



*the Reef*

AT KING'S DOCK



KING'S DOCK, 1930s



ONCE THE  
*second largest dock*  
IN THE WORLD



NOW A  
LANDMARK  
HOME FOR THOSE  
*who live*  
WITH FORESIGHT

Discover an abode that stands on the frontier of luxury living, made possible by visionary architect and founder of Rotterdam-Zurich-Shanghai based KCAP Architects&Planners, Kees Christiaanse. Like a series of urban sculptures, The Reef at King's Dock, with its 10 residential blocks, creates an exclusive, tranquil environment within the vibrant Greater Southern Waterfront, right on the edge of the upcoming Sentosa-Brani district.



Artist's Impression

01  
ARCHITECTURE

TRUE LUXURY  
IS BUILT  
*with*  
VISIONARY  
IDEAS





## A WELCOMING ARRIVAL FROM EVERY ANGLE



Immerse yourself in all of nature's wonders, from the rich foliage of Mount Faber to the lush green curtain that separates The Reef at King's Dock from the bustling city streets.

Befitting its heritage as a world-class harbour, you'll find water all around you—from the surrounding waters of the Singapore Straits to the idyllic water features that draw you in.



Artist's Impression

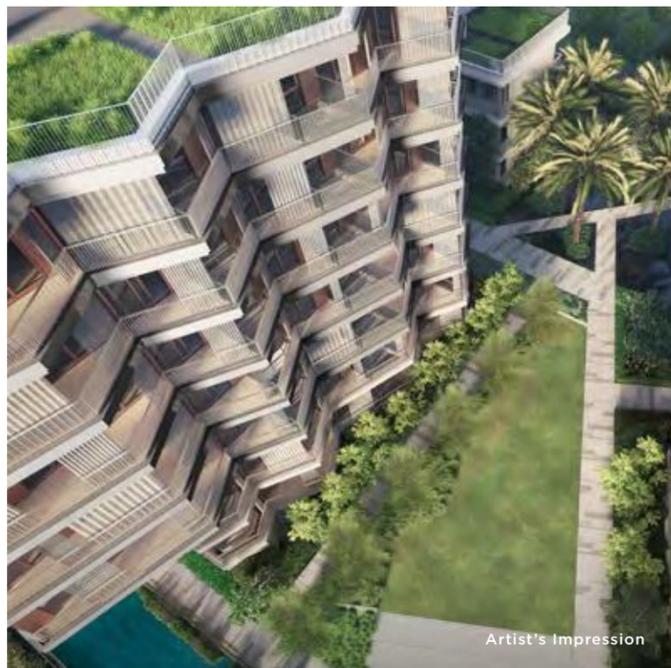
**MULTI-FACETED,  
MULTI-HUED,  
JUST LIKE LIFE ITSELF**

At The Reef at King's Dock, life flows seamlessly between active pursuits and moments of relaxation.

The interplay of building sizes gives the entire development a luxurious and spacious atmosphere. Featuring predominantly metallic hues, the buildings shimmer as the rays fall upon your home.

Choose from three distinct building types, each with its own character and palette. The Courtyard Blocks house the most exclusive apartments with commanding views of the sea towards Sentosa Island and Mount Faber. Enjoy resort-living in a coastal oasis at the Garden Villas or be at the heart of it all, at the medium-rise Urban Villas.

# THOUGHTFULLY DESIGNED *for the urban & wild* TO LIVE IN HARMONY



Invigorate your senses with nature right at your doorstep. Be enchanted by the lush foliage at the numerous sky decks, green roofs and communal gardens around the estate.

Designed with the utmost respect for our environment, most homes are oriented for natural coolness. The bespoke facade and balcony screens provide a good balance of sunlight and sun protection. The staggered blocks allow for natural ventilation and maximise the scenic views.

For its environmental impact and performance, The Reef at King's Dock has been certified with the Building and Construction Authority of Singapore Green Mark Gold<sup>PLUS</sup> standard.



## ENERGY EFFICIENCY

- Energy-efficient air conditioning system with 5-tick energy rating in all units
- Efficient lighting design with the use of LED and provision of motion sensors
- Energy-efficient lifts with VVVF (Variable Voltage and Variable Frequency) motor controller/driver and sleep function mode



## WATER EFFICIENCY

- Rainwater harvesting combined with water efficient auto-irrigation system for landscape
- Water-efficient fittings and appliances



## OTHER GREEN FEATURES

- Pneumatic waste collection and disposal system
  - Dedicated recycling chutes at every block
  - Provision of recycling bins in common areas
- Recycling of horticulture waste into landscaping fertiliser



RELAXATION  
& RECREATION

LIVE & PLAY  
WELL BEYOND  
*the*  
CONVENTIONAL

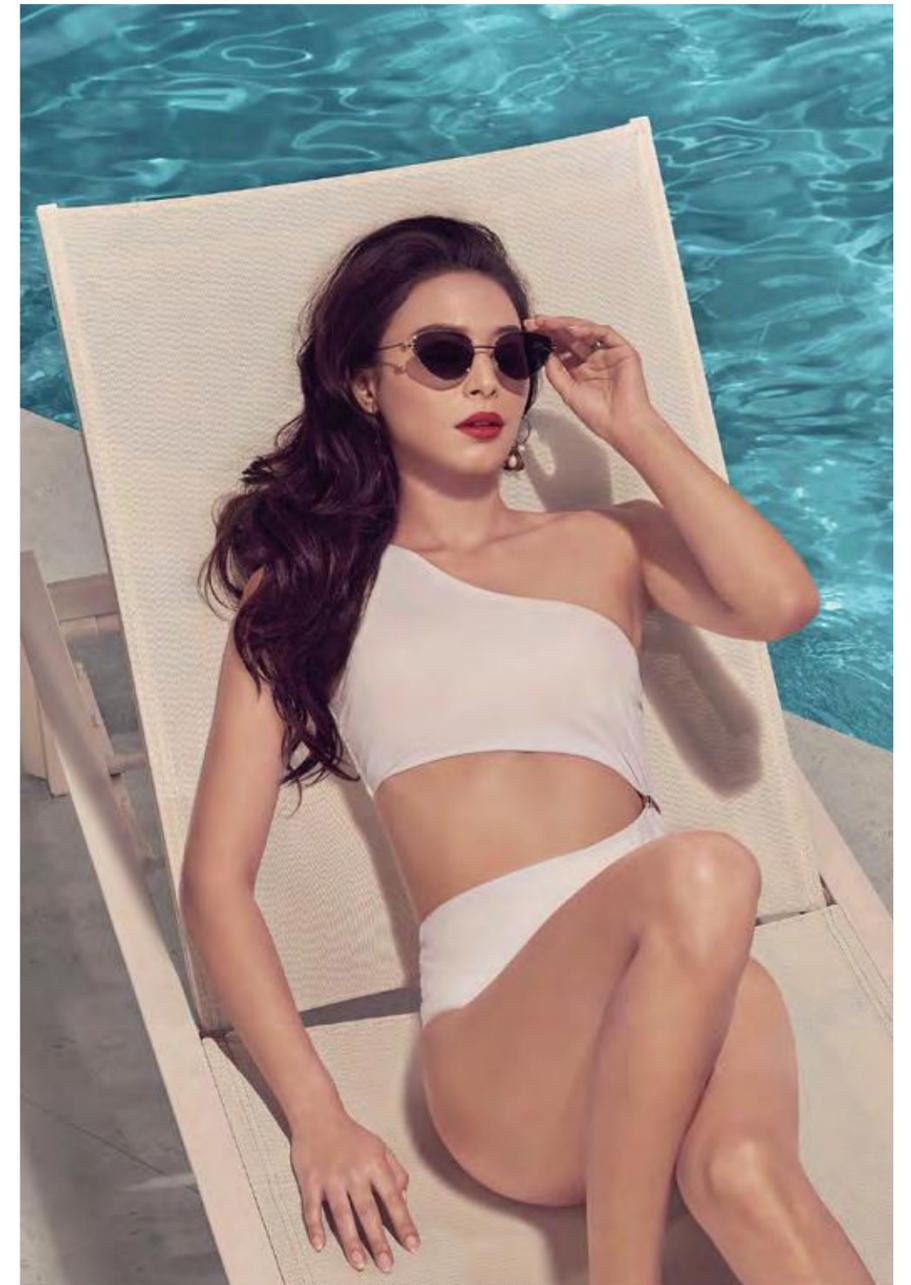




Artist's Impression

## SINGAPORE'S FIRST FLOATING DECK IN A RESIDENTIAL DEVELOPMENT

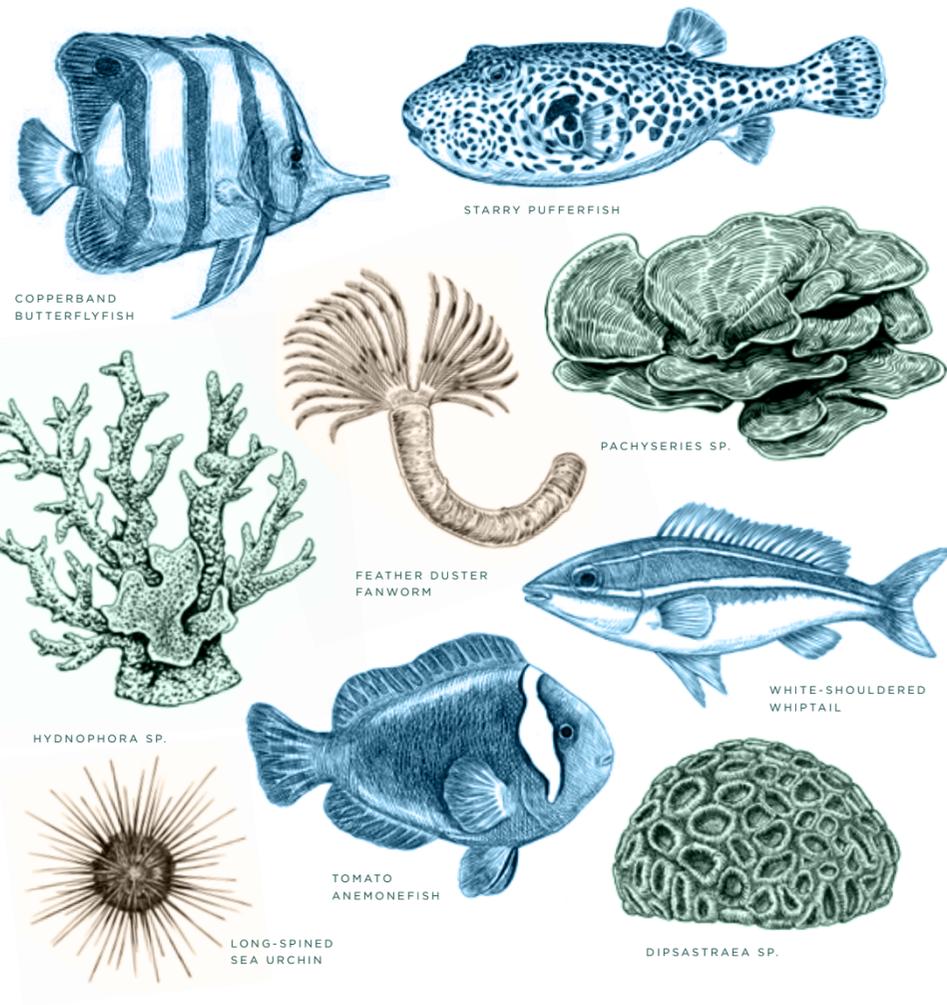
The Reef at King's Dock raises the bar for waterfront living. Bask on an expansive, 180-metre-long sun deck—the first ever in a residential development in Singapore, right at your doorstep. Designed as a granite monolith, its scale and detail embody the impressive stature of King's Dock and provide a spectacular seaside experience that lets residents be one with the sea.



## RISE WITH THE TIDE EVERY DAY

Delight in an ensemble of swimming pools—an Olympic-length pool, a splash pool for the kids, and a rejuvenation pool designed for ultimate relaxation—that move with the ebb and flow of the tide. The floating deck has facilities aplenty to delight residents of all ages.

# CAST YOUR EYES *to a city* BENEATH THE SEA



Surrounding the glittering pools of The Reef at King's Dock lies an underwater sanctuary brimming with life. Behold a coastal sea wall and its rustic native shrubs, grasses and wildflowers in a glorious world where a variety of marine life thrive.

As you recline on the hammock of the Marine Viewing deck, marvel at the vibrant underwater colony of corals and sea creatures.

## HOW CORALS ARE TRANSPLANTED



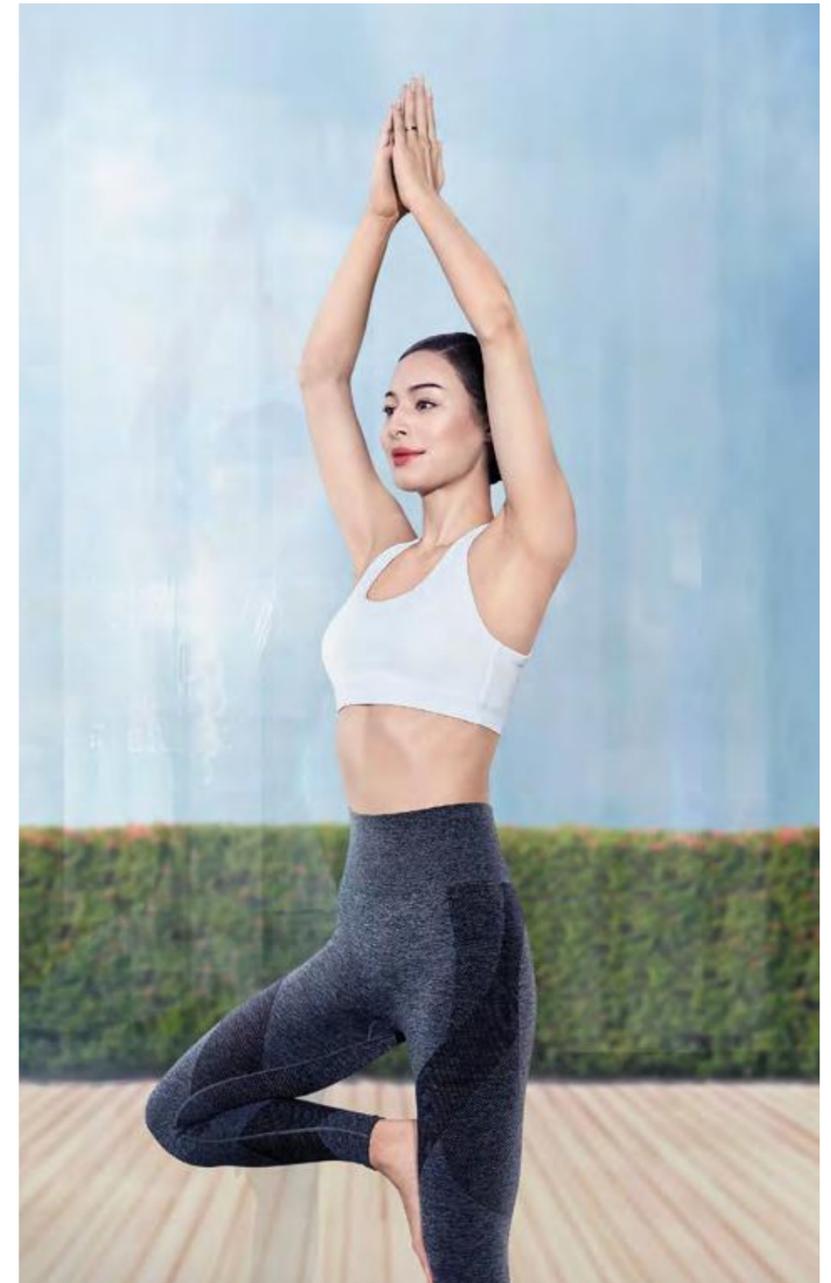
- 01 Coral fragments are harvested from donor corals and nurtured in a coral nursery at Keppel Island
- 02 Once they have reached a sufficient size, the hard corals are carefully relocated to King's Dock
- 03 The hard corals are affixed to reef enhancement structures beneath the Marine Viewing Hammock as well as to the edges of the pontoon



LUSH  
LIVING

THERE'S  
TIME & SPACE  
*for*  
ONE AND ALL





## FIND YOUR BALANCE

Follow the dulcet tones of moving water and discover expansive views of the sculptural King's Club and its cascading waterfall, as well as the floating deck in the distance.

Entertain and host at the spacious function rooms overlooking the majestic King's Dock. Each comes with its own fully-equipped kitchen — perfect for private dining events and more. The King's Lounge is also designed to serve as a co-working space. For a quieter escape, work up a sweat in the state-of-the-art gymnasium or find your centre at The Studio, while being immersed in the sound of the water curtain.

# A SANCTUARY THAT REVOLVES AROUND NATURE'S PALETTE OF GREEN AND BLUE

The landscaping at The Reef at King's Dock brings together the best of both worlds—a sublime marriage of openness and intimacy, a meeting of garden and sea. The element of water weaves through the entire development, connecting homes and communal facilities.

Come together in the pocket alcoves, carved out from the abundance of greenery, or spend a moment in quiet repose at the reflecting pool.





## AN URBAN WONDERLAND FOR ALL AGES

The young and young-at-heart will delight in the diverse play areas designed for endless hours of fun in mind. Perfect your serve at the neighbouring tennis court, make a splash with your kids at the Adventure Splash, or bond with your fur kids at the Petscape. Much like secret hideaways, these fun nooks allow both children and adults alike to play and be one with nature.

MARK LIFE'S MOMENTS  
OVER A VIEW  
WORTH CELEBRATING

Take time to celebrate life at the breezy Roof Garden. Get together with family and friends for an evening of fun, laughter and celebration under the open sky or brilliant starlight. A mesmerising view overlooking the waterfront awaits those who desire a sweet respite.





02  
INTERIORS

A LIFE  
*that*  
MOST  
DREAM  
OF



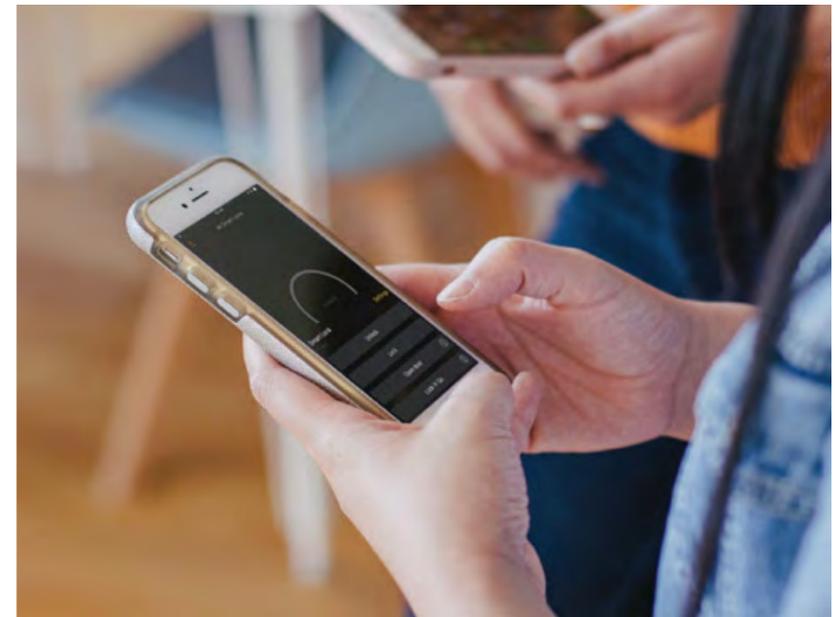


Artist's Impression

## DISCOVER SPACE FOR ALL OF LIFE'S PLEASURES

Inspired by resort spas and contemporary luxury hotels, the 429 residences at The Reef at King's Dock have been conceived as the perfect escape for the well-heeled and well-travelled.

Choose from an exquisite selection of one- to three-bedroom apartments, all purposefully designed to meet the many demands of contemporary living. Young couples can carve out a space of their own in the two-bedroom apartments, while the three-bedroom apartments have more than ample room for growing families. For those who seek ultimate privacy, the two- and three-bedroom villas promise exclusivity and space.



## SETTING THE STANDARD FOR INTERIOR PERFECTION

At The Reef at King's Dock, the harmonious blend of beauty and function brings great convenience and style to everyday living. Discover true flexibility with adjustable shelving that provides you with an option to transform your cantilevered system wardrobe into a sophisticated study space.

There is no greater luxury than a home that is intelligent by design. Every apartment features a bespoke sun screen made from the latest technology that protects your home while providing unobstructed views of your surroundings. Smart home features are seamlessly integrated to provide a truly elevated experience.



### SMART HOME CONTROLS

- Smart Door Lock
- Smart Air-conditioning
- Smart Intercom System
- Smart Smoke Alarm
- Motorised Sliding Screen



### SMART COMMUNITY MANAGEMENT

- Common Area Facility Booking
- Keyless Letter Box
- Smart Parcel Collection
- Visitor Invitation With QR Code
- Real-time Occupancy Monitoring of Non-bookable Common Area Facilities



### SMART MIELE HOME APPLIANCES

- Smart Oven
  - Smart Fridge
- (Only in three-bedroom units)

## TAILOR-MADE WITH YOU IN MIND

Discover a collection of world-class kitchen appliances, bathware and fittings, carefully curated for the island's most exclusive homes. Elegant and tasteful, each element is chosen for its style and substance.



### THE KITCHEN

Enjoy the finer things in life—be delighted by a functional kitchen with quality appliances. Experience state-of-the-art technology and unparalleled cooking, cooling and washing performance from Miele, and also a washer cum dryer for a compact laundry care solution from Whirlpool.

**Miele**

**Whirlpool**  
Every day, care.



### THE BATHROOM

Relax in urban sophistication in the thoughtfully designed bathrooms which feature polished marble floors, spacious mirror cabinets for all your needs and quality fittings from Dornbracht and bathwares from Geberit.

**DORN  
BRACHT**

**■ GEBERIT**

03  
LOCATION

COME HOME  
*to*  
A LANDMARK  
EVERY DAY



# WHERE PAST, PRESENT & THE FUTURE CONVERGE

## 1848

### DISCOVERY OF A PROMISING HARBOUR

Sir Henry Keppel discovered a promising harbour, with waters deep enough to receive large ships and vessels, and natural terrain that protected these ships from the elements. 'New Harbour' was completed in 1886, welcoming ships from all over the world.



*Admiral of the Fleet Sir Henry Keppel,  
a Royal Navy Officer*



*King's Dock, 1918*

## 1975

### TRANSFORMATION INTO A WATERFRONT HUB

Singapore's founding father, Mr. Lee Kuan Yew, declared Singapore as "one of the great centres of ship repairing between Europe and Japan", a feat made possible by the role King's Dock played.



*The Main dry dock at Keppel Shipyard, 1975*

## 1913

### MARITIME HOTSPOT

King's Dock, where The Reef is currently situated, was revealed to the rest of the world. The dock was the second largest in the world, and the largest dock East of the Suez when it opened. By the 1950s, together with three other docks in the vicinity, King's Dock was instrumental to the economic prosperity of Singapore.

## 1990S

### HARBOUR FOR A NEW MILLENNIUM

By 1999, Keppel Shipyard moved its operations out of Keppel Harbour. And so began the transformation of the harbour into a prime waterfront precinct offering luxury homes.



*Aerial view of Keppel Bay*



*Harbourfront Precinct*

## 2000S

### REJUVENATION OF THE HARBOURFRONT PRECINCT

In 2002, Mapletree and Keppel jointly developed Harbourfront Towers and Keppel Bay Tower. Subsequently, Mapletree rejuvenated the ageing World Trade Centre and its adjacent exhibition halls into a thriving business and lifestyle destination. Inspired by its waterfront location, VivoCity officially opened in 2006, offering a vibrant mix of retail and lifestyle concepts.

## THE FUTURE

### A NEW GATEWAY TO A WORLD OF LEISURE

The Reef at King's Dock stands proudly within the Greater Southern Waterfront and sits right on the edge of the upcoming Sentosa-Brani entertainment and lifestyle district. Residents will enjoy unparalleled access to pristine beaches and an entire island filled with theme parks, nature trails and more.



*Artist's Impression*

*The Reef at King's Dock*

SCAN FOR REFERENCES





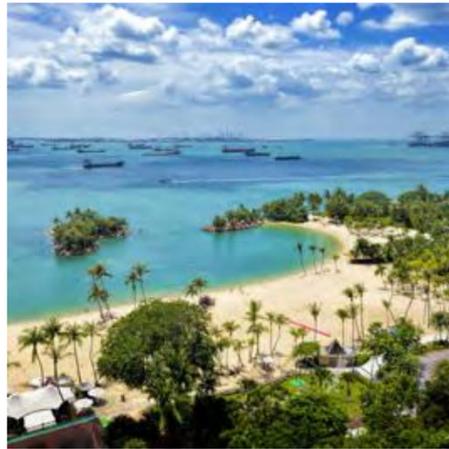
# LIVE AT THE CENTRE OF IT ALL

Enjoy unrivalled connectivity and convenience when you call The Reef at King's Dock your home. Singapore's largest mall, VivoCity is right next door, and you're steps away from not just one but two MRT lines.

**MAP LEGEND**

- GREATER SOUTHERN WATERFRONT
- THE SOUTHERN RIDGES
- SENTOSA-BRANI MASTERPLAN

# YOUR GETAWAY HOME. YOUR GATEWAY TO THE WORLD.



## SENTOSA ISLAND

The Reef at King's Dock is the perfect vantage point to witness the evolution of the Sentosa-Brani district, as well as the transformation of a new skyline. You'll be well-placed to experience the island's five unique zones and its wealth of entertainment and lifestyle attractions.

## RESORTS WORLD SENTOSA

Families will be delighted at how close the integrated resort is. With the Universal Studios Singapore™ theme park, S.E.A. Aquarium™, Adventure Cove Waterpark™ and Trick Eye Museum Singapore just across the water, you'll be primed for endless excitement.



## VIVOCITY

With Singapore's largest mall right next door, be pampered by a myriad shopping, dining and entertainment options. Enjoy easy access to the rest of the island with direct connections to the Circle Line and North-East Line.

## MARINA BAY

You'll be minutes away from Singapore's key business and leisure district that boasts towering skyscrapers and community spaces.



## MAPLETREE BUSINESS CITY

Home to the regional headquarters of leading global businesses, Mapletree Business City is one of Singapore's commercial hotspots. Located mere minutes away, The Reef at King's Dock is the perfect launchpad for professionals working there.

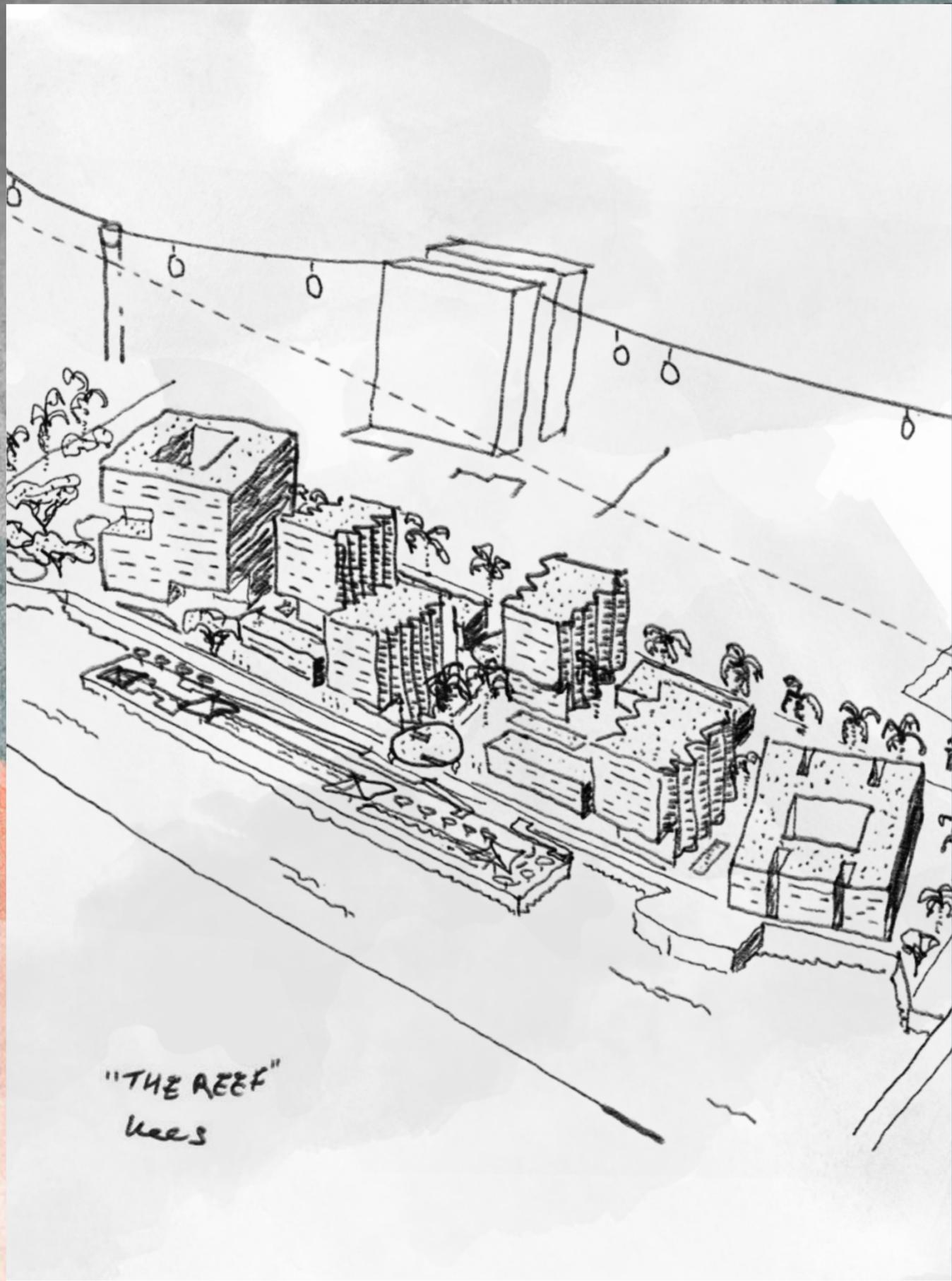
## SOUTHERN RIDGES

If you need a break from the urban jungle, seek respite from the lush, hilly Southern Ridges and its neighbouring parks. The Reef at King's Dock is conveniently located near the upcoming Rail Corridor, which boasts a biodiversity of flora and fauna spanning 24 kilometres.



## MARINA AT KEPPEL BAY

Located on the historic Keppel Island, Marina at Keppel Bay is a water playground for the privileged. Indulge in world-class waterfront dining or charter a luxury yacht for a jaunt around Singapore's Southern Islands—the sea is your oyster.



04  
VISIONARIES

A  
MEETING  
*of*  
MASTERS



*the*  
ARCHITECT



**Kees Christiaanse**  
KCAP ARCHITECTS&PLANNERS

*“What is a good living environment for people?  
It’s having a vivid urban architecture with space  
for interaction. And The Reef at King’s Dock  
has it all here.”*

ABOUT KEES CHRISTIAANSE

Kees Christiaanse is an award-winning architect and urban planner from the Netherlands. As the founding partner of KCAP Architects&Planners, Kees has transformed cities and neighbourhoods with his visionary approach to modern urban living. Together with his team at KCAP, Kees has been instrumental in the planning of the Jurong Lake District in 2018. Together with the 2018 ULI Germany Leadership Award and 2015 Build Award for Architect of the Year, Kees has received numerous awards throughout his career.

*the*  
LANDSCAPE ARCHITECT



**Stefaan Lambregts**  
GRANT ASSOCIATES

*“The Reef’s landscape elegantly  
opens up to King’s Dock and  
reconnects people with nature in  
playful and inventive ways.”*

ABOUT STEFAAN LAMBREGHTS

Stefaan integrates architecture and landscape seamlessly, collaborating closely with other design teams and consultants. For his design narrative, he draws inspiration from his experiences at King’s Dock and its surroundings.

*the*  
MARINE BIOLOGIST



**Dr Siti Maryam Yaakub**  
DHI WATER & ENVIRONMENT (S) PTE LTD

*“The Marine Viewing Deck brings  
marine biodiversity to your doorstep  
and gives you the opportunity to observe  
marine life from the comforts of home.”*

ABOUT DR SITI MARYAM YAAKUB

Dr Siti is a marine biologist on a mission —she wants to help people understand the importance of nature to human health and well-being.



A HOME FIT FOR YOU

# FLOORPLANS



# LIFE FLOWS SEAMLESSLY HERE



## LEVEL 1 / BASEMENT

- |  |                     |  |
|--|---------------------|--|
| 1 Arrival Plaza                            | 11 Reflective Pond  | 23 Kid's Play Zone                         |
| 2 Arrival Lounge                           | 12 Bubble Pond      | a) Adventure Splash                        |
| 3 King's Club                              | 13 Eco Pond         | b) Playground                              |
| 4 King's Lounge                            | 14 King's Square    | 24 Fitness Zone                            |
| 5 The Gym (Basement)                       | 15 King's Plaza     | 25 Semi-sunken Tennis Court                |
| 6 The Studio (Basement)                    | 16 Verdant Garden   | 26 Petscape                                |
| 7 Changing Room<br>& Steam Bath (Basement) | 17 Serenity Valley  | 27 The Promenade by King's Dock            |
| 8 Gourmet Pavilion                         | 18 Green Lawn       | 28 King's Dock Green Wall                  |
| 9 Twilight Pavilion                        | 19 The Courtyard    | 29 Bicycle Park                            |
| 10 Social Pavilion                         | 20 Leisure Lawn     | a) Level 1                                 |
|  | 21 Tranquility Deck | b) Basement                                |
|  | 22 Therapy Corner   | 30 Parcel Collection Station<br>(Basement) |

## THE DECK ON KING'S DOCK

- |                           |
|---------------------------|
| 31 Marine Viewing Hammock |
| 32 Sun Deck               |
| 33 Rejuvenation Pool      |
| a) Bubble Pool            |
| b) Jacuzzi Lounge         |
| c) Hydrotherapy Pool      |
| 34 50m Lap Pool           |
| 35 Leisure Pool           |
| a) Splash Pool            |
| b) Bubble Deck            |
| c) Lowtide Pool           |

## ANCILLARY

- |                          |
|--------------------------|
| A) Guardhouse            |
| B) Pedestrian Gate       |
| C) Bin Centre (Basement) |
| D) Substation (Basement) |

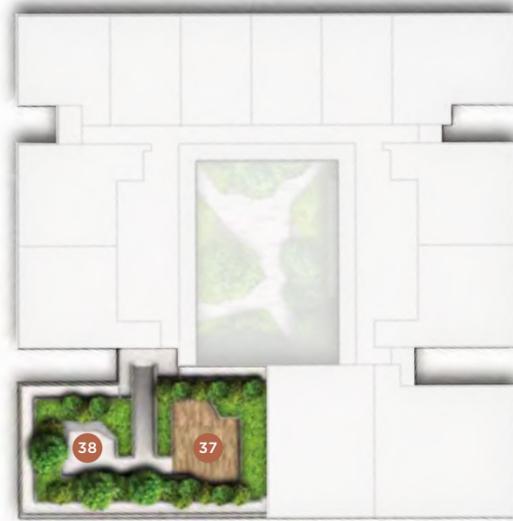


# BLOCK 10 SITE PLAN



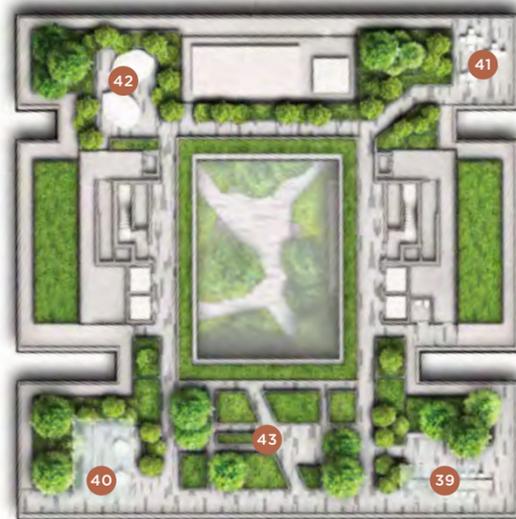
## LEVEL 3 - SKY TERRACE

- 36 Meditation Deck



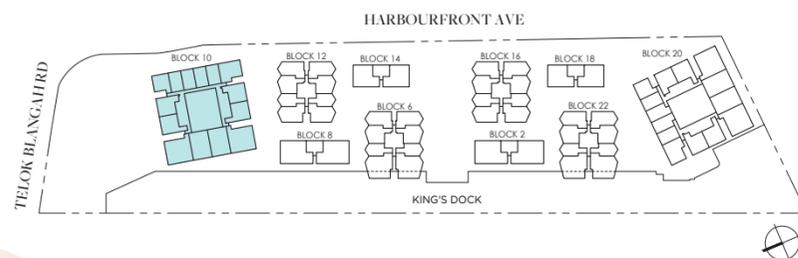
## LEVEL 6 - SKY TERRACE

- 37 Wellness Deck
- 38 Faber Lounge



## ROOF GARDEN

- 39 Alfresco Lounge
- 40 Sky Dining
- 41 Star-gazing Terrace
- 42 Hammock Terrace
- 43 Social Garden



# UNIT DISTRIBUTION



BLOCK 2

UNIT FLR	1	2
02	CV1-L	CV1-L
01	CV1-P	CV1-P

BLOCK 6

UNIT FLR	3	4	5	6	7	8	9	10
08	B5	B5	B4	A2	CP2	CP2	A2	B6
07	B5	B5	B4	A2	CP2	CP2	A2	B6
06	B5	B5	B4	A2	CP2	CP2	A2	B6
05	B5	B5	B4	A2	CP2	CP2	A2	B6
04	B5	B5	B4	A2	CP2	CP2	A2	B6
03	B5	B5	B4	A2	CP2	CP2	A2	B6
02	B5	B5	B4	BS1			BS1	B6
01	B5-P	B5-P	B4-P	BS1-P			AS1-P	B6-P

BLOCK 8

UNIT FLR	11	12
02	CV1-L	CV1-L
01	CV1-P	CV1-P

BLOCK 10

UNIT FLR	13	14	15	16	17	18	19	20	21	22	23	24	25	26
	ROOF GARDEN													
10	CS1	CP1	B1a	B2a	A1j	A1a	A1h	A1c	A1g	B3	B2	B1	CP1	CS1
09	CS1	CP1	B1a	B2a	A1f	A1h	A1e	A1h	A1b	B3	B2	B1	CP1	CS1
08	SKY TERRACE		B1a	B2a	A1j	A1a	A1h	A1c	A1g	B3	B2	B1	CP1	CS1
07			B1a	B2a	A1f	A1h	A1e	A1h	A1b	B3	B2	B1	CP1	CS1
06			B1a	B2a	A1j	A1a	A1h	A1c	A1g	B3	B2	B1	CP1	CS1
05	CS1	CP1	B1a	B2a	SKY TERRACE			A1h	A1b	B3	B2	B1	CP1	CS1
04	CS1	CP1	B1a	B2a				A1c	A1g	B3	B2	B1	CP1	CS1
03	CS1	CP1	B1a	B2a				A1h	A1b	B3	B2	B1	CP1	CS1
02	CS1	CP1	B1a	B2a	A1j	A1a	A1h	A1c	A1g	B3	B2	B1		
01	CS1-P	CP1-P	B1a	B2a	A1f-P	A1h	A1e-P	A1h	A1b-P	B3a-P	B2-P	B1-P		

BLOCK 12

UNIT FLR	27	28	29	30	31	32	33	34
08	B5	B5	B4	A2	BP1	BP1	A2	B6
07	B5	B5	B4	A2	BP1	BP1	A2	B6
06	B5	B5	B4	A2	BP1	BP1	A2	B6
05	B5	B5	B4	A2	BP1	BP1	A2	B6
04	B5	B5	B4	A2	BP1	BP1	A2	B6
03	B5	B5	B4	A3			A3	B6
02	B5	B5	B4	A3			A3	B6
01			B4-P	A3-P			A4-P	B6-P

BLOCK 14

UNIT FLR	35	36
03	BV1-L	BV1-L
02	BV1	BV1
01	BV1a-P	BV1-P

BLOCK 16

UNIT FLR	37	38	39	40	41	42	43	44
08	B5	B5	B4	A2	BP1	BP1	A2	B6
07	B5	B5	B4	A2	BP1	BP1	A2	B6
06	B5	B5	B4	A2	BP1	BP1	A2	B6
05	B5	B5	B4	A2	BP1	BP1	A2	B6
04	B5	B5	B4	A2	BP1	BP1	A2	B6
03	B5	B5	B4	A3			A3	B6
02	B5	B5	B4	A3			A3	B6
01			B4-P	A3-P			A4-P	B6-P

BLOCK 18

UNIT FLR	45	46
03	BV1-L	BV1-L
02	BV1	BV1
01	BV1a-P	BV1-P

BLOCK 20

UNIT FLR	47	48	49	50	51	52	53	54	55	56	57	58	59	60
05	CS1-L	CP1-L	B1	B2	B3	A1d	A1	A1-L	A1e-L	A1f-L	B2	B1	CP1-L	CS1-L
04	CS1	CP1	B1	B2	B3	A1d	A1	A1	A1e	A1f	B2	B1	CP1	CS1
03	CS1	CP1	B1	B2	B3	A1d	A1	A1	A1e	A1f	B2	B1	CP1	CS1
02	CS1	CP1	B1	B2	B3	A1d	A1				B2b	B1	CP1	CS1
01	CS1-P	CP1-P	B1-P	B2-P	B3-P	A1d-P	A1e-P				B2b-P	B1-P	CP1-P	CS1-P

BLOCK 22

UNIT FLR	61	62	63	64	65	66	67	68
07	B5	B5	B4	A2	CP2	CP2	A2	B6
06	B5	B5	B4	A2	CP2	CP2	A2	B6
05	B5	B5	B4	A2	CP2	CP2	A2	B6
04	B5	B5	B4	A2	CP2	CP2	A2	B6
03	B5	B5	B4	A2	CP2	CP2	A2	B6
02	B5	B5	B4	BS1			BS1	B6
01	B5-P	B5-P	B4-P	BS1-P			AS1-P	B6-P

# 2-BEDROOM

## TYPE B4

71 SQM / 764 SQFT

**BLK 6**  
#02-05 to #08-05

**BLK 12**  
#02-29 to #08-29

**BLK 16**  
#02-39 to #08-39

**BLK 22**  
#02-63 to #07-63

## TYPE B4-P

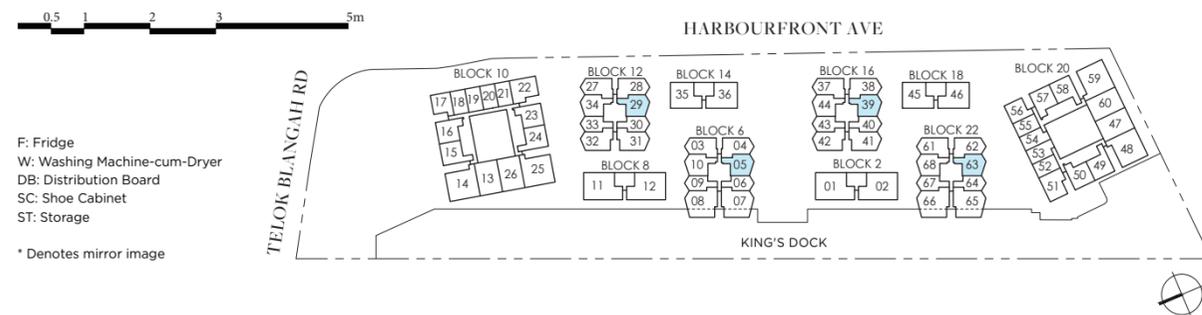
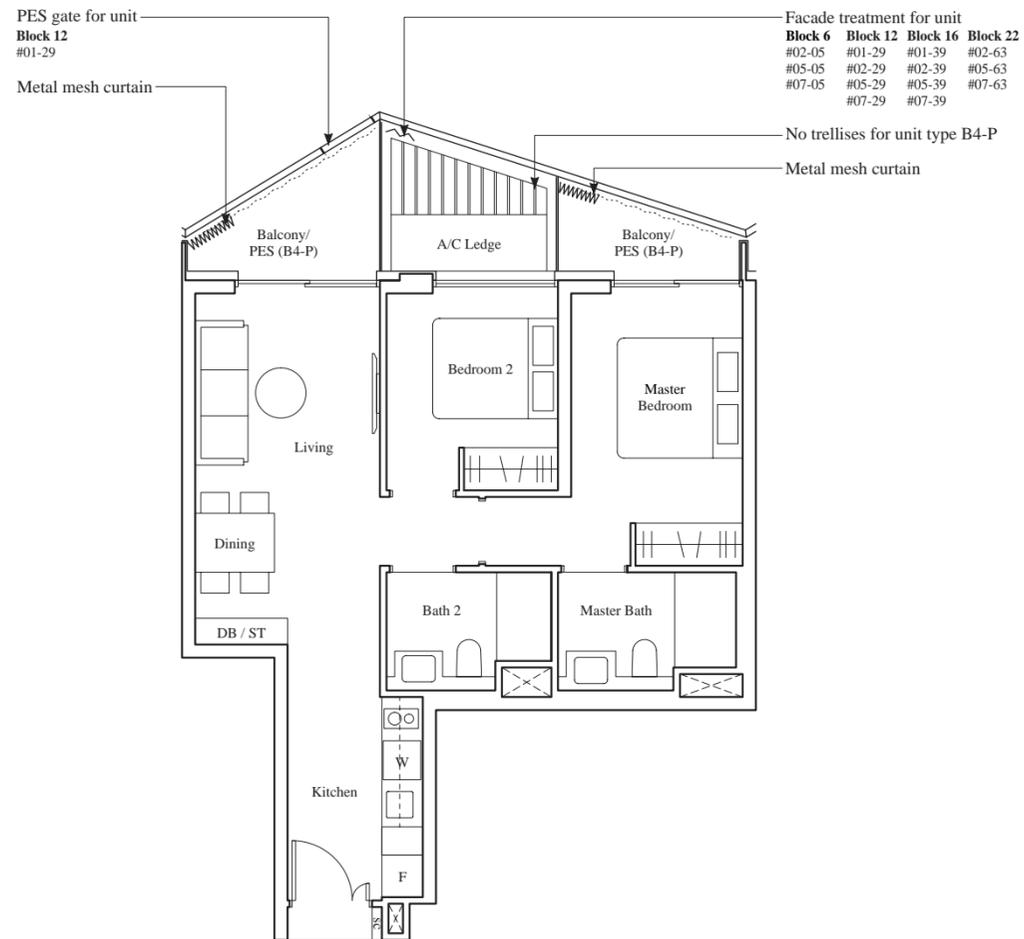
71 SQM / 764 SQFT

**BLK 6**  
#01-05

**BLK 12**  
#01-29

**BLK 16**  
#01-39

**BLK 22**  
#01-63



AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

# 2-BEDROOM

## TYPE B5

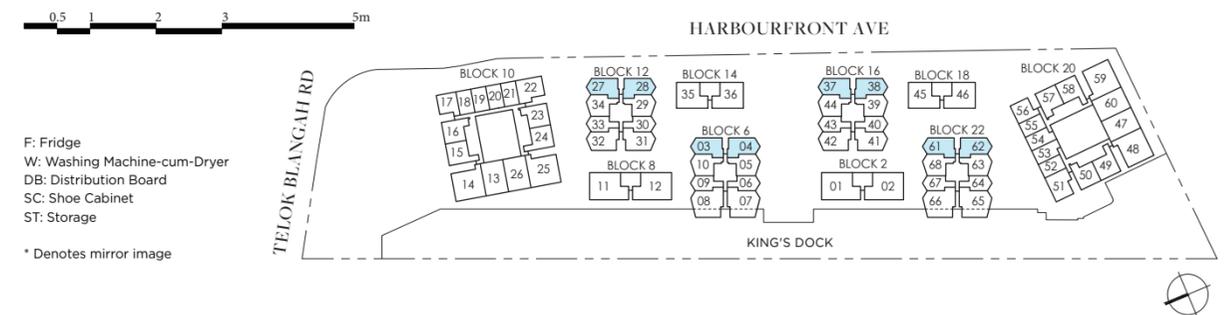
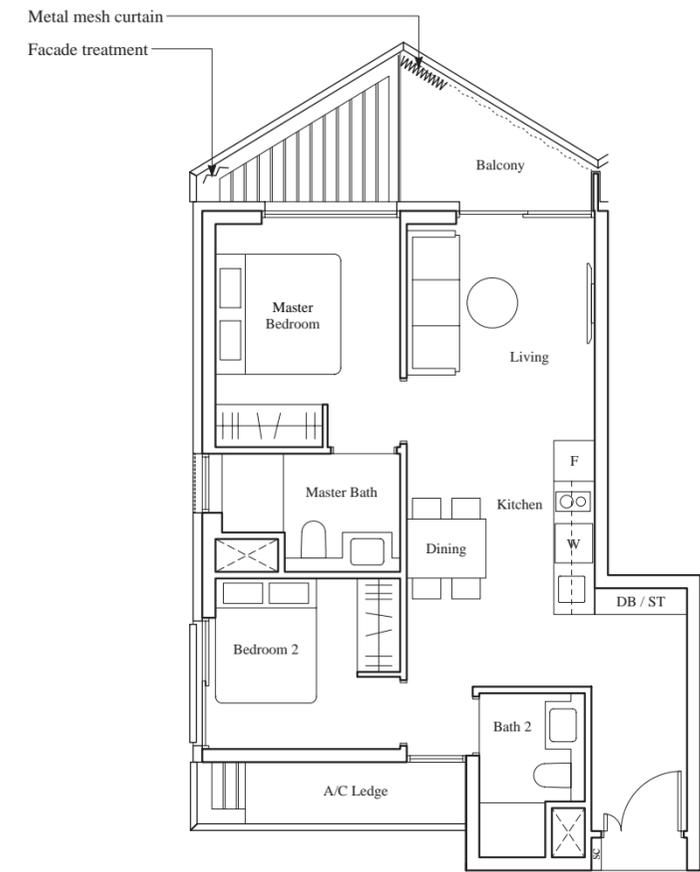
67 SQM / 721 SQFT

**BLK 6**  
#02-03\* to #08-03\*  
#02-04 to #08-04

**BLK 12**  
#02-27\* to #08-27\*  
#02-28 to #08-28

**BLK 16**  
#02-37\* to #08-37\*  
#02-38 to #08-38

**BLK 22**  
#02-61\* to #07-61\*  
#02-62 to #07-62



AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

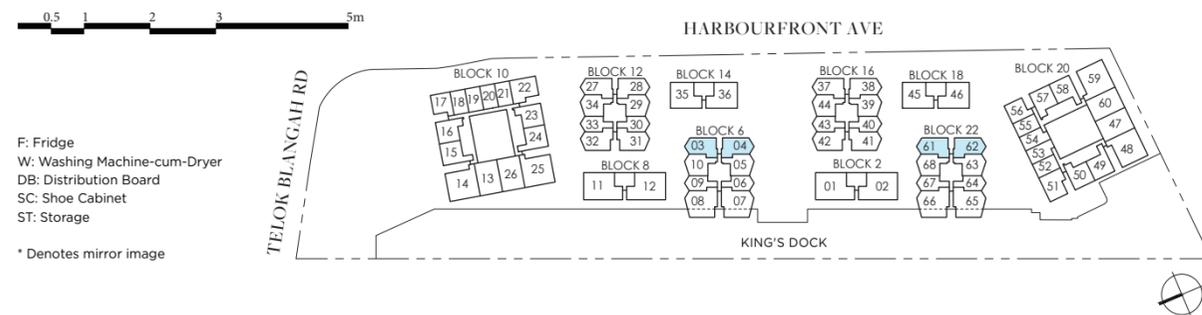
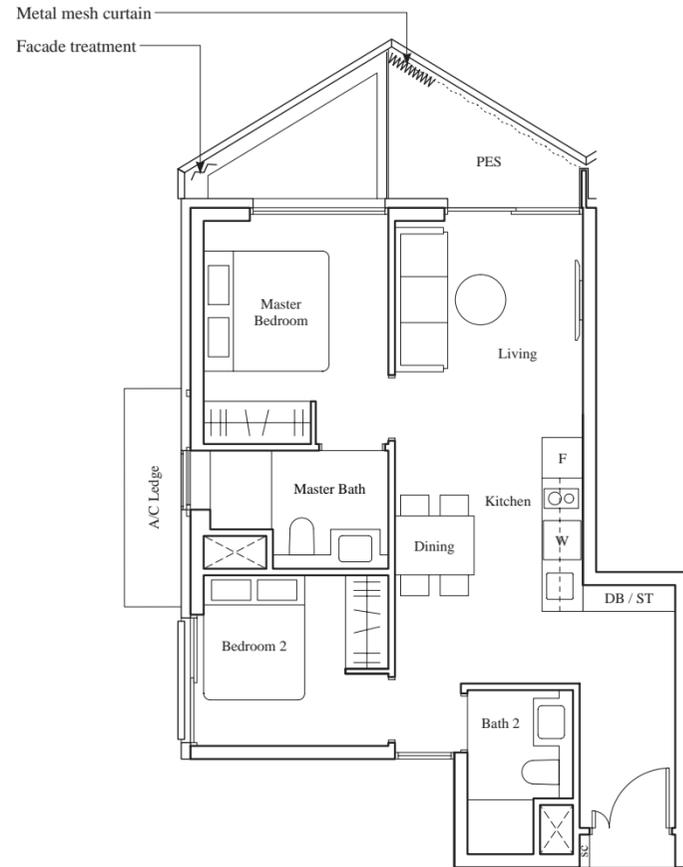
# 2-BEDROOM

## TYPE B5-P

67 SQM / 721 SQFT

**BLK 6**  
#01-03\*, #01-04

**BLK 22**  
#01-61\*, #01-62



AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

# 2-BEDROOM

## TYPE B6

70 SQM / 753 SQFT

**BLK 6**  
#02-10 to #08-10

**BLK 12**  
#02-34 to #08-34

**BLK 16**  
#02-44 to #08-44

**BLK 22**  
#02-68 to #07-68

## TYPE B6-P

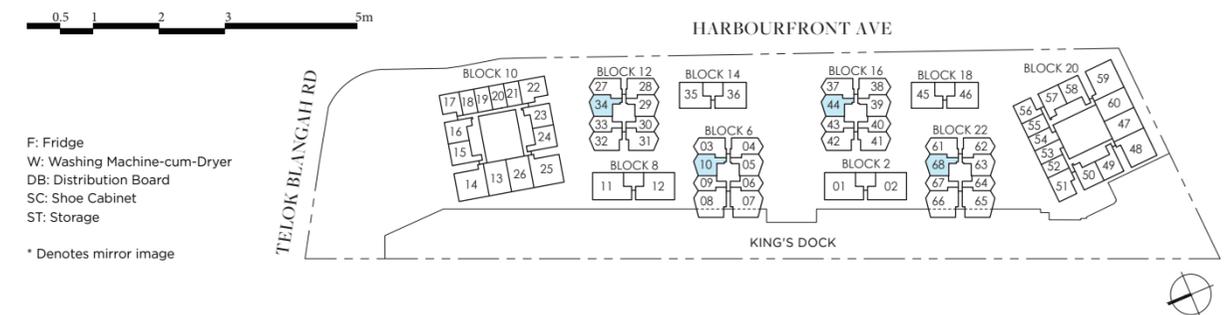
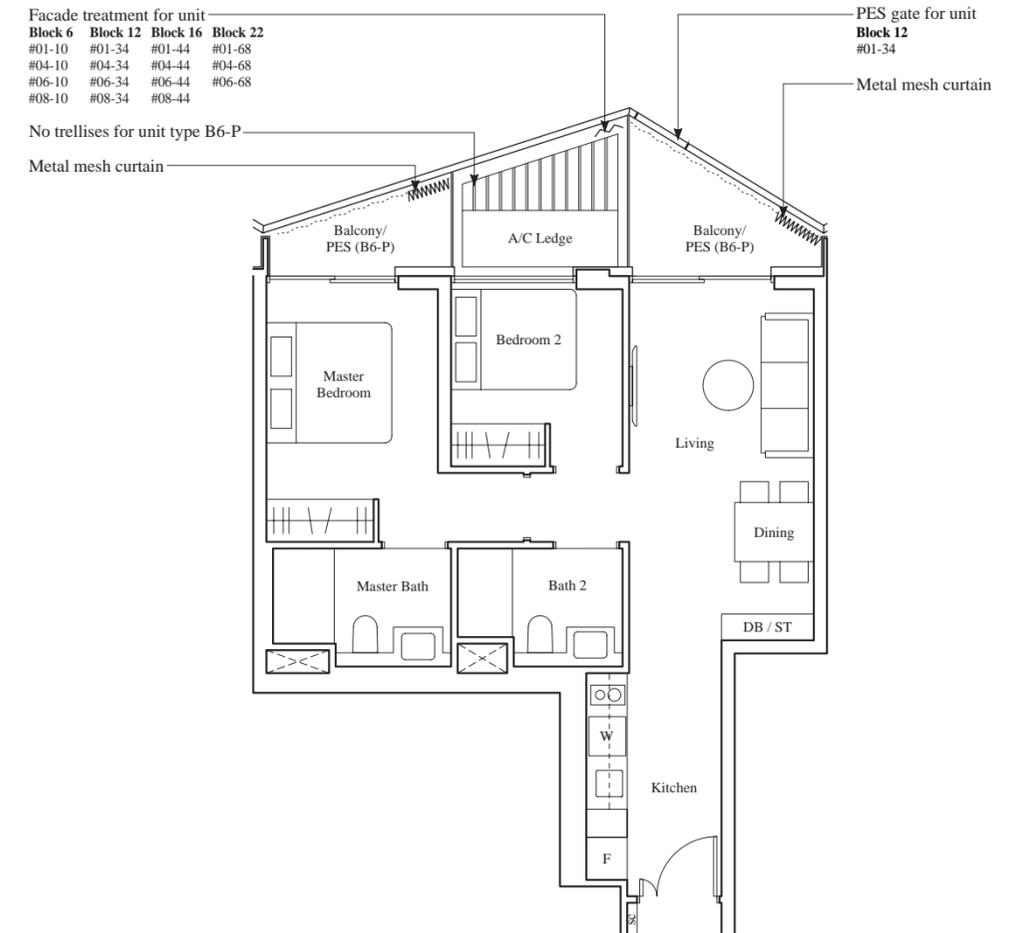
70 SQM / 753 SQFT

**BLK 6**  
#01-10

**BLK 12**  
#01-34

**BLK 16**  
#01-44

**BLK 22**  
#01-68



AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

# 2-BEDROOM + STUDY

## TYPE BS1

83 SQM / 893 SQFT

### BLK 6

#02-06, #02-09\*

### BLK 22

#02-64, #02-67\*

## TYPE BS1-P

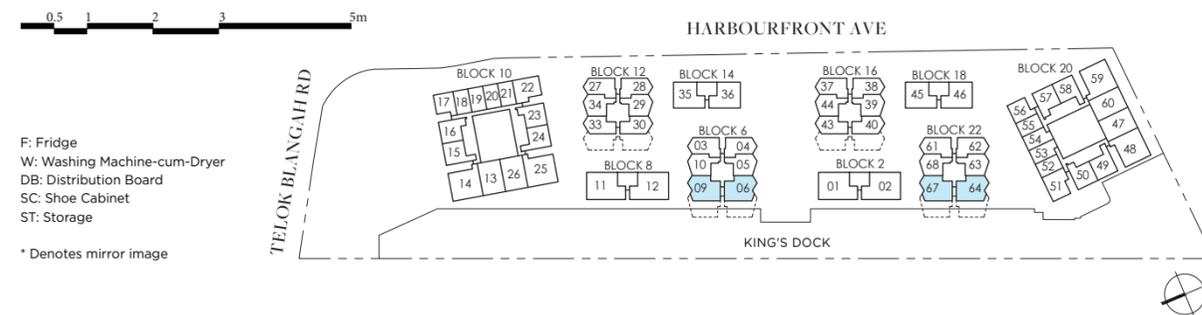
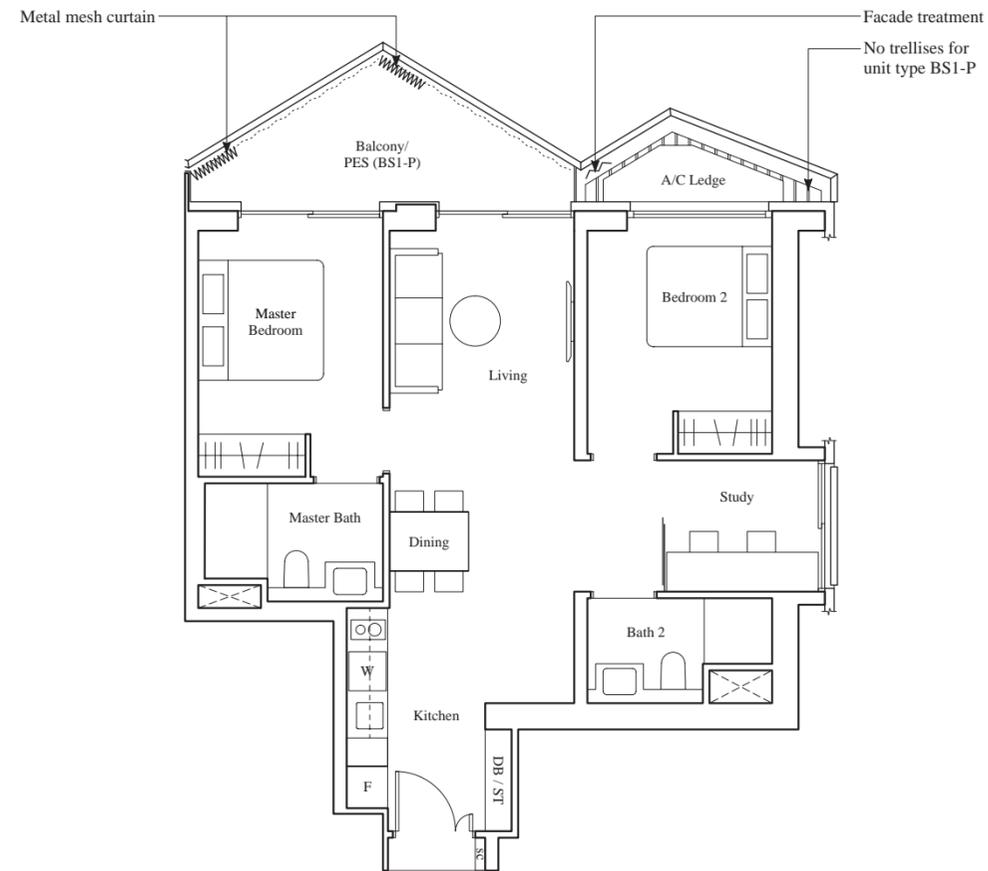
83 SQM / 893 SQFT

### BLK 6

#01-06

### BLK 22

#01-64



AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

# 2-BEDROOM PREMIUM

## TYPE BP1

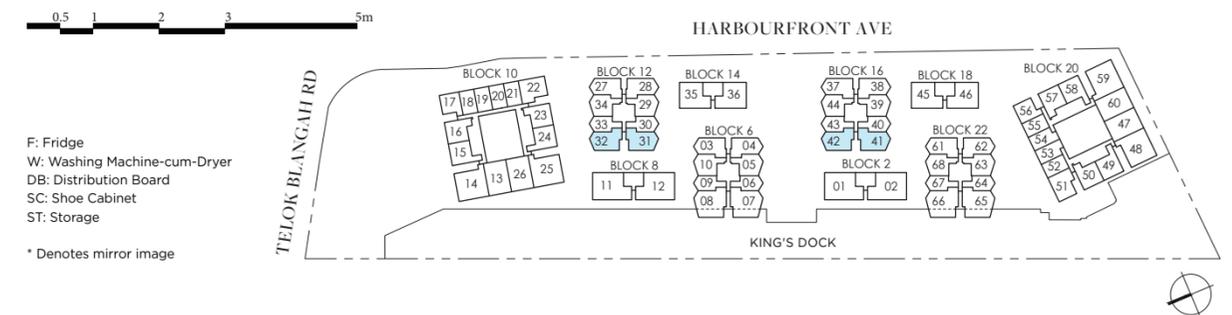
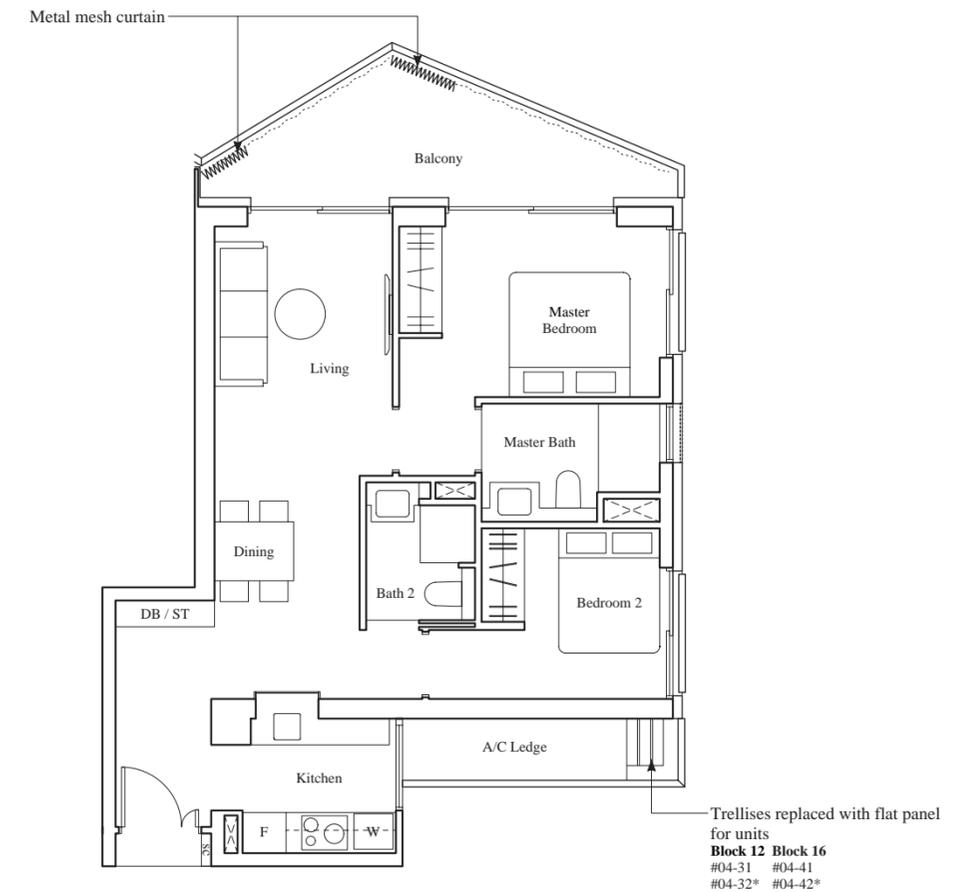
82 SQM / 883 SQFT

### BLK 12

#04-31 to #08-31  
#04-32\* to #08-32\*

### BLK 16

#04-41 to #08-41  
#04-42\* to #08-42\*



AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

# 2-BEDROOM VILLA

## TYPE BV1

91 SQM / 980 SQFT

**BLK 14**  
#02-35, #02-36\*

**BLK 18**  
#02-45, #02-46\*

## TYPE BV1-P

91 SQM / 980 SQFT

**BLK 14**  
#01-36\*

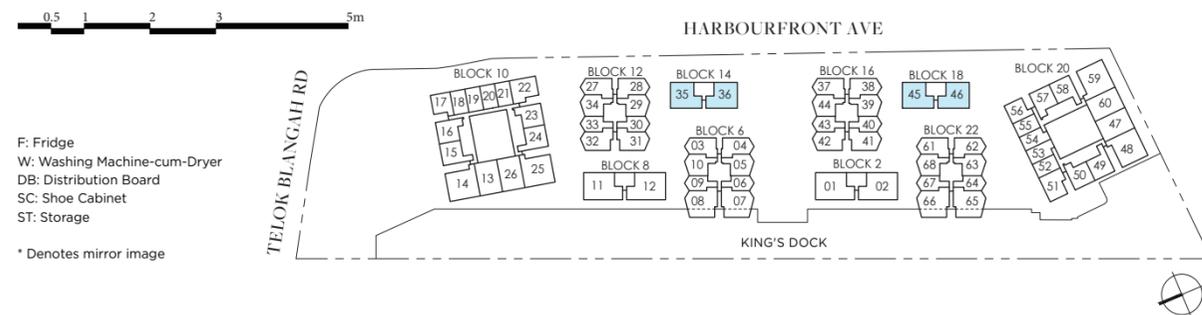
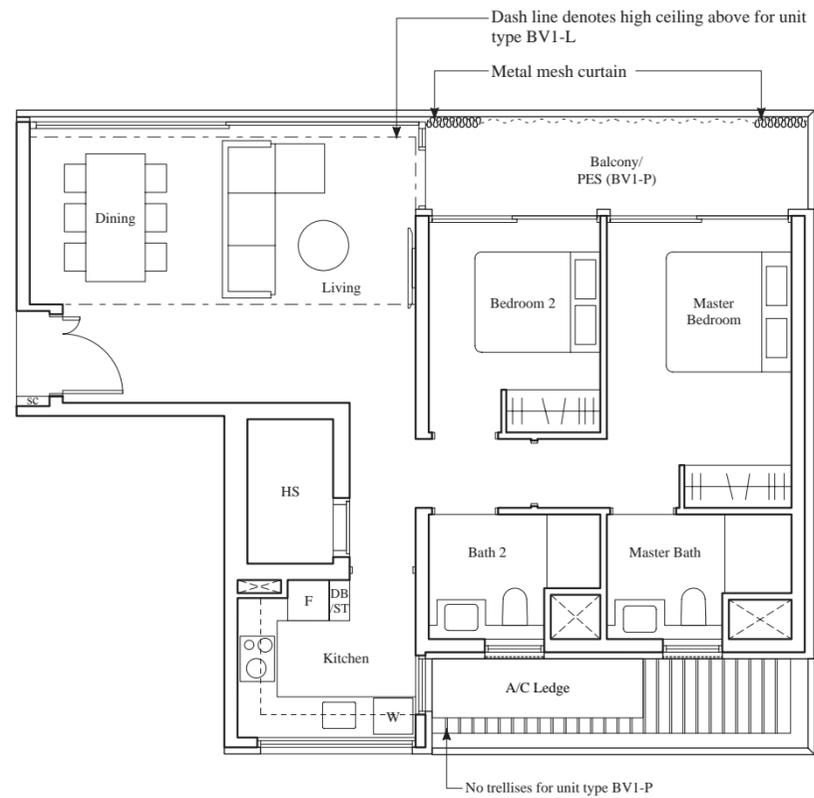
**BLK 18**  
#01-46\*

## TYPE BV1-L

108 SQM / 1163 SQFT

**BLK 14**  
#03-35, #03-36\*

**BLK 18**  
#03-45, #03-46\*



AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

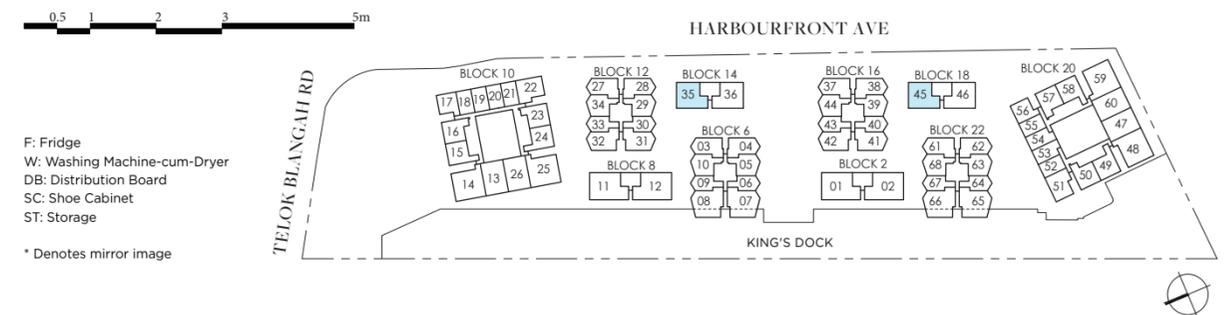
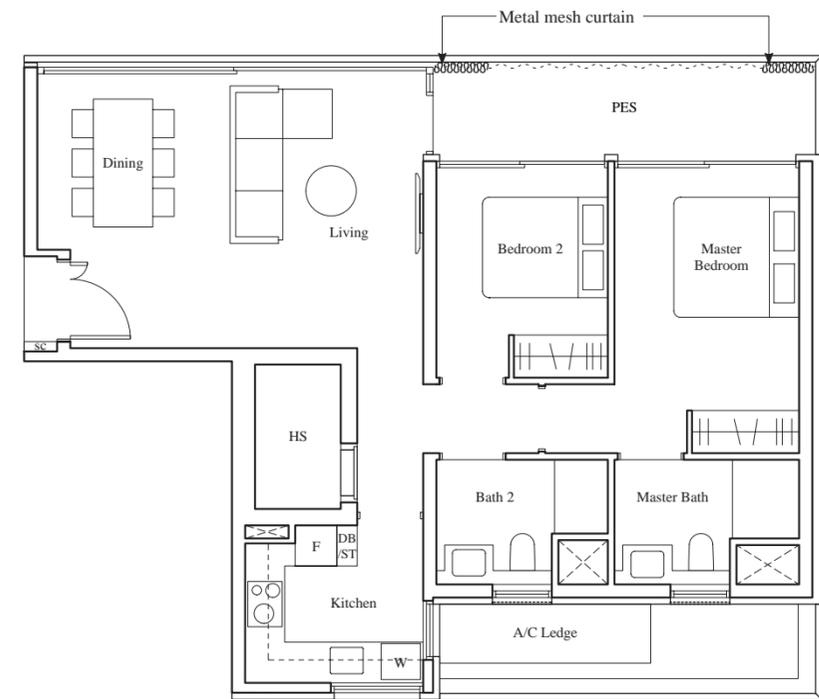
# 2-BEDROOM VILLA

## TYPE BV1a-P

91 SQM / 980 SQFT

**BLK 14**  
#01-35

**BLK 18**  
#01-45



AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

# 3-BEDROOM + STUDY

## TYPE CS1

100 SQM / 1076 SQFT

### BLK 10

#02-13 to #05-13,  
#09-13 to #10-13  
#03-26\* to #10-26\*

### BLK 20

#02-47 to #04-47  
#02-60\* to #04-60\*

## TYPE CS1-P

100 SQM / 1076 SQFT

### BLK 10

#01-13

### BLK 20

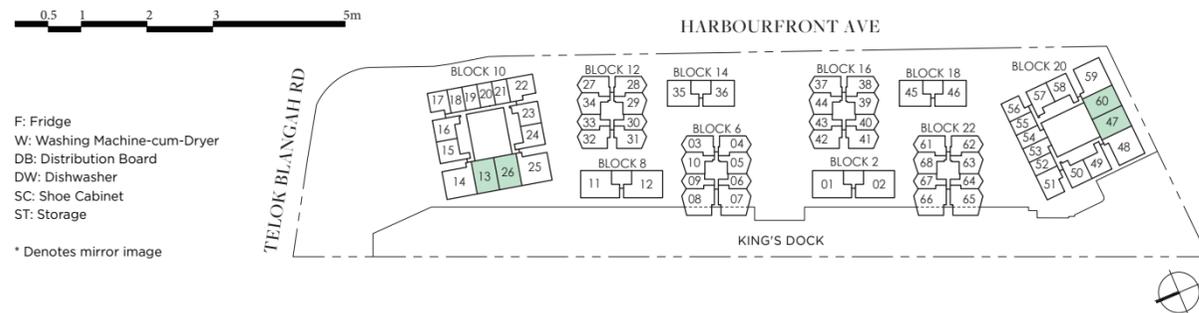
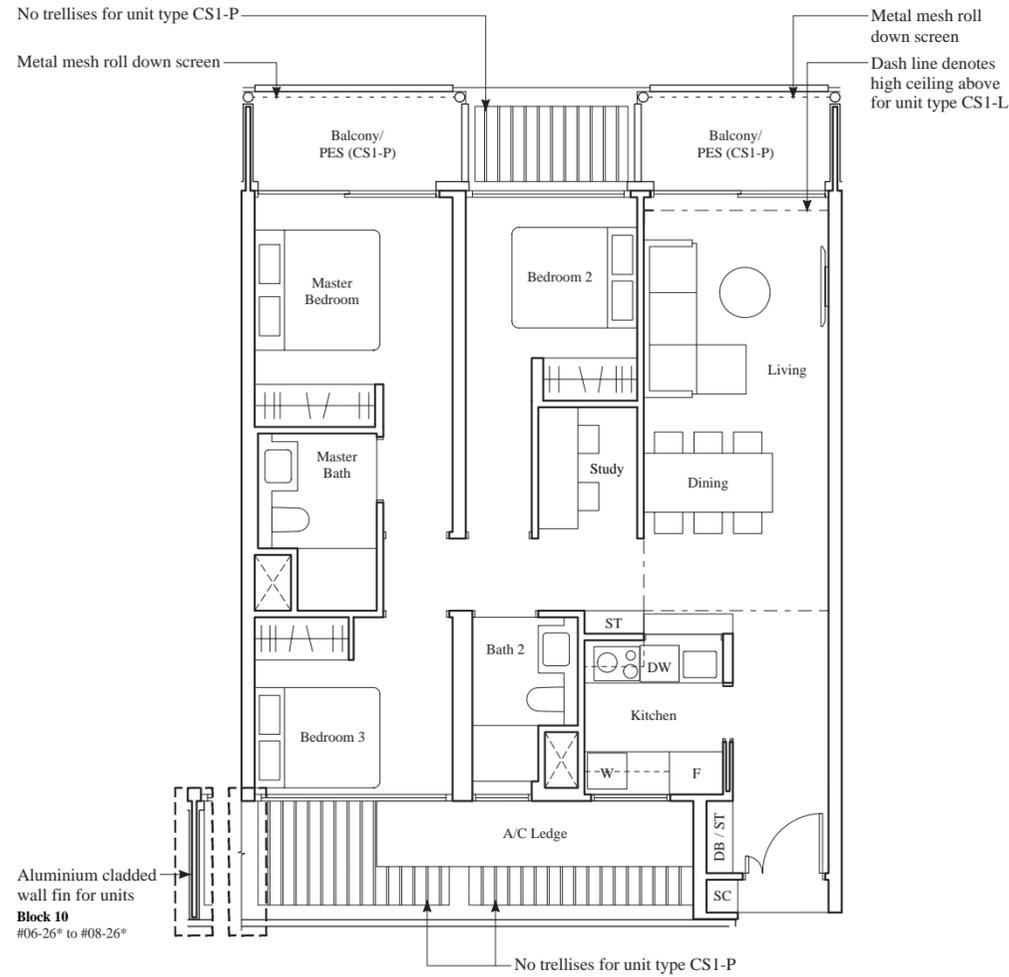
#01-47, #01-60\*

## TYPE CS1-L

119 SQM / 1281 SQFT

### BLK 20

#05-47, #05-60\*



F: Fridge  
W: Washing Machine-cum-Dryer  
DB: Distribution Board  
DW: Dishwasher  
SC: Shoe Cabinet  
ST: Storage

\* Denotes mirror image

AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

# 3-BEDROOM PREMIUM

## TYPE CP1

113 SQM / 1216 SQFT

### BLK 10

#02-14 to #05-14,  
#09-14 to #10-14  
#03-25\* to #10-25\*

### BLK 20

#02-48 to #04-48  
#02-59\* to #04-59\*

## TYPE CP1-P

113 SQM / 1216 SQFT

### BLK 10

#01-14

### BLK 20

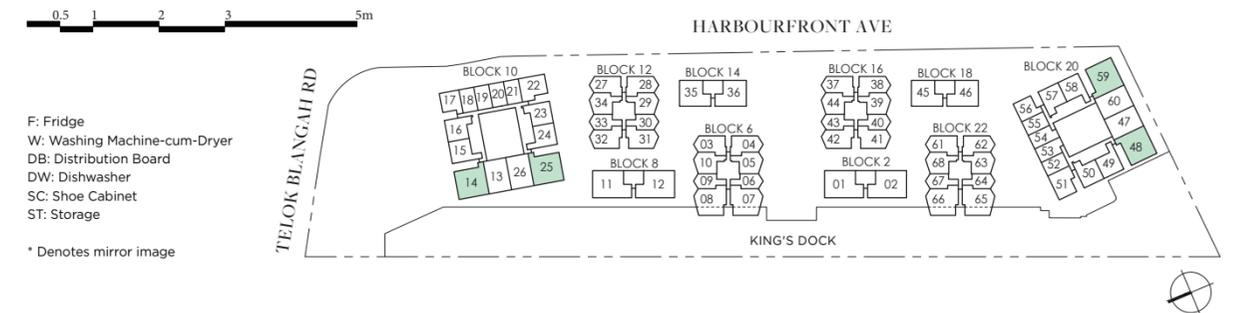
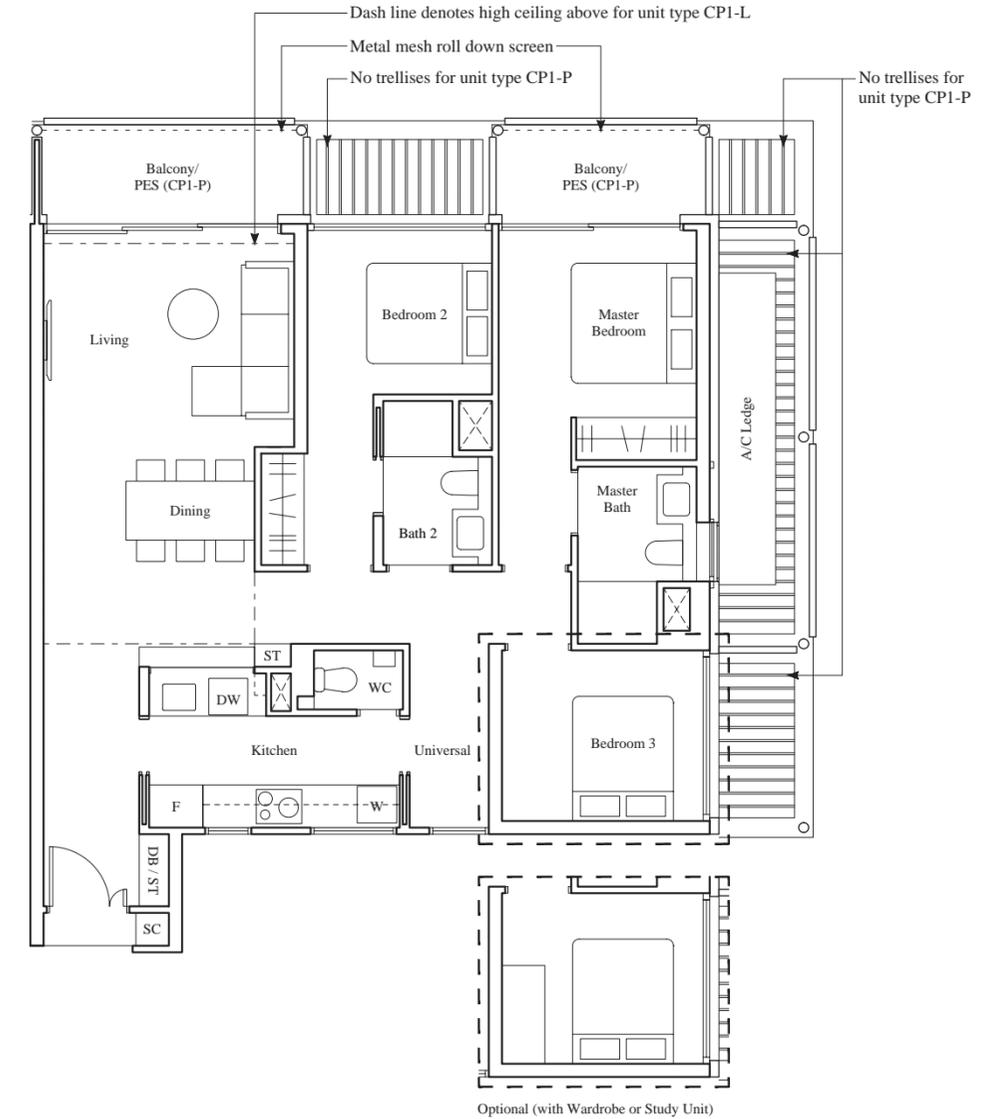
#01-48, #01-59\*

## TYPE CP1-L

136 SQM / 1464 SQFT

### BLK 20

#05-48, #05-59\*



F: Fridge  
W: Washing Machine-cum-Dryer  
DB: Distribution Board  
DW: Dishwasher  
SC: Shoe Cabinet  
ST: Storage

\* Denotes mirror image

AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

# 3-BEDROOM PREMIUM

## TYPE CP2

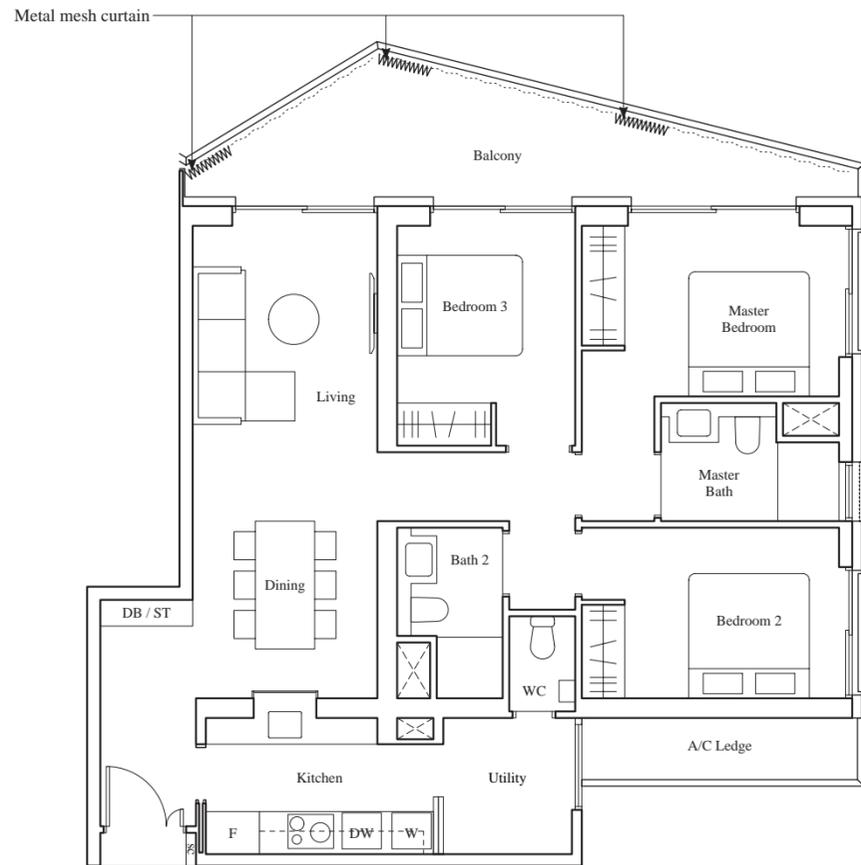
116 SQM / 1249 SQFT

### BLK 6

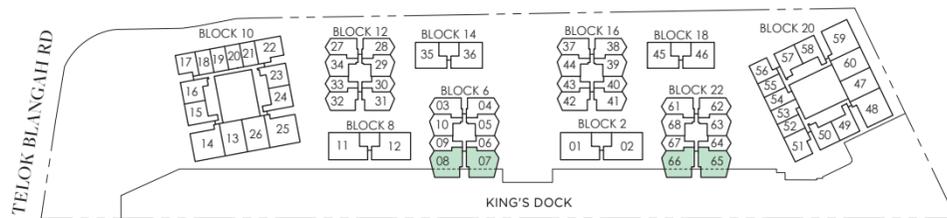
#03-07 to #08-07  
#03-08\* to #08-08\*

### BLK 22

#03-65 to #07-65  
#03-66\* to #07-66\*



HARBOURFRONT AVE



F: Fridge  
W: Washing Machine-cum-Dryer  
DB: Distribution Board  
DW: Dishwasher  
SC: Shoe Cabinet  
ST: Storage

\* Denotes mirror image



AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

# 3-BEDROOM VILLA

## TYPE CV1-P

125 SQM / 1345 SQFT

### BLK 2

#01-01, #01-02\*

### BLK 8

#01-11, #01-12\*

## TYPE CV1-L

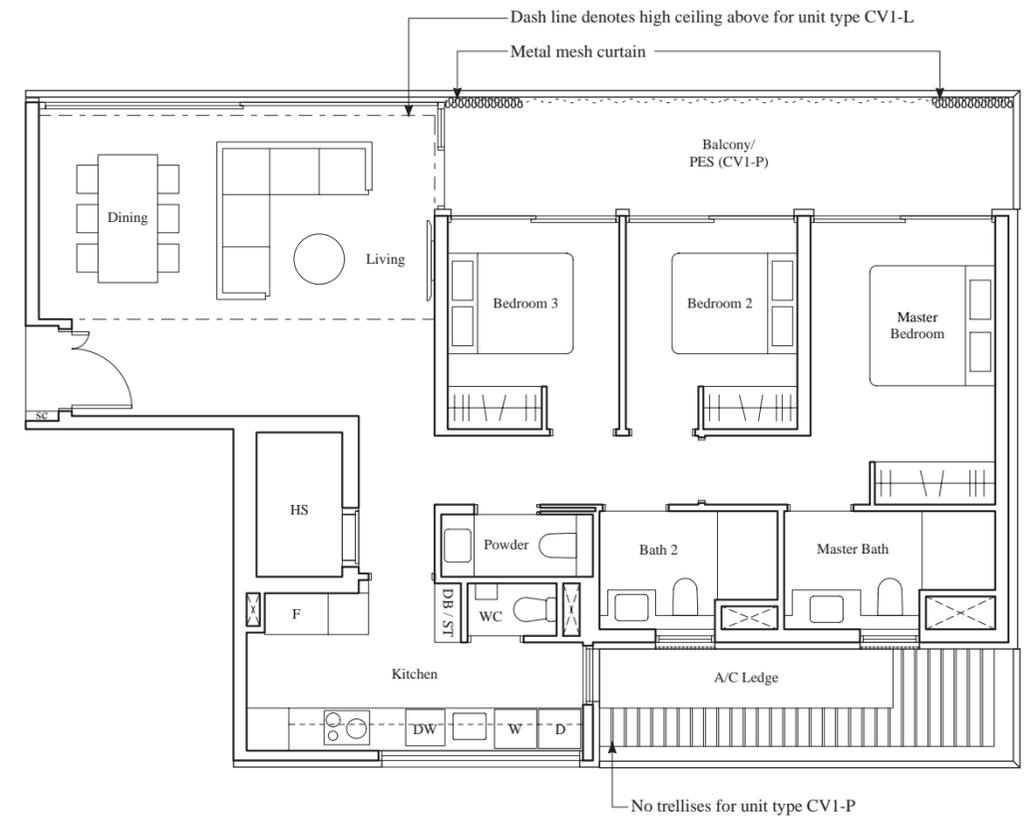
146 SQM / 1572 SQFT

### BLK 2

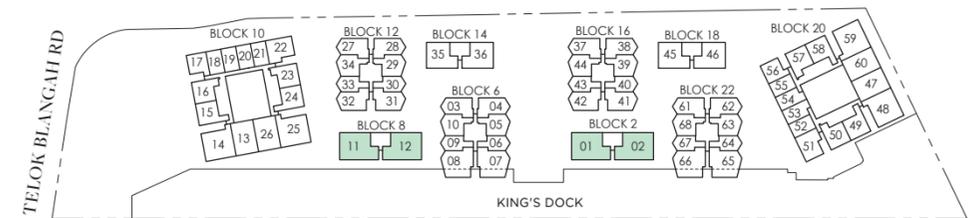
#02-01, #02-02\*

### BLK 8

#02-11, #02-12\*



HARBOURFRONT AVE



F: Fridge  
W: Washing Machine  
D: Dryer  
DB: Distribution Board  
DW: Dishwasher  
SC: Shoe Cabinet  
ST: Storage

\* Denotes mirror image



AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

# SPECIFICATIONS

## 1. FOUNDATION

Reinforced concrete piles and/or footings and/or raft foundation

## 2. SUPERSTRUCTURE

Pre-cast and/or cast-in-situ reinforced concrete and/or steel structures

## 3. WALLS

- External Wall: Reinforced concrete wall and/or precast panels and/or metal cladding and/or aluminium window wall
- Internal Wall: Reinforced concrete wall and/or lightweight precision block wall and/or lightweight concrete panel and/or drywall partition and/or precast panels and/or aggregate wall

## 4. ROOF

Flat roof: Reinforced concrete roof with appropriate insulation and waterproofing system

## 5. CEILING

### a) Floor to Ceiling Height

- Living: 2.9m (4.5m for areas with void above)
- Dining (Type A2, A3, A3-P, AS1-P, B2, B2-P, B2a, B2b, B2b-P, B3, B3-P, B3a-P, B4, B4-P, B5, B5-P, B6, B6-P, BS1, BS1-P, BP1, BV1, BV1-P, BV1a-P, BV1-L, CS1, CS1-P, CS1-L, CP1, CP1-P, CP1-L, CV1-P, CV1-L): 2.9m (4.5m for areas with void above)
- Dining (Type A1\*, A4-P, B1, B1-P, B1a, CP2): 2.4m
- Bedrooms: 2.9m
- Universal Room, Study: 2.9m
- Bathrooms, WC, Powder Room, Kitchen, Utility: 2.4m
- Household Shelter: 2.8m
- Balcony/PES: 2.5m

### Note:

- Floor to Ceiling Height – unit floor finish level to underside of slab/false ceiling where applicable (in m)
- Localised bulkheads at 2.4m (or higher) where applicable
- The dimensions shown are approximate dimensions and subject to construction tolerance and site adjustment due to coordination
- Type A1\* consists of A1, A1-L, A1a, A1b, A1b-P, A1c, A1d, A1d-P, A1e, A1e-P, A1e-L, A1f, A1f-P, A1f-L, A1g, A1h, A1j

### b) Ceiling (Units):

Skim coat and/or plaster board and/or moisture resistant board with/without box-ups at designated areas with paint finish and/or metal ceiling (at Balcony/PES) where applicable

### c) Ceiling (Common Areas):

Skim coat and/or plaster board and/or moisture resistant board with/without box-ups at designated areas with paint finish and/or metal ceiling where applicable

## 6. FINISHES

### a) Wall (Units)

- Living, Dining, Bedrooms, Study, Universal Room, Utility, Household Shelter, Kitchen: Paint finish
- Bathrooms, Powder Room: Natural Marble
- WC: Tiles
- PES/Balcony, AC Ledge: External paint finish and/or metal cladding

### b) Wall (Common Areas - Internal)

- All Lift Lobbies: Tiles and/or paint finish and/or laminate and/or natural stone finish
- Common Corridors, Staircases, and Staircase Storey Shelters: Paint finish

### c) Wall (Common Areas - External)

- All External Walls: External paint finish and/or metal cladding

### Note:

- All wall finishes are provided up to false ceiling level and on exposed areas only
- No tiles behind all cabinets, kitchen cabinets, vanity/mirror cabinets, mirror or above false ceiling
- Wall surface above false ceiling level will be left in its original bare condition

### d) Floor (Units)

- Living, Dining, Kitchen, Study, Universal Room, Utility, Master Bedroom for Type A\* units: Natural marble with recessed timber skirting (where applicable)
- Bathrooms, Powder Room: Natural Marble
- WC, Household Shelter, Balcony/PES: Tiles with skirting (where applicable)
- Bedrooms (Except Type A\* units): Engineered timber flooring with recessed timber skirting (where applicable)

### e) Floor (Common Areas)

- All Lift Lobbies: Tiles and/or Natural Marble and/or Granite
- Staircases and Staircase Storey Shelter: Cement sand screed with nosing tiles

### Note:

- \*Type A\* consists of A1, A1-L, A1a, A1b, A1b-P, A1c, A1d, A1d-P, A1e, A1e-P, A1e-L, A1f, A1f-P, A1f-L, A1g, A1h, A1j, A2, A3, A3-P, A4-P
- All floor finishes are on exposed surface areas only

## 7. WINDOWS

All windows to the Unit are Aluminium-framed windows with tinted glass and/or clear glass and/or laminated glass and/or frosted glass (where applicable) Minimum thickness of glass: 6mm

## 8. DOORS

- Unit Entrance to Common Lobby: Approved fire-rated timber swing door
- Living/Bedrooms to Balcony/PES: Aluminium-framed sliding/swing glass door
- Bedrooms, Bathrooms, Powder Room: Timber swing and/or sliding door
- Kitchen (Type BV, CS, CP, CV): Timber swing and/or sliding door with glass infill
- Study (Type AS, BS): Glass sliding door
- WC: Aluminium-framed PVC slide and fold door
- Household Shelter: Approved steel door

Good quality locksets and ironmongery to be provided All glass doors to be of tinted and/or clear glass and/or frosted glass (where applicable) Minimum thickness of glass: 6mm

## 9. SANITARY FITTINGS

### a) Master Bath

- 1 thermostatic shower mixer set with overhead shower
- 1 basin vanity cabinet with mixer
- 1 wall-mounted water closet with electronic bidet
- 1 toilet paper roll holder
- 1 towel rail and/or robe hook
- 1 vanity cabinet with mirror and open shelves

### b) Common Bath

- 1 shower mixer set with overhead shower
- 1 basin vanity cabinet with mixer
- 1 wall-mounted water closet
- 1 toilet paper roll holder
- 1 towel rail and/or robe hook
- 1 vanity cabinet with mirror and open shelves (except for Type BP1)
- 1 vanity cabinet with mirror (for Type BP1)

### c) Powder Room

- 1 basin vanity cabinet with mixer
- 1 wall-mounted water closet
- 1 toilet paper roll holder
- 1 robe hook
- 1 mirror

### d) WC

- 1 wash basin with tap
- 1 handheld shower set
- 1 pedestal water closet
- 1 toilet paper roll holder

## 10. ELECTRICAL INSTALLATION

- Sufficient points are provided
- All electrical wiring below false ceiling within apartments shall generally be concealed where possible. Electrical wiring above false ceiling and within closet will be in exposed conduits and/or concealed conduits and/or trunking

## 11. TV/TELEPHONE/DATA POINTS

Sufficient points are provided

## 12. LIGHTNING PROTECTION

Lightning Protection System is in accordance with Singapore Standard S5555:2018

## 13. PAINTING

- Internal Walls: Emulsion paint
- External Walls: External paint to exposed area only

## 14. WATERPROOFING

Waterproofing shall be provided to floor slabs of Bathrooms, Powder Room, Kitchen, WC, PES and Balcony, Pool Deck, Swimming Pool, Water Feature, and other wet areas where applicable

## 15. DRIVEWAY AND CAR PARK

- Surface Driveway/Ramp: Granite and/or Tiles and/or Concrete Finish and/or Tarmac (where applicable)
- Basement Car Park/Driveway: Reinforced concrete floor with hardener and/or Epoxy Coating (where applicable)

## 16. RECREATION FACILITIES/AMENITIES/ANCILLARY

\*Estimated areas are subject to changes during detailed design coordination or as per required by the Commissioner of Building Control or other relevant authorities

### Level 1/Basement

- |  |                                      |
|--|--------------------------------------|
| 1. Arrival Plaza                             | 17. Serenity Valley                  |
| 2. Arrival Lounge                            | 18. Green Lawn                       |
| 3. King's Club                               | 19. The Courtyard                    |
| 4. King's Lounge                             | 20. Leisure Lawn                     |
| 5. The Gym (*Basement)                       | 21. Tranquility Deck                 |
| 6. The Studio (*Basement)                    | 22. Therapy Corner                   |
| 7. Changing Room with Steam Bath (*Basement) | 23. Kid's Play Zone                  |
| 8. Gourmet Pavilion                          | 24. Fitness Zone                     |
| 9. Twilight Pavilion                         | 25. Semi-sunken Tennis Court         |
| 10. Social Pavilion                          | 26. Petscape                         |
| 11. Reflective Pond                          | 27. The Promenade by King's Dock     |
| 12. Bubble Pond                              | 28. King's Dock Green Wall           |
| 13. Eco Pond                                 | 29. Bicycle Park (*Lvl 1 & Basement) |
| 14. King's Square                            | 30. Parcel Collection Station        |
| 15. King's Plaza                             | 31. Pedestrian Gates (3 numbers)     |
| 16. Verdant Garden                           |                                      |

### The Deck on King's Dock

- Marine Viewing Hammock
- Sun Deck
- Rejuvenation Pool (estimated area 180 sqm)
  - Bubble Pool
  - Jacuzzi Lounge
  - Hydrotherapy Pool
- 50m Lap Pool (estimated area 430 sqm)
- Leisure Pool (estimated area 160 sqm)
  - Splash Pool
  - Bubble Deck
  - Lowtide Pool

### Sky Terraces @ Lvl 3 and Lvl 6

- Meditation Deck
- Wellness Deck
- Faber Lounge

### L10 Roof Garden

- Alfresco Lounge
- Sky Dining
- Star-gazing Terrace
- Hammock Terrace
- Social Garden

### Ancillary

- Guardhouse
- Bin Center (\*Basement)
- Substation (\*Basement)

## 17. ADDITIONAL ITEMS

### a) Kitchen Cabinets

- High and/or low level kitchen cabinets/shelves complete with engineered stone counter top and sink with mixer

### b) Kitchen Appliances

- For All Types (Except Type BP, BV, CS, CP, CV)
  - built-in combi-steam oven, integrated fridge, washer cum dryer, induction hob and cooker hood
- For Type BP, BV
  - built-in combi-steam oven, integrated fridge, washer cum dryer, gas hob and cooker hood
- For Type CS, CP
  - built-in combi-steam oven, integrated fridge, washer cum dryer, gas hob, cooker hood and dishwasher
- For Type CV
  - built-in conventional oven, built-in steam oven, integrated fridge, washing machine, dryer, gas hob, cooker hood, dishwasher, undercounter wine conditioning unit

### c) Bedroom Wardrobes

Cantilevered system wardrobes in laminate and/or melamine finish with glass sliding doors for all bedrooms except Bedroom 3 of CP1, CP1-P, CP1-L

### d) Air-conditioners

Ducted air-conditioning system to Living, Dining Ducted air-conditioning system to Kitchen (Type CV only) Wall-mounted air-conditioning system to Bedrooms, Study & Universal Room

### e) Mechanical Ventilation System

Mechanical ventilation system is provided to internal bathroom which are not naturally ventilated, where applicable

### f) Audio Video Intercom System

IP-based Audio Video Intercom System, which is to be connected to Purchaser's personal devices such as handsets/tablets, is provided for communication with Guard House and Visitor Call Panels

### g) Hot Water Supply

Electric storage water heater for all unit types Hot water supply to all Bathrooms, Powder Room, Kitchen, WC

### h) Gas Supply

Town Gas is supplied to Kitchen with gas hob only

### i) Security System

- Card Access Control System
  - Lift Access
  - Pedestrian Side Gates
  - Basement 1 & 2 Lift Lobbies
  - Designated common areas facilities
- Automatic vehicular access system is provided for vehicular entrances
- CCTV cameras to Basement and 1st Storey lift lobbies and designated common areas

- j) **Digital Lockset**  
One digital lockset to each apartment unit main door
- k) **Smart Home System**  
Air-conditioner control, 1 home fire alarm device (HFAD), network-connected oven, 1 smart home hub, 1 smart doorbell with built-in camera, motorized balcony screen control, is provided for all units
- l) **Waste Disposal System**  
Pneumatic waste conveyance system provided at common area at every residential lift lobby level
- m) **Fibre Readiness**  
All apartments equipped with wiring and cable ready for internet connection, subject to subscription of service by the purchaser with the relevant internet service provider

**18. NOTES**

**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. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

**B 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.

**C 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.

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

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.

**E Warranties**

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

**F 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.

**G Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Door Swing Positions and Plaster Ceiling Boards**

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

**H 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 and/or WC (where applicable) is to be maintained by the Purchaser on a regular basis.

**I Prefabricated Bathroom Units**

Certain bathroom and WC may be prefabricated construction. New penetrations after installation are not recommended as they will compromise the waterproofing warranty. Any hacking, repairing and drilling within bathroom must be in accordance with the manufacturer's manual book.

**J Wall**

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

**K Web Portal of the Housing Project and Mobile App-Based Smart Home/Community System**

The Purchaser irrevocably agrees that the maintenance charges and maintenance fund will be utilised to pay set up fee, annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project and the Mobile App-Based Smart Home/Community System as may be appointed by the Vendor or the management corporation when it is formed and further acknowledges that such deduction from the maintenance charges and maintenance fund will occur regardless of whether a purchaser of a unit uses the Web Portal of the Housing Project or the Mobile App-Based Smart Home/Community System.

**L 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 and installations for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling and access panels is subject to the Architect's sole discretion and final design.

**M Digital TV Service/Reception**

Digital TV Service is provided with necessary cabling or connections from its network to the building. The Purchaser will have to ensure that their televisions are digital ready and compatible in order to view the Free-to-Air (FTA) channels. The availability/provision of reception coverage by the respective media network service providers is not within the purview/control of the Vendor.

**N Mobile Network Reception**

Network reception/coverage for mobile devices within the Housing Project is subject to availability/provision of satellite/wireless coverage by the respective mobile telephone network service providers and is not within the purview/control of the Vendor.

**O Home Fire Alarm Device (HFAD)**

Home Fire Alarm Device is provided to each unit as per compliance to the local Authorities' requirements. To ensure good working condition, the HFAD must be maintained by the Purchaser.

**P Engineered Timber Flooring**

The top layer of engineered wood is from a natural timber material containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Engineered timber floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the builder and the Vendor.

Exposure to direct sunlight or to excessive/extreme temperatures/moisture for prolonged periods of time may damage the flooring. Waxing of the flooring and use of harsh cleaning agents/ammonia-based cleaning products on the flooring is not recommended. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations.

**Q Equipment/Appliances**

To ensure good working condition, all electronic equipment provided, including kitchen appliances, smart home equipment, electronic bidet and motorized blinds (where applicable) are to be maintained by the Purchaser on a regular basis. The Purchaser is advised to engage his own contractor to service the equipment, where necessary.

**R Railing and Balcony Screen**

The Railings and Balcony Screens are made from Stainless Steel and/or Anodized Aluminium to provide good corrosion resistance. These materials are subject to natural weathering, and may undergo superficial cosmetic changes due to chemical and/or physical processes caused by exposure to weathering/staining that is beyond the control of the builder and the Vendor. However, these cosmetic changes do not affect the material integrity of the railings and balcony screens, and can be prevented by regular cleaning. Remedial cleaning can also restore the finish of the railings and balcony screens. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations.

**S Tiles**

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000.

**T Tennis Court**

The tennis court is not designed for competition purpose and is for leisure play only.



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Developer: HarbourFront Three Pte Ltd • Developer Licence Number: C1375 • Tenure of Land: Leasehold of 99 years commencing from 12 January 2021 • Lot Numbers: 3440C and 3442W MK 01 at Harbourfront Avenue • Expected Date of Vacant Possession: 31 Dec 2025 • Expected Date of Legal Completion: 31 Dec 2028

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