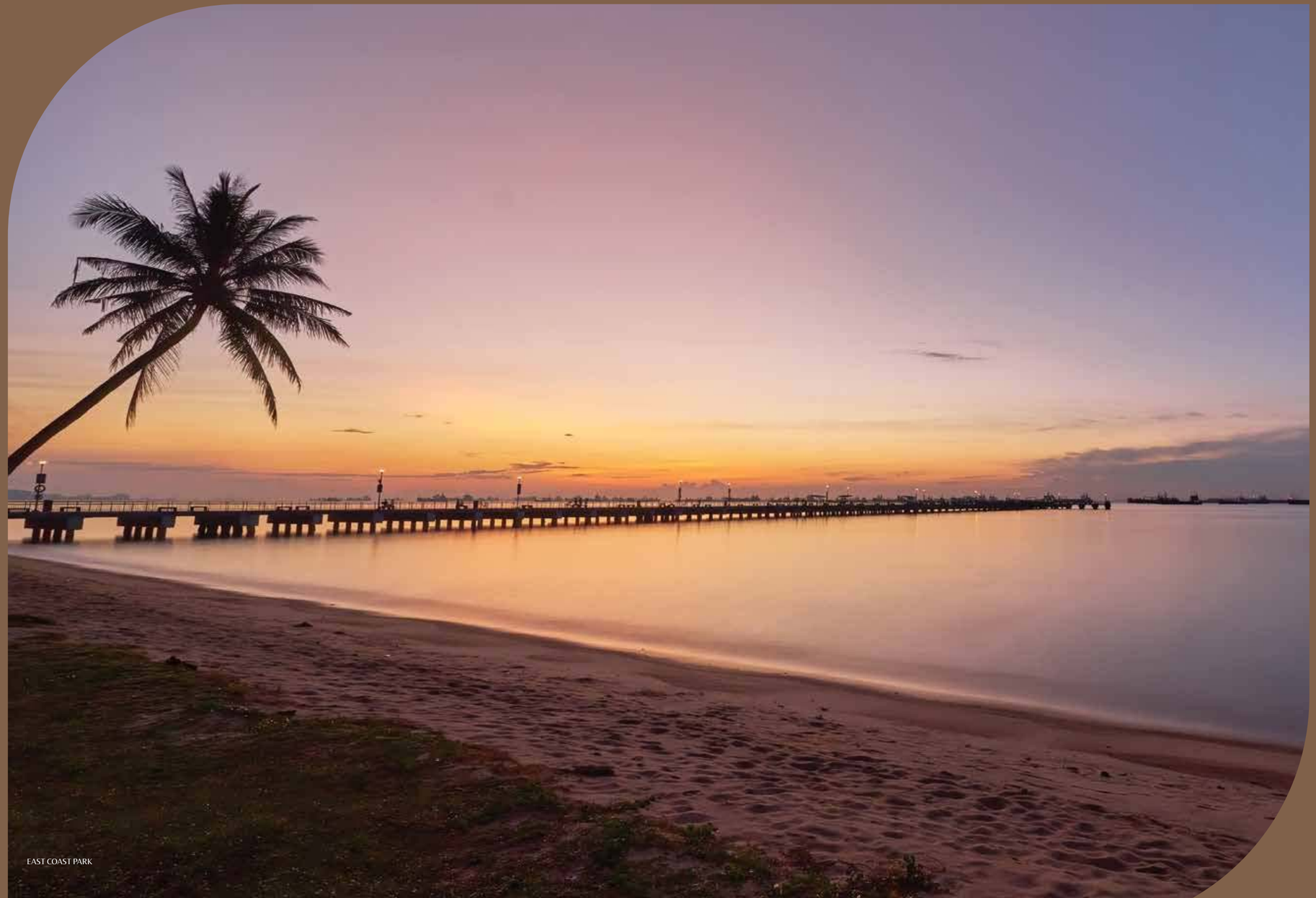
KASSIA

TO DREAM
TO LIVE
TO THRIVE

Kassia brings a world of tranquil living and a life of rejuvenation.

Re-imagine your tomorrow in serenity with lush landscapes, and be effortlessly connected to where it matters.

Rediscover an incredibly diverse oasis



EAST COAST PARK



For Illustration Only

TO DREAM

THE GOOD LIFE IN THE EAST

Set in a district of serenity, Kassia residents will find themselves living in a picturesque verdant neighbourhood.

The enclave is well connected to Changi Airport, Pasir Ris, and Tampines for your lifestyle needs.

The Tampines Expressway and Pan Island Expressway are just a short drive from your doorstep. Within minutes, these current and upcoming MRT stations are easily accessible:
- Loyang MRT
- Pasir Ris East MRT
- Pasir Ris MRT Interchange
- Upper Changi MRT

KASSIA

EXPERIENCE VIBRANT LIVING

Explore new adventures at Pasir Ris Town Park, Tampines Eco Green, Bedok Reservoir, Changi Beach Park, and East Coast Park for nature hikes and water sports activities.

TAMPINES ECO GREEN

Changi Beach Park offers 3.3km of greenery with seaside lifestyle and dining options such as the Cosford Container Park and Changi Village. Residents can cycle or trek through the 75km eastern section of the Round Island Route park connector.



For illustration Only



COSFORD CONTAINER PARK

Enrichment for all ages

Kassia scores an ace in proximity to good schools and an array of lifestyle options.


SINGAPORE UNIVERSITY OF TECHNOLOGY AND DESIGN



OUR TAMPINES HUB



DOWNTOWN EAST


For illustration Only.

A vibrant urban future awaits

Residents will enjoy close proximity to the Changi East transformation, set to revitalise the new Changi enclave.

The development spans 1,080 hectares of expansive infrastructure featuring Terminal 5 (T5), lifestyle destinations, and vibrant live-work-play-learn districts that are seamlessly integrated within the ecosystem of Changi Airport and Changi City.

A panoramic view of your freehold Dream, to Live and to Thrive



Artist's Impression

Retreat to Resort-Style Living



POOLSIDE PAVILION | Artist's Impression



ARRIVAL COURT | Artist's Impression

TO LIVE

AMIDST RELAXED GRANDEUR

Enter a space that inspires you every day. Be greeted by the art of sophistication upon arrival.

Awe-inspiring at first sight



The Arrival Plaza captivates with its magnificent Foliage Decks and Cascading Water Feature. With soft sun rays streaming through the open-sky ceiling, a world of unparalleled inspiration will leave you in a state of awe.

ARRIVAL PLAZA | Artist's Impression

A SYMPHONY OF ELEVATED SPLENDOUR

The Grand Clubhouse is wrapped in a vertical garden that spans across the basement Arrival Plaza to the breathtaking Sky Leisure Walk and View Deck on Level 2.

With its splendid bends and curves, this grandiose facility will intrigue your senses.



Navigating this three-level masterpiece will be an exhilarating journey to the well-equipped Gym, the charming Lantern Pavilion, the tranquil Lantern Pond, and the versatile Multi-Purpose Rooms.

GRAND CLUBHOUSE | Artist's Impression



LANTERN POND | Artist's Impression

RUSTICITY WELCOMES MODERNITY

Kassia seamlessly blends state-of-the-art lifestyle and fitness facilities with its verdant surroundings, creating a contemporary living environment rich in natural beauty.



50m LAP POOL | Artist's Impression

ON TRACK WITH YOUR WELLNESS GOALS

Prepare for a revitalising experience with invigorating or relaxed activities to a healthy lifestyle.

There is plenty of space to break a sweat and find your zen. Take your pick from the Meditation Deck to the Taichi Deck, Fitness Lawn and Outdoor Fitness Area.



FLOATING PAVILION AND OUTDOOR FITNESS AREA | Artist's Impression



TARENNA GARDEN | Artist's Impression

Surrender to quietude by the Lotus Pond or Waterlily Pond, or lounge in style on the Water Hammocks or Hammock Lawns, while the young ones can recharge their youthful vigour at the Children Aqua Play Area.



For Illustration Only



CHILDREN AQUA PLAY AREA | Artist's Impression

A Bold Statement in Quiet Luxury



For Illustration Only



For Illustration Only

TO THRIVE

Better than ever before

In this quiet and luxurious modern home, every space is designed for refined living. Across all unit types, you will experience thoughtful design gestures permeating from one room to the next.



For Illustration Only

A MASTERCLASS IN FINE QUALITY AND SMART FEATURES

Each unit showcases premium craftsmanship, graced with delicate details and signature appliances that are anything but ordinary.



For Illustration Only



For Illustration Only

For Illustration Only

BUILT-IN SYSTEM

Gain control of these home safety, comfort and functionality features via a mobile app*

Smart Gateway

Standalone hub to access and control Z-Wave compatible smart devices in your home via a mobile app*

Digital Lockset

Unlock your main door using PIN/ Key or via a mobile app*

Smart Air Con Control

Control, check and set the temperature in the Living/Dining and Master Bedroom via a mobile app*

* Compatible smartphone/tablet, internet connection and Wi-Fi system required, to be provided separately by user.

FUTURE EXPANSION

Potential future expansion by user, utilising the compatible Z-Wave technology*

Smart Air Conditioning

Additional remote access to other bedrooms

Home Security Camera

Efficient monitoring of home environment

Smart Power Plug

Touch-free control of wall sockets for safer usage and energy savings

Smart Lighting Control

Set the mood or switch off lights when not in use

Smart Home Appliances

Fuss-free control of digital-enabled devices and machines

Smart Curtains & Blinds Control

Wake up or roll down smart-wired window shades

THOUGHTFULLY CURATED, FINELY CRAFTED

SITE PLAN

1. **Grand Clubhouse** (3 storey), consisting of:

   Basement

   - Arrival Plaza
   - Foliage Decks
   - Cascading Water Feature
   - Management Office

   1st Storey

   - Multi-Purpose Rooms (2 nos)
   - Gym
   - Lantern Pavilion
   - Lantern Pond
   - Toilet & Changing Room (male & female)
   - Accessible Toilet

   2nd Storey

   - View Deck
   - Sky Leisure Walk (open to sky)
   - Pavilion with BBQ Pit

2. **50m Lap Pool** (water surfacing area approx. 400m²), consisting of:

   - Sun Deck
   - Forest Spa Pod
   - Water Hammocks (2 nos)
   - Poolside Pavilion

3. **Children Aqua Play Area**, consisting of:

   - Water Play Equipment
   - Aqua Slide

4. **Poolside Lounge**
5. **Leisure Pool** (water surfacing area approx. 250m²), consisting of:

   - Sun Deck
   - Aqua Deck
   - Hammock Lawns (2 nos)
   - Island Pavilion

6. **Picnic Lawn**
7. **BBQ Pavilion** (2 nos)
8. **Urban Farming Plots** (5 nos)
9. **Floating Pavilion**
10. **Cocoon Pods** (2 nos)
11. **Lotus Pond**
12. **Waterlily Pond**
13. **Meditation Deck**
14. **Taichi Deck**
15. **Fitness Lawn**
16. **Outdoor Fitness Area**
17. **Floating Pod**
18. **Play Court** (open to sky)
19. **Children Playground**
20. **Pennisetum Walk**
21. **Pennisetum Deck**
22. **Tarenna Garden**
23. **Arrival Court**
24. **Floral Alcove** (1st Storey)
25. **Chillout Alcove** (1st Storey)
26. **Reading Alcove** (1st Storey)
27. **Alocasia Alcove** (1st Storey)
28. **Entry & Exit to Residential Carpark** (basement)
29. **Entry & Exit to Services Area** (basement)
30. **Pedestrian Entry**
31. **Pedestrian Side Gate**
32. **Guardhouse**
33. **Bicycle Parking Area**
34. **Generator** (basement)
35. **Bin Centre** (basement)
36. **Substation** (basement)

VS **Ventilation Shaft**

Water Tank Position (Roof Level)

A TIMELESS CANVAS FOR INSPIRED LIVING

31 Flora Drive (Singapore 509904)

8	#08-01 (1)b	#08-02 (3)b	#08-03 (3Y)a	#08-04 (2)a	#08-05 (1)a	#08-06 (1+1)a	#08-07 (4)a	#08-08 (2+1)a	#08-09 (2)b
7	#07-01 (1)b	#07-02 (3)b	#07-03 (3Y)a	#07-04 (2)a	#07-05 (1)a	#07-06 (1+1)a	#07-07 (4)a	#07-08 (2+1)a	#07-09 (2)b
6	#06-01 (1)b	#06-02 (3)b	#06-03 (3Y)a	#06-04 (2)a	#06-05 (1)a	#06-06 (1+1)a	#06-07 (4)a	#06-08 (2+1)a	#06-09 (2)b
5	#05-01 (1)b	#05-02 (3)b	#05-03 (3Y)a	#05-04 (2)a	#05-05 (1)a	#05-06 (1+1)a	#05-07 (4)a	#05-08 (2+1)a	#05-09 (2)b
4	#04-01 (1)b	#04-02 (3)b	#04-03 (3Y)a	#04-04 (2)a	#04-05 (1)a	#04-06 (1+1)a	#04-07 (4)a	#04-08 (2+1)a	#04-09 (2)b
3	#03-01 (1)b	#03-02 (3)b	#03-03 (3Y)a	#03-04 (2)a	#03-05 (1)a	#03-06 (1+1)a	#03-07 (4)a	#03-08 (2+1)a	#03-09 (2)b
2	#02-01 (1)b		#02-03 (3Y)a	#02-04 (2)a	#02-05 (1)a	#02-06 (1+1)a	#02-07 (4)a	#02-08 (2+1)a	#02-09 (2)b
1	#01-01 (1)b1		#01-03 (3Y)a1	#01-04 (2)a1		#01-06 (2+1)b1	#01-07 (4)a1	#01-08 (2+1)a1	#01-09 (2)b1
B1	Lobby Carpark								

33 Flora Drive (Singapore 509905)

8	#08-10 (2)c	#08-11 (2+1)a	#08-12 (4)a	#08-13 (1+1)a	#08-14 (1)a	#08-15 (2)a	#08-16 (3Y)a	#08-17 (3)a	#08-18 (2)c
7	#07-10 (2)c	#07-11 (2+1)a	#07-12 (4)a	#07-13 (1+1)a	#07-14 (1)a	#07-15 (2)a	#07-16 (3Y)a	#07-17 (3)a	#07-18 (2)c
6	#06-10 (2)c	#06-11 (2+1)a	#06-12 (4)a	#06-13 (1+1)a	#06-14 (1)a	#06-15 (2)a	#06-16 (3Y)a	#06-17 (3)a	#06-18 (2)c
5	#05-10 (2)c	#05-11 (2+1)a	#05-12 (4)a	#05-13 (1+1)a	#05-14 (1)a	#05-15 (2)a	#05-16 (3Y)a	#05-17 (3)a	#05-18 (2)c
4	#04-10 (2)c	#04-11 (2+1)a	#04-12 (4)a	#04-13 (1+1)a	#04-14 (1)a	#04-15 (2)a	#04-16 (3Y)a	#04-17 (3)a	#04-18 (2)c
3	#03-10 (2)c	#03-11 (2+1)a	#03-12 (4)a	#03-13 (1+1)a	#03-14 (1)a	#03-15 (2)a	#03-16 (3Y)a	#03-17 (3)a	#03-18 (2)c
2	#02-10 (2)c	#02-11 (2+1)a	#02-12 (4)a	#02-13 (1+1)a	#02-14 (1)a	#02-15 (2)a	#02-16 (3Y)a		#02-18 (2)c
1	#01-10 (2)c1	#01-11 (2+1)a1	#01-12 (4)a1	#01-13 (2+1)b1		#01-15 (2)a1	#01-16 (3Y)a1		#01-18 (2)c1
B1	Lobby Carpark								

Legend

- 1 Bedroom
- 1 Bedroom (with study)
- 2 Bedroom
- 2 Bedroom (with study)
- 3 Bedroom
- 3 Bedroom (with yard)
- 4 Bedroom

35 Flora Drive (Singapore 509906)
Clubhouse / Management Office

37 Flora Drive (Singapore 509912)

8	#08-19 (1)b	#08-20 (3)b	#08-21 (3Y)a	#08-22 (2)a	#08-23 (1)a	#08-24 (1+1)a	#08-25 (4)a	#08-26 (2+1)a	#08-27 (2)b
7	#07-19 (1)b	#07-20 (3)b	#07-21 (3Y)a	#07-22 (2)a	#07-23 (1)a	#07-24 (1+1)a	#07-25 (4)a	#07-26 (2+1)a	#07-27 (2)b
6	#06-19 (1)b	#06-20 (3)b	#06-21 (3Y)a	#06-22 (2)a	#06-23 (1)a	#06-24 (1+1)a	#06-25 (4)a	#06-26 (2+1)a	#06-27 (2)b
5	#05-19 (1)b	#05-20 (3)b	#05-21 (3Y)a	#05-22 (2)a	#05-23 (1)a	#05-24 (1+1)a	#05-25 (4)a	#05-26 (2+1)a	#05-27 (2)b
4	#04-19 (1)b	#04-20 (3)b	#04-21 (3Y)a	#04-22 (2)a	#04-23 (1)a	#04-24 (1+1)a	#04-25 (4)a	#04-26 (2+1)a	#04-27 (2)b
3	#03-19 (1)b	#03-20 (3)b	#03-21 (3Y)a	#03-22 (2)a	#03-23 (1)a	#03-24 (1+1)a	#03-25 (4)a	#03-26 (2+1)a	#03-27 (2)b
2	#02-19 (1)b		#02-21 (3Y)a	#02-22 (2)a	#02-23 (1)a	#02-24 (1+1)a	#02-25 (4)a	#02-26 (2+1)a	#02-27 (2)b
1	#01-19 (1)b1		#01-21 (3Y)a1	#01-22 (2)a1		#01-24 (2+1)b1	#01-25 (4)a1	#01-26 (2+1)a1	#01-27 (2)b1
B1	Lobby Carpark								

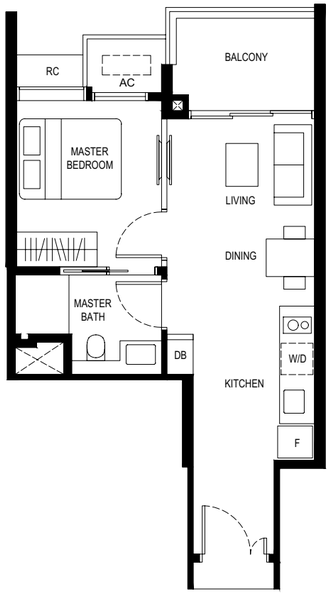
39 Flora Drive (Singapore 509919)

8	#08-28 (2)b	#08-29 (2+1)a	#08-30 (4)a	#08-31 (1+1)a	#08-32 (1)a	#08-33 (2)a	#08-34 (3Y)a	#08-35 (3)b	#08-36 (1)b
7	#07-28 (2)b	#07-29 (2+1)a	#07-30 (4)a	#07-31 (1+1)a	#07-32 (1)a	#07-33 (2)a	#07-34 (3Y)a	#07-35 (3)b	#07-36 (1)b
6	#06-28 (2)b	#06-29 (2+1)a	#06-30 (4)a	#06-31 (1+1)a	#06-32 (1)a	#06-33 (2)a	#06-34 (3Y)a	#06-35 (3)b	#06-36 (1)b
5	#05-28 (2)b	#05-29 (2+1)a	#05-30 (4)a	#05-31 (1+1)a	#05-32 (1)a	#05-33 (2)a	#05-34 (3Y)a	#05-35 (3)b	#05-36 (1)b
4	#04-28 (2)b	#04-29 (2+1)a	#04-30 (4)a	#04-31 (1+1)a	#04-32 (1)a	#04-33 (2)a	#04-34 (3Y)a	#04-35 (3)b	#04-36 (1)b
3	#03-28 (2)b	#03-29 (2+1)a	#03-30 (4)a	#03-31 (1+1)a	#03-32 (1)a	#03-33 (2)a	#03-34 (3Y)a	#03-35 (3)b	#03-36 (1)b
2	#02-28 (2)b	#02-29 (2+1)a	#02-30 (4)a	#02-31 (1+1)a	#02-32 (1)a	#02-33 (2)a	#02-34 (3Y)a		#02-36 (1)b
1	#01-28 (2)b1	#01-29 (2+1)a1	#01-30 (4)a1	#01-31 (2+1)b1		#01-33 (2)a1	#01-34 (3Y)a1		#01-36 (1)b1
B1	Lobby Carpark								

Type (1)a

44 sq m

#02-05 to #08-05
#02-14* to #08-14*
#02-23 to #08-23
#02-32* to #08-32*



* MIRROR UNIT

LEGEND

F - FRIDGE DB - DISTRIBUTION BOARD W/D - WASHER CUM DRYER

AC - AIRCON LEDGE RC - REINFORCED CONCRETE LEDGE (NON-STRATA AREA)

SERVICES VOID SPACE (NON-STRATA AREA)

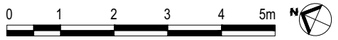
RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)

WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)

NON - STRUCTURAL WALL

AIRCON CONDENSER



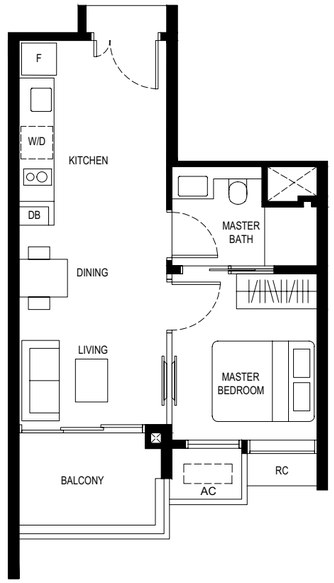


*THE BALCONY SHALL NOT BE ENCLOSED. ONLY APPROVED BALCONY SCREENS ARE TO BE USED. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO PAGE 55 OF THIS BROCHURE

Type (1)b

44 sq m

#02-01 to #08-01
#02-19 to #08-19
#02-36* to #08-36*



* MIRROR UNIT

LEGEND

F - FRIDGE DB - DISTRIBUTION BOARD W/D - WASHER CUM DRYER

AC - AIRCON LEDGE RC - REINFORCED CONCRETE LEDGE (NON-STRATA AREA)

SERVICES VOID SPACE (NON-STRATA AREA)

RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)

WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)

NON - STRUCTURAL WALL

AIRCON CONDENSER





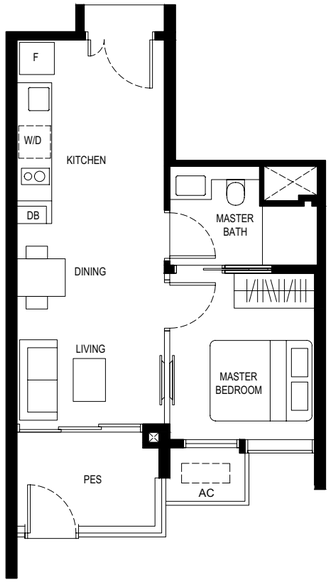
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1 BEDROOM

Type (1)b1

44 sq m

#01-01
#01-19
#01-36*



* MIRROR UNIT

LEGEND

F - FRIDGE DB - DISTRIBUTION BOARD W/D - WASHER CUM DRYER

AC - AIRCON LEDGE PES - PRIVATE ENCLOSED SPACE

SERVICES VOID SPACE (NON-STRATA AREA)

RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)

WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)

NON - STRUCTURAL WALL

AIRCON CONDENSER





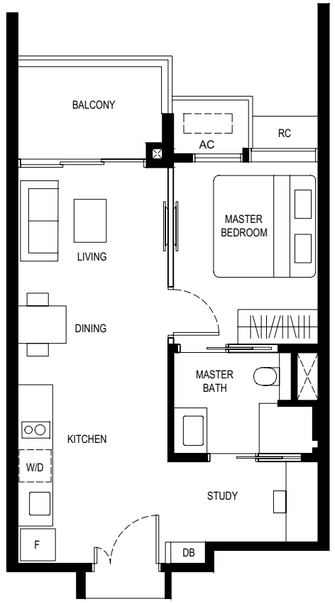
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1 BEDROOM
(with study)

Type (1+1)a

51 sq m

#02-06 to #08-06
#02-13* to #08-13*
#02-24 to #08-24
#02-31* to #08-31*



* MIRROR UNIT

LEGEND

F - FRIDGE DB - DISTRIBUTION BOARD W/D - WASHER CUM DRYER

AC - AIRCON LEDGE RC - REINFORCED CONCRETE LEDGE (NON-STRATA AREA)

SERVICES VOID SPACE (NON-STRATA AREA)

RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)

WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)

NON - STRUCTURAL WALL

AIRCON CONDENSER



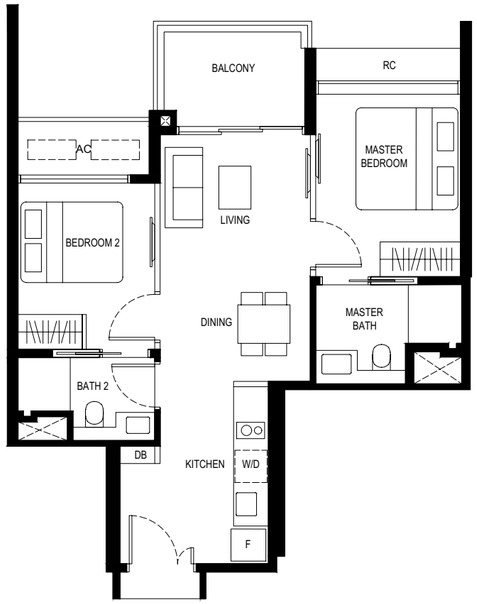


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Type (2)a

61 sq m

#02-04 to #08-04
#02-15* to #08-15*
#02-22 to #08-22
#02-33* to #08-33*



* MIRROR UNIT

LEGEND

F - FRIDGE DB - DISTRIBUTION BOARD W/D - WASHER CUM DRYER
AC - AIRCON LEDGE RC - REINFORCED CONCRETE LEDGE (NON-STRATA AREA)

SERVICES VOID SPACE (NON-STRATA AREA)
RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)
WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)
NON - STRUCTURAL WALL
AIRCON CONDENSER

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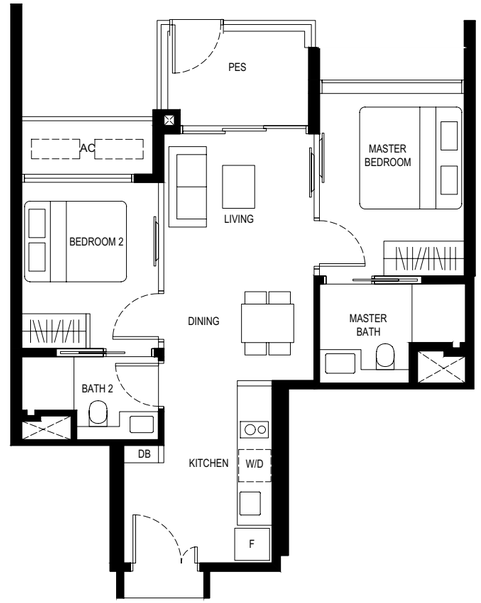


2 BEDROOM

Type (2)a1

61 sq m

#01-04
#01-15*
#01-22
#01-33*



* MIRROR UNIT

LEGEND

F - FRIDGE DB - DISTRIBUTION BOARD W/D - WASHER CUM DRYER
AC - AIRCON LEDGE PES - PRIVATE ENCLOSED SPACE

SERVICES VOID SPACE (NON-STRATA AREA)
RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)
WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)
NON - STRUCTURAL WALL
AIRCON CONDENSER

*THE BALCONY SHALL NOT BE ENCLOSED. ONLY APPROVED BALCONY SCREENS ARE TO BE USED. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO PAGE 55 OF THIS BROCHURE

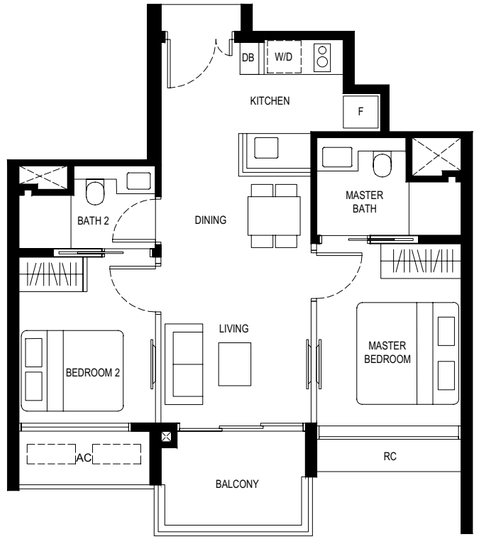




Type (2)b

61 sq m

#02-09 to #08-09
#02-27 to #08-27
#02-28* to #08-28*



* MIRROR UNIT

LEGEND

F - FRIDGE DB - DISTRIBUTION BOARD W/D - WASHER CUM DRYER
AC - AIRCON LEDGE RC - REINFORCED CONCRETE LEDGE (NON-STRATA AREA)

SERVICES VOID SPACE (NON-STRATA AREA)
RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)
WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)
NON - STRUCTURAL WALL
AIRCON CONDENSER

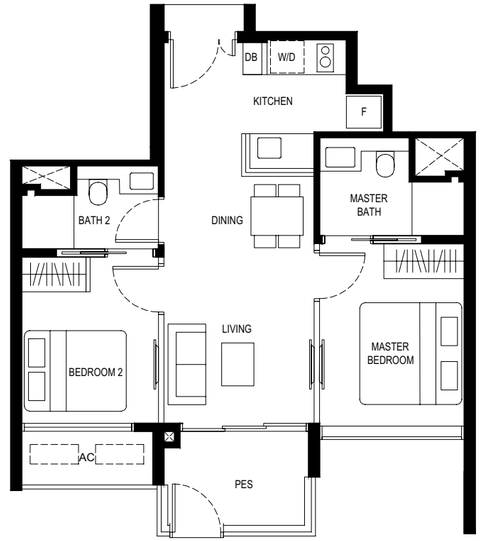


*THE BALCONY SHALL NOT BE ENCLOSED. ONLY APPROVED BALCONY SCREENS ARE TO BE USED. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO PAGE 55 OF THIS BROCHURE

Type (2)b1

61 sq m

#01-09
#01-27
#01-28*



* MIRROR UNIT

LEGEND

F - FRIDGE DB - DISTRIBUTION BOARD W/D - WASHER CUM DRYER
AC - AIRCON LEDGE PES - PRIVATE ENCLOSED SPACE

SERVICES VOID SPACE (NON-STRATA AREA)
RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)
WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)
NON - STRUCTURAL WALL
AIRCON CONDENSER

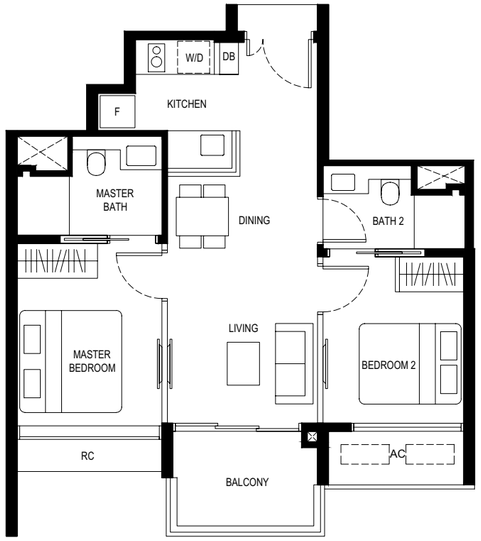


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Type (2)c

61 sq m

#02-10 to #08-10
#02-18* to #08-18*



* MIRROR UNIT

LEGEND

F - FRIDGE DB - DISTRIBUTION BOARD W/D - WASHER CUM DRYER

AC - AIRCON LEDGE RC - REINFORCED CONCRETE LEDGE (NON-STRATA AREA)

SERVICES VOID SPACE (NON-STRATA AREA)

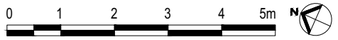
RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)

WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)

NON - STRUCTURAL WALL

AIRCON CONDENSER



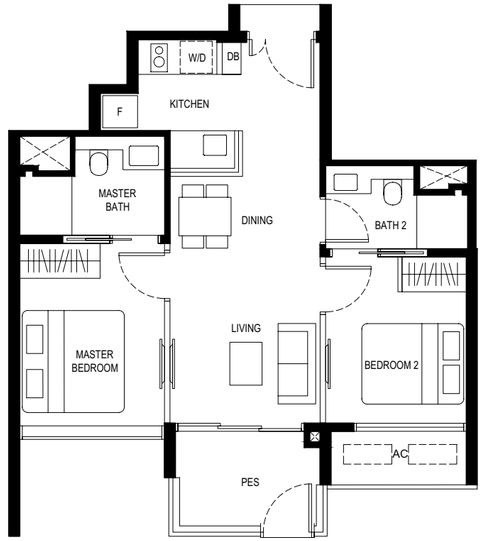


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Type (2)c1

61 sq m

#01-10
#01-18*



* MIRROR UNIT

LEGEND

F - FRIDGE DB - DISTRIBUTION BOARD W/D - WASHER CUM DRYER

AC - AIRCON LEDGE PES - PRIVATE ENCLOSED SPACE

SERVICES VOID SPACE (NON-STRATA AREA)

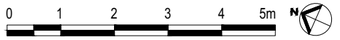
RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)

WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)

NON - STRUCTURAL WALL

AIRCON CONDENSER





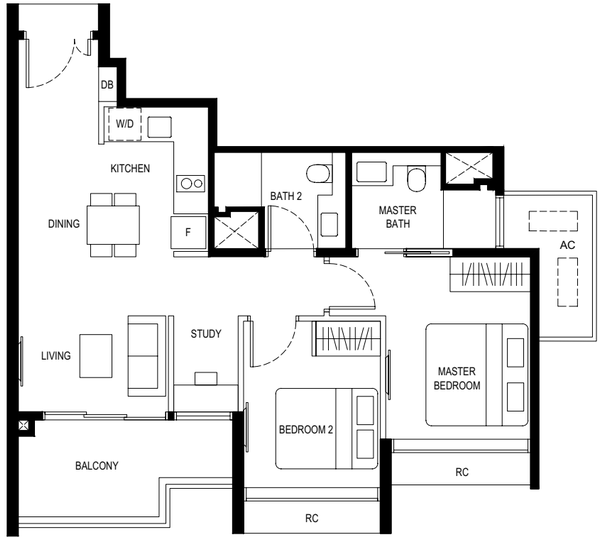
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2 BEDROOM
(with study)

Type (2+1)a

70 sq m

#02-08 to #08-08
#02-11* to #08-11*
#02-26 to #08-26
#02-29 to #08-29*



* MIRROR UNIT

LEGEND

F - FRIDGE DB - DISTRIBUTION BOARD W/D - WASHER CUM DRYER

AC - AIRCON LEDGE RC - REINFORCED CONCRETE LEDGE (NON-STRATA AREA)

SERVICES VOID SPACE (NON-STRATA AREA)

RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)

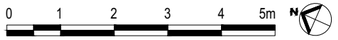
WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)

NON - STRUCTURAL WALL

AIRCON CONDENSER

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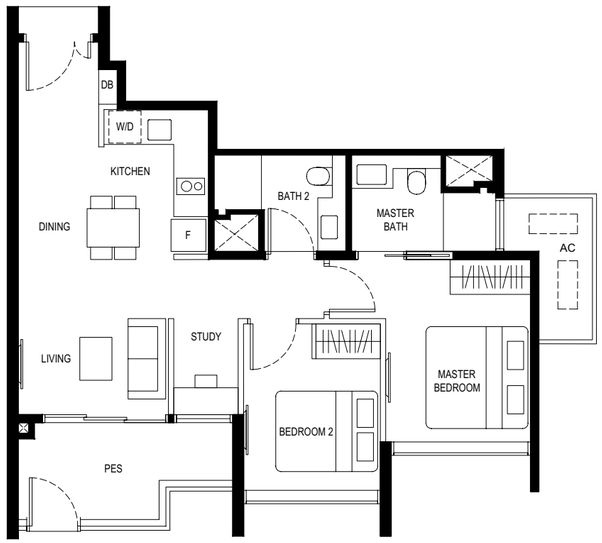


2 BEDROOM
(with study)

Type (2+1)a1

70 sq m

#01-08
#01-11*
#01-26
#01-29*



* MIRROR UNIT

LEGEND

F - FRIDGE DB - DISTRIBUTION BOARD W/D - WASHER CUM DRYER

AC - AIRCON LEDGE PES - PRIVATE ENCLOSED SPACE

SERVICES VOID SPACE (NON-STRATA AREA)

RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)

WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)

NON - STRUCTURAL WALL

AIRCON CONDENSER

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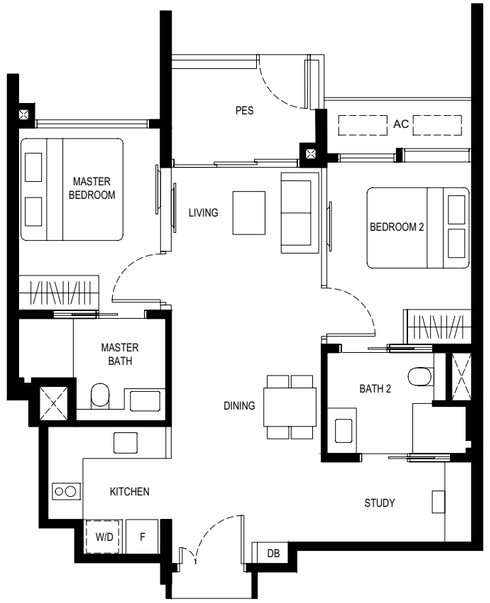


2 BEDROOM
(with study)

Type (2+1)*b1*

72 sq m

#01-06
#01-13*
#01-24
#01-31*



*MIRROR UNIT

LEGEND

F - FRIDGE DB - DISTRIBUTION BOARD W/D - WASHER CUM DRYER

AC - AIRCON LEDGE PES - PRIVATE ENCLOSED SPACE

SERVICES VOID SPACE (NON-STRATA AREA)

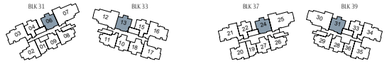
RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)

WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)

NON - STRUCTURAL WALL

AIRCON CONDENSER

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3 BEDROOM

Type (3)*a*

86 sq m

#03-17 to #08-17



LEGEND

F - FRIDGE DB - DISTRIBUTION BOARD W/D - WASHER CUM DRYER

AC - AIRCON LEDGE RC - REINFORCED CONCRETE LEDGE (NON-STRATA AREA)

SERVICES VOID SPACE (NON-STRATA AREA)

RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)

WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)

NON - STRUCTURAL WALL

AIRCON CONDENSER

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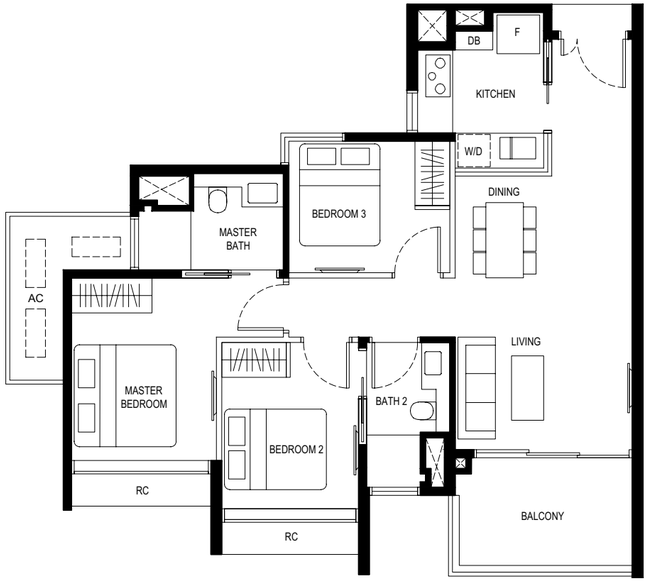


3 BEDROOM

Type (3)b

84 sq m

#03-02 to #08-02
#03-20 to #08-20
#03-35* to #08-35*



* MIRROR UNIT

LEGEND

F - FRIDGE DB - DISTRIBUTION BOARD W/D - WASHER CUM DRYER
AC - AIRCON LEDGE RC - REINFORCED CONCRETE LEDGE (NON-STRATA AREA)

SERVICES VOID SPACE (NON-STRATA AREA)

RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)

WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)

NON - STRUCTURAL WALL

AIRCON CONDENSER





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3 BEDROOM (with yard)

Type (3Y)a

98 sq m

#02-03 to #08-03
#02-16* to #08-16*
#02-21 to #08-21
#02-34* to #08-34*



* MIRROR UNIT

LEGEND

F - FRIDGE DB - DISTRIBUTION BOARD WC - WATER CLOSET W - WASHER
D - DRYER AC - AIRCON LEDGE HS - HOUSEHOLD SHELTER
RC - REINFORCED CONCRETE LEDGE (NON-STRATA AREA)

SERVICES VOID SPACE (NON-STRATA AREA)

RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)

WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)

NON - STRUCTURAL WALL

AIRCON CONDENSER





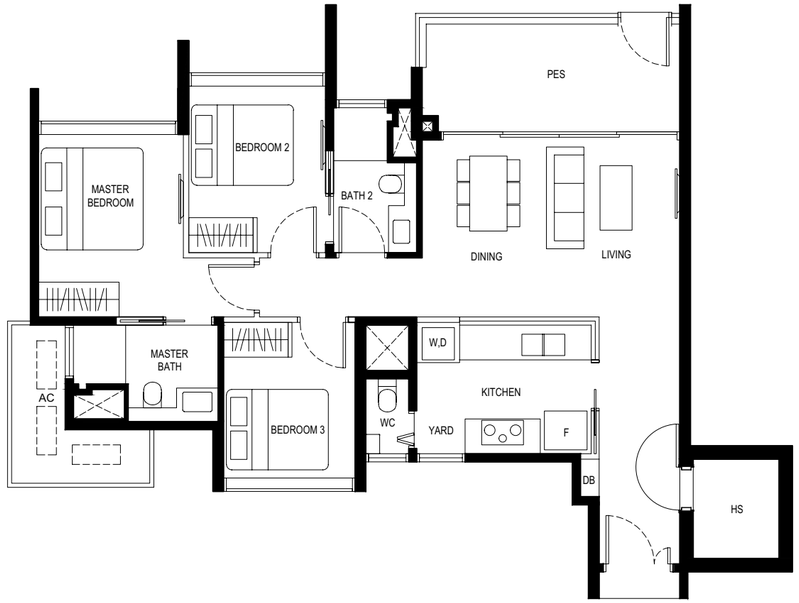
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3 BEDROOM
(with yard)

Type (3Y)a1

98 sq m

#01-03
#01-16*
#01-21
#01-34*



* MIRROR UNIT

LEGEND

F - FRIDGE DB - DISTRIBUTION BOARD WC - WATER CLOSET W - WASHER D - DRYER

AC - AIRCON LEDGE HS - HOUSEHOLD SHELTER PES - PRIVATE ENCLOSED SPACE

SERVICES VOID SPACE (NON-STRATA AREA)

RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)

WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)

NON - STRUCTURAL WALL

AIRCON CONDENSER





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4 BEDROOM

Type (4)a

125 sq m

#02-07 to #08-07
#02-12* to #08-12*
#02-25 to #08-25
#02-30* to #08-30*



* MIRROR UNIT

LEGEND

F - FRIDGE DB - DISTRIBUTION BOARD WC - WATER CLOSET W - WASHER

D - DRYER AC - AIRCON LEDGE HS - HOUSEHOLD SHELTER

RC - REINFORCED CONCRETE LEDGE (NON-STRATA AREA)

SERVICES VOID SPACE (NON-STRATA AREA)

RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)

WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)

NON - STRUCTURAL WALL

AIRCON CONDENSER





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4 BEDROOM

Type (4)a1

125 sq m

#01-07
#01-12*
#01-25
#01-30*



* MIRROR UNIT

LEGEND

F - FRIDGE DB - DISTRIBUTION BOARD WC - WATER CLOSET W - WASHER D - DRYER

AC - AIRCON LEDGE HS - HOUSEHOLD SHELTER PES - PRIVATE ENCLOSED SPACE

SERVICES VOID SPACE (NON-STRATA AREA)

RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)

WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)

NON - STRUCTURAL WALL

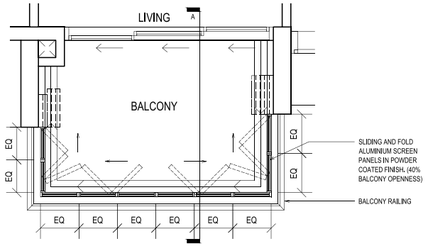
AIRCON CONDENSER

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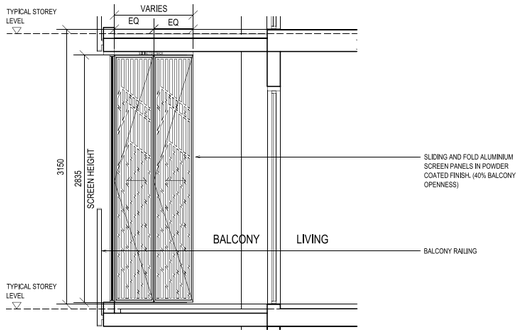




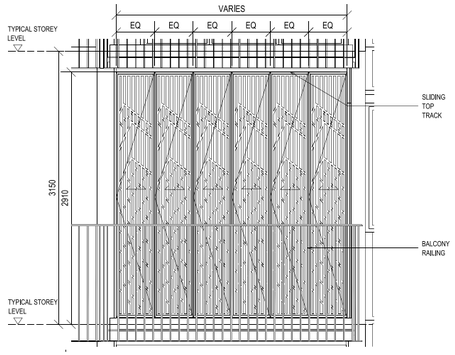
APPROVED SCREEN FOR BALCONY AND PRIVATE ENCLOSED SPACE (PES)



1 BALCONY / PES SCREEN - PLAN



2 BALCONY / PES SCREEN - SECTION A-A (Internal View)



3 BALCONY / PES SCREEN - FRONT ELEVATION (External View)

NOTES:

1. ON SITE VERIFICATION IS NECESSARY TO OBTAIN ACTUAL MEASUREMENT PRIOR TO FABRICATION AND INSTALLATION OF THE APPROVED SCREEN FOR BALCONY & PES
2. THE BALCONY / PES SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED SCREEN AS SHOWN ABOVE
3. THE COST OF SCREEN AND INSTALLATION SHALL BE BORNE BY THE PURCHASER.

EQ - EQUIDISTANT

Approved BP No.: A1369-04139-2018-BP01 dated 20 JUL 2023.
A1369-04139-2018-BP02 dated 29 JAN 2024.

ABOUT THE DEVELOPER

Tripartite Developers Pte. Limited ("Tripartite") is an established joint venture company owned by Hong Leong Holdings Limited, City Developments Limited and TID Pte Ltd.

Tripartite developed several successful major condominiums in the Upper Changi Road North area, starting from Azalea Park and followed by Ballota Park, Carissa Park, Dahlia Park, Edelweiss Park, Ferraria Park, The Gale, Hedges Park, The Inflora and The Jovell. With Kassia as its latest development, Tripartite is committed to delivering quality living every step of the way.



Azalea Park
• Flora Road • 316 Units
• TOP: 24 Jun 1996



Ballota Park
• Mariam Way • 365 Units
• TOP: 9 Mar 2000



Carissa Park
• Flora Drive • 528 Units
• TOP: 1 Oct 2001



Dahlia Park
• Flora Drive • 299 Units
• TOP: 22 Jan 2003



Edelweiss Park
• Flora Road • 517 Units
• TOP: 19 Jul 2006



Ferraria Park
• Flora Drive • 472 Units
• TOP: 15 Sep 2009



The Gale
• Flora Road • 329 Units
• TOP: 3 Jan 2013



Hedges Park
• Flora Drive • 501 Units
• TOP: 28 Jan 2015



The Inflora
• Flora Road • 396 Units
• TOP: 11 Apr 2016



The Jovell
• Flora Drive • 428 Units
• TOP: 26 Sep 2022

OFFICIAL MARKETING AGENCY

Huttons

SINGAPORE'S LARGEST PRIVATE REAL ESTATE AGENCY

ESTATE AGENT LICENCE NO.: L3008899K

KASSIA

Developed by

TRIPARTITE
Developers Pte. Limited

(Co. Reg. No.: 196800485K)

Holding Company:

HONG LEONG
HOLDINGS LIMITED
豐隆實業有限公司

(Co. Reg. No.: 196800290Z)

Provision of shuttle bus service to nearby MRT station for a period of 1 year, commencing within 6 months from TOP. Developer's conditions apply.

Developer: Tripartite Developers Pte. Limited (Registration No. 196800485K) • Developer's Licence No.: C1502 • Tenure of Land: Estate in perpetuity • Encumbrances: NIL • Expected date of Notice of vacant possession under the sale & purchase agreement: No later than 1 November 2029 • Expected date of legal completion: No later than 1 November 2032 or 3 years after the date of delivery of vacant possession, whichever is earlier • Location & Lot No.: Lot MK31-04824K at Flora Drive.

While every reasonable care has been taken in preparing this brochure, the developer cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statement or representation of facts. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development. All information and specifications are current at the time of press and are subject to change as may be required and cannot form part of an offer or contract .