

DRAFT



RESIDENTIAL

# URBAN LIVING

with a touch of village.

## It's all in the SQUARE.

Serene surroundings with a touch of village charm. Sleek urban living offers you the best of both worlds in a stylish residence with modern facilities.

You'll experience more at home with a plethora of retail, shopping and dining choices, all beckoning at your doorstep. And, be connected to everything you and your family will need and love.

Welcome to Kensington Square.

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RESIDENTIAL COMMERCIAL

Where  
**CITY LIVING**  
meets  
**VILLAGE CHARM.**

Kensington Square is also where city life and village charm presents itself in many wonderful ways.

A tropical modern façade masterpiece that marries the approach of Mondrian patterns and clean lines together with the use of wood-like finishes. The resulting creation is a stunning frontage that's stylish and contemporary.

This iconic architecture consists of 141 residential and 57 commercial freehold units that set itself apart from other residence with its diversity that creates a unique atmosphere for everyone to live life to the fullest.



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# STUNNING FACADE. COSY AMBIENCE.

Discover your home rich with life's pleasure and a colourful vibe surrounding it. Imbued with a stunning frontage.

Set in a lush tropical greenery, the distinct rustic development is a wonderment of modernity and beauty with an exclusive mix of retail and F & B outlets for a truly delectable experience, every time.

Kensington Square is simply a residence that has it all.



# Connecting you to EVERYTHING and anything.

Urban amenities for convenience abound. The charms of greenery for relaxation to spoil your senses. You will be the centre of every connection that is important to you, bringing you unbeatable accessibility and mobility.



## MRT

- 8 mins walk to Bartley MRT
- 1 stop to Serangoon MRT
- 2 stops to Kovan MRT
- 3 stops to Bishan MRT
- 4 stops to Ang Mo Kio MRT



## EXPRESSWAYS

- CTE – 5 mins drive
- KPE – 5 mins drive
- PIE – 7 mins drive
- ECP – 11 mins drive
- TPE – 12 mins drive



## RETAIL/F&B

- NEX
- Chomp Chomp
- Junction 8
- Ang Mo Kio hub
- Toa Payoh HDB hub
- Bedok Point
- Orchard Road
- Bugis Junction



## BUSINESS/INDUSTRIAL

- Paya Lebar iPark
- Defu Industrial Park
- Kaki Bukit Industrial Park
- Ubi Industrial Park
- Macpherson Industrial Complex
- Central Business District



## EDUCATION

### Within 1 km

- Paya Lebar Methodist Girls' School
- Maris Stella High School

### Within 2 km

- Cedar Primary School
- Xinghua Primary School
- Yangzheng Primary School

### Other schools nearby

- St Gabriel's Secondary School
- Yuying Secondary School
- Peicai Secondary School
- Nanyang Junior College
- St Andrew's Secondary School
- Zhonghua Primary School
- Holy Innocents' Primary School
- Kong Hwa School
- St Andrew's Junior College
- St Gabriel's Primary School
- Guangyang Primary School
- Kuo Chuan Presbyterian Primary School



## HOSPITALS/MEDICAL CENTRES

- Mount Alvernia Hospital
- East Shore Hospital
- Changi General Hospital
- Saint Andrew's Community Hospital



## RECREATION

- Serangoon Stadium
- Serangoon Swimming Complex
- Bedok Reservoir
- MacRitchie Reservoir
- East Coast Park



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# PRIME LOCATION.

Excellent amenities.

Kensington Square offers a commanding location. Everything you need is within your easy reach. It is just a short distance from prestigious schools like Maris Stella High School and Paya Lebar Methodist Girl's School. In close proximity to Paya Lebar iPark, easy access to CTE, KJE, PIE and a stone's throw to Nex mall for shopping and entertainment.



SHOPPING • INDUSTRIES



MRT • EXPRESSWAYS



SCHOOLS • AMENITIES



Chic urban living meets  
**LUSH SERENITY**  
in an exquisite way. Lush greenery  
abound amidst the modern  
conveniences at home, **creating an  
idyllic ambience where you can  
unwind and pamper yourself after  
a day well spent.**



URBAN

VILLAGE



Artist's Impression



SUPERMARKET • GOURMET STORES

# DRAFT EVERYDAY ESSENTIALS.

Right at the heart of it all.

Looking for your daily essentials, something to whip up a healthy meal or the occasional specialised ingredients for a gourmet spread?

Everything is conveniently located at the in-premise supermarket and gourmet stores here at Kensington Square.



WELLNESS • BEAUTY



SHOPPING • RETAIL



LIFESTYLE



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**SHOPS** close to the  
**HOME & HEART.**

You are spoilt for choice when it comes to shopping, beauty and wellness needs. Pamper yourself with a vast array of trendy lifestyle shops at your doorstep. You'll find something you'd love.

WELLNESS • BEAUTY



SHOPPING • RETAIL



LIFESTYLE



DRAFT



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You are spoilt for choice when it comes to shopping, beauty and wellness needs. Pamper yourself with a vast array of trendy lifestyle shops at your doorstep. You'll find something you'd love.

# FINE DINING, CASUAL MEALS, QUICK BITES.

With the village charm surrounding Kensington Square, dining promises to be an extraordinary experience. From a simple afternoon snack to gourmet dining, unique culinary choices abound. There's an amazing array of experiences to suit any palate, occasion and budget.



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F & B • CASUAL MEALS

QUICK BITES • CULINARY



Family fun  
**FOR EVERYONE.**

Relax in style, spend quality time with the family with amazing activities from Indoor Gymnasium, Kids' Water Park, Spa Pool, BBQ Pavillion to Outdoor Fitness Station. For you and your family, immerse in the array of facilities to enhance your comfort and privacy, any time of the day or night.



Artist's Impression

**SIDERAFT**



The above plans are subjected to changes as may be approved by relevant authorities. Plans are not drawn to scale.

- |                          |                      |                             |
|--------------------------|----------------------|-----------------------------|
| 1. Alfresco Meeting Deck | 6. BBQ Pavillion     | 11. Wellness Garden         |
| 2. Aqua Bed              | 7. Sun Deck          | 12. Shower Point            |
| 3. Central Pool (38m)    | 8. Chill-out Deck    | 13. Spa Pool With Jacuzzi   |
| 4. Gym                   | 9. Childrens' Pool   | 14. Childrens' Playground   |
| 5. Clubhouse             | 10. Kids' Water Park | 15. Outdoor Fitness Station |



FACILITIES



CLUBHOUSE



38M POOL • AQUA BED • CHILL-OUT DECK



# DRAFT OWN VILLAGE.

Relax and rejuvenate in your  
Set amidst tropical lush greenery, Kensington Square is your very own village. Designed with a serene and relaxed atmosphere, at every turn. Chill by your pool, have a delectable meal at the al fresco deck, unwind at the great outdoors. It's the way home should be, filled with joyous living, every day.

Everything you need  
for a good  
**WORK-LIFE  
BALANCE.**

A fully-equipped gym, jogging  
track, there's everything you  
need to complete your day at  
Kensington Square.



SUN DECK • KIDS' WATER PARK



G Y M



New home for new

# VISIONARY LIVING.

The living concept is accentuated by stylish furnishings, renowned fittings, thoughtfulness in space, maximising its creative potential so you can truly live it. Featuring one to three-bedroom and dual key units to exclusive penthouse for your selection, **this is the urban home that complements the village atmosphere with modern living for you and your loved ones.**

New home for new  
**VISIONARY LIVING.**

The living concept is accentuated by stylish furnishings, renowned fittings, thoughtfulness in space, maximising its creative potential so you can truly live it. Featuring one to three-bedroom and dual key units to exclusive penthouse for your selection, **this is the urban home that complements the village atmosphere with modern living for you and your loved ones.**



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## STYLISH DESIGNS

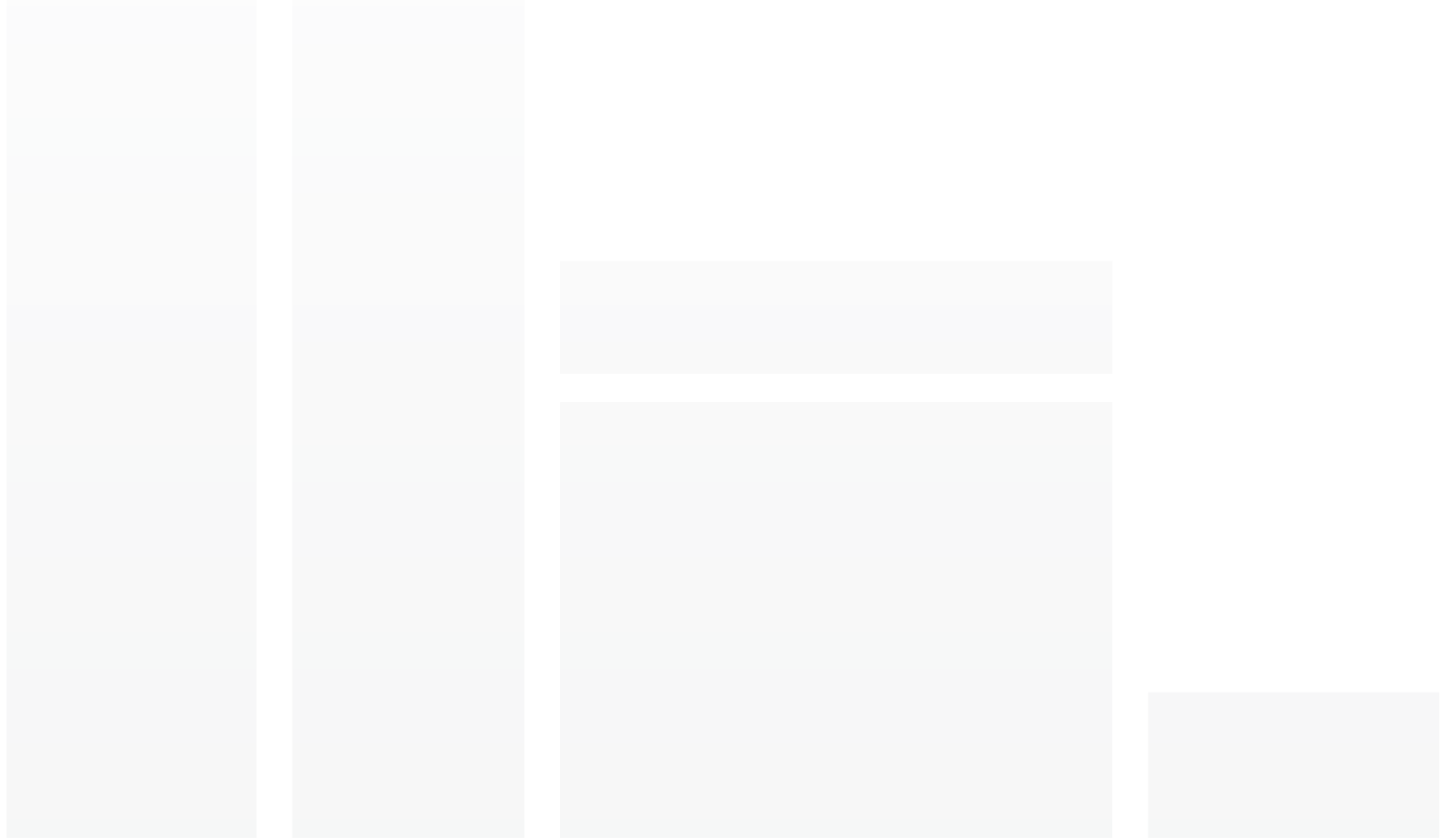
to optimise space and provide  
**A SENSE OF HOME**  
for you and your loved ones.

Enhance the quality of home living. Embrace the comfort that is exclusively yours. Designed with space and practicality in mind for the quality moments with your family.



The bliss of  
**COMFORT.**  
The joys of  
**FUNCTIONALITY.**

The simple joys of urban living just got more delightful. Be adorned with the urban modernity that intricately suits your most discerning taste, with stylishly designed bedrooms for you and your family. The children will also enjoy in personalising their own room to suit their taste.



Artist's Impression



Artist's Impression



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Artist's Impression



# DRAFT

## TOGETHERNESS

and Investment. Have both with  
**DUAL KEY UNITS.**

An extra space integrated into your home. Perfect for multi-generation families, young adults, as your home office or return of investment for rental yield. Dual Key units are versatile and ensures your loved ones are always near, yet residing privately. Whichever way you use them, Dual Key gives you a sense of true ownership. The Dual Key collection is available in two and three-bedroom units.

Extra Room with Separate Key



1. Grandparents



2. Young Adult

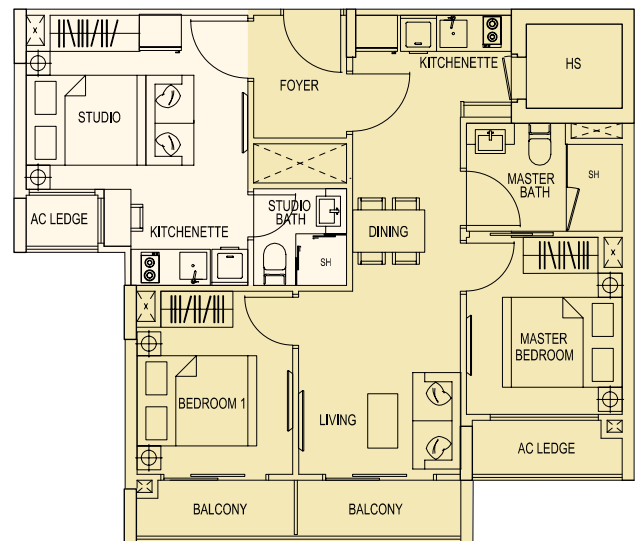


3. Home Office



4. Tenant

Suggested Usage



\*Type 1L/1M. The above plans are subjected to changes as maybe approved by relevant authorities. Plans are not drawn to scale.

DIAGRAMMATIC CHART

	01	02	03	04	05	06	07	08	09	10	11	12	13	14
04	1A1 2BR PH	1B1 2BR PH	1C1 2BR PH	1D1 2BR PH	1E1 2BR PH	1F1 2BR PH	1G1 2BR PH	1H1 2BR PH	1J1 2BR DK PH	1K1 2BR DK PH	1L1 3BR DK PH	1M1 3BR DK PH	1N1 2BR PH	1P1 2BR PH
03	1A 2BR	1B 2BR	1C 2BR	1D 2BR	1E 2BR	1F 2BR	1G 2BR	1H 2BR	1J 2BR DK	1K 2BR DK	1L 3BR DK	1M 3BR DK	1N 2BR	1P 2BR
02	1A2 2BR	1B2 2BR	1C2 2BR	1D2 2BR	1E2 2BR	1F2 2BR	1G2 2BR	1H2 2BR	1J2 2BR DK	1K2 2BR DK	1L2 3BR DK	1M2 3BR DK	1N2 2BR	1P2 2BR
01	SHOPS													

- 1 Bedroom
- 2 Bedroom
- 2 BR Dual Key
- 3 Bedroom
- 3 BR Dual Key
- Penthouse

	15	16	17	18	19	20	21	22	23
05	2A1 2BR PH	2B1 3BR PH	2C1 3BR PH		2E1 2BR PH	2F1 2BR DK PH	2G1 2BR DK PH	2H1 1BR PH	2J1 1BR PH
04	2A 2BR	2B 3BR	2C 3BR	2D1 2BR PH	2E 2BR	2F 2BR DK	2G 2BR DK	2H 1BR	2J 1BR
03	2A 2BR	2B 3BR	2C 3BR	2D 2BR	2E 2BR	2F 2BR DK	2G 2BR DK	2H 1BR	2J 1BR
02	2A2 2BR	2B2 3BR	2C2 3BR	2D2 2BR	2E2 2BR	2F2 2BR DK	2G2 2BR DK	2H2 1BR	2J2 1BR
01	SHOPS								

	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39
05	2K1 2BR PH	2L1 2BR PH	2M1 1BR PH	2N1 1BR PH	2P1 1BR PH	2Q1 1BR PH	2R1 2BR PH	2S1 2BR PH	2T1 2BR PH	2U1 2BR PH	2V1 2BR PH	2W1 2BR PH	2X1 2BR DK PH	2Y1 2BR DK PH	2Z1 3BR DK PH	2AA1 3BR DK PH
04	2K 2BR	2L 2BR	2M 1BR	2N 1BR	2P 1BR	2Q 1BR	2R 2BR	2S 2BR	2T 2BR	2U 2BR	2V 2BR	2W 2BR	2X 2BR DK	2Y 2BR DK	2Z 3BR DK	2AA 3BR DK
03	2K 2BR	2L 2BR	2M 1BR	2N 1BR	2P 1BR	2Q 1BR	2R 2BR	2S 2BR	2T 2BR	2U 2BR	2V 2BR	2W 2BR	2X 2BR DK	2Y 2BR DK	2Z 3BR DK	2AA 3BR DK
02	2K2 2BR	2L2 2BR	2M2 1BR	2N2 1BR	2P2 1BR	2Q2 1BR	2R2 2BR	2S2 2BR	2T2 2BR	2U2 2BR	2V2 2BR	2W2 2BR	2X2 2BR DK	2Y2 2BR DK	2Z2 3BR DK	2AA2 3BR DK
01	SHOPS															

# UNIT FLOOR PLAN LEVEL 2, 3 & 4



The above plans are subjected to changes as may be approved by relevant authorities. Plans are not drawn to scale.

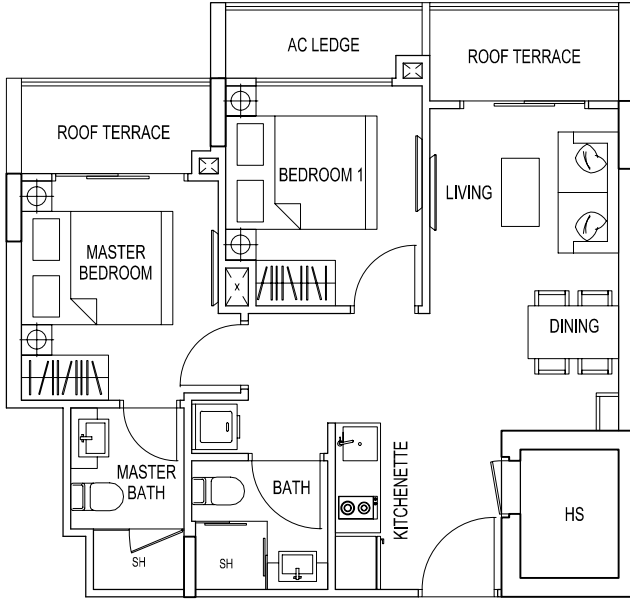
# UNIT FLOOR PLAN PENTHOUSE



\* Units in stack number 18 are up to level 4 only  
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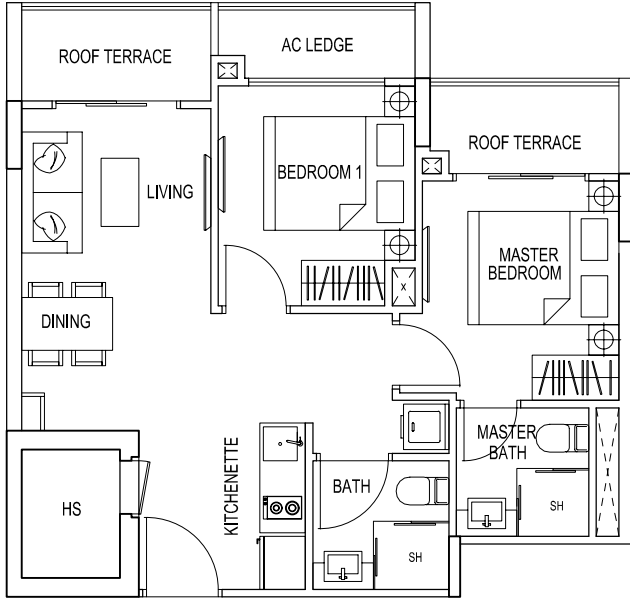
TYPE 1A2 / 1E2 / 1N2 / 2R2 / 2T2

2 Bedroom + Roof Terrace  
57 sqm / 614 sqft  
#02-01  
#02-05  
#02-13  
#02-30  
#02-32



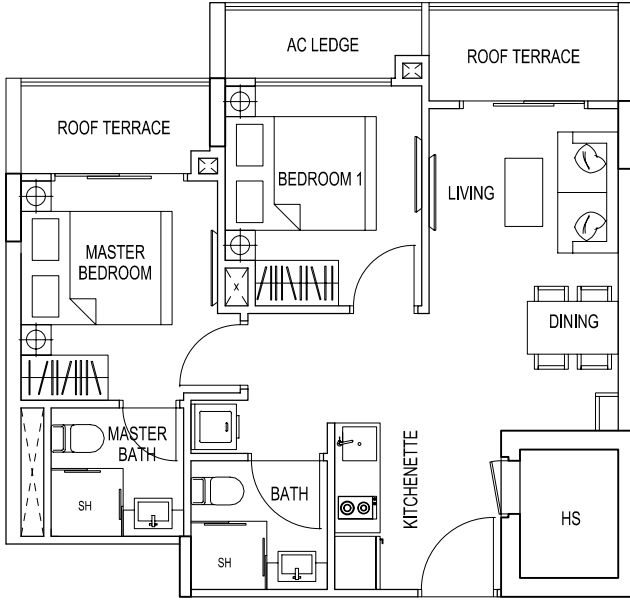
TYPE 1B2

2 Bedroom + Roof Terrace  
57 sqm / 614 sqft  
#02-02



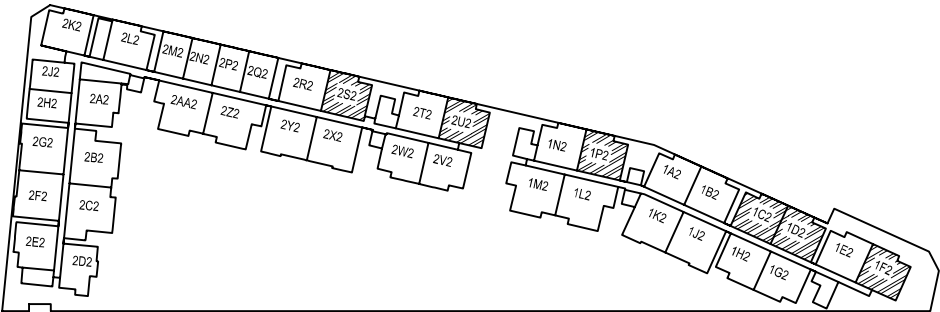
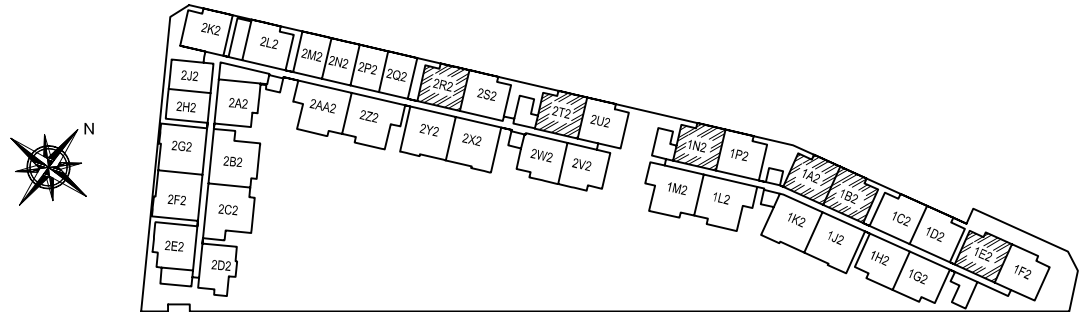
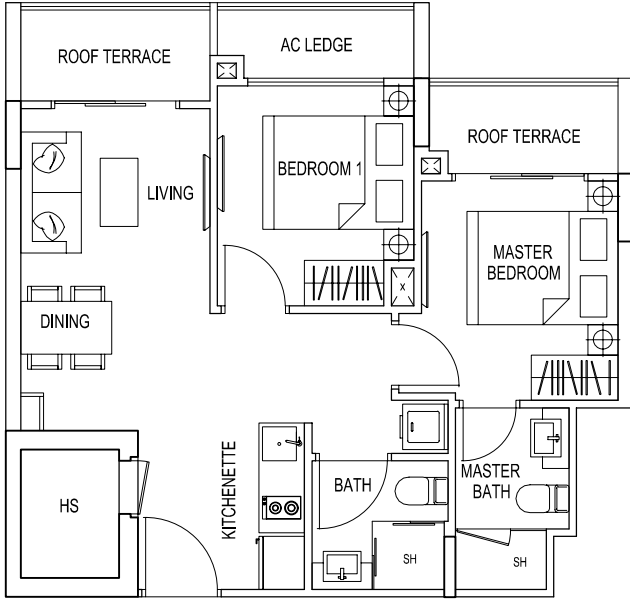
TYPE 1C2

2 Bedroom + Roof Terrace  
57 sqm / 614 sqft  
#02-03

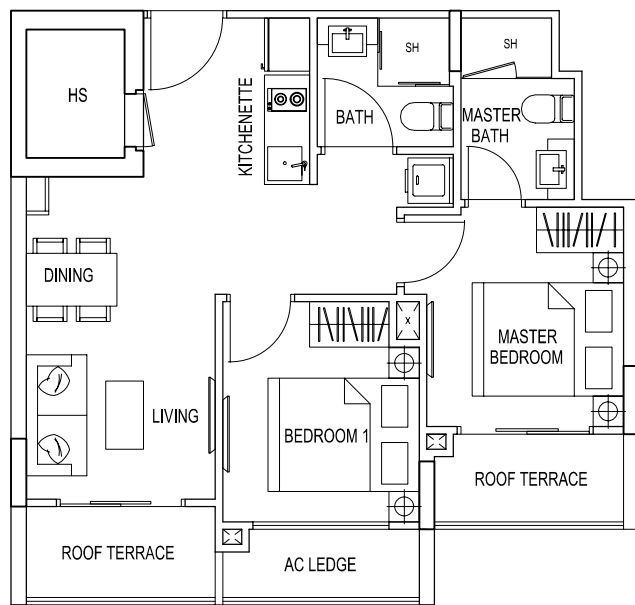


TYPE 1D2 / 1F2 / 1P2 / 2S2 / 2U2

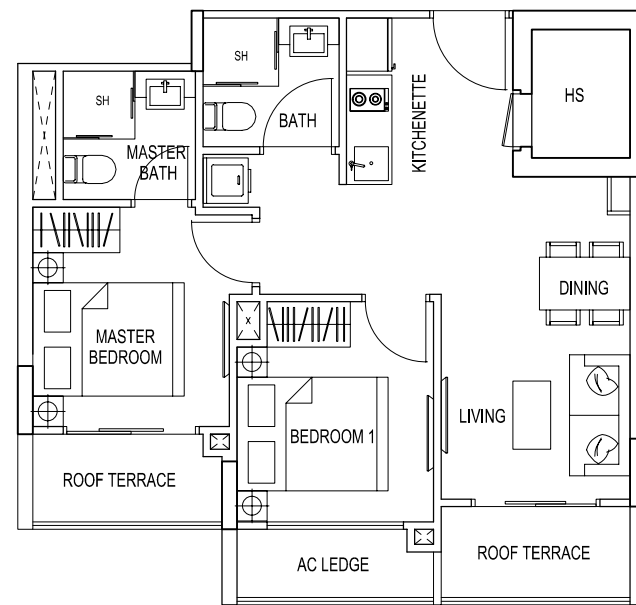
2 Bedroom + Roof Terrace  
57 sqm / 614 sqft  
#02-04  
#02-06  
#02-14  
#02-31  
#02-33



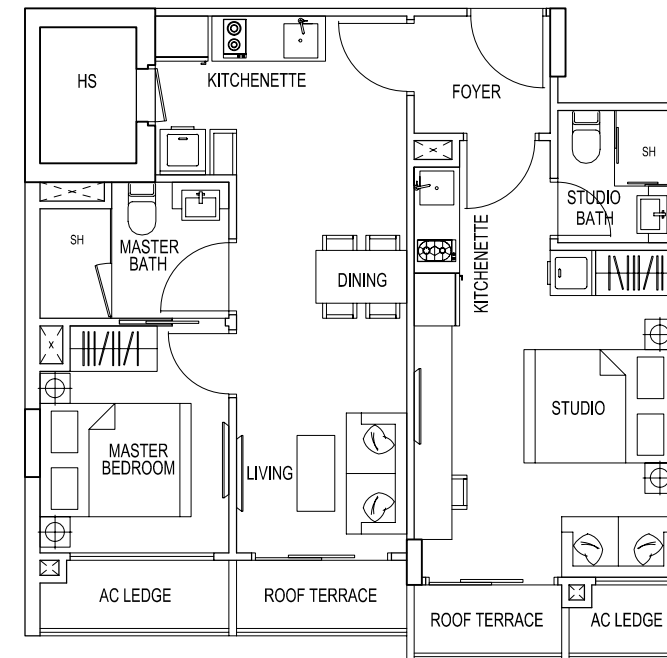
2 Bedroom + Roof Terrace  
57 sqm / 614 sqft  
#02-07  
#02-34



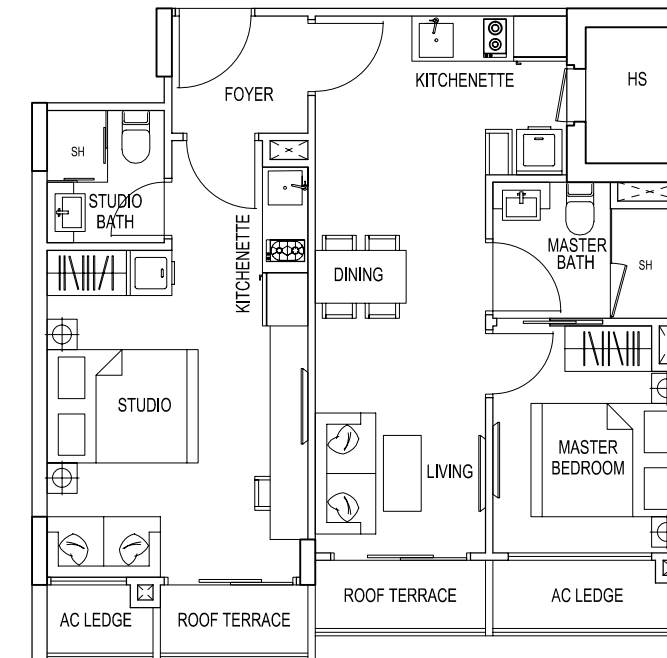
2 Bedroom + Roof Terrace  
57 sqm / 614 sqft  
#02-08



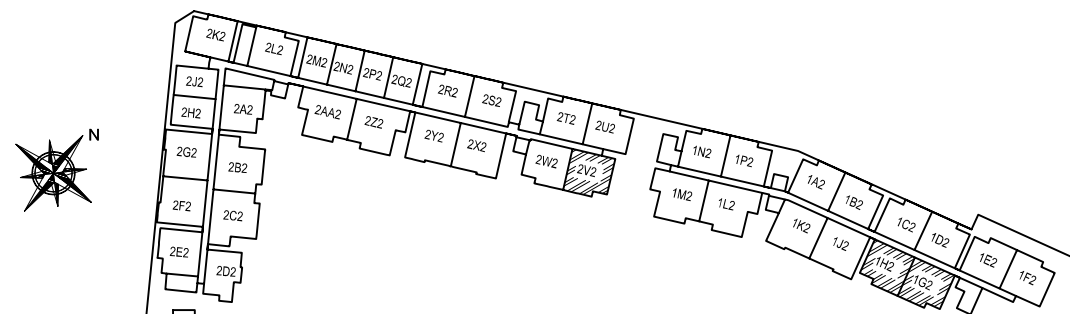
2 Bedroom Dual Key + Roof Terrace  
68 sqm / 732 sqft  
#02-09  
#02-36



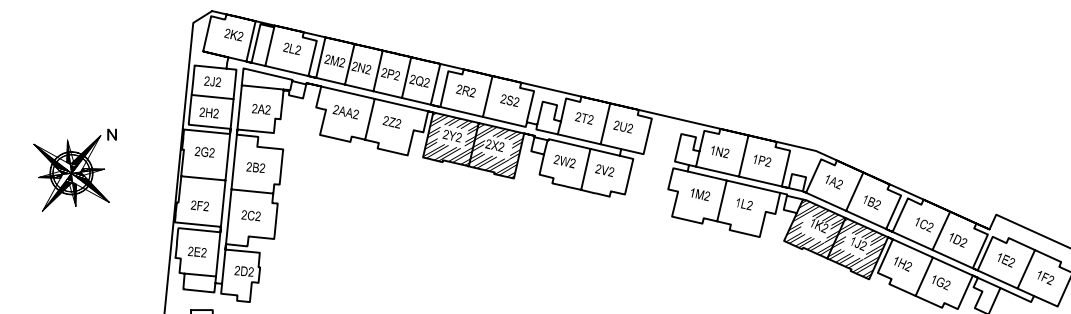
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68 sqm / 732 sqft  
#02-10  
#02-37



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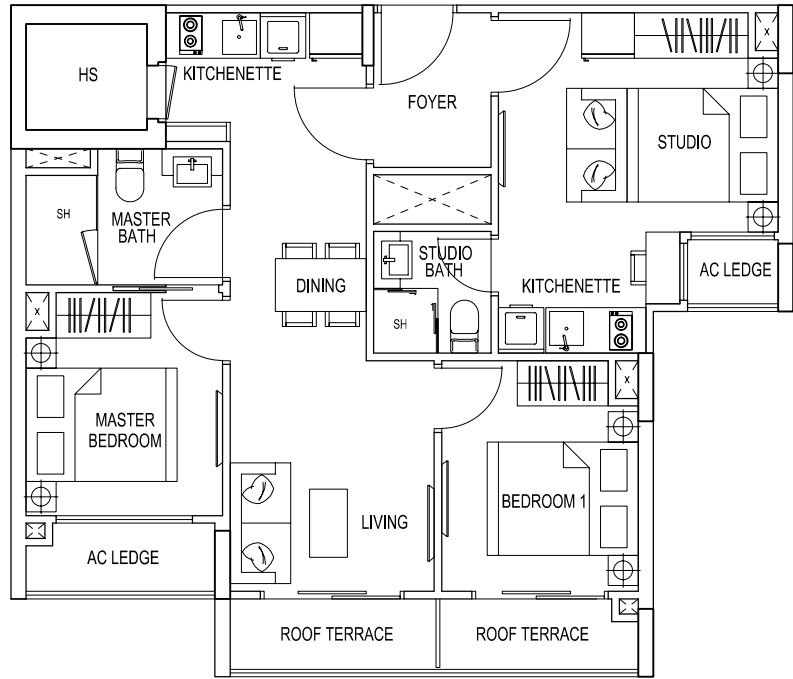


The above plans and illustrations are subject to changes as may be approved by relevant authorities. Plans and illustrations are not drawn to scale. The balcony shall not be enclosed. Only approved balcony screen shall be used. For an illustration of approved balcony screen, please refer to specification page of this brochure

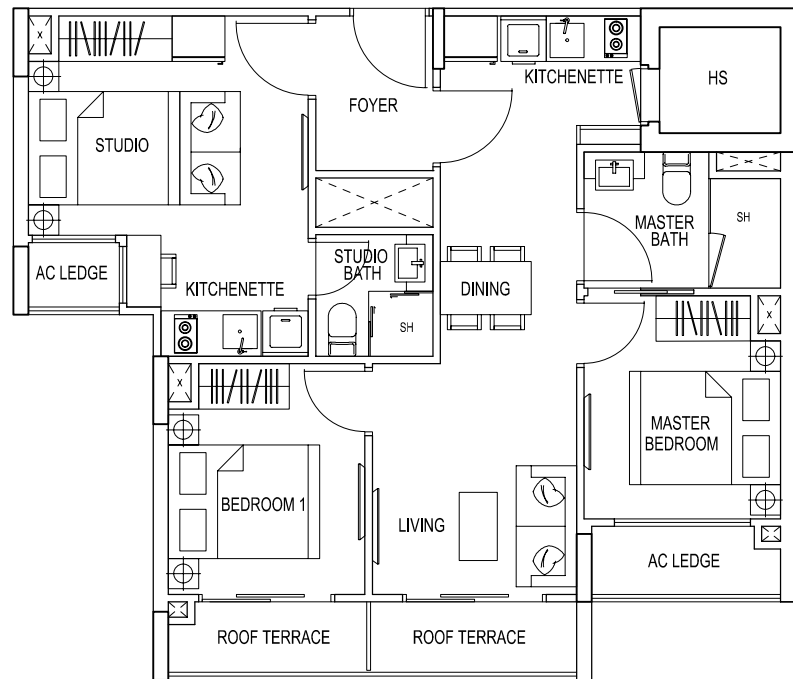


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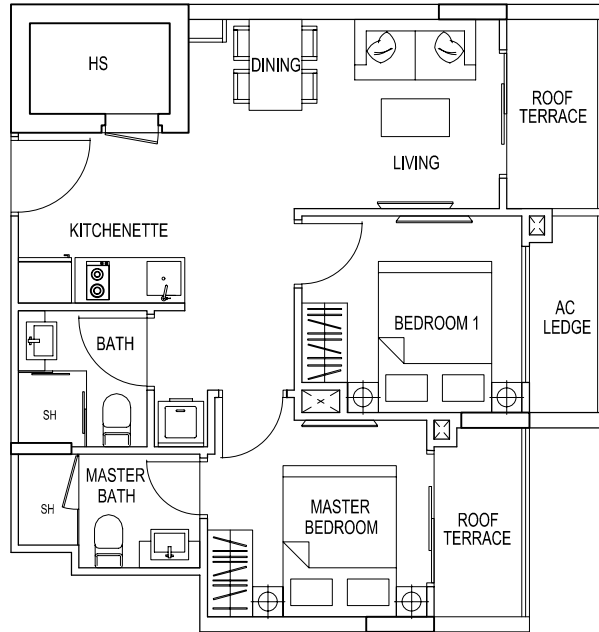
TYPE 1L2  
3 Bedroom Dual Key + Roof Terrace  
74 sqm / 797 sqft  
#02-11



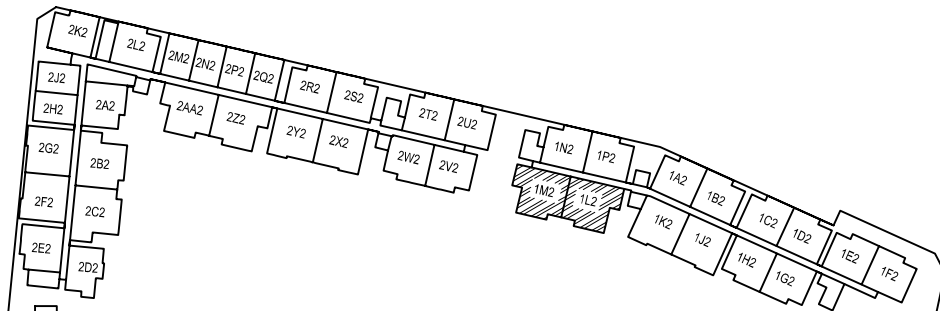
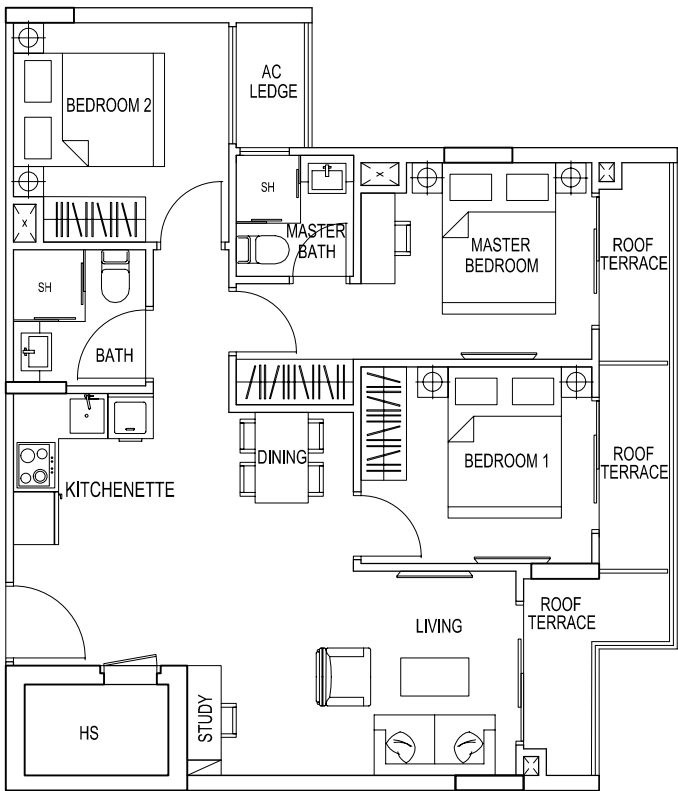
TYPE 1M2  
3 Bedroom Dual Key + Roof Terrace  
74 sqm / 797 sqft  
#02-12



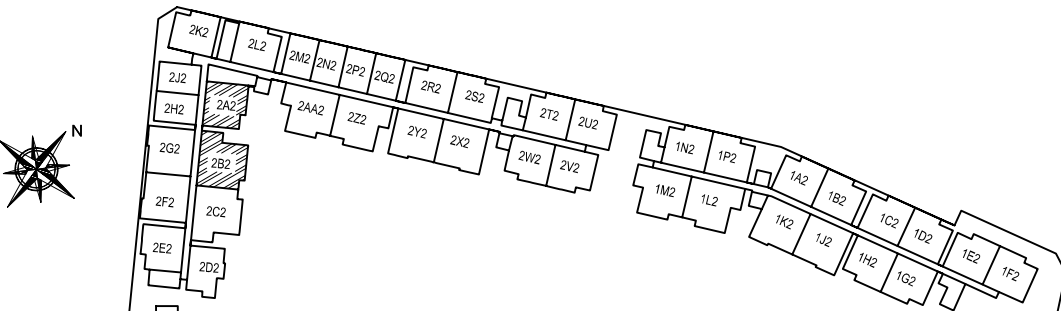
TYPE 2A2  
2 Bedroom + Roof Terrace  
57 sqm / 614 sqft  
#02-15



TYPE 2B2  
3 Bedroom + Roof Terrace  
77 sqm / 829 sqft  
#02-16



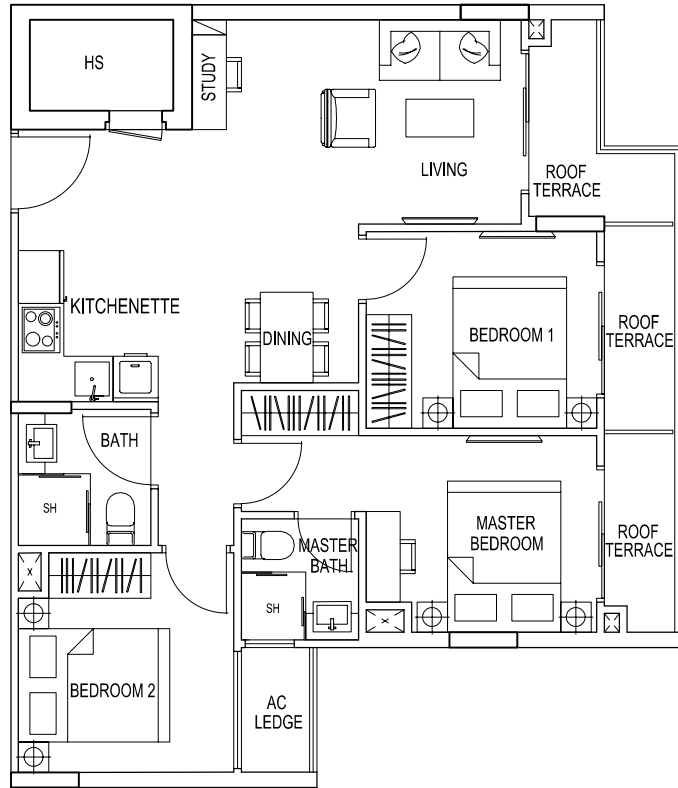
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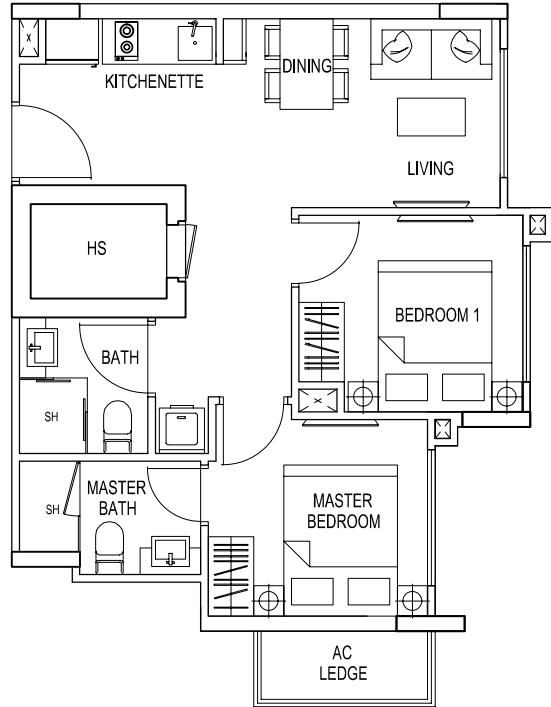
TYPE 2C2

3 Bedroom + Roof Terrace  
77 sqm / 829 sqft  
#02-17



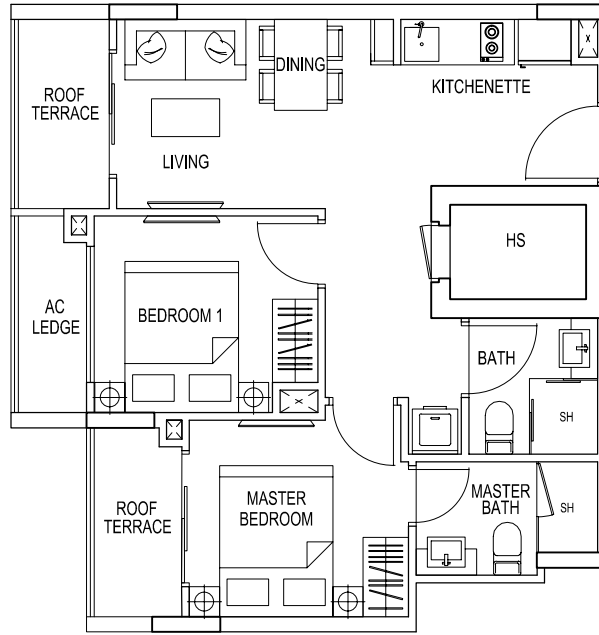
TYPE 2D2

2 Bedroom  
50 sqm / 538 sqft  
#02-18



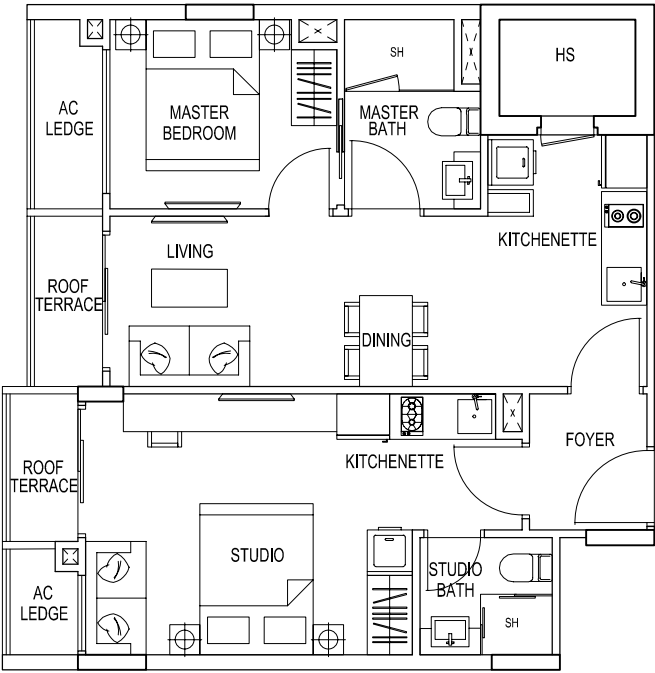
TYPE 2E2

2 Bedroom + Roof Terrace  
57 sqm / 614 sqft  
#02-19

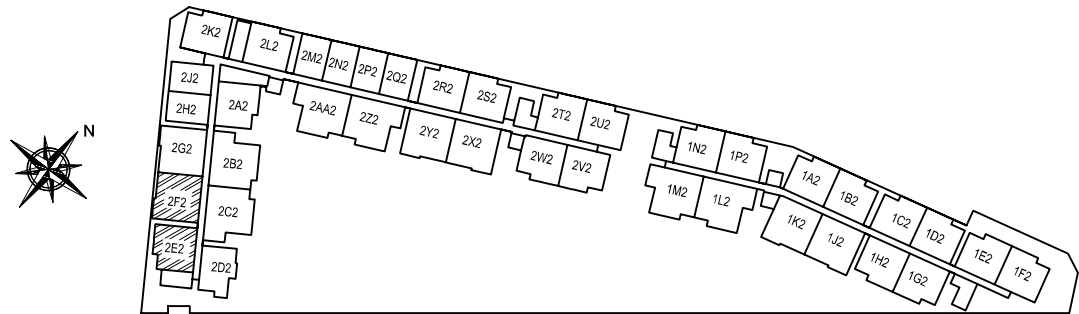
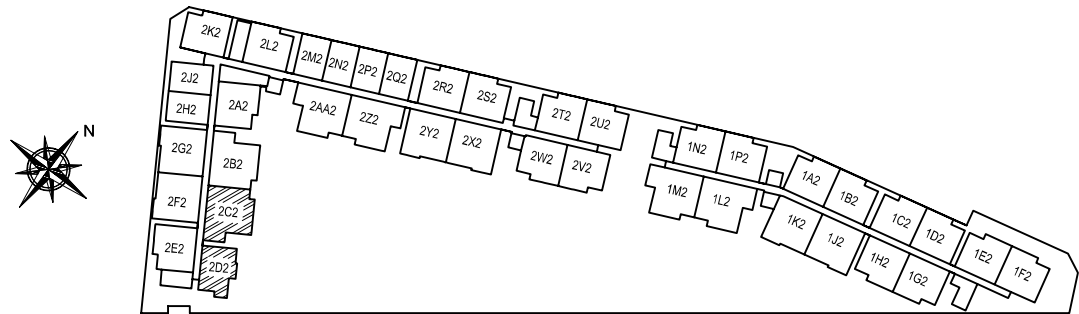


TYPE 2F2

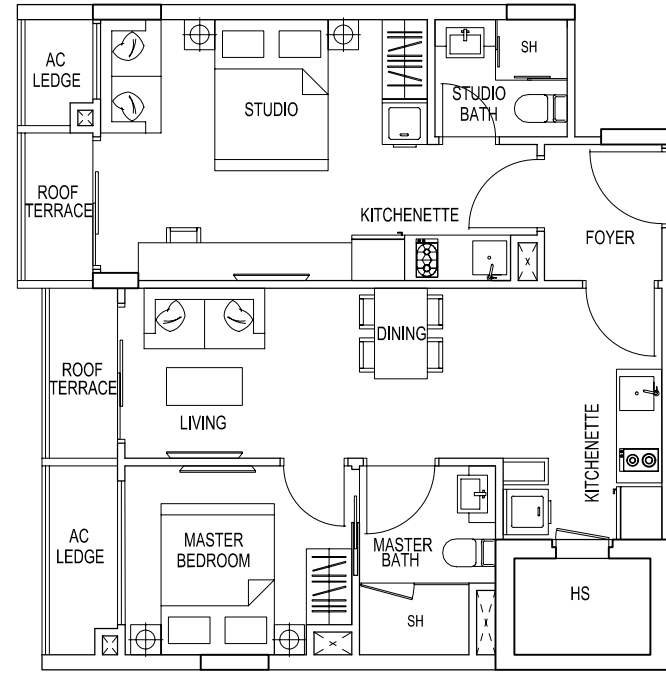
2 Bedroom Dual Key + Roof Terrace  
68 sqm / 732 sqft  
#02-20



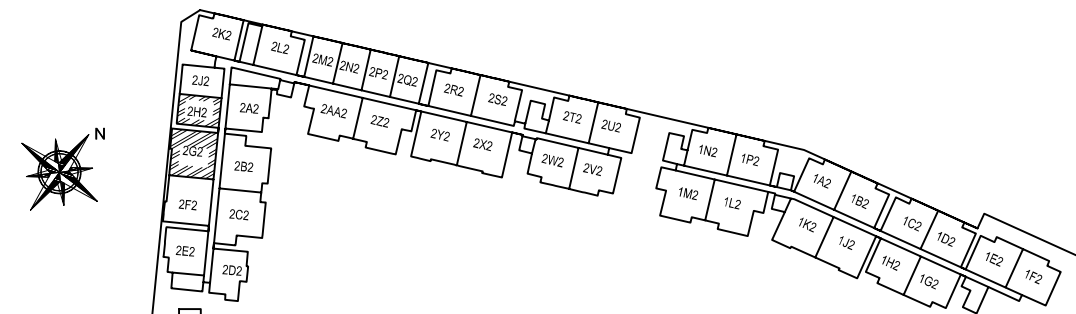
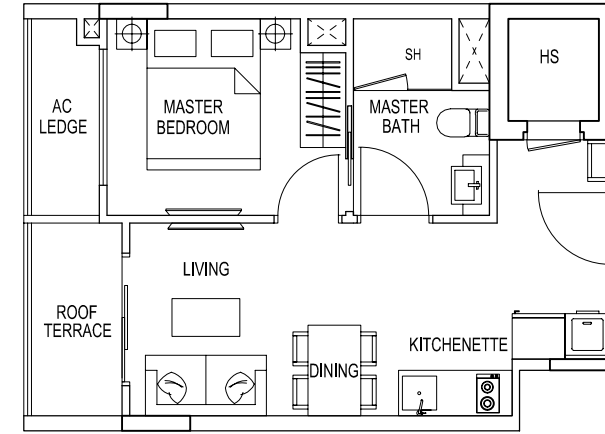
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2 Bedroom Dual Key + Roof Terrace  
68 sqm / 732 sqft  
#02-21

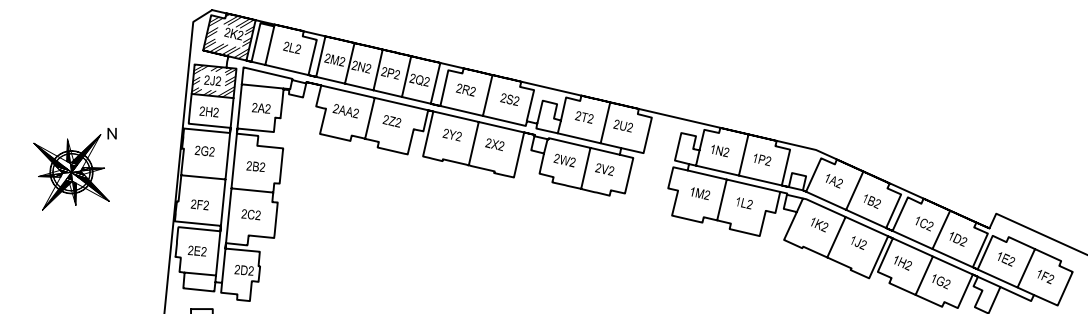
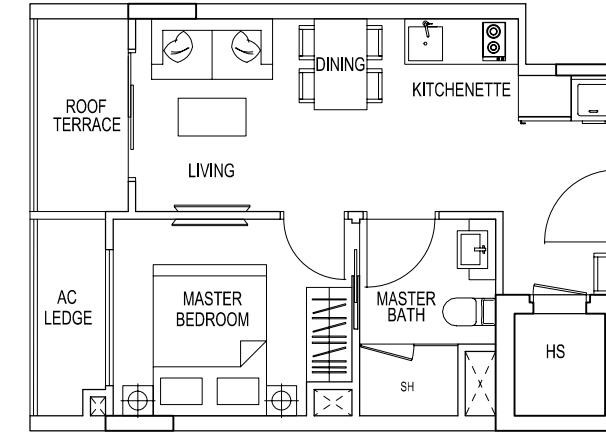


1 Bedroom + Roof Terrace  
40 sqm / 431 sqft  
#02-22



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1 Bedroom + Roof Terrace  
40 sqm / 431 sqft  
#02-23

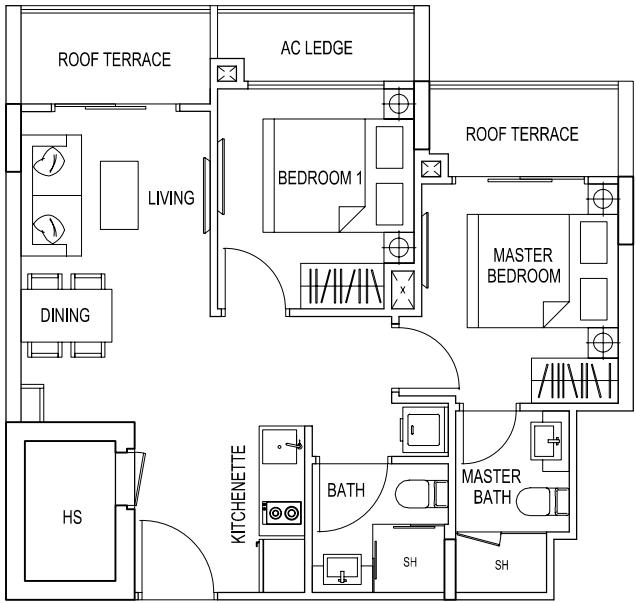


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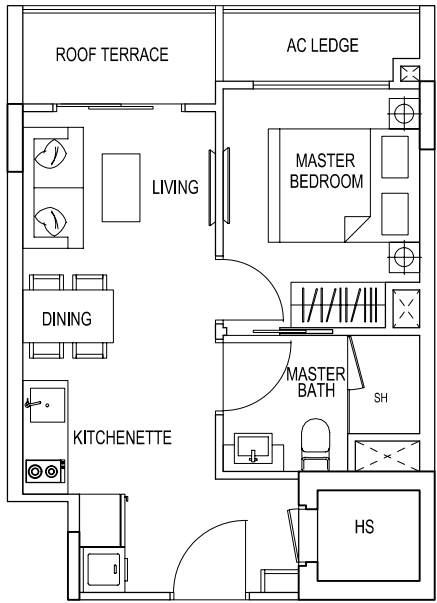
TYPE 2L2

2 Bedroom + Roof Terrace  
57 sqm / 614 sqft  
#02-25



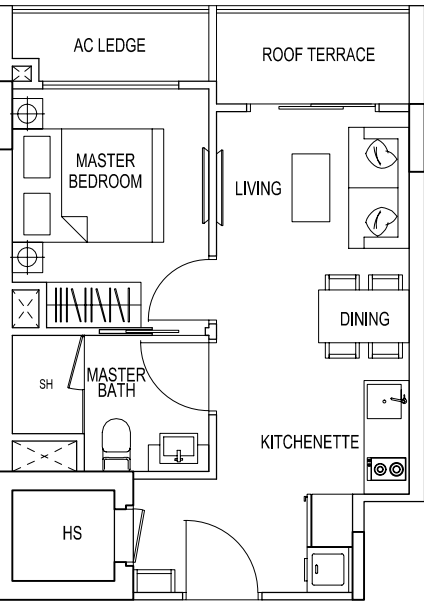
TYPE 2M2 / 2P2

1 Bedroom + Roof Terrace  
40 sqm / 431 sqft  
#02-26  
#02-28



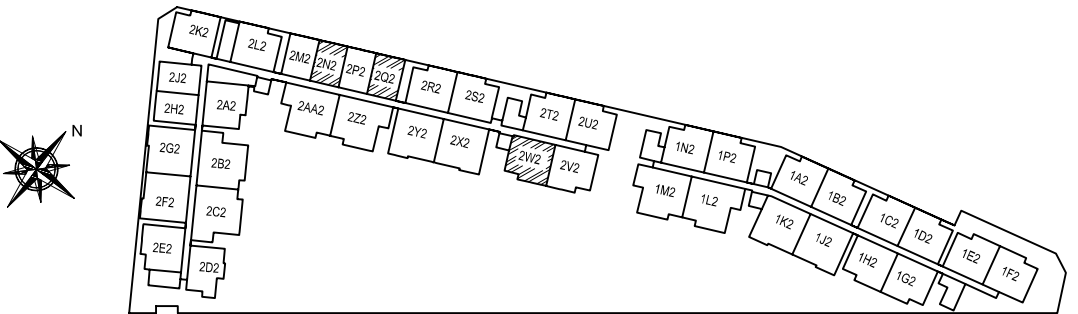
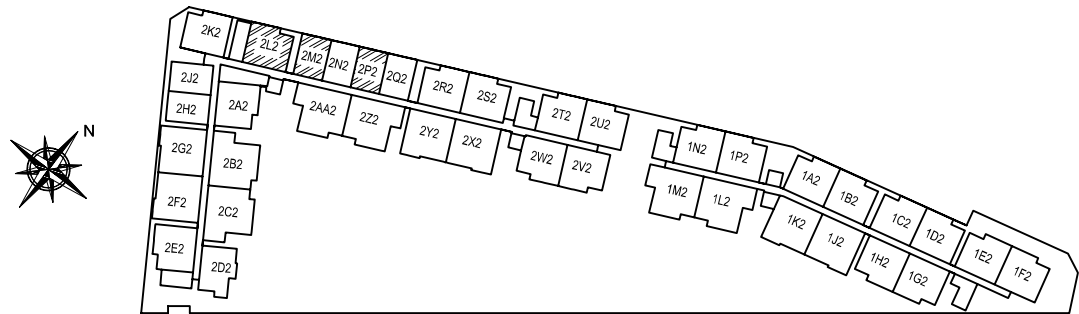
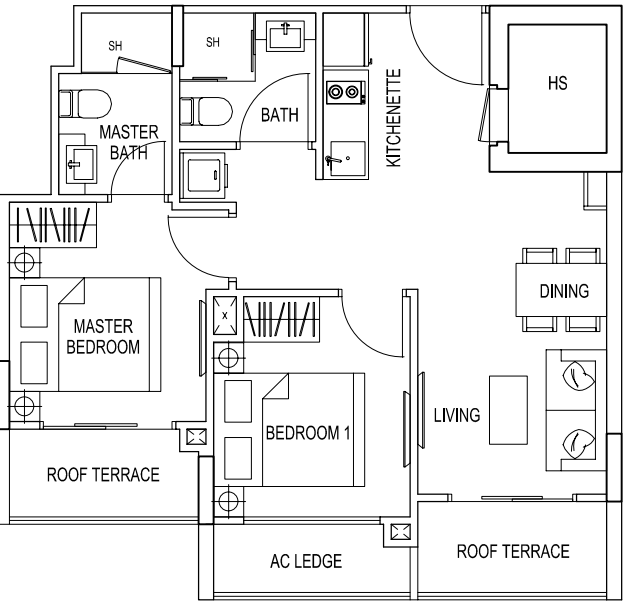
TYPE 2N2 / 2Q2

1 Bedroom + Roof Terrace  
40 sqm / 431 sqft  
#02-27  
#02-29

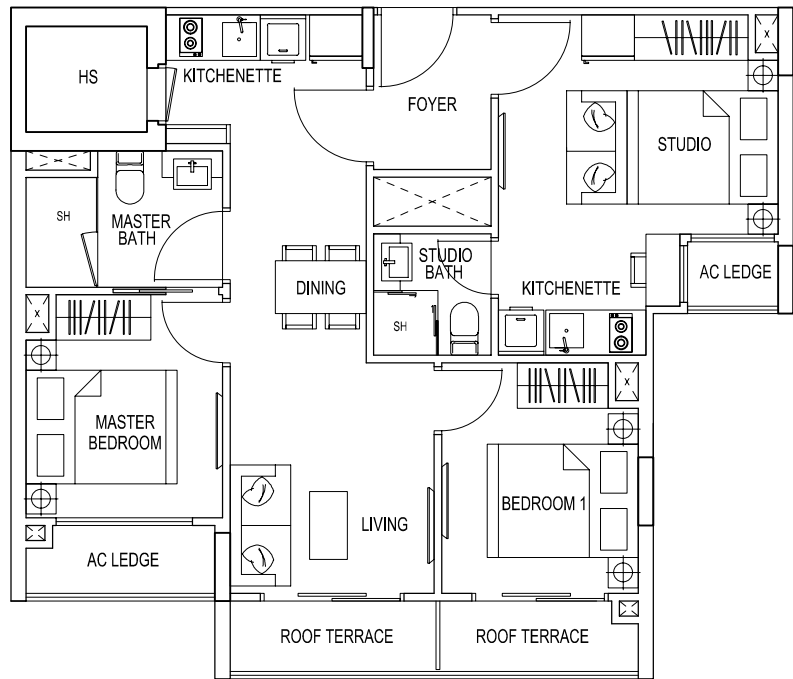


TYPE 2W2

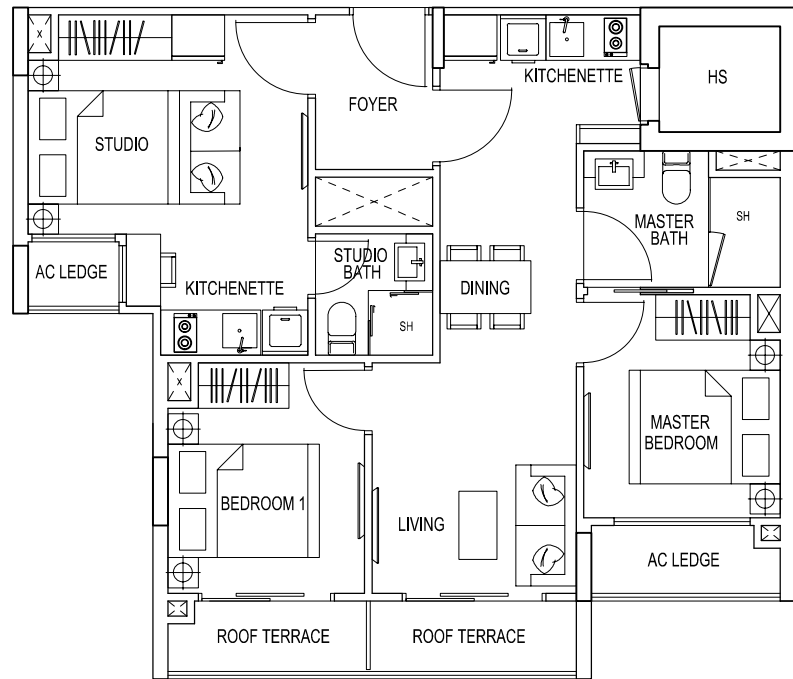
2 Bedroom + Roof Terrace  
57 sqm / 614 sqft  
#02-35



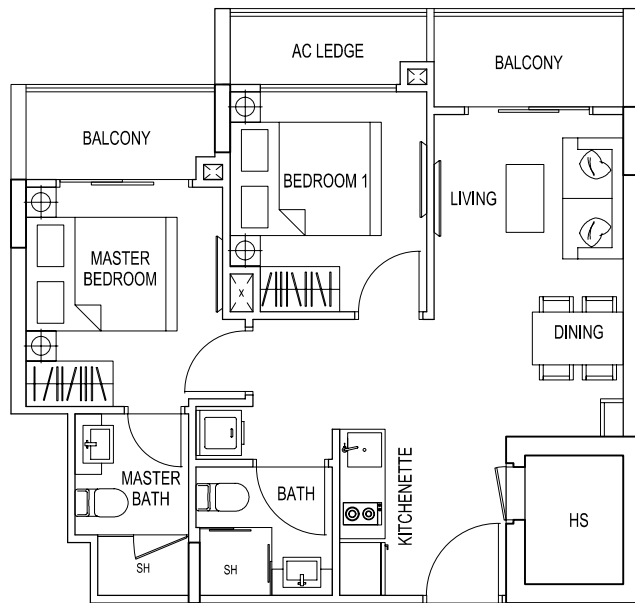
TYPE 2Z2  
3 Bedroom Dual Key + Roof Terrace  
74 sqm / 797 sqft  
#02-38



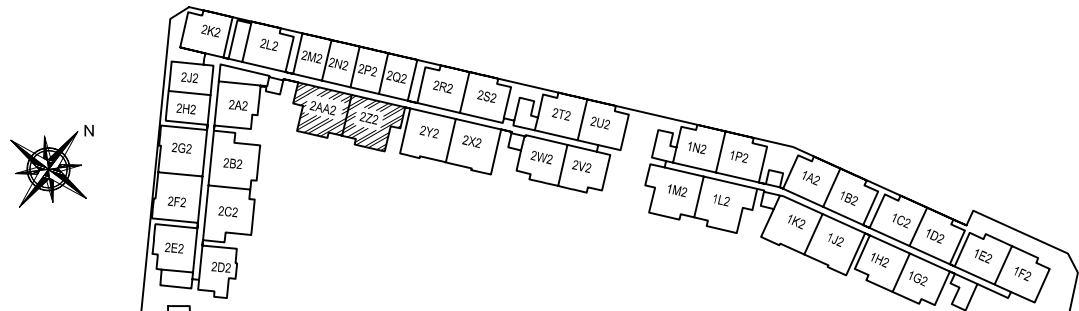
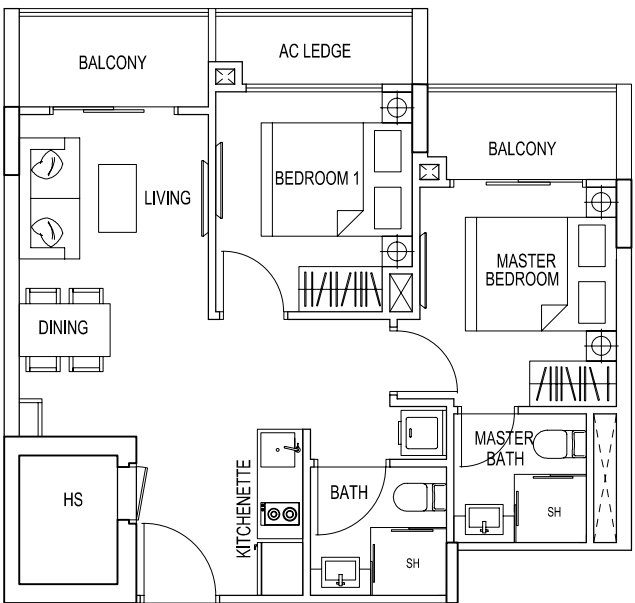
TYPE 2AA2  
3 Bedroom Dual Key + Roof Terrace  
74 sqm / 797 sqft  
#02-39



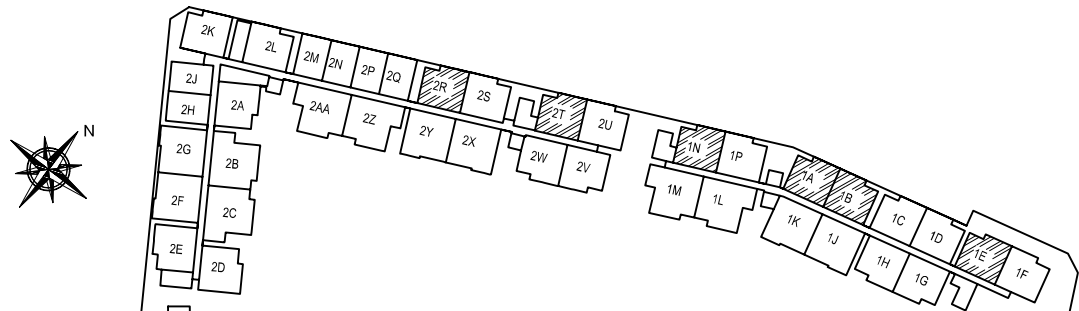
TYPE 1A / 1E / 1N / 2R / 2T  
2 Bedroom  
57 sqm / 614 sqft  
#03-01 #04-30  
#03-05 #04-32  
#03-13  
#03-30  
#03-32



TYPE 1B  
2 Bedroom  
57 sqm / 614 sqft  
#03-02

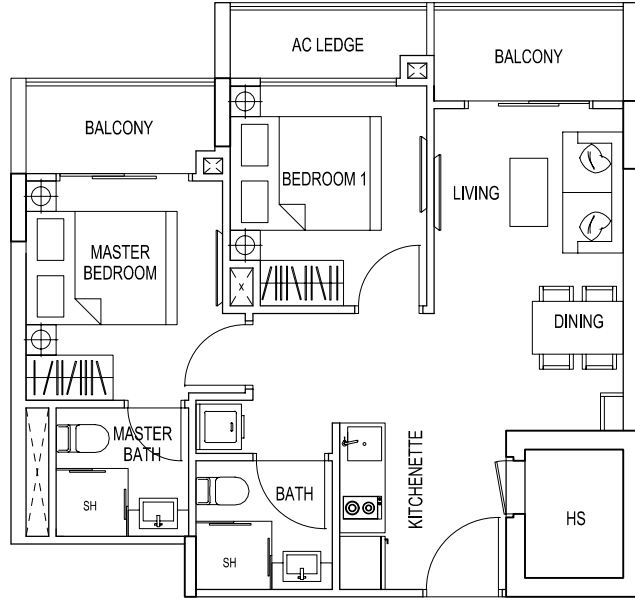


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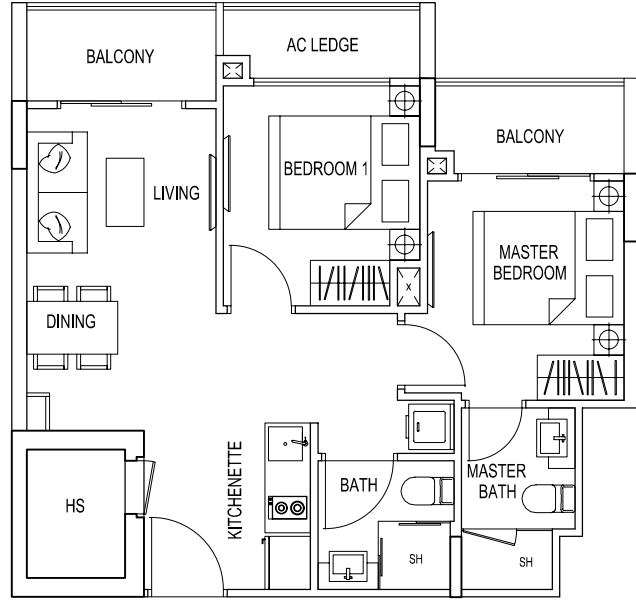


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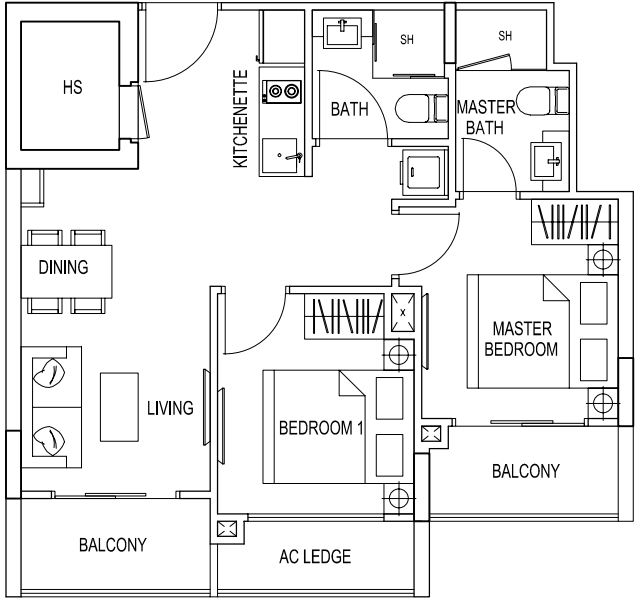
TYPE 1C  
2 Bedroom  
57 sqm / 614 sqft  
#03-03



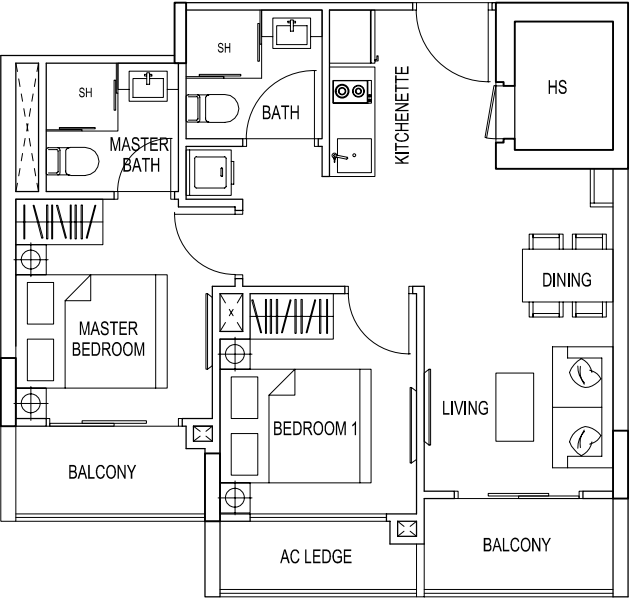
TYPE 1D / 1F / 1P / 2S / 2U  
2 Bedroom  
57 sqm / 614 sqft  
#03-04 #04-31  
#03-06 #04-33  
#03-14  
#03-31  
#03-33



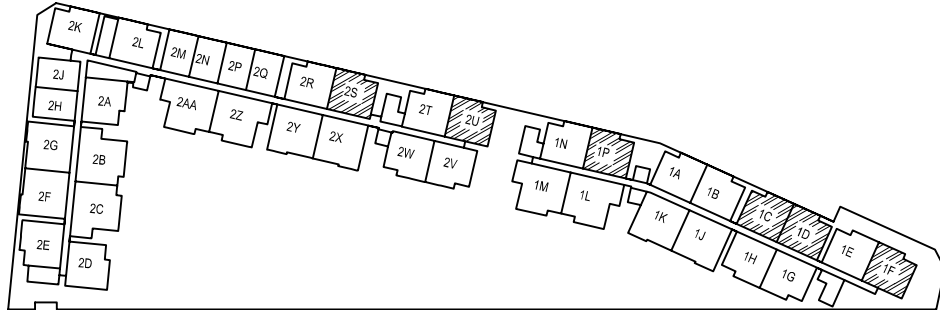
TYPE 1G / 2V  
2 Bedroom  
57 sqm / 614 sqft  
#03-07  
#03-34  
#04-34



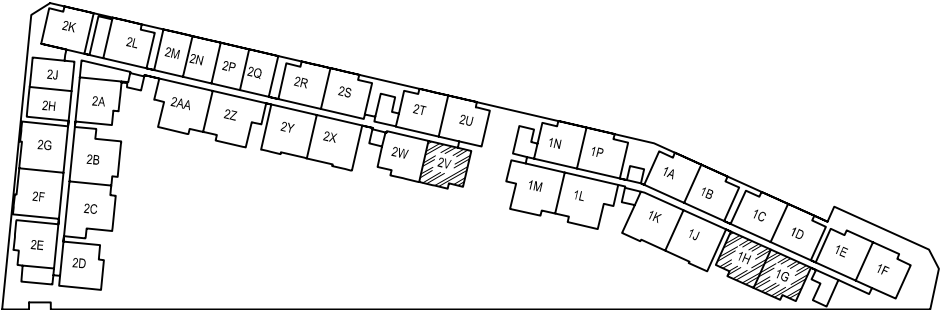
TYPE 1H  
2 Bedroom  
57 sqm / 614 sqft  
#03-08



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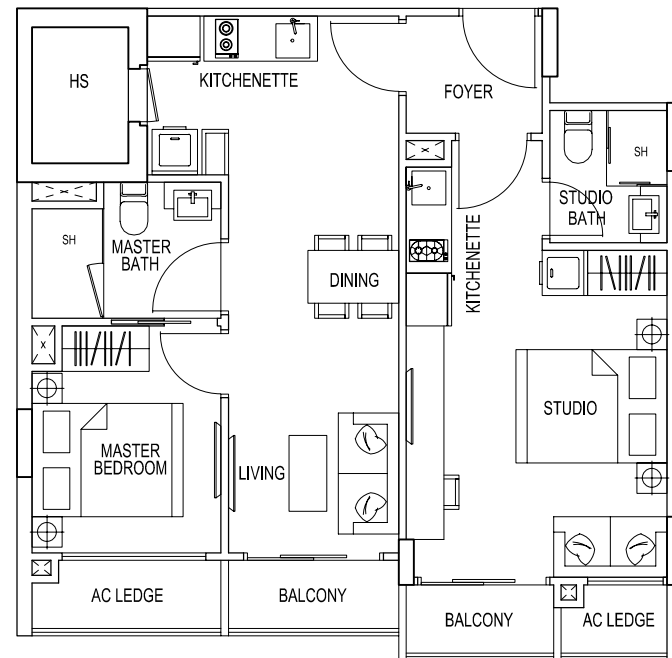


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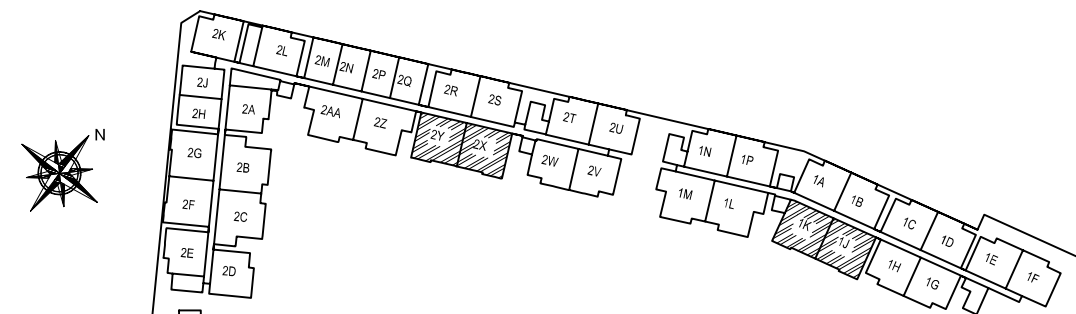
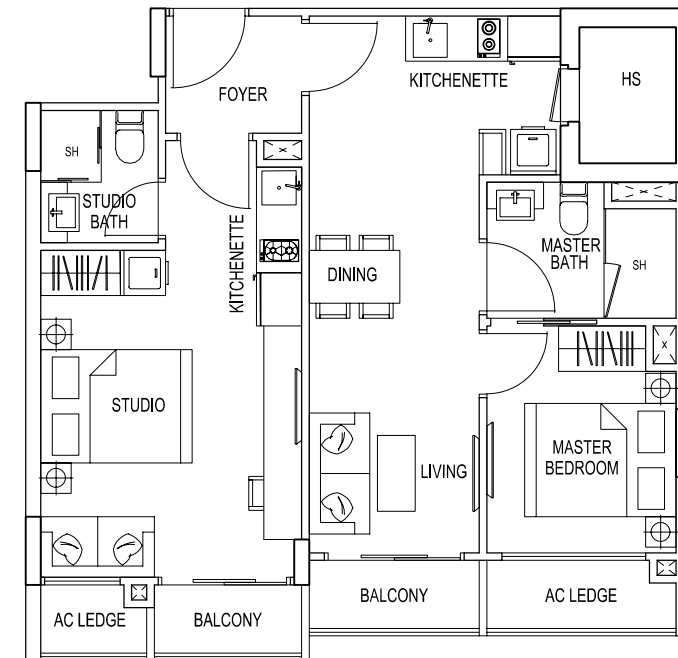


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2 Bedroom Dual Key  
68 sqm / 732 sqft  
#03-09  
#03-36  
#04-36

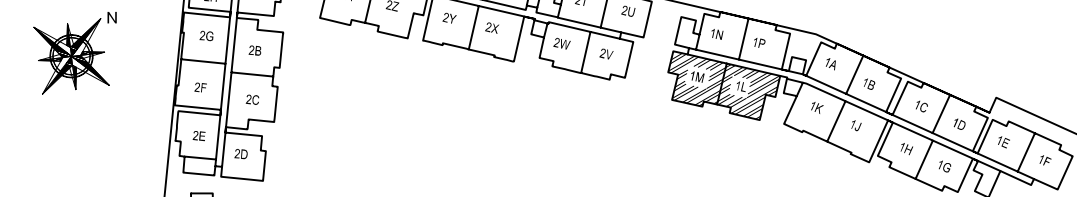
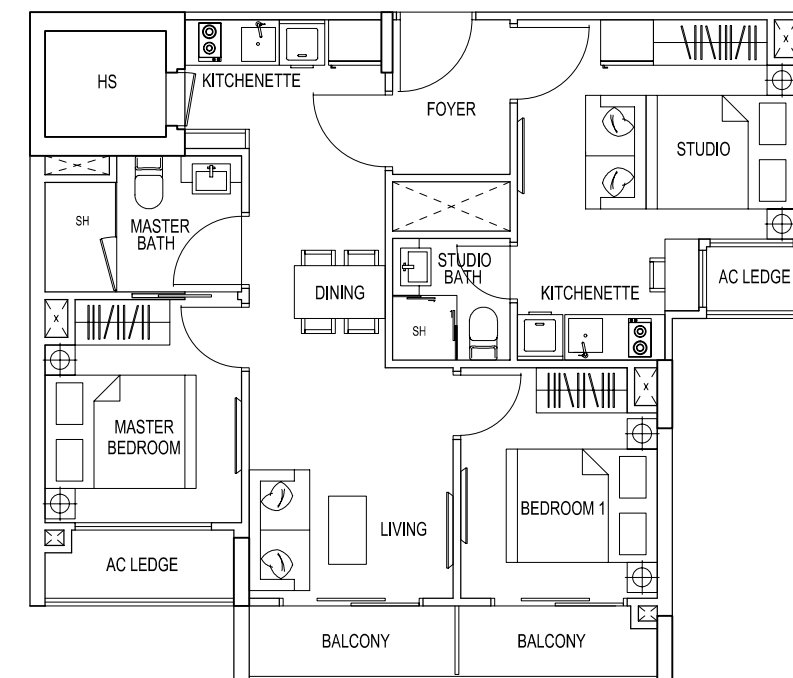


2 Bedroom Dual Key  
68 sqm / 732 sqft  
#03-10  
#03-37  
#04-37

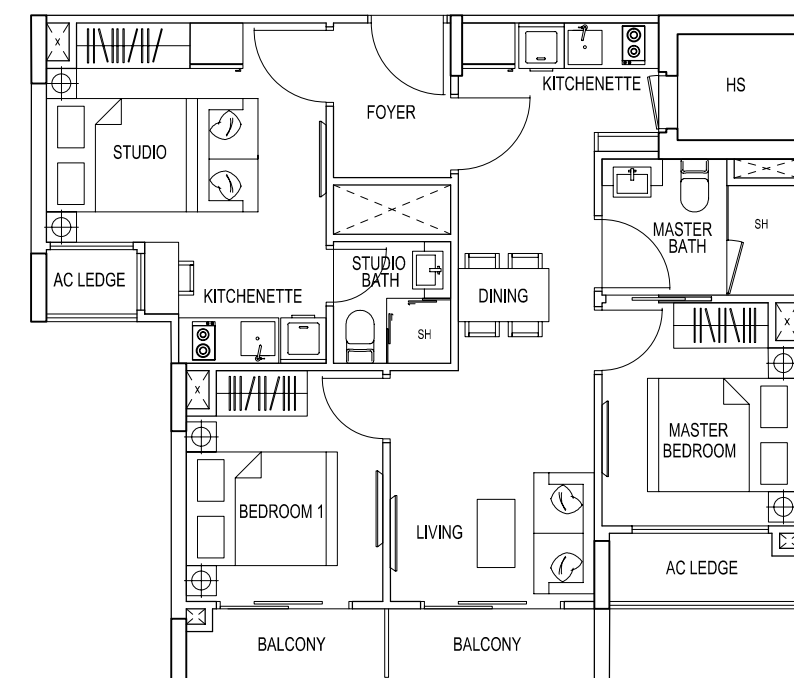


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3 Bedroom Dual Key  
74 sqm / 797 sqft  
#03-11



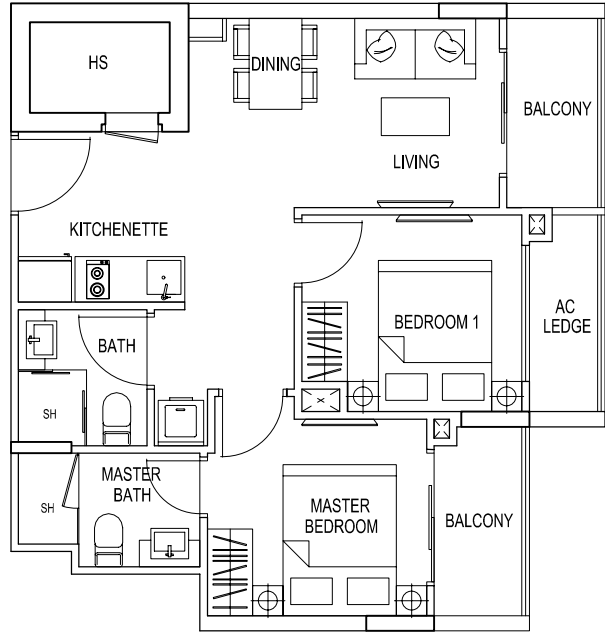
3 Bedroom Dual Key  
74 sqm / 797 sqft  
#03-12



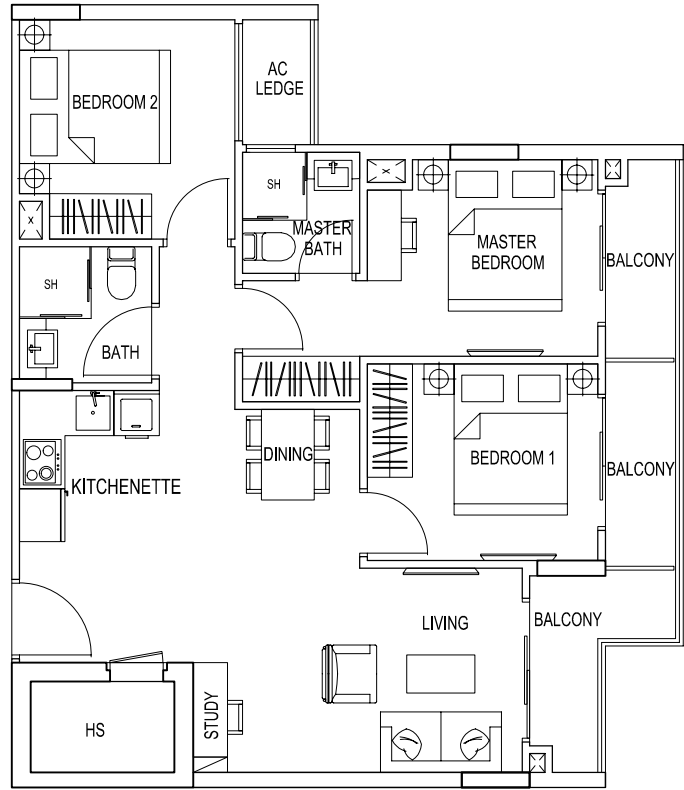
The above plans and illustrations are subject to changes as may be approved by relevant authorities. Plans and illustrations are not drawn to scale. The balcony shall not be enclosed. Only approved balcony screen shall be used. For an illustration of approved balcony screen, please refer to specification page of this brochure

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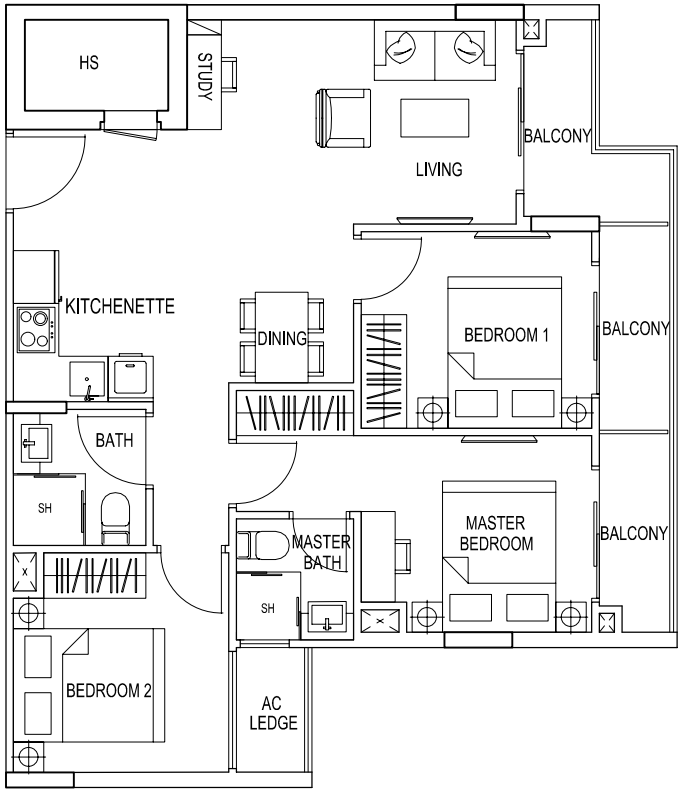
TYPE 2A  
2 Bedroom  
57 sqm / 614 sqft  
#03-15  
#04-15



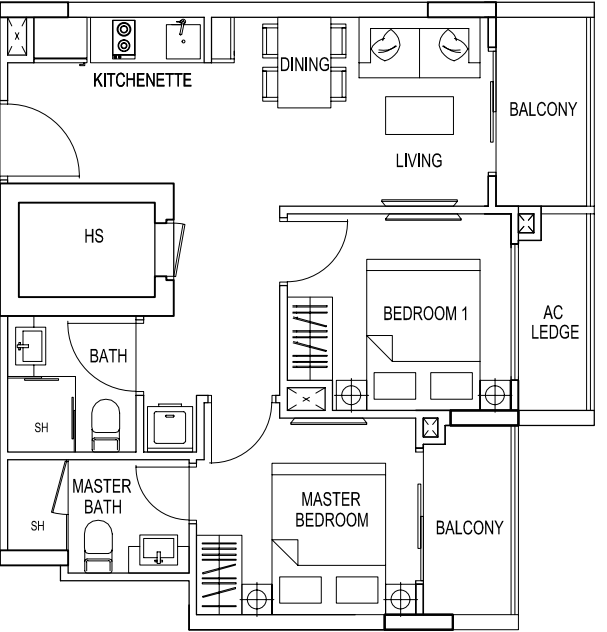
TYPE 2B  
3 Bedroom  
77 sqm / 829 sqft  
#03-16  
#04-16



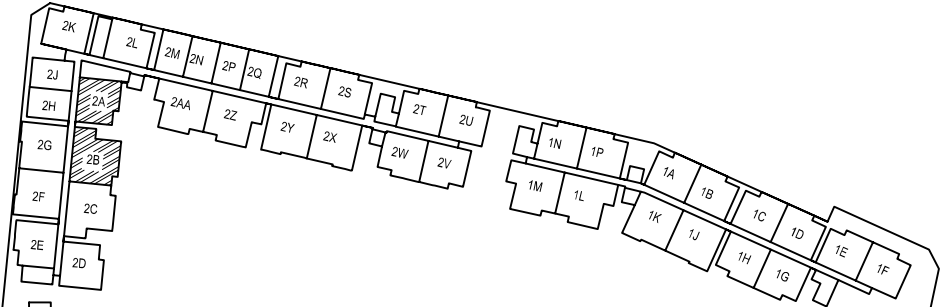
TYPE 2C  
3 Bedroom  
77 sqm / 829 sqft  
#03-17  
#04-17



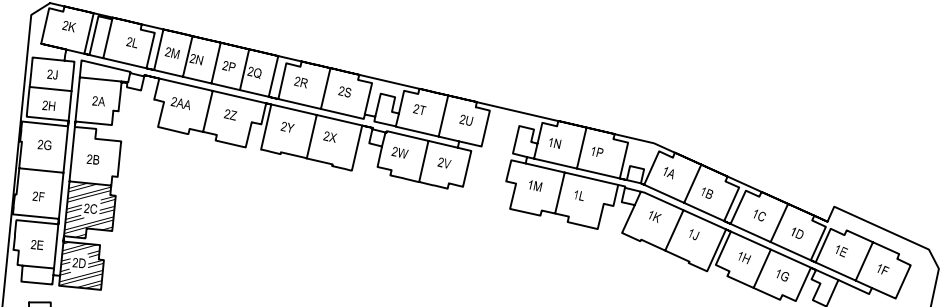
TYPE 2D  
2 Bedroom  
57 sqm / 614 sqft  
#03-18



DRAFT

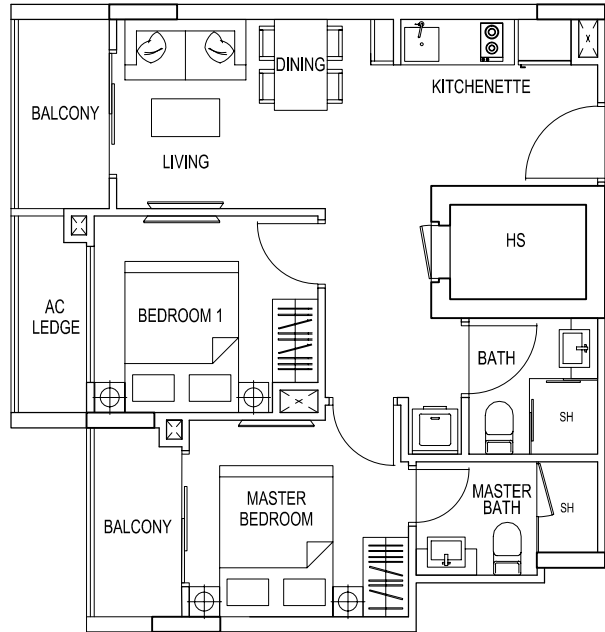


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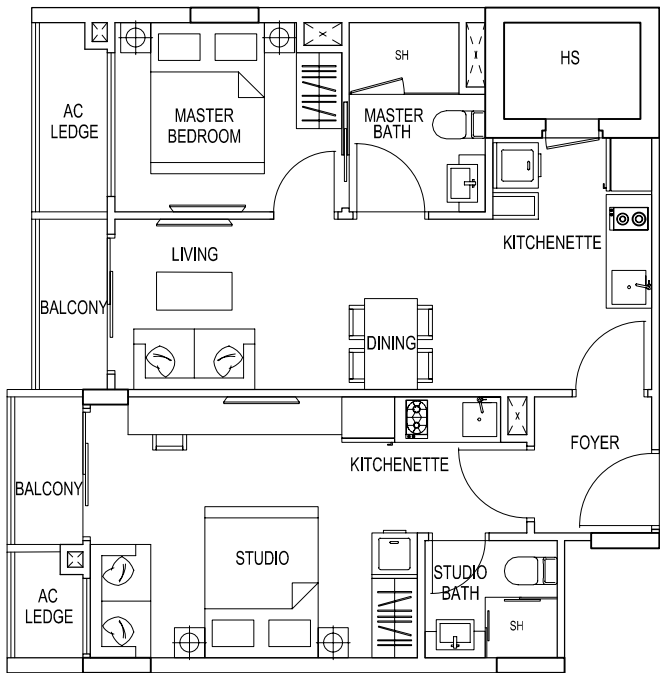


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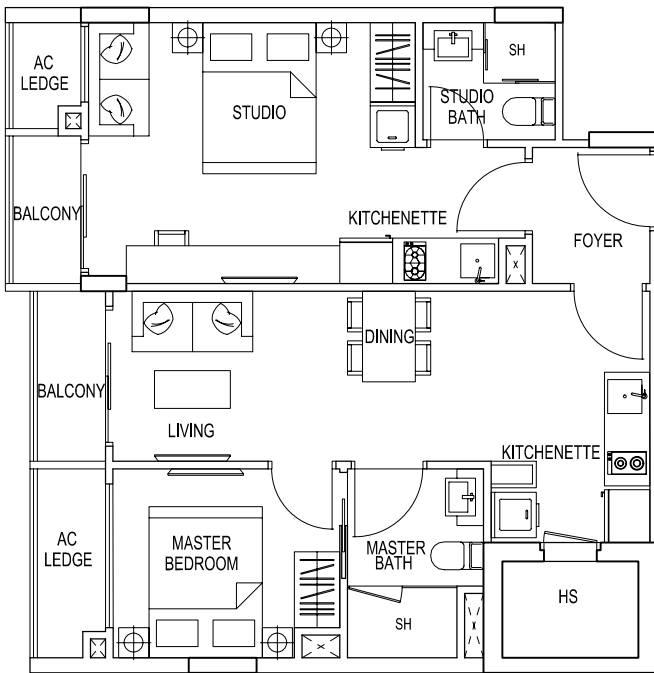
TYPE 2E  
2 Bedroom  
57 sqm / 614 sqft  
#03-19  
#04-19



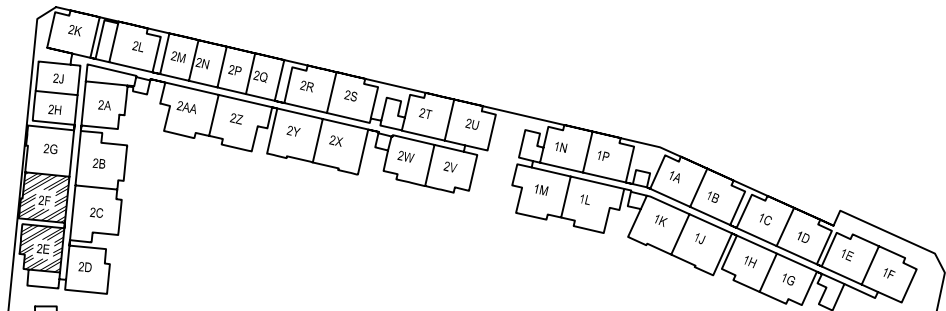
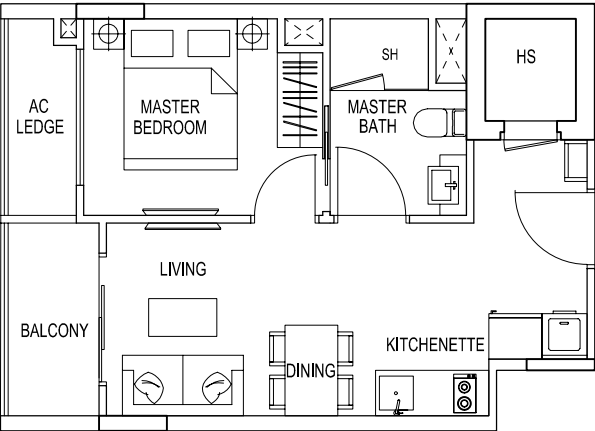
TYPE 2F  
2 Bedroom Dual Key  
68 sqm / 732 sqft  
#03-20  
#04-20



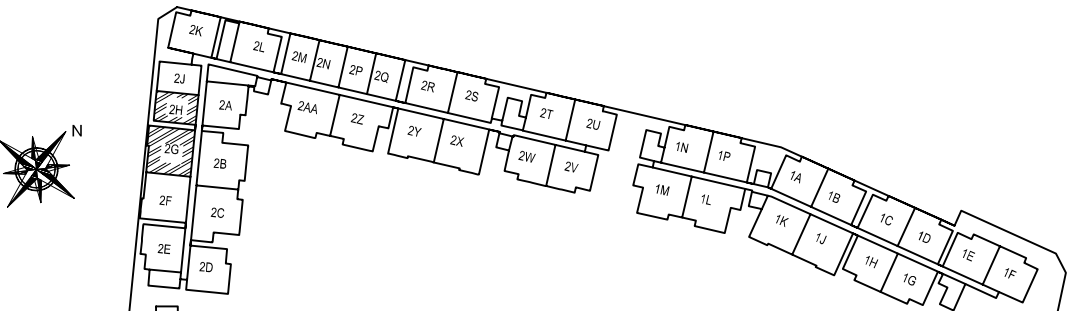
TYPE 2G  
2 Bedroom Dual Key  
68 sqm / 732 sqft  
#03-21  
#04-21



TYPE 2H  
1 Bedroom  
40 sqm / 431 sqft  
#03-22  
#04-22

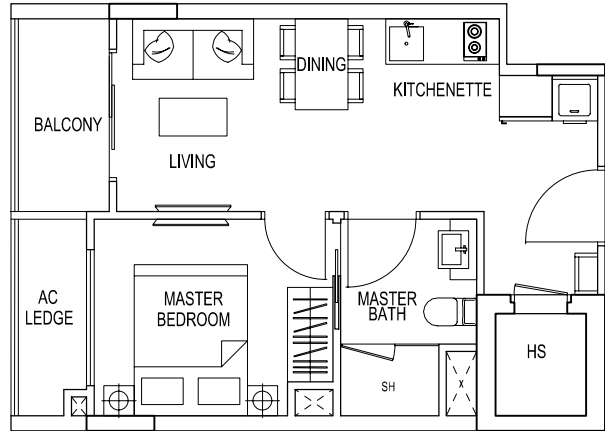


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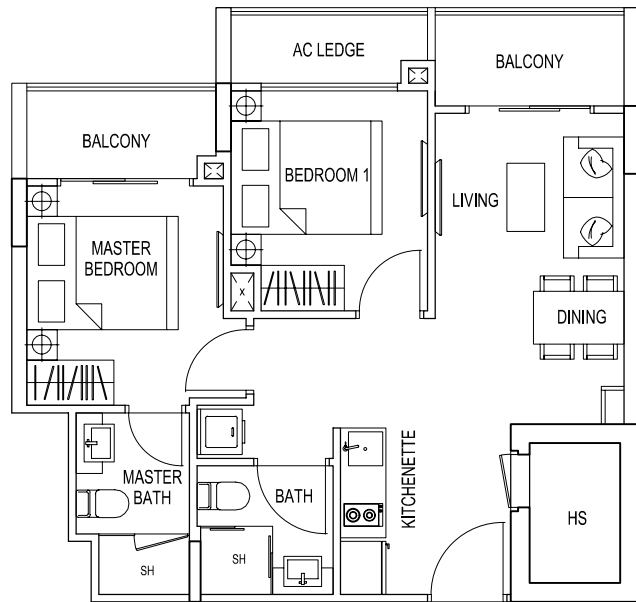


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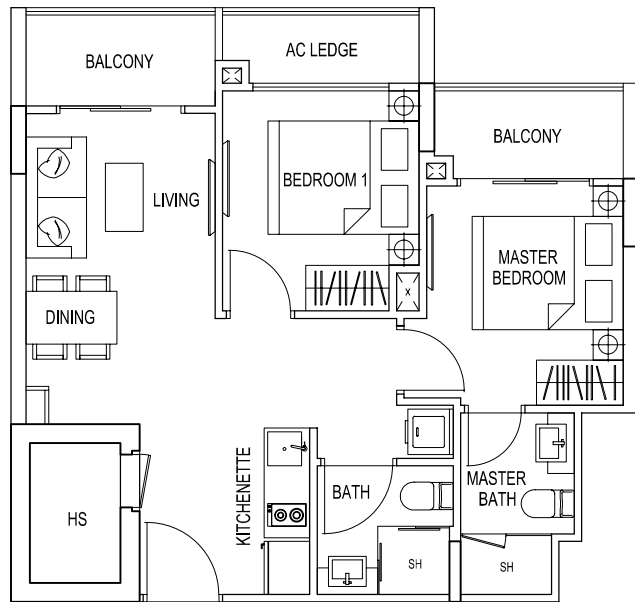
TYPE 2J  
1 Bedroom  
40 sqm / 431 sqft  
#03-23  
#04-23



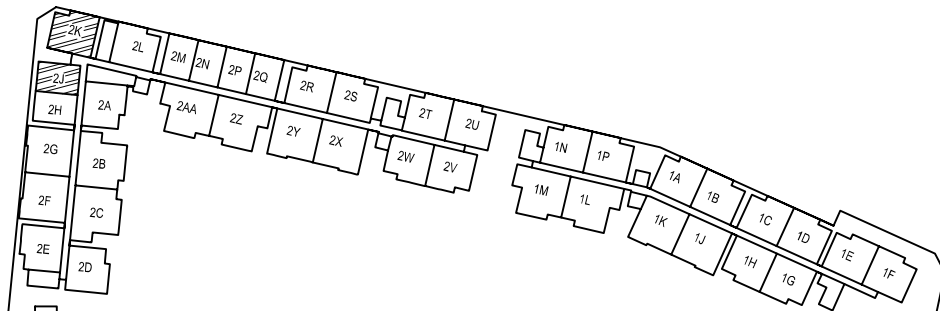
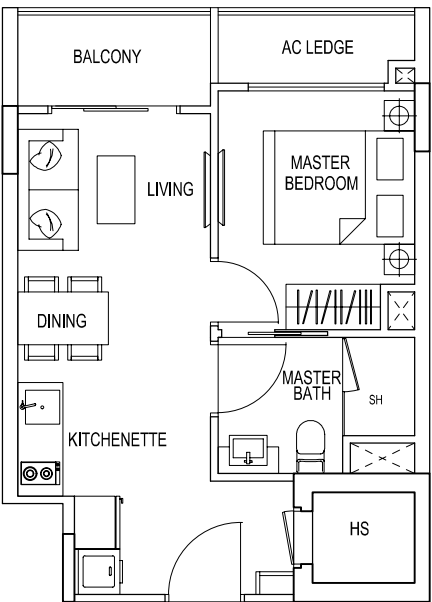
TYPE 2K  
2 Bedroom  
57 sqm / 614 sqft  
#03-24  
#04-24



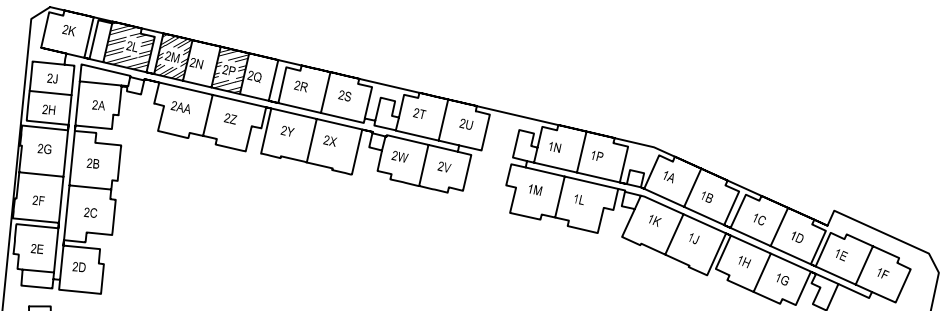
TYPE 2L  
2 Bedroom  
57 sqm / 614 sqft  
#03-25  
#04-25



TYPE 2M / 2P  
1 Bedroom  
40 sqm / 431 sqft  
#03-26 #04-26  
#03-28 #04-28

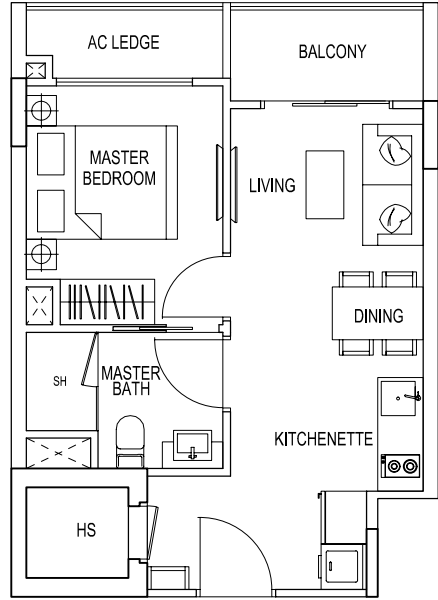


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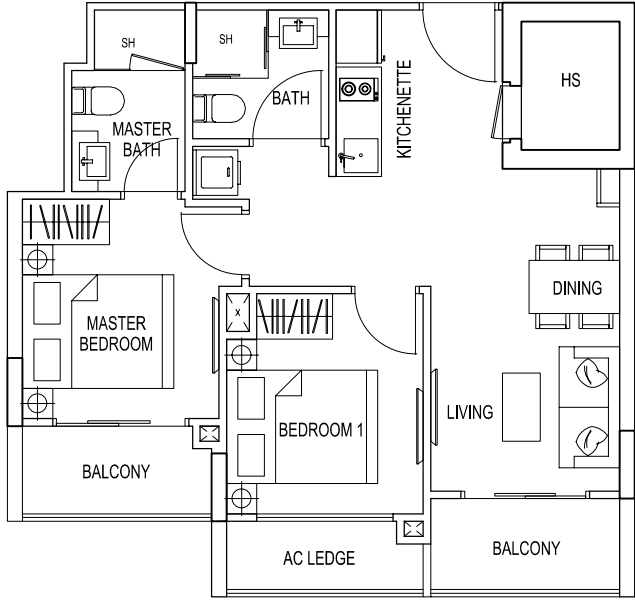


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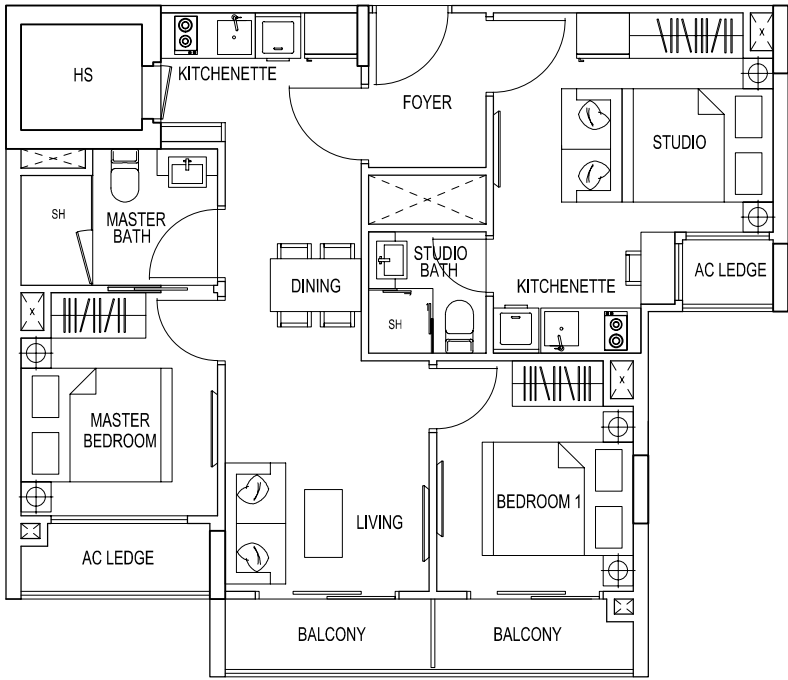
TYPE 2N / 2Q  
1 Bedroom  
40 sqm / 431 sqft  
#03-27    #04-27  
#03-29    #04-29



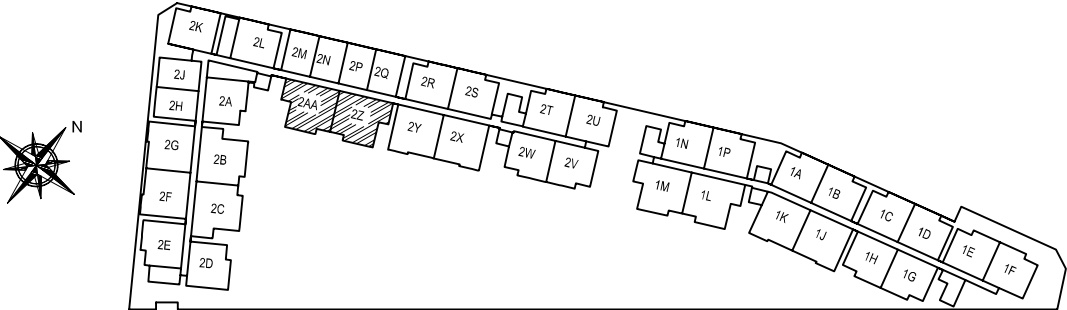
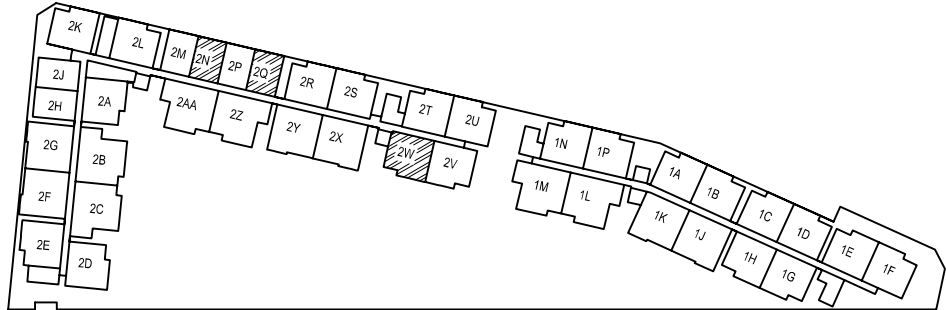
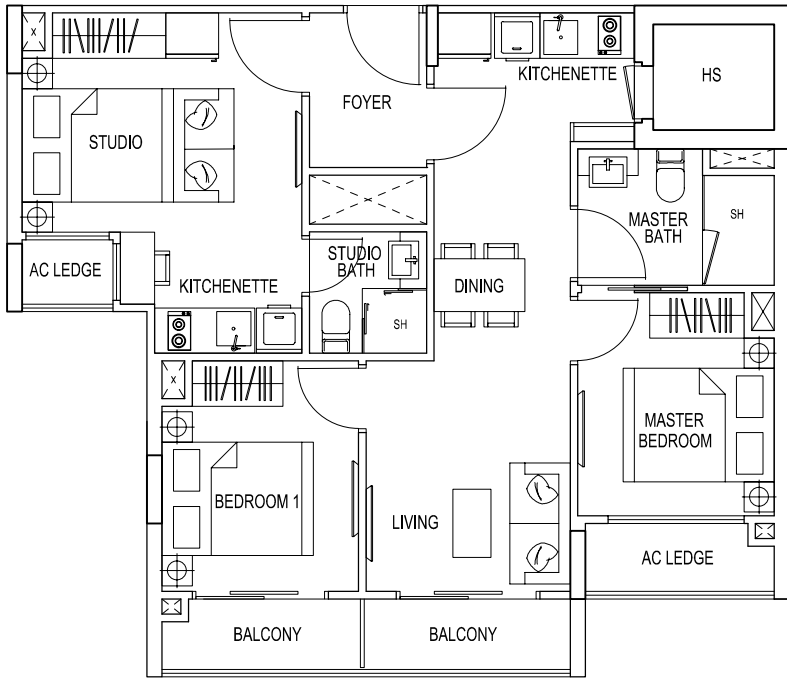
TYPE 2W  
2 Bedroom  
57 sqm / 614 sqft  
#03-35  
#04-35



TYPE 2Z  
3 Bedroom Dual Key  
74 sqm / 797 sqft  
#03-38  
#04-38

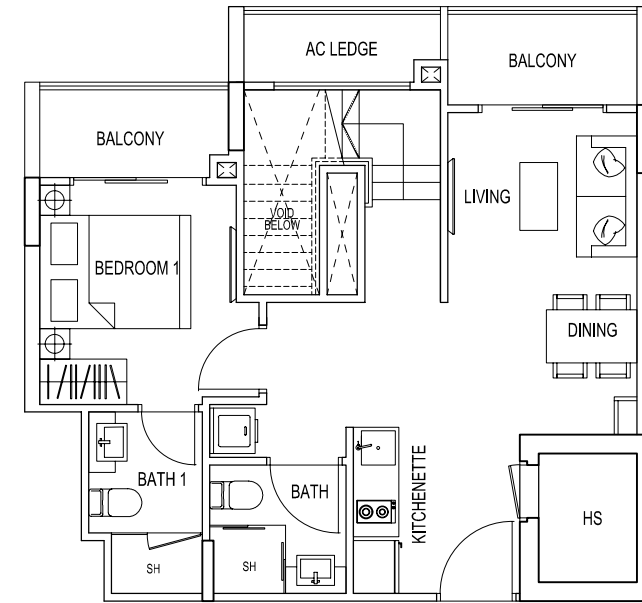


TYPE 2AA  
3 Bedroom Dual Key  
74 sqm / 797 sqft  
#03-39  
#04-39

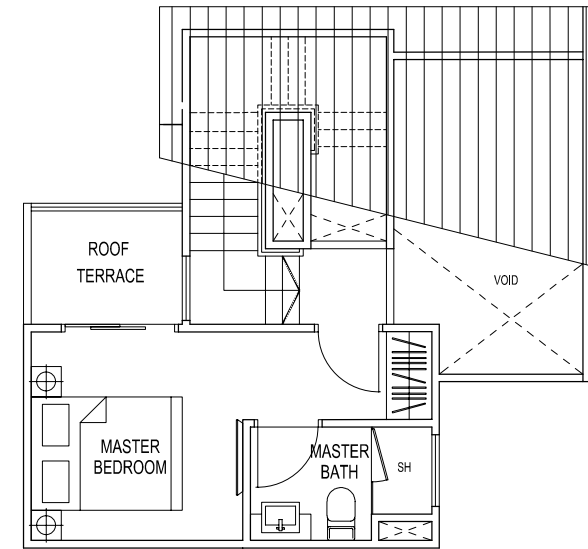


## TYPE 1A1 / 1E1 / 1N1 / 2R1 / 2T1

2 Bedroom Penthouse  
84 sqm / 904 sqft  
#04-01  
#04-05  
#04-13  
#05-30  
#05-32



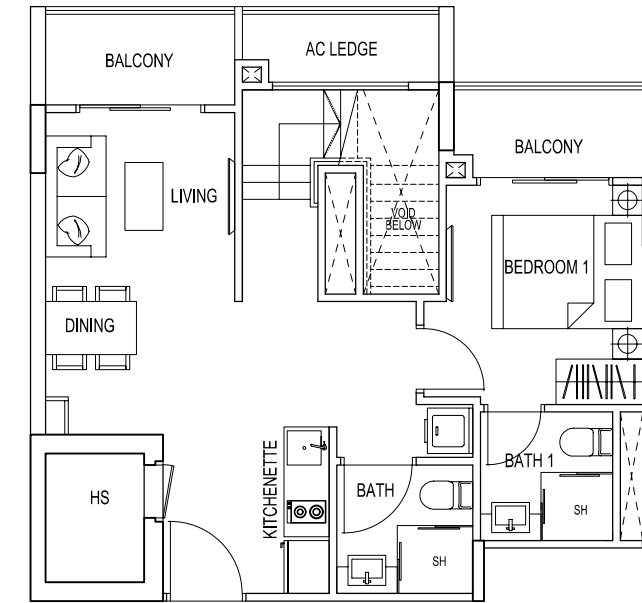
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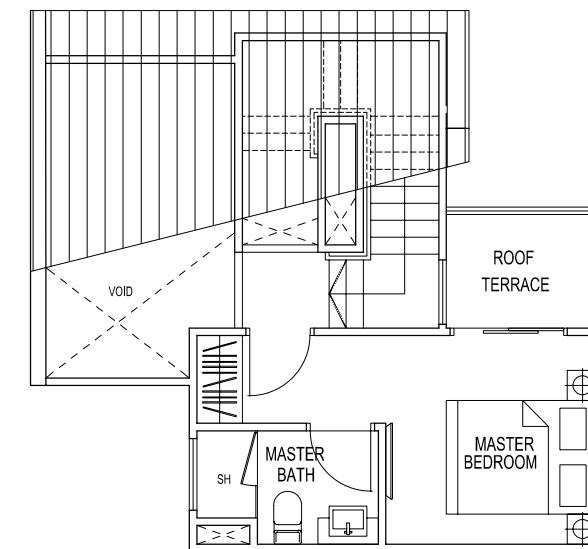
UPPER FLOOR

## TYPE 1B1

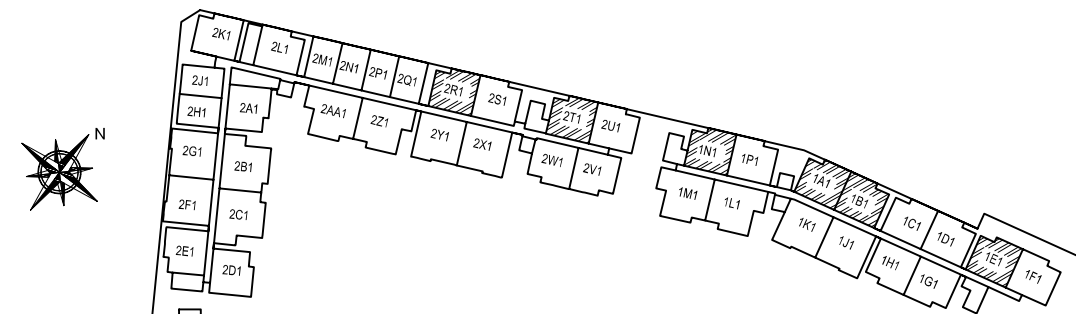
2 Bedroom Penthouse  
84 sqm / 904 sqft  
#04-02



LOWER FLOOR



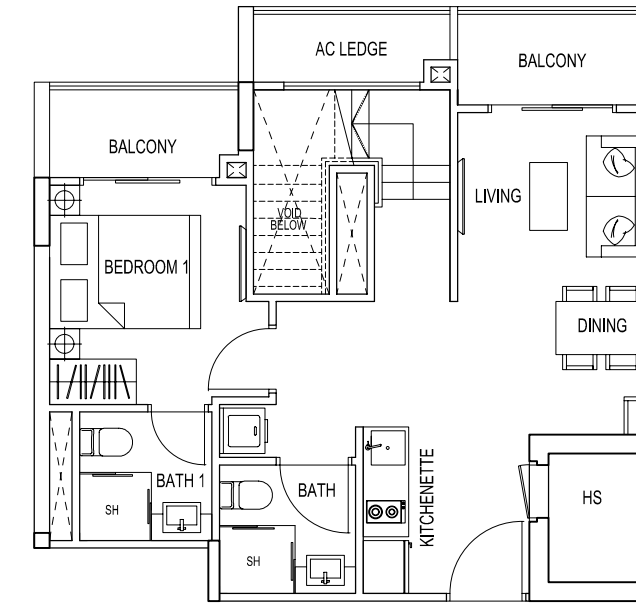
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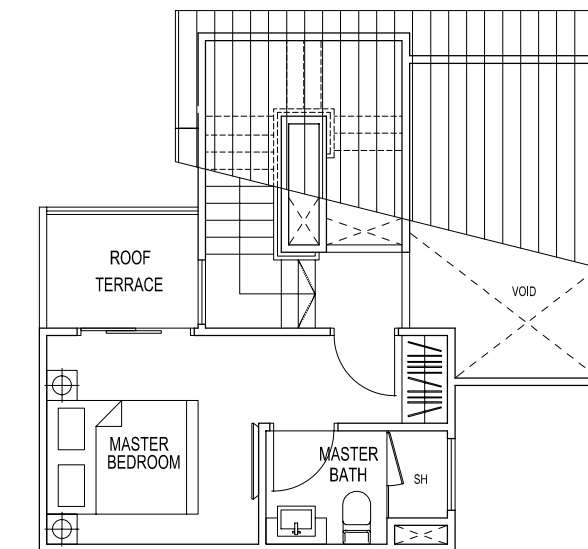
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## TYPE 1C1

2 Bedroom Penthouse  
84 sqm / 904 sqft  
#04-03



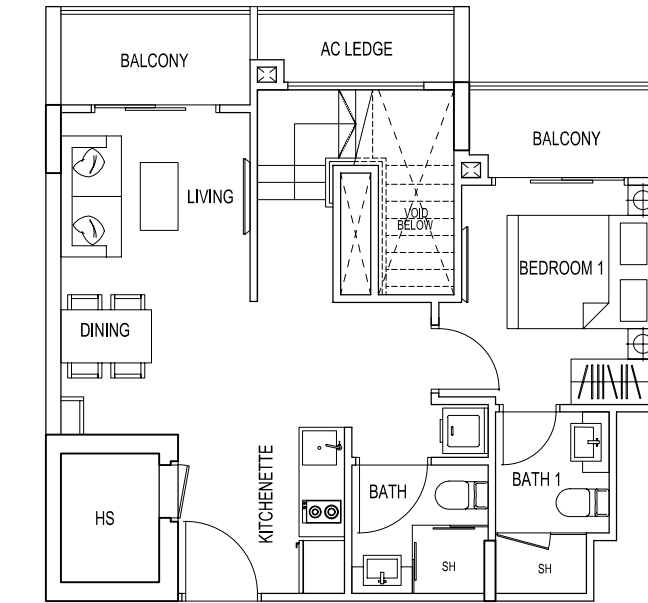
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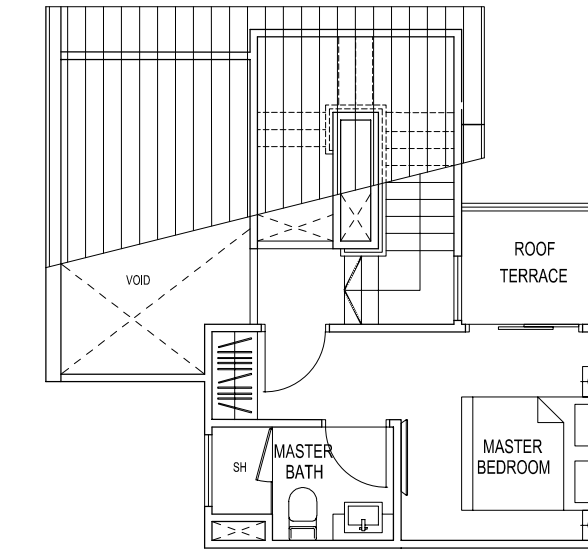
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## TYPE 1D1 / 1F1 / 1P1 / 2S1 / 2U1

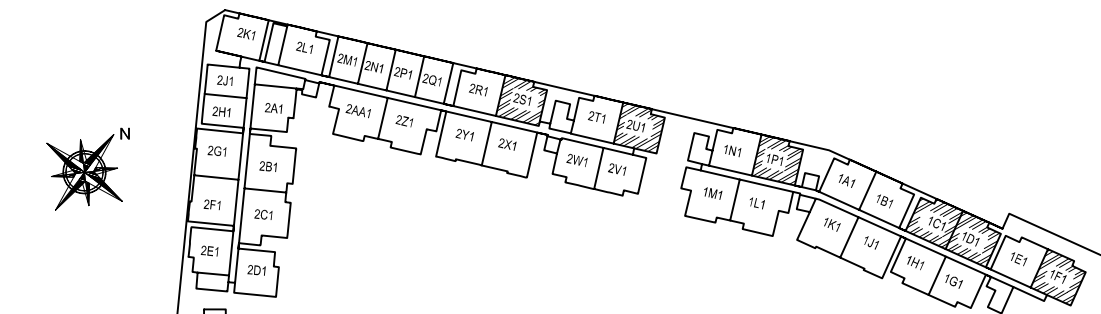
2 Bedroom Penthouse  
84 sqm / 904 sqft  
#04-04  
#04-06  
#04-14  
#05-31  
#05-33



LOWER FLOOR



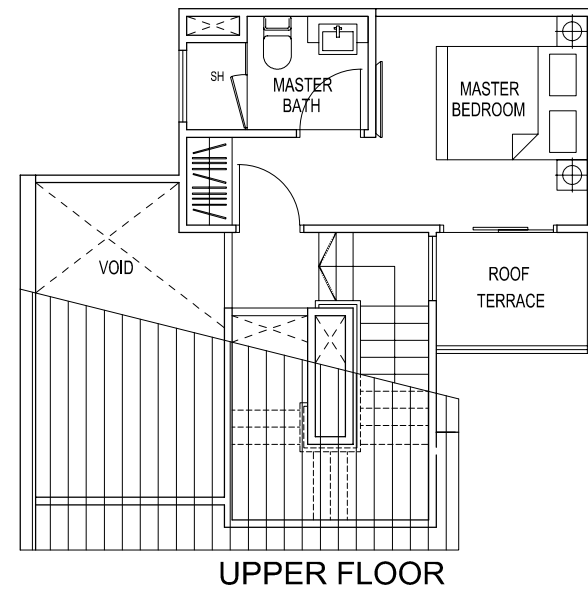
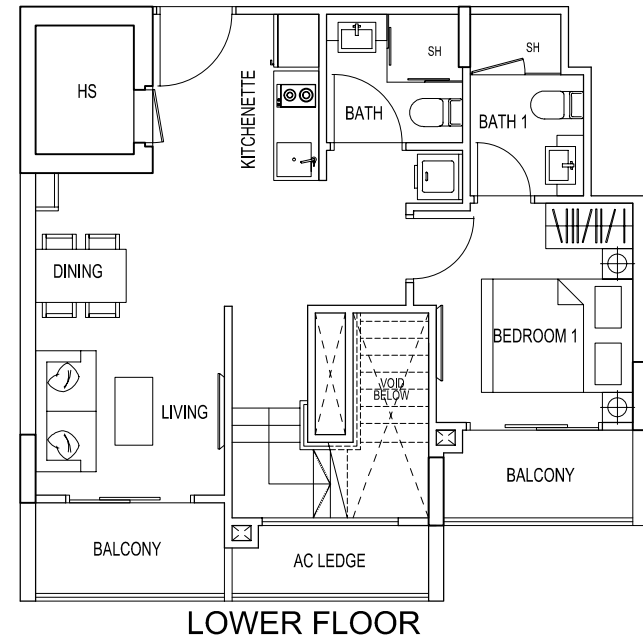
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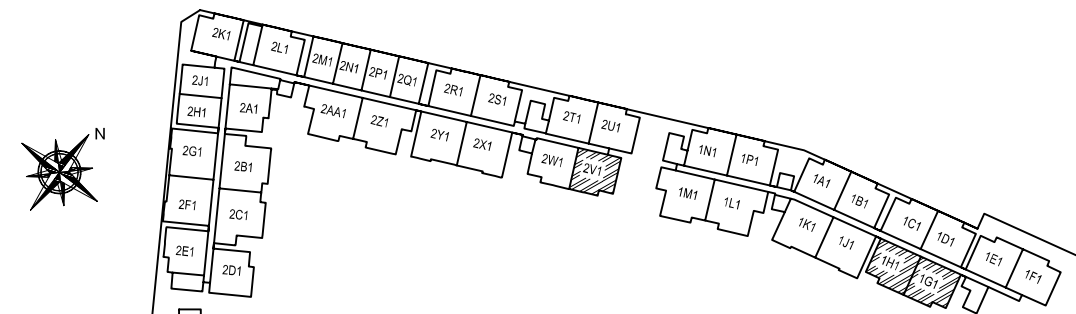
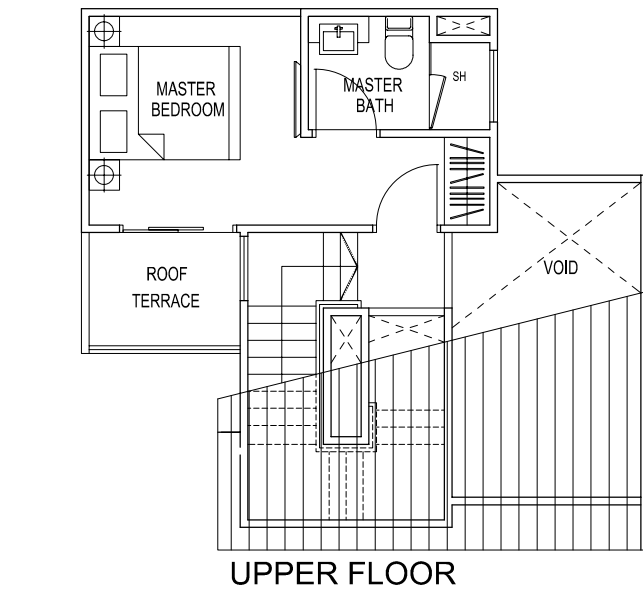
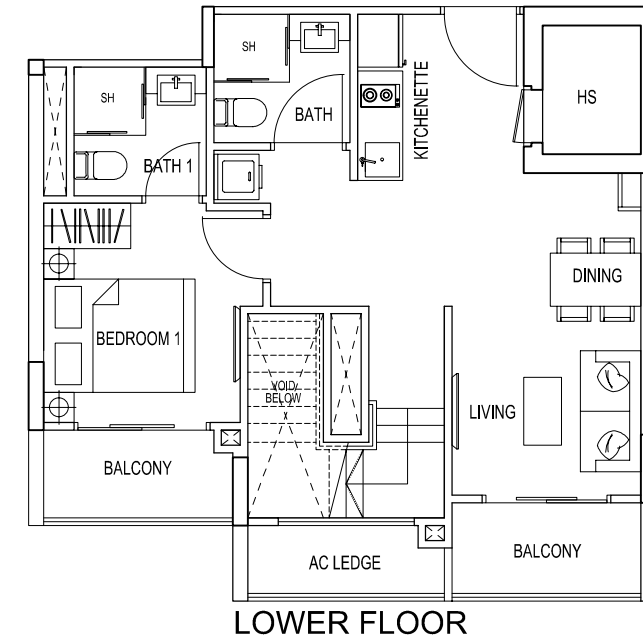
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**TYPE 1G1 / 2V1**  
 2 Bedroom Penthouse  
 84 sqm / 904 sqft  
 #04-07  
 #05-34

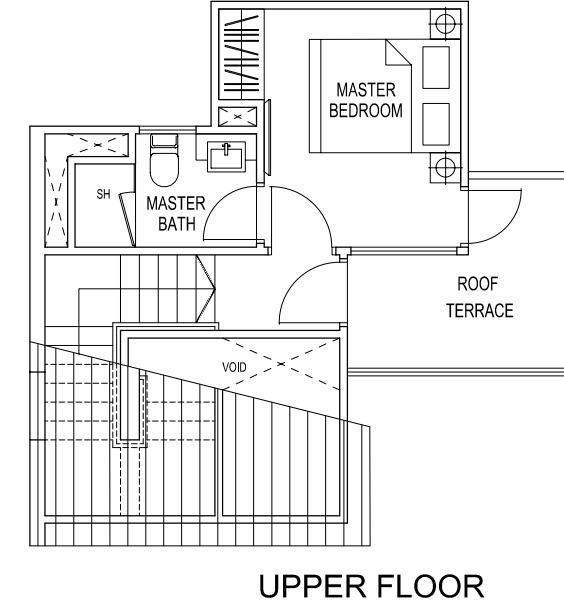
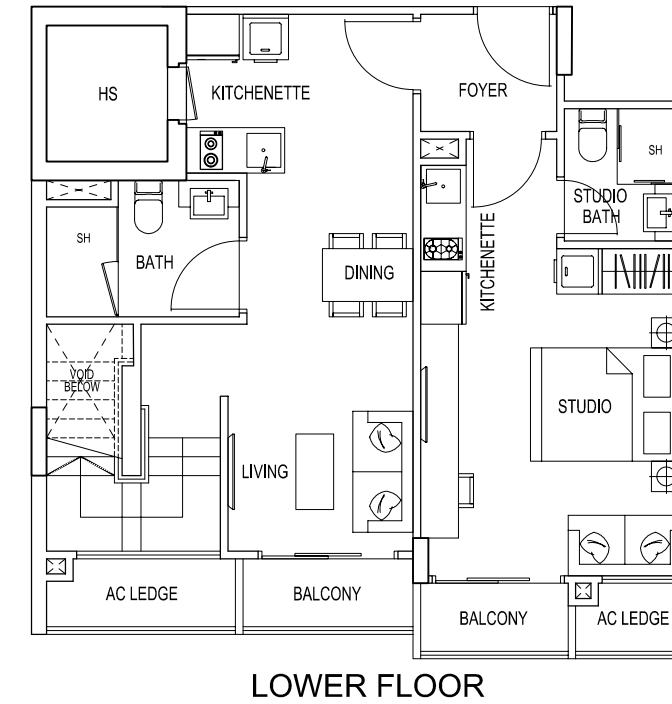


**TYPE 1H1**  
 2 Bedroom Penthouse  
 84 sqm / 904 sqft  
 #04-08

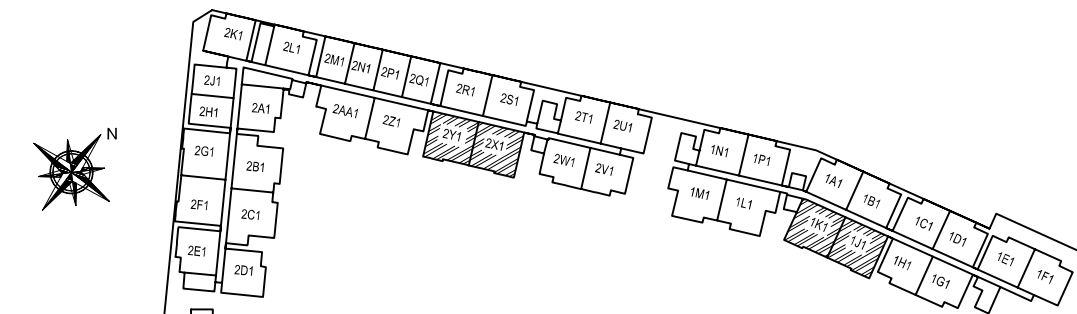
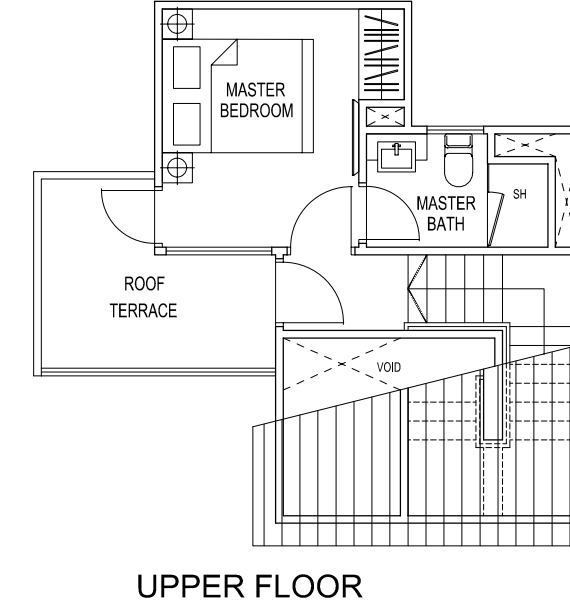
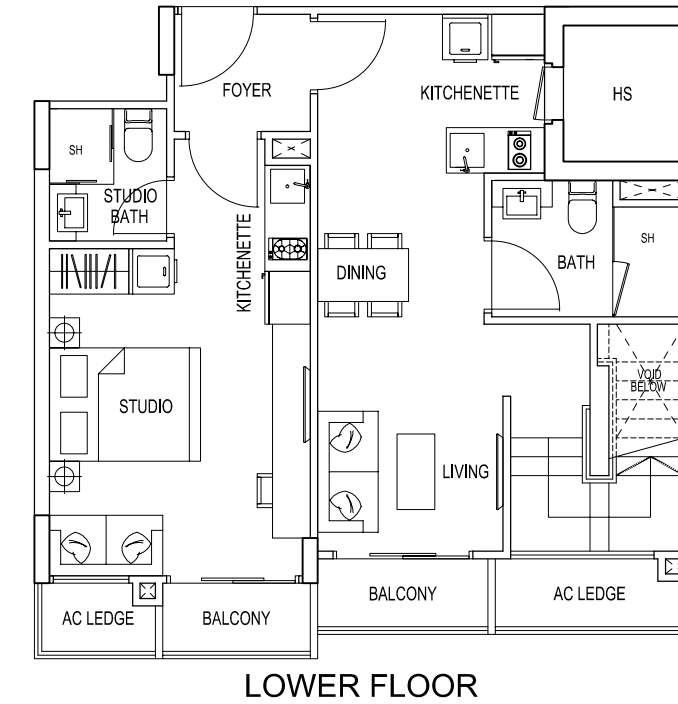


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**TYPE 1J1 / 2X1**  
 2 Bedroom Dual Key Penthouse  
 96 sqm / 1033 sqft  
 #04-09  
 #05-36



**TYPE 1K1 / 2Y1**  
 2 Bedroom Dual Key Penthouse  
 96 sqm / 1033 sqft  
 #04-10  
 #05-37

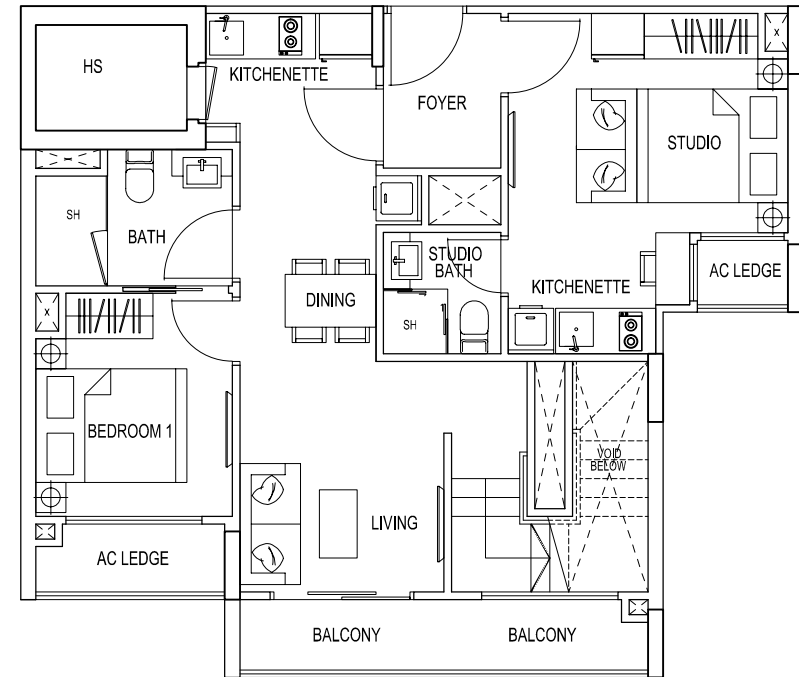


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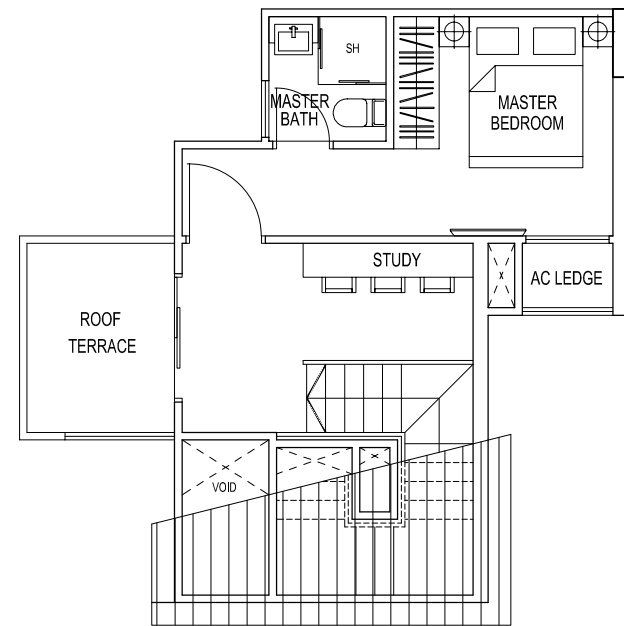
**DRAFT**

### TYPE 1L1

3 Bedroom Dual Key Penthouse  
111 sqm / 1195 sqft  
#04-11



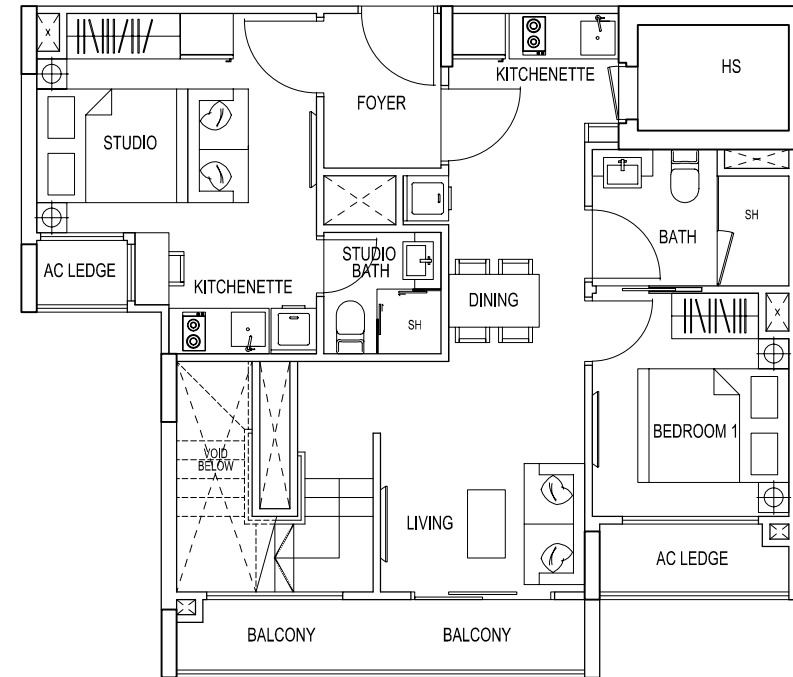
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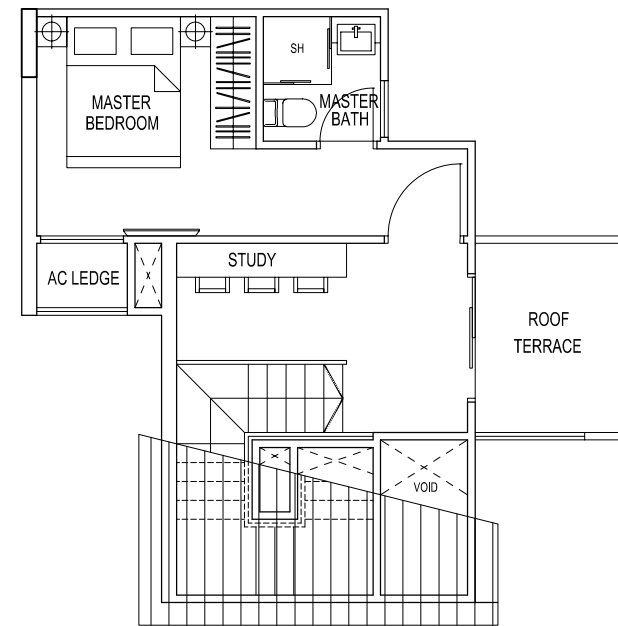
UPPER FLOOR

### TYPE 1M1

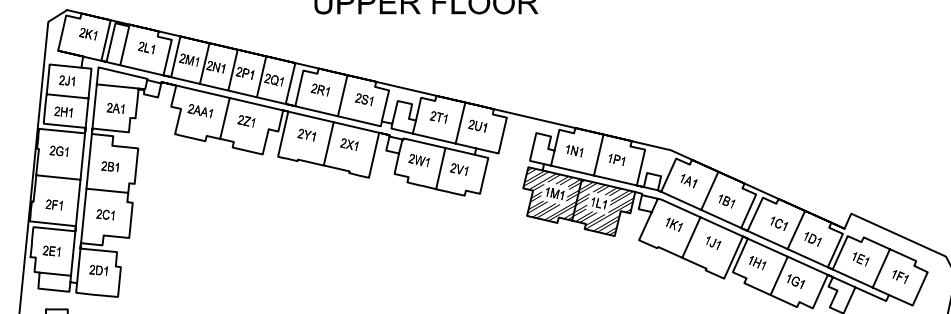
3 Bedroom Dual Key Penthouse  
111 sqm / 1195 sqft  
#04-12



LOWER FLOOR



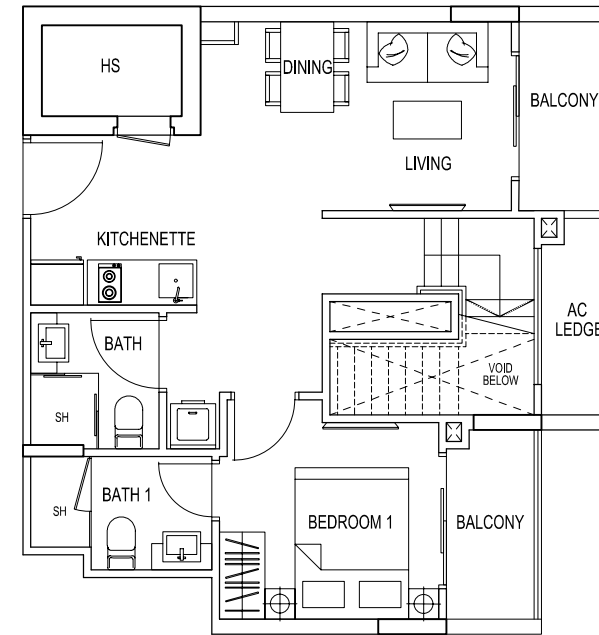
UPPER FLOOR



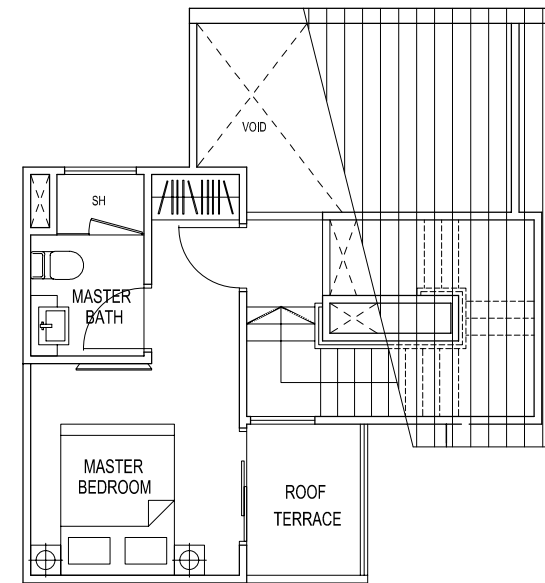
The above plans and illustrations are subject to changes as may be approved by relevant authorities. Plans and illustrations are not drawn to scale. The balcony shall not be enclosed. Only approved balcony screen shall be used. For an illustration of approved balcony screen, please refer to specification page of this brochure

### TYPE 2A1

2 Bedroom Penthouse  
84 sqm / 904 sqft  
#05-15



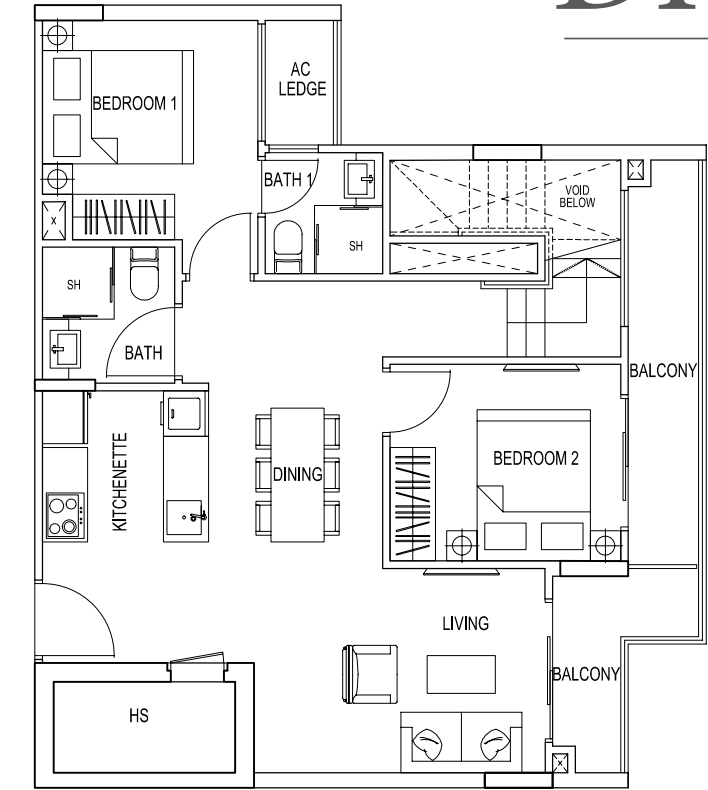
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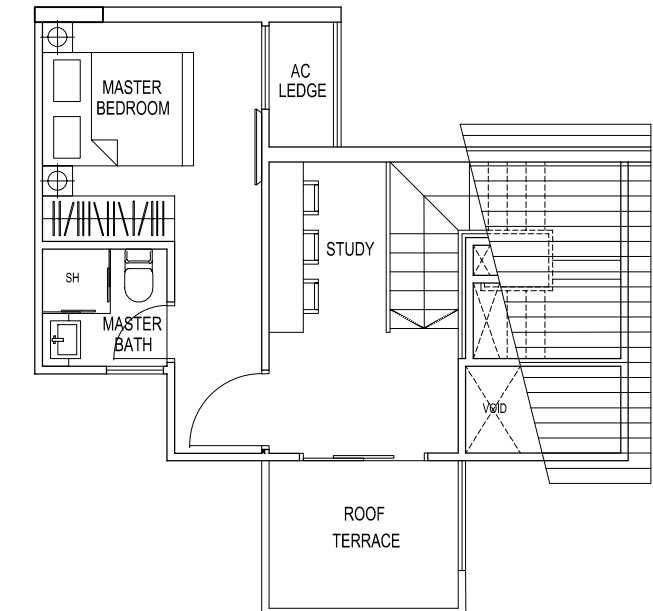
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### TYPE 2B1

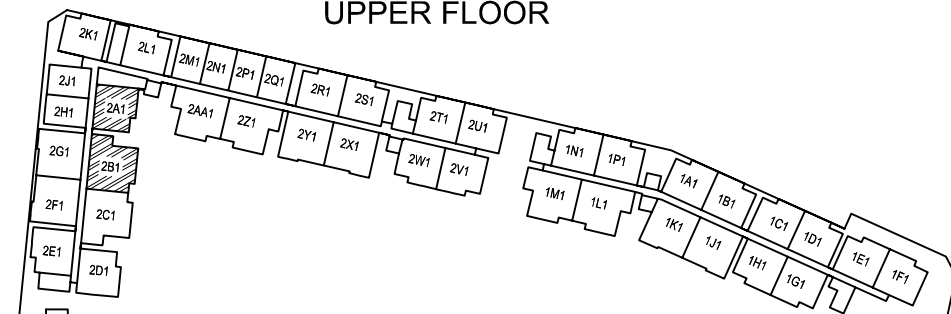
3 Bedroom Penthouse  
113 sqm / 1216 sqft  
#05-16



LOWER FLOOR



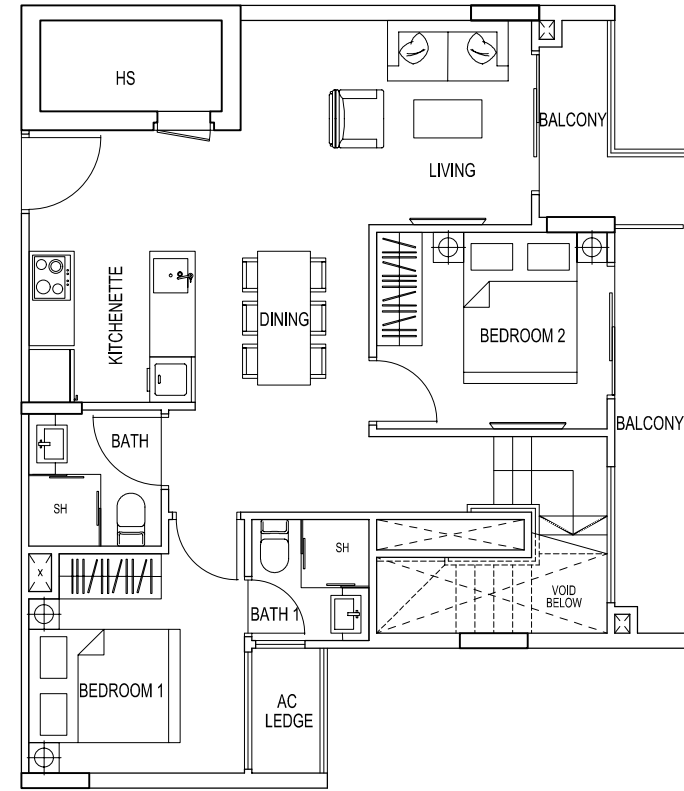
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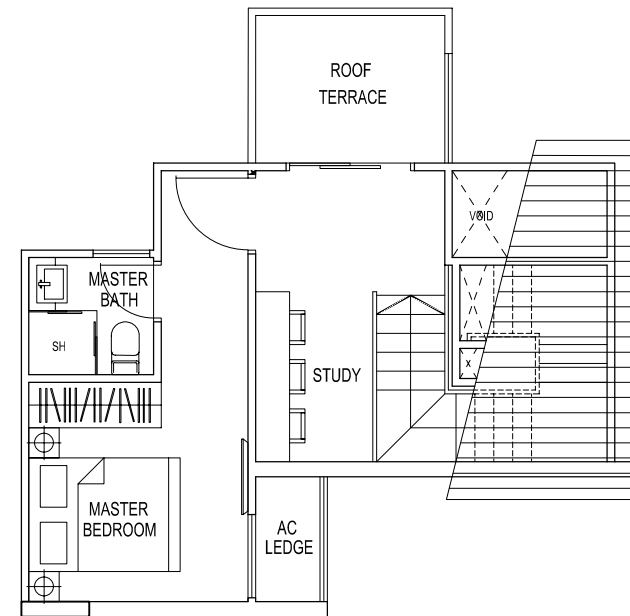
The above plans and illustrations are subject to changes as may be approved by relevant authorities. Plans and illustrations are not drawn to scale. The balcony shall not be enclosed. Only approved balcony screen shall be used. For an illustration of approved balcony screen, please refer to specification page of this brochure

## TYPE 2C1

3 Bedroom Penthouse  
113 sqm / 1216 sqft  
#05-17



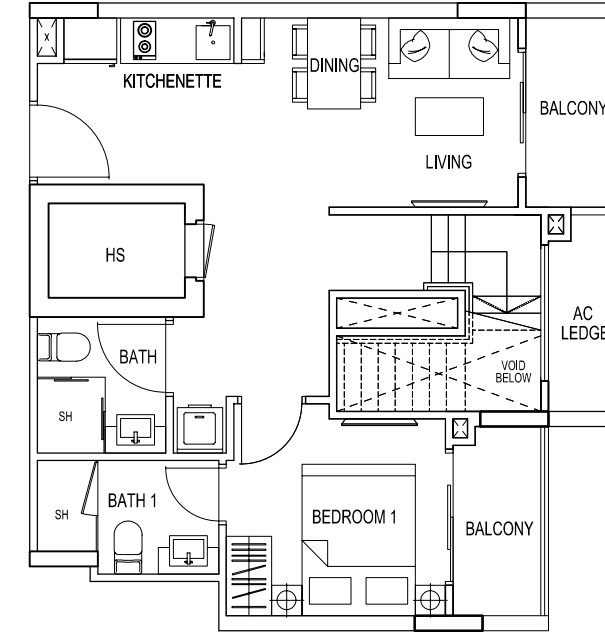
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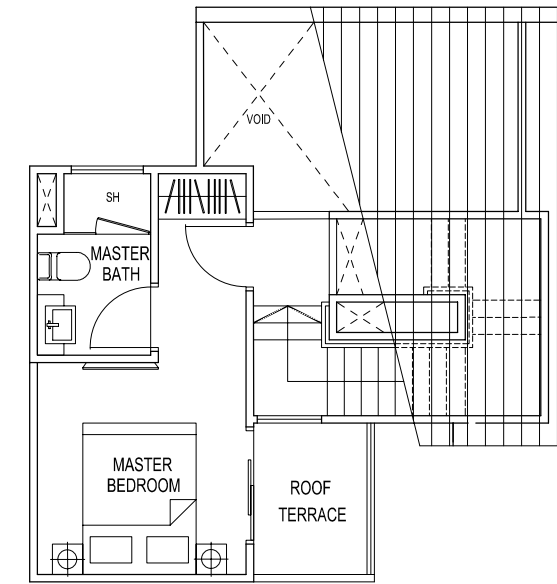
UPPER FLOOR

## TYPE 2D1

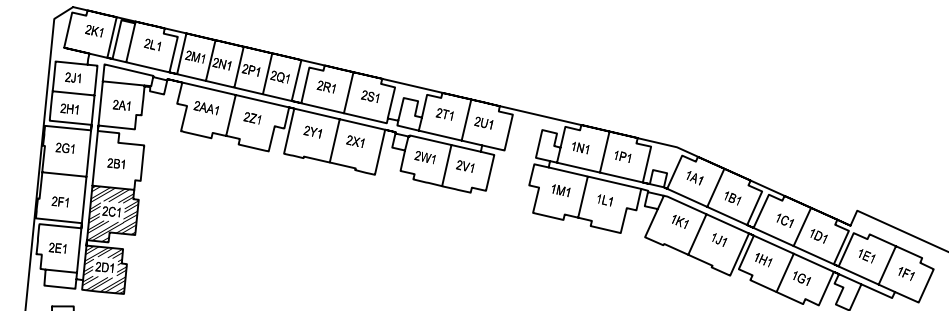
2 Bedroom Penthouse  
84 sqm / 904 sqft  
#04-18



LOWER FLOOR



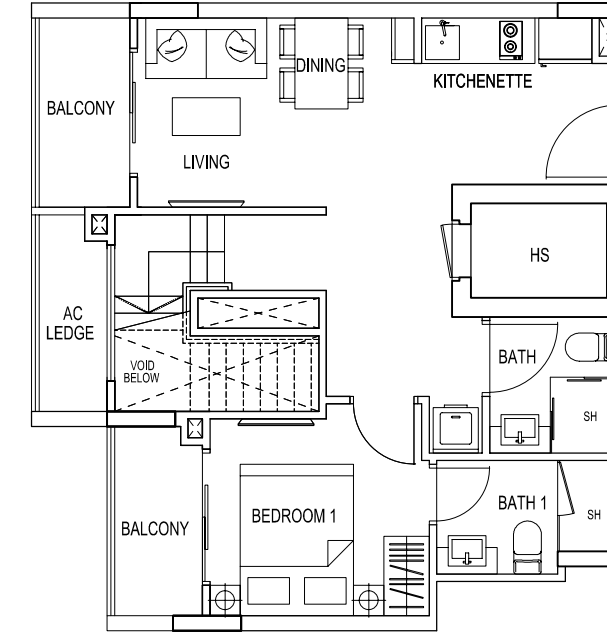
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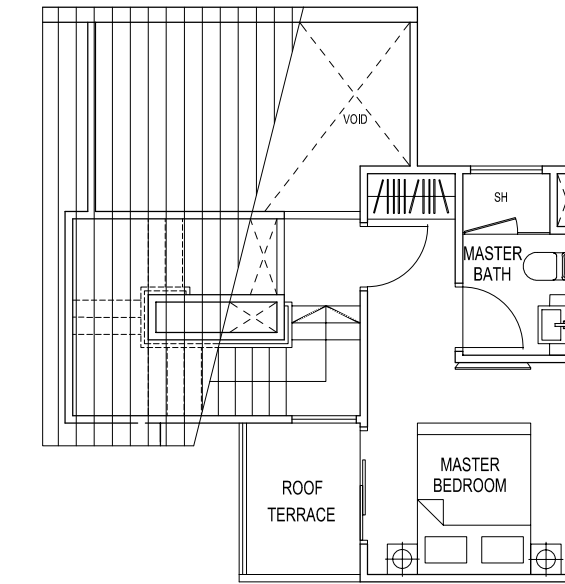
The above plans and illustrations are subject to changes as may be approved by relevant authorities. Plans and illustrations are not drawn to scale. The balcony shall not be enclosed. Only approved balcony screen shall be used. For an illustration of approved balcony screen, please refer to specification page of this brochure

## TYPE 2E1

2 Bedroom Penthouse  
84 sqm / 904 sqft  
#05-19



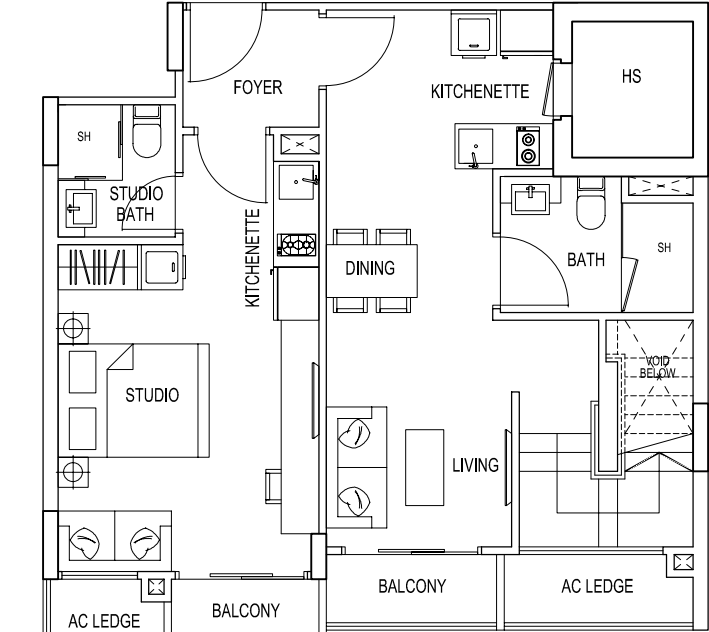
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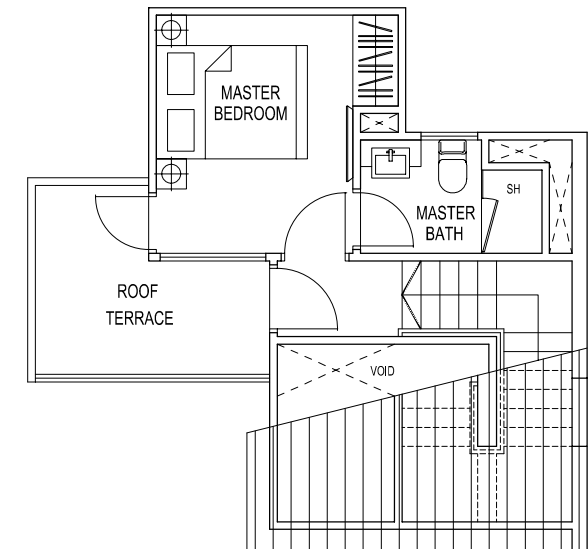
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## TYPE 2F1

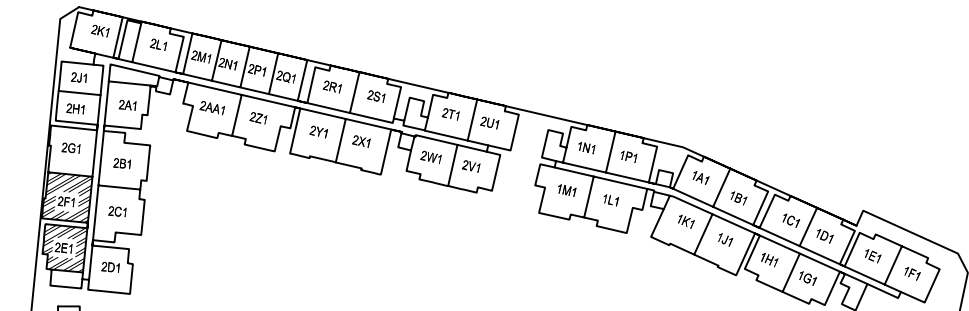
2 Bedroom Dual Key Penthouse  
96 sqm / 1033 sqft  
#05-20



LOWER FLOOR



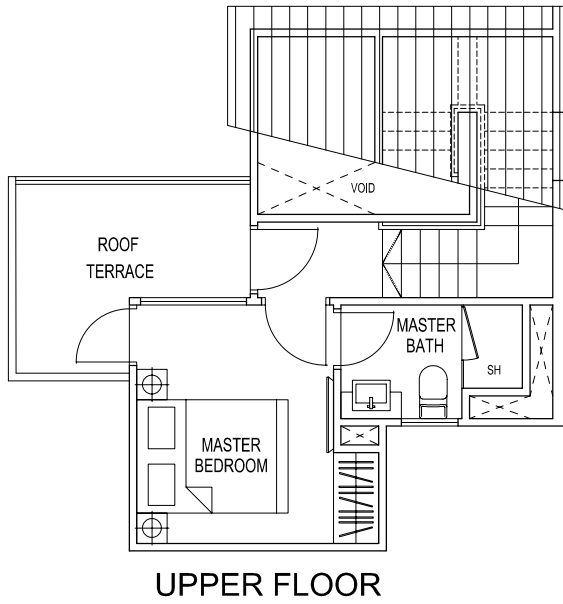
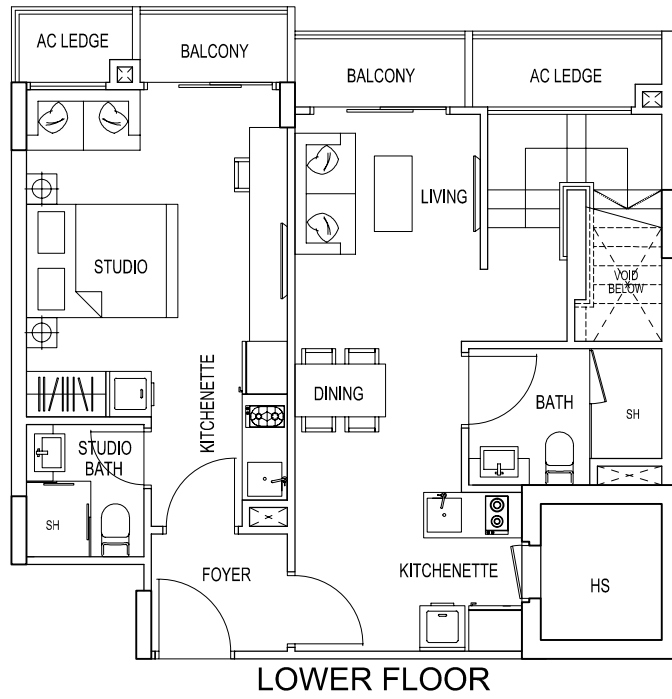
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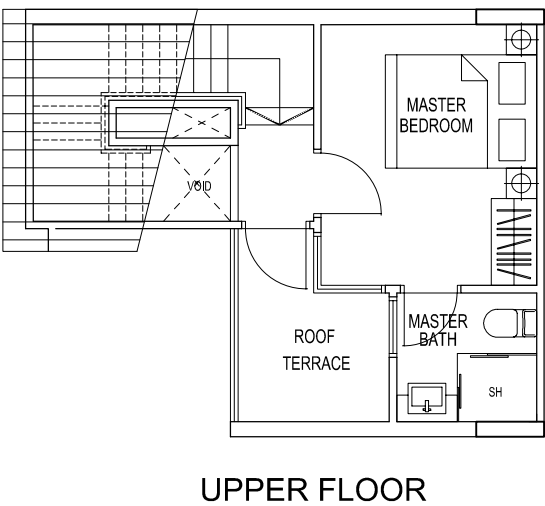
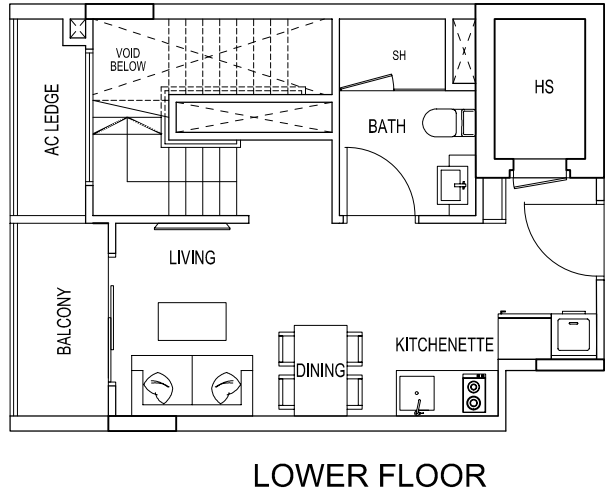
The above plans and illustrations are subject to changes as may be approved by relevant authorities. Plans and illustrations are not drawn to scale. The balcony shall not be enclosed. Only approved balcony screen shall be used. For an illustration of approved balcony screen, please refer to specification page of this brochure

DRAFT

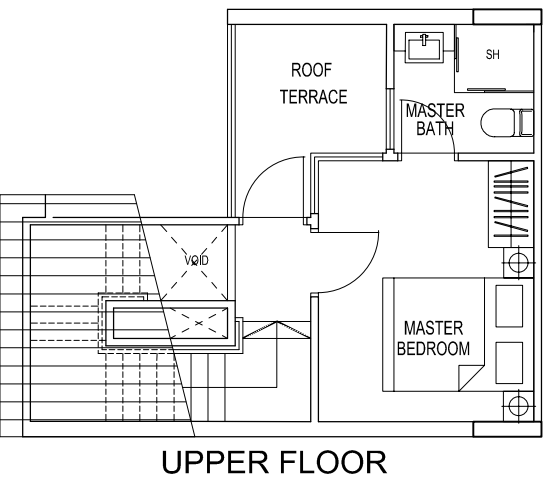
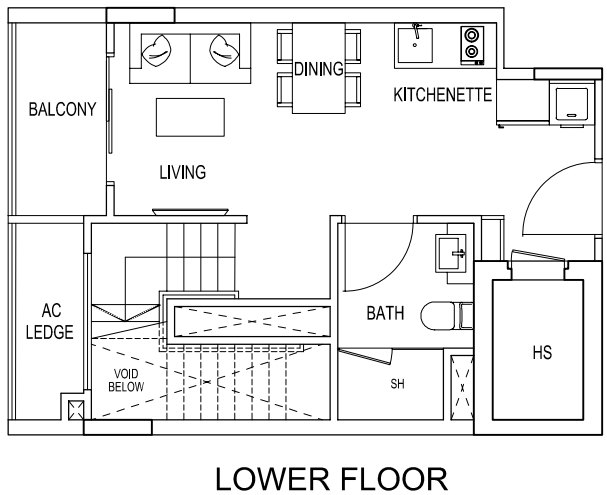
TYPE 2G1  
2 Bedroom Dual Key Penthouse  
96 sqm / 1033 sqft  
#05-21



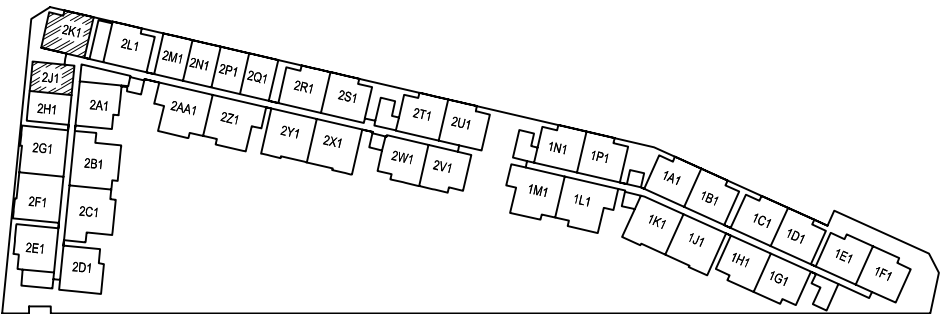
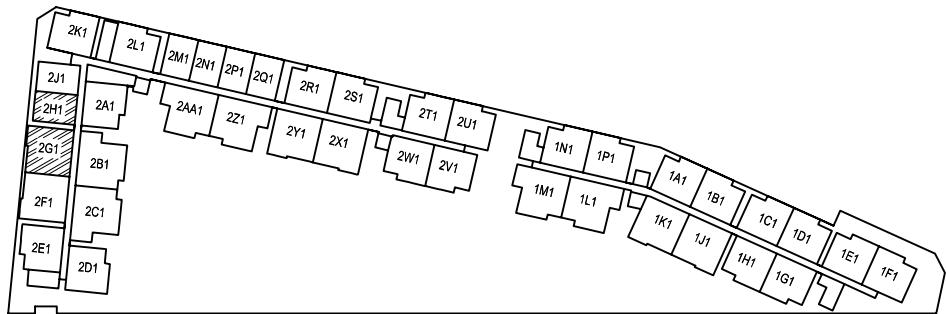
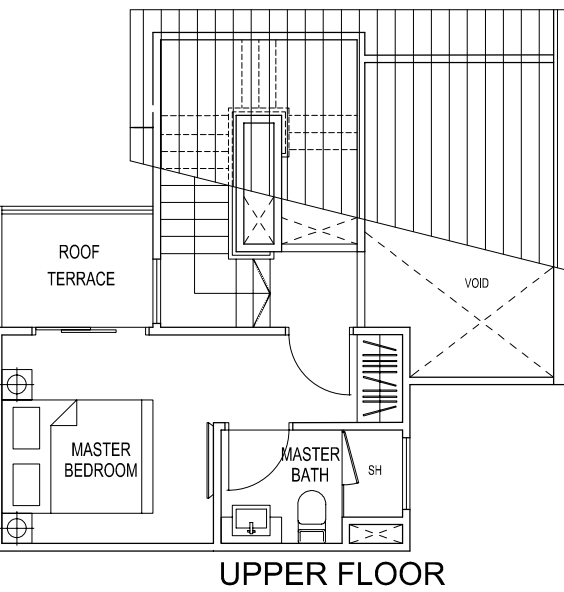
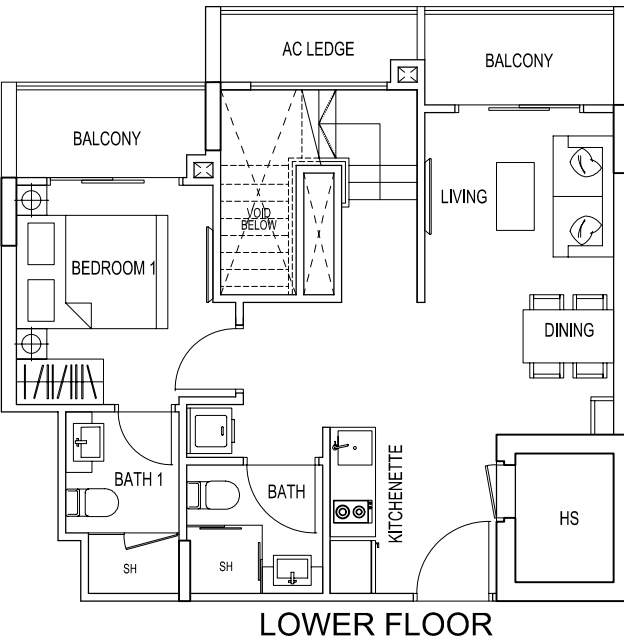
TYPE 2H1  
1 Bedroom Penthouse  
66 sqm / 710 sqft  
#05-22



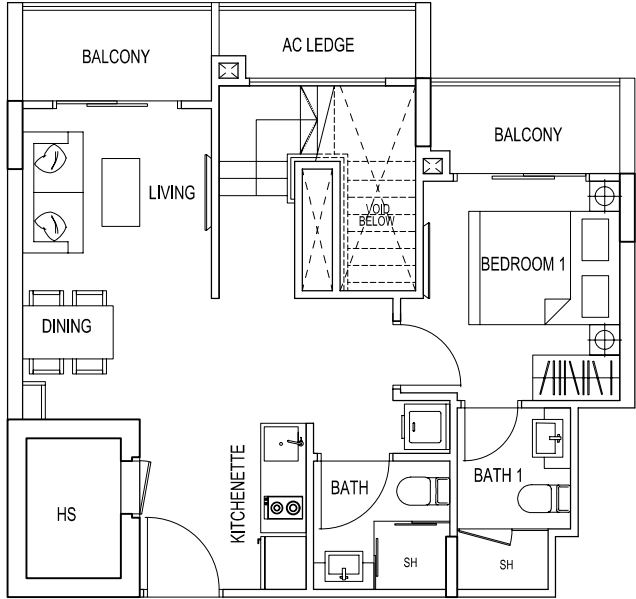
TYPE 2J1  
1 Bedroom Penthouse  
66 sqm / 710 sqft  
#05-23



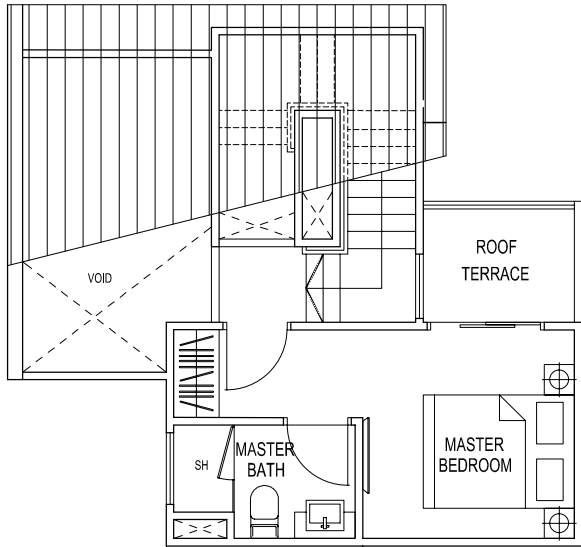
TYPE 2K1  
2 Bedroom Penthouse  
84 sqm / 904 sqft  
#05-24



TYPE 2L1  
2 Bedroom Penthouse  
84 sqm / 904 sqft  
#05-25

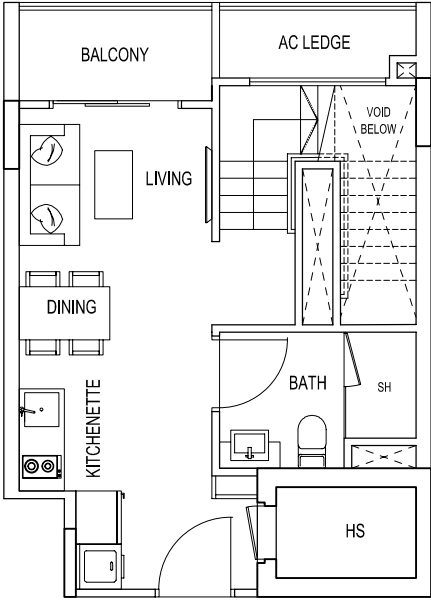


LOWER FLOOR

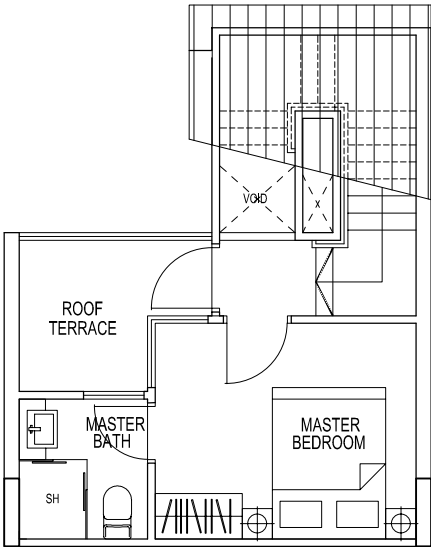


UPPER FLOOR

TYPE 2M1 / 2P1  
1 Bedroom Penthouse  
66 sqm / 710 sqft  
#05-26  
#05-28

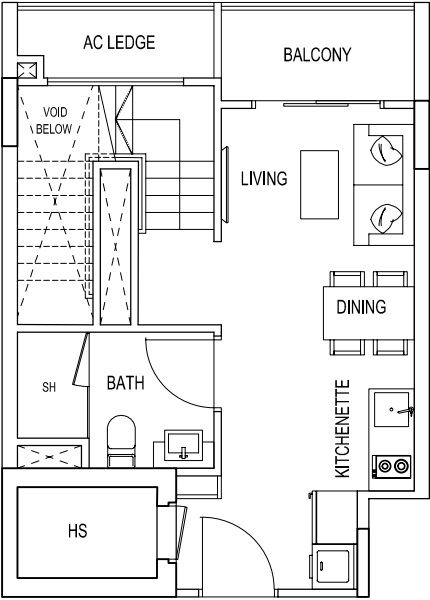


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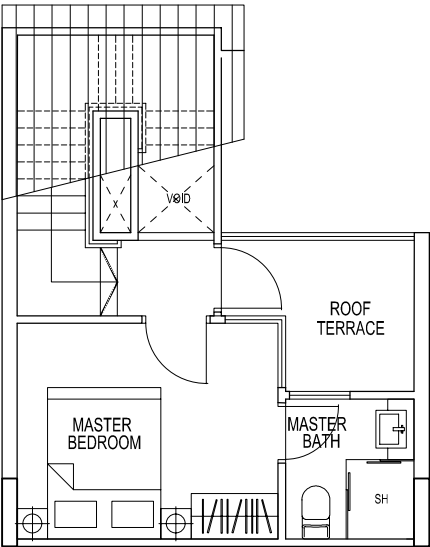


UPPER FLOOR

TYPE 2N1 / 2Q1  
1 Bedroom Penthouse  
66 sqm / 710 sqft  
#05-27  
#05-29

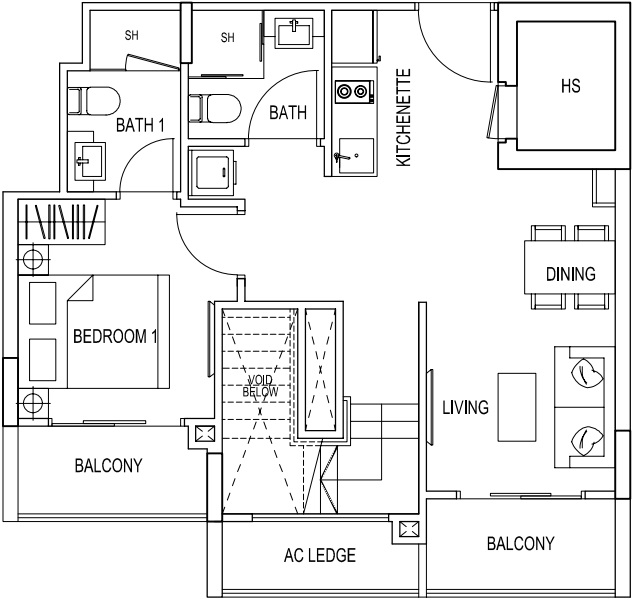


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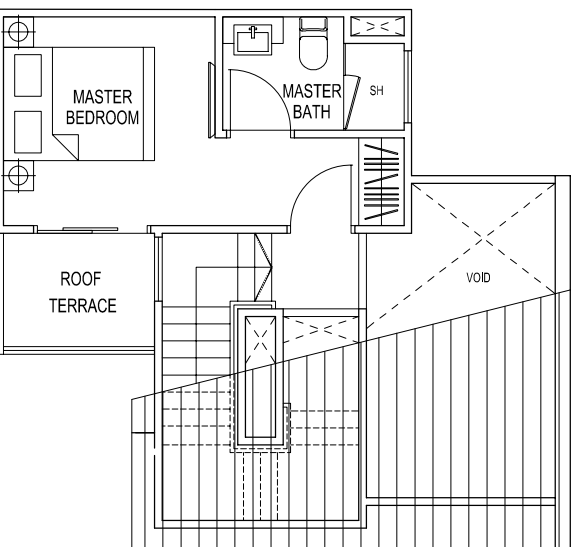


UPPER FLOOR

TYPE 2W1  
2 Bedroom Penthouse  
84 sqm / 904 sqft  
#05-35

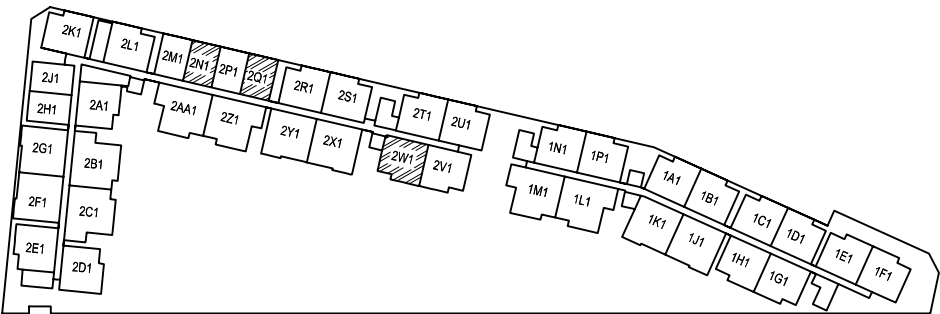
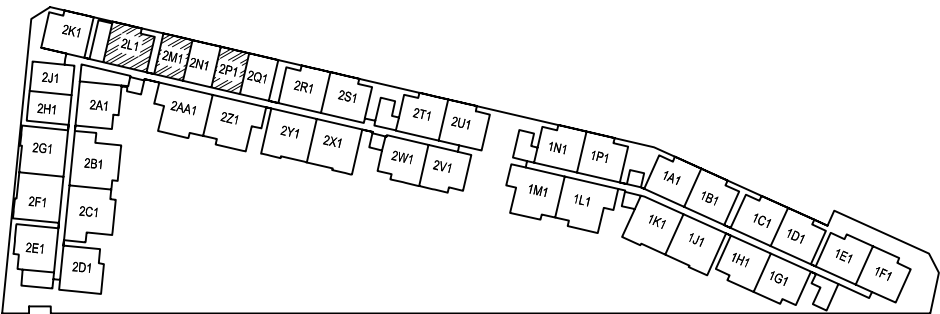


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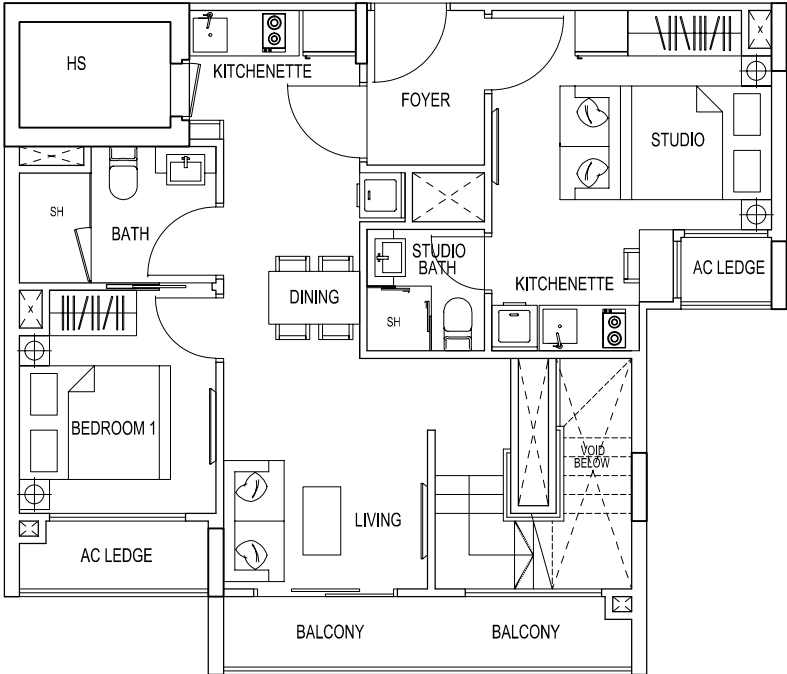
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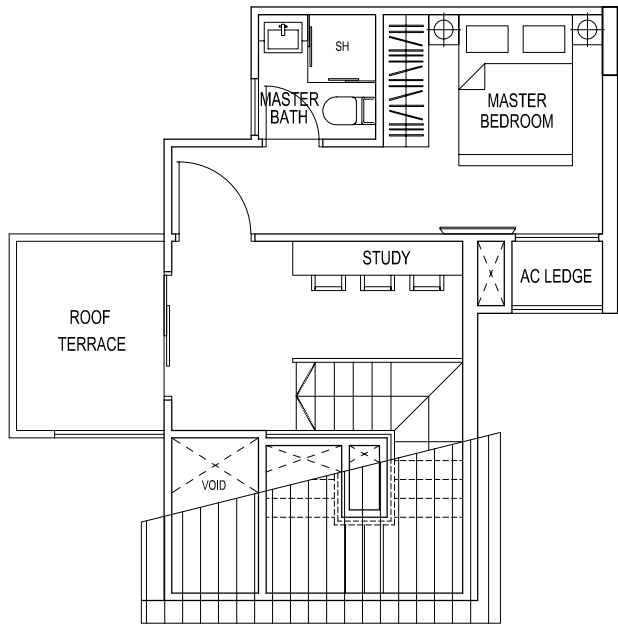


TYPE 2Z1

3 Bedroom Dual Key Penthouse  
111 sqm / 1195 sqft  
#05-38



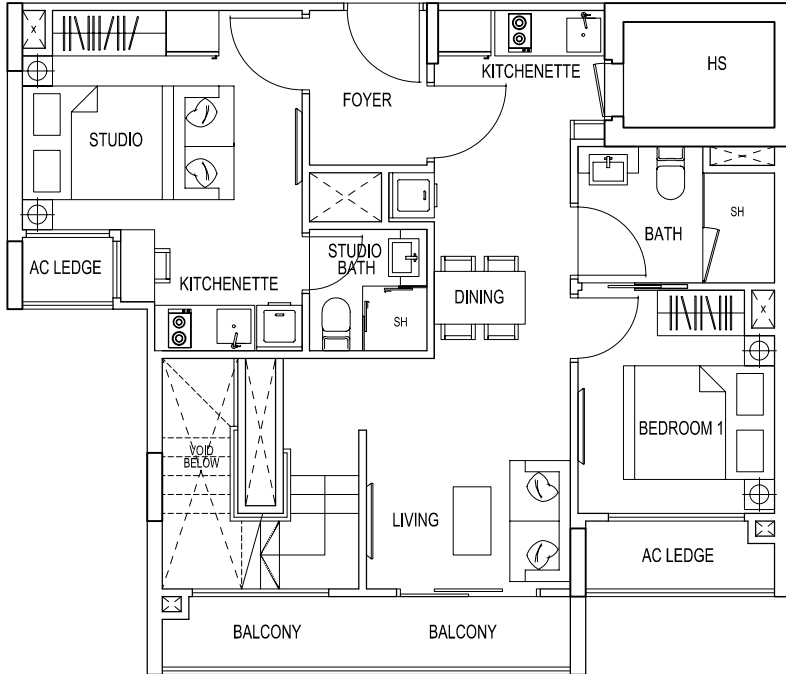
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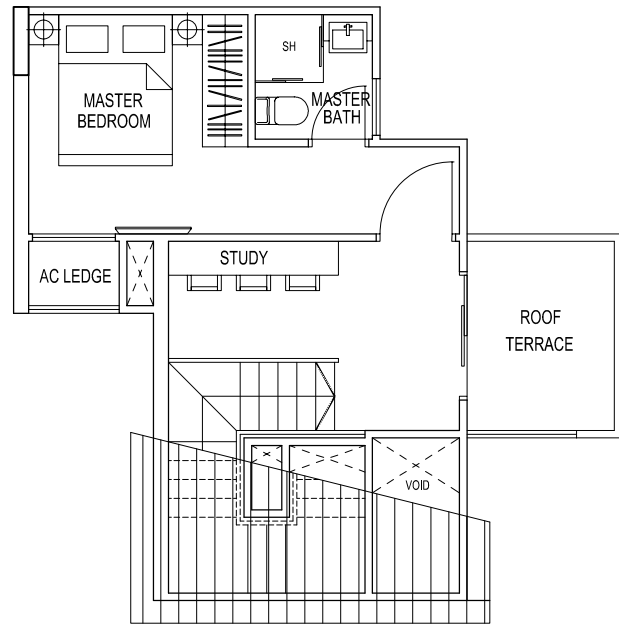
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TYPE 2AA1

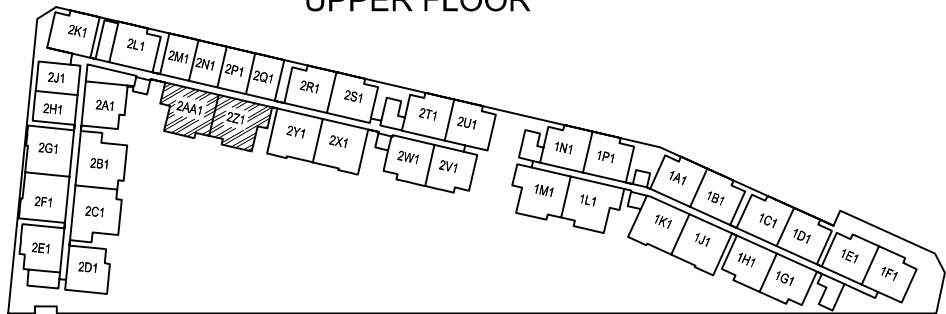
3 Bedroom Dual Key Penthouse  
111 sqm / 1195 sqft  
#05-39



LOWER FLOOR



UPPER FLOOR



RESIDENTIAL SPECIFICATIONS

1) FOUNDATION

Concrete bore foundation and/or reinforced concrete pile foundation and/or raft foundation

2) SUPERSTRUCTURE

Reinforced concrete structure and/or steel structure

3) WALLS

- a) External Wall : Reinforced concrete and/or brickwall and/or pre-cast concrete  
b) Internal Wall : Reinforced concrete and/or brickwall and/or pre-cast concrete and/or dry wall

4) ROOF

Reinforced concrete roof and/or insulated metal roofing system with appropriate waterproofing

5) CEILING

- a) Apartment Units  
i) Living/Dining, Bedroom, Kitchenette/Kitchen, Bathroom : False ceiling and/or skim coat with emulsion paint  
ii) Household Shelter, Balcony and PES : Skim coat with emulsion paint  
b) Common Area  
i) Lift Lobbies, Escape Staircases and Other Areas : Skim coat with emulsion paint

6) FINISHES

- a) Walls  
i) Apartment Units  
Living/Dining, Bedroom, Balcony, Private Roof Terrace, PES, Household shelter : Cement and sand plaster and/or skim coat with emulsion paint up to false ceiling height and/or exposed area only  
Bathroom and Kitchen/Kitchenette : Ceramic and/or homogeneous tiles laid up to false ceiling height and/or exposed area only  
ii) Common Area  
Internal Walls  
Lift Lobbies : Ceramic and/or homogenous tiles at lift entrance area laid up to false ceiling and/or exposed area only  
Escape Staircase : Cement and sand plaster and/or skim coat with emulsion paint up to false ceiling height and/or exposed area only  
Other Areas : Cement and sand plaster and/or skim coat with emulsion paint up to false ceiling height and/or exposed area only

- External Walls  
All Areas : Cement and sand plaster and/or skim coat with emulsion paint

Note : All wall finishes to exposed surfaces only

- b) Floors  
i) Apartment Units  
Living, Dining, Kitchenette/Kitchen : Marble and/or compressed marble with skirting  
Bedroom : Timber strips with skirting  
Private Staircase : Timber strips with skirting  
Private Roof Terrace, Balcony, PES and Household shelter : Ceramic and/or homogeneous tiles  
Bathroom : Ceramic and/or homogeneous tiles (Glazed tile for non-shower area)  
ii) Common Area  
Internal Floors  
Lift Lobbies : Ceramic and/or homogenous tiles  
Escape Staircase : Cement and sand screed and/or ceramic and/or homogenous tiles  
Other Areas : Cement and sand screed and/or ceramic and/or homogeneous tiles

- External Floors  
Pool Deck : Ceramic and/or homogenous tiles  
Swimming Pools : Mosaic and/or homogenous tiles  
Other Areas : Cement and sand screed and/or ceramic and/or homogeneous tiles

Note: All floor finishes to exposed surfaces only

7) WINDOWS

Powder coated aluminum and/or uPVC framed glass windows  
All glazing with plain and/or tinted float and/or tempered and/or laminated glass  
Bathroom windows using frosted glass where applicable  
Note: Colour of frames and glass is subject to Architect's selection

8) DOORS

- a) Main entrance shall be approved fire-rated timber door  
b) Bedrooms and bathrooms shall be timber door  
c) Kitchen shall be timber door with viewing panel  
d) From Living to Private roof terrace, PES and balcony shall be powder coated aluminum door and/or uPVC framed glass door  
e) Household Shelter shall be light steel protective door according to Competent Authority's requirement

Note: Good quality ironmongery provided to doors

9) SANITARY FITTINGS

- a) Master Bathroom (where applicable)  
• One shower screen with shower mixer and rain shower

- One vanity counter complete with wash basin and tap mixer
- One pedestal water closet
- One mirror
- One paper holder
- One towel rail

- b) Common Bathroom  
• One shower screen with shower mixer and rain shower  
• One vanity counter complete with wash basin and tap mixer  
• One pedestal water closet  
• One mirror  
• One paper holder  
• One towel rail

- c) Studio Bathroom (where applicable)  
• One shower screen with shower mixer  
• One vanity counter complete with wash basin and tap mixer  
• One pedestal water closet  
• One mirror  
• One paper holder  
• One towel rail

- d) Kitchen/Kitchenette  
• One kitchen sink  
• One kitchen sink level and tap

10) ELECTRICAL INSTALLATION

- a) Refer to Electrical Schedule for details  
b) All electrical wiring are concealed in conduits/trunkings wherever possible

11) SCV/TELEPHONE

SCV and telephone outlets will be provided for living/dining areas and/or bedrooms and/or household shelter. Subscription charges shall be borne by Purchaser

12) LIGHTNING PROTECTION

Lightning protection system is provided in accordance with Singapore Standard CP

13) PAINTING

- a) Internal walls & ceiling : Emulsion paint  
b) External walls : Sprayed textured coating and/or emulsion paint

14) WATER PROOFING

Waterproofing shall be provided to floor of kitchen, kitchenette, bathroom, balcony, open roof terrace, private enclosed space, swimming pool and reinforced concrete roof where applicable

15) DRIVEWAY AND CARPARK

Tiles and/or cement and sand screed and/or perforated concrete slab and/or tarmac and/or selected pavers to driveways and carparks.

16) RECREATIONAL FACILITIES

- a) Kid's Water Park  
b) Children's Pool  
c) Spa Pool with Jacuzzi  
d) Chill Out Deck  
e) Swimming Pool  
f) Aqua Bed  
g) Outdoor Shower Point  
h) BBQ Pavilion  
i) Clubhouse with Lounge, Function Room and Changing Room  
j) Gymnasium Room  
k) Outdoor Fitness Station  
l) Communal Landscaping

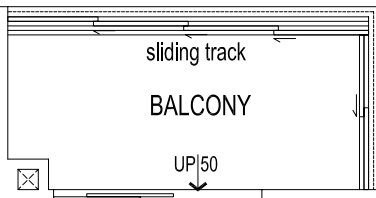
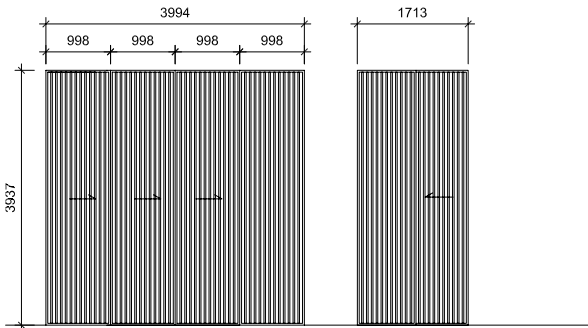
17) ADDITIONAL ITEMS

- a) Kitchen Cabinets and Appliances : Solid surface counter top with high and low kitchen cabinets, kitchen sink with mixer, built-in cooker hood & induction hob and microwave oven  
b) Bedroom Wardrobe : Built-in wardrobes complete with sliding door to all bedrooms  
c) Air-conditioners : i) Wall - mounted air-conditioning system provided to living and dining area  
ii) Wall - mounted air-conditioning system provided to all bedroom and study room  
d) Hot Water Provision : Hot water supply provided to every bathroom and kitchen  
e) Mechanical Ventilation Exhaust Fan : Mechanical ventilation exhaust fan system provided to bathroom, where applicable, according to the Competent Authority's requirements  
f) Security System : i) Auto car barrier to main gate  
ii) Access control system at designated common areas and entrances  
iii) Audio intercom from all unit to respective entrance  
g) Fire Sprinkler System : Fire sprinkler system provided in accordance with Singapore Standard Code of Practice  
h) Private Enclosed Space, Balcony and Private Roof : Reinforced concrete parapet wall and/or aminated tempered glass with I polished stainless Terrace steel hand railing  
i) Private Enclosed Space, Balcony and Private Roof Terrace : One water tap provided

NOTES: -

- i) Marble & Granite  
Marble 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 or granite as well as non-uniformity between pieces hence 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. The tonality and pattern of the marble or granite selected and installed shall be subject to availability.
- ii) Timber  
Timber strips are natural materials containing grain/veins and tonal differences. Thus it is not possible to achieve total consistency of colour and grain/veins in its selection and installation
- iii) Wardrobe, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards  
Layout and location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design
- iv) Air-Conditioning  
Air-Conditioning system has to be maintained and cleaned on a regular basis by the Purchaser. This includes and not limited to the cleaning of filters, clearing the condensate pipes and charging of gas to ensure good working condition of the system
- v) Cable Television and/or Internet Access  
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StartHub Cable Vision Ltd (SCV) and/or Internet Service Providers (ISP) 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 subscription channels and/or Internet access
- vi) Mechanical Ventilation Exhaust Fan System  
The mechanical ventilation exhaust fan system (if any) has to be maintained and cleaned on a regular basis by the Purchaser to ensure good working condition of the system
- vii) Glass  
Glass is widely used in residential developments and may break and/or shatter due to accidental knocks or other causes. In addition, glass is a manufactured material and the Purchaser may wish to note that it may not be 100% free from impurities. These impurities may on rare occasions cause spontaneous glass breakage in certain pieces of tempered glass. The Purchaser may wish to take up insurance(s) covering glass breakage
- viii) 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 shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser
- ix) Materials, Fittings, Equipment, Finishes, Installations and Appliances  
The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

While all reasonable care has been taken in preparing this brochure, the developer and its agent cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be registered as statements or representation of facts. All information and specifications are current at time of printing and are subject to change as may be required and cannot form part of the contract. All plans are subject to any amendments approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. All plans are not drawn to scale. Likewise the perspectives, model(s) and show flats are artist's impressions only and should not be considered as representation of facts.



PROPOSED SLIDING BALCONY SCREEN PLAN AND ELEVATIONS

- SCREENS WILL BE BUILT WHEN REQUIRED AS ACCORDING TO ARCHITECT'S APPROVED DESIGN
- SCREENS WILL BE FULLY VENTILATED WHEN CLOSED
- SCREENS ARE TO BE FULLY RETRACTABLE



#### FRAGRANCE GROUP LIMITED

(Incorporated in the Republic of Singapore)  
Company Registration No. 200006566M  
168 Changi Road, #04-01 Fragrance Building, Singapore 419730  
Tel: 6346 6888 Website: www.fragrancegroup.com.sg

Fragrance Group Limited was listed on the main-board of Singapore Exchange in Year 2005, with its core businesses focusing on real estate, investment and hospitality.

Today, Fragrance Group Limited are moving ahead to establish itself as one of the leading developers in Singapore offering quality residential properties and business spaces. Fragrance Group Limited have successfully launched and completed more than 70 projects located at various parts of Singapore.



Parc Rosewood  
JV by Fragrance Group Limited  
& World Class Land



Urban Vista JV by Fragrance Group Limited & World Class Land



Suites @ East Coast



Prestige Height



ICON @ Changi and Suites @ Changi



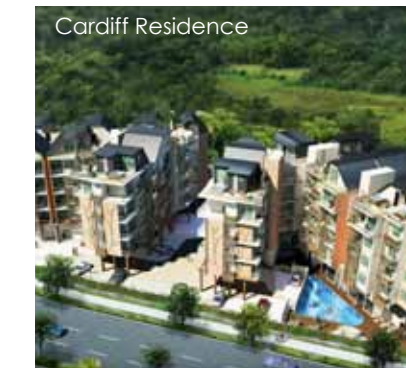
Bungalows by the Sea



8 Bassein



East Village



Cardiff Residence



SOHO Life



Heritage East

World Class Land is one of the front runners in residential real estate, offering landed housing to luxurious condominium projects. Since its inception in 1999, World Class Land has successfully developed, marketed and managed over 30 small and large-scale projects.

Over the years, World Class Land has displayed an innovative and intuitive edge when it comes to understanding the needs and desires of today's homebuyers.

# DRAFT



WORLD CLASS LAND



