B1a	C5
8	C8	B1	B1a	C5
7	C8	B1	B1a	C5
6	C8	B1	B1a	C5
5	C8	B1	B1a	C5
4	C8	B1	B1a	C5
3	C8	B1	B1a	C5
2	C8	B1	B1a	C5
1	C8(G)	B1(G)	B1a(G)	C5(G)
B1	Basement Carpark			
B2	Basement Carpark			

Blok 66 Senggang Square S544703

	34	35	36	37
15	C9a	B1	B1a	C6
14	C9a	B1	B1a	C6
13	C9a	B1	B1a	C6
12	C9a	B1	B1a	C6
11	C9a	B1	B1a	C6
10	C9a	B1	B1a	C6
9	C9a	B1	B1a	C6
8	C9a	B1	B1a	C6
7	C9a	B1	B1a	C6
6	C9a	B1	B1a	C6
5	C9a	B1	B1a	C6
4	C9a	B1	B1a	C6
3	C9a	B1	B1a	C6
2	C9a	B1	B1a	C6
1	C9a(G)	B1(G)	B1a(G)	C6(G)
B1	Basement Carpark			
B2	Basement Carpark			

Blok 68 Senggang Square S544704

	38	39	40	41	42
15	B3	C9	A3a	E	B3a
14	B3	C9	A3a	E	B3a
13	B3	C9	A3a	E	B3a
12	B3	C9	A3a	E	B3a
11	B3	C9	A3a	E	B3a
10	B3	C9	A3a	E	B3a
9	B3	C9	A3a	E	B3a
8	B3	C9	A3a	E	B3a
7	B3	C9	A3a	E	B3a
6	B3	C9	A3a	E	B3a
5	B3	C9	A3a	E	B3a
4	B3	C9	A3a	E	B3a
3	B3	C9	A3a	E	B3a
2	B3	C9	A3a	E	B3a
1	B3(G)	C9(G)	A3a(G)	E(G)	B3a(G)
B1	Basement Carpark				
B2	Basement Carpark				

Blok 70 Senggang Square S544705

	43	44	45	46
15	C5a	B1	B1a	C8a
14	C5a	B1	B1a	C8a
13	C5a	B1	B1a	C8a
12	C5a	B1	B1a	C8a
11	C5a	B1	B1a	C8a
10	C5a	B1	B1a	C8a
9	C5a	B1	B1a	C8a
8	C5a	B1	B1a	C8a
7	C5a	B1	B1a	C8a
6	C5a	B1	B1a	C8a
5	C5a	B1	B1a	C8a
4	C5a	B1	B1a	C8a
3	C5a	B1	B1a	C8a
2	C5a	B1	B1a	C8a
1	C5a(G)	B1(G)	B1a(G)	C8a(G)
B1	Basement Carpark			
B2	Basement Carpark			

Blok 58 Senggang Square S544699

	17	18	19	20
15	B2	C3a	C3	A1
14	B2	C3a	C3	A1
13	B2	C3a	C3	A1
12	B2	C3a	C3	A1
11	B2	C3a	C3	A1
10	B2	C3a	C3	A1
9	B2	C3a	C3	A1
8	B2	C3a	C3	A1
7	B2	C3a	C3	A1
6	B2	C3a	C3	A1
5	B2	C3a	C3	A1
4	B2	C3a	C3	A1
3	B2	C3a	C3	A1
2	B2	C3a	C3	A1
1	B2(G)	C3a(G)	C3(G)	A1(G)
B1	Basement Carpark			

Blok 60 Senggang Square S544700

	21	22	23	24
15	B3	C4a	C3	A2
14	B3	C4a	C3	A2
13	B3	C4a	C3	A2
12	B3	C4a	C3	A2
11	B3	C4a	C3	A2
10	B3	C4a	C3	A2
9	B3	C4a	C3	A2
8	B3	C4a	C3	A2
7	B3	C4a	C3	A2
6	B3	C4a	C3	A2
5	B3	C4a	C3	A2
4	B3	C4a	C3	A2
3	B3	C4a	C3	A2
2	B3	C4a	C3	A2
1	B3(G)	C4a(G)	C3(G)	A2(G)
B1	Basement Carpark			

Blok 62 Senggang Square S544701

	25	26	27	28
15	C6a	B1	B1a	C10
14	C6a	B1	B1a	C10
13	C6a	B1	B1a	C10
12	C6a	B1	B1a	C10
11	C6a	B1	B1a	C10
10	C6a	B1	B1a	C10
9	C6a	B1	B1a	C10
8	C6a	B1	B1a	C10
7	C6a	B1	B1a	C10
6	C6a	B1	B1a	C10
5	C6a	B1	B1a	C10
4	C6a	B1	B1a	C10
3	C6a	B1	B1a	C10
2	C6a	B1	B1a	C10
1	C6a(G)	B1(G)	B1a(G)	C10(G)
B1	Basement Carpark			
B2	Basement Carpark			

Blok 64 Senggang Square S544702

	29	30	31	32	33
15	B3	D5	A3	C9a	B3a
14	B3	D5	A3	C9a	B3a
13	B3	D5	A3	C9a	B3a
12	B3	D5	A3	C9a	B3a
11	B3	D5	A3	C9a	B3a
10	B3	D5	A3	C9a	B3a
9	B3	D5	A3	C9a	B3a
8	B3	D5	A3	C9a	B3a
7	B3	D5	A3	C9a	B3a
6	B3	D5	A3	C9a	B3a
5	B3	D5	A3	C9a	B3a
4	B3	D5	A3	C9a	B3a
3	B3	D5	A3	C9a	B3a
2	B3	D5	A3	C9a	B3a
1	B3(G)	D5(G)	A3(G)	C9a(G)	B3a(G)
B1	Basement Carpark				

Blok 72 Senggang Square S544706

	47	48	49	50
15	A1a	C3a	C3	B2a
14	A1a	C3a	C3	B2a
13	A1a	C3a	C3	B2a
12	A1a	C3a	C3	B2a
11	A1a	C3a	C3	B2a
10	A1a	C3a	C3	B2a
9	A1a	C3a	C3	B2a
8	A1a	C3a	C3	B2a
7	A1a	C3a	C3	B2a
6	A1a	C3a	C3	B2a
5	A1a	C3a	C3	B2a
4	A1a	C3a	C3	B2a
3	A1a	C3a	C3	B2a
2	A1a	C3a	C3	B2a
1	A1a(G)	C3a(G)	C3(G)	B2a(G)
B1	Basement Carpark			

Blok 74 Senggang Square S544707

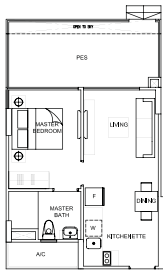
	51	52	53	54
15	A2a	C3a	C4	B3a
14	A2a	C3a	C4	B3a
13	A2a	C3a	C4	B3a
12	A2a	C3a	C4	B3a
11	A2a	C3a	C4	B3a
10	A2a	C3a	C4	B3a
9	A2a	C3a	C4	B3a
8	A2a	C3a	C4	B3a
7	A2a	C3a	C4	B3a
6	A2a	C3a	C4	B3a
5	A2a	C3a	C4	B3a
4	A2a	C3a	C4	B3a
3	A2a	C3a	C4	B3a
2	A2a	C3a	C4	B3a
1	A2a(G)	C3a(G)	C4(G)	B3a(G)
B1	Basement Carpark			

- Legend:**
- 1-bedroom
 - 2-bedroom
 - 3-bedroom compact
 - 3-bedroom
 - 3-bedroom dual key
 - 4-bedroom
 - 4-bedroom dual key
 - 5-bedroom



1 - Bedroom Apartment

TYPE A1 (G)
53 sq m / 570 sq ft
#01-20



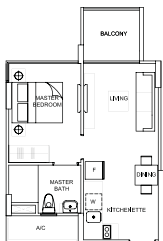
1 - Bedroom Apartment

TYPE A1a (G)
53 sq m / 570 sq ft
#01-47

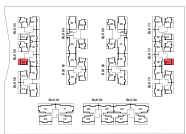


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TYPE A1
42 sq m / 452 sq ft
#02-20 to #15-20



TYPE A1a (mirror)
42 sq m / 452 sq ft
#02-47 to #15-47

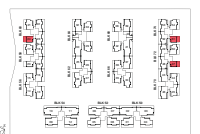


Areas include A/C ledge, balcony and PES (where applicable). All plans are not to scale and are subject to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subject to final survey.

TYPE A2 (G)
53 sq m / 570 sq ft
#01-24



TYPE A2a (G) (mirror)
53 sq m / 570 sq ft
#01-51



Areas include A/C ledge, balcony and PES (where applicable). All plans are not to scale and are subject to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subject to final survey.



1 - Bedroom Apartment

TYPE A2

42 sq m / 452 sq ft
#02-24 to #15-24

TYPE A2a (mirror)

42 sq m / 452 sq ft
#02-51 to #15-51



TYPE A3

40 sq m / 431 sq ft
#02-31 to #15-31

TYPE A3a (mirror)

40 sq m / 431 sq ft
#02-40 to #15-40

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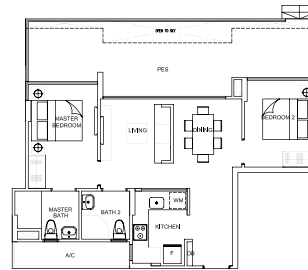
1 - Bedroom Apartment

TYPE A3 (G)

48 sq m / 517 sq ft
#01-31

TYPE A3a (G) (mirror)

48 sq m / 517 sq ft
#01-40



TYPE B1 (G1)

91 sq m / 980 sq ft
#01-14

TYPE B1a (G1) (mirror)

91 sq m / 980 sq ft
#01-15



Areas include A/C ledge, balcony and PES (where applicable). All plans are not to scale and are subject to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subject to final survey.



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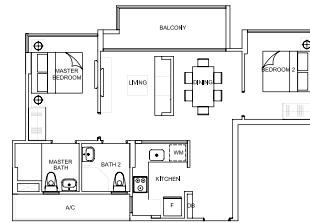
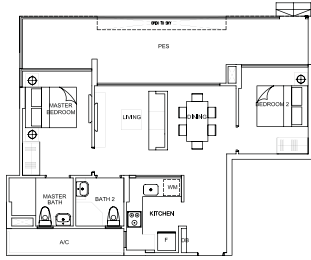
2 - Bedroom Apartment

TYPE B1 (G2)

87 sq m / 936 sq ft
#01-26 #01-35

TYPE B1a (G2) (mirror)

87 sq m / 936 sq ft
#01-27 #01-36



2 - Bedroom Apartment

TYPE B1

70 sq m / 753 sq ft
#02-14 to #15-14 #02-26 to #15-26
#02-35 to #15-35 #02-44 to #15-44

TYPE B1a (mirror)

70 sq m / 753 sq ft
#02-15 to #15-15 #02-27 to #15-27
#02-36 to #15-36 #02-45 to #15-45

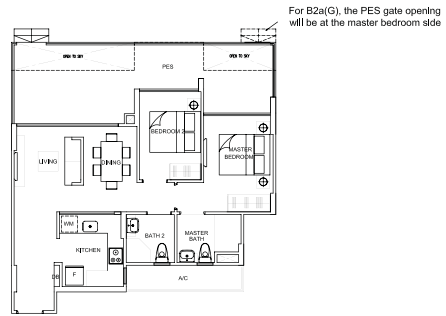
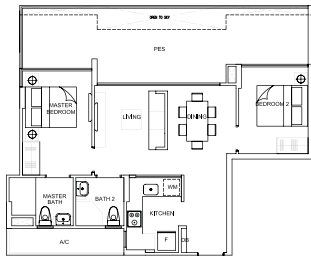
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TYPE B1 (G3)

91 sq m / 980 sq ft
#01-44

TYPE B1a (G3) (mirror)

91 sq m / 980 sq ft
#01-45

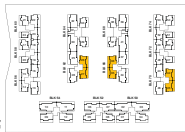


TYPE B2 (G)

88 sq m / 947 sq ft
#01-17

TYPE B2a (G) (mirror)

88 sq m / 947 sq ft
#01-50



Areas include A/C ledge, balcony and PES (where applicable). All plans are not to scale and are subject to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subject to final survey.



Areas include A/C ledge, balcony and PES (where applicable). All plans are not to scale and are subject to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subject to final survey.



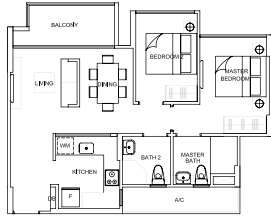
2 - Bedroom Apartment

TYPE B2

68 sq m / 732 sq ft
#02-17 to #15-17

TYPE B2a (mirror)

68 sq m / 732 sq ft
#02-50 to #15-50



2 - Bedroom Apartment

TYPE B3 (G2)

84 sq m / 904 sq ft
#01-29 #01-38

TYPE B3a (G2) (mirror)

84 sq m / 904 sq ft
#01-33 #01-42



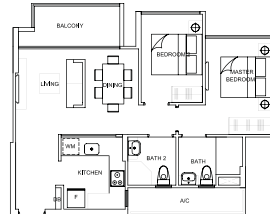
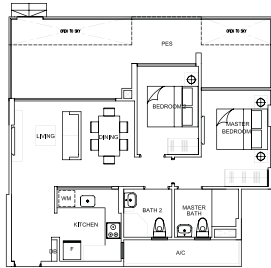
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TYPE B3 (G1)

88 sq m / 947 sq ft
#01-21

TYPE B3a (G1) (mirror)

88 sq m / 947 sq ft
#01-54



TYPE B3

68 sq m / 732 sq ft
#02-29 to #15-29
#02-38 to #15-38

TYPE B3a (mirror)

68 sq m / 732 sq ft
#02-42 to #15-42
#02-54 to #15-54



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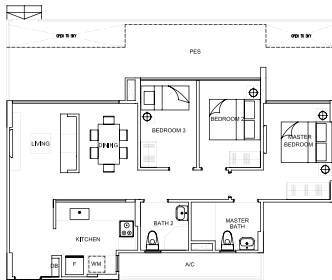
3 - Bedroom Apartment (Compact)

TYPE C1 (G)

111 sq m / 1195 sq ft
#01-01

TYPE C1a (G) (mirror)

111 sq m / 1195 sq ft
#01-08



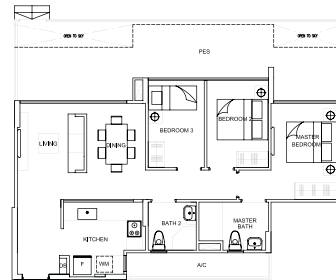
3 - Bedroom Apartment (Compact)

TYPE C2 (G)

111 sq m / 1195 sq ft
#01-05

TYPE C2a (G) (mirror)

111 sq m / 1195 sq ft
#01-04



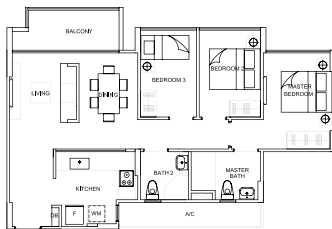
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TYPE C1

83 sq m / 893 sq ft
#02-01 to #15-01

TYPE C1a (mirror)

83 sq m / 893 sq ft
#02-08 to #15-08

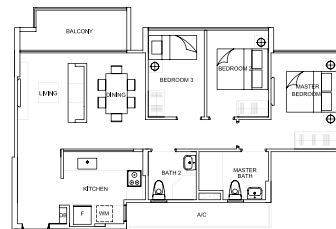


TYPE C2

83 sq m / 893 sq ft
#02-05 to #15-05

TYPE C2a (mirror)

83 sq m / 893 sq ft
#02-04 to #15-04



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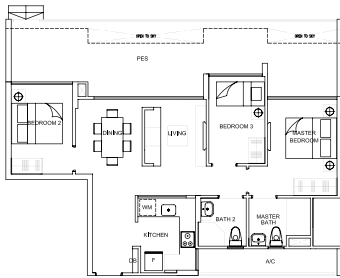
3 - Bedroom Apartment (Compact)

TYPE C3 (G)

105 sq m / 1130 sq ft
#01-19 #01-23 #01-49

TYPE C3a (G) (mirror)

105 sq m / 1130 sq ft
#01-18 #01-48 #01-52



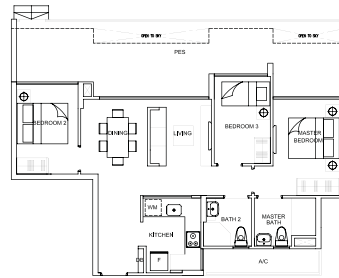
3 - Bedroom Apartment (Compact)

TYPE C4 (G)

104 sq m / 1119 sq ft
#01-53

TYPE C4a (G) (mirror)

104 sq m / 1119 sq ft
#01-22



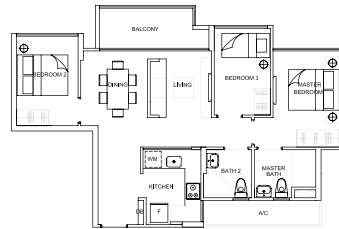
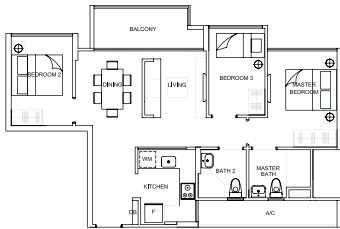
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TYPE C3

78 sq m / 840 sq ft
#02-19 to #15-19
#02-49 to #15-49

TYPE C3a (mirror)

78 sq m / 840 sq ft
#02-18 to #15-18
#02-52 to #15-52



TYPE C4

77 sq m / 829 sq ft
#02-53 to #15-53

TYPE C4a (mirror)

77 sq m / 829 sq ft
#02-22 to #15-22



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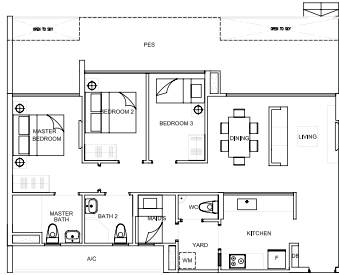
3 - Bedroom Apartment

TYPE C5 (G)

117 sq m / 1259 sq ft
#01-16

TYPE C5a (G) (mirror)

117 sq m / 1259 sq ft
#01-43



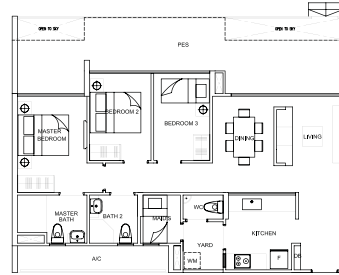
3 - Bedroom Apartment

TYPE C6 (G)

117 sq m / 1259 sq ft
#01-37

TYPE C6a (G) (mirror)

117 sq m / 1259 sq ft
#01-25



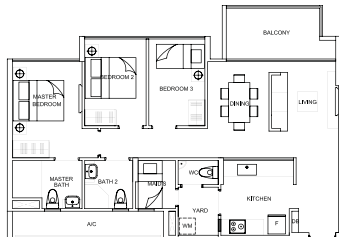
www.huttonsgroup.com

TYPE C5

93 sq m / 1001 sq ft
#02-16 to #15-16

TYPE C5a (mirror)

93 sq m / 1001 sq ft
#02-43 to #15-43

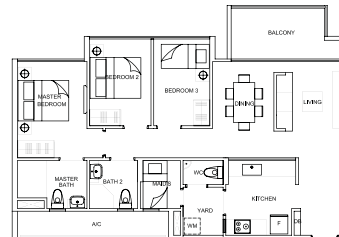


TYPE C6

93 sq m / 1001 sq ft
#02-37 to #15-37

TYPE C6a (mirror)

93 sq m / 1001 sq ft
#02-25 to #15-25



Areas include A/C ledge, balcony and PMS (where applicable). All plans are not to scale and are subject to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subject to final survey.

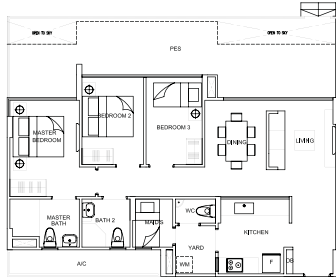
Areas include A/C ledge, balcony and PMS (where applicable). All plans are not to scale and are subject to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subject to final survey.



3 - Bedroom Apartment

TYPE C7 (G)

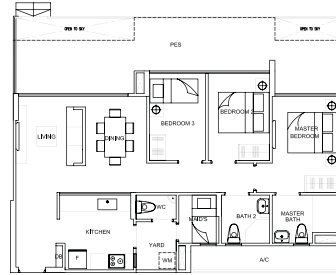
119 sq m / 1281 sq ft
#01-12



3 - Bedroom Apartment

TYPE C8 (G)

118 sq m / 1270 sq ft
#01-09 #01-13



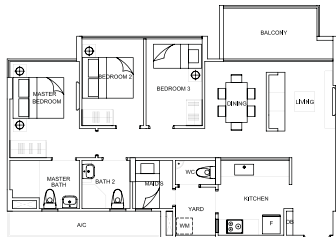
TYPE C8a (G) (mirror)

117 sq m / 1259 sq ft
#01-46

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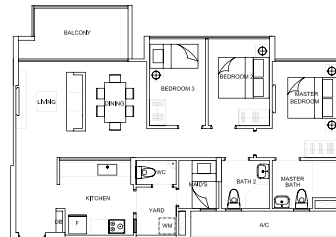
TYPE C7

93 sq m / 1001 sq ft
#02-12 to #15-12



TYPE C8

93 sq m / 1001 sq ft
#02-09 to #15-09 #02-13 to #15-13



TYPE C8a (mirror)

93 sq m / 1001 sq ft
#02-46 to #15-46



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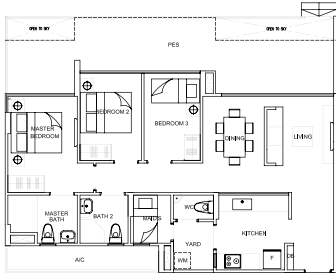
3 - Bedroom Apartment

TYPE C9 (G)

117 sq m / 1259 sq ft
#01-39

TYPE C9a (G) (mirror)

117 sq m / 1259 sq ft
#01-32



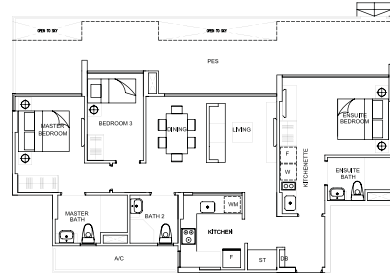
3 - Bedroom Apartment (Dual-key)

TYPE C10 (G)

124 sq m / 1335 sq ft
#01-28

TYPE C10a (G) (mirror)

124 sq m / 1335 sq ft
#01-34



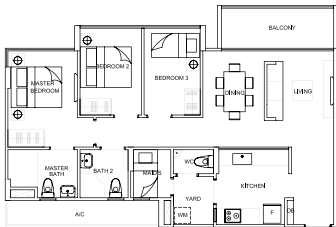
www.huttonsgroup.com

TYPE C9

92 sq m / 990 sq ft
#02-39 to #15-39

TYPE C9a (mirror)

92 sq m / 990 sq ft
#02-32 to #15-32



TYPE C10

96 sq m / 1033 sq ft
#02-28 to #15-28

TYPE C10a (mirror)

96 sq m / 1033 sq ft
#02-34 to #15-34



Areas include A/C ledge, balcony and PES (where applicable). All plans are not to scale and are subject to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subject to final survey.

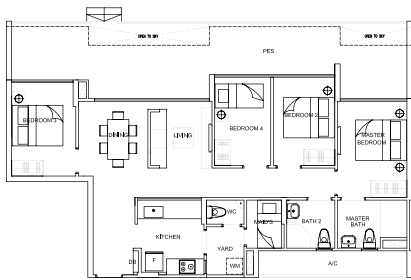
Areas include A/C ledge, balcony and PES (where applicable). All plans are not to scale and are subject to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subject to final survey.



4 - Bedroom Apartment

TYPE D1 (G)

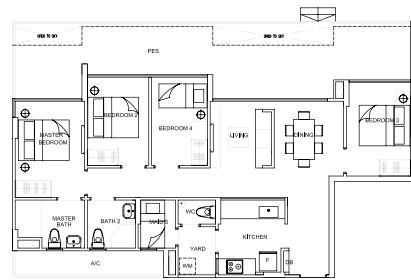
132 sq m / 1421 sq ft
#01-07



4 - Bedroom Apartment

TYPE D2 (G)

132 sq m / 1421 sq ft
#01-06



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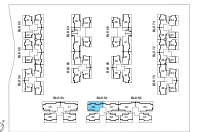
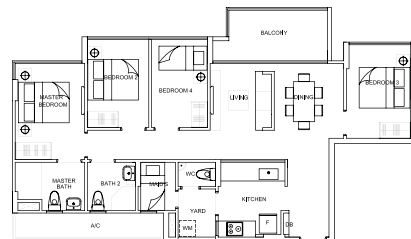
TYPE D1

102 sq m / 1098 sq ft
#02-07 to #15-07



TYPE D2

102 sq m / 1098 sq ft
#02-06 to #15-06



Areas include A/C ledge, balcony and PES (where applicable). All plans are not to scale and are subject to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subject to final survey.

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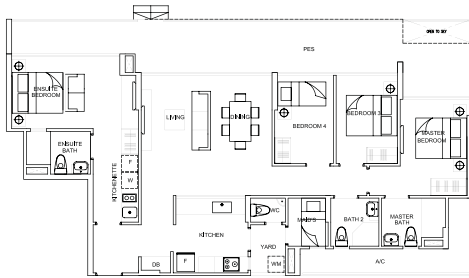
4 - Bedroom Apartment (Dual-key)

TYPE D3 (G)

153 sq m / 1647 sq ft
#01-03 #01-11

TYPE D3a (G) (mirror)

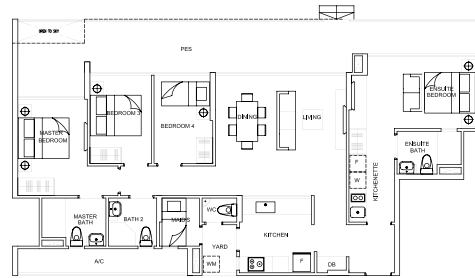
153 sq m / 1647 sq ft
#01-10



4 - Bedroom Apartment (Dual-key)

TYPE D4 (G)

151 sq m / 1625 sq ft
#01-02



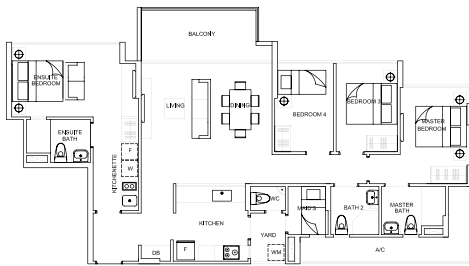
www.huttonsgroup.com

TYPE D3

127 sq m / 1367 sq ft
#02-03 to #15-03 #02-11 to #15-11

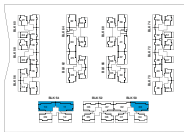
TYPE D3a (mirror)

127 sq m / 1367 sq ft
#02-10 to #15-10



TYPE D4

125 sq m / 1345 sq ft
#02-02 to #15-02



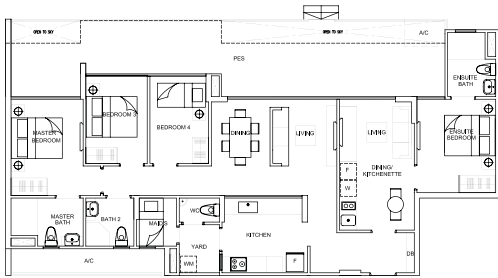
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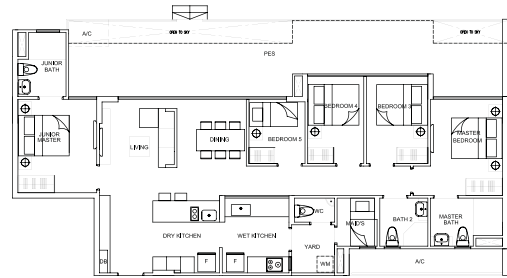
4 - Bedroom Apartment (Dual-key)

TYPE D5 (G)
164 sq m / 1765 sq ft
#01-30



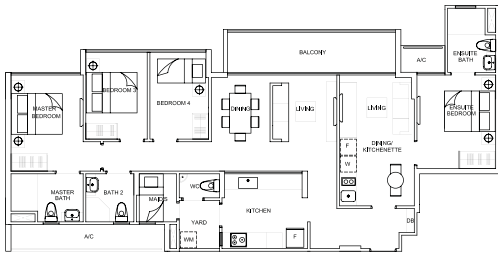
5 - Bedroom Apartment

TYPE E (G)
164 sq m / 1765 sq ft
#01-41



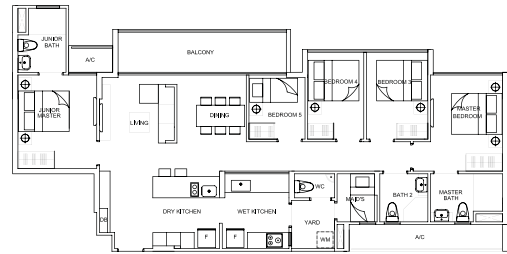
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TYPE D5
132 sq m / 1421 sq ft
#02-30 to #15-30



Areas include A/C ledge, balcony and PES (where applicable). All plans are not to scale and are subject to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subject to final survey.

TYPE E
132 sq m / 1421 sq ft
#02-41 to #15-41



Areas include A/C ledge, balcony and PES (where applicable). All plans are not to scale and are subject to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subject to final survey.

SPECIFICATIONS

- 1. FOUNDATION**
Cast in situ concrete bored piles generally and/or other approved foundation
- 2. SUPERSTRUCTURE**
Reinforced concrete structure (using Grade 30 concrete and above) and/or other approved structure
- 3. WALLS**
- (a) External walls:
Reinforced concrete and/or clay bricks and/or lightweight concrete blocks and/or weatherproof dry wall partitions
- (b) Internal walls:
Reinforced concrete and/or clay bricks and/or lightweight concrete blocks and/or dry wall partitions
- 4. ROOF**
Reinforced concrete flat roof with appropriate waterproofing system
- 5. CEILING**
- (a) Living, Dining, Bedrooms, Balcony, Kitchen, Kitchenette, Yard, Maid, WC:
Concrete slab with skim coat and/or plaster and/or ceiling board and/or box-up to designated areas with emulsion paint
- (b) Bathrooms:
Ceiling board with emulsion paint
- 6. FINISHES**
- Wall
- (a) Living, Dining, Bedroom, Balcony, Maid, Yard:
Skim coat and/or plaster with emulsion paint
- (b) Master Bath, Junior Master Bath, Ensuite Bath:
Marble/granite and mosaic tiles
- (c) Common Bath, Kitchen, Kitchenette, WC:
Homogeneous/ceramic tiles and/or skim coat and/or plaster with emulsion paint
- Note: Bathroom, Kitchen, Kitchenette and WC wall ties up to false ceiling height and on exposed surfaces only. No tiles/marbles behind kitchen cabinets, bathroom cabinets, mirrors and false ceiling.
- Floor
- (a) Living, Dining, Common Bath, Kitchen, Kitchenette, Balcony, PES, WC, Yard, Maid:
Homogeneous/Ceramic tiles
- (b) Master Bath, Junior Master Bath, Ensuite Bath:
Marble/granite tiles
- (c) Bedroom:
Laminated flooring and/or timber parquet
- Note: All floor finishes are to exposed surfaces only.
- 7. WINDOW**
Aluminium framed with clear and/or tinted and/or frosted and/or sandblasted and/or acid etched glass
- 8. DOOR**
- (a) Main Entrance:
Approved fire-rated timber door
- (b) Bedrooms, Bathrooms, Kitchen:
Laminated and/or timber veneer door
- (c) Balcony:
Aluminium framed sliding/swing glass door
- (d) Maid, Yard, WC:
Bi-folding and/or swing PVC and/or timber door
- (e) Selected quality locksets and ironmongery shall be provided to all doors
- 9. SANITARY FITTINGS**
- (a) Master Bath, Junior Master Bath, Ensuite Bath:
- 1 wash basin with mixer tap and vanity cabinet
- 1 pedestal water closet
- 1 glass shower compartment complete with shower mixer, overhead shower, and hand shower set
- 1 toilet roll holder
- 1 mirror
- 1 towel rail
- (b) Common Bath:
- 1 wash basin with mixer tap and vanity cabinet
- 1 pedestal water closet
- 1 glass shower compartment complete with shower mixer and hand shower set
- 1 toilet roll holder
- 1 mirror
- 1 towel rail
- (c) WC:
- 1 pedestal water closet
- 1 wash basin with tap
- 1 two-way tap and shower set
- 1 toilet roll holder
- Note: The brand type and colour of wares, fittings and accessories are subject to Architect's selection and availability.
- 10. ELECTRICAL INSTALLATION**
Refer to Electrical Schedule for details
- (a) All electrical wiring below false ceiling shall generally be concealed where possible
- (b) Electrical wiring above false ceiling and store shall be in exposed conduits, trunking or on tray
- 11. TV/TELEPHONE**
- (a) TV point and telephone point to Living/Bedrooms
Refer to Electrical Schedule for details
- (b) Apartments shall be cable-ready

- 12. LIGHTNING PROTECTION**
Lightning protection system shall be provided in compliance with Singapore Standard SS 555:2010
- 13. PAINTING**
Emulsion paint to internal and external walls
- 14. WATERPROOFING**
Waterproofing membrane shall be provided to entire floor of Bathroom, Balcony and WC with an upturn onto the pipes, kerbs and walls. Waterproofing membrane for Kitchen, Kitchenette and Yard shall be applied around the floor water outlets limited to a radius of 400 mm from the centre of the outlet
- 15. DRIVEWAY**
Driveway/drop-off point shall be of reinforced concrete and/or granite and/or pebble wash finish and/or homogeneous and/or ceramic tiles and/or paver and/or tarmac
- 16. RECREATION FACILITIES**
- (a) Gym
- (b) Shower/Changing Room
- (c) Spa Room
- (d) Spa Hot
- (e) Aqua Gym
- (f) Pool Bar
- (g) 50m Lap Pool
- (h) Kiddie Pool
- (i) Water Play Zone
- (j) Dragon Cavern Playground
- (k) Clubhouse
- (l) BBO Pavilion
- (m) Outdoor Fitness
- (n) Tennis Court
- (o) Themed Gardens
- (p) Tea Garden
- (q) Dining Pavilion
- (r) IPPT Training Facilities
- (s) Sundecks
- 17. ADDITIONAL ITEMS**
- (a) Kitchen Cabinets and Appliances:
- (i) Built-in high and low kitchen cabinets with solid surface top complete with sink, gas hob, hood and convection oven to Kitchen
- (ii) Built-in high and low kitchen cabinets with solid surface top complete with sink, electrical hob, hood and microwave oven to Kitchenette
- (iii) Built-in high and low kitchen cabinets with solid surface top complete with sink, gas and electrical hob, hood, convection oven and microwave oven to wet and dry Kitchen (for Type E only)
- (b) Wardrobes
Built-in wardrobes and/or pole system wardrobe to all Bedrooms

- (c) Air Conditioning
Wall mounted multi-split air conditioning to Bedrooms and Dining/Living room
- (d) Hot water
Hot water supply to all Bathrooms, Kitchen and Kitchenette
- (e) Security System
- (i) Closed Circuit Television (CCTV) System;
Cameras strategically located in basement and 1st storey lift lobbies and designated common areas
- (ii) Audio Telephony Intercom System, Audio Telephony Intercom between basement & 1st storey lobbies/guardhouse and apartment units using telephone line (without phone set)
- (iii) Car park barrier system at car park entrance and exit
- (iv) Proximity card access to communal facilities and lobbies (where applicable)
- (f) Town gas supply to Kitchen where gas hob and gas water heater is provided
- (g) Timber
Timber strips are natural materials containing veins and tonality differences. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and vendor.
- (h) Laminated Flooring
Laminated flooring is a manufactured material which contains tonality differences to match natural wood finish. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Laminated floorings are installed in modular planks and subject to thermal expansion and contraction beyond the control of the builder and vendor.

- (i) False Ceiling
The space provision allows for the optimum function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Ceiling works would be required if removal of equipment is needed. Location of false ceiling is subject to Architect's sole discretion and final design.
- (j) Mechanical Ventilation System
To ensure good working condition of the mechanical ventilation system for the exhaust system, the system has to be regularly maintained by the Purchaser.
- (k) Glass
Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur with all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.
- (l) Marble and Granite
Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble and granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite being a harder material than marble cannot be re-polished after installation. Hence, some differences may be felt at the joints. The colour, tonality and pattern of marble and/or granite selected and installed shall be subject to availability.

- (m) Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Fittings, Wares and Plaster Ceiling Board
Layout/location of wardrobes, kitchen cabinets, fan coil units, electrical points, fittings, wares and plaster ceiling board are subject to Architect's sole discretion and final design.
- (n) Television and/or Internet Access
The Purchaser and/or the management corporation, whichever is applicable, is liable to pay annual fee, subscription fee and such other fees to Starhub Cable Vision Ltd (SCV) and/or any other relevant parties or authorities. The Vendor is not responsible for making arrangements with any of the said parties for the service connection for their respective channels and/or internet access.
- (o) Materials, Fittings, Equipment, Finishes, Installations and Appliances
The choice of brand, colour and model of materials, fittings, equipment, finishes installation and appliances supplied are subject to Architect's selection, market availability and the sole discretion of the Vendor.
- (p) Air-Conditioning System
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the clearing of filters and condensate pipes, and re-charging of refrigerants. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system on a regular basis in order to ensure good working condition of the system.
- (q) Warranties
Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

ELECTRICAL SCHEDULE

ITEM	UNIT TYPE							
	TYPE A	TYPE B	TYPE C1-C4	TYPE C5-C9	TYPE C10	TYPE D1-D2	TYPE D3-D5	TYPE E
LIGHTING POINT	5	7	9	12	12	13	16	16
TSA POWER POINT	9	13	15	17	20	19	25	27
CONNECTION POINT	3	3	3	3	5	3	5	5
TELEPHONE OUTLET	2	3	4	4	4	5	5	6
TELEVISION OUTLET	2	3	4	4	4	5	5	6
DATA OUTLET	2	2	2	2	3	2	3	2
DOOR CHIME	1	1	1	1	1	1	1	1
AIRCON ISOLATOR	1	2	2	2	3	2	3	3



DEVELOPER'S PROFILE

About EL Development Pte Ltd

EL Development Pte Ltd started as a small business unit within one of Singapore's leading builders, Evan Lim & Co. Pte. Ltd.

In late 2006, EL Development achieved success in their first high-end residential project, Rhapsody on Mount Elizabeth, when the project was sold out in 6 weeks. In early 2007, the company launched their first industrial development, multi-user strata titled terrace factories in Woodlands, Nordix, which also achieved excellent results, with all units sold within 2 months.

As the unit grew, the management decided there was a need to create a recognisable brand to focus on the property development segment. Hence, the business unit was incorporated as a separate company in June 2007.

With an emphasis on delivering products of high quality and design efficiency, EL Development Pte Ltd strives to be a leading property developer in the region, with the aim of delivering high quality products while bringing value and satisfaction to their clients.

Our Track Record



Rosewood Suites



Stevens Suites



SkySuites 17



Illuminare on Devonshire



Trivets

Developer: EL Development (Sengkang) Pte Ltd (BRN: 201213966K) • Sales License No: C0384 • Lot No: 2479T of MK 21 at Sengkang Square
• Tenure: 99 years leasehold from 3 September 2012 • BP No: A1694-00232-2012-BP01 dated 19 December 2012
• Expected Date of TOP: 30 June 2017 • Expected Date of Legal Completion: 30 June 2020

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Artist's Impression

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