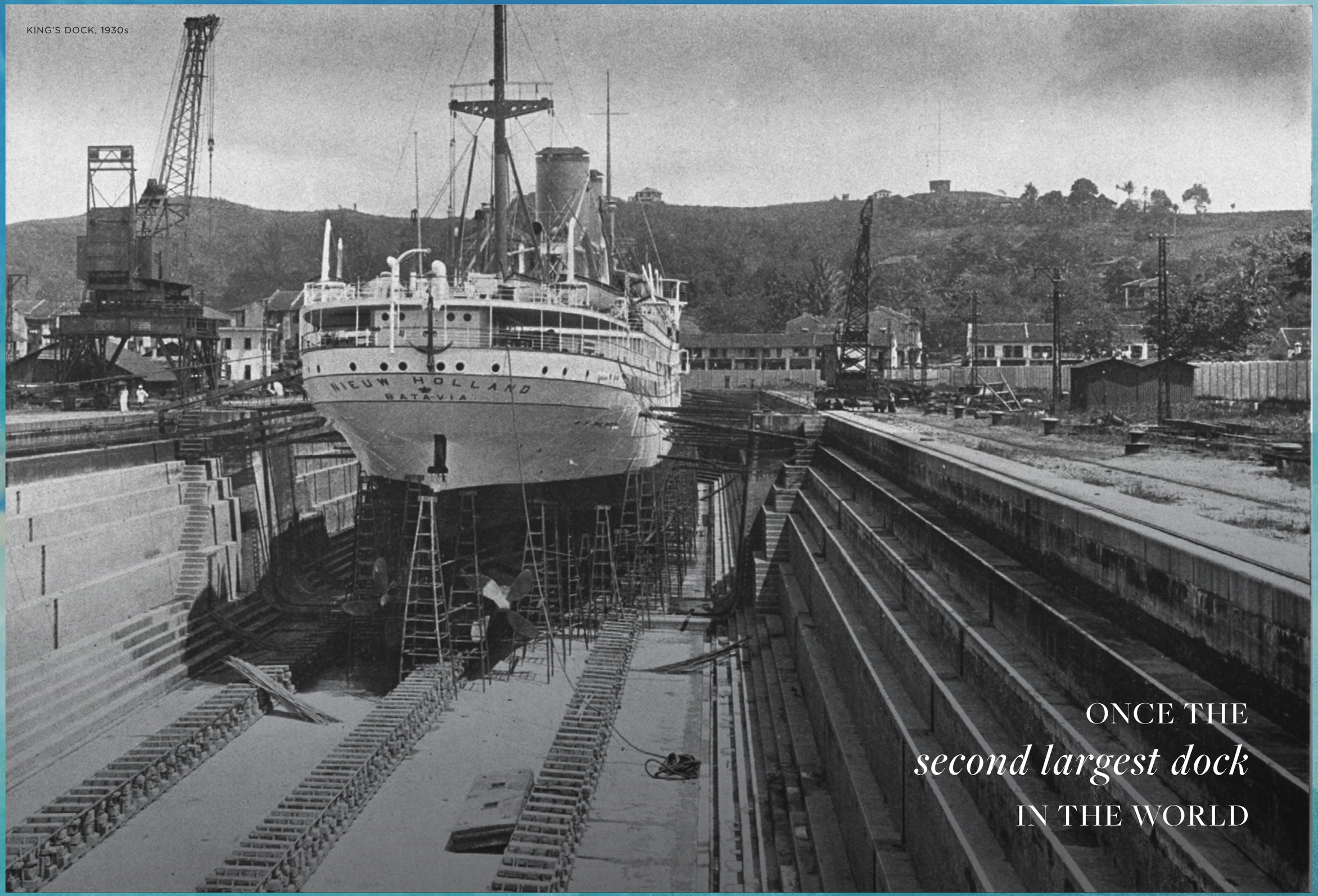
the Reef

AT KING'S DOCK

A NEW REIGN
of
WATERFRONT LIVING



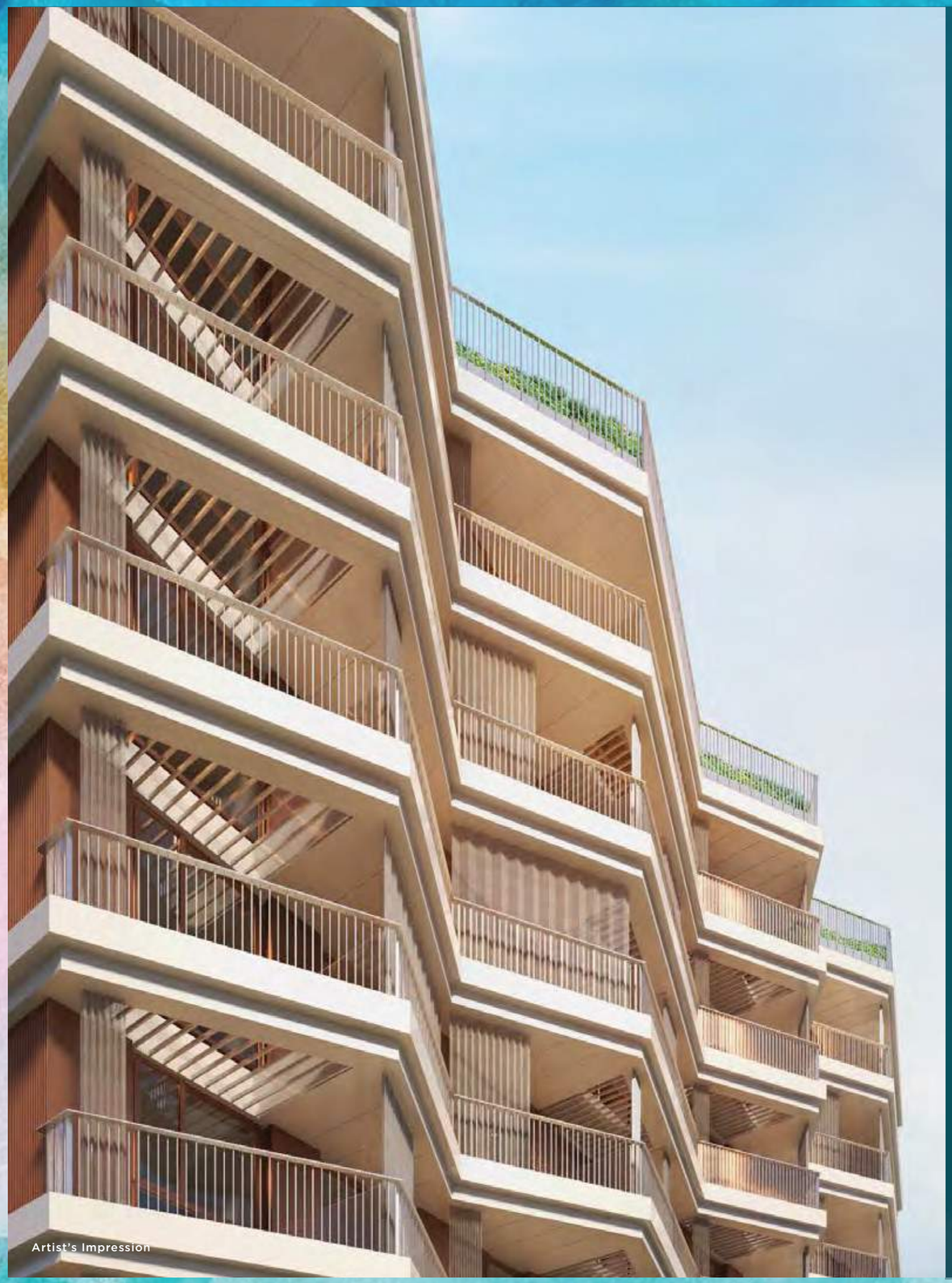
KING'S DOCK, 1930s

ONCE THE
second largest dock
IN THE WORLD

NOW A LANDMARK HOME FOR THOSE *who live* WITH FORESIGHT

Discover an abode that stands on the frontier of luxury living, made possible by visionary architect and founder of Rotterdam-Zurich-Shanghai based KCAP Architects&Planners, Kees Christiaanse. Like a series of urban sculptures, The Reef at King's Dock, with its 10 residential blocks, creates an exclusive, tranquil environment within the vibrant Greater Southern Waterfront, right on the edge of the upcoming Sentosa-Brani district.

Artist's Impression



Artist's Impression

01

ARCHITECTURE

TRUE LUXURY IS BUILT *with* VISIONARY IDEAS


Mount Faber

A WELCOMING ARRIVAL FROM EVERY ANGLE


Artist's Impression

Immerse yourself in all of nature's wonders, from the rich foliage of Mount Faber to the lush green curtain that separates The Reef at King's Dock from the bustling city streets.

Befitting its heritage as a world-class harbour, you'll find water all around you—from the surrounding waters of the Singapore Straits to the idyllic water features that draw you in.



Artist's Impression

MULTI-FACETED, MULTI-HUED, JUST LIKE LIFE ITSELF

At The Reef at King's Dock, life flows seamlessly between active pursuits and moments of relaxation.

The interplay of building sizes gives the entire development a luxurious and spacious atmosphere. Featuring predominantly metallic hues, the buildings shimmer as the rays fall upon your home.

Choose from three distinct building types, each with its own character and palette. The Courtyard Blocks house the most exclusive apartments with commanding views of the sea towards Sentosa Island and Mount Faber. Enjoy resort-living in a coastal oasis at the Garden Villas or be at the heart of it all, at the medium-rise Urban Villas.

THOUGHTFULLY DESIGNED
for the urban & wild
TO LIVE IN HARMONY


Artist's Impression

Invigorate your senses with nature right at your doorstep. Be enchanted by the lush foliage at the numerous sky decks, green roofs and communal gardens around the estate.

Designed with the utmost respect for our environment, most homes are oriented for natural coolness. The bespoke facade and balcony screens provide a good balance of sunlight and sun protection. The staggered blocks allow for natural ventilation and maximise the scenic views.

For its environmental impact and performance, The Reef at King's Dock has been certified with the Building and Construction Authority of Singapore Green Mark Gold^{PLUS} standard.

BCA GREEN MARK

ENERGY EFFICIENCY

- Energy-efficient air conditioning system with 5-tick energy rating in all units
- Efficient lighting design with the use of LED and provision of motion sensors
- Energy-efficient lifts with VVFF (Variable Voltage and Variable Frequency) motor controller/driver and sleep function mode

WATER EFFICIENCY

- Rainwater harvesting combined with water efficient auto-irrigation system for landscape
- Water-efficient fittings and appliances

OTHER GREEN FEATURES

- Pneumatic waste collection and disposal system
- Dedicated recycling chutes at every block
- Provision of recycling bins in common areas
- Recycling of horticulture waste into landscaping fertiliser



RELAXATION
& RECREATION

LIVE & PLAY WELL BEYOND *the* CONVENTIONAL

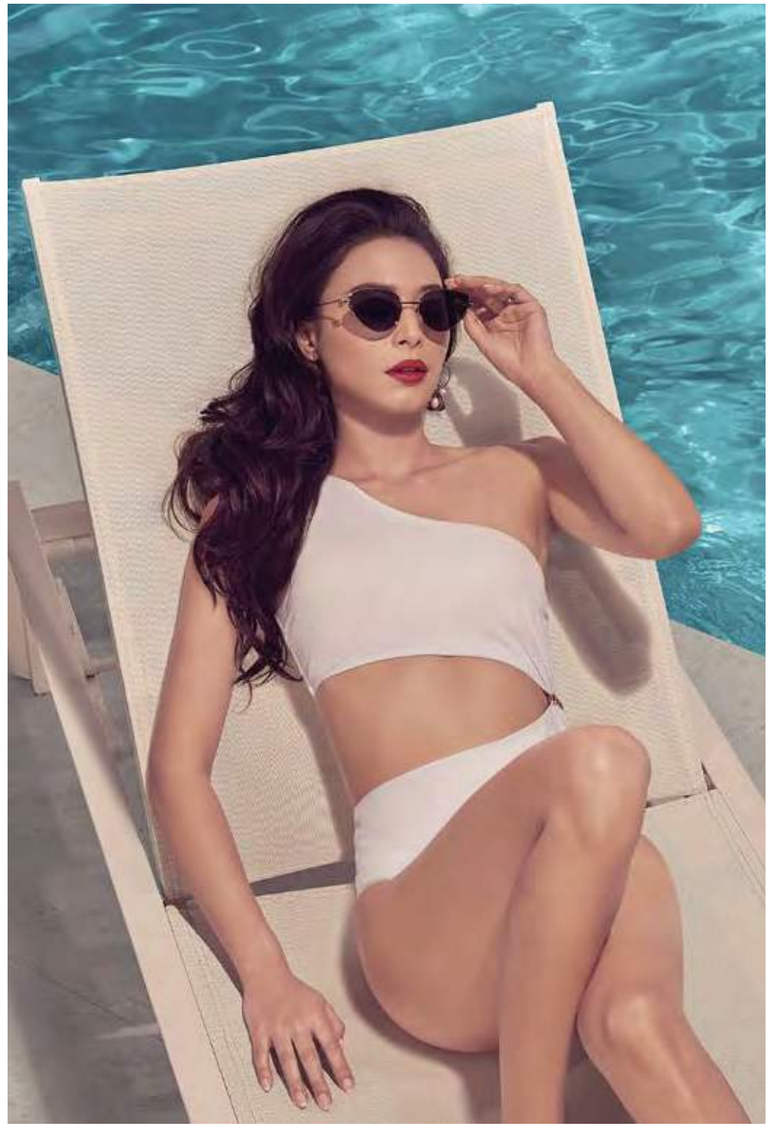


Artist's Impression

SINGAPORE'S FIRST FLOATING DECK IN A RESIDENTIAL DEVELOPMENT

The Reef at King's Dock raises the bar for waterfront living. Bask on an expansive, 180-metre-long sun deck—the first ever in a residential development in Singapore, right at your doorstep. Designed as a granite monolith, its scale and detail embody the impressive stature of King's Dock and provide a spectacular seaside experience that lets residents be one with the sea.

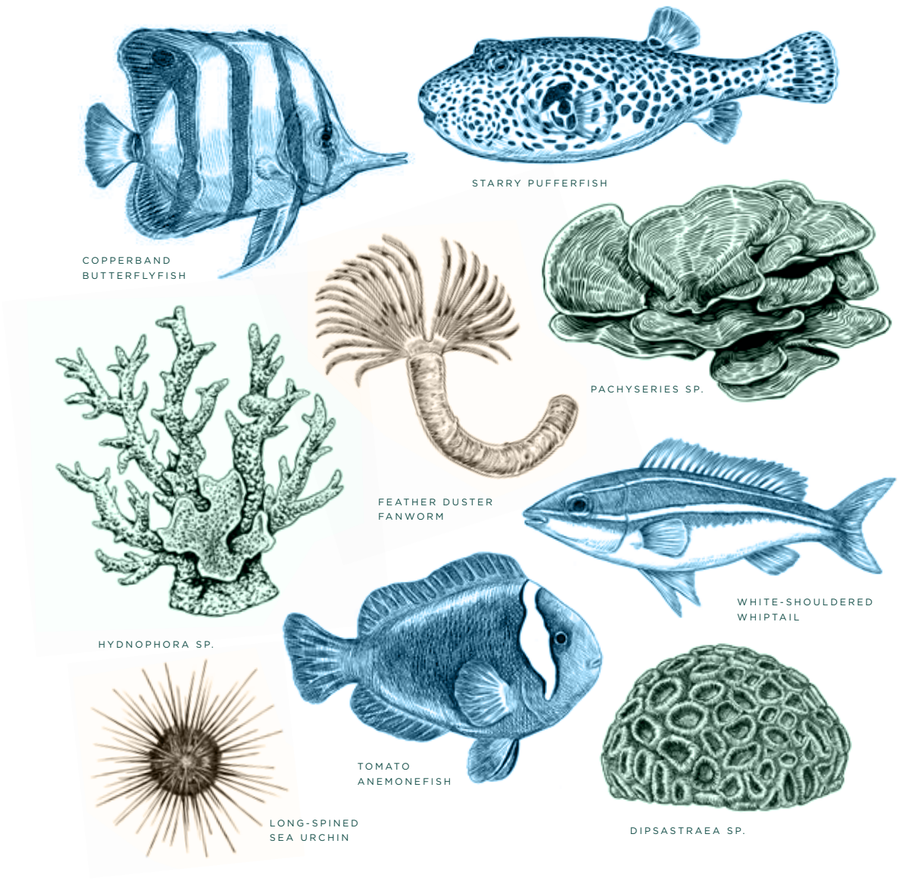

Artist's Impression



RISE WITH THE TIDE EVERY DAY

Delight in an ensemble of swimming pools—an Olympic-length pool, a splash pool for the kids, and a rejuvenation pool designed for ultimate relaxation—that move with the ebb and flow of the tide. The floating deck has facilities aplenty to delight residents of all ages.

CAST YOUR EYES *to a city* BENEATH THE SEA



Surrounding the glittering pools of The Reef at King's Dock lies an underwater sanctuary brimming with life. Behold a coastal sea wall and its rustic native shrubs, grasses and wildflowers in a glorious world where a variety of marine life thrive.

As you recline on the hammock of the Marine Viewing deck, marvel at the vibrant underwater colony of corals and sea creatures.

HOW CORALS ARE TRANSPLANTED







01 Coral fragments are harvested from donor corals and nurtured in a coral nursery at Keppel Island

02 Once they have reached a sufficient size, the hard corals are carefully relocated to King's Dock

03 The hard corals are affixed to reef enhancement structures beneath the Marine Viewing Hammock as well as to the edges of the pontoon



LUSH
LIVING

THERE'S TIME & SPACE *for* ONE AND ALL



Artist's Impression



FIND YOUR BALANCE

Follow the dulcet tones of moving water and discover expansive views of the sculptural King's Club and its cascading waterfall, as well as the floating deck in the distance.

Entertain and host at the spacious function rooms overlooking the majestic King's Dock. Each comes with its own fully-equipped kitchen — perfect for private dining events and more. The King's Lounge is also designed to serve as a co-working space. For a quieter escape, work up a sweat in the state-of-the-art gymnasium or find your centre at The Studio, while being immersed in the sound of the water curtain.

A SANCTUARY THAT REVOLVES AROUND NATURE'S PALETTE OF GREEN AND BLUE

The landscaping at The Reef at King's Dock brings together the best of both worlds—a sublime marriage of openness and intimacy, a meeting of garden and sea. The element of water weaves through the entire development, connecting homes and communal facilities.

Come together in the pocket alcoves, carved out from the abundance of greenery, or spend a moment in quiet repose at the reflecting pool.



Artist's Impression





Artist's Impression



Artist's Impression



AN URBAN WONDERLAND FOR ALL AGES

The young and young-at-heart will delight in the diverse play areas designed for endless hours of fun in mind. Perfect your serve at the neighbouring tennis court, make a splash with your kids at the Adventure Splash, or bond with your fur kids at the Petscape. Much like secret hideaways, these fun nooks allow both children and adults alike to play and be one with nature.

MARK LIFE'S MOMENTS OVER A VIEW WORTH CELEBRATING

Take time to celebrate life at the breezy Roof Garden. Get together with family and friends for an evening of fun, laughter and celebration under the open sky or brilliant starlight. A mesmerising view overlooking the waterfront awaits those who desire a sweet respite.







Artist's Impression



02

INTERIORS

A LIFE *that* MOST DREAM OF



Artist's Impression

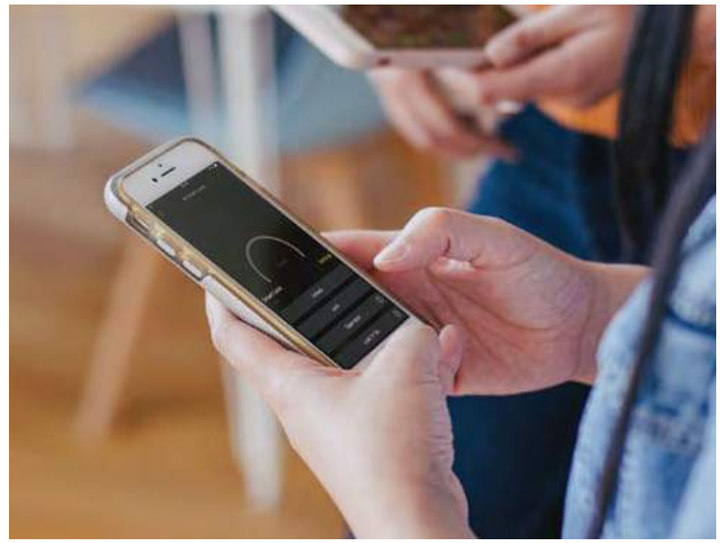
DISCOVER SPACE FOR ALL OF LIFE'S PLEASURES

Inspired by resort spas and contemporary luxury hotels, the 429 residences at The Reef at King's Dock have been conceived as the perfect escape for the well-heeled and well-travelled.

Choose from an exquisite selection of one- to three-bedroom apartments, all purposefully designed to meet the many demands of contemporary living. Young couples can carve out a space of their own in the two-bedroom apartments, while the three-bedroom apartments have more than ample room for growing families. For those who seek ultimate privacy, the two- and three-bedroom vilias promise exclusivity and space.







SETTING THE STANDARD FOR INTERIOR PERFECTION

At The Reef at King's Dock, the harmonious blend of beauty and function brings great convenience and style to everyday living. Discover true flexibility with adjustable shelving that provides you with an option to transform your cantilevered system wardrobe into a sophisticated study space.

There is no greater luxury than a home that is intelligent by design. Every apartment features a bespoke sun screen made from the latest technology that protects your home while providing unobstructed views of your surroundings. Smart home features are seamlessly integrated to provide a truly elevated experience.

SMART HOME CONTROLS

- Smart Door Lock
- Smart Air-conditioning
- Smart Intercom System
- Smart Smoke Alarm
- Motorised Sliding Screen

SMART COMMUNITY MANAGEMENT

- Common Area Facility Booking
- Keyless Letter Box
- Smart Parcel Collection
- Visitor Invitation With QR Code
- Real-time Occupancy Monitoring of Non-bookable Common Area Facilities

SMART MIELE HOME APPLIANCES

- Smart Oven
- Smart Fridge
  (Only in three-bedroom units)

TAILOR-MADE
WITH YOU IN MIND

Discover a collection of world-class kitchen appliances, bathware and fittings, carefully curated for the island's most exclusive homes. Elegant and tasteful, each element is chosen for its style and substance.


Artist's Impression


Artist's Impression

THE KITCHEN

Enjoy the finer things in life—be delighted by a functional kitchen with quality appliances. Experience state-of-the-art technology and unparalleled cooking, cooling and washing performance from Miele, and also a washer cum dryer for a compact laundry care solution from Whirlpool.

Miele

Whirlpool
Every day, care.

THE BATHROOM

Relax in urban sophistication in the thoughtfully designed bathrooms which feature polished marble floors, spacious mirror cabinets for all your needs and quality fittings from Dornbracht and bathwares from Geberit.

DORN BRACHT

GEBERIT



03

LOCATION

COME HOME *to* A LANDMARK EVERY DAY

WHERE PAST, PRESENT & THE FUTURE CONVERGE

With its rich history, King's Dock has been key to the island city state's history. Home to a landmark development, King's Dock is set for a promising future.

1848

DISCOVERY OF A PROMISING HARBOUR

Sir Henry Keppel discovered a promising harbour, with waters deep enough to receive large ships and vessels, and natural terrain that protected these ships from the elements. 'New Harbour' was completed in 1886, welcoming ships from all over the world.



Admiral of the Fleet Sir Henry Keppel, a Royal Navy Officer



King's Dock, 1918

1913

MARITIME HOTSPOT

King's Dock, where The Reef is currently situated, was revealed to the rest of the world. The dock was the second largest in the world, and the largest dock East of the Suez when it opened. By the 1950s, together with three other docks in the vicinity, King's Dock was instrumental to the economic prosperity of Singapore.

1975

TRANSFORMATION INTO A WATERFRONT HUB

Singapore's founding father, Mr. Lee Kuan Yew, declared Singapore as "one of the great centres of ship repairing between Europe and Japan", a feat made possible by the role King's Dock played.



The Main dry dock at Keppel Shipyard, 1975

1990s

HARBOUR FOR A NEW MILLENNIUM

By 1999, Keppel Shipyard moved its operations out of Keppel Harbour. And so began the transformation of the harbour into a prime waterfront precinct offering luxury homes.



Aerial view of Keppel Bay



Harbourfront Precinct

2000s

REJUVENATION OF THE HARBOURFRONT PRECINCT

In 2002, Mapletree and Keppel jointly developed Harbourfront Towers and Keppel Bay Tower. Subsequently, Mapletree rejuvenated the ageing World Trade Centre and its adjacent exhibition halls into a thriving business and lifestyle destination. Inspired by its waterfront location, VivoCity officially opened in 2006, offering a vibrant mix of retail and lifestyle concepts.

THE FUTURE

A NEW GATEWAY TO A WORLD OF LEISURE

The Reef at King's Dock stands proudly within the Greater Southern Waterfront and sits right on the edge of the upcoming Sentosa-Brani entertainment and lifestyle district. Residents will enjoy unparalleled access to pristine beaches and an entire island filled with theme parks, nature trails and more.



The Reef at King's Dock

SCAN FOR REFERENCES



LIVE AT THE CENTRE OF IT ALL

Enjoy unrivalled connectivity and convenience when you call The Reef at King's Dock your home. Singapore's largest mall, VivoCity is right next door, and you're steps away from not just one but two MRT lines.

YOUR GETAWAY HOME.
YOUR GATEWAY TO THE WORLD.



SENTOSA ISLAND

The Reef at King's Dock is the perfect vantage point to witness the evolution of the Sentosa-Brani district, as well as the transformation of a new skyline. You'll be well-placed to experience the island's five unique zones and its wealth of entertainment and lifestyle attractions.

RESORTS WORLD SENTOSA

Families will be delighted at how close the integrated resort is. With the Universal Studios Singapore™ theme park, S.E.A. Aquarium™, Adventure Cove Waterpark™ and Trick Eye Museum Singapore just across the water, you'll be primed for endless excitement.





VIVOCITY

With Singapore's largest mall right next door, be pampered by a myriad shopping, dining and entertainment options. Enjoy easy access to the rest of the island with direct connections to the Circle Line and North-East Line.

MARINA BAY

You'll be minutes away from Singapore's key business and leisure district that boasts towering skyscrapers and community spaces.





MAPLETREE BUSINESS CITY

Home to the regional headquarters of leading global businesses, Mapletree Business City is one of Singapore's commercial hotspots. Located mere minutes away, The Reef at King's Dock is the perfect launchpad for professionals working there.

SOUTHERN RIDGES

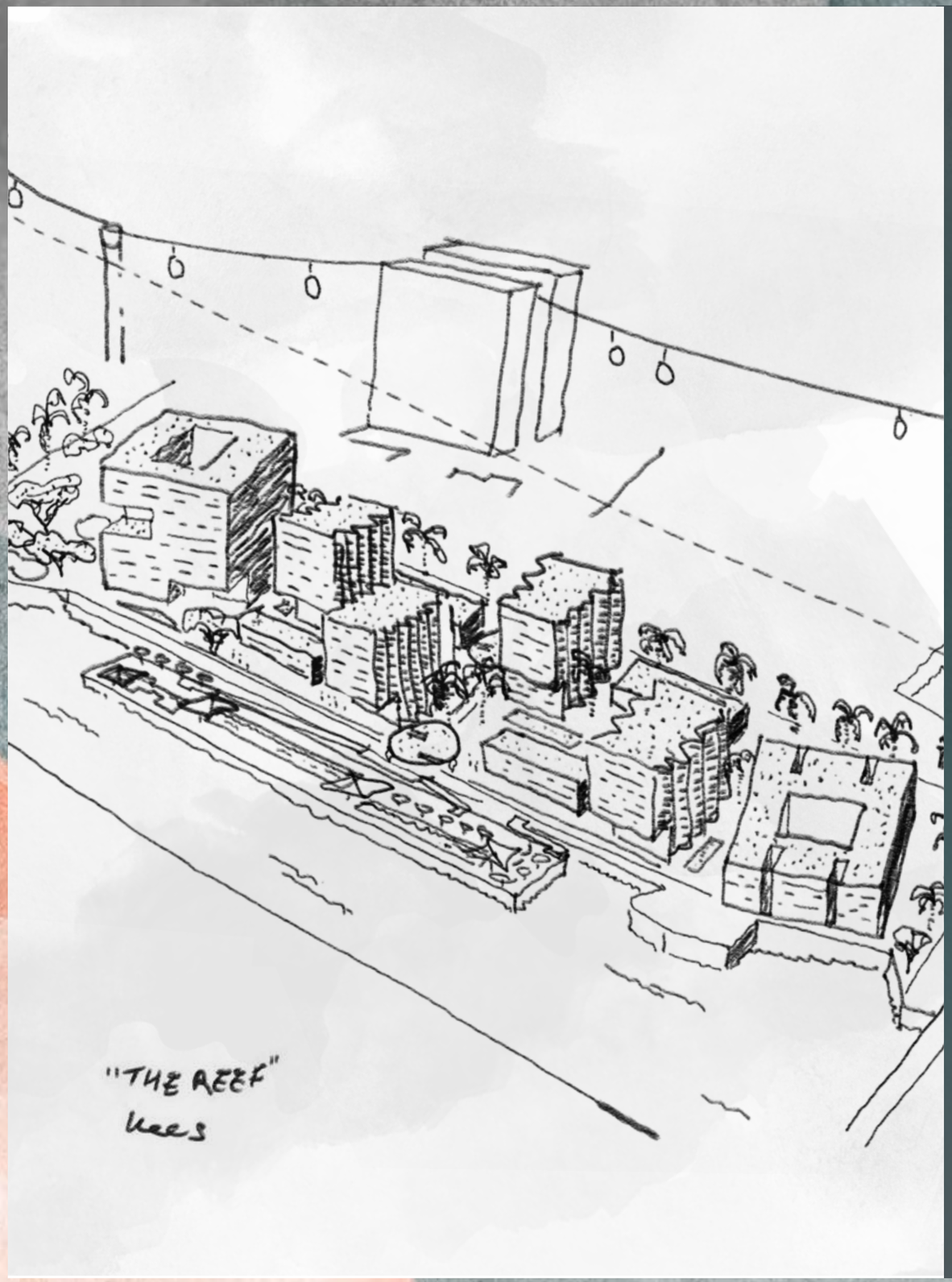
If you need a break from the urban jungle, seek respite from the lush, hilly Southern Ridges and its neighbouring parks. The Reef at King's Dock is conveniently located near the upcoming Rail Corridor, which boasts a biodiversity of flora and fauna spanning 24 kilometres.





MARINA AT KEPPEL BAY

Located on the historic Keppel Island, Marina at Keppel Bay is a water playground for the privileged. Indulge in world-class waterfront dining or charter a luxury yacht for a jaunt around Singapore's Southern Islands—the sea is your oyster.



04

VISIONARIES

A MEETING *of* MASTERS

the ARCHITECT



Kees Christiannse
KCAP ARCHITECTS&PLANNERS

"What is a good living environment for people? It's having a vivid urban architecture with space for interaction. And The Reef at King's Dock has it all here."

ABOUT KEES CHRISTIAANSE

Kees Christiaanse is an award-winning architect and urban planner from the Netherlands. As the founding partner of KCAP Architects&Planners, Kees has transformed cities and neighbourhoods with his visionary approach to modern urban living. Together with his team at KCAP, Kees has been instrumental in the planning of the Jurong Lake District in 2018. Together with the 2018 ULI Germany Leadership Award and 2015 Build Award for Architect of the Year, Kees has received numerous awards throughout his career.

the LANDSCAPE ARCHITECT



Stefaan Lambreghts
GRANT ASSOCIATES

"The Reef's landscape elegantly opens up to King's Dock and reconnects people with nature in playful and inventive ways."

ABOUT STEFAAN LAMBREGHTS

Stefaan integrates architecture and landscape seamlessly, collaborating closely with other design teams and consultants. For his design narrative, he draws inspiration from his experiences at King's Dock and its surroundings.

the MARINE BIOLOGIST



Dr Siti Maryam Yaakub
DHI WATER & ENVIRONMENT (S) PTE LTD

"The Marine Viewing Deck brings marine biodiversity to your doorstep and gives you the opportunity to observe marine life from the comforts of home."

ABOUT DR SITI MARYAM YAAKUB

Dr Siti is a marine biologist on a mission —she wants to help people understand the importance of nature to human health and well-being.

mapletree


VIVOCITY


MAPLETREE BUSINESS CITY


MAPLETREE NINGBO
MIXED-USE DEVELOPMENT

Mapletree is a leading real estate development, investment, capital and property management company headquartered in Singapore. Mapletree distinguishes itself by actively transforming ageing properties into high-yielding real estate, and its development expertise is best seen through the successful transformation of the 24-ha HarbourFront Precinct and the nearby 13.5-ha Alexandra Precinct in Singapore.

By combining its key strengths, Mapletree has established a track record for building award-winning projects characterized by innovative architecture and excellent design specifications across various real asset classes. Our mixed-use developments integrate business, residence and leisure, offering dynamic destinations for work, live and play.

Keppel Land


KEPPEL BAY


MARINA BAY FINANCIAL CENTRE
OCEAN FINANCIAL CENTRE
ONE RAFFLES QUAY


CORALS AT KEPPEL BAY

Keppel Land is a wholly-owned subsidiary of Keppel Corporation, a Singapore flagship multinational company, which provides solutions for sustainable urbanisation, focusing on energy & environment, urban development, connectivity and asset management.

Keppel Land delivers innovative and multi-faceted urban space solutions that enrich people and communities. Its sterling portfolio includes award-winning residential developments, investment-grade commercial properties and integrated townships. It is geographically diversified in Asia, with China, Singapore and Vietnam as its key markets, while it continues to scale up in other markets such as India and Indonesia.



Artist's Impression

A HOME FIT FOR YOU

FLOORPLANS

LIFE FLOWS SEAMLESSLY HERE



LEVEL 1 /BASEMENT

1 Arrival Plaza
2 Arrival Lounge
3 King's Club
4 King's Lounge
5 The Gym (Basement)
6 The Studio (Basement)
7 Changing Room & Steam Bath (Basement)
8 Gourmet Pavilion
9 Twilight Pavilion
10 Social Pavilion
11 Reflective Pond
12 Bubble Pond
13 Eco Pond
14 King's Square
15 King's Plaza
16 Verdant Garden
17 Serenity Valley
18 Green Lawn
19 The Courtyard
20 Leisure Lawn
21 Tranquility Deck
22 Therapy Corner
23 Kid's Play Zone
a) Adventure Splash
b) Playground
24 Fitness Zone
25 Semi-sunken Tennis Court
26 Petscape
27 The Promenade by King's Dock
28 King's Dock Green Wall
29 Bicycle Park
a) Level 1
b) Basement
30 Parcel Collection Station (Basement)

THE DECK ON KING'S DOCK

31 Marine Viewing Hammock
32 Sun Deck
33 Rejuvenation Pool
a) Bubble Pool
b) Jacuzzi Lounge
c) Hydrotherapy Pool
34 50m Lap Pool
35 Leisure Pool
a) Splash Pool
b) Bubble Deck
c) Lowtide Pool

ANCILLARY

A) Guardhouse
B) Pedestrian Gate
C) Bin Centre (Basement)
D) Substation (Basement)

BLOCK 10
SITE PLAN



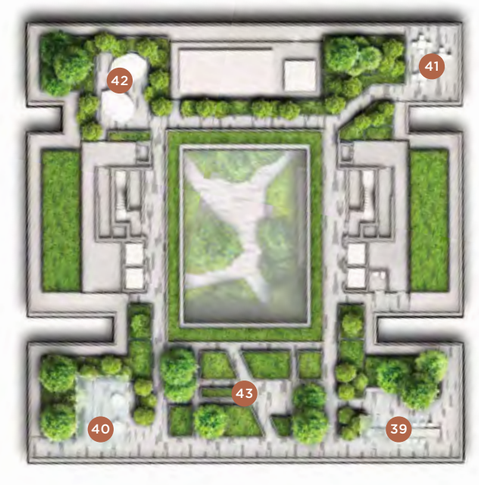
LEVEL 3 - SKY TERRACE

36 Meditation Deck



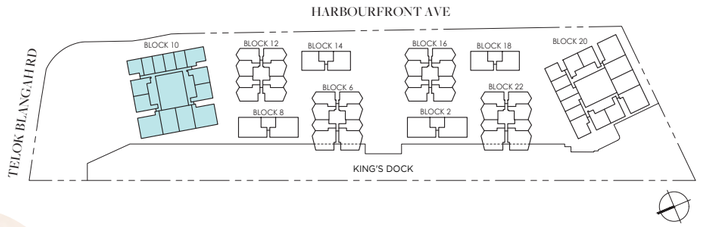
LEVEL 6 - SKY TERRACE

37 Wellness Deck
38 Faber Lounge



ROOF GARDEN

39 Alfresco Lounge
40 Sky Dining
41 Star-gazing Terrace
42 Hammock Terrace
43 Social Garden





Artist's Impression

UNIT DISTRIBUTION

- 1-BEDROOM
- 1-BEDROOM + STUDY
- 2-BEDROOM
- 2-BEDROOM + STUDY
- 2-BEDROOM PREMIUM
- 2-BEDROOM VILLA
- 3-BEDROOM + STUDY
- 3-BEDROOM PREMIUM
- 3-BEDROOM VILLA

BLOCK 2

UNIT / FLR	1	2
02	CV1-L	CV1-L
01	CV1-P	CV1-P

BLOCK 6

UNIT / FLR	3	4	5	6	7	8	9	10
08	B5	B5	B4	A2	CP2	CP2	A2	B6
07	B5	B5	B4	A2	CP2	CP2	A2	B6
06	B5	B5	B4	A2	CP2	CP2	A2	B6
05	B5	B5	B4	A2	CP2	CP2	A2	B6
04	B5	B5	B4	A2	CP2	CP2	A2	B6
03	B5	B5	B4	A2	CP2	CP2	A2	B6
02	B5	B5	B4	BS1			BS1	B6
01	B5-P	B5-P	B4-P	BS1-P			AS1-P	B6-P

BLOCK 8

UNIT / FLR	11	12
02	CV1-L	CV1-L
01	CV1-P	CV1-P

BLOCK 10

UNIT / FLR	13	14	15	16	17	18	19	20	21	22	23	24	25	26
ROOF GARDEN														
10	CS1	CP1	B1a	B2a	A1j	A1a	A1h	A1c	A1g	B3	B2	B1	CP1	CS1
09	CS1	CP1	B1a	B2a	A1f	A1h	A1e	A1h	A1b	B3	B2	B1	CP1	CS1
08	SKY TERRACE		B1a	B2a	A1j	A1a	A1h	A1c	A1g	B3	B2	B1	CP1	CS1
07			B1a	B2a	A1f	A1h	A1e	A1h	A1b	B3	B2	B1	CP1	CS1
06			B1a	B2a	A1j	A1a	A1h	A1c	A1g	B3	B2	B1	CP1	CS1
05	CS1	CP1	B1a	B2a	SKY TERRACE			A1h	A1b	B3	B2	B1	CP1	CS1
04	CS1	CP1	B1a	B2a				A1c	A1g	B3	B2	B1	CP1	CS1
03	CS1	CP1	B1a	B2a				A1h	A1b	B3	B2	B1	CP1	CS1
02	CS1	CP1	B1a	B2a	A1j	A1a	A1h	A1c	A1g	B3	B2	B1		
01	CS1-P	CP1-P	B1a	B2a	A1f-P	A1h	A1e-P	A1h	A1b-P	B3a-P	B2-P	B1-P		

BLOCK 12

UNIT / FLR	27	28	29	30	31	32	33	34
08	B5	B5	B4	A2	BP1	BP1	A2	B6
07	B5	B5	B4	A2	BP1	BP1	A2	B6
06	B5	B5	B4	A2	BP1	BP1	A2	B6
05	B5	B5	B4	A2	BP1	BP1	A2	B6
04	B5	B5	B4	A2	BP1	BP1	A2	B6
03	B5	B5	B4	A3			A3	B6
02	B5	B5	B4	A3			A3	B6
01			B4-P	A3-P			A4-P	B6-P

BLOCK 14

UNIT / FLR	35	36
03	BV1-L	BV1-L
02	BV1	BV1
01	BV1a-P	BV1-P

BLOCK 16

UNIT / FLR	37	38	39	40	41	42	43	44
08	B5	B5	B4	A2	BP1	BP1	A2	B6
07	B5	B5	B4	A2	BP1	BP1	A2	B6
06	B5	B5	B4	A2	BP1	BP1	A2	B6
05	B5	B5	B4	A2	BP1	BP1	A2	B6
04	B5	B5	B4	A2	BP1	BP1	A2	B6
03	B5	B5	B4	A3			A3	B6
02	B5	B5	B4	A3			A3	B6
01			B4-P	A3-P			A4-P	B6-P

BLOCK 18

UNIT / FLR	45	46
03	BV1-L	BV1-L
02	BV1	BV1
01	BV1a-P	BV1-P

BLOCK 20

UNIT / FLR	47	48	49	50	51	52	53	54	55	56	57	58	59	60
05	CS1-L	CP1-L	B1	B2	B3	A1d	A1	A1-L	A1e-L	A1f-L	B2	B1	CP1-L	CS1-L
04	CS1	CP1	B1	B2	B3	A1d	A1	A1	A1e	A1f	B2	B1	CP1	CS1
03	CS1	CP1	B1	B2	B3	A1d	A1	A1	A1e	A1f	B2	B1	CP1	CS1
02	CS1	CP1	B1	B2	B3	A1d	A1				B2b	B1	CP1	CS1
01	CS1-P	CP1-P	B1-P	B2-P	B3-P	A1d-P	A1e-P				B2b-P	B1-P	CP1-P	CS1-P

BLOCK 22

UNIT / FLR	61	62	63	64	65	66	67	68
07	B5	B5	B4	A2	CP2	CP2	A2	B6
06	B5	B5	B4	A2	CP2	CP2	A2	B6
05	B5	B5	B4	A2	CP2	CP2	A2	B6
04	B5	B5	B4	A2	CP2	CP2	A2	B6
03	B5	B5	B4	A2	CP2	CP2	A2	B6
02	B5	B5	B4	BS1			BS1	B6
01	B5-P	B5-P	B4-P	BS1-P			AS1-P	B6-P

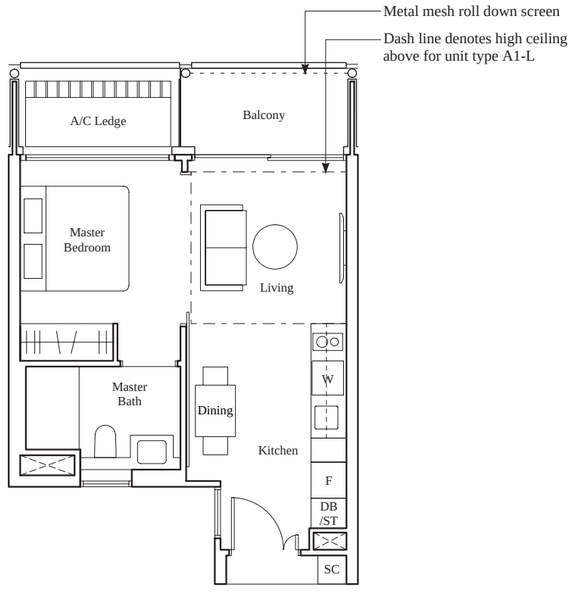
1-BEDROOM

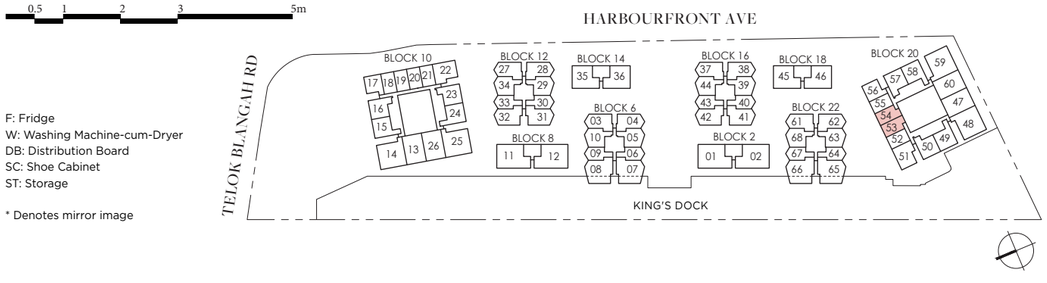
TYPE A1
45 SQM / 484 SQFT

BLK 20
#02-53* to #05-53*
#03-54 to #04-54

TYPE A1-L
53 SQM / 570 SQFT

BLK 20
#05-54





F: Fridge
W: Washing Machine-cum-Dryer
DB: Distribution Board
SC: Shoe Cabinet
ST: Storage

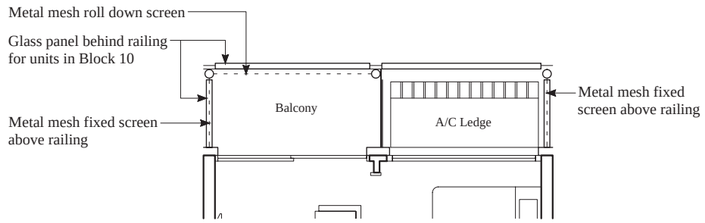
* Denotes mirror image

AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

1-BEDROOM

TYPE A1a
45 SQM / 484 SQFT

BLK 10
#02-18
#06-18
#08-18
#10-18

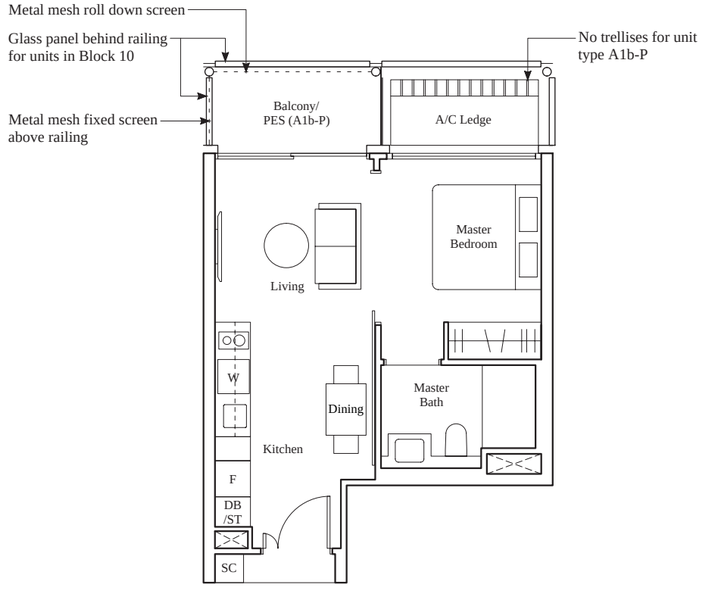


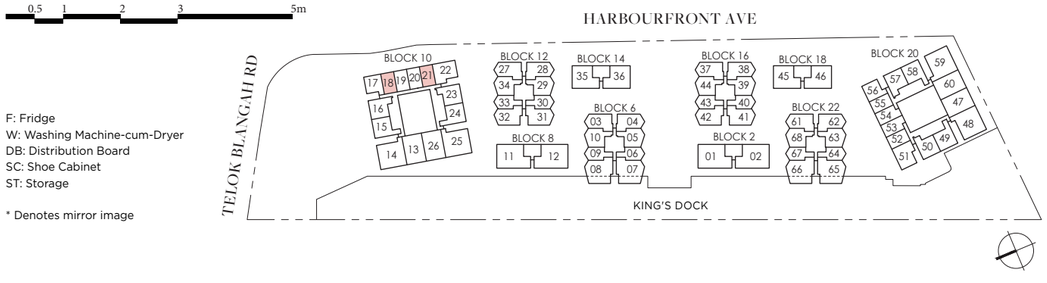
TYPE A1b
45 SQM / 484 SQFT

BLK 10
#03-21
#05-21
#07-21
#09-21

TYPE A1b-P
45 SQM / 484 SQFT

BLK 10
#01-21





F: Fridge
W: Washing Machine-cum-Dryer
DB: Distribution Board
SC: Shoe Cabinet
ST: Storage

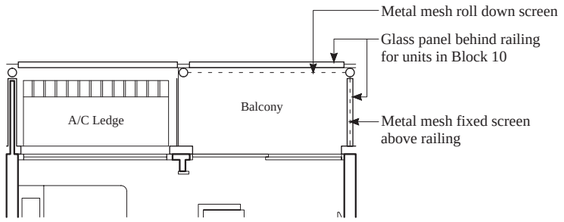
* Denotes mirror image

AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

1-BEDROOM

TYPE A1c
45 SQM / 484 SQFT

BLK 10
#02-20 #08-20
#04-20 #10-20
#06-20

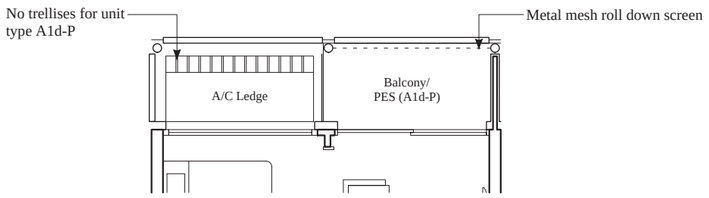


TYPE A1d
45 SQM / 484 SQFT

BLK 20
#02-52 to #05-52

TYPE A1d-P
45 SQM / 484 SQFT

BLK 20
#01-52



TYPE A1e
45 SQM / 484 SQFT

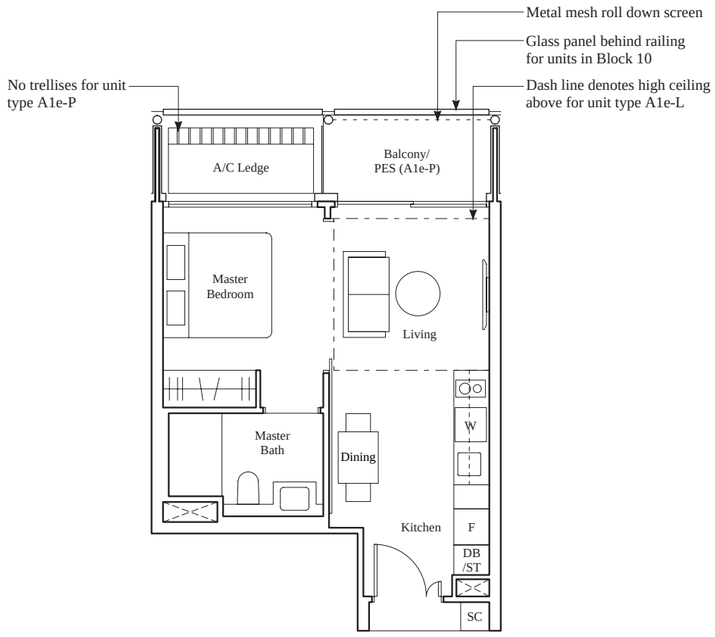
BLK 10 **BLK 20**
#07-19* #03-55
#09-19* #04-55

TYPE A1e-P
45 SQM / 484 SQFT

BLK 10 **BLK 20**
#01-19* #01-53*

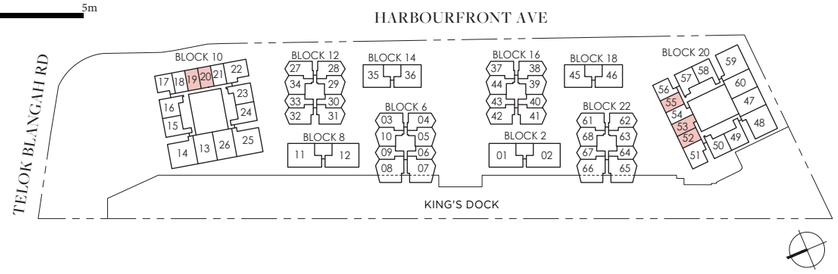
TYPE A1e-L
53 SQM / 570 SQFT

BLK 20
#05-55



F: Fridge
W: Washing Machine-cum-Dryer
DB: Distribution Board
SC: Shoe Cabinet
ST: Storage

* Denotes mirror image



AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

1-BEDROOM

TYPE A1f
45 SQM / 484 SQFT

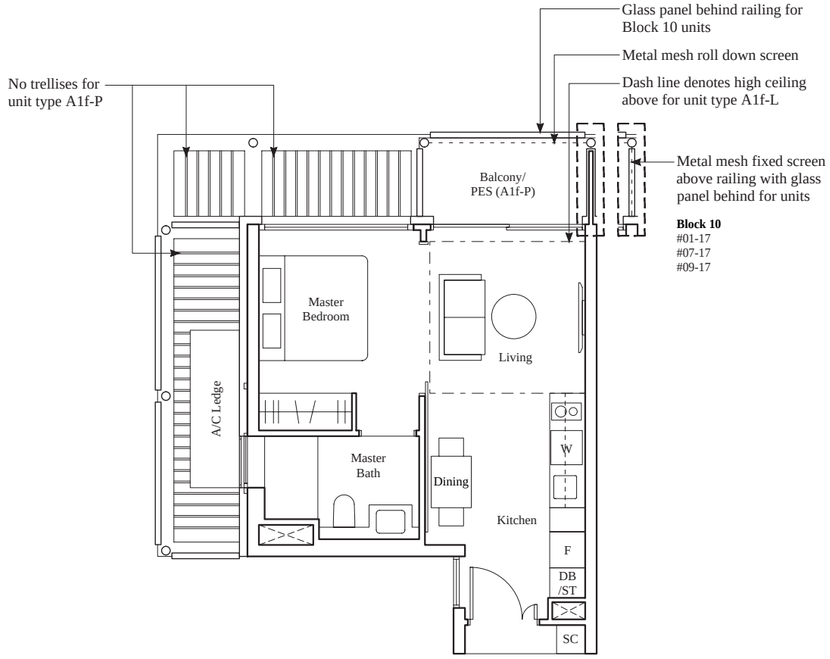
BLK 10 **BLK 20**
#07-17 #03-56*
#09-17 #04-56*

TYPE A1f-P
45 SQM / 484 SQFT

BLK 10
#01-17

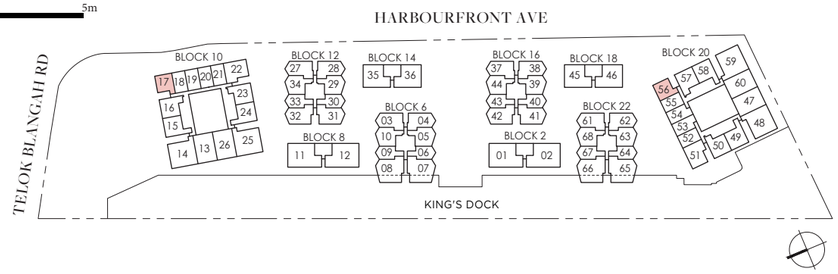
TYPE A1f-L
53 SQM / 570 SQFT

BLK 20
#05-56*



F: Fridge
W: Washing Machine-cum-Dryer
DB: Distribution Board
SC: Shoe Cabinet
ST: Storage

* Denotes mirror image

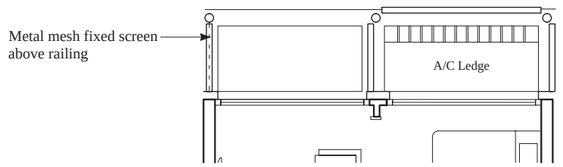


AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

1-BEDROOM

TYPE A1g
40 SQM / 431 SQFT

BLK 10
#02-21
#04-21
#06-21
#08-21
#10-21

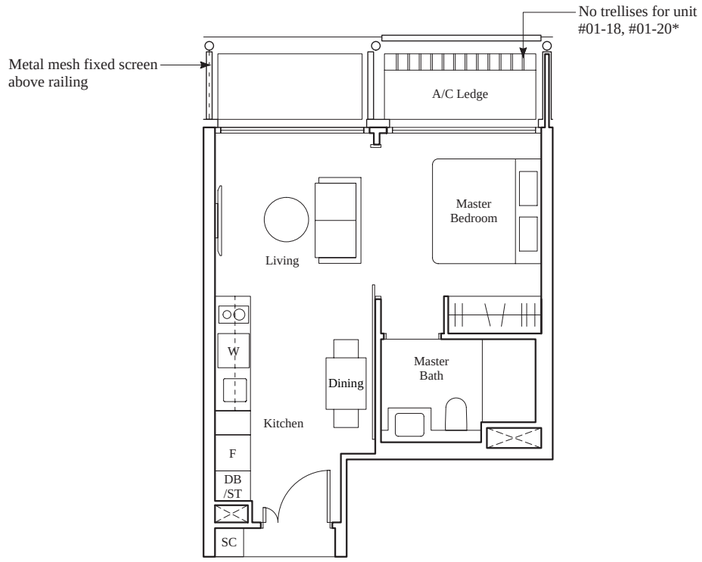


TYPE A1h
40 SQM / 431 SQFT

BLK 10
#01-18
#07-18
#09-18

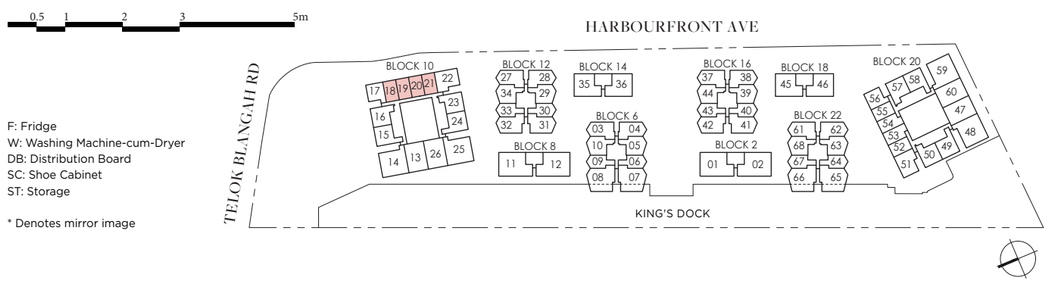
#02-19
#06-19
#08-19
#10-19

#01-20*
#03-20*
#05-20*
#07-20*
#09-20*



F: Fridge
W: Washing Machine-cum-Dryer
DB: Distribution Board
SC: Shoe Cabinet
ST: Storage

* Denotes mirror image

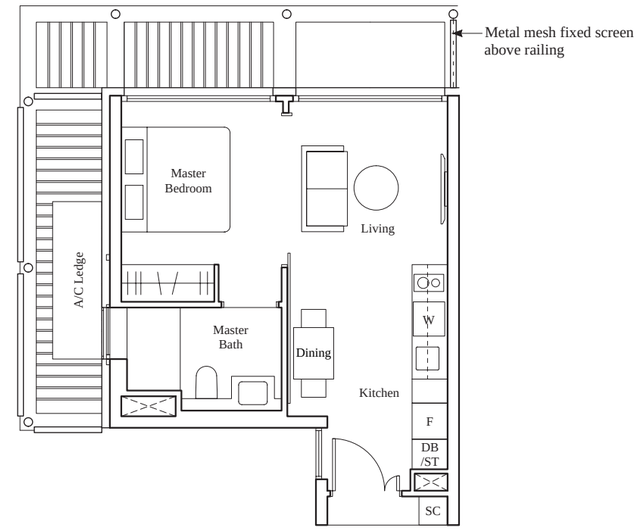


AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

1-BEDROOM

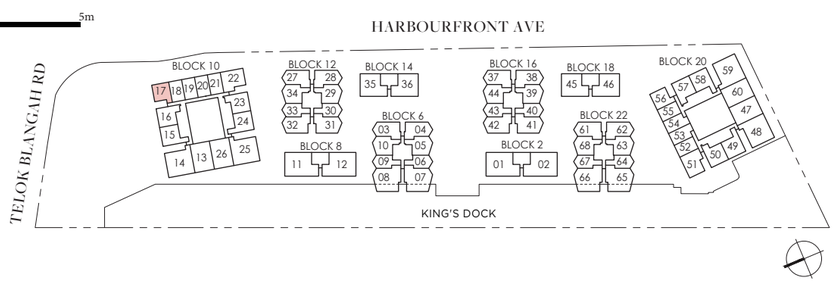
TYPE A1j
40 SQM / 431 SQFT

BLK 10
#02-17
#06-17
#08-17
#10-17



F: Fridge
W: Washing Machine-cum-Dryer
DB: Distribution Board
SC: Shoe Cabinet
ST: Storage

* Denotes mirror image



AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

1-BEDROOM

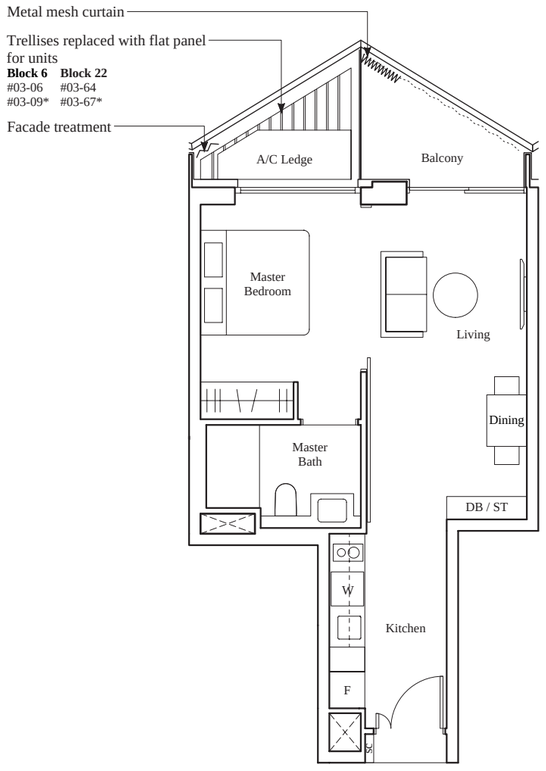
TYPE A2
50 SQM / 538 SQFT

BLK 6
#03-06 to #08-06
#03-09* to #08-09*

BLK 12
#04-30 to #08-30
#04-33* to #08-33*

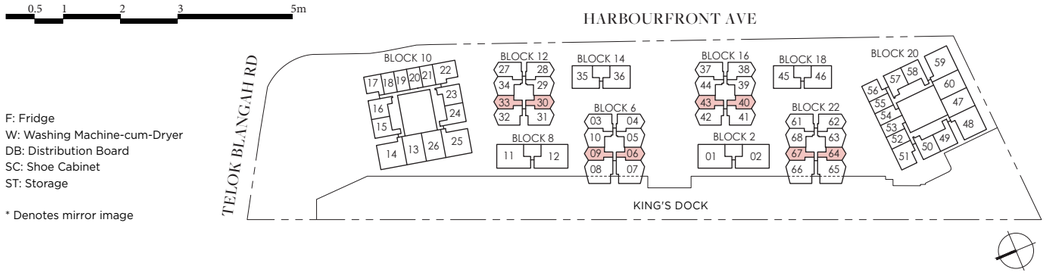
BLK 16
#04-40 to #08-40
#04-43* to #08-43*

BLK 22
#03-64 to #07-64
#03-67* to #07-67*



F: Fridge
W: Washing Machine-cum-Dryer
DB: Distribution Board
SC: Shoe Cabinet
ST: Storage

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AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

1-BEDROOM

TYPE A3
55 SQM / 592 SQFT

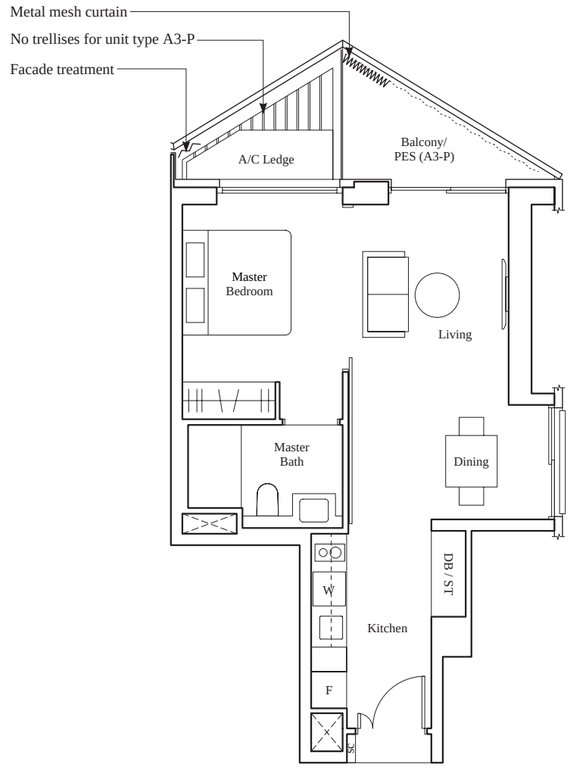
BLK 12
#02-30 to #03-30
#02-33* to #03-33*

BLK 16
#02-40 to #03-40
#02-43* to #03-43*

TYPE A3-P
55 SQM / 592 SQFT

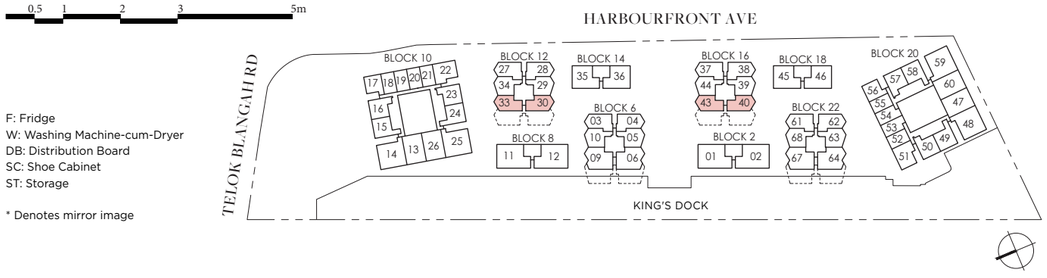
BLK 12
#01-30

BLK 16
#01-40



F: Fridge
W: Washing Machine-cum-Dryer
DB: Distribution Board
SC: Shoe Cabinet
ST: Storage

* Denotes mirror image



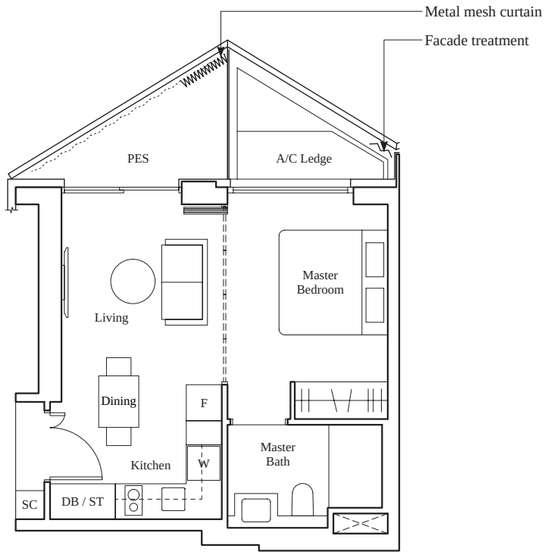
AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

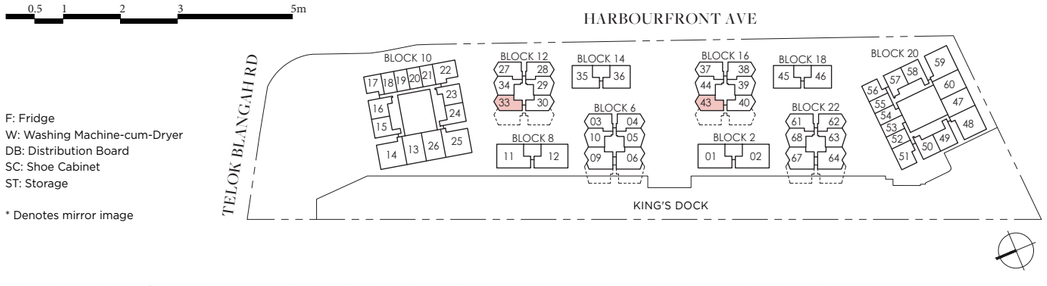
1-BEDROOM

TYPE A4-P
45 SQM / 484 SQFT

BLK 12
#01-33

BLK 16
#01-43





F: Fridge
W: Washing Machine-cum-Dryer
DB: Distribution Board
SC: Shoe Cabinet
ST: Storage

* Denotes mirror image

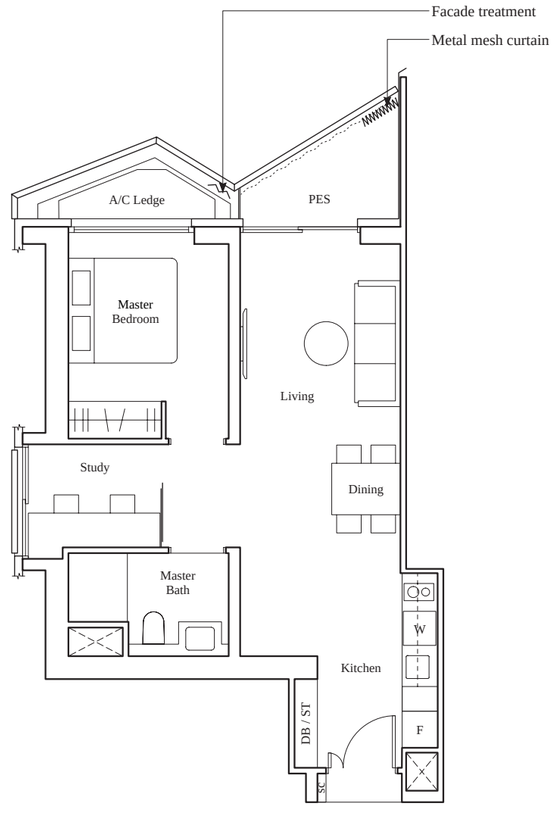
AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

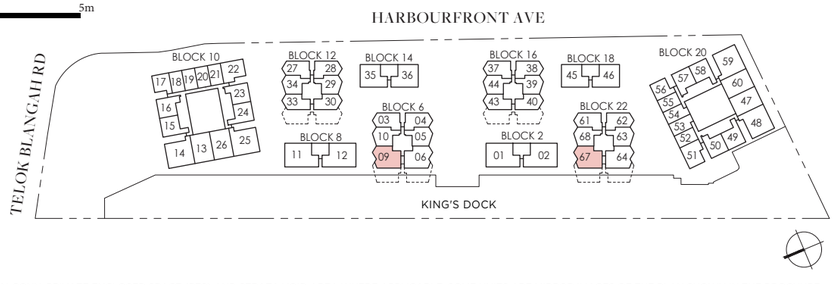
1-BEDROOM + STUDY

TYPE AS1-P
61 SQM / 657 SQFT

BLK 6
#01-09

BLK 22
#01-67





F: Fridge
W: Washing Machine-cum-Dryer
DB: Distribution Board
SC: Shoe Cabinet
ST: Storage

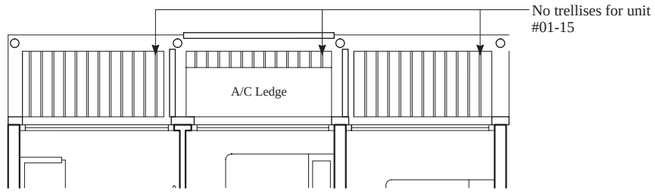
* Denotes mirror image

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2-BEDROOM

TYPE B1a
63 SQM / 678 SQFT

BLK 10
#01-15 to #10-15



TYPE B1
68 SQM / 732 SQFT

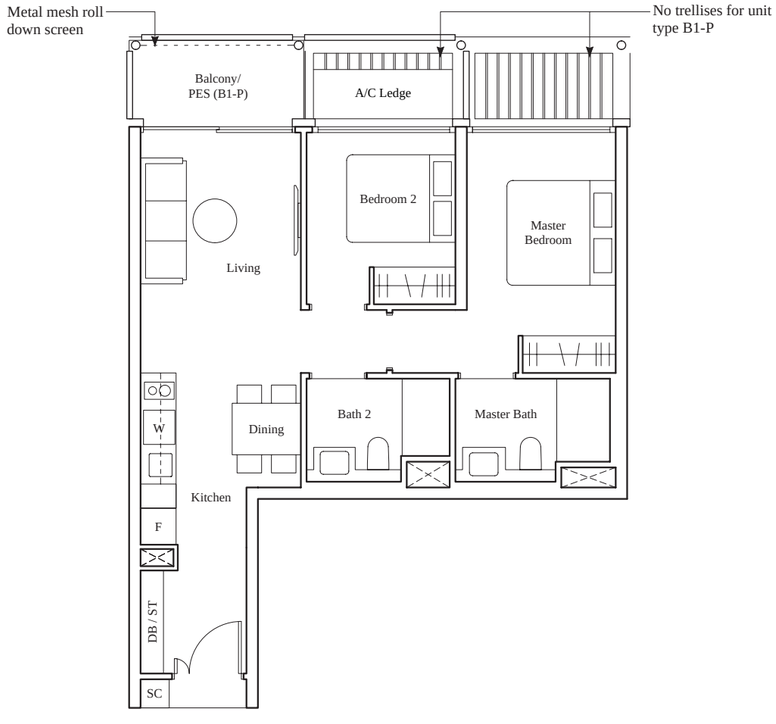
BLK 10
#02-24* to #10-24*

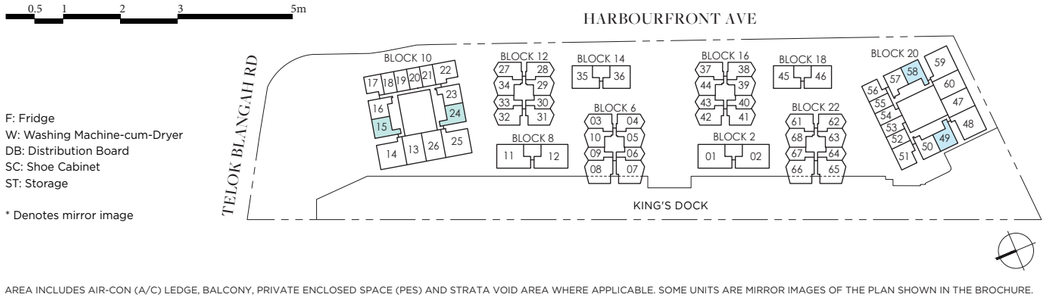
BLK 20
#02-49 to #05-49
#02-58* to #05-58*

TYPE B1-P
68 SQM / 732 SQFT

BLK 10
#01-24*

BLK 20
#01-49, #01-58*





F: Fridge
W: Washing Machine-cum-Dryer
DB: Distribution Board
SC: Shoe Cabinet
ST: Storage

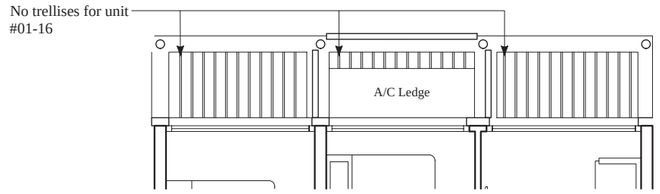
* Denotes mirror image

AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

2-BEDROOM

TYPE B2a
64 SQM / 689 SQFT

BLK 10
#01-16 to #10-16

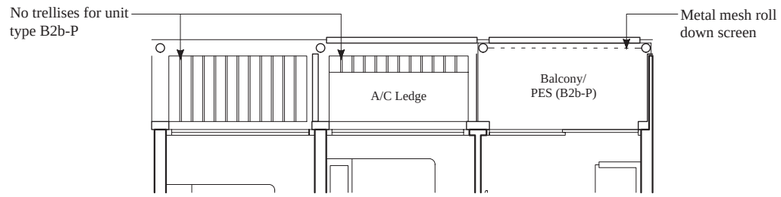


TYPE B2b
69 SQM / 743 SQFT

BLK 20
#02-57*

TYPE B2b-P
69 SQM / 743 SQFT

BLK 20
#01-57*



TYPE B2
69 SQM / 743 SQFT

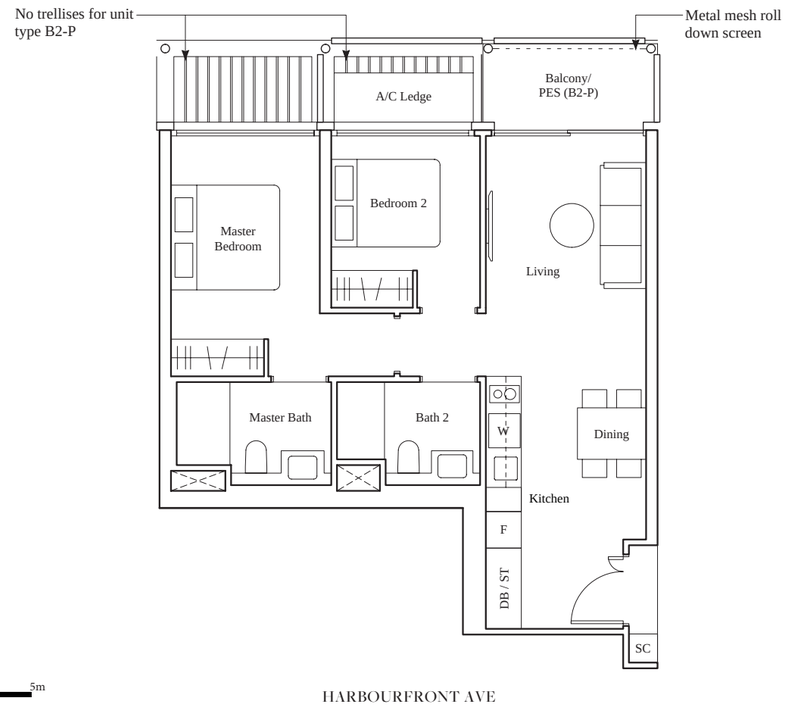
BLK 10
#02-23* to #10-23*

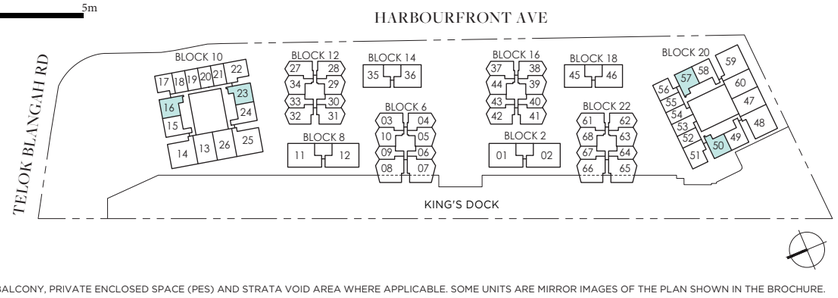
BLK 20
#02-50 to #05-50
#03-57* to #05-57*

TYPE B2-P
69 SQM / 743 SQFT

BLK 10
#01-23*

BLK 20
#01-50





F: Fridge
W: Washing Machine-cum-Dryer
DB: Distribution Board
SC: Shoe Cabinet
ST: Storage

* Denotes mirror image

AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

2-BEDROOM

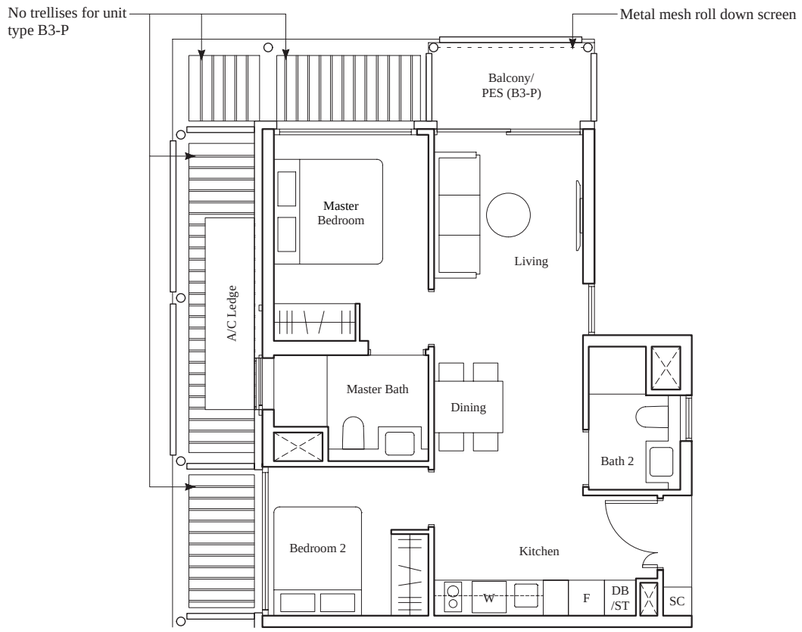
TYPE B3
64 SQM / 689 SQFT

BLK 10
#02-22 to #10-22

BLK 20
#02-51* to #05-51*

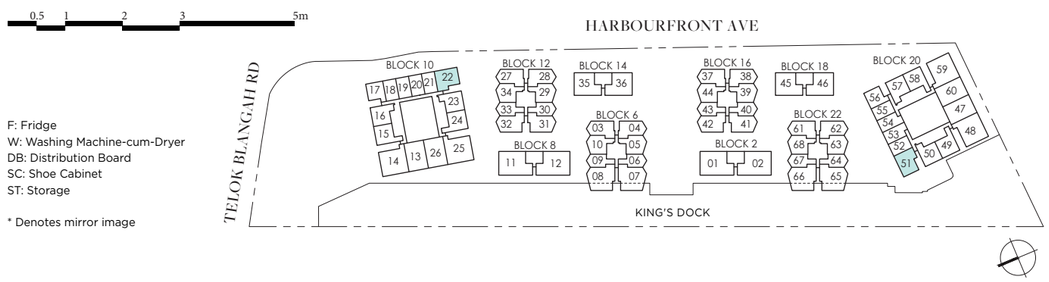
TYPE B3-P
64 SQM / 689 SQFT

BLK 20
#01-51*



F: Fridge
W: Washing Machine-cum-Dryer
DB: Distribution Board
SC: Shoe Cabinet
ST: Storage

* Denotes mirror image

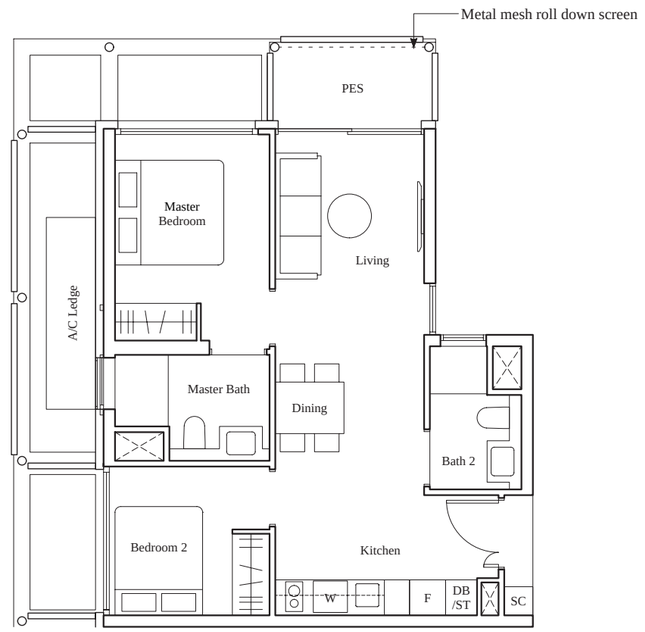


AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

2-BEDROOM

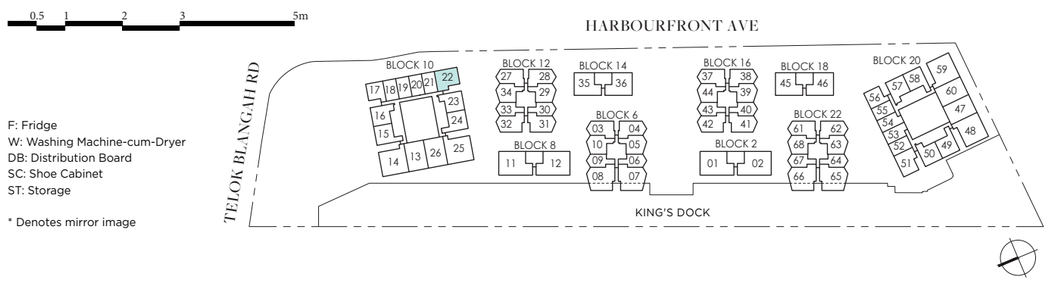
TYPE B3a-P
64 SQM / 689 SQFT

BLK 10
#01-22



F: Fridge
W: Washing Machine-cum-Dryer
DB: Distribution Board
SC: Shoe Cabinet
ST: Storage

* Denotes mirror image



AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

2-BEDROOM

TYPE B4
71 SQM / 764 SQFT

BLK 6
#02-05 to #08-05

BLK 12
#02-29 to #08-29

BLK 16
#02-39 to #08-39

BLK 22
#02-63 to #07-63

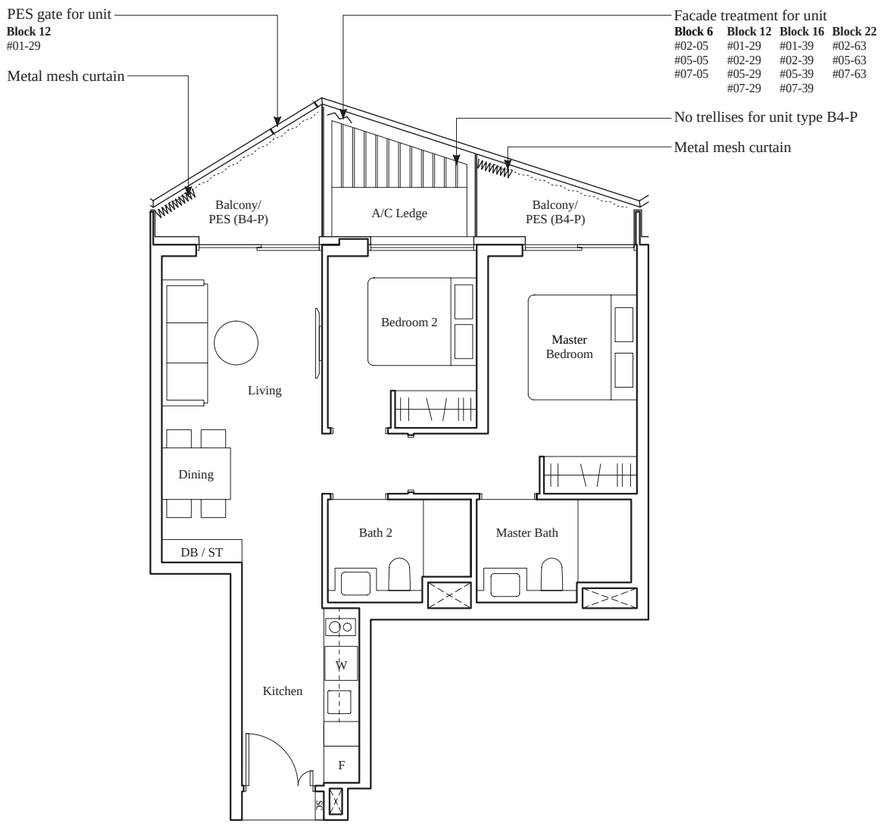
TYPE B4-P
71 SQM / 764 SQFT

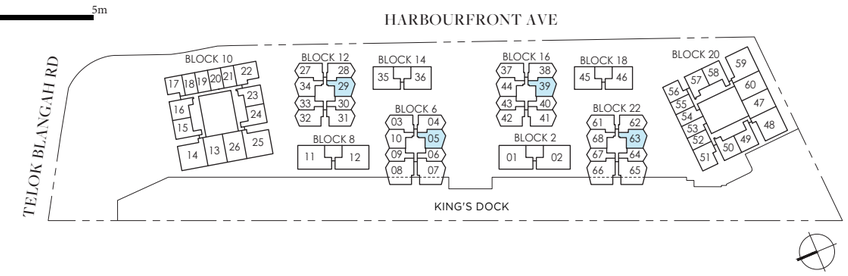
BLK 6
#01-05

BLK 12
#01-29

BLK 16
#01-39

BLK 22
#01-63





F: Fridge
W: Washing Machine-cum-Dryer
DB: Distribution Board
SC: Shoe Cabinet
ST: Storage

* Denotes mirror image

AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

2-BEDROOM

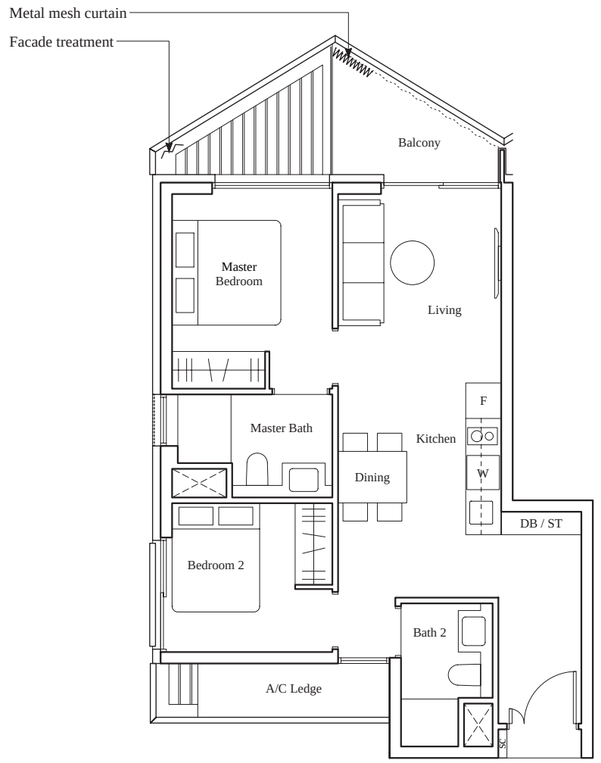
TYPE B5
67 SQM / 721 SQFT

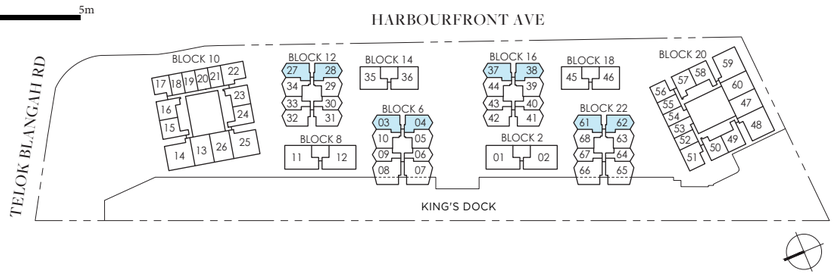
BLK 6
#02-03* to #08-03*
#02-04 to #08-04

BLK 12
#02-27* to #08-27*
#02-28 to #08-28

BLK 16
#02-37* to #08-37*
#02-38 to #08-38

BLK 22
#02-61* to #07-61*
#02-62 to #07-62





F: Fridge
W: Washing Machine-cum-Dryer
DB: Distribution Board
SC: Shoe Cabinet
ST: Storage

* Denotes mirror image

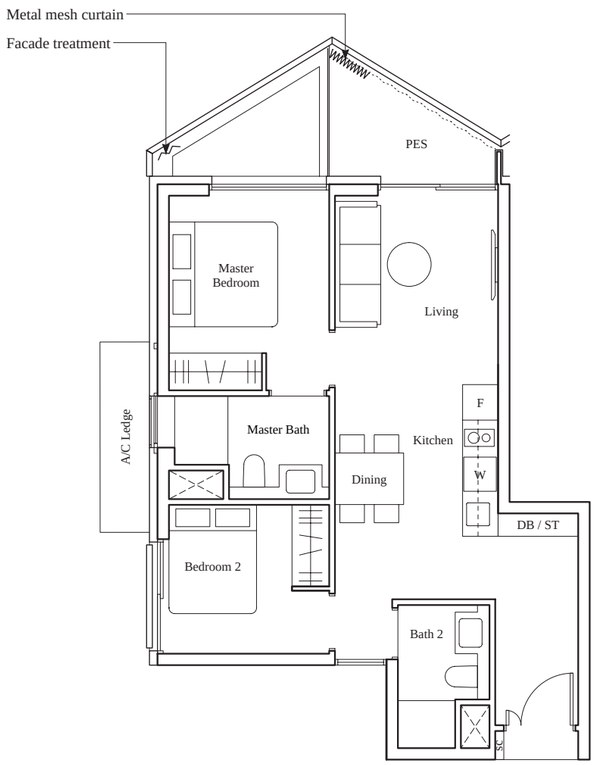
AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

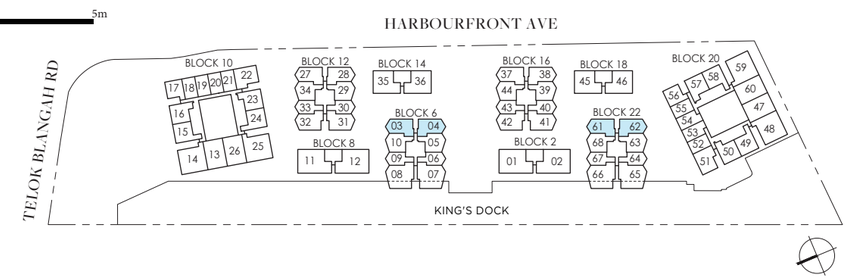
2-BEDROOM

TYPE B5-P
67 SQM / 721 SQFT

BLK 6
#01-03*, #01-04

BLK 22
#01-61*, #01-62





F: Fridge
W: Washing Machine-cum-Dryer
DB: Distribution Board
SC: Shoe Cabinet
ST: Storage

* Denotes mirror image

AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEASE AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

2-BEDROOM

TYPE B6
70 SQM / 753 SQFT

BLK 6
#02-10 to #08-10

BLK 12
#02-34 to #08-34

BLK 16
#02-44 to #08-44

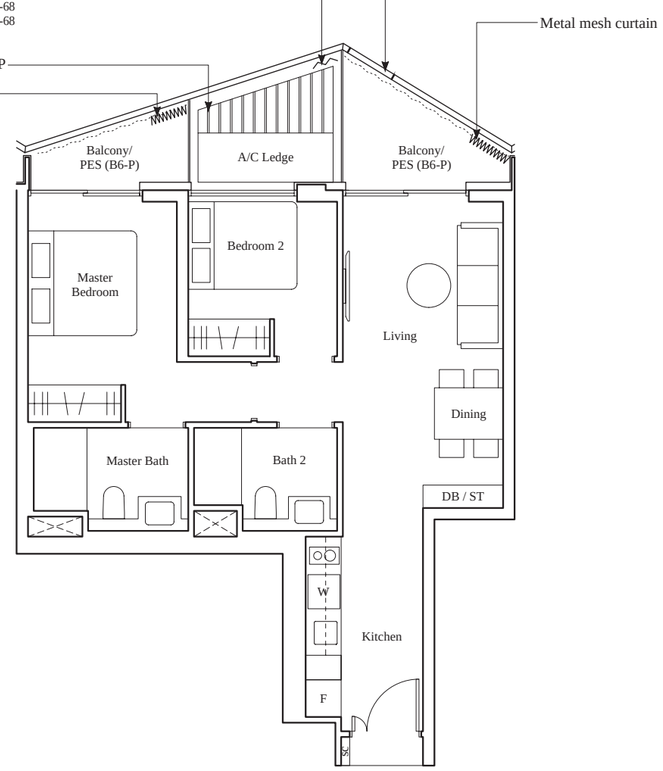
BLK 22
#02-68 to #07-68

Facade treatment for unit

Block 6	Block 12	Block 16	Block 22
#01-10	#01-34	#01-44	#01-68
#04-10	#04-34	#04-44	#04-68
#06-10	#06-34	#06-44	#06-68
#08-10	#08-34	#08-44	

PES gate for unit
Block 12
#01-34

No trellises for unit type B6-P
Metal mesh curtain



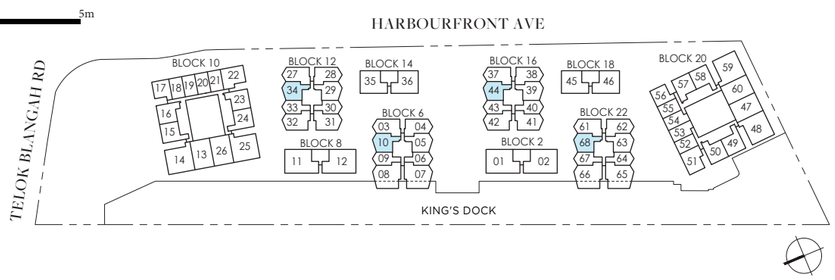
TYPE B6-P
70 SQM / 753 SQFT

BLK 6
#01-10

BLK 12
#01-34

BLK 16
#01-44

BLK 22
#01-68



F: Fridge
W: Washing Machine-cum-Dryer
DB: Distribution Board
SC: Shoe Cabinet
ST: Storage

* Denotes mirror image

AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEASE AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

2-BEDROOM + STUDY

TYPE BS1
83 SQM / 893 SQFT

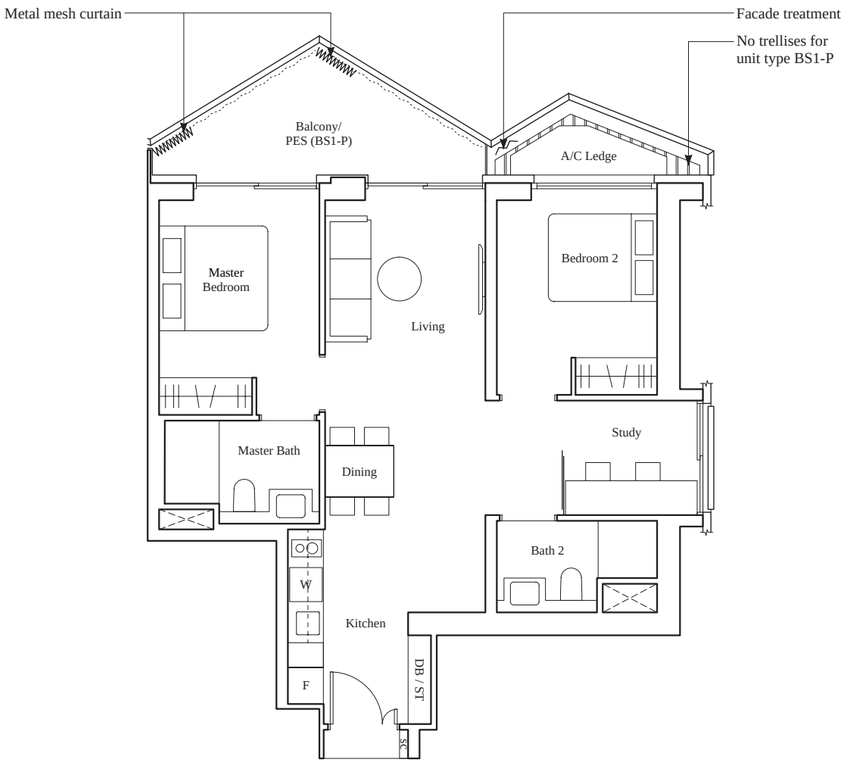
BLK 6
#02-06, #02-09*

BLK 22
#02-64, #02-67*

TYPE BS1-P
83 SQM / 893 SQFT

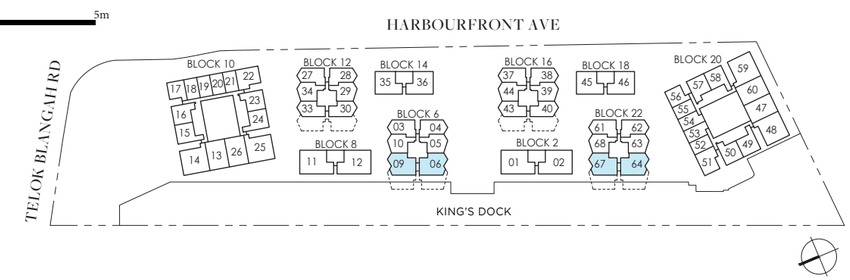
BLK 6
#01-06

BLK 22
#01-64



F: Fridge
W: Washing Machine-cum-Dryer
DB: Distribution Board
SC: Shoe Cabinet
ST: Storage

* Denotes mirror image



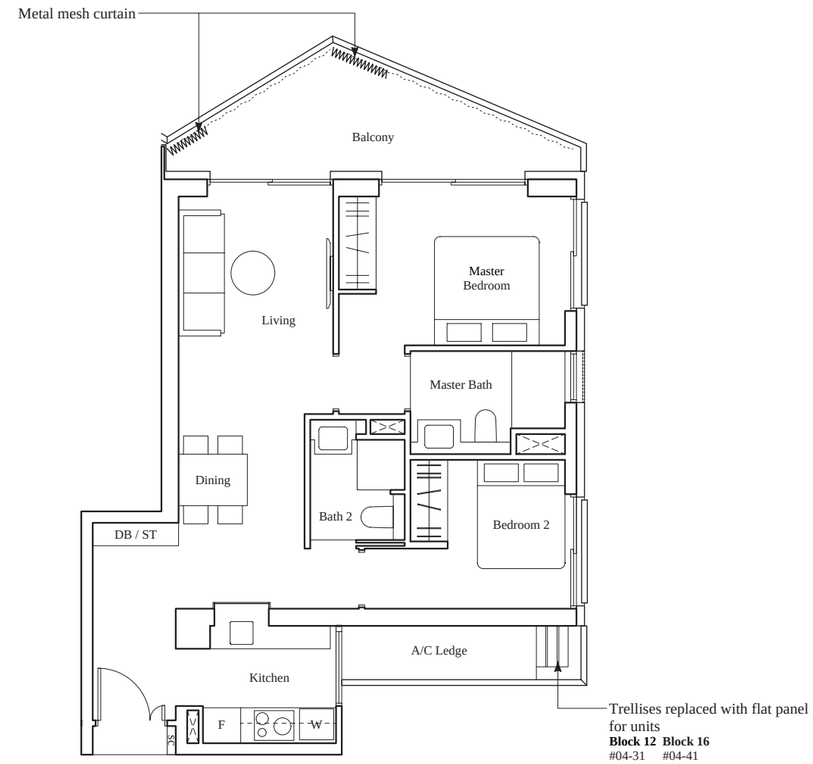
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2-BEDROOM PREMIUM

TYPE BP1
82 SQM / 883 SQFT

BLK 12
#04-31 to #08-31
#04-32* to #08-32*

BLK 16
#04-41 to #08-41
#04-42* to #08-42*

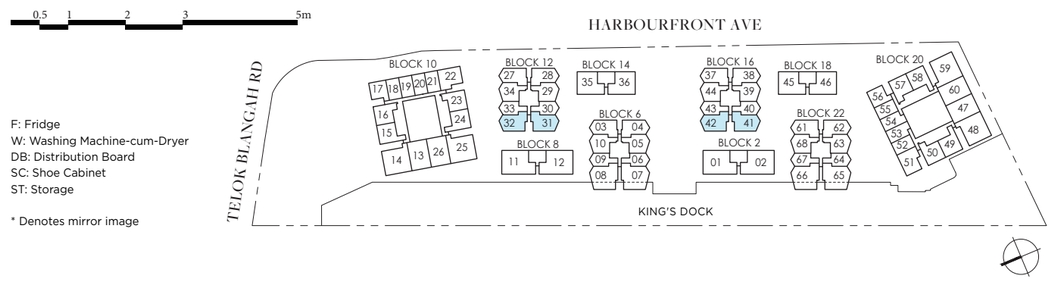


Trellises replaced with flat panel for units

Block 12	**Block 16**
#04-31	#04-41
#04-32*	#04-42*

F: Fridge
W: Washing Machine-cum-Dryer
DB: Distribution Board
SC: Shoe Cabinet
ST: Storage

* Denotes mirror image



AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

2-BEDROOM VILLA

TYPE BV1
91 SQM / 980 SQFT

BLK 14
#02-35, #02-36*

BLK 18
#02-45, #02-46*

TYPE BV1-P
91 SQM / 980 SQFT

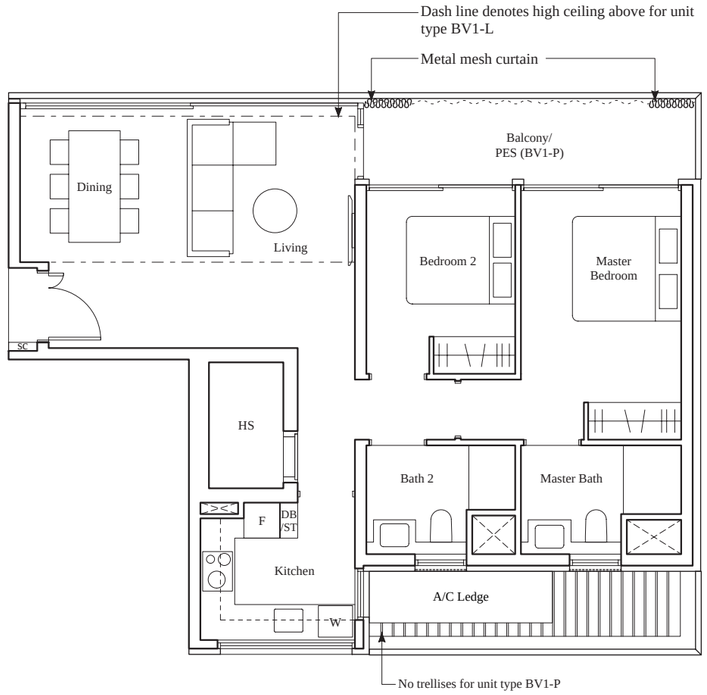
BLK 14
#01-36*

BLK 18
#01-46*

TYPE BV1-L
108 SQM / 1163 SQFT

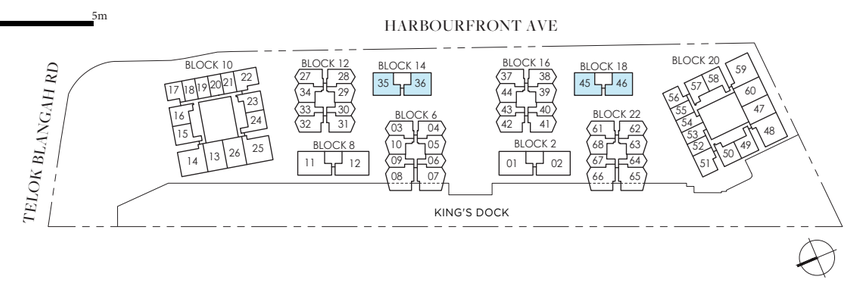
BLK 14
#03-35, #03-36*

BLK 18
#03-45, #03-46*



F: Fridge
W: Washing Machine-cum-Dryer
DB: Distribution Board
SC: Shoe Cabinet
ST: Storage

* Denotes mirror image



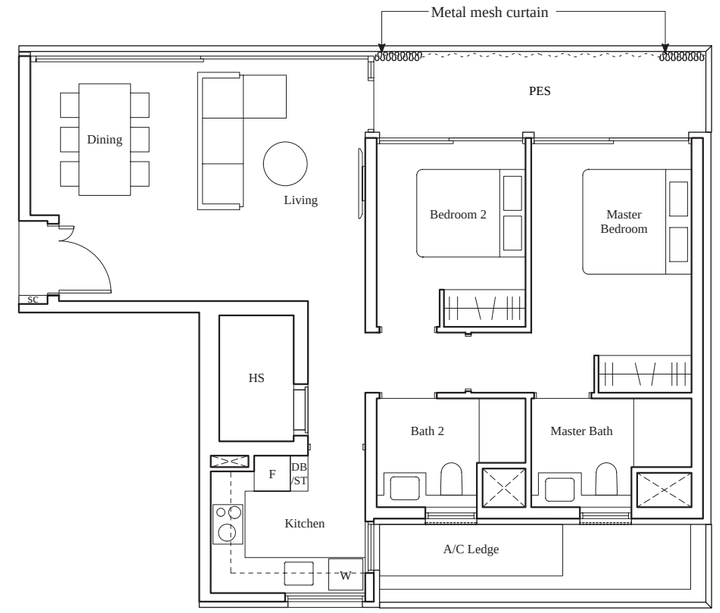
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2-BEDROOM VILLA

TYPE BV1a-P
91 SQM / 980 SQFT

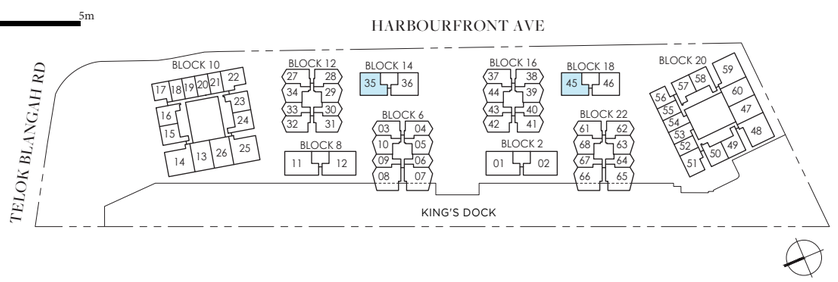
BLK 14
#01-35

BLK 18
#01-45



F: Fridge
W: Washing Machine-cum-Dryer
DB: Distribution Board
SC: Shoe Cabinet
ST: Storage

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AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

3-BEDROOM + STUDY

TYPE CS1
100 SQM / 1076 SQFT

BLK 10
#02-13 to #05-13,
#09-13 to #10-13
#03-26* to #10-26*

BLK 20
#02-47 to #04-47
#02-60* to #04-60*

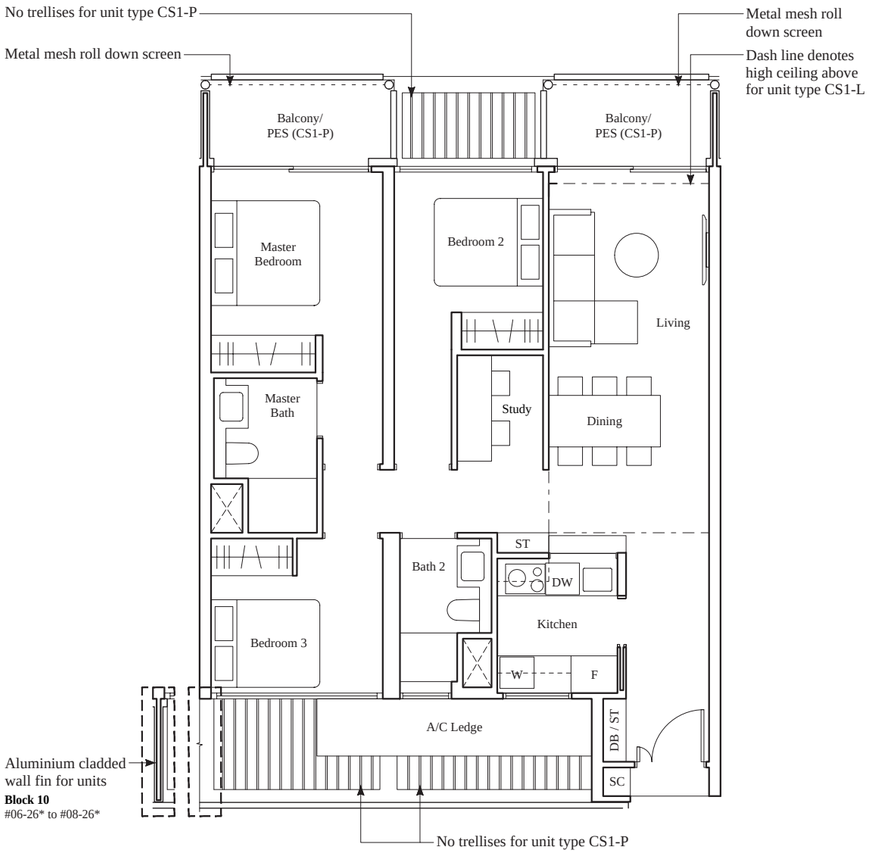
TYPE CS1-P
100 SQM / 1076 SQFT

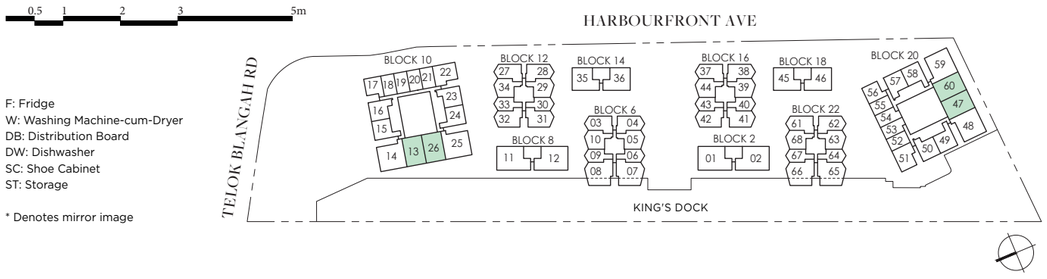
BLK 10
#01-13

BLK 20
#01-47, #01-60*

TYPE CS1-L
119 SQM / 1281 SQFT

BLK 20
#05-47, #05-60*





F: Fridge
W: Washing Machine-cum-Dryer
DB: Distribution Board
DW: Dishwasher
SC: Shoe Cabinet
ST: Storage

* Denotes mirror image

AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

3-BEDROOM PREMIUM

TYPE CP1
113 SQM / 1216 SQFT

BLK 10
#02-14 to #05-14,
#09-14 to #10-14
#03-25* to #10-25*

BLK 20
#02-48 to #04-48
#02-59* to #04-59*

TYPE CP1-P
113 SQM / 1216 SQFT

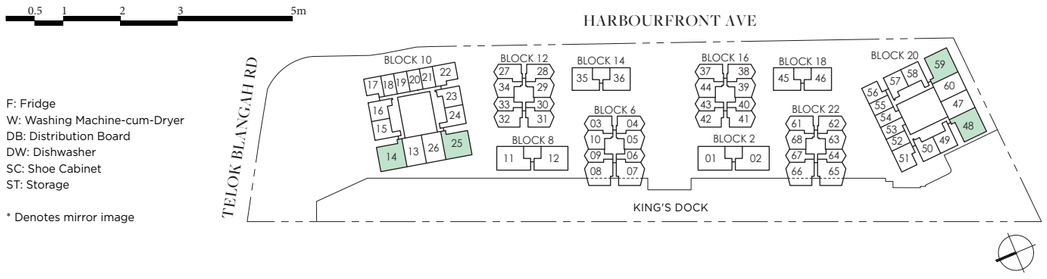
BLK 10
#01-14

BLK 20
#01-48, #01-59*

TYPE CP1-L
136 SQM / 1464 SQFT

BLK 20
#05-48, #05-59*





F: Fridge
W: Washing Machine-cum-Dryer
DB: Distribution Board
DW: Dishwasher
SC: Shoe Cabinet
ST: Storage

* Denotes mirror image

AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

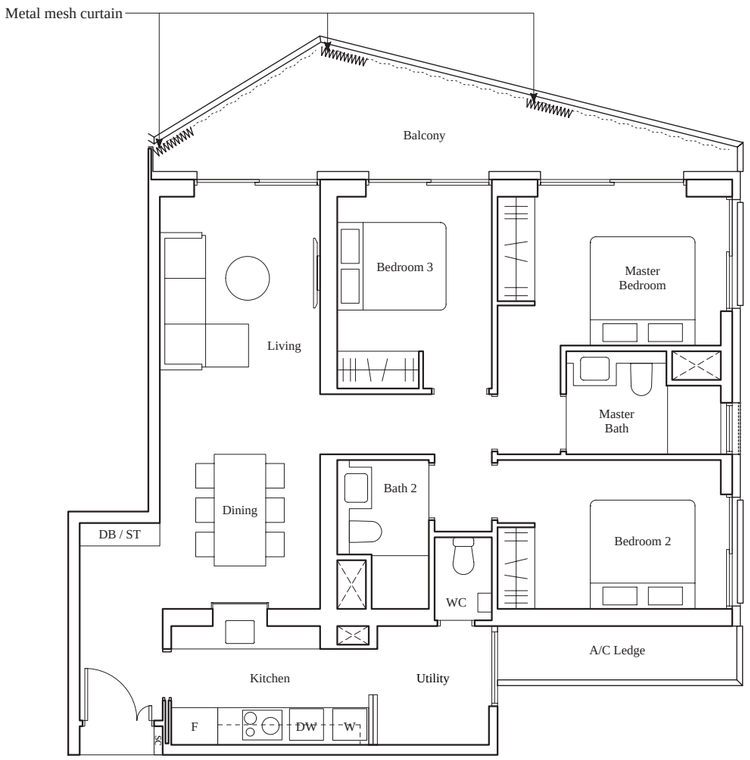
3-BEDROOM PREMIUM

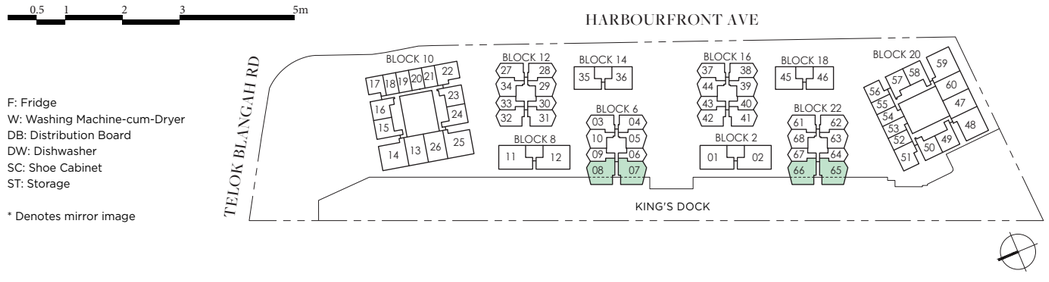
TYPE CP2

116 SQM / 1249 SQFT

BLK 6
#03-07 to #08-07
#03-08* to #08-08*

BLK 22
#03-65 to #07-65
#03-66* to #07-66*





F: Fridge
W: Washing Machine-cum-Dryer
DB: Distribution Board
DW: Dishwasher
SC: Shoe Cabinet
ST: Storage

* Denotes mirror image

AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

3-BEDROOM VILLA

TYPE CV1-P

125 SQM / 1345 SQFT

BLK 2
#01-01, #01-02*

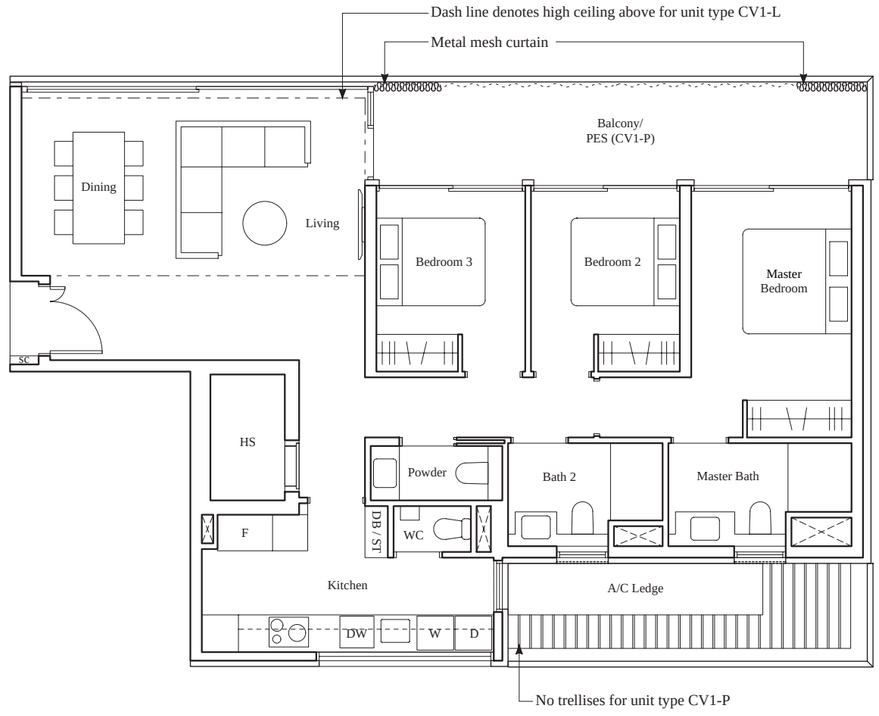
BLK 8
#01-11, #01-12*

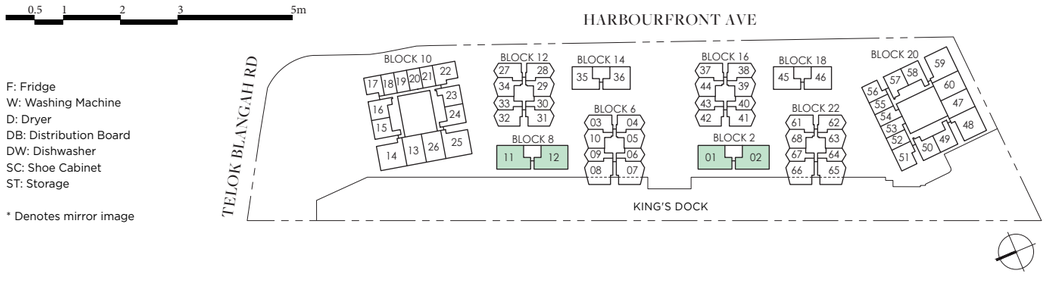
TYPE CV1-L

146 SQM / 1572 SQFT

BLK 2
#02-01, #02-02*

BLK 8
#02-11, #02-12*





F: Fridge
W: Washing Machine
D: Dryer
DB: Distribution Board
DW: Dishwasher
SC: Shoe Cabinet
ST: Storage

* Denotes mirror image

AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

SPECIFICATIONS

1. FOUNDATION
Reinforced concrete piles and/or footings and/or raft foundation

2. SUPERSTRUCTURE
Pre-cast and/or cast-in-situ reinforced concrete and/or steel structures

3. WALLS
a. External Wall: Reinforced concrete wall and/or precast panels and/or metal cladding and/or aluminium window wall

b. Internal Wall: Reinforced concrete wall and/or lightweight precision block wall and/or lightweight concrete panel and/or drywall partition and/or precast panels and/or aggregate wall

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

5. CEILING

a) Floor to Ceiling Height
i. Living: 2.9m (4.5m for areas with void above)
ii. Dining (Type A2, A3, A3-P, AS1-P, B2, B2-P, B2a, B2b, B2b-P, B3, B3-P, B3a-P, B4, B4-P, B5, B5-P, B6, B6-P, BS1, BS1-P, BP1, BV1, BV1-P, BV1a-P, BV1-L, CS1, CS1-P, CS1-L, CP1, CP1-P, CP1-L, CV1-P, CV1-L): 2.9m (4.5m for areas with void above)
iii. Dining (Type A1*, A4-P, B1, B1-P, B1a, CP2): 2.4m
iv. Bedrooms: 2.9m
v. Universal Room, Study: 2.9m
vi. Bathrooms, WC, Powder Room, Kitchen, Utility: 2.4m
vii. Household Shelter: 2.8m
viii. Balcony/PES: 2.5m

Note:
1. Floor to Ceiling Height – unit floor finish level to underside of slab/false ceiling where applicable (in m)
2. Localised bulkheads at 2.4m (or higher) where applicable
3. The dimensions shown are approximate dimensions and subject to construction tolerance and site adjustment due to coordination
4. Type A1* consists of A1, A1-L, A1a, A1b, A1b-P, A1c, A1d, A1d-P, A1e, A1e-P, A1e-L, A1f, A1f-P, A1f-L, A1g, A1h, A1j

b) Ceiling (Units):
Skim coat and/or plaster board and/or moisture resistant board with/without box-ups at designated areas with paint finish and/or metal ceiling (at Balcony/PES) where applicable

c) Ceiling (Common Areas):
Skim coat and/or plaster board and/or moisture resistant board with/without box-ups at designated areas with paint finish and/or metal ceiling where applicable

6. FINISHES

a) Wall (Units)
i. Living, Dining, Bedrooms, Study, Universal Room, Utility, Household Shelter, Kitchen: Paint finish
ii. Bathrooms, Powder Room: Natural Marble
iii. WC: Tiles
iv. PES/Balcony, AC Ledge: External paint finish and/or metal cladding

b) Wall (Common Areas - Internal)
i. All Lift Lobbies: Tiles and/or paint finish and/or laminate and/or natural stone finish
ii. Common Corridors, Staircases, and Staircase Storey Shelters: Paint finish

c) Wall (Common Areas - External)
i. All External Walls: External paint finish and/or metal cladding

Note:
- All wall finishes are provided up to false ceiling level and on exposed areas only
- No tiles behind all cabinets, kitchen cabinets, vanity/mirror cabinets, mirror or above false ceiling
- Wall surface above false ceiling level will be left in its original bare condition

d) Floor (Units)
i. Living, Dining, Kitchen, Study, Universal Room, Utility, Master Bedroom for Type A* units: Natural marble with recessed timber skirting (where applicable)
ii. Bathrooms, Powder Room: Natural Marble
iii. WC, Household Shelter, Balcony/PES: Tiles with skirting (where applicable)
iv. Bedrooms (Except Type A* units): Engineered timber flooring with recessed timber skirting (where applicable)

e) Floor (Common Areas)
i. All Lift Lobbies: Tiles and/or Natural Marble and/or Granite
ii. Staircases and Staircase Storey Shelter: Cement sand screed with nosing tiles

Note:
Type A consists of A1, A1-L, A1a, A1b, A1b-P, A1c, A1d, A1d-P, A1e, A1e-P, A1e-L, A1f, A1f-P, A1f-L, A1g, A1h, A1j, A2, A3, A3-P, A4-P
- All floor finishes are on exposed surface areas only

7. WINDOWS
All windows to the Unit are Aluminium-framed windows with tinted glass and/or clear glass and/or laminated glass and/or frosted glass (where applicable)
Minimum thickness of glass: 6mm

8. DOORS
a. Unit Entrance to Common Lobby: Approved fire-rated timber swing door
b. Living/Bedrooms to Balcony/PES: Aluminium-framed sliding/swing glass door
c. Bedrooms, Bathrooms, Powder Room: Timber swing and/or sliding door
d. Kitchen (Type BV, CS, CP, CV): Timber swing and/or sliding door with glass infill
e. Study (Type AS, BS): Glass sliding door
f. WC: Aluminium-framed PVC slide and fold door
g. Household Shelter: Approved steel door

Good quality locksets and ironmongery to be provided
All glass doors to be of tinted and/or clear glass and/or frosted glass (where applicable)
Minimum thickness of glass: 6mm

9. SANITARY FITTINGS

a) Master Bath
1 thermostatic shower mixer set with overhead shower
1 basin vanity cabinet with mixer
1 wall-mounted water closet with electronic bidet
1 toilet paper roll holder
1 towel rail and/or robe hook
1 vanity cabinet with mirror and open shelves

b) Common Bath
1 shower mixer set with overhead shower
1 basin vanity cabinet with mixer
1 wall-mounted water closet
1 toilet paper roll holder
1 towel rail and/or robe hook
1 vanity cabinet with mirror and open shelves (except for Type BP1)
1 vanity cabinet with mirror (for Type BP1)

c) Powder Room
1 basin vanity cabinet with mixer
1 wall-mounted water closet
1 toilet paper roll holder
1 robe hook
1 mirror

d) WC
1 wash basin with tap
1 handheld shower set
1 pedestal water closet
1 toilet paper roll holder

10. ELECTRICAL INSTALLATION
a. Sufficient points are provided
b. All electrical wiring below false ceiling within apartments shall generally be concealed where possible. Electrical wiring above false ceiling and within closet will be in exposed conduits and/or concealed conduits and/or trunking

11. TV/TELEPHONE/DATA POINTS
Sufficient points are provided

12. LIGHTNING PROTECTION
Lightning Protection System is in accordance with Singapore Standard SS555:2018

13. PAINTING
a. Internal Walls: Emulsion paint
b. External Walls: External paint to exposed area only

14. WATERPROOFING
Waterproofing shall be provided to floor slabs of Bathrooms, Powder Room, Kitchen, WC, PES and Balcony, Pool Deck, Swimming Pool, Water Feature, and other wet areas where applicable

15. DRIVEWAY AND CAR PARK
a. Surface Driveway/Ramp: Granite and/or Tiles and/or Concrete Finish and/or Tarmac (where applicable)
b. Basement Car Park/Driveway: Reinforced concrete floor with hardener and/or Epoxy Coating (where applicable)

16. RECREATION FACILITIES/AMENITIES/ANCILLARY
*Estimated areas are subject to changes during detailed design coordination or as per required by the Commissioner of Building Control or other relevant authorities

Level 1/Basement
1. Arrival Plaza
2. Arrival Lounge
3. King's Club
4. King's Lounge
5. The Gym (*Basement)
6. The Studio (*Basement)
7. Changing Room with Steam Bath (*Basement)
8. Gourmet Pavilion
9. Twilight Pavilion
10. Social Pavilion
11. Reflective Pond
12. Bubble Pond
13. Eco Pond
14. King's Square
15. King's Plaza
16. Verdant Garden
17. Serenity Valley
18. Green Lawn
19. The Courtyard
20. Leisure Lawn
21. Tranquility Deck
22. Therapy Corner
23. Kid's Play Zone
    a. Adventure Splash
    b. Playground
24. Fitness Zone
25. Semi-sunken Tennis Court
26. Petscape
27. The Promenade by King's Dock
28. King's Dock Green Wall
29. Bicycle Park (*Lvl 1 & Basement)
30. Parcel Collection Station
31. Pedestrian Gates (3 numbers)

The Deck on King's Dock
32. Marine Viewing Hammock
33. Sun Deck
34. Rejuvenation Pool (estimated area 180 sqm)
    a. Bubble Pool
    b. Jacuzzi Lounge
    c. Hydrotherapy Pool
35. 50m Lap Pool (estimated area 430 sqm)
36. Leisure Pool (estimated area 160 sqm)
    a. Splash Pool
    b. Bubble Deck
    c. Lowtide Pool

Sky Terraces @ Lvl 3 and Lvl 6
37. Meditation Deck
38. Wellness Deck
39. Faber Lounge

L10 Roof Garden
40. Alfresco Lounge
41. Sky Dining
42. Star-gazing Terrace
43. Hammock Terrace
44. Social Garden

Ancillary
45. Guardhouse
46. Bin Center (*Basement)
47. Substation (*Basement)

17. ADDITIONAL ITEMS

a) Kitchen Cabinets
- High and/or low level kitchen cabinets/shelves complete with engineered stone counter top and sink with mixer

b) Kitchen Appliances
i. For All Types (Except Type BP, BV, CS, CP, CV)
- built-in combi-steam oven, integrated fridge, washer cum dryer, induction hob and cooker hood

ii. For Type BP, BV
- built-in combi-steam oven, integrated fridge, washer cum dryer, gas hob and cooker hood

iii. For Type CS, CP
- built-in combi-steam oven, integrated fridge, washer cum dryer, gas hob, cooker hood and dishwasher

iv. For Type CV
- built-in conventional oven, built-in steam oven, integrated fridge, washing machine, dryer, gas hob, cooker hood, dishwasher, undercounter wine conditioning unit

c) Bedroom Wardrodes
Cantilevered system wardrobes in laminate and/or melamine finish with glass sliding doors for all bedrooms except Bedroom 3 of CP1, CP1-P, CP1-L

d) Air-conditioners
Ducted air-conditioning system to Living, Dining
Ducted air-conditioning system to Kitchen (Type CV only)
Wall-mounted air-conditioning system to Bedrooms, Study & Universal Room

e) Mechanical Ventilation System
Mechanical ventilation system is provided to internal bathroom which are not naturally ventilated, where applicable

f) Audio Video Intercom System
IP-based Audio Video Intercom System, which is to be connected to Purchaser's personal devices such as handsets/tablets, is provided for communication with Guard House and Visitor Call Panels

g) Hot Water Supply
Electric storage water heater for all unit types
Hot water supply to all Bathrooms, Powder Room, Kitchen, WC

h) Gas Supply
Town Gas is supplied to Kitchen with gas hob only

i) Security System
i. Card Access Control System
- Lift Access
- Pedestrian Side Gates
- Basement 1 & 2 Lift Lobbies
- Designated common areas facilities

ii. Automatic vehicular access system is provided for vehicular entrances
iii. CCTV cameras to Basement and 1st Storey lift lobbies and designated common areas

j) **Digital Lockset**
One digital lockset to each apartment unit main door

k) **Smart Home System**
Air-conditioner control, 1 home fire alarm device (HFAD), network-connected oven, 1 smart home hub, 1 smart doorbell with built-in camera, motorized balcony screen control, is provided for all units

l) **Waste Disposal System**
Pneumatic waste conveyance system provided at common area at every residential lift lobby level

m) **Fibre Readiness**
All apartments equipped with wiring and cable ready for internet connection, subject to subscription of service by the purchaser with the relevant internet service provider

18. NOTES

A Marble/Compressed Marble/Limestone/Granite

Marble/compressed marble/limestone/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/limestone/granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints.
The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

B 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, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his own contractor to service the air-conditioning system regularly.

C 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.

D Materials, Fittings, Equipment, Finishes, Installations and Appliances

The brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the Architect's selection and market availability.

E 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.

F 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.

G Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of fan coil units, electrical points, television points, telecommunication points, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.

H 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 and/or WC (where applicable) is to be maintained by the Purchaser on a regular basis.

I Prefabricated Bathroom Units

Certain bathroom and WC may be prefabricated construction. New penetrations after installation are not recommended as they will compromise the waterproofing warranty. Any hacking, repairing and drilling within bathroom must be in accordance with the manufacturer's manual book.

J Wall

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

K Web Portal of the Housing Project and Mobile App-Based Smart Home/Community System

The Purchaser irrevocably agrees that the maintenance charges and maintenance fund will be utilised to pay set up fee, annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project and the Mobile App-Based Smart Home/Community System as may be appointed by the Vendor or the management corporation when it is formed and further acknowledges that such deduction from the maintenance charges and maintenance fund will occur regardless of whether a purchaser of a unit uses the Web Portal of the Housing Project or the Mobile App-Based Smart Home/Community System.

L 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 and installations for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling and access panels is subject to the Architect's sole discretion and final design.

M Digital TV Service/Reception

Digital TV Service is provided with necessary cablings or connections from its network to the building. The Purchaser will have to ensure that their televisions are digital ready and compatible in order to view the Free-to-Air (FTA) channels. The availability/provision of reception coverage by the respective media network service providers is not within the purview/control of the Vendor.

N Mobile Network Reception

Network reception/coverage for mobile devices within the Housing Project is subject to availability/provision of satellite/wireless coverage by the respective mobile telephone network service providers and is not within the purview/control of the Vendor.

O Home Fire Alarm Device (HFAD)

Home Fire Alarm Device is provided to each unit as per compliance to the local Authorities' requirements. To ensure good working condition, the HFAD must be maintained by the Purchaser.

P Engineered Timber Flooring

The top layer of engineered wood is from a natural timber material containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Engineered timber floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the builder and the Vendor.

Exposure to direct sunlight or to excessive/extreme temperatures/moisture for prolonged periods of time may damage the flooring. Waxing of the flooring and use of harsh cleaning agents/ammonia-based cleaning products on the flooring is not recommended. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations.

Q Equipment/Appliances

To ensure good working condition, all electronic equipment provided, including kitchen appliances, smart home equipment, electronic bidet and motorized blinds (where applicable) are to be maintained by the Purchaser on a regular basis. The Purchaser is advised to engage his own contractor to service the equipment, where necessary.

R Railing and Balcony Screen

The Railings and Balcony Screens are made from Stainless Steel and/or Anodized Aluminium to provide good corrosion resistance. These materials are subject to natural weathering, and may undergo superficial cosmetic changes due to chemical and/or physical processes caused by exposure to weathering/staining that is beyond the control of the builder and the Vendor. However, these cosmetic changes do not affect the material integrity of the railings and balcony screens, and can be prevented by regular cleaning. Remedial cleaning can also restore the finish of the railings and balcony screens. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations.

S Tiles

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000.

T Tennis Court

The tennis court is not designed for competition purpose and is for leisure play only.

JOINTLY DEVELOPED BY

mapletree

Keppel Land

Developer: HarbourFront Three Pte Ltd • Developer Licence Number: C1375 • Tenure of Land: Leasehold of 99 years commencing from 16 August 1999 or from the date of acceptance of SLA's Letter of Offer for lease upgrading (whichever is applicable) • Lot Numbers: 3440C and 3442W MK 01 • Expected Date of Vacant Possession: 31 Dec 2025 • Expected Date of Legal Completion: 31 Dec 2028

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