

VERDALE



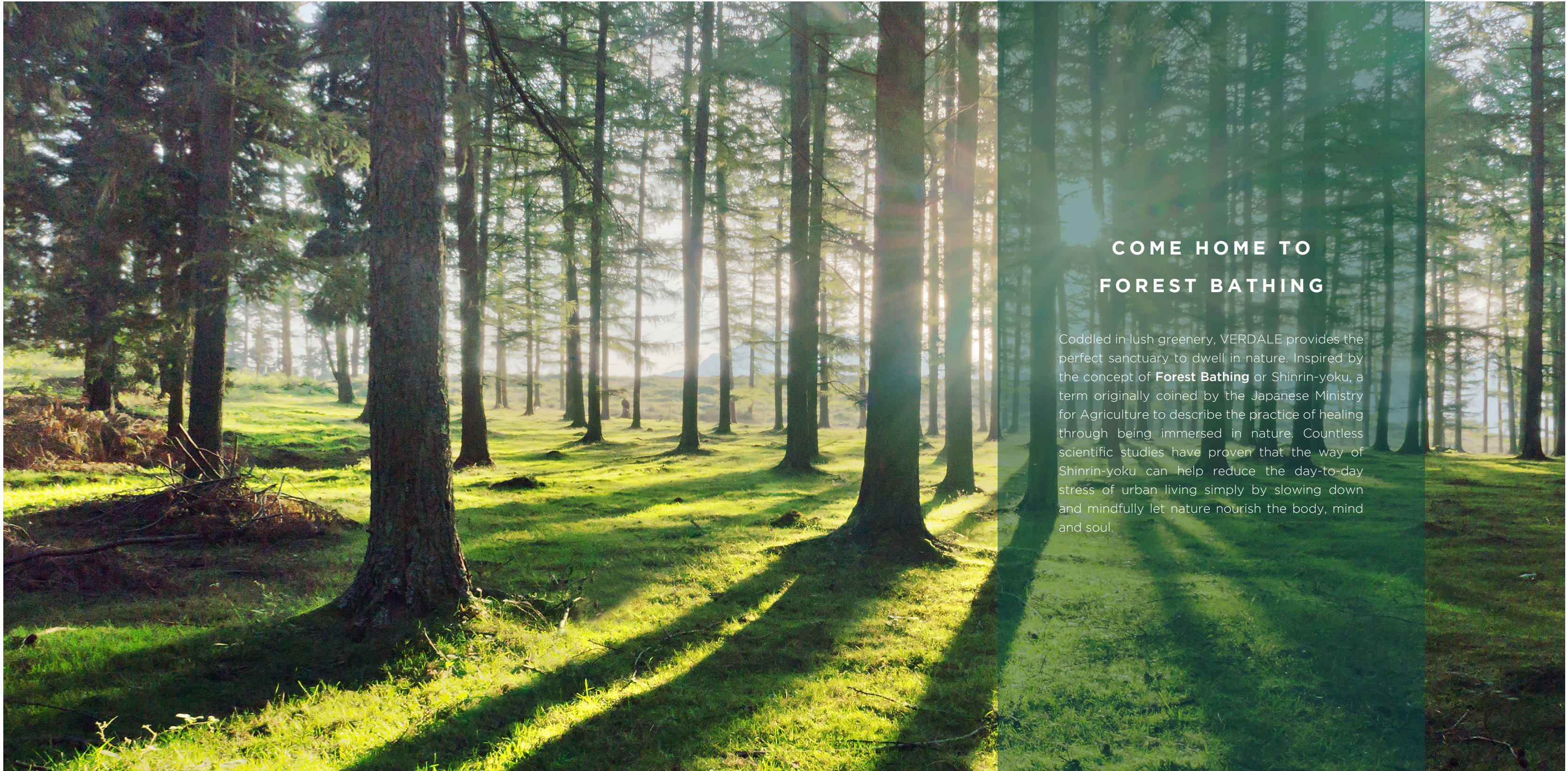
CRAFTED FOR YOUR SENSES  
WHERE NATURE NURTURES

“The art of **Forest Bathing** is the art of connecting with nature through our senses. All we have to do is accept the invitation.”

- Dr Qing Li

Author, “Forest Bathing:  
How Trees Can Help You  
Find Health and Happiness”





## COME HOME TO FOREST BATHING

Coddled in lush greenery, VERDALE provides the perfect sanctuary to dwell in nature. Inspired by the concept of **Forest Bathing** or Shinrin-yoku, a term originally coined by the Japanese Ministry for Agriculture to describe the practice of healing through being immersed in nature. Countless scientific studies have proven that the way of Shinrin-yoku can help reduce the day-to-day stress of urban living simply by slowing down and mindfully let nature nourish the body, mind and soul.





BREATHE  
AND BATHE IN TREES

Breathe in the freshness of nature and let the magic of **Forest Bathing** lift the stress and strain of hectic urban lifestyles. The phytoncides released by trees provide a restorative effect that is beneficial for a healthy immune system.





# RELAX

AND FEEL THE HEALING POWER

Embrace nature and let its healing power relax the body and mind. Feel the sunlight on the face, the wind in the hair, let the tranquility of **Forest Bathing** clear the mind and lift the spirit like nothing else can.





# WANDER

IN THE WOODS  
FOR REJUVENATION

Wander into the woods and fully immerse in nature, take time to observe and see everything in a new light. The benefits of **Forest Bathing** are backed by science and studies have shown it helps to lower anxiety as well as promote restful sleep.





TOUCH  
AND APPRECIATE  
NATURE'S GIFT

Let nature be your therapist. Take little breaks and step outside - be drawn into the natural beauty all around. Touch and appreciate the trees, foliage and flora. **Forest Bathing** is about enjoying every little moment, but the benefits go far beyond.

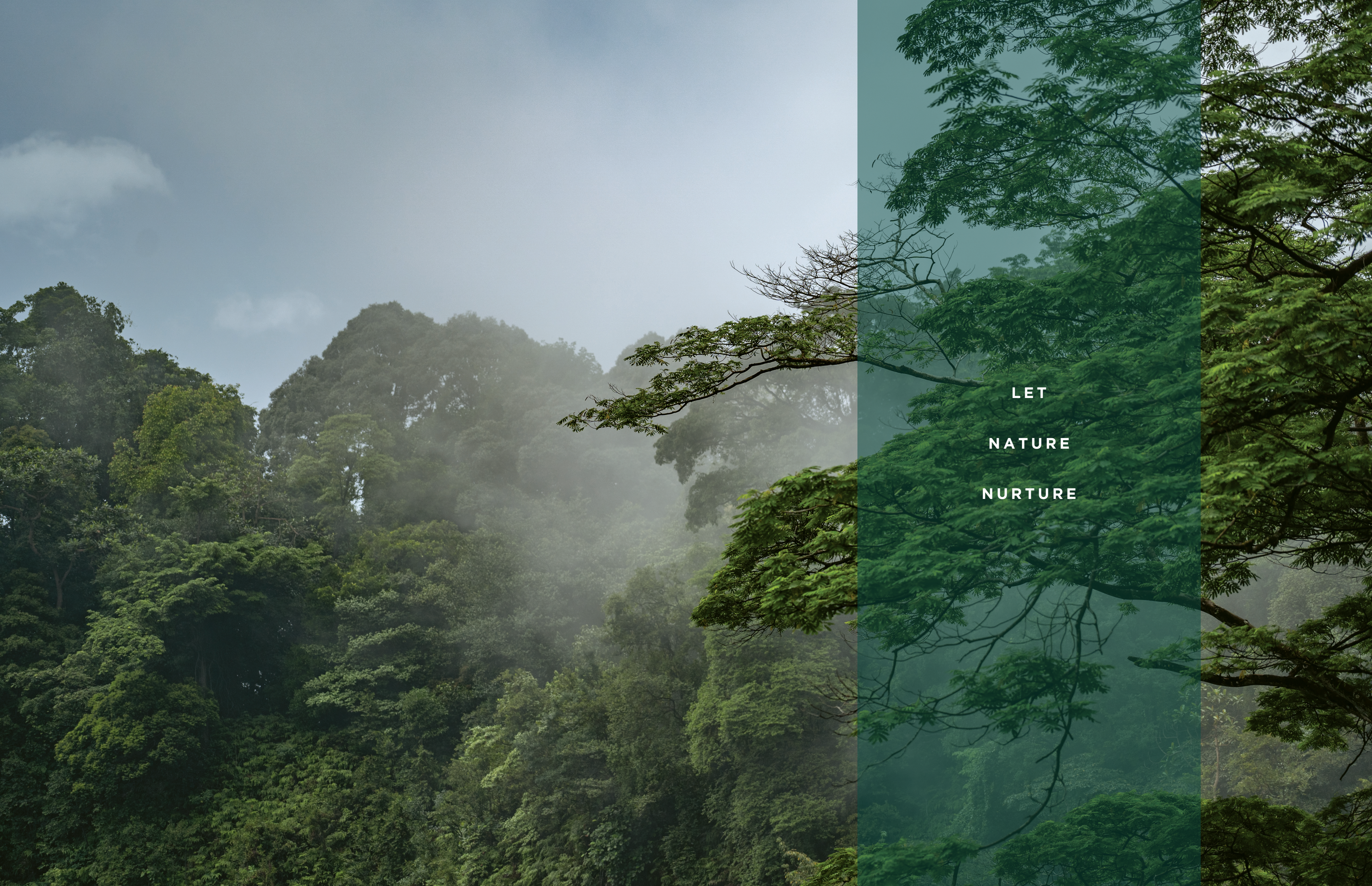


## FOREST BATHE AT THE BUKIT TIMAH NATURE RESERVE

A home within the enclave of Singapore's green oasis provides an abundance of serene and tranquil parks and nature reserves that are perfect for peaceful **Forest Bathing**. The choice of terrain is aplenty to connect with nature, from meandering footpaths that run through the forest to undulating hilly climb and sensorial picturesque lush greenery. It's not a hike or test of endurance, but a time to slow down and be in touch with the environment.







LET  
NATURE  
NURTURE



MASTER THE PERFECT  
BALANCE OF FINE LIVING

VERDALE

Artist's Impression





A SUBLIME ARRIVAL TO PERFECT BALANCE

Every once in a while, an exquisite opportunity comes our way to delight in the rarity that ordinary has no place. Experience the serenity, the moment you drive through **The Arrival Portal**. Be welcomed by the soothing wondrous ambience of a welcoming foyer that clearly leaves the noise of hectic urban life behind.





## ARCHITECTURE MEETS ARBORICULTURE

Exquisitely crafted and surrounded by verdant panoramic views, the **Forest Bathing Pods** blend accents of modern living with the splendour of nature; a stunning composition that pushes the boundaries of design by integrating form and function inspired by the transformative experiences of **Forest Bathing**.





The quest for wellbeing begins at home, where mind, body and spirit come together with the tranquil environment to create a poetry for the senses. Every space, every corner is imbued with the grace and refinement of an exquisite wellness sanctuary crafted for residents to revel in the beauty of esteemed living.



**TRANQUILITY MEETS LIFESTYLE**





Artist's Impression

## SERENITY MEETS SOPHISTICATION

A dwelling of quiet pampering, a place beyond the everyday rhythms and routines, thoughtfully designed with sumptuous spaces to welcome a new way to live. Rejuvenate, renew and revitalise. Embrace its purity of purpose, partake in its beauty and open the mind for new experiences.





## DESIGN MEETS ELEGANCE

An indulgent abode with expansive landscaping where architecture and nature blend seamlessly. A botanical parkland of quaint and unique breathing spaces for the privacy and relaxation of the mind after a long day. A home poised between contemporary living and understated elegance.

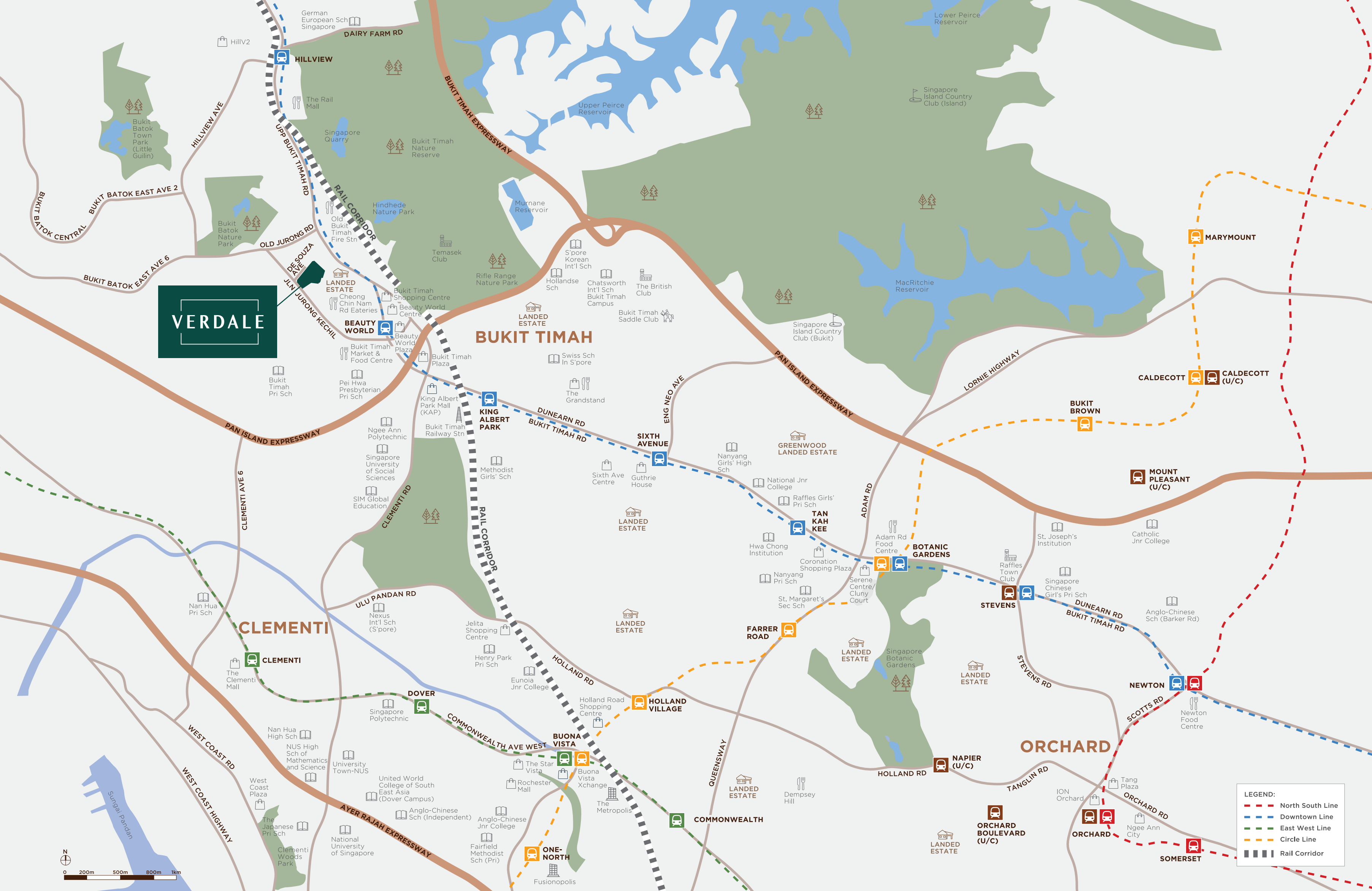




## PEOPLE MEET PEOPLE

Luxuriate in an elevated lifestyle, bask in the shimmering **50-metre Lap Pool** with lush surrounds that frame the **Sky Gardens**, the **Sensory Park**, **The Retreat**, the **Veranda Club**, the **Forest Club**, **The Wellness** Zone and more. An abundance of leisure facilities provide residents with choice selections of places to meet and mingle, all in an amazing natural haven.





## POSITIONED FOR A LIFE OF EASE

From green parks and open spaces, local eateries, cafes and intercontinental cuisines to shopping malls and wet markets, everything you need is within reach. Renowned schools and elite academic institutions abound from primary, secondary to tertiary level.



### 5 to 10 mins



#### SHOPPING AND F&B

- Beauty World Centre
- Bukit Timah Shopping Centre
- Bukit Timah Market and Food Centre
- Cheong Chin Nam Road Eateries
- Old Bukit Timah Fire Station
- Bukit Timah Plaza
- HillV2
- The Grandstand
- King Albert Park
- Sixth Avenue
- Guthrie House
- Coronation Plaza
- Sime Darby Centre
- The Clementi Mall



#### NATURE

- Bukit Timah Nature Reserve
- Bukit Batok Nature Park
- Rail Corridor (Central)
- Hindhede Nature Park
- Hindhede Quarry
- Dairy Farm Nature Park
- Singapore Quarry
- Rifle Range Nature Park



#### SCHOOL

- Bukit Timah Primary School
- Middleton International School
- Pei Hwa Presbyterian Primary School
- Nan Hua Primary School
- Nanyang Girls' High School
- Ngee Ann Polytechnic
- Singapore Polytechnic
- Singapore University of Social Sciences
- German European School Singapore
- Integrated International School (IIS)
- Swiss School in Singapore
- Singapore Korean International School
- Hollandse School
- Methodist Girls' School



#### RECREATION

- Temasek Club
- The British Club
- Swiss Club
- Bukit Timah Saddle Club
- Horse City
- The Rainforest Sports Hub
- The Karting Arena
- The Cage Sports Park
- Champions Public Golf Course



### 10 to 20 mins



#### SHOPPING AND F&B

- Orchard Shopping Belt
- Rochester Mall
- The Star Vista
- Holland Village
- Dempsey Hill
- Greenwood Avenue
- Serene Centre
- Adam Road Food Centre
- Sunset Way
- Cluny Court



#### NATURE

- Singapore Botanic Gardens
- Jacob Ballas Children's Garden
- MacRitchie Reservoir



#### SCHOOL

- Fairfield Methodist School (Primary)
- Fairfield Methodist School (Secondary)
- Henry Park Primary School
- Nanyang Primary School
- Raffles Girls' Primary School
- Singapore Chinese Girls' School
- Hwa Chong Institution
- St Margaret's Secondary School
- NUS High School of Mathematics and Science
- National Junior College
- National University of Singapore
- NUS University Town
- Nexus International School Singapore
- United World College of South East Asia (Dover Campus)
- Anglo-Chinese School (Independent)
- Anglo-Chinese Junior College



#### BUSINESS

- one-north
- Science Park
- The Metropolis
- Jurong Lake District



#### RECREATION

- Singapore Island Country Club



### 20 mins



#### SHOPPING AND F&B

- Vivocity



#### BUSINESS

- Central Business District
- Mapletree Business City
- Marina Bay Financial Centre



#### RECREATION

- MacRitchie Treetop Walk

\* All travelling times are approximately only and subject to actual traffic conditions.



LOCATED AT THE CONFLUENCE OF CONVENIENCE



VERDALE



# THE RIGHT CONNECTIONS TAKE YOU PLACES IN A HEARTBEAT



## NEW INTEGRATED TRANSPORT HUB (ITH) AT YOUR DOORSTEP

Beauty World is en route to become Singapore's next major Integrated Transport Hub. According to the Land Transport Master Plan (LTMP) 2040, this will consists of bus interchanges seamlessly linked to the current Beauty World MRT station and adjoining commercial developments to provide greater commuting conveniences.



Just minutes from Beauty World MRT station, the Downtown Line connects to the Central Business District, Marina Bay Financial Centre and the rest of the city. Located off Bukit Timah Road with effortless access to Pan Island Expressway (PIE), Bukit Timah Expressway (BKE) and Ayer Rajah Expressway (AYE), VERDALE is at the epicentre of all that Bukit Timah has to offer.



- CBD  
20 mins drive
- ORCHARD RD  
18 mins drive
- HWA CHONG INSTITUTION  
15 mins drive
- Ngee Ann Polytechnic  
10 mins drive
- Bukit Timah Nature Reserve  
5 mins drive
- Beauty World MRT Station (New ITH)  
4 mins drive

VERDALE

- Bukit Timah Expressway  
5 mins drive
- Bukit Batok Nature Park  
5 mins drive
- Holland Village  
15 mins drive
- One-North Business Park  
15 mins drive
- Jurong Lake District  
15 mins drive



HERITAGE AND NATURE  
ABOUND AT THE RAIL CORRIDOR



A walk down memory lane awaits at the Rail Corridor (Central) close to the Bukit Timah Nature Reserve. Bounded by Hillview and King Albert Park MRT stations, this 4 km stretch when spruced up by 2021 will be enhanced along 3 themes: Heritage & Culture, Biodiversity & Greenery, and Recreation to create meaningful experiences for everyone. The former Bukit Timah Fire Station and Beauty World will be transformed into gateways for the surrounding nature and heritage attractions, such as the Coast-to-Coast Trail, Rifle Range Nature Park, the Rail Corridor and the new First Phase of Bukit Timah-Rochor Green Corridor (Sky Park) Future - beautifully harmonising tranquility with urban living.





LIFE IS MORE DELIGHTFUL  
IN A DESIRABLE NEIGHBOURHOOD



Located minutes from VERDALE is a wide selection of our island’s favourite dining and recreational destinations like Beauty World Centre, Bukit Timah Plaza, The Rail Mall, The Grandstand, HillV2, The Clementi Mall, Holland Village and more. When everything is within reach, spend less on the commute and enjoy more time for relaxation. All in an already thriving district that is fast transforming into a cosmopolitan enclave.



BEAUTY WORLD CENTRE  
BUKIT TIMAH SHOPPING CENTRE  
CHEONG CHIN NAM ROAD EATERIES  
BUKIT TIMAH MARKET AND FOOD CENTRE  
OLD BUKIT TIMAH FIRE STATION  
4 mins drive



BUKIT TIMAH PLAZA  
THE RAIL MALL  
5 mins drive



KING ALBERT PARK  
HILLV2  
8 mins drive

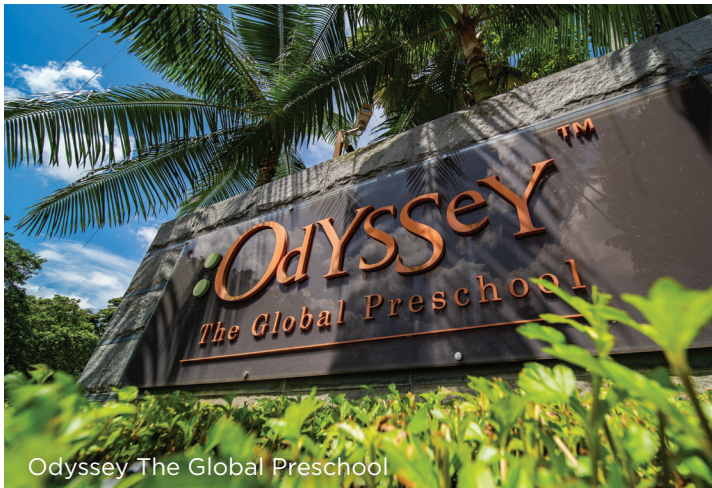


THE GRANDSTAND  
GUTHRIE HOUSE  
SIXTH AVENUE  
THE CLEMENTI MALL  
10 mins drive



ROCHESTER MALL  
THE STAR VISTA  
HOLLAND VILLAGE  
ADAM ROAD FOOD CENTRE  
WEST MALL  
GREENWOOD AVENUE  
11-20 mins drive





# CHOICE OF PRESTIGIOUS SCHOOLS AT YOUR DOORSTEP

Making decisions for your child's educational journey is made easier at this desirable location where renowned schools and higher learning institutions are aligned for your selection.



MIDDLETON INTL' SCH  
BUKIT TIMAH PRI SCH  
PEI HWA PRESBYTERIAN PRI SCH  
SINGAPORE UNIVERSITY OF SOCIAL SCIENCES  
GERMAN EUROPEAN SCH SINGAPORE



NGEE ANN POLYTECHNIC  
NANYANG GIRLS' HIGH SCH  
METHODIST GIRLS' SCH  
SINGAPORE POLYTECHNIC  
NAN HUA PRI SCH  
HENRY PARK PRI SCH

3-10mins drive



ODYSSEY THE GLOBAL PRESCHOOL  
NEXUS INTL' SCH SINGAPORE  
RAFFLES GIRLS' PRI SCH  
NUS HIGH SCH OF MATH & SCIENCE  
NATIONAL JUNIOR COLLEGE  
SINGAPORE CHINESE GIRLS' SCH



NANYANG PRI SCH  
ANGLO-CHINESE SCH INDEPENDENT  
ST MARGARET'S SEC SCH  
HWA CHONG INSTITUTION  
UNITED WORLD COLLEGE (UWCSEA)  
NATIONAL UNIVERSITY OF SINGAPORE

11-20mins drive





A HARMONIOUS BLEND OF SPACE  
WHERE HOME MEETS NATURE

Designed to frame the mesmeric landscaped greenery, this is exquisite living distinguished by a spatial design of openness to bring the nature in. Where contemporary style is at one with nature, ingeniously integrated to redefine exceptional living.





Artist's Impression

EVERYTHING CONSIDERED  
TO IMPECCABLE STANDARDS

Designed to impeccable standards, nothing says luxury more than flawless quality and precise attention to detail. Specially curated fittings and fixtures ensure stylish comfort and effortless functionality.



THOUGHTFULLY DESIGNED  
FOR COMFORT



Luxuriate in a generous yet well-appointed bedroom where every design detail has been thoughtfully considered. Modern, bright and spacious. Everything is tastefully designed to complement a veritable retreat.



Every apartment is fitted with top of the line brands, delivering the assurance of durable quality that adds timeless value to the home.



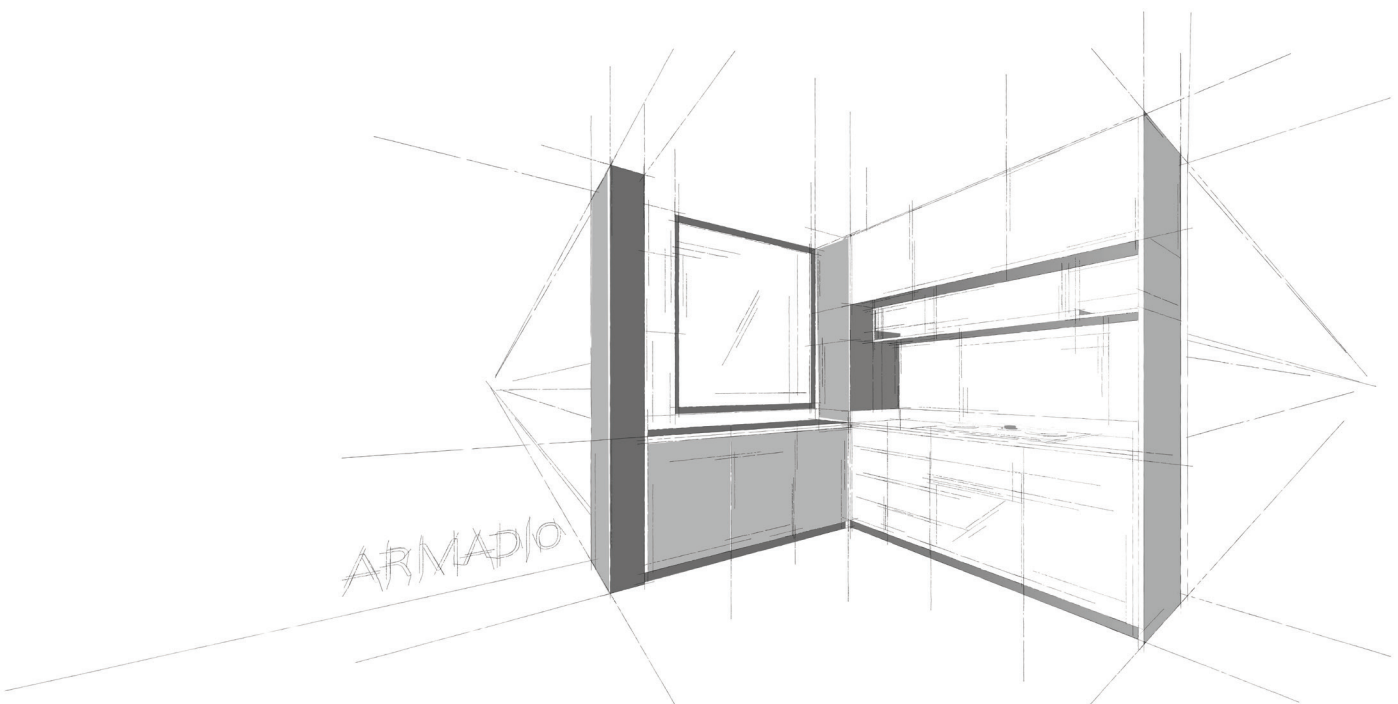
# SMART SPACE SOLUTIONS

Smart and functional, our designs are created for your everyday needs in mind. These are clever practical ideas, exquisitely crafted to help organise and create space.



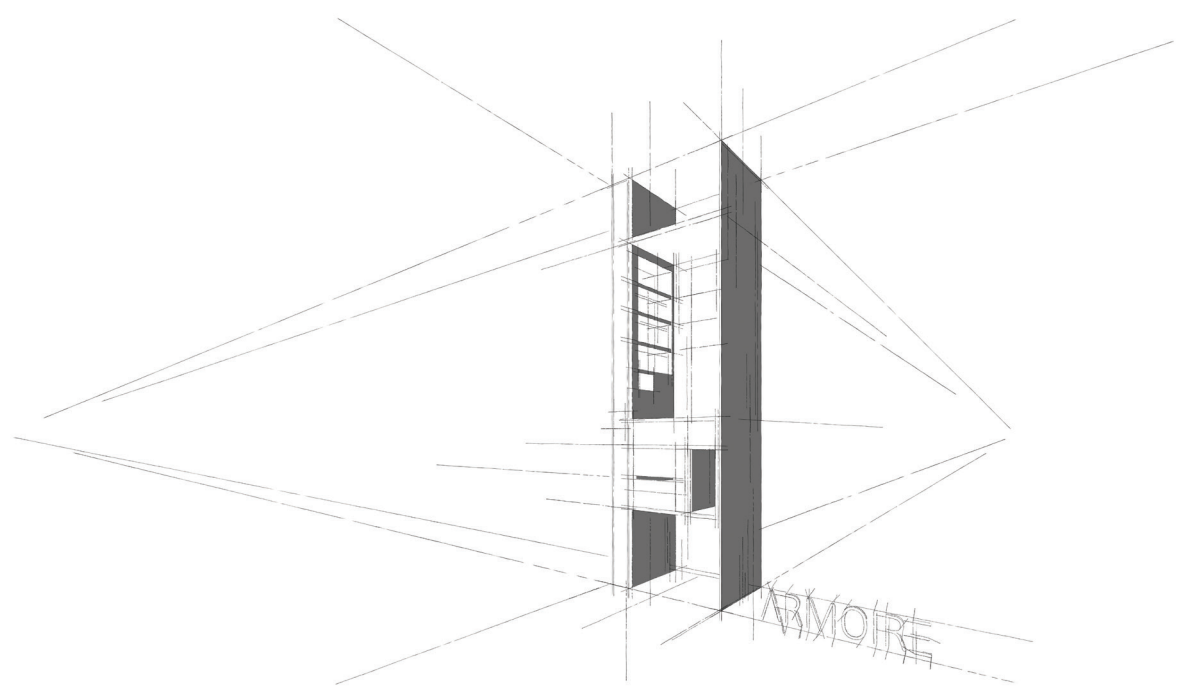
**The Atelier**

This modern island kitchen design adds comfort and functional space for preparing food or as a breakfast counter and even for entertaining friends.



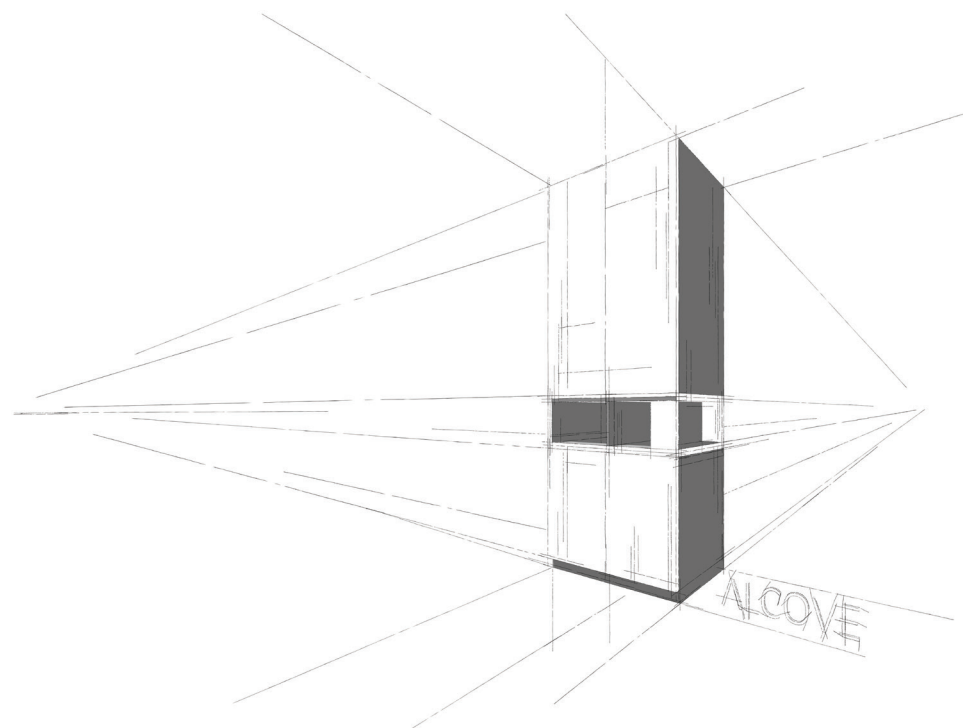
**The Armadio**

Make the best of your windowsill for extra countertop space and storage. Use this to hold kitchen canisters, cookbooks or pantry items that so often clutter the kitchen.



**The Armoire**

An elegant design for accessories and small personal items, it helps start the day with everything you need in its place, all sectioned for easy access.

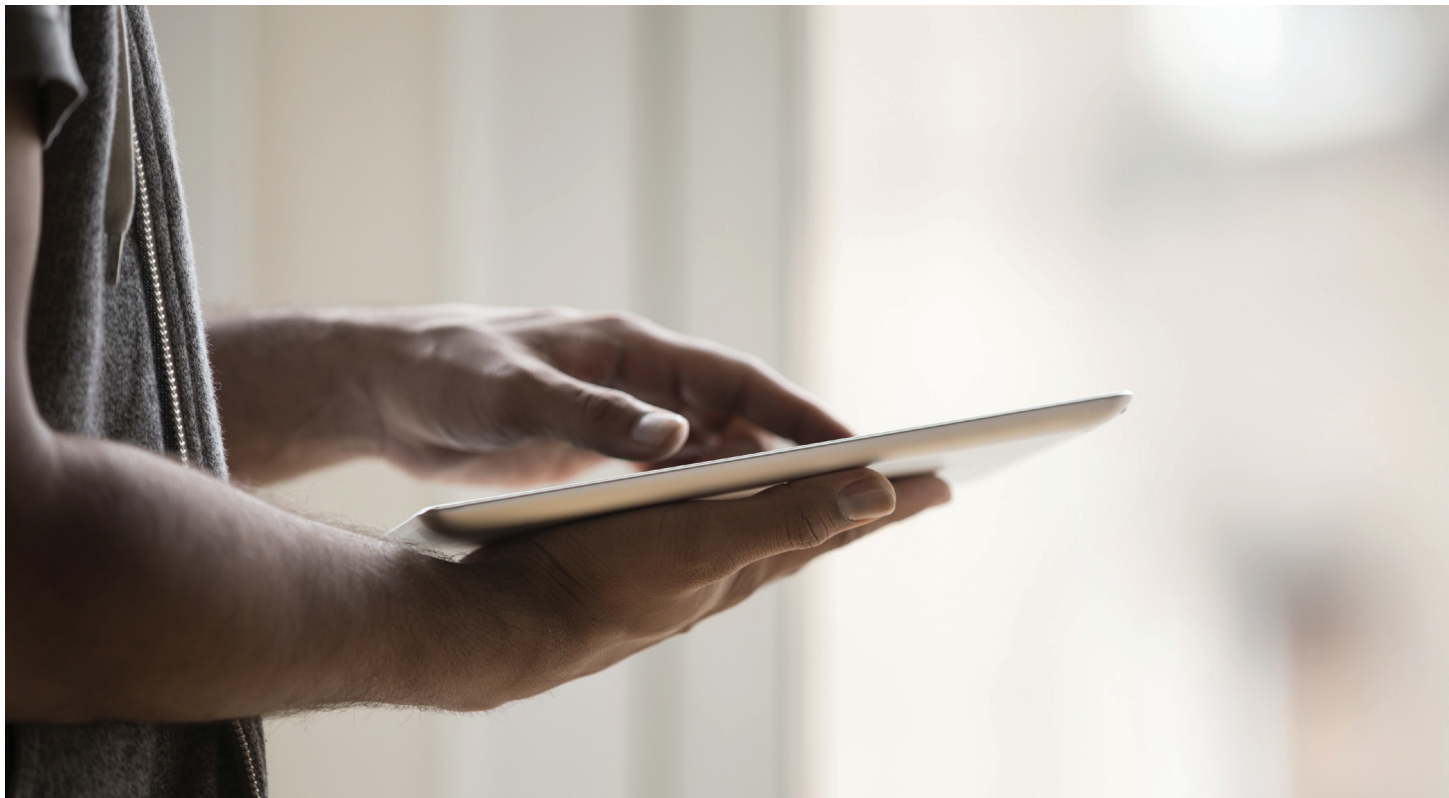


**The Alcove**

A great display shelf cleverly hides the clutter and also double up to keep a clean and organised space.

Sketches are for illustration only. Please note that these Smart Space/Storage Solutions are provided only for selected units, you may refer to the relevant layout and/or unit specification for more information.

# SMART LIVING AT YOUR FINGERTIPS



Relish the convenience of the Smart Home System, designed to give you peace of mind wherever you are. Comprising of the portable wireless Smart Home Gateway, it allows you to control and automate your home according to your lifestyle needs as well as enable you to connect with the Digital Lock set provided in every household for utmost security control. It also provides the ease of adding on other compatible smart devices in the future without the hassle of changing electrical wiring.

## SMART COMMUNITY



### FACILITY BOOKING

- Book facilities via Mobile App anytime, anywhere
- Access to facilities based on valid booking periods



### VISITOR INVITE

- Pre-register your visitor and send them a QR-code & Day PIN to access into development



### SMART PARCEL BOX

- Have your parcel delivered to the Parcel box, and collect it when you are home

## STANDARD PROVISIONS



### SMART GATEWAY WITH PAN TILT CAMERA

- 2-Way Audio
- Allows remote monitoring of your loved ones
- Built-in Speaker & Siren



### DIGITAL LOCK SET

- 4 ways to unlock the door
- Fingerprint
  - PIN code
  - Mobile App
  - Mechanical Key



### AIRCON CONTROL

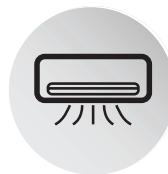
- (Living & Master Bedroom Only)
- ON/OFF remotely via Mobile App
  - Adjust Fan Speed / Temperature remotely
  - Check status of aircon remotely



### SMART SMOKE DETECTOR

- Receive notification on Mobile App when activated

## SMART EXPANSIONS



### AIRCON CONTROL (BEDROOMS)



### MOTION SENSOR



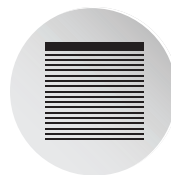
### SMART PLUG



### PANIC BUTTON



### WIFI IP CAMERA



### MOTORISED CURTAIN / BLIND



### LIGHTING CONTROL



### AND MANY MORE

Please note that only standard provisions will be provided. Any smart expansions items/devices can be purchased directly from the Smart Home's vendor at the purchaser's own cost.



## SITE PLAN



## ROOF PLAN



### LEGEND:

#### THE ARRIVAL

1. The Arrival Portal
2. Drop off Foyer
3. Guard House

#### VERANDA CLUB

4. Reflective Water Feature
5. Waterfall Courtyard
6. The Gastronomy Room
7. Outdoor Waterfront Dining
8. Screening Room
9. Waterfront Lounge

#### THE FOLIAGE

10. Forest Bathing Pods
11. Open Lawn
12. Kids Pool
13. Aqua Gym
14. 50m Lap Pool
15. Sun Loungers
16. Tree Walk Avenue
17. Tree Walk Boulevard
18. Poolside Alcove
19. Forest Water Feature

#### FOREST CLUB

20. Gymnasium
21. Toilet, Shower & Steam Rooms
22. Outdoor Kitchen
23. Outdoor Shower

#### SENSORY PARK

24. Adventure Playground
25. 3G Fitness Corner
26. Herb Garden
27. Foot Reflexology

#### THE WELLNESS

28. Foot Jets
29. Massage Pavilion
30. Water Spa
31. Spa Pavilion
32. Yoga Meditation Pod
33. Reading Hammock
34. Firefly Garden

#### THE RETREAT (3rd Storey)

35. Outdoor Lounge
36. Garden Swings

#### OTHERS

37. Side Gate
38. Electrical Substation
39. Genset
40. Bin Centre
41. Fire Engine Access

#### SKY GARDENS

##### (Roof Facilities on Tower 2 & 6)

42. Zen Garden Pavilion
43. Teppanyaki Pavilion
44. Bamboo Trail
45. Sky Dining Pavilion
46. Grill Pavilion
47. Sky Lounger
48. Maze Garden
49. Toilet



SCHEMATIC DIAGRAM

2 DE SOUZA AVENUE

Floor \ Unit	1	2	3	4	5	6	7	8
5	B9	B7	D2	B12	B8	A2	B10	B2c
4	B9	B7	D2	B12	B8	A2	B10	B2c
3	B9	B7	D2	B12	B8	A2	B10	B2c
2	B9	B7	D2	B12				
1	B9P	B7P	D2P	B12P				

6 DE SOUZA AVENUE

Floor \ Unit	9	10	11	12	13	14	15	16
5	B2c	B10	A2	C5	B12	D2	B7	B9
4	B2c	B10	A2	C5	B12	D2	B7	B9
3	B2c	B10	A2	C5	B12	D2	B7	B9
2	B2c	B10	A2	C5	B12	D2	B7	B9
1	B2cP	B10P	A2P	C5P	B12P	D2P	B7P	B9P

8 DE SOUZA AVENUE

Floor \ Unit	17	18	19	20	21	22
		PHD-1	PHD-1		PHD-1	PHD-1
5	B11			B12		
4	B11	C3	C3	B12	C3	C3
3	B11	C3	C3	B12	C3	C3
2	B11	C3	C3	B12	C3	C3
1	B11P	C3P	C3P	A4sP	C3P	C3P

10 DE SOUZA AVENUE

Floor \ Unit	23	24	25	26	27	28
		PHD-1	PHD-1			PHD-1
5	B11			B12	B3c	
4	B11	C3	C3	B12	B3c	C3
3	B11	C3	C3	B12	B3c	C3
2	B11	C3	C3	B12	B3c	C3
1	B11P	C3P	C3P	A4sP	B3cP	C3P

12 DE SOUZA AVENUE

Floor \ Unit	29	30	31	32	33	34	35	36	37	38
								PHE-2		
5	B2c	A1	B4	A1	B5	B1c	B6		B7	B9
4	B2c	A1	B4	A1	B5	B1c	B6	D3	B7	B9
3	B2c	A1	B4	A1	B5	B1c	B6	D3	B7	B9
2	B2c	A1	B4	A1	B5	B1c	B6	D3	B7	B9
1	B2cP	A1P	B4P	A1P	B5P	B1cP	A3sP	D3P	B7P	B9P

14 DE SOUZA AVENUE

Floor \ Unit	39	40	41	42	43	44	45	46
		PHD-2					PHE-1	
5	B9		C1c	B6	B1c	C2c		B9
4	B9	C4	C1c	B6	B1c	C2c	D1	B9
3	B9	C4	C1c	B6	B1c	C2c	D1	B9
2	B9	C4	C1c	B6	B1c	C2c	D1	B9
1	B9P	C4P	C1cP	A3sP	B1cP	C2cP	D1P	B9P

16 DE SOUZA AVENUE

Floor \ Unit	47	48	49	50	51	52	53	54
		PHE-1					PHD-2	
5	B9		C2c	B1c	B6	B7		B9
4	B9	D1	C2c	B1c	B6	B7	C4	B9
3	B9	D1	C2c	B1c	B6	B7	C4	B9
2	B9	D1	C2c	B1c	B6			B9
1	B9P	D1P	C2cP	B1cP	A3sP			B9P

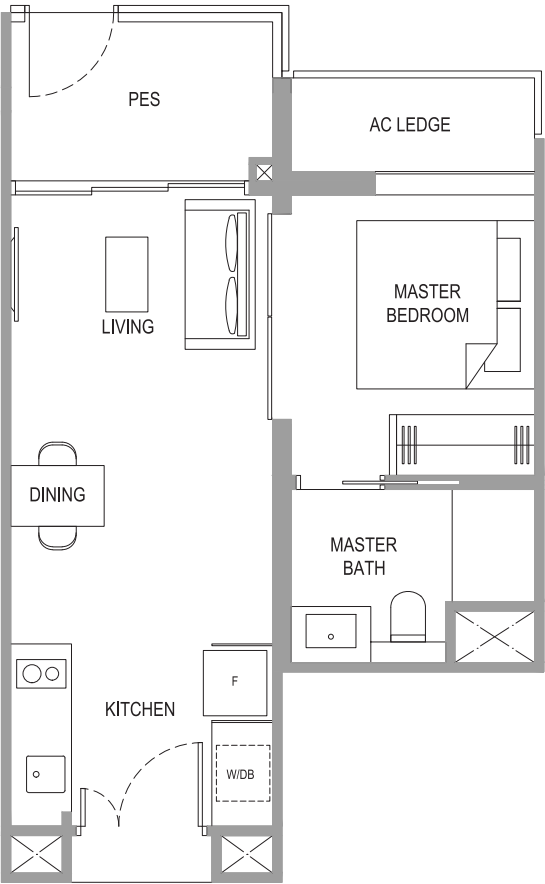
LEGEND

1-BEDROOM	3-BEDROOM	PENTHOUSE 4-BEDROOM + FAMILY
1-BEDROOM + STUDY	3-BEDROOM DELUXE	PENTHOUSE 5-BEDROOM + STUDY
2-BEDROOM	4-BEDROOM	
2-BEDROOM DELUXE		



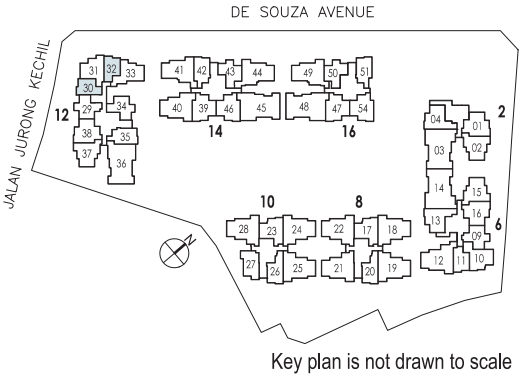


1-BEDROOM



TYPE A1P

44 sq m / 474 sq ft  
#01-30  
#01-32



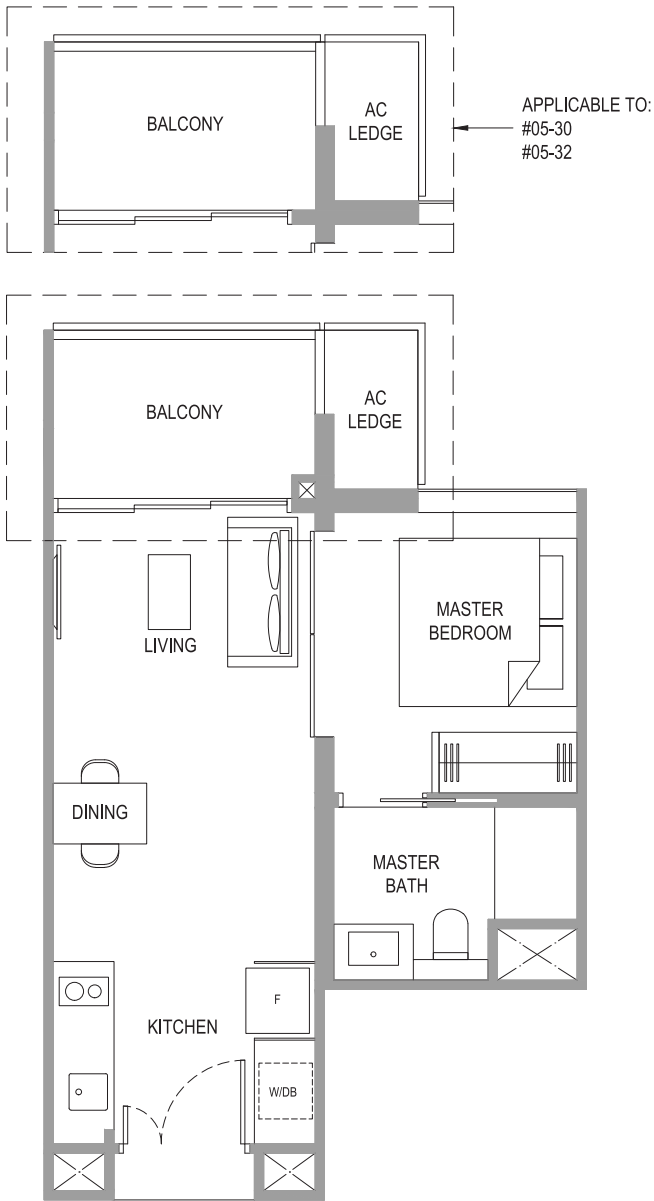
LEGEND:

- \* Denotes mirror image
- Wall not allowed to be hacked or altered (including by way of drilling)  
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

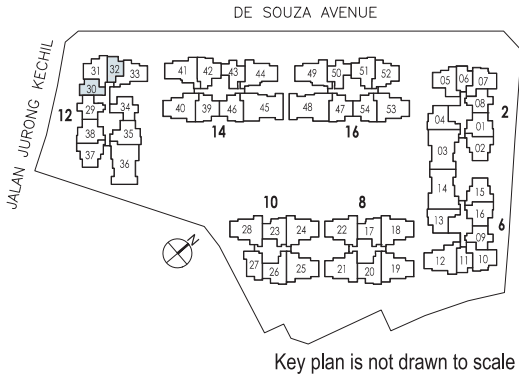
Area includes AC ledge, balcony, PES and strata void area where applicable. The plans are subject to change as may be required, directed or approved by relevant authorities. All areas and measurements stated or depicted herein are approximate and estimates only and are subject to final survey.



1-BEDROOM



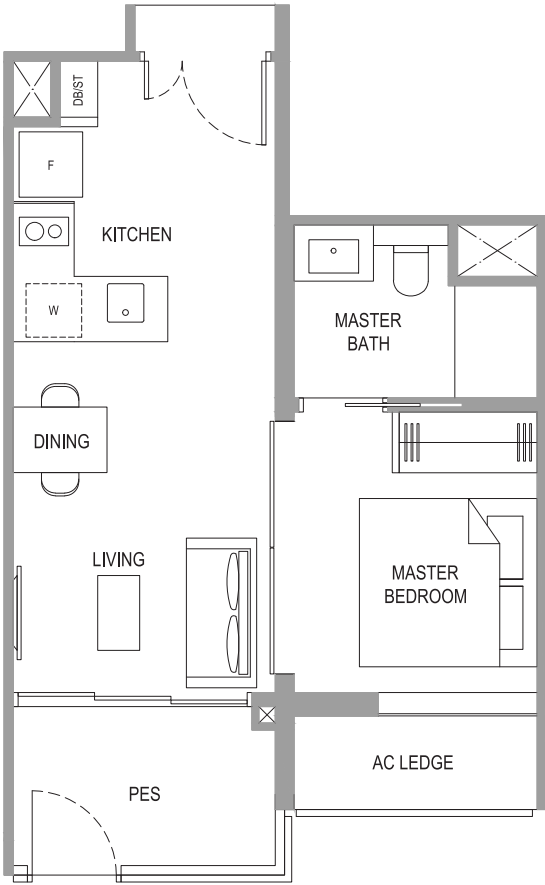
**TYPE A1**  
43 sq m / 463 sq ft  
#02-30 to #05-30  
#02-32 to #05-32



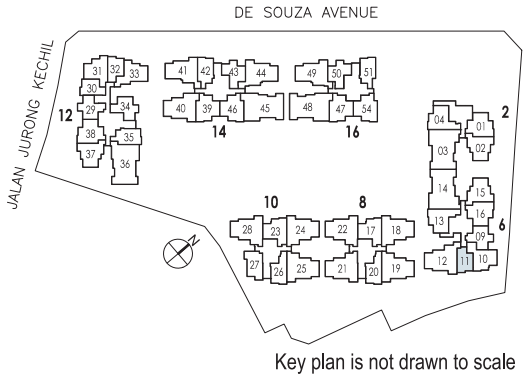
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1-BEDROOM



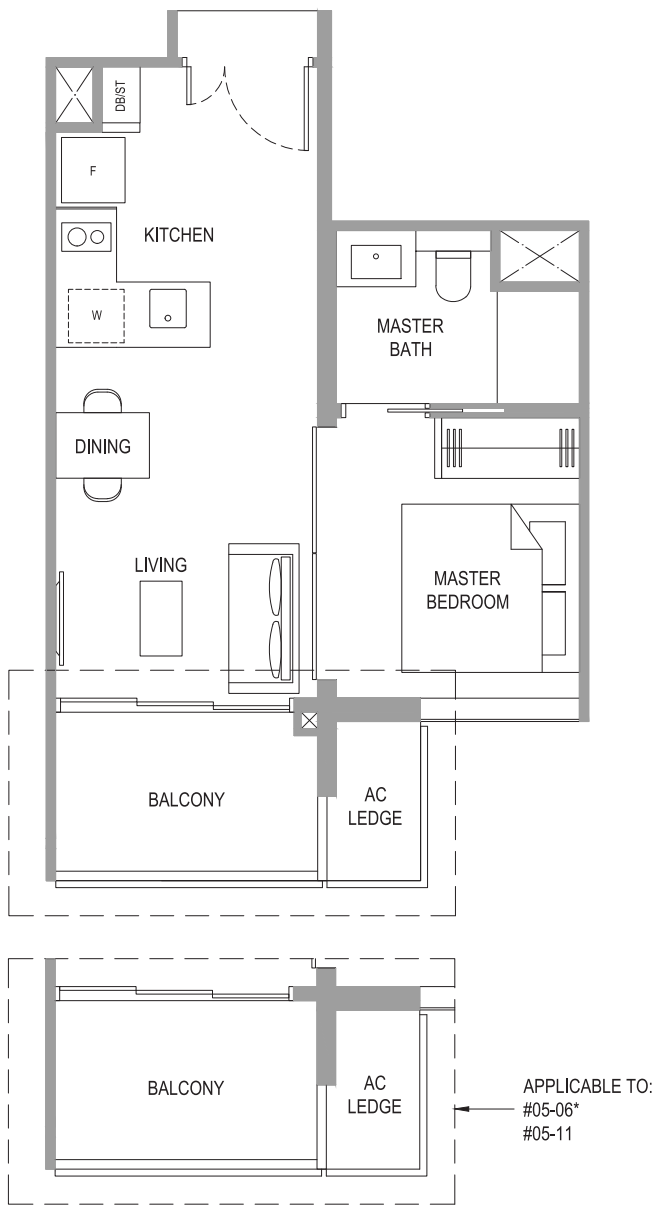
**TYPE A2P**  
44 sq m / 474 sq ft  
#01-11



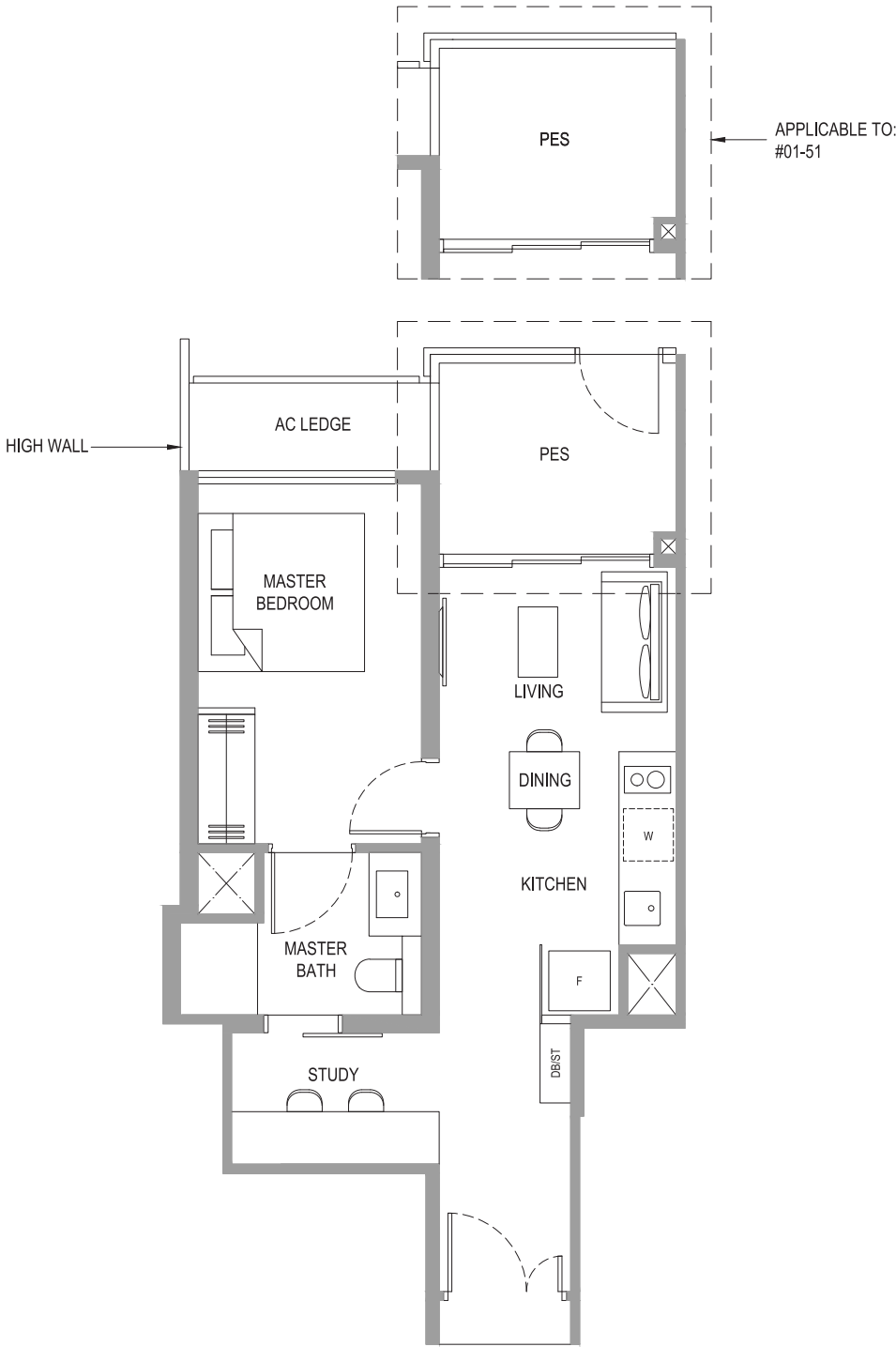
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1-BEDROOM

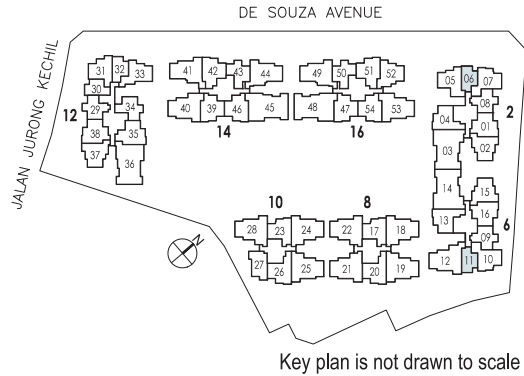


1-BEDROOM + STUDY



TYPE A2

43 sq m / 463 sq ft  
#03-06\* to #05-06\*  
#02-11 to #05-11



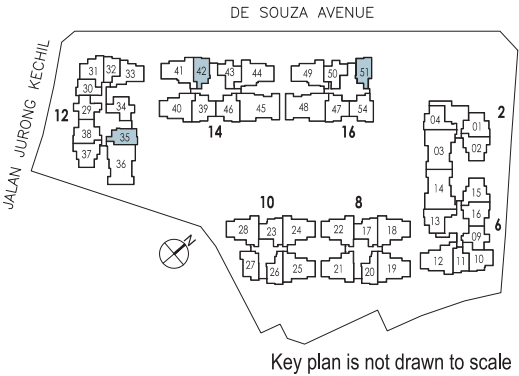
LEGEND:

- \* Denotes mirror image
- Wall not allowed to be hacked or altered (including by way of drilling)  
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Area includes AC ledge, balcony, PES and strata void area where applicable. The plans are subject to change as may be required, directed or approved by relevant authorities. All areas and measurements stated or depicted herein are approximate and estimates only and are subject to final survey.

TYPE A3sP

52 sq m / 560 sq ft  
#01-35  
#01-42\*  
#01-51



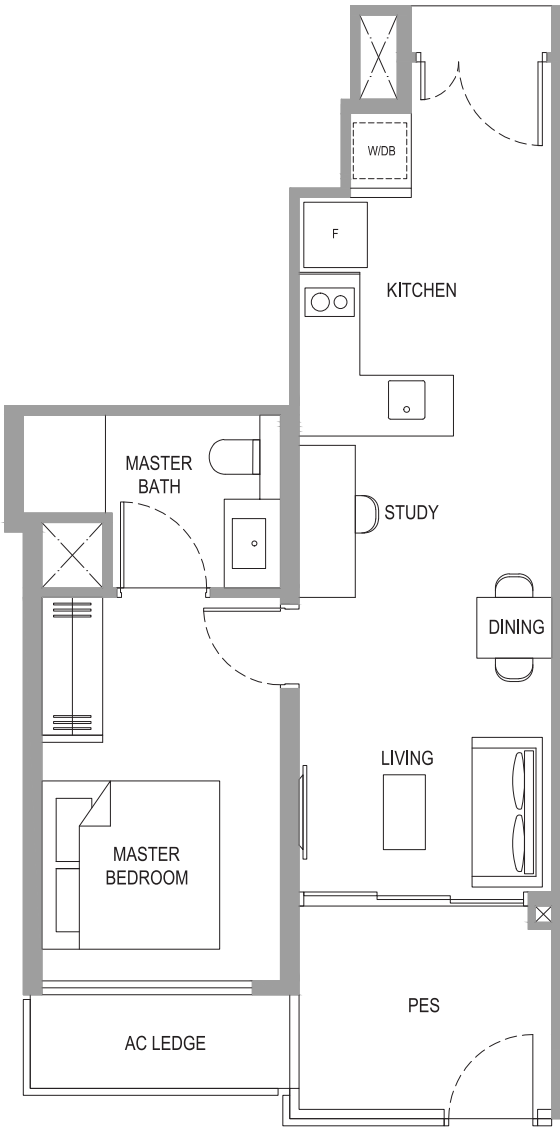
LEGEND:

- \* Denotes mirror image
- Wall not allowed to be hacked or altered (including by way of drilling)  
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

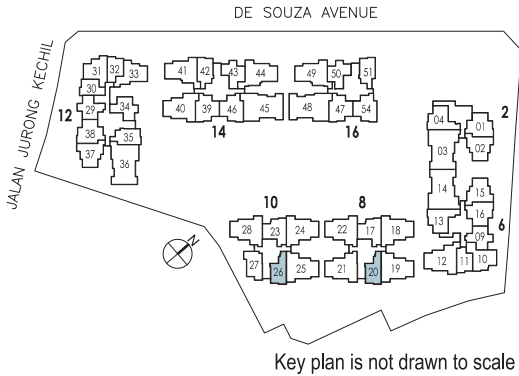
Area includes AC ledge, balcony, PES and strata void area where applicable. The plans are subject to change as may be required, directed or approved by relevant authorities. All areas and measurements stated or depicted herein are approximate and estimates only and are subject to final survey.



1-BEDROOM  
+ STUDY



**TYPE A4sP**  
53 sq m / 570 sq ft  
#01-20  
#01-26



LEGEND:

- \* Denotes mirror image
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Area includes AC ledge, balcony, PES and strata void area where applicable. The plans are subject to change as may be required, directed or approved by relevant authorities. All areas and measurements stated or depicted herein are approximate and estimates only and are subject to final survey.

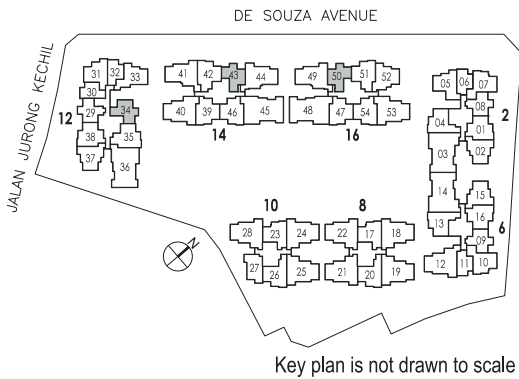


2-BEDROOM



**TYPE B1cP**  
57 sq m / 614 sq ft  
#01-34  
#01-43\*  
#01-50

**TYPE B1c**  
57 sq m / 614 sq ft  
#02-34 to #05-34  
#02-43\* to #05-43\*  
#02-50 to #05-50

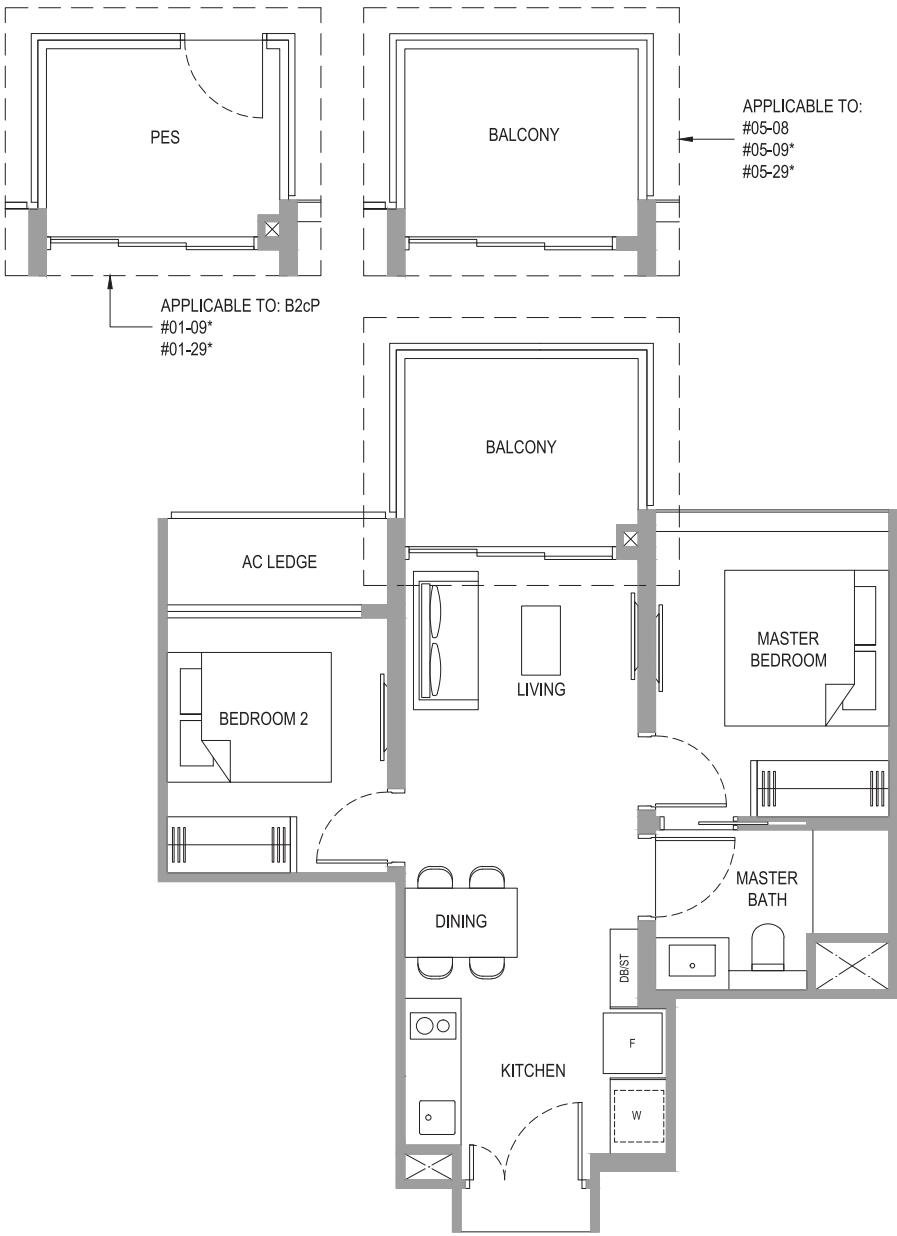


LEGEND:

- \* Denotes mirror image
- Wall not allowed to be hacked or altered (including by way of drilling)  
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

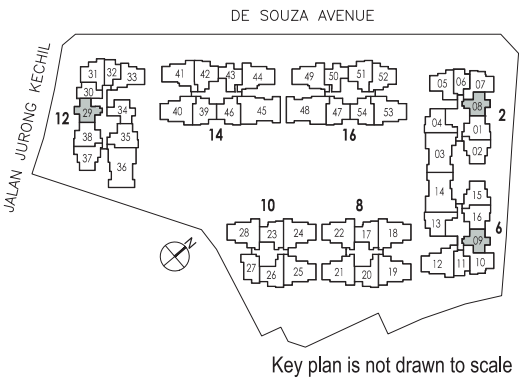
Area includes AC ledge, balcony, PES and strata void area where applicable. The plans are subject to change as may be required, directed or approved by relevant authorities. All areas and measurements stated or depicted herein are approximate and estimates only and are subject to final survey.

2-BEDROOM



**TYPE B2cP**  
57 sq m / 614 sq ft  
#01-09\*  
#01-29\*

**TYPE B2c**  
57 sq m / 614 sq ft  
#03-08 to #05-08  
#02-09\* to #05-09\*  
#02-29\* to #05-29\*



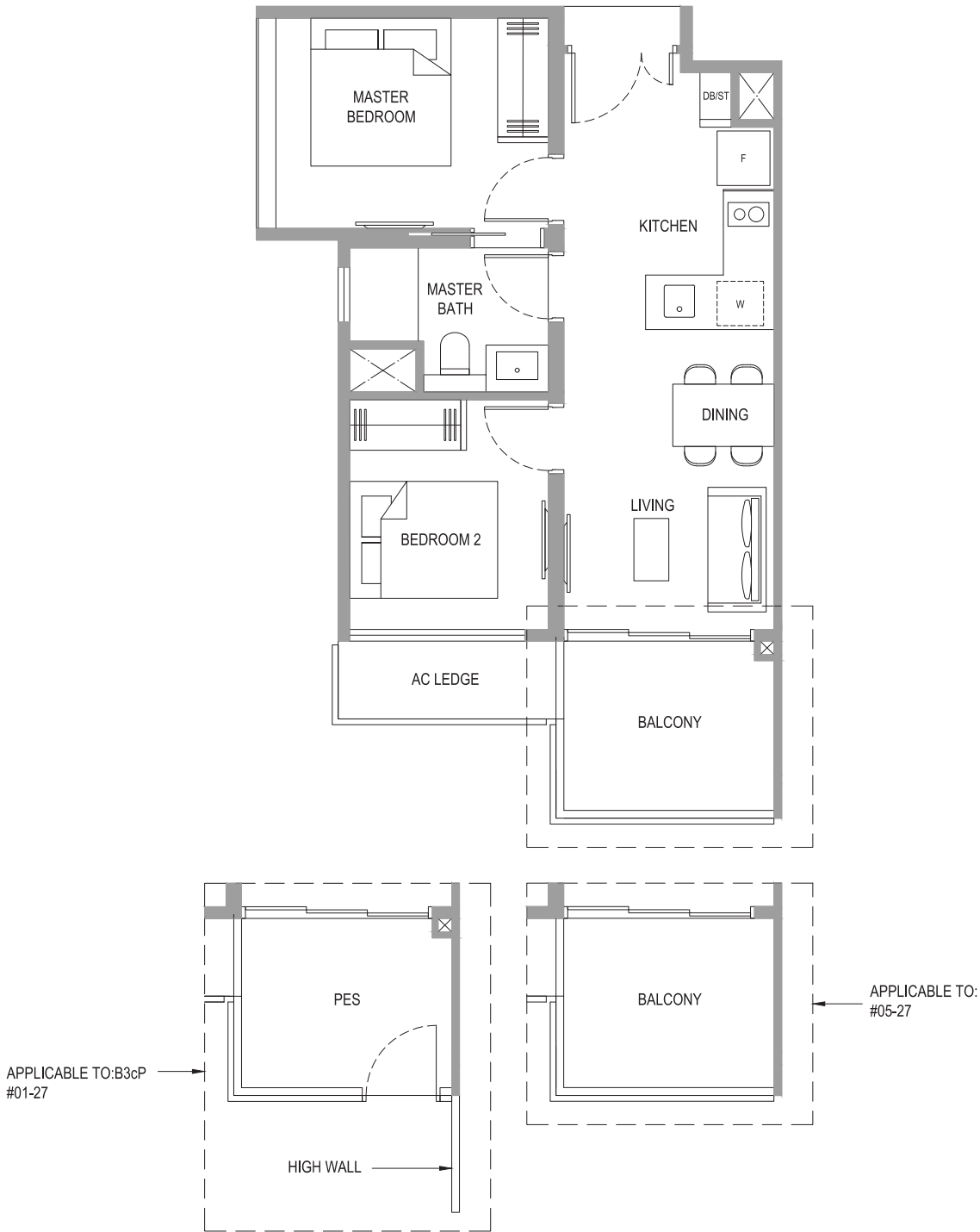
LEGEND:

- \* Denotes mirror image
- Wall not allowed to be hacked or altered (including by way of drilling)  
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Area includes AC ledge, balcony, PES and strata void area where applicable. The plans are subject to change as may be required, directed or approved by relevant authorities. All areas and measurements stated or depicted herein are approximate and estimates only and are subject to final survey.

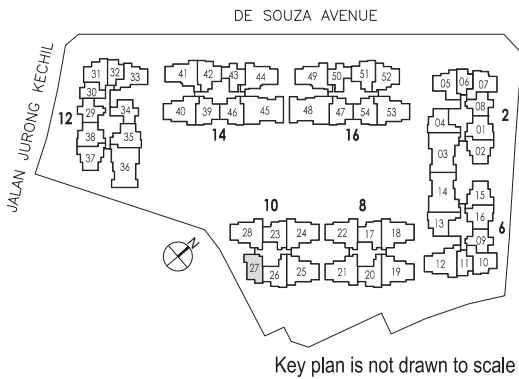


2-BEDROOM



**TYPE B3cP**  
57 sq m / 614 sq ft  
#01-27

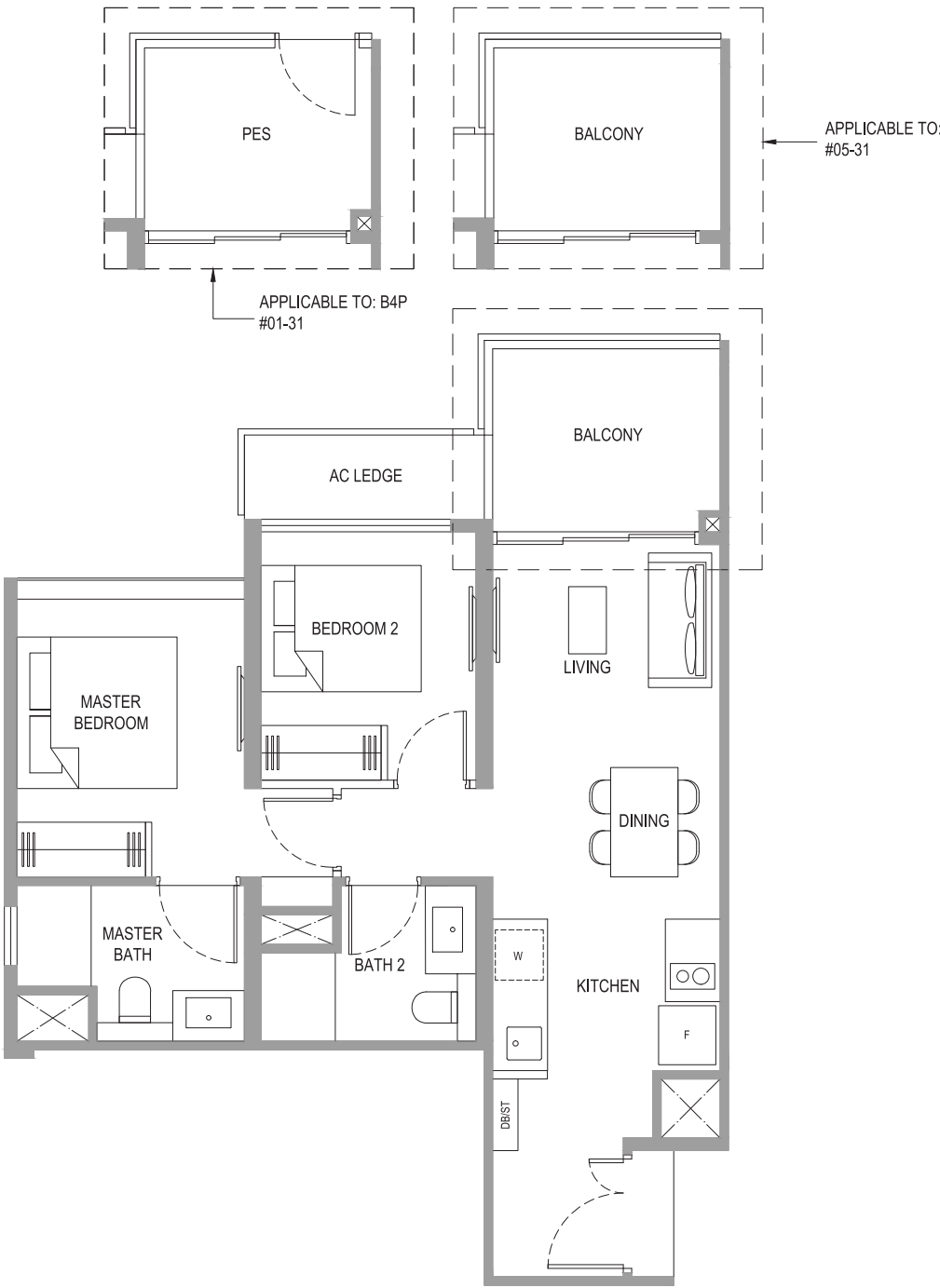
**TYPE B3c**  
57 sq m / 614 sq ft  
#02-27 to #05-27



- LEGEND:
- \* Denotes mirror image
  - Wall not allowed to be hacked or altered (including by way of drilling)  
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

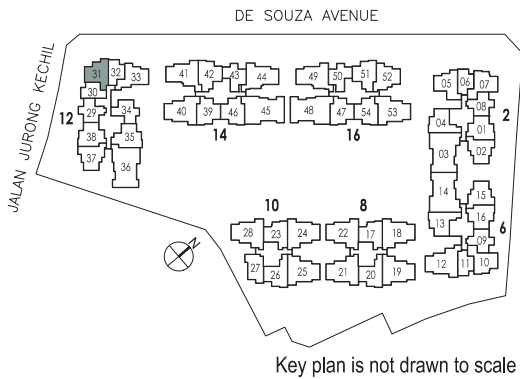
Area includes AC ledge, balcony, PES and strata void area where applicable. The plans are subject to change as may be required, directed or approved by relevant authorities. All areas and measurements stated or depicted herein are approximate and estimates only and are subject to final survey.

2-BEDROOM  
DELUXE



**TYPE B4P**  
66 sq m / 710 sq ft  
#01-31

**TYPE B4**  
66 sq m / 710 sq ft  
#02-31 to #05-31

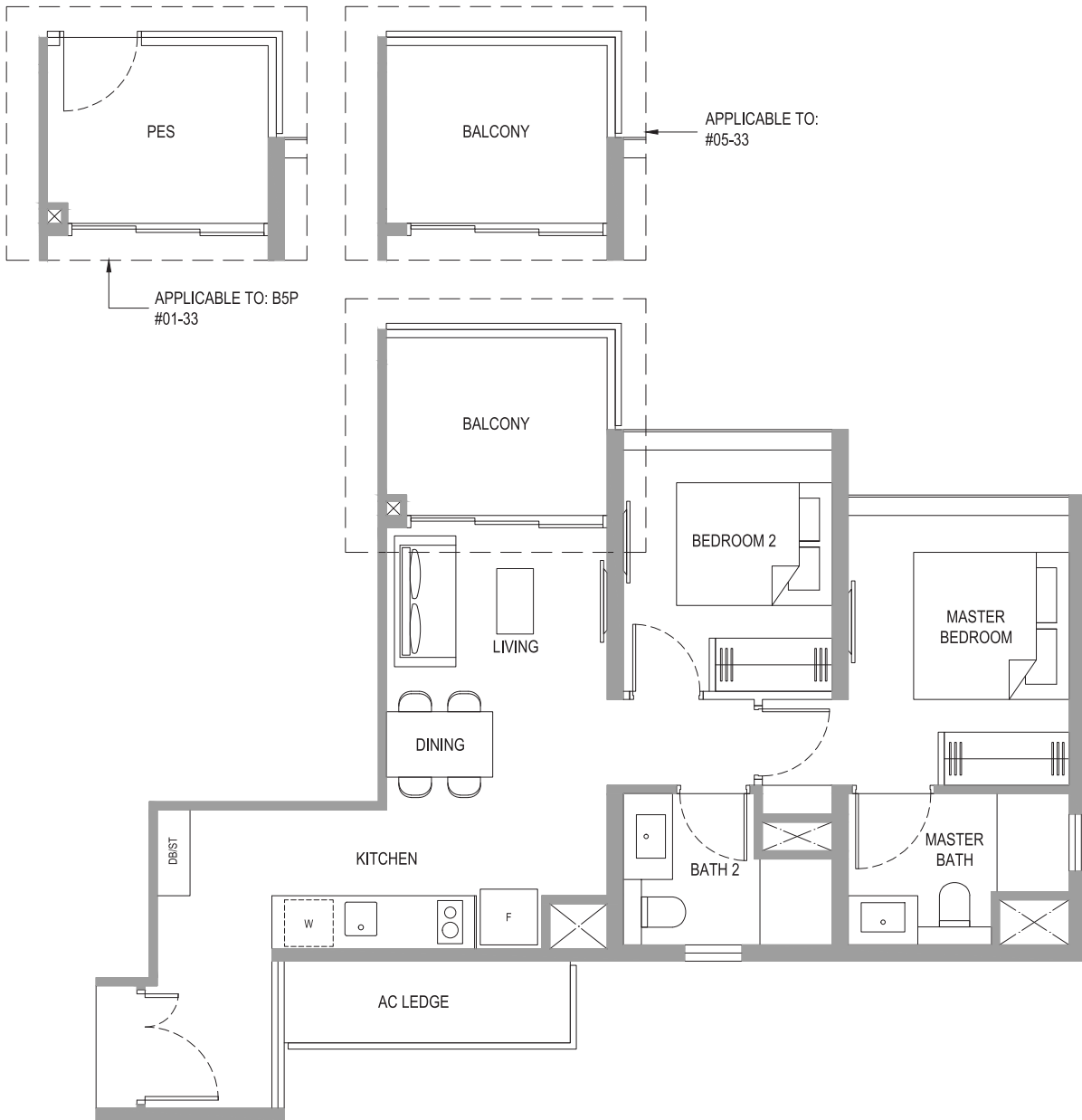


- LEGEND:
- \* Denotes mirror image
  - Wall not allowed to be hacked or altered (including by way of drilling)  
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

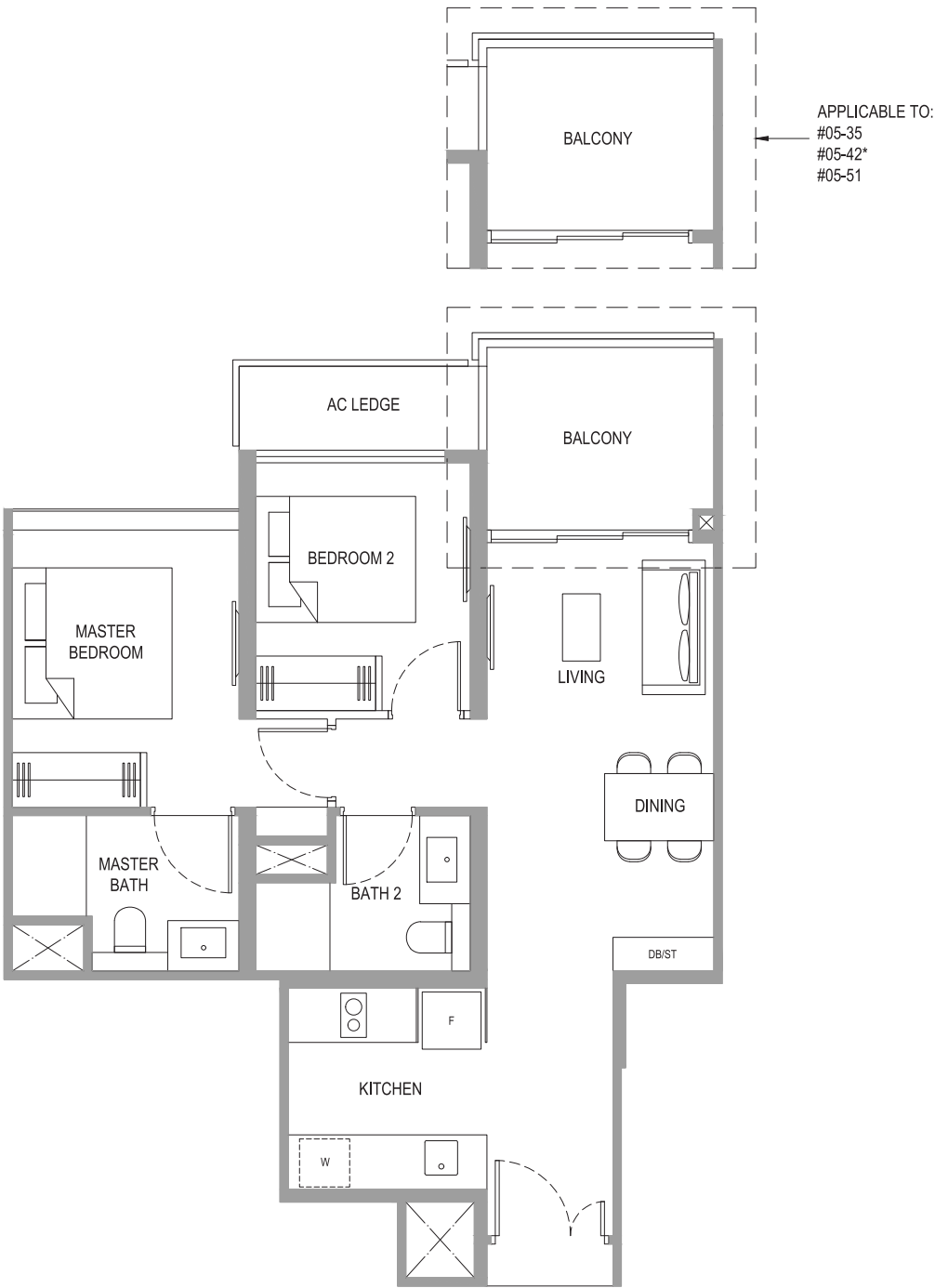
Area includes AC ledge, balcony, PES and strata void area where applicable. The plans are subject to change as may be required, directed or approved by relevant authorities. All areas and measurements stated or depicted herein are approximate and estimates only and are subject to final survey.



2-BEDROOM  
DELUXE

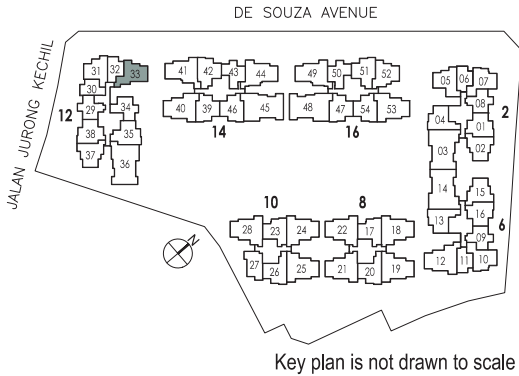


2-BEDROOM  
DELUXE



TYPE B5P  
68 sq m / 732 sq ft  
#01-33

TYPE B5  
68 sq m / 732 sq ft  
#02-33 to #05-33

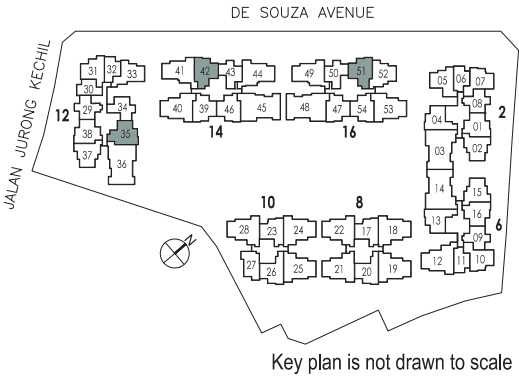


LEGEND:

- \* Denotes mirror image
- Wall not allowed to be hacked or altered (including by way of drilling)  
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Area includes AC ledge, balcony, PES and strata void area where applicable. The plans are subject to change as may be required, directed or approved by relevant authorities. All areas and measurements stated or depicted herein are approximate and estimates only and are subject to final survey.

TYPE B6  
70 sq m / 753 sq ft  
#02-35 to #05-35  
#02-42\* to #05-42\*  
#02-51 to #05-51



LEGEND:

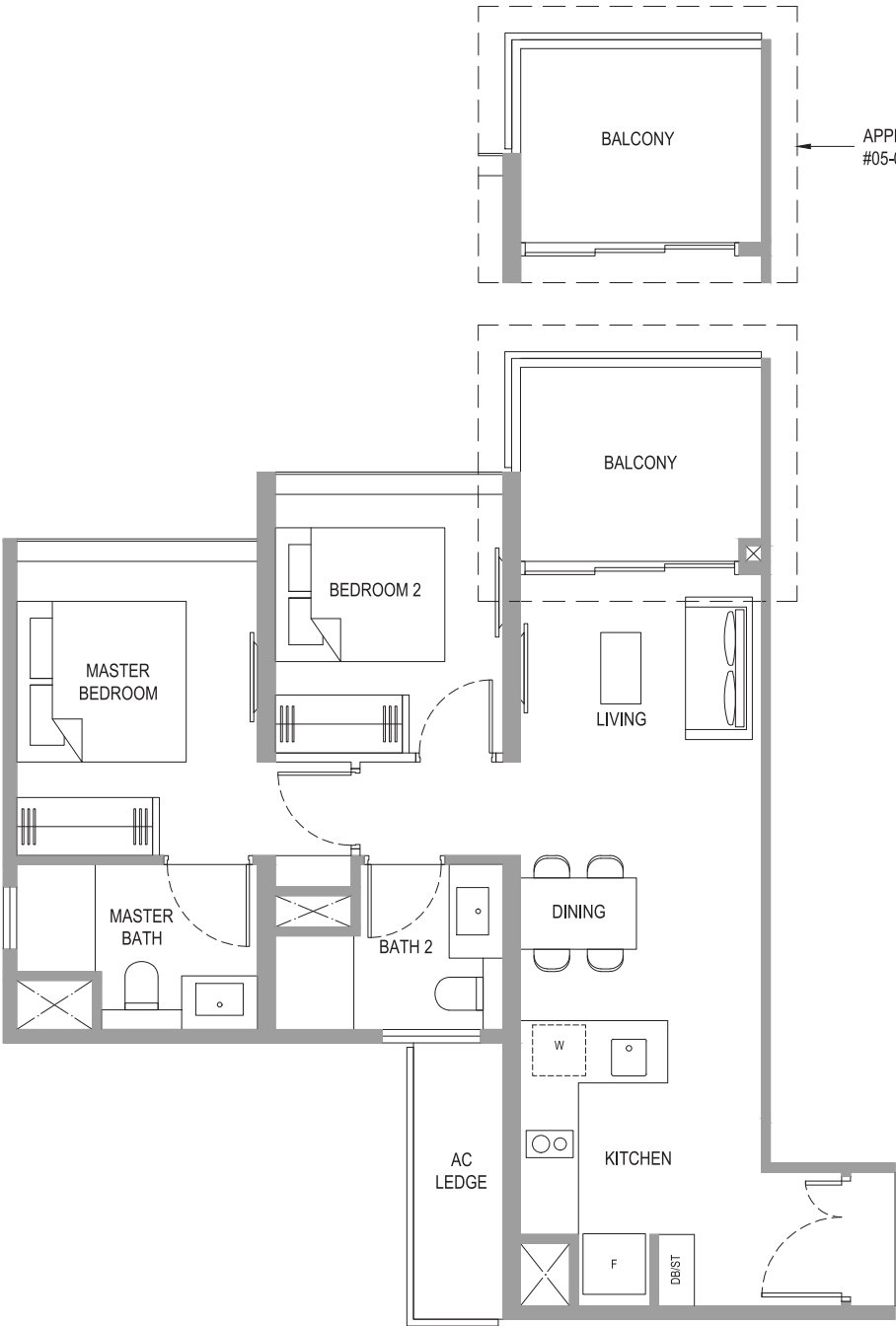
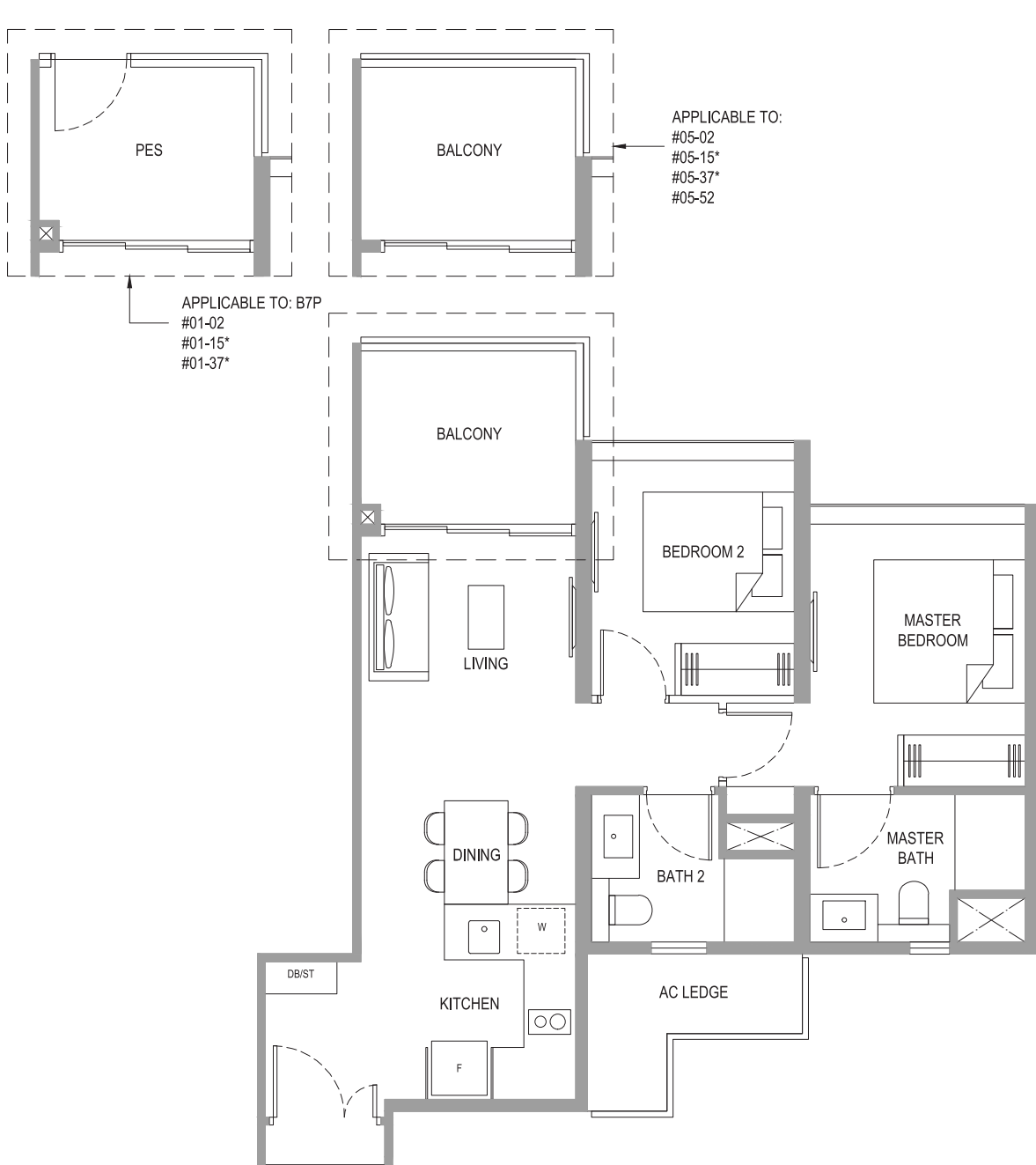
- \* Denotes mirror image
- Wall not allowed to be hacked or altered (including by way of drilling)  
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

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2-BEDROOM  
DELUXE

2-BEDROOM  
DELUXE

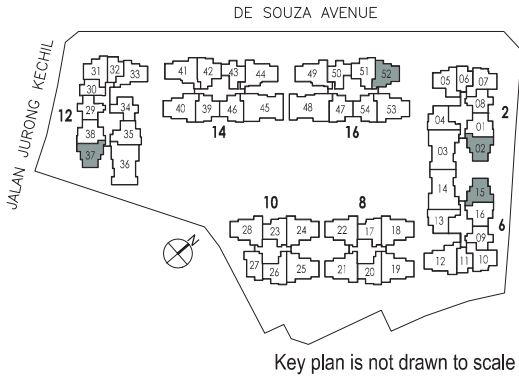


TYPE B7P

68 sq m / 732 sq ft  
#01-02  
#01-15\*  
#01-37\*

TYPE B7

68 sq m / 732 sq ft  
#02-02 to #05-02  
#02-15\* to #05-15\*  
#02-37\* to #05-37\*  
#03-52 to #05-52



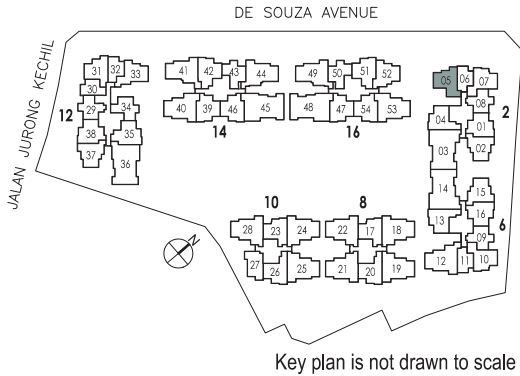
LEGEND:

- \* Denotes mirror image
- Wall not allowed to be hacked or altered (including by way of drilling)  
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Area includes AC ledge, balcony, PES and strata void area where applicable. The plans are subject to change as may be required, directed or approved by relevant authorities. All areas and measurements stated or depicted herein are approximate and estimates only and are subject to final survey.

TYPE B8

69 sq m / 743 sq ft  
#03-05 to #05-05



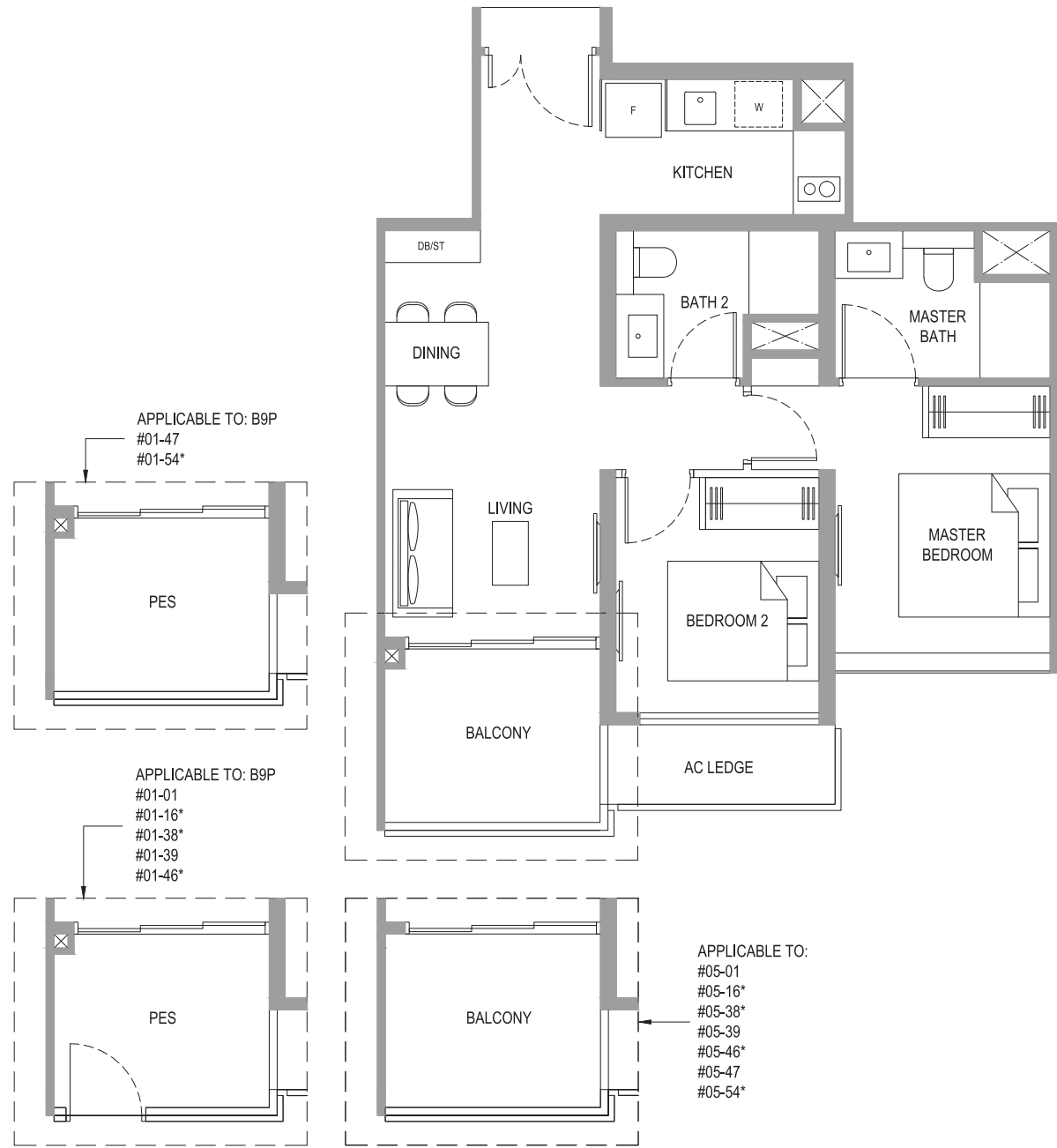
LEGEND:

- \* Denotes mirror image
- Wall not allowed to be hacked or altered (including by way of drilling)  
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

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2-BEDROOM  
DELUXE



TYPE B9P

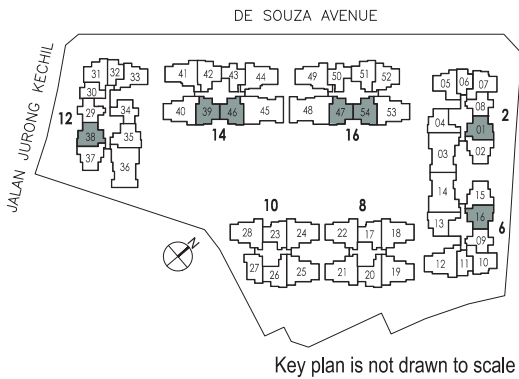
68 sq m / 732 sq ft

#01-01  
#01-16\*  
#01-38\*  
#01-39  
#01-46\*  
#01-47  
#01-54\*

TYPE B9

68 sq m / 732 sq ft

#02-01 to #05-01  
#02-16\* to #05-16\*  
#02-38\* to #05-38\*  
#02-39 to #05-39  
#02-46\* to #05-46\*  
#02-47 to #05-47  
#02-54\* to #05-54\*



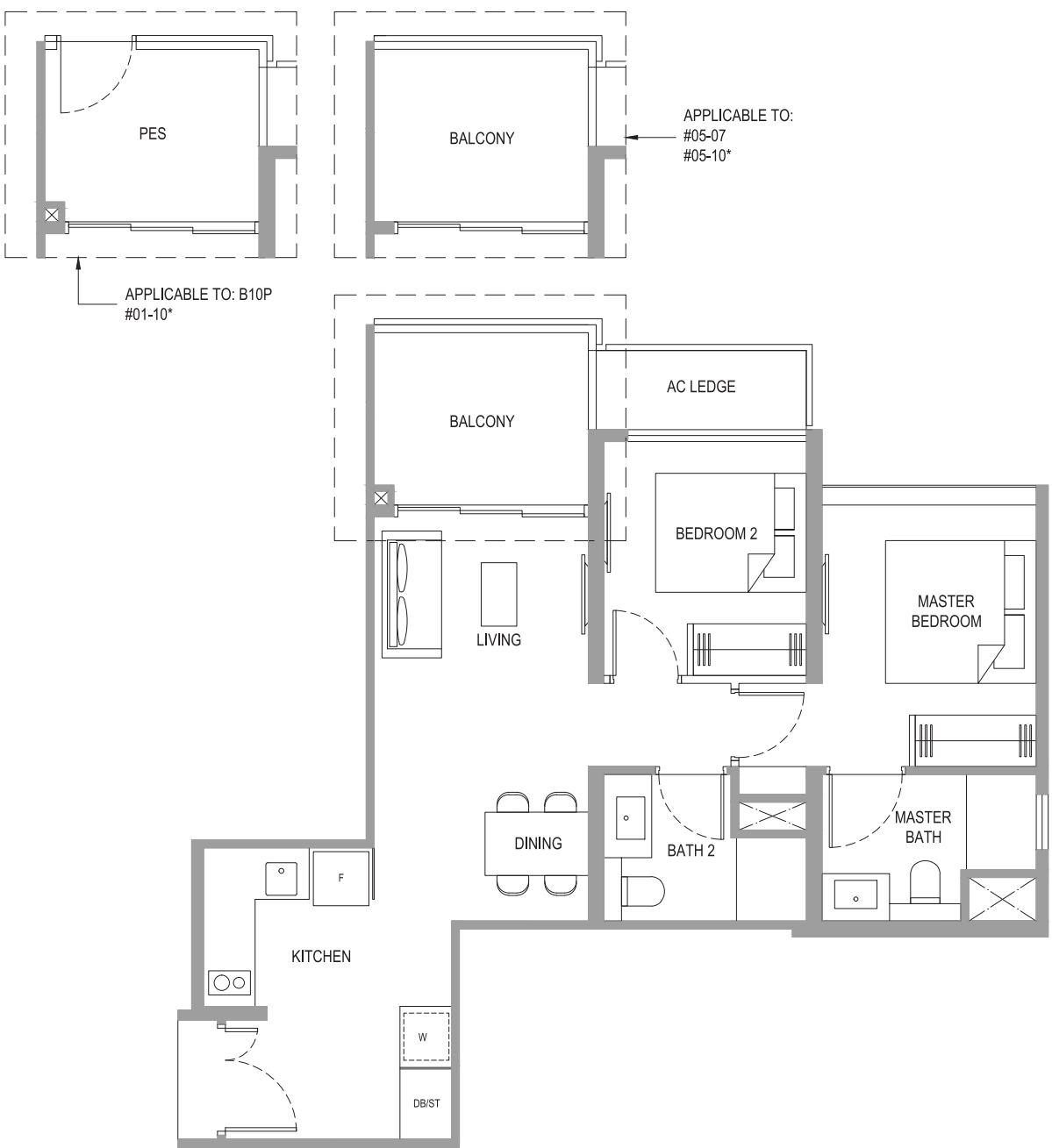
Key plan is not drawn to scale

LEGEND:

- \* Denotes mirror image
- Wall not allowed to be hacked or altered (including by way of drilling)  
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Area includes AC ledge, balcony, PES and strata void area where applicable. The plans are subject to change as may be required, directed or approved by relevant authorities. All areas and measurements stated or depicted herein are approximate and estimates only and are subject to final survey.

2-BEDROOM  
DELUXE



TYPE B10P

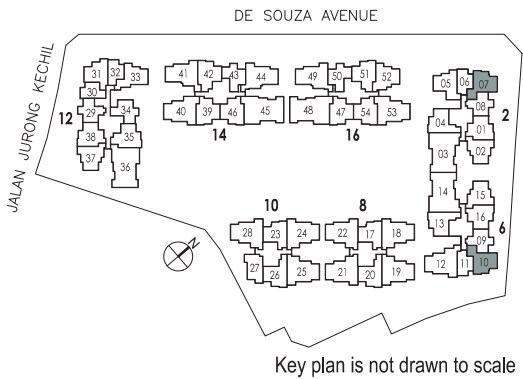
69 sq m / 743 sq ft

#01-10\*

TYPE B10

69 sq m / 743 sq ft

#03-07 to #05-07  
#02-10\* to #05-10\*



Key plan is not drawn to scale

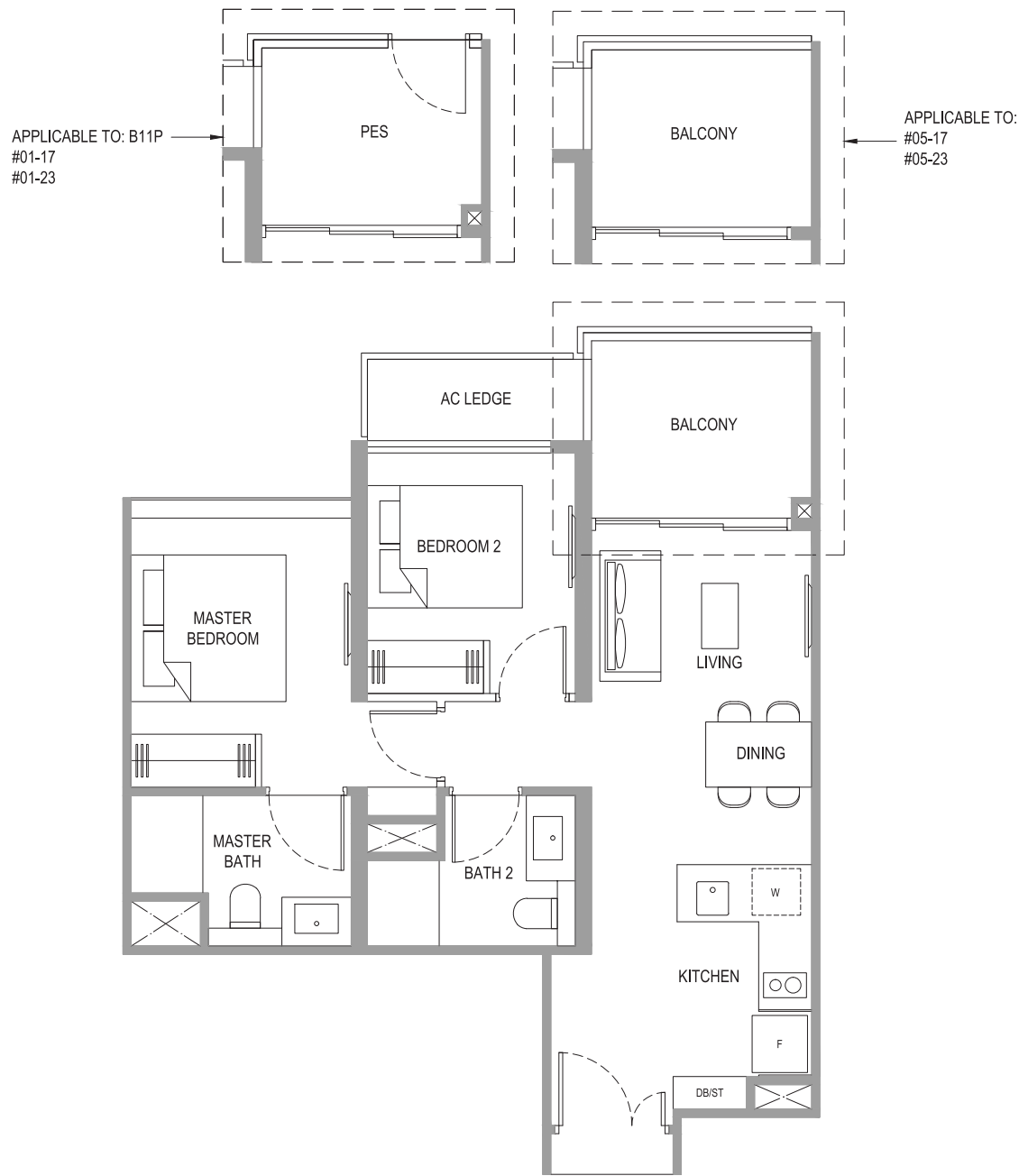
LEGEND:

- \* Denotes mirror image
- Wall not allowed to be hacked or altered (including by way of drilling)  
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

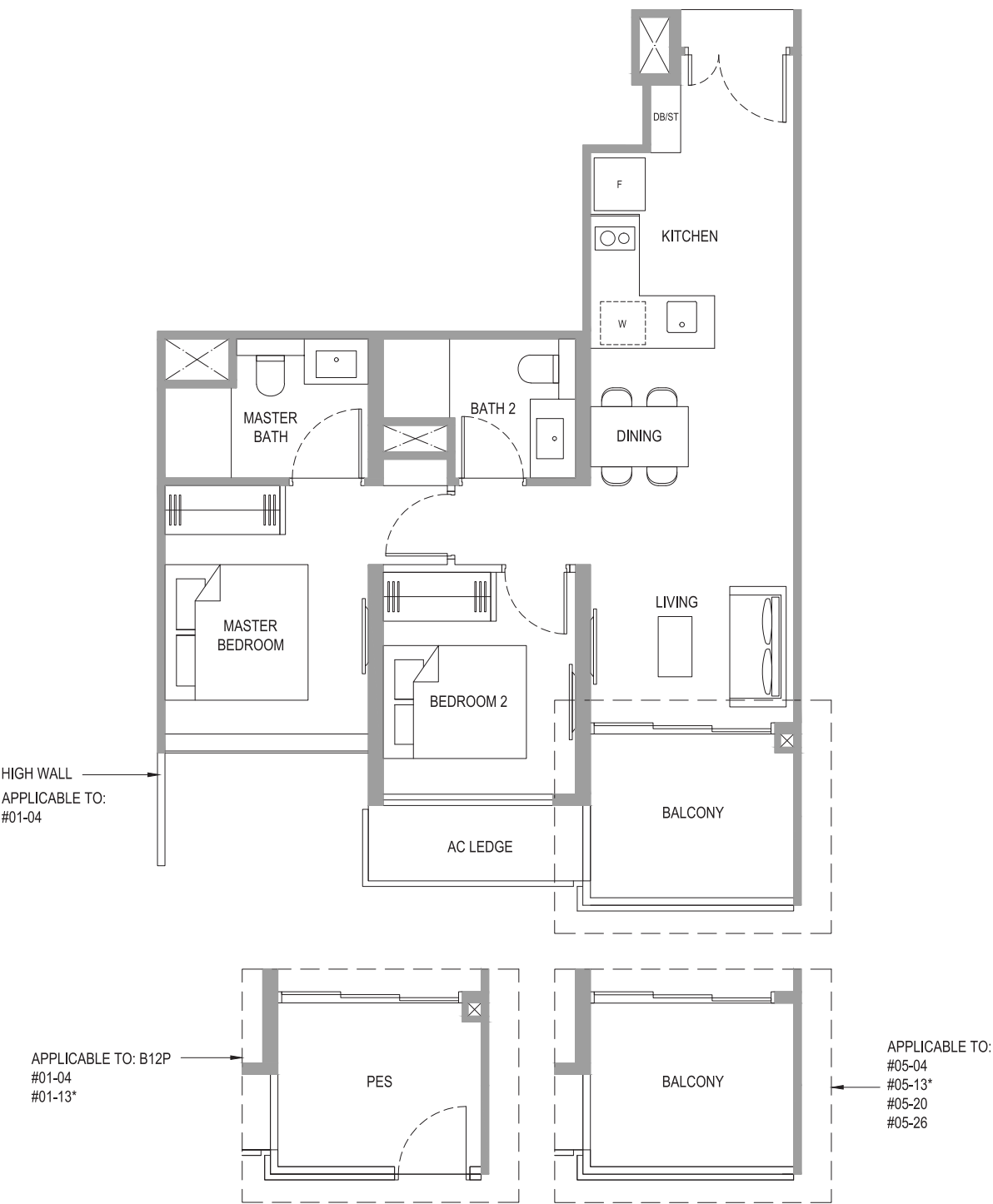
Area includes AC ledge, balcony, PES and strata void area where applicable. The plans are subject to change as may be required, directed or approved by relevant authorities. All areas and measurements stated or depicted herein are approximate and estimates only and are subject to final survey.



2-BEDROOM  
DELUXE



2-BEDROOM  
DELUXE

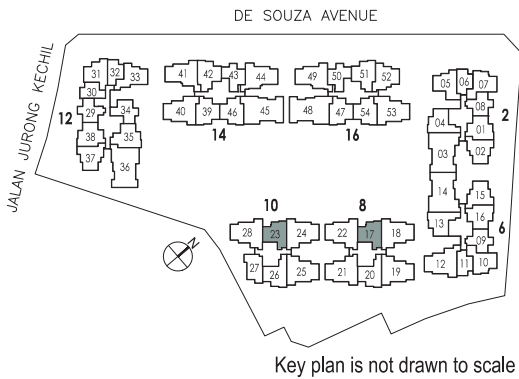


TYPE B11P

65 sq m / 700 sq ft  
#01-17  
#01-23

TYPE B11

65 sq m / 700 sq ft  
#02-17 to #05-17  
#02-23 to #05-23



LEGEND:

- \* Denotes mirror image
- Wall not allowed to be hacked or altered (including by way of drilling)  
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

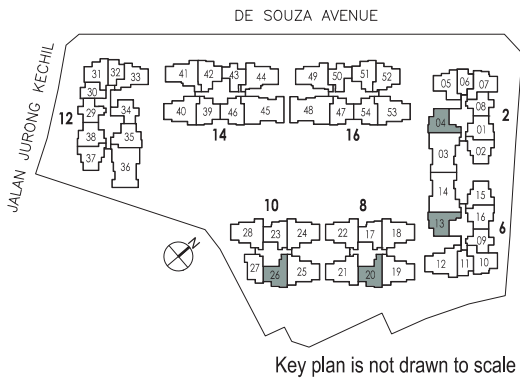
Area includes AC ledge, balcony, PES and strata void area where applicable. The plans are subject to change as may be required, directed or approved by relevant authorities. All areas and measurements stated or depicted herein are approximate and estimates only and are subject to final survey.

TYPE B12P

69 sq m / 743 sq ft  
#01-04  
#01-13\*

TYPE B12

69 sq m / 743 sq ft  
#02-04 to #05-04  
#02-13\* to #05-13\*  
#02-20 to #05-20  
#02-26 to #05-26



LEGEND:

- \* Denotes mirror image
- Wall not allowed to be hacked or altered (including by way of drilling)  
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

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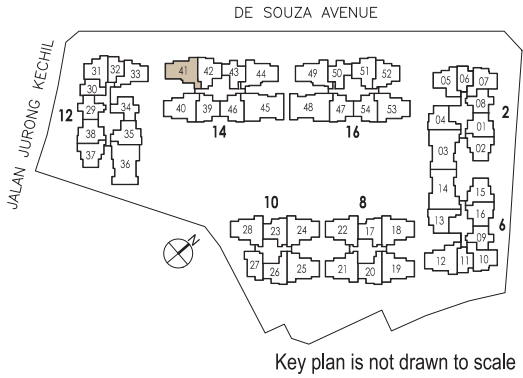


3 - BEDROOM



**TYPE C1cP**  
88 sq m / 947 sq ft  
#01-41

**TYPE C1c**  
88 sq m / 947 sq ft  
#02-41 to #05-41



LEGEND:

- \* Denotes mirror image
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(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

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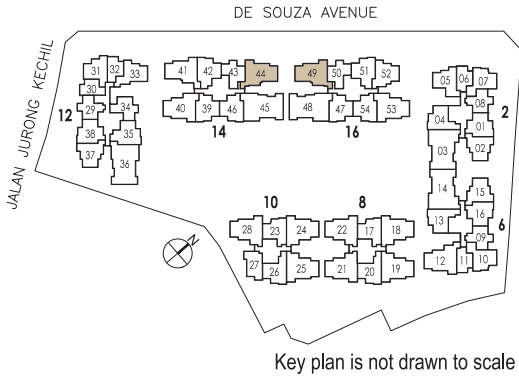


3-BEDROOM



**TYPE C2cP**  
88 sq m / 947 sq ft  
#01-44  
#01-49\*

**TYPE C2c**  
88 sq m / 947 sq ft  
#02-44 to #05-44  
#02-49\* to #05-49\*



LEGEND:

- \* Denotes mirror image
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(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

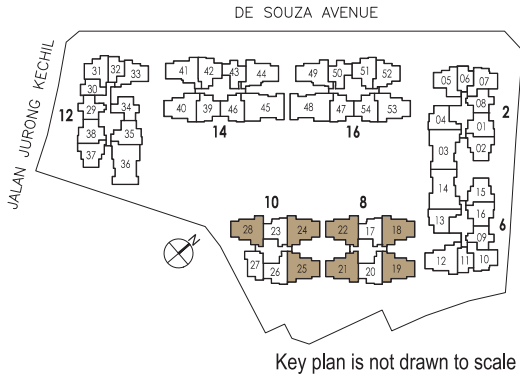
Area includes AC ledge, balcony, PES and strata void area where applicable. The plans are subject to change as may be required, directed or approved by relevant authorities. All areas and measurements stated or depicted herein are approximate and estimates only and are subject to final survey.

3-BEDROOM  
DELUXE



**TYPE C3P**  
93 sq m / 1001 sq ft  
#01-18\*  
#01-19  
#01-21\*  
#01-22  
#01-24\*  
#01-25  
#01-28

**TYPE C3**  
93 sq m / 1001 sq ft  
#02-18\* to #04-18\*  
#02-19 to #04-19  
#02-21\* to #04-21\*  
#02-22 to #04-22  
#02-24\* to #04-24\*  
#02-25 to #04-25  
#02-28 to #04-28



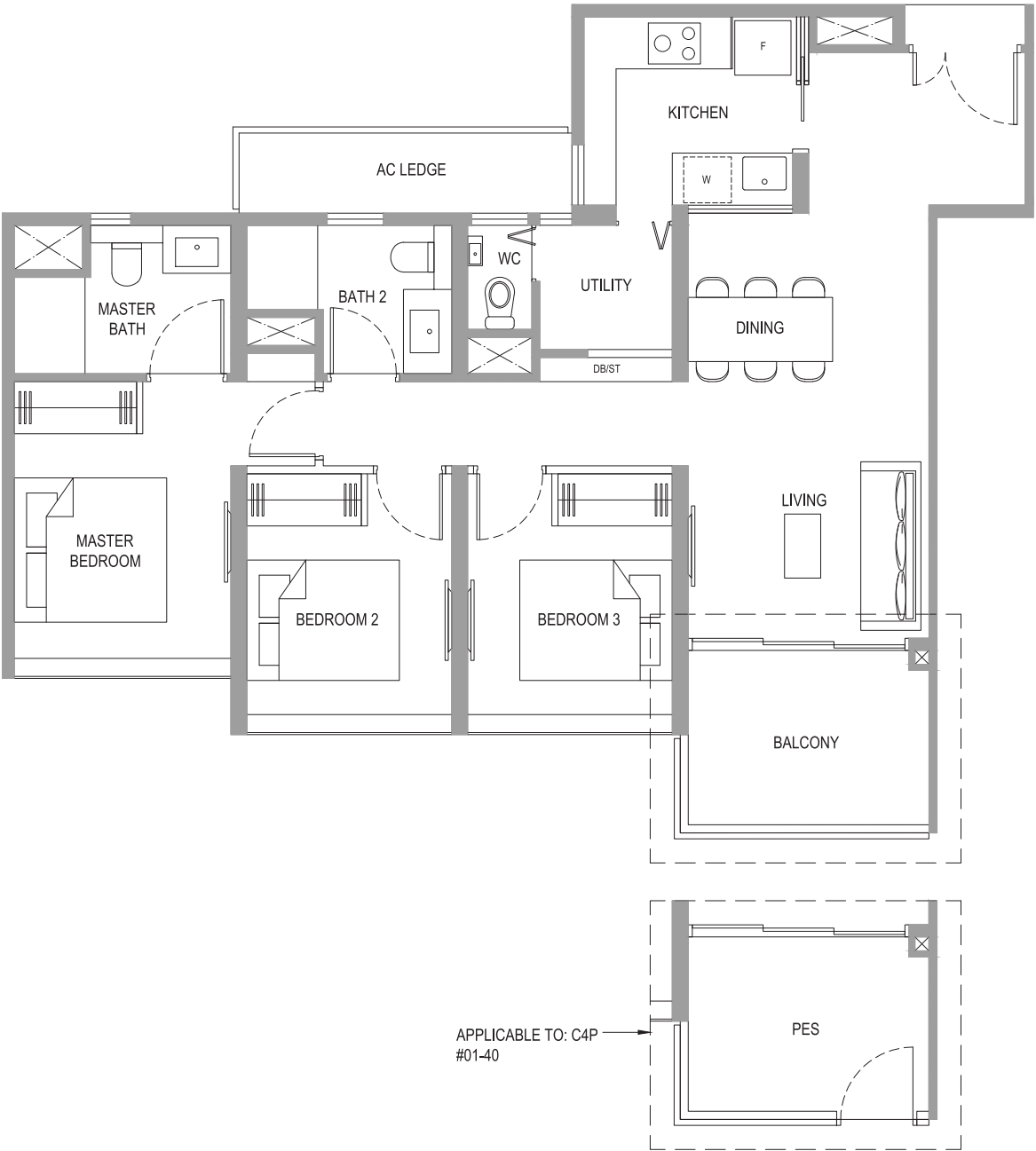
LEGEND:

- \* Denotes mirror image
- Wall not allowed to be hacked or altered (including by way of drilling)  
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Area includes AC ledge, balcony, PES and strata void area where applicable. The plans are subject to change as may be required, directed or approved by relevant authorities. All areas and measurements stated or depicted herein are approximate and estimates only and are subject to final survey.

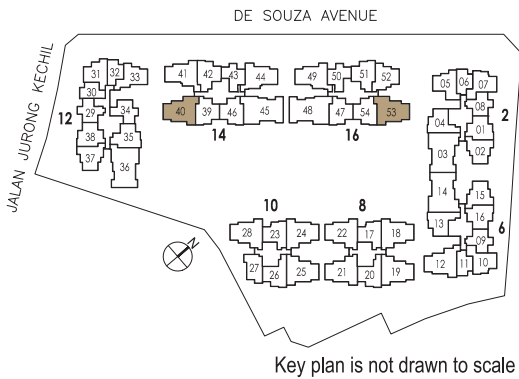


3-BEDROOM  
DELUXE



**TYPE C4P**  
94 sq m / 1012 sq ft  
#01-40

**TYPE C4**  
94 sq m / 1012 sq ft  
#02-40 to #04-40  
#03-53\* to #04-53\*



- LEGEND:
- \* Denotes mirror image
  - Wall not allowed to be hacked or altered (including by way of drilling)  
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

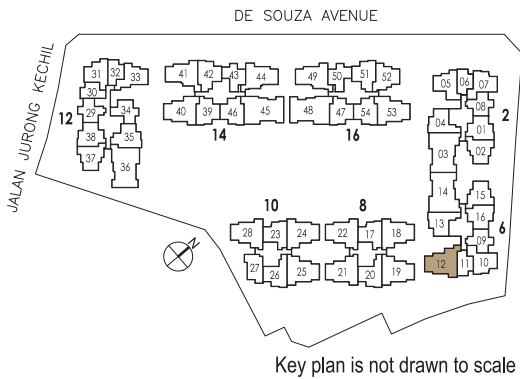
Area includes AC ledge, balcony, PES and strata void area where applicable. The plans are subject to change as may be required, directed or approved by relevant authorities. All areas and measurements stated or depicted herein are approximate and estimates only and are subject to final survey.

3-BEDROOM  
DELUXE



**TYPE C5P**  
96 sq m / 1033 sq ft  
#01-12

**TYPE C5**  
96 sq m / 1033 sq ft  
#02-12 to #05-12



- LEGEND:
- \* Denotes mirror image
  - Wall not allowed to be hacked or altered (including by way of drilling)  
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

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4 - BEDROOM

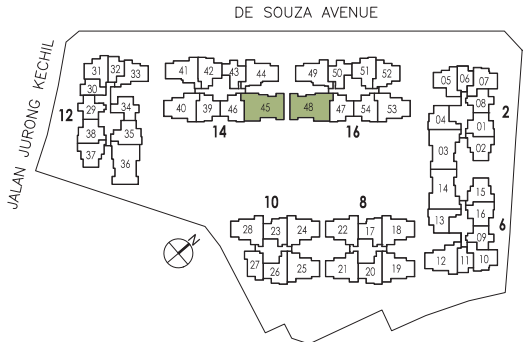


TYPE D1P

131 sq m / 1410 sq ft  
#01-45  
#01-48\*

TYPE D1

131 sq m / 1410 sq ft  
#02-45 to #04-45  
#02-48\* to #04-48\*



Key plan is not drawn to scale

LEGEND:

- \* Denotes mirror image
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(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Area includes AC ledge, balcony, PES and strata void area where applicable. The plans are subject to change as may be required, directed or approved by relevant authorities. All areas and measurements stated or depicted herein are approximate and estimates only and are subject to final survey.

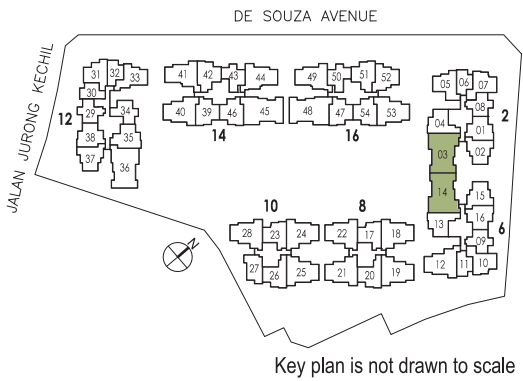


4 - BEDROOM



**TYPE D2P**  
131 sq m / 1410 sq ft  
#01-03  
#01-14\*

**TYPE D2**  
131 sq m / 1410 sq ft  
#02-03 to #05-03  
#02-14\* to #05-14\*



LEGEND:

- \* Denotes mirror image
- Wall not allowed to be hacked or altered (including by way of drilling)  
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

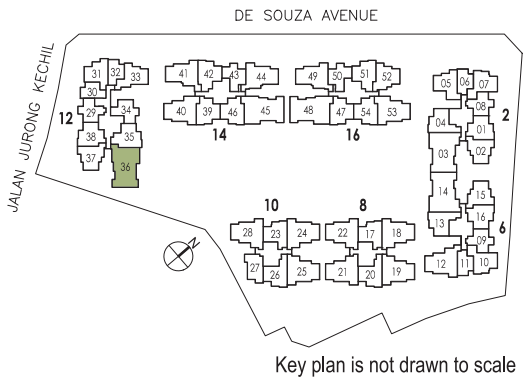
Area includes AC ledge, balcony, PES and strata void area where applicable. The plans are subject to change as may be required, directed or approved by relevant authorities. All areas and measurements stated or depicted herein are approximate and estimates only and are subject to final survey.

4 - BEDROOM



**TYPE D3P**  
131 sq m / 1410 sq ft  
#01-36

**TYPE D3**  
131 sq m / 1410 sq ft  
#02-36 to #04-36



LEGEND:

- \* Denotes mirror image
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(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

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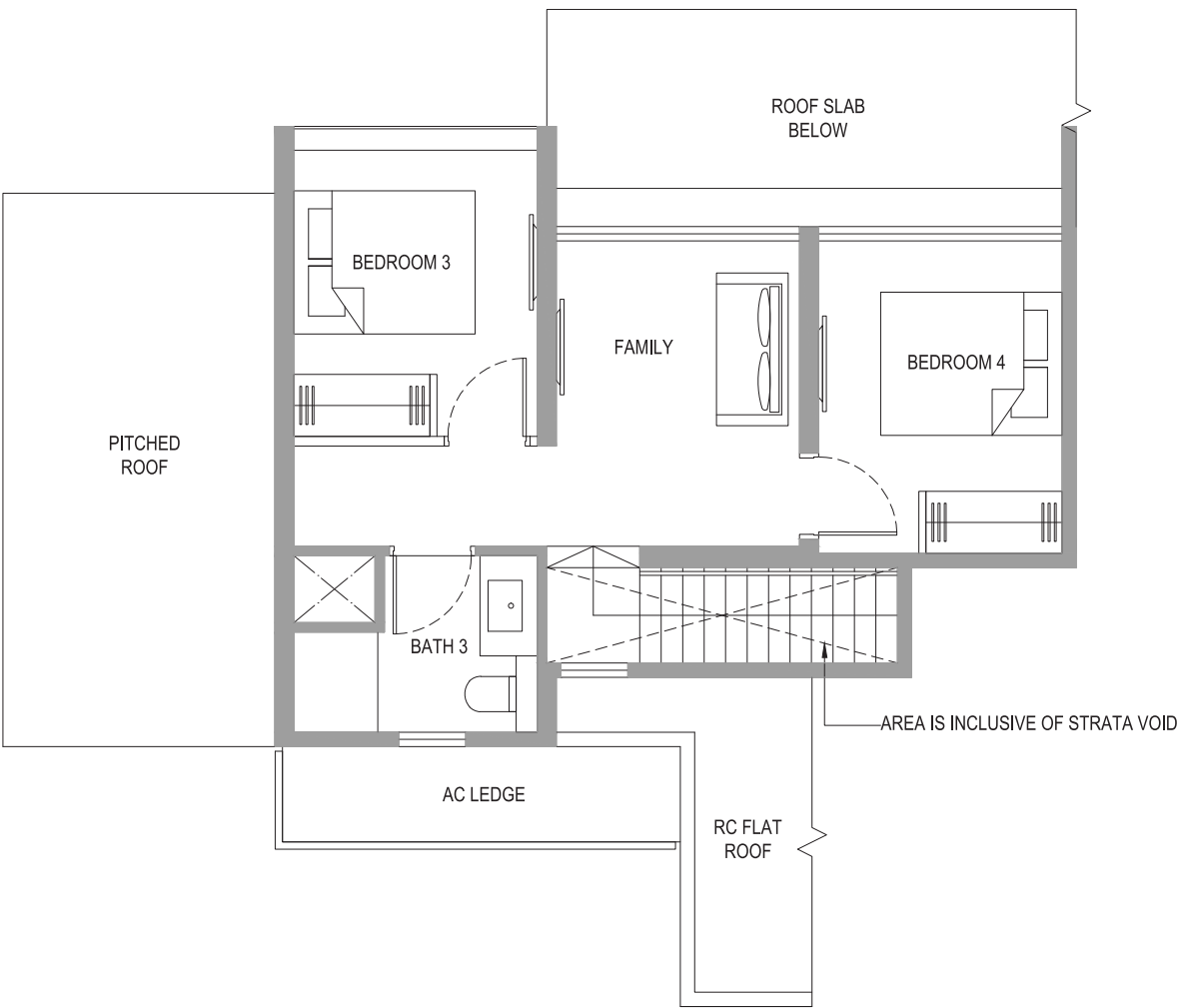


PENTHOUSE  
4-BEDROOM  
+ FAMILY



LOWER LEVEL PLAN

PENTHOUSE  
4-BEDROOM  
+ FAMILY

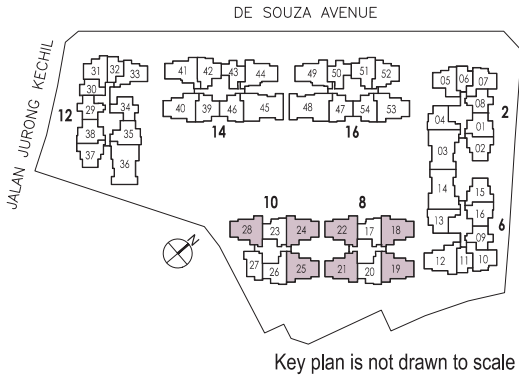


UPPER LEVEL PLAN

TYPE PHD-1

141 sq m / 1518 sq ft

- #05-18\*
- #05-19
- #05-21\*
- #05-22
- #05-24\*
- #05-25
- #05-28



LEGEND:

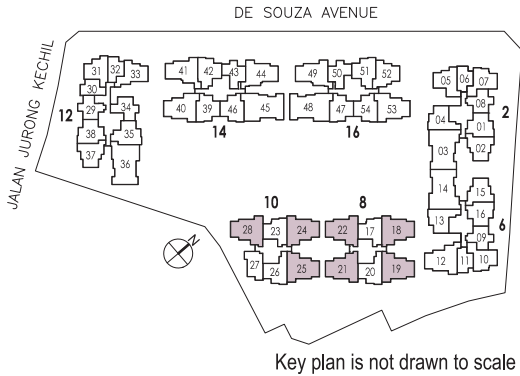
- \* Denotes mirror image
- Wall not allowed to be hacked or altered (including by way of drilling)  
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

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TYPE PHD-1

141 sq m / 1518 sq ft

- #05-18\*
- #05-19
- #05-21\*
- #05-22
- #05-24\*
- #05-25
- #05-28



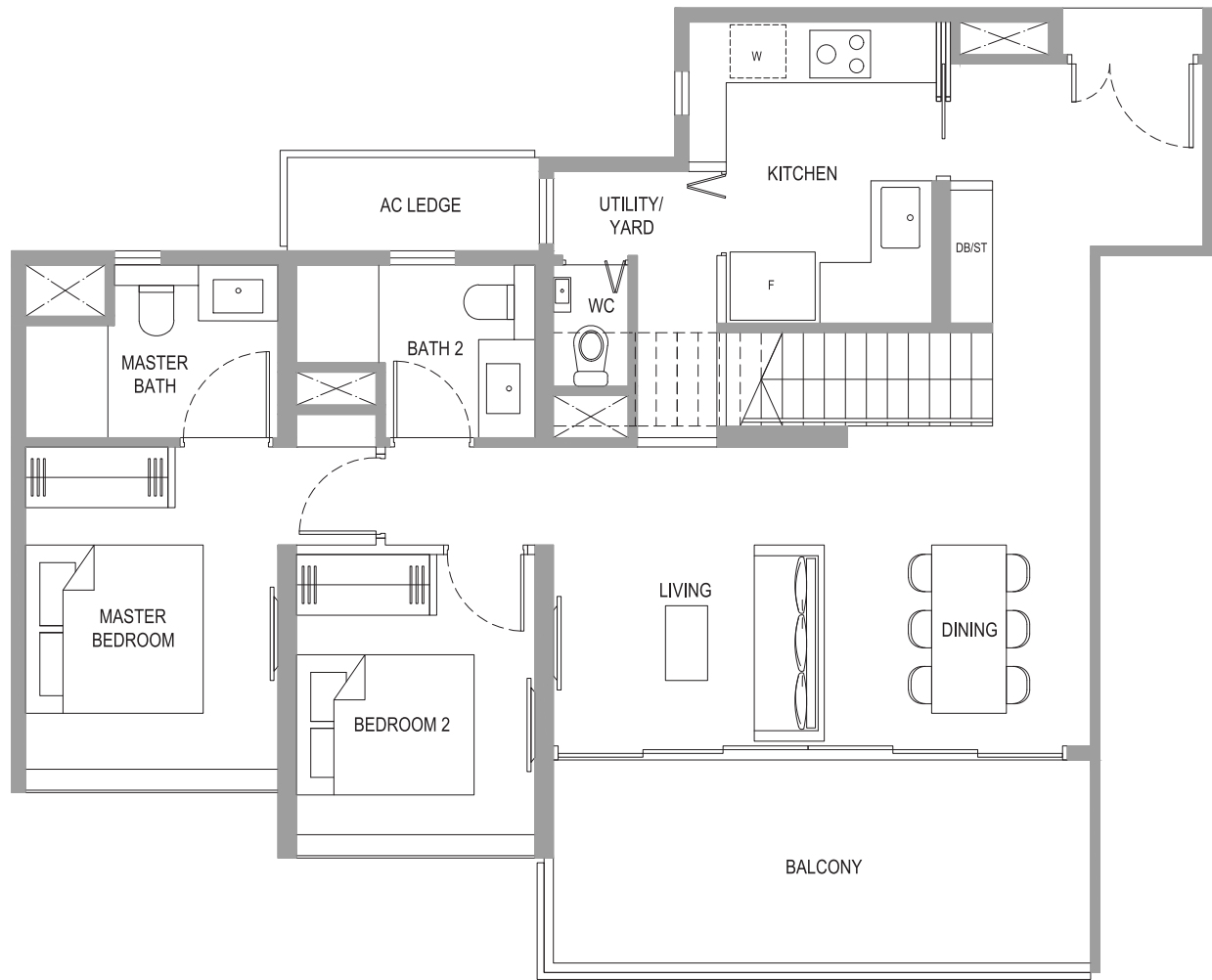
LEGEND:

- \* Denotes mirror image
- Wall not allowed to be hacked or altered (including by way of drilling)  
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Area includes AC ledge, balcony, PES and strata void area where applicable. The plans are subject to change as may be required, directed or approved by relevant authorities. All areas and measurements stated or depicted herein are approximate and estimates only and are subject to final survey.

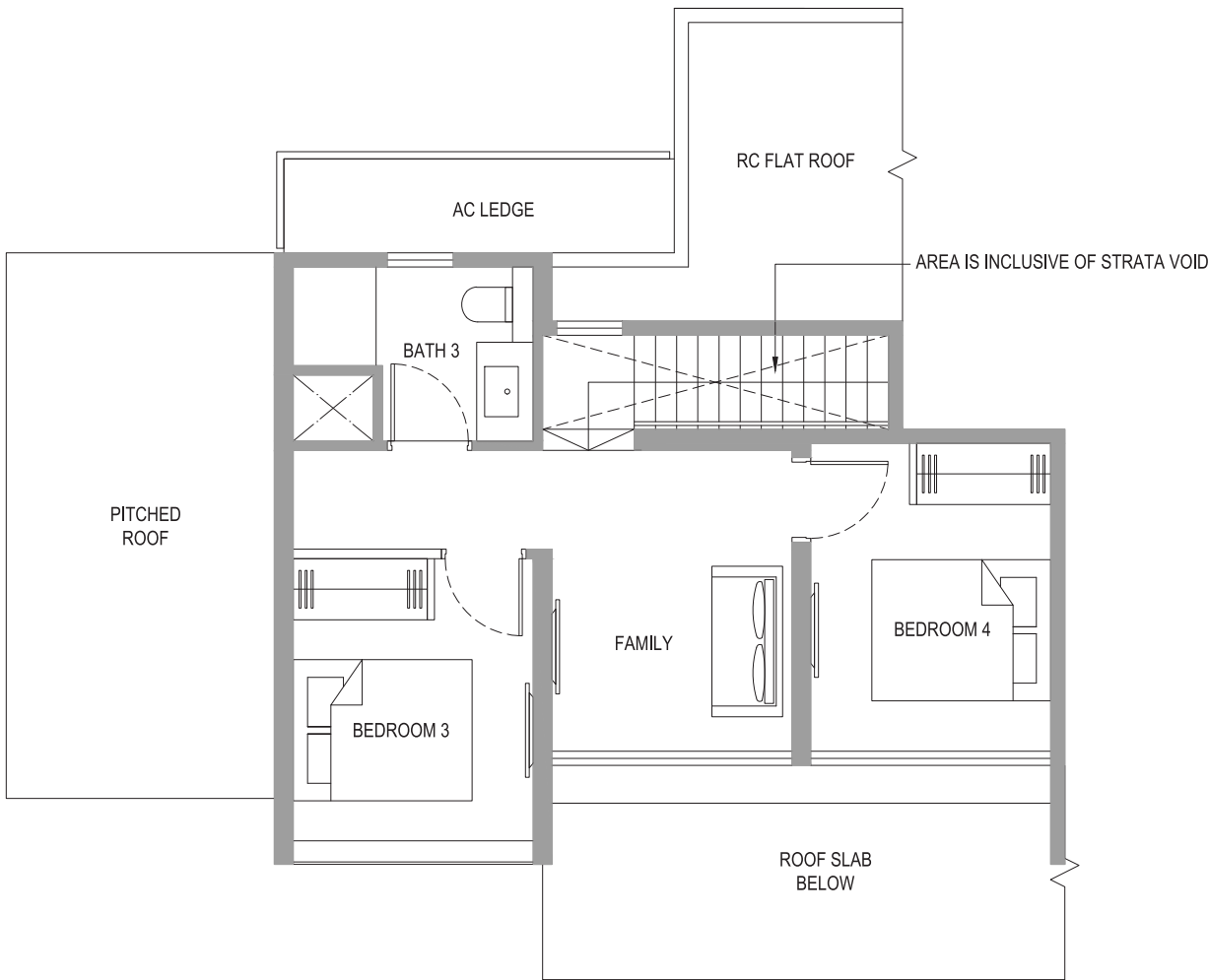


PENTHOUSE  
4-BEDROOM  
+ FAMILY



LOWER LEVEL PLAN

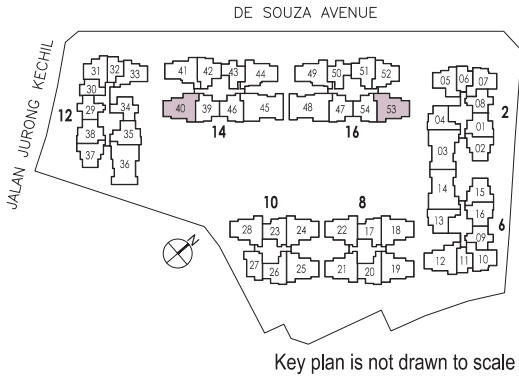
PENTHOUSE  
4-BEDROOM  
+ FAMILY



UPPER LEVEL PLAN

TYPE PHD-2

142 sq m / 1528 sq ft  
#05-40  
#05-53\*

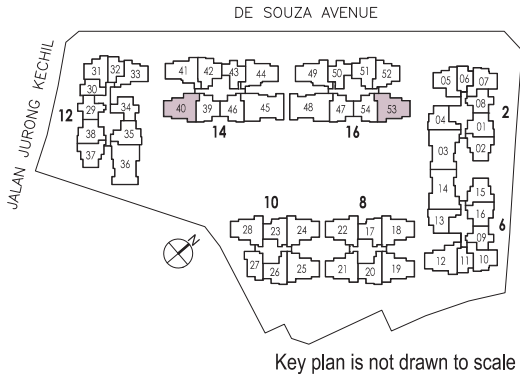


LEGEND:

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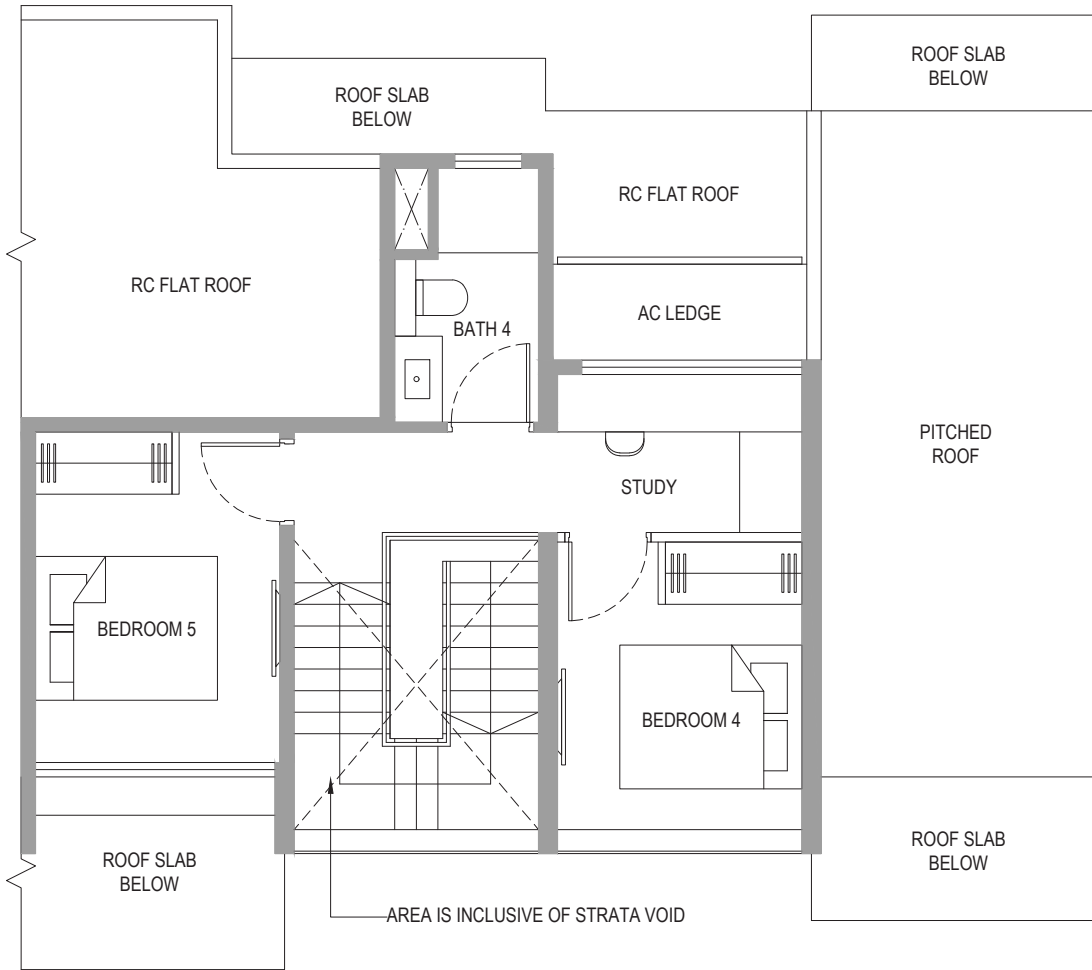


PENTHOUSE  
5-BEDROOM  
+ STUDY



LOWER LEVEL PLAN

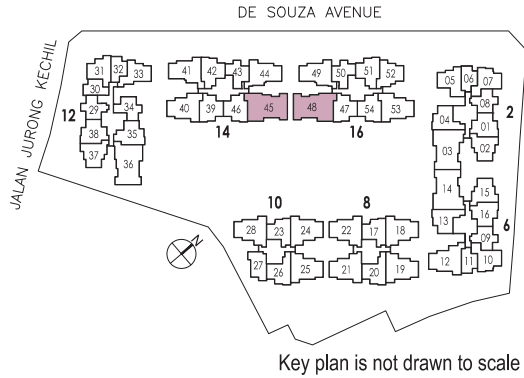
PENTHOUSE  
5-BEDROOM  
+ STUDY



UPPER LEVEL PLAN

TYPE PHE-1

174 sq m / 1873 sq ft  
#05-45  
#05-48\*

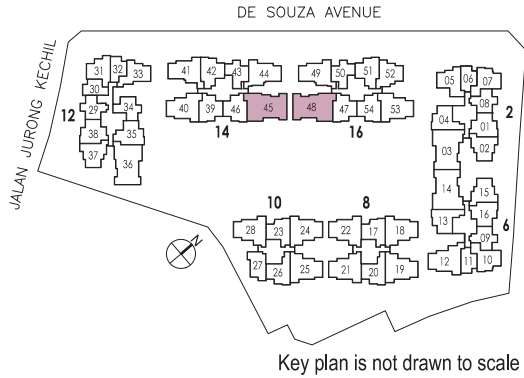


LEGEND:

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TYPE PHE-1



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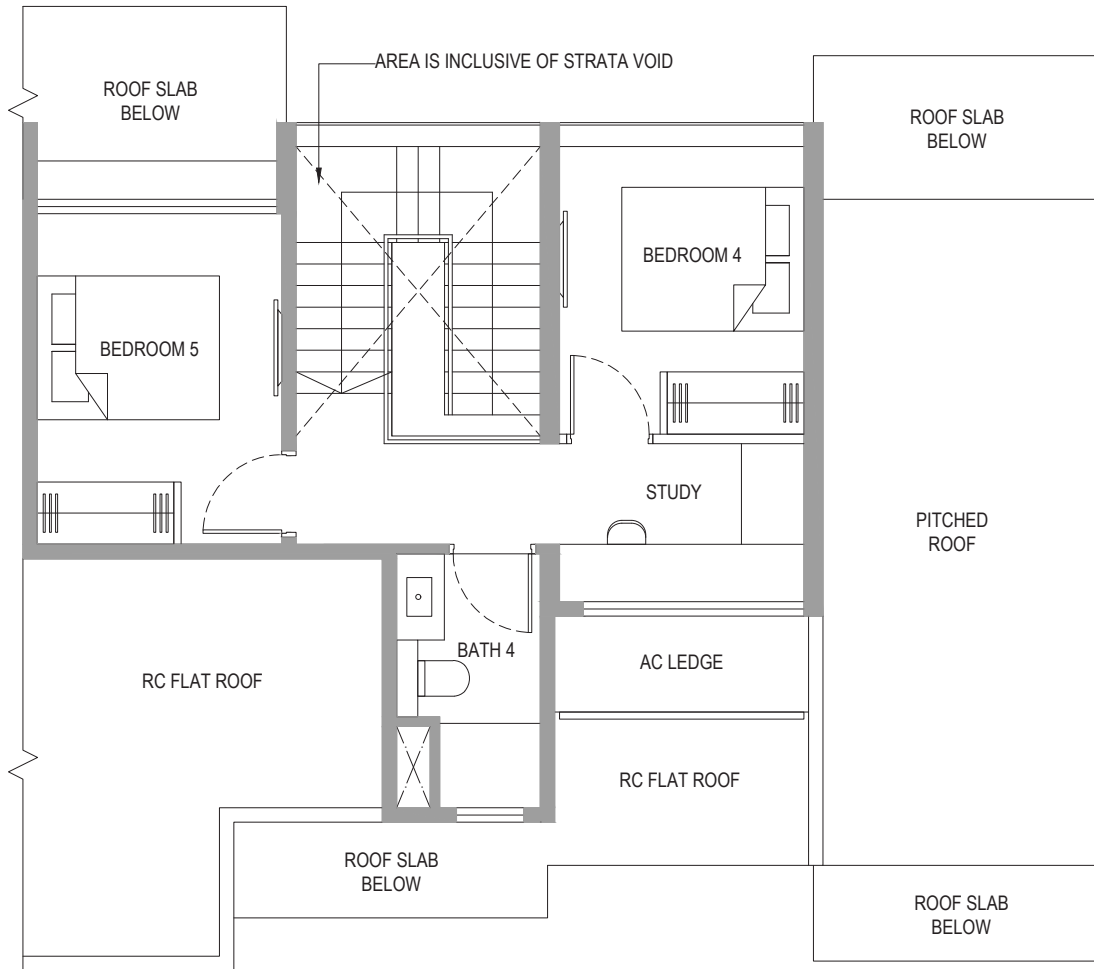


PENTHOUSE  
5-BEDROOM  
+ STUDY



LOWER LEVEL PLAN

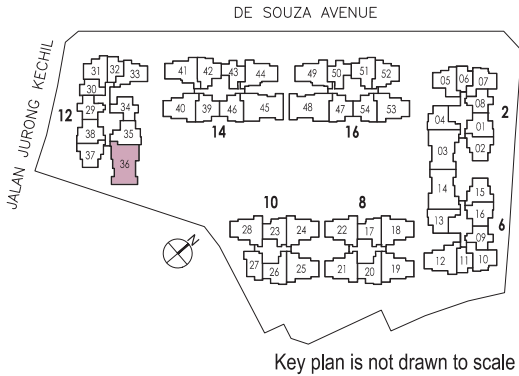
PENTHOUSE  
5-BEDROOM  
+ STUDY



UPPER LEVEL PLAN

TYPE PHE-2

174 sq m / 1873 sq ft  
#05-36

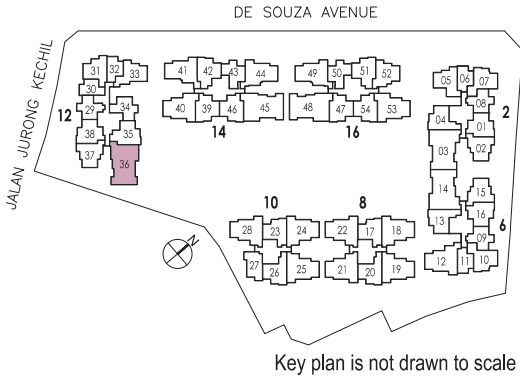


LEGEND:

- \* Denotes mirror image
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(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

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TYPE PHE-2



LEGEND:

- \* Denotes mirror image
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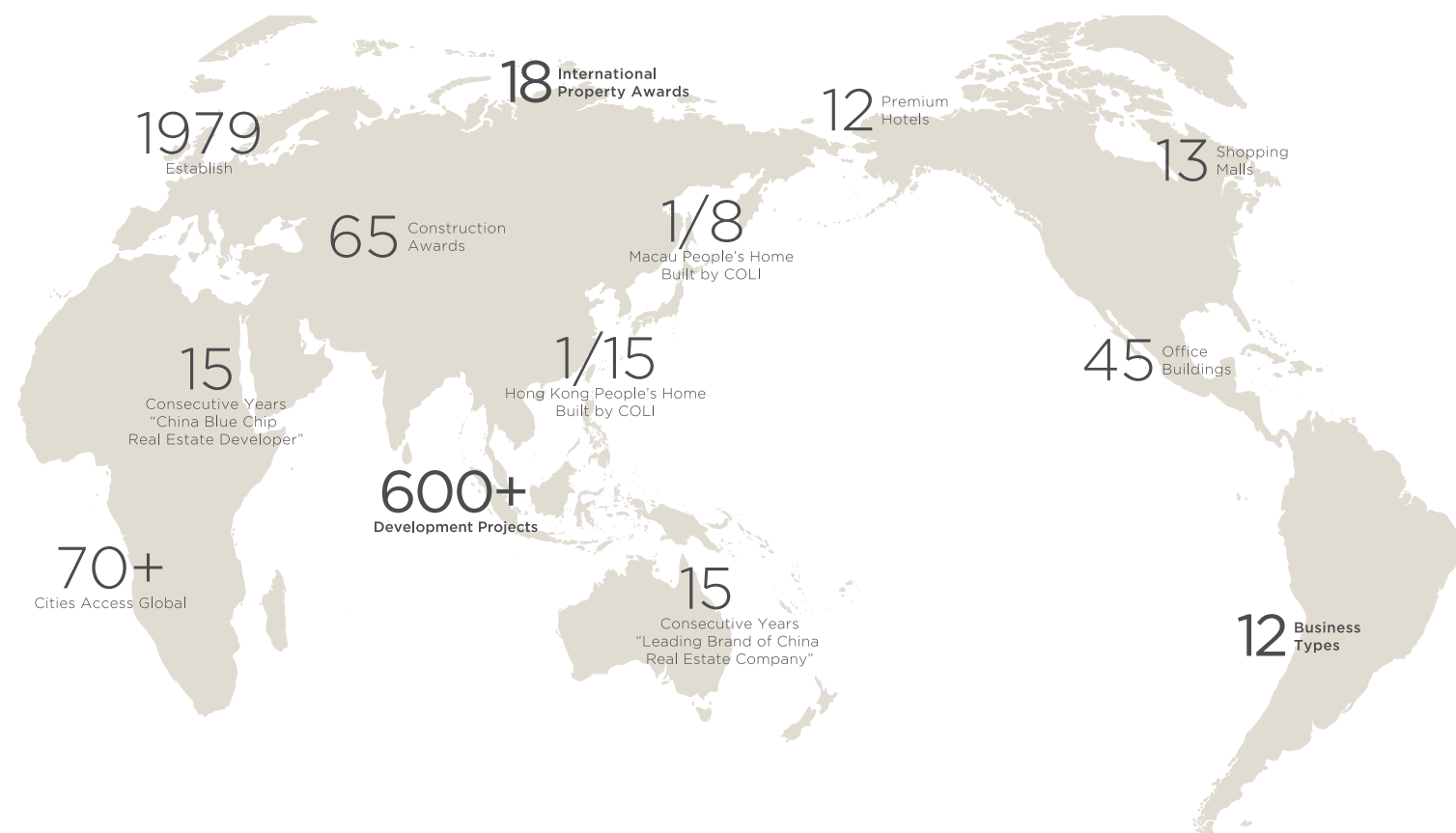


## ENVISION DELIGHTFUL SPACE AND CREATE INFINITE VALUE

China Overseas Land & Investment Limited (COLI) is a member of China State Construction Engineering Corporation (CSCEC). Established in Hong Kong in 1979, COLI has been listing on the Hong Kong Stock Exchange since 1992 (Stock Code: 00688.HK, "COLI") and has become one of the Hang Seng Index Constituents since 2007. With over 40 years of property development and commercial property management operation experience, COLI is a leading property developer. In recognition of COLI's leading reputation in the industry, COLI was awarded "China Blue Chip Real Estate Developer" and "Leading Brand of China Real Estate Company" for 15 consecutive years, and ranked first in brand value within China's real estate industry in 2018. Furthermore, COLI has been recognised as a constituent stock of Hang Seng Corporate Sustainability Index for ten years in a row.

Adhering to our philosophy of "Four Excellences", which offers "excellent products and excellent services" while demonstrating "excellent efficiency and excellent citizenship", COLI stays committed to the vision of becoming an exceptional global property development corporation.

### 40 YEARS • 70 CITIES • ACROSS THE GLOBE

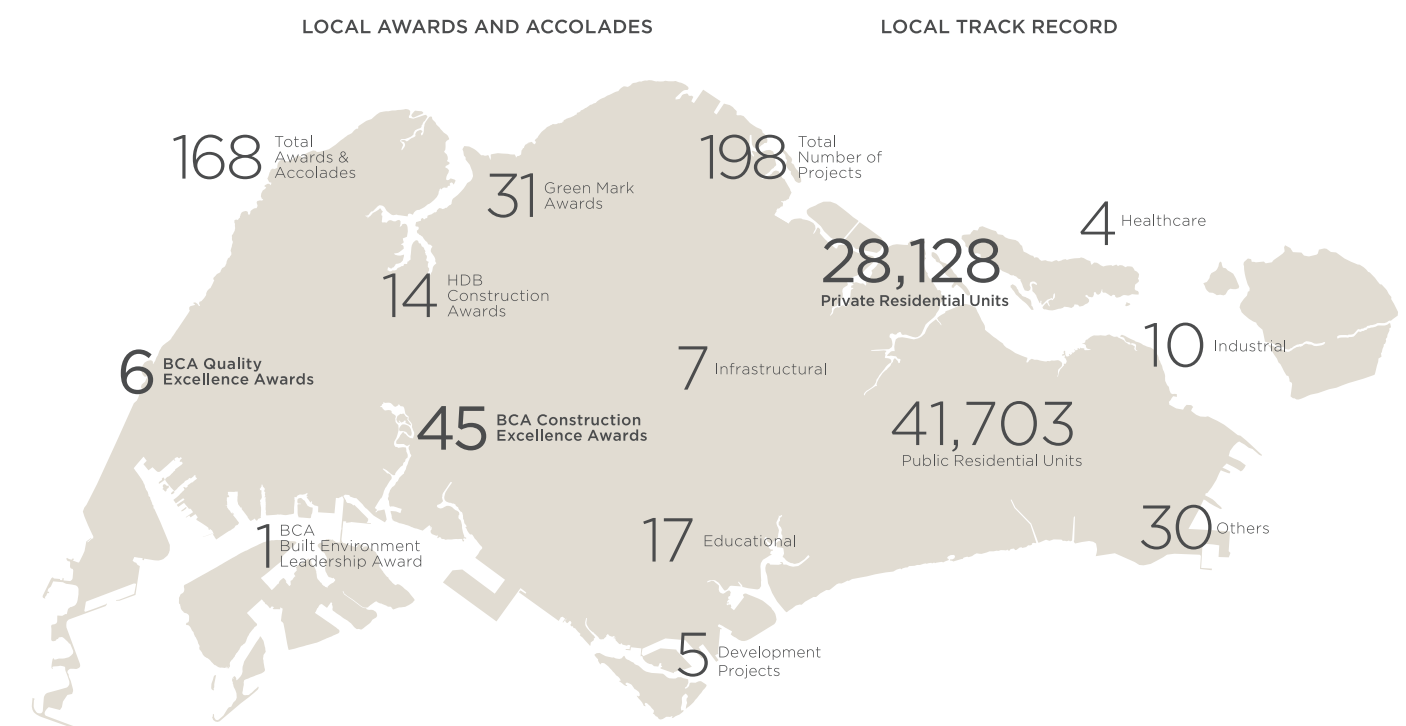


## BUILDING YOUR WORLD, YOUR HOME, YOUR WAY

CSC Land Group is a future-ready developer with a rich parentage of China State Construction Engineering Corporation (CSCEC), the world's largest investment and construction conglomerates, ranked 21st on 2019 Global Fortune 500 Enterprises. The heritage had been extended locally since 1992, in capacity of China Construction (South Pacific) Development Co Pte Ltd (CCDC), one of the most awarded A1 builders registered with Building Construction Authority (BCA). Now, 1 in 25 people lives in a quality home built by CCDC. Together, we are here to create lasting value for our customers and investors.

We are building a world where people and communities can fulfill their aspirations. The Group develops spaces with empathy, showing a clear understanding of our customers' needs and desires. Our assets are high on value and functionality, balanced with good design and a sense of purpose. We believe that our customers' homes are not just homes, they are their world and we are building them, their way.

### 1 in 25 LIVES IN A HOME BUILD BY US





FOR ENQUIRIES  
**6 2 2 1 8 8 9 9**

Developer: C&C (JJK) Pte Ltd (UEN No. 201832150W) • Developer Licence No.: C1333 • Tenure of Land: 99 years commencing from 5 December 2018 • Encumbrances on the Land: Mortgage IF/493819U registered in favour of DBS Bank Ltd • Expected Date of Vacant Possession: 30 September 2024 • Expected Date of Legal Completion: 30 September 2027 • Lot No.: Lot 05095A MK 10 at Jalan Jurong Kechil

While reasonable care has been taken in the preparation of this brochure and in the construction of the scale models and the sale gallery/show-flats, the developer and marketing agents cannot be held responsible for any inaccuracies or omissions. Visual representations, models, show-flat displays and illustrations, art rendering and other graphic representations and references are intended to portray only artistic impressions of the development and cannot be regarded as representation of fact. The property is subject to inspection by the relevant authorities to comply with the current code of practice. All information (including but not limited to equipment, materials, fittings, finishes, installations and appliances description, plans and specifications, renderings, visual representations and plans), statements, depictions are current at the time of publication and are subject to change as may be required by us and/or the competent authorities and shall not be regarded as statements or representations of facts. All plans are subject to amendments as directed and/or approved by the building authorities. All areas and other measurements stated in the brochure are approximate measurements only and subject to final survey. The Option to Purchase and Sale and Purchase Agreement embodies all the terms and conditions between us, the Developer and the Purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by us and/or the marketing agent which are not embodied in the Option to Purchase and Sale and Purchase Agreement.