FACT SHEETS:

| Project Name | La Mar | | | XX | | | |
|---|---|---|-----------------------------|---|---|---|---|
| Developer | Lakeview | | | | | | |
| Project Description | A 5-STOREY RESIDENTIAL FLAT DEVELOPMENT (17 UNITS) WITH CARPARKS ON 1ST STOREY AND SWIMMING POOL AND COMMUNAL SPACE ON ROOF LEVEL ON LOTS MK26- 06462L & MK26-10525T (FORMERLY 06464M-PT) AT 35 MANGIS ROAD | | | | | | |
| Address | (GEYLANG PLANNING AREA) 35 Mangis Road (Formerly 51 Mangis Road) Postal Code 424970 | | | | | | |
| District | | | | | | | |
| Tenure | | | | | | | |
| Land Area | | | | | | | |
| Plot Ratio | | | | | | | |
| GFA (inclusive 10% bonus GFA) | bonus 1894.66 sqm | | | | | | |
| BP Approval No. and Date | A2180-00757-2018-BP01, approved on 20 Sept 2019 | | | | | | |
| Expected TOP | 12/07/2023 | | | | | | |
| Expected Legal Completion Date | 12/07/2026 | | | | | | |
| No. of units | 17 units | | | | | | |
| (Unit Area subject to final survey by surveyor) | Type A1 | Type A | Type B | Type B1(d.k.) | Type C | Type D | |
| | (4 bed 3 bath) #01-01 | (4 bed 3 bath) #02-01 #03-01 #04-01 #05-01 | (4 bed 3 bath) #02-02 | (4 bed 3 bath) #03-02 #04-02 #05-02 | (3 bed 2 bath) #02-03 #03-03 #04-03 #05-03 | (2 bed 2 bath) #02-04 #03-04 #04-04 #05-04 | - |
| | 1 unit 124 sqm | 4 units 124 sqm | 1 unit 125 sqm | 3 units 125 sqm | 4 units 105 sqm | 4 units 64 sqm | - |
| | 1335 sqft | 1335 sqft | 1345 sqft | 1345 sqft | 1130 1130 sqft | 689 sqft | - |

| No. of Car park lots / bicycle bay | 14 car park lots1 barrier free accessible car park lot3 bicycle bays | | | |
|--|---|--|--|--|
| Common Facilities & Features (At roof level) | Therapeutic Water Curtain Swimming Pool (approx. 6m to 8m wide x 20m length) Spa Jet Pool Wet Deck Pool Deck Lazy Lounger Family Lounge Garden Lounge Privy Lounge Alfresco Dining BBQ Pit Gymnasium | | | |
| Nearby Amenities | (to refer brochure) | | | |
| Estimated Maintenance fee (per month) | · · · · · · · · · · · · · · · · · · · | | | |
| | #02-01 #03-02 #02-03 #02-04 | | | |
| | #01-01 #03-01 #02-02 #04-02 #03-03 #03-04 | | | |
| | #04-01 #05-02 #04-03 #04-04 | | | |
| | #05-01 - #05-03 #05-04 | | | |
| | 7 7 7 7 6 \$350/unit \$350/unit \$350/unit \$350/unit \$300/unit | | | |
| Architect/ Landscape Consultant/ Interior Designer Quantity Surveyor | Ronny Chin Architects Pte. Ltd. PEB Consultants | | | |
| Civil & Structural Engineer | CMP Consultants Pte. Ltd. | | | |
| Mechanical & Electrical Engineer | ICON Consulting Engineer Pte. Ltd. | | | |
| Main Contractor | Chong Tong Construction Pte. Ltd. | | | |
| Conveyance Solicitor | Sterling Law Corporation | | | |
| Lifestyle concept | La Mariposa is conceptualized as a low-density, family centric dwalling anyianment. The dwalling levels consist of not more | | | |
| | dwelling environment. The dwelling levels consist of not more than 4 units per level. The units are comfortably sized, spaced and | | | |
| 5 | nicely oriented. The lifestyle provisions are at the topmost roof garden level. It is planned as a tranquil and relaxed living environment. It is designed to be family-friendly and to promote | | | |
| | | | | |
| | | | | |
| | cohesive gatherings and comfortable interactions for small to medium groups of family and friends. The development is well- | | | |
| | dressed with lush greeneries and curated landscaping. | | | |
| Architecture/ Unique Features | The design of this development draws inspiration from the carefree flight of the butterfly. A metaphorical impression of i environment is etched as an architectural imprint on the development. As such, the development is named as "I | | | |

LA MARIPOSA updated_09/10/2019

| | Mariposa" which is "The Butterfly" in Spanish. This language adoption is also to relate to the unique Eurasian background of the Joo Chiat neighborhood. |
|----------------------|--|
| Handicapped Friendly | Yes |

FAQ

| Unit Floor Finishes | |
|--------------------------|-----------------------------------|
| Living/Dining | Porcelain Tile with tile skirting |
| Dry Kitchen | Porcelain Tile with tile skirting |
| Wet Kitchen/Kitchen | Porcelain Tile with tile skirting |
| Bedrooms | Timber Strip with timber skirting |
| Bathrooms | Porcelain Tile |
| Store (where applicable) | Porcelain Tile |
| Toilet | Porcelain Tile |
| Balcony | Porcelain Tile |
| Additional | |

Additional

| | | | $\langle \rangle$ | | | |
|------------------------------|---|------------|-------------------|------------------|---------------------------|---------|
| Additional | | | | | | |
| Building height | <u>Overall Height</u> Above Mean Sea Level - 29.05m | | | | | |
| | Height dif | | | | vel to 1 st st | orey – |
| | approx. 0.5m | | | | | |
| | Roof Garden height from road level – <u>approx. 20.6m</u> | | | | | |
| | <u>Ceiling H</u> | eight (Sub | ject to find | al adjustm | <u>ent)</u> | |
| | Туре | Туре | Туре | Туре | Туре | Туре |
| | A1 | A | B | B1 | C | D |
| | (4 bed | (4 bed | (4 bed | (D.K.) | (3 bed | (2 bed |
| | 3 bath) | 3 bath) | 3 bath) | (4 bed | 2 bath) | 2 bath) |
| | 4.00m | 3.00m | 3.00m | 3 bath) 3.00m | 3.00m | 3.00m |
| C Phone | <u>All Bathrooms, Toilets and Localised bulkheads,</u> beams and box up at not less than 2m high. | | | | | kheads, |
| Air-conditioning system | Brand: M | | | | | |
| | (Wall-mo | | | | | em to |
| | Living/Di | ning/Dry | Kitchen ar | nd all Bed | rooms) | |
| Lighting Switches | Schneider Zencelo series | | | | | |
| Main Entrance door height | 2.7m | | | | | |
| Wardrobe | Built-in wardrobe with laminate/veneer/framed glass finish | | | ass finish | | |
| | to all <u>Bedi</u> | | 1 . | <u>.</u> | | • |
| Bath Vanity (Bathrooms only) | Vanity Cabinet with laminate finish and granite top, mirror cabinet | | | | • | |
| Sanitaryware & fittings | Brand: T | OTO (Ma | aster bath | & Comn | non Baths | only) |

| | <u>Master Bathroom</u> One glass shower compartment completes with rain shower and shower mixer set |
|--------------------------|--|
| | One water closet One vanity cabinet complete with basin and mixer Medicine cabinet complete with mirror One towel rail One toilet paper holder One bidet spray |
| | Common Bathroom(s) |
| | One shower compartment completes with shower mixer set One water closet One vanity cabinet complete with basin and mixer Medicine cabinet complete with mirror One towel rail One toilet paper holder One bidet spray |
| Kitchen Appliances | Brand: Fisher & Paykel |
| Can balcony be screened? | Built-in laminated surface kitchen cabinets with quartz resin and /or acrylic solid surface worktop complete with sink and mixer. Built-in cooker hob and hood. Built-in electric oven. Built-in microwave oven. Built-in dish washer (Type A1, A, B, B1 & C only) Free standing refrigerator. Free standing condenser dryer. Free standing wine cabinet. (Type A1, A, B, B1 & C only) Brand: SMEG Built-in dish washer (Type D only) |
| Water Heater Type | Storage water heater |
| Gas Supply Type | Cylinder type for wet kitchen (unit type A1, A, B, B1 and |
| (not provided) | C only) |
| Access to units | By digital door lockset c/w mechanical override key |
| Security System | Audio/Video Intercom System to Unit. Security Card Access Control System to Pedestrian Entrance Gate and Lift. Remote Control Access System for Vehicular Entrance Gate Closed Circuit Television System (CCTV) surveillance to 1st storey Lift Lobby and designated common areas. |
| Bomb Shelter Type | Staircase Storey Shelter |

LA MARIPOSA

updated_09/10/2019

| Waste Disposal System | Centralised collection system with refuse & recycle |
|-------------------------------------|---|
| | chute intake on common area. |
| | • Chute Chamber at 1 st storey. |
| No. of lift | 1 unit (Mechanical Ventilation) |
| Letterbox location | 1 st storey lift lobby |
| Any site gate beside main entrance? | Yes. |
| Development's Orientation/facing? | South-West facing (front façade) |

SHUTHORNMERNAL