



百丽轩

**BELLEWATERS**

EXECUTIVE CONDOMINIUM



*See resort living  
in a different light*

Let me share with you a secret. It's a place where I go to when I need respite from the mundane. It's a place inspired by resort living. And where every day radiates with fun surprises for all. Because this is where fond memories will be made. And they will keep growing fonder through the years. Welcome, everyone, to my secret place: my home, here at Bellewaters.









*The first rays of a new day  
shall gild everything in gold*

百丽轩  
**BELLEWATERS**  
EXECUTIVE CONDOMINIUM

Rivervale Mall  
Rivervale Plaza

Sengkang MRT Station  
Compass Point  
Cheng Lim LRT Station

Sengkang Sports and  
Recreation Centre  
Sengkang Floating  
Wetland

Sengkang Riverside Park  
The Seletar Mall  
(U/C)

Seletar  
Aerospace Park ▶



OCTOBER  
2014

SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

Every day shines with  
new discoveries to explore

5



12 FERNVALE POINT

John and I love the fact that there is a 24-hour food court and supermarket here, to satisfy our late-night hunger pangs or when we prefer to shop for groceries without the crowds.

19



26 RIVERVALE PLAZA

I happened to be in the vicinity and was pleasantly surprised to discover great deals and interesting shops here! There's even a wet market for fresh produce!



6 SELETAR  
AEROSPACE PARK

A couple of my neighbours work at the nearby Seletar Aerospace Park. With major companies like Rolls-Royce, Bell Helicopters and more located there, it's not surprising. After all, it's only a couple of minutes' drive away.

13



20 SENGKANG  
SPORTS CENTRE

It's a short stroll away to enjoy so many activities under one roof. I went for my dance lessons at the community club while John took the kids to play at the fun waterslides. We met later for a meal, and then took the scenic route along the river, back home.

27



7

14



28



1 COMPASS POINT

Just one LRT stop away, Compass Point has everything for everyone! The kids can visit the library while I do my manicure and John grabs a coffee at the cafe. It's also an integrated transport hub, so that's pretty convenient for everyone.

8



15 NAN CHIAU PRI SCH

It's a boon to be within 1-km of such a well-established school. The kids love their school and they don't have to travel far for quality education.

22



29

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9



16

23



30 SENGKANG  
RIVERSIDE PARK

It's so relaxing to take an evening stroll with the family here. The large open spaces also attract many kite flyers. Next week, we'll be doing some kite flying of our own!



3 HORSE RIDING

We wanted the kids to try something new so we decided on horse riding at nearby Gallop Stable in Punggol. It was fun, boosted their confidence and the kids really enjoyed it!

10



17 WATERWAY POINT

We hear that it's going to offer 24-hour shopping, dining and entertainment, all by the waterfront! There's also a library, community club, cinemas and more! We can hardly wait!

24



31 LORONG HALUS  
WETLAND

We make sure that the kids have an appreciation for the world around us. What better way than a field trip to observe birds and other wildlife in their natural habitat?



4 PUNGGOL  
WATERWAY PARK

We decided to cycle to Punggol Waterway Park today! It was fun exploring the different areas of the waterway park! I loved the Heritage Zone, the kids enjoyed the water playground, and John managed to snap many beautiful shots.

11



18 THE SELETAR MALL

It's connected to Fernvale LRT station and is going to have one third of its floor space dedicated to food! As a foodie, John is eagerly awaiting its opening to try all its selections!

25



NOVEMBER 2014

03 MONDAY

It's hard to imagine nature still exists in concrete jungle Singapore. So imagine my delight that just down the road, there's a river teeming with flora and fauna! The parks and nature spots around Sengkang and Punggol are also conveniently linked via scenic park connectors. It makes it very easy to embark on a family cycling trip to visit each and every one of them. From the floating island in the Punggol Reservoir, right up to the seafront Punggol Point Park, it's always a joy to get close to nature. Especially when nature is so close to us.

04 TUESDAY

05 WEDNESDAY

06 THURSDAY

07 FRIDAY

08 SATURDAY

09 SUNDAY

*Nature brightens up the surroundings*





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# NOVEMBER 2014

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10 MONDAY

11 TUESDAY

*Convenience radiates from home*

12 WEDNESDAY

It's so nice when I can enjoy a home that's inspired by luxury resorts. And it's also really fantastic to know that all I need is conveniently close to my home here at Bellewaters!



13 THURSDAY



14 FRIDAY

It's hot today so we're planning to do some mall hopping around our vicinity. From the cool comfort of the LRT, we can easily access all the malls, from Compass Point to Rivervale Plaza. We shopped for everything under the sun, dined at family-friendly restaurants and enjoyed cool beverages and yummy cakes at the cafes. And with two upcoming major malls, Waterway Point and The Seletar Mall, this area is just going to get more exciting!

15 SATURDAY

I've never realised how well-connected this place is until my colleague mentioned it! And it's true, there are two LRT stations within walking distance. Just one stop away is the Sengkang integrated bus and MRT interchange for seamless connections and greater accessibility to the city centre! What's more we are just a short drive away from the Tampines Expressway.

16 SUNDAY





NOVEMBER 2014

17 MONDAY

*A home inspired by the  
most luxurious of resorts*

18 TUESDAY

19 WEDNESDAY

Bellewaters is the Executive Condominium that perfectly incorporates the resort home concept into its design. I love how natural light is cleverly manipulated into reflecting off the lush landscape to create a tranquil environment for me and my family. Different levels are also used to simulate nature's contours, while water is generously used in the landscaping design to tie all the facilities together. So whether I am relaxing poolside or in the impressive 50m Infinity Pool, it will always feel like I am in a modern boutique water resort that's embraced by nature.

20 THURSDAY

21 FRIDAY

22 SATURDAY

23 SUNDAY



Artist's Impression



NOVEMBER 2014

24 MONDAY

25 TUESDAY

26 WEDNESDAY



27 THURSDAY



You can really appreciate how much thought and effort have gone into creating the resort feel. Facilities are designed to blend seamlessly with nature. At night, we love how the whole place takes on a magical feel, with towers of light that create dramatic spaces around the pool and all the lush landscaping.

28 FRIDAY



At every great resort, there are always plenty of activities to keep the kids busy. Bellewaters is of no exception. After a game of tennis, the kids head off to the playground that is specially designed to allow imagination, discovery, learning and to invoke a sense of adventure. After which, family bonding continues as we chill at the Family Pool and wind down the day's activities with a fun dinner at the Family BBQ area.

29 SATURDAY

30 SUNDAY





A lush bamboo garden with a wooden deck, a small stream, and modern buildings in the background. The scene is a modern urban oasis with tall bamboo stalks, a wooden walkway, and a small stream with reeds. In the background, modern high-rise buildings are visible under a clear sky.

DECEMBER 2014

01 MONDAY

02 TUESDAY

03 WEDNESDAY

*Tranquility sparkles like  
light across the waters*

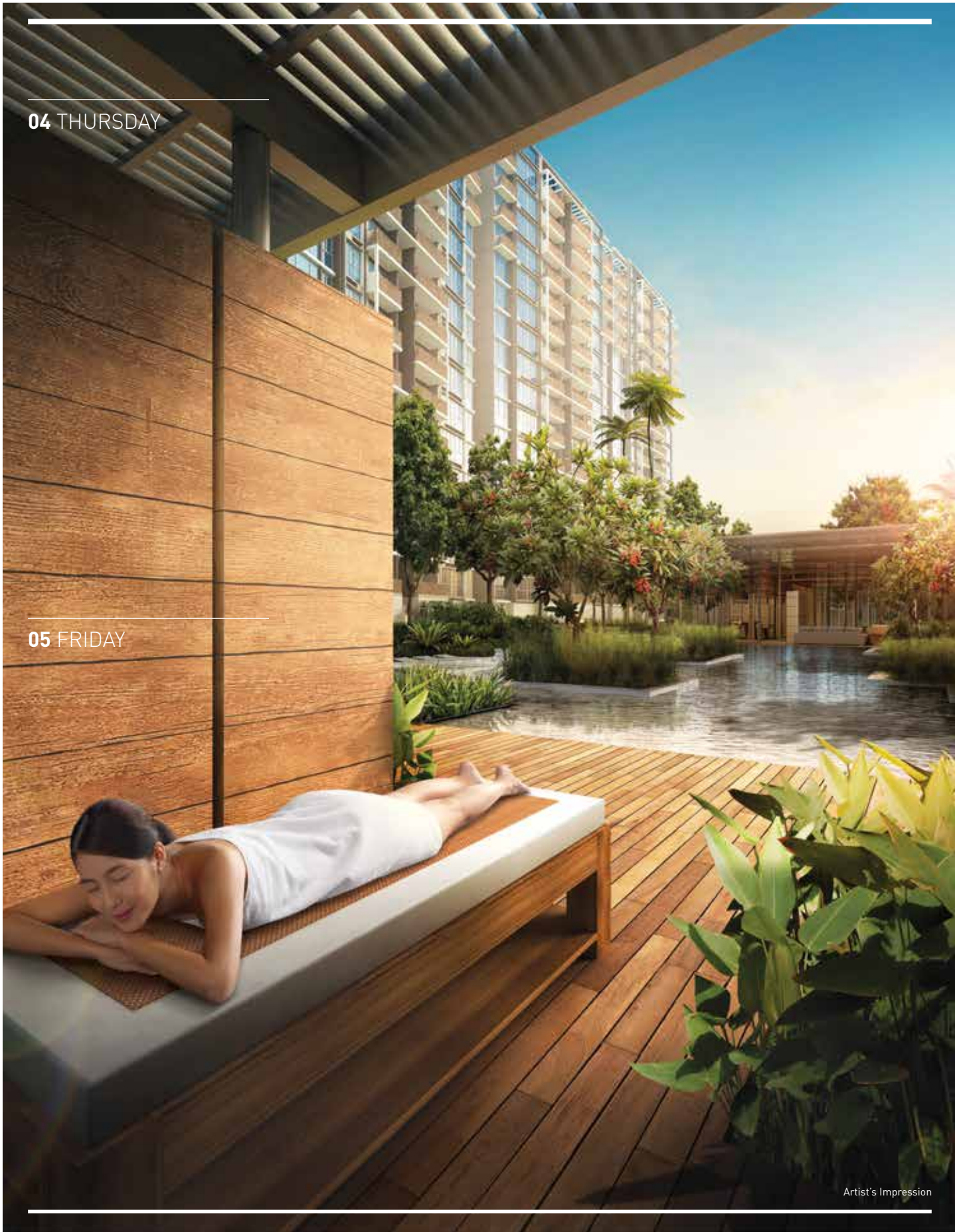
We look forward to going on holidays to get away from the hustle and bustle of everyday life. Imagine experiencing that feeling whenever you come home! Amidst a lush bamboo garden, respite for both mind and senses awaits. The gentle breeze, the calming rustle of bamboo leaves, the sight of fishes in the stream... This is the perfect tranquil setting for meditation, yoga or just to spend a peaceful afternoon with my favourite book.

Artist's Impression



04 THURSDAY

05 FRIDAY



Artist's Impression

06 SATURDAY



The allure of a great resort always goes hand in hand with the luxury of a spa. So it's a true privilege to experience the relaxation and rejuvenation that a spa can provide, right here at home. While most spas are often housed indoors, Bellewaters redefines the spa experience by allowing us to enjoy it in the great outdoors in a tropical setting. As I relax at the Aqua Spa Lounge, the soothing sounds of water take me to another state of bliss...

07 SUNDAY



Artist's Impression



DECEMBER 2014

08 MONDAY

09 TUESDAY

10 WEDNESDAY

*Savour the brilliance of life*

Good times are made even greater when shared with friends and family. Any moment can be a cause for celebration and there's no better place to hold events than at the banquet hall. Designed to blend with its natural surroundings, the elegant banquet hall is highlighted by a feature tree. I do love how the entertainment deck and open lawn offer so much space should guests prefer to mingle outdoors to appreciate the beauty of nature around them.



DECEMBER 2014

11 THURSDAY

12 FRIDAY

13 SATURDAY

14 SUNDAY

*Inspiring in every season*

The close proximity to Punggol Reservoir and Sengkang Riverside Park. The lush landscaping and the abundance of water features. The modern boutique water resort feel. There are so many beautiful reasons to be inspired at any moment, every day. As I stand on my balcony and see the sight before me, the most important reason is the one where I call Bellewaters my home.



COSPACE - A NEW INNOVATION

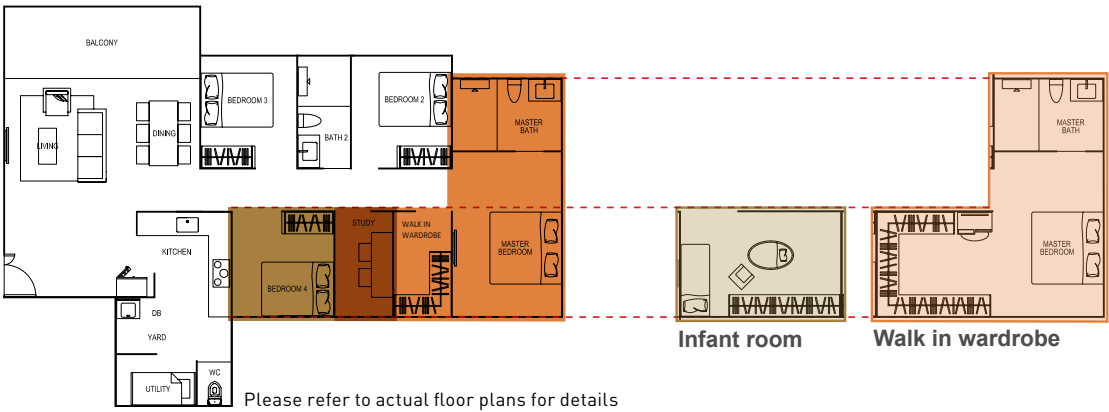
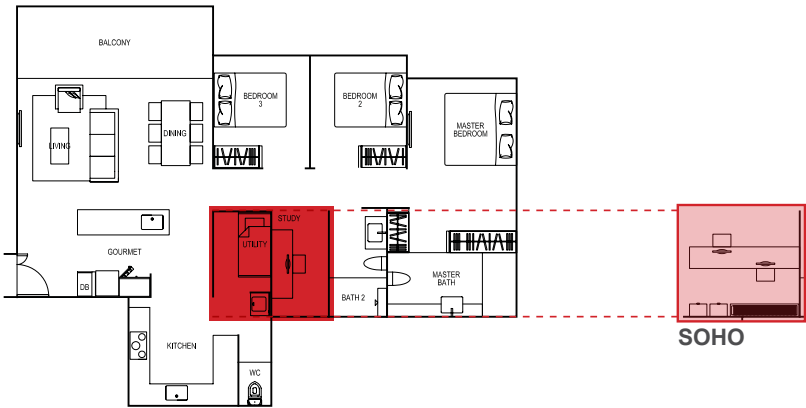


SPACE MADE SMARTER

Introducing Cospace. An innovative concept that brings space to a whole new level. CoSpace is a science, with three major components, each dependent on one another: CoSpace Efficiency, CoSpace Flexibility and CoSpace Interactivity. CoSpace Efficiency maximises your space to the fullest, making every space count. Cospace Flexibility lets you create spaces that suit your lifestyle at every stage of your life. CoSpace Interactivity allows you to enjoy spaces that freely interact with each other. With CoSpace, prepare for a transformation that will change your vision of space completely.



Enjoy the freedom to transform ordinary spaces to suit your needs. Convert your utility room into a home office or create an infant room by combining a bedroom with study. The choice is yours to make.



Please refer to actual floor plans for details

COSPACE - WALK IN WARDROBE



THE POSSIBILITIES ARE ENDLESS.

Use your imagination. With CoSpace, there is no such thing as a common space. So feel free to alter the space and use it to your full advantage. Now, you can create the space of your dreams that you and your family need the most.

COSPACE - SOHO



COSPACE - INFANT ROOM







# Bringing your lifestyle to light

How did they do it? How is it possible to create such a perfect home for my family? From the efficient layout that maximises space, to how the rooms are all thoughtfully planned to take in the great outdoors, it seems that everything has been designed just for my family!



But sometimes, it's the little things that matter the most. The feel of luxury when it comes to the finishings. How the quality of the fittings complements the overall comfort of home. These little things do add up to creating great value and style for years to come. And it's what makes Bellewaters so very special to me and my family.





# Site Plan

A1	Grand Lobby	Waterfall Bay
A2	Forest Cascade	
A3	Arrival Boulevard	
A4	Sky Lounge	
A5	Sky Clubhouse	
B1	Waterfall Jogging Trail	Wetland Boutique
B2	Waterfall Ridge	
B3	Chill Out Bar	
B4	Pool Atrium	
B5	50m Infinity Pool	
B6	Pool Deck	
B7	Water Deck	
B8	Water Promenade	
C1	Leisure Nook	Bamboo Sanctuary
C2	Fish Pond	
C3	Tea Pavilion	
C4	Meditation Pavilion	
C5	Yoga Pavilion	
C6	Bamboo Garden	
D1	Serenity Foyer	Boutique Courtyard Lobby
D2	Scenic Veranda	
D3	Entertainment Deck	
D4	Banquet Hall	
D5	Clubhouse	
D6	Open Lawn Oasis	
E1	Lifestyle Bar	Boutique Water Stream
E2	Aqua Spa Lounge	
E3	Spa House	
E4	Outdoor Fitness Groove	
E5	Leisure Pool	
F1	Water Playground	Panoramic Lagoon
F2	Kid's Play	
F3	Kid's Pool	
F4	Sundeck	
F5	Tower of Light	
F6	Recreational Pool	
F7	Recreational Tennis Court	
F8	Forest Grill Bar	
F9	Family BBQ	
F10	Fern Garden	
F11	Water Corridor	
F12	Forest Jogging Trail	





# Units Distribution Chart

BLOCK 11

UNIT \ FLOOR	01	02	03	04
16	C2PH	C3PH	CS3PH	D3PH
15	C2A	C3A	CS3A	D3A
14	C2A	C3A	CS3A	D3A
13	C2A	C3A	CS3A	D3A
12	C2	C3	CS3	D3
11	C2	C3	CS3	D3
10	C2	C3	CS3	D3
09	C2	C3	CS3	D3
08	C2	C3	CS3	D3
07	C2	C3	CS3	D3
06	C2	C3	CS3	D3
05	C2	C3	CS3	D3
04	C2	C3	CS3	D3
03	C2	C3	CS3	D3
02	C2	C3	CS3	D3
01	C2P	C3P	CS3P	D3P

BLOCK 17

UNIT \ FLOOR	13	14	15	16
16	D1PH	C3PH	C4PH	C1PH
15	D1A	C3A	C4A	C1A
14	D1A	C3A	C4A	C1A
13	D1A	C3A	C4A	C1A
12	D1	C3	C4	C1
11	D1	C3	C4	C1
10	D1	C3	C4	C1
09	D1	C3	C4	C1
08	D1	C3	C4	C1
07	D1	C3	C4	C1
06	D1	C3	C4	C1
05	D1	C3	C4	C1
04	D1	C3	C4	C1
03	D1	C3	C4	C1
02	D1	C3	C4	C1
01	D1P	C3P	C4	C1

BLOCK 25

UNIT \ FLOOR	29	30	31	32
16	D1PH	C4PH	CS4PH	CS5PH
15	D1A	C4A	CS4A	CS5A
14	D1A	C4A	CS4A	CS5A
13	D1A	C4A	CS4A	CS5A
12	D1	C4	CS4	CS5
11	D1	C4	CS4	CS5
10	D1	C4	CS4	CS5
09	D1	C4	CS4	CS5
08	D1	C4	CS4	CS5
07	D1	C4	CS4	CS5
06	D1	C4	CS4	CS5
05	D1	C4	CS4	CS5
04	D1	C4	CS4	CS5
03	D1	C4	CS4	CS5
02	D1	C4	CS4	CS5
01	D1P	C4P	CS4P	CS5P

BLOCK 13

UNIT \ FLOOR	05	06	07	08
16	D2PH	CS3PH	C3PH	C1PH
15	D2A	CS3A	C3A	C1A
14	D2A	CS3A	C3A	C1A
13	D2A	CS3A	C3A	C1A
12	D2	CS3	C3	C1
11	D2	CS3	C3	C1
10	D2	CS3	C3	C1
09	D2	CS3	C3	C1
08	D2	CS3	C3	C1
07	D2	CS3	C3	C1
06	D2	CS3	C3	C1
05	D2	CS3	C3	C1
04	D2	CS3	C3	C1
03	D2	CS3	C3	C1
02	D2	CS3	C3	C1
01	D2P	CS3P	C3P	C1P

BLOCK 19

UNIT \ FLOOR	17	18	19	20
16	D1PH	CS3PH	CS3PH	D1PH
15	D1A	CS3A	CS3A	D1A
14	D1A	CS3A	CS3A	D1A
13	D1A	CS3A	CS3A	D1A
12	D1	CS3	CS3	D1
11	D1	CS3	CS3	D1
10	D1	CS3	CS3	D1
09	D1	CS3	CS3	D1
08	D1	CS3	CS3	D1
07	D1	CS3	CS3	D1
06	D1	CS3	CS3	D1
05	D1	CS3	CS3	D1
04	D1	CS3	CS3	D1
03	D1	CS3	CS3	D1
02	D1	CS3	CS3	D1
01	D1P	CS3P	CS3	D1

BLOCK 27

UNIT \ FLOOR	33	34	35	36
16	D4PH	C4PH	CS4PH	D4PH
15	D4A	C4A	CS4A	D4A
14	D4A	C4A	CS4A	D4A
13	D4A	C4A	CS4A	D4A
12	D4	C4	CS4	D4
11	D4	C4	CS4	D4
10	D4	C4	CS4	D4
09	D4	C4	CS4	D4
08	D4	C4	CS4	D4
07	D4	C4	CS4	D4
06	D4	C4	CS4	D4
05	D4	C4	CS4	D4
04	D4	C4	CS4	D4
03	D4	C4	CS4	D4
02	D4	C4	CS4	D4
01	D4P	C4P	CS4P	D4P

BLOCK 15

UNIT \ FLOOR	09	10	11	12
16	D3PH	CS3PH	C3PH	C2PH
15	D3A	CS3A	C3A	C2A
14	D3A	CS3A	C3A	C2A
13	D3A	CS3A	C3A	C2A
12	D3	CS3	C3	C2
11	D3	CS3	C3	C2
10	D3	CS3	C3	C2
09	D3	CS3	C3	C2
08	D3	CS3	C3	C2
07	D3	CS3	C3	C2
06	D3	CS3	C3	C2
05	D3	CS3	C3	C2
04	D3	CS3	C3	C2
03	D3	CS3	C3	C2
02	D3	CS3	C3	C2
01	D3P	CS3P	C3P	C2P

BLOCK 21

UNIT \ FLOOR	21	22	23	24
16	D1PH	C3PH	CS3PH	C1PH
15	D1A	C3A	CS3A	C1A
14	D1A	C3A	CS3A	C1A
13	D1A	C3A	CS3A	C1A
12	D1	C3	CS3	C1
11	D1	C3	CS3	C1
10	D1	C3	CS3	C1
09	D1	C3	CS3	C1
08	D1	C3	CS3	C1
07	D1	C3	CS3	C1
06	D1	C3	CS3	C1
05	D1	C3	CS3	C1
04	D1	C3	CS3	C1
03	D1	C3	CS3	C1
02	D1	C3	CS3	C1
01	D1P	C3P	CS3	C1

BLOCK 29

UNIT \ FLOOR	37	38	39	40
16	D2PH	CS4PH	C4PH	CS5PH
15	D2A	CS4A	C4A	CS5A
14	D2A	CS4A	C4A	CS5A
13	D2A	CS4A	C4A	CS5A
12	D2	CS4	C4	CS5
11	D2	CS4	C4	CS5
10	D2	CS4	C4	CS5
09	D2	CS4	C4	CS5
08	D2	CS4	C4	CS5
07	D2	CS4	C4	CS5
06	D2	CS4	C4	CS5
05	D2	CS4	C4	CS5
04	D2	CS4	C4	CS5
03	D2	CS4	C4	CS5
02	D2	CS4	C4	CS5
01	D2P	CS4P	C4P	CS5P

BLOCK 23

UNIT \ FLOOR	25	26	27	28
16	C1PH	C3PH	C4PH	D1PH
15	C1A	C3A	C4A	D1A
14	C1A	C3A	C4A	D1A
13	C1A	C3A	C4A	D1A
12	C1	C3	C4	D1
11	C1	C3	C4	D1
10	C1	C3	C4	D1
09	C1	C3	C4	D1
08	C1	C3	C4	D1
07	C1	C3	C4	D1
06	C1	C3	C4	D1
05	C1	C3	C4	D1
04	C1	C3	C4	D1
03	C1	C3	C4	D1
02	C1	C3	C4	D1
01		C3P	C4	D1

LEGEND

- 3 BEDROOM
- 3 BEDROOM PREMIUM
- 3 BEDROOM COSPACE
- 4 BEDROOM
- 4 BEDROOM PREMIUM
- 4 BEDROOM COSPACE
- 5 BEDROOM COSPACE



# 3-BEDROOM

## TYPE C1

86 sqm / 926 sq ft

#02-08 to #04-08  
#06-08 to #08-08  
#10-08 to #12-08

#02-16 to #04-16  
#06-16 to #08-16  
#10-16 to #12-16

#02-24 to #04-24  
#06-24 to #08-24  
#10-24 to #12-24

#02-25 to #04-25 (mirror)  
#06-25 to #08-25 (mirror)  
#10-25 to #12-25 (mirror)

### TYPE C1 3 - BEDROOM

86 sqm / 926 sq ft

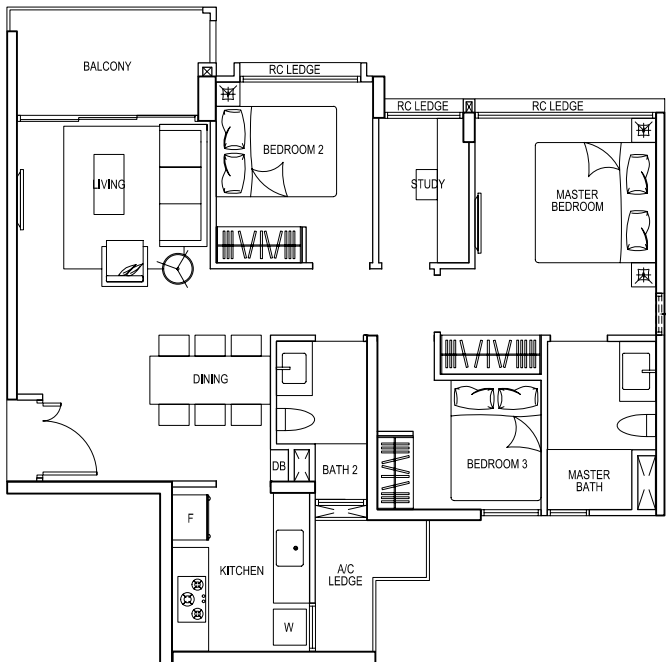
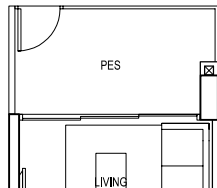
#05-08 #01-16 #01-24 #05-25 (mirror)  
#09-08 #05-16 #05-24 #09-25 (mirror)  
#09-16 #09-24



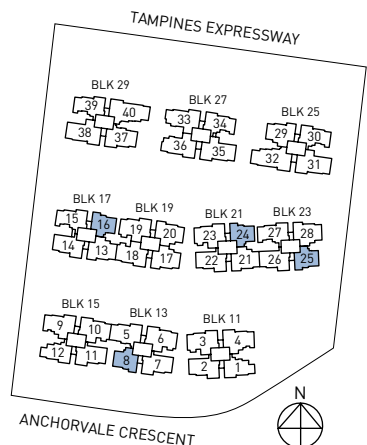
### TYPE C1p 3 - BEDROOM

86 sqm / 926 sq ft

#01-08



Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.



# 3-BEDROOM

## TYPE C1A

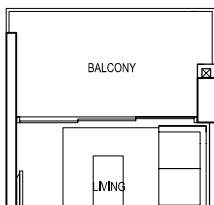
89 sqm / 958 sq ft

#14-08  
#15-08

#14-16  
#15-16

#14-24  
#15-24

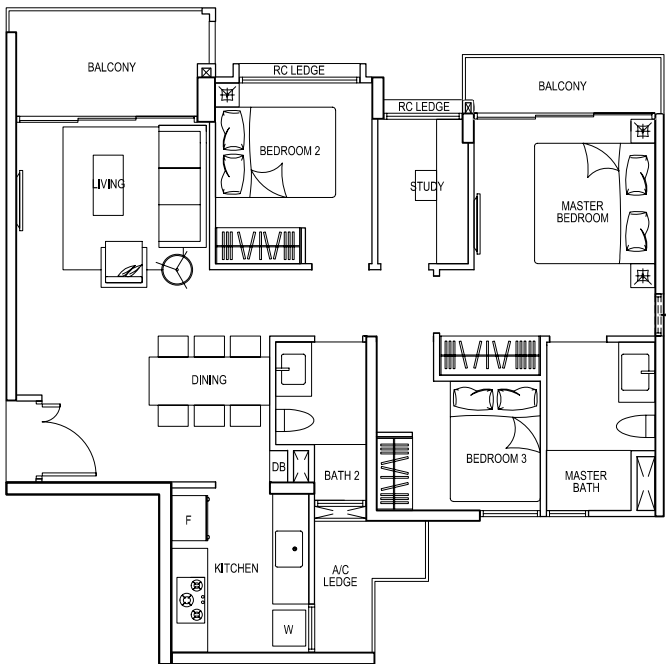
#14-25 (mirror)  
#15-25 (mirror)



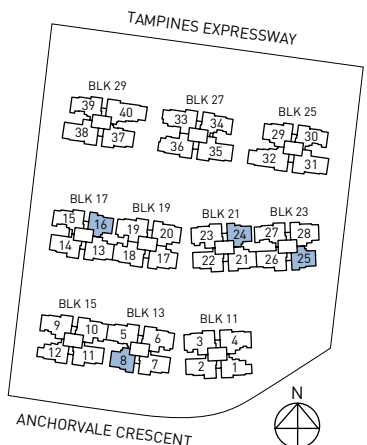
### TYPE C1A 3 - BEDROOM

89 sqm / 958 sq ft

#13-08  
#13-16  
#13-24  
#13-25 (mirror)



Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

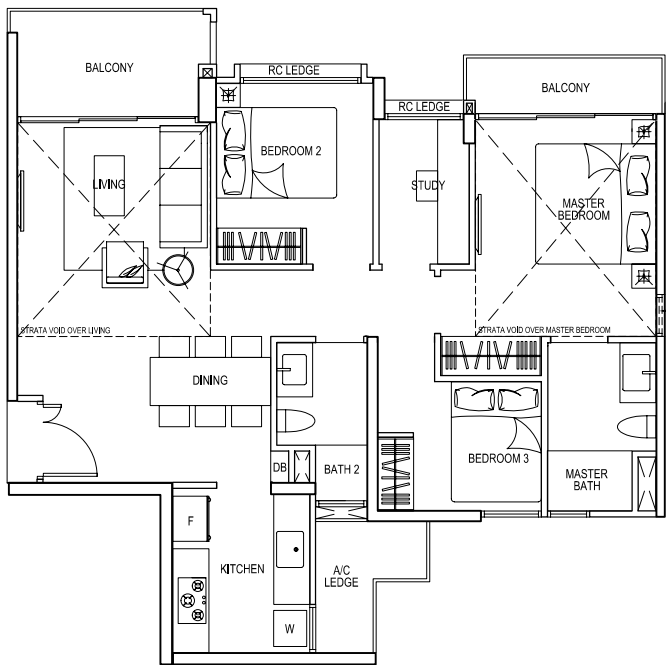




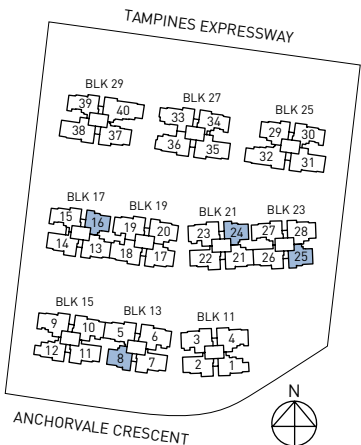
# 3-BEDROOM

## TYPE C1PH

113 sqm / 1216 sq ft  
(Including Strata void area of approx. 24 sqm above living and master bedroom)  
#16-08  
#16-16  
#16-24  
#16-25 (mirror)



Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.



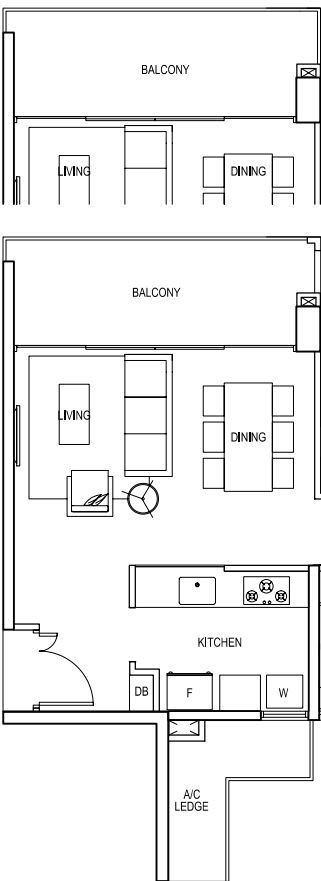
# 3-BEDROOM

## TYPE C2

92 sqm / 990 sq ft  
#02-01 to #04-01 (mirror)  
#06-01 to #08-01 (mirror)  
#10-01 to #12-01 (mirror)  
#02-12 to #04-12  
#06-12 to #08-12  
#10-12 to #12-12

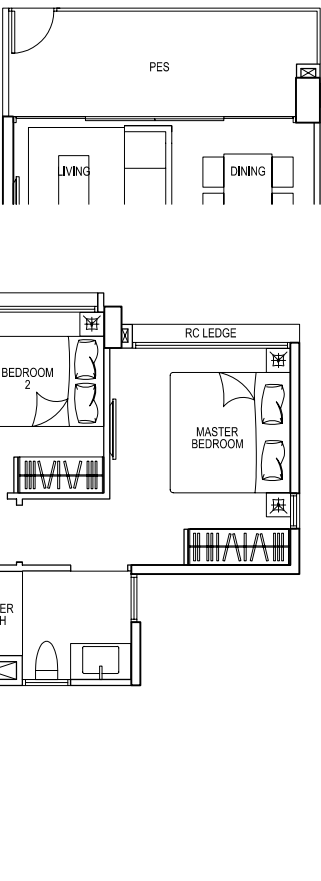
## TYPE C2 3 - BEDROOM

92 sqm / 990 sq ft  
#05-01 (mirror) #05-12  
#09-01 (mirror) #09-12

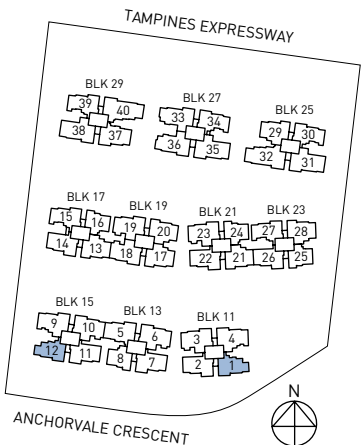


## TYPE C2p 3 - BEDROOM

92 sqm / 990 sq ft  
#01-01 (mirror)  
#01-12



Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

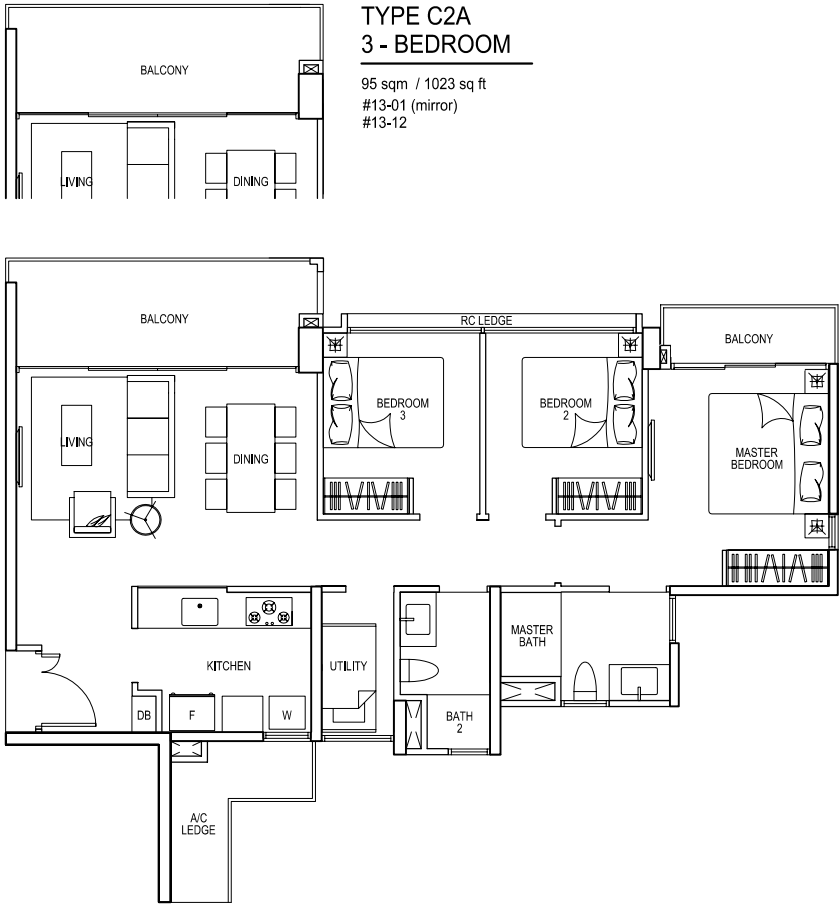




# 3-BEDROOM

## TYPE C2A

95 sqm / 1023 sq ft  
#14-01 (mirror) #14-12  
#15-01 (mirror) #15-12



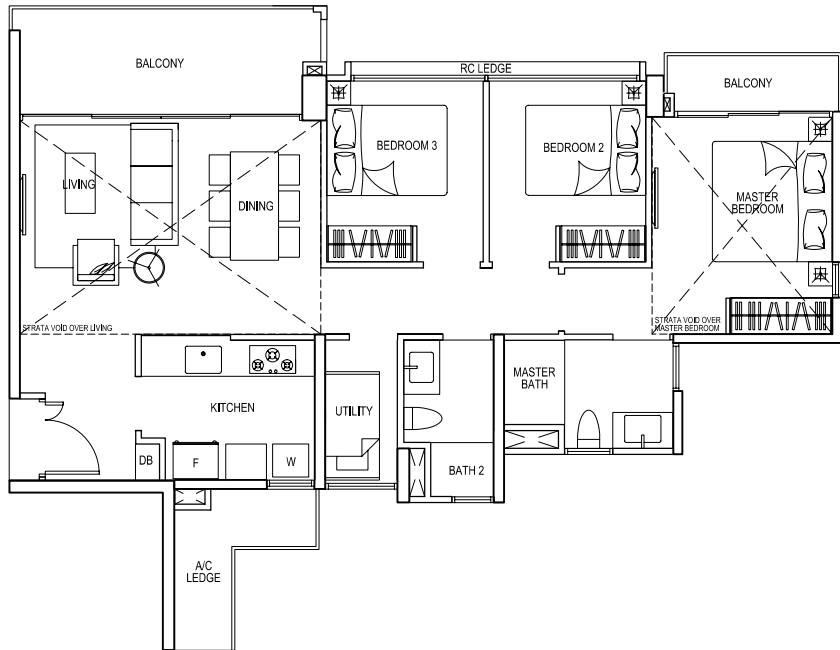
Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.



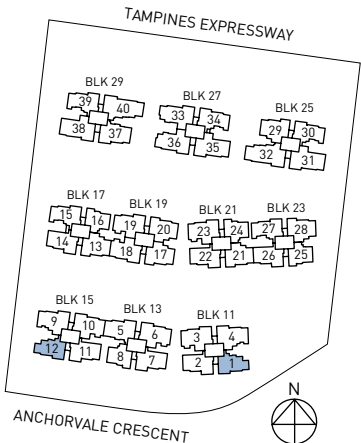
# 3-BEDROOM

## TYPE C2PH

125 sqm / 1345 sq ft  
(Including Strata void area of approx. 30 sqm above living / dining and master bedroom)  
#16-01 (mirror)  
#16-12



Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.





# 3-BEDROOM PREMIUM

## TYPE C3

99 sqm / 1066 sq ft

- #02-02 to #04-02
- #06-02 to #08-02
- #10-02 to #12-02
- #02-07 to #04-07 (mirror)
- #06-07 to #08-07 (mirror)
- #10-07 to #12-07 (mirror)
- #02-11 to #04-11 (mirror)
- #06-11 to #08-11 (mirror)
- #10-11 to #12-11 (mirror)
- #02-14 to #04-14
- #06-14 to #08-14
- #10-14 to #12-14
- #02-22 to #04-22
- #06-22 to #08-22
- #10-22 to #12-22
- #02-26 to #04-26
- #06-26 to #08-26
- #10-26 to #12-26

### TYPE C3 3 - BEDROOM PREMIUM

99 sqm / 1066 sq ft

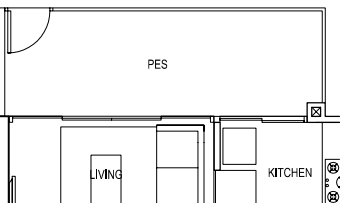
#05-02	#05-11 (mirror)	#05-22
#09-02	#09-11 (mirror)	#09-22
#05-07 (mirror)	#05-14	#05-26
#09-07 (mirror)	#09-14	#09-26



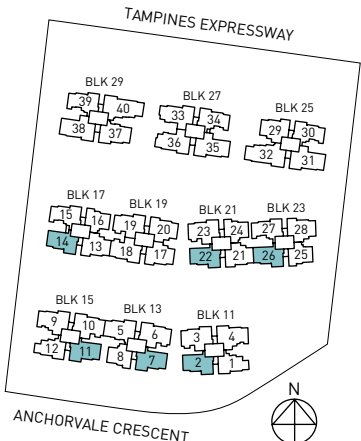
### TYPE C3p 3 - BEDROOM PREMIUM

99 sqm / 1066 sq ft

#01-02	#01-22
#01-07 (mirror)	#01-26
#01-11 (mirror)	
#01-14	



Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.



# 3-BEDROOM PREMIUM

## TYPE C3A

102 sqm / 1098 sq ft

- #14-02
- #15-02
- #14-07 (mirror)
- #15-07 (mirror)
- #14-11 (mirror)
- #15-11 (mirror)
- #14-14
- #15-14
- #14-22
- #15-22

### TYPE C3A 3 - BEDROOM PREMIUM

102 sqm / 1098 sq ft

#13-02	#13-14
#13-07 (mirror)	#13-22
#13-11 (mirror)	

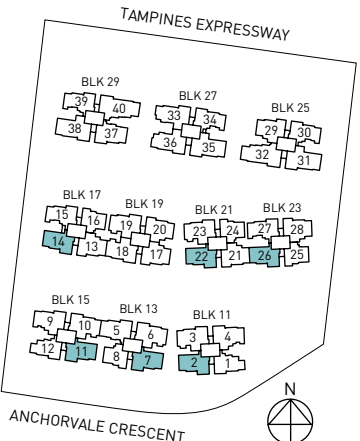


### TYPE C3A 3 - BEDROOM PREMIUM

102 sqm / 1098 sq ft

#13-26	#14-26	#15-26
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Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.





# 3-BEDROOM PREMIUM

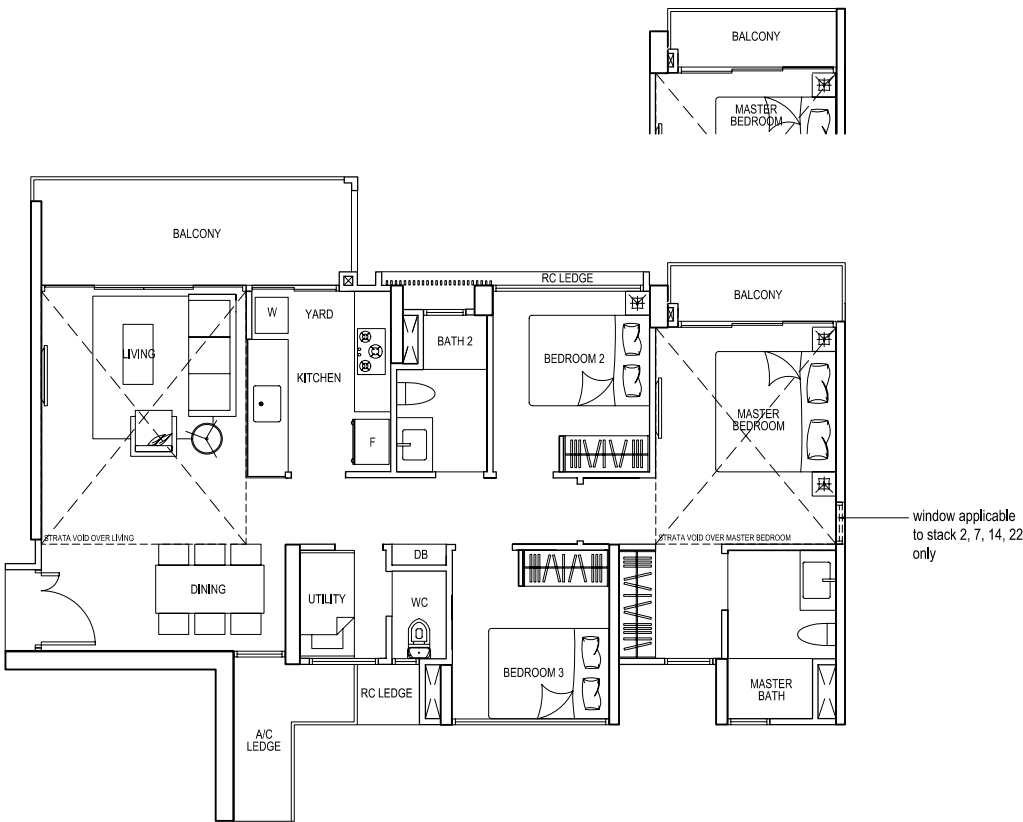
## TYPE C3PH

129 sqm / 1389 sq ft  
(Including Strata void area of approx. 27 sqm above living and master bedroom)

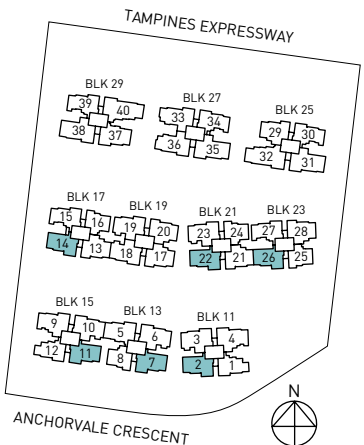
#16-02      #16-22  
#16-07 (mirror)  
#16-11 (mirror)  
#16-14

### TYPE C3PH 3 - BEDROOM PREMIUM

129 sqm / 1389 sq ft  
(Including Strata void area of approx. 27 sqm above living and master bedroom)  
#16-26



Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.



# 3-BEDROOM PREMIUM

## TYPE C4

98 sqm / 1055 sq ft

#02-15 to #04-15 (mirror)  
#06-15 to #08-15 (mirror)  
#10-15 to #12-15 (mirror)

#02-30 to #05-30  
#07-30 to #09-30  
#11-30 to #13-30

#02-39 to #05-39 (mirror)  
#07-39 to #09-39 (mirror)  
#11-39 to #13-39 (mirror)

#02-27 to #04-27 (mirror)  
#06-27 to #08-27 (mirror)  
#10-27 to #12-27 (mirror)

#02-34 to #05-34  
#07-34 to #09-34  
#11-34 to #13-34

### TYPE C4 3 - BEDROOM PREMIUM

98 sqm / 1055 sq ft

#01-15 (mirror)    #01-27 (mirror)    #06-30    #06-34    #06-39 (mirror)  
#05-15 (mirror)    #05-27 (mirror)    #10-30    #10-34    #10-39 (mirror)  
#09-15 (mirror)    #09-27 (mirror)

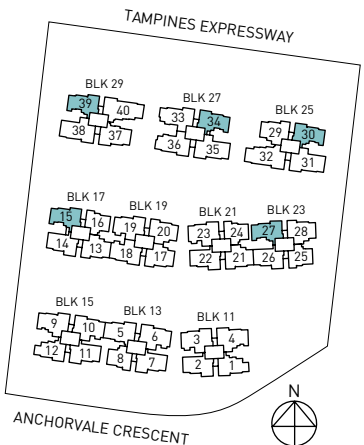


### TYPE C4p 3 - BEDROOM PREMIUM

98 sqm / 1055 sq ft

#01-30  
#01-34  
#01-39 (mirror)

Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.



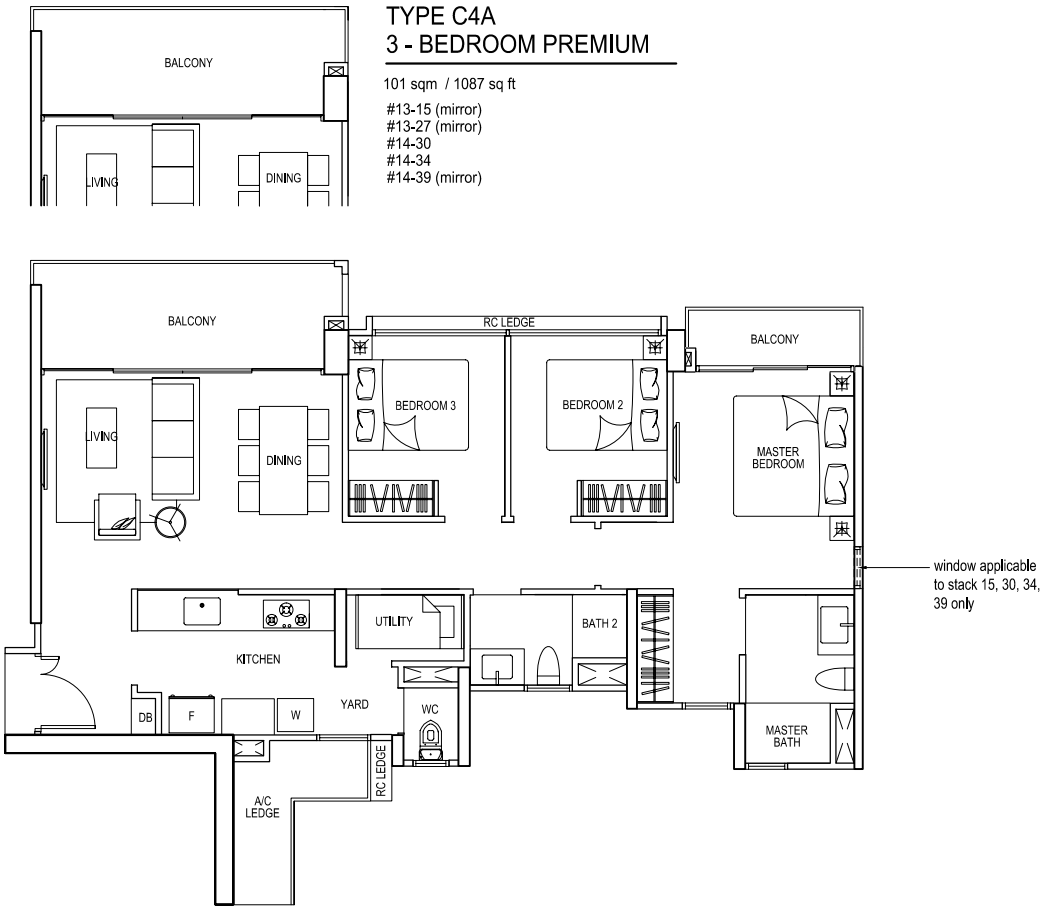


# 3-BEDROOM PREMIUM

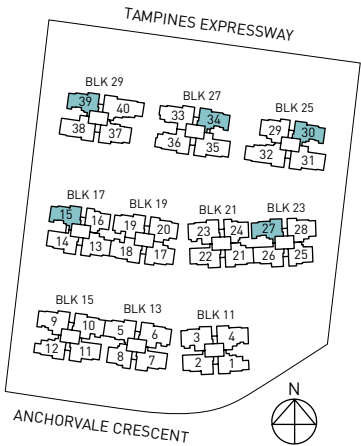
## TYPE C4A

101 sqm / 1087 sq ft

#14-15 (mirror)    #14-27 (mirror)    #15-30    #15-34    #15-39 (mirror)  
#15-15 (mirror)    #15-27 (mirror)    #16-30    #16-34    #16-39 (mirror)



Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.



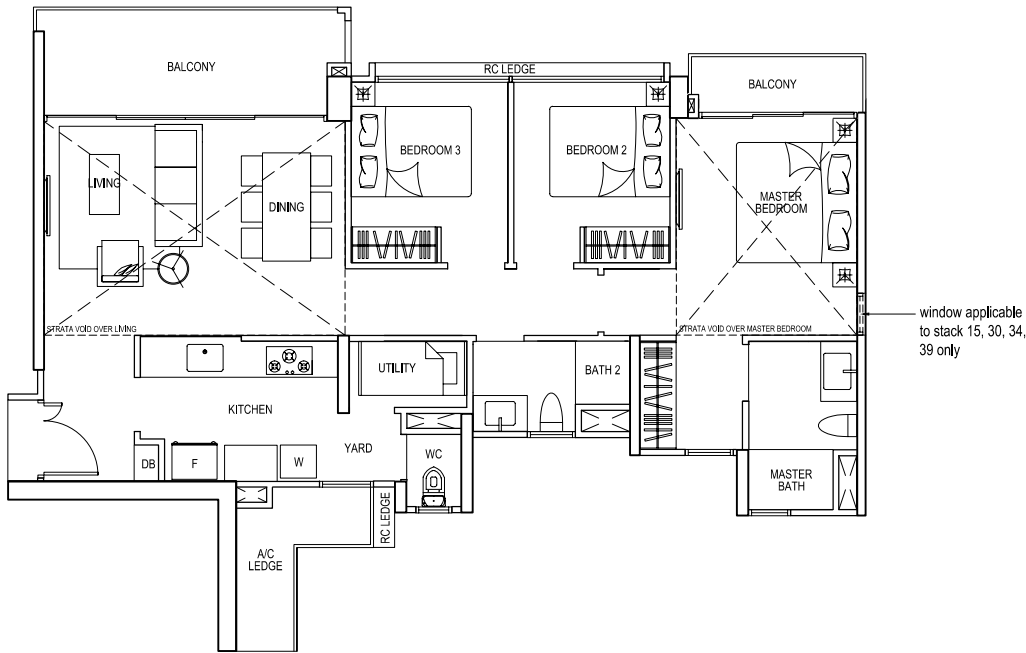
# 3-BEDROOM PREMIUM

## TYPE C4PH

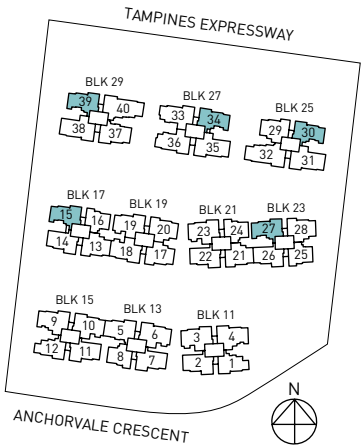
131 sqm / 1410 sq ft

(Including Strata void area of approx. 30 sqm above living / dining and master bedroom)

#16-15 (mirror)    #17-30  
#16-27 (mirror)    #17-34  
#17-39 (mirror)



Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.





# 3-BEDROOM COSPACE

## TYPE CS3

115 sqm / 1238 sq ft

#02-03 to #04-03 (mirror)  
#06-03 to #08-03 (mirror)  
#10-03 to #12-03 (mirror)

#02-06 to #04-06  
#06-06 to #08-06  
#10-06 to #12-06

#02-10 to #04-10  
#06-10 to #08-10  
#10-10 to #12-10

#02-18 to #04-18  
#06-18 to #08-18  
#10-18 to #12-18

#02-19 to #04-19 (mirror)  
#06-19 to #08-19 (mirror)  
#10-19 to #12-19 (mirror)

#02-23 to #04-23 (mirror)  
#06-23 to #08-23 (mirror)  
#10-23 to #12-23 (mirror)

### TYPE CS3 3 - BEDROOM COSPACE

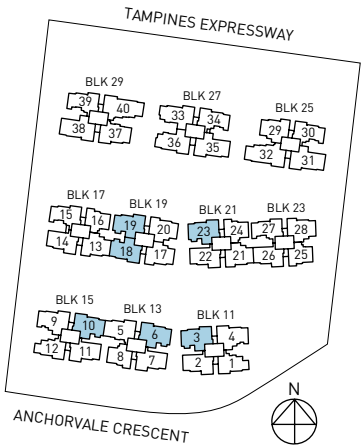
115 sqm / 1238 sq ft

#05-03 (mirror) #05-10 #01-19 (mirror)  
#09-03 (mirror) #09-10 #05-19 (mirror)  
#09-19 (mirror)

#05-06 #05-18 #01-23 (mirror)  
#09-06 #09-18 #05-23 (mirror)  
#09-23 (mirror)



Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.



# 3-BEDROOM COSPACE

## TYPE CS3A

118 sqm / 1270 sq ft

#14-03 (mirror) #14-06 #14-19 (mirror) #14-23 (mirror)  
#15-03 (mirror) #15-06 #15-19 (mirror) #15-23 (mirror)

### TYPE CS3A 3 - BEDROOM COSPACE

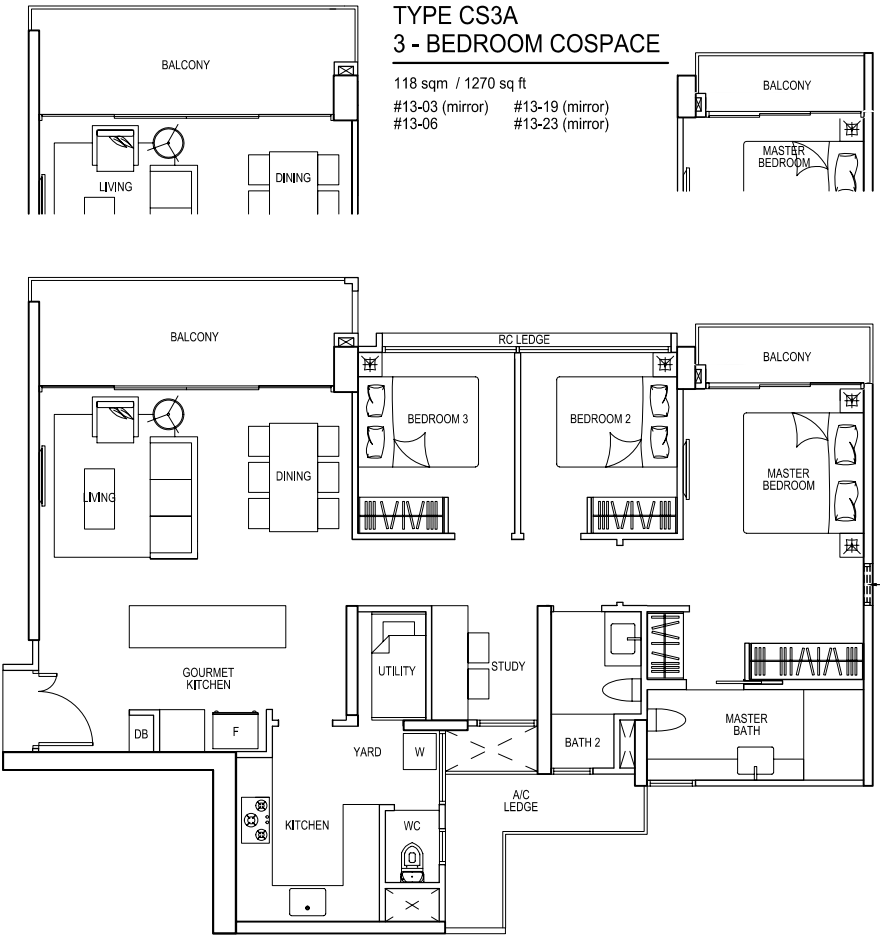
118 sqm / 1270 sq ft

#13-03 (mirror) #13-19 (mirror)  
#13-06 #13-23 (mirror)

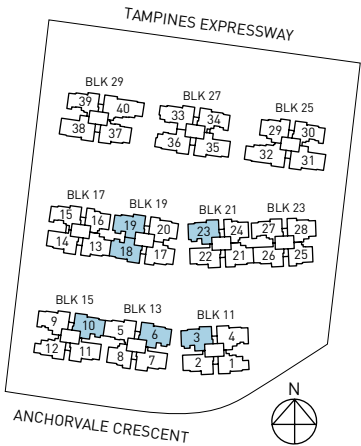
### TYPE CS3A 3 - BEDROOM COSPACE

118 sqm / 1270 sq ft

#13-10 #13-18  
#14-10 #14-18  
#15-10 #15-18



Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.





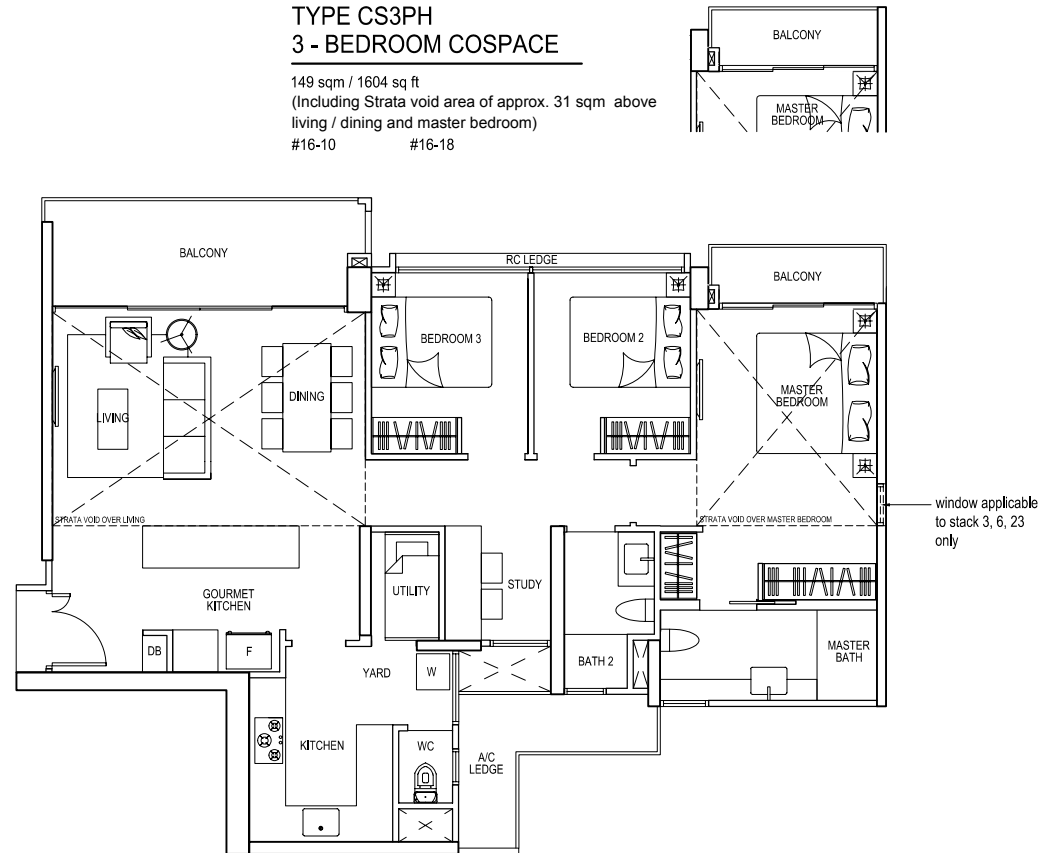
# 3-BEDROOM COSPACE

## TYPE CS3PH

149 sqm / 1604 sq ft  
(Including Strata void area of approx. 31 sqm above living / dining and master bedroom)  
#16-03 (mirror) #16-19 (mirror)  
#16-06 #16-23 (mirror)

### TYPE CS3PH 3 - BEDROOM COSPACE

149 sqm / 1604 sq ft  
(Including Strata void area of approx. 31 sqm above living / dining and master bedroom)  
#16-10 #16-18



Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

# 4-BEDROOM

## TYPE D1

105 sqm / 1130 sq ft

#02-13 to #04-13 (mirror)  
#06-13 to #08-13 (mirror)  
#10-13 to #12-13 (mirror)

#02-17 to #04-17 (mirror)  
#06-17 to #08-17 (mirror)  
#10-17 to #12-17 (mirror)

#02-20 to #04-20  
#06-20 to #08-20  
#10-20 to #12-20

#02-21 to #04-21 (mirror)  
#06-21 to #08-21 (mirror)  
#10-21 to #12-21 (mirror)

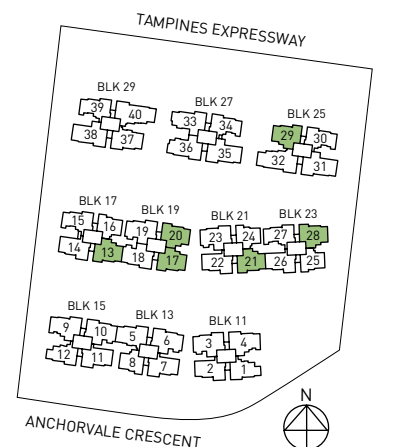
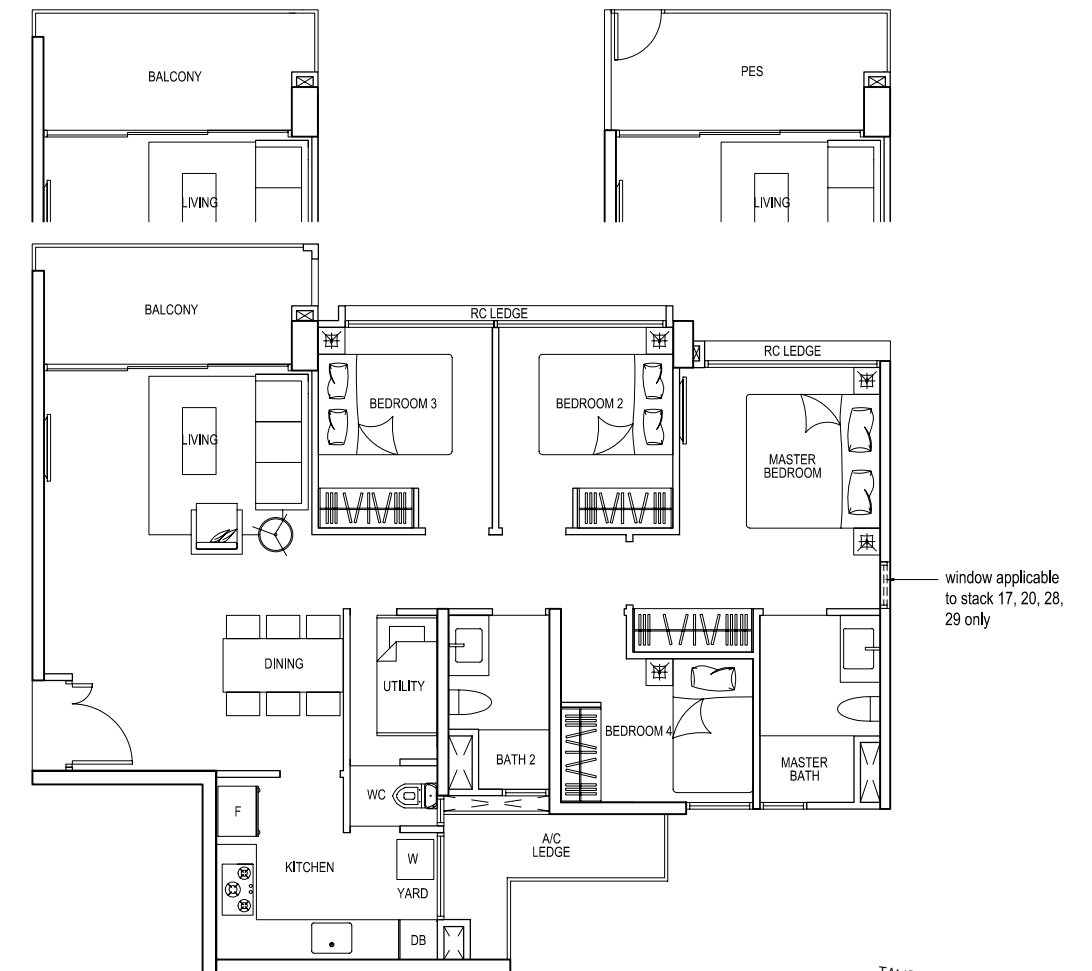
#02-28 to #04-28  
#06-28 to #08-28  
#10-28 to #12-28

#02-29 to #05-29 (mirror)  
#07-29 to #09-29 (mirror)  
#11-29 to #13-29 (mirror)

### TYPE D1 4 - BEDROOM

105 sqm / 1130 sq ft

#05-13 (mirror) #05-17 (mirror) #01-20 #05-21 (mirror)  
#09-13 (mirror) #09-17 (mirror) #05-20 #09-21 (mirror)  
#01-28 #06-29 (mirror) #09-20  
#05-28 #10-29 (mirror)  
#09-28



Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.



# 4-BEDROOM

## TYPE D1A

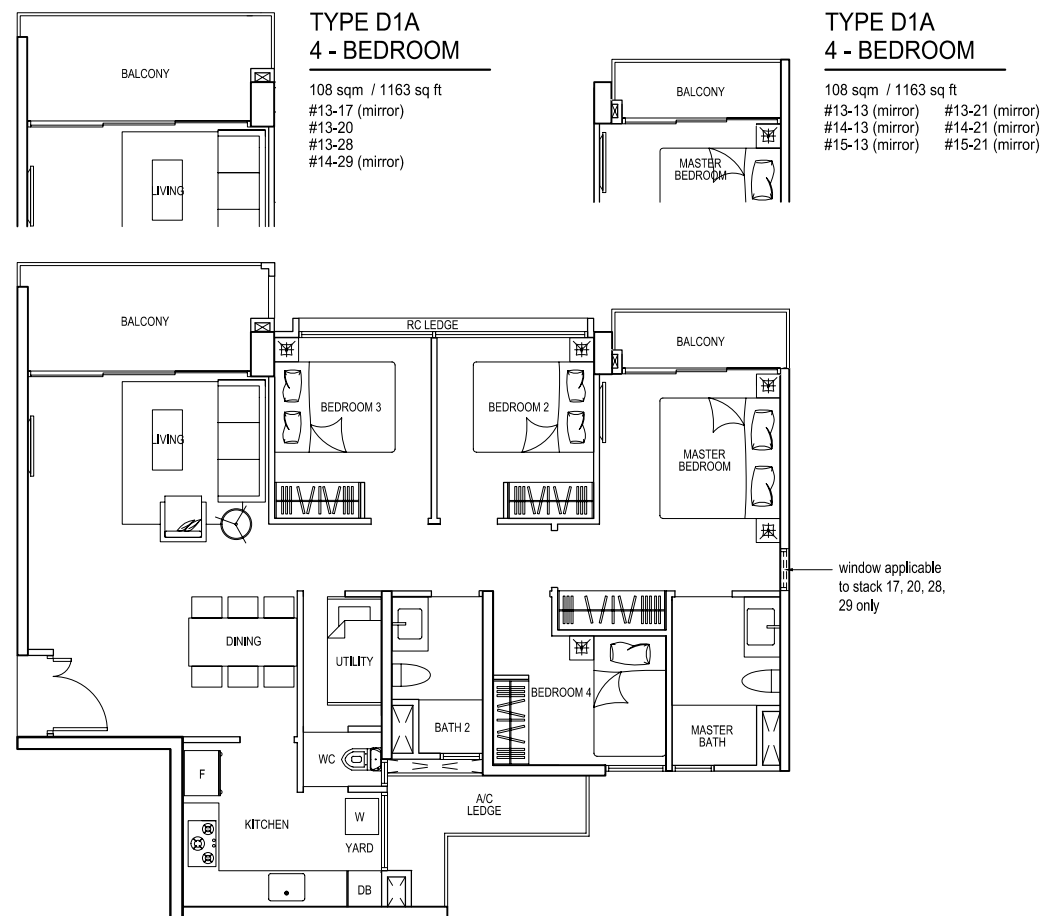
108 sqm / 1163 sq ft

#14-17 (mirror)  
#15-17 (mirror)

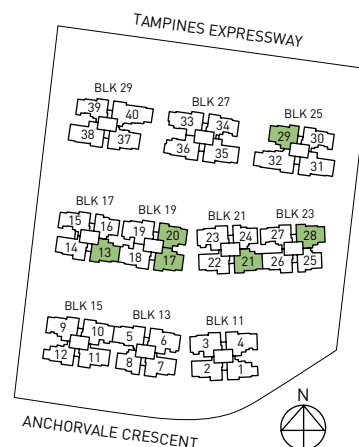
#14-20  
#15-20

#14-28  
#15-28

#15-29 (mirror)  
#16-29 (mirror)



Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.



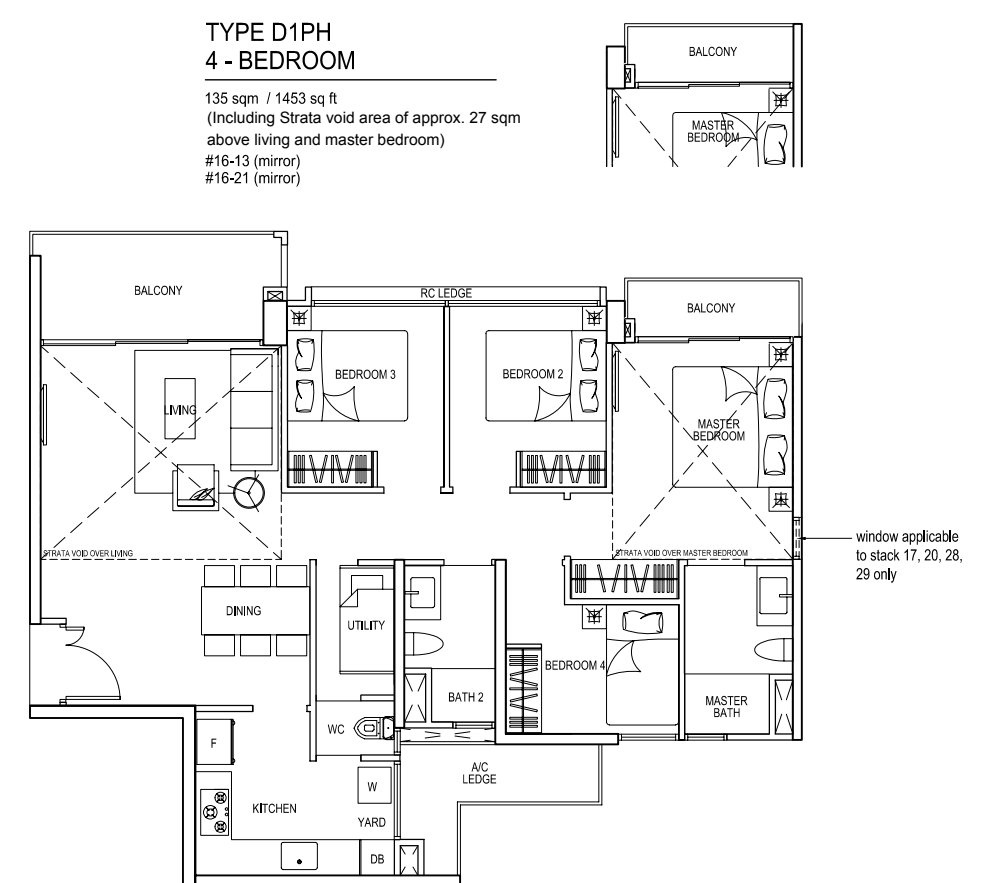
# 4-BEDROOM

## TYPE D1PH

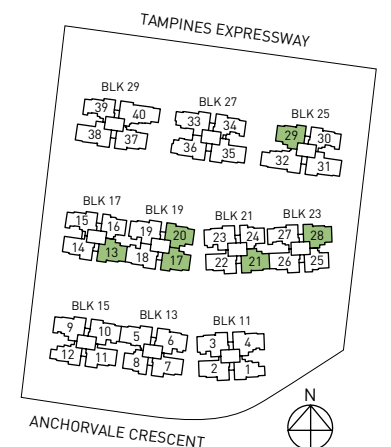
135 sqm / 1453 sq ft

(Including Strata void area of approx. 27 sqm above living and master bedroom)

#16-17 (mirror)  
#16-20  
#16-28  
#17-29 (mirror)



Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.





# 4-BEDROOM

## TYPE D2

108 sqm / 1163 sq ft

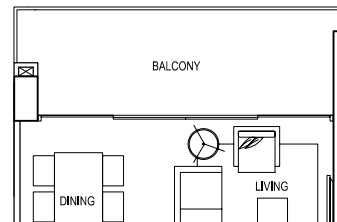
#02-05 to #04-05  
#06-05 to #08-05  
#10-05 to #12-05

#02-37 to #05-37  
#07-37 to #09-37  
#11-37 to #13-37

### TYPE D2 4 - BEDROOM

108 sqm / 1163 sq ft

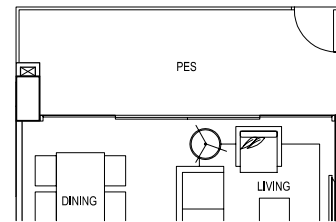
#05-05 #06-37  
#09-05 #10-37



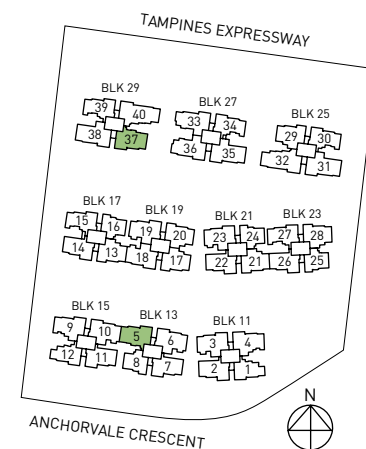
### TYPE D2p 4 - BEDROOM

108 sqm / 1163 sq ft

#01-05  
#01-37



window applicable  
to stack 37 only



Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

# 4-BEDROOM

## TYPE D2A

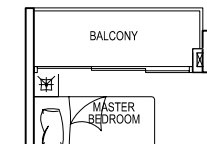
111 sqm / 1195 sq ft

#15-37  
#16-37

### TYPE D2A 4 - BEDROOM

111 sqm / 1195 sq ft

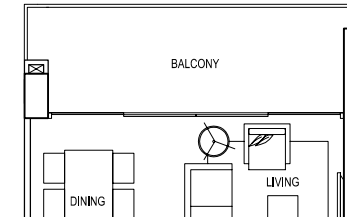
#13-05  
#14-05  
#15-05



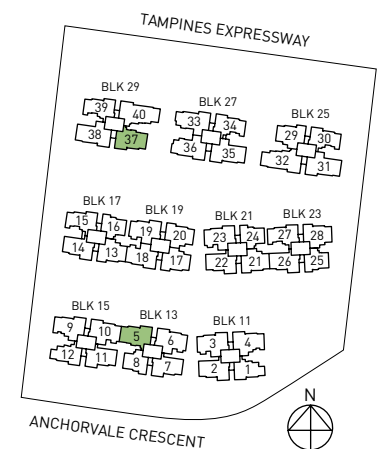
### TYPE D2A 4 - BEDROOM

111 sqm / 1195 sq ft

#14-37



window applicable  
to stack 37 only



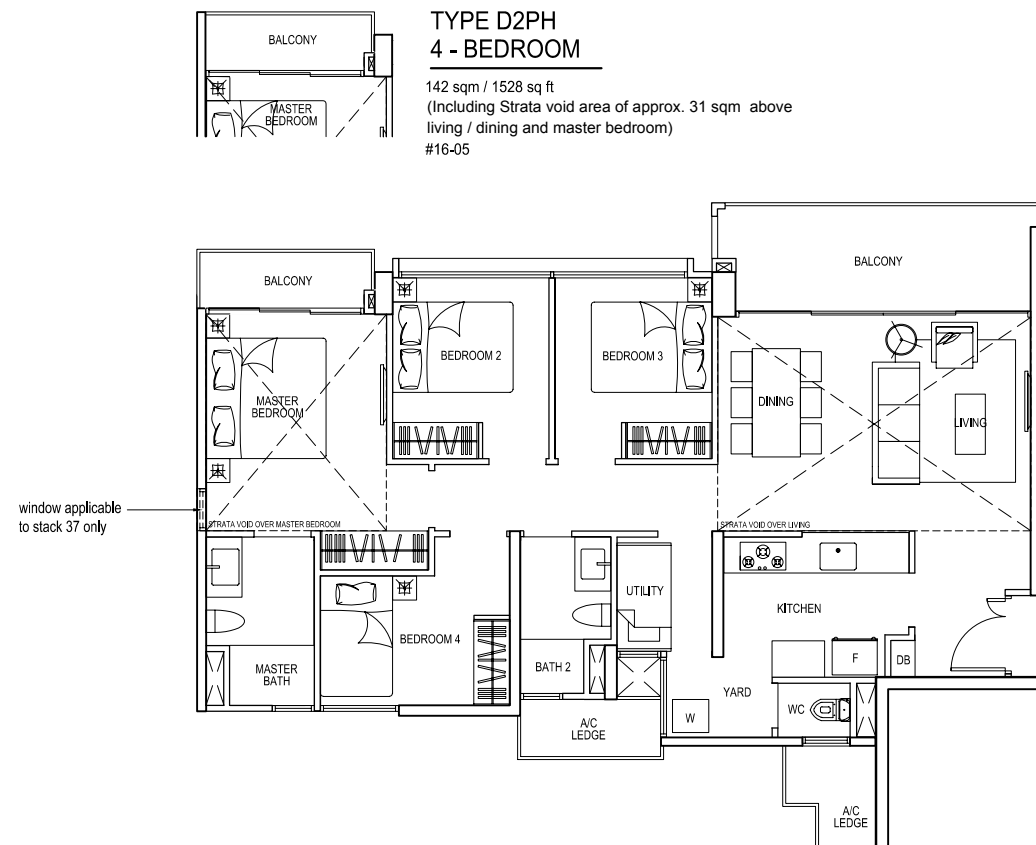
Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.



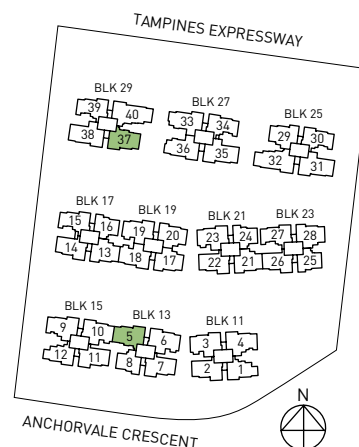
# 4-BEDROOM

## TYPE D2PH

142 sqm / 1528 sq ft  
(Including Strata void area of approx. 31 sqm above  
living / dining and master bedroom)  
#17-37



Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.



# 4-BEDROOM PREMIUM

## TYPE D3

113 sqm / 1216 sq ft  
#02-04 to #04-04  
#06-04 to #08-04  
#10-04 to #12-04  
#02-09 to #04-09 (mirror)  
#06-09 to #08-09 (mirror)  
#10-09 to #12-09 (mirror)

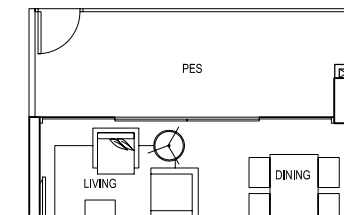
## TYPE D3 4 - BEDROOM PREMIUM

113 sqm / 1216 sq ft  
#05-04 #05-09 (mirror)  
#09-04 #09-09 (mirror)

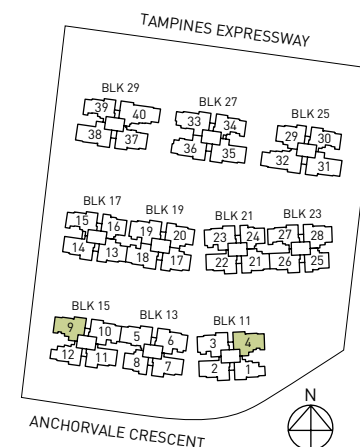


## TYPE D3p 4 - BEDROOM PREMIUM

113 sqm / 1216 sq ft  
#01-04  
#01-09 (mirror)



Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

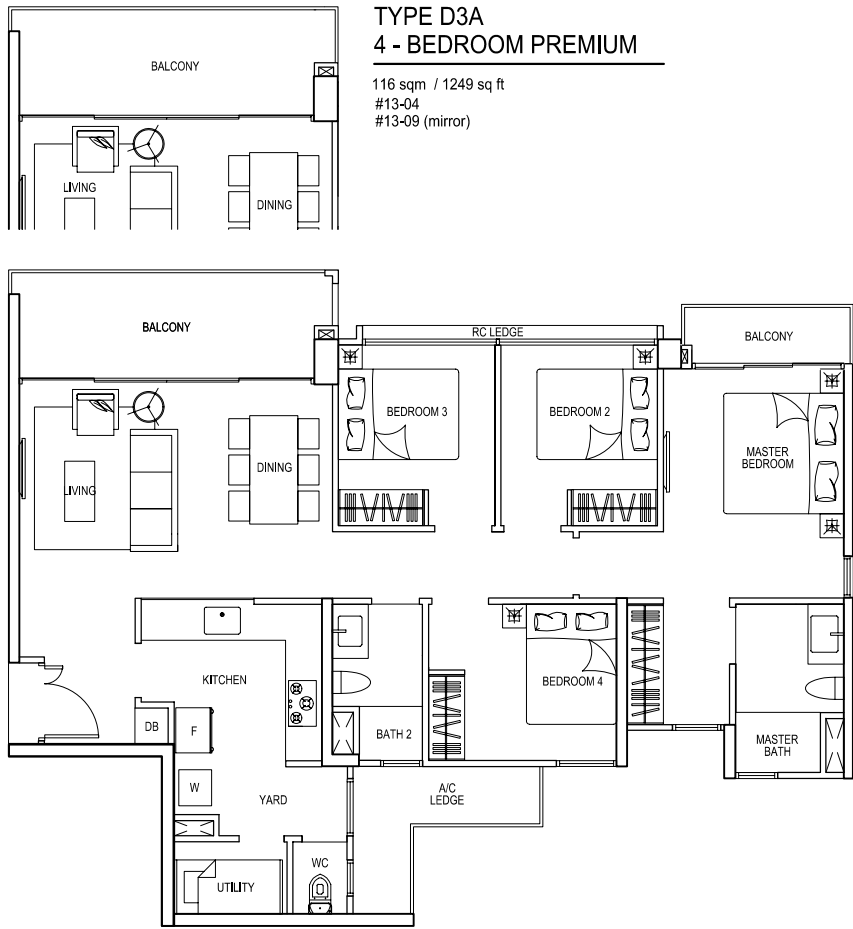




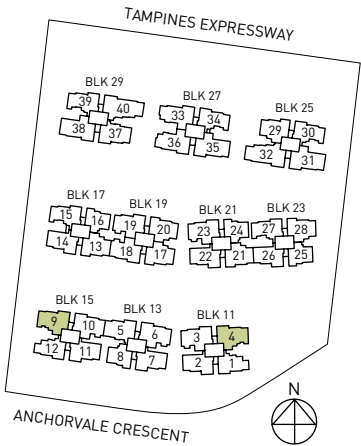
# 4-BEDROOM PREMIUM

## TYPE D3A

116 sqm / 1249 sq ft  
#14-04      #14-09 (mirror)  
#15-04      #15-09 (mirror)



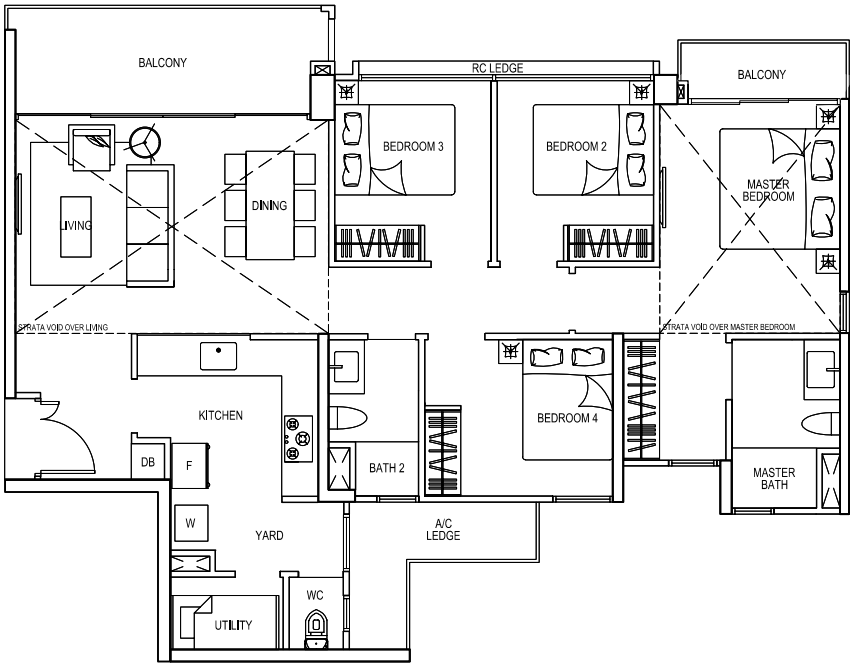
Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.



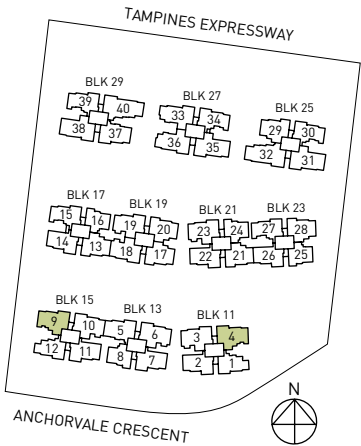
# 4-BEDROOM PREMIUM

## TYPE D3PH

148 sqm / 1593 sq ft  
(Including Strata void area of approx. 32 sqm above living/ dining and master bedroom)  
#16-04  
#16-09 (mirror)



Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.





# 4-BEDROOM PREMIUM

## TYPE D4

118 sqm / 1270 sq ft

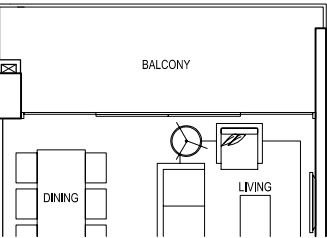
#02-33 to #05-33 (mirror)  
#07-33 to #09-33 (mirror)  
#11-33 to #13-33 (mirror)

#02-36 to #05-36  
#07-36 to #09-36  
#11-36 to #13-36

### TYPE D4 4 - BEDROOM PREMIUM

118 sqm / 1270 sq ft

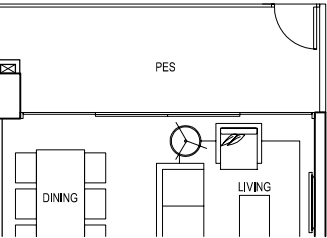
#06-33 #06-36 (mirror)  
#10-33 #10-36 (mirror)



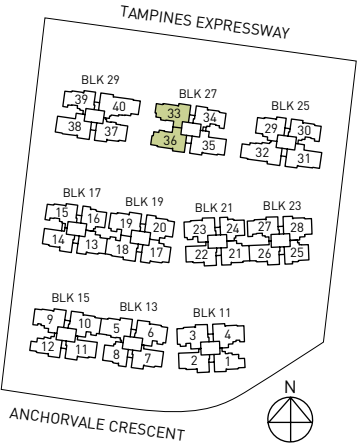
### TYPE D4p 4 - BEDROOM PREMIUM

118 sqm / 1270 sq ft

#01-33  
#01-36 (mirror)



Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.



# 4-BEDROOM PREMIUM

## TYPE D4A

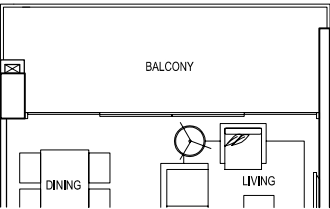
121 sqm / 1302 sq ft

#15-33 #15-36 (mirror)  
#16-33 #16-36 (mirror)

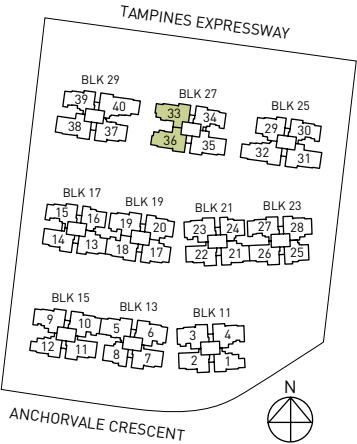
### TYPE D4A 4 - BEDROOM PREMIUM

121 sqm / 1302 sq ft

#14-33  
#14-36 (mirror)



Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

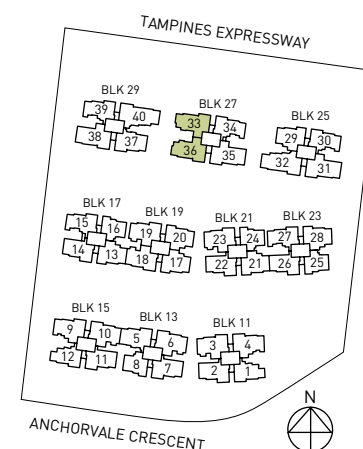
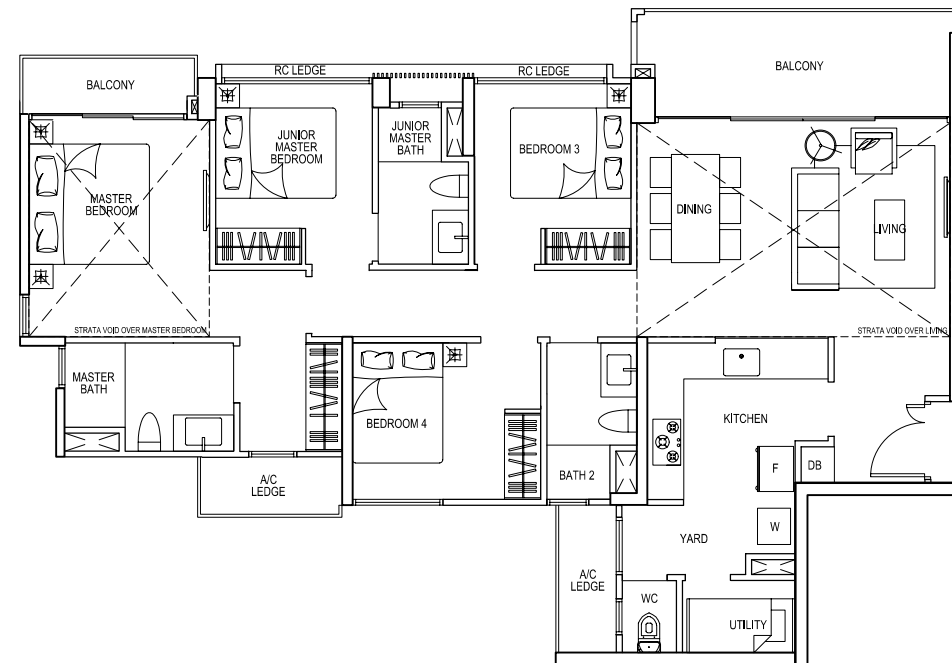




# 4-BEDROOM PREMIUM

## TYPE D4PH

152 sqm / 1636 sq ft  
(Including Strata void area of approx. 31 sqm above  
living / dining and master bedroom)  
#17-33  
#17-36 (mirror)



Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

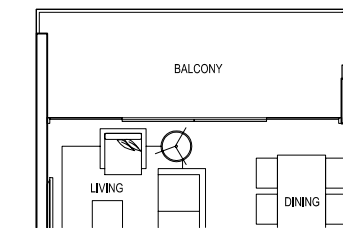
# 4-BEDROOM COSPACE

## TYPE CS4

124 sqm / 1335 sq ft  
#02-31 to #05-31 (mirror)  
#07-31 to #09-31 (mirror)  
#11-31 to #14-31 (mirror)  
#02-35 to #05-35 (mirror)  
#07-35 to #09-35 (mirror)  
#11-35 to #14-35 (mirror)  
#02-38 to #05-38  
#07-38 to #09-38  
#11-38 to #14-38

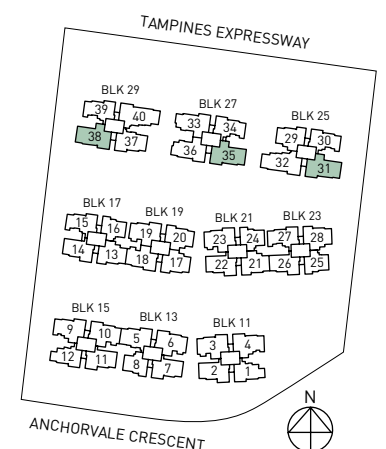
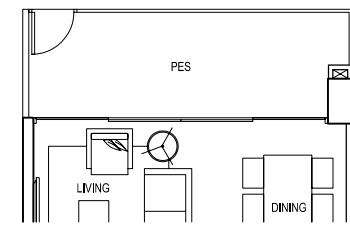
### TYPE CS4 4 - BEDROOM COSPACE

124 sqm / 1335 sq ft  
#06-31 (mirror) #06-35 (mirror) #06-38  
#10-31 (mirror) #10-35 (mirror) #10-38



### TYPE CS4P 4 - BEDROOM COSPACE

124 sqm / 1335 sq ft  
#01-31 (mirror)  
#01-35 (mirror)  
#01-38



Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

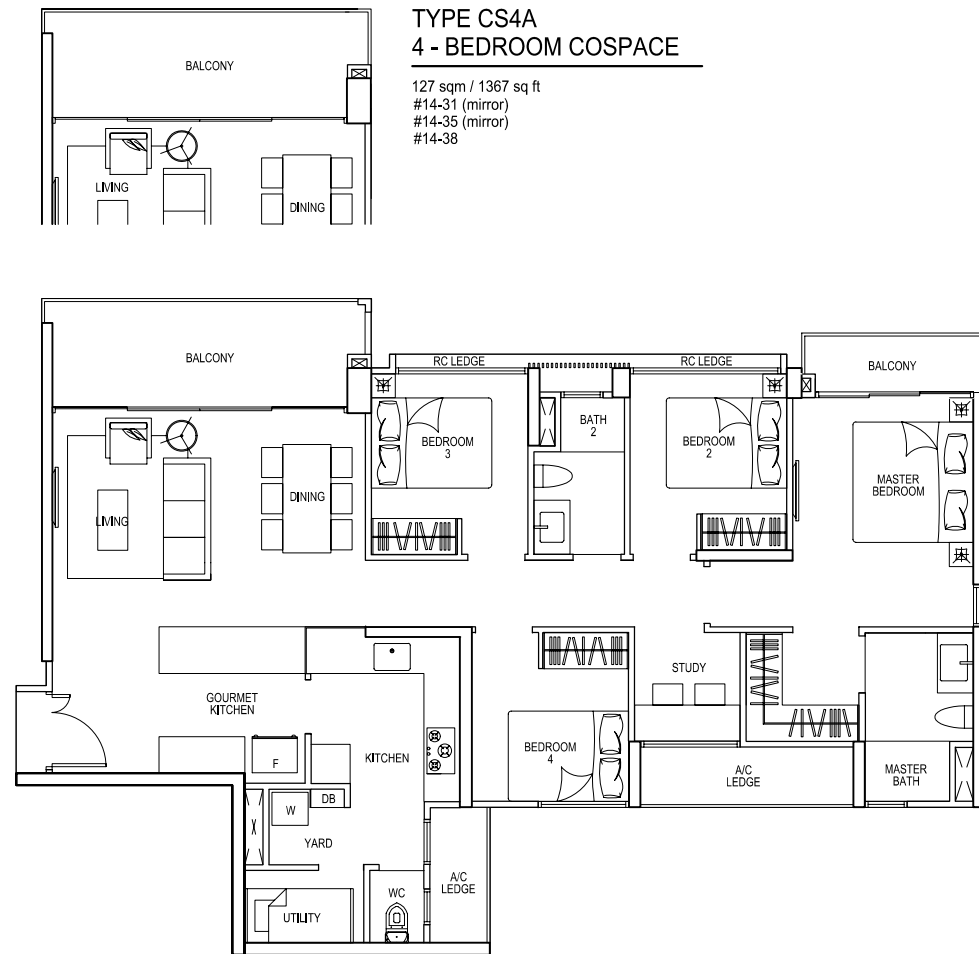


# 4-BEDROOM COSPACE

## TYPE CS4A

127 sqm / 1367 sq ft

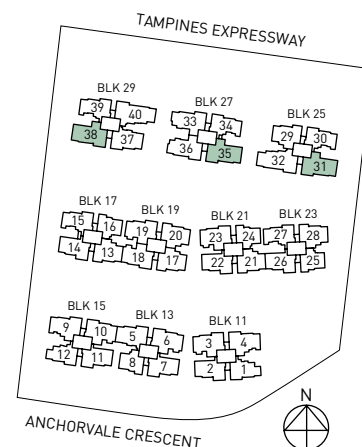
#15-31 (mirror)    #15-35 (mirror)    #15-38  
#16-31 (mirror)    #16-35 (mirror)    #16-38



TYPE CS4A  
4 - BEDROOM COSPACE

127 sqm / 1367 sq ft  
#14-31 (mirror)  
#14-35 (mirror)  
#14-38

Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.



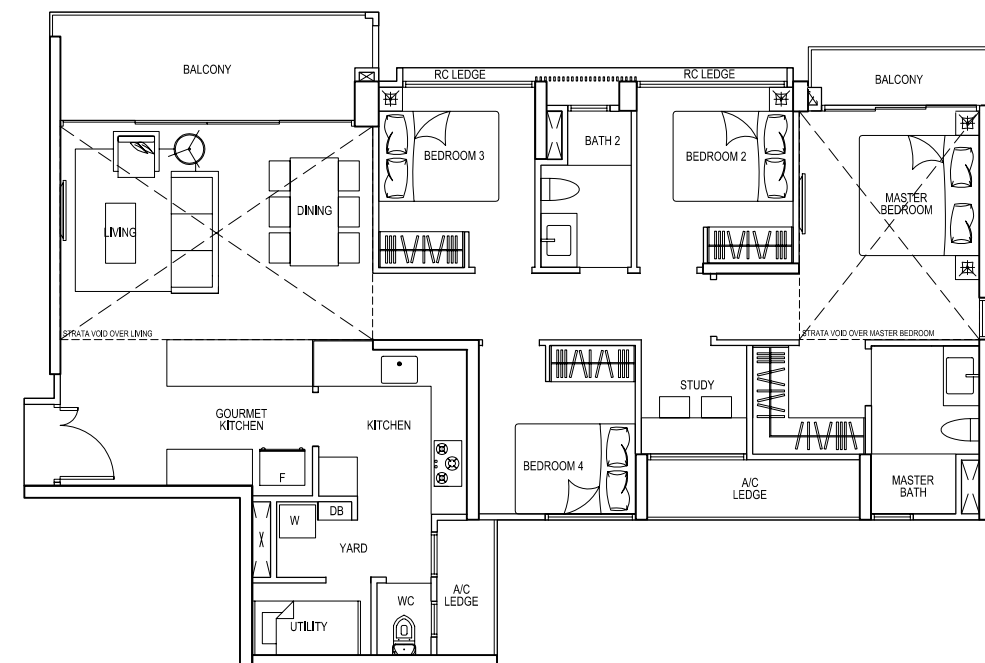
# 4-BEDROOM COSPACE

## TYPE CS4PH

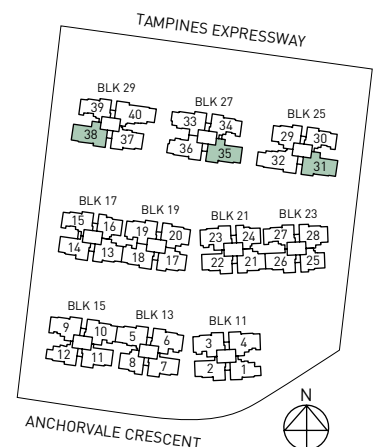
159 sqm / 1711 sq ft

(Including Strata void area of approx. 32 sqm above living / dining and master bedroom)

#17-31 (mirror)  
#17-35 (mirror)  
#17-38



Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.





# 5-BEDROOM COSPACE

## TYPE CS5

139 sqm / 1496 sq ft

#02-32 to #05-32  
#07-32 to #09-32  
#11-32 to #13-32

#02-40 to #05-40  
#07-40 to #09-40  
#11-40 to #13-40

### TYPE CS5 5 - BEDROOM COSPACE

139 sqm / 1496 sq ft

#06-32 #06-40  
#10-32 #10-40



Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

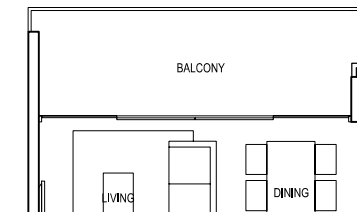


# 5-BEDROOM COSPACE

## TYPE CS5A

142 sqm / 1528 sq ft

#15-32 #15-40  
#16-32 #16-40



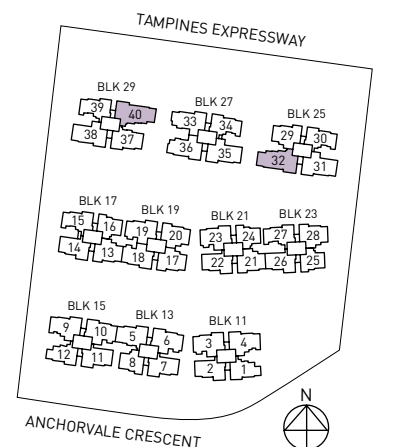
### TYPE CS5A 5 - BEDROOM COSPACE

142 sqm / 1528 sq ft

#14-32  
#14-40



Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

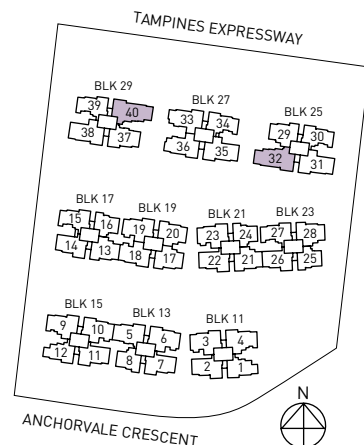
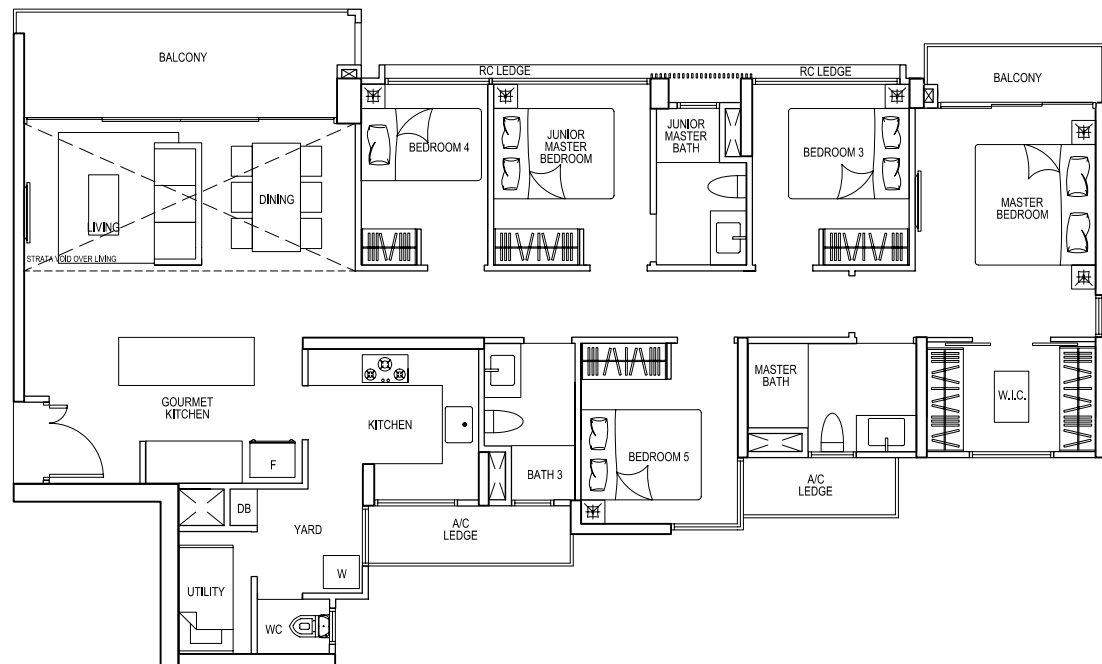




# 5-BEDROOM COSPACE

## TYPE CS5PH

156 sqm / 1679 sq ft  
(Including Strata void area of approx. 14 sqm above living / dining)  
#17-32  
#17-40



Areas includes A/C ledge, Balcony, PES and Strata Void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

## Specifications

- FOUNDATION**  
Reinforced concrete bored piles and / or reinforced concrete precast piles.
- SUPERSTRUCTURE**  
Reinforced concrete structures
- WALLS**
  - External Walls - Reinforced concrete and / or common clay brick wall and / or precast wall
  - Internal Walls - Reinforced concrete and / or common clay brick walls and / or drywall partition system and / or precast panel and / or solid block walls
- ROOF**  
Reinforced concrete roof with appropriate waterproofing and insulation system
- CEILING**
  - For Units
    - Living, Dining, Gourmet Kitchen, Kitchen, Bedrooms, Study, Bathroom, Yard, WC, Utility, Corridor leading to Bedrooms / Bathrooms, Balcony and Private Enclosed Space (PES): Skim coat and / or ceiling board and / or bulkhead with emulsion paint finish
  - For Common Areas
    - Lift Lobbies: Skim coat and / or ceiling board and / or bulkhead with emulsion paint finish
    - Staircases and Staircase Storey Shelter: Skim coat with emulsion paint finish
    - Car parks: Skim coat and / or ceiling board and / or bulk head with emulsion paint finish
- FINISHES - WALL**
  - For Units
    - Living, Dining, Gourmet Kitchen, Bedrooms, Study, Utility and Corridor leading to Bedrooms / Bathrooms: Cement sand plaster and / or skim coat with emulsion paint finish
    - Kitchen, Yard, WC and Bathrooms: Cement sand plaster and / or skim coat with emulsion paint, and / or ceramic and / or homogeneous tiles
    - Private Enclosed Space (PES) and Balcony: Cement sand plaster and / or skim coat with spray textured coating / emulsion paint finish
  - For Common Areas - Internal Wall
    - Lift Lobbies at Basement and 1st storey and Clubhouse Lift Lobby: Ceramic and / or homogeneous tiles and / or stone finish and / or cement sand plaster and / or skim coat with emulsion paint / spray texture coating finish and / or laminate finish
    - Typical Lift Lobbies: Ceramic and / or homogeneous tiles finish and / or cement sand plaster and / or skim coat with emulsion paint / spray texture coating finish and / or laminate finish
    - Common Corridors, Staircases and Staircase Storey Shelters and car parks: Cement sand plaster and / or skim coat with emulsion paint finish
    - Changing Rooms and Handicap Toilet: Ceramic and / or homogeneous tiles and / or cement sand plaster and / or skim coat with emulsion paint finish
  - For Common Areas - External Wall
    - All External Walls: Cement sand plaster and / or skim coat with spray texture coating and / or emulsion paint finish
- FINISHES - FLOOR**
  - For Units
    - Living, Dining, Gourmet Kitchen, Study (except Unit Type C1p, C1, C1A and C1PH) and Corridor leading to Bedrooms / Bathrooms: Ceramic and / or homogeneous tiles with laminate skirting
    - Bathrooms, Kitchen, Utility, Yard and WC: Ceramic and / or homogeneous tiles with matching skirting (where applicable)
  - Bedrooms and Study (Unit Type C1p, C1, C1A and C1PH): Laminate flooring with matching skirting
  - Private Enclosed Space (PES) and Balcony: Ceramic and / or homogenous tiles with matching skirting
- WINDOWS**  
Powder-coated finish aluminium framed with tinted and / or clear glass and / or frosted glass and / or laminated glass where appropriate.
- DOORS**
  - Unit Main Entrance: Approved fire-rated timber door
  - Bedrooms and Bathrooms: Hollow core flush timber door and / or sliding timber door
  - Kitchen: Timber framed door with infill glass panel
  - Utility: Aluminium frame PVC folding door and / or hollow core flush timber door
  - WC: Aluminium frame PVC folding door
  - Private Enclosed Space (PES) and Balcony: Powder-coated finished aluminium framed sliding / swing door and / or fixed glass panel with tinted glazing and / or clear glass and / or frosted glass where appropriate
- SANITARY FITTINGS**
  - Bathrooms :
    - 1 shower cubicle with shower screen complete with shower mixer set
    - 1 pedestal water closet
    - 1 wash basin and basin mixer with cabinet below
    - 1 bib tap
    - 1 mirror
    - 1 toilet paper holder
    - 1 towel rail
  - WC (where applicable):
    - 1 shower set with tap
    - 1 pedestal water closet with integrated basin
    - 1 toilet paper holder
  - Yard or Kitchen (where applicable):
    - 1 washing machine bib tap
  - Private Enclosed Space (PES):
    - 1 bib tap
- ELECTRICAL INSTALLATION**  
Wiring for lighting and power shall be concealed conduit except for spaces within the DB's closet and areas above false ceiling, which shall be exposed conduit / trunking
  - All electrical wiring shall be in accordance with current edition of Singapore Code of Practice CP 5:1998
  - Refer to Electrical Schedule for details
- CABLE TV / TELEPHONE**  
TV / telephone points shall be provided in accordance with the Electrical Schedule



13. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standard SS 555:2010

14. PAINTING

- a. Internal Wall    -    Emulsion paint finish
- b. External Wall    -    Spray textured coating and / or selected exterior paint finish

15. WATERPROOFING

Waterproofing shall be provided to floors of Bathrooms, WC, Yard, Kitchen, Private Enclosed Space (PES), Balcony and Reinforced Concrete Flat Roof (where applicable)

16. DRIVEWAY AND CARPARK

- a. Concrete pavers to all open driveways and / or stones at vehicular entrance / exit at designated areas.
- b. Reinforced concrete floor with floor hardener at basement driveway, ramp and car park

17. RECREATION FACILITIES

- a. Waterfall Bay

i) Grand Lobby

ii) Forest Cascade

iii) Arrival Boulevard

iv) Sky Lounge

v) Sky Clubhouse

e. Boutique Water Stream

i) Lifestyle Bar

ii) Aqua Spa Lounge

iii) Spa House

iv) Outdoor Fitness Groove

v) Leisure Pool
- b. Wetland Boutique

i) Waterfall Jogging Trail

ii) Waterfall Ridge

iii) Chill Out Bar

iv) Pool Atrium

v) 50m Infinity Pool

vi) Pool Deck

vii) Water Deck

viii) Water Promenade
- c. Bamboo Sanctuary

i) Leisure Nook

ii) Fish Pond

iii) Tea Pavilion

iv) Meditation Pavilion

v) Yoga Pavilion

vi) Bamboo Garden
- d. Boutique Courtyard Lobby

i) Serenity Foyer

ii) Scenic Veranda

iii) Entertainment Deck

iv) Banquet Hall

v) Clubhouse

vi) Open Lawn Oasis

18. FIBRE BROADBAND

Provision of infrastructure for Open Net to lay fibre optic cable into unit. Subscription charges to service provider shall be borne by the purchaser.

19. AUDIO INTERCOM SYSTEM

Intercom system and visitor call panel shall be provided and it is subject to Architect’s final decision and design.

20. OTHER FACILITY

- a. Management Office
- b. Guardhouse

21. OTHER ITEMS

- a. Kitchen Cabinets: Solid surface countertop complete with high and / or low level kitchen cabinets with stainless steel sink and tap
- b. Kitchen Appliances: Gas hob, cooker hood, and built-in oven.
- c. Wardrobes: Built-in wardrobes to all bedrooms
- d. Metal Railing: Metal Railing for A/C Ledge, Private Enclosed Space (PES), and Balcony
- e. Air-Conditioning: Single / Multi-Split unit air-conditioning system to Living, Dining, all Bedrooms and Study
- f. Gas:Town gas is supplied to gas heated hot water heaters and kitchen gas hobs for all unit types.
- g. Water Heater: Hot water supply shall be provided to all bathrooms except for WC
- h. Security: Automatic Vehicular Access system will be provided for vehicular entrances. Proximity card access control system is provided at the Pedestrian Gates, Basement, 1st Storey Lift Lobbies

Notes:

- A. Marble, Limestone and Granite

Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble, limestone or granite as well as non-uniformity between pieces cannot be totally avoided. 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. Subject to Clause 14.3 of the Sale and Purchase Agreement, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.
- B. Timber strips

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 of the Sale and Purchase Agreement.
- C. Air-conditioning system

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his / her own contractor to service the air-conditioning system regularly.
- D. Television and / or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and / or internet access.
- E. Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to Clause 14.3 of the Sale and Purchase Agreement, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect’s selection and market availability.
- F. Layout / Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout / location of wardrobes, cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to architect’s final decision and design.
- G. Warranties

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, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 of the Sale and Purchase Agreement.
- H. Web Portal of the Housing Project

The Purchaser will have to pay 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 when it is formed.
- I. False Ceiling

The false ceiling 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 purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect’s sole discretion and final design.
- J. Glass

Glass is 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 take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 of the Sale and Purchase Agreement.

K. Laminated Flooring

Laminated flooring is 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. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 of the Sale and Purchase Agreement.

L. Mechanical Ventilation System

Mechanical Ventilation fans and ductings are provided to toilets which are not naturally ventilated.  
To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

M. Wall

All wall finishes shall be terminated at false ceiling level. Wall surface above the false ceiling level will be left in its original bare condition. There will be no tiles / stone works behind / below kitchen cabinets / bathroom cabinets / long bath / vanity cabinet / mirror.

N. Tiles

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000.  
Manufacturer and constructional tolerances expected.

Disclaimer

While every reasonable care has been taken in preparing this brochure and in constructing the models and showflat, the Developer and the Marketing Agent(s) cannot be held responsible for any inaccuracies or omissions. Visual representations, models, showflat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are approximate measurements and are subject to final survey. The property is subject to final inspection by the relevant authorities to comply with the current codes of practice.

All information, specifications, rendering, visual representations and plans are current at the same time of publication and are subject to change as may be required by us and/or the competent authorities, and shall not form part of any offer or contract nor constitute any warranty by us and shall not be regarded as statements or representations of fact. All plans are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Sale and Purchase Agreement shall for the entire agreement between us as the Developer 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 of promises made us or the Marketing agent(s).

# Electrical Schedule

SN	Type of Unit	C1	C1A	C2	C2A	C3	C3A	C4	C4A
		C1P	C1PH	C2P	C2PH	C3P	C3PH	C4P	C4PH
1	Lighting Point	11	12	12	13	13	14	15	16
2	13A Switched Socket Outlet	21	21	20	20	20	20	20	20
3	13A Switched Socket Outlet for Washing Machine	1	1	1	1	1	1	1	1
4	Cooker Hob Point	1	1	1	1	1	1	1	1
5	Cooker Hood Point	1	1	1	1	1	1	1	1
6	Electric Oven Point	1	1	1	1	1	1	1	1
7	Audio Intercom Unit	1	1	1	1	1	1	1	1
8	Data Point	1	1	1	1	1	1	1	1
9	TV Outlet	4	4	4	4	4	4	4	4
10	Telephone Outlet	5	5	5	5	5	5	5	5
11	Bell Push c/w Bell Point	1	1	1	1	1	1	1	1
12	Aircon Isolator	3	3	3	3	3	3	3	3
13	Gas Heater	1	1	1	1	1	1	1	1

SN	Type of Unit	CS3	CS3A	CS4	CS4A	CS5	CS5A	D1	D1A
		CS3P	CS3PH	CS4P	CS4PH	CS5P	CS5PH	D1P	D1PH
1	Lighting Point	18	19	18	19	19	20	14	15
2	13A Switched Socket Outlet	24	24	29	29	30	30	24	24
3	13A Switched Socket Outlet for Washing Machine	1	1	1	1	1	1	1	1
4	Cooker Hob Point	1	1	1	1	1	1	1	1
5	Cooker Hood Point	1	1	1	1	1	1	1	1
6	Electric Oven Point	1	1	1	1	1	1	1	1
7	Audio Intercom Unit	1	1	1	1	1	1	1	1
8	Data Point	1	1	1	1	1	1	1	1
9	TV Outlet	4	4	5	5	6	6	5	5
10	Telephone Outlet	6	6	7	7	7	7	6	6
11	Bell Push c/w Bell Point	1	1	1	1	1	1	1	1
12	Aircon Isolator	3	3	4	4	4	4	3	3
13	Gas Heater	1	1	1	1	1	1	1	1

SN	Type of Unit	D2	D2A	D3	D3A	D4	D4A
		D2P	D2PH	D3P	D3PH	D4P	D4PH
1	Lighting Point	17	18	18	19	19	20
2	13A Switched Socket Outlet	24	24	24	24	24	24
3	13A Switched Socket Outlet for Washing Machine	1	1	1	1	1	1
4	Cooker Hob Point	1	1	1	1	1	1
5	Cooker Hood Point	1	1	1	1	1	1
6	Electric Oven Point	1	1	1	1	1	1
7	Audio Intercom Unit	1	1	1	1	1	1
8	Data Point	1	1	1	1	1	1
9	TV Outlet	5	5	5	5	5	5
10	Telephone Outlet	6	6	6	6	6	6
11	Bell Push c/w Bell Point	1	1	1	1	1	1
12	Aircon Isolator	3	3	3	3	3	3
13	Gas Heater	1	1	1	1	1	1

NOTE: ALL ISOLATORS FOR CU ARE SUBJECTED TO A/C EQUIPMENT CONFIGURATION





Waterbay



Riversound Residence



RiverParc Residence



River Isles

## Brought to you by an internationally-recognised developer

Stylish, luxurious, exceptional, Bellewaters is yet another proud creation of Qingjian Realty (South Pacific) Group Pte Ltd, the realestate development arm of Qingjian Group Co. Ltd.

Qingjian Group is a conglomerate with a rich history of more than 60 years with businesses covering domestic and international contracting and investment, real estate development, capital management, logistics and more. As one of the earliest Chinese contruction companies with ISO9001 compliance, the Group had a turnover of RMB 45.8 billion (SGD 9.2 billion) in 2013 and was ranked 95 in Engineering News-Record (ENR) Top 225 International Contractors.

Almost everywhere in the modern cities of China, you can find Qingjian Group's creations, from residential houses to commercial towers and even significant landmarks such as the Olympic Sailing Centre, Liuting International Airport and Qingdao International Conference Centre. Still raved about today, these celebrated public icons have earned the Group

numerous Luban prizes —China's highest recognition for building projects.

The Group's escalating success has led it to extend its operations globally. Since 1999, the Group has been developing a wide spectrum of buildings in Singapore — from private and public to commercial and industrial. A notable achievement is Natura Loft (2008), a DBSS development that won the BCA Green Mark 2010 Award (Gold Plus). Other quality luxury developments include NiN Residence at Potong Pasir (2010), RiverParc Residence at Punggol (2011), Riversound Residence at Sengkang (2012), River Isles at Punggol (2012), Waterbay at Punggol (2012), Ecopolitan at Punggol (2013) and Bellewoods at Woodlands (2014). Today, Qingjian Group has established itself in more than 30 countries around the world, with over 50 domestic and international branches. While the Group continues to expand its stronghold, it remains focused on one mission: to build valuable, world-class works of art and create harmonious space that will touch the hearts of people.



Developer: Qingjian Realty (Anchorvale) Pte. Ltd. (ROC: 201315642N) • Developer's Licence No.:C1104 • Lot/Mukim No.: Lot 2599T MK21 at Anchorvale Crescent • Tenure of Land: 99 years leasehold commencing 28 Aug 2013 • Building Plan No.: A0850-00011-2013-BP02 dated 15 Aug 2014 • Expected Date of Vacant Possession: 30 November 2017 • Expected Date of Legal Completion: 30 November 2020

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