

### A. General

1. Project Title: PROPOSED CONDOMINIUM HOUSING DEVELOPMENT COMPRISING OF 2-TOWERS OF 36-STOREY APARTMENTS (TOTAL:376 UNITS) WITH CARPARK ROOF DECK, COMMON BASEMENT CARPARKS AND COMMON FACILITIES ON LOT 00933L, 01246A PT & 01247K PT AT RIVER VALLEY CLOSE (RIVER VALLEY PLANNING AREA)
2. Project Company: Carmel Development Pte Ltd  
(UEN no: 201811966Z)  
Joint venture between Hong Leong Holdings Limited, GuocoLand Limited & Hong Realty Pte Ltd.
3. Location: 8, River Valley Close, Singapore 238432 &  
10, River Valley Close, Singapore 238438
4. Lot Number TS21-00933L, TS21-01246A pt & TS21-01247K pt
5. Tenure: Estate in Fee Simple (Freehold)
6. Handing Over Anticipated Handing Over is Aug 2023 (non-commitment basis) subject to commencement of construction work in November 2019.
7. Date of Handing Over of Vacant Possession under the S&P: 1 Aug 2025
8. Legal Completion: No later than 1 Aug 2028 (or 3 years after the date of delivery of vacant possession, whichever earlier)

### B. Data

1. Site Area: 12,044.70m<sup>2</sup> (or approx. 129,648.07ft<sup>2</sup>)
2. Plot Ratio: 4.21  
GFA 50,775.51m<sup>2</sup>  
(including balcony GFA of 4,615.95m<sup>2</sup>)
3. Total Number of Units: 376

# THE AVENIR

For Internal  
Circulation Only

## Project Fact Sheet

4. Apartment Types: Refer to table below:

Unit Types	No of units	No of Bath	Unit Description
(1)a	35	1	1 Bedroom Unit
(1)b	34	1	1 Bedroom Unit
(2)a	34	2	2 Bedrooms Unit
(2)b	35	2	2 Bedrooms Unit
(3)a	69	2	3 Bedrooms Unit + Store /WC
(3L)a	33	3	3 Bedrooms Unit with Private Lift Lobby, Yard, Store & WC
(3L)b	35	3	3 Bedrooms Unit with Private Lift Lobby, Yard, Store & WC
(4)a	33	5 (including 1 no of powder room)	4 Bedrooms Unit with Private Lift Lobby, Yard, Store & WC
(4)b	34	5 (including 1 no of powder room)	4 Bedrooms Unit with Private Lift Lobby, Yard, Store & WC
(4+1)a	34	5 (including 1 no of powder room)	4 Bedrooms Unit with Family, Private Lift Lobby, Yard, Store & WC

5. Total Car Park Lots: 376 car park lots and 4 accessible car park lots.  
Car parks are located at 1<sup>st</sup> storey, B1 & B2 of Block 8 and 1<sup>st</sup> storey & B1 of Block 10.

96 bicycle lots. – located at 1<sup>st</sup> storey of Block 8, near the guard house

6 Building Height: 36-Storey residential blocks with 2 basements.

7. Recreational Facilities: Facilities at 1<sup>st</sup> Storey of Block 8 & 2<sup>nd</sup> Storey of Block 10:

- a) Arrival courtyard
- b) Guard house
- c) Welcome lounge
- d) Sculpture court
- e) Tranquillity garden, consisting of :
  - Serenity garden walk
  - Garden lounges (3 nos)
  - Reflection Pool
- f) Putting green
- g) Gym
- h) Reading patio (4 nos)
- i) Lazy lounge
- j) Social terrace
- k) Bin centre
- l) Substation
- m) Generator
- n) Pedestrian side gate
- o) Bicycle park

## Project Fact Sheet

### 7. Recreational Facilities (cont'd):

#### Facilities at Basement 1 of Block 8 & 1<sup>st</sup> Storey of Block 10:

- p) Clubhouse (lower level), consisting of:
  - Living room
  - Private dining room with kitchen
  - Reading lounge
  - Changing room
  - Concierge service counter
- q) Great lawn
- r) Picnic lounge (2 nos)
- s) Gourmet salon (with bbq pit)
- t) Afternoon-tea terrace
- u) 50 m lap pool (surfacing area approx. 500 m<sup>2</sup>)
- v) Sun deck
- w) Wading pool with water play equipment
- x) Fun deck
- y) Social corner
- z) Children's playground
- aa) Spice garden
- bb) BBQ pits, (2 nos)
- cc) Tennis court (1 no, hard court)
- dd) Pedestrian side gate

#### Facilities at 2<sup>nd</sup> Storey of Block 8:

- ee) Spa pavilion with jacuzzi, (2 nos)
- ff) Water lily pond
- gg) Meditation deck
- hh) Yoga deck
- ii) Hydrotherapy pool
- jj) Pool deck
- kk) Relaxation pavilion
- ll) Outdoor fitness corner
- mm) Garden seating
- nn) Herbs garden
- oo) Urban farm

#### Facilities at Roof of Block 8:

- pp) Roof garden consisting of:
  - Sunset lounge
  - Twilight lounge
  - Sky lounge (2 nos)
  - Quiet alcove

#### Facilities at Roof of Block 10:

- qq) Roof garden consisting of:
  - Solitaire patio
  - Riverview lounge
  - Sky lounge (2 nos)
  - Cityview corner

8. Ceiling Height:

Location	Unit Types (Estimated Ceiling Height in mm)					
	(1)	(2)	(3)	(3L)	(4)	(4+1)
Living/Dining	3200 & 2800*	3200 & 2800*	3200 & 2800*	3200 & 2800*	3200 & 2800*	3200 & 2800*
Kitchen	2800	2800	2800	2800	2800	2800
Balcony	3150	3150	3150	3150	3150	3150
Passageway	-	2800	2800	2800	2800	2800
Bedrooms	3200 & 2800*	3200 & 2800*	3200 & 2800*	3200 & 2800*	3200 & 2800*	3200 & 2800*
Family	-	-	-	-	-	3200
Walk-in Wardrobe	-	-	-	2800	2800	2800
Baths	2825 & 2750*	2825 & 2750*	2825 & 2750*	2825 & 2750*	2825 & 2750*	2825 & 2750*
Powder Room	-	-	-	-	2825	2825
Private Lift Lobby	-	-	-	2800	2800	2800
WC	-	-	2850	2850	2850	2850
Store	-	-	2800	2800	2800	2800
Yard	-	-	-	2825	2825	2825
AC Ledge	3300	3300	3300	3300	3300	3300

\* refer to ceiling bulkhead

9. Estimated Maintenance Fee: See attached Annex B

10. BCA Green Mark Award TBA

### C Finishes

Description	Standard Material Provision
Living / Dining	Marble flooring with matching skirting
Private Lift Lobby (for all unit types (3L), (4) & (4+1) only)	Marble flooring with matching skirting
Kitchen	Marble flooring with matching skirting
Bedrooms	Engineered timber floor with matching skirting
Family (for all unit types (4+1) only)	Marble flooring with matching skirting
Baths	Marble flooring with marble wall
Powder Room (for all unit types (4) & (4+1) only)	Marble flooring with marble wall
Balcony	Porcelain tiles flooring with matching skirting
WC (for all unit types (3), (3L), (4) & (4+1) only)	Porcelain tiles flooring and wall
Store (for all unit types (3), (3L), (4) & (4+1) only)	Porcelain tiles flooring with matching skirting
Yard (for all unit types (3L), (4) & (4+1) only)	Porcelain tiles flooring with matching skirting

For further details, refer to attached Building Specifications.

### D Wardrobe Length

Room	Approx. Dimension (mm)	Remarks
Master Bedroom (for all unit types (1), (2) & (3) only)	1650 - 1900	Wardrobe cabinet with sliding doors in laminated and melamine finishes
Master Bedroom with Walk-in-closet (for all unit types (3L), (4) & (4+1) only)	2900 - 3750	Open wardrobe cabinet in laminated and melamine finishes
Other Bedrooms	1500	Wardrobe cabinet with sliding doors in laminated and melamine finishes

**E Kitchen Appliances & Accessories**

**(\*Measured cabinet length inclusive of fridge width on plan)**

1 All unit types (1)

Kitchen Cabinet Length : 3.2 - 3.4m

High and low level cabinets with compressed quartz counter top and backsplash, stainless steel sink and mixer, induction hob with hood, built-in combi oven, built-in single integrated fridge and clothes washer cum dryer.

2 All unit types (2)

Kitchen Cabinet Length : 3.5 - 3.8m

High and low level cabinets with compressed quartz counter top and backsplash, stainless steel sink and mixer, induction hob with hood, built-in combi oven, built-in single integrated fridge and clothes washer cum dryer.

3 All unit types (3)

Kitchen Cabinet Length : 5.5m

High and low level cabinets with compressed quartz counter top and backsplash, stainless steel sink and mixer, gas hob with hood, built-in combi oven, built-in single integrated fridge, free standing clothes washer and clothes dryer.

4 All unit types (3L)

Kitchen Cabinet Length : 6.1 - 6.8m

High and low level cabinets with compressed quartz counter top and backsplash, stainless steel sink and mixer, gas hob with hood, built-in oven, built-in steamer oven, built-in double integrated refrigerator, free standing clothes washer and clothes dryer.

5 All unit types (4)

Kitchen Cabinet Length : 6.6m (plus 1.3m x 0.8m island counter)

High and low level cabinets with compressed quartz counter top and backsplash, stainless steel sink and mixer, gas hob with hood, built-in oven, built-in steamer oven, built-in dish washer, built-in wine fridge, built-in double integrated refrigerator, free standing clothes washer and clothes dryer.

6 All unit types (4+1)

Kitchen Cabinet Length : 9.3m (plus 1.8m x 1.2m island counter)

High and low level cabinets with compressed quartz counter top and backsplash, stainless steel sink and mixer, gas hob with hood, built-in oven, built-in steamer oven, built-in dish washer, built-in wine fridge, built-in warming drawer, built-in vacuum drawer, built-in double integrated refrigerator, free standing clothes washer and clothes dryer.

## **F SECURITY SYSTEM & AUDIO TELEPHONY SYSTEM**

### **1 General**

All residential units are provided with access cards and audio video intercom system between each unit and common lift lobbies and/or private lift lobbies at basement, 1st storey (Block 8 & 10) & 2nd storey (Block 10)

### **2. Car park**

Automatic car barrier with Electronic Parking System (EPS) access system for the residents.

## **G REFUSE COLLECTION**

1 All Units are provided with common general waste refuse hopper and recyclables refuse hopper located within common corridors at all residential levels.

2 The conveyance and collection of the refuse shall be carried out by automated pneumatic waste conveyance system located at the bin centre.

## **H CONSULTANTS**

Architect	ADDP Architects LLP Studio Milou Singapore Pte Ltd
Interior Designer	AXIS ID Pte Ltd
Landscape Designer	Tinderbox Pte Ltd
Quantity Surveyor	Arcadis Singapore Pte Ltd
C&S Consultant	KCL Consultants Pte Ltd
M&E Consultant	United Project Consultants Pte Ltd
Main Contractor	TBA