



DRAFT FACT SHEET

Developer	OXLEY SERANGOON PTE LTD		
Developer license no.	C1256		
Project Name	Affinity at Serangoon		
Location/Address	10 - 64 Serangoon North Avenue 1		
Tenure of Land	99 years leasehold from 18 May 2018		
Site Area	27,583.90 m2		
Expected Vacant Possession	Vacant Possession: 31 Dec 2024 Legal Completion: 31 Dec 2027		
Plot Ratio	2.8		
Description of building	PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 7 BLOCKS OF 14 STOREY APARTMENTS, 2 BLOCKS OF 3 STOREY STRATA-LANDED HOUSES WITH BASEMENT AND 1 BLOCK OF 2 STOREY STRATA-LANDED HOUSES WITH BASEMENT (TOTAL 1052 UNITS) WITH 5 COMMERCIAL SHOPS AT 1ST STOREY, 2 BASEMENT CAR PARKS, SWIMMING POOLS AND ANCILLARY FACILITIES ON LOT MK 18-10733V AT SERANGOON NORTH AVENUE 1 (SERANGOON PLANNING AREA)		
No. Of Car Park Lots	Residential - 1012 lots Residential Handicap - 7 lots Strata landed - 80 lots Shop - 2 lots		
Unit Mix	Unit Type	Est Size Range (sqft)	Total units
	1 Bedroom	474-560	186
	1+1 Bedroom	538-689	202
	2 Bedroom	635	7
	2 Bedroom + 1	624	91
	2 Bedroom Premium	753-775	28
	2 Bedroom + 1 Premium	732-775	112
	3 Bedroom	850-1012	170
	3 Bedroom Deluxe	1152-1259	109
	3 Bedroom Premium	1076-1249	55
	4 Bedroom +1	1410-1711	42
	4 Bedroom Penthouse	1582-1722	5
	4 Bedroom +1 Penthouse	1550	5
	Strata landed – 4 Bedroom	2067-2088	13
	Strata landed – 5 Bedroom	2303-2357	27
	Total		1052
Facilities	Clubhouse, Pavilion, Gym, Aqua Gym, 50m lap pool, Wading pool, Family Pool, Sanctuary pool, BBQ, Dinning pavilion, Pool deck. Tennis court, Fitness corner, Bicycle parking, Retail shop,		

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Number of Lifts	2 lifts per tower (total 14 lift), 1 lift to bus stop, 1 lift at clubhouse.
Est Maintenance Fee	TBC
Architect	DP Architects Pte Ltd
Landscape	Ecoplan Asia Pte Ltd
M&E	Rankine&Hill (Singapore) Pte Ltd
C&E Engineer	KCL Consultants Pte Ltd
Quantity Surveyor	Davis Langdon KPK
Main Contractor	Lian Beng Construction Ltd
Conveyancing Solicitor	Rajah & Tann
Showflat ID	Sumisura Asia & Index Design
Unique Selling Point	<ul style="list-style-type: none"> • Located in mature area of Serangoon • Proximity to Recreation and other amenities – Serangoon garden, Serangoon MRT, Serangoon Nex. • Design by award winning DP Architects Pte Ltd • Beautiful landscape area design by award winning Ecoplan Asia Pte Ltd • Quality fittings and appliances from Bosch, Grohe • Efficient unit layout to maximize space and maximize open view • 5 convenience shops near the entrance. • Singapore listed developer Oxley Holdings Limited with international presence across 11 countries

Cheque Payment - For Project A/C

Beneficiary's Bank Name	Malayan Banking Berhad
Bank Address	Maybank Tower
Account No.	04013018913
Payee Name	Maybank for Project A/C No. 040130 18913 of Oxley Serangoon Pte. Ltd.

Overseas T.T. Account - For Project A/C

Beneficiary's Bank Name	Malayan Banking Berhad, Singapore Branch
Bank Address	Maybank Tower
Account No.	0401-301-8913
Bank Code	7302
SWIFT Code	MBBESGSG
Branch Code	001
Beneficiary's Account Name	Oxley Serangoon Pte. Ltd. - Project Account