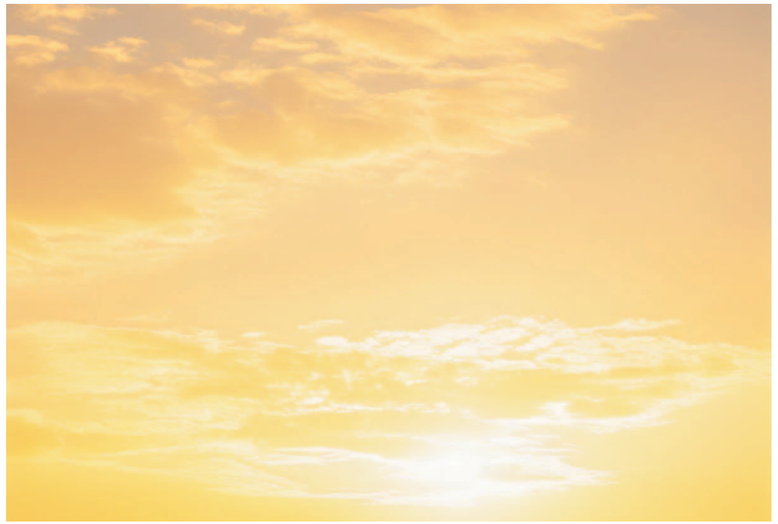
Aurelle

Aurelle

TAMPINES

Aurelle, meaning "golden" in Latin, embodies brilliance and enduring elegance.
Experience the true richness of living, where every moment shines.
Welcome to Aurelle - a home for the golden ones.



HAPPINESS • FAMILY • WELLNESS • SUCCESS • GROWTH

Home of golden opportunities, *own it*

Experience resort living with 760 exclusive homes, where contemporary elegance blends with facilities inspired by nature. Nestled within beautifully landscaped grounds, every detail is designed to make you feel like you are on vacation every day.

Artist's Impression

Where relaxation begins,

a luxury retreat



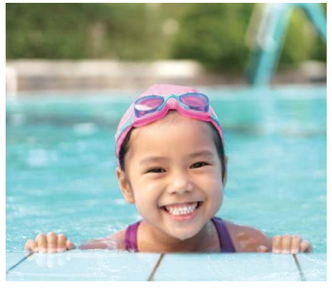
Artist's Impression

Clubhouse

Indulgence for all ages,
life's best moments await


Artist's Impression

Treehouse Pod




Artist's Impression

Cocoon Cabana









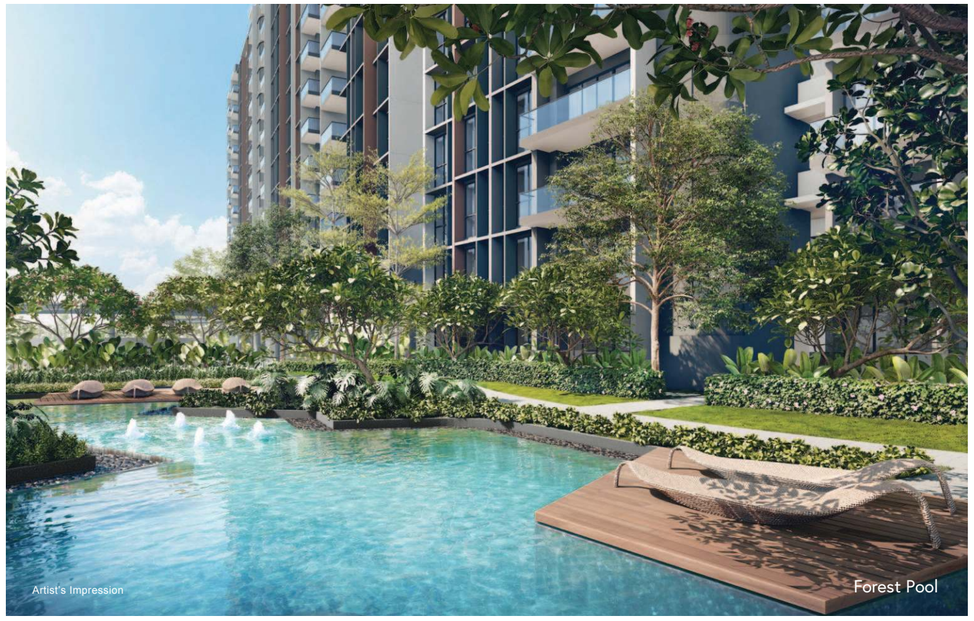

Artist's Impression

Adventure Playground

A harmonious blend of tranquility and excitement, every space is crafted for enjoyment. From the exclusive Treehouse Pod to the vibrant Adventure Playground, there is something for everyone at any time of the day.

Space for every occasion,
chill out

Entertain in style at the Tranquil Water Garden or make every gathering extraordinary at the Forest Pool. Ample space to socialise, celebrate and create lasting memories with your loved ones.









Singapore Institute of Technology
PUNGGOL DIGITAL DISTRICT
CONEY ISLAND BEACH
Coney Island Park
SERANGOON RESERVOIR
PUNGGOL
(U/C)
Punggol Promenade Nature Walk
Lorong Halus Jetty
Lorong Halus Wetland
RIVIERA
(U/C)
Seletar Aerospace Park
SUNGEI SERANGOON
Sungei Serangoon Park
Punggol Park
TAMPINES EXPRESSWAY (TPE)
PASIR RIS BEACH
PAssion WaVe @ Pasir Ris
ELIAS
(U/C)
Overseas Family School S'pore
Pasir Ris West Plaza
Pasir Ris Wafer Fab Park
PASIR RIS DR 12
PASIR RIS DR 3
Park View Pri Sch
Pasir Ris Elias CC
Elias Mall
Meridian Pri Sch
Tampines Meridian JC
Tampines Wafer Fab Park
ELIAS RD
Elias Park Pri Sch
Pasir Ris Park
Downtown East
Wild Wild Wet
Aranda Country Club
Civil Service Club @ Loyang
Pasir Ris Bus Interchange
Pasir Ris Sports Centre
Hai Sing Catholic Sch
Pasir Ris Mall
Pasir Ris Central Hawker Centre
PASIR RIS
(U/C)
White Sands
Pasir Ris Public Library
Pasir Ris Town Park
IKEA
COURTS Megastore
Giant
TAMPINES NORTH
(U/C)
Tampines North Bus Interchange
PARKTOWN Mall, Community Club & Hawker Centre (U/C)
TAMPINES ST 62
TAMPINES NORTH DR 2
TAMPINES AVE 11
Tampines Boulevard Park
Angsana Pri Sch
TAMPINES AVE 12
Tampines Eco Green Park
Meridian Sec Sch
PASIR RIS DR 3
Pasir Ris Pri Sch
PASIR RIS EAST
(U/C)
Loyang Point
White Sands Pri Sch
LOYANG AVE
LOYANG
(U/C)
Changi Boardwalk
Changi Sailing Club
Changi Point Ferry Terminal
Changi Beach Club
Changi Village Market & Hawker Centre
Singapore Aviation Academy
Changi Golf Course
AVIATION PARK
(U/C)
Singapore Changi Airport
Jewel Changi Airport
CHANGI AIRPORT
SINGAPORE CHANGI AIRPORT TERMINAL 5 (U/C)
DEFU
(U/C)
KALLANG PAYA LEBAR EXPRESSWAY (KPE)
Aurelle
TAMPINES AVE 9
Tampines Concourse Bus Interchange
Sun Plaza Park
Tampines North Pri Sch
Gongshang Pri Sch
TAMPINES EAST
Dunman Sec Sch
TAMPINES AVE 6
United World College, SEA (East Campus)
Poi Ching Sch
TAMPINES AVE 7
TAMPINES
Tampines 1
Tampines Bus Interchange
Tampines Central Park
Our Tampines Hub
Tampines Regional Centre
Ngee Ann Sec Sch
Tampines Mart
East Spring Pri Sch
TAMPINES AVE 10
TAMPINES QUARRY
St. Hilda's Pri & Sec Sch
Century Square
Tampines Mall
Tampines Green
Tampines Park
TAMPINES AVE 2
Tampines West CC
Tampines Pri & Sec Sch
Changi International Logispark (North)
PAYA LEBAR AIR BASE (FUTURE NEW TOWN)
BARTLEY RD EAST
TAMPINES AVE 1
TAMPINES WEST
Bedok Reservoir Park
Temasek Polytechnic
Tampines Round Mkt & FC
Tampines Changkat CC
SAFRA Tampines
SIMEI
Eastpoint Mall
BEDOK RESERVOIR
Forest Adventure
HomeTeamNS Bedok Reservoir
PAssion WaVe @ Bedok Reservoir
PAN ISLAND EXPRESSWAY (PIE)
One World International School
UPPER CHANGI
Singapore University of Technology and Design
Singapore Expo
CHANGI BUSINESS PARK
EXPO
Changi City Point
AIRPORT BOULEVARD
BEDOK RESERVOIR
BEDOK NORTH
Future Cross Island Line (CRL)
Downtown Line (DTL)
East-West Line (EWL)
North East Line (NEL)
Punggol LRT (PG)
Bus Interchange
Park Connector / Cycling Path
For illustration only.
0 200m 400m 800m
N

THE NEW TAMPINES

Connectivity · Convenience · Community

5 MINS WALK

Tampines North MRT & Bus Interchange,
PARKTOWN Mall, Community Club & Hawker Centre (U/C)

Be part of the new Tampines! Located in the heart of Tampines North, Aurelle is just a short walk to the Tampines North Integrated Hub. Discover modern living at its finest, where comfort, unmatched convenience, a strong sense of community, and effortless accessibility come together seamlessly.













Aurelle

7 STATIONS	5 STATIONS	2 STATIONS	5 MINS WALK	1 STATION
BRIGHT HILL	ANG MO KIO	HOUGANG	TAMPINES NORTH	PASIR RIS
TE 7 · CR 13	NS 16 · CR 11	NE 14 · CR 8	CR 6	CP 1 · CR 5 · EW 1
TE 11 · DT 10	NE 17 · CC 15	NE 12 · CC 13		EW 2 · DT 32
10 STATIONS	6 STATIONS	4 STATIONS		2 STATIONS
STEVENS	BISHAN	SERANGOON		TAMPINES

5 STATIONS	6 STATIONS
EXPO	JEWEL CHANGI AIRPORT
CG 1 · DT 35	CG 2

Cross Island Line Under Construction. All travel times are estimates and subject to actual traffic conditions.

The Master Plan for *your future*

SELETAR AEROSPACE PARK

PUNGGOL DIGITAL DISTRICT

PUNGGOL

RIVIERA



Creating 28,000 **exciting jobs** in the thriving Digital Economy while nurturing 12,000 **young talents** at Singapore Institute of Technology (SIT).

TAMPINES EXPRESSWAY (TPE)

Aurelle

5 MINS WALK

- TAMPINES NORTH MRT & BUS INTERCHANGE
- TAMPINES NORTH INTEGRATED HUB

TAMPINES NORTH

PASIR RIS

PASIR RIS EAST

LOYANG

CROSS ISLAND LINE (CRL)

Phase 1 of the CRL comprises of 12 stations from Aviation Park to Bright Hill.

CHANGI AIRFREIGHT CENTRE / AIRPORT LOGISTICS PARK OF SINGAPORE

AVIATION PARK

CHANGI AVIATION PARK

CHANGI EAST INDUSTRIAL ZONE

A Smart Air Cargo Hub - Together with the remodelled Changi Airfreight Centre, Changi's handling capacity will increase to **5.4 million tonnes per annum**.

The upcoming integrated development comprises of **a retail mall, community club and hawker centre**, bringing greater convenience to Aurelle.

TAMPINES NORTH INTEGRATED HUB



TAMPINES REGIONAL CENTRE



New mixed-use developments with residential, commercial spaces and an integrated transport hub.

REDEVELOPMENT OF PAYA LEBAR AIR BASE

KALLANG PAYA LEBAR EXPRESSWAY (KPE)

PAN ISLAND EXPRESSWAY (PIE)

Covering 800ha - five times the size of Toa Payoh, this new town will feature **150,000 homes** and a **vibrant job node**.

CHANGI BUSINESS PARK & SUTD



CHANGI CITY

WATERFRONT DISTRICT

CHANGI EAST URBAN DISTRICT

New offices, smart work centres, flexible conference spaces, hotels and serviced apartments set amidst lushly landscaped public spaces.

CHANGI AIRPORT TERMINAL 5



Mega Terminal boosting the airport's total capacity to **140 million passengers** annually, with over **200 city connections** worldwide.



EAST COAST PARKWAY (ECP)

New recreational and tourism opportunities, along with seamless "fly-ferry" connections from Terminal 5.





Map not drawn to scale. For illustration and reference only. Actual development may differ. Intending purchasers may refer to the Master Plan available from the website of the Urban Redevelopment Authority at www.ura.gov.sg. All travel times are estimates and subject to actual traffic conditions.

Live, work, learn & play,
leisure or fulfillment

At the heart of it all, with a MRT station just minutes away, everything becomes effortless. Whether it's leisure, daily routines, or sending your child to school, convenience is guaranteed - making every task a breeze.



TAMPINES REGIONAL CENTRE

Tampines 1 • Tampines Mall • Century Square • Our Tampines Hub

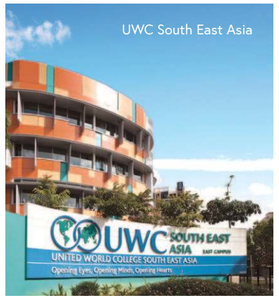














PRIMARY SCHOOLS WITHIN 1KM

Angsana Primary School
Elias Park Primary School
Park View Primary School



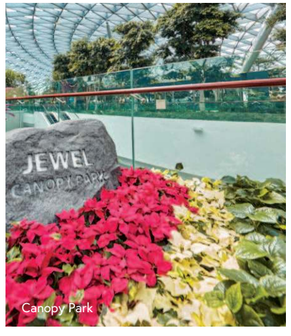




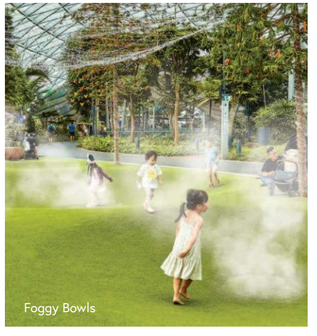
World-class destination, *close proximity*

From world-class destinations to premium brands, Jewel Changi Airport is just 10 mins drive away. Enjoy shopping, supermarkets, trendy cafés, and gourmet meals - all just moments away, offering an exceptional lifestyle.





Canopy Park


Foggy Bowls



All travel times are estimates and subject to actual traffic conditions.

Blue or green, *yours to be*







Experience the best of both worlds: city vibrance and serene nature. Discover peaceful parks, lush retreats and scenic trails. Be embraced by the calm of nature.













Aurelle offers a unique living experience where luxury and relaxation unite. From the grand lobby to the modern facade, every detail sets the stage for an elevated lifestyle of comfort and indulgence.

The golden ticket to all-year vacation, *come home*

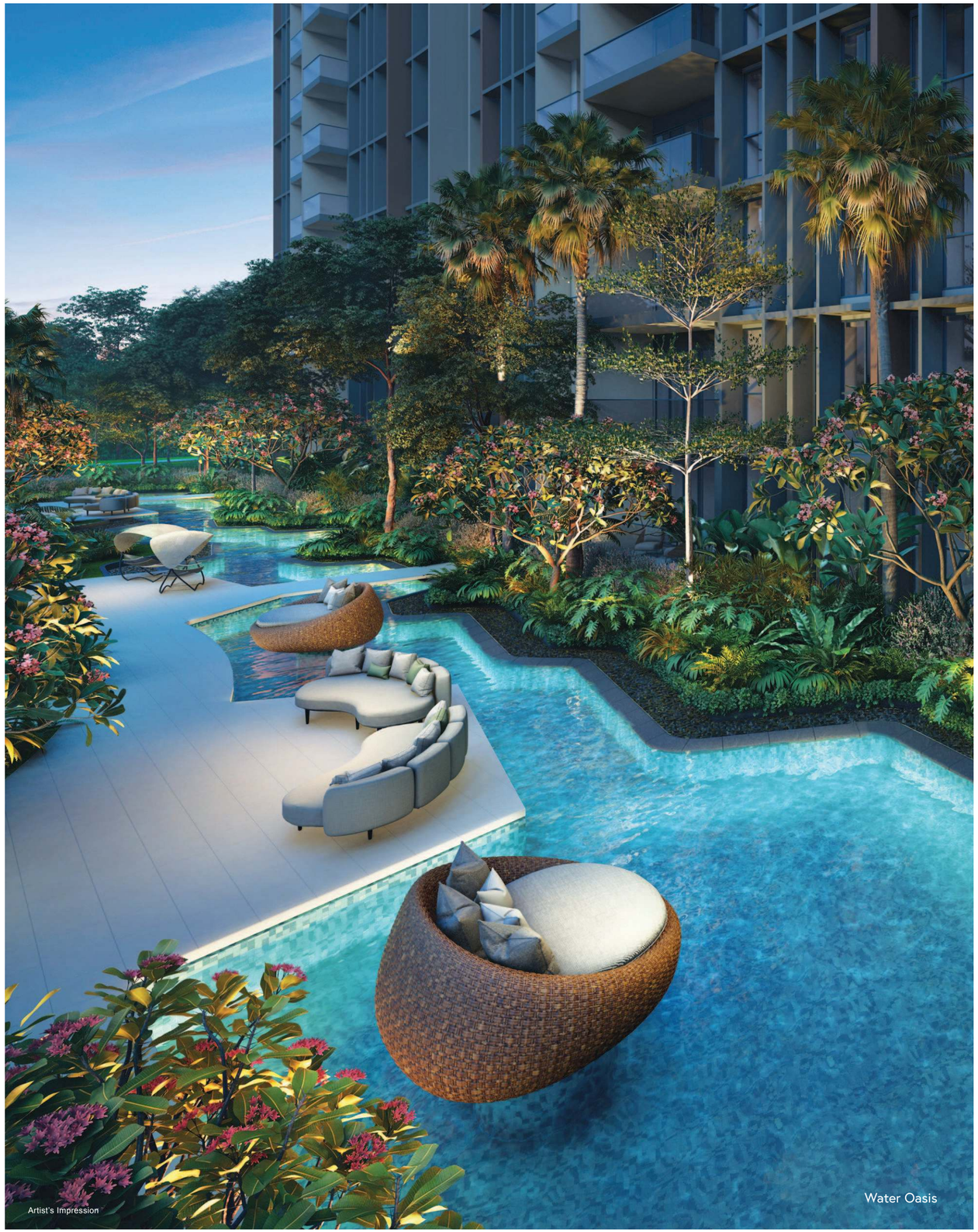


Artist's Impression

Main Drop Off

Wish upon a spa,
refresh and rejuvenate

From soothing waters to tranquil spaces, every moment at Aurelle is thoughtfully crafted to rejuvenate your body and mind, enveloping you in absolute comfort.


Artist's Impression

Water Oasis


Artist's Impression

Forest Gourmet Dining

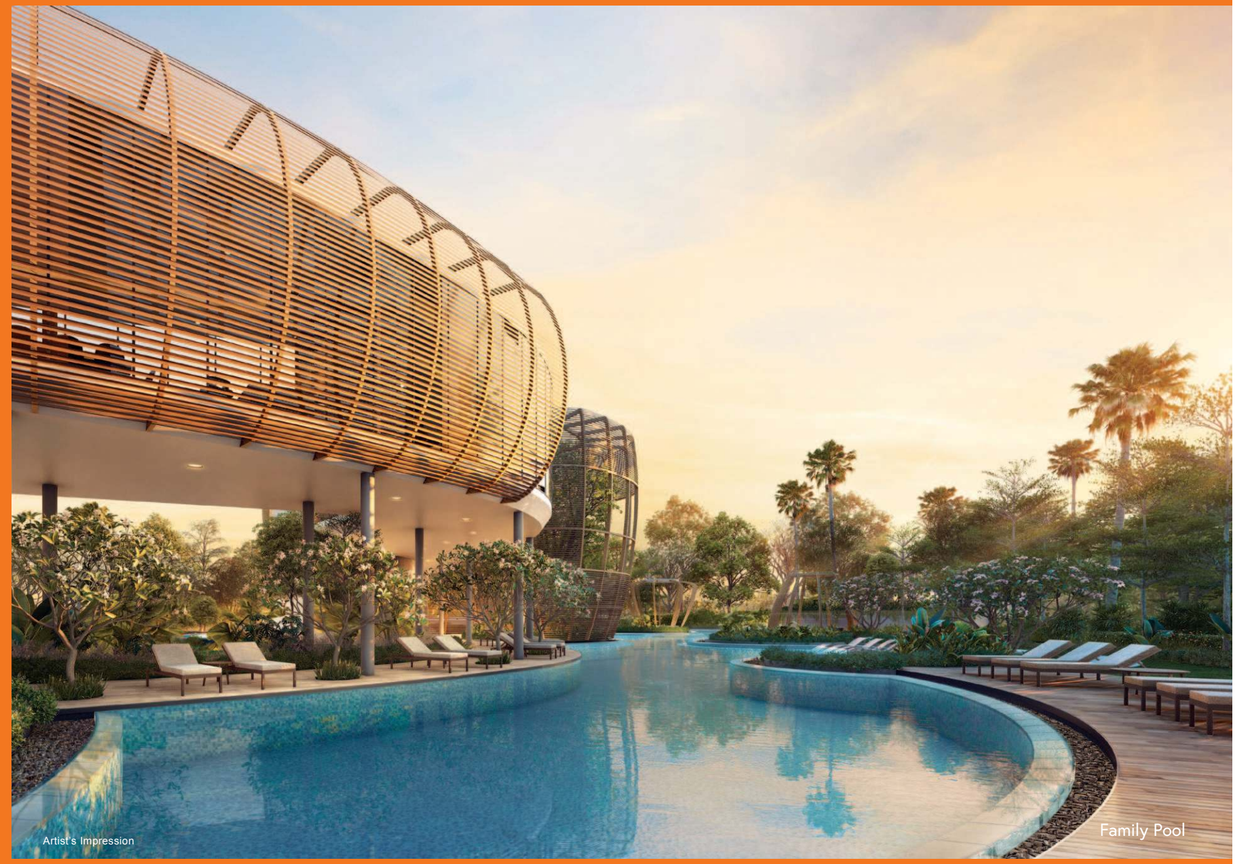



Artist's Impression

Forest Grove

70 facilities with 7 pools
to perfect your lifestyle

Welcome to the home of your dreams - more than just a place to live, but a true sanctuary.
Imagine waking up every day to the feeling of a vacation,
with a grand clubhouse designed for peace, indulgence, and relaxation.



Artist's Impression

Family Pool

Premium living,
exclusive smart home

Come home to smart technologies, premium fittings, and thoughtful provisions
that simplify everyday tasks. Aurelle is designed to enhance your lifestyle and bring
convenience right to your doorstep.

PREMIUM FITTINGS

BRAVAT BY DIETSCHE 1873 · hansgrohe · küche appliances made simple · SAMSUNG

SMART HOME SYSTEM

- DIGITAL LOCKSET
- AIRCON CONTROL
- LOBBY ACCESS

THE SMART COMMUNITY

- SMART FACILITIES ACCESS CARD
- SMART COMMUNITY APP
- PARCEL COLLECTION STATION
- E-INVITATION

SITE PLAN



THE GRAND DROP OFF

1. Main Drop Off
2. Courtyard Water Feature
3. Grand Lobby
4. Reading Room
5. Meeting Room
6. Multi-Purpose Room
7. Fern Garden
8. Game Room 1
9. Game Room 2
10. Waiting Lounge
11. Water Courtyard
12. Forest Grove
13. Water Stream Pavilion 1
14. Water Stream Pavilion 2

FOREST VALLEY

15. Forest Pool
16. Bubble Pool
17. Calm Pool
18. Pool Deck
19. Tranquil Water Garden
20. Waterfront Dining Pavilion
21. Alfresco Pavilion
22. Family BBQ Pavilion
23. Rock Climbing Wall (2.2m Height)
24. Family Lawn
25. Cocoon Cabana
26. Forest Adventure Trail

FOREST HIDEAWAY

27. Lazy Pod
28. Treehouse Pod
29. Aqua Gym
30. Spa Bed
31. Spa Seats
32. Foot Massage Pool
33. Water Bed
34. Family Pool
35. Family Deck
36. Main Deck
37. Party Pavilion 1
38. Party Pavilion 2
39. Recreational Tennis Court
40. Function Room 1 (Clubhouse L2)
41. Function Room 2 (Clubhouse L2)
42. Function Room 3 (Clubhouse L2)
43. Gymnasium (Clubhouse L2)
44. Kids Water Play
45. Kids Pool
46. Poolside Retreat
47. Changing Rooms
48. Floating Cabana
49. The Grand Alley
50. Cabana Park
51. Water Courtyard
52. Lounge

FOREST CREEK

53. 50m Lap Pool
54. Pool Deck
55. Tot Play
56. Fitness Park
57. Swing Garden
58. Forest Hammock
59. Forest Deck
60. Water Oasis
61. Yoga Lawn

PRIVATE VILLA

62. Putting Green
63. Play Lawn
64. Adventure Playground
65. Forest Villa Dining
66. Forest Gourmet Dining
67. Spa Pool
68. Dip Pool
69. Forest Creek
70. Jogging Trail

ANCILLARY

- A Genset
- B Bin Centre (B1)
- C Side Gate
- D Guardhouse
- E Management Office
- F Ventilation Shaft
- G Substation (B1)
- H Water Tank (Roof)
- I Bicycle Park

DISTRIBUTION CHART

41 Tampines Street 62, S529444

	01	02	03	04
14th	C2P	D4P	D4P	D1
13th	C2P	D4P	D4P	D1
12th	C2P	D4P	D4P	D1
11th	C2P	D4P	D4P	D1
10th	C2P	D4P	D4P	D1
9th	C2P	D4P	D4P	D1
8th	C2P	D4P	D4P	D1
7th	C2P	D4P	D4P	D1
6th	C2P	D4P	D4P	D1
5th	C2P	D4P	D4P	D1
4th	C2P	D4P	D4P	D1
3rd	C2P	D4P	D4P	D1
2nd	C2P	D4P	D4P	D1
1st	C2P(p)	D4P(p)	D4P(p)	D1(p)
	Basement Carpark			

43 Tampines Street 62, S529445

	05	06	07	08
14th	C2P	D4P	D4P	D1
13th	C2P	D4P	D4P	D1
12th	C2P	D4P	D4P	D1
11th	C2P	D4P	D4P	D1
10th	C2P	D4P	D4P	D1
9th	C2P	D4P	D4P	D1
8th	C2P	D4P	D4P	D1
7th	C2P	D4P	D4P	D1
6th	C2P	D4P	D4P	D1
5th	C2P	D4P	D4P	D1
4th	C2P	D4P	D4P	D1
3rd	C2P	D4P	D4P	D1
2nd	C2P	D4P	D4P	D1
1st	C2P(p)	D4P(p)	D4P(p)	D1(p)
	Basement Carpark			

45 Tampines Street 62, S529446

	09	10	11	12
14th	C1	D1	C3S	C1
13th	C1	D1	C3S	C1
12th	C1	D1	C3S	C1
11th	C1	D1	C3S	C1
10th	C1	D1	C3S	C1
9th	C1	D1	C3S	C1
8th	C1	D1	C3S	C1
7th	C1	D1	C3S	C1
6th	C1	D1	C3S	C1
5th	C1	D1	C3S	C1
4th	C1	D1	C3S	C1
3rd	C1	D1	C3S	C1
2nd	C1	D1	C3S	C1
1st	C1(p)	D1(p)	C3S(p)	C1(p)
	Basement Carpark			

47 Tampines Street 62, S529447

	13	14	15	16
14th	C1	D2F	D3F	C1
13th	C1	D2F	D3F	C1
12th	C1	D2F	D3F	C1
11th	C1	D2F	D3F	C1
10th	C1	D2F	D3F	C1
9th	C1	D2F	D3F	C1
8th	C1	D2F	D3F	C1
7th	C1	D2F	D3F	C1
6th	C1	D2F	D3F	C1
5th	C1	D2F	D3F	C1
4th	C1	D2F	D3F	C1
3rd	C1	D2F	D3F	C1
2nd	C1	D2F	D3F	C1
1st	C1(p)	D2F(p)	D3F(p)	C1(p)
	Basement Carpark			

49 Tampines Street 62, S529421

	17	18	19	20
14th	D1	C2P	C2P	D3F
13th	D1	C2P	C2P	D3F
12th	D1	C2P	C2P	D3F
11th	D1	C2P	C2P	D3F
10th	D1	C2P	C2P	D3F
9th	D1	C2P	C2P	D3F
8th	D1	C2P	C2P	D3F
7th	D1	C2P	C2P	D3F
6th	D1	C2P	C2P	D3F
5th	D1	C2P	C2P	D3F
4th	D1	C2P	C2P	D3F
3rd	D1	C2P	C2P	D3F
2nd				
1st				
	Basement Carpark			

51 Tampines Street 62, S529422

	21	22	23	24
14th	C2P	D1	C3S	C2P
13th	C2P	D1	C3S	C2P
12th	C2P	D1	C3S	C2P
11th	C2P	D1	C3S	C2P
10th	C2P	D1	C3S	C2P
9th	C2P	D1	C3S	C2P
8th	C2P	D1	C3S	C2P
7th	C2P	D1	C3S	C2P
6th	C2P	D1	C3S	C2P
5th	C2P	D1	C3S	C2P
4th	C2P	D1	C3S	C2P
3rd	C2P	D1	C3S	C2P
2nd				
1st				
	Basement Carpark			

53 Tampines Street 62, S529423

	25	26	27	28
14th	D1	C2P	E1	C2P
13th	D1	C2P	E1	C2P
12th	D1	C2P	E1	C2P
11th	D1	C2P	E1	C2P
10th	D1	C2P	E1	C2P
9th	D1	C2P	E1	C2P
8th	D1	C2P	E1	C2P
7th	D1	C2P	E1	C2P
6th	D1	C2P	E1	C2P
5th	D1	C2P	E1	C2P
4th	D1	C2P	E1	C2P
3rd	D1	C2P	E1	C2P
2nd	D1	C2P	E1	C2P
1st	D1(p)	C2P(p)	E1(p)	C2P(p)
	Basement Carpark			

55 Tampines Street 62, S529424

	29	30	31	32
14th	C2P	E1	C2P	C4S
13th	C2P	E1	C2P	C4S
12th	C2P	E1	C2P	C4S
11th	C2P	E1	C2P	C4S
10th	C2P	E1	C2P	C4S
9th	C2P	E1	C2P	C4S
8th	C2P	E1	C2P	C4S
7th	C2P	E1	C2P	C4S
6th	C2P	E1	C2P	C4S
5th	C2P	E1	C2P	C4S
4th	C2P	E1	C2P	C4S
3rd	C2P	E1	C2P	C4S
2nd	C2P	E1	C2P	C4S
1st	C2P(p)	E1(p)	C2P(p)	C4S(p)
	Basement Carpark			

57 Tampines Street 62, S529425

	33	34	35	36
14th	C2P	C1	C1	C4S
13th	C2P	C1	C1	C4S
12th	C2P	C1	C1	C4S
11th	C2P	C1	C1	C4S
10th	C2P	C1	C1	C4S
9th	C2P	C1	C1	C4S
8th	C2P	C1	C1	C4S
7th	C2P	C1	C1	C4S
6th	C2P	C1	C1	C4S
5th	C2P	C1	C1	C4S
4th	C2P	C1	C1	C4S
3rd	C2P	C1	C1	C4S
2nd	C2P	C1	C1	C4S
1st	C2P(p)	C1(p)	C1(p)	C4S(p)
	Basement Carpark			

59 Tampines Street 62, S529416

	37	38	39	40
14th	C1	C2P	C4S	C1
13th	C1	C2P	C4S	C1
12th	C1	C2P	C4S	C1
11th	C1	C2P	C4S	C1
10th	C1	C2P	C4S	C1
9th	C1	C2P	C4S	C1
8th	C1	C2P	C4S	C1
7th	C1	C2P	C4S	C1
6th	C1	C2P	C4S	C1
5th	C1	C2P	C4S	C1
4th	C1	C2P	C4S	C1
3rd	C1	C2P	C4S	C1
2nd				
1st				
	Basement Carpark			

61 Tampines Street 62, S529417

	41	42	43	44
14th	C1	C4S	C3S	C1
13th	C1	C4S	C3S	C1
12th	C1	C4S	C3S	C1
11th	C1	C4S	C3S	C1
10th	C1	C4S	C3S	C1
9th	C1	C4S	C3S	C1
8th	C1	C4S	C3S	C1
7th	C1	C4S	C3S	C1
6th	C1	C4S	C3S	C1
5th	C1	C4S	C3S	C1
4th	C1	C4S	C3S	C1
3rd	C1	C4S	C3S	C1
2nd	C1	C4S	C3S	C1
1st	C1(p)	C4S(p)	C3S(p)	C1(p)
	Basement Carpark			

63 Tampines Street 62, S529418

	45	46	47	48
14th	C1	C4S	C3S	C1
13th	C1	C4S	C3S	C1
12th	C1	C4S	C3S	C1
11th	C1	C4S	C3S	C1
10th	C1	C4S	C3S	C1
9th	C1	C4S	C3S	C1
8th	C1	C4S	C3S	C1
7th	C1	C4S	C3S	C1
6th	C1	C4S	C3S	C1
5th	C1	C4S	C3S	C1
4th	C1	C4S	C3S	C1
3rd	C1	C4S	C3S	C1
2nd	C1	C4S	C3S	C1
1st	C1(p)	C4S(p)	C3S(p)	C1(p)
	Basement Carpark			

65 Tampines Street 62, S529419

	49	50	51	52
14th	D4P	D1	C2P	C2P
13th	D4P	D1	C2P	C2P
12th	D4P	D1	C2P	C2P
11th	D4P	D1	C2P	C2P
10th	D4P	D1	C2P	C2P
9th	D4P	D1	C2P	C2P
8th	D4P	D1	C2P	C2P
7th	D4P	D1	C2P	C2P
6th	D4P	D1	C2P	C2P
5th	D4P	D1	C2P	C2P
4th	D4P	D1	C2P	C2P
3rd	D4P	D1	C2P	C2P
2nd	D4P	D1	C2P	C2P
1st	D4P(p)	D1(p)	C2P(p)	C2P(p)
	Basement Carpark			

67 Tampines Street 62, S529420

	53	54	55	56
14th	D1	D4P	C2P	C2P
13th	D1	D4P	C2P	C2P
12th	D1	D4P	C2P	C2P
11th	D1	D4P	C2P	C2P
10th	D1	D4P	C2P	C2P
9th	D1	D4P	C2P	C2P
8th	D1	D4P	C2P	C2P
7th	D1	D4P	C2P	C2P
6th	D1	D4P	C2P	C2P
5th	D1	D4P	C2P	C2P
4th	D1	D4P	C2P	C2P
3rd	D1	D4P	C2P	C2P
2nd	D1	D4P	C2P	C2P
1st	D1(p)	D4P(p)	C2P(p)	C2P(p)
	Basement Carpark			

LEGEND

- 3-BEDROOM
- 3-BEDROOM PREMIUM
- 3-BEDROOM + STUDY
- 4-BEDROOM COMPACT
- 4-BEDROOM FLEXI
- 4-BEDROOM PREMIUM
- 5-BEDROOM

TYPE C1

78 sqm / 840 sqft

(Inclusive of 5 sqm Balcony)

Blk 45 #02-12 - #14-12
Blk 47 #02-16 - #14-16
Blk 57 #02-34 - #14-34
Blk 59 #03-40 - #14-40
Blk 61 #02-44 - #14-44
Blk 63 #02-48 - #14-48

MIRROR UNIT

Blk 45 #02-09 - #14-09
Blk 47 #02-13 - #14-13
Blk 57 #02-35 - #14-35
Blk 59 #03-37 - #14-37
Blk 61 #02-41 - #14-41
Blk 63 #02-45 - #14-45



TYPE C1(p)

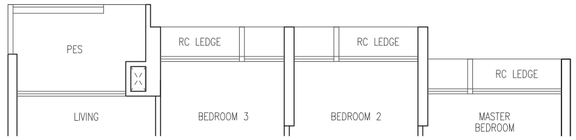
78 sqm / 840 sqft

(Inclusive of 5 sqm PES)

Blk 45 #01-12
Blk 47 #01-16
Blk 57 #01-34
Blk 61 #01-44
Blk 63 #01-48

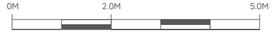
MIRROR UNIT

Blk 45 #01-09
Blk 47 #01-13
Blk 57 #01-35
Blk 61 #01-41
Blk 63 #01-45

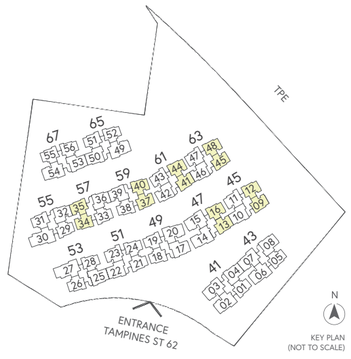


LEGEND

F : Fridge (Not Included)
WD : Washer Cum Dryer
HS : Household Shelter
DB / ST : Distribution Board / Storage
RC Ledge : Reinforced Concrete Ledge (Non-strata)
AC Ledge : Air Conditioner Ledge (Non-strata)



Area includes balcony and private enclosed space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



TYPE C2P

81 sqm / 872 sqft

(Inclusive of 5 sqm Balcony)

Blk 41 #02-01 - #14-01
Blk 43 #02-05 - #14-05
Blk 49 #03-19 - #14-19
Blk 51 #03-21 - #14-21
Blk 55 #02-29 - #14-29
Blk 55 #02-31 - #14-31
Blk 57 #02-33 - #14-33
Blk 65 #02-51 - #14-51
Blk 67 #02-55 - #14-55

MIRROR UNIT

Blk 49 #03-18 - #14-18
Blk 51 #03-24 - #14-24
Blk 53 #02-26 - #14-26
Blk 53 #02-28 - #14-28
Blk 59 #03-38 - #14-38
Blk 65 #02-52 - #14-52
Blk 67 #02-56 - #14-56



TYPE C2P(p)

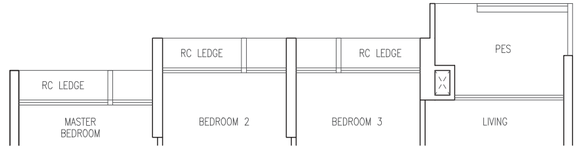
81 sqm / 872 sqft

(Inclusive of 5 sqm PES)

Blk 41 #01-01
Blk 55 #01-29
Blk 55 #01-31
Blk 57 #01-33
Blk 65 #01-51
Blk 67 #01-55

MIRROR UNIT

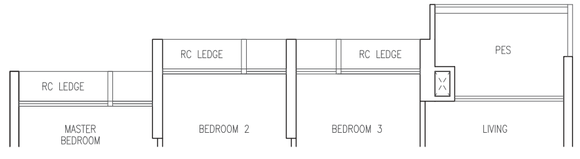
Blk 53 #01-28
Blk 65 #01-52
Blk 67 #01-56



Blk 43 #01-05

MIRROR UNIT

Blk 53 #01-26

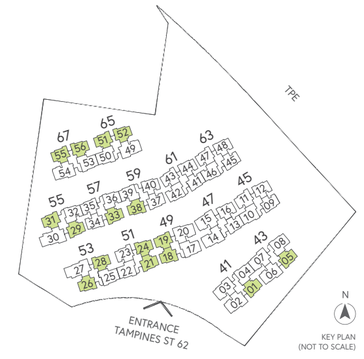


LEGEND

F : Fridge (Not Included)
WD : Washer Cum Dryer
HS : Household Shelter
WC : Water Closet
DB / ST : Distribution Board / Storage
RC Ledge : Reinforced Concrete Ledge (Non-strata)
AC Ledge : Air Conditioner Ledge (Non-strata)



Area includes balcony and private enclosed space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



3-BEDROOM + STUDY

TYPE C3S

86 sqm / 926 sqft

(Inclusive of 6 sqm Balcony)

Blk 45 #02-11 - #14-11
Blk 51 #03-23 - #14-23
Blk 61 #02-43 - #14-43
Blk 63 #02-47 - #14-47

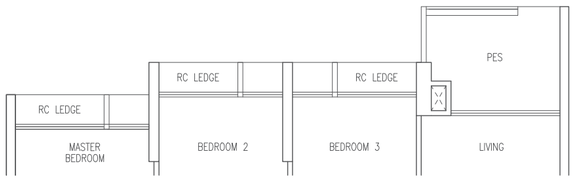


TYPE C3S(p)

86 sqm / 926 sqft

(Inclusive of 6 sqm PES)

Blk 45 #01-11
Blk 61 #01-43
Blk 63 #01-47



LEGEND

F : Fridge (Not Included)
WD : Washer Cum Dryer
HS : Household Shelter
WC : Water Closet
DB / ST : Distribution Board / Storage
RC Ledge : Reinforced Concrete Ledge (Non-strata)
AC Ledge : Air Conditioner Ledge (Non-strata)

0M 2.0M 5.0M

Area includes balcony and private enclosed space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



TYPE C4S

88 sqm / 947 sqft

(Inclusive of 6 sqm Balcony)

Blk 55 #02-32 - #14-32
Blk 57 #02-36 - #14-36
Blk 61 #02-42 - #14-42
Blk 63 #02-46 - #14-46

MIRROR UNIT

Blk 59 #03-39 - #14-39

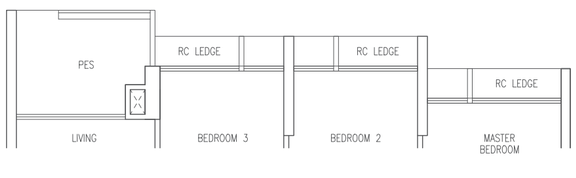


TYPE C4S(p)

88 sqm / 947 sqft

(Inclusive of 6 sqm PES)

Blk 55 #01-32
Blk 57 #01-36
Blk 61 #01-42
Blk 63 #01-46



LEGEND

F : Fridge (Not Included)
WD : Washer Cum Dryer
HS : Household Shelter
WC : Water Closet
DB / ST : Distribution Board / Storage
RC Ledge : Reinforced Concrete Ledge (Non-strata)
AC Ledge : Air Conditioner Ledge (Non-strata)

0M 2.0M 5.0M

Area includes balcony and private enclosed space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



TYPE D1

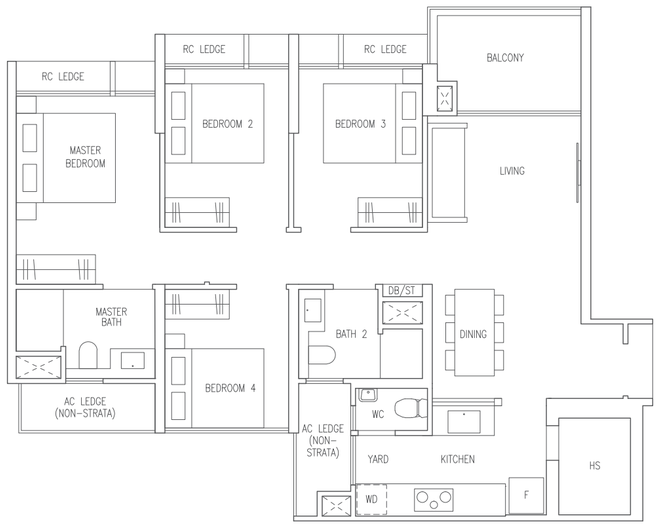
95 sqm / 1023 sqft

(Inclusive of 6 sqm Balcony)

Blk 49 #03-17 - #14-17
Blk 53 #02-25 - #14-25
Blk 67 #02-53 - #14-53

MIRROR UNIT

Blk 41 #02-04 - #14-04
Blk 43 #02-08 - #14-08
Blk 45 #02-10 - #14-10
Blk 51 #03-22 - #14-22
Blk 65 #02-50 - #14-50



TYPE D1(p)

95 sqm / 1023 sqft

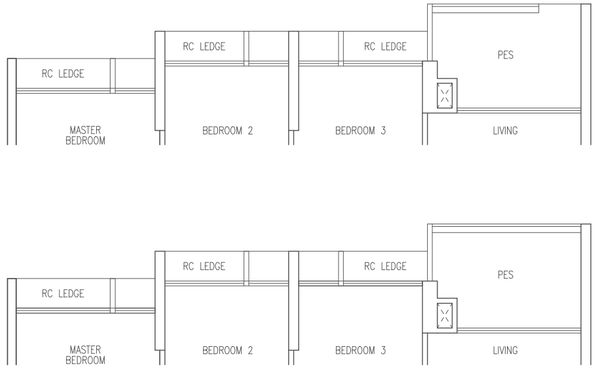
(Inclusive of 6 sqm PES)

Blk 67 #01-53

MIRROR UNIT

Blk 41 #01-04
Blk 43 #01-08
Blk 45 #01-10
Blk 65 #01-50

Blk 53 #01-25



LEGEND

F	:	Fridge (Not Included)
WD	:	Washer Cum Dryer
HS	:	Household Shelter
WC	:	Water Closet
DB / ST	:	Distribution Board / Storage
RC Ledge	:	Reinforced Concrete Ledge (Non-strata)
AC Ledge	:	Air Conditioner Ledge (Non-strata)



Area includes balcony and private enclosed space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



TYPE D2F

112 sqm / 1206 sqft

(Inclusive of 11 sqm Balcony)

Blk 47 #02-14 - #14-14

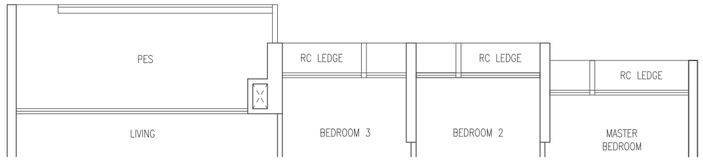


TYPE D2F(p)

112 sqm / 1206 sqft

(Inclusive of 11 sqm PES)

Blk 47 #01-14

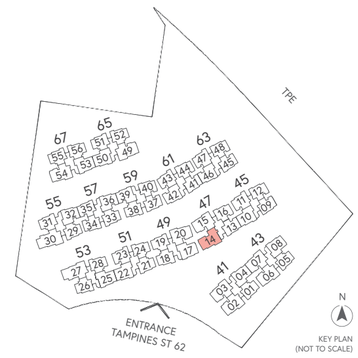


LEGEND

F	:	Fridge (Not Included)
WD	:	Washer Cum Dryer
HS	:	Household Shelter
WC	:	Water Closet
DB / ST	:	Distribution Board / Storage
RC Ledge	:	Reinforced Concrete Ledge (Non-strata)
AC Ledge	:	Air Conditioner Ledge (Non-strata)



Area includes balcony and private enclosed space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



TYPE D3F

111 sqm / 1195 sqft

(Inclusive of 11 sqm Balcony)

Blk 47 #02-15 - #14-15

MIRROR UNIT

Blk 49 #03-20 - #14-20

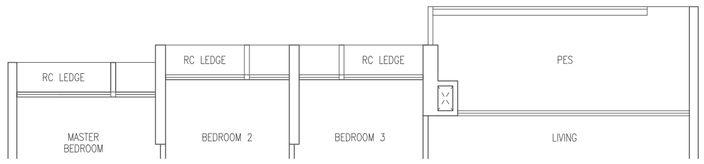


TYPE D3F(p)

111 sqm / 1195 sqft

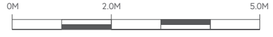
(Inclusive of 11 sqm PES)

Blk 47 #01-15

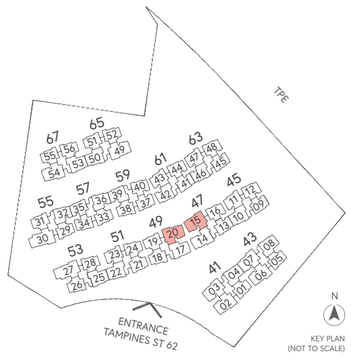


LEGEND

F : Fridge (Not Included)
WD : Washer Cum Dryer
HS : Household Shelter
WC : Water Closet
DB / ST : Distribution Board / Storage
RC Ledge : Reinforced Concrete Ledge (Non-strata)
AC Ledge : Air Conditioner Ledge (Non-strata)



Area includes balcony and private enclosed space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



TYPE D4P

112 sqm / 1206 sqft

(Inclusive of 11 sqm Balcony)

Blk 41 #02-02 - #14-02
Blk 43 #02-06 - #14-06
Blk 67 #02-54 - #14-54

MIRROR UNIT

Blk 41 #02-03 - #14-03
Blk 43 #02-07 - #14-07
Blk 65 #02-49 - #14-49



TYPE D4P(p)

112 sqm / 1206 sqft

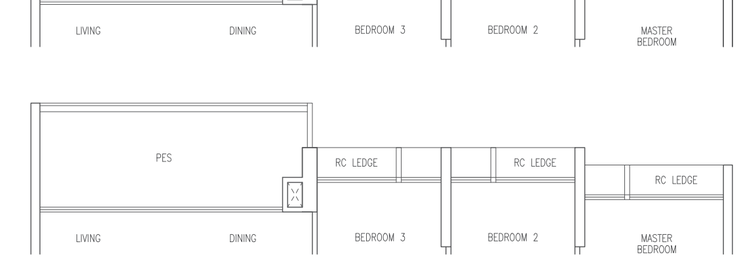
(Inclusive of 11 sqm PES)

Blk 41 #01-02
Blk 67 #01-54

MIRROR UNIT

Blk 41 #01-03
Blk 43 #01-07
Blk 65 #01-49

Blk 43 #01-06

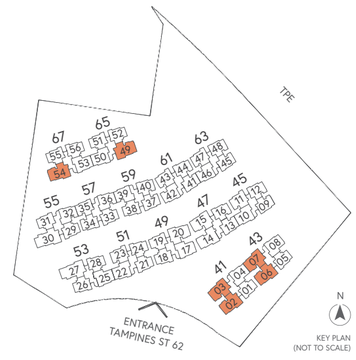


LEGEND

F : Fridge (Not Included)
WD : Washer Cum Dryer
HS : Household Shelter
WC : Water Closet
DB / ST : Distribution Board / Storage
RC Ledge : Reinforced Concrete Ledge (Non-strata)
AC Ledge : Air Conditioner Ledge (Non-strata)



Area includes balcony and private enclosed space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



TYPE E1

126 sqm / 1356 sqft

(Inclusive of 11 sqm Balcony)

Blk 55 #02-30 - #14-30

MIRROR UNIT

Blk 53 #02-27 - #14-27



TYPE E1(p)

126 sqm / 1356 sqft

(Inclusive of 11 sqm PES)

Blk 55 #01-30

MIRROR UNIT

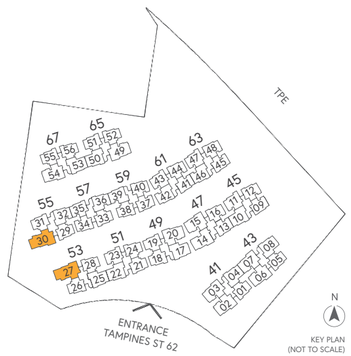
Blk 53 #01-27

LEGEND

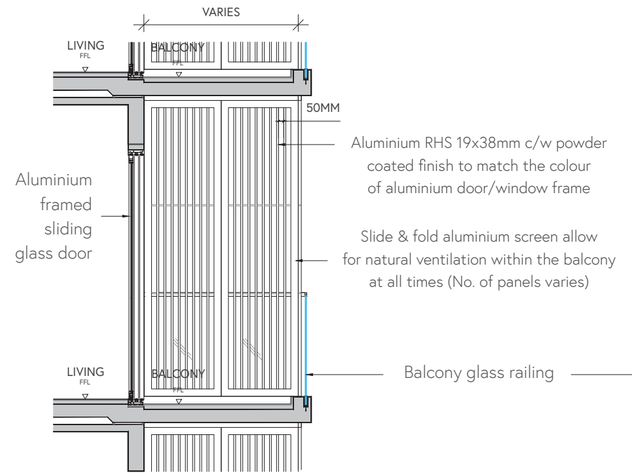
F	:	Fridge (Not Included)
WD	:	Washer Cum Dryer
HS	:	Household Shelter
WC	:	Water Closet
DB / ST	:	Distribution Board / Storage
RC Ledge	:	Reinforced Concrete Ledge (Non-strata)
AC Ledge	:	Air Conditioner Ledge (Non-strata)

0M 2.0M 5.0M

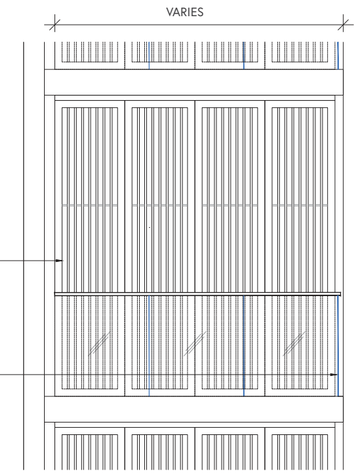
Area includes balcony and private enclosed space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



APPROVED BALCONY SCREEN (Annex A)

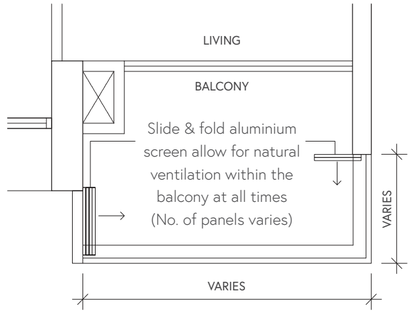


SECTION



FRONT ELEVATION (FROM EXTERNAL)

1. The balcony/ Private Enclosed Space (PES) shall not be enclosed unless with the approved balcony screen. For the approved balcony screen, please refer to the illustration.
2. The balcony screen shall allow natural ventilation at all times when the screens are fully closed.
3. The balcony screen will not be provided in the depicted units and development.
4. The Purchaser may opt to pre-install the balcony screen.
5. The cost of balcony screen and installation shall be borne by the Purchaser.
6. The drawing is not drawn to scale and is solely for reference purpose only. Please take measurements at actual unit before commencement of work.
7. Material shall be aluminium with powder coated finish to match the colour of aluminium door/window frame. Approval from the MCST is required before installation.
8. Spacing of louvre to be uniform and total free opening shall not be less than 50% of the panel.
9. Fixing detail by the Purchaser's contractor shall not damage waterproofing of existing structure.
10. The Purchaser shall refer to the MCST for any additional details required.



TYPICAL BALCONY PLAN

Developer: Sim Lian JV (Northbank) Pte. Ltd. (UEN: 201720979D) • Housing Developer's Licence No.: C1500 • Location: Lot No. 3258W of Mukim 29 • Tenure of Land: Remainder of leasehold estate of 99 years commencing on 8 January 2024 • Encumbrances on Land: Mortgage IJ/208160L in favour of DBS Bank Ltd • Date of Vacant Possession: 31 December 2028 • Expected Date of Legal Completion: 31 December 2031

While reasonable care has been taken in preparing the sales brochure, unit plans, specifications, constructing the sales models, sales gallery and show units (the "Materials"), the Developer and its agents and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall in no way be held responsible for any inaccuracies in their contents or discrepancies between the Materials and the actual unit when built. The Developer shall not be bound by any statement, representation or promises (written or oral) by its agents and contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representations of fact. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement. All information, specifications, layout plans, building plans, location of facilities, finishes and appliances selection and visuals are subject to any changes as may be required by the Architect or Developer and/ or approved by the relevant authorities. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings, illustrations, models, showflat displays and photography are artist's impressions and for illustrations only and shall not be regarded as representation of fact. Floor areas are approximate measurements only and subject to final survey. The property is subject to inspection by the relevant authorities to comply with current codes of practice. All travel times are estimates and subject to traffic conditions. We expressively disclaim liability for any error or omission in the material.

DEVELOPERS' PROFILE

ABOUT SIM LIAN

The Sim Lian group of companies, including its subsidiaries Sim Lian Land and Sim Lian Development, is a leading real estate development and construction company with over 40 years of experience in crafting quality residential, commercial, retail and business spaces. Renowned for its extensive portfolio, the Group excels in delivering impressive developments built on the core foundations of prime location, quality workmanship and efficient space planning.

Sim Lian's outstanding list of residential property development projects include Emerald of Katong, The Botany at Dairy Farm, Treasure at Tampines, Waterview, A Treasure Trove, Parc Vera, The Pearl at Mount Faber, Clover by the Park, Viz at Holland, Rochelle at Newton, The Lincoln Residences and more. Iconic integrated developments include Hillion Mall and Hillion Residences, and Vision Exchange in Jurong Lake District. The Group has expanded regionally with presence in Australia and Malaysia, with notable investment portfolio in retail, office and service apartments.

Exquisite craftsmanship and finishing, dedicated attention to intricate details and carefully thought through designs are the criteria Sim Lian adheres to in delivering quality homes. These are the distinctive hallmarks that are reflected in the Sim Lian brand, having been ranked amongst the Top 10 Developers in Singapore by BCI Asia in 2015 and 2016.

Sim Lian remains committed to value creation and takes great pride in developing contemporary and efficient spaces that meet the evolving needs of its users. With a focus on quality and service excellence, Sim Lian continuously strives to innovate and create value for individuals, families and businesses.


Treasure at Tampines

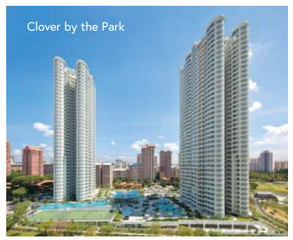

Waterview


Emerald of Katong

Artist's Impression


A Treasure Trove




Clover by the Park


Vision Exchange

JOINTLY DEVELOPED BY

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