

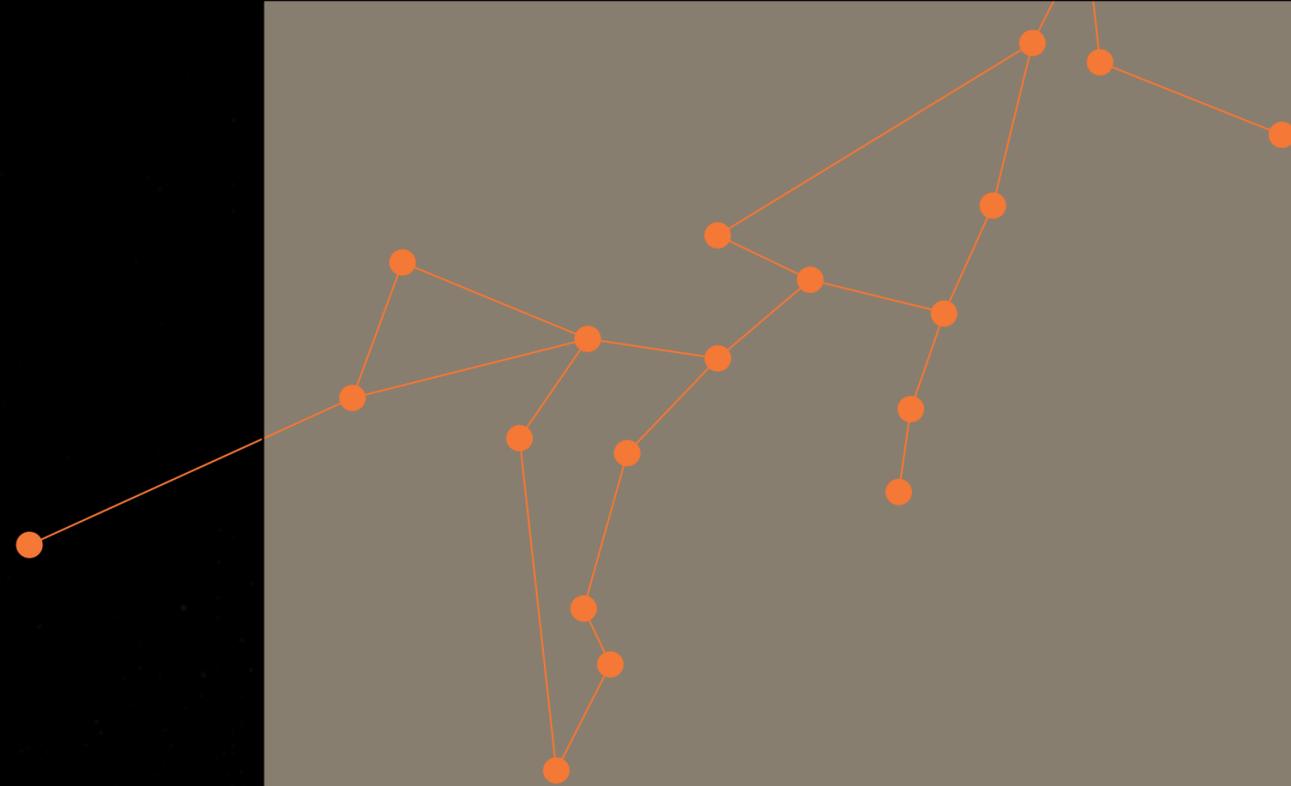
THE  
ANTARES

## FOR A BRILLIANT LIFESTYLE OF **SHINING MOMENTS**

The vastness of the universe is beyond measure, consisting of billions of galaxies, each with billions of stars and planets. Dreams take flight under the starlit sky, inspiring us to aim higher and dream bigger.

One of the brightest stars in the galaxy, Antares illuminates the night sky with its beautiful red radiance, a magnificent sight to behold.

Inspired by this fiery red alpha star, The Antares is a celestial phenomenon that encapsulates one's sense of wonder and awe and translates them into a timeless lifestyle.



A stunning, rising star located in the city fringe location of District 14, right next to Mattar Road and Mattar MRT Station, it is without a slightest doubt, the most brilliant gem in the neighbourhood.

Stylish and captivating, it leaps out at one's eyes among the mature housing estates.

**Why settle for less when you can now possess the stars.**



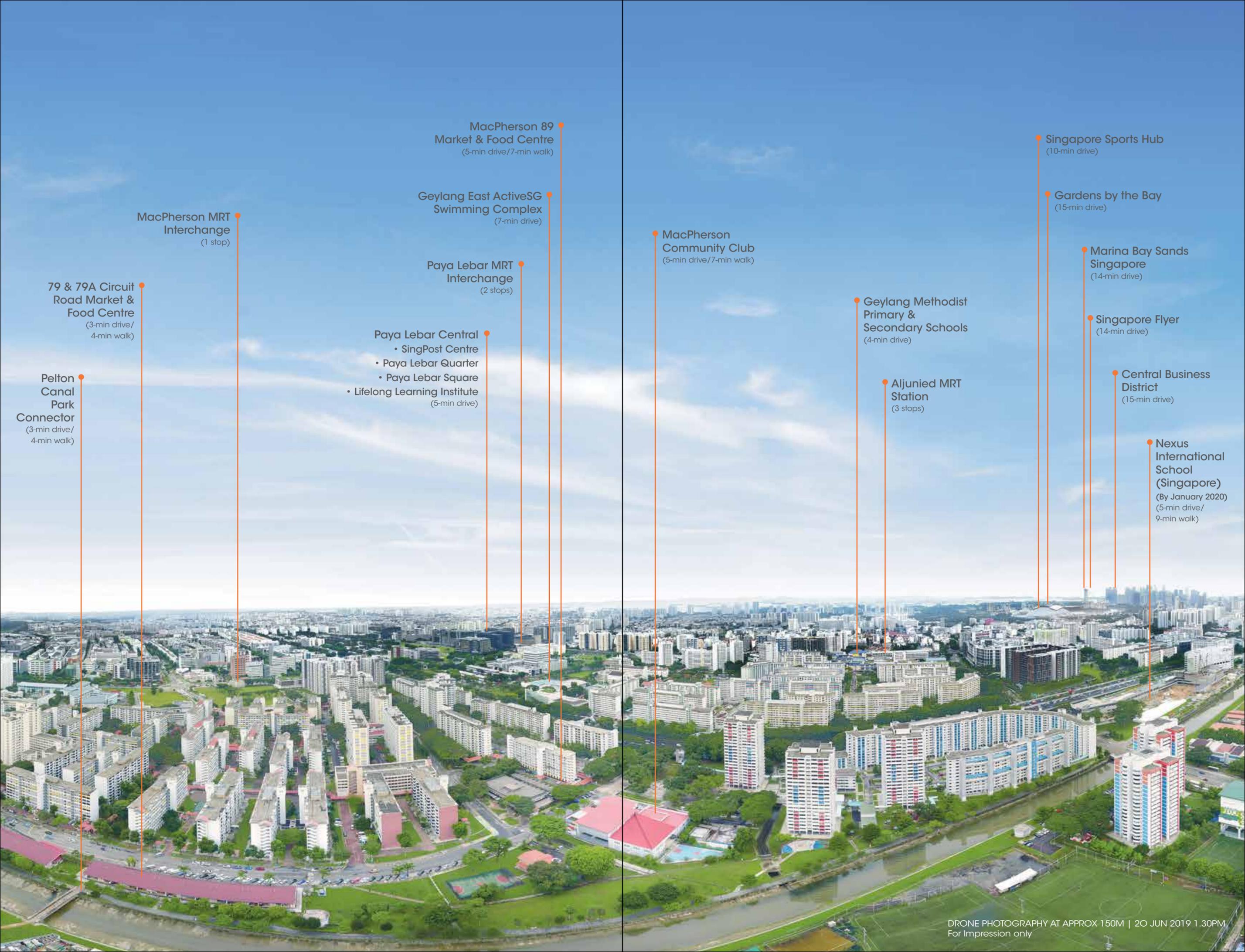
Artist's Impression

## GAZE UPON A **RISING STAR**

Nestled in the heart of Mattar road, The Antares lights up the tranquil neighbourhood with its contemporary and timeless architectural designs.

Comprising of four blocks of a total of 265 apartments ranging from 1- to 4-bedroom apartments, it offers respite for those looking to disconnect from the daily hustle and bustle of city life. At the same time, it is able to satisfy the needs and desires of modern urbanites with its close proximity to the city centre.

Like a true alpha star, it simply shines.



Pelton Canal Park Connector  
(3-min drive/  
4-min walk)

79 & 79A Circuit Road Market & Food Centre  
(3-min drive/  
4-min walk)

MacPherson MRT Interchange  
(1 stop)

MacPherson 89 Market & Food Centre  
(5-min drive/7-min walk)

Geylang East ActiveSG Swimming Complex  
(7-min drive)

Paya Lebar MRT Interchange  
(2 stops)

Paya Lebar Central  
• SingPost Centre  
• Paya Lebar Quarter  
• Paya Lebar Square  
• Lifelong Learning Institute  
(5-min drive)

MacPherson Community Club  
(5-min drive/7-min walk)

Geylang Methodist Primary & Secondary Schools  
(4-min drive)

Aljunied MRT Station  
(3 stops)

Singapore Sports Hub  
(10-min drive)

Gardens by the Bay  
(15-min drive)

Marina Bay Sands Singapore  
(14-min drive)

Singapore Flyer  
(14-min drive)

Central Business District  
(15-min drive)

Nexus International School (Singapore)  
(By January 2020)  
(5-min drive/  
9-min walk)

# ACCESSIBILITY REDEFINED

Situated within a 10-minute radius drive to Pan Island Expressway (PIE) and Kallang-Paya Lebar Expressways (KPE), and a quick 15-minute drive to CBD via Nicoll Highway. The Antares is extremely accessible and connects you to all parts of Singapore swiftly and effortlessly.

## EDUCATION

- Canossa Catholic Primary School
- Cedar Girls' Secondary School
- Cedar Primary School
- Geylang Methodist Primary & Secondary Schools
- James Cook University
- Kong Hwa Primary School
- Maris Stella High School
- Nexus International School (Singapore) (By January 2020)
- Stamford American International School
- St. Andrew's Village (Junior School/Secondary School/Junior College)

## SHOPS

- 77 Circuit Road FairPrice Shop
- City Plaza
- Giant Supermarket
- Kinex Mall
- NEX Mall
- Paya Lebar Square
- Paya Lebar Quarter
- Singpost Centre

## EATERIES

- 79 & 79A Circuit Road Market & Food Centre
- Breadtalk HQ
- Eateries along MacPherson Road
- Geylang Serai Market
- MacPherson 89 Market & Food Centre
- Old Airport Road Food Centre
- Upper Aljunied Road Eateries
- Upper Boon Keng Market & Food Centre

## RECREATION

- Aljunied Park
- Bidadari Park
- Gardens By The Bay
- Geylang East ActiveSG Swimming Complex
- Kallang Riverside Park
- MacPherson Community Club
- Marina Bay Sands Singapore
- Singapore Flyer
- Singapore Sports Hub

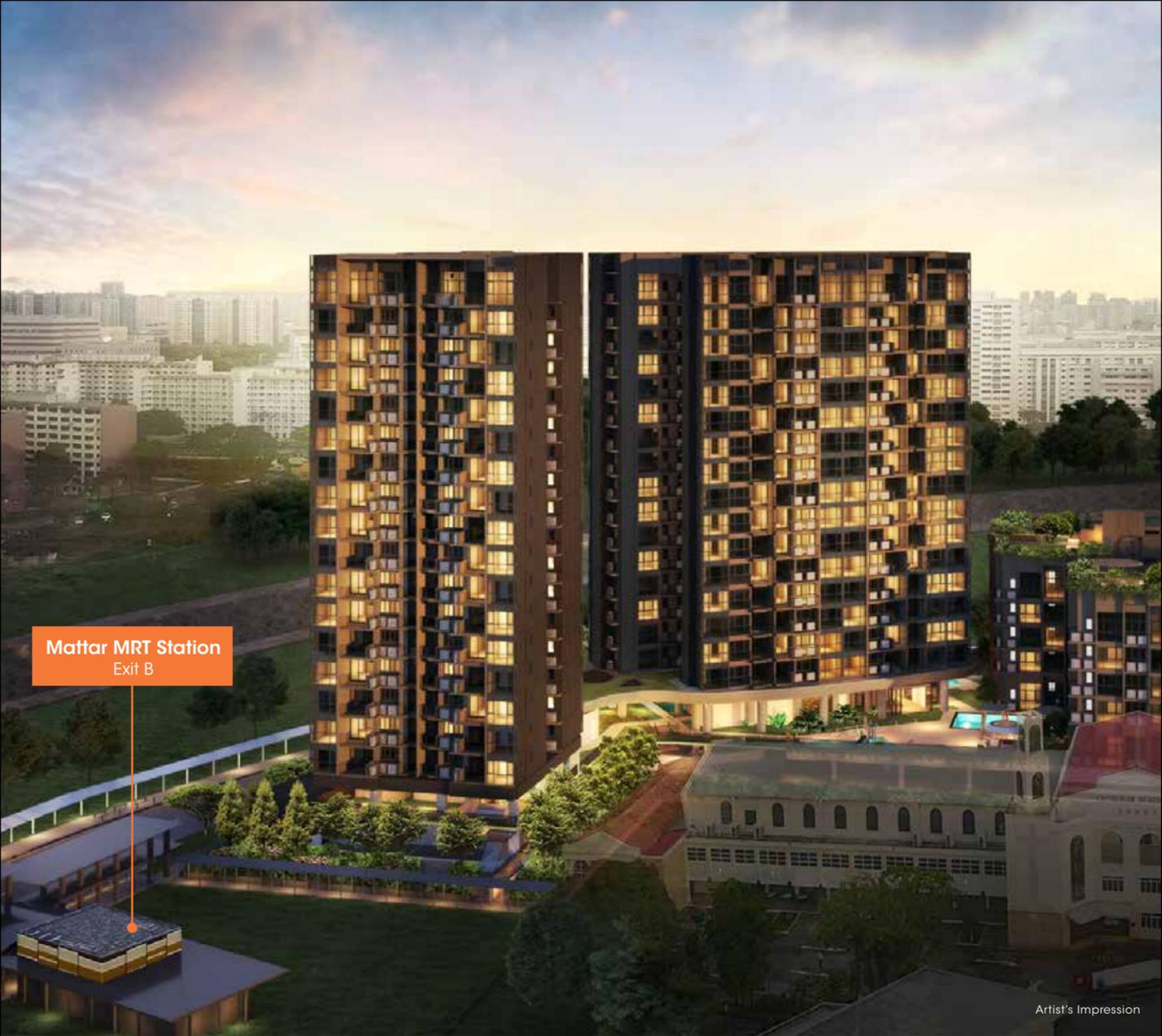
## Park Connector Network

## BUSINESS HUBS

- Lifelong Learning Institute
- Paya Lebar Central
- Suntec City / Suntec Singapore Convention & Exhibition Centre
- Raffles Place Financial District
- Marina Bay Financial Centre
- Tanjong Pagar District



Map not drawn to scale



Mattar MRT Station  
Exit B

Artist's Impression



Mattar MRT Station - Exit B  
(1-min walk)



Paya Lebar MRT Interchange  
(5-min drive)

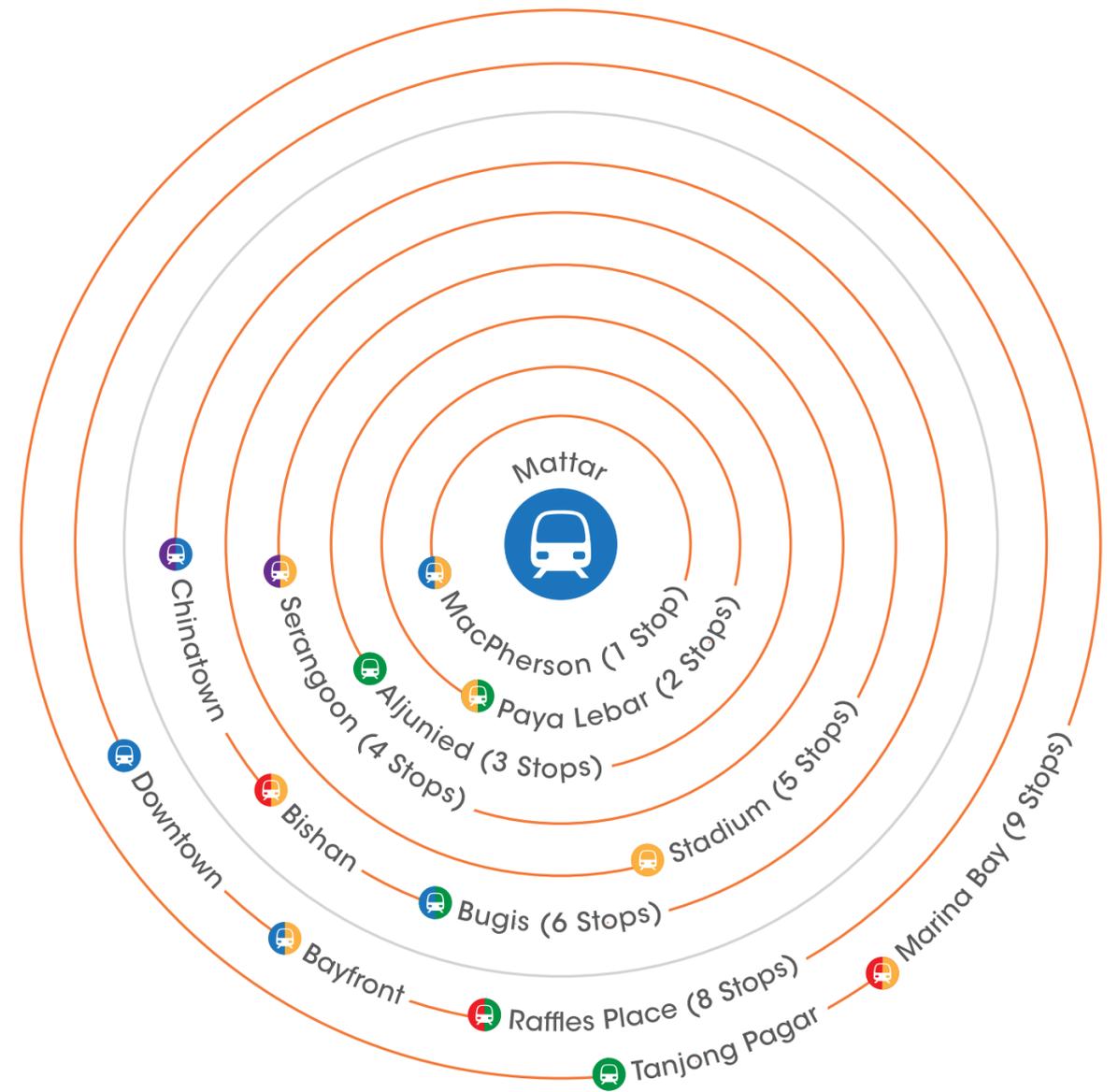


Serangoon MRT Interchange  
(7-min drive)

## WITH SHELTERED WALKWAY TO MATTAR MRT STATION

A mere 1-minute walk to Mattar MRT Station via a sheltered walkway, it offers excellent connectivity to all parts of the MRT system—The Downtown Line, Circle Line, North East Line, North South Line, and East West Line—within 6 stops.

## CONNECTED TO EVERYWHERE, ANYTIME



- Downtown Line
- Circle Line
- North East Line
- North South Line
- East West Line

## ENDLESS DINING AND SHOPPING SELECTIONS

With close proximity to great dining and shopping amenities such as Paya Lebar Quarter, NEX Mall, FairPrice Shop and Giant Supermarket, The Antares offers residents a hassle-free and convenient lifestyle like no other.

Foodies can expect to be enthralled by local food gems and café delights along MacPherson Road, and popular hawker fare at Circuit Road Hawker Centre. Simply revel in pure indulgence and let your tastebuds do the talking.



77 Circuit Road FairPrice Shop (3-min drive/7min-walk)



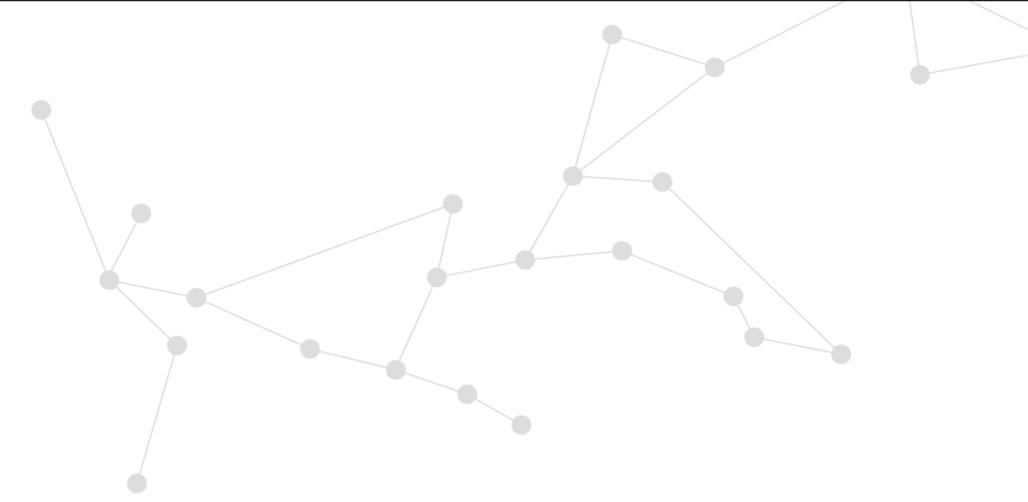
Eateries along MacPherson Road (3-min drive)



Paya Lebar Quarter (5-min drive)



NEX Mall (8-min drive)



## EDUCATION, RECREATION AND BUSINESS HUBS

You and your children can enjoy a more efficient daily commute with elite schools such as Nexus International School, Canossa Catholic Primary School, Kong Hwa Primary School, and Geylang Methodist Primary and Secondary Schools located nearby.

Bidadari Park is just a short walk away for those who enjoy the outdoors. Take pause to marvel at Mother Nature and watch for foraging birds and squirrels amidst the greenery as you cycle or jog along the park connector.

Experience a seamless and integrated live-work-play lifestyle with Paya Lebar Central – the up-and-coming regional business hub – a 5-minute drive away. The Antares' excellent connectivity to Suntec Singapore Convention & Exhibition Centre, Singapore Sports Hub and Central Business District also opens up more opportunities for the residents and landlords-to-be.



Kong Hwa Primary School (6-min drive)



Nexus International School (Singapore) (5-min drive/9-min walk)



Canossa Catholic Primary School (1-min drive/4-min walk)



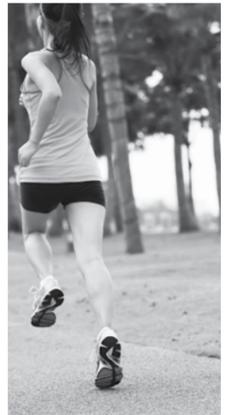
Geylang Methodist Primary & Secondary Schools (4-min drive)



Bidadari Park (5-min drive)



Pelton Canal Park Connector (3-min drive/4-min walk)



Singapore Sports Hub (10-min drive)



Paya Lebar Central (5-min drive)



Central Business District (15-min drive)



Suntec City / Suntec Singapore Convention & Exhibition Centre (12-min drive)

# SITE PLAN

## LEVEL 6 ROOF GARDEN



## BASEMENT & E-DECK (LEVEL 1)



## SHELTERED E-DECK (LEVEL 1)



### ANCILLARY SERVICE

- Basement**
- A** Main Entrance
  - B** Guard House
  - C** Fire Engine Access Gate
  - D** Bin Centre
  - E** Electrical Sub-Station
  - F** Genset
- Sheltered Basement**
- G** Consumer Switch Room
  - H** Main Distribution Frame Room
  - I** Bicycle Parking Area
  - J** Smart Parcel Lockers
  - K** Management Office

### Facilities - Basement

- 1** Arrival Plaza
- 2** Side Entrance
- 2a** Side Gate to MRT

### Facilities - E-deck (Level 1)

- 3** Gym
- 4** Hammock Alcove
- 5** Crossfit Circuit
- 6** Outdoor Fitness Zone
- 7** Teppan Dining Place
- 8** Swing Nook
- 9** Multi-purpose Lawn
- 10** Starlit Lap Pool (33.3m)
- 11** Outdoor Shower
- 12** Water Spa
- 13** Pool Lounge
- 14** Kid's Pool
- 15** Cabana
- 16** Chill Spot
- 17** Club House -  
 a)Function Room  
 b)Steam Rooms  
 c)Changing Rooms
- 18** Kid's Rock Climbing Zone
- 19** Open Lawn
- 20** Kid's Play Mound
- 21** Star Trail
- 22** Reading Place
- 23** Orbit Pointe
- 24** Barbeque & Dining Pavilion
- 25** Kid's Planet
- 26** Constellation Piazza
- 27** Aqua Spa Beds
- 28** Aqua Play Pool
- 29** Aqua Massage Jets



All illustrations are impressions only

# DIAGRAMMATIC CHART

## BLOCK 19

UNIT	01	02	03	04	05	06	07
STOREY 05	B1D-PH	A1B-PH	B1A-PH	A1-PH	A1-PH	A1-PH	B1E-PH
04	B1D	A1B	B1A	A1	A1	A1	B1E
03	B1D	A1B	B1A	A1	A1	A1	B1E
02	B1D	A1B	B1A	A1	A1	A1	B1E
01	B1D-G	A1B-G	B1A-G	A1-G	A1-G	A1-G	B1E-G

## BLOCK 23

UNIT	15	16	17	18	19	20	21	22
STOREY 17	B3-PH	C2-PH	B2-PH	B4A	B4A	B2-PH	D1-PH	B3-PH
16	B3	C2	B2	B4	B4	B2	D1	B3
15	B3	C2	B2	B4	B4	B2	D1	B3
14	B3	C2	B2	B4	B4	B2	D1	B3
13	B3	C2	B2	B4	B4	B2	D1	B3
12	B3	C2	B2	B4	B4	B2	D1	B3
11	B3	C2	B2	B4	B4	B2	D1	B3
10	B3	C2	B2	B4	B4	B2	D1	B3
09	B3	C2	B2	B4	B4	B2	D1	B3
08	B3	C2	B2	B4	B4	B2	D1	B3
07	B3	C2	B2	B4	B4	B2	D1	B3
06	B3	C2	B2	B4	B4	B2	D1	B3
05	B3	C2	B2	B4	B4	B2	D1	B3
04	B3	C2	B2	B4	B4	B2	D1	B3
03	B3	C2	B2	B4	B4	B2	D1	B3
02	B3	C2	B2	B4	B4	B2	D1	B3
01								

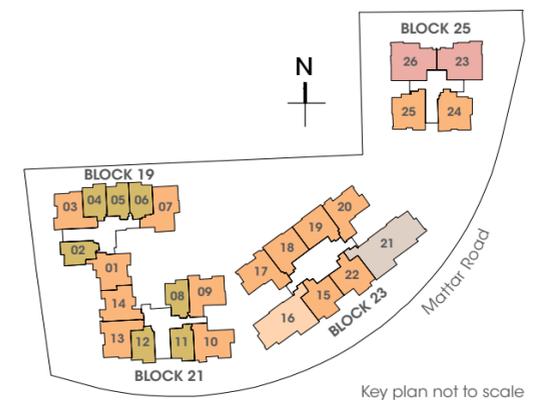
## BLOCK 21

UNIT	08	09	10	11	12	13	14
STOREY 05	A1A-PH	B1F-PH	B1B-PH	A1-PH	A1-PH	B1A-PH	B1C-PH
04	A1A	B1F	B1B	A1	A1	B1A	B1C
03	A1A	B1F	B1B	A1	A1	B1A	B1C
02	A1A	B1F	B1B	A1	A1	B1A	B1C
01	A1A-G	B1F-G	B1B-G	A1-G	A1-G	B1A-G	B1C-G

## BLOCK 25

UNIT	23	24	25	26
STOREY 18	C1-PH	B5-PH		C1-PH
17	C1	B5	B6	C1
16	C1	B5	B6	C1
15	C1	B5	B6	C1
14	C1	B5	B6	C1
13	C1	B5	B6	C1
12	C1	B5	B6	C1
11	C1	B5	B6	C1
10	C1	B5	B6	C1
09	C1	B5	B6	C1
08	C1	B5	B6	C1
07	C1	B5	B6	C1
06	C1	B5	B6	C1
05	C1	B5	B6	C1
04	C1	B5	B6	C1
03	C1	B5	B6	C1
02	C1	B5	B6	C1
01				

- 1-Bedroom
- 2-Bedroom
- 3-Bedroom
- 3-Bedroom Flexi
- 4-Bedroom



**TYPE A1**

42.0 m<sup>2</sup> / 452 ft<sup>2</sup>  
(inclusive of 5m<sup>2</sup> Balcony & 3m<sup>2</sup> AC Ledge)

- Blk 19, #02-04\* to #04-04\*
- #02-05\* to #04-05\*
- #02-06 to #04-06
- Blk 21, #02-11 to #04-11
- #02-12 to #04-12

**TYPE A1-G**

56.0 m<sup>2</sup> / 603 ft<sup>2</sup>  
(inclusive of 5m<sup>2</sup> PES, 3m<sup>2</sup> AC Ledge & 14m<sup>2</sup> Void over Living, Dining & Kitchen)

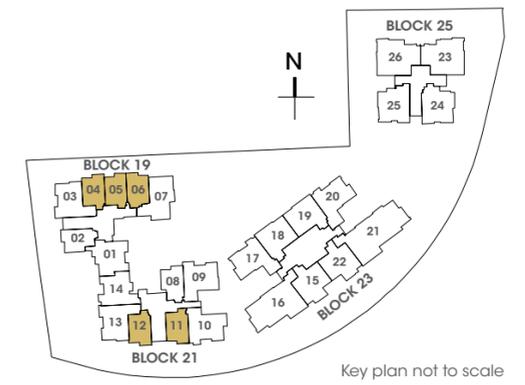
- Blk 19, #01-04\*, #01-05\* & #01-06
- Blk 21, #01-11 to #01-12

**TYPE A1-PH**

56.0 m<sup>2</sup> / 603 ft<sup>2</sup>  
(inclusive of 5m<sup>2</sup> Balcony, 3m<sup>2</sup> AC Ledge & 14m<sup>2</sup> Void over Living, Dining & Kitchen)

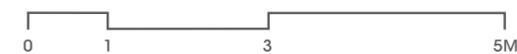
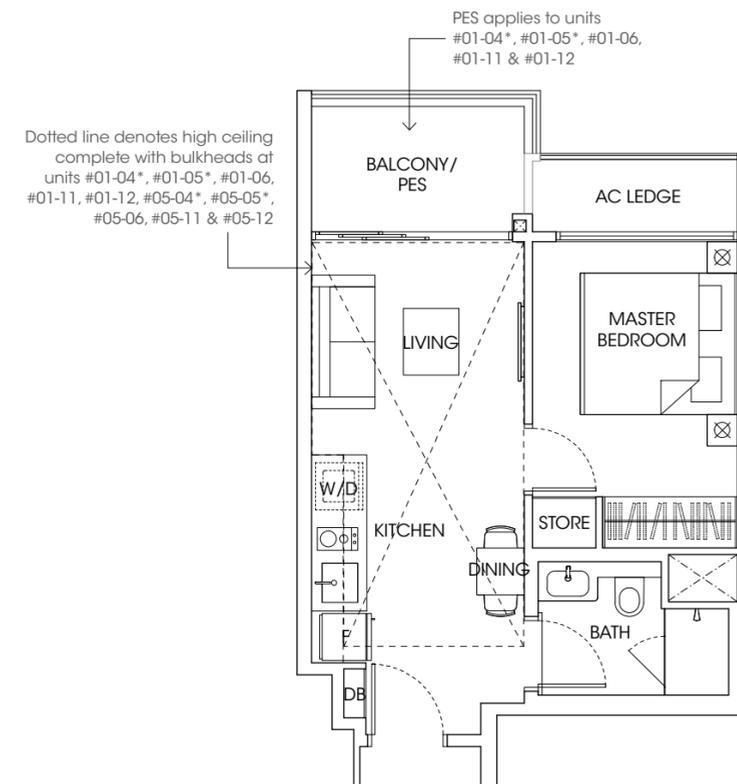
- Blk 19, #05-04\*, #05-05\* & #05-06
- Blk 21, #05-11 to #05-12

*\*Mirror Image*



A HOUSE IS MADE WITH WALLS AND BEAMS;  
A HOME IS BUILT WITH  
**LOVE AND DREAMS.**

*Ralph Waldo Emerson*



**LEGEND:**

- Washer/Dryer
- Fridge
- Distribution Board

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**TYPE A1A**

42.0 m<sup>2</sup> / 452 ft<sup>2</sup>  
(inclusive of 5m<sup>2</sup> Balcony & 3m<sup>2</sup> AC Ledge)

Blk 21, #02-08 to #04-08

**TYPE A1A-G**

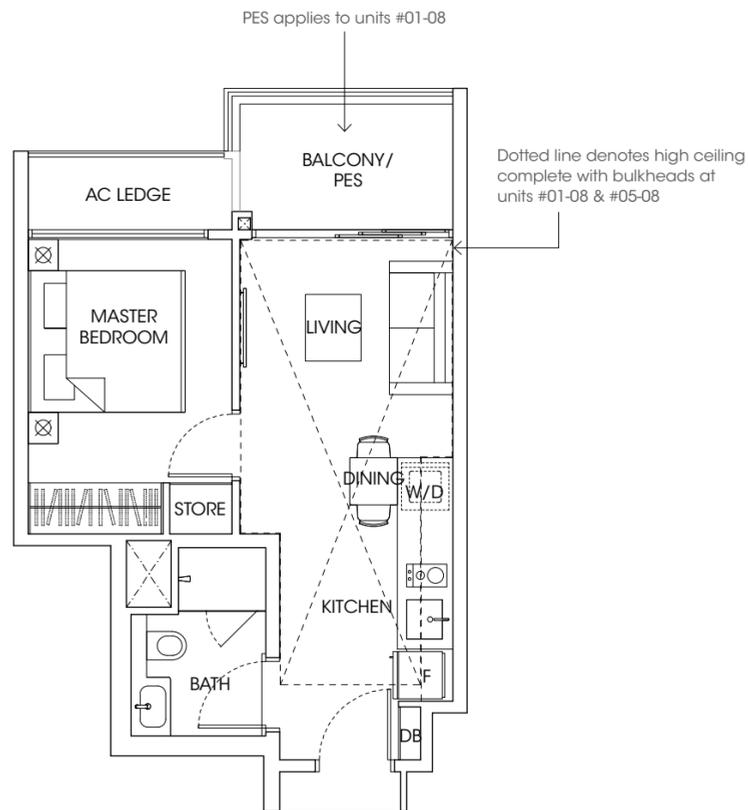
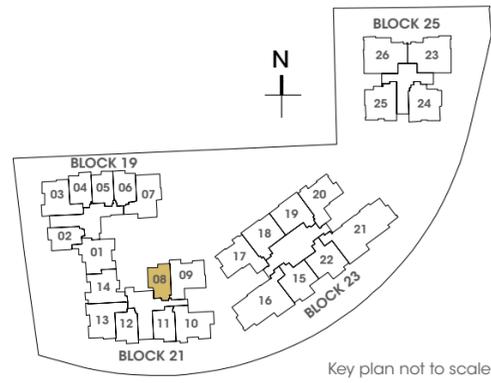
56.0 m<sup>2</sup> / 603 ft<sup>2</sup>  
(inclusive of 5m<sup>2</sup> PES, 3m<sup>2</sup> AC Ledge & 14m<sup>2</sup> Void over Living, Dining & Kitchen)

Blk 21, #01-08

**TYPE A1A-PH**

56.0 m<sup>2</sup> / 603 ft<sup>2</sup>  
(inclusive of 5m<sup>2</sup> Balcony, 3m<sup>2</sup> AC Ledge & 14m<sup>2</sup> Void over Living, Dining & Kitchen)

Blk 21, #05-08



LEGEND:



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**TYPE A1B**

42.0 m<sup>2</sup> / 452 ft<sup>2</sup>  
(inclusive of 5m<sup>2</sup> Balcony & 3m<sup>2</sup> AC Ledge)

Blk 19, #02-02 to #04-02

**TYPE A1B-G**

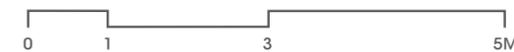
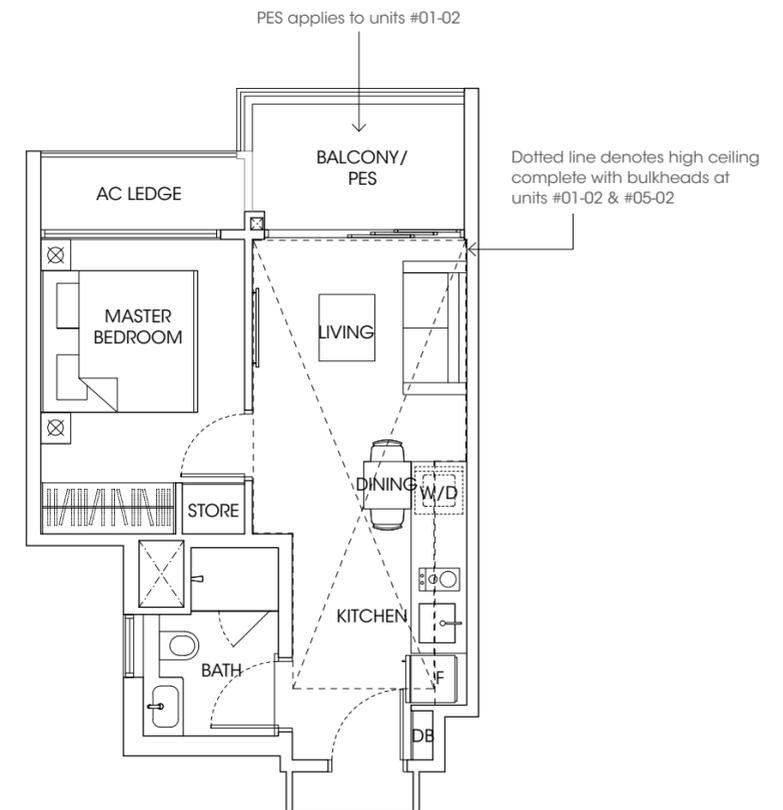
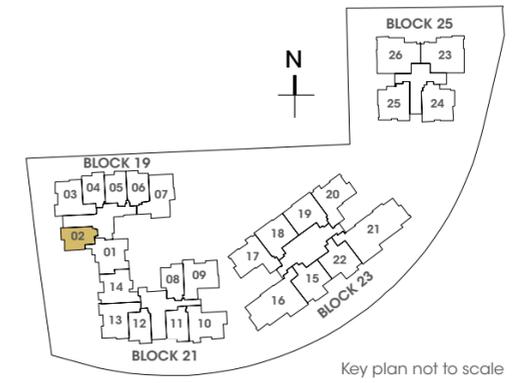
56.0 m<sup>2</sup> / 603 ft<sup>2</sup>  
(inclusive of 5m<sup>2</sup> PES, 3m<sup>2</sup> AC Ledge & 14m<sup>2</sup> Void over Living, Dining & Kitchen)

Blk 19, #01-02

**TYPE A1B-PH**

56.0 m<sup>2</sup> / 603 ft<sup>2</sup>  
(inclusive of 5m<sup>2</sup> Balcony, 3m<sup>2</sup> AC Ledge & 14m<sup>2</sup> Void over Living, Dining & Kitchen)

Blk 19, #05-02



LEGEND:



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**TYPE B1A**

64.0 m<sup>2</sup> / 689 ft<sup>2</sup>  
(inclusive of 7m<sup>2</sup> Balcony & 5m<sup>2</sup> AC Ledge)

Blk 19, #02-03\* to #04-03\*  
Blk 21, #02-13 to #04-13

**TYPE B1A-G**

82.0 m<sup>2</sup> / 883 ft<sup>2</sup>  
(inclusive of 7m<sup>2</sup> PES, 5m<sup>2</sup> AC Ledge & 18m<sup>2</sup> Void over Living, Dining & Kitchen)

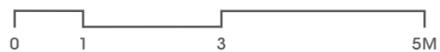
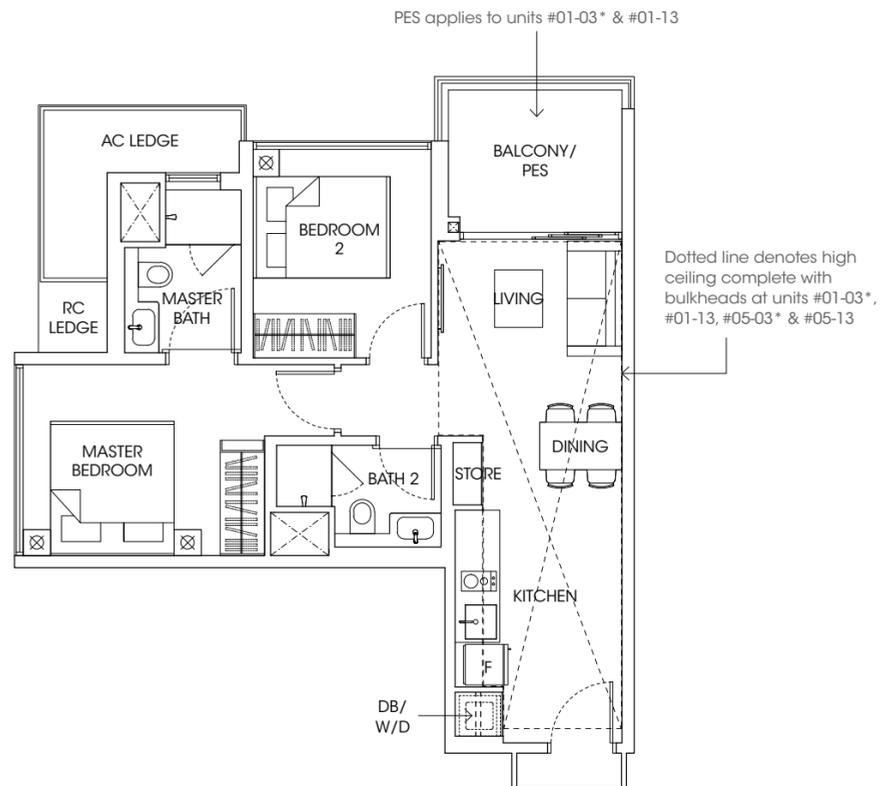
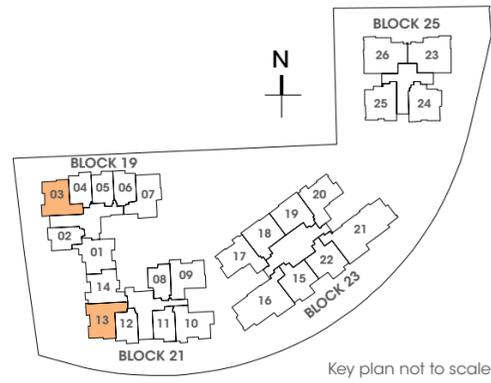
Blk 19, #01-03\*  
Blk 21, #01-13

**TYPE B1A-PH**

82.0 m<sup>2</sup> / 883 ft<sup>2</sup>  
(inclusive of 7m<sup>2</sup> Balcony, 5m<sup>2</sup> AC Ledge & 18m<sup>2</sup> Void over Living, Dining & Kitchen)

Blk 19, #05-03\*  
Blk 21, #05-13

\*Mirror Image



LEGEND:



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**TYPE B1B**

64.0 m<sup>2</sup> / 689 ft<sup>2</sup>  
(inclusive of 7m<sup>2</sup> Balcony & 5m<sup>2</sup> AC Ledge)

Blk 21, #02-10 to #04-10

**TYPE B1B-G**

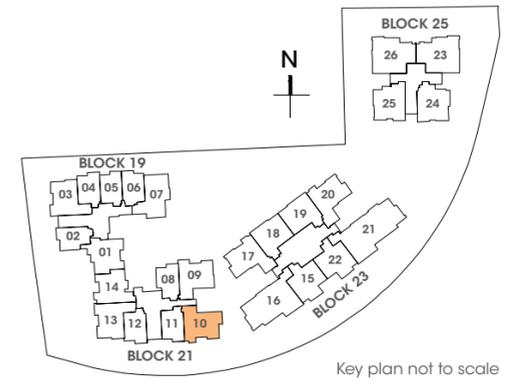
80.0 m<sup>2</sup> / 861 ft<sup>2</sup>  
(inclusive of 7m<sup>2</sup> PES, 5m<sup>2</sup> AC Ledge & 16m<sup>2</sup> Void over Living, Dining & Kitchen)

Blk 21, #01-10

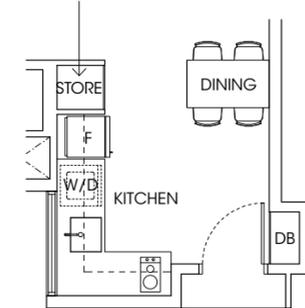
**TYPE B1B-PH**

80.0 m<sup>2</sup> / 861 ft<sup>2</sup>  
(inclusive of 7m<sup>2</sup> Balcony, 5m<sup>2</sup> AC Ledge & 16m<sup>2</sup> Void over Living, Dining & Kitchen)

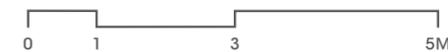
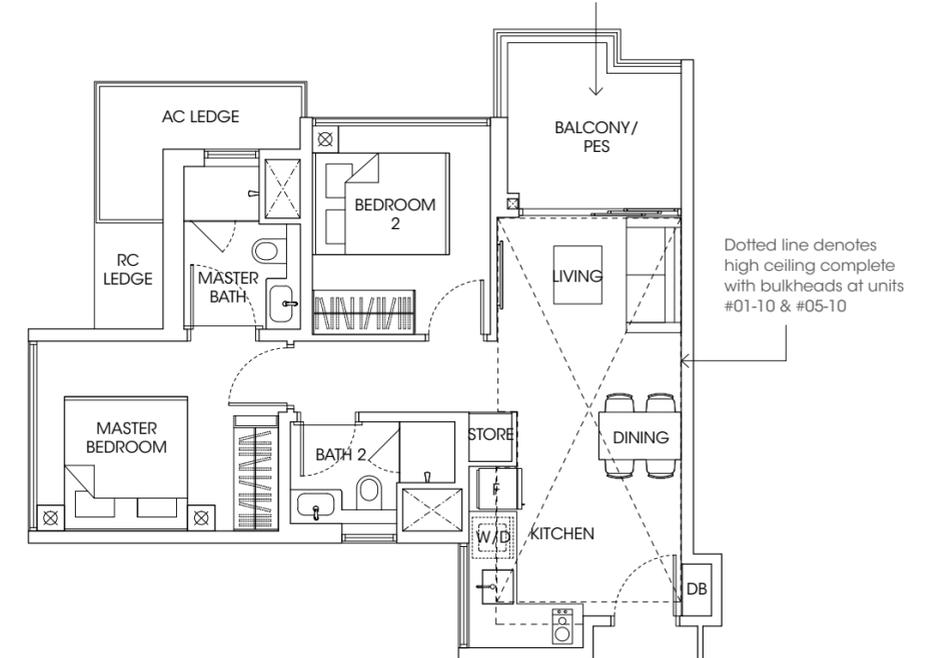
Blk 21, #05-10



Store layout applies to units #02-10 to #04-10



PES applies to units #01-10



LEGEND:



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**TYPE B1C**

63.0 m<sup>2</sup> / 678 ft<sup>2</sup>  
(inclusive of 7m<sup>2</sup> Balcony & 5m<sup>2</sup> AC Ledge)

Blk 21, #02-14 to #04-14

**TYPE B1C-G**

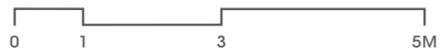
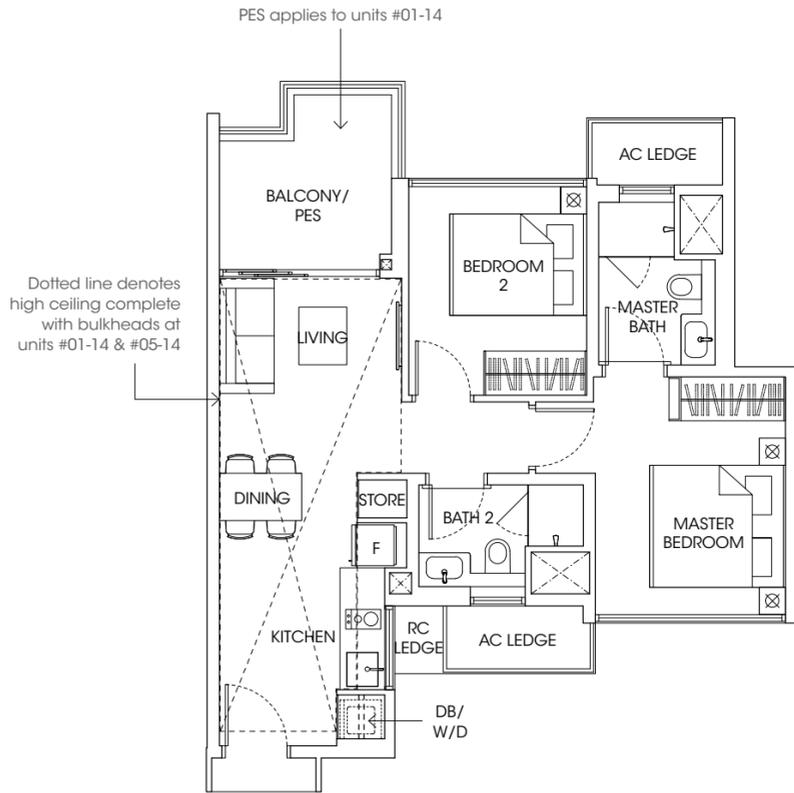
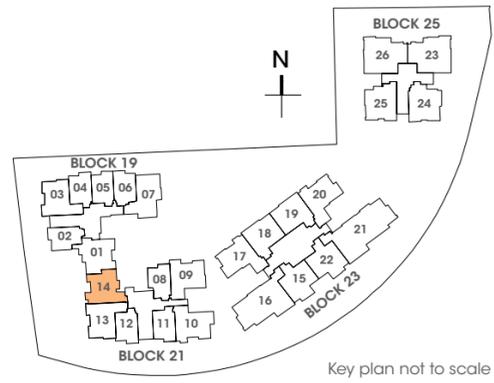
79.0 m<sup>2</sup> / 850 ft<sup>2</sup>  
(inclusive of 7m<sup>2</sup> PES, 5m<sup>2</sup> AC Ledge & 16m<sup>2</sup> Void over Living, Dining & Kitchen)

Blk 21, #01-14

**TYPE B1C-PH**

79.0 m<sup>2</sup> / 850 ft<sup>2</sup>  
(inclusive of 7m<sup>2</sup> Balcony, 5m<sup>2</sup> AC Ledge & 16m<sup>2</sup> Void over Living, Dining & Kitchen)

Blk 21, #05-14



LEGEND:

- Washer/Dryer
- Fridge
- Distribution Board

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**TYPE B1D**

62.0 m<sup>2</sup> / 667 ft<sup>2</sup>  
(inclusive of 7m<sup>2</sup> Balcony & 4m<sup>2</sup> AC Ledge)

Blk 19, #02-01 to #04-01

**TYPE B1D-G**

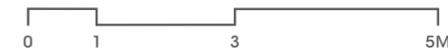
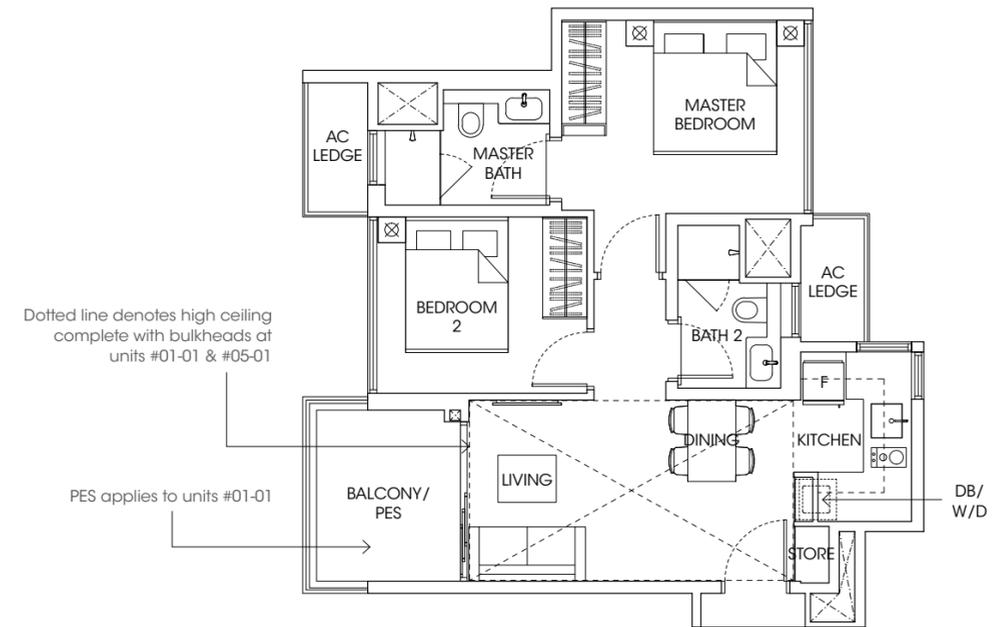
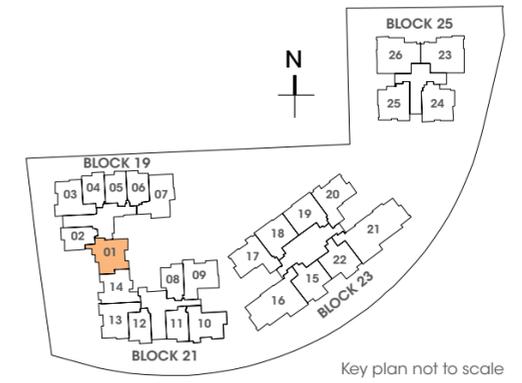
76.0 m<sup>2</sup> / 818 ft<sup>2</sup>  
(inclusive of 7m<sup>2</sup> PES, 4m<sup>2</sup> AC Ledge & 14m<sup>2</sup> Void over Living & Dining)

Blk 19, #01-01

**TYPE B1D-PH**

76.0 m<sup>2</sup> / 818 ft<sup>2</sup>  
(inclusive of 7m<sup>2</sup> Balcony, 4m<sup>2</sup> AC Ledge & 14m<sup>2</sup> Void over Living & Dining)

Blk 19, #05-01



LEGEND:

- Washer/Dryer
- Fridge
- Distribution Board

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**TYPE B1E**

65.0 m<sup>2</sup> / 700 ft<sup>2</sup>  
(inclusive of 8m<sup>2</sup> Balcony & 4m<sup>2</sup> AC Ledge)

Blk 19, #02-07 to #04-07

**TYPE B1E-G**

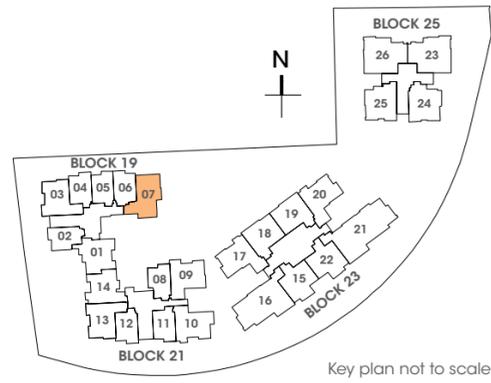
82.0 m<sup>2</sup> / 883 ft<sup>2</sup>  
(inclusive of 8m<sup>2</sup> PES, 4m<sup>2</sup> AC Ledge & 17m<sup>2</sup> Void over Living, Dining & Kitchen)

Blk 19, #01-07

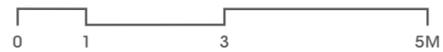
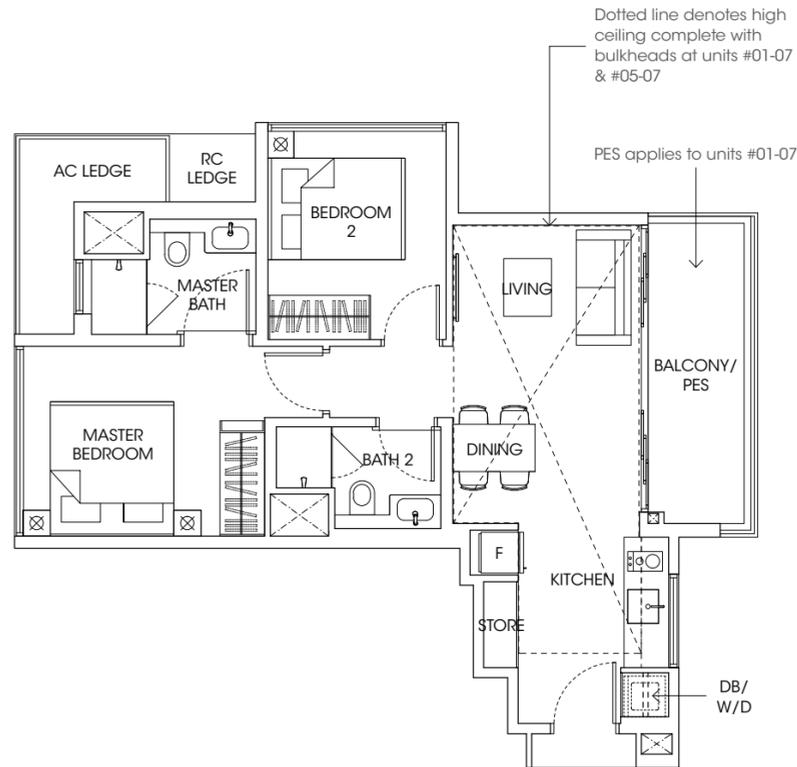
**TYPE B1E-PH**

82.0 m<sup>2</sup> / 883 ft<sup>2</sup>  
(inclusive of 8m<sup>2</sup> Balcony, 4m<sup>2</sup> AC Ledge & 17m<sup>2</sup> Void over Living, Dining & Kitchen)

Blk 19, #05-07



Key plan not to scale



LEGEND:



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**TYPE B1F**

64.0 m<sup>2</sup> / 689 ft<sup>2</sup>  
(inclusive of 7m<sup>2</sup> Balcony & 4m<sup>2</sup> AC Ledge)

Blk 21, #02-09 to #04-09

**TYPE B1F-G**

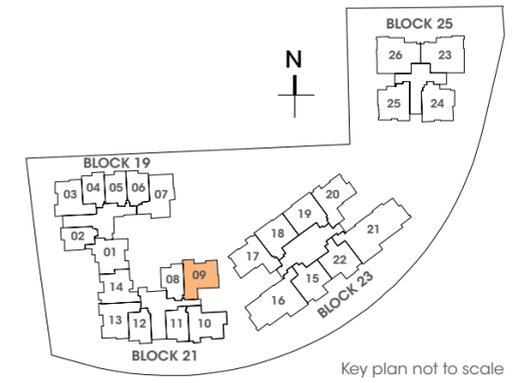
77.0 m<sup>2</sup> / 829 ft<sup>2</sup>  
(inclusive of 7m<sup>2</sup> PES, 4m<sup>2</sup> AC Ledge & 13m<sup>2</sup> Void over Living & Dining)

Blk 21, #01-09

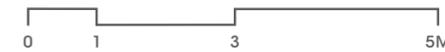
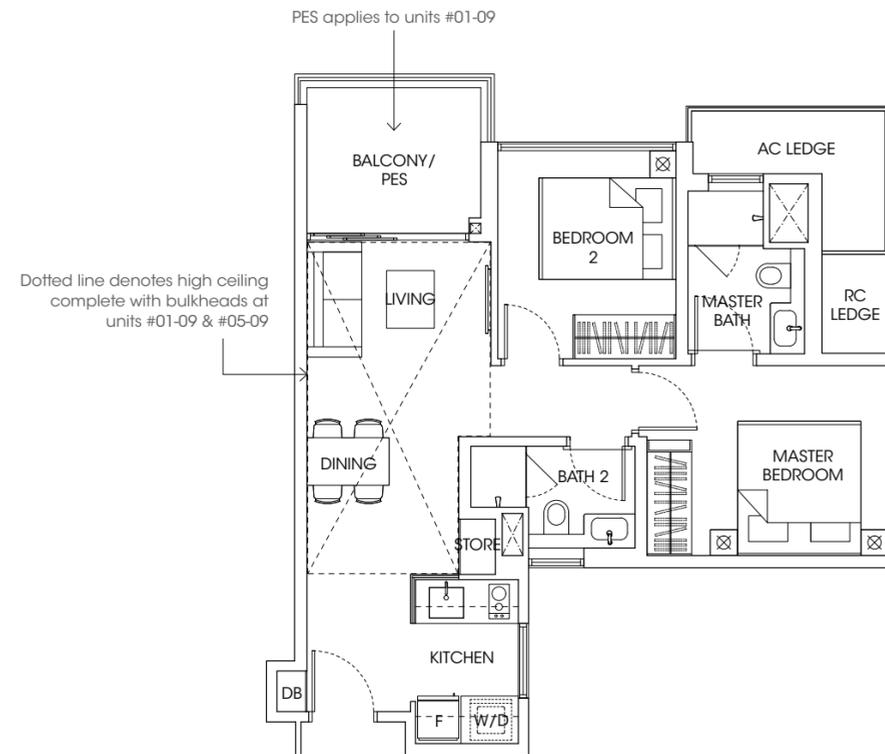
**TYPE B1F-PH**

77.0 m<sup>2</sup> / 829 ft<sup>2</sup>  
(inclusive of 7m<sup>2</sup> Balcony, 4m<sup>2</sup> AC Ledge & 13m<sup>2</sup> Void over Living & Dining)

Blk 21, #05-09



Key plan not to scale



LEGEND:



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**TYPE B2**

68.0 m<sup>2</sup> / 732 ft<sup>2</sup>  
(inclusive of 6m<sup>2</sup> Balcony & 5m<sup>2</sup> AC Ledge)

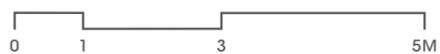
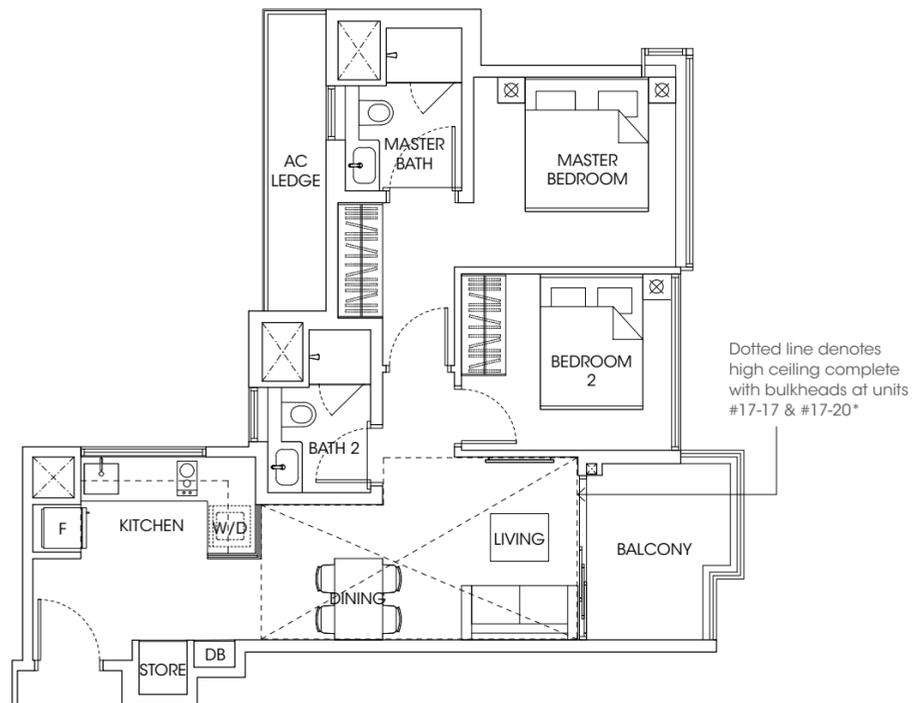
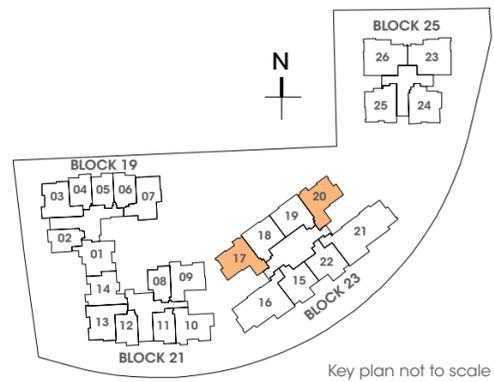
Blk 23, #02-17 to #16-17  
#02-20\* to #16-20\*

**TYPE B2-PH**

80.0 m<sup>2</sup> / 861 ft<sup>2</sup>  
(inclusive of 6m<sup>2</sup> Balcony, 5m<sup>2</sup> AC Ledge & 12m<sup>2</sup> Void over Living & Dining)

Blk 23, #17-17  
#17-20\*

\*Mirror Image



LEGEND:

- Washer/Dryer
- Fridge
- Distribution Board

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**TYPE B3**

61.0 m<sup>2</sup> / 657 ft<sup>2</sup>  
(inclusive of 7m<sup>2</sup> Balcony & 4m<sup>2</sup> AC Ledge)

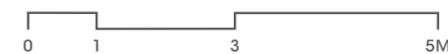
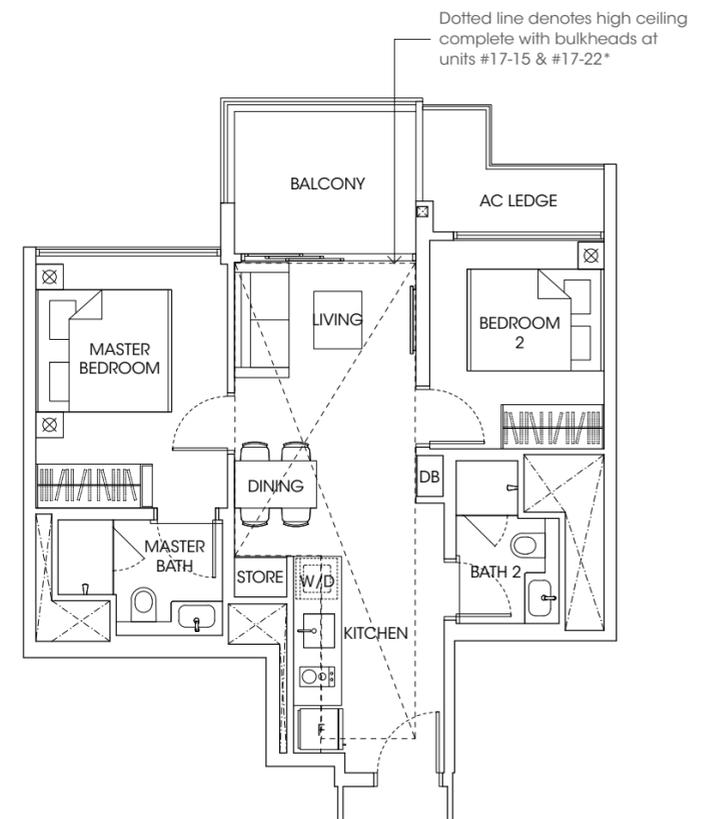
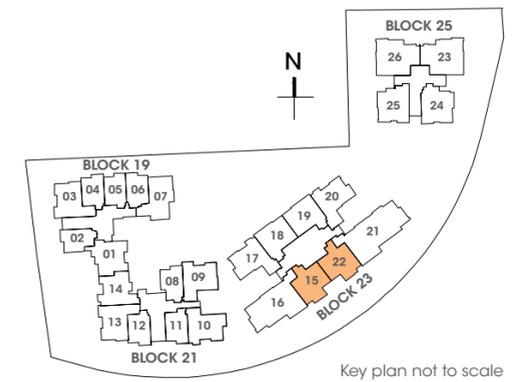
Blk 23, #02-15 to #16-15  
#02-22\* to #16-22\*

**TYPE B3-PH**

77.0 m<sup>2</sup> / 829 ft<sup>2</sup>  
(inclusive of 7m<sup>2</sup> Balcony, 4m<sup>2</sup> AC Ledge & 16m<sup>2</sup> Void over Living, Dining & Kitchen)

Blk 23, #17-15  
#17-22\*

\*Mirror Image



LEGEND:

- Washer/Dryer
- Fridge
- Distribution Board

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**TYPE B4**

62.0 m<sup>2</sup> / 667 ft<sup>2</sup>  
(inclusive of 6m<sup>2</sup> Balcony & 4m<sup>2</sup> AC Ledge)

Blk 23, #02-18\* to #16-18\*  
#02-19 to #16-19

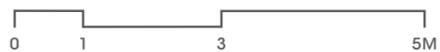
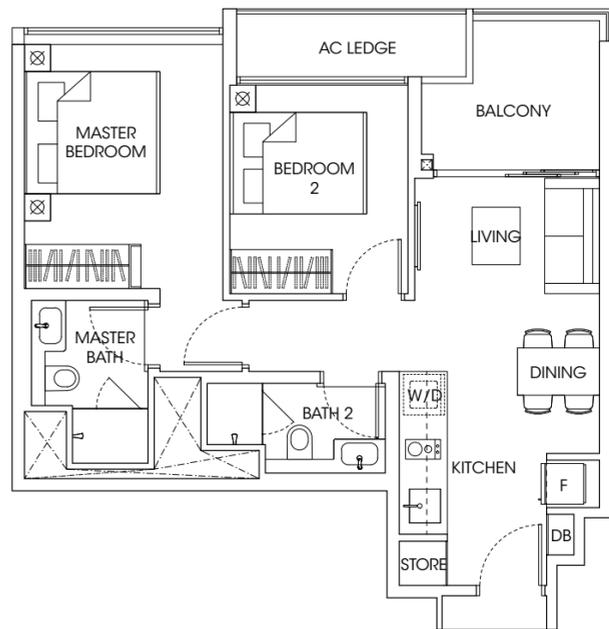
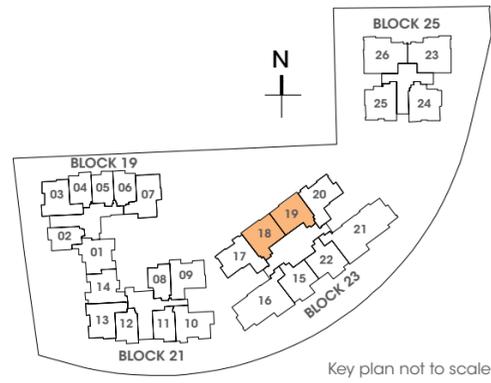
**TYPE B4A**

62.0 m<sup>2</sup> / 667 ft<sup>2</sup>  
(inclusive of 6m<sup>2</sup> Balcony & 4m<sup>2</sup> AC Ledge)

Blk 23, #17-18\*  
#17-19

(Higher ceiling height for Living, Dining, Master Bedroom & Bedroom 2 at 3.285m high)

\*Mirror Image



LEGEND:



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BP no.: A712-04181-2018-BP01

**TYPE B5**

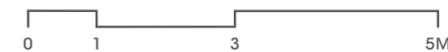
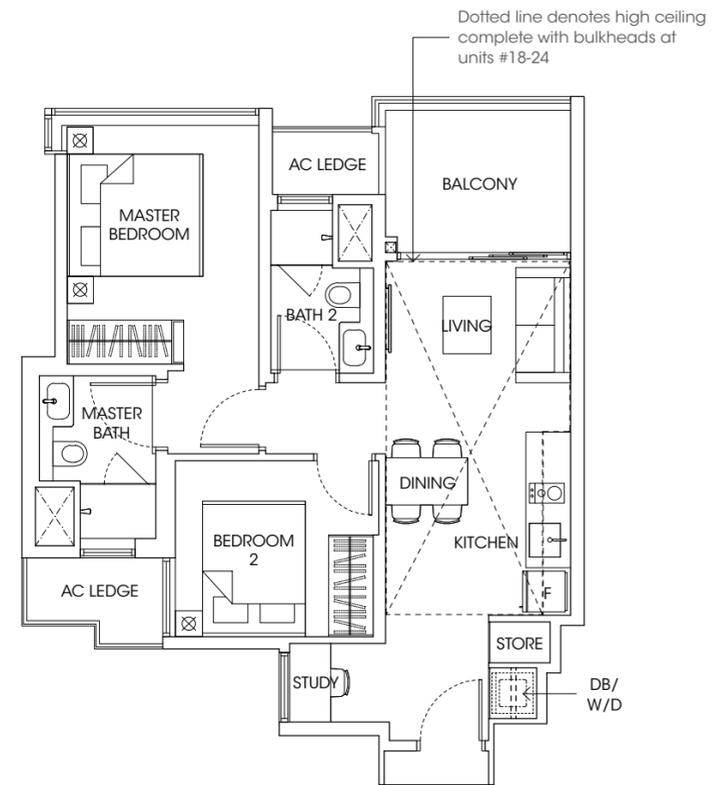
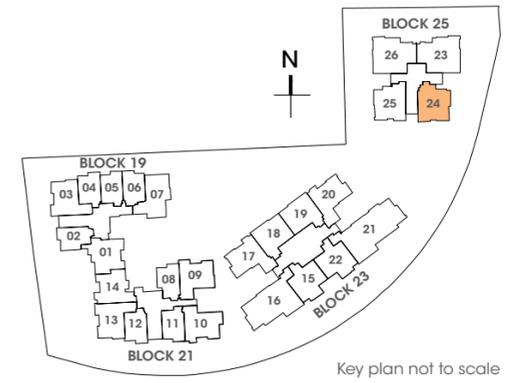
66.0 m<sup>2</sup> / 710 ft<sup>2</sup>  
(inclusive of 7m<sup>2</sup> Balcony & 4m<sup>2</sup> AC Ledge)

Blk 25, #02-24 to #17-24

**TYPE B5-PH**

80.0 m<sup>2</sup> / 861 ft<sup>2</sup>  
(inclusive of 7m<sup>2</sup> Balcony, 4m<sup>2</sup> AC Ledge & 14m<sup>2</sup> Void over Living, Dining & Kitchen)

Blk 25, #18-24



LEGEND:

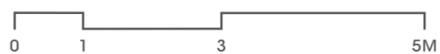
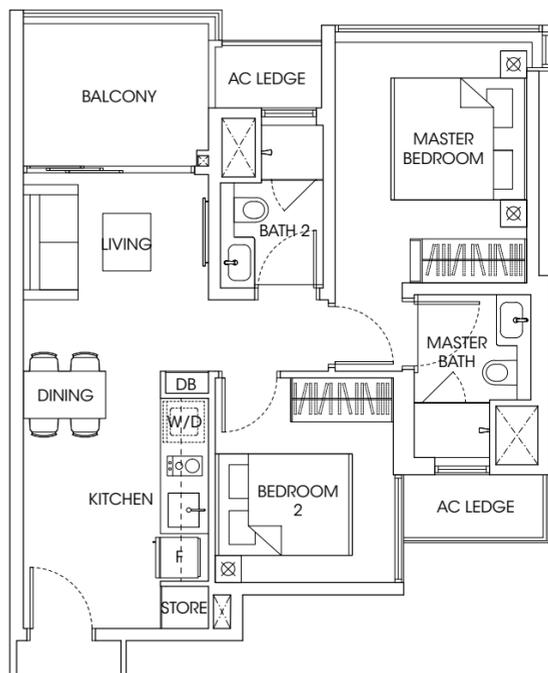
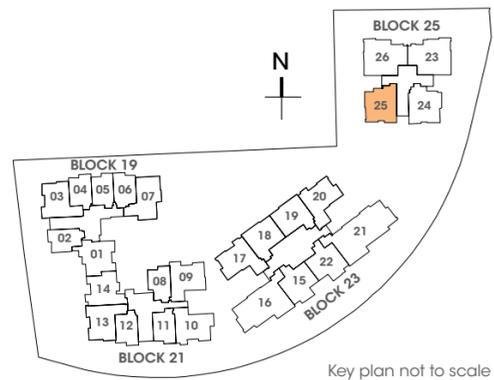


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BP no.: A712-04181-2018-BP01

**TYPE B6**

64.0 m<sup>2</sup> / 689 ft<sup>2</sup>  
(inclusive of 7m<sup>2</sup> Balcony & 4m<sup>2</sup> AC Ledge)

Blk 25, #02-25 to #17-25



LEGEND:



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**TYPE C1**

82.0 m<sup>2</sup> / 883 ft<sup>2</sup>  
(inclusive of 10m<sup>2</sup> Balcony & 4m<sup>2</sup> AC Ledge)

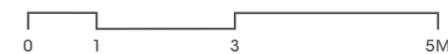
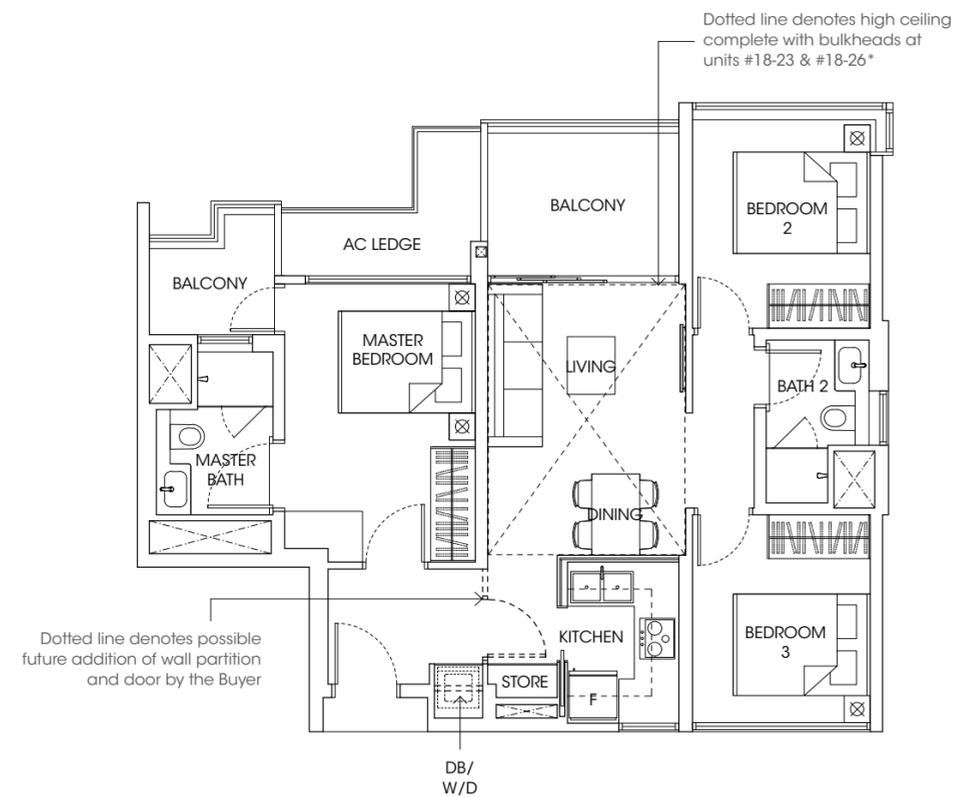
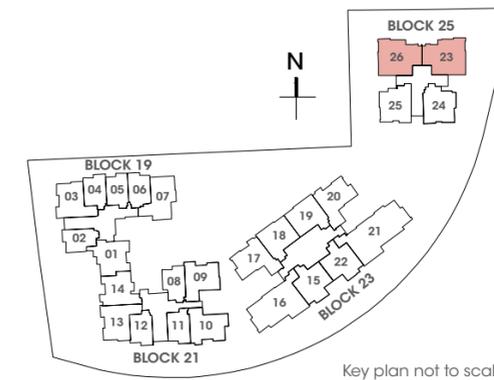
Blk 25, #02-23 to #17-23  
#02-26\* to #17-26\*

**TYPE C1-PH**

95.0 m<sup>2</sup> / 1023 ft<sup>2</sup>  
(inclusive of 10m<sup>2</sup> Balcony, 4m<sup>2</sup> AC Ledge & 13m<sup>2</sup> Void over Living & Dining)

Blk 25, #18-23  
#18-26\*

\*Mirror Image



LEGEND:



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**TYPE C2**

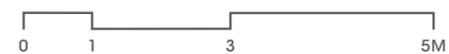
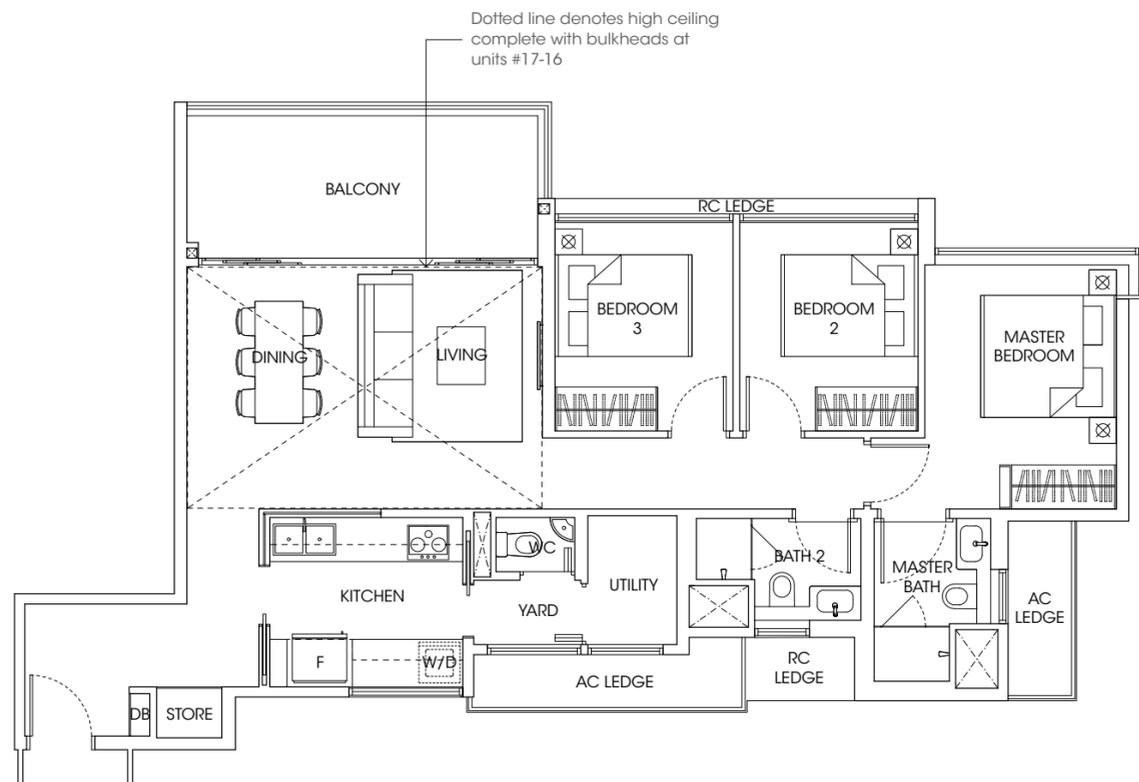
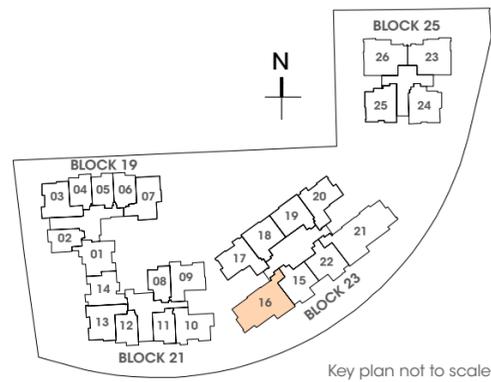
107.0 m<sup>2</sup> / 1152 ft<sup>2</sup>  
(inclusive of 12m<sup>2</sup> Balcony & 7m<sup>2</sup> AC Ledge)

Blk 23, #02-16 to #16-16

**TYPE C2-PH**

127.0 m<sup>2</sup> / 1367 ft<sup>2</sup>  
(inclusive of 12m<sup>2</sup> Balcony, 7m<sup>2</sup> AC Ledge & 20m<sup>2</sup> Void over Dining & Living)

Blk 23, #17-16



LEGEND:

- Washer/Dryer
- Fridge
- Distribution Board

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**TYPE D1**

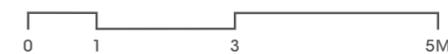
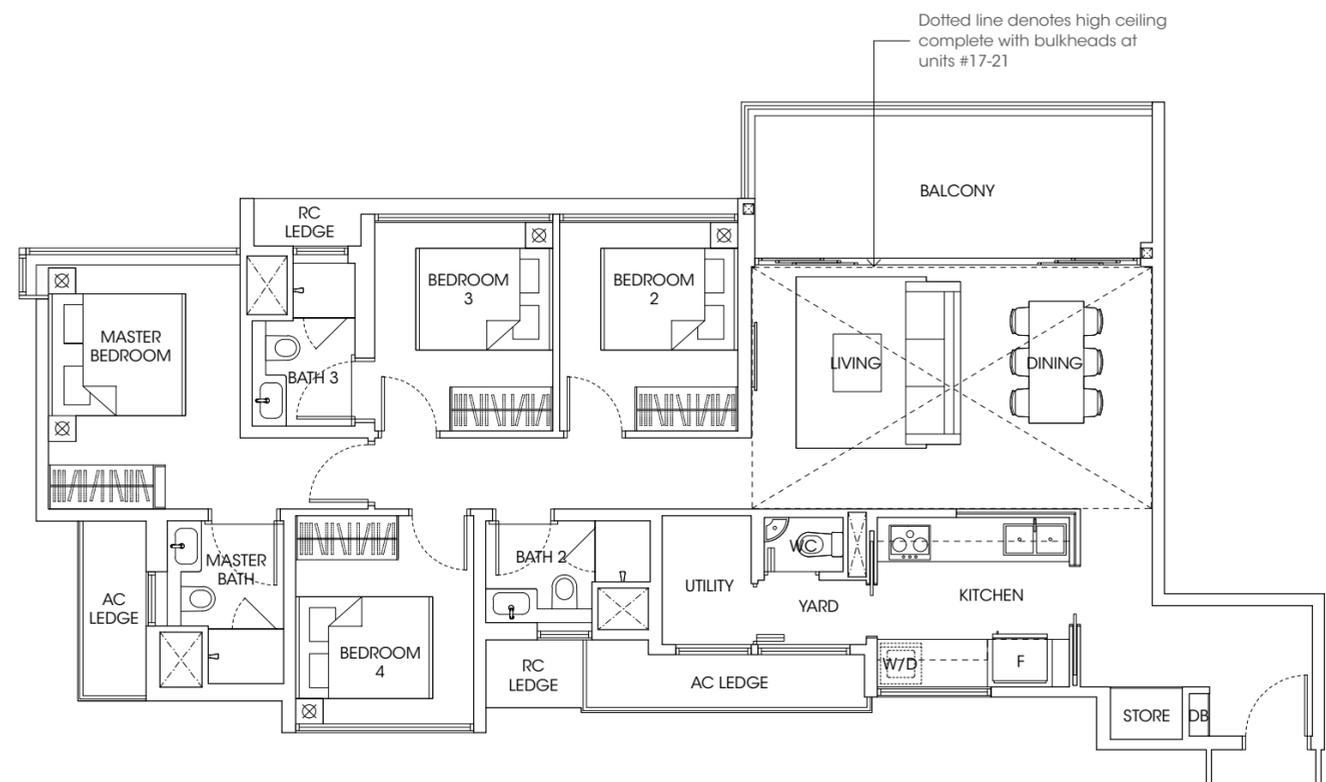
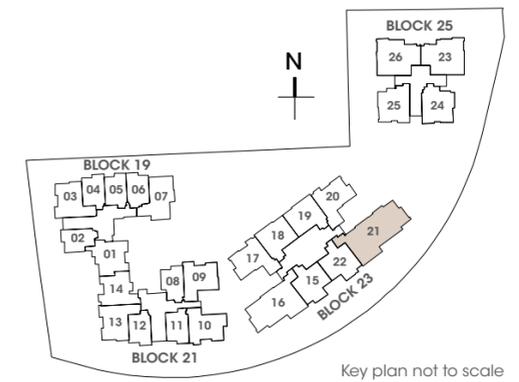
127.0 m<sup>2</sup> / 1367 ft<sup>2</sup>  
(inclusive of 14m<sup>2</sup> Balcony & 7m<sup>2</sup> AC Ledge)

Blk 23, #02-21 to #16-21

**TYPE D1-PH**

149.0 m<sup>2</sup> / 1604 ft<sup>2</sup>  
(inclusive of 14m<sup>2</sup> Balcony, 7m<sup>2</sup> AC Ledge & 22m<sup>2</sup> Void over Living & Dining)

Blk 23, #17-21

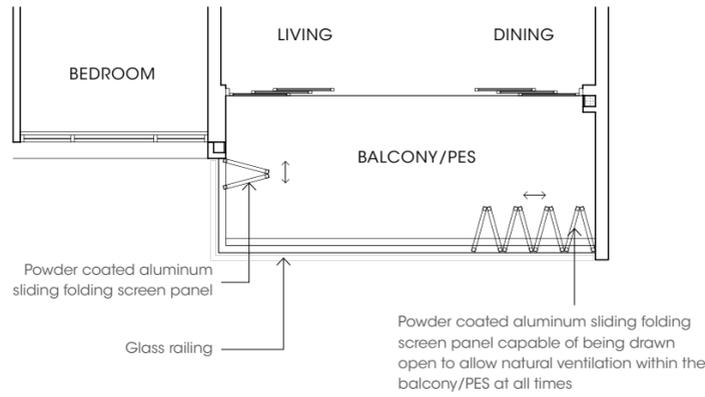


LEGEND:

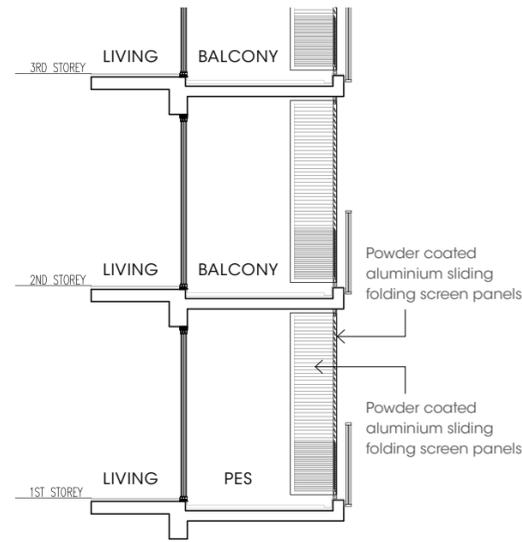
- Washer/Dryer
- Fridge
- Distribution Board

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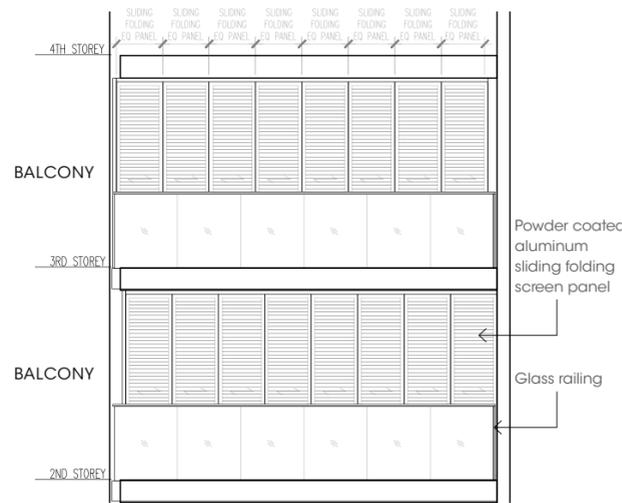
# BALCONY/PES SCREEN DETAILS



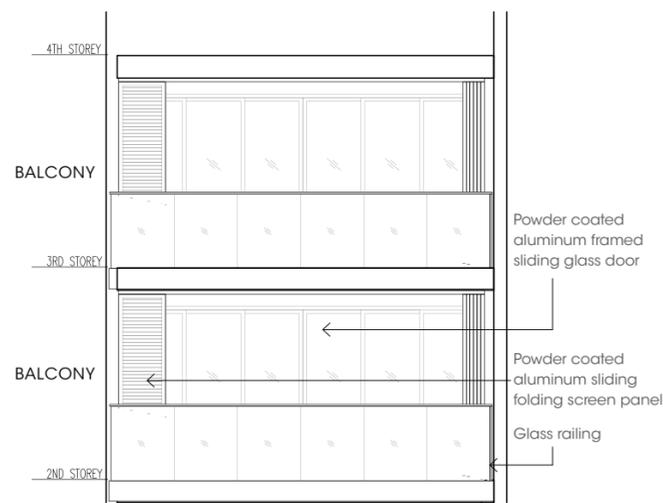
PLAN VIEW



SECTIONAL VIEW



ELEVATION, CLOSE POSITION



ELEVATION, OPEN POSITION

## NOTES:

- Balcony/PES screen is not provided for this development.
- The balcony/PES shall not be enclosed unless with the screen approved by the relevant authorities.
- Final selection of material, colour and detailing of the screen is subject to MCST approval.
- Approval from MCST is required before installation.
- Owner to engage their own contractor to install the screen.
- Measurements are approximate only and subject to final survey.

# SPECIFICATIONS

- FOUNDATION**  
Reinforced concrete precast piles and bored piles foundation.
- SUPERSTRUCTURE**  
Reinforced concrete structure and/or precast reinforced concrete structure and/or steel structure.
- WALLS**
  - External Wall: Concrete walls and/or lightweight concrete panels.
  - Internal Wall: Concrete walls and/or drywall partition and/or precast panels and/or lightweight panel.
- ROOF**  
Reinforced concrete flat roof with appropriate insulation and waterproofing system.
- CEILING**
  - Refer to ceiling height schedule
  - Ceiling finishes
    - Entrance Foyer, Living, Dining, Open Kitchen, Hallway, Bedroom, Utility, Study, Store and DB  
Concrete slab with skim coat and/or fibrous plasterboard and/or bulkhead to designated areas with paint finish
    - Enclosed Kitchen, Bathroom, Yard and WC  
Moisture resistant fibrous plasterboard ceiling and/or bulkhead to designated areas with paint finish
    - Balcony, Private Enclosed Space (PES) and AC Ledge  
Concrete slab with skim coat with paint finish and/or plasterboard bulkhead to designated areas with paint finish
- FINISHES**
  - Wall
    - Entrance Foyer, Living, Dining, Hallway, Bedroom, Utility, Yard, Study, Store and DB  
Cement and sand plaster and/or skim coat with paint finish
    - Bathroom  
Porcelain tiles and mosaic tiles
    - WC  
Porcelain tiles
    - Balcony, PES and AC Ledge  
Cement and sand plaster and/or skim coat with paint finish
    - Open Kitchen  
Porcelain tiles
    - Enclosed & Semi-enclosed Kitchen  
Porcelain tiles and/or fixed glass panel
  - Floor
    - Entrance Foyer, Living, Dining, Hallway, Store, Study and DB  
Porcelain tiles with timber skirting
    - Utility, Yard, Balcony and PES  
Porcelain tiles with porcelain skirting
    - Kitchen, Bathroom and WC  
Porcelain tiles
    - Bedroom  
Timber parquet with timber skirting
    - AC Ledge  
Cement screed finish

Note:  
All tiles, cement and sand plaster, skim coat and paint are provided up to false ceiling level and at exposed surface areas only.  
No tiles behind kitchen cabinets, bathrooms cabinets and mirror. Wall surface above the false ceiling level will be left in its original bare condition.
- WINDOWS**
  - Bedroom : Powder coated aluminium curtain wall system and/or framed casement window and/or fixed glass window and/or spandrel fixed glass panel
  - Kitchen : Powder coated aluminium framed top hung window and/or sliding window
  - Utility & Yard : Powder coated aluminium framed sliding window
  - Bathroom : Powder coated aluminium framed casement window
  - Glazing : Tinted laminated glass and/or tinted float glass
- DOORS**
  - Main Entrance  
Approved fire-rated timber swing door in veneer finish
    - Living / Dining / Bedroom leading to Balcony / PES  
Powder coated aluminium framed sliding glass door and/or swing glass door and/or high-level fixed glass window
    - Enclosed Kitchen  
Timber frame sliding door in veneer finish with clear in-fill glass panel
    - Bedroom & Bathroom  
Hollow core timber swing door in veneer finish
    - Yard  
Timber frame sliding door in veneer finish with clear in-fill glass panel
    - Utility & WC  
Aluminium framed slide-and-swing door with acrylic door panels  
(For Type C2, C2-PH, D1 and D1-PH)
    - Store & DB  
Cabinetry door in laminate finish
    - Shower  
Fixed tempered glass side panel and tempered glass swing door
  - Ironmongery  
Selected quality lockset  
Digital lockset for main entrance door
- SANITARY WARES AND FITTINGS**
  - Master Bath
    - 1 shower cubicle with shower mixer and hand shower set
    - 1 basin with mixer tap complete with cabinet
    - 1 wall-mounted water closet
    - 1 mirror fixed to wall cabinet
    - 1 toilet paper holder
    - 1 towel rail or robe hook (where applicable)
    - 1 ledge in shower area
  - Bath 2 & 3\* (\*where applicable)
    - 1 shower cubicle with shower mixer and hand shower set
    - 1 basin with mixer tap complete with cabinet
    - 1 wall-mounted water closet
    - 1 mirror fixed to wall cabinet
    - 1 toilet paper holder
    - 1 towel rail or robe hook (where applicable)
    - 1 ledge in shower area
  - WC (where applicable)
    - 2-way tap with hand shower
    - 1 basin with tap
    - 1 pedestal water closet
    - 1 toilet paper holder



## NOTES TO SPECIFICATIONS

- A. Marble / Compressed Marble / Limestone / Granite Compressed Quartz**  
Marble / compressed marble / limestone / granite / compressed quartz are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/compressed marble/limestone/granite/compressed quartz as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.
- B. Air-conditioning system**  
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.
- C. Television and/or Internet Access**  
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.
- D. Materials, Fittings, Equipment, Finishes, Installations and Appliances**  
Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.
- E. Layout / Location of Wardrobes, Kitchen Cabinets, Kitchen Appliances, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Boards Ceiling**  
Layout / Location of wardrobes, kitchen cabinets, kitchen appliances, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster boards ceiling are subject to Architect's final decision and design.
- F. Warranties**  
Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.
- G. Web Portal of the Housing Project**  
The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.
- H. False Ceiling**  
The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.
- I. Glass**  
Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.
- J. Mechanical Ventilation System**  
Mechanical Ventilation fans and ductings are provided to Bathroom & WC which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal Bathroom & WC is to be maintained by the Purchaser on a regular basis.
- K. Tiles**  
Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000. Mosaic tile patterns & tones in each bathroom may be of slight difference due to randomness in pattern. Surface texture of the mosaic tiles may result in slight undulation on the finished wall and is part of the design feature.
- L. Prefabricated Bathroom Units**  
Certain bathroom and WC may be prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty.
- M. Wall**  
All wall finishes shall be terminated at false ceiling level. There will be no tile works behind kitchen cabinets / vanity cabinet / mirror.
- N. Timber Flooring & Skirting**  
Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and vendor. Natural timber that is used outdoor will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Timber requires regular maintenance. Stain and/or bleach finish applied on the timber strips are only a top coat. The natural colour and character of the timber will appear if re-sanding/re-grinding is carried out. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under Clause 9 and Clause 17 in the Sale and Purchase Agreement.
- O. Mobile Reception**  
Mobile reception within the Housing Project is subjected to the availability/provision of the respective Telecom/mobile provider(s). The Vendor shall not be liable to the purchaser for inadequate / weak mobile reception as this is not within the purview/control of the Vendor.
- P. Internal Unit Structural Floor Slab**  
All internal unit floor finishes (porcelain tiles and timber floorings) in this development are laid directly onto the structural concrete floor slab by screed-less bedding adhesive method. In the event of floor finishes replacement, no hacking of the internal unit structural concrete floor slab is allowed.
- Q. Fibre / Internet Services**  
The Vendor shall endeavour to procure a service provider for fibre and/or internet services (the "Fibre / Internet Services") to provide the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part or parts thereof), so as to enable the Unit/Building and/or the Housing Project to receive the Fibre / Internet Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Fibre / Internet Services available in the Unit/Building and/or the Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Fibre / Internet Services in the Unit/Building and/or the Housing Project.
- R. AC Ledges**  
AC ledges in the development are lowered from the internal finished level of the unit. Certain ac ledges may contain masonry box-up to house services of units below. No alteration/removal of the masonry box-up is allowed, unless for the purpose of maintenance undertaken by MCST.

## THE DEVELOPERS

### Hock Lian Seng Holdings Limited

One of the leading civil engineering companies in Singapore, Hock Lian Seng is listed on the SGX Mainboard with 50 years of recognised excellence in construction and engineering. To date, the Group has successfully completed a wide range of challenging civil engineering projects, such as Kim Chuan MRT Depot (one of the world's largest underground depot), Marina Coastal Expressway, various MRT stations, viaducts and airport infrastructure. Property development is one of the group's core businesses, with the first Singapore-based project, Marine View Mansions, completed in 1987. Its portfolio of residential and industrial projects include The Skywoods, ARK@Gambas, ARK@KB and SHINE@Tuas South. The Group is committed to delivering excellent quality and choice developments that will value-add and enhance lives.



The Skywoods



ARK@Gambas



ARK@KB

### Keong Hong Holdings Limited

Listed on the Mainboard of the Singapore Exchange, Keong Hong's core businesses are building construction, property and hotel development and investment in Singapore, Maldives, Vietnam and Japan. The Group's property development and construction projects include Twin Waterfalls, SkyPark Residences, The Amore, Parc Life and Seaside Residences. Its hotel development and investment projects include Hotel Indigo Singapore Katong, Holiday Inn Express Singapore Katong, Mercure Maldives Kooodoo Resort and Pullman Maldives Maamutaa Resort. Pullman Maldives Maamutaa Resort is slated for opening in 2019. Led by an experienced team, Keong Hong has built a strong reputation and track record for its commitment to quality and service standards.



Seaside Residences

Artist's Impression



SkyPark Residences



ParcLife

## TA Corporation Ltd

TA Corporation is a listed company on SGX Mainboard. With a track record of more than 45 years, TA Corporation is an established quality property and construction group in Singapore and across the region. The Group entered the real estate development business in Singapore in 1995, backed by their competencies in the construction business and experience in working with established real estate developers. The Group also ventured overseas in property development projects in China, Thailand and Cambodia, with the most recent overseas property development, The Gateway — an iconic twin tower mixed-use development in Phnom Penh, Cambodia.



Developed by:



A prestigious project brought to you by:



Developer: FSKH Development Pte Ltd (Reg No. 201807597K) • Developer's License No: C1317 • Tenure of Land: Leasehold 99 Years with Effect From 14 August 2018 • Lot No & Mukim No: Lot 11012A MK 24 • Expected Date of Vacant Possession: 30 May 2023 • Expected Date of Legal Completion: 30 May 2026 • Encumbrances: Mortgage Registered in Favour of United Overseas Bank Limited

While every reasonable care has been taken in preparing this brochure, the developer and its agent cannot be held responsible for any inaccuracies. All statements, specifications and plans are believed to be correct but are not regarded as statements or representations of fact. All information and specifications are current at the time of print and are subject to change as may be required and cannot form part of the contract. All floor plans are subject to any amendments approved or which may be approved by the relevant authorities. Renderings and illustrations are artist's impressions only and photographs are only decor suggestions and do not necessarily represent as-built standard specifications and none can be regarded as representations of fact. Floor areas are approximate measurements and are subject to final survey. The materials and finishing to be used are subject to changes and availability. The model and the showflat are subject to changes as may be required or approved by the relevant authorities.

