

**Developer: Evelyn Pte Ltd**

**FACT SHEET**

**Project information** : Proposed 1 block of 16- Storey residential apartments with a swimming pool, communal facilities and surface carpark.

**Legal Description** : TS 28 Lot 99515L (District 11)

**Development Name** : **enchanté** 悦福臨

**Address** : 3 Evelyn Road

**Tenue** : Freehold

**Site Area** : 9,873 sqft

**No of units** : 25 units

Unit Type	No. of unit	Area (sqm/sqft)
Type A – 3Br (Dual Key)	7	101 / 1087
Type A1 – 3Br + home office	2	101 / 1087
Type B – 3Br + home office	9	93 / 1001
Type C – 4Br+ home office	4	119 / 1281
Type D – 3Br (Duplex)	2	118 / 1270
Type PH – 5Br	1	158 / 1701

**Recreational Facilities (level 2)**

**Gymnasium**

**Swimming pool**

**Multi- function room**

**Alfresco Dining**

**BBQ Pit**

**6 Sky Gardens (level 4,6,8,10, 12 & 14)**

**No. of Lift** : 1 Private lift to units, 1 Common lift

**Carparks** : 25 +1 Disability access carpark lots  
(\* 1 EV charging point @1<sup>st</sup> storey)

### **Additional Item**

- i) High and low kitchen cabinets with Quartz Counter Top and laminate finishes for Kitchen.
- ii) Kitchen appliances (Type A, A1, B, D): 1 built in oven, 1 free standing fridge, 1 hood, 1 induction hob, 1 gas hob, 1 washing machine cum dryer
- iii) Kitchen appliances (Type C): 1 built in oven, 2 integrated fridges, 1 hood, 1 gas hob, 1 induction hob, 1 washing machine cum dryer
- iv) Kitchen appliances (Type PH): 1 built in oven, 2 integrated fridges, 1 hood, 1 induction hob, 1 gas hob, 1 wine cellar, 1 washing machine cum dryer
- v) Built-in wardrobes with selected glass or laminate finish sliding doors.
- vi) Wall mounted fan coil unit (FCU) shall be provided to living room (1 FCU), Home office (1 FCU) and all bedrooms (1 FCU for each bedroom).
- vii) DB Cabinet with laminate finish swing doors

Kitchen Appliance	Miele
Sanitary Fitting & Wares	Hansgrohe / Duravit
Aircon	Daikin
Kitchen	Snaidero

### **Professional**

<b>Architect</b>	Metaphor Design + Architecture P L
<b>Civil &amp; Structural Engineer</b>	GLT Engineers Pte
<b>M&amp;E Engineer</b>	Elead Associates Pte Ltd
<b>QS</b>	BCM Consultants P L
<b>Landscape</b>	Earthscape Concept P L

### **Legal**

<b>Solicitor</b>	Rajah & Tann
<b>Project Account. No</b> (For Cheque issue)	“HONG LEONG FINANCE LIMITED FOR PROJECT ACCOUNT NO.101-3003909-5 OF EVELYN PTE. LTD.”
<b>BP approval</b>	BP no.: A1525-00002-2021-BP01 approval on 02/06/2022
<b>Estimated T.O.P</b>	25/3/2026
<b>Estimated legal completion</b>	25/3/2029
<b>Estimated Maintenance Fee</b>	\$ 70 - \$75 per share (est. fr \$420 - \$600) (share value: 6,7,8)

### **Floor to Ceiling Height**

(Note: Measurements stated are not inclusive of localized box up/bulk head.)

Ceiling Height (mm)						
TYPE	A	A1	B	C	D	PH
<b>Units</b>	<b>#03-01 / #04-01 #05-01 / #06-01 #07-01 / #08-01 #09-01</b>	<b>#10-01 / #11-01</b>	<b>#03-02 / #04-02 #05-02 / #06-02 #07-02 / #08-02 #09-02 / #10-02 / #11-02</b>	<b>#12-01 / #13-01 #14-01 / #15-01</b>	<b>#12-02 / #14-02</b>	<b>#16-01</b>
Living/Dining	3150	3150	3150	3150	6600/3150	4500
Master Bedroom	3150	3150	3150	3150	3150	4500
Junior Master Bedroom	-	3150	-	3150	-	-
Studio Bedroom	3150	-	-	-	-	-
Bedroom 2	3150	3150	3150	3150	3150	4500
Bedroom 3	-	-	3150	3150	3150	4500
Bedroom 4	-	-	-	-	-	4500
Bedroom 5	-	-	-	-	-	4500
Home Office	-	3150	3150	3150	-	-
Family Area	-	-	-	-	-	4500
Pantry	2700	-	-	-	-	-
Utility Room	-	-	-	-	-	4500
Corridor	2700	2700	2700	2700	2700	4500
Private Lift Access	2700	2700	2700	2700	6600	4500
Kitchen	2700	2700	2700	2700	2700	3000
AC Ledge 1	3150	3150	3150	3150	3150	4500
AC Ledge 2	3150	3150	3150	3150	3150	4500
AC Ledge 3	-	-	-	3150	-	4500
Master Bathroom	2450	2450	2450	2450	2450	2450
Junior Master bathroom	-	2450	-	2450	-	-
Studio Bathroom	2450	-	-	-	-	-
Bath 2	2450	2450	2450	2450	2450	2450
Bath 3	-	-	-	2450	-	2450
Powder Room	-	-	-	-	-	2450
HS	2900	2900	2900	2900	2900	2900
Balcony	3150	3150	3150	3150	3150	-
Open Roof Terrace	-	-	-	-	-	4500