

KINGSFORD
WATERBAY

鑫丰银河湾



When you live like water,
a life of ease and tranquility can be yours.
Experience the fresh allure of residences
at Kingsford WaterBay.



Where home is a water paradise and more.

Nestled by the idyllic Sungei Serangoon, you are at one with nature, surrounded by fresh air and botanical scents. A verdant habitat of 9 blocks, tranquility pervades throughout 1157 apartment units, 6 exquisite terrace houses and 2 exclusive semi-detached homes. Where living is a breeze with the presence of 6 retail outlets and a childcare centre within WaterBay brings convenience right to your doorstep.

Every child can play, learn and grow in nature

Imagine a classroom without walls at Sungei Serangoon. Thanks to the PUB's Active Beautiful and Clean (ABC) Waters Programme, residents can now enjoy the 'river classroom' experience. Convenience is larger than life at Kingsford WaterBay: enjoy direct access to the Serangoon Park Connector that connects to other major parks in the North-East Region including the Punggol Park. Other than breathtaking views, the Sungei Serangoon also offers opportunities for water sports and recreation.

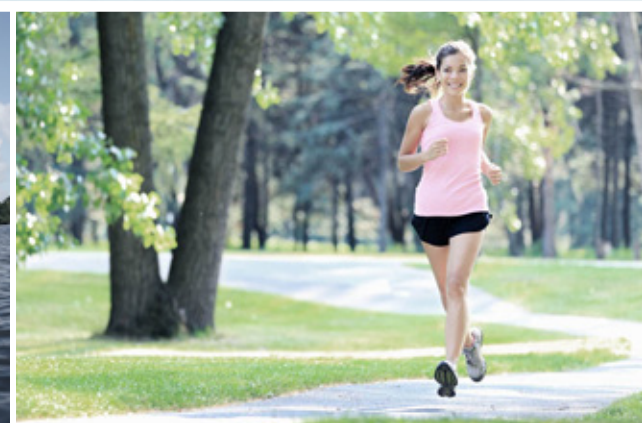
A space that inspires good living.
Relaxation. Recreation. Rejuvenation.
Everything you need is here.



Embark on a new cycle of life.



Enjoy more water-based activities.



Keeping fit has never looked this good.



Good schools abound and within reach.



Close to eateries and restaurants.



Minutes to Hougang Mall and Nex.



And every day offers a haven
of experiences to start afresh.

The Stream



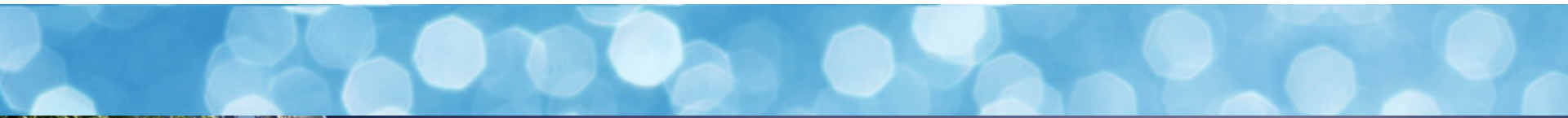
Artist's Impression

Six sensorial zones in one amazing address: The Stream, The River, The Cove, The Waterfall, The Promenade and The Club. Be transported to a world of calm and serenity, the perfect playground for you and your family.

The Stream provides the longest man-made river in a private condominium in Singapore. A flowing surround where every turn is a new discovery of soulful relaxation. Have leisurely jogs down the meandering terrain, join your folks in a healthful Tai Chi practice by the water, or simply sit back and drink in the atmosphere.

Immerse yourself in a wealth of water escapades.

You will feel you are stepping into a secret garden, a meditative milieu that provides a Zen-like calm from the rigours of modern living. Vibrant and exhilarating with a playful twist of energy and discovery, fall in love with the surrounding vista that inspires nothing less than awe.



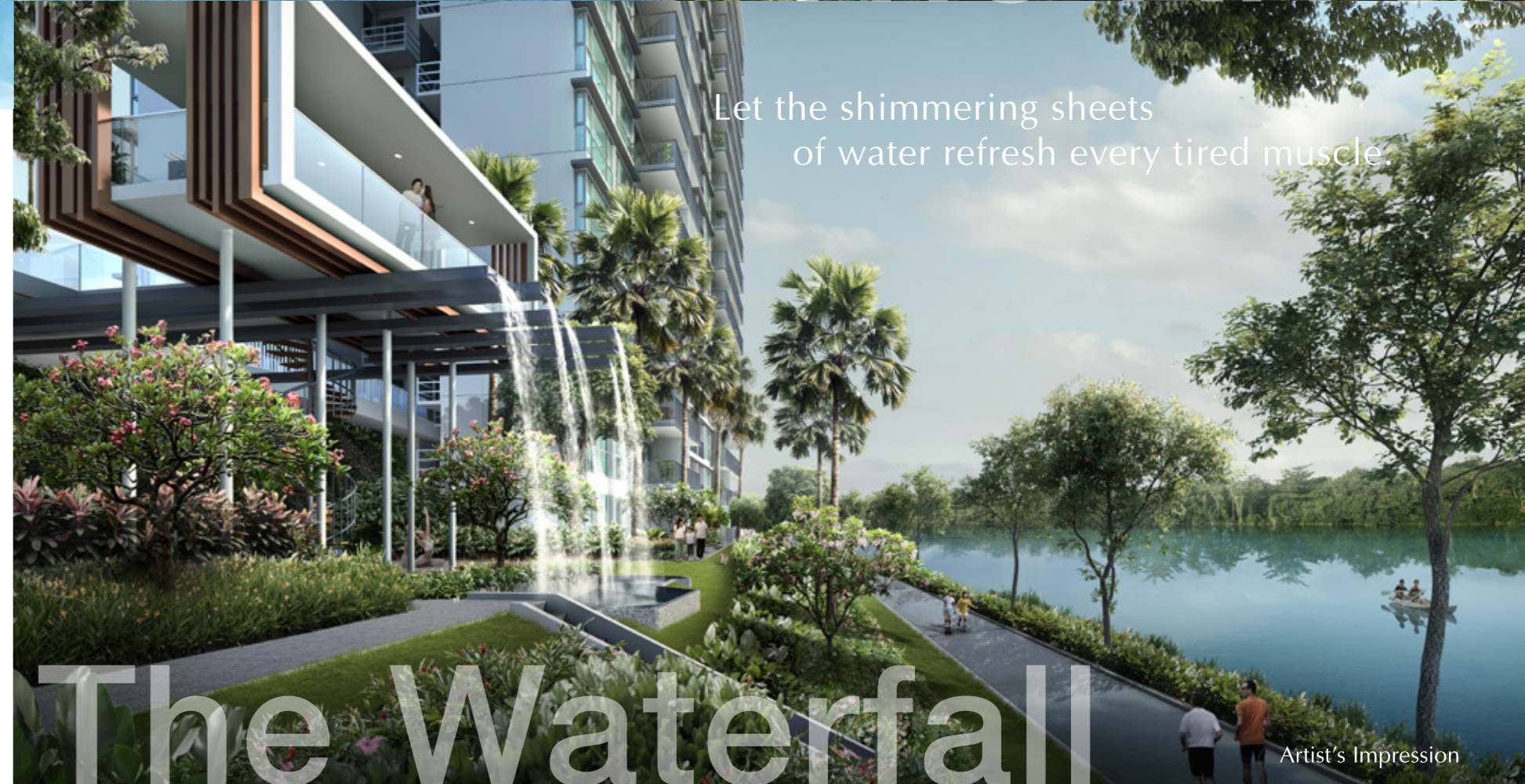
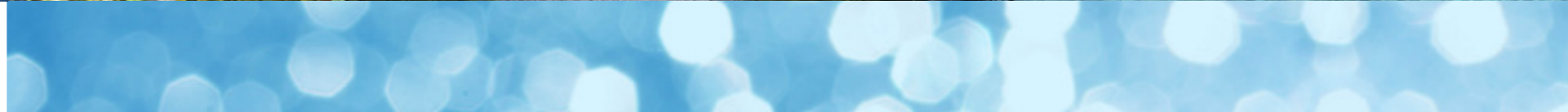
Intimate spaces for the senses.

The Cove



Go with the flow in the quiet rhythm of life.

The River



Let the shimmering sheets of water refresh every tired muscle.

The Waterfall

Artist's Impression



A garden oasis within that brings
Nature to your doorstep.

And a lush surround frames
your view, every day.

A development perfectly poised between the serenity of the Sungei Serangoon and the lush acres of garden space and water facilities within, WaterBay is where a life of ease begins. Disguised architecturally by the streamlined form of its nine tower blocks and the stunning facades, Kingsford WaterBay is a statement of who you are.



SITE PLAN

Zone 1: The Stream

- 1. Fitness Corner
- 2. Sunset Pavilion
- 3. Hydro Walk
- 4. Spa Creek
- 5. Lap Pool
- 6. Water Theatre
- 7. The Creek Pool Deck
- 8. Zen Garden
- 9. Ecological Pond
- 10. Sky Bar

Zone 2: The River

- 11. BBQ Sun Deck
- 12. Adventure Pool
- 13. Mist Pool
- 14. Jet Pool
- 15. Riverside Pool Deck
- 16. Outdoor Gym

Zone 3: The Cove

- 17. Lagoon Deck
- 18. BBQ Pavilion
- 19. Bubbling Pool (Children Pool)

Zone 4: The Waterfall

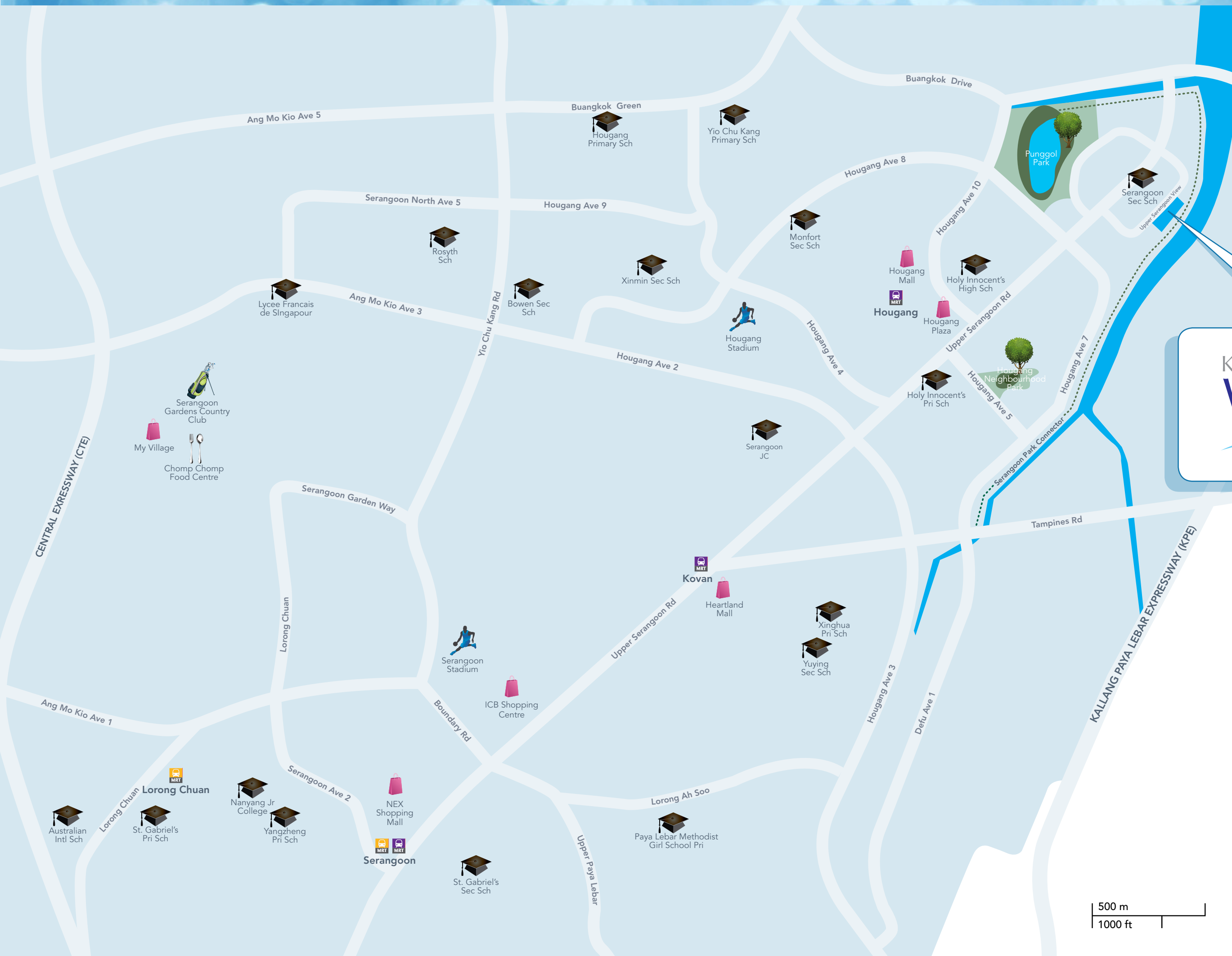
- 20. Water Slide Playground
- 21. Alfresco Gourmet Pavilion
- 22. Lagoon Pool (Leisure Pool)
- 23. Wave Pool
- 24. Aqua Gym
- 25. Waterfront Pool Deck
- 26. Outdoor Game Room
- 27. Rolling Lawn
- 28. Waterfall Ridge
- 29. Function Deck

Zone 5: The Promenade

- 30. Putting Green
- 31. Water Zen Garden
- 32. Meditation Lawn
- 33. Afternoon Tea Court
- 34. Chess Garden
- 35. Rolling Hill Park
- 36. Shallow Mat
- 37. Viewing Terrace
- 38. Multi-Purpose Room

Zone 6: The Club

- 39. Gym Room
- 40. Courtyard
- 41. Childcare Centre
- 42. Children Playground
- 43. Viewing Deck
- 44. Commercial Shops
- 45. Tennis Court



KINGSFORD
WATERBAY
 鑫丰银河湾

Where the best things in life revolves around you and your family.

- Only 18 minutes' drive to the CBD, Marina Bay Financial Centre via KPE.
- Convenient feeder bus to Hougang MRT station.
- Close to Hougang Mall and Nex.
- Upcoming Integrated Transport Hub at Hougang promises a life of easy connectivity.
- One-stop community centre at Hougang Ave 9 offers a plethora of amenities from arts centre, healthcare to eateries.
- A leisurely stroll away from the vibrant Punggol Park.
- More retail excitement awaits with the upcoming Market Square at Kovan.
- Within one kilometer to Holy Innocent's Primary School, CHIJ Our Lady of The Nativity and only minutes' drive to Nan Chiau Primary School.

18-min drive to Marina Bay Sands / Central Business District	16-min drive to Orchard Road	9-min walk to Punggol Park	8-min drive to Nex	7-min drive to Hougang Sports Hall	5-min bus ride to Hougang MRT/ Hougang Plaza	KINGSFORD WATERBAY 鑫丰银河湾	4-min drive to Rivervale Plaza/ Kang Kar Mall	8-min drive to Punggol Waterway Park	10-min drive to Chomp Chomp Food Centre	12-min drive to Seletar Aerospace Park/ Seletar Regional Centre	14-min drive to Changi International Airport / Changi Point Ferry Terminal
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An award-winning regional real estate company
based in ShenYang, China.

Sales Gallery at Upper Serangoon View

Developer: KINGSFORD PROPERTY DEVELOPMENT PTE. LTD. (UEN no. 201315997R) • Developer license: Housing Developer's
Licence No. C1159 • Lot/Mukim No: lot 09752A MK 22 Upper Serangoon View • Tenure of land: 99 years
• Leasehold commencing from 3 March 2014 • Building plan number: A0814-00003-2014-BP01 Dated:14 Jan 2015
• Expected date of T.O.P.: 1 December 2018 • Expected date of legal completion: 30 November 2021

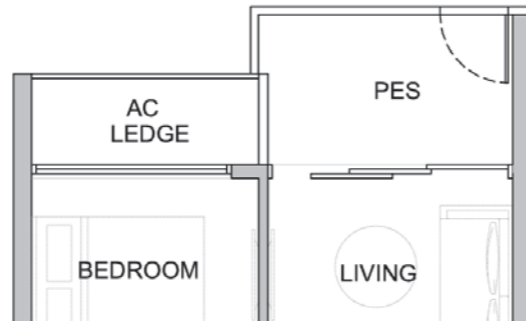
RESIDENTIAL

ONE BEDROOM

TYPE A1-P

Unit: #03-09, #03-27, #03-45
#03-26, #03-44, #03-62 (mirror)

Area: 484 sqft | 45 sqm



TYPE A1

Unit: #04-09 to #15-09 #04-26 to #15-26 (mirror)
#04-27 to #15-27 #04-44 to #15-44 (mirror)
#04-45 to #15-45 #04-62 to #15-62 (mirror)

Area: 484 sqft | 45 sqm

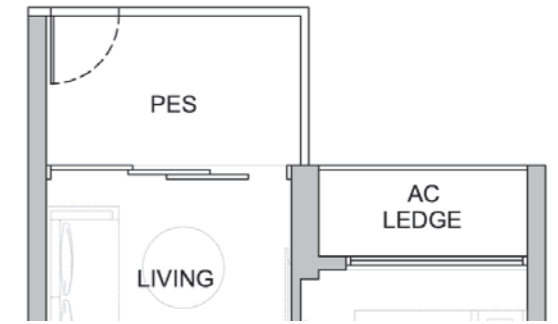


ONE BEDROOM

TYPE A1a-P

Unit: #03-10, #03-28, #03-46
#03-25, #03-43, #03-61 (mirror)

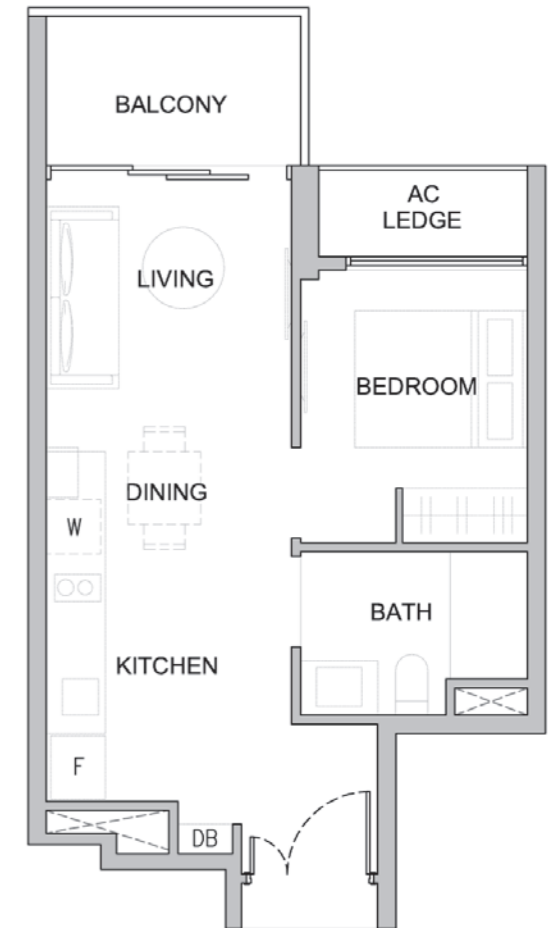
Area: 484 sqft | 45 sqm



TYPE A1a

Unit: #04-10 to #15-10 #04-25 to #15-25 (mirror)
#04-28 to #15-28 #04-43 to #15-43 (mirror)
#04-46 to #15-46 #04-61 to #15-61 (mirror)

Area: 484 sqft | 45 sqm



TYPE A1-P

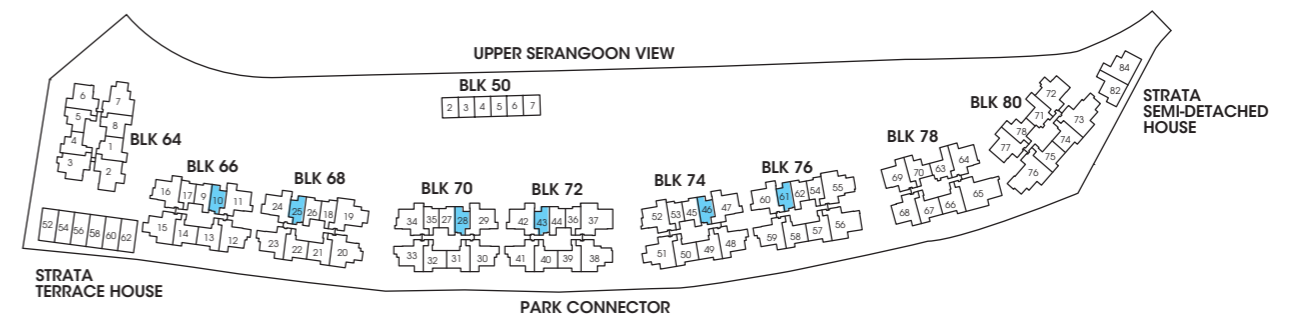
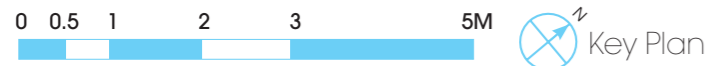
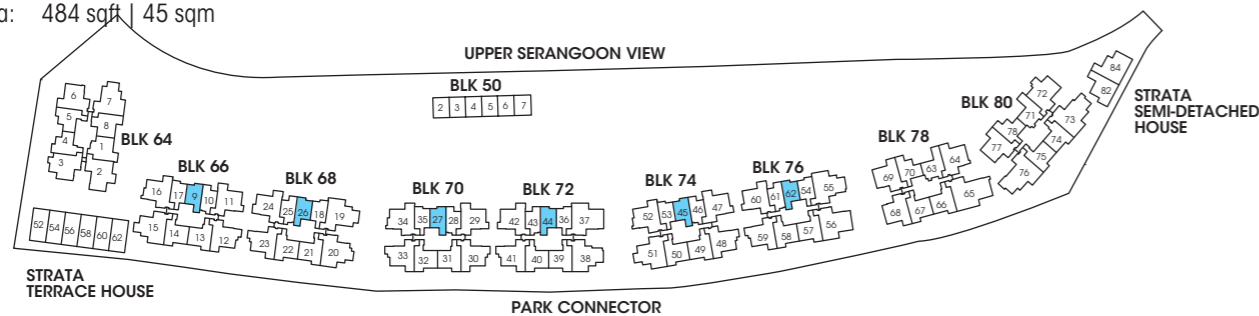
Unit: #03-09, #03-27, #03-45
#03-26, #03-44, #03-62 (mirror)

Area: 484 sqft | 45 sqm

TYPE A1

Unit: #04-09 to #15-09 #04-26 to #15-26 (mirror)
#04-27 to #15-27 #04-44 to #15-44 (mirror)
#04-45 to #15-45 #04-62 to #15-62 (mirror)

Area: 484 sqft | 45 sqm



• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
• Visual screens are subject to authority site confirmation.

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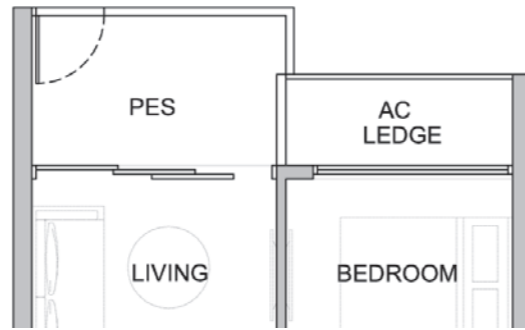
RESIDENTIAL

ONE BEDROOM

TYPE A1b-P

Unit: #03-17, #03-35, #03-53
#03-18, #03-36, #03-54 (mirror)

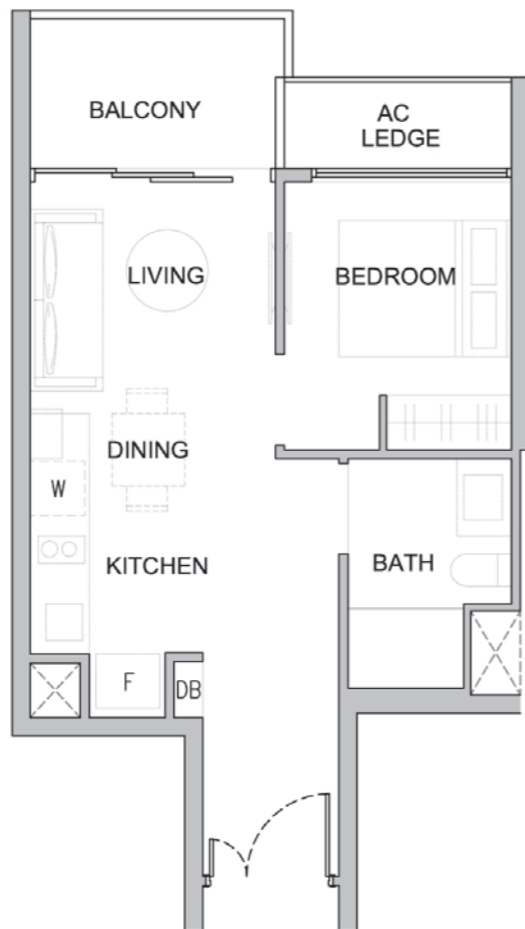
Area: 474 sqft | 44 sqm



TYPE A1b

Unit: #04-17 to #15-17 #04-18 to #15-18 (mirror)
#04-35 to #15-35 #04-36 to #15-36 (mirror)
#04-53 to #15-53 #04-54 to #15-54 (mirror)

Area: 474 sqft | 44 sqm



TWO BEDROOMS

TYPE B1-P

Unit: #03-70
#03-78

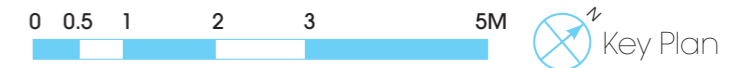
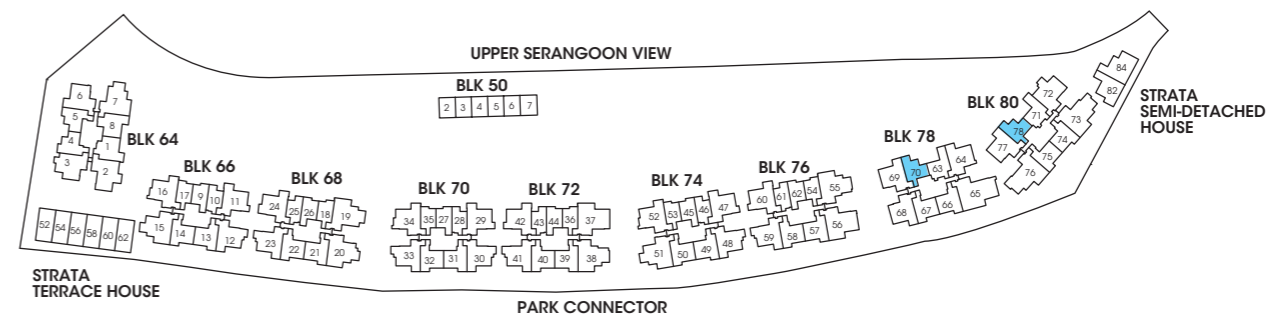
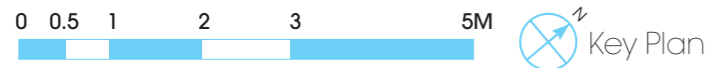
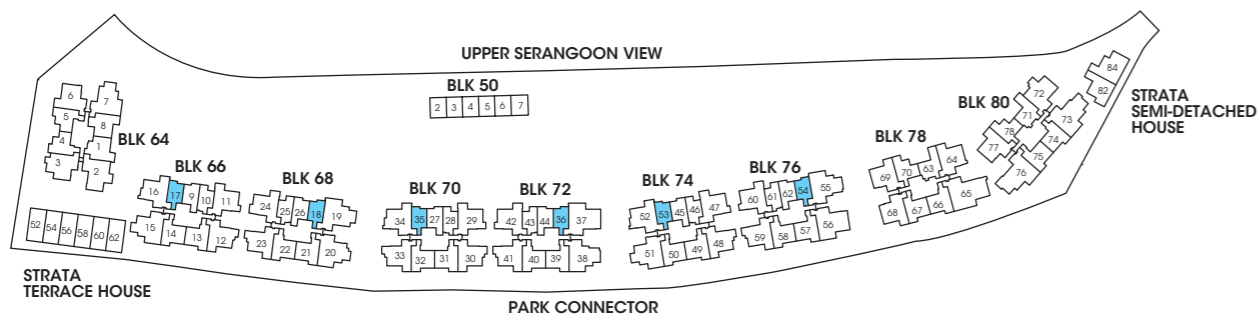
Area: 635 sqft | 59 sqm



TYPE B1

Unit: #04-70 to #15-70
#04-78 to #15-78

Area: 635 sqft | 59 sqm



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RESIDENTIAL

TWO BEDROOMS

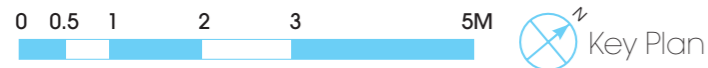
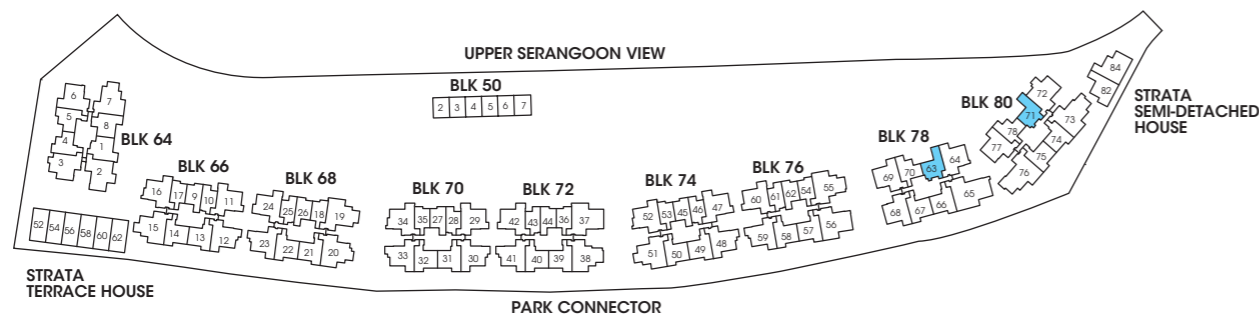
TYPE B1a-P

Unit: #03-63
#03-71
Area: 657 sqft | 61 sqm



TYPE B1a

Unit: #04-63 to #15-63
#04-71 to #15-71
Area: 657 sqft | 61 sqm



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TWO BEDROOMS

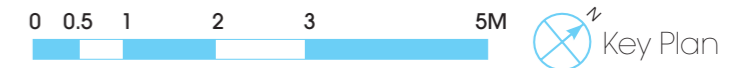
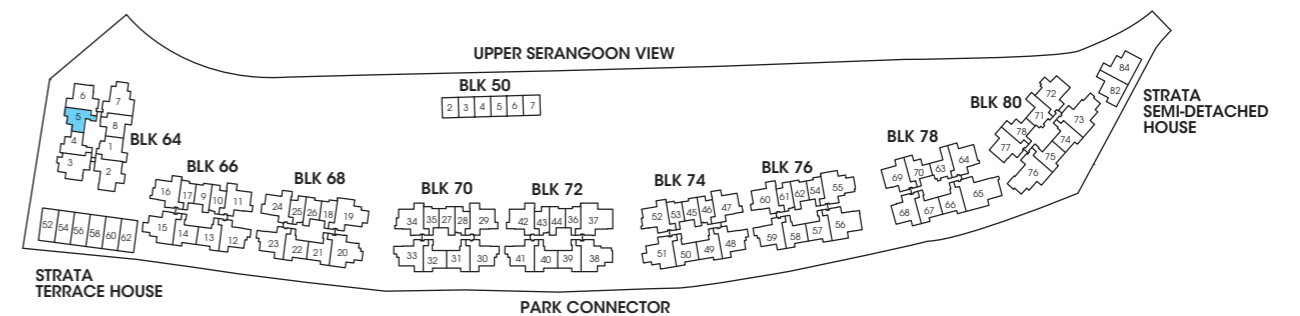
TYPE B1b-P

Unit: #02-05
Area: 614 sqft | 57 sqm



TYPE B1b

Unit: #03-05 to #15-05
Area: 614 sqft | 57 sqm



• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
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RESIDENTIAL

TWO BEDROOMS

TYPE B1c-P

Unit: #02-04
Area: 624 sqft | 58 sqm



TYPE B1c

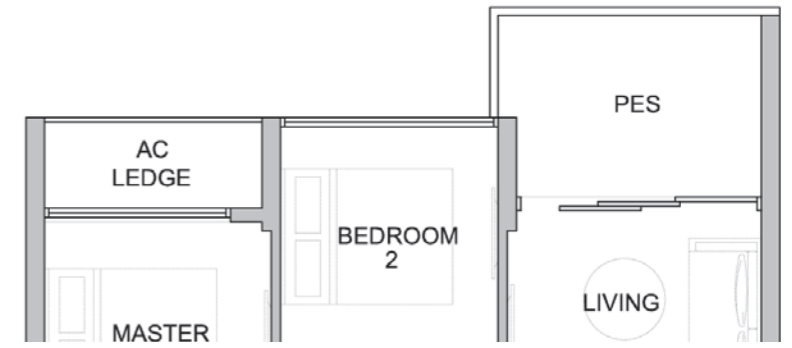
Unit: #03-04 to #15-04
Area: 624 sqft | 58 sqm



TWO BEDROOMS

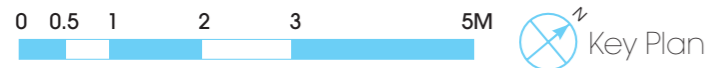
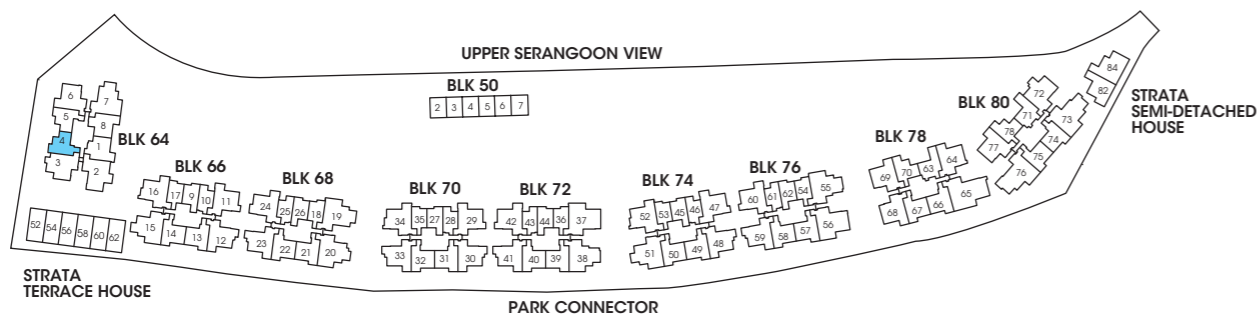
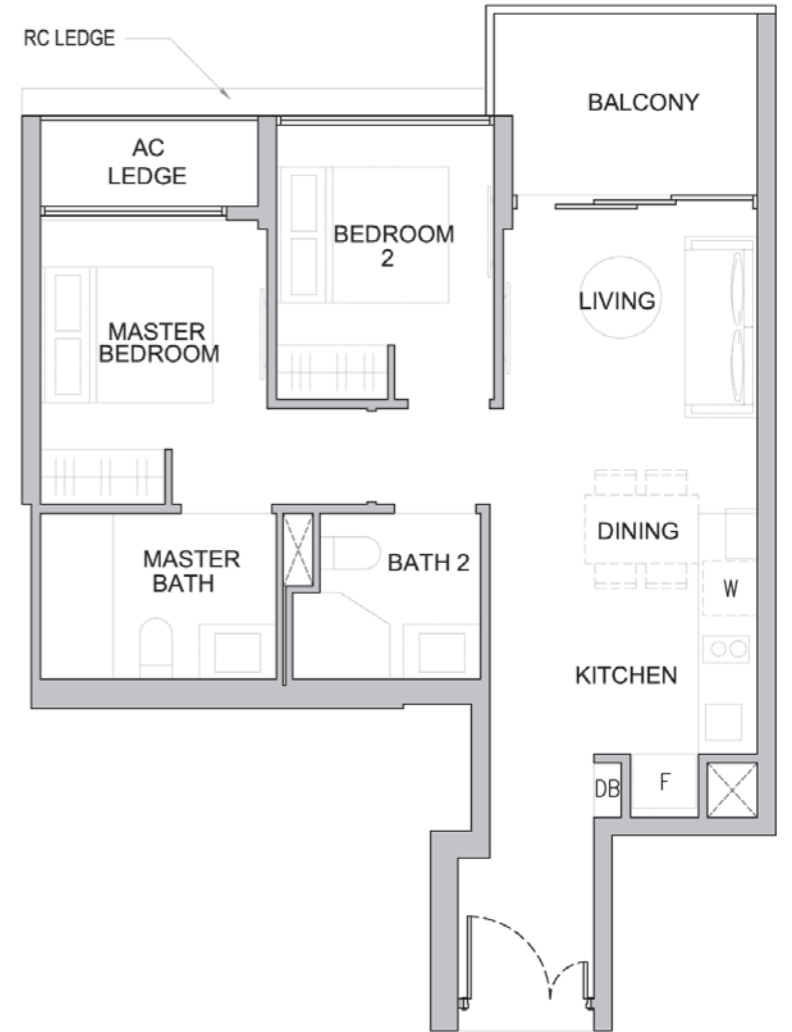
TYPE B2-P

Unit: #01-14, #01-32, #01-50, #01-67, #01-75
#01-21, #01-39, #01-57 (mirror)
Area: 678 sqft | 63 sqm

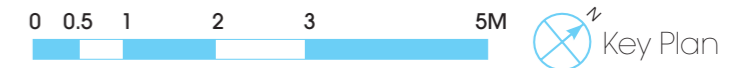
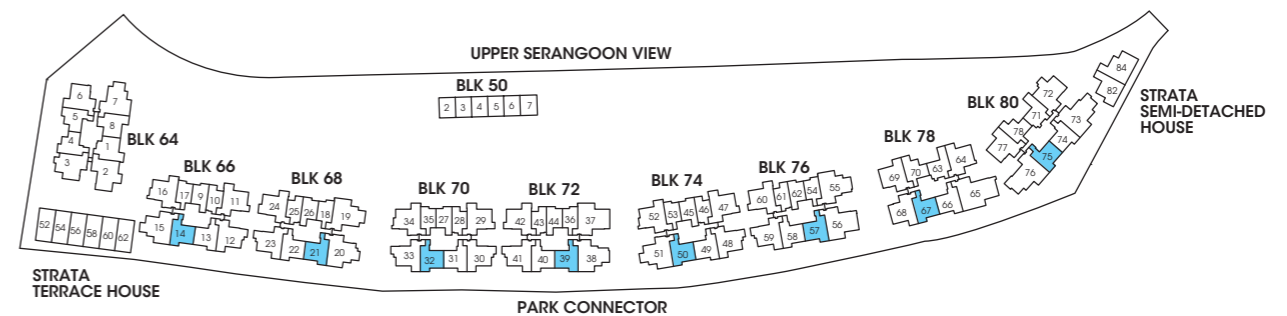


TYPE B2

Unit: #02-14 to #15-14 #02-21 to #15-21 (mirror)
#02-32 to #15-32 #02-39 to #15-39 (mirror)
#02-50 to #15-50 #02-57 to #15-57 (mirror)
#02-67 to #15-67
#02-75 to #15-75
Area: 678 sqft | 63 sqm



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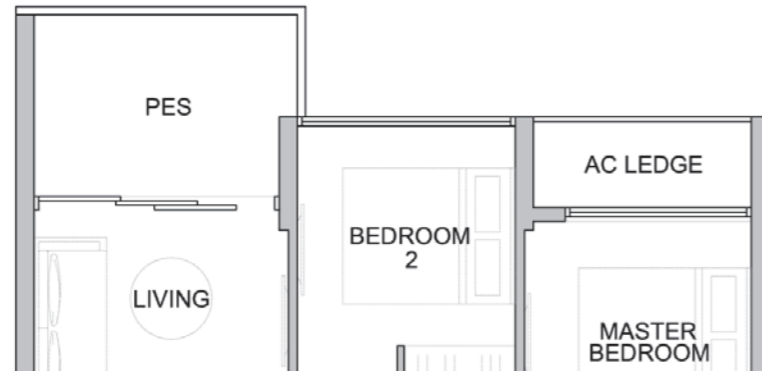
RESIDENTIAL

TWO BEDROOMS

TYPE B2a-P

Unit: #01-13, #01-31, #01-49, #01-66, #01-74
#01-22, #01-40, #01-58 (mirror)

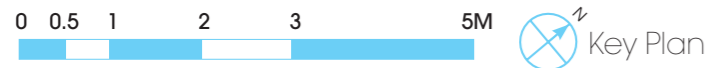
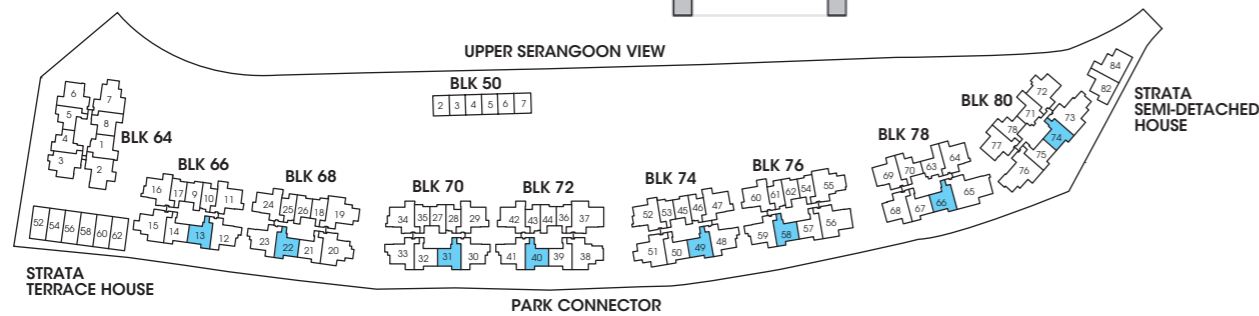
Area: 689 sqft | 64 sqm



TYPE B2a

Unit: #02-13 to #15-13 #02-22 to #15-22 (mirror)
#02-31 to #15-31 #02-40 to #15-40 (mirror)
#02-49 to #15-49 #02-58 to #15-58 (mirror)
#02-66 to #15-66
#02-74 to #15-74

Area: 689 sqft | 64 sqm



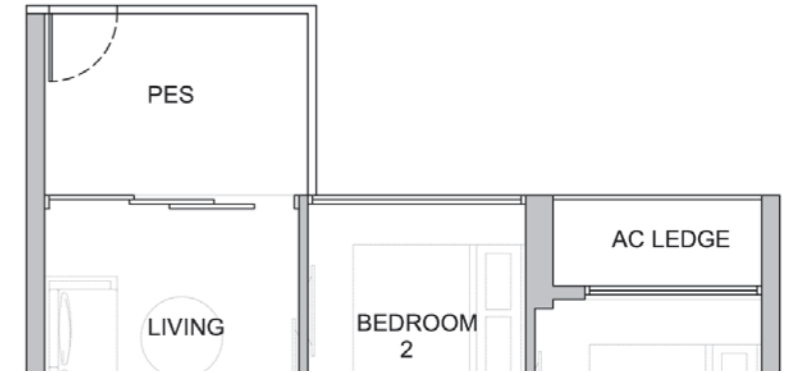
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TWO BEDROOMS

TYPE B2b-P

Unit: #03-08

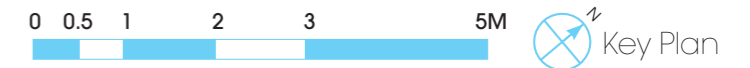
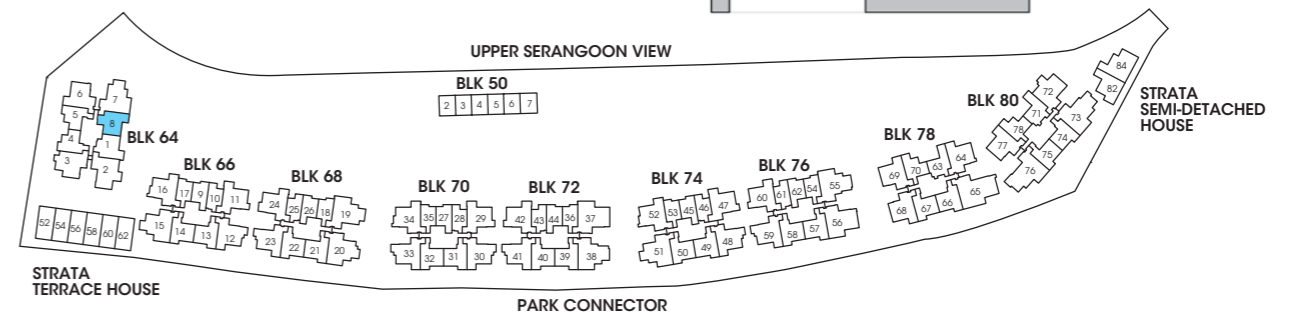
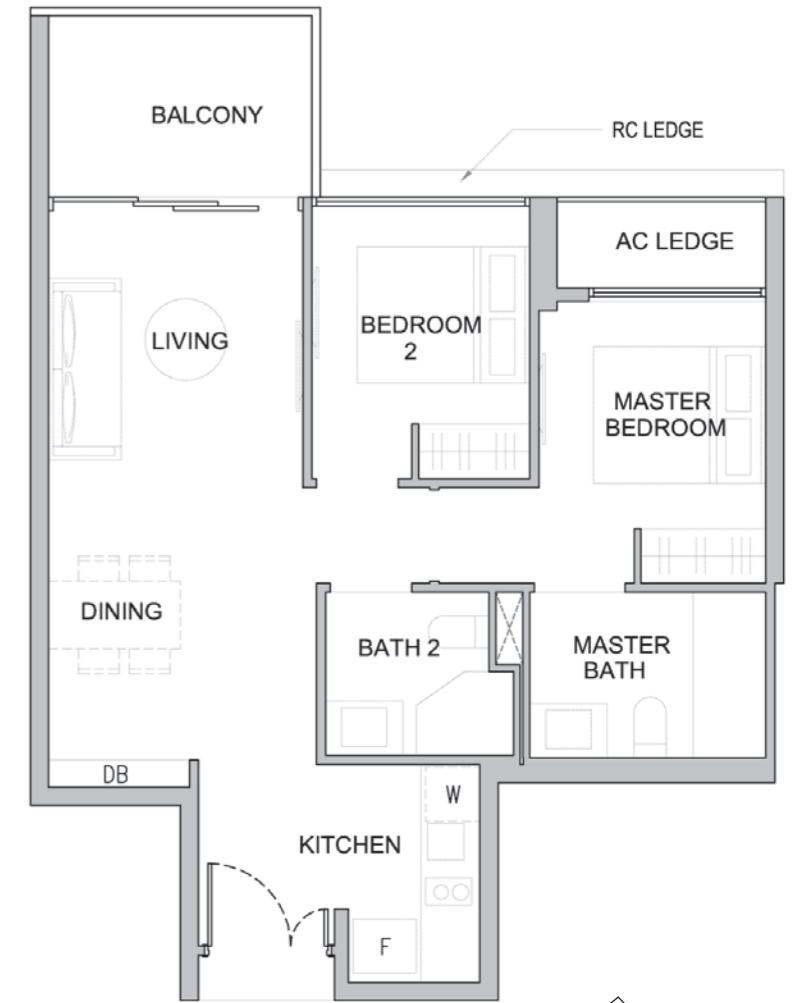
Area: 710 sqft | 66 sqm



TYPE B2b

Unit: #04-08 to #15-08

Area: 710 sqft | 66 sqm



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RESIDENTIAL

TWO BEDROOMS

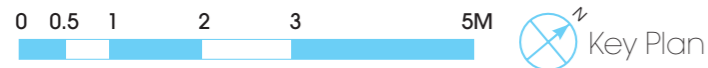
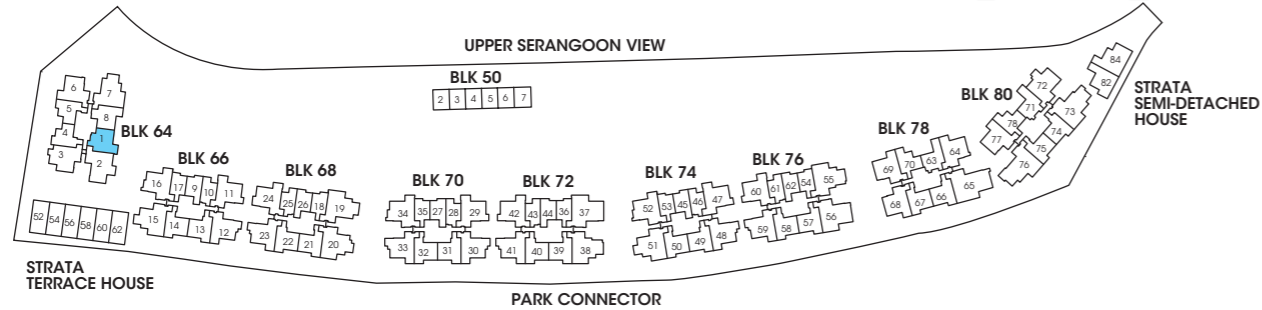
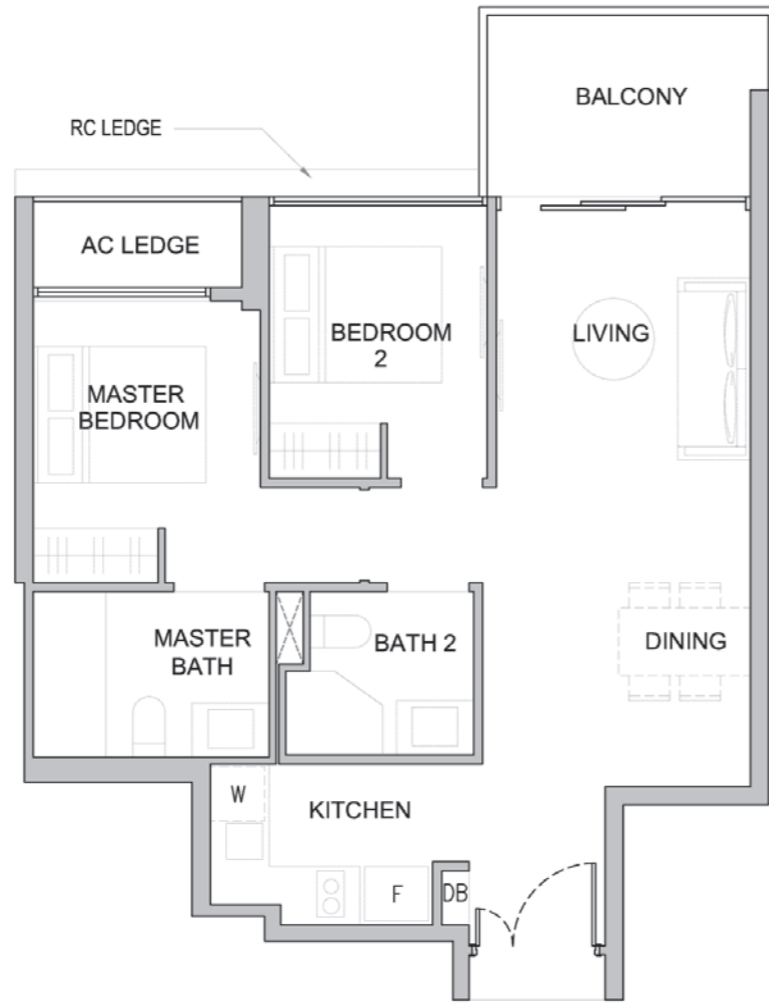
TYPE B2c-P

Unit: #03-01
Area: 721 sqft | 67 sqm



TYPE B2c

Unit: #04-01 to #15-01
Area: 721 sqft | 67 sqm

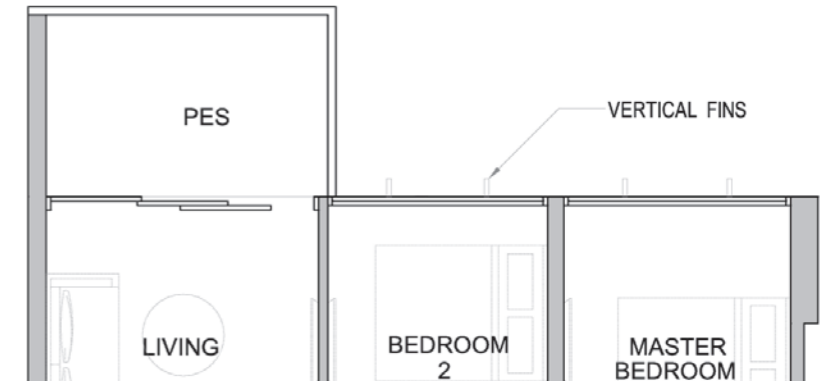


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TWO BEDROOMS

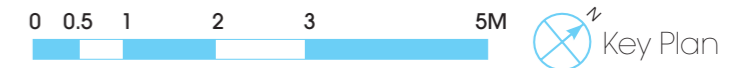
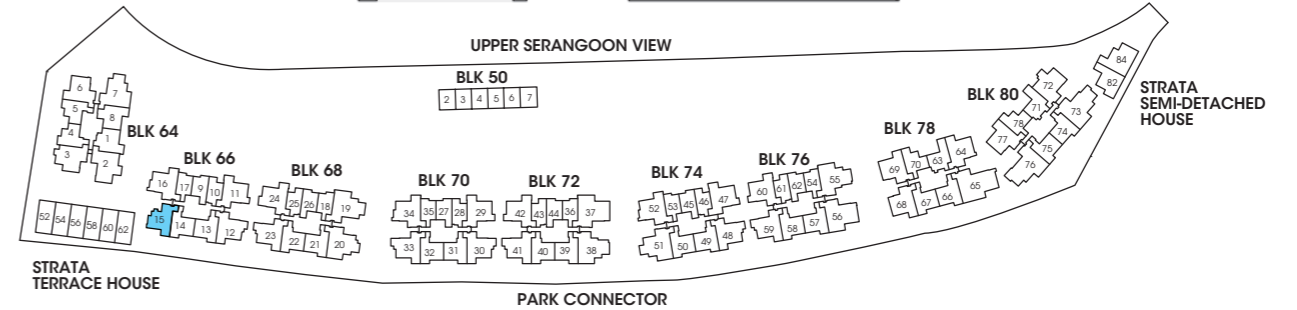
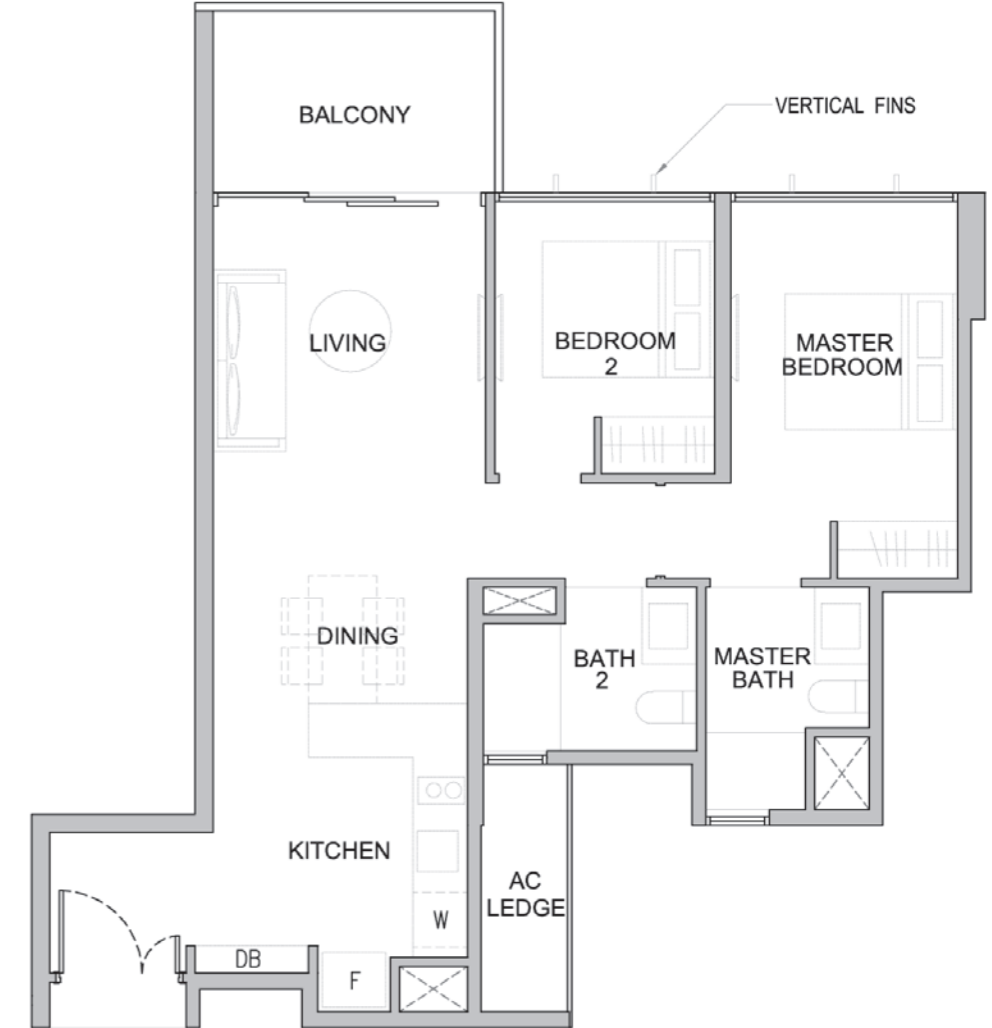
TYPE B2d-P

Unit: #01-15
Area: 775 sqft | 72 sqm



TYPE B2d

Unit: #02-15
Area: 775 sqft | 72 sqm



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RESIDENTIAL

THREE BEDROOMS

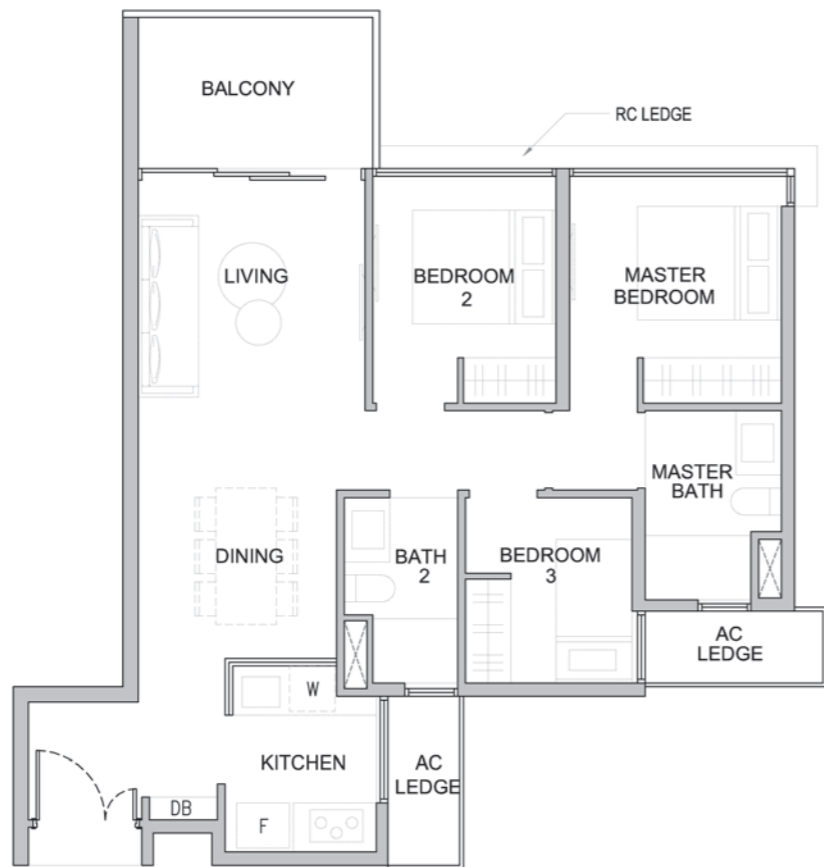
TYPE C1-P

Unit: #03-64
Area: 850 sqft | 79 sqm



TYPE C1

Unit: #04-64 to #15-64
Area: 850 sqft | 79 sqm



THREE BEDROOMS

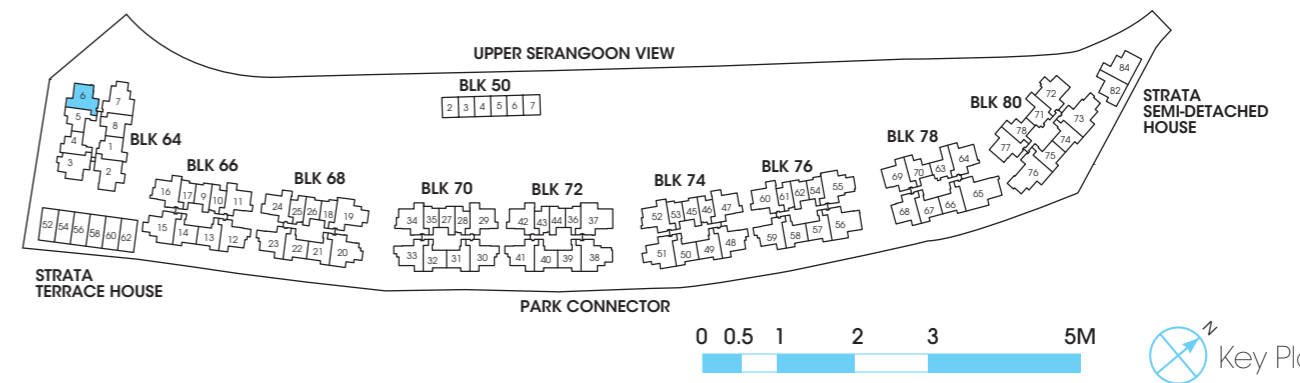
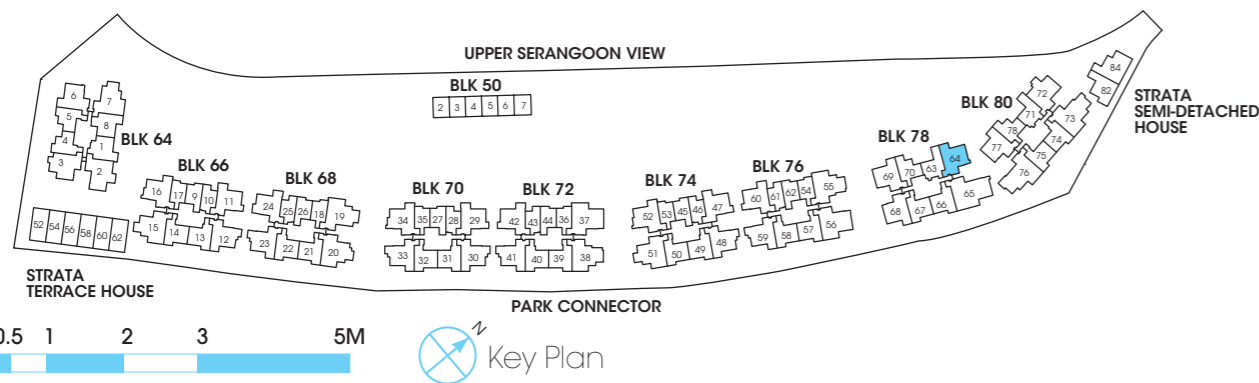
TYPE C1a-P

Unit: #02-06
Area: 850 sqft | 79 sqm



TYPE C1a

Unit: #03-06 to #15-06
Area: 850 sqft | 79 sqm



• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
• Visual screens are subject to authority site confirmation.

• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
• Visual screens are subject to authority site confirmation.

RESIDENTIAL

THREE BEDROOMS

TYPE C1b-P

Unit: #03-11, #03-29, #03-47
#03-42, #03-60 (mirror)

Area: 850 sqft | 79 sqm



TYPE C1b

Unit: #04-11 to #15-11 #04-42 to #15-42 (mirror)
#04-29 to #15-29 #04-60 to #15-60 (mirror)
#04-47 to #15-47

Area: 850 sqft | 79 sqm

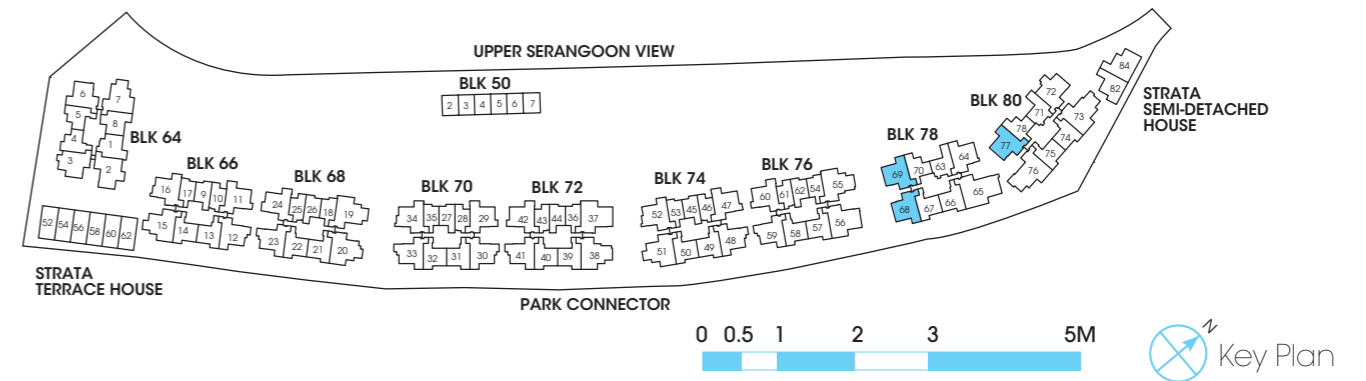
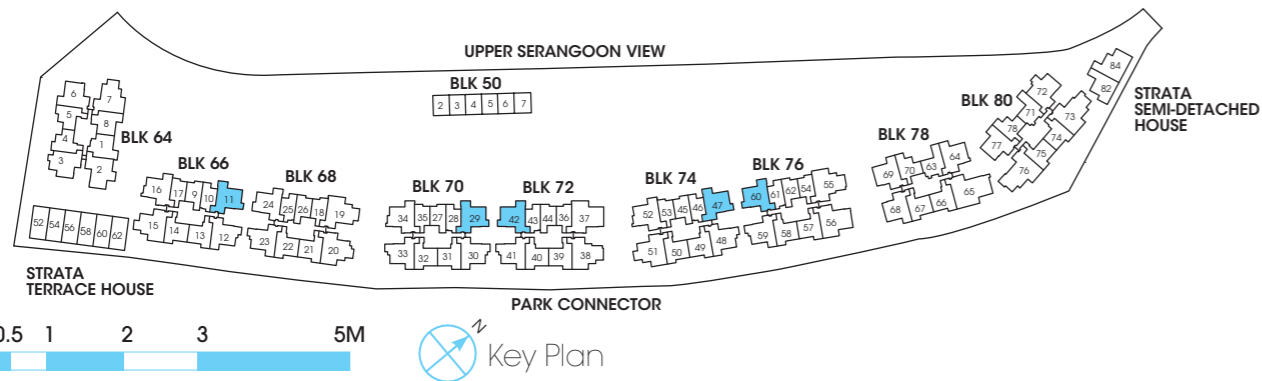
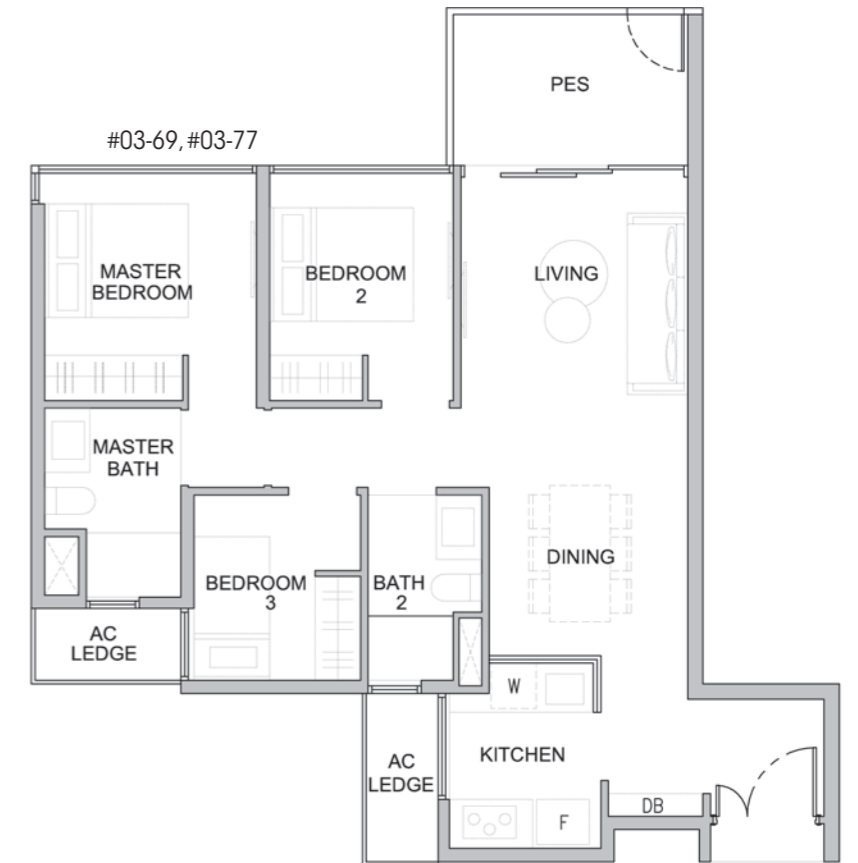
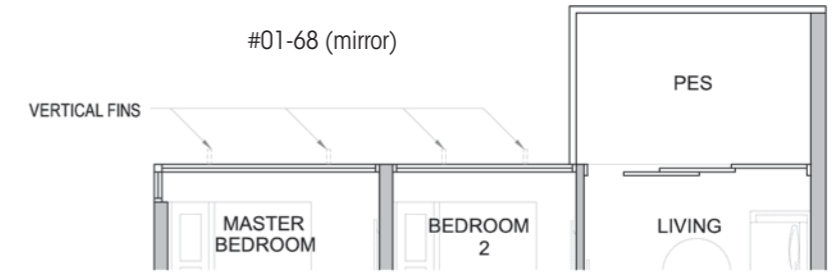


THREE BEDROOMS

TYPE C1c-P

Unit: #03-69, #03-77
#01-68 (mirror)

Area: 850 sqft | 79 sqm



• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
• Visual screens are subject to authority site confirmation.

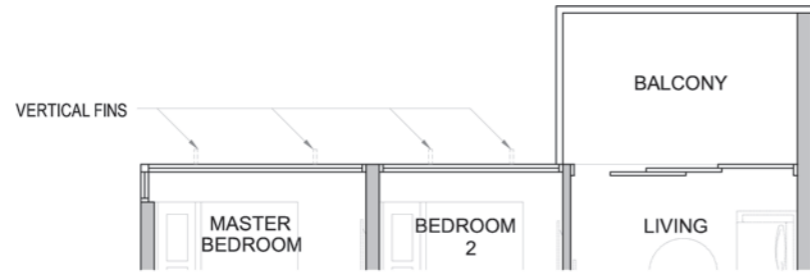
• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
• Visual screens are subject to authority site confirmation.

RESIDENTIAL

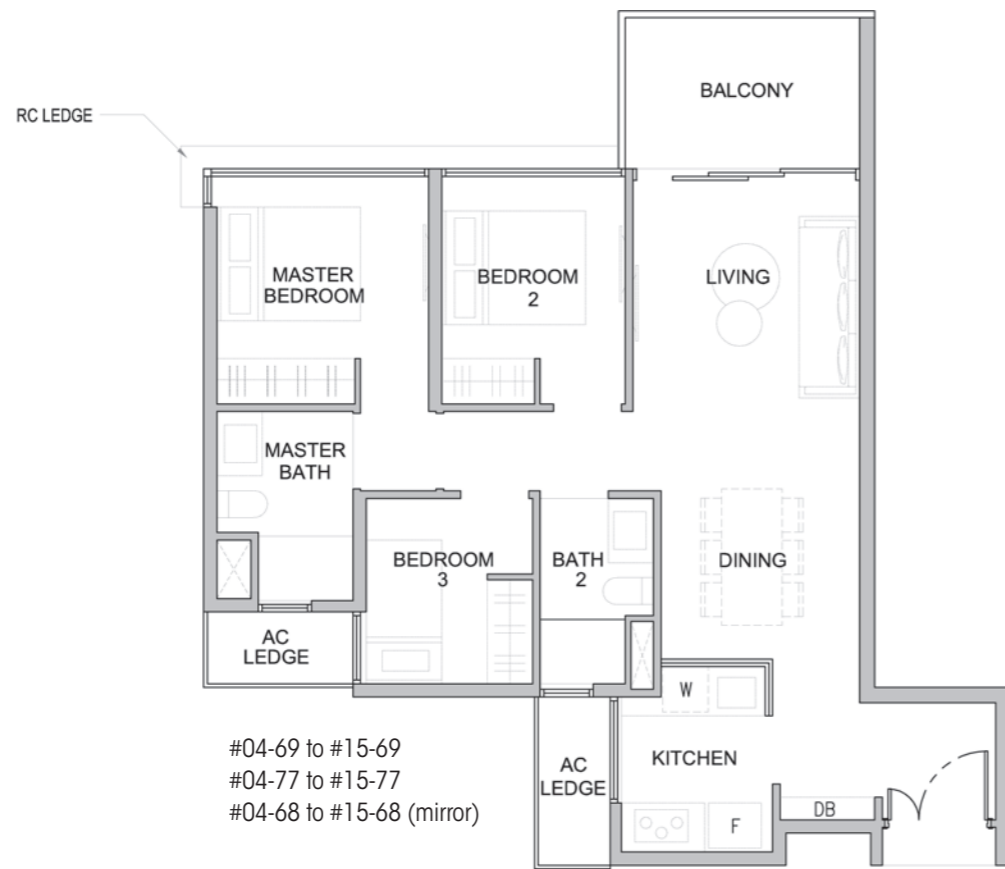
THREE BEDROOMS

TYPE C1c

Unit: #04-69 to #15-69
 #04-77 to #15-77
 #02-68 to #15-68 (mirror)
 Area: 850 sqft | 79 sqm



#02-68 to #03-68 (mirror)



#04-69 to #15-69
 #04-77 to #15-77
 #04-68 to #15-68 (mirror)

THREE BEDROOMS

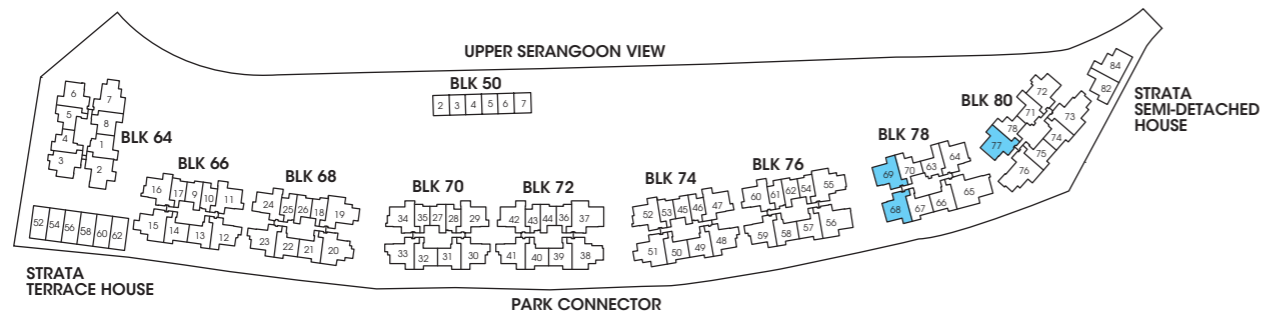
TYPE C1d-P

Unit: #03-24
 Area: 861 sqft | 80 sqm

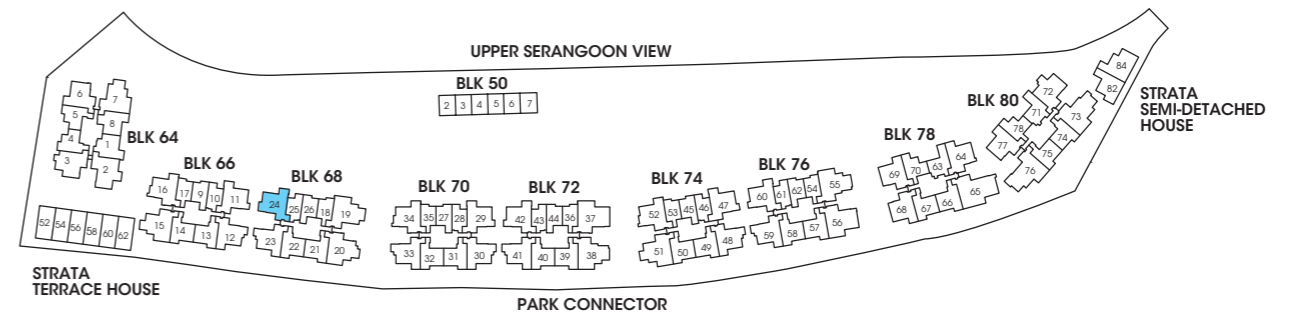


TYPE C1d

Unit: #04-24 to #15-24
 Area: 861 sqft | 80 sqm



• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
 • Visual screens are subject to authority site confirmation.



• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
 • Visual screens are subject to authority site confirmation.

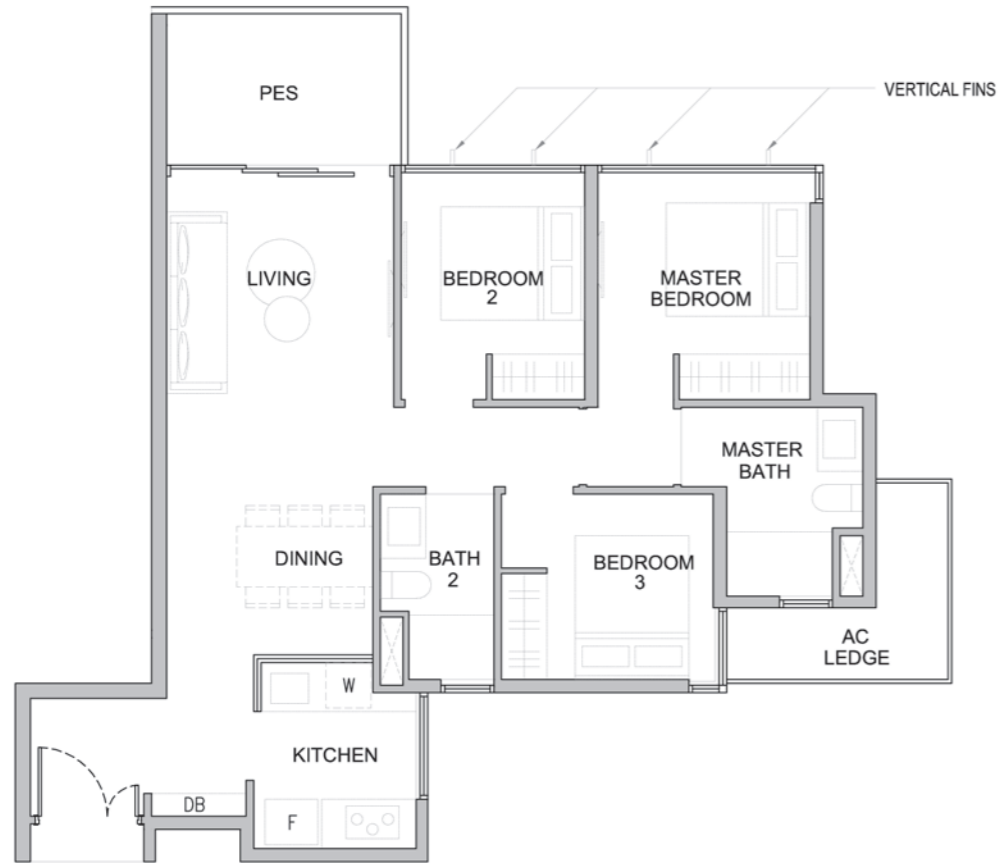
RESIDENTIAL

THREE BEDROOMS

TYPE C2-P

Unit: #01-33

Area: 883 sqft | 82 sqm

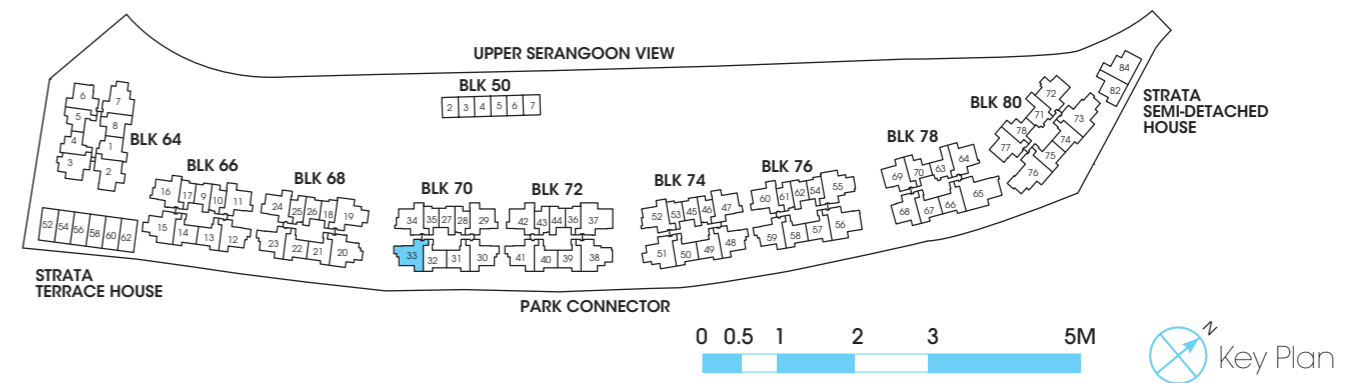
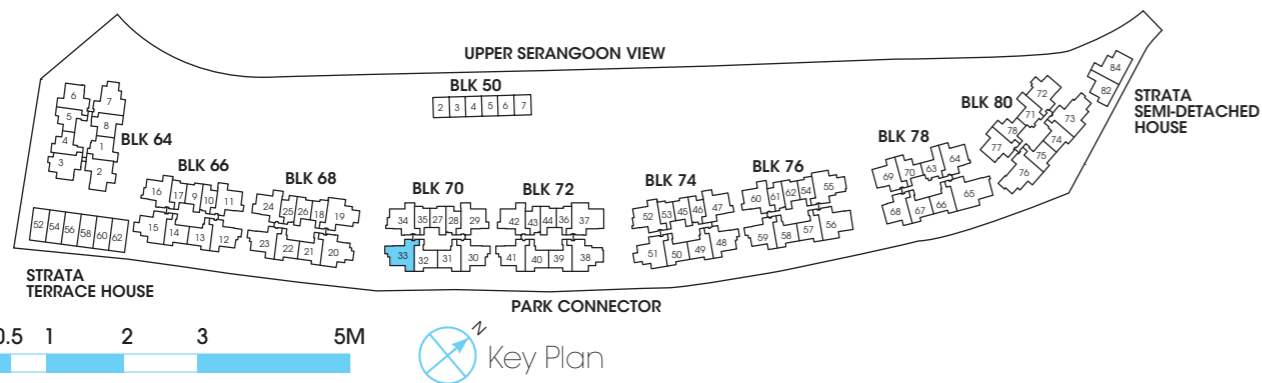
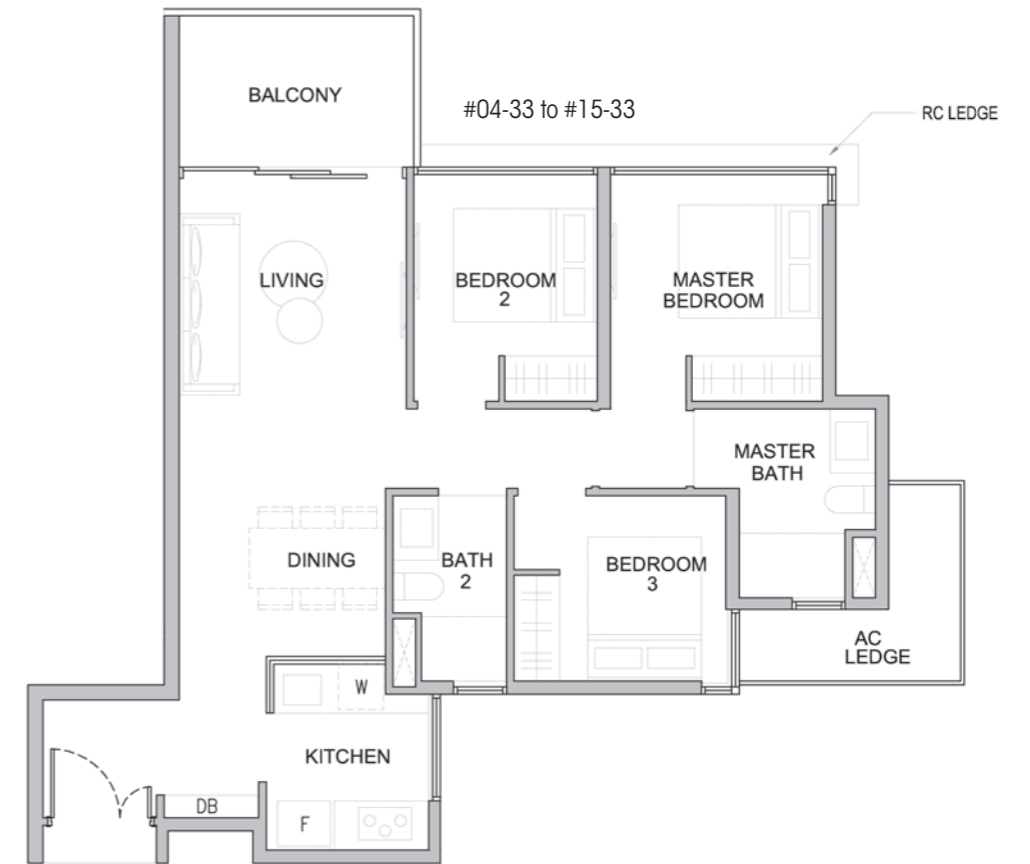
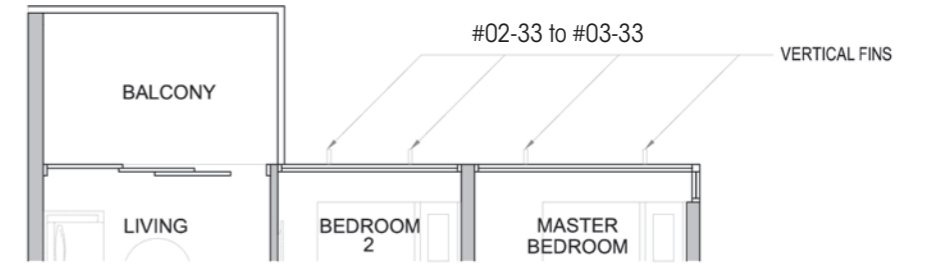


THREE BEDROOMS

TYPE C2

Unit: #02-33 to #15-33

Area: 883 sqft | 82 sqm



• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
 • Visual screens are subject to authority site confirmation.

• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
 • Visual screens are subject to authority site confirmation.

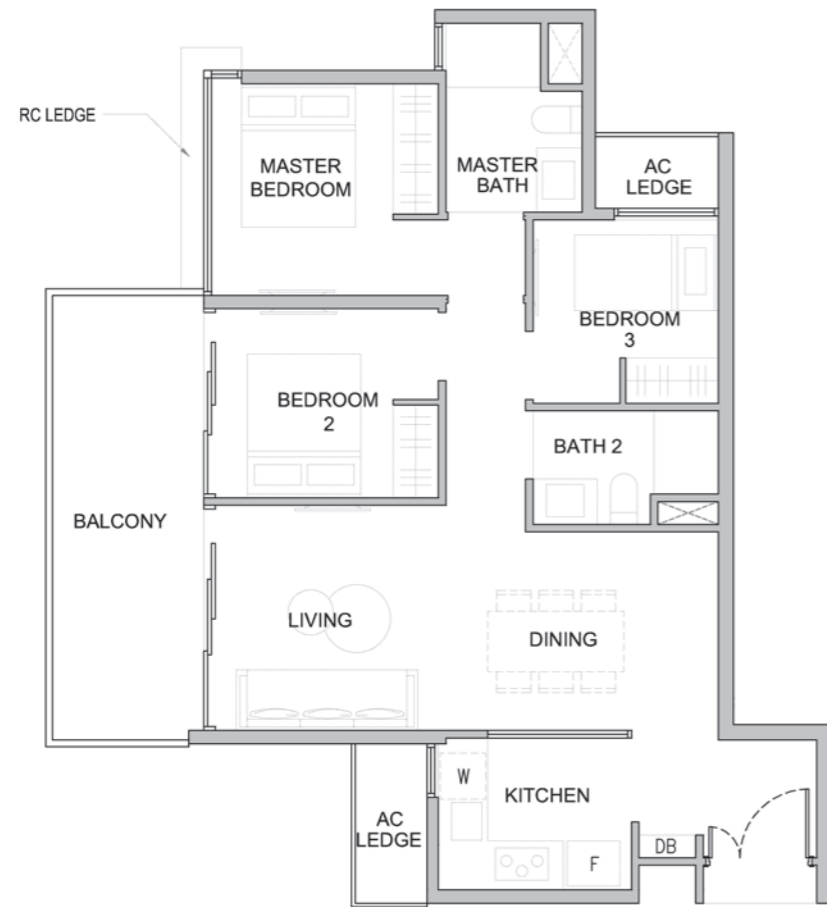
RESIDENTIAL

THREE BEDROOMS

TYPE C2a

Unit: #04-03 to #15-03

Area: 915 sqft | 85 sqm



THREE BEDROOMS

TYPE C2b-P

Unit: #03-16, #03-34, #03-52

Area: 893 sqft | 83 sqm



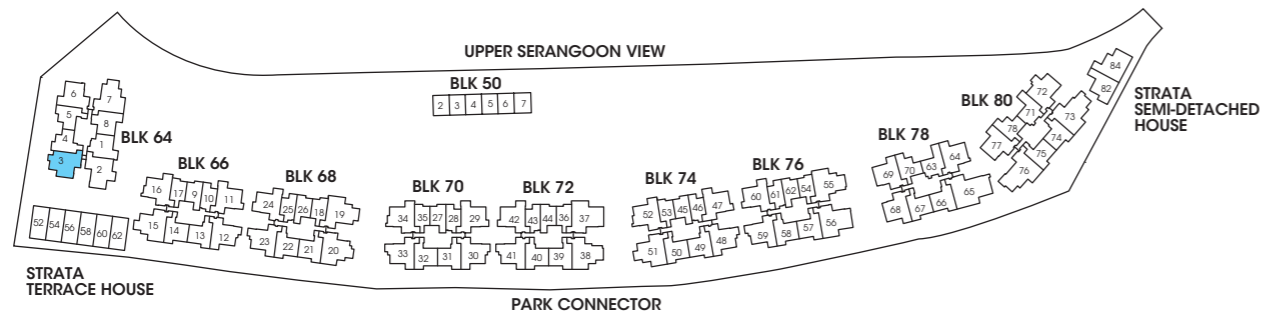
TYPE C2b

Unit: #04-16 to #15-16

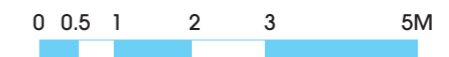
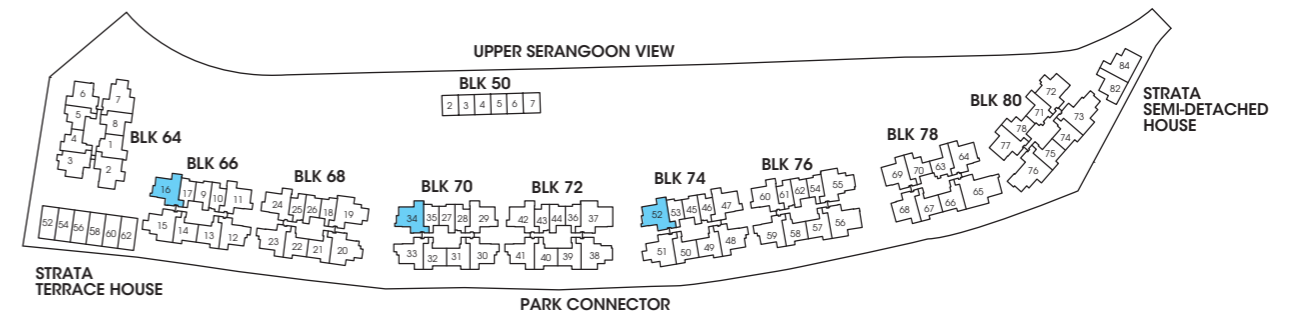
#04-34 to #15-34

#04-52 to #15-52

Area: 893 sqft | 83 sqm



- Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
- Visual screens are subject to authority site confirmation.



- Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
- Visual screens are subject to authority site confirmation.

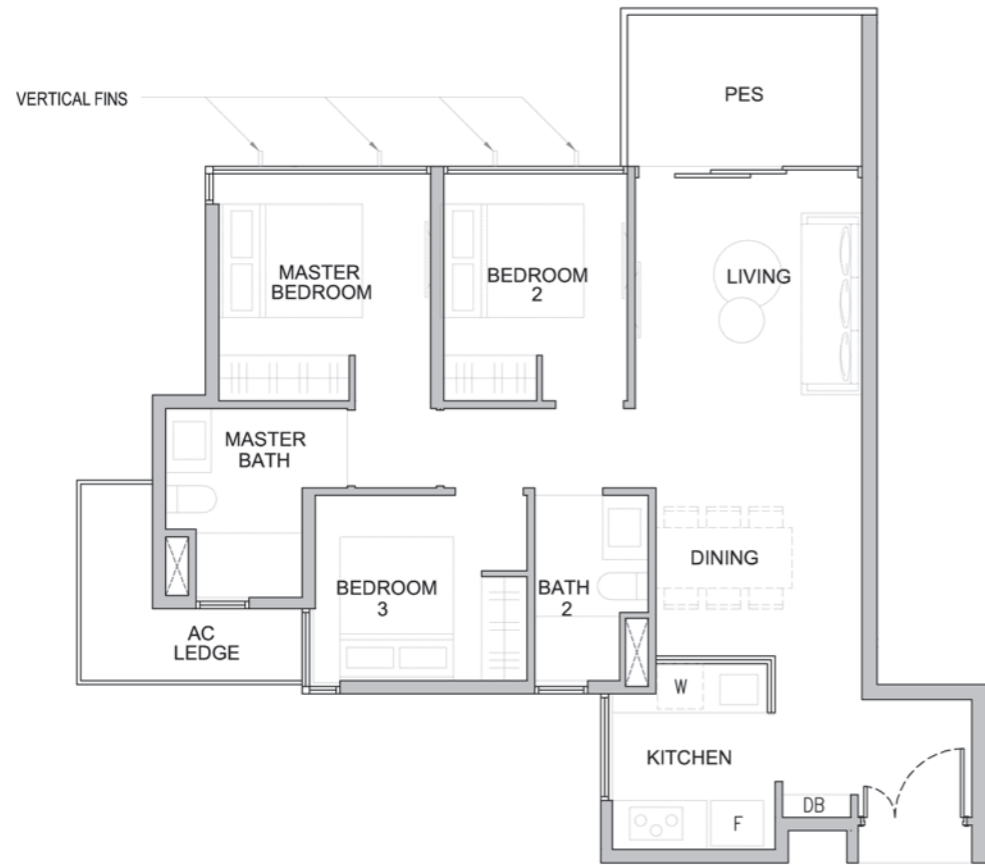
RESIDENTIAL

THREE BEDROOMS

TYPE C2c-P

Unit: #01-12, #01-30, #01-48
#01-23, #01-41, #01-59 (mirror)

Area: 883 sqft | 82 sqm



THREE BEDROOMS

TYPE C2c

Unit: #02-12 to #03-12 #02-23 to #03-23 (mirror)
#02-30 to #03-30 #02-41 to #03-41 (mirror)
#02-48 to #03-48 #02-59 to #03-59 (mirror)

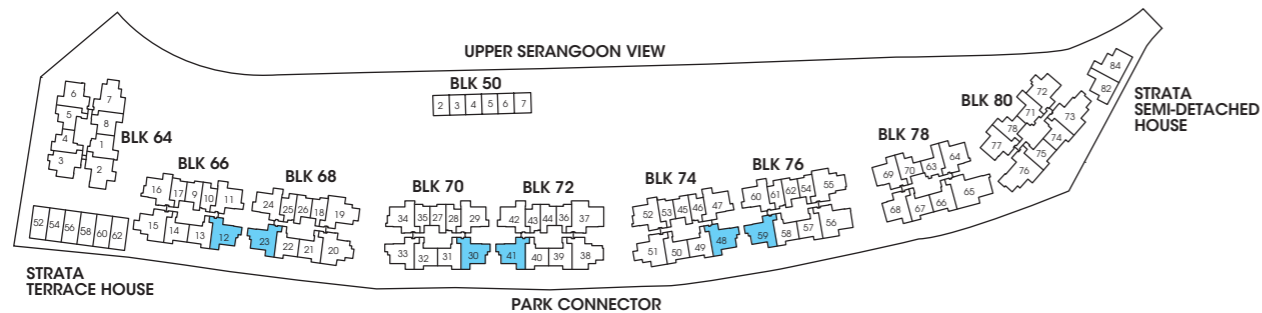
Area: 883 sqft | 82 sqm



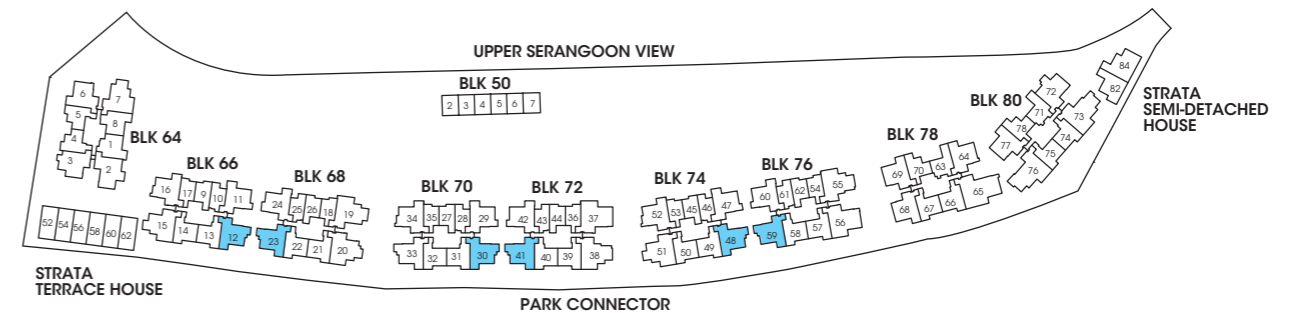
TYPE C2c

Unit: #04-12 to #15-12 #04-23 to #15-23 (mirror)
#04-30 to #15-30 #04-41 to #15-41 (mirror)
#04-48 to #15-48 #04-59 to #15-59 (mirror)

Area: 883 sqft | 82 sqm



• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
• Visual screens are subject to authority site confirmation.



• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
• Visual screens are subject to authority site confirmation.

RESIDENTIAL

THREE BEDROOMS

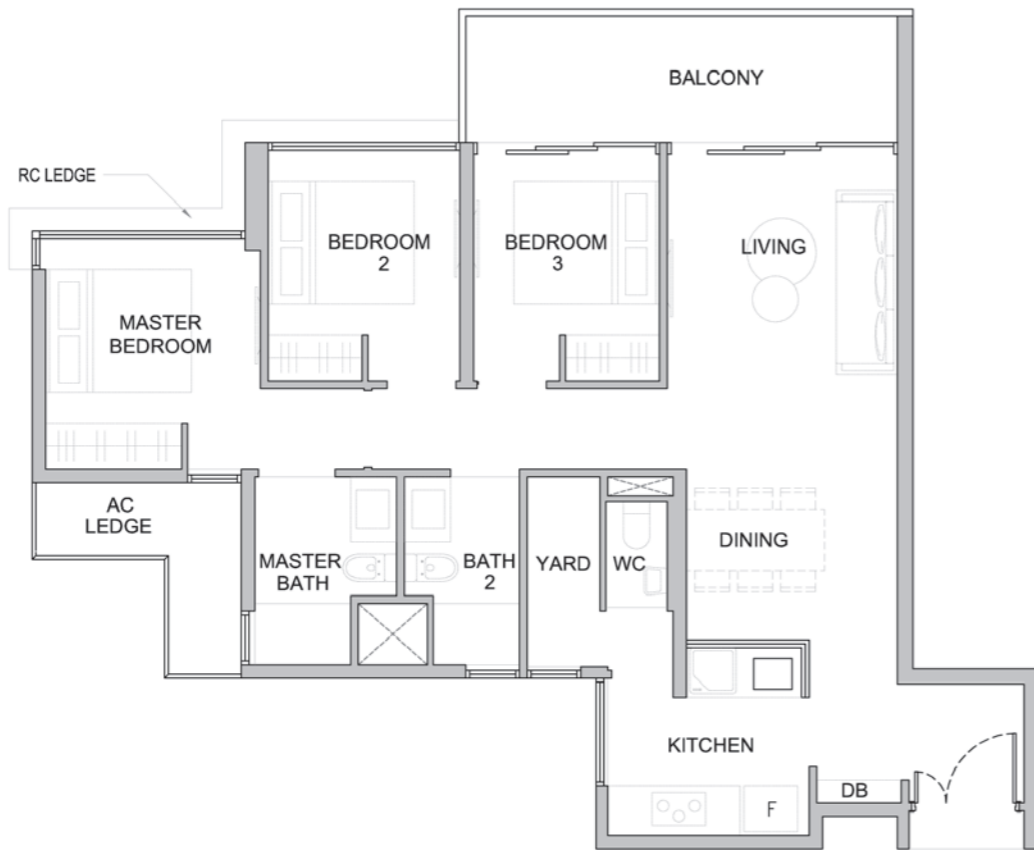
TYPE C3-P

Unit: #03-07
Area: 1001 sqft | 93 sqm



TYPE C3

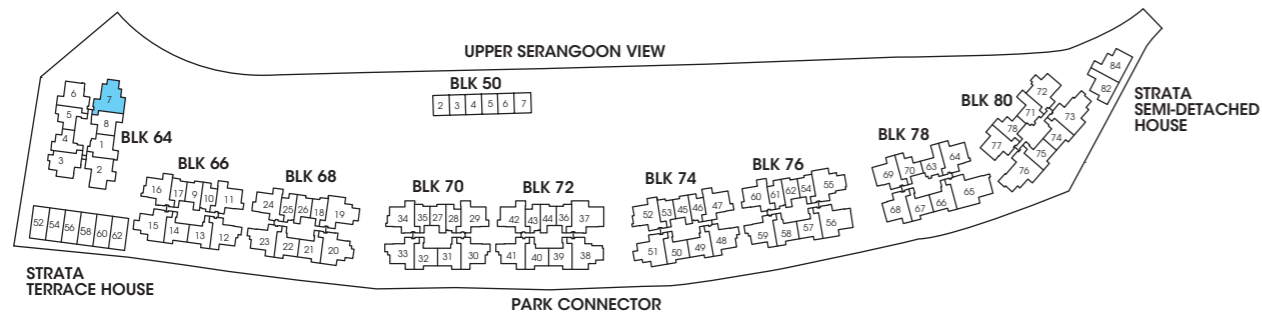
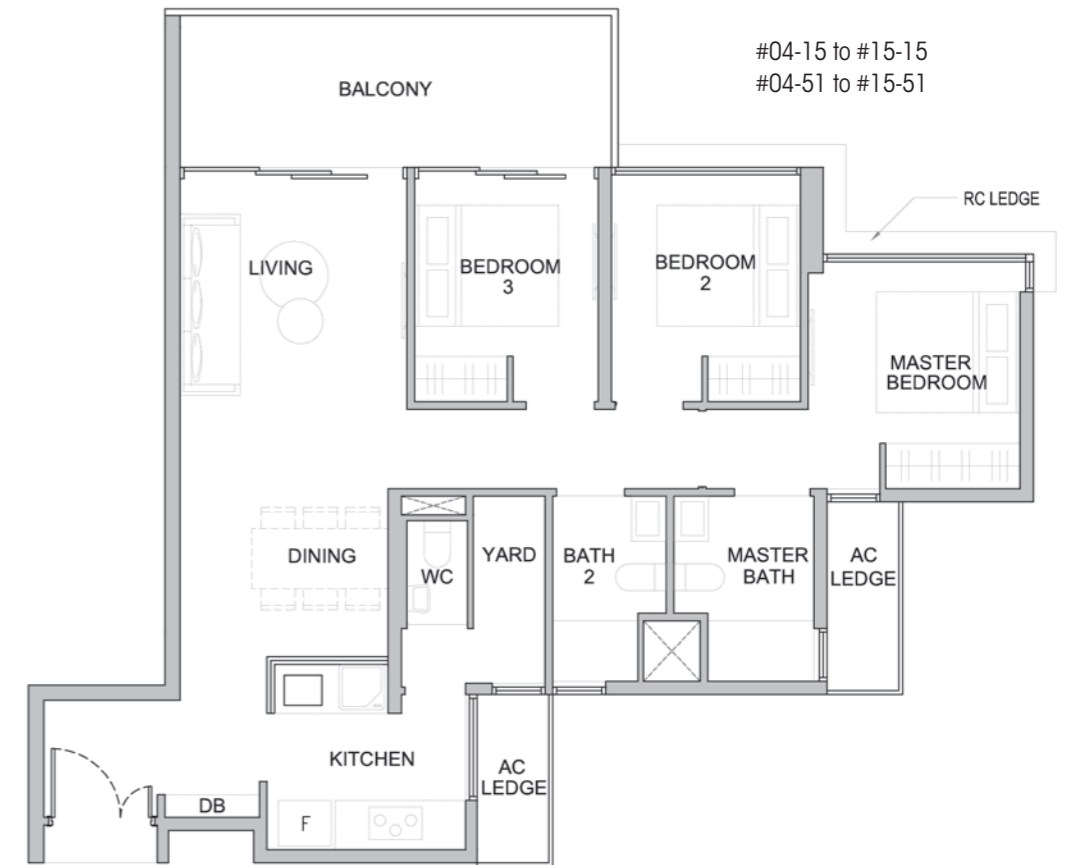
Unit: #04-07 to #15-07
Area: 1001 sqft | 93 sqm



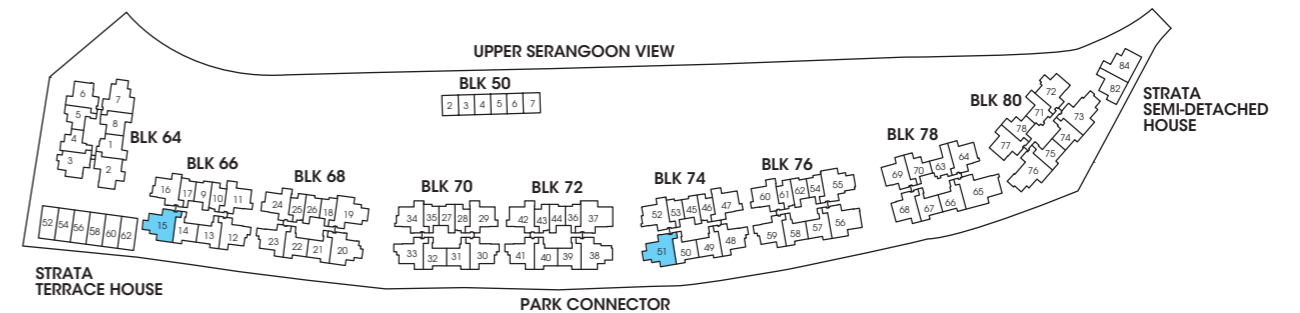
THREE BEDROOMS

TYPE C3b

Unit: #03-15, 03-51
#04-15 to #15-15
#04-51 to #15-51
Area: 1033 sqft | 96 sqm



• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
• Visual screens are subject to authority site confirmation.



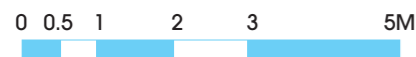
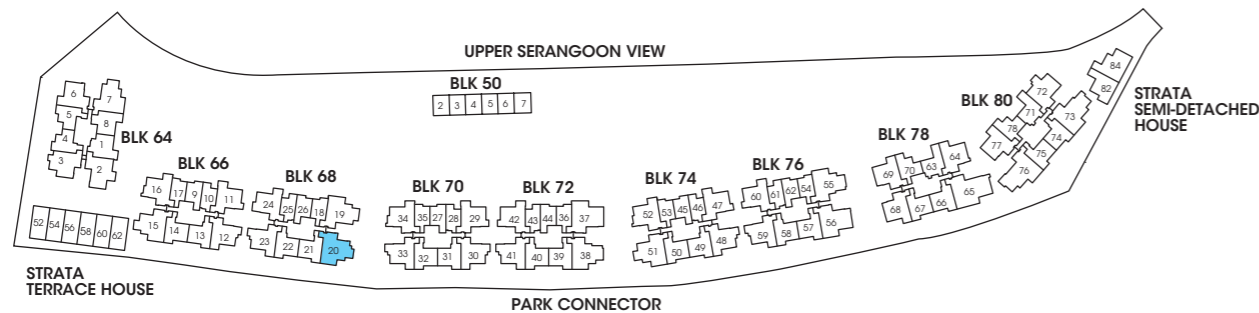
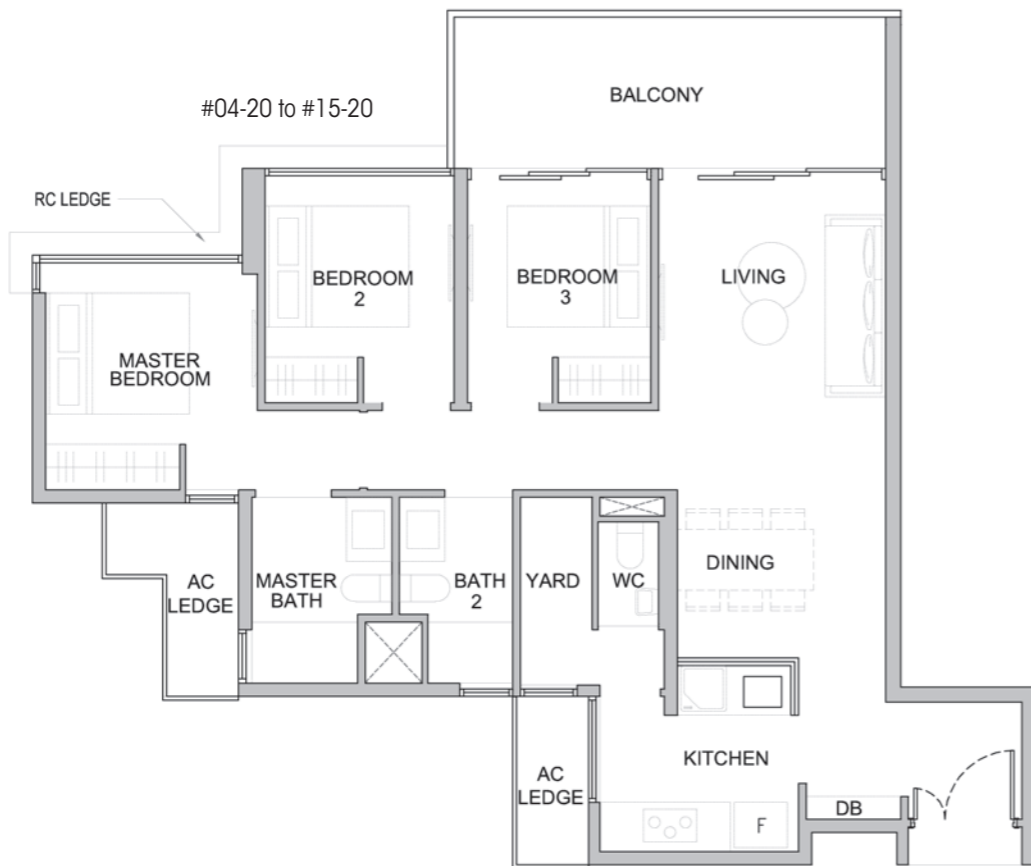
• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
• Visual screens are subject to authority site confirmation.

RESIDENTIAL

THREE BEDROOMS

TYPE C3c

Unit: #03-20
#04-20 to #15-20
Area: 1044 sqft | 97 sqm

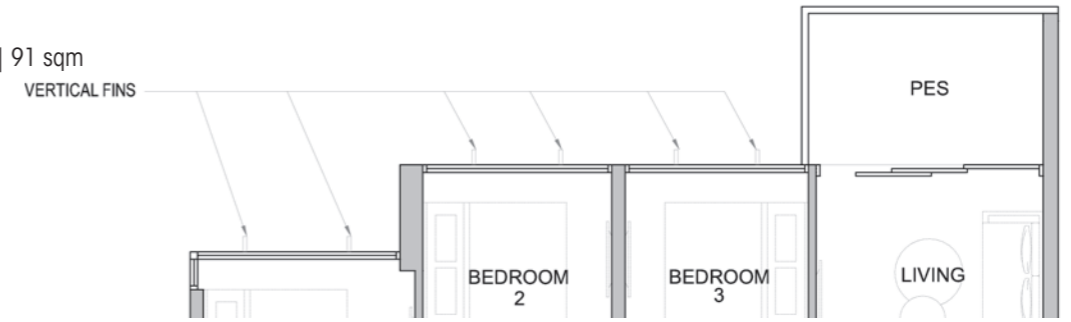


• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
• Visual screens are subject to authority site confirmation.

THREE BEDROOMS

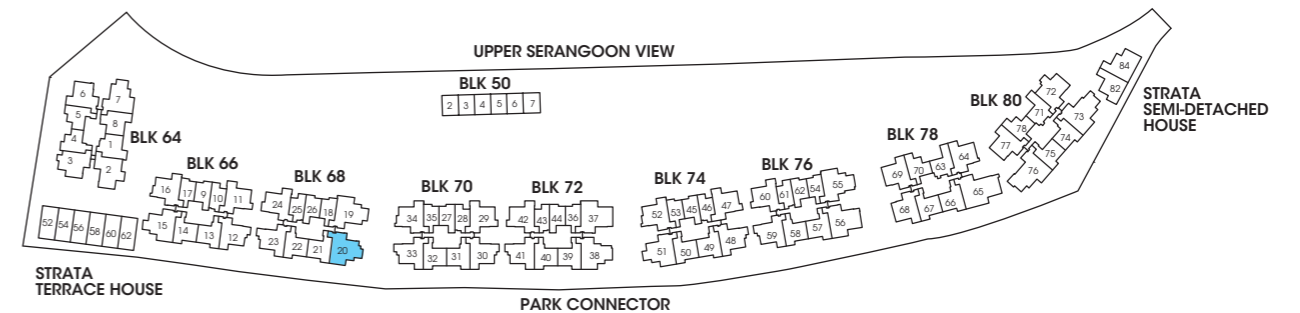
TYPE C3d-P

Unit: #01-20
Area: 980 sqft | 91 sqm



TYPE C3d

Unit: #02-20
Area: 980 sqft | 91 sqm



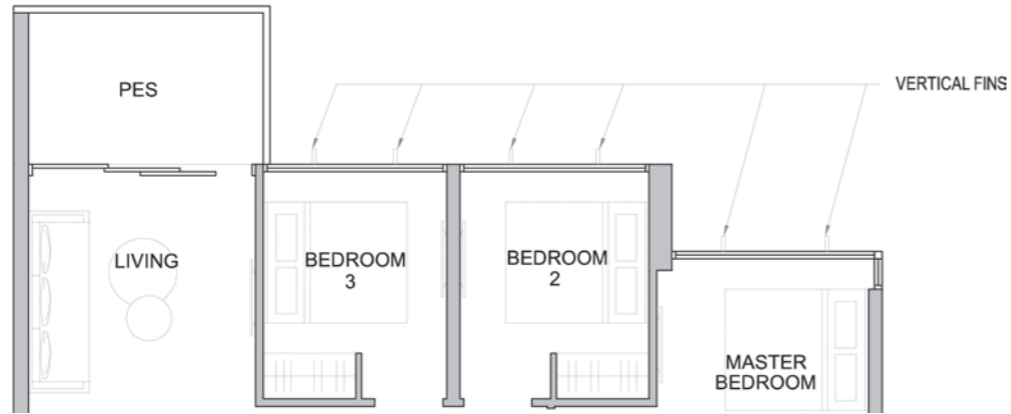
• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
• Visual screens are subject to authority site confirmation.

RESIDENTIAL

THREE BEDROOMS

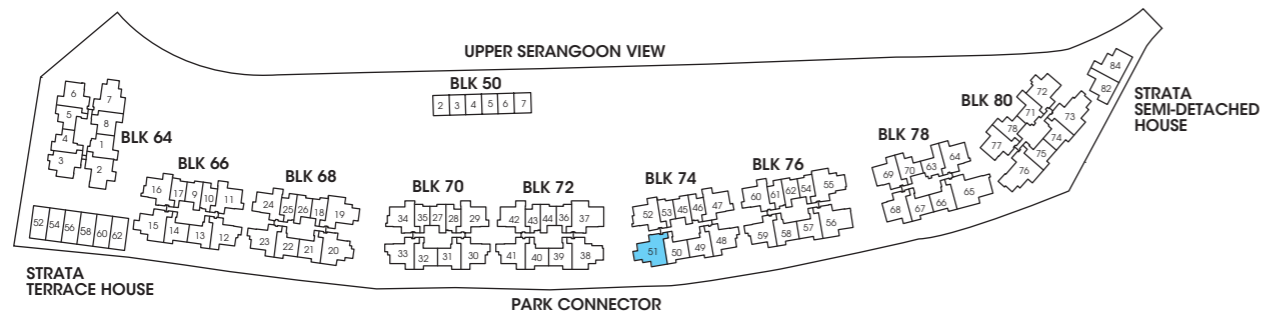
TYPE C3e-P

Unit: #01-51
Area: 980 sqft | 91 sqm



TYPE C3e

Unit: #02-51
Area: 980 sqft | 91 sqm



• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
• Visual screens are subject to authority site confirmation.

THREE BEDROOMS+STUDY

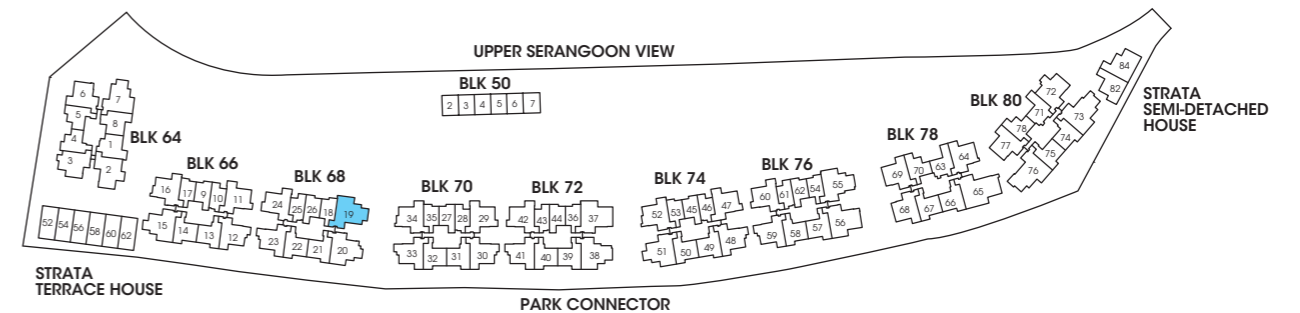
TYPE C3a-P

Unit: #03-19
Area: 1023 sqft | 95 sqm



TYPE C3a

Unit: #04-19 to #15-19
Area: 1023 sqft | 95 sqm



• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
• Visual screens are subject to authority site confirmation.

RESIDENTIAL

THREE BEDROOMS (DUAL KEY)

TYPE C4

Unit: #04-02 to #15-02

Area: 980 sqft | 91 sqm

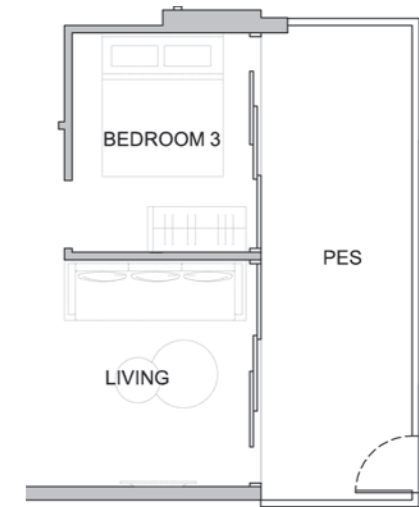


THREE BEDROOMS (DUAL KEY)

TYPE C4a-P

Unit: #03-72

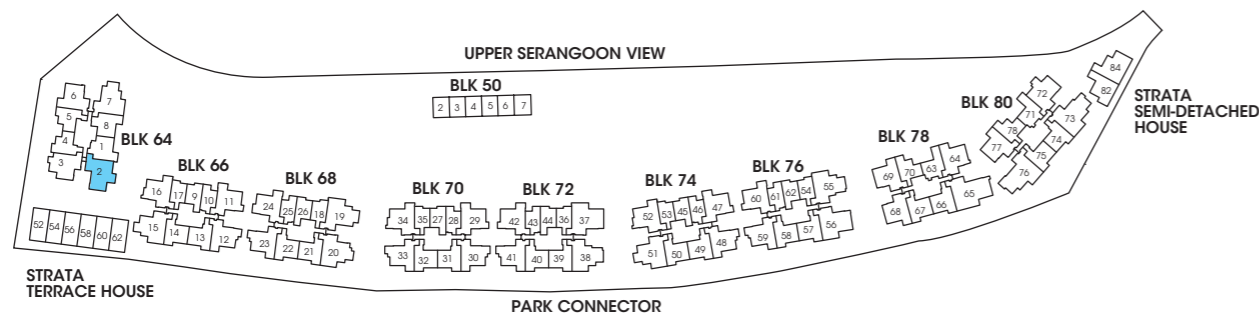
Area: 958 sqft | 89 sqm



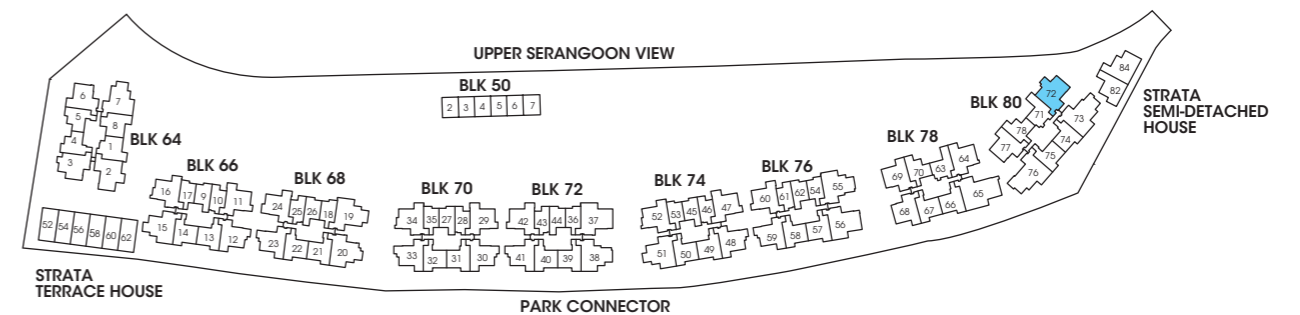
TYPE C4a

Unit: #04-72 to #15-72

Area: 958 sqft | 89 sqm



- Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
- Visual screens are subject to authority site confirmation.



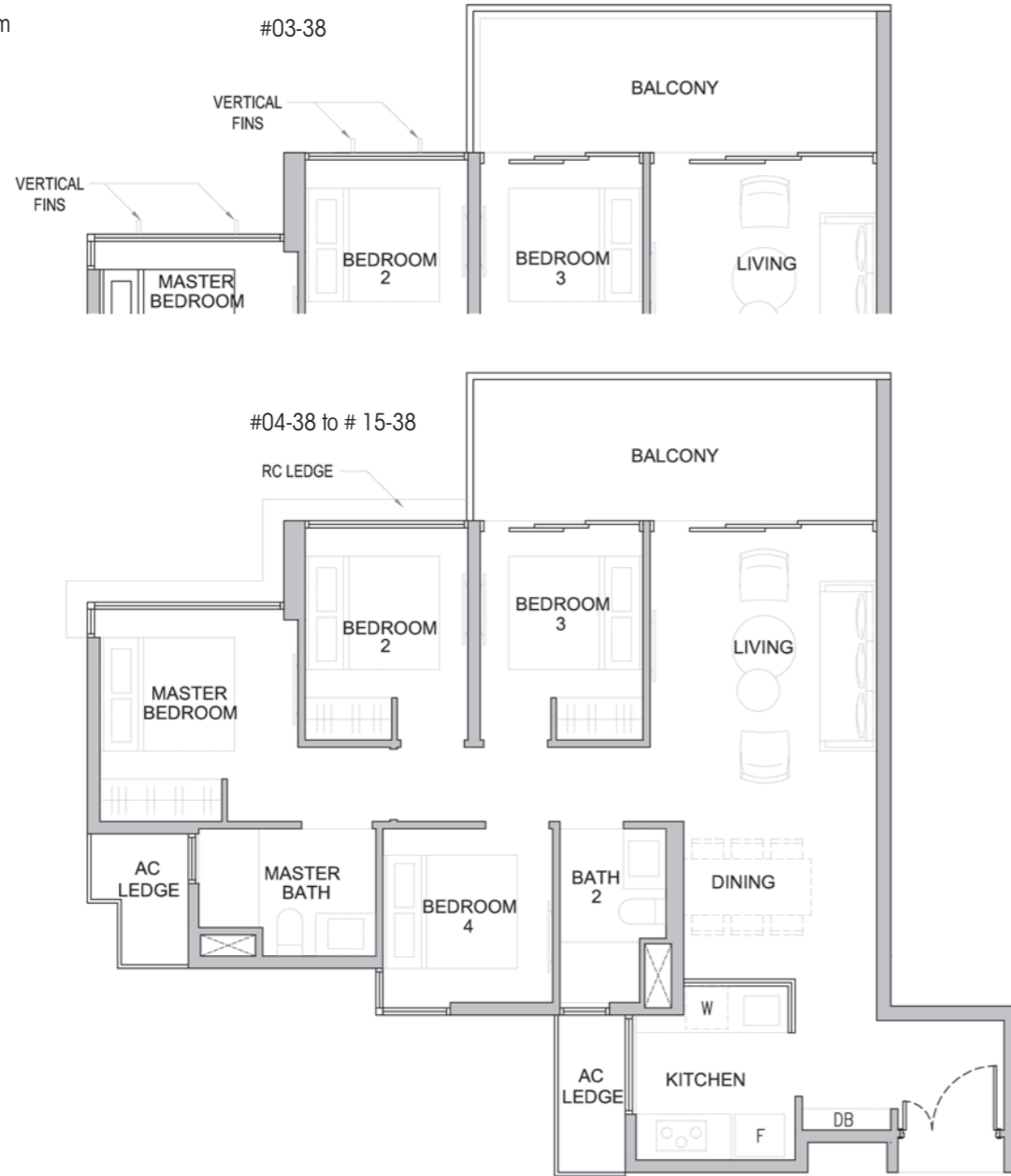
- Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
- Visual screens are subject to authority site confirmation.

RESIDENTIAL

FOUR BEDROOMS

TYPE D1

Unit: #03-38
 #04-38 to # 15-38
 Area: 1033 sqft | 96 sqm



FOUR BEDROOMS

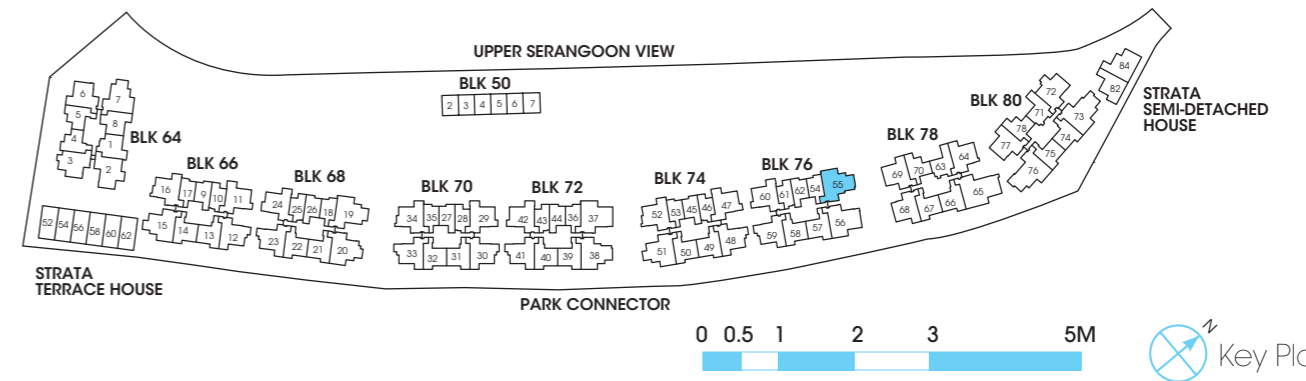
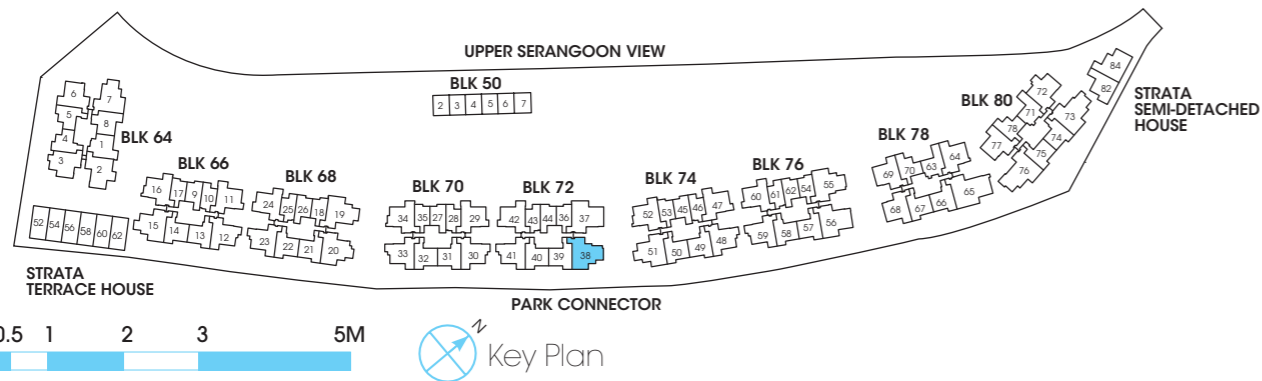
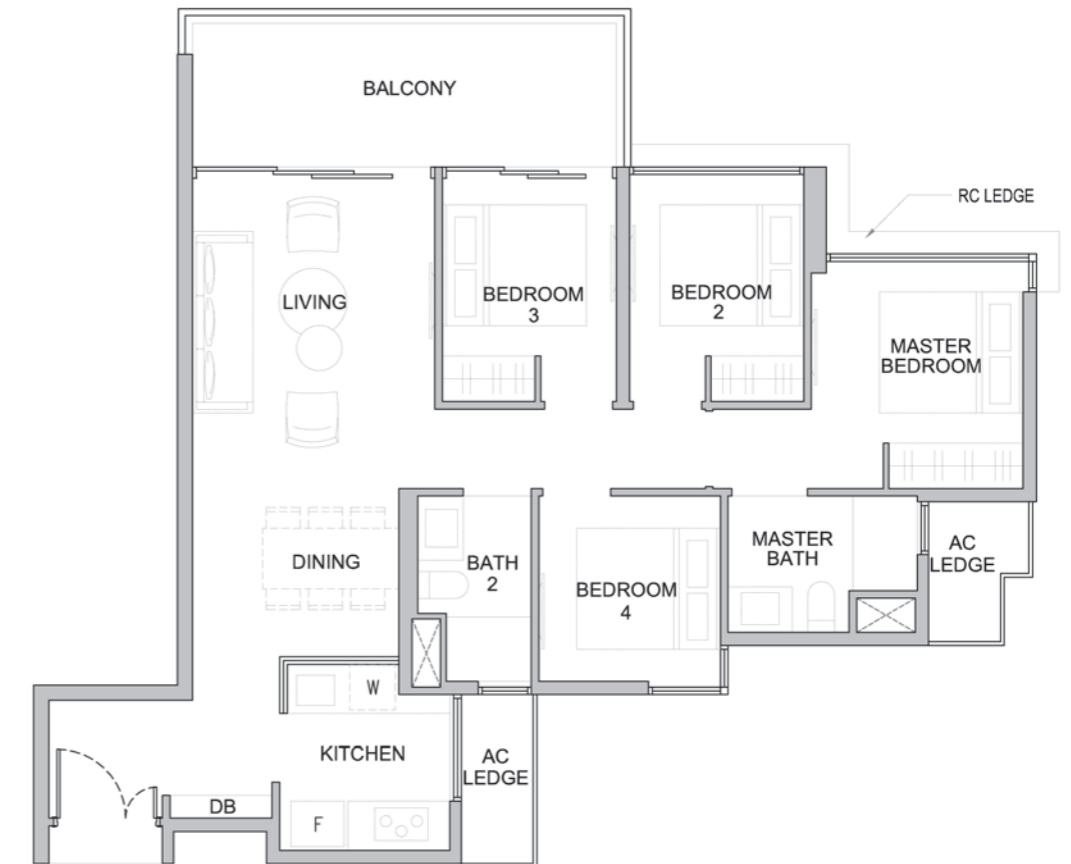
TYPE D1a-P

Unit: #03-55
 Area: 1033 sqft | 96 sqm



TYPE D1a

Unit: #04-55 TO #15-55
 Area: 1033 sqft | 96 sqm



- Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
- Visual screens are subject to authority site confirmation.

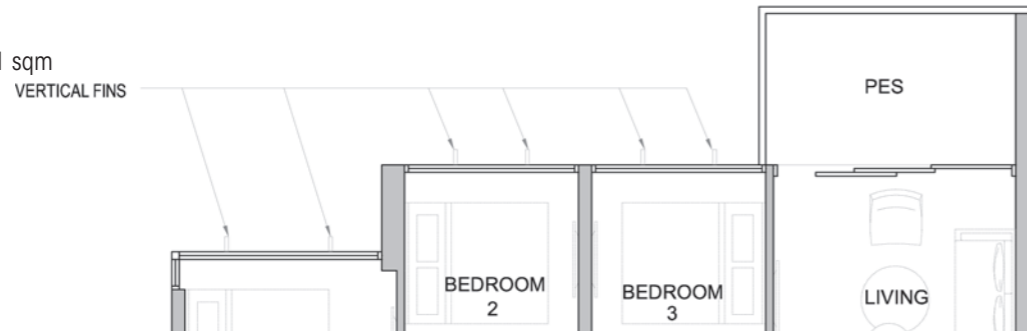
- Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
- Visual screens are subject to authority site confirmation.

RESIDENTIAL

FOUR BEDROOMS

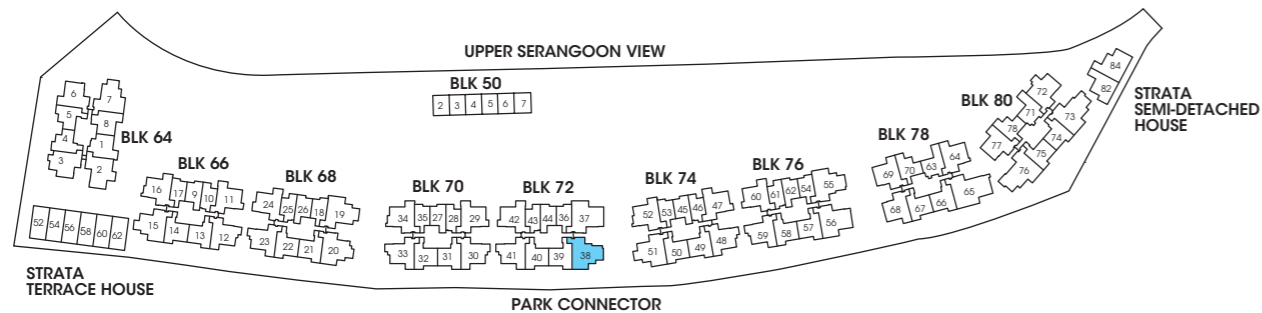
TYPE D1b-P

Unit: #01-38
Area: 980 sqft | 91 sqm



TYPE D1b

Unit: #02-38
Area: 980 sqft | 91 sqm



- Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
- Visual screens are subject to authority site confirmation.

FOUR BEDROOMS

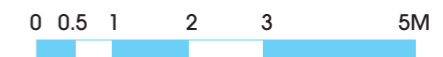
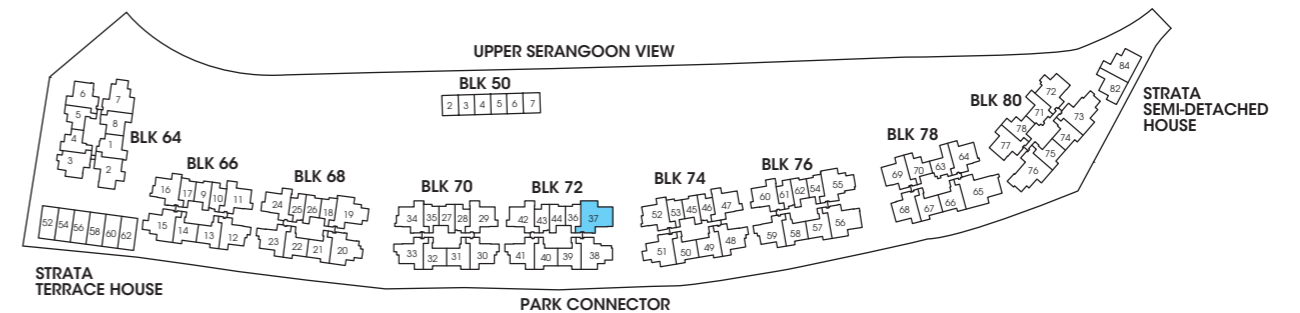
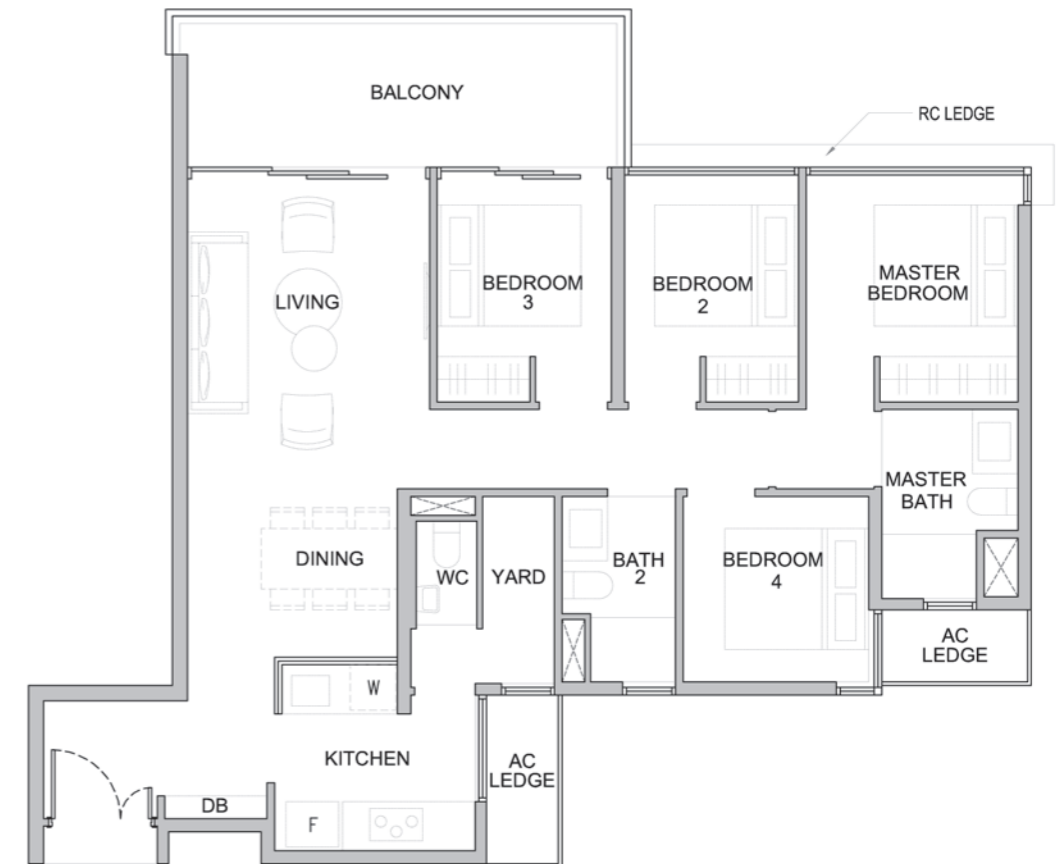
TYPE D2-P

Unit: #03-37
Area: 1109 sqft | 103 sqm



TYPE D2

Unit: #04-37 TO #15-37
Area: 1109 sqft | 103 sqm



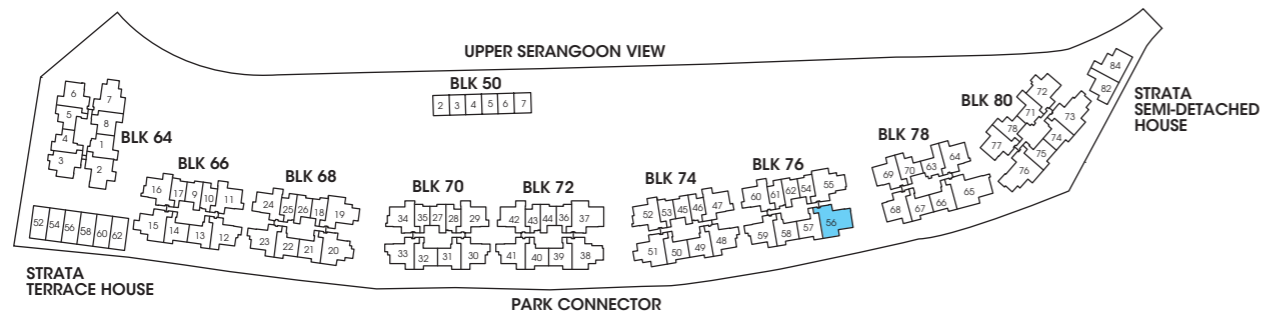
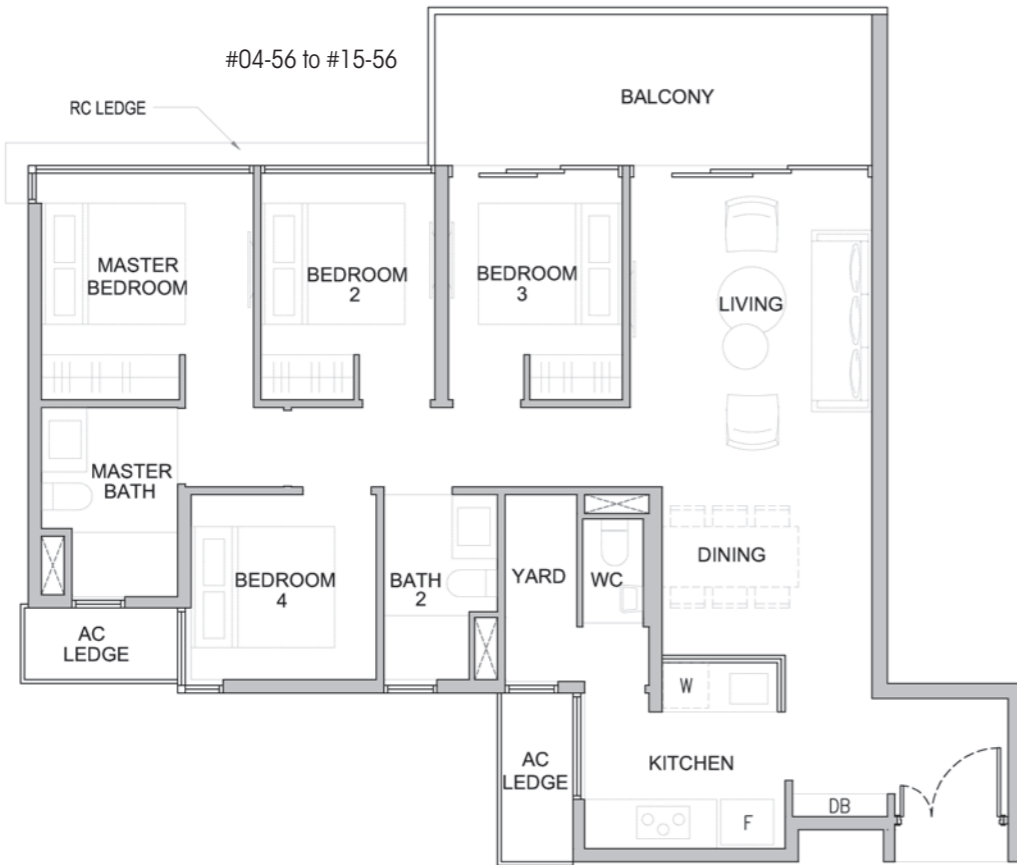
- Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
- Visual screens are subject to authority site confirmation.

RESIDENTIAL

FOUR BEDROOMS

TYPE D2a

Unit: #03-56
 #04-56 to #15-56
 Area: 1109 sqft | 103 sqm



• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
 • Visual screens are subject to authority site confirmation.

FOUR BEDROOMS

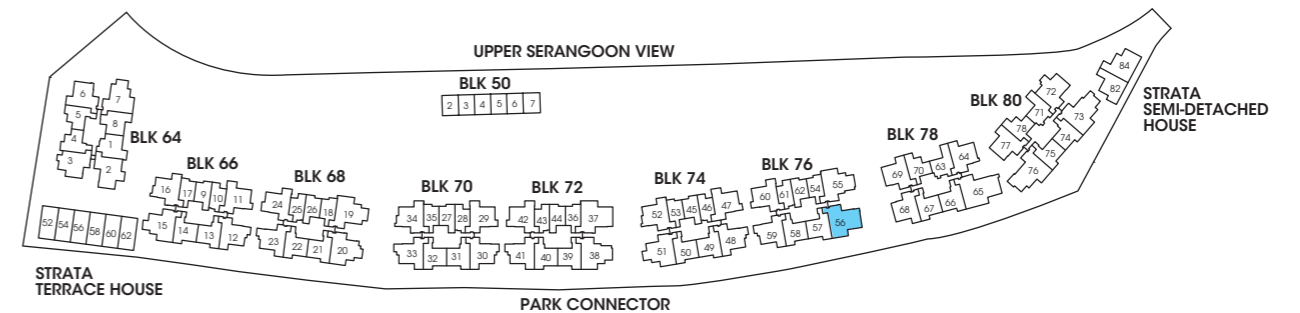
TYPE D2b-P

Unit: #01-56
 Area: 1055 sqft | 98 sqm



TYPE D2b

Unit: #02-56
 Area: 1055 sqft | 98 sqm



• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
 • Visual screens are subject to authority site confirmation.

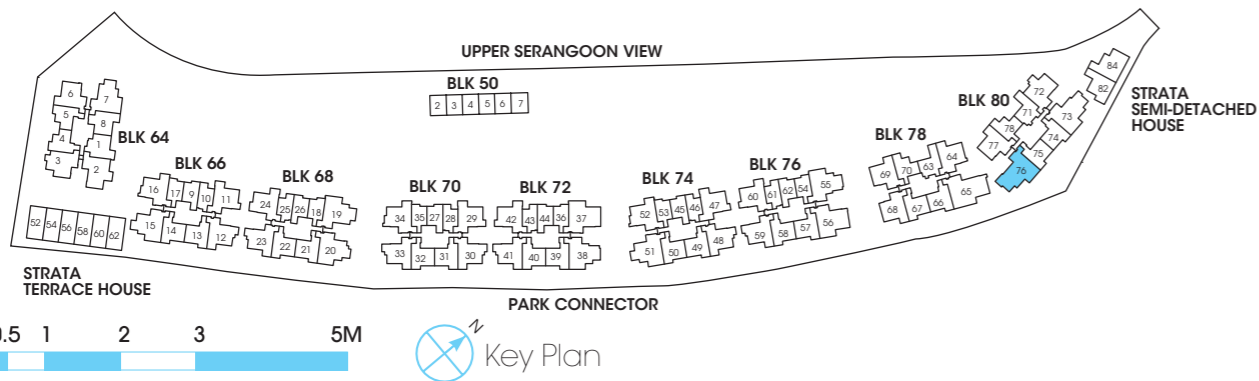
RESIDENTIAL

FOUR BEDROOMS

TYPE D3-P

Unit: #01-76

Area: 1216 sqft | 113 sqm



• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
 • Visual screens are subject to authority site confirmation.

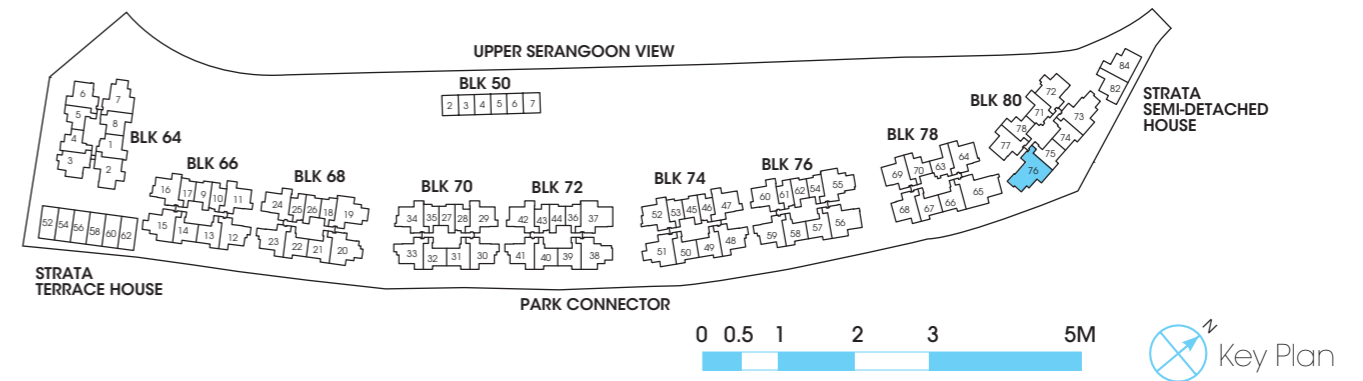
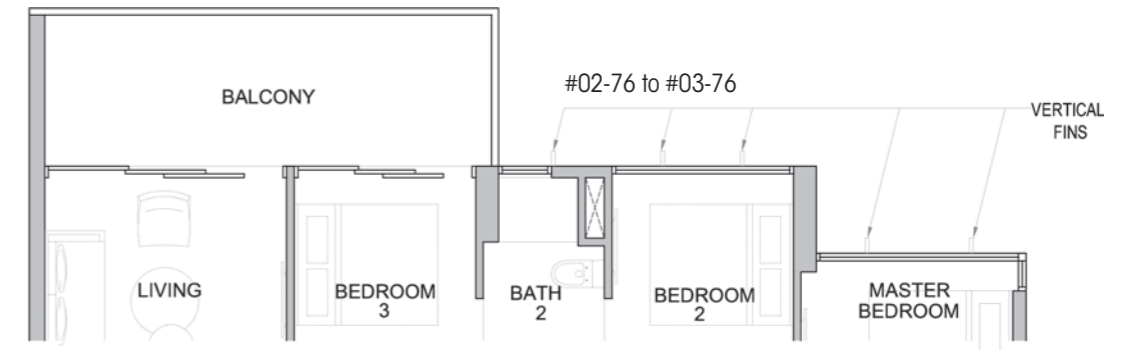
FOUR BEDROOMS

TYPE D3

Unit: #02-76 TO #03-76

#04-76 TO #15-76

Area: 1216 sqft | 113 sqm



• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
 • Visual screens are subject to authority site confirmation.

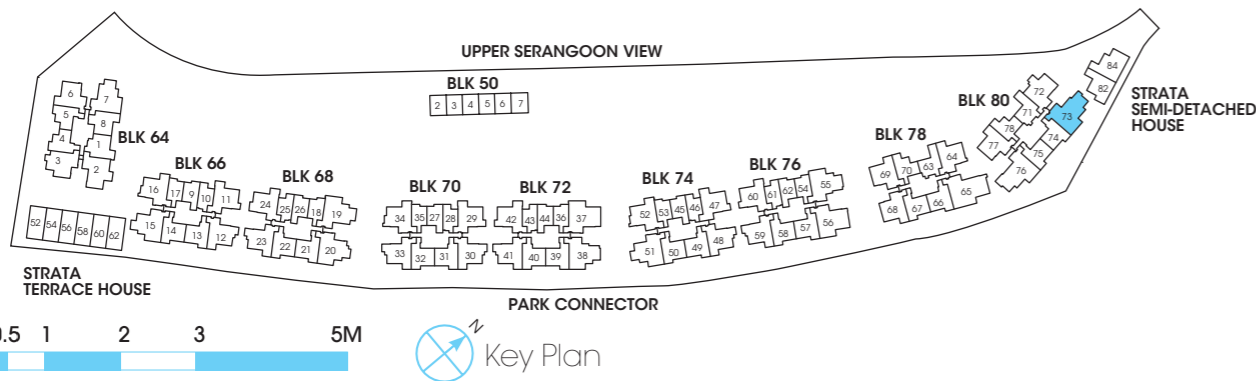
RESIDENTIAL

FOUR BEDROOMS

TYPE D3a-P

Unit: #01-73

Area: 1195 sqft | 111 sqm



• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
 • Visual screens are subject to authority site confirmation.

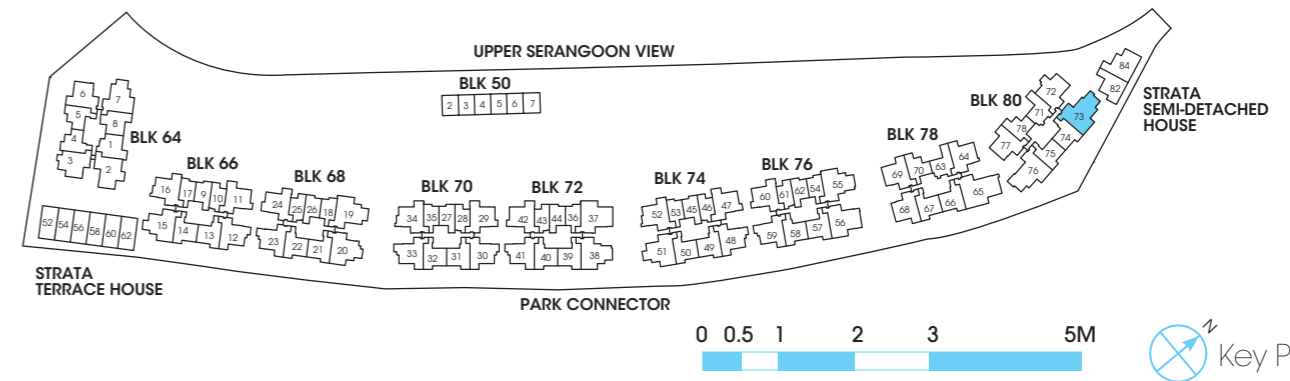
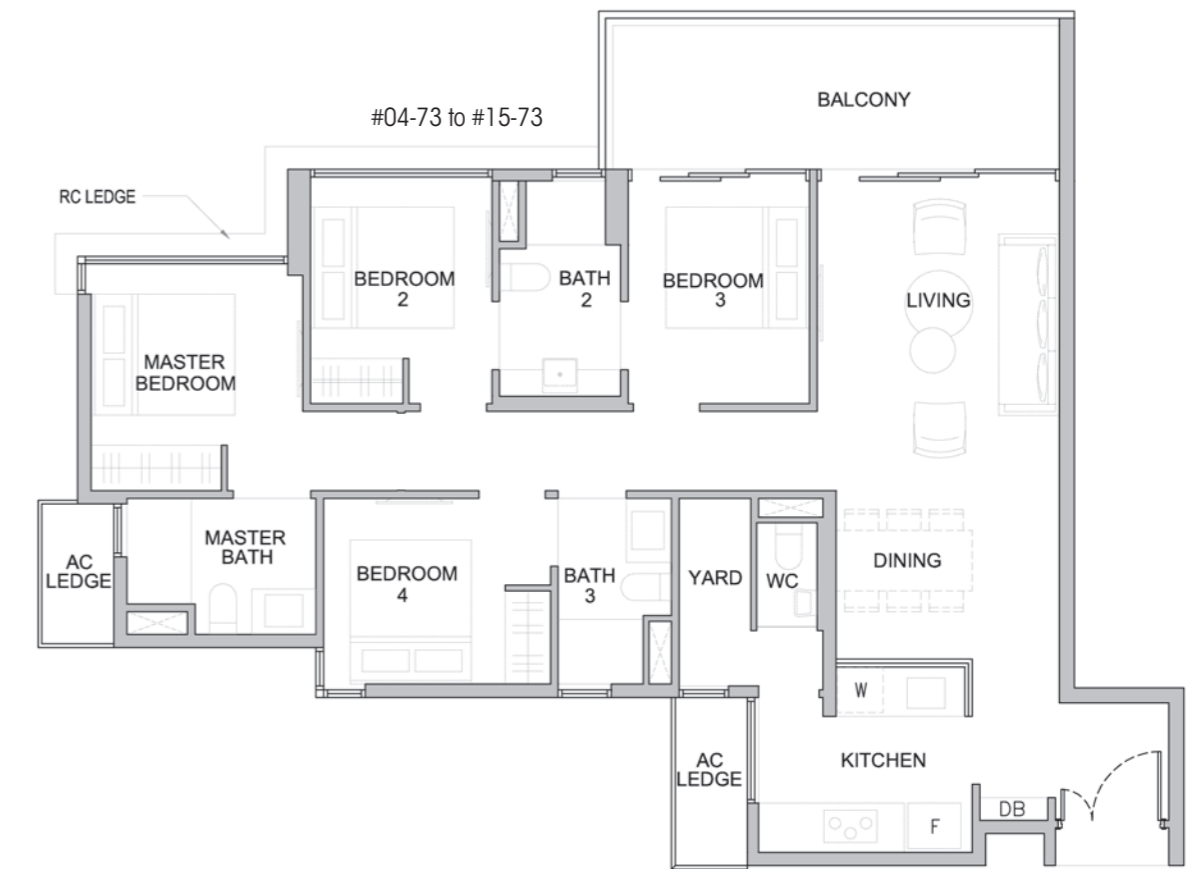
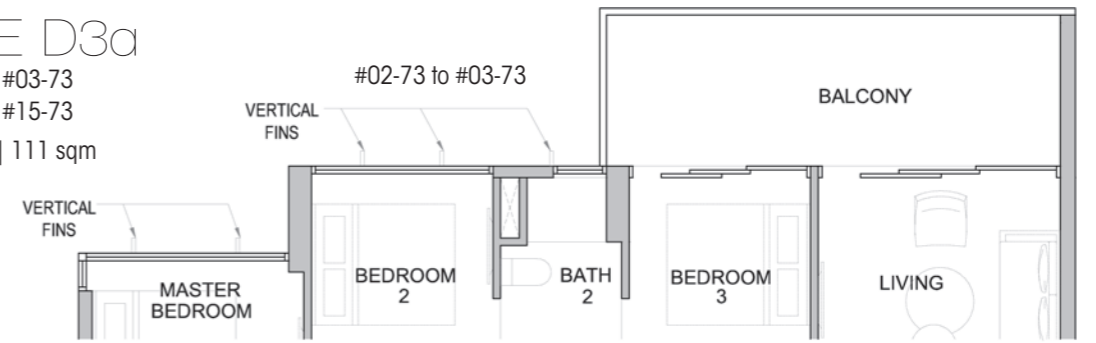
FOUR BEDROOMS

TYPE D3a

Unit: #02-73 TO #03-73

#04-73 TO #15-73

Area: 1195 sqft | 111 sqm



• Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
 • Visual screens are subject to authority site confirmation.

RESIDENTIAL

FIVE BEDROOMS

TYPE E1

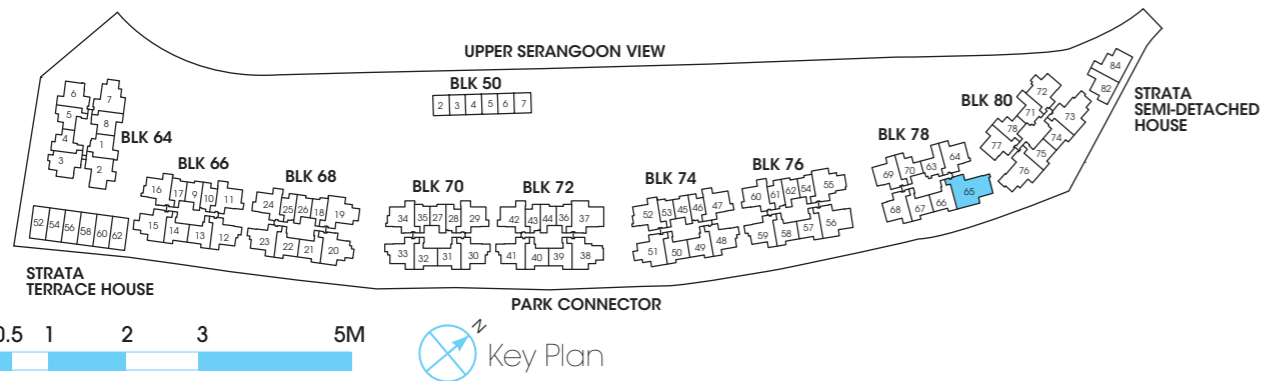
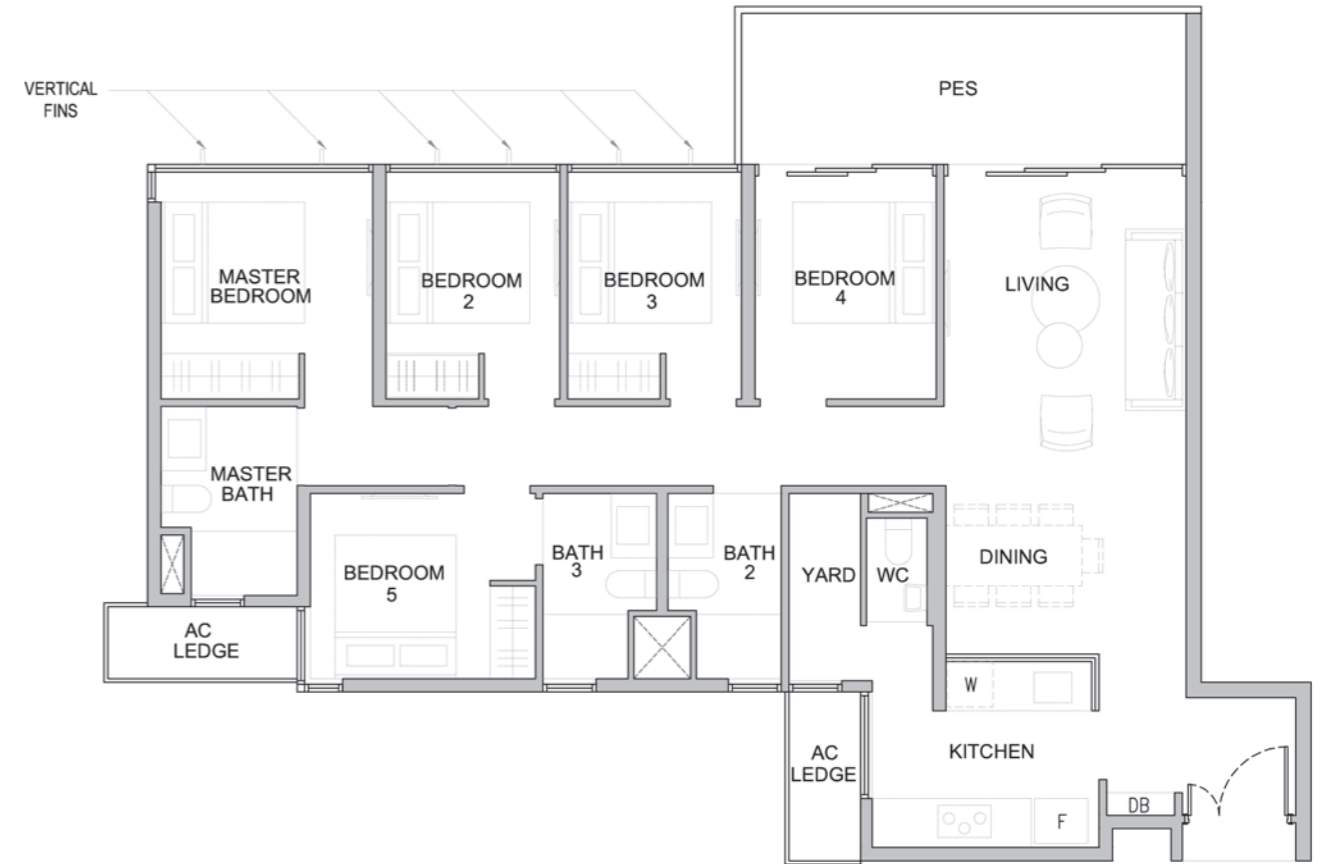
Unit: #03-65
 #04-65 to #15-65
 Area: 1356 sqft | 126 sqm



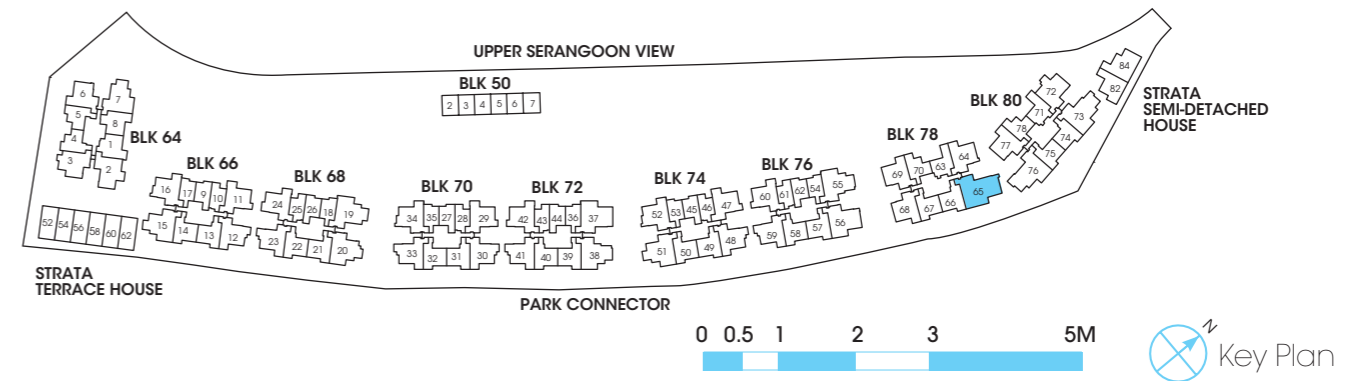
FIVE BEDROOMS

TYPE E1a-P

Unit: #01-65
 Area: 1302 sqft | 121 sqm



- Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
- Visual screens are subject to authority site confirmation.



- Area includes A/C ledge, balcony, PES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
- Visual screens are subject to authority site confirmation.

RESIDENTIAL

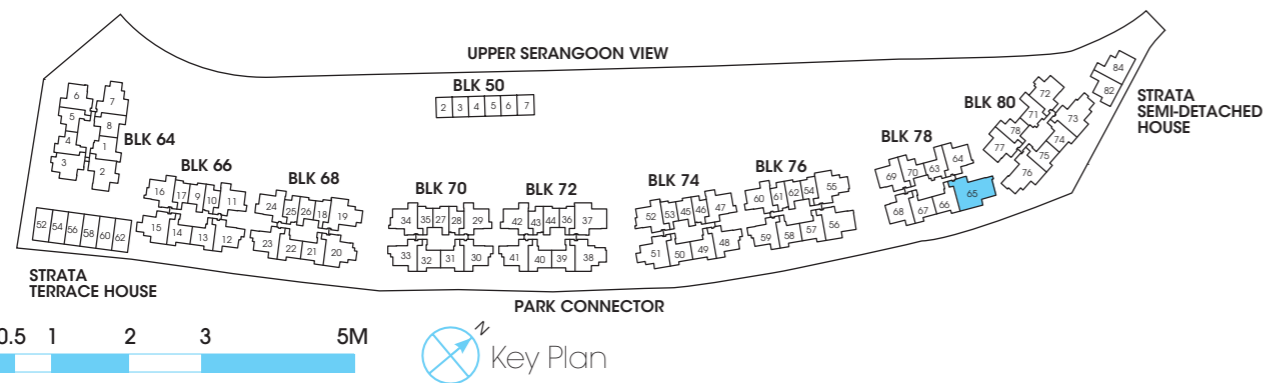
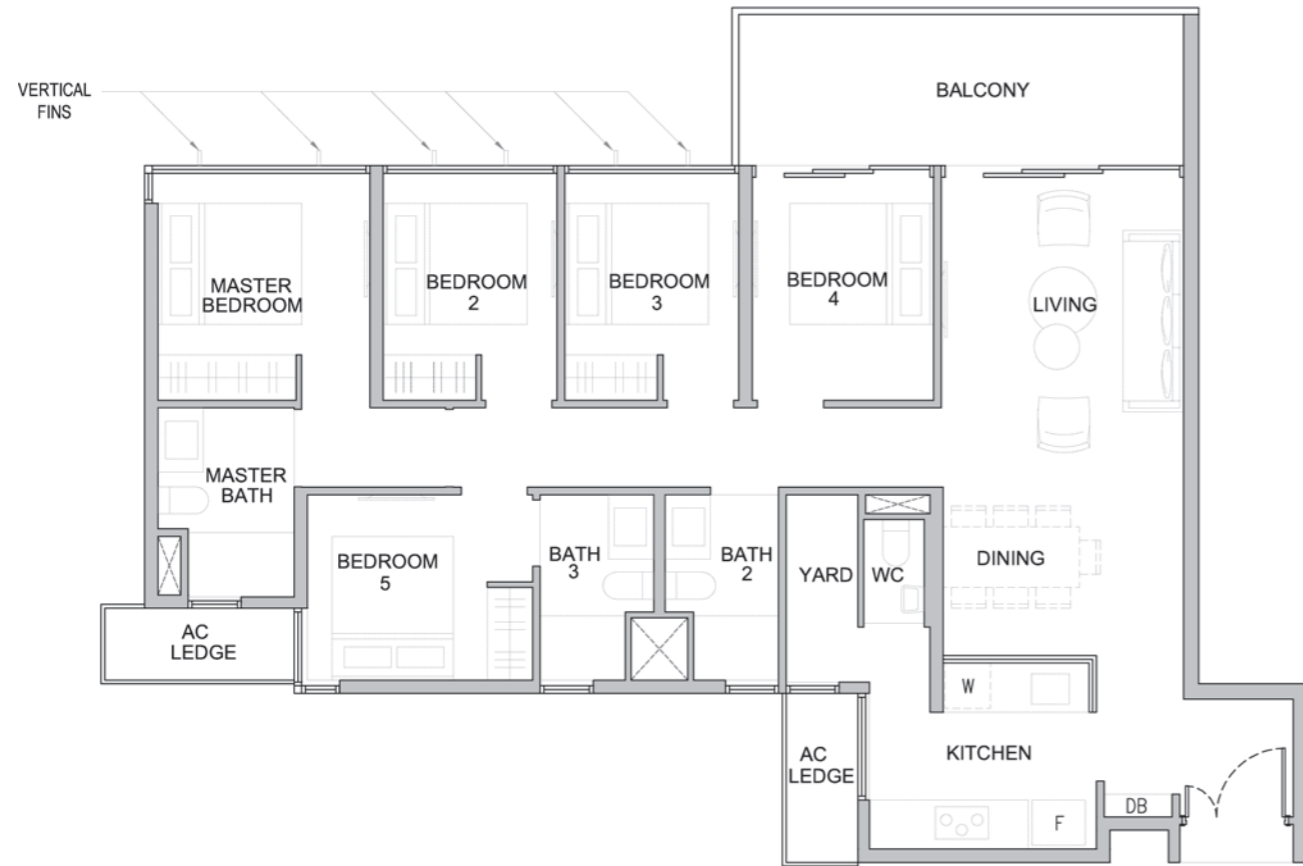
FIVE BEDROOMS

NOTE

TYPE E1a

Unit: #02-65

Area: 1302 sqft | 121 sqm



- Area includes A/C ledge, balcony, FES, private roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Pls refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.
- Visual screens are subject to authority site confirmation.

SPECIFICATIONS

1.0 FOUNDATION

Reinforced concrete footings and/or cast in-situ bored piles and/or driven pre-cast reinforced concrete piles.

2.0 SUPERSTRUCTURE

Precast and/or cast in-situ reinforced concrete and/or steel structure.

3.0 WALLS

- a) External wall:
Reinforced concrete and/or common clay brick wall and/or precast wall
- b) Internal wall:
Reinforced-concrete and/or common clay brick walls and/ or drywall partition system and/or precast panel and/or block walls, where applicable.

4.0 ROOF

Reinforced concrete flat roof with heat insulation and waterproofing system

5.0 CEILING

5.1 Residential Units

- a) Living, Dining, Bedrooms, Family Area, Kitchen (Dry and/or Wet, as the case may be), Yard, Powder Room, Baths, WC and Passageway:
Skim coat and/or ceiling boards and/or bulk head with emulsion paint, where applicable.
- b) PES, Balcony and Household Shelters:
Skim coat with emulsion paint, where applicable

5.2 Common Areas

- a) Communal areas:
Skim coat and/or ceiling boards and/or bulk head with emulsion paint, where applicable

5.3 Retail Units

- a) Internal Ceiling:
Concrete and/or skim coat finish, where applicable

6.0 FINISHES

6.1 WALL FINISHES

6.1.1 Residential Units – Internal (For all unit types)

- a) Living, Dining, Bedrooms, Family Area, Yard and Passageway:
Plaster and/or skim coat with emulsion paint, where applicable.
- b) Powder Room, Baths and WC:
Homogenous and/or ceramic and/or porcelain tiles, where applicable.
- c) Kitchen (Dry and/or Wet, as the case may be):
Plaster and/or skim coat with emulsion paint, where applicable.
- d) PES and Balcony:
Laminated glass parapet and/or metal railing and/or reinforced concrete wall and/or common clay brick wall with cement & sand plaster and/or skim coat with emulsion paint and/or spray coating, where applicable.

6.1.2 Common Areas

- a) Internal walls:
Homogenous and/or ceramic and/or porcelain tiles and/or cement sand plaster and/or skim coat with emulsion and/or spray coating to Communal Areas, where applicable.
- b) External walls:
Homogenous and/or ceramic and/or porcelain tiles and/or pebble wash finish and/or plaster and/or skim coat with emulsion to wall, where applicable.

6.1.3 Retail Units

- a) Internal walls:
Concrete and/or skim coat, where applicable.
- b) External walls:
Aluminum framed and/or fixed glass panel with tinted glazing and/or clear glass and/or frosted glass and/or plaster and/or skim coat with emulsion to wall, where applicable.

Notes:

- All homogeneous tiles, ceramic tiles, cement sand plaster, skim coat and emulsion paint as wall finishes are provided up to false ceiling level and on exposed areas only.
- No tiles behind and/or below kitchen cabinets, bathroom cabinets, mirrors or above false ceiling.
- Wall surface above false ceiling level will be left in its original bare condition.

6.2 FLOOR FINISHES

6.2.1 Residential Units

- a) Living, Dining, Family Area, Kitchen (Dry and/or Wet, as the case may be), Yard, Powder Room, Baths, WC, Passageway, PES and Balcony:
Homogenous and/or ceramic and/or porcelain tiles, where applicable.
- b) Bedrooms:
Engineered timber flooring.

6.2.2 Common Areas – Internal

- a) Communal Areas:
Homogenous and/or ceramic and/or porcelain tiles and/ or vinyl flooring and/or carpet and/or laminated flooring, where applicable
- b) Changing Rooms, Steam Rooms, Handicapped Toilets, Staircases and Corridors:
Homogenous and/or ceramic and/or porcelain tiles and/or cement sand plaster and/or skim coat with emulsion paint finish, where applicable.

6.2.3 Common Areas – External

- a) Pool Decks, Open Decks, Walkways, Link Ways, Footpaths and Outdoor Pavilions:
Composite timber strip and/or homogenous and/or ceramic tiles and/or cement sand plaster and/or skim coat with

emulsion paint finish and/or pebble wash finish, where applicable.

- b) Swimming Pools and Spa Pools:
Ceramic tiles and/or mosaic tiles, where applicable.

6.2.4 Retail Units

- a) Internal Floor Finish:
Concrete and/or skim coat finish and/or homogenous tiles, where applicable.

7.0 WINDOWS (Only applicable to the Residential Units)

Powder-coated aluminum framed windows with clear and/or tinted and/or obscured glass to all Residential Units, where applicable.

8.0 DOORS

8.1 Residential Units

- a) Main Entrance:
Approved fire-rated timber doors
- b) Bedrooms, Kitchen (Dry and/or Wet, as the case may be), Powder Room, Baths:
Hollow core flush timber door, where applicable
- c) Balcony and PES:
Powder-coat finished aluminum framed door and/or fixed glass panel with tinted glazing and/or clear glass and/or frosted glass, where applicable
- d) Yard and WC:
Slide-and-fold PVC door panel, where applicable.

8.2 Retail Units

- a) Main Entrance:
Aluminum framed glass and/or glass door with tinted glazing and/ or clear glass, where applicable.
- b) Toilet:
Slide-and-fold PVC door panel, where applicable.

Note:
Locksets and ironmongery shall be provided to doors, where applicable.

9.0 SANITARY FITTINGS (Only applicable to the Residential Units)

9.1 Residential Units

- a) All Bath (where applicable):
1 solid surface vanity top with 1 wash basin with basin mixer
1 mirror
1 towel rail
1 shower compartment with 1 shower mixer set
1 pedestal water closet and 1 toilet paper holder
- b) Powder Room (where applicable):
1 solid surface vanity top with 1 wash basin with basin mixer
1 mirror
1 pedestal water closet and 1 toilet paper holder
- c) WC (where applicable):
1 pedestal water closet
1 wash basin with tap, 1 shower set with tap
1 toilet paper holder
- d) Kitchen (Dry and/or Wet, as the case may be):
1 solid surface vanity top with 1 sink
- e) Kitchen or Wet Kitchen or Yard (where applicable):
1 washing machine bib tap

9.2 Retail Units

- a) Toilet (where applicable):
1 pedestal water closet
1 wash basin with tap
1 toilet paper holder

10.0 ELECTRICAL INSTALLATION

- a) TV / points shall be provided in accordance with the Electrical Schedule
- b) Wiring for lighting and power shall be concealed conduit except for spaces within the DB's closet and areas above false ceiling, which shall be exposed conduit / trunking.
- c) All electrical wiring shall be in accordance with current edition of Singapore Code of Practice CP 5:1998

Electrical Provision	Ceiling Lighting Point	13A SSO Power Point	Bell Chime Point
Unit Type A1, A1-P, A1-PH, A1a, A1a-P, A1a-PH, A1b, A1b-P, A1b-PH	6	15	1
Unit Type B1, B1-P, B1-PH, B1b, B1b-P, B1b-PH, B1c, B1c-P, B1c-PH	8	18	1
Unit B1a, B1a-P, B1a-PH	9	18	1
Unit Type B2, B2-P, B2-PH, B2a, B2a-P, B2a-PH, B2b, B2b-P, B2b-PH	9	19	1
Unit Type B2c, B2c-P, B2c-PH	10	19	1
Unit Type B2d, B2d-P	10	18	1

Unit Type C1, C1-P, C1-PH, C1a, C1a-P, C1a-PH, C1b, C1b-P, C1b-PH, C1c, C1c-P, C1c-PH, C1d, C1d-P, C1d-PH, C2, C2-P, C2-PH, C2b, C2b-P, C2b-PH, C2c, C2c-P, C2c-PH	12	22	1
Unit Type C2a, C2a-PH	13	23	1
Unit Type C3, C3-P, C3-PH, C3c, C3c-PH, C3d, C3d-P, C3e, C3e-P, C3b, C3b-PH	15	24	1
Unit Type C3a, C3a-P, C3a-PH	14	24	1
Unit Type C4, C4-PH, C4a, C4a-P, C4a-PH	14	27	2
Unit Type D1, D1-PH, D1a, D1a-P, D1a-PH	14	26	1
Unit Type D1b, D1b-P	13	26	1
Unit Type D2, D2-P, D2-PH, D2a, D2a-PH, D2b, D2b-P	16	28	1
Unit Type D3, D3-P, D3-PH, D3a, D3a-P, D3a-PH	16	28	1
Unit Type E1, E1-PH, E1a, E1a-P	19	32	1
Strata (Terrace) Type 1, 1a	20	32	2
Strata (Semi-Detached) Type 2	18	30	2
Strata (Semi-Detached) Type 3	23	34	2

- d) Electrical Loading to the Retail Units: 300 Amps / 3 Phase.

11.0 TV AND TELEPHONE (Only applicable to the Residential Units)

Telephone & TV SCHEDULE	Telephone Outlet	TV Outlet (cable TV ready)
All 1 bedroom unit types	2	2
All 2 bedrooms unit types	3	3
All 3 bedrooms unit types	4	4
All 3 bedrooms Dual-Key unit types	4	4
All 4 bedrooms unit types	5	5
All 5 bedrooms unit types	6	6
All Strata Landed Units	6	6

12.0 LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standard SS 555:2010

13.0 PAINTING

13.1 Residential Units

- a) External Wall:
External emulsion and/or selected exterior paint
- b) Internal Wall:
Emulsion paint

13.2 Retail Units

- a) External Wall:
External emulsion and/or selected exterior paint
- b) Internal Wall: -

14.0 WATERPROOFING

Waterproofing shall be provided to floors of kitchens, wet kitchens, baths, WCs, yards, Balcony, PES, Toilet and reinforced concrete flat roof, where applicable.

15.0 DRIVEWAY AND CAR PARK

Reinforced concrete slab with floor hardener and/or homogenous tiles and/or epoxy coating finish, where applicable.

16.0 RECREATION FACILITIES

16.1 Zone 1: The Stream

- (1) Fitness Corner
(2) Sunset Pavilion
(3) Hydro Walk
(4) Spa Creek
(5) Lap Pool
(6) Water Theater
(7) The Creek Pool Deck
(8) Zen Garden
(9) Ecological Pond
(10) Sky Bar
- 16.2 Zone 2: The River
(11) BBQ Sun Deck
(12) Adventure Pool
(13) Mist Pool
(14) Jet Pool
(15) River Side Pool Deck
(16) Outdoor Gym
- 16.3 Zone 3: The Cove
(17) Lagoon Deck
(18) BBQ Pavilion
(19) Bubbling Pool (Children Pool)
(20) Water Slide Playground
(21) Outdoor Kitchen Class
(22) Lagoon Pool (Leisure Pool)
(23) Wave Pool
(24) Aqua Gym
(25) Water Front Pool Deck
(26) Outdoor Game Room
- 16.4 Zone 4: The Waterfall
(27) Rolling Lawn
(28) Water Fall Ridge
(29) Function Deck
(30) Putting Green
(31) Water Zen Garden
- 16.5 Zone 5: The Promenade
(32) Meditation Lawn
(33) Afternoon Tea Court
(34) Chess Garden
(35) Rolling Hill Park
(36) Shallow Mat
(37) Viewing Terrace
- 16.6 Zone 6: The Club
(38) Multi-Purpose Room
(39) Gym Room
(40) Courtyard
(41) Viewing Deck
(42) Commercial (Retail Units)
(43) Tennis Court
(44) Changing Room and Steam Room
(45) Childcare Centre

17.0 ADDITIONAL ITEMS (Only applicable to Residential Units)

- a) Kitchen cabinets with solid surface counter top c/w sink, cooker hob, hood for each unit.
- b) 1 Free-standing fridge for each unit.
- c) 1 Convection oven for each unit.
- d) 1 Microwave oven for Unit Type C4 and Strata-Landed units.
- e) 1 Washer cum dryer for each unit.
- f) Built-in wardrobes provided for all Bedrooms except Bedroom 3 of Unit Type D3 and Bedroom 4 of Unit Type D1, D2 and E1.
- g) Split / Multi split air-conditioning system to Living, Dining except Unit Type A1, and all Bedrooms.
- h) Hot water supply to all Baths & Powder Room, where applicable.
- i) Provision of town gas to Kitchen and Wet Kitchen except Unit Type A1, B1, B2 and Kitchen 2 of Unit Type C4.
- j) Gate at PES for Unit Types A1-P, A1a-P, A1b-P, B1-P, B1a-P, B2b-P, B2c-P, C1-P, C1b-P, C1c-P, C1d-P, C2b-P, C3-P, C3a-P, C4a-P, D1a-P, D2-P, where applicable.
- k) Audio intercom system between 1st to 3rd Storey Lift Lobbies / Guardhouse and Apartment Units.
- l) Automatic Vehicular Access system will be provided for vehicular entrances.
- m) Mechanical ventilation to Baths, WC and Toilet that are not naturally ventilated.