

V

view at kismis

where space has the ability  
to breathe new life



## life blends perfectly within your private vineyard resort

Inspired by the style of modern Tuscany, View at Kismis exudes a charm of its own. Retreat into your own home surrounded by rustic charm and be lavished with 50 facilities within the development — each crafted to evoke intimacy and tranquility. Seated within an enclave of landed houses, View at Kismis is set against a backdrop of nature for all who are in pursuit of their very own exclusive getaway.



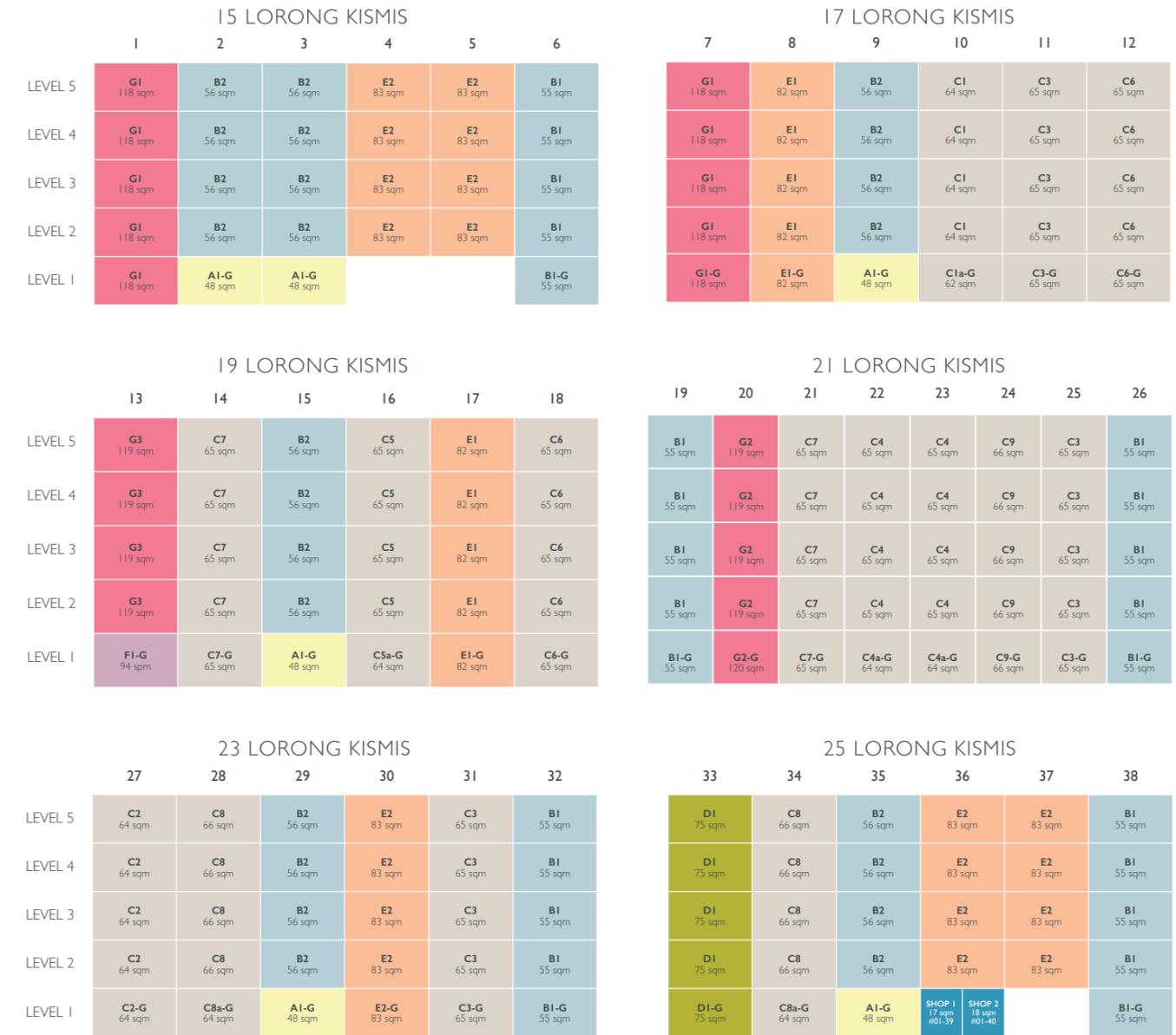
vacation at home with an abundance of facilities

first level

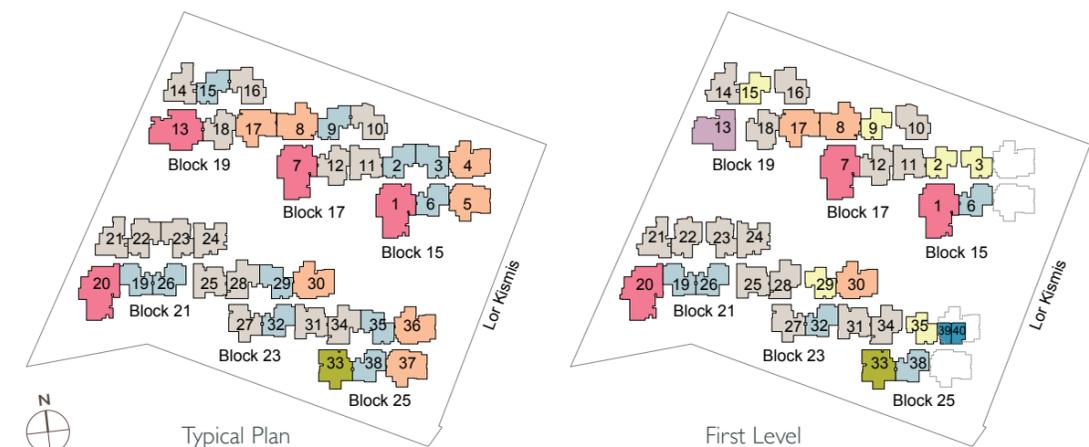
- 1 Drop Off Lobby
- 2 Arrival Court
- 3 Social Lounge
- 4 Infinity Pool Deck
- 5 25m Lap Pool
- 6 Waterfall Valley
- 7 Jet Pool
- 8 Sanctuary Stream
- 9 Spa Cove
- 10 Family Pool
- 11 Family Deck
- 12 Aqua Trail
- 13 Aqua Bed
- 14 Water Terrace Deck
- 15 Water Terrace Pavilion
- 16 Aqua Gym
- 17 Chill Out Deck
- 18 Vista Pavilion
- 19 Meditation Lawn
- 20 Putting Green
- 21 Yoga Lawn
- 22 Glamping Lawn
- 23 Outdoor Cabana
- 24 Maze Garden
- 25 Picnic Lawn
- 26 Chess Garden
- 27 Wellness Garden
- 28 Bicycle Parking Area
- 29 Canopy Gym
- 30 The Clubhouse
- A Guard House
- B Bulk Meter
- C Parcel Locker System (Lower Basement)
- D Accessible Toilet
- E Outdoor Shower



## unit distribution



- A** 2 Bedroom
- B** 2 Bedroom Premium
- C** 2 Bedroom + Guest
- D** 3 Bedroom
- E** 3 Bedroom + Guest
- F** 4 Bedroom
- G** 5 Bedroom
- Shop** Shop



## roof terrace

- 31** Hilltop Tapas Lounge
- 32** Fitness Station
- 33** Stellar Family Lawn
- 34** Day Bed Lawn
- 35** Outback Grill Pavilion
- 36** Champagne Wet Deck
- 37** Champagne Lounge
- 38** Champagne Court
- 39** Swing Garden
- 40** Vantage Deck
- E** Outdoor Shower
- 41** Hilltop Grill Pavilion
- 42** Serenity Lawn
- 43** Reflexology Spa
- 44** Bubble Pool
- 45** The Cellar Pavilion
- 46** Kids Adventure Play
- 47** Kids Club Pavilion
- 48** Star Gazing Lawn
- 49** Hilltop Gourmet Pavilion
- 50** Hammock Lawn



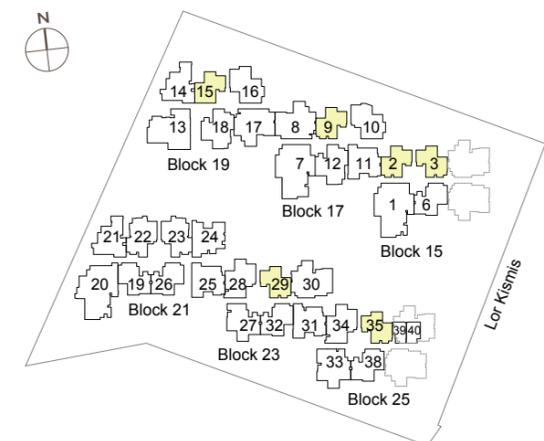
where relationships bloom  
in living spaces

## 2-bedroom

### TYPE AI-G

48 sqm

- Block 15 #01-02 (Mirror)  
#01-03
- Block 17 #01-09 (Mirror)
- Block 19 #01-15 (Mirror)
- Block 23 #01-29
- Block 25 #01-35



All floor areas indicated are inclusive of AC Ledge and PES/Balcony. All floor areas are estimates only and subject to final survey. All floor plans are subject to changes that may be required or approved by the relevant authorities. \*The PES/balcony shall not be enclosed. Only approved PES/balcony screens are to be used. For an illustration of the approved PES/balcony screen, please refer to page 45 of this Brochure.

## 2-bedroom premium

### TYPE BI-G

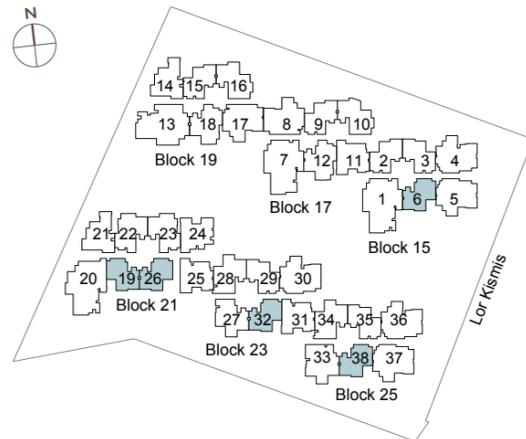
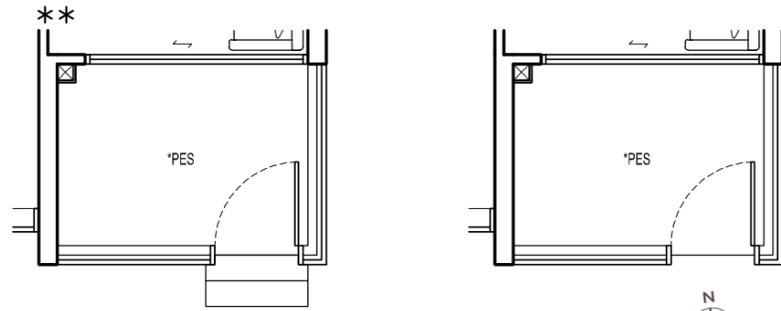
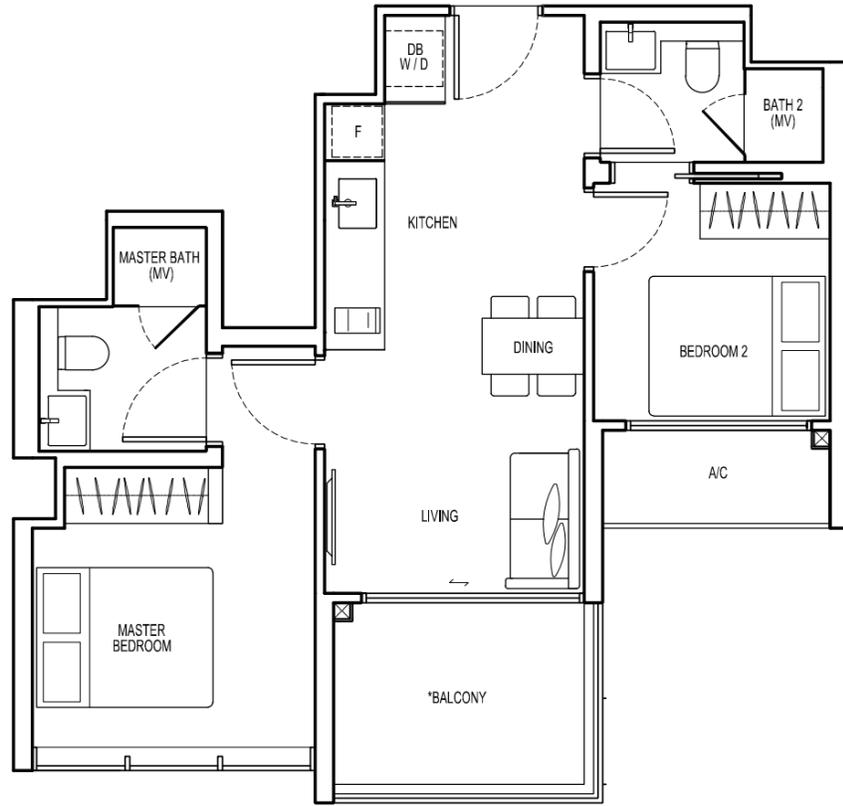
55 sqm

Block 15 #01-06  
 Block 21 #01-19\*\* (Mirror)  
 #01-26\*\*  
 Block 23 #01-32  
 Block 25 #01-38

### TYPE BI

55 sqm

Block 15 #02-06 to #05-06  
 Block 21 #02-19 to #05-19 (Mirror)  
 #02-26 to #05-26  
 Block 23 #02-32 to #05-32  
 Block 25 #02-38 to #05-38



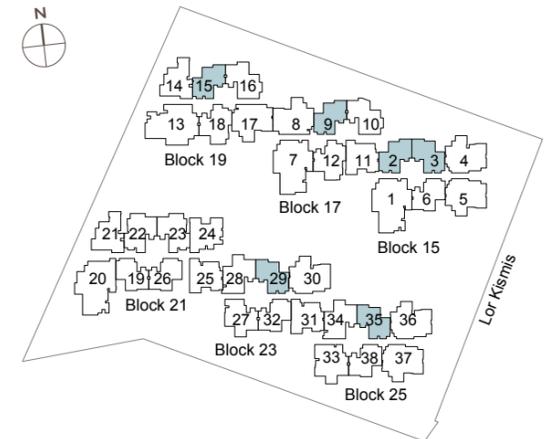
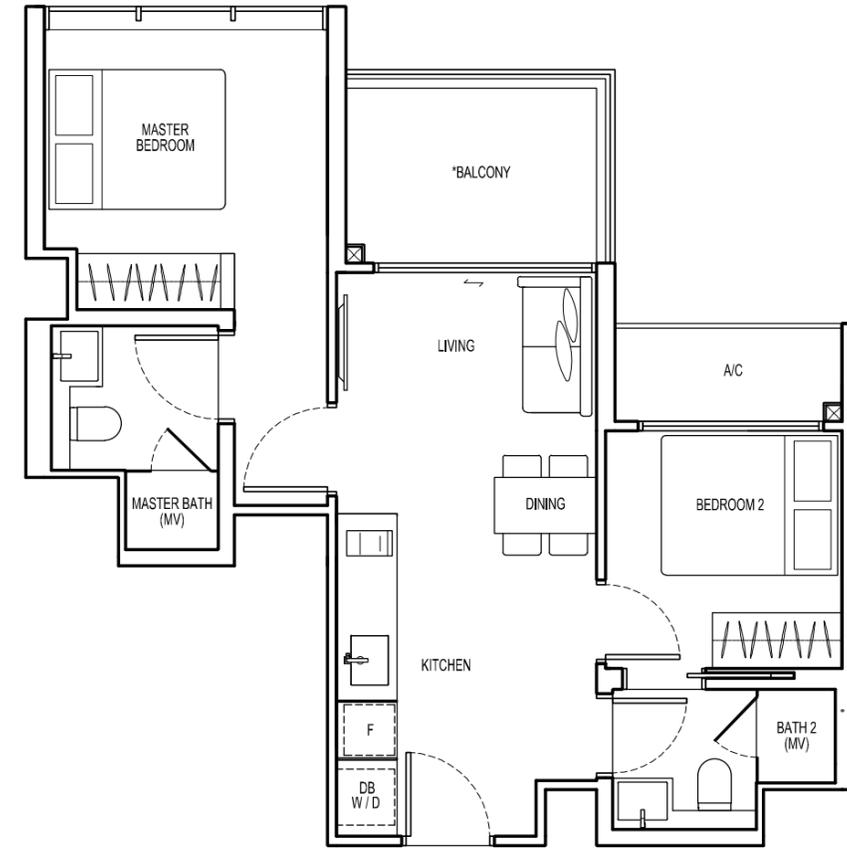
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## 2-bedroom premium

### TYPE B2

56 sqm

Block 15 #02-02 to #05-02 (Mirror)  
 #02-03 to #05-03  
 Block 17 #02-09 to #05-09 (Mirror)  
 Block 19 #02-15 to #05-15 (Mirror)  
 Block 23 #02-29 to #05-29  
 Block 25 #02-35 to #05-35



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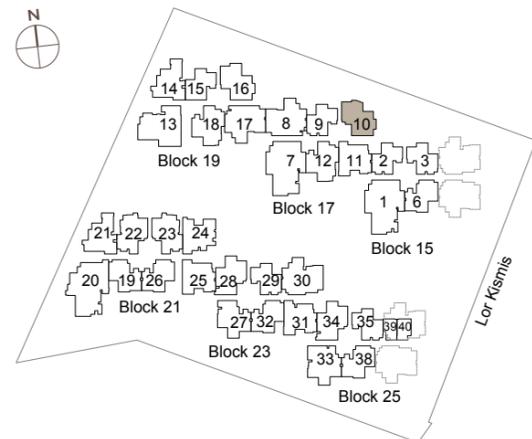
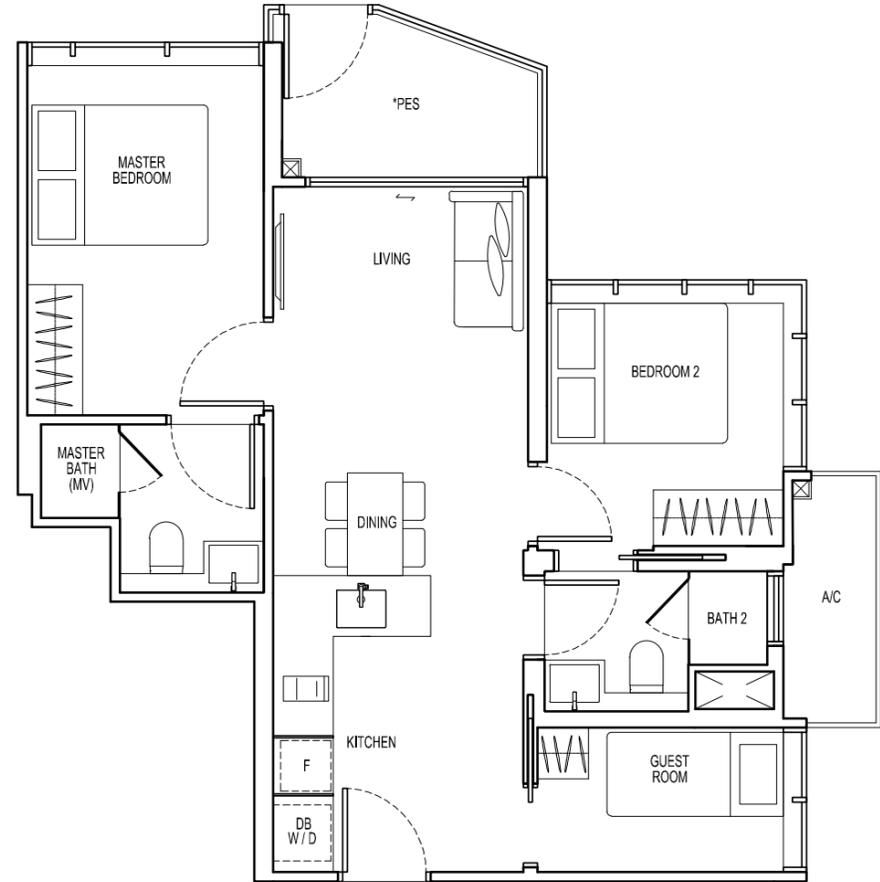
where bonds are tight knit  
and kinship abounds



Type C8  
Impression Only

## 2-bedroom + guest

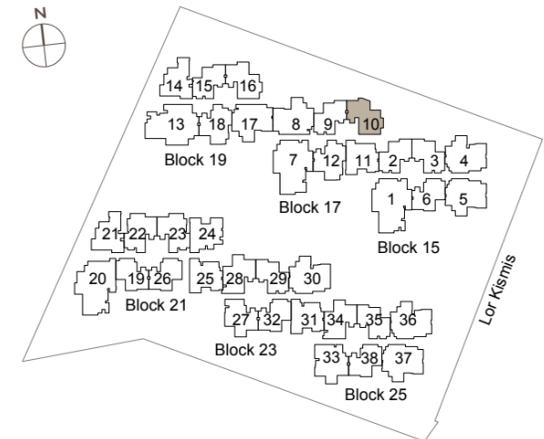
**TYPE C1a-G**  
62 sqm  
Block 17 #01-10



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## 2-bedroom + guest

**TYPE C1**  
64 sqm  
Block 17 #02-10 to #05-10



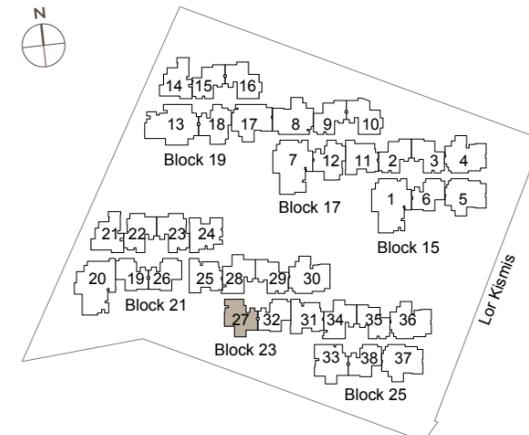
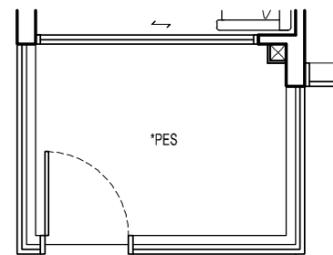
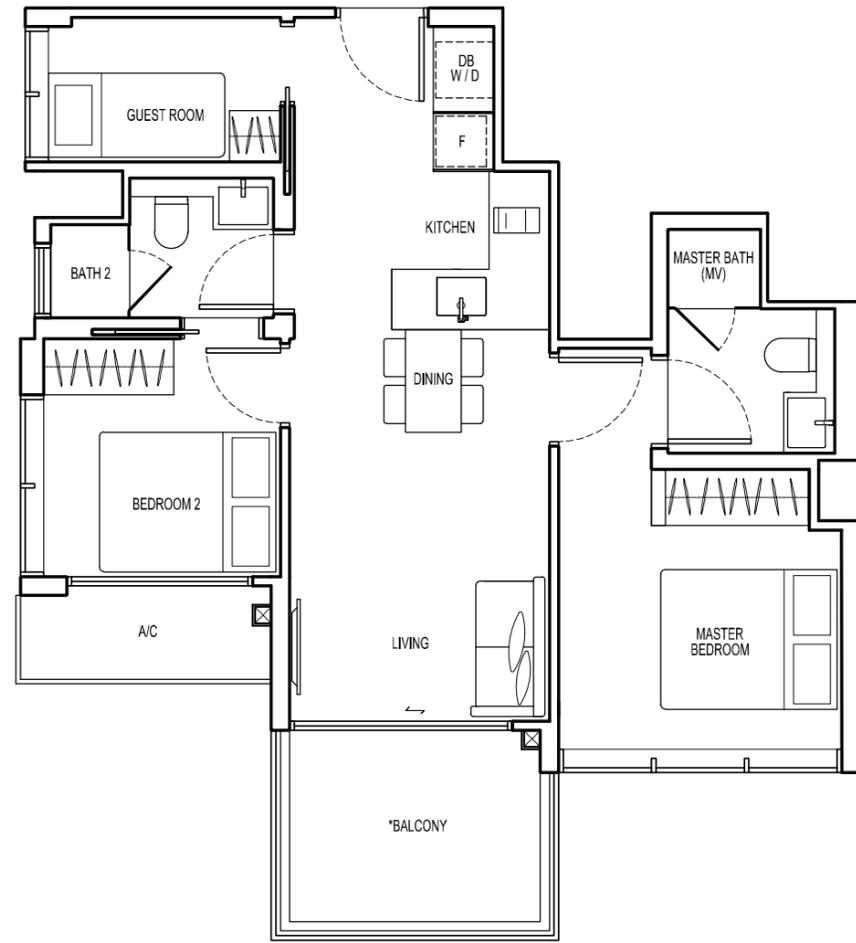
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## 2-bedroom + guest

### TYPE C2-G

64 sqm

Block 23 #01-27



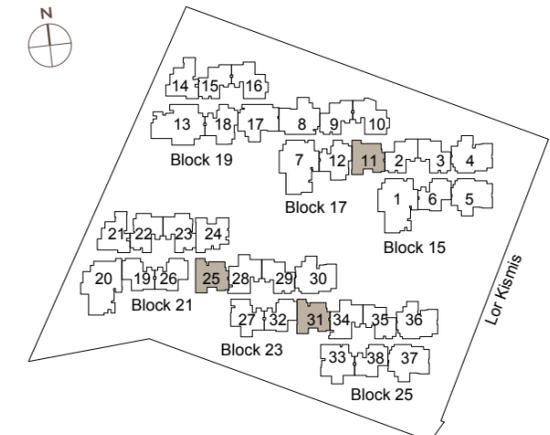
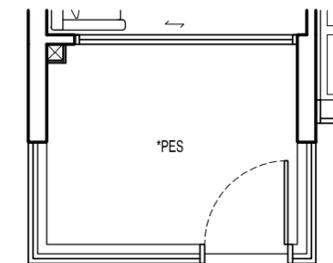
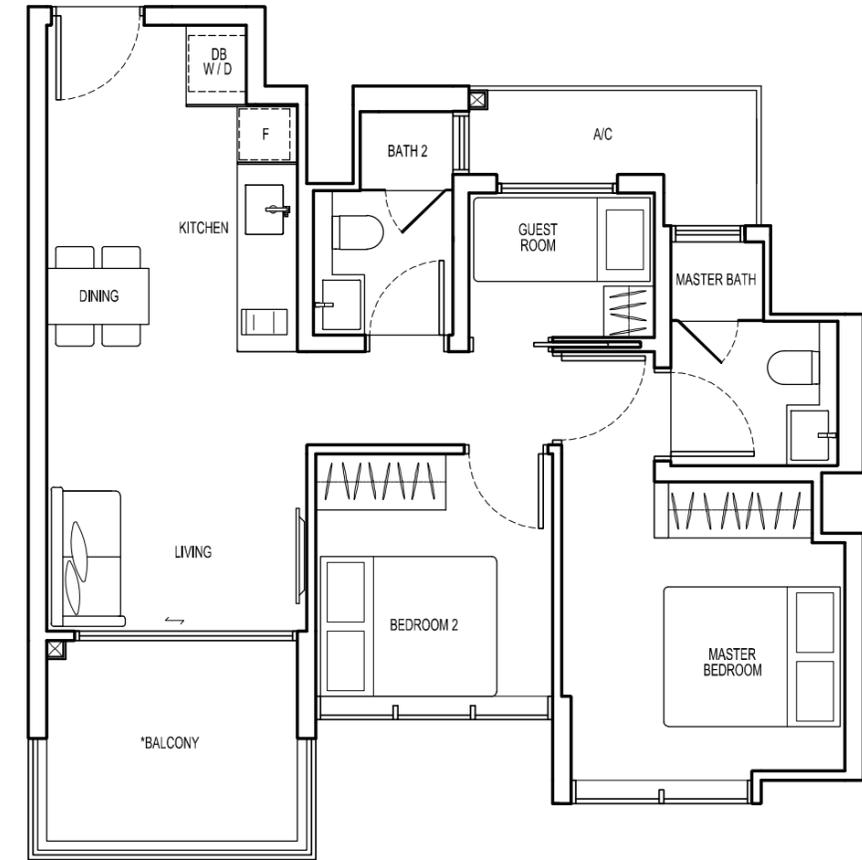
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## 2-bedroom + guest

### TYPE C3-G

65 sqm

Block 17 #01-11  
Block 21 #01-25  
Block 23 #01-31



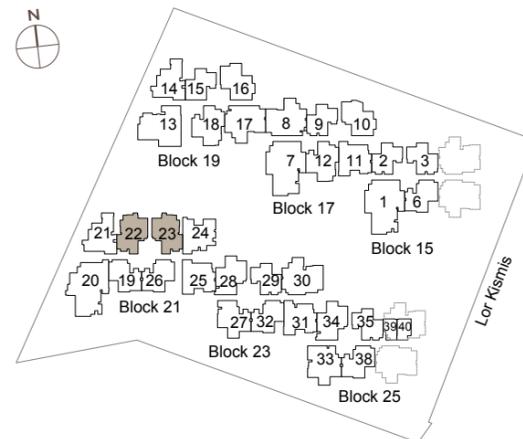
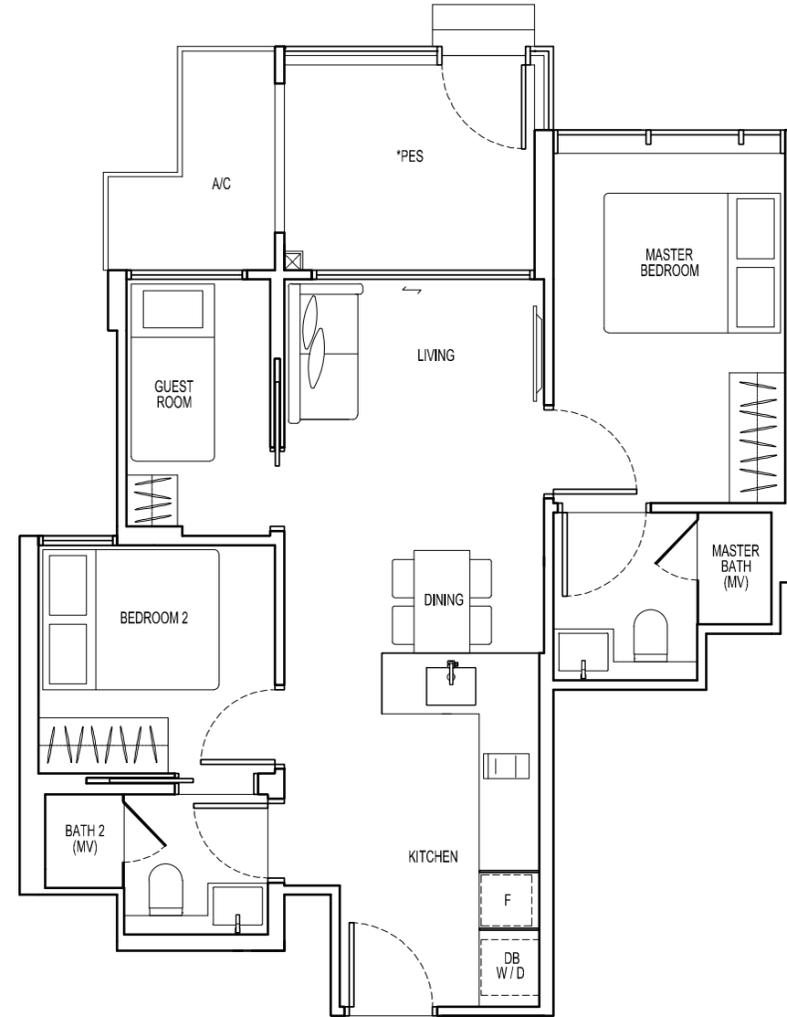
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## 2-bedroom + guest

### TYPE C4a-G

64 sqm

Block 21 #01-22  
#01-23 (Mirror)



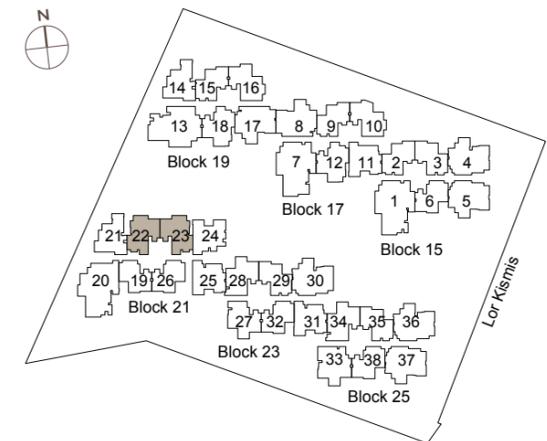
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## 2-bedroom + guest

### TYPE C4

65 sqm

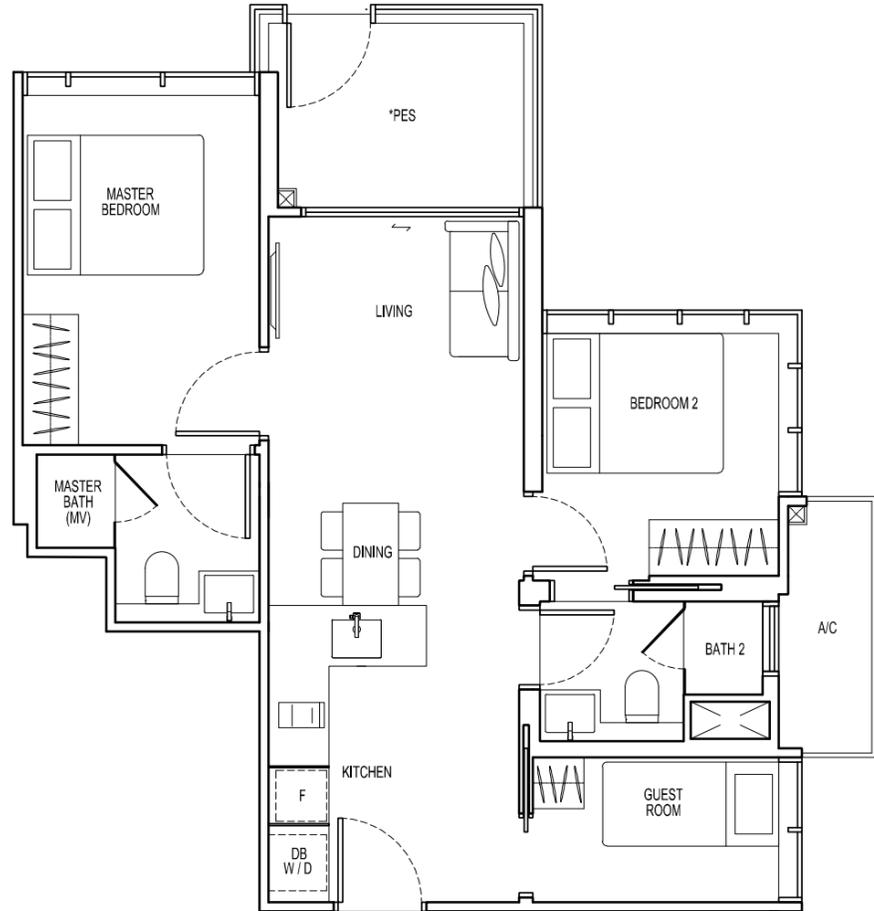
Block 21 #02-22 to #05-22  
#02-23 to #05-23 (Mirror)



All floor areas indicated are inclusive of AC Ledge and PES/Balcony. All floor areas are estimates only and subject to final survey. All floor plans are subject to changes that may be required or approved by the relevant authorities. \*The PES/balcony shall not be enclosed. Only approved PES/balcony screens are to be used. For an illustration of the approved PES/balcony screen, please refer to page 45 of this Brochure.

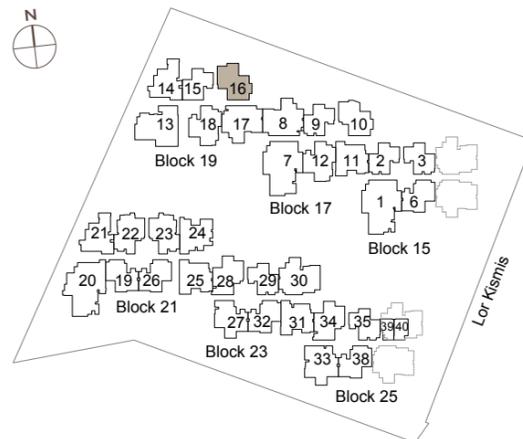
## 2-bedroom + guest

**TYPE C5a-G**  
64 sqm  
Block 19 #01-16

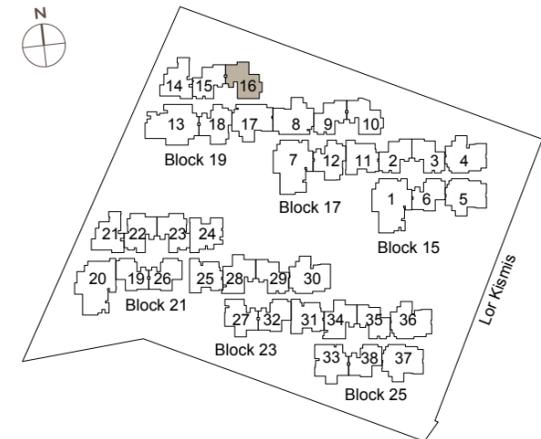


## 2-bedroom + guest

**TYPE C5**  
65 sqm  
Block 19 #02-16 to #05-16



All floor areas indicated are inclusive of AC Ledge and PES/Balcony. All floor areas are estimates only and subject to final survey. All floor plans are subject to changes that may be required or approved by the relevant authorities. \*The PES/balcony shall not be enclosed. Only approved PES/balcony screens are to be used. For an illustration of the approved PES/balcony screen, please refer to page 45 of this Brochure.



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## 2-bedroom + guest

### TYPE C6-G

65 sqm

Block 17 #01-12

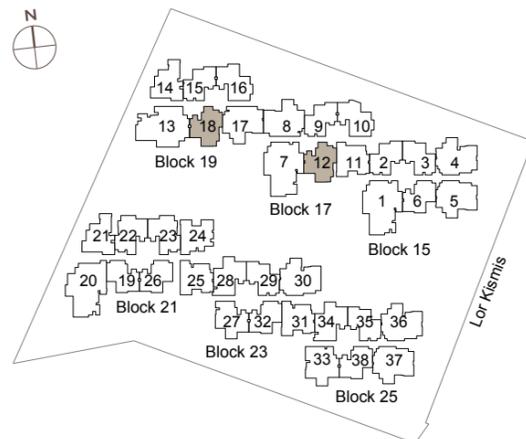
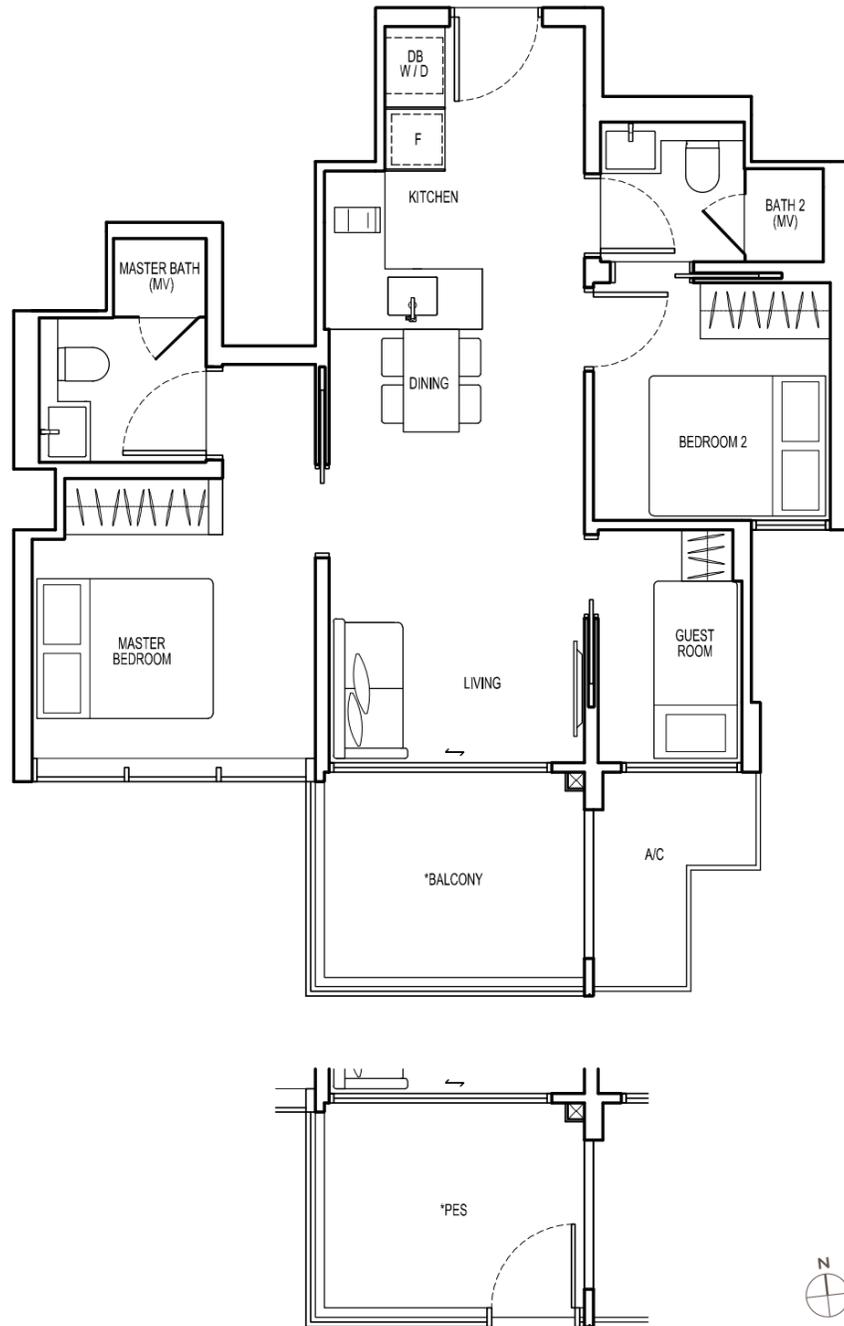
Block 19 #01-18

### TYPE C6

65 sqm

Block 17 #02-12 to #05-12

Block 19 #02-18 to #05-18



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## 2-bedroom + guest

### TYPE C7-G

65 sqm

Block 19 #01-14

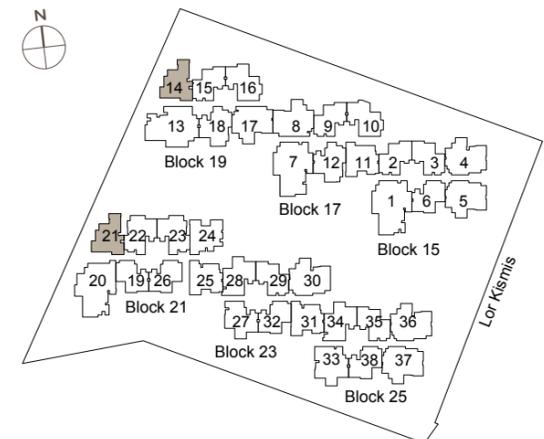
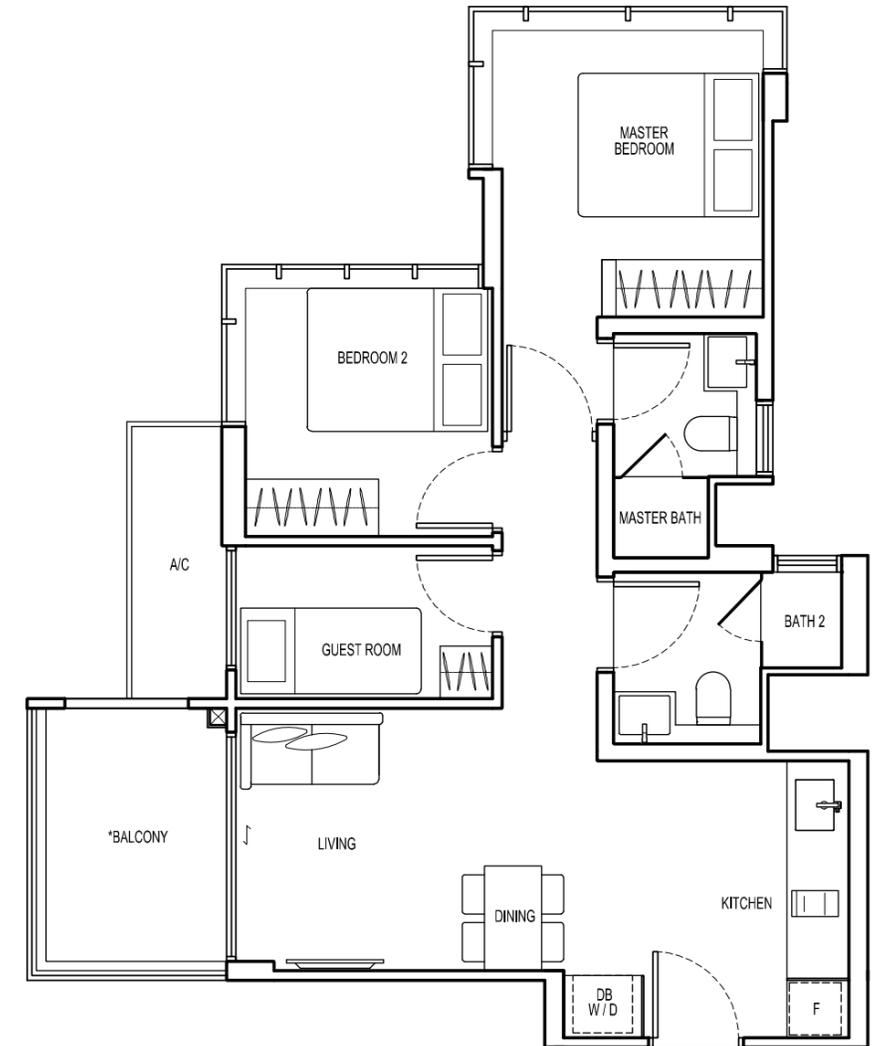
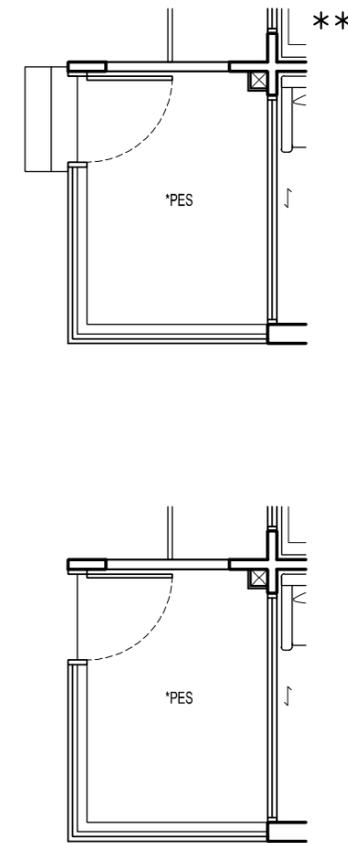
Block 21 #01-21\*\*

### TYPE C7

65 sqm

Block 19 #02-14 to #05-14

Block 21 #02-21 to #05-21



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Type C8 Kitchen  
Impression Only

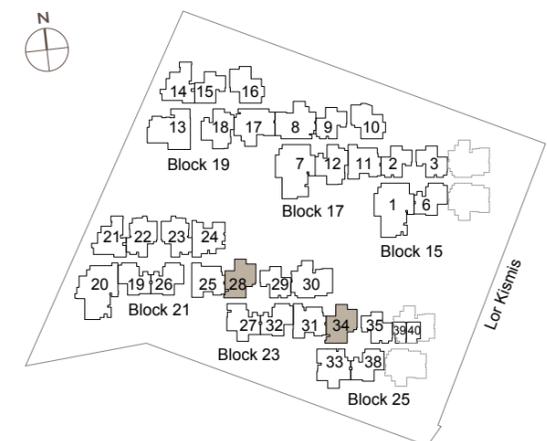
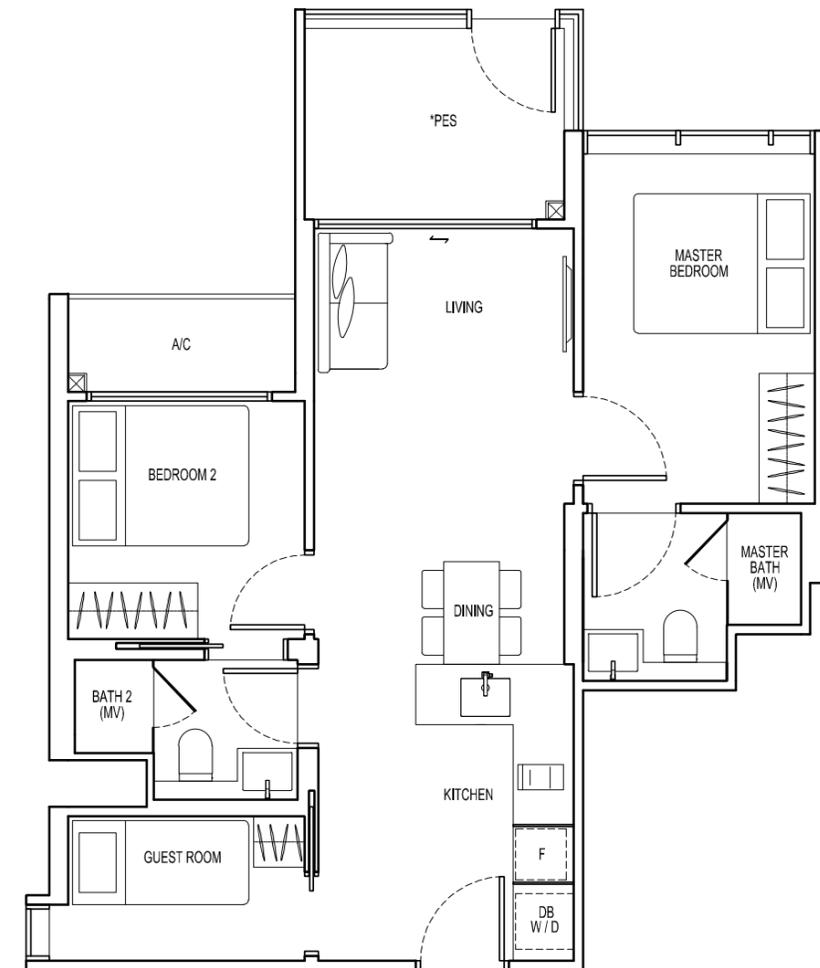
## 2-bedroom + guest

### TYPE C8a-G

64 sqm

Block 23 #01-28

Block 25 #01-34



All floor areas indicated are inclusive of AC Ledge and PES/Balcony. All floor areas are estimates only and subject to final survey. All floor plans are subject to changes that may be required or approved by the relevant authorities. \*The PES/balcony shall not be enclosed. Only approved PES/balcony screens are to be used. For an illustration of the approved PES/balcony screen, please refer to page 45 of this Brochure.

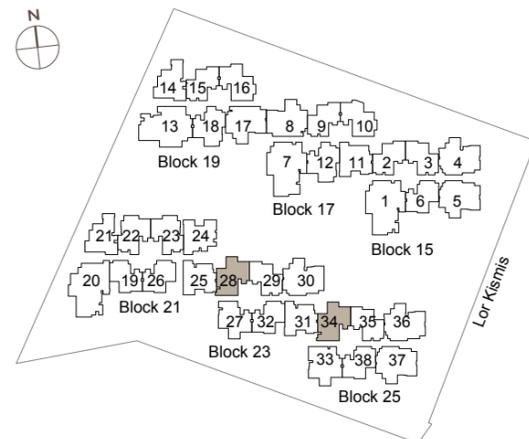
## 2-bedroom + guest

### TYPE C8

66 sqm

Block 23 #02-28 to #05-28

Block 25 #02-34 to #05-34



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## 2-bedroom + guest

### TYPE C9-G

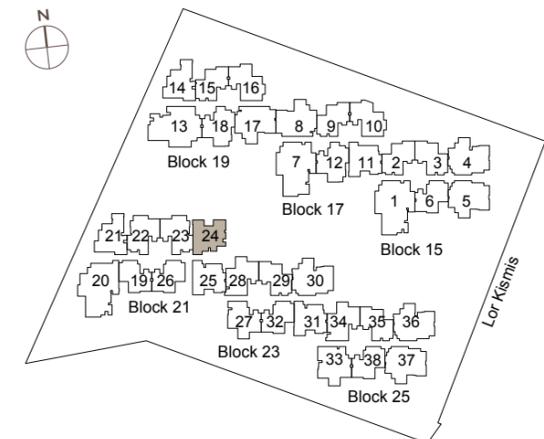
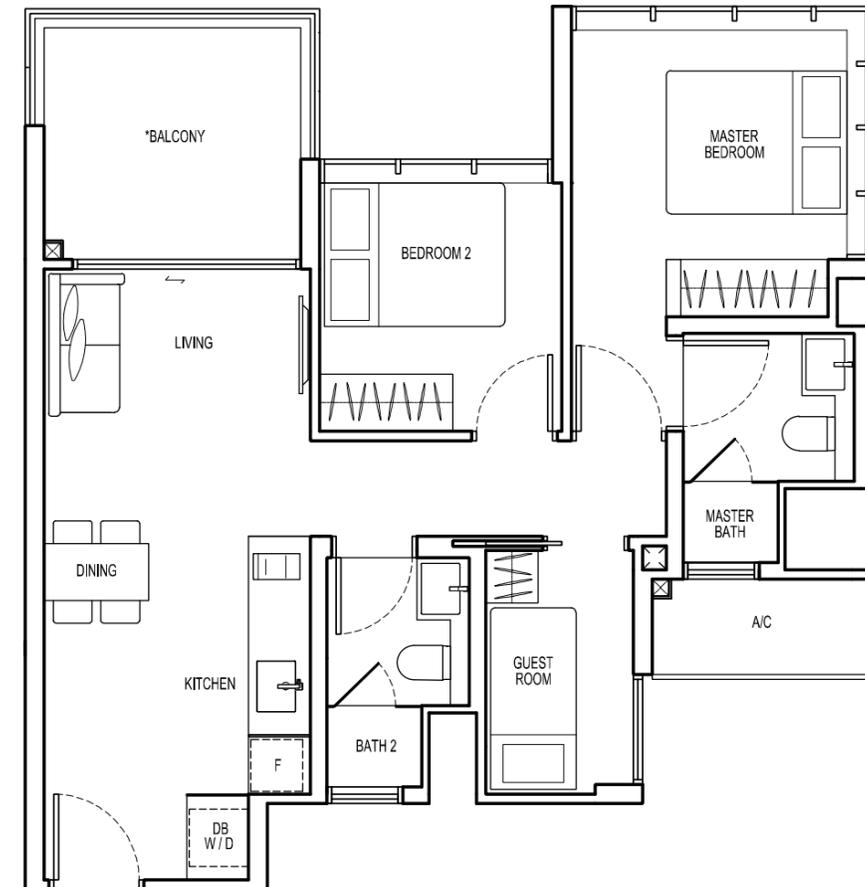
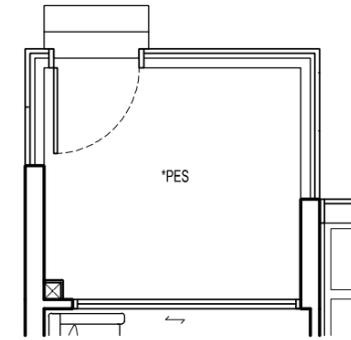
66 sqm

Block 21 #01-24

### TYPE C9

66 sqm

Block 21 #02-24 to #05-24



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where home means  
having room to grow

### 3-bedroom

#### TYPE DI-G

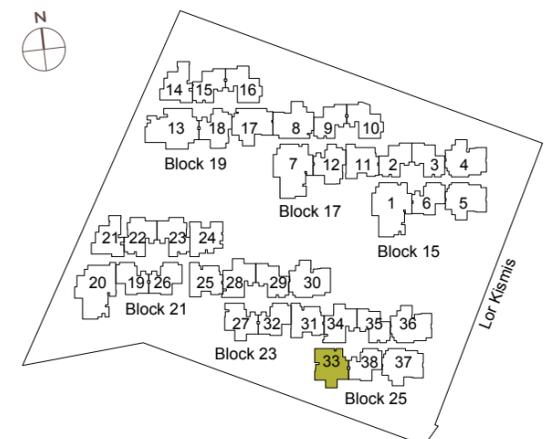
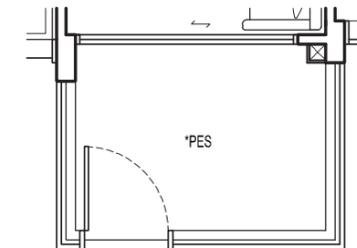
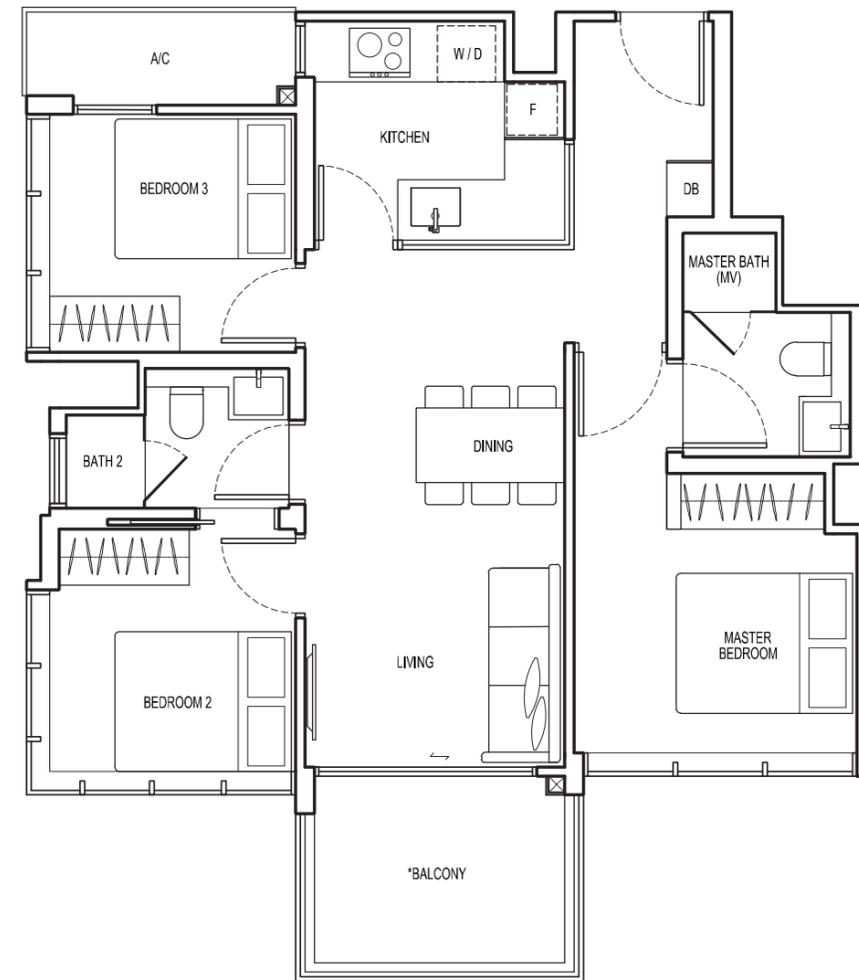
75 sqm

Block 25 #01-33

#### TYPE DI

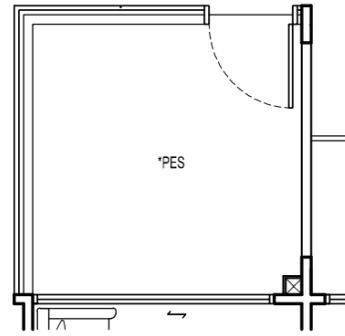
75 sqm

Block 25 #02-33 to #05-33



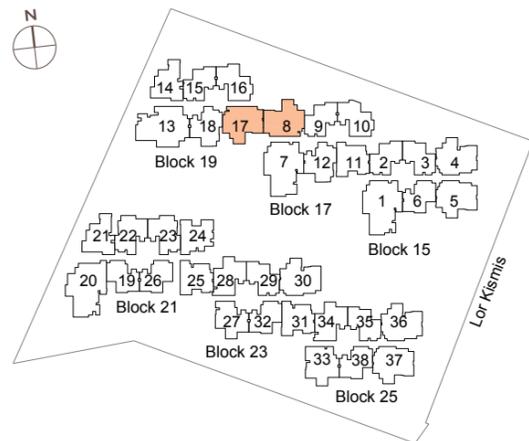
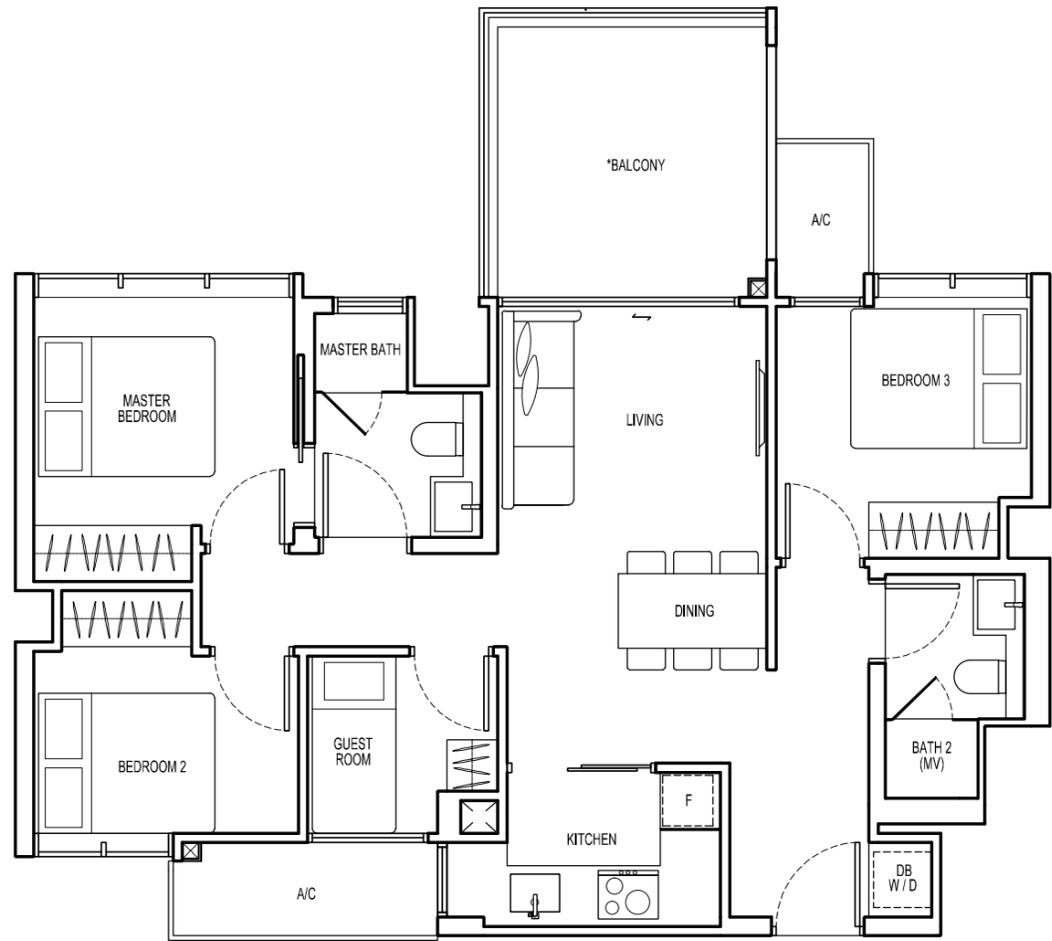
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## 3-bedroom + guest



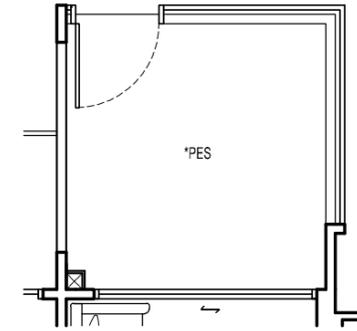
**TYPE E1-G**  
82 sqm  
Block 17 #01-08  
Block 19 #01-17

**TYPE E1**  
82 sqm  
Block 17 #02-08 to #05-08  
Block 19 #02-17 to #05-17



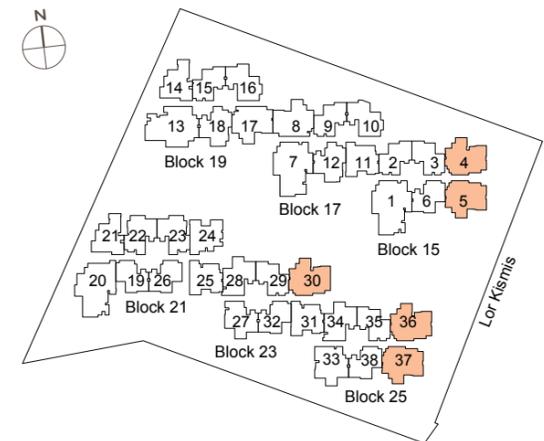
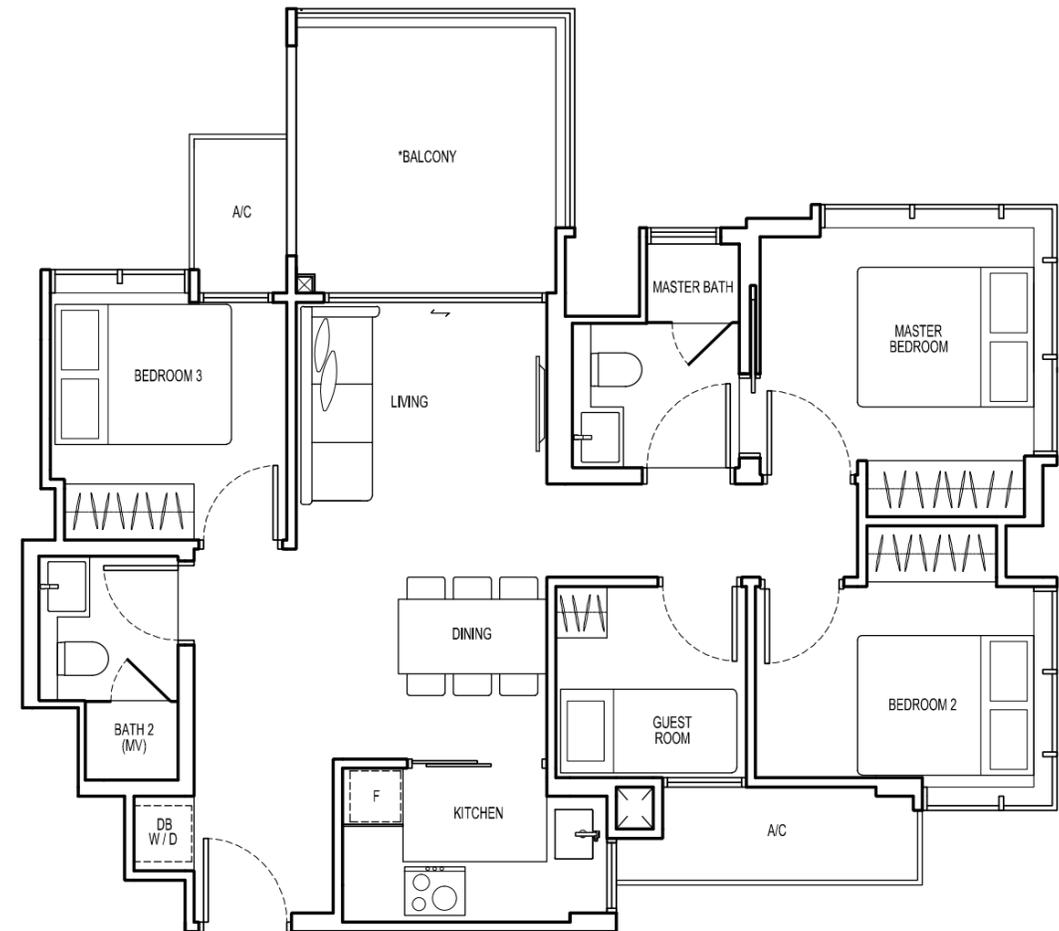
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## 3-bedroom + guest



**TYPE E2-G**  
83 sqm  
Block 23 #01-30

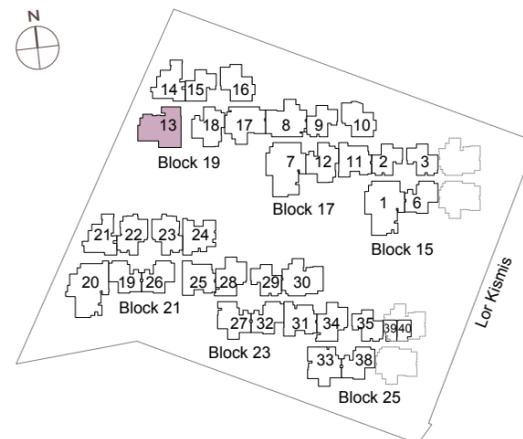
**TYPE E2**  
83 sqm  
Block 15 #02-04 to #05-04  
#02-05 to #05-05 (Mirror)  
Block 23 #02-30 to #05-30  
Block 25 #02-36 to #05-36  
#02-37 to #05-37 (Mirror)



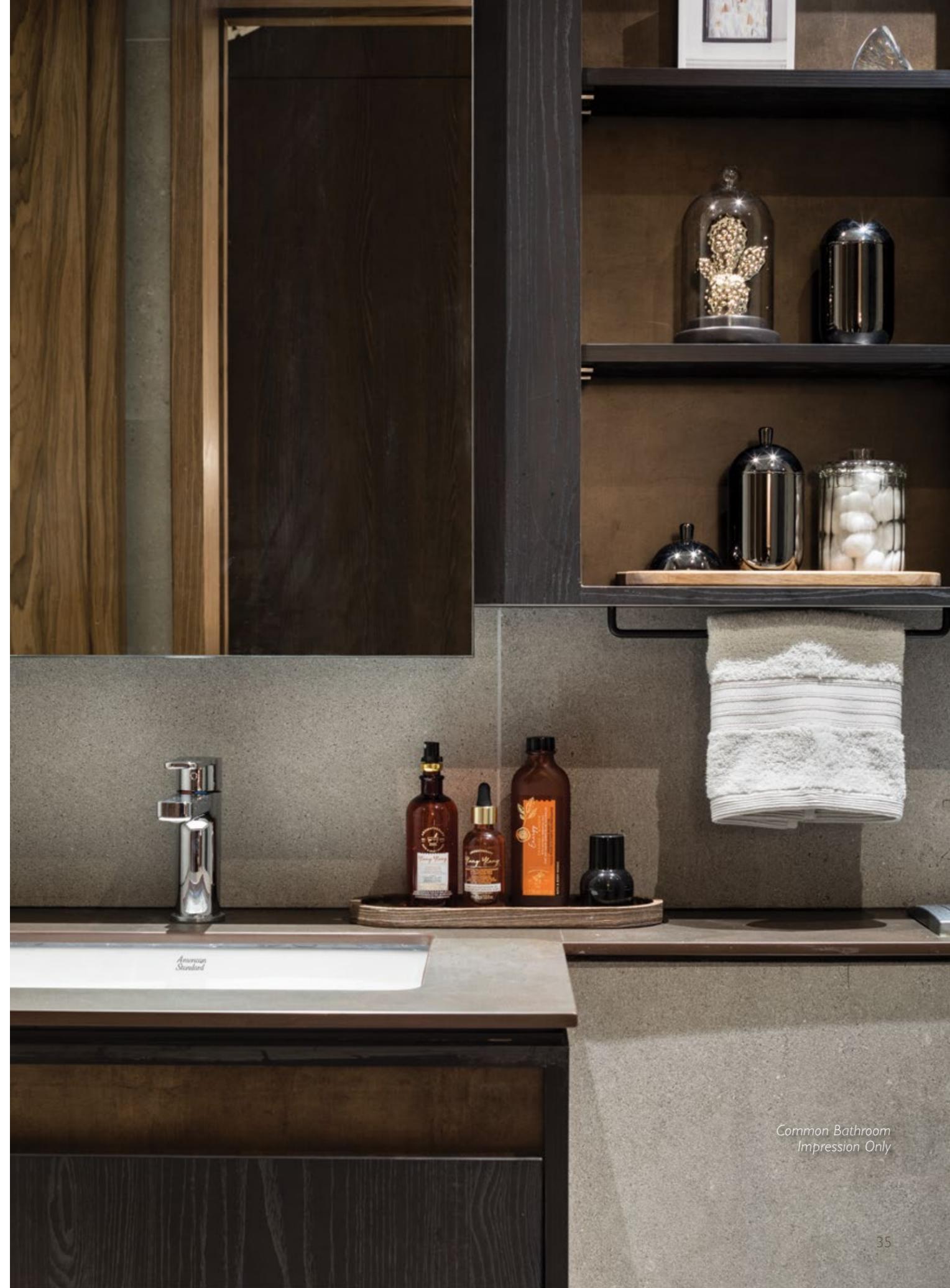
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# 4-bedroom

**TYPE FI-G**  
 94 sqm  
 Block 19 #01-13



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Common Bathroom Impression Only



where there is ample space to unwind and enjoy the sunshine

## 5-bedroom

### TYPE GI-G

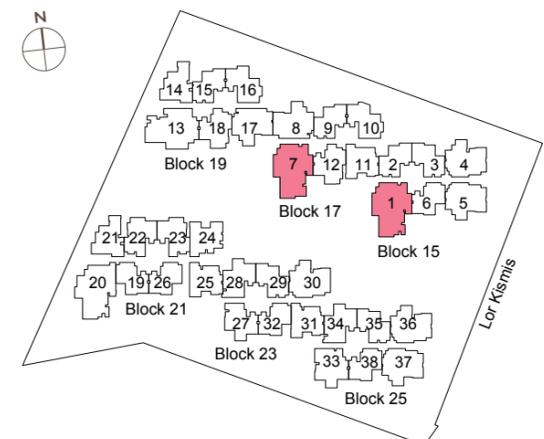
118 sqm

Block 17 #01-07

### TYPE GI

118 sqm

Block 15 #01-01 to #05-01  
Block 17 #02-07 to #05-07



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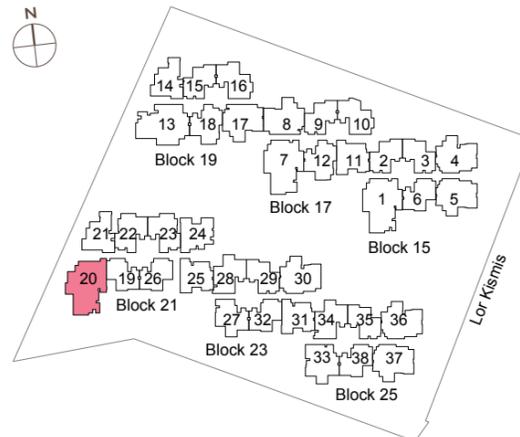
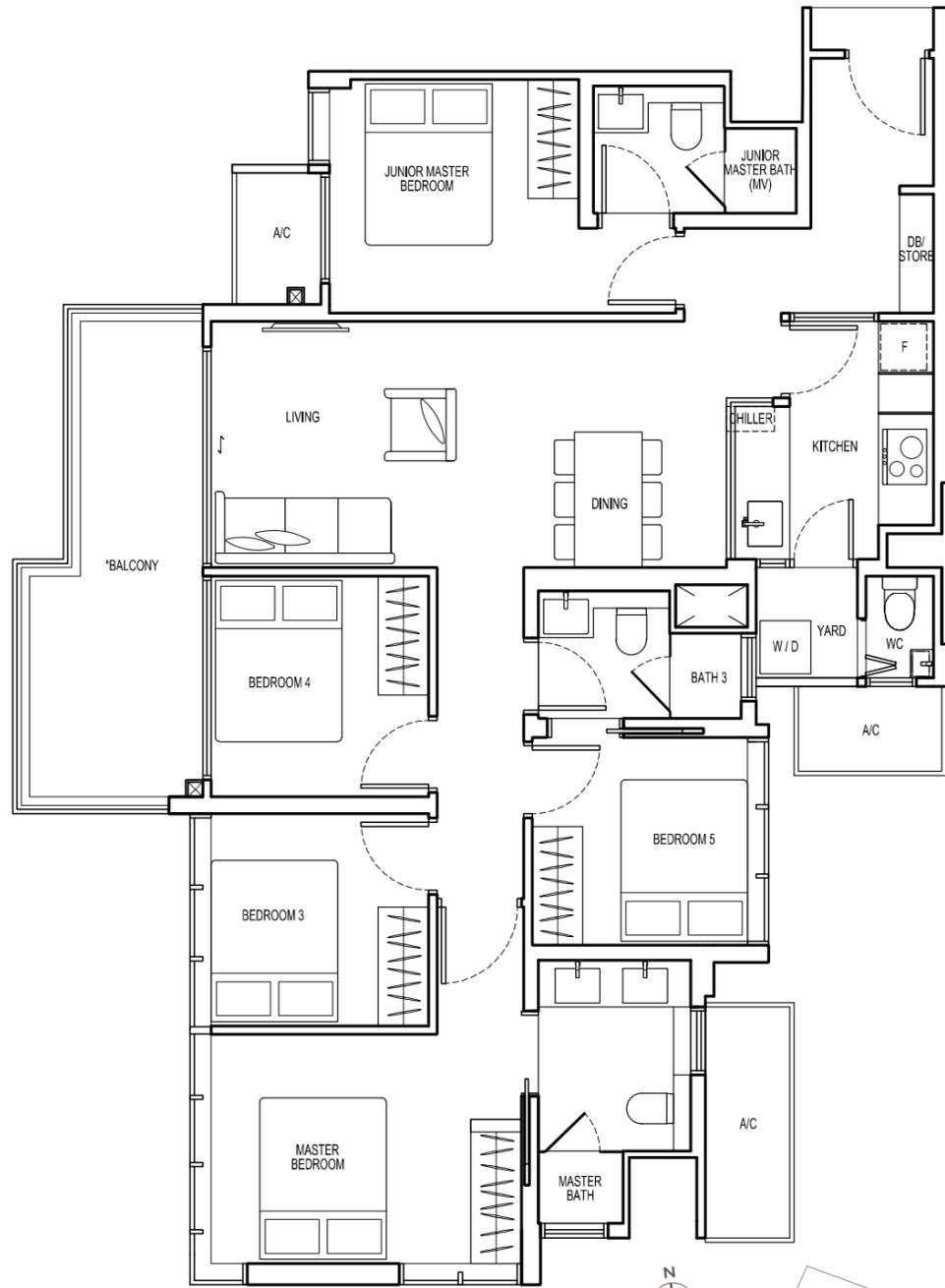
Type G1  
Impression Only

# 5-bedroom

## TYPE G2

119 sqm

Block 21 #02-20 to #05-20



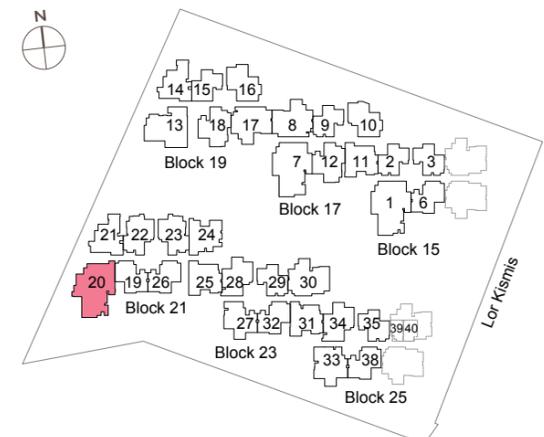
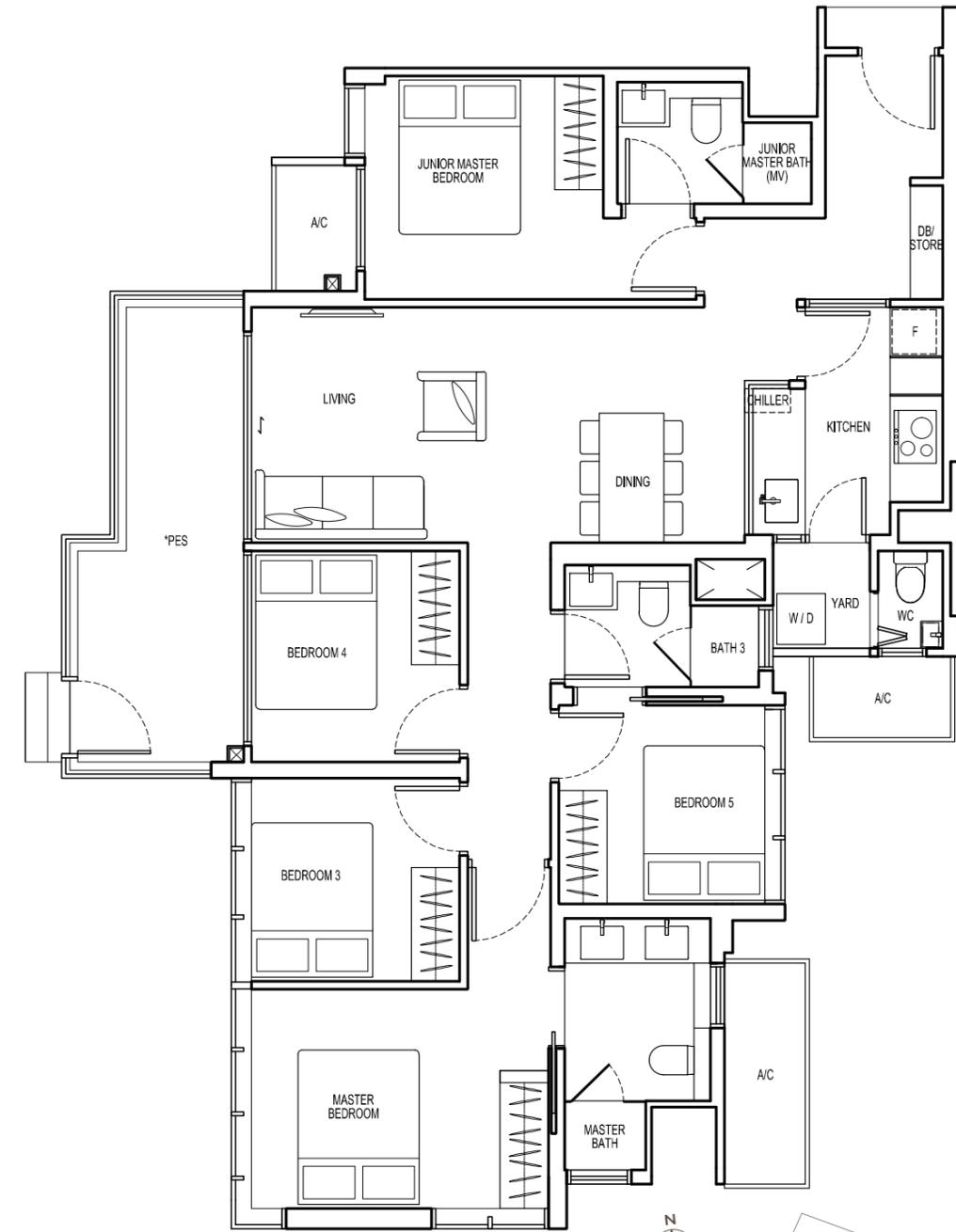
All floor areas indicated are inclusive of AC Ledge and PES/Balcony. All floor areas are estimates only and subject to final survey. All floor plans are subject to changes that may be required or approved by the relevant authorities. \*The PES/balcony shall not be enclosed. Only approved PES/balcony screens are to be used. For an illustration of the approved PES/balcony screen, please refer to page 45 of this Brochure.

# 5-bedroom

## TYPE G2-G

120 sqm

Block 21 #01-20



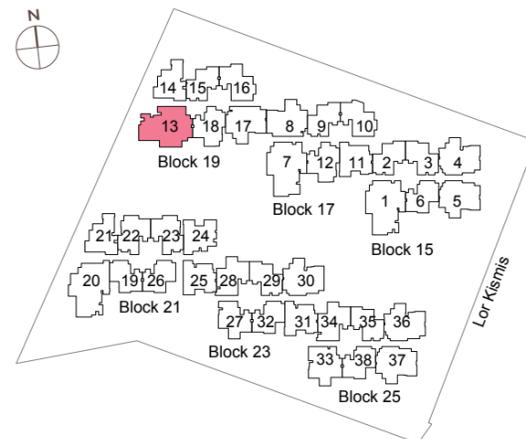
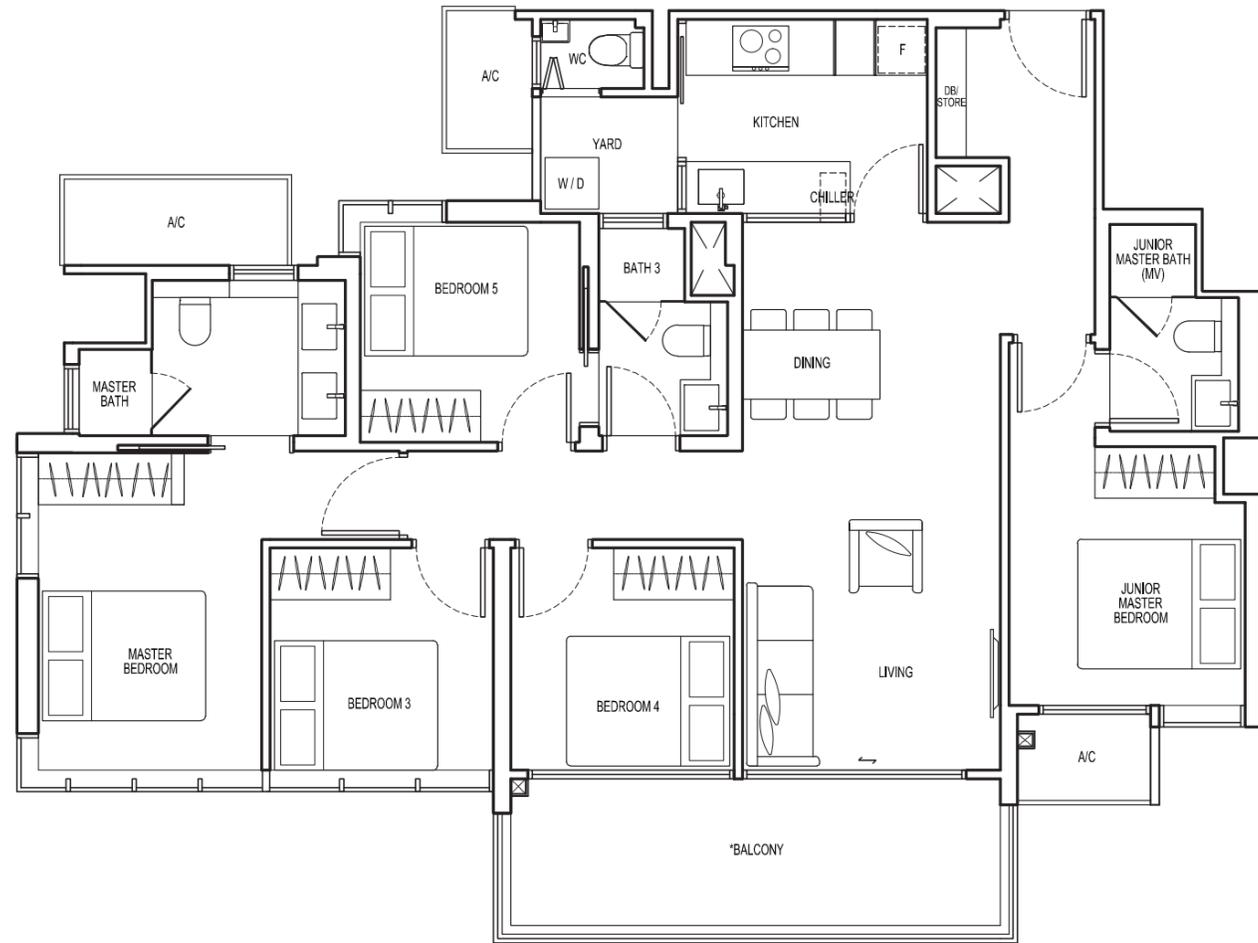
All floor areas indicated are inclusive of AC Ledge and PES/Balcony. All floor areas are estimates only and subject to final survey. All floor plans are subject to changes that may be required or approved by the relevant authorities. \*The PES/balcony shall not be enclosed. Only approved PES/balcony screens are to be used. For an illustration of the approved PES/balcony screen, please refer to page 45 of this Brochure.

# 5-bedroom

## TYPE G3

119 sqm

Block 19 #02-13 to #05-13



All floor areas indicated are inclusive of AC Ledge and PES/Balcony. All floor areas are estimates only and subject to final survey. All floor plans are subject to changes that may be required or approved by the relevant authorities. \*The PES/balcony shall not be enclosed. Only approved PES/balcony screens are to be used. For an illustration of the approved PES/balcony screen, please refer to page 45 of this Brochure.



Type G1 Master Bathroom Impression Only

## home is the safest place on earth

The comfort of home can never be taken for granted. Each unit is fully equipped with an advanced Smart Home gateway system featuring a pan and tilt camera with motion detectors and Wifi. The camera's night vision, cloud storage and two-way audio capabilities allow you to monitor your home remotely through the Smart Home mobile application, guaranteeing the safety of your home.



Vida Z-Wave Gateway



IP Camera

### Provisions

- Pan & tilt camera for security monitoring
- Cloud storage for video files
- Motion sensor for tracking movement
- Night vision for extra security
- In-built siren for alarm
- 2 way audio for communication

### Expansions\*

- Smart plug for energy consumption monitoring
- Door / Window sensor
- Motorised blinds
- Lightings control
- Remote air-con control
- Panic button
- SD card storage

## and intelligent security is at your finger tips

Yale introduces an intelligent, biometric lock — the YDM4109. This new lock has 3 unlocking mechanisms — via fingerprint, PIN code, and mechanical key override. Its advanced fingerprint verification technology guarantees a more secure and convenient lifestyle. Coupled with the Fermax integrated solution for Smart Homes, the video door entry systems and automation systems will allow for remote access to your home.



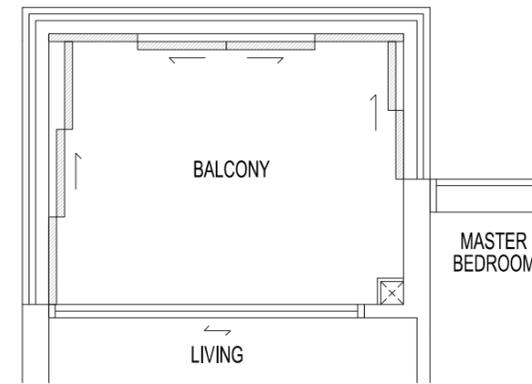
Digital Door Lock

### Product Specification

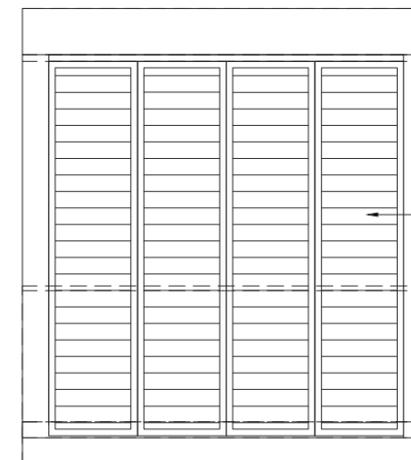
|                |              |
|----------------|--------------|
| Type           | Mortise lock |
| Fingerprint    | Up to 20     |
| PIN code       | 6-12 digits  |
| Mechanical Key | 2            |

\*Terms and conditions apply. The add-on compatible smart devices and features are not part of the provision for homeowners. Homeowners can choose to purchase the add-on compatible smart devices separately from the Smart Home vendor or any other vendors and install at their own cost after the handover of the unit.

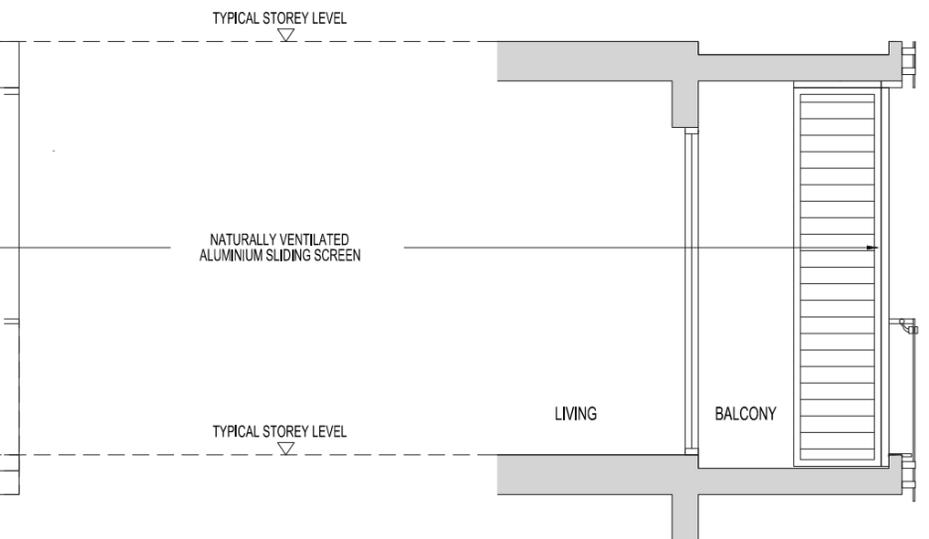
## balcony screen detail



PLAN



FRONT ELEVATION



SECTION

This drawing is for reference only. The screen design is provided for aesthetic uniformity of the development. Materials to be aluminium with powder coated finish. Fixing details are by contractor, and fixing shall not damage the existing waterproofing and structure. Owner shall verify all dimensions prior to fabrication and commencement of work. Drawings are not to scale. The cost of screen and installation shall be borne by the Owner.



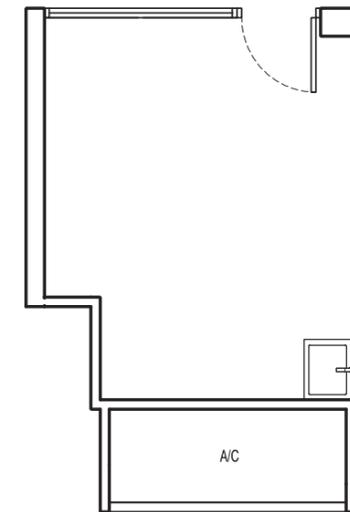
where amenities are a part  
of the community

## shops

### SHOP 1

17 sqm

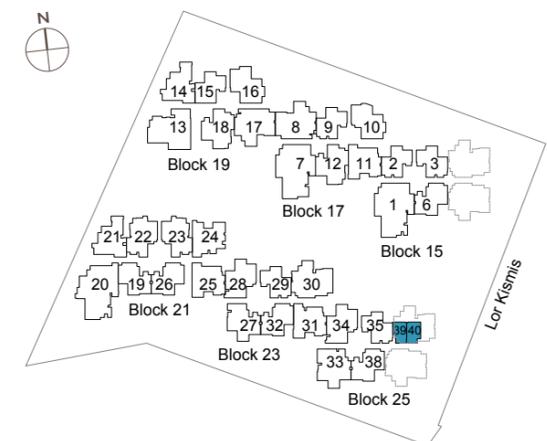
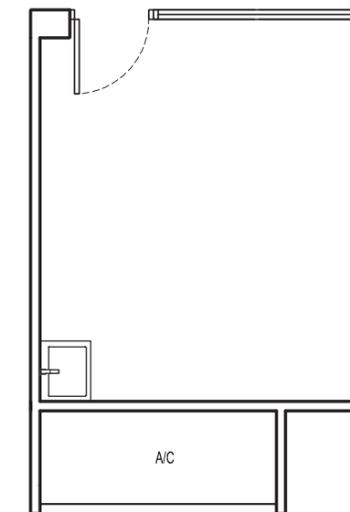
Block 25 #01-39



### SHOP 2

18 sqm

Block 25 #01-40



All floor areas indicated are inclusive of AC Ledge. All floor areas are estimate only and subject to final survey. All floor plans are subject to changes that may be required or approved by the relevant authorities.

## delivering excellence for 52 years

Roxy-Pacific Holdings Limited ("the Group") is an established property and hospitality corporation with an Asia-Pacific focus and a track record dating back to May 1967. Listed on the SGX Mainboard since 12 March 2008, the Group is engaged primarily in the development and sale of residential and commercial properties ("Property Development"), Hotel ownership and other investment properties in Asia-Pacific ("Hotel Ownership and Property Investment"), including the ownership of Grand Mercure Singapore Roxy. Since 2013, the three main arms – Property Development, Property Investment and Hotel Ownership have extended their reach beyond Singapore, to countries such as Malaysia, Australia, Thailand, Japan and Maldives.



### Singapore



RV Altitude



Fyve Derbyshire



120 Grange



Arena Residences

## shaping lives since the 1950s

Over the last 70 years since its incorporation in the 1950s, Tong Eng Group takes pride in developing distinctive buildings that are a harmonious blend of form and functionality. From its inception, the group has owned and developed more than a hundred acres of land, comprising office, retail, landed housing and condominium projects.



Tong Eng strives to blend creative planning and understated elegance, while adopting new concepts and technology in developing buildings with enduring value. With each project, careful attention is paid to every detail, from redefining spaces to ensure the optimum layout, to providing only the most impeccable finishes and quality.

### Singapore



Belgravia Green



Belgravia Villas



Centrium Square

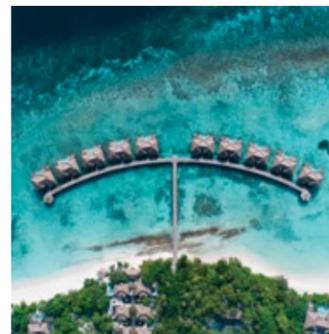
### Overseas



Wisma Infinitem, Malaysia



West End Residences, Australia



Noku, Maldives



Noku, Kyoto



Goodwood Grand



Three Balmoral



ARC 380

Developer: Roxy-TE2 Development Pte. Ltd. | Company Registration Number: 201803557N | Developer's Licence No.: CI303 | Tenure of Land: Leasehold 99 years commencing on 31 May 2019 | Encumbrances: Mortgage(s) in Favour of CIMB Bank Berhad | Expected Date of Vacant Possession: 1 May 2023 | Expected Date of Legal Completion: 1 May 2026 | Location: Lot 656A and 4373K of Mukim 5 at 15, 17, 19, 21, 23, 25 Lorong Kismis.

"Whilst every reasonable care has been taken in preparing this brochure, the Developer and its agents shall not be held responsible or liable for any inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representations of fact. All information and specifications are current at the time of print and are subject to change as may be required without prior notice. Nothing herein shall form part of any offer or contract. Visual representations including models, drawings, illustrations, photographs and art renderings portray artistic impressions only and are not to be taken as representations of fact. Floor areas and other measurements are approximate only and are subject to final survey. The Developer shall not be bound by any statements, representations or promises (whether written or oral) by its agents or otherwise, except as expressly set forth in the Sale and Purchase Agreement. The Sale and Purchase Agreement shall form the entire contract between the Developer and the Purchaser and shall supersede all statements, representations or promises (whether written or oral) made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises (whether written or oral) made by the Developer and its agents unless approved by the Controller of Housing (if required) and expressly agreed to in writing between the parties."

