

CITY DEVELOPMENTS LIMITED

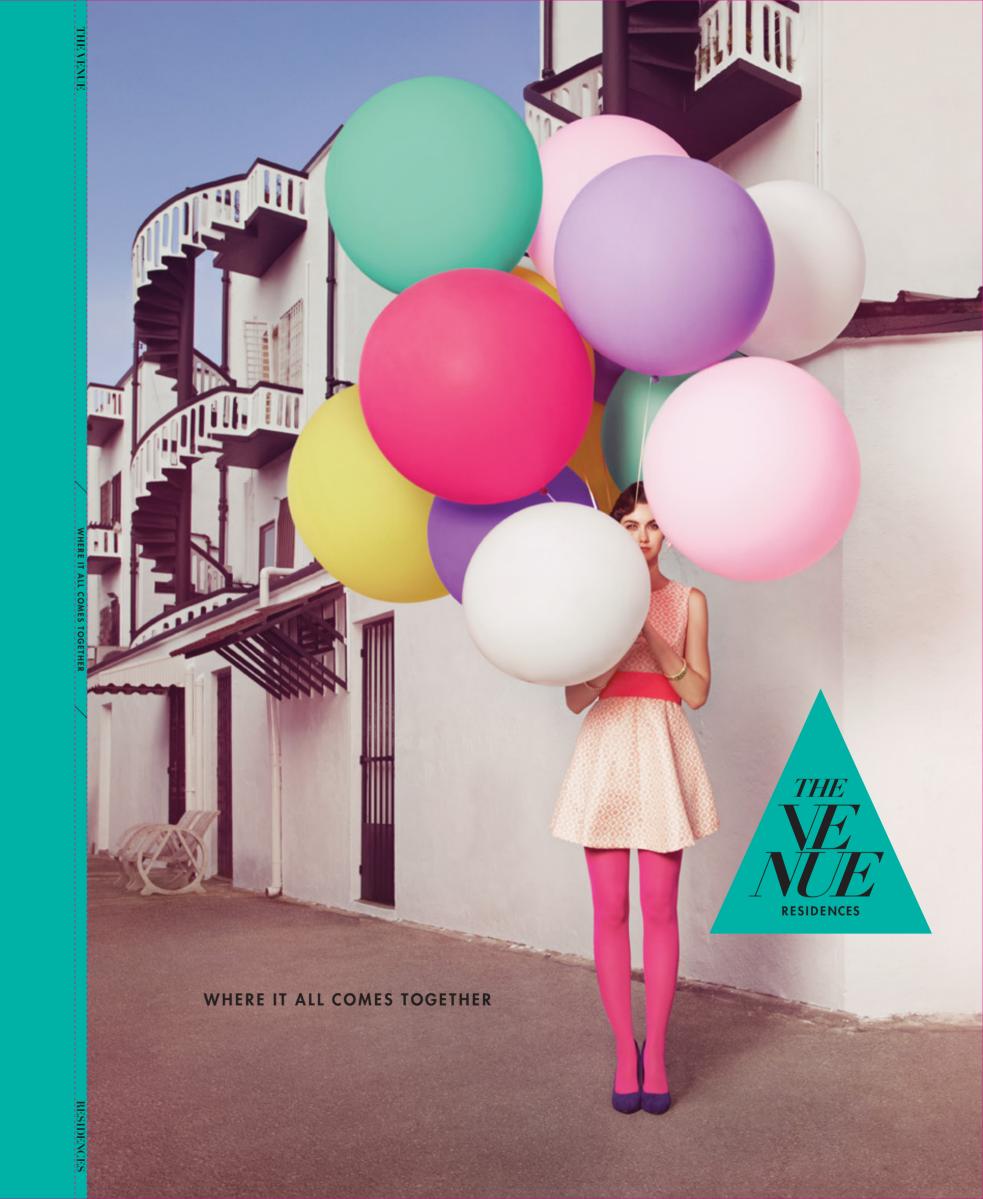
SINGAPORE'S TRUSTED PROPERTY PIONEER SINCE 1963

PROJECT DETAILS: Vendoor (developer): Crescent view Developments Pre Ltd (UEN 201222834W) [Jointly developed by City Developments Limited (UEN 1963003162) and Hong Leong Holdings Limited (UEN 196800290Z)] • Tenure of Land: Leasehold estate 99 years commencing from 5 December 2012 • Lot No.: 10535L MK 24 • Developer Licence No.: C1046 • Expected Date of Vacant Possession: 6 September 2017 • Expected Date of Legal Completion: 6 September 2020

Reasonable care has been taken in the preparation of this brochure, the construction of the scale model and the showflat (collectively called the "Collaterals"), but the vendor and its agents do not warrant the accuracy of the Collaterals and will not be held responsible for any inaccuracy or omission in the Collaterals. The statements, information and depictions in the Collaterals may not be relied upon as statements or representations of fact and they are not intended to form any part of the offer or the contract for the sale of the units. In particular, visual representations such as pictures, art renderings, depictions, illustrations and drawings are artistic impressions only and cannot be regarded as representations of fact. The brand, colour and mode of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to the vendors' architect's selection, market availability

All information contained in the Collaterals, including equipment, materials, fittings finishes, installations and appliances description, plans and specifications, are curren at the time of print, and are subject to such changes as are required by the vendor and/or the relevant authorities. The floor areas stated in the brochure, scale model and/or showflat are approximate measurements and are subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between the vendor and the purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises made by the vendor

This brochure is printed on eco-friendly pap



Sensible layout and spacious room perfect for families



Road, it is a mere three-minute walk to Potong Pasir MRT Station.

Welcome to The Venue Residences and Shoppes, the mixed development where it all comes together. Located at the junction where Upper Serangoon Road meets Macpherson Enjoy panoramic views of the city as well as the surrounding landed estate with a thoroughly modern architecture that plays with a mix of high-rise towers and low-rise block. With The Venue Shoppes on the ground floor, savour the pleasure of shopping and dining right at your doorstep with 28 retail units. Truly, all you

PERFECT



Savour the pleasure of living in a mixed development

360° panoramic view from actual site (estimated Level 18)

Marina Bay Sands (11-min drive)

need for the good life is right here.

Orchard Road (8-min drive)

St. Andrew's Junior Sch (Within 1km/10-min walk)

Future Bidadari Park Maris Stella Pri/High with Alkaff Lake (7-min drive)

Future market square and town plaza

Future Macpherson Mall (3-min drive)

A HDB HUB

TOA PAYOH
BUS
INTERCHANGE

* TOA PAYOH

BENDEMEER PRIMARY

GEYLANG BAHRU (U/C)

TOA PAYOH
PUBLIC LIBRARY

TOA PAYOH

ST. ANDREW'S

ST. ANDREW'S SECONDARY

MACPHERSON MALL (FUTURE)

∰ MRT

Ph...
[Ü/C]

ANG EXPRESSWAY IMA

PEI CHUN

MACRITCHIE RESERVOIR

CATHOLIC

JUNCTION 8 👜

CENTRAL EXPRESSNAY (CTE)

AUSTRALIAN INTERNATIONA

MRT

ST. GABRIEL'S SECONDARY

PAYA LEBAR METHODIST GIRLS' PRIMARY/ SECONDARY

RAFFLES GIRLS' (FUTURE)





Easy drive to Orchard Road with three



Minutes away to Marina Bay Sands and the



Short ride to NEX and Serangoon MRT Interchange



Two MRT stops away, City Square Mall offers



KALLANG EXPRESSWAY [KPE]

St. Andrew's Junior School is within one kilometre, a mere 10-minute walk away

NGEE ANN CITY

BUGIS (INTERCH

RAFFLES

KALLANG

BASIN

MRII STADII

BASIN

MRII STADIU

ORCHARD

PA MRT

NEWTON (FUTURE INTERCHANGE) MRT

MRT KALLANG

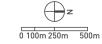
MRT.



MARIS STELLA

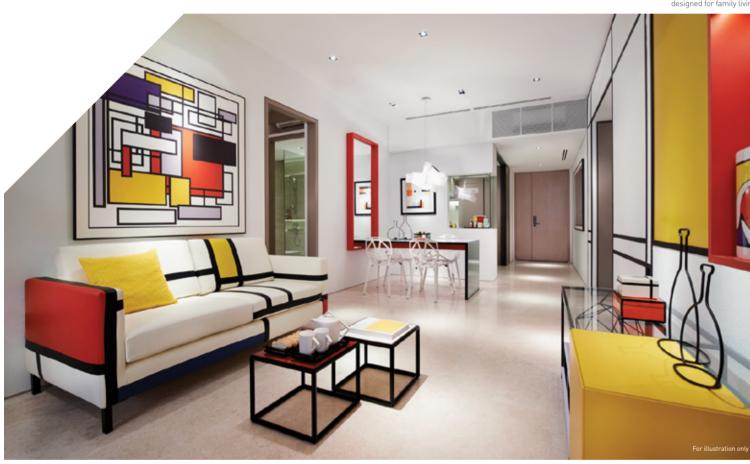
BARTLEY

BARTLEY **



ROOMFOR INDIVIDUALITY SPACE FOR ALL

Exceptionally spacious 2-bedroom suites



Be spoilt for choice with 266 residential units ranging from intimate 1-bedroom suites; spacious 2-bedroom suites; family-sized 3- and 4-bedroom suites; 3-bedroom dual-key suites; to exquisite penthouse suites, the ultimate in luxury.

Luxurious 3-bedroom suites with well-appointed interiors and quality finishes





Kitchen fitted with branded applian



Whichever home you choose, well-appointed interiors and quality finishes await. For the living and dining area, marble flooring adds a touch of luxe. In the kitchen, a suite of branded appliances from Fisher & Paykel and Teka makes short work of both simple meals or fancy feasts, while the bathroom is a study of modern aesthetics with elegant fittings from Duravit and Hansgrohe.



Blk 6, Level 5 - Reading Garden Blk 8, Level 12 - Meditation Garden Blk 12, Level 5 - Yoga Garden Blk 14, Level 12 - Relaxation Garden

With the blue of the pool calling out, you'd find it hard to resist a quick splash. A whimsical boat sculpture and cabanas inspired by origami further invite you to linger and chill. Over at the club house, the gymnasium stands ready for your workout while the steam rooms offer a spot of therapy. Within the residential blocks, discover sky terraces bedecked in green on various levels.

There's plenty to keep kids entertained too such as a children's pool inset with islands of trees. Or let them have the run of the playground with its quaint touches. Game of hopscotch, anyone? Or how about jumping jacks on the trampoline? And with a BBQ alfresco dining area by the pool as well as a function room over at the club house, you'll never be short of party venues.







1 GUARD HOUSE

3 SHOPPES ARRIVAL

2 RESIDENCES ARRIVAL

6 FOREST WALK

7 ANGSANA PLAZA

4 CASCADING WATER WALL 8 GARDEN COURT

5 LANDSCAPE POOL

9 ANGSANA ALCOVE

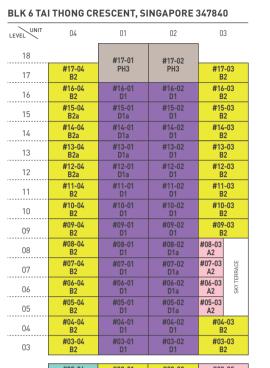
10 SAGA GROVE 11 ASOKA GROVE

12 PEDESTRIAN ACCESS

RESTAURANTS/F&B

Please note that the renderings of the units as shown are for illustrative purpose only. The boundary lines of the units set out herein are accordingly not to be taken as factual representation of the boundary lines of the actual units.

SCHEMATIC DIAGRAM



	#11-04 B2	#11-01 D1	#11-02 D1	#11-03 B2			11			#11-07 B2	#
	#10-04 B2	#10-01 D1	#10-02 D1	#10-03 B2			10			#10-07 B2	#
	#09-04 B2	#09-01 D1	#09-02 D1	#09-03 B2			09			#09-07 B2	#
	#08-04 B2	#08-01 D1	#08-02 D1a	#08-03 A2			08			#08-07 B2	#
	#07-04 B2	#07-01 D1	#07-02 D1a	#07-03 A2 #06-03 A2			07			#07-07 B2	#
	#06-04 B2	#06-01 D1	#06-02 D1a	#06-03 A2			06			#06-07 B2	#
	#05-04 B2	#05-01 D1	#05-02 D1a	#05-03 A2			05			#05-07 B2	#
	#04-04 B2	#04-01 D1	#04-02 D1	#04-03 B2			04			#04-07 B2	#
	#03-04 B2	#03-01 D1	#03-02 D1	#03-03 B2			03			#03-07 B2	#
	#02-04 CP2	#02-01 BP6a	#02-02 BP5	#02-03 AP5]		02	#02-05 AP5a	#02-06 AP5	#02-07 BP5	#
2 T.		RESCENT, S						AI THONG CI			347
`	17	18	19	20 1	21	22	LEVEL UNIT	24 	25	26	1
	#40.40	#17-18	#17-19	#47 00	7		18	#47 0/	#17-25	#17-26	L.
	#17-17 B1	PH1	PH2	#17-20 B1			17	#17-24 B1	PH1	PH1	#
	#16-17 B1	#16-18 C1	#16-19 CDK	#16-20 B1			16	#16-24 B1	#16-25 C1	#16-26 C1	#
	#15-17	#15-18	#15-19	#15-20				#15-24	#15-25	#15-26	#

LEVEL	17	18	19	20	21	22
18		#17-18	#17-19			
17	#17-17 B1	PH1	PH2	#17-20 B1		
16	#16-17 B1	#16-18 C1	#16-19 CDK	#16-20 B1		
15	#15-17 B1a	#15-18 C1a	#15-19 CDK	#15-20 B1		
14	#14-17 B1a	#14-18 C1a	#14-19 CDK	#14-20 B1		
13	#13-17 B1a	#13-18 C1a	#13-19 CDK	#13-20 B1		
12	#12-17 B1a	#12-18 C1a	#12-19 CDK	#12-20 B1		
11	#11-17 B1	#11-18 C1	#11-19 CDK	#11-20 B1		
10	#10-17 B1	#10-18 C1	#10-19 CDK	#10-20 B1		
09	#09-17 B1	#09-18 C1	#09-19 CDK	#09-20 B1		
08	#08-17 B1	#08-18 C1	#08-19 CDKa	#08-20 A1		
07	#07-17 B1	#07-18 C1	#07-19 CDKa	#07-20 A1		
06	#06-17 B1	#06-18 C1	#06-19 CDKa	#07-20 A1 #06-20 A1		
05	#05-17 B1	#05-18 C1	#05-19 CDKa	#05-20 A1		
04	#04-17 B1	#04-18 C1	#04-19 CDK	#04-20 B1		
03	#03-17 B1	#03-18 C1	#03-19 CDK	#03-20 B1		

18			#17-25	#17-26	
17	#17 B	7-24 11	PH1	PH1	#17-23 B1
16	#1 <i>6</i>	5-24 11	#16-25 C1	#16-26 C1	#16-23 B1
15	SKY TERRACE	#15-24 A1	#15-25 C1a	#15-26 C1	#15-23 B1
14		#14-24 A1	#14-25 C1a	#14-26 C1	#14-23 B1
13	SKY TE	#13-24 A1	#13-25 C1a	#13-26 C1	#13-23 B1
12		#12-24 A1	#12-25 C1a	#12-26 C1	#12-23 B1
11	#11	I-24	#11-25	#11-26	#11-23
	B	I1	C1	C1	B1
10	#10)-24	#10-25	#10-26	#10-23
	B	11	C1	C1	B1
09	#09	7-24	#09-25	#09-26	#09-23
	B	11	C1	C1	B1
08	#08	3-24	#08-25	#08-26	#08-23
	B	11	C1	C1a	B1a
07	#07	7-24	#07-25	#07-26	#07-23
	B	11	C1	C1a	B1a
06	#0 <i>6</i>	5-24 11	#06-25 C1	#06-26 C1a	#06-23 B1a
05	#05-24		#05-25	#05-26	#05-23
	B1		C1	C1a	B1a
04	#04	i-24	#04-25	#04-26	#04-23
	B	11	C1	C1	B1
03	#03	3-24	#03-25	#03-26	#03-23
	B	11	C1	C1	B1
02	#02-24		#02-25	#02-26	#02-23
	AP1a		AP4	BP2	CP1

BLK 8 TAI THONG CRESCENT, SINGAPORE 347842

N	0_255	10	15	25

- 1 INFINITY POOL
- 2 ORIGAMI BOAT SCULPTURE 10 PALM ISLANDS
- 3 ORIGAMI CABANAS
- CHAMPAKA GROVE
- 5 DAYBED LOUNGE
- 6 SPA
- 7 HEATED SPA 8 RAIN SHOWER
- 9 KIDS' POOL
- 11 LEAF GARDEN
 - 12 FERN GARDEN
 - 13 VINTAGE LOUNGE
 - 14 HAMMOCK LOUNGE

- CHANGING & STEAM ROOMS

- 15 CLUB HOUSE - FUNCTION ROOM
- 16 BBQ ALFRESCO DINING

MACPHERSON ROAD

- 17 KIDS' PLAYGROUND - TRAMPOLINE - HOPSCOTCH
- 18 MEDITATION PATIO
- 19 YOGA PATIO
- 20 READING PATIO 21 FOOT REFLEXOLOGY PATIO

22 ROCKING CABANAS

- 23 SKY TERRACES
 - READING GARDEN (BLK 6, LEVEL 5)
 MEDITATION GARDEN (BLK 8, LEVEL 12)
 YOGA GARDEN (BLK 12, LEVEL 5)

LEVEL 2

(RESIDENTIAL)

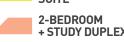
- RELAXATION GARDEN (BLK 14, LEVEL 12)

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BLK 10 TAI THONG CRESCENT, SINGAPORE 347844

LEVEL UNIT	11	12	13	14	15	16
02	#02-11 BD	#02-12 BD	#02-13 BD	#02-14 BD	#02-15 BD	#02-16 BD

1-BEDROOM SUITE



2-BEDROOM

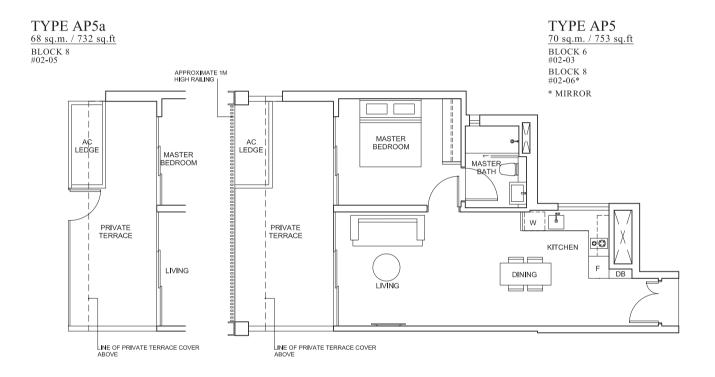


3-BEDROOM



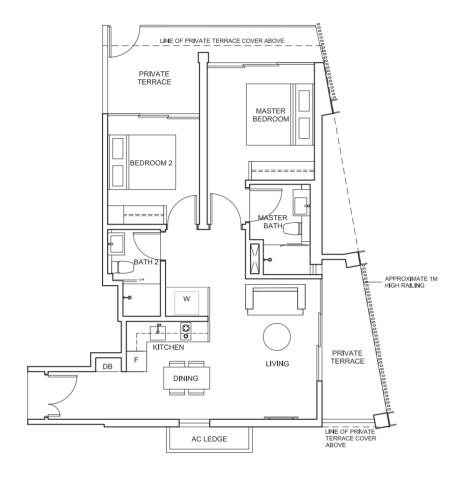
PENTHOUSE SUITE

1-BEDROOM SUITE

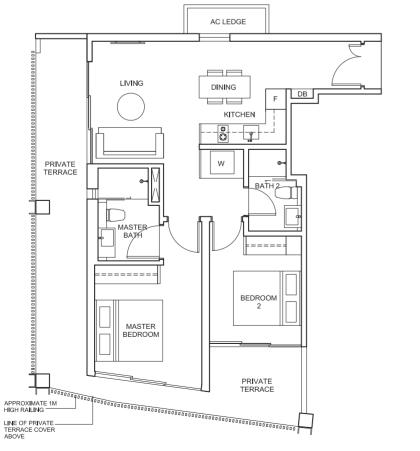


2-BEDROOM SUITE

TYPE BP1 85 sq.m. / 915 sq.ft BLOCK 12 #02-18



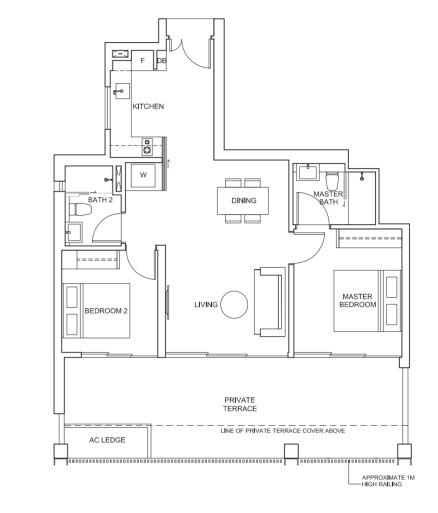
TYPE BP2 91 sq.m. / 980 sq.ft BLOCK 14 #02-26



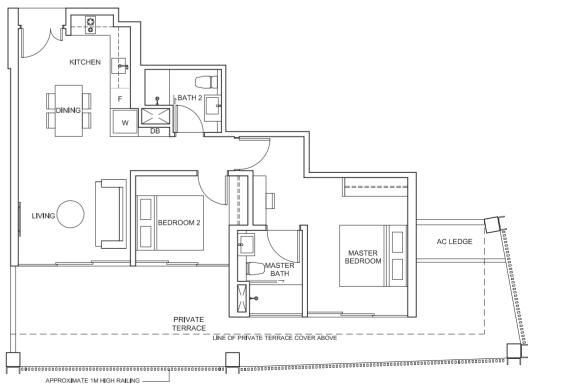
SIZES, QUANTITIES AND SPACING FOR THE RAILING AS INDICATED ARE FOR ILLUSTRATION ONLY AND MAYBE VARIED IN ACTUAL CONSTRUCTION ACCORDING TO THE ARCHITECT'S DISCRETION AND / OR AS REQUIRED BY RELEVANT AUTHORITIES.

2-BEDROOM SUITE

TYPE BP3
100 sq.m. / 1076 sq.ft
BLOCK 12
#02-21

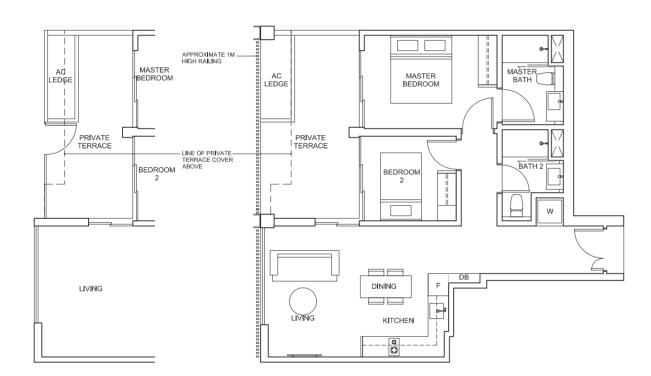


TYPE BP4 104 sq.m. / 1119 sq.ft BLOCK 12 #02-20



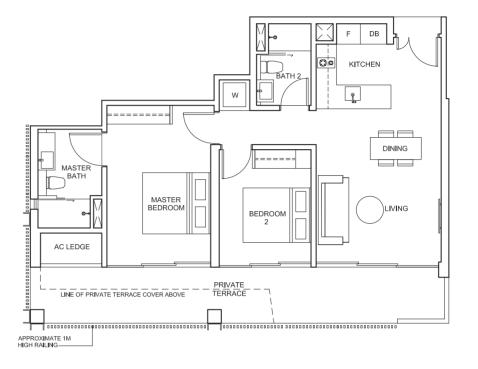
0 0.5 1 2 3 5M SIZES, QUANTITIES AND SPACING FOR THE RAILING AS INDICATED ARE FOR ILLUSTRATION ONLY AND MAYBE VARIED IN ACTUAL CONSTRUCTION ACCORDING TO THE ARCHITECT'S DISCRETION AND / OR AS REQUIRED BY RELEVANT AUTHORITIES.

TYPE BP5a 78 sq.m. / 840 sq.ft BLOCK 8 #02-10 TYPE BP5 80 sq.m. / 861 sq.ft BLOCK 6 #02-02 BLOCK 8 #02-07* * MIRROR

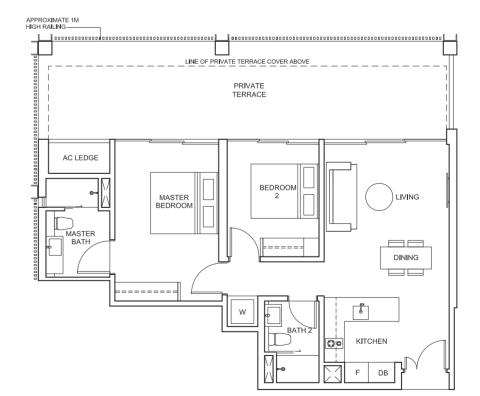


2-BEDROOM SUITE

TYPE BP6a 90 sq.m. / 969 sq.ft BLOCK 6 #02-01

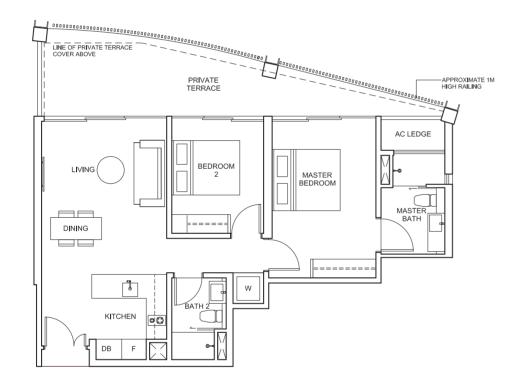


TYPE BP6
105 sq.m. / 1130 sq.ft
BLOCK 8
#02-08



17

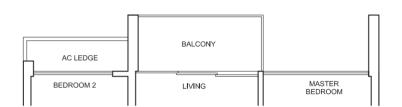
TYPE BP7 90 sq.m. / 969 sq.ft



2-BEDROOM SUITE

TYPE B1a 79 sq.m. / 850 sq.ft BLOCK 12 #12-17 TO #15-17 BLOCK 14 #05-23* TO #08-23*

* MIRROR



TYPE B1 79 sq.m. / 850 sq.ft BLOCK 12

#03-17 TO #11-17 #16-17 TO #17-17 #03-20* TO #04-20* #09-20* TO #17-20*

BLOCK 14 #03-23* TO #04-23* #09-23* TO #17-23* #03-24 TO #11-24 #16-24 TO #17-24

* MIRROR

AC LEDGE BEDROOM 2 MASTER BEDROOM LIVING |-----DINING MASTER 1 BATH KITCHEN

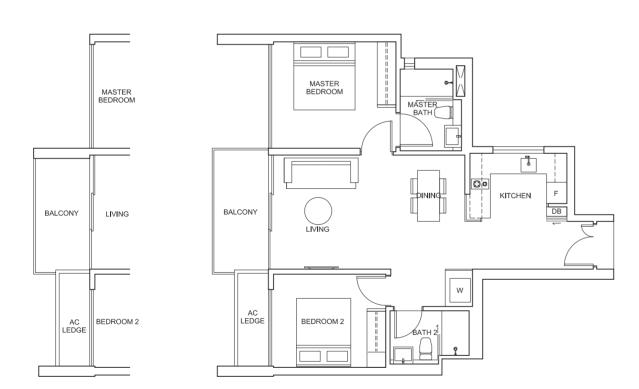
BALCONY

TYPE B2a 78 sq.m. / 840 sq.ft BLOCK 6 #12-04* TO #15-04* BLOCK 8 #05-10 TO #08-10 * MIRROR

TYPE B2 78 sq.m. / 840 sq.ft BLOCK 6 #03-03 TO #04-03 #09-03 TO #17-03 #03-04* TO #11-04* #16-04* TO #17-04*

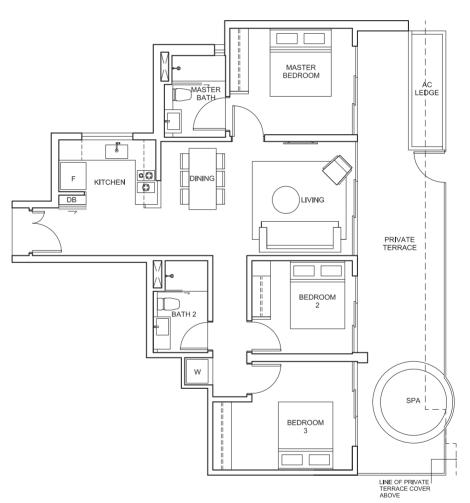
BLOCK 8 #03-07* TO #11-07* #16-07* TO #17-07* #03-10 TO #04-10 #09-10 TO #17-10

* MIRROR



3-BEDROOM SUITE,

TYPE CP2 118 sq.m. / 1270 sq.ft



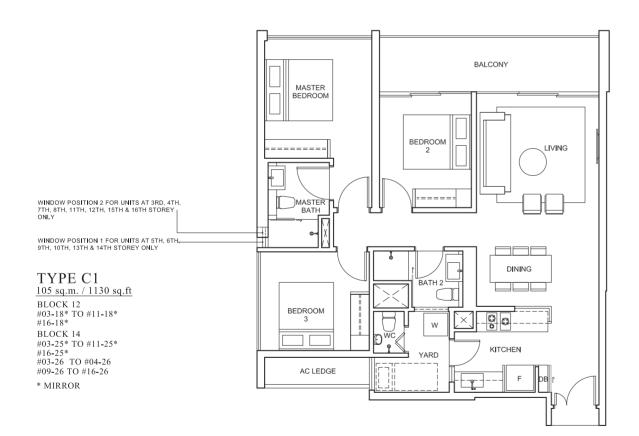
3-BEDROOM SUITE

TYPE C1a 105 sq.m. / 1130 sq.ft

BLOCK 12 #12-18* TO #15-18* BLOCK 14 #05-26 TO #08-26 #12-25* TO #15-25*

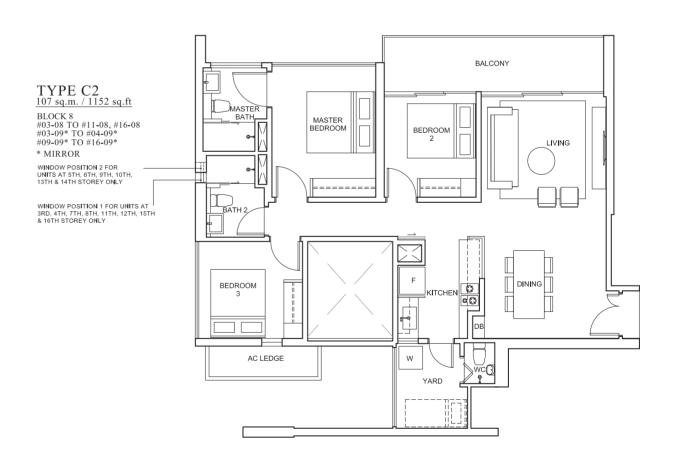
* MIRROR





3-BEDROOM SUITE



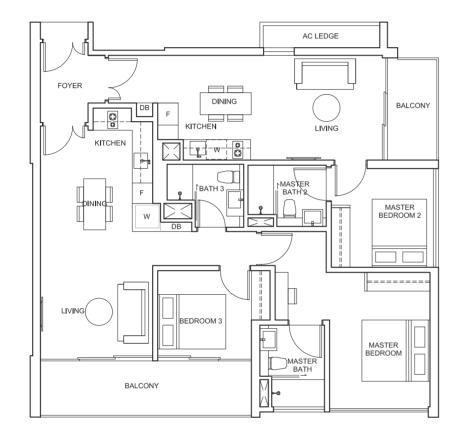


23

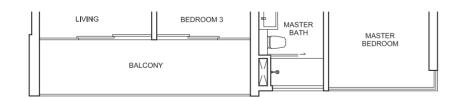
3-BEDROOM DUAL-KEY SUITE

TYPE CDK

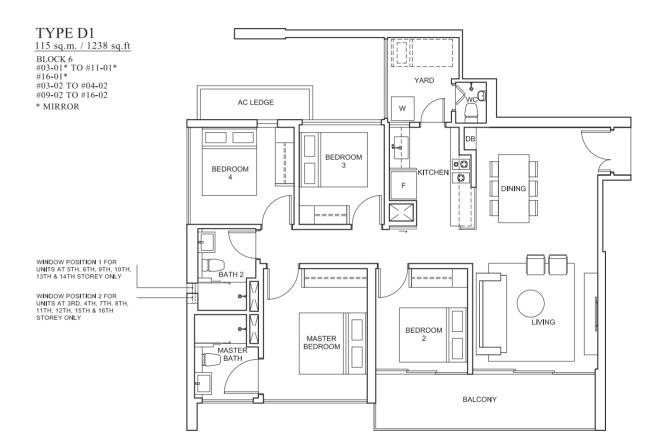
128 sq.m. / 1378 sq.ft BLOCK 12 #03-19 TO #04-19 #09-19 TO #16-19



TYPE CDKa 128 sq.m. / 1378 sq.ft BLOCK 12 #05-19 TO #08-19



4-BEDROOM SUITE



TYPE D1a
115 sq.m. / 1238 sq.ft
BLOCK 6
#05-02 TO #08-02
#12-01* TO #15-01*
* MIRROR

BEDROOM
2

LIVING
BEDROOM
2

BEDROOM
BATH
BATH
BATH
BATH
BEDROOM

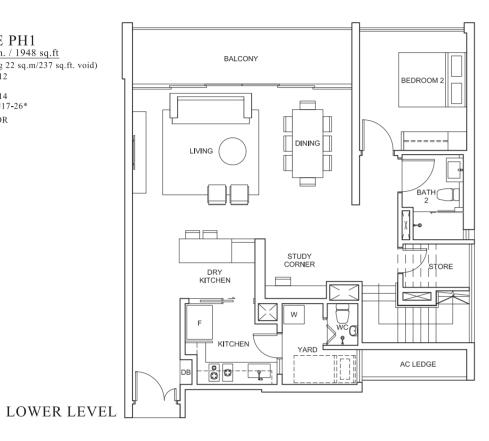
0 0.5 1 2 3 5M

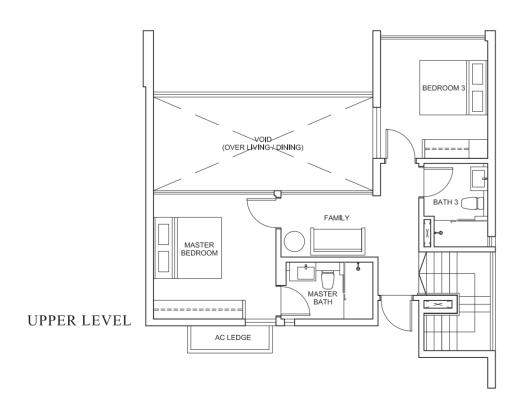
(3-BEDROOM+FAMILY+STUDY)

TYPE PH1

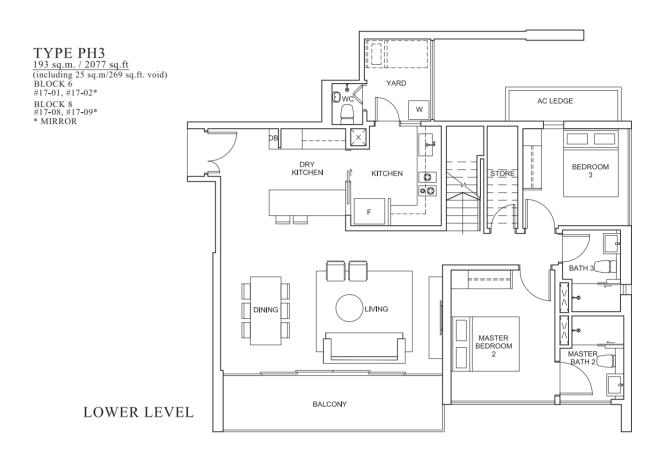
181 sq.m. / 1948 sq.ft
(including 22 sq.m/237 sq.ft. void)
BLOCK 12
#17-18
BLOCK 14 #17-25, #17-26*

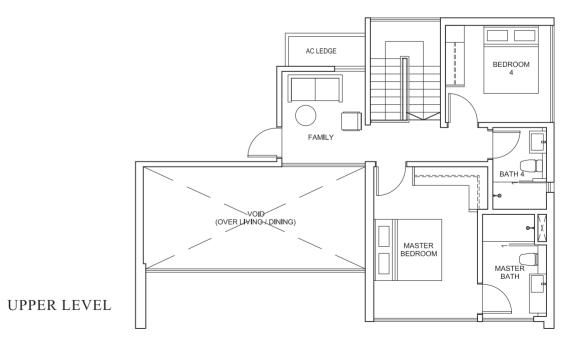
* MIRROR





(4-BEDROOM+FAMILY)







SICAPORE'S TRUSTED PROPERTY PIONEER elopments Limited (CDL) is pioneer. It is a Singapore listed

Established in 1963, City Developments Limited (CDL) is Singapore's leading property pioneer. It is a Singapore listed international property and hotel conglomerate involved in real estate development and investment, hotel ownership and management, facilities management, as well as hospitality solutions.

CDL's extensive global network spans over 350 subsidiaries and associated companies, five of which are listed on notable stock exchanges in New Zealand, Hong Kong, London and the Philippines. The Group owns and manages a portfolio of residential and investment properties, in addition to hotels, across Asia, Europe, Middle East, North America and New Zealand/Australia.





As one of Singapore's biggest landlords, CDL owns over 7.8 million square feet of floor/lettable area of office, industrial, retail, residential and hotel space here and abroad. Its impressive track record boasts of over 30,000 luxurious and

As a socially responsible corporation, CDL is fully committed to environmental sustainability. For over a decade, it has been championing the development of Green Building in Singapore through innovation, taking the lead in shaping Singapore's built environment.

quality homes catering to a wide range of market segments.

CDL is the first Singapore corporation to be listed on three of the world's sustainability benchmarks: the FTSE4Good Index Series (since 2002), the Global 100 Most Sustainable Corporations in the World (since 2010) and the Dow Jones Sustainability Indexes (since 2011).

1. FOUNDATION

Secant pile wall and/or diaphragm wall with cast in-situ bored piles and/or driven pre-cast reinforced concrete piles in accordance with Singapore Standard

2. SUPERSTRUCTURE

Pre-cast and/or cast in-situ reinforced concrete structure and/or composite steel encased columns structure in accordance with Singapore Standard and British Standard

- a. External Walls: Reinforced concrete and/or precast concrete panel and/or blockwall
- b. Internal Walls: Masonry and/or lightweight concrete panels and/or in-situ and/or pre-cast reinforced concrete wall and/or drywall partition system and/or glass partition.

- a. Flat Roof: Reinforced concrete roof with adequate screed with appropriate insulation and waterproofing system
- b. Curve Roof: Metal roof system and/or reinforced concrete and/or steel beam with appropriate insulation and waterproofing system

- a. Foyer, Corridors leading to Bedrooms, Bathrooms, Kitchen, Dry Kitchen, W.C.: False ceiling and/or box-up to designated area and/or concrete slab with skim coat with
- b. Living, Dining, Bedrooms, Family, Study Area, Yard, Underside of Internal Staircase for Penthouse Suite Concrete slab with skim coat and/or ceiling box-up to designated area with paint finish
- c. Balcony, Private Terrace, Store: Concrete slab with skim coat and/or ceiling box-up to designated area with naint finish

6. FINISHES

a. Walls

- Balcony Private Terrace AC Ledge External Walls: Exterior paint finish and/or exterior concrete paint stain on exposed surface only
- Bedrooms, Family, Study Area, Yard, Store: Paint finish to exposed surface only
- Bathrooms, W.C.: Tiles up to false ceiling height and on
- Kitchen/Dry Kitchen: Paint finish and/or tiles/or backsplash to match kitchen top to exposed areas only

Note: No tiles/stone work behind kitchen cabinet, bathroom cabinet, vanity cabinet, mirror and above false ceiling. Wall surface above the false ceiling level will be left in its original bare condition. All wall finishes shall be terminated at false ceiling level. No tiles on plinth below kitchen cabinet.

- i. Foyer, Living, Dining, Kitchen, Bathrooms, Yard, W.C., Balcony, Family, Study Area, Corridor leading to Bedrooms: Tiles and/or stones finishes
- ii. Internal Staircase and Spiral Staircase: Tiles and/or stones and/or timber finishes
- iii Store-Tiles
- iv. Private Terrace: Engineered timber and/or tiles and/ or timber
- v. All Bedrooms: Laminated flooring
- vi. AC Ledge: Cement sand screed
- Note: All floor finishes are to exposed surface area only.

All windows of the apartments will be aluminium-framed with tinted and/or clear glass and/or frosted glass, where appropriate

8. DOORS

- a. Main Entrance: Approved fire-rated timber door
- b. Living/ Dining/ Bedrooms to Private Terrace and Balcony: Powder coated finished aluminium framed sliding and/or swing door and/or fixed glass panel with glazing and/or tinted glazing
- c. Bedrooms, Bathrooms: Timber and/or glass sliding and/ or swing door with louvers, where applicable
- d. Kitchen/Dry Kitchen: Aluminium and/or timber sliding door and/or glass sliding door and/or timber swing door, where applicable
- e. Yard: Aluminium with glass and/or sliding and/or timber swing door
- f. Private Terrace: Metal and/or aluminium and/or glass

- g. Family to Roof (applicable to Penthouse Suite only): Metal
- h. W.C.: PVC bi-fold door with louvers, where applicable i. Store (applicable to Penthouse Suite only): Timber swing
- door with louvers, where applicable Good quality locksets and ironmongery to be provided to

9. SANITARY WARES. FITTINGS AND ACCESSORIES

a. Master Bathroom

- 1 shower cubicle with 1 shower mixer set
- 1 rain shower 1 vanity top
- 1 water closet
- 1 towel rail and/or towel hook
- 1 toilet paper holder

h Other Bathrooms

- 1 shower cubicle with 1 shower mixer set 1 vanity ton
- wash basin with basin mixer 1 water closet
- 1 towel rail and/or towel book
- 1 toilet paper holder
- 1 mirror c W C
- 1 wash basin and tap 1 water closet
- 1 towel rail and/or towel hook 1 toilet paper holder

d Private Terrace

- e. Kitchen/Yard
- 1 sink mixer at Kitchen 1 bib tap (for washing machine)

10. ELECTRICAL INSTALLATION

- a. Electrical wiring below false ceiling within the units shall generally be concealed where possible. Flectrical wiring above false ceiling entrance to DB closet shall be in exposed conduits or trunking.
- All electrical wiring shall be in accordance with current edition of Singapore Standard Code of Practice.
- b. Electrical schedule: Refer to schedule

11. TV/DATA/VOICE OUTLET

12. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard

- a. Internal Walls: Emulsion paint
- b. External Walls: Textured coating paint and/or other approved exterior paint and/or concrete paint stain

Waterproofing shall be provided to floor slabs of Bathrooms, W.C., Kitchen, Yard, Balcony, Sky Terrace, Private Terrace, Swimming Pool, Planters and/or Planter Boxes and Reinforced Concrete Flat Roof

15. DRIVEWAY AND CARPARK

- a. Surface Driveway: Stones and/or pavers and/or tarmac
- b. Basement Carpark and Ramp: Reinforced concrete slab

16. RECREATION FACILITIES

- Level 1
- a Guard House b. Residences Arrival
- c. Shoppes Arrival d. Cascading Water Wall
- e. Landscape Pool f. Forest Walk
- g. Angsana Plaza h. Garden Court

- . Saga Grove
- k. Asoka Grove Pedestrian Access Level 2
- b. Origami Boat Sculpture

- g. Heated Spa
- h Rain Showe
- i Palm Islands
- k. Leaf Garden l. Fern Garden
- m.Vintage Lounge n. Hammock Lounge
- o. Club House i. Function Room
- ii. Gvmnasium iii. Changing & Steam Rooms
- p. BBQ Alfresco Dining q. Kids' Playground
 i. Trampoline
- r Meditation Patio

- t. Reading Patio u. Foot Reflexology Patio v. Rocking Cabanas
- w. Sky Terraces
 i. Reading Garden (Blk 6, Level 5) ii Meditation Garden (RIk 8 Level 12)
- iii. Yoga Garden (Blk 12, Level 5) iv. Relaxation Garden (Blk 14, Level 12)

17. ADDITIONAL ITEMS

a. Kitchen Cabinets

steel sink with mixer. Additional kitchen cabinets in Dry Kitchen are provided for Penthouse Suites.

- b. Kitchen Appliances Cooker hood, cooker hob and built-in oven are provided at the Kitchen
- Fridge integrated with cabinet are provided for 1-Bedroom Suite, 2-Bedroom Suite, 2-Bedroom+Study Duplex and 3-Bedroom Dual-Key Suite
- Standalone fridge is provided for 3-Bedroom Suite fexcept 3-Bedroom Dual-Key Suitel, 4-Bedroom Suite and
- Washer cum dryer combi is provided for 1-Bedroom Suite and within the Kitchen of the 1-Bedroom unit of 3-Bedroom Dual-Key Suite

Quality built-in-wardrobe is provided to all Bedrooms

d. Air Conditioning

Living, Dining, Bedrooms, Family and Study Area,

e. Mechanical Ventilation System

Mechanical ventilation system is provided for Bathroom/W.C., where applicable f. Hot Water

Hot water supply is provided to all Bathrooms, Kitchen and W.C. (shower only) except Yard

g. Town Gas

Town Gas is supplied to all Kitchens

- h. Security System
 Telephony between Basement Floors, 1st and 2nd Storey Lift Lobby to Apartment Units, where applicable, based on a telephone line system (without phone set system)
- Automatic car barrier access system

Closed circuit television system at designated

Proximity card access system to Basement and Lift Lobbies, where applicable

All apartments are equipped with wiring and cable-ready

j. Waste Disposal System Pneumatic waste disposal system is provided at common

area (2nd to 17th Storey Lift Lobby)

k. Hvflux Purified Water System Hyflux Purified Water System is provided to all units. The system will be installed at the kitchen sink with a separate tap (other than the normal tap). Purchasers have to replace cartridge to ensure the water remains clean. An additional white cap to cover the hole of faucet will be

THE VENUE RESIDENCES

f. Materials, Fittings, Equipment, Finishes, Installations

The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market

g. Air-Conditioning System

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the clearing of filters and condensate nines and recharging of refrigerant. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system on a regular basis in order to ensure good working condition of

Timber is a natural material containing grain/yein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the huilder and Vendor

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards. Manufacturing and constructional tolerances are expected.

j. Position and Provision of Power Points, Switches, TV and SCV Outlets and Other Items

and SCV outlets and other items listed in the Flectrical Schedule as may be displayed in the showflat(s) are indicative and for illustration purposes only and subject to our Consultants' design.

The Purchaser will have to pay the annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation

l. Laminated Flooring

Laminated flooring is a manufactured material which contains tonality differences to match natural wood finish.
Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Laminated floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the Builder and Vendor

Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to ake up home insurance covering glass breakage to cover

n. Mechanical Ventilation System

To ensure good working condition of the mechanical ventilation system for the exhaust system, the system has to be maintained by the Purchaser on a regular basis.

o. False Ceiling

The space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purpose. Ceiling works would be required if removal of equipment is needed. Location of false ceiling is subject to Architect's sole discretion and final design.

p. Prefabricated Bathrooms

Certain Bathrooms and W.C. may be of prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended, as they will compromise the waterproofing warranty.

ELECTRICAL SCHEDULE

e. Warranties

NOTES:

a Wall

h Marble and Granite

No tiles behind kitchen cabinets, bathroom cabinets,

mirrors and above false ceiling. Wall surface above the

false ceiling level will be left in its original bare condition

veins with tonality differences. There will be colour and

and incorporated impurities. While such materials can be

marble or granite as well as non-uniformity between

Granite tiles are pre-polished before laying and care has been taken for their installation. However granite, being a

much harder material than marble cannot be re-polished after installation. Hence some differences may be felt at

the joints. The tonality and pattern of the marble or granite

The Purchaser is liable to pay annual fee, subscription fee

and such other fees to the StarHub Cable Vision Ltd (SCV)

respective subscription channels and/or internet access.

and/or internet service providers (ISP) or any other

relevant party or any other relevant authorities. The

of the said parties for the service connection for their

d. Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical

Lavout/location of wardrohes kitchen cabinets fan coil

Points, Fittings, Wares and Plaster Ceiling Boards

boards are subject to Architect's sole discretion and

Where warranties are given by the manufacturers and/or

contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the

Unit/Building, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit/Building is delivered to the Purchaser.

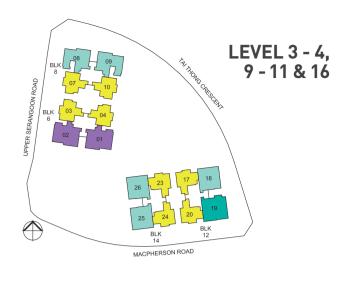
pieces cannot be totally avoided.

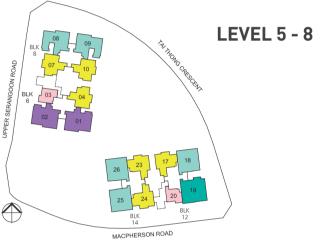
c. Cable Television and/or Internet Access

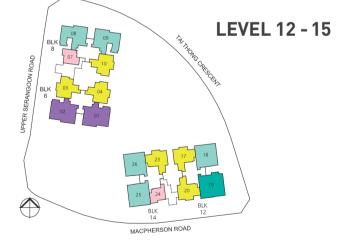
Marble and granite are natural stone materials containing

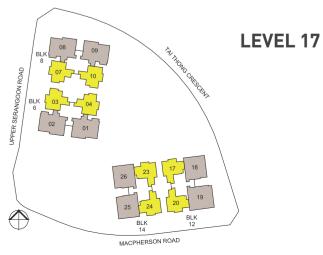
	TYPE										
DESCRIPTION	A1 / A2	AP1 / AP1a / AP2 / AP3 / AP4 / AP5 / AP5a	B1 / B1a / B2 / B2a	BP1/BP2/BP3/ BP4/BP5/BP5a/ BP6/BP6a/BP7	BD	C1 / C1a / C2 / C2a	CP1 / CP2	CDK / CDKa	D1 / D1a	PH1	PH2 / PH3
Lighting Point	4	5	7	8	9	10	9	13	10	14	16
13A Switch Socket Outlet	9	10	13	14	14	16	17	22	18	15	18
TV Point	2	2	3	3	3	4	4	5	5	4	5
ata/Voice Outlet	2	2	3	3	3	4	4	5	5	4	5
Bell Point	1	1	1	1	1	1	1	1	1	1	1

STOREY KEY PLANS









ABOVE PLANS NOT DRAWN TO SCALE