

The Arcady at Boon Keng

FACTSHEET

1.	Developer	KSH Ultra Unity Pte Ltd A joint venture by KSH Holdings Ltd, SLB Development Ltd & H10 Holdings Pte Ltd (Ho Lee Group)
2.	Tenure	Freehold
3.	Description	Proposed Erection Of A Block Of 24-Storey Residential Flats (Total: 172 Flat Units) With 2 Basement Car Park, Landscape Deck, Swimming Pool, Sky Terraces And Communal Roof Terrace On Lot 0676p Mk At No. 1037 Serangoon Road (Kallang Planning Area)
4.	Address	2 Saint Barnabas Lane
5.	Estimated Site Area	5,246.8sqm/ 56,476.55 sqft
6.	Plot Ratio	2.8
7.	Total No. of Units	172
8.	No. of Carpark Lots	172 car park lots, and 3 accessible car park lots
9.	Expected Date of Vacant Possession	31 December 2028
10.	Expected Legal Completion Date	31 December 2031 or 3 years after notice of vacant possession whichever is earlier
11.	Architect	Park + Associates Pte Ltd
12.	Landscape Architect	Ecoplan Asia Pte Ltd
13.	C&S Engineer	Ronnie & Koh Consultants Pte Ltd
14.	M&E Engineer	DP Engineers Pte Ltd
15.	Show Flat Interior Designer	Ensemble Pte. Ltd
16.	Main Contractor	To be confirmed
17.	Conveyance Solicitor	Wee Swee Teow LLP
18.	Project Account No. (for written on cheque)	KSH ULTRA UNITY PTE. LTD. – PROJECT ACCOUNT

Key Project Info

A	Plot Ratio <u>2.8</u> , building height has been maximized to 98m SHD					
B	Total Landscape Replacement Area: <u>Approx. 73%, Approx. 3,828 square meter</u>					
C	Total 1 Block of 24-Storeys with 1 Landscape Deck, 2 Sky Terraces and 1 Roof Terrace					
D	Total 172 units ranged from 1BR + Study to 4BR + Study and Penthouse					
E	Types of residential units (Refer to Appendix 6 _ Unit Mix Chart for details)					
	<u>Unit Type</u>	<u>No. of Bedrooms</u>	<u>No of Units</u>	<u>Unit Area</u>	<u>Share Value</u>	<u>Estimated Maintenance Charge/ Month</u> (subject to Approval)
	Type A1	1BR+ Study	11	49sqm/ 527sqft	5	\$400.00
	Type B1	2BR	19	62sqm/ 667sqft	6	\$480.00
	Type B2	2BR	19	63sqm/ 678sqft	6	\$480.00
	Type B3	2BR+ Study	19	71sqm/ 764sqft	6	\$480.00
	Type B4	2BR+ Study	11	71sqm/ 764sqft	6	\$480.00
	Type B4a	2BR+ Study	8	71sqm/ 764sqft	6	\$480.00
	Type C1	3BR	20	90sqm/ 969sqft	6	\$480.00
	Type C2	3BR	1	91sqm/ 980sqft	6	\$480.00
	Type C3	3BR Premium	11	101sqm/1087sq ft	7	\$560.00
	Type C4	3BR Premium	20	111sqm/1195sq ft	7	\$560.00
	Type C5	3BR Premium+ Study	20	119sqm/1281sq ft	7	\$560.00
	Type C5A	3BR Premium+ Study	1	139sqm/1496sq ft	7	\$560.00
	Type D1	4BR + Study	9	131sqm/1410sq ft	7	\$560.00
	Type D2A	4BR Premium	1	151sqm/1625sq ft	7	\$560.00
	Type P1	Penthouse	1	226sqm/2433sq ft	8	\$640.00
	Type P2	Penthouse	1	240sqm/2583sqf t	9	\$720.00
Estimated \$80/ share value, subject to approval						

F	<p>Access to site</p> <ul style="list-style-type: none"> • Main access road – from Serangoon Road to Saint Barnabas Lane • Vehicular and pedestrian entrances at Saint Barnabas Lane • Refer to Appendix 4 _ Vehicular & Pedestrian Access
G.	<p>Car parking lots in Basement 1 and 2;</p> <p>3 direct lifts connect the basement car park levels with the floors above</p> <p>172 parking lots (1:1 ratio) + 3 Accessible Lots</p> <p>- 120 parking lots + 2 Accessible Lots at B2</p> <p>- 52 parking lots 1 Accessible Lot at B1</p> <p>29 Bicycle Parking lots at B1</p>
	Refer to Appendix 1 _ Site Plan

Project Design Concept

A	<p>In the mountain forest context with urban surroundings, the natural beauty of the forest is juxtaposed with the modern elements of the urban environment.</p> <p>Inspired by the mountainside of living, the landscape and architecture complement each other and blend into each other.</p> <p>Truly, A Garden Home , A Home Garden</p>
B	A modern architecture in a clean form with vertical and horizontal woven skin, sets a contrast tone with surrounding and rises tall from the foliage ground
C	Oriented to capitalize the best views that the site can offer, and stand prominently along the main road
D	All units are North-South facing
	<p>See Appendix 2_ Building Orientation & View</p> <p>Appendix 3_ Building Distance</p> <p>Appendix 5_ Building Height Comparison</p>

Common Facilities

A	<p>Facilities Overview</p> <p>Total 47 facilities at 4 communal landscaped floors including indoor and outdoor</p> <p>2 zones of themed landscape at Foliage Garden Zone and Mountain Top Zone</p> <p>37 Outdoor + 10 Indoor Facilities,</p> <p>Wide ranged ideal for all walks of life</p> <ul style="list-style-type: none"> - 5 facilities dedicated for children - 2 Pools
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	<ul style="list-style-type: none"> - 4 Cabanas - 3 Clubhouse - 3 Alfresco dining - BBQ Pavilion, Sky Gym, Karaoke, Sauna, Co-working deck, Farm to Tables... a lot of excitements and indulgence to offer <p>Overall, 4,000 m2 of facilities will pamper 172 units, in average, every unit will enjoy more than 23m2 of these facilities.</p>
B	Facilities Details
a	<p>1st Storey Landscape Deck</p> <p>Recreational Facilities on 1st storey Garden /Landscape Deck - Family-oriented active facilities co-related with 2nd storey Sky Terrace</p> <p><u>Active Zone</u></p> <ul style="list-style-type: none"> • Pools and Playground situated for a better view when overlooking from upper floors esp. from the 2nd Storey Sky Terrace • Infinity pool: 35m L X 4m W X 1.2m D (approx. swimmable length), incl. SPA pool: 0.9m D; Bubbling Pool: 0.3m D • Family pool: approx. 48sqm in size, 0.9m D • Children Playground: approx. 55 m2 • BBQ Pavilion: 12 pax (at the corner of the site to keep the noise and smoke away from the units) <p><u>Unwinding Zone</u></p> <ul style="list-style-type: none"> • Cabana situated along serangoon road, are tucked away hidden in the greenery • Flora, Fauna, Verdure, Verde Cabana approx. 4.8sqm each <p><u>Trail Zone</u></p> <ul style="list-style-type: none"> • A walking trail to simulate the mountain walk while overseeing the view • Mountain trail approx. 53m L
b	<p>2nd Storey Sky Terrace</p> <p>Recreational Facilities on 2nd storey Sky Terrace - Family-oriented active facilities co-related with 1st storey Landscape Deck</p> <p><u>Kids Zone</u></p> <ul style="list-style-type: none"> • Kids Party Deck and Kids Club specially dedicated for kids, having their own space to play while overseeing them from 1st storey pool/playground/Sundeck • Kids Party Deck : Approx. 38m2 • Kids Club <ul style="list-style-type: none"> - Dedicated for kids. - Where kids may play together and learn together - Approx. 18m2 <p><u>Gathering Zone</u></p> <ul style="list-style-type: none"> • An Alfresco Dining that spills out to the Chill Out Lounge, Karaoke room & Botanic club catering to large families, approx. 37m2 • Botanic Club <ul style="list-style-type: none"> - Family orientated. - Casual gathering/ parties. - Cheerful and delightful colour tones and design language.

	<ul style="list-style-type: none"> - Clear visual connection between indoor to outdoor landscape. - Approx. 27m2 <ul style="list-style-type: none"> • Karaoke Room <ul style="list-style-type: none"> - Well acoustic room away from the residential units above. - Gel well with family gathering activities. - Approx. 17m2 <p><u>Seclude Zone</u></p> <ul style="list-style-type: none"> • Cocoon cove for users to have their own quiet corner, approx. 62m2
c	<p>14th Storey Sky Terrace</p> <p>Recreational Facilities on 14th Storey Sky Terrace - quiet, exclusive dining with splendid views, and a work-out floor</p> <p><u>Dining Zone</u></p> <ul style="list-style-type: none"> • Unwind with the sunset and Kallang River as your backdrop whilst immerse in captivating views of glittering fireworks. • Gourmet vista, a private gourmet space with close family and friends, approx. 24m2 <p><u>Arcady Zone</u></p> <ul style="list-style-type: none"> • Arcady Club and outdoor Sky Veranda • Sky Veranda, an exclusive space for special occasion, inviting private chef for a formal event. approx. 25m2 • Arcady Club <ul style="list-style-type: none"> - Function rooms tuck between the residential units. - Suitable for quiet & private events - Fine dining concept & premium “Atas” look and feel - Approx. 23m2 • Vista Lounge <p><u>Work/Study Zone</u></p> <ul style="list-style-type: none"> • Curated a space for users on remote working/study place that began to popularize during the pandemic. • Co working deck: Approx. 31m2 • Reading Lounge <p><u>Sky Gym</u></p> <ul style="list-style-type: none"> • Work-out with a city skyline view, approx. 36m2 <p><u>Others</u></p> <ul style="list-style-type: none"> • Sauna • Accessible Toilet, WC • Sunrise Garden and Vista Garden

d	<p>Roof Terrace</p> <p>Immerse in nature at the summit:</p> <ul style="list-style-type: none"> • Star Gazing Lawn: The night sky is a therapy, lie back and relax, allowing thoughts to drift into a meditative state as you stare at the stars, feeling enlightened by the feelings of peace and a sense of connection with the cosmos; approx. 27 sq.m • Summit Walk • Farm To Table & Farming Pots: Having the full sun and raised bed, a good condition to provide healthy, fresh, locally grown produce for the loved ones, approx. 64 sq.m
e	<p>Other Facilities</p> <ul style="list-style-type: none"> • Substation at B2 • Gen Set at B2 • Bin Centre at B1 • Loading / Unloading Bay at B1 • Bicycle Parking at B1 • Drop – Off and Arrival at B1 • MA Office at 1st storey

Building Block

A	<p>Orientation:</p> <ul style="list-style-type: none"> • positioned at almost true North-South orientation • Being iconic and stand tall along Serangoon Road • At high floors, unblocked views towards city/MBS, and Kallang River
B	<p>Building Heights:</p> <ul style="list-style-type: none"> • +98M SHD • 24 Storey in total height; • Main drop-off is at Basement 1 • 1st Storey Landscape Deck approx. 3.3 m H; • 2nd Storey Sky Terrace approx. 5 m H • 14th storey Sky Terrace 4.8 m • The lowest residential units starts from L3, which is approx. 17 m above Serangoon Road; and approx. 10m above overhead bridge • Typical residential floor to floor height 3.15m H • 14th Storey Sky Terrace is at approx. 50m above street level; • Roof terrace at approx. 91m above street level • Units facing 12-storey HDB block will clear HDB roof at approx. 9th storey and above (estimate only); • Units facing 4-storey HDB block will not be blocked • Landed houses along St Barnabas Lane at south will not block any residential units

C	<p>Units Per Floor</p> <ul style="list-style-type: none"> • L3 – L13: 9 units per floor; • L15: 5 units per floor; • L16 – L23: 8 units per floor; • L24: 4 units per floor
D	<p>Location of Lift and Refuse Chutes</p> <ul style="list-style-type: none"> • 2 refuse chutes at each residential floor; Each refuse chute is with swing screen door • No units' entrance is directly facing a refuse chute door • 3 lifts are serving each floor incl residential floors and communal floors ie. Landscape deck, sky terraces, and roof terrace • Lift doors opening are avoided directly facing the units entrance <p>See Appendix 7_ Typical Residential Block Plan</p>
E	<p>Common Corridor:</p> <p>Common corridor for typical floors are at approximately 1.5m width which is naturally ventilated</p>
F	<p>Façade:</p> <ul style="list-style-type: none"> • A modern architecture with vertical and horizontal RC fins; • Full height curtain wall to maximize the views and sunlight, where possible; • Textures inspired by nature and blended in with the nature; • Dark and warm colour scheme sets a strong contrast with surrounding)
G	<p>Acoustic Provision</p> <ul style="list-style-type: none"> • Acoustic ceiling and balcony screen provided to units at stack 03-Unit Type C4 and stack 04-Unit Type B4, from 3rd storey to 13th storey

Unit Layout Key Selling Points

A	General
a	<p>All Unit Types in Common:</p> <ul style="list-style-type: none"> • Foyer has storage space combined with DB. • Master bedroom able to fit in King sized bed. • Common bedroom able to fit in Queen sized bed. • Naturally ventilated bathrooms where possible. • Where possible full-height curtain walls to all bedrooms maximizing the views and sunlight to Units 3BR and above.
b	<p>1&2 Bedders in Common:</p> <ul style="list-style-type: none"> • Efficient layout. • Cozy living with comfortable width. • Appropriate sized Balcony is an extension of Living/ Dining.

B	Individual Units
a	<p>Type A1 (1 Bedroom + Study):</p> <ul style="list-style-type: none"> • Master Bath accessible from both master bedroom and living/ dining. • Study able to fit in daybed. • Good kitchen size for small unit.
b	<p>Type B1 & B2 (2 Bedroom):</p> <ul style="list-style-type: none"> • B2 – Show Flat Unit • Bedroom 2 with en-suite bath, also accessible from Living.
c	<p>Type B3, B4 & B4A (2 Bedroom + Study):</p> <ul style="list-style-type: none"> • Bedroom 2 with en-suite bath, also accessible from Living (B4A). • Study with air-con and able to fit in single bed.
d	<p>Type C1 & C2 (3 Bedroom):</p> <ul style="list-style-type: none"> • Functional layout for families. • Bathroom with en-suite bath, also accessible from Living (C1). • Corner Unit - Unit Type C1 gets 270° view. • Kitchen with good size, naturally ventilated.
e	<p>Type C3 & C4 (3 Bedroom Premium):</p> <ul style="list-style-type: none"> • Spacious layout. • Separated living and dining provides family members with enjoyment simultaneously at separate spaces. Both spaces are cross ventilated. • Ample kitchen size for big family, see through glass allows interaction between kitchen and dining. • Multifunction corner in Master Bedroom can be used for dresser, working desk, additional wardrobe or yoga corner. • Balcony screen and acoustic ceiling to Type C4 at L3-L13 for acoustic treatment. • HS.
f	<p>Type C5 & C5A (3 Bedroom Premium + Study):</p> <ul style="list-style-type: none"> • C5 – Show Flat Unit • Spacious layout. • Cross ventilation and natural lighting at foyer. • Wide Living & Dining frontage. • C5A at top floor has a double volume of approx. 4.5m ceiling height at Living and Dining. • Luxury wardrobe of approx. 2.7m(L) at Master Bedroom. • Master bedroom view towards city skyline. • Natural Ventilated Study may fit in a single bed. • Ample kitchen size for big family. • HS.
g	<p>Type D1 (4 Bedroom + Study):</p> <ul style="list-style-type: none"> • Generous layout. • Cross ventilation and natural lighting at Foyer. • Wide Living & Dining Frontage. • Spacious Balcony. • Natural ventilated Study can fit in a single bed. • Spacious Kitchen and Yard, naturally ventilated, viewing glass at kitchen counter allows interaction with the Living/ Dining. • HS

h	<p>Type D2A (4 Bedroom Premium):</p> <ul style="list-style-type: none"> • Luxurious layout. • Ample storage space at Foyer. • Wide Living & Dining area with Dry Kitchen. • Double volume at Living/ Dining with approx. 4.5m ceiling height. • Approx 3.2m(H) ceiling to all bedrooms. • Multifunction corner at Master for extra wardrobe, a working desk, or a yoga corner. • En-suite Bedroom 2. • Generous space planning to Wet Kitchen and Yard with WC and Utility.
i	<p>Type P1 & P2 (Penthouse):</p> <ul style="list-style-type: none"> • Luxurious and Grand layout. • Splendid city skylines facing. • Enjoy fireworks during festival celebrations. • Cloak-alike space at Foyer. • Dry Kitchen for hosting guest and as a lifestyle, grand Living and Dining hall. • Double volume at Living/ Dining of approx. 4.5m high ceiling. • The glamorous and luxurious Master Bedroom may fit in a super king sized bed, lounge sitting, working desk or additional wardrobe, with a walk-in closet. • The grand Master Bath fitted with long vanity with his and hers basins. • All other bedrooms are with en-suite baths except Bedroom 4. • Walk-in-Closet for Jr. Master Bedroom. (P1) • Walk-in-Closet, working desk and a mini bar space in Jr. Master Bedroom. (P2) • Extra Store space. • Large Wet Kitchen; Separate Yard, Utility and WC. • A Powder Room. (P2)

Unit Ceiling Height

A	<p>1, 2 3 & 4 Bedders in Common:</p> <ul style="list-style-type: none"> • Foyer – 2850mm • Living/ Dining – 2850mm • Balcony – 2900mm • Master Bedroom – 2850mm • Other Bedrooms – 2850mm • All Bathrooms – 2400mm • Passageway – 2400mm • Kitchens/ Yard/ Utility – 2400mm • HS/ Study (where applicable) – 2850mm
B	<p>Penthouse Floor Units in Common:</p> <ul style="list-style-type: none"> • Foyer – 2850mm • Living/ Dining – 4500mm • Balcony – 4500mm • Master Bedroom – 3200mm • Other Bedrooms – 3200mm • All Bathrooms – 2400mm • Passageway – 3200mm • Kitchens/ Yard/ Utility – 2850mm • HS/ Study (where applicable) – 2850mm
	Refer to attached Appendix 8_Building Specification

Unit Project ID

A	<p>Foyer:</p> <ul style="list-style-type: none"> • Porcelain floor tile finish • DB Cabinet & Storage – Foyer has storage space combined with DB Cabinet
B	<p>Living & Dining:</p> <ul style="list-style-type: none"> • Porcelain floor tile finish
C	<p>Kitchen & Wet Kitchen:</p> <ul style="list-style-type: none"> • Porcelain floor and wall tile finish (where applicable) • Full height kitchen cabinet with quartz counter top and backsplash <p><u>Kitchen Appliances (Brand: Electrolux)</u></p> <ul style="list-style-type: none"> • For All Units <ul style="list-style-type: none"> - Electric Hob - Hood - Built in Oven - Under Counter Washer Cum Dryer • Additional To 3 & 4 bedder (Except Penthouse) <ul style="list-style-type: none"> - Gas Hob (gas & electric hobs side by side) <p>Kitchen sink and faucet (Brand: Blanco)</p>
D	<p>All bedrooms:</p> <ul style="list-style-type: none"> • Parquet flooring to all bedrooms • Wardrobes <ul style="list-style-type: none"> - Full height wardrobe with storage space on top - Master wardrobe with side accessory panel - Master bedroom wardrobes are with sliding doors finished with satin glass - Common bedroom wardrobe doors are in laminated finish - All wardrobes have functional interior divisions and drawers - Special Highlight – Type C5 Master bedroom wardrobe has a luxurious length of 2.7m
E	<p>Bathroom:</p> <ul style="list-style-type: none"> • All bathrooms <ul style="list-style-type: none"> - Tile finish for floor and wall - Quartz vanity top and backsplash - Mirror cabinet with open shelving - Master Bathroom's mirror cabinet with LED Lighting • Bathroom Sanitary Wares (Brand: Toto) <ul style="list-style-type: none"> - Wash Basin - WC with manual washer at all common bathrooms - WC with washlet at all Master Bathroom • TOTO Washlet Features <ul style="list-style-type: none"> - Silicone-based self-cleaning wand jet - Premist and Ewater+ help keep the bowl free of waste - Air-in Wonder Wave: Stream of air-rich water cleans with comfort

	<ul style="list-style-type: none"> - Tornado Flush: 360° cleaning power flushes with less water • Bathroom Fittings (Brand: Toto) All bathrooms with: <ul style="list-style-type: none"> - Basin mixer - Shower mixer and hand shower for all Bathrooms - Additional rain shower for all Master Baths
	Refer to attached Appendix 8_Building Specification

M&E

G.	Unit M&E
1.	Electrical Installation Refer to Electrical Schedule for details
2	Air Conditioners For all units Wall mounted air-conditioner to Living, Dining, Study, Master Bedroom and Bedroom
3	Mechanical Ventilation System Mechanical ventilation system for baths, Powder Room and/or WCs if windows are not provided
4	Hot Water System: Storage water heater Hot Water System to all bathrooms and Powder Room
5	No City Gas Built-in gas hob for Unit Type C1, C2, C3, C4, C5, C5A, D1, D2a, P1& P2 (LPG space is catered in kitchen cabinet)
6	Security System Intercom system for the units
7	Smart Home Features <ul style="list-style-type: none"> • 1 Home gateway • 1 Digital lockset to unit entrance door • Air-conditioner control to Living, Master Bedroom and Dining via mobile app • Lighting control for Living and Foyer area via mobile app

Common Area M&E

1.	Security System	<ul style="list-style-type: none"> • Vehicular access with gantry • 24 Hrs security guards. • Card Access • CCTV surveillance at designated common areas
2.	Air Conditioning Provision to Lift Lobbies	<ul style="list-style-type: none"> • All lift lobbies in B1 and B2
3	EV Charging Provision	<ul style="list-style-type: none"> • Power provision for future EV charger installation

List of Appendix

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