LENTORIA

TID PTE. LTD.

taking lush living to new heights

Inspired by private park homes, Lentoria is a breathtaking paradisal retreat from the hustle and bustle of modern urban living, nestled in Lentor Hills. Copiously landscaped with luscious verdant gardens, glistening water features and gently cascading hills, the boundary of park and home blurs beautifully here. Welcome to where your dream park home on a hill meets your heart's desire for modern luxuries.

Envisioned as modern tropical residences, Lentoria is home to 267 premium units set amidst green serenity and curated facilities. The beauty of nature and the tranquility of a hillside park seamlessly integrate with the landscaped homes of Lentoria to pamper the body, heart and mind.

where
the boundary of
park and home
blurs stunningly

Artist's Impression





inspired by nature in harmony

Lentoria epitomises perfect harmony in design. The Grand Arrival's cascading organic curves reinforce the concept of the hill, creating a seamless integration between the development and its surroundings.

The pristine and untouched Upper Peirce Reservoir with its nature reserve becomes the inspiration for Lentoria's landscaping, where pools and water features weave and connect the residential towers, facilities and garden park spaces together.

Through the interplay of flowing vertical elements, the façade design of the residential towers emulates the organic cascades of a charming French hill town.



Artist's Impression

a majestic sense of arrival

An awe-inspiring welcome awaits you and your guests at the Grand Arrival. Be transported into a terraced palm garden set to the soothing sounds of cascading water.







a private haven that is never too far away

Endowed with a prime location in Lentor, a leisurely 5-minute stroll takes you to the nearby mall and Lentor MRT station. A short drive to the Central Expressway gets you anywhere you want to be across the island.

For families with school-going children, the renowned CHIJ St. Nicholas Girls' School and Anderson Primary School are within a 1km hop and skip away.

LENTORIA

SELETAR EXPRESSWAY
UPPER THOMSON RD
LENTOR DR
LENTOR CENTRAL
LENTOR GDNS
LENTOR HILLS RD
TAGORE RD
YIO CHU KANG RD
AMK AVE 4
AMK AVE 9
AMK AVE 8
AMK AVE 3
ANG MO KIO AVE 5
ANG MO KIO AVE 1
NORTH-SOUTH CORRIDOR (U/C)
CENTRAL EXPRESSWAY
MARYMOUNT ROAD
UPPER THOMSON RD
BRADDELL RD
LORONG CHUAN
Kallang River

LANDED ESTATE

LENTOR
YIO CHU KANG
MAY-FLOWER
ANG MO KIO
TECK GHEE
BRIGHT HILL
UPP THOMSON
BISHAN
MARY-MOUNT

Thomson Nature Park
Upper Peirce Reservoir Park
Future Linear Park
Hillock Park
Lower Peirce Reservoir
Lower Peirce Reservoir Park
Island Golf Course
Singapore Island Country Club
Windsor Nature Park
Bukit Golf Course
Singapore Island Country Club (Bukit Location)
MacRitchie Reservoir
MacRitchie Reservoir Park

Anderson Pri Sch
Presby High Sch
AMK 628 Mkt
Yio Chu Kang Sec Sch
Yio Chu Kang Sports Hub
Nanyang Polytechnic
ITE College Central
Mayflower Pri Sch
Mayflower Mkt & Food Ctr
CHIJ St Nicholas Girls' Sch
Sembawang Hills Food Ctr
Mayflower Sec Sch
AMK Town Garden West
AMK Hub
Anderson Sec Sch
Cheng San Mkt & Cooked Food Ctr
AMK Town Garden East
AMK Pri Sch
AMK Sec Sch
Deyi Sec Sch
Peirce Sec Sch
409 Mkt & Hawker Ctr
Bishan - Ang Mo Kio Park
Eunoia JC
Ai Tong Sch
Bishan North Shopping Mall
Bishan Active Park
Upper Thomson Eateries
Thomson Plaza
Whitley Sec Sch
Catholic High Sch
Bishan ActiveSG Stadium
Junction 8
Kuo Chuan Presby Pri/Sec Sch
Guanyang Pri/Sec Sch
Raffles Institution

N
0
500m

While every reasonable effort has been made to prepare the location map, it is important to note that the measurement results are provided for indicative purposes only. For additional information, please visit www.onemap.gov.sg and www.streetdirectory.com

every space is
a much-desired
sanctuary

Level 1

The Oasis

1. 50m Lap Swimming Pool
2. Kid's Wading Pool
3. Shallow Pool Lounge
4. Hydrotherapy Spa
5. BBQ Pavilion 1
6. BBQ Pavilion 2
7. Cabana & Sun Deck

Forest Playscape

8. Maze Garden
9. Forest Pavilion
10. Water Pavilion
11. Fitness Station
12. Forest Fitness
13. Nature Play
14. Bowling Lawn
15. Dog Run
16. Garden Lawn
17. Whimsical Garden

Botanical Collection

18. Fernery
19. Palm Grove
20. Jogging/Walking Trail
21. Orchid Collection

Waterfalls

22. Grand Arrival
23. Water Feature & Green Wall
24. Entrance Palm Garden
25. Biophilic Waiting Area

Clubhouse

26. Garden Lounge
27. Forest Lounge


Artist's Impression

Level 2

Clubhouse

28. Gymnasium
29. Yoga Studio
30. Clubhouse Garden



site plan

Others

- A Guardhouse (B1)
- B Side Gate (B1)
- C Side Gate (L1)
- D Bin Centre (B2)
- E Substation (B2)
- F Genset (B2)
- VS Ventilation Shaft
- Water Tank
- Solar Panels



Delight in a one-of-a-kind Botanical Collection Garden Trail which traces the development's hilly contour. Along the 350m trail, discover rich garden varieties on morning jogs or sunset strolls.

lose and find yourself in the lush oasis

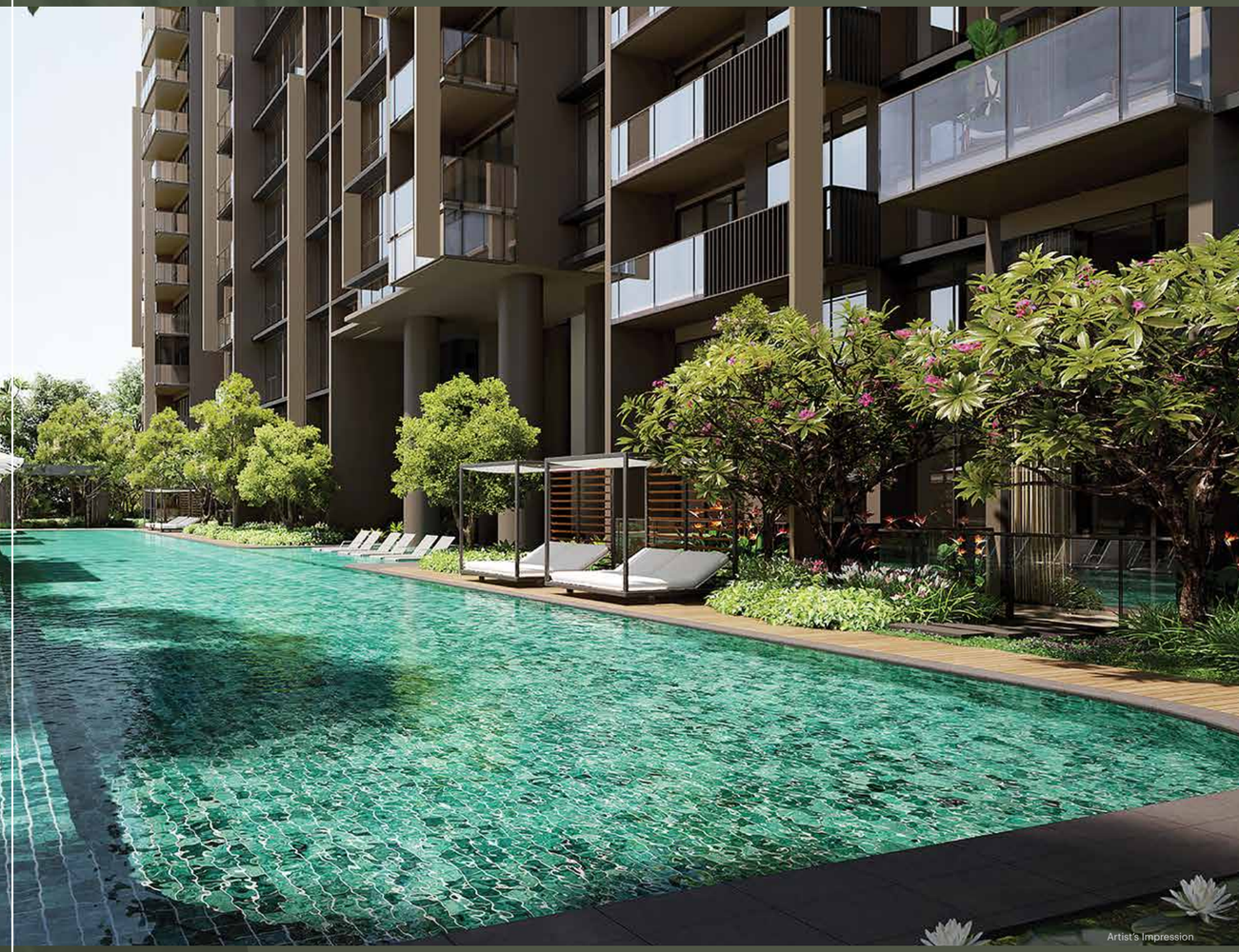

Artist's Impression


Artist's Impression


Artist's Impression

Revel in a symphony of rustling leaves and a running stream at the Musical Forest. Your little ones can also enjoy nature's therapeutic benefits at the Bowling Lawn and Maze Garden (fur kids can play leash-free here too), as you work out at the Forest Fitness stations.




Artist's Impression

Soak in the Lush Oasis, featuring a stunning 50-metre lap pool with poolside amenities and a hydrotherapy spa, as well as an artistically waterscaped wading pool. Or work up a sweat at the gym which overlooks the pool and garden.

be in the good company of joy and laughter


Artist's Impression




Artist's Impression



Get-togethers become even more priceless when spaces are designed to connect. Two lavishly sized function rooms can be combined to create an enlarged party space. A sizable poolside BBQ pavilion with a waterlily garden is a picture-perfect setting for big gatherings. For more cosy company, take to the smaller BBQ pavilion or choose to indulge in the hydrotherapy spa.



site plan

step up into your sky park

The lusciously landscaped Sky Terrace perched on Level 14 cradles a hive of spaces to foster a vibrant community.

Level 14

Sky Terrace

31 Suiseki Collection
32 Sky Jacuzzi
33 Dining Pavilion
34 Party Deck
35 Swing Garden
36 Board Game Deck
37 Whimsical Lightscape
38 Garden Library
39 Yoga Terrace
40 Tea Pavilion
41 Stroll Garden
42 Outdoor Fitness





Artist's Impression

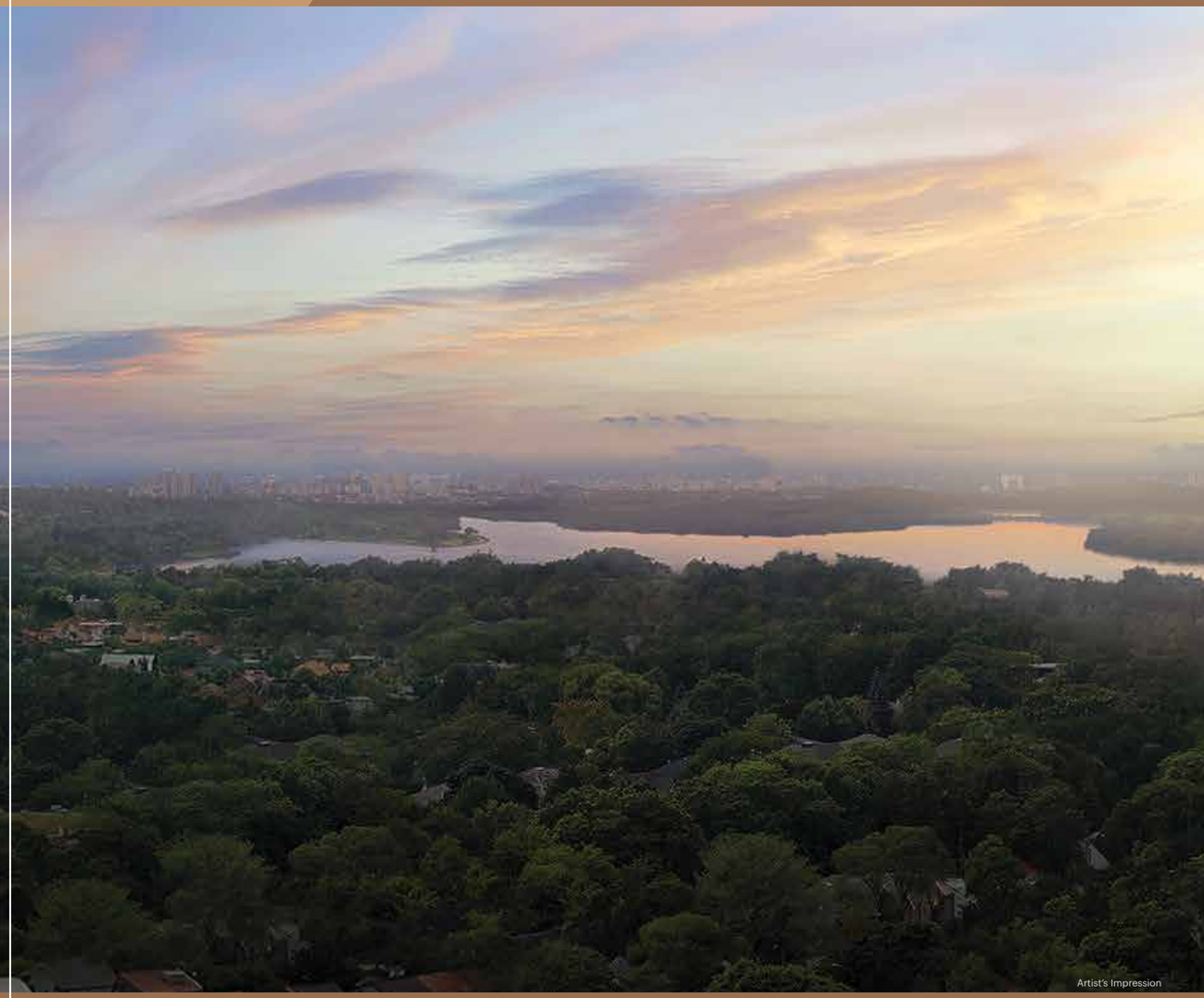
The Party Deck buzzes alive when friends and family come together. For a sky dining experience, serve up good times at the Dining Pavilion. And when it's playtime, let the fun begin at the Board Game Deck.

When it's time to slow down, escape to the serenity of Tea Pavilion or Garden Library, or indulge in a relaxing dip in the Sky Jacuzzi. Watch the night light up at the Whimsical Lightscape, as light sculptures dazzle against the backdrop of the tranquil Lentor enclave.



Artist's Impression





Artist's Impression

the beauty of nature in full vista

See the panoramic vistas of luscious greens and the bountiful nature of Lower Peirce Reservoir open up right before your eyes.



every lush home is as equally luxurious

Every residence as an invitation to the finer side of life, with well-appointed spaces, premium fittings and thoughtful storage solutions. Choose from a warm or cool interior colour palette to create a home that stunningly reflects your individual style.





find your own slice of paradise

/ floorplans

unit distribution chart

block 32

Level \ Unit	01	02	03	04	05	06	07
8	D2	A2	C6P	C4	A1	A1	C1
7	D2	A2	C6P	C4	A1	A1	C1
6	D2	A2	C6P	C4	A1	A1	C1
5	D2	A2	C6P	C4	A1	A1	C1
4	D2	A2	C6P	C4	A1	A1	C1
3	D2	A2	C6P	C4	A1	A1	C1
2	D2	A2	C6P	C4	A1	A1	C1
1	D2 (PES)		C6P (PES)	C4 (PES)	A1 (PES)	A1 (PES)	C1 (PES)

block 36

Level \ Unit	08	09	10	11	12	13	14
17	C2	B2	B4S	B3	D1	B1	D3P
16	C2	B2	B4S	B3	D1	B1	D3P
15	C2	B2	B4S	B3	D1	B1	D3P
14	Sky Terrace						
13	C2	B2	B4S	B3	D1	B1	D3P
12	C2	B2	B4S	B3	D1	B1	D3P
11	C2	B2	B4S	B3	D1	B1	D3P
10	C2	B2	B4S	B3	D1	B1	D3P
9	C2	B2	B4S	B3	D1	B1	D3P
8	C2	B2	B4S	B3	D1	B1	D3P
7	C2	B2	B4S	B3	D1	B1	D3P
6	C2	B2	B4S	B3	D1	B1	D3P
5	C2	B2	B4S	B3	D1	B1	D3P
4	C2	B2	B4S	B3	D1	B1	D3P
3	C2	B2	B4S	B3	D1	B1	D3P
2	C2	B2			D1	B1	D3P
1	C2 (PES)	B2 (PES)			D1 (PES)	B1 (PES)	D3P (PES)

block 38

Level \ Unit	15	16	17	18	19	20	21
17	B3	B4S	B2	C5P	C3	B1	D1
16	B3	B4S	B2	C5P	C3	B1	D1
15	B3	B4S	B2	C5P	C3	B1	D1
14	Sky Terrace						
13	B3	B4S	B2	C5P	C3	B1	D1
12	B3	B4S	B2	C5P	C3	B1	D1
11	B3	B4S	B2	C5P	C3	B1	D1
10	B3	B4S	B2	C5P	C3	B1	D1
9	B3	B4S	B2	C5P	C3	B1	D1
8	B3	B4S	B2	C5P	C3	B1	D1
7	B3	B4S	B2	C5P	C3	B1	D1
6	B3	B4S	B2	C5P	C3	B1	D1
5	B3	B4S	B2	C5P	C3	B1	D1
4	B3	B4S	B2	C5P	C3	B1	D1
3	B3	B4S	B2	C5P	C3	B1	D1
2			B2		C3	B1	
1			B2 (PES)		C3 (PES)	B1 (PES)	

- 1-bedroom
- 2-bedroom
- 3-bedroom
- 4-bedroom

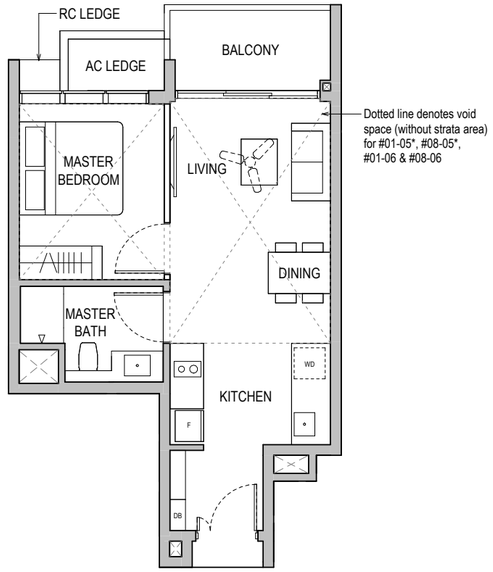


key plan

1-bedroom

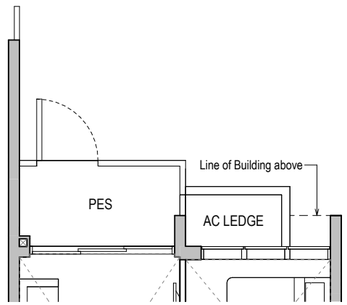
Type A1
50 sqm / 538 sqft

Block 32
#02-05* to #08-05*
#02-06 to #08-06



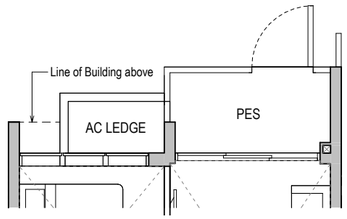
Type A1 (PES)
50 sqm / 538 sqft

Block 32
#01-05



Type A1 (PES)
50 sqm / 538 sqft

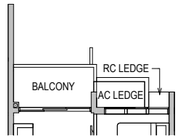
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#01-06



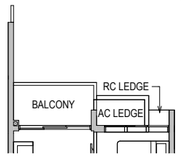
Type A1
50 sqm / 538 sqft

Block 32
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#02-06 to #08-06

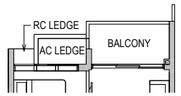
Applicable to unit
#02-05, #03-05, #06-05 & #07-05 only



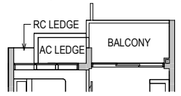
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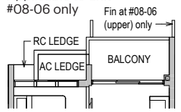
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#02-06, #05-06 & #06-06 only



Applicable to unit
#03-06, #04-06 & #07-06 only



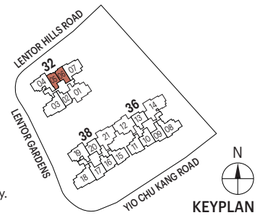
Applicable to unit
#08-06 only



0 1 2 3 4 5m
[For main floor plans only]

*MIRROR UNITS
DB DISTRIBUTION BOARD **WD** WASHER CUM DRYER **W&D** WASHER AND DRYER **F** FRIDGE **WC** WATER CLOSET

Area includes air-con (AC) ledge, balcony and private enclosed space (PES) where applicable. Please refer to the keyplan for orientation. All plans are subject to change as may be required or approved by the relevant authorities. Floor plan measurements are approximate and are subject to final survey. Ceiling fan is provided by default unless opted out by purchaser. The balcony and PES shall not be enclosed unless with the approved balcony screen.

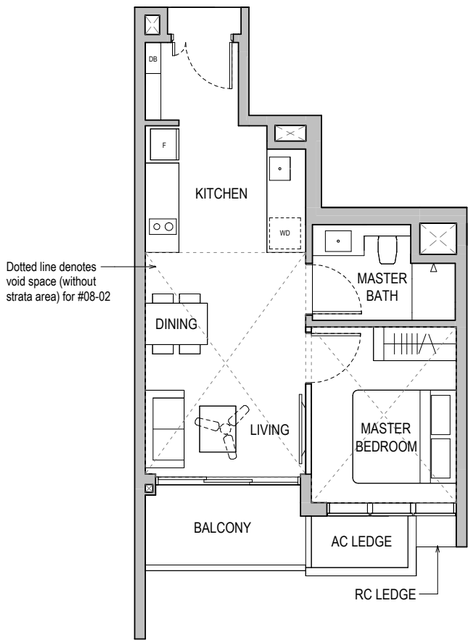


KEYPLAN

1-bedroom

Type A2
50 sqm / 538 sqft

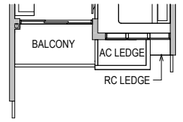
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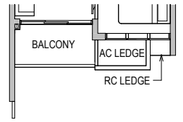
Type A2
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Block 32
#02-02 to #08-02

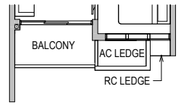
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#02-02 & #06-02 only



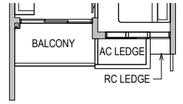
Applicable to unit
#03-02 & #07-02 only



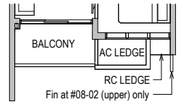
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Applicable to unit
#05-02 only



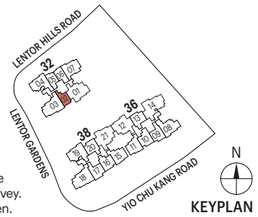
Applicable to unit
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0 1 2 3 4 5m
[For main floor plans only]

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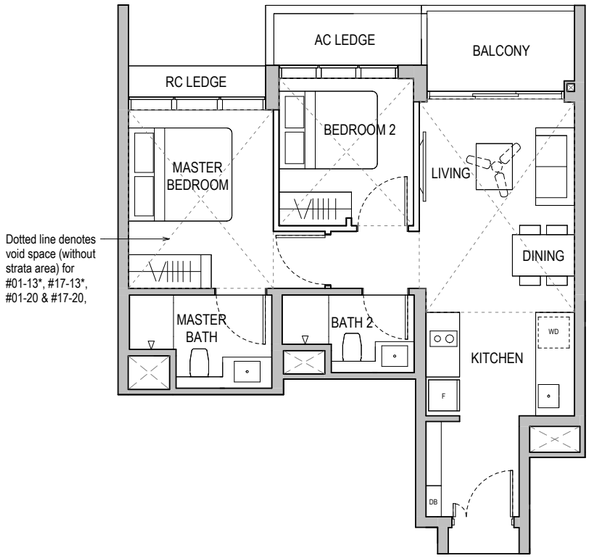
KEYPLAN

2-bedroom

Type B1
65 sqm / 700 sqft

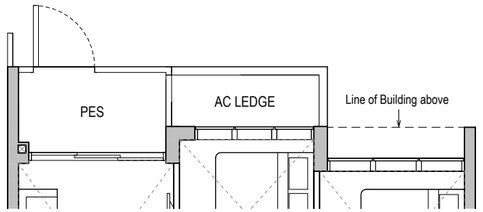
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Block 38
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#15-20 to #17-20



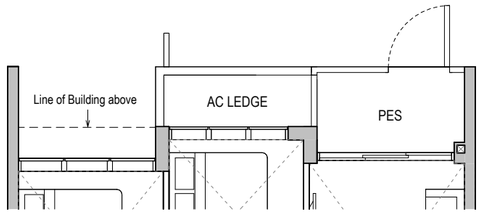
Type B1 (PES)
65 sqm / 700 sqft

Block 36
#01-13



Type B1 (PES)
65 sqm / 700 sqft

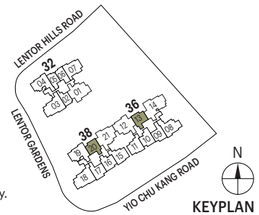
Block 38
#01-20



0 1 2 3 4 5m
[For main floor plans only]

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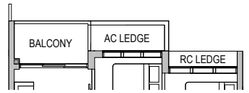
KEYPLAN

Type B1
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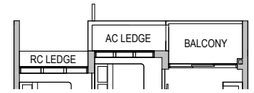
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#15-13 to #17-13

Block 38
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#15-20 to #17-20

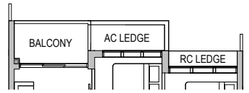
Applicable to unit
#02-13, #10-13 & #16-13 only



Applicable to unit
#02-20 to #04-20, #11-20, #12-20 & #17-20 only



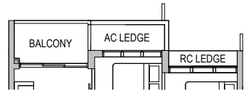
Applicable to unit
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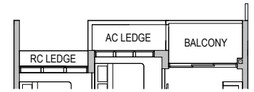
Applicable to unit
#05-20 & #13-20 only



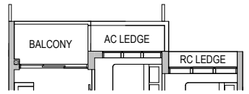
Applicable to unit
#05-13 to #07-13 & #13-13 only



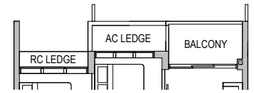
Applicable to unit
#06-20 & #07-20 only



Applicable to unit
#08-13, #09-13 & #15-13 only



Applicable to unit
#08-20 to #10-20, #15-20 & #16-20 only



*MIRROR UNITS
DB DISTRIBUTION BOARD **WD** WASHER CUM DRYER **W&D** WASHER AND DRYER **F** FRIDGE **WC** WATER CLOSET

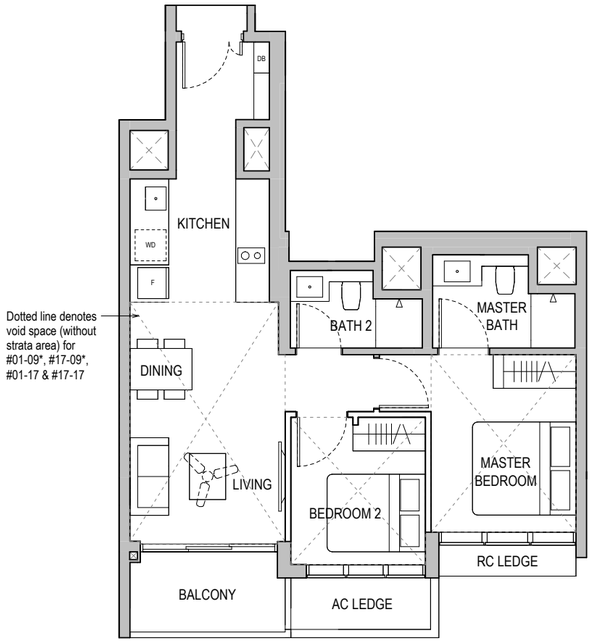
Area includes air-con (AC) ledge, balcony and private enclosed space (PES) where applicable. Please refer to the keyplan for orientation. All plans are subject to change as may be required or approved by the relevant authorities. Floor plan measurements are approximate and are subject to final survey. Ceiling fan is provided by default unless opted out by purchaser. The balcony and PES shall not be enclosed unless with the approved balcony screen.

2-bedroom

Type B2
68 sqm / 732 sqft

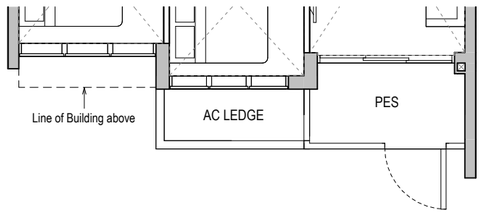
Block 36
#02-09* to #13-09*
#15-09* to #17-09*

Block 38
#02-17 to #13-17
#15-17 to #17-17



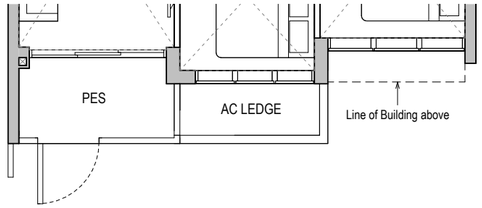
Type B2 (PES)
68 sqm / 732 sqft

Block 36
#01-09



Type B2 (PES)
68 sqm / 732 sqft

Block 38
#01-17

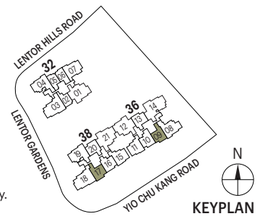


0 1 2 3 4 5m

[For main floor plans only]

*MIRROR UNITS
DB DISTRIBUTION BOARD **WD** WASHER CUM DRYER **W&D** WASHER AND DRYER **F** FRIDGE **WC** WATER CLOSET

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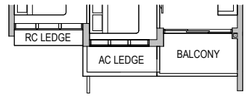
KEYPLAN

Type B2
68 sqm / 732 sqft

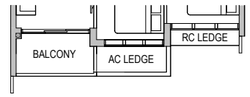
Block 36
#02-09 to #13-09
#15-09 to #17-09

Block 38
#02-17 to #13-17
#15-17 to #17-17

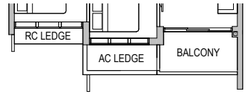
Applicable to unit
#02-09 to #04-09, #12-09 & #17-09 only



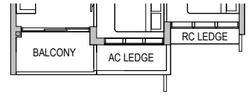
Applicable to unit
#02-17 to #04-17, #10-17 to #12-17, #16-17 & #17-17 only



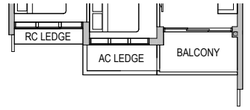
Applicable to unit
#05-09, #06-09 & #13-09 only



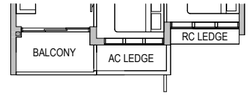
Applicable to unit
#05-17 & #06-17 only



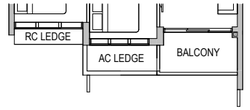
Applicable to unit
#07-09 to #09-09 only



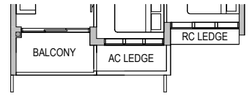
Applicable to unit
#07-17 & #08-17 only



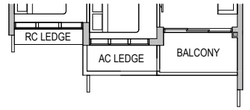
Applicable to unit
#10-09, #11-09 & #16-09 only



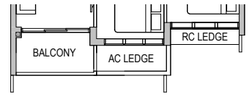
Applicable to unit
#09-17 only



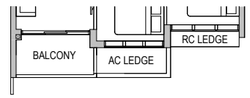
Applicable to unit
#15-09 only



Applicable to unit
#13-17 only



Applicable to unit
#15-17 only



*MIRROR UNITS
DB DISTRIBUTION BOARD **WD** WASHER CUM DRYER **W&D** WASHER AND DRYER **F** FRIDGE **WC** WATER CLOSET

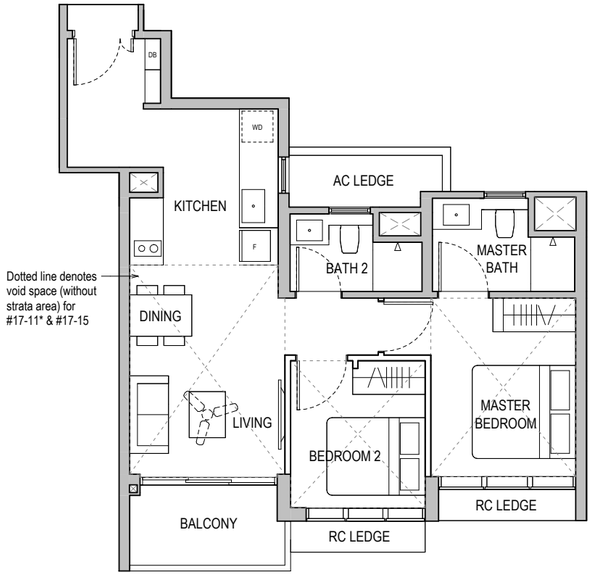
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2-bedroom

Type B3
68 sqm / 732 sqft

Block 36
#03-11* to #13-11*
#15-11* to #17-11*

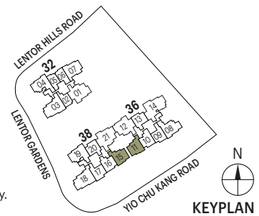
Block 38
#03-15 to #13-15
#15-15 to #17-15



0 1 2 3 4 5m
[For main floor plans only]

*MIRROR UNITS
DB DISTRIBUTION BOARD **WD** WASHER CUM DRYER **W&D** WASHER AND DRYER **F** FRIDGE **WC** WATER CLOSET

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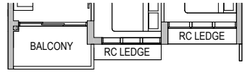
KEYPLAN

Type B3
68 sqm / 732 sqft

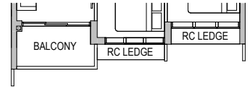
Block 36
#03-11* to #13-11*
#15-11* to #17-11*

Block 38
#03-15 to #13-15
#15-15 to #17-15

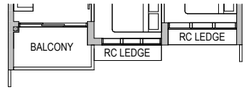
Applicable to unit
#03-11* only



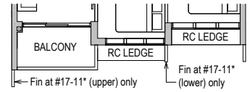
Applicable to unit
#12-11* only
#06-15 & #10-15 only



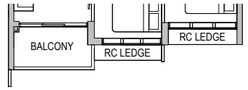
Applicable to unit
#04-11* to #07-11* & #13-11* only
#07-15 to #09-15 & #15-15 only



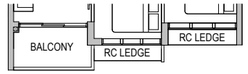
Applicable to unit
#17-11* only



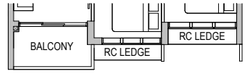
Applicable to unit
#08-11* only



Applicable to unit
#09-11*, #10-11*, #15-11* & #16-11* only
#03-15 to #05-15, #11-15 to #13-15 & #17-15 only



Applicable to unit
#11-11* only
#16-15 only



*MIRROR UNITS
DB DISTRIBUTION BOARD **WD** WASHER CUM DRYER **W&D** WASHER AND DRYER **F** FRIDGE **WC** WATER CLOSET

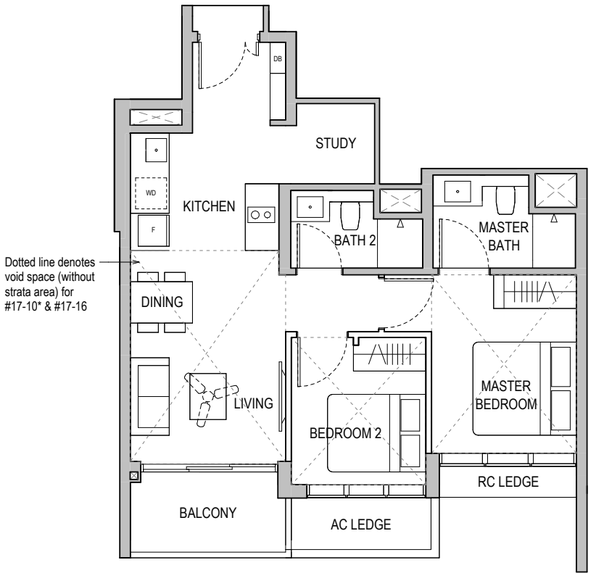
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2-bedroom + study

Type B4S
68 sqm / 732 sqft

Block 36
#03-10* to #13-10*
#15-10* to #17-10*

Block 38
#03-16 to #13-16
#15-16 to #17-16

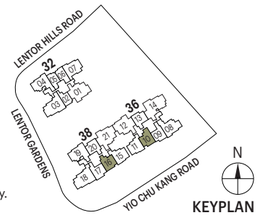


0 1 2 3 4 5m

[For main floor plans only]

*MIRROR UNITS
DB DISTRIBUTION BOARD **WD** WASHER CUM DRYER **W&D** WASHER AND DRYER **F** FRIDGE **WC** WATER CLOSET

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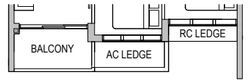
KEYPLAN

Type B4S
68 sqm / 732 sqft

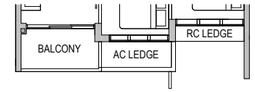
Block 36
#03-10* to #13-10*
#15-10* to #17-10*

Block 38
#03-16 to #13-16
#15-16 to #17-16

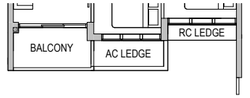
Applicable to unit
#03-10* & #11-10* only



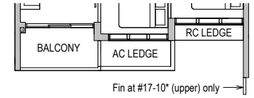
Applicable to unit
#10-10* & #16-10* only



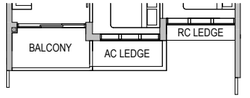
Applicable to unit
#04-10* & #12-10* only
#09-16 & #15-16 only



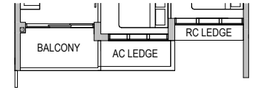
Applicable to unit
#17-10* only



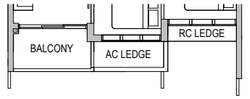
Applicable to unit
#05-10* & #13-10* only
#10-16 only



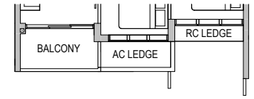
Applicable to unit
#03-16, #11-16 & #16-16 only



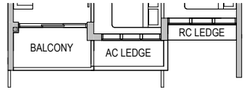
Applicable to unit
#06-10* to #08-10* only
#06-16 only



Applicable to unit
#07-16 & #08-16 only



Applicable to unit
#09-10* & #15-10* only
#04-16, #05-16, #12-16, #13-16 & #17-16 only



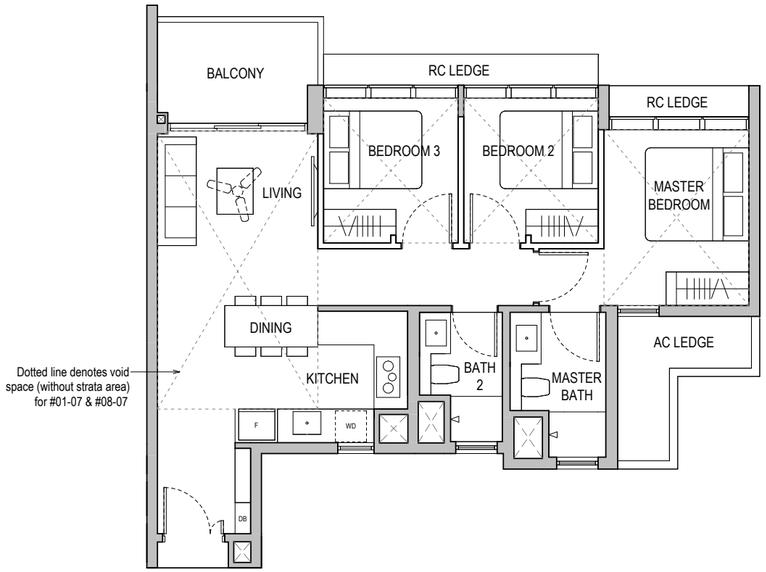
*MIRROR UNITS
DB DISTRIBUTION BOARD **WD** WASHER CUM DRYER **W&D** WASHER AND DRYER **F** FRIDGE **WC** WATER CLOSET

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3-bedroom

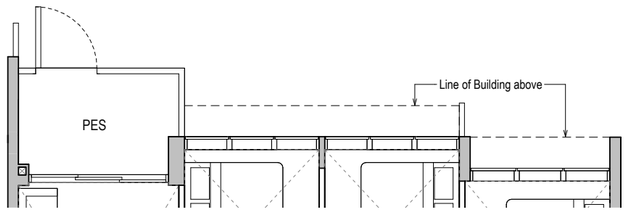
Type C1
85 sqm / 915 sqft

Block 32
#02-07 to #08-07



TYPE C1 (PES)
85 sqm / 915 sqft

Block 32
#01-07

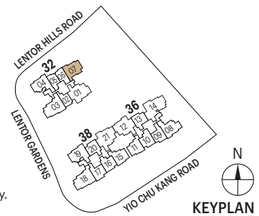


0 1 2 3 4 5m

[For main floor plans only]

*MIRROR UNITS
DB DISTRIBUTION BOARD **WD** WASHER CUM DRYER **W&D** WASHER AND DRYER **F** FRIDGE **WC** WATER CLOSET

Area includes air-con (AC) ledge, balcony and private enclosed space (PES) where applicable. Please refer to the keyplan for orientation. All plans are subject to change as may be required or approved by the relevant authorities. Floor plan measurements are approximate and are subject to final survey. Ceiling fan is provided by default unless opted out by purchaser. The balcony and PES shall not be enclosed unless with the approved balcony screen.

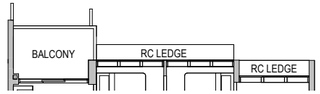


KEYPLAN

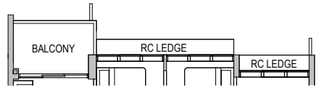
Type C1
85 sqm / 915 sqft

Block 32
#02-07 to #08-07

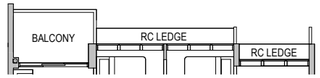
Applicable to unit
#02-07 & #06-07 only



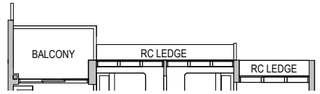
Applicable to unit
#03-07 & #07-07 only



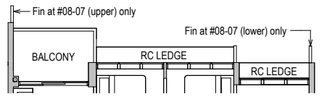
Applicable to unit
#04-07 only



Applicable to unit
#05-07 only



Applicable to unit
#08-07 only



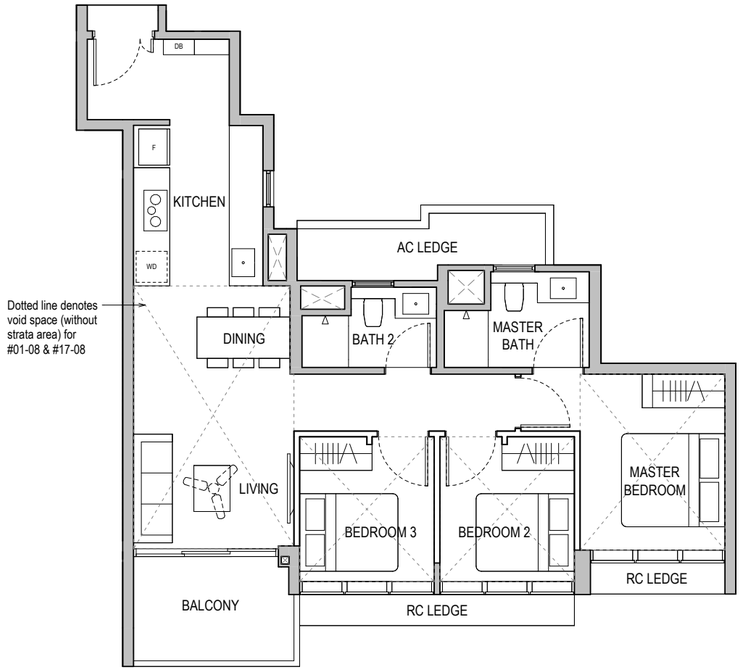
*MIRROR UNITS
DB DISTRIBUTION BOARD **WD** WASHER CUM DRYER **W&D** WASHER AND DRYER **F** FRIDGE **WC** WATER CLOSET

Area includes air-con (AC) ledge, balcony and private enclosed space (PES) where applicable. Please refer to the keyplan for orientation. All plans are subject to change as may be required or approved by the relevant authorities. Floor plan measurements are approximate and are subject to final survey. Ceiling fan is provided by default unless opted out by purchaser. The balcony and PES shall not be enclosed unless with the approved balcony screen.

3-bedroom

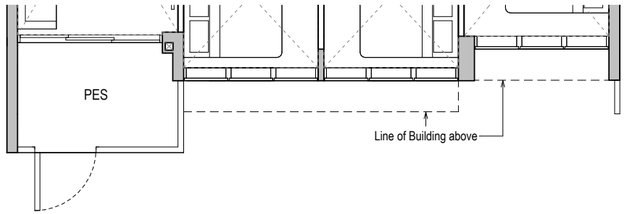
Type C2
87 sqm / 936 sqft

Block 36
#02-08 to #13-08
#15-08 to #17-08



TYPE C2 (PES)
87 sqm / 936 sqft

Block 36
#01-08

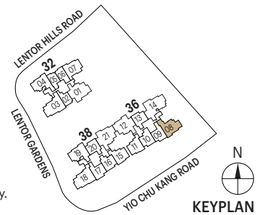


0 1 2 3 4 5m

[For main floor plans only]

*MIRROR UNITS
DB DISTRIBUTION BOARD **WD** WASHER CUM DRYER **W&D** WASHER AND DRYER **F** FRIDGE **WC** WATER CLOSET

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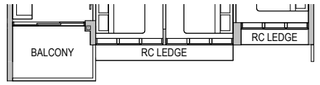


KEYPLAN

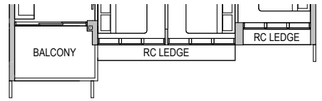
Type C2
87 sqm / 936 sqft

Block 36
#02-08 to #13-08
#15-08 to #17-08

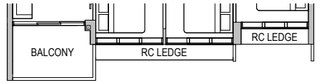
Applicable to unit
#02-08 only



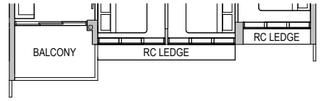
Applicable to unit
#08-08 & #09-08 only



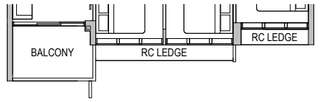
Applicable to unit
#03-08, #04-08, #12-08 & #17-08 only



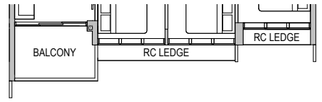
Applicable to unit
#10-08 & #15-08 only



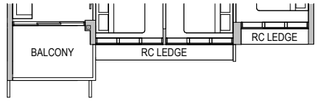
Applicable to unit
#05-08, #06-08 & #13-08 only



Applicable to unit
#11-08 & #16-08 only



Applicable to unit
#07-08 only



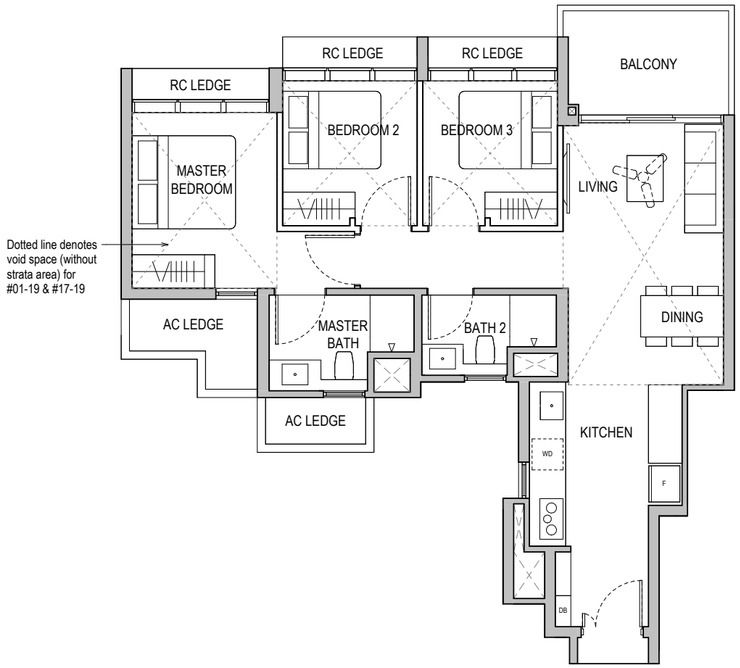
*MIRROR UNITS
DB DISTRIBUTION BOARD **WD** WASHER CUM DRYER **W&D** WASHER AND DRYER **F** FRIDGE **WC** WATER CLOSET

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3-bedroom

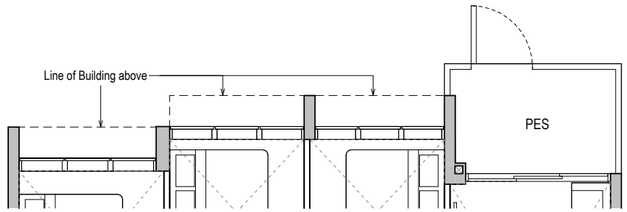
Type C3
87 sqm / 936 sqft

Block 38
#02-19 to #13-19
#15-19 to #17-19



TYPE C3 (PES)
87 sqm / 936 sqft

Block 38
#01-19

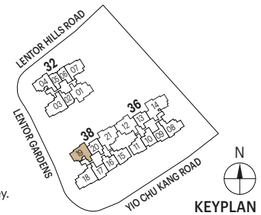


0 1 2 3 4 5m

[For main floor plans only]

*MIRROR UNITS
DB DISTRIBUTION BOARD **WD** WASHER CUM DRYER **W&D** WASHER AND DRYER **F** FRIDGE **WC** WATER CLOSET

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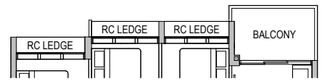


KEYPLAN

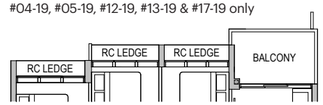
Type C3
87 sqm / 936 sqft

Block 38
#02-19 to #13-19
#15-19 to #17-19

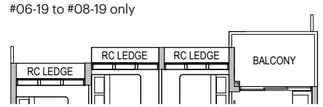
Applicable to unit
#02-19, #03-19 & #11-19 only



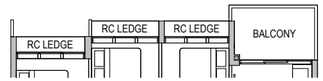
Applicable to unit
#04-19, #05-19, #12-19, #13-19 & #17-19 only



Applicable to unit
#06-19 to #08-19 only



Applicable to unit
#09-19, #10-19, #15-19 & #16-19 only



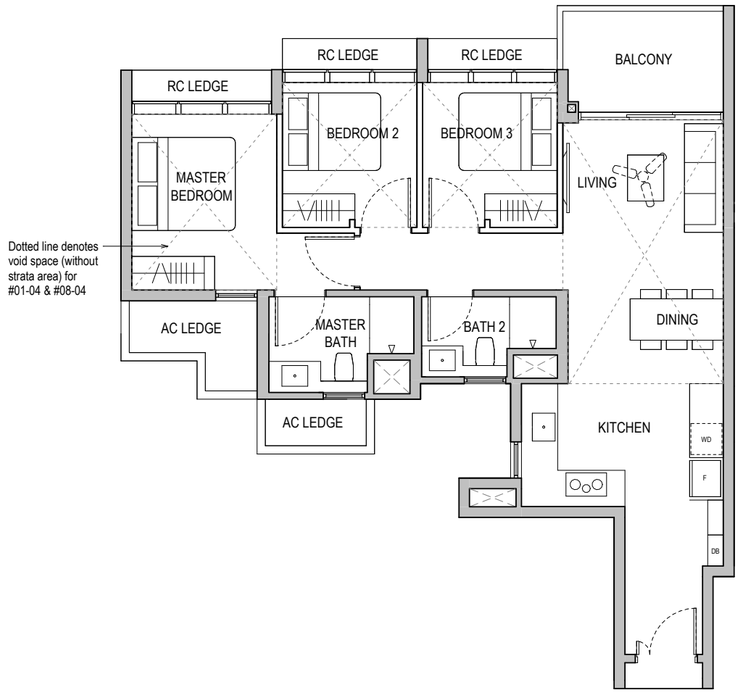
*MIRROR UNITS
DB DISTRIBUTION BOARD **WD** WASHER CUM DRYER **W&D** WASHER AND DRYER **F** FRIDGE **WC** WATER CLOSET

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3-bedroom

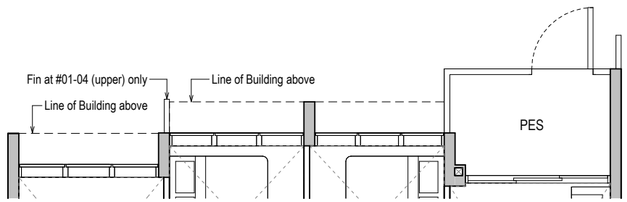
Type C4
89 sqm / 958 sqft

Block 32
#02-04 to #08-04



TYPE C4 (PES)
89 sqm / 958 sqft

Block 32
#01-04

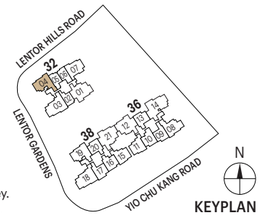


0 1 2 3 4 5m

[For main floor plans only]

*MIRROR UNITS
DB DISTRIBUTION BOARD **WD** WASHER CUM DRYER **W&D** WASHER AND DRYER **F** FRIDGE **WC** WATER CLOSET

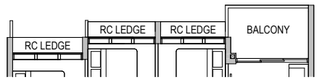
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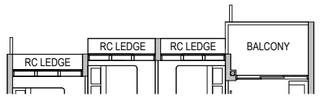
Type C4
89 sqm / 958 sqft

Block 32
#02-04 to #08-04

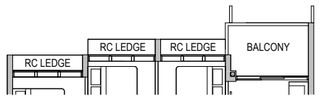
Applicable to unit
#02-04 & #06-04 only



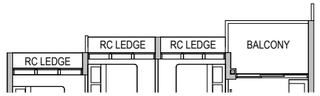
Applicable to unit
#03-04 & #07-04 only



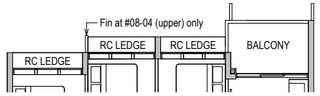
Applicable to unit
#04-04 only



Applicable to unit
#05-04 only



Applicable to unit
#08-04 only



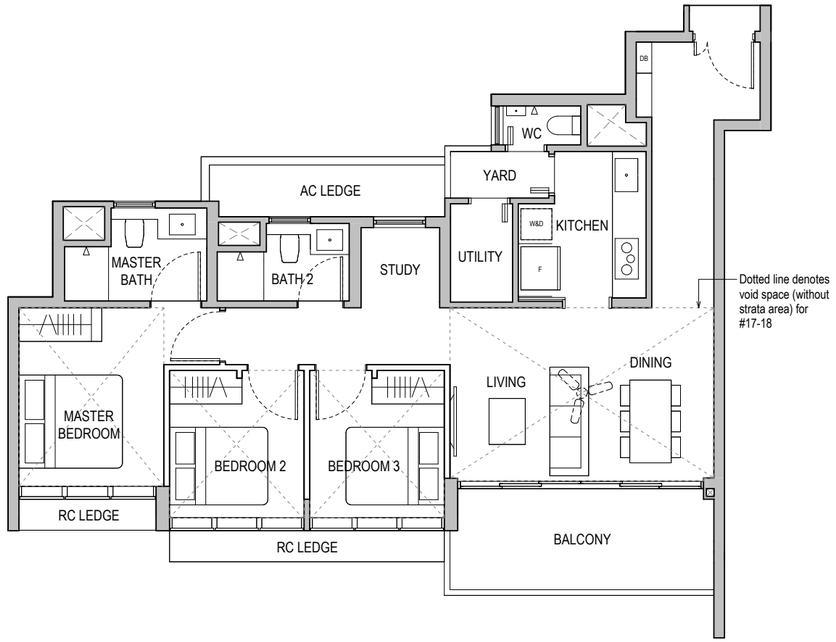
*MIRROR UNITS
DB DISTRIBUTION BOARD **WD** WASHER CUM DRYER **W&D** WASHER AND DRYER **F** FRIDGE **WC** WATER CLOSET

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3-bedroom premium

Type C5P
104 sqm / 1,119 sqft

Block 38
#03-18 to #13-18
#15-18 to #17-18

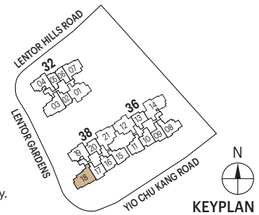


0 1 2 3 4 5m

[For main floor plans only]

*MIRROR UNITS
DB DISTRIBUTION BOARD **WD** WASHER CUM DRYER **W&D** WASHER AND DRYER **F** FRIDGE **WC** WATER CLOSET

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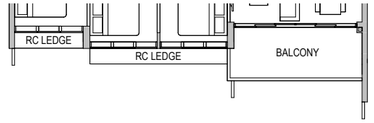


KEYPLAN

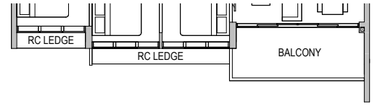
Type C5P
104 sqm / 1,119 sqft

Block 38
#03-18 to #13-18
#15-18 to #17-18

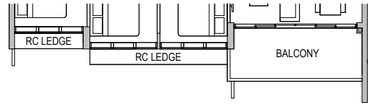
Applicable to unit
#03-18, #04-18, #11-18 to #13-18 & #17-18 only



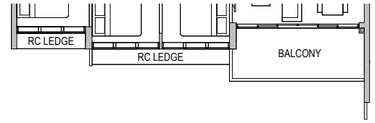
Applicable to unit
#08-18 only



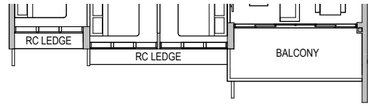
Applicable to unit
#05-18 only



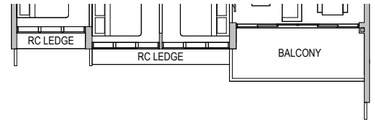
Applicable to unit
#09-18 & #15-18 only



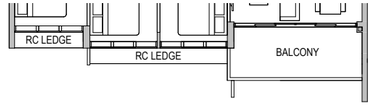
Applicable to unit
#06-18 only



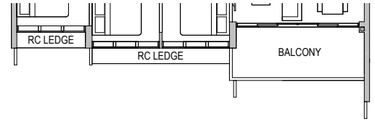
Applicable to unit
#10-18 only



Applicable to unit
#07-18 only



Applicable to unit
#16-18 only



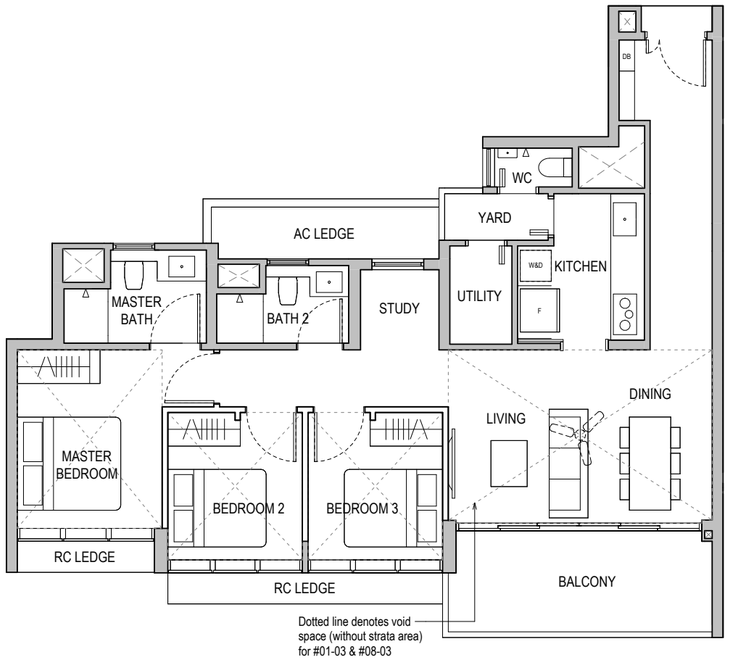
*MIRROR UNITS
DB DISTRIBUTION BOARD **WD** WASHER CUM DRYER **W&D** WASHER AND DRYER **F** FRIDGE **WC** WATER CLOSET

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3-bedroom premium

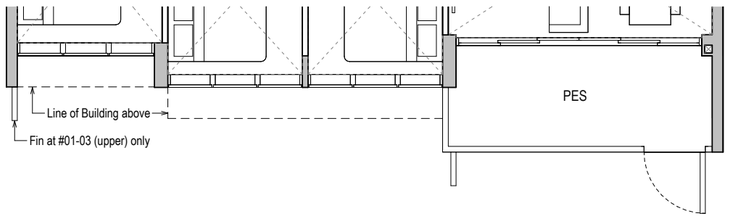
Type C6P
104 sqm / 1,119 sqft

Block 32
#02-03 to #08-03



Type C6P (PES)
104 sqm / 1,119 sqft

Block 32
#01-03

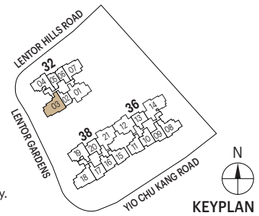


0 1 2 3 4 5m

[For main floor plans only]

*MIRROR UNITS
DB DISTRIBUTION BOARD **WD** WASHER CUM DRYER **W&D** WASHER AND DRYER **F** FRIDGE **WC** WATER CLOSET

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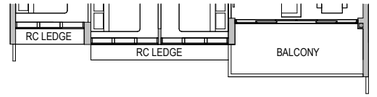


KEYPLAN

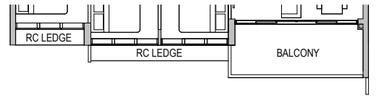
Type C6P
104 sqm / 1,119 sqft

Block 32
#02-03 to #08-03

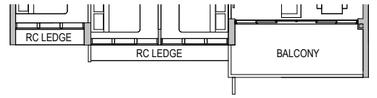
Applicable to unit
#02-03 & #06-03 only



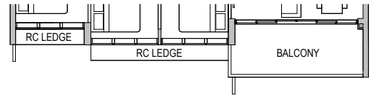
Applicable to unit
#03-03 & #07-03 only



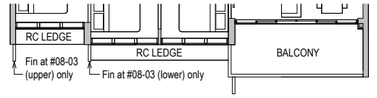
Applicable to unit
#04-03 only



Applicable to unit
#05-03 only



Applicable to unit
#08-03 only



*MIRROR UNITS
DB DISTRIBUTION BOARD **WD** WASHER CUM DRYER **W&D** WASHER AND DRYER **F** FRIDGE **WC** WATER CLOSET

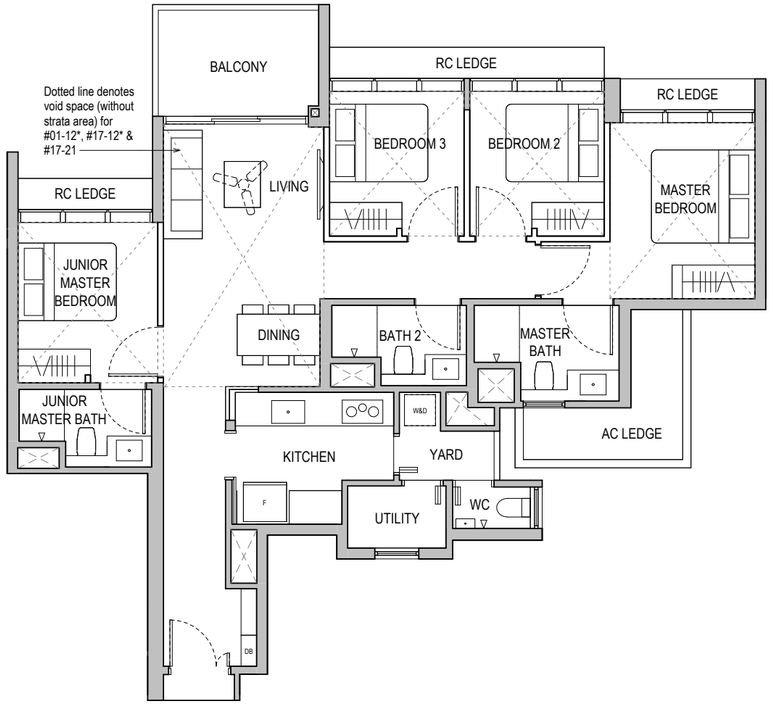
Area includes air-con (AC) ledge, balcony and private enclosed space (PES) where applicable. Please refer to the keyplan for orientation. All plans are subject to change as may be required or approved by the relevant authorities. Floor plan measurements are approximate and are subject to final survey. Ceiling fan is provided by default unless opted out by purchaser. The balcony and PES shall not be enclosed unless with the approved balcony screen.

4-bedroom

Type D1
112 sqm / 1,206 sqft

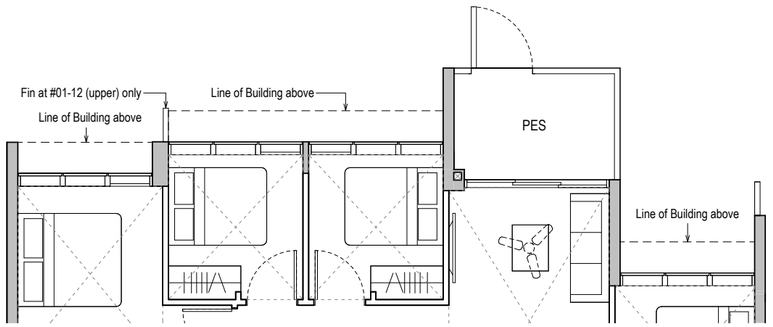
Block 36
#02-12* to #13-12*
#15-12* to #17-12*

Block 38
#03-21 to #13-21
#15-21 to #17-21



TYPE D1 (PES)
112 sqm / 1,206 sqft

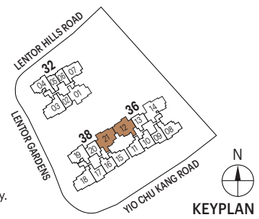
Block 36
#01-12



0 1 2 3 4 5m
[For main floor plans only]

*MIRROR UNITS
DB DISTRIBUTION BOARD **WD** WASHER CUM DRYER **W&D** WASHER AND DRYER **F** FRIDGE **WC** WATER CLOSET

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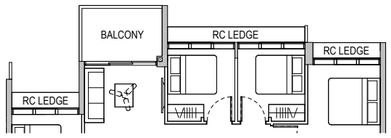
KEYPLAN

Type D1
112 sqm / 1,206 sqft

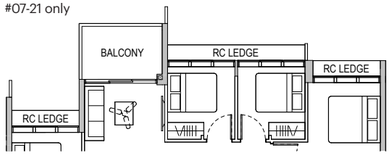
Block 36
#02-12* to #13-12*
#15-12* to #17-12*

Block 38
#03-21 to #13-21
#15-21 to #17-21

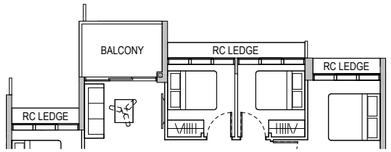
Applicable to unit
#02-12* only



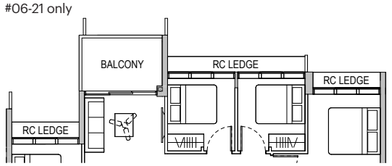
Applicable to unit
#10-12* only
#07-21 only



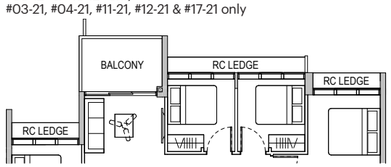
Applicable to unit
#03-12*, #04-12* & #12-12* only
#16-21 only



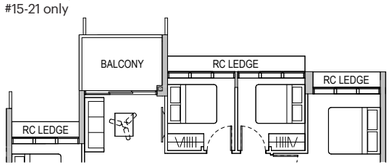
Applicable to unit
#11-12* only
#06-21 only



Applicable to unit
#05-12* & #13-12* only
#03-21, #04-21, #11-21, #12-21 & #17-21 only



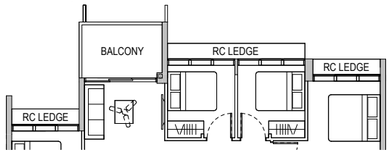
Applicable to unit
#16-12* only
#15-21 only



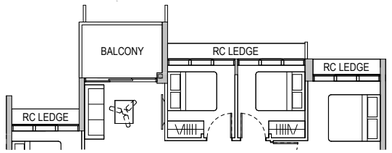
Applicable to unit
#06-12* only

Applicable to unit
#17-12* only

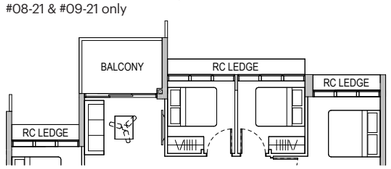
Applicable to unit
#07-12* only



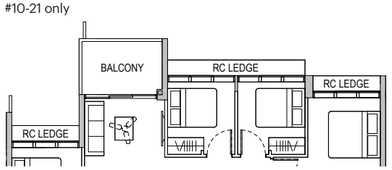
Applicable to unit
#05-21 & #13-21 only



Applicable to unit
#08-12*, #09-12* & #15-12* only
#08-21 & #09-21 only



Applicable to unit
#10-21 only



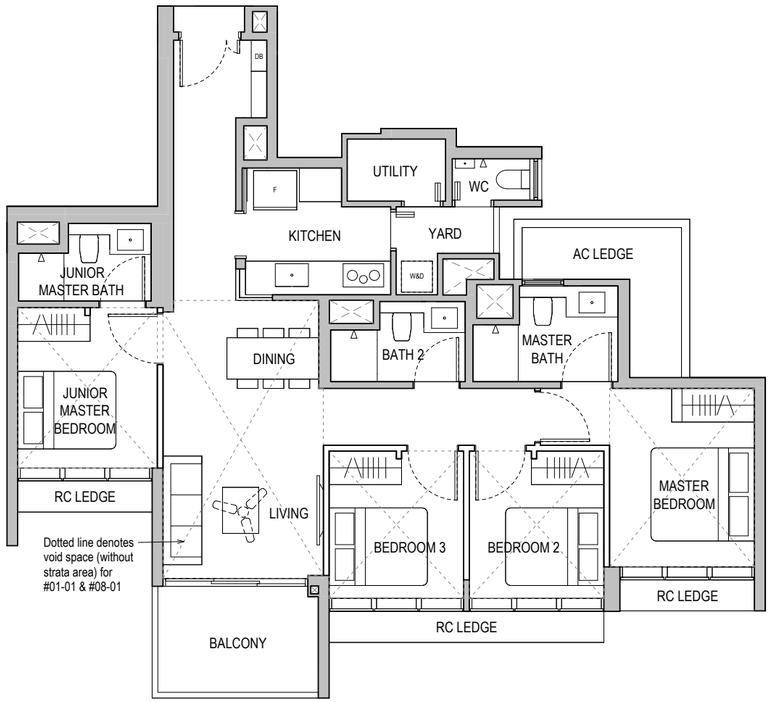
*MIRROR UNITS
DB DISTRIBUTION BOARD **WD** WASHER CUM DRYER **W&D** WASHER AND DRYER **F** FRIDGE **WC** WATER CLOSET

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4-bedroom

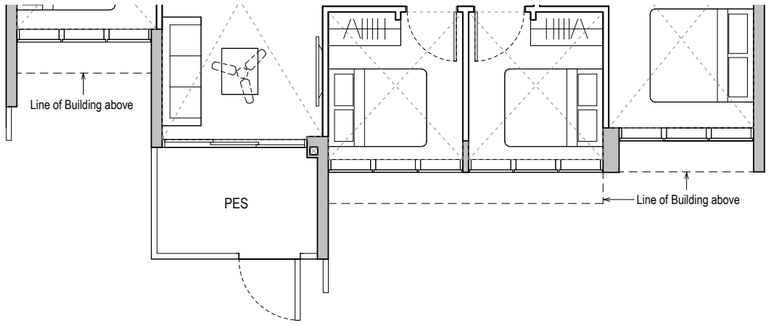
Type D2
112 sqm / 1,206 sqft

Block 32
#02-01 to #08-01



TYPE D2 (PES)
112 sqm / 1,206 sqft

Block 32
#01-01

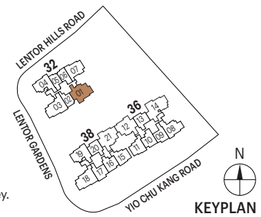


0 1 2 3 4 5m

[For main floor plans only]

*MIRROR UNITS
DB DISTRIBUTION BOARD **WD** WASHER CUM DRYER **W&D** WASHER AND DRYER **F** FRIDGE **WC** WATER CLOSET

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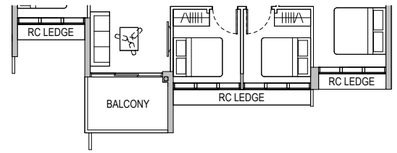


KEYPLAN

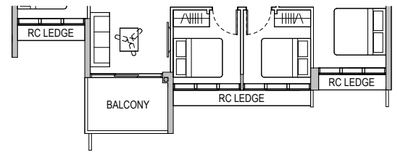
Type D2
112 sqm / 1,206 sqft

Block 32
#02-01 to #08-01

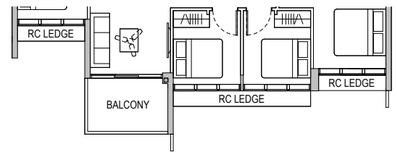
Applicable to unit
#02-01 & #06-01 only



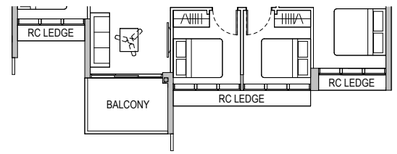
Applicable to unit
#03-01 & #07-01 only



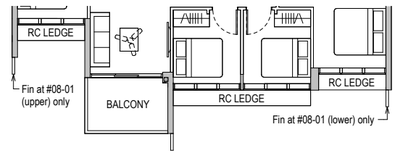
Applicable to unit
#04-01 only



Applicable to unit
#05-01 only



Applicable to unit
#08-01 only



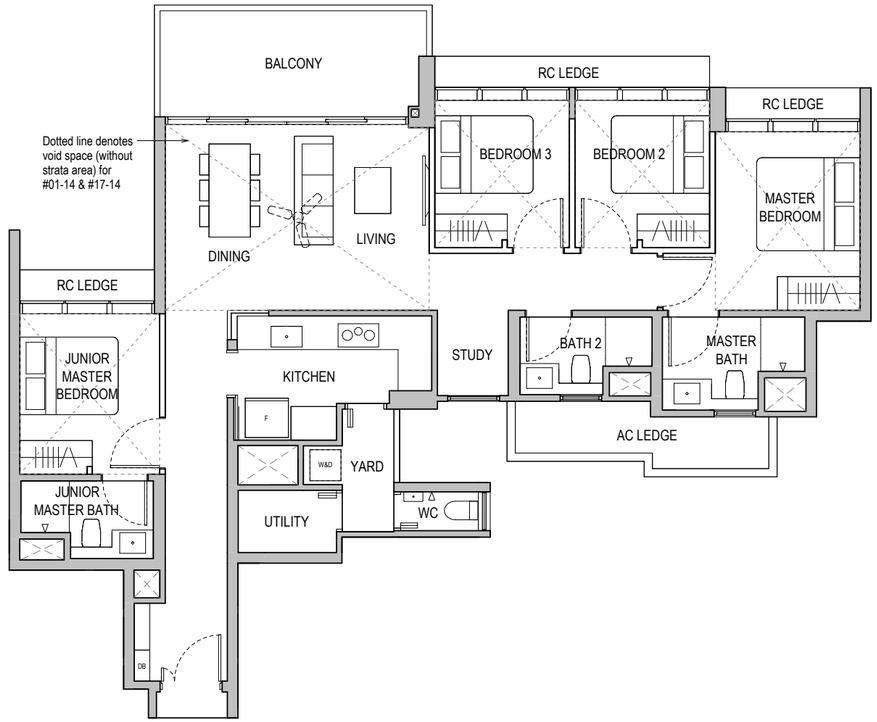
*MIRROR UNITS
DB DISTRIBUTION BOARD **WD** WASHER CUM DRYER **W&D** WASHER AND DRYER **F** FRIDGE **WC** WATER CLOSET

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4-bedroom premium

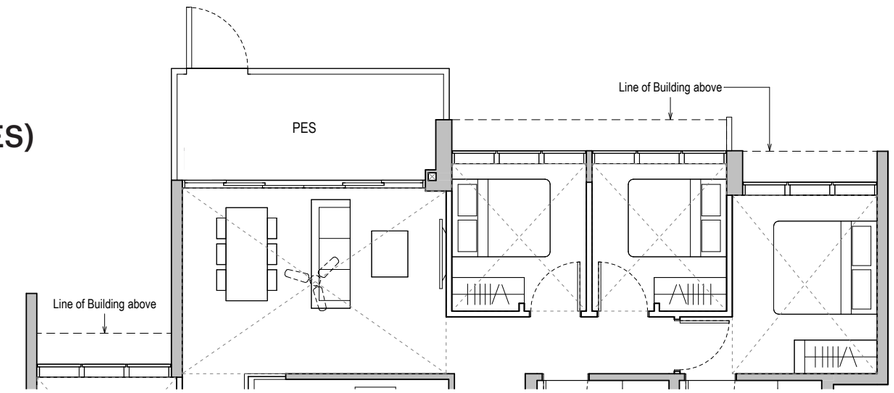
Type D3P
125 sqm / 1,345 sqft

Block 36
#02-14 to #13-14
#15-14 to #17-14



TYPE D3P (PES)
125 sqm / 1,345 sqft

Block 36
#01-14

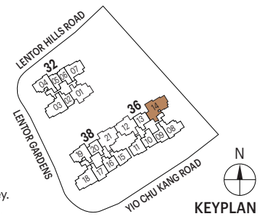


0 1 2 3 4 5m

[For main floor plans only]

*MIRROR UNITS
DB DISTRIBUTION BOARD **WD** WASHER CUM DRYER **W&D** WASHER AND DRYER **F** FRIDGE **WC** WATER CLOSET

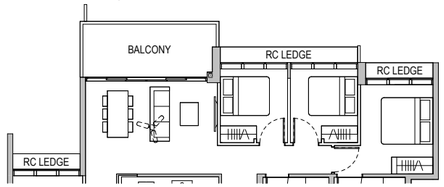
Area includes air-con (AC) ledge, balcony and private enclosed space (PES) where applicable. Please refer to the keyplan for orientation. All plans are subject to change as may be required or approved by the relevant authorities. Floor plan measurements are approximate and are subject to final survey. Ceiling fan is provided by default unless opted out by purchaser. The balcony and PES shall not be enclosed unless with the approved balcony screen.



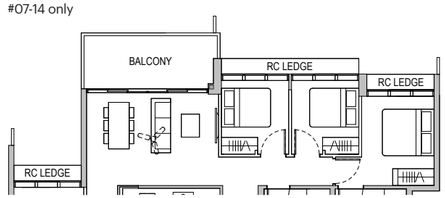
Type D3P
125 sqm / 1,345 sqft

Block 36
#02-14 to #13-14
#15-14 to #17-14

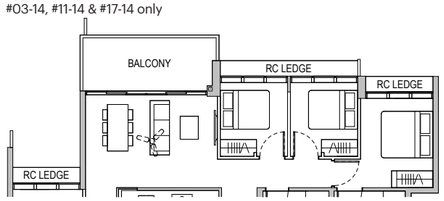
Applicable to unit
#02-14 & #16-14 only



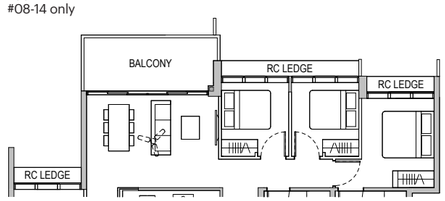
Applicable to unit
#07-14 only



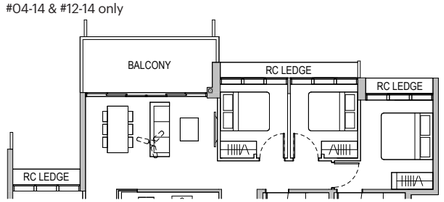
Applicable to unit
#03-14, #11-14 & #17-14 only



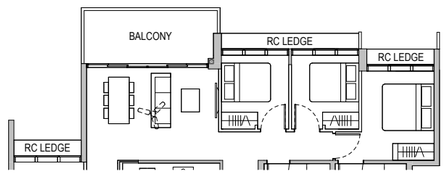
Applicable to unit
#08-14 only



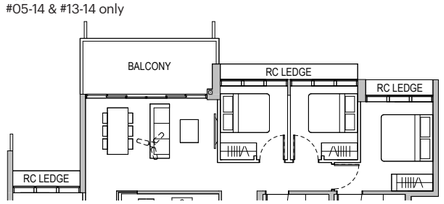
Applicable to unit
#04-14 & #12-14 only



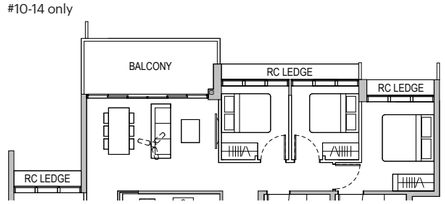
Applicable to unit
#09-14 & #15-14 only



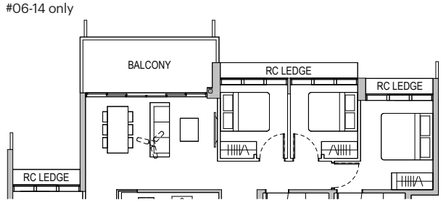
Applicable to unit
#05-14 & #13-14 only



Applicable to unit
#10-14 only



Applicable to unit
#06-14 only



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specifications

1. Foundation
Reinforced concrete piles and/or footings and/or raft foundation.

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

3. Walls
a. Basement Wall
Cast-In-situ contiguous bored pile with waterproofing concrete skin wall

b. External Wall
In-situ and/or precast reinforced concrete wall and/or masonry wall and/or concrete panels and/or window system and/or aluminium cladding, where applicable.

c. Internal Wall
Reinforced concrete wall and/or masonry wall and/or lightweight concrete panels and/or pre-cast wall panels and/or drywall partition system

4. Roof
a. Flat roof
Reinforced concrete roof with appropriate insulation and waterproofing system.

b. Metal roof
Metal roof with appropriate insulation.

5. Ceiling
a. Apartment Unit:
i. Ceiling Height

Location	Approximate Ceiling Height (m) by Unit Type				
	A1, A2	B1, B2, B3, C1, C2, C3, C4	B4S	C5P, C6P, D3P	D1, D2
Typical Units					
Living / Dining Balcony Bedrooms	2.9	2.9	2.9	2.9	2.9
Master Bedroom / Junior Master Bedroom	2.9	2.9	2.9	2.9	2.9
Master Bathroom / Junior Master Bathroom	2.425	2.425	2.425	2.425	2.425
Bathroom	-	2.425	2.425	2.425	2.425
Corridor	2.4	2.4	2.4	2.4	2.4
Kitchen	2.4	2.4	2.4	2.4	2.4
Study	-	-	2.9	2.9	-
Yard	-	-	-	2.425	2.425
Utility	-	-	-	2.9	2.9
WC	-	-	-	2.45	2.45
PES and Top Floor Units					
Living / Dining Balcony / PES	5.525	5.525	5.525	5.525	5.525
Master Bedroom / Junior Master Bedroom	5.525	5.525	5.525	5.525	5.525
Master Bathroom / Junior Master Bathroom	2.825	2.825	2.825	2.825	2.825
Bathroom	-	2.825	2.825	2.825	2.825
Corridor	2.8	2.8	2.8	2.8	2.8
Kitchen	2.8	2.8	2.8	2.8	2.8
Study	-	-	3.2	3.2	-
Yard	-	-	-	2.825	2.825
Utility	-	-	-	2.8	2.8
WC	-	-	-	2.85	2.85

ii. Skim coat and/or false ceiling boards and/or moisture resistant board and/or bulkhead with emulsion paint to Living, Dining, Bedrooms, Balcony, PES, Passageway, Kitchen, Yard, Utility, Study, Bathroom, WC, where applicable.

b. Common Area
i. Skim coat and/or ceiling boards and/or bulkhead with emulsion paint and/or aluminium ceiling panels and/or perforated ceiling and/or laminate panel and/or moisture resistant board to Lift Lobbies, Corridors, Garden Lounge, Forest Lounge, Yoga Studio, Gymnasium, Changing rooms, Clubhouse Toilets, Steam Room, Clubhouse Accessible Toilets and Pavilions, where applicable.

ii. Skim coat and/or ceiling boards with emulsion paint to staircase, carpark and driveway.

6. Finishes
a. Wall:
i. Apartment Unit – Internal (finishes provided up to false ceiling level and exposed areas only)
1. Plaster and/or skim coat with emulsion paint to Living, Dining, Bedrooms, Passageway, Kitchen, Yard, Utility, Study, where applicable.
2. Homogeneous and/or porcelain ceramic tiles to Bathroom, WC, where applicable.

ii. Apartment Unit – External
1. Plaster and/or skim coat with emulsion paint and/or spray textured coating to Balcony, PES, AC Ledge, where applicable.
2. Aluminium framed glass railing to Balcony and PES, where applicable.
3. Aluminium railings and/or mild steel railing in paint finish to AC Ledge, where applicable.

iii. Common Area – Internal
1. Homogenous and/or ceramic and/or porcelain tiles and/or plaster and/or laminated panelling and/or mirror panel to Passageways, Garden Lounge, Forest Lounge, Gym, Yoga Studio and Lift Lobbies, where applicable.
2. Homogenous and/or ceramic and/or porcelain to changing rooms, toilets and accessible toilet.
3. Plaster and/or skim coat with emulsion paint to walls, staircase, carpark and driveway.

iv. Common Area – External
1. Stone and/or Homogenous and/or ceramic and/or porcelain tiles and/or plaster and/or skim coat with emulsion paint and/or spray textured coating and/or granolithic wash to walls, where applicable.
2. Textured paint and/or granolithic wash to 1st storey planter walls and/or retaining walls, where applicable.
3. Homogeneous tiles and/ or stone with stone coping to 14th storey planter walls, where applicable.
4. Patterned homogeneous tiles and/or stone cladding and/or off-form relief panels to feature walls for 1st and 14th storey.
5. Corten steel look alike perforated panels & cladding to 1st storey pool feature wall.
6. Stone and/or homogenous and/or pebble wash finish and/or loose pebbles and/or lava stones to water wall feature, where applicable.
7. Textured paint and/or granolithic wash to all doghouse structure, where applicable.
8. Homogeneous tiles and/or stone to all BBQ counters wall and surfaces, where applicable.
9. Painted and/or powder coated mild steel to all boundary fences and external gates, where applicable.
10. Textured paint and/or stone surface and/or metal cladding to boundary walls and signage walls, where applicable.

b. Floor:
i. Apartment Unit
1. Homogenous and/or Porcelain and/or ceramic tiles with matching tile skirting to Living, Dining, Kitchen, Passageway, Balcony, PES, Utility, Yard, Study, where applicable.
2. Porcelain and/or ceramic tiles to Bathroom, WC, where applicable.
3. Vinyl flooring with matching skirting to all Bedrooms, where applicable.
4. Cement sand screed to Aircon Ledge, where applicable.

ii. Common Area – Internal
1. Homogeneous and/or ceramic and/or porcelain tiles to corridor, where applicable.
2. Stone and/or vinyl flooring and/or homogenous and/or ceramic and/or porcelain tiles with matching skirting to Garden Lounge and Forest Lounge.
3. Vinyl flooring and/or carpet and/or sports grade flooring to Gym and Yoga Studio.
4. Homogeneous and/or ceramic and/or porcelain tiles to Changing rooms, Clubhouse Toilets, Steam rooms and Clubhouse Accessible Toilet.

iii. Common Area – External
1. Timber tile and/or stone and/or homogenous tiles and/or marble look alike tiles and/or reconstituted stone tiles and/or pebble wash finishes to all external flooring on 1st storey including drop off area and 14th storey sky terrace, where applicable.
2. Mosaic tiles and/or stone tiles with stone coping and drain covers to Swimming Pools and Jacuzzis, where applicable.
3. Stone and/or homogenous tiles and/or pebble wash and/or timber tile to all external pavilion surfaces, where applicable.
4. EPDM mulch and/or EPDM with artificial turf to flooring to children's playground, where applicable.
5. EPDM mulch flooring and/or homogeneous tile flooring to fitness area, where applicable.
6. Stone and/or homogeneous tiles with stone coping to all water feature surfaces, where applicable.
7. Granolithic wash and/or homogeneous tiles to all manhole covers and drain covers, where applicable.

7. Windows
a. Aluminium framed windows with restrictors where applicable with tinted and/or clear and/or frosted and/or coated and/or obscured and/or fritted glass, where applicable.

b. All glazing up to 1.0m from finished floor level shall be in laminated glass.

8. Doors
i. Approved fire-rated timber doors and digital lock set to unit main entrance.
ii. Hollow core timber door to Bedroom, Bathrooms, where applicable.
iii. Timber sliding door with glass infill panel to Kitchen, where applicable.
iv. Aluminium framed slide and swing door to Yard, WC, Utility, where applicable.
v. Aluminium framed glass sliding door with restrictors where applicable to Balcony, PES, where applicable.
vi. Locksets and ironmongery will be provided to all doors.

9. Sanitary Fittings

(a)	Master Bath / Junior Master Bath	1 solid surface vanity top with 1 wash basin with basin mixer, 1 mirror, 2 robe hook, 1 shower compartment with 1 shower mixer, 1 hand shower and 1 overhead rain shower, 1 water closet with manual bidet seat cover, 1 toilet paper holder and 1 shower ledge
(b)	Common Bathroom (where applicable)	1 solid surface vanity top with 1 wash basin with basin mixer, 1 mirror, 2 robe hook, 1 shower compartment with 1 shower mixer and hand shower, 1 water closet, 1 bidet spray, 1 toilet paper holder and 1 shower ledge
(c)	WC (where applicable)	1 wash basin with tap, 1 shower tap with hand shower, 1 water closet and 1 toilet paper holder
(d)	PES / Balcony	1 bib tap
(d)	Kitchen / Yard (where applicable)	1 bib tap for washer

10. Electrical Installation
a. Wiring for lighting and power shall be in concealed conduits where possible except for spaces within DB closet, cabinets, areas above false ceilings, wardrobes or kitchen cabinets, which will be in exposed conduits and/or trunking.

b. All electrical wirings shall be in accordance with Singapore Code of Practice SS 638.

c. Refer to "18. Electrical Schedule".

11. Cable Services/Data/Telephone Points
a. All wiring in concealed conduit wherever possible except for wiring above false ceiling.

b. Data point in Category 6 (Cat6) cable provided to Living and all bedrooms and terminated in patch panel in DB closet.

c. Refer to "18. Electrical Schedule".

12. Lightning Protection
Lightning Protection System shall be provided in accordance with Singapore Standard.

13. Painting
a. External Walls: External emulsion paint and/or textured coating

b. Internal Walls: Emulsion Paint

14. Waterproofing
a. Apartment Unit
i. Waterproofing to floor of Bathroom, Kitchen, Balcony, WC, Utility, PES, where applicable.
ii. Waterproofing to walls of shower compartment.

b. Common Area
i. Waterproofing to RC flat roof, swimming pool, kid's pool, Jacuzzis, changing rooms, toilets, shower, accessible toilets, steam room, water features and landscape areas, where applicable.

15. Driveway and Carpark
a. Reinforced concrete slab with floor hardener and/or epoxy coating at driveway, ramp and parking lots of basement carpark.
b. Reinforced concrete slab with homogenous and/or ceramic and/or porcelain tiles and/or stone and/or interlocking concrete paving to surface driveway and drop off areas.
c. Reinforced concrete slab and/or grass cells system to surface driveway, fire engine accessway, where applicable.
d. Reinforced concrete slab with granolithic wash finish to fire engine accessway, where applicable.

16. Recreation facilities
Level 1:
The Oasis
1) 50m Lap Swimming Pool
2) Kid's Wading Pool
3) Shallow Pool Lounge
4) Hydrotherapy Spa
5) BBQ Pavilion 1
6) BBQ Pavilion 2
7) Cabana & Sun Deck

Forest Playscape
8) Maze Garden
9) Forest Pavilion
10) Water Pavilion
11) Fitness Station
12) Forest Fitness
13) Nature Play
14) Bowling Lawn
15) Dog Run
16) Garden Lawn
17) Whimsical Garden

Botanical Collection
18) Fernery
19) Palm Grove
20) Jogging/Walking Trail
21) Orchid Collection

Waterfalls
22) Grand Arrival
23) Water Feature & Green Wall
24) Entrance Palm Garden
25) Biophilic Waiting Area

Clubhouse
26) Garden Lounge
27) Forest Lounge

Level 2 Clubhouse
28) Gymnasium
29) Yoga Studio
30) Clubhouse Garden

Level 14 Sky Terrace
31) Suiseki Collection
32) Sky Jacuzzi
33) Dining Pavilion
34) Party Deck
35) Swing Garden
36) Board Game Deck
37) Whimsical Lightscape
38) Garden Library
39) Yoga Terrace
40) Tea Pavilion
41) Stroll Garden
42) Outdoor Fitness

17. Additional Items

a. Kitchen Appliances

Items	Unit Type		
	A1(PES), A1, A2, B1 (PES), B1, B2(PES), B2, B3, B4S	C1(PES), C1, C2(PES), C2, C3(PES), C3, C4(PES), C4	C5P, C6P(PES), C6P, D1(PES), D1, D2(PES), D2, D3P(PES), D3P
Built-in kitchen cabinets in laminated finish with quartz counter top, backsplash, with stainless steel sink, mixer and fridge	Y	Y	Y
Built-in induction hob with hood	Y	N	N
Built-in gas hob with hood	N	Y	Y
Built-in oven	Y	Y	Y
Clothes washer-cum-dryer	Y	Y	N
Clothes washer & clothes dryer	N	N	Y
Provision of town gas	N	Y	Y

b. Built-in wardrobes with sliding door and side swing door in laminate finish with internal Melamine for all Master Bedrooms.

c. Built-in wardrobes with sliding door in laminate finish with internal Melamine for all Bedrooms.

d. Single-split and/or multi-split wall mounted air-conditioning system to Living and/or Dining, Study and Bedrooms, where applicable.

e. Hot water supply to all Bathroom and Kitchen, excluding WC.

f. Town gas supply provided to all unit types except for 1-BR and 2-BR unit types

g. Mechanical ventilation system to Bathroom, where applicable

h. Security System - Closed-circuit television (CCTV) system to 1st storey lift lobby entrances of residential blocks, drop-offs and lift car

i. Electronic Parking System (EPS) access system

j. Pneumatic waste conveyance system

k. All units are provided with common and recyclable refuse hopper located within common lift lobbies at all residential levels

l. E-Waste Recycling Bin

m. Smart Home System
- Air-conditioning
- Digital door lock
- Smart smoke detector

n. 1 ceiling fan to living room, subject to buyer's confirmation.

18. Electrical Schedule

S/N	Electrical Provision	Unit Types									
		A1(PES) A1 A2	B1(PES) B1 B2(PES) B2	B3	B4S	C1(PES) C1 C2(PES) C2	C3(PES) C3 C4(PES) C4	C5P	C6P(PES) C6P	D1(PES) D1 D2(PES) D2	D3P(PES) D3P
1	Lighting point	8	11	11	11	15	15	19	19	23	24
2	13A switch socket outlet	13	15	15	16	19	20	22	23	23	23
3	Fridge point	1	1	1	1	1	1	1	1	1	1
4	Cooker hood point	1	1	1	1	1	1	1	1	1	1
5	Cooker hob point	1	1	1	1	1	1	1	1	1	1
6	Oven point	1	1	1	1	1	1	1	1	1	1
7	13A switch socket outlet for washer	0	0	0	0	0	0	1	1	1	1
8	13A switch socket outlet for dryer	0	0	0	0	0	0	1	1	1	1
9	13A switch socket outlet for washer cum dryer	1	1	1	1	1	1	0	0	0	0
10	Electric water heater	2	3	3	3	0	0	0	0	0	0
11	Gas water heater	0	0	0	0	1	1	1	1	1	1
12	Data / telephone outlet	5	6	6	7	7	7	8	8	8	9
13	Bell push c/w bell point	1	1	1	1	1	1	1	1	1	1
14	Aircon isolator	1	2	2	2	3	3	3	3	3	3

Notes to Specifications

A. Marble/Compressed Marble/Limestone/Granite
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 tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

B. Timber strips
Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

C. 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 own contractor to service the air-conditioning system regularly.

D. Television and/or Internet Access
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any 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.

E. 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 the Architect's selection and market availability.

F. Layout/Location of Fan Coil Units, Electrical Points, Telecommunication Points, Door Swing Positions and Plaster Ceiling Boards
Layout/Location of fan coil units, electrical points, telecommunication points, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.

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

H. 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.

I. 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.

J. 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 clauses 9 and 17.

K. 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 the builder and the 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 fans and ductings are provided to toilets which are not naturally ventilated.

To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

M. Prefabricated Bathroom Units
Certain bathroom and W.C. may be prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty. Any hacking, repairing and drilling within bathroom must be in accordance to the manufacturer's manual book.

N. Wall
All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/vanity cabinet/mirror.

O. Tiles
Selected tile sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards SS483:2000. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 of Sale and Purchase Agreement

P. Wireless Internet Connection at Communal Area
Wireless internet connection provision at designated communal areas such as common area, E- deck, sky terrace, Garden Lounge, Forest Lounge, subject to subscription of service by the Management Corporation with the relevant internet service provider.

Q. Ceiling
For hanging of heavy equipment or device on ceiling, owner shall engage professional structural engineer for verification of the mounting loading and mounting location and do necessary strengthening if required.

R. Home Fire Alarm Device (HFAD)
Home Fire Alarm Device (HFAD) is provided to each residential unit as per compliance to the local authority requirement. To ensure good working condition, the HFAD has to be maintained and cleaned periodically by the Purchaser as per the manufacturer's instructions/user guide.

S. Compressed Quartz
Compressed Quartz stone is an engineered stone surface that comprises of natural extract from the earth. The pigmentation found in these natural extracts sometimes varies and as a result, the final products are subjected to variations in colour and vein pattern. Like most materials, excessive force, high point loads, pressure or heat may cause thermal shock, discoloration or damage to the surface. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and 17 of the Sale and Purchase Agreement.

T. Engineered Stone
Engineered Stone is a surface that comprises of natural extract from the earth. The pigmentation found in these natural extracts sometimes varies and as a result, the final products are subjected to variations in colour and vein pattern. Like most materials, excessive force, high point loads, pressure or heat may cause thermal shock, discoloration or damage to the surface. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and 17 of the Sale and Purchase Agreement

U. Ceiling fan
One complimentary ceiling fan is provided in the living room of each unit to improve thermal comfort. It is part of our sustainability initiatives to achieve Green Mark Platinum Super Low Energy award. Natural ventilation and fans can reduce the demand on air conditioning, which in turn reduces demand on electricity. A ceiling fan can also help to achieve thermal comfort in a higher temperature air-conditioning environment. However, homeowners may choose to opt out of this sustainability initiative by indicating in the S&P form.

meet the team

TID

Established in 1972, TID Pte. Ltd. is a joint venture between property developers, Hong Leong Group and Mitsui Fudosan, weaving a unique combination of Singaporean-Japanese talents and management styles to drive excellence in real estate developments. In collaboration with partners, TID Pte. Ltd. has successfully executed a total of 36 residential projects, including a diverse portfolio of commercial, industrial and hotel properties.

TID Pte. Ltd. stands at the forefront of the built industry, embracing smart architecture design and construction, and was the first in Asia to pioneer the PPVC approach (Prefabricated Prefinished Volumetric Construction) at Brownstone Executive Condominium.

With a notable residential track record, it has always set its sights on innovative design, construction safety and delivered well-located quality projects such as Nathan Suites and Optima @ Tanah Merah; and together with our partners, The Oceanfront @ Sentosa Cove, Forest Woods, The Jovell and Piermont Grand Executive Condominium.

Going forward, TID Pte. Ltd. remains committed to developing and delivering quality real estate projects, such as the highly successful One-North Eden and the much-anticipated Lentoria.

Joint Venture Partners

Hong Leong Holdings Limited

Hong Leong Holdings Limited (HLHL) was founded in 1968 as the private property development and investment arm of one of Asia's largest and most successful diversified conglomerate Hong Leong Group, headquartered in Singapore.

Built on a strong reputation, HLHL is an established and trusted developer that takes pride in being responsible for some of the most recognisable and iconic developments in Singapore.

It continues to pursue higher standards in its developments while maintaining its distinct levels in design, sustainability and customer service.

Mitsui Fudosan

One of Japan's largest global real estate companies and integrated real estate developers, Mitsui Fudosan has supplied over 230,000 residential units (including Joint-Venture projects) and over 3.3 million sqm (35.5 million sqf) of office leased floor space in Japan. The company's consolidated annual sales in 2022 is about S$21 billion.

Since its incorporation in 1941, Mitsui Fudosan has engaged in the development and management of office buildings, residences, retail facilities, logistics, hotels and resorts. Some of its recent iconic projects include Miyashita Park and Tokyo Midtown Yaesu. Mitsui Fudosan has been expanding its business overseas, such as 50 Hudson Yards in New York, the Halekulani Hotel in Hawaii and our retail facilities in Taiwan and Malaysia.

TID PTE. LTD.

A joint venture between

HONG LEONG HOLDINGS LIMITED 豐隆實業有限公司

MITSUI FUDOSAN

from the developer of inspired homes

Nathan Suites

Nathan Suites' unique facade wing design draws inspiration from the powerful flight of birds as the balcony's shape gradually rotates as the tower rises 24 floors into the sky. As an oasis of tranquility, it boasts of all the modern amenities. Located in the prestigious District 10, its close proximity to Orchard Road and swanky shopping malls accords residents endless vibrancy and pride of location.



The Oceanfront @ Sentosa Cove

Standing visibly as an iconic waterfront landmark on Sentosa island, The Oceanfront offers stunning waterfront living at its best. Its desirable address by the water side is an inviting sanctuary from the hustle and bustle of Singapore. Lush greenery, pristine waters and an exclusive marina pamper in this private resort-living enclave.





Artist's Impression

One-North Eden

ONE is a stunning new edition within the vibrant research and business hub of one-north. It is 5 minutes' walk to Buona Vista and one-north MRT stations. The mixed-use development features 165 units of thoughtfully designed 1 to 4 bedrooms with sleek, nature-inspired architectural designs and exquisite fittings. Expect only the best at this ONE-of-a-kind integrated work-live-play-learn paradise.

Disclaimer
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All areas and/or measurements stated in this Brochure are approximates only, and are subject to final survey and/or such changes as may be required by the relevant authorities. The Developer will provide intending purchasers with the relevant particulars, documents and information in accordance with the requirements of Form 3 of the Housing Developers Rules ("PDI"), and intending purchasers should refer to such PDI before paying the booking fee for a unit.

Developer – Lentor View Pte Ltd (202233898W) • Developer's Licence No. – C1474 • Tenure – 99 years wef 19 December 2022 • Encumbrances: Nil • Lot No. 05407W MK 20 AT LENTOR HILLS ROAD (ANG MO KIO PLANNING AREA) • Expected Date of Notice of Vacant Possession – 02 July 2027 • Expected Date of Legal Completion – 02 July 2030 • BP Approval No. A2047-00004-2023-BP01 dated 03/01/2024