

Fact Sheet

1.0 Project Information

PROJECT NAME	Urban Treasures
Developer	Fragrance Treasures Pte. Ltd (ROC: 201805988N)
Developer License No.	C1327
Project Development	Proposed 2 Block of 12 Storey Residential Flat (Total: 237 units) with lower and upper landscape decks, lower and upper deck carparks, communal facilities including a swimming pool, a tennis court and 2 roof terraces.
Address	205 Jalan Eunus Singapore 419535 207 Jalan Eunus Singapore 419799
District	14

Site Area	10,380.4 sqm / 111,734.63 sqft
Development Status	Condominium
Tenure Of Land	Freehold
Legal Description	Lot 02643K of MK23
BP Approval	A1211-18007-2018-BP01 Dated 25/06/2019 and A1211-18007-2018-BP02 Dated 25/10/2019
Plot Ratio	1.6
Expected T.O.P	31 st June 2023
Expected Legal Completion	31 st June 2026
Project Account	DBS Bank Ltd For Project Account No. 003-700132-5 Of Fragrance Treasures Pte Ltd
No Of Storey	2 Blocks of 12 Storey Residential Flat With Roof Terrace
Total Units	237 units (Comprises of 1, 1+Store, 2, 3 and 4 Bedrooms)
Car Park Lots	Total 237 lots (exclude 3 handicap lot)
Bicycle Lots	40 Bicycle Lots At The Basement Carpark
No. Of Lifts	2 lifts per block

Site Coverage	Over 70% of the sites are greenery and facilities.
Show Flat Type	<ol style="list-style-type: none"> 1. Type 2C (2 Bedroom 657 sqft stack 9 and 19) 2. Type 3B (3 Bedroom 1,012 sqft stack 7 and 10)

2.0 DESCRIPTION OF UNITS

2.1 Units Distribution: (Refer to attached tabulation table in Brochure)

Summary Of Unit Types In Urban Treasures			
Unit Type	No. Of Units	Indicative Areas	Maint. Fee (Est)
1 Bedroom Classic Including PES	23	Type 1A / 1Ap - 42 sqm / 452 sqft	\$160
1 Bedroom Premium Including PES	25	Type 1B / 1Bp - 44 sqm / 474 sqft Type 1Cp - 45 sqm / 484 sqft	\$160
2 Bedroom Compact Including PES	71	Type 2A / 2A(m) / 2Ap / 2Ap(m) - 60 sqm / 646 sqft Type 2B / 2Bp - 58 sqm / 624 sqft Type 2C / 2Cp - 61 sqm / 657 sqft	\$192
2 Bedroom Standard Including PES	24	Type 2D / 2Dp - 67 sqm / 721 sqft Type 2E / 2Ep - 65 sqm / 700 sqft Type 2F - 60 sqm / 646 sqft	\$192
3 Bedroom Compact Including PES	84	Type 3A / 3Ap / 3A(m) / 3Ap(m) - 82 sqm / 883 sqft Type 3B / 3Bp / 3B(m) / 3Bp(m) - 94 sqm / 1,012 sqft	\$192
4 Bedroom Premium Including PES	10	Type 4A - 118 sqm / 1,270 sqft	\$224
Total No. of Units	237		

3.0 QUALITY FITTINGS AND FINISHES

Unit Provision	<ul style="list-style-type: none"> ➤ Bosch Home Appliances <ul style="list-style-type: none"> • 1 to 3 bedrooms units Induction Hob, Hood, Oven, Fridge, Washer Cum Dryer. • 4 bedrooms units Induction Hob, Hood, Oven, Fridge, Washer And Dryer. ➤ Stainless Steel Sink and a Grohe Mixer ➤ Grohe And Bravat Sanitary Fittings (The world's most recognized Brands) ➤ Digital Lockset ➤ Audio Intercom System ➤ Marble Flooring For Living, Dining And Kitchen ➤ Timber Flooring For All The Bedrooms ➤ Natural Stone (Granite) Kitchen Top With Glass Backsplash
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	<ul style="list-style-type: none"> ➤ Engineered Quartz Bathroom Vanity Top ➤ Home Fire Alarm Device For Every Unit
KITCHEN CABINETRY	<ul style="list-style-type: none"> ➤ For all 1BR/2BR, top cabinets are light and dark lowers cabinets are dark, as per show unit type 2C. ➤ For all 3BR/4BR, top cabinets are dark and dark lowers cabinets are light, as per show unit type 3B.
Wardrobe	<ul style="list-style-type: none"> ➤ Glass sliding doors are provided for all master bedrooms wardrobes.
Balcony Provision	<ul style="list-style-type: none"> ➤ Each balcony is provided with 1 outdoor 13A single SSO, 1 bib tap and 1 floor waste.
AC Ledge	<ul style="list-style-type: none"> ➤ Reasons for locating AC ledges in front of bedrooms and not at back-of house area facing inner void of blocks <ul style="list-style-type: none"> ○ Ventilation – Ventilation area at the back-of-house is not as good. There will be a higher chance of short circuiting of the condenser units, especially on hot days due to the recirculation of hot air. ○ Ease of maintenance – AC ledges are easier to access through the larger bedroom windows. ○ Placing the AC ledges at the front also allowed us to use that as an opportunity to dress up the façade through the AC ledge screen design.
Doors & Windows Glass Specifications	<ul style="list-style-type: none"> ➤ Balcony sliding doors: 6mm tinted heat strengthened glass ➤ Sliding / casement / top hung windows: 6mm tinted float glass ➤ Fixed panels (at full height windows, areas below 1m height from finished floor level): 12.76mm tinted laminated glass.

4.0 MONTHLY MAINTENANCE

Estimated Monthly Maintenance Fee	<ul style="list-style-type: none"> - Estimated monthly maintenance \$32 per share subject to approval by BCA. - TYPE 1A, 1Ap, 1B, 1Bp and 1Cp – 5 Shares = Estimated \$160 per month - TYPE 2A, 2A(m), 2Ap, 2Ap(m), 2B, 2Bp, 2C, 2Cp, 2D, 2Dp, 2E, 2Ep, 2F, 3A, 3A(m), 3Ap and 3Ap (m) – 6 Shares = Estimated \$192 per month - TYPE 4A – 7 shares = Estimated \$224 per month
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5.0 RECREATIONAL/COMMUNAL FACILITIES

Facilities Deck	<ul style="list-style-type: none"> • Guard House • Tennis Court (15m X 30m) • 25m Olympic Width Pool (25m x 8.3m, depth up to 1.2m) • Spa Pool (6.7m x 5.5m, depth at 0.9m)
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For internal use only; not for circulation

	<ul style="list-style-type: none"> • Children’s Splash Pool (6.2m x 4m, depth at 0.5m) • Pool Deck • Poolside Cabanas • Poolside Dining Pavilion • Children’s Playground • Function Room (below deck) (3.5m by 7.7m – Able to fit approx. 25 pax) • Changing Rooms (below deck) • Gymnasium (below deck) (3.5m by 5.4m) • Fitness Trail and Stations • Viewing Deck • Bicycle Parking (below deck) • Party Lawn • Garden Dining Pavilions • Jogging Trail • Bin Centre • Electrical Substation
ROOF TERRACE @ 13th Floor	<ul style="list-style-type: none"> • Sky Dining Pavilions • Sky Cabanas • Sky Lounges • Sky Playgrounds & Gyms

6.0 Project Team

ARCHITECT	SAA Architects Pte Ltd Won Awards in JEM, One Raffles Place Tower 2, Changi Airport Terminal 4, Northpoint City, Newton Interchange Station, NEX, etc
MAIN CONTRACTOR	TBA
LANDSCAPE CONSULTANT	Ecoplan Asia Pte Ltd
STRUCTURAL CONSULTANT	Ronnie & Koh Consultants Pte Ltd
MECHANICAL & ELECTRICAL ENGINEER	William Ng Consultants Pte Ltd
INTERIOR DESIGNER	TBA
DEVELOPER SOLICITOR	David Ong & Co Advocates & Solicitors

Project In Charge	Contact No.
Davidz Wan	8444 6222

Nearby Amenities

TRAINS (MRT / LRT)

Distance (Approx.)

KAKI BUKIT MRT STATION (DT 28)

0.544 km

UBI MRT STATION (DT 27)

0.653 km

EUNOS MRT STATION (EW 7)

1.17 km

PAYA LEBAR MRT STATION (EW 8 / CC9)

1.85 km

BUS STOPS

Urban Treasures - Jalan Eunos (Towards Eunos MRT Station)
Bus No: 5, 15, 15A, 21, 25, 45, 51, 55A, 55, 59, 60, 60A, 61, 63, 63M, 93, 506, CT18, 784, 854, 854E

70 m

Urban Treasures - Blk 32 Jalan Eunos (Towards Hougang)
Bus No: 2N, 5, 15, 21, 25, 45, 51, 55, 59, 60, 60A, 61, 63, 63M, 93, 94, 94A, 506, CT18, 854

0.13 km

In Front Of Blk 646 Bedok Reservoir Road
Bus No: 8, 21, 22, 60, 65, 66

0.13 km

Opposite Of Blk 646 Of Bedok Reservoir Road.
Bus No: 8, 21, 22, 60, 65, 66, 506

0.14 km

WET MARKETS & FOOD CENTRE / SUPERMARKETS / SHOPPING MALLS

COLD STORAGE (Blk 306 UBI AVENUE 1)

0.4 km

PAYA LEBAR COMMERCIAL HUB

1.88 km

BEDOK MALL

2.67 km

AUDIO HOUSE BUILDING

0.577 km

GIANT SUPERMARKET (BLK 306 KAMPUNG UBI)

0.392 km

BEDOK RESERVOIR FOOD CENTRE (BLK 630)

1 km

Blk 4A EUNOS CRESCENT

1.1 km

COLD STORAGE

1.2 km

SCHOOLS (PRIMARY)

MAHA BODHI SCHOOL (SAP SCHOOL – TOP 15 IN SG)

Within 1 km

For internal use only; not for circulation

TELOK KURAU PRIMARY SCHOOL	Within 1 km
EUNOS PRIMARY SCHOOL	Within 1 km
ST. STEPHEN'S SCHOOL	Within 2 km
DAMAI PRIMARY SCHOOL	Within 2 km
HAIG GIRL'S SCHOOL (Only to 205 Jalan Eunos)	Within 2 km
<u>HEALTHCARE</u>	
ACCORD MEDICAL CLINIC	305 m
EUNOS POLYCLINIC	1.34 km
PARKWAY EAST HOSPITAL	1.60 km
CHANGI GENERAL HOSPITAL	6.6 km
<u>LIFESTYLE</u>	
BEDOK RESERVOIR	2.1 km
EAST COAST PARK	3.13 km

Distance is sourced from URA Master Plan 2019 and streetdirectory.com

SELLING POINTS

Great Investment

- High Potential Capital Appreciation.
- Good rental yield.
- Many Business Parks and commercial clusters nearby with ready pool of tenants.

Land Tenure & Large Land Size With Sprawling Landscape

- Tenure Freehold Condominium Status Development
- One and only high-rise residential building in Jalan Eunos.
- Low Density Development With Only 237 Units
- Huge land size of approximate 111,734.63 sqft
- Prestige living in D14, nestled within the private & landed residential enclave
- Expansive Unblocked Views
- More than 70% is filled with greenery and facilities including rooftop.

Luxurious & Quality Fittings And Finishes For Urban Treasures

- Marble Floor Imported From Oman
- Granite Kitchen Counter Top From India
- Teak Timber Flooring From Myanmar
- Bosch
- Bravat
- Grohe

Excellent Connectivity

- Excellent connectivity via PIE and KPE.
- Close Proximity to Changi Airport, Singapore Expo (Changi Business Hub), East Coast Park, Paya Lebar Commercial Hub, NEX, Parkway Parade, etc.

Near to Prestigious Educational Institutions

- Within 1 km to **Maha Bodhi School**, SAP schools in Singapore, Telok Kurau Primary School and Eunos Primary School.
- Within 2 km to Damai Primary School, St Stephen's School and (Haig Girls' School – only for 205 Jalan Eunos)

Tertiary / International Schools Nearby

- Temasek Polytechnic
- James Cook University
- Singapore University of Technology and Design (SUTD)