



BELGRAVIA ACE - FACT SHEET

DEVELOPMENT	BELGRAVIA ACE	
DEVELOPER	FAIRVIEW DEVELOPMENTS PRIVATE LIMITED (A UNIT OF TONG ENG GROUP)	
LOCATION	BELGRAVIA DRIVE (OFF ANG MO KIO AVE 5)	
LEGAL DESCRIPTION OF LAND	LOT 18730A PT MK18 AT BELGRAVIA DRIVE {FORMERLY LOT 18431T (PT) [FORMERLY LOT 17941L (PT)]}	
TENURE	ESTATE IN FEE SIMPLE (FREEHOLD)	
DATE OF TOP OBTAINED	21 April 2026	
EXPECTED LEGAL COMPLETION	31 January 2031	
SITE AREA	26,990 SQM / 290,520 SQFT	
TOTAL NO. OF UNITS	104 SEMI-DETACHED AND 3 TERRACES (STRATA-HOUSING)	
CAR PARKING	1 PRIVATE CAR PORCH (ACCOMMODATE UP TO 2 CARS)	
PROJECT ACCOUNT NO.	OCBC BANK FOR BELGRAVIA ACE PROJECT ACCOUNT NO. 601-665342-001 OF FAIRVIEW DEVELOPMENTS PRIVATE LIMITED	
ARCHITECT	JGP ARCHITECTURE(S) PTE LTD	
CONSULTANTS	M & E CONSULTANT	: HPX CONSULTING ENGINEERS
	STRUCTURAL CONSULTANT	: KCL CONSULTANTS
	LANDSCAPE CONSULTANT	: COEN DESIGN INTERNATIONAL
	MAIN CONTRACTOR	: KIMLY CONSTRUCTION PTE LTD
	SOLICITOR	: DENTONS RODYK & DAVIDSON LLP
	INTERIOR DESIGN	: SURFACE ID STUDIO

Unit Type	Area (sqm)	Area (sqft)	No. of Units Available	Share Value	Maintenance Charge per Share Value per Month* (\$)	Maintenance Charge per Month* (\$)
SEMI-DETACHED						
A	365	3929	10	11	\$48	\$528
B	406	4370	9	12	\$48	\$576
C	377	4058	4	12	\$48	\$576
Total			23			

*Maintenance charge subject to change by the MCST.

DESCRIPTION OF BELGRAVIA ACE



PHYSICAL AND SITE ATTRIBUTES

- Nestled within an exclusive private landed residential housing enclave, offering a tranquil and serene living environment
- Freehold development with enduring value and legacy appeal
- Situated on an expansive 290,520 sqft freehold land
- All homes are thoughtfully oriented along a north-south axis to optimise natural ventilation and minimise direct sun exposure
- Enjoy unobstructed views of the surrounding lush greenery, open spaces and the beautifully landscaped garden within the development

- Well-connected to major expressways i.e. CTE/ TPE/ SLE with convenient access to the upcoming North-South Corridor
- Approximately 20 minutes' drive to Orchard Road, Marina Bay Sands and the Central Business District (CBD)
- Located in close proximity to Seletar Aerospace Park, a unique lifestyle and dining destination featuring a mix of restaurants, cafés, wellness concepts and retail offerings housed within beautifully conserved colonial bungalows, alongside vibrant community events such as bazaars and carnivals.

ARCHITECTURAL DESIGN

Designed with the intention of connecting individuals with the surrounding environment to foster clarity and tranquility - where one can establish a deeper bond with nature. At Belgravia Ace, different materials and natural elements are thoughtfully intertwined into creating a modern oasis, harmonious and tranquil spaces for the community.

- **The Entrance**
 - Designed as a safe haven amidst our chaotic world, the entrance signifies a step into the neighbourhood of Belgravia Ace. Framing the driveway, alongside the lush landscape and greenery of the Fire Garden zone, allowing residents to transit from the chaotic world into the tranquillity at Belgravia Ace.
- **The Grand Drop-off**
 - One will be greeted by the elegance of the clubhouse, framed by a grand roundabout water fountain, signifying their arrival at Belgravia Ace. The distinctive white frame highlights the clubhouse, offering a glimpse into the character of Belgravia Ace. Beneath the clubhouse, a framed portal thoughtfully guides visitors and residents, leading residents deeper into the neighbourhood of Belgravia Ace while welcoming visitors towards an array of curated lifestyle facilities and communal spaces within the clubhouse.
- **The Clubhouse**
 - The 2-storey clubhouse houses the function room and games/entertainment area on the 1st storey with the gym on the 2nd storey. Complemented by the communal facilities in the Earth Garden zone just beside the Clubhouse, the array of facilities provides residents with a tranquil retreat from the hustle and bustle of everyday life. The front- and rear-facing façade define the clubhouse's elegant architectural character, where the mass of the façade is balanced by the light-filled voids and open terraces. Expansive glass facades blur the boundaries between the interior and exterior, creating visual continuity and fostering a seamless connection with the surrounding landscape.

- **The Houses**

A sleek fin frame wraps around the glass façade of each house, accentuating the harmonious blend of classic elegance and contemporary design. The 6m wide internal living space is further enhanced by the expansive glass facades that maximise natural light and openness. The impressive 4.59m-high ceiling in the Living and Dining areas creates an exceptional sense of spaciousness. The roof terrace offers a versatile semi-outdoor space for family gatherings, relaxation and alfresco living.

LANDSCAPE DESIGN

- The Eight Garden Treasures are inspired by the fundamental elements of the natural world. The landscape is thoughtfully organised into eight themed zones; Fire, Earth, Air, Metal, Water, Wood, Stone and Light. Each zone features a distinctive landscape element inspired by its respective theme, creating a harmonious environment that fosters balance, tranquillity and a strong connection with nature throughout the development.
- The Eight Garden Treasures comprise Landform Play, Putting Green, Garden Pavilion, Hammock Lawn, Quarry Lawn with Seating Planters, Party Lawn, Whispering Pond with Waterfall and Courtyard. Each space has been thoughtfully designed to cater to the diverse recreational and lifestyle needs of residents, offering a variety of experiences for relaxation, social interaction and family enjoyment.
- At the heart of the landscape lies a 50m lap pool, complemented by a curated collection of water features, including the Cloud Waterplay, Family Pool, Water Trellis, Waterfall and Family Jacuzzi. These features create a tranquil environment that balances movement and stillness while enhancing the overall living experience.

SUSTAINABILITY FEATURES

- Several environmentally sustainable features have been thoughtfully incorporated throughout the development, including:
 - Optimised window-to-wall ratios to improve energy efficiency and minimise heat gain
 - Low emissivity glazing that reduces harmful UV and infrared rays while enhancing indoor comfort
 - Provision of water efficient sanitary wares & fittings, together with air-conditioning systems and household appliances with the highest energy efficiency ratings
 - Electric vehicle (EV) charging point to support sustainable mobility

- Air-conditioning systems equipped with Plasma Quad technology to help remove viruses, bacteria, mould, allergens, dust and PM2.5 particulate matter, promoting healthier indoor air quality
 - Use of eco-friendly cement, together with low volatile organic compound paints, adhesives and sealants that are certified by recognised local certification bodies, contributing to a healthier and more sustainable built environment.
- **Holistic and Cohesiveness**
 - Sustainability features are seamlessly embedded throughout the development, including extensive on-ground greenery, shaded landscapes, energy-efficient communal lighting systems, water-efficient fittings, and dedicated recycling collection points distributed across the estate. Environmentally conscious construction materials and energy-efficient air-conditioning systems were also incorporated to reduce the project's overall environmental impact.
 - Beyond environmental performance, the development promotes sustainable community living through thoughtfully designed communal spaces, wellness-focused landscapes, and smart management systems that encourage interaction, convenience, and efficient use of shared facilities. These strategies create a cohesive, future-ready residential environment that balances sustainability, functionality, and quality of life.
- **Integration With Nature**
 - Thoughtfully planned to coexist harmoniously with its natural environment, with the site design embracing the existing gentle terrain and integrating extensive greenery throughout the development.
 - The development also incorporates shade trees along the site perimeter, helping to reduce heat gain and improve thermal comfort within the estate. Houses are strategically arranged around spacious open areas to maximise natural ventilation, daylight, and airflow, fostering a comfortable and sustainable living environment.
- **Livability**
 - The houses are arranged in a North-South orientation with the habitable rooms (Bedrooms, Family rooms and Living rooms) facing away from the West Sun, thus reducing the need for air-conditioning.
 - The houses are designed such that windows on the gable end walls are kept to a minimum so as to reduce heat gain from the sun.
 - The houses are clustered around wide unobstructed open communal recreational areas which allows for effective cross ventilation.
 - A minimum 3m spacing gaps between the Semi-Detached houses promotes passage of wind through the Private Enclosed spaces between the houses, thus improving thermal comfort and liveability.

- Environment and Ecology
 - The Belgravia Ace site planning pays tribute to the existing slight undulating site terrain, thus harmonising the resultant development with the existing land topography. Up to 43.55 % of the site is set aside for Communal Open space and more than a quarter (25.55%) of the site is “on-ground greenery and tree plantings”. Shade trees are planted at the periphery of the site to increase the shade.

HOUSES ATTRIBUTES

- Belgravia Ace comprises 107 freehold strata landed houses, including 104 semi-detached houses (Types A, B & C) and 3 terrace houses (Type D), each thoughtfully designed to accommodate modern multi-generational living including maximising space, functionality and comfort. Complementing the generous living spaces, every home comes with an exclusive 5 sqm bonus loft area beyond the strata floor area, offering added flexibility and value. This versatile loft can be customised to complement different lifestyles, serving as a home office, study, cosy retreat, children’s play area, wellness space or additional storage.
- Type A comprises 18 strata semi-detached houses. Each home features 3 storeys with an attic and offers 5 bedrooms, a study and a household shelter (HS). An automated sliding gate system at Level 1 enhances the exclusivity of landed living experience, complemented by a side gate for seamless convenient access. A ground-floor en-suite bedroom provides flexibility and is ideal for elderly family members. Connected to Type B at the rear, each home enjoys open frontage on both sides, creating the visual appearance, spaciousness and privacy of a detached bungalow.
- Type B comprises 18 strata semi-detached houses. Each home features 3 storeys with a basement and a roof terrace, offering 5 bedrooms, a study, a household shelter (HS), and a family area. Compared to Types A and C, Type B features a more spacious private car porch, two Private Enclosed Space (PES), and an additional family area at the roof level suitable for family gatherings. Connected to Type A at the rear, each home enjoys open frontage on both sides, creating the visual appearance, spaciousness and privacy of a detached bungalow.
- Type C comprises 68 strata semi-detached houses. Each home features 3 storeys with a basement and a roof terrace, offering 5 bedrooms, a study and a household shelter (HS). A spacious open roof terrace provides a versatile outdoor space, ideal for family gatherings, alfresco dining, children’s play or additional leisure space.
- Type D comprises 3 strata terrace houses. Each home features 3 storeys, a basement and a roof terrace, with 5 bedrooms, study, household shelter (HS).
- Every house is equipped with a private home lift and a private car porch for enhanced comfort and convenience.

- The Kitchens are fitted with premium appliances from V-ZUG and Samsung, including a cooker hood, hob, steam oven and conventional oven, washing machine and two refrigerators). The two-door Samsung Family Hub™ refrigerator features an interactive touchscreen that allows homeowners to transform their kitchen into a connected smart home command centre, while the Samsung washing machine supports remote operation through smart home integration.
- V-ZUG is a premium Swiss appliance brand trusted by professional chefs and discerning homeowners worldwide, delivering exceptional performance for a refined culinary experience at the convenience and comfort of your home.
- Samsung Electronics is a global technology leader renowned for innovative smart home solutions that enhance everyday living.
- Premium sanitary fittings and wares are supplied by GROHE and TOTO.
- GROHE is internationally recognised for its high-quality sanitary fittings, combining innovative technology with timeless design and exceptional functionality.
- TOTO is known to have superior craftsmanship, offering homeowners exceptional quality, comfort and long-lasting reliability.
- Residents enjoy the peace of mind of living within a secure gated landed community, featuring 24-hour security and strategically positioned CCTV surveillance throughout the development.
- Every home is equipped with a Fermax Smart Home System, integrating air-conditioning controls, lighting controls at the Living, Dining and Master Bedroom, digital door lock, home intercom and smoke detector system into a seamless home automation experience, providing greater convenience, security and connectivity.



SAMSUNG



TOTO



Specially Curated Features in the Your Home

- Ducted Kitchen Hood System: A ducted exhaust air system channels cooking fumes directly outdoors, maintaining a fresh and clean kitchen environment.
- Built-in Shoe Cabinet with Ventilation: Thoughtfully integrated with a ducted exhaust air system to minimise odours and improve ventilation.
- Plasma Air Filtration System: Advanced Plasma Quad air filtration technology paired with wall-mounted fan coil units in the Living & Dining areas, elevating indoor air quality for healthier living environment.
- Flexible Power Point: A dedicated power point on the floor of the Dining can be extended to the top of the dining table to double up as a plug-and-play work station to support flexible and lifestyle needs.
- Direct PUB Water Supply: Direct water supply from PUB water mains to the Kitchen and Powder Room.
- Roof Water Tank and Booster Pump System: A dedicated rooftop water tank, supported by booster pumps, delivers consistent water pressure throughout the home, ensuring continuous water supply to the bathrooms in your home.
- Electric Vehicle (EV) Charging Point: Future-ready living with an electric vehicle charging station, supporting sustainable choices at home.

REPUTABLE DEVELOPER

- Fairview Developments Private Limited, a unit of Tong Eng Group, is renowned for developing premium landed homes in the Belgravia precinct. Belgravia Ace represents the final and most exclusive collection of the acclaimed Belgravia Trilogy, following the successful launches of Belgravia Villas (winner of the PropertyGuru Best Landed Development Awards 2015 & 2017 and the FIABCI Singapore Property Award for Best Strata Landed Development 2019) and Belgravia Green (winner of the PropertyGuru Best Landed Development Award 2018). The Group's distinguished portfolio also includes Stratton Green, Stratton Park, 8@Stratton and Belgravia Park, reinforcing its reputation for delivering quality landed developments in the area.
- Tong Eng Group is an established property developer with over 60 years of experience in shaping Singapore's residential landscape through the successful development of premium condominiums, strata landed and landed housing projects. Recognised for its commitment to quality and excellence, the Group has received numerous industry accolades, including the BCI Asia Top 10 Developers Award (2018) and the International Finance Awards (2019).

Belgravia Villas – Strata Housing



Belgravia Green – Strata Housing



SITE PLAN & FACILITIES



SITE PLAN

LEGEND

ZONE 1: FIRE GARDEN

1. GUARD POST
2. PREDESTRIAN LINK
3. ROUNDABOUT FOUNTAIN

WELCOME AREA

4. DROP-OFF
5. CLUBHOUSE / GYM
6. FEATURE WALL PLANTER

ZONE 2: EARTH GARDEN

7. FUN PLAYGROUND
8. BBQ PAVILION
9. PARTY LAWN
10. KINETIC SCULPTURE
11. LANDFORM PLAY
12. TREE NEST
13. GAME COURT
14. PIAZZA
15. GRAND PAVILION

ZONE 3: METAL GARDEN

16. FITNESS CORNER
17. REFLEXOLOGY PATH
18. GARDEN PAVILION 1

ZONE 4: AIR GARDEN

19. CLOUD WATERPLAY
20. FAMILY POOL
21. WATER TRELLIS
22. JACUZZI
23. ZIG ZAG BRIDGE
24. PUTTING GREEN

ZONE 5: WOOD GARDEN

25. RENDEZVOUS ALCOVE
26. READING PODS
27. HAMMOCK LAWN

ZONE 6: WATER GARDEN

28. POOL DECK
29. AQUA DECK
30. 50 M. LAP POOL
31. HYDROTHERAPY JETS

ZONE 7: STONE GARDEN

32. QUARRY LAWN WITH SEATING PLANTER
33. WHISPERING POND WITH WATERFALL

ZONE 8: LIGHT GARDEN

34. LAWN BOWL
35. GARDEN PAVILION 2
36. SEATING ALCOVE
37. TWISTY PATH

POCKET GARDEN

38. THE MAZE

AUXILIARY

- A. SIDE GATE 1
- B. SIDE GATE 2
- C. SUBSTATION / GENERATOR SET
- D. BIN CENTRE

Roundabout Fountain



Fun Playground



Grand Pavilion



Cloud Waterplay



50M Lap Pool

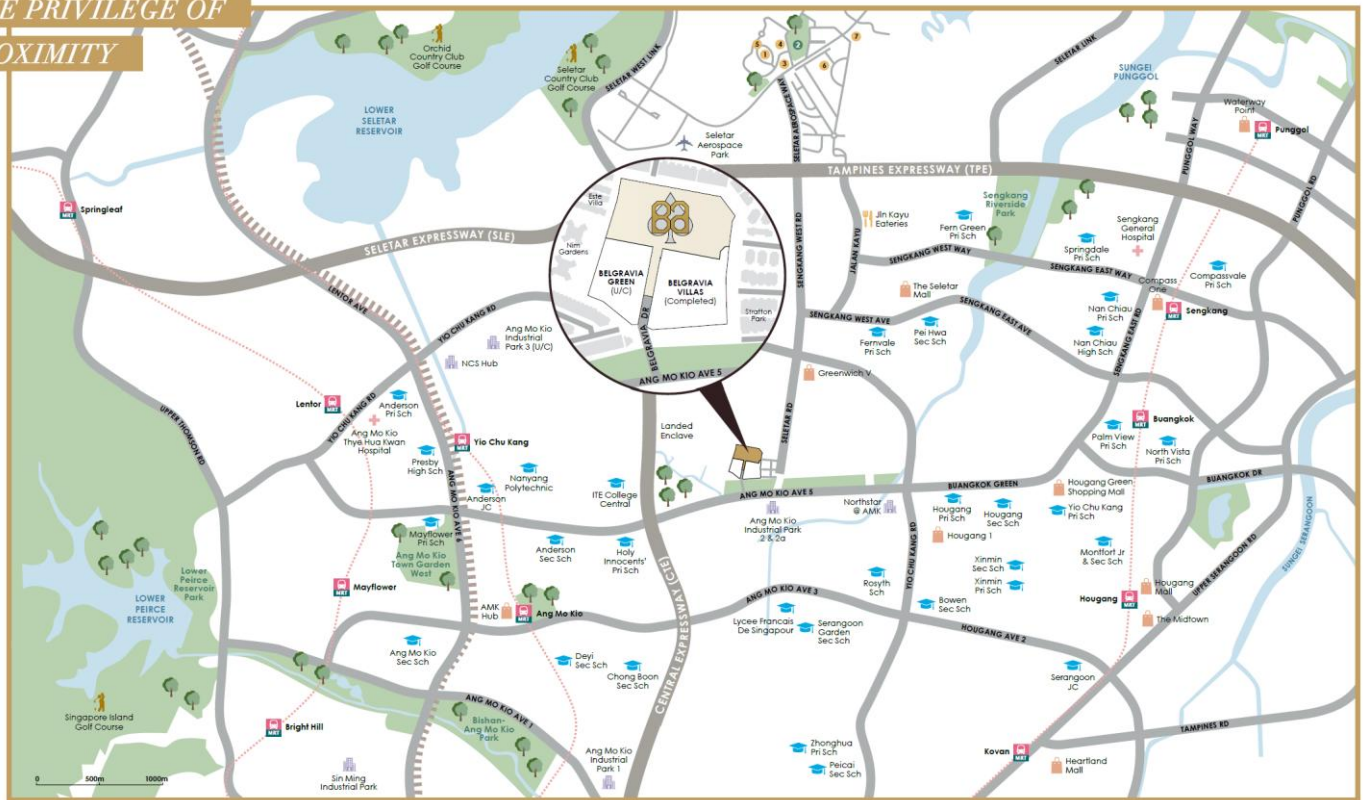


Whispering Pond with Waterfall



LOCATION MAP & AMENITIES

THE PRIVILEGE OF PROXIMITY



SHOPPING/ DINING/ ENTERTAINMENT

- Greenwich V
- The Seletar Mall
- AMK Hub
- Hougang 1
- Hougang Mall
- Compass One
- Junction 8
- NEX
- Jalan Kayu Eateries
- Seletar Aerospace
- MyVillage @ Maju Avenue

PARK AND RECREATION FACILITIES

- Seletar Country Club
- Hampstead Wetlands Park
- Serangoon Gardens Country Club
- Lower Seletar Reservoir

- Sengkang Riverside Park
- Bishan Park
- North-East Waterways
- Punggol Point
- Coney Island

EDUCATION HUB

- Rosyth Primary School
- Hougang Primary School
- Anderson Secondary School
- Nan Chiau Secondary School
- Nanyang Junior College
- Nanyang Polytechnic
- ITE College Central

CONVENIENCE

- Ang Mo Kio MRT Station
- Yio Chu Kang MRT Station
- Central Expressway (CTE)
- Seletar Expressway (SLE)
- Tampines Expressway (TPE)
- Upcoming North-South Expressway (NSE)
- Bus Stop (72021) along Ang Mo Kio Avenue 5

Seletar Mall



Greenwich Mall



Rosyth Primary School

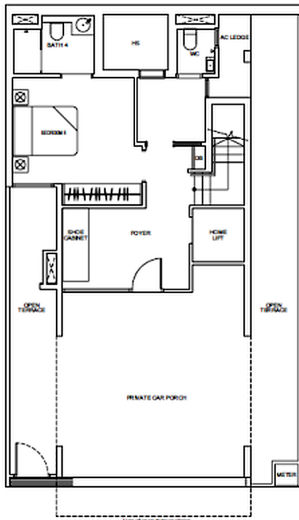


Anderson Secondary School

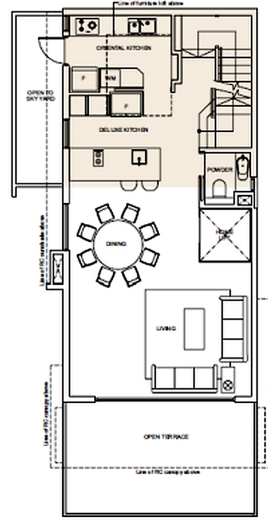


FLOOR PLAN

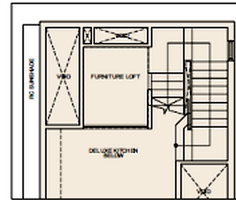
Type A
365 sqm / 3929 sqft



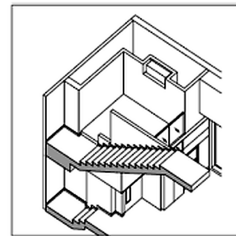
1ST STOREY



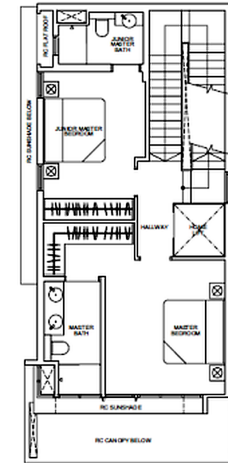
2ND STOREY



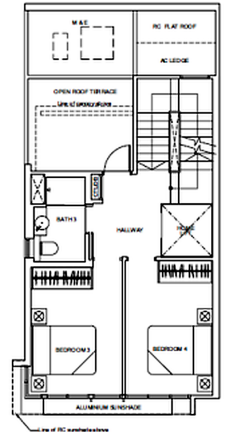
LOFT - PLAN



LOFT - ISOMETRIC VIEW



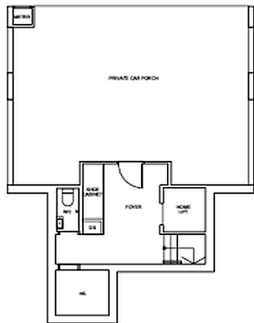
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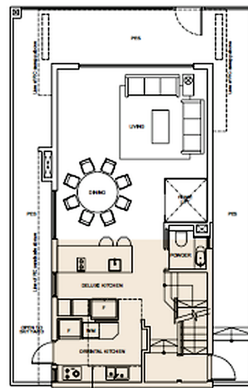
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FLOOR PLAN

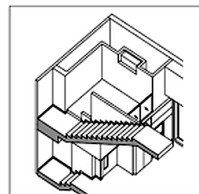
Type B
406 sqm / 4370 sqft



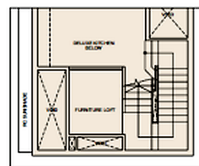
BASEMENT



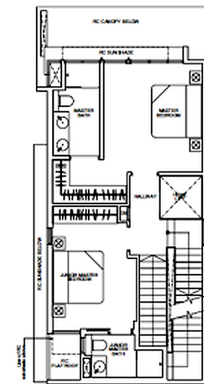
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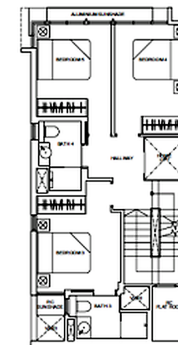
LOFT - ISOMETRIC VIEW



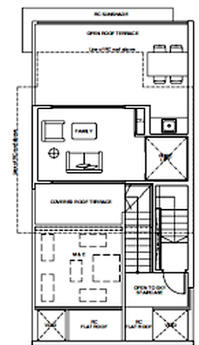
LOFT - PLAN



2ND STOREY



3RD STOREY



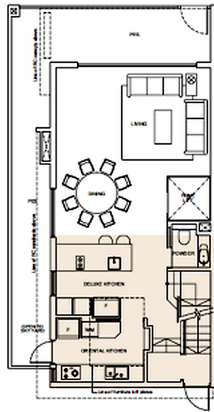
ROOF TERRACE

FLOOR PLAN

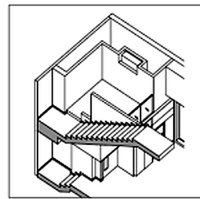
Type C
377 sqm / 4058 sqft



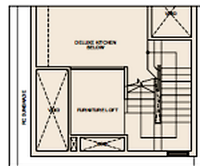
BASEMENT



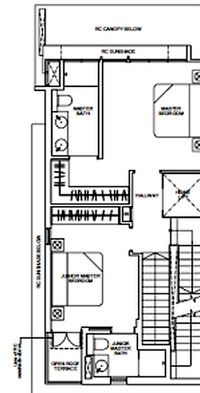
1ST STOREY



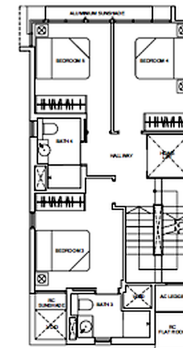
LOFT - ISOMETRIC VIEW



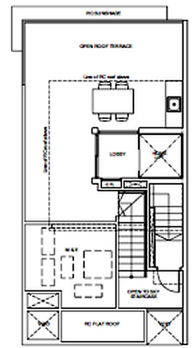
LOFT - PLAN



2ND STOREY



3RD STOREY



ROOF TERRACE

INDICATIVE PRICING

Type	Size (Sqft)	No. of Units Available	Price
Type A	3,929	10	From \$5.35 mil
Type B	4,370	9	From \$5.45 mil
Type C	4,058	4	From \$5.30 mil

FAQs

SUBJECT	QUESTIONS	ANSWER
ELIGIBILITY TO BUY	Are Foreigners eligible to purchase?	No
FACILITIES		
SWIMMING POOL	How many Swimming Pools are there within the development?	Three water facilities: 1. Cloud Waterplay 2. Family Pool 3. 50m Lap Pool
	What are the dimensions of the Lap Pool?	50m x 6.7m
DESIGN & PROVISIONS		
	Is Belgravia Ace a gated community?	Yes. Belgravia Ace is an exclusive gated strata landed community with 24-hour security , providing residents with enhanced privacy and peace of mind.
SECURITY & ACCESS	How is the access to development controlled?	Secured with: Main Gate Vehicular Barriers Pedestrian Side Gates along Belgravia Drive & Stratton Road
	Is there an intercom system	Every home is equipped with an audio-video intercom system that connects directly to the guardhouse for convenient visitor access and enhanced security.
VEHICULAR ENTRANCE	Where?	The main vehicular ingress and egress is located along Belgravia Drive
LOCATION OF SIDE GATE	Any? Where?	Side gates are located: - Beside the Main Entrance along Belgravia Drive - Along Stratton Road providing convenient pedestrian access into the development.
BOUNDARY WALL/ FENCE	What is the height? Setback from boundary to building?	1.8m High

SUBJECT	QUESTIONS	ANSWER
		Located along the boundary lines. Set back varies from 3.5m to 9m.
	What material is used for the wall/fence?	Partial solid wall & partial BRC fence
CAR PARK	Is parking provided?	Yes. Every home comes with its own private covered car porch
	Any EV charging points provided?	Yes. One per house.
WATER TANK	Is every home provided with a water tank?	Yes. Each home is fitted with a water tank located at the roof terrace level / Roof Terrace
INSPECTION CHAMBER	Any? Where?	Yes. Provided at basement car porch / 1 st storey open terrace for units. The purchaser shall engage his/her own licensed plumber for maintenance of the inspection chamber on a regular basis.
LETTER BOX	Where?	Above the meter compartment adjacent to the home's car porch
REFUSE COLLECTION	Where?	Bin Centre. Basement
BUS SERVICES NEAR THE DEVELOPMENT	Any?	Bus Stop 54651 (opposite Tech Place 2) along Ang Mo Kio Ave 5
INTERNAL UNITS		
GAS SUPPLY	City gas or cylinder?	Cylinder
WATER HEATER	Gas or electric?	Electric
AIR-CONDITIONER	Brand?	Mitsubishi Electric
SMART FEATURES	Any?	SMART Home Gateway, IP Camera, Digital Lockset, Smoke Detector Control, Air-Conditioning & Lighting Control
FLOORING	Living/Dining/Deluxe Kitchen	Marble
	Oriental Kitchen	Porcelain Tiles
	Bedrooms	Burmese Teak
KITCHEN	What appliances are provided and what brands?	Cooker Hob, Hood, Steam Oven & Conventional Oven: V-ZUG

SUBJECT	QUESTIONS	ANSWER
		Fridge & Washing Machine: SAMSUNG
BEDROOM	What are provided?	Wardrobe
WINDOWS	Are the windows tinted/Double Glazed?	Tinted Single Glazed
OPEN ROOF TERRACE/ OPEN TO SKY TERRACE /PES/ OPEN TERRACE	Water point provided?	Car Porch: Yes PES/1 st storey Open Terrace: Yes Roof Terrace/Attic: Yes
	Height of the railing?	1.0m High
	Material of railing?	Glass / solid parapet
	Trellis provided for roof terrace?	No. Roof Top is RC Flat Roof
	Can the Open Roof Terrace/ Open to Sky Terrace / PES be enclosed?	No
PRIVATE LIFT	Name of Lift/Company? What is the estimated maintenance fee per year?	Ken-Jo Residential elevator by Ken-Jo Industries Pte Ltd. Estimated \$120/month + \$250 annual inspection fee
	Capacity?	340kg (5 pax)
HOUSEHOLD SHELTER	Location?	Type A: 1 st Storey Type B, C & D: Basement

PROGRESS PAYMENT SCHEDULE

1	Upon the issuance of Option to Purchase	5%
2	Within 8 weeks immediately after the date of the Option to Purchase	80%
3	Within 14 days immediately after the Purchaser receives the CSC in respect of the Unit	13%
4	On the Completion Date	2%

FLOOR TO CEILING HEIGHT SCHEDULE

	AREAS	Type A (Millimetre)
1ST STOREY		
	PRIVATE CAR PORCH	2850 / 3250
	FOYER	2700
	WC	2400
	HOUSEHOLD SHELTER	2700
	AC LEDGE	Vary from 1500 to 2900
	BEDROOM 5	2900
	BATH 4	2425
2ND STOREY		
	LIVING	3000 / 4580
	DINING	3000 / 4580
	DRY (DELUXE) KITCHEN	3000 / 4580
	WET (ORIENTAL) KITCHEN	2400
	POWDER ROOM	2425
	OPEN TERRACE	3000
2ND STOREY – FURNITURE LOFT		
	FURNITURE LOFT	1980
3RD STOREY		
	MASTER BEDROOM	2900
	MASTER BATH	2725 / 2750
	JUNIOR MASTER BEDROOM	2400 / 2900
	JUNIOR MASTER BATH	2425 / 2450
	HALLWAY	2400
ATTIC		
	BEDROOM 3	2400 / 2900
	BEDROOM 4	2400 / 2900
	BATH 3	2450 / 2475
	HALLWAY	2400
	COVERED ROOF TERRACE	3080

Note: Localised bulkheads and beams where applicable

FLOOR TO CEILING HEIGHT SCHEDULE

	AREAS	Type B (Millimetre)
BASEMENT		
	PRIVATE CAR PORCH	3050 / 3600
	FOYER	2700
	WC	2400
	HOUSEHOLD SHELTER	2700
1ST STOREY		
	LIVING	3000 / 4580
	DINING	3000 / 4580
	DRY (DELUXE) KITCHEN	3000 / 4580
	WET (ORIENTAL) KITCHEN	2400
	POWDER ROOM	2425
	PES	3000
1ST STOREY – FURNITURE LOFT		
	FURNITURE LOFT	1980
2ND STOREY		
	MASTER BEDROOM	2900
	MASTER BATH	2725 / 2750
	JUNIOR MASTER BEDROOM	2400 / 2900
	JUNIOR MASTER BATH	2425 / 2450
	HALLWAY	2400
3RD STOREY		
	BEDROOM 3	2400 / 2900
	BEDROOM 4	2400 / 2900
	BEDROOM 5	2400 / 2900
	BATH 3	2450 / 2475
	BATH 4	2450 / 2475
	HALLWAY	2400
ROOF TERRACE		
	FAMILY	2600
	COVERED ROOF TERRACE	2500 / 3480

Note: Localised bulkheads and beams where applicable

FLOOR TO CEILING HEIGHT SCHEDULE

	AREAS	Type C (Millimetre)
BASEMENT		
	PRIVATE CAR PORCH	3050 / 3600
	FOYER	2700
	WC	2400
	HOUSEHOLD SHELTER	2700
1ST STOREY		
	LIVING	3000 / 4580
	DINING	3000 / 4580
	DRY (DELUXE) KITCHEN	3000 / 4580
	WET (ORIENTAL) KITCHEN	2400
	POWDER ROOM	2425
	PES	3000
1ST STOREY – FURNITURE LOFT		
	FURNITURE LOFT	1980
2ND STOREY		
	MASTER BEDROOM	2900
	MASTER BATH	2725 / 2750
	JUNIOR MASTER BEDROOM	2400 / 2900
	JUNIOR MASTER BATH	2425 / 2450
	HALLWAY	2400
3RD STOREY		
	BEDROOM 3	2400 / 2900
	BEDROOM 4	2400 / 2900
	BEDROOM 5	2400 / 2900
	BATH 3	2450 / 2475
	BATH 4	2450 / 2475
	HALLWAY	2400
	AC LEDGE	2830
ROOF TERRACE		
	LOBBY	2600
	COVERED ROOF TERRACE	3480

Note: Localised bulkheads and beams where applicable