

MYRA



DISCOVER AN EXTRAORDINARILY CONNECTED LIVING EXPERIENCE NAMED MYRA

MYRA IS A FREEHOLD LUXURY DEVELOPMENT THAT IS GROUNDED ON THE PRINCIPLES OF LIVEABILITY. LOCATED IN POTONG PASIR, MYRA TAKES ROOT IN THE HEART OF A THRIVING, EXTRAORDINARILY CONNECTED COMMUNITY.



Potong Pasir - where MYRA is located - is a vibrant neighbourhood located in District 13. This is an unspoken haven for those who seek an unhurried lifestyle that perfectly balances work with quality time spent with family and friends, both indoors and outdoors.

AN ABODE
IN THE CITY

LOOKING NORTH



SURROUNDING VIEW

- SINGAPORE SPORTS HUB
- KAMPUNG BUGIS
- KALLANG WAVE MALL
- KALLANG DISTRI PARK
- MARINA BAY GOLF COURSE & DRIVING RANGE
- KALLANG RIVER
- CITY SQUARE MALL
- BENDEMEER SECONDARY SCHOOL
- NOVENA SQUARE
- NOVENA MEDICAL CENTER
- MOUNT ELIZABETH NOVENA SPECIALIST CENTRE & HOSPITAL
- ORCHARD SHOPPING BELT

LOOKING SOUTH



- SANT ANDREW'S JUNIOR SECONDARY SCHOOL & JUNIOR COLLEGE
- PEI CHUN PUBLIC SCHOOL
- POTONG PASIR COMMUNITY CENTRE
- POTONG PASIR TOWN
- STAMFORD AMERICAN INTERNATIONAL SCHOOL
- SELETAR
- PUNGGOL
- NEX SHOPPING CENTRE
- HOUGANG
- THE POIZ RESIDENCES
- BIDADARI RESIDENTIAL ESTATE & PARK
- MARIS STELLA HIGH SCHOOL (PRIMARY & SECONDARY)
- THE POIZ CENTRE

In a time when things around us change so rapidly, here, traditions continue to thrive alongside the inevitable modernity. MYRA sits along a 4.2km long planned heritage corridor that cuts through various connected enclaves of landed homes and heritage shophouses, and leads all the way down to Upper Serangoon Road. The rustic charms of Potong Pasir's early morning market, its down-to-earth kopitiam reassures with their photogenic authenticity amidst trendy cafes, the steel and glass shopping malls, and its ever-changing residential skyline.

WHERE VIBRANT TRADITIONS THRIVE



SURROUNDED BY GREEN CORRIDORS, PARKS & SCHOOLS



IMMERSE YOURSELF INTO THE LUSH, NEIGHBOURING PARKS VIA CYCLIST-FRIENDLY PARK CONNECTORS

MYRA's location is at the heart of a major URA initiative to intensify the greening of Serangoon. A mere kilometre away from MYRA is a new 1.6km-long park connector – the Bidadari Greenway and Bidadari Park. The park's masterplan envisions it to be a car-lite and cyclist-friendly community with seamless connectivity to Bishan, Kallang, Serangoon, Ang Mo Kio, Seletar, Sengkang, all the way up to Punggol. All around MYRA is a multitude of options.

Then there is the educational advantage that exists within one kilometre's radius, such as St Andrew's Junior and Secondary School, St Andrew's Junior College and Cedar Girls' Primary and Secondary Schools. With such proximity and multiple transport options, it is the shortest and easiest possible commute for the children, and complete peace-of-mind for parents.



Potong Pasir is strategically situated mid-way between the Central Business District and the east; surrounded by Pan Island Expressway (PIE), Central Expressway (CTE) and Kallang-Paya Lebar Expressway (KPE). The Potong Pasir MRT station connects its residents easily throughout the island.

**EVERYWHERE
WITHIN
REACH**



For information on the permissible land use and density of sites around the housing project, the Intending Purchaser may refer to the Master Plan available from the website of the Urban Redevelopment Authority at www.ura.gov.sg.



MRT STATIONS

POTONG PASIR STATION (EXIT C)	0.15km
BOON KENG	1 stop
SERANGOON INTERCHANGE	2 stops
FARRER PARK	2 stops
BISHAN INTERCHANGE	4 stops
DHOBY GHAUT INTERCHANGE	4 stops
BUGIS	5 stops
CITY HALL INTERCHANGE	5 stops
SOMERSET STATION	5 stops
ORCHARD	6 stops
PAYA LEBAR INTERCHANGE	6 stops
PROMENADE STATION	6 stops
RAFFLES PLACE INTERCHANGE	6 stops
BAYFRONT	7 stops
OUTRAM PARK INTERCHANGE	7 stops



EDUCATIONAL INSTITUTIONS

ST ANDREW'S SECONDARY & JUNIOR SCHOOL	0.2km
BENDEMEER PRIMARY SCHOOL	0.95km
CEDAR PRIMARY SCHOOL	1.02km
STAMFORD AMERICAN INTERNATIONAL SCHOOL	1.1km
PEI CHUN PUBLIC SCHOOL	1.5km
MARIS STELLA HIGH SCHOOL	1.6km



PARKS & PARK CONNECTORS

KALLANG PARK CONNECTOR	0.26km
BIDADARI PARK & ALKAFF LAKE (U/C)	1.6km
ALJUNIED PARK	1.9km
MACRITCHIE RESERVOIR	5.5km



FOOD AMENITIES

TAI THONG CRESCENT SHOPHOUSES	0.6km
WOODLEIGH VILLAGE HAWKER CENTRE	1.1km



COMMUNITY CENTRE

POTONG PASIR CC	0.26km
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SHOPPING

(ATM/SUPERMARKET/FOOD/WATSONS/GUARDIAN)	
THE POIZ CENTRE	0.1km
THE VENUE RESIDENCES/SHOPPES	0.6km
MACPHERSON MALL	1.8km
NEX	2.8km
CITY SQUARE MALL	3.1km
UNITED SQUARE	4.1km
VELOCITY @NOVENA SQUARE	4.1km
KALLANG WAVE MALL	4.5km



MEDICAL FACILITIES

TAN TOCK SENG HOSPITAL	2.4km
FARRER PARK HOSPITAL	3.3km
MOUNT ELIZABETH NOVENA HOSPITAL	4.3km
THOMSON MEDICAL CENTRE	4.5km



SPORTS FACILITIES

SAFRA CLUBHOUSE (TOA PAYOH)	1.5km
TOA PAYOH SPORTS CENTRE	2.7km
SERANGOON SPORTS CENTRE	3.5km
SINGAPORE SPORTS HUB	3.7km



BUSINESS DISTRICTS

PAYA LEBAR CENTRE	4.2km
MARINA BAY FINANCIAL CENTRE	7.1km

ICONIC LANDMARKS

TANJONG KATONG	5.7km
MARINA BAY SANDS	6.3km
ORCHARD	6.4km
GARDENS BY THE BAY	8.3km

CONNECTIVITY THAT PUTS YOU MINUTES FROM EVERYWHERE



ENJOY 5-STAR HOSPITALITY DELIVERED BY INTERNATIONAL BRANDS IN THE ICONIC MARINA BAY DISTRICT



CAPTURE INSTAGRAM-WORTHY MEMORIES
AT PUNGGOL TOWN

Just few stops away are the established city centres (Raffles City, City Hall), financial business districts (Marina Bay Financial Centre), business parks (Paya Lebar Central), shopping belts (Orchard, Bugis, Marina Bay Sands), iconic landmarks (Gardens by the Bay, Esplanade, Fullerton Bay, and more), and a new medical centre (Novena). Choose from sky-high fine dining, restaurants, contemporary rooftop cafes, bistros by the river or enjoy a fabulous staycation at the many uber-luxury hotel brands or one-of-a-kind themed designer hotels. Swing into many amazing activities such as the annual international Formula 1 Grand Prix, Prudential Carnival, Artbox, live concerts at Padang, fireworks and much more.

Escape with the family to Punggol Town in just 10 minutes; it's just a short drive from MYRA, or 7 stops away from Potong Pasir MRT. This new and growing township is the perfect getaway for the family or simply for after-work rest and relaxation. There are plenty of green catchment spaces to indulge in outdoor activities such as roller blading, cycling, jogging, picnics and more. Punggol Town offers never-ending-picture-perfect opportunities around every corner – from its scenic lake, waterways and promenade to its many amenities, restaurants, bistros and shopping malls.



THE GRAND LOBBY
ARTIST IMPRESSION

Upon arrival, the sense of greenery embraces you – layer upon layer of trees, delicate ferns and shrubs, in a multitude of shapes, colours and textures. A gentle soothing breeze, made possible by maximising the natural cross ventilation, comforts you. Its elegant porte cochere extends out with its mirrored ceiling, providing shade and rain protection...invites you in. In the process, its vivid reflections extend and amplify its green landscapes.

As you step into the Grand Lobby, you are welcomed by an 'oculus' – a circular skylight that draws your eye to the planting underneath and the adjacent lifts by day; while by night, draws your focus to the dramatic play of lighting and shadows; and during rainfall, directs the rain shower to the planter that sits beneath.

MYRA.
THE NEW
DEFINITION OF
EXCLUSIVITY

Designed by award-winning UK architects, Pitman Tozer Architects* in collaboration with local firm JGP Architecture*, and landscape architects Aspex of Design*, MYRA introduces a multi-layered experience... that gives new meaning to exclusivity.

From afar, MYRA cuts a distinctive profile with its softly rounded façade and subtly coloured, horizontal, aluminium 'ribbons' that change in tone upwards – from champagne at the lower floors, to muted gold at the topmost floor of the horizontal bands. However, more than just aesthetics, the horizontal 'ribbons' also serve more functional purposes – to protect both the occupants and the building from the sun and the tropical rain, and to shield the balconies and air conditioning ledges.

On closer view, a layered canopy of trees envelopes its residents with a verdant, green tranquillity amidst a play of sunlight and shadows and the sound of trickling water.

Comprising only 85 residences with only 7 or 8 units per floor, MYRA is a rare find amidst the sea of sameness that surrounds us.

85 RESIDENCES 12 STOREYS – ALL SET IN SERENITY

MYRA illustrates, beautifully, the promise of exclusive liveability. From its unique design form, lush landscapes, to its surrounding water body – MYRA invites exploration and contemplation.

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<https://www.aspexofdesign.com/>
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MYRA. THE NEW DEFINITION OF EXCLUSIVITY
ARTIST IMPRESSION

A TROPICAL SANCTUARY TO IMMERSE YOUR BODY, MIND & SPIRIT



SOAK IN THE SUN FROM YOUR BALCONY
ARTIST IMPRESSION



RELAX TO THE CALMING SOUND OF WATER RIVULETS AS THEY OVERFLOW FROM THE POOL
ARTIST IMPRESSION

MYRA's central feature is its series of interconnected pools, anchored by a 25m lap pool, all of which create multiple water edges with each edge opening up to a different space, and the luxury of different experiences.

At the north-east end lies a quiet zone, with its distinctive pool overflow feature designed as rivulets of water. Here, there are decks with sunbath loungers, a poolside walk, a quiet sitting area, an alfresco BBQ dining area, and even a 'Chill Deck'.

Moving down to the south-east end, the energy level picks up. Here is where you will find the hydro gym, the hydrotherapy pool, leading up to the outdoor gym, which appears to float on top of the pool, offering extensive water and garden views from its vantage position.

The pool culminates in the southern end with a more active and family-oriented zone comprising a shallow play pool and its own shallow pool deck, and, further down, a leisure lawn as well as a children's playground.

SPACES DESIGNED WITH YOUR WELLBEING IN MIND



25M LAP POOL, HYDRO GYM, HYDROTHERAPY POOL
ARTIST IMPRESSION



FLOATING OUTDOOR GYM
ARTIST IMPRESSION

Then, northwards, discreetly shaded by a thicket of plantings that spans almost the entire breadth of the tower, lies the outdoor dining area with an attached bar. In this serene setting that is just adjacent to the Grand Lobby, you're surrounded by lush ferns and fern trees that will make a truly memorable dining experience.

Altogether, MYRA's tall columns and mirrored ceilings, the layers of greenery, the many different stepped spaces and water edges, and the surrounding body of water work seamlessly to create an unmistakably elegant, sophisticated, sanctuary of peace and tranquility that is almost... therapeutic.

FACILITIES PLAN

MEYAPPA CHETTIAR ROAD

- 1. GUARD HOUSE
- 2. PEDESTRIAN GATE
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MASTER BEDROOM (TYPE D1)
SHOW UNIT PHOTO

INNER CALM, OUTER SERENITY

MYRA's residences adopt a thoroughly modernist spatial design. From the outside, its design exudes a discreet and understated simplicity in deference to its location and the community at large. Yet its façade, with its gently rounded corners, quietly and confidently expresses its own individuality.

Inside, a startling sense of space and natural light embraces you with the promise of a totally new perspective to how luxury living should be. The spaciousness is both liberating and intimate.



LIVING & DINING (TYPE D1)
SHOW UNIT PHOTO

KITCHEN (TYPE D1)
SHOW UNIT PHOTO



BEDROOM 4 (TYPE D1)
SHOW UNIT PHOTO

The materials and finishes chosen are simple and without pretence and fuss, so as to be in harmony with its environment. Yet every residence is without question aluxury home.

The marriage of function and aesthetics is evident throughout the 85 residences; every aspect has been considered with the homeowners' needs and ultimate satisfaction in mind.

There's a certain rhythmic order – from the seamlessness of its living spaces, to the generosity of space and views that open up to the green canopy of trees and landscapes below, right up to the quality of the finish.

MYRA has been designed with an understated grace that inspires an inner sense of peace so as to resonate perfectly with the tranquillity of its surroundings.



JUI RESIDENCES (ON-GOING)

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117 units of contemporary residences, inspired by heritage. Facing Serangoon Road, and next to Kallang Park Connector Network.

ONE DRAYCOTT (ON-GOING)
64 units of well-crafted luxury apartments situated in one of Singapore's most sought-after address.

VILLAGE AT PASIR PANJANG
148 units of apartments situated next to a 7,000 sq ft three-dimensional lawn with water features.

HIJAUAN ON CAVENAGH
41 handcrafted low-rise luxury apartments in a coveted green lung located off Orchard Road.

JIA
An exclusive 7-storey development with only 22 units located just off Orchard Road.

GILSTEAD TWO
A 34-storey luxury development in the prime Newton locale.

OKIO
An 18-storey stylish contemporary residential and commercial development located on Balestier Road.

UNA (ON-GOING)
136 units of Serviced Apartments inspired by the early skyscrapers in New York, located in the heart of Kuala Lumpur.

SQWHERE
A mixed development with direct connection to MRT consisting of Serviced Apartment, SOVO and Retail Offices located in Sg Buloh.

WINDOWS ON THE PARK
8.9 acres of parkland surrounding 540 units of condominiums ranging from 916 sq ft – 4,311 sq ft with stunning views of the surroundings.

THE HUB @SS2
Gardens, rooftop swimming pool, fully-equipped gym, open air promenade have made The Hub a great place to think, work and connect.

DEDAUN
A freehold low-rise development of 38 limited edition luxury residences, nestled in a secluded corner of Kuala Lumpur City Center.

LAMAN & BAYU
A guarded community comprising 72 units of 2-storey and 2-storey semi-D's with excellent connectivity located in Puchong South.

BY THE SEA
138 beach front luxury suites with panoramic views. Located on Batu Ferringhi, Penang.

FIVE STONES
A collection of 377 units of low and high-rise condominiums with extensive facilities located in Petaling Jaya.

AMEERA RESIDENCES
A residential development in SS2 Petaling Jaya – comprises of a low-rise block and a 30-storey tower block.

PARK SEVEN
105 units of luxury condominiums at Persiaran KLCC, 700m from the iconic Petronas Twin Towers.

20TREES
A 201-unit mixed development overlooking the world's longest quarts ridge, just 15km from Kuala Lumpur City Centre.

20TREES WEST
An exclusive collection of 48 bungalows with private pools adjacent to 20trees.

AMAN SARI
Located in Puchong, this development comprising of semi-D's and bungalow homes in a gated and guarded enclave.



WINDOWS ON THE PARK

SDB PROJECTS IN SINGAPORE

SDB PROJECTS IN MALAYSIA

VILLAGE AT PASIR PANJANG



ONE DRAYCOTT (ON-GOING)

SQWHERE



UNA (ON-GOING)

Incorporated in 1962, Selangor Dredging Berhad (SDB) was, until the 1980's, principally involved in tin mining. Today, SDB has evolved into an award-winning property developer.

As a brand, SDB is known for its niche luxury developments and innovative designs, and consistently recognised for its excellence and innovation by numerous professional bodies such as International Real Estate Federation (FIABCI), Singapore Institute of Architects (SIA), and Pertubuhan Arkitek Malaysia (PAM) for setting new benchmarks in the industry.

SDB is firmly committed to its brand promise of "Driving Excellence, Building Lifelong Relationships".



THE FIABCI PRIX
D'EXCELLENCE
AWARDS 2019,
2018, 2017, 2016,
2013 & 2010



THE ASIA PACIFIC
INTERNATIONAL
PROPERTY AWARDS
2019, 2017, 2012,
2011 & 2010



THE FIABCI MALAYSIA
PROPERTY AWARD
2016, 2015,
2012 & 2009



THE FIABCI SINGAPORE
PROPERTY AWARDS
2018, 2017



PERTUBUHAN ARKITEK
MALAYSIA (PAM) AWARD
2014, 2011, 2007 & 2006



SOUTH-EAST ASIA
PROPERTY AWARDS
2013 & 2011



THE INTERNATIONAL
STAR FOR LEADERSHIP
IN QUALITY AWARD 2012



SINGAPORE INSTITUTE
OF ARCHITECTS (SIA)
ARCHITECTURAL DESIGN
AWARDS 2010 & 2006



THE ASIA PACIFIC
ENTREPRENEURSHIP
AWARD (APEA),
MALAYSIA 2012



THE ASIA RESPONSIBLE
ENTREPRENEURSHIP
AWARD (AREA),
SOUTH-EAST ASIA 2017,
2015, 2014 & 2012

EXTRAORDINARY LIVING EXPERIENCES BY SDB

MYRA

FLOOR
PLANS



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UNIT LOCATION PLAN

Level 2-Level 9



UNIT LOCATION PLAN

Level 10-Level 12



UNIT DISTRIBUTION PLAN

TYPE	A1	B3	B1/B2/B2A/D2		C1	D1	B4	A2
LEVEL 12	A1 #12-01	B3 #12-02	D2 #12-03		C1 #12-05	D1 #12-06	B4 #12-07	A2 #12-08
LEVEL 11	A1 #11-01	B3 #11-02	D2 #11-03		C1 #11-05	D1 #11-06	B4 #11-07	A2 #11-08
LEVEL 10	A1 #10-01	B3 #10-02	D2 #10-03		C1 #10-05	D1 #10-06	B4 #10-07	A2 #10-08
LEVEL 9	A1 #09-01	B3 #09-02	B1 #09-03	B2A #09-04	C1 #09-05	D1 #09-06	B4 #09-07	A2 #09-08
LEVEL 8	A1 #08-01	B3 #08-02	B1 #08-03	B2 #08-04	C1 #08-05	D1 #08-06	B4 #08-07	A2 #08-08
LEVEL 7	A1 #07-01	B3 #07-02	B1 #07-03	B2 #07-04	C1 #07-05	D1 #07-06	B4 #07-07	A2 #07-08
LEVEL 6	A1 #06-01	B3 #06-02	B1 #06-03	B2 #06-04	C1 #06-05	D1 #06-06	B4 #06-07	A2 #06-08
LEVEL 5	A1 #05-01	B3 #05-02	B1 #05-03	B2 #05-04	C1 #05-05	D1 #05-06	B4 #05-07	A2 #05-08
LEVEL 4	A1 #04-01	B3 #04-02	B1 #04-03	B2 #04-04	C1 #04-05	D1 #04-06	B4 #04-07	A2 #04-08
LEVEL 3	A1 #03-01	B3 #03-02	B1 #03-03	B2 #03-04	C1 #03-05	D1 #03-06	B4 #03-07	A2 #03-08
LEVEL 2	A1 #02-01	B3 #02-02	B1 #02-03	B2 #02-04	C1 #02-05	D1 #02-06	B4 #02-07	A2 #02-08
LEVEL 1	DROP OFF/COMMUNAL FACILITIES							
BASEMENT	CAR PARK							

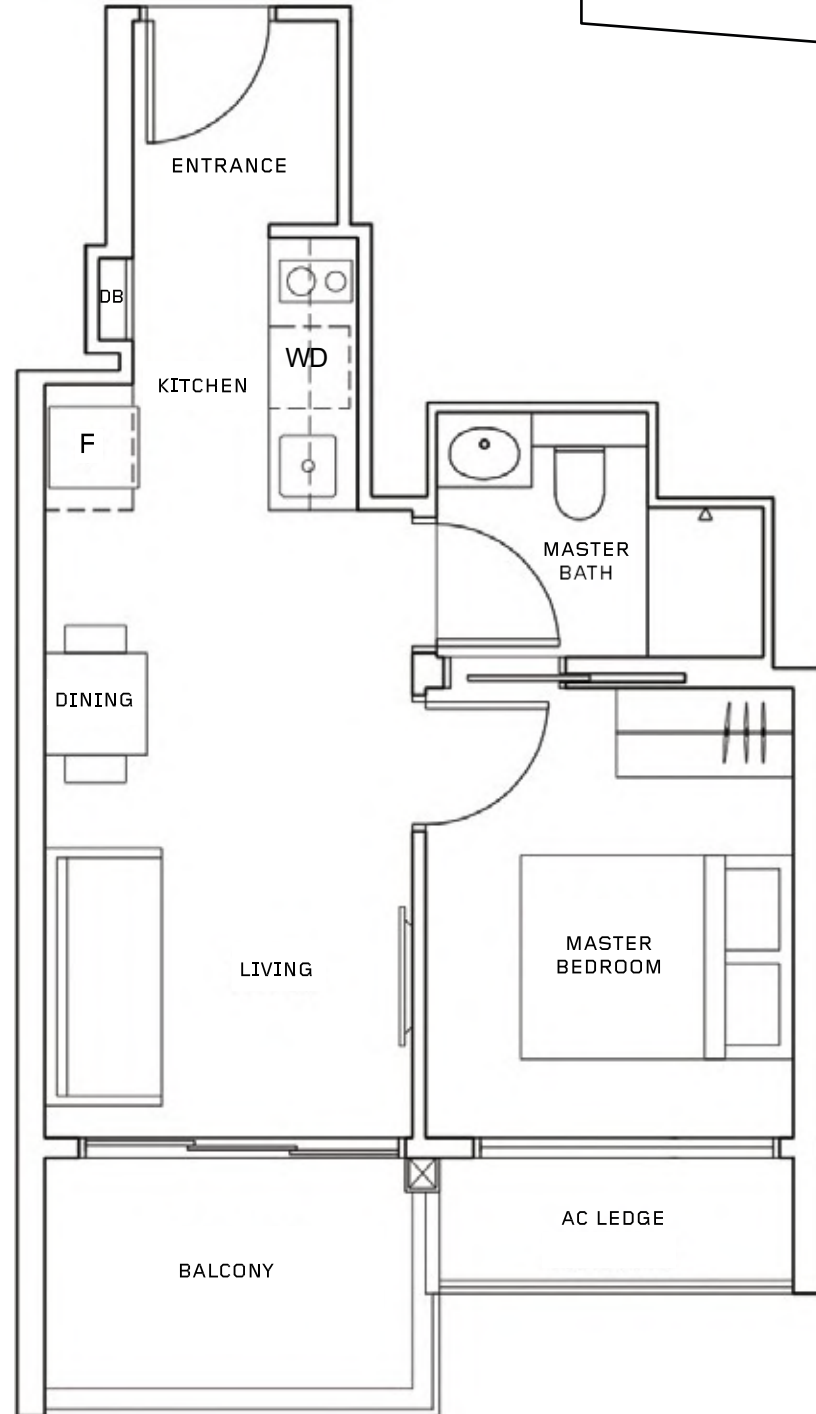
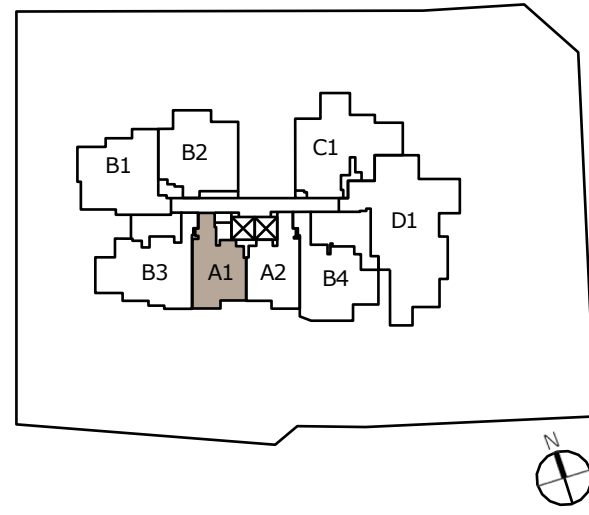
UNIT DESCRIPTION

	Type A1	44 sqm/ 474 sqft	1 Bedroom	11 Units
	Type A2	44 sqm/ 474 sqft	1 Bedroom	11 Units
	Type B1	65 sqm/ 700 sqft	2 Bedrooms	8 Units
	Type B2	63 sqm/ 678 sqft	2 Bedrooms	7 Units
	Type B2A	63 sqm/ 678 sqft	2 Bedrooms	1 Unit
	Type B3	68 sqm/ 732 sqft	2 Bedrooms	11 Units
	Type B4	62 sqm/ 667 sqft	2 Bedrooms	11 Units
	Type C1	81 sqm/ 872 sqft	3 Bedrooms	11 Units
	Type D1	123 sqm/ 1,324 sqft	4 Bedrooms	11 Units
	Type D2	122 sqm/ 1,313 sqft	4 Bedrooms	3 Units

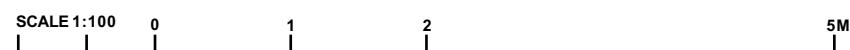
Type A1

1-BEDROOM
44 sqm/474 sqft

- #02-01
- #03-01
- #04-01
- #05-01
- #06-01
- #07-01
- #08-01
- #09-01
- #10-01
- #11-01
- #12-01



DB Distribution Board
WD Washer cum Dryer F
Fridge

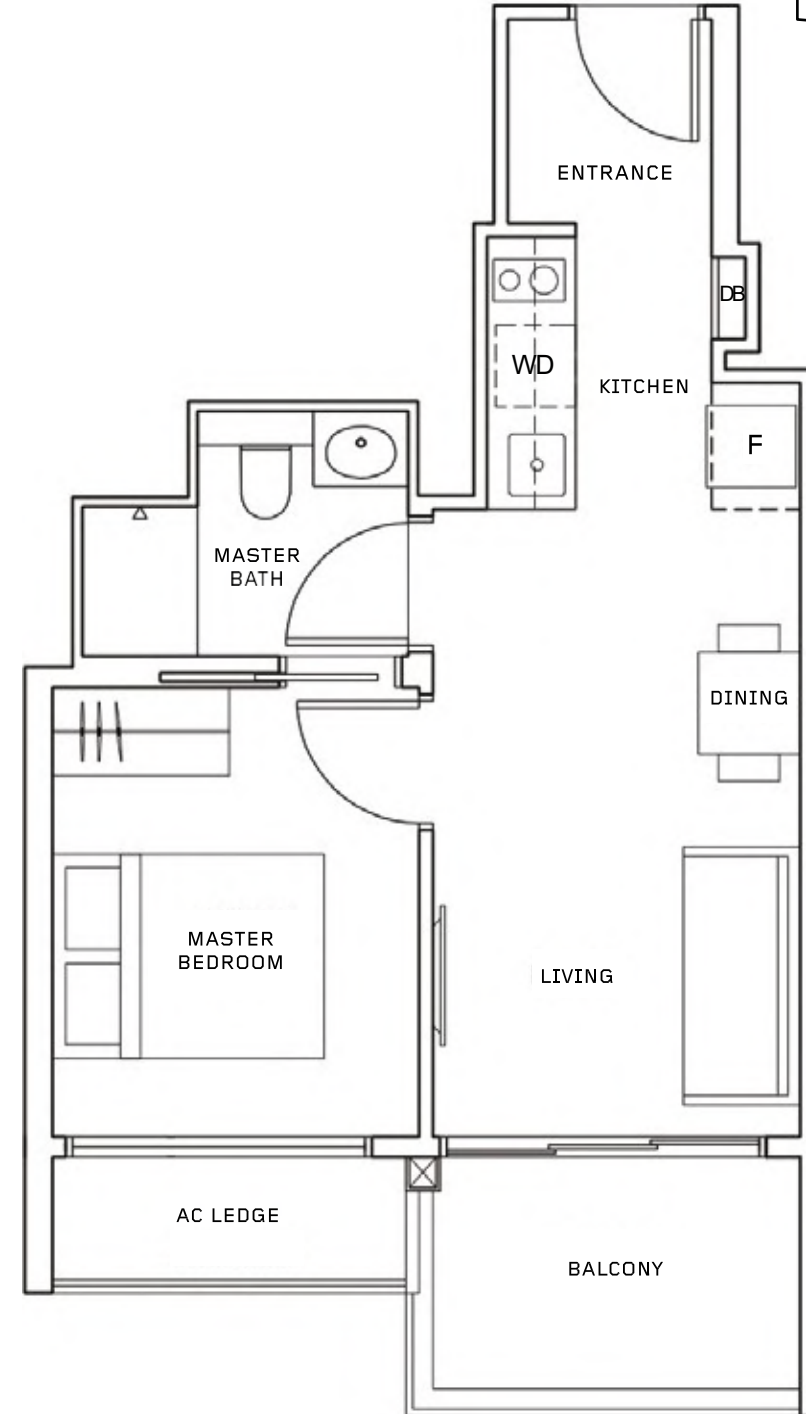
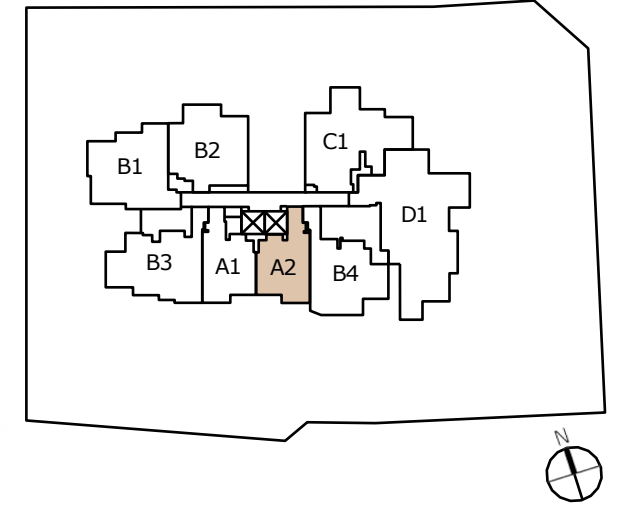


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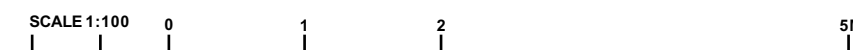
Type A2

1-BEDROOM
44 sqm/474 sqft

- #02-08
- #03-08
- #04-08
- #05-08
- #06-08
- #07-08
- #08-08
- #09-08
- #10-08
- #11-08
- #12-08



DB Distribution Board
WD Washer cum Dryer F
Fridge

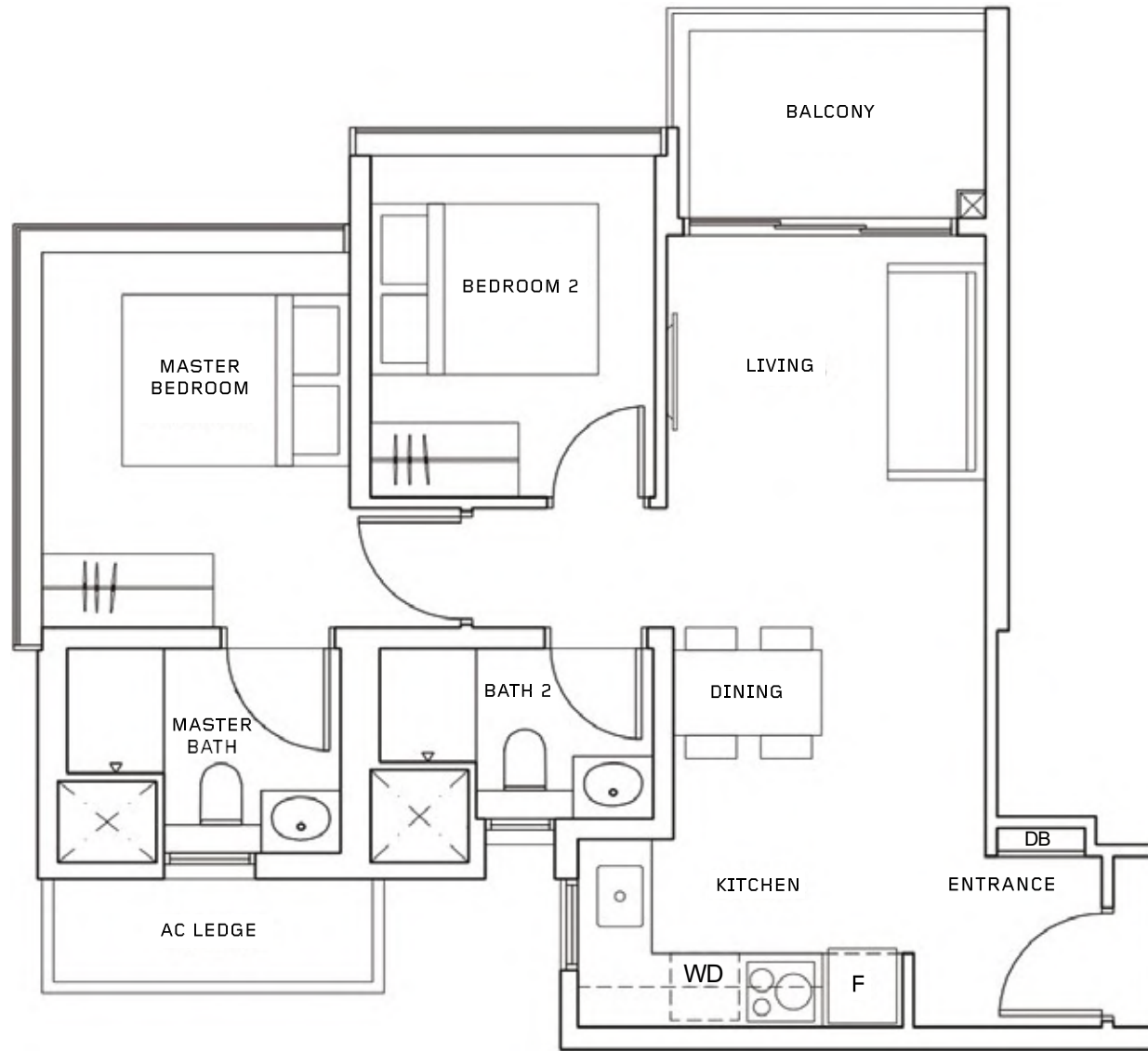
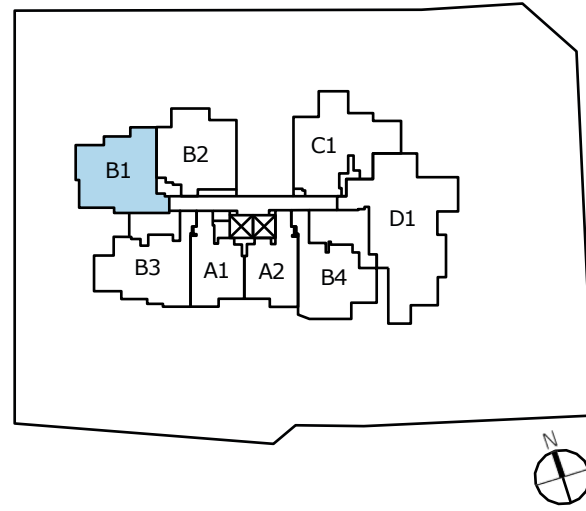


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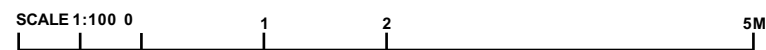
Type B1

2-BEDROOM
65 sqm/700 sqft

- #02-03
- #03-03
- #04-03
- #05-03
- #06-03
- #07-03
- #08-03
- #09-03



DB Distribution Board
WD Washer cum Dryer F
Fridge

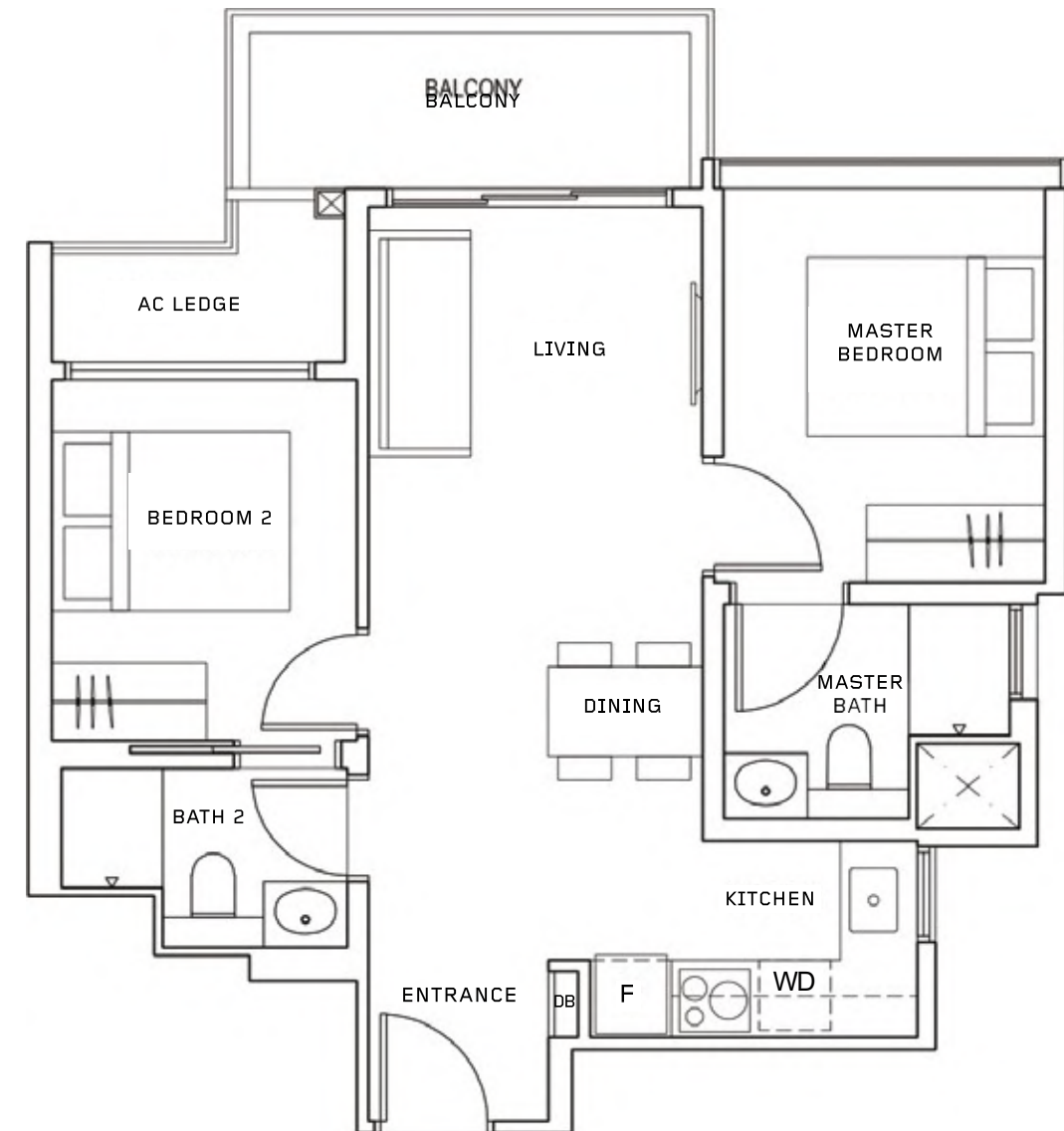
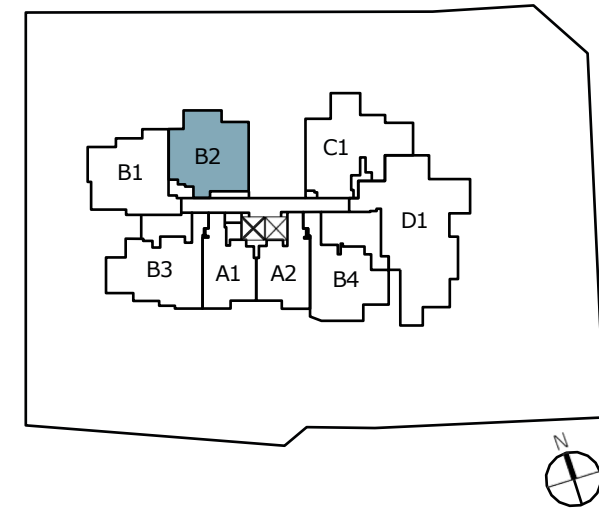


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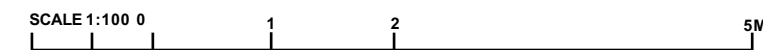
Type B2

2-BEDROOM
63 sqm/678 sqft

- #02-04
- #03-04
- #04-04
- #05-04
- #06-04
- #07-04
- #08-04



DB Distribution Board
WD Washer cum Dryer F
Fridge

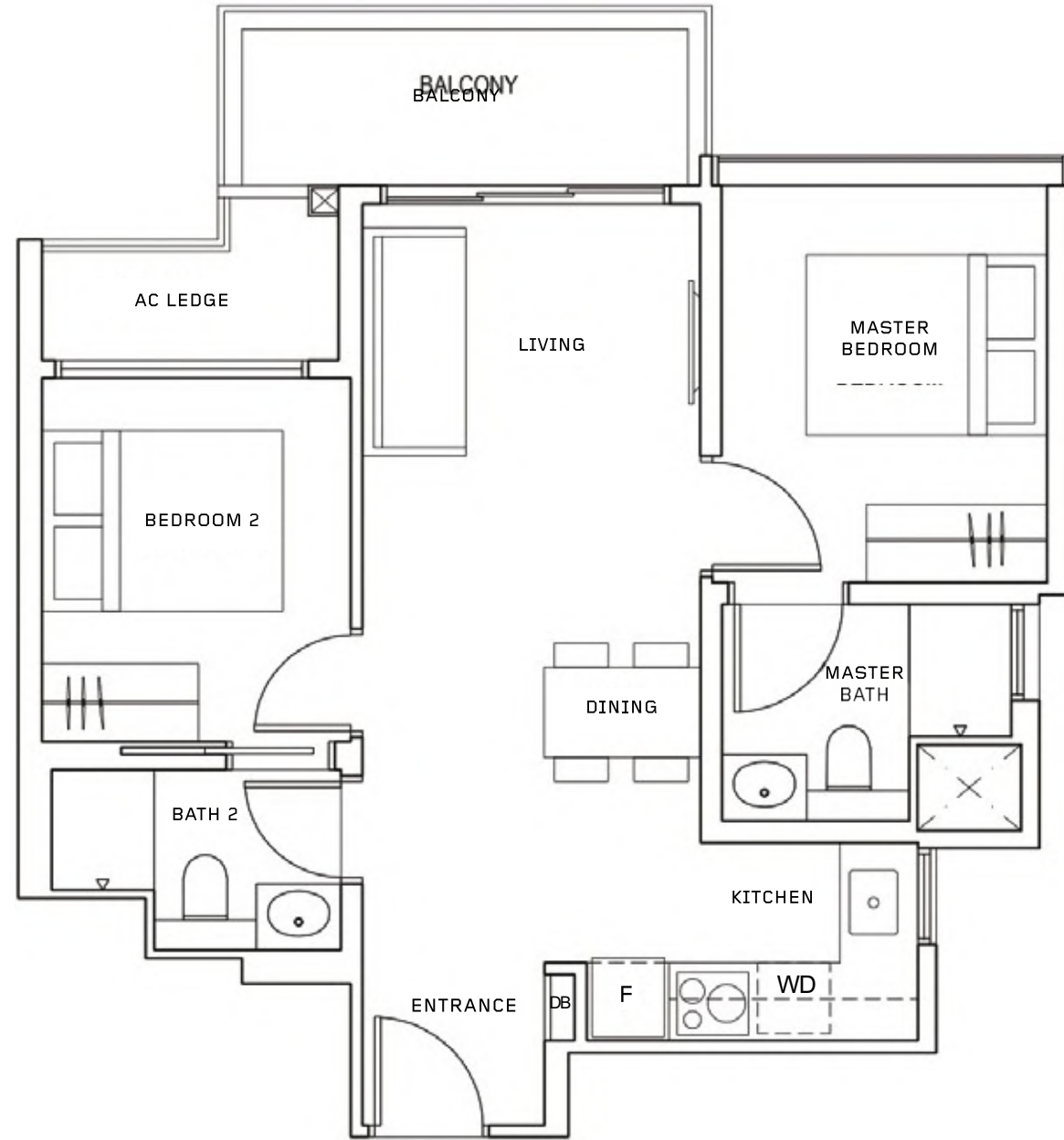
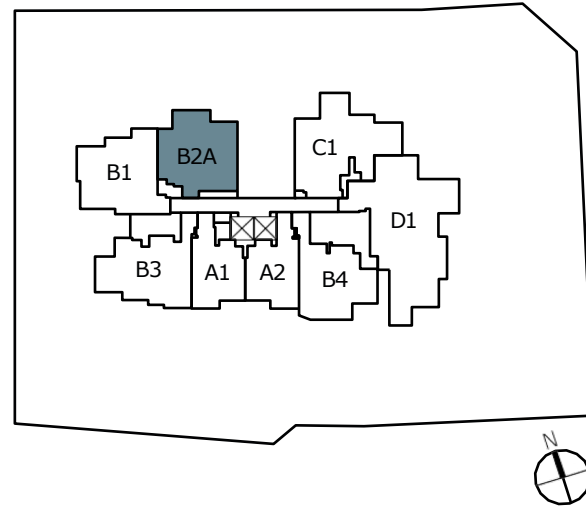


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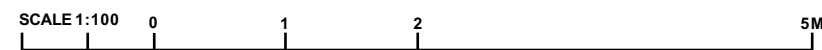
Type B2A

2-BEDROOM
63 sqm/678 sqft

#09-04



DB Distribution Board
WD Washer cum Dryer F
Fridge

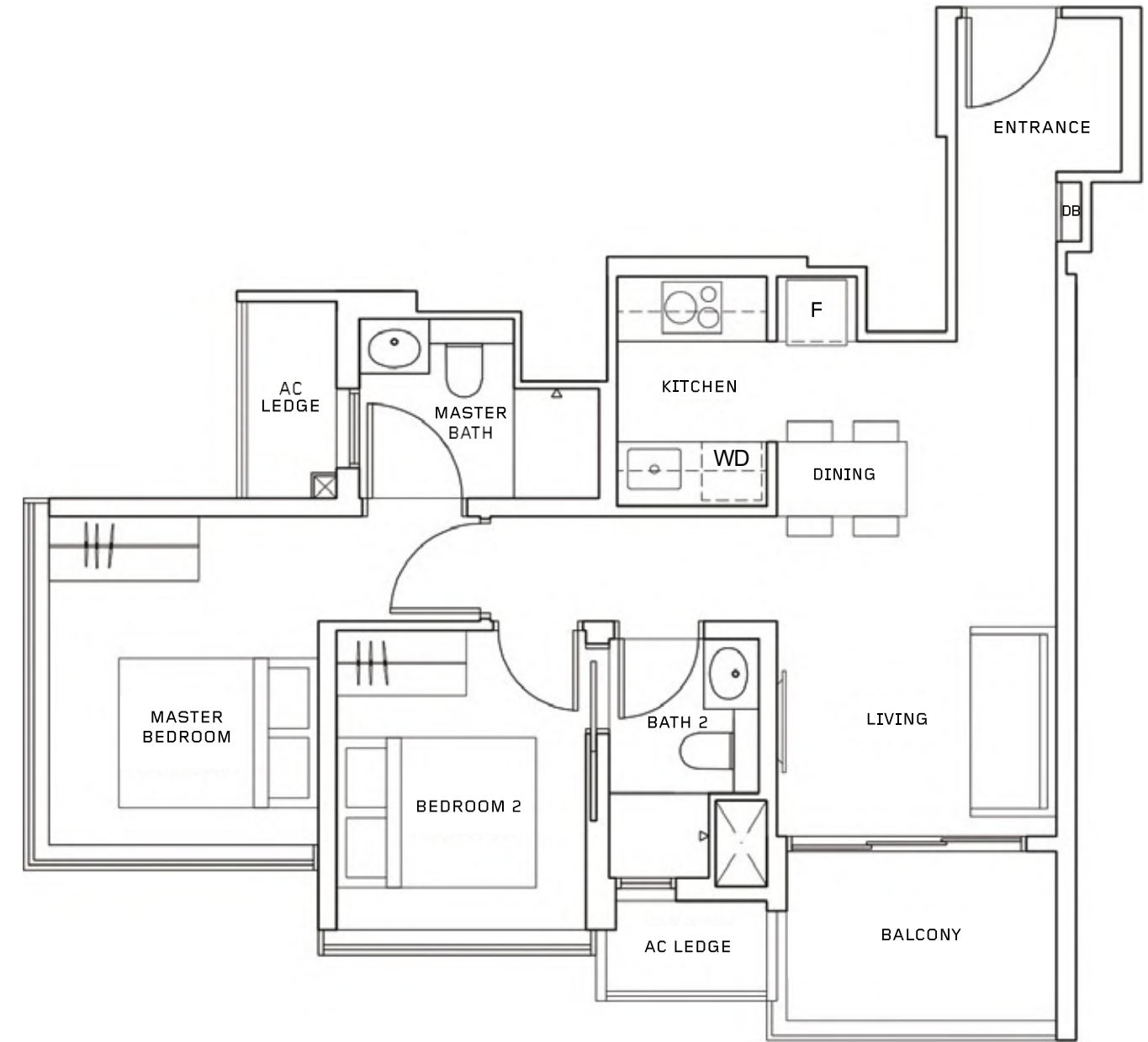
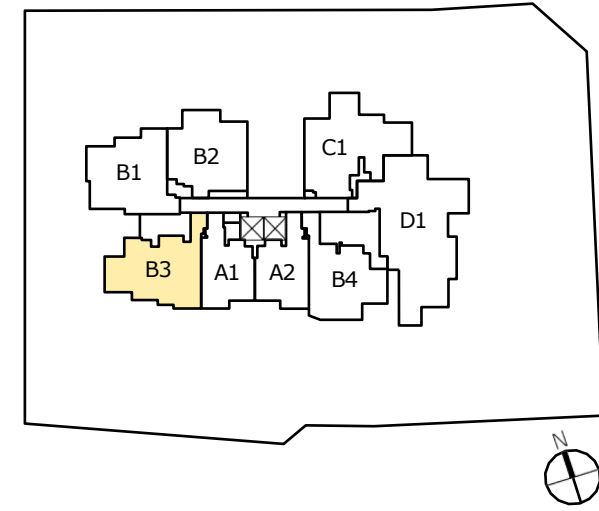


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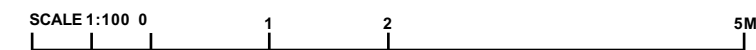
Type B3

2-BEDROOM
68 sqm/732 sqft

- #02-02
- #03-02
- #04-02
- #05-02
- #06-02
- #07-02
- #08-02
- #09-02
- #10-02
- #11-02
- #12-02



DB Distribution Board
WD Washer cum Dryer F
Fridge

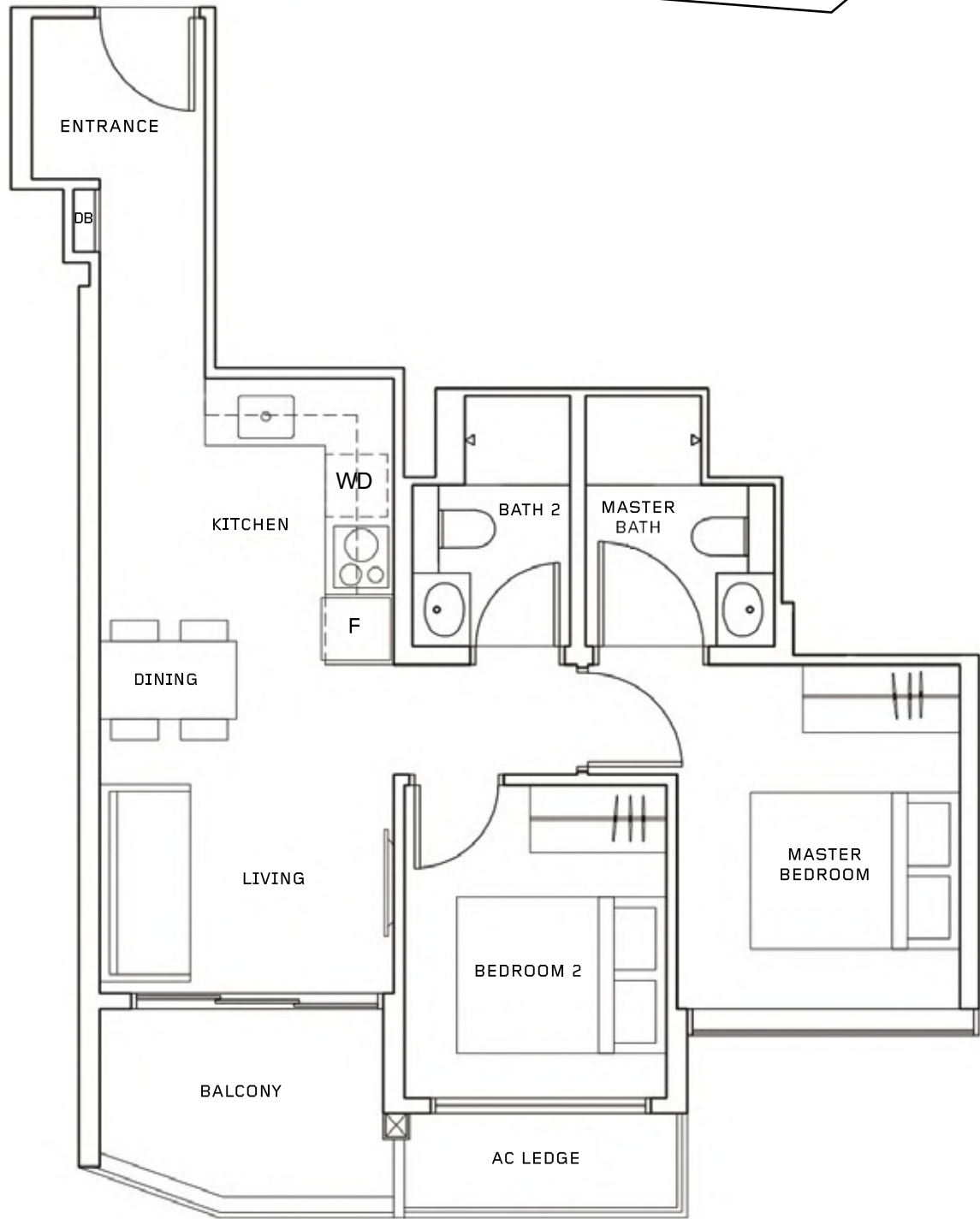
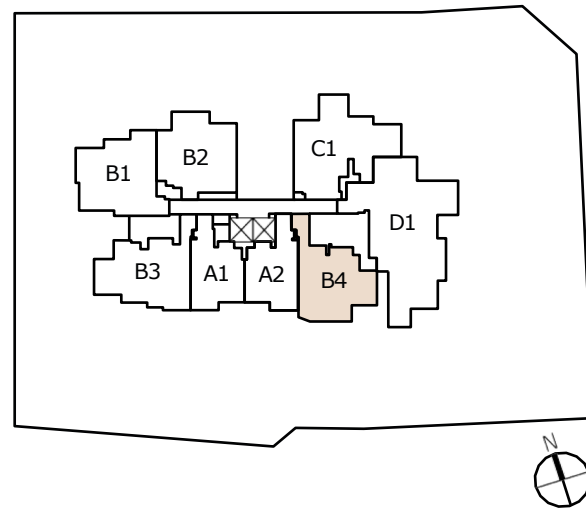


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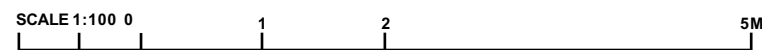
Type B4

2-BEDROOM
62 sqm/667 sqft

- #02-07
- #03-07
- #04-07
- #05-07
- #06-07
- #07-07
- #08-07
- #09-07
- #10-07
- #11-07
- #12-07



DB Distribution Board
WD Washer cum Dryer F
Fridge

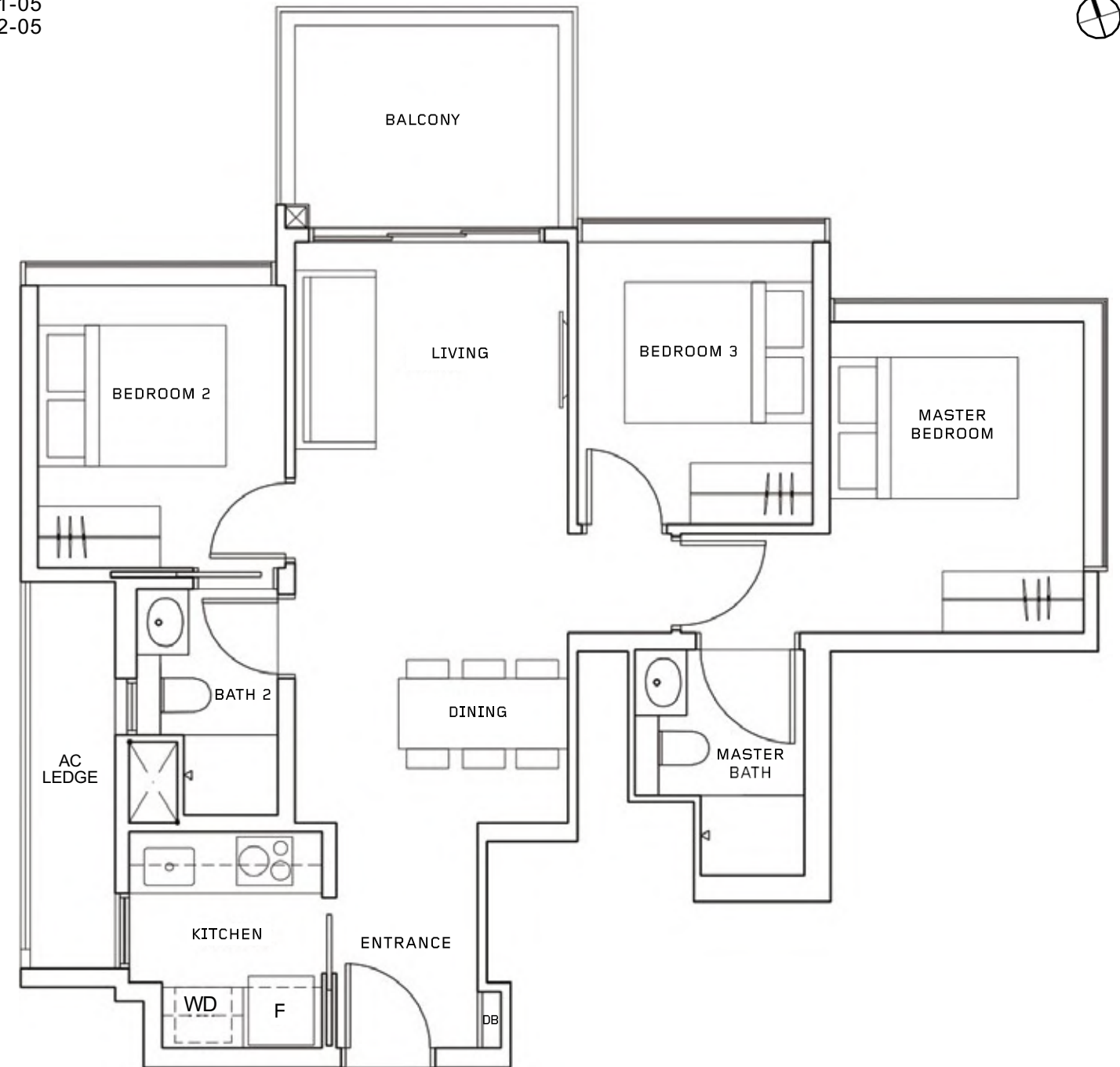
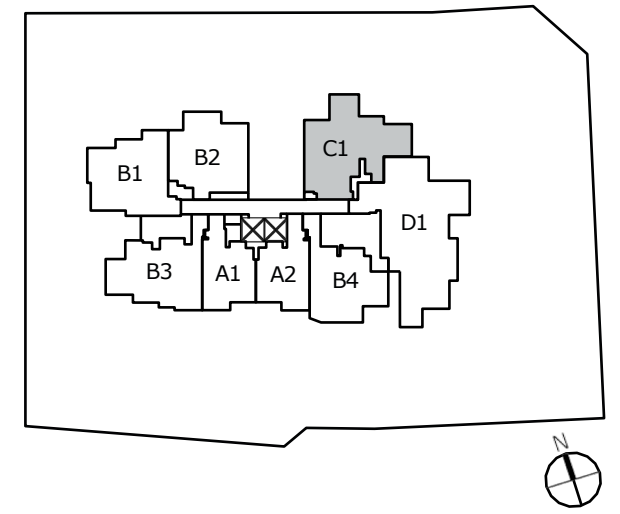


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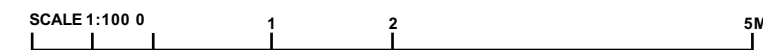
Type C1

3-BEDROOM
81 sqm/872 sqft

- #02-05
- #03-05
- #04-05
- #05-05
- #06-05
- #07-05
- #08-05
- #09-05
- #10-05
- #11-05
- #12-05



DB Distribution Board
WD Washer cum Dryer F
Fridge

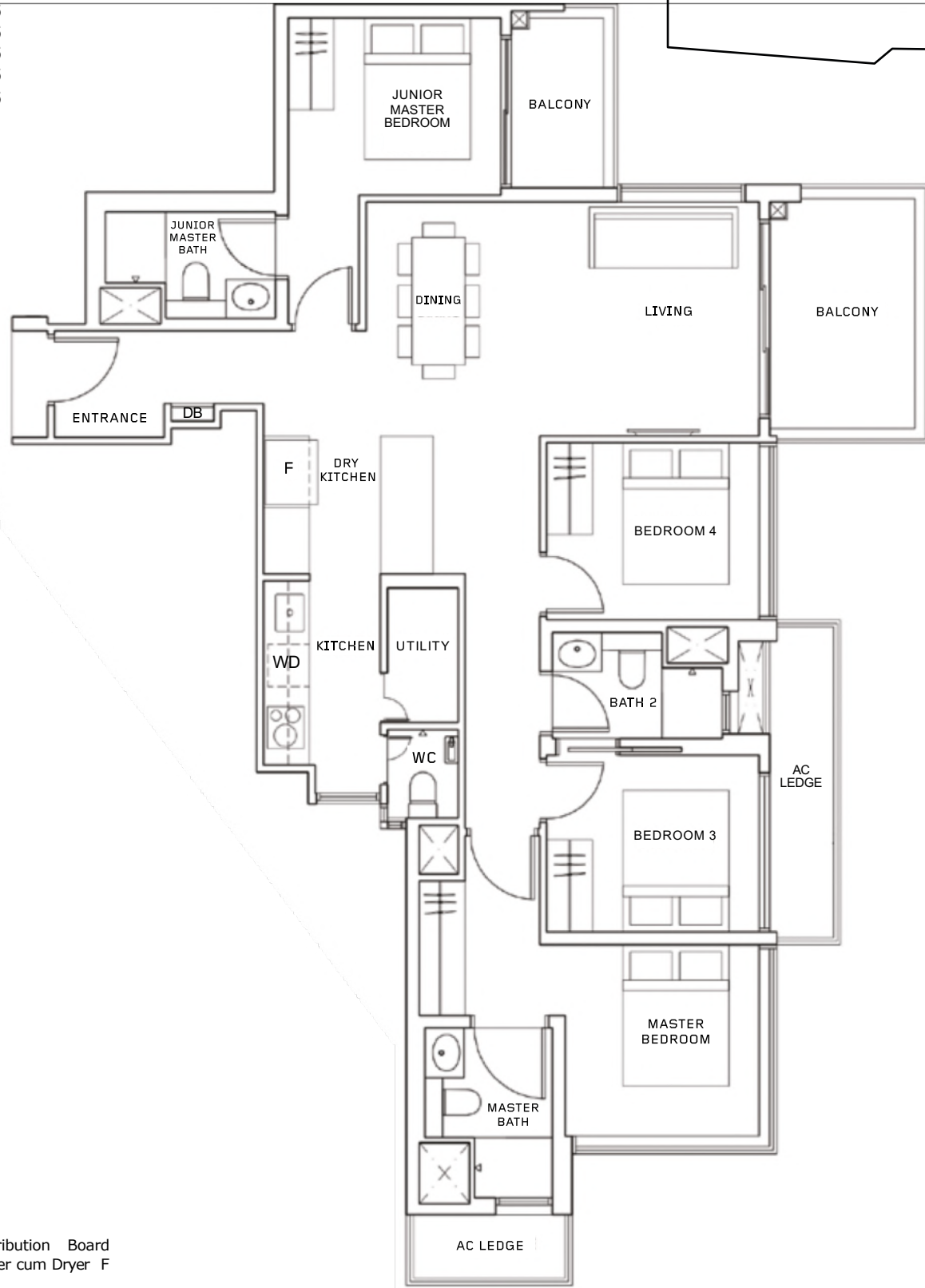
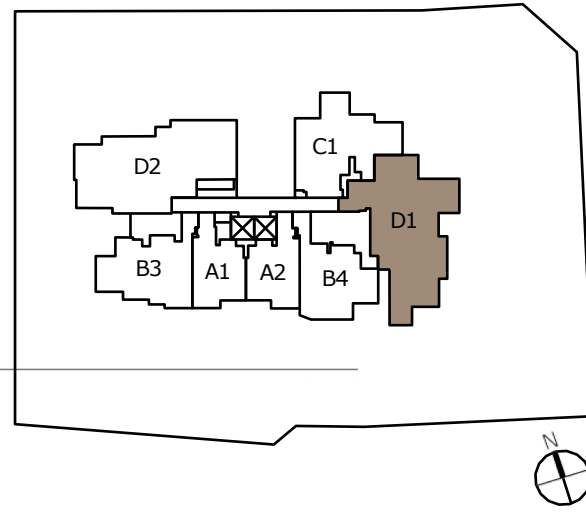


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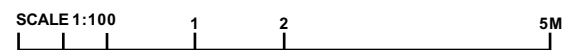
Type D1

4-BEDROOM
123 sqm/1,324 sqft

- #02-06
- #03-06
- #04-06
- #05-06
- #06-06
- #07-06
- #08-06
- #09-06
- #10-06
- #11-06
- #12-06



DB Distribution Board
WD Washer cum Dryer F
Fridge

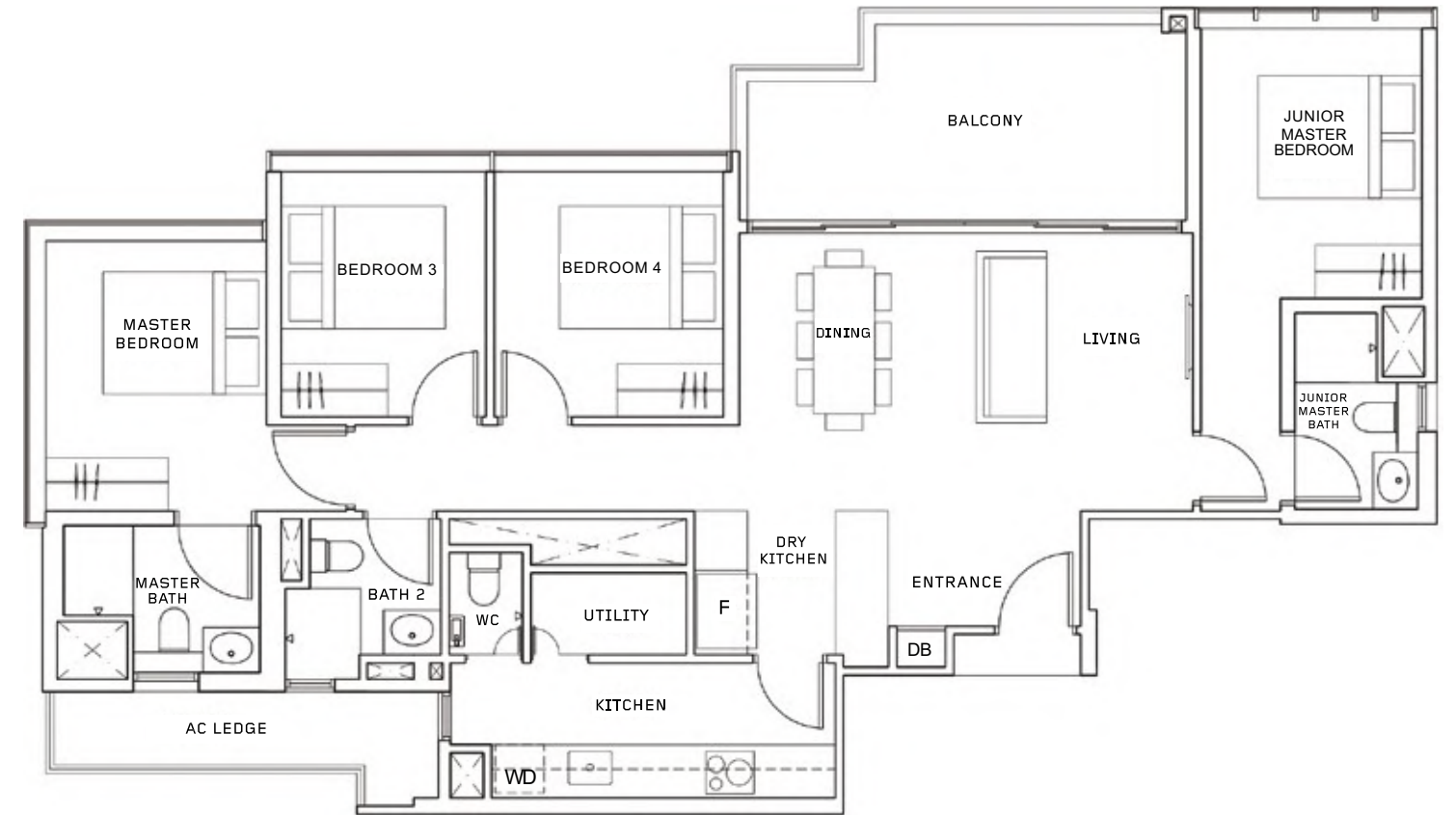
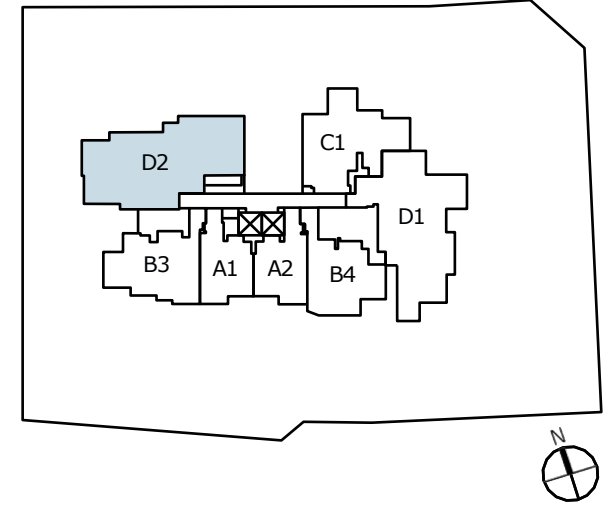


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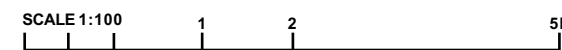
Type D2

4-BEDROOM
122 sqm/1,313 sqft

- #10-03
- #11-03
- #12-03



DB Distribution Board
WD Washer cum Dryer F
Fridge



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SPECIFICATIONS

1. FOUNDATION

Reinforced concrete footings and/or raft foundation and/or bored piles and/or pre-cast reinforced concrete piles to structural engineer's design.

2. SUPERSTRUCTURE

Reinforced concrete structure and/or pre-cast concrete structure and/or steel structure to structural engineer's design.

3. WALLS

(a) External Wall — concrete wall and/or lightweight block wall and/or pre-cast panels and/or light concrete panels (where applicable).

(b) Internal Wall — concrete wall and/or lightweight block wall and/or pre-cast panels and/or light concrete panels and/or drywall (where applicable).

4. ROOF

Reinforced concrete flat roof with insulation and appropriate waterproofing system.

5. CEILING

1. Residential Units

(a) Skim coat with emulsion paint finish and/or ceiling board with emulsion paint finish and/or bulkhead with emulsion paint finish to Living, Dining, Bedroom(s) and Utility (where applicable); and

(b) Skim coat with emulsion paint finish and/or moisture resistant ceiling board with emulsion paint finish to Kitchen(s), Bathroom(s), WC and Balcony(s) (where applicable).

(c) Ceiling Height Schedule.

UNIT TYPES	A1	A2	B1	B2	B2A	B3	B4	C1	D1	D2
ENTRANCE	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40
MASTER BEDROOM	2.85/2.40	2.85/2.40	2.40/2.40	2.85/2.40	2.85/2.40	2.40/2.40	2.85/2.40	2.40/2.40	2.40/2.40	2.80/2.40
JMASTER BEDROOM	-	-	-	-	-	-	-	-	-	-
BEDROOM (s)	-	-	2.40/2.40	2.85/2.40	2.75/2.40	2.40/2.40	2.85/2.40	2.40/2.40	2.40/2.40	2.80/2.40
LIVING	2.85	2.85	2.40/2.40	2.85	2.75	2.40/2.40	2.85/2.40	2.40/2.40	2.40/2.40	2.85/2.40
DINING	2.85/2.40	2.85/2.40	2.40/2.40	2.85/2.40	2.75/2.40	2.40/2.40	2.85/2.40	2.40/2.40	2.40/2.40	2.85/2.40
DRY KITCHEN	-	-	-	-	-	-	-	-	-	-
KITCHEN	2.40	2.40	2.40	2.40	2.40	2.40	2.85/2.40	2.40	2.40	2.40
CORRIDOR	-	-	2.40	-	-	2.40	2.40	2.40	2.40	2.40
MASTER BATH	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40
JUNIOR MASTER BATH	-	-	-	-	-	-	-	-	-	-
BATH (s)	-	-	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40
UTILITY	-	-	-	-	-	-	-	2.45	2.40	2.80
WC	-	-	-	-	-	-	-	2.40	2.40	2.40
BALCONY (s)	2.80	2.80	2.40	2.40	2.40	2.40	2.40/2.40	2.40	2.40	2.40

Note: Ceiling height – floor finish to underside of suspended ceiling (where applicable) in meter
Localised bulkheads and beams at 2.4m (where applicable)

2. Common Areas

(a) Skim coat with emulsion paint finish and/or ceiling board with emulsion paint finish and/or bulkhead with emulsion paint finish to Lift lobby and common toilet (where applicable).

(b) Skim coat with emulsion paint and/or metal ceiling grid and/or ceiling board with emulsion paint finish to Grand Lobby, Outdoor Dining and Reflection Garden at Level 1.

(c) Skim coat with emulsion paint finish to staircases and landings (where applicable).

(d) Metal ceiling panels at Level 1 Arrival Plaza.

(e) Ceiling board with emulsion paint finish to Outdoor Gym.

6. FINISHES

1. Internal Wall Finishes - Residential Units

(a) Porcelain/homogeneous tiles laid up to false ceiling height to Bathroom(s) and WC.

(b) Porcelain/homogeneous tiles and/or skim coat with emulsion paint finish to Kitchen.

(c) Cement and sand plaster and/or skim coat with emulsion paint finish to other areas.

2. Internal Wall Finishes - Common Areas

(a) Porcelain/homogeneous tiles and/or cement and sand plaster and/or skim coat with emulsion paint finish to Lift Lobbies, Corridors, Staircases and Landings.

(b) Porcelain/homogeneous tiles laid up to false ceiling height to Changing Room/Toilet.

Note: Wall surface above false ceiling level will be in original bare condition

3. External Wall Finishes

(a) Cement and sand plaster and/or skim coat with external paint finish.

4. Internal Floor Finishes - Residential Units

(a) Porcelain/homogeneous tiles with tile skirting to Entrance, Living, Dining and Utility.

(b) Porcelain/homogeneous tiles to Bathroom(s), WC and Kitchen(s).

(c) Composite wood to Balcony.

(d) Engineered wood flooring with timber skirting to Bedroom(s).

(e) Cement and sand screed finish to AC Ledge(s).

5. External Floor Finishes - Common Areas

(a) Pebble wash flooring to Pool Deck and Outdoor shower area. Rubber safety flooring (EDPM) for Outdoor Gym.

(b) Steps in Natural stone finish.

(c) Artificial Turf with rubber base to 1st storey leisure lawn and Children's playground.

(d) Pebble wash flooring for level 1 lift lobby.

(e) Natural stone and/or mosaic tiles to Lap Pool, Hydro Gym, Hydrotherapy Pool and Shallow Play Pool.

(f) Homogenous tiles flooring to Outdoor Dining.

(g) Cement and sand screed/with nosing tiles to Staircases and Landings.

(h) Porcelain/homogeneous tiles to Changing Room/Toilet.

7. WINDOWS

Aluminum framed window system with tinted glass and/or clear glass and/or frosted glass (where applicable).

8. DOORS

(a) Approved fire-rated timber door with 1 no. digital lockset to residential unit main Entrance.

(b) Timber door to Bedroom(s) and Bathroom(s).

(c) Timber framed glass door to Kitchen for Type C1 and D2.

(d) Aluminum framed glass door to Balcony(s).

(e) Quality lockset and ironmongery will be provided.

9. SANITARY FITTINGS

1. Master Bath/Junior Master Bath/Bath 2

(a) 1 glass shower compartment and door with shower set (Grohe or equivalent)

(b) 1 quartz vanity top complete with 1 wash basin (Geberit or equivalent)

(c) 1 water closet (Geberit or equivalent)

(d) 1 mixer tap (Grohe or equivalent) and mirror cabinet and/or shelving above

(e) 1 robe hook

(f) 1 toilet roll holder

(g) 1 towel rail

(h) 1 bib tap

(i) 1 stainless steel shelf

2. WC

(a) 1 shower set

(b) 1 wash basin and tap

(c) 1 water closet

(d) 1 toilet roll holder

3. Kitchen

(a) 1 sink with mixer tap (Grohe or equivalent)

(b) 1 bib tap for Washer Dryer

10. ELECTRICAL INSTALLATION

(a) All wirings will be concealed conduits where possible.

Where there is a false ceiling, the wirings may be surface mounted conduit in the ceiling space. Exposed trunking at AC Ledge(s).

(b) The routing of services within the units shall be at the sole discretion of the Architect and Engineers.

(c) Refer to Electrical Schedule.

ELECTRICAL PROVISION	UNIT TYPES										
	A1	A2	B1	B2	B2A	B3	B4	C1	D1	D2	
POWER POINT	11	11	15	15	15	15	15	23	29	29	
LIGHTING POINT	7	7	9	9	9	11	10	12	14	15	
WASHER CUM DRYER POINT	1	1	1	1	1	1	1	1	1	1	
COOKER HOOD POINT	1	1	1	1	1	1	1	1	1	1	
COOKER HOB POINT	1	1	1	1	1	1	1	1	1	1	
OVEN POINT	1	1	1	1	1	1	1	1	1	1	
WATER HEATER POINT	1	1	2	2	2	2	2	2	3	3	
FRIDGE POINT	1	1	1	1	1	1	1	1	1	1	
AUDIO INTERCOM POINT	1	1	1	1	1	1	1	1	1	1	
BELL POINT	1	1	1	1	1	1	1	1	1	1	
MECHANICAL VENTILATION	1	1	-	1	1	-	2	1	2	1	

Note: Smoke detector shall be provided according to statutory requirement

11. TV/CABLE SERVICES/TELEPHONE POINTS

(a) All wirings will be concealed conduits where possible. Where there is a false ceiling, the wirings may be surface mounted conduit in the ceiling space. Exposed trunking at AC ledge(s).

(b) The routing of services within the units shall be at the sole discretion of the Architect and Engineers.

(c) Refer to TV/Cable Services/Telephone Points Schedule.

TV/CABLE SERVICES/ TELEPHONE POINTS PROVISION	UNIT TYPES										
	A1	A2	B1	B2	B2A	B3	B4	C1	D1	D2	
TELEPHONE POINT	2	2	3	3	3	3	3	4	5	5	
DATA POINT	5	5	6	6	6	6	6	7	8	8	
TV POINT	2	2	3	3	3	3	3	4	5	5	

12. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard SS 555.

13. PAINTING

1. External Walls

External paint finish and/or spray textured paint finish.

2. Internal Wall

Emulsion paint finish.

14. WATERPROOFING

Waterproofing in residential unit provided to floors of Bathroom(s), WC, Kitchen, Balcony (s) and AC Ledge(s).

15. DRIVEWAY AND CAR PARK

(a) Concrete pavers to surface driveway and Arrival Plaza area
(b) Concrete floor with floor hardener to car park ramp and driveway.

16. RECREATION FACILITIES

(a) Lap Pool – approximately 138 m²;

(b) Hydro Gym – approximately 26 m²;

(c) Hydrotherapy Pool – approximately 14 m²

(d) Shallow Play Pool – approximately 36 m²;

(e) Outdoor Gym

(f) Leisure Lawn

(g) Children's Playground

(h) Alfresco BBQ Dining

(i) Outdoor Dining

17. ADDITIONAL ITEMS

1. Kitchen cabinets and appliances

(a) Kitchen cabinet – timber cabinet with melamine and/or laminated finish, with Quartz surface worktop.

(b) Appliance Schedule

UNIT TYPE	LIST OF BOSCH (OR EQUIVALENT) APPLIANCES PROVIDED
A1, A2, B1, B2, B2A, B3, B4, C1, D1, D2	HOB, HOOD, BUILT-IN OVEN, FRIDGE, WASHER CUM DRYER

SPECIFICATIONS

2. **Wardrobes**
 - (a) Built-in timber wardrobe with melamine and/ or laminate finish provided to all Bedroom(s).
3. **Air-conditioners**
 - (a) Wall-mounted air-conditioning unit to all Bedroom(s), Living (Type A1 and A2).
 - (b) Wall-mounted air-conditioning unit to all Bedroom(s) Living, Dining (Type B1, B2, B2a, B3, B4, C1, D1 and D2).
4. **Hot water provision**
 - (a) Hot water supply to Kitchen sink mixer and Bathroom(s) mixer.
5. **Bib tap**
 - (a) Bib tap provided to washer cum dryer.
 - (b) Bib tap provided to Balcony(s).

- 17.6 **Security Features**
 - (a) Audio intercom system to residential units.
 - (b) Visitor call panel located at residential lift lobbies in basement 1 and level 1.
 - (c) Card access system
 - (i) Lift car
 - (ii) Pedestrian gates
 - (d) Security surveillance cameras to lift cars and designated common areas.
- 17.7 **Balcony(s) Railing**
 - (a) Metal railing is provided to all unit balcony(s).

NOTES TO SPECIFICATIONS

A. 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. Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

B. Timber strips

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

C. 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.

D. 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.

E. Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to clause 14.3, 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.

F. 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 under clauses 9 and 17.

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

H. 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 under clauses 9 and 17.

I. 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 (where applicable) is to be maintained by the Purchaser on a regular basis.

J. Prefabricated Toilets

Certain bathroom and W.C. may be prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty.

K. Wall

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

L. Cable Services

The Vendor shall endeavour to procure a service provider for cable television and/or internet services (the "Cable Services") to provide 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 the 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 the Housing Project.

18. BALCONY SCREEN

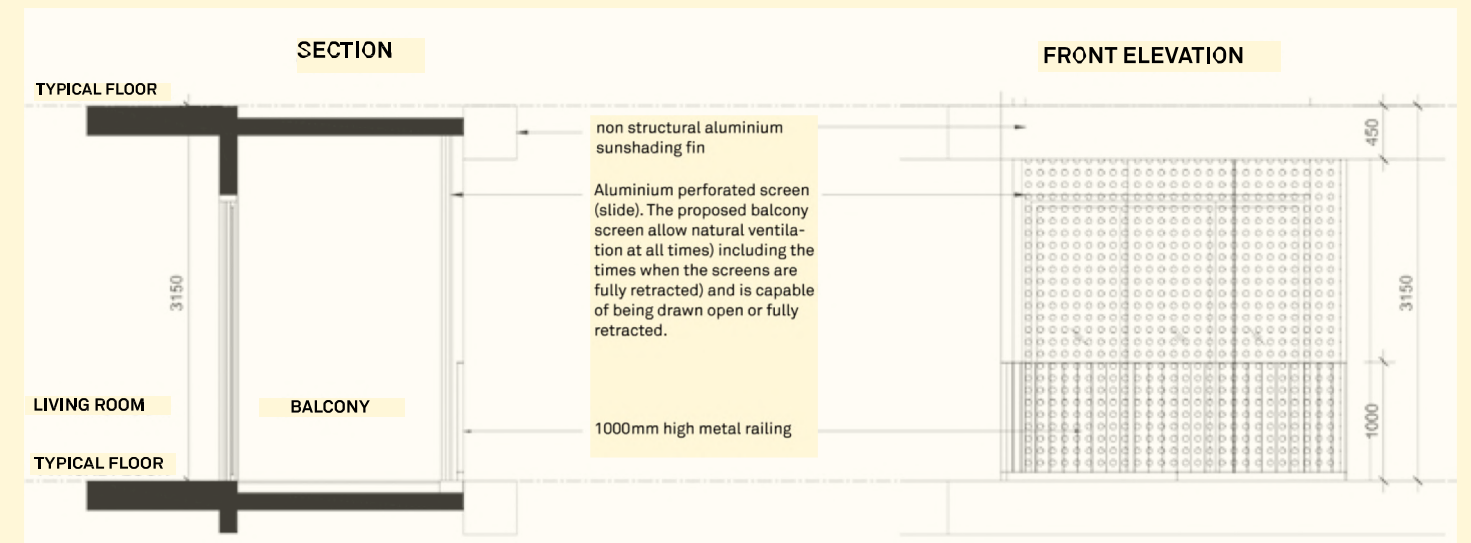


ILLUSTRATION OF TYPICAL BALCONY SCREEN APPROVED BY URA

Note:

1. The balcony shall not be enclosed unless with the approved typical balcony screen.
2. The cost of the balcony screen and installation shall be borne by the purchaser.
3. Balcony screens are not provided by developer. Purchaser may install screen that are in accordance with URA approved design as shown in the illustration above.
4. The purchaser may at his option request the Developer to install the approved balcony screen at the purchaser's cost and expense.

The screen design is provided for aesthetic uniformity of the development. Materials to be aluminium with powder coated finish. Panel design may vary for different unit types. Fixing detail by contractor and fixing shall not damage waterproofing or existing structure.

Purchaser shall verify all dimensions prior to commencement of work. Drawing not to scale, and none can be regarded as representation of fact. The Purchaser is required to refer to the Management for any additional details.



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