

FACT SHEET – NOT FOR CIRCULATION (INTERNAL USE ONLY)

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PROJECT NAME	The Essence
LOCATION	1 Chong Kuo Road Singapore 779830
DEVELOPER	Chong Kuo Development Pte Ltd
DESCRIPTION	Proposed Erection Of 2 Blocks Of 5 Storey Residential Development, Basement Car Park, Communal Facilities And Swimming Pool On Mukim 13 Lot 06293I At Chong Kuo Road (Yishun Planning Area)
DISTRICT	26
SITE AREA	4282.90 Sqm / 46,092 Sqft
LAND TENURE	99 YR LH From 04 May 2018
ESTIMATED TOP	Q4 2021
ESTIMATED LEGAL COMPLETION	6 February 2026 Or 3 Years After The Date Of Delivery Of Vacant Possession Of The Property, Whichever Is Earlier.
TOTAL UNITS	84
CAR PARK LOTS	84 Resident Lots, 8 Visitor Lots, 2 Accessible Lots
NO OF LIFTS	2 Lifts Per Block
REFUSE CHUTES	2 Chutes per Block
CONSULTANT DETAILS:	
ARCHITECT	Park + Associates Pte Ltd
CIVIL & STRUCTURAL ENGINEER	ECAS Consultants Pte Ltd
MECH & ELECTRICAL ENGINEER	United Project Consultants Pte Ltd
LANDSCAPE CONSULTANT	COEN Design International Pte Ltd
DEVELOPER'S SOLICITOR	Allen & Gledhill LLP

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RECREATIONAL FACILITIES	40m Lap Pool, Pool Deck, Kids Pool, Pool Pavilion, Changing Room, BBQ Pavilion, Contemplation Court, Serenity Court, Lawn, Gym, Bicycle Parking, Drop Off				
PROJECT ACCOUNT	MALAYAN BANKING BERHAD FOR PROJECT ACCOUNT NO 04013020330 OF CHONG KUO DEVELOPMENT PTE LTD				
WHITE GOODS	Bosch				
SANITARY WARE	Duravit, Hansgrohe				
WATER HEATER	TBC				
KITCHEN TABLE-TOP	Quartz Top				
BATHROOM TABLE-TOP	Quartz Top				
COOKER	Induction/Gas Hob - Bosch				
FLOOR FINISHING					
FOYER/LIVING/DINING/STUDY	Porcelain Tiles				
BEDROOM	Engineered Timber Strips				
KITCHEN	Porcelain Tiles				
PROVISIONS	1+S	2BR	2BR-P	3BR	3BR-P
Induction Hob	✓	✓	✓		
Gas Hob				✓	✓
Fridge	✓	✓	✓	✓	✓
Washer/Dryer	✓	✓	✓	✓	✓
Convection Oven	✓	✓	✓	✓	✓
CEILING HEIGHTS					
TYPICAL UNITS	2450/2900				
PES/BALCONY	2900/3300-5400				
PENTHOUSE UNITS	2450/3200/3900-4800				

PROJECT IN-CHARGE : **JOSEPH CHEW** **93217 7882**
 KENN TOK **9488 4490**
 BRIAN YEO **9768 6665**

UNIT MIX

TYPE	SIZE (sqft)	No. of units	%	Est. Maint	
A1	538	4	4.8%		1 Bed + Study
A1-R	689	2	2.4%		
A2	538	4	4.8%		
A2-R	581	2	2.4%		
B1	624	8	9.5%		2 Bed + 1 Bath
B1-R1	753	2	2.4%		
B1-R2	786	2	2.4%		
B2	700	8	9.5%		2 Bed + 2 Bath
B2-R1	904	2	2.4%		
B2-R2	893	2	2.4%		
B2a	700	2	2.4%		
B2a-G	700	2	2.4%		
B3	732	8	9.5%		
B3-R	1001	4	4.8%		
B3a	732	2	2.4%		
B3a-G	732	2	2.4%		
B4	689	2	2.4%		
B4-G	689	2	2.4%		
B5	818	2	2.4%		
B5-G	818	2	2.4%		
C1	1076	4	4.8%		3 Bed
C1-R	1389	2	2.4%		
C1-a	1044	2	2.4%		
C1a-G	1044	2	2.4%		
C2	1259	4	4.8%		3 Bed Premium
C2-R	1679	2	2.4%		
C2a	1227	2	2.4%		
C2a-G	1227	2	2.4%		

84 100.0%

2BR Premium Type B2

700sqft / 65sqm

#03-04, #04-04 (mirror)

#03-16, #04-16 (mirror)

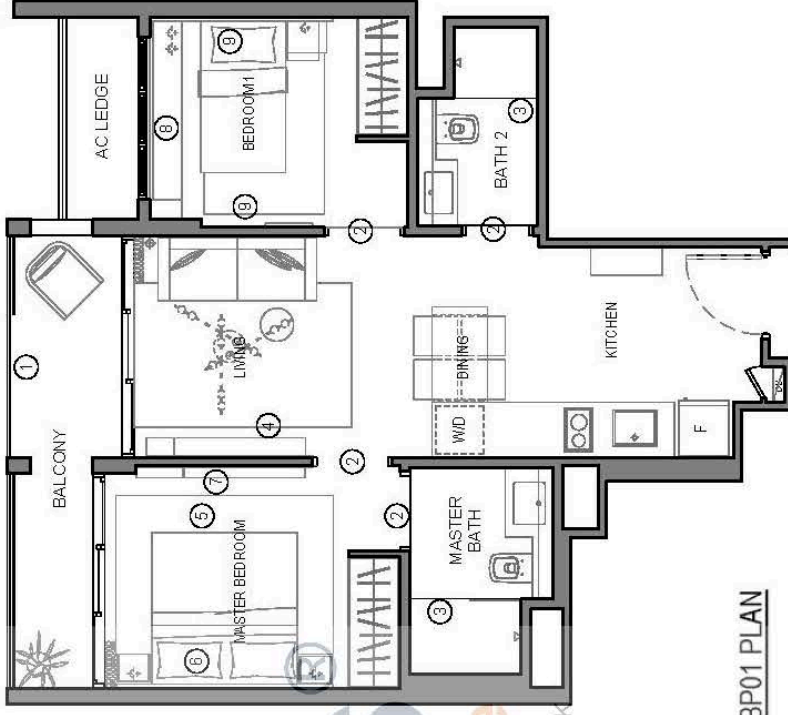
#03-06, #04-06 #03-14,

#04-14

Layout according to BP



Show Unit Plan



LIST OF DIFFERENCES BETWEEN SHOW UNIT AND BP01 PLAN

NO	SHOWUNIT DESCRIPTION
1	Balcony glass railing partially not installed
2	Timber swing door not installed
3	Shower swing glass door not installed
4	Living room TV console & wall panels installed as ID treatment
5	Master bedroom ceiling drop by 100mm & cove light as ID treatment
6	Master bedroom headboard feature installed as ID treatment
7	Master bedroom ledge, shelves and wall panel installed as ID treatment
8	Bedroom 1 ceiling drop by 400mm & cove light as ID treatment



ESTATE AGENT LICENCE NO.: L3008899K

HUTTONS ASIA PTE LTD

KEY SELLING POINTS

1. Easily accessible via Major roads, SLE, BKE, CTE & TPE Expressway
2. Walk to Future Springleaf MRT Station.
3. Pent up demand Limited supply of new condos in this area.
4. Functional layout with optimum space usage.
5. First mover advantage- future development lands at nearby.
6. Excellent connectivity & accessibility via major Expressway: Central Expressway (CTE), Bukit Timah Expressway (BKE), Seletar Expressway (SLE), Tampines Expressway & public transport system
7. Near Springleaf Nature Park, Upper & Lower Seletar reservoir Park
8. Conveniently access within minutes drive to Northpoint Mall, Junction 9, Sembawang Shopping Centre & Thomson Plaza
9. Near to Woodlands Regional Centre, Seletar Regional Centre, Aerospace and Punggol Upcoming Business Clusters.
10. Short drive to Changi Airport & Future Woodlands North Station which linked to Johor-Singapore RTS.

AMENITIES		
MRT Stations	Approximate Linear Distance	Estimate Time to arrive
Springleaf MRT	0.55km	7mins
Parks	Approximate Distance (km)	Estimate Time to arrive
Springleaf Nature Park	0.3km	4mins
Springside Park	0.4km	6mins
Thong Soon Green Playground	0.5km	6mins
Springleaf Ave Playground	0.7km	9mins
Brook's Park	0.8km	10mins
Upper Seletar Reservoir Park	0.9km	2mins
Lower Seletar Reservoir Park	2.3km	5mins
Other Amenities	Approximate Linear Distance	Estimate Time to arrive
Mandai Executive Golf Course	0.9km	2mins
Sembawang Golf Course	2km	5mins
Orchid Golf & Country Club	4km	6mins
Seletar Country Club Golf Coure	7.5km	13mins
Singapore Zoo	6.9km	12mins
Seletar Aerospace	7.2km	13mins

AMENITIES

Markets & Food Centres	Approximate Distance (km)	Estimate Time to arrive
Verdure Cafe	0.2km	3mins
Yishun Cycling Route	0.1km	2mins
Soon Kee Porridge	0.3km	4mins
Hakka Ampang Yong Tau Fu	0.5km	6mins
Sher Casual Dining & Bar	0.3km	4mins
Wine Mansion, Hong Heng Mansion	40m	1min
Nessea KTV Karaoke Lounge	0.6km	7mins
Ngee Fou Restaurant	0.4km	5mins
Wong Chiew Restaurant	0.2km	3mins
The Famous Kichen	1m	1min
Wine Mansion	1m	1min
Top 73+1 Fishball Legacy	0.5km	6mins
Thia Hao Chi Mookata	0.6km	7mins
Meeras Curry Banana Leaf Restaurant	0.5km	6mins
Pesto N Pine Pte Ltd	1m	1min
Thompson Curry	0.2km	3mins
Beancurd City	0.3km	4mins
33 Sembawang Eating House	0.3km	4mins
Xian Seafood	0.4km	5mins
Golden Ladle	0.4km	5mins
Markets & Food Centres	Approximate Distance (km)	Estimate Time to arrive
Domino,s Pizza (Sembawang)	0.3km	4mins
Hilltop Cafe	0.4km	6mins
Curry Fish Head Sg	0.4km	6mins

BUS SERVICES AVAILABLE

BUS SERVICE	TO
860	Yishun Ave 2, Yishun Ave 9, Yishun Ring Rd, Yishun Ave3, Sembawang Rd, Upper Thomson Rd, Yio Chu Kang Rd, Ang Mo Kio Ave 5, Ang Mo Kio Ave 6, Ang Mo Kio Ave 8,
167	Bukit Merah Central, Jalan Bukit Merah, Kampong Bahru Rd, Eu Tong Sen Street, Cantonment Rd, Anson Road, Cecil Street, Fullerton Road, Esplanade Drive, Stamford Rd, Orchard Rd, Penang Rd, Somerset, Orchard Turn, Scotts Rd, Newton Rd, Thomson Rd, Upper Thomson Rd, Sembawang Rd, Canberra Link, Canberra Rd
169	Ang Mo Kio Ave 8, Ang Mo kio Ave 3, Ang Mo Kio Ave 1, Upper Thomson Rd, Sembawang Rd, Yishun Ave 3, Yishun Ave 2, Canberra link, Admiralty Rd East, Admiralty Rd West, Woodland Ave 8, Woodland Ave 9, Woodland Ave 2
980	Lorong 1 Geylang, Kallang Rd, Crawford Street, North Bridge Rd, Jalan Sultan, Beach Road, Middle Rd, Victria Street, Rochor Rd, Rochor Canal Rd, Bukit Timah Rd, Kampong Java Rd, Thomson Rd, Upper Thomson Rd, Sembawang Rd, Sembawang Ave, Sembang Drive, Canberra Rd.
167E	Anson Rd, Cecil Street, Fullerton Rd, Esplanade Drive, Stamford Road, Orchard Road, Penang Rd, Somerset road, Orchard Turn, Scotts Rd, Newton Rd, Upper Thomson Rd, Sembawang Rd, Canberra Link, Canberra Rd.

UNIT DISTRIBUTION CHART

UNIT TYPES

1 Bedroom + Study	538 - 689 sq ft
2 Bedroom	624 - 786 sq ft
2 Bedroom Premium	700 - 1001 sq ft
3 Bedroom	1044 - 1389 sq ft
3 Bedroom Premium	1227 - 1679 sq ft

NORTH BLOCK

	1	2	3	4	5	6	7	8	9	10
5TH	B1-R2 (786 sqft)	C2-R (1679 sqft)	B3-R (1001 sqft)	B2-R2 (893 sqft)	A1-R (689 sqft)	B2-R1 (904 sqft)	B3-R (1001 sqft)	C1-R (1389 sqft)	B1-R1 (753 sqft)	A2-R (581 sqft)
4TH	B1 (624 sqft)	C2 (1259 sqft)	B3 (732 sqft)	B2 (700 sqft)	A1 (538 sqft)	B2 (700 sqft)	B3 (732 sqft)	C1 (1076 sqft)	B1 (624 sqft)	A2 (538 sqft)
3RD	B1 (624 sqft)	C2 (1259 sqft)	B3 (732 sqft)	B2 (700 sqft)	A1 (538 sqft)	B2 (700 sqft)	B3 (732 sqft)	C1 (1076 sqft)	B1 (624 sqft)	A2 (538 sqft)
2ND		C2a (1227 sqft)		B2a (700 sqft)	B4 (689 sqft)		B3a (732 sqft)	C1a (1044 sqft)		B5 (818 sqft)
1ST		C2a-G (1227 sqft)		B2a-G (700 sqft)	B4-G (689 sqft)		B3a-G (732 sqft)	C1a-G (1044 sqft)		B5-G (818 sqft)

SOUTH BLOCK

	11	12	13	14	15	16	17	18	19	20
5TH	B1-R2 (786 sqft)	C2-R (1679 sqft)	B3-R (1001 sqft)	B2-R2 (893 sqft)	A1-R (689 sqft)	B2-R1 (904 sqft)	B3-R (1001 sqft)	C1-R (1389 sqft)	B1-R1 (753 sqft)	A2-R (581 sqft)
4TH	B1 (624 sqft)	C2 (1259 sqft)	B3 (732 sqft)	B2 (700 sqft)	A1 (538 sqft)	B2 (700 sqft)	B3 (732 sqft)	C1 (1076 sqft)	B1 (624 sqft)	A2 (538 sqft)
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Notes:

- (a) 1st storey (G) are high ceiling units with 4.7m internal clear ceiling height
- (b) 5th storey (R1/R2) are units with strata void area
- (c) * denotes void area that is included in the total strata area



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|-------------------------|------------------------------|-------------------------------|---------------------|
| A DROP OFF POINT | F BBQ PAVILION | K BICYCLE PARKING | P BIN CENTRE |
| B 40M LAP POOL | G GYM | L PEDESTRIAN SIDE GATE | |
| C KIDS POOL | H CONTEMPLATION COURT | M COVERED LINKWAY | |
| D POOL PAVILION | I SERENITY COURT | N GUARDHOUSE | |
| E POOL DECK | J LAWN | O SUBSTATION | |