

## SORA PRELIMINARY FACTSHEET

<b>Project Name</b>	SORA 水岸華庭
<b>Developer</b>	LAKESIDE RESIDENTIAL PTE. LTD. (JV between CEL Development Pte Ltd, Sing-Haiyi Pearl Pte Ltd and TK 189 Development Pte Ltd)
<b>Description</b>	12 storeys (Block 72 & 74), 20 storeys (Block 76 & 78)
<b>Address</b>	72 Yuan Ching Road Singapore 619601 74 Yuan Ching Road Singapore 619602 76 Yuan Ching Road Singapore 619603 78 Yuan Ching Road Singapore 619604
<b>District</b>	22
<b>Total Number of Units</b>	440
<b>Parking Lot</b>	352 lots + 4 accessible lots (Basement 1)
<b>Site Area</b>	Approximately 17,834.80 sqm / 191,902.45sqft
<b>Plot Ratio</b>	2.1
<b>Tenure</b>	99 Years Leasehold from 30 August 2023
<b>Expected Vacant Possession</b>	30-Jun-28
<b>Main Contractor</b>	Nakano Singapore Pte Ltd (Project References: One North Eden & Artyzen Hotel)
<b>Architect</b>	ADDP Architects
<b>C&amp;S Engineer</b>	TBC
<b>M&amp;E Engineer</b>	TBC
<b>Landscape Consultant</b>	Ecoplan Asia Pte Ltd (Project References: High Park Residences, Grandeur Park Residences & Park Colonial)
<b>Project Interior Design</b>	ADDP Architects (Project References: Grandeur Park Residences, Park Colonial & Kopar at Newton)
<b>Sales Gallery &amp; Showflat Interior Design</b>	SuperFat Designs
<b>Project Account</b>	Oversea-Chinese Banking Corporation Limited for Project Account No. 595-322033-001 of Lakeside Residential Pte. Ltd.
<b>Telegraphic Transfer Details</b>	Account Name: Lakeside Residential Pte. Ltd. – Project Account Bank Name: Oversea-Chinese Banking Corporation Limited Bank account no.: 595-322033-001 Bank Swift code: OCBCSGSGXXX Bank address: 65 Chulia Street, OCBC Centre, Singapore 049513

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## UNIT MIX BREAKDOWN

S/N	Unit Mix	No. of Units	% of Units	Est. Area	Est. Monthly Maintenance Fee
1	1 - BEDROOM + STUDY	36	8.18%	50 sqm - 63 sqm	\$380 per month
2	2 - BEDROOM DELUXE	60	13.64%	60 sqm - 75 sqm	\$456 per month
3	2 - BEDROOM DELUXE + STUDY	138	31.36%	68 sqm - 85 sqm	\$456 per month
4	3 - BEDROOM DELUXE	22	5.00%	87 sqm - 104 sqm	\$532 per month
5	3 - BEDROOM PREMIUM	64	14.55%	102 sqm - 122 sqm	\$532 per month
6	3 - BEDROOM PREMIUM + STUDY	84	19.09%	107 sqm - 131 sqm	\$532 per month
7	4 - BEDROOM LUXURY	18	4.09%	142 sqm - 165 sqm	\$608 per month
8	5 - BEDROOM LUXURY	18	4.09%	156 sqm - 179 sqm	\$608 per month
	<b>Total</b>	<b>440</b>	<b>100%</b>		

\*Est. maintenance fees is at \$76.00 per share value per month and subject to prevailing GST.

## SHOW UNIT TYPES

SHOW UNIT TYPES Unit Type	Bedroom Type	Area
B3S	2 BR Deluxe + S	68 SQM   732 SQFT
C5S	3 BR Premium + S	111 SQM   1195 SQFT
E1	5 BR Luxury	156 SQM   1,679 SQFT



## UNIQUE SELLING POINTS (USP)

1.	Largest new launches within 410-HA Jurong Lake District Transformation! The largest mixed-use business and world-class sustainability district outside the city center (2 <sup>nd</sup> CBD)!
2.	Rare and Huge Land Size of >191,000sft with 300m frontage overlooking to 1 <sup>st</sup> National Garden in the heartlands - Jurong Lake Gardens!
3.	Nearly 100% landscaping with over 60 Facilities from ground floor to sky 360!
4.	Iconic Masterpiece in the West! Terracing roof garden with Wave Inspired + Skybridge!
5.	2 Side gates directly access to 90-HA of green spaces and recreational zones within the Jurong Lake Gardens.
6.	Exclusively 440 units with 78% of the units enjoys unblock views with privacy!
7.	Lifestyle Living with convenience within "5"! Est. 500m to amenities including est 5 mins to nearby MRT Stations via 1-year Free Shuttle bus Service!
8.	Proximity to Popular Schools such as Rulang Primary School, Shuqun Primary School and Lakeside Primary School.
9.	Strong Pool of tenants from International School, Jurong Lake District and Jurong Innovation District.
10.	Most probably the lowest entry price within Jurong Lake District in 2024 launch!

## EDUCATION

<b>Within 1KM</b> <ul style="list-style-type: none"> <li>• Lakeside Primary School</li> <li>• Jurong Secondary School</li> <li>• Yuan Ching Secondary School</li> <li>• Yuvabharathi International School</li> </ul>	<b>Within 2KM</b> <ul style="list-style-type: none"> <li>• Boon Lay Garden Primary School</li> <li>• Fuhua Primary School</li> <li>• Jurong Primary School</li> <li>• Rulang Primary School</li> <li>• Shuqun Primary School</li> <li>• Yuhua Primary School</li> <li>• Fu Hua Secondary School</li> <li>• Yuhua Secondary School</li> <li>• Canadian International School (Lakeside Campus)</li> </ul>
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## RETAIL & LIFESTYLE

<b>Supermarkets</b> <ul style="list-style-type: none"> <li>• FairPrice Taman Jurong Shopping Centre</li> <li>• FairPrice Yung Kuang Road</li> <li>• Sheng Shiong Supermarket Jurong Super Bowl</li> <li>• FairPrice Jurong East Blk 345</li> <li>• FairPrice Jurong West</li> <li>• Giant Express Jurong West Blk 491</li> <li>• Giant Express Jurong West Blk 492</li> <li>• FairPrice Jurong East</li> </ul> <b>Market &amp; Food Centre</b> <ul style="list-style-type: none"> <li>• Taman Jurong Market &amp; Food Centre</li> <li>• Yuhua Village Market and Food Centre</li> <li>• Yuhua Market and Hawker Centre</li> <li>• Blk 505 Jurong West Ave 1</li> <li>• Blk 493 Jurong West St 41</li> <li>• Blk 221A Boon Lay Place</li> <li>• Blk 216 Boon Lay Ave</li> <li>• Pioneer Mall Hawker Centre and Market</li> </ul> <b>Shopping Malls</b> <ul style="list-style-type: none"> <li>• Taman Jurong Shopping Centre</li> <li>• Teban Place</li> <li>• Boon Lay Shopping Centre</li> <li>• Jurong Point</li> <li>• IMM</li> <li>• JEM</li> <li>• West Gate</li> <li>• Ximi Vogue</li> <li>• Pioneer Mall</li> <li>• Gek Poh Shopping Centre</li> <li>• West Mall</li> <li>• Le Quest Shopping Mall</li> <li>• FairPrice Hub</li> </ul>
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## RECREATION & LEISURE

### Recreation Parks

- Jurong Lake Garden
- Chinese Garden
- Youth Park @ Jurong Lake Garden
- Toh Guan Park
- Jurong Lake Park
- Pandan Garden Leisure Park
- Terrace Garden Boon Lay Place
- Taman Jurong Park
- Jurong Central Park
- Palm View Garden
- Teban Neighbourhood Park



## DEVELOPMENTS FEATURES

<b>Appliances</b>	Electrolux
<b>Sanitary Ware &amp; Fittings</b>	Duravit, Geberit and Grohe

## FLOOR FINISHES

Unit Type / Floor Finishing	Living/ Dining	All Bedrooms	All Bathrooms	All Kitchen	Balcony/ PES	Flexi	WC/Yard / Household
1 BR + S	Tiles with Skirting	Vinyl Flooring	Tiles with Skirting	Tiles with Skirting	Tiles with Skirting	NA	NA
2 BR Deluxe							
2 BR Deluxe + S							
3 BR Deluxe						Tiles with Skirting	
3 BR Premium							
3 BR Premium + S							
4 BR Luxury							
5 BR Luxury							
	NA	Tiles with Skirting					

## PROVISIONS

Unit Type / Items	1 BR + S	2 BR Deluxe / 2 BR Deluxe + S	3 BR Deluxe / 3 BR Premium / 3 BR Premium + S	4 BR Luxury	5 BR Luxury
Induction Hob with Hood	√	√			
Gas Hob with Hood			√	√	√
Refrigerator	√	√	√	√	√
Integrated Refrigerator				√	√
Built-in Oven	√	√	√	√	√
Built-in Microwave Oven				√	√
Washer-cum-Dryer	√	√	√		
Washer & Dryer				√	√
Smart Home System	√	√	√	√	√

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## 1ST STOREY PLAN

Communal Facilities

### Tranquility Garden

- ① The Creek
- ② Social Pavilion
- ③ Tea Pavilion
- ④ Coffee Pavilion
- ⑤ BBQ Pavilion 01
- ⑥ Pet's Corner
- ⑦ Bicycle Park
- ⑧ Dining Lounge

### Rejuvenation Corridor

- ⑨ Chess Garden
- ⑩ Swing Garden
- ⑪ Wellness Lawn
- ⑫ Bamboo Forest Camping
- ⑬ Fitness Court
- ⑭ The Central Gate

### The Moonlight Atrium

- ⑮ Moonlight Lobby
- ⑯ The Library
- ⑰ Oasis Function Room
- ⑱ Feature Plant
- ⑲ Moon Gate Atrium
- ⑳ Pool Deck
- ㉑ Serenity Pool

### Zen Court

- ㉒ Spa House
- ㉓ Zen Courtyard
- ㉔ Bamboo Corridor
- ㉕ Lantern Lawn
- ㉖ The Forest Adventure Play
- ㉗ Forest Putting Green
- ㉘ Forest Cardia
- ㉙ Firefly Forest
- ㉚ Rabbit Hole
- ㉛ Rabbit Mount
- ㉜ Adventure Log Trail
- ㉝ Heliconia Tunnel
- ㉞ Adventure Tree House
- ㉟ Family Pavilion
- ㊱ Games Room
- ㊲ Mini Theatre & Karaoke Room

### Connection Cove

- ㊳ The Cabin
- ㊴ Gymnasium
- ㊵ Family Lawn
- ㊶ Social Deck
- ㊷ Family Deck
- ㊸ Kid's Pool
- ㊹ Family Pool
- ㊺ BBQ Pavilion 02
- ㊻ Tennis Court
- ㊼ Water Feature

### Services

- ㊽ Genset
- ㊾ Guard House
- ㊿ Side Gate
- ① Water Tank (Roof)
- ② Substation (Basement)
- ③ Bin Centre (Basement)



## ROOF PLAN

Communal Facilities

### Lagoon Observatory

Block 72

- ④ Sky Lounge
- ⑤ Social Pod
- ⑥ Community Garden
- ⑦ Relaxation Lounge
- ⑧ The Hang Out
- ⑨ Boxing Area

### Sunrise Dome

Block 74

- ⑩ Social Pod
- ⑪ Community Garden
- ⑫ Hammock Alcove
- ⑬ Sky Bed
- ⑭ Rejuvenating Deck

### Moonrise Gazebo

Block 76

- ⑮ Sky Bar
- ⑯ Visto Co Work
- ⑰ Relaxation Lounge
- ⑱ Tea House
- ⑲ Tai Chi Deck
- ⑳ Community Garden

### Lakescape Lookout

Block 78

- ㉒ Family Lounge
- ㉓ Stargazing Lawn
- ㉔ Relaxation Lounge
- ㉕ Boutique Lawn
- ㉖ Yoga Deck
- ㉗ Sky Dining
- ㉘ Community Garden



Blk 1 View taken from Roof Top



Blk 2 View taken from Roof Top



Blk 3 View taken from Roof Top



Blk 4 View taken from Roof Top



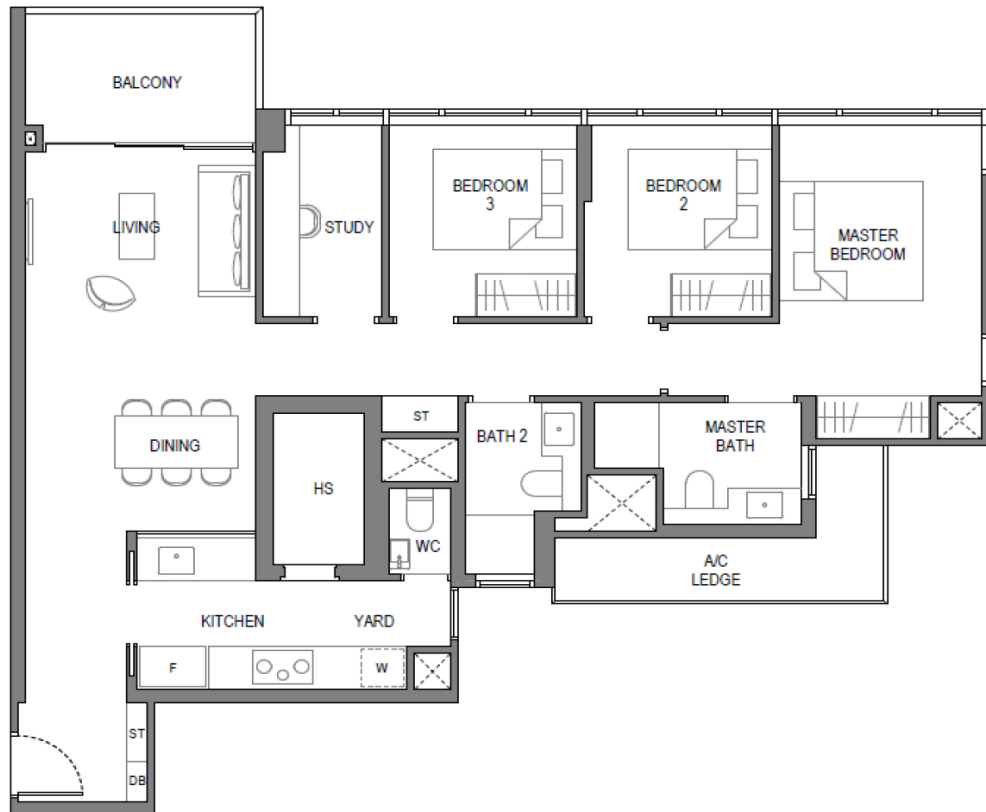


## B3S – 2 BEDROOM + STUDY (68 SQM)



Spaces	Est. Area	Floor to Ceiling Height	Floor to Box-Up Height
Living / Dining	16	2.9	2.4
Kitchen / DB / ST	9	2.4	NA
Master Bedroom / Study	16	2.9	2.4
Master Bath	5	2.425	2.4
Bedroom 2	9	2.9	NA
Bath 2	5	2.425	NA
Balcony	5	2.9	NA
AC Ledge	4	2.9	NA
Remarks:			

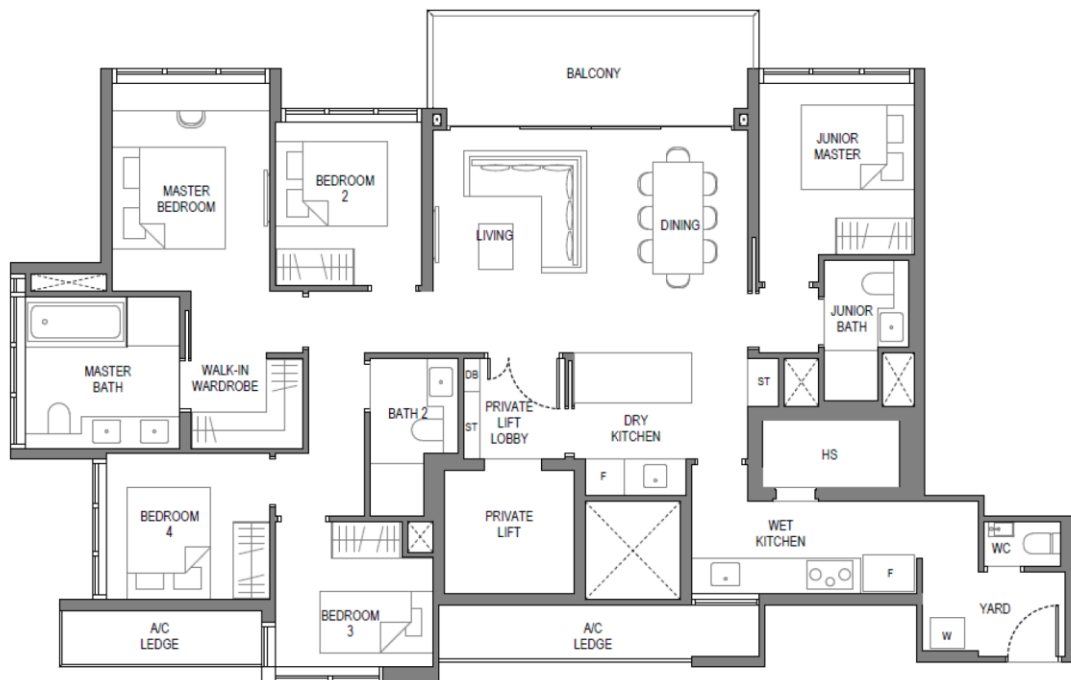
## C5S – 3 BEDROOM PREMIUM + STUDY (111 SQM)



Spaces	Est. Area	Floor to Ceiling Height	Floor to Box-Up Height
Living / Dining / Corridor / ST / DB	34	2.9	2.4
Kitchen / Yard	9	2.4	NA
Master Bedroom	16	2.9	2.4
Master Bath	5	2.425	NA
Bedroom 2	9	2.9	NA
Bath 2	4	2.425	NA
Bedroom 3	9	2.9	NA
Study	5	2.9	NA
Balcony	7	2.9	NA
HS	4	2.9	NA
WC	2	2.425	NA
AC Ledge	7	2.9	NA
Remarks:			

## E1 – 5 BEDROOM LUXURY (156 SQM)

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Spaces	Est. Area	Floor to Ceiling Height	Floor to Box-Up Height
Living / Dining / Corridor / Dry Kitchen	37	2.9	2.4
Private Lift	4	2.4	NA
Wet Kitchen	9	2.4	NA
Master Bedroom (inclu walk-in wardrobe)	18	2.9	2.4
Master Bath	9	2.425	NA
Junior Master Bedroom	12	2.9	NA
Junior Master Bath	4	2.425	NA
Bedroom 2	9	2.9	NA
Bath 2	4	2.425	NA
Bedroom 3	8	2.9	2.4
Bedroom 4	9	2.9	NA
Yard	6	2.4	NA
Balcony	12	NA	NA
HS	4	2.9	NA
WC	1	2.425	NA
AC Ledge	10	NA	NA
Remarks:			