

A New Concept Executive Condominium at Woodlands

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# **Home** is Singapore's Next Waterfront City

Twin Fountains is an ideal home nestled between a waterfront lifestyle hub, Singapore's premier regional centre in the North and a world acclaimed rainforest reserve. Everything you want is within easy reach – from shopping, dining, education, healthcare, Malaysia weekend getaways, relaxing leisure activities to islandwide connectivity.

With the recent unveiling of the URA Master Plan, Woodlands will be transformed into a sought-after Metropolis to live, work, play and invest.



Shopping Mall & Civic Centre - Cinemas, Supermarkets, Restaurants, Woodlands Regional Library • Schools • Business & Industrial Hub • Woodlands MRT Station & Bus Interchange • Upcoming Thomson MRT line (2019)\*\* • Seletar & Bukit Timah Expressways • Upcoming North-South Expressway (2020)\*\* • Future General Hospital (2015)\*\*

# Be Served By Singapore's Premier Regional Centre In The North



Enjoy the delights of city living at the Woodlands Regional Centre. Shop, dine and watch movies at Causeway Point and Woodlands Civic Centre. A full spectrum of education opportunities awaits your child at good institutions such as Innova Primary, Secondary School & Junior College, Singapore American School, Republic Polytechnic and Singapore Sports School.

Experience quality medical care at the future General Hospital in 2015. Islandwide travel is a breeze via the BKE, SLE and when the North-South Expressway opens in 2020. Enjoy an even quicker ride to the city with the new Thomson MRT line in 2019\*\*. Homeowners can expect capital appreciation with a Business & Industrial Hub nearby.

# Frolic In The North's Waterfront Lifestyle Hub

1.5-km long Waterfront Promenade • 11-Hectare Park • 400m Coastal Jetty with
Lookout Points • Waterfront Restaurant • Fishing Spots • Fitness Corners •
Viewing Tower • Multi-generational Playground with Netted Sky Bridges & Sky Cabins
Linked to 25km Northern Explorer Park Connector Network • Nature Trails

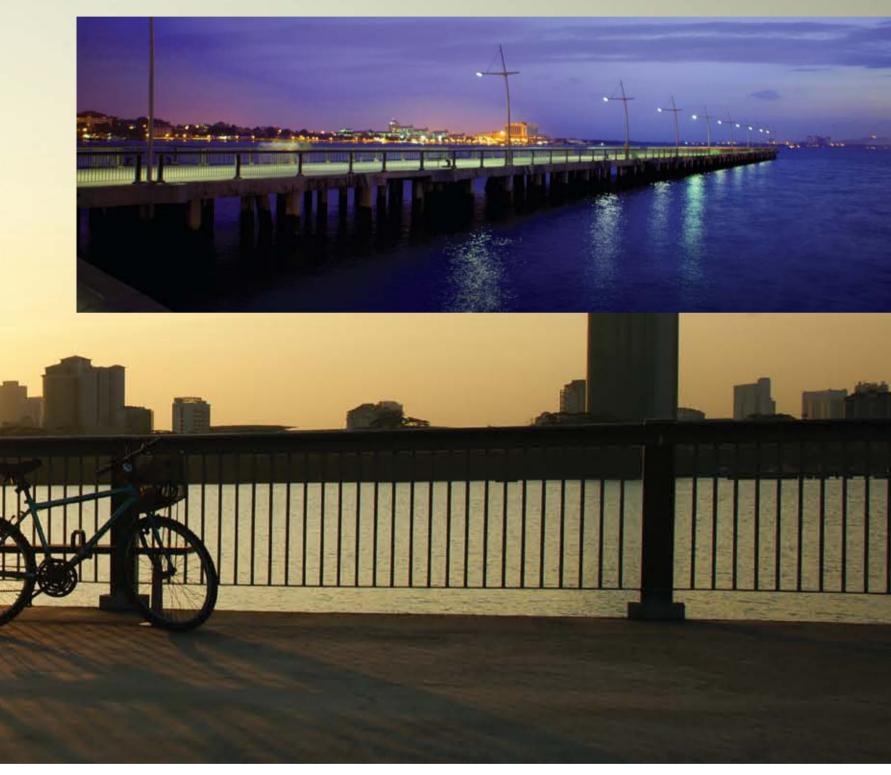








Spend leisurely weekends with loved ones at Woodlands Waterfront Park, an 11-hectare northern coastal park. Go cycling or roller blading while appreciating a scenic sunset. Accompany grandpa on fishing trips and learn a fishing technique or two. Have fun as the little ones romp around the multi-generational playground. Clamber up the netted Sky Bridges and Sky Cabins. Catch a community event at the event plaza. Enjoy restaurant seafood or have a picnic under the stars. Just remember to take lots of photos to share with friends online. For more scenic outdoor adventures, cycle to the many parks within Woodlands and the reservoirs in the Central Nature Reserve via the park connectors.





# UPCOMING WOODLANDS NORTH COAST

The 70ha Woodlands North Coast, an area between Republic Polytechnic and Woodlands Waterfront is slated to be turned into a lush waterfront environment with a mix of business, residential and lifestyle uses.\*

\*Straits Times article titled "Woodlands to become waterfront metropolis 70ha of waterfront for business, lifestyle and residential uses; 30ha for retail hub" 25/2/2013.

# Discover Nature And World Acclaimed Wildlife Habitats

7-Hectare Urban Park and 20-Hectare Nature Area • World's Best Rainforest Zoo
• World's First Wildlife Night Park • River-Themed Zoo • Orchids and
Ornamental Farms • Park Connectors • Golf Courses & Country Clubs •
Reservoirs • Future Nature Tourism Hub





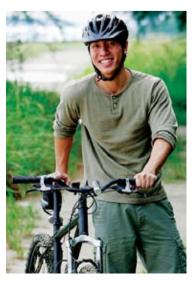
Commune with nature at your doorstep. Hike or cycle through lush, green nature reserves. Get up close to real rainforest and nocturnal animals in world acclaimed habitats. Fishing enthusiasts can also unwind with 24-hour fishing at the Seletar Reservoir. A future nature tourism hub at Mandai may be the next major attraction.

The Government is looking at adding hotels and more restaurants to the Mandai area to turn it into a complete tourist destination....The area's rich biodiveristy makes it an ideal location for other nature-related developments. The plan is to leverage Singapore's award-winning attractions, such as the Singapore Zoo and Night Safari as well as the River Safari, and develop a "green lung" for tourists and Singaporeans alike.\*

\*Straits TImes 29/11/ 2012







# At Twin Fountains

Water fountains – Gateway Fountains, Wellness Fountains, Adventure Fountains, and Villa Fountains – are the key landscape features at Twin Fountains, where water flows to surrounding water features bringing wellness, play and scenic beauty to residents.

# Twin Fountains is an

Executive Condominium located at the tranquil neighbourhood of Woodlands Ave 6 / Drive 16. Spend a day of spa-inspired relaxation or splash out with the kids at many hydro fun facilities. There's plenty at home for the family to enjoy at **6 leisure thematic zones**.

**Holistic Living** 

**Kids Adventure** 

**3-G Fitness** 

**Outdoor Dining** 

**Enchanting Nature** 

Fountain Villa







# Holistic Living

Villa Pool • Villa Spa • Water Reflexology • Spa PoolSun Deck • Sun Island • Water Lounger

Welcome to a haven of calm and repose. Warm sun on your shoulders. Clear skies overhead. And blue waters calling your name. Immerse in the tranquil waters of the Spa Pool, Villa Spa and Villa Pool. Get bronzed at the Sun Island and Sun Deck or simply laze afternoons away at the Water Lounger.



# Splash-tacular Fun For Little Ones



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# Kids Adventure

Splash Pool • Children's Play Pool • Adventure Fountains50m Swimming Pool • Children's Playground

Splash out in an oasis of fun and games with the entire family. Watch your kids play all day at the Splash Pool and Children's Play Pool while you unwind with friends at the nearby 50m Swimming Pool. Want even more fun for little ones? Hop over to the Children's Playground where kids will be climbing, sliding and running around.

# **3-G** Fitness

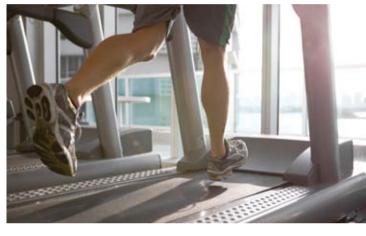
3-Generation Fitness Pod • Gymnasium • Tennis Court • 50m Swimming Pool • Exotic Garden Trail

Imagine how fitness can be fun! Burn off calories at the Tennis Court, go jogging to catch the sunrise at the Exotic Garden Trail or have a workout at the Gymnasium. Best of all, invite your family to exercise together at the 3-Generation Fitness Pod, a unique fitness facility for all ages.

# Fitness Fun For Everyone









# Outdoor Dining Spring Pavilion (BBQ) • Summer

Pavilion (BBQ) • SummerPavilion (BBQ) • Function RoomFountain Villa

Take the fun outdoors with family and friends at al fresco BBQ parties. Create fond memories of sharing meals and enjoying stories at imaginatively designed pavilions. On ordinary days, enjoy the serenity of any pavilion with a book and a refreshing drink.



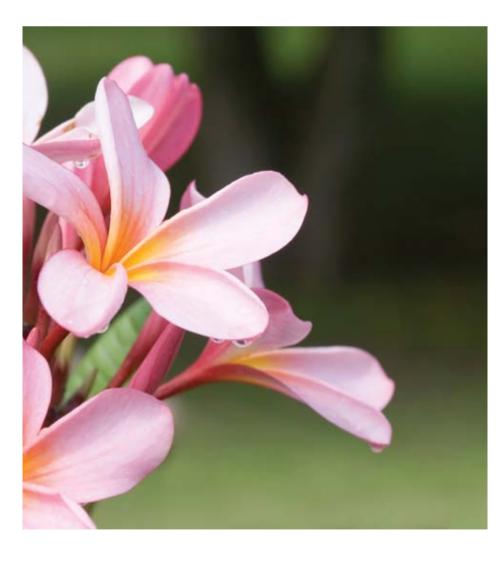


# Enchanting Nature

Enchanted Garden • Eclectic Garden

• Wellness Fountains • Gateway Fountains

• Coral Falls • Boulder Falls • Eugenia Garden With Resting Pavilion • Eucharis Garden With Resting Pavilion





Come home each day to the tranquil sight of cascading waterfalls. Where your presence is welcomed by playful lighted fountains. Discover what it means to relax in harmony with water themed gardens. Indulge in the beauty of enchanting greenery, exotic flowers and an eclectic floral collection.

# Guests Stay Over In Style

# Fountain Villa

Villa Pool • Villa Spa • Villa Fountains

Even guests will feel the exceptional touch. Instead of a guest room, entertain visiting friends and loved ones with an exclusive stay at the development's Fountain Villa. Conceived with a bed, bath, kitchenette, portable BBQ, dining area, private pool and spa pool, it's a stayover they'll definitely cherish.

# **Frasers** Unique Living Space Concepts



# VERANDAHhome

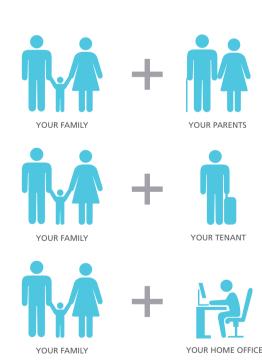
# VANTAGE home

Experience a home perfectly suited to your lifestyle from the Frasers Living Space Concepts collection.

Conceptualized with innovative 2, 3, 4 -bedroom and penthouse units, enjoy an abundance of light, space and views with the Vista, Verandah and Vantage Homes. Each specially designed with its own distinctive features for maximum living comfort.

For extended families, the unique TRIO<sup>®</sup> Intergeneration Home by Frasers awaits. Each home has two private entrances and two private living spaces for the best in multi-generational family living.





# Floor Plans

# UNIT DISTRIBUTION

12 B1-VT C-TR B3-VT B2-V										
FLOOR	1	2	3	4						
14	B1(a)-VT	C-TR								
13	B1-VT	C-TR	B3-VT	B2-VT						
12	B1-VT	C-TR	B3-VT	B2-VT						
11	B1-VT	C-TR	B3-VT	B2-VT						
10	B1-VT	C-TR	B3-VT	B2-VT						
9	B1-VT	C-TR	B3-VT	B2-VT						
8	B1-VT	C-TR	B3-VT	B2-VT						
7	B1-VT	1-VT C-TR		B2-VT						
6	B1-VT	C-TR	B3-VT	B2-VT						
5	B1-VT	C-TR	B3-VT	B2-VT						
4	B1-VT	C-TR	B3-VT	B2-VT						
3	B1-VT	C-TR	B3-VT	B2-VT						
2	B1(P1)-VT	C(P1)-TR	B3-VT	B2-VT						
1			B3(P)-VT	B2(P)-VT						
Note: DSTA scre	eening may b	e provided to	o Block 11 un	it no:						

FLOOR	5	6	7	8
14	C-TR	C1(b)-VT		PH
13	C-TR	C1-VT	B2-VT	B3-V
12	C-TR	C1-VT	B2-VT	B3-V
11	C-TR	C1-VT	B2-VT	B3-V
10	C-TR	C1-VT	B2-VT	B3-V
9	C-TR	C1-VT	B2-VT	B3-V
8	C-TR	C1-VT	B2-VT	B3-V
7	C-TR	C1-VT	B2-VT	B3-V
6	C-TR	C1-VT	B2-VT	B3-V
5	C-TR	C1-VT	B2-VT	B3-V
4	C-TR	C1-VT	B2-VT	B3-V
3	C-TR	C1-VT	B2-VT	B3-V
2	C(P)-TR	C1(P)-VT	B2-VT	B3-V
1			B2(P)-VT	B3(P)-
Note:				

TOWER 11A

			TOWER 1	15	
8	FLOOR	9	10	11	
PH	14	C1(b)-VT	C-TR	РН	
B3-VT	13	C1-VT	C-TR	B3-VT	
B3-VT	12	C1-VT	C-TR	B3-VT	
B3-VT	11	C1-VT	C-TR	B3-VT	
B3-VT	10	C1-VT	C-TR	B3-VT	
B3-VT	9	C1-VT	C-TR	B3-VT	
B3-VT	8	C1-VT	C-TR	B3-VT	
B3-VT	7	C1-VT	C-TR	B3-VT	
B3-VT	6	C1-VT	C-TR	B3-VT	
B3-VT	5	C1-VT	C-TR	B3-VT	
B3-VT	4	C1-VT	C-TR	B3-VT	
B3-VT	3	C1-VT	C-TR	B3-VT	
B3-VT	2	C1(P)-VT	C(P)-TR	B3-VT	
B3(P)-VT	1			B3(P)-VT	
it no:	Note: DSTA scre	ening may b	e provided to	o Block 15 un	it

TOWER 15

12	FLOOR	13	14	15	16
	14	C-TR	C1(b)-VT		
B2-VT	13	C-TR	C1-VT	B2-VT	B3-√
B2-VT	12	C-TR	C1-VT	B2-VT	B3-√
B2-VT	11	C-TR	C1-VT	B2-VT	B3-√
B2-VT	10	C-TR	C1-VT	B2-VT	B3-√
B2-VT	9	C-TR	C1-VT	B2-VT	B3-√
B2-VT	8	C-TR	C1-VT	B2-VT	B3-√
B2-VT	7	C-TR	C1-VT	B2-VT	B3-√
B2-VT	6	C-TR	C1-VT	B2-VT	B3-√
B2-VT	5	C-TR	C1-VT	B2-VT	B3-√
B2-VT	4	C-TR	C1-VT	B2-VT	B3-V⁻
B2-VT	3	C-TR	C1-VT	B2-VT	B3-√
B2-VT	2	C(P)-TR	C1(P)-VT	B2-VT	B3-√
B2(P)-VT	1			B2(P)-VT	B3(P)-\
	Note:				

**TOWER 15A** 

ing may be provided to Block 11 unit no: DSTA scre #14-01

FLOOR         17         18         19         20           14         C(a)-VT         C(a)-TRD         B-VH         A(a)											
FLOOR	17	18	19	20							
14	C(a)-VT	C(a)-TRD	B-VH	A(a)							
13	C-VT	C-TRD	B-VH	А							
12	C-VT	C-TRD	B-VH	А							
11	C-VT	C-TRD	B-VH	А							
10	C-VT	C-VT C-TRD B-VH		А							
9	C-VT C-TRD B-VH		B-VH	А							
8	C-VT	C-TRD	C-TRD B-VH								
7	C-VT	C-TRD	B-VH	А							
6	C-VT	C-TRD	B-VH	А							
5	C-VT	C-TRD	B-VH	А							
4	C-VT	C-TRD	B-VH	А							
3	C-VT	C-TRD	B-VH	А							
2	C(P)-VT	C(P)-TRD	B(P)-VH	A(P)							

DSTA screening may be provided to Block 17 unit no: #14-17, #14-18 and #14-20

VERANDAHhome

SUITES

DSTA screening may be provided to Block 11A unit #14-06 and #14-08

FLOOR 14 13

12 11

10

1

**VISTA** home

TOWER 17A

21	22	23	24	FLOOR	ź
B1-VT	B-TR	B4-VG	B-VH	14	B·
B1-VT	B-TR	B4-VG	B-VH	13	B·
B1-VT	B-TR	B4-VG	B-VH	12	B·
B1-VT	B-TR	B4-VG	B-VH	11	B·
B1-VT	B-TR	B4-VG	B-VH	10	B·
B1-VT	B-TR	B4-VG	B-VH	9	B·
B1-VT	B-TR	B4-VG	B-VH	8	B·
B1-VT	B-TR	B4-VG	B-VH	7	B·
B1-VT	B-TR	B4-VG	B-VH	6	B·
B1-VT	B-TR	B4-VG	B-VH	5	B·
B1-VT	B-TR	B4-VG	B-VH	4	B·
B1-VT	B-TR	B4-VG	B-VH	3	B·
81(P)-VT	B(P)-TR	B4(P)-VG	B(P)-VH	2	B(P
				1	

**VANTAGE**home

no: #14-09 and #14-11

		TOWER 1	19	
FLOOR	25	26	27	28
14	B-TR	C1-VT	B-VH	B4-VG
13	B-TR	C1-VT	B-VH	B4-VG
12	B-TR	C1-VT	B-VH	B4-VG
11	B-TR	C1-VT	B-VH	B4-VG
10	D B-TR C1-VT B		B-VH	B4-VG
9	B-TR	B-TR C1-VT B-VH		B4-VG
8	B-TR	C1-VT	B-VH	B4-VG
7	B-TR	B-TR C1-VT B-VH		B4-VG
6	B-TR	C1-VT	B-VH	B4-VG
5	B-TR	C1-VT	B-VH	B4-VG
4	B-TR	C1-VT	B-VH	B4-VG
3	B-TR	C1-VT	B-VH	B4-VG
2	B(P)-TR	C1(P)-VT	B(P)-VH	B4(P)-VG
1				

PENTHOUSE

DSTA screening may be provided to Block 15A unit no:

#14-14

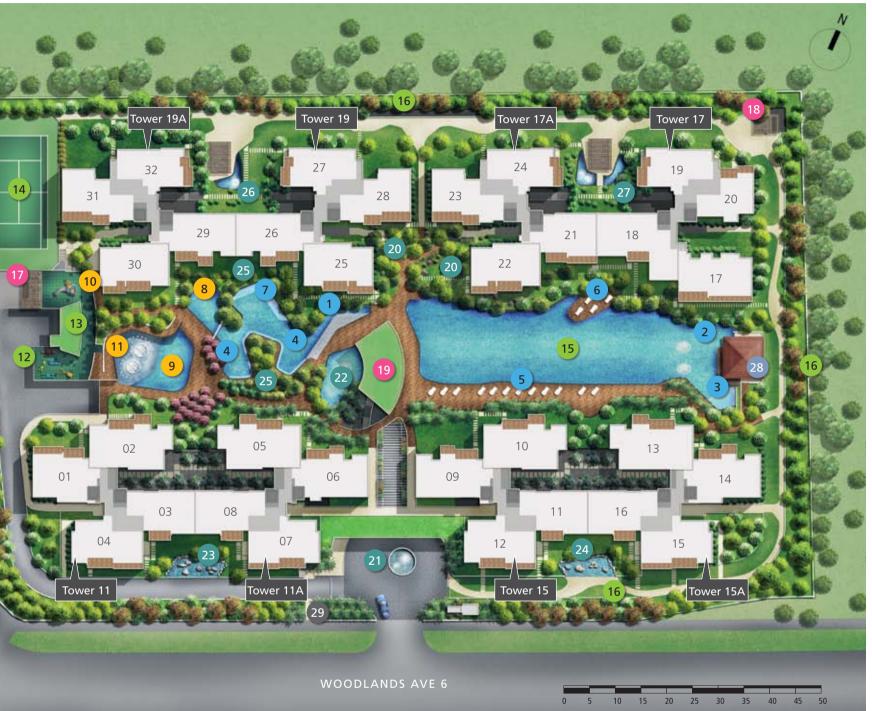
TOWER 19A												
	FLOOR	29	30	31	32							
	14	C1(a)-VT	B(a)-TR	B4(a)-VG	B-VH							
	13	C1-VT	B-TR	B4-VG	B-VH							
	12	C1-VT	B-TR	B4-VG	B-VH							
	11	C1-VT	B-TR	B4-VG	B-VH							
	10	C1-VT	B-TR	B4-VG	B-VH							
	9	C1-VT	B-TR	B4-VG	B-VH							
	8	C1-VT	B-TR	B4-VG	B-VH							
	7	C1-VT	-VT B-TR B4-VG		B-VH							
	6	C1-VT B-TR B4-VG			B-VH							
	5	C1-VT	B-TR	B4-VG	B-VH							
	4	C1-VT	B-TR	B4-VG	B-VH							
	3	C1-VT	B-TR	B4-VG	B-VH							
	2	C1(P)-VT	B(P1)-TR	B4(P)-VG	B(P)-VH							
	1											

TRIO

Note: DSTA screening may be provided to Block 19A unit no: #14-29, #14-30 and #14-31



# **TWIN FOUNTAINS** Where Life Is Celebrated Daily



# **Holistic Living**

1. Water Reflexology 2. Villa Pool 3. Villa Spa 4. Spa Pool 5. Sun Deck 6. Sun Island 7. Water Lounger

# **Kids Adventure**

8. Splash Pool 9. Children's Play Pool 10. Children's Playground 11. Adventure Fountains

# **3-G Fitness**

- 12. 3-Generation Fitness Pod
- 13. Gymnasium
- 14. Tennis Court
- 15. 50m Swimming Pool
- 16. Exotic Garden Trail

# **Outdoor Dining**

- 17. Spring Pavilion (BBQ)
- 18. Summer Pavilion (BBQ)
- 19. Function Room

# **Enchanting Nature**

- 20. Enchanted Garden
- 21. Gateway Fountains
- 22. Wellness Fountains
- 23. Coral Falls
- 24. Boulder Falls
- 25. Eclectic Garden
- 26. Eugenia Garden With Resting Pavilion
- 27. Eucharis Garden With Resting Pavilion

# 28. Fountain Villa

- Villa Pool
- Villa Spa
- Villa Fountains

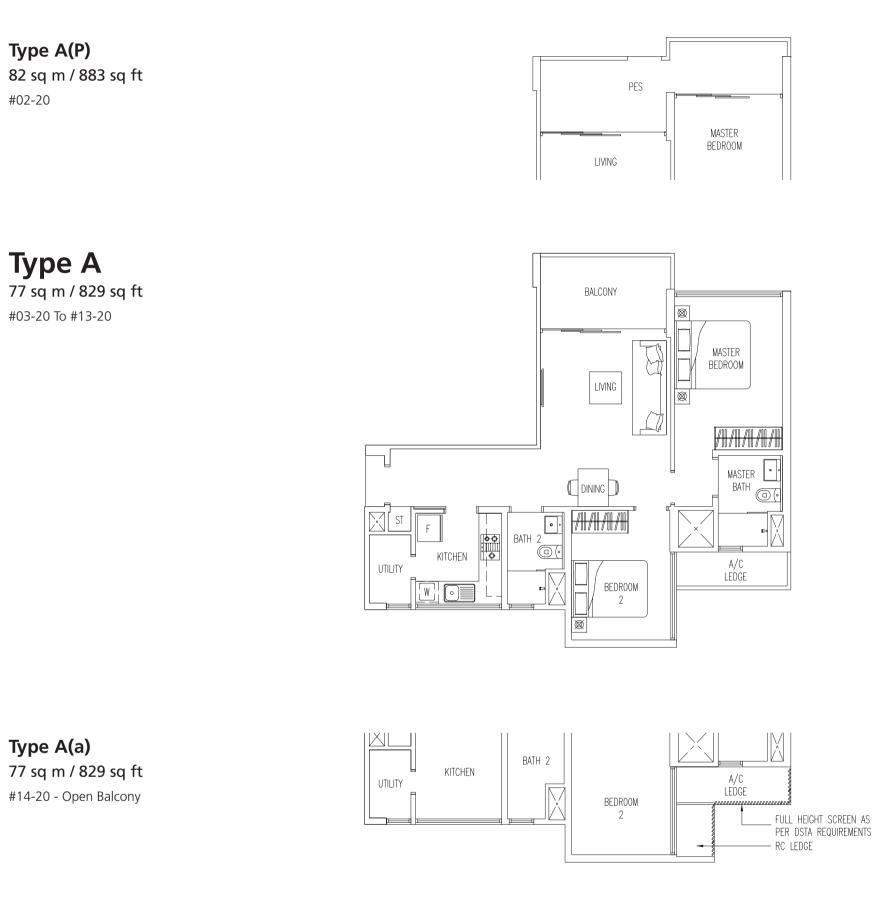
29. Side Gate

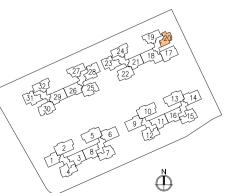
Type A(P) #02-20

# **SUITES**

Type A(a)







#02-32 #02-27 (mirror) #02-24

#03-24 To #13-24 #14-32 - Open Balcony #14-24 - Open Balcony

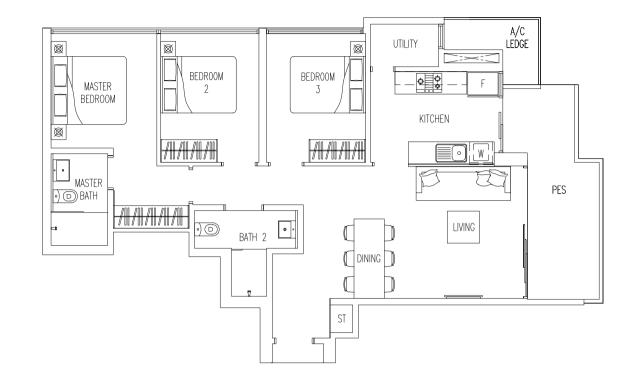
# VERANDAHhome PRIVATE BALCONY-VIEW

# **VERANDAH**home 3-Bedroom

# Type B(P)-VH

98 sq m / 1055 sq ft

#02-19 (mirror)



# Type B-VH

96 sq m / 1033 sq ft

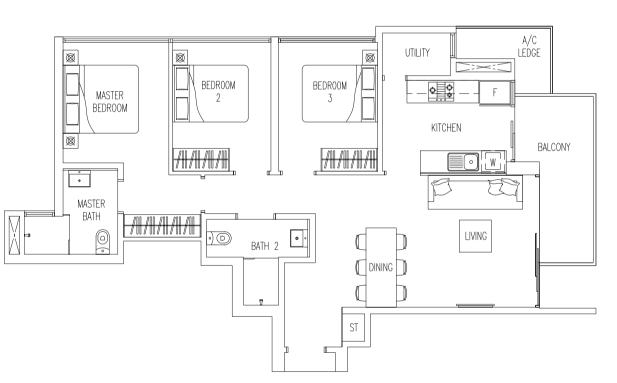
#03-32 To #13-32

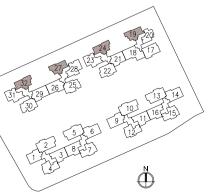
#03-27 To #13-27 (mirror)

#03-19 To #13-19 (mirror)

#14-27 - Open Balcony (mirror)

#14-19 - Open Balcony (mirror)





#02-01

#02-21 (rotated)

Type B1(a)-VT 98 sq m / 1055 sq ft #14-01 - Open Balcony



**VISTA** home

WIDE FRONTAGE-VIEW



# Type B1(P1)-VT

107 sq m / 1152 sq ft

Type B1(P)-VT 107 sq m / 1152 sq ft



#03-01 To #13-01 #14-21 - Open Balcony (rotated)



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Type B2-VT

102 sq m / 1098 sq ft

#02-04 To #13-04 (mirror)

#02-12 To #13-12 (mirror)

#02-07 To #13-07

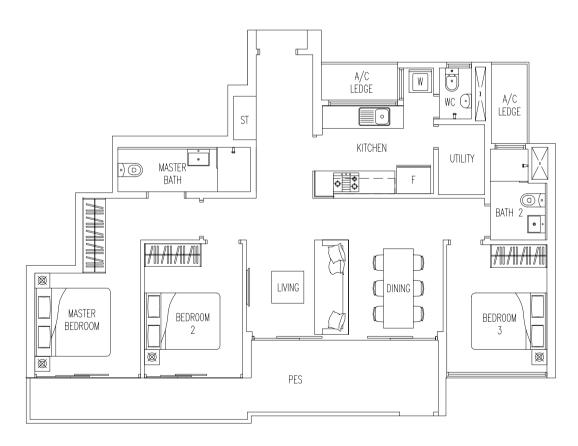
#02-15 To #13-15

# Type B3-VT 104 sq m / 1119 sq ft



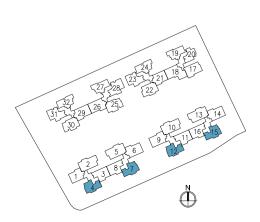
# Type B2(P)-VT

108 sq m / 1163 sq ft #01-04 (mirror) #01-07 #01-12 (mirror) #01-15



#01-08

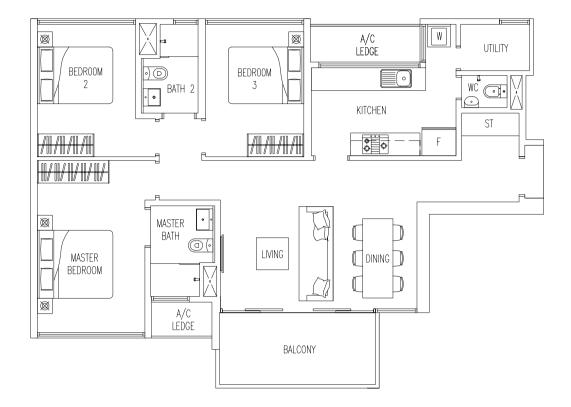
#01-16



Area includes A/C ledge, balcony, PES, roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation : A/c ledge (Aircon Ledge), PES (Private Enclosed Space), and ST (Store).

# **VISTA**home 3-Bedroom

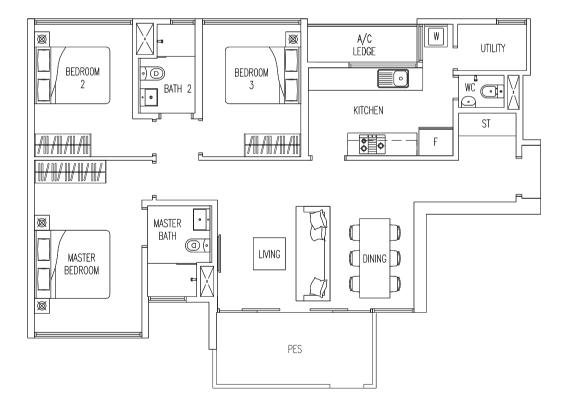
#02-03 To #13-03 (mirror) #02-08 To #13-08 #02-11 To #13-11 (mirror) #02-16 To #13-16

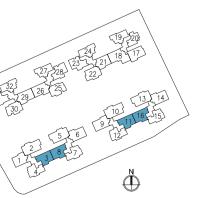


# Type B3(P)-VT

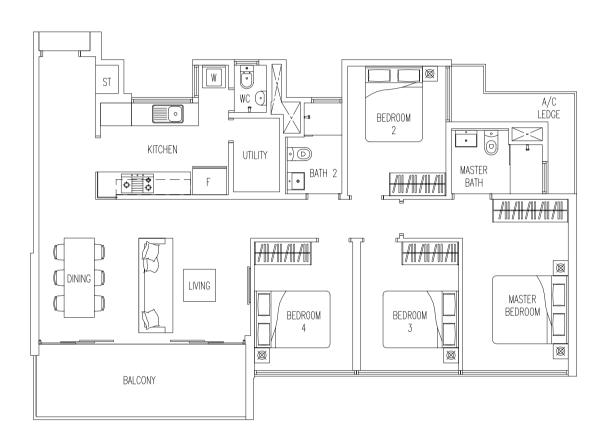
102 sq m / 1098 sq ft #01-03 (mirror)

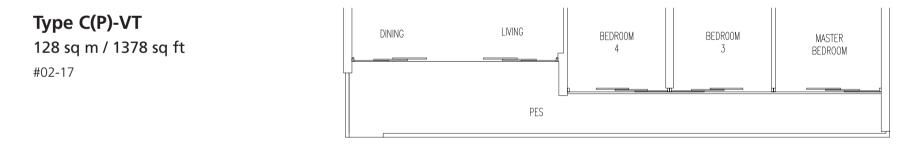
#01-11 (mirror)

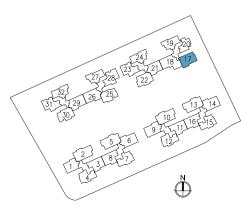




**Type C-VT** 118 sq m / 1270 sq ft #03-17 To #13-17

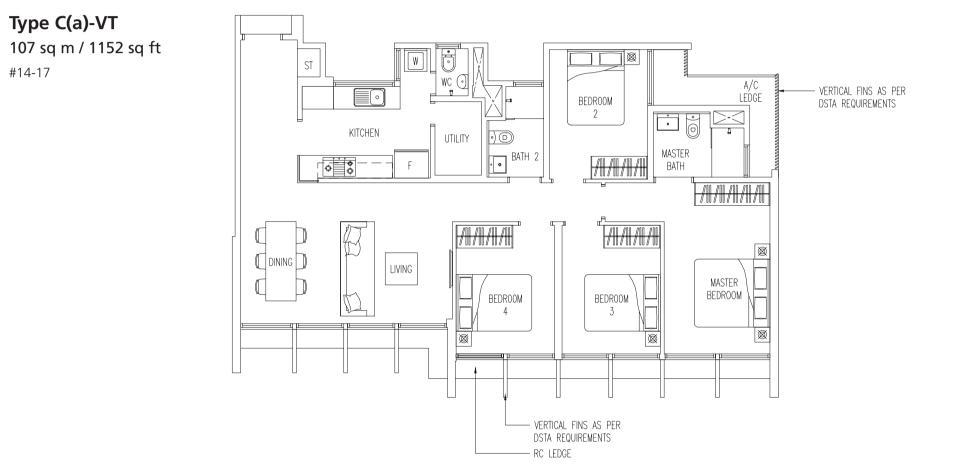








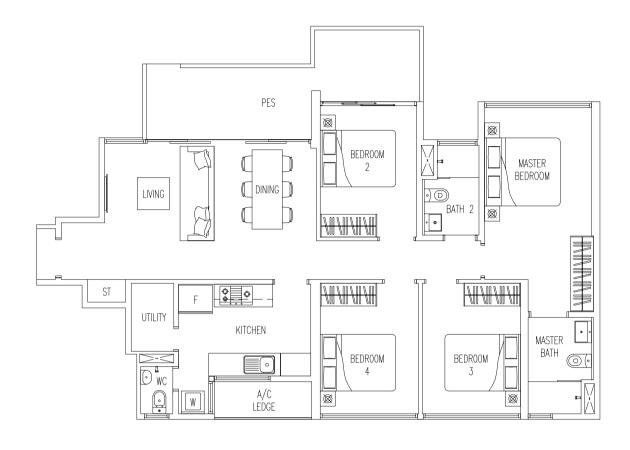
Area includes A/C ledge, balcony, PES, roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation : A/c ledge (Aircon Ledge), PES (Private Enclosed Space), and ST (Store).



10-201 10-201 12-1-2-1-18 12-1-2-1-18 12-1-2-1-18 13-14 14-15 14-

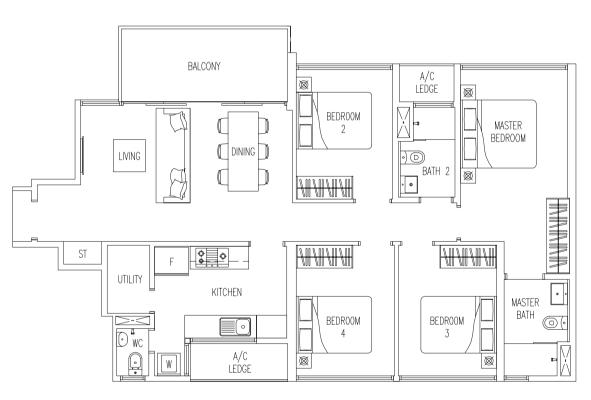
# Type C1(P)-VT

116 sq m / 1249 sq ft #02-29 (mirror) #02-26 (rotated) #02-06 #02-09 (mirror) #02-14



# Type C1-VT

112 sq m / 1206 sq ft #03-29 To #13-29 (mirror) #03-26 To #13-26 (rotated) #03-06 To #13-06 #03-09 To #13-09 (mirror) #03-14 To #13-14 #14-26 - Open Balcony (rotated)

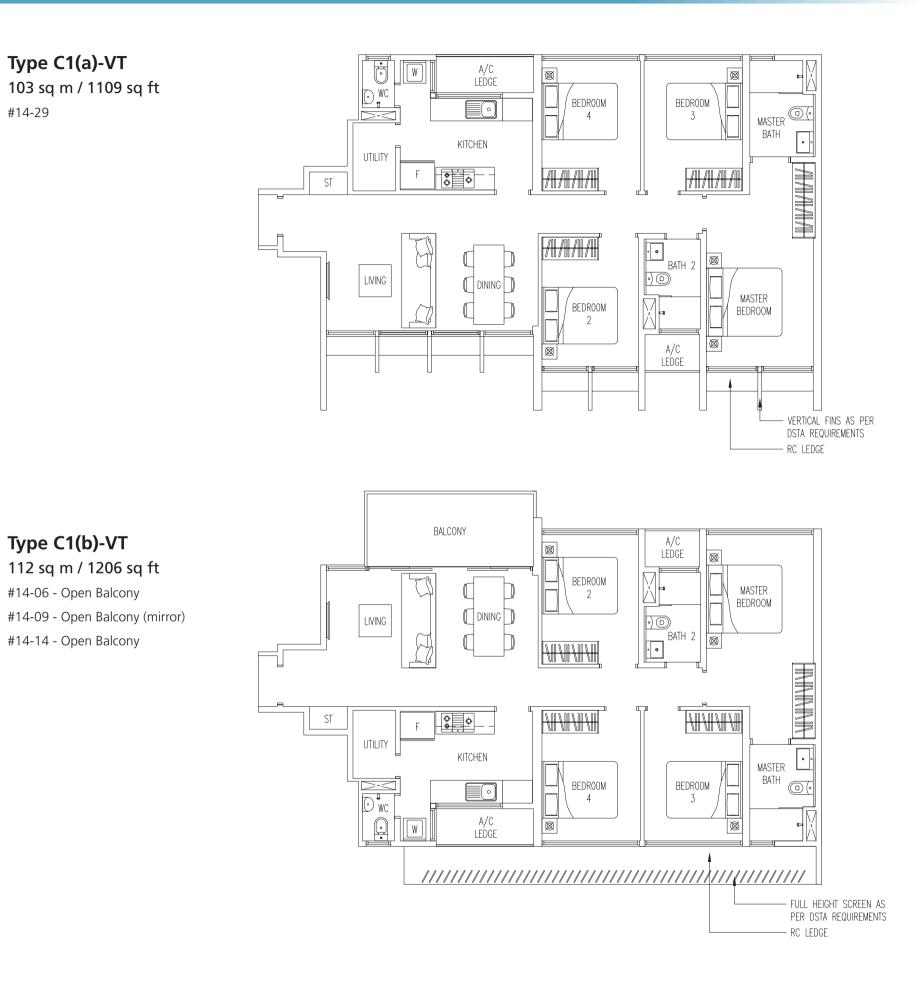


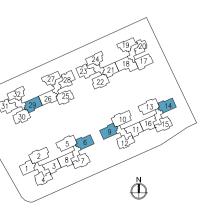


#14-29

#14-14 - Open Balcony

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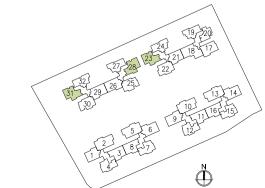




Area includes A/C ledge, balcony, PES, roof terrace. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation : A/c ledge (Aircon Ledge), PES (Private Enclosed Space), and ST (Store).

# #02-28 (mirror) #02-23 #02-31

Type B4(a)-VG 102 sq m / 1098 sq ft #14-31



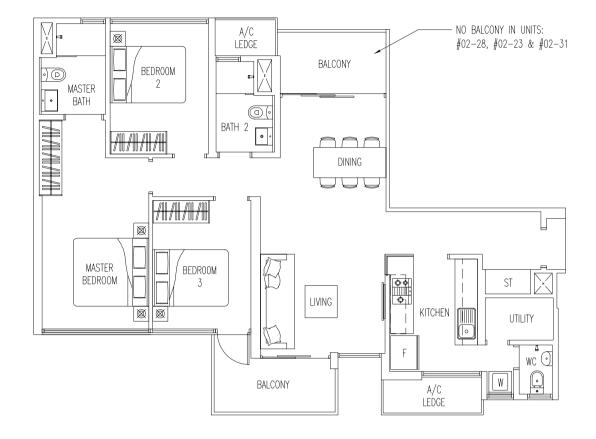
# VANTAGE BREEZY DUAL-VIEW

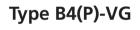
# VANTAGEhome 3-Bedroom

# Type B4-VG

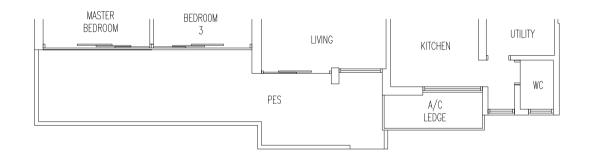
107 sq m / 1152 sq ft #03-28 To #13-28 (mirror) #03-23 To #13-23 #03-31 To #13-31

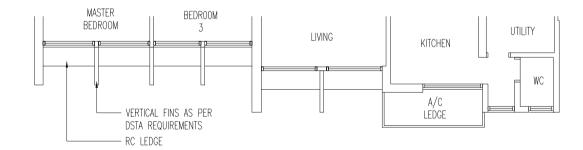
- #14-28 Open Balcony (mirror)
- #14-23 Open Balcony





115 sq m / 1238 sq ft







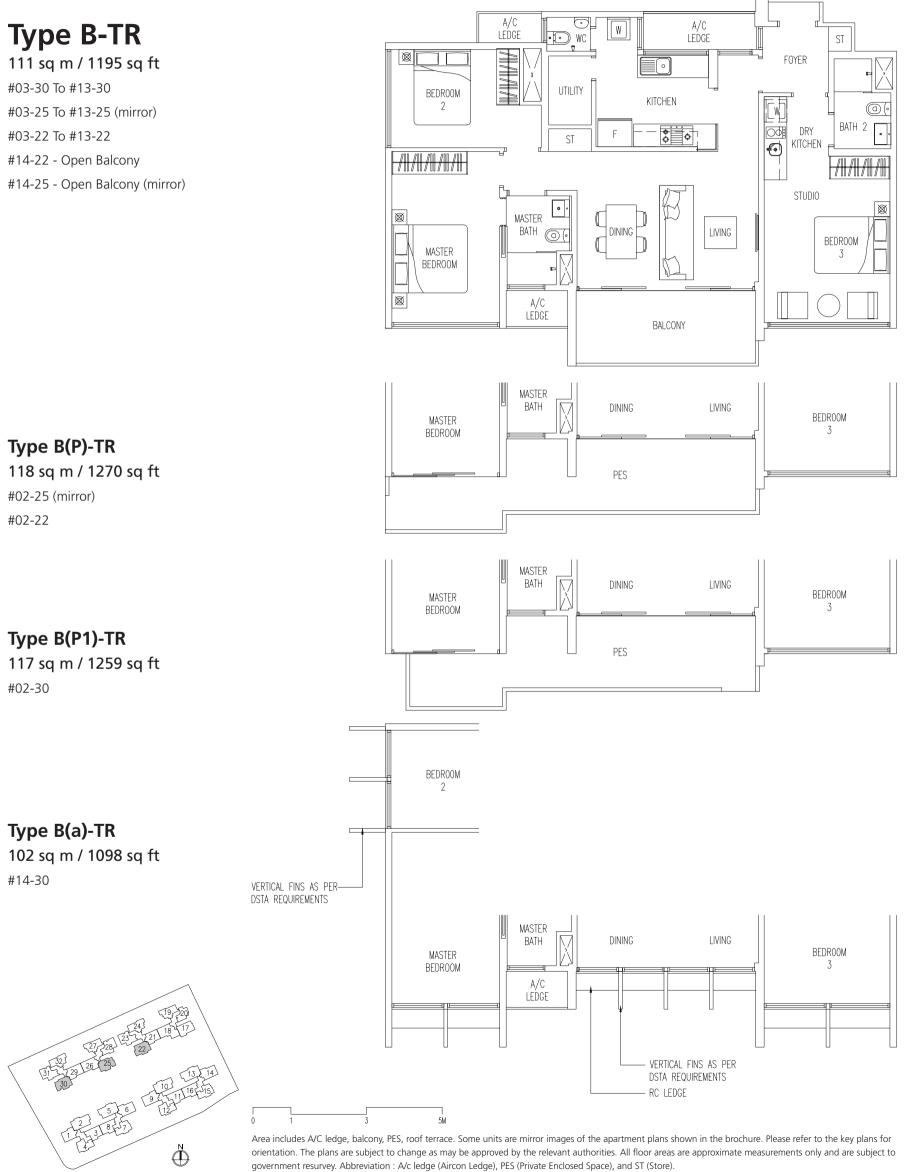
#02-22

#02-30

#14-30











# Type C(P)-TR 137 sq m / 1475 sq ft #02-10 (mirror) PES MASTER BEDROOM MASTER BATH BEDROOM BEDROOM LIVING DINING 2 4 Type C(P1)-TR 137 sq m / 1475 sq ft

#02-02 (mirror)

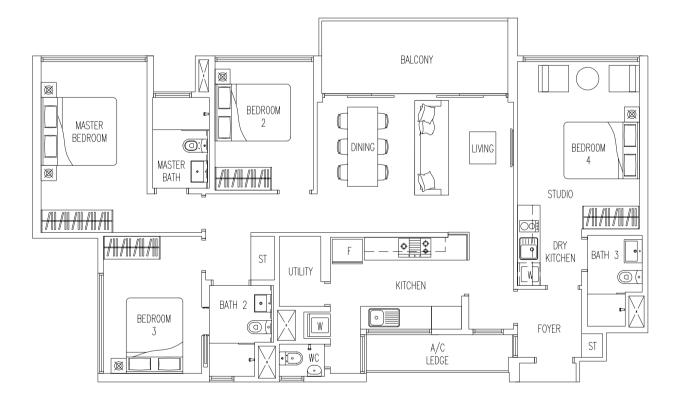
#02-05

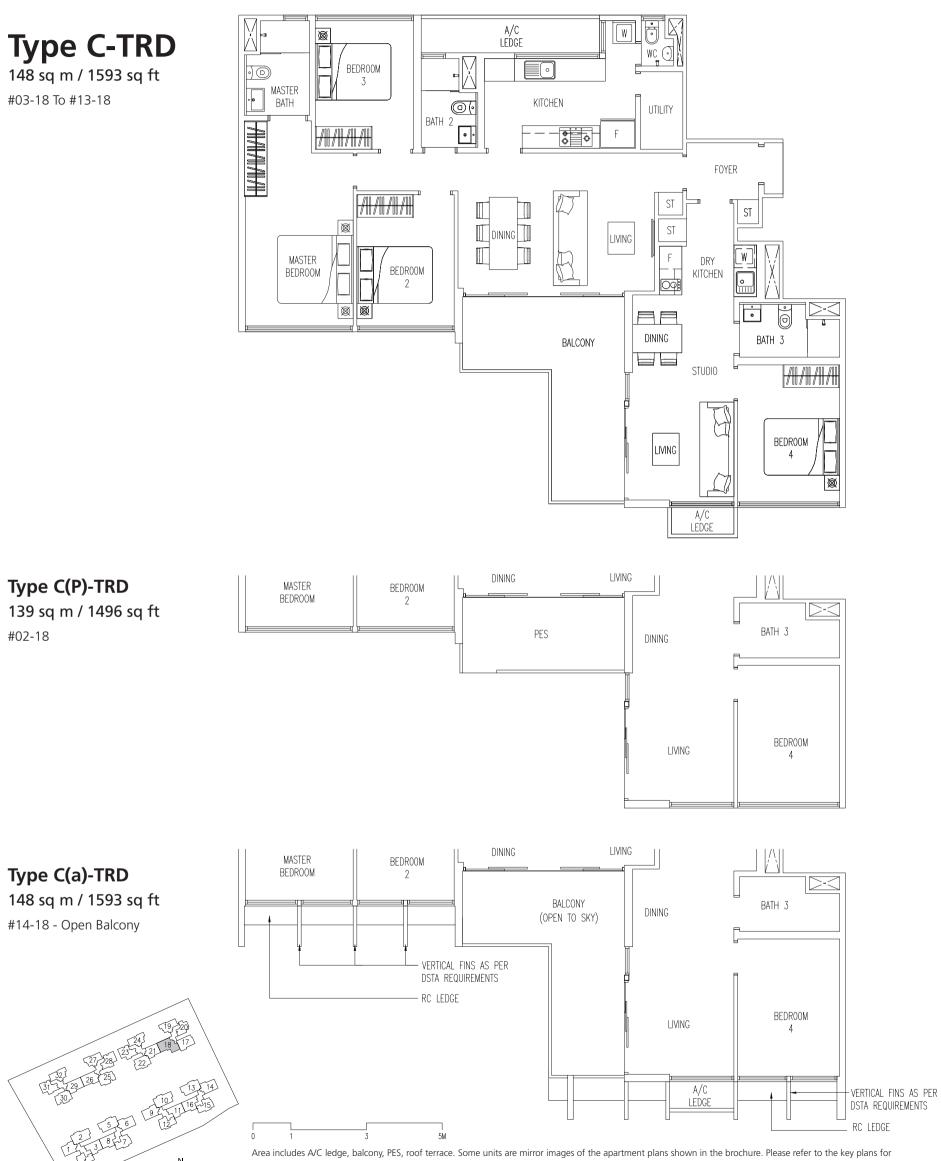
#02-13

PES MASTER BEDROOM MASTER BATH BEDROOM BEDROOM LIVING DINING 2 4

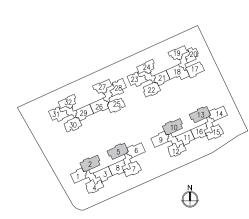
# Type C-TR

130 sq m / 1399 sq ft #03-02 To #13-02 (mirror) #03-05 To #13-05 #03-10 To #13-10 (mirror) #03-13 To #13-13 #14-02 - Open Balcony (mirror) #14-05 - Open Balcony #14-10 - Open Balcony (mirror) #14-13 - Open Balcony





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orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation : A/c ledge (Aircon Ledge), PES (Private Enclosed Space), and ST (Store).

# PENTHOUSE

#14-11 (mirror)

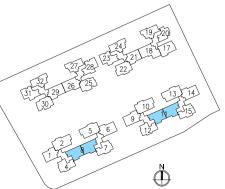
A/C LEDGE

# PENTHOUSE

Type PH 205 sq m / 2207 sq ft

#14-08

\* \* • • A/C LEDGE E Ø MASTER BATH H PARA UTILITY  $\bigcirc$ LIVING DINING WC ( A Ø ST ST >--DRY KITCHEN BATH 3 • BATH . . RATH 0: OPEN ROOF TERRACE BEDROOM 4 BEDROOM BEDROOM BEDROOM KITCHEN 5 3 2 F Ø Ø ------ RC LEDGE — FULL HEIGHT SCREEN AS PER DSTA REQUIREMENTS



# Specifications

# 1. FOUNDATION

Piled Foundation

2. SUPERSTRUCTURE Cast in-situ and/or precast reinforced concrete structure

## 3. WALLS

External Walls: In-situ reinforced concrete wall and/or masonry brick wall b. Internal Walls: Masonry and/or lightweight concrete panels and/or in-situ reinforced concrete wall and/or drywall partition system

# 4. ROOF

Flat Roof: Reinforced concrete slab with appropriate insulation and waterproofing system

### 5. CEILING (i) Units

- Living/Dining, Bedrooms, all Kitchens, Utility, Foyer, Linen Room, WC, Store, Balcony and Private Enclosed Space (PES): Cement sand plaster with emulsion paint and/or skim coat with emulsion paint and/or plaster ceiling boards and/or bulkhead to designated areas with emulsion paint finish
- b. Corridor leading to Bedrooms and all Bathrooms: Plaster ceiling board with emulsion paint and/or bulkhead to designated areas with emulsion paint finish

### (ii) Common Areas

- Lift lobbies: Skim coat and/or plaster ceiling boards and/or box-ups to designated areas with emulsion paint finish
- b. Car park areas, Staircases, Storey Shelters : Skim coat with emulsion paint finish

## 6. FINISHES

# A. Wall

- (i) Units
- Living/Dining, Bedrooms, Corridor leading to Bedrooms, Balcony, Utility, Linen Room, Foyer, Store, Roof Terrace and Private Enclosed Space (PES): Cement sand plaster and/or skim coat with emulsion paint (up to false ceiling and at exposed surfaces only)
- b. All Bathrooms: Ceramic tiles and/or Homogenous tiles (up to false ceiling and at exposed surfaces only)
- c. All Kitchens:Ceramic tiles and/or Homogenous tiles and/or cement sand plaster with emulsion paint finish (up to false ceiling and at exposed surfaces only)
- d. WC: Ceramic tiles and/or homogeneous tiles (up to false ceiling and at exposed surfaces only)

### (ii) Common Areas - Internal Wall Finishes

- Basement and 1st Storey Lift Lobbies, Typical Lift Lobbies and Club House: Ceramic tiles and/or homogeneous tiles and/or cement sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and at exposed surfaces only)
- b. Common Corridors, Staircases and Staircase Storey Shelter: Cement sand plaster and/or skim coat with emulsion paint finish
- c. Car Parks and Ramps: Cement sand plaster and/or skim coat with emulsion paint finish
- d. Male and Female Changing Room Ceramic tiles and/or homogeneous tiles and/or cement sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and at exposed surfaces only)

### (iii) Common Areas - External Wall Finishes

All External Walls: Cement sand plaster and/or skim coat with spray textured coating/ emulsion paint finish

# **B.** Floor

- (i) Units Living/Dining, Corridor leading to Bedrooms, Store, Foyer: Ceramic tiles and/or homogeneous tiles with tile skirting
- b. Bedrooms: Timber flooring with timber skirting
- c. All Kitchens, All Bathrooms, Utility, Linen Room, Balcony, Private Enclosed Space (PES), Roof Terrace, WC: Ceramic tiles and/or homogeneous tiles

### (ii) Common Areas - Internal Floor Finishes

- Basement, 1st Storey Lift Lobbies, Typical Lift Lobbies and Club House Lobby: Ceramic tiles and/or homogeneous tiles
- b. Staircases and Staircase Storey Shelter: Cement sand screed finish with nosing tile
- c. Car parks and Ramps: Concrete floor with hardener
- d. Male and Female Changing Room: Ceramic tiles and/or homogeneous tiles

# (iii) Common Areas - External Floor Finishes

- a. Walkway and Drop Off: Ceramic tiles and/or homogeneous tiles and/or pebble wash b. Pools: Porcelain mosaics and/or ceramic tiles and/or homogeneous tiles
- Pool Deck Areas: Homogeneous tiles and/or pebble wash and/or stone finish C. and/or timber deck

# 7. WINDOWS

Aluminum framed window with tinted glass and/or clear glass and/or frosted glass and/or translucent glazing where applicable

### 8. DOORS

a. Entrance: Approved fire-rated timber door

- b. Bedrooms, Bathrooms and Linen Room: Hollow Core Flush Timber door
- c. Kitchen: Timber framed door with infill glass panel (where applicable)
- d. WC, Utility: PVC folding door
- e. Private Enclosed Space (PES), Balcony and Roof Terrace: Powder-coated finished aluminum framed sliding/swing door and/or fixed glass panel with tinted glazing

Note: Selected good quality locksets and ironmongery shall be provided to all doors

# 9. SANITARY FITTINGS

1 shower screen complete with shower mixer set Master Bathrooms 1 basin and 1 basin mixer with cabinet below 2 basin and 2 basin mixer with cabinet below (only for Type PH) 1 long bath c/w shower mixer and rain shower head (only for Type PH) 1 pedestal water closet 1 mirror 1 towel rail 1 toilet paper holder 1 shower screen complete with shower mixer set Other Bathrooms 1 basin and 1 basin mixer with cabinet below 1 pedestal water closet 1 mirror 1 towel rail 1 toilet paper holder 1 shower set with tap WC (where applicable) 1 pedestal water closet 1 wall hung basin with tap 1 toilet paper holder 1 washing machine bib tap Kitchen/Linen Room

Roof Terrace and Private 1 bib tap Enclosed Space (PES)

### **10. ELECTRICAL INSTALLATION**

a. Wiring for lighting and power shall be concealed conduit except for spaces within DB's closet and areas above false ceiling, which shall be exposed conduit/trunking

b. All electrical wiring shall be in accordance with current edition of Singapore Code of Practice CP 5

- c. Refer to Electrical Schedule for details
- **11. TV/TELEPHONE POINTS** Refer to Electrical Schedule for details

## **12. LIGHTNING PROTECTION**

Lightning protection system shall be provided in accordance with current edition of Singapore Standard SS555

### 13. PAINTING

- a. Internal Wall Emulsion paint
- b. External Wall:

Spray textured coating and/or selected exterior paint

# 14. WATER PROOFING

Waterproofing shall be provided to floors of Bathrooms, WC, Kitchen, Linen Room, Roof Terrace, Balcony, Private Enclosed Space (PES) and Reinforced concrete flat roof

### 15. DRIVEWAY AND CAR PARK

- a. Concrete pavers to driveway
- b. Concrete floor with hardener to car park and ramps to car park

# **16. RECREATION FACILITES**

- a. Swimming pool
- b. Spa pool
- Water lounger Splash pool
- Children's play pool
- Outdoor fitness
- Gym
- Children's playground Themed Gardens
- Pavilions
- Tennis court
- Clubhouse and function rooms
- m. Changing Rooms

Others Management Office and Guard House

# **17. ADDITIONAL ITEMS**

- a. Kitchen Cabinets: Solid surface counter top with high and/or low kitchen cabinets and stainless steel sink with cold water tap
- Kitchen Appliances: Cooker hob, cooker hood and built-in oven for all kitchens except for kitchen of Studio Unit in Type TRIO which will be provided with electric hob
- c. Wardrobes: Built-in wardrobes to all bedrooms

clause 9 and clause 17. Air-conditioning system

# No Type of Ur No Type of Uni Lighting Point 2 Power Poin Electric Hob Point 4 Cooker Hood Point 5 Oven Point TV Point 6 7 Telephone Point Bell Push c/ Bell Point (DC) 9 Intercom 10 Isolator

- q.
- h.

# NOTES

Marble/Compressed Marble/Limestone/Granite Marble/compressed marble/limestone/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/compressed marble/limestone/granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

# **Timber strips**

d. Air-Conditioning System: Split unit wall mounted air-conditioning units to Living/Dining and all Bedrooms

e. Audio Intercom: Audio Intercom provided

f. Hot Water Supply: Hot water provided to all Bathrooms except WC

Town Gas: Town Gas is supplied to kitchen gas hob for all Unit Types except for Studio Unit in Type TRIO which will be provided with electric hob

Metal Railing: Metal railing for Private Enclosed Space (PES), Balcony and Roof Terrace (where applicable)

Security System: Car park Barrier System at main entrance, Proximity Card Access System at Pedestrian Side Gate and designated Lift lobbies

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

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

### Television and/or Internet Access

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

### Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.

### Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Gas Heater Control, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

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

### Warranties

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

### Web Portal of the Housing Project

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.

### **False Ceiling**

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

### Glass

Glass is widely used in residential developments and may break/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 that may be used where applicable. It is difficult to detect these impurities, which may be present in tempered glass. The Purchaser may wish to take up insurance(s) covering glass breakage. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

### Mechanical Ventilation System

The mechanical ventilation system for the bathroom and any other areas within the Unit's exhaust system is to be maintained by the Purchaser on a regular basis.

All wall finishes shall be terminated at false ceiling level. There will be no tiles/ stone works behind kitchen cabinets/long bath/vanity cabinet/mirror.

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

Unit	2	BR	3 BR						3 BR 4 BR			3 BR TRIO			4 BR	TRIO	4 BR Deluxe TRIO	Penthouse						
nit	A(P)	A/Aa	B(P)-VH	B-VH	B1(P)-VT / B1(P1)- VT	B1-VT / B1(a)-VT	B2(P)-VT	B2-VT	B3(P)-VT	B3-VT	B4(P)-VG	B4-VG / B4(a)-VG	C(P)-VT	C-VT	C(a)-VT	C1(P)-VT	C1-VT / C1(a)-VT / C1(b)-VT	B(P)-TR / B(P1)-TR	B(TR)	B(a)-TR	C(P)-TR / C(P1)-TR	C-TR	C(P)-TRD / C-TRD / C(a)-TRD	Н
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Developer: FCL Admiralty Pte Ltd Co. Reg. No. 201227662G • Legal Description: Lot no 6030P MK 13 at Woodlands Ave 6 (Woodlands Planning Area) • Tenure: 99 years w.e.f 19 Dec 2012 • Developer's Licence No.: C1023 • Building Plan No.:A0712-07121-2012-BP01 (dated 2 April 2013) • Expected date of T.O.P.: 15 Oct 2016 • Expected date of Legal Completion: 15 Oct 2019

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