

AMBER

 S K Y E 

FACTSHEET

(Nov 2014)

(FOR INTERNAL CIRCULATION ONLY DOES NOT FORM PART OF CONTRACT)



CS Amber Development Pte. Ltd.

(Co No: 200916566C)

7 Termasek Boulevard #42-01

Suntec Tower One, Singapore 038987

Tel: (65) 68081880 Fax: (65) 68081881

[www.chinasonangol.com](http://www.chinasonangol.com)

## Content Page:

1. Project Information
2. Breakdown of unit sizes
3. Location Map
4. Site Plan
5. Choice Unit
6. Specifications
7. Unique Selling Points
8. Frequently Asked Questions

## 1. Project Information

Project Name	Amber Skye																				
Developer Name	CS Amber Development Pte Ltd JV between China Sonangol Land and OKP Land Pte Ltd																				
Office Address	7 Temasek Boulevard #42-01, Suntec Tower 1 Singapore 038987																				
Developer's License	C1086																				
Description	Proposed residential development comprising of 1 block of 22-storey residential units (Total: 109 units) with 2 basement carpark and communal facilities on Lot 03078K MK25 at Amber Road																				
District	15																				
Address	8 Amber Road Singapore 439853																				
Expected TOP Date	30 June 2017																				
Expected CSC Date	30 June 2020																				
Tenure of Land	Estate in Fee Simple (Freehold)																				
Site Area	3,781.9 sqm or 40,708 sqft																				
Plot Ratio	3.5																				
No. of Units	109 units 10 units of 1 Bedroom 55 units of 2 Bedroom 30 units of 3 Bedroom 5 units of Grandeur 3 units of Grand Villa 6 units of Penthouses																				
No. of Carparks	112 Lots (including 6 Private Lots for Villas) + 3 HCP																				
<b>Estimated Maintenance Fee</b>	TBC  <i>-subject to final approval by BCA at TOP</i>																				
Facilities	<table border="0"> <tr> <td>1) Main Entrance</td> <td>11) 48m Lap Pool</td> </tr> <tr> <td>2) Feature Green Wall</td> <td>12) Jacuzzi</td> </tr> <tr> <td>3) Guard House</td> <td>13) Hammock Lounge</td> </tr> <tr> <td>4) Cascade Planter</td> <td>14) Dining Pavilion</td> </tr> <tr> <td>5) Drop off and Waiting Area</td> <td>15) BBQ Area</td> </tr> <tr> <td>6) Drop off Water Feature</td> <td>16) Poolside Shower</td> </tr> <tr> <td>7) Children's Topo Playground</td> <td>17) Clubhouse</td> </tr> <tr> <td>8) Pool Deck</td> <td>18) Gym (Level 2)</td> </tr> <tr> <td>9) Kid's Pool</td> <td>19) Steam Room (Level 2)</td> </tr> <tr> <td>10) Poolside Water Feature</td> <td>20) Sky Terrace (Level 13)</td> </tr> </table>	1) Main Entrance	11) 48m Lap Pool	2) Feature Green Wall	12) Jacuzzi	3) Guard House	13) Hammock Lounge	4) Cascade Planter	14) Dining Pavilion	5) Drop off and Waiting Area	15) BBQ Area	6) Drop off Water Feature	16) Poolside Shower	7) Children's Topo Playground	17) Clubhouse	8) Pool Deck	18) Gym (Level 2)	9) Kid's Pool	19) Steam Room (Level 2)	10) Poolside Water Feature	20) Sky Terrace (Level 13)
1) Main Entrance	11) 48m Lap Pool																				
2) Feature Green Wall	12) Jacuzzi																				
3) Guard House	13) Hammock Lounge																				
4) Cascade Planter	14) Dining Pavilion																				
5) Drop off and Waiting Area	15) BBQ Area																				
6) Drop off Water Feature	16) Poolside Shower																				
7) Children's Topo Playground	17) Clubhouse																				
8) Pool Deck	18) Gym (Level 2)																				
9) Kid's Pool	19) Steam Room (Level 2)																				
10) Poolside Water Feature	20) Sky Terrace (Level 13)																				
Architects	A.M Architect / Mercurio Design Lab																				
Interior Designer	Index Design Pte Ltd																				
Landscape Architect	Salad Dressing																				
Main Contractor	Kimly Construction Pte Ltd																				
Solicitor	Rodyk & Davidson LLP																				



## 2. Breakdown of Unit Sizes:

Unit Type	Bedrooms	Strata Area (sqm)	Strata Area (sf)	Total no. of Units	%	Share Value
A1	1 Bedroom	49	527	5	9%	5
A2	1 Bedroom	59	635	5		6
B1	2 Bedroom	92	990	12	39%	6
B1a	2 Bedroom	113	1,216	1		7
B2	2 Bedroom	104	1,119	28		7
B2a	2 Bedroom	119	1,281	2		7
Loft	2 Bedroom	113	1,216	12	11%	6
C1	3 Bedroom	124	1,335	28	28%	7
C1a	3 Bedroom	142	1,528	2		7
Grandeur 1	4 Bedroom	236	2,540	1	5%	8
Grandeur 2	4 Bedroom	247	2,659	1		8
Grandeur 3	4 Bedroom	247	2,659	1		8
Grandeur 4	4 Bedroom	277	2,982	2		9
Garden Villa	4 Bedroom	430	4,629	1	3%	12
Grand Villa 1	6 Bedroom	470	5,059	1		13
Grand Villa 2	6 Bedroom	481	5,177	1		13
Penthouse 1	3 Bedroom	309	3,326	1	6%	10
Penthouse 2	4 Bedroom	311	3,348	1		10
Penthouse 3	4 Bedroom	308	3,315	1		10
Penthouse 4	4 Bedroom	308	3,315	1		10
Penthouse 5	4 Bedroom	381	4,101	1		11
Penthouse 6	4 Bedroom	382	4,112	1		11
<b>Total</b>		<b>14,683</b>	<b>158,048</b>	<b>109</b>	<b>100%</b>	<b>768</b>

### 3. Location Plan



## 4. Site Plan



Artist's Impression

### Legend

- |                              |                              |
|------------------------------|------------------------------|
| A Main Entrance              | K 48m Lap Pool               |
| B Feature Green Wall         | L Jacuzzi                    |
| C Guard House                | M Hammock Lounge             |
| D Cascade Planter            | N Dining Pavilion            |
| E Drop Off and Waiting Area  | O BBQ Area                   |
| F Drop Off Water Feature     | P Poolside Shower            |
| G Children's Topo Playground | Q Clubhouse<br>Gym (Level 2) |
| H Pool Deck                  | R Steam Room (Level 2)       |
| I Kid's Pool                 |                              |
| J Poolside Water Feature     |                              |

Level 13: Sky Terrace

## 5. Choice Units

	07	06	05	04		03	02	01
22nd	PH 4 (#20-07) 308 sqm	PH 2 (#20-05) 311 sqm		PH 3 (#20-04) 308 sqm	22nd	PH 6 (#20-03) 382 sqm	PH 1 (#20-02) 309 sqm	PH 5 (#20-01) 381 sqm
21st					21st			
20th					20th			
19th	B2 104 sqm	A2 59 sqm	Loft 113 sqm	B2 104 sqm	19th	C1 124 sqm	B1 92 sqm	C1 124 sqm
18th	B2 104 sqm	Loft 113 sqm		B2 104 sqm	18th	C1 124 sqm	B1 92 sqm	C1 124 sqm
17th	B2 104 sqm		A1 49 sqm	B2 104 sqm	17th	C1 124 sqm	B1 92 sqm	C1 124 sqm
16th	B2 104 sqm	Loft 113 sqm	A2 59 sqm	B2 104 sqm	16th	C1 124 sqm	B1 92 sqm	C1 124 sqm
15th	B2 104 sqm		Loft 113 sqm	B2 104 sqm	15th	C1 124 sqm	B1 92 sqm	C1 124 sqm
14th	B2 104 sqm	A1 49 sqm	Loft 113 sqm	B2 104 sqm	14th	C1 124 sqm	Sky Terrace	C1 124 sqm
13th	B2 104 sqm	A2 59 sqm		B2 104 sqm	13th	C1 124 sqm		C1 124 sqm
12th	B2 104 sqm	Loft 113 sqm	Loft 113 sqm	B2 104 sqm	12th	C1 124 sqm	B1 92 sqm	C1 124 sqm
11th	B2 104 sqm		A1 49 sqm	B2 104 sqm	11th	C1 124 sqm	B1 92 sqm	C1 124 sqm
10th	B2 104 sqm	Loft 113 sqm	A2 59 sqm	B2 104 sqm	10th	C1 124 sqm	B1 92 sqm	C1 124 sqm
9th	B2 104 sqm		Loft 113 sqm	B2 104 sqm	9th	C1 124 sqm	B1 92 sqm	C1 124 sqm
8th	B2 104 sqm	A1 49 sqm	Loft 113 sqm	B2 104 sqm	8th	C1 124 sqm	B1 92 sqm	C1 124 sqm
7th	B2 104 sqm	A2 59 sqm		B2 104 sqm	7th	C1 124 sqm	B1 92 sqm	C1 124 sqm
6th	B2 104 sqm	Loft 113 sqm	Loft 113 sqm	B2 104 sqm	6th	C1 124 sqm	B1 92 sqm	C1 124 sqm
5th	B2a 119 sqm		A1 49 sqm	B2a 119 sqm	5th	C1a 142 sqm	B1a 113 sqm	C1a 142 sqm
4th	Grandeur 3 247 sqm	Loft 113 sqm	Loft 113 sqm	Grandeur 2 247 sqm	4th	Grandeur 4 277 sqm	Grandeur 1 236 sqm	Grandeur 4 277 sqm
3rd						3rd		
2nd				Garden Villa 430 sqm	2nd	Grand Villa 1 470 sqm	Gym	Grand Villa 2 481 sqm
1st					1st		Clubhouse	
B1								
B2	Car park							

## Unit Types

<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> 1 Bedroom (A)	<span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> Grandeur
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black;"></span> 2 Bedroom (B)	<span style="display: inline-block; width: 15px; height: 15px; background-color: #8B873E; border: 1px solid black;"></span> Villa
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF8C00; border: 1px solid black;"></span> Loft	<span style="display: inline-block; width: 15px; height: 15px; background-color: #4682B4; border: 1px solid black;"></span> Penthouses (PH)
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFB6C1; border: 1px solid black;"></span> 3 Bedroom (C)	

## 6. Specifications

### 1.0 Foundation

- a) Cast in-situ Bored Pile foundation

### 2.0 Superstructure

- a) Generally reinforced concrete and/or post-tensioned concrete floor

### 3.0 Walls

- a) External Walls – Reinforced Concrete, Precast Panel and/or Common Bricks
- b) Internal Walls – Reinforced Concrete, Precast Panel, Common Bricks and/or Dry Wall
- c) Boundary Walls – Reinforced Concrete and/or Common Bricks

### 4.0 Roof

- a) Flat roof : Reinforced Concrete roof complete with waterproofing and insulation

### 5.0 Ceiling

- a) Private Foyer, Living, Dining, Bedroom, Corridor, Bathroom, Powder Room, Kitchen, Dry/Wet Kitchen, Yard, Utility, WC, Store, Balcony, PES and Open Terrace: Skim coat with emulsion paint and/or plaster board with emulsion paint and/or moisture resistant board with emulsion paint (where applicable)

### 6.0 Finishes

#### a) Walls (For Apartment):

- i) Private Foyer, Living, Dining, Bedroom, Family Lounge, Dry Kitchen, Utility, Yard, and Store: Cement and sand plaster and/or skim coat with emulsion paint finish to all exposed surfaces (where applicable)
- ii) Master Bathroom, Junior Master Bathroom and Powder Room: Stone or equivalent tiles up to false ceiling and exposed surfaces only (no stone/tiles behind vanity counter and mirror) and mosaic tiles at shower area (where applicable)
- iii) All other Bathrooms: Homogeneous tiles or equivalent up to false ceiling and exposed surfaces only (no tiles behind vanity counter and mirror)
- iv) Kitchen and Wet Kitchen: Homogeneous tiles or equivalent (up to false ceiling and/or other heights as may be determined by Vendor, and no tiles behind kitchen cabinets/glass backsplash) (where applicable)
- v) WC: Homogeneous tiles or equivalent (up to false ceiling) (where applicable)
- vi) PES, Balcony, Open Terrace and Private Roof Terrace: Cement and sand plaster and/or skim coat with emulsion paint and/or textured paint finish (where applicable)

#### b) Walls (For Common Areas)

- i) Basement and 1st Storey Lift Lobbies: Aluminium-framed with glass panels and/or stone or equivalent tiles up to false ceiling and exposed surfaces only (where applicable)
- ii) Corridors and External Wall: Cement and sand plaster and/or skim coat with emulsion paint finish to all exposed surfaces
- iii) Storey Shelter: Skim coat on RC wall with emulsion paint finish to all exposed surfaces



- c) Floor (For Apartment):
- i) Private Foyer, Living, Dining and Dry Kitchen: Stone or equivalent tiles with skirting (where applicable)
  - ii) Master Bathroom, Junior Master Bathroom and Powder Room: Stone or equivalent tiles. (where applicable)
  - iii) All other Bathrooms, Kitchen and Wet Kitchen: Homogeneous tiles or equivalent (where applicable)
  - iv) Family Lounge and All Bedrooms: Timber flooring with skirting (where applicable)
  - v) Balcony, Open Terrace, Utility, WC, Store and Yard: Homogeneous tiles or equivalent with skirting (where applicable)
  - vi) PES and Private Roof Terrace: Timber decking (where applicable)
- d) Floor (For Common Areas):
- i) Basement and 1st Storey common area lift lobbies: Stone or equivalent tiles
  - ii) Corridors: Homogeneous tiles or equivalent with skirting
  - iii) Storey Shelter and Escape Staircase: Cement and sand screed

#### 7.0 Windows

- i) Aluminium-framed glass windows

#### 8.0 Doors

- a) Main Door: Timber doors or timber sliding doors
- b) Unit Rear Door and Basement Entrance Door (For Type Villa only): Approved fire-rated timber door
- c) Bedroom, Bathroom, Powder Room, DB Closet and Store: Timber door or Timber sliding door or timber bi-fold door (where applicable)
- d) Walk in Wardrobe: Timber door or Timber sliding door (where applicable)
- e) Kitchen and Wet Kitchen – Timber door or Timber sliding door with glass infill (where applicable)
- f) Balcony, Open Terrace and Private Roof Terrace – Aluminium-framed glass doors (where applicable)
- g) PES (For Type Villa only) – Metal gate
- h) Yard – Bi-fold doors or sliding door (where applicable)
- i) WC and Utility – Bi-fold doors (where applicable)
- j) Selected quality door locksets and ironmongery shall be provided where applicable

**9.0 Sanitary fittings**

- a) Master Bath (all unless otherwise specified):
  - i) 1 shower area with shower set and overhead shower
  - ii) 1 stone vanity top complete with 2 basins and mixers (except Type A and Loft)
  - iii) 1 stone vanity top complete with 1 basin and mixer (Type A and Loft only)
  - iv) 1 water closet
  - v) 1 toilet roll holder
  - vi) 1 towel rail
  - vii) 1 mirror cabinet
  - viii) 1 robe hook
  
- b) Junior Master Bath (For Type Villa, Grandeur and Penthouse only):
  - i) 1 shower area with shower set and overhead shower
  - ii) 1 stone vanity top complete with 1 basin and mixer
  - iii) 1 water closet
  - iv) 1 toilet roll holder
  - v) 1 towel rail
  - vi) 1 mirror cabinet
  - vii) 1 robe hook
  
- c) Common Bath:
  - i) 1 shower area with shower set
  - ii) 1 stone vanity top complete with 1 basin and mixer
  - iii) 1 water closet
  - iv) 1 toilet roll holder
  - v) 1 towel rail
  - vi) 1 mirror cabinet
  - vii) 1 robe hook
  
- d) Powder Room (Type C and Villa only):
  - i) 1 free standing basin and mixer
  - ii) 1 water closet
  - iii) 1 toilet roll holder
  - iv) 1 mirror
  - v) 1 robe hook
  
- e) WC (Type C, Villa, Grandeur and Penthouse only):
  - i) 1 wash basin with tap
  - ii) 1 shower set
  - iii) 1 water closet
  - iv) 1 toilet roll holder
  - v) 1 mirror
  - vi) 1 robe hook
  
- f) Open Shower (Penthouse only):
  - i) 1 shower area with shower set
  - ii) 1 stone vanity top complete with 1 basin and mixer
  - iii) 1 water closet
  - iv) 1 toilet roll holder
  - v) 1 towel rail
  - vi) 1 mirror
  - vii) 1 robe hook



**10.0 Electrical installation**

- a) Refer to "Schedule of Electrical Provisions" for details
- b) Electrical wiring in concealed conduits below false ceiling level where possible. Electrical wiring above false ceiling in exposed and/or concealed conduits and/or trunking

**11.0 TV/ Telephone**

- a) Refer to "Schedule of Electrical Provisions" for details

**12.0 Lightning Protection**

- a) Lightning protection system shall be provided in compliance with Singapore Standard SS-555: 2010

**13.0 Painting**

- a) Internal and External wall – Emulsion paint finish

**14.0 Waterproofing**

- a) Waterproofing shall be provided to floors of all Bathrooms, Powder Rooms, WC, Kitchen, Wet Kitchen, Yard, PES (below decking), Balcony, Open Terrace, Private Roof Terrace (below decking), AC ledges, Roof Areas and slabs as and where applicable

**15.0 Driveway and Car Park**

- a) Basement Car Park – Reinforced concrete floor with epoxy coating and/or cement and sand screed
- b) Driveway and Drop-Off at Basement 1 – Reinforced concrete floor with epoxy coating and/or stone pavers or equivalent

**16.0 Recreational Facilities**

- a) Main Entrance
- b) Feature Green Wall
- c) Guard House
- d) Cascade Planter
- e) Drop off and Waiting Area
- f) Drop off Water Feature
- g) Children's Topo Playground
- h) Pool Deck
- i) Kid's Pool
- j) Poolside Water Feature
- k) 48m Lap Pool
- l) Jacuzzi
- m) Hammock Lounge
- n) Dining Pavilion
- o) BBQ Area
- p) Poolside Shower
- q) Clubhouse
- r) Gym (Level 2)
- s) Steam Room (Level 2)
- t) Sky Terrace (Level 13)

## 17.0 Additional items

- a) Kitchen Cabinets: Built-in high and low level kitchen cabinets complete with stone surface worktop or equivalent
- b) Kitchen (Type A, Loft, B and C only), Wet Kitchen (Villa, Grandeur and Penthouse only): 1 stainless steel kitchen sink with mixer
- c) Kitchen Appliances:
  - i) Type A and Loft only: Cooker Hood, Induction Cooker Hob, Oven, Integrated Fridge and Washer cum Dryer
  - ii) Type B and C only: Cooker Hood, Gas Cooker Hob, Oven, Integrated Fridge and Washer cum Dryer
  - iii) Type Villa, Grandeur and Penthouse only – Cooker Hood, Gas Cooker Hob, Oven, Fridge, Under Counter Wine Chiller, Built-in Coffee Machine, Washer and Dryer
- d) Wardrobes: Built in Wardrobes to all Bedrooms and/or Walk in Closet (where applicable)
- e) Air Conditioning:
  - i) Concealed ducted fan coil units to Living/Dining, Master Bedroom and Junior Master Bedroom (where applicable), Family Lounge (Type Villa Only) and Bedrooms on Upper Floors (Type Penthouse only)
  - ii) Exposed wall mounted fan coil unit to Bedrooms (except bedrooms on upper floor of Penthouse) and Lounge (Type Penthouse Only)
- f) Swimming Pool:
  - i) For Type Villa only: Swimming pool provided in PES
  - ii) For Penthouse only: Swimming pool with Jacuzzi and 1 stainless steel sink c/w cover and tap provided at private roof terrace.
- g) Hot Water supply to all Bathrooms, Kitchen, Wet Kitchen, Powder Room, Open Shower at Penthouses and WC (where applicable)
- h) Provision of town gas supply to kitchen hobs in all apartment units except Type A and Loft
- i) Private Lift Access with keycard to all units
- j) Security system:
  - i) Audio Video Intercom System is provided to all apartment units for communication with Guard House and Visitor Call Panel
  - ii) Security Access Card Control System will be provided in all Lift Cars, Gymnasium and side gate
  - iii) Close Circuit Television System (CCTV) surveillance will be provided at basement carpark lift lobbies, 1st storey lift lobbies and designated common areas

## Notes to Specifications

### A Air-conditioning system

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

**B Television and/or Internet Access**

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

**C Materials, Fittings, Equipment, Finishes, Installations and Appliances**

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

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

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

**E Warranties**

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

**F Web Portal of the Housing Project**

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

**G False Ceiling**

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

**H Glass**

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

**I Laminated Flooring**

Laminated flooring is 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 builder and vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

**J Marble / Compressed Marble / Limestone / Granite / Homogeneous / Porcelain tiles**

Marble/compressed marble/limestone/granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/compressed marble/limestone/granite as well as non-uniformity between pieces cannot be totally avoided.

Granite and homogeneous/porcelain tiles are pre-polished before laying and care has been taken for their installation. However, granite and homogeneous/porcelain tiles cannot be re-polished after installation. Hence, some level differences may be felt at the joints.

Subject to clause 14.3, the tonality and pattern of the marble, limestone, granite or homogeneous/porcelain tiles selected and installed shall be subject to availability.

**K 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. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

**L Mechanical Ventilation System**

Mechanical Ventilation systems 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.

**M Wall**

All wall finishes will be terminated at false ceiling level and/or at some other heights as may be determined by the Vendor. The wall finish at the exposed wall above the determined height will be plaster and paint. There will be no tiles/ stone works behind kitchen cabinets/vanity cabinet/mirror. Certain interior walls will be drywalls. The Purchaser will have to take note of this for the purpose of care and usage.

**N Swimming Pool Filtration (Type Villa and Penthouse only)**

Swimming pool filtration has to be maintained and cleaned on a regular basis by the Purchaser to ensure good working condition of the system.



## 7. Unique Selling Points

- i. Trusted developer with good track record of Twentyone Angullia Park in prime Orchard Road Area
- ii. Rare Freehold Development with exclusive 109 units
- iii. Prime District 15- Amber Road
- iv. Superb Location

<p><b>1. Nearby Schools</b></p> <ol style="list-style-type: none"> <li>a. Tanjong Katong Primary School (1KM)</li> <li>b. Kong Hwa School (2KM)</li> <li>c. Haig Girls' School (2KM)</li> <li>d. CHIJ (Katong) Primary School (2KM)</li> <li>e. Tao Nan School (2KM)</li> <li>f. Ngee Ann Primary School</li> <li>g. CHIJ Katong Convent</li> <li>h. Tanjong Katong Girls' School</li> <li>i. Tanjong Katong Secondary School</li> <li>j. St Patrick's School</li> <li>k. Victoria School</li> <li>l. Victoria Junior College</li> <li>m. EIS International Pre school</li> <li>n. Canadian International School</li> <li>o. Chatsworth International School</li> <li>p. Kingston International School</li> </ol>	<p><b>2. Accessibility</b></p> <ol style="list-style-type: none"> <li>a. Close to East Coast Parkway (ECP)</li> <li>b. Close to Marina Coastal Expressway(MCE)</li> <li>c. Proximity to upcoming Eastern Region Line (new MRT line in the east)</li> <li>d. 5 min drive to East Coast Park (abundance famous eateries at Katong and East Coast Road)</li> <li>e. 8 min drive to Gardens by the bay</li> <li>f. 8 min drive to Marina Bay Golf Course</li> <li>g. 8 min drive to Marina Bay Sands</li> <li>h. 10 min drive to Upcoming Sports Hub</li> <li>i. 15 min drive to Changi Airport</li> </ol>
<p><b>3. Nearby Retail Malls</b></p> <ol style="list-style-type: none"> <li>a. Katong Shopping Centre</li> <li>b. I12 Katong</li> <li>c. Parkway Parade Shopping Centre</li> <li>d. Siglap Shopping Centre</li> <li>e. Suntec City Shopping Centre</li> <li>f. Marina Square Shopping Centre</li> <li>g. Raffles City Shopping Centre</li> </ol>	

- v. Unique architecture and structure. The design of the development symbolises the sea and its endless wave in motion. A dynamic architectural form while maintaining a highly efficient layout.
- vi. Private Lift to all units
- vii. Large units come with dry and wet kitchen
- viii. Choice of 1 bedroom to 6 bedroom unit types
- ix. Spacious and efficient unit layout
- x. Mostly en-suite bathrooms to bedrooms
- xi. Tastefully furnished with designers' fittings and kitchen appliances
- xii. Good quality finishes
- xiii. Communal Facilities:
 

1) Main Entrance	11) 48m Lap Pool
2) Feature Green Wall	12) Jacuzzi
3) Guard House	13) Hammock Lounge
4) Cascade Planter	14) Dining Pavilion
5) Drop off and Waiting Area	15) BBQ Area
6) Drop off Water Feature	16) Poolside Shower
7) Children's Topo Playground	17) Clubhouse
8) Pool Deck	18) Gym (Level 2)
9) Kid's Pool	19) Steam Room (Level 2)
10) Poolside Water Feature	20) Sky Terrace (Level 13)

## 8. Frequently Asked Questions

SUBJECT	QUESTION	ANSWER
<b>FACILITIES</b>		
<b>PROJECT THEME</b>	What is the building feature?	<ul style="list-style-type: none"> <li>- Private lift Lobby to all units</li> <li>- Spacious living</li> </ul>
<b>SWIMMING POOL</b>	What is the dimension of the various pools?	4.5m (at the narrowest point) by 48m.
<b>SECURITY FEATURES</b>	How do residents access the unit?	Card Access at lift car
	Are there any security entrance access?	Yes
	From the lift lobby to the house, is the security access at the lift lobby or to the designated floor?	Inside the Lift Car
	Audio or Video+Audio Intercom	Video/Audio Intercom
<b>ACCESS TO COMMON FACILITIES</b>	Do you need to have an access card to access to 13 <sup>th</sup> floor terrace	<p>Yes, in the lift car.</p> <p>But guests may use the Visitor Call Panels (located at B2 / B1 or Level 1 lift lobby) to communicate with residents on the 13th storey sky terrace. A resident (who is at the 13th storey) using the Audio Handfree Intercom may release the lift to pick up the guest via a key button that will send the lift down to pick up the guest to the 13th storey sky terrace</p>
<b>SIDE GATES</b>	Is there any side gate? If yes, access using lock or access pass? Is it manned by guards?	Side gate is opened by card access, and is not manned by guards.
<b>ENVIRONMENT AND FUNCTIONS</b>		
<b>DISTANCE TO NEAREST MRT STATION</b>	What's the distance to nearest MRT?	Dakota MRT – 2km. <b>Amber MRT at Doorstep</b>
<b>HANDICAP-FRIENDLY FEATURE?</b>	Is the development handicap-friendly?	Yes
<b>BOUNDARY WALL/ FENCE</b>	What is the height? Wall or fence?	Wall, 1.8m high
	What is the setback from building to boundary, roads etc?	Setback from Boundary – 7.5m (at the nearest point) Setback from Roads – 12.5m (at the nearest point)
<b>LANDSCAPING</b>	What are some special features?	<ul style="list-style-type: none"> <li>- Entrance Green wall with Wave Pattern</li> <li>- Cascading Planter along Driveaway Ramp</li> <li>- Wave form Topo-Playground</li> <li>- Canopy with creepers besides swimming pool</li> <li>- Hammock Lounge at Shallow Pool</li> </ul>



SUBJECT	QUESTION	ANSWER
LIFTS / LOBBIES	How fast do the lifts travel?	2.5m/s or 9km/h
	Is lift lobby air-conditioned?	Yes
	Height of ground floor lift lobby?	2.4m
CARPARK	Can request for more than one allocated lot?	Will leave it to MA to manage when project TOP
WATER TANK	Where are the locations of the water tanks?	Basement 2 and 21 <sup>st</sup> Storey
REFUSE COLLECTION	What sort of refuse system?	Common/Private Refuse Chute System (as applicable) for intermediate collection at building and Bin Centre for refuse collection by Garbage collector trucks.
	How far from the nearest Stack	Accessible from within the stack OR maximum 7.75m away from furthest stack (as applicable)
GAS SUPPLY	City gas or cylinder?	City gas except 1 BR and Loft units
LETTER BOX	Location?	Basement 1
WINDOWS	Do the units have sunscreen?	No
	Can sunscreen be installed?	Yes, as per approved drawings
	Are the windows tinted?	Yes (Blue/Pearl Grey Tint)
FLOORING	Living/Dining	Refer to brochure specs
	Dry Kitchen (where applicable)	Refer to brochure specs
	Kitchen	Refer to brochure specs
	Bedrooms	Refer to brochure specs
KITCHEN	What are provided?	Refer to brochure specs
	Are there any choices for the cabinet / work top finishes?	No
	Washing machine, dryer and fridge provided?	Yes. Type A, B, C and Loft – Built-in fridge, washer cum dryer provided Grandeur, Villa, PH – Fridge, washer, dryer and built-in coffee machine, wine chiller
ROOF TERRACE / BALCONY/ PES	Water point and power point provided?	Yes
	Height of the railing?	1.05m
	Trellis provided?	Yes (as applicable)
	Can install grille at balcony? Any specific design by Architect?	No, except sunscreen as per approved drawings.
BOMB SHELTER	Where?	Apartments: Staircase Storey Shelter
PENTHOUSE	Any special features?	Luxurious unit spans over 3 storeys. Private Pool and Jacuzzi
WATER HEATER	Gas or electric?	Electric
AIR CONDITIONING	What type and brand?	Brand – TBC Ducted / Wall Mounted Type
<b>SHOWFLAT</b>		
SHOWFLAT	Which type	Loft (2 BR) C1 (3 BR)