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3-BEDROOM PREMIUM

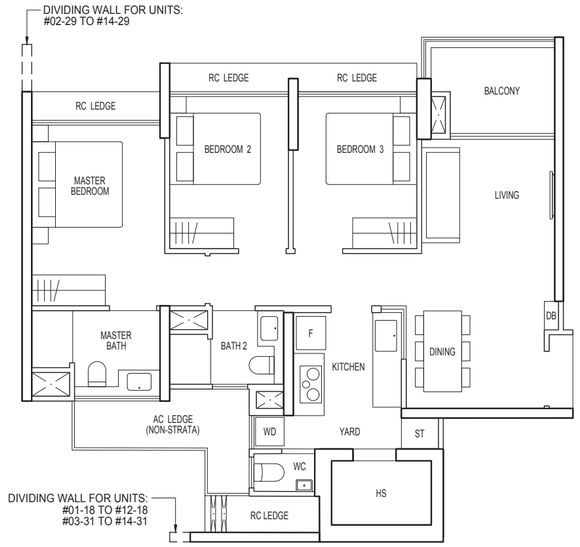
TYPE C1P

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



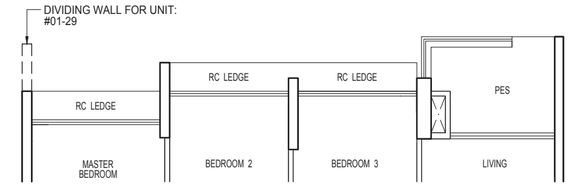
TYPE C1P (p)

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

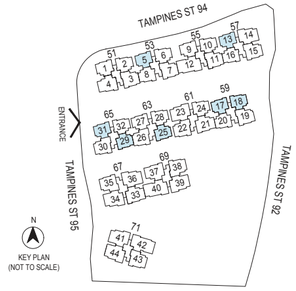
MIRROR UNIT
BLK 59 #01-18



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)



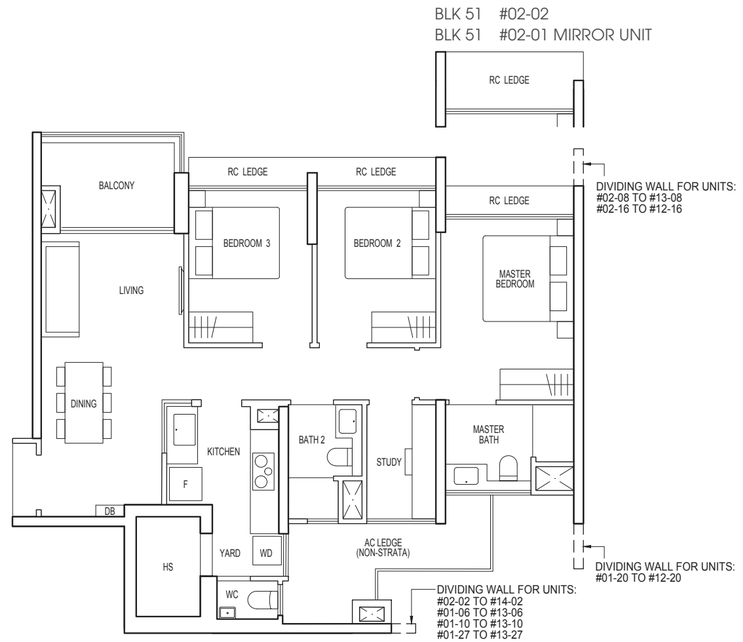


Area includes balcony and Private Enclosed Space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, 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.

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3-BEDROOM PREMIUM + STUDY

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



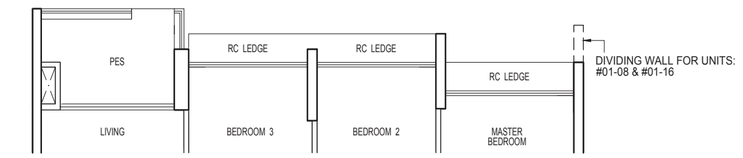
TYPE C2S

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

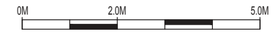
(Inclusive of 6 sqm PES)

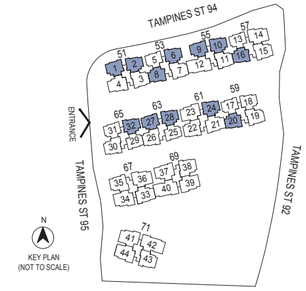
BLK 53 #01-06
BLK 53 #01-08
BLK 55 #01-10
BLK 57 #01-16
BLK 59 #01-20
BLK 61 #01-24
BLK 63 #01-28

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.

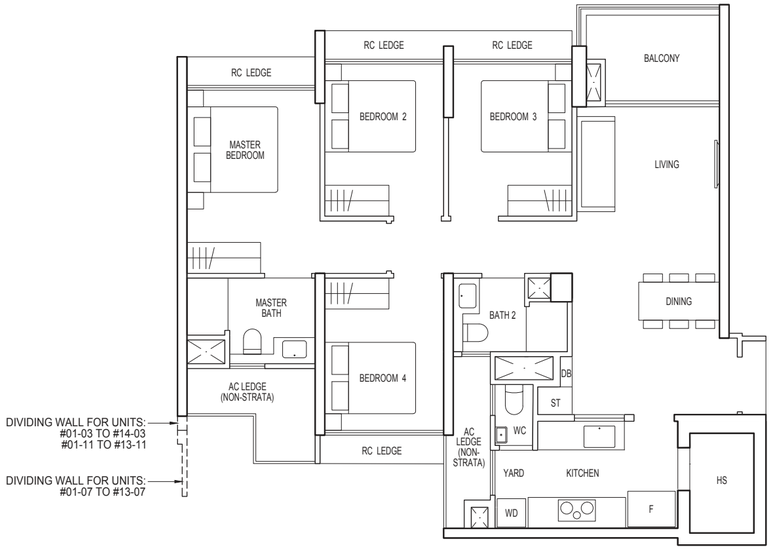
TYPE D1

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



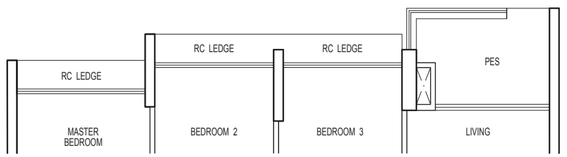
TYPE D1(p)

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

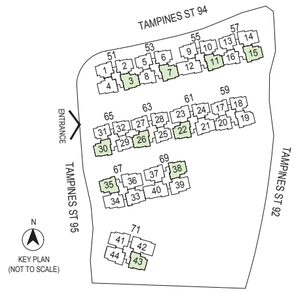
MIRROR UNIT
BLK 61 #01-22
BLK 63 #01-26
BLK 65 #01-30
BLK 69 #01-38



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)





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.

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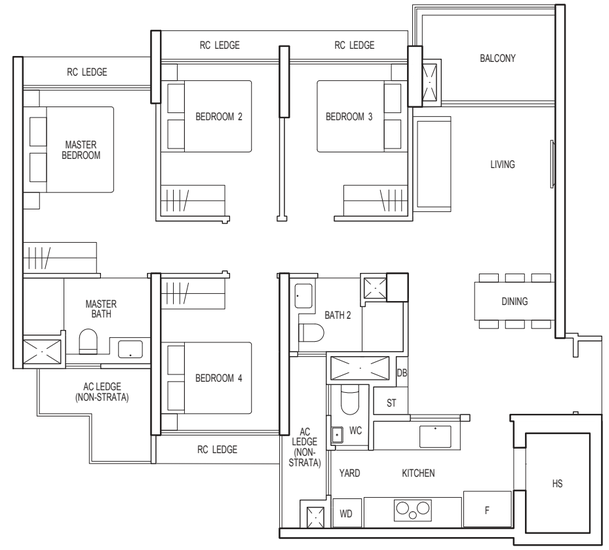
4-BEDROOM

TYPE D1a

97 sqm / 1044 sqft

(Inclusive of 6 sqm Balcony)

BLK 59 #02-19 - #12-19

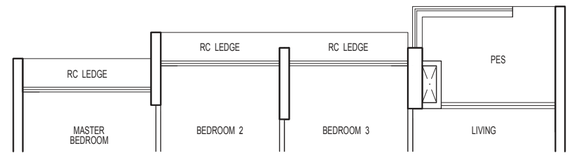


TYPE D1a(p)

97 sqm / 1044 sqft

(Inclusive of 6 sqm PES)

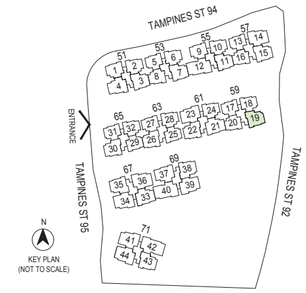
BLK 59 #01-19



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)





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.

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4-BEDROOM + STUDY

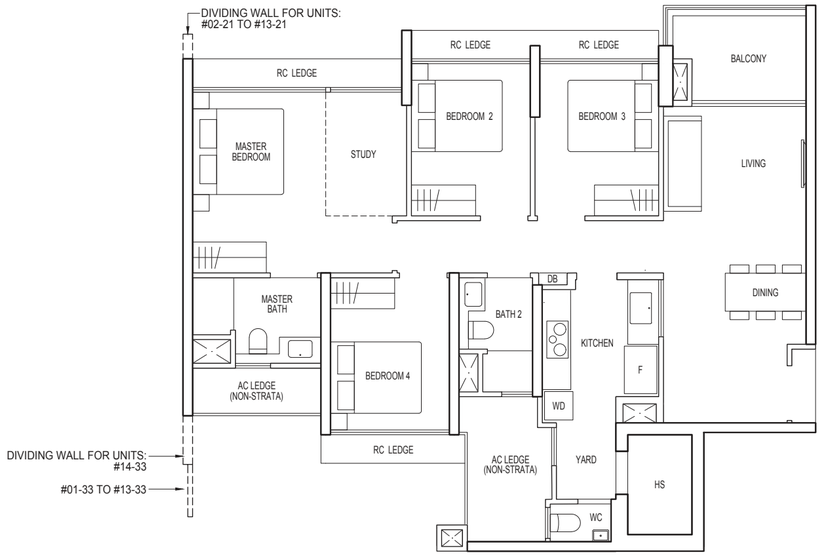
TYPE D2S

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

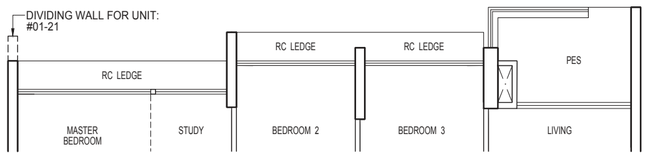


TYPE D2S(p)

103 sqm / 1109 sqft

(Inclusive of 6 sqm PES)

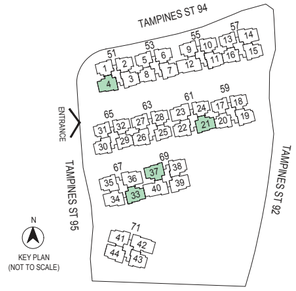
BLK 61 #01-21
BLK 67 #01-33
BLK 69 #01-37



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.

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4-BEDROOM FLEXI

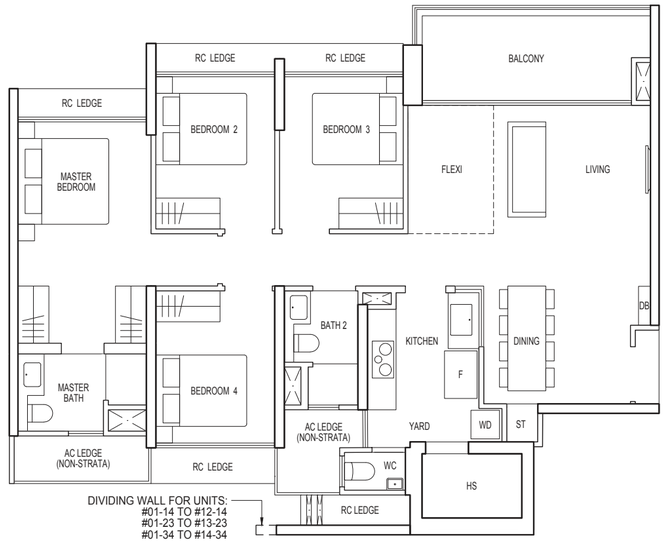
TYPE D3F

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



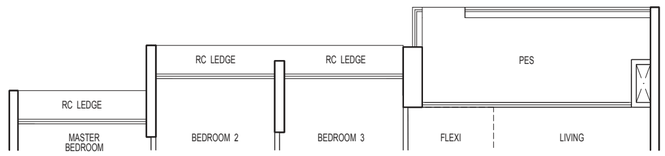
TYPE D3F(p)

110 sqm / 1184 sqft

(Inclusive of 10 sqm PES)

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

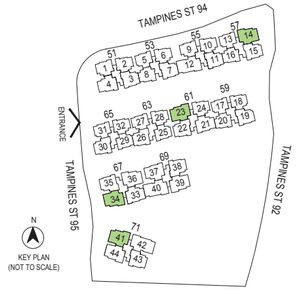
MIRROR UNIT
BLK 57 #01-14
BLK 67 #01-34



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.

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4-BEDROOM PREMIUM

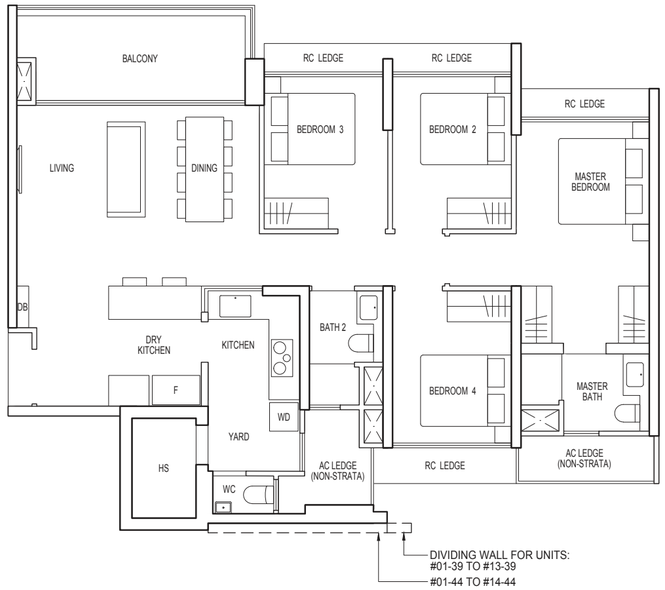
TYPE D4P

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



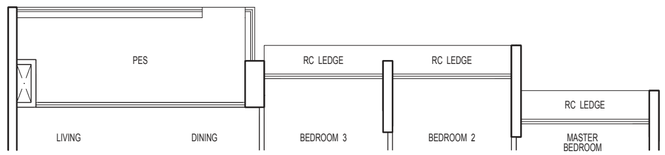
TYPE D4P(p)

110 sqm / 1184 sqft

(Inclusive of 10 sqm PES)

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

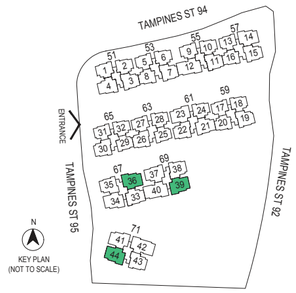
MIRROR UNIT
BLK 69 #01-39



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)





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.

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5-BEDROOM

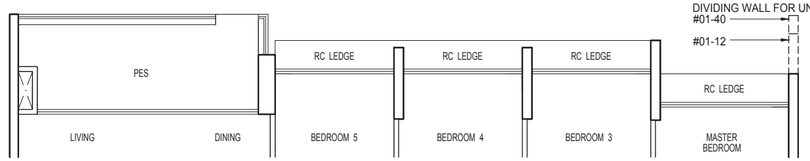


TYPE E1

128 sqm / 1378 sqft

(Inclusive of 11 sqm Balcony)

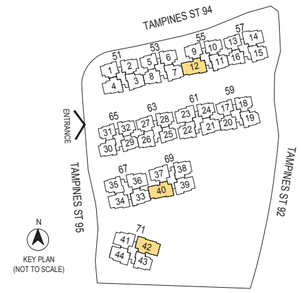
BLK 55 #02-12 - #13-12
BLK 69 #02-40 - #13-40
BLK 71 #02-42 - #14-42



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.

Premium Fittings

SAMSUNG

Villeroy & Boch 1748

küche



Smart Home System

Digital Lockset

Air Con Control

Lobby Access

The Smart Community

Smart Facilities Access Card

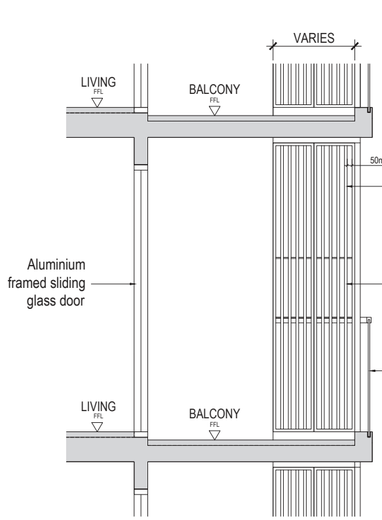
Smart Community Mobile App

Parcel Collection Station

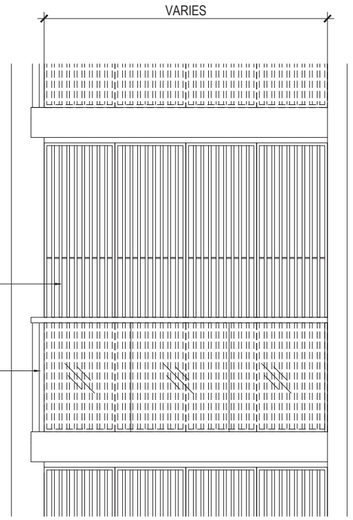
E-invitation

BCA Green Mark Platinum Super Low Energy EC

Approved Balcony Screen (Annexure A)

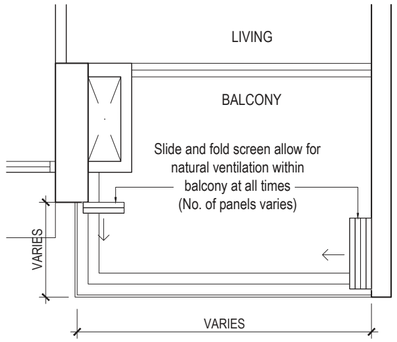


SECTION



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.