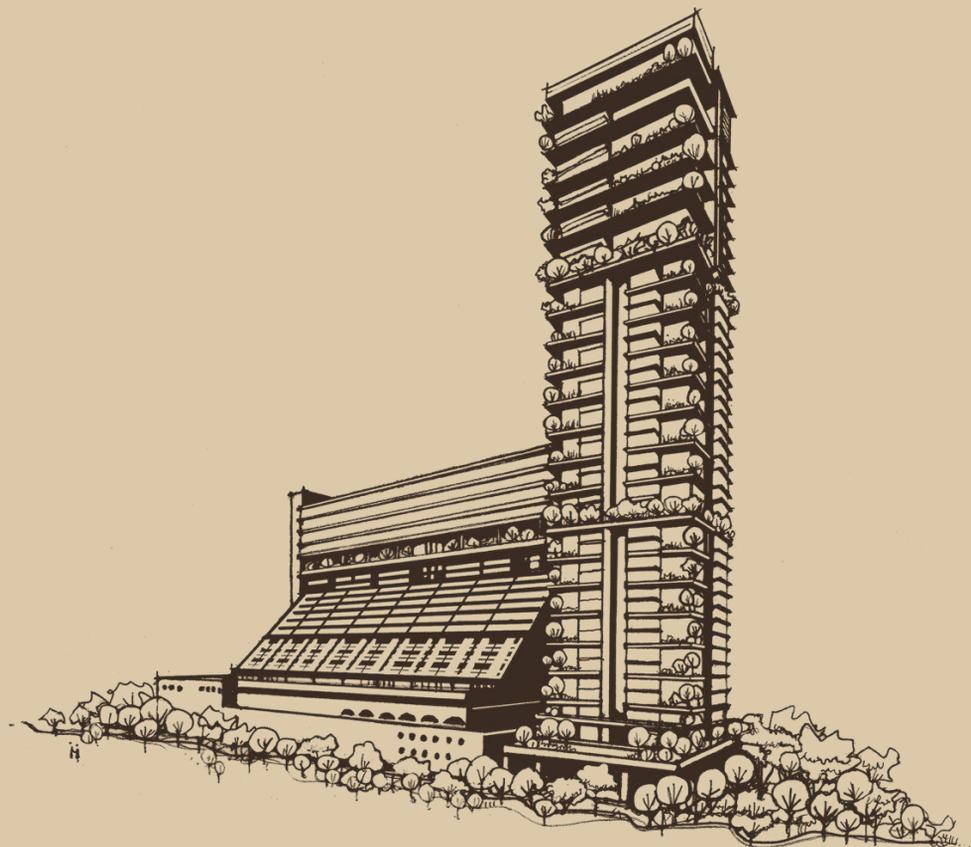


FOR INTERNAL CIRCULATION ONLY



AUREA



# AUREA

## RESIDENCES AT GOLDEN MILE SINGAPORE PROJECT FACTSHEET

Factsheet as of 27 January 2025.

Artist Impression of The Golden Mile and Aurea courtesy of DP Architects

Disclaimer: Information is as at **5 February 2025**. All information is subject to change at the developer's discretion and does not form any part of the contract.

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# PROJECT INFORMATION

AUREA | A VISIONARY HOME FOR LIFE'S CHERISHED MOMENTS

## GOLDEN MILE COMPLEX – HISTORY, DESIGN AND VISION



Golden Mile Complex (GMC) is the first large-scale modern building to be listed as a conserved building in Singapore. Originally completed in 1973, the main structures and façade are to be retained to keep its identity and relationship within the existing urban context. In the conservation and design of the GMC, with Studio Lapis, the conservation specialist consultants, we aim to establish clear principles, position and approach through the design intervention.

Beyond recognizing key requirements from URA to retain core characteristics in the formal expressions of the building, a matrix of pattern language consisting architectural components, features and details tracing to original visuals, records and project archive was developed. This repertoire of character defining elements develops the design language in adding new layers, from features, and motifs. In addition, a further enriched palette of landscape, new materiality and tactility distinguishes the old and new characteristic elements.

The complex will be rejuvenated as **The Golden Mile (TGM)** with retail spaces, offices, medical suites. **A new residential tower, Aurea**, will be built adjacent and linked to The Golden Mile via an elevated link bridge.

The conservation and rehabilitation of the existing building with new adaptive reuse not only provide opportunities to retain the rich architectural heritage through character defining spatial and formal elements, it also offers new potential to rethink and rehabilitate the structure for new uses and even enhanced expressions. To continue as a refreshed national icon for the next 50 years, this project lends an opportunity to enrich the vision of a future Singapore city that is even more dynamic, inclusive and sustainable.

## AUREA – DESIGN ETHOS



View from Nicoll Highway

Central to the design ethos of Aurea is the idea of ‘Balance and Harmony’ – in all aspects this fundamental philosophy is applied to the crafting of experiences.

Residents can find solace in the beauty of the natural world from the comfort of manmade enclosures – the delicate equilibrium between opposites is always artfully balanced to create a sense of clarity, inner calm and peace from our surroundings.

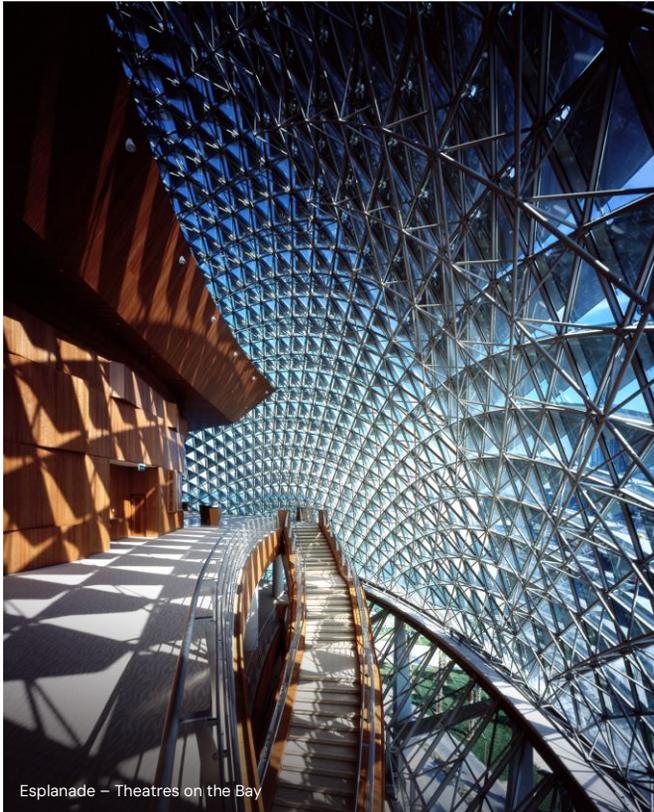
Aurea is perfectly balanced between Nature and Urbanity – it stands at the threshold of the vast expanse of Marina Bay and Straits beyond with the bustling central core of the city as a vibrant backdrop.

Its architectural bearing aptly depicts the duality of nature versus craftsmanship – verdant sky gardens thrive richly in counterpoint to placid shelves of Euclidean geometry. Deep verandas shade cool interiors from harsh direct equatorial sunlight and torrential rain whilst channelling sea breezes from the marina deeper into habitable spaces.

A diverse range of spaces are designed across the different sky terraces, on levels 3, 17 and 33, providing multifarious experiences with amenities for all occasions.

## THE DESIGNER – DP ARCHITECTS

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Images courtesy of DP Architects

Named one of Singapore's top 10 architecture firms, DP Architects is a homegrown practice behind notable projects like Golden Mile Complex, Esplanade—Theatres on the Bay, The Fullerton Bay Hotel, and Singapore Sports Hub.

Committed to creating quality environments that enrich the lives of people, the practice continues to rethink liveability while prioritising sustainable design to uplift communities, and elevate social and environmental well-being.

DP Architects has also been recognised for the 18th consecutive year as one of Singapore's leading architecture firms at the BCI Asia Awards 2023.

## AUREA & THE GOLDEN MILE

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## LOCATION – OVERVIEW



### LEGEND

- |   |                                 |   |                  |   |                     |
|---|---------------------------------|---|------------------|---|---------------------|
|  | Capitol Singapore               |  | Marina Bay Sands |  | Suntec City         |
|  | CHIJMES                         |  | Raffles City     |  | The Fullerton Hotel |
|  | Esplanade – Theatres on the Bay |  | Sentosa Island   |  | Parks               |
|  | Fullerton Bay Hotel             |  | Singapore Flyer  |  | MRT Stations        |
|  | Gardens by the Bay              |  | Sports Hub       |   |                     |

## LOCATION – CONNECTIVITY & AMENITIES

	Location	Estimated travelling time*/distance
<b>Transportation</b>	Nicoll Highway MRT Station (Circle Line)	5 mins' walk / approx. 0.4 km
	Lavender MRT Station (East-West Line)	9 mins' walk / approx. 0.8 km
<b>Retail / F&amp;B</b>	Golden Mile Food Centre	2 mins' walk / approx. 0.2 km
	North Bridge Road Market	6 mins' walk / approx. 0.5 km
	Kampong Glam Heritage District	9 mins' walk / approx. 0.8 km / based on Istana Kampong Glam
	Bugis Junction	3 mins' drive
	Raffles City	3 mins' drive
	Suntec City	4 mins' drive
	Kallang Wave Mall	5 mins' drive
	The Shoppes at Marina Bay Sands	6 mins' drive
	Orchard Road Shopping Belt	8 mins' drive
<b>Leisure (Recreation, Parks, Nature, Entertainment)</b>	Kallang Riverside Park	3 mins' walk / approx. 0.3 km
	Esplanade – Theatres on the Bay	5 mins' drive
	Sands Expo and Convention Centre	5 mins' drive
	Singapore Swimming Club	8 mins' drive
	Singapore Sports Hub	9 mins' drive
	Singapore Indoor Stadium & Future Indoor Arena (u/c)	9 mins' drive
	Gardens by the Bay	9 mins' drive

## LOCATION – CONNECTIVITY & AMENITIES

	Location	Estimated travelling time*/distance
<b>Education</b>	HWA International School – MSQ Campus	3 mins' drive
	Kapan city campus @ Odeon	3 mins' drive
	Nanyang Academy of Fine Arts (NAFA) – Bencoolen	3 mins' drive
	Invictus International School – Centrium Square Campus	4 mins' drive
	Kaplan city campus @ Wilkie Edge	4 mins' drive
	LASALLE College of the Arts – McNally Campus	4 mins' drive
	Singapore Management University (SMU)	4 mins' drive
	School of the Arts (SOTA)	5 mins' drive
	Farrer Park Primary School	6 mins' drive
	Hong Wen School (Primary)	6 mins' drive
	St Margaret's Primary	6 mins' drive
	Anglo-Chinese School (Junior)	7 mins' drive
	Kong Hwa School	7 mins' drive
	Dunman High School	8 mins' drive
	Future Singapore Sports School (Relocation to Kallang)	9 mins' drive
	Outram Secondary School	9 mins' drive
EtonHouse International School (Orchard)	11 mins' drive	
<b>Financial and Business Hubs</b>	Business District – Bugis/Beach Road	2 mins' drive
	Central Business District – Shenton Way/Raffles Place/MBFC	7 mins' drive
<b>Medical</b>	Raffles Hospital	2 mins' drive
	Farrer Park Hospital	4 mins' drive
	Mt Elizabeth Hospital (Orchard)	11 mins' drive
	Singapore General Hospital	11 mins' drive

\*Timings based on OneMap

## DEVELOPMENT INFORMATION

### PROJECT DETAILS

Project Name	<ul style="list-style-type: none"> <li>Residential: Aurea</li> <li>Commercial: The Golden Mile</li> </ul>
Developer	GMC Property Pte. Ltd. (JV between Perennial Holdings, and Far East Organization)
Description	Mixed-use development comprising of Residential, Retail, Offices, and Medical Suites
Tenure	99 years commencing from 18 November 2024
District	District 7
Location	Beach Road
Address	<ul style="list-style-type: none"> <li>Residential: 802 Beach Road, Singapore 199980</li> <li>Commercial: 800 Beach Road, Singapore 199979</li> </ul>
Site Area	13,462.30 sqm / 144,908 sq ft
Overall Gross Plot Ratio	5.6
Permissible Gross Floor Area (GFA)	75,388.88 sqm (excl. bonuses)
GFA Distribution	<ul style="list-style-type: none"> <li>Residential: 23,325.90 sqm</li> <li>Office: 37,600.00 sqm</li> <li>Medical: 3,000.00 sqm</li> <li>Retail: 11,462.98 sqm</li> </ul>
No. of Towers	<ul style="list-style-type: none"> <li>Residential: 1 tower (new build)</li> <li>Commercial: 1 tower (conserved building)</li> </ul>
No. of Storeys	<ul style="list-style-type: none"> <li>Residential: 45 storeys and 3 basements</li> <li>Commercial: 22 storeys and 1 basement</li> </ul>
Total No. of Units	<ul style="list-style-type: none"> <li>Residential: 188 units</li> <li>Commercial: 156 units (Office) and 19 units (Medical)</li> </ul>
Total No. of Carpark Lots	<ul style="list-style-type: none"> <li>Residential: 129 lots + 3 accessible lots</li> <li>Commercial: 173 lots + 3 accessible lots</li> </ul>
No. of EV Charging Lots	Residential: 4 lots
No. of Motorcycle Lots	Nil
No. of Visitor Lots	Nil
No. of Bicycle Lots	Residential: 48 lots

## DEVELOPMENT INFORMATION (CONTINUED)

### COMPLETION DATES

Estimated TOP Date	Q2 2029 (Residential) / Q4 2028 (Commercial)	
Expected Vacant Possession Date	31 Mar 2030 (Residential) / 30 Sep 2029 (Commercial)	
Expected Legal Completion Date	31 Mar 2033 (Residential) / 30 Sep 2032 (Commercial)	
Building Plan Approval No.	A1207-00001-2023-BP01 A1207-00001-2023-BP02 A1207-00001-2023-BP03	Dated: 18/10/2024 Dated: 22/11/2024 Dated: 20/01/2025
Developer's Licence No.	C1497	

### PROJECT CONSULTANT TEAM

Architect	DP Architects Pte Ltd	
Conservation Specialist	Studio Lapis Conservation Pte Ltd	
Landscape Architect	DP Green Pte Ltd	
Civil & Structural Engineer	KCL Consultants Pte Ltd	
Mechanical & Electrical Engineer	Rankine&Hill (Singapore) Pte Ltd	
Quantity Surveyor	Rider Levett Bucknall Consultancy Pte Ltd	
Acoustic Consultant	Arup Singapore Pte Ltd	
ESD Consultant	DP Sustainable Design Pte Ltd	
Facade Consultant	Building Facade Group	
Fire Engineering	LKH Fire Engineering Pte Ltd	
Lighting Consultant	Meinhardt Light Studio	
Signage Consultant	Endpoint APAC Pte Ltd	
Traffic Consultant	TSM Consultancy Pte Ltd	
Sales Gallery Interior Designers	Super Fat Designs Pte Ltd MassoneOng Pte Ltd Studio HBA DP Design Pte Ltd.	(Residential Gallery) (Residential Showunits) (Main Gallery + Show Office) (Commercial Gallery + Show Office)

## LEGAL / ACCOUNT INFORMATION

### CONVEYANCING DETAILS

Conveyance Solicitor	Allen & Gledhill LLP
Address	One Marina Boulevard #28-00 Singapore 018989

### PROJECT ACCOUNT DETAILS

<b>Payment made by way of Cheque:</b>	
Project Account No.	Cheque should be crossed "Account payee only" and drawn in favour of  <b>DBS BANK LTD. FOR PROJECT ACCOUNT NO. 072-111992-7 OF GMC PROPERTY PTE. LTD.</b>
<b>Payment made by way of Telegraphic Transfer, Fast and Secure Transfers, MAS Electronic Payment System or General Interbank Recurring Order:</b>	
Account Number	072-111992-7
Account Name	<b>GMC PROPERTY PTE. LTD.</b>
Bank Name	DBS Bank Ltd
Bank Address	12 Marina Boulevard, DBS Asia Central, Marina Bay Financial Centre Tower 3 Singapore 018982
Swift Code	DBSSSGSG
Account Number	072-111992-7

## UNIT MIX OVERVIEW

### RESIDENTIAL UNIT MIX (SUBJECT TO CHANGE)

SUBJECT TO FINAL SHARE VALUE APPROVAL

Collection	Unit Type	No. of Units	Approx. Unit Size		Approx. Share Value per Unit	Estimated Maintenance Charges per month				
			sqm	sqft						
PRESTIGE	L4 - L32	2-Bedroom	B1 B1H	13 15	28	84	59	635	12	\$432
			B2 B2H*	13 15	28		60	646		
			B3 B3H	13	28		66	710		
	3-Bedroom	C1 C1H	13 15	28	28	93	1,001			
SIGNATURE	L4 - L32	4-Bedroom	D1 D1g D1H D1Hg*	7 6 8 7	28	56	134	1,442	15	\$540
		4-Bedroom Premium	D2 D2g D2H D2Hg*	7 6 8 7	28		167	1,798	17	\$612
SKY VILLA	L34 - L42	5BR	E1	9	9	18	266	2,863	21	\$756
			E2 E2g	5 4	9		302	3,251	23	\$828
	L43 - L45	Penthouse	PH1	1	1	2	521	5,608	29	\$1,044
			PH2	1	1		819	8,816	40	\$1,440
<b>Total No. of Units</b>						<b>188</b>				

#### Note

1. "g" suffix denotes unit adjacent to communal planter i.e. D1g, D1Hg, D2g, D2Hg, E2g
2. "H" suffix denotes unit at L18 – L32 with higher ceiling i.e. B1H, B2H, B3H, C1H, D1H, D2H
3. \* denotes showunit types

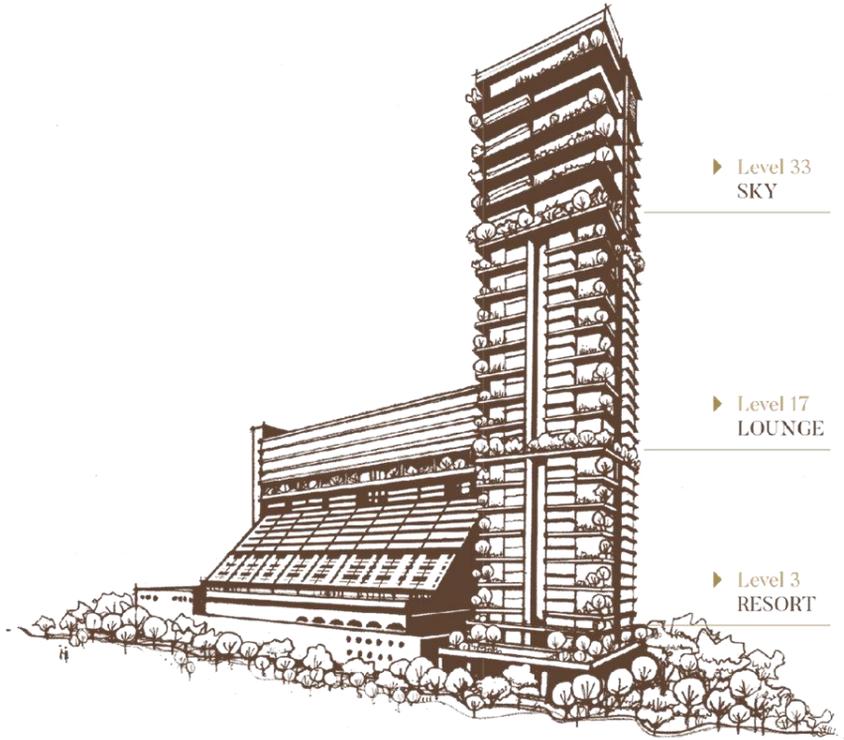
## UNIT MIX OVERVIEW

### COMMERCIAL UNIT MIX (SUBJECT TO CHANGE)

SUBJECT TO FINAL SHARE VALUE APPROVAL

Office Type	Storey	No. of Units	Unit Sizes	
			sqm	sqft
Medical Suites	L3	19	48 – 231	517 – 2,486
Flagship Offices	L3 – L8	27	130 – 436	1399 – 4,693
Loft Suites	L4	15	90 – 189	969 – 2,034
Loft Executives	L5	16	68 – 88	732 – 947
Loft Mezzanine	L6 – L15	76	137 – 252	1,475 – 2,713
Enterprise Office	L16 – L17	8	187 – 295	2,013 – 3,175
Crown Office	L19 – L22	14	302 – 498	3,251 – 5,360
<b>Total No. of Commercial Strata Units</b>		<b>175</b>		

## KEY FACILITIES



### Level 3

## RESORT

Grand Infinity  
(25m lap pool)

The Retreat (Clubhouse)

Sizzle (Grill Pavilion)  
Sear (Teppanyaki Pavilion)

The Alcove  
(Recreation Area)

Kids' Splash  
(Children's Pool)

Kids' Corner  
(Playground)

### Level 17

## LOUNGE

The Dining Room  
(Function Room)

Lounge Cove  
(Outdoor Lounge)

Viewing Point  
(Recreation Area)

Rock Garden  
(Recreation Area)

Hammock Garden  
(Recreation Area)

### Level 33

## SKY

Sky Infinity  
(22m lap pool)

Sky Gym

Serenity Deck  
(Yoga Area)

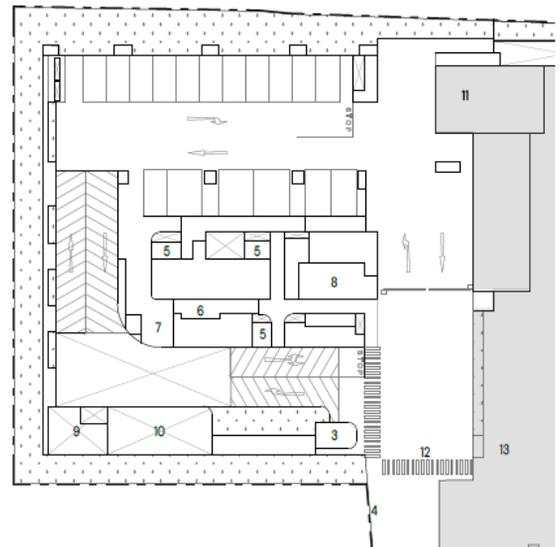
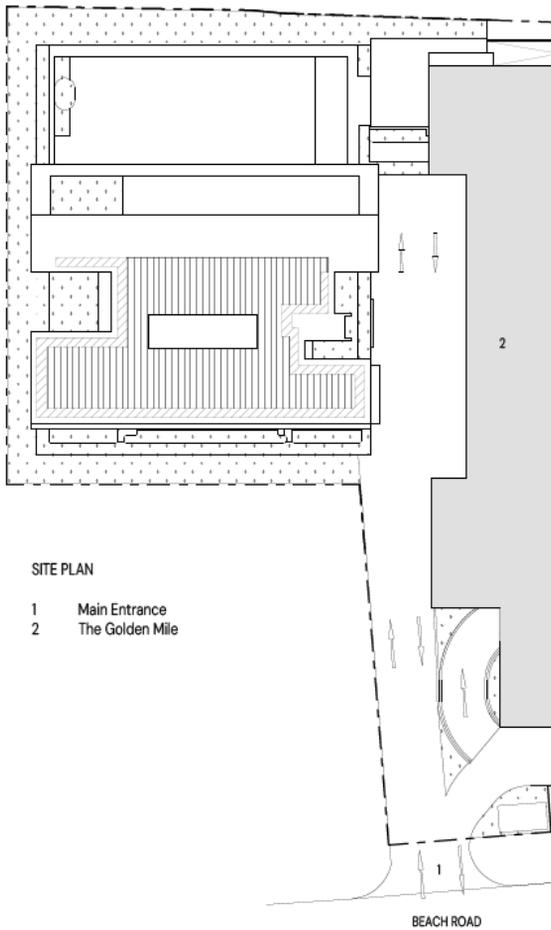
The Boulder  
(Bouldering Wall)

Sky Fitness Deck  
(Fitness Area)

# SITE PLAN AND FACILITIES

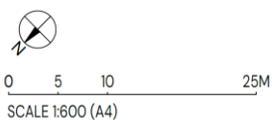
## SITE PLAN & 1ST STOREY

### ANNEX B2



**1ST STOREY**

- 3 Guard House
- 4 Boundary Wall
- 5 Residential Private Lift Lobby
- 6 Residential Lift Lobby
- 7 Bicycle Parking
- 8 Bin Centre
- 9 MDF Room
- 10 Outdoor Generator
- 11 Substation
- 12 Pedestrian Crossing to The Golden Mile
- 13 The Golden Mile

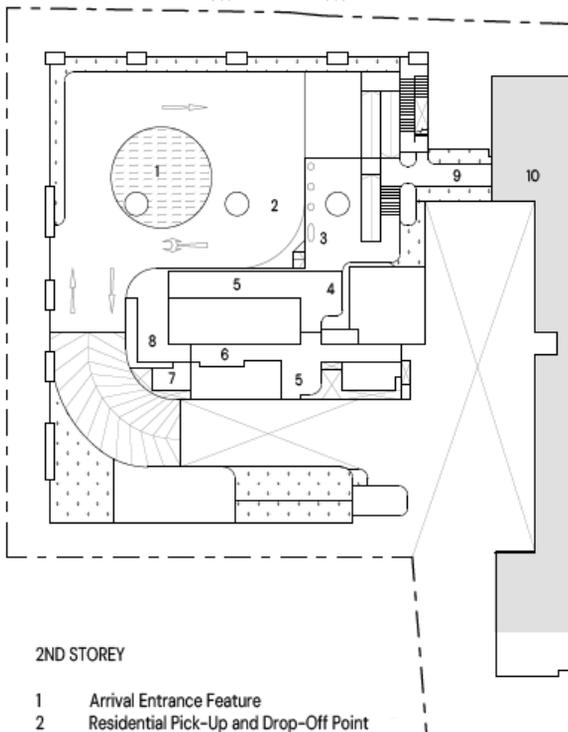


Building Plan No. A1207-00001-2023-BP01 Dated: 18/10/2024  
 Building Plan No. A1207-00001-2023-BP02 Dated: 22/11/2024  
 Building Plan No. A1207-00001-2023-BP03 Dated: 20/01/2025

# SITE PLAN & KEY FACILITIES

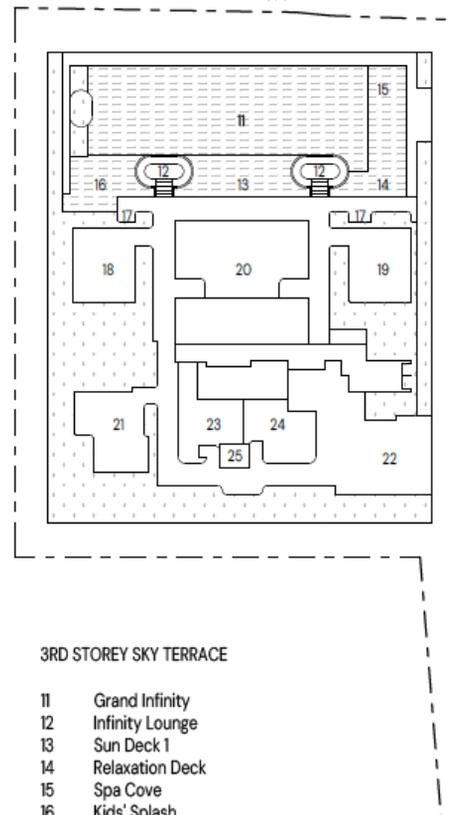
## 2ND & 3RD STOREY

### ANNEX B2



2ND STOREY

- 1 Arrival Entrance Feature
- 2 Residential Pick-Up and Drop-Off Point
- 3 Waiting Area
- 4 Residential Concierge
- 5 Residential Private Lift Lobby
- 6 Residential Lift Lobby
- 7 Management Office
- 8 Letterbox
- 9 Link Bridge
- 10 The Golden Mile



3RD STOREY SKY TERRACE

- 11 Grand Infinity
- 12 Infinity Lounge
- 13 Sun Deck 1
- 14 Relaxation Deck
- 15 Spa Cove
- 16 Kids' Splash
- 17 Outdoor Shower
- 18 Sizzle
- 19 Sear
- 20 The Retreat
- 21 The Alcove
- 22 Kids' Corner
- 23 Female Spa With Changing Room
- 24 Male Spa With Changing Room
- 25 Toilet



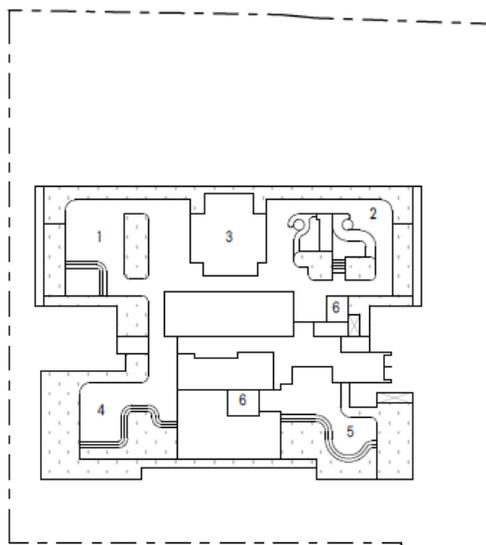
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# SITE PLAN & KEY FACILITIES

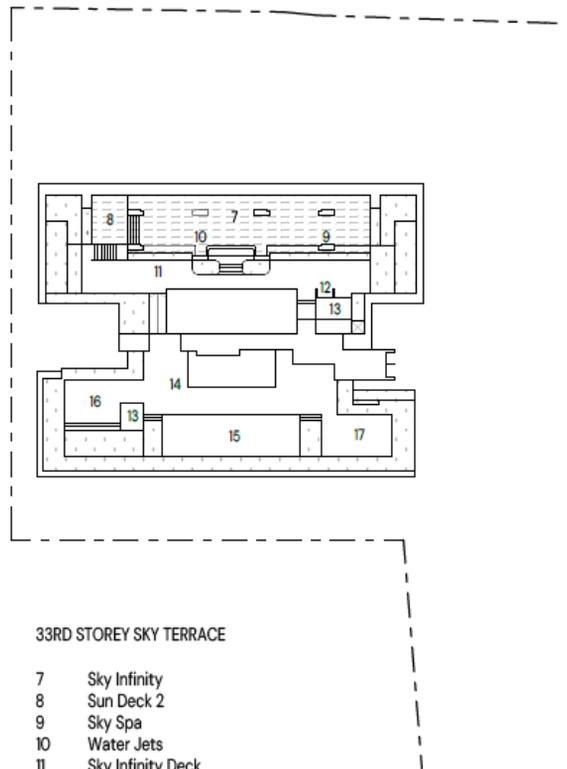
## 17TH & 33RD STOREY

### ANNEX B2



17TH STOREY SKY TERRACE

- 1 Lounge Cove
- 2 Viewing Point
- 3 The Dining Room
- 4 Rock Garden
- 5 Hammock Garden
- 6 Toilet



33RD STOREY SKY TERRACE

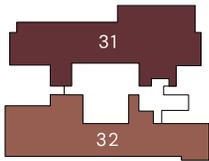
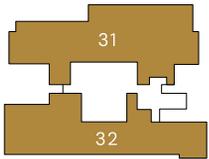
- 7 Sky Infinity
- 8 Sun Deck 2
- 9 Sky Spa
- 10 Water Jets
- 11 Sky Infinity Deck
- 12 Outdoor Shower
- 13 Toilet
- 14 The Boulder
- 15 Sky Gym
- 16 Serenity Deck
- 17 Sky Fitness Deck



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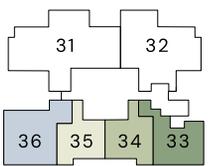
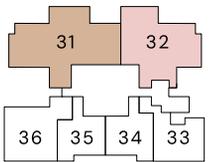
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 Building Plan No. A1207-00001-2023-BP03 Dated: 20/01/2025

# UNIT DISTRIBUTION



SKY VILLA COLLECTION

- Penthouse
- 5-Bedroom
- 5-Bedroom



SIGNATURE COLLECTION

- 4-Bedroom Premium
- 4-Bedroom

PRESTIGE COLLECTION

- 3-Bedroom
- 2-Bedroom
- 2-Bedroom
- 2-Bedroom

UNIT		31	32
FLOOR	LR		
	44	PH2	PH1
	43		
	42	E2	E1
	41	E2g	E1
	40	E2	E1
	39	E2g	E1
	38	E2	E1
	37	E2g	E1
	36	E2	E1
	35	E2g	E1
	34	E2	E1
	33	SKY	

UNIT		31	32	36	35	34	33
FLOOR	32	D2H	D1H	C1H	B1H	B2H	B3H
	31	D2Hg	D1Hg	C1H	B1H	B2H	B3H
	30	D2H	D1H	C1H	B1H	B2H	B3H
	29	D2Hg	D1Hg	C1H	B1H	B2H	B3H
	28	D2H	D1H	C1H	B1H	B2H	B3H
	27	D2Hg	D1Hg	C1H	B1H	B2H	B3H
	26	D2H	D1H	C1H	B1H	B2H	B3H
	25	D2Hg	D1Hg	C1H	B1H	B2H	B3H
	24	D2H	D1H	C1H	B1H	B2H	B3H
	23	D2Hg	D1Hg	C1H	B1H	B2H	B3H
	22	D2H	D1H	C1H	B1H	B2H	B3H
	21	D2Hg	D1Hg	C1H	B1H	B2H	B3H
	20	D2H	D1H	C1H	B1H	B2H	B3H
	19	D2Hg	D1Hg	C1H	B1H	B2H	B3H
	18	D2H	D1H	C1H	B1H	B2H	B3H
	17	LOUNGE					
	16	D2	D1	C1	B1	B2	B3
	15	D2g	D1g	C1	B1	B2	B3
	14	D2	D1	C1	B1	B2	B3
	13	D2g	D1g	C1	B1	B2	B3
	12	D2	D1	C1	B1	B2	B3
	11	D2g	D1g	C1	B1	B2	B3
	10	D2	D1	C1	B1	B2	B3
	9	D2g	D1g	C1	B1	B2	B3
	8	D2	D1	C1	B1	B2	B3
	7	D2g	D1g	C1	B1	B2	B3
	6	D2	D1	C1	B1	B2	B3
	5	D2g	D1g	C1	B1	B2	B3
	4	D2	D1	C1	B1	B2	B3
	3	RESORT					
	2	DROP-OFF AND CONCIERGE					
	1	RESIDENTIAL CARPARK					
	B1						
	B2						
	B3						

# UNIT SITE PLANS

▲  
BAY FRONT FACING

## PRESTIGE & SIGNATURE COLLECTIONS



## SKY VILLA COLLECTION



# UNIT SITE PLAN – SKY VILLA PENTHOUSE



II.

# ADDITIONAL INFORMATION

AUREA | A VISIONARY HOME FOR LIFE'S CHERISHED MOMENTS

## BUILDING INFORMATION

### BUILDING DETAILS

Construction Method	Precast and in-situ.
Prefabricated Bathroom Unit	Provided where applicable to meet Authority requirements.
Toilet Ventilation	Natural Ventilation or Mechanical Ventilation, where applicable.
Washing Bays	Not applicable.
Windows	<ul style="list-style-type: none"> <li>• Single-glazed casement and/or sliding and/or top hung windows and/or full-height sliding window systems.</li> <li>• Clear and/or tinted and/or frosted.</li> <li>• Low emissivity glass.</li> </ul>
Curtain Wall System	Yes, where applicable.
Facade Security Screening	Not applicable.
Facade Acoustic Treatment	Balcony screening and/or acoustic screen and/or acoustic ceiling and/or window restrictor and/or sliding door restrictor(s) will be provided where applicable.

### LIFT, LIFT LOBBY & DROP-OFF

Drop-off Point	Located at L2
Lobby	<ul style="list-style-type: none"> <li>• B3 to L1: Air-conditioned Lift Lobbies</li> <li>• L2 Concierge: Air-conditioned Lift Lobbies</li> <li>• Sky terraces: Naturally-ventilated Common Lift Lobby</li> <li>• Typical floors: Naturally-ventilated Common Lift Lobby</li> </ul>
Residential Lifts	<ul style="list-style-type: none"> <li>• Passenger/Fire Lifts: 2 nos. in Common Lift Lobby</li> <li>• Private Lifts: 3 nos. for Signature Collection units</li> </ul>
Private Lift	Private lift is provided for Signature Collection (D1, D1g, D1H, D1Hg, D2, D2g, D2H, D2Hg) and Sky Villa Collection (E1, E2, E2g, PH1, PH2).
Residential Lift Capacity	13 pax
Loading and Unloading bay for Residential mover	Not applicable. Service lifts for movers are located at L1, access control to the discretion of future MCST.

## RESIDENTIAL FACILITIES LIST

Total No of Facilities: >30  
 Total Sky Terrace Area: 3,010 sqm approx.  
 Total Landscape Area: 3,300 sqm approx. (including 1,700 sqm of softscape)

Category	Location	Facility Name	Approx. Area
Facilities Levels (Sky Terraces)	L3	Resort (approx. 11 m above Beach Rd)	1,386 sqm
	L17	Lounge (approx. 57 m above Beach Rd)	820 sqm
	L33	Sky (approx. 112 m above Beach Rd)	804 sqm
Function Room (Air-conditioned)	L3	The Retreat	73 sqm
	L17	The Dining Room	39 sqm
Dining Pavilions	L3	Sizzle (equipped with electric grill)	34 sqm
		Sear (equipped with Teppanyaki)	34 sqm
Outdoor Pavilions / Seating Area	L3	Infinity Lounge (2 nos.)	10 sqm each
		The Alcove	41 sqm
	L17	Lounge Cove	47 sqm
		Viewing Point	26 sqm
		Rock Garden	33 sqm
	L33	Hammock Garden	30 sqm
		Serenity Deck	25 sqm
Sky Infinity Deck	64 sqm		
Gym	L33	Sky Gym	49 sqm
Spa Changing Room	L3	Spa with Changing Room (Female)	35 sqm
		Spa with Changing Room (Male)	32 sqm

## RESIDENTIAL FACILITIES LIST (CONT'D)

Total No of Facilities: >30  
 Total Sky Terrace Area: 3,010 sqm approx.  
 Total Landscape Area: 3,300 sqm approx. (including 1,700 sqm of softscape)

Category	Location	Facility Name	Approx. Area
Pool / Waterbody	L3	Grand Infinity (25m Lap Pool) – 1.2 m depth	192 sqm
		Spa Cove (5 nos.) - 0.9 m depth	12.5 sqm
		Kids' Splash - 0.1 m & 0.5 m depth	27 sqm
		Relaxation Deck - 0.15 m depth	24 sqm
		Sun Deck I – 0.1 m depth	25 sqm
	L33	Sky Infinity (22m Lap Pool) - 1.1 m depth	98 sqm
		Sky Spa - within Sky Infinity	–
		Water Jets (3 nos.) - within Sky Infinity	–
Sun Deck II - 0.1 m depth		13 sqm	
Playground & Outdoor Fitness	L3	Kids' Corner	53 sqm
	L33	The Boulder (climbing wall)	29 sqm
		Sky Fitness Deck	23 sqm
Residential Concierge	L2	Located next to Main Drop-off	6 sqm

## UNIT PROVISIONS – OVERVIEW

<p><b>Air Conditioning System</b></p>	<p><b>Type B1, B1H, B2, B2H, B3, B3H (Prestige Collection)</b></p> <ul style="list-style-type: none"> <li>• Wall-mounted air-conditioning system to Living/Dining, Master Bedroom, and Bedrooms.</li> </ul> <p><b>Type D1, D1g, D1H, D1Hg (Signature Collection: 4BR)</b></p> <ul style="list-style-type: none"> <li>• Wall-mounted air-conditioning system to Living/Dining, Master Bedroom, and Bedrooms.</li> </ul> <p><b>Type D2, D2g, D2H, D2Hg (Signature Collection: 4BR Premium)</b></p> <ul style="list-style-type: none"> <li>• Concealed ducted air-conditioning system to Living/Dining and Master Bedroom.</li> <li>• Wall-mounted air-conditioning system to Bedrooms.</li> </ul> <p><b>Type E1, E2, E2g (Sky Villa Collection: 5BR)</b></p> <ul style="list-style-type: none"> <li>• Concealed ducted air-conditioning system to Living/Dining, Master Bedroom, Dry Kitchen, and Passageway.</li> <li>• Wall-mounted air-conditioning system to Bedrooms.</li> </ul> <p><b>Type PH1, PH2 (Sky Villa Collection: Penthouse)</b></p> <ul style="list-style-type: none"> <li>• Concealed ducted air-conditioning system to Living/Dining, Dry Kitchen, Master Bedroom, Junior Master Bedroom, Passageway, Family Room, and Entertainment Room (PH2 only).</li> <li>• Wall-mounted air-conditioning system to Bedrooms.</li> </ul>
<p><b>Balcony Information</b></p>	<ul style="list-style-type: none"> <li>• Balconies only applicable for Type D1 and above.</li> <li>• Balcony screens are provided for selected units (Type D1, D1g, D1H, D1Hg, D2, D2g, D2H, D2Hg).</li> <li>• For units without balcony screens, purchasers have the option to install at their own cost based on the approved design.</li> <li>• All balconies are sheltered, except for penthouses which are partially sheltered due to high ceiling.</li> <li>• Water point (bib tap) and power point provided.</li> <li>• Installation of zip-track blind is subject to future MCST approval.</li> </ul>
<p><b>Household Shelter</b></p>	<p>Not applicable. Storey shelter is provided for this development.</p>
<p><b>Kitchen Appliances</b></p>	<p>Refer to Kitchen Appliances Schedule.</p>
<p><b>Refuse System</b></p>	<p>Refuse and Recycling Chutes are located at Common Lift Lobby (typical floors) with Bin Centre and Recycling Centre located at L1.</p>

## UNIT PROVISIONS – OVERVIEW

Sanitary Wares and Fittings	Refer to Sanitary Wares and Fittings Schedule.
Smart Home Provision	<ul style="list-style-type: none"> <li>• 1 no. Smart Gateway</li> <li>• 1 no. Digital Door Lockset</li> <li>• 1 no. Video Doorbell</li> <li>• 1 no. Lighting Point Control</li> <li>• Air-conditioning Control (for all FCUs)</li> </ul> <p>Note: Internet service is required for functionality of the Smart Home System. All internet subscription fees and other fees shall be borne by the Purchaser.</p>
Town Gas Provision	Town gas supply is provided to all unit types with gas hob, except for Type B1, B1H, B2, B2H, B3, and B3H.
Water Heater Provision	Hot Water supply from electrical storage water heaters is provided to all Bathrooms, WC, Kitchen, and Dry Kitchen except Powder Room.

## UNIT PROVISIONS – BALCONY SCREENS

Balcony screens are not provided for all units. Purchasers have the option to install balcony screens at their own cost, based on the approved design.

	Unit Type	Balcony Screen Provided	Cost per Unit (w/o GST)
PRESTIGE	B1 / B1H	No Balcony	Not Applicable
	B2 / B2H	No Balcony	Not Applicable
	B3 / B3H	No Balcony	Not Applicable
	C1 / C1H	No Balcony	Not Applicable
SIGNATURE	D1 / D1g / D1H / D1Hg	Yes	Not Applicable
	D2 / D2g / D2H / D2Hg	Yes	Not Applicable
SKY VILLA	E1	Optional	\$24,000
	E2 / E2g	Optional	\$36,000
	PH1 (Duplex)	Optional	\$49,000
	PH2 (Triplex)	Optional	\$87,000

## UNIT PROVISIONS – FLOOR-TO-CEILING HEIGHT SCHEDULE

APPROXIMATE CEILING HEIGHT (M)						
Level	L4 – L16		L18 – L32		L34 – L42	L43 – L45
Unit Type	B1 B2 B3 C1	D1 D1g D2 D2g	B1H B2H B3H C1H	D1H D1Hg D2H D2Hg	E1 E2 E2g	PH1 PH2
Living / Dining	2.85*	2.85*	3.02**	3.02**	3.02**	3.02**  6.35 (at double-volume area)
Kitchen	2.40	2.40	2.57	2.57	2.57	2.57
Balcony	–	2.48	–	2.65	2.65	2.65 (at PH1 Master Bedroom)  5.95 (at PH2 Living)  11.70 (at PH1 Living)
Bedroom	2.85*	2.85*	3.02**	3.02**	3.02**	3.02**
Bath	2.40	2.40	2.57	2.57	2.57	2.57
WC						
Utility / Yard						
Localized Bulkheads (where applicable)	2.40	2.40	2.57	2.57	2.57	2.57

### Note

- Ceiling height refers to floor finish level to underside of slab soffit or false ceiling, where applicable.
- Height indicated does not include beam, bulkhead or box-ups at localized areas, which shall be at 2.40m or 2.57m, where applicable.

## UNIT PROVISIONS – HARD FINISHES SCHEDULE

Collection	PRESTIGE				SIGNATURE		SKY VILLA			
Unit Type	B1 B1H	B2 B2H	B3 B3H	C1 C1H	D1 D1g D1H D1Hg	D2 D2g D2H D2Hg	E1	E2 E2g	PH1	PH2
Living / Dining	Tiles 600 x 600mm				Marble 1,200 x 600mm		Marble 1,200 x 600mm			
Private Lift Lobby	-				Marble 1,200 x 600mm		Marble 1,200 x 600mm			
Bedrooms	Engineered Timber				Engineered Timber		Engineered Timber			
Kitchen	Tiles 600 x 600mm				Tiles 600 x 600mm		Tiles 600 x 600mm			
Master / Junior Master Bath	Tiles Floor: 600 x 600mm Wall: 600 x 600mm				Tiles Floor: 600 / 1,200 x 600mm Wall: 600 x 600mm		Marble Floor: 1,200 x 600mm Wall: 600 x 600mm			
Common Baths	Tiles Floor: 600 x 600mm Wall: 600 x 600mm				Tiles Floor: 600 x 600mm Wall: 600 x 600mm		Tiles Floor: 600 x 600mm Wall: 600 x 600mm			
Foyer (to common corridor)	Tiles 600 x 600mm				Tiles 600 x 600mm		Tiles 600 x 600mm			
WC	-				Tiles Floor: 600 x 300mm Wall: 600 x 300mm		Tiles Floor: 600 x 300mm Wall: 600 x 300mm			
Yard / Utility / Store	-				Tiles 600 x 600mm		Tiles 600 x 600mm			
Balcony	-				Tiles 600 x 600mm		Tiles 600 x 600mm			
Dry Kitchen	-				-		Marble 1,200 x 600 mm		Marble 1,200 x 600 mm	
Powder Room	-				-		Tiles Floor: 600 x 600mm Wall: 600 x 600mm		Marble Floor: 600 x 600mm Wall: 600 x 600mm	

## UNIT PROVISIONS – KITCHEN APPLIANCES SCHEDULE

Collection		PRESTIGE				SIGNATURE		SKY VILLA			
Unit Type		B1 B1H	B2 B2H	B3 B3H	C1 C1H	D1 D1g D1H D1Hg	D2 D2g D2H D2Hg	E1	E2 E2g	PH1	PH2
Hob	2 Zone Induction		✓							✓ Dry Kitchen	✓ Entertainment Room
	3 Gas Burner				✓	✓	✓	✓			
	5 Gas Burner									✓	✓
Hood	60 cm Hood		✓								
	90 cm Hood				✓	✓	✓	✓		✓	✓
Oven	Oven		✓		✓		✓	✓	✓	✓	✓
	Combi-Steam Oven					✓	✓	✓		✓	✓
Fridge	Freestanding Fridge		✓		✓						
	Built-in Fridge					✓	✓	✓		✓	✓
	Built-in Freezer					✓	✓	✓		✓	✓
	Built-in Fridge-Freezer							✓ Dry Kitchen		✓ Dry Kitchen	✓ Dry Kitchen
	Undercounter Fridge									✓ Family Room	✓ Pantry
	Undercounter Wine Fridge						✓	✓ Dry Kitchen			✓ Entertainment Room
	Full-height Wine Fridge									✓ Dry Kitchen	✓ Dry Kitchen
Others	Washer-Dryer		✓		✓						
	Washer					✓	✓	✓		✓	✓
	Dryer					✓	✓	✓		✓	✓
	Dishwasher					✓	✓	✓		✓	✓
<b>Total No. of Appliances per Unit</b>		5		5	8	10	11	13	15		
<b>Brands</b>		SMEG				Miele					

## UNIT PROVISIONS – SANITARY WARES & FITTINGS SCHEDULE

MASTER BATH / JUNIOR MASTER BATH (WHERE APPLICABLE)											
Collection		PRESTIGE				SIGNATURE		SKY VILLA			
Unit Type		B1 B1H	B2 B2H	B3 B3H	C1 C1H	D1 D1g D1H D1Hg	D2 D2g D2H D2Hg	E1	E2 E2g	PH1	PH2
Wares	Wash Basin		✓			✓	✓ Double	✓ Double	✓ Double	✓ Double	✓ Double
	Wall-hung Toilet		✓			✓					
	Wall-hung Toilet (with washlet)						✓	✓	✓	✓	✓
	Bathtub (Built-in)						✓				
	Bathtub (Freestanding)							✓	✓	✓ Master + Jr Master	✓ Master + Jr Master
Fittings	Basin Mixer		✓			✓	✓ Double	✓ Double	✓ Double	✓ Double	✓ Double
	Shower Mixer		✓			✓	✓	✓	✓	✓	✓
	Handheld Shower		✓			✓	✓	✓	✓	✓	✓
	Rain Shower		✓			✓	✓	✓	✓	✓	✓
	Bathtub Mixer						✓	✓	✓	✓	✓
Accessories	Paper Holder		✓			✓	✓	✓	✓	✓	✓
	Robe Hooks		✓			✓	✓	✓	✓	✓	✓
	Towel Rail		✓			✓	✓	✓	✓	✓	✓

### Brands

Basins and Bathtubs:

Wall-hung Toilets:

Fittings and Accessories:

Kitchen Sink & Mixer:

Laufen

TOTO

FIMA in Chrome finish (Prestige Collection) or

FIMA in Black Chrome finish (Signature Collection and Sky Villa Collection)

Franke

## UNIT PROVISIONS – SANITARY WARES & FITTINGS SCHEDULE

COMMON BATH											
Collection		PRESTIGE				SIGNATURE		SKY VILLA			
Unit Type		B1 B1H	B2 B2H	B3 B3H	C1 C1H	D1 D1g D1H D1Hg	D2 D2g D2H D2Hg	E1	E2 E2g	PH1	PH2
Wares	Wash Basin		✓			✓	✓	✓	✓	✓	✓
	Wall-hung Toilet		✓			✓	✓	✓	✓	✓	✓
	Wall-hung Toilet (with washlet)							✓ Powder room	✓ Powder room	✓ Powder room	✓ Powder room
Fittings	Basin Mixer		✓			✓	✓	✓	✓	✓	✓
	Shower Mixer		✓			✓	✓	✓	✓	✓	✓
	Handheld Shower		✓			✓	✓	✓	✓	✓	✓
	Rain Shower		✓			✓	✓	✓	✓	✓	✓
Accessories	Paper Holder		✓			✓	✓	✓	✓	✓	✓
	Robe Hooks		✓			✓	✓	✓	✓	✓	✓
	Towel Rail					✓ Bath 2	✓ All baths	✓ All baths	✓ All baths	✓ All baths	✓ All baths

KITCHEN / DRY KITCHEN (E1 – PH2) / FAMILY ROOM (PH1, PH2)											
Fittings	Kitchen Sink		✓ 500mm			✓ 600mm	✓ 600mm	✓ 700mm (Kitchen) ✓ 400mm (Dry Kitchen)	✓ 700mm (Kitchen) ✓ 400mm (Dry Kitchen)	✓ 700mm (Kitchen) ✓ 400mm (Dry Kitchen & Family Room)	✓ 700mm (Kitchen) ✓ 400mm (Dry Kitchen & Family Room)
	Kitchen Mixer		✓			✓	✓	✓	✓	✓	✓

### Brands

Basins and Bathtubs:

Laufen

Wall-hung Toilets:

TOTO

Fittings and Accessories:

FIMA in Chrome finish (Prestige Collection) or

FIMA in Black Chrome finish (Signature Collection and Sky Villa Collection)

Kitchen Sink & Mixer:

Franke

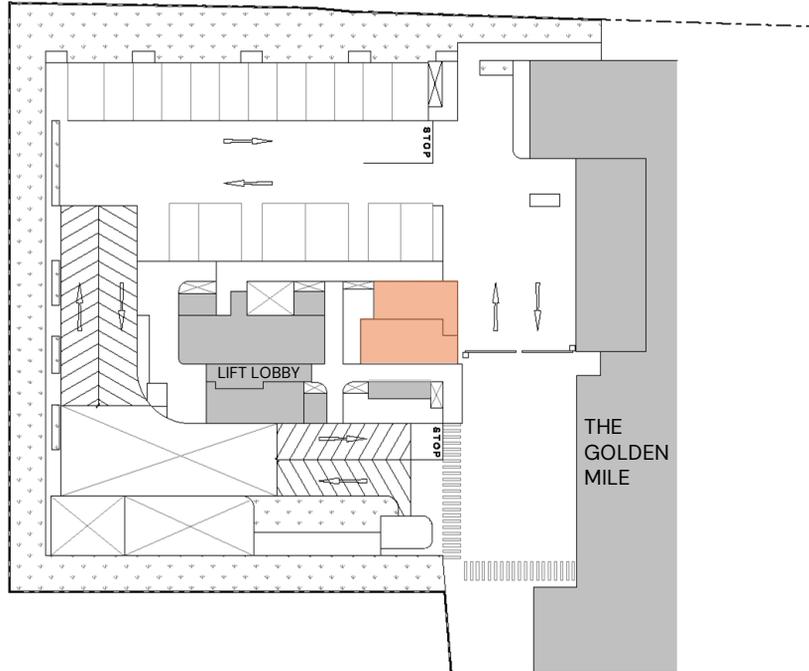
## UNIT PROVISIONS – ELECTRICAL SCHEDULE

Collection	PRESTIGE				SIGNATURE		SKY VILLA			
Unit Type	B1 B1H	B2 B2H	B3 B3H	C1 C1H	D1 D1g D1H D1Hg	D2 D2g D2H D2Hg	E1	E2 E2g	PH1	PH2
Lighting Point	10	10	11	12	20	20	24	30	43	50
13A Power Point <sup>1</sup>	21	21	21	25	32	32	35	35	46	48
13A Power Point (WP) <sup>2</sup>	-	-	-	-	1	1	1	2	2	5
Data Point	6	6	6	7	8	8	8	8	9	9
TV Point	3	3	3	4	5	5	5	5	6	6
Bell Point	1	1	1	1	1	1	1	1	2	2
Cooker Hood Point	1	1	1	1	1	1	1	1	1	1
Induction Hob Point	1	1	1	-	-	-	-	-	1	2
Gas Hob Point	-	-	-	1	1	1	1	1	1	1
Oven Point	1	1	1	1	-	1	1	1	1	1
Steam Oven Point	-	-	-	-	1	1	1	1	1	1
Fridge Point	1	1	1	1	2	2	3	3	4	5
Washer-Dryer Point	1	1	1	1	-	-	-	-	-	-
Washer Point	-	-	-	-	1	1	1	1	1	1
Dryer Point	-	-	-	-	1	1	1	1	1	1
Wine Fridge Point	-	-	-	-	-	1	1	1	1	2
Dishwasher Point	-	-	-	-	1	1	1	1	1	1

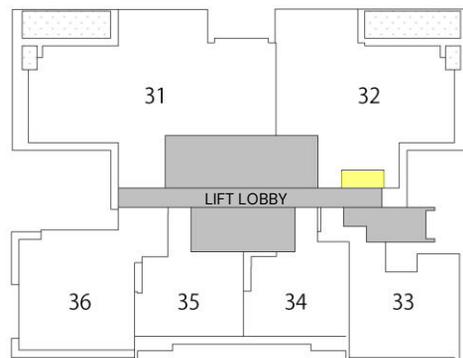
### Note

1. Twin gang power points are counted as 2 nos. of 13A power points.
2. "WP" denotes weatherproof at the Balcony and/or Private Roof Terrace, where applicable.
3. Isolators shall be provided according to the number of condensing units for each unit.

## REFUSE CHUTE LOCATIONS



**1ST FLOOR PLAN**  
Not to Scale

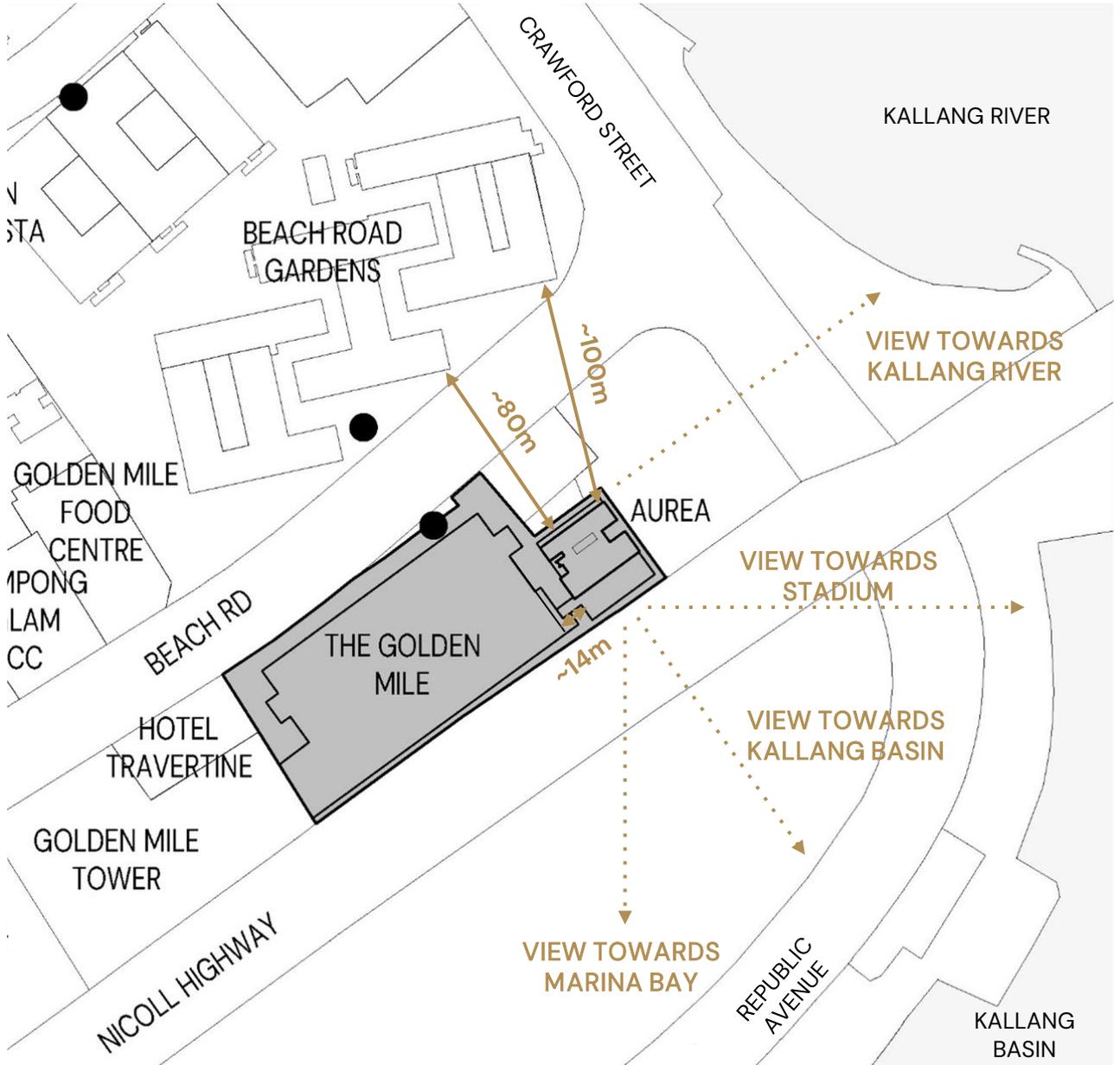


**TYPICAL FLOOR PLAN**  
Not to Scale

### Legend

-  Recycling and Bin Centre
-  Recycling and Refuse Chute

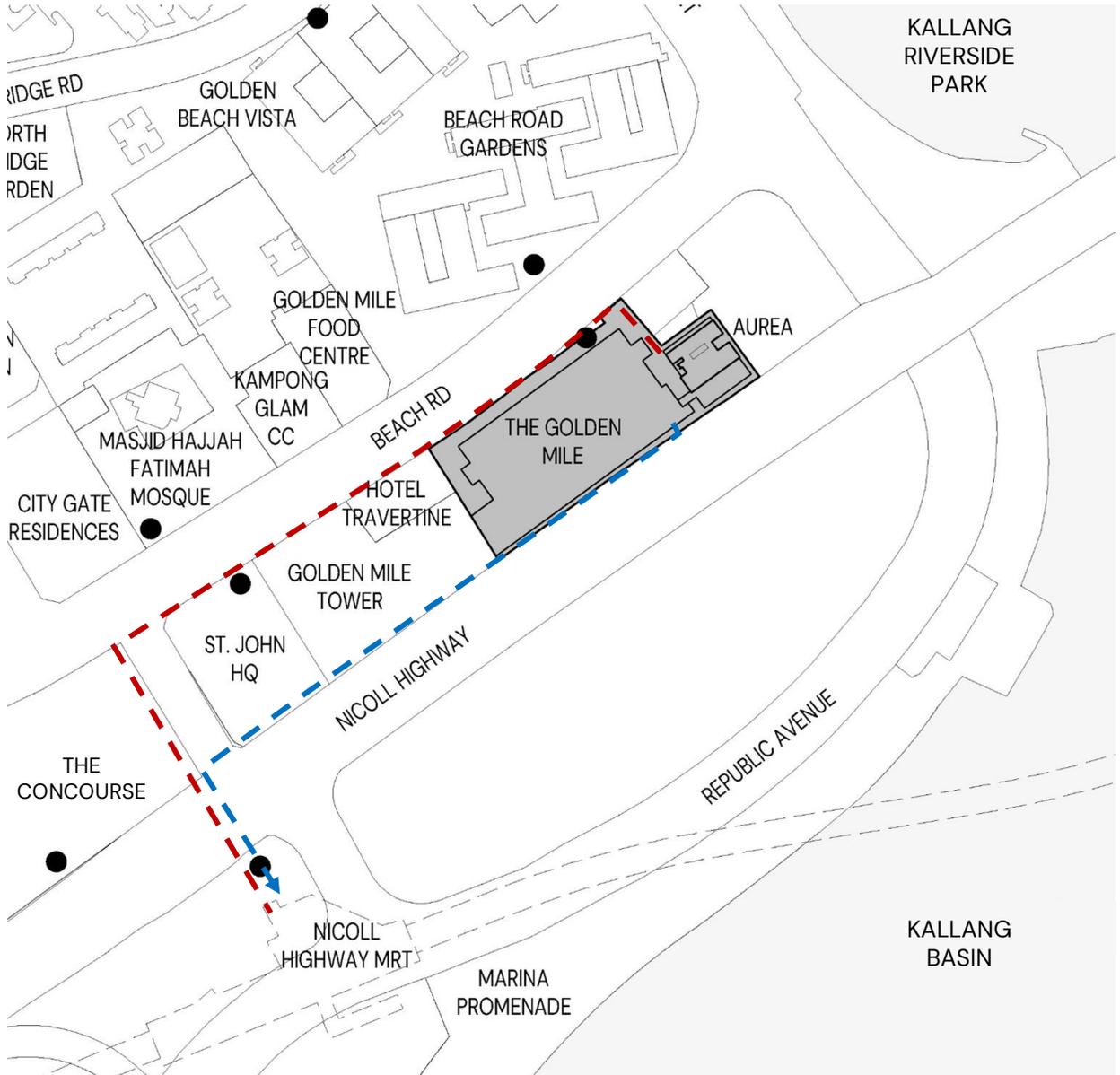
## DISTANCE BETWEEN TOWERS & NEIGHBOURING DEVELOPMENTS



Source: One Map (Not to Scale)

Approximate distance in meters

## WALKING ROUTE TO NICOLL HIGHWAY MRT STATION



Source: One Map (Not to Scale)

### Legend

- Bus Stop
- ➔ Current Connection to CC5 Nicoll Highway MRT (approx. 500 m / 6 mins' walk)
- ➔ Future Connection to CC5 Nicoll Highway MRT (approx. 400m / 5 mins' walk)

III.

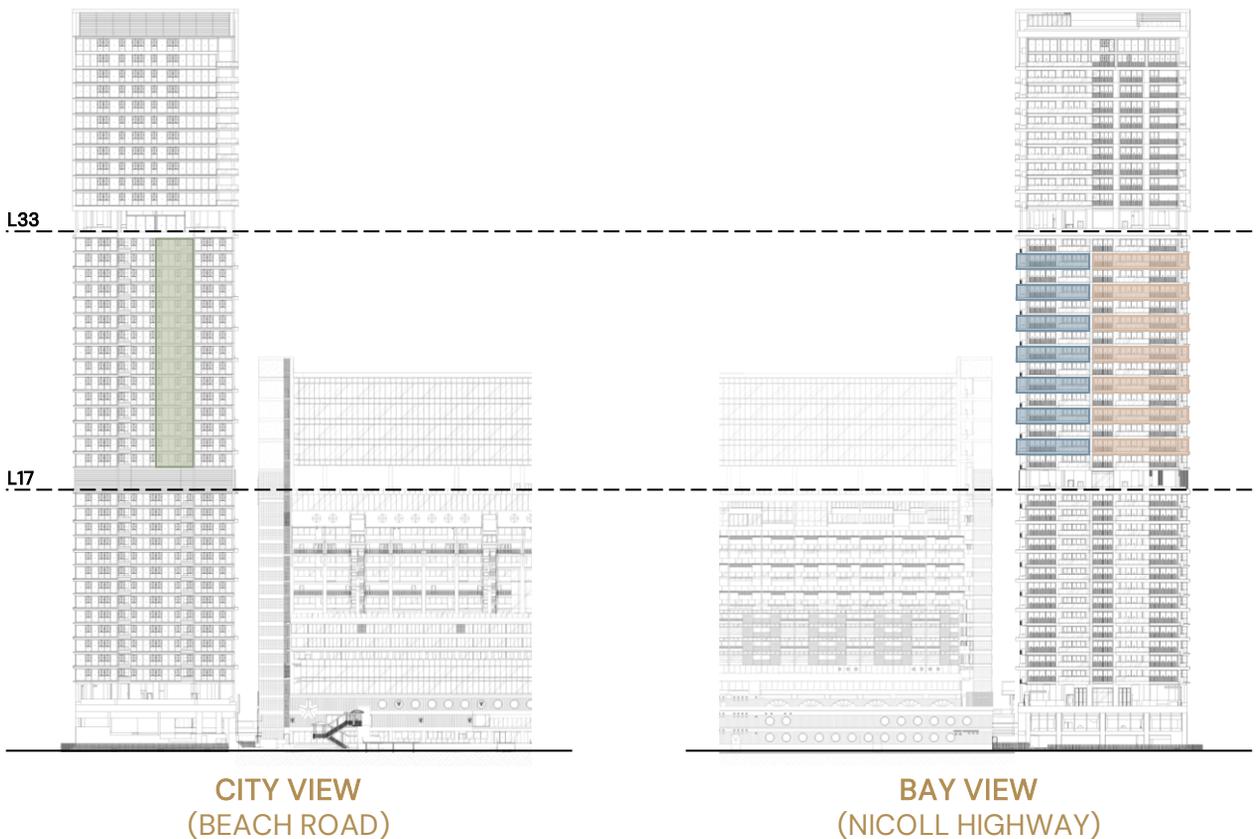
# SHOWUNIT INFORMATION

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## SHOWUNIT TYPES

Interior Designer: MassoneOng

Unit Type	Bedroom Type	Units Depicted	Unit Size	Facing
<b>B2H</b>	2-Bedroom	802 Beach Road #18-34 to #32-34	60 sqm / 646 sqft	City View (Beach Road)
<b>D2Hg</b>	4-Bedroom Premium	802 Beach Road #19-31, #21-31, #23-31, #25-31, #27-31, #29-31, #31-31	167 sqm / 1,798 sqft	Bay View (Nicoll Highway)

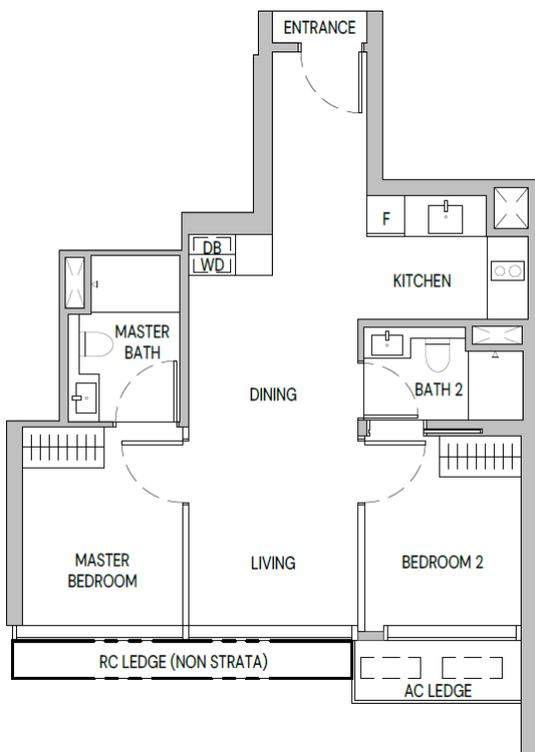


## SHOWUNIT – 2 BEDROOM

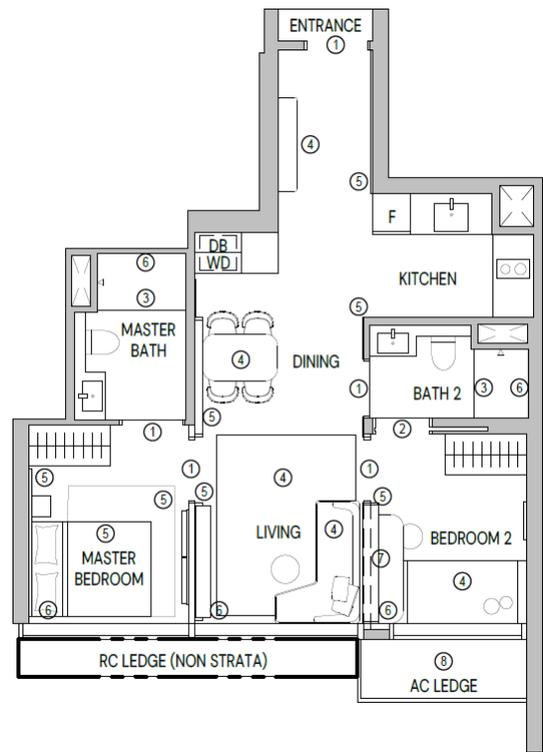
Interior Designer: MassoneOng

Unit Type	Bedroom Type	Units Depicted	Unit Size	Facing
B2H	2-Bedroom	802 Beach Road #18-34 to #32-34	60 sqm / 646 sqft	City View (Beach Road)

### ACTUAL UNIT AS PER BUILDING PLAN (BP)



### SHOW UNIT PLAN



#### LEGEND

- DB Distribution Board
- F Fridge
- WD Washer-Dryer
-  Services Void Space (Non Strata)
-  Wall not allowed to be hacked or altered
-  RC Ledge (Non Strata)
-  Condenser Unit

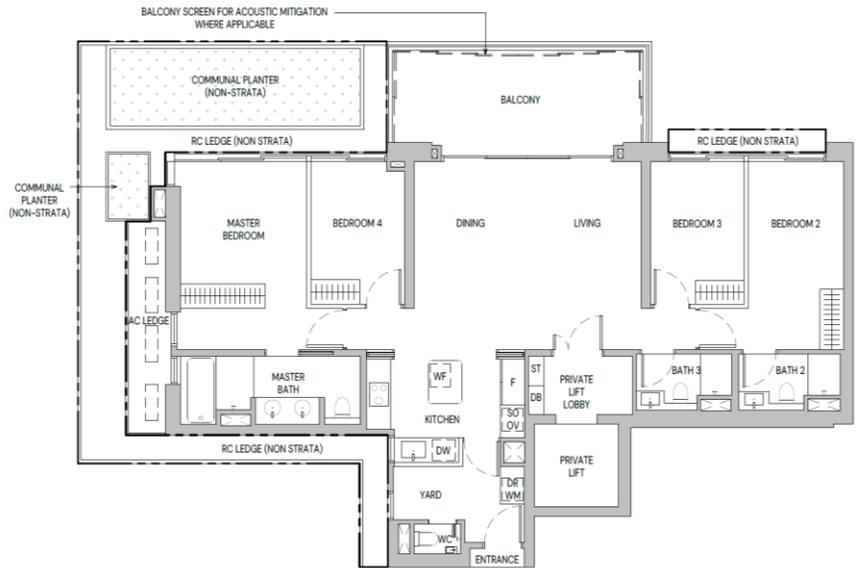
0 1 2 5M

# SHOWUNIT – 4 BEDROOM PREMIUM

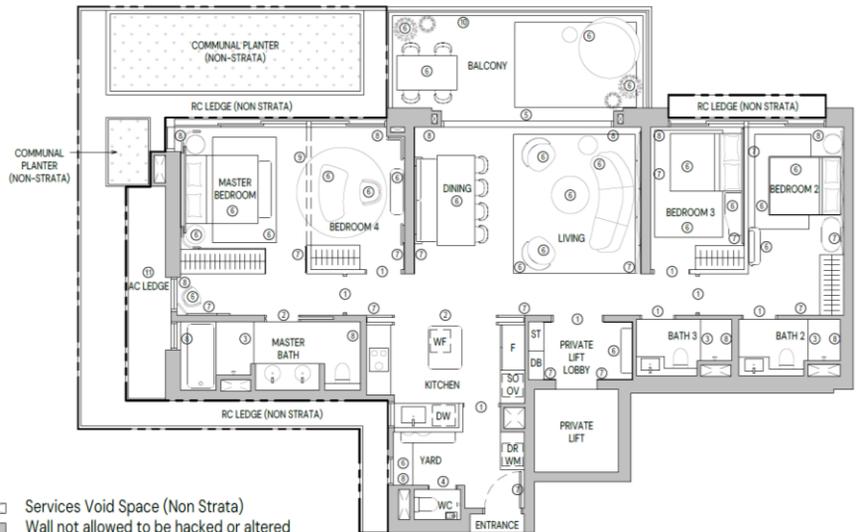
Interior Designer: MassoneOng

Unit Type	Bedroom Type	Units Depicted	Unit Size	Facing
D2Hg	4-Bedroom Premium	802 Beach Road #19-31, #21-31, #23-31, #25-31, #27-31, #29-31, #31-31	167 sqm / 1,798 sqft	Bay View (Nicoll Highway)

## ACTUAL UNIT AS PER BUILDING PLAN (BP)



## SHOW UNIT PLAN



### LEGEND

- DB Distribution Board
- DR Dryer
- DW Dishwasher
- F Fridge
- OV Oven
- SO Steam Oven
- ST Storage
- WF Wine Fridge
- WM Washing Machine

- Services Void Space (Non Strata)
- Wall not allowed to be hacked or altered
- RC Ledge and Communal Planter (Non Strata)
- Condenser Unit

0 1 2 5M

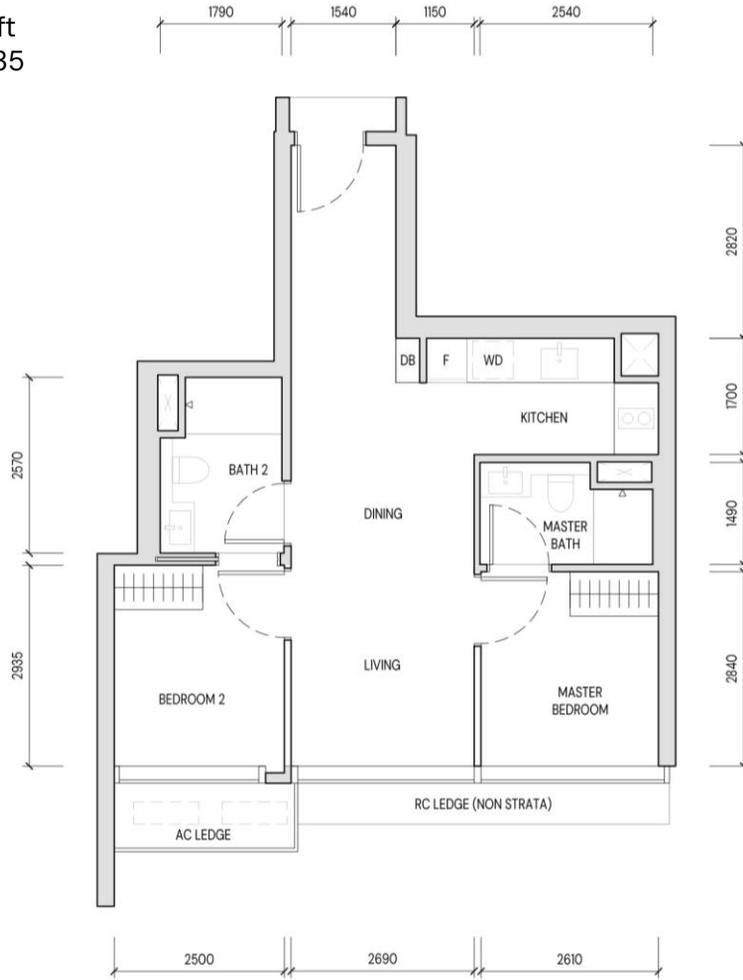
IV.

# FLOORPLANS (PRESTIGE & SIGNATURE COLLECTIONS)

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## TYPE B1 – 2 BEDROOM (PRESTIGE COLLECTION)

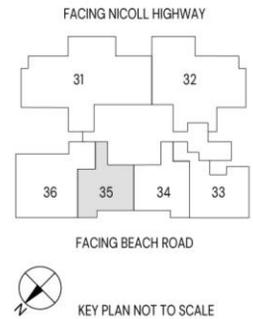
59 sqm / 635 sqft  
#04-35 to #16-35



The balcony (if any) is not to be enclosed except with a balcony screen which has been approved and complies with the competent authorities' guidelines. The cost of balcony screen and installation shall be at the purchaser's own cost and expense, except for selected units where balcony screen is provided.

**LEGEND**

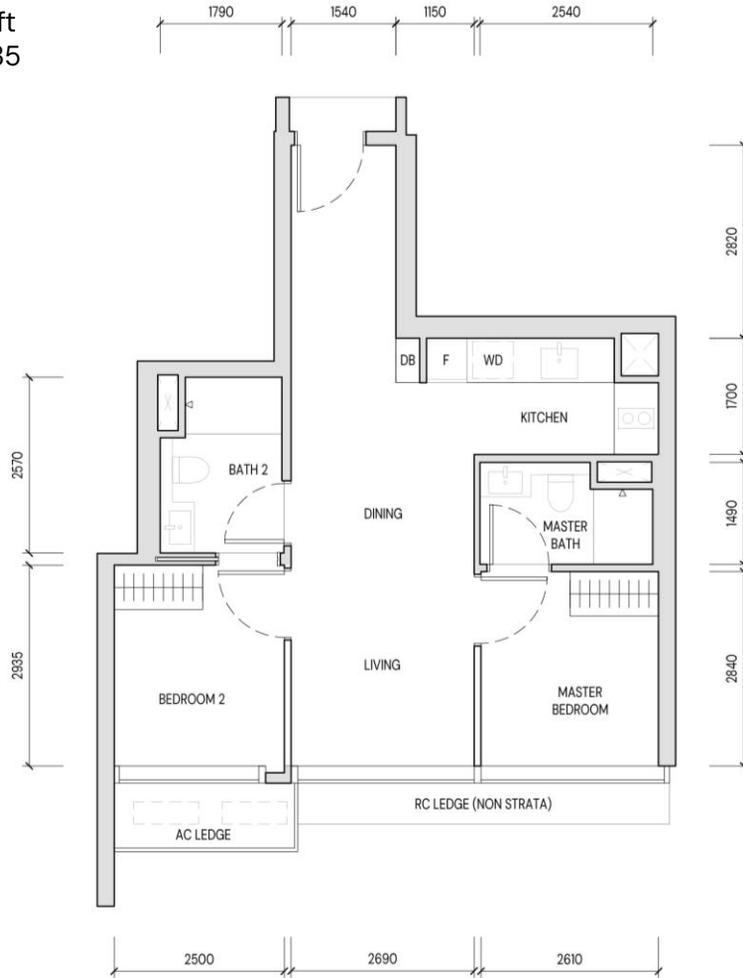
- DB Distribution Board
- F Fridge
- WD Washer-Dryer
- Services Void Space (Non Strata)
- Wall allowed to be hacked or altered
- Condenser Unit



Building Plan No. A1207-00001-2023-BP01 Dated : 18/10/2024  
 Building Plan No. A1207-00001-2023-BP02 Dated : 22/11/2024  
 Building Plan No. A1207-00001-2023-BP03 Dated : 20/01/2025

## TYPE B1H – 2 BEDROOM (PRESTIGE COLLECTION)

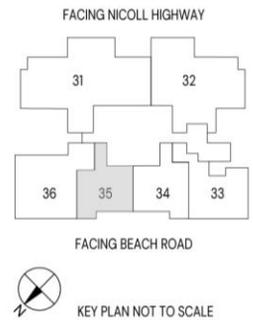
59 sqm / 635 sqft  
#18-35 to #32-35



The balcony (if any) is not to be enclosed except with a balcony screen which has been approved and complies with the competent authorities' guidelines. The cost of balcony screen and installation shall be at the purchaser's own cost and expense, except for selected units where balcony screen is provided.

LEGEND

- DB Distribution Board
- F Fridge
- WD Washer-Dryer
- Services Void Space (Non Strata)
- Wall allowed to be hacked or altered
- Condenser Unit



Building Plan No. A1207-00001-2023-BP01 Dated : 18/10/2024  
 Building Plan No. A1207-00001-2023-BP02 Dated : 22/11/2024  
 Building Plan No. A1207-00001-2023-BP03 Dated : 20/01/2025

## TYPE B2 – 2 BEDROOM (PRESTIGE COLLECTION)

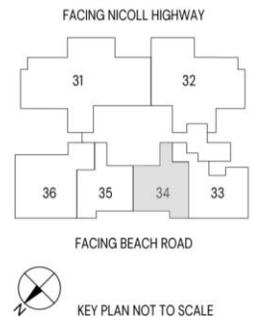
60 sqm / 646 sqft  
#04-34 to #16-34



The balcony (if any) is not to be enclosed except with a balcony screen which has been approved and complies with the competent authorities' guidelines. The cost of balcony screen and installation shall be at the purchaser's own cost and expense, except for selected units where balcony screen is provided.

LEGEND

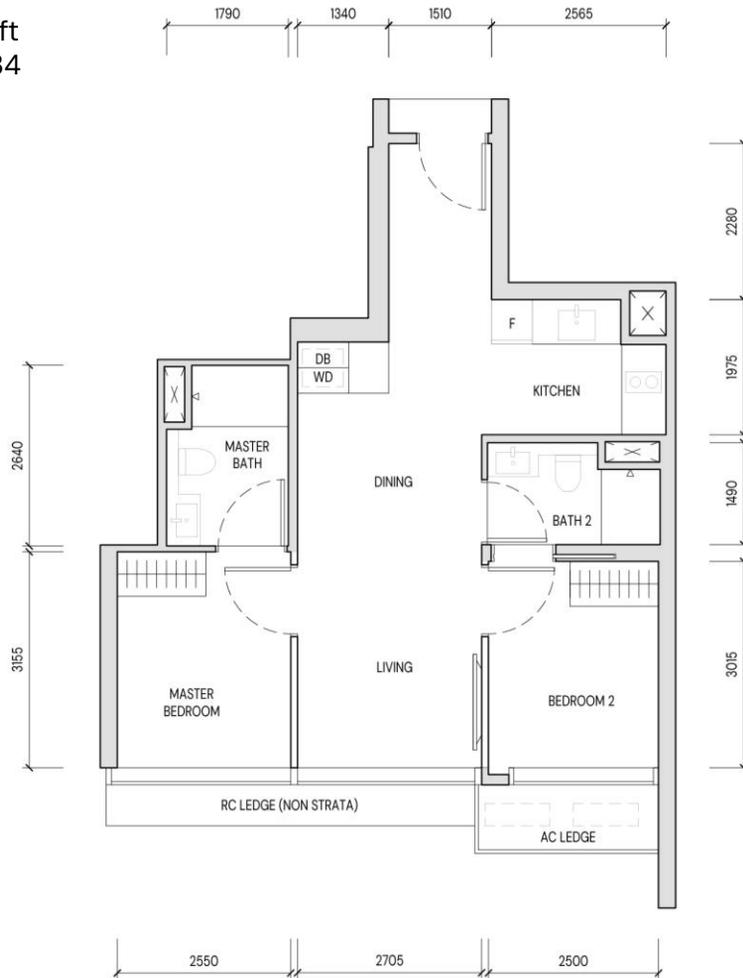
- DB Distribution Board
- F Fridge
- WD Washer-Dryer
- Services Void Space (Non Strata)
- Wall allowed to be hacked or altered
- Condenser Unit



Building Plan No. A1207-00001-2023-BP01 Dated : 18/10/2024  
 Building Plan No. A1207-00001-2023-BP02 Dated : 22/11/2024  
 Building Plan No. A1207-00001-2023-BP03 Dated : 20/01/2025

## TYPE B2H – 2 BEDROOM (PRESTIGE COLLECTION)

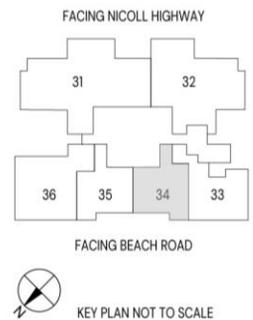
60 sqm / 646 sqft  
#18-34 to #32-34



The balcony (if any) is not to be enclosed except with a balcony screen which has been approved and complies with the competent authorities' guidelines. The cost of balcony screen and installation shall be at the purchaser's own cost and expense, except for selected units where balcony screen is provided.

**LEGEND**

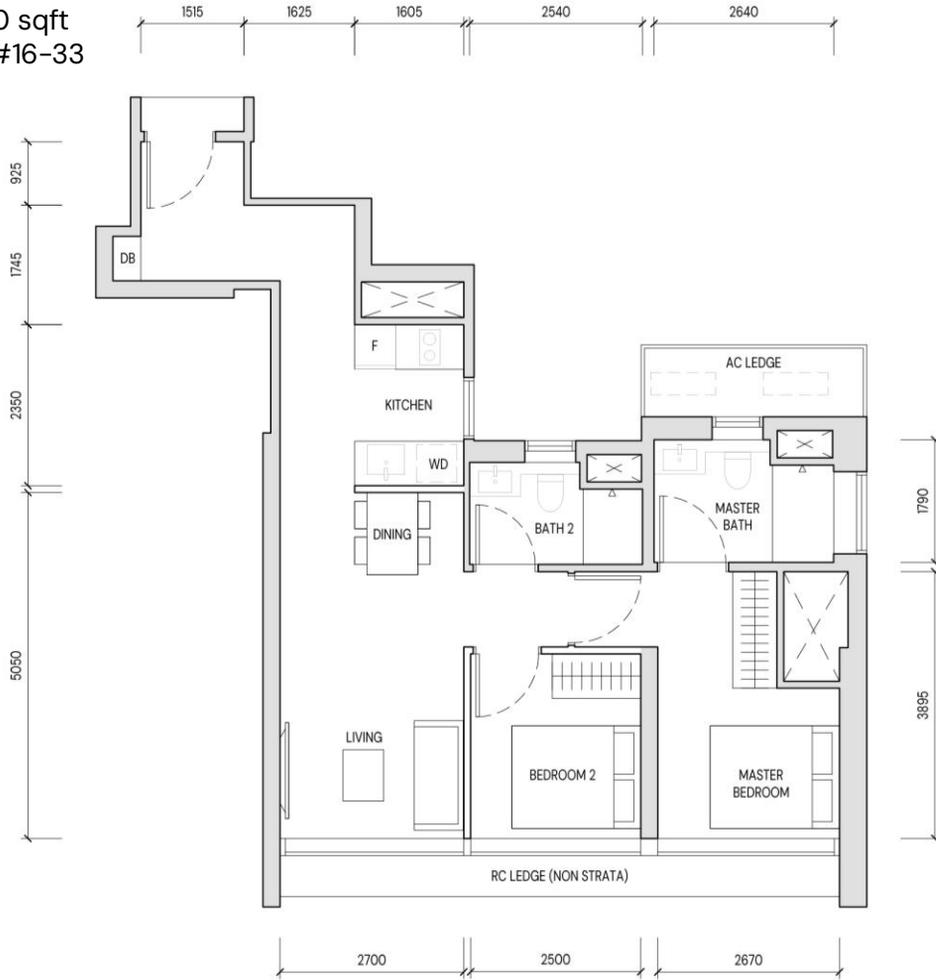
- DB Distribution Board
- F Fridge
- WD Washer-Dryer
- Services Void Space (Non Strata)
- Wall allowed to be hacked or altered
- Condenser Unit



Building Plan No. A1207-00001-2023-BP01 Dated : 18/10/2024  
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 Building Plan No. A1207-00001-2023-BP03 Dated : 20/01/2025

## TYPE B3 – 2 BEDROOM (PRESTIGE COLLECTION)

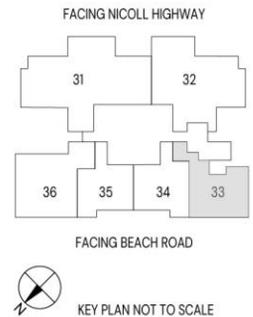
66 sqm / 710 sqft  
#04-33 to #16-33



The balcony (if any) is not to be enclosed except with a balcony screen which has been approved and complies with the competent authorities' guidelines. The cost of balcony screen and installation shall be at the purchaser's own cost and expense, except for selected units where balcony screen is provided.

**LEGEND**

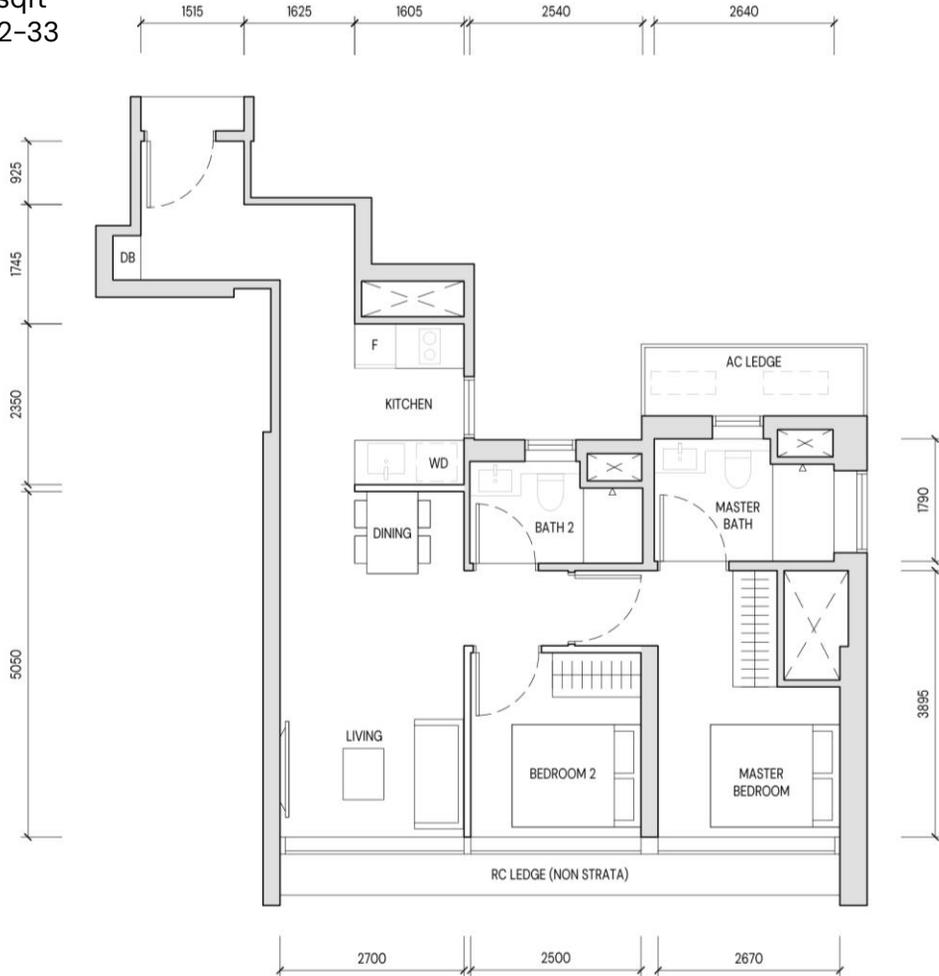
- DB Distribution Board
- F Fridge
- WD Washer-Dryer
- Services Void Space (Non Strata)
- Wall allowed to be hacked or altered
- Condenser Unit



Building Plan No. A1207-00001-2023-BP01 Dated : 18/10/2024  
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 Building Plan No. A1207-00001-2023-BP03 Dated : 20/01/2025

## TYPE B3H – 2 BEDROOM (PRESTIGE COLLECTION)

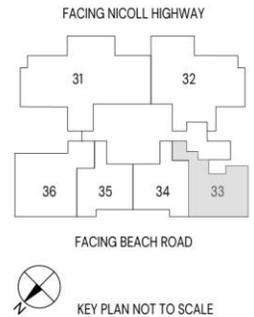
66 sqm / 710 sqft  
#18-33 to #32-33



The balcony (if any) is not to be enclosed except with a balcony screen which has been approved and complies with the competent authorities' guidelines. The cost of balcony screen and installation shall be at the purchaser's own cost and expense, except for selected units where balcony screen is provided.

**LEGEND**

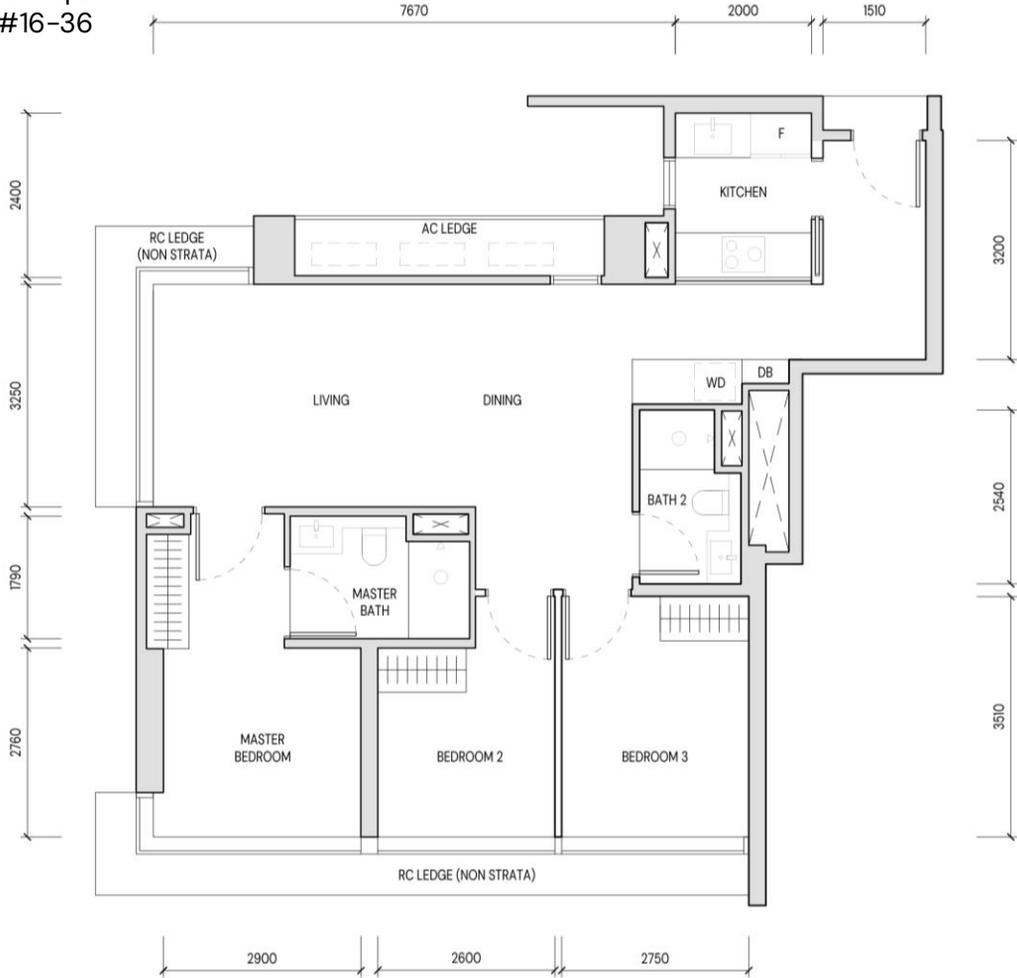
- DB Distribution Board
- F Fridge
- WD Washer-Dryer
- Services Void Space (Non Strata)
- Wall allowed to be hacked or altered
- Condenser Unit



Building Plan No. A1207-00001-2023-BP01 Dated : 18/10/2024  
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## TYPE C1– 3 BEDROOM (PRESTIGE COLLECTION)

93 sqm / 1,001 sqft  
#04–36 to #16–36



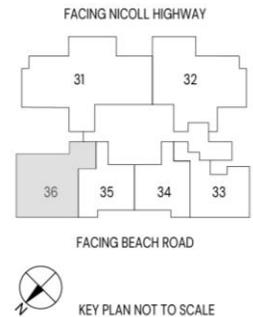
0 1 2 5M

SCALE 1:100 (A4)

The balcony (if any) is not to be enclosed except with a balcony screen which has been approved and complies with the competent authorities' guidelines. The cost of balcony screen and installation shall be at the purchaser's own cost and expense, except for selected units where balcony screen is provided.

LEGEND

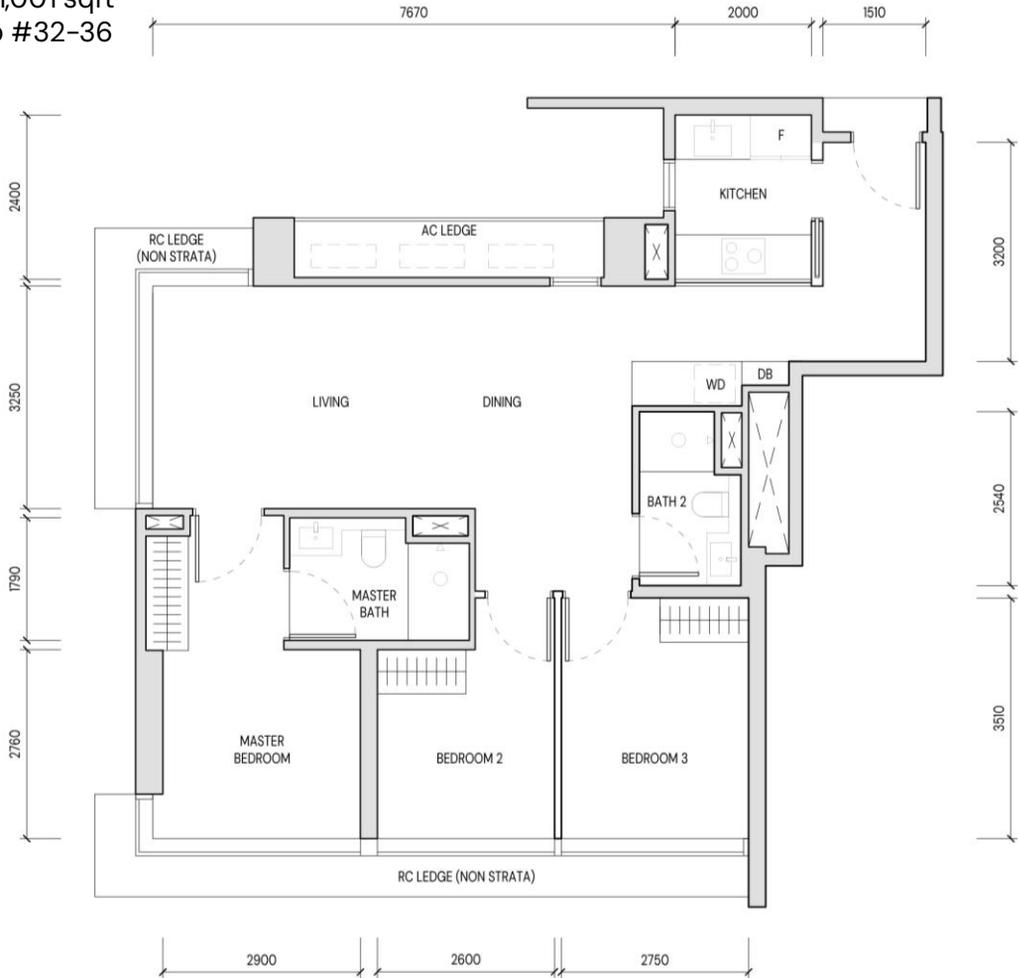
- DB Distribution Board
- F Fridge
- WD Washer-Dryer
- Services Void Space (Non Strata)
- Wall allowed to be hacked or altered
- Condenser Unit



Building Plan No. A1207-00001-2023-BP01 Dated : 18/10/2024  
 Building Plan No. A1207-00001-2023-BP02 Dated : 22/11/2024  
 Building Plan No. A1207-00001-2023-BP03 Dated : 20/01/2025

## TYPE C1H – 3 BEDROOM (PRESTIGE COLLECTION)

93 sqm / 1,001 sqft  
#18-36 to #32-36



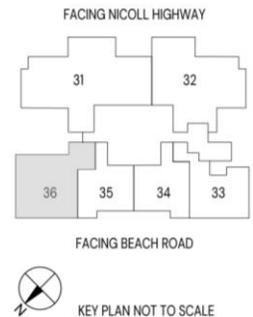
0 1 2 5M

SCALE 1:100 (A4)

The balcony (if any) is not to be enclosed except with a balcony screen which has been approved and complies with the competent authorities' guidelines. The cost of balcony screen and installation shall be at the purchaser's own cost and expense, except for selected units where balcony screen is provided.

LEGEND

- DB Distribution Board
- F Fridge
- WD Washer-Dryer
- Services Void Space (Non Strata)
- Wall allowed to be hacked or altered
- Condenser Unit

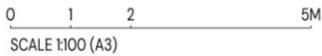
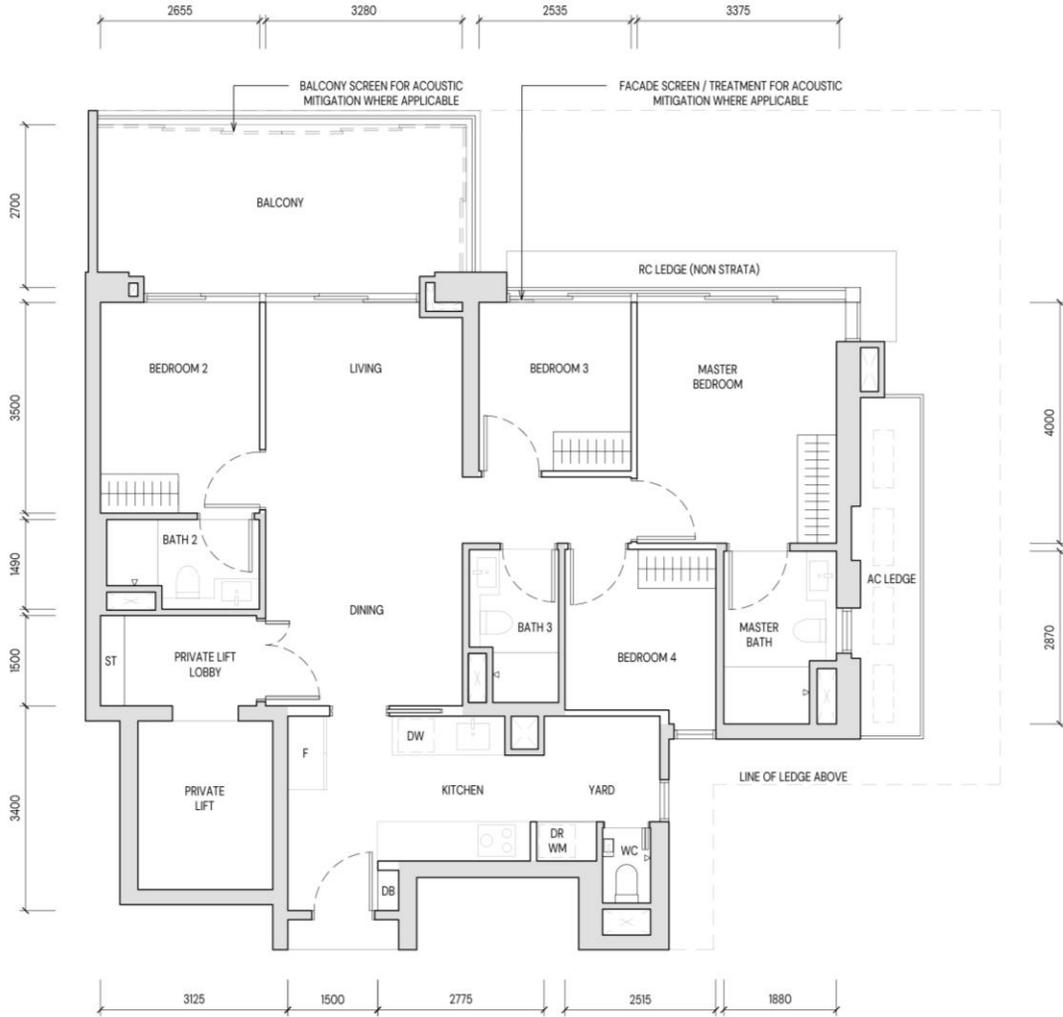


Building Plan No. A1207-00001-2023-BP01 Dated : 18/10/2024  
 Building Plan No. A1207-00001-2023-BP02 Dated : 22/11/2024  
 Building Plan No. A1207-00001-2023-BP03 Dated : 20/01/2025

# TYPE D1 – 4 BEDROOM (SIGNATURE COLLECTION)

134 sqm / 1,442 sqft

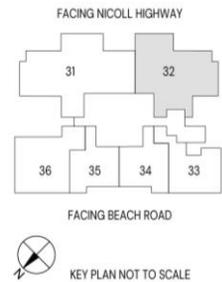
#04-32, #06-32, #08-32, #10-32, #12-32, #14-32, #16-32



The balcony (if any) is not to be enclosed except with a balcony screen which has been approved and complies with the competent authorities' guidelines. The cost of balcony screen and installation shall be at the purchaser's own cost and expense, except for selected units where balcony screen is provided.

**LEGEND**

- |    |                    |  |                                      |
|----|--------------------|--|--------------------------------------|
| DB | Distribution Board |  | Services Void Space (Non Strata)     |
| DR | Dryer              |  | Wall allowed to be hacked or altered |
| DW | Dishwasher         |  | Condenser Unit                       |
| F  | Fridge             |  |                                      |
| ST | Storage            |  |                                      |
| WM | Washing Machine    |  |                                      |

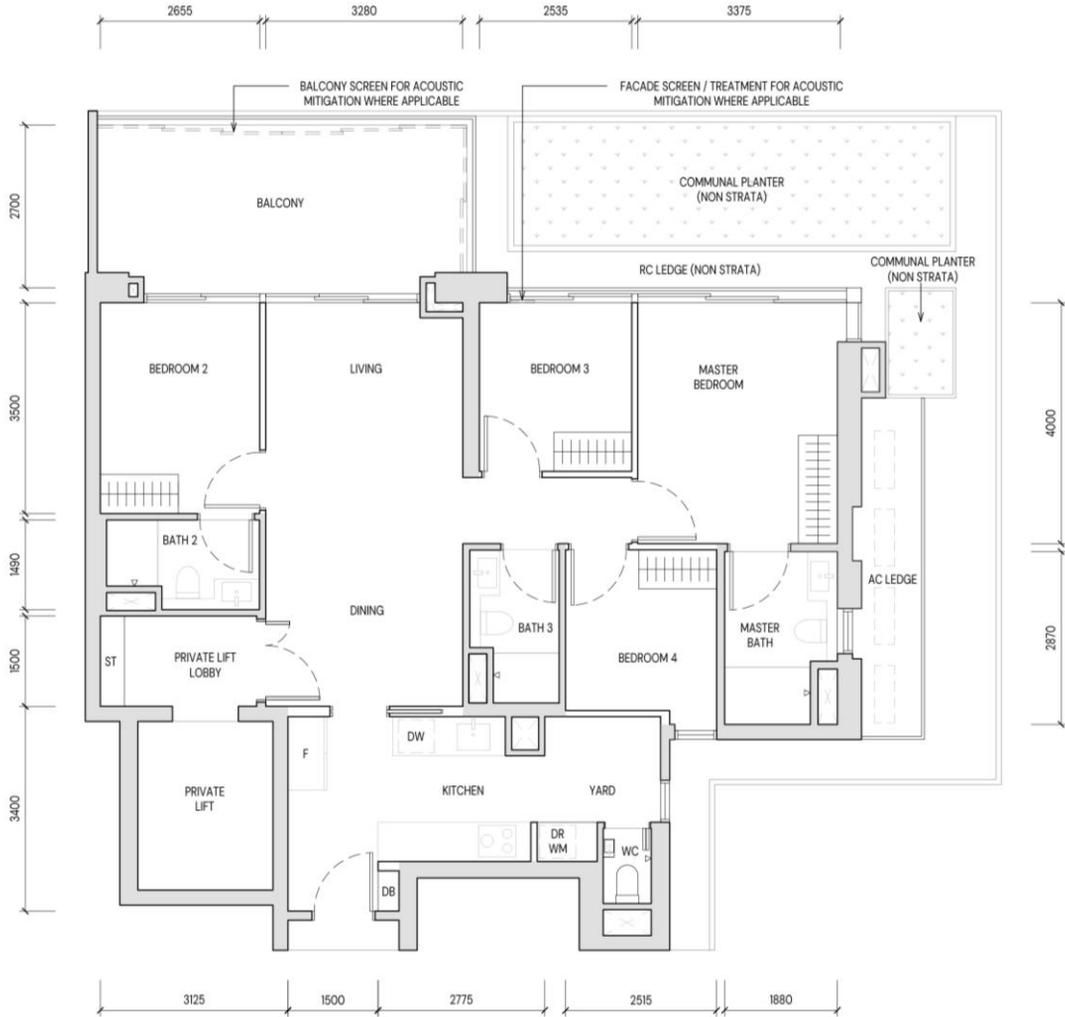


Building Plan No. A1207-00001-2023-BP01 Dated : 18/10/2024  
 Building Plan No. A1207-00001-2023-BP02 Dated : 22/11/2024  
 Building Plan No. A1207-00001-2023-BP03 Dated : 20/01/2025

# TYPE D1g – 4 BEDROOM (SIGNATURE COLLECTION)

134 sqm / 1,442 sqft

#05-32, #07-32, #09-32, #11-32, #13-32, #15-32



The balcony (if any) is not to be enclosed except with a balcony screen which has been approved and complies with the competent authorities' guidelines. The cost of balcony screen and installation shall be at the purchaser's own cost and expense, except for selected units where balcony screen is provided.

LEGEND

- |    |                    |  |                                      |
|----|--------------------|--|--------------------------------------|
| DB | Distribution Board |  | Services Void Space (Non Strata)     |
| DR | Dryer              |  | Wall allowed to be hacked or altered |
| DW | Dishwasher         |  | Condenser Unit                       |
| F  | Fridge             |  |                                      |
| ST | Storage            |  |                                      |
| WM | Washing Machine    |  |                                      |



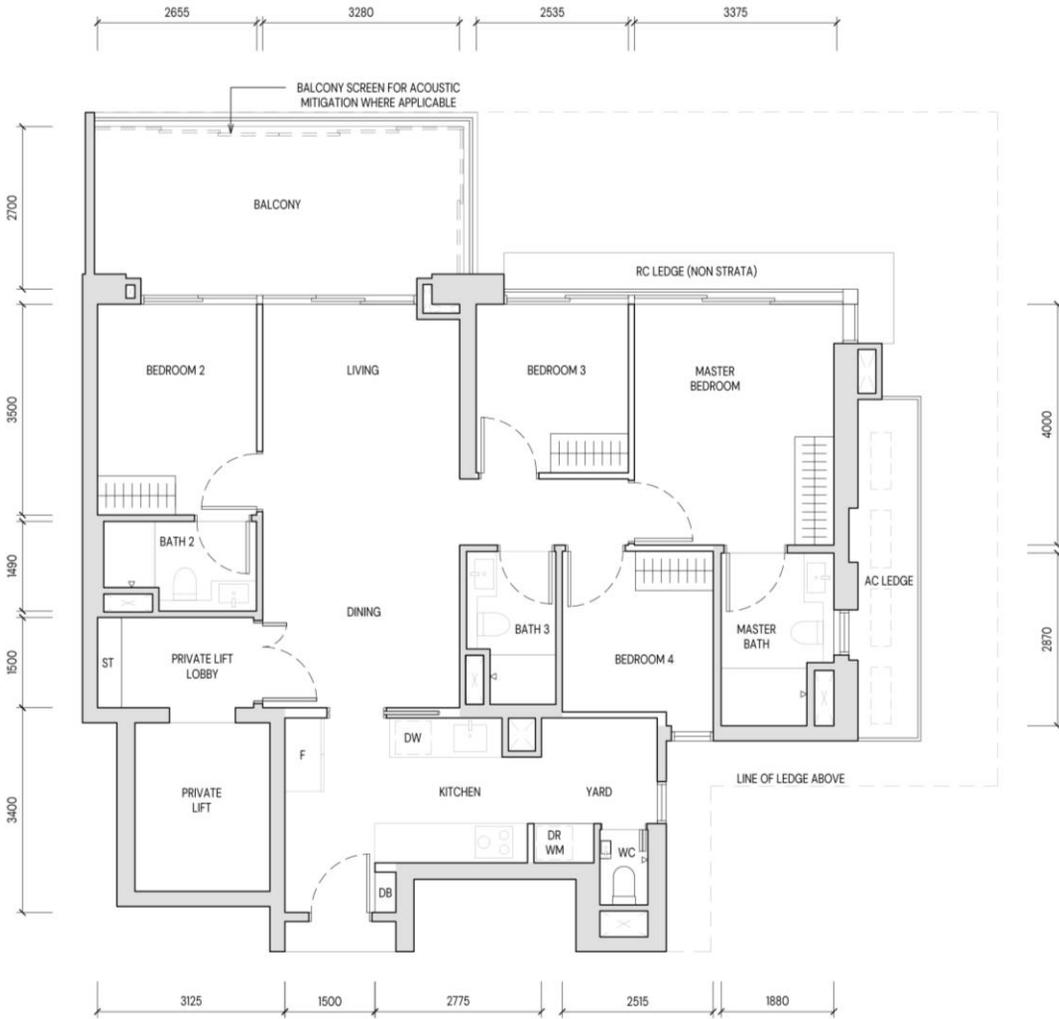
Building Plan No. A1207-00001-2023-BP01 Dated: 18/10/2024  
 Building Plan No. A1207-00001-2023-BP02 Dated: 22/11/2024  
 Building Plan No. A1207-00001-2023-BP03 Dated: 20/01/2025

Disclaimer: Information is as at 5 February 2025. All information is subject to change at the developer's discretion and does not form any part of the contract.

# TYPE DIH – 4 BEDROOM (SIGNATURE COLLECTION)

134 sqm / 1,442 sqft

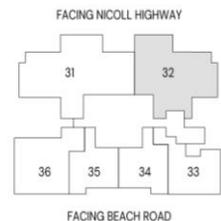
#18-32, #20-32, #22-32, #24-32, #26-32, #28-32, #30-32, #32-32



The balcony (if any) is not to be enclosed except with a balcony screen which has been approved and complies with the competent authorities' guidelines. The cost of balcony screen and installation shall be at the purchaser's own cost and expense, except for selected units where balcony screen is provided.

**LEGEND**

- |    |                    |  |                                      |
|----|--------------------|--|--------------------------------------|
| DB | Distribution Board |  | Services Void Space (Non Strata)     |
| DR | Dryer              |  | Wall allowed to be hacked or altered |
| DW | Dishwasher         |  | Condenser Unit                       |
| F  | Fridge             |  |                                      |
| ST | Storage            |  |                                      |
| WM | Washing Machine    |  |                                      |



KEY PLAN NOT TO SCALE

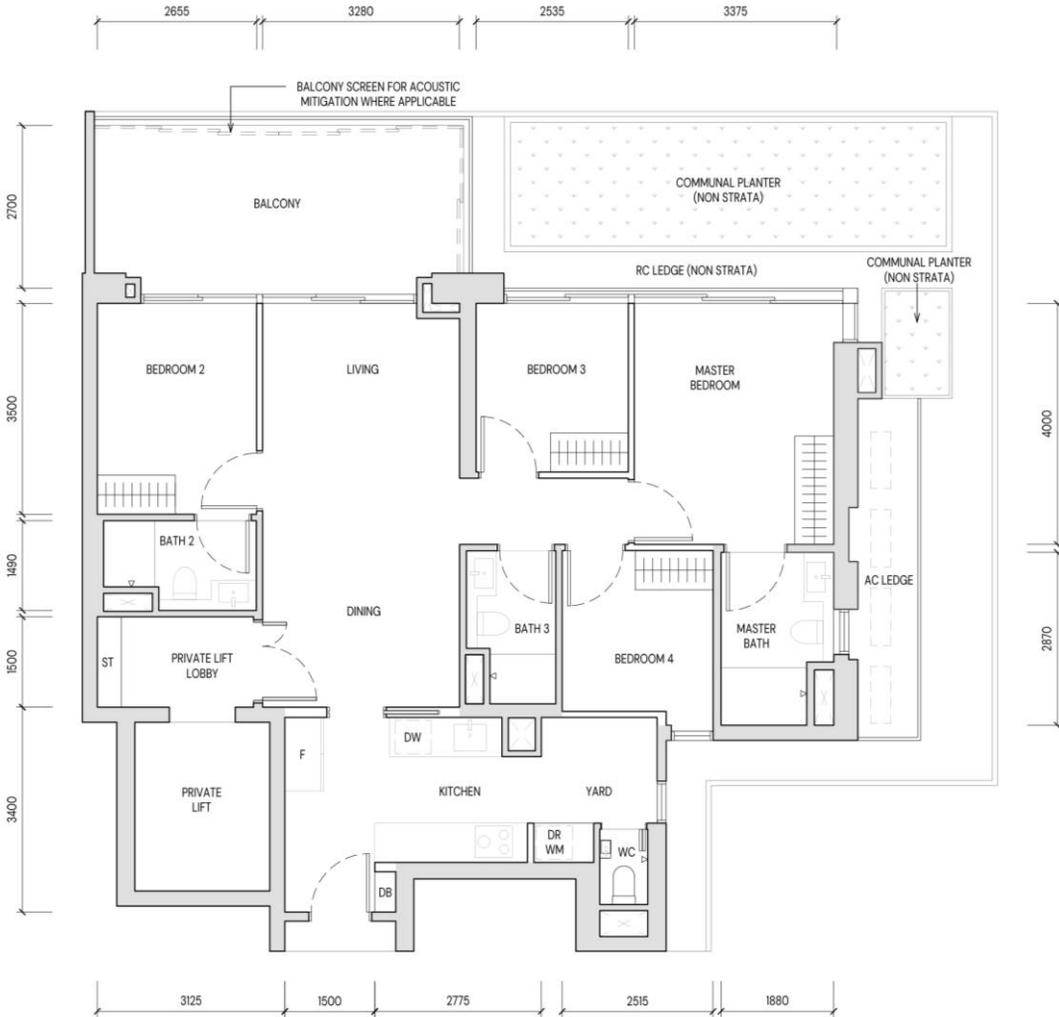
Building Plan No. A1207-00001-2023-BP01 Dated : 18/10/2024  
 Building Plan No. A1207-00001-2023-BP02 Dated : 22/11/2024  
 Building Plan No. A1207-00001-2023-BP03 Dated : 20/01/2025

Disclaimer: Information is as at 5 February 2025. All information is subject to change at the developer's discretion and does not form any part of the contract.

# TYPE D1Hg – 4 BEDROOM (SIGNATURE COLLECTION)

134 sqm / 1,442 sqft

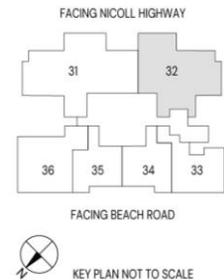
#19-32, #21-32, #23-32, #25-32, #27-32, #29-32, #31-32



The balcony (if any) is not to be enclosed except with a balcony screen which has been approved and complies with the competent authorities' guidelines. The cost of balcony screen and installation shall be at the purchaser's own cost and expense, except for selected units where balcony screen is provided.

**LEGEND**

- |    |                    |  |                                      |
|----|--------------------|--|--------------------------------------|
| DB | Distribution Board |  | Services Void Space (Non Strata)     |
| DR | Dryer              |  | Wall allowed to be hacked or altered |
| DW | Dishwasher         |  | Condenser Unit                       |
| F  | Fridge             |  |                                      |
| ST | Storage            |  |                                      |
| WM | Washing Machine    |  |                                      |



Building Plan No. A1207-00001-2023-BP01 Dated : 18/10/2024  
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 Building Plan No. A1207-00001-2023-BP03 Dated : 20/01/2025

# TYPE D2 – 4-BEDROOM PREMIUM (SIGNATURE COLLECTION)

167 sqm / 1,798 sqft

#04-31, #06-31, #08-31, #10-31, #12-031, #14-31, #16-31



0 1 2 5M  
SCALE 1:100 (A3)

The balcony (if any) is not to be enclosed except with a balcony screen which has been approved and complies with the competent authorities' guidelines. The cost of balcony screen and installation shall be at the purchaser's own cost and expense, except for selected units where balcony screen is provided.

**LEGEND**

- |    |                    |    |                                      |
|----|--------------------|----|--------------------------------------|
| DB | Distribution Board | ST | Storage                              |
| DR | Dryer              | WF | Wine Fridge                          |
| DW | Dishwasher         | WM | Washing Machine                      |
| F  | Fridge             | □  | Services Void Space (Non Strata)     |
| OV | Oven               | □  | Wall allowed to be hacked or altered |
| SO | Steam Oven         | □  | Condenser Unit                       |

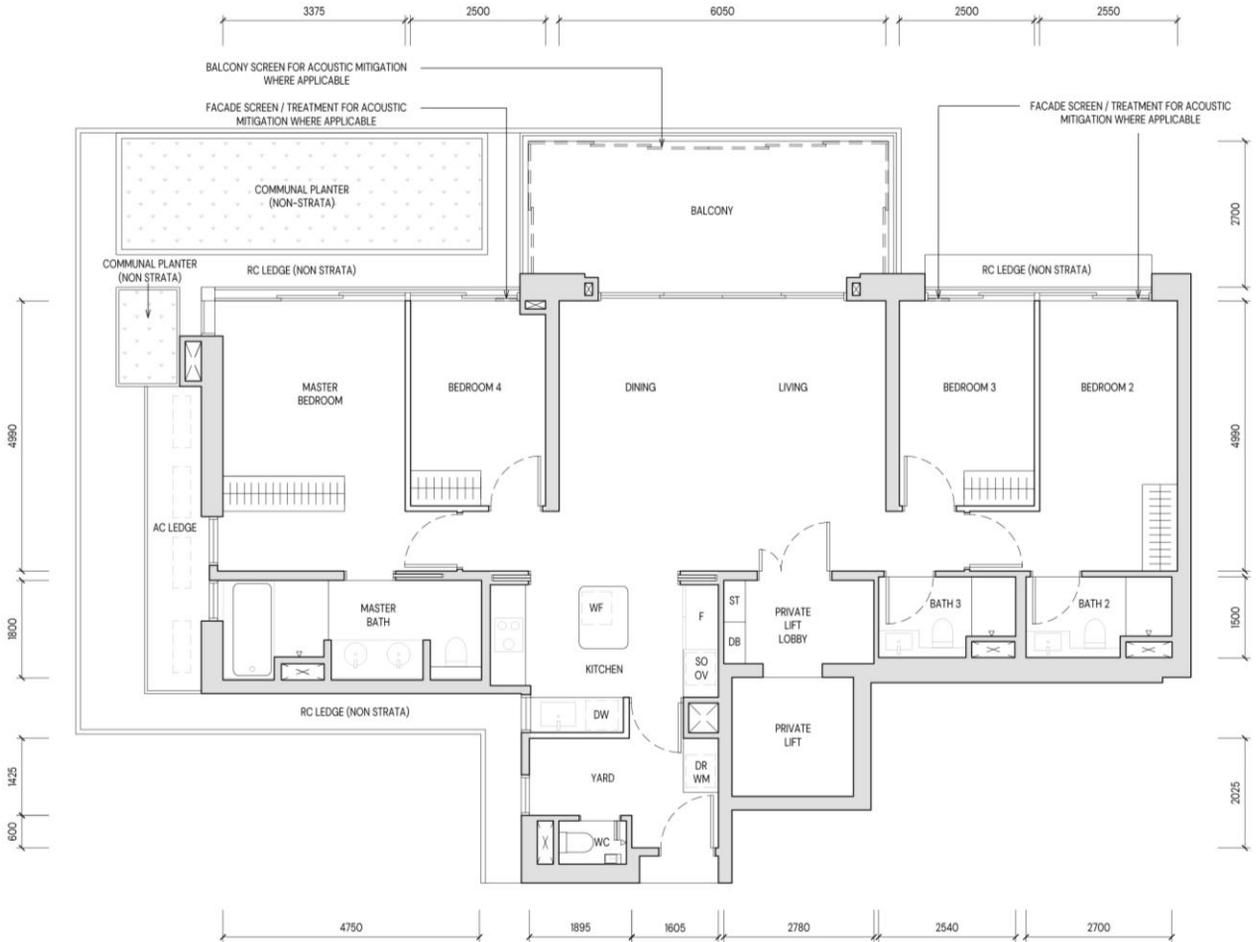


Building Plan No. A1207-00001-2023-BP01 Dated : 18/10/2024  
 Building Plan No. A1207-00001-2023-BP02 Dated : 22/11/2024  
 Building Plan No. A1207-00001-2023-BP03 Dated : 20/01/2025

# TYPE D2g – 4-BEDROOM PREMIUM (SIGNATURE COLLECTION)

167 sqm / 1,798 sqft

#05-31, #07-31, #09-31, #11-31, #13-31, #15-31



The balcony (if any) is not to be enclosed except with a balcony screen which has been approved and complies with the competent authorities' guidelines. The cost of balcony screen and installation shall be at the purchaser's own cost and expense, except for selected units where balcony screen is provided.

**LEGEND**

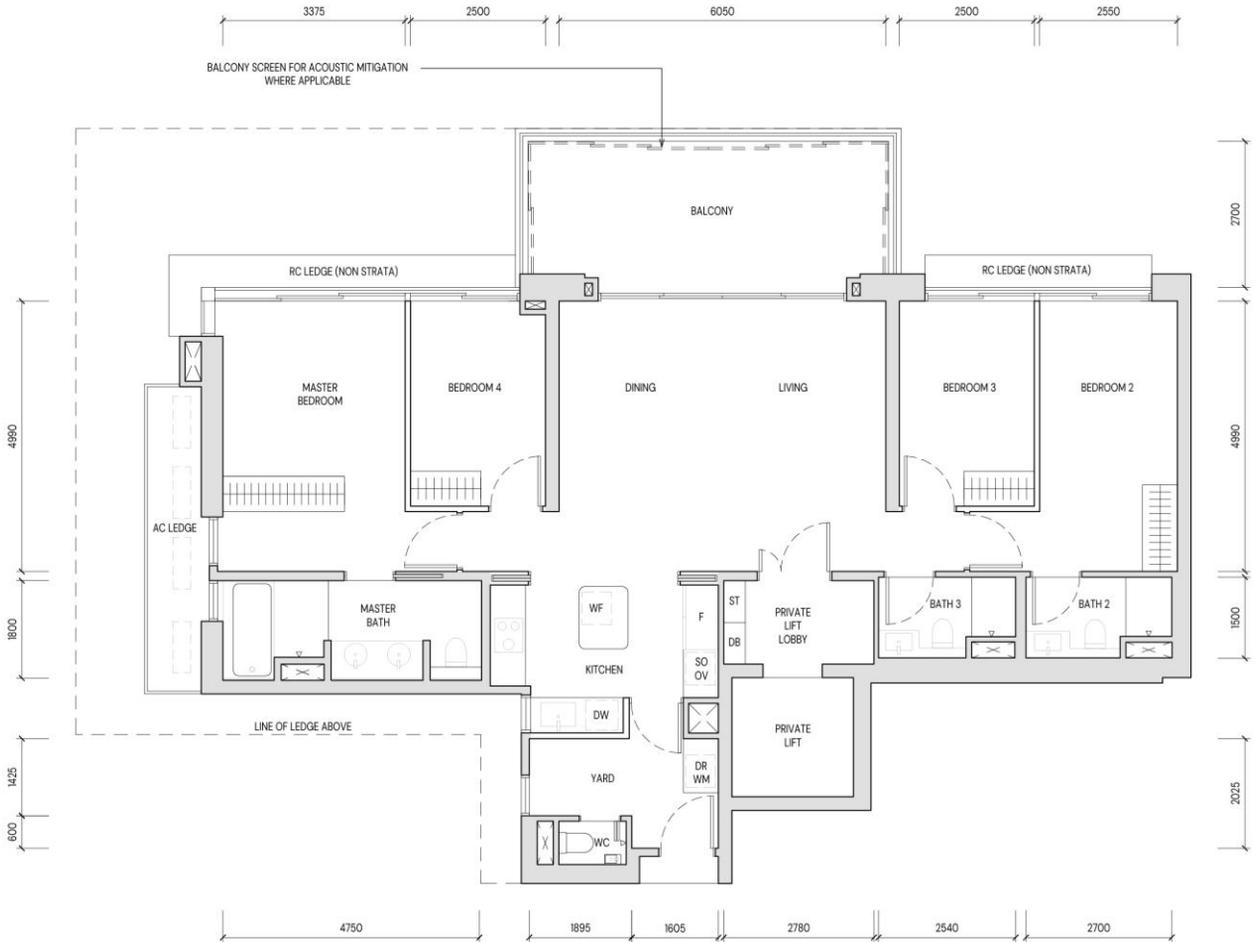
DB	Distribution Board	ST	Storage
DR	Dryer	WF	Wine Fridge
DW	Dishwasher	WM	Washing Machine
F	Fridge		Services Void Space (Non Strata)
OV	Oven		Wall allowed to be hacked or altered
SO	Steam Oven		Condenser Unit

Building Plan No. A1207-00001-2023-BP01 Dated : 18/10/2024  
 Building Plan No. A1207-00001-2023-BP02 Dated : 22/11/2024  
 Building Plan No. A1207-00001-2023-BP03 Dated : 20/01/2025

# TYPE D2H – 4-BEDROOM PREMIUM (SIGNATURE COLLECTION)

167 sqm / 1,798 sft

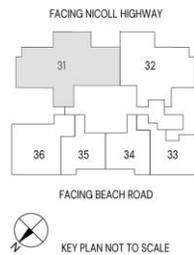
#18-31 #24-31 #30-31 #20-31 #26-31 #32-31 #22-31 #28-31



The balcony (if any) is not to be enclosed except with a balcony screen which has been approved and complies with the competent authorities' guidelines. The cost of balcony screen and installation shall be at the purchaser's own cost and expense, except for selected units where balcony screen is provided.

**LEGEND**

- |    |                    |    |                                      |
|----|--------------------|----|--------------------------------------|
| DB | Distribution Board | ST | Storage                              |
| DR | Dryer              | WF | Wine Fridge                          |
| DW | Dishwasher         | WM | Washing Machine                      |
| F  | Fridge             | ▭  | Services Void Space (Non Strata)     |
| OV | Oven               | ▭  | Wall allowed to be hacked or altered |
| SO | Steam Oven         | ▭  | Condenser Unit                       |

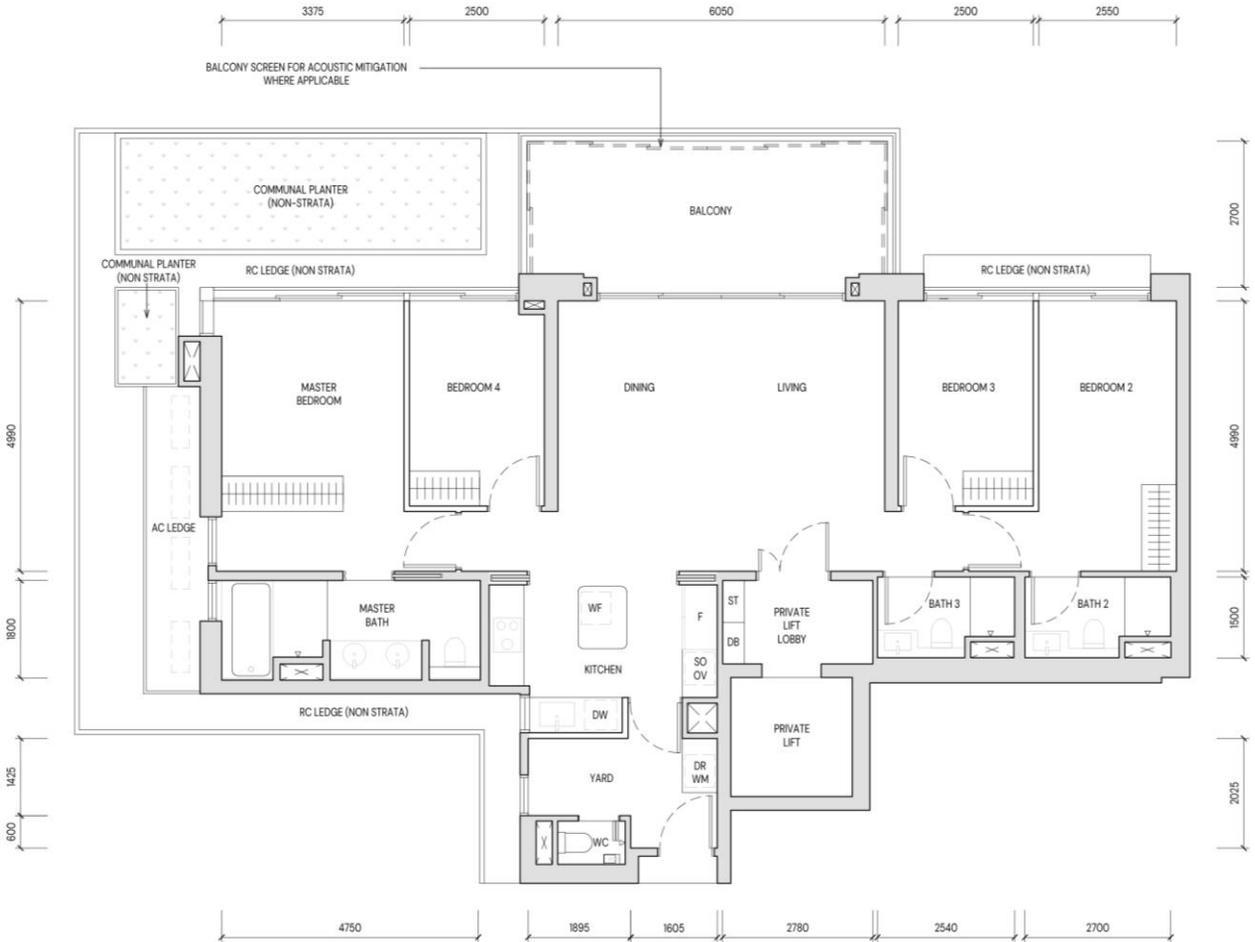


Building Plan No. A1207-00001-2023-BP01 Dated : 18/10/2024  
 Building Plan No. A1207-00001-2023-BP02 Dated : 22/11/2024  
 Building Plan No. A1207-00001-2023-BP03 Dated : 20/01/2025

# TYPE D2Hg – 4-BEDROOM PREMIUM (SIGNATURE COLLECTION)

167 sqm / 1,798 sqft

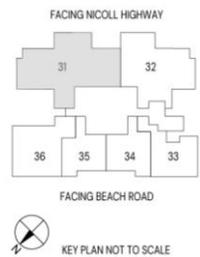
#19-31, #21-31, #23-31, #25-31, #27-31, #29-31, #31-31



The balcony (if any) is not to be enclosed except with a balcony screen which has been approved and complies with the competent authorities' guidelines. The cost of balcony screen and installation shall be at the purchaser's own cost and expense, except for selected units where balcony screen is provided.

**LEGEND**

DB	Distribution Board	ST	Storage
DR	Dryer	WF	Wine Fridge
DW	Dishwasher	WM	Washing Machine
F	Fridge	SV	Services Void Space (Non Strata)
OV	Oven	WA	Wall allowed to be hacked or altered
SO	Steam Oven	CU	Condenser Unit



Building Plan No. A1207-00001-2023-BP01 Dated : 18/10/2024  
 Building Plan No. A1207-00001-2023-BP02 Dated : 22/11/2024  
 Building Plan No. A1207-00001-2023-BP03 Dated : 20/01/2025



AUREA

V.

# FREQUENTLY ASKED QUESTIONS

AUREA | A VISIONARY HOME FOR LIFE'S CHERISHED MOMENTS

## FREQUENTLY ASKED QUESTIONS

	Question	Answer
1	What is the share percentage of different components?	Share Value of Residential component is approx. 27.05% and Commercial component (Office, Medical, Retail) is approx. 72.95%.
2	How high is the HDB block in comparison to Aurea and The Golden Mile?	HDB blocks (Beach Road Gardens) opposite is 16 storeys high (equivalent to approximately 15 <sup>th</sup> storey of Aurea / 16 <sup>th</sup> storey of TGM). Units above the 17 <sup>th</sup> storey Sky Terrace will be able to clear the height of the HDB.
3	What is the vehicle route for both the commercial and residential components?	<p>There are two main vehicular access points along Beach Road:</p> <ul style="list-style-type: none"> <li>• The West entrance (closer to Hotel Traveltime) will be used mainly by Retail and Office.</li> <li>• The East entrance is mainly for Residential and includes a shared egress from the Commercial drop-off.</li> </ul> 
4	Can the residents access the TGM sky deck and vice versa?	TGM sky deck(s) may be accessed by Residents or the public, but charges may apply subject to discretion of future MCST. Aurea's sky terraces will not be accessible to the public unless they are invited guests of the residents.
5	Where are the visitor carpark lots for Aurea?	Aurea's carpark (129 lots) is located within the basement and lower levels of the tower (B3 – L2), for exclusive use by residents and invited guests only. There are no dedicated visitor lots, subject to the discretion of future MCST.

	Question	Answer
6	Can the residents buy TGM season parking?	Subject to the discretion of the future MCST. Priority to use the lots in the conserved building will be given to the Office, Medical and Retail (tenants / customers) users.
7	Is there any car washing bay?	No.
8	Which are the direct access routes from Aurea to TGM?	Residents can walk across via the 1 <sup>st</sup> storey pedestrian connection (near the guard house) or via the 2 <sup>nd</sup> storey link bridge.
9	What is the handicap access route from Beach Road and Nicoll Highway to Aurea?	<p>From the bus stop at Beach Road, there is a route through TGM and across towards Aurea. There is no handicap access route from Nicoll Highway.</p> 
10	Is the link bridge open 24/7?	Yes. It is connected to an Elevated Pedestrian Link (EPL), that is required by Authorities to be publicly accessible at all times.
11	Where are the parking areas for pick-up / delivery?	For passengers and parcel delivery, there is a dedicated pick-up / drop-off point at the 2 <sup>nd</sup> storey, where the residential concierge is located. 3 parking lots are located there for temporary use, subject to the discretion of future MCST.
12	Where is the substation located?	Substation is located at the 1 <sup>st</sup> storey, next to the residential carpark and shared with TGM.
13	Where is the bin centre?	Residential bin centre is located at 1 <sup>st</sup> storey.
14	Where are the water tanks located?	Water tanks are located in the basements, 17 <sup>th</sup> storey Sky Terrace and the Lower Roof.
15	Where is the letterbox located?	Letterboxes are located at 2 <sup>nd</sup> storey, near the main pick-up / drop-off.
16	What is the refuse disposal system?	Refuse and recycling chute system.

	Question	Answer
17	Where is the refuse collection located?	Refuse collection is located at the 1 <sup>st</sup> storey bin centre.
18	Where is the common refuse chute located?	Refuse and recycling chutes are provided at the common lift lobby.
19	What are the concierge service operating hours?	Indicative operating hours are 7am to 11pm, subject to confirmation closer to TOP and the discretion of future MCST.
20	What services are provided by the concierge?	<p>Standard services to be provided are:</p> <ul style="list-style-type: none"> <li>• Point of contact for queries and feedback from residents / visitors</li> <li>• Provide list of contacts to residents such as the management office, and essential services (e.g. handyman, pet care, pest control, housekeeping)</li> <li>• Booking of facilities, transportation, and other services</li> <li>• Managing of deliveries e.g. laundry and parcel handling</li> <li>• Record and deliver messages to residents and management office</li> <li>• Provide regular reports to management on feedback received</li> </ul> <p>Subject to confirmation closer to TOP and the discretion of future MCST.</p>
21	How many lifts are there?	<ul style="list-style-type: none"> <li>• Passenger / Fire Lifts: 2 nos. in Common Lift Lobby</li> <li>• Private Lifts: 3 nos. for Signature Collection / Sky Villa Collection</li> </ul>
22	Is there a separate private lift lobby?	Basements and 1 <sup>st</sup> storey have dedicated private lift lobbies, while the 2 <sup>nd</sup> storey private lift lobbies are co-located with the Concierge.
23	Is private lift access available to all levels?	Residents' access will be limited to the level of their unit, and the levels where parking or common facilities are located (i.e. all basements, 1 <sup>st</sup> storey carpark, 2 <sup>nd</sup> storey drop-off and Concierge, 3 <sup>rd</sup> storey Sky Terrace, 17 <sup>th</sup> storey Sky Terrace, and 33 <sup>rd</sup> storey Sky Terrace).
24	Is the lift lobby air-conditioned?	Lift lobbies from Basement 3 up to 2 <sup>nd</sup> storey are air-conditioned.
25	What are the facility operating hours?	<p>Indicative operating hours are as follows, subject to confirmation closer to TOP and the discretion of future MCST:</p> <ul style="list-style-type: none"> <li>• Gym: 24 hours</li> <li>• Clubhouse / Dining Room: 10 am – 10 pm</li> <li>• Swimming pool: 7 am – 10 pm</li> </ul>

	Question	Answer
26	Is there any booking fee for booking facilities?	No booking fee will be imposed for the booking of facilities. However, this arrangement may be subject to discretion of future MCST.
27	What are the swimming pool dimensions?  What are the dimensions of the Sky Infinity pool?	<p><b>3<sup>rd</sup> Storey</b></p> <ul style="list-style-type: none"> <li>• Grand Infinity (1.2m depth, 25m Lap Pool) – approx. 192 sqm</li> <li>• Sun Deck 1 (0.1m depth) – approx. 25 sqm</li> <li>• Relaxation Deck (0.15 m depth) – approx. 24 sqm</li> <li>• Spa Cove (5 nos., 0.9m depth) – approx. 12.5 sqm</li> <li>• Kids' Splash (0.1 m – 0.5 m depth) – approx. 27 sqm</li> </ul> <p><b>33<sup>rd</sup> Storey</b></p> <ul style="list-style-type: none"> <li>• Sky Infinity (1.1m depth, 22m Lap Pool) – approx. 98 sqm</li> <li>• Sun Deck II (0.1m depth) – approx. 13 sqm</li> <li>• Sky Spa – within Sky Infinity</li> <li>• Water Jets (3 nos.) – within Sky Infinity</li> </ul> <p>Refer to Recreational Facilities section for more details.</p>
28	How big is the clubhouse (The Retreat)?	Approx. 73 sqm. Refer to Recreational Facilities section for more details.
29	Is there any charcoal grill for the dining pavilion?	No. Electric grill is provided at <i>Sizzle</i> and Teppanyaki is provided at <i>Sear</i> .
30	What is the size and capacity of The Dining Room?	Approx. 39 sqm, with a seating capacity of 10 pax. Refer to Recreational Facilities section for more details.
31	Are the windows double-glazed?	No. Windows are single-glazed.
32	Is there direct access from the unit to the communal planters?	No direct access to communal planters just outside the unit.
33	Who will undertake the maintenance of the communal planters?	The communal planters are under Residential Limited Common Property and will be maintained by the Residential Sub-MC using funds contributed by the residents.
34	How frequently will the maintenance personnel need to access and maintain the common planters?	Maintenance will be on a weekly basis, subject to the discretion of future MCST. Access will be via dedicated maintenance path (Common Property) from the common corridor / lift lobby.
35	What is the security system provision for units with private lifts?	Private lifts are equipped with card access system.

	Question	Answer
36	Is there a camera inside the lift?	CCTV camera is installed inside the lift car.
37	What are the hackable walls in the unit (for all layouts)?	Please refer to the showflat unit plan for information. In general, structural walls, external facing facade walls and pre-fabricated bathroom walls are not allowed to be hacked or altered (including by means of drilling). Only dry wall partitions are allowed to be hacked or altered.
38	What is the gas and water heater system?	No gas heater system, only electric storage heater system is provided.
39	Is there a water supply and power socket provision on the balcony?	Yes, both are provided.
40	For PH2 Penthouse, who will undertake the maintenance of the home lift system?	Home lift maintenance is under the purview of the purchaser(s)/ owner(s).

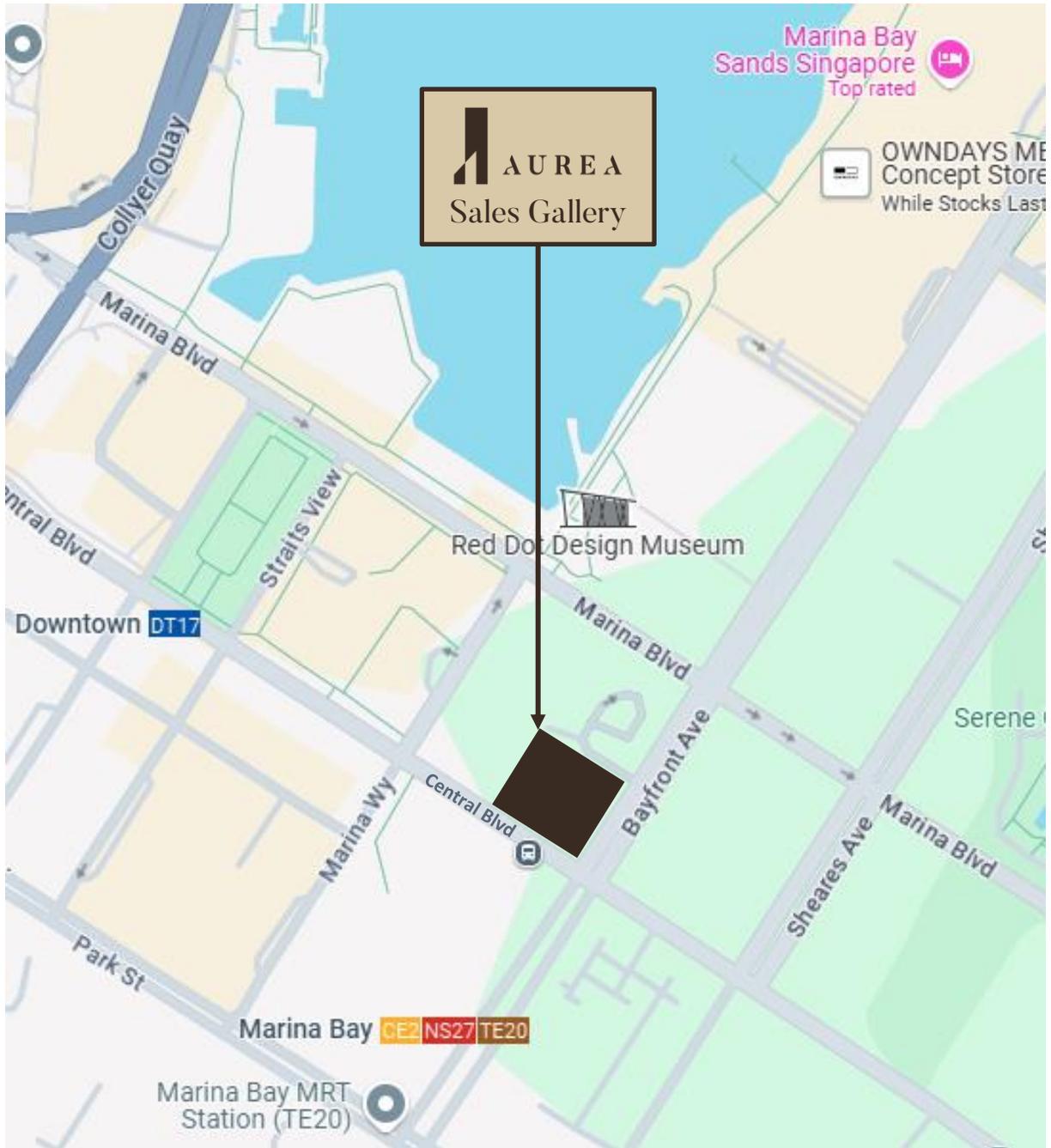
VI.

# SALES GALLERY LOCATION

AUREA | A VISIONARY HOME FOR LIFE'S CHERISHED MOMENTS

## AUREA & THE GOLDEN MILE SALES GALLERY LOCATION

Sales Gallery Address: 10A Central Lane 1, S019927



VII.

# DEVELOPERS' INFORMATION

AUREA | A VISIONARY HOME FOR LIFE'S CHERISHED MOMENTS

## DEVELOPERS' INFORMATION



Perennial Holdings Private Limited (“Perennial Holdings”) is an integrated real estate and healthcare company headquartered in Singapore. As a real estate owner, developer, and manager, Perennial Holdings focuses strategically on large-scale integrated transit-oriented developments and mixed-use developments, many of which are ‘live, work, and play’ one-stop destinations. As a healthcare services owner, operator and manager, Perennial Holdings focuses on hospitals and medical centres, healthcare hubs, and eldercare and senior housing. The company has a presence in China, Singapore, Malaysia, and Indonesia, with a real estate portfolio spanning approximately 80 million square feet in total gross floor area and a healthcare portfolio across 14 cities in China with over 23,000 beds.

Landmark integrated developments within its portfolio include Hangzhou West High Speed Railway (HSR) Integrated Development, comprising the tallest building in Hangzhou, Beijing Tongzhou Integrated Development, comprising the second tallest office building in Tongzhou District, and Perennial International Healthcare and Business City (Tianjin South HSR Station), the world’s first integrated eldercare, medical care and hospitality HSR transit-oriented development, in China; The Skywaters, Singapore’s tallest building and first supertall skyscraper (above 300m), and Capitol Singapore, a heritage icon comprising three conservation buildings, in Singapore; as well as The Light City, a mega waterfront destination with the largest convention centre in Penang, Malaysia.

 [perennialholdings.com](http://perennialholdings.com)



Far East Organization is a Christian Enterprise, which develops real estate and operates businesses by serving with grace, love, integrity and honesty. Together with its Hong Kong-based sister company Sino Group, they are one of Asia’s largest real estate groups, with operations in Singapore, Malaysia, Australia, Japan, China (Mainland and Hong Kong), Taiwan and USA. Far East Organization is the largest private property developer in Singapore, having developed over 780 developments across all segments of real estate including 55,000 private homes in Singapore since its establishment in 1960. It includes three listed entities:

Far East Orchard Limited, Far East Hospitality Trust and Yeo Hiap Seng Limited.

Far East Organization is the winner of 14 FIABCI World Prix d’Excellence awards, the highest honour in international real estate.

 [fareast.com](http://fareast.com)