

BELGRAVIA ACE - FACT SHEET

DEVELOPMENT	BELGRAVIA ACE	
DEVELOPER	FAIRVIEW DEVELOPMENTS PTE LTD (A UNIT OF THE TONG ENG GROUP)	
LOCATION	BELGRAVIA DRIVE OFF ANG MO KIO AVE 5	
LEGAL DESCRIPTION OF LAND	LOT 18431T PT MK18 AT BELGRAVIA DRIVE	
TENURE	ESTATE IN FEE SIMPLE (FREEHOLD)	
CONCEPT	CONTEMPORARY MODERN ARCHITECTURE	
EXPECTED TOP	31 January 2028	
EXPECTED LEGAL COMPLETION	31 January 2031	
SITE AREA	26,990 SQM / 290,520 SQFT	
TOTAL NO. OF UNITS	104 SEMI-DETACHED AND 3 TERRACES (STRATA-HOUSING)	
CAR PARKING	1 PRIVATE CAR PORCH	
MAINTENANCE CHARGES	\$42 per share	
PROJECT ACCOUNT NO.	OCBC BANK FOR PROJECT A/C NO. 601-665342-001 OF FAIRVIEW DEVELOPMENTS PTE LTD	
ARCHITECT	JGP ARCHITECTURE(S) PTE LTD	
CONSULTANTS	M & E CONSULTANT	: HPX CONSULTING ENGINEERS
	STRUCTURAL CONSULTANT	: KCL CONSULTANTS
	LANDSCAPE CONSULTANT	: COEN DESIGN INTERNATIONAL
	PILING CONTRACTOR	: TBA
	MAIN CONTRACTOR	: TBA
	SOLICITOR	: DENTONS RODYK & DAVIDSON LLP
	INTERIOR DESIGN	: SURFACE ID STUDIO

Unit Type	Area in Sqm	Area in Sqft	No. of Units	Share Value	Maintenance Cost per Share (\$)	Estimated Monthly Contribution (\$)
SEMI-DETACHED						
A	365	3929	18	11	\$41	\$451
B	406	4370	18	12	\$41	\$492
C	377	4058	68	12	\$41	\$492
TERRACE						
D1	339	3649	1	11	\$41	\$451
D2 (Corner)	374	4026	2	11	\$41	\$451
<u>Total:</u>			<u>107</u>			

DESCRIPTION OF BELGRAVIA ACE

ARCHITECTURAL DESIGN

DESIGN WITH THE INTENTION OF CONNECTING INDIVIDUALS WITH ITS ENVIRONMENT FOR CLARITY AND TRANQUILITY - WHERE ONE CAN ESTABLISH A DEEPER BOND BETWEEN ONESELF AND NATURE. AT BELGRAVIA ACE, DIFFERENT MATERIALS AND NATURE ELEMENTS ARE INTERTWINED INTO CREATING A MODERN OASIS, SERENE AND HARMONIC AND TRANQUIL SPACES FOR THE COMMUNAL.

- **THE ENTRANCE**
 - DESIGNED WITH THE INTENTION OF A SAFE HAVEN AMIDST OUR CHAOTIC WORLD, THE ENTRANCE SIGNIFIES A STEP INTO THE NEIGHBOURHOODS OF BELGRAVIA ACE. FRAMING THE DRIVEWAY, ALONG SIDE THE LUSH LANDSCAPE AND GREENERY OF THE FIRE GARDEN, ALLOWS ONE TO TRANSIT FROM THE CHAOTIC WORLD INTO THE TRANQUILITY AT BELGRAVIA ACE.
- **THE DROP OFF**
 - ONE WILL BE GREETED BY ELEGANCE OF THE CLUBHOUSE AND THE ROUNDABOUT WATER FOUNTAIN, SIGNIFYING THE ARRIVAL IN BELGRAVIA ACE. THE WELL-DEFINED WHITE FRAME HIGHLIGHTS THE CLUBHOUSE, GIVING A SNEAK PEEK OF THE CHARACTER OF BELGRAVIA ACE. UNDER THE CLUBHOUSE, A FRAMED PORTAL DIVERTS VISITORS AND RESIDENTS, BRINGING RESIDENTS DEEPER INTO THE NEIGHBOURHOODS OF BELGRAVIA ACE AND PRESENTING VISITORS WITH AN ARRAY OF FACILITIES AND COMMUNAL SPACES AT THE CLUBHOUSE.
- **THE CLUBHOUSE**
 - THE 2-STOREY CLUBHOUSE HOSTS THE FUNCTION ROOM AND GAMES/ ENTERTAINMENT AREA ON THE 1ST STOREY AND THE GYM ON THE 2ND STOREY, COUPLED WITH THE EARTH GARDEN AND OTHER COMMUNAL FACILITIES, AN ALTERNATIVE LIFESTYLE FROM THE BUSY AND CHAOTIC ONE. THE FRONT AND BACK FACING FAÇADE DEFINES THE ELEGANCE OF THE CLUBHOUSE, WITH THE MASS OF THE FAÇADE BALANCED BY LIGHTNESS IN THE VOIDS AND OPEN TERRACES. SPACES ARE ENCLOSED BY A TRANSPARENT GLASS FAÇADE TO BLUR THE BOUNDARIES AND CREATE VISUAL CONTINUITY AND CONNECTION BETWEEN THE INTERIOR AND EXTERIOR.
- **THE BUILDING**
 - A SLEEK FIN FRAME IS DESIGNED AROUND THE GLASS FAÇADE OF EACH UNIT TO HELP ACCENTUATE THE IDEA OF CLASSIC AND MODERN CONCEPT. APART FROM THAT, THE 6M WIDTH OF INTERNAL SPACE IS SHOWCASED THROUGH THE EXTENSIVE GLASS FACADE AND THE 'SPACIOUSNESS' IS FURTHER HIGHLIGHTED WITH THE DESIGN OF 4.95M HEIGHT CEILING WITH FURNITURE LOFT ON 1ST STOREY. THE ROOF TERRACE PROVIDES AN ADDITIONAL SPACE FOR SEMI OUTDOOR FAMILY ACTIVITIES.

LANDSCAPE DESIGN

- THE 8 GARDEN TREASURES IS INSPIRED BY THE ELEMENTS THAT MAKE UP THE NATURAL WORLD. THE SPACE IS DIVIDED INTO THE FOLLOWING ZONES; FIRE, EARTH, AIR, METAL, WATER, WOOD, STONE AND LIGHT. EACH ZONE HAS A SPECIAL FEATURE THAT IS UNIQUE TO EACH AREA AND BASED ON THE THEME OF THE ZONE, PROVIDING A SENSE OF BALANCE ACROSS THE SITE.
- THE 8 GARDEN TREASURES ZONE; LANDFORM PLAY, PUTTING GREEN, THE GARDEN PAVILION, HAMMOCK LAWN, QUARRY LAWN WITH SEATING PLANTER, PARTY LAWN, WHISPERING POND WITH WATERFALL AND THE COURTYARD MAKES UP THE MAIN FEATURES IN THE DESIGN OF THE LANDSCAPE. EACH CATERING TO THE DIFFERENT NEEDS OF USERS AND PROVIDING VARIOUS EXPERIENCE FOR THEM TO ENJOY.
- IN THE HEART OF THE LANDSCAPE, A 50M LAP POOL ALONG WITH OTHER WATER FEATURES SUCH AS THE CLOUD WATERPLAY, FAMILY POOL, WATER TRELIS, WATERFALL AND FAMILY JACUZZI ARE CAREFULLY PLACED TO CREATE BALANCE BETWEEN MOVEMENT AND STILLNESS.
- SEVERAL GREEN FEATURES WILL BE INCORPORATED INTO OUR DEVELOPMENT.
 - OPTIMIZATION OF WINDOW-TO-WALL RATIO
 - USE OF LOW EMISSION GLAZING THAT REDUCES HARMFUL UV & INFRA-RED RAYS FROM THE SUN
 - PROVISION OF WATER EFFICIENT WARES & FITTINGS, AIR-CONDITIONING SYSTEM & APPLIANCES WITH THE HIGHEST ENERGY EFFICIENCY RATING
 - ELECTRIC VEHICLE CHARGING POINTS
 - AIR-CONDITIONING WITH PLASMA QUAD TO REMOVE VARIOUS KINDS OF PARTICLES SUCH AS VIRUSES, BACTERIA, MOLDS, ALLERGENS, DUST AND PM2.5
 - USE OF ECO-FRIENDLY CEMENT WITH THE USE OF LOW VOLATILE ORGANIC COMPOUNDS PAINTS, ADGESIVES, SEALANTS THAT ARE APPROVED BY THE LOCAL CERTIFICATION BODIES

PHYSICAL AND SITE ATTRIBUTES

- NESTLED IN A PRIVATE RESIDENTIAL LANDED HOUSING ENCLAVE
- FREEHOLD STATUS
- THE DEVELOPMENT SITS ON A HUGE SITE AREA OF 290,520 SQFT
- ALL UNITS ARE BEAUTIFULLY ARRANGED IN A NORTH-SOUTH ORIENTATION
- UNOBSTRUCTED VIEWS OF THE LUSH OPEN SPACES AND GREENERY OF THE SURROUNDING AND THE BEAUTIFUL LANDSCAPING THEME WITHIN THE DEVELOPMENT
- WELL-CONNECTED TO MAJOR EXPRESSWAY I.E. CTE/ TPE/ SLE AND UPCOMING NORTH SOUTH EXPRESSWAY
- A 20 MINUTES DRIVE TO ORCHARD ROAD, MARINA BAY SANDS AND CENTRAL BUSINESS DISTRICT
- CLOSE PROXIMITY TO THE SELETAR AEROSPACE PARK. A HIDDEN DINING OASIS. THE NEW LIFESTYLE ENCLAVE PLAY HOSTS TO BAZAARS AND CARNIVALS, WITH THE CONSERVED BUNGALOWS NOW HOUSING RESTAURANTS, SPAS AND SHOPS.

INDIVIDUAL UNIT ATTRIBUTES

- BELGRAVIA ACE COMPRISES 107 FREEHOLD STRATA HOUSES. I.E. 104 SEMI-DETACHED (TYPE A, B & C) AND 3 TERRACE HOUSES (TYPE D); AND IN DIFFERENT CONFIGURATIONS AND LAYOUTS, AS FOLLOWS:
- TYPE A COMPRISES 18 UNITS STRATA SEMI-DETACHED HOUSES. EACH UNIT IS 3 STOREYS + ATTIC WITH 5 BEDROOMS + 1 STUDY + 1 HS. IT IS JOINED TO TYPE B AT THE REAR, AND HAS OPEN FRONTAGE ALONG ITS TWO SIDES. FROM THE FRONT, IT WILL APPEAR TO BE A BUNGALOW, BEING NOT ATTACHED TO A NEIGHBOURING HOUSE.
- TYPE B COMPRISES 18 UNITS STRATA SEMI-DETACHED HOUSES. EACH UNIT IS 3 STOREYS + BASEMENT + ROOF TERRACE WITH 5 BEDROOMS + 1 STUDY + 1 HS + 1 FAMILY AREA. IT IS JOINED TO TYPE A AT THE REAR, AND HAS OPEN FRONTAGE ALONG ITS TWO SIDES. FROM THE FRONT, IT WILL APPEAR TO BE A BUNGALOW, BEING NOT ATTACHED TO A NEIGHBOURING HOUSE.
- TYPE C COMPRISES 68 UNITS STRATA SEMI-DETACHED HOUSES. EACH UNIT IS 3 STOREYS + BASEMENT + ROOF TERRACE WITH 5 BEDROOMS + 1 STUDY + 1 HS.
- TYPE D COMPRISES 3 UNITS STRATA TERRACE HOUSES. EACH UNIT IS 3 STOREYS + BASEMENT + ROOF TERRACE WITH 5 BEDROOMS + 1 STUDY + 1 HS.
- ALL HOUSES ARE EQUIPPED WITH A HOME LIFT AND A PRIVATE CAR PORCH (CAPABLE OF PARKING MINIMUM 2 CARS).
- KITCHEN APPLIANCE FROM V-ZUG AND SAMSUNG (COOKER HOOD, HOB, STEAM AND COVENTIONAL OVEN, WASHER AND 2 FRIDGES). OUR SAMSUNG 2-DOOR FRIDGE HAS THE FEATURE OF THE SMART FAMILY HUB WHICH ALLOWS THE USER TO UTILISE THE TOUCHSCREEN AND CONTROL PANEL ON THE FRIDGE. AND OUR SAMSUNG WASHER CAN INTEGRATE WITH THE SMART HOME TO OPERATE REMOTELY.
- V-ZUG IS THE PREMIUM CHOICE AMONGST TOP CHEFS AND COOKS IN SINGAPORE AND AROUND THE WORLD – ALLOWING YOU TO ENJOY GOURMET COOKING EVERYDAY IN YOUR OWN HOME.
- SAMSUNG ELECTRONICS IS A GLOBAL LEADER IN TECHNOLOGY, OPENING NEW POSSIBILITIES FOR PEOPLE EVERYWHERE.
- SANITARY FITTINGS AND WARES ARE SUPPLIED BY GROHE AND TOTO.
- GROHE IS ONE OF THE LEADING SANITARY COMPANIES AND MANUFACTURES PRODUCTS OF THE HIGHEST QUALITY IN TERMS OF BOTH FORM AND FUNCTION.
- TOTO OFFER HOMEOWNERS UNCOMPROMISING QUALITY, COMPLETE SATISFACTION AND PEACE OF MIND.
- SECURITY – A LANDED DEVELOPMENT IN A GATED COMMUNITY WITH ROUND THE CLOCK SECURITY GUARDS AND SURVEILLANCE CAMERS AT VANTAGE POINTS.
- SMART HOME SYSTEM – FERMAX SMART HOME DEVICES ARE A LEADING AUDIO AND VIDEO DOOR ENTRY SYSTEMS AND CONTROL ACCESS SYSTEMS MANUFACTURER. OUR HOME AUTOMATION PROVISION INCLUDES AIR-

CONDITIONER, LIGHTING, DIGITAL DOOR LOCK, DOOR BELL VISOR, HOME INTERCOM AND HOME FIRE ALARM SYSTEM DEVICES FOR ALL UNITS.

REPUTABLE DEVELOPER

- FAIRVIEW DEVELOPMENTS PTE LTD, A UNIT OF TONG ENG GROUP IS RENOWNED FOR HAVING DEVELOPED BEAUTIFUL LANDED HOMES IN THE VICINITY OF BELGRAVIA ACE. I.E. BELGRAVIA VILLAS (PROPERTYGURU – BEST LANDED DEVELOPMENT AWARDS 2015 & 2017 AND FIABCI – SINGAPORE PROPERTY AWARDS FOR STRATA LANDED 2019), BELGRAVIA GREEN (PROPERTYGURU – BEST LANDED DEVELOPMENT AWARDS 2018), STRATTON GREEN, STRATTON PARK, 8@STRATTON AND BELGRAVIA PARK.
- TONG ENG GROUP (AWARDED FOR BCI ASIA TOP 10 DEVELOPER AWARDS 2018 & INTERNATIONAL FINANCE AWARDS 2019) HAS A 60 YEAR HISTORY HAVING DEVELOPED MANY CONDOMINIUMS AS WELL AS OTHER STRATA HOUSING DEVELOPMENTS IN SINGAPORE.

FACILITIES

ZONE 1: FIRE GARDEN

GUARD POST
PEDESTRAIN LINK
ROUNDAABOUT FOUNTAIN

WELCOME AREA:

DROP-OFF
CLUBHOUSE
FEATURE WALL PLANTER

ZONE 2: EARTH GARDEN

FUN PLAYGROUND
BBQ PAVILION
PARTY LAWN
KINETIC SCULPTURE
LANDFORM PLAY
TREE NEST
GAME COURT
PIAZZA
GRAND PAVILION

ZONE 3: METAL GARDEN

FITNESS CORNER
REFLEXOLOGY PATH
GARDEN PAVILION 1

ZONE 4: AIR GARDEN

CLOUD WATERPLAY
FAMILY POOL
WATER TRELIS
JACUZZI
ZIG ZAG BRIDGE
PUTTING GREEN

ZONE 5: WOOD GARDEN

RENDEZVOUS ALCOVE
HAMMOCK LAWN
READING PODS

ZONE 6: WATER GARDEN

POOL DECK
AQUA DECK
50M LAP POOL
HYDROTHERAPY JETS

ZONE 7: STONE GARDEN

WHISPERING POND WITH WATERFALL
QUARRY LAWN WITH SEATING PLANTER

ZONE 8: LIGHT GARDEN

GARDEN PAVILION 2
LAWN BOWL
THE COURTYARD
TWISTY PATH

POCKET GARDEN:

THE MAZE

SHOPPING/ DINING/ ENTERTAINMENT

Greenwich V
The Seletar Mall
AMK Hub
Hougang 1
Junction 8
NEX
Jalan Kayu Eateries
Seletar Aerospace
MyVillage @ Maju Avenue

PARK AND RECREATION FACILITIES

Seletar Country Club
Hampstead Wetlands Park
Serangoon Gardens Country Club
Lower Seletar Reservoir
Sengkang Riverside Park
Bishan Park
North-East Waterways
Punggol Point
Coney Island

EDUCATION HUB

Rosyth Primary School
Hougang Primary School
Anderson Secondary School
Nan Chiau Secondary School
Anderson Junior College
Nanyang Junior College
Nanyang Polytechnic
ITE College Central

CONVENIENCE

Ang Mo Kio MRT Station
Yio Chu Kang MRT Station
Central Expressway (CTE)
Seletar Expressway (SLE)
Tampines Expressway (TPE)
Upcoming North-South Expressway (NSE)
Bus Stop (72021) along Ang Mo Kio Avenue 5

FAQs

SUBJECT	QUESTIONS	ANSWER
ELIGIBILITY TO BUY	Are Foreigners eligible to purchase?	NO
TOP DATE	Expected TOP Date	31 January 2028
	When is the expected date of completion for the foundation work?	TBA
	Will it be earlier than as stipulated in the brochure?	Mostly Likely
OFFICIAL ADDRESS	What is it?	BELGRAVIA DRIVE
FACILITIES		
SWIMMING POOL	Number of Swimming Pool in the development?	<ol style="list-style-type: none"> 1. Cloud Waterplay 2. Family Pool 3. 50m Lap Pool
	What is the dimension of the Common Swimming Pool?	50m x 6.7m
COMMON AREA (ENVIRONMENT AND FUNCTION)		
SECURITY FEATURES	Access to development?	Main Gate Vehicular Barriers Pedestrian Gates from Belgravia Drive & Stratton Road
	Any Inter-com system (Video/Audio?)	Audio video intercom between dwelling units and guard house
VEHICULAR ENTRANCE	Any? Where?	YES The Main Entrance (Ingres/Egress) at Belgravia Drive
PEDESTRAIN ENTRANCE	Any? Where?	YES <ol style="list-style-type: none"> 1. Next to Main Entrance at Belgravia Drive (Ingress/Egress) 2. Stratton Road
LOCATION OF SIDE GATE	Any? Where?	YES <ol style="list-style-type: none"> 1. Next to Main Entrance at Belgravia Drive (Ingress/Egress) 2. Stratton Road
BOUNDARY WALL/ FENCE	What is the height? Setback from boundary to building?	1.8m High Located along the boundary lines. Set back varies from 3.5m to 9m.

SUBJECT	QUESTIONS	ANSWER
	What material is used for the wall/fence?	Partial solid wall & partial BRC fence
CAR PARK	Type of car park?	Private
WATER TANK	Are all units with water tank? Where?	Yes/ Roof Terrace
INSPECTION CHAMBER	Any? Where?	Yes. Provided at basement car porch / 1 st storey open terrace for units. The purchaser shall engage his/her own licensed plumber for maintenance of the inspection chamber on a regular basis.
LETTER BOX	Where?	Outside of each unit
REFUSE COLLECTION	Where?	Bin Centre. Level 1
BUS SERVICES NEAR THE DEVELOPMENT	Any?	Currently Bus Stop 54651 (opposite Tech Place 2) along Ang Mo Kio Ave 5 Road
ABOUT THE INDIVIDUAL UNITS		
GAS SUPPLY	City gas or cylinder?	Cylinder
WATER HEATER	Gas or electric?	Electric
AIR-CONDITIONER	Type? /Brand?	Mitsubishi Electric
FLOORING	Living/Dining/Deluxe Kitchen	Marble
	Oriental Kitchen	Porcelain Tiles
	Bedrooms	Burmese Teak
KITCHEN	What appliances are provided and what brands?	Cooker Hob, Hood, Steam & Conventional Oven: V-ZUG Fridge & Washing Machine: SAMSUNG
BEDROOM	What are provided?	Wardrobe
WINDOWS	Are the windows tinted/Double Glazed?	Tinted Single Glazed
OPEN ROOF TERRACE/ OPEN TO SKY TERRACE /PES/ OPEN TERRACE	Water point provided?	Car Porch: No PES/1 st storey Open Terrace : Yes Roof Terrace/Attic: Yes
	Height of the railing?	1.0m High
	Material of railing?	Glass / solid parapet
	Trellis provided for roof terrace?	NO. Roof Top is RC Flat Roof

SUBJECT	QUESTIONS	ANSWER
	Can the Open Roof Terrace/ Open to Sky Terrace / PES be enclosed?	NO
PRIVATE LIFT	Name of Lift/Company? What is the estimated maintenance fee per year?	Ken-Jo Residential elevator by Ken-Jo Industries Pte Ltd. \$120/Month + \$250 annual inspection fee
	Capacity?	340kg (5 pax)
HOUSEHOLD SHELTER	Location?	Type A: 1 st Storey Type B, C & D: Basement