

L A T T I C E



O N E







*Lower Peirce Reservoir*



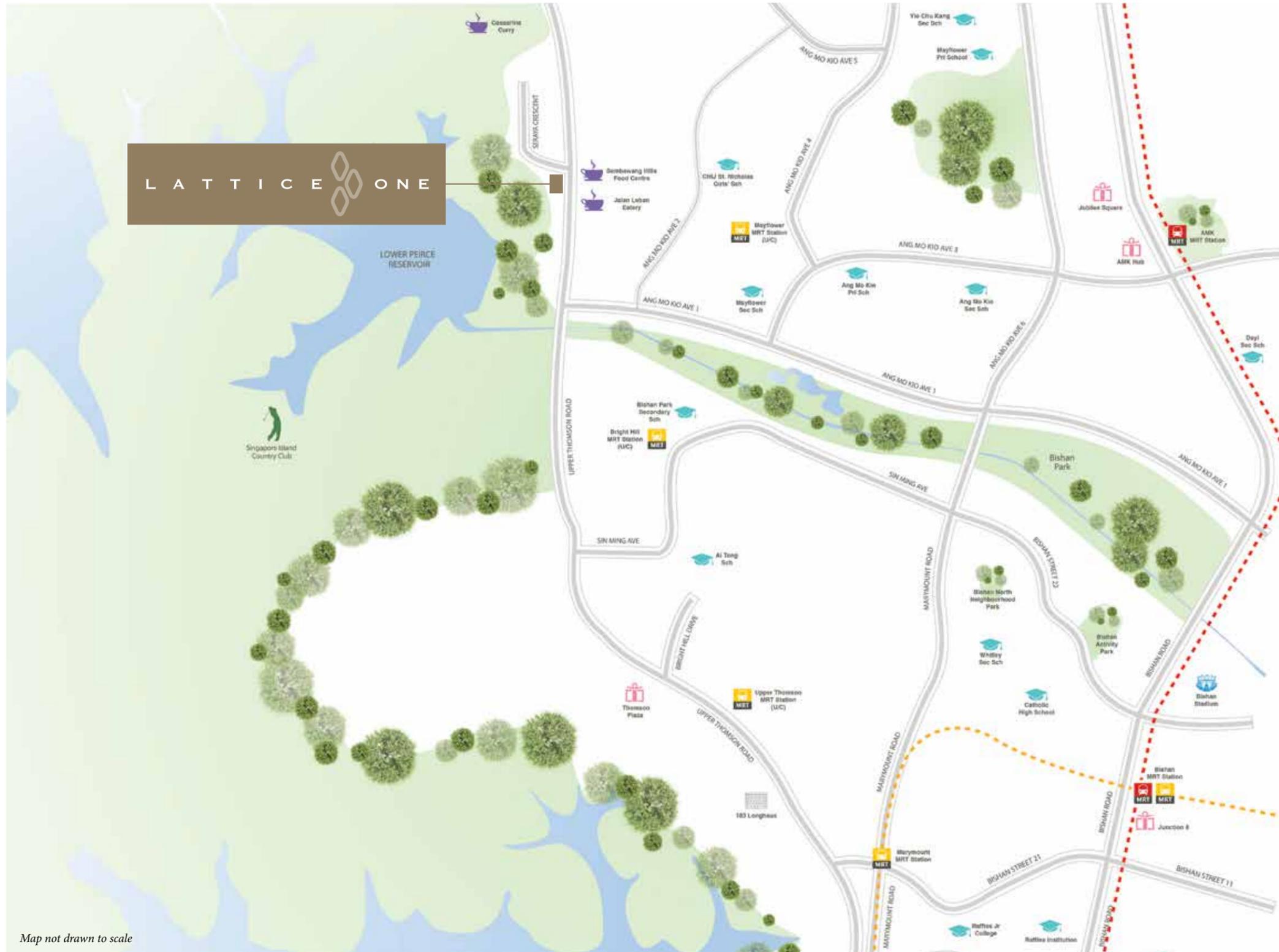
## NURTURE EVERY DREAM



The best thing to spend on children is your time. Fishing is much less about the fishing, and much more about the time alone with your child. All in a treasured freehold enclave where serenity is at one with elegance and happiness is nurtured to last a lifetime.

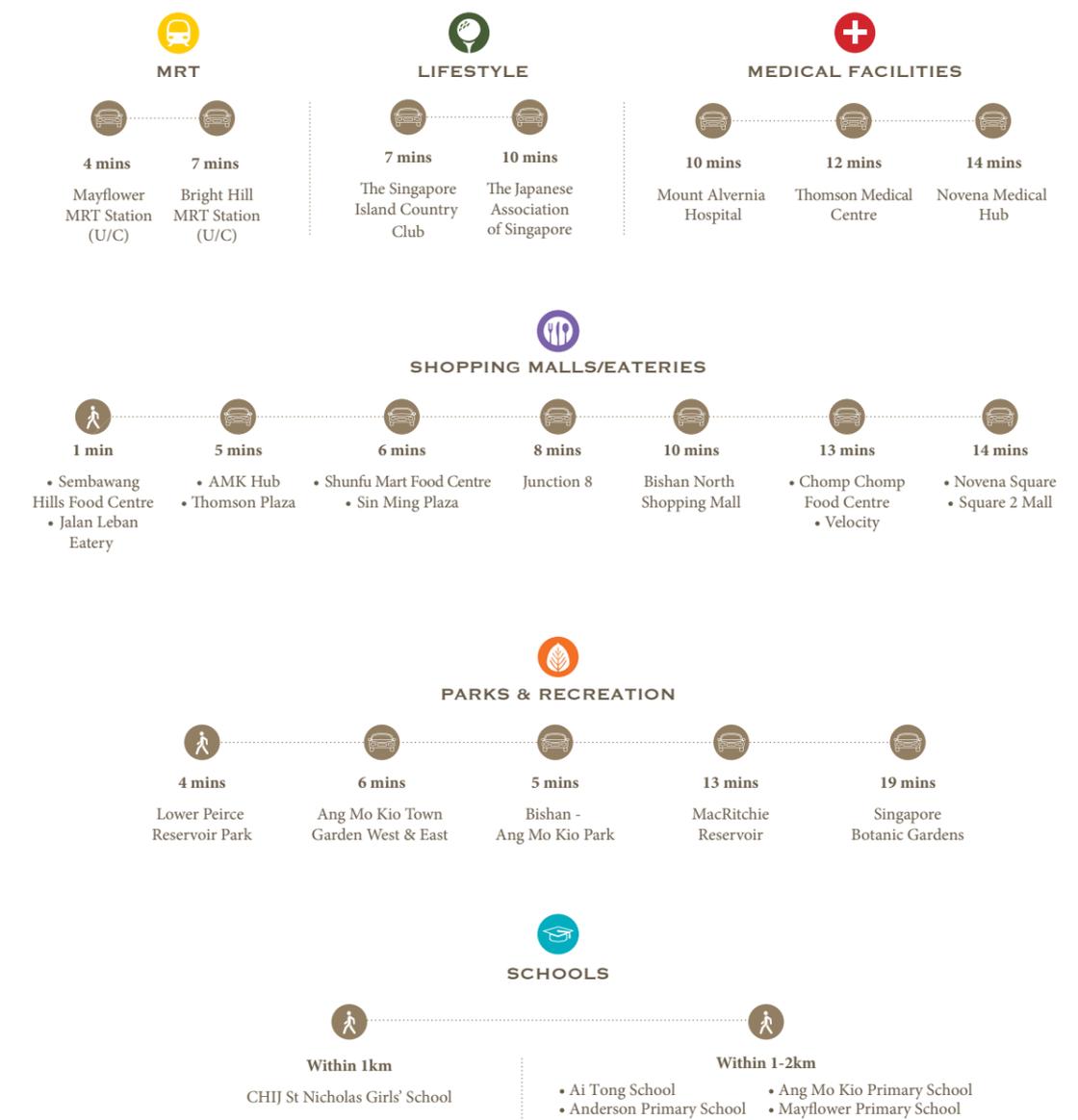


# L A T T I C E O N E



Map not drawn to scale

## A LIFE OF EASE AMIDST LIVING AND LEARNING



\*All travel times are estimates and subject to actual traffic condition.  
 \*Source: www.onemap.sg and www.google.com.sg/maps

## UNPLUG AND ENJOY THE NOW

There is perhaps no sweeter sound than the harmony that exists between you and the great outdoor. Step out and get a free hold on nature. You'd be surprised what a little sunshine, fresh air and a reservoir of fun in your backyard can do for your total wellbeing.



Lower Peirce Reservoir

## YOUR PLAYGROUND ALL AROUND



Thomson Plaza



Lower Peirce Reservoir



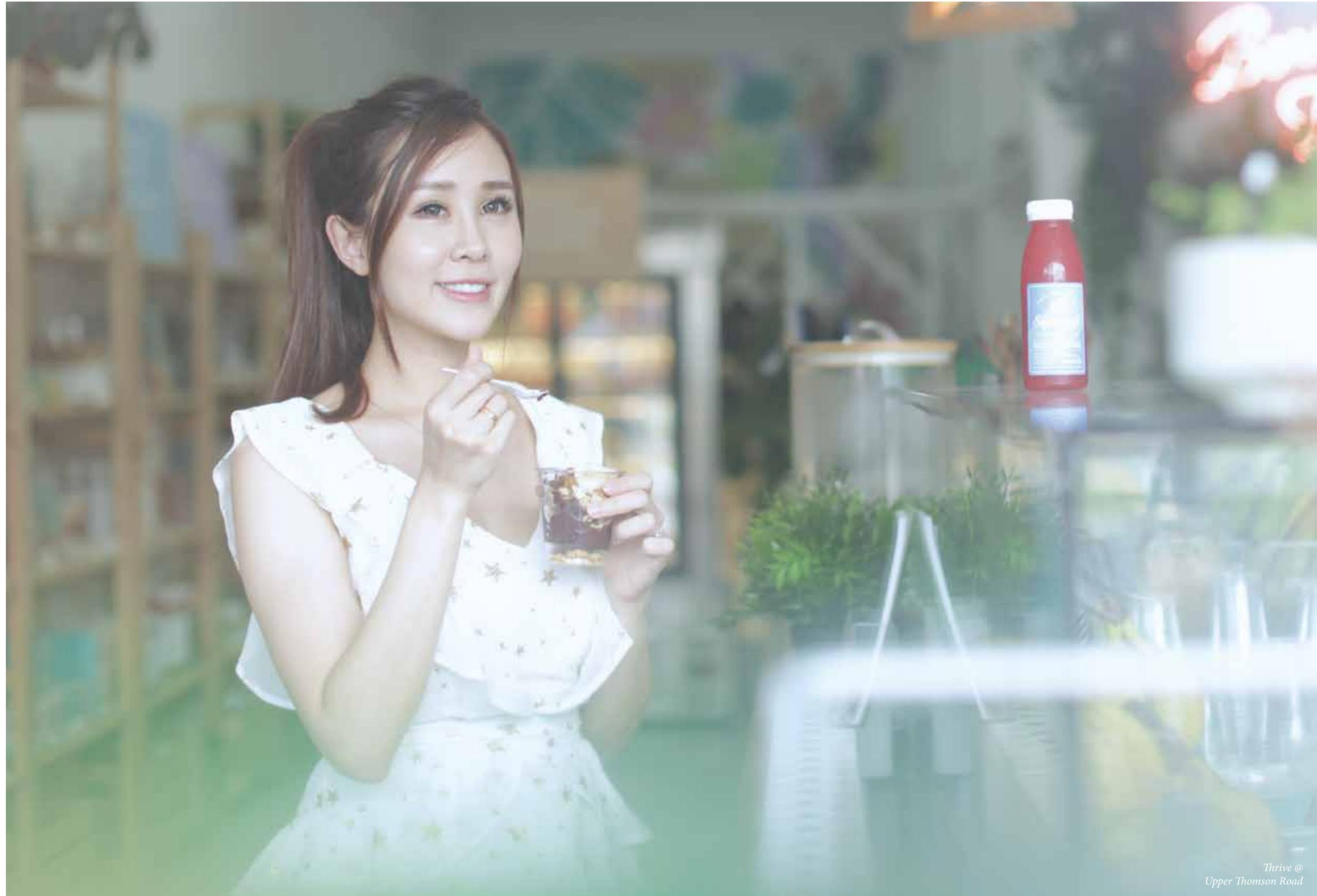
Nanyang Polytechnic



Junction 8

When minutes matter, let a rush of excitement set in. Home offers quick access and fast escapes in equal measure. At your doorstep is a delightful mix of relaxed malls, eateries and riverine retreats away from the hubbub. Fashion, food, relaxation.

Your time, your choice.



Thrive @  
Upper Thomson Road

THERE'S ALWAYS MORE  
TO EXPLORE



Omote @  
Thomson Plaza



Singpet.com @  
Midview City



Chicken House @  
Upper Thomson Road

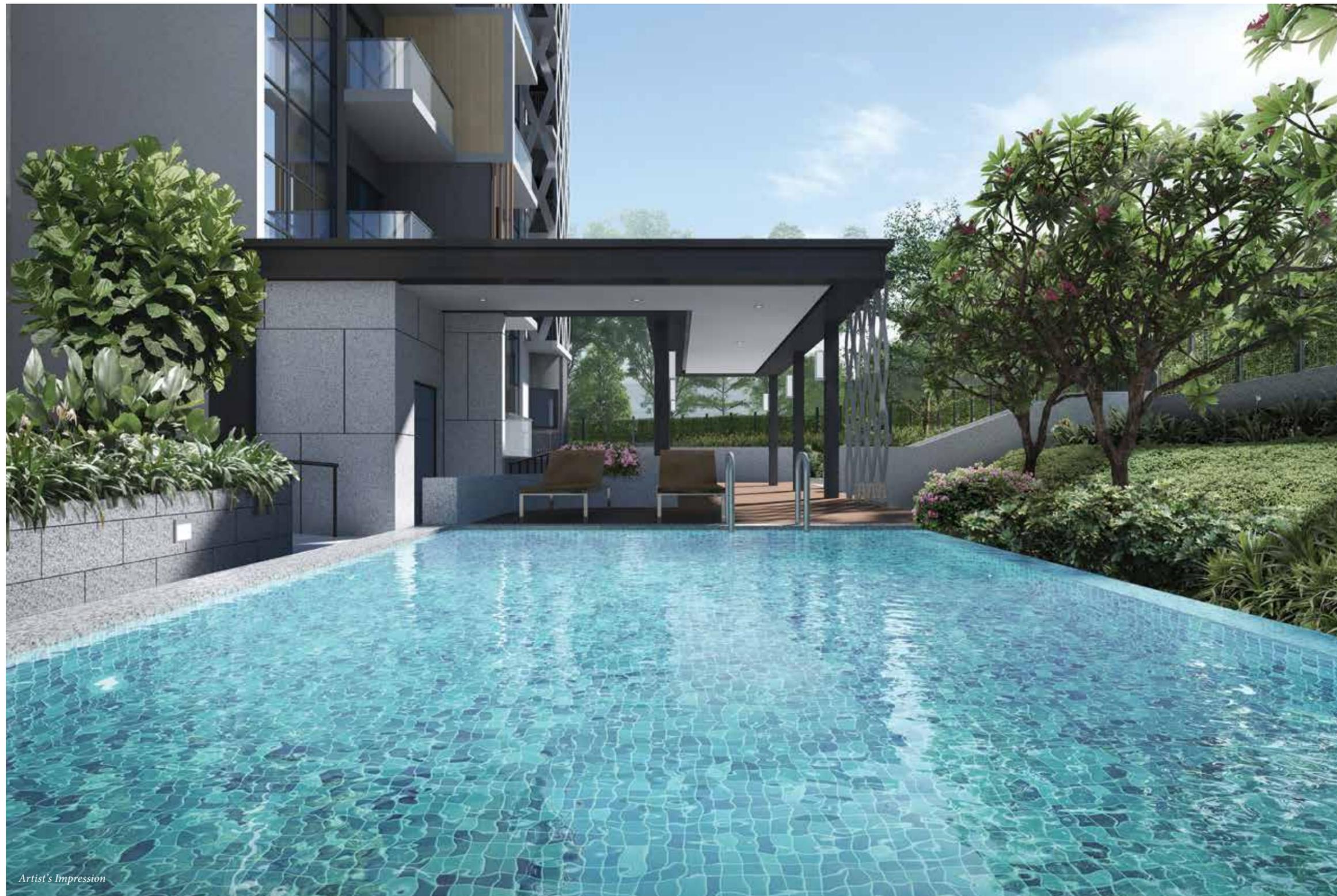
Diversity in social cultures is displayed in every niche of your neighbourhood. The whole world is represented in the wide array of restaurants, cafés and boutiques in the area. You never have to go further than 15 minutes from the property to satiate your sensorial appetites.



*Artist's Impression*

## **START FOREVER WITH EXUBERANCE**

Here is where you can take a deep breath after all that outside buzz. Its sculptural form is a bold statement that within, luxury is woven delicately into a life of comfort. With only 48 units, this freehold home has a way of inspiring feelings of relaxed exuberance in an exclusive forever getaway.



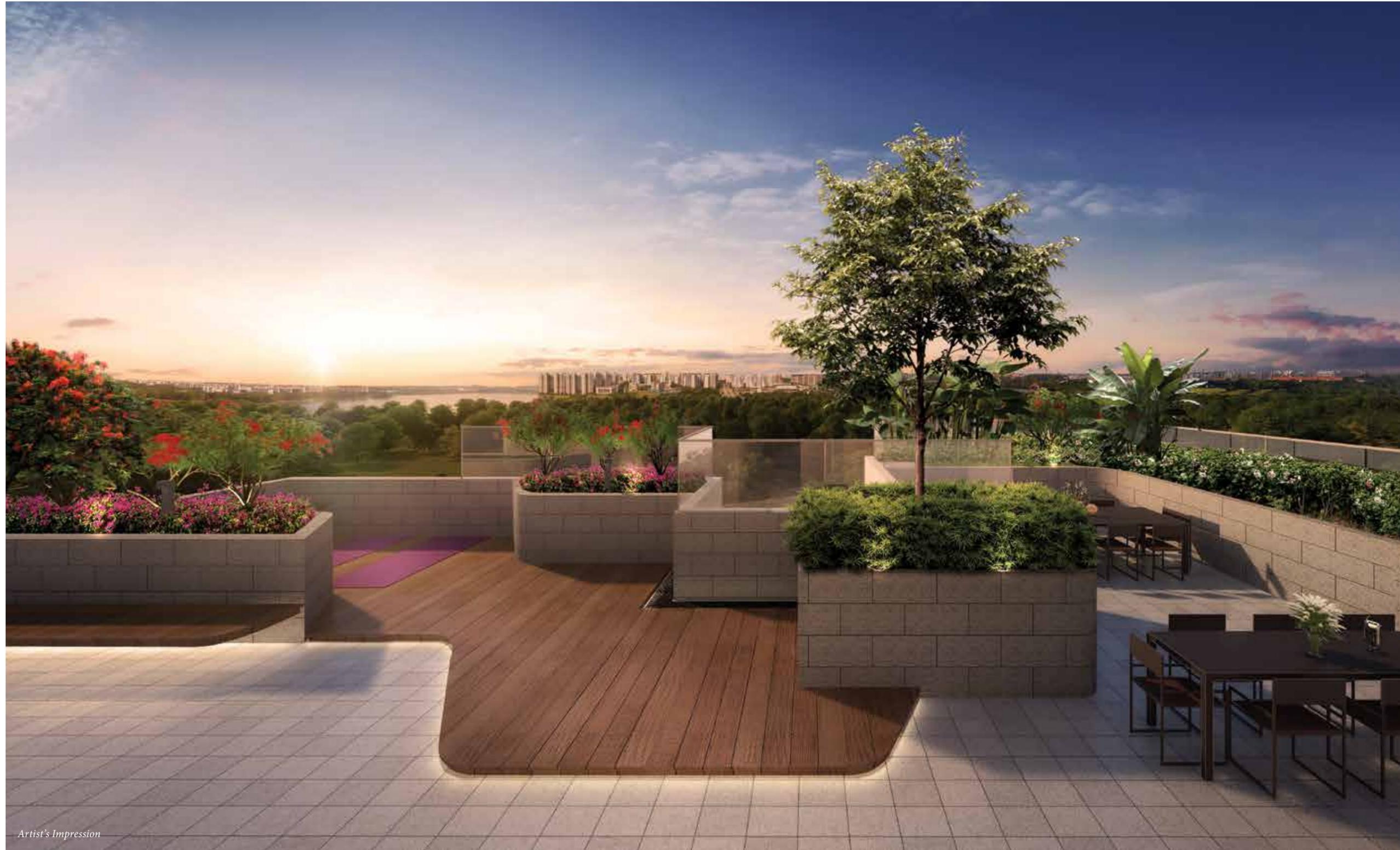
Artist's Impression

## RETREAT TO INDULGENCES



Make daily departures to your inner senses. Dive into tranquility and reawaken your energy. There's privacy and openness for everyone.

Return trips are encouraged. You're always just a lift away.



TAKE YOUR FRONT ROW SEAT  
TO THE OPEN SKY



Turn your gaze at the uninterrupted firmament and set your imagination free. Go on. Dream past the clouds. Conjure up a constellation. Blow kisses at Mars. Immerse yourself in the life-enhancing aura of the sky, right from your favourite spot at the rooftop garden.



TRANQUILITY WITHIN



*For illustration purposes only*

## QUIETLY LUXURIOUS AT EVERY TURN



*For illustration purposes only*

Open doors to spaces you'll long to spend quality time in. Every design nuance, each carefully sourced material, and the choice of top grade fittings accentuate the plush appeal of your home's interiors.



OPEN AND  
GRACIOUS SPACES



*For illustration purposes only*

The generously proportioned two to four-bedroom units come with refinements that reflect practical modern elegance. Meticulous attention to design and craftsmanship is evident wherever your gaze lands.

SMART LIVING  
IS BUILT IN



This is home automation that puts a premium on your peace of mind. With the VIDA Gateway system, you can remotely monitor your home and secure your family, day and night. Completely digital, it lets you add on other Smart Lifestyle options and devices as effortlessly as tapping on the gateway app.



VIDA Gateway



MIO Monitor



Biometric Door Lock



Meet Panel



### LEGEND

- |                          |                            |
|--------------------------|----------------------------|
| <b>A</b> MAIN ENTRANCE   | <b>I</b> FUNCTION PAVILION |
| <b>B</b> DROP-OFF ATRIUM | <b>J</b> SUBSTATION        |
| <b>C</b> LEISURE ALCOVE  | <b>K</b> BIN POINT         |
| <b>D</b> LAP POOL        | <b>L</b> SIDE GATE         |
| <b>E</b> WADING POOL     | <b>M</b> HANDICAP TOILET   |
| <b>F</b> POOL SHOWER     | <b>N</b> WATER TANK        |
| <b>G</b> POOLSIDE DECK   | <b>O</b> GENSET            |
| <b>H</b> GYMNASIUM       | <b>P</b> MDF ROOM          |

### ROOFTOP GARDEN (SKY LATTICE)



- |                       |                          |
|-----------------------|--------------------------|
| <b>1</b> SKY DINING   | <b>5</b> READING ALCOVE  |
| <b>2</b> SUNSET DECK  | <b>6</b> FITNESS STATION |
| <b>3</b> YOGA DECK    | <b>7</b> SKY LOUNGE      |
| <b>4</b> SCENT GARDEN | <b>8</b> GATHERING YARD  |



Artist's Impression

## UNIT DISTRIBUTION CHART

STACK LEVEL	1	2	3	4	5	6	7	8	9	10
ROOF				#05-04 TYPE C1-U 3 BR	#05-05 TYPE A1- U 2 BR		#05-07 TYPE C2-U 3 BR	#05-08 TYPE D1-U 4 BR	#05-09 TYPE C3-U 3 BR	#05-10 TYPE C2-U 3 BR
5	#05-01 TYPE C4 3 BR	#05-02 TYPE A3-B 2 BR	#05-03 TYPE A2-B 2 BR	#05-04 TYPE C1-U 3 BR	#05-05 TYPE A1- U 2 BR	#05-06 TYPE B1 2 + STUDY BR	#05-07 TYPE C2-U 3 BR	#05-08 TYPE D1-U 4 BR	#05-09 TYPE C3-U 3 BR	#05-10 TYPE C2-U 3 BR
4	#04-01 TYPE C4 3 BR	#04-02 TYPE A3-A 2 BR	#04-03 TYPE A2-A 2 BR	#04-04 TYPE C1-A 3 BR	#04-05 TYPE A1 2 BR	#04-06 TYPE B1 2 + STUDY BR	#04-07 TYPE C2-B 3 BR	#04-08 TYPE D1 4 BR	#04-09 TYPE C3 3 BR	#04-10 TYPE C2-A 3 BR
3	#03-01 TYPE C4 3 BR	#03-02 TYPE A3-B 2 BR	#03-03 TYPE A2-B 2 BR	#03-04 TYPE C1-B 3 BR	#03-05 TYPE A1 2 BR	#03-06 TYPE B1 2 + STUDY BR	#03-07 TYPE C2-A 3 BR	#03-08 TYPE D1 4 BR	#03-09 TYPE C3 3 BR	#03-10 TYPE C2-B 3 BR
2	#02-01 TYPE C4 3 BR	#02-02 TYPE A3-A 2 BR	#02-03 TYPE A2-A 2 BR	#02-04 TYPE C1-A 3 BR	#02-05 TYPE A1 2 BR	#02-06 TYPE B1 2 + STUDY BR	#02-07 TYPE C2-B 3 BR	#02-08 TYPE D1 4 BR	#02-09 TYPE C3 3 BR	#02-10 TYPE C2-A 3 BR
1	#01-01 TYPE C4-P 3 BR			#01-04 TYPE C1-P 3 BR	#01-05 TYPE A1-P 2 BR	#01-06 TYPE B1-P 2 + STUDY BR	#01-07 TYPE C2-P 3 BR	#01-08 TYPE D1-P 4 BR	#01-09 TYPE C3-P 3 BR	#01-10 TYPE C2-P 3 BR
B1	CARPARK									

## LEGENDS

	TYPE A1		TYPE B1		TYPE C1		TYPE D1
	TYPE A2				TYPE C2		
	TYPE A3				TYPE C3		
					TYPE C4		

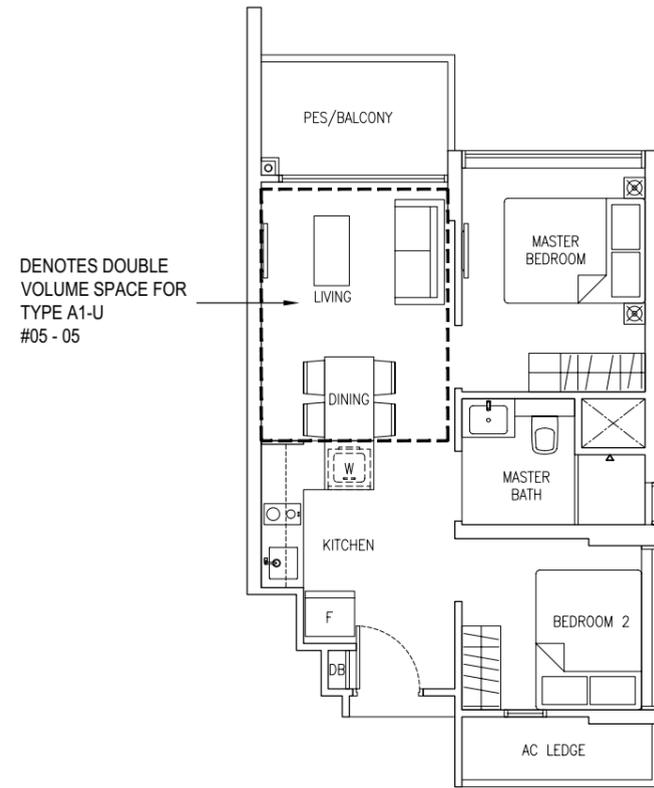
# 2-BEDROOM

## TYPE A1 CLASSIC

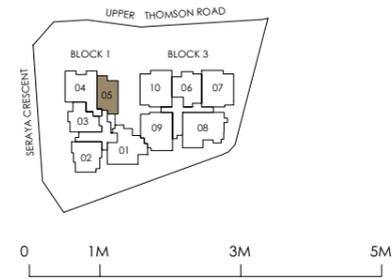
#01-05 to #04-05  
50 sq m / 538 sq ft  
4 units

## TYPE A1- U

#05-05  
61 sq m / 657 sq ft  
1 unit



DENOTES DOUBLE VOLUME SPACE FOR TYPE A1-U #05 - 05



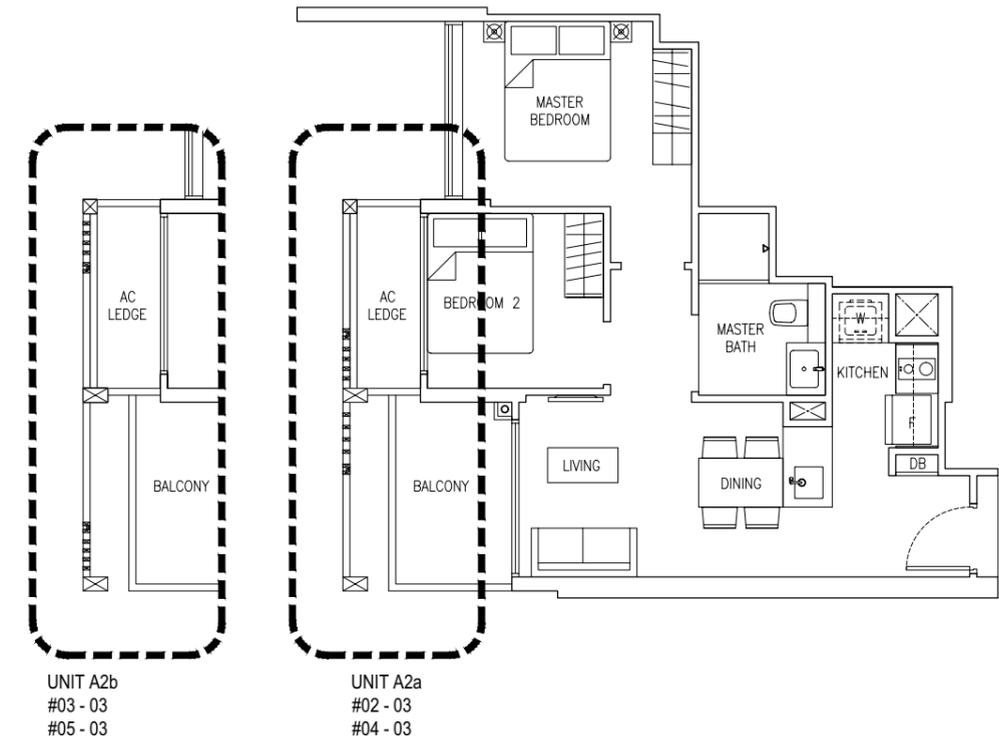
Plans are not to scale and subject to any amendment as may be approved by relevant authorities. All areas are approximate and are subject to final survey.

LEGEND:  
DB : DISTRIBUTION BOARD  
W : WASHER DRYER  
AC LEDGE : AIR-CONDITIONER LEDGE  
F : FRIDGE

# 2-BEDROOM

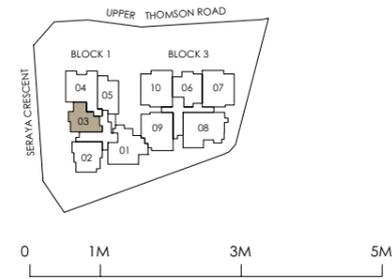
## TYPE A2

#02-03 to #05-03  
52 sq m / 560 sq ft  
4 units



UNIT A2b  
#03 - 03  
#05 - 03

UNIT A2a  
#02 - 03  
#04 - 03



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F : FRIDGE

# 2-BEDROOM

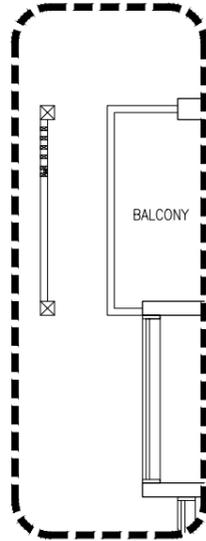
## TYPE A3 PREMIUM

#02-02 to #05-02

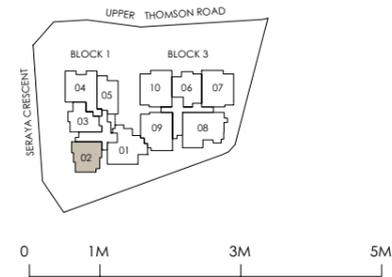
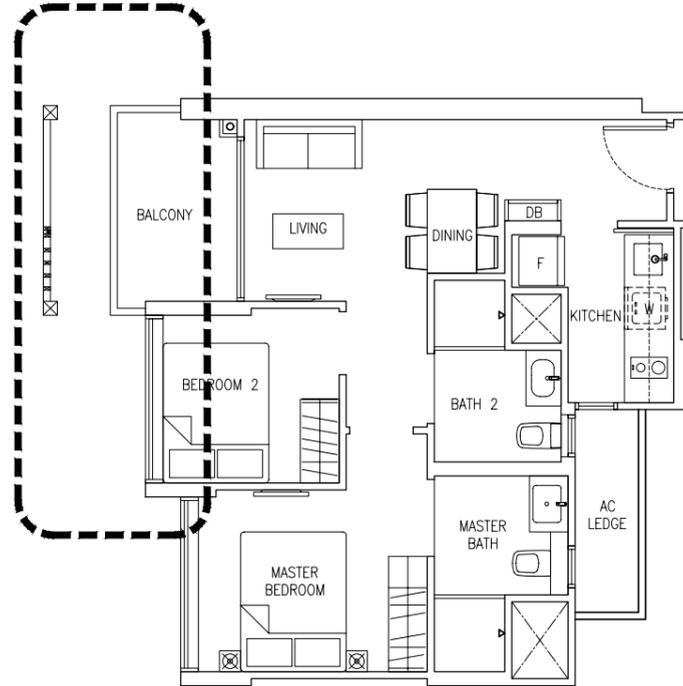
57 sq m / 614 sq ft

4 units

UNIT A3b  
#03 - 02  
#05 - 02



UNIT A3a  
#02 - 02  
#04 - 02



KEY PLAN

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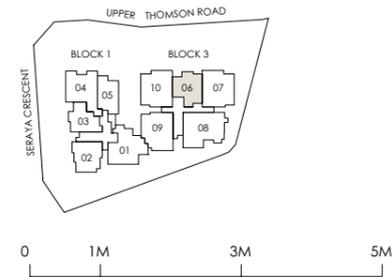
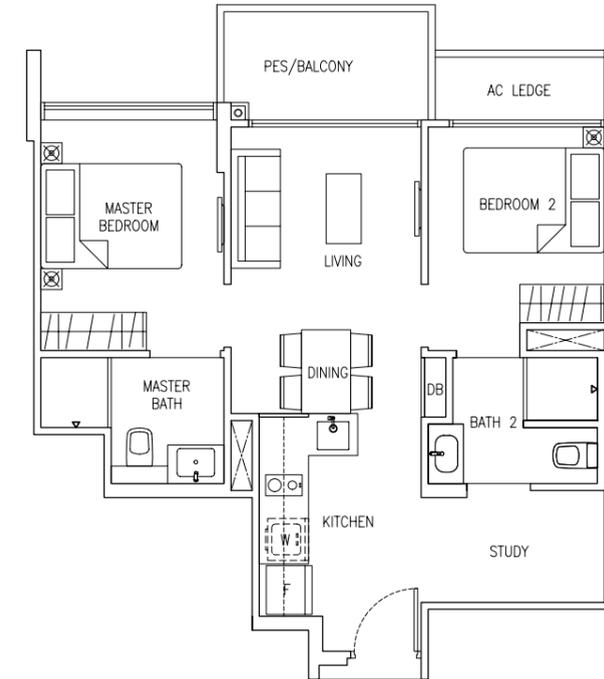
# 2-BEDROOM + STUDY

## TYPE B1

#01-06 to #05-06

60 sq m / 646 sq ft

5 units



KEY PLAN

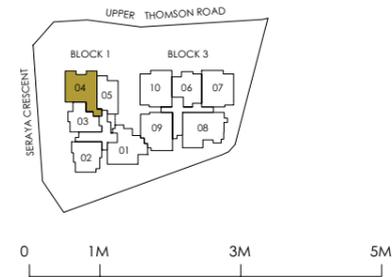
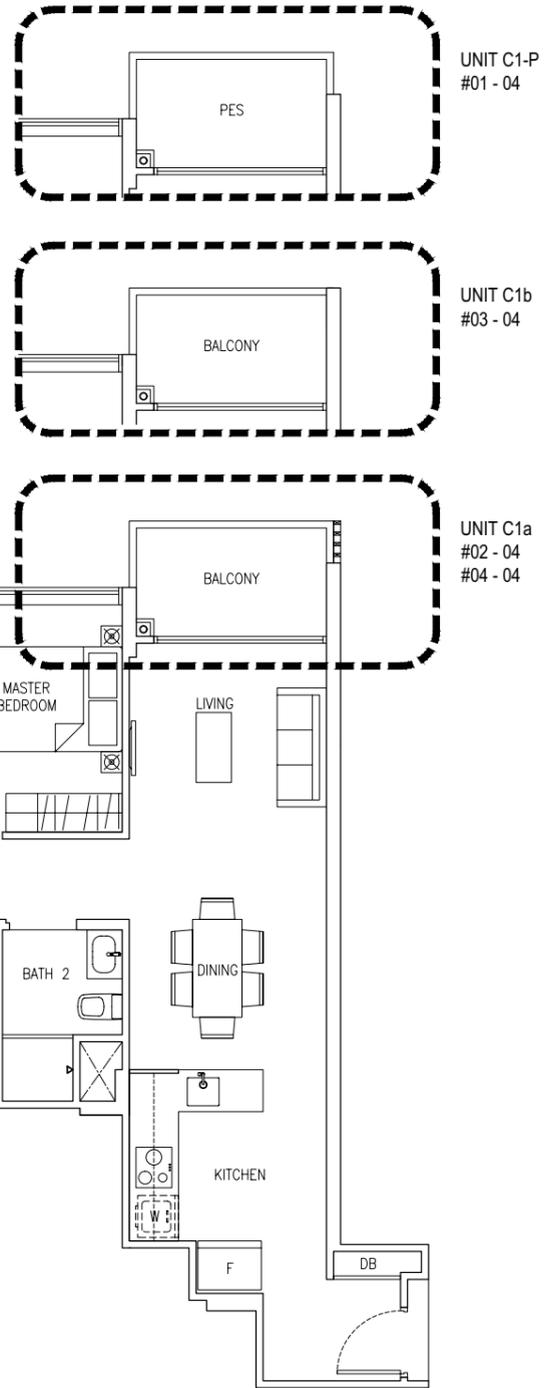
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LEGEND:  
DB : DISTRIBUTION BOARD  
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AC LEDGE : AIR-CONDITIONER LEDGE  
F : FRIDGE

# 3-BEDROOM

## TYPE C1 CLASSIC

#01-04 to #04-04  
78 sq m / 840 sq ft  
4 units



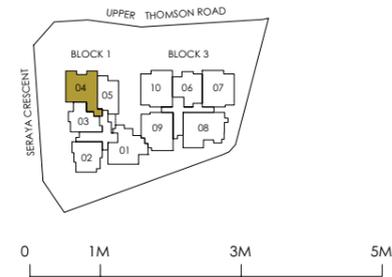
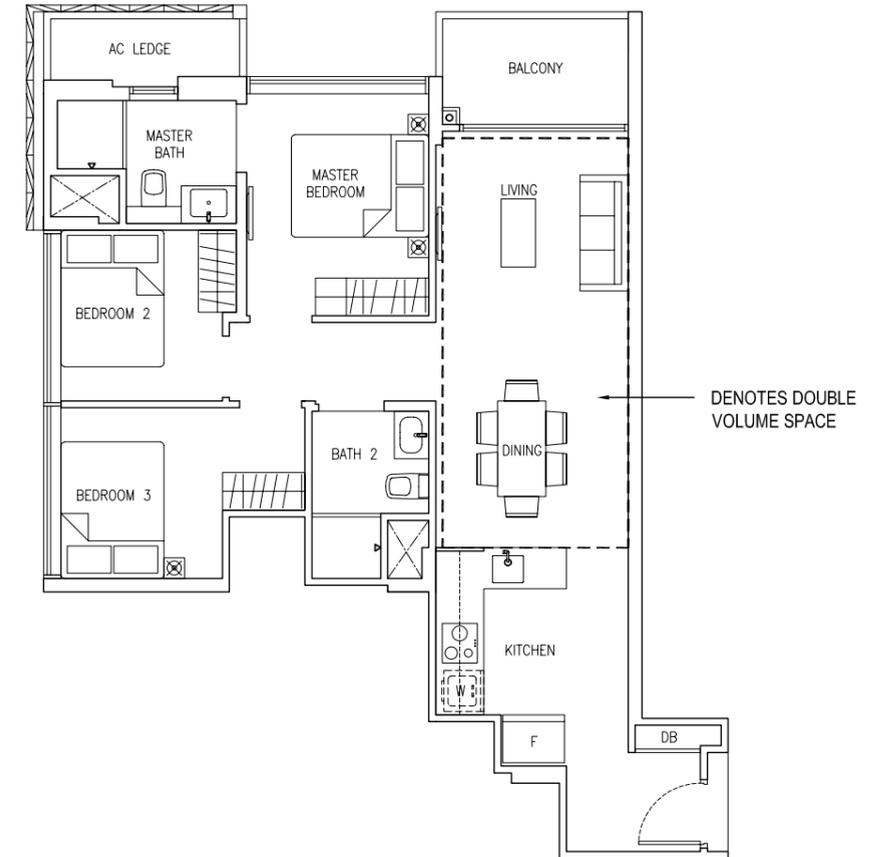
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LEGEND:  
DB : DISTRIBUTION BOARD  
W : WASHER DRYER  
AC LEDGE : AIR-CONDITIONER LEDGE  
F : FRIDGE

# 3-BEDROOM

## TYPE C1-U CLASSIC

#05-04  
96 sq m / 1,033 sq ft  
1 unit



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AC LEDGE : AIR-CONDITIONER LEDGE  
F : FRIDGE

# 3-BEDROOM

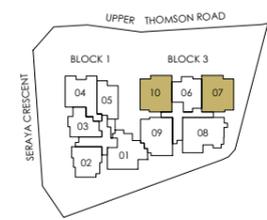
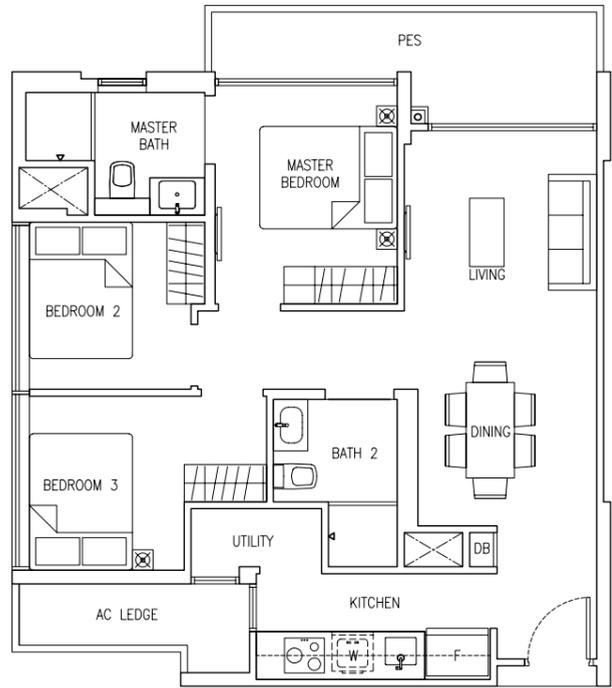
## TYPE C2-P

#01-07 (Mirror)

#01-10

80 sq m / 861 sq ft

2 units



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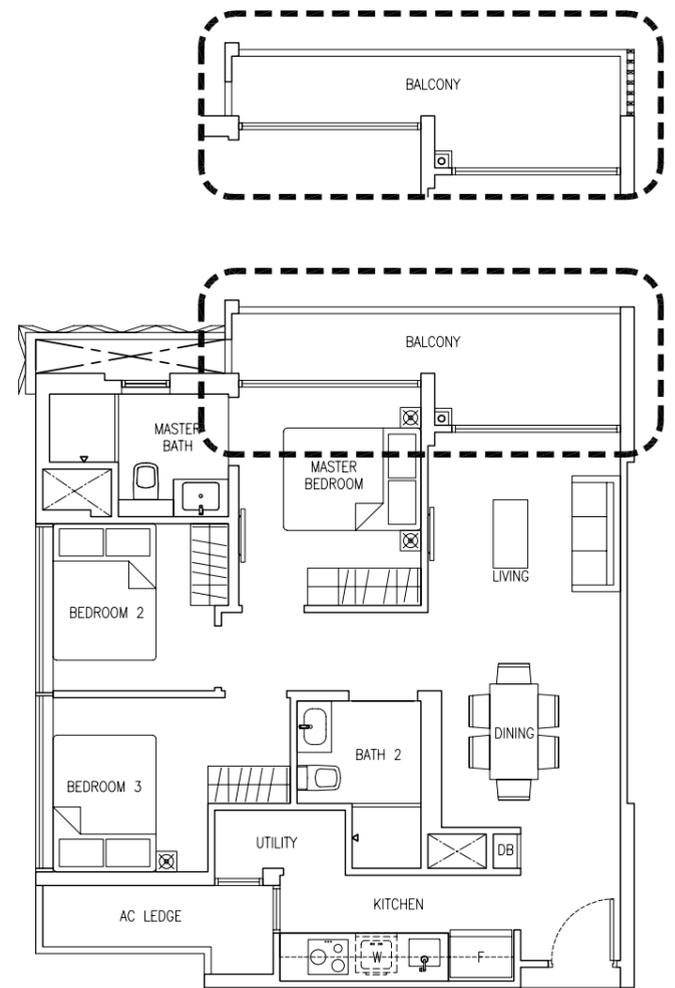
LEGEND:  
 DB : DISTRIBUTION BOARD  
 W : WASHER DRYER  
 AC LEDGE : AIR-CONDITIONER LEDGE  
 F : FRIDGE

# 3-BEDROOM

## TYPE C2

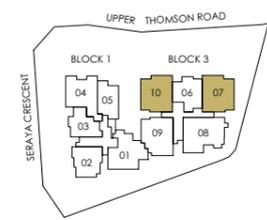
80 sq m / 861 sq ft

6 units



UNIT C2b  
 #03 - 10  
 UNIT C2b-R  
 #02 - 07 (MIRROR)  
 #04 - 07 (MIRROR)

UNIT C2a  
 #02 - 10  
 #04 - 10  
 UNIT C2a-R  
 #03 - 07 (MIRROR)



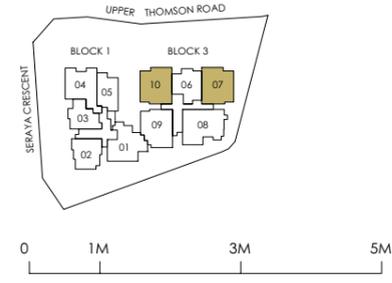
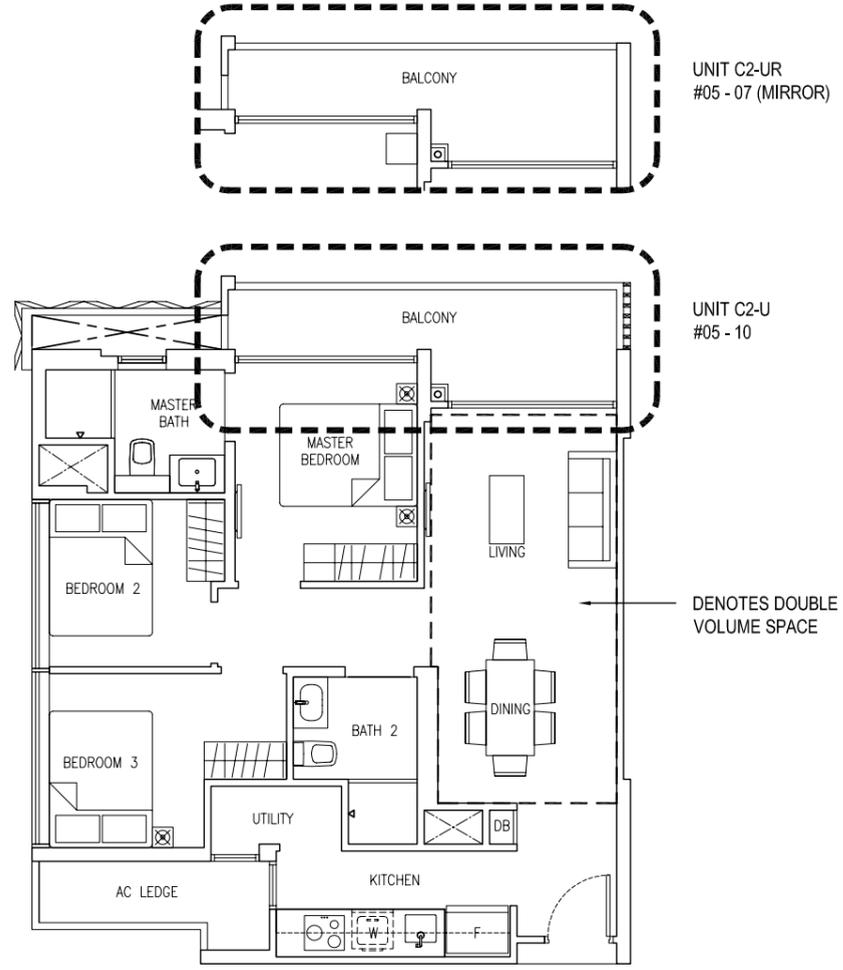
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LEGEND:  
 DB : DISTRIBUTION BOARD  
 W : WASHER DRYER  
 AC LEDGE : AIR-CONDITIONER LEDGE  
 F : FRIDGE

# 3-BEDROOM

## TYPE C2-U

#05-07 (Mirror)  
 #05-10  
 96 sq m / 1,033 sq ft  
 2 units



KEY PLAN

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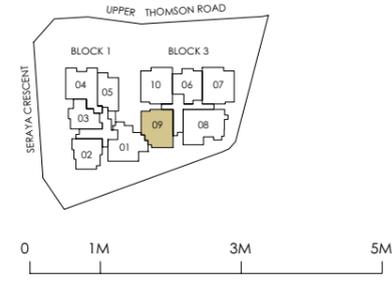
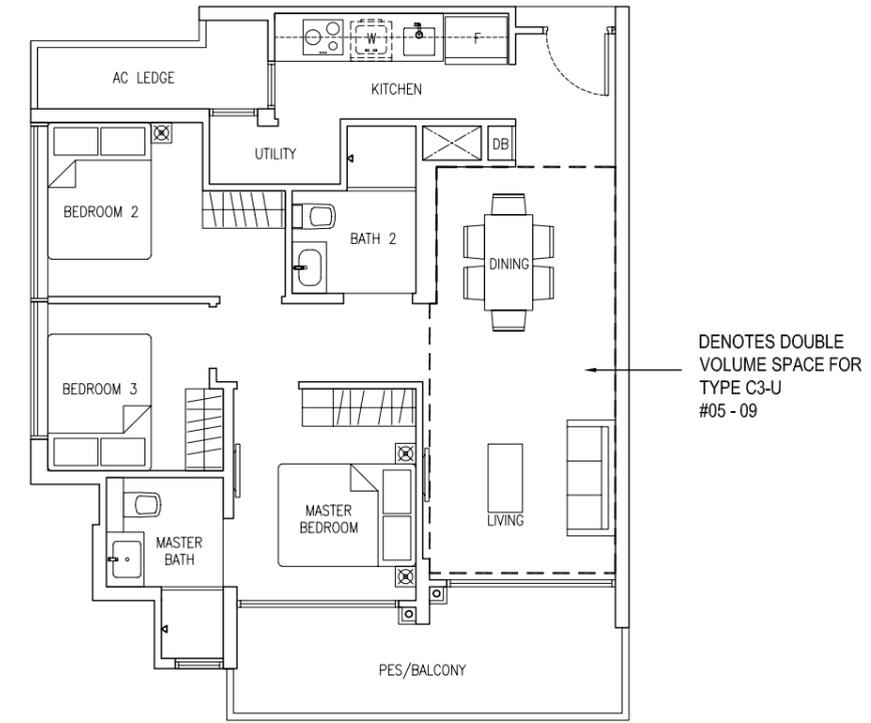
# 3-BEDROOM

## TYPE C3

#01-09 to #04-09  
 82 sq m / 883 sq ft  
 4 units

## TYPE C3-U

#05-09  
 100 sq m / 1,076 sq ft  
 1 unit



KEY PLAN

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DENOTES DOUBLE VOLUME SPACE FOR TYPE C3-U #05-09

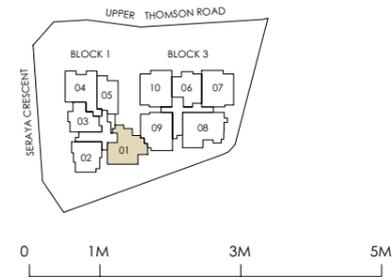
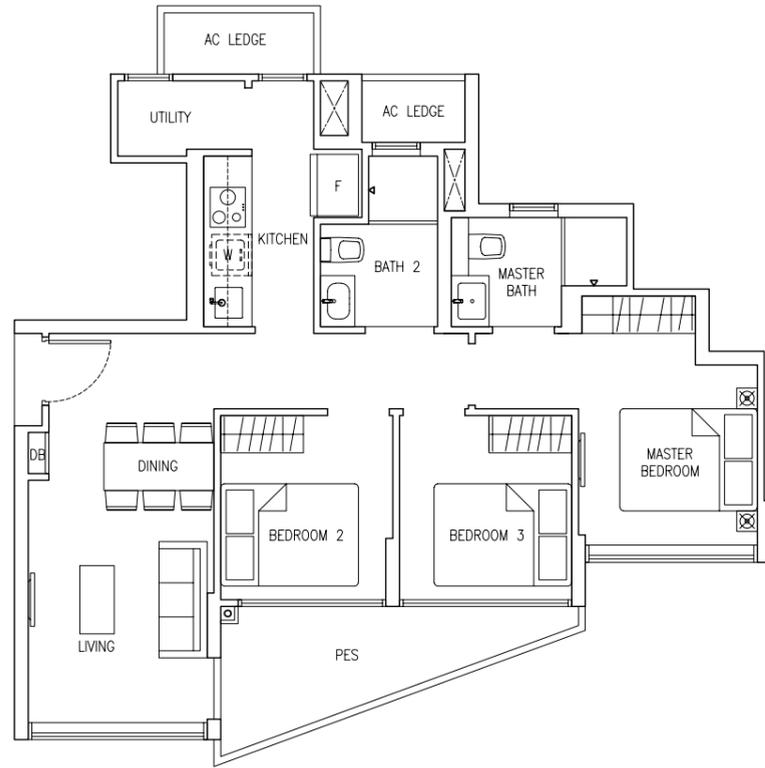
# 3-BEDROOM

## TYPE C4-P

#01-01

77 sq m / 829 sq ft

1 unit



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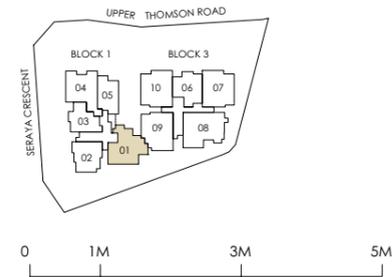
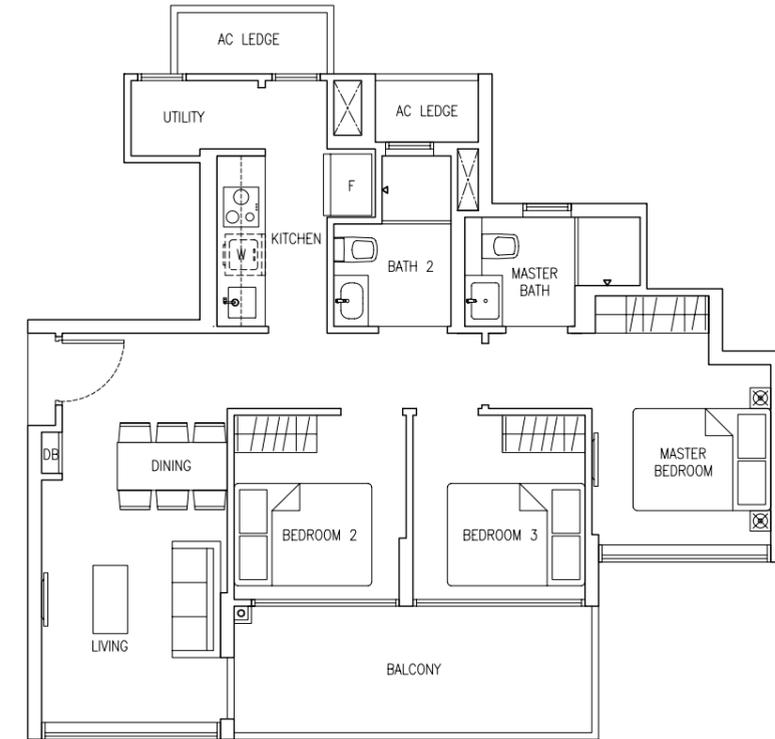
# 3-BEDROOM

## TYPE C4

#02-01 to #05-01

81 sq m / 872 sq ft

4 units



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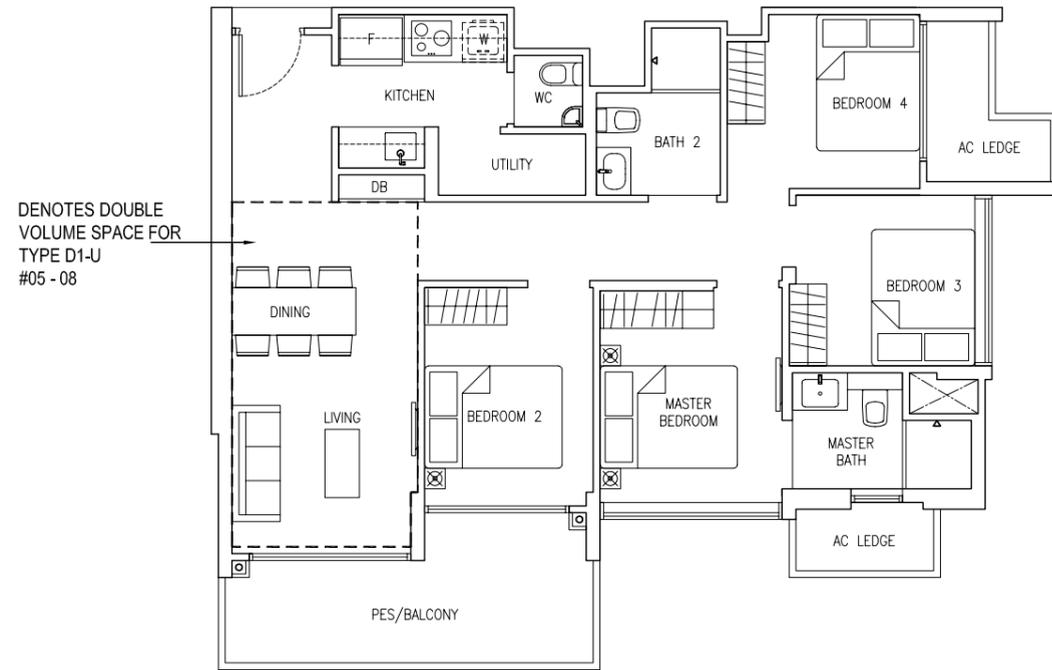
# 4-BEDROOM

## TYPE D1

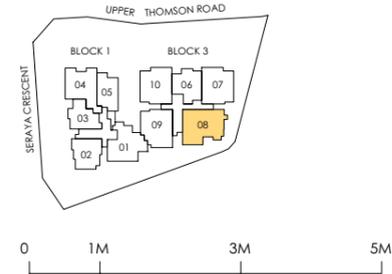
#01-08 to #04-08  
 95 sq m / 1,023 sq ft  
 4 units

## TYPE D1- U

#05-08  
 110 sq m / 1,184 sq ft  
 1 unit



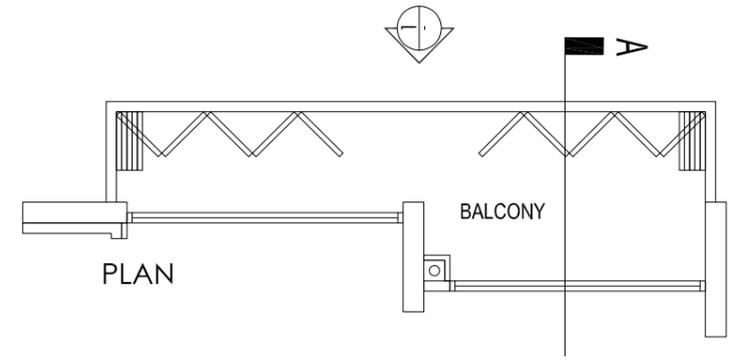
DENOTES DOUBLE VOLUME SPACE FOR TYPE D1-U #05 - 08



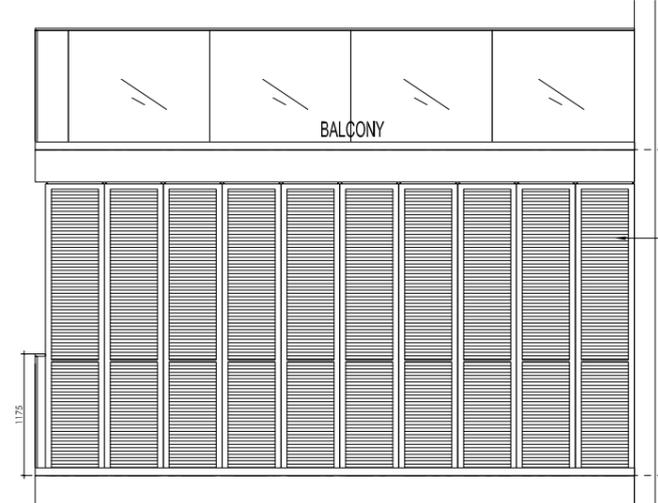
LEGEND:  
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 AC LEDGE : AIR-CONDITIONER LEDGE  
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# APPROVED BALCONY SCREEN DESIGN



PLAN

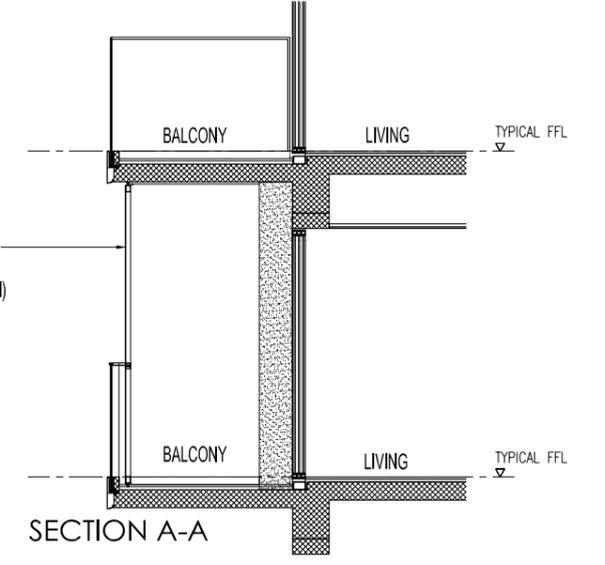


ELEVATION 1

BALCONY FFL

BALCONY FFL

ALUM SLIDE AND FOLD BALCONY SCREENING (FOR FUTURE INSTALLATION) TO DETAIL



SECTION A-A

## CREATING EXCLUSIVE HOMES, BUILDING INSPIRING SPACES.

### TEE Land Profile

TEE Land Limited ("TEE Land" or "the Group") is a regional real estate developer and investor, with presence in Singapore, Malaysia, Australia and New Zealand. The Group undertakes residential, commercial and industrial property development projects as well as invests in income-generating assets.

We are an established property developer with a strong track record of delivering quality and well-designed living, commercial and industrial spaces that harmonise societies, businesses and people. Our property development projects are predominantly freehold in tenure and are targeted at middle-to-high income consumers who value exclusivity in good locations.

Incorporated in 2012 and listed on the Mainboard of the Singapore Exchange in 2013, the Group is a subsidiary of SGX Mainboard listed TEE International Limited.



HILBRE 28



24ONE RESIDENCES



AURA 83



GILSTEAD 35



REZI 35



REZI 3TWO

For enquiries, please call



Developer Name: TEE Development Pte Ltd • Co. Reg. No.: 200704202Z • Tenure: Estate in Fee Simple • Developer's Licence: C1277 • Encumbrances: Mortgage registered in favour of Hong Leong Finance Limited  
• BP No.: A1698-00609-2017-BP01 Approved on 23 April 2019 • Expected TOP Date: 31 December 2022 • Expected Date of Legal Completion: 31 December 2025

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 (inclusive of A/C ledge and void area) 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.

