

ALTURA EC FACT SHEET

Project Name	ALTURA (雅乐轩)
Developer	TQS(2) DEVELOPMENT PTE LTD (A joint venture between Qingjian Realty (South Pacific) Group Pte Ltd & Santarli Realty Pte Ltd)
Description	6 Blocks of 15 -Storey Executive Condominium Development
Address	111,113,115,117,119,121,123(MA ofc), Bukit Batok West Avenue 8
Development Status	Executive Condominium
District	23
Total Number of Units	360
Parking Lot	364 Car Park Lots (inclusive of 4 electric charging stations and 4 Accessible Lots) 60 Bicycle Lots
Site Area	Approximately 12,449.3 SQM/ 134541 SQ FT
Tenure	99 Years Leasehold from 20 June 2022
Expected Vacant Possession	21 March 2027
Main Contractor	Grandtech Construction Pte Ltd
Architect	ADDP Architects LLP
C&S Engineer	P&T Consultants Pte Ltd
M&E Engineer	United Project Consultants Pte Ltd
Landscape Consultant	ECOPlan Asia Pte Ltd
Project Interior Design	East 9 Architects & Planners Pte Ltd
Conveyance Solicitor	
Project Account	Account Name : TQS (2) DEVELOPMENT PTE LTD-PROJECT ACCOUNT Bank Name : OCBC BANK Bank A/C No. : 601-783-863-001 Swift Code : OCBCSGSG Bank Code : 7339 Branch : 601
Payment Schedule	NORMAL / DEFERRED PAYMENT

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Unit Type		Area (SQFT)			No of Stacks	No. of Units	Percentage of Units	Maintenance
		PES Units	Typical Units	Pent House Units (Incl. Strata Void)				
C1	3 Bedroom Premium + Study	980	980	1098	7	105	50.00%	
C2 (Show Unit)	3 Bedroom Premium + Study	990	990	1109	5	75		
D1	4 Bedroom Deluxe + Flexi	1206	1206	1335	6	90	37.50%	
D2	4 Bedroom Deluxe + Flexi	1216	1216	1346	1	15		
D3 (Show Unit)	4 Bedroom Premium + Flexi	1432	1432	1604	2	30		
E1	5 Bedroom Premium + Flexi	1539	1539	1711	3	45	12.50%	
Total					24	360	100%	








UNIT CEILING HEIGHT

Ceiling Height	C1 / C2	D1 / D2 / D3	E1	Penthouse
Living	2.85	2.85	2.85	4.70
Dining	2.4 / 2.85	2.4 / 2.85*	2.85	2.85 / 4.70
Dry Kitchen	-	-	2.40	2.40
Kitchen / Yard	2.40	2.40	2.40	2.40
Corridor	2.40	2.40	2.40	2.40
Study	2.40	-	-	2.40
Flexi	-	2.76	2.76	2.76
Bedrooms	2.76	2.76	2.76	2.76
Master Bedroom	2.76	2.76	2.76	2.76
Bathrooms	2.42	2.42	2.42	2.76
Balcony	2.85	2.85	2.85	3.10

* Applicable to Type D3 only




TRANSPORT & CONNECTIVITY

(Travel times are estimate & subject to traffic conditions)

Tengah Plantation Mrt (U/C)	4 mins 
Bukit Batok Mrt	6 mins 
Bukit Panjang MRT (Integrated Transport Hub)	8 mins 
Jurong East Interchange	1 stop 
Buona Vista Interchange	4 stop 
Pan Island Expressway	5 mins 
Kranji Expressway	7 mins 

EDUCATION








(Travel times are estimate & subject to traffic conditions)

Within 1KM	
Future Bukit View Pri Sch*	1 min 
Future Anglo-Chinese Sch (Pri)	8 mins 
St. Anthony's Pri Sch	4 mins 
Dazhong Pri Sch	6 mins 
In The Vicinity	
Dunearn Sec Sch	8 mins 
Swiss Cottage Sec Sch	5 mins 
Dulwich College	5 mins 
Princess Elizabeth Pri Sch	6 mins 

* Sites reserved for future schools may be developed along with high-rise buildings. Implementation of schools are subject to review by the relevant authorities








RETAIL & LIFESTYLE

(Travel times are estimate & subject to traffic conditions)

Le Quest Mall	5 mins 
West Mall	6 mins 
Future Tengah Town Ctr	6 mins 
Bukit Batok West Shopping Ctr	7 mins 
Hillion Mall	8 mins 
Westgate	10 mins 
JEM	10 mins 

RECREATION & LEISURE

(Travel times are estimate & subject to traffic conditions)

Bukit Batok Hillside Park	3 mins 
HomeTeamNS Bukit Batok	5 mins 
Civil Service Club Bukit Batok	5 mins 
Little Guilin	7 mins 
Bukit Batok Swimming Complex	8 mins 
SAFRA Choa Chu Kang	10 mins 
Jurong Lake Gardens	10 mins 

UNIQUE SELLING POINTS (USP)

1.	Within 1 KM to GEP School – ACS (Primary) by 2030
2.	1 st mover advantage as they will be more EC plots in the near future
3.	Near to upcoming JID, JLD & Tengah New Town
4.	Majority of the unit Types have a unique Study or Flexi Corner as a feature
5.	PPVC system with Removable walls for flexible space planning / future growth
6.	Curtain wall design for building facade
7.	All kitchens are naturally ventilated with a dedicated yard
8.	Bathrooms are naturally ventilated

FACILITIES

THE BOUTIQUE	THE CLUB	THE LAGOON	THE GREEN
-Family Deck	-Drop-Off	-50m Lap Pool	-Swing Garden
-Bubble Pool	-Reading Club	-Conversation Pit	-Chess Garden
-Splash Pool	-Social Club	-Pool Deck	-Maze Garden
-Altura Grill	-Altura Meadow	-Aqua Gym	-Soothing Meadow
-Family Meadow	-Glamping Ground (2 Tents)		-Canopy Garden
-Altura Club I & II			-Tranquil Meadow
-Altura Gym (2 nd Floor)			-Reflexology Garden
-Yoga Terrace (2 nd Floor)			-Family Alley
-BBQ Pit I & II (2 nd Floor)			
-Steam Room			
-Playground			
-Tennis Court			
-Forest Fitness			
-Forest Putting			

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SITE PLAN



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FAQ – GENERAL

S/N	SUBJECT	QUESTIONS	ANSWER
1	REFUSE CHUTE	Where is the rubbish chute? Inside of unit or outside? How many rubbish chute?	Lift Lobby (Not Facing Unit Main Entrance) Outside the unit (Covered With Door) 2 (1 normal waste, 1 recycle)
2	REFUSE COLLECTION	What is the residential refuse system type and where is it collected?	Conventional type and located at Basement
3	PEDESTRIAN SIDE GATE	How many access points? Where?	2 side gates at Bukit Batok West Ave 5 & 8
4	WATER TANK	Where is it located?	Roof Top and Basement
5	SUBSTATION	Where is it located?	Basement
6	VEHICULAR ACCESS	Where?	Beside Tower 121
7	SWIMMING POOLS	Length and Width? Splash Pool Size?	50m x 8m Approx. 50 Sqm
8	AQUA GYM	Size?	Approx. 18 Sqm
9	BBQ AREA	How Many? What type? Electric, Grill, Charcoal?	3 BBQ Pit (Altura Grill – Charcoal) (BBQ PIT I & II – Electric)(2 nd Floor)
	FUNCTION ROOM	Size? Provision?	Approx 50Sqm – Altura I % II Fridge, Basin, Tap, Microwave and TV provided to Each Function Room.
10	LIFTS	Number of Lifts? Is common lift from basement? Access Card ? Where are the Common Lifts Located?	2 Yes Yes, Card Access To Basement and 1 st Storey Residential Lift Lobbies. Centre of Lift Lobby, Not Facing Unit Main Entrance.
11	CARPARK	How many lots? Where? Any EV lots? Height Clearance?	360 + 4 Accessible lot Basement 4 EV lots 2.2m Minimum
12	HOUSEHOLD SHELTER	Location?	Inside All Units
14	BICYCLE	How many lots? Location?	60 Bicycle lots Vicinity Of Block 115 in the Basement
15	SHUTTLE BUS SERVICE	Any provision?	No
16	WINDOWS	What type? Tinted?	Low E glass for all units Yes
17	CITY GAS	Any provision?	Yes

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FAQ – UNIT

S/N	SUBJECT	QUESTIONS	ANSWER
1	MAIN ENTRANCE DOOR LOCK SMART HOME KIT INTERCOM	Brand? What Smart System Provided? Type?	YALE 1 Smart Home Gateway 1 Smart Digital Lockset To Each Unit Entrance Door Smart Air-Conditioner With Functions On/Off, Temperature and Fan Speed Control via Mobile App. Video Intercom
2	WATER HEATER	Gas or electric?	Gas
3	APPLIANCES	Any provision? Brand?	Hob & Hood, Oven BOSCH
4	FLOORING	Material use?	Marble Character Tiles
5	BALCONY	Any water point? Any electrical point?	Patio Unit All units
6	SMOKE DETECTOR	Any Provision?	Yes, HFAD Provided For Each Unit

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SHOWUNIT DETAILS/SIZE TYPE C2 / 990 SQFT

	CEILING HEIGHT (MM)	LOCALISED BULKHEAD (MM)	ESTIMATE AREA (SQM)
Master Room & Master Bath	2760 2420	2400 -	16.8
Br 2	2760	2400	8.9
Br 3	2760	2400	8.8
Study	2400	-	1.6
Living/Dining	2850/2400	-	27.1
Kitchen/Yard	2400	-	8.6
Household Shelter	2800	-	3.9
Balcony	2850	-	5.5
AC Ledge	2850	-	5.1
Bath 2	2420	-	3.9
WC	2420	-	1.5

SHOWUNIT DETAILS/SIZE TYPE D3 / 1432 SQFT

	CEILING HEIGHT (MM)	LOCALISED BULKHEAD (MM)	ESTIMATE AREA (SQM)
Master Room & Master Bath	2760 2420	2400 -	20.7
Junior Suite Junior Bath	2760 2420	2400 -	13.8
Br 3	2760	2400	8.9
Br 4	2760	2400	8.7
Flexi	2760	-	4.9
Living/Dining	2850/2400	-	40.3
Kitchen/Yard	2400	-	7.0
Household Shelter	2800	-	4.1
Balcony	2850	-	11.6
AC Ledge	2850	-	7.0
Bath 3	2420	-	4.1
WC	2420	-	1.5