

Development Name	PERFECT TEN															
Location	District 10															
Tenure	Estate in Fee Simple (Freehold)															
Development Address	321 & 323 Bukit Timah Road															
Description	2 Blocks of 24 Storey Residential Flats (Total 230 units) with Landscape Deck, 2 Basement Carparks, Swimming Pool and Communal Facilities on Lot 00211X TS26 at Bukit Timah Road															
Land Parcel	Lot 00211X TS 26 at Bukit Timah Road															
Housing Developer Licence No.	C1386															
Expected NVP	Q4 2025															
Expected Legal Completion	Q4 2028															
Site Area:	9,711.3 sqm (104,531 sqft) (Plot Ratio: 2.1)															
Nos. of Car Park lots	230 Lots located at B1 & B2 incl. 5 electric lots + 3 accessible lots															
Lawyer	Dentons Rodyk & Davidson LLP 80 Raffles Place UOB Plaza 1, #33-00 Singapore 048624 Tel: 6225 2626 Fax No.: 6557 0789 Mr Lee Liat Yeung/Ms Nadia Cardoz															
Developer	Japura Development Pte Ltd (UEN 199701870K) 150 Beach Road #17-03 Gateway West Singapore 189720 T: 6297 6133 F: 6297 6233															
Project Account	Japura Development Pte Ltd - Project Account : 141-382044-002															
Telegraphic Transfer Details	<table border="1"> <tr> <td>Beneficiary Name:</td> <td>Japura Development Pte Ltd – Project Account</td> </tr> <tr> <td>Project Account No.:</td> <td>141-382044-002</td> </tr> <tr> <td>Bank Name:</td> <td>The Hongkong & Shanghai Banking Corporation Limited, Singapore Branch</td> </tr> <tr> <td>Bank Address:</td> <td>10 Marina Boulevard Marina Bay Financial Centre Tower 2 #44-01 Singapore 018983</td> </tr> <tr> <td>Swift Code:</td> <td>HSBCSGSG</td> </tr> <tr> <td>Bank Code:</td> <td>7232</td> </tr> <tr> <td>Branch Code:</td> <td>141</td> </tr> </table>		Beneficiary Name:	Japura Development Pte Ltd – Project Account	Project Account No.:	141-382044-002	Bank Name:	The Hongkong & Shanghai Banking Corporation Limited, Singapore Branch	Bank Address:	10 Marina Boulevard Marina Bay Financial Centre Tower 2 #44-01 Singapore 018983	Swift Code:	HSBCSGSG	Bank Code:	7232	Branch Code:	141
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Bank Code:	7232															
Branch Code:	141															
Project Architect	DP Architects Pte Ltd															
Landscape Architect	Salad Dressing															
M & E Consultant	United Project Consultants Pte Ltd															
C & S Consultant	KCL Consultants Pte Ltd															

UNIT MIX & SIZES

Type	Unit Type	Total Units
2 BR	A1 / A5 / A1-PH / A5-PH	46 units
2 BR	A2 / A2a / A4 / A4a / A2-PH / A4-PH	46 units
2 BR	A3 / A3-PH	23 units
2 BR	A6 / A6-PH	23 units
3 BR	B1 / B4 / B1-PH / B4-PH	46 units
3 BR	B2 / B3 / B2-PH / B3-PH	46 units
	Total	230 units

STANDARD PROVISION

<u>2BR</u>		<u>3BR</u>	
Telescopic Hood	Miele (Germany)	Telescopic Hood	Miele (Germany)
3 Zones Induction Hob	Miele (Germany)	2 Zones Induction Hob	Miele (Germany)
Steam Oven	Miele (Germany)	1 Zone Gas Hob	Miele (Germany)
Washer cum Dryer	Miele (Germany)	Steam Oven	Miele (Germany)
Integrated Fridge	Miele (Germany)	Double Door Fridge	Gaggenau
		Coffee Machine	Miele (Switzerland)
		Wine Chiller	Miele (Austria)
		Washer	Miele (Germany)
		Dryer	Miele (Czech Republic)
Wall Hang W. C and/or Free Standing W.C	Villeroy & Bosh (Germany & Switzerland) Duravit (Germany)	Wall Hang W.C and/or Free Standing W.C	Villeroy & Bosh (Germany/Switzerland) Duravit Germany)
Wash Basin	Duravit (Germany)	Wash Basin	Duravit (Germany)
Shower Mixer	Hansgrohe (Germany)	Shower Mixer	Hansgrohe (Germany)
		Long Bath (Master Bath)	Duravit (Germany)
		Double Wash Basin (Master Bath)	
		Ceiling Speaker (Master Bath)	
		Beauty Fridge (Master Wardrobe)	
		Safe (Master Wardrobe)	
<i>Note: All Models are subject to change</i>			

CEILING HEIGHT

	Type A1, A1-A, A5 & A5-A	Type A1-PH & A5-PH	Type A2, A2-A, A4 & A4-A	Type A2-PH & A4-PH	Type A3	Type A3-PH	Type A6	Type A6-PH
Living	3225	4475	3225	4475	3225	4475	3225	4475
Dining	3225	4475	3225	4475	3225	4475	3225	4475
Corridor	2700	3950	2700	3950	2700	3950	2700	3950
Master Bedroom	3225	4475	3225	4475	3225	4475	3225	4475
Bedroom	3225	3950	3225	3950	3225	3950	3225	3950
Kitchen	2700	3000	2700	3000	2700	3000	2700	3000
Store	2700	3950	2700	3950	-	-	-	-
Master Bath	2650	2950	2650	2950	2650	2950	2650	2950
Bath	2650	2950	2650	2950	2650	2950	2650	2950
Balcony	3150	4900	3150	4900	3150	4900	3150	4900
Private Lift Lobby	-	-	-	-	3225	4475	3225	4475

* Unit of measurements are in mm (millimeters)

	Type B1 & B4	Type B1-PH & B4-PH	Type B2 & B3	Type B2-PH & B3-PH
Living	3225	4475	3225	4475
Dining	3225	4475	3225	4475
Corridor to Bedrooms	2700	3950	2700	3950
Master Bedroom	3225	4475	3225	4475
Bedroom	3225	3950	3225	3950
Kitchen	2700	3000	2700	3000
Utility	2700	3950	2700	3950
Master Bath	2650	2950	2650	2950
Bath	2650	2950	2650	2950
WC	2700	2950	2700	2950
Balcony	3150	4900	3150	4900
Private Lift Lobby	3225	4475	3225	4475

*Unit of measurements are in mm (millimeters)

Notes:

- Ceiling Height – Floor finish level to underside of slab/ceiling where applicable (in millimeters)
- Bulkheads at 2700mm and 3950mm, where applicable

RECREATION FACILITIES

- (a) Basement 1
 - (i) Piazza
 - (ii) Cascading water feature
 - (iii) Boulevard driveway
 - (iv) Green Walls
 - (v) Landscape Berms
 - (vi) Grand Drop-off

- (b) 1st Storey Landscape Deck
 - (i) 50m Infinity Pool (estimated surface area 600 sqm)
 - (ii) Kids' Pool (estimated surface area 47 sqm)
 - (iii) Ion Pool (estimated surface area 6 sqm)
 - (iv) Spa Pool (estimated surface area 7sqm)
 - (v) Mineral Pool (estimated surface area 6 sqm)
 - (vi) Aqua Gym (estimated surface area 43sqm)
 - (vii) Showers
 - (viii) Sun Deck
 - (ix) Kids' Playground
 - (x) BBQ Pavilions 1 & 2
 - (xi) Gourmet Pavilion
 - (xii) Party Pavilion
 - (xiii) Pool Side Cabanas
 - (xiv) Reading Cabanas
 - (xv) Wellness Deck
 - (xvi) Lily Pond
 - (xvii) Yoga Deck
 - (xviii) Treetop Daybed Garden
 - (xix) Great Party Lawn
 - (xx) Starlight Garden
 - (xxi) Water Feature-Reflective Pool
 - (xxii) Rock Garden
 - (xxiii) Grandeur Pathway
 - (xxiv) Grandeur View Deck

- (c) Clubhouse
 - (i) Grand Staircases
 - (ii) Grandeur Link
 - (iii) Grandeur Function Room
 - (iv) Gym
 - (v) Shower and Changing Rooms
 - (vi) Restrooms
 - (vii) Steam Rooms
 - (viii) Powder Room
 - (ix) Clubhouse Lift Lobby

- (d) Roof Deck (partial roof above Penthouse Units)
 - (i) Sunrise and Sunset View Deck
 - (ii) Sunrise and Sunset Lounge Deck
 - (iii) Sunrise and Sunset Spa Deck
 - (iv) Sunrise and Sunset Spa Pool
 - (v) Starry Light Reflective Pool
 - (vi) Starry Sky Walk
 - (vii) Landscape Garden
 - (viii) Landscape Seating
 - (ix) Showers

FLOOR FINISHES

Areas	Finishes
Living and Dining	Marble with timber skirting
Bedrooms	Engineered Timber Floor with timber skirting
Kitchen	Marble
Master Bath / Common Bath	Granite
WC (if any)	Tile
Utility / Store (if any)	Tile with Tile Skirting
Balcony	Tile with Tile Skirting
Private Lift Lobby (if any)	Marble with Marble skirting

WALL FINISHES

Areas	Finishes
Master Bath / Common Bath	Marble and/or Tile and/or Curtain Wall System and/or Window-wall

SMART HOME SYSTEM

1 no. wireless smart home readiness hub facilitating control of the following via purchasers' smart phones:

- All air-conditioning fan- coil units
- Lighting points (living / dining / kitchen / master bedroom / private lift lobby / main and rear entrance / passage way, where applicable)
- Steam Oven
- Audio video intercom
- Digital lockset

AIR CONDITIONING SYSTEM

- **Typical units** - Ducted Fan Coil units for Living/Dining and Wall-Mount Fan Coil units for Bedrooms
- **Penthouse units** - Ducted Fan Coil units are provided for Living/ Dining and all bedrooms.

LIFTS

- 2 no.s of fire lifts serving common lobbies from Basement 2 to Lower Roof level
- 2 no.s of private cum common lifts serving both common and private lobbies of units A3, A3-PH, A6 and A6-PH, from Basement 2 to 24th Storey.
- 8 no.s of private lifts serving Private lobbies of units B1, B1-PH, B2, B2-PH, B3, B3-PH, B4 and B4-PH, from Basement 2 to 24th Storey, including 4 no.s that also serve Lower Roof level
- 1 no. of clubhouse lift serving Basement 2 to 2nd Storey

BALCONY SCREEN

- Balcony Screen are not provided. The balcony shall not be enclosed unless with the approved balcony screen.