

<b>Project Name</b>	Baywind Residences																																
<b>Developer</b>	Baywind Properties Pte Ltd																																
<b>Land Area</b>	1719.40 sqm																																
<b>Tenure of Land</b>	Freehold																																
<b>Address</b>	95 Lor N Telok Kurau																																
<b>Project Description</b>	A block of 5 Storey Residential Flats																																
<b>Total No. of units</b>	24 units																																
<b>Architect</b>	JGP Architecture (S) Pte Ltd																																
<b>Project ID</b>	JGP Architecture (S) Pte Ltd																																
<b>Showflat ID</b>	2 <sup>nd</sup> Edition Pte Ltd																																
<b>M &amp; E Consultant</b>	Elead Associates Pte Ltd																																
<b>C&amp;S Consultant</b>	KCL Consultants Pte Ltd																																
<b>Conveyancing Solicitor</b>	Rajah & Tann Singapore LLP																																
<b>Unit Mix</b>	<table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr style="background-color: #333; color: white;"> <th style="text-align: center;">Bedroom Type</th> <th style="text-align: center;">Unit Type</th> <th style="text-align: center;">No. of Units</th> <th style="text-align: center;">Unit Size (m2)</th> </tr> </thead> <tbody> <tr> <td>3 + 1 Bedroom (2<sup>nd</sup> – 5<sup>th</sup> Floor)</td> <td style="text-align: center;">A1</td> <td style="text-align: center;">4</td> <td style="text-align: center;">9xx sqft</td> </tr> <tr> <td>3 + 1 Bedroom (2<sup>nd</sup> – 5<sup>th</sup> Floor)</td> <td style="text-align: center;">A2</td> <td style="text-align: center;">4</td> <td style="text-align: center;">9xx sqft</td> </tr> <tr> <td>3 + 1 Bedroom (2<sup>nd</sup> – 5<sup>th</sup> Floor)</td> <td style="text-align: center;">B1</td> <td style="text-align: center;">4</td> <td style="text-align: center;">10xx sqft</td> </tr> <tr> <td>3 + 1 Bedroom (2<sup>nd</sup> – 5<sup>th</sup> Floor)</td> <td style="text-align: center;">B2</td> <td style="text-align: center;">4</td> <td style="text-align: center;">10xx sqft</td> </tr> <tr> <td>4 + 1 Bedroom (2<sup>nd</sup> – 5<sup>th</sup> Floor)</td> <td style="text-align: center;">C1</td> <td style="text-align: center;">4</td> <td style="text-align: center;">12xx sqft</td> </tr> <tr> <td>4 + 1 Bedroom (2<sup>nd</sup> – 5<sup>th</sup> Floor)</td> <td style="text-align: center;">C2</td> <td style="text-align: center;">4</td> <td style="text-align: center;">13xx sqft</td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;"><b>24</b></td> <td></td> </tr> </tbody> </table> <p>* To be updated based on Surveyor's Strata Area Submission</p>	Bedroom Type	Unit Type	No. of Units	Unit Size (m2)	3 + 1 Bedroom (2 <sup>nd</sup> – 5 <sup>th</sup> Floor)	A1	4	9xx sqft	3 + 1 Bedroom (2 <sup>nd</sup> – 5 <sup>th</sup> Floor)	A2	4	9xx sqft	3 + 1 Bedroom (2 <sup>nd</sup> – 5 <sup>th</sup> Floor)	B1	4	10xx sqft	3 + 1 Bedroom (2 <sup>nd</sup> – 5 <sup>th</sup> Floor)	B2	4	10xx sqft	4 + 1 Bedroom (2 <sup>nd</sup> – 5 <sup>th</sup> Floor)	C1	4	12xx sqft	4 + 1 Bedroom (2 <sup>nd</sup> – 5 <sup>th</sup> Floor)	C2	4	13xx sqft			<b>24</b>	
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<b>Facilities</b>	<p>1<sup>st</sup> Storey:                      Bicycle Lots                      Indoor Gym                      Swing Lawn                      Garden Courtyard                      Social Pavilion                      BBQ Area                      Aura Garden                      Healing Garden                      Zen Sanctuary                      Pet's Corner</p> <p>Attic Roof Terrace Level:                      Sunset Deck                      Lagoon Pool (20m x 4m)                      Rain Shower                      Bayfront Oasis                      Alfresco Edge</p>																																
<b>No of Carpark</b>	24 parking lot, 1 handicap lot																																
<b>Expected Date of Vacant Possession</b>	December 2025																																
<b>Expected Date of Legal Completion</b>	December 2028																																
<b>Project Account Details</b>	To be advised																																
<b>Estimated Maint. Fee</b>	To be advised																																

Unique Selling point	
	<ol style="list-style-type: none"> <li>1) Rare freehold development</li> <li>2) Good Location           <ol style="list-style-type: none"> <li>a. 9mins walk away from the upcoming Marine Terrace MRT (U/C)</li> <li>b. Connected to main arterial roads eg. ECP and PIE</li> <li>c. Located near prominent schools (primary to tertiary)               <ul style="list-style-type: none"> <li>• CHIJ (Katong) Primary, Ngee Ann Primary School, Tao Nan School, St. Stephen's Primary School</li> <li>• Victoria School, Victoria Junior College, Temasek Junior College</li> <li>• Temasek Polytechnic, Singapore University of Technology and Design</li> </ul> </li> <li>d. Located along nature parks and park connectors               <ul style="list-style-type: none"> <li>• Siglap Park Connector</li> <li>• Telok Kurau Lorong N Park</li> <li>• Telok Kurau Park</li> <li>• East Coast Park – 6mins cycle</li> </ul> </li> <li>e. Wide accessibility to recreational amenities and food places               <ul style="list-style-type: none"> <li>• Paya Lebar Central, Bugis, MBFC/CBD, Changi Business Park</li> <li>• Jewel Changi Airport, I12 Katong, Parkway Parade, Siglap Cafes, Katong Eateries</li> </ul> </li> </ol> </li> <li>3) Facilities within the development           <ol style="list-style-type: none"> <li>a. Within the small site, a total of 15 facilities have been introduced for both the young and old</li> </ol> </li> <li>4) Unit Types           <ol style="list-style-type: none"> <li>a. General               <ul style="list-style-type: none"> <li>• Seamless transition and connection between the living, dining and balcony areas</li> <li>• Enclosed Kitchen with Gas hob is provided for all units</li> <li>• The walls between all Bedrooms and Living can be hacked away for a more expansive room space. Structural columns and walls located along the periphery of the unit, along the curtain walls and balconies</li> <li>• Household shelter are sufficiently wide to fit a bed inside.</li> <li>• Ceiling-mounted rain shower provided to all Master Bedrooms</li> </ul> </li> <li>b. Unit A1/A2               <ul style="list-style-type: none"> <li>• Air conditioner is provided in the Universal Space and allows buyers to enclose it upon purchase. Alternatively, it can be left unenclosed to be form a more spacious living and dining space</li> <li>• Enclosed kitchen with direct access to balcony</li> </ul> </li> <li>c. Unit B1/B2               <ul style="list-style-type: none"> <li>• Universal Room is enclosed with direct window opening; or can be left opened for a more spacious living and dining space</li> <li>• There are no condenser units located before the bedrooms</li> </ul> </li> </ol> </li> </ol>

	<p>d. Unit C1/C2</p> <ul style="list-style-type: none"><li>• Provision of Junior Master Bedroom with attached Junior Master Bath</li><li>• Provision of walk-in wardrobe at the Master Bedroom</li><li>• Sufficiently large balcony area to place outdoor seating</li><li>• Enclosed kitchen with direct access to balcony</li><li>• For Unit C1 only: Universal Room is located between the bedroom and kitchen – able to be combined to form a larger kitchen space or bedroom</li></ul> <p>5) Branded appliances &amp; Quality home</p> <ul style="list-style-type: none"><li>a. Bosch, Gessi, Roca sanitary fittings and wares</li><li>b. Daikin Air-conditioning System</li><li>c. Yale Digital Lock</li><li>d. Smart Home System with wifi camera and gateway</li><li>e. Non PPVC construction – flexibility in layout</li></ul>
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