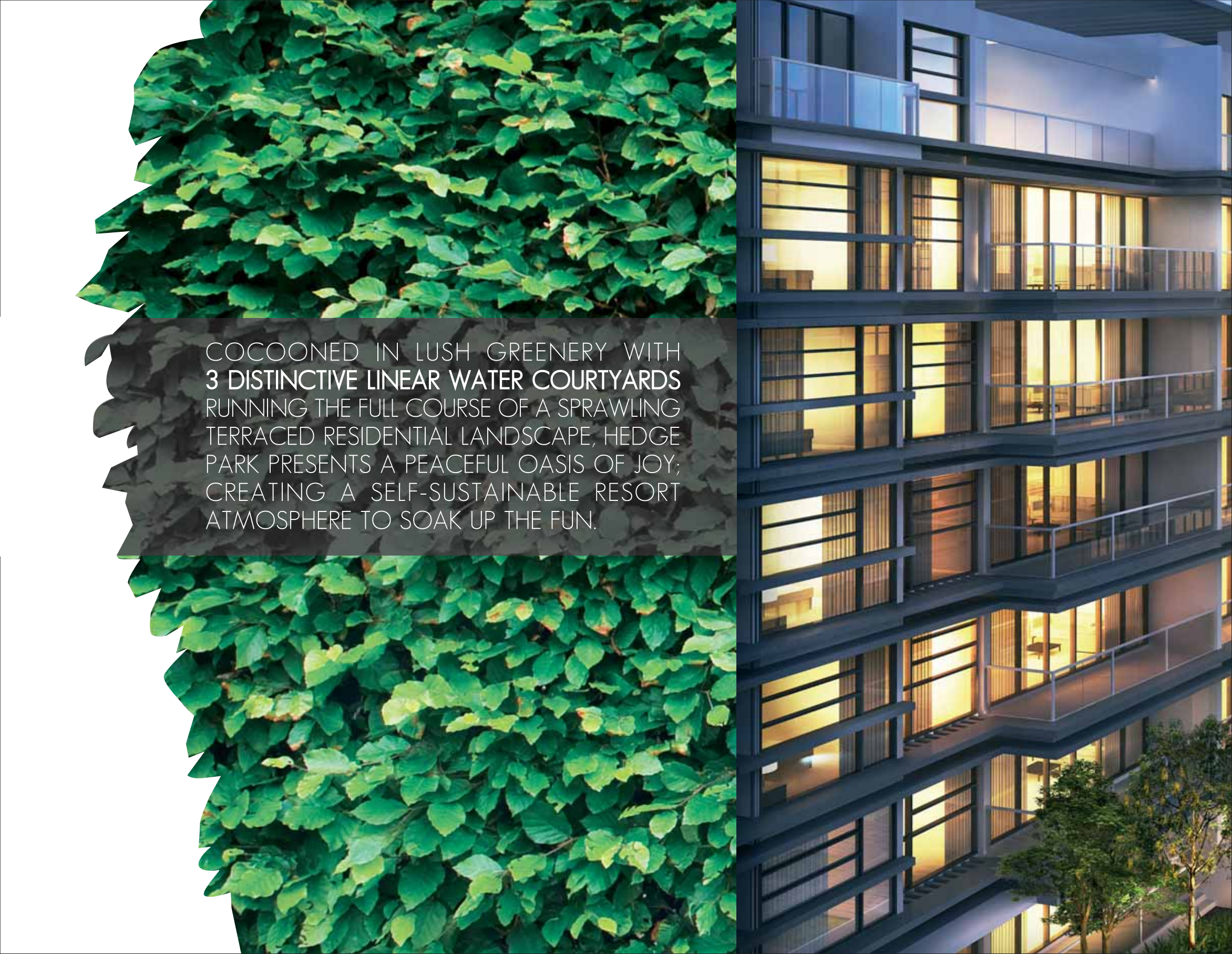




Hedges Park
condominium



COCOONED IN LUSH GREENERY WITH
3 DISTINCTIVE LINEAR WATER COURTYARDS
RUNNING THE FULL COURSE OF A SPRAWLING
TERRACED RESIDENTIAL LANDSCAPE, HEDGE
PARK PRESENTS A PEACEFUL OASIS OF JOY;
CREATING A SELF-SUSTAINABLE RESORT
ATMOSPHERE TO SOAK UP THE FUN.





URBAN





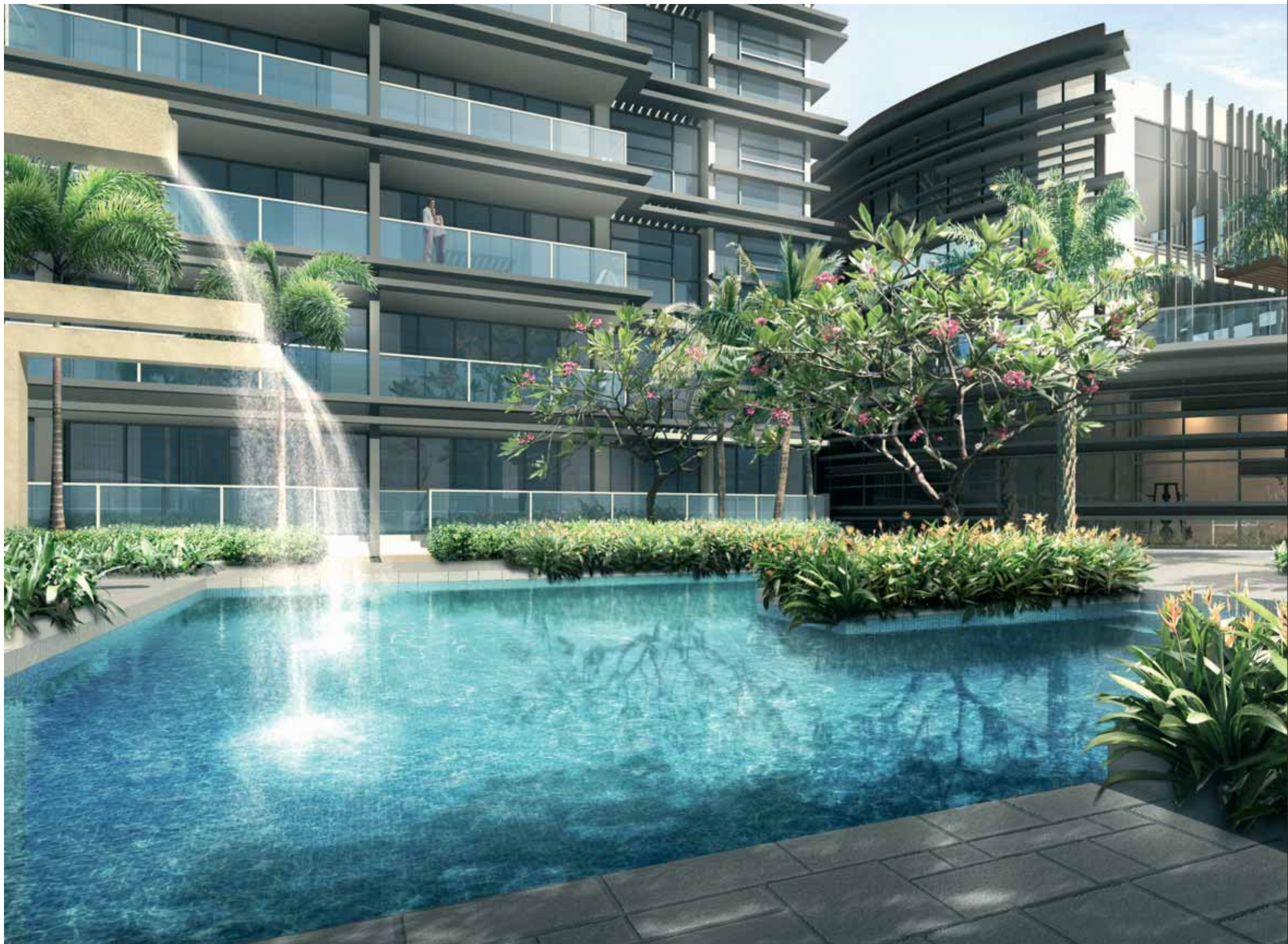
Discover Delight in Contemporary Living

The simple joys of urban living just got better. Hedges Park is beautifully adorned by contemporary essences of rest and relaxation. The water courtyards artistically blends a full sized pool, spa pool and children's pool across a layered terrain to suit the interests of all ages. As the first to greet at the entrance of the development, the Urban Realm creates the perfect setting for first impressions, an ideal spot for one to start soaking away the stresses of modern everyday life.





Artist's Impression





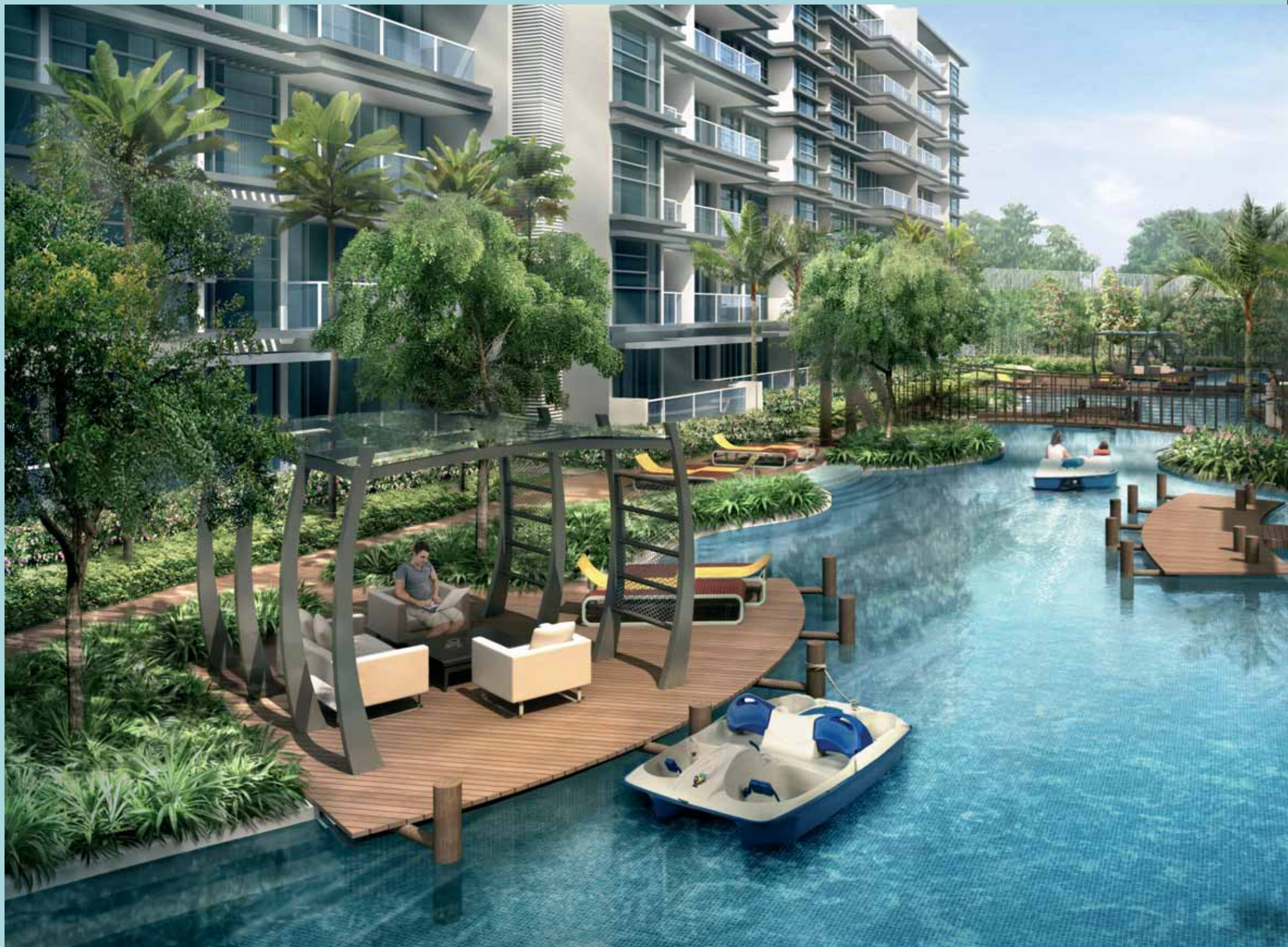
Artist's Impression



Luxuriate in a modern habitat with the Urban Realm where lush greens, soothing water landscapes and decked patios altogether induce an inviting ambience of chic elegance. The clubhouse takes centrestage as an inviting vista for a host of family fun, weekend partying and social gatherings.









Artist's Impression

Reveal the Bliss of Companionship

Life brings unexpected twists and turns but few are coupled with as much comfort and joy as the bliss of companionship. The Marina Belt adds years to one's life and joy to one's heart with an interesting array of activities to continually enjoy with loved ones.



With pebble boats and dinghys peppered in the idyllic dip pools laced with coastal greens, marine encounters are recreated to perfection. The Marina Belt is authentically designed for one to partake in a slew of entertaining marine activities in a relaxing resort-like setting without ever leaving home.



Artist's Impression



ADVENTURE



Express the Thrill of Excitement

As the most active and physically exhilarating zone in Hedges Park, the Adventure Sphere tempts with a beach paradise island setting that is designed with acute attention to detail. Features such as the sand bed and pebbled sea beds realistically characterize the fantasies of true outdoor excitement.





Artist's Impression



The Adventure Sphere is surrounded by the tennis, basketball court and playground to complete the quest for a variety of outdoor enjoyment. With a myriad of various pavilions nested on green grounds, there are moments of entertainment for all ages, from the young to the young-at-heart.



Artist's Impression

Define the Pleasures of a Personal Sanctuary

Hedges Park comprises 501 units that are pristinely housed in 10 blocks, offering a comfortable mix of 1-, 2-, 2+1-, 3-, 4- bedroom apartments and penthouses. With an elevated terrain advantage that starts from Flora Drive to Upper Changi Road, the inclined height gives rise to units with scenic views as they overlook the beauty of the development's wide expanse and charming landscape features. Inside each unit, clean linear layouts exude the same element of wide space with amply sized living and dining areas.





Cooking becomes an innate pleasure and a therapeutic time to unwind at the end of the day. This heart of the home shines bright with modern quality fittings and equipment, a kitchen ready for daily cooking or a spot of weekend baking.



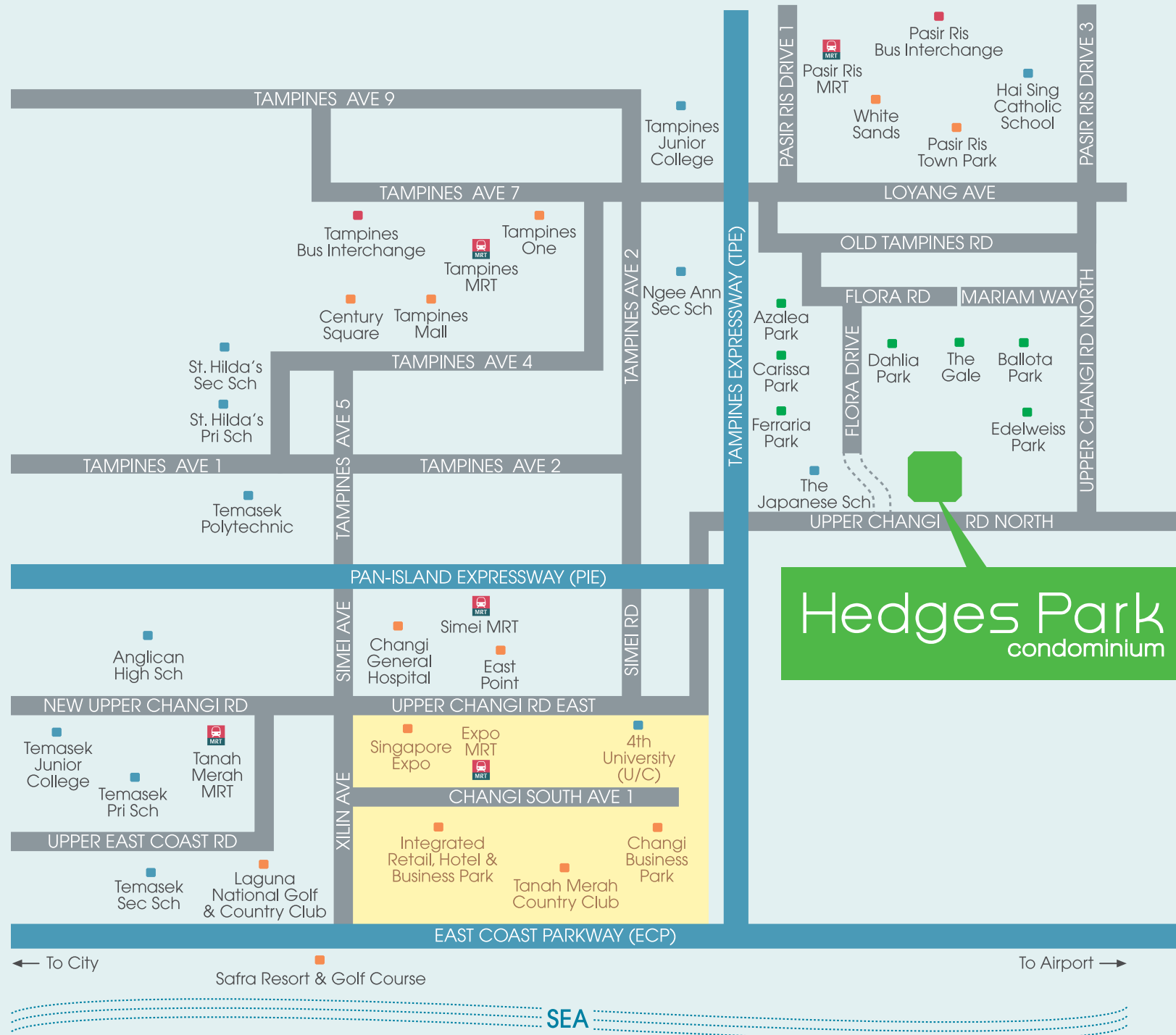


Bedrooms and bathrooms are tastefully furnished to complement and enhance the quality of home living, with contemporary features that present a classy and refined finish.



Realize the Charm of a Distinctive Locale

Hedges Park is sited within a distinctive serene locale that is at the crossroads of a wide network of amenities served by established new towns within reach. In addition, its easy access via the expressways to the City, East Coast and Changi Airport brings with it a versatile spread of modern conveniences and attractions, from appealing shopping escapades, to exciting leisure destinations and renowned educational institutions.



Hedges Park
condominium

LEGEND

1. Main Entry / Drop-off
2. Entry Water Feature
3. Entrance Sculpture
4. Guardhouse
5. Clubhouse
 - Gym
 - 2 Nos Function Room
 - Reception / Lounge
 - Barbecue Facilities
 - Male & Female Changing & Steam Rooms
 - Handicapped Toilet
6. Clubhouse Plaza
7. Reflective Pool
8. Water Feature
9. Meditation Pavillion
10. Children's Pool with Water Feature
11. 50-Meter Lap Pool
12. Dip Pool
13. Spa Pavilion & Pool with Spa Seat
14. Marina Pool
15. Marina Bridge
16. Marina Boardwalk
17. Pavilion
18. Beach Pool
19. Feature Tower with Lift, Staircase & Shower / Toilet
20. Treasure Island with Flying Fox
21. Beach Pool Bridge
22. Tennis Court
23. Basketball Half-Court
24. Children's Playground
25. Barbecue Pavilion
26. Dining Pavilion
27. Lawn
28. Side Gate
29. Pedestrian Walkway
30. Putting Green
31. Pond with Water Feature
32. Bin Centre & Substation

UPPER CHANGI ROAD NORTH

FLORA DRIVE

3.4m wide Drainage Reserve

3.4m wide Drainage Reserve



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N

71 Flora Drive (S506881)

(3)d #08-01	(1)a #08-02	(3)c-RT #07-03	(2)b #08-04		(3)c #08-06
(3)d #07-01	(1)a #07-02		(2)b #07-04	(1)a #07-05	(3)c #07-06
(3)d #06-01	(1)a #06-02	(3)c #06-03	(2)b #06-04	(1)a #06-05	(3)c #06-06
(3)d #05-01	(1)a #05-02	(3)c #05-03	(2)b #05-04	(1)a #05-05	(3)c #05-06
(3)d #04-01	(1)a #04-02	(3)c #04-03	(2)b #04-04	(1)a #04-05	(3)c #04-06
(3)d #03-01	(1)a #03-02	(3)c #03-03	(2)b #03-04	(1)a #03-05	(3)c #03-06
(3)d1 #02-01	(1)a1 #02-02	(3)c1 #02-03	(2)b #02-04	(1)a #02-05	(3)c #02-06
			(2)b1 #01-04	(1)a1 #01-05	(3)c1 #01-06

73 Flora Drive (S506882)

(3)d-RT #07-07	(1)a #08-08	(3)d-RT #07-09	(2)b #08-10	(1)a #08-11	(2)b #08-12
	(1)a #07-08		(2)b #07-10	(1)a #07-11	(2)b #07-12
(3)d #06-07	(1)a #06-08	(3)d #06-09	(2)b #06-10	(1)a #06-11	(2)b #06-12
(3)d #05-07	(1)a #05-08	(3)d #05-09	(2)b #05-10	(1)a #05-11	(2)b #05-12
(3)d #04-07	(1)a #04-08	(3)d #04-09	(2)b #04-10	(1)a #04-11	(2)b #04-12
(3)d #03-07	(1)a #03-08	(3)d #03-09	(2)b #03-10	(1)a #03-11	(2)b #03-12
(3)d1 #02-07	(1)a1 #02-08	(3)d1 #02-09	(2)b #02-10	(1)a #02-11	(2)b #02-12
			(2)b1 #01-10	(1)a1 #01-11	(2)b1 #01-12

75 Flora Drive (S506883)

(3)d-RT #07-13	(1)a #08-14	(3)d-RT #07-15	(2)b #08-16	(1)a #08-17	(2)b #08-18
	(1)a #07-14		(2)b #07-16	(1)a #07-17	(2)b #07-18
(3)d #06-13	(1)a #06-14	(3)d #06-15	(2)b #06-16	(1)a #06-17	(2)b #06-18
(3)d #05-13	(1)a #05-14	(3)d #05-15	(2)b #05-16	(1)a #05-17	(2)b #05-18
(3)d #04-13	(1)a #04-14	(3)d #04-15	(2)b #04-16	(1)a #04-17	(2)b #04-18
(3)d #03-13	(1)a #03-14	(3)d #03-15	(2)b #03-16	(1)a #03-17	(2)b #03-18
(3)d1 #02-13	(1)a1 #02-14	(3)d1 #02-15	(2)b #02-16	(1)a #02-17	(2)b #02-18
			(2)b1 #01-16	(1)a1 #01-17	(2)b1 #01-18

77 Flora Drive (S506884)

(3)d-RT #07-19	(1)a #08-20	(3)d-RT #07-21	(2)b #08-22	(1)a #08-23	(2)b #08-24
	(1)a #07-20		(2)b #07-22	(1)a #07-23	(2)b #07-24
(3)d #06-19	(1)a #06-20	(3)d #06-21	(2)b #06-22	(1)a #06-23	(2)b #06-24
(3)d #05-19	(1)a #05-20	(3)d #05-21	(2)b #05-22	(1)a #05-23	(2)b #05-24
(3)d #04-19	(1)a #04-20	(3)d #04-21	(2)b #04-22	(1)a #04-23	(2)b #04-24
(3)d #03-19	(1)a #03-20	(3)d #03-21	(2)b #03-22	(1)a #03-23	(2)b #03-24
(3)d1 #02-19	(1)a1 #02-20	(3)d1 #02-21	(2)b #02-22	(1)a #02-23	(2)b #02-24
			(2)b1 #01-22	(1)a1 #01-23	(2)b1 #01-24

79 Flora Drive (S506885)

(3)c #08-25	(1)a #08-26	(3)d #08-27	(2)b #08-28		(2)b #08-30
(3)c #07-25	(1)a #07-26	(3)d #07-27	(2)b #07-28	(1)a #07-29	(2)b #07-30
(3)c #06-25	(1)a #06-26	(3)d #06-27	(2)b #06-28	(1)a #06-29	(2)b #06-30
(3)c #05-25	(1)a #05-26	(3)d #05-27	(2)b #05-28	(1)a #05-29	(2)b #05-30
(3)c #04-25	(1)a #04-26	(3)d #04-27	(2)b #04-28	(1)a #04-29	(2)b #04-30
(3)c #03-25	(1)a #03-26	(3)d #03-27	(2)b #03-28	(1)a #03-29	(2)b #03-30
(3)c1 #02-25	(1)a1 #02-26	(3)d1 #02-27	(2)b #02-28	(1)a #02-29	(2)b #02-30
			(2)b1 #01-28	(1)a1 #01-29	(2)b1 #01-30

81 Flora Drive (S506886)

(3)a #08-31		(2+1)a #08-33	(3)a #08-34	(4)a #08-35
(3)a #07-31	(2)a #07-32	(2+1)a #07-33	(3)a #07-34	(4)a #07-35
(3)a #06-31	(2)a #06-32	(2+1)a #06-33	(3)a #06-34	(4)a #06-35
(3)a #05-31	(2)a #05-32	(2+1)a #05-33	(3)a #05-34	(4)a #05-35
(3)a #04-31	(2)a #04-32	(2+1)a #04-33	(3)a #04-34	(4)a #04-35
(3)a #03-31	(2)a #03-32	(2+1)a #03-33	(3)a #03-34	(4)a #03-35
(3)a1 #02-31	(2)a1 #02-32	(2+1)a1 #02-33	(3)a1 #02-34	(4)a1 #02-35

83 Flora Drive (S506887)

(3)d-RT #07-36	(2)a #08-37	(3)c-RT #07-38	(4)a #08-39	(2)a #08-40	(2)b #08-41	(3)c-RT #07-42	(2)a #08-43	(3)d-RT #07-44	(2)b #08-45	(2)a #08-46	(4)a #08-47
	(2)a #07-37		(4)a #07-39	(2)a #07-40	(2)b #07-41		(2)a #07-43		(2)b #07-45	(2)a #07-46	(4)a #07-47
(3)d #06-36	(2)a #06-37	(3)c #06-38	(4)a #06-39	(2)a #06-40	(2)b #06-41	(3)c #06-42	(2)a #06-43	(3)d #06-44	(2)b #06-45	(2)a #06-46	(4)a #06-47
(3)d #05-36	(2)a #05-37	(3)c #05-38	(4)a #05-39	(2)a #05-40	(2)b #05-41	(3)c #05-42	(2)a #05-43	(3)d #05-44	(2)b #05-45	(2)a #05-46	(4)a #05-47
(3)d #04-36	(2)a #04-37	(3)c #04-38	(4)a #04-39	(2)a #04-40	(2)b #04-41	(3)c #04-42	(2)a #04-43	(3)d #04-44	(2)b #04-45	(2)a #04-46	(4)a #04-47
(3)d #03-36	(2)a #03-37	(3)c #03-38	(4)a #03-39	(2)a #03-40	(2)b #03-41	(3)c #03-42	(2)a #03-43	(3)d #03-44	(2)b #03-45	(2)a #03-46	(4)a #03-47
(3)d1 #02-36	(2)a1 #02-37	(3)c1 #02-38	(4)a1 #02-39	(2)a1 #02-40	(2)b1 #02-41	(3)c1 #02-42	(2)a1 #02-43	(3)d1 #02-44	(2)b1 #02-45	(2)a1 #02-46	(4)a1 #02-47

85 Flora Drive (S506888)

(2+1)a #08-48		(2+1)a #08-50	(4)a #08-51	(3)a #08-52
(2+1)a #07-48	(2)a #07-49	(2+1)a #07-50	(4)a #07-51	(3)a #07-52
(2+1)a #06-48	(2)a #06-49	(2+1)a #06-50	(4)a #06-51	(3)a #06-52
(2+1)a #05-48	(2)a #05-49	(2+1)a #05-50	(4)a #05-51	(3)a #05-52
(2+1)a #04-48	(2)a #04-49	(2+1)a #04-50	(4)a #04-51	(3)a #04-52
(2+1)a #03-48	(2)a #03-49	(2+1)a #03-50	(4)a #03-51	(3)a #03-52
(2+1)a1 #02-48	(2)a1 #02-49	(2+1)a1 #02-50	(4)a1 #02-51	(3)a1 #02-52

87 Flora Drive (S506889)

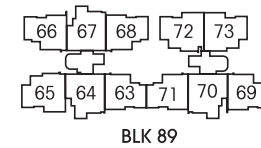
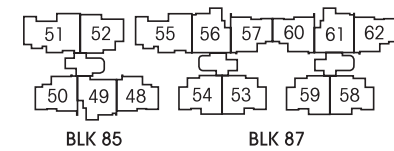
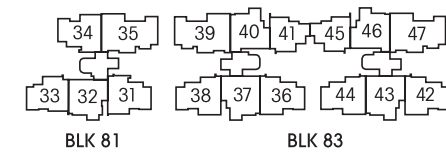
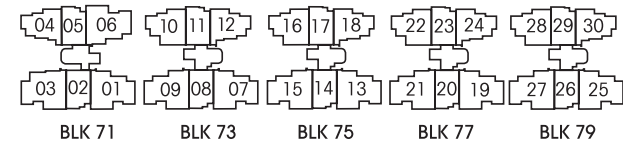
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(3)b #07-53	(3)b #07-54	(4)a #07-55	(2)a #07-56	(2+1)a #07-57	(3)a #07-58	(3)b #07-59	(2+1)a #07-60	(2)a #07-61	(2+1)a #07-62
(3)b #06-53	(3)b #06-54	(4)a #06-55	(2)a #06-56	(2+1)a #06-57	(3)a #06-58	(3)b #06-59	(2+1)a #06-60	(2)a #06-61	(2+1)a #06-62
(3)b #05-53	(3)b #05-54	(4)a #05-55	(2)a #05-56	(2+1)a #05-57	(3)a #05-58	(3)b #05-59	(2+1)a #05-60	(2)a #05-61	(2+1)a #05-62
(3)b #04-53	(3)b #04-54	(4)a #04-55	(2)a #04-56	(2+1)a #04-57	(3)a #04-58	(3)b #04-59	(2+1)a #04-60	(2)a #04-61	(2+1)a #04-62
(3)b #03-53	(3)b #03-54	(4)a #03-55	(2)a #03-56	(2+1)a #03-57	(3)a #03-58	(3)b #03-59	(2+1)a #03-60	(2)a #03-61	(2+1)a #03-62
(3)b1 #02-53	(3)b1 #02-54	(4)a1 #02-55	(2)a1 #02-56	(2+1)a1 #02-57	(3)a1 #02-58	(3)b1 #02-59	(2+1)a1 #02-60	(2)a1 #02-61	(2+1)a1 #02-62

89 Flora Drive (S506890)

(2+1)a #08-63	(2)a #08-64	(3)a #08-65	(2+1)a #08-66		(2+1)a #08-68	(2+1)a #08-69		(2+1)a #08-71	(3)b #08-72	(3)b #08-73
(2+1)a #07-63	(2)a #07-64	(3)a #07-65	(2+1)a #07-66	(2)a #07-67	(2+1)a #07-68	(2+1)a #07-69	(2)a #07-70	(2+1)a #07-71	(3)b #07-72	(3)b #07-73
(2+1)a #06-63	(2)a #06-64	(3)a #06-65	(2+1)a #06-66	(2)a #06-67	(2+1)a #06-68	(2+1)a #06-69	(2)a #06-70	(2+1)a #06-71	(3)b #06-72	(3)b #06-73
(2+1)a #05-63	(2)a #05-64	(3)a #05-65	(2+1)a #05-66	(2)a #05-67	(2+1)a #05-68	(2+1)a #05-69	(2)a #05-70	(2+1)a #05-71	(3)b #05-72	(3)b #05-73
(2+1)a #04-63	(2)a #04-64	(3)a #04-65	(2+1)a #04-66	(2)a #04-67	(2+1)a #04-68	(2+1)a #04-69	(2)a #04-70	(2+1)a #04-71	(3)b #04-72	(3)b #04-73
(2+1)a1 #03-63	(2)a1 #03-64	(3)a1 #03-65	(2+1)a #03-66	(2)a #03-67	(2+1)a #03-68	(2+1)a1 #03-69	(2)a1 #03-70	(2+1)a1 #03-71	(3)b #03-72	(3)b #03-73
			(2+1)a1 #02-66	(2)a1 #02-67	(2+1)a1 #02-68				(3)b1 #02-72	(3)b1 #02-73

Legend

-  1-Bedroom
-  3-Bedroom
-  2-Bedroom
-  4-Bedroom
-  2+1-Bedroom



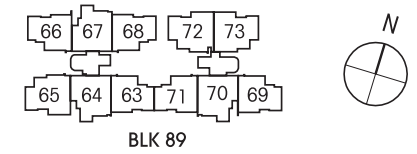
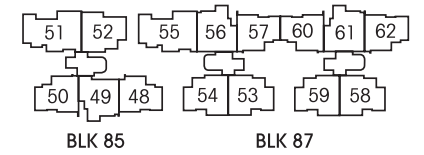
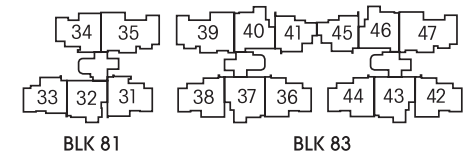
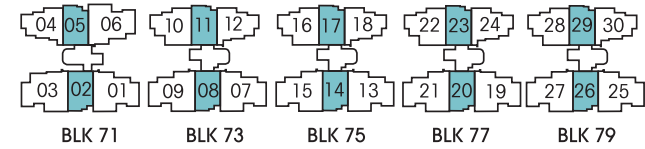
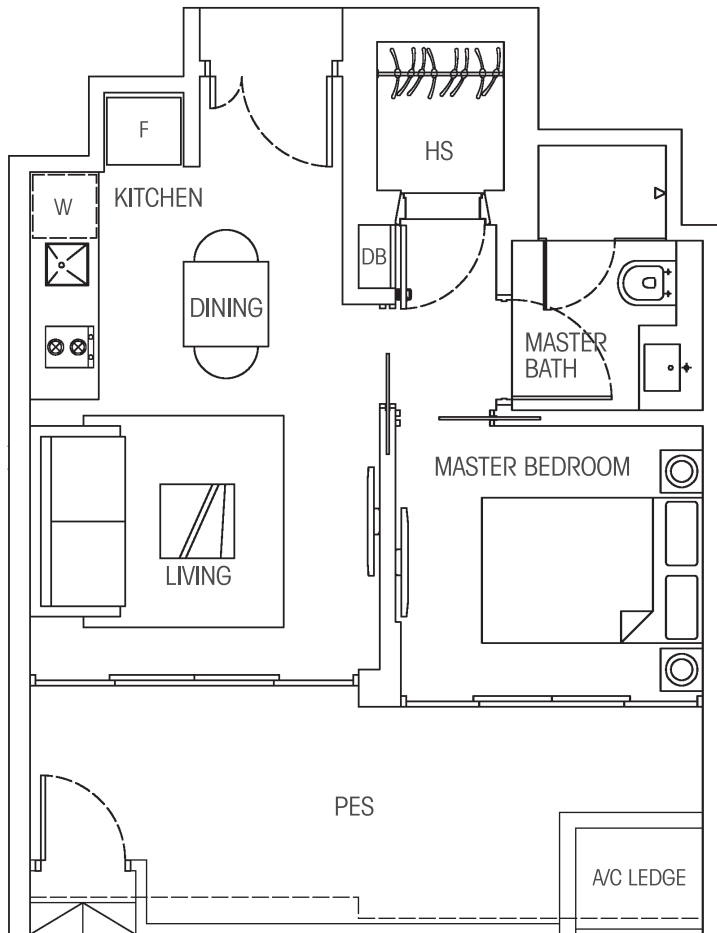
TYPE (1)a1

Unit #02-02, #01-05*, #02-08, #01-11*, #02-14,
#01-17*, #02-20, #01-23*, #02-26, #01-29*

Area 53 sqm / 570 sqft
(Inclusive of A/C Ledge & PES)

LEGEND:

F - Fridge W - Washer Dryer DB - Distribution Board *Units with mirror image

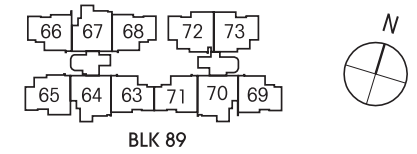
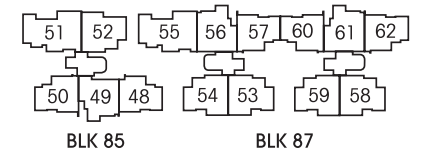
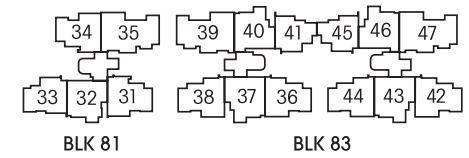
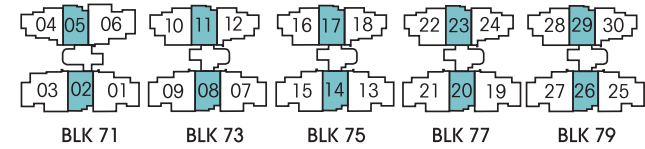
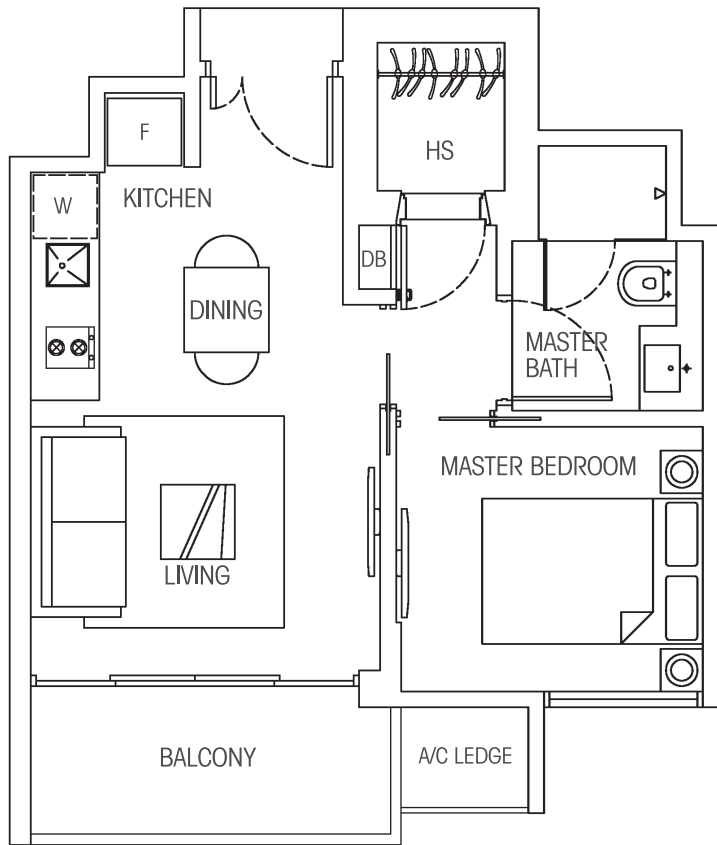


TYPE (1)a

Unit #03-02 to #08-02, #02-05 to #07-05*, #03-08 to #08-08, #02-11 to #08-11*, #03-14 to #08-14, #02-17 to #08-17*, #03-20 to #08-20, #02-23 to #08-23*, #03-26 to #08-26, #02-29 to #07-29*

Area 45 sqm / 484 sqft
(Inclusive of A/C Ledge & Balcony)

LEGEND:
F - Fridge W - Washer Dryer DB - Distribution Board *Units with mirror image

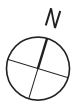
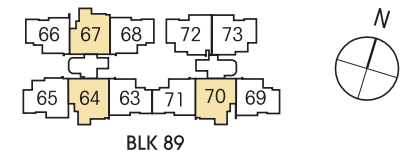
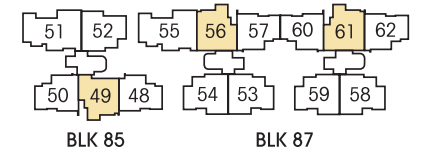
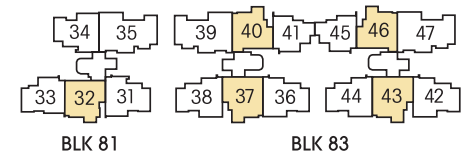
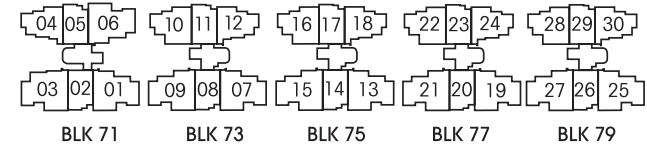
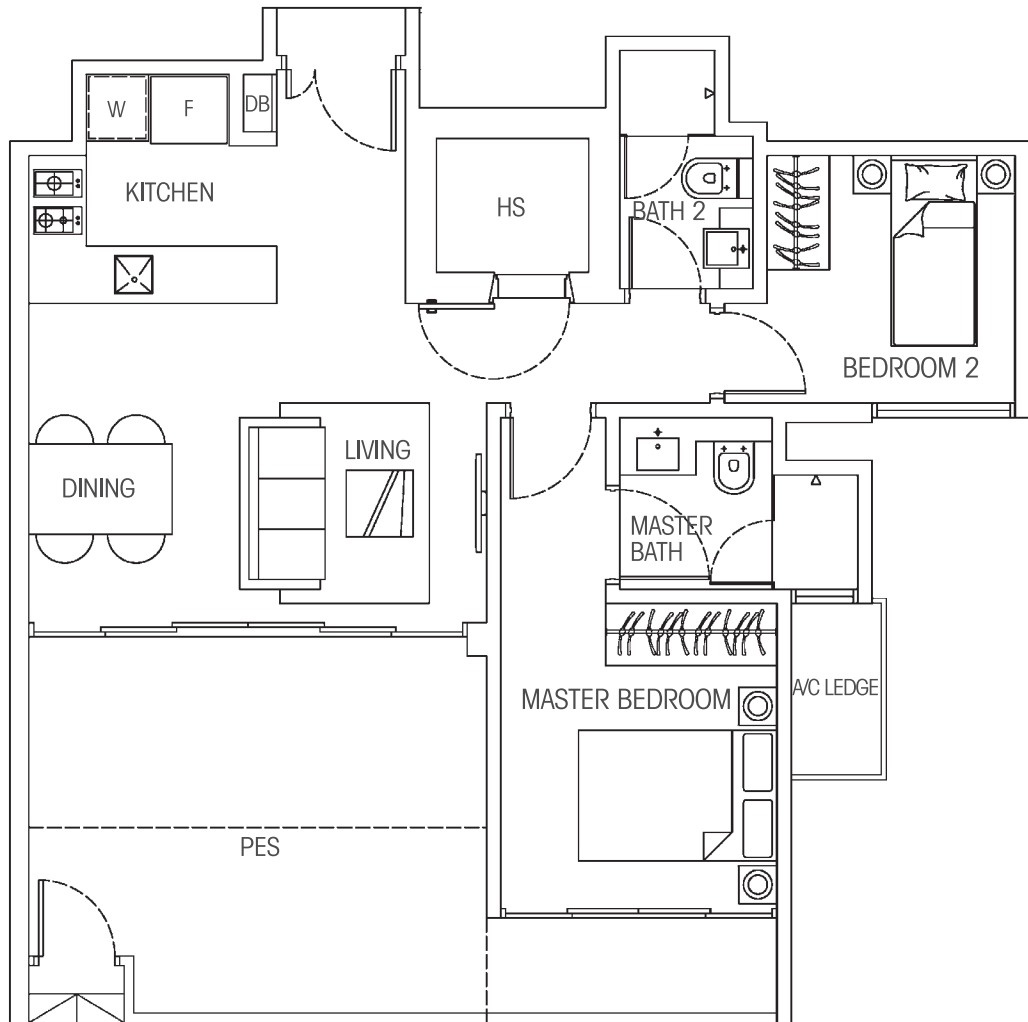


TYPE (2)a1

Unit #02-32, #02-37*, #02-40*, #02-43, #02-46, #02-49*,
 #02-56*, #02-61, #02-67, #03-64*, #03-70

Area 90 sqm / 969 sqft
 (Inclusive of A/C Ledge & PES)

LEGEND:
 F - Fridge W - Washer Dryer DB - Distribution Board *Units with mirror image

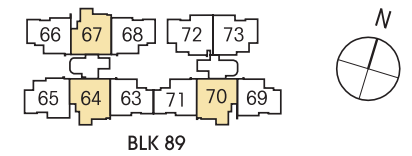
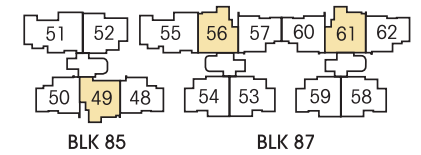
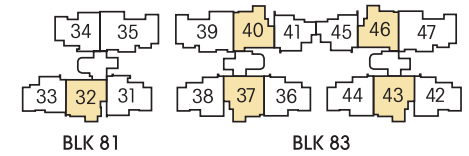
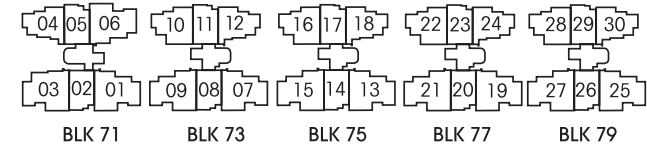
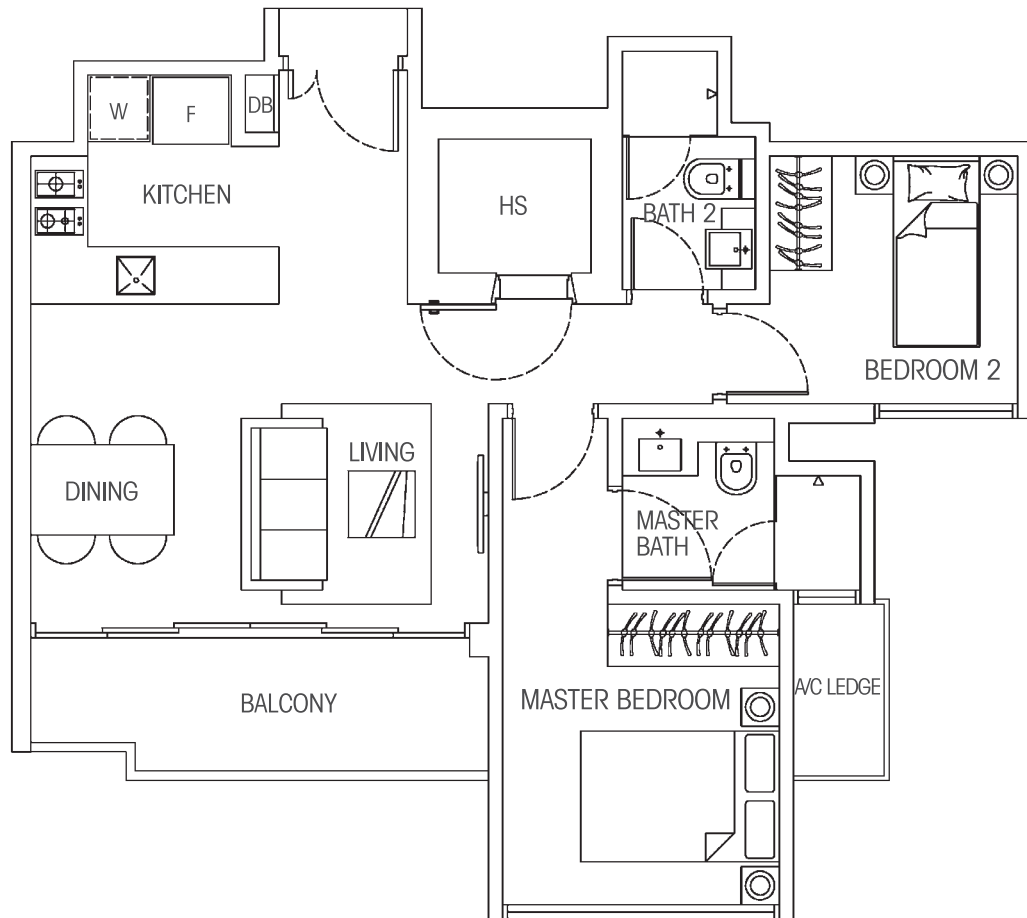


TYPE (2)a

Unit #03-32 to #07-32, #03-37 to #08-37*, #03-40 to #08-40*, #03-43 to #08-43, #03-46 to #08-46, #03-49 to #07-49*, #03-56 to #07-56*, #03-61 to #07-61, #04-64 to #08-64*, #03-67 to #07-67, #04-70 to #07-70

Area 74 sqm / 797 sqft
(Inclusive of A/C Ledge & Balcony)

LEGEND:
F - Fridge W - Washer Dryer DB - Distribution Board *Units with mirror image

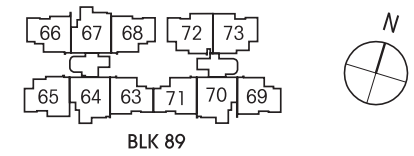
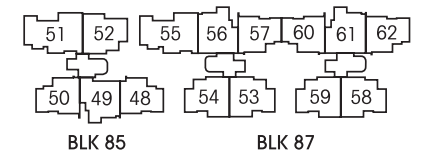
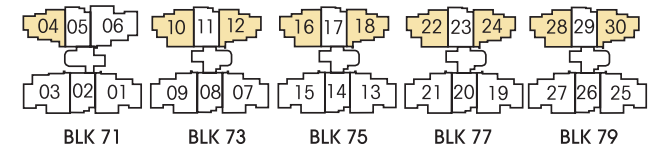
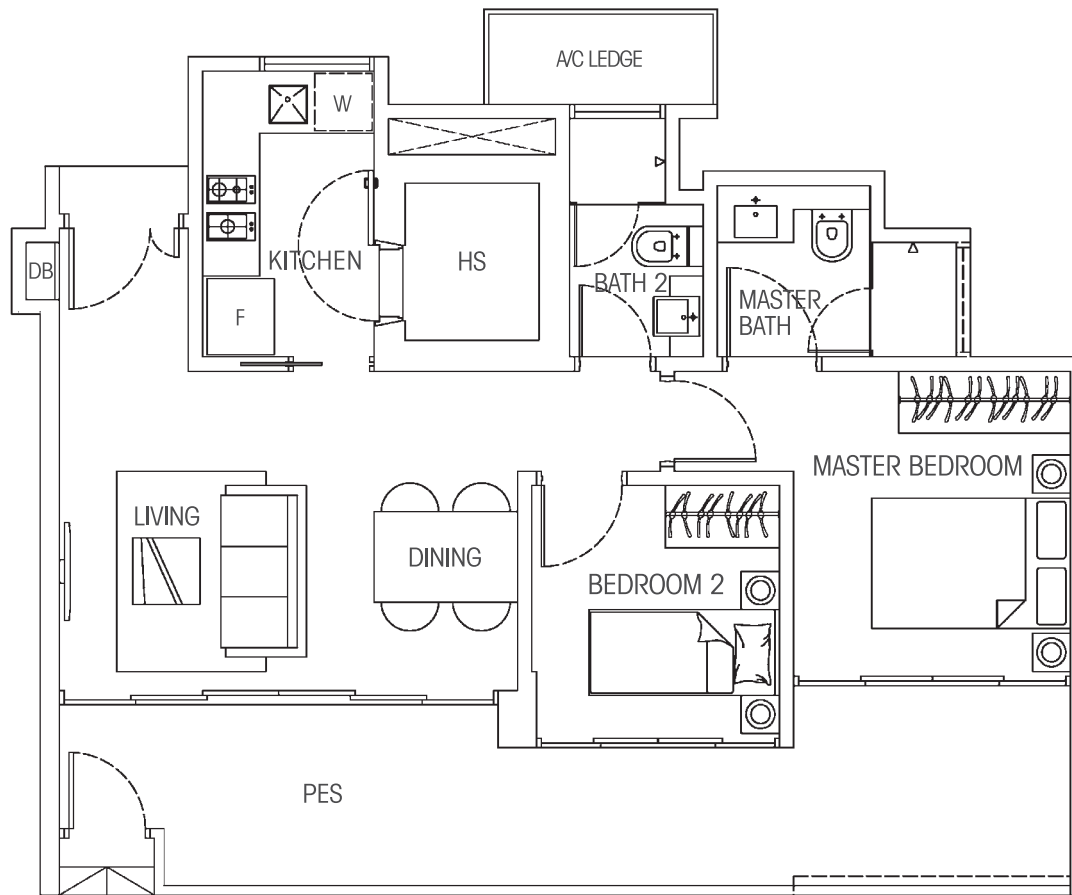


TYPE (2)b1

Unit #01-04, #01-10, #01-12*, #01-16, #01-18*, #01-22,
 #01-24*, #01-28, #01-30*, #02-41*, #02-45

Area 85 sqm / 915 sqft
 (Inclusive of A/C Ledge & PES)

LEGEND:
 F - Fridge W - Washer Dryer DB - Distribution Board *Units with mirror image



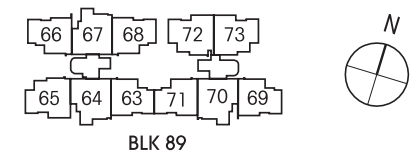
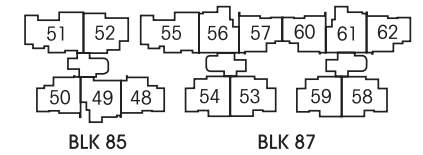
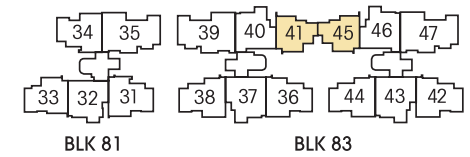
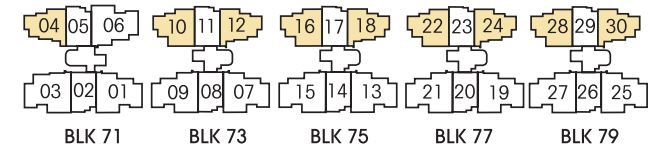
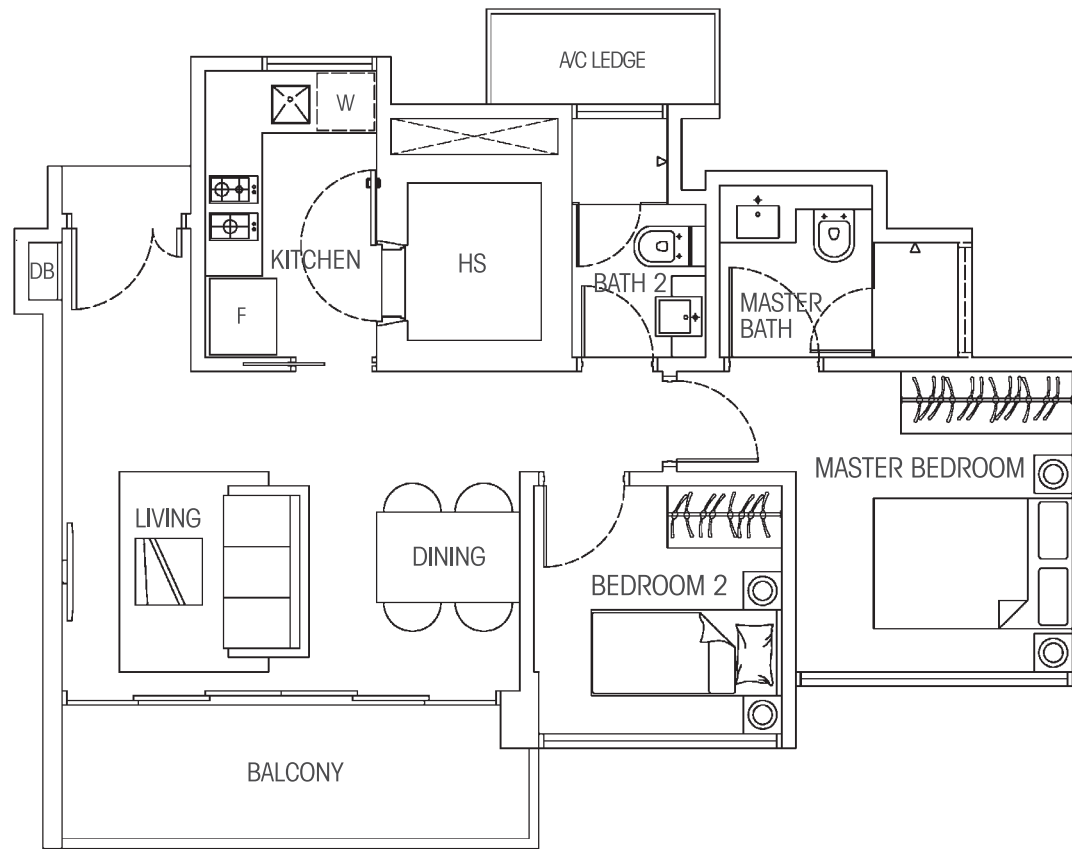
TYPE (2)b

Unit #02-04 to #08-04, #02-10 to #08-10, #02-12 to #08-12*, #02-16 to #08-16, #02-18 to #08-18*, #02-22 to #08-22, #02-24 to #08-24*, #02-28 to #08-28, #02-30 to #08-30*, #03-41 to #08-41*, #03-45 to #08-45

Area 71 sqm / 764 sqft
(Inclusive of A/C Ledge & Balcony)

LEGEND:

F - Fridge W - Washer Dryer DB - Distribution Board *Units with mirror image

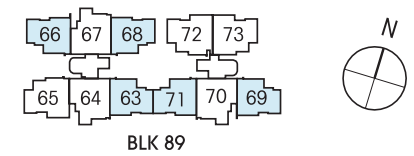
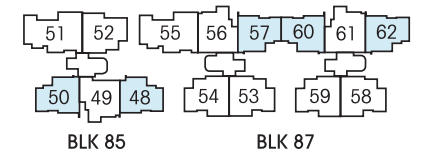
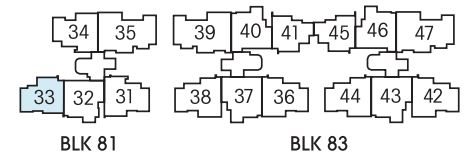
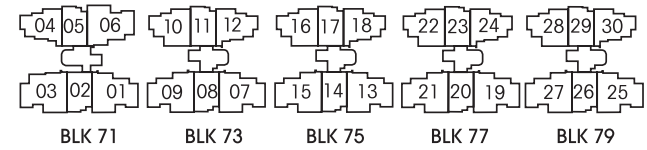
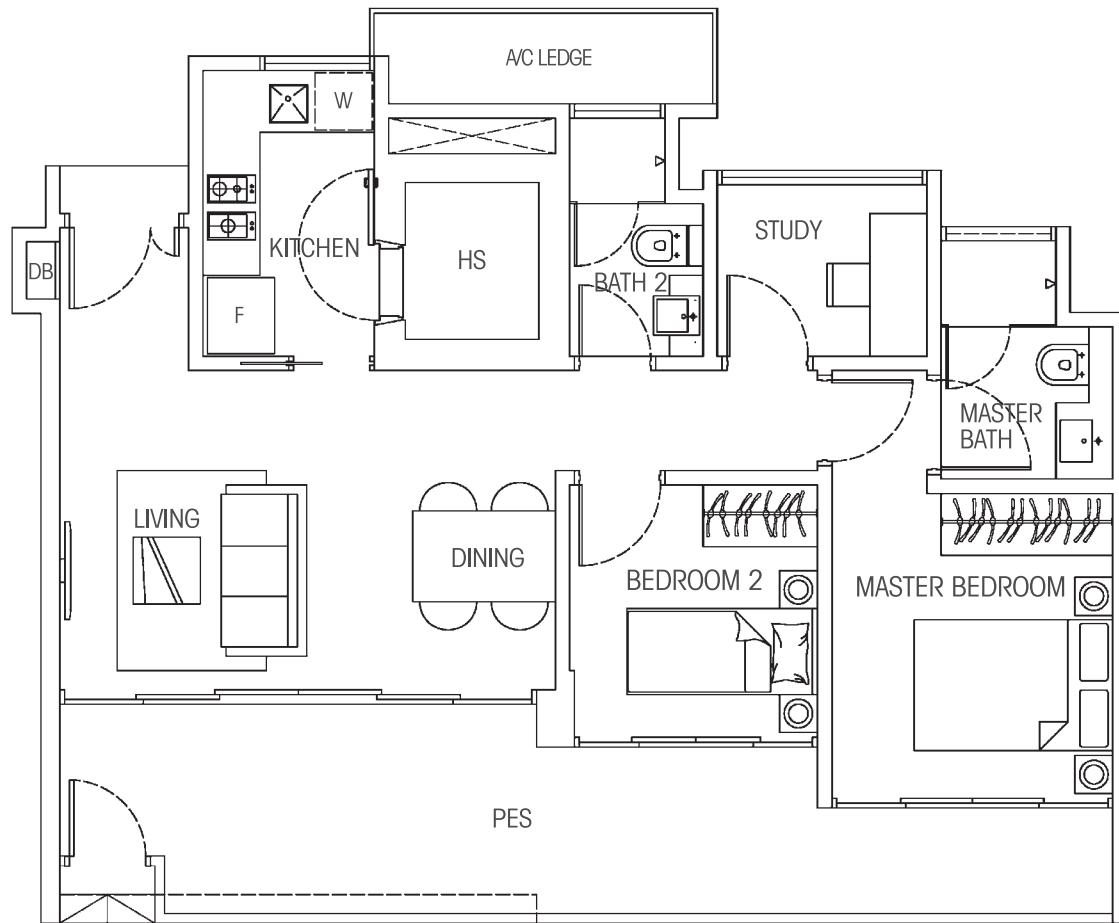


TYPE (2+1)a1

Unit #02-33*, #02-48, #02-50*, #02-57*, #02-60, #02-62*, #03-63, #02-66, #02-68*, #03-69, #03-71*

Area 94 sqm / 1,012 sqft
(Inclusive of A/C Ledge & PES)

LEGEND:
F - Fridge W - Washer Dryer DB - Distribution Board *Units with mirror image

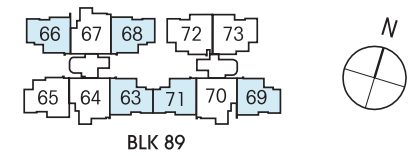
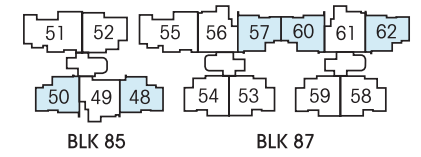
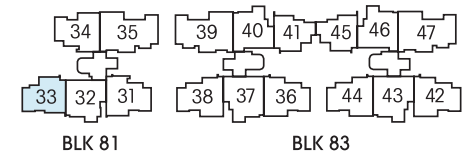
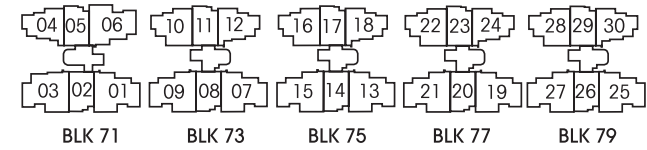
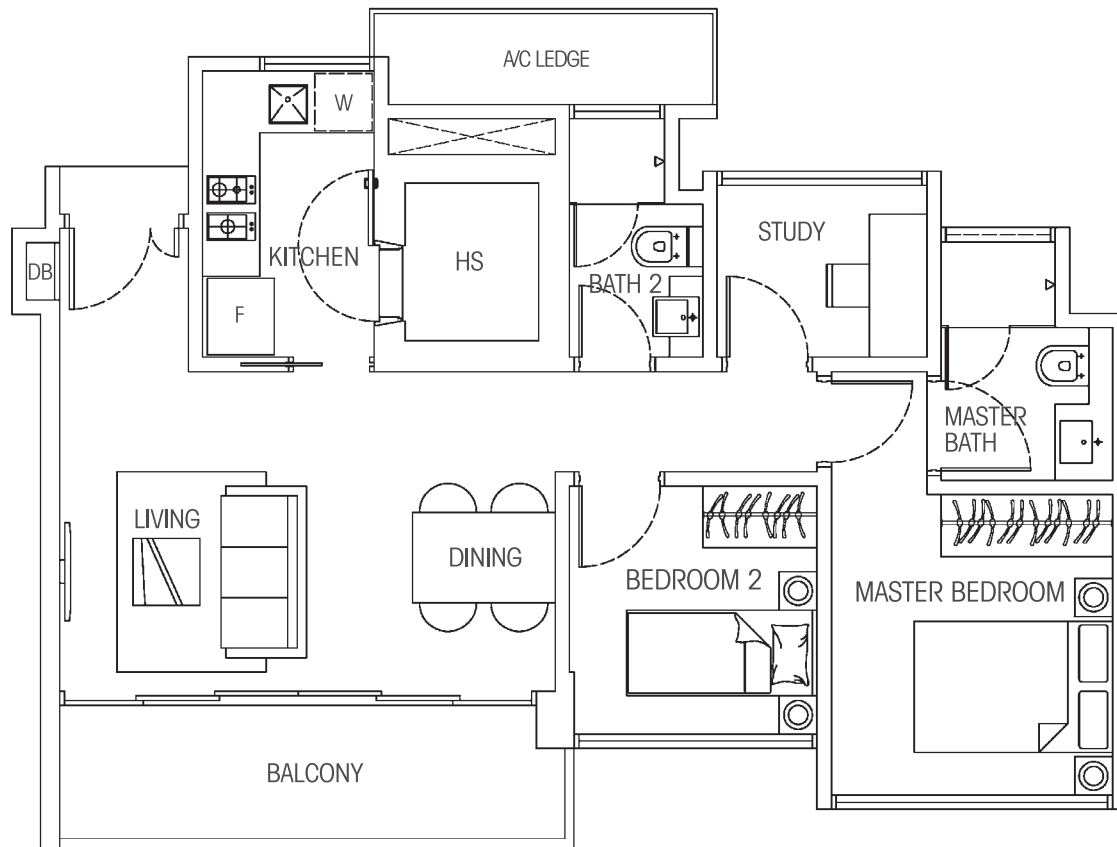


TYPE (2+1)a

Unit #03-33 to #08-33*, #03-48 to #08-48, #03-50 to #08-50*, #03-57 to #08-57*, #03-60 to #08-60, #03-62 to #08-62*, #03-66 to #08-66, #03-68 to #08-68*, #04-63 to #08-63, #04-69 to #08-69, #04-71 to #08-71*

Area 81 sqm / 872 sqft
(Inclusive of A/C Ledge & Balcony)

LEGEND:
F - Fridge W - Washer Dryer DB - Distribution Board *Units with mirror image

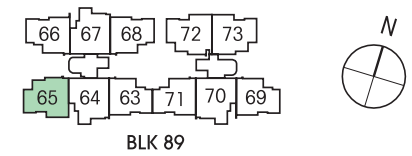
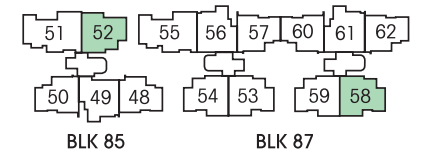
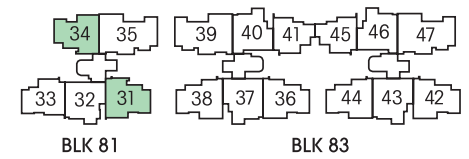
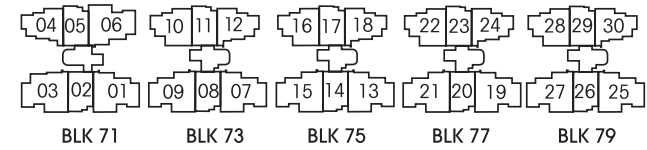
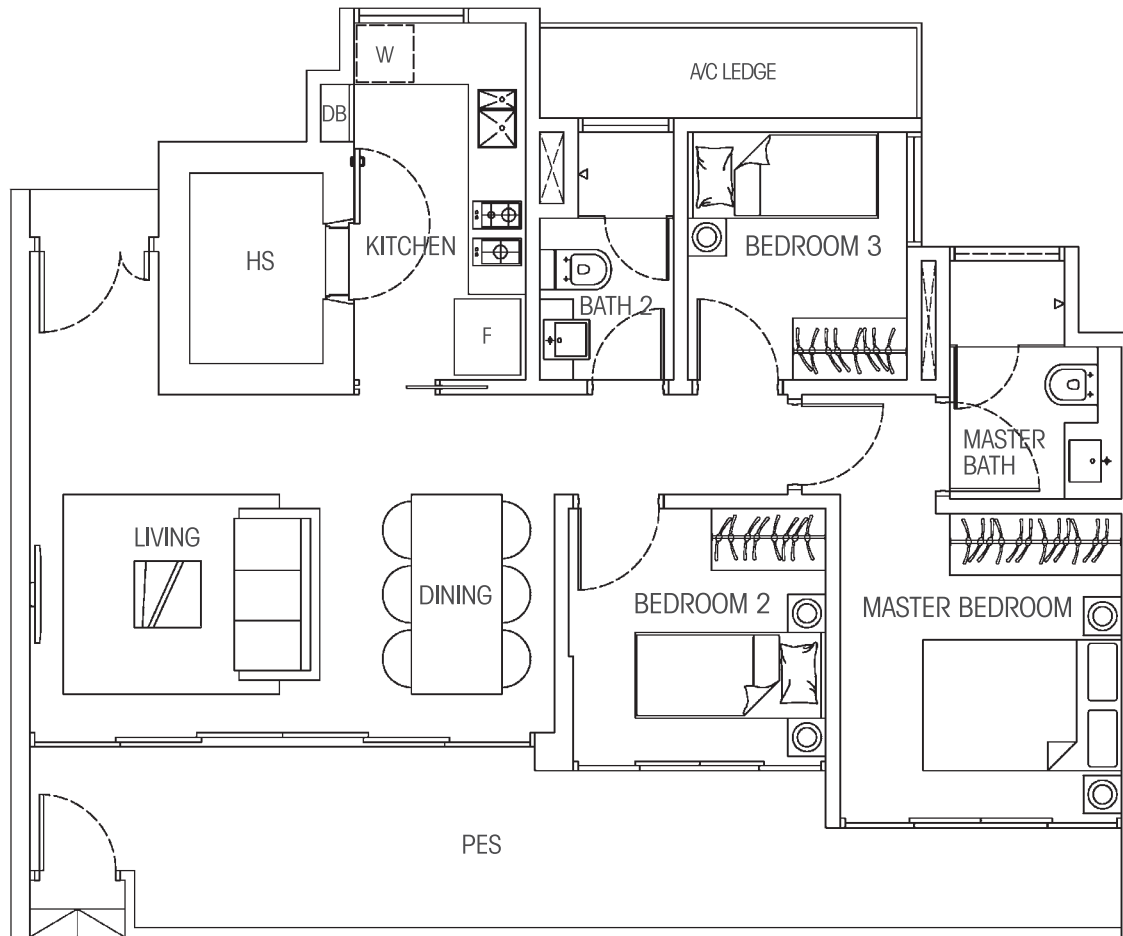


TYPE (3)a1

Unit #02-31, #02-34, #02-52*, #02-58, #03-65*

Area 101 sqm / 1,087 sqft
(Inclusive of A/C Ledge & PES)

LEGEND:
F - Fridge W - Washer Dryer DB - Distribution Board *Units with mirror image



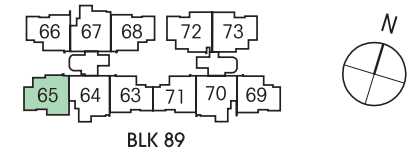
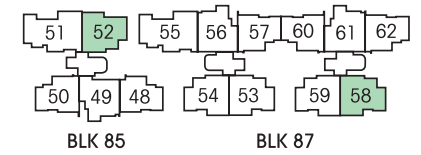
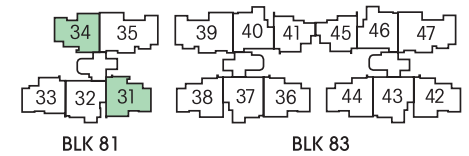
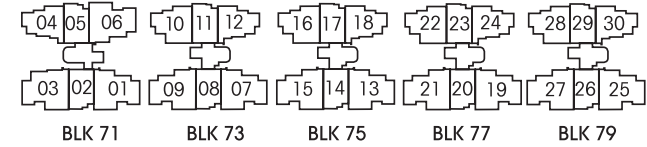
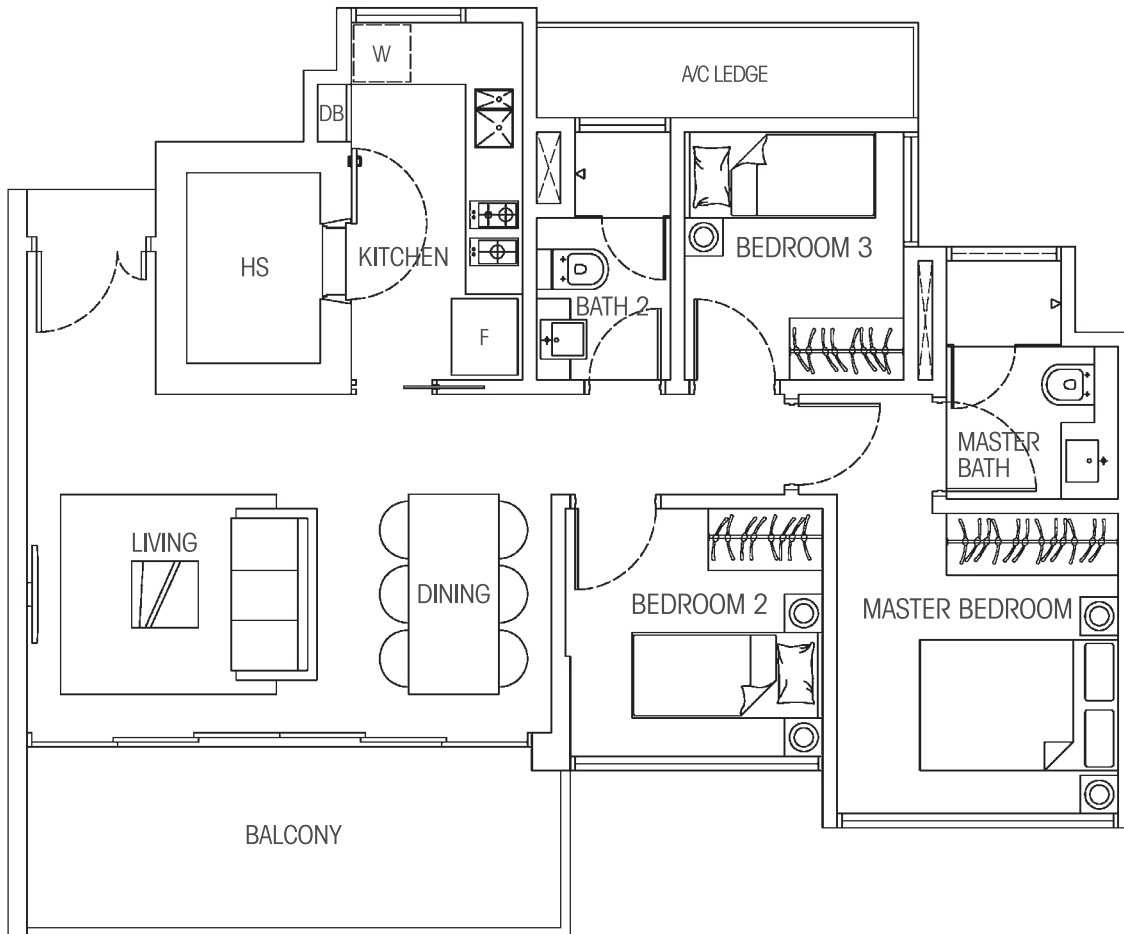
TYPE (3)a

Unit #03-31 to #08-31, #03-34 to #08-34, #03-52 to #08-52*, #03-58 to #08-58, #04-65 to #08-65*

Area 93 sqm / 1,001 sqft
(Inclusive of A/C Ledge & Balcony)

LEGEND:

F - Fridge W - Washer Dryer DB - Distribution Board *Units with mirror image



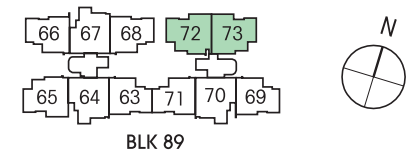
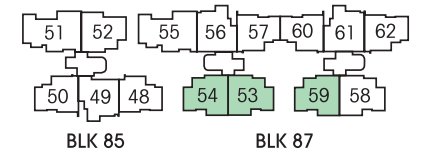
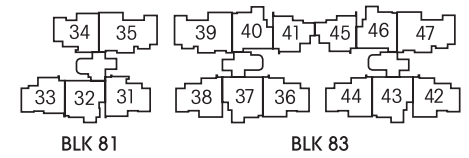
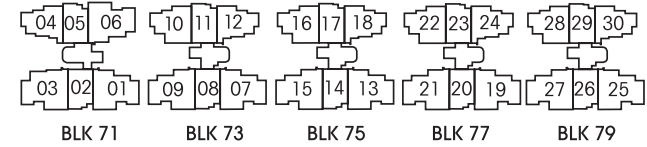
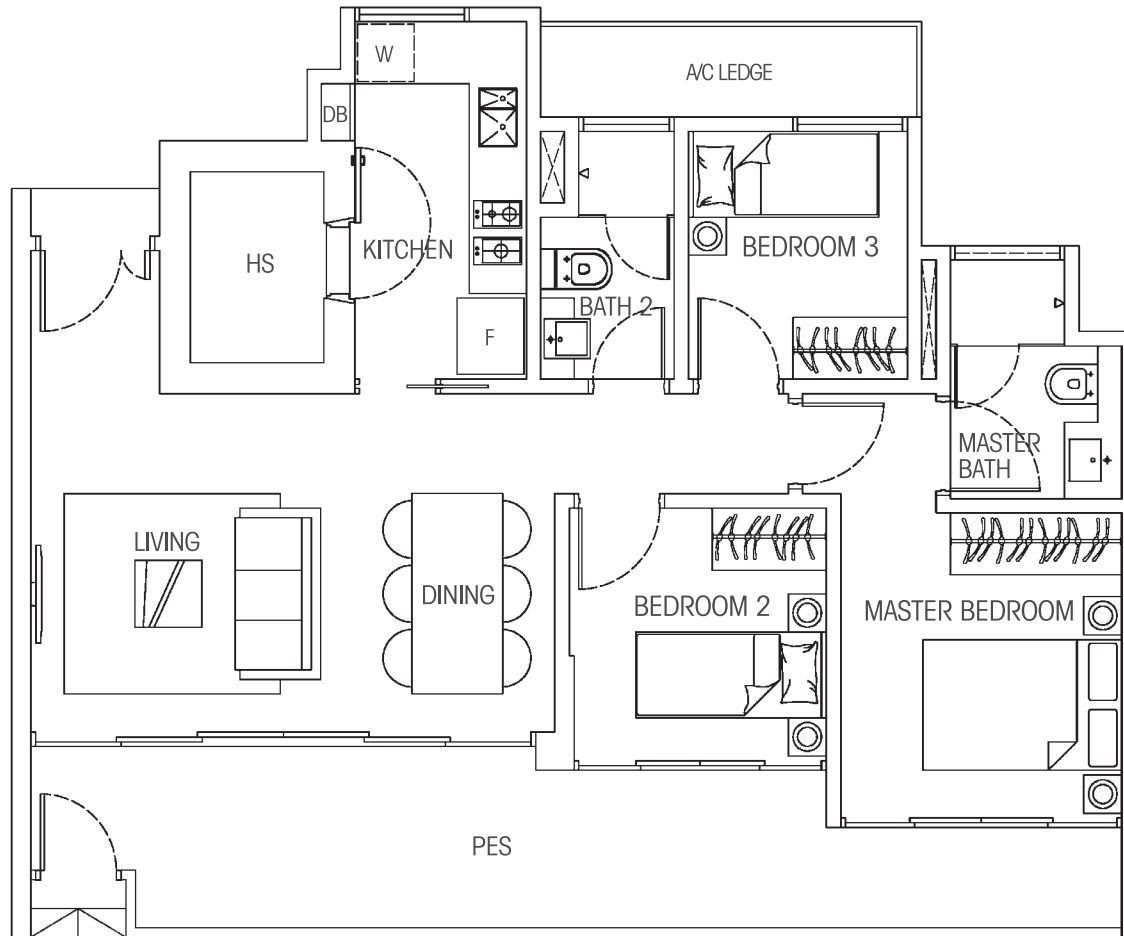
TYPE (3)b1

Unit #02-53, #02-54*, #02-59*, #02-72, #02-73*

Area 101 sqm / 1,087 sqft
(Inclusive of A/C Ledge & PES)

LEGEND:

F - Fridge W - Washer Dryer DB - Distribution Board *Units with mirror image



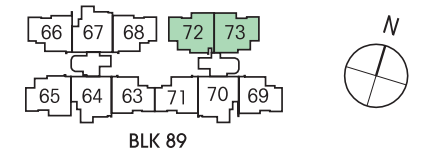
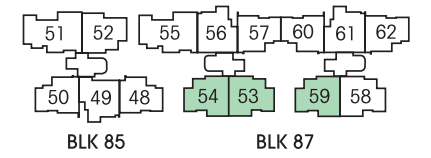
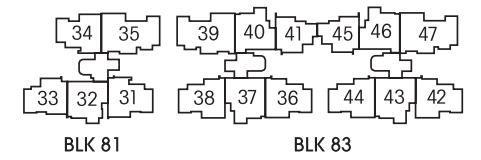
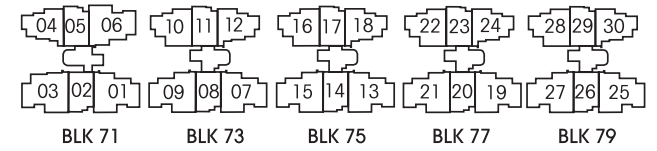
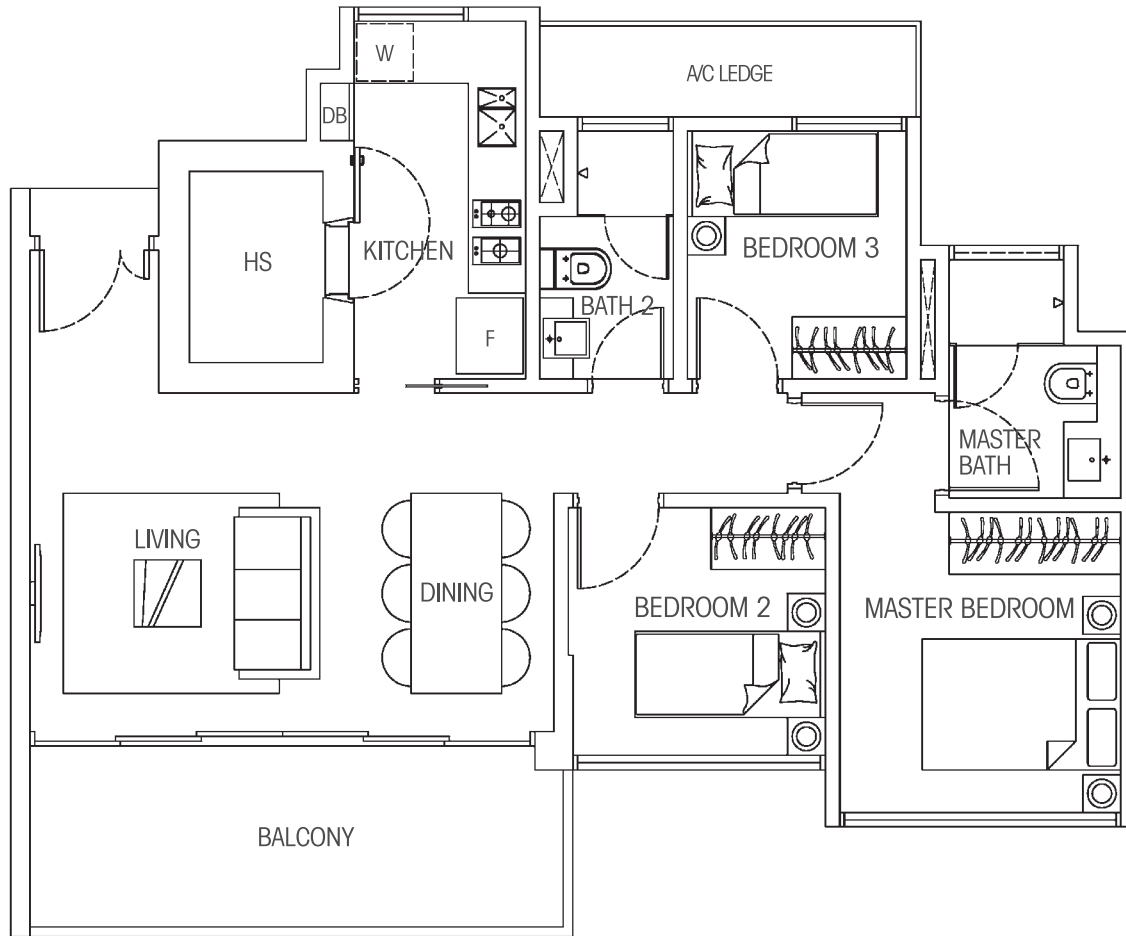
TYPE (3)b

Unit #03-53 to #08-53, #03-54 to #08-54*, #03-59 to #08-59*, #03-72 to #08-72, #03-73 to #08-73*

Area 93 sqm / 1,001 sqft
(Inclusive of A/C Ledge & Balcony)

LEGEND:

F - Fridge W - Washer Dryer DB - Distribution Board *Units with mirror image



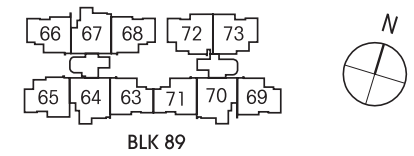
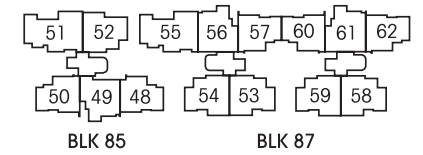
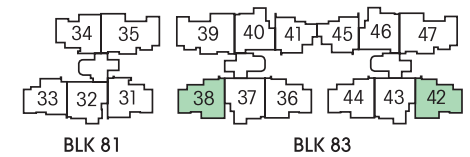
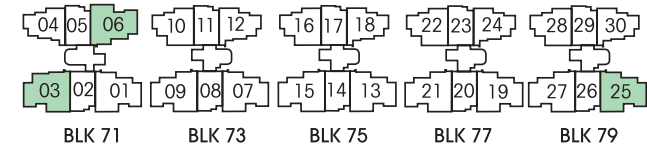
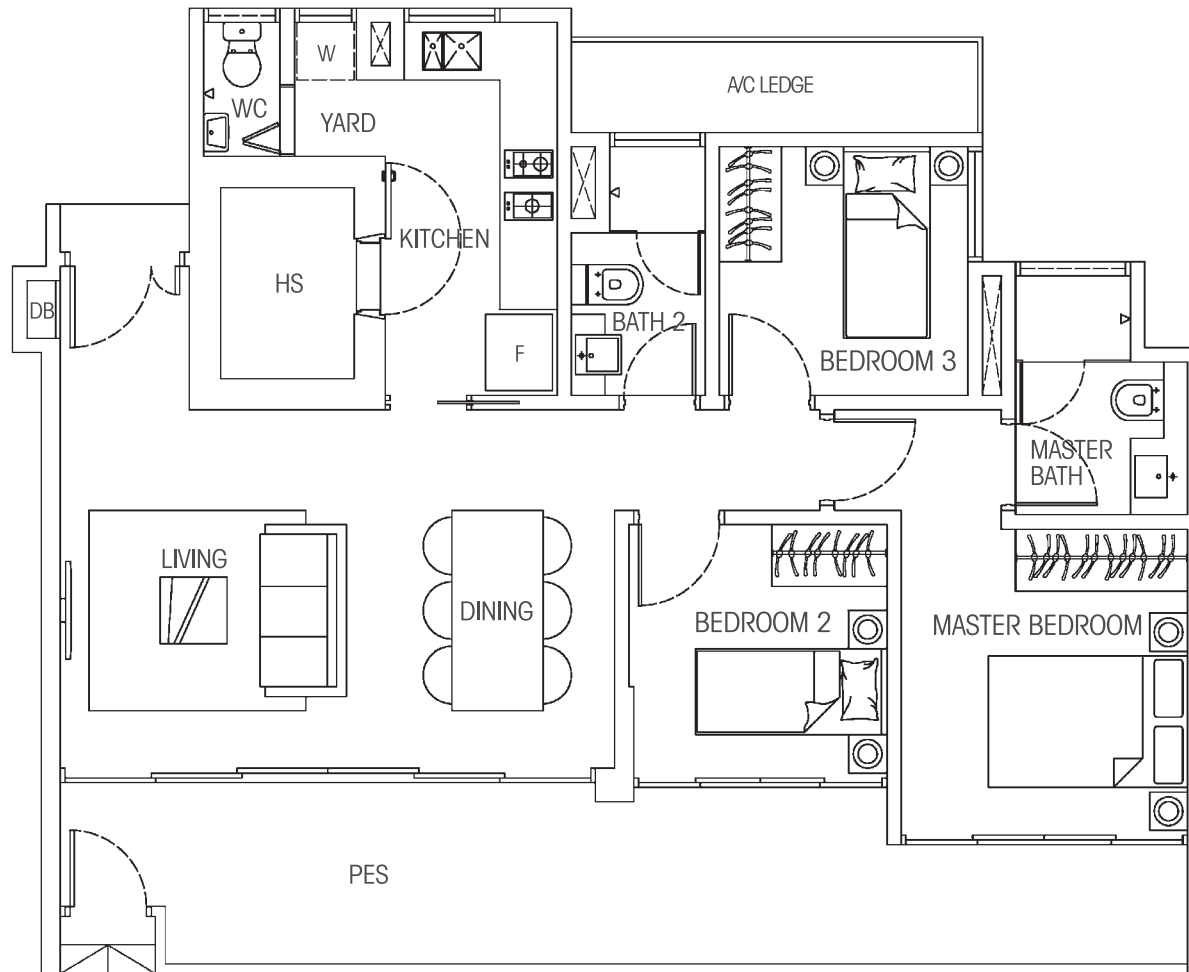
TYPE (3)c1

Unit #02-03*, #01-06*, #02-25, #02-38*, #02-42

Area 110 sqm / 1,184 sqft
(Inclusive of A/C Ledge & PES)

LEGEND:

F - Fridge W - Washer Dryer DB - Distribution Board *Units with mirror image

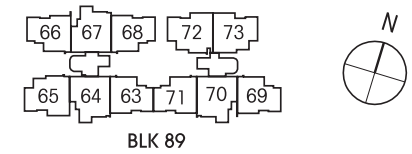
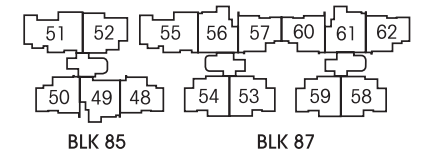
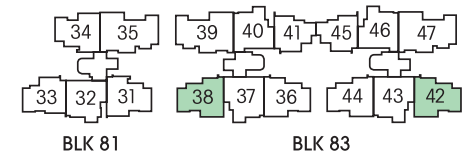
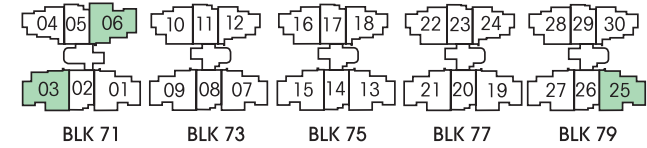
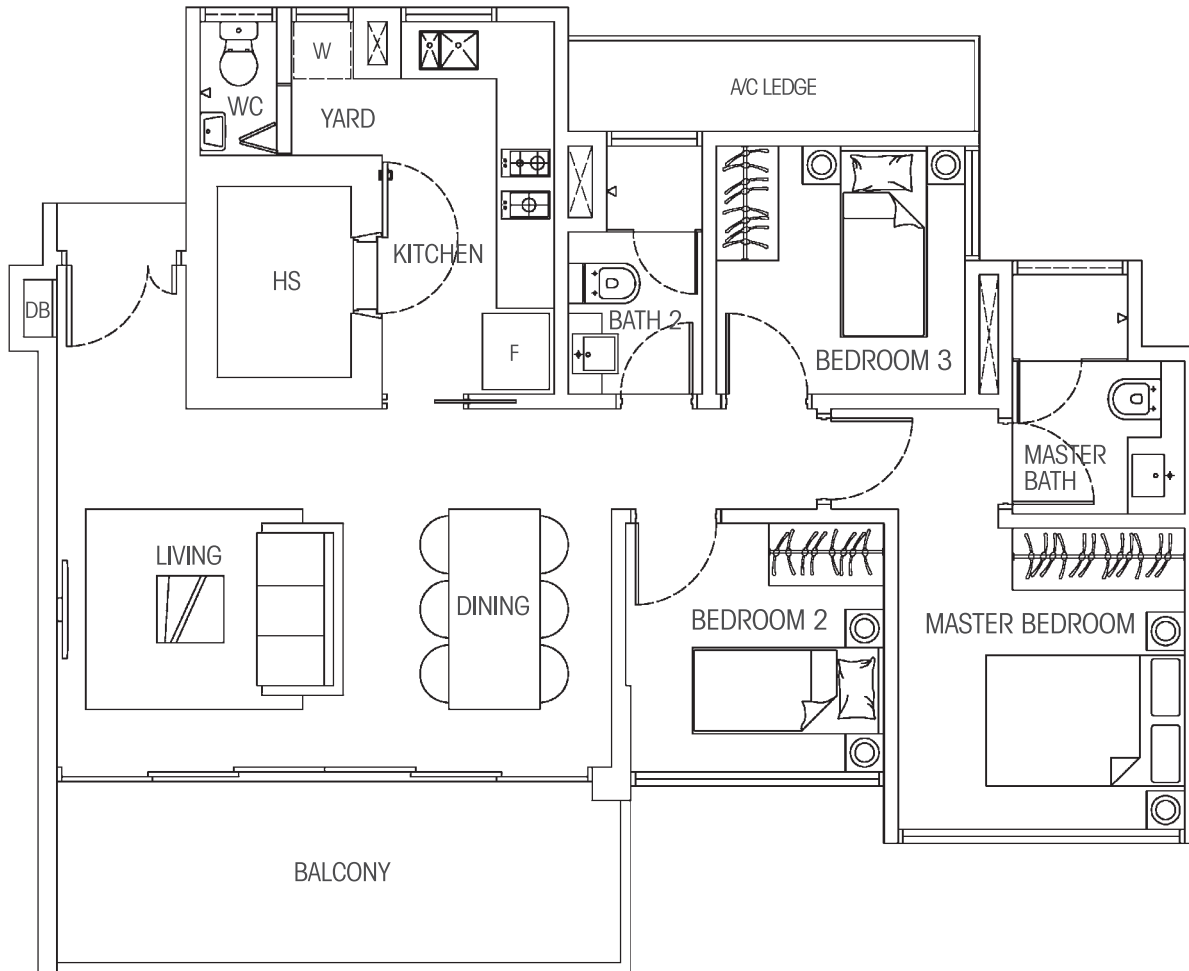


TYPE (3)c

Unit #03-03 to #06-03*, #02-06 to #08-06*, #03-25 to #08-25,
 #03-38 to #06-38*, #03-42 to #06-42

Area 100 sqm / 1,076 sqft
 (Inclusive of A/C Ledge & Balcony)

LEGEND:
 F - Fridge W - Washer Dryer DB - Distribution Board *Units with mirror image



TYPE (3)c-RT

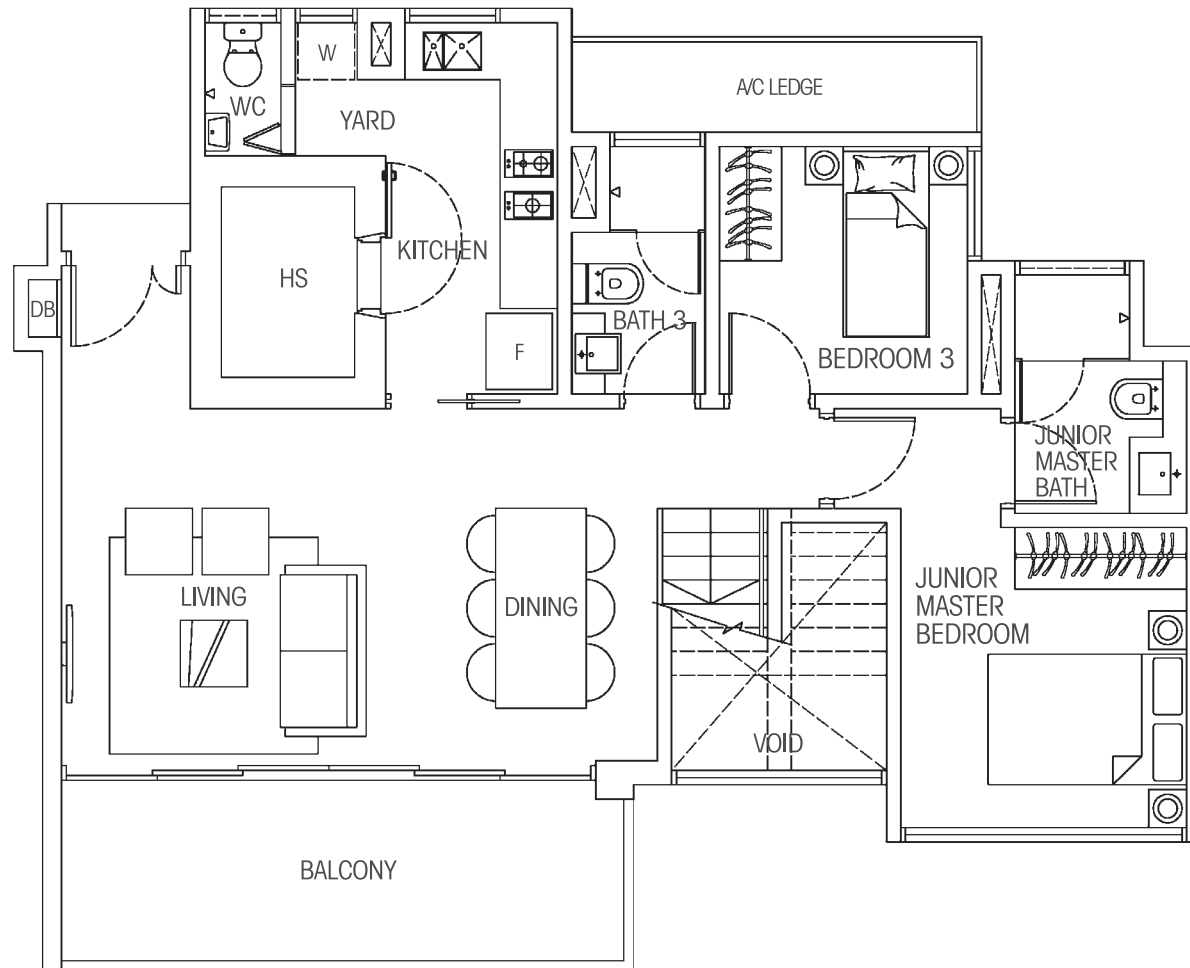
Unit #07-03*, #07-38*, #07-42

Area 167 sqm / 1,798 sqft

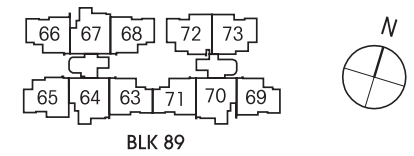
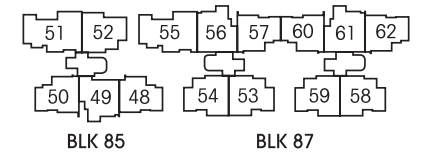
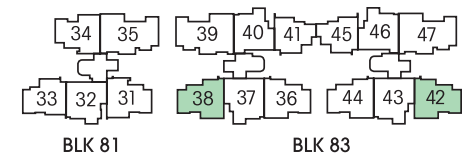
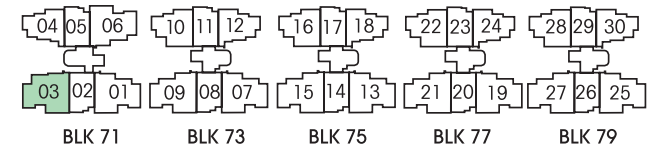
(Inclusive of A/C Ledge, Balcony & Roof Terrace)

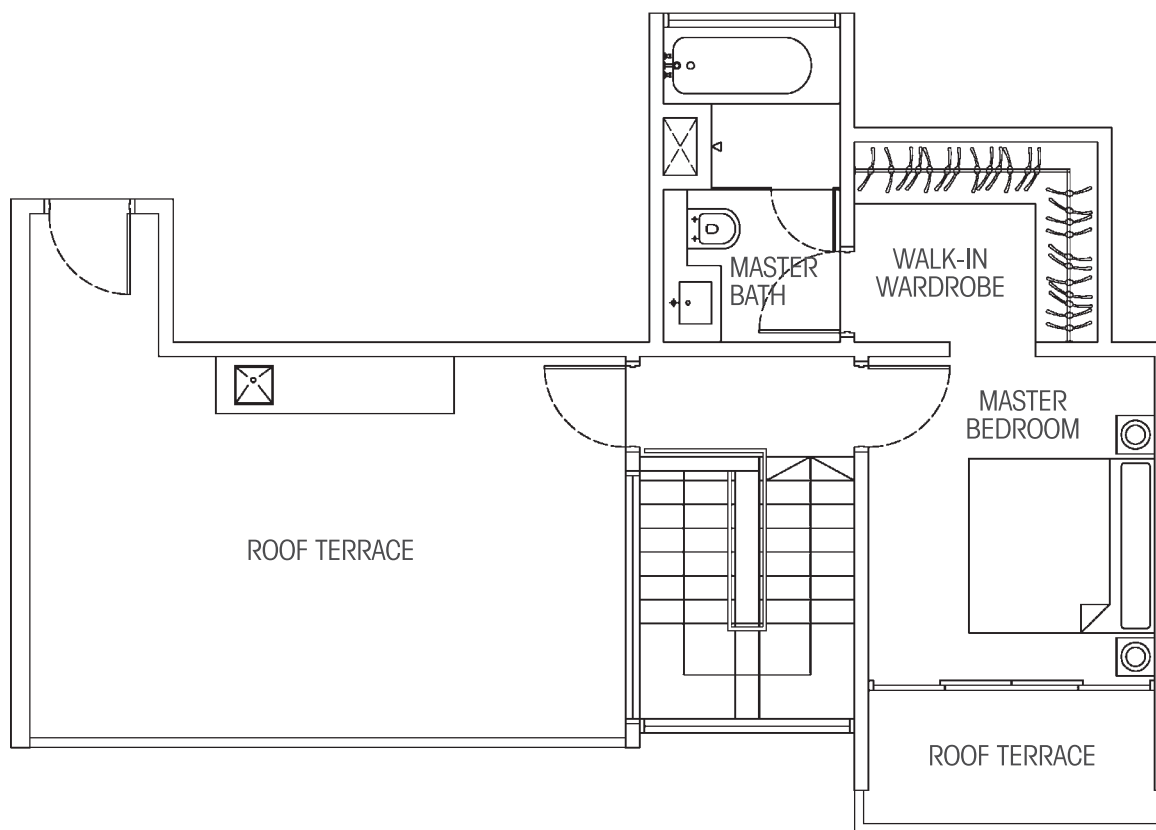
LEGEND:

F - Fridge W - Washer Dryer DB - Distribution Board *Units with mirror image



Lower Storey





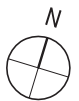
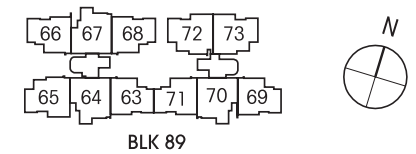
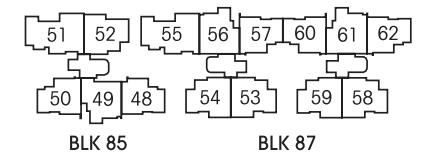
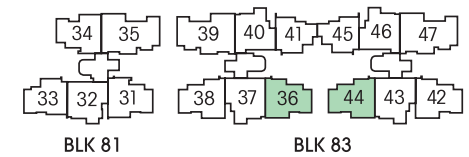
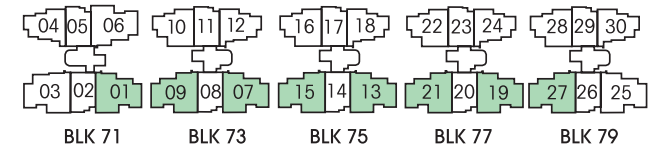
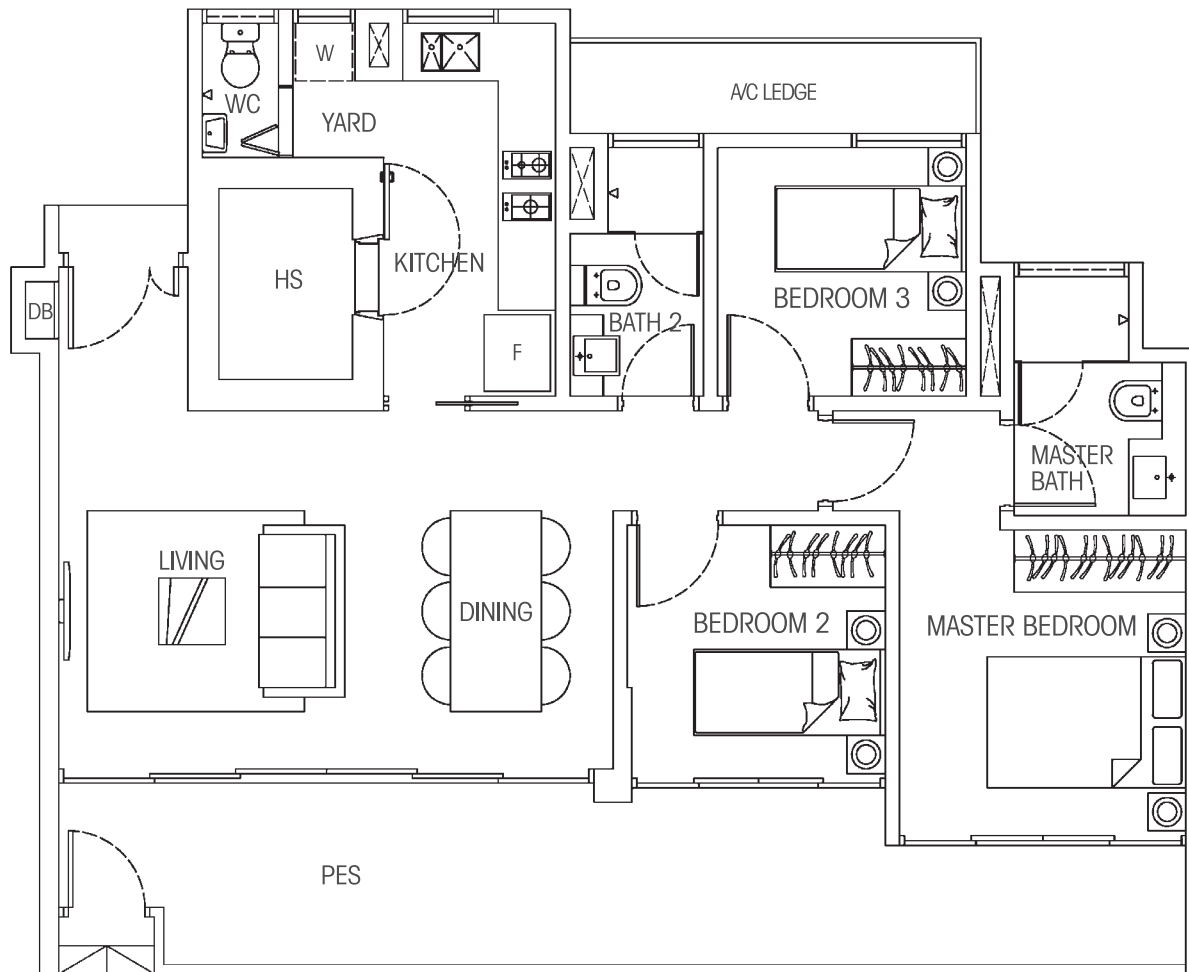
Upper Storey

TYPE (3)d1

Unit #02-01, #02-07, #02-09*, #02-13, #02-15*,
#02-19, #02-21*, #02-27*, #02-36, #02-44*

Area 110 sqm / 1,184 sqft
(Inclusive of A/C Ledge & PES)

LEGEND:
F - Fridge W - Washer Dryer DB - Distribution Board *Units with mirror image

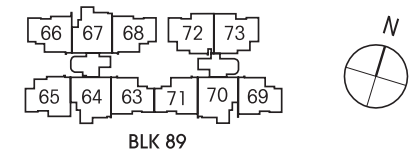
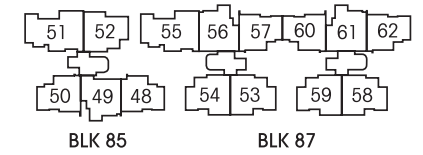
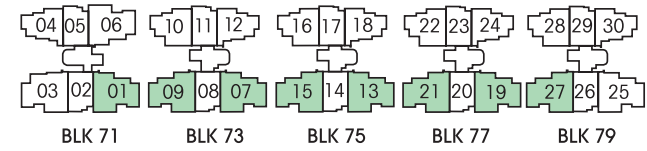
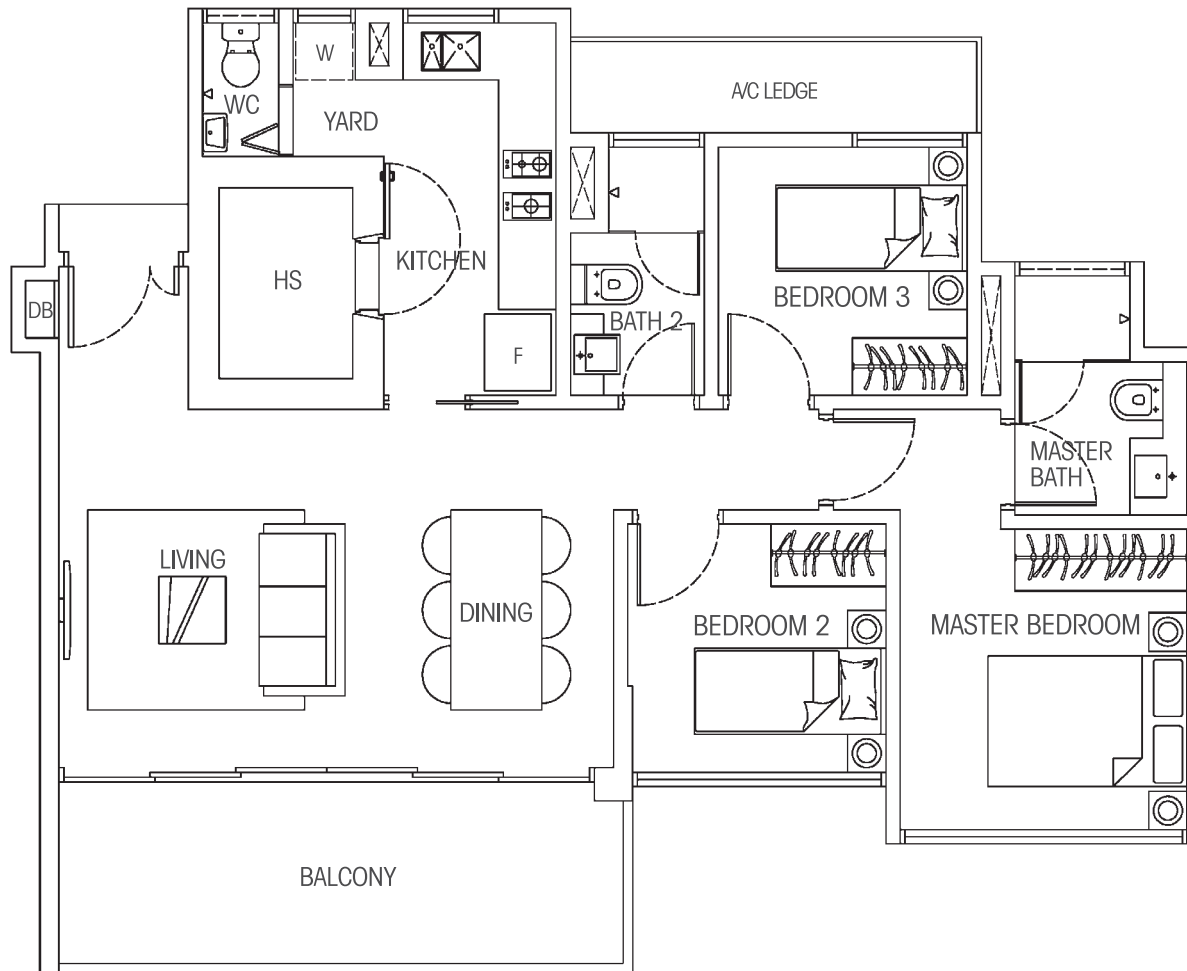


TYPE (3)d

Unit #03-01 to #08-01, #03-07 to #06-07, #03-09 to #06-09*, #03-13 to #06-13, #03-15 to #06-15*, #03-19 to #06-19, #03-21 to #06-21*, #03-27 to #08-27*, #03-36 to #06-36, #03-44 to #06-44*

Area 100 sqm / 1,076 sqft
(Inclusive of A/C Ledge & Balcony)

LEGEND:
F - Fridge W - Washer Dryer DB - Distribution Board *Units with mirror image

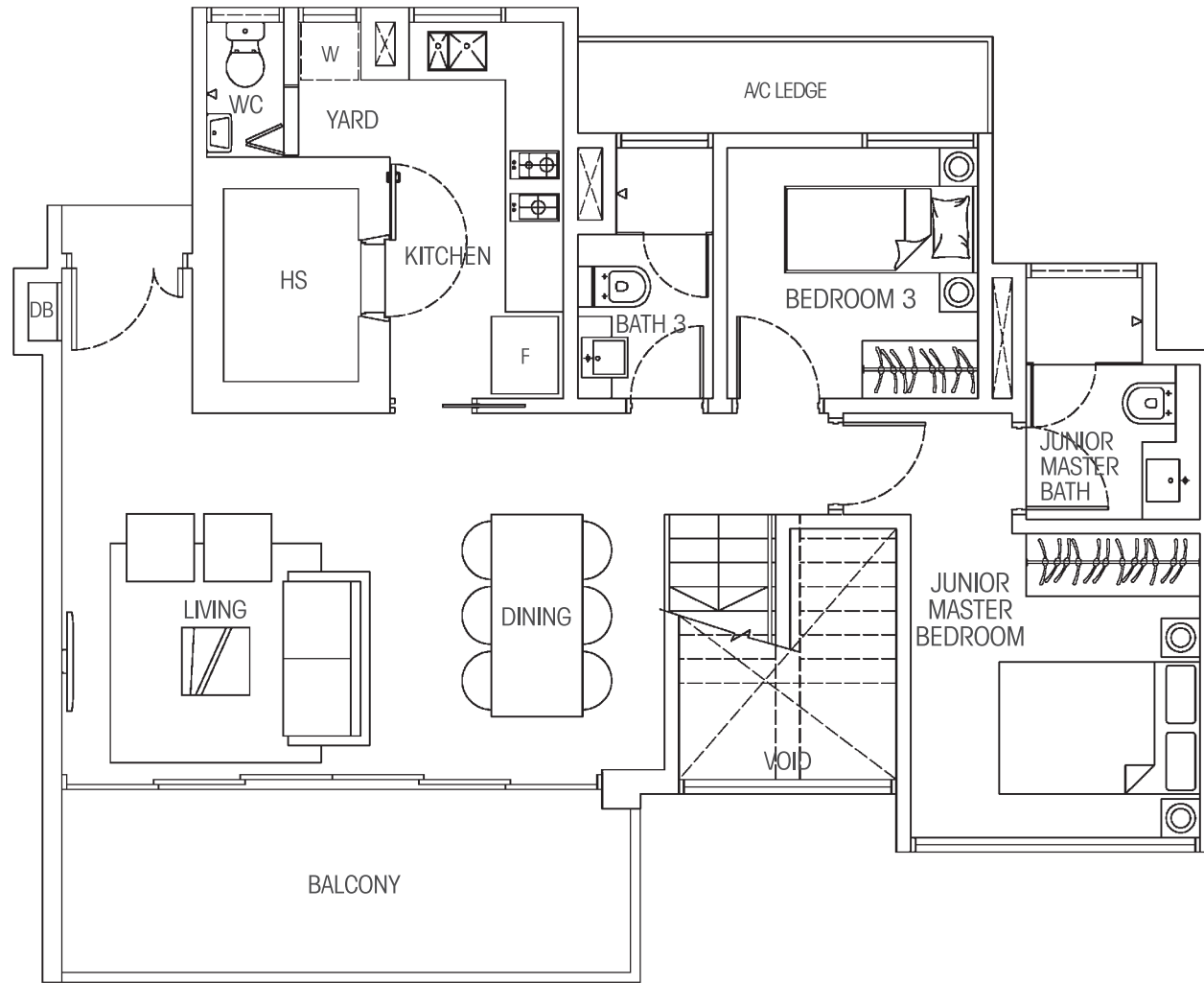


TYPE (3)d-RT

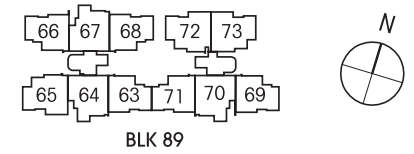
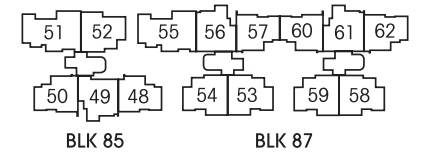
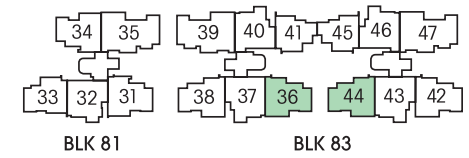
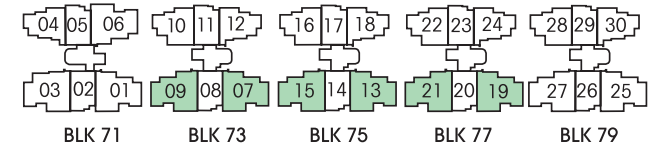
Unit #07-07, #07-09*, #07-13, #07-15*, #07-19,
#07-21*, #07-36, #07-44*

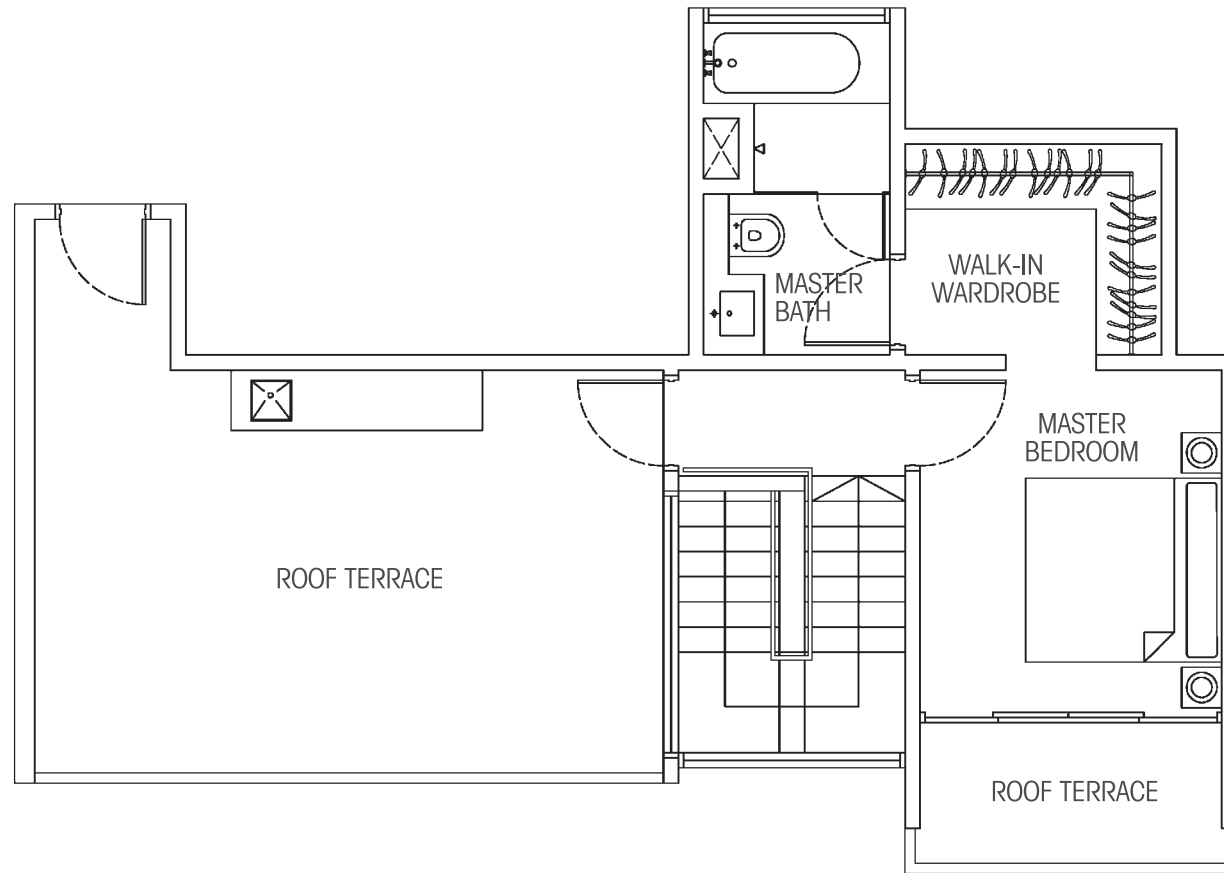
Area 167 sqm / 1,798 sqft
(Inclusive of A/C Ledge, Balcony & Roof Terrace)

LEGEND:
F - Fridge W - Washer Dryer DB - Distribution Board *Units with mirror image



Lower Storey





Upper Storey

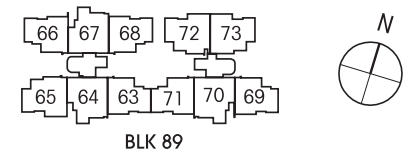
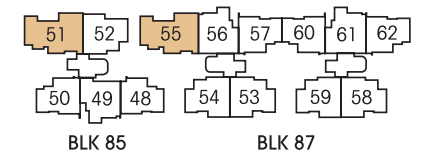
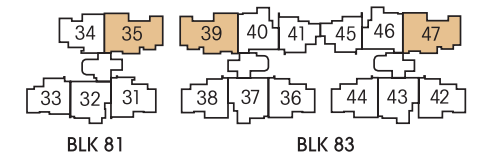
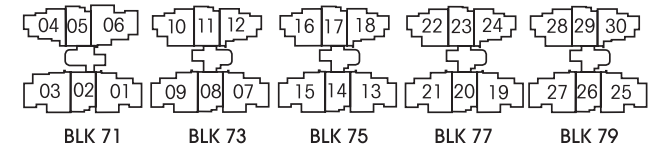
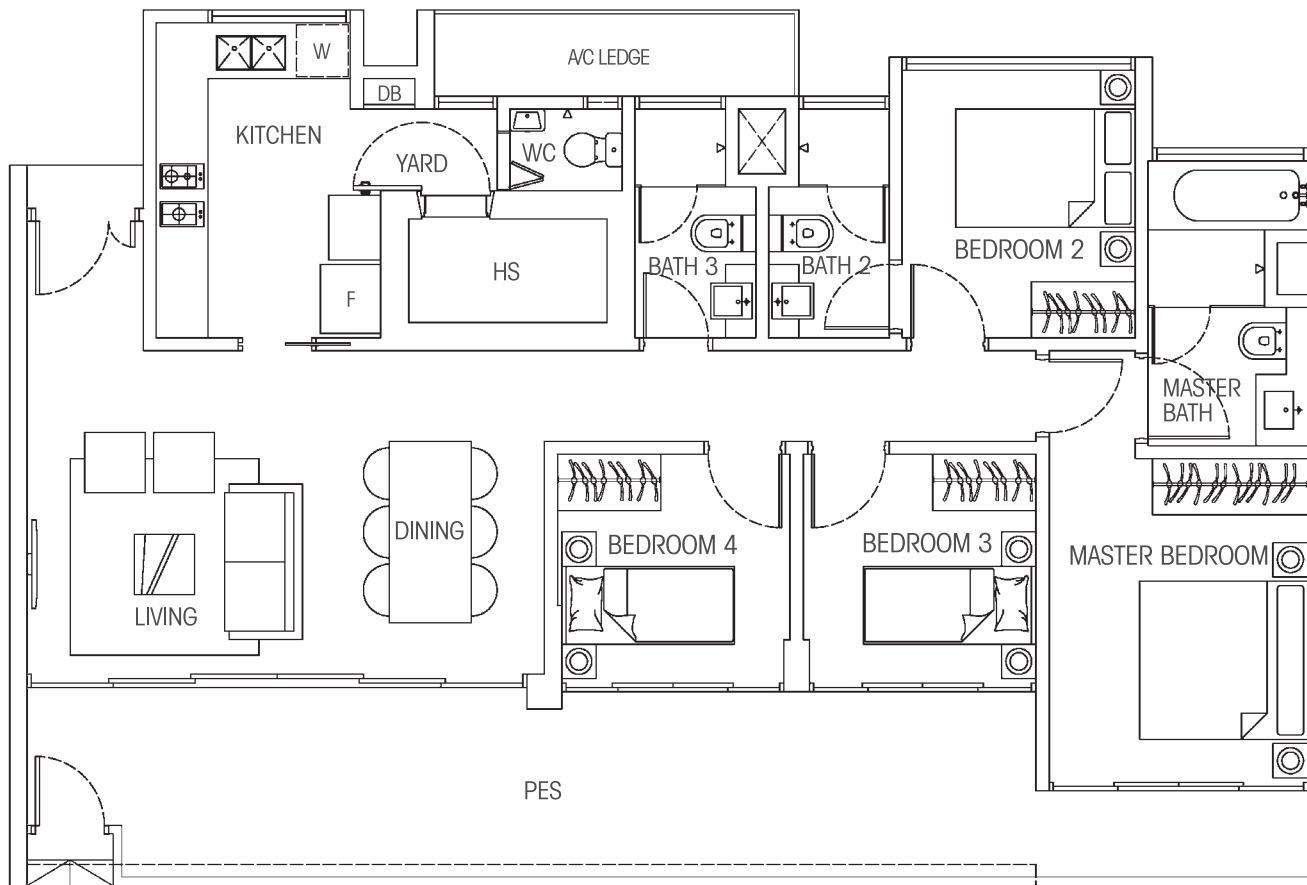
TYPE (4)a1

Unit #02-35*, #02-39, #02-47*, #02-51, #02-55

Area 143 sqm / 1,539 sqft
(Inclusive of A/C Ledge & PES)

LEGEND:

F - Fridge W - Washer Dryer DB - Distribution Board *Units with mirror image

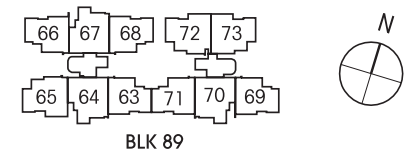
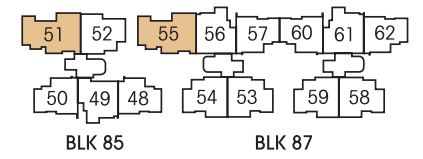
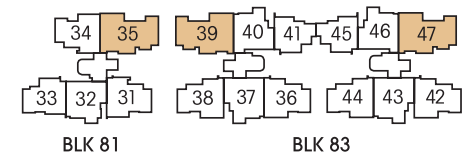
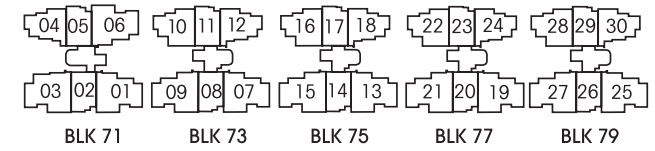
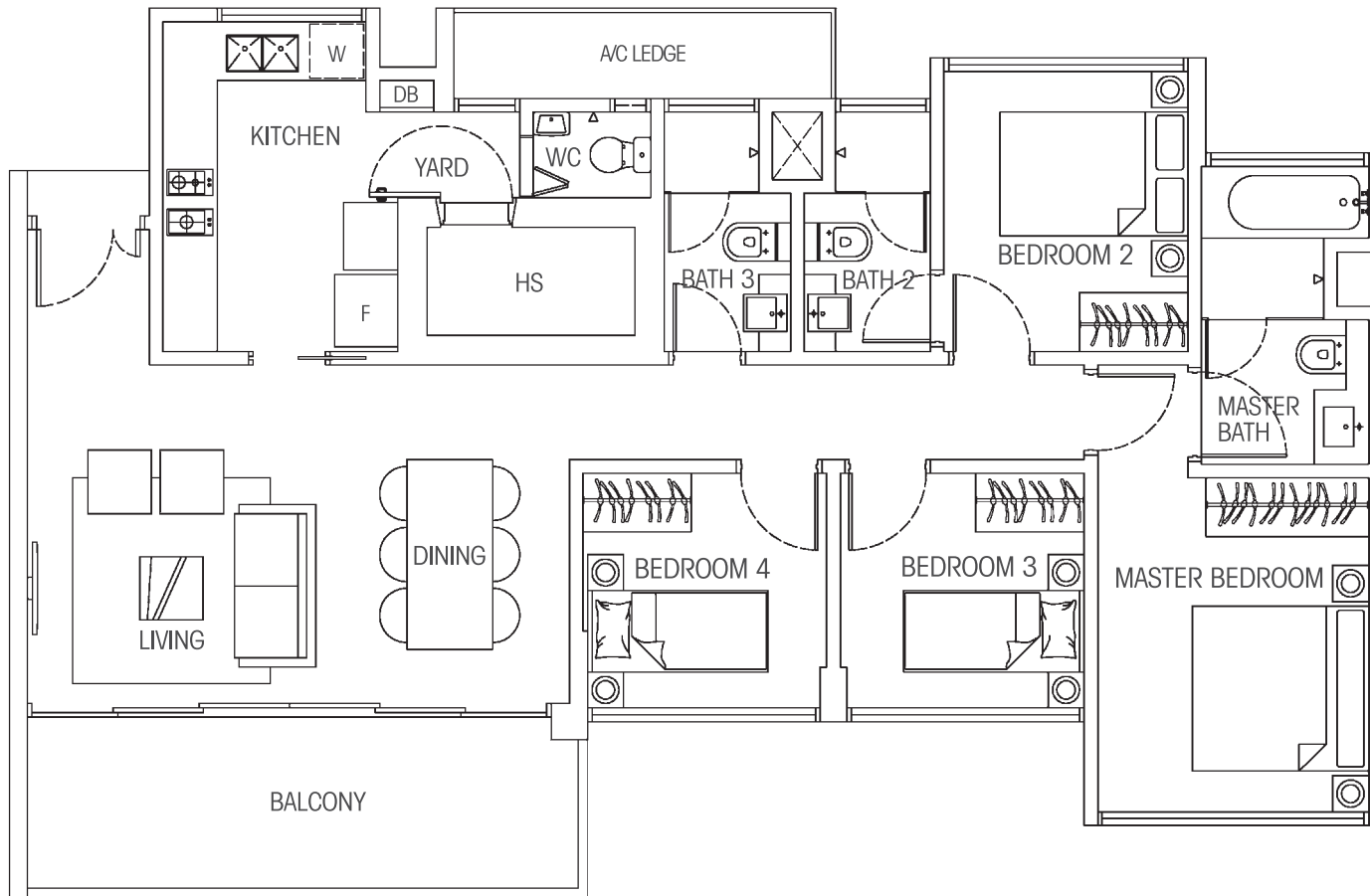


TYPE (4)a

Unit #03-35 to #08-35*, #03-39 to #08-39, #03-47 to #08-47*,
 #03-51 to #08-51, #03-55 to #08-55

Area 125 sqm / 1,345 sqft
 (Inclusive of A/C Ledge & Balcony)

LEGEND:
 F - Fridge W - Washer Dryer DB - Distribution Board *Units with mirror image



SPECIFICATIONS

1. Foundation

Cast-in situ reinforced concrete bored piles and/or pre-cast reinforced concrete driven piles and/or footings.

2. Superstructure

Reinforced concrete using grade 35 and/or grade 30 concrete with Portland Cement complying with SS26 and Steel Reinforcement complying with SS2.

3. Walls

External Walls: Reinforced concrete and/or concrete block and/or common clay brick wall.

Internal Walls: Concrete block wall and/or common clay bricks and/or drywall plasterboard partitions and/or composite.

4. Roof

Reinforced concrete flat roof with appropriate waterproofing system and insulation system for Building.

5. Ceiling

a) Units:

i) Plaster and/or skim coat and/or moisture resistance fibrous plaster ceiling boards and/or plaster ceiling boards for the following locations (wherever applicable): Living, Dining, Bedrooms, Study, Kitchen, Baths, Household Shelter (HS), WC, Yard and Passageway.

b) Common Areas:

ii) Lift Lobbies – Water resistance fibrous plasterboard with emulsion paint.

iii) Basement Carpark and Staircase – Plaster and/or skim coat with emulsion paint.

6. Finishes

Walls:-

a) Units:

i) Plaster and/or skim coat with emulsion paint to the following locations (wherever applicable): Living, Dining, Bedrooms, Study, Household Shelter (HS), Walk-In Wardrobe, Private Enclosed Space (PES), Balcony (finish up to false ceiling (where applicable) and exposed area only).

ii) Homogeneous tiles up to false ceiling to the following locations (where applicable): Kitchen, Yard, Master Bath, Junior Master Bath, Bath 2, 3 and WC (no tiles behind Kitchen Cabinets, Mirror Cabinets and Bath Mirrors).

iii) Homogeneous tiles and/or marble up to false ceiling for shower and bath areas (where applicable).

iv) Tempered glass for parapet wall in Balcony or Private Enclosed Space (PES) with stainless steel and/or aluminium railing (where applicable).

b) Common Areas (External):

i) Textured spray coating and/or painting to external walls & RC molding.

c) Common Areas (Internal):

i) Plaster and/or skim coat emulsion paint to internal wall.

ii) Granite and/or Marble tiles and/or Homogeneous tiles to designated areas: Basement, 1st to 8th storey Lift Lobbies.

Floors:-

a) Units:

i) Agglomerated marble and skirting to the following locations: Living, Dining & Passageway.

ii) Timber flooring with timber skirting to Bedrooms, Study, Walk-In Wardrobe and Internal Staircase (where applicable).

iii) Homogeneous tiles to the following locations (where applicable): Kitchen, Master Bath, Junior Master Bath, Bath 2, 3, WC, Household Shelter (HS), Yard, Balcony, Private Enclosed Space (PES) and Roof Terrace.

b) Common Areas (External):

i) Stone tiles and/or Homogenous tiles and/or Composite Timber and/or Pebblewash for paving and decks.

ii) Stone tiles and/or Plaster with emulsion paint for landscape walls.

iii) Stone tiles and/or Ceramic tiles for water features, ponds and reflective pools.

iv) Stone tiles and/or Ceramic tiles and/or Pebblewash to children's pool, lap pool, dip pool, marina pool, beach pool and pavilions.

c) Common Areas (Internal):

i) Homogeneous tiles and/or Ceramic tiles and/or Carpet and/or Timber Boards to Function Room, Gymnasium, Management Office within the Clubhouse.

ii) Granite tiles to Lift Lobbies at 1st and/or 2nd storey and basement.

iii) Homogenous tiles and/or Ceramic tiles to common corridors and Lift Lobbies from 2nd and/or 3rd to 8th storey.

7. Windows

All windows are powder-coated aluminium framed with 6mm thick tinted or clear or obscured glass. All glazing up to 1m from the floor level are laminated or tempered or heat strengthened glass.

a) Bedrooms & Study:

All unit types (where applicable) will have casement and/or top hung and/or fixed glass windows.

b) Kitchen & Yard:

All unit types (where applicable) will have casement windows.

c) Baths:

All unit types (where applicable) will have casement and/or top hung and/or fixed glass windows.

d) WC:

All unit types (where applicable) will have top-hung and fixed glass windows.

8. Doors

a) Approved fire-rated timber doors to Main Entrance.

b) Hollow core timber doors to all Bedrooms and Baths.

c) Sliding timber doors with glass infill panel to Kitchen (if applicable).

d) Aluminium framed sliding glass doors and/or swing doors to Balcony, Roof Terraces and PES (where applicable).

e) PVC bi-fold or slide & swing door to WC.

f) Metal blast door to Household Shelter (HS).

g) Good quality locksets for doors (where applicable).

9. Sanitary Fittings

a) Master Bath:

- 1 Long Bath with Bath Mixer Set (Applicable for Unit Types (3)c-RT, (3)d-RT, (4)a & (4)a1 only)

- 1 Shower compartment with 1 Shower Mixer Set

- 1 Towel Rail

- 1 Wash Basin

- 1 Basin Mixer

- 1 Water Closet

- 1 Toilet Paper Holder

b) Junior Master Bath (Applicable for Unit Types (3)c-RT & (3)d-RT only)

- 1 Shower compartment with 1 Shower Mixer Set

- 1 Towel Rail

- 1 Wash Basin

- 1 Basin Mixer

- 1 Water Closet

- 1 Toilet Paper Holder

c) Bath 2:

- 1 Shower compartment with 1 Shower Mixer Set

- 1 Towel Rail

- 1 Wash Basin

- 1 Basin Mixer

- 1 Water Closet

- 1 Toilet Paper Holder

d) Bath 3 (Applicable for Unit Types (3)c-RT, (3)d-RT, (4)a & (4)a1 only):

- 1 Shower compartment with 1 Shower Mixer Set

- 1 Towel Rail

- 1 Wash Basin

- 1 Basin Mixer

- 1 Water Closet

- 1 Toilet Paper Holder

e) WC (Applicable for Unit Types (3)c, (3)c1, (3)c-RT, (3)d, (3)d1, (3)d-RT, (4)a & (4)a1 only):

- 1 Shower Set

- 1 Wash Basin

- 1 Basin Tap

- 1 Water Closet

- 1 Toilet Paper Holder

- 1 Soap Dish

f) Kitchen:

- 1 Stainless Steel Sink

(single bowl for Unit Types (1)a, (1)a1, (2)a, (2)a1, (2)b, (2)b1, (2+1)a & (2+1)a1)

(one & half bowl for Unit Types (3)a, (3)a1, (3)b, (3)b1, (3)c, (3)c1, (3)c-RT, (3)d, (3)d1 & (3)d-RT)

(double bowl for Unit Types (4)a & (4)a1)

- 1 Kitchen Tap

g) PES:

- 1 Bib Tap

h) Roof Terrace:

- 1 Bib Tap

10. Electrical Installation

Unit Types (as per brochure)	Lighting Point	13A Switched Socket Outlet	15A Switched Socket Outlet	Telephone Outlet	Cable Television Outlet	Data Point
(1)a, (1)a1	8	13	3	2	3	2
(2)a, (2)a1	11	17	4	3	4	3
(2)b, (2)b1	11	17	4	3	4	3
(2+1)a, (2+1)a1	12	19	5	4	5	4
(3)a, (3)a1, (3)b, (3)b1	13	20	5	4	5	4
(3)c, (3)c1, (3)d, (3)d1	14	21	5	4	5	4
(3)c-RT, (3)d-RT	19	24	5	4	5	4
(4)a, (4)a1	15	25	6	5	6	5

Note:

13A Twin Switched Socket Outlets is defined as 2 nos. of 13A switched socket outlets.

- Electrical wiring below false ceiling within the apartments shall generally be concealed wiring where possible.
- Electrical wiring above false ceiling shall be in exposed conduits and trunking.

11. TV/Telephone

See table above.

12. Lightning Protection

Lightning protection shall comply with Singapore Standard 555 (formerly CP 33).

13. Painting

- a) Internal Walls: Emulsion paint to wall and ceiling.
- b) External Walls: Emulsion paint and/or Spray textured coating finishes.

11. TV/Telephone

See table above.

12. Lightning Protection

Lightning protection shall comply with Singapore Standard 555 (formerly CP 33).

13. Painting

- a) Internal Walls: Emulsion paint to wall and ceiling.
- b) External Walls: Emulsion paint and/or Spray textured coating finishes.

14. Waterproofing

Waterproofing to Basement, Roof Slab, Pools, Open Landscaped Deck, PES, Balcony, Roof Terrace, Bath, Kitchen, WC & Yard.

15. Driveway and Carpark

- a) Tumbled stone granite finish for driveway open to sky.
- b) Reinforced concrete with floor hardener for carpark ramps/driveway & basement carpark.

16. Recreational Facilities

1. Clubhouse
 - Gym
 - 2 Nos Function Room
 - Reception/Lounge
 - Barbecue Facilities
 - Male & Female Changing & Steam Rooms
 - Handicapped Toilet
2. Clubhouse Plaza
3. Meditation Pavilions
4. Children's Pool with water feature
5. 50-M Lap Pool
6. Dip Pool
7. Spa Pavilions & Pool with Spa Seat
8. Marina Pool

9. Marina Bridges
10. Marina Boardwalk
11. Pavilions
12. Beach Pool
13. Treasure Island with Flying Fox
14. Beach Pool Bridge
15. Tennis Court
16. Basketball Half-Court
17. Children's Playground
18. Barbecue Pavilions
19. Dining Pavilion
20. Putting Green

17. Additional Items

- a) Kitchen Cabinets, cooker hood and hob, conventional oven, washer dryer and refrigerator.
- b) Microwave oven to 3 and 4 Bedroom unit types.
- c) Built-in Wardrobes to all bedrooms (except Type (1)a, (1)a1 and Master Bedroom of Type (3)c-RT, (3)d-RT).
- d) Walk-In Wardrobes to Master Bedroom of Type (3)c-RT and (3)d-RT.
- e) Poles System Wardrobes to Type (1)a and (1)a1.
- f) Air-Conditioner – Single or multi-split system air-conditioner at living/dining, bedrooms and study.
- g) Storage water-heater – Hot water supply to all bath only.
- h) Telephony intercom system between each unit and guardhouse and common lift lobbies on basement and 1st or 2nd storey (all blocks).
- i) Provision of town gas for all apartment units.
- j) All apartment units are equipped with Cat 6 wiring and cable ready for internet connection.
- k) Security System: Carpark Barrier System at Main Entrance, Proximity Card Access System at Pedestrian Side Gate, Lift Lobbies and designated common area, Security surveillance cameras provided at designated common areas.
- l) Bath and Kitchen Exhaust System complete with gas detector provided for Type (1)a, (1)a1, (2)a and (2)a1.
- m) Waste Disposal System – pneumatic waste conveyance system provided at common area.

Notes:

- a. Air-Conditioning System
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system on a regular basis in order to ensure good working condition of the system.
- b. Cable Television and/or Internet Access
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Starhub Cable Vision Ltd (SCV) and/or internet service providers (ISP) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels and/or internet access.
- c. Marble, Limestone and Granite
Marble, limestone and granite are natural stones 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 marble, limestone or 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 much harder material than marble cannot be re-polished after installation. Hence some differences may be felt at the joints. Subject to terms of the Sale and Purchase Agreement, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.
- d. Timber
Timber strips are natural material containing grain/veins and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the Vendor and the builder. Natural timber that is used for outdoor will become bleached due to sunlight and rain. Thus, cycle of maintenance on staining will need to be increased as required.
- e. Tiles
Selected tile size and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standard SS483:2000.
- f. Glass
Glass is a manufactured material that is not 100% pure. Nickel sulfide 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.

- g. **Mechanical Ventilation System**
To ensure good working condition of the mechanical ventilation system for the exhaust system, the system has to be maintained by the purchaser on a regular basis.
- h. **Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Fittings and Electrical Appliances, Door Swing Positions and Plaster Ceiling Boards**
Layout/location of wardrobes, kitchen cabinets and fan coil units, fittings and electrical appliances, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.
- i. **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/Building, the Vendor shall assign the Purchaser such warranties at the time when possession of the Unit/Building is delivered to the Purchaser.
- j. **Internet Access**
If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service provider and/or such relevant entities/authorities for the internet services to the Property/Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.
- k. **Materials Fitting, Equipment, Finishes, Installations and Appliances**
Subject to terms of the Sale and Purchase Agreement, the brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.
- l. **Balconies, Roof Top and Reinforced Concrete Ledge**
(i) The balconies (if any) in the Unit cannot be converted to any other uses for any reason whatsoever unless prior written approval of the relevant competent authority and the Vendor or the Management Corporation (when formed) are first had and obtained;
(ii) No structures or other uses are allowed on the rooftop unless prior written approval of the relevant competent authority and the Vendor or the Management Corporation (when formed) are first had and obtained; and
(iii) Access to all reinforced concrete flat roofs in the Housing Projects is prohibited save for maintenance purposes by the Vendor or the Management Corporation (when formed) or in times of emergency.
- m. **Car Parking Lots**
The Purchasers shall at all times use the car parking lots in the Housing Project, regardless of whether they form part of the common property of the Housing Project or the Units, solely for the purposes of car parking only and no other purposes (including the carrying out of car repair works) unless prior written consent of the relevant competent authorities and the Vendor or the Management Corporation (when formed) are first had and obtained.
- n. **Landscaped Deck**
The Purchaser acknowledges that he is aware that the landscaped deck shall be landscaped and kept for the use shown in the approved plans and shall not be converted to other uses unless the prior written approval is obtained from the relevant competent authorities.
- o. **Landscaped Communal Area**
The Purchaser acknowledges that he is aware that the landscaped communal area in the Housing Project shall be kept for communal use only and shall not be enclosed or converted to other uses whatsoever without prior written approval of the relevant competent authority and the Vendor or the Management Corporation (when formed).
- p. **Roof Terrace**
The Purchaser will not erect or construct or cause to be erected or constructed enclosure, shelter, roof, cover or any structure whatsoever over the open roof terraces and other roof terrace.
- q. **Roofing Over / Enclosing Private Enclosed Space, Open Terrace and Balcony**
The Purchaser acknowledges that he is aware that the open-air private enclosed space(s) and/or open terrace(s) and/or balcony(ies) in the Unit (collectively the "Open-Air Spaces") (if any) are designed and intended to be open to the sky / open air spaces and that the Purchaser shall therefore not be entitled to cause or require the Open-Air Spaces (if any) to be roofed over or enclosed in any manner unless prior written consent of the relevant competent authorities and the Vendor or the Management Corporation (when formed) are first had and obtained, nor shall he be entitled to raise objections to the fact that the Open Air Spaces (if any) is/are open to the sky (if any). In addition, the Purchaser shall also at all times observe the rules, regulations and by-laws of the Management Corporation (when formed) with regard to the roofing over or enclosing of the Open-Air Spaces.
- r. **Cable Services**
The Vendor shall endeavour to procure that a service provider for cable television or internet services (the "Cable Services") provides the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part or parts thereof), so as to enable the Unit/Building and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit/Building and/or Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages costs fees expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit/Building and/or Housing Project.
- s. **Access**
(i) Gondola supports/brackets and/or metal platforms (collectively "gondolas") (if any and if applicable) may be provided at the external wall, air-con ledge, roof terrace, balcony of some of the Units for the installation of gondolas.
(ii) The Purchaser acknowledges that in respect of the Unit he shall allow access to and facilitate space for the Vendor or the Management Corporation (when formed) in relation to the matters mentioned in sub-clause (i) for the purposes of carrying out cyclical maintenance repair upkeep and cleaning work to the building facade of the Housing Project.
- t. **False Ceiling**
The space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purpose. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to Architect's sole discretion and final design.

Developed By:



Developer: Tripartite Developers Pte Ltd (Reg No. 196800485K) • Developer's Licence No: C0750 • Tenure of Land: Leasehold (99 years lease commencing from 28 July 2010) • Lot Nos.: Lot4539A MK31 at Flora Drive • Approved BP No/Date: A1207-00002-2010-BP01 dated 2 March 2011 • Expected Date of Delivery of Vacant Possession: 30 June 2015 • Expected Date of Legal Completion: 30 June 2018 (or not later than 3 years after notice of vacant possession whichever is earlier).

While every reasonable care has been taken in preparing this brochure, the developer cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statement or representation of facts. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development. All information and specifications are current at the time of press and are subject to change as maybe required and cannot form part of an offer or contract.

