



THE GLADES

AT TANAH MERAH



Discover a tropical
paradise in the
heart of the east

Occupying a prime east-side location next to Tanah Merah MRT Interchange, The Glades brings you modern resort living with the convenience of easy connectivity. Lose yourself in lush landscaped grounds, and indulge in rejuvenating facilities the whole family will love.

Experience the beauty of life at The Glades, winner of LEAF Award* 2014 for landscaping.

*Landscape Excellence Assessment Framework Certification, awarded by National Parks Board, Singapore



THE GLADES

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AT TANAH MERAH

Next to Tanah Merah MRT Interchange and close to upcoming Sungei Bedok MRT Station



Live connected to work, play and beyond

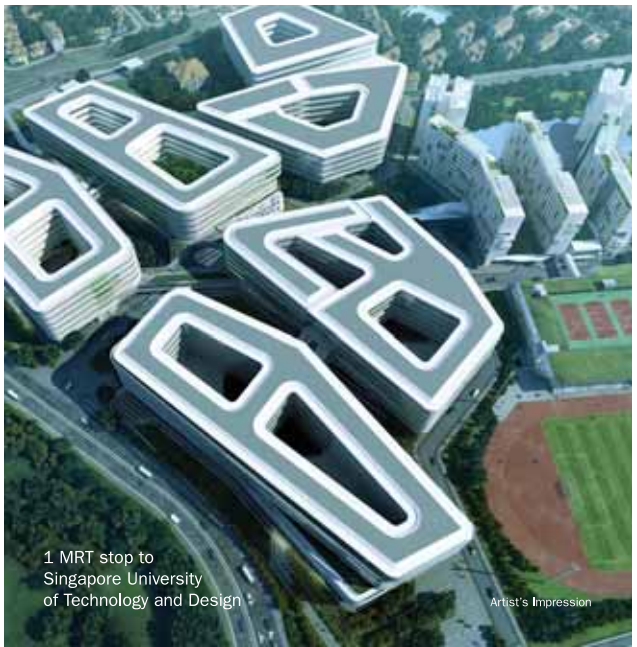
At The Glades, time is always on your side. Trains wait at your doorstep to whisk you and your family to offices and schools, as well as practical and recreational amenities. Your home is linked to Tanah Merah MRT Interchange via a sheltered walkway, and near the upcoming Sungei Bedok MRT Station, so getting about is a breeze, rain or shine.



Next to Tanah Merah MRT Interchange



2 MRT stops to Changi Airport and upcoming Jewel at Changi



1 MRT stop to Singapore University of Technology and Design

Artist's Impression



Dine and entertain, or melt away stress in the inviting Spa Pool under the Sky Pods.

Artist's Impression

An invigorating playground for the family

Designed as a contemporary eco-resort, The Glades will delight both young and old with its many exciting facilities. Enjoy the Grand Waterfall, Forest Trail, and Eco Pond, and relax and have fun at the Hydrotherapy Rain Shower, Olympic-length Grand Pool, Children's Play Zone, and three Sky Pods – each with its own Spa Pool. There's so much to discover and enjoy!



Live and play amidst a rainforest-like environment

Artist's Impression



An uplifting gym or yoga experience awaits at the Wellness Clubhouse.

Artist's Impression



Enjoy endless swimming pleasure in the Olympic-length Grand Pool, or simply lounge by the pool-side.

Artist's Impression



Relax in a Forest Spa built just for you

Artist's Impression



Artist's Impression

Take pride in the finest living spaces

Every apartment at The Glades is thoughtfully designed and carefully put together using luxurious materials and premium imported fittings, including SMEG appliances, Whirlpool combination washer-dryers, Hansgrohe showers systems and Vitra bathrooms. With a wide range of apartment sizes and configurations available – from suites, convertibles, lofts and penthouses to dual-key homes – there's a home at The Glades that's just perfect for you.



Artist's Impression



A world of fun and rejuvenation awaits

LEGEND

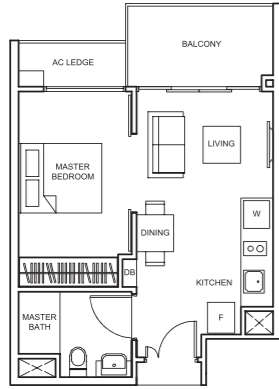
- | | | |
|---------------------------------------|---|--|
| A. Guardhouse | M. Olympic-length Grand Pool | U. Eco Pond |
| B. Entrance Plaza | N. Grand Waterfall | V. Children's Play Zone |
| C. Island Feature | O. Wellness Clubhouse | • V1 – Adventure Slide |
| D. Vehicular Exit | • Gymnasium | • V2 – Play Pool |
| E. Side Gate to MRT | • Indoor Studio | • V3 – Playground |
| F. Side Gate | P. Changing/Shower Rooms with Steam Baths | W. Forest Trail |
| G. Water Cascade | Q. Aqua Gym | X. Eco Clubhouse |
| H. Island Pavilions | R. Hydro-therapy Rain Shower | • Function Room |
| I. Forest Valley | S. Forest Spa | • 67–69 – Commercial Shops |
| J. Bio-Swale | T. Sky Pods | Y. Outdoor Fitness Stations |
| K. Leisure/Bubble Pools | • T1 – Zen Pavilion with Thermal Spa Pool | Z. Semi-sunken Tennis Court |
| L. Water Curtains with Vertical Green | • T2 – Mediterranean Pavilion with Spa Pool | AA. Garden Terrace on second level of Block 12 |
| | • T3 – Tropical Pavilion with Spa Pool | • AA1 – Tea Deck |
| | | • AA2 – Lounge Terrace |
| | | • AA3 – Cozy Corner |
| | | BB. Spice and Herb Garden |
| | | CC. Sundeck |



Artist's Impression

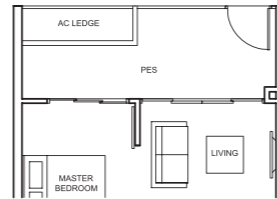
TYPE A1

42 sq m/ 452 sq ft
 #03-38 to #11-38, #03-40 to #11-40,
 #03-44 to #11-44, #03-46 to #11-46,
 #03-47 to #11-47



TYPE A1-P

45 sq m/ 484 sq ft
 #01-38, #01-40, #01-44,
 #01-46, #01-47



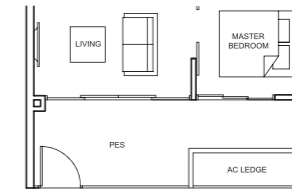
TYPE A3

47 sq m/ 506 sq ft
 #02-59 to #11-59,
 #02-66 to #11-66



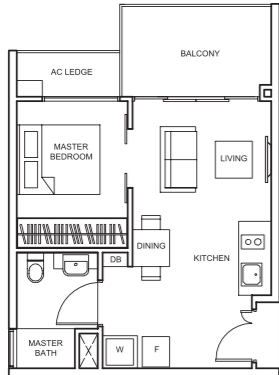
TYPE A3-P

50 sq m/ 538 sq ft
 #01-59, #01-66



TYPE A2

43 sq m/ 463 sq ft
 #02-57 to #12-57



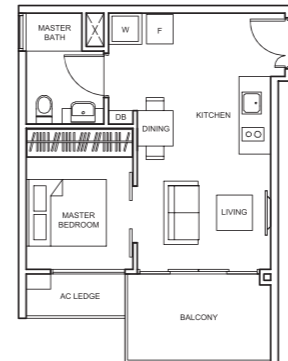
TYPE A2-P

45 sq m/ 484 sq ft
 #01-57



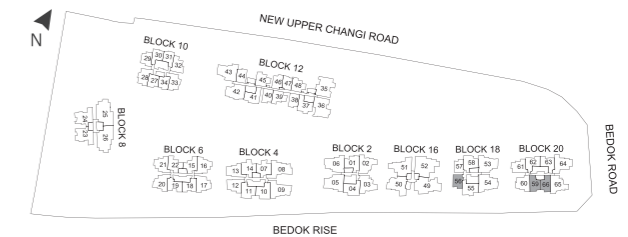
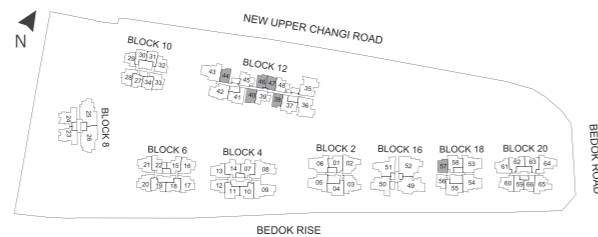
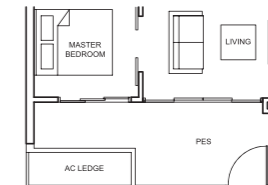
TYPE A4

44 sq m/ 474 sq ft
 #02-56 to #12-56



TYPE A4-P

46 sq m/ 495 sq ft
 #01-56

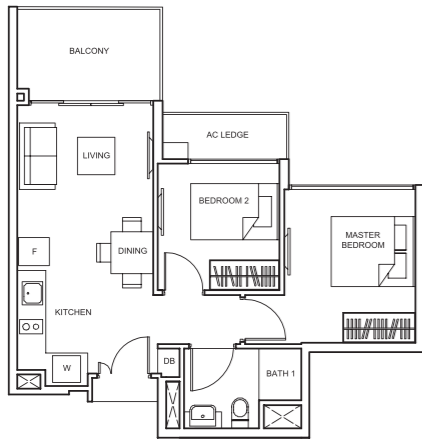


Balconies shall not be enclosed. Only approved screens are to be used.
 Area includes PES, A/C ledge, balcony, roof terrace and strata void, if any. Balconies and PES may not be fully covered. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation.
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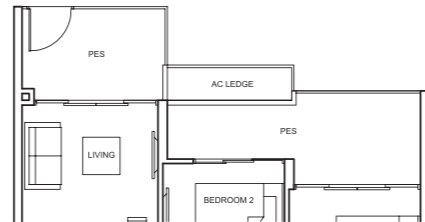
TYPE Bc1

54 sq m/ 581 sq ft
#02-15 to #12-15,
#02-22 to #12-22



TYPE Bc1-P

62 sq m/ 667 sq ft
#01-15, #01-22



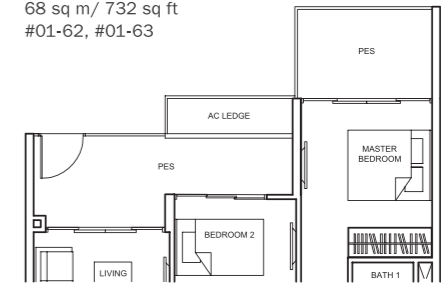
TYPE Bc3

58 sq m/ 624 sq ft
#02-62 to #12-62,
#02-63 to #12-63



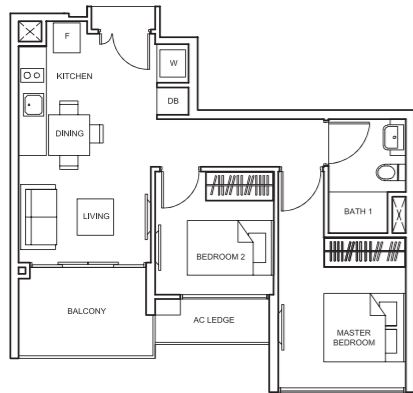
TYPE Bc3-P

68 sq m/ 732 sq ft
#01-62, #01-63



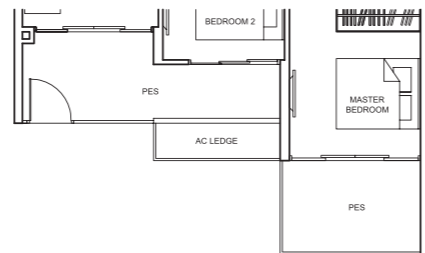
TYPE Bc2

55 sq m/ 592 sq ft
#02-18 to #12-18,
#02-19 to #12-19



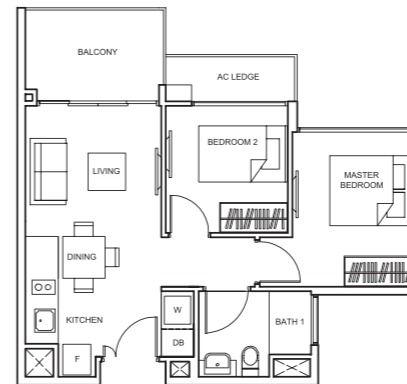
TYPE Bc2-P

65 sq m/ 700 sq ft
#01-18, #01-19



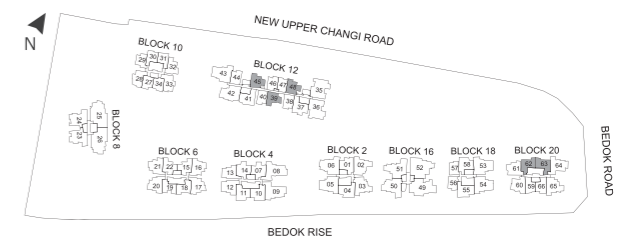
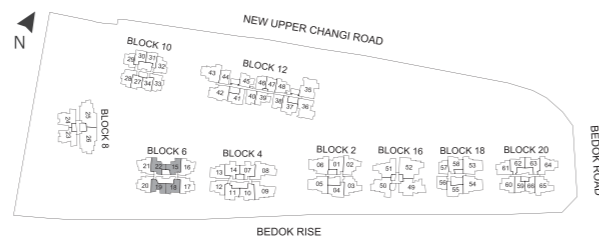
TYPE Bc4

53 sq m/ 570 sq ft
#03-39 to #11-39, #03-45 to #11-45,
#03-48 to #11-48



TYPE Bc4-P

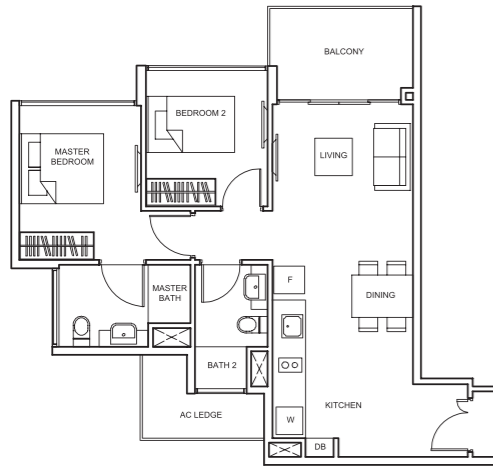
61 sq m/ 657 sq ft
#01-39, #01-45, #01-48



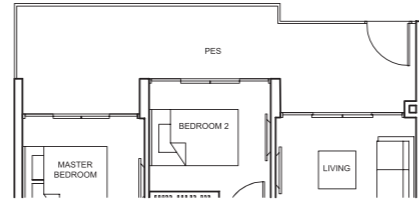
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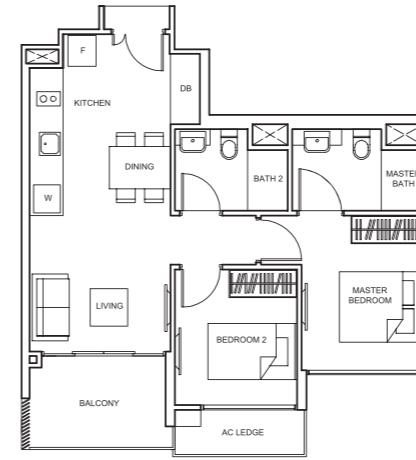
TYPE B1
67 sq m/ 721 sq ft
#02-16 to #12-16, #02-17 to #12-17,
#02-20 to #12-20, #02-21 to #12-21



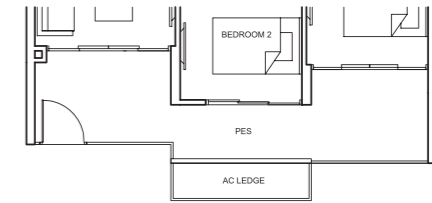
TYPE B1-P
78 sq m/ 840 sq ft
#01-16, #01-17, #01-20, #01-21



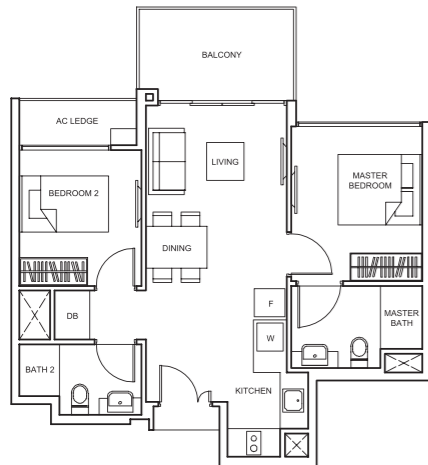
TYPE B3
63 sq m/ 678 sq ft
#02-10 to #09-10,
#02-11 to #09-11



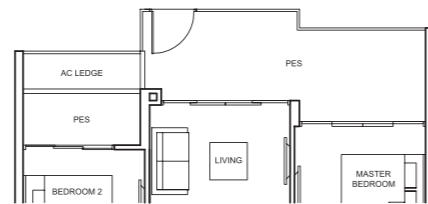
TYPE B3-P
71 sq m/ 764 sq ft
#01-10, #01-11



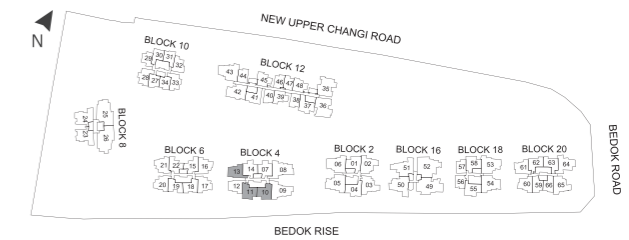
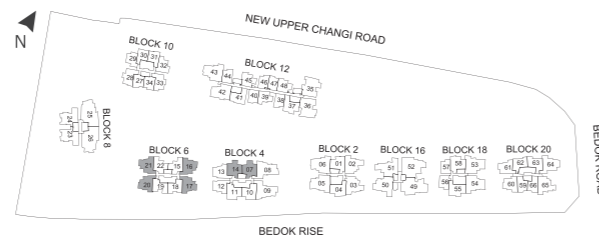
TYPE B2
63 sq m/ 678 sq ft
#02-07 to #09-07,
#02-14 to #09-14



TYPE B2-P
71 sq m/ 764 sq ft
#01-07, #01-14



TYPE B4
64 sq m/ 689 sq ft
#02-13 to #09-13



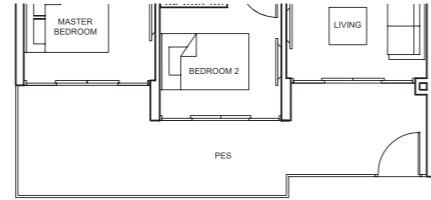
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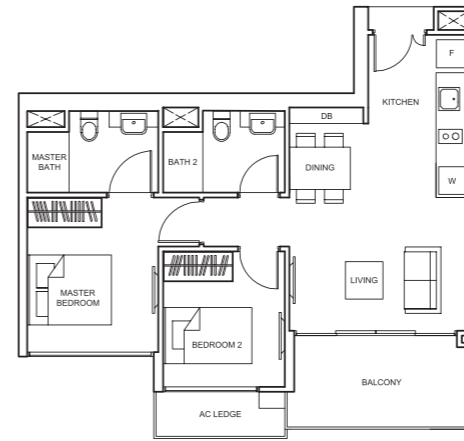
TYPE B5
62 sq m/ 667 sq ft
#02-12 to #09-12



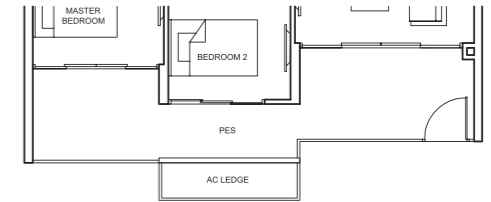
TYPE B5-P
74 sq m/ 797 sq ft
#01-12



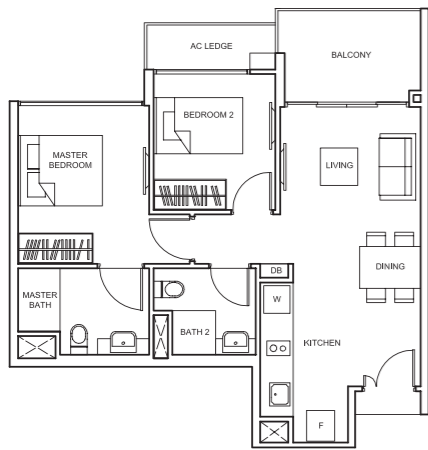
TYPE B7
67 sq m/ 721 sq ft
#02-04 to #09-04,
#02-55 to #12-55



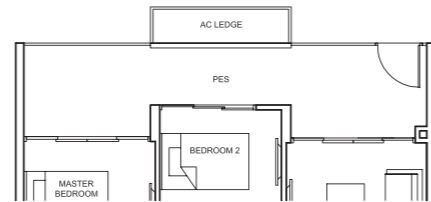
TYPE B7-P
76 sq m/ 818 sq ft
#01-04, #01-55



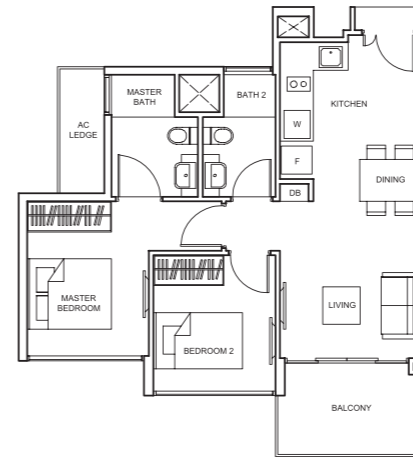
TYPE B6
64 sq m/ 689 sq ft
#02-01 to #09-01,
#02-58 to #12-58



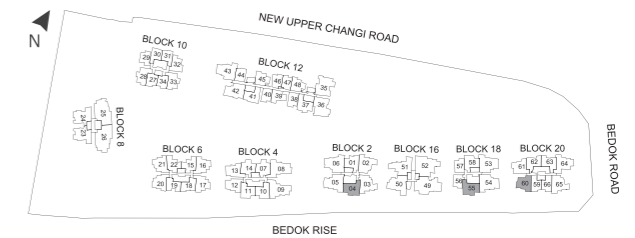
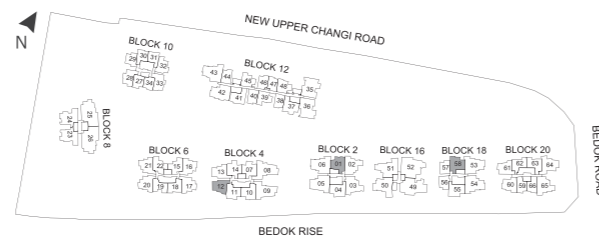
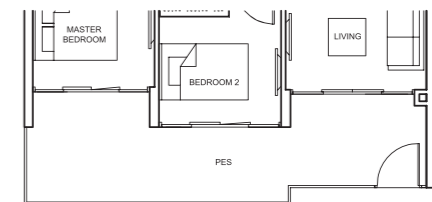
TYPE B6-P
73 sq m/ 786 sq ft
#01-01, #01-58



TYPE B8
62 sq m/ 667 sq ft
#02-60 to #11-60



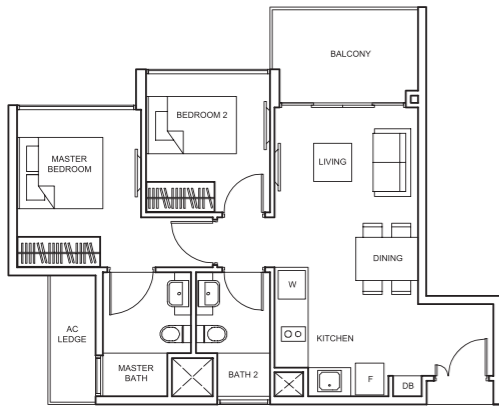
TYPE B8-P
73 sq m/ 786 sq ft
#01-60



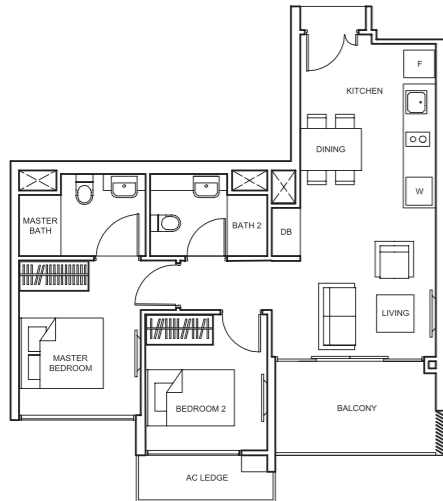
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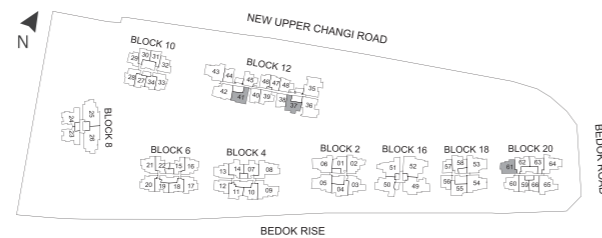
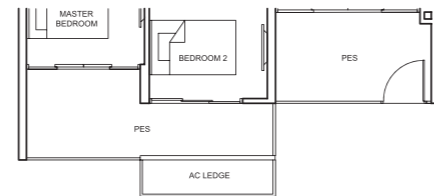
TYPE B9
62 sq m/ 667 sq ft
#02-61 to #11-61



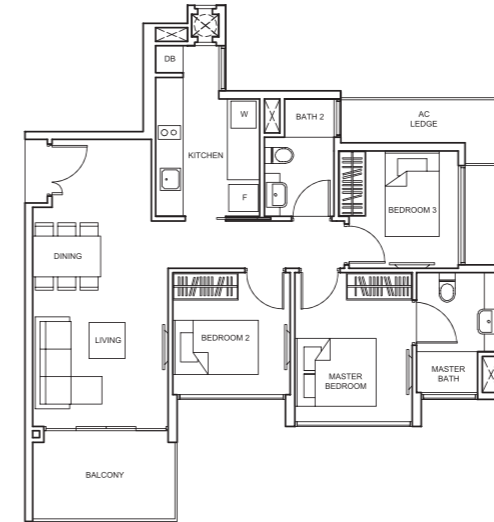
TYPE B10
65 sq m/ 700 sq ft
#03-37 to #12-37, #03-41 to #12-41



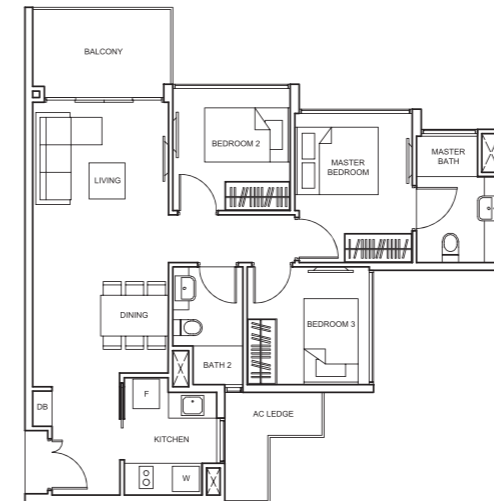
TYPE B10-P
74 sq m/ 797 sq ft
#01-37, #01-41



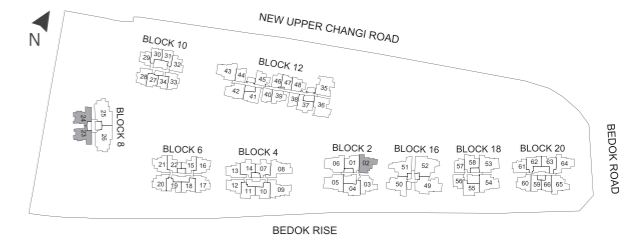
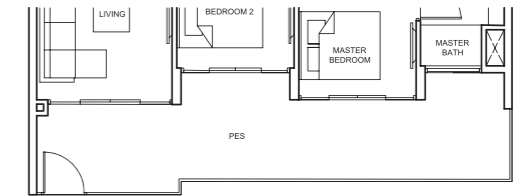
TYPE Cc1
78 sq m/ 840 sq ft
#02-23 to #11-23, #02-24 to #11-24



TYPE Cc2
78 sq m/ 840 sq ft
#02-02 to #09-02



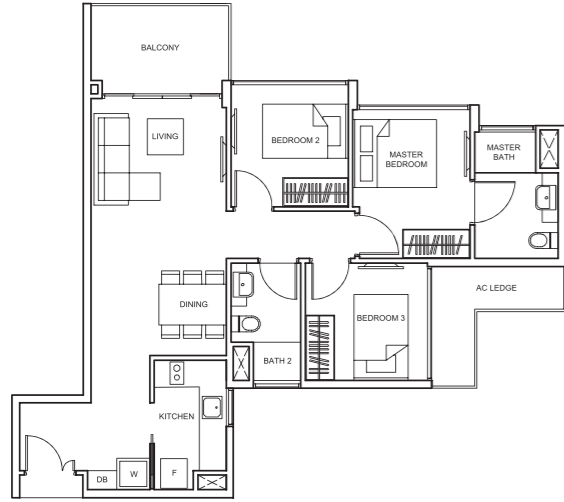
TYPE Cc1-P
94 sq m/ 1,012 sq ft
#01-23, #01-24



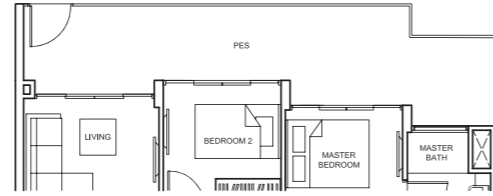
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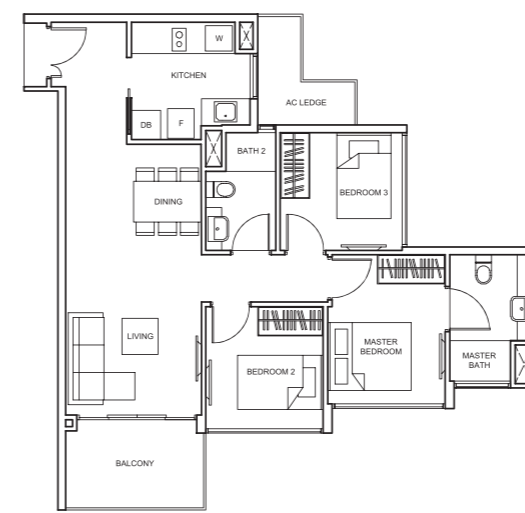
TYPE Cc3
80 sq m/ 861 sq ft
#02-64 to #11-64



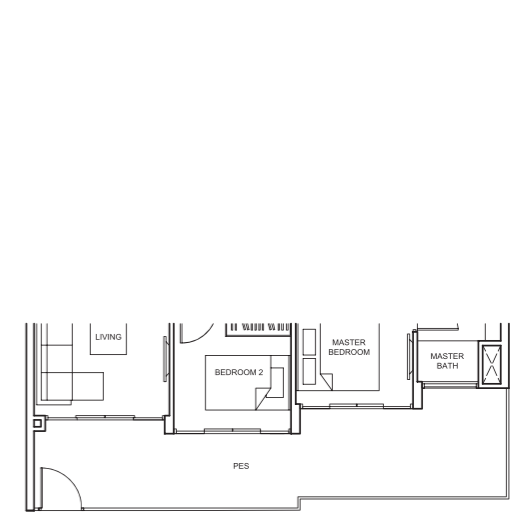
TYPE Cc3-P
95 sq m/ 1,023 sq ft
#01-64



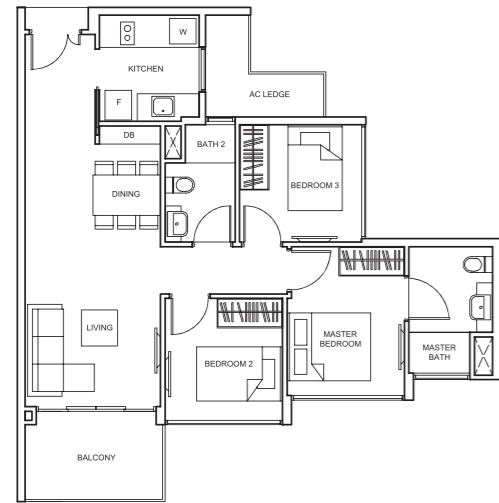
TYPE Cc5
79 sq m/ 850 sq ft
#02-03 to #09-03



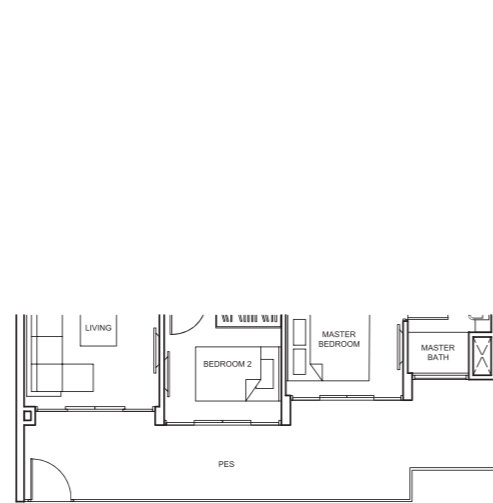
TYPE Cc5-P
94 sq m/ 1,012 sq ft
#01-03



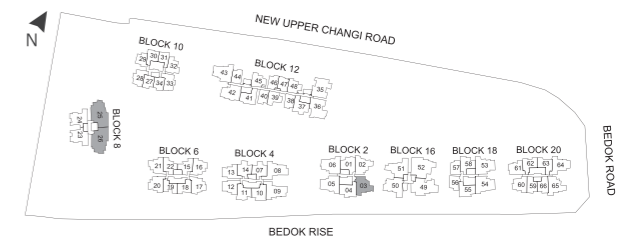
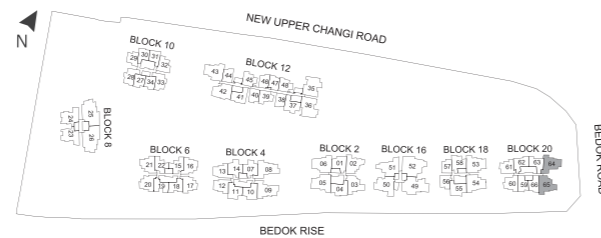
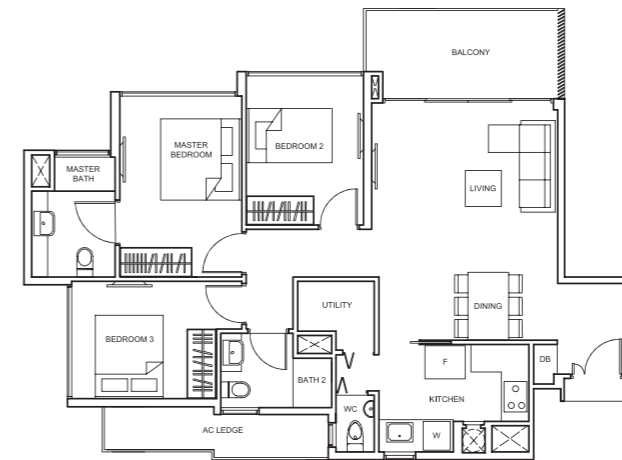
TYPE Cc4
78 sq m/ 840 sq ft
#02-65 to #11-65



TYPE Cc4-P
93 sq m/ 1,001 sq ft
#01-65



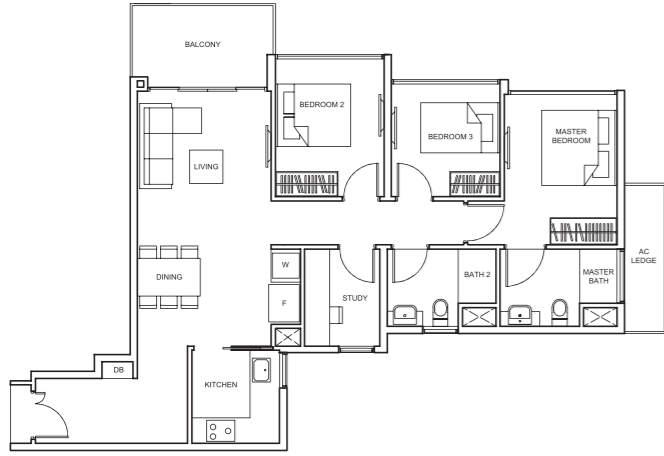
TYPE C1
99 sq m/ 1,066 sq ft
#02-25, #04-25, #06-25, #08-25, #10-25,
#02-26, #04-26, #06-26, #08-26, #10-26



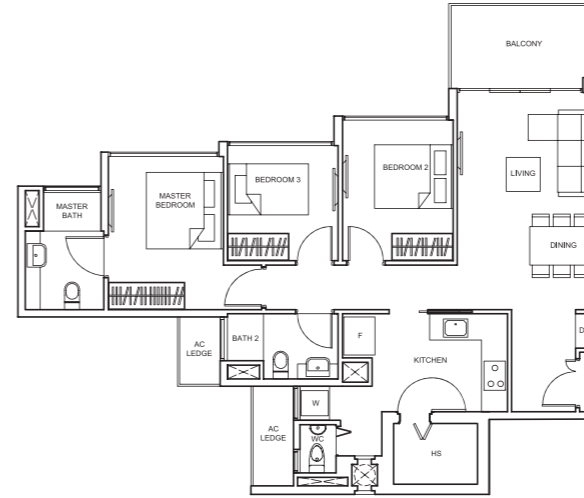
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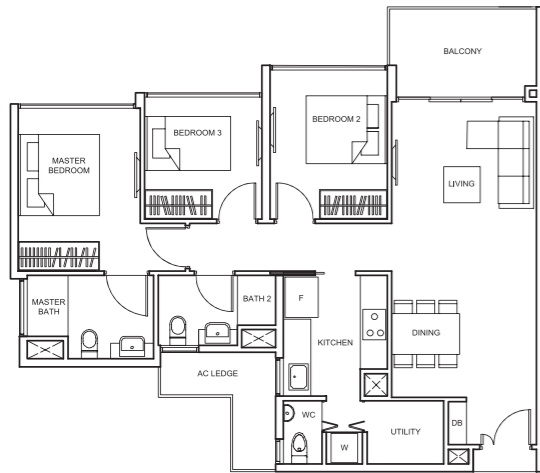
TYPE C2
96 sq m/ 1,033 sq ft
#02-08 to #08-08



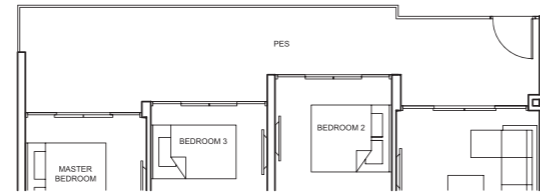
TYPE C4
94 sq m/ 1,012 sq ft
#02-51 to #10-51



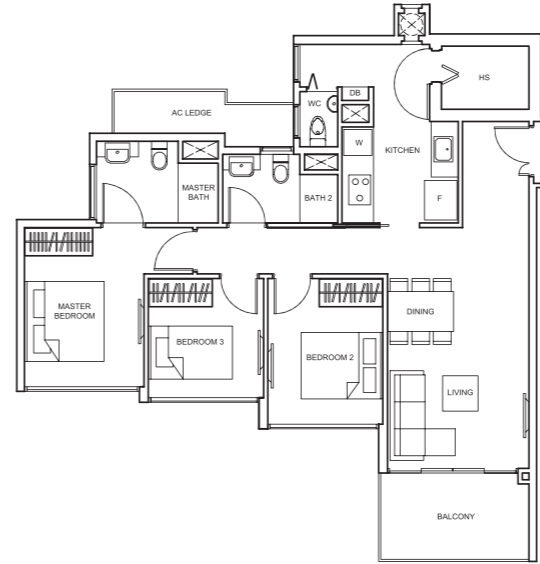
TYPE C3
92 sq m/ 990 sq ft to 93 sq m/ 1,001 sq ft
#02-05 to #08-05, #02-06 to #08-06,
#03-42 to #10-42, #03-43 to #10-43,
#02-53 to #10-53, #02-54 to #10-54



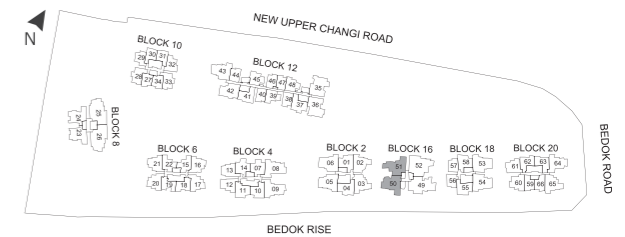
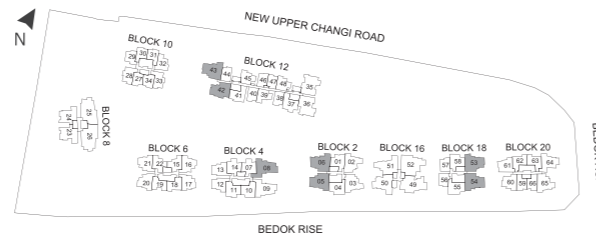
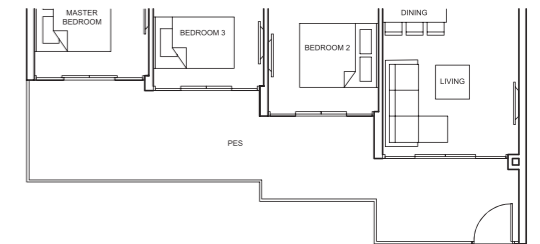
TYPE C3-P
110 sq m/ 1,184 sq ft
#01-05, #01-06, #01-42,
#01-43, #01-53, #01-54



TYPE C5
95 sq m/ 1,023 sq ft
#02-50 to #10-50



TYPE C5-P
113 sq m/ 1,216 sq ft
#01-50



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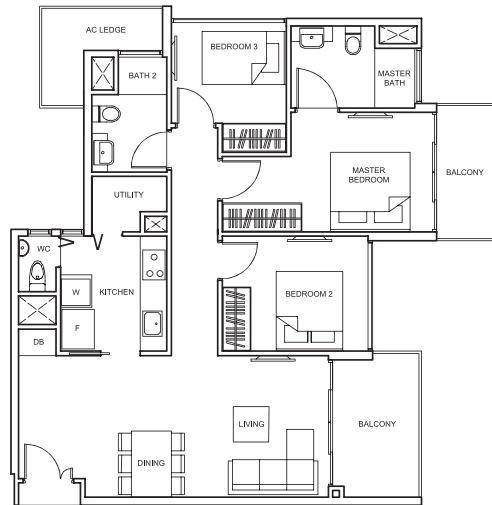
TYPE C6

93 sq m/ 1,001 sq ft
#02-09 to #08-09



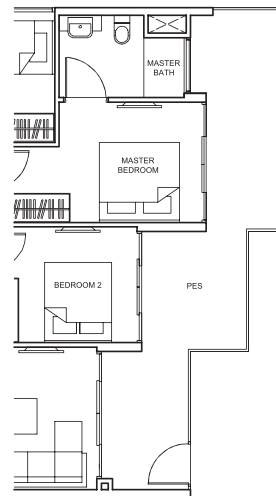
TYPE C7

95 sq m/ 1,023 sq ft
#03-35 to #10-35



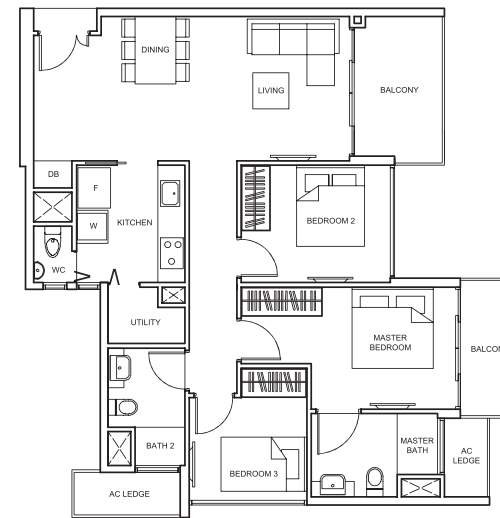
TYPE C7-P

107 sq m/ 1,152 sq ft
#01-35



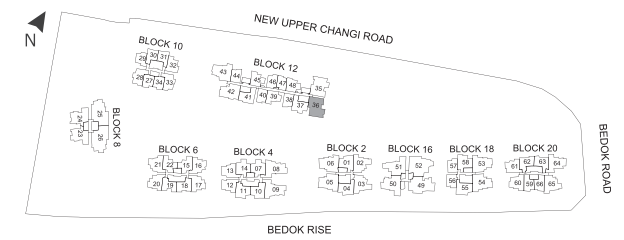
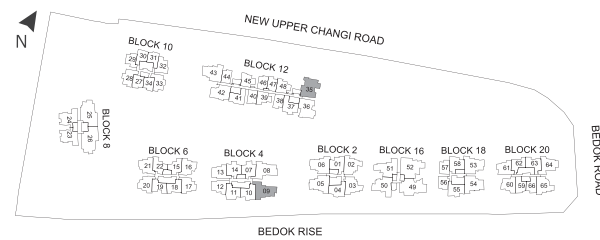
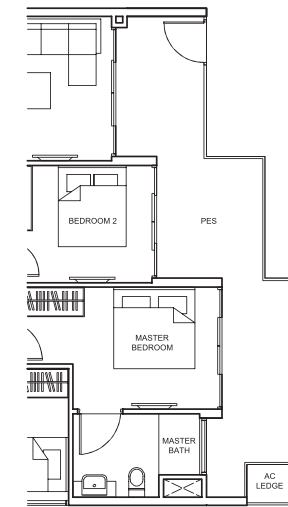
TYPE C8

95 sq m/ 1,023 sq ft
#03-36 to #10-36



TYPE C8-P

105 sq m/ 1,130 sq ft
#01-36

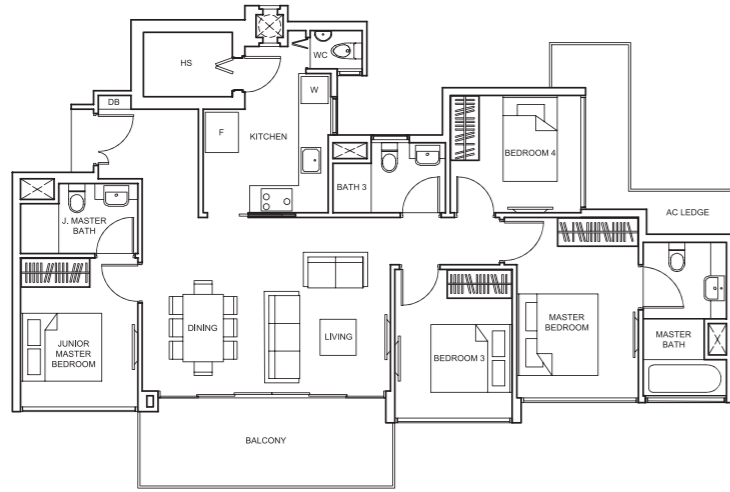


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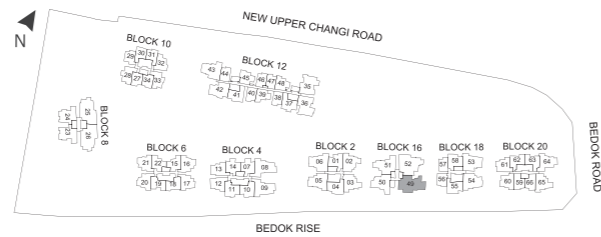
TYPE D2

119 sq m/ 1,281 sq ft
#02-49 to #10-49



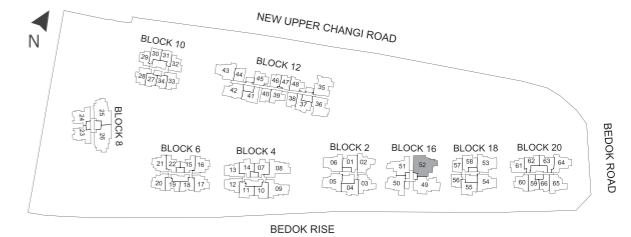
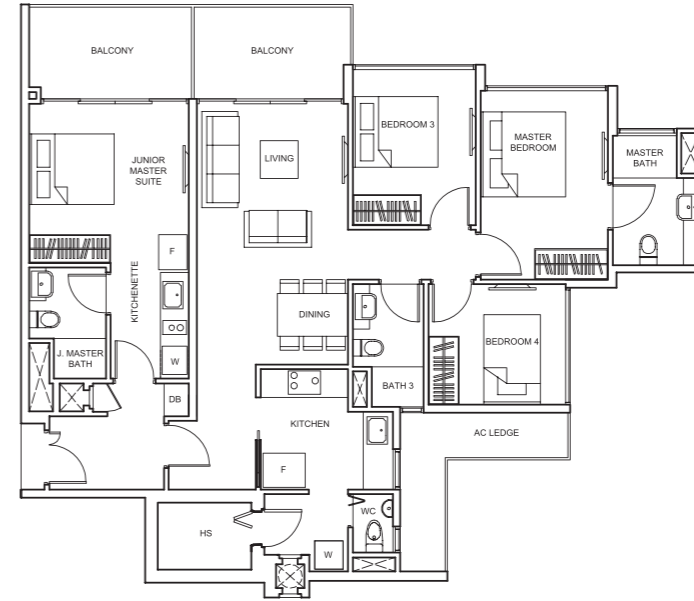
TYPE D2-P

140 sq m/ 1,507 sq ft
#01-49



TYPE DK

128 sq m/ 1,378 sq ft
#02-52 to #10-52

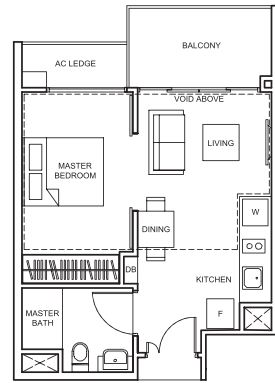


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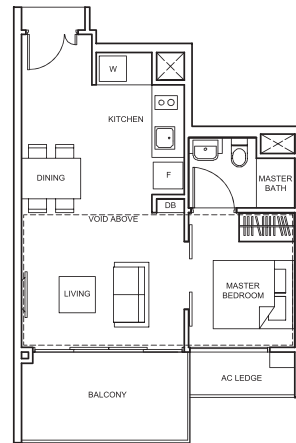
TYPE A1-L

62 sq m/ 667 sq ft
 #12-38, #12-40, #12-44,
 #12-46, #12-47



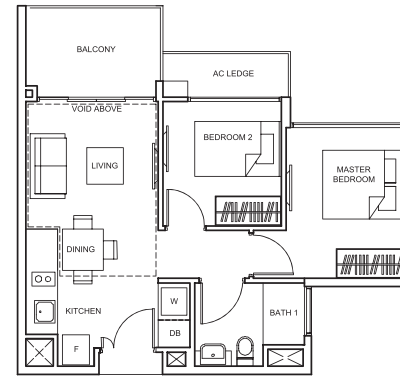
TYPE A3-L

66 sq m/ 710 sq ft
 #12-59, #12-66



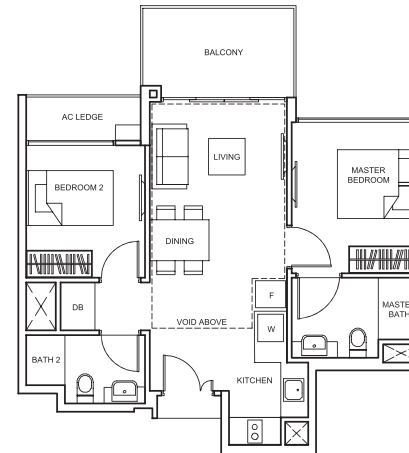
TYPE Bc4-L

64 sq m/ 689 sq ft
 #12-39, #12-45, #12-48



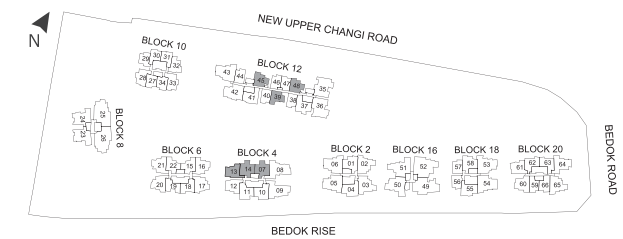
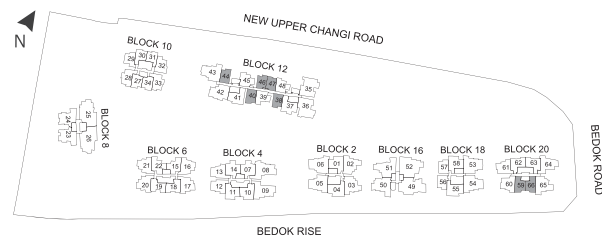
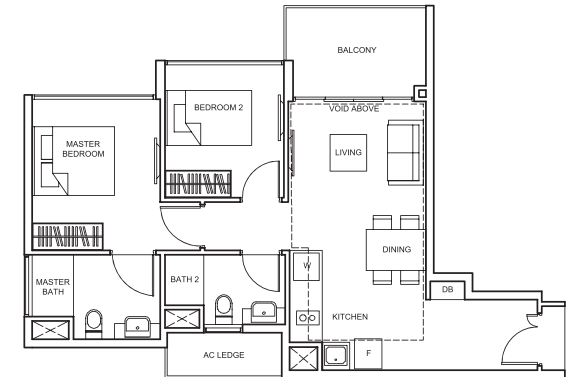
TYPE B2-L

78 sq m/ 840 sq ft
 #10-07, #10-14



TYPE B4-L

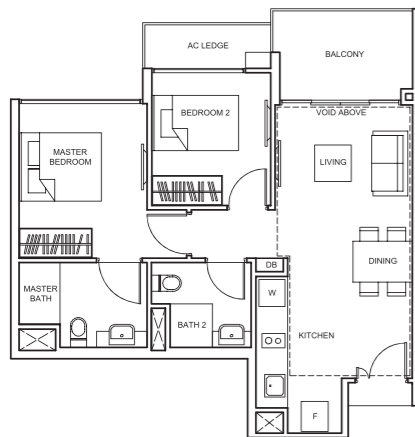
80 sq m/ 861 sq ft
 #10-13



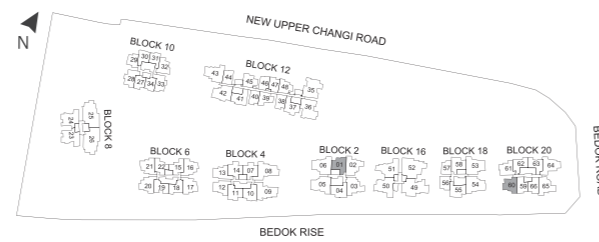
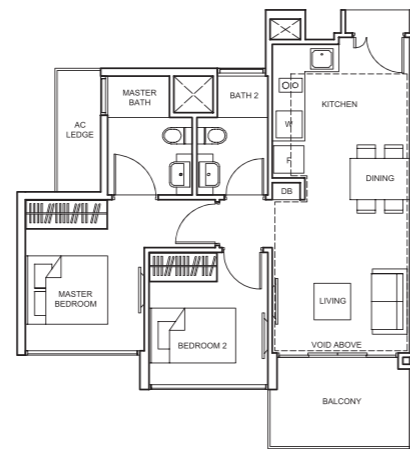
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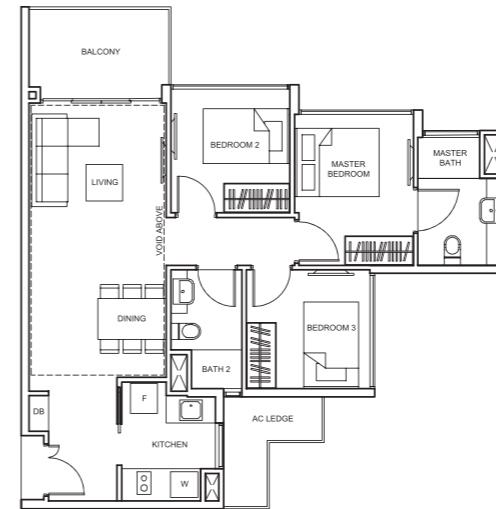
TYPE B6-L
82 sq m/ 883 sq ft
#10-01



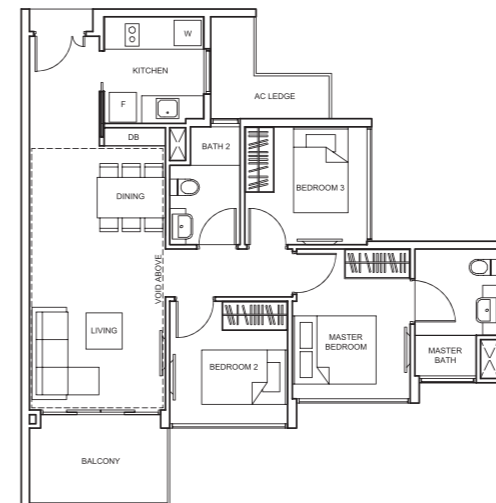
TYPE B8-L
80 sq m/ 861 sq ft
#12-60



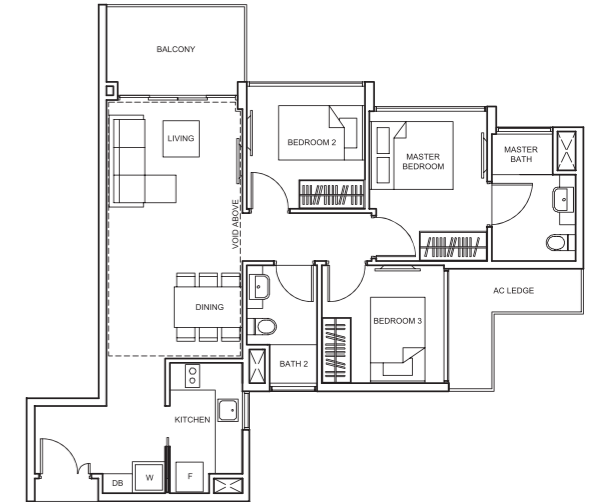
TYPE Cc2-L
97 sq m/ 1,044 sq ft
#10-02



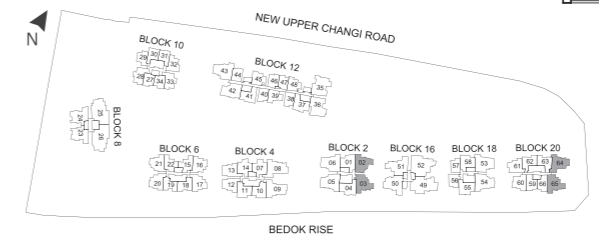
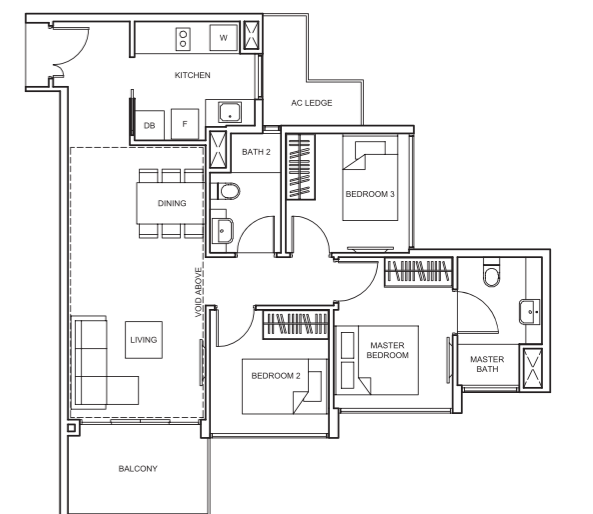
TYPE Cc4-L
97 sq m/ 1,044 sq ft
#12-65



TYPE Cc3-L
98 sq m/ 1,055 sq ft
#12-64



TYPE Cc5-L
98 sq m/ 1,055 sq ft
#10-03

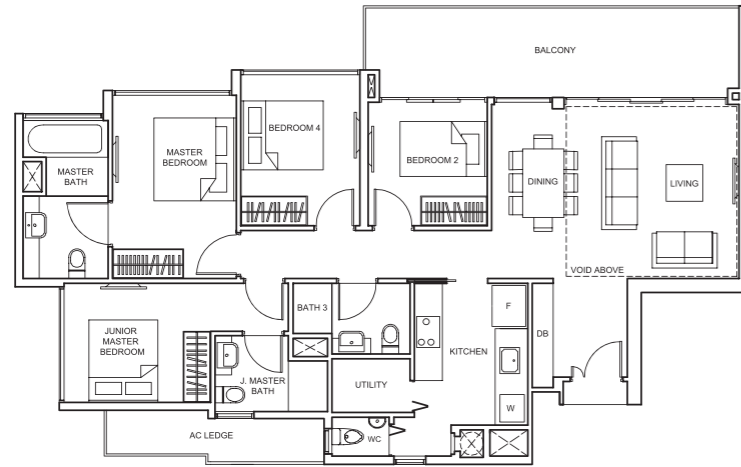


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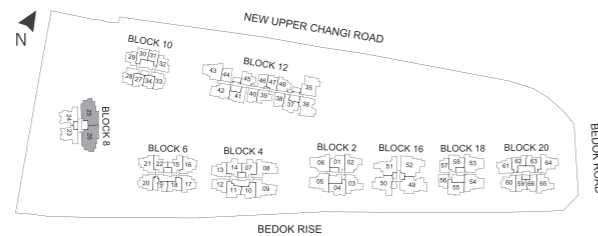
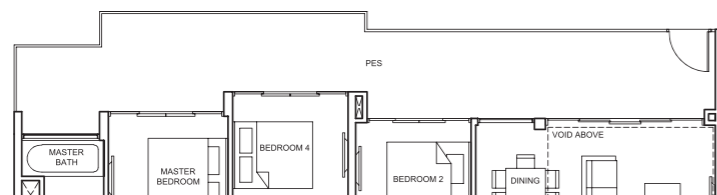
TYPE D1

140 sq m/ 1,507 sq ft
 #03-25, #05-25, #07-25, #09-25,
 #03-26, #05-26, #07-26, #09-26



TYPE D1-P

156 sq m/ 1,679 sq ft
 #01-25, #01-26



TYPE As1

45 sq m/ 484 sq ft
 #02-30 to #11-30,
 #02-31 to #11-31



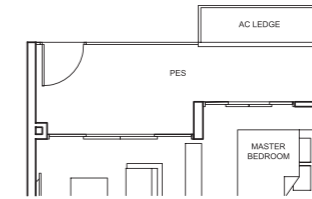
TYPE As2

44 sq m/ 474 sq ft
 #02-27 to #11-27,
 #02-34 to #11-34



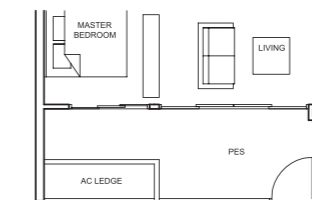
TYPE As1-P

49 sq m/ 527 sq ft
 #01-30, #01-31



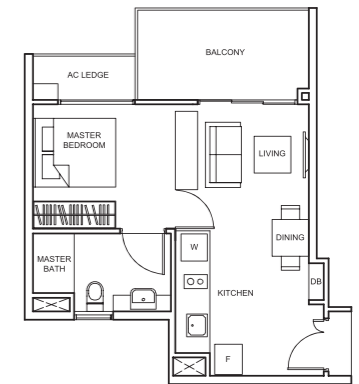
TYPE As2-P

46 sq m/ 495 sq ft
 #01-27, #01-34



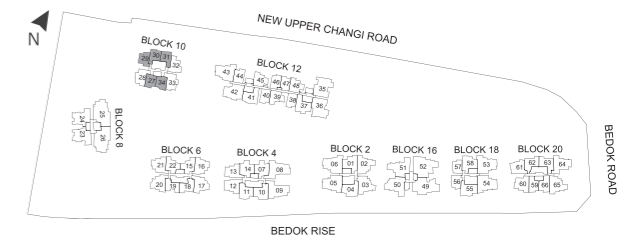
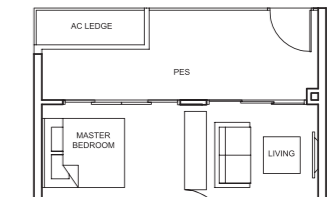
TYPE As3

44 sq m/ 474 sq ft
 #02-29 to #11-29



TYPE As3-P

46 sq m/ 495 sq ft
 #01-29

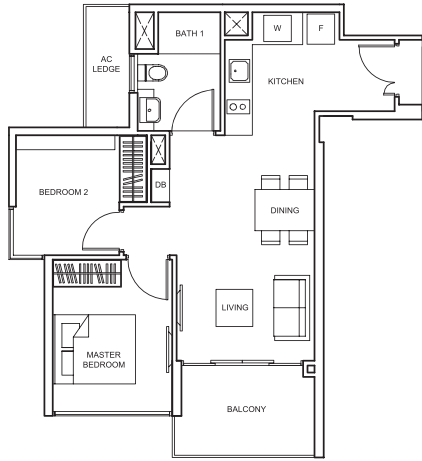


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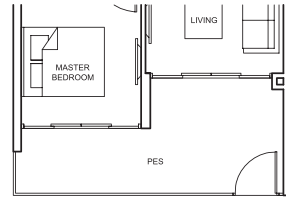
TYPE Bs1

58 sq m/ 624 sq ft
#02-28 to #11-28,
#02-33 to #11-33



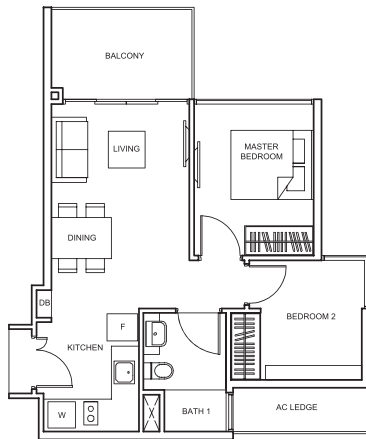
TYPE Bs1-P

64 sq m/ 689 sq ft
#01-28, #01-33



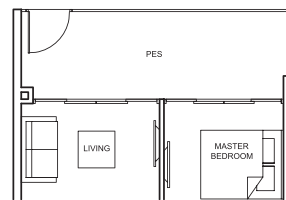
TYPE Bs2

54 sq m/ 581 sq ft
#02-32 to #11-32



TYPE Bs2-P

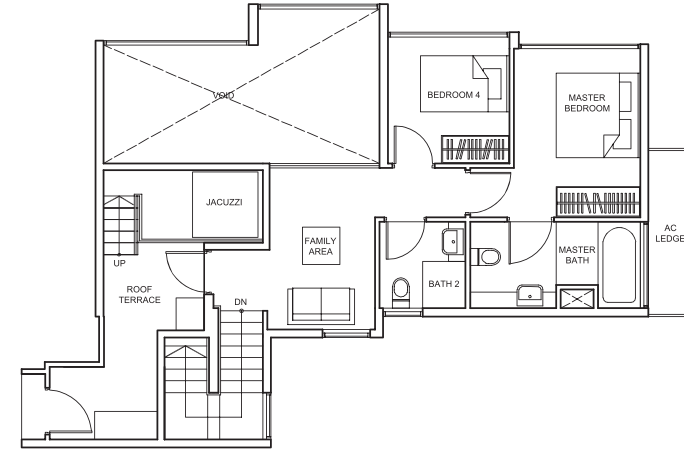
60 sq m/ 646 sq ft
#01-32



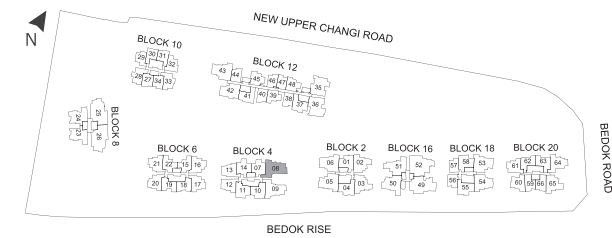
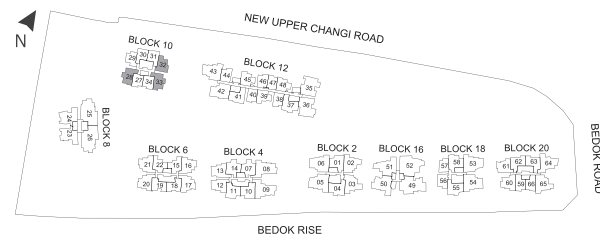
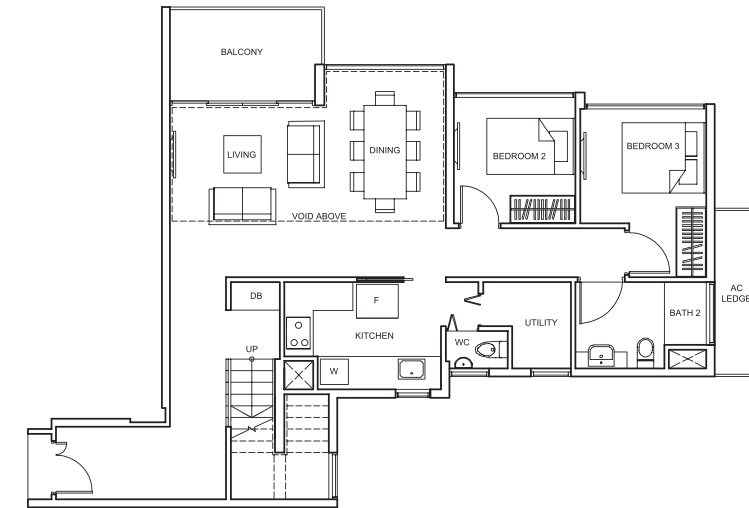
TYPE P2

186 sq m/ 2,002 sq ft
#09-08

UPPER PENTHOUSE



LOWER PENTHOUSE



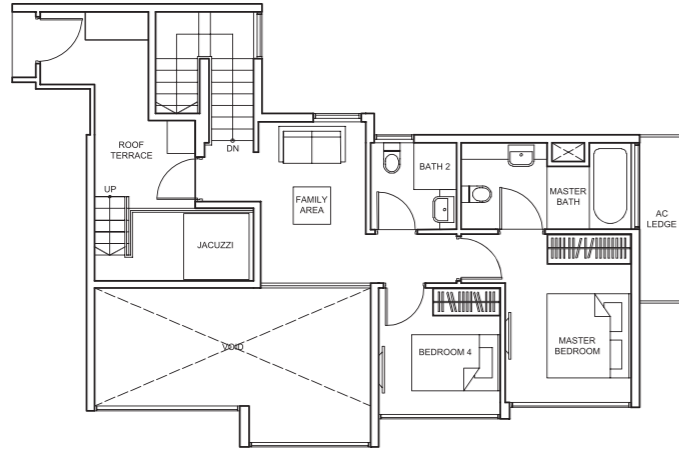
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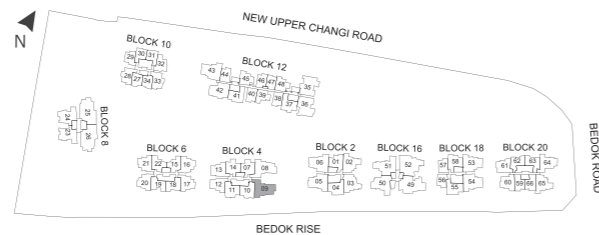
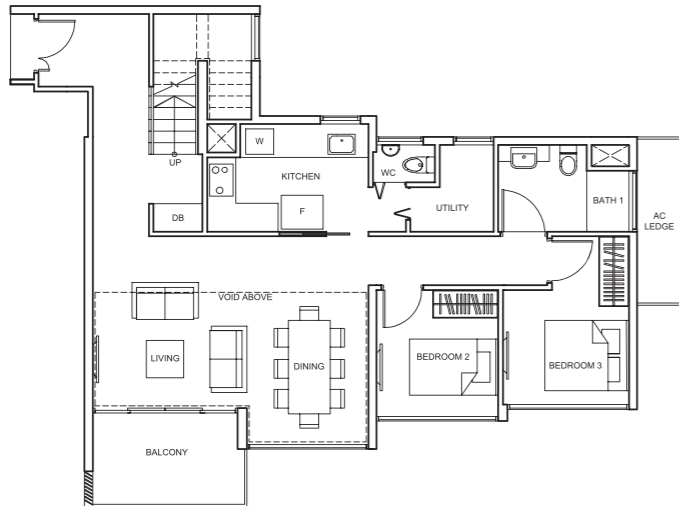
TYPE P3

182 sq m/ 1,959 sq ft
#09-09

UPPER PENTHOUSE



LOWER PENTHOUSE

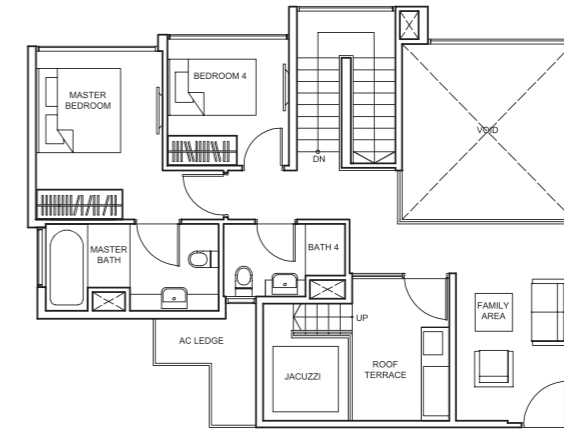


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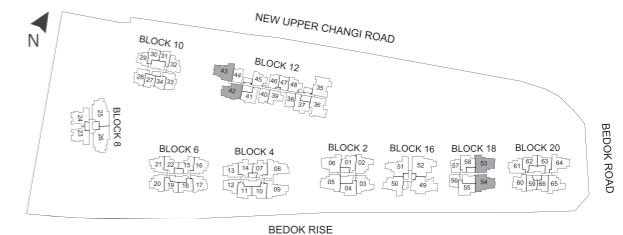
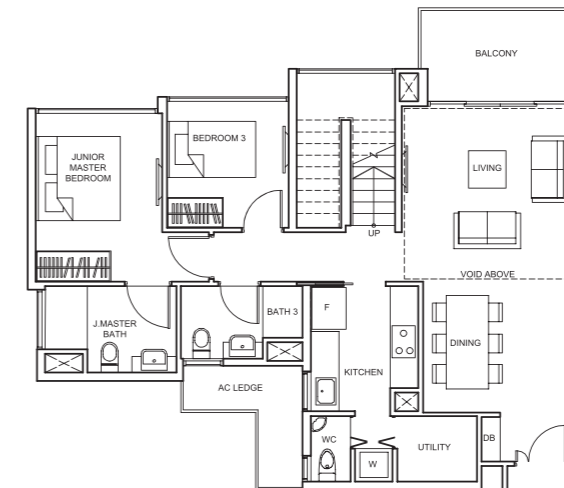
TYPE P4

181 sq m/ 1,948 sq ft
#11-42, #11-43,
#11-53, #11-54

UPPER PENTHOUSE



LOWER PENTHOUSE

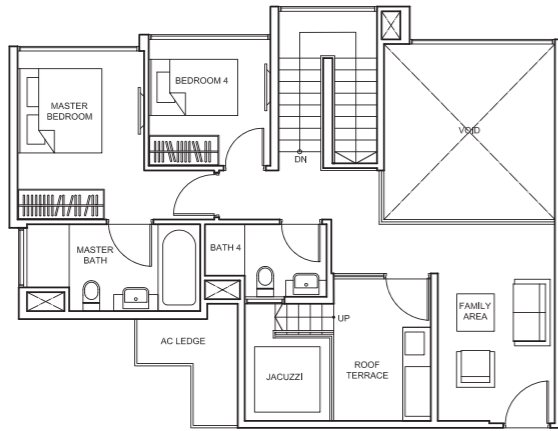


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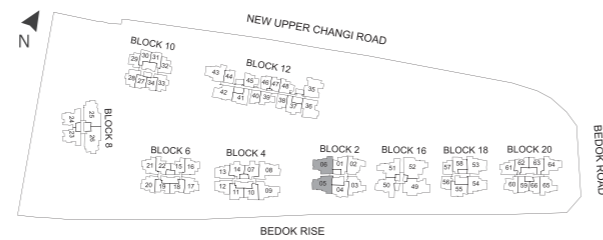
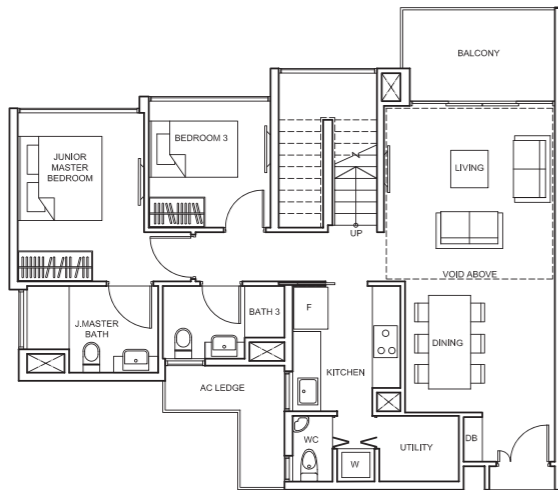
TYPE P4a

181 sq m/ 1,948 sq ft
#09-05, #09-06

UPPER PENTHOUSE



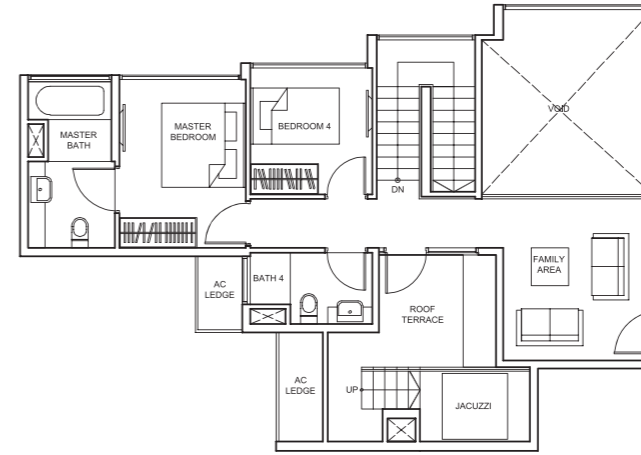
LOWER PENTHOUSE



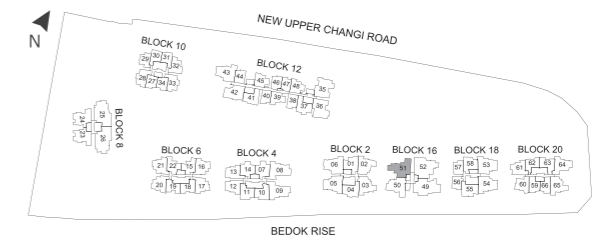
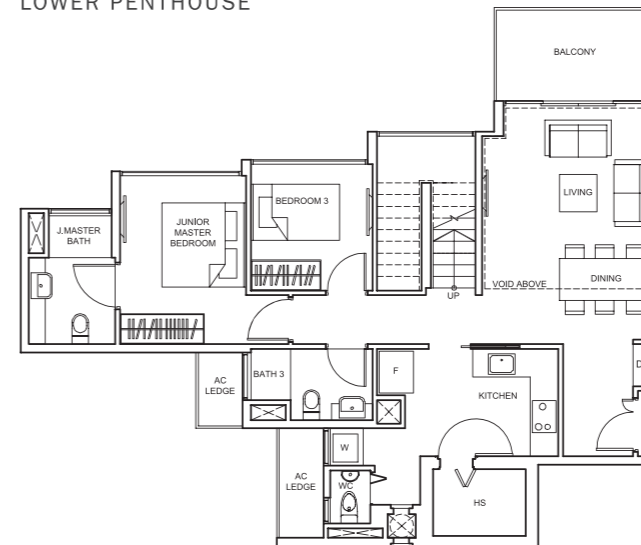
TYPE P5

184 sq m/ 1,981 sq ft
#11-51

UPPER PENTHOUSE



LOWER PENTHOUSE



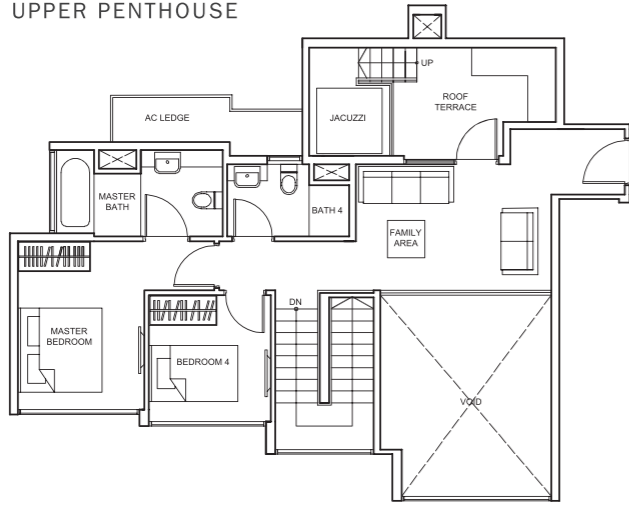
Balconies shall not be enclosed. Only approved screens are to be used.
Area includes PES, A/C ledge, balcony, roof terrace and strata void, if any. Balconies and PES may not be fully covered. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation.
All plans are not drawn to scale and are subject to changes pending approval by relevant authorities. All floor areas are approximate measurements only and are subject to final survey.

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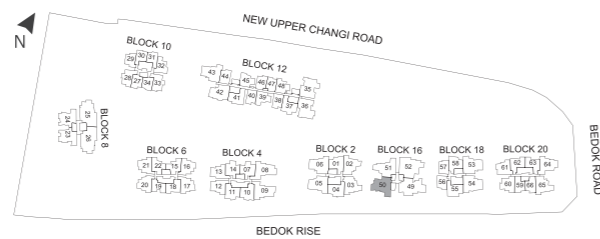
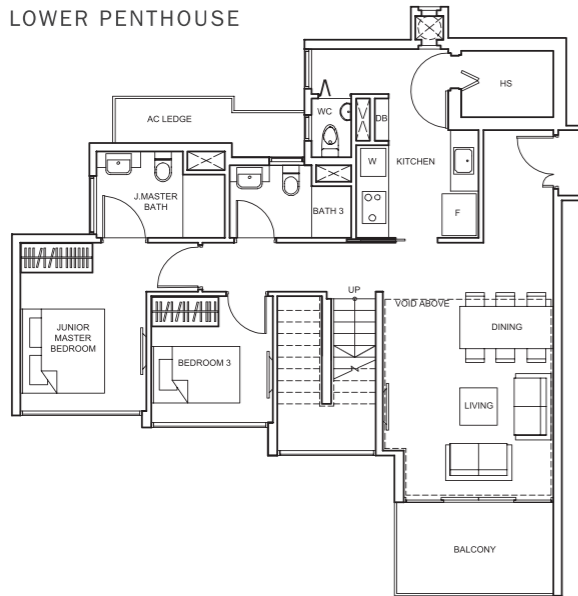
TYPE P6

187 sq m / 2,013 sq ft
#11-50

UPPER PENTHOUSE



LOWER PENTHOUSE

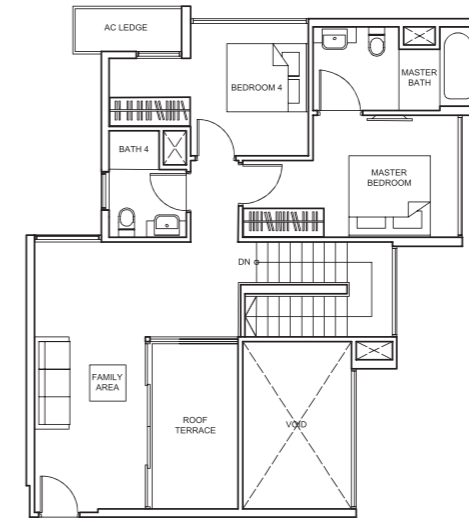


Balconies shall not be enclosed. Only approved screens are to be used.
Area includes PES, A/C ledge, balcony, roof terrace and strata void, if any. Balconies and PES may not be fully covered. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation.
All plans are not drawn to scale and are subject to changes pending approval by relevant authorities. All floor areas are approximate measurements only and are subject to final survey.

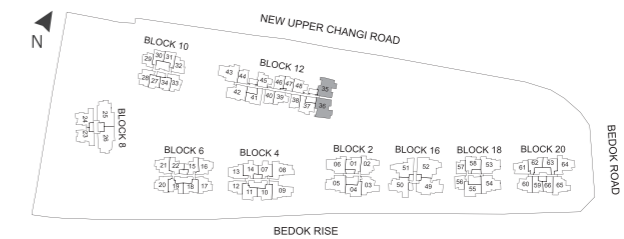
TYPE P7

178 sq m / 1,916 sq ft
#11-35, #11-36

UPPER PENTHOUSE



LOWER PENTHOUSE

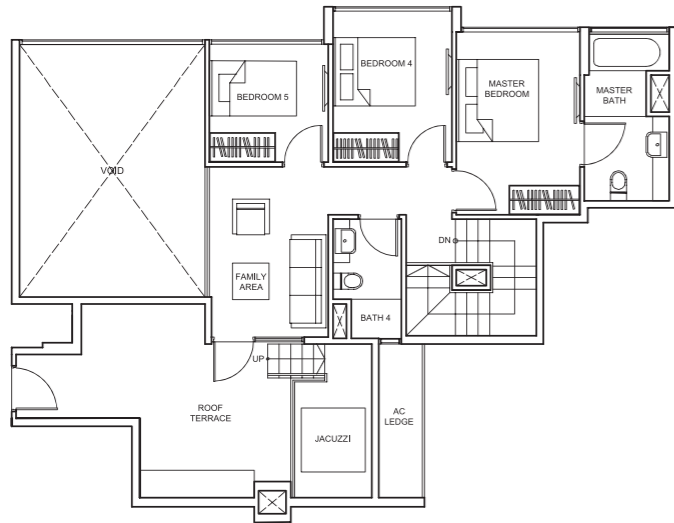


Balconies shall not be enclosed. Only approved screens are to be used.
Area includes PES, A/C ledge, balcony, roof terrace and strata void, if any. Balconies and PES may not be fully covered. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation.
All plans are not drawn to scale and are subject to changes pending approval by relevant authorities. All floor areas are approximate measurements only and are subject to final survey.

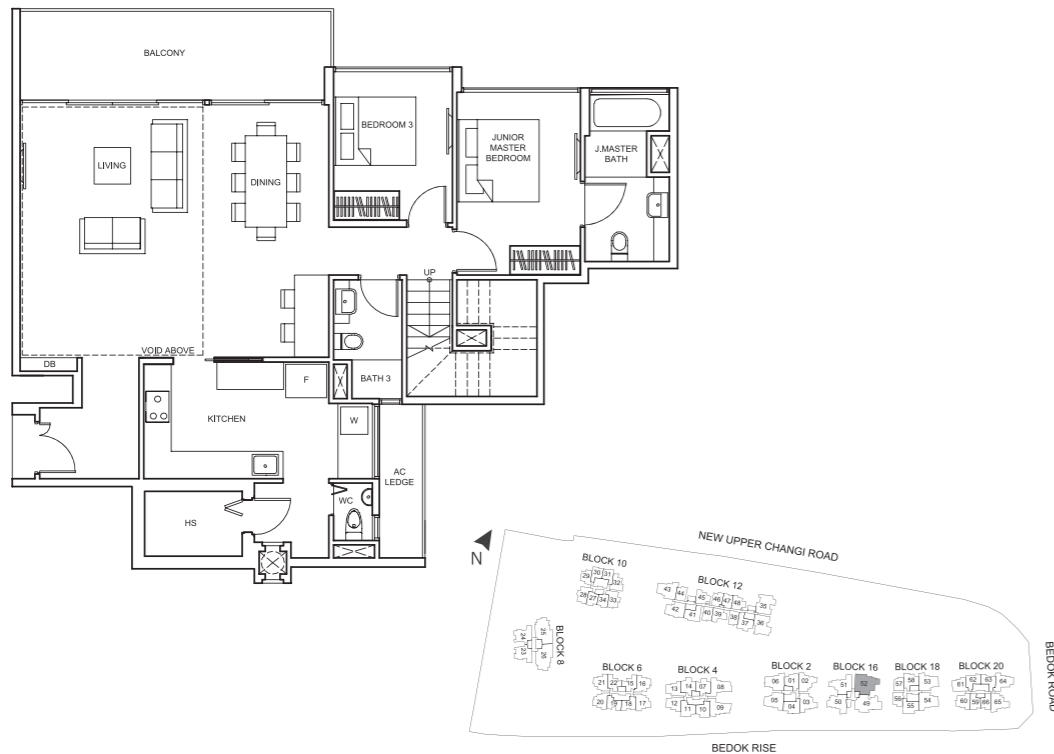
TYPE P8

241 sq m/ 2,594 sq ft
#11-52

UPPER PENTHOUSE



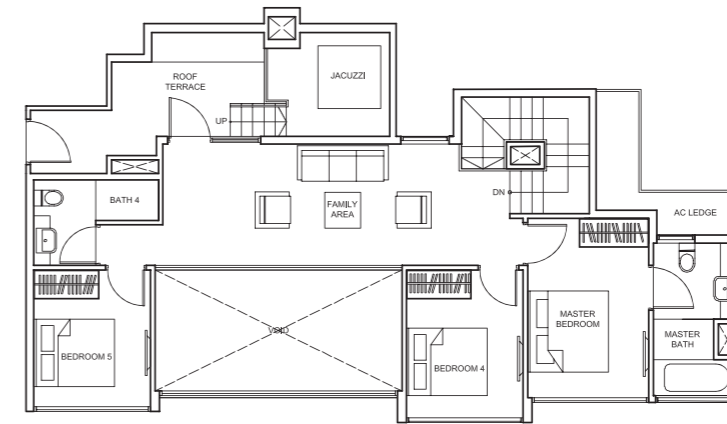
LOWER PENTHOUSE



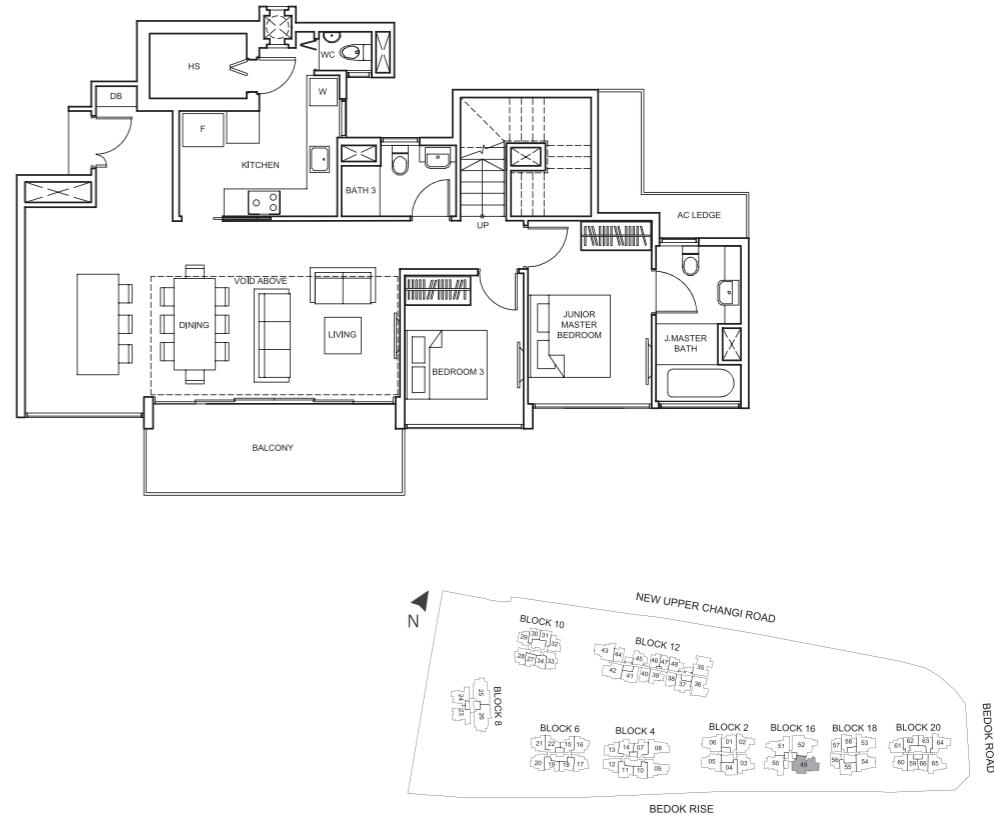
TYPE P9

228 sq m/ 2,454 sq ft
#11-49

UPPER PENTHOUSE



LOWER PENTHOUSE



Balconies shall not be enclosed. Only approved screens are to be used.
Area includes PES, A/C ledge, balcony, roof terrace and strata void, if any. Balconies and PES may not be fully covered. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation.
All plans are not drawn to scale and are subject to changes pending approval by relevant authorities. All floor areas are approximate measurements only and are subject to final survey.

Balconies shall not be enclosed. Only approved screens are to be used.
Area includes PES, A/C ledge, balcony, roof terrace and strata void, if any. Balconies and PES may not be fully covered. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation.
All plans are not drawn to scale and are subject to changes pending approval by relevant authorities. All floor areas are approximate measurements only and are subject to final survey.

SPECIFICATIONS

<p>1 Foundation Piled foundation for main building structure</p> <p>2 Sub-structure and Superstructure Reinforced concrete structure</p> <p>3 Walls a Internal Walls: Reinforced concrete and/or brickwall and/or blockwall and/or glass wall and/or dry partition b External Walls: Reinforced concrete and/or brickwall and/or blockwall</p> <p>4 Roof a Flat Roof: Reinforced concrete roof with insulation and waterproofing system</p> <p>5 Ceiling a For Residential Units Living, Dining, Bedrooms, Kitchen, Kitchenette, Baths, Study, Balcony, Family Area, Utility, Store, Household Shelter (HS) and WC: Skim coat and/or ceiling board and/or bulkheads with emulsion paint finish</p> <p>b For Common Areas i) Basement and 1st Storey Lift Lobby: Skim coat and/or ceiling board and/or bulkheads with emulsion paint finish ii) Typical Lift Lobby: Skim coat and/or ceiling board and/or bulkheads with emulsion paint finish iii) Staircases and Landing: Skim coat with emulsion paint finish</p> <p>6 Finishes a1 Walls – for Residential Units i) Living, Dining, Bedrooms, Study, Family Area, Utility, Store and HS: Plaster and/or skim coat with emulsion paint finish ii) Master Baths, Junior Master Baths, Bath 1 and Powder Room: Natural Marble (for feature wall only) and Homogeneous and/or Porcelain and/or Ceramic tiles iii) Common Baths and WC: Homogeneous and/or Porcelain and/or Ceramic tiles iv) Kitchen and Kitchenette: Homogeneous and/or Porcelain and/or Ceramic tiles and/or Plaster and/or skim coat with emulsion paint finish</p> <p>Note: No tiles behind kitchen cabinets, long bath, mirrors, vanity cabinets. Tiles lay up to false ceiling and on exposed areas only.</p> <p>a2 Walls – For Common Areas i) Basement and 1st Storey Lift Lobby: Natural Marble/Granite and/or Stainless Steel and/or Homogeneous tiles and/or Plaster and/or skim coat with emulsion paint finish ii) Typical Lift Lobby: Homogeneous tiles and/or Plaster and/or skim coat with emulsion paint finish iii) Staircase and Landing: Plaster and/or skim coat with emulsion paint finish</p> <p>b1 Floors – for Residential Units i) Living, Dining, Bedrooms (For Type A, As) and Junior Master Suite (For Type DK): Natural Marble and/or Agglomerated Marble with matching skirting ii) All Baths, Powder Room and WC: Homogeneous and/or Porcelain and/or Ceramic tiles iii) Bedrooms (Except Type A, As) Study and Family Area: Laminated floor with matching skirting iv) Kitchen (For Type A, As, B, Bc and Bs) and Kitchenette Natural Marble and/or Agglomerated Marble v) Kitchen (Except Type A, As, B, Bc and Bs): Homogeneous and/or Porcelain and/or Ceramic tiles</p>	<p>vi) PES, Balcony, Roof Terrace, Utility and HS: Homogenous tiles and/or Porcelain and/or Ceramic tiles with matching skirting vii) Staircase: Timber board</p> <p>Note: Floor finishes continuing to unexposed area under wardrobe and kitchen cabinet</p> <p>b2 Floors – For Common Areas i) Basement and 1st Storey Lift Lobby: Natural Marble and/or Granite and/or Agglomerated Marble and/or Homogeneous tiles with matching skirting ii) Typical Lift Lobby: Homogeneous tiles and/or Porcelain and/or Ceramic tiles with matching skirting iii) Staircases and Landing: Cement sand screed with nosing tiles</p> <p>7 Windows All windows of the unit will be powder coated finish aluminium frame with tinted and/or clear glass and/or frosted glass where appropriate.</p> <p>8 Doors i) Main Entrance: Fire rated timber doors ii) Bedrooms, Study, Baths and Powder Room: Hollow core timber doors iii) Internal Main Door and Door to Junior Master Suite (For Type DK): Hollow core timber louvered door iv) Kitchen (Except Type A, As, B, Bc and Bs and Kitchenette): Hollow core timber door with glass infill viewing panel v) DB and Store: Laminated door panel vi) WC and Utility: PVC door vii) HS: Steel door with timber louvered door or aluminium framed door or PVC door viii) Balcony, PES and Roof Terrace: Powder coated aluminium framed glass door with/ without fixed glass panel</p> <p>Note: Ironmongery and locksets shall be provided.</p> <p>9 Sanitary Fittings a Master Bath and Bath 1 • Solid surface vanity top complete with 1 wash basin & 1 mixer tap • 1 bath tub complete with 1 shower set (for Type D and Type PH) • 1 shower screen complete with 1 shower set • 1 pedestal water closet • 1 mirror • 1 toilet paper holder • 1 towel rail</p> <p>b Junior Master Bath and all Baths • Solid surface vanity top complete with 1 wash basin & 1 mixer tap • 1 bath tub complete with 1 shower set (for Junior Master Bath of Type PH8 and PH9) • 1 shower screen complete with 1 shower set • 1 pedestal water closet • 1 mirror • 1 toilet paper holder • 1 towel rail</p> <p>c Powder Room • Solid surface vanity top complete with 1 wash basin & 1 mixer tap • 1 pedestal water closet • 1 mirror • 1 toilet paper holder</p> <p>d WC • 1 wash basin & tap • 1 shower set • 1 pedestal water closet • 1 mirror • 1 toilet paper holder</p> <p>e PES • 1 bib tap</p>
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<p>f Roof Terrace • 1 jacuzzi (Except Type PH7) • 1 sink (Except Type PH7) • 1 bib tap</p> <p>Note: The brand, type and colour of wares, fittings and accessories are subject to the Architect's selection and availability.</p> <p>10 Electrical Schedule a Sufficient points are provided b All electrical wirings are concealed except for electrical wiring in trunking in the distribution board closet and those in conduits exposed above false ceiling</p> <p>11 TV/Telephone Schedule Sufficient points are provided.</p> <p>12 Lightning Protection Lightning protection system will be provided in accordance with Singapore Standard SS555: Part 1 of 4 – Code of Practice for Protection against Lightning.</p> <p>13 Painting a Internal Walls: Emulsion paint finish b External Walls: Spray textured paint finish and/or emulsion paint to designated areas</p> <p>14 Waterproofing Waterproofing shall be provided to R.C. Flat Roof, PES, Roof Terrace, Balcony, Bathrooms, Powder Room, Kitchen, Kitchenette and WC.</p> <p>15 Driveway and Car Park a Surface Driveway: Pavers b Basement Ramp, Driveway & Car Park: Concrete floor with hardener</p> <p>16 Recreational Facilities A. Guard House B. Drop-Off C. Egress D. Side Gate E. Water Feature F. Floating Pavilion G. Bio-Swale H. Leisure Pool I. Lap Pool J. Clubhouse/Yoga Deck K. Deck L. Outdoor Shower M. Pavilion N. Eco Pond O. Fitness Slide P. Children's Wading Pool Q. Function Room R. Forest Spa Pool S. Outdoor Fitness Station T. Tennis Court U. Community Farming</p> <p>17 Additional Items a Kitchen Cabinets and Appliances: i Low and high level kitchen cabinets with solid surface worktop and stainless steel sink ii Cooker hood iii Electric cooker hob (for Type A, As, B, Bc and Bs and Kitchenette) iv Gas cooker hob (for Type C, Cc D, DK and PH) v Built-in microwave oven (for Type A, As, B, Bc, Bs, Cc and Kitchenette) vi Built-in oven (for Type C, D, DK and PH) vii Free-standing fridge viii Free-standing washer cum dryer b Wardrobes: Wardrobes to all bedrooms c Air-conditioning: Wall mounted fan coil unit to Living, Dining, Bedrooms, Family Area and Study d PES: Galvanised steel gate to all units of PES e Hot Water Supply: Hot water supply to all Baths, Powder Room, WC, Kitchen and Kitchenette</p>	<p>f Gas (Except Type A, As, B, Bs, Bc and Kitchenette): Town Gas supply to Kitchen. Turn-on and utility charges will be borne by the Purchaser</p> <p>g Cable Vision: Provision of cable outlet only for cable vision services. Subscription charges shall be borne by Purchaser</p> <p>h Security System: i Card Access System • Lift access • Pedestrian entrance gates ii Audio intercom system between each apartment unit and guardhouse and common lift lobbies on basements and 1st storey (all blocks) iii EPS type car park barrier system will be provided iv CCTV surveillance cameras to basements, 1st storey lift lobbies and designated common areas</p> <p>i Fibre Broadband: Provision of infrastructure for laying of OpenNet fibre optic and 1 no of Cat 6 data point within the unit for Next Generation Nationwide Broadband Network (Next Gen NBN). Subscription charges to OpenNet shall be borne by the Purchaser</p> <p>j Electric BBQ grill: All Penthouses Roof Terrace except Type PH7</p>
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NOTES

<p>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.</p> <p>B. Timber Timber is a natural material containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber is 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.</p> <p>C. Air-conditioning system To ensure good working condition of the airconditioning 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 shall engage his/her own contractor to service the air-conditioning system regularly in order to ensure the good working condition of the system.</p> <p>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 other 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.</p> <p>E. Materials, Fittings, Equipment, Finishes, Installations and Appliances The brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the Architect's selection, market availability and sole discretion of the Vendor.</p> <p>F. Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Lighting Points, Tap 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, lighting points, tap points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.</p> <p>G. 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.</p> <p>H. Web Portal of the Housing Project The Purchaser agrees that the Maintenance Charges and Maintenance Fund be utilised to pay set up fee, 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.</p>	<p>I. False Ceiling The false ceiling provision conceals and allows space for 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. The layout and location of false ceiling and access panels are subject to the Architect's sole discretion and final design.</p> <p>J. Glass Glass is a 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. Glass may break or shatter, be it spontaneously or otherwise, whether due to accidental knocks or other causes. As there will be glass installed in the unit, the Purchaser may wish to take up insurance(s) covering glass breakage.</p> <p>K. Laminated Flooring Laminated flooring is a manufactured material which contains tonality differences to match natural wood finish. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Laminated floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the builder and vendor.</p> <p>L. 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.</p> <p>M. 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.</p> <p>N. Tiles Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standard SS 483:2000.</p>
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Marina Bay Financial Centre



Reflections at Keppel Bay



Ocean Financial Centre



Vanke Center



Vanke Fifth Garden



Vanke Tulou

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• Developer: Sherwood Development Pte Ltd • Developer's Licence No.: C1069 • Tenure of land: 99 years leasehold commencing 21 January 2013 • Expected Date of Vacant Possession: 31 December 2017 • Expected Date of Legal Completion: 31 December 2020 • Location of Housing Project including Lot No./Mukim: Lot 10896V MK 27 at Bedok Rise