

*Estella Heights*  
A CLASS BEYOND

# Tower 1 & 2 Floor Plan

Another collection of quality homes by:

**Keppel Land**  
Thinking Unboxed™

**TIỀN PHƯỚC**

4 Towers

Total Units: 872

Tower 1 & 2 : 496 units

Tower 3 & 4 : 376 units

Tower 1 & 2 : 33 Storey High

Tower 3 & 4 : 34 Storey High

Mixed Development with  
5 Storey of Retail

**Expected Completion:**

**Tower 1 & 2 (Jan 2018)**

**Tower 3 & 4 (Jan 2019)**



## Tower 1 & 2



Artist's Impression | Phối cảnh

# Site Plan



For Internal Use, Do not Distribute

# Site Plan Legend

## LEVEL 24 TOWER 1 & 2

- 1 SKY GARDENS

## LEVEL 23 TOWER 3 & 4

- 1 SKY GARDEN WITH GYM
- 2 SKY GARDEN WITH LOUNGE

## LEVEL 6

- 1 50M INFINITY LAP POOL
- 2 CHILDREN'S POOL
- 3 JACUZZI
- 4 POOL DECKS WITH SUN LOUNGES AND TRELLIS
- 5 GARDEN LOUNGES/ SITTING AREAS
- 6 WATER FEATURES
- 7 CHILDREN'S PLAYGROUND
- 8 OPEN LAWN
- 9 BBQ PAVILIONS
- 10 OUTDOOR FITNESS CORNERS
- 11 GOLF PUTTING GREEN
- 12 TENNIS COURTS
- 13 TENNIS OBSERVATION SEATS
- 14 400M JOGGING TRACK
- 15 GARDEN OBSERVATION DECK

## LEVEL 6 TOWER FACILITIES

- 16 RECREATION DECKS
- 17 MALE/ FEMALE CHANGING ROOM
- 18 MULTI-PURPOSE FUNCTION ROOM

## LEVEL 1

- 1 WATER FEATURES
- 2 DROP-OFF AREAS
- 3 50M RESORT-STYLE SWIMMING POOL
- 4 JACUZZI
- 5 CHILDREN'S POOL WITH SLIDE
- 6 LAZY POOL
- 7 POOL DECKS
- 8 BRIDGE
- 9 PAVILION LOUNGE
- 10 CHILDREN'S PLAYGROUND
- 11 BBQ PAVILIONS
- 12 OUTDOOR FITNESS CORNER
- 13 BADMINTON/ HALF BASKETBALL COURT
- 14 OPEN LAWN
- 15 GARDEN PATHWAY
- 16 RECEPTION LOBBIES
- 17 LANDSCAPED GARDENS
- 18 MAIN ENTRANCE/ GUARD HOUSE \*
- 19 TEMPORARY ENTRANCE/ GUARD HOUSE
- 20 EXIT

## CLUBHOUSE FACILITIES

### LEVEL 2

- 1 TIMBER DECK
- 2 GARDEN

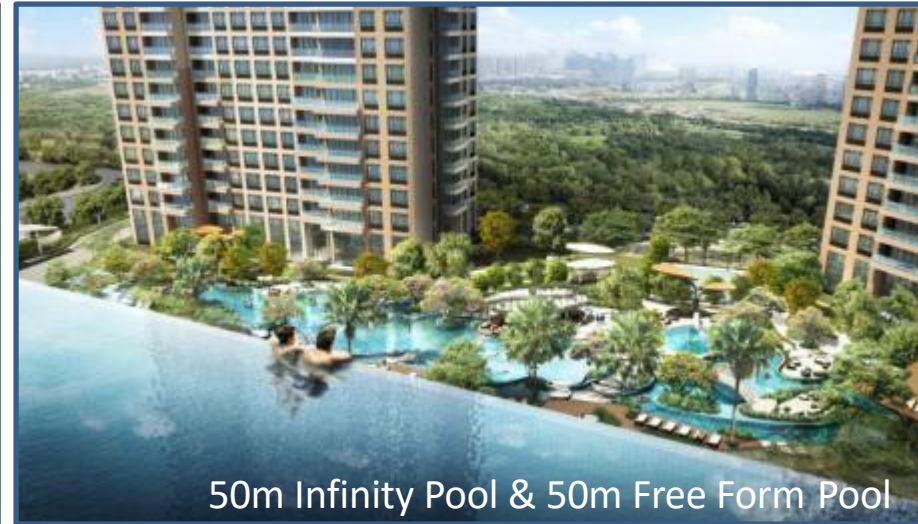
### LEVEL 1

- GYMNASIUM
- MULTI-PURPOSE ROOM
- PRIVATE ENTERTAINMENT LOUNGE
- MALE/ FEMALE CHANGING ROOM
- SAUNA
- MOVIE ROOM
- CAFÉ

*\* Subject to completion of access road by authority*

# Unique Facilities

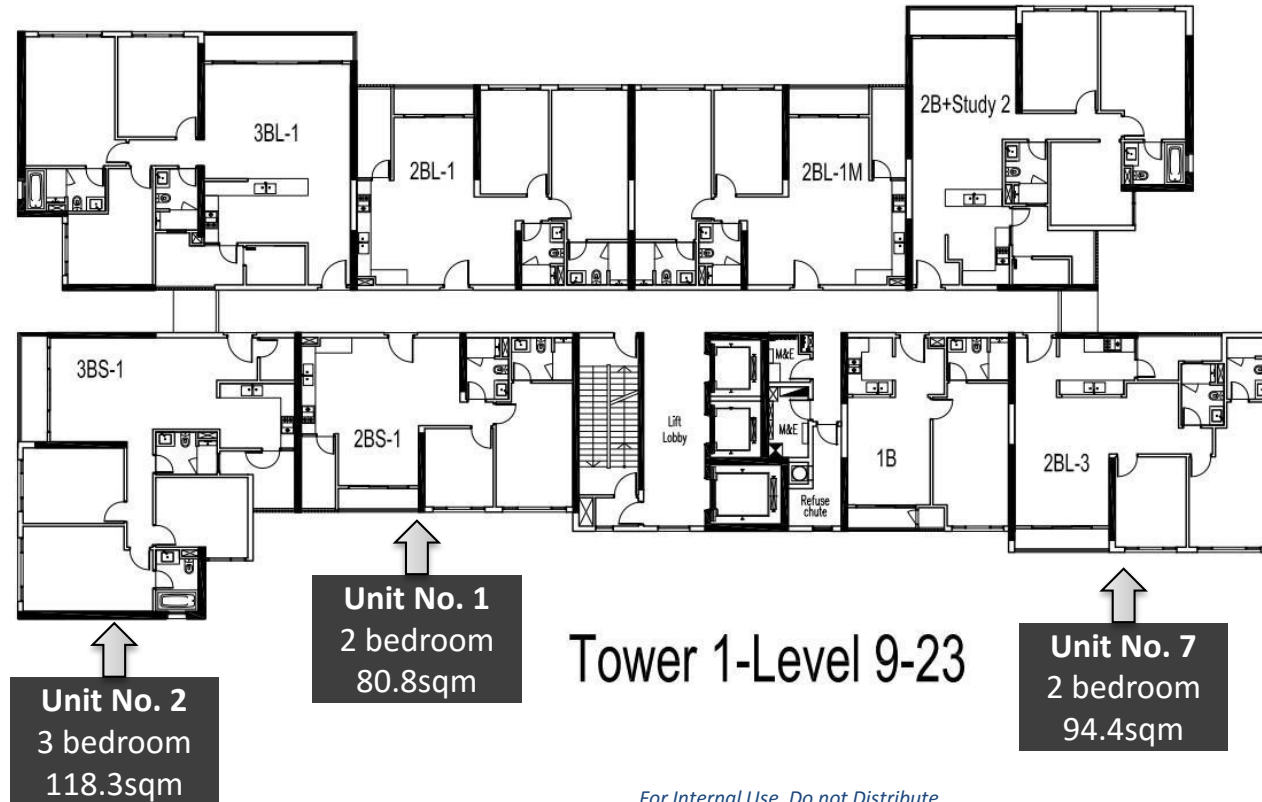
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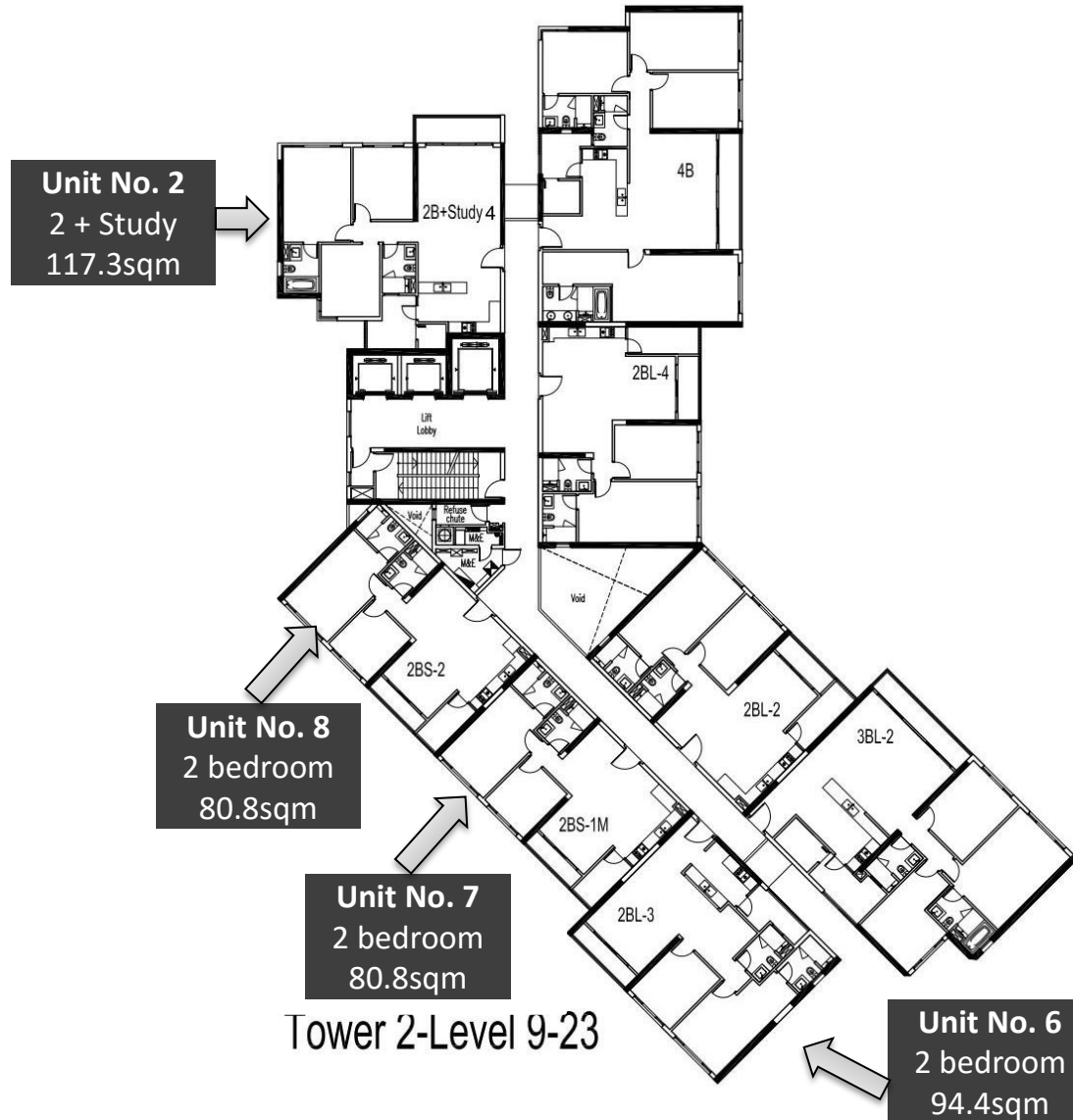
# Typical floor plan – T1



*For Internal Use, Do not Distribute*



# Typical floor plan – T2



## Tower 2 Facing

**City View to District 1**



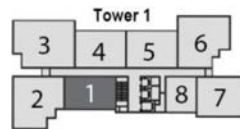
# Unit Mix

<b>Phase 1: Tower 1 &amp; 2</b>		
<b>Unit Type</b>	<b>Center Wall Measurement (sqm)</b>	<b>Internal Wall Measurement (sqm)</b>
<b>1B</b>	59	54
<b>2BS</b>	89	80
<b>2BL</b>	102	94
<b>2B+Study</b>	129	117
<b>3BS</b>	130	118
<b>3BL</b>	149	137
<b>4B</b>	179	137
<b>Penthouse</b>	243, 301, 312, 340, 350, 370	227, 282, 293, 318, 330, 349

**Type 2BS-1**  
**Lo9i 2BS-1**

89.4 m<sup>2</sup>\*

80.8 m<sup>2</sup>\*\*



\*Center wall to center wall measurement (đo từ trục tường đến trục tường)

\*\*Internal wall to internal wall measurement (đo từ trục tường trong đến trục tường trong)

Plans are not to scale and for reference only. Whilst every care has been taken to ensure the accuracy of the plans, the developer will not be held responsible for any changes due to authority requirements. Position of condensing unit is subject to change.

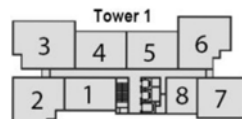
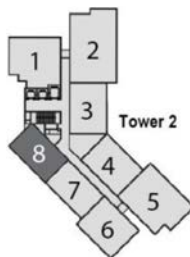
Giao ban ve khong theo ty vi chi mang linh chih minh hoa. Chung toi rat coi trong trong ville dam bao linh chih xlc cue ban ve. Tuy nhi on, chu d h u ll se khong chiu trach nhi m bftt cu thay d i nao do u chu cue 00 quan ch (rc nang c6i h m quyoo. Vllr Q đ đ an n6ng may lanh c6 t h they d6i.

Type 2BS-2  
 Loc 1/2B8-2

89.9 m2\*

80.8 m2\*\*

12020



\*Genie, - wall to center wall measurement (l) (Jn t& Um l'U'ng c'f&, l'm lll'&ng.  
 ..Inle, -naJ wall to internal wall measurement (l) (Jn t& Um l'U'ng c'f&, l'm lll'&ng.

Plans are not to scale and for reference only. Whilst every care has been taken to ensure the accuracy of the plans, the developer will not be held responsible for any changes due to authority requirements. Position of condensing unit is subject to change.

Gae ban ve khOng theo ty l& va chm mang tnh cMt minh hoa. Chung tO ri l& cM trong trong Wl& dam bao tnh chinh xac cua ban ve. Tuy nhi'n, cM d u t l& se khOng ch u t& ch nhi'l'm' lll bilt cu thay d&i nao do u u cua co quan chuc nang c& thfun q . V& tr& cua dan n&ng may lanh c& t h thay d&i.

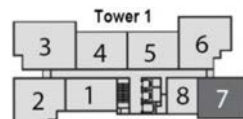
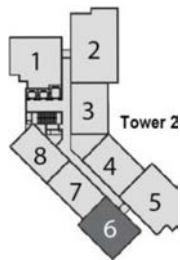
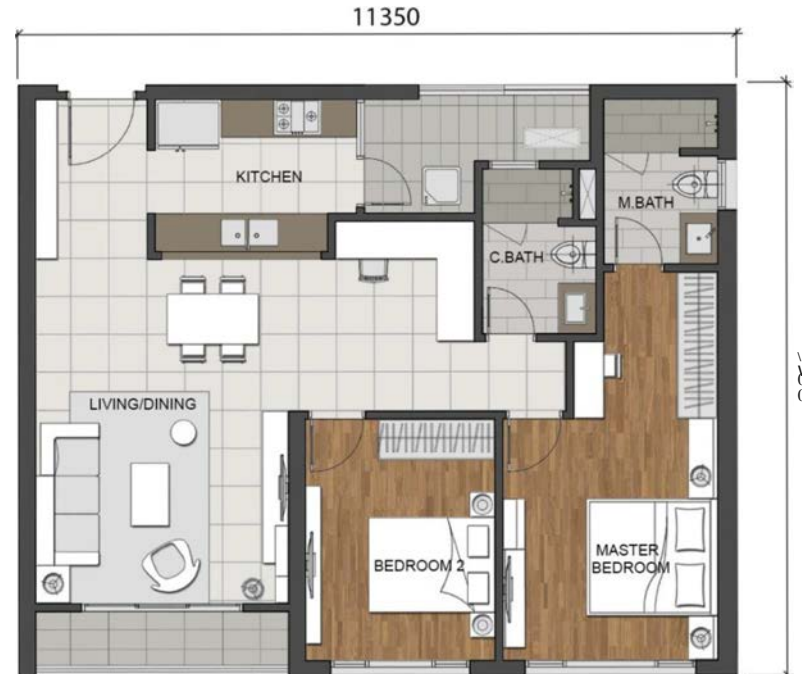
Type 2BL-3

Loại 2BL-3

104.5 m<sup>2</sup>\*

94.4 m<sup>2</sup>\*\*

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\* Center wall to center wall measurement / \* 1 tích cở từ tim ill' Ong cđn tim tir&ng.

\*\* Internal wall to internal wall measurement / \*\* 001 tích do từ mep trong tir&ng den mtlp trong tir&ng.

Plans are not to scale and for reference only. Whilst every care has been taken to ensure the accuracy of the plans, the developer will not be held responsible for any changes due to authority requirements.

Position of condensing unit is subject to change.

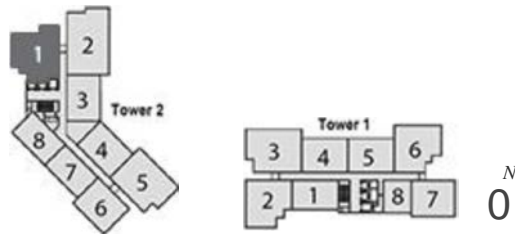
Giao ban ve khong theo ty ban chi mang tinh chit m,nh hoa. Chung toi rilicó trong trong ccr quan ch(rn nang c6 thiml quyen. Vi tri CLi dim n6ng may lanh c6 t M thay d6.

đam bao tinh chinh xac cua ban ve. Tuy nhioo, chu d u ttr se khong chiu trach nhitlm vi! bill c(r thay d&& nao do youcllu cua

## Type 2B+ Study 4

129.4 m<sup>2</sup>\*

117.3 m<sup>2</sup>\*



- General wall to center wall measurement.
- Internal wall to internal wall measurement.

Plans are of 1:100 scale and for reference only. While every care has been taken to ensure the accuracy of the plans, the developer will not be held responsible for any changes due to authority requirements. Position of cadastral signature is subject to change.

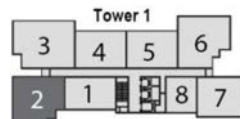
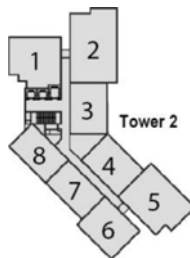
# Type 3BS-1

Loại 3BS-1

130.2 m<sup>2</sup>\*

118.3 m<sup>2</sup>\*\*

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\*Center wall to center wall measurement / Đo từ trục tường đến trục tường.  
\*\*Internal wall to internal wall measurement / Đo từ vách trong trục tường đến vách trong trục tường.

Plans are not to scale and for reference only. Whilst every care has been taken to ensure the accuracy of the plans, the developer will not be held responsible for any changes due to authority requirements. Position of condensing unit is subject to change.

Các bản vẽ không theo tỷ lệ và chỉ mang tính chất minh họa. Chúng tôi rất trân trọng trong quá trình đảm bảo tính chính xác của bản vẽ. Tuy nhiên, chủ đầu tư sẽ không chịu trách nhiệm bất cứ thay đổi nào do yêu cầu của các quan chức (nếu có) liên quan. Vị trí của dàn nóng máy lạnh có thể thay đổi.



# Thoughtful Design

*Estella Heights*  
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- Modern & contemporary design of apartments from 1 – 4 Bedrooms & Penthouse
- Every unit is designed with balcony adjacent to the living room which integrates the indoor and outdoor spaces



# Interior Design – 2BL

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