

INTERNAL USE ONLY. NOT FOR PUBLIC CIRCULATION.

<b>PROJECT NAME</b>	VILLAS @ OLD TAMPINES ROAD	
<b>DEVELOPER</b>	TONG ENG BROTHERS PTE LTD	
<b>ADDRESS</b>	30 OLD TAMPINES ROAD SINGAPORE 509190 (Semi-D) 32 OLD TAMPINES ROAD SINGAPORE 509192 (Semi-D) 34 OLD TAMPINES ROAD SINGAPORE 509193 (Substation) 36 OLD TAMPINES ROAD SINGAPORE 509194 (Bungalow)  360 Pano Link: <a href="https://vmwgrp.synology.me/tongeng_otr/export/aerial/">https://vmwgrp.synology.me/tongeng_otr/export/aerial/</a>	
<b>LEGAL DESCRIPTION OF LAND</b>	LOT MK31-05434W, MK31-05435V, MK31-05436P & MK31-05437T AT OLD TAMPINES ROAD (PASIR RIS PLANNING AREA)	
<b>TENURE</b>	ESTATE IN FEE SIMPLE (FREEHOLD)	
<b>EXPECTED VP DATE</b>	31.12.2028	
<b>EXPECTED LEGAL COMPLETION</b>	31.12.2030	
<b>TOTAL NO. OF UNITS</b>	2 SEMI-DETACHED AND 1 BUNGALOW	
<b>ARCHITECT</b>	A D LAB PTE LTD	
<b>CONSULTANTS</b>	M & E CONSULTANT	: DP ENGINEERS PTE LTD
	STRUCTURAL CONSULTANT	: CMP CONSULTANTS PTE LTD
	INTERIOR DESIGN	: A D LAB PTE LTD

**SEMI-DETACHED (HOUSE 30 & 32)****Basement + 2 Storeys + Attic -**

- 5 Bedrooms + Family Room
  - Dry & Wet Kitchen
- 4 Baths + Powder Room + WC
- Household Shelter + Utility Room
- Private Lift & Car Porch to fit 2 cars

<b>HOUSE 30</b> (Site Area: 202.9sqm)			<b>HOUSE 32</b> (Site Area: 200.7sqm)		
<b>LOCATION</b>	<b>AREA (SQM)</b>	<b>AREA (SQFT)</b>	<b>LOCATION</b>	<b>AREA (SQM)</b>	<b>AREA (SQFT)</b>
BASEMENT	34	366	BASEMENT	36	388
1 <sup>ST</sup> STOREY	164	1,765	1 <sup>ST</sup> STOREY	162	1,744
2 <sup>ND</sup> STOREY	107	1,152	2 <sup>ND</sup> STOREY	108	1,163
ATTIC	79	850	ATTIC	81	872
<b>TOTAL</b>	<b>384</b>	<b>4,133</b>	<b>TOTAL</b>	<b>387</b>	<b>4,166</b>

Virtual Tour Link: [https://projects.blanct.com/tongeng\\_otr/semi\\_d/](https://projects.blanct.com/tongeng_otr/semi_d/)

**BUNGALOW (HOUSE 36)****(Site Area: 540sqm)****Basement + 2 Storeys -**

- Spa Pool + Swimming Pool
- 6 Bedrooms + 2 Family Rooms
  - Dry & Wet Kitchen
- 5 Baths + 2 Powder Rooms + WC
- Household Shelter + Utility Room + Store
- Private Lift & Car Porch to fit 2 cars

<b>LOCATION</b>	<b>AREA (SQM)</b>	<b>AREA (SQFT)</b>
Basement	130	1,399
1 <sup>ST</sup> STOREY	292	3,143
2 <sup>ND</sup> STOREY	191	2,056
<b>TOTAL</b>	<b>613</b>	<b>6,598</b>

Virtual Tour Link: [https://projects.blanct.com/tongeng\\_otr/bungalow/](https://projects.blanct.com/tongeng_otr/bungalow/)

## CONCEPT DESIGN



The 3 houses have been designed to break away from the conventional style of identical homes, though still featuring a common architectural language and material palette. The houses artfully achieve a consistent streetscape but at the same time, are unique on its own.

Bungalow (House 36)



Artist's Impression

Masterfully conceived, the freehold villas transform the harmony of modern elegance and nature's beauty into a true art form. They offer multi-generational family a tranquil sanctuary and mere minutes from Jewel Changi Airport and Pasir Ris Beach.



Artist's Impression

The three-storey bungalow has an expansive swimming pool, accompanied by a rejuvenating spa pool which offers an oasis for relaxation. Boasting six bedrooms and 4 ensuite bathrooms, each meticulously designed for comfort and style, this residence epitomizes modern luxury living at its finest.

Additionally, there are two family rooms and one utility room, along with two powder rooms and one household shelter, providing ample space for various activities or storages.

Serving as the heart of the residence, the expansive living room opens up to the panoramic views of the lush surroundings and pools, seamlessly blending nature with the interior space. The seamless flow between indoor and outdoor areas allows residents to immerse themselves in the beauty of the natural environment, enhancing the overall living experience. A private lift adds convenience and accessibility to every floor of this exquisite abode.

### Semi-Detached (House 30 and 32)



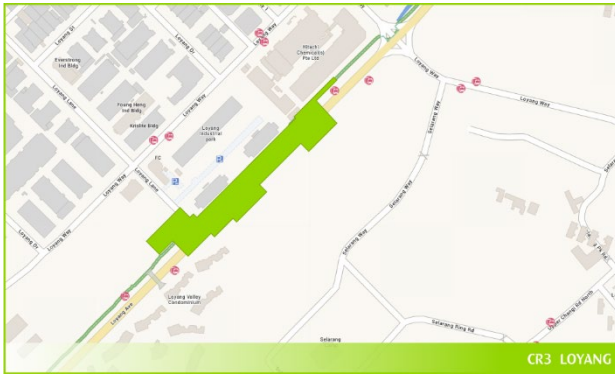
The three-storey semi-detached home with an attic and private lift showcases a blend of elegance and functionality. With a total of five bedrooms, including four ensuites, along with a spacious family and utility room, this residence offers ample space for comfortable living. Each bedroom is thoughtfully designed to provide a serene retreat, while the ensuites offer convenience and privacy.

The family room serves as a cozy gathering space for leisure and entertainment, while the utility room and household shelter adds practicality to everyday tasks. With its well-appointed layout and modern design, this home provides the perfect balance of style and functionality for contemporary living.

## LOCATION & CONNECTIVITY

MY HOME AMIDST A VIBRANT LOCALE WITH SUPERB CONNECTIVITY





Artist Impression – CRL1 Loyang station

**TRANSPORT**

Loyang MRT (u/c)	4-min drive / 12-min walk
Pasir Ris MRT	8-min drive
Tampines East MRT	8-min drive
Pasir Ris East MRT (u/c)	8-min drive
Upper Changi MRT	8-min drive
Tampines Expressway (TPE)	5-min drive
Pan Island Expressway (PIE)	6-min drive
East Coast Parkway (ECP)	6-min drive

**RETAIL / F&B**

Komo Shoppes	5-min walk
Loyang Point	3-min drive / 11-min walk
El Avenue	5-min drive
Pasir Ris Mall	6-min drive
Pasir Ris Central Hawker Centre	6-min drive
White Sands	7-min drive
Tampines Mall	7-min drive
IKEA Tampines	8-min drive
Our Tampines Hub	8-min drive
Elias Mall	8-min drive
Singapore Expo	11-min drive
Pasir Ris West Plaza	10-min drive
Jewel Changi Airport	13-min drive

**NATURE**

Sea Shell Park	5-min drive
Tampines Eco Green Park	6-min drive
Pasir Ris Park	6-min drive
Gallop Stable @ Pasir Ris	7-min drive
Changi Beach Park	14-min drive

**BUSINESS PARK / CENTRE**

Loyang Industrial Estate	4-min drive
Pasir Ris Wafer Fab Park	8-min drive
Tampines Regional Centre	9-min drive
Changi Business Park	10-min drive

**SCHOOLS**

**PRIMARY SCHOOL**

White Sands Primary School (within 1km)	5-min drive
Pasir Ris Primary School	4-min drive
Casuarina Primary School	5-min drive
East Spring Primary School	6-min drive

**SECONDARY SCHOOL**

East Spring Secondary School	4-min drive
Ngee Ann Secondary School	5-min drive
Hai Sing Catholic School	6-min drive
Meridian Secondary School	7-min drive

**TERTIARY INSTITUTION**

Singapore University of Technology and Design	7-min drive
Temasek Polytechnic	11-min drive

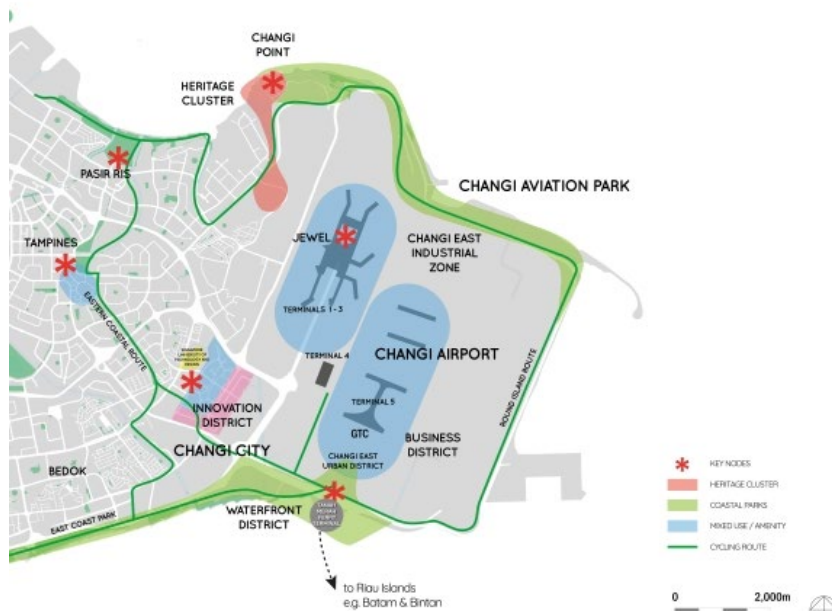
**INTERNATIONAL SCHOOL**

The Japanese Primary School	3-min drive
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**CLUB**

D'Resort Downtown East	5-min drive
Aranda Country Club	6-min drive
Safra Tampines	8-min drive
Tanah Merah Country Club	11-min drive
PAassion WaVe @ Pasir Ris	11-min drive
Heartbeat@Bedok	12-min drive
HomeTeamNS Bedok Reservoir	15-min drive

## CHANGI REGION REJUVENATION



source: URA

Changi Region is much more than just an employment node. It can have a diverse range of recreation and tourism attractions.

From the rich, rustic heritage of Changi Point to the iconic lifestyle and entertainment options within Jewel Changi Airport, a wide range of unique leisure attractions will be connected by the Round Island Route and cycling network.

### Changi City: Waterfront District

In the longer-term, a waterfront district could be developed to offer exciting new recreational and tourism possibilities. It offers exciting new recreational and tourism possibilities and seamless inter-modal “fly-ferry” linkages from Terminal 5.



Source: URA

*An overview of a possible future ecosystem that can be created leveraging on the Singapore University of Technology and Design (SUTD) and Changi Business Park*

### Changi City: Innovative lifestyle business district – SUTD & Changi Business Park

In the Changi Region, with Changi Airport expanding progressively, there are opportunities to create a vibrant, mixed-use area around the airport to continue to sustain Singapore’s status as a leading air hub. Connections to the Changi Region will be enhanced by train (Cross Island Line and possible extension of Thomson-East Coast Line) and road (road widening and improvements), and there is potential to explore “fly-ferry” connections between Tanah Merah Ferry Terminal and Changi Airport’s Terminal 5.

Aviation and cargo related sectors and businesses can be encouraged to foster a synergistic and innovative ecosystem around the airport, leveraging on the nearby Singapore University of Technology and Design and Changi Business Park.

Beyond creating new job opportunities, the Changi Region is also planned as a mixed-use cluster and destination with a range of recreational offerings and tourist attractions for residents, workers and tourists.

# FINISHES

## Facade

### Legend – External Finishes

**a** SKK – Bellart Series  
Texture: Draw  
Colour: AC2170



**c** SKK – Bellart Series  
Texture: Lenaluck  
Colour: AC1186



**e** Timber look alike  
powder coating



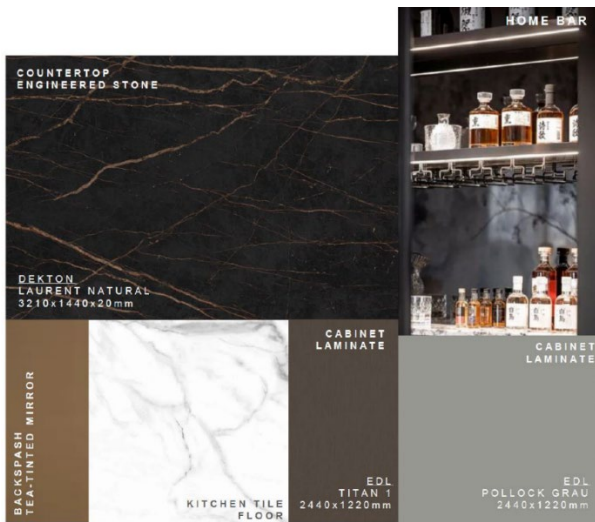
**b** SKK – Bellart Series  
Texture: Flat  
Colour: AC1035



**d** Aluminium window frame,  
aluminium awning & planter wall  
Code: RAL 7039



## Dry Kitchen



## Wet Kitchen



**Master Bedroom**



**Common Bedroom Laminate**



**Powder Room**



**Master Bath**



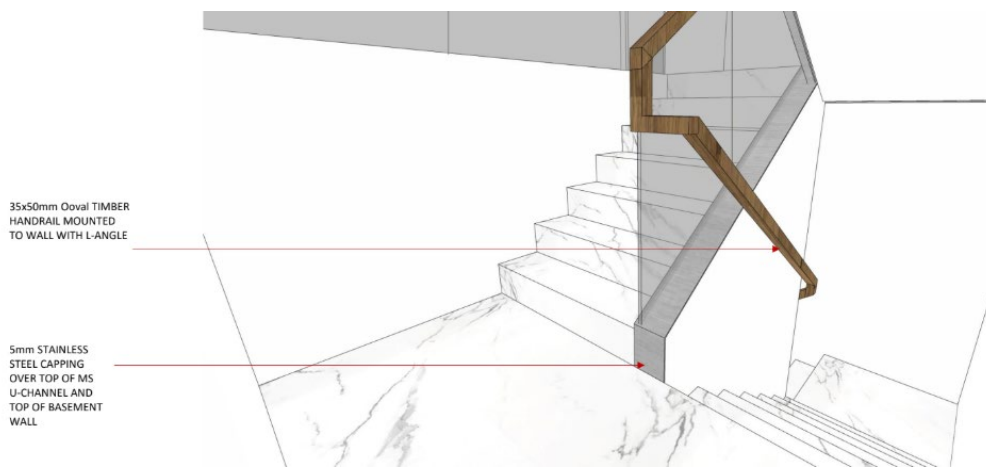
**Junior Master Bath**



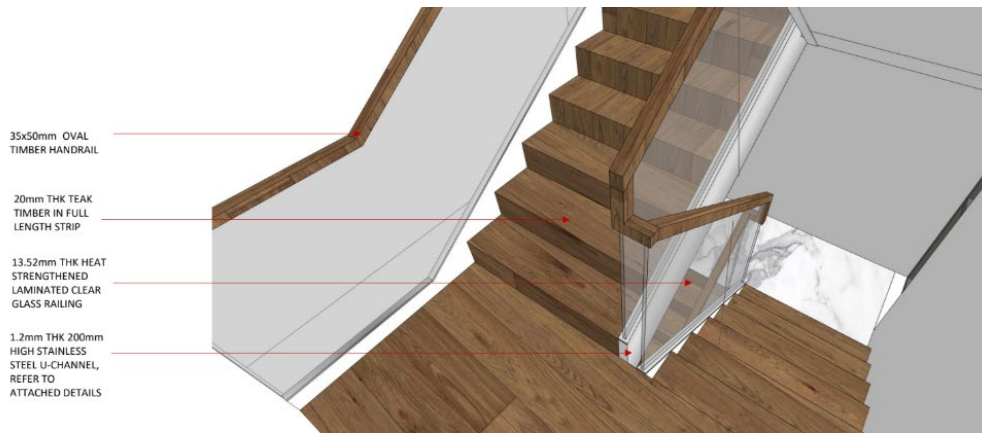
## Common Bath



## Staircase



Basement to L1



L1 to Attic

## FAQs

SUBJECT	QUESTIONS	ANSWER
ELIGIBILITY TO BUY	Are Foreigners eligible to purchase?	NO
<b>DESIGN &amp; PROVISIONS</b>		
SWIMMING POOL (House 36 only)	What is the dimension of the Swimming Pools?	3-sided pool at approx. 15m (longest length) x 1m (narrowest width)  Spa pool at approx. 3m x 1.5m (narrowest width)
	What is the water depth of the Swimming Pools?	1.2m (main pool) 0.9m (spa pool)
DIMENSIONS	Length X Depth of the Houses	House 30: 8.28m x 24m House 32: 9.08m x 22m House 36: 58m x 15.8m
SECURITY FEATURES	Any Inter-com system (Video/Audio?)	Yes, audio and video intercom system. 2 CCTVs provided
MAIN GATE	Access to House	Transponder
LOCATION OF SIDE GATE	Any? Where?	House 36 only – next to main gate
BOUNDARY WALL/ FENCE	What is the height?	1.8m from finished floor level
	What material is used for the wall/fence?	A combination of BRC with low wall, R.C. wall and Vertical posts
EXTERNAL FAÇADE	Finishes?	Decorative textured coating with paint
CAR PARK	What is the maximum no. of cars that can be parked within the house?	2 each
	What about outside the house?	Not controlled by developer. Controlled by LTA.
	Any EV charging provision or with charging point	Yes. 1 per house.
	Can I convert the garden into tiled driveway?	No authority regulations against tiling the garden area.
ANY WATER TANK	Are all units with water tank? Where?	Bungalow: Balancing Tank for pool at Basement storey, Water tank at 2 <sup>nd</sup> storey Semi-D: Water tank at Attic storey

SUBJECT	QUESTIONS	ANSWER
INSPECTION CHAMBER	Any? Where?	Yes, at driveway/car porch for House 30 and 32, at basement M&E space for House 36 Manholes at rear of House 30 and 36
LETTER BOX	Where?	Beside meter compartment
REFUSE COLLECTION	Where?	Outside main gate
INSTALLATION OF SOLAR PANEL	Is it allowed?	Not allowed due to DSTA visual control requirements
<b>INTERNAL FITTINGS</b>		
GAS SUPPLY	City gas or cylinder?	Cylinder
WATER HEATER	Gas or electric?	Electric storage water heater except for WC, no hot water supply to powder rooms
AIR-CONDITIONER	Type? /Brand?	Daikin/Mitsubishi
SMART FEATURES	Any? Where?	See Smart Features in Brochure
FLOORING	Living/Dining/Dry Kitchen	Porcelain/Homogenous Tile
	Wet Kitchen	Porcelain/Homogenous Tile
	Pool Deck	Porcelain/Homogenous Tile
	Bedrooms	Timber Strip flooring
	Balcony	Porcelain/Homogenous Tile
	Powder Room	Porcelain/Homogenous Tile
	Bathrooms	Porcelain/Homogenous Tile
	Staircase	Teak Timber in full strip / Porcelain/Homogeneous Tile
KITCHEN	What appliances are provided and what brands?	<p style="text-align: center;"><b><u>HOUSE 30 / 32</u></b></p> <p>DRY KITCHEN</p> <ul style="list-style-type: none"> <li>• De Dietrich built-in fridge</li> <li>• Eurocave wine fridge</li> <li>• Blanco sink &amp; Hansgrohe tap</li> </ul> <p>WET KITCHEN</p> <ul style="list-style-type: none"> <li>• De Dietrich 5-zone gas cooker hob</li> <li>• De Dietrich cooker hood</li> <li>• De Dietrich built-in convention oven</li> <li>• De Dietrich built-in steam oven</li> <li>• Samsung fridge</li> <li>• Samsung washer cum dryer</li> <li>• Blanco sink &amp; Hansgrohe mixer</li> </ul>

SUBJECT	QUESTIONS	ANSWER
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BATHROOM	What sanitary ware is provided and what brand?	Laufen sanitary ware Hansgrohe sanitary fittings
	Is Bath Tub provided?	No
	Can outdoor shower be installed?	No
WINDOWS	Are the windows tinted/Double Glazed?	Laminate glazing for windows
BALCONY	Water point provided?	Yes (select balconies only)
	Height of the railing?	1 meter
	Material of railing?	Glass and metal
	Trellis provided for roof terrace?	No
	Can the Open Roof Terrace/ Open to Sky Terrace / PES be enclosed?	Yes, subject to Authorities' approval
PRIVATE LIFT	Name of Lift/Company? What is the estimated maintenance fee per year?	Kenjo TEB will advise at a later stage.
	Capacity?	5 pax

**CEILING HEIGHTS**  
(SUBJECT TO FINAL ACTUAL MEASUREMENT ON SITE)

House 30 & 32 Semi-Detached

	Area	Ceiling Height (mm)
<b>Basement</b>		
	Family Room	2400
	Utility	3200
	HS	3150
<b>1st Storey</b>	Living	3150
	Dining	3150
	Dry Kitchen	2700 (House 30 only)
	Wet Kitchen	2600
	Powder Room	2600
	WC	2200
	Car Porch	3300
<b>2nd Storey</b>	Master Bedroom	2900
	Walk In Wardrobe (Master)	2400
	Master Bath	2450
	Bedroom 2	2900
	Bedroom 3	2900
	Bath 2	2450
<b>Attic Storey</b>	Bedroom 4	2400/2900
	Bedroom 5	2900
	Bath 3	2400
	Bath 4	2400

**House 36 Bungalow**

	<b>Area</b>	<b>Ceiling Height (mm)</b>
<b>Basement</b>	Family Room	2850
	Powder Room 1	2450
	Bath 3	2450
	Bedroom 3	2850
	HS	2800
	M&E Space	2850
	M&E Space	2750
	Filtration Pump Room	1800
	Balancing Tank	2750
<b>1st Storey</b>	Living	2900
	Dining	2900
	Dry Kitchen	2900
	Wet Kitchen	2900
	Bedroom 4	3000
	Bath 4	2650
	Utility	3300
	WC	2450
	Store	3300
	Powder Room 2	2650
	Patio	3350
	Car Porch	3300
	<b>2nd Storey</b>	Master Bedroom
Walk in Wardrobe (Master)		2200
Master Bath		2450
Bedroom 5		2900
Bedroom 6		2900
Bath 5		2450
Family Room		2900
Junior Master Bedroom		2900
Walk in Wardrobe (Junior)		2200
Junior Master Bath		2450