



## FACT SHEET

<b>Developer</b>	:	Valerian Residential Pte. Ltd. Subsidiary of Allgreen Properties Limited
<b>Address</b>	:	1 Zion Promenade Singapore 169564
<b>Land Tenure</b>	:	99 years commencing from 4 November 2024
<b>District</b>	:	03
<b>Latest Vacant Possession Date</b>	:	6 February 2031
<b>Latest Date of Completion Notice</b>	:	6 February 2034
<b>Zone</b>	:	Residential
<b>Site Area</b>	:	9285.9 sqm
<b>Plot Ratio</b>	:	5.6
<b>Height Control</b>	:	240 SHD
<b>Site Coverage</b>	:	32.24%
<b>Proposed GFA</b>	:	56,161.12 sqm
<b>No of blocks</b>	:	1
<b>Total no of units</b>	:	596
<b>Construction Method</b>	:	PPVC
<b>Project Description</b>	:	PROJECT REFERENCE NO: A1656-A0060-2024 PROPOSED CONDOMINIUM HOUSING DEVELOPMENT COMPRISING 1 BLOCK OF 63-STOREY RESIDENTIAL FLATS (TOTAL 596 UNITS) WITH 3 BASEMENT CARPARK, A LANDSCAPE DECK AND OTHER COMMUNAL FACILITIES ON TS24 LOT 02479V AT ZION PROMENADE (BUKIT MERAH PLANNING AREA)
<b>Carpark provision</b>	:	481 basement lots (inclusive of 4 accessible lots and 15 electric vehicle charging lots)  There is no allocation of car parking lots for each unit. All parking lots are based on a first come, first served basis. In the event of shortage of car park lots, balloting shall be carried out.
<b>Bicycle parking</b>	:	149
<b>Waste disposal system</b>	:	Pneumatic Waste Disposal System
<b>Number of Lifts</b>	:	6 common lifts serving Basement 3 to Roof 6 private lifts serving Basement 3 to L1, L22, L43 to Roof 1 common lift serving Basement 3 to L1 (Upper Level) 1 common lift serving L1 to L1 (Upper Level)
<b>Air conditioning brand</b>	:	Mitsubishi
<b>Main entrance width</b>	:	6m ingress (2 lanes) and 4m egress (1 lane)
<b>Carpark height clearance</b>	:	2.2m
<b>Large vehicle access</b>	:	a. Mini school bus access only at the main drop off b. Delivery truck access is at Basement 3 loading area Headroom : 4.2m (at ramp)

### Other Provisions

<b>Wardrobe</b>	:	<b>Master Wardrobe</b>  Promenade Collection – Satin Mirror Finish Promenade Suites – Tinted Glass Finish All with internal lighting.
	:	<b>Common Wardrobe</b> – Laminate Finish
<b>BBQ Pavilion</b>	:	All will be provided with one electric BBQ and one sink and tap
<b>Smart System Provisions</b>	:	Smart Home System Gateway (1 no)



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		Smart Door Bell with Camera and chime (1 no) Smart Digital Lockset for Main Door of the Unit (1 No) Smart Lighting Control Modules for Foyer, Living and Master Bedroom (3 nos) Smart Smoke Detector (1 no) Air-Conditioning Control for all Air-Conditioner Units Smart Mailbox System Smart Voice Control by Google Home App
<b>Lifestyle Bar Cabinetry</b>	:	Ernestomeda from Italy
<b>Sanitary Ware</b>	:	Laufen from Switzerland
<b>Sanitary Fittings (except WC)</b>	:	Gessi from Italy

### Unit Ceiling Height

	Approximate Ceiling Height (m)	AS1, AS2	BS1, BS2, BS3	B1, B2, B3, B4, B5	C1, C2	CP1, CP2	DP1, DP2	DP3, EP1	PH1, PH2
i	<b>Private Lift Lobby</b>	-	-	-	-	2.5	2.5	2.5	2.5
ii	<b>Living</b>	2.78	2.78	2.78	2.78	2.96	3.06	3.06	3.06
iii	<b>Dining</b>	2.78	2.78	2.78	2.78	2.96	3.06	3.06	3.06
iv	<b>Family</b>	-	-	-	-	-	-	-	2.96
v	<b>Bedrooms</b>	2.78	2.78	2.78	2.78	2.96	2.96	2.96	2.96
vi	<b>Walk-in Closet</b>	-	-	-	-	2.96	2.96	2.96	2.96
vi	<b>Study</b>	2.78	2.78	-	-	-	-	-	2.5
vii	<b>Kitchen</b>	2.4	2.4	2.4	2.4	2.5	2.5	2.5	2.5
viii	<b>Household Shelter</b>	-	-	-	2.85	-	-	-	-
ix	<b>Powder Rooms</b>	-	-	-	-	-	-	2.5	2.5
x	<b>Bathrooms</b>	2.4	2.4	2.4	2.4	2.5	2.5	2.5	2.5
xi	<b>Utility</b>	-	-	-	-	2.9	2.9	2.9	2.9
xii	<b>WC/ Yard</b>	-	-	-	-	2.5	2.5	2.5	2.5
xiii	<b>Balcony</b>	2.92	2.92	2.92	2.92	3.07	3.07	3.07	3.07

### Finishes

Area	Promenade Collection	Promenade Suites
<b>Living, Dining, Study, Kitchen, Wet Kitchen, Master Bathroom, Common Bathroom</b>	European Porcelain Tiles	
<b>Bedrooms</b>	Engineered timber	
<b>Kitchen Countertop</b>	Sintered Stone	Engineered Quartz
<b>Kitchen island (DP3 onwards)</b>	N.A	Engineered Quartz
<b>Lifestyle Bar (Countertop)</b>	N.A	Sintered Stone



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### Unit Mix & Share Value

Bedroom Type	Unit Type	Area (sqM)	Area (sqft)	No. of Units	Share Value	Maintenance Fund (est \$65/share)
<b>1 Bedroom + Study</b>	AS1/AS2	49	527	80	5	\$325
<b>2 Bedroom</b>	B1/B2	61	657	80	6	\$390
	B3	62	667	40		
	B4	64	689	40		
	B5	63	678	40		
<b>2 Bedroom + Study</b>	BS1	71	764	40		
	BS2	73	786	40		
	BS3	74	797	40		
<b>3 Bedroom</b>	C1	100	1076	40		
	C2	96	1033	40		
<b>3 Bedroom Premium (with Private Lift)</b>	CP1	111	1195	19	7	\$455
	CP2	108	1163	19		
<b>4 Bedroom Premium (with Private Lift)</b>	DP1/DP2	132	1421	38		
	DP3	147	1582	19		
<b>5 Bedroom Premium (with Private Lift)</b>	EP1	175	1884	19	8	\$520



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### Appliances

Full suite of Miele (from Germany) appliances except for Built-in Wine Chiller (Liebherr from Germany)

Kitchen Appliances	AS1, AS2, B1, B2, B3, B4, B5, BS1, BS2, BS3	C1, C2	CP1, CP2	DP1, DP2	DP3	EP1	PH1, PH2
Invisible Induction Hob	✓						
3 Burner Gas Hob		✓	✓	✓			
5 Burner Gas Hob					✓	✓	✓
60cm Hood	✓						
90cm Hood		✓	✓	✓	✓	✓	✓
Built-in Combi Steam Oven	✓	✓	✓	✓	✓	✓	✓
Built-in Combi Microwave Oven					✓	✓	✓
Integrated Fridge	✓						✓
75cm Freestanding Fridge		✓					
120cm Freestanding Fridge			✓	✓	✓	✓	✓
Washer Dryer	✓	✓					
Washer			✓	✓	✓	✓	✓
Dryer			✓	✓	✓	✓	✓
Dishwasher				✓	✓	✓	✓
Built-in Wine chiller			✓	✓	✓		✓
Freestanding Wine Chiller						✓	✓



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### Consultant Team

<b>Architect</b>	:	DCA Architects Pte Ltd
<b>Landscape Architect</b>	:	Ecoplan Asia Pte. Ltd.
<b>Project Interior Design</b>	:	Index Design Pte Ltd
<b>Main Contractor</b>	:	Woh Hup (Private) Limited
<b>Quantity Surveyor</b>	:	ThreeSixty Cost Management Pte. Ltd.

### Lawyers

<b>Lawyers</b>	:	<b>Rajah &amp; Tann Singapore LLP</b> 9 Straits View #06-07, Marina One West Tower, Singapore 018937
<b>Project Account Details</b>	:	DBS BANK LTD. FOR PROJECT ACCOUNT NO. 072-122516-6 OF VALERIAN RESIDENTIAL PTE. LTD.

### FAQ

Development		
S/N	Question	Answer
1.	What floor is road level?	B1 – Road level L1 – E-Deck L1 (Upper level) – Tree Top Walk L2 – First floor of Units
2.	What is the height from e-deck to Level 2?	Approx 10.5m
3.	What is the height from Road (Zion promenade) level to L2?	Approx 15.3m
4.	What is the location of Bin Centre?	Basement 3
5.	How many general waste and recyclable refuse hopper per floor?	1 general waste and 1 recyclable refuse hopper per floor
Recreational Facilities		
6.	Sizes of Clubhouses	Sizes are approximate and rounded to the nearest whole number:  <b><u>L1</u></b>  Club Promenade 1: 58sqm Club Promenade 2: 61sqm Club Promenade 3: 75sqm  Club Canopy: Approx 56sqm Club Enclave: Approx 44sqm  <b><u>Roof</u></b>  Club Sky Peak and Sky Observatory: 85sqm
7.	Sizes of Pools	<b><u>L1</u></b>  *Assuming lane width of 2m  <b>50m Lap Pool</b>  - 10m width (5 lanes*) - Water depth 1.2m



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		<p><b>Play Pool</b></p> <ul style="list-style-type: none"> <li>- Approx 9m x 6.5m</li> <li>- Water depth 0.5m</li> </ul> <p><b>Family Pool</b></p> <ul style="list-style-type: none"> <li>- Approx 6.5m x 14.8m</li> <li>- Water depth 0.9m</li> </ul> <p><b>Spa Cove/Relaxation Pool/Hydrospa Bay</b></p> <ul style="list-style-type: none"> <li>- Approx 12.5m x 13.5m</li> <li>- Water depth 0.9m</li> <li>- Special features: Spa Cove: 4 no. of spa beds, 6 no. of jets each Hydrospa Bay: 4 no. of spa seats, 3 no. of jets each</li> </ul> <p><b><u>L43</u></b></p> <p><b>Revitalising Pool 1 &amp; 2</b></p> <ul style="list-style-type: none"> <li>- Approx 2m x 2m</li> <li>- Water depth 0.9m</li> <li>- Special Features: 2 no. of spa seats, 3 no. of jets each per pool</li> </ul> <p><b><u>Roof</u></b></p> <p><b>Sky Peak Infinity Pool / Sky Champagne Pool / Sky Lounge</b></p> <ul style="list-style-type: none"> <li>- Width: 3.5m (Sky Peak Infinity Pool)</li> <li>- Length: Approx 20m (Sky Peak Infinity Pool)</li> <li>- Water depth 1.2m (Sky Peak Infinity Pool)</li> </ul>
8.	<b>How big is The Gymnasium?</b>	Approx 100 sqm
9.	<b>What is the total area for the Wellness Peak?</b>	Approx 600sqm (including facilities, planters and walkways within)
10.	<b>Facilities offered in each Clubhouse (e.g. island cooking? TV?)</b>	<p><b><u>Club Promenade 1</u></b></p> <p>Open-access lounge with a counter and sink, available for general use when not booked; can be enclosed for private parties or functions when reserved.</p> <p><b><u>Club Promenade 2 &amp; 3</u></b></p> <p>Open-access lounge and dining table seating for 6 and 10 pax respectively, each area featuring an island counter equipped with a</p>



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		<p>sink and fridge when booked. An induction hob is available at Club Promenade 3, and ovens are provided in both areas for food preparation. Each facility can be enclosed individually for private parties or functions when reserved.</p> <p><b><u>Club Canopy</u></b></p> <p>Bookable function room with lounge and dining table seating for 10 pax, featuring an island counter equipped with a sink and fridge. Induction hob and oven are provided for food preparation.</p> <p><b><u>Club Enclave</u></b></p> <p>Bookable function room with lounge seating and TV, featuring a food preparation counter equipped with a sink, fridge, and oven for food preparation.</p> <p><b><u>Club Sky Peak &amp; Sky Vista</u></b></p> <p>Bookable function room with dining tables seating 12 pax and additional lounge seating. An electric induction hob and sink are provided at Sky Vista for food preparation, while a fridge and oven are available within Club Sky Peak.</p>
11.	Are the Social Pods airconditioned?	Yes
12.	What is the estimated ceiling height for the Clubhouses?	4m
13.	Are pets allowed on the Promenade Lawn?	Pets are not allowed because turf type is not suitable.
<b>Common Facilities</b>		
14.	How many EV Chargers?	15 EV Lots
15.	Where is the Bicycle Parking located?	<p>There are 2 clusters.</p> <ul style="list-style-type: none"> <li>- 1 cluster (75 lots) at Basement 1, near Side Gate A</li> <li>- 1 cluster (74 lots) at Level 1, near Side Gate B</li> </ul>
16.	Can L2 to L42 access to L44 and L63 via the common lifts?	Yes.
17.	Where is the chute location on every floor?	At common lift lobby, except for sky terrace floors and basements.
18.	Are the lift lobbies air-conditioned?	B1 to B3 – Yes Other levels are naturally ventilated.
<b>Unit</b>		
19.	What is the height of the balcony railing?	1.1m from Unit FFL
20.	For the aluminum railing, any special treatment to prevent corrosion?	All balcony railings are aluminum powder coated.



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21.	Are there any floor finishes beneath the wardrobe?	Yes.
22.	What type of heater is installed in the bathroom?	Electric storage water heater
23.	Town gas or cylinder gas?	Town gas
24.	Kitchen hood extracted or recirculated?	Recirculated
25.	Is the mechanical ventilation for the bathroom extracted or recirculated?	Extracted
26.	Do all bathrooms have mechanical ventilation?	No, bathrooms that cannot achieve natural ventilation are mechanically ventilated.
27.	Is digital lock provided at the main door and rear door for private lift units?	Yes.
28.	Security feature at ground and basement lift lobbies	Card access is provided at residential lift lobbies.
29.	Security feature at private lift lobbies	Access cards are required at the private lift lobbies and in the private lift car.
30.	Household Shelter Location within the Unit	Only C1 and C2 are provided with Household Shelters.
<b>Others</b>		
31.	Water Tank location	B2, L22, L43 and Roof.
32.	Is the development handicapped friendly?	Yes, compliant with BCA Barrier Free Access Code.
33.	Showflat Unit Types	BS1, C2 & DP3
34.	When is the estimated date for foundation payment?	Between late Q3 to Q4 2026
35.	When is the estimated date of TOP?	H1 2030