

K O P A R

AT NEWTON

FACT SHEET

PROJECT DETAILS

| | | |
|---|---|--|
| Appx Site Area | : | 11,643.2 sqm |
| Plot Ratio | : | 2.8 |
| GFA | : | 32,601 sqm |
| Lot / Plot / Mukim No. | : | Lot 01355T - TS 28 |
| Expected Date of Vacant Possession | : | 30 th June 2024 |
| Expected Date of Legal Completion | : | 30 th June 2027 |
| Tenure of Land | : | 99 years starting from 22 nd April 2019 |
| Developer | : | CEL Newton Pte Ltd |
| Payment Scheme Available | : | Progressive Payment Scheme |
| Project Account | : | OCBC Bank for Project Account No. 713-285567-001 of CEL Newton Pte Ltd |

TT Remittance Details

| | |
|---------------------------------|--|
| Beneficiary Account Name | CEL Newton Pte Ltd – Project Account |
| Beneficiary Project Account No. | 713-285567-001 |
| Bank Name | OCBC Bank |
| Swift Code | OCBCSGSG |
| Bank Address | 65 Chulia Street, #06-00, Singapore 049514 |

CONSULTANTS

| | | |
|----------------------------|---|------------------------------------|
| Architects | : | ADDP Architects LLP |
| Landscape Architect | : | Tinderbox Landscape Studio Pte Ltd |
| Main Contractor | : | United Tec Construction Pte Ltd |
| Solicitor | : | Dentons Rodyk and Davidson LLP |

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DEVELOPMENT INFORMATION

Summary of Development

: Proposed Residential Flat Development Comprising Erection of 2 Towers of 23-Storey Residential Apartments (Total:378 Units) with Common Basement Carparks, Communal Facilities at Kampong Java Road, Bukit Timah Road, Makeway Avenue (Novena Planning Area)

Recreation Facilities

- :
- The Arrival
 - Concierge
 - Guest lounge
 - Reception
 - The Sommelier
 - The Connoisseur
 - Theatrette
 - Restroom
 - The Courtyard
 - Cocktail lounge
 - Gymnasium
 - Grand lawn
 - Aura Lounge
 - Relaxation deck
 - Hydrotherapy pool (Estimated surface area 70 sqm)
 - Microbubble spa (Estimated surface area 25 sqm)
 - Hot spa pool (Estimated surface area 6 sqm)
 - Cold spa pool (Estimated surface area 6 sqm)
 - Meditation lawn
 - Steam room
 - Massage room
 - Nail salon
 - Zen garden
 - Aura gourmet pavilion (Estimated surface area 50 sqm)
 - Herbs garden
 - Infinity-edge lap pool (Estimated surface area 500 sqm)
 - Relaxation pool (Estimated surface area 95 sqm)
 - Sun deck
 - Water deck
 - Reflective pool
 - Picnic lawn
 - Kid's pool (Estimated surface area 100 sqm)
 - Jolly pavilion (Estimated surface area 35 sqm)
 - Kid's party pavilion (Estimated surface area 50 sqm)
 - Forest walk
 - Cabana
 - Tennis court
 - Playground
 - Play pavilion (Estimated surface area 15 sqm)

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- Vita gourmet pavilion (Estimated surface area 50 sqm)
- Garden cabin
- Garden alcove
- Bicycle park
- Parcel station

Car Park Lots : 378 lots (excluding 4 handicap lots)

UNITS INFORMATION

Total No. of units : 378 Units

Official Address : 6 Makeway Avenue S(228606)
 8 Makeway Avenue S(228607)

Breakdown of Units and Sizes (Approximate) :

| Unit Type | Typical Unit Sizes | No. of Units | Percentage |
|-----------------|--------------------|--------------|-------------|
| 1 Bed | 517 | 66 | 17.5% |
| 2 Bed Classic | 614 | 42 | 11% |
| 2 Bed Deluxe | 689 | 86 | 23% |
| 3 Bed Classic | 915 – 958 | 44 | 11.5% |
| 3 Bed Deluxe | 1,055 – 1,098 | 66 | 17.5% |
| 4 Bed Deluxe | 1,518 – 1604 | 45 | 12% |
| 5 Bed Luxury | 1,819 | 21 | 5.5% |
| 3 Bed Deluxe PH | 1,346 – 1,367 | 4 | 1% |
| 4 Bed Deluxe PH | 1,722 | 1 | 0.2% |
| Premium PH | 2,637 – 2,863 | 3 | 0.8% |
| TOTAL | | 378 | 100% |

Kitchen Appliances : SMEG and Vintec (For Wine Cellar Only)

Laundry Appliances : Electrolux

Sanitary Ware : TOTO

Sanitary Fittings : TOTO

APPROX. CEILING HEIGHT : Refer to Technical Specifications

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Estimated Maintenance Fees :

| Unit Type | Est Monthly Maintenance Fee |
|---------------|-----------------------------|
| 1 Bed | \$400 |
| 2 Bed Classic | \$480 |
| 2 Bed Deluxe | \$480 |
| 3 Bed Classic | \$480 |
| 3 Bed Deluxe | \$560 |
| 4 Bed Deluxe | \$560 |
| 5 Bed Luxury | \$640 |
| 3 Bed PH | \$560 |
| 4 Bed PH | \$640 |
| PPH3 | \$720 |
| PPH1, PPH2 | \$800 |

FLOOR FINISHES

| Unit Type | Living/Dining | Bedrooms | Dry Kitchen | Kitchen | Master Bath | Common Bath | Balcony/PES |
|-----------|---------------|-----------------|-------------|---------|-------------|-------------|-------------|
| 1 Bedroom | Tiles | Timber Flooring | NA | Tiles | | Tiles | Tiles |
| 2 Bedroom | | | | | | | |
| 3 Bedroom | | | | | | | |
| 4 Bedroom | Marble | | Marble | | Marble | | |
| 5 Bedroom | | | | | | | |
| Penthouse | | | | | | | |

Kitchen Cabinetry

| Unit Type | Dry Kitchen | Kitchen |
|-----------|--|---|
| 1 Bedroom | Not applicable | Built-in kitchen cabinet in melamine and/or laminate and/or glass finish with quartz counter top complete with stainless steel sink and mixer |
| 2 Bedroom | | |
| 3 Bedroom | | |
| 4 Bedroom | Built-in kitchen cabinet in melamine and/or laminate and/or glass finish with quartz counter top | Built-in kitchen cabinet in melamine and/or laminate and/or glass finish with quartz counter top complete with stainless steel sink and mixer |
| 5 Bedroom | | |
| Penthouse | | |

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PROVISIONS

| Bedroom Type | Ceramic Hob with Hood | Gas Hob with Hood | Premium Gas Hob with Hood | Integrated Fridge | Fridge | Washer Cum Dryer | Washer |
|-----------------|-----------------------|-------------------|---------------------------|-------------------|--------|------------------|--------|
| 1 Bed | √ | x | x | √ | x | √ | x |
| 2 Bed Classic | √ | x | x | √ | x | √ | x |
| 2 Bed Deluxe | √ | x | x | √ | x | √ | x |
| 3 Bed Classic | x | √ | x | x | √ | √ | x |
| 3 Bed Deluxe | x | √ | x | x | √ | √ | x |
| 4 Bed Deluxe | x | x | √ | √ | √ | x | √ |
| 5 Bed Deluxe | x | x | √ | √ | √ | x | √ |
| 3 Bed Deluxe PH | x | x | √ | x | √ | √ | x |
| 4 Bed Deluxe PH | x | x | √ | √ | √ | x | √ |
| Premium PH | x | x | √ | √ | √ | x | √ |

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| Bedroom Type | Dryer | Built-in Oven | Premium Built-in Oven | Premium Built-in Microwave | Wine Chiller | Washlets | Long Bath |
|-----------------|-------|---------------|-----------------------|----------------------------|--------------|------------------------|---|
| 1 Bed | x | √ | x | x | x | x | x |
| 2 Bed Classic | x | √ | x | x | x | x | x |
| 2 Bed Deluxe | x | √ | x | x | x | x | x |
| 3 Bed Classic | x | √ | x | x | x | x | x |
| 3 Bed Deluxe | x | √ | x | x | x | x | x |
| 4 Bed Deluxe | √ | x | √ | √ | x | √ (Masterbath Only) | √ Built-in (Masterbath only) |
| 5 Bed Deluxe | √ | x | √ | √ | √ | √ (Masterbath only) | √ Free standing (Masterbath only) |
| 3 Bed Deluxe PH | x | x | √ | x | x | √ | √ Free standing (Masterbath only) |
| 4 Bed Deluxe PH | √ | x | √ | √ | x | √ | √ Free standing (Masterbath only) |
| Premium PH | √ | x | √ | √ | √ | √ | √ Free standing (Masterbath only) Built-in (Junior bath only) |