SANCTUARY

@ NEWTON

LUXURIOUS ELEVATED LIVING

COVETED.
FREEHOLD.

A refined abode in a location coveted by many, Sanctuary@ Newton is a freehold boutique development by the city, nestled in the quaint neighbourhood of Newton.

An intimate oasis with an exquisite collection of 38 well designed apartments, Sanctuary@Newton offers modern luxury, appealing amenities and multi-faceted experiences for the discerning.

Artists' Impression



Artists' Impression

ICONIC. MASTERPIECE.

An iconic 15-storey masterpiece in prime district 11, Sanctuary@Newton is an elegant sculpture work of art – crafted with modern aspiration and fine architectural details. Juxtaposing louvres – vertically and horizontally, is a distinct feature design of the building.

It is elevated above street level for an unhindered view of the adjacent suburb.

A tranquil oasis inspired by the luxury resort lifestyle, its three zones of recreational lifestyle amenities provide elements of fun, wellness and leisure activities. The private basement carparks allow direct access to the development.

Being located at the city fringe, Sanctuary@Newton offers a quiet respite; yet it is never far from the action of the city. Just a few minutes' drive away are Orchard Road and the Central Business District.

SANCTUARY @ NEWTON

THE MAP IS NOT DRAWN TO SCALE

TO TUAS

TO SINGAPORE BOTANIC GARDENS

TO AIRPORT

TO CBD

PAN-ISLAND EXPRESSWAY (PIE)

CENTRAL EXPRESSWAY (CTE)

THOMSON RD

BALESTIER RD

BUKIT TIMAH RD

DUNEARN RD

NEWTON FLYOVER

SURREY ROAD

SCOTTS RD

TANGLIN RD

PATERSON RD

ORCHARD RD

PATERSON HILL

MOULMEIN RD

SERANGOON RD

KALLANG RD

LAVENDER ST

BENDEMEER RD

KALLANG BAHRU

SUNGEI RD

OPHIR RD

VICTORIA ST

ROCHOR RD

BENCOOLEN ST

SELEGIE RD

NICOLL HIGHWAY

Singapore Polo Club

CHIJ Primary (Toa Payoh)

St. Joseph's Institution International

TOA PAYOH

TOA PAYOH TOWN PARK

Toa Payoh Swimming Complex

Toa Payoh Active SG Sports Hall

SAFRA Clubhouse

POTONG PASIR

St Andrew's Junior School

ZHONGSHAN PARK

Curtin Singapore

Balestier Plaza

Shaw Plaza

Thomson Medical Center

Catholic Junior College

Whampoa Market

Bendemeer Secondary School

Bendemeer Primary School

St. Joseph's Institution (Junior)

Singapore Chinese Girls' School (Primary)

STEVENS

Royal Square Medical Center

Courtyard by Mariott

Royal Square Novena

NOVENA

Square 2

Novena Medical Center

Novena Specialist Center

Oasia Hotel Novena

Novena Square

Velocity @ Novena Square

Tan Tock Seng Hospital

Balestier Point

Hong Wen School

BOON KENG

Bendemeer Market

Goldhill Plaza

United Square

St. Joseph's Institution (Junior)

Anglo-Chinese School (Primary)

Pek Kio Market & Food Centre

Alliance Française de Singapour

NEWTON

Sheraton Towers

Newton Food Centre

LaSalle College of the Arts (Windstedt Campus)

Anglo-Chinese School (Junior)

Goodwood Park Hotel

Far East Plaza

Scotts Square

ORCHARD

Tangs Plaza

Mount Elizabeth Hospital

Paragon

Wisma Atria

Ngee Ann City

The Heeren

The Centrepoint

313@ Somerset

Orchard Central

SOMERSET

The St.Regis Singapore

Tanglin Mall

Forum The Shopping Mall

Liat Towers

Wheelock Place

ION

Shaw House

Orchard Parade Hotel

Plaza Singapura

DHOBY GHAUT

The Cathay

GR.iD

SOTA

NAFA

FARRER PARK

Farrer Park Primary School

Connexion

City Square Mall

Centrium Square

KK Women's and Children's Hospital

LITTLE INDIA

Tekka Centre

Tekka Place

St. Margaret's School (Primary)

JALAN BESAR

ROCHOR

LaSalle College of the Arts

Sim Lim Square

Burlington Square

BUGIS

Bugis+

Bugis Junction

LAVENDER

ACCESSIBILITY. CONNECTIVITY.

An astute home buyer will appreciate the merits of having good amenities close to your choice home. Sanctuary@Newton is encircled by a myriad of lifestyle conveniences just a stone's throw away:

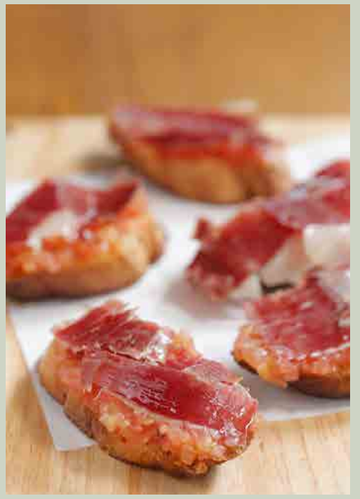
- Newton Food Centre
- United Square's Enrichment Centres
- Shopping and Dining in Orchard Road

The development is well connected to the Central Expressway (CTE) and Pan Island Expressway (PIE); and the future North-South Corridor is poised to significantly reduce travel time. Commuting by public transport is just as convenient, Newton and Novena MRT stations are a short walk away and gets you connected islandwide quickly.

WALK	8-min	4-min	9-min	10-min	9 - 15-min	
	Novena MRT	**United Square Shopping Mall / Enrichment Hub**	**Newton Food Centre**	**Newton MRT**	**Anglo-Chinese School (Primary) St. Joseph's Institution (Junior)**	
DRIVE	2-min	3-min	3-min	6-min	10-min	14-min
	Novena MRT	**Anglo-Chinese School (Junior)**	**Mount Elizabeth Novena**	**Orchard Road**	**Singapore Botanic Gardens**	**Gardens By The Bay**

All indicated distance and travel time from Sanctuary@Newton are approximate only.









HEALTHCARE. SCHOOLS.

The central locale of Sanctuary@Newton brings life's essentials close within easy reach. With a comprehensive suite of private and public healthcare facilities close by, enjoy peace of mind knowing your health needs are well taken care of.

Within the 1-2 kilometre radius of your exclusive abode are many reputable schools for your selection.

PRESTIGIOUS SCHOOLS AND INSTITUTIONS

	WALK	DRIVE
ST. JOSEPH'S INSTITUTION (JUNIOR)	9-min	2-min
ANGLO-CHINESE SHOOL (JUNIOR)	13-min	3-min
ANGLO-CHINESE SHOOL (PRIMARY)	15-min	6-min
SINGAPORE CHINESE GIRLS' SCHOOL (PRIMARY)	15-min	6-min
FARRER PARK PRIMARY SCHOOL		5-min
HONG WEN PRIMARY SCHOOL		6-min
CHIJ TOA PAYOH (PRIMARY)		9-min
ST. MARGARET'S SCHOOL (PRIMARY)		14-min

HOSPITALS AND MEDICAL CENTRES

	WALK	DRIVE
NOVENA MEDICAL CENTRE	8-min	4-min
MOUNT ELIZABETH NOVENA	10-min	3-min
TAN TOCK SENG HOSPITAL	11-min	4-min
REN CI COMMUNITY HOSPITAL	12-min	4-min

All indicated distance and travel time from Sanctuary@Newton are approximate only.







NATURE. EXPERIENCES.

Explore nature beyond your door step, discover varied and unique experiences.

Within one kilometre radius, the idyllic Novena Park is perfect for leisurely morning strolls. For weekend outings, the vast expanse of the UNESCO World Heritage site Singapore Botanic Gardens makes an ideal picnic spot under the shady trees; or marvel at the amazing collections of the largest greenhouse at Gardens By The Bay.

Marina Bay Sands Singapore offers a plethora of entertainment and cuisines.

PARKS AND ENTERTAINMENT

	WALK	DRIVE
NOVENA PARK	15-min	3-min
ESPLANADE – THEATRES ON THE BAY		10-min
SINGAPORE BOTANIC GARDENS		10-min
MARINA BAY SANDS SINGAPORE		11-min
MARINA BARRAGE		14-min
GARDENS BY THE BAY		14-min

All indicated distance and travel time from Sanctuary@Newton are approximate only.





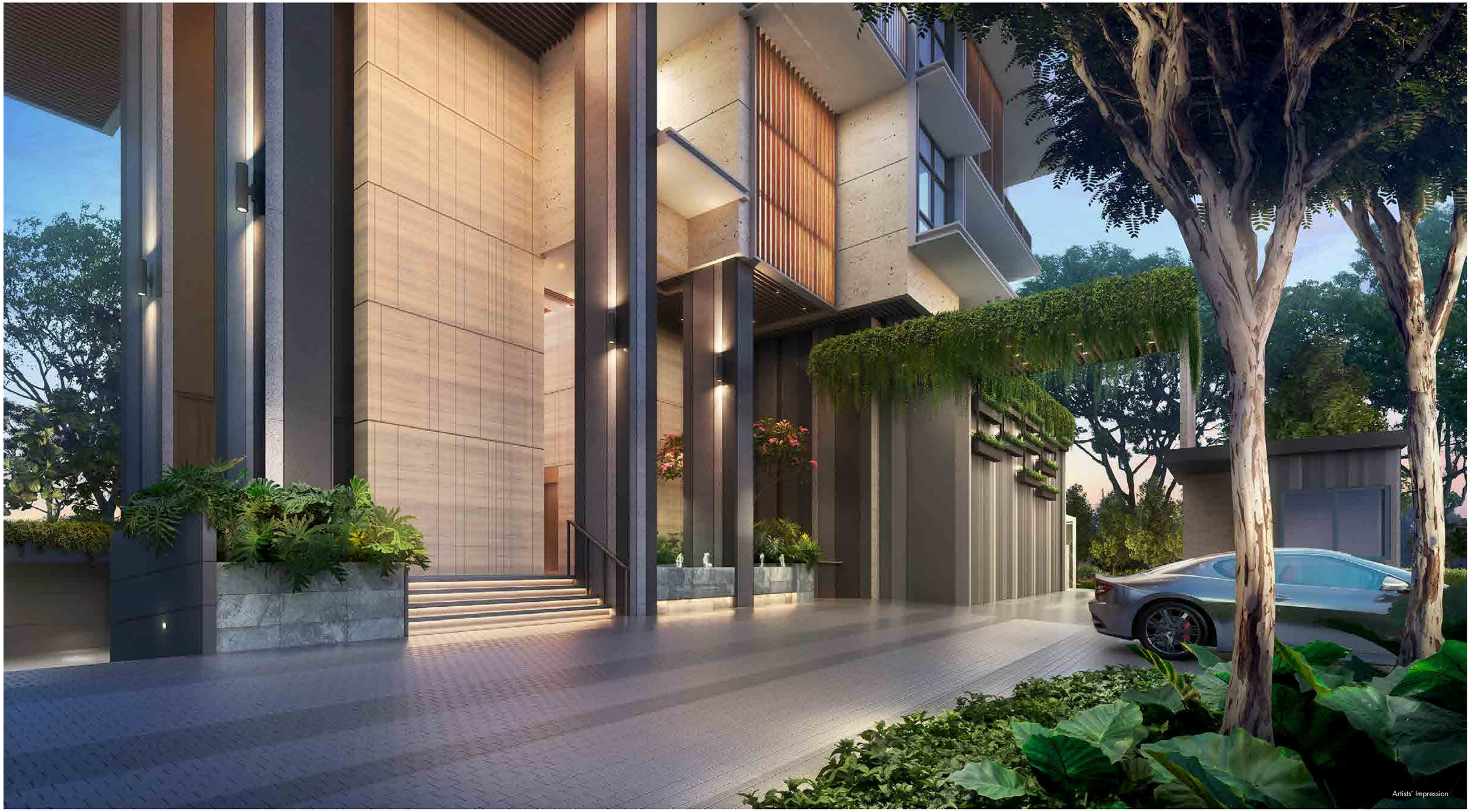




WELCOME. HOME.

Stroll into Sanctuary@Newton, located at 2 Surrey Road, and experience an elevated style of living. The grand lobby with a spacious high ceiling will leave you in awe.

Expansive green spaces weave seamlessly with a suite of lifestyle and recreational amenities. At every turn, the understated elegance, detailed finishing and refined yet modern design set the tone for a luxurious elevated living in District 11.

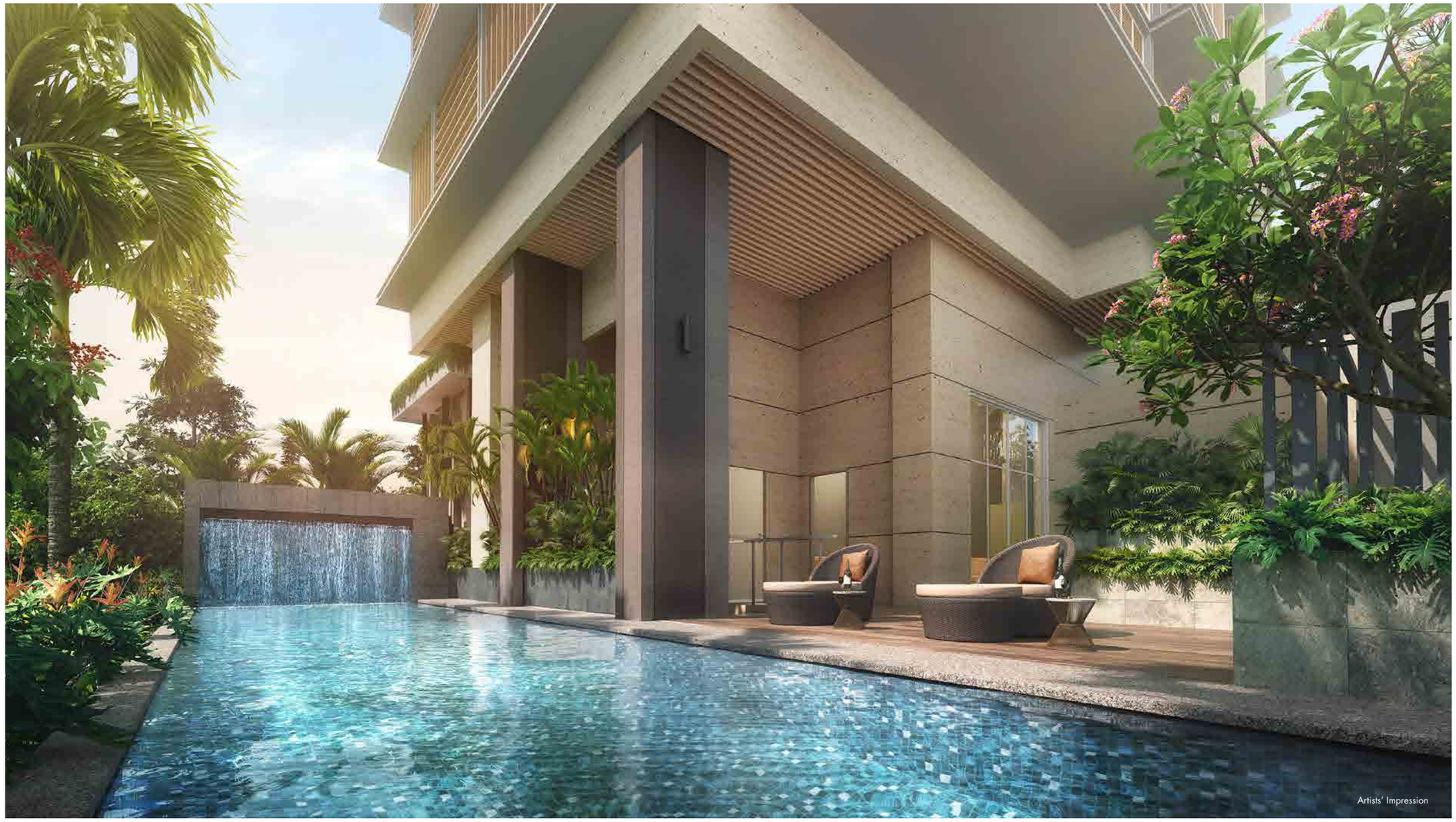


Artists' Impression

RELAX. PLAYFUL.

The lush greens by the ground level Pool, amplify the quiet beauty of its surroundings. Imbue the relaxed, laid-back vibe by the poolside and take it easy with indolent late afternoons spent at the pool lounge.

Play host to private parties or casual BBQ hangouts at the Function Room and BBQ area for friends and families; children can play to their hearts' content at the Playground nearby. Switch up to fitness mode as you work on fitness and wellness at the Gym.



Artists' Impression



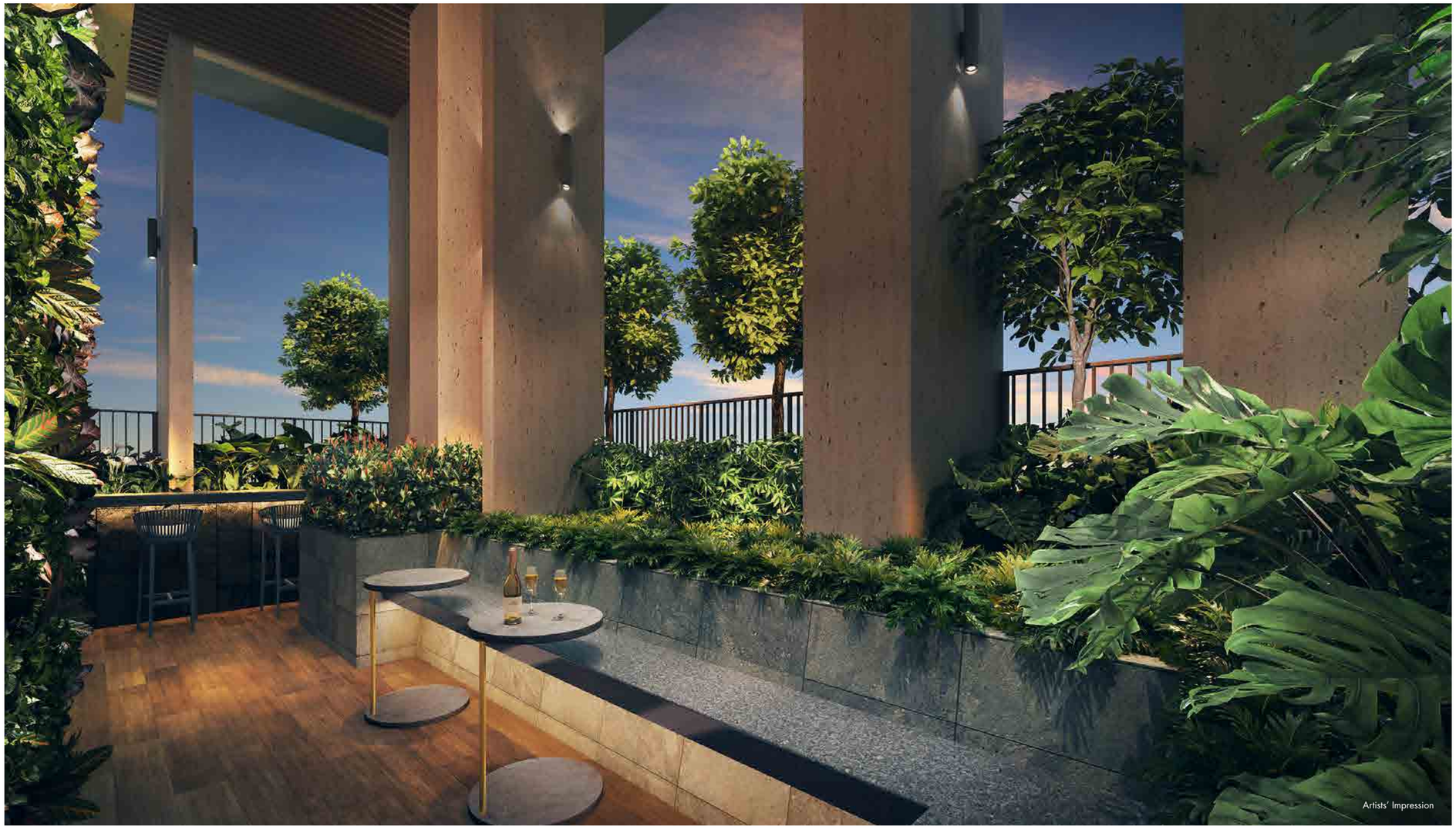




CALM. REFRESH.

Be refreshed at the Sky Terrace on Level 6 as you step away from the hustle and bustle and imbibe the calmness a unique green space brings.

This ample green space with imposing height is perfect for working from home, an intimate chat with friends or just the right space for a quiet downtime alone.



Artists' Impression



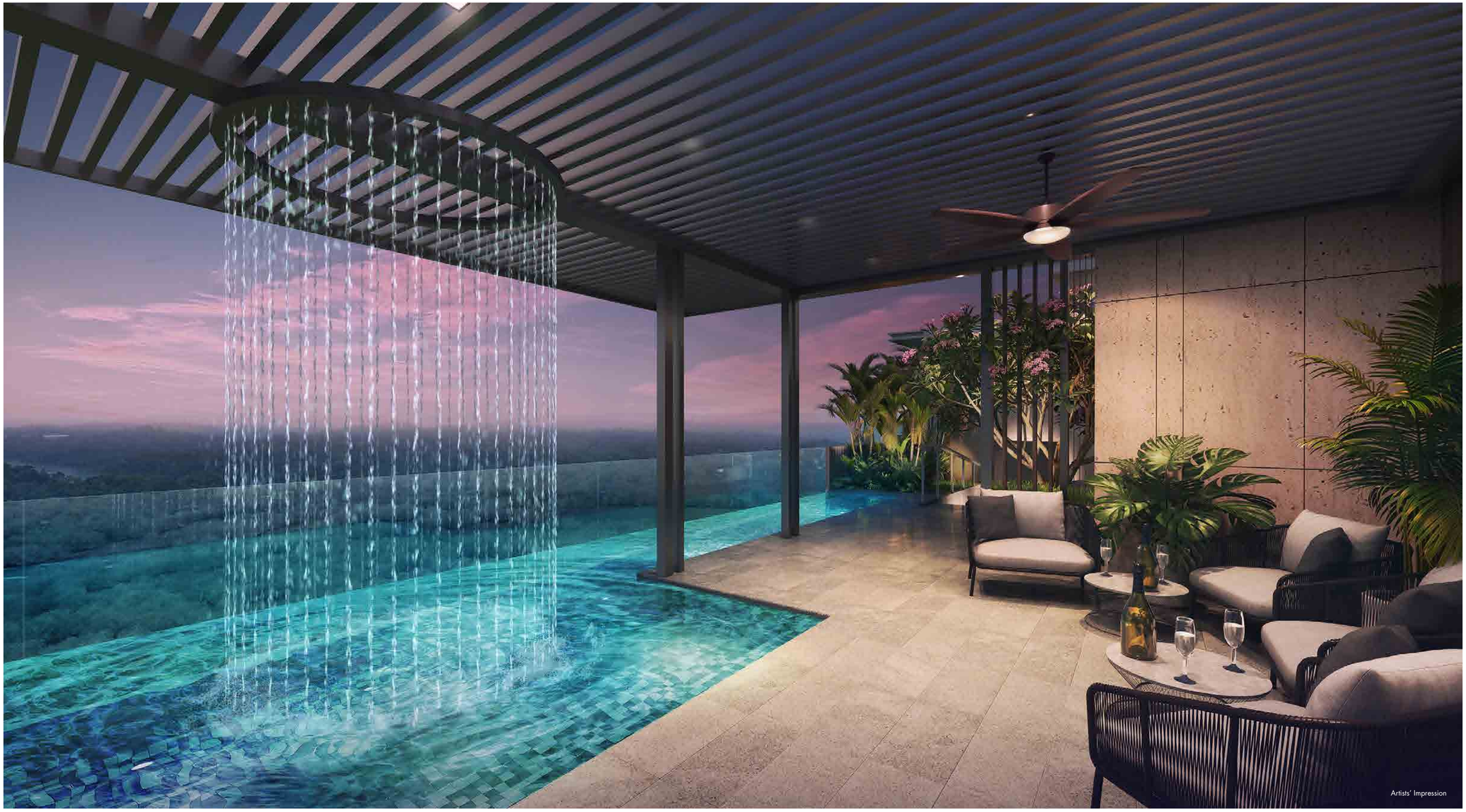




BREATHTAKING. INSPIRING.

Perch atop the building's rooftop is the Sky Pool and Sky Pool Pavilion,
cutting a modern edge to the building design.

Chill and hang out with friends at the Sky Pool Pavilion on Level 15.
Taking centre stage here is the Instagram-worthy, Sky Pool,
with a crystal clear view of the cityscape.



Artists' Impression

RENOWNED BRANDS. FINE CRAFTSMANSHIP.

Premium is the hallmark of Sanctuary@Newton! Nothing is spared in creating a truly extraordinary luxury home that meets the pinnacle of perfection and craftsmanship. Every apartment is flawlessly finished and elegantly decked with the finest fittings, finishes and quality accessories curated from renowned brands such as SMEG, Duravit, De Dietrich and Hansgrohe.

SMART HOME . INTELLIGENT LIVING SPACES

Enjoy integrated living experiences with intelligent technologies and smart systems.

The innovative Smart Home system provides multiple secured access options to your property via digital lock and allows seamless control of devices in your home via *mobile phones.


De Dietrich


SMEG

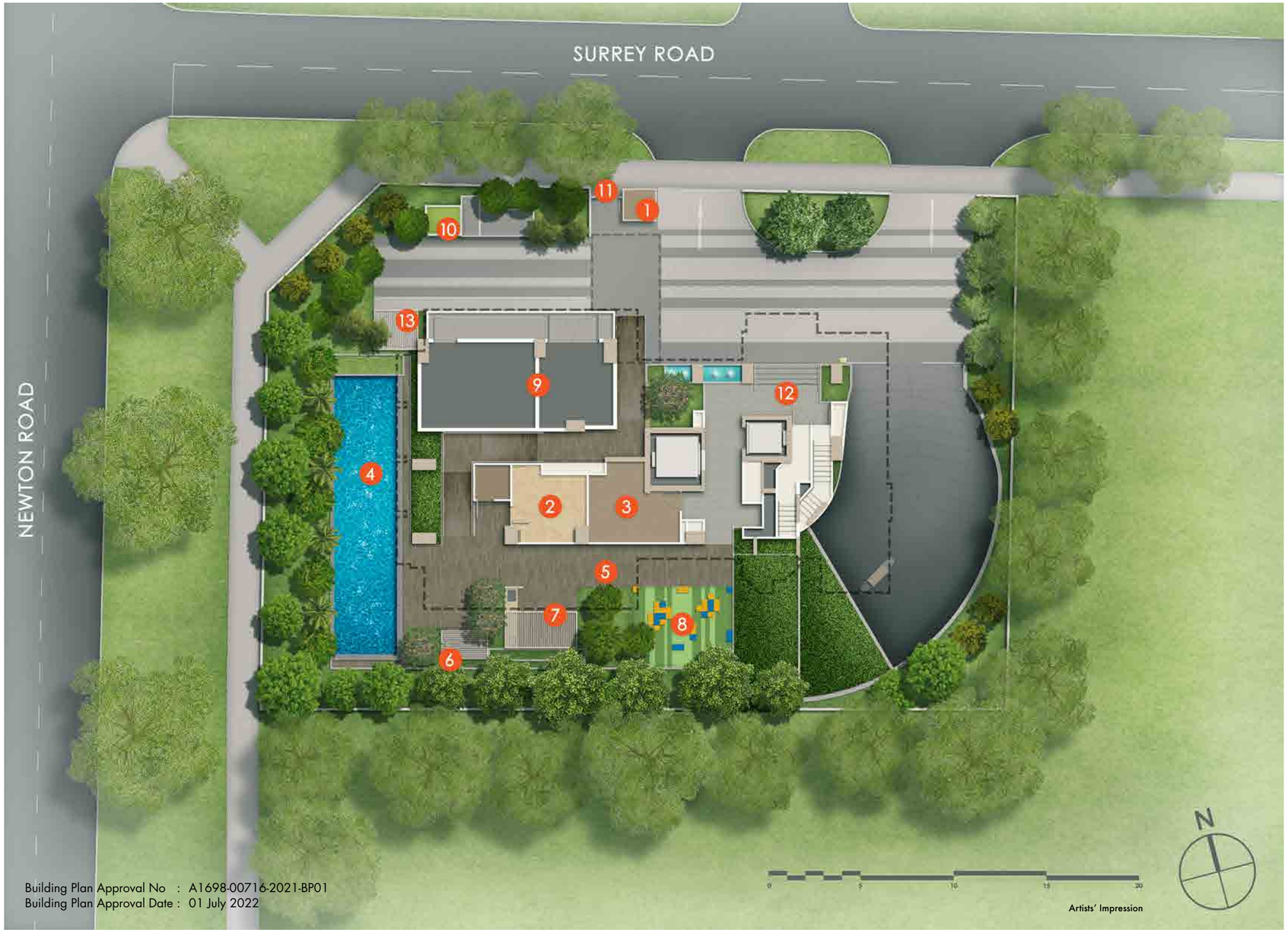

Duravit


Hansgrohe

*subscription fee may apply.

Photographs are for illustrations only

SITEPLAN (Level 1, 6 and 15)



Building Plan Approval No : A1698-00716-2021-BP01
Building Plan Approval Date : 01 July 2022

LEGEND

LEVEL 1

1 Sentry Post
2 Function Room
3 Gym
4 Pool
5 Communal Ground Garden
6 Outdoor Shower
7 BBQ Area
8 Playground
9 Electrical Substation
10 Bin Point
11 Side Gate
12 Drop Off Point
13 Bicycle Parking Lots

LEVEL 6

1 Sky Terrace
2 Landscape

LEVEL 15

1 Sky Pool
2 Sky Pool Pavilion
3 Outdoor Shower
4 Landscape

DIAGRAMMATIC CHART

LEVEL	UNIT NUMBER		
	01	02	03
15	SKY POOL	B3	A4
14	C1A	A3	A1
13	C2	A3	A1
12	C1	A3	A1
11	C2	A2	A1
10	B1	B1A	A1
09	B2	B2A	A1
08	B1	B1A	A1
07	B2	B2A	SKY TERRACE
06	B1	B1A	
05	B2	B2A	A1
04	B1	B1A	A1
03	B2	B2A	A1
02	B1	B1A	
01	DROP OFF & COMMUNAL FACILITIES		
BASEMENT	CAR PARK		
BASEMENT	CAR PARK		

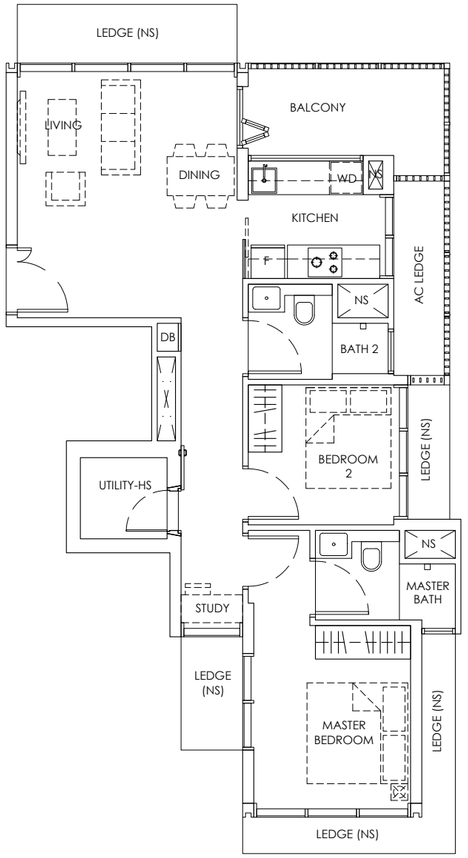
2-BEDROOM	3-BEDROOM	4-BEDROOM
Type A1	Type A4	Type B3
Type A2	Type B1/B1A	Type C1
Type A3	Type B2/B2A	Type C1A
		Type C2

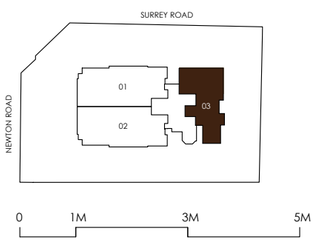
TYPE A1

2 Bedroom

Area: 75 sq m / 807 sq ft
(Inclusive of 7 sq m of Balcony and 4 sq m of AC Ledge)

#03 - 03 to #05 - 03
#08 - 03 to #14 - 03





N
KEY PLAN

LEGEND:
DB : DISTRIBUTION BOARD
F : FRIDGE
HS : HOUSEHOLD SHELTER
AC LEDGE : AIR-CONDITIONER LEDGE
: NON-STRATA AREA (VOID)
WD : WASHER DRYER
NS : NON-STRATA AREA

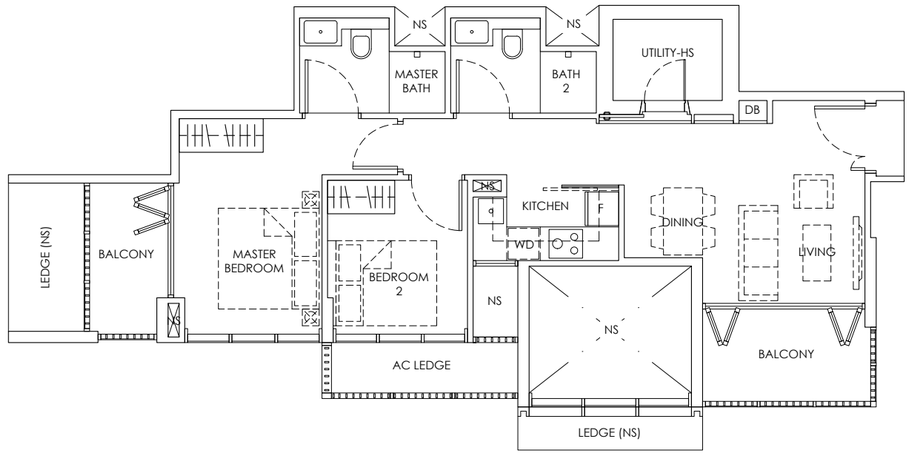
Area includes A/C ledge, balcony, PES (where applicable). The above plan and illustration are subject to changes as maybe required by the relevant authorities. Areas are estimated only and subject to final survey. The balcony and PES shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

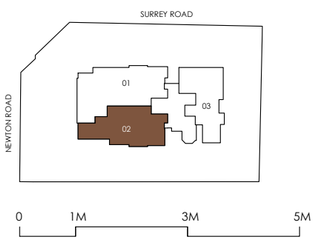
TYPE A2

2 Bedroom

Area: 72 sq m / 775 sq ft
(Inclusive of 10 sq m of Balcony and 4 sq m of AC Ledge)

#11 - 02





N
KEY PLAN

LEGEND:
DB : DISTRIBUTION BOARD
F : FRIDGE
HS : HOUSEHOLD SHELTER
AC LEDGE : AIR-CONDITIONER LEDGE
: NON-STRATA AREA (VOID)
WD : WASHER DRYER
NS : NON-STRATA AREA

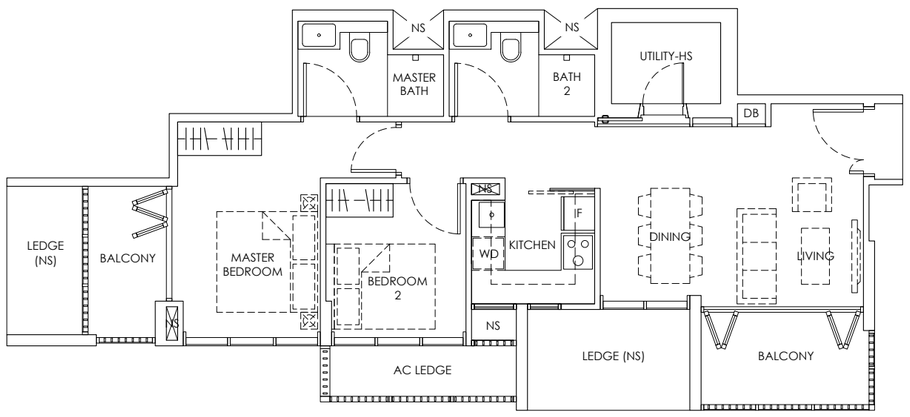
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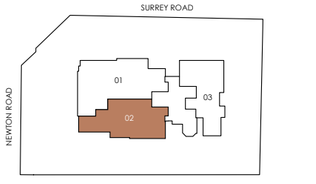
TYPE A3

2 Bedroom

Area: 75 sq m / 807 sq ft
(Inclusive of 10 sq m of Balcony and 4 sq m of AC Ledge)

#12 - 02 to #14 - 02





0 1M 3M 5M

N
KEY PLAN

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AC LEDGE : AIR-CONDITIONER LEDGE
NS: NON-STRATA AREA (VOID)
WD : WASHER DRYER
NS : NON-STRATA AREA

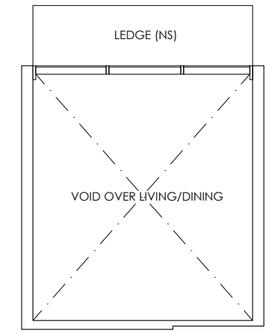
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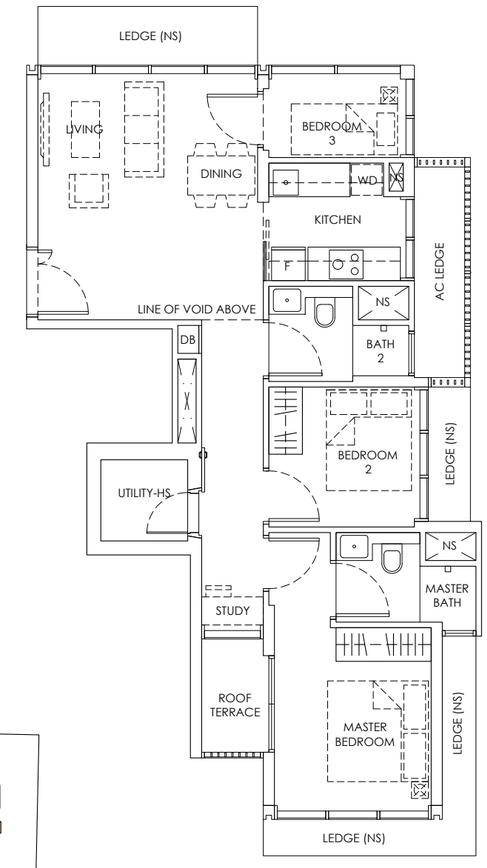
TYPE A4

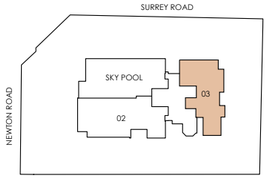
3 Bedroom

Area: 95 sq m / 1023 sq ft
(Inclusive of 3 sq m of Roof Terrace, 4 sq m of AC Ledge and 19 sq m of Void)

#15 - 03







0 1M 3M 5M

N
KEY PLAN

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AC LEDGE : AIR-CONDITIONER LEDGE
NS: NON-STRATA AREA (VOID)
WD : WASHER DRYER
NS : NON-STRATA AREA

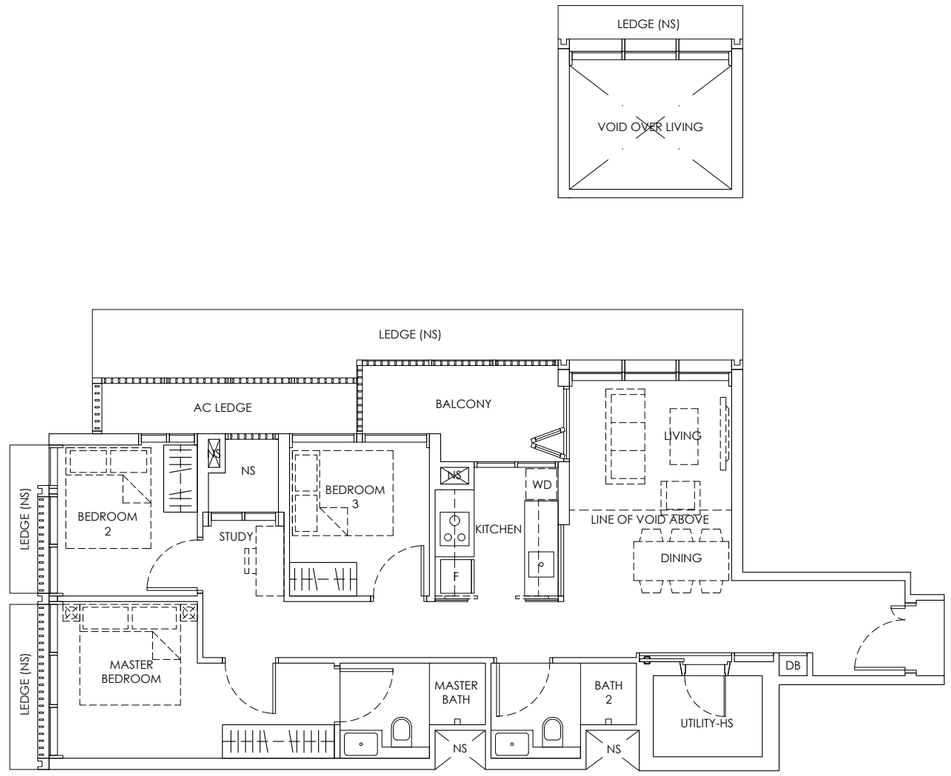
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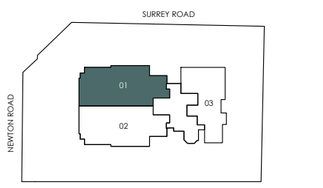
TYPE B1

3 Bedroom

Area: 98 sq m / 1055 sq ft
(Inclusive of 6 sq m of Balcony, 5 sq m of AC Ledge and 8 sq m of Void)

#02 - 01, #04 - 01, #06 - 01
#08 - 01, #10 - 01





0 1M 3M 5M

N
KEY PLAN

LEGEND:
DB : DISTRIBUTION BOARD
F : FRIDGE
HS : HOUSEHOLD SHELTER
AC LEDGE : AIR-CONDITIONER LEDGE
NS: NON-STRATA AREA (VOID)
WD : WASHER DRYER
NS : NON-STRATA AREA

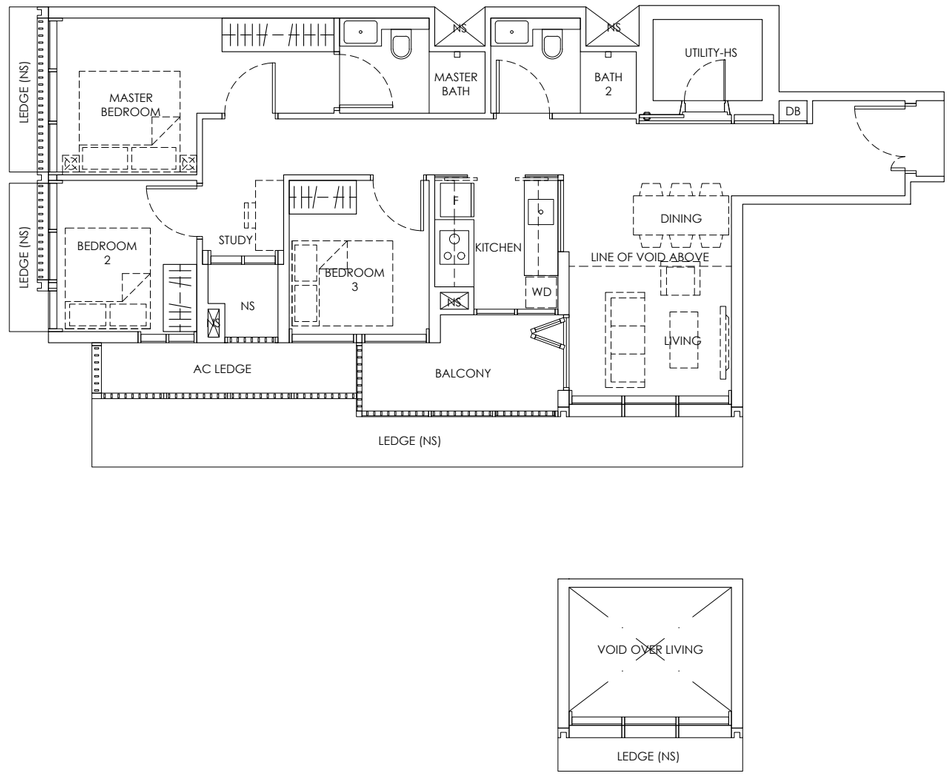
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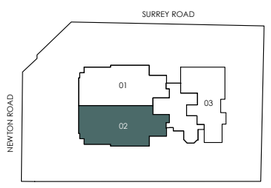
TYPE B1A

3 Bedroom

Area: 98 sq m / 1055 sq ft
(Inclusive of 6 sq m of Balcony, 5 sq m of AC Ledge and 8 sq m of Void)

#02 - 02, #04 - 02, #06 - 02
#08 - 02, #10 - 02





0 1M 3M 5M

N
KEY PLAN

LEGEND:
DB : DISTRIBUTION BOARD
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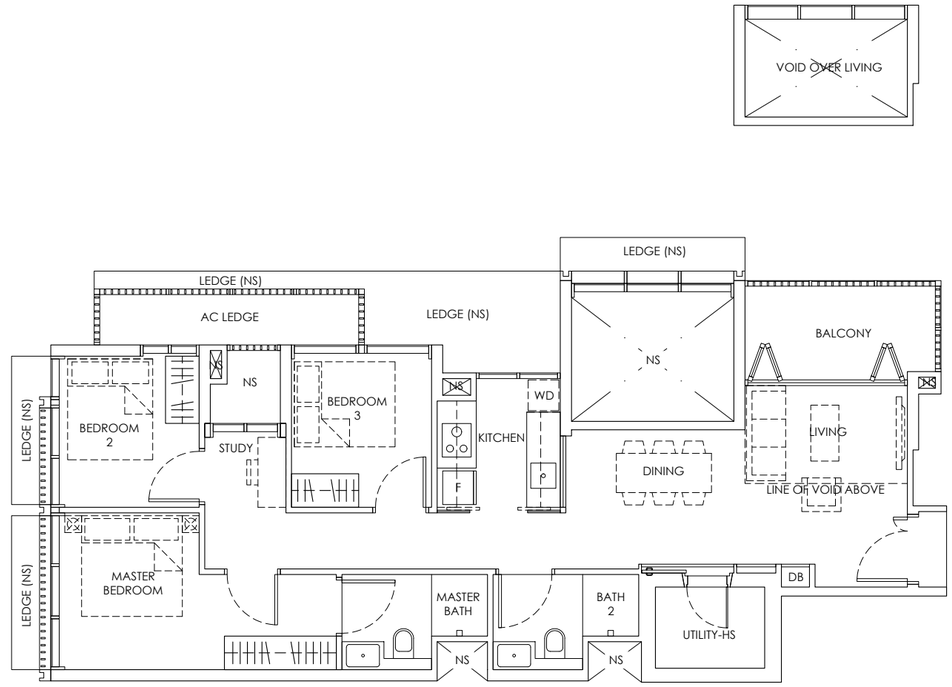
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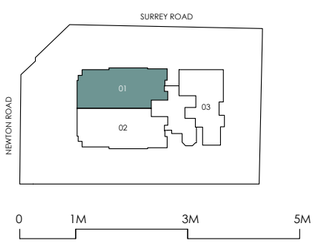
TYPE B2

3 Bedroom

Area: 95 sq m / 1023 sq ft
(Inclusive of 6 sq m of Balcony, 5 sq m of AC Ledge and 6 sq m of Void)

#03 - 01, #05 - 01
#07 - 01, #09 - 01





0 1M 3M 5M

N
KEY PLAN

LEGEND:
DB : DISTRIBUTION BOARD
F : FRIDGE
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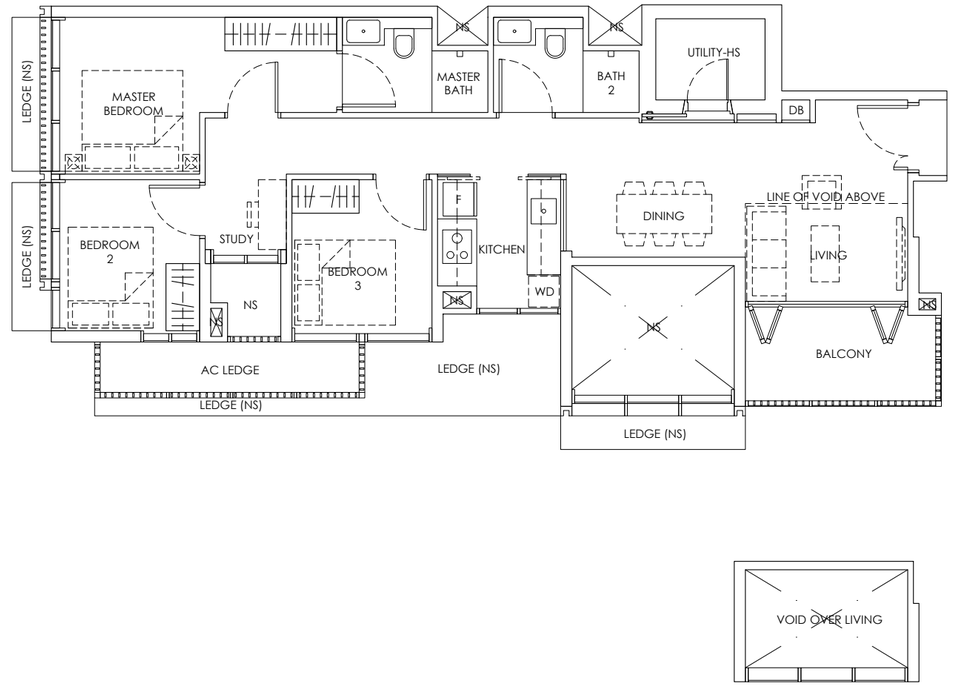
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TYPE B2A

3 Bedroom

Area: 95 sq m / 1023 sq ft
(Inclusive of 6 sq m of Balcony, 5 sq m of AC Ledge and 6 sq m of Void)

#03 - 02, #05 - 02
#07 - 02, #09 - 02





0 1M 3M 5M

N
KEY PLAN

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F : FRIDGE
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NS : NON-STRATA AREA

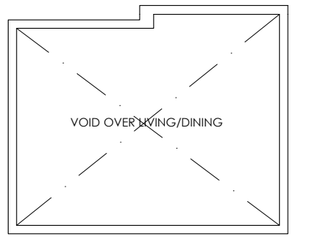
Area includes A/C ledge, balcony, PES (where applicable). The above plan and illustration are subject to changes as maybe required by the relevant authorities. Areas are estimated only and subject to final survey. The balcony and PES shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

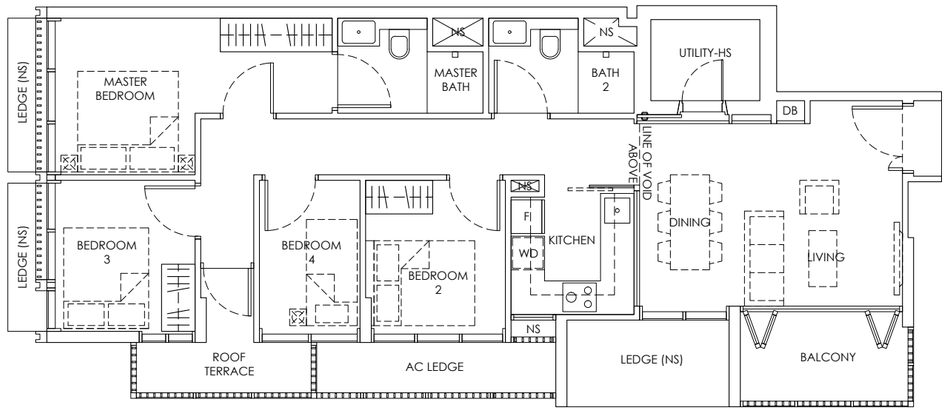
TYPE B3

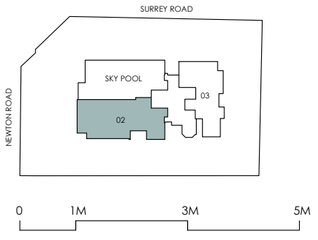
4 Bedroom

Area: 116 sq m / 1249 sq ft
(Inclusive of 5 sq m of Balcony, 5 sq m of Roof Terrace, 5 sq m of AC Ledge and 19 sq m of Void)

#15 - 02







N
KEY PLAN

LEGEND:
DB : DISTRIBUTION BOARD
F : FRIDGE
HS : HOUSEHOLD SHELTER
AC LEDGE : AIR-CONDITIONER LEDGE
NS : NON-STRATA AREA (VOID)
WD : WASHER DRYER
NS : NON-STRATA AREA

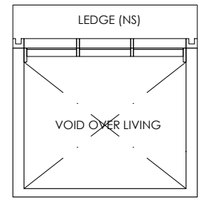
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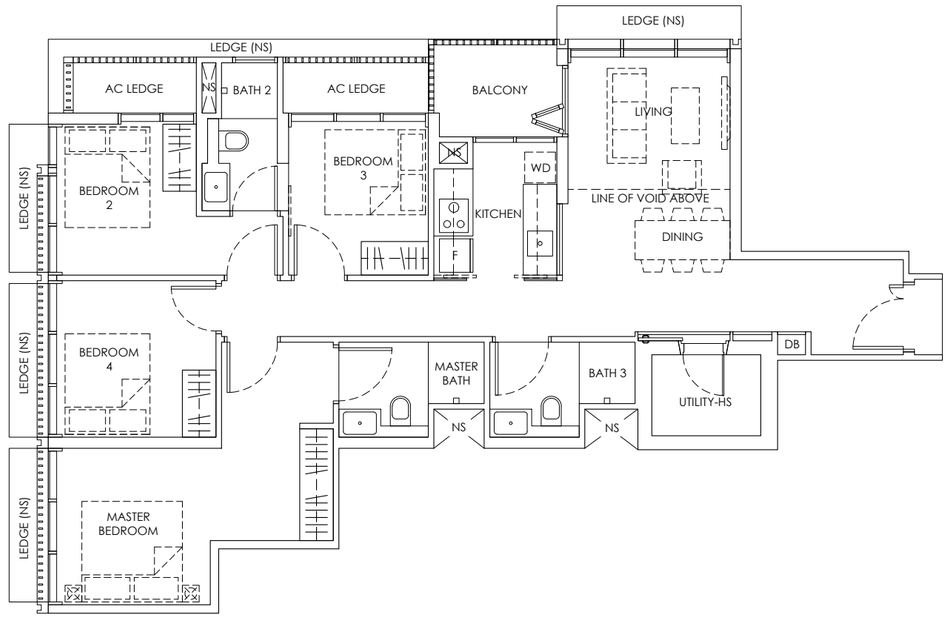
TYPE C1

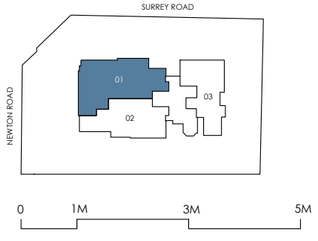
4 Bedroom

Area: 113 sq m / 1216 sq ft
(Inclusive of 4 sq m of Balcony, 5 sq m of AC Ledge and 8 sq m of Void)

#12 - 01







N
KEY PLAN

LEGEND:
DB : DISTRIBUTION BOARD
F : FRIDGE
HS : HOUSEHOLD SHELTER
AC LEDGE : AIR-CONDITIONER LEDGE
NS : NON-STRATA AREA (VOID)
WD : WASHER DRYER
NS : NON-STRATA AREA

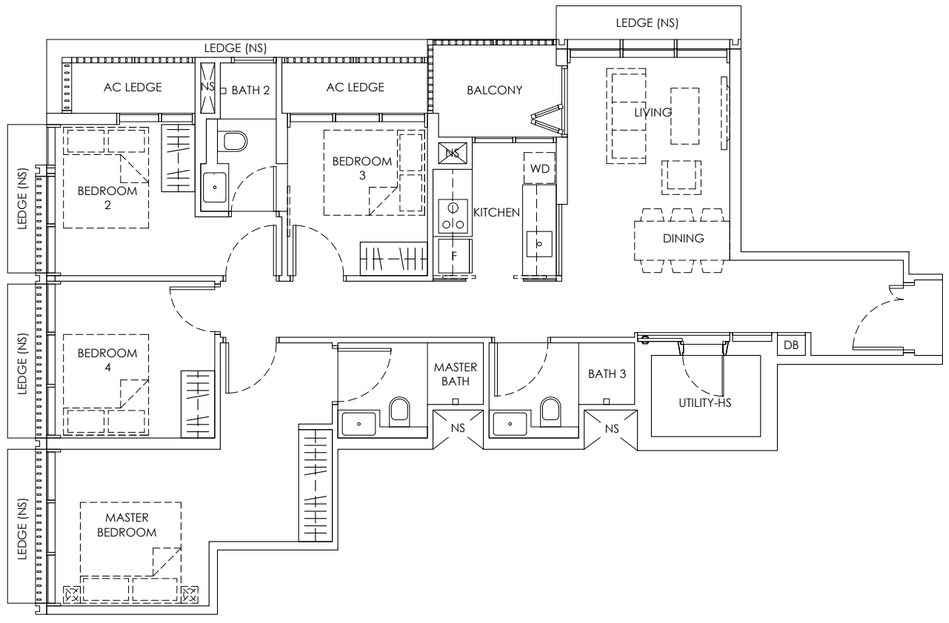
Area includes A/C ledge, balcony, PES (where applicable). The above plan and illustration are subject to changes as maybe required by the relevant authorities. Areas are estimated only and subject to final survey. The balcony and PES shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

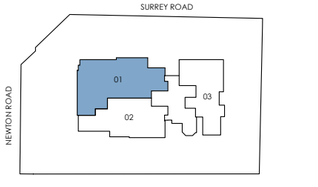
TYPE C1A

4 Bedroom

Area: 105 sq m / 1130 sq ft
(Inclusive of 4 sq m of Balcony and 5 sq m of AC Ledge)

#14 - 01





0 1M 3M 5M

N
KEY PLAN

LEGEND:
DB : DISTRIBUTION BOARD
F : FRIDGE
HS : HOUSEHOLD SHELTER
AC LEDGE : AIR-CONDITIONER LEDGE
NS: NON-STRATA AREA (VOID)
WD : WASHER DRYER
NS : NON-STRATA AREA

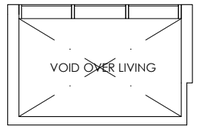
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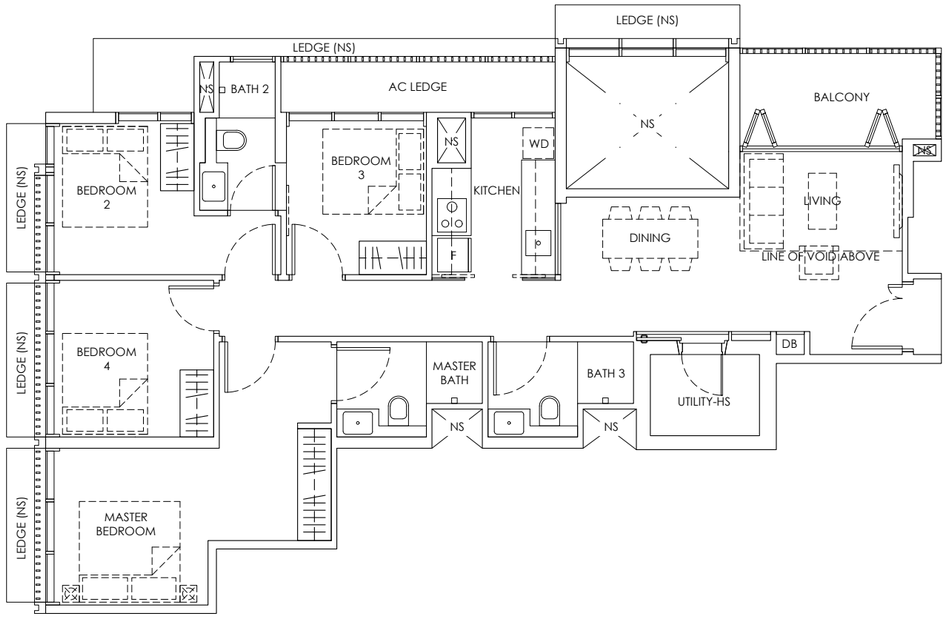
TYPE C2

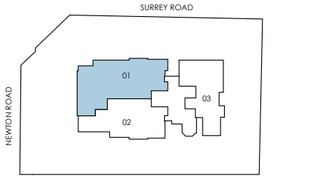
4 Bedroom

Area: 112 sq m / 1206 sq ft
(Inclusive of 7 sq m of Balcony, 5 sq m of AC Ledge and 6 sq m of Void)

#11 - 01, #13 - 01







0 1M 3M 5M

N
KEY PLAN

LEGEND:
DB : DISTRIBUTION BOARD
F : FRIDGE
HS : HOUSEHOLD SHELTER
AC LEDGE : AIR-CONDITIONER LEDGE
NS: NON-STRATA AREA (VOID)
WD : WASHER DRYER
NS : NON-STRATA AREA

Area includes A/C ledge, balcony, PES (where applicable). The above plan and illustration are subject to changes as maybe required by the relevant authorities. Areas are estimated only and subject to final survey. The balcony and PES shall not be enclosed unless with the approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

SPECIFICATIONS

FOUNDATION
Concrete bored piles.

SUPERSTRUCTURE
Reinforced concrete and/or metal structure.

WALLS
a. External Wall
Reinforced concrete and/or light weight concrete panel and/or pre-cast reinforced concrete wall and/or curtain wall system.
b. Internal Wall
Reinforced concrete wall and/or light weight concrete panel and/or pre-cast reinforced concrete wall and/or concrete blocks and/or drywall partition.

ROOF
Flat roof:
Reinforced concrete roof with insulation and waterproofing system.

CEILING
a. Floor to Ceiling Height

Areas	Ceiling Heights (m)
Living Room	3.15
Dining Room	3.15
Master Bedroom	3.15
Bedroom 2 / 3 / Study	3.15
Kitchen / Corridor	2.7
Master Bath / Bath 2 /Bath 3	2.7
Balcony	3.15
Utility	3.15

b. Apartment
(i) Kitchen
Moisture resistance ceiling board and/or ceiling box ups and /or plaster ceiling board with paint finish to designated area.
(ii) Bathrooms
Moisture resistance ceiling board
(iii) Living, Dining, Bedroom and Study
Concrete slab with skim coat with or without plaster ceiling board and/or ceiling box ups and/or cement/sand plaster to designated area.
(iv) Balcony
Concrete slab with skim coat and/or ceiling box ups and/or cement/ sand plaster to designated area.

c. Common Area
(i) Lift Lobbies at basement, 1st storey, typical lobbies and roof terrace.
Ceiling board with paint finish and/or cement plaster with paint to designated area.
(ii) Generally
Cement plaster and/or skim coat with paint.

FINISHES
a. Walls (For Apartments)
(i) Living, Dining, Bedrooms, Study, Hallway leading to Bedrooms and Balcony
Emulsion Paint finish to exposed surface only.
(ii) All Bathrooms
Porcelain tiles to designated exposed surface below the ceiling.
(iii) Kitchen
Emulsion paint finish and/or full height ceramic and/or porcelain tiles to designated exposed surface below the false ceiling.
(iv) Balcony
Cement/sand plaster with paint finish and/or skim coat with paint finish
(v) Utility
Skim coat with paint finish

b. Walls (Common Areas)
(i) Lift Lobbies at Basement and 1st Storey
Stones and/or tiles and/or cement/sand plaster with paint finish and/or skim coat with paint finish to designated exposed surface below the false ceiling.
(ii) Lift Lobbies at Typical Storey
Tiles and/or cement/sand plaster with paint finish and/or skim coat with paint finish to designated exposed surface below the false ceiling.
(iii) All External Wall Finishes
Cement/sand plaster with paint finish and/or skim coat with paint finish
(iv) Basement Carpark
Skim coat and/or cement/sand plaster with paint finish.

c. Floor (For Apartments)
(i) Living, Dining, Kitchen and Study
Porcelain tiles with skirting
(ii) Bedroom
Timber strip flooring with skirting
(iii) Balcony
Porcelain tiles with skirting.
(iv) Household Shelter / Utility
Porcelain tiles with skirting.
(v) AC Ledge
Cement/sand plaster with skim coat.

d. Floor (Common Areas)
(i) Lift Lobbies at Basement and 1st Storey
Stone and/or porcelain tiles
(ii) Lift Lobbies at Typical Storey
Porcelain tiles and/or cement sand screed.
(iii) Staircase and Landing
Cement/sand screed finish and/or concrete finish/ and or homogeneous tiles to designated areas.

WINDOWS
a. All windows of the apartment shall be powder coated aluminum framed safety glass window with min 6mm thick clear and/or tinted and/or acid etched and/or spandrel glass (where applicable)

DOORS
a. Apartments
(i) Main Entrance
Fire-rated timber door
(ii) Bedroom and Bathroom
Hollow-core timber door
(iii) Kitchen
Sliding glass door
(iv) Balcony / Roof Terrace
Aluminium framed slide and fold glass door /Aluminium frame glass door
(v) Household Shelter / Utility
Blast-proof steel door

b. Common Areas
(i) Lift Lobbies to Staircase
Fire-rated timber door
(ii) To Sky Terrace (6th Storey) and Sky Pool (15th Storey)
Fire-rated timber door

c. General
(i) All glazing to doors shall be tinted and/ or clear and/or reflective and/or frosted glass.
(ii) Good quality locksets and ironmongery.

SANITARY FITTINGS
a. Master Bath and Bath 2, Bath 3
(i) 1 vanity top complete with basin (Duravit) and mixer (Hansgrohe).
(ii) 1 frameless glass shower screen with shower mixer (Hansgrohe).
(iii) 1 wall hung water closet (Duravit)
(iv) 1 mirror
(v) 1 toilet paper holder
(vi) 1 towel rail
(vii) 1 bidet spray

ELECTRICAL INSTALLATION
a. Electrical wiring within the Unit shall generally be concealed, except those above the suspended (false) ceiling, within DB and at the AC ledge, which shall be in exposed conduits, trays or trunking.

b. Refer to Electrical Schedule for details.

[1]TV/ DATA/TELEPHONE POINTS
Refer to Electrical Schedule for details.

LIGHTNING PROTECTION
Lightning Protection System shall be provided in accordance with Singapore Standard SS555:2018.

PAINTING
a. Internal Walls: Emulsion paint and/or equivalent water-based emulsion paint.

b. External Walls: Spray textured paint finish and/or selected external paint.

WATERPROOFING
Waterproofing shall be provided to floor of Bathrooms, Kitchen, Balcony and Reinforced Concrete Flat Roof.

DRIVEWAY AND CAR PARK
a. Surface driveway
Selected Pavers and/or stones and/or reinforced concrete slab and/or grass-cell pavers and/or tarmac (where applicable)

b. Basement Car park / Driveway
Epoxy Floor Coating

RECREATION FACILITIES
1st Storey
1 Sentry Post
2 Function Room
3 Gym
4 Pool
5 Communal Ground Garden
6 Outdoor Shower
7 BBQ Area
8 Playground
9 Bicycle Parking Lots

6th Storey
1 Sky Terrace
2 Landscape

15th Storey
1 Sky Pool
2 Sky Pool Pavilion
3 Outdoor Shower
4 Landscape

ADDITIONAL ITEMS
a. Kitchen Cabinets
Kitchen cabinets with suitable worktop complete with stainless steel sink with mixer (Hansgrohe), hood (De Dietrich), hob (De Dietrich) and oven (De Dietrich).

b. Bedroom Wardrobe
Built-in wardrobes in melamine provided in all bedrooms.
Bulk head shall be installed where necessary.

c. Air-conditioning
Wall mounted air conditioning system (Mitsubishi) to Living, Dining and Bedrooms.

d. Electric Storage Hot Water
Hot water supply provided to all Bathrooms and Kitchen.

e. Refrigerator
Freestanding freezer fridge (Smeg) provided to Kitchen.

f. Washer and Dryer
Washer - Dryer (De Dietrich) to all types.

g. Security System
(i) Audio Intercom between Main/Side entrance gate and respective Apartment units
(ii) Automatic car barrier access system.
(iii) Closed circuit television system at designated common areas

i. Smart Home System
Smart Home Hub
Digital Door Lockset

ELECTRICAL SCHEDULE

Description	A1	A2	A3	A4	B1	B1(A)	B2	B2(A)	B3	C1	C1A	C2
Lighting Point	16	16	16	16	18	18	15	15	18	21	21	20
Power Point	18	15	15	20	22	22	21	21	22	23	23	22
Hood Point	1	1	1	1	1	1	1	1	1	1	1	1
Hob Point	1	1	1	1	1	1	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1	1	1	1	1	1
Fridge Point	1	1	1	1	1	1	1	1	1	1	1	1
Washing Machines/Dryer Point	1	1	1	1	1	1	1	1	1	1	1	1
Water Heater Point	2	2	2	2	2	2	2	2	2	2	2	2
Aircon Isolator	2	2	2	3	3	3	3	3	3	4	4	4
Data/Telephone Point	9	7	7	11	9	9	9	9	11	11	11	11
TV Point	4	4	4	5	5	5	5	5	6	6	6	6
Door Bell Point	1	1	1	1	1	1	1	1	1	1	1	1
Audio Intercom Point	1	1	1	1	1	1	1	1	1	1	1	1

DEVELOPER

ASK Development Pte. Ltd.

Sanctuary@Newton is a collaboration between three leading developers; the confluence of deep experience, innovation and expertise, to create an exquisite timeless masterpiece.

Jointly developed by:

CREATIVE INVESTMENTS PTE LTD
an Amara Group company

Creative Investments Pte Ltd is a subsidiary of Amara Holdings Limited ("Amara"). Amara is a home-grown integrated lifestyle group, with operations in Hotel Investment and Management, Property Investment and Development, as well as Specialty Restaurants and Food Services. Its Property Investment and Development's extensive portfolio stretches across the retail, commercial and residential sectors.

Every Amara home is conceptualised to present a blissful lifestyle and surprising experiences that can be truly enjoyed. Drawing on inspiration from the natural surroundings of the development, each project is a celebration of the good life that many aspire to lead.

Amara's signature of creativity and value for its customers is evident in many of its residential projects in Singapore, this includes CityLife@Tampines, the award-winning Killiney 118, M5, Bedok Avenue and 10 Evelyn.

Kay Lim Realty Pte Ltd

Kay Lim Realty Pte Ltd is a subsidiary of the home-grown Kay Lim Group ("Kay Lim"), it specialises in property development and real estate investment.

A pioneer with over 30 years in building and construction, Kay Lim stands committed to its promise of quality, not only to homeowners in the public and private residential sectors but also owners in the industrial and institutional sectors.

Its dedication to construction excellence, safety and environmentally friendly construction practices are recognised by various government authorities. Over the years, it had garnered numerous accolades which include the Green and Gracious Builder Award, Safety and Health Awards and Construction Awards.

SANTARLI

Santarli Realty Pte Ltd is the development arm of Santarli in the real estate industry. Santarli's developments are known to provide innovative designs and quality homes to home owners.

Building construction has been one of Santarli's core services. With years of building expertise, Santarli have undertaken complex projects ranging from commercial, residential, to industrial and institutional.

Santarli takes pride as the reliable partner in providing extensive solutions and high quality end-products. Santarli's commitment to quality is backed by the Company's large pool of resources, engineering expertise and proven experience.

Building beyond generations, Santarli successes are based on strong client collaboration, effective communication, as well as supportive management.


10 Evelyn
Artists' Impression


The Vales
Artists' Impression

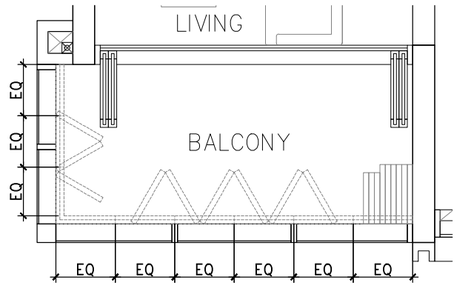

Sant Ritz

ANNEXURE 1

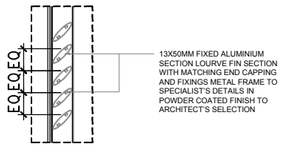
1. THE BALCONY SCREENS ARE TO ALLOW NATURAL VENTILATION WITHIN THE BALCONY AT ALL TIMES AND THE PROPOSED BALCONY SCREEN IS TO BE CAPABLE OF BEING DRAWN OR RETRACTED FULLY.

2. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

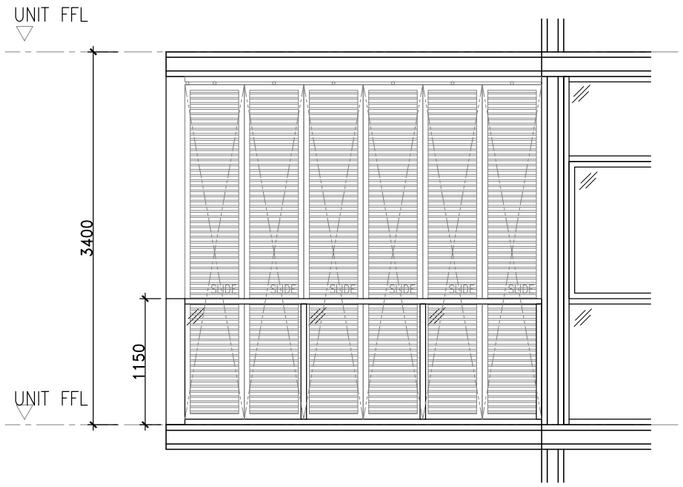
3. THE BALCONY SCREEN WILL NOT BE PROVIDED. INSTALLATION AT THE OWNER'S OWN COST



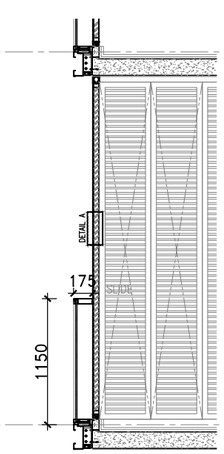
TYPICAL UNIT BALCONY LOUVRE SCREEN - PLAN



TYPICAL UNIT BALCONY LOUVRE SCREEN - DETAIL A



TYPICAL UNIT BALCONY LOUVRE SCREEN - ELEVATION



TYPICAL UNIT BALCONY LOUVRE SCREEN - SECTION

A Quality Development by

CREATIVE INVESTMENTS PTE LTD
an Amara Group company

Kayling Realty Pte Ltd

SANTARLI

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