

#### AN ADDRESS SAYS WHERE YOU LIVE

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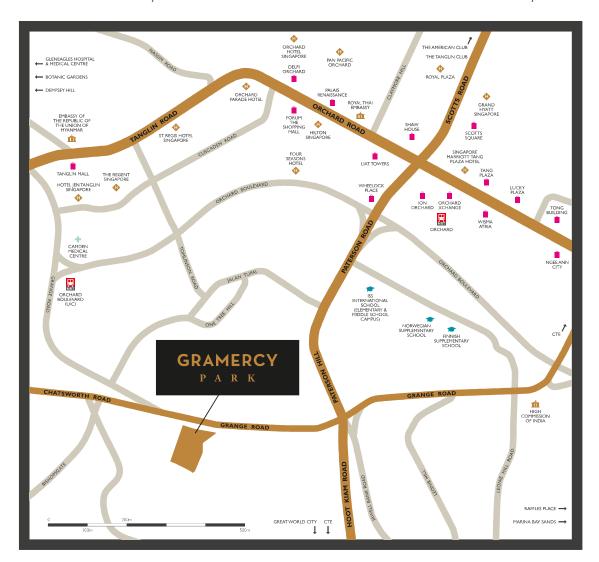
For those who have achieved, attained and arrived, here's your match of an abode. A rare freehold home in prime District 10, Gramercy Park takes its well-deserved place amidst embassies and good class bungalows. Revel in an uncommon space inspired by stately estates, the perfect canvas for the pure geometry of the residential towers designed by NBBJ, one of the world's most innovative architecture firms. Taking centre stage is a sweeping Grand Lawn skirted by a lush Wooded Trail. Inside, enjoy the same expansiveness with breathtakingly large living spaces. Truly, this is a home to be cherished — now and for generations to come.

#### EVERYTHING YOU WANT WITHIN

#### VIEW AND REACH

Be well placed to enjoy the best of life with an address in the heart of the city.

Located on Grange Road, Gramercy Park is a stroll away from the Orchard Road shopping district while Marina Bay Sands and the vibrant downtown area are mere minutes' drive away.





#### AN ABODE

#### AS LOFTY AS THE CIRCLES

#### YOU MOVE IN

With only 174 residences, enjoy absolute exclusivity with a selection of two+study, three- and four-bedroom suites as well as palatial five-bedroom double-storey penthouses. Every suite is adorned with exquisite finishes such as fine marble for the living and dining areas, and American Walnut timber for the bedrooms.

The master bath is elegantly fitted with designer collections from Axor by Hansgrohe and Geberit, including a generous double-basin vanity for select suites. Chefs and diners will both delight in the kitchen featuring top-of-the-line appliances from Gaggenau. For select suites, a freestanding island counter houses the wine chiller and serves as a centrepiece too.

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# A HOME THAT MAKES THE MARK IN SO MANY WAYS

Gramercy Park has been designed with sustainability and efficiency in mind, earning it a BCA Green Mark Platinum Award.



## Passive Cooling Design Architecture

- Passive low energy with low emissivity coated double glazed vision glass and insulated glazed spandrel panels
  - Sun shading fritted glass panels to reduce sunlight penetration into the interior of the apartment
    - · Use of cool paints on external masonry walls



- Water-efficient fittings provided in all apartments
- Automatic water taps and flushing systems in common areas
- Automatic water-efficient irrigation system with rain sensors for at least 50% of the landscape areas
  - Rainwater harvesting for landscape irrigation



## Environmental Quality and Protection

- $\bullet$  Use of sustainable and SGLS (Singapore Green Label Scheme) certified products
- Use of low VOC (Volatile Organic Compounds) paints for all internal walls and low formaldehyde emission materials for wardrobes, vanity and kitchen cabinets to reduce indoor air pollution



- Energy-efficient air-conditioning system provided in all apartments
- Motion sensors in all staircase landings (from basement I to level 23), common area toilets and changing rooms
  - Energy-efficient lightings for all common areas
- Energy-efficient lifts with VVVF (variable voltage variable frequency) drive and sleep function mode
- All lift lobbies and staircases (except basement and penthouses) are naturally ventilated
  - · Heat recovery device for Clubhouse
  - $\bullet$  Ductless/jet fans and CO sensors for carpark ventilation



- Environmentally friendly internal dry wall partitions
  - Electric vehicle charging points
  - Extensive greenery and landscape areas
  - Pneumatic waste collection and disposal system
  - Use of non-chemical termite treatment system
  - Siphonic rainwater discharge system at roof
- Sunpipes to illuminate part of basement carpark area

#### ~ SITE PLAN ~





- Arrival Plaza
- 2 Guard House
- 3 Sculpture
- 4 Grand Entrance
- 5 Changing Room with Steam & Sauna Facilities (Basement)
- 6 Fitness Terrace
- Leisure Garden
- 8 Courtside 9 Tennis Court
- Playground
- Wooded Trail
- Garden Lounge
- Reflective Garden
- 14 The Pavilion
- Fitness Studio
- 16 Putting Green Shower Area
- Gym Pool
- 19 BBQ by the Lawn
- 20 Play Pool
- 21 Jets Pool
- 22 Grand Lawn
- 23 Cabana
- 24 Spa Pool
- 25 50m Grand Pool
- 26 Pool Lounge
- 27 Club Gramercy
- 28 Viewing Deck
- 29 BBQ by the Woods

#### ~ SCHEMATIC DIAGRAM ~

#### 57 GRANGE ROAD SINGAPORE 249569

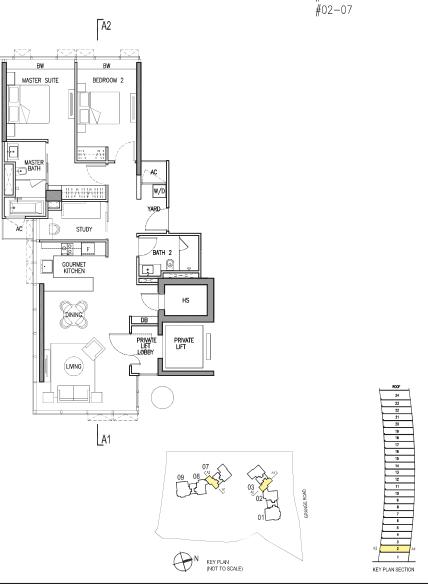
|               | SOUTH TOWER    |           |                |       |         | NORTH TOWER |            |         |  |
|---------------|----------------|-----------|----------------|-------|---------|-------------|------------|---------|--|
| UNIT<br>LEVEL | 09             | 08        | 07             | 06    | 04      | 03          | 02         | 01      |  |
| 24            | PI-23 (#23-08) |           | P2-23 (#23-06) |       | P2 22   | (#22, 62)   | DI 22 (    | #22 AI) |  |
| 23            |                |           |                |       | P2-23   | (#23-03)    | P1-23 (    | #23-01) |  |
| 22            | C-22           | B2-22     | A-22           | B1-22 | B1-22   | A-22        | B2-22      | C-22    |  |
| 21            | C-21           | B2-21     | A-21           | B1-21 | B1-21   | A-21        | B2-21      | C-21    |  |
| 20            | C-20           | B2-20     | A-20           | B1-20 | B1-20   | A-20        | B2-20      | C-20    |  |
| 19            | C-19           | B2-19     | A-19           | B1-19 | B1-19   | A-19        | B2-19      | C-19    |  |
| 18            | C-18           | B2-18     | A-18           | B1-18 | B1-18   | A-18        | B2-18      | C-18    |  |
| 17            | C-17           | B2-17     | A-17           | B1-17 | B1-17   | A-17        | B2-17      | C-17    |  |
| 16            | C-16           | B2-16     | A-16           | B1-16 | B1-16   | A-16        | B2-16      | C-16    |  |
| 15            | C-15           | B2-15     | A-15           | B1-15 | B1-15   | A-15        | B2-15      | C-15    |  |
| 14            | C-14           | B2-14     | A-14           | BI-14 | B1-14   | A-14        | B2-14      | C-14    |  |
| 13            | C-13           | B2-13     | A-13           | B1-13 | B1-13   | A-13        | B2-13      | C-13    |  |
| 12            | C-12           | B2-12     | A-12           | B1-12 | B1-12   | A-12        | B2-12      | C-12    |  |
| 11            | C-11           | B2-11     | A-11           | BI-II | B1-11   | A-II        | B2-11      | C-11    |  |
| 10            | C-10           | B2-10     | A-10           | B1-10 | B1-10   | A-10        | B2-10      | C-10    |  |
| 9             | C-9            | B2-9      | A-9            | B1-9  | B1-9    | A-9         | B2-9       | C-9     |  |
| 8             | C-8            | B2-8      | A-8            | B1-8  | B I -8  | A-8         | B2-8       | C-8     |  |
| 7             | C-7            | B2-7      | A-7            | B1-7  | B1-7    | A-7         | B2-7       | C-7     |  |
| 6             | C-6            | B2-6      | A-6            | B1-6  | B1-6    | A-6         | B2-6       | C-6     |  |
| 5             | C-5            | B2-5      | A-5            | B1-5  | B1-5    | A-5         | B2-5       | C-5     |  |
| 4             | C-4            | B2-4      | A-4            | B1-4  | B1-4    | A-4         | B2-4       | C-4     |  |
| 3             | C-3            | B2-3      | A-3            | B1-3  | B1-3    | A-3         | B2-3       | C-3     |  |
| 2             | C-2            | B2-2      | A-2            |       |         | A-2         | B2-2       | C-2     |  |
| 1             | C-I(PES)       | B2-I(PES) |                |       |         |             | B2-IA(PES) | C-I(PE  |  |
| BI            |                |           |                | 1     | CARPARK | 1           |            |         |  |

TYPE A 2-BEDROOM + STUDY

TYPE B 3-BEDROOM

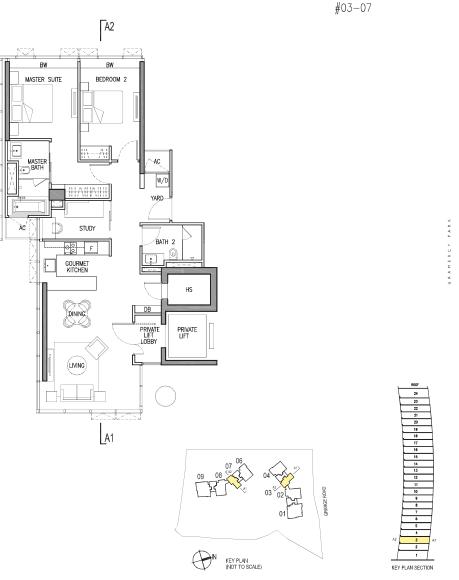
TYPE C TYPE PH
4-BEDROOM PENTHOUSE (5-BEDROOM)

110 sq m (1,184 sq ft) #02-03 #02-07



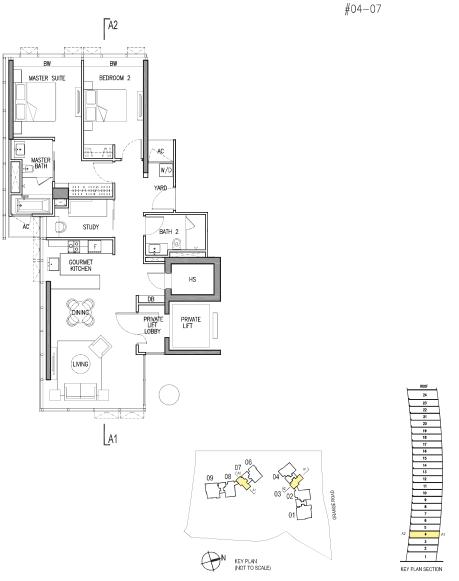


110 sq m (1,184 sq ft) #03-03 #03-07



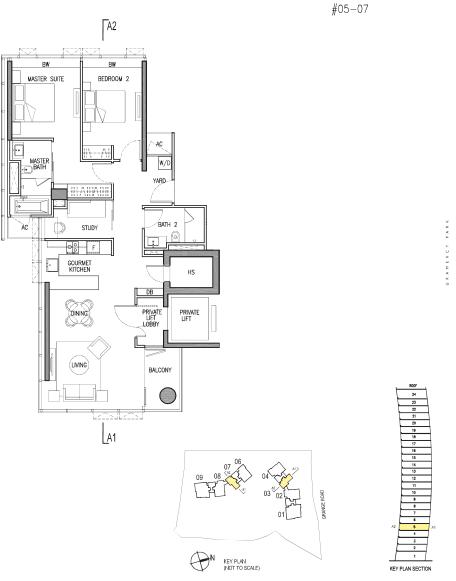
0 0.5 1 2 5 511

110 sq m (1,184 sq ft) #04-03 #04-07



0 0.5 1 2 3 5m

115 sq m (1,238 sq ft) #05-03 #05-07



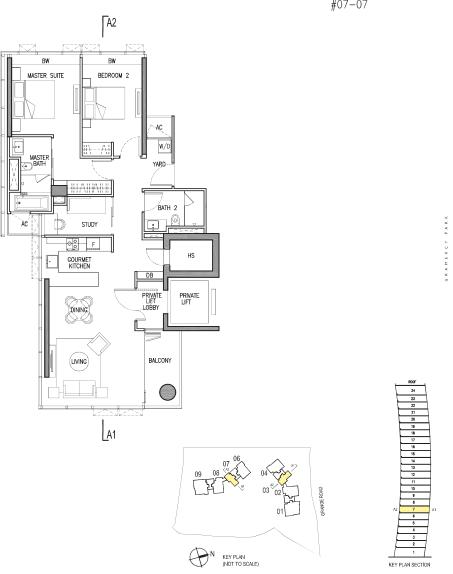
0 0.5 1 2 3 5m

116 sq m (1,249 sq ft) #06-03 #06-07



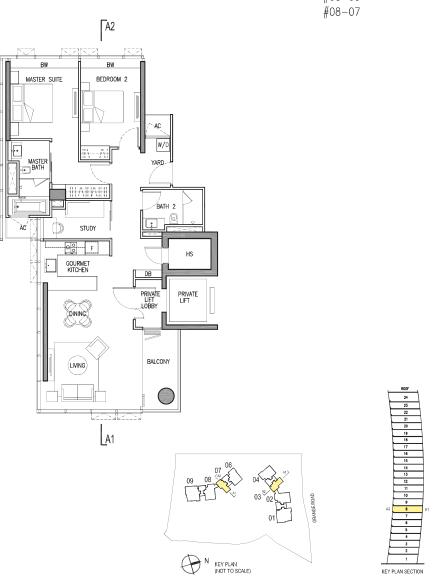
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116 sq m (1,249 sq ft) #07-03 #07-07



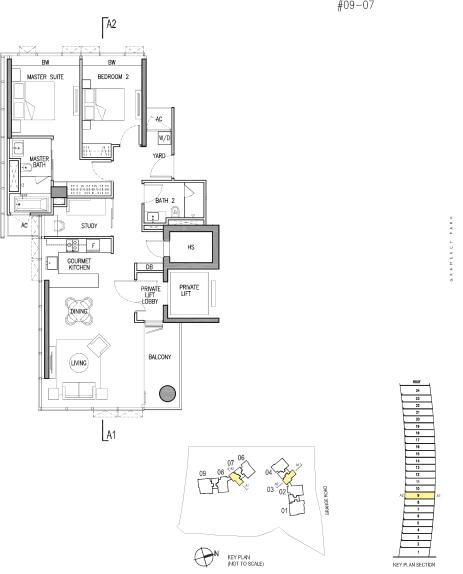
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117 sq m (1,259 sq ft) #08-03 #08-07



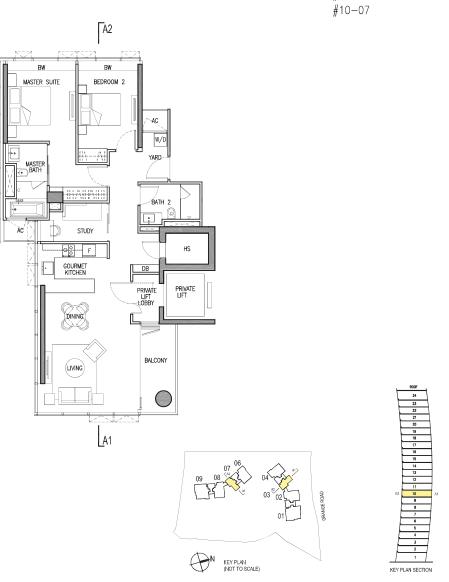
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117 sq m (1,259 sq ft) #09-03 #09-07



0 0.5 1 2 3 5m

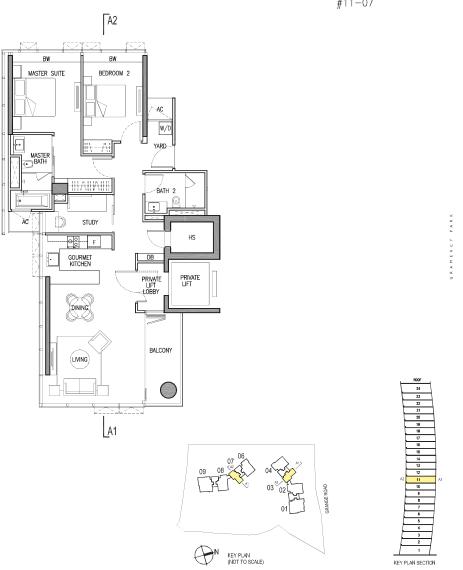
118 sq m (1,270 sq ft) #10-03 #10-07



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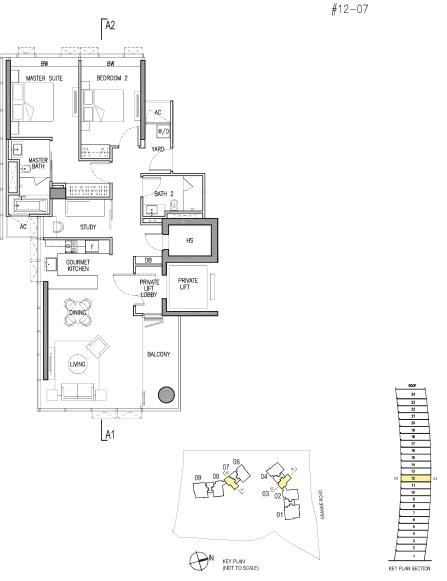
## TYPE A-II

118 sq m (1,270 sq ft) #11-03 #11-07



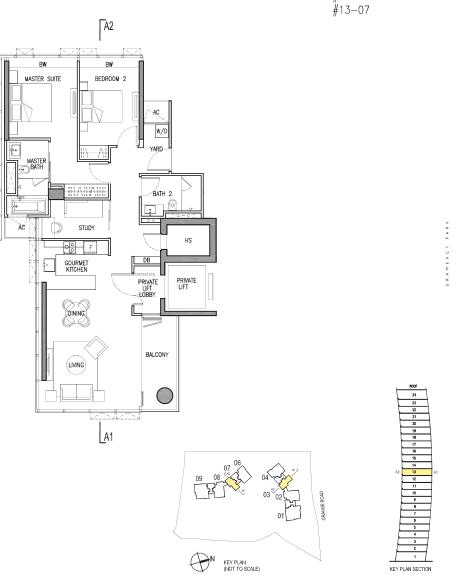
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118 sq m (1,270 sq ft) #12-03 #12-07



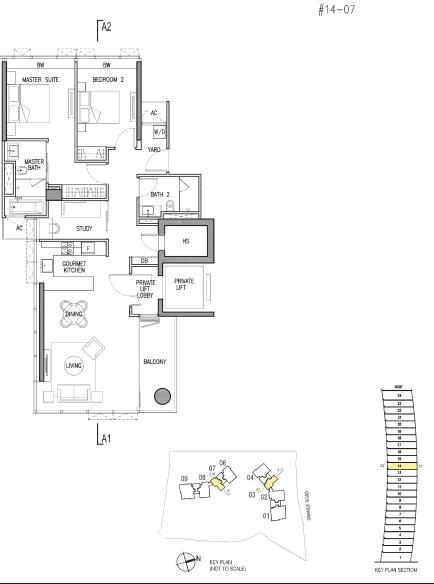
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118 sq m (1,270 sq ft) #13-03 #13-07



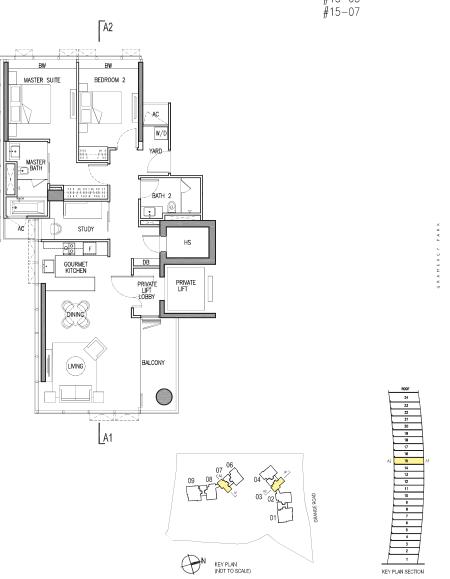
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118 sq m (1,270 sq ft) #14-03 #14-07



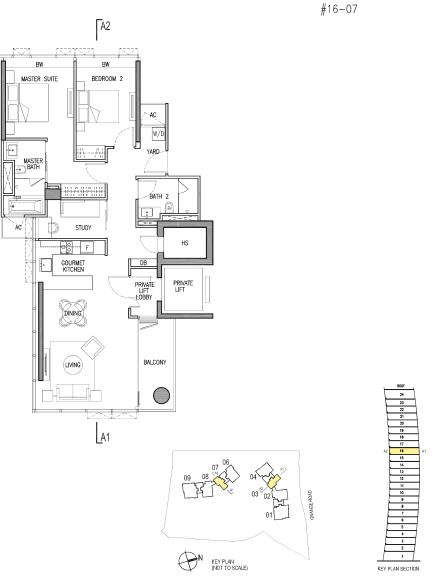
0 0.5 1 2 3 5m

118 sq m (1,270 sq ft) #15-03 #15-07



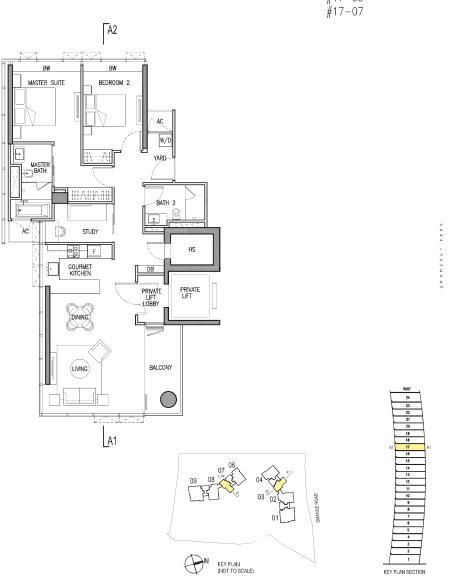
A1 & A2 denote the section line & the type of facade of the building each unit is having.

118 sq m (1,270 sq ft) #16-03 #16-07

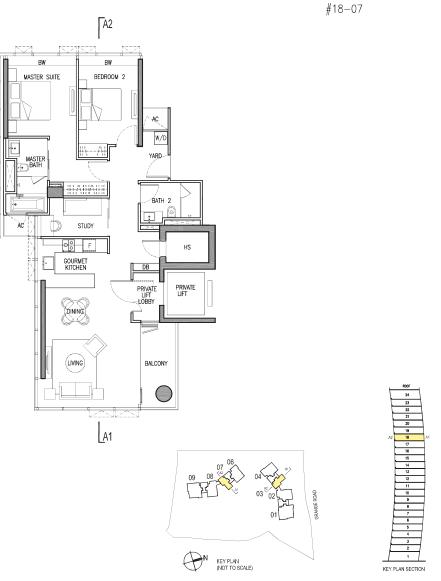


0 0.5 1 2 3 5m

118 sq m (1,270 sq ft) #17-03 #17-07

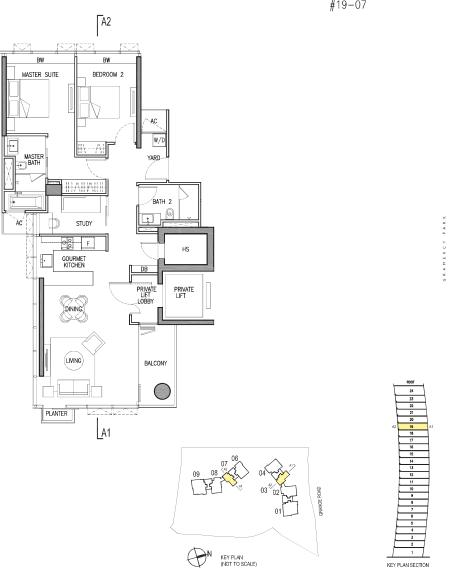


117 sq m (1,259 sq ft) #18-03 #18-07



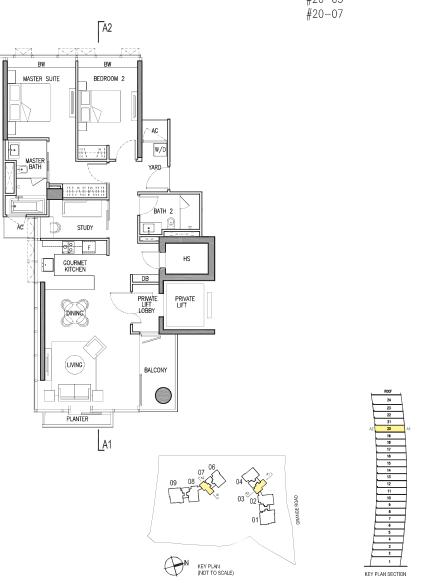
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118 sq m (1,270 sq ft) #19-03 #19-07



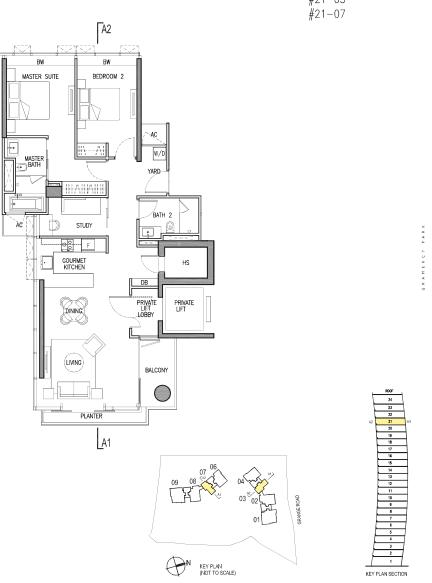
0 0.5 1 2 3 5m

119 sq m (1,281 sq ft) #20-03 #20-07



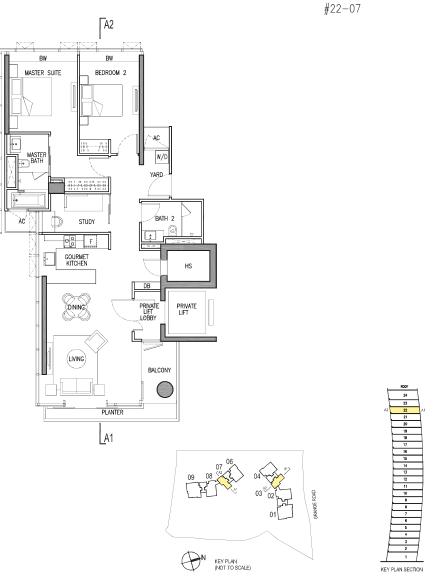
0 0.5 1 2 3 5m

120 sq m (1,292 sq ft) #21-03 #21-07



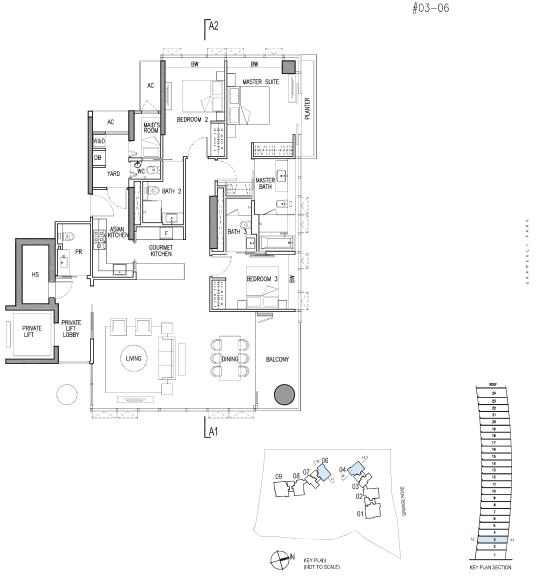
0 0.5 1 2 3 5m

120 sq m (1,292 sq ft) #22-03 #22-07



0 0.5 1 2 3 5m

175 sq m (1,884 sq ft) #03-04 #03-06



 $175 \text{ sq m (1,884 sq ft)} \\ \#04-04 \\ \#04-06$ 



181 sq m (1,948 sq ft) #05-04 #05-06



182 sq m (1,959 sq ft) #06-04 #06-06



182 sq m (1,959 sq ft) #07-04 #07-06



183 sq m (1,970 sq ft) #08-04 #08-06



183 sq m (1,970 sq ft) #09-04 #09-06



184 sq m (1,981 sq ft) #10-04 #10-06T<sub>A2</sub> BW MASTER SUITE DB YARD GOURMET KITCHEN BEDROOM 3 PRIVATE LIFT BALCONY LIVING BALCONY \_A1 KEY PLAN (NOT TO SCALE) KEY PLAN SECTION

### TYPE BI-II

184 sq m (1,981 sq ft) #11-04 #11-06



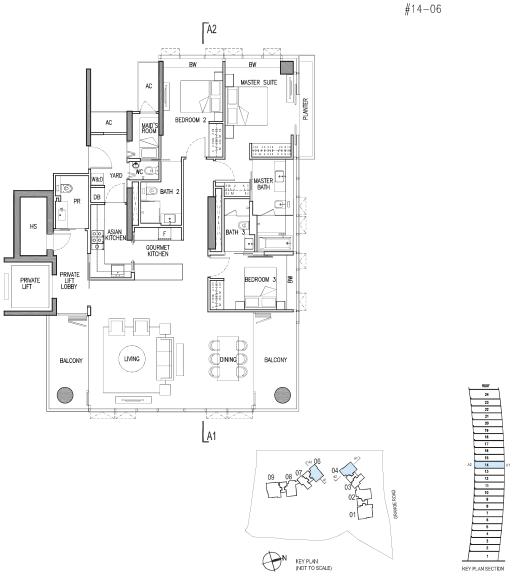
184 sq m (1,981 sq ft) #12-04 #12-06



184 sq m (1,981 sq ft) #13-04 #13-06



184 sq m (1,981 sq ft) #14-04 #14-06



184 sq m (1,981 sq ft) #15-04 #15-06



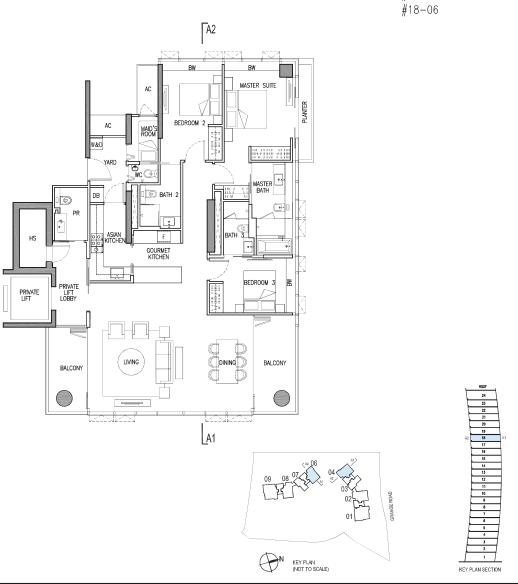
184 sq m (1,981 sq ft) #16-04 #16-06



184 sq m (1,981 sq ft) #17-04 #17-06



183 sq m (1,970 sq ft) #18-04 #18-06



183 sq m (1,970 sq ft) #19-04 #19-06



182 sq m (1,959 sq ft) #20-04 #20-06



182 sq m (1,959 sq ft) #21-04 #21-06

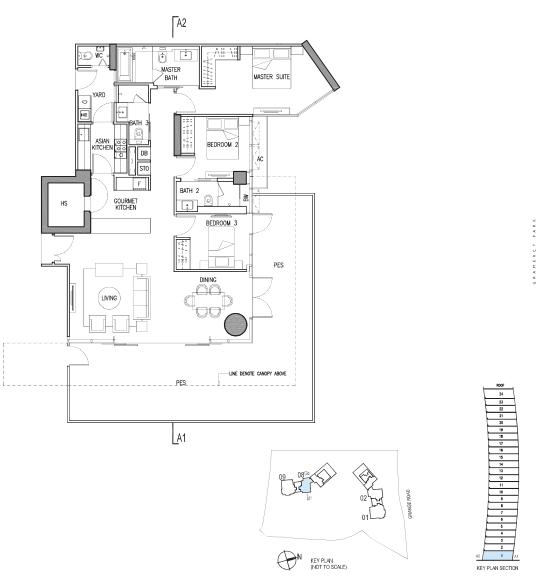


181 sq m (1,948 sq ft) #22-04 #22-06



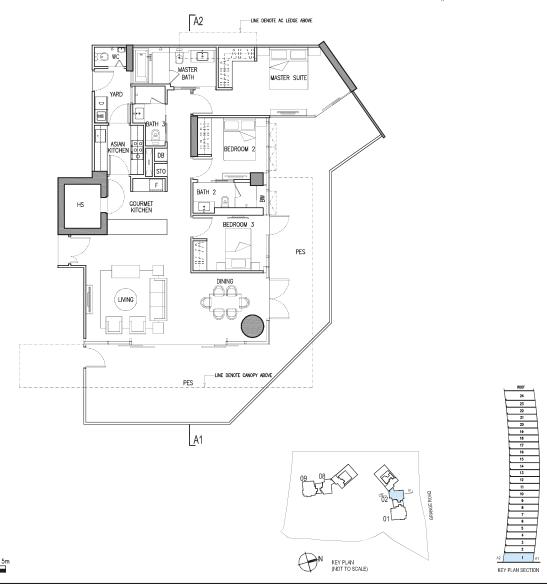
## TYPE B2-I (PES)

197 sq m (2,121 sq ft) #01-08



# TYPE B2-IA (PES)

199 sq m (2,142 sq ft) #01-02





183 sq m (1,970 sq ft) #03-02 #03-08



185 sq m (1,991 sq ft) #04-02 #04-08

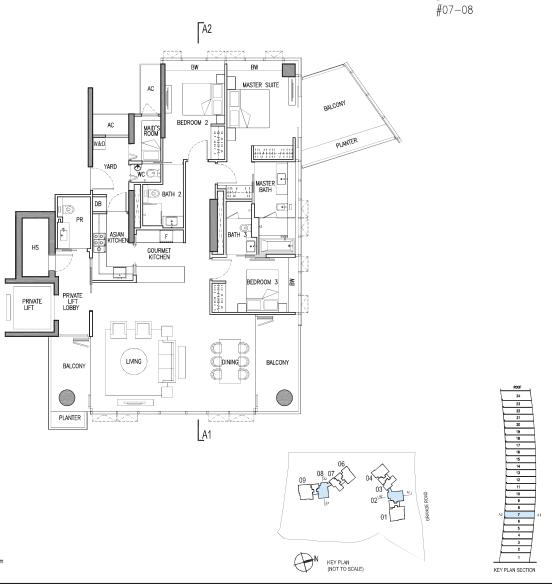


192 sq m (2,067 sq ft) #05-02 #05-08



192 sq m (2,067 sq ft) #06-02 #06-08 TA2 MASTER SUITE BALCONY PLANTER GOURMET KITCHEN BEDROOM 3 PRIVATE LIFT LIVING BALCONY BALCONY L<sub>A1</sub> KEY PLAN (NOT TO SCALE) KEY PLAN SECTION

194 sq m (2,088 sq ft) #07-02 #07-08



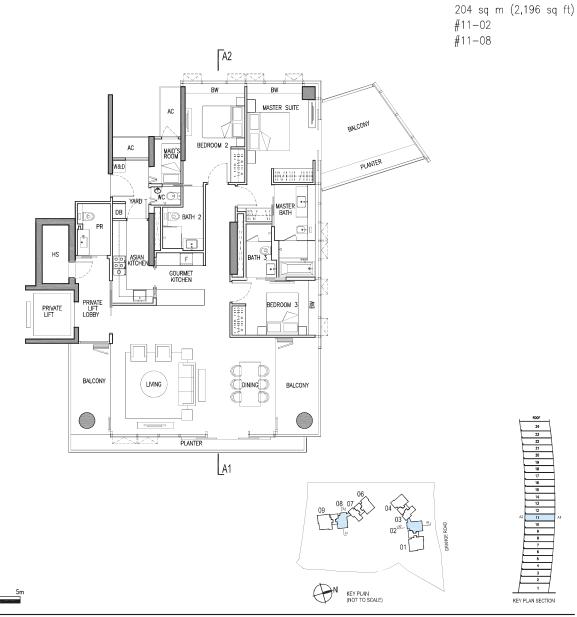
197 sq m (2,121 sq ft) #08-02 #08-08

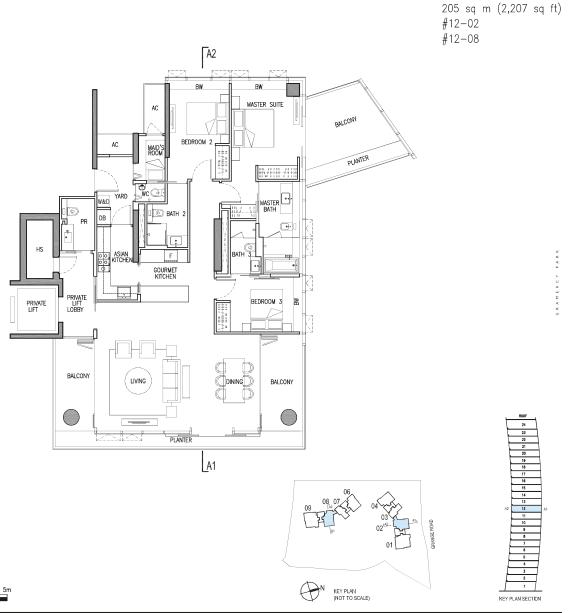


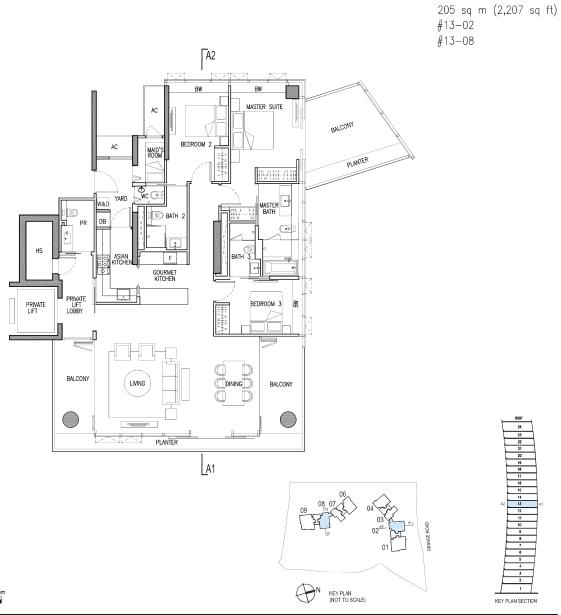
200 sq m (2,153 sq ft)#09-02 #09-08 T<sub>A2</sub> MASTER SUITE BALCONY BEDROOM 2 PLANTER YARD BATH 2 [0] GOURMET KITCHEN PRIVATE LIFT LOBBY PRIVATE LIFT BALCONY LIVING BALCONY L<sub>A1</sub> KEY PLAN (NOT TO SCALE) KEY PLAN SECTION

202 sq m (2,174 sq ft) #10-02 #10-08









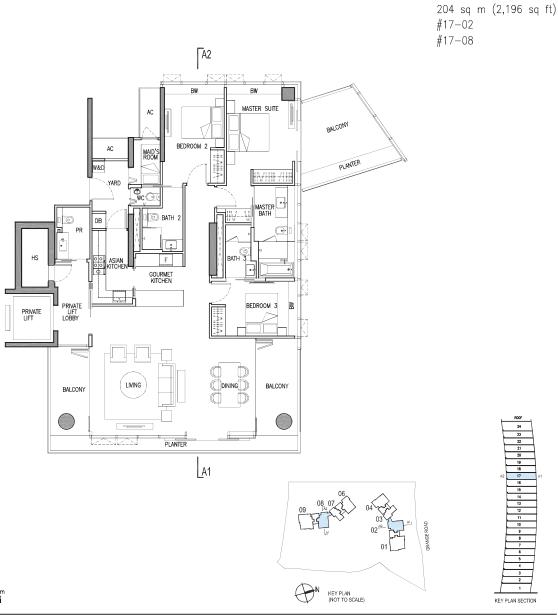
205 sq m (2,207 sq ft) #14-02 #14-08 A2 BW MASTER SUITE BALCONY BEDROOM 2 PLANTER 113 / 1111 / 1111 MASTER BATH BATH 2 GOURMET KITCHEN PRIVATE LIFT LIVING BALCONY BALCONY PLANTER L<sub>A1</sub>

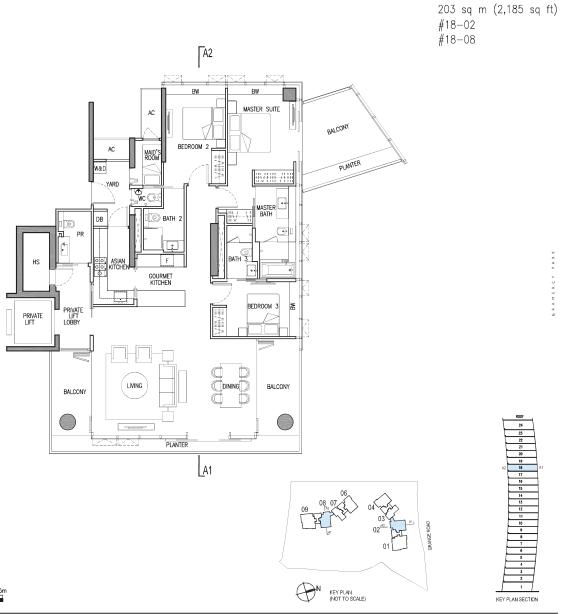
> KEY PLAN (NOT TO SCALE)

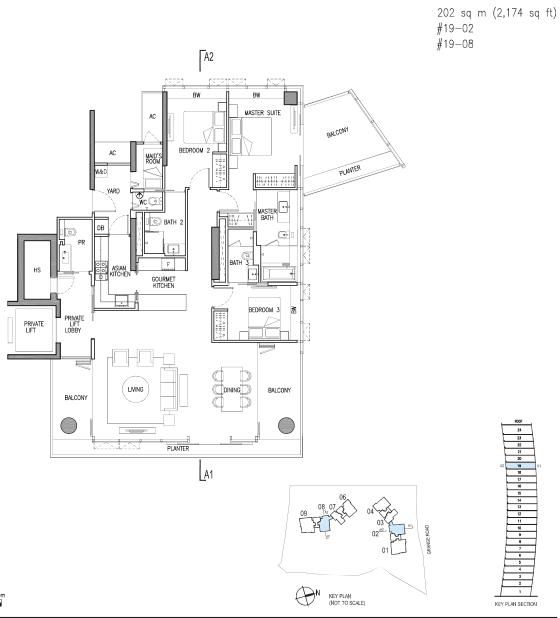
KEY PLAN SECTION



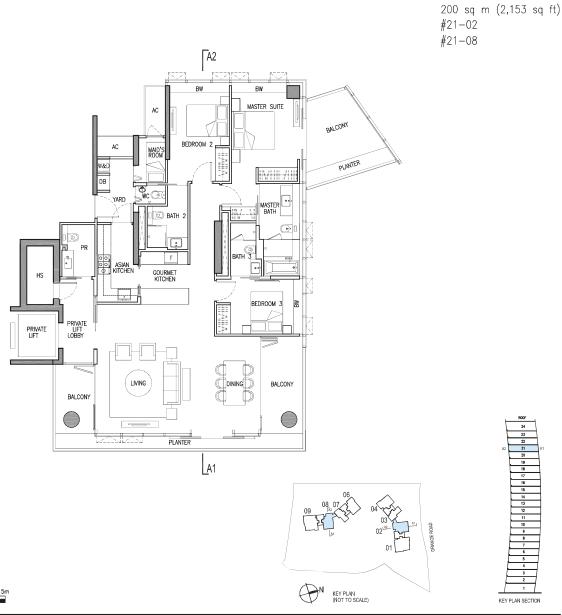












199 sq m (2,142 sq ft) #22-02 #22-08 T<sub>A2</sub> BW BALCONY MAID'S ROOM PLANTER MASTER BATH F GOURMET KITCHEN BEDROOM 3 PRIVATE LIFT LIVING BALCONY BALCONY PLANTER L<sub>A1</sub> KEY PLAN (NOT TO SCALE) KEY PLAN SECTION

# TYPE C-I (PES)







244 sq m (2,626 sq ft) #04-01 #04-09 FA2 AC JUNIOR SUITE MASTER SUITE PLANTER GOURMET KITCHEN BATH 3 PRIVATE LIFT LOBBY (LIVING) BALCONY PLANTER L<sub>A1</sub> KEY PLAN (NOT TO SCALE) KEY PLAN SECTION

251 sq m (2,702 sq ft) #05-01 #05-09



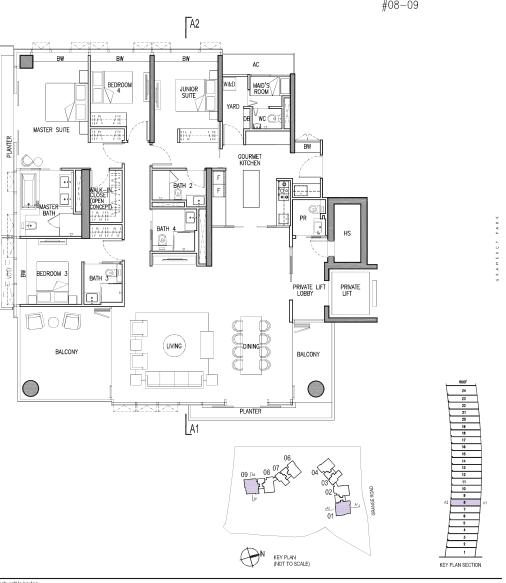
0 0.5 1 2 3 5m



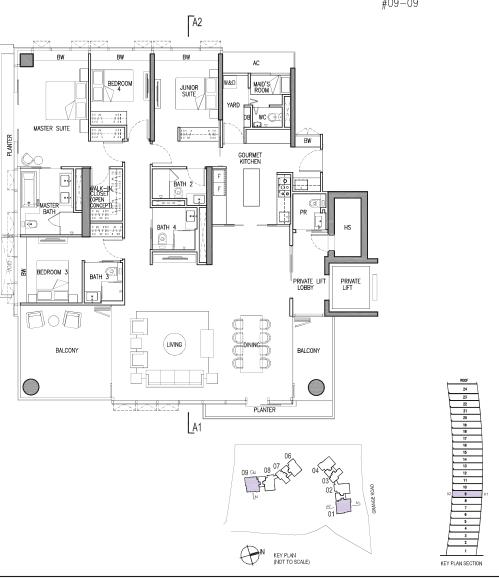
250 sq m (2,691 sq ft) #07-01 #07-09



250 sq m (2,691 sq ft) #08-01 #08-09



250 sq m (2,691 sq ft) #09-01 #09-09



250 sq m (2,691 sq ft) #10-01 #10-09



250 sq m (2,691 sq ft)
#11-01
#11-09

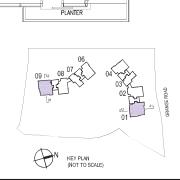
AC

GOURMET
KTCHEN

PRIVATE LIFT

PRIVATE LIFT

PRIVATE LIFT



BALCONY

T<sub>A2</sub>

BEDROOM 4

BATH 3

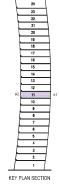
LIVING

L<sub>A1</sub>

MASTER SUITE

BEDROOM 3

BALCONY

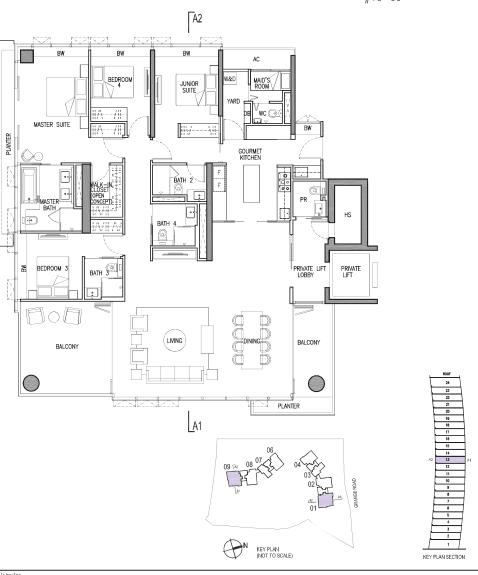


0 0.5 1 2 3 5m

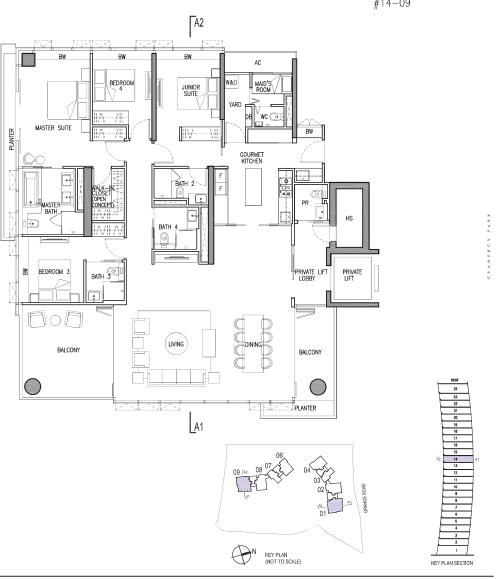
250 sq m (2,691 sq ft) #12-01 #12-09



250 sq m (2,691 sq ft) #13-01 #13-09



249 sq m (2,680 sq ft) #14-01 #14-09



248 sq m (2,669 sq ft) #15-01 #15-09



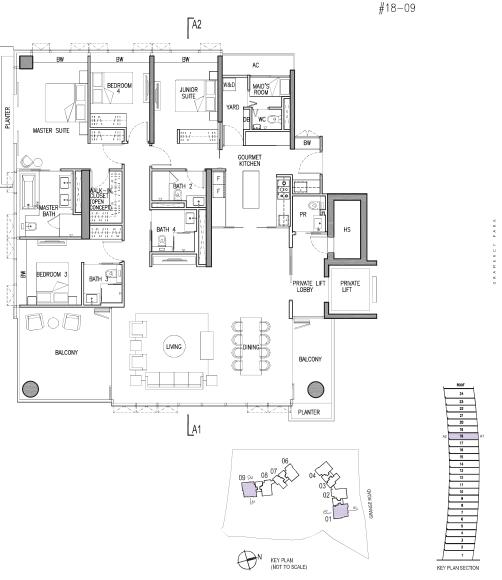
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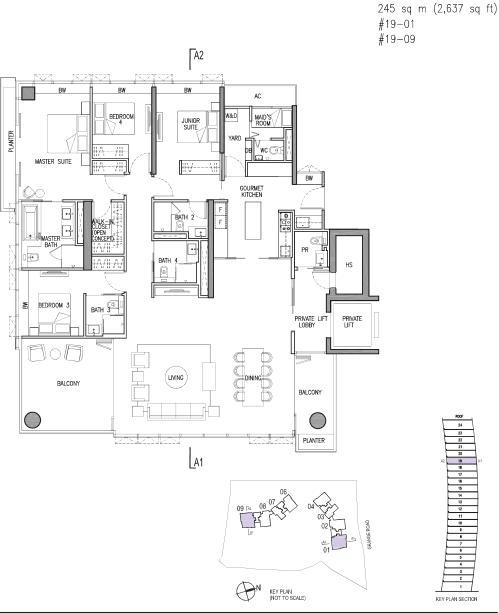
247 sq m (2,659 sq ft) #16-01 #16-09 T<sub>A2</sub> JUNIOR SUITE MASTER SUITE GOURMET KITCHEN BEDROOM 3 BATH 3 PRIVATE LIFT LOBBY PRIVATE LIFT B/ LIVING BALCONY BALCONY PLANTER L<sub>A1</sub> KEY PLAN (NOT TO SCALE) KEY PLAN SECTION

247 sq m (2,659 sq ft) #17-01 #17-09 FA2 BW AC BEDROOM 4 JUNIOR SUITE MASTER SUITE BW GOURMET KITCHEN BATH 3 BEDROOM 3 PRIVATE LIFT LOBBY (LIVING BALCONY BALCONY PLANTER L<sub>A1</sub> KEY PLAN (NOT TO SCALE) KEY PLAN SECTION

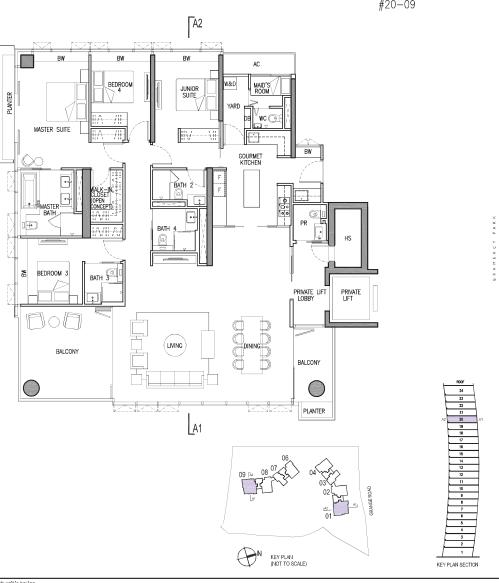
0 0.5 1 2 3 5m

246 sq m (2,648 sq ft) #18-01 #18-09





244 sq m (2,626 sq ft) #20-01 #20-09



243 sq m (2,616 sq ft) #21-01 #21-09 TA2 BW AC BEDROOM 4 PLANTER JUNIOR SUITE wc 🕒 MASTER SUITE BW GOURMET KITCHEN BATH 2 BEDROOM 3 BATH 3 PRIVATE LIFT PRIVATE LIFT LOBBY 000 LIVING BALCONY BALCONY  $\bigcirc$ <del>'alak</del> PLANTER \_A1 KEY PLAN (NOT TO SCALE) KEY PLAN SECTION

241 sq m (2,594 sq ft) #22-01 #22-09



0 0.5 1 2 3 5m

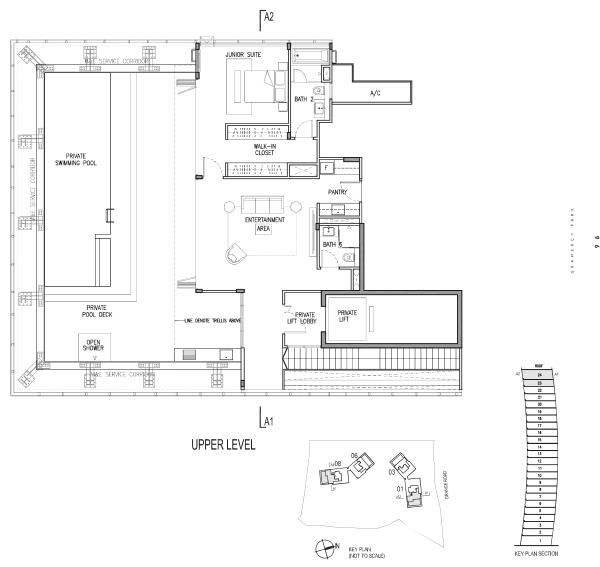
# TYPE PI-23

LOWER LEVEL 677 sq m (7,287 sq ft) #23-01 #23-08

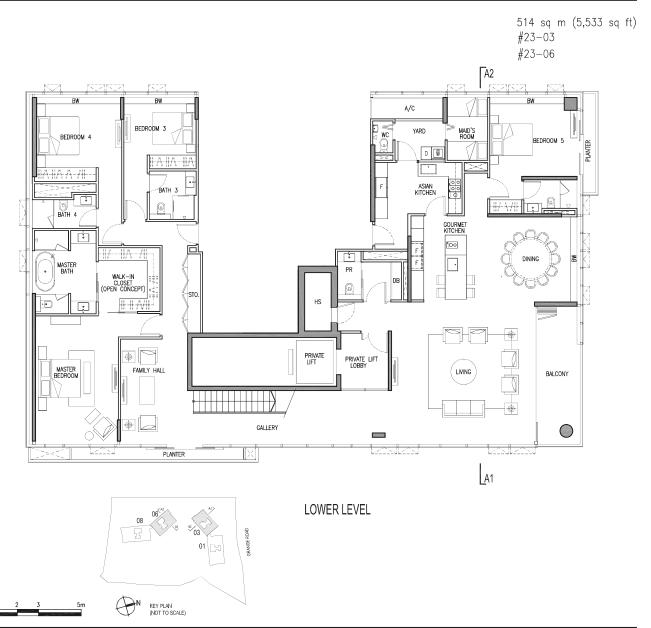
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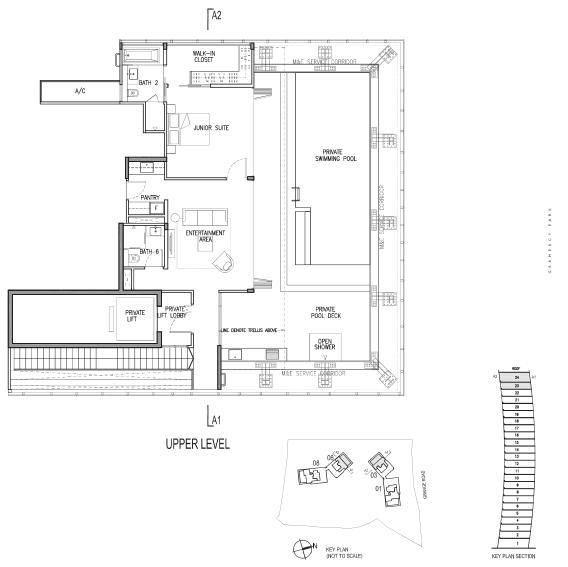
### TYPE PI-23



### **TYPE P2-23**



# **TYPE P2-23**



### ~ SPECIFICATIONS ~

### I. FOUNDATION

reinforced concrete footing

### 2 SUPERSTRUCTURE

### 3. WALLS

- nal Walls: RC wall and/or curtain wall and/or masonry wall
- b. Internal Walls: RC wall and/or lightweight concrete block and/or dry wall partition system and/or masonry wall

4. ROOF
Reinforced concrete flat roof with waterproofing and insulation system

### 5. CEILING

- Ceiling height: Refer to Floor To Ceiling Height table for details
- Private Lift Lobby, corridor leading to Bedrooms and Suites, Gourmet Kitchen, Asian Kitchen, Bathrooms, Powder Room (PR), Gallery, Balcony, W.C., Walk-In Closet, Maid's Room and Yard, where applicable: Plasterboard with paint finish
- c. Living, Dining, Family Hall, Suites, Bedrooms, Guest Room, Study, Household Shelter (HS), Entertainment Area and Pantry, where applicable: Concrete slab with skim coat, paint finish and/or plasterboard ceiling to designated areas with paint finish

### 6. FINISHES

### a. Wall

Private Enclosed Space (PES), Balcony, Planter and A/C Ledge: Exterior paint finish/curtain wall

Internal Luring, Dining, Family Hall, Suites, Bedrooms, Guest Room, Study, Entertainment Area, Pantry, Walk-In Closet, Gallery, Balcony, Private Lift Lobby, corridor leading to Bedrooms and Suites, Household Shelter (HS), Maid's Room, Yard and internal staircase, where applicable: Paint finish

Master Bath, Powder Room (PR) and Other Bathrooms; Stone finish to exposed

W.C.: Tiles to exposed area only

Gourmet Kitchen and/or Asian Kitchen (for Type B, PI-23 and P2-23): Paint finish and/or back-painted glass to designated exposed areas where applicable

Living, Dining, Private Lift Lobby, Gallery, Study, Entertainment Area, Pantry, Asian Kitchen, Gourmet Kitchen, Family Hall and corridor leading to Bedro Eving, Drining, Frivate Ent Cooly, Ganery, Study, Entertainment, Area, Fairty, Asian Kitchen, Gourmet Kitchen, Family Hall and corridor leading to Bedrooi and Suites from Living and Dining Area, internal staircase (for Type PI-23 and P2-23), where applicable: Stone finish to exposed area only

All Suites, Bedrooms, Guest Room and Walk-In Closet, where applicable: Timber

Master Bath, Powder Room (PR) and Other Bathrooms; Stone finish to exposed

Balcony, PES, Household Shelter (HS), Maid's Room, W.C. and Yard, where

Private Pool Deck of Type P1-23 (upper level) and P2-23 (upper level):

Private Swimming Pool of Type P1-23 (upper level) and P2-23 (upper level): Tiles

### 7. WINDOWS

Aluminum framed sliding/casement/top-hung windows with minimum 6mm thick tinted/clear/fritted glass

### 8. DOORS

- Private Lift Lobby, where applicable: Timber sliding/or pivot door (for Type A only)
- b. All Suites, Bedrooms and Guest Rooms: Timber swing/or sliding door
- c. Study:Tempered sliding glass door
- d. Bathrooms and Powder Room, where applicable: Timber sliding/or swing door
- e. Walk-In Closet (for Type C, PI-23 and P2-23 except for PI-23 Junior Suite):
- f. Gourmet and Asian Kitchen, where applicable (except Type A): Timber sliding or swing door with infill glass panel
- g. Yard (except Type A): Timber swing or sliding door or timber swing door with infill glass panel  $\,$

- h. Maid's Room, W.C. (except Type A): Slide and swing aluminum frame with
- i. Household Shelter (HS):Approved steel door
- j. Access to Service Lobby:Timber fire-rated door
- k. Private Enclosed Space (PES), Balcony, Private Pool Deck, Planter, where applicable: Aluminum framed glass sliding and folding door/sliding door with minimum 6mm thick clear glass
- I. Private Enclosed Space (PES):Tempered glass swing gate
- m. Ironmongery: Good quality locksets and ironmongery to all doors

### 9. SANITARY WARES, FITTINGS AND ACCESSORIES

- ANITARY WARES, FITTINGS AND ACCESSORIES

  Master Bath, Bath 2 of Pl-23 and P2-23

  I long bath with I set of bath/shower mixer with hand shower
  I shower cubicle with I set of shower mixer and overhead shower
  I vanity basin and basin mixer with marble countertop (Type C, Pl-23
  and P2-23 Master Bath with 2 vanity basins and 2 basin mixers)
  I integrated washlet water closet
  I toilet paper holder
  I towel rail (2 rowel rails for Pl-23 and P2-23 only)
  I towel rack (except Pl-23 and P2-23)

### b. Other Bathrooms (except Bath 2 of PI-23 and P2-23)

- I wash basin and basin mixer with marble of I shower cubicle and I set of shower mixer
- i snower cubicle and I water closet I toilet paper holder I towel rail

- I robe hook
- c. Powder Room (PR)
- wash basin and basin mixer with compressed quartz countertop water closet
- I toilet paper holder I towel ring I robe hook

### d. W.C.

- I wash basin with tap I set of shower mixer
- water closes
- I toilet paper holder I robe hook

### 10. ELECTRICAL INSTALLATION

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

### 12. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard Code of Practice

### 13. PAINTING

- External Walls:Textured coating and paint to designated areas
- b. Internal Walls: Emulsion paint

### 14. WATERPROOFING

Waterproofing shall be provided for Bathrooms, Powder Room (PR), W.C., Gourmet Kitchen, Asian Klitchen, Yard, Planters, Balcomy, Private Enclosed Space (PES), Private Pool Deck, Pool Deck, Private Swimming Pool, Swim

### 15. DRIVEWAY AND CARPARK

- Surface Driveway: Stone
   Basement Carpark: Reinforced concrete slab with epoxy coating
- 16. RECREATION FACILITIES Grand Lawn (estimated area 1,075 sqm)
  Putting Green

  - Wooded Trail
  - Pool Lounge 50m Grand Pool (estimated 50.5m x 12m)
  - Gym Pool (estimated 12m x 11.2m)
     Spa Pool (estimated 5.8m x 5.7m)
     Jets Pool (estimated 2.33m x 2.1m)

- 9. Play Pool (estimated 9.8m x 6.8m)
  10. Shower Area
  11. Cabhanas
  12. Sculptures
  13. Playground
  14. Club Gramercy
  15. Changing Room with Steam & Sauna Facilities (at basement level)
  16. The Pavilion
  17. Firness Studio
  18. Fitness Terrace
  19. Leisure Garden
  20. Tennis Court with acrylic based coating system
  21. Courtside
  22. Garden Lounges
  23. BBQ by the Lawn
  24. BBQ by the Woods
  25. Reflective Garden
  26. Viewing Deck
  27. Grand Entrance
  28. Arrival Plaza
  29. Guard House

### 17 ADDITIONAL ITEMS

### Kitchen Cabinets/Appliances

### Gourmet Kitchen of Type A

gh and low kitchen cabinets and/or shelves and compressed quartz countertop mplete with sink, cooker hob, cooker hood, steam oven, built-in oven, integrated fridge, dishwasher and washer cum dryer

Gourmet and Asian Kitchen of Type B1 and B2
High and low kitchen cabinets and/or shelves and compressed quartz countertop High and low kitchen cabinets and/or shelves and compressed quartz coun complete with sink, induction hob, cooker hob, cooker hood, steam oven, to oven, integrated fridge, wine cooler, dishwasher, washing machine and dryer

### Gourmet Kitchen of Type C

High and low kitchen cabinets and/or shelves and compressed quartz countertop complete with 2 sinks, induction hob, cooker hob, cooker hood, built-in oven, steam oven, coffee machine, dishwasher, integrated fridge, wine cooler, washing machine and dryer

### Gourmet and Asian Kitchen of Type P1-23 and P2-23

High and low litchen cabinets and/or shelves and compressed quartz countertop complete with 2 sinks, induction hob, cooker hob, cooker hood, built-in oven, steam oven, coffee machine, dishwasher, integrated fridge, refrigerator, wine chiller, washing machine and dryer

### Pantry of Type P1-23 and P2-23

High and low kitchen cabinets and/o complete with sink and refrigerator and/or shelves and compressed quartz countertop

### b. Wardrobes

Quality wardrobes provided to all bedrooms

### c. Air Conditioners

Ducted air-conditioning system to Private Lift: Lobby, Living, Dining, Gourmet Kitchen, Suites, Bedrooms, Guest Room, Walk-In Closet, Family Hall, Study and Kitchen, Suites, Bedrooms, Guest Roc Entertainment Area, where applicable

### d. Audio Video Telephony System

Audio video telephony system provided to all units for communication with the Guard House, Basement and First Storey Lift Lobby based on a system using telephone line. Phone set is not provided in the apartment units. Resident to use their own telephone set for communication. The system makes use of telephone line for audio communication with visual capability between the visitor's call panel and the resident's house telephone (audio only)/smart phone like Android or IOS with data subscription (audio and video).

e. Hot Water Supply
Water heater to provide hot water to all Bathrooms and Kitchens

f. Open Shower and BBQ Counter
Open Shower and BBQ Counter with sink at Private Pool Deck area
(for Type PI-23 and P2-23)

### Town Gas supply to Gourmet or Asian Kitchen in all units (except Type PI-23 and P2-23 Gourmet Kitchen)

- Automatic car barrier access system using EPS. Proximity card access system to First Storey and Basement Lift Lobbies, and private lift car
- Closed Circuit Television System to First Storey and Basement Lift Lobbies, and

- IT Feature
   All apartments are equipped with wiring and cable-ready for Internet connection.
- j. Waste Disposal System
  Pnoumatic woste conveyance system with separate organic and recyclable waste chures provided at common area of each block
- ic. Building Maintenance Unit (Gondola System) with an extendable telescopic arm on the roof of each block L. Movable Concierge Counter to be located near the lobby/entrance of each block
- ms. Provision of switches and power points for motorized roller blind (blind and motor not included) in all areas, except bathrooms

OTES.

M-Markin and Granitie
Photies and granite are natural stone materials containing some with containly
differences. There will be colour and markings caused by their compiles mineral
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Air-Conditioning System
To ensure good working condition of the air-conditioning system, the system has to be minimized and detend on a regular basis by the Partiess: This includes the cleaning of filter, cleaning of condensate pipes and duaging of gas. The Parchaser is advised to engage his hier own contractor to service the air-conditioning system regularly.

d. Television and/or Internet Access
The Furthster is liable to pay annual fee, studect/point fee and such other fees to
the telesions and/or internet service providers or any other relevant purry or
any relevant authorities. The Vendor's soc responsible to mole arrangements
with any of the adaptionses for the service connection for their respective
channels and/or internet access.

e. Macerials, Fittings, Equipment, Finishes, Installations and Appliances Subject to clause 14.3 of the sale and purchase agreement, the brank colour and model as specified for all materials, future, equipment, includes, installations and appliances to be applied shall be provided subject to Architect's selection and market available.

market available.

1. Lappoul Leciation of Fan Coil Units, Electrical Points, Television Prints, Television Prints, Television Prints, Telecommunication Points, Door Swing Positions and Plaster Celling Boards.

Lappoullocation of fan coil writs, electrical points, television points, television points, television points, and television points, and television points, and television points, and television points are subject to Architects final decision and design.

g. Warranties Whare warranties are given by the manufacturers undoor connectors undoor suppliers of any of the equipment and/or appliances inculied by the Menfor at the vacant possession of the utest is delivered to the Purchaser-Newelmbranding this vacant possession of the utest is delivered to the Purchaser-Newelmbranding this suggiment. Or the Menford that if much high proposable for the performance of its obligations under clause 8 and date 17 of the site 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 provide of the Web Portal of the Housing Projects a may be appointed by the Wendor or the Management Corporation when it is formed.

v) 80 x Calling.
The fibre ceiling trace provision allows for the optimal function and invalidation of the MES review. Access posels are allocated for ease of ministratures occurs to concluded MES equipment for regalar cleaning purposes. When remonal of equipment is modest, calling more has the required Location of false ceiling is subject to the Architect's sole discretion and first design.

j. Class Glass in small-desired small related to 1000 per, breakle related skipled. Glass in small-desired small related to 1000 per, breakle related skipled on the presence of the period of the period of the period of the period of remediencers. The Produces is recommended to take up have insurance covering glass breakleg to cover the periodic overs. Novemberdunding this role, the Verdor half cream high proposable for the periodicated grid in role, the Verdor half cream high proposable for the periodicated grid in role, the Verdor half cream high proposable for the periodicated grid on objectives under shows 9 and states 07 of the side and perchase agreement.

k. Mechanical Ventiliation System Mechanical ventilation fairs and ducting are provided to toilets which are not naturally ventilated. To esture good working condition of the mechanical ventilation system, the mechanical ventilation system for the enhoust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

Planter
Planter Planters are designed to take the loading of poeted plants only. No soil material or turfiplaints will be provided in the planters.

m. Wall

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

store works before following tablewing calculations. On Callis Services.

The Veder for all enforces to process a service provider for cable selection. The Veder for all enforces to process a service provider for cable selection or instruct services ("the Cable Services") to provide the message reading or constant from the research of the cable review of the following Project General Carlo Services ("the Carlo Services and Service

c. Tiles Selected disk sizes and rile surface flamess cannot be perfect and are subject to acceptable range described in Singapore Standards SS 483: 2000, Manufacturing and construction tolerances are expected.

p. Private Swimming Pool
Where the units are provided with private swimming pool, the Purchaser shall
engge histher own contractor to service and maintain the pool system based
on the ministerance schedule recommended. The Purchaser shall not leave the
pool erropy for a long period as this will cause problem to the pool teles.

|    |                                   |       | UNIT TYPE |         |        |            |            |  |  |  |  |
|----|-----------------------------------|-------|-----------|---------|--------|------------|------------|--|--|--|--|
|    | DESCRIPTION                       | TYPEA | TYPE BI   | TYPE B2 | TYPE C | TYPE P1-23 | TYPE P2-23 |  |  |  |  |
| 1  | Lighting Point                    | 18    | 25        | 26      | 32     | 70         | 68         |  |  |  |  |
| 2  | 13A Switch Socket Outlet          | 17    | 19        | 20      | 25     | 44         | 42         |  |  |  |  |
| 3  | Telephone Outlet                  | 4     | 4         | 4       | 5      | 8          | 9          |  |  |  |  |
| 4  | Data Outlet                       | 3     | 3         | 3       | 5      | 7          | 8          |  |  |  |  |
| 5  | TV/FM Outlet                      | 1     | 1         | 1       | 1      | 1.         | 1          |  |  |  |  |
| 6  | TV Outlet                         | 3     | 4         | 4       | 6      | 7          | 7          |  |  |  |  |
| 7  | Washer/Dryer Point                | 1     | N/A       | N/A     | N/A    | N/A        | N/A        |  |  |  |  |
| 8  | Wisher Point                      | N/A   | 1         | 1       |        | 1.         | 1          |  |  |  |  |
| 9  | Dryer Point                       | N/A   | 1         | 1       | 1      | 1          | T          |  |  |  |  |
| 10 | Dishwasher Point                  | 1     | 1         | 1       |        | 1          | 1          |  |  |  |  |
| 11 | Oven Point                        | 1     | 1         | 1       | 1      | 1          | 1          |  |  |  |  |
| 12 | Steam Oven Point                  | 1     | 1         | 1       | 1      | 1.         | 1          |  |  |  |  |
| 13 | Coffee Machine Point              | N/A   | 1         | 1       |        |            | 1          |  |  |  |  |
| 14 | Cooker Hood Point                 | 1     | 1         | 1       |        | N/A        | N/A        |  |  |  |  |
| 15 | Chimney Hood Point                | N/A   | N/A       | N/A     | N/A    | 1          | 1          |  |  |  |  |
| 16 | Induction Hob Point               | N/A   | 1         | 1       | 1      | 1          | T          |  |  |  |  |
| 17 | Integrated Fridge Freezer Point   | 1     | 1         | 1       | 2      | 2          | 2          |  |  |  |  |
| 18 | 2-Door Fridge Freezer Point       | N/A   | N/A       | N/A     | N/A    | 1          | 1          |  |  |  |  |
| 19 | Freestanding Fridge Freezer Point | N/A   | N/A       | N/A     | N/A    |            | 1          |  |  |  |  |
| 20 | Wine Chiller Point                | N/A   | 1         | 1       | 1      | N/A        | N/A        |  |  |  |  |
| 21 | Integrated Wine Chiller Point     | N/A   | N/A       | N/A     | N/A    | 1.         | 1          |  |  |  |  |
| 22 | Water Heater Point                | 2     | 4         | 4       | 4      | 7          | 7          |  |  |  |  |
| 23 | Metorized Curtain Point           | 3     | 4         | 4       | 5      | 7          | 7          |  |  |  |  |
| 24 | Integrated Washer Point (Bidet)   |       |           |         |        | 1          | 1          |  |  |  |  |

### FLOOR TO CEILING HEIGHT

| LOOK TO CEILING HEIGH  | 11   |                            |                            |  |                                       |                             |              |                                      |                        |
|------------------------|--|----------------------------|----------------------------|--|---------------------------------------|-----------------------------|--------------|--------------------------------------|------------------------|
|                        | TYPICAL UNITS (Estimaced height in mm)               |                            |                            |  | PES UNITS<br>(Estimated height in mm) |                             |              | PH UNITS<br>(Estimated height in mm) |                        |
| LOCATION               | A  | ВІ                         | B2                         | с                                      | B2-1                                  | B2-IA                       | C-I          | P1-23                                | P2-23                  |
| Private Lift Lobby     | 3100   | 3100                       | 3100                       | 3100                                   | -                                     |                             |              | 3400 (L23)                           | 3400 (L23)             |
|                        |  |                            |                            |  |                                       |                             |              | 2800 (L24)                           | 2800 (L24)             |
| Household Shelter      | 3320   | 3320                       | 3320                       | 3320                                   | 3400                                  | 3400                        | 3400         | 3900                                 | 3900                   |
| Balcony                | 2800   | 2800                       | 2800                       | 2800                                   | -                                     |                             |              | 2900                                 | 2800                   |
| Master Bedroom Balcony |  | -                          | 2850                       | -                                      | -                                     |                             | -            | -                                    |                        |
| Planter                | 2800   | 2800                       | 2800                       | 2800                                   | -                                     |                             |              | 2900                                 | 2800                   |
| Living                 | 3320 & 2800°   | 3320 & 2800*               | 3320 & 2800°<br>2750 (L22) | 3320 & 2800"                           | 4000 & 2800°                          | 4000 & 2800°                | 4000 & 2800" | 4550 & 3400"                         | 4550 & 3400°           |
| Dining                 | 3320 & 2800°   | 3320 & 2800"               | 3320 & 2800°<br>2750 (L22) | 3320 & 2800                            | 4000 & 2800"                          | 4000 & 2800"                | 4000 & 2800" | 3400                                 | 3400                   |
| Gourmet Kitchen        | 2700   | 2800                       | 2800                       | 2650 & 2800                            | 2800                                  | 2800                        | 2800         | 3400                                 | 3400                   |
| Asian Kitchen          |  | 2750                       | 2750                       |  | 2800                                  | 2800                        |              | 3400                                 | 2600                   |
| Bedrooms               | Master Suite:<br>3320 & 2800°                        | Bedroom 3:<br>3200 & 2800° | Bedroom 3:<br>3200 & 2800* | Bedroom 3:<br>3300 & 2800°             | Bedroom 3:<br>3600 & 2800             | Bedroom 3:<br>3600 & 2800   | 4000 & 2800" | 4500 & 3400"                         | 4500 & 3400*           |
|                        | (L2-L8)<br>3250 & 2800°                              | (L9-L21)<br>2775 (L22)     | (L9-L21)<br>2700 (L22)     | (L2-L8)<br>3200 & 2800°                | Bedroom 2:<br>2800                    | Bedroom 2:<br>2800          |              |                                      |                        |
|                        | (L9-L21)   | Others:                    | Others:                    | (L9-L21)                               | Master:                               | Master:                     |              |                                      |                        |
|                        | 3200 & 2800°<br>(L22)                                | 3320 & 2800°<br>(L3-L21)   | 3320 & 2800'<br>(L2-L21)   | 3200 (L22)<br>Others:                  | Bedroom:<br>4000 & 2800               | Bedroom:<br>4000 & 2800     |              |                                      |                        |
|                        | Bedroom 2:<br>3320 & 2800°<br>(L2-L21)<br>2800 (L22) | 2800 (L22)                 | 2900 (L22)                 | 3320 & 2800°<br>(L2-L21)<br>2800 (L22) |                                       |                             |              |                                      |                        |
| Walk-In Closet         | 2800 (LZ2)   |                            |                            | 2800                                   |                                       |                             | 2800         | 3400                                 | 3400                   |
| lunior Suite           |  |                            | - :                        | 2000                                   |                                       | - :                         | 2000         | 3300 & 2700°                         | 3300 & 2700*           |
| Study                  | 2700   |                            |                            |  | -                                     |                             |              | 2300 0 1100                          | 3300 0 2700            |
| Guest Room             | 2700   | -                          |                            |  |                                       |                             | -            | 3580 & 3300°                         | 3850 & 3400*           |
| Entertainment Area     |  |                            |                            |  | -                                     |                             |              | 3300 & 2800°                         | 3300 & 2800"           |
| Family Hall            |  |                            | - :                        | -                                      |                                       |                             | -            | 4500 & 3400°                         | 4500 & 3400°           |
| Gallery                | -  |                            |                            |  | -                                     |                             |              | 7800                                 | 7800                   |
| Corridor to Bedrooms   | 2700   | 2750                       | 2750                       | 2800                                   | 2800                                  | 2800                        | 2800         | 3400                                 | 3400                   |
| Bathrooms              | Bath 2:<br>2550 & 2700                               | 2625 & 2800                | 2625 & 2800                | 2625 & 2800                            | Master Bath:<br>2625 & 2800           | Master Bath:<br>2625 & 2800 | 2625 & 2800  | 2625 & 2800                          | Bath 2:<br>2550 & 2700 |
|                        |  |                            |                            |  | Others:<br>2800 & 3000                | Others:<br>2800 & 3000      |              |                                      | Others:<br>2625 & 2800 |
| Powder Room            |  | 2600                       | 2600                       | 2600                                   |                                       |                             |              | 2600                                 | 2600                   |
| Maid's Room            |  | 2650                       | 2650                       | 2650                                   |                                       |                             | 2800         | 2800                                 | 2600                   |
| W.C.                   |  | 2625                       | 2625                       | 2625                                   | 2800                                  | 2800                        | 2800         | 2600                                 | 2600                   |
| Yard                   |  | 2800                       | 2900                       | 2800                                   | 2800                                  | 2800                        | 2800         | 3400                                 | 2600                   |

Yard
" refers to ceiling bulkhead
L refers to level