# 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)

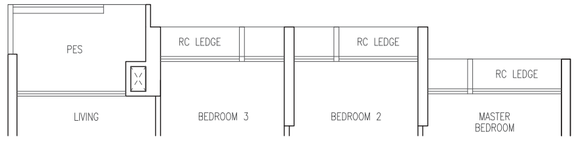
78 sqm / 840 sqft

(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

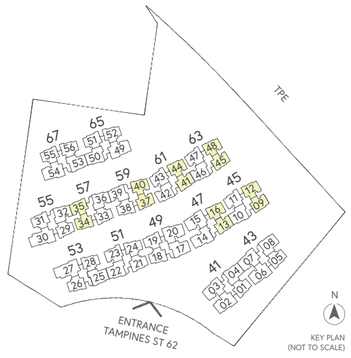



LEGEND

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)

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 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

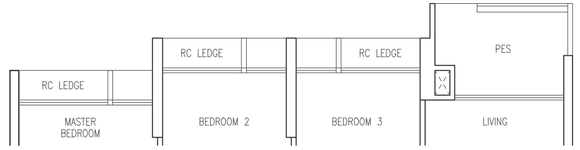
**MIRROR UNIT**

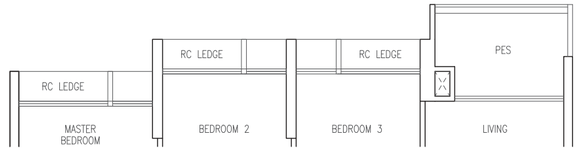
Blk 53 #01-28
Blk 65 #01-52
Blk 67 #01-56

Blk 43 #01-05

**MIRROR UNIT**

Blk 53 #01-26



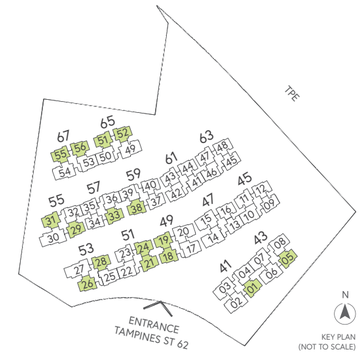




LEGEND

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)

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.



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

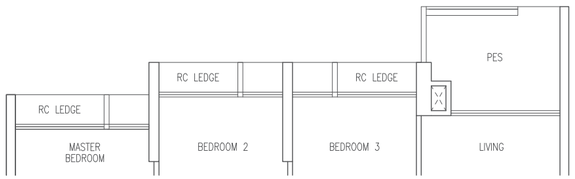



# TYPE C3S(p)

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

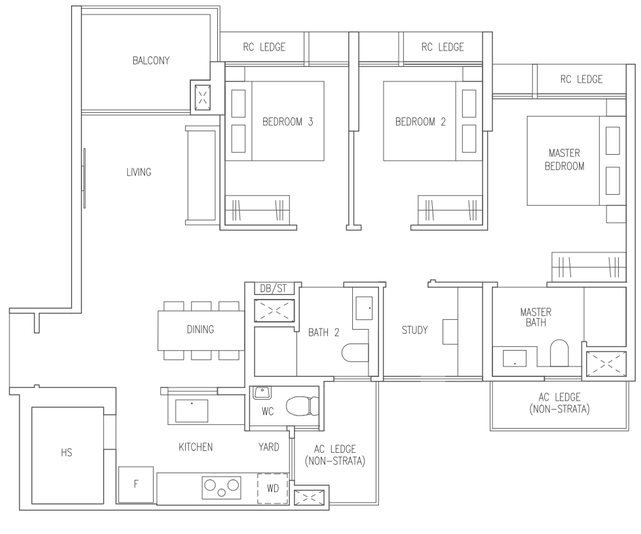
88 sqm / 947 sqft

(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

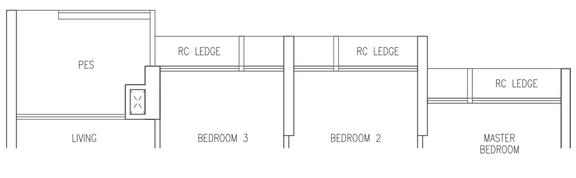



# TYPE C4S(p)

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

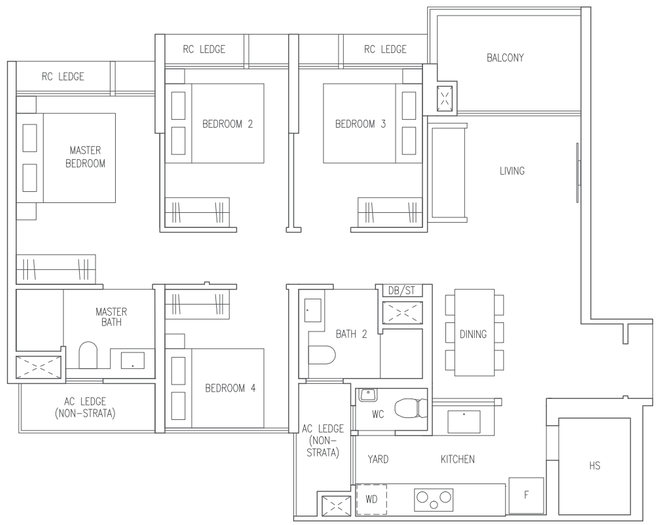
95 sqm / 1023 sqft

(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

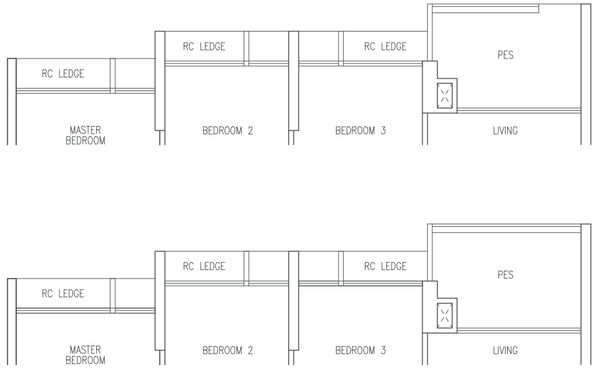
(Inclusive of 6 sqm PES)

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

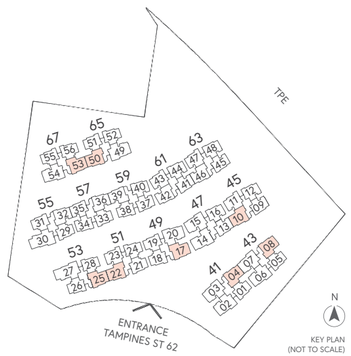



LEGEND

| | | |
|---|---|---|
| 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) |

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 D2F

112 sqm / 1206 sqft

(Inclusive of 11 sqm Balcony)

Blk 47 #02-14 - #14-14

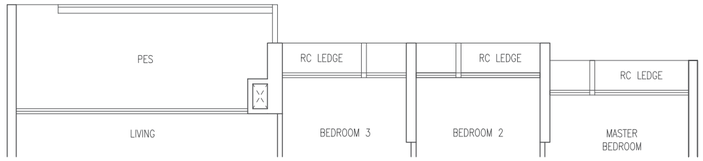



# TYPE D2F(p)

112 sqm / 1206 sqft

(Inclusive of 11 sqm PES)

Blk 47 #01-14

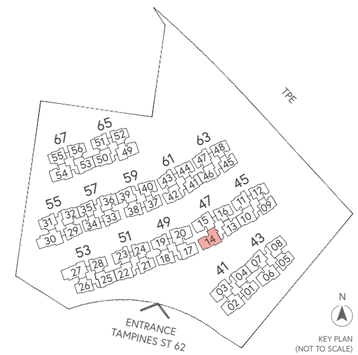



LEGEND

| | | |
|---|---|---|
| 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) |

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 D3F

111 sqm / 1195 sqft

(Inclusive of 11 sqm Balcony)

Blk 47 #02-15 - #14-15

**MIRROR UNIT**

Blk 49 #03-20 - #14-20

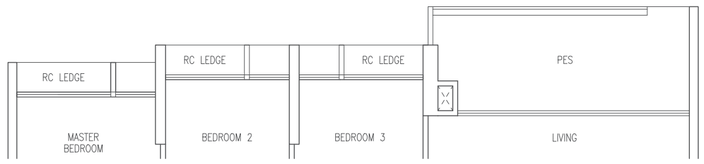



## TYPE D3F(p)

111 sqm / 1195 sqft

(Inclusive of 11 sqm PES)

Blk 47 #01-15

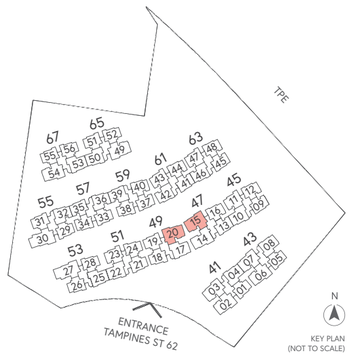



LEGEND

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)

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 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

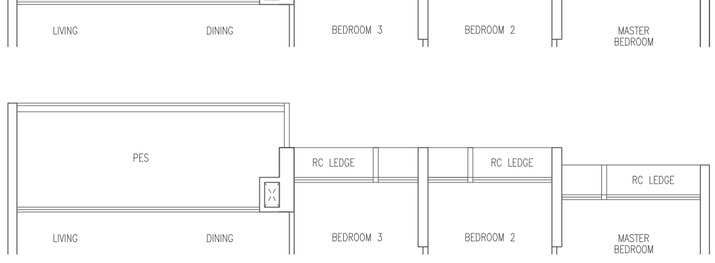
(Inclusive of 11 sqm PES)

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

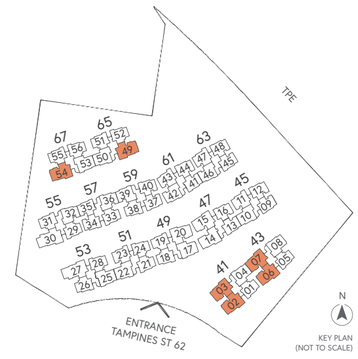



LEGEND

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)

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 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**

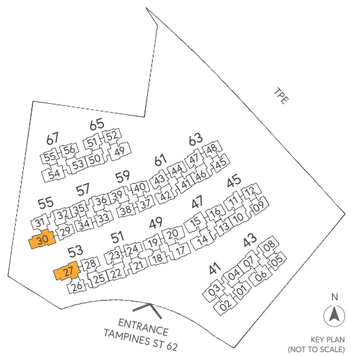
Blk 53 #01-27

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.





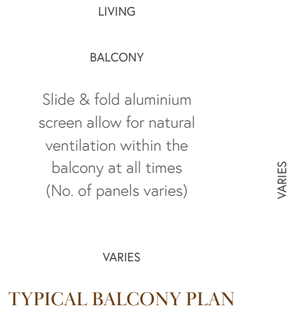

# APPROVED BALCONY SCREEN (Annex A)




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.