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WHEN SUN SHINES THROUGH THE LEAVES,
LIGHT DANCES, AND CASTS A GENTLE GLOW.

That's the magic of Komorebi.

Inspired by the Komorebi experience, discover a home carved out from nature and a close-knit community, where every detail is designed to take care of your well-being — yours to enjoy for generations.

FACT SHEET

PROJECT DETAILS

Appx Site Area	:	18,754.90 sqm	
Plot Ratio	:	1.4	
GFA	:	Residential 23,191.94 sqm Commercial 3,064.91 sqm	
Lot / Plot / Mukim No.	:	MK 31 Lots 1146A & 1147K	
Expected Date of Vacant Possession	:	04 June 2023	
Expected Date of Legal Completion	:	04 June 2026	
Tenure of Land	:	Estate in Perpetuity	
Developer	:	CEL Real Estate Development Pte Ltd	
Payment Scheme Available	:	Normal Payment Scheme	
Project Account	:	OCBC Bank Ltd for Project A/C: 712-763788-001 of CEL Real Estate Development Pte Ltd	
TT Remittance Details	:	Beneficiary Account Name Beneficiary Project Account No. Bank Name Swift Code Bank Address	CEL Real Estate Development Pte Ltd – Project Account 712-763788-001 OVERSEA-CHINESE BANKING CORPORATION LIMITED OCBCSGSG OCBC CENTRE, 65 CHULIA STREET SINGAPORE 049513



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CONSULTANTS

Architects	: Park + Associate
Landscape Architect	: Salad Dressing
Interior Designer For Show Unit	: 2 nd Edition
Solicitor	: Dentons Rodyk and Davidson LLP

DEVELOPMENT INFORMATION

Summary of Development : **PROPOSED ERECTION OF 7 BLOCKS OF 5 STOREY RESIDENTIAL FLATS AND 3 BLOCKS OF 3 STOREY RESIDENTIAL FLATS (TOTAL 276 UNITS), 1 BLOCK OF 2 STOREY COMMERCIAL, BASEMENT CAR PARKING, COMMUNAL FACILITIES AND SWIMMING POOL ON MUKIM 31 LOT 01146A & 01147K AT UPPER CHANGI ROAD NORTH AND 32 TO 62C JALAN MARIAM (PASIR RIS PLANNING AREA)**

Recreation Facilities	: Refer to site plan
Car Park Lots (Residential)	: 276 residence lots, 3 accessible (handicap) lots
Car Park Lots (Commercial)	: 24 carpark lots, 4 accessible (handicap) lots

UNITS INFORMATION

Total No. of units	: 276 residential units with 28 shops
Official Residential Address	: 957 Upper Changi Road North Singapore 506786 959 Upper Changi Road North Singapore 506787 961 Upper Changi Road North Singapore 507663 963 Upper Changi Road North Singapore 507664 963A Upper Changi Road North Singapore 506788 963B Upper Changi Road North Singapore 506789 965 Upper Changi Road North Singapore 507665 967 Upper Changi Road North Singapore 507666 969 Upper Changi Road North Singapore 507667 971 Upper Changi Road North Singapore 507668



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Official Commercial Address : 963C Upper Changi Road North Singapore 506790

Breakdown of Units and Sizes :
 (Subject to change)

Unit Type	Typical Unit Sizes / sqft	No. of Units	Percentage
1 Bed	452 - 484	30	10.87%
1 + Study	538 - 549	10	3.62%
2 Bed Compact	614 - 657	24	8.70%
2 Bed Deluxe	700 - 775	78	28.26%
2 Premium	926	2	0.72%
3 Bed Compact	915 - 980	26	9.42%
3 Bed Deluxe	969 - 1023	55	19.93%
3 + Study	1119	1	0.36%
4 Bed Compact	1281 - 1302	10	3.62%
4 Bed Deluxe	1410 - 1421	20	7.25%
5 Bed Luxury	1808 - 1905	20	7.25%
TOTAL		276	100%

Appliances : Bosch

Sanitary Ware & Fittings : Duravit & Hansgrohe

APPROX. CEILING HEIGHT : Refer to Specifications

Estimated Maintenance Fees : TBC

FLOOR FINISHES

Unit Type	Living/Dining	Bedroom	Dry Kitchen (Where Applicable)	Kitchen	Master Bath	Common Bath	Balcony /PES	Utility
1 Bedroom	Tile	Timber Flooring	NA	Tile				NA
2 Bedroom								
3 Bedroom								Tile*
4 Bedroom								Tile
5 Bedroom	Marble		Marble	Tile	Marble	Tile	Tile	Tile

*Utility room apply to 3 Br Deluxe and 3 Br Premium only.



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PROVISIONS

Bedroom Type	Ceramic Hob with Hood	Gas Hob with Hood	Integrated Fridge	Fridge	Washer-cum-dryer	Washer	Dryer	Built-in Oven	Built-in Solo Steamer	Wine Chiller
1 Bed	✓	x	x	✓	✓	x	x	✓	x	x
1 + Study	✓	x	x	✓	✓	x	x	✓	x	x
2 Bed Compact	✓	x	x	✓	✓	x	x	✓	x	x
2 Bed Deluxe	✓	x	x	✓	✓	x	x	✓	x	x
2 Premium	✓	x	x	✓	✓	x	x	✓	x	x
3 Bed Compact	x	✓	x	✓	✓	x	x	✓	x	x
3 Bed Deluxe	x	✓	x	✓	✓	x	x	✓	x	x
3 + Study	x	✓	x	✓	✓	x	x	✓	x	x
4 Bed Compact	x	✓	x	✓	x	✓	✓	✓	x	x
4 Bed Deluxe	x	✓	x	✓	x	✓	✓	✓	x	x
5 Bed Luxury	x	✓	✓	✓	x	✓	✓	✓	✓	✓



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SHOW UNIT

2BR Unit – Rustic Nostalgia

The Concept is inspired by the past coastal settlements of the area surrounding Changi Beach and Jetty, rustic nostalgia expressed by authentic concrete and cement finishes, basic neutral tones with injects of tropical greens as accents.

This unit is tailored for young couples who love outdoors and winding down in authentic yet organic space.

DESIGN ELEMENT. 2br

Living & Dining – The Alley

- *Finishes* – Predominantly raw concrete/cement finishes to resemble a charming back alley with nostalgic industrial touches
- *Accents* - Accented with splashes of tropical green fabric and use of greenery for lively vibes
- *Space* – Loft and Open Space Living, with use of vent blocks between living and bedroom for unusual visual composition and connection. Seamless linear living and dining space enhance 'alley' character, with hanging shelves at high level to further express unique space of high ceiling.

Atelier & Screening Room – The Deck

- *Finishes* – Raw Concrete compliments natural timber tone
- *Accents* – Bespoke table with clear glass top as work top cum display of collection to express personas and screening room to mimic 'cinema paradiso' nostalgic movie times
- *Space* - Furniture Deck with Atelier – work room and screening room to demonstrate functionality

Master Bedroom – The Loft

- *Detail* – A nostalgic feel reminiscent of old truss roof in the shophouse, adopted ceiling treatment adds a layer of texture and 3d effects to an otherwise simple flat ceiling
- *Accents* - Accented with tropical inspired feature wall paper as bedhead treatment with layering of textures, shadows to create the depth.



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3BR Unit – Wellness Retreat

Taking inspiration from Wellness Retreat focus on wellbeing. Persona of this unit is family of well-off couple with young 8 years old boy, globe trotters focus on wellbeing, cultures, holistic experiences on travel, food and lifestyle.

DESIGN ELEMENT. 3br

Living & Dining – The Suite

- *Finishes* – Wood textured panelling with mixed aggregate ceramic slab set tones of ‘wellness retreat’
- *Accents* - Lush vertical green wall at the balcony and accents of Aged bronze finish add onto palettes of warm finishes
- *Space* – Cohesive and consistent expression of verticality and compliment colour embraces various spaces from balcony, living, dining as one suite for living, entertaining, socialising.

Boy’s Room – The Adventure

- *Expression* - A Curious mind whom with geographical and topology interests about the world.
- *Space* – Bunk Bed with rigging ropes and wood panelling takes cue from the Ship departing for the journey of the adventure.

Guest Bedroom – Memory

- *Finishes* – carry through tone to tone color scheme from living and dining so as to create cohesive design.
- *Space* – Platform bed for the guest and with built in displays of ‘memorable moments’ and Archives of travel journals

Master Bedroom – The Room

- *Expression* – Consistent expression from living, dining leading to the room - A Sanctuary for The Couple to unwind, rest and recharge.
- *Finishes* – Deliberate with subtly twists on textures with fabric , stone and accents



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5BR Unit – French Garden , Jardin

DNA of PARC KOMO emphasis on nature living. This unit reflects the quiet ambience and serenity of landscaping and gardens. A style of garden based on symmetry and the principle of imposing order on nature.

A Home, *Jardin* immerses multi generation family in state of peace and tranquillity.

DESIGN ELEMENT. 5br

Balcony, Living & Dining, Dry Kitchen – The Axis

- *Finishes* – French colour palette of light ivory, taupe with accents of gold and marble as well as subtle floral themes throughout. Intricate inserts of gold accents in form of inlays, strips, parts and silhouettes as highlight overall soft colour palates.
- *Accents & Expression* - Symmetry design and order to bring various spaces together. Key expression curve rhythm on feature wall at living and dining, pendant lighting with cluster of round bulbs inspired by floral pulp flows from dining to dry kitchen, clad ceiling to match dry kitchen carpentry.
- *Space* – Entertainment activities flows from balcony to living, dining and dry kitchen express with styling and decoration settings to pivot the idea of garden party.

DESIGN ELEMENT. 5br

All Bedrooms - The Gardens

Guest Room

- *Accents & Finishes* – Neutral tones with tall extended bedhead upholstered in lilac fabric to give a softer touch with gold accents.

Study Room

- *Finishes* – L-shaped low headboard wrapping in dark blue fabric with gold accents to define the layout
- *Space* – Study desk faces the window to enjoy view of landscaping to accentuate love of nature living,

Kids' Bedroom

- *Design* – Double Bunk bed caters for 2 young kids shared room
- *Accents* – Brush water colour print wallpaper and patterned rug contrast wood panelling to create visual excitement, distinctive design treatment from other rooms to differentiate age group of 2 kids and leave impression as one unique bedroom.



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Junior Master Bedroom

- *Design* - Full height panel paired with low bedhead panel in fabric upholstery for seamless and integrated design with open floating shelves for displays and storage
- *Accents* – Curated styling accessories, displays of herbarium – pressed floral art, books to express user persona and interest on botanic, flora and fauna studies.

Master Bedroom & Dressing Area

- *Design* – Master Bedroom with standalone Dresser Area – A Luxe Factor
- *Expression* –Feature floral petal inspired artwork panel on bedhead as focal point of this room, accents with white marble top, soft furnishing and display objects for artful and timeless style

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