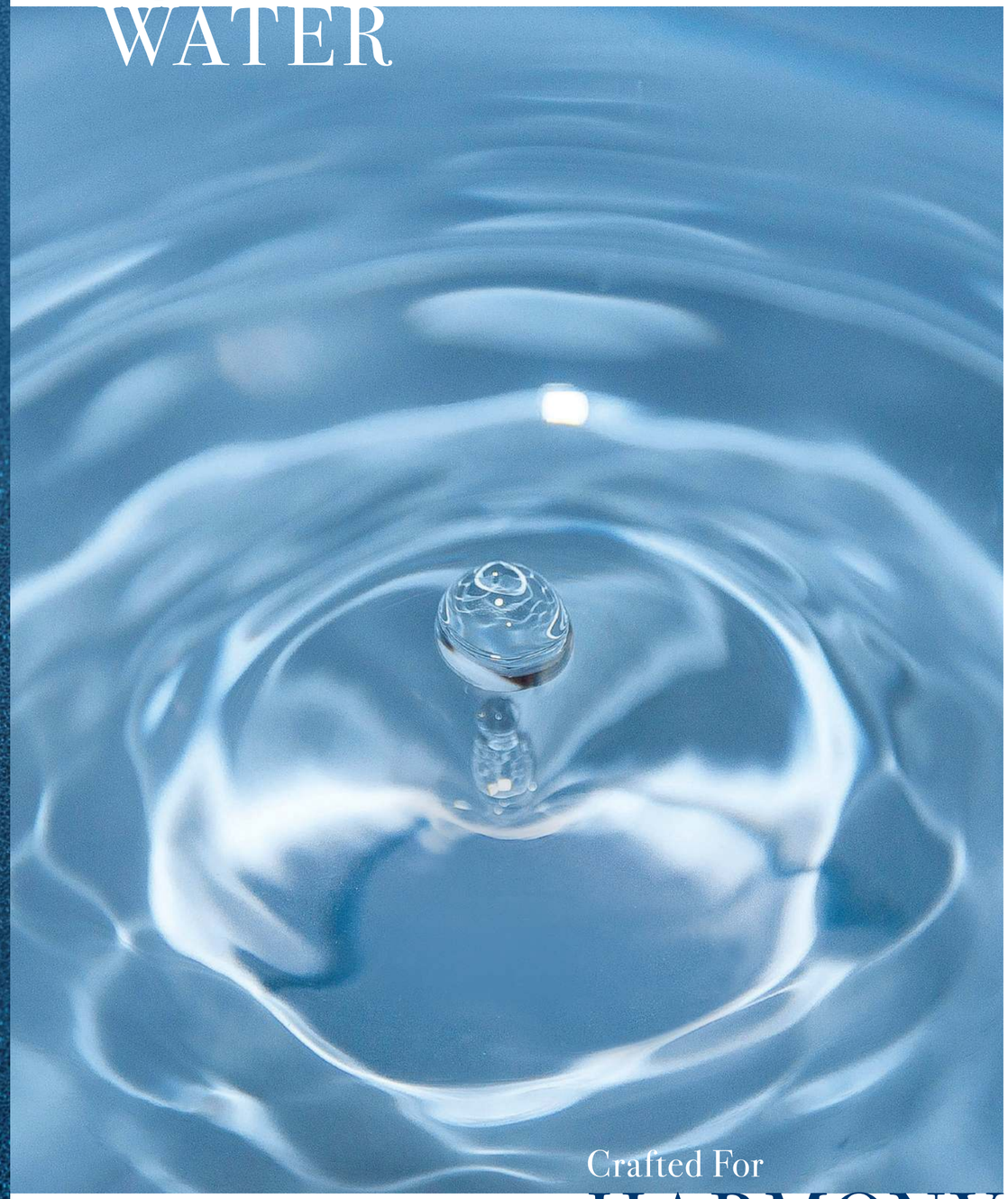
RIVELLE

Shaped By

WATER



Crafted For

HARMONY

Nestled amidst the modern conveniences of Tampines and the serene embrace of Bedok Reservoir, Rivelle, an executive condominium, offers 572 exclusive residences that invite you to pause, unwind, and discover the true meaning of home — a privileged and rewarding lifestyle upgrade that celebrates the best of life.

Artist's Impression



LIFESTYLE



5-MIN WALK

- PINERY MALL (U/C)
- SAFRA TAMPINES
- yo:Ha COMMERCIAL

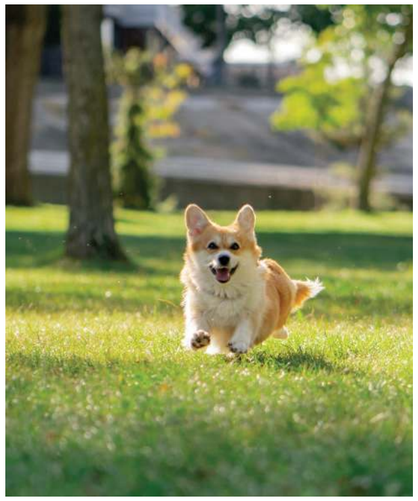
TRANSPORT



5-MIN WALK TAMPINES WEST MRT

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









Meet Your
GREEN & BLUE
Neighbour

Discover a refreshing mix of lush greenery and serene waters at Bedok Reservoir Park, where you can stroll along verdant trails or dive into exciting water sports at PAssion WaVe @ Bedok Reservoir.







Your Vibrant World Within 10 Minutes

Experience the Tampines Walking-and-Cycling Town, where amenities are within a 10-minute walk or cycle. With seamless access to transport, retail, and lifestyle options, your everyday life is elevated with ease and enjoyment.



6-Min Tampines Round Market & Food Centre



6-Min Our Tampines Hub



9-Min Bedok Mall



9-Min Tampines Regional Centre

PTC NE 17 CP 4
Punggol
5 stations

CR 5 EW 1 CP 1
Pasir Ris
2 stations

RIVELLE
5-Min

CC 10 DT 26
MacPherson
5 stations

DT 30
Bedok Reservoir
1 station

DT 31
Tampines West

DT 32 EW 2
Tampines
1 station

DT 35 CG 1 TE 34
Expo
4 stations

CG 2 TE 33
Changi Airport
5 stations

Thomson-East Coast Line & Cross Island Line under construction. All travel times are estimates and subject to actual traffic conditions.

The Address Of Connectivity And Convenience

RIVELLE TAMPINES

Punggol Digital District

Seletar Aerospace Park

Paya Lebar Air Base Redevelopment (Future New Town)

Singapore Changi Airport

Changi Aviation Park

Singapore Changi Airport Terminal 5 (U/C)

Changi Business Park

Changi City

RIVIERA (U/C)

DEFU (U/C)

ELIAS (U/C)

PASIR RIS (U/C)

TAMPINES NORTH (U/C)

TAMPINES (U/C)

TAMPINES EAST

TAMPINES WEST (U/C)

PASIR RIS EAST (U/C)

LOYANG (U/C)

AVIATION PARK (U/C)

CHANGI AIRPORT (U/C)

JEWEL CHANGI AIRPORT

SIMEI

TANAH MERAH (U/C)

BEDOK

BEDOK RESERVOIR

BEDOK NORTH

KAKI BUKIT

UBI

EXPO (U/C)

XILIN (U/C)

UPPER CHANGI

Lorong Halus Wetland

Lorong Halus Jetty

Pasir Ris Beach

PAssion WaVe @ Pasir Ris

Pasir Ris Park

Pasir Ris Wafer Fab Park

Tampines Wafer Fab Park

Pasir Ris West Plaza

Overseas Family School S'pore

Elias Mall

Tampines Meridian JC

Pasir Ris Bus Interchange

Pasir Ris Mall

Pasir Ris Sports Centre

Pasir Ris Central Hawker Centre

White Sands

Pasir Ris Town Park

IKEA

COURTS Megastore

Giant

Tampines North Bus Interchange

Parktown, Tampines North CC & Hawker Centre (U/C)

Tampines Boulevard Park

Tampines Eco Green Park

Angsana Pri Sch

Dunman Sec Sch

Temasek JC

Tampines Concourse Bus Interchange

Sun Plaza Park

Gongshang Pri Sch

United World College, SEA (East Campus)

Poi Ching Sch

Tampines Central Park

Tampines Bus Interchange

Tampines 1

Tampines Regional Centre

Century Square

Tampines Mall

Our Tampines Hub

St. Hilda's Pri & Sec Sch

Tampines Green

Tampines Park

Tampines Pri & Sec Sch

Tampines West CC

Junyuan Pri Sch

Tampines Round Mkt & FC

Tampines Changkat CC

Temasek Polytechnic

Pinery Mall (U/C)

SAFRA Tampines yo:Ha @ Tampines

Middleton Intl Sch

Eastpoint Mall

Ngee Ann Sec Sch

Tampines Mart

TAMPINES QUARRY

BEDOK RESERVOIR

Forest Adventure

PAssion WaVe @ Bedok Reservoir

HomeTeamNS Bedok Reservoir

Yu Neng Pri Sch

Red Swastika Sch

Bedok Green Sec Sch

St. Anthony's Canossian Pri & Sec Sch

Simpang Bedok

Anglican High Sch

Bedok Shopping Complex

Sceneca Square (U/C)

Djitsun Mall

Heartbeat @ Bedok

Bedok Interchange Hawker Centre

Bedok Bus Interchange

Bedok Mall

Bedok ActiveSG Stadium

Civil Service Club @ Loyang

Downtown East

Wild Wild Wet

Aranda Country Club

Changi Boardwalk

Changi Sailing Club

Changi Point Ferry Terminal

Changi Beach Club

Changi Village Market & Hawker Centre

Singapore Aviation Academy

Changi Golf Course

Changi International Logispark (North)

One World International School

Singapore University of Technology and Design

Changi City Point

Changi International Logispark (South)

Tanah Merah Country Club (Tampines Course)

Laguna National Golf & Country Club

Loyang Point

TAMPINES EXPRESSWAY (TPE)

PAN ISLAND EXPRESSWAY (PIE)

KALLANG PAYA LEBAR EXPRESSWAY (KPE)

SIMEI AVE

TAMPINES AVE 1

TAMPINES AVE 2

TAMPINES AVE 5

TAMPINES AVE 6

TAMPINES AVE 7

TAMPINES AVE 9

TAMPINES AVE 10

TAMPINES AVE 12

TAMPINES ST 95

PASIR RIS DR 3

PASIR RIS DR 10

BARTLEY RD EAST

BEDOK RESERVOIR RD

BEDOK NORTH RD

NEW UPPER CHANGI RD

LOYANG AVE

XILIN AVE

UPPER CHANGI RD EAST

AIRPORT BOULEVARD

EAST COAST PARKWAY (ECP)

- Downtown Line (DTL)
- East-West Line (EWL)
- North East Line (NEL)
- Future Cross Island Line (CRL)
- Future Thomson-East Coast Line (TEL)
- Bus Interchange
- Park Connector / Cycling Path

0 200m 400m 800m N

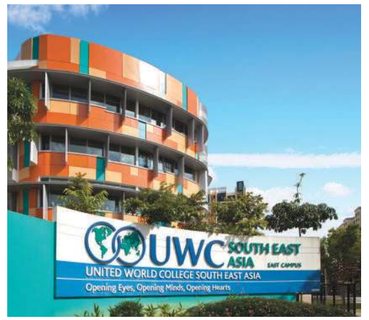
For illustration only. Source: OneMap



Close To Home Closer To Heart

















Immerse in a world of lifestyle comforts with renowned schools and amenities all within reach. Your days are enriched with comfort and ease.

A Promising Future Built Around You


Artist's Impression Courtesy of Changi Airport Group

Tampines Regional Centre

New homes, offices, community facilities, and an **Integrated Transport Hub**.

Changi Airport Terminal 5

Boosting total airport capacity to **140 million** passengers a year, with **200+** city connections.

Changi Aviation Park

Expanded with the **Changi East Industrial Zone**, along with new aviation-related industries.

Punggol Digital District

50ha smart & green precinct offering **28,000** jobs and fostering **12,000** young talents at Singapore Institute of Technology (SIT).

Paya Lebar Air Base Redevelopment

800ha new-generation town creating **150,000** new homes and boosting employment.

Changi City

Waterfront & Changi East Urban Districts featuring enhanced workspaces, serviced apartments, greenery, and transport links.

Actual development may differ. Intending purchasers may refer to the Master Plan from the Urban Redevelopment Authority website at www.ura.gov.sg.

An Enchanting Welcome Home



Artist's Impression

Arrival Bay

Resort Living, Every Day

Revel in the luxury of a getaway that welcomes you home every day. As the heart of connection, the Rivelle Clubhouse is crafted for warm gatherings with your loved ones and moments of pure delight.

Artist's Impression

A Refined Retreat At The

Heart Of The Home





Over

70

Resort Facilities Overflowing With Indulgence

Designed to flow with every mood and occasion,
a full suite of pampering facilities leads you from
tranquil poolside retreats to exuberant celebrations.







Artist's Impression

Kids' Party Room

In Every Splash, A Spark Of Joy

Where laughter glides along the shimmering water and fun fills the air. Curated play zones such as the Kids' Pool and Kids' Party Room are a reminder that the best moments are spent together with loved ones.



Artist's Impression

Kids' Pool



Artist's Impression

Rivelle Clubhouse

In Every Ripple, The Essence Of Home

Amidst tranquil waters and scenic views, Rivelle unveils a tapestry of spaces tailored for life's finer moments—from the verdant Relaxation Deck and elegant Grand Function Room to the versatile Collab Room and joy-filled Arcade Room.



Artist's Impression

Relaxation Deck



Artist's Impression

Grand Function Room

Site Plan



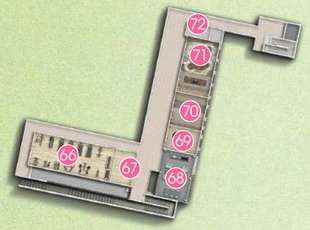
Artist's Impression



LEVEL 1



LEVEL 2



LEVEL 3

GRAND ARRIVAL

1. Arrival Bay
2. Green Pod
3. Green Lounge
4. Floating Courtyard
5. Crystal Pond
6. Relaxation Cove
7. Restroom

SERENE SANCTUARY

8. Pool Pavilion
9. 50m Lap Pool (1.2m depth)
10. Main Pool Deck
11. Tranquillity Lawn
12. Active Alcove
13. Firefly Garden
14. Jogging Trail
15. Sensory Garden
16. Butterfly Garden
17. Tranquil Water Pavilion
18. Green Corridor
19. Water Patio

LEISURE OASIS

20. Oasis Deck
21. Leisure Pool (0.9m depth)
22. Picnic Meadow
23. Family Deck
24. Family Pool (0.9m depth)
25. Water Lounge
26. Family Terrace
27. Garden Swing
28. Kids' Pool (0.5m depth)
29. Kids' Water Play (0.5m depth)
30. Play Zone

VITALITY SPRINGS

31. Spa Pavilion
32. Spa Bed
33. Jacuzzi Seat
34. Wellness Pool (0.9m depth)
35. Spa Deck
36. Cabana Wellness
37. Aqua Aerobic Pool (0.9m depth)
38. Aqua Gym (0.9m depth)
39. Aqua Water Jets
40. Water Therapy (0.9m depth)
41. Aqua Lounge
42. Bubble Jets Pool
43. 30m Lap Pool (1.2m depth)
44. Sun Deck
45. Grand Lawn
46. Zen Lawn
47. Yoga Deck

RIVELLE CLUBHOUSE

Level 1

48. Kids' Party Room
49. Family Function Room
50. Grand Staircase
51. BBQ Pavilion 1 & 2
52. BBQ Pavilion 3 & 4
53. Grand Function Room
54. Water Cascade
55. Leisure Tennis Court
56. Restroom / Changing Rooms

Level 2

57. Collab Room
58. Wisdom Room
59. Relaxation Deck
60. Sky Garden Walk
61. BBQ Pavilion 5 & 6
62. Leisure Pickleball Court
63. Sky Dining Deck
64. Stargazing Lawn
65. Restroom

Level 3

66. Gymnasium
67. Dance Studio
68. Alfresco Lounge
69. Game Studio
70. Arcade Room
71. Gourmet Function Room
72. Restroom

ANCILLARY

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

N

0m 20m 40m 60m

Building Plan Approval No.: CX ES No. ES20250725-50006-CG01
Building Plan Approval Date: 27 November 2025

Distribution Chart

51 Tampines Street 95, S(529405)

	1	2	3	4
14	C2S	C2S	D1	D2S
13	C2S	C2S	D1	D2S
12	C2S	C2S	D1	D2S
11	C2S	C2S	D1	D2S
10	C2S	C2S	D1	D2S
9	C2S	C2S	D1	D2S
8	C2S	C2S	D1	D2S
7	C2S	C2S	D1	D2S
6	C2S	C2S	D1	D2S
5	C2S	C2S	D1	D2S
4	C2S	C2S	D1	D2S
3	C2S	C2S	D1	D2S
2	C2S	C2S	D1	
1			D1(p)	
	Basement Carpark			

53 Tampines Street 95, S(529404)

	5	6	7	8
13	C1P	C2S	D1	C2S
12	C1P	C2S	D1	C2S
11	C1P	C2S	D1	C2S
10	C1P	C2S	D1	C2S
9	C1P	C2S	D1	C2S
8	C1P	C2S	D1	C2S
7	C1P	C2S	D1	C2S
6	C1P	C2S	D1	C2S
5	C1P	C2S	D1	C2S
4	C1P	C2S	D1	C2S
3	C1P	C2S	D1	C2S
2	C1P	C2S	D1	C2S
1	C1P(p)	C2S(p)	D1(p)	C2S(p)
	Basement Carpark			

55 Tampines Street 95, S(529403)

	9	10	11	12
13	C2S	C2S	D1	E1
12	C2S	C2S	D1	E1
11	C2S	C2S	D1	E1
10	C2S	C2S	D1	E1
9	C2S	C2S	D1	E1
8	C2S	C2S	D1	E1
7	C2S	C2S	D1	E1
6	C2S	C2S	D1	E1
5	C2S	C2S	D1	E1
4	C2S	C2S	D1	E1
3	C2S	C2S	D1	E1
2	C2S	C2S	D1	E1
1	C2S(p)	C2S(p)	D1(p)	E1(p)
	Basement Carpark			

57 Tampines Street 95, S(529428)

	13	14	15	16
12	C1P	D3F	D1	C2S
11	C1P	D3F	D1	C2S
10	C1P	D3F	D1	C2S
9	C1P	D3F	D1	C2S
8	C1P	D3F	D1	C2S
7	C1P	D3F	D1	C2S
6	C1P	D3F	D1	C2S
5	C1P	D3F	D1	C2S
4	C1P	D3F	D1	C2S
3	C1P	D3F	D1	C2S
2	C1P	D3F	D1	C2S
1	C1P(p)	D3F(p)	D1(p)	C2S(p)
	Basement Carpark			

59 Tampines Street 95, S(529429)

	17	18	19	20
12	C1P	C1P	D1a	C2S
11	C1P	C1P	D1a	C2S
10	C1P	C1P	D1a	C2S
9	C1P	C1P	D1a	C2S
8	C1P	C1P	D1a	C2S
7	C1P	C1P	D1a	C2S
6	C1P	C1P	D1a	C2S
5	C1P	C1P	D1a	C2S
4	C1P	C1P	D1a	C2S
3	C1P	C1P	D1a	C2S
2	C1P	C1P	D1a	C2S
1	C1P(p)	C1P(p)	D1a(p)	C2S(p)
	Basement Carpark			

61 Tampines Street 95, S(529430)

	21	22	23	24
13	D2S	D1	D3F	C2S
12	D2S	D1	D3F	C2S
11	D2S	D1	D3F	C2S
10	D2S	D1	D3F	C2S
9	D2S	D1	D3F	C2S
8	D2S	D1	D3F	C2S
7	D2S	D1	D3F	C2S
6	D2S	D1	D3F	C2S
5	D2S	D1	D3F	C2S
4	D2S	D1	D3F	C2S
3	D2S	D1	D3F	C2S
2	D2S	D1	D3F	C2S
1	D2S(p)	D1(p)	D3F(p)	C2S(p)
	Basement Carpark			

63 Tampines Street 95, S(529431)

	25	26	27	28
13	C1P	D1	C2S	C2S
12	C1P	D1	C2S	C2S
11	C1P	D1	C2S	C2S
10	C1P	D1	C2S	C2S
9	C1P	D1	C2S	C2S
8	C1P	D1	C2S	C2S
7	C1P	D1	C2S	C2S
6	C1P	D1	C2S	C2S
5	C1P	D1	C2S	C2S
4	C1P	D1	C2S	C2S
3	C1P	D1	C2S	C2S
2	C1P	D1	C2S	C2S
1	C1P(p)	D1(p)	C2S(p)	C2S(p)
	Basement Carpark			

65 Tampines Street 95, S(529375)

	29	30	31	32
14	C1P	D1	C1P	C2S
13	C1P	D1	C1P	C2S
12	C1P	D1	C1P	C2S
11	C1P	D1	C1P	C2S
10	C1P	D1	C1P	C2S
9	C1P	D1	C1P	C2S
8	C1P	D1	C1P	C2S
7	C1P	D1	C1P	C2S
6	C1P	D1	C1P	C2S
5	C1P	D1	C1P	C2S
4	C1P	D1	C1P	C2S
3	C1P	D1	C1P	C2S
2	C1P	D1		
1	C1P(p)	D1(p)		
	Basement Carpark			

67 Tampines Street 95, S(529376)

	33	34	35	36
14	D2S	D3F	D1	D4P
13	D2S	D3F	D1	D4P
12	D2S	D3F	D1	D4P
11	D2S	D3F	D1	D4P
10	D2S	D3F	D1	D4P
9	D2S	D3F	D1	D4P
8	D2S	D3F	D1	D4P
7	D2S	D3F	D1	D4P
6	D2S	D3F	D1	D4P
5	D2S	D3F	D1	D4P
4	D2S	D3F	D1	D4P
3	D2S	D3F	D1	D4P
2	D2S	D3F	D1	D4P
1	D2S(p)	D3F(p)	D1(p)	D4P(p)
	Basement Carpark			

69 Tampines Street 95, S(529401)

	37	38	39	40
13	D2S	D1	D4P	E1
12	D2S	D1	D4P	E1
11	D2S	D1	D4P	E1
10	D2S	D1	D4P	E1
9	D2S	D1	D4P	E1
8	D2S	D1	D4P	E1
7	D2S	D1	D4P	E1
6	D2S	D1	D4P	E1
5	D2S	D1	D4P	E1
4	D2S	D1	D4P	E1
3	D2S	D1	D4P	E1
2	D2S	D1	D4P	E1
1	D2S(p)	D1(p)	D4P(p)	E1(p)
	Basement Carpark			

71 Tampines Street 95, S(529402)

	41	42	43	44
14	D3F	E1	D1	D4P
13	D3F	E1	D1	D4P
12	D3F	E1	D1	D4P
11	D3F	E1	D1	D4P
10	D3F	E1	D1	D4P
9	D3F	E1	D1	D4P
8	D3F	E1	D1	D4P
7	D3F	E1	D1	D4P
6	D3F	E1	D1	D4P
5	D3F	E1	D1	D4P
4	D3F	E1	D1	D4P
3	D3F	E1	D1	D4P
2	D3F	E1	D1	D4P
1	D3F(p)	E1(p)	D1(p)	D4P(p)
	Basement Carpark			

LEGEND:

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

3-BEDROOM PREMIUM

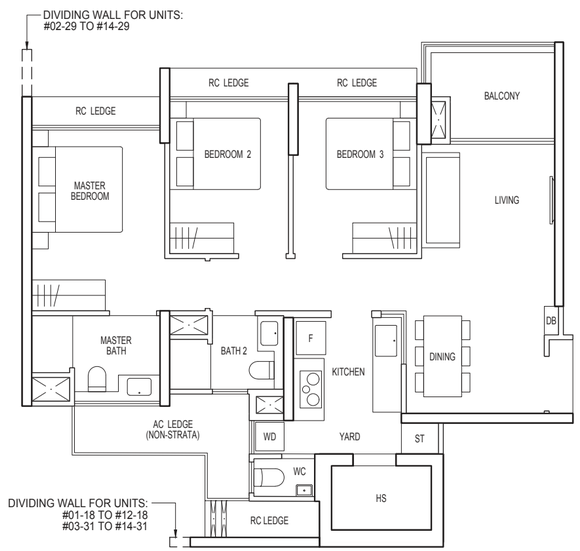
TYPE C1P

82 sqm / 883 sqft

(Inclusive of 6 sqm Balcony)

BLK 53 #02-05 - #13-05
BLK 57 #02-13 - #12-13
BLK 59 #02-17 - #12-17
BLK 63 #02-25 - #13-25
BLK 65 #02-29 - #14-29
BLK 65 #03-31 - #14-31

MIRROR UNIT
BLK 59 #02-18 - #12-18



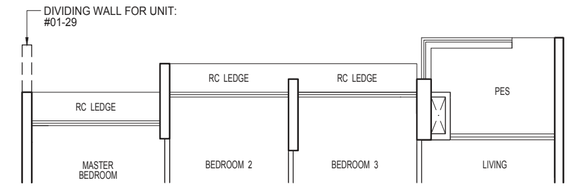
TYPE C1P (p)

82 sqm / 883 sqft

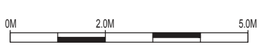
(Inclusive of 6 sqm PES)

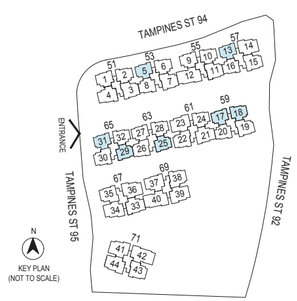
BLK 53 #01-05
BLK 57 #01-13
BLK 59 #01-17
BLK 63 #01-25
BLK 65 #01-29

MIRROR UNIT
BLK 59 #01-18



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

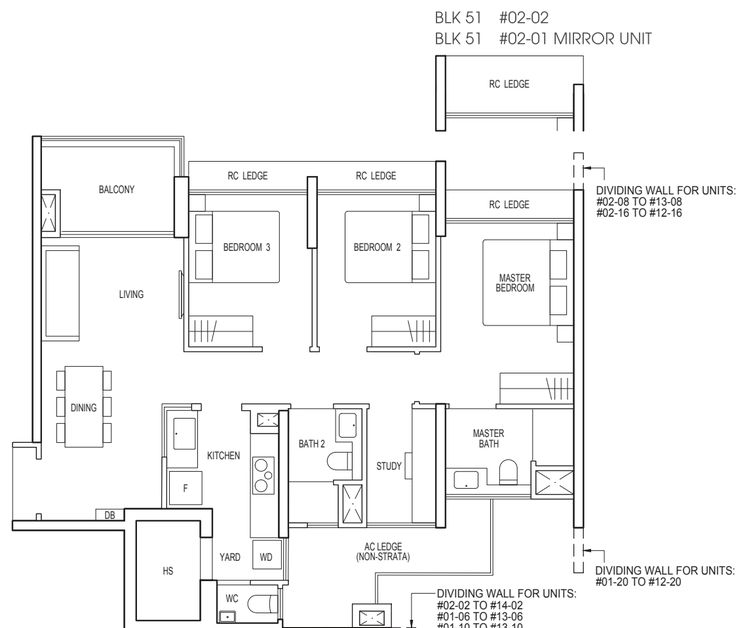




Area includes balcony and Private Enclosed Space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, 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 and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annexure A of this brochure.

3-BEDROOM PREMIUM + STUDY

BLK 51 #02-02
BLK 51 #02-01 MIRROR UNIT



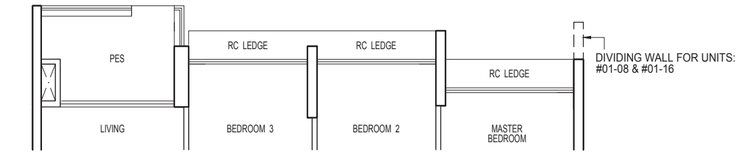
TYPE C2S

86 sqm / 926 sqft

(Inclusive of 6 sqm Balcony)

BLK 51 #02-02 - #14-02
BLK 53 #02-06 - #13-06
BLK 53 #02-08 - #13-08
BLK 55 #02-10 - #13-10
BLK 57 #02-16 - #12-16
BLK 59 #02-20 - #12-20
BLK 61 #02-24 - #13-24
BLK 63 #02-28 - #13-28
BLK 65 #03-32 - #14-32

MIRROR UNIT
BLK 51 #02-01 - #14-01
BLK 55 #02-09 - #13-09
BLK 63 #02-27 - #13-27



TYPE C2S(p)

86 sqm / 926 sqft

(Inclusive of 6 sqm PES)

BLK 53 #01-06
BLK 53 #01-08
BLK 55 #01-10
BLK 57 #01-16
BLK 59 #01-20
BLK 61 #01-24
BLK 63 #01-28

MIRROR UNIT
BLK 55 #01-09
BLK 63 #01-27

LEGEND
F : Fridge (Not Included)
WD : Washer Cum Dryer (Included)
HS : Household Shelter
WC : Water Closet
DB : Distribution Board
ST : 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 and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annexure A of this brochure.

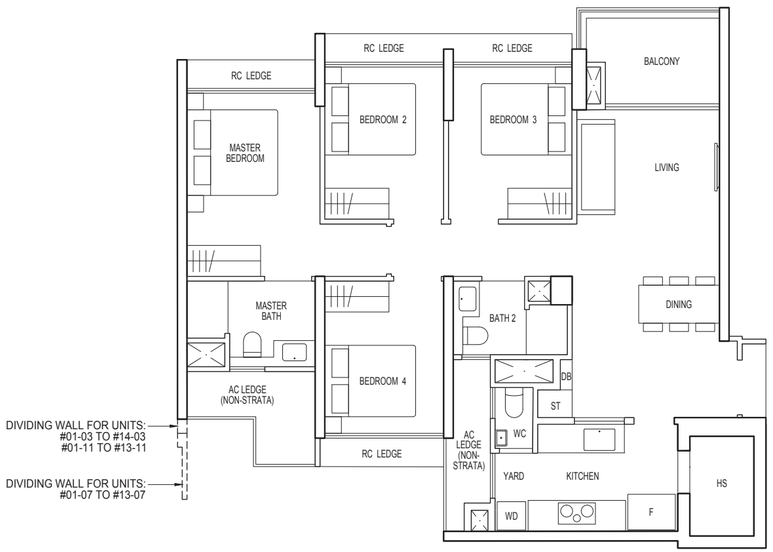
TYPE D1

97 sqm / 1044 sqft

(Inclusive of 6 sqm Balcony)

BLK 51 #02-03 - #14-03
BLK 53 #02-07 - #13-07
BLK 55 #02-11 - #13-11
BLK 57 #02-15 - #12-15
BLK 67 #02-35 - #14-35
BLK 71 #02-43 - #14-43

MIRROR UNIT
BLK 61 #02-22 - #13-22
BLK 63 #02-26 - #13-26
BLK 65 #02-30 - #14-30
BLK 69 #02-38 - #13-38



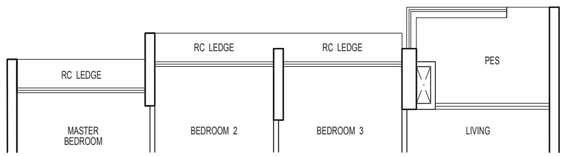
TYPE D1(p)

97 sqm / 1044 sqft

(Inclusive of 6 sqm PES)

BLK 51 #01-03
BLK 53 #01-07
BLK 55 #01-11
BLK 57 #01-15
BLK 67 #01-35
BLK 71 #01-43

MIRROR UNIT
BLK 61 #01-22
BLK 63 #01-26
BLK 65 #01-30
BLK 69 #01-38

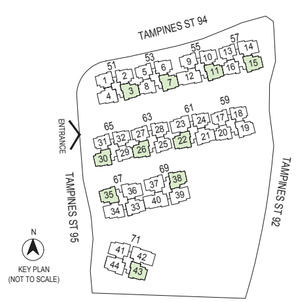


LEGEND

F	:	Fridge (Not Included)
WD	:	Washer Cum Dryer (Included)
HS	:	Household Shelter
WC	:	Water Closet
DB	:	Distribution Board
ST	:	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 and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annexure A of this brochure.

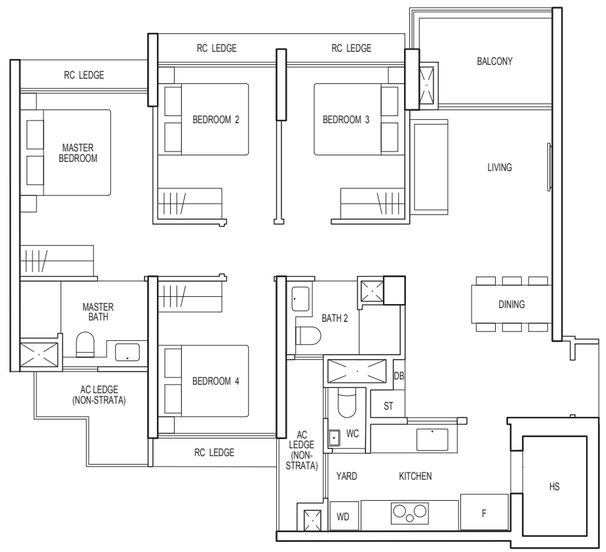


TYPE D1a

97 sqm / 1044 sqft

(Inclusive of 6 sqm Balcony)

BLK 59 #02-19 - #12-19

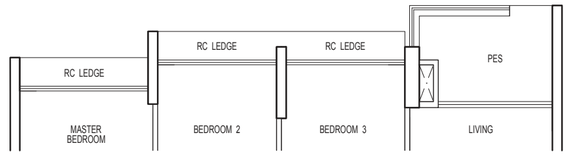


TYPE D1a(p)

97 sqm / 1044 sqft

(Inclusive of 6 sqm PES)

BLK 59 #01-19



LEGEND

F	:	Fridge (Not Included)
WD	:	Washer Cum Dryer (Included)
HS	:	Household Shelter
WC	:	Water Closet
DB	:	Distribution Board
ST	:	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 and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annexure A of this brochure.



4-BEDROOM + STUDY

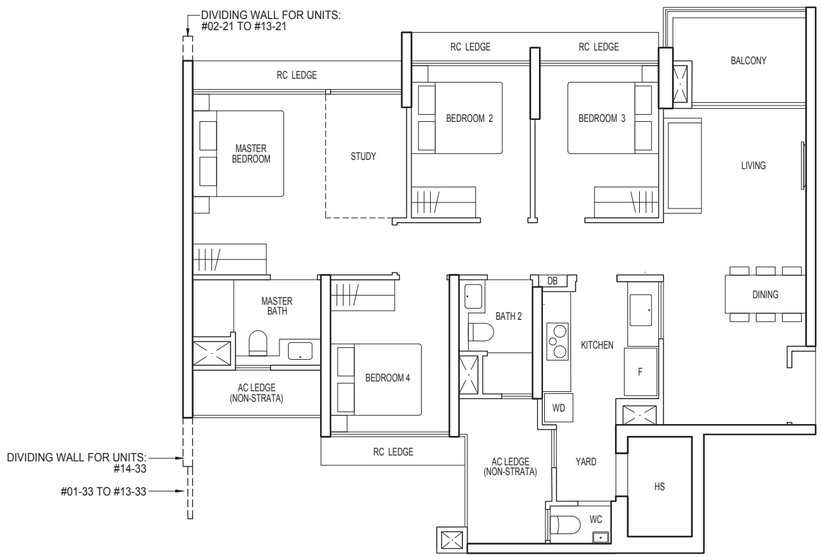
TYPE D2S

103 sqm / 1109 sqft

(Inclusive of 6 sqm Balcony)

BLK 61 #02-21 - #13-21
BLK 67 #02-33 - #14-33
BLK 69 #02-37 - #13-37

MIRROR UNIT
BLK 51 #03-04 - #14-04

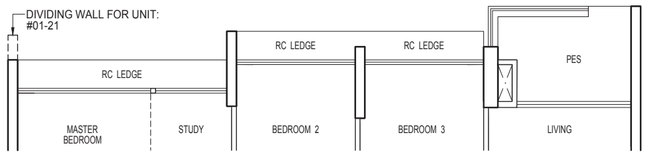


TYPE D2S(p)

103 sqm / 1109 sqft

(Inclusive of 6 sqm PES)

BLK 61 #01-21
BLK 67 #01-33
BLK 69 #01-37

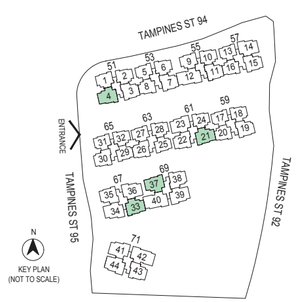


LEGEND

F	:	Fridge (Not Included)
WD	:	Washer Cum Dryer (Included)
HS	:	Household Shelter
WC	:	Water Closet
DB	:	Distribution Board
ST	:	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 and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annexure A of this brochure.



4-BEDROOM FLEXI

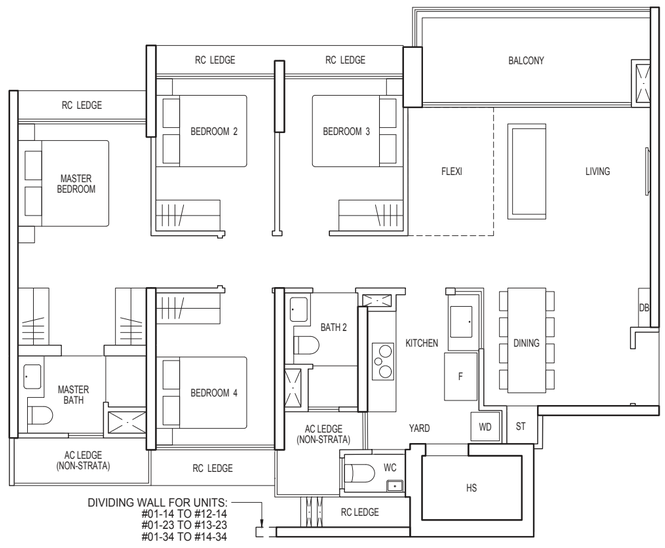
TYPE D3F

110 sqm / 1184 sqft

(Inclusive of 10 sqm Balcony)

BLK 61 #02-23 - #13-23
BLK 71 #02-41 - #14-41

MIRROR UNIT
BLK 57 #02-14 - #12-14
BLK 67 #02-34 - #14-34



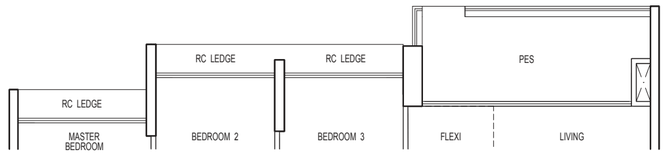
TYPE D3F(p)

110 sqm / 1184 sqft

(Inclusive of 10 sqm PES)

BLK 61 #01-23
BLK 71 #01-41

MIRROR UNIT
BLK 57 #01-14
BLK 67 #01-34



LEGEND

F	:	Fridge (Not Included)
WD	:	Washer Cum Dryer (Included)
HS	:	Household Shelter
WC	:	Water Closet
DB	:	Distribution Board
ST	:	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 and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annexure A of this brochure.



4-BEDROOM PREMIUM

TYPE D4P

110 sqm / 1184 sqft

(Inclusive of 10 sqm Balcony)

BLK 67 #02-36 - #14-36
BLK 71 #02-44 - #14-44

MIRROR UNIT
BLK 69 #02-39 - #13-39



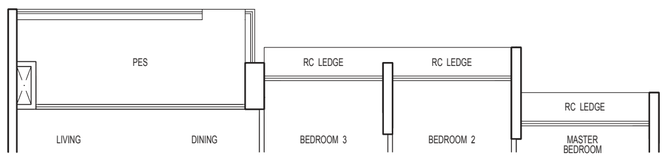
TYPE D4P(p)

110 sqm / 1184 sqft

(Inclusive of 10 sqm PES)

BLK 67 #01-36
BLK 71 #01-44

MIRROR UNIT
BLK 69 #01-39

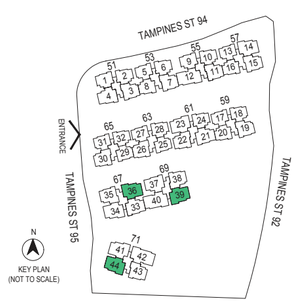


LEGEND

F	:	Fridge (Not Included)
WD	:	Washer Cum Dryer (Included)
HS	:	Household Shelter
WC	:	Water Closet
DB	:	Distribution Board
ST	:	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 and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annexure A of this brochure.



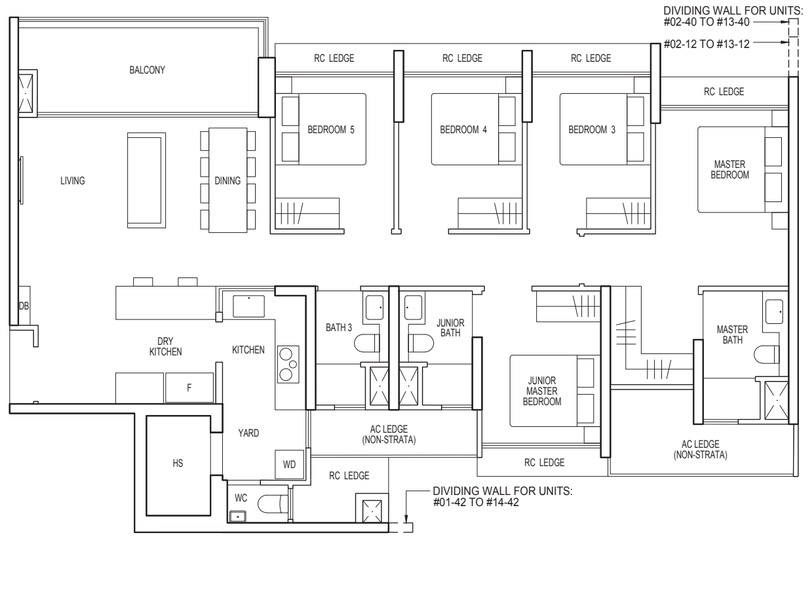
5-BEDROOM

TYPE E1

128 sqm / 1378 sqft

(Inclusive of 11 sqm Balcony)

BLK 55 #02-12 - #13-12
BLK 69 #02-40 - #13-40
BLK 71 #02-42 - #14-42

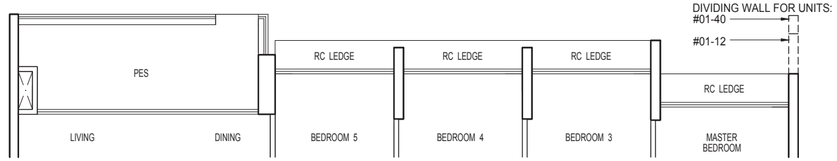


TYPE E1(p)

128 sqm / 1378 sqft

(Inclusive of 11 sqm PES)

BLK 55 #01-12
BLK 69 #01-40
BLK 71 #01-42

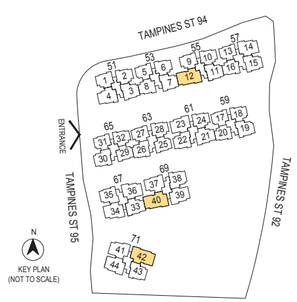


LEGEND

F	:	Fridge (Not Included)
WD	:	Washer Cum Dryer (Included)
HS	:	Household Shelter
WC	:	Water Closet
DB	:	Distribution Board
ST	:	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 and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annexure A of this brochure.



Premium Fittings

SAMSUNG

Villeroy & Boch 1748

küche



Smart Home System

Digital Lockset

Air Con Control

Lobby Access

The Smart Community

Smart Facilities Access Card

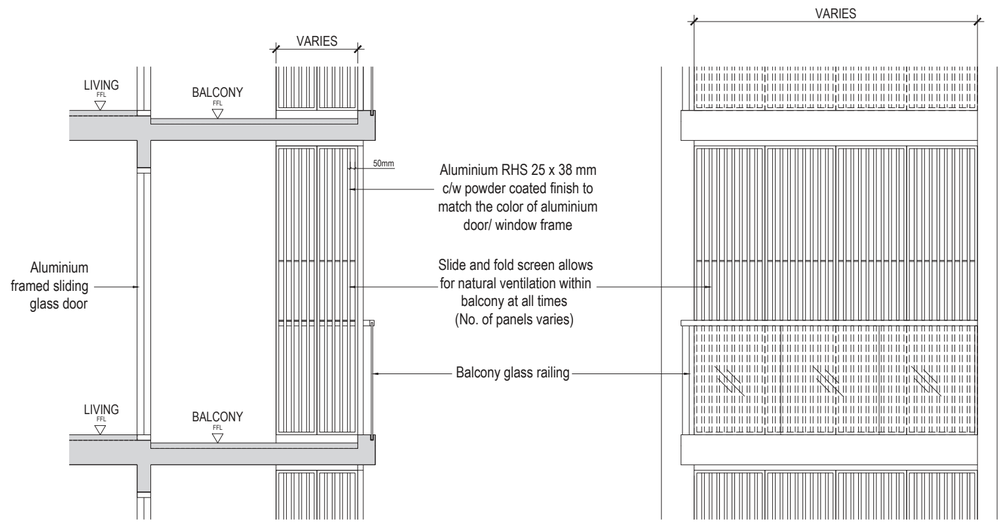
Smart Community Mobile App

Parcel Collection Station

E-invitation

BCA Green Mark Platinum Super Low Energy EC

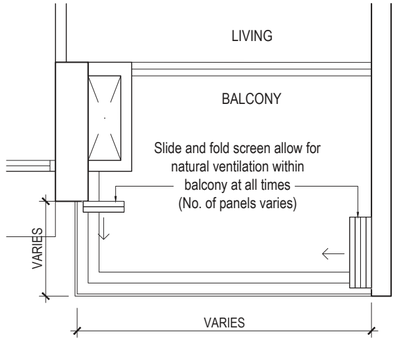
Approved Balcony Screen (Annexure A)



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 (Tampines 7) Pte. Ltd. (UEN: 202445793G) • Housing Developer's Licence No.: C1535 • Location: Lot No. 7831X of Mukim 28 • Tenure of Land: Remainder of leasehold estate of 99 years commencing on 5 February 2025 • Encumbrances on Land: Mortgage IJ/866025G in favour of OCBC Ltd • Date of Vacant Possession: 30 June 2030 • Expected Date of Legal Completion: 30 June 2033

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 expressly disclaim liability for any error or omission in the material.







Icon of Excellence

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 47 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 includes Emerald of Katong, Aurelie of Tampines, 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.

The Group is 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 remains steadfast to its pursuit of Creating Space, Creating Homes.

JOINTLY DEVELOPED BY

SIM LIAN LAND PTE LTD | SIM LIAN DEVELOPMENT PTE LTD







