



PARC
CLEMATIS
錦泰門第



Project Information

Developer	SING-HAIYI GOLD PTE LTD	
Project Name	PARC CLEMATIS (錦泰門第)	
Location	2-20 Jalan Lempeng	
Tenure of Land	Leasehold	
Site Area	58,867.00m ²	
Expected Vacant Possession		
Carpark Lots	1468 + 9 Handicap Lots	
Motorcycle Lots	NA	
Bicycle Lots	245	
District	5	
No. of Blocks	9	
No. of Storeys	24	
No. of Units	1468	
No. of Lifts	32 including Private lift and Clubhouse lift	
Project Acc No.	201732272R	
TT Remittance Details	Company Name:	SING-HAIYI GOLD PTE LTD
	Bank Name:	UNITED OVERSEAS BANK LTD
	Account No:	451-308-964-8
	Swift Code:	UOVBSGSG
	Bank Code:	7375
	Bank Address:	80 RAFFLES PLACE, #11-00 UOB PLAZA 1, (S) 048624

UNIT MIX	
Unit Types	No. of units
1 Bedroom	204
2 Bedroom	355
2 Bedroom Dual Key	46
2 Bedroom Study	44
3 Bedroom	267
3 Bedroom Dual Key	46
3 Bedroom Premium	180
4 Bedroom	46
4 Bedroom Premium	157
5 Bedroom	28
5 Bedroom Premium	69
Penthouse	8
Corner Terrace	4
Terrace	8
Bungalow	6

CONSULTANT DETAILS

Architect	P&T Consultants Pte Ltd, Architect
Main Contractor	
M&E Engineer	Rankine and Hill Pte Ltd
C&S Engineer	P&T Consultants Pte Ltd, Structural
Quantity Surveyor	Rider Levett Bucknall
Landscape Consultant	TinderBox Pte Ltd
Solicitor	WNLEX LLC

UNIQUE SELLING POINTS

- Located at Clementi Planning area. It is situated at existing Park West Apartment along Jalan Lempeng, junction of AYE and Clementi Avenue 6 and opposite Faber landed house area
- The new development will consist of nine 24-storey tower blocks residential apartment development, 6 units of 2 storey strata bungalow and 12 units of 2 storey strata semi-detached (total 1468 units).
- The 2 storey strata landed houses are located along Jalan Lempeng opposite of Faber landed house area and along the boundary next to Regent Park to create a building edge fronting landed area and low rise of 2 storey Apartment. It will consist of premium 5 bedroom units with wide frontage balconies.
- The tower blocks are tilted within north-south orientation and avoid having apartment windows facing directly to AYE for the blocks along the AYE. The tower blocks are placed distance away between blocks to give better privacy for the apartment units and avoid having wall-like effect.
- The tower blocks will be elevated up from the 1st storey landscape level, to allow 2nd storey residential block to look over the low rise cluster towards landed house area. By elevating the tower footprint up and placed each blocks distance away, it allow more greeneries at the base of tower blocks and giving a see – through vantage views towards landscape greeneries. It is also allow more sunlight and airflow through the site and the neighbourhoods. The total height for the blocks are within the allowable aggregate height for 24 storey residential building.
- The proposed development will provide 2 vehicular entrances which take from the existing development entrance where the main drop off will be taken from Jalan Lempeng opposite Faber landed house and the secondary entrance will be taken from Jalan Lempeng next to the Regent Park. The proposed service entrance for bin centre and substation will be taken from existing service entrance at the end of Jalan Lempeng
- The proposed main side gate will be located next to the main ingress egress along Jalan Lempeng which allow enough width for the pedestrian path and cycling path.
- The proposed secondary side gate will be located along the Clementi Avenue 6 which connect to the bus stop next to Regent Park

Provisions- Appliances								
Unit Type	Gas Hob	Built-In Telescopic Hood	Built-in Fridge (Single/ Double Door)	Built-in Washer Dryer	Built-in Oven	Built-in Microwave Oven	Built-in Wine Cellar	Built-in Undercounter Fridge
1 Bedroom		600mm depth	280L (S)	COMBI				
1 Bedroom Study		600mm depth	280L (S)	COMBI				
1 Bedroom High Volume		600mm depth	280L (S)	COMBI				
1 Bedroom Study High Volume		600mm depth	280L (S)	COMBI				
2 Bedroom		600mm depth	280L (S)	COMBI				
2 Bedroom High Volume		600mm depth	280L (S)	COMBI				
2 Bedroom Dual Key		600mm depth	280L (S)	COMBI				
2 Bedroom Dual Key High Volume		600mm depth	280L (S)	COMBI				
2 Bedroom Study		600mm depth	280L (S)	COMBI				
3 Bedroom	3 Zone	900mm depth	370L (S)	COMBI				
3 Bedroom High Volume	3 Zone	900mm depth	370L (S)	COMBI				
3 Bedroom Dual Key	3 Zone	900mm depth	370L (S)	COMBI				
3 Bedroom Dual Key High Volume	3 Zone	900mm depth	370L (S)	COMBI				
3 Bedroom Premium	3 Zone	900mm depth	370L (S)	STACK				
3 Bedroom Premium High Volume	3 Zone	900mm depth	370L (S)	STACK				
4 Bedroom	3 Zone	900mm depth	460L (S)	STACK				
4 Bedroom High Volume	3 Zone	900mm depth	460L (S)	STACK				
4 Bedroom Premium	3 Zone	900mm depth	460L (S)	STACK				
4 Bedroom Premium High Volume	3 Zone	900mm depth	460L (S)	STACK				
5 Bedroom	3 Zone	900mm depth	610L (D)	STACK				
5 Bedroom High Volume	3 Zone	900mm depth	610L (D)	STACK				
5 Bedroom Premium	3 Zone	900mm depth	610L (D)	STACK				
5 Bedroom Premium High Volume	3 Zone	900mm depth	610L (D)	STACK				
PentHouse	3 Zone	900mm depth	610L (D)	STACK				
Corner Terrace	3 Zone	900mm depth	610L (D)	STACK				
Terrace	3 Zone	900mm depth	610L (D)	STACK				
Bungalow	3 Zone	900mm depth	610L (D)	STACK				

BRANDS	
Kitchen Appliances / Wine Chiller	Electrolux
Sanitary Ware (Toilets)	Kohler
Sanitary Ware (Kitchen)	Franke
Sanitary Fittings	Grohe
Smart Home System	TBA

Floor Finishes:

Unit Type	Living / Dining / Study / Passageway	Kitchen	Bedrooms	Bathrooms	PES / Balcony	Yard / Utility / Store	Maid WC
PHRASE 1							
1 Bedroom	Feather Grey tile in polished finish	Feather Grey tile in satin matt finish (R9)	Engineered oak with brush finish (burmese teak look) Size: 15mm(t) x 190mm(w) x 900-1800mm(L) T&G	Master: Massimo Bianco tile in satin matt finish (R10) Common: Feather Grey tile in satin matt finish (R10)	Bianco timber tile in satin matt finish (R10)	Feather Grey tile in satin matt finish (R10)	Feather Grey tile in satin matt finish (R10)
1 Bedroom Study							
1 Bedroom High Volume							
1 Bedroom Study High Volume							
2 Bedroom							
2 Bedroom High Volume							
2 Bedroom Dual Key							
2 Bedroom Dual Key High Volume							
3 Bedroom							
3 Bedroom High Volume							
3 Bedroom Dual Key							
3 Bedroom Dual Key High Volume							
3 Bedroom Premium							
3 Bedroom Premium High Volume							
4 Bedroom							
4 Bedroom High Volume							
4 Bedroom Premium							
4 Bedroom Premium High Volume							

PHRASE 2							
2 Bedroom	Lina Cream tile in polished finish	Lina Cream tile in satin matt finish (R10)	Engineered oak with brush finish (burmese teak look) Size: 15mm(t) x 190mm(w) x 900-1800mm(L) T&G	Master: Paloma Ivory tile in satin matt finish (R10) Common: Lina Cream tile in satin matt finish (R10)	Timber 5 tile in satin matt finish (R10)	Paloma Ivory tile in satin matt finish (R10)	Paloma Ivory tile in satin matt finish (R10)
2 Bedroom Study							
3 Bedroom							
3 Bedroom Premium							
4 Bedroom Premium							
5 Bedroom							
5 Bedroom High Volume							
PentHouse							

PHRASE 3							
3 Bedroom Premium	Paloma Ivory marble in polished finish	Paloma ivory tile in satin matt finish (R9)	Engineered oak with brush finish (walnut look) Size: 15mm(t) x 190mm(w) x 900-1800mm(L) T&G	Master: Dream	Timber 5 tile in satin matt finish (R10)	Paloma Ivory tile in satin matt finish (R10)	Paloma Ivory tile in satin matt finish (R10)
3 Bedroom Premium High Volume				Grey tile in satin matt finish (R10)			
4 Bedroom Premium							
4 Bedroom Premium High Volume							
5 Bedroom Premium				Common: Paloma Ivory tile in satin matt finish (R10)			
5 Bedroom Premium High Volume				Master: Grigio			
Corner Terrace & Terrace				Georgina marble in polished finish			
				Common: Desert Beige marble in polished finish			
Bungalow	Volakas marble in polished finish	Volakas marble in polished finish		Master: Milas Pearl		Volakas marble in polished finish	Volakas marble in polished finish
				Common: Volakas marble in polished finish			