




FORESTVILLE



Picture-perfect every moment

Floorplan Brochure



Picture your life in perfection.
Let it begin here.

Enter a home where picture-perfect moments await.
Every day is filled with never-ending enchantment and discovery,
as your home reveals its delightful secrets to you. This is your
sanctuary amidst the trees and waters, where serenity awaits,
and tranquillity abounds.



Artist's Impression



A world of convenience

Enjoy great connection and connectivity. Be served by the Woodlands MRT Station linking to the future Thomson Line, Woodlands Regional Bus Interchange, major roads, Seletar Expressway (SLE), Bukit Timah Expressway (BKE) and the future North-South Expressway.

JOHOR
(MALAYSIA)

JOHOR BAHRU
SENTRAL (PROPOSED RTS)

WOODLANDS
REGIONAL HUB

Waterfront Promenade
(Future)

Woodlands Waterfront

Business Cluster
(Future)

Admiralty Park

WOODLANDS
NORTH (FUTURE)

Woodlands Ave 9

Admiralty Rd West

Woodlands Ave 10

Admiralty Rd West

Admiralty Rd East

Sembawang Rd

Sun Plaza

MRT

SEMBAWANG

CANBERRA
RESIDENCES

THE
NAUTICAL

Sembawang Shopping Centre

ONE
CANBERRA

Yishun Ave 7

CAUSEWAY
(FUTURE)

Riverside Rd

Woodlands Ave 4

Republic Polytechnic

Qihua Pri Sch

Woodlands North Coast

Admiralty Pri Sch

MRT

Woodlands Pri Sch

888 Plaza

ADMIRALTY

Woodlands Ring Sec Sch

Woodlands Ave 12

FORESTVILLE

Future Sports Hub

Woodlands Town Garden

Causeway Point

WOODLANDS

Woodlands Pri Sch

Woodlands Ring Pri Sch

Woodlands Ave 5

Woodgrove Pri Sch

Vista Point

WOODLANDS
SOUTH (FUTURE)

Woodlands Dr 16

Woodgrove Sec Sch

Woodlands Ave 6

Innova Pri Sch

Innova Jr College

Singapore Sports Sch

Christ Church Sec Sch

MARSILING

MRT

Woodlands Ave 1

Singapore American School

Woodlands Ave 2

Woodlands Ave 3

Woodlands Ave 3

MRT

KRANJI

Kranji Rd

Woodlands Rd

Turf Club Ave

Turf Club Ave

BUKIT TIMAH EXPRESSWAY (BKE)

Mandai Rd

Mandai Rd

To Jurong Gateway

Singapore Zoo

Singapore Sports Sch

Christ Church Sec Sch

Nature Reserve

Sembawang Country Club

Mandai Avenue

Bottle Tree Park

To Orchard Rd & City

KHATIB

MRT

Yishun Ave 1

YISHUN

MRT

Northpoint Shopping Centre

Yishun Junior College

Chung Cheng High Sch

Sembawang Road

FUTURE NORTH-SOUTH EXPRESSWAY

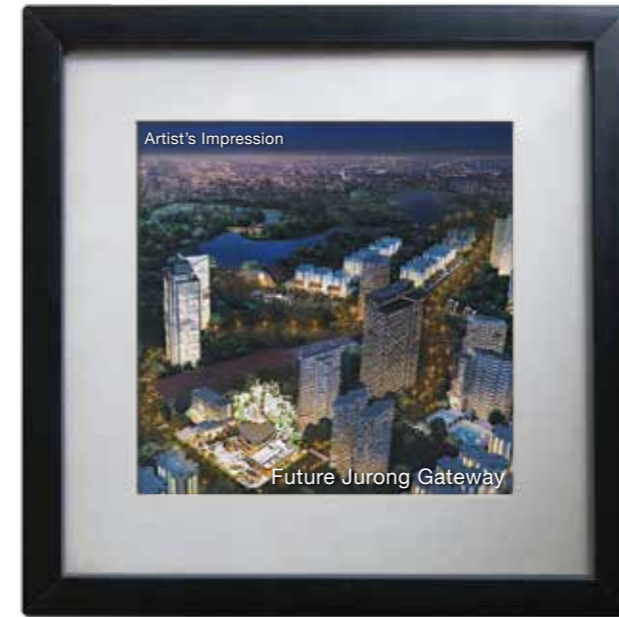
FUTURE NORTH-SOUTH EXPRESSWAY

SELETAR EXPRESSWAY (SLE)

SELETAR EXPRESSWAY (SLE)

SELETAR EXPRESSWAY (SLE)





Connect to places of unparalleled potential

From your prime position in Woodlands, worlds of potential and progress are never far. Just across the Causeway lies Johor Bahru and Iskandar Malaysia, the international one-stop business, shopping, dining and economic zone.

From Woodlands, you also have direct access via MRT and the BKE to the future rejuvenated Jurong Lake District, the biggest lakeside destination for business and leisure in the Western Region.

Woodlands itself is set to be transformed into the new Woodlands Regional Hub – comprising the Woodlands North Coast and Woodlands Central – a bustling waterfront destination set to be the next major commercial hub of Singapore.



Business hub



North-South MRT line and the future Thomson Line



Woodlands Regional Centre



Expressways for quick island-wide access



LEGEND:
GROUND FLOOR PLAN

- 1 Grand Entrance
- 2 Greeting Pavilion
- 3 Entrance Feature
- 4 Bubbling Pool
- 5 Entrance Boulevard
- 6 Wine Pod
- 7 Jacuzzi
- 8 Tranquil Pool
- 9 Relaxation Lawn
- 10 Function Room
- 11 Pool Deck Lounge
- 12 50m Lap Pool
- 13 Wading Pool
- 14 Children's Water Playground
- 15 Hammock Alcove
- 16 Gym
- 17 Sun Deck
- 18 Jogging Trail
- 19 Fitness Corner
- 20 Children Playground
- 21 Party Deck
- 22 Recreation Lawn
- 23 BBQ Pavilion
- 24 Tennis Court
- 25 Driveway

4TH STOREY PLAN
Sky Garden

- 1 Cosy Cove
- 2 Lawn Rest
- 3 Line Sculpture
- 4 Vine Wall
- 5 Yoga Deck
- 6 Floral Land
- 7 Scented Walk
- 8 Bamboo Walk
- 9 Reading Corner
- 10 The Hidden Garden

Units 01 and 26 start from 3rd storey
Units 40, 43, 44, 45, 48, 49, 51, 52 and 55 start from 4th storey

13TH STOREY PENTHOUSE



Schematic Diagram

TOWER 20

UNIT FLOOR	01	02	03	04
13	PH27 (#13-02)		PH26 (#13-03)	
12	D1	C8	C3	C9
11	D1	C8	C3	C9
10	D1	C8	C3	C9
9	D1	C8	C3	C9
8	D1	C8	C3	C9
7	D1	C8	C3	C9
6	D1	C8	C3	C9
5	D1	C8	C3	C9
4	D1	C8	C3	C9
3	D1	C8	C3	C9
2		C8	C3	C9
1		C8(P)	C3(P)	C9(P)

Note:
DSTA screening may be provided to Tower 20 unit no:
#12-03, #12-04 and #13-03.

TOWER 22

UNIT FLOOR	05	06	07	08
13	PH24 (#13-06)		PH25 (#13-08)	
12	C10-DK	C4	C1	C2
11	C10-DK	C4	C1	C2
10	C10-DK	C4	C1	C2
9	C10-DK	C4	C1	C2
8	C10-DK	C4	C1	C2
7	C10-DK	C4	C1	C2
6	C10-DK	C4	C1	C2
5	C10-DK	C4	C1	C2
4	C10-DK	C4	C1	C2
3	C10-DK	C4	C1	C2
2	C10-DK	C4	C1	C2
1	C10-DK(P)	C4(P)	C1(P)	C2(P)

Note:
DSTA screening may be provided to Tower 22 unit no:
#12-07, #12-08 and #13-08.

TOWER 24

UNIT FLOOR	09	10	11	12
13	PH23 (#13-09)		PH22 (#13-11)	
12	D2	D7	C4	C3
11	D2	D7	C4	C3
10	D2	D7	C4	C3
9	D2	D7	C4	C3
8	D2	D7	C4	C3
7	D2	D7	C4	C3
6	D2	D7	C4	C3
5	D2	D7	C4	C3
4	D2	D7	C4	C3
3	D2	D7	C4	C3
2	D2	D7	C4	C3
1	D2(P)	D7(P)	C4(P)	C3(P)

Note:
DSTA screening may be provided to Tower 24 unit no:
#12-11, #12-12 and #13-11.

TOWER 26

UNIT FLOOR	13	14	15	16
13	PH15 (#13-14)		PH22 (#13-16)	
12	C10-DK	D5-DK	C3	C4
11	C10-DK	D5-DK	C3	C4
10	C10-DK	D5-DK	C3	C4
9	C10-DK	D5-DK	C3	C4
8	C10-DK	D5-DK	C3	C4
7	C10-DK	D5-DK	C3	C4
6	C10-DK	D5-DK	C3	C4
5	C10-DK	D5-DK	C3	C4
4	C10-DK	D5-DK	C3	C4
3	C10-DK	D5-DK	C3	C4
2	C10-DK	D5-DK	C3	C4
1	C10-DK(P)	D5-DK(P)	C3(P)	C4(P)

Note:
DSTA screening may be provided to Tower 26 unit no:
#12-15, #12-16 and #13-16.

TOWER 28

UNIT FLOOR	17	18	19	20
13	PH21 (#13-17)		PH20 (#13-19)	
12	D5-DK	C14-DK	E1	C3
11	D5-DK	C14-DK	E1	C3
10	D5-DK	C14-DK	E1	C3
9	D5-DK	C14-DK	E1	C3
8	D5-DK	C14-DK	E1	C3
7	D5-DK	C14-DK	E1	C3
6	D5-DK	C14-DK	E1	C3
5	D5-DK	C14-DK	E1	C3
4	D5-DK	C14-DK	E1	C3
3	D5-DK	C14-DK	E1	C3
2	D5-DK	C14-DK	E1	C3
1	D5-DK(P)	C14-DK(P)	E1(P)	C3(P)

Note:
DSTA screening may be provided to Tower 28 unit no:
#12-19, #12-20, #13-17 and #13-19.

TOWER 30

UNIT FLOOR	21	22	23	24
13	PH19 (#13-21)		PH18 (#13-24)	
12	C11-DK	D2	B1	C10-DK
11	C11-DK	D2	B1	C10-DK
10	C11-DK	D2	B1	C10-DK
9	C11-DK	D2	B1	C10-DK
8	C11-DK	D2	B1	C10-DK
7	C11-DK	D2	B1	C10-DK
6	C11-DK	D2	B1	C10-DK
5	C11-DK	D2	B1	C10-DK
4	C11-DK	D2	B1	C10-DK
3	C11-DK	D2	B1	C10-DK
2	C11-DK	D2	B1	C10-DK
1	C11-DK(P)	D2(P)	B1(P)	C10-DK(P)

Note:
DSTA screening may be provided to Tower 30 unit no:
#12-23, #12-24 and #13-24.

TOWER 32

UNIT FLOOR	25	26	27	28
13	PH17 (#12-25)	PH16 (#13-27)		
12		B1	C12-DK	C5
11	C5	B1	C12-DK	C5
10	C5	B1	C12-DK	C5
9	C5	B1	C12-DK	C5
8	C5	B1	C12-DK	C5
7	C5	B1	C12-DK	C5
6	C5	B1	C12-DK	C5
5	C5	B1	C12-DK	C5
4	C5	B1	C12-DK	C5
3	C5	B1	C12-DK	C5
2	C5		C12-DK	C5
1	C5(P)		C12-DK(P)	C5(P)

Note:
DSTA screening may be provided to Tower 32 unit no:
#12-27, #12-28 and #13-27.

TOWER 34

UNIT FLOOR	29	30	31
13	PH15 (#13-30)		PH14 (#13-31)
12	C10-DK	D5-DK	E2-DK
11	C10-DK	D5-DK	E2-DK
10	C10-DK	D5-DK	E2-DK
9	C10-DK	D5-DK	E2-DK
8	C10-DK	D5-DK	E2-DK
7	C10-DK	D5-DK	E2-DK
6	C10-DK	D5-DK	E2-DK
5	C10-DK	D5-DK	E2-DK
4	C10-DK	D5-DK	E2-DK
3	C10-DK	D5-DK	E2-DK
2	C10-DK	D5-DK	E2-DK
1	C10-DK(P)	D5-DK(P)	E2-DK(P)

TOWER 36

UNIT FLOOR	32	33	34	35
13	PH13 (#13-33)			PH12 (#12-35)
12	D3-DK	C13-DK	C4	
11	D3-DK	C13-DK	C4	C4
10	D3-DK	C13-DK	C4	C4
9	D3-DK	C13-DK	C4	C4
8	D3-DK	C13-DK	C4	C4
7	D3-DK	C13-DK	C4	C4
6	D3-DK	C13-DK	C4	C4
5	D3-DK	C13-DK	C4	C4
4	D3-DK	C13-DK	C4	C4
3	D3-DK	C13-DK	C4	C4
2	D3-DK	C13-DK	C4	C4
1	D3-DK(P)	C13-DK(P)	C4(P)	C4(P)

TOWER 38

UNIT FLOOR	36	37	38	39
13	PH10 (#13-36)		PH11 (#13-39)	
12	C1	C2	C7	C3
11	C1	C2	C7	C3
10	C1	C2	C7	C3
9	C1	C2	C7	C3
8	C1	C2	C7	C3
7	C1	C2	C7	C3
6	C1	C2	C7	C3
5	C1	C2	C7	C3
4	C1	C2	C7	C3
3	C1	C2	C7	C3
2	C1	C2	C7	C3
1	C1(P)	C2(P)	C7(P)	C3(P)

TOWER 40

UNIT FLOOR	41	42	43	40
13	PH9 (#13-41)		PH8-DK (#13-43)	
12	D5-DK	D4-DK	D6-DK	C1
11	D5-DK	D4-DK	D6-DK	C1
10	D5-DK	D4-DK	D6-DK	C1
9	D5-DK	D4-DK	D6-DK	C1
8	D5-DK	D4-DK	D6-DK	C1
7	D5-DK	D4-DK	D6-DK	C1
6	D5-DK	D4-DK	D6-DK	C1
5	D5-DK	D4-DK	D6-DK	C1
4	D5-DK	D4-DK	D6-DK(P)	C1(P)
3	D5-DK	D4-DK		
2	D5-DK	D4-DK		
1	D5-DK(P)	D4-DK(P)		

TOWER 42

UNIT FLOOR	44	45	46	47
13	PH7 (#13-45)		PH6 (#13-46)	
12	C3	C4	D4-DK	D1
11	C3	C4	D4-DK	D1
10	C3	C4	D4-DK	D1
9	C3	C4	D4-DK	D1
8	C3	C4	D4-DK	D1
7	C3	C4	D4-DK	D1
6	C3	C4	D4-DK	D1
5	C3	C4	D4-DK	D1
4	C3(P)	C4(P)	D4-DK	D1
3			D4-DK	D1
2			D4-DK	D1
1			D4-DK(P)	D1(P)

TOWER 46

UNIT FLOOR	48	49	50	51
13	PH4 (#12-48)		PH5 (#12-50)	PH3 (#12-51)
12		C3		
11	D1	C3	C6	D1
10	D1	C3	C6	D1
9	D1	C3	C6	D1
8	D1	C3	C6	D1
7	D1	C3	C6	D1
6	D1	C3	C6	D1
5	D1	C3	C6	D1
4	D1(P)	C3(P)	C6	D1(P)
3			C6	
2			C6	
1			C6(P)	

TOWER 48

UNIT FLOOR	53	54	55	52
13	PH2 (#13-53)		PH1 (#13-52)	
12	C8	E1	C9	D2
11	C8	E1	C9	D2
10	C8	E1	C9	D2
9	C8	E1	C9	D2
8	C8	E1	C9	D2
7	C8	E1	C9	D2
6	C8	E1	C9	D2
5	C8	E1	C9	D2
4	C8	E1	C9(P)	D2(P)
3	C8	E1		
2	C8	E1		
1	C8(P)	E1(P)		

LEGEND

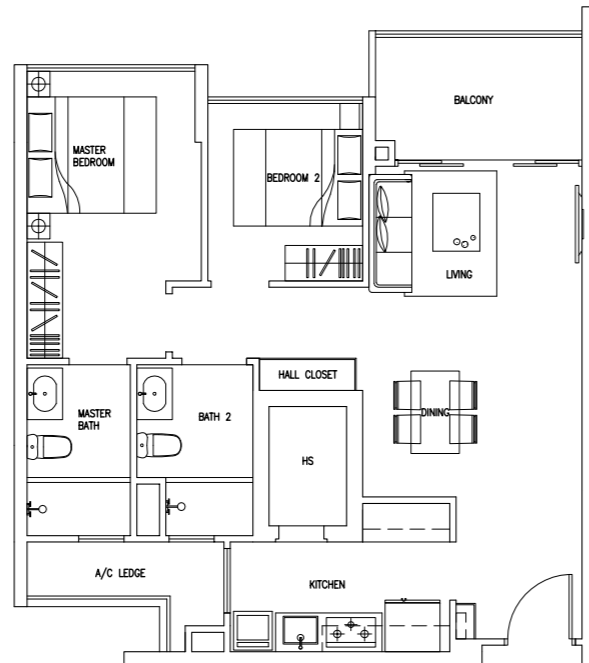
- 2-BEDROOM
- 3-BEDROOM
- 3-BEDROOM DUAL-KEY
- 4-BEDROOM
- 4-BEDROOM DUAL-KEY
- 5-BEDROOM
- 5-BEDROOM DUAL-KEY
- PENTHOUSE

2-bedroom

Type B1

79 sqm

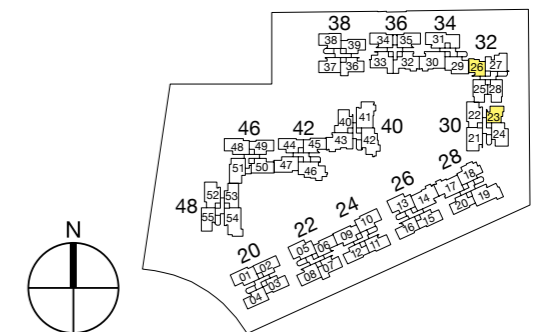
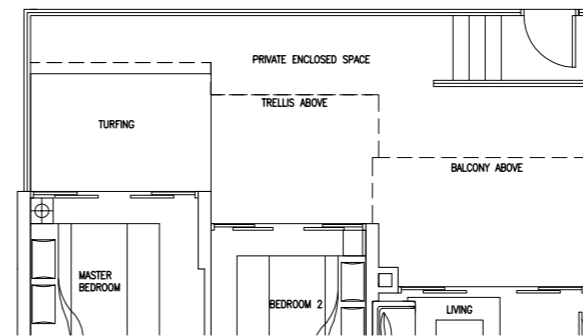
#02-23 to #12-23
#03-26 to #12-26



Type B1(P)

103 sqm

#01-23





3-bedroom

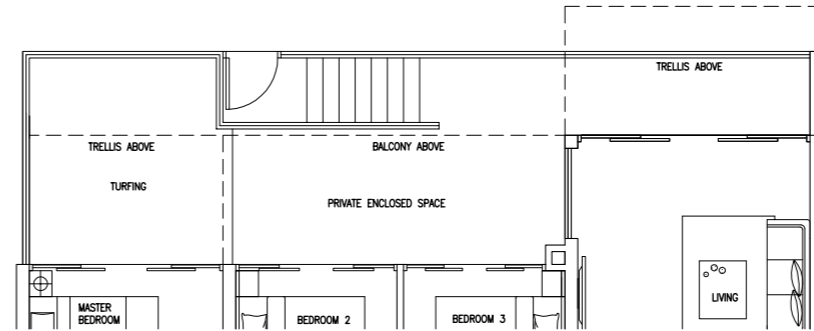
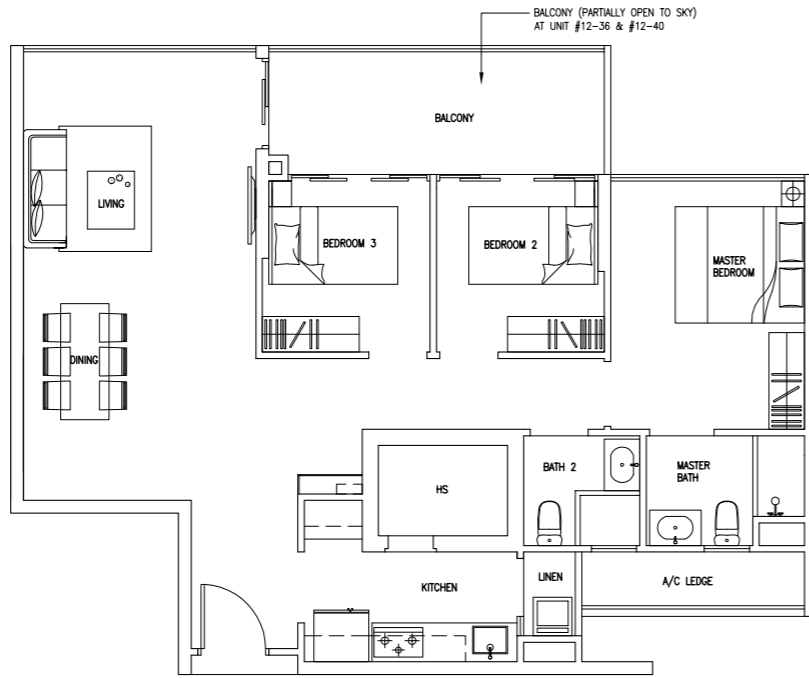
The 3-bedroom unit is designed with a large living/dining area and accompanying dry-kitchen, suitable for entertaining guests at home. With an innovative 'L' shaped living room window, views to the external landscape are maximised, thus blurring the difference between the interior and exterior.

3-bedroom

Type C1

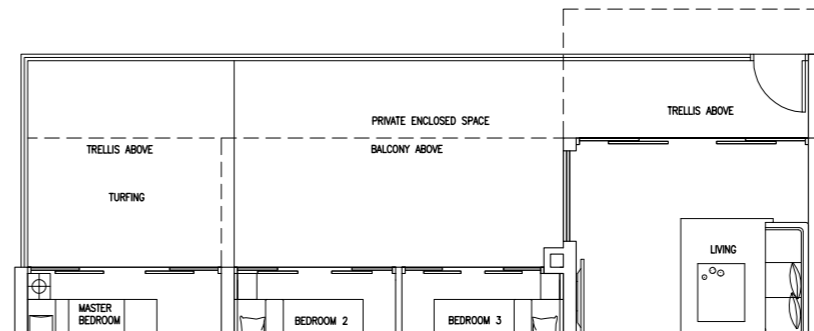
102 sqm

#05-40 to #12-40
 #02-07 to #12-07 (Mirrored Units)
 #02-36 to #12-36 (Mirrored Units)



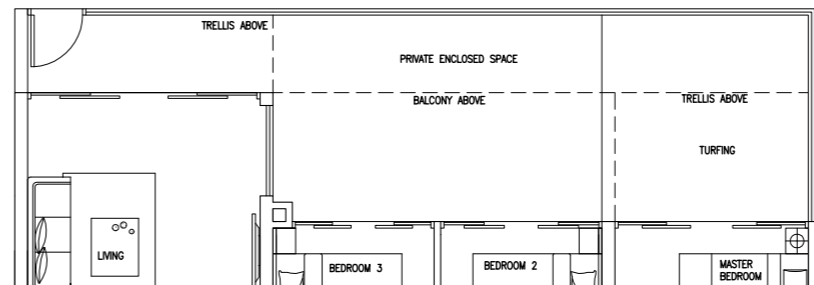
Type C1(P)

125 sqm
 #01-07



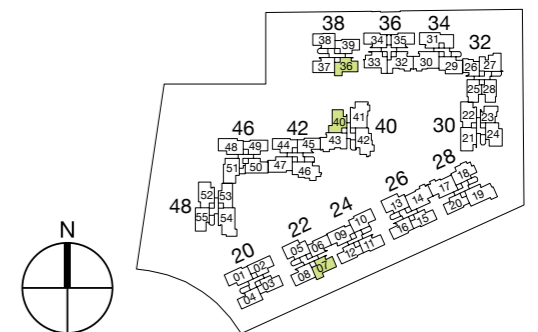
Type C1(P)

125 sqm
 #01-36



Type C1(P)

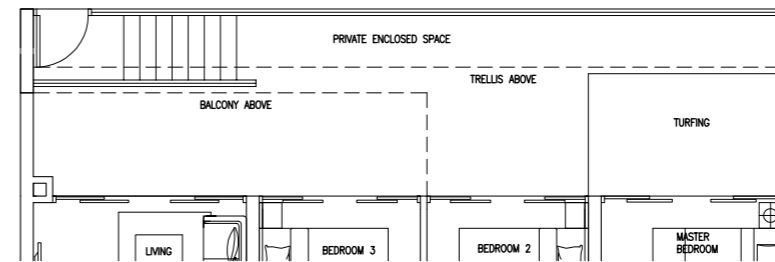
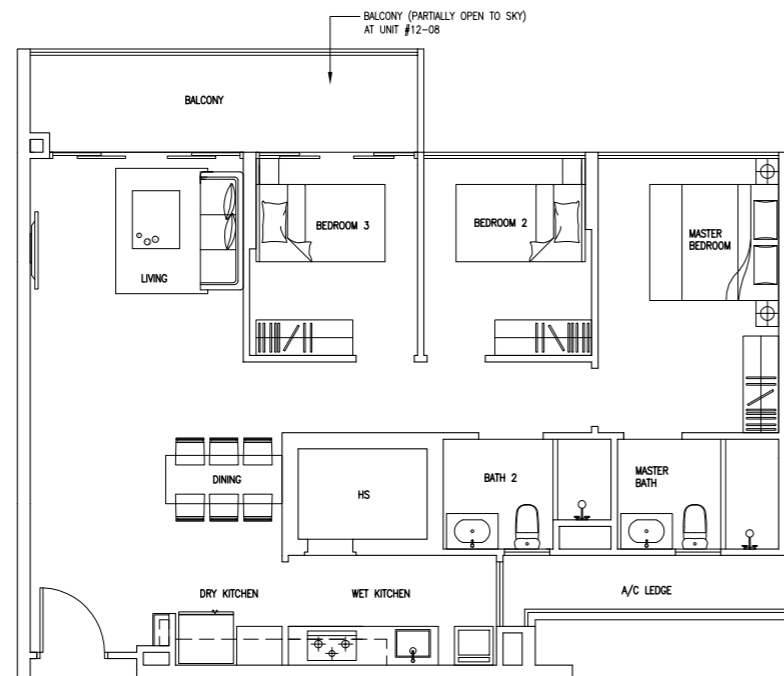
125 sqm
 #04-40



3-bedroom

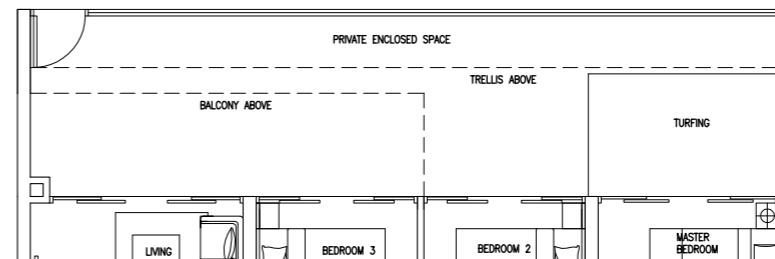
Type C2

101 sqm
 #02-08 to #12-08
 #02-37 to #12-37



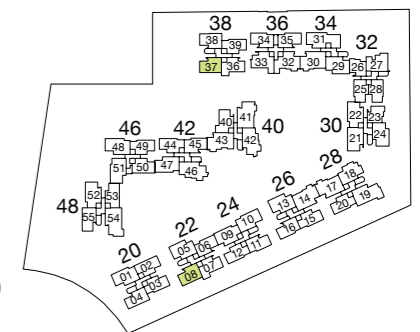
Type C2(P)

125 sqm
 #01-08



Type C2(P)

125 sqm
 #01-37

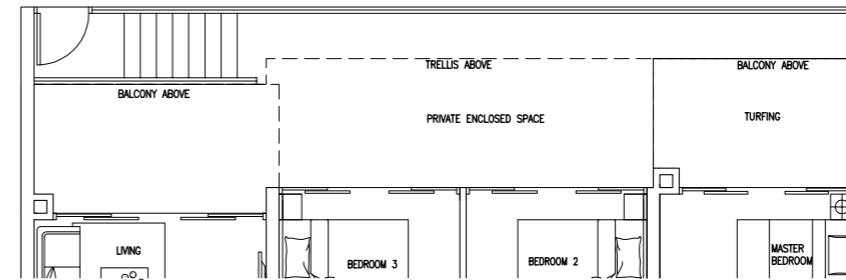
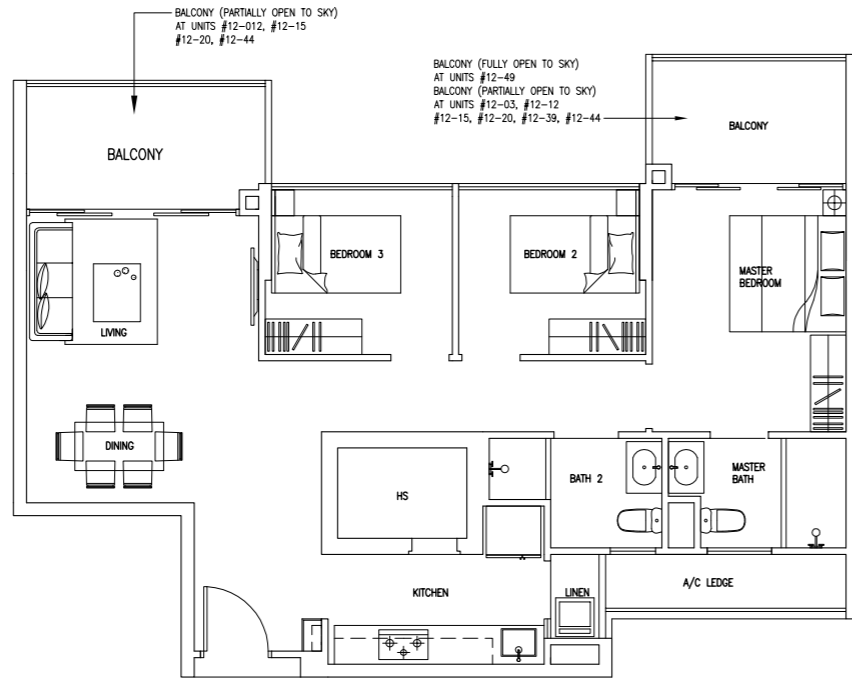


3-bedroom

Type C3

99 sqm

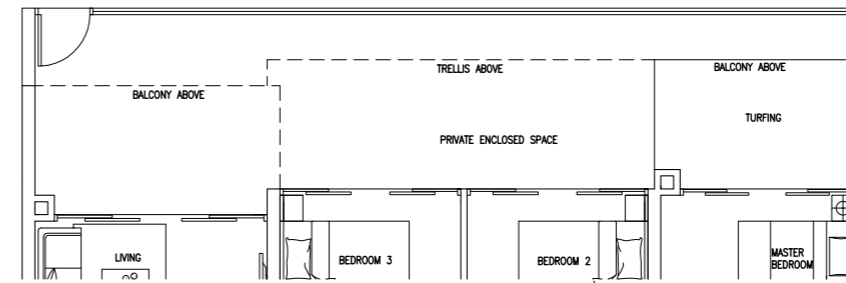
- #02-12 to #12-12
- #02-20 to #12-20
- #02-39 to #12-39
- #05-49 to #12-49
- #02-03 to #12-03 (Mirrored Units)
- #02-15 to #12-15 (Mirrored Units)
- #05-44 to #12-44 (Mirrored Units)



Type C3(P)

123 sqm

- #01-20
- #01-03 (Mirrored Unit)
- #01-15 (Mirrored Unit)



Type C3(P)

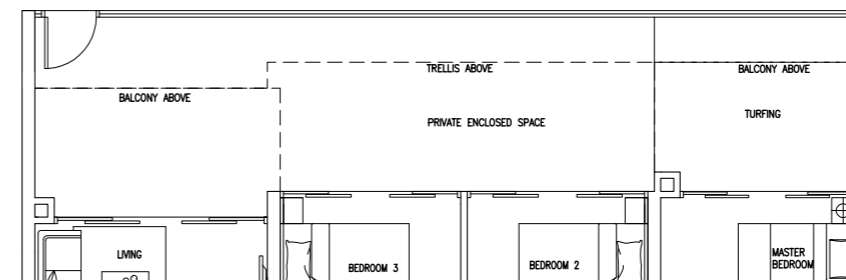
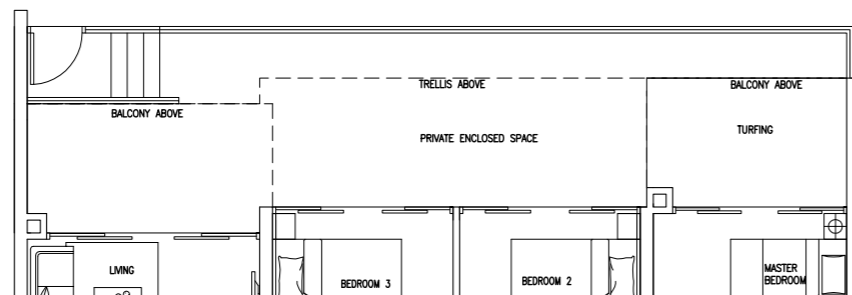
123 sqm

- #01-12

Type C3(P)

123 sqm

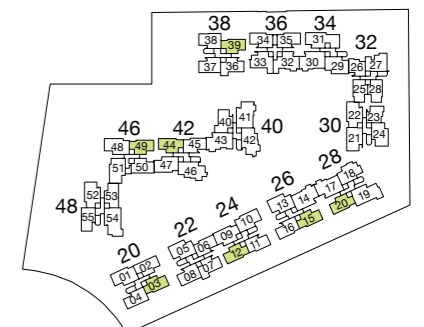
- #01-39



Type C3(P)

123 sqm

- #04-49
- #04-44 (Mirrored Unit)

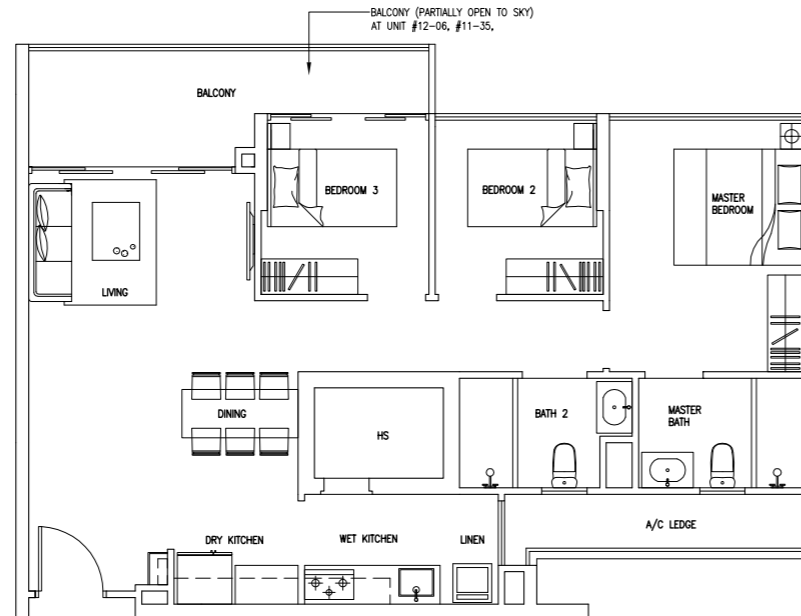


3-bedroom

Type C4

96 sqm

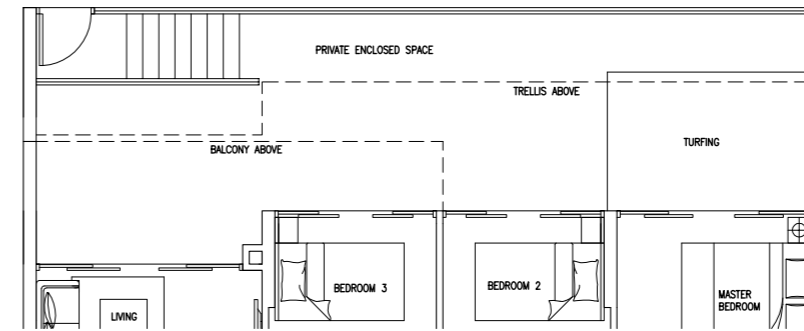
#02-06 to #12-06
 #02-16 to #12-16
 #02-35 to #11-35
 #05-45 to #12-45
 #02-11 to #12-11 (Mirrored Units)
 #02-34 to #12-34 (Mirrored Units)



Type C4(P)

128 sqm

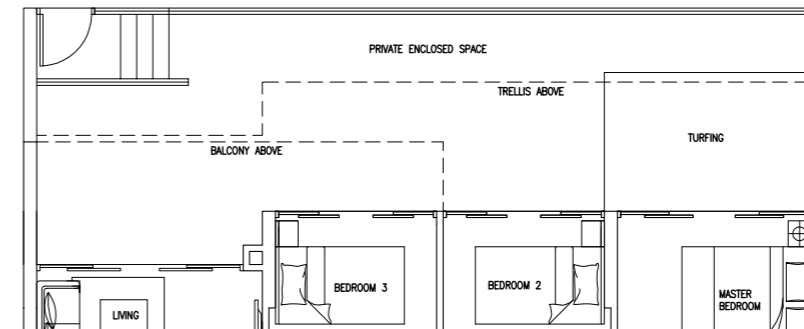
#01-16



Type C4(P)

128 sqm

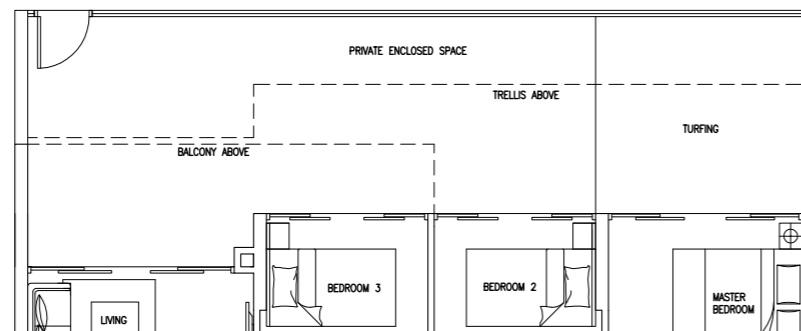
#01-35
 #01-34 (Mirrored Unit)



Type C4(P)

128 sqm

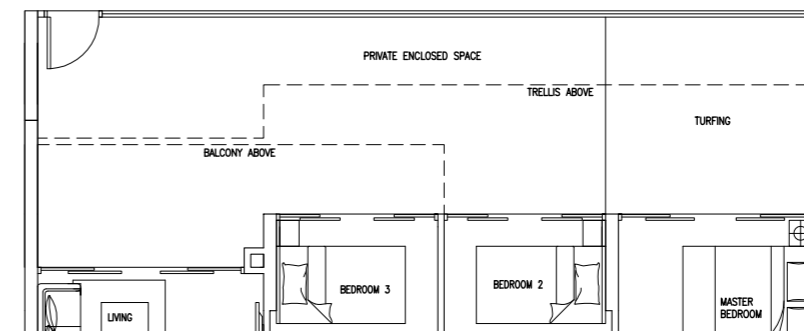
#01-06



Type C4(P)

128 sqm

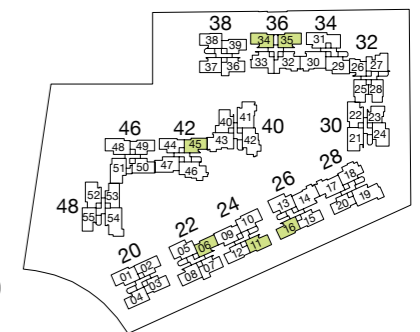
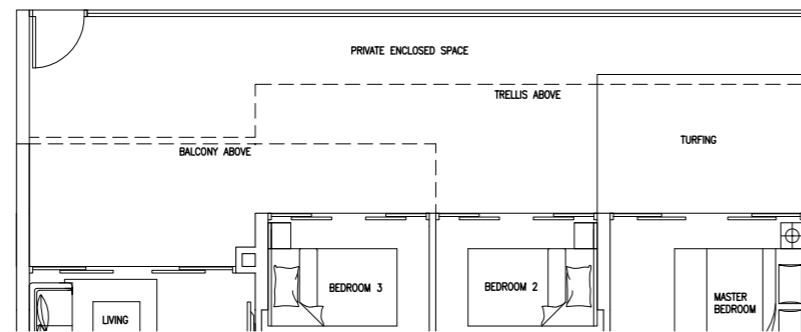
#04-45



Type C4(P)

128 sqm

#01-11 (Mirrored Units)



3-bedroom

Type C5

96 sqm

#02-28 to #12-28

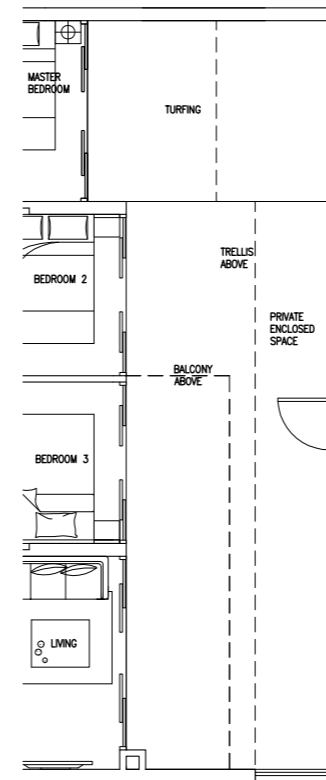
#02-25 to #11-25 (Mirrored Units)



Type C5(P)

124 sqm

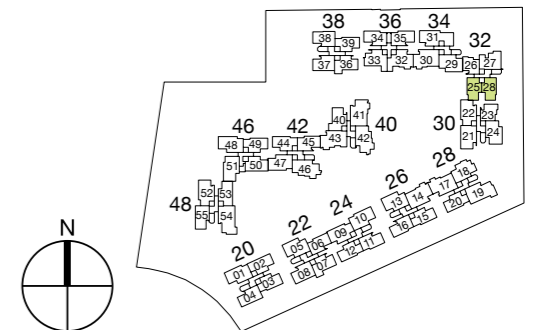
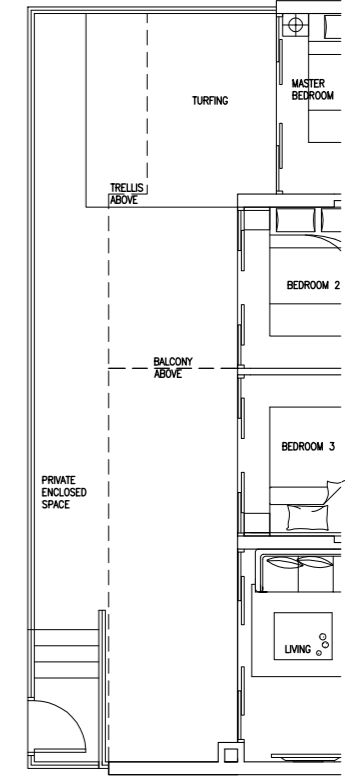
#01-25



Type C5(P)

124 sqm

#01-28

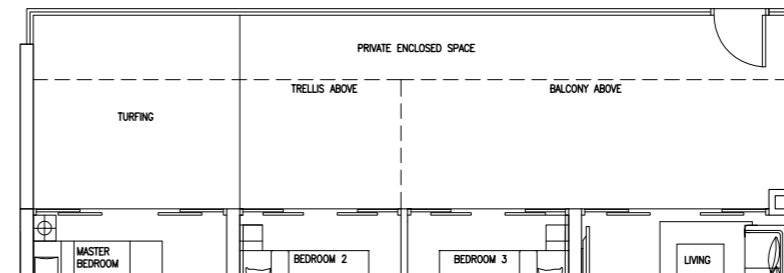
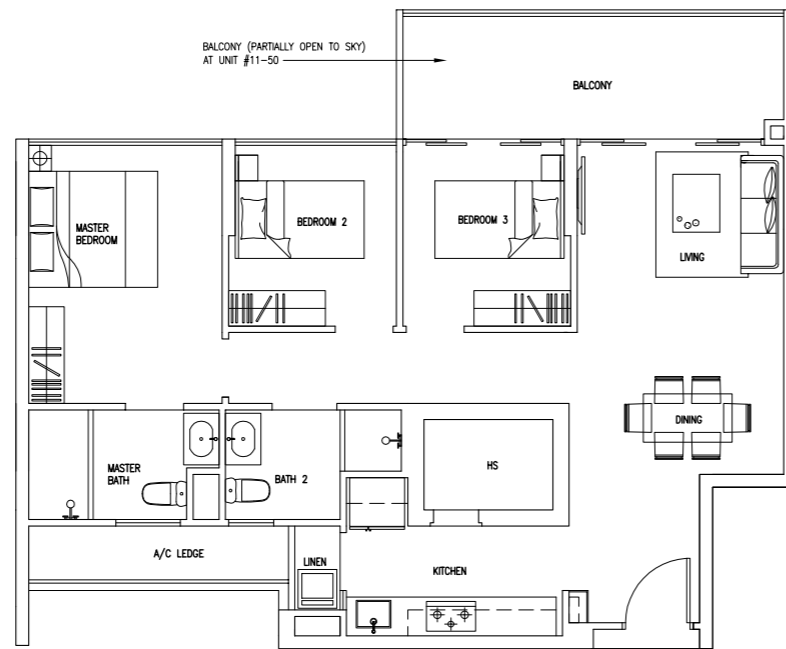


3-bedroom

Type C6

98 sqm

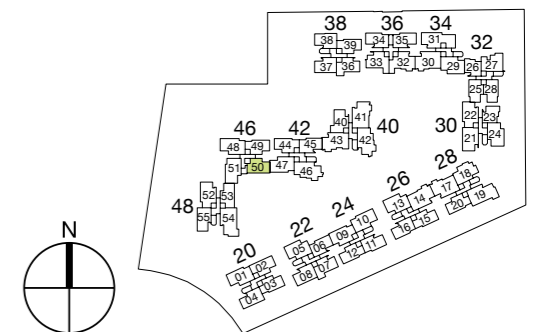
#02-50 to #11-50



Type C6(P)

122 sqm

#01-50

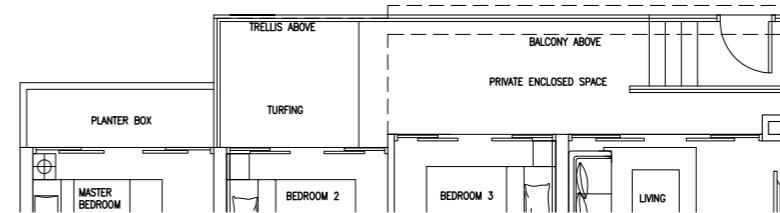
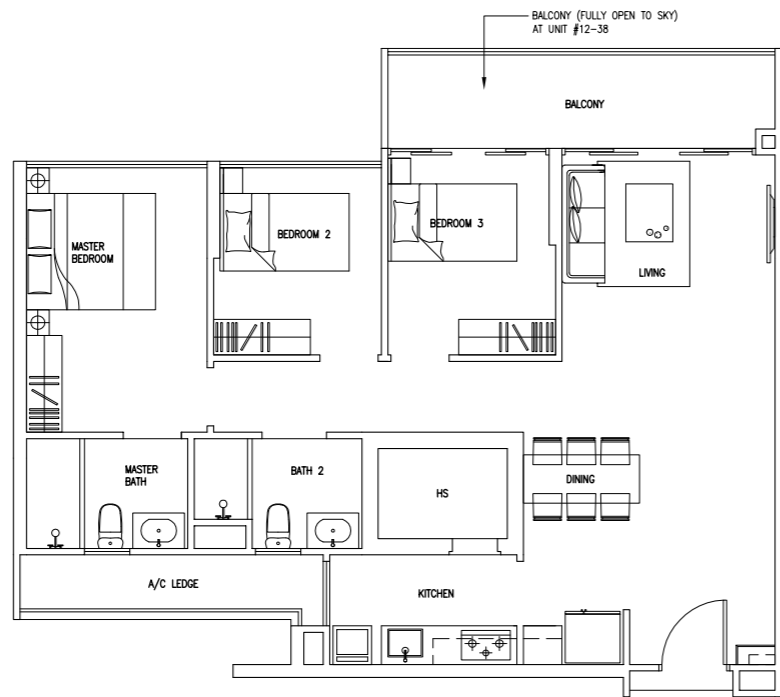


3-bedroom

Type C7

100 sqm

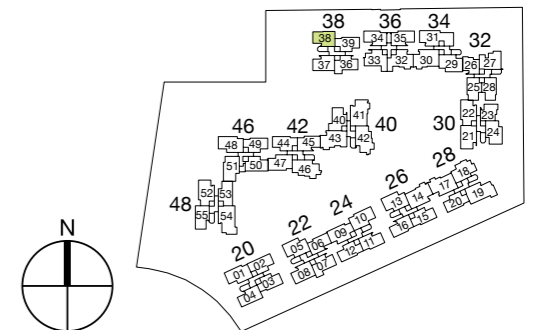
#02-38 to #12-38



Type C7(P)

111 sqm

#01-38

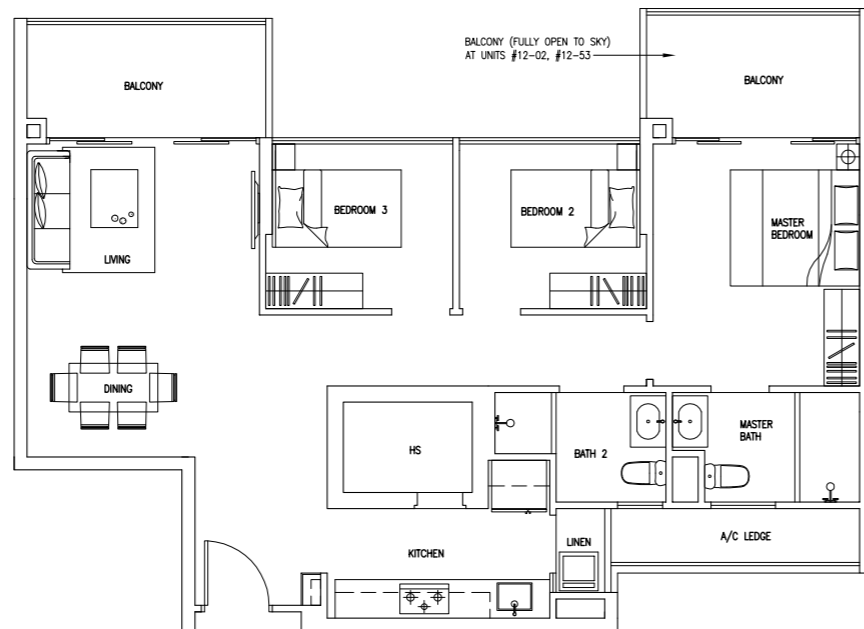


3-bedroom

Type C8

102 sqm

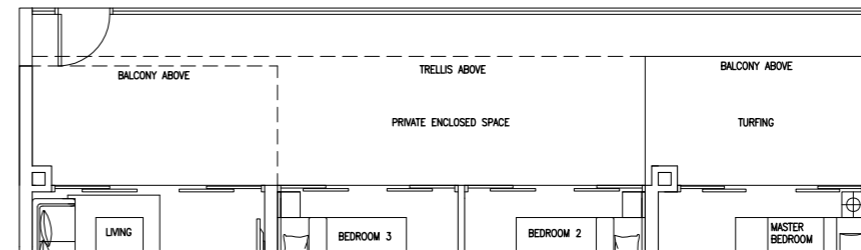
#02-02 to #12-02
#02-53 to #12-53 (Mirrored Units)



Type C8(P)

124 sqm

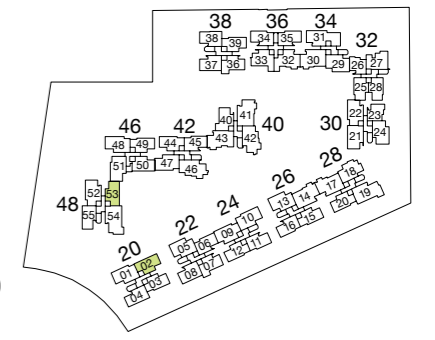
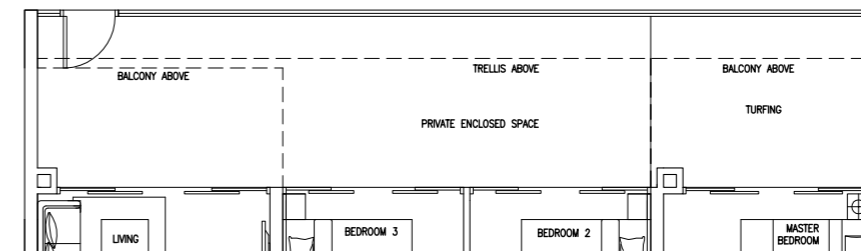
#01-02



Type C8(P)

124 sqm

#01-53

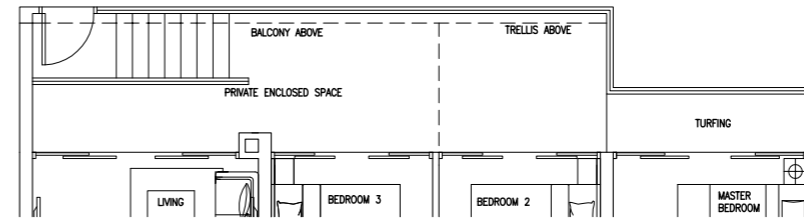
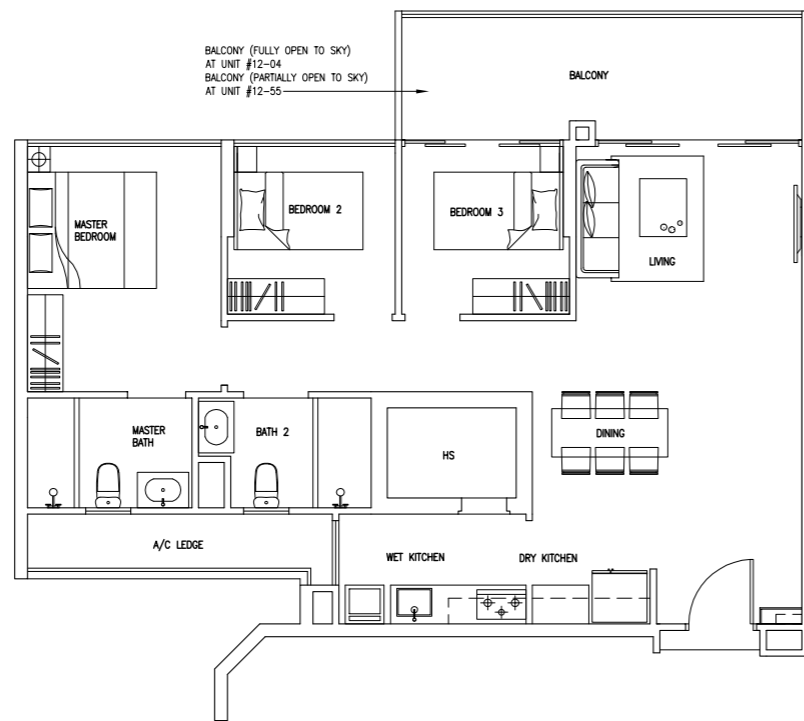


3-bedroom

Type C9

101 sqm

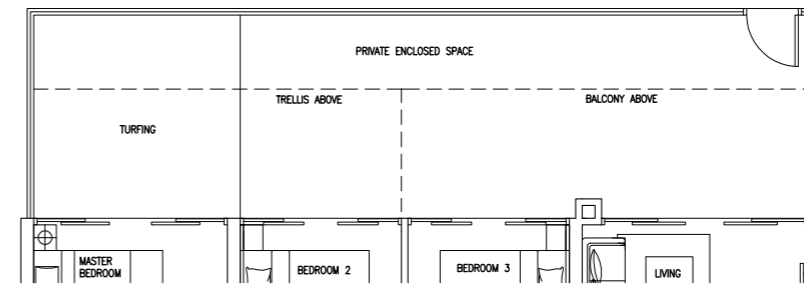
#05-55 to #12-55
#02-04 to #12-04 (Mirrored Units)



Type C9(P)

112 sqm

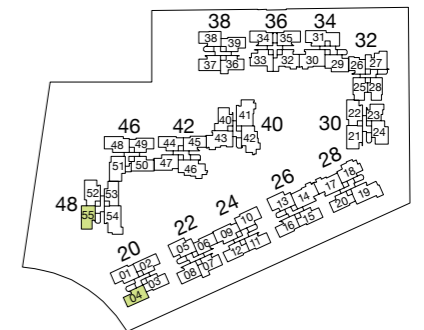
#01-04



Type C9(P)

128 sqm

#04-55





3-bedroom dual-key

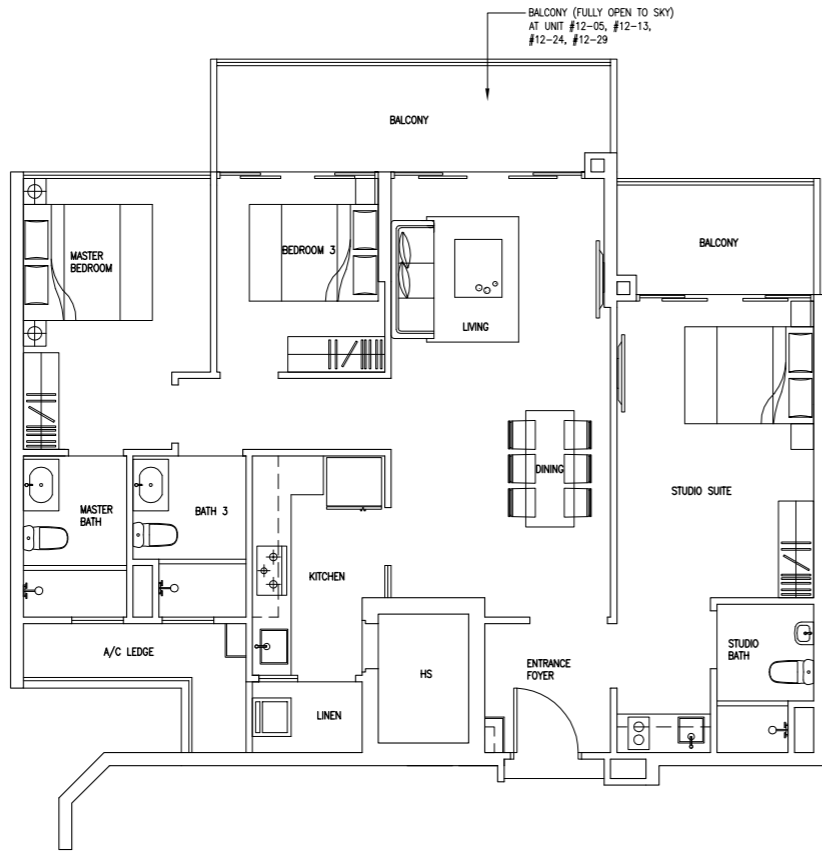
The 3-bedroom dual-key unit is meticulously designed for a multi-generation family to live together. It comes with an attached studio where parents or grandparents can stay and enjoy their own privacy and independent lifestyle while staying under the same roof as their children and grandchildren.

The interior rooms are thoughtfully laid out with efficient and effective use of space.

3-bedroom dual-key

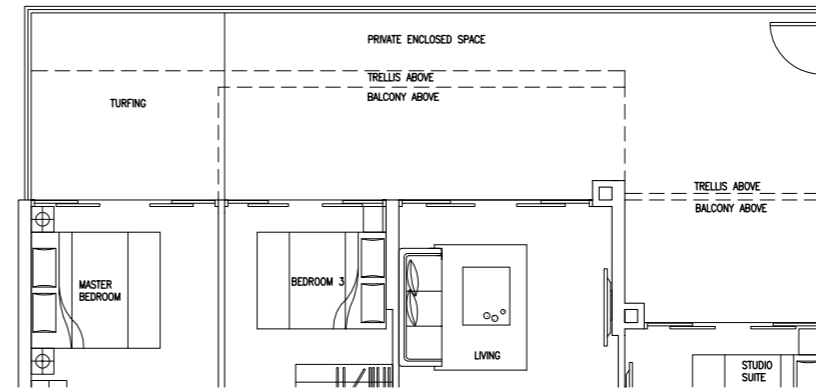
Type C10-DK

120 sqm
 #02-05 to #12-05
 #02-13 to #12-13
 #02-29 to #12-29
 #02-24 to #12-24 (Mirrored Units)



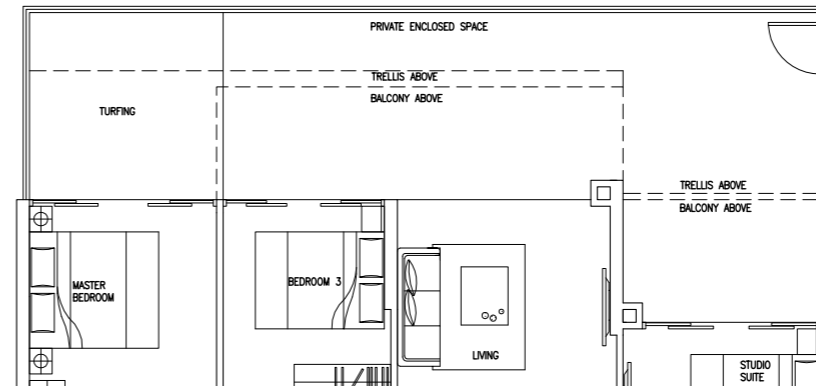
Type C10-DK(P)

147 sqm
 #01-05



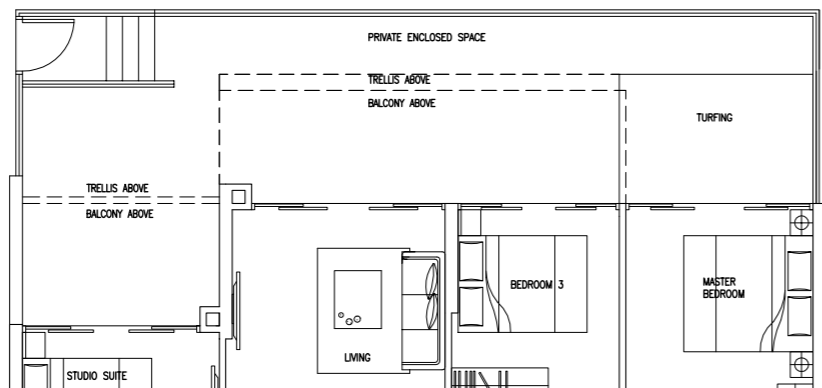
Type C10-DK(P)

147 sqm
 #01-13



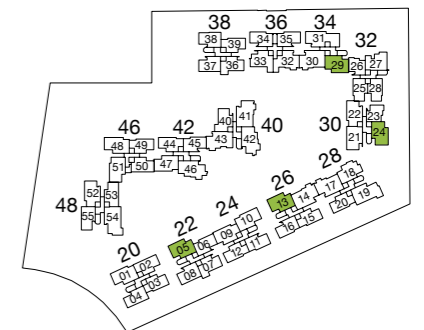
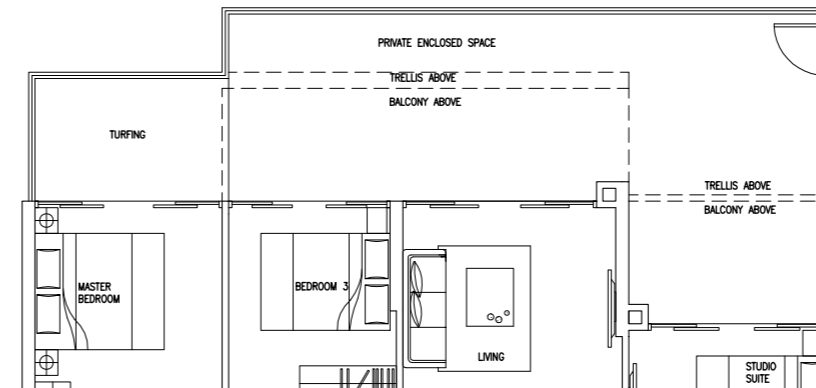
Type C10-DK(P)

147 sqm
 #01-24



Type C10-DK(P)

144 sqm
 #01-29

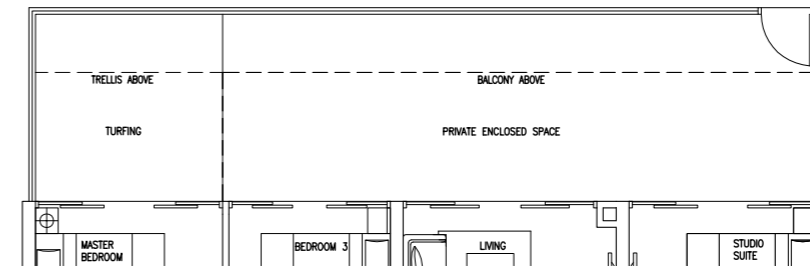
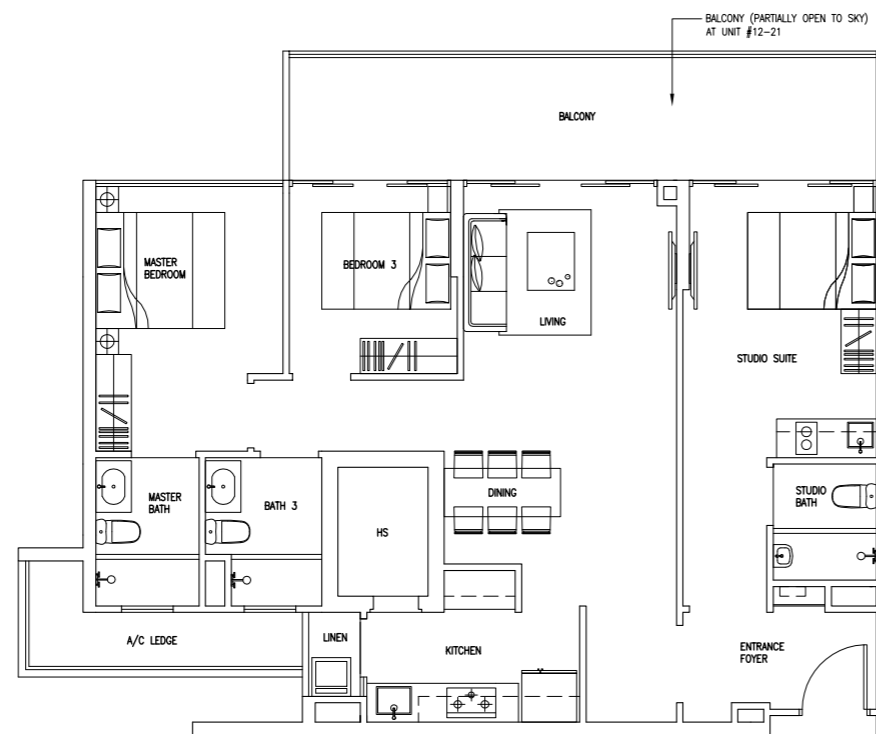


3-bedroom dual-key

Type C11-DK

121 sqm

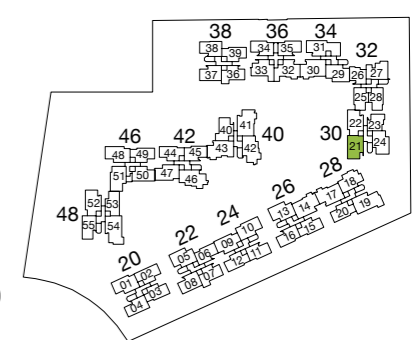
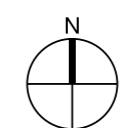
#02-21 to #12-21



Type C11-DK(P)

140 sqm

#01-21

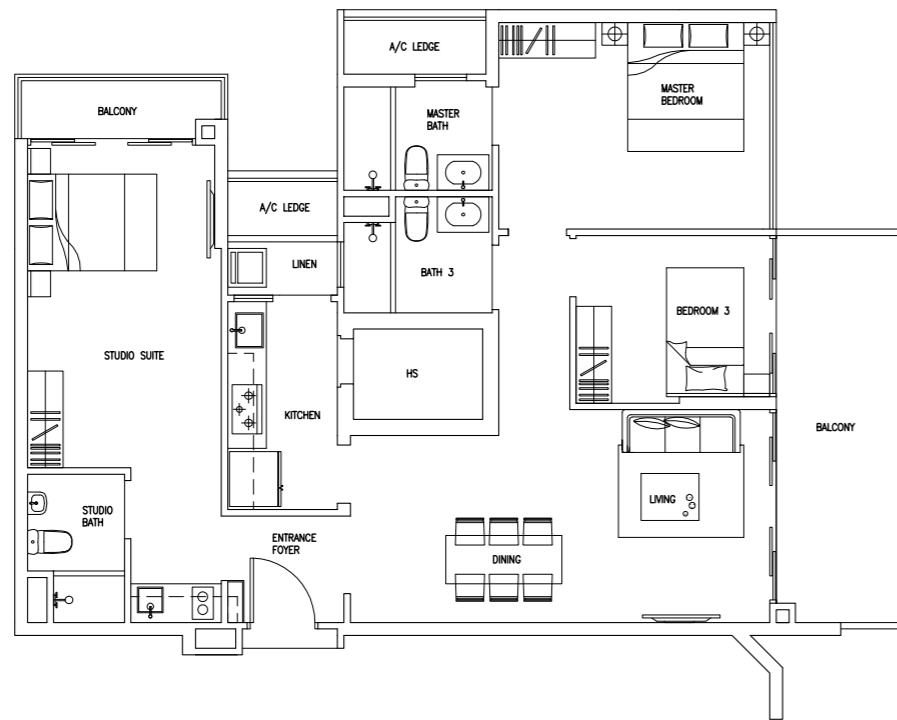


3-bedroom dual-key

Type C12-DK

116 sqm

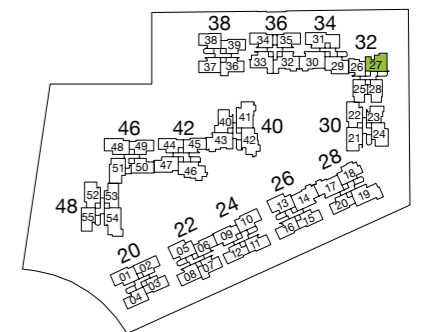
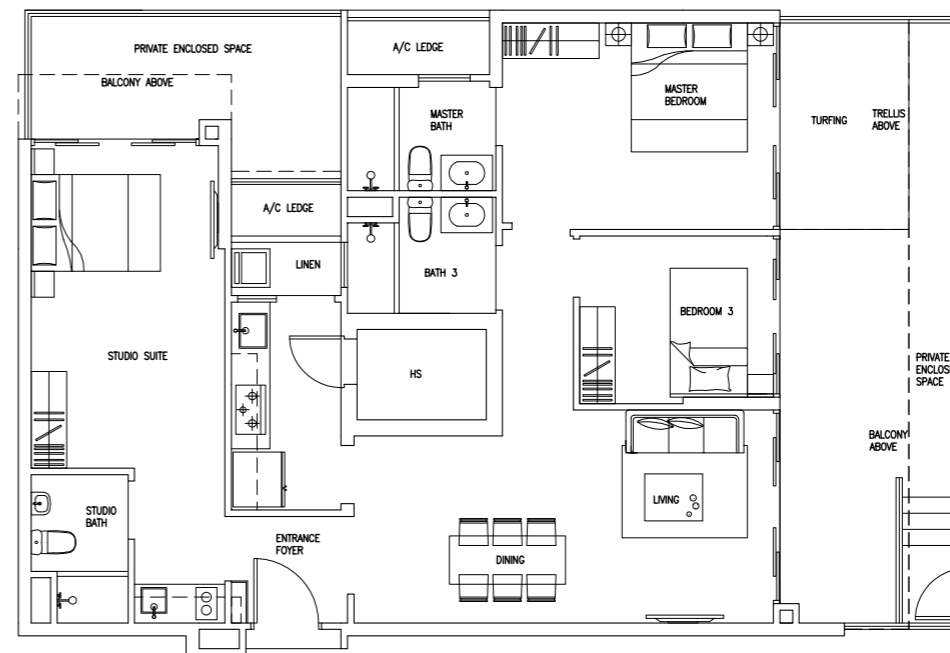
#02-27 to #12-27



Type C12-DK(P)

140 sqm

#01-27

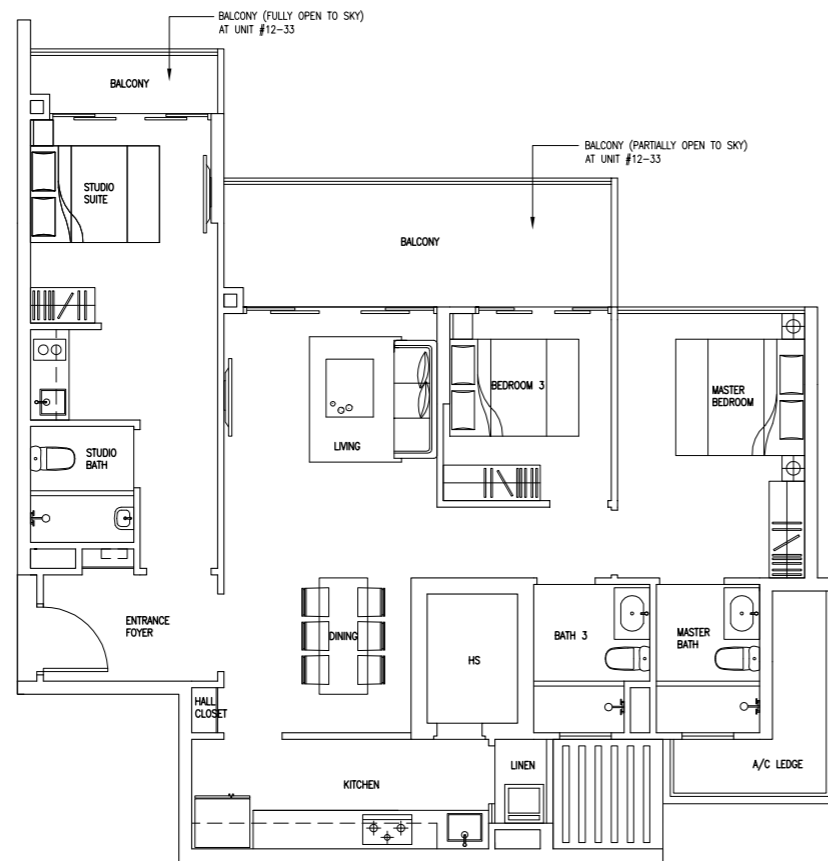


3-bedroom dual-key

Type C13-DK

117 sqm

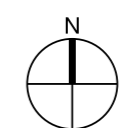
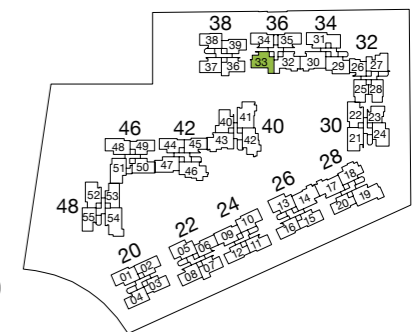
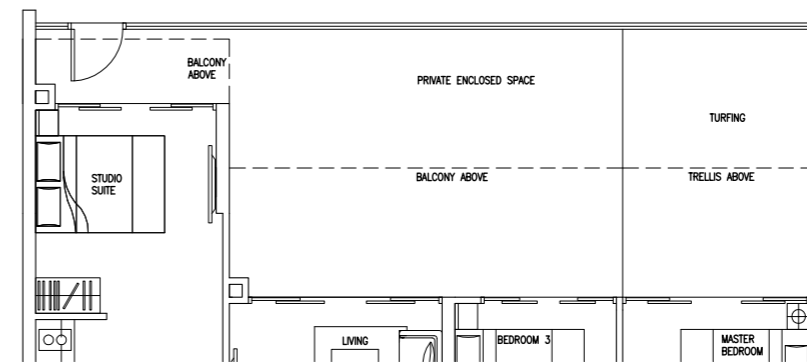
#02-33 to #12-33



Type C13-DK(P)

145 sqm

#01-33

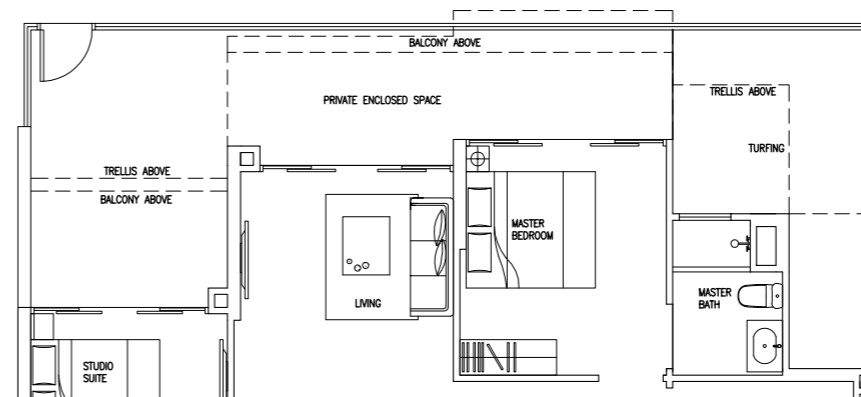
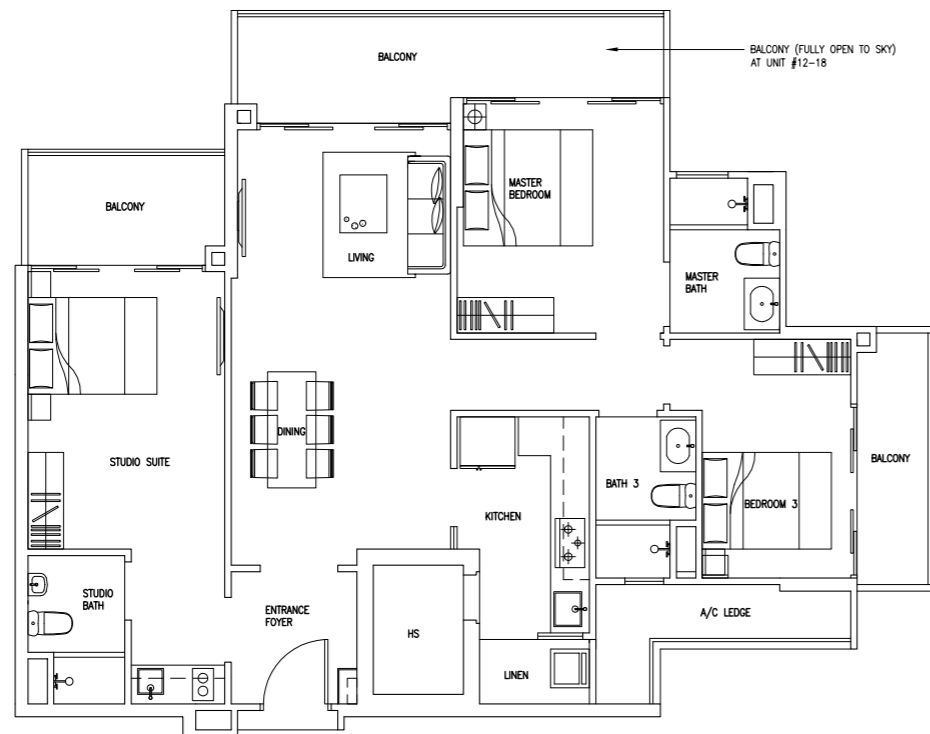


3-bedroom dual-key

Type C14-DK

124 sqm

#02-18 to #12-18



Type C14-DK(P)

144 sqm

#01-18





4-bedroom dual-key

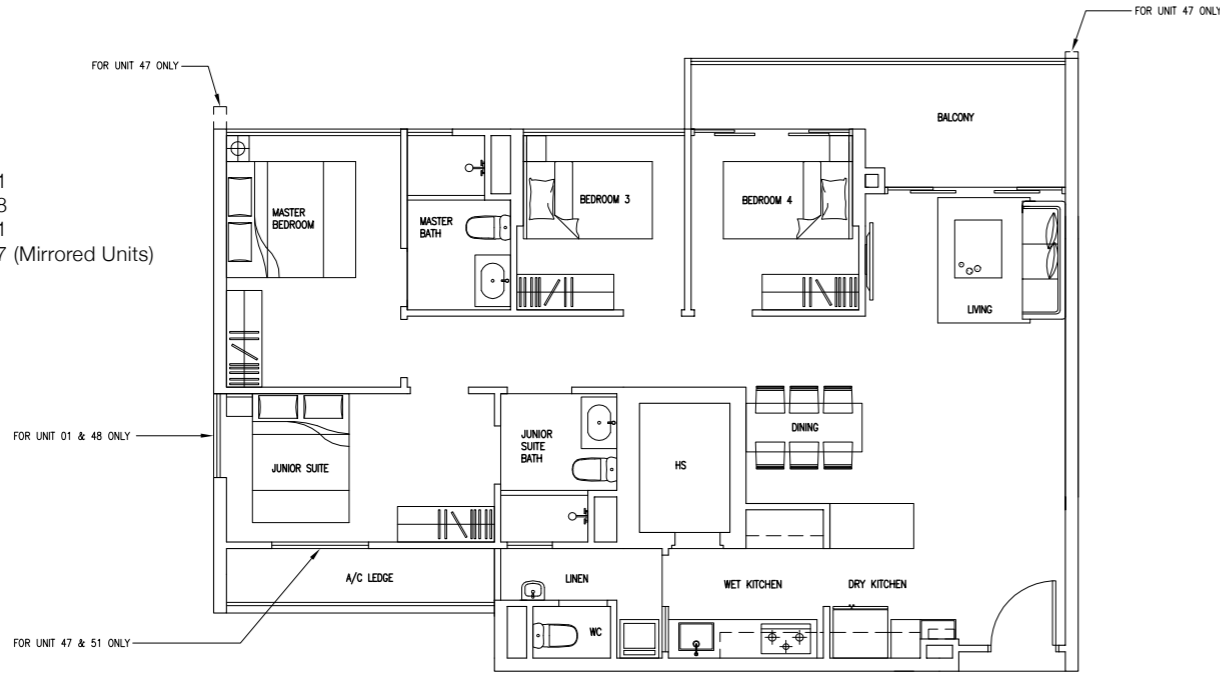
The 4-bedroom dual-key unit combines the convenience of having one's parents or grandparents staying close by in the attached studio, together with generous space for gracious home gatherings and parties. With a spacious living-dining room for home dining and entertainment, the attached dry-kitchen complements the layout perfectly. Bedrooms are located to one side of the unit layout for privacy, with a junior suite thoughtfully provided.

4-bedroom

Type D1

111 sqm

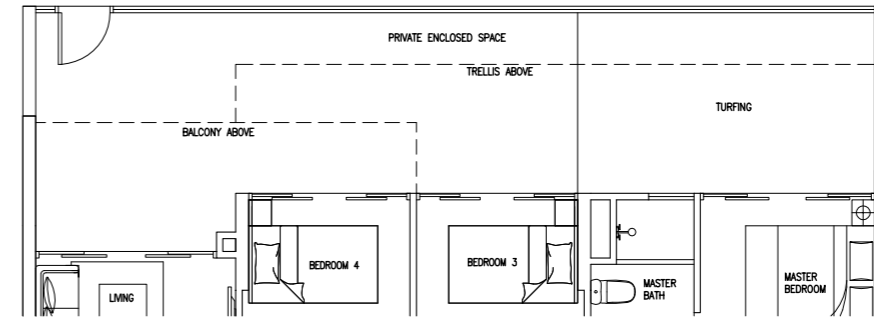
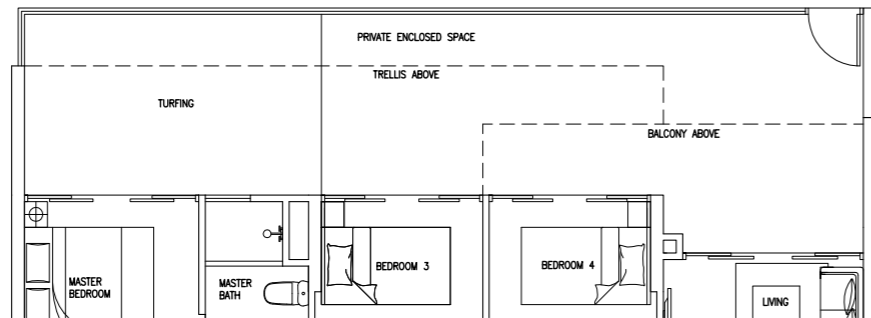
#03-01 to #12-01
 #05-48 to #11-48
 #05-51 to #11-51
 #02-47 to #12-47 (Mirrored Units)



Type D1(P)

143 sqm

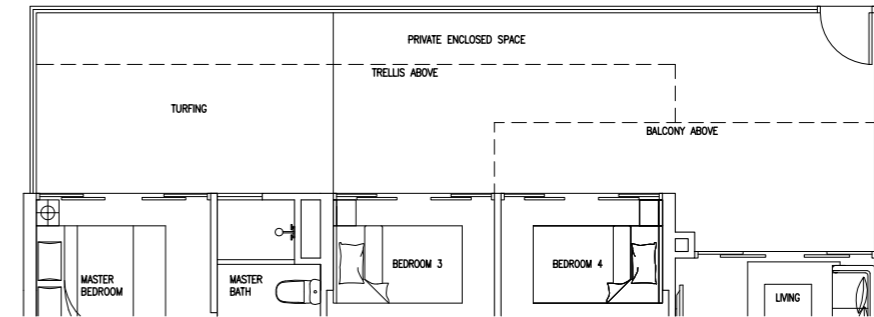
#04-51



Type D1(P)

143 sqm

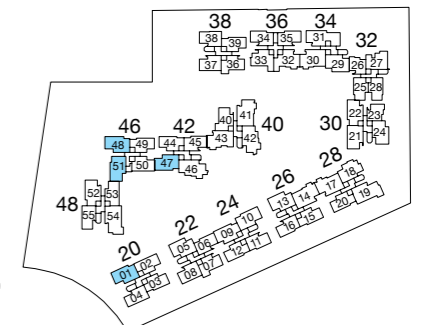
#01-47



Type D1(P)

143 sqm

#04-48

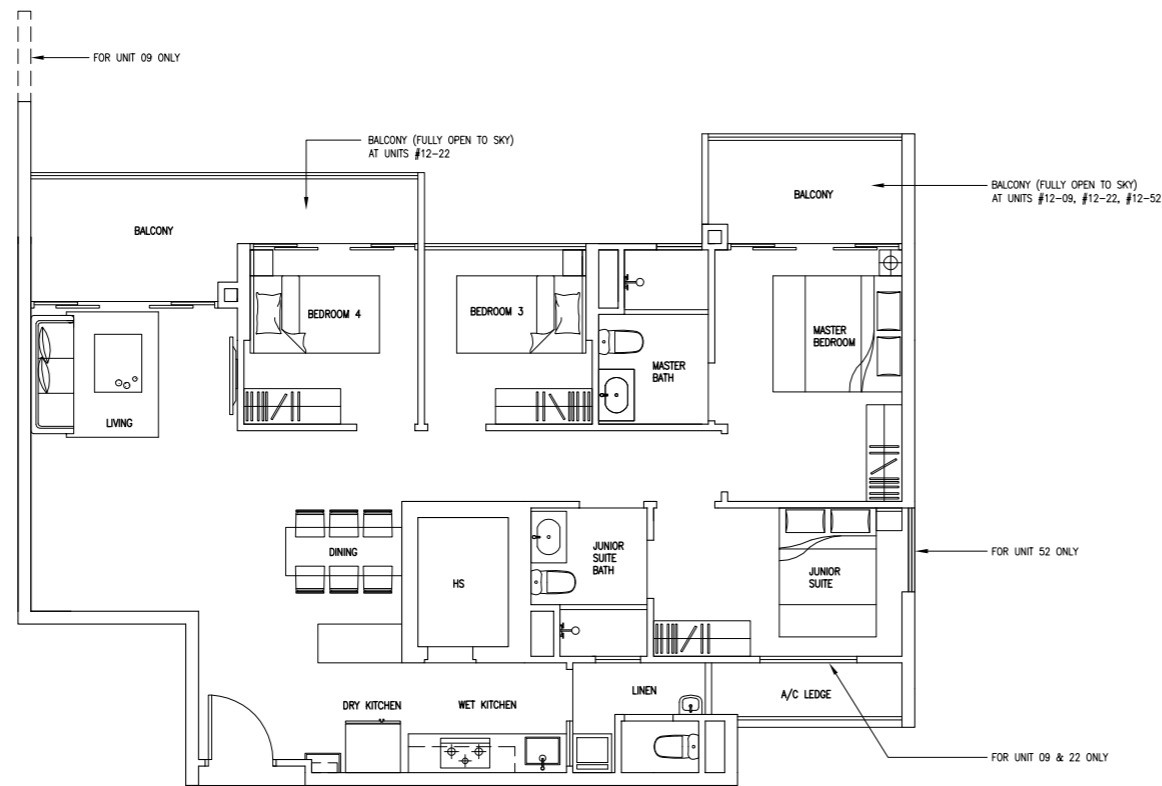


4-bedroom

Type D2

116 sqm

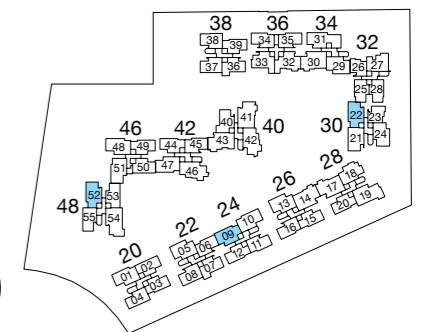
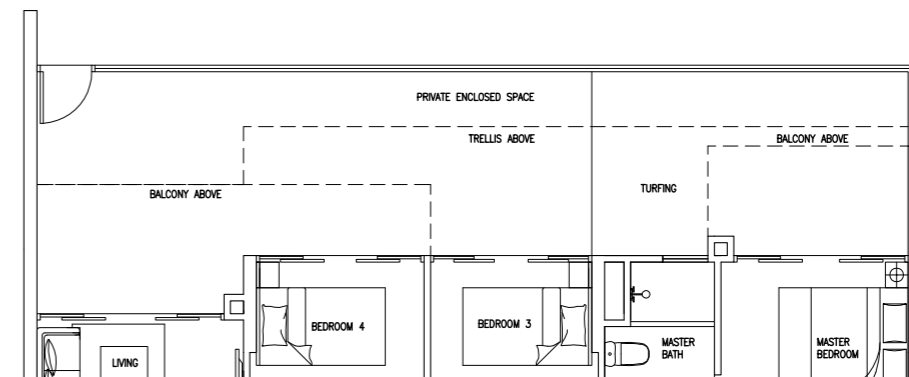
#02-22 to #12-22
 #05-52 to #12-52
 #02-09 to #12-09 (Mirrored Units)



Type D2(P)

144 sqm

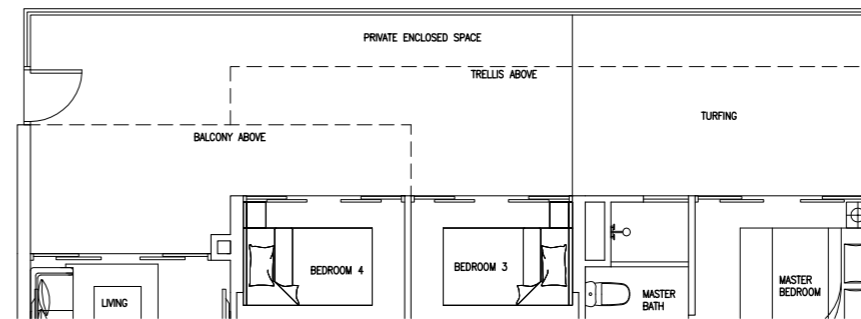
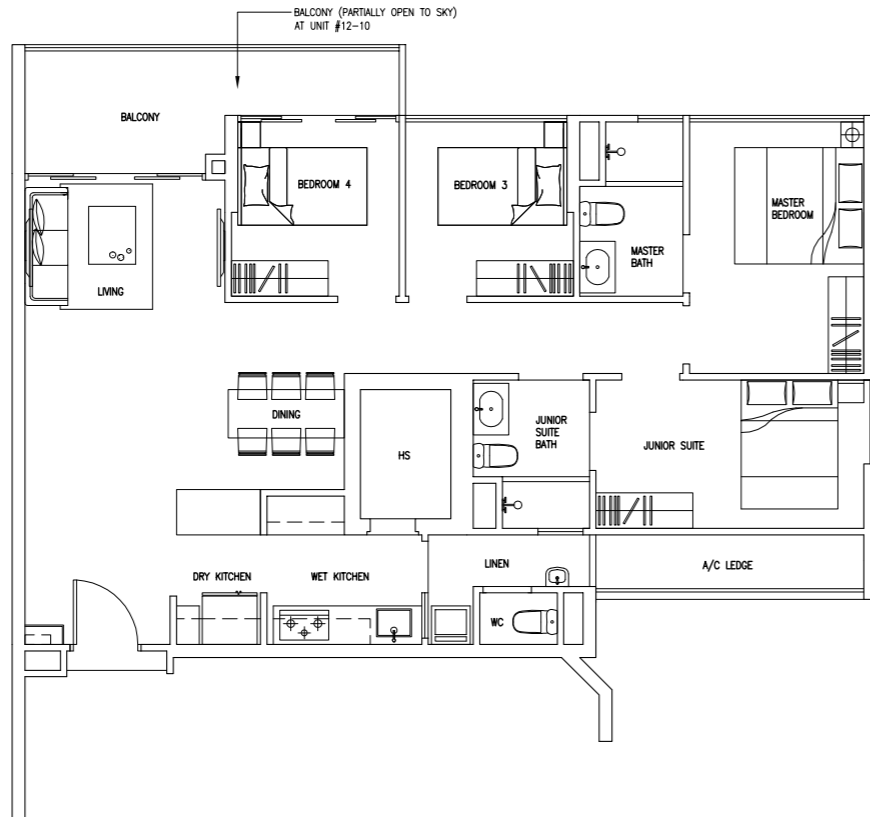
#01-22
 #04-52
 #01-09 (Mirrored Unit)



4-bedroom

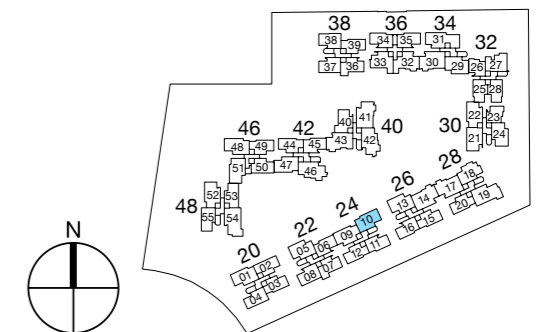
Type D7

112 sqm
#02-10 to #12-10



Type D7(P)

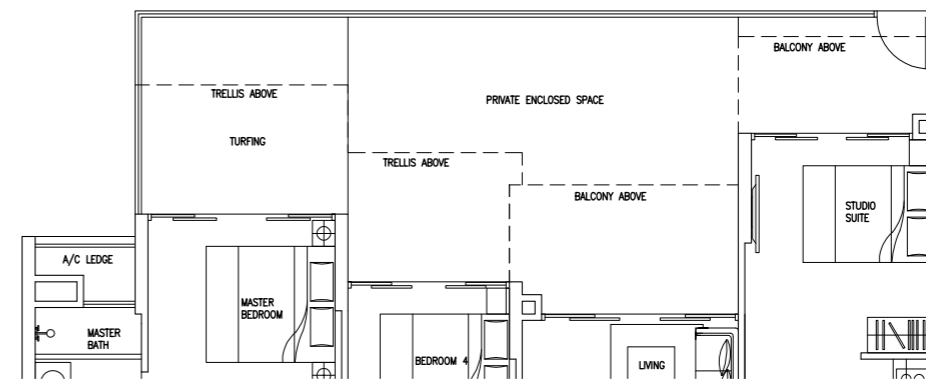
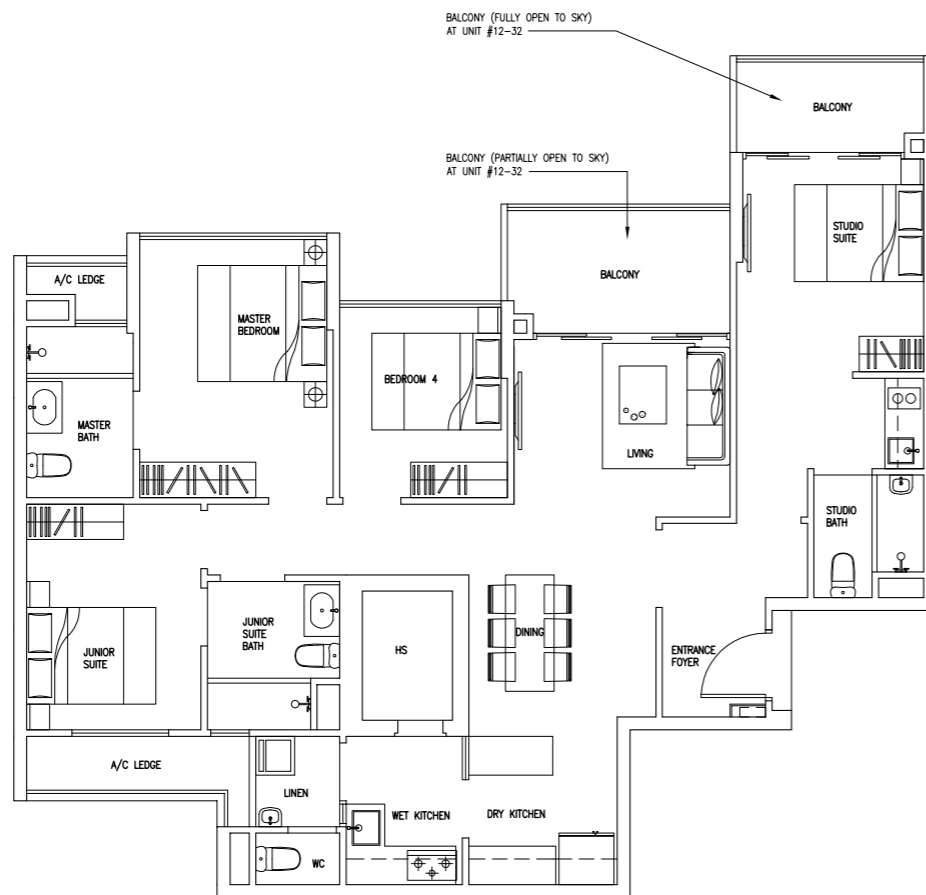
144 sqm
#01-10



4-bedroom dual-key

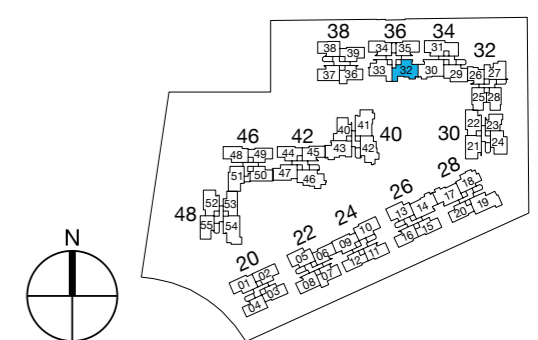
Type D3-DK

128 sqm
#02-32 to #12-32



Type D3-DK(P)

160 sqm
#01-32

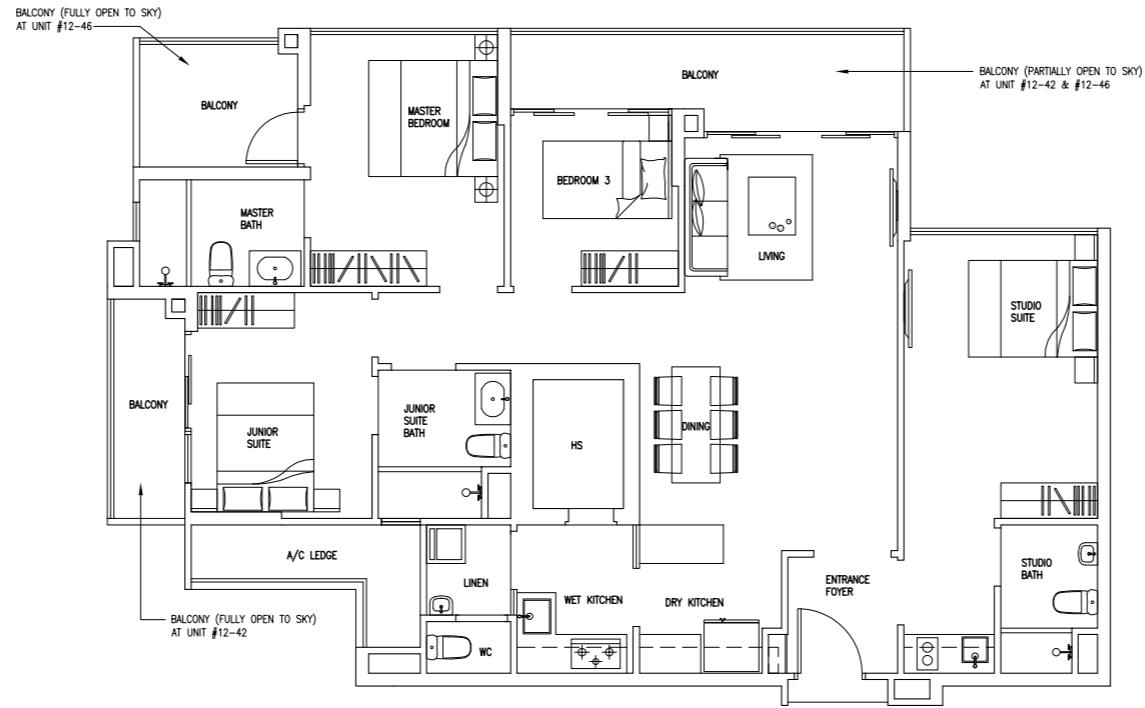


4-bedroom dual-key

Type D4-DK

136 sqm

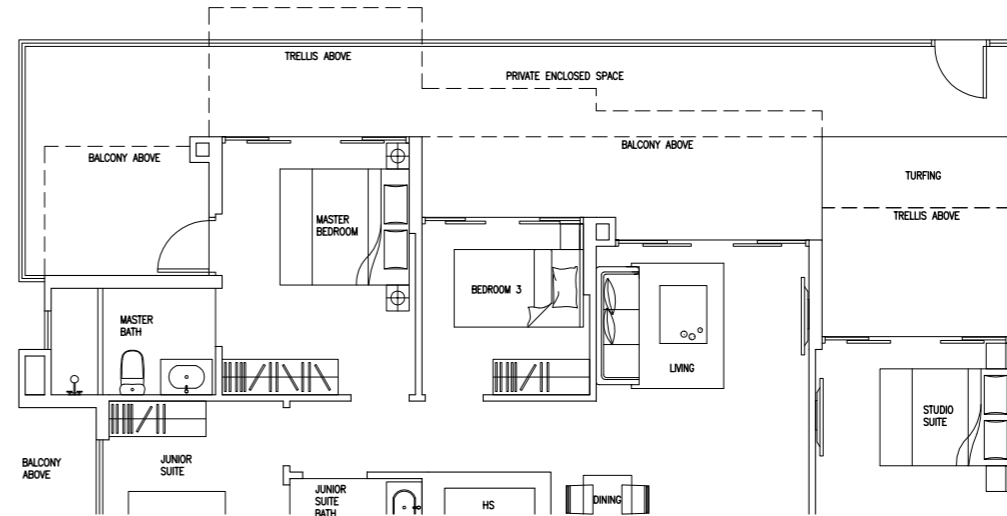
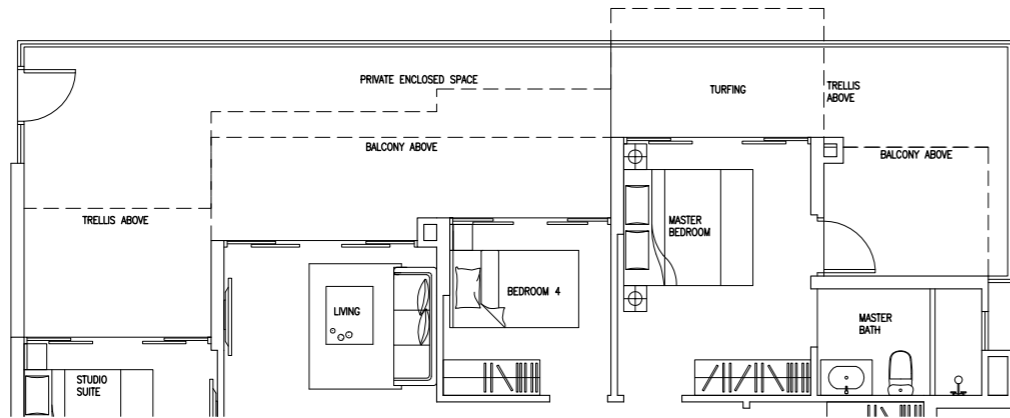
#02-46 to #12-46
#02-42 to #12-42 (Mirrored Units)



Type D4-DK(P)

166 sqm

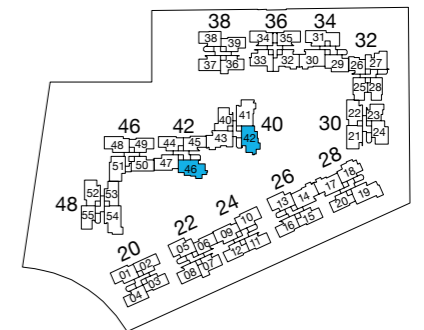
#01-42



Type D4-DK(P)

166 sqm

#01-46

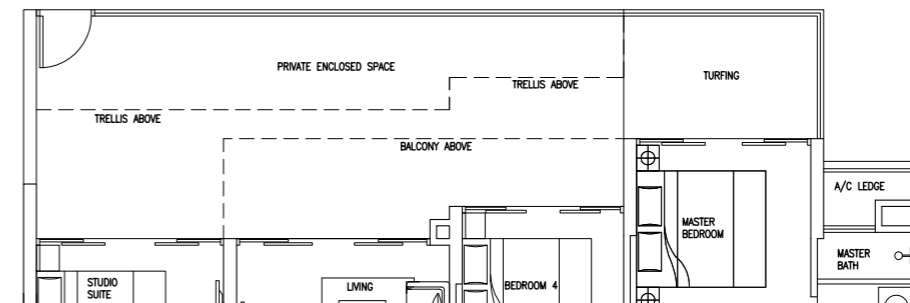
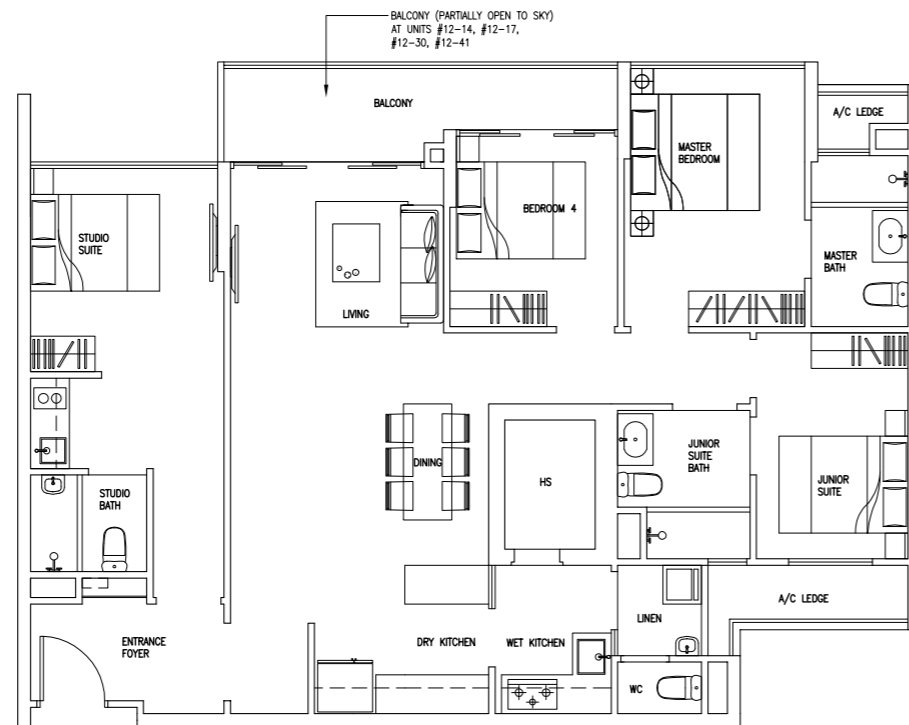


4-bedroom dual-key

Type D5-DK

130 sqm

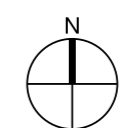
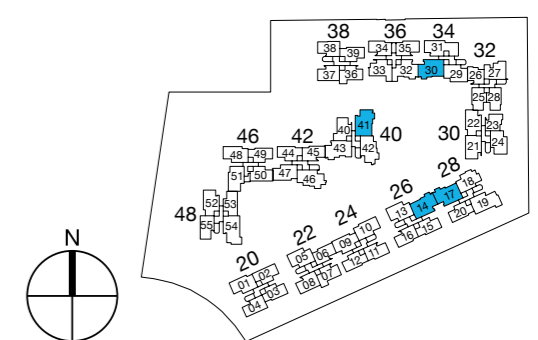
- #02-14 to #12-14
- #02-30 to #12-30
- #02-17 to #12-17 (Mirrored Units)
- #02-41 to #12-41 (Mirrored Units)



Type D5-DK(P)

160 sqm

- #01-14
- #01-30
- #01-17 (Mirrored Units)
- #01-41 (Mirrored Units)

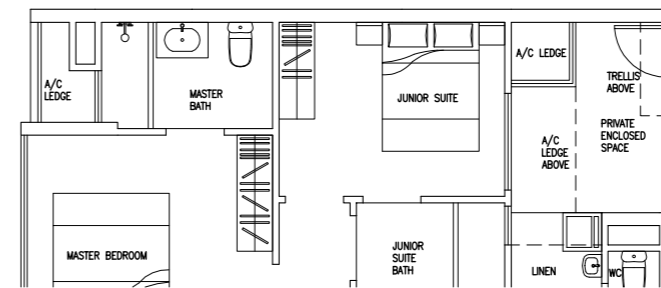
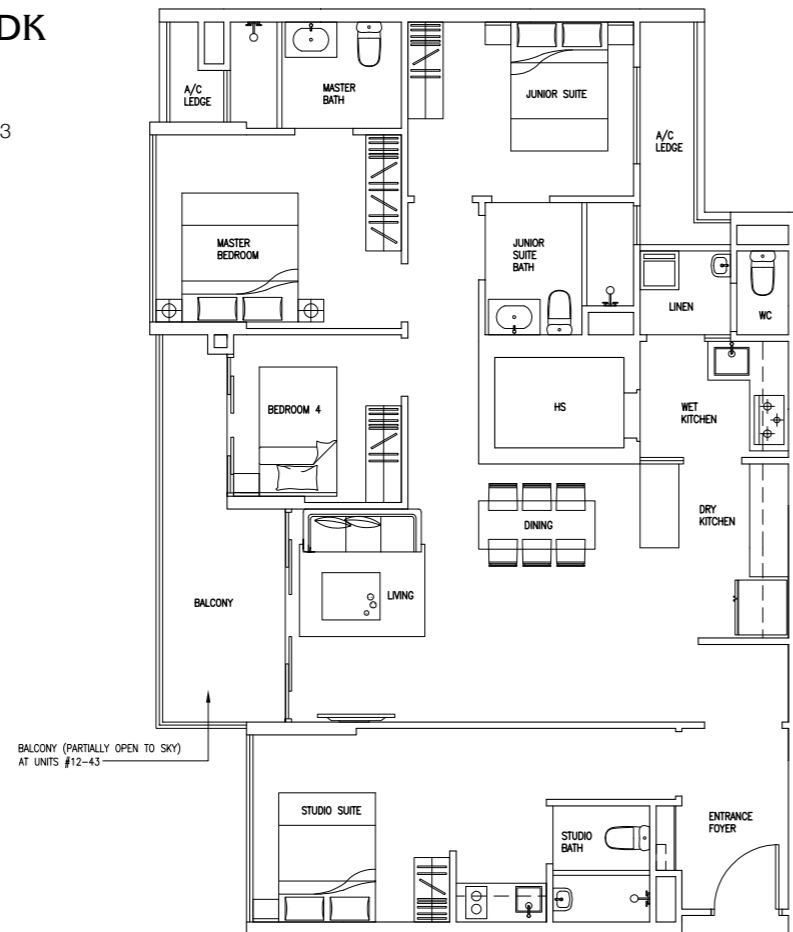


4-bedroom dual-key

Type D6-DK

130 sqm

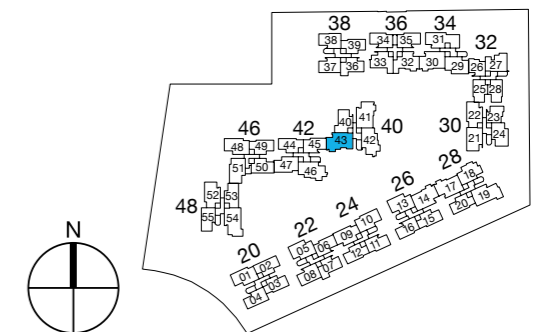
#05-43 to #12-43



Type D6-DK(P)

135 sqm

#04-43





Elegance residence 5-bedroom

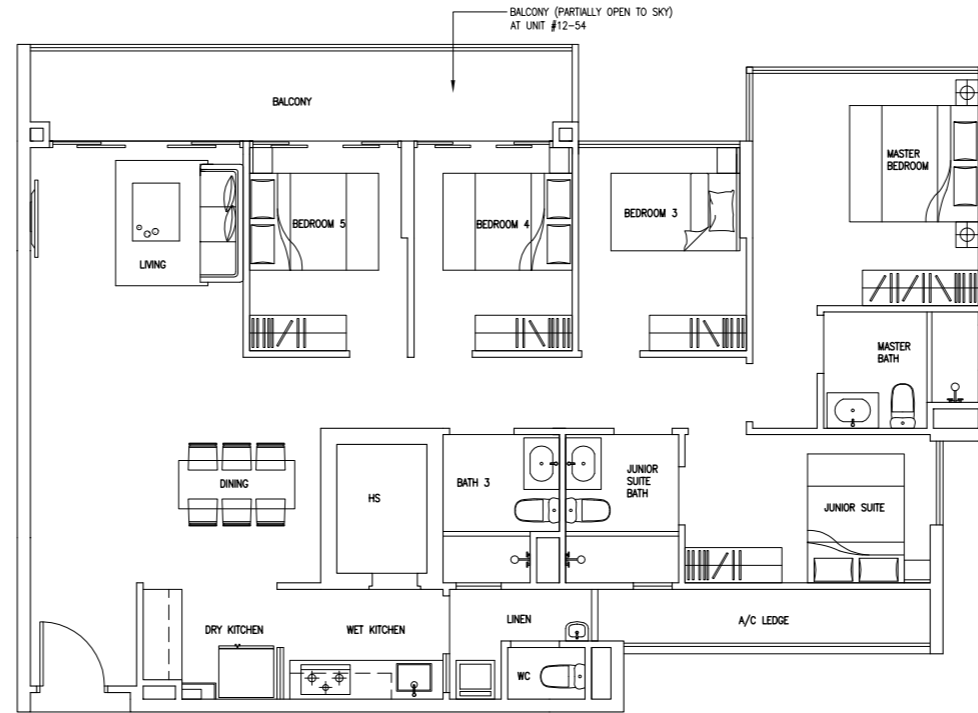
The 5-bedroom unit is suitable for those with a large family or those who require the space to accommodate their vibrant lifestyle. Most of the spacious bedrooms are arranged to face externally to maximise the views looking out, and living activities can extend onto the spacious Private Enclosed Space (PES) in front. This ensemble is further completed with the provision of a dry-kitchen and junior suite.

Elegance residence 5-bedroom

Type E1

139 sqm

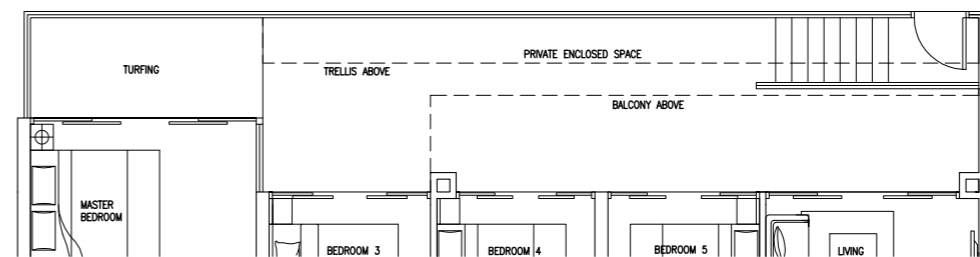
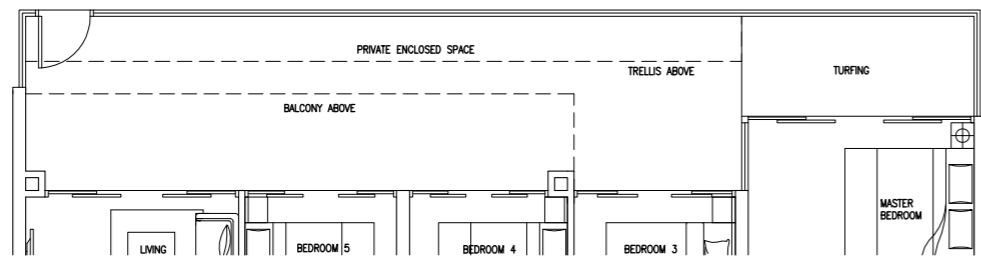
#02-54 to #12-54
#02-19 to #12-19 (Mirrored Units)



Type E1(P)

164 sqm

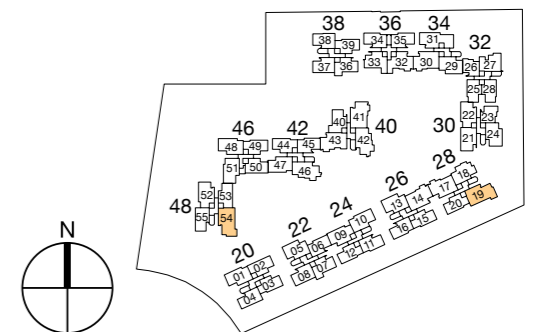
#01-54



Type E1(P)

164 sqm

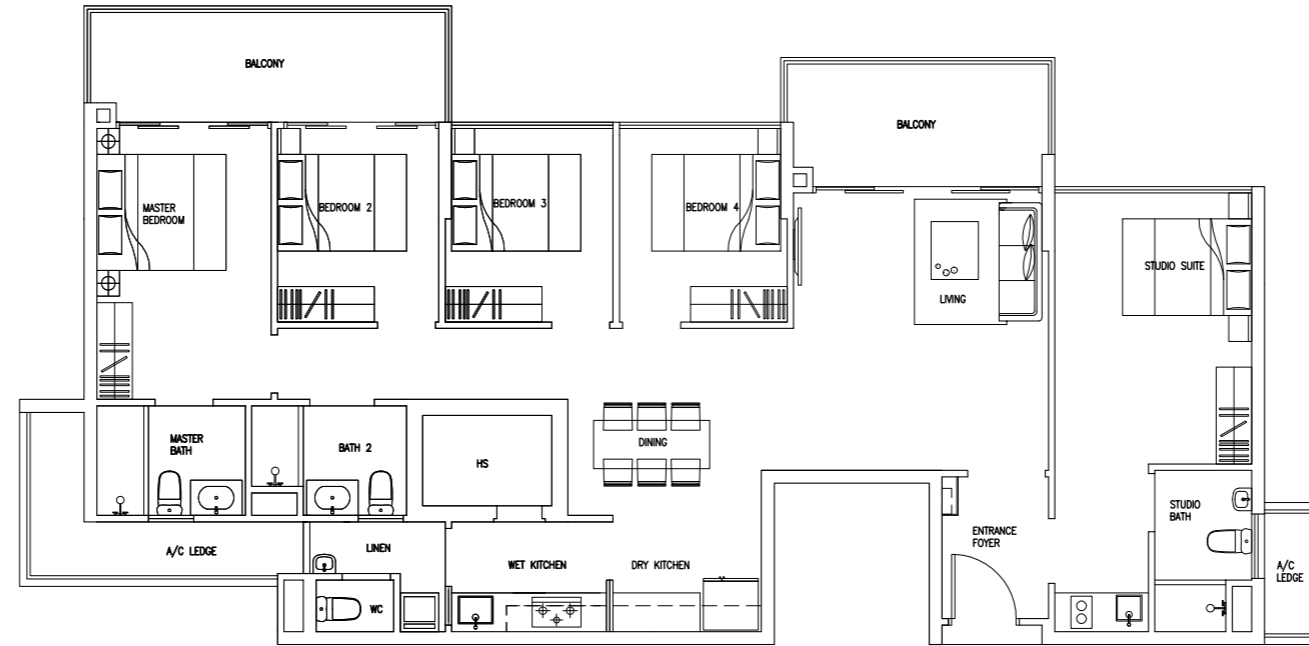
#01-19



Elegance residence
5-bedroom
dual-key

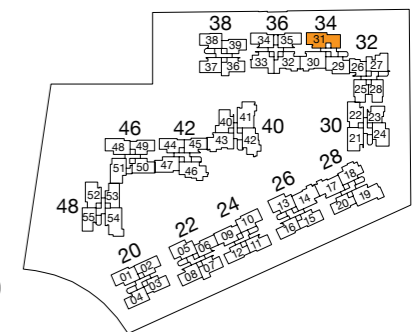
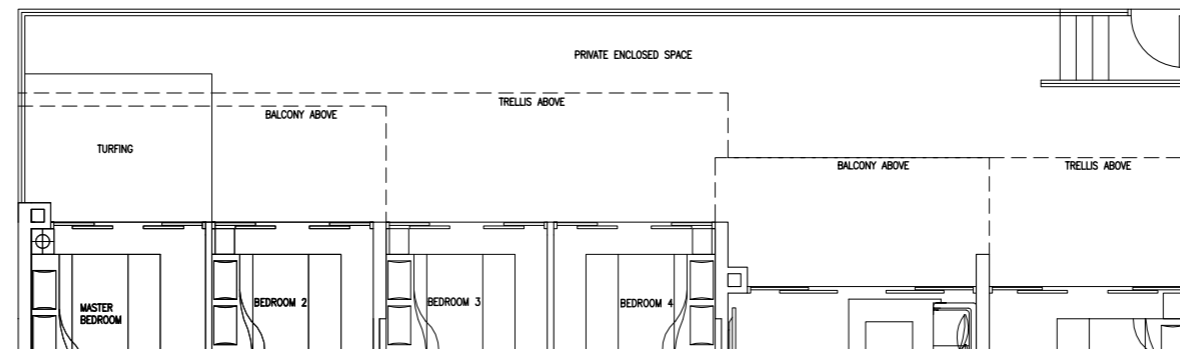
Type E2-DK

151 sqm
#02-31 to #12-31



Type E2-DK(P)

201 sqm
#01-31



Specifications

1. FOUNDATION

Piled foundation and/or other approved foundation system

2. SUPERSTRUCTURE

Reinforced concrete and/or steel structure.

3. WALLS

- External : Reinforced concrete and/or pre-cast reinforced concrete and/or masonry
- Internal : Masonry and/or cast in-situ reinforced concrete wall and/or pre-cast reinforced concrete wall and/or light weight concrete block and/or drywall partition

4. ROOFS

Reinforced concrete roof and/or structural steel roofing system with appropriate insulation and waterproofing system.

5. CEILING

a) Unit

- Living, Dining, Bedroom, HS
 - Skim coat with paint finish and/or bulkhead (where applicable).
- Hallway to Bedroom/ Entry to Living, Kitchen, Bathroom, WC, Linen, Homemaker room, Study, Private Enclosed Space (PES) and Balcony (where applicable)
 - Ceiling board and/or ceiling box-up and/or cement/sand plaster and/or skim coat with paint finish and/or bulkhead (where applicable) to designated area.

b) Common area

- Basement lift lobby to 13th storey lift lobby
 - Ceiling board and/or skim coat and/or cement/sand plaster with paint finish.
- Carpark, Ramp and staircase
 - Skim coat and/or cement/sand plaster with paint finish and/or bulkhead (where applicable).

6. FINISHES

a) Wall

- Unit
 - Living , Dining, Bedroom, Hallway to Bedroom, Study, Homemaker room & HS
 - Paint finish to exposed surface only
 - Bathroom
 - Tile to designated exposed surface below false ceiling
 - Kitchen, WC
 - Tile and/or skim coat and/or cement/sand plaster with paint finish (up to false ceiling and at designated exposed areas only)
 - Private Enclosed Space (PES), Balcony, Planter and Roof Terrace
 - Cement/sand plaster and/or skim coat with paint finish.

ii. Common Area

- Internal Wall
- Basement Lift Lobby and 1st storey lift lobby
 - Stone and/or tile and/or cement/sand plaster and/or skim coat with paint finish
 - 2nd to 13th storey common lift lobby
 - Cement/sand plaster and/or skim coat with paint finish
 - Common Corridor, Staircase and Carpark
 - Cement/sand plaster and/or skim coat with paint finish.
- External Wall
- All external Walls including Roof Terrace, Balcony and Private Enclosed Space (PES)
 - Cement/Sand plaster with emulsion and/or spray textured paint.

b) Floor

- Unit
 - Living, Dining, Kitchen, Bathroom, Entrance Foyer, WC, HS, Linen, Homemaker room, Study, Hallway, Studio
 - Tile with skirting
 - Bedroom and Internal Unit Staircase (except Studio)
 - Timber flooring with skirting
 - Private Enclosed Space (PES), Balcony, Roof Terrace
 - Tile and/or turfing and/or cement/sand screed to Architect's design
 - A/C Ledge
 - Cement/sand screed
- Common Area
 - Basement lift lobby and 1st to 13th storey lift lobby
 - Stone and/or tile and/or cement/sand screed

7. WINDOW

i. Unit

- All windows of the apartment will be aluminium framed window with glass.
- Aluminium fins and/or frosted glass screenings with restrainers to the windows may be applied subject to the relevant authorities' requirements and approvals.

8. DOORS

i. Unit

- Main Entrance
 - Approved fire-rated timber door
- Bedroom & Bathroom
 - Hollow core timber swing door and/ or sliding door
- Kitchen & Homemaker room
 - Timber and/ or aluminium framed sliding door and/or swing door and/or slide and fold door to Architect's design (where applicable)

• Linen & WC

- Swing door and/or slide and fold door to Architect's design (where applicable)

• HS

- Swing door

• Balcony, Terrace and Roof Terrace, Private Enclosed Space (PES)

- Aluminium framed sliding and/ or swing door and/or slide and fold door.

9. SANITARY FITTINGS

a) Master Bath

- 1 shower compartment complete with shower mixer set
- 1 water closet
- 1 vanity top complete with 1 countertop basin and 1 basin mixer
- 1 mirror
- 1 towel rail (except penthouse)
- 1 towel rack (for penthouse)
- 1 toilet paper holder

b) Other Bath (where applicable)

- 1 shower compartment with shower mixer
- 1 water closet
- 1 vanity top complete with 1 countertop basin and 1 basin mixer (except studio)
- 1 pedestal wash basin with 1 basin mixer (to studio only)
- 1 mirror
- 1 towel rail (except studio and penthouse)
- 1 towel hook (for studio only)
- 1 toilet paper holder

c) WC (where applicable)

- 1 water closet
- 1 shower set
- 1 toilet paper holder

d) Linen, Kitchen (where applicable), Homemaker room (where applicable)

- 1 washing machine bib tap

e) Private Enclosed Space (PES) or Roof Terrace (where applicable)

- 1 cold water bib tap

10. ELECTRICAL INSTALLATION

- Wiring for lighting and power shall be concealed conduit except for spaces within DB's closet and area above false ceiling, which shall be exposed conduit/ trunking.
- See Electrical Schedule for details

11. CABLE TV AND TELEPHONE POINTS

TV/ telephone points shall be provided in accordance with the Electrical Schedule.

12. LIGHTNING PROTECTION SYSTEM

Lightning Protection System shall be provided in accordance with SS555:2010

13. PAINTING

- External Wall
 - External emulsion painting and/ or spray textured paint coating
- Internal Wall
 - Emulsion paint

14. WATERPROOFING

Waterproofing shall be provided to floor of Bathroom, Kitchen, WC, Private Enclosed Space (PES), Balcony, Roof Terrace, Reinforced Concrete (RC) Roof, Planter, Swimming Pool and other Pools, Swimming Pool Pump Room, Linen, Homemaker room, Landscape Deck, Podium & Basement Carpark (where applicable)

15. DRIVEWAY AND CARPARK

- Surface driveway
 - Concrete/ stone paver and/or tile and/or pre-mix and/or concrete floor and/or Grass-cell pavers to external driveway at designated areas.
- Carpark and ramp to basement Carpark
 - Reinforced concrete slab with floor hardener

16. RECREATIONAL FACILITIES

- 50m Lap Pool
- Wading Pool
- Pool Deck Lounge
- Jacuzzi
- Bubbling Pool
- Tranquil Pool
- Gym
- Function Room
- Children's Water Playground
- BBQ Pavilion
- Wine Pod
- Fitness Corner
- Recreation Lawn
- Floral Land
- Yoga Deck
- Children Playground
- Tennis Court
- Hammock Alcove
- Jogging Trail

17. OTHER FACILITIES

Management Office & Guard House

18. ADDITIONAL ITEMS

- Kitchen Cabinets and appliances
 - Solid surface countertop complete with high and low level kitchen cabinet and stainless steel sink with kitchen tap, cooker hob, hood and built-in microwave cum convection oven (EXCEPT Studio). Electric induction hob to Studio.
- Bedroom wardrobe
 - Built in wardrobe

Specifications

- c) Water heater
- Hot water supply shall be provided to all Bathrooms (EXCEPT WC, kitchen, Powder room, Homemaker room & linen)
- d) Security System
- Audio Intercom System to Apartment Units
 - Card Access to pedestrian gate
 - Carpark Barrier System at main entrance near Guardhouse
 - Closed Circuit Television System (CCTV) general surveillance to Basement Lift Lobby and designated common areas.
- e) Gas supply
- Town gas is supplied to units with Gas Burner hob and gas heater (EXCEPT Dry Kitchen and Studio)
- f) PES fencing
- Metal railing and/or fixed glass panel and/or planter and/or brick wall with plaster and paint and/ or reinforced concrete (RC) with gate to Architect's design
- g) Balcony and Roof Terrace

- Metal Railing and/or fixed glass panel and/or reinforced concrete (RC) balustrade to Architect's design
- h) Air-Conditioning
- Wall mounted fan coil unit air-conditioning system to Living/Dining, and Bedroom.

NOTE:

1) 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.

2) 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.

3) 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 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.

4) 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 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.

5) Layout/Location of Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards.

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, audio intercom system, door swing positions, plaster ceiling boards are subject to Architect's final decision and design.

6) Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to clause 14.3, 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.

7) 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.

8) 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.

ELECTRICAL SCHEDULE

ITEM	UNIT TYPE							
	2 BR	3 BR	3 BR (DK)	4 BR	4 BR (DK)	5 BR	5 BR (DK)	PH
LIGHTING POINT	10	12	14	15	18	19	19	16
13A SWITCHED SOCKET OUTLET	18	20	24	26	29	29	32	24
13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE	1	1	1	1	1	1	1	1
AIRCON ISOLATOR	2	3	3	3	4	4	4	3
STORAGE WATER HEATER	0	0	1	0	1	0	1	0
GAS HEATER	1	1	1	1	1	1	1	1
SCV OUTLET	3	4	4	5	5	6	6	4
TV / FM OUTLET	1	1	1	1	1	1	1	1
TELEPHONE OUTLET	4	5	5	6	6	7	7	5
DATA OUTLET (OPENNET)	1	1	1	1	1	1	1	1
COOKER HOOD POINT	1	1	1	1	1	1	1	1
COOKER HOB POINT	1	1	1	1	1	1	1	1
ELECTRIC OVEN POINT	1	1	1	1	1	1	1	1
AUDIO INTERCOM UNIT	1	1	1	1	1	1	1	1
BELL PUSH C/W BELL POINT	1	1	1	1	1	1	1	1

Developer:



For enquiries, call 9835 0001 or log on to www.forestville.sg

Developer: Hao Yuan Investment Pte Ltd • Company Registration No.: 201011935C • Developer's License No.: C0994 • Tenure of Land: 99 years commencing 6 August 2012 • Lot Nos./Mukim: Lot 6004X MK13 • Building Plan No.: A1952-00002-2012-BP02 dated 1 Apr 2013 • Expected Date of TOP: 6 May 2016 • Expected Date of Legal Completion: 6 May 2019

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