SOPHIA HILLS

A HUNDRED YEARS IN THE MAKING

WELCOME TO THE HILL

Sophia Hills is a 493-units condominium situated on Mount Sophia that also consists of 3 conservation buildings. All 3 conservation buildings will be restored as heritage buildings. One of the conservation buildings, the original Nan Hwa Girls' School, has been designated as a childcare centre / kindergarten. The second one, Trinity Theological College Chapel, is to be converted into a restaurant. The third one, the Olson Building which was part of the Methodist Girl's School, will be used as the Clubhouse for the condominium development.

Artist's Impression

*Map Drawn Not To Scale

AMENITIES

EXQUISITE RESIDENTIAL DEVELOPMENT IN THE HEART OF THE CITY

MRT

1 DHOBY GHAUT MRT	0.5 km	7 minutes	
BENCOOLEN MRT	1.1 km	11 minutes	
BRAS BASAH MRT	1.3 km	17 minutes	
ROCHOR MRT	2.4 km	22 minutes	

SHOPPING MALLS / CINEMAS

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

PARKS

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

CULTURAL INSTITUTIONS

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

FINANCIAL HUB

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

SCHOOLS

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

Artist's Impression

CLUBHOUSE DROP-OFF PLAZA

Artist's Impression

THE SOPHIA MIRROR POOL

Artist's Impression

50 METRES LAP POOL

Artist's Impression

LAGOON POOL, STEPS CASCADES & WATER WALL

Artist's Impression

SITE PLAN

N

SCALE 1:700

- a MAIN ENTRANCE DROP-OFF PLAZA
- b GUARDHOUSE
- c CONSERVED BUILDING: RESTAURANT
- d MOUNTAIN TERRACES
- e BBQ CORNER
- f 50 METRES LAP POOL
- g SUNNING DECK
- h CLUBHOUSE DROP-OFF PLAZA
- i REFLECTIVE POOL
- j CONSERVED BUILDING: THE SOPHIA CLUBHOUSE
  Function Rooms, Lounge, Multi-Purpose Media Room, Games Room, Internet Corner, Gymnasium, Male and Female Changing and Steam Rooms, Management Office
- k VANTAGE DECK
- l SEATING CORNER
- m THE SOPHIA GRAND STAIRCASE
- n THE SOPHIA MIRROR POOL
- o CHILDREN'S POOL
- p PAVILION
- q CHILDREN'S WATER PLAY
- r JACUZZI
- s LAGOON POOL
- t STEPS CASCADES
- u WATER WALL
- v TIMBER DECK
- w BIO POND
- x YOGA DECKS
- y FITNESS STATIONS
- z JOGGING PATH
- aa RESIDENTS' SIDE GATE
- ab WATER CASCADES
- ac ADVENTURE PLAYGROUND
- ad TODDLER'S PLAYGROUND
- ae CONSERVED BUILDING: CHILDCARE / KINDERGARTEN
- af CHILDCARE DROP-OFF PLAZA
- ag BIN CENTRE
- ab SUBSTATION

UNIT DISTRIBUTION CHART

1 BEDROOM | 1 BEDROOM + STUDY | 2 BEDROOM | 2 BEDROOM + STUDY | 2-BEDROOM DUAL KEY | 3 BEDROOM | 3 BEDROOM + UTILITY | 3 BEDROOM + UTILITY + PRIVATE LIFT | 4 BEDROOM UTILITY + PRIVATE LIFT

BLOCK 5
Mount Sophia
SINGAPORE 228453

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

BLOCK 7
Mount Sophia
SINGAPORE 228458

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

BLOCK 9
Mount Sophia
SINGAPORE 228470

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

BLOCK 11
Mount Sophia
SINGAPORE 228461

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

BLOCK 13
Mount Sophia
SINGAPORE 228471

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

BLOCK 15
Mount Sophia
SINGAPORE 228472

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

BLOCK 17
Mount Sophia
SINGAPORE 228473

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

BLOCK 19
Mount Sophia
SINGAPORE 228474

	59	60	61	62	63	64	65	66	67
06	A6 #06-59	DK4 #06-60	DK7 #06-61	A6 #06-62	DK8 #06-63	DK8 #06-64	C2 #06-65	DK4 #06-66	B3 #06-67
05	A6 #05-59	DK4 #05-60	DK7 #05-61	A6 #05-62	DK8 #05-63	DK8 #05-64	C2 #05-65	DK4 #05-66	B3 #05-67
04	A6 #04-59	DK4 #04-60	DK7 #04-61	A6 #04-62	DK8 #04-63	DK8 #04-64	C2 #04-65	DK4 #04-66	B3 #04-67
03	A6 #03-59	DK4 #03-60	DK7 #03-61	A6 #03-62	DK8 #03-63	DK8 #03-64	C2 #03-65	DK4 #03-66	B3 #03-67
02	A6 #02-59	DK4 #02-60	DK7 #02-61	A6 #02-62	DK8 #02-63	DK8 #02-64	C2 #02-65	DK4 #02-66	A3 #02-67
01			DK7 #01-61	A6 #01-62	DK8 #01-63	DK8 #01-64	C2-G #01-65		

BLOCK 21
Mount Sophia
SINGAPORE 228475

	68	69	70	71	72	73
07	B3 #07-68	DK4 #07-69	C2 #07-70	A6 #07-71	DK4 #07-72	DK7 #07-73
06	B3 #06-68	DK4 #06-69	C2 #06-70	A6 #06-71	DK4 #06-72	DK7 #06-73
05	B3 #05-68	DK4 #05-69	C2 #05-70	A6 #05-71	DK4 #05-72	DK7 #05-73
04	B3 #04-68	DK4 #04-69	C2 #04-70	A6 #04-71	DK4 #04-72	DK7 #04-73
03	B3 #03-68	DK4 #03-69	C2 #03-70	A6 #03-71	DK4 #03-72	DK7 #03-73
02	B3 #02-68	DK4 #02-69	C2 #02-70	A6 #02-71	DK4 #02-72	DK7 #02-73
01	A3 #01-68	DK4 #01-69	C2-G #01-70	A6 #01-71	DK4 #01-72	DK7 #01-73

BLOCK 23
Mount Sophia
SINGAPORE 228476

	74	75	76	77	78	79	80	81	82
06	B3 #06-74	A6 #06-75	DK7 #06-76	DK4 #06-77	DK8 #06-78	DK8 #06-79	DK4 #06-80	C2 #06-81	A6 #06-82
05	B3 #05-74	A6 #05-75	DK7 #05-76	DK4 #05-77	DK8 #05-78	DK8 #05-79	DK4 #05-80	C2 #05-81	A6 #05-82
04	B3 #04-74	A6 #04-75	DK7 #04-76	DK4 #04-77	DK8 #04-78	DK8 #04-79	DK4 #04-80	C2 #04-81	A6 #04-82
03	B3 #03-74	A6 #03-75	DK7 #03-76	DK4 #03-77	DK8 #03-78	DK8 #03-79	DK4 #03-80	C2 #03-81	A6 #03-82
02	B3 #02-74	A6 #02-75	DK7 #02-76	DK4 #02-77	DK8 #02-78	DK8 #02-79	DK4 #02-80	C2 #02-81	A6 #02-82
01	A3 #01-74	A6 #01-75	DK7 #01-76	DK4 #01-77	DK8 #01-78	DK8 #01-79	DK4 #01-80	C2-G #01-81	A6 #01-82

BLOCK 25
Mount Sophia
SINGAPORE 228477

	83	84	85	86	87	88	89	90	91
06	A6 #06-83	C2 #06-84	DK4 #06-85	DK8 #06-86	DK8 #06-87	DK4 #06-88	DK7 #06-89	A6 #06-90	B3 #06-91
05	A6 #05-83	C2 #05-84	DK4 #05-85	DK8 #05-86	DK8 #05-87	DK4 #05-88	DK7 #05-89	A6 #05-90	B3 #05-91
04	A6 #04-83	C2 #04-84	DK4 #04-85	DK8 #04-86	DK8 #04-87	DK4 #04-88	DK7 #04-89	A6 #04-90	B3 #04-91
03	A6 #03-83	C2 #03-84	DK4 #03-85	DK8 #03-86	DK8 #03-87	DK4 #03-88	DK7 #03-89	A6 #03-90	B3 #03-91
02	A6 #02-83	C2 #02-84	DK4 #02-85	DK8 #02-86	DK8 #02-87	DK4 #02-88	DK7 #02-89	A6 #02-90	B3 #02-91
01	A6 #01-83	C2-G #01-84	DK4 #01-85	DK8 #01-86	DK8 #01-87	DK4 #01-88	DK7 #01-89	A6 #01-90	A3 #01-91

BLOCK 27
Mount Sophia
SINGAPORE 228478

	92	93	94	95	96	97	98	99	100
06	DK7 #06-92	DK4 #06-93	C4 #06-94	DK8a #06-95	DK8 #06-96	DK8 #06-97	D1 #06-98	C8 #06-99	A1 #06-100
05	DK7 #05-92	DK4 #05-93	C4 #05-94	DK8a #05-95	DK8 #05-96	DK8 #05-97	D1 #05-98	C8 #05-99	A1 #05-100
04	DK7 #04-92	DK4 #04-93	C4 #04-94	DK8a #04-95	DK8 #04-96	DK8 #04-97	D1 #04-98	C8 #04-99	A1 #04-100
03	DK7 #03-92	DK4 #03-93	C4 #03-94	D8a #03-95	DK8 #03-96	DK8 #03-97	D1 #03-98	C8 #03-99	A1 #03-100
02	DK7 #02-92	DK4 #02-93	C4 #02-94	DK8a #02-95	DK8 #02-96	DK8 #02-97	D1 #02-98	C8 #02-99	A1 #02-100
01	DK7 #01-92	DK4 #01-93	C4-G #01-94	DK8a #01-95	DK8 #01-96	DK8 #01-97	D1 #01-98	C8 #01-99	A1 #01-100

UNIT DISTRIBUTION CHART

1 BEDROOM

TYPE A1

43 SQM / 463 SQFT
INCLUSIVE OF 7 SQM PES / BALCONY
& 1 SQM AC LEDGE

UNIT

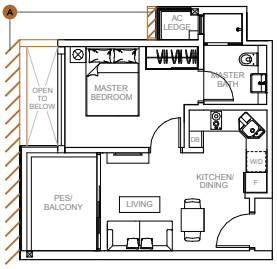
BLOCK 27
#01-100 (PES)

BLOCK 27
#02-100 TO #06-100

SCREENING

A

BLOCK 27
#06-100



TYPE A2

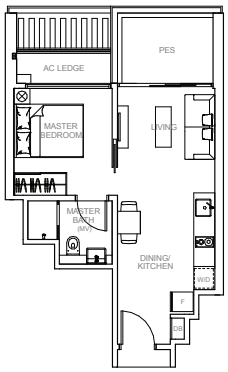
47 SQM / 506 SQFT
INCLUSIVE OF 7 SQM PES
& 3 SQM AC LEDGE

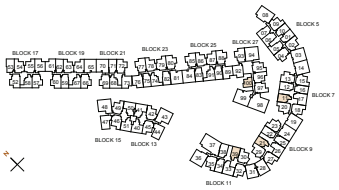
UNIT

BLOCK 7
#01-11

BLOCK 9
#01-21

BLOCK 11
#01-39*





0 1M 3M 5M

F FRIDGE
DB DISTRIBUTION BOARD CABINET
WD WASHER CUM DRYER
MIRRORED UNIT

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. BP Approval No. A0712-01131-2013-BP01 dated 09/10/2014

1 BEDROOM

TYPE A3

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

UNIT

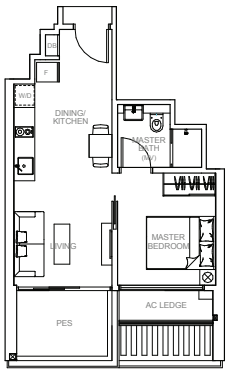
BLOCK 17
#02-58*

BLOCK 19
#02-67*

BLOCK 21
#01-68

BLOCK 23
#01-74

BLOCK 25
#01-91*



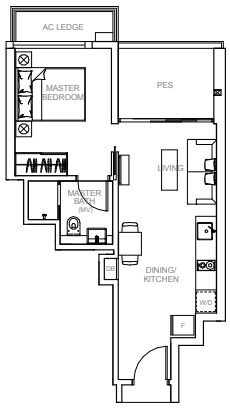
TYPE A4

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

UNIT

BLOCK 13
#01-41

BLOCK 15
#01-50*



0 1M 3M 5M

F FRIDGE
WD WASHER CUM DRYER
DB DISTRIBUTION BOARD CABINET
MIRRORED UNIT

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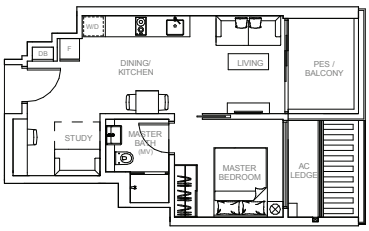
1 BEDROOM + STUDY

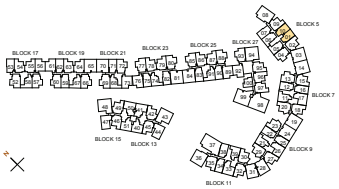
TYPE A5

52 SQM / 560 SQFT
INCLUSIVE OF 7 SQM PES / BALCONY
& 3 SQM AC LEDGE

UNIT

BLOCK 5
#01-01 (PES)*
#02-01 TO #05-01*
#01-10 (PES)
#02-10 TO #05-10





0 1M 3M 5M

F FRIDGE
WD WASHER CUM DRYER
DB DISTRIBUTION BOARD CABINET
* MIRRORED UNIT

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1 BEDROOM + STUDY

TYPE A6

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

UNIT

BLOCK 7
#01-12 (PES)*
#02-12 TO #04-12*
#01-16 (PES)*
#02-16 TO #04-16*

BLOCK 9
#01-22 (PES)*
#02-22 TO #04-22*
#01-25 (PES)*
#02-25 TO #04-25*

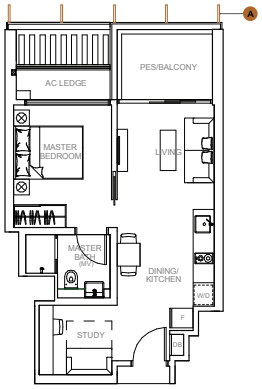
BLOCK 11
#01-34 (PES)
#02-34 TO #04-34

BLOCK 19
#02-59 (PES)
#03-59 TO #06-59
#01-62 (PES)
#02-62 TO #06-62

BLOCK 21
#01-71 (PES)
#02-71 TO #07-71

BLOCK 23
#01-75 (PES)*
#02-75 TO #06-75*
#01-82 (PES)*
#02-82 TO #06-82*

BLOCK 25
#01-83 (PES)
#02-83 TO #06-83
#01-90 (PES)
#02-90 TO #06-90



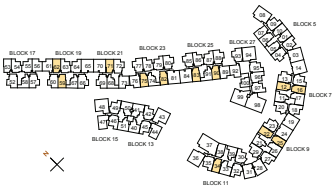
SCREENING

A

BLOCK 21
#07-71

BLOCK 23
#06-75*
#06-82*

BLOCK 25
#06-83
#06-90



0 1M 3M 5M

F FRIDGE
WD WASHER CUM DRYER
DB DISTRIBUTION BOARD CABINET
* MIRRORED UNIT

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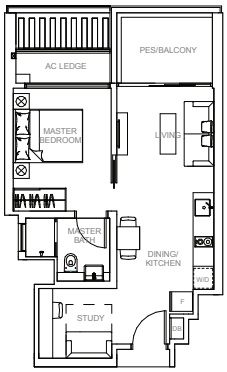
1 BEDROOM
+ STUDY

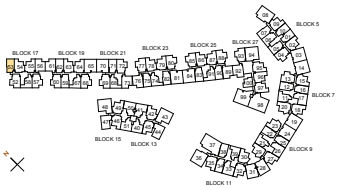
TYPE A6a

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

UNIT

BLOCK 17
#01-53 (PES)
#02-53





0 1M 3M 5M

F FRIDGE
WID WASHER CUM DRYER
DB DISTRIBUTION BOARD CABINET

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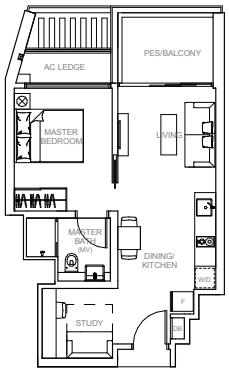
1 BEDROOM
+ STUDY

TYPE A7

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

UNIT

BLOCK 11
#01-38 (PES)
#02-38 TO #04-38

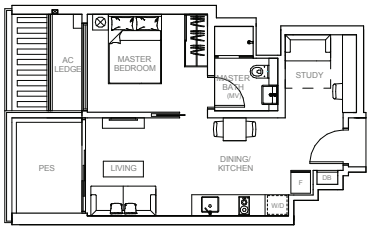


TYPE A8-G

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

UNIT

BLOCK 5
#01-05
#01-06*



0 1M 3M 5M

F FRIDGE
WID WASHER CUM DRYER
DB DISTRIBUTION BOARD CABINET
* MIRRORED UNIT

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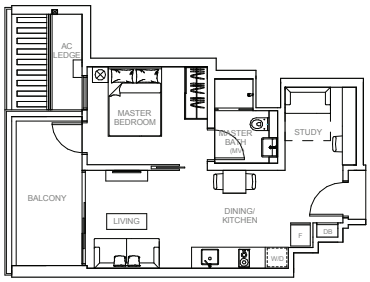
1 BEDROOM + STUDY

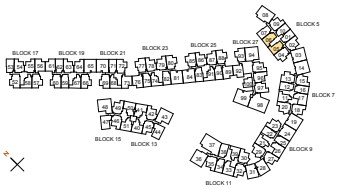
TYPE A8

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

UNIT

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





0 1M 3M 5M

F FRIDGE
DB DISTRIBUTION BOARD CABINET
WD WASHER CUM DRYER
* MIRRORED UNIT

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2 BEDROOM

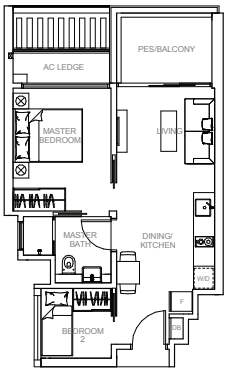
TYPE B1

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

UNIT

BLOCK 5
#01-07 (PES)*
#02-07 TO #05-07*

BLOCK 17
#03-53
#04-53



TYPE B2

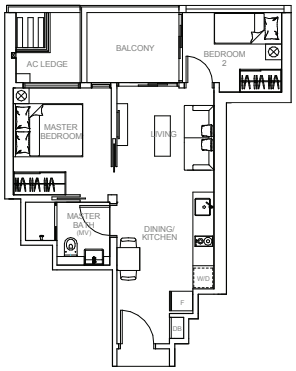
54 SQM / 581 SQFT
INCLUSIVE OF 7 SQM BALCONY
& 3 SQM AC LEDGE

UNIT

BLOCK 7
#02-11 TO #04-11

BLOCK 9
#02-21 TO #04-21

BLOCK 11
#02-39 TO #04-39*



0 1M 3M 5M

F FRIDGE
WD WASHER CUM DRYER
DB DISTRIBUTION BOARD CABINET
* MIRRORED UNIT

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2 BEDROOM

TYPE B3

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

UNIT

BLOCK 17
#03-58*
#04-58*

BLOCK 19
#03-67 TO #06-67*

BLOCK 21
#02-68 TO #07-68

BLOCK 23
#02-74 TO #06-74

BLOCK 25
#02-91 TO #06-91*

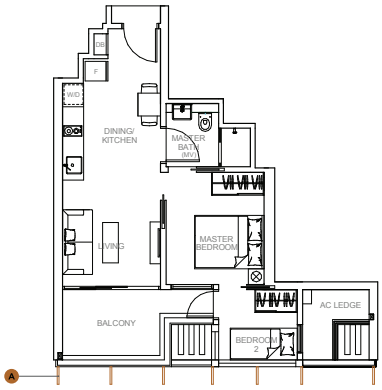
SCREENING

A

BLOCK 21
#07-68

BLOCK 23
#06-74

BLOCK 25
#06-91*



0 1M 3M 5M

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

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2 BEDROOM

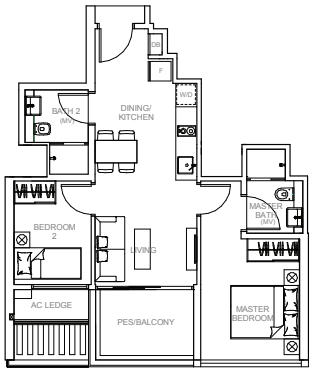
TYPE B4

62 SQM / 667 SQFT
INCLUSIVE OF 7 SQM PES / BALCONY
& 3 SQM AC LEDGE

UNIT

BLOCK 13
#01-40 (PES)
#02-40 TO #04-40

BLOCK 15
#01-51 (PES)*
#02-51 TO #04-51*



0 1M 3M 5M

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

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2 BEDROOM

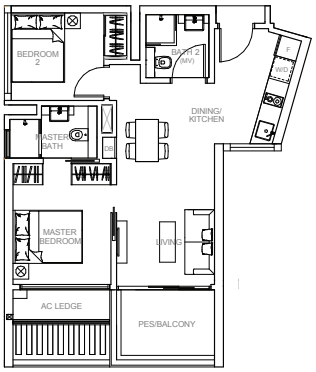
TYPE B5

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

UNIT

BLOCK 13
#01-44 (PES)*
#02-44 TO #04-44*

BLOCK 15
#01-47 (PES)
#02-47 TO #04-47



TYPE B6

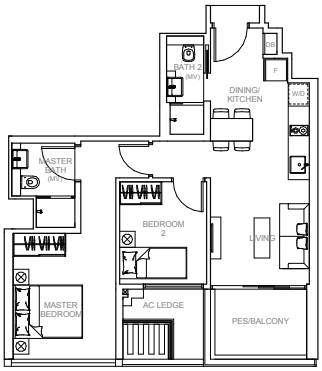
67 SQM / 721 SQFT
INCLUSIVE OF 7 SQM PES / BALCONY
& 4 SQM AC LEDGE

UNIT

BLOCK 7
#01-17 (PES)
#02-17 TO #04-17

BLOCK 9
#01-26 (PES)
#02-26 TO #04-26

BLOCK 11
#01-33 (PES)*
#02-33 TO #04-33*



0 1M 3M 5M

F FRIDGE
WD WASHER CUM DRYER
DB DISTRIBUTION BOARD CABINET
* MIRRORED UNIT

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2-BEDROOM + STUDY

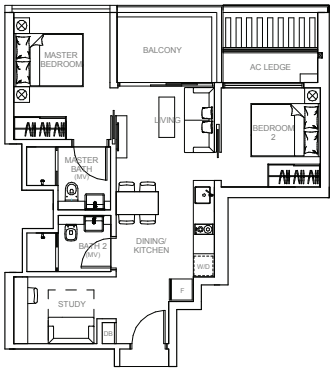
TYPE B7

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

UNIT

BLOCK 13
#02-41 TO #04-41

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



0 1M 3M 5M

F FRIDGE
WD WASHER CUM DRYER
DB DISTRIBUTION BOARD CABINET
* MIRRORED UNIT

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2-BEDROOM DUAL KEY

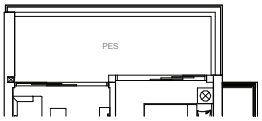
TYPE DK1-G

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

UNIT

BLOCK 13
#01-42

BLOCK 15
#01-49*



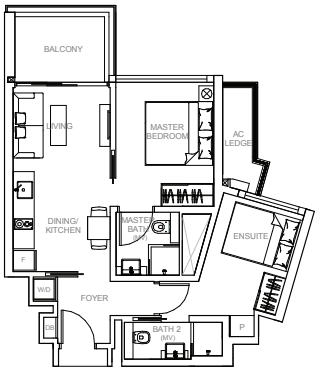
TYPE DK1

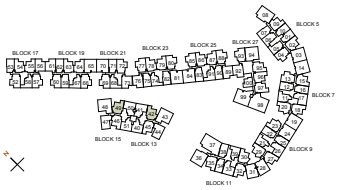
64 SQM / 689 SQFT
INCLUSIVE OF 7 SQM BALCONY
& 4 SQM AC LEDGE

UNIT

BLOCK 13
#02-42 TO #04-42

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





0 1M 3M 5M

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

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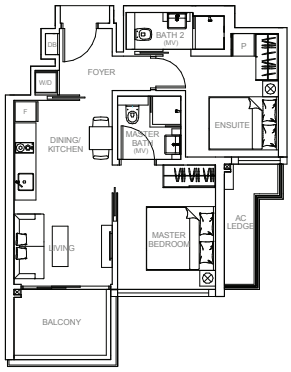
2-BEDROOM DUAL KEY



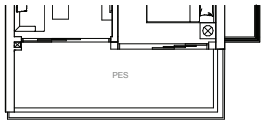
TYPE DK2

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

UNIT

BLOCK 13
#02-45 TO #04-45

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



TYPE DK2-G

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

UNIT

BLOCK 13
#01-45

BLOCK 15
#01-46*

0 1M 3M 5M

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

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2-BEDROOM DUAL KEY

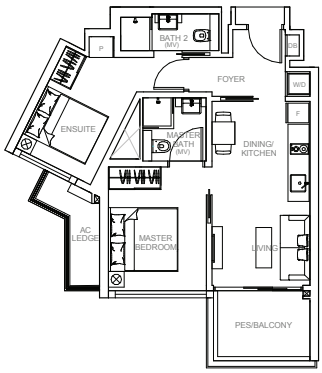
TYPE DK3

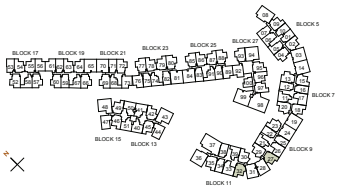
65 SQM / 700 SQFT
INCLUSIVE OF 7 SQM PES / BALCONY
& 4 SQM AC LEDGE

UNIT

BLOCK 9
#01-27 (PES)
#02-27 TO #04-27

BLOCK 11
#01-32 (PES)*
#02-32 TO #04-32*





0 1M 3M 5M

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

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2-BEDROOM DUAL KEY

TYPE DK4

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

UNIT

BLOCK 17
#02-52 (PES)*
#03-52*, #04-52*
#02-57 (PES)
#03-57, #04-57

BLOCK 19
#02-60 (PES)*
#03-60 TO #06-60*
#02-66 (PES)
#03-66 TO #06-66

BLOCK 21
#01-69 (PES)*
#02-69 TO #07-69*
#01-72 (PES)*
#02-72 TO #07-72*

BLOCK 23
#01-77 (PES)
#02-77 TO #06-77
#01-80 (PES)*
#02-80 TO #06-80*

BLOCK 25
#01-85 (PES)
#02-85 TO #06-85
#01-88 (PES)*
#02-88 TO #06-88*

BLOCK 27
#01-93 (PES)
#02-93 TO #06-93

SCREENING
A

BLOCK 21
#07-69*

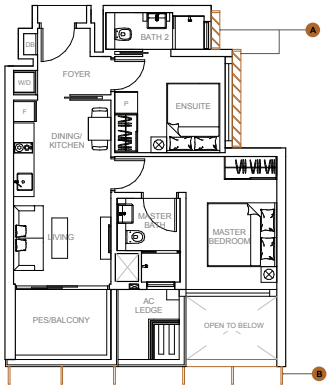
SCREENING
B

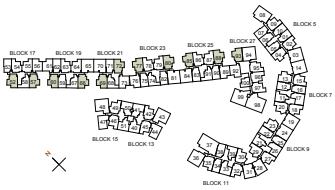
BLOCK 21
#07-69*
#07-72*

BLOCK 23
#06-77
#06-80*

BLOCK 25
#06-85
#06-88*

BLOCK 27
#06-93





0 1M 3M 5M

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

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2-BEDROOM DUAL KEY

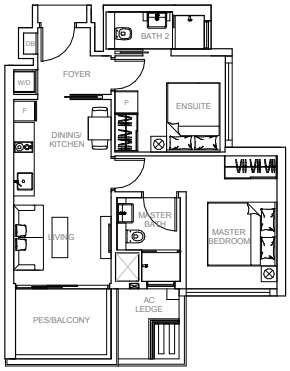
TYPE DK4a

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

UNIT

BLOCK 5
#01-04 (PES)
#02-04 TO #05-04

BLOCK 7
#01-13 (PES)*
#02-13 TO #04-13*



TYPE DK5

65 SQM / 700 SQFT
INCLUSIVE OF 7 SQM PES / BALCONY
& 4 SQM AC LEDGE

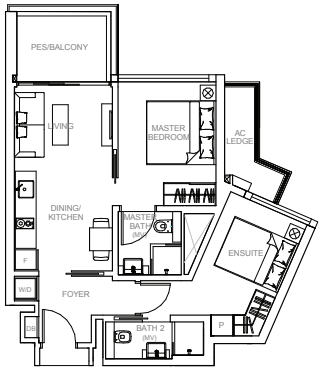
UNIT

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

BLOCK 7
#01-15 (PES)*
#02-15 TO #04-15*
#01-18 (PES)
#02-18 TO #04-18
#01-20 (PES)*
#02-20 TO #04-20*

BLOCK 9
#01-23 (PES)
#02-23 TO #04-23
#01-29 (PES)*
#02-29 TO #04-29*

BLOCK 11
#01-30 (PES)
#02-30 TO #04-30



0 1M 3M 5M

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

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2-BEDROOM DUAL KEY

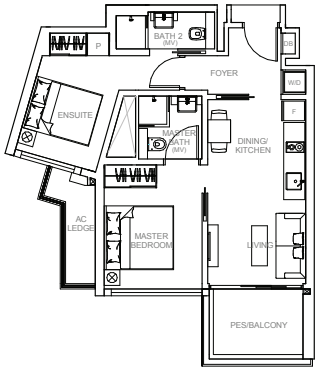
TYPE DK6

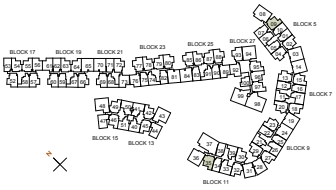
65 SQM / 700 SQFT
INCLUSIVE OF 7 SQM PES / BALCONY
& 4 SQM AC LEDGE

UNIT

BLOCK 5
#01-09 (PES)*
#02-09 TO #05-09*

BLOCK 11
#01-35 (PES)
#02-35 TO #04-35





0 1M 3M 5M

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

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2-BEDROOM DUAL KEY

TYPE DK7

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

UNIT

BLOCK 17
#01-56 (PES)*
#02-56 TO #04-56*

BLOCK 19
#01-61 (PES)
#02-61 TO #06-61

BLOCK 21
#01-73 (PES)
#02-73 TO #07-73

BLOCK 23
#01-76 (PES)*
#02-76 TO #06-76*

BLOCK 25
#01-89 (PES)
#02-89 TO #06-89

BLOCK 27
#01-92 (PES)*
#02-92 TO #06-92*

SCREENING
A

BLOCK 21
#07-73

BLOCK 23
#06-76*

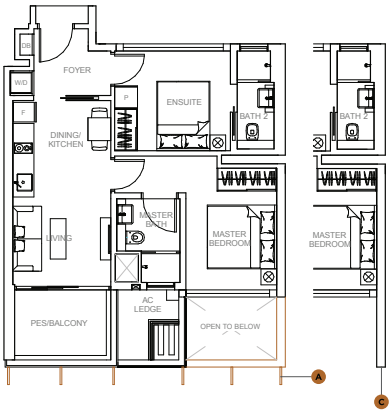
BLOCK 25
#06-89

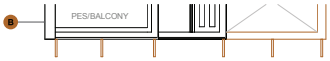
WALL
B

BLOCK 27
#06-92*

WALL
C

BLOCK 19
#05-61
#06-61





0 1M 3M 5M

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

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2-BEDROOM DUAL KEY

TYPE DK8

66 SQM / 710 SQFT
INCLUSIVE OF 7 SQM PES / BALCONY & 5 SQM AC LEDGE

UNIT

BLOCK 17
#01-54 (PES)
#02-54 TO #04-54
#01-55 (PES)*
#02-55 TO #04-55*

BLOCK 19
#01-63 (PES)
#02-63 TO #06-63
#01-64 (PES)*
#02-64 TO #06-64*

BLOCK 23
#01-78 (PES)
#02-78 TO #06-78
#01-79 (PES)*
#02-79 TO #06-79*

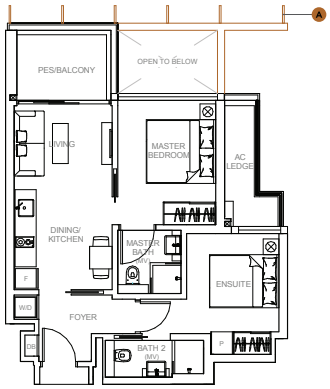
BLOCK 25
#01-86 (PES)
#02-86 TO #06-86
#01-87 (PES)*
#02-87 TO #06-87*

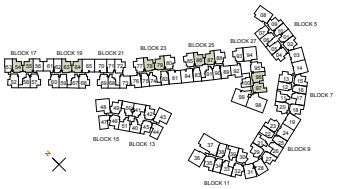
BLOCK 27
#01-96 (PES)
#02-96 TO #06-96
#01-97 (PES)*
#02-97 TO #06-97*

SCREENING
A

BLOCK 23
#06-78
#06-79*

BLOCK 25
#06-86
#06-87*





0 1M 3M 5M

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

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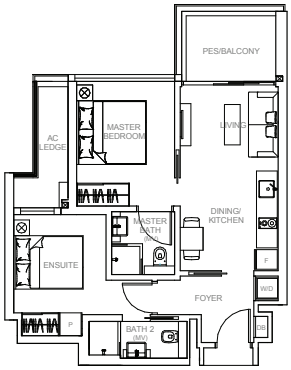
2-BEDROOM DUAL KEY

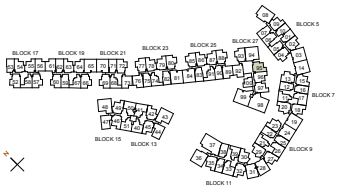
TYPE DK8a

66 SQM / 710 SQFT
INCLUSIVE OF 7 SQM PES / BALCONY
& 5 SQM AC LEDGE

UNIT

BLOCK 27
#01-95 (PES)
#02-95 TO #06-95





0 1M 3M 5M

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

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3-BEDROOM

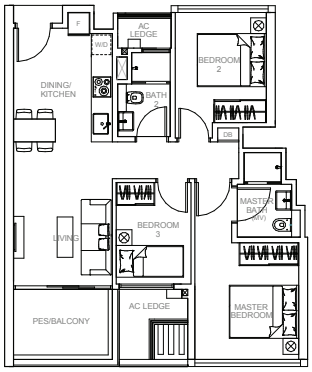
TYPE C1

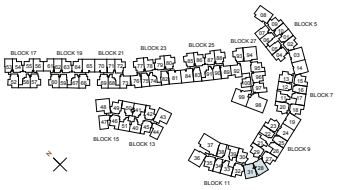
79 SQM / 850 SQFT
INCLUSIVE OF 7 SQM PES / BALCONY
& 5 SQM AC LEDGE

UNIT

BLOCK 9
#01-28 (PES)*
#02-28 TO #04-28*

BLOCK 11
#01-31 (PES)
#02-31 TO #04-31





0 1M 3M 5M

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

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3-BEDROOM

TYPE C2-G

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

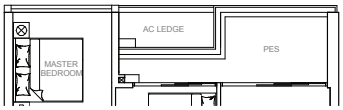
UNIT

BLOCK 19
#01-65*

BLOCK 23
#01-81

BLOCK 21
#01-70

BLOCK 25
#01-84*



TYPE C2

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

UNIT

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

BLOCK 21
#02-70 TO #07-70

BLOCK 23
#02-81 TO #06-81

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

SCREENING
A

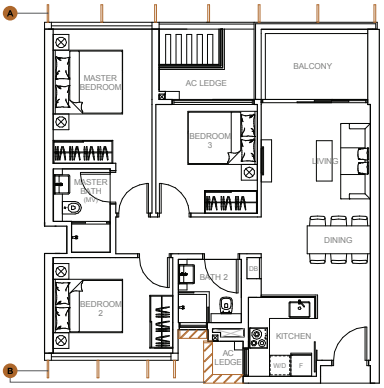
BLOCK 21
#07-70

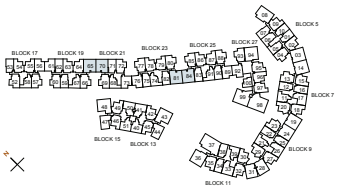
BLOCK 23
#06-81

BLOCK 25
#06-84*

SCREENING
B

BLOCK 21
#07-70





0 1M 3M 5M

F FRIDGE
WD WASHER CUM DRYER
DB DISTRIBUTION BOARD CABINET
MIRRORED UNIT

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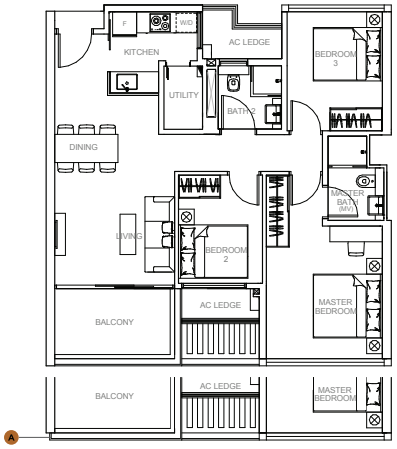
3-BEDROOM + UTILITY



TYPE C3

TYPE C3

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

UNIT

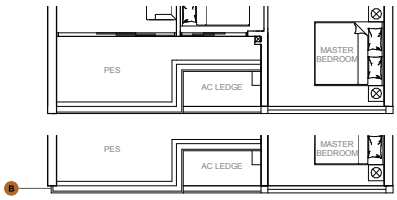
BLOCK 5
#02-03 TO #05-03*

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

BLOCK 9
#02-24 TO #04-24

RAILING
A

BLOCK 9
#02-24 TO #04-24



TYPE C3-G

TYPE C3-G

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

UNIT

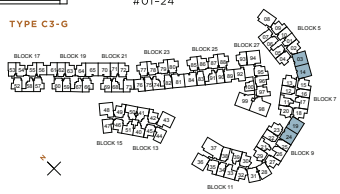
BLOCK 5
#01-03*

BLOCK 9
#01-24

BLOCK 7
#01-14
#01-19*

RAILING
B

BLOCK 9
#01-24



0 1M 3M 5M

F FRIDGE
WD WASHER CUM DRYER
DISTRIBUTION BOARD
MIRRORED UNIT

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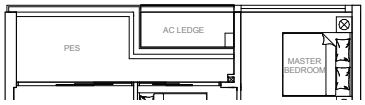
3-BEDROOM + UTILITY

TYPE C4-G

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

UNIT

BLOCK 27
#01-94



TYPE C4

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

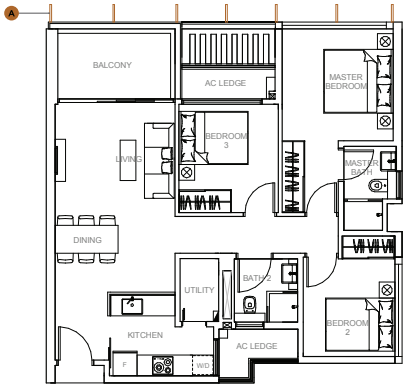
UNIT

BLOCK 27
#02-94 TO #06-94

SCREENING

A

BLOCK 27
#06-94



0 1M 3M 5M

F FRIDGE

W/D WASHER CUM DRYER

DISTRIBUTION BOARD

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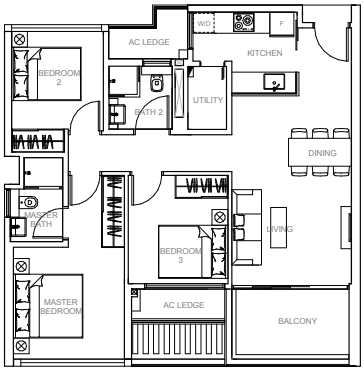
3-BEDROOM + UTILITY

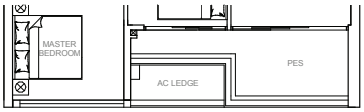


TYPE C5

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

UNIT

BLOCK 11
#02-36 TO #04-36

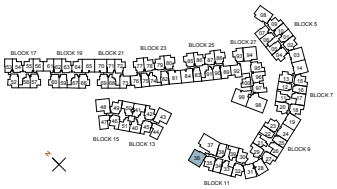


TYPE C5-G

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

UNIT

BLOCK 11
#01-36



0 1M 3M 5M

F FRIDGE

W/D WASHER CUM DRYER

DISTRIBUTION BOARD

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3-BEDROOM
+ UTILITY

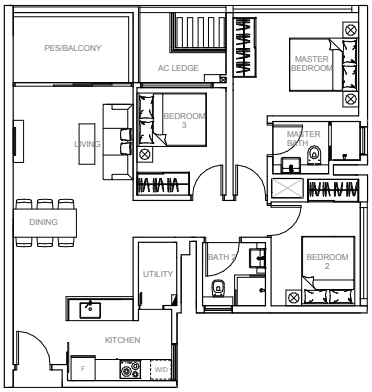
TYPE C6

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

UNIT

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

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



0 1M 3M 5M

F FRIDGE
WD WASHER CUM DRYER
DB DISTRIBUTION BOARD
MIRRORED UNIT

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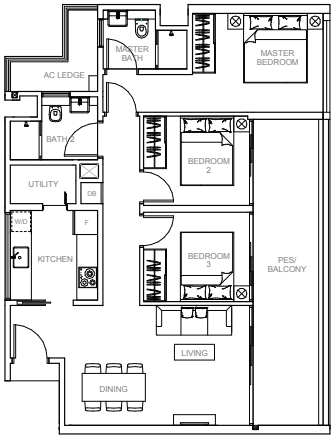
3-BEDROOM
+ UTILITY

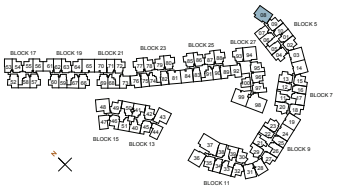
TYPE C7

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

UNIT

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





0 1M 3M 5M

F FRIDGE
WD WASHER CUM DRYER
DB DISTRIBUTION BOARD CABINET

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3-BEDROOM
+ UTILITY + PRIVATE LIFT

TYPE C8

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

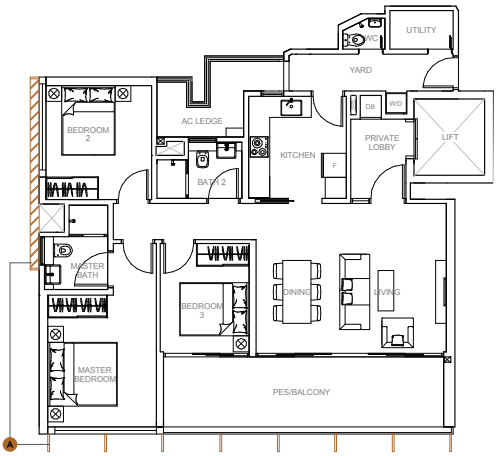
UNIT

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

SCREENING

A

BLOCK 27
#06-99



0 1M 3M 5M

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

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4-BEDROOM
+ UTILITY + PRIVATE LIFT

TYPE D1

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

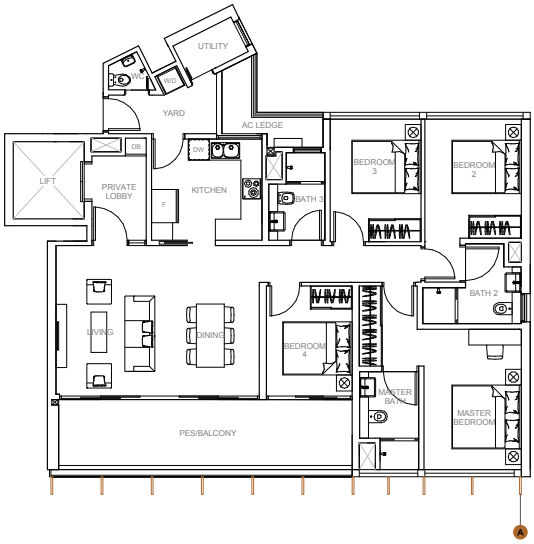
UNIT

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

SCREENING

A

BLOCK 27
#06-98



0 1M 3M 5M

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

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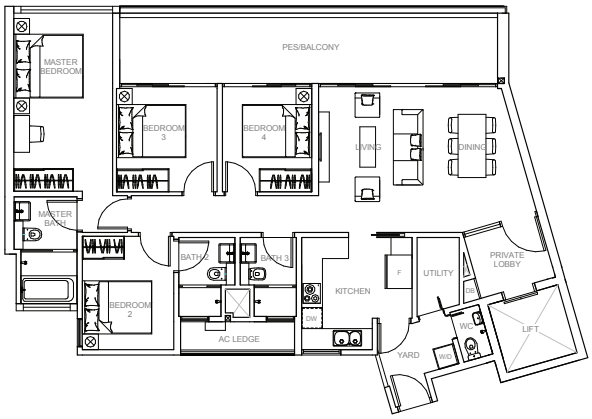
4-BEDROOM
+ UTILITY + PRIVATE LIFT

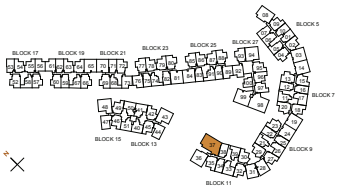
TYPE D2

143 SQM / 1539 SQFT
INCLUSIVE OF 25 SQM PES / BALCONY
& 4 SQM AC LEDGE

UNIT

BLOCK 11
#01-37 (PES)
#02-37 TO #04-37





0 1M 3M 5M

F FRIDGE
WC WASHER CUM DRYER
DB DISTRIBUTION BOARD CABINET
DW DISHWASHER

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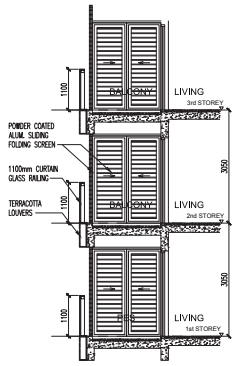
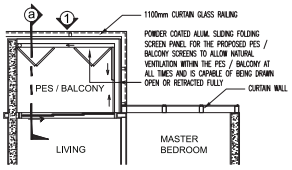
TYPICAL PES/BALCONY SCREEN DESIGN

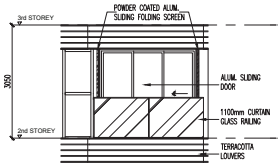
* PES / BALCONIES CANNOT BE ENCLOSED UNLESS WITH APPROVED PES / BALCONY SCREENS



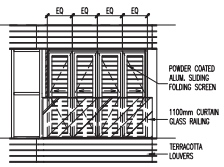
SECTIONAL VIEW



PLAN VIEW



ELEVATION, FULLY OPEN



ELEVATION, FULLY CLOSE

0 0.5M 3M 5M

SCALE 1:50

SPECIFICATIONS

1. FOUNDATION
Reinforced concrete raft foundations and/or other approved foundation system

2. SUBSTRUCTURE & SUPERSTRUCTURE
Reinforced concrete/ precast reinforced concrete complying to Engineer's specifications

3. WALLS

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

4. ROOF
Reinforced concrete flat roof with appropriate insulation and waterproof system

5. CEILING

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

6. FINISHES

a.	Wall: For Apartments	
i	Living, Dining, Private lobby, Foyer, Corridor leading to Bedroom, Bedroom, Ensuite, Study, Utility Yard, Kitchen, DB cabinet	Cement and sand plaster and/or skim coat with paint finish
ii	Kitchen	Skim coat with paint finish and/or tiles finish
iii	Master Bath	Marble finish
iv	Bath 2 and 3	Tiles and/or mosaic tiles finish
v	WC	Tiles finish
vi	PES and Balcony	Cement and sand plaster and/or skim coat with paint finish and/or terracotta finish
b.	Floor: for Apartments	
i	Living, Dining/Kitchen, Private lobby, Foyer, and Corridor leading to Bedroom	Compressed marble or marble finish with skirting
ii	Kitchen (for Type C2-G, C2, C3-G, C3, C4-G, C4, C5-G, C5, C6, C7, C8, D1, D2)	Tiles finish
iii	Bedroom, Ensuite and Study	Timber flooring with skirting
iv	Master Bath	Marble finish or granite finish
v	Bath 2 and 3	Tiles finish and/or mosaic tiles finish
vi	PES, Balcony, WC, Utility, Yard, DB cabinet	Tiles finish

7. WINDOWS

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

8. DOORS

a.	i) Main Entrance, Rear Entrance	Approved fire-rated timber swing door in laminate finish
	ii) Foyer	Hollow core timber sliding door in laminate finish
	iii) Living/ Dining/ Bedroom leading to Balcony/PES, Private lobby, Yard	Powder coated aluminium framed swing/sliding glass door
	iv) Bedroom, Ensuite, Bathroom	Hollow core timber swing/sliding door in laminate finish
	v) Kitchen	Float glass sliding door and/or hollow core timber swing/sliding door with glass panel
	vi) DB cabinet	Timber swing door in laminate finish
	vii) Utility, WC	PVC bi-fold and/or aluminium framed acrylic door
b.	Ironmongery	Selected quality lockset

9. SANITARY WARES AND FITTINGS

a. Master Bath
- 1 shower cubicle with shower mixer and hand shower set
- 1 basin with mixer tap and cabinet
- 1 water closet
- 1 mirror with cabinet
- 1 toilet paper holder
- 1 bib tap
- 1 towel rail
- 1 longbath with bath mixer and hand shower (Type D2 only)

b. Bath 2 & 3
- 1 shower cubicle with shower mixer and hand shower set
- 1 basin with mixer tap and cabinet
- 1 water closet
- 1 mirror with cabinet
- 1 toilet paper holder
- 1 bib tap
- 1 towel rail

c. WC
- 2 way tap with hand shower set
- 1 basin with tap
- 1 water close
- 1 mirror
- 1 toilet paper holder

d. To Washing machine area, PES (for Type DK1-G, DK2-G) and PES/Balcony (for Type C7, C8, D1, D2)
- 1 bib tap

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

11. TV/CABLE SERVICES/ #FM / TELEPHONE POINTS
Refer to Electrical Schedule for details

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

13. PAINTING

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

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

15. DRIVEWAY AND CARPARK

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

16. FACILITIES

a. Conserved Building: The Sophia Clubhouse
- Function Rooms
- Lounge
- Multi-Purpose Media Room
- Games Room
- Internet Corner
- Gymnasium
- Male and Female Changing and Steam Rooms
- Management Office

b. Main Entrance Drop-off Plaza
c. Clubhouse Drop-off Plaza
d. Childcare Drop-off Plaza
e. 50m Lap Pool
f. Sunning Deck
g. The Sophia Mirror Pool
h. Children's Pool
i. Children's Water Play
j. Lagoon Pool
k. Jacuzzi
l. Steps Cascades
m. Water Wall
n. Bio-Pond
o. Reflective Pool
p. Water Cascades
q. Mountain Terraces
r. Vantage Deck
s. The Sophia Grand Staircase
t. BBQ Corner
u. Seating Corner
v. Fitness Stations
w. Yoga Decks
x. Timber Deck
y. Pavilion
z. Adventure Playground
aa. Toddler's Playground
ab. Jogging Path
ac. Residents' Side Gate

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

17. SOIL TREATMENT
Anti-termite soil treatment by Specialist, where applicable.

SPECIFICATIONS

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

19. ADDITIONAL ITEMS

a. Kitchen Cabinets/Appliances
- i) For Type A1 only
  Kitchen cabinets in laminate finish with solid surface counter top complete with kitchen sink and mixer, cooker hood, electric hob, built-in microwave oven, free standing fridge and free-standing washing machine cum dryer.
- ii) For Type As (except A1) Bs, DKs
  Kitchen cabinets in laminate finish with solid surface counter top complete with kitchen sink and mixer, cooker hood, electric hob, built-in oven, free-standing fridge and free-standing washing machine cum dryer.
- iii) For Type Cs
  Kitchen cabinets in spray paint finish with solid surface counter top complete with kitchen sink and mixer, cooker hood, electric hob, built-in oven, free standing fridge and free-standing washing machine cum dryer.
- iv) For Type Ds
  Kitchen cabinets in spray paint finish with solid surface counter top complete with kitchen sink and mixer, cooker hood, electric hob, built-in oven, built-in dishwasher, free-standing fridge and free-standing washing machine cum dryer.
- v) For Type DK Ensuite (pantry)
  Cabinet in laminate finish with solid surface counter top complete with built-in microwave oven and built-in fridge

b.	Free Standing Fridge	Brand and model subject to confirmation
c.	Free Standing Washing Machine cum dryer	Brand and model subject to confirmation
d.	Wardrobes	To all bedroom and ensuite in laminate finish
e.	Air-Conditioning	Refer to Air-Conditioning schedule for details
f.	Intercom	Audio video intercom system is provided for communications to Visitor Call Panel at Lift Lobbies, Mezzanine Carpark, Guard House, Clubhouse drop off and Residents' Side Gate
g.	Hot Water Supply (Electric Storage Water Heater)	To Kitchen and Bathroom
h.	Wireless Internet Connectivity	To Clubhouse
i.	Mechanical Ventilation System	To Master Bath (for Type A2, A3, A4, A5, A6, A7, A8-G, A8, B2, B3, C1, C2-G, C2, C3-G, C3) To Bath 2 (for Type B5) To Master Bath and Bath 2 (for Type B4, B6, B7, DK1-G, DK1, DK2-G, DK2, DK3, DK5, DK6, DK8, DK8a)
j.	Security System	
	i) Card Access System	To Lift Lobbies at Basement, 1st Storey, Mezzanine Carpark, Clubhouse, Clubhouse drop off and Residents' Side Gate
	ii) Car Access System	Automatic Car Barrier System
	iii) Closed Circuit Television	Surveillance cameras to Lift Lobbies at Basement, 1st Storey, Mezzanine Carpark, Clubhouse, Clubhouse drop off and Residents' Side Gate
k.	Railings	
	i) PES	Metal railing and/or glass railing and/or metal gate
	ii) Balcony	Metal and glass railing
	iii) AC Ledge	Metal railing
l.	Prefabricated bathroom units	
	i) Master Bath only	Type A2, A3, A5, A6, A7, A8-G, A8
	ii) Bath 2 only	Type B4, B5, DK2-G, DK2, DK8, DK8a, C2-G, C2, C4-G, C4, C5-G, C5, C6
	iii) Master Bath & Bath 2	Type B6, DK1-G, DK1, DK3, DK4, DK4a, DK5, DK6, DK7, C3-G, C3
m.	Terracotta feature wall (balcony)	Where applicable

NOTES:

a. **Marble/Compressed Marble/Granite**
Marble/compressed marble/granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre selected before installation, this non-conformity in the marble/compressed marble/ granite as well as the non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to clause 14.3, the tonality and pattern of the marble, compressed marble or granite selected and installed shall be subject to availability.

b. **Timber**
Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and vendor. Natural timber that is used outdoor will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Timber requires regular maintenance. Stain and/or bleach finish applied on the timber strips/engineered timber strips are only a top coat. The natural colour and character of the timber will appear if re-sanding /re-grinding is carried out. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under Clause 9 and Clause 17 in the Sale and Purchase Agreement.

c. **Air-conditioning System**
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, cleaning of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

d. **Television and/or Internet Access**
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

e. **Materials, Fittings, Equipment, Finishes, Installations and Appliances**
Subject to clause 14.3 in the Sale and Purchase Agreement, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.

f. **Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Video Intercom System, Door Swing Positions and Plaster Ceiling Boards**
Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio video intercom system, door swing positions and plaster ceiling boards are subject to Architects' final decision and design.

g. **Warranties**
Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 in the Sale and Purchase Agreement.

h. **Web Portal of the Housing Project**
The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.

i. **False Ceiling**
The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

j. **Glass**
Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 in the Sale and Purchase Agreement.

k. **Mechanical Ventilation System**
Mechanical ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

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

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

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

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

>> NEXT

SPECIFICATIONS

<< PREVIOUS

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

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

ELECTRICAL PROVISIONS

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

AIR-CONDITIONER SCHEDULE

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

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

All information, including equipment, materials, fittings, finishes, installations and appliances, description, plans and specifications, are current at the time of printing, and are subject to such changes as may be required by the Developer or the relevant authorities, and cannot form part of an offer or contract. All plans and layouts are not to scale and are subject to change/amendments as may be directed or approved by the relevant authorities. The floor areas indicated in the brochure are approximate measurements only and are subject to final survey. The Developer reserves the right to modify any unit, plans, layouts, the building, the development or any part thereof prior to completion in its absolute discretion or as directed or approved by the architect or relevant authorities.

HOI HUP REALTY PTE LTD & SUNWAY DEVELOPMENTS JOINT VENTURE

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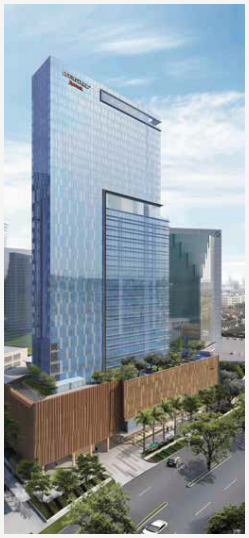
PROUDLY PRESENTS

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

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



ROYAL SQUARE @ NOVENA
Current Project

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

ARC AT TAMPINES
Completed Project

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

VACANZA @ EAST
Completed Project

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

HOI HUP SUNWAY MOUNT SOPHIA

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DEVELOPER

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

HOI HUP REALTY PTE LTD

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

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

WHITLEY RESIDENCES
Current Project

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

RESIDENCES @ KILLINEY
Completed Project

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

THE FORESTA @ MOUNT FABER
Completed Project

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

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SUNWAY DEVELOPMENTS PTE LTD

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

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

SUNWAY ISKANDAR
Current Project

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

AVANT PARC
Current Project

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

SUNWAY RESORT CITY
Completed Project

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

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