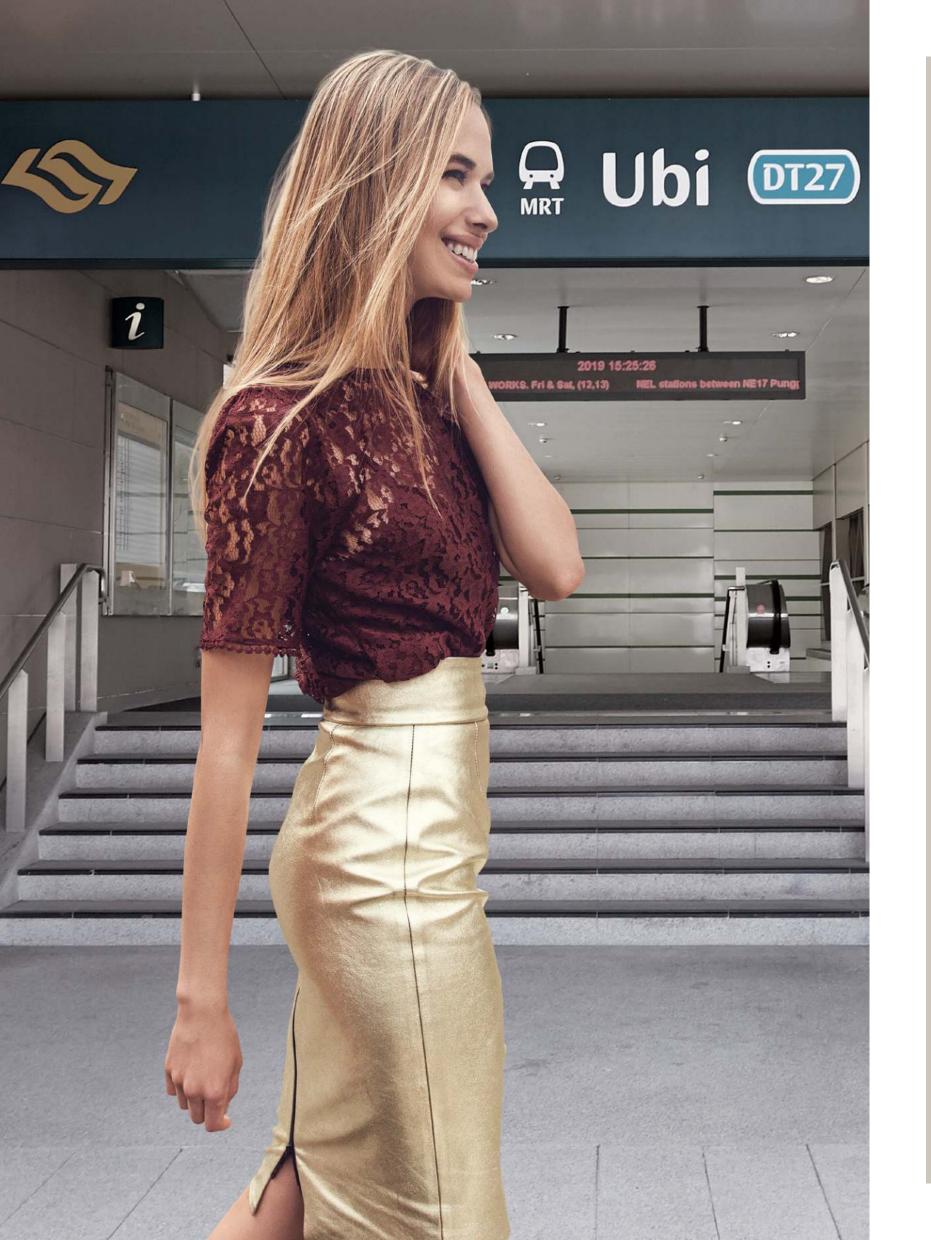
URBASURES

DISCOVER THE URBAN TREASURES

RARE · FREEHOLD







WALKING DISTANCE TO ABSOLUTE CONVENIENCE AND PERFECT CONNECTIVITY

Discover your slice of paradise in a restful alcove, yet within walking distance to Ubi MRT Station and Kaki Bukit MRT Station. Enjoy immediate connection to Pan Island Expressway (PIE), while weekend escapes become second nature with such easy access to Changi Airport.













SURROUNDED BY WORLD-CLASS DESTINATIONS AND EXCITING NEIGHBOURHOODS LIVE · WORK · PLAY

Enjoy the simple pleasure of having dining gems and daily conveniences at your doorstep. Nearby, Paya Lebar Square, KINEX Shopping Mall, Bedok Mall and Parkway Parade will answer any cravings. If you love the city, getting to Marina Bay Sands, Central Business District and Orchard Road takes no more than 8 MRT stops.







Т	ΗE	G
		R
	А	R

BONDIN

From showing ones, there's n ar

CLOSE TO REAT OUTDOORS – ESERVOIR AND ENOWNED BEACH

NG · PLAYING · ENJOYING

off your sporting prowess to bonding with loved shortage of venue choices with Bedok Reservoir d East Coast Park in close proximity.





EMBRACED BY RICH CULTURE AND STRONG HERITAGE

REMINISCE · OLD-SCHOOL

Immerse in the spice of life at the gastro highlights of Joo Chiat Road and Geylang Serai. Life can't get any better when the late-night dim sum, round-the-clock seafood and durian feasts along Aljunied are a skip away.

HEIGHTENED WITH REPUTABLE SCHOOLS AND INSTITUTIONS

Parents will be delighted by the array of renowned preschools such as The Orange Tree Preschool and Heguru Education Centre being so close to home. The highly regarded Maha Bodhi School, Telok Kurau Primary School, Manjusri Secondary School and Eunos Primary School are all within 1km, while Tao Nan School and Kong Hwa School are also in the vicinity.





KONG HWA · TAO NAN

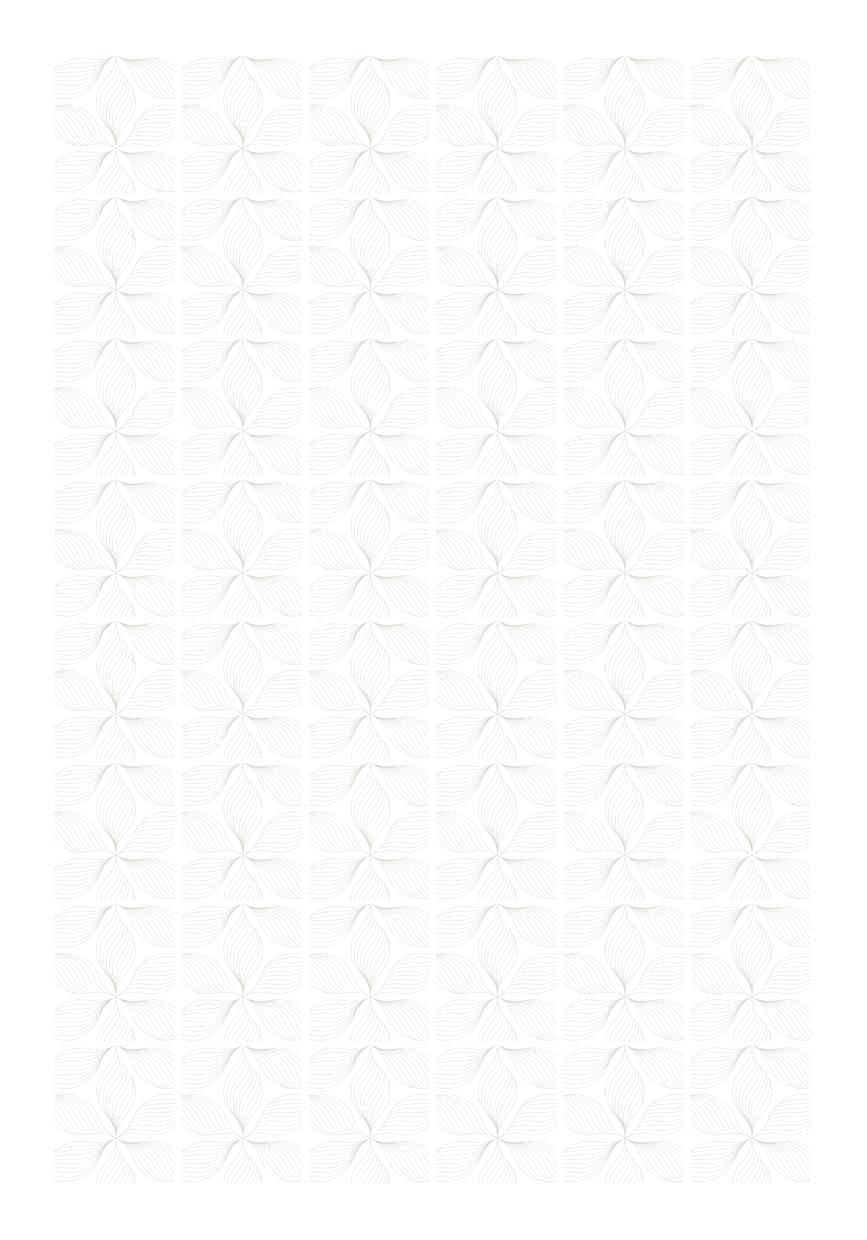


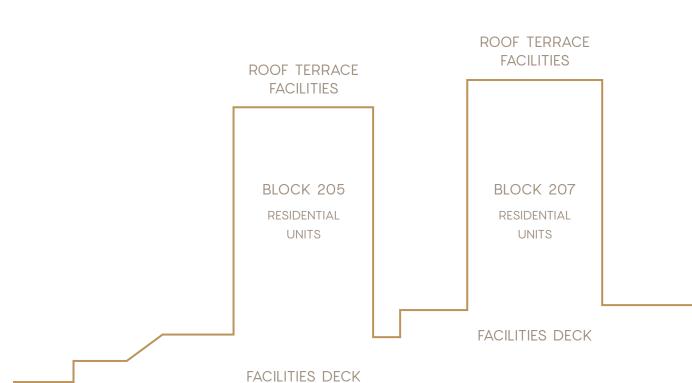
Head home to a resort-inspired oasis that provides a tranquil retreat from its lively surroundings. Here, lush greenery and towering trees are interspersed with abundant water bodies. In the midst of it all, the development's forest-like facade rises into the sky with magnificent grandeur.

EXPERIENCE THE DNA OF MODERN RESORT HOMES

> **URBVN** TREASURES

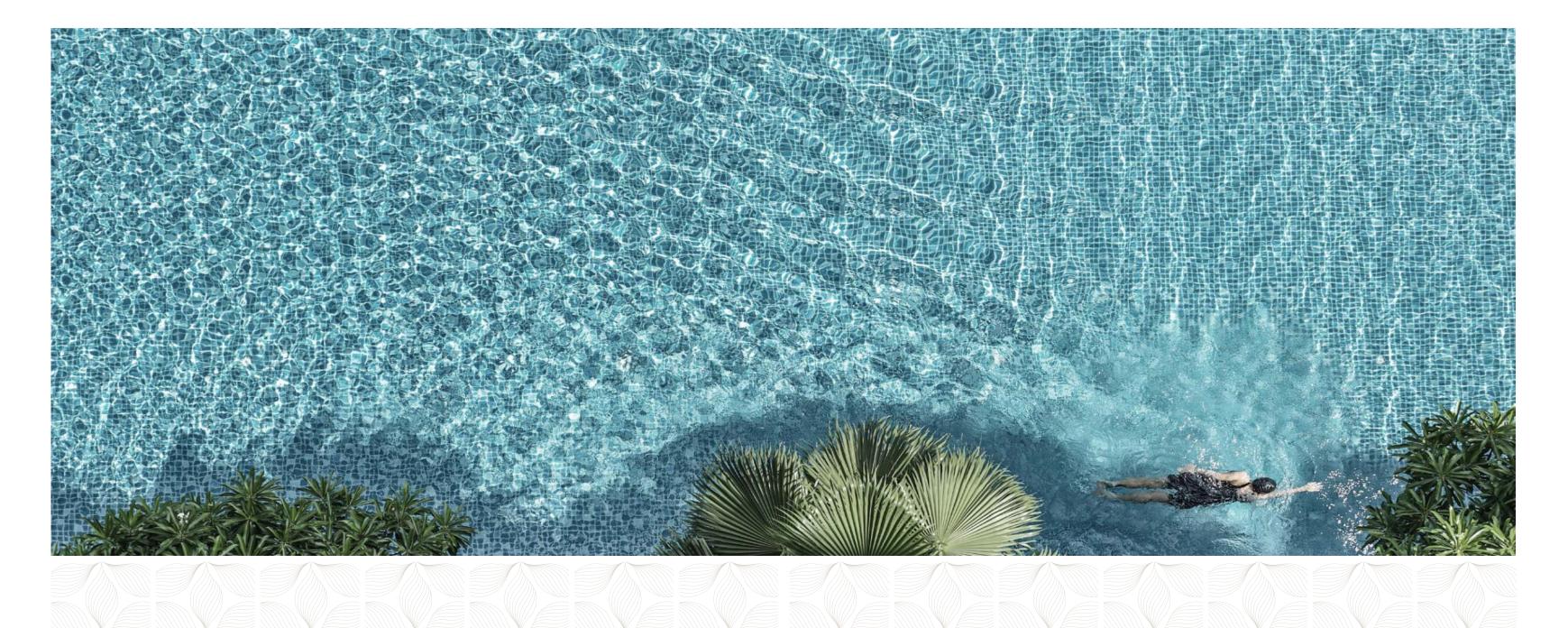






NEW DIMENSIONS OF PRESTIGE

A BREATH OF PURE INDULGENCES





FACILITIES DECK

Unwind and get into the vacation state of mind. Fun is the order of the day with a host of recreational spaces filling the facilities deck and 2 roof terraces.

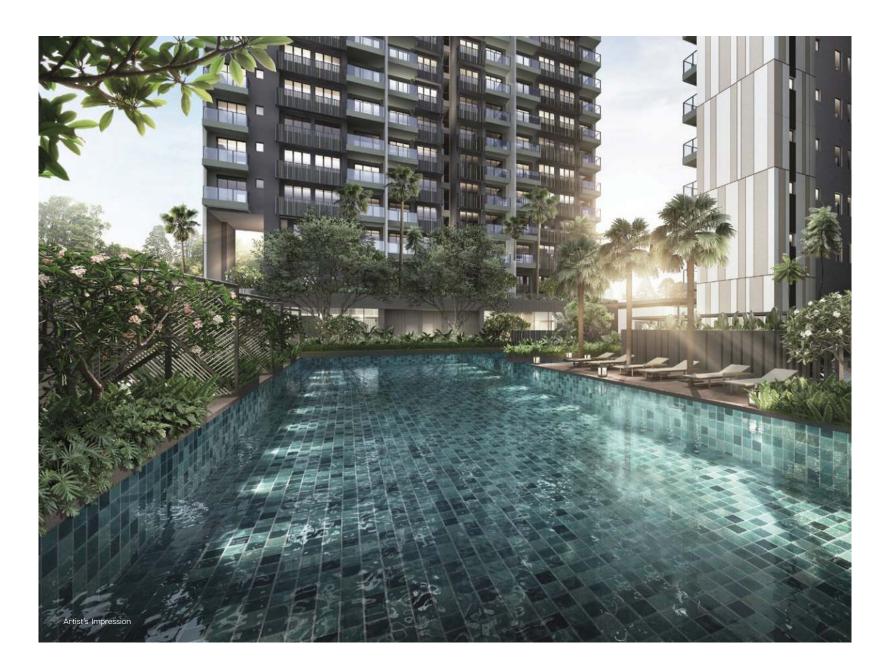






LIVE A WORLD OF INFINITE RELAXATION

Bring out the inflatable unicorns for a jolly good laugh at the Swimming Pool, or wash your worries away at the Spa Pool. Get a holiday glow at the Pool Deck or bask in ultimate relaxation in the Poolside Cabana. Weekends will never be mundane again.

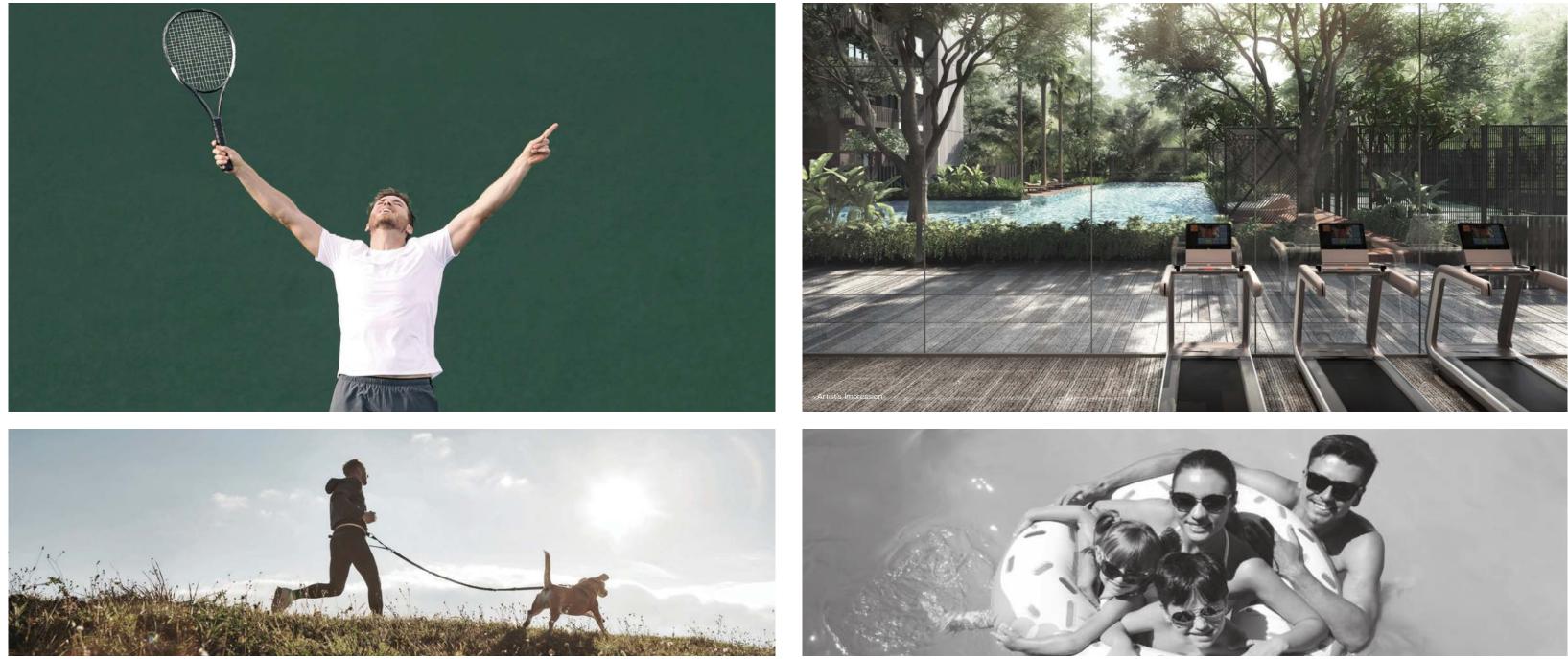




FACILITIES DECK

SWIM · SPA · CHILL-OUT

Staying in the peak of health is easy with a Fitness Trail and a Gym right at your door. Gather your family and friends for a game at the Tennis Court, followed by an idyllic run down the Jogging Trail. Let the little ones join in the fun at the Playground and Wade Pool.





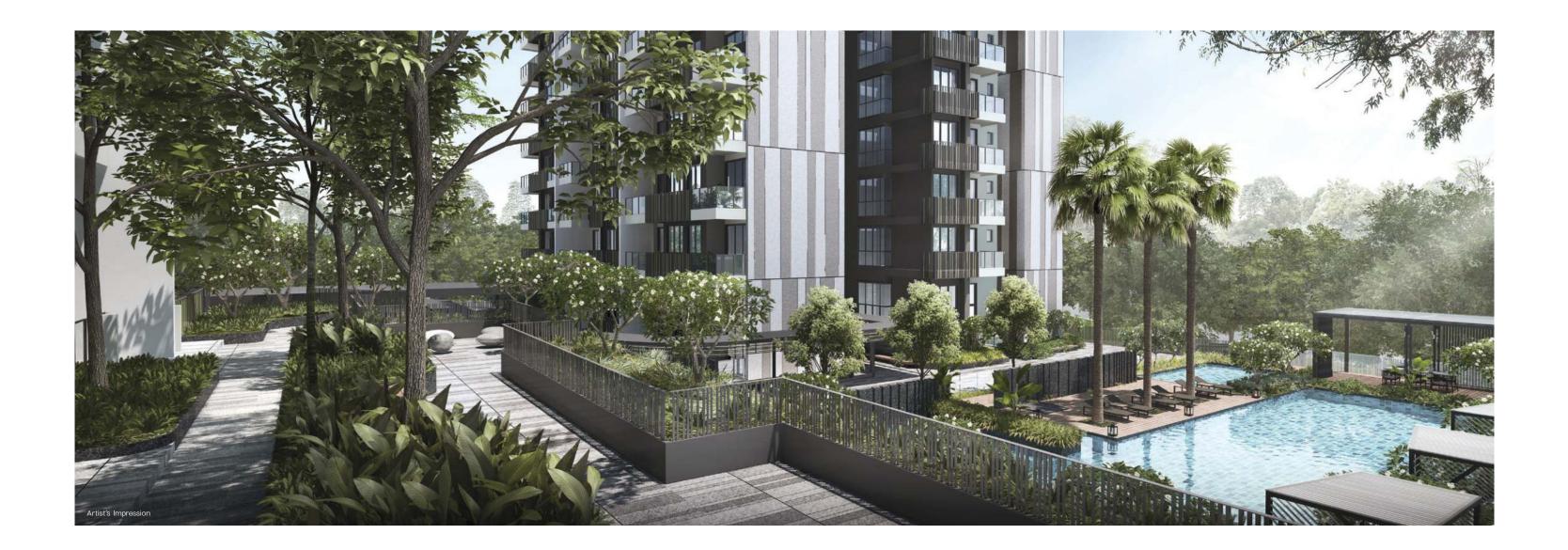
FACILITIES DECK

GREENER PASTURES OF ENERGY AWAIT

PLAY · GYM · JOG · TENNIS



Celebrate special occasions and little moments with a cook-out at the Dining Pavilions. Alternatively, enjoy the simple pleasures of a picnic at the Party Lawn, while the kids learn to fly their drones. On days off, gaze out from the Viewing Deck and just unplug from the world.





FACILITIES DECK

EVERY CELEBRATION'S A HOME AFFAIR

VIEW · PICNIC · BBQ



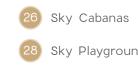


ROOF TERRACE









FACILITIES DECK

10	25m Lap Pool
11	Spa Pool
12	Pool Deck
13	Poolside Cabanas
14	Dining Pavilions with BBQ Pit
15	Children's Wade Pool
16	Children's Playground
17	Viewing Deck
18	Sheltered Bicycle Parking

19 Party Lawn 20 Jogging Trail 21 Bin Centre 22 Electrical Substation 23 Ventilation Shafts 24 Bulk Water Meter 25 Genset

BLOCK 207

BLOCK 205



N Artist's Impression

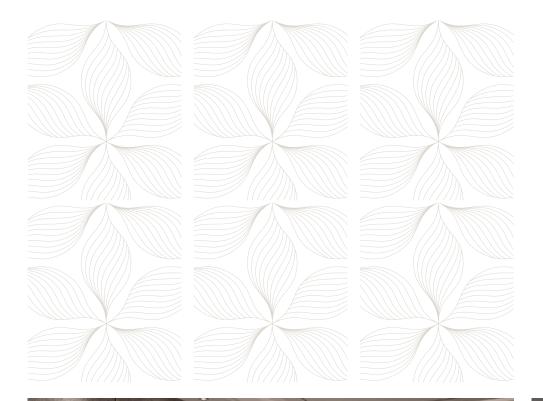
ROOF TERRACE

28 Sky Playgrounds & Gyms



27 Sky Lounges

29 Water Tanks







LUXURY INTERIOR

From single professionals to multi-generational families, the modern apartments comprising 1 to 4 bedrooms are designed to suit every household.



BESPOKE · PRIVATE · COSY

Impressions Only

PREMIUM FITTINGS

Quality fittings and finishes from well-known brands, including Bosch, Bravat and Grohe, evoke prestige in every touch. Comfort is king at Urban Treasures.





LUXURY · PRESTIGE · COMFORT

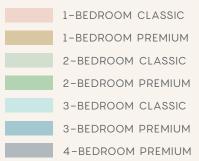
Impressions Only

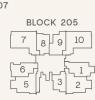
DIAGRAMMATIC CHART

	1	2	3	4	5	6	7	8	9	10
	Roof Terrace									
12	2E	3A (m)	2B	1A	3A	2A	ЗB	1B	2C	3B (m)
11	2E	3A (m)	2B	1A	3A	2A	3B	1B	2C	3B (m)
10	2E	3A (m)	2B	1A	ЗA	2A	3B	1B	2C	3B (m)
09	2E	3A (m)	2B	1A	ЗA	2A	3B	1B	2C	3B (m)
08	2E	3A (m)	2B	1A	ЗA	2A	3B	1B	2C	3B (m)
07	2E	3A (m)	2B	1A	ЗA	2A	3B	1B	2C	3B (m)
06	2E	3A (m)	2B	1A	ЗA	2A	3B	1B	2C	3B (m)
05	2E	3A (m)	2B	1A	ЗA	2A	3B	1B	2C	3B (m)
04	2E	3A (m)	2B	1A	ЗA	2A	3B	1B	2C	3B (m)
03	2E	3A (m)	2B	1A	ЗA	2A	3B	1B	2C	3B (m)
02	2E	3A (m)	2B	1A	3A	2A	3B	1B	2C	3B (m)
01	2Ep	3Ap (m)	1Cp		ЗАр	2Ap	ЗВр	1Bp	2Cp	3Bp (m)
	Lower Deck Carpark									

BLOCK 205

	11	12	13	14	15	16	17	18	19	20
	Roof Terrace									
12	2A (m)	3A (m)	2B	1A	ЗA	2F	ЗB	1B	2C	4 A
11	2A (m)	3A (m)	2B	1A	ЗA	2F	3B	1B	2C	4 A
10	2A (m)	3A (m)	2B	1A	ЗA	2F	3B	1B	2C	4 A
09	2A (m)	3A (m)	2B	1A	ЗA	2F	3B	1B	2C	4 A
08	2A (m)	3A (m)	2B	1A	ЗA	2F	3B	1B	2C	4 A
07	2A (m)	3A (m)	2B	1A	ЗA	2F	3B	1B	2C	4 A
06	2A (m)	3A (m)	2B	1A	ЗA	2F	3B	1B	2C	4 A
05	2A (m)	3A (m)	2B	1A	ЗA	2F	3B	1B	2C	4 A
04	2A (m)	3A (m)	2B	1A	ЗA	2F	3B	1B	2C	4 A
03	2A (m)	3A (m)	2B	1A	ЗA	2F	3B	1B	2C	4 A
02	2A (m)	3A (m)	2B	1A	ЗA		3B	1B	2C	2D
01	2Ap (m)	3Ap (m)	2Bp	lAp	ЗАр		ЗВр	1Bp	2Cp	2Dp
	Upper Deck Carpark									







BLOCK 205 LEVEL 1 BLOCK 207 LEVEL 1 TO 2

Lower Deck Carpark



16 20 19 18 17 N BLOCK 207

BLOCK 205 LEVEL 2 TO 12 BLOCK 207 LEVEL 3 TO 12

BLOCK 207

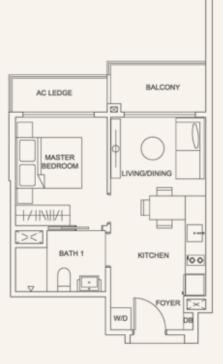
TYPE 1A Area 42 sqm / 452 sqft

BLOCK 205 Unit #02-04 to #12-04

BLOCK 207 Unit #02-14 to #12-14

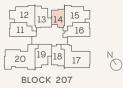
TYPE 1Ap Area 42 sqm / 452 sqft

BLOCK 207 Unit #01-14





Block 205 Level 2 To 12 Block 207 Level 3 To 12







Block 205 Level 1







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TYPE 1B

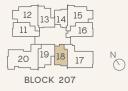
Area 48 sqm / 517 sqft

BLOCK 205 Unit #02-08 to #12-08

BLOCK 207 Unit #02-18 to #12-18



Block 205 Level 2 To 12 Block 207 Level 3 To 12









Block 205 Level 1 Block 207 Level 1 To 2

17

N

BLOCK 205

10

BLOCK 207

117



BLOCK 205

Unit #01-08



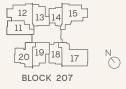


TYPE 1Cp Area 44 sqm / 474 sqft

BLOCK 205 Unit #01-03



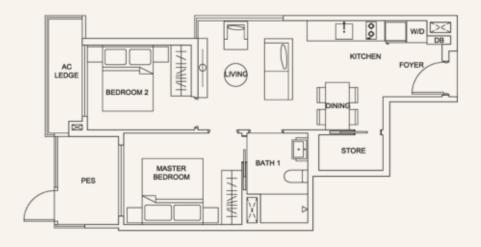
Block 205 Level 1 Block 207 Level 1 To 2



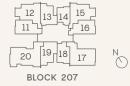


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Block 205 Level 2 To 12 Block 207 Level 3 To 12





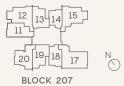
2-BEDROOM CLASSIC

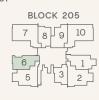
TYPE 2A Area 60 sqm / 646 sqft

BLOCK 205 Unit #02-06 to #12-06

TYPE 2Ap Area 60 sqm / 646 sqft

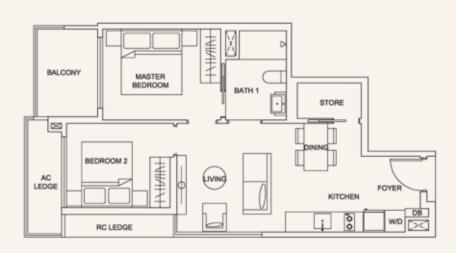






TYPE 2A (m) Area 60 sqm / 646 sqft

BLOCK 207 Unit #02-11 to #12-11



TYPE 2Ap (m) Area 60 sqm / 646 sqft

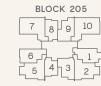
BLOCK 207 Unit #01-11



Block 205 Level 2 To 12 Block 207 Level 3 To 12



BLOCK 207 BLOCK 207



Block 205 Level 1 Block 207 Level 1 To 2



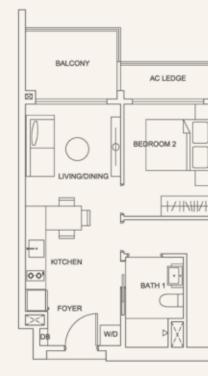


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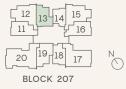
TYPE 2B Area 59 sqm / 635 sqft

BLOCK 205 Unit #02-03 to #12-03

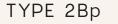
BLOCK 207 Unit #02-13 to #12-13



Block 205 Level 2 To 12 Block 207 Level 3 To 12







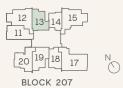
Area 59 sqm / 635 sqft

BLOCK 207 Unit #01-13





Block 205 Level 1 Block 207 Level 1 To 2





TYPE 2C Area 61 sqm / 657 sqft

BLOCK 205 Unit #02-09 to #12-09

BLOCK 207 Unit #02-19 to #12-19



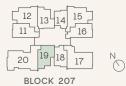
TYPE 2Cp Area 61 sqm / 657 sqft

BLOCK 205 Unit #01-09

BLOCK 207 Unit #01-19



Block 205 Level 2 To 12 Block 207 Level 3 To 12

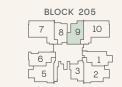




12 13 14 15 11 20 19 18 17 N BLOCK 207

Block 205 Level 1

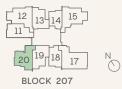
Block 207 Level 1 To 2

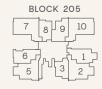


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Unit :

Block 205 Level 1 Block 207 Level 1 To 2













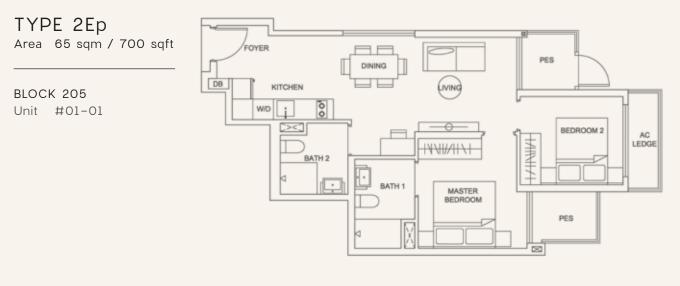




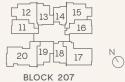
Area 65 sqm / 700 sqft

BLOCK 205 Unit #02-01 to #12-01





Block 205 Level 2 To 12 Block 207 Level 3 To 12



BLOCK 205



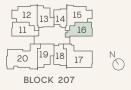




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Block 205 Level 2 To 12 Block 207 Level 3 To 12





TYPE 2F Area 60 sqm / 646 sqft

BLOCK 207 Unit #03-16 to #12-16 TYPE 3A

Area 82 sqm / 883 sqft

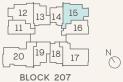
BLOCK 205

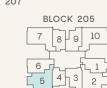
Unit #02-05 to #12-05

BLOCK 207 Unit #02-15 to #12-15

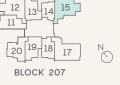


Block 205 Level 2 To 12 Block 207 Level 3 To 12



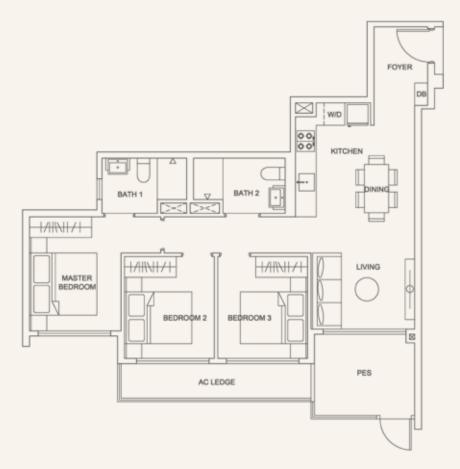


Block 205 Level 1 Block 207 Level 1 To 2

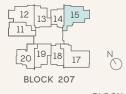


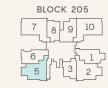


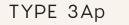
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Block 205 Level 1 Block 207 Level 1 To 2







Area 82 sqm / 883 sqft

BLOCK 205 Unit #01-05

TYPE 3A (m)

Area 82 sqm / 883 sqft

BLOCK 205

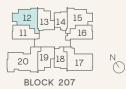
Unit #02-02 to #12-02

BLOCK 207

Unit #02-12 to #12-12

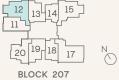


Block 205 Level 2 To 12 Block 207 Level 3 To 12





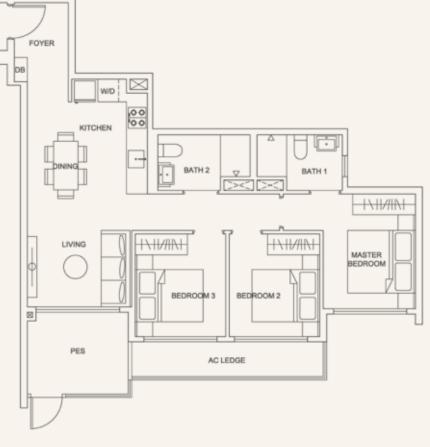




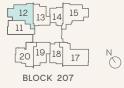




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Block 205 Level 1 Block 207 Level 1 To 2





TYPE 3Ap (m)

Area 82 sqm / 883 sqft

BLOCK 205 Unit #01-02

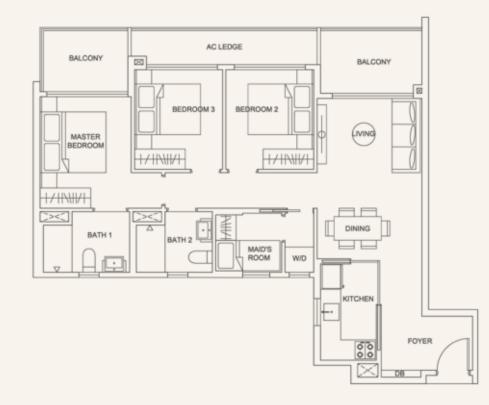
TYPE 3B

Area 94 sqm / 1,012 sqft

BLOCK 205

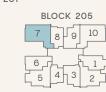
Unit #02-07 to #12-07

BLOCK 207 Unit #02-17 to #12-17

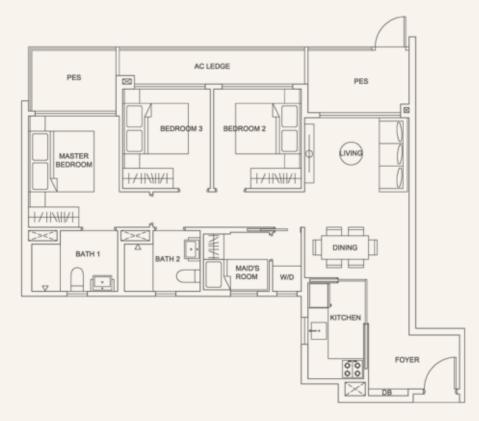


Block 205 Level 2 To 12 Block 207 Level 3 To 12

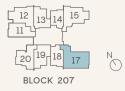


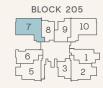


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Block 205 Level 1 Block 207 Level 1 To 2





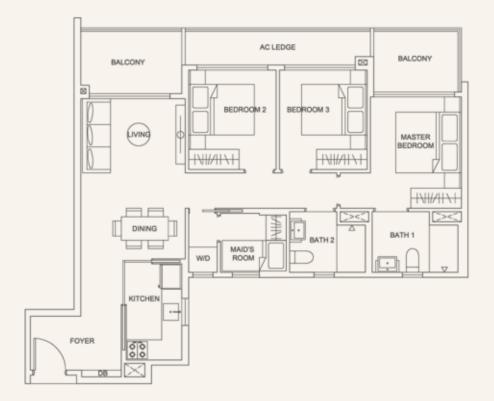
TYPE 3Bp

Area 94 sqm / 1,012 sqft

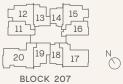
BLOCK 205 Unit #01-07

TYPE 3B (m) Area 94 sqm / 1,012 sqft

BLOCK 205 Unit #02-10 to #12-10



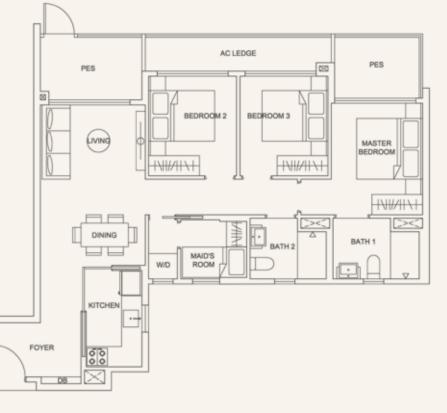
Block 205 Level 2 To 12 Block 207 Level 3 To 12



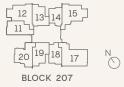
BLOCK 205

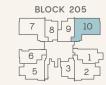


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Block 205 Level 1 Block 207 Level 1 To 2

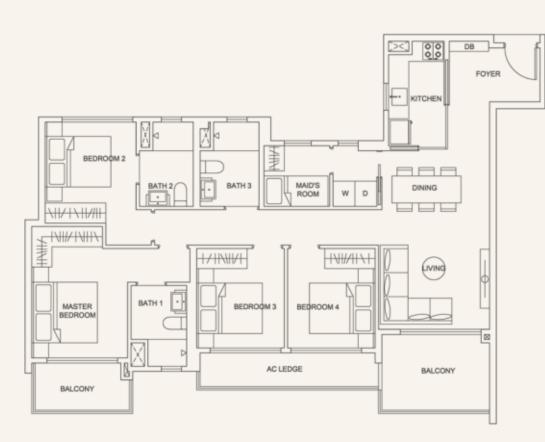




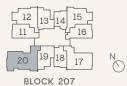
TYPE 3Bp (m) Area 94 sqm / 1,012 sqft

TYPE 4A Area 118 sqm / 1,270 sqft

BLOCK 207 Unit #03-20 to #12-20



Block 205 Level 2 To 12 Block 207 Level 3 To 12



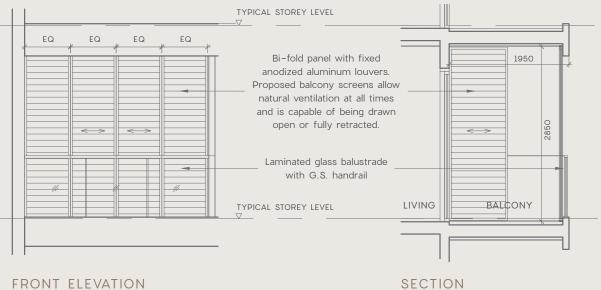




Unit Plans Disclaimer: Areas include A/C ledges, balconies, private enclosed spaces, private roof terraces and strata void areas where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required or approved by the relevant authorities. Plans do not form part of the Sales and Purchase Agreement.



PLAN - FULLY CLOSED

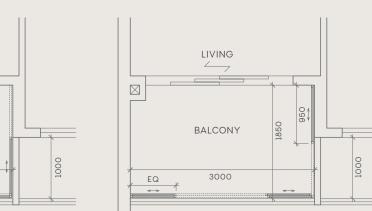


FRONT ELEVATION

Balcony Screen Disclaimer: Balconies shall not be enclosed unless with the approved balcony screen. The drawings below are not to scale and are a typical illustration for reference only. Actual profile of screens subject to manufacturer's detail. Purchasers may refer to the Management Corporation for additional details. Fixing detail to be drawn up by specialist contractor, and fixing shall not damage waterproofing or existing structures. The balcony screen will not be provided. The cost of the screen and installation shall be borne by the Purchaser. The proposed balcony screen allows natural ventilation within the balcony at all times (including times when the screen is fully closed) and is capable of being opened.

TYPICAL SLIDEABLE BALCONY SCREEN DETAIL

ANNEXURE 1



PLAN - FULLY OPEN



DEVELOPER PROFILE

Fragrance Group Limited is a leading property developer with a presence across three continents today, Asia, Australia and Europe. The Group was listed on the main board of the SGX-ST on 3 February 2005. Core business activities include development of residential, commercial, hotel and industrial properties. Other activities of the Group comprise the holding of investment properties and hotel operations. The Group's focus in property development is to offer customers quality homes and business spaces at affordable prices. Every square foot of property is meticulously mapped out to meet customers' satisfaction and their fittings have been carefully selected to offer comfort and durability. The Group's developments also offer the perfect combination of essential living and convenience with their strategic locations.



Artist's Impressions

Developer Name: Fragrance Treasures Pte. Ltd. (A wholly owned subsidiary of Fragrance Group Limited) · Co. Reg. No.: 201805988N · Housing Developer's Licence No.: C1327 · Project Name: Urban Treasures · Address: 205 Jalan Eunos Singapore 419535 / 207 Jalan Eunos Singapore 419799 · Tenure of Land: Freehold · Lot Details: Lot 02643K MK23 · Building Plan No.: A1211-18007-2018-BP01 Dated 25/06/2019 and A1211-18007-2018-BP02 Dated 25/10/2019 · Expected TOP Date: 30/6/2023 · Expected Date of Legal Completion: 30/6/2026

Disclaimer: While reasonable care has been taken in the preparation of this brochure, the specifications and the attached plans, the developer, its agents and contractors do not warrant or guarantee the accuracy of the information in this brochure and shall not be held responsible for any inaccuracies or omissions. All statements, specifications and plans in the brochure are believed to be correct at the time of print but shall not be regarded as statements or representations of fact and are not intended to form part of any contract for any sale of the property. The Sale and Purchase Agreement shall for the entire agreement between the Developer and the Purchaser and shall supersede all statements, art renderings and other graphic representations and references are intended to portray only artist's impressions of the development and cannot be regarded as representations of as-built specifications or representations of fact.