



The Tembusu
by WING TAI

FLOOR PLANS



It takes generations of values
to build value for generations.



The Tembusu
by WING TAI



The North-East of Singapore

How quality of life in one of Singapore's most livable regions is set to grow in spades.



- LEGEND
- Connectivity
 - Lifestyle / Recreation
 - Commercial / Business
 - Schools

* Source: www.onemap.sg

Site Plan

LEVEL 1

1. Guard House
2. Arrival Plaza
3. Art Garden
4. Children's Play Area
5. Forest Stream
6. Bamboo Walk
7. Pedestrian Side Gates
8. Spa Pavilion
9. Entertainment Pavilion (with Party Pool)
10. Garden Chess Deck
11. Children's Club Pavilion
12. Children's Pool
13. Steam / Sauna
14. Changing Rooms
15. Clubhouse
 - Gymnasium
 - AV Room
 - Function Room
16. Tennis Court
17. Main Pool
18. Leisure Lagoon Pool
19. Jacuzzi Island
20. Pool Lounge
21. Lounge Deck
22. Cabana Deck
23. Forest Walk



Sky Link

LEVEL 6

- 24. Sky Club (Play Zone)
- 25. Fitness Corner (Kids)
- 26. Relaxation Alcove
- 27. Art Deck
- 28. Reading Corner
- 29. Recreation Corner



Sky Link

LEVEL 12

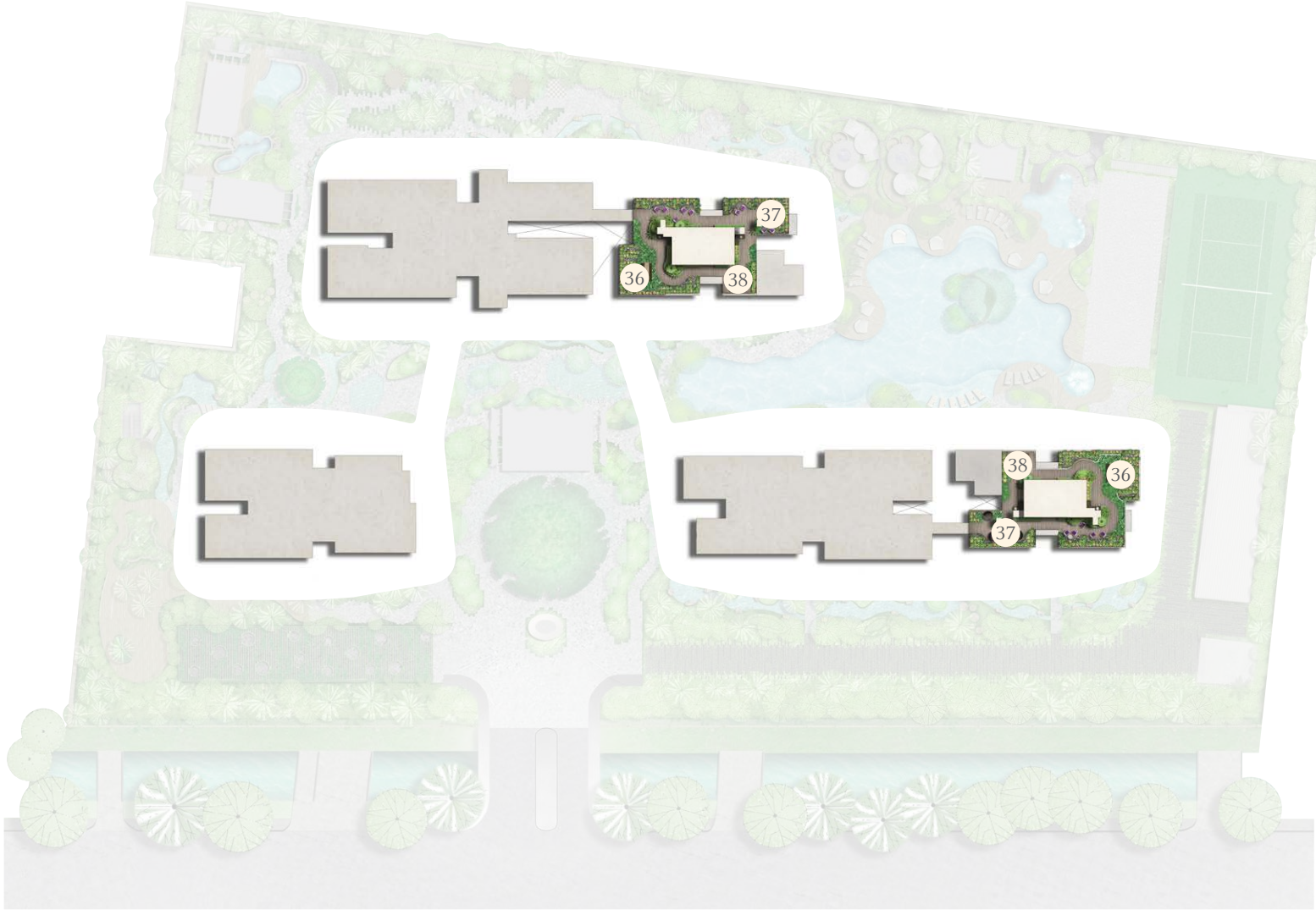
- 30. Entertainment Deck
- 31. Fitness Corner (Adults)
- 32. Art Deck
- 33. Lounge Deck
- 34. I Deck
- 35. Observatory Deck



Sky Terrace

LEVEL 18

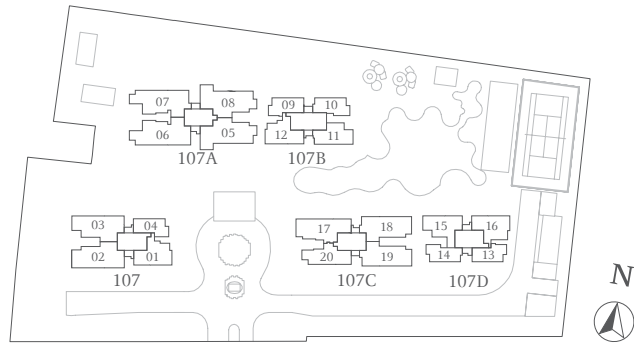
- 36. Leisure Farm Corner
- 37. Lounge Corner
- 38. Roof Top Dining



The above plans are not drawn to scale and are meant for illustration purposes only. They are subject to any amendments as required by the relevant authorities.

Diagrammatic Chart

BLOCK KEY PLAN



- PENTHOUSE (5BR + Family + Study)
- PENTHOUSE (4BR + Family)
- 4BR
- 3BR (Dual key)
- 3BR
- 2BR
- 1BR

BLOCK 107

PH1 #18-03		PH1 #18-03	
C1(r1) #17-03	A1(r1) #17-04	C1a(r1) #17-02	B1(r1) #17-01
C1 #16-03	A1 #16-04	C1a #16-02	B1 #16-01
C1 #15-03	A1 #15-04	C1a #15-02	B1 #15-01
C1 #14-03	A1 #14-04	C1a #14-02	B1 #14-01
C1 #13-03	A1 #13-04	C1a #13-02	B1 #13-01
C1 #12-03	A1 #12-04	C1a #12-02	B1 #12-01
C1 #11-03	A1 #11-04	C1a #11-02	B1 #11-01
C1 #10-03	A1 #10-04	C1a #10-02	B1 #10-01
C1 #09-03	A1 #09-04	C1a #09-02	B1 #09-01
C1 #08-03	A1 #08-04	C1a #08-02	B1 #08-01
C1 #07-03	A1 #07-04	C1a #07-02	B1 #07-01
C1 #06-03	A1 #06-04	C1a #06-02	B1 #06-01
C1 #05-03	A1 #05-04	C1a #05-02	B1 #05-01
C1 #04-03	A1 #04-04	C1a #04-02	B1 #04-01
C1 #03-03	A1 #03-04	B4 #03-02	B1 #03-01
C1 #02-03	A1 #02-04	-	B1 #02-01
C1(p1) #01-03	A1(p1) #01-04	-	B1(p1) #01-01

BLOCK 107A

PH3 #18-07		PH3 #18-07	
D1(r) #17-07	C(DK1)(r) #17-08	D1a(r) #17-06	C(DK2)(r) #17-05
D1 #16-07	C(DK1) #16-08	D1a #16-06	C(DK2) #16-05
D1 #15-07	C(DK1) #15-08	D1a #15-06	C(DK2) #15-05
D1 #14-07	C(DK1) #14-08	C3 #14-06	C(DK2) #14-05
D2 #13-07	C(DK1) #13-08	-	C(DK2) #13-05
D2 #12-07	C(DK1) #12-08	-	C(DK2) #12-05
D1 #11-07	C(DK1) #11-08	D1a #11-06	C(DK2) #11-05
D1 #10-07	C(DK1) #10-08	D1a #10-06	C(DK2) #10-05
D1 #09-07	C(DK1) #09-08	D1a #09-06	C(DK2) #09-05
D1 #08-07	C(DK1) #08-08	D1a #08-06	C(DK2) #08-05
D1 #07-07	C(DK1) #07-08	D1a #07-06	C(DK2) #07-05
D1 #06-07	C(DK1) #06-08	D1a #06-06	C(DK2) #06-05
D1 #05-07	C(DK1) #05-08	D1a #05-06	C(DK2) #05-05
D1 #04-07	C(DK1) #04-08	D1a #04-06	C(DK2) #04-05
D1 #03-07	C(DK1) #03-08	D1a #03-06	C(DK2) #03-05
D1 #02-07	C(DK1) #02-08	D1a #02-06	C(DK2) #02-05
D1(p) #01-07	C(DK1)(p) #01-08	D1a(p) #01-06	C(DK2)(p) #01-05

BASEMENT CARPARK

BLOCK 107B

SKY TERRACE		SKY TERRACE	
A1(r2) #17-09	A2(r1) #17-10	B1(r2) #17-12	B2(r1) #17-11
A1 #16-09	A2 #16-10	B1 #16-12	B2 #16-11
A1 #15-09	A2 #15-10	B1 #15-12	B2 #15-11
A1 #14-09	A2 #14-10	B1 #14-12	B2 #14-11
A1 #13-09	A2 #13-10	B1 #13-12	B2 #13-11
A1 #12-09	A2 #12-10	B1 #12-12	B2 #12-11
A1 #11-09	A2 #11-10	B1 #11-12	B2 #11-11
A1 #10-09	A2 #10-10	B1 #10-12	B2 #10-11
A1 #09-09	A2 #09-10	B1 #09-12	B2 #09-11
A1 #08-09	A2 #08-10	B1 #08-12	B2 #08-11
A1 #07-09	A2 #07-10	B1 #07-12	B2 #07-11
A1 #06-09	A2 #06-10	B1 #06-12	B2 #06-11
A1 #05-09	A2 #05-10	B1 #05-12	B2 #05-11
A1 #04-09	A2 #04-10	B1 #04-12	B2 #04-11
A1 #03-09	A2 #03-10	B1 #03-12	B2 #03-11
A1 #02-09	A2 #02-10	B1 #02-12	B2 #02-11
A1(p2) #01-09	A2(p1) #01-10	B1(p2) #01-12	B2(p1) #01-11

BLOCK 107C

PH2 #18-18		PH2 #18-18	
C2(r) #17-17	C1(r2) #17-18	B3(r) #17-20	C1a(r2) #17-19
C2 #16-17	C1 #16-18	B3 #16-20	C1a #16-19
C2 #15-17	C1 #15-18	B3 #15-20	C1a #15-19
C2 #14-17	C1 #14-18	B3 #14-20	C1a #14-19
C2 #13-17	C1 #13-18	B3 #13-20	C1a #13-19
C2 #12-17	C1 #12-18	B3 #12-20	C1a #12-19
C2 #11-17	C1 #11-18	B3 #11-20	C1a #11-19
C2 #10-17	C1 #10-18	B3 #10-20	C1a #10-19
C2 #09-17	C1 #09-18	B3 #09-20	C1a #09-19
C2 #08-17	C1 #08-18	B3 #08-20	C1a #08-19
-	C1 #07-18	B5 #07-20	C1a #07-19
-	C1 #06-18	B5 #06-20	C1a #06-19
C2 #05-17	C1 #05-18	B3 #05-20	C1a #05-19
C2 #04-17	C1 #04-18	B3 #04-20	C1a #04-19
C2 #03-17	C1 #03-18	B3 #03-20	C1a #03-19
C2 #02-17	C1 #02-18	B3 #02-20	C1a #02-19
C2(p) #01-17	C1(p2) #01-18	B3(p) #01-20	C1a(p) #01-19

BLOCK 107D

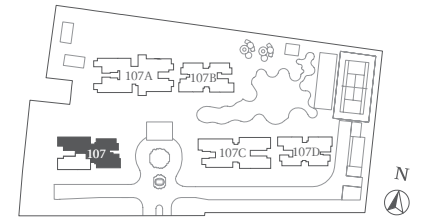
SKY TERRACE		SKY TERRACE	
B2(r2) #17-15	B1(r3) #17-16	A2(r2) #17-14	A1(r3) #17-13
B2 #16-15	B1 #16-16	A2 #16-14	A1 #16-13
B2 #15-15	B1 #15-16	A2 #15-14	A1 #15-13
B2 #14-15	B1 #14-16	A2 #14-14	A1 #14-13
B2 #13-15	B1 #13-16	A2 #13-14	A1 #13-13
B2 #12-15	B1 #12-16	A2 #12-14	A1 #12-13
B2 #11-15	B1 #11-16	A2 #11-14	A1 #11-13
B2 #10-15	B1 #10-16	A2 #10-14	A1 #10-13
B2 #09-15	B1 #09-16	A2 #09-14	A1 #09-13
B2 #08-15	B1 #08-16	A2 #08-14	A1 #08-13
B2 #07-15	B1 #07-16	A2 #07-14	A1 #07-13
B2 #06-15	B1 #06-16	A2 #06-14	A1 #06-13
B2 #05-15	B1 #05-16	A2 #05-14	A1 #05-13
B2 #04-15	B1 #04-16	A2 #04-14	A1 #04-13
B2 #03-15	B1 #03-16	A2 #03-14	A1 #03-13
B2 #02-15	B1 #02-16	A2 #02-14	A1 #02-13
B2(p2) #01-15	B1(p3) #01-16	A2(p2) #01-14	A1(p3) #01-13

BASEMENT CARPARK

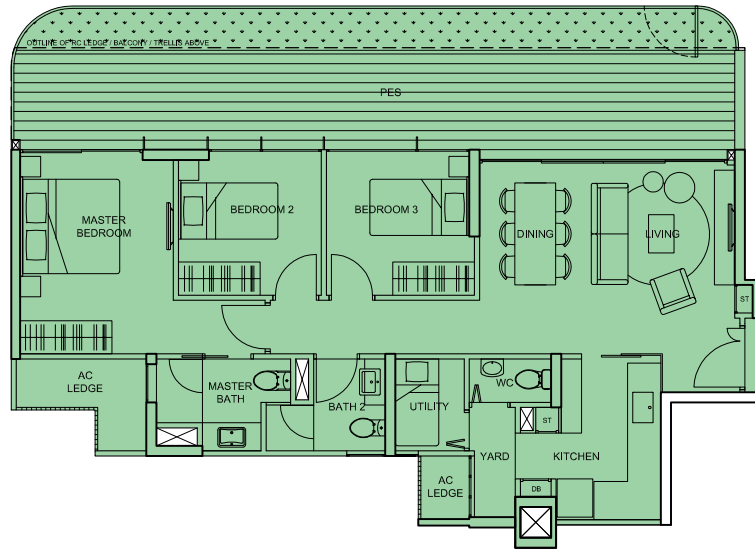
BLOCK 107

1ST STOREY

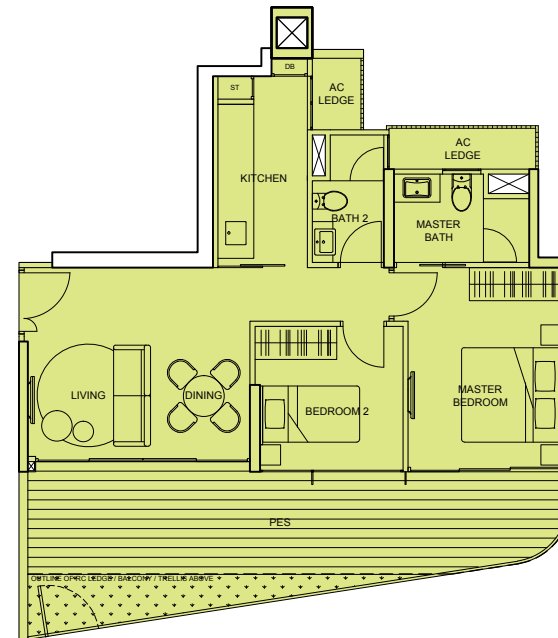
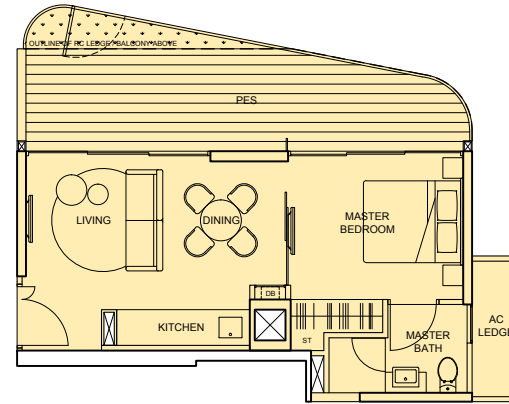
- PENTHOUSE (5BR + Family + Study)
- PENTHOUSE (4BR + Family)
- 4BR
- 3BR (Dual key)
- 3BR
- 2BR
- 1BR



Type C1(p1)
127 sqm (1,367 sq ft)
#01-03



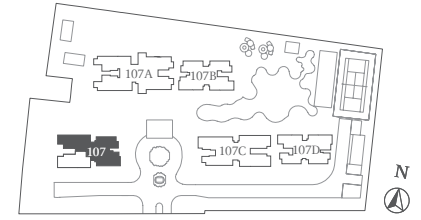
Type A1(p1)
58 sqm (624 sq ft)
#01-04



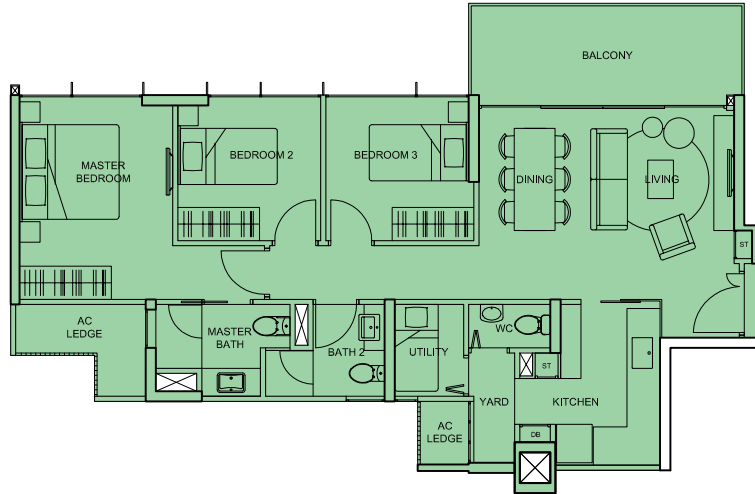
Type B1(p1)
90 sqm (969 sq ft)
#01-01

NOTE: The plans depicting the layouts of the units are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual presentation of the different available layouts. The relative distances depicted between the units are also not drawn to scale, and hence do not reflect the actual dimensions of, or distances between the units. The floor areas are estimates only and are subject to final survey.

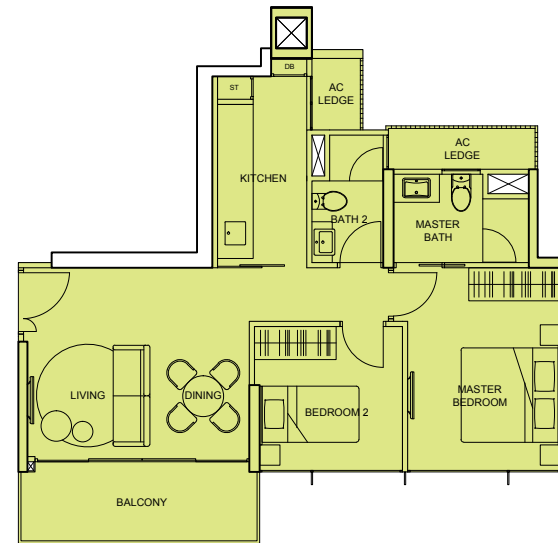
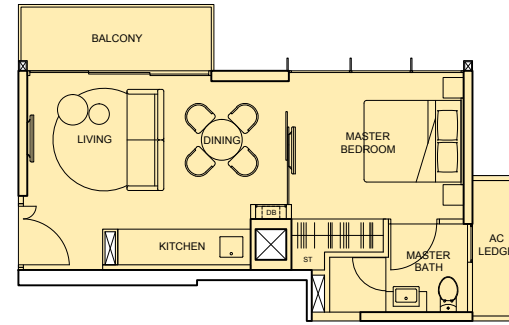
- PENTHOUSE (5BR + Family + Study)
- PENTHOUSE (4BR + Family)
- 4BR
- 3BR (Dual key)
- 3BR
- 2BR
- 1BR



Type C1
97 sqm (1,044 sq ft)
#02-03

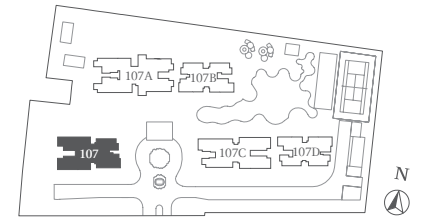


Type A1
44 sqm (474 sq ft)
#02-04

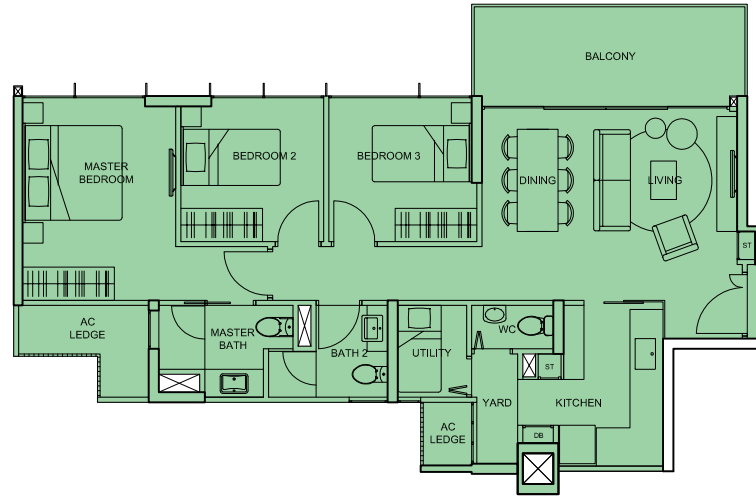


Type B1
70 sqm (753 sq ft)
#02-01

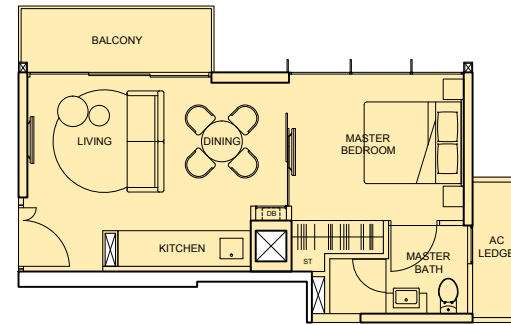
- PENTHOUSE (5BR + Family + Study)
- PENTHOUSE (4BR + Family)
- 4BR
- 3BR (Dual key)
- 3BR
- 2BR
- 1BR



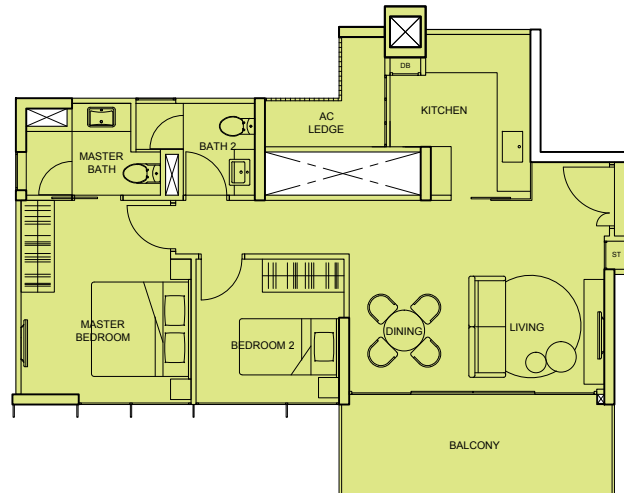
Type C1
97 sqm (1,044 sq ft)
#03-03



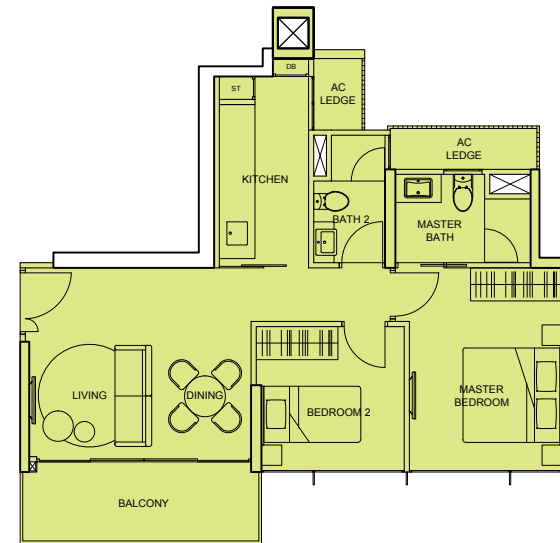
Type A1
44 sqm (474 sq ft)
#03-04



Type B4
79 sqm (850 sq ft)
#03-02



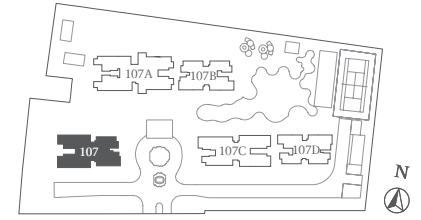
Type B1
70 sqm (753 sq ft)
#03-01



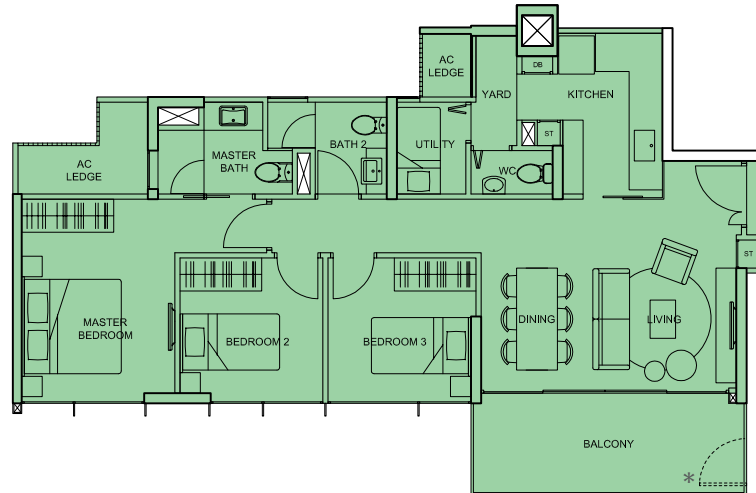
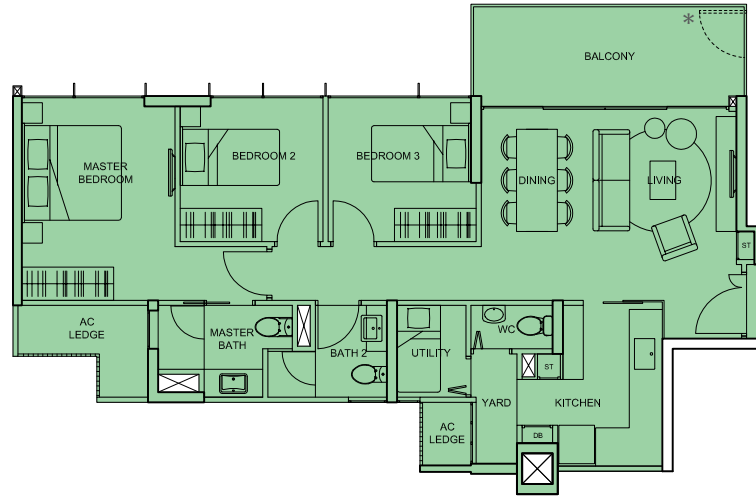
BLOCK 107

4TH to 16TH STOREY

- PENTHOUSE (5BR + Family + Study)
- PENTHOUSE (4BR + Family)
- 4BR
- 3BR (Dual key)
- 3BR
- 2BR
- 1BR

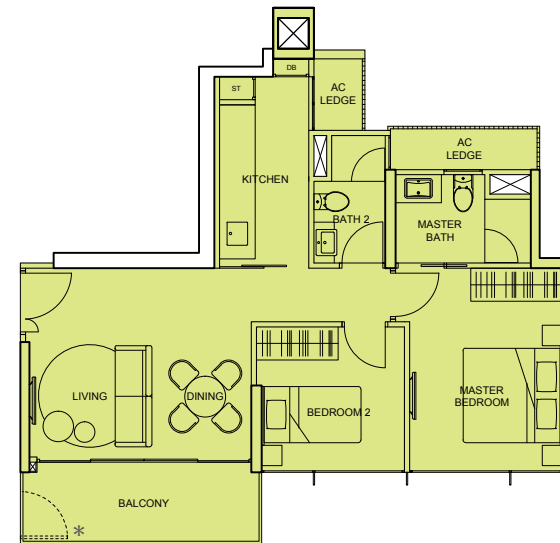
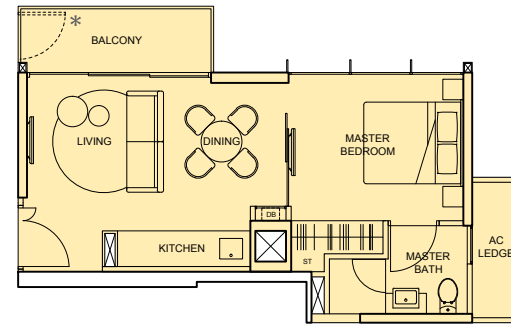


Type C1
97 sqm (1,044 sq ft)
#04-03 to #16-03



Type C1a
97 sqm (1,044 sq ft)
#04-02 to #16-02

Type A1
44 sqm (474 sq ft)
#04-04 to #16-04

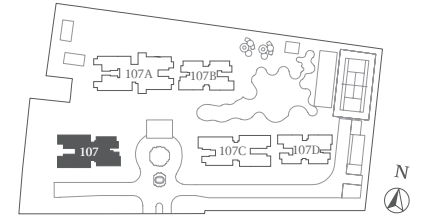


Type B1
70 sqm (753 sq ft)
#04-01 to #16-01

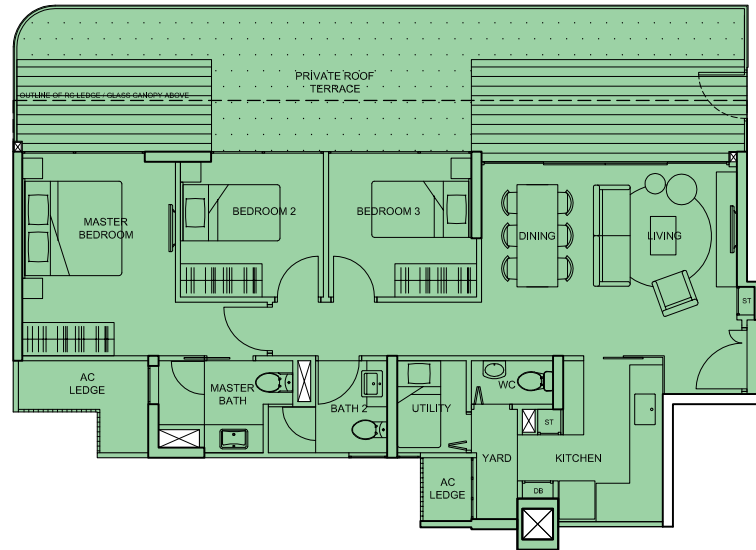
* Only for units on 6TH and 12TH storey.

NOTE: The plans depicting the layouts of the units are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual presentation of the different available layouts. The relative distances depicted between the units are also not drawn to scale, and hence do not reflect the actual dimensions of, or distances between the units. The floor areas are estimates only and are subject to final survey.

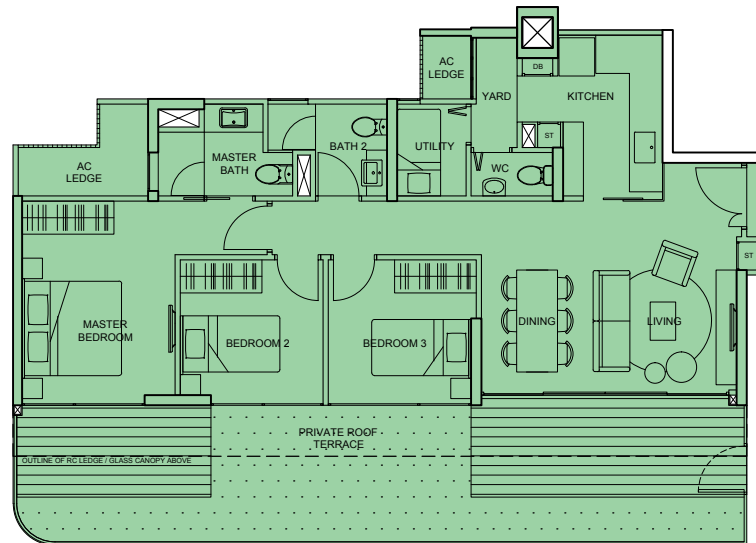
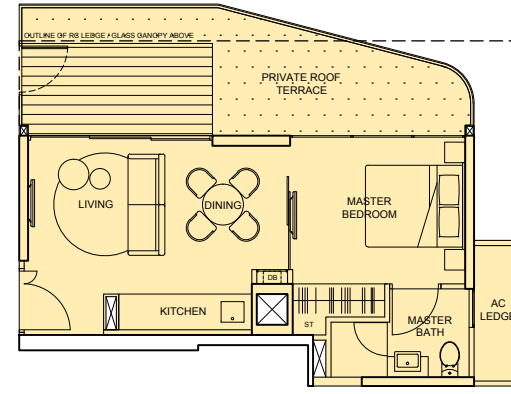
- PENTHOUSE (5BR + Family + Study)
- PENTHOUSE (4BR + Family)
- 4BR
- 3BR (Dual key)
- 3BR
- 2BR
- 1BR



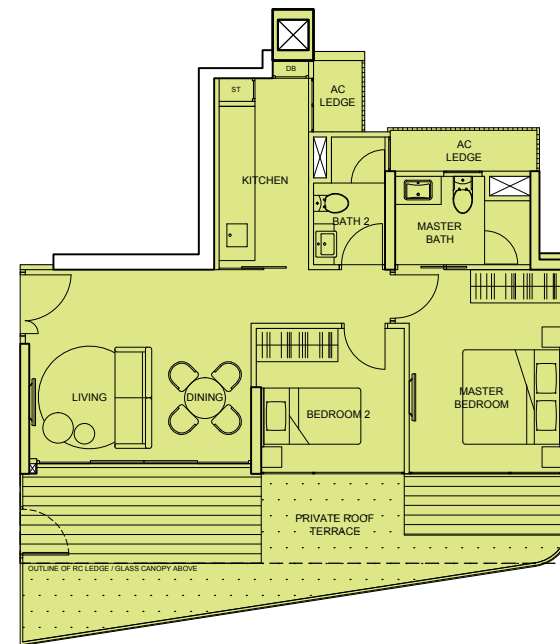
Type C1(r1)
128 sqm (1,378 sq ft)
#17-03



Type A1(r1)
59 sqm (635 sq ft)
#17-04



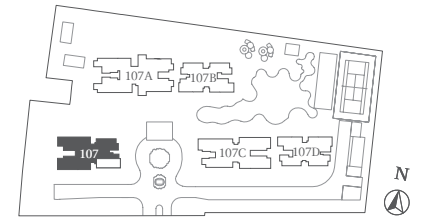
Type C1a(r1)
126 sqm (1,356 sq ft)
#17-02



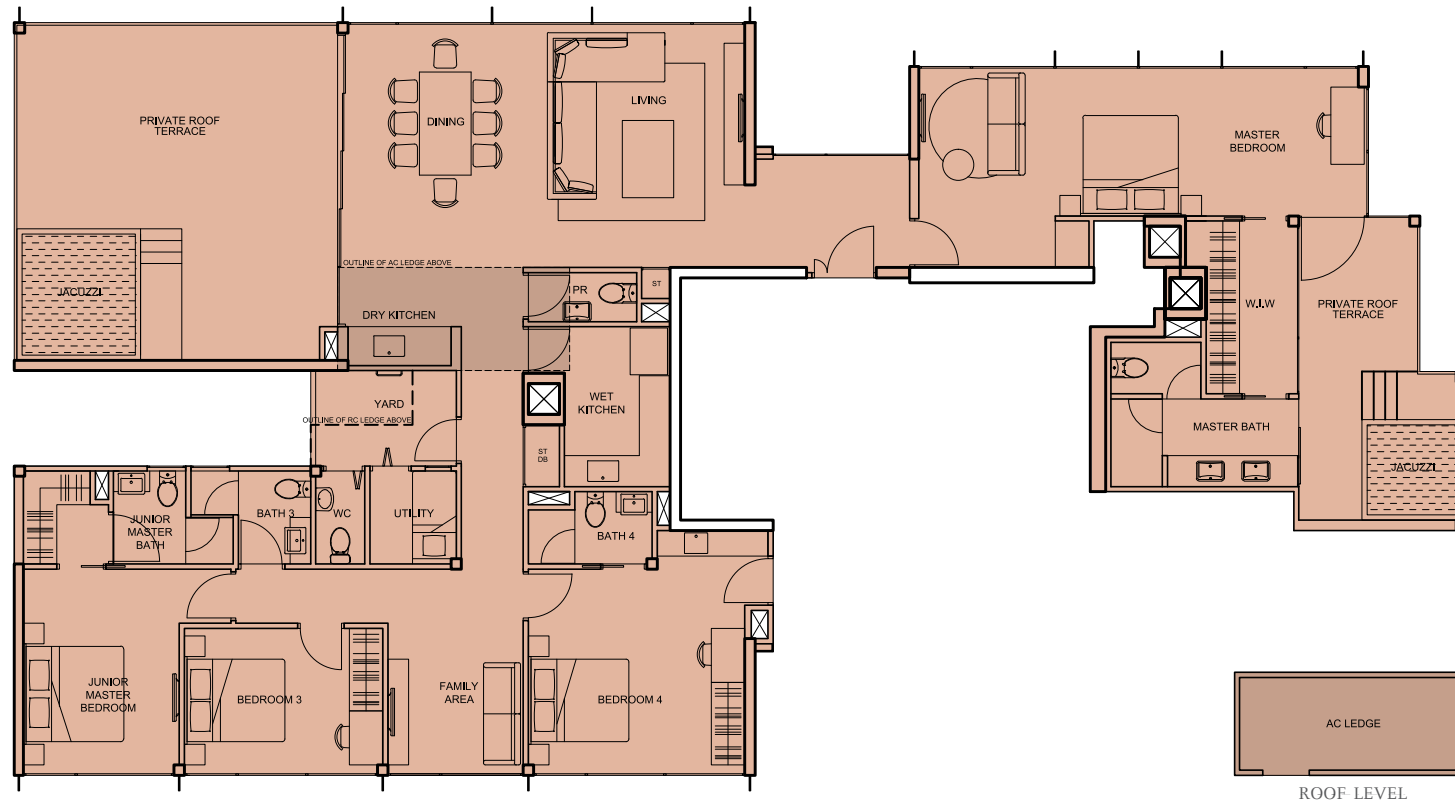
Type B1(r1)
91 sqm (980 sq ft)
#17-01

NOTE: The plans depicting the layouts of the units are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual presentation of the different available layouts. The relative distances depicted between the units are also not drawn to scale, and hence do not reflect the actual dimensions of, or distances between the units. The floor areas are estimates only and are subject to final survey.

- PENTHOUSE (5BR + Family + Study)
- PENTHOUSE (4BR + Family)
- 4BR
- 3BR (Dual key)
- 3BR
- 2BR
- 1BR

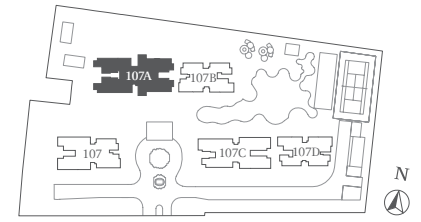


Type PH1
266 sqm (2,863 sq ft)
#18-03

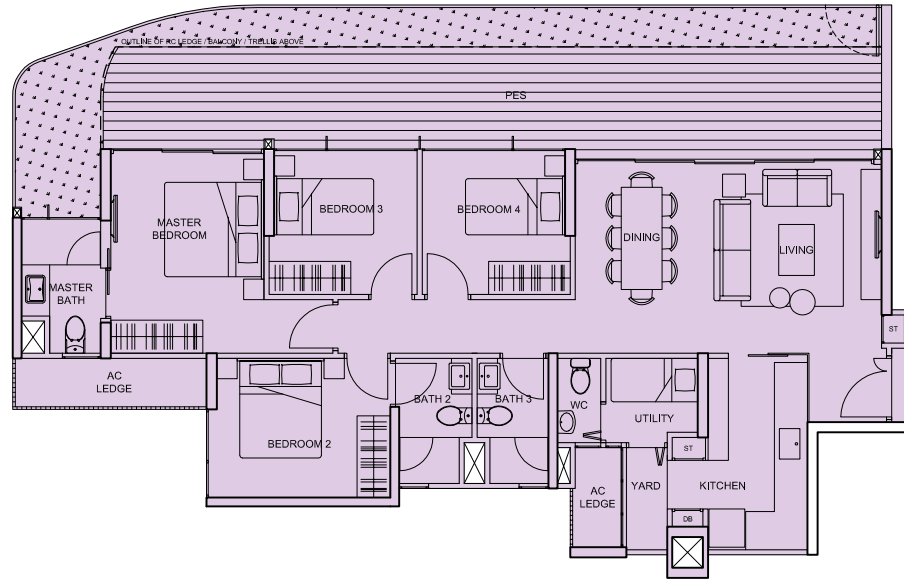


NOTE: The plans depicting the layouts of the units are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual presentation of the different available layouts. The relative distances depicted between the units are also not drawn to scale, and hence do not reflect the actual dimensions of, or distances between the units. The floor areas are estimates only and are subject to final survey.

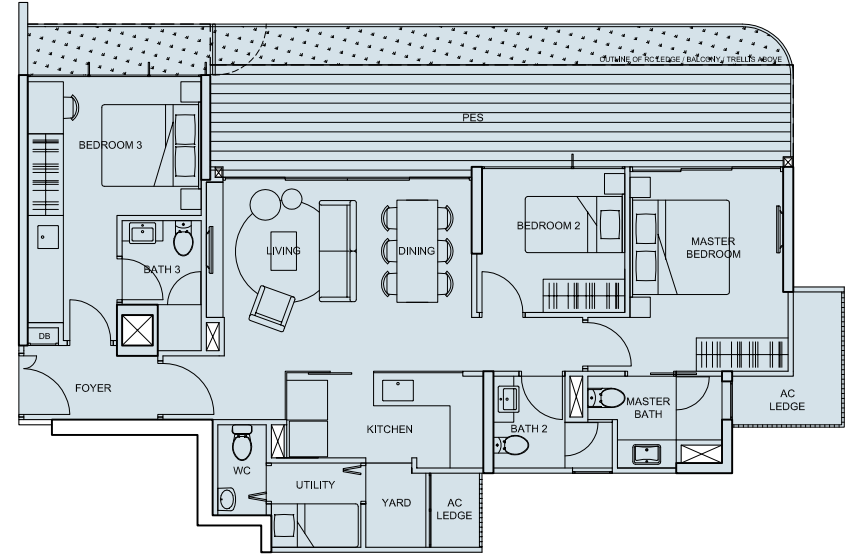
- PENTHOUSE (5BR + Family + Study)
- PENTHOUSE (4BR + Family)
- 4BR
- 3BR (Dual key)
- 3BR
- 2BR
- 1BR



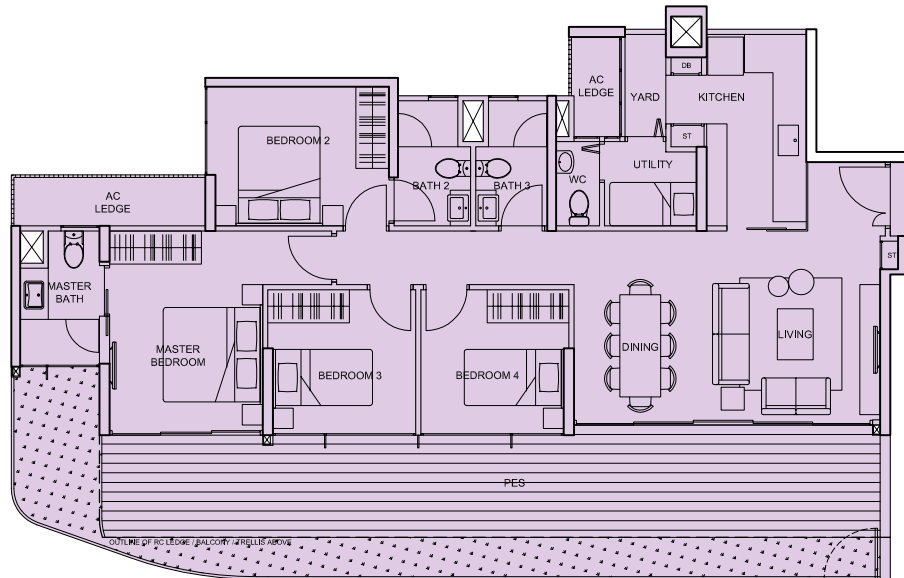
Type D1(p)
158 sqm (1,701 sq ft)
#01-07



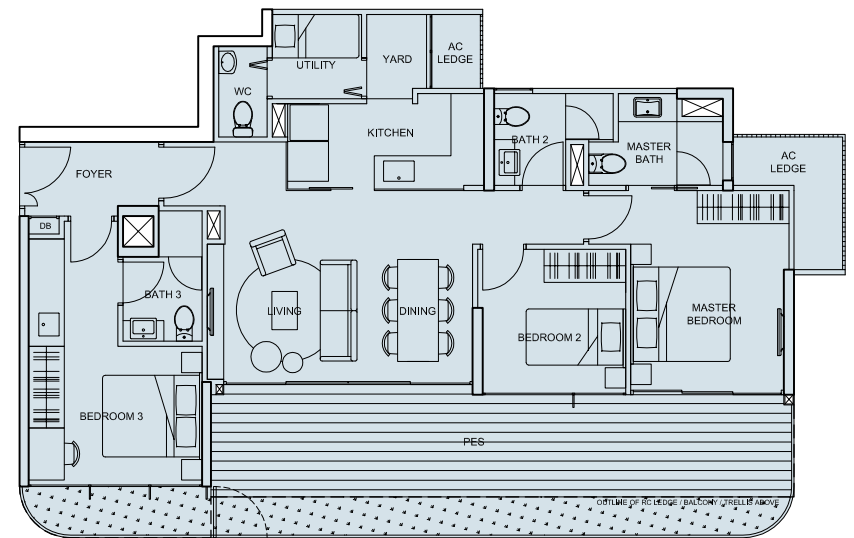
Type C(DK1)(p)
135 sqm (1,453 sq ft)
#01-08



Type D1a(p)
158 sqm (1,701 sq ft)
#01-06



Type C(DK2)(p)
135 sqm (1,453 sq ft)
#01-05

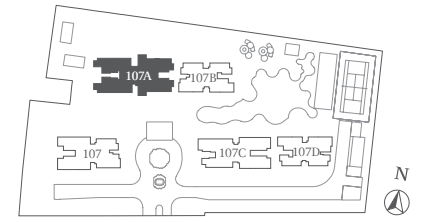


NOTE: The plans depicting the layouts of the units are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual presentation of the different available layouts. The relative distances depicted between the units are also not drawn to scale, and hence do not reflect the actual dimensions of, or distances between the units. The floor areas are estimates only and are subject to final survey.

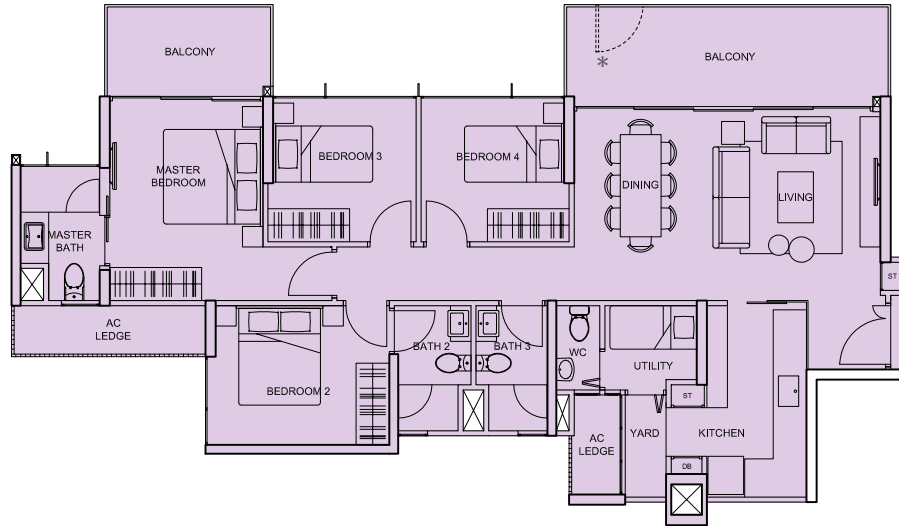
BLOCK 107A

2ND to 11TH, 15TH & 16TH STOREY

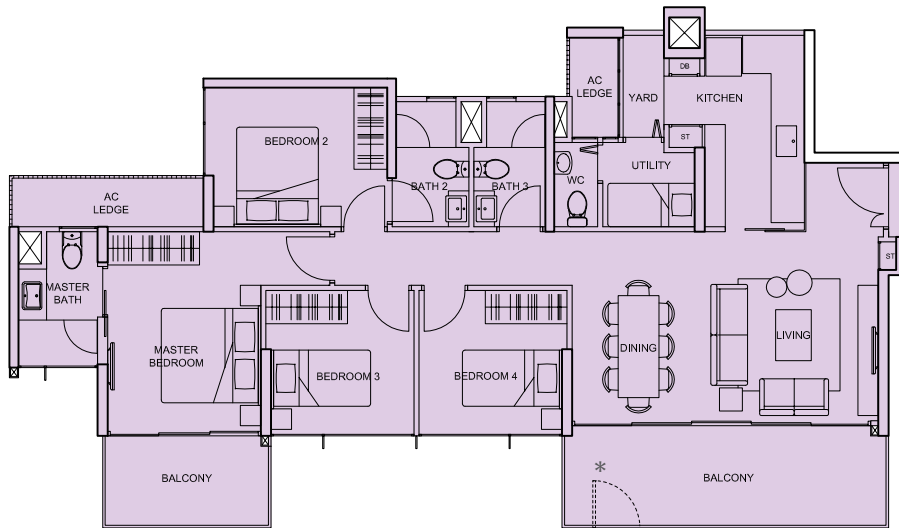
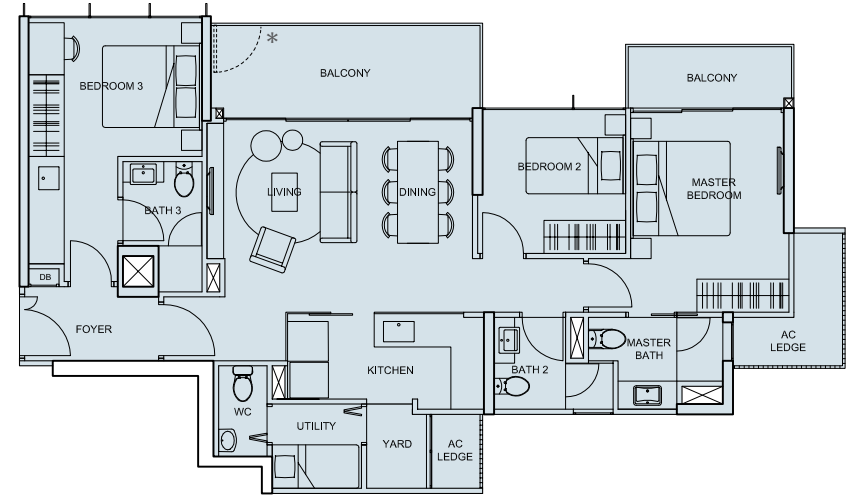
- PENTHOUSE (5BR + Family + Study)
- PENTHOUSE (4BR + Family)
- 4BR
- 3BR (Dual key)
- 3BR
- 2BR
- 1BR



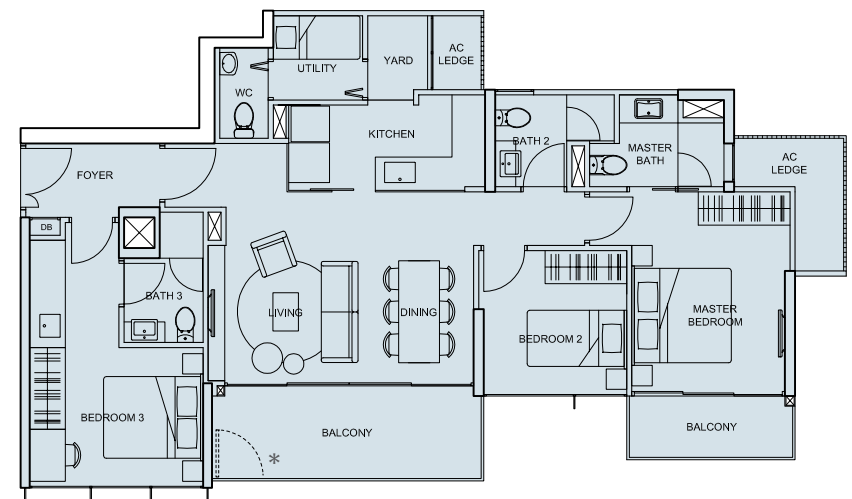
Type D1
127 sqm (1,367 sq ft)
#02-07 to #11-07, #15-07, #16-07



Type C(DK1)
113 sqm (1,216 sq ft)
#02-08 to #11-08, #15-08, #16-08



Type D1a
127 sqm (1,367 sq ft)
#02-06 to #11-06, #15-06, #16-06



Type C(DK2)
113 sqm (1,216 sq ft)
#02-05 to #11-05, #15-05, #16-05

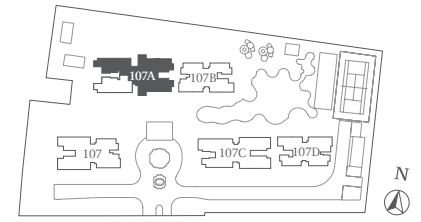
* Only for units on 6TH storey.

NOTE: The plans depicting the layouts of the units are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual presentation of the different available layouts. The relative distances depicted between the units are also not drawn to scale, and hence do not reflect the actual dimensions of, or distances between the units. The floor areas are estimates only and are subject to final survey.

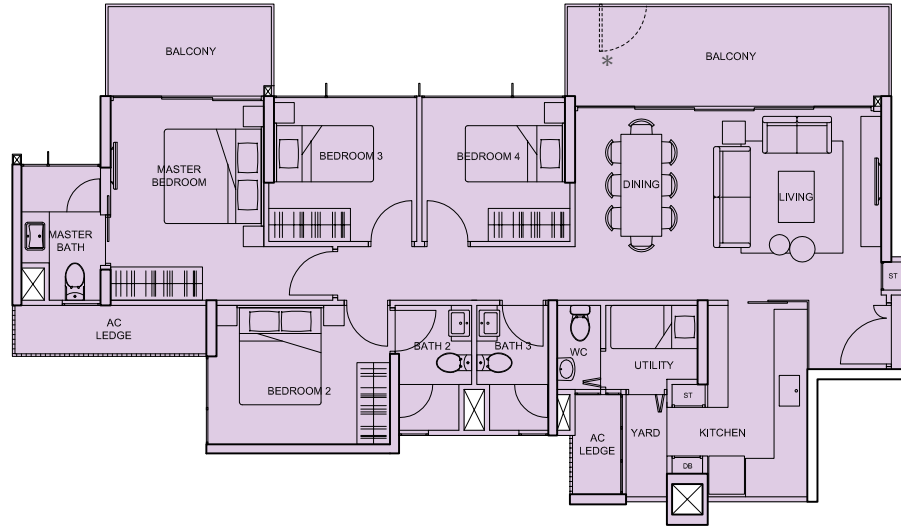
BLOCK 107A

12TH & 13TH STOREY

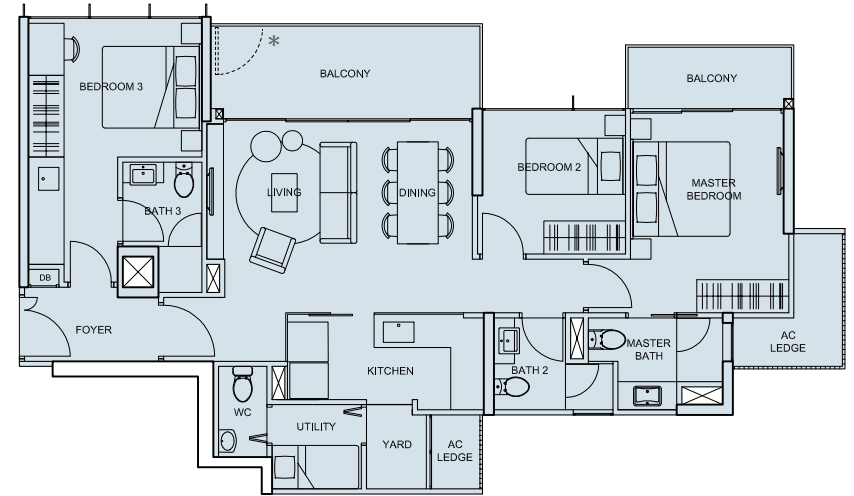
- PENTHOUSE (5BR + Family + Study)
- PENTHOUSE (4BR + Family)
- 4BR
- 3BR (Dual key)
- 3BR
- 2BR
- 1BR



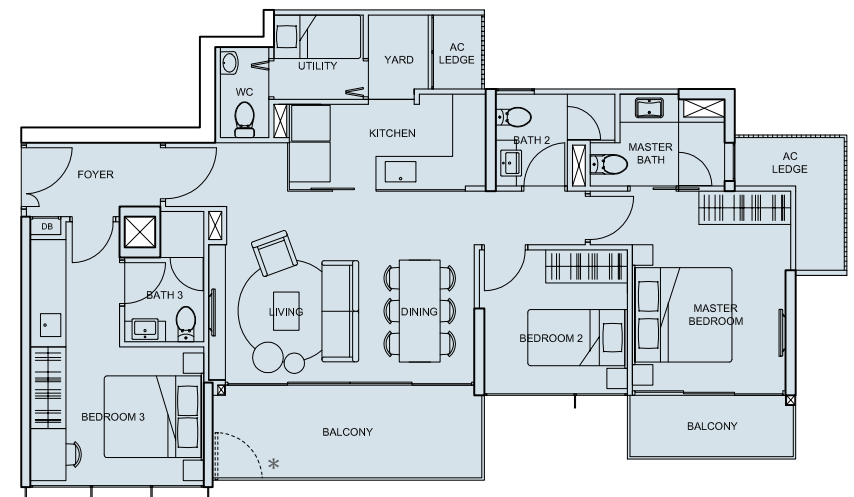
Type D2
127 sqm (1,367 sq ft)
#12-07, #13-07



Type C(DK1)
113 sqm (1,216 sq ft)
#12-08, #13-08



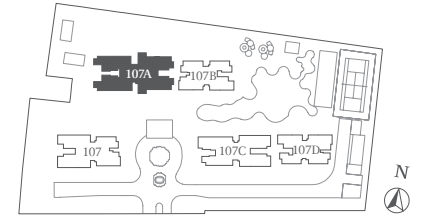
Type C(DK2)
113 sqm (1,216 sq ft)
#12-05, #13-05



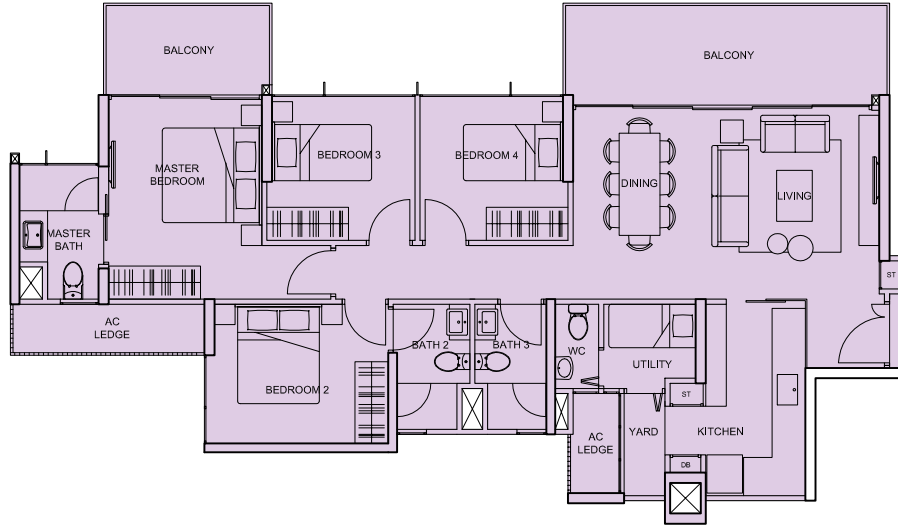
* Only for units on 12TH storey.

NOTE: The plans depicting the layouts of the units are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual presentation of the different available layouts. The relative distances depicted between the units are also not drawn to scale, and hence do not reflect the actual dimensions of, or distances between the units. The floor areas are estimates only and are subject to final survey.

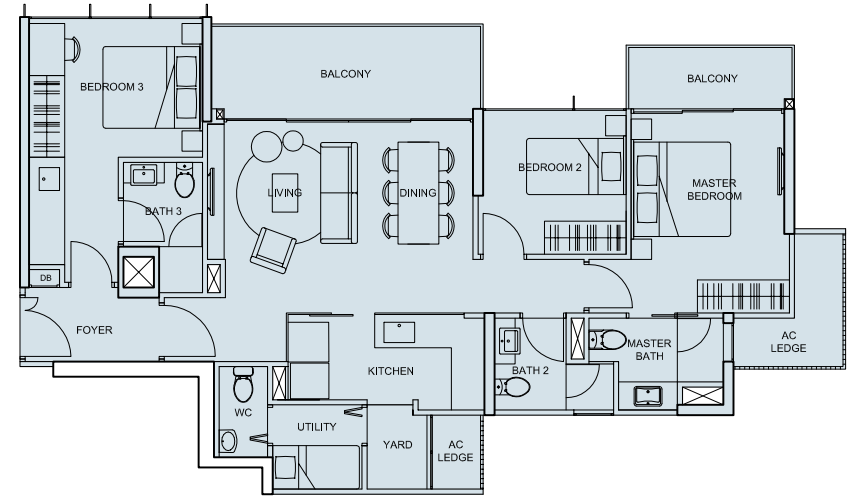
- PENTHOUSE (5BR + Family + Study)
- PENTHOUSE (4BR + Family)
- 4BR
- 3BR (Dual key)
- 3BR
- 2BR
- 1BR



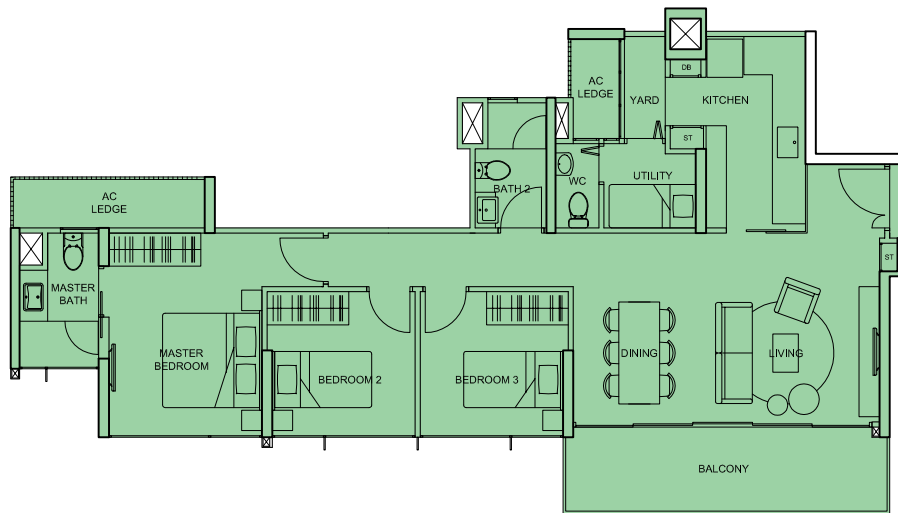
Type D1
127 sqm (1,367 sq ft)
#14-07



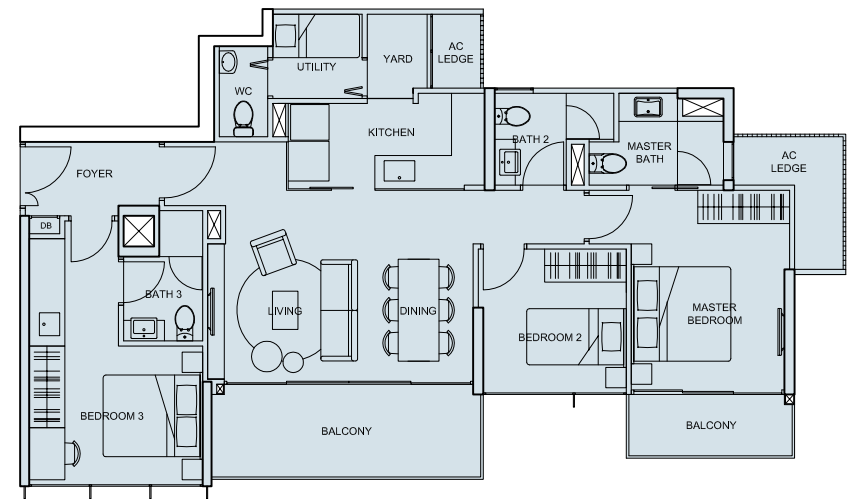
Type C(DK1)
113 sqm (1,216 sq ft)
#14-08



Type C3
105 sqm (1,130 sq ft)
#14-06

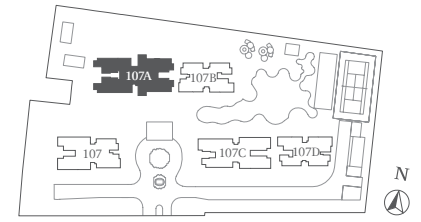


Type C(DK2)
113 sqm (1,216 sq ft)
#14-05

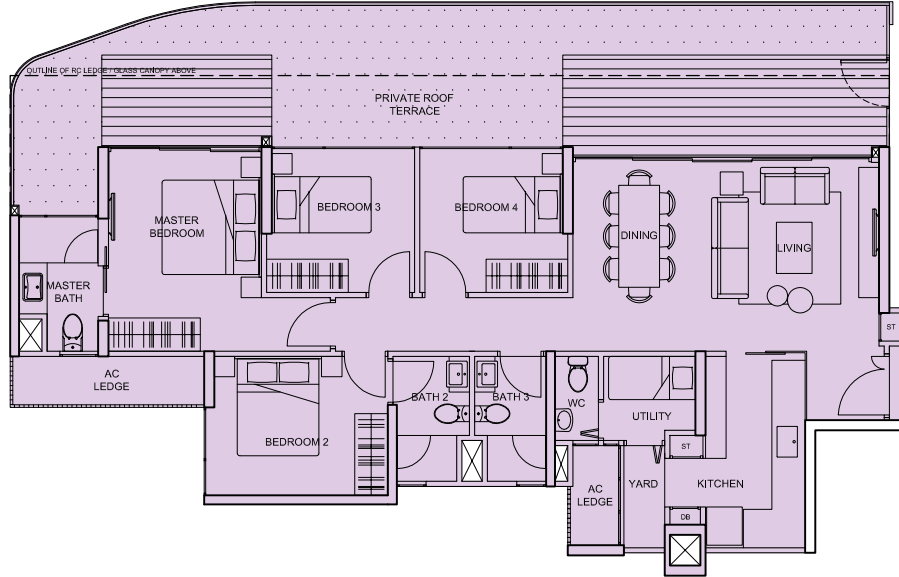


NOTE: The plans depicting the layouts of the units are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual presentation of the different available layouts. The relative distances depicted between the units are also not drawn to scale, and hence do not reflect the actual dimensions of, or distances between the units. The floor areas are estimates only and are subject to final survey.

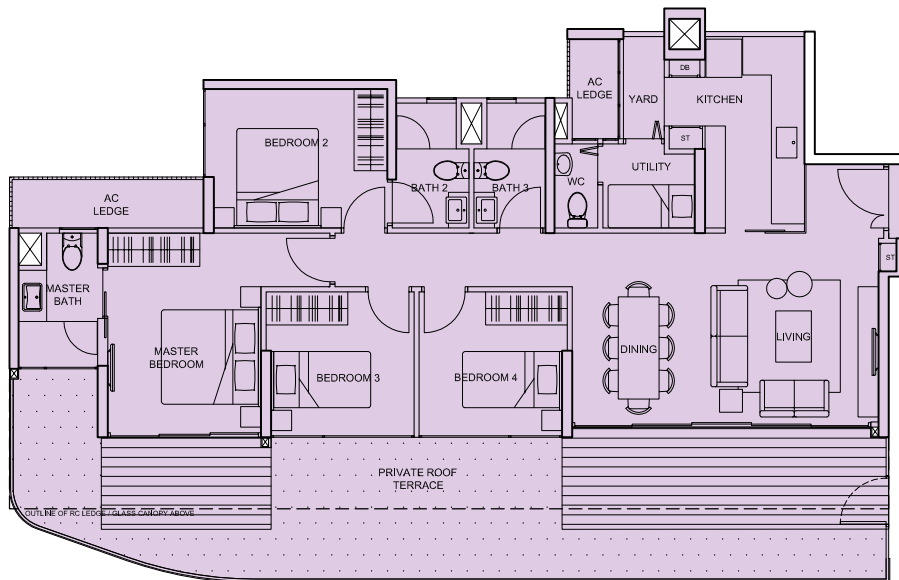
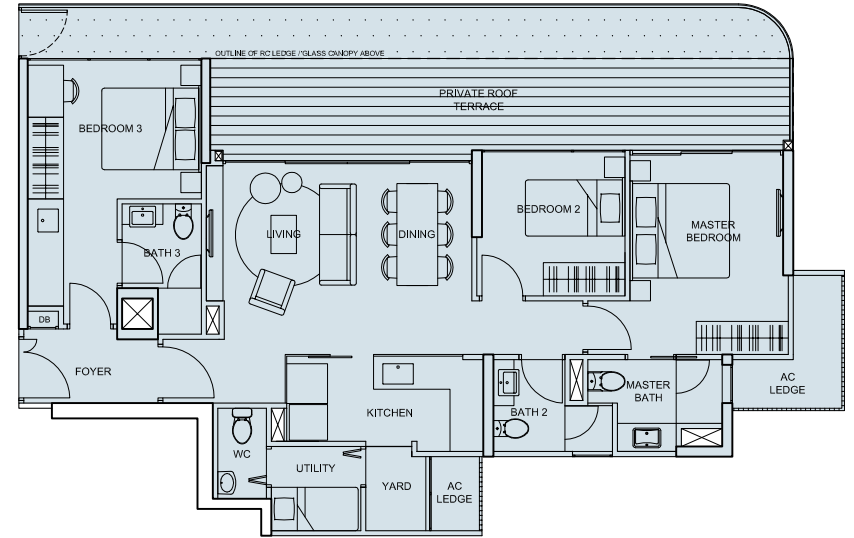
- PENTHOUSE (5BR + Family + Study)
- PENTHOUSE (4BR + Family)
- 4BR
- 3BR (Dual key)
- 3BR
- 2BR
- 1BR



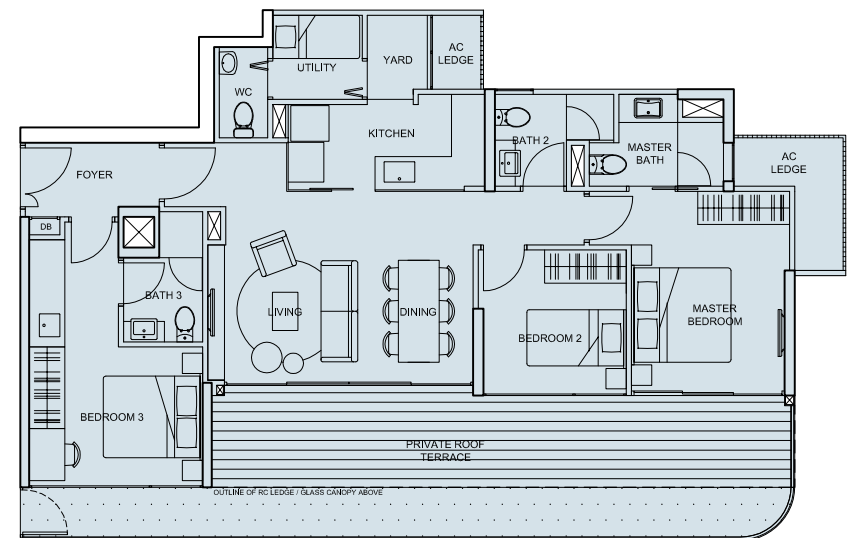
Type D1(r)
158 sqm (1,701 sq ft)
#17-07



Type C(DK1)(r)
136 sqm (1,464 sq ft)
#17-08



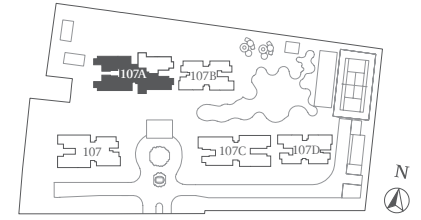
Type D1a(r)
158 sqm (1,701 sq ft)
#17-06



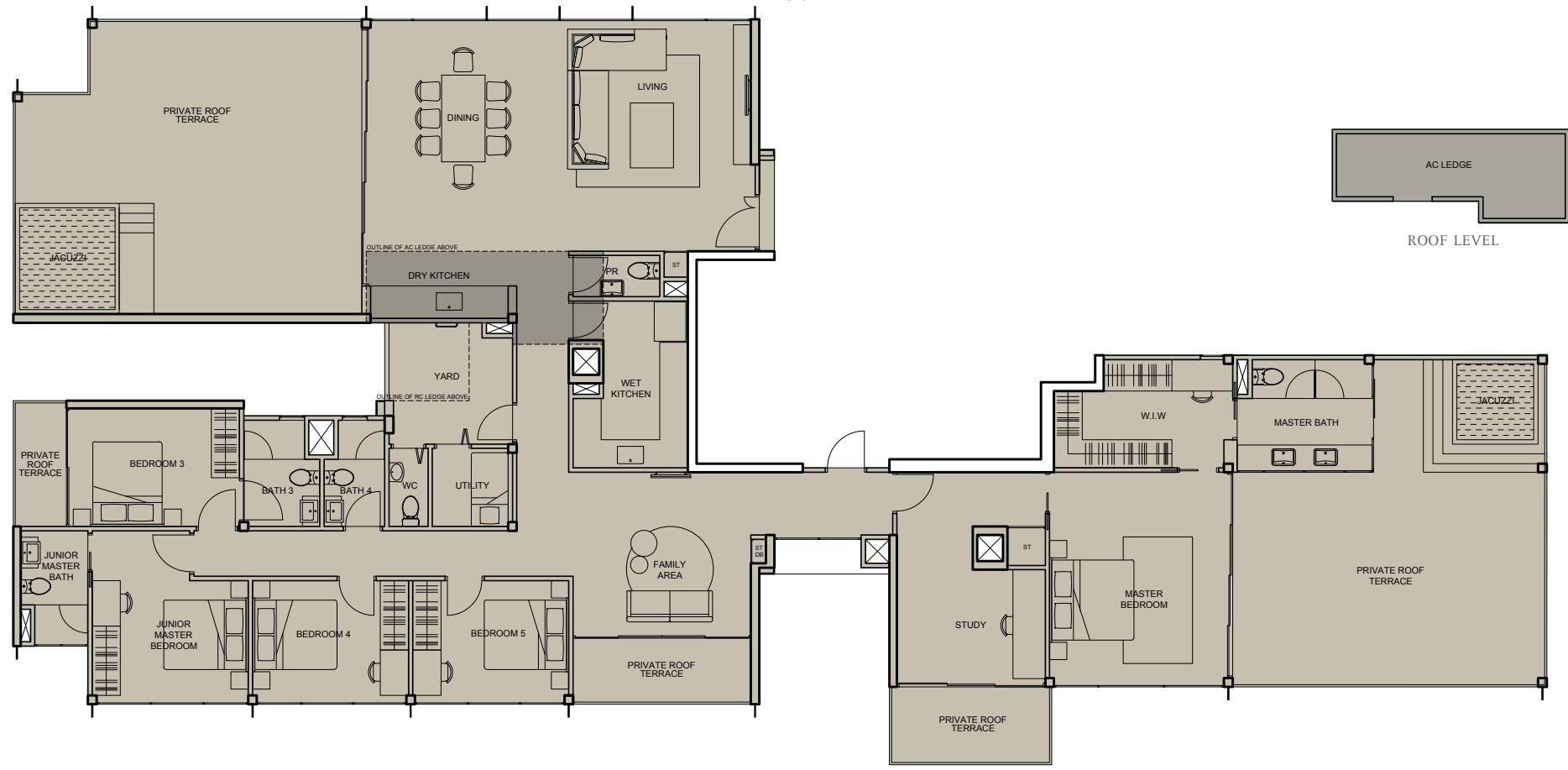
Type C(DK2)(r)
136 sqm (1,464 sq ft)
#17-05

NOTE: The plans depicting the layouts of the units are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual presentation of the different available layouts. The relative distances depicted between the units are also not drawn to scale, and hence do not reflect the actual dimensions of, or distances between, the units. The floor areas are estimates only and are subject to final survey.

- PENTHOUSE (5BR + Family + Study)
- PENTHOUSE (4BR + Family)
- 4BR
- 3BR (Dual key)
- 3BR
- 2BR
- 1BR



Type PH3
361 sqm (3,886 sq ft)
#18-07

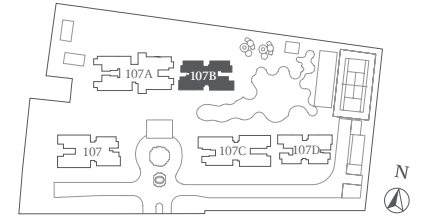


NOTE: The plans depicting the layouts of the units are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual presentation of the different available layouts. The relative distances depicted between the units are also not drawn to scale, and hence do not reflect the actual dimensions of, or distances between the units. The floor areas are estimates only and are subject to final survey.

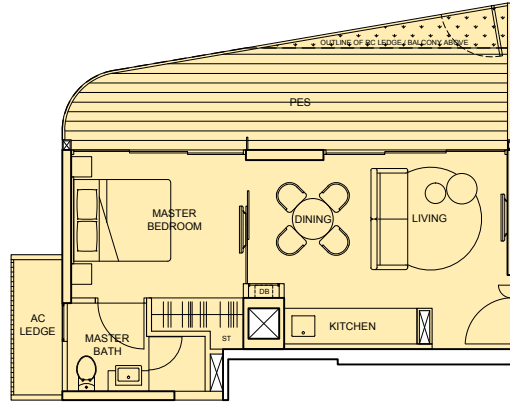
BLOCK 107B

1ST STOREY

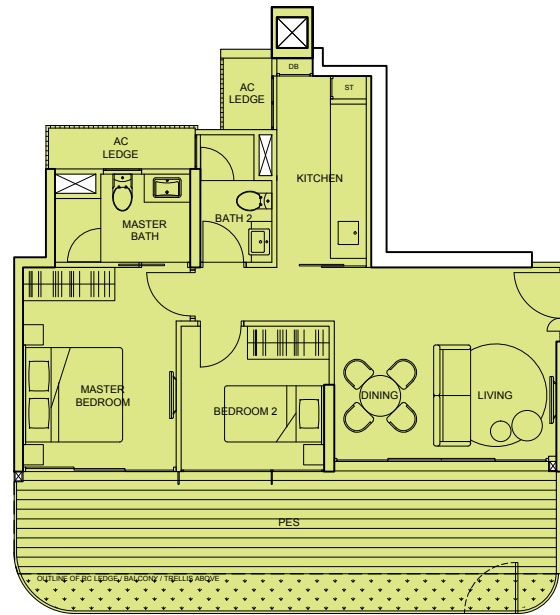
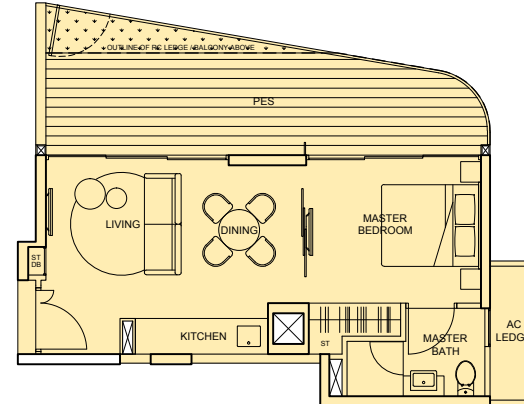
- PENTHOUSE (5BR + Family + Study)
- PENTHOUSE (4BR + Family)
- 4BR
- 3BR (Dual key)
- 3BR
- 2BR
- 1BR



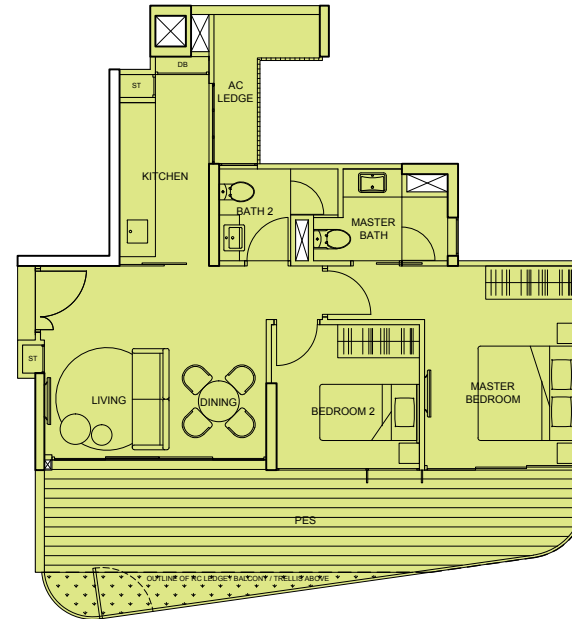
Type A1(p2)
58 sqm (624 sq ft)
#01-09



Type A2(p1)
59 sqm (635 sq ft)
#01-10



Type B1(p2)
93 sqm (1,001 sq ft)
#01-12



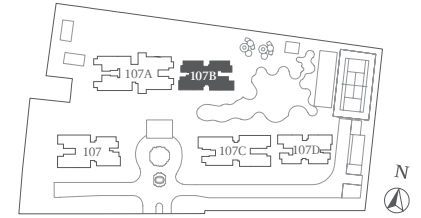
Type B2(p1)
88 sqm (947 sq ft)
#01-11

NOTE: The plans depicting the layouts of the units are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual presentation of the different available layouts. The relative distances depicted between the units are also not drawn to scale, and hence do not reflect the actual dimensions of, or distances between the units. The floor areas are estimates only and are subject to final survey.

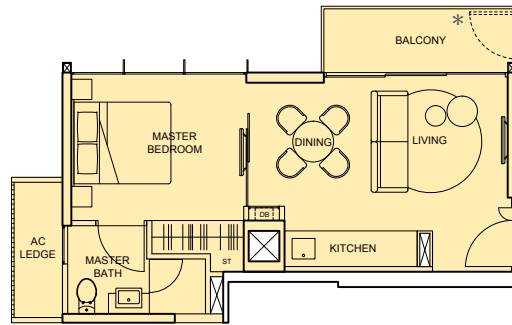
BLOCK 107B

2ND to 16TH STOREY

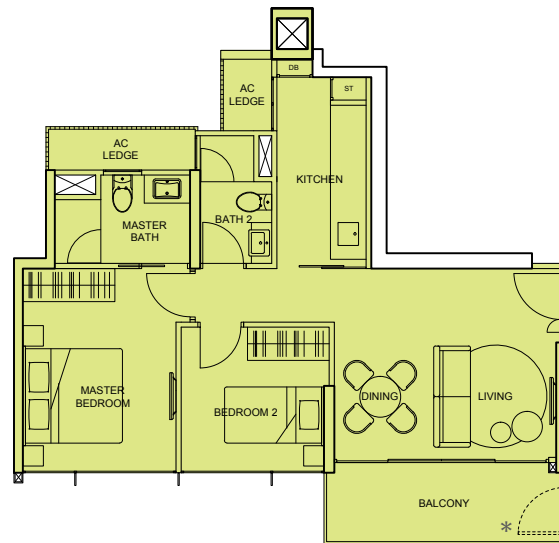
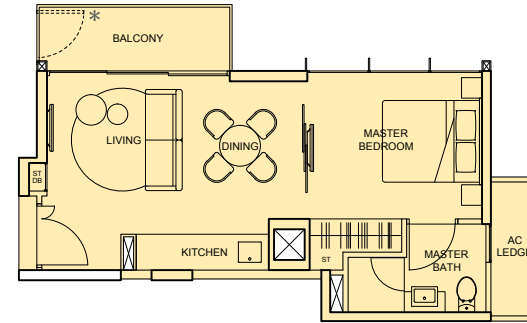
- PENTHOUSE (5BR + Family + Study)
- PENTHOUSE (4BR + Family)
- 4BR
- 3BR (Dual key)
- 3BR
- 2BR
- 1BR



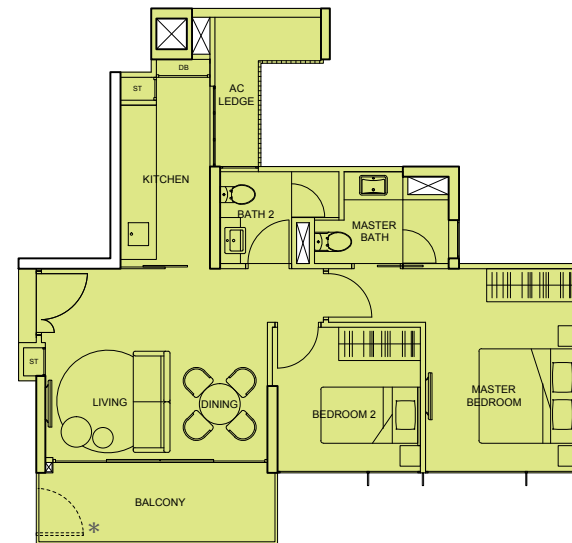
Type A1
44 sqm (474 sq ft)
#02-09 to #16-09



Type A2
45 sqm (484 sq ft)
#02-10 to #16-10



Type B1
70 sqm (753 sq ft)
#02-12 to #16-12



Type B2
70 sqm (753 sq ft)
#02-11 to #16-11

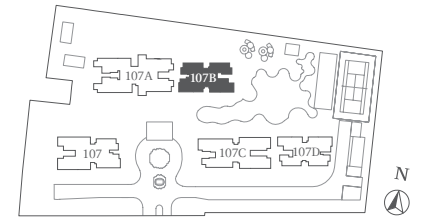
* Only for units on 6TH and 12TH storey.

NOTE: The plans depicting the layouts of the units are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual presentation of the different available layouts. The relative distances depicted between the units are also not drawn to scale, and hence do not reflect the actual dimensions of, or distances between the units. The floor areas are estimates only and are subject to final survey.

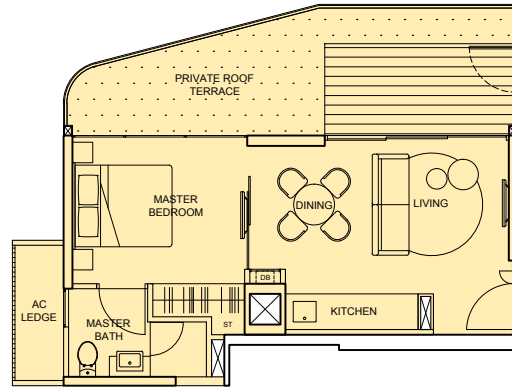
BLOCK 107B

17TH STOREY

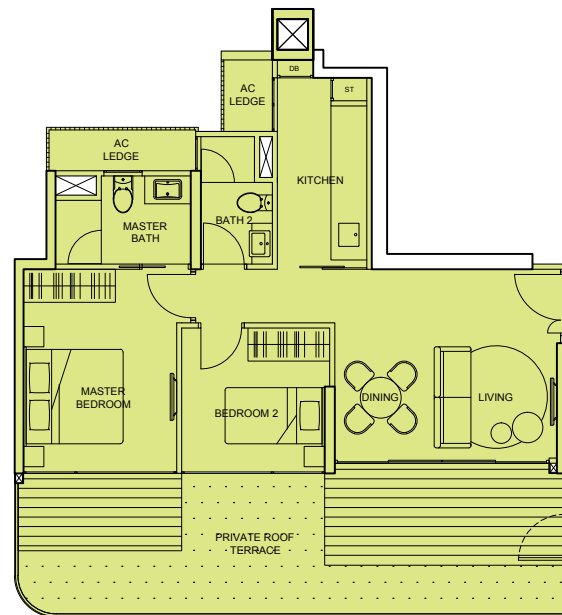
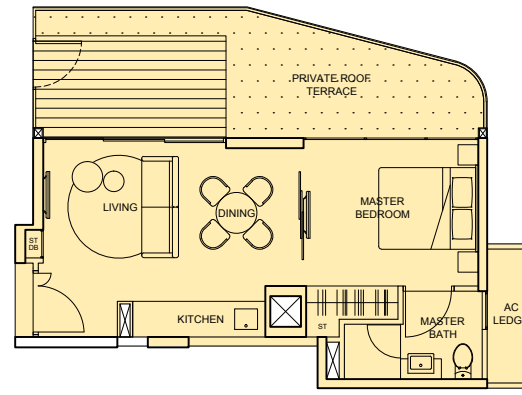
- PENTHOUSE (5BR + Family + Study)
- PENTHOUSE (4BR + Family)
- 4BR
- 3BR (Dual key)
- 3BR
- 2BR
- 1BR



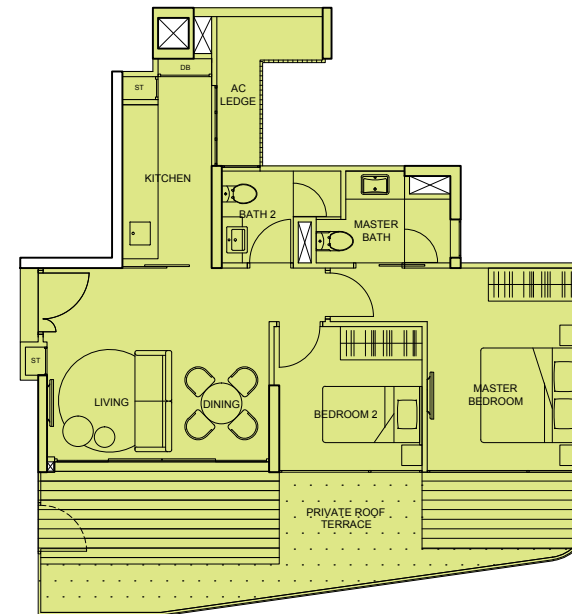
Type A1(r2)
58 sqm (624 sq ft)
#17-09



Type A2(r1)
60 sqm (646 sq ft)
#17-10



Type B1(r2)
94 sqm (1,012 sq ft)
#17-12



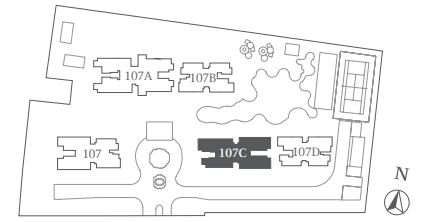
Type B2(r1)
89 sqm (958 sq ft)
#17-11

NOTE: The plans depicting the layouts of the units are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual presentation of the different available layouts. The relative distances depicted between the units are also not drawn to scale, and hence do not reflect the actual dimensions of, or distances between the units. The floor areas are estimates only and are subject to final survey.

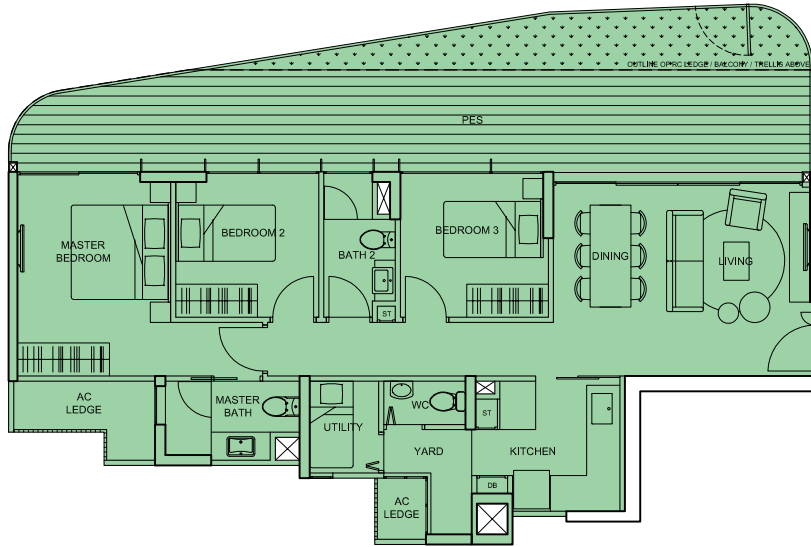
BLOCK 107C

1ST STOREY

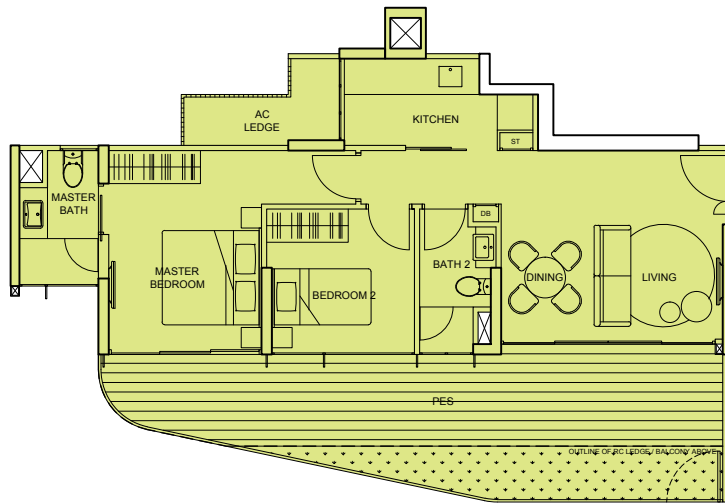
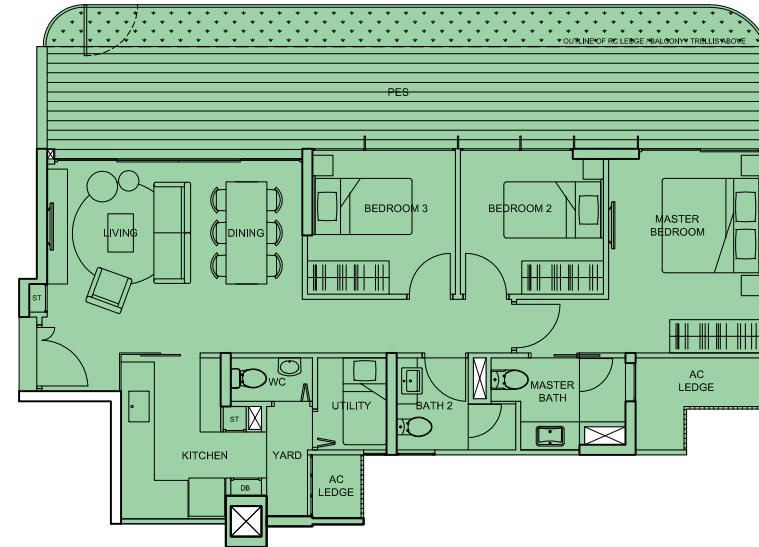
- PENTHOUSE (5BR + Family + Study)
- PENTHOUSE (4BR + Family)
- 4BR
- 3BR (Dual key)
- 3BR
- 2BR
- 1BR



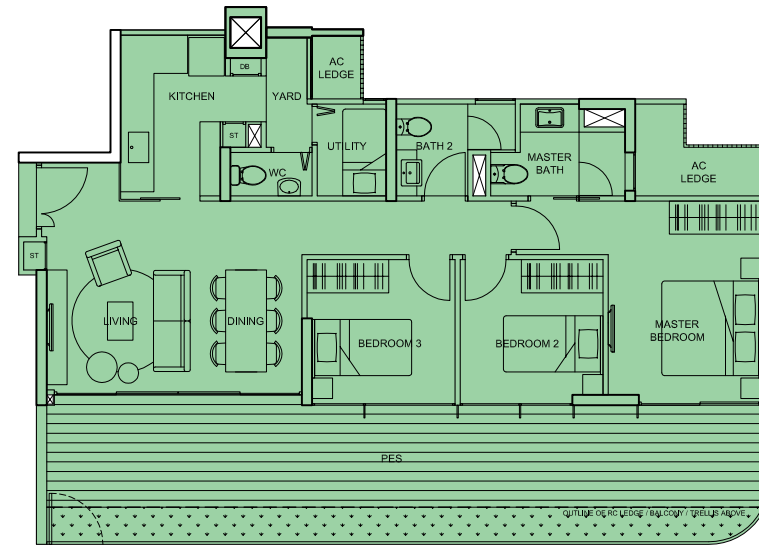
Type C2(p)
128 sqm (1,378 sq ft)
#01-17



Type C1(p2)
127 sqm (1,367 sq ft)
#01-18



Type B3(p)
94 sqm (1,012 sq ft)
#01-20



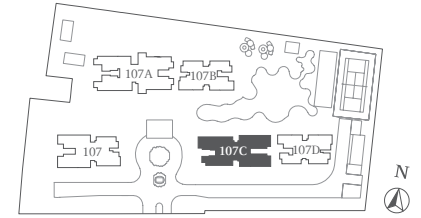
Type C1a(p)
126 sqm (1,356 sq ft)
#01-19

NOTE: The plans depicting the layouts of the units are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual presentation of the different available layouts. The relative distances depicted between the units are also not drawn to scale, and hence do not reflect the actual dimensions of, or distances between the units. The floor areas are estimates only and are subject to final survey.

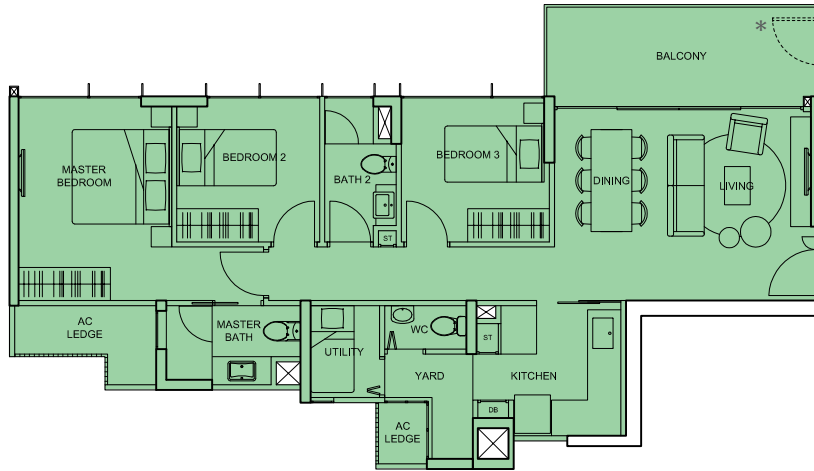
BLOCK 107C

2ND to 5TH, 8TH to 16TH STOREY

- PENTHOUSE (5BR + Family + Study)
- PENTHOUSE (4BR + Family)
- 4BR
- 3BR (Dual key)
- 3BR
- 2BR
- 1BR



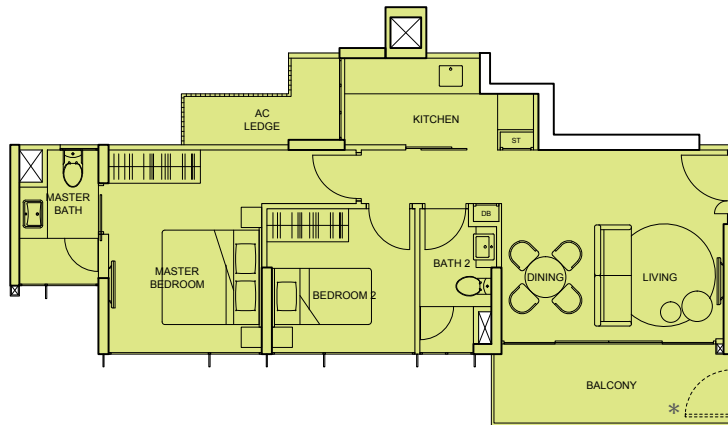
Type C2
98 sqm (1,055 sq ft)
#02-17 to #05-17, #08-17 to #16-17



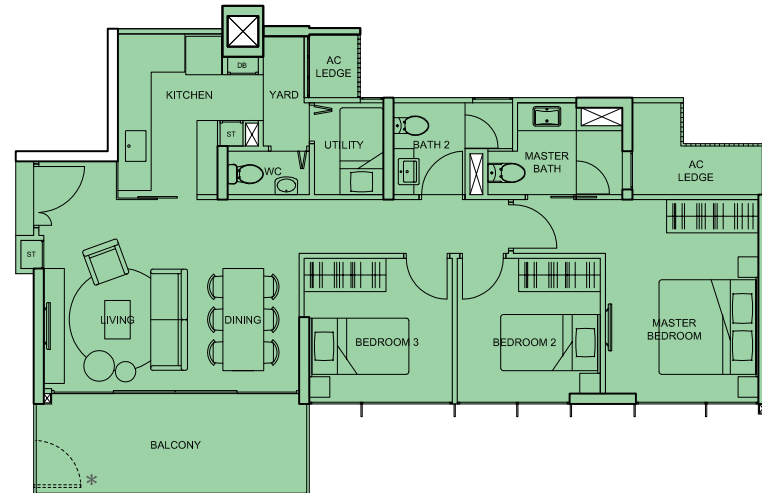
Type C1
97 sqm (1,044 sq ft)
#02-18 to #05-18, #08-18 to #16-18



Type B3
71 sqm (764 sq ft)
#02-20 to #05-20, #08-20 to #16-20



Type C1a
97 sqm (1,044 sq ft)
#02-19 to #05-19, #08-19 to #16-19



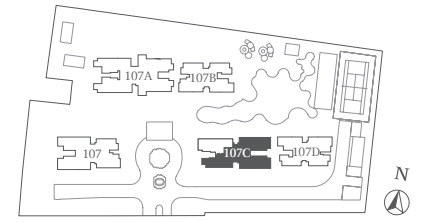
* Only for units on 12TH storey.

NOTE: The plans depicting the layouts of the units are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual presentation of the different available layouts. The relative distances depicted between the units are also not drawn to scale, and hence do not reflect the actual dimensions of, or distances between the units. The floor areas are estimates only and are subject to final survey.

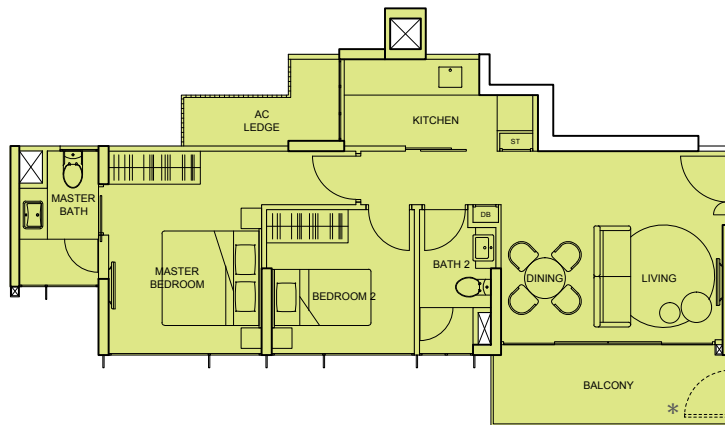
BLOCK 107C

6TH & 7TH STOREY

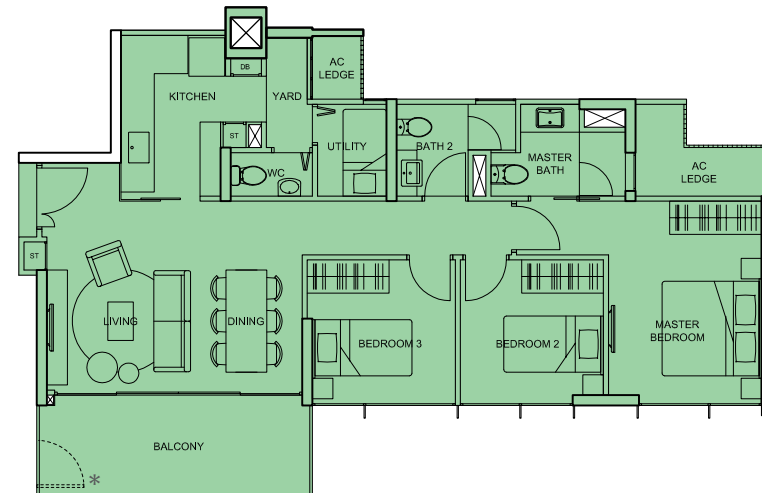
- PENTHOUSE (5BR + Family + Study)
- PENTHOUSE (4BR + Family)
- 4BR
- 3BR (Dual key)
- 3BR
- 2BR
- 1BR



Type C1
97 sqm (1,044 sq ft)
#06-18, #07-18



Type B5
71 sqm (764 sq ft)
#06-20, #07-20

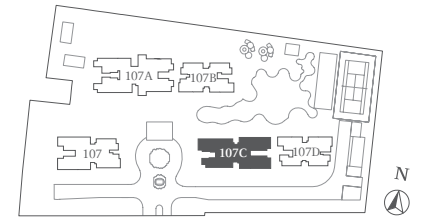


Type C1a
97 sqm (1,044 sq ft)
#06-19, #07-19

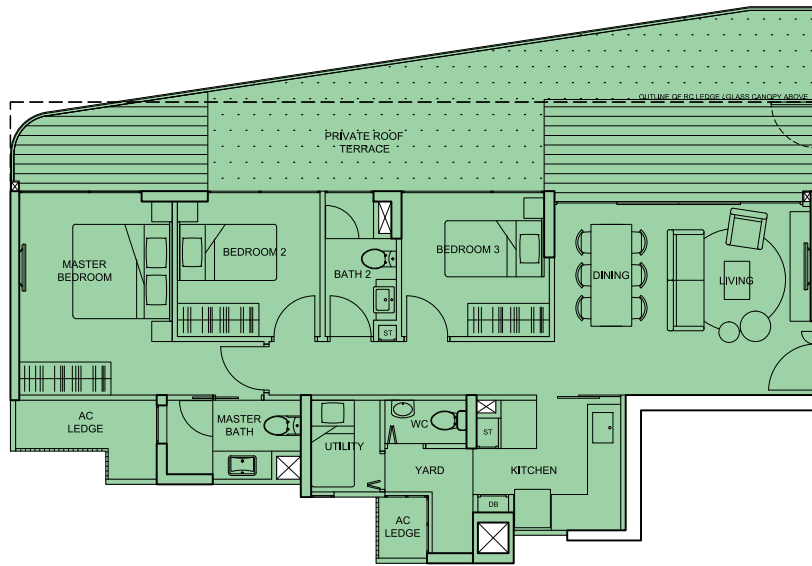
* Only for units on 6TH storey.

NOTE: The plans depicting the layouts of the units are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual presentation of the different available layouts. The relative distances depicted between the units are also not drawn to scale, and hence do not reflect the actual dimensions of, or distances between the units. The floor areas are estimates only and are subject to final survey.

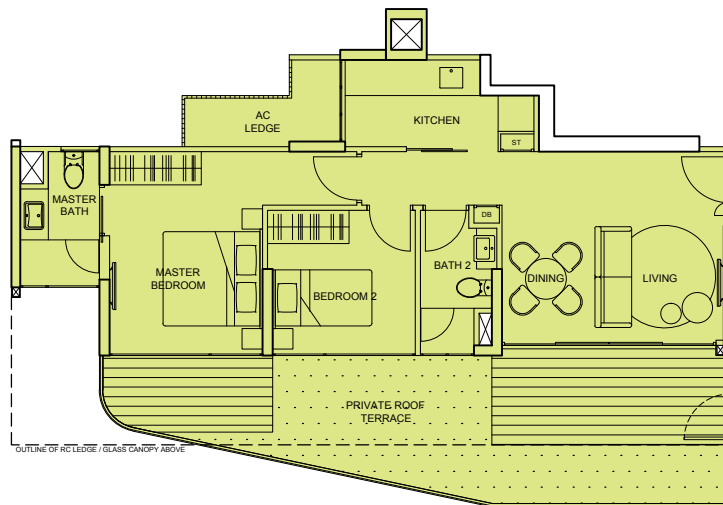
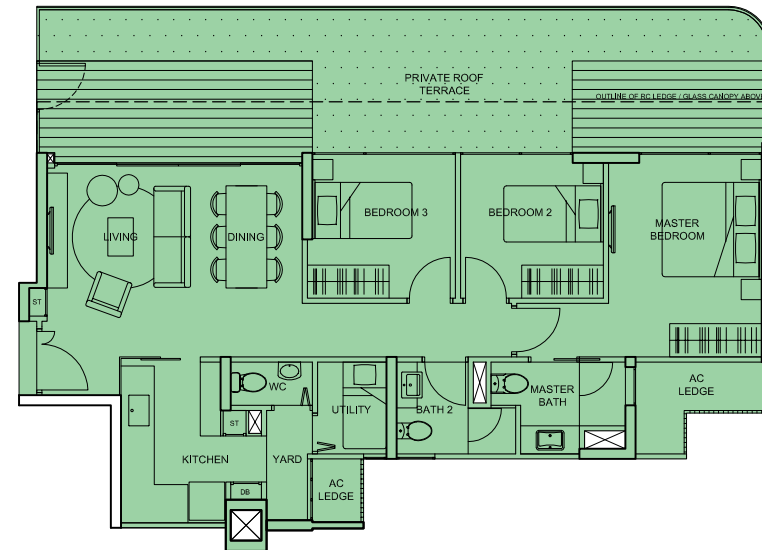
- PENTHOUSE (5BR + Family + Study)
- PENTHOUSE (4BR + Family)
- 4BR
- 3BR (Dual key)
- 3BR
- 2BR
- 1BR



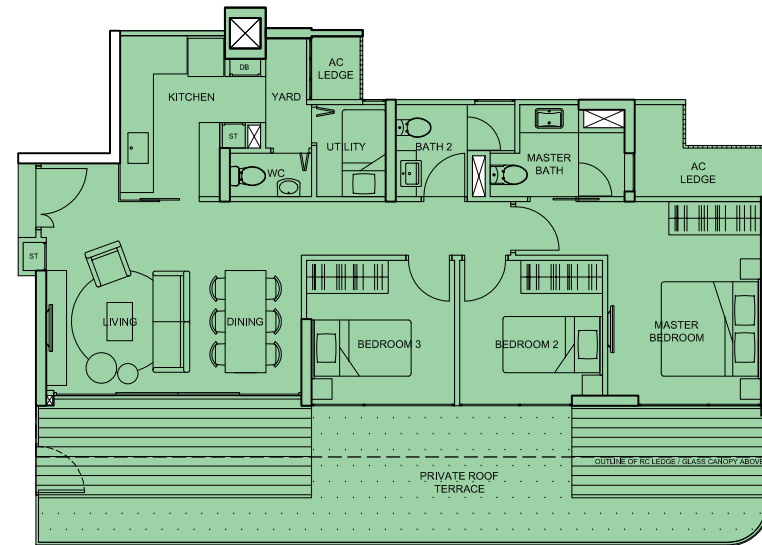
Type C2(r)
129 sqm (1,389 sq ft)
#17-17



Type C1(r2)
128 sqm (1,378 sq ft)
#17-18



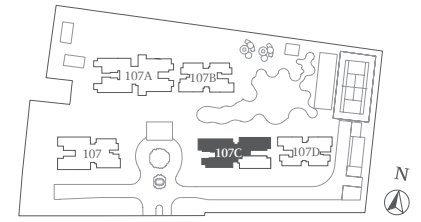
Type B3(r)
95 sqm (1,023 sq ft)
#17-20



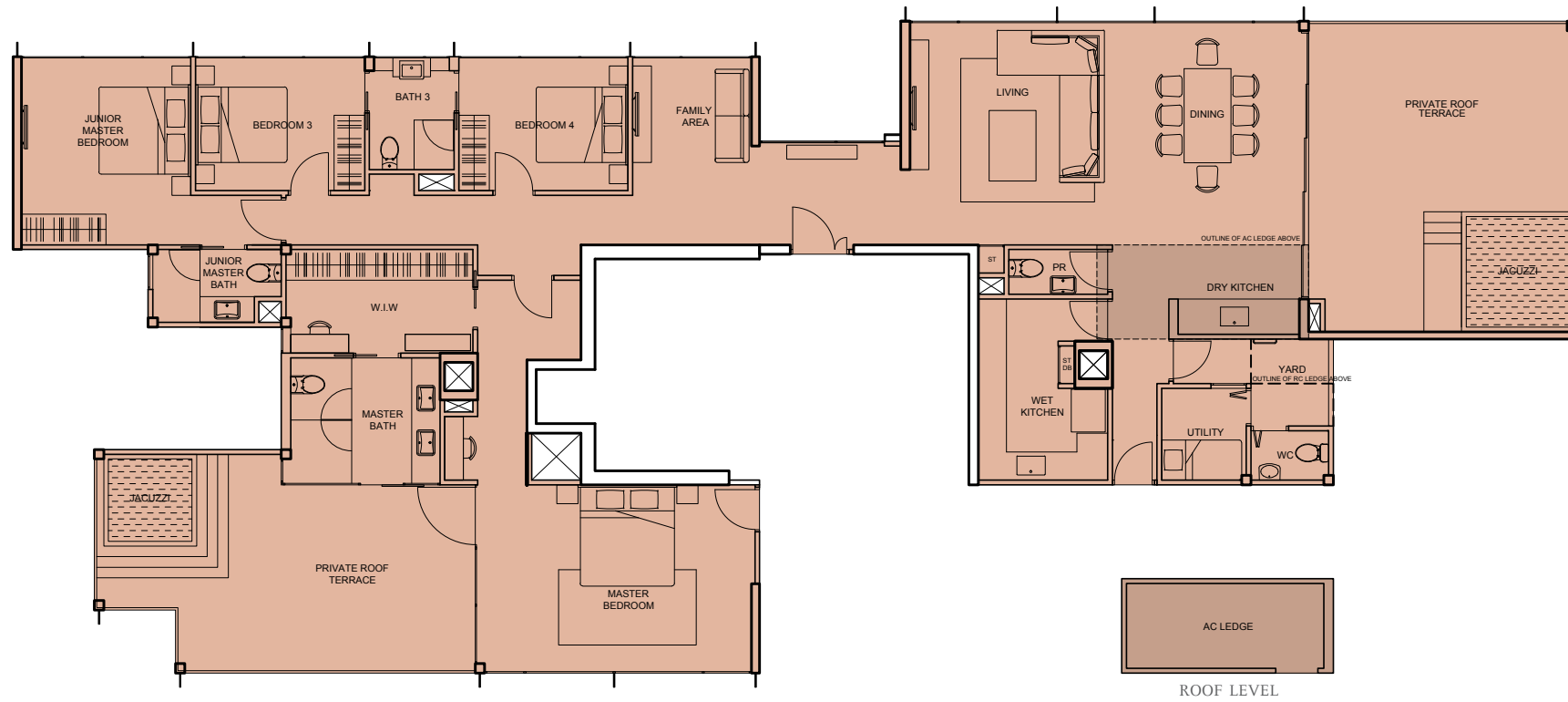
Type C1a(r2)
126 sqm (1,356 sq ft)
#17-19

NOTE: The plans depicting the layouts of the units are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual presentation of the different available layouts. The relative distances depicted between the units are also not drawn to scale, and hence do not reflect the actual dimensions of, or distances between the units. The floor areas are estimates only and are subject to final survey.

- PENTHOUSE (5BR + Family + Study)
- PENTHOUSE (4BR + Family)
- 4BR
- 3BR (Dual key)
- 3BR
- 2BR
- 1BR



Type PH2
284 sqm (3,057 sq ft)
#18-18

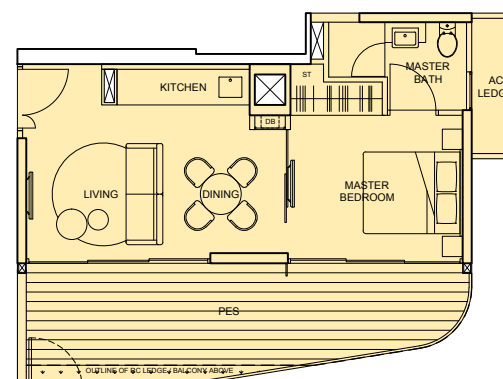
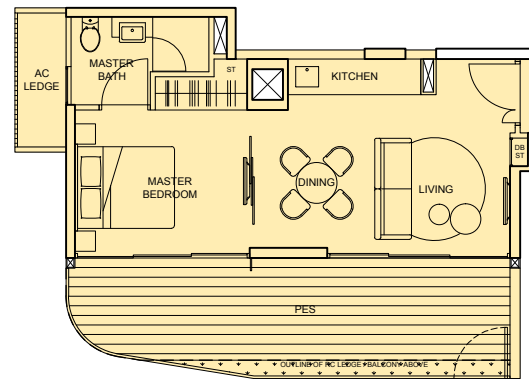
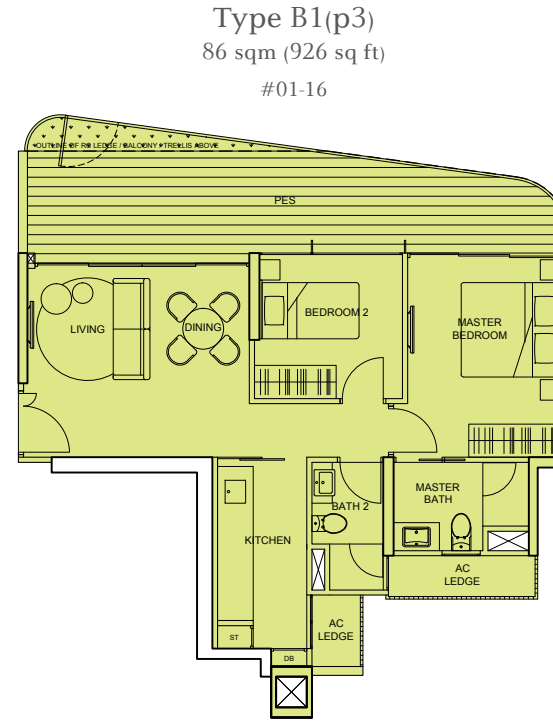
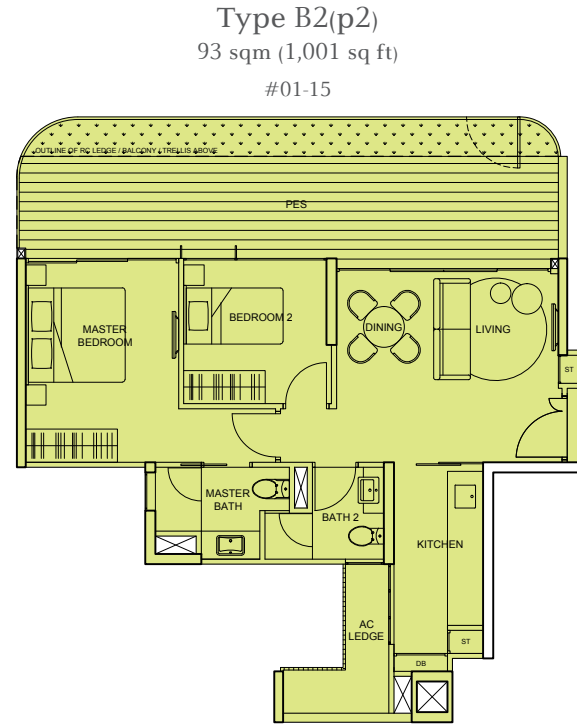
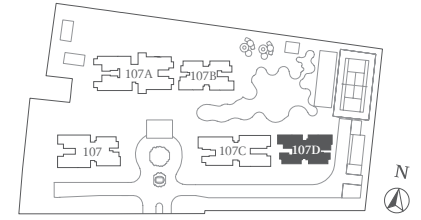


NOTE: The plans depicting the layouts of the units are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual presentation of the different available layouts. The relative distances depicted between the units are also not drawn to scale, and hence do not reflect the actual dimensions of, or distances between the units. The floor areas are estimates only and are subject to final survey.

BLOCK 107D

1ST STOREY

- PENTHOUSE (5BR + Family + Study)
- PENTHOUSE (4BR + Family)
- 4BR
- 3BR (Dual key)
- 3BR
- 2BR
- 1BR

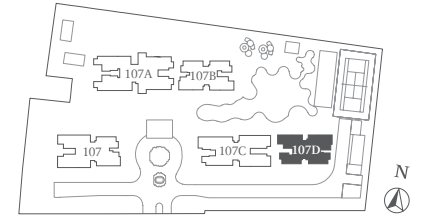


NOTE: The plans depicting the layouts of the units are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual presentation of the different available layouts. The relative distances depicted between the units are also not drawn to scale, and hence do not reflect the actual dimensions of, or distances between the units. The floor areas are estimates only and are subject to final survey.

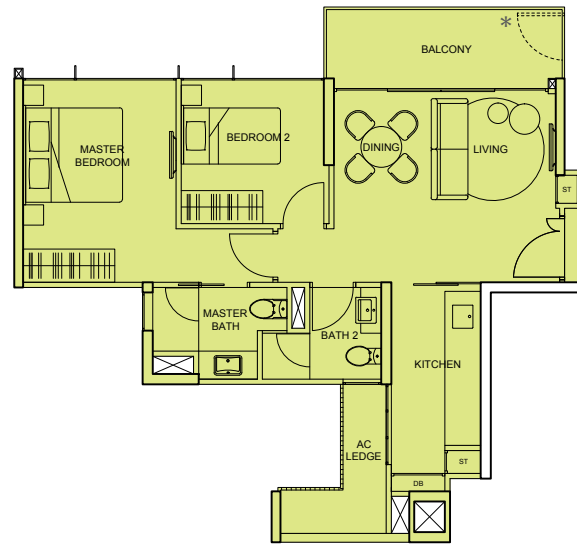
BLOCK 107D

2ND to 16TH STOREY

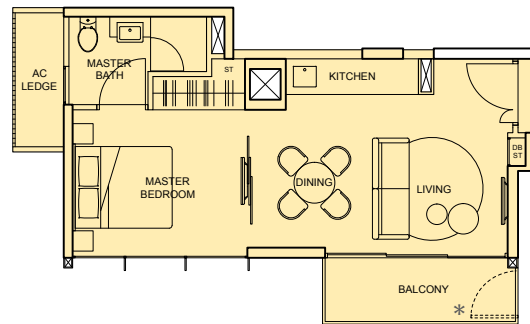
- PENTHOUSE (5BR + Family + Study)
- PENTHOUSE (4BR + Family)
- 4BR
- 3BR (Dual key)
- 3BR
- 2BR
- 1BR



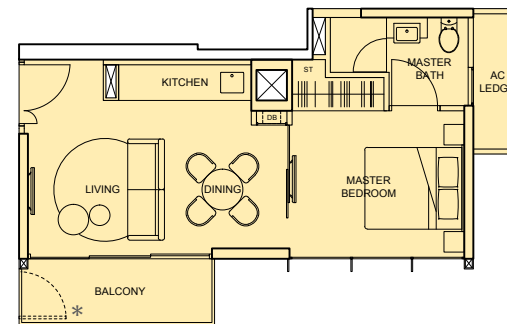
Type B2
70 sqm (753 sq ft)
#02-15 to #16-15



Type B1
70 sqm (753 sq ft)
#02-16 to #16-16



Type A2
45 sqm (484 sq ft)
#02-14 to #16-14

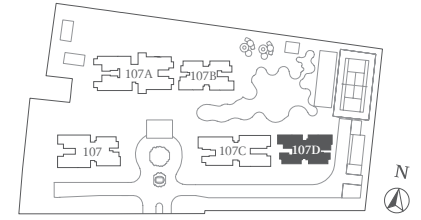


Type A1
44 sqm (474 sq ft)
#02-13 to #16-13

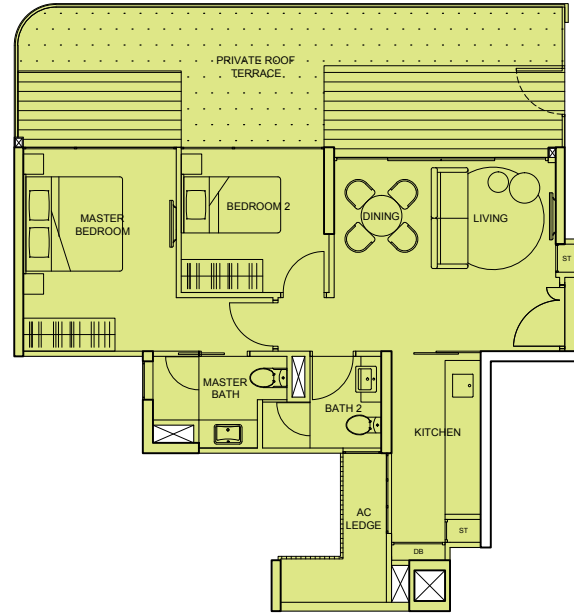
* Only for units on 6TH and 12TH storey.

NOTE: The plans depicting the layouts of the units are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual presentation of the different available layouts. The relative distances depicted between the units are also not drawn to scale, and hence do not reflect the actual dimensions of, or distances between, the units. The floor areas are estimates only and are subject to final survey.

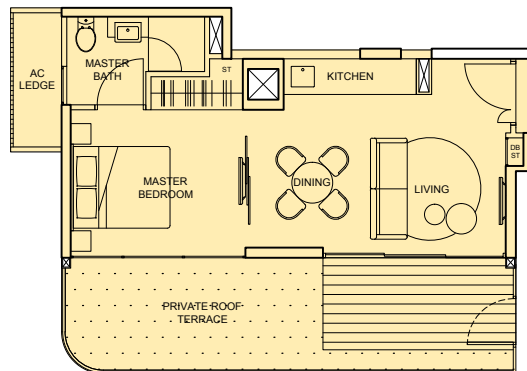
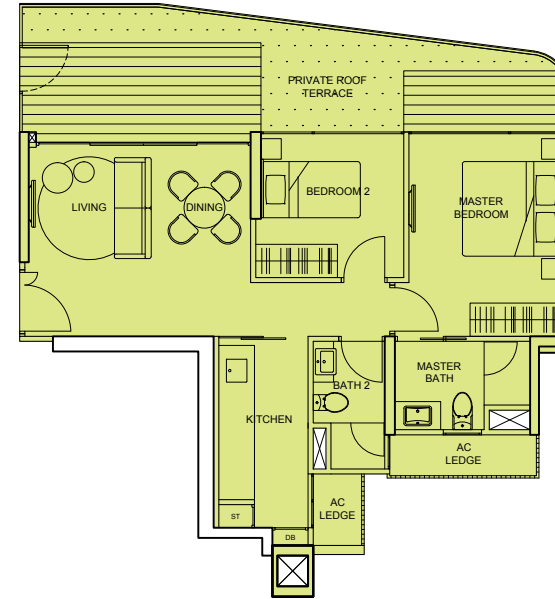
- PENTHOUSE (5BR + Family + Study)
- PENTHOUSE (4BR + Family)
- 4BR
- 3BR (Dual key)
- 3BR
- 2BR
- 1BR



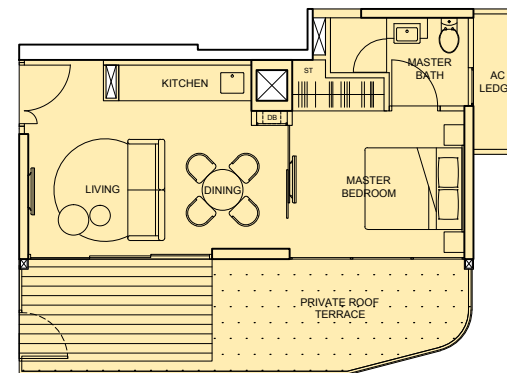
Type B2(r2)
94 sqm (1,012 sq ft)
#17-15



Type B1(r3)
87 sqm (936 sq ft)
#17-16



Type A2(r2)
60 sqm (646 sq ft)
#17-14



Type A1(r3)
58 sqm (624 sq ft)
#17-13

10. ELECTRICAL INSTALLATION

ITEM	UNIT TYPE										
	A1, A2	A1(p1), A1(p2), A1(p3), A1(r1), A1(r2), A1(r3), A2(p1), A2(p2), A2(r1), A2(r2)	B1, B4	B1(p1), B1(p2), B1(p3), B1(r1), B1(r2), B1(r3)	B2, B3, B5	B2(p1), B2(p2), B2(r1), B2(r2), B3(p), B3(r)	C1, C1a	C1(p1), C1(p2), C1(r1), C1(r2), C1a(p), C1a(r1), C1a(r2)	C2	C2(p), C2(r)	C3
Audio / Visual Intercom Point	1	1	1	1	1	1	1	1	1	1	1
Bell Push c / w Bell Point	1	1	1	1	1	1	1	1	1	1	1

ITEM	UNIT TYPE						
	C _i (DK1), C _i (DK2)	C _i (DK1)(p), C _i (DK1)(r), C _i (DK2)(p), C _i (DK2)(r)	D1, D1a, D2	D1(p), D1(r), D1a(p), D1a(r)	PH1	PH2	PH3
Lighting Point	20	20	19	19	37	32	37
13A switched Socket Outlet	22	22	24	24	32	30	38
13A Weatherproof Socket Outlet	6	6	8	8	4	4	4
15A switched Socket Outlet Washing Machine Point	2	2	2	2	2	2	2
Air Con Isolator	3	3	4	4	5	5	6
Gas Heater	1	1	1	1	1	1	1
SCV Outlet	5	5	6	6	6	6	8
Telephone Outlet	4	4	5	5	6	6	8
Data Outlet	4	4	5	5	6	6	8
Data Outlet (OpenNet)	1	1	1	1	1	1	1
Fridge Point	2	2	1	1	3	3	3
Cooker Hood Point	2	2	1	1	1	1	1
Cooker Hob Point	3	3	2	2	1	1	1
Oven Point	2	2	1	1	2	2	2
Jacuzzi Point	0	0	0	0	2	2	2
Audio / Video Intercom Point	2	2	1	1	1	1	1
Bell Push c / w Bell Point	1	1	1	1	1	1	1

11. **TV/ TELEPHONE**
Cable ready TV outlets and telephone points for apartment units. Refer to ELECTRICAL INSTALLATION above for details.
12. **LIGHTNING PROTECTION**
Lightning protection system which in accordance with Singapore Standard SS555:2010 shall be provided.
13. **PAINTING**
(i) Internal
Emulsion paint to all plastered walls and ceilings, where applicable.
(ii) External
Emulsion paint to all plastered walls.
14. **WATERPROOFING**
Waterproofing to floor of all Baths, Powder Room, Kitchen, Yard, WC, Balcony, PES, Private Roof Terrace.
15. **DRIVEWAY AND CARPARK**
Reinforced concrete floor to Basement.
16. **RECREATION FACILITIES**
(i) E Deck 1st Storey
1) Art Garden
2) Children's Play Area
3) Forest Stream
4) Bamboo Walk
5) Spa Pavilion
6) Entertainment Pavilion
7) Pedestrian Side Gates
8) Garden Chess Deck
9) Children's Club Pavilion
10) Children's Pool
11) Steam / Sauna
12) Changing Rooms
13) Clubhouse
• Gymnasium
• AV Room
• Function Room
14) Tennis Court
15) Main Pool (estimated area of 630m² including Leisure Lagoon Pool and Jacuzzi Island)
16) Leisure Lagoon Pool
17) Jacuzzi Island
18) Pool Lounge
19) Lounge Deck
20) Cabana Deck
21) Forest Walk
(ii) Sky Terrace 6th Storey
22) Sky Club (Play Zone)
23) Fitness Corner (Kids)
24) Relaxation Alcove
25) Art Deck

- 26) Reading Corner
27) Recreation Corner
(iii) Sky Terrace 12th Storey
28) Entertainment Deck
29) Fitness Corner (Adults)
30) Art Deck
31) Lounge Deck
32) I Deck
33) Observatory Deck
(iv) Roof Garden 18th Storey
34) Leisure Farm Corner
35) Lounge Corner
36) Roof Top Dining

17. **ADDITIONAL ITEMS**
(i) Kitchen Cabinets
Quality cabinets with solid surface counter top and stainless steel sink
(ii) Appliances

UNIT TYPE	LIST OF APPLIANCES PROVIDED
Type A	Cooker hob & hood, oven cum microwave and integrated fridge.
Type B	Cooker hob & hood, oven cum microwave and integrated fridge.
Type C	Cooker hob & hood, oven and stand alone fridge.
Type C(DK)	Cooker hob & hood, oven and stand alone fridge.
Type D	Cooker hob & hood, oven and stand alone fridge.
Type PH	Dry Kitchen · Integrated fridge and wine fridge. Wet Kitchen · Cooker hob & hood, oven, steam oven and dishwasher.

- (iii) Wardrobe**
(a) Built-in wardrobe to Bedroom of units except Master Bedroom of Type PH units.
(b) Walk-in-Wardrobe to Master Bedroom of Type PH units.

- (iv) Air-Conditioners**
Wall mounted fan coil unit to Living / Dining, Study (where applicable), Family (where applicable) and Bedroom of apartment unit except Type PH units Master Bedroom.
Ducted fan coil unit to Living / Dining and Master Bedroom for Type PH units.
(v) Hot Water Provision
Hot water provided to Baths and Kitchen.
(vi) Security Features
(a) Audio / Visual Intercom
(b) Card access system at designated lift lobby
(c) Security surveillance cameras at selected locations of common areas.
(d) Carpark Barrier with Access Control System uses residents' vehicle ERP In-Vehicle Unit (IU).
(vii) Home Automation System
Home Automation System shall be provided to control lighting and aircon (ON / OFF) at Living / Dining and Master Bedroom at units except Type PH units. Home Automation System shall be provided to control lighting, aircon (ON / OFF), curtain control to Living / Dining and Bedrooms of Type PH units.

GENERAL DESCRIPTION

Proposed housing development of 5 Blocks of 18 storey apartment block (337 residential units and 1 shop) with 1 basement and swimming pool

- A. Details of building specifications
Refer to the schedule above.
B. Description of the housing project

TYPE	NO. OF UNITS
A	85
B	103
C	81
C(DK)	34
D	31
PH	3
TOTAL	337
SHOP	1
TOTAL	1

- C. Description of common property
(i) Carpark
(ii) Management Office
(iii) Landscape Area
(iv) Guard House
(v) Refuse Bin Centre
(vi) Art Garden
(vii) Children's Play Area
(viii) Forest Stream
(ix) Bamboo Walk
(x) Spa Pavilion
(xi) Entertainment Pavilion
(xii) Pedestrian Side Gates
(xiii) Garden Chess Deck
(xiv) Children's Club Pavilion
(xv) Children's Pool
(xvi) Steam / Sauna
(xvii) Changing Rooms
(xviii) Clubhouse
• Gymnasium
• AV Room
• Function Room
(xix) Tennis Court
(xx) Main Pool
(xxi) Leisure Lagoon Pool
(xxii) Jacuzzi Island
(xxiii) Pool Lounge
(xxiv) Lounge Deck
(xxv) Cabana Deck
(xxvi) Forest Walk
(xxvii) Sky Club (Play Zone)
(xxviii) Fitness Corner (Kids)
(xxix) Relaxation Alcove
(xxx) Art Deck
(xxxi) Reading Corner
(xxxii) Recreation Corner
(xxxiii) Entertainment Deck
(xxxiv) Fitness Corner (Adults)
(xxxv) Art Deck
(xxxvi) Lounge Deck
(xxxvii) I Deck
(xxxviii) Observatory Deck
(xxxix) Leisure Farm Corner
(xl) Lounge Corner
(xli) Roof Top Dining

And any other part of the property that is defined as common property in the Building Maintenance and Strata Management Act (CAP. 30C) and the Land Titles (Strata) Act (Cap. 158).

- D. Carparking facilities
340 carpark lots, excluding 5 accessible lots and 2 washing bays.
E. Purpose of building project and restrictions as to use
The building project comprises apartments to be used for residential purpose and a shop unit (#01-21) to be used for such commercial or other non-residential purpose(s) as may be designated / approved by the Vendor and/or the relevant competent authorities.

NOTES TO SPECIFICATIONS

A. Marble / Compressed Marble / Granite

Marble / compressed marble / 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 / 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 or granite selected and installed shall be subject to availability.

B. Timber Strips

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

C. Air-conditioning System

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

D. Television and / or Internet Access

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

E. Materials, Fittings, Equipment, Finishes, Installations and Appliances

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

F. Layout / Location of Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Television Points, 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, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

G. 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.

H. 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.

I. Glass

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

J. Mechanical Ventilation System

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

K. Wall

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.

L. Dimmable Switches

The living / dining room and master bedroom will be provided with dimmable switches for selected lighting points, which are suitable only for incandescent and halogen bulbs up to a maximum of 210 watts. The Purchaser will have to make his / her own arrangements for modification if other types of lights are used.



A BCA Green Mark Gold Development

A prestigious award for the construction of green sustainable buildings to promote energy saving, healthier indoor environments and adaptation of greenery for the development.

DEVELOPER:

WINSMART INVESTMENT PTE LTD (RCB 200709535R) **Developer's Licence No.:** C1015 **Location:** Lots 2248M, 2250C, 2278C, 2694X, 5163K, 99440A, 99453T and 99478W, MK 22, at Tampines Road **Building Plans No.:** A1477-00001-2012-BP01 dated 10 April 2013 and A1477-00001-2012-BP02 dated 28 May 2013 **Tenure of Land:** Freehold **Expected Date of Vacant Possession:** 28 February 2018 **Expected Date of Legal Completion:** 28 February 2021

Whilst every reasonable care has been taken in preparing this brochure, the developer and its agent(s) cannot be held responsible for any inaccuracies and omissions. All statements are believed to be correct but shall not be regarded as statements or representation of fact. Visual representation including models, drawings, illustrations, photographs and art renderings are artist's impression only and are not to be regarded as representation of fact. Floor areas and other measurements are approximate only and are subject to final survey. All information, plans and specification are current at the time of print and are subject to changes as may be required by the relevant authorities and cannot form part of the contract. The Sale & Purchase Agreement shall form the entire agreement between the developer and the purchaser, and shall in no way be modified by any statements or representations whether contained in this brochure or given by developer's agents or otherwise.



WINGTAIASIA

Showsuite: +65 6287 3800 Sales Hotline: +65 6380 3800
3 Killiney Road #10-01, Winsland House I, Singapore 239519
www.wingtaiasia.com.sg