

E MAISON



Artist's Impression  
The Maisons

## *a classic plot, a love dialogue*

Leveraging on the natural terrain of hills and valleys in the Braddell location, The Maisons are inspired by a baronial architectural style, the masonry conveying enduring strength and resilience. The terraced levels, lavish amenities and contemporary interiors provide a balance of modernity and timeless tradition.

The scented woods, pleasure gardens and verdant avenues act as the perfect counterpoint to the classic elegance of stone, creating a landscape that is contiguous with a bygone era of romance and eminence.

# THE MAISONS



A love nest for newlyweds, a home for your first child, or a space for a larger family to enjoy, The Maisons are designed to accommodate all your needs. Choose from cozy one-bedroom apartments, deluxe lofts for cosmopolitan style, or exclusive penthouses with a kitchenette on the upper floor for perfect privacy and convenience. The Group's main directive for The Maisons are livable, family-centric layouts that complement the various life stages of the homeowner.



THE MAISONS

*where exquisite living is exemplified in a collection  
of two distinguished developments.*

	<b>R Maison &amp; E Maison</b>		0m
	<b>Woodleigh MRT</b>	North East Line	approx 0.52km
	<b>Serangoon MRT</b>	Circle Line North East Line Interchange	approx 0.84km
	<b>Primary</b>	Maris Stella High School (Pri School) Yangzheng Pri School Cedar Pri School CHIJ Our Lady of Good Counsel First Toa Payoh Pri School Kuo Chuan Presbyterian Pri School Paya Lebar Methodist Girls' School Pei Chun Public School St Andrew's Junior School	approx 1.01km approx 0.66km approx 1.11km approx 1.74km approx 1.55km approx 1.71km approx 1.92km approx 1.66km approx 1.40km
	<b>Secondary</b>	Catholic High School (Sec School) Raffles Institution Cedar Girls' Secondary School St. Andrew's Secondary School Paya Lebar Methodist Girls' School	approx 2.99km approx 2.65km approx 1.09km approx 1.35km approx 1.92km
	<b>Tertiary</b>	St. Andrew's Junior College Nanyang Junior College Raffles Junior College	approx 1.34km approx 0.93km approx 3.09km
	<b>International</b>	Stamford American International School Australian International School Lycée Français de Singapour	approx 0.63km approx 1.39km approx 3.10km
	<b>University</b>	Singapore Management University	approx 5.53km
	<b>Major Shopping Malls &amp; District</b>	Nex Junction 8 Orchard Road	approx 0.90km approx 2.41km approx 5.59km
	<b>Major Business Districts</b>	CBD Future Paya Lebar iPark Future Seletar Aerospace Park	approx 6.90km approx 2.36km approx 7.46km
	<b>Popular Eateries</b>	Chomp Chomp Food Centre/ Serangoon Gardens	approx 2.35km
	<b>Healthcare</b>	Tan Tock Seng Hospital Mount Alvernia Hospital	approx 3.52km approx 3.51km
	<b>Parks &amp; Gardens</b>	MacRitchie Reservoir Park Bishan – Ang Mo Kio Park	approx 4.04km approx 3.09km
	<b>Upcoming Major Development</b>	Future Bidadari Township project which will bring about excellent supporting amenities	

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## city-fringe living

The Maisons are perfectly situated to straddle home, work and the pleasures of leisure and entertainment. Nestled in the heart of the island, your proximity to tranquil nature is equal only to the excitement of city living that is mere minutes away. Embrace the opportunity to have it all within reach.

# LOCALITY





*exquisite charms, unfold*

He rises with the dawn, the gentle rays suffusing the landscape with their light and warmth. The master of his domain, he is at the pinnacle of his success, reflected by the tasteful quality of his home. A masculine symmetry, a balance of craft and composition.

E MAISON



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E Maison



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E12 Level 1

- E12 Tranquil Grove (Themed Garden)
- E13 Moon Deck (Sun Deck)
- E14 Welkin Spring (Rooftop Jacuzzi)
- E15 Chess Garden (Themed Garden)
- E16 Vista Deck (Scenic Outlook With Trellis)
- E17 Little Playpen (Children's Area)
- E18 Poets' Corner (Themed Garden)
- E19 Maison Grill (BBQ Pits)
- E20 Trellis Garden (Themed Garden)

- E21 Veranda (Patio / Themed Garden)
- E22 Solace Deck (Meditation Area)
- E23 Swing Garden (Themed Garden)
- E24 Arcadian Walk (Themed Garden)
- E25 Fitness Garden (Outdoor Fitness Area)
- E26 Green Paseo (Reflexology Area)
- E27 Fountain Walk (Themed Garden)
- E28 Sunning Lawn (Sun Deck)
- E29 Cloister Pool (Children's Pool)





- E30 Knight's Creek (Water Feature)

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- E31 Athletes' Bay (Gymnasium)

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- E32 Rotunda Grove (Themed Garden)

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- E33 Pets' Trail (Pet Run)

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- E34 Club Maison (Clubhouse)

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- E35 Celestial Spring (Lap Pool)

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- E36 Yoga Lawn (Yoga Area)





**1st Storey**

UNIT TYPES	NOS. OF BEDROOM	UNIT TYPES	NOS. OF BEDROOM	UNIT TYPES	NOS. OF BEDROOM
A1	1 Classic (1 Bedroom)	B1a	3 Compact (2+1 Bedroom)	PH1	2 Deluxe Penthouse (2 Bedroom Penthouse)
A2	2 Compact (1+1 Bedroom)	B1b	3 Compact (2+1 Bedroom)	PH1a	2 Deluxe Penthouse (2 Bedroom Penthouse)
A3	2 Compact Loft (1+1 Bedroom Loft)	B1c	3 Compact (2+1 Bedroom)	PH2	3 Compact Penthouse (2+1 Bedroom Penthouse)
A4	1+1 Bedroom Loft	B2	2 Deluxe (2 Bedroom)	PH2a	3 Compact Penthouse (2+1 Bedroom Penthouse)
		Cb1	3 Deluxe (3 Bedroom)	PH2b	2+1 Bedroom Penthouse
		Cb2	3 Deluxe (3 Bedroom)	PH3a	3 Deluxe Loft Penthouse (3 Bedroom Loft Penthouse)
				PH3b	3 Deluxe Loft Penthouse (3 Bedroom Loft Penthouse)
				PH4	2 Deluxe Penthouse (2 Bedroom Penthouse)



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**2nd Storey**

UNIT TYPES	NOS. OF BEDROOM	UNIT TYPES	NOS. OF BEDROOM	UNIT TYPES	NOS. OF BEDROOM
A1	1 Classic (1 Bedroom)	B1a	3 Compact (2+1 Bedroom)	PH1	2 Deluxe Penthouse (2 Bedroom Penthouse)
A2	2 Compact (1+1 Bedroom)	B1b	3 Compact (2+1 Bedroom)	PH1a	2 Deluxe Penthouse (2 Bedroom Penthouse)
A3	2 Compact Loft (1+1 Bedroom Loft)	B1c	3 Compact (2+1 Bedroom)	PH2	3 Compact Penthouse (2+1 Bedroom Penthouse)
A4	1+1 Bedroom Loft	B2	2 Deluxe (2 Bedroom)	PH2a	3 Compact Penthouse (2+1 Bedroom Penthouse)
		Cb1	3 Deluxe (3 Bedroom)	PH2b	2+1 Bedroom Penthouse
		Cb2	3 Deluxe (3 Bedroom)	PH3a	3 Deluxe Loft Penthouse (3 Bedroom Loft Penthouse)
				PH3b	3 Deluxe Loft Penthouse (3 Bedroom Loft Penthouse)
				PH4	2 Deluxe Penthouse (2 Bedroom Penthouse)



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3rd Storey

UNIT TYPES	NOS. OF BEDROOM	UNIT TYPES	NOS. OF BEDROOM	UNIT TYPES	NOS. OF BEDROOM
A1	1 Classic (1 Bedroom)	B1a	3 Compact (2+1 Bedroom)	PH1	2 Deluxe Penthouse (2 Bedroom Penthouse)
A2	2 Compact (1+1 Bedroom)	B1b	3 Compact (2+1 Bedroom)	PH1a	2 Deluxe Penthouse (2 Bedroom Penthouse)
A3	2 Compact Loft (1+1 Bedroom Loft)	B1c	3 Compact (2+1 Bedroom)	PH2	3 Compact Penthouse (2+1 Bedroom Penthouse)
A4	1+1 Bedroom Loft	B2	2 Deluxe (2 Bedroom)	PH2a	3 Compact Penthouse (2+1 Bedroom Penthouse)
		Cb1	3 Deluxe (3 Bedroom)	PH2b	2+1 Bedroom Penthouse
		Cb2	3 Deluxe (3 Bedroom)	PH3a	3 Deluxe Loft Penthouse (3 Bedroom Loft Penthouse)
				PH3b	3 Deluxe Loft Penthouse (3 Bedroom Loft Penthouse)
				PH4	2 Deluxe Penthouse (2 Bedroom Penthouse)



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## 4th Storey

### UNIT TYPES NOS. OF BEDROOM

A1	1 Classic (1 Bedroom)
A2	2 Compact (1+1 Bedroom)
A3	2 Compact Loft (1+1 Bedroom Loft)
A4	1+1 Bedroom Loft

### UNIT TYPES NOS. OF BEDROOM

B1a	3 Compact (2+1 Bedroom)
B1b	3 Compact (2+1 Bedroom)
B1c	3 Compact (2+1 Bedroom)
B2	2 Deluxe (2 Bedroom)
Cb1	3 Deluxe (3 Bedroom)
Cb2	3 Deluxe (3 Bedroom)

### UNIT TYPES NOS. OF BEDROOM

PH1	2 Deluxe Penthouse (2 Bedroom Penthouse)
PH1a	2 Deluxe Penthouse (2 Bedroom Penthouse)
PH2	3 Compact Penthouse (2+1 Bedroom Penthouse)
PH2a	3 Compact Penthouse (2+1 Bedroom Penthouse)
PH2b	2+1 Bedroom Penthouse
PH3a	3 Deluxe Loft Penthouse (3 Bedroom Loft Penthouse)
PH3b	3 Deluxe Loft Penthouse (3 Bedroom Loft Penthouse)
PH4	2 Deluxe Penthouse (2 Bedroom Penthouse)



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**5th Storey**

UNIT TYPES	NOS. OF BEDROOM	UNIT TYPES	NOS. OF BEDROOM	UNIT TYPES	NOS. OF BEDROOM
<b>A1</b>	1 Classic (1 Bedroom)	<b>B1a</b>	3 Compact (2+1 Bedroom)	<b>PH1</b>	2 Deluxe Penthouse (2 Bedroom Penthouse)
<b>A2</b>	2 Compact (1+1 Bedroom)	<b>B1b</b>	3 Compact (2+1 Bedroom)	<b>PH1a</b>	2 Deluxe Penthouse (2 Bedroom Penthouse)
<b>A3</b>	2 Compact Loft (1+1 Bedroom Loft)	<b>B1c</b>	3 Compact (2+1 Bedroom)	<b>PH2</b>	3 Compact Penthouse (2+1 Bedroom Penthouse)
<b>A4</b>	1+1 Bedroom Loft	<b>B2</b>	2 Deluxe (2 Bedroom)	<b>PH2a</b>	3 Compact Penthouse (2+1 Bedroom Penthouse)
		<b>Cb1</b>	3 Deluxe (3 Bedroom)	<b>PH2b</b>	2+1 Bedroom Penthouse
		<b>Cb2</b>	3 Deluxe (3 Bedroom)	<b>PH3a</b>	3 Deluxe Loft Penthouse (3 Bedroom Loft Penthouse)
				<b>PH3b</b>	3 Deluxe Loft Penthouse (3 Bedroom Loft Penthouse)
				<b>PH4</b>	2 Deluxe Penthouse (2 Bedroom Penthouse)



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UNIT TYPES	NOS. OF BEDROOM	UNIT TYPES	NOS. OF BEDROOM	UNIT TYPES	NOS. OF BEDROOM
A1	1 Classic (1 Bedroom)	B1a	3 Compact (2+1 Bedroom)	PH1	2 Deluxe Penthouse (2 Bedroom Penthouse)
A2	2 Compact (1+1 Bedroom)	B1b	3 Compact (2+1 Bedroom)	PH1a	2 Deluxe Penthouse (2 Bedroom Penthouse)
A3	2 Compact Loft (1+1 Bedroom Loft)	B1c	3 Compact (2+1 Bedroom)	PH2	3 Compact Penthouse (2+1 Bedroom Penthouse)
A4	1+1 Bedroom Loft	B2	2 Deluxe (2 Bedroom)	PH2a	3 Compact Penthouse (2+1 Bedroom Penthouse)
		Cb1	3 Deluxe (3 Bedroom)	PH2b	2+1 Bedroom Penthouse
		Cb2	3 Deluxe (3 Bedroom)	PH3a	3 Deluxe Loft Penthouse (3 Bedroom Loft Penthouse)
				PH3b	3 Deluxe Loft Penthouse (3 Bedroom Loft Penthouse)
				PH4	2 Deluxe Penthouse (2 Bedroom Penthouse)



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# 15

## Unit layout plans

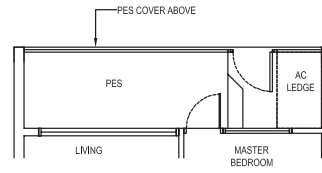
### 15-16 • E Maison

#### 1 Classic (1 Bedroom)

Type:  
A1 (p6)  
(inclusive of PES & A/C Ledge)

56 sqm (603 sqft)

#01-20

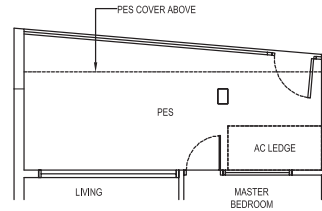


#### 1 Classic (1 Bedroom)

Type:  
A1 (p2)  
(inclusive of PES & A/C Ledge)

62 sqm (667 sqft)

#01-02



#### 1 Classic (1 Bedroom)

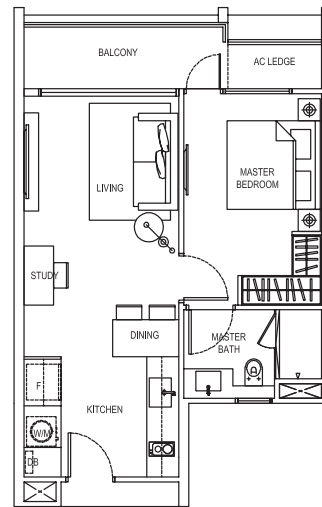
Type:  
A1  
(inclusive of Balcony & A/C Ledge)

53 sqm (570 sqft)

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#05-09

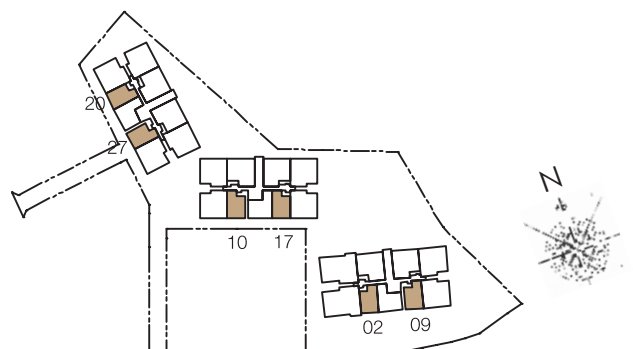
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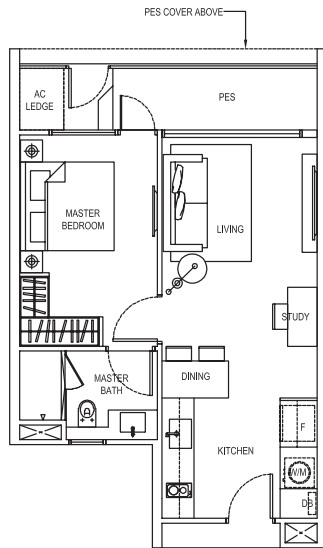


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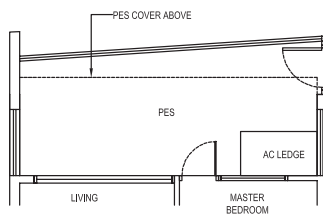




**1 Classic (1 Bedroom)**

Type:  
**A1 (p8)**  
 (inclusive of PES & A/C Ledge)  
 54 sqm (581 sqft)

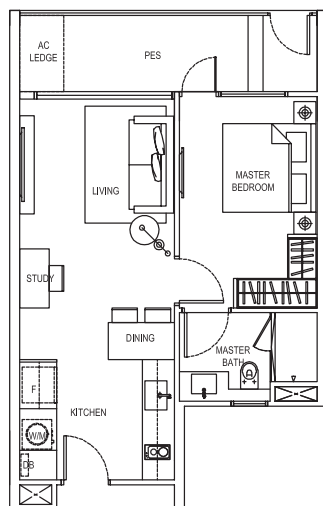
#01-17



**1 Classic (1 Bedroom)**

Type:  
**A1 (p3)**  
 (inclusive of PES & A/C Ledge)  
 62 sqm (667 sqft)

#01-09



**1 Classic (1 Bedroom)**

Type:  
**A1 (p1)**  
 (inclusive of PES & A/C Ledge)  
 56 sqm (603 sqft)

#01-27

(MIRRORED)  
 #01-10



E MAISON

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# 17

## Unit layout plans

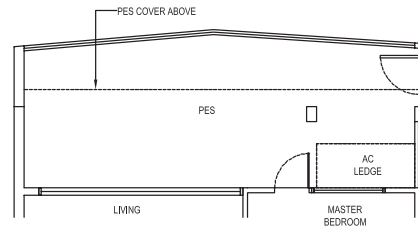
### 17-18 • E Maison

#### 2 Compact (1+1 Bedroom)

Type:  
A2 (p2)  
(inclusive of PES & A/C Ledge)

77 sqm (829 sqft)

(MIRRORED)  
#01-01



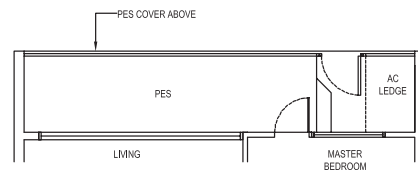
#### 2 Compact (1+1 Bedroom)

Type:  
A2 (p1)  
(inclusive of PES & A/C Ledge)

65 sqm (700 sqft)

#01-18

(MIRRORED)  
#01-19



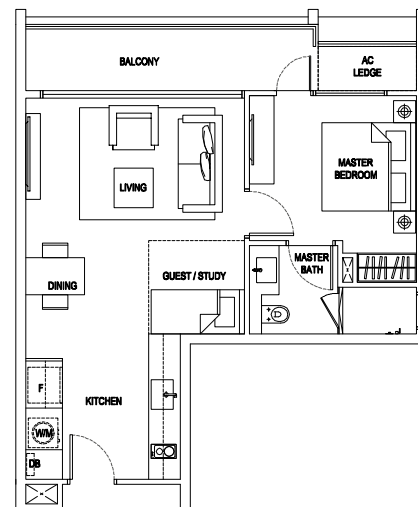
#### 2 Compact (1+1 Bedroom)

Type:  
A2  
(inclusive of Balcony & A/C Ledge)

62 sqm (667 sqft)

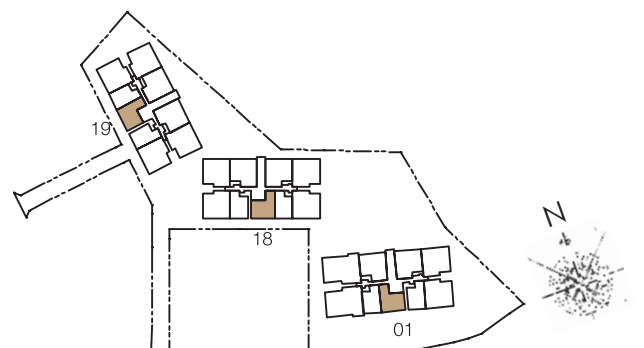
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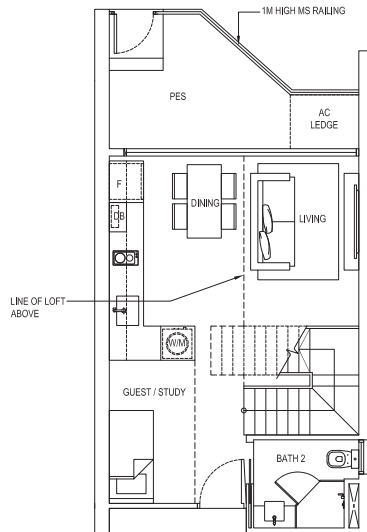
2 Compact Loft (1+1 Bedroom Loft)

Type:  
A3

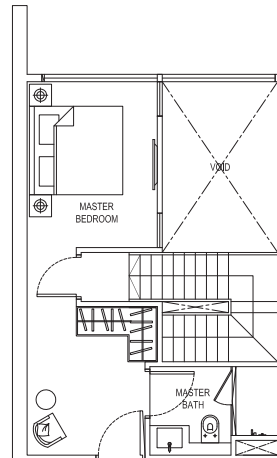
(inclusive of PES & A/C Ledge)

93 sqm (1,001 sqft)

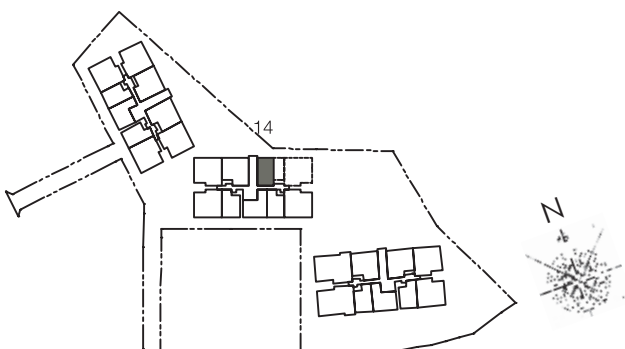
#01-14



LOWER LEVEL PLAN



UPPER LEVEL PLAN



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## Unit layout plans

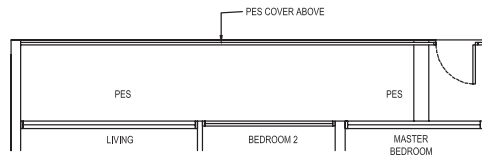
### 19-20 • E Maison

#### 3 Compact (2+1 Bedroom)

Type:  
B1a (p4)  
(inclusive of PES & A/C Ledge)

90 sqm (969 sqft)

#01-21

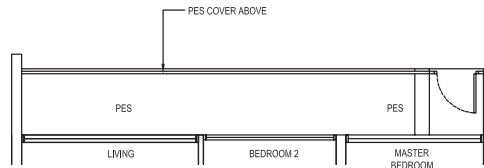


#### 3 Compact (2+1 Bedroom)

Type:  
B1a (p2)  
(inclusive of PES & A/C Ledge)

87 sqm (936 sqft)

(MIRRORED)  
#01-16



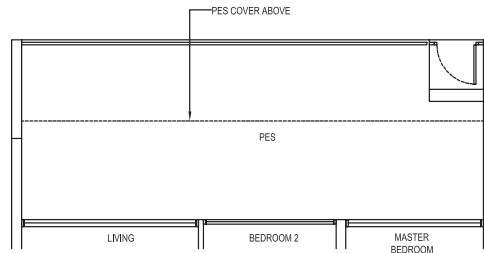
#### 3 Compact (2+1 Bedroom)

Type:  
B1a (p1)  
(inclusive of PES & A/C Ledge)

110 sqm (1,184 sqft)

#01-25

(MIRRORED)  
#01-12



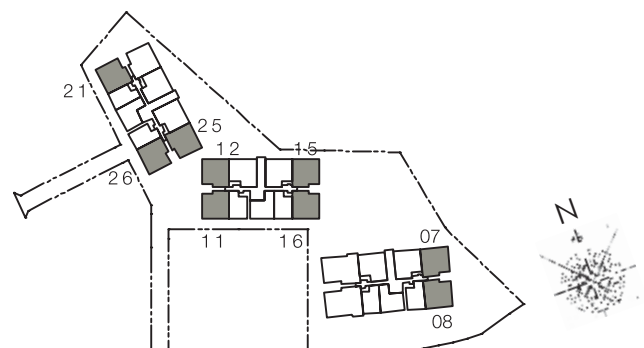
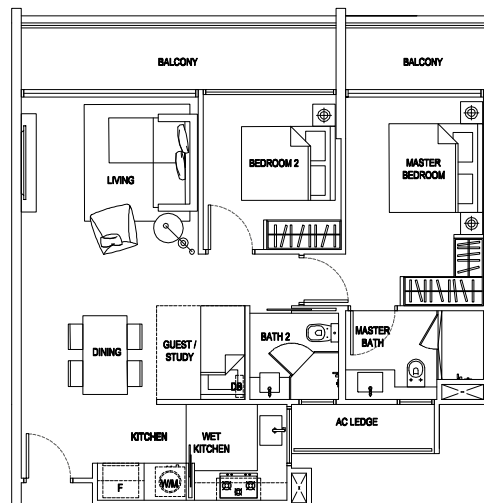
#### 3 Compact (2+1 Bedroom)

Type:  
B1a  
(inclusive of Balcony & A/C Ledge)

87 sqm (936 sqft)

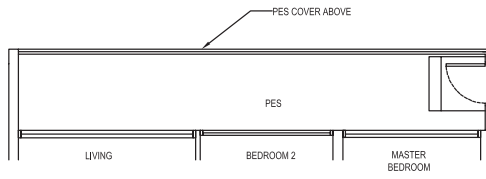
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#05-11

(MIRRORED)  
#02-12, #02-16, #02-26,  
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#04-08, #04-12, #04-16, #04-26,  
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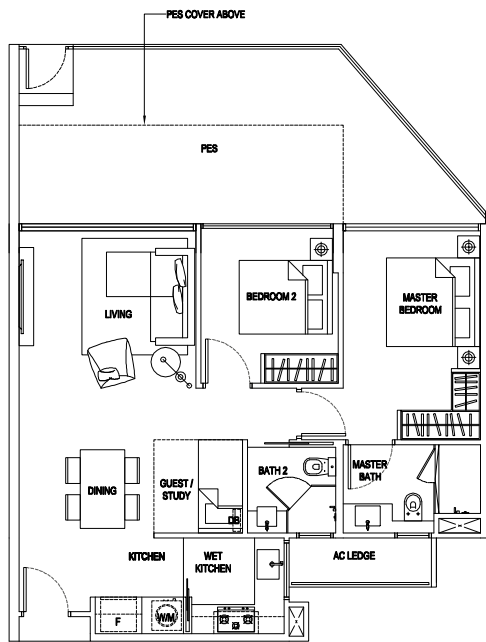
**3 Compact (2+1 Bedroom)**

Type:  
**B1a (p7)**  
 (inclusive of PES & A/C Ledge)

90 sqm (969 sqft)

#01-11

(MIRRORED)  
 #01-26

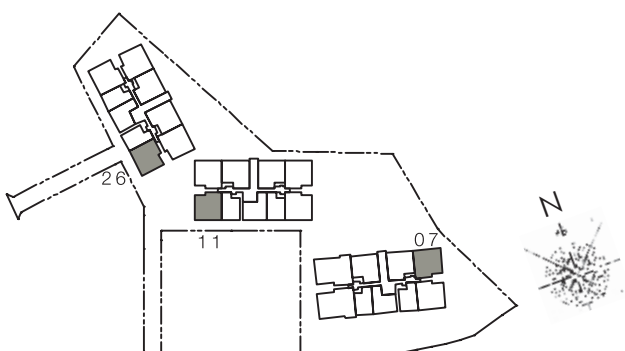


**3 Compact (2+1 Bedroom)**

Type:  
**B1a (p5)**  
 (inclusive of PES & A/C Ledge)

104 sqm (1,119 sqft)

#01-07



E MAISON

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# 21

## Unit layout plans

### 21-22 • E Maison

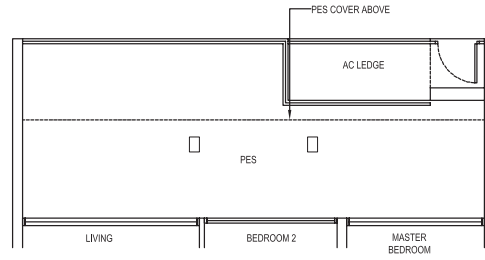
#### 3 Compact (2+1 Bedroom)

Type:  
B1b (p1)  
(inclusive of PES & A/C Ledge)

107 sqm (1,152 sqft)

#01-06, #01-24

(MIRRORED)  
#01-05, #01-13, #01-23



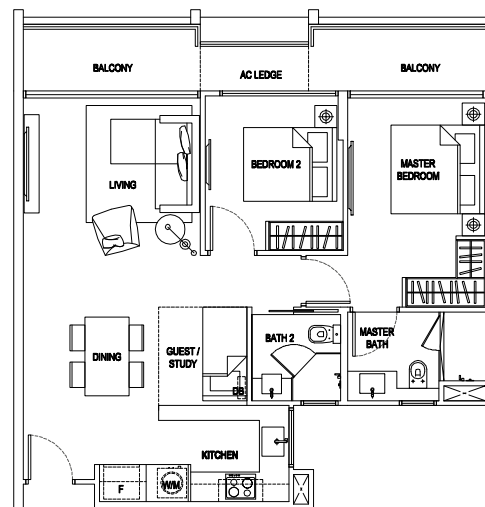
#### 3 Compact (2+1 Bedroom)

Type:  
B1b  
(inclusive of Balcony & A/C Ledge)

84 sqm (904 sqft)

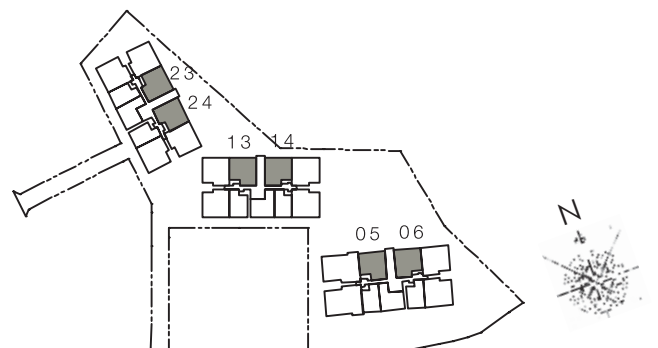
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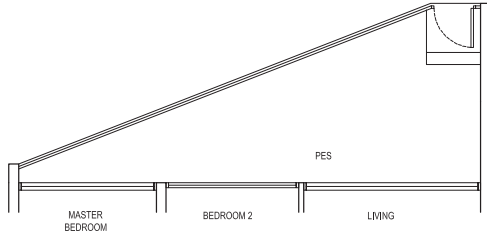
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#04-05, #04-13, #04-23



E MAISON

The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale and do not form part of the contract.





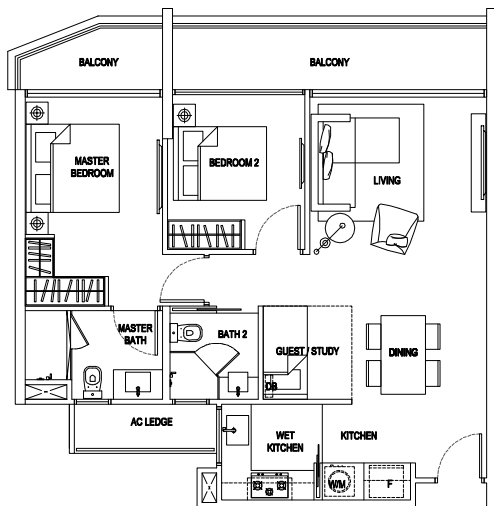
**3 Compact (2+1 Bedroom)**

Type:  
**B1c (p3)**

(inclusive of PES & A/C Ledge)

95 sqm (1,023 sqft)

#01-22



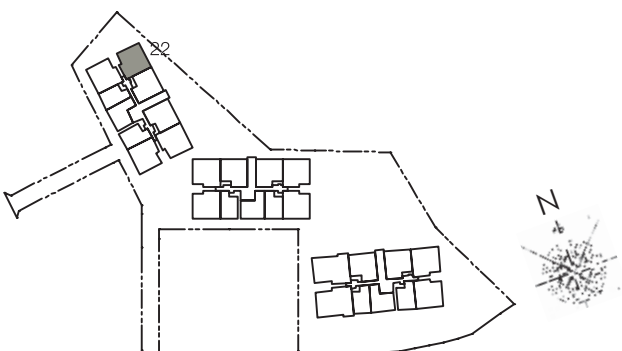
**3 Compact (2+1 Bedroom)**

Type:  
**B1c**

(inclusive of Balcony & A/C Ledge)

87 sqm (936 sqft)

#02-22, #03-22, #04-22



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# 23

## Unit layout plans

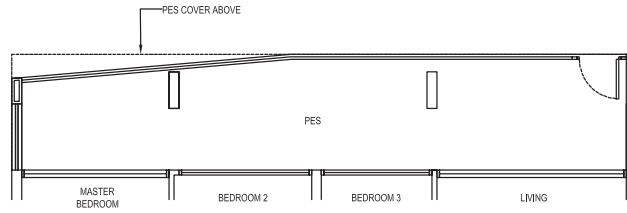
### 23-24 • E Maison

#### 3 Deluxe (3 Bedroom)

Type:  
Cb1 (p3)  
(inclusive of PES & A/C Ledge)

122 sqm (1,313 sqft)

(MIRRORED)  
#01-03

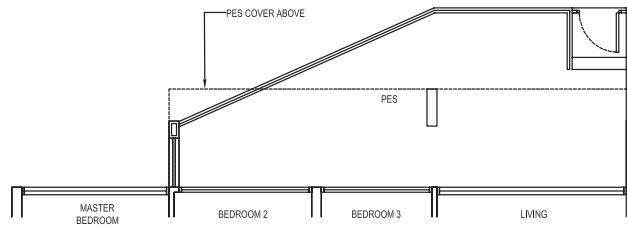


#### 3 Deluxe (3 Bedroom)

Type:  
Cb1 (p2)  
(inclusive of PES & A/C Ledge)

122 sqm (1,313 sqft)

#01-04



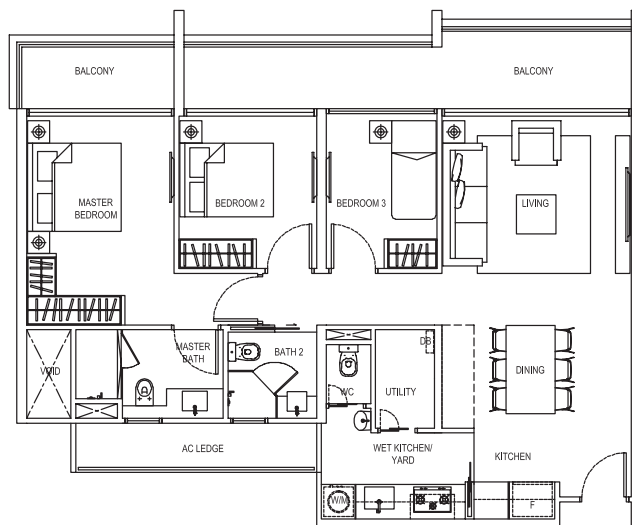
#### 3 Deluxe (3 Bedroom)

Type:  
Cb1  
(inclusive of Balcony & A/C Ledge)

112 sqm (1,206 sqft)

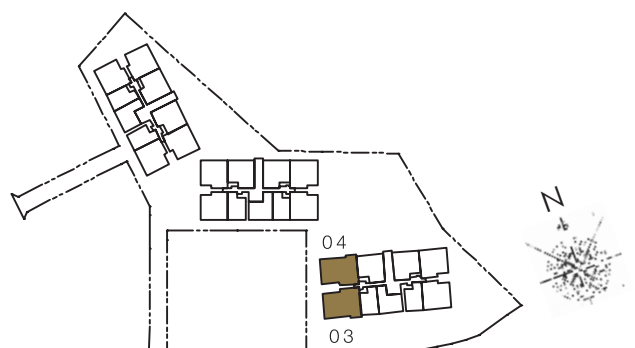
#02-04, #03-04, #04-04

(MIRRORED)  
#02-03, #03-03, #04-03

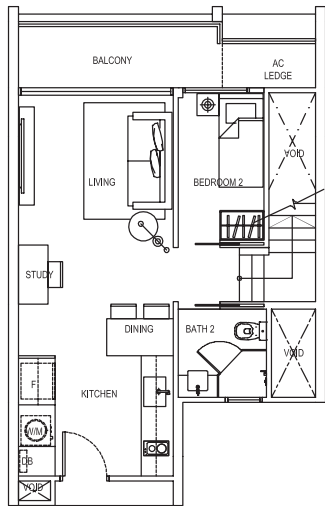


E MAISON

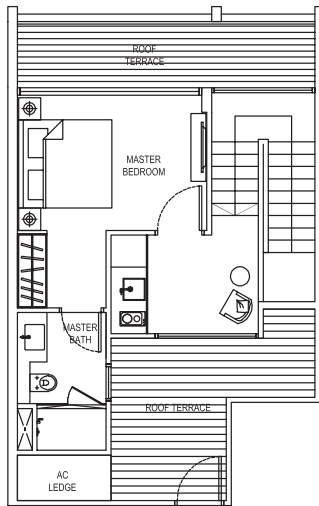
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LOWER LEVEL PLAN



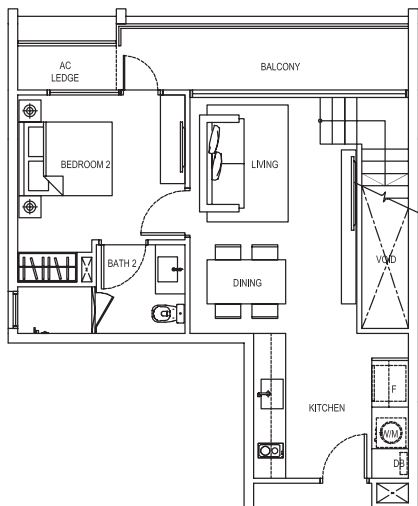
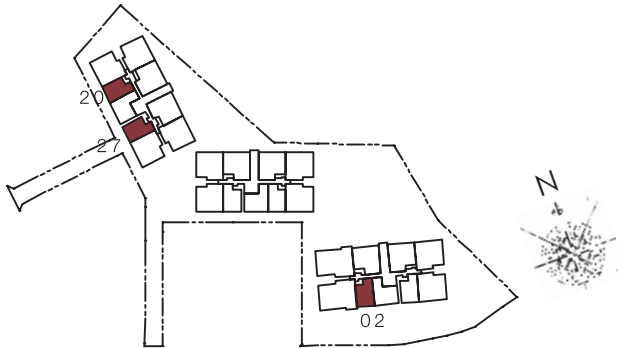
UPPER LEVEL PLAN

**2 Deluxe Penthouse**  
(2 Bedroom Penthouse)

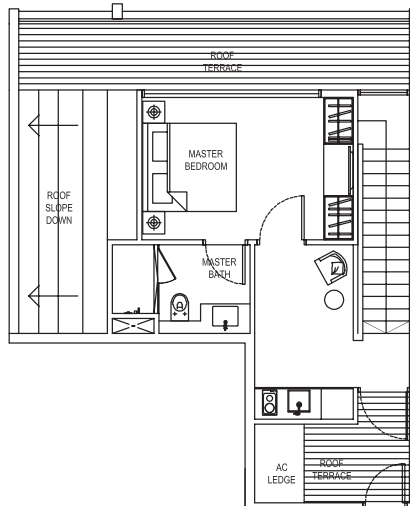
Type:  
PH1  
(inclusive of Balcony, Terrace & A/C Ledge)

109 sqm (1,173 sqft)

#05-02, #05-20, #05-27



LOWER LEVEL PLAN



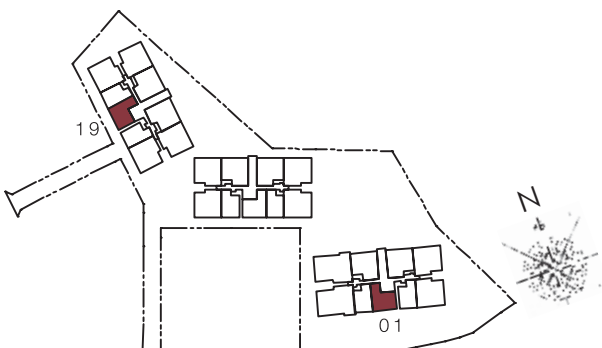
UPPER LEVEL PLAN

**2 Deluxe Penthouse**  
(2 Bedroom Penthouse)

Type:  
PH1a  
(inclusive of Balcony, Terrace & A/C Ledge)

114 sqm (1,227 sqft)

#05-01, #05-19



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#### 3 Compact Penthouse

(2+1 Bedroom Penthouse)

Type:  
PH2

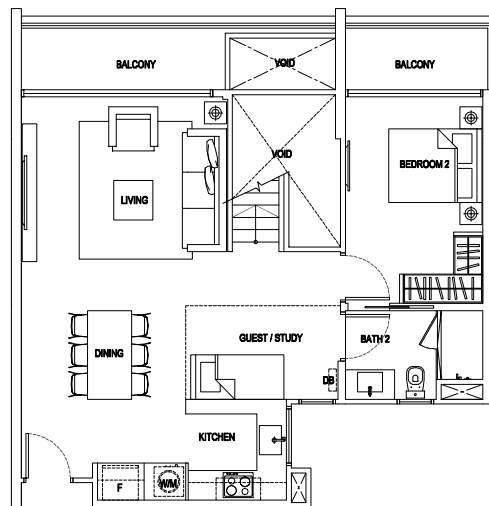
(inclusive of Balcony, Terrace & A/C Ledge)

150 sqm (1,615 sqft)

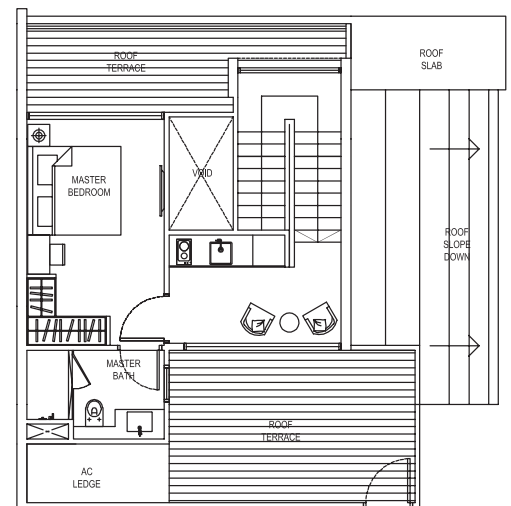
#05-06, #05-07, #05-14, #05-15, #05-21,  
#05-24, #05-25

(MIRRORED)

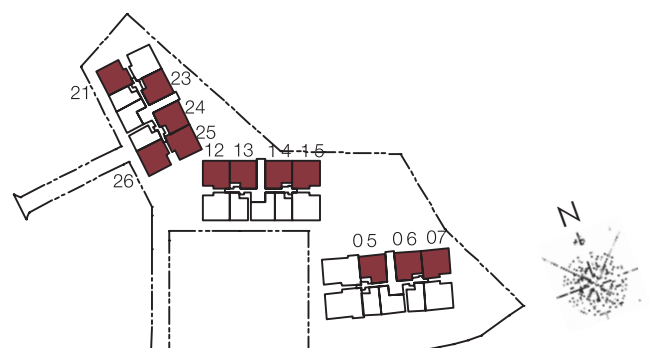
#05-05, #05-12, #05-13, #05-23, #05-26



LOWER LEVEL PLAN



UPPER LEVEL PLAN

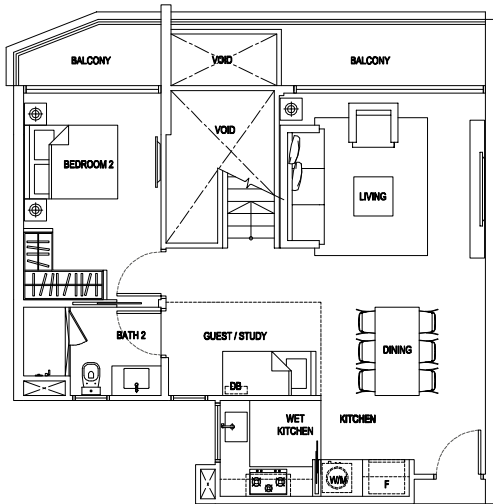


E MAISON

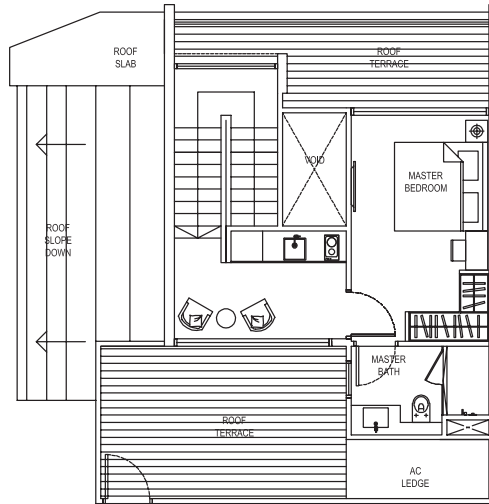
The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale and do not form part of the contract.

### 3 Compact Penthouse (2+1 Bedroom Penthouse)

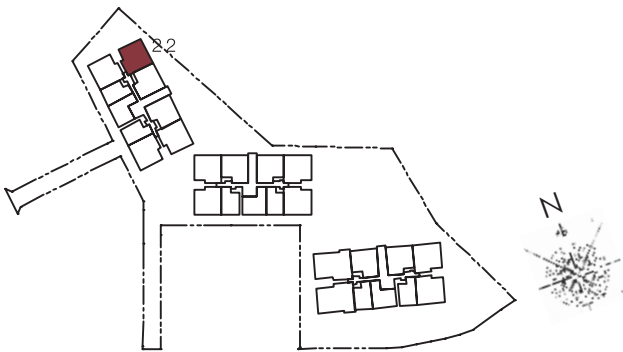
Type:  
PH2a  
(inclusive of Balcony, Terrace & A/C Ledge)  
149 sqm (1,604 sqft)  
#05-22



LOWER LEVEL PLAN

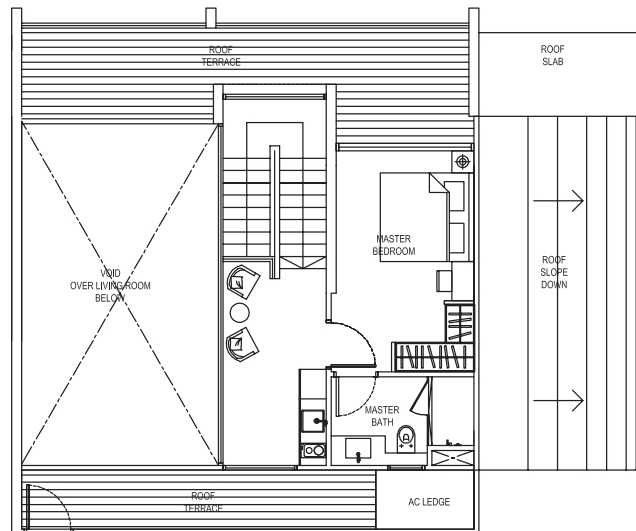
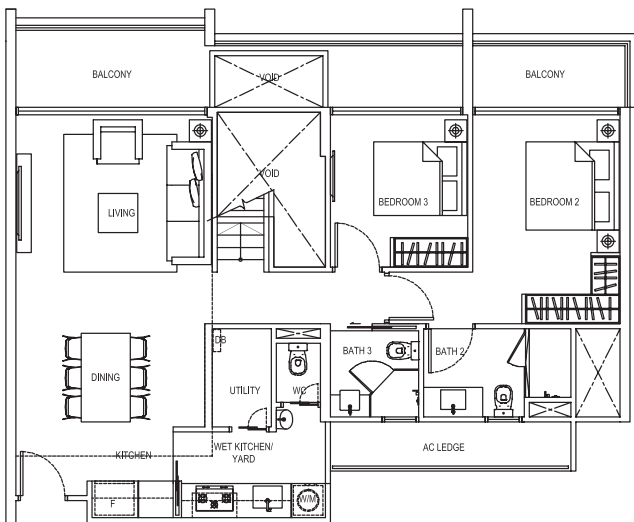


UPPER LEVEL PLAN



### 3 Deluxe Loft Penthouse (3 Bedroom Loft Penthouse)

Type:  
PH3a  
(inclusive of Balcony, Terrace & A/C Ledge)  
206 sqm (2,217 sqft)  
#05-03



(MIRRORED)  
#05-04



E MAISON

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**1) FOUNDATION**

Reinforced concrete bored piles.

**2) SUPERSTRUCTURE**

Reinforced concrete structure.

**3) WALLS**

- a) External Wall – in-situ and/or pre-cast reinforced concrete wall and/or masonry wall
- b) Internal Wall – masonry and/or reinforced concrete and/or lightweight concrete panels and/or pre-cast wall panels and/or dry wall partition system

**4) ROOF**

Reinforced concrete roof and/or metal roof with heat insulation and waterproofing system.

**5) CEILING**

- a) Apartment Unit  
Skim coat and/or ceiling boards with emulsion paint to living, dining, bedrooms, study, kitchen, wet kitchen, yard, baths and internal staircase, where applicable.
- b) Common Areas
- 1) Skim coat and/or ceiling boards with emulsion paint to lift lobbies, corridor, gym, clubhouse, toilet, handicapped toilet.
  - 2) Skim coat and/or ceiling boards with emulsion paint to staircase, carpark and driveway.

**6) FINISHES**

- a) WALL FINISHES
- 1) Apartment Unit – Internal (finishes applied up to false ceiling level and exposed areas only).  
For all unit types:
    - i) Plaster and/or skim coat with emulsion paint to living, dining, bedrooms, study, yard and internal staircase, where applicable.
    - ii) Homogenous and/or ceramic and/or porcelain tiles to master bath, where applicable.
    - iii) Homogenous and/or ceramic and/or porcelain tiles to bath 2 and bath 3, where applicable.
    - iv) Homogenous and/or ceramic and/or porcelain tiles to kitchen, wet kitchen and WC, where applicable.
  - 2) Apartment Unit – External
    - i) Natural stone and/or plaster and/or skim coat with emulsion / spray textured paint to balcony, roof terrace, PES and private roof terrace, where applicable.
    - ii) Metal railing to balcony and roof terrace, where applicable.
    - iii) Parapet wall with metal railing to PES, where applicable.
  - 3) Common Areas – Internal
    - i) Homogenous and/or ceramic and/or porcelain tiles and/or plaster and/or skim coat with emulsion and/or textured paint to lift lobbies.
    - ii) Plaster and/or skim coat with emulsion and/or textured paint and/or glass to passageways, gymnasium and clubhouse.
    - iii) Homogenous and/or ceramic and/or porcelain tiles to toilet and handicapped toilet.
    - iv) Plaster and/or skim coat with emulsion paint to carpark, corridor and staircase.
  - 4) Common Areas – External
    - i) Homogenous and/or ceramic and/or porcelain tiles and/or pebble wash finish and/or plaster and/or skim coat with emulsion and/or spray textured paint to wall.
    - ii) Natural stone and/or homogenous tiles and/or ceramic tiles and/or mosaic to water feature.
- b) FLOOR FINISHES
- 1) Apartment Unit
    - i) Compressed marble with matching skirting to living, dining, kitchen and study.
    - ii) Homogenous tiles to wet kitchen, master bath, bath 2 & bath 3, utility room, yard and WC, where applicable.
    - iii) Laminated flooring with matching skirting to bedrooms, where applicable.
    - iv) Laminated flooring to internal unit staircase, where applicable.
    - v) Homogenous tiles with matching skirting to balcony, PES and private roof terrace, where applicable.
  - 2) Common Areas – Internal
    - i) Homogenous tiles with matching skirting to lift lobbies.
    - ii) Carpet and/or natural stone and/or homogenous tiles to clubhouse.
    - iii) Laminated flooring and/or vinyl flooring and/or carpet to gymnasium.
    - iv) Homogenous tiles to toilet and handicapped toilet.
  - 3) Common Areas – External
    - i) Timber strip and/or natural stone and/or homogenous and/or ceramic and/or reconstituted stone tiles and/or pebble wash finishes to pool decks, open deck, walkway, linkway and footpath.
    - ii) Ceramic tiles and/or mosaic to swimming pool, lap pool, children's pool and Jacuzzi.
    - iii) Natural stone and/or ceramic tiles and/or mosaic to water feature and reflective pools.
    - iv) Natural stone and/or homogenous and/or ceramic tiles and/or pebble wash and/or timber strip to communal outdoor pavilions.

**7) WINDOWS**

Aluminium framed windows with glass, where applicable.

- a) Top-hung window, sliding window and/or fixed panel to baths where applicable.
- b) Top-hung window, casement window, sliding window and/or fixed panel to all bedrooms and study, where applicable.
- c) Casement window, sliding window and/or fixed panel to kitchen where applicable.
- d) Top-hung window, louvered window and/or fixed panel to WC.
- e) Casement and/or sliding window and/or fixed panel to internal staircase.

**8) DOORS**

- a) Fire-rated solid timber swing door to unit main entrance.
- b) Hollow core timber swing door to bedrooms, baths and study, where applicable.
- c) Frameless glass sliding door to kitchen.
- d) Aluminium framed glass sliding door and/or swing door to balcony, roof terrace and PES, where applicable.
- e) Sliding foldable PVC door to WC and Utility.
- f) Good quality locksets and ironmongery to be provided.

**9) SANITARY FITTINGS**

- a) Master bath 1 solid surface vanity top with 1 basin with basin mixer, mirror, 1 towel rail, 1 shower compartment with 1 shower mixer, 1 hand shower and 1 overhead rose, 1 water closet, 1 robe hook and 1 toilet paper holder.
- b) Bath 2 and 3 (where applicable) 1 solid surface vanity top with 1 wash basin with basin mixer, 1 mirror, 1 towel rail, 1 shower compartment with 1 shower mixer and hand shower, 1 water closet, 1 robe hook and 1 toilet paper holder.
- c) WC (where applicable) 1 wash basin with tap, 1 shower set with bib tap, 1 water closet and 1 toilet paper holder.
- d) Yard, PES and Private Roof Terrace (where applicable) 1 bib tap.

**10) ELECTRICAL INSTALLATION, TV AND TELEPHONE**

- a) Wiring for lighting and power shall be in concealed conduits where possible except for spaces within DB closet, areas above false ceilings, which will be in exposed conduits and/or trunking. Refer electrical schedule.

**11) LIGHTNING PROTECTION**

Lightning protection system shall be provided in accordance with Singapore Standard SS 555.

**12) PAINTING**

- a) External Wall: External emulsion paint and/or textured paint coating.
- b) Internal Wall: Emulsion paint to internal walls and ceiling.

**13) WATERPROOFING**

- a) Apartment Unit
  - i) Waterproofing to floor of baths, wet kitchen, balcony, roof terrace, WC and private roof terrace, where applicable.
- b) Common Areas
  - i) Waterproofing to RC flat roof, lap pool, kid's pool, pool deck, water feature, reflective pool, toilet, handicapped toilet, basement carpark and landscape areas, where applicable.

**14) DRIVEWAY AND CARPARK**

- a) Reinforced concrete slab with floor hardener at basement driveway, ramp and carpark.
- b) Reinforced concrete slab with natural stones and/or interlocking concrete paving to surface driveway and drop-off areas.

**15) RECREATION FACILITIES**

- |                               |                    |
|-------------------------------|--------------------|
| - Themed Garden               | - Reflexology Area |
| - Sun Deck                    | - Children's Pool  |
| - Rooftop Jacuzzi             | - Water Feature    |
| - Scenic Outlook with Trellis | - Gymnasium        |
| - Children's Area             | - Pet Run          |
| - BBQ Pits                    | - Clubhouse        |
| - Patio                       | - Lap Pool         |
| - Meditation Area             | - Yoga Area        |
| - Outdoor Fitness Area        |                    |

**16) ADDITIONAL ITEMS**

- a) Kitchen cabinets with counter top c/w stainless steel sink and mixers, cooker hob, hood and free-standing fridge for all unit types.
- b) Built-in convection oven for kitchen.
- c) Built-in washer and dryer or washer cum dryer
- d) Built-in hob, fridge, under-counter sink with mixers and microwave oven at upper floor of penthouse units
- e) Built-in wardrobes provided for all bedrooms.
- f) Multi split air-conditioning system to living, dining, bedrooms and study.
- g) Hot water supply to all baths (except WC) and kitchen
- h) Metal gate at PES.
- i) Security:
  - i) Audio intercom system between Guard House / Basement Lift Lobbies / 1st Storey Lift Lobby and all apartment units.
  - ii) Card Access System to lifts.

## ELECTRICAL SCHEDULE

Type of Unit / Provision	A1, A1(p1), A1(p2), A1(p3), A1(p6), A1(p8)	A2, A2(p1), A2(p2)	A3	B1a, B1a(p1), B1a(p2), B1a(p4), B1a(p5), B1a(p7), B1b(p1)	B1b, B1c, B1c(p3)	Cb1(p2)	Cb1(p3), Cb1	PH1	PH1a	PH2	PH2a	PH3a
Lighting Point	9	10	12	16	15	19	20	18	20	23	24	30
Power Point	14	14	14	18	18	21	21	19	18	19	19	22
Hob Point	1	1	1	1	1	1	1	1	1	1	1	1
Cooker Hood Point	1	1	1	1	1	1	1	1	1	1	1	1
Microwave Oven Point	-	-	-	-	-	-	-	1	1	1	1	1
Conventional Oven Point	1	1	1	1	1	1	1	1	1	1	1	1
Refrigerator Point	1	1	1	1	1	1	1	2	2	2	2	2
Data Point	2	2	2	3	3	4	4	3	3	3	3	4
TV Point	2	2	2	3	3	4	4	3	3	3	3	4
Telephone Point	2	2	2	3	3	4	4	3	3	3	3	4
Washing Machine & Dryer	1	1	1	2	2	2	2	2	2	2	2	2
Bell Push c/w DC Bell Point	1	1	1	1	1	1	1	1	1	1	1	1
Intercom	1	1	1	1	1	1	1	1	1	1	1	1
Isolator	According to the number of Condensing Units for each Apartment											



Developer: Global Star Development Pte. Ltd. (Co. Reg No. 201114157E) • Name of Housing Project: E Maison • Tenure of Land: Freehold • Lot Number: 6050C, 6051M, 6053V, 6054P, 7393X & 7395C MK17 • Developer's Licence Number: C0976 • Expected Date of TOP: 30 June 2016 • Expected Date of Legal Completion: 30 June 2019

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