

One inspiring icon.

The fascinating motions of sea waves. The pearlescent colours of water.
The invigorating breeziness of sea shores. The magnificent allure of oceania
living is encapsulated in one private residential beacon in the East.

Welcome to Amber Skye.



Here, luxury has no boundaries.

Be spoilt for choice, with a sea of amenities near home. Relax at East Coast Park or rejuvenate at Gardens by the Bay. Enjoy retail therapy at shopping malls or tee off to a day of fun at Marina Bay Golf Course. Be surrounded by a plethora of prestigious schools, from local to international. Enjoy an endless flow of convenience, here at home.



5 min drive to East Coast Park



8 min drive to Marina Bay Sands



8 min drive to Gardens by the Bay



8 min drive to Marina Bay Golf Course



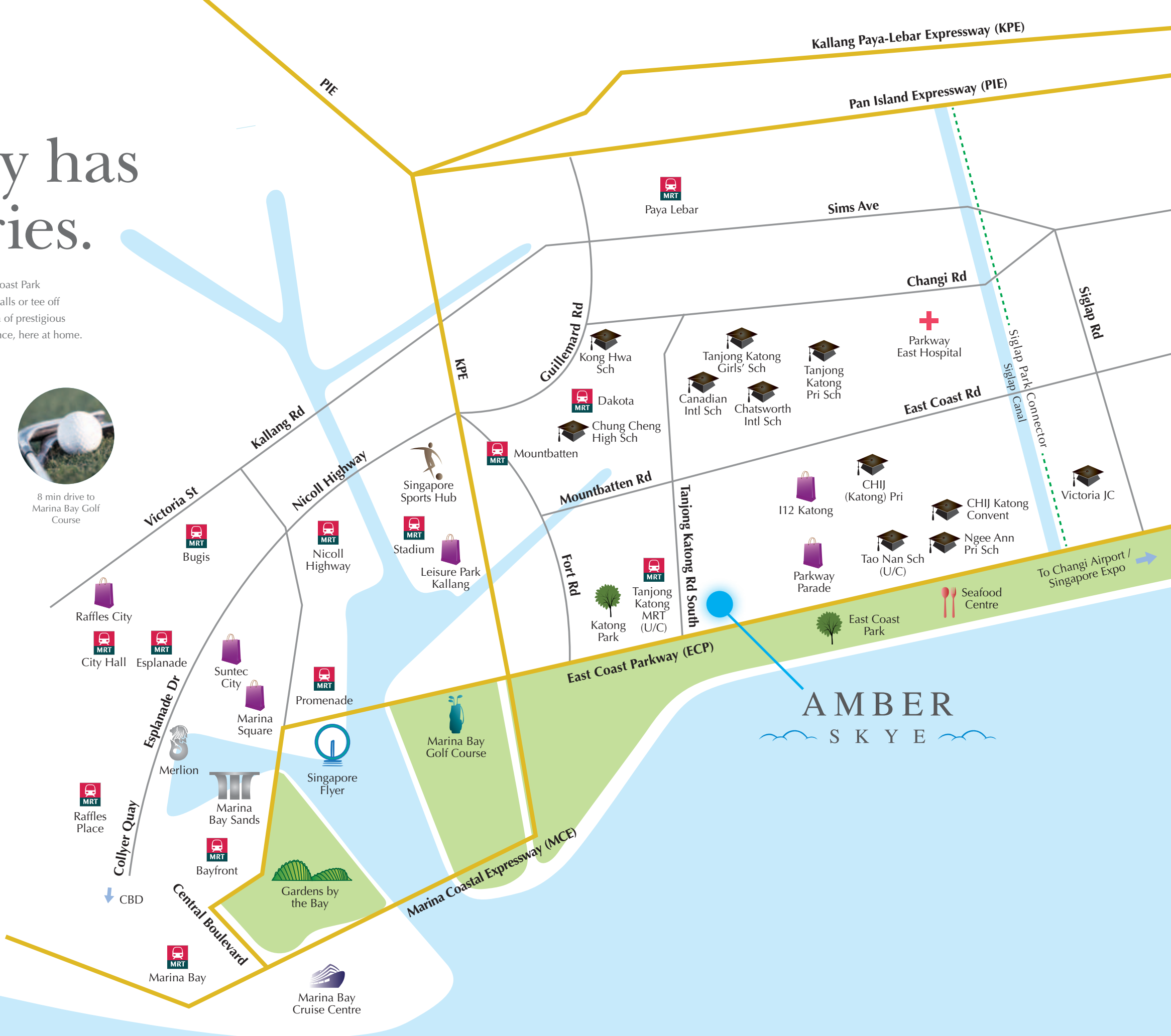
8 min drive to Prestigious Schools



8 min drive to Sports Hub



15 min drive to Changi Airport



Map not drawn to scale.

Site Plan



Artist's Impression

Legend

- A

 Main Entrance
- B

 Feature Green Wall
- C

 Guard House
- D

 Cascade Planter
- E

 Drop Off and Waiting Area
- F

 Drop Off Water Feature
- G

 Children's Topo Playground
- H

 Pool Deck
- I

 Kids' Pool
- J

 Poolside Water Feature
- K

 48m Lap Pool
- L

 Jacuzzi
- M

 Hammock Lounge
- N

 Dining Pavilion
- O

 BBQ Area
- P

 Poolside Shower
- Q

 Clubhouse
Gym (Level 2)
- R

 Steam Room (Level 2)

Level 13: Sky Terrace

Choice Units

	07	06	05	04		03	02	01	
22nd	PH 4 (#20-07) 308 sqm	PH 2 (#20-05) 311 sqm		PH 3 (#20-04) 308 sqm	22nd	PH 6 (#20-03) 382 sqm	PH 1 (#20-02) 309 sqm	PH 5 (#20-01) 381 sqm	
21st									
20th									
19th	B2 104 sqm	A2 59 sqm	Loft 113 sqm	B2 104 sqm	19th	C1 124 sqm	B1 92 sqm	C1 124 sqm	
18th	B2 104 sqm	Loft 113 sqm		B2 104 sqm	18th	C1 124 sqm	B1 92 sqm	C1 124 sqm	
17th	B2 104 sqm		A1 49 sqm	B2 104 sqm	17th	C1 124 sqm	B1 92 sqm	C1 124 sqm	
16th	B2 104 sqm	Loft 113 sqm	A2 59 sqm	B2 104 sqm	16th	C1 124 sqm	B1 92 sqm	C1 124 sqm	
15th	B2 104 sqm		Loft 113 sqm	B2 104 sqm	15th	C1 124 sqm	B1 92 sqm	C1 124 sqm	
14th	B2 104 sqm	A1 49 sqm		B2 104 sqm	14th	C1 124 sqm	Sky Terrace	C1 124 sqm	
13th	B2 104 sqm	A2 59 sqm	Loft 113 sqm	B2 104 sqm	13th	C1 124 sqm		C1 124 sqm	
12th	B2 104 sqm	Loft 113 sqm		B2 104 sqm	12th	C1 124 sqm	B1 92 sqm	C1 124 sqm	
11th	B2 104 sqm		A1 49 sqm	B2 104 sqm	11th	C1 124 sqm	B1 92 sqm	C1 124 sqm	
10th	B2 104 sqm	Loft 113 sqm	A2 59 sqm	B2 104 sqm	10th	C1 124 sqm	B1 92 sqm	C1 124 sqm	
9th	B2 104 sqm		Loft 113 sqm	B2 104 sqm	9th	C1 124 sqm	B1 92 sqm	C1 124 sqm	
8th	B2 104 sqm	A1 49 sqm		B2 104 sqm	8th	C1 124 sqm	B1 92 sqm	C1 124 sqm	
7th	B2 104 sqm	A2 59 sqm	Loft 113 sqm	B2 104 sqm	7th	C1 124 sqm	B1 92 sqm	C1 124 sqm	
6th	B2 104 sqm	Loft 113 sqm		B2 104 sqm	6th	C1 124 sqm	B1 92 sqm	C1 124 sqm	
5th	B2a 119 sqm		A1 49 sqm	B2a 119 sqm	5th	C1a 142 sqm	B1a 113 sqm	C1a 142 sqm	
4th	Grandeur 3 247 sqm	Loft 113 sqm	Loft 113 sqm	Grandeur 2 247 sqm	4th	Grandeur 4 277 sqm	Grandeur 1 236 sqm	Grandeur 4 277 sqm	
3rd						3rd			
2nd						Garden Villa 430 sqm	2nd	Grand Villa 1 470 sqm	Gym
1st			1st	Clubhouse					
B1									
B2	Car park								

Unit Types

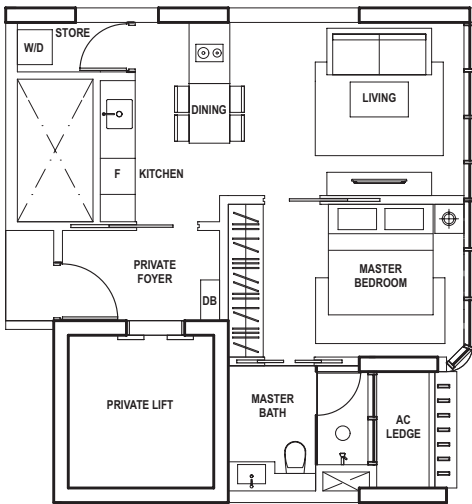
- 1 Bedroom (A)
- 2 Bedroom (B)
- Loft
- 3 Bedroom (C)
- Grandeur
- Villa
- Penthouses (PH)

Type A1

1 Bedroom
49 sq.m. (527 sq.ft.)

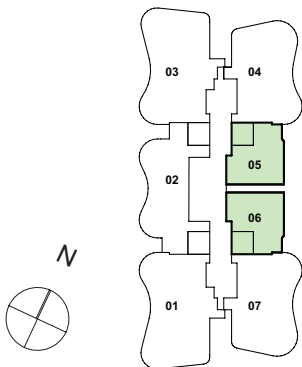
#08-06, #14-06

(Mirrored)
#05-05, #11-05, #17-05



0m 1m 2m 3m 4m 5m

All plans are not to scale and are subject to change as may be approved by authorities.
All floor areas are approximate only and are subject to final survey.

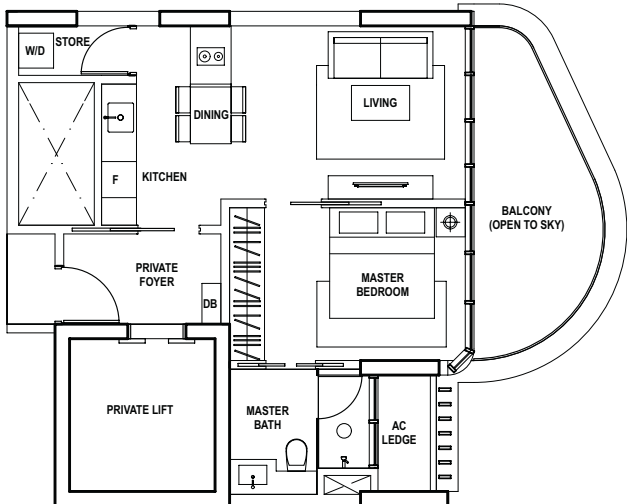


Type A2

1 Bedroom
59 sq.m. (635 sq.ft.)

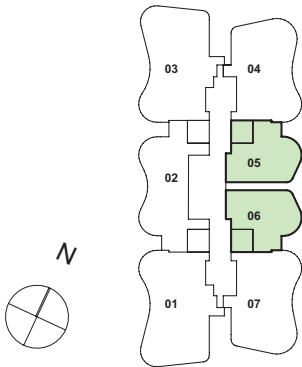
#07-06, #13-06, #19-06

(Mirrored)
#10-05, #16-05



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All plans are not to scale and are subject to change as may be approved by authorities.
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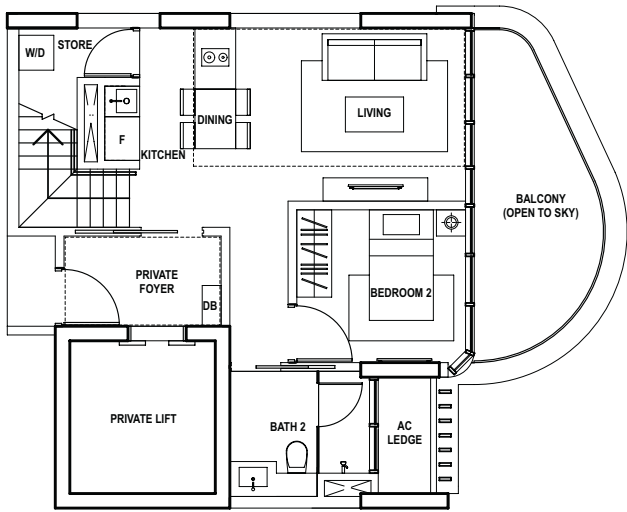


Type Loft

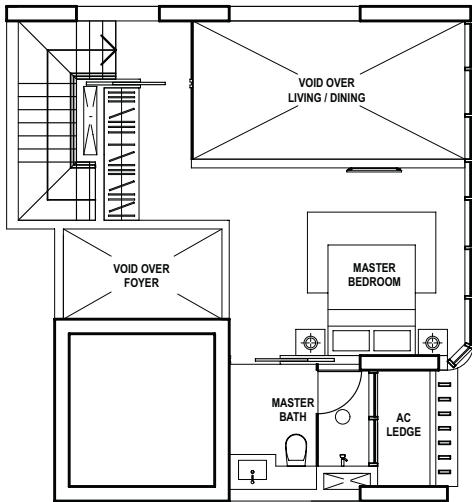
2 Bedroom
113 sq.m. (1,216 sq.ft.)

#03-06, #05-06, #09-06,
#11-06, #15-06, #17-06

(Mirrored)
#03-05, #06-05, #08-05,
#12-05, #14-05, #18-05



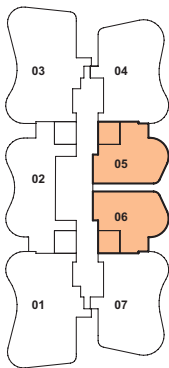
LOWER LEVEL
(dotted line denotes double height ceiling space)



UPPER LEVEL



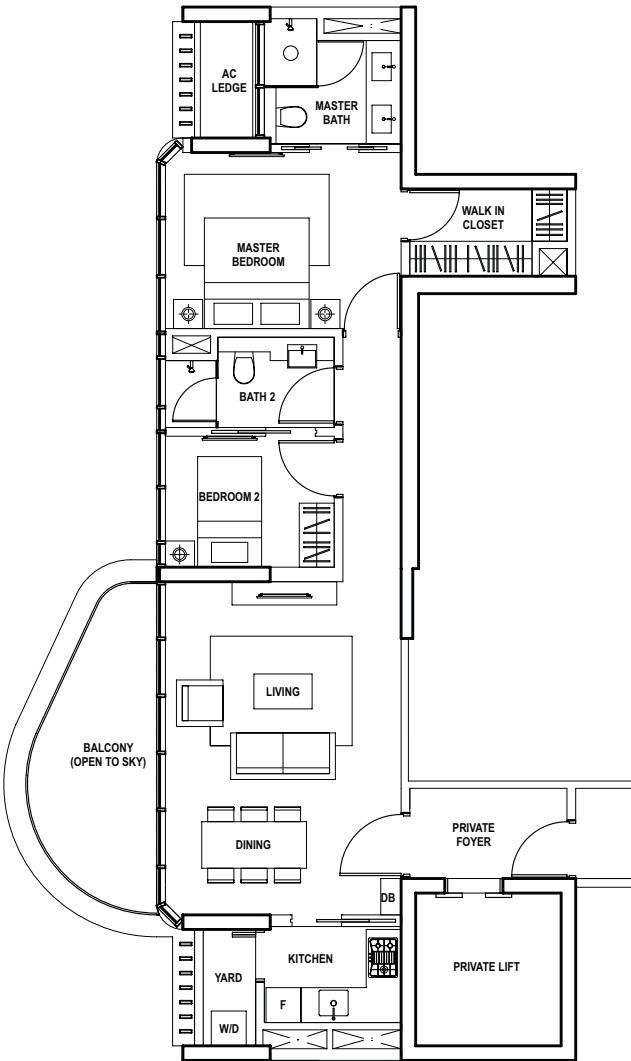
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Type B1

2 Bedroom
92 sq.m. (990 sq. ft.)

#06-02 to #12-02;
#15-02 to #19-02

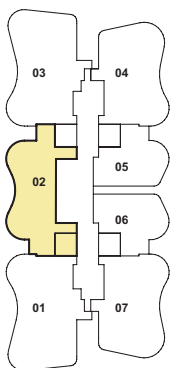
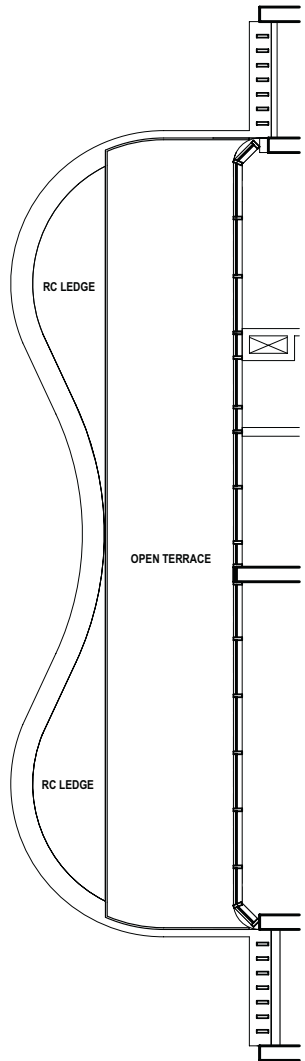


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Type B1a

2 Bedroom
113 sq.m. (1,216 sq.ft.)

#05-02

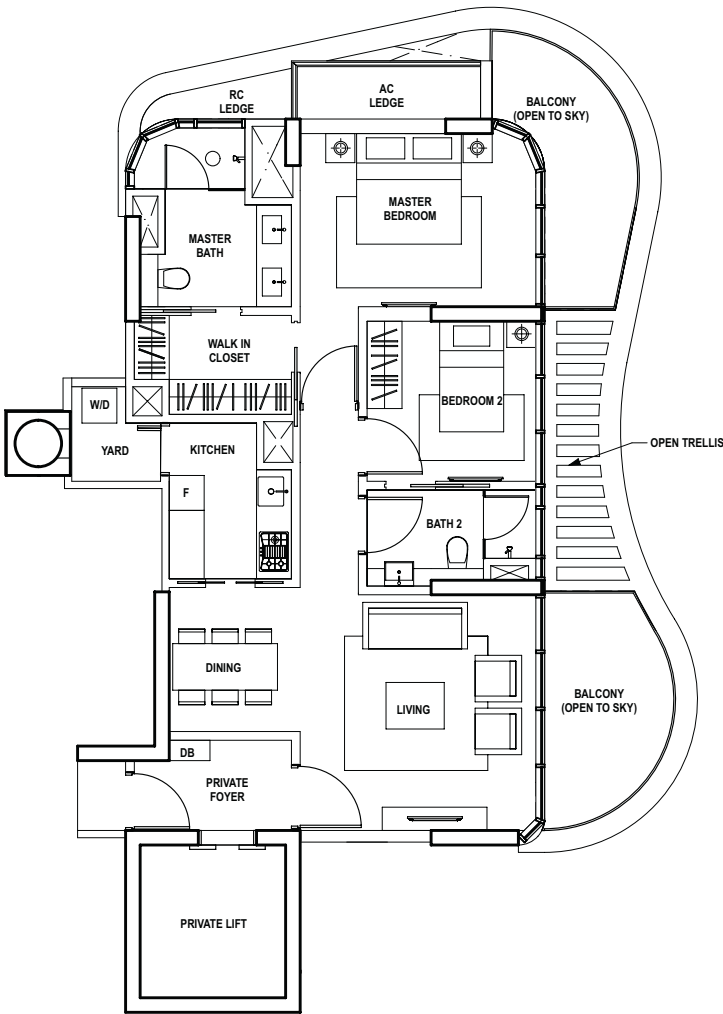


Type B2

2 Bedroom
104 sq.m. (1,119 sq.ft.)

#06-04 to #19-04

(Mirrored)
#06-07 to #19-07



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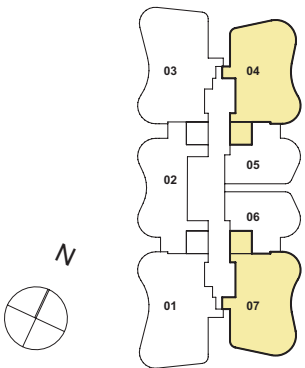
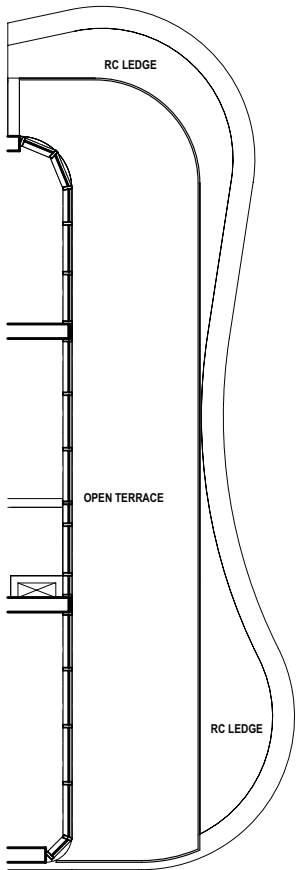
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Type B2a

2 Bedroom
119 sq.m. (1,281 sq.ft.)

#05-04

(Mirrored)
#05-07

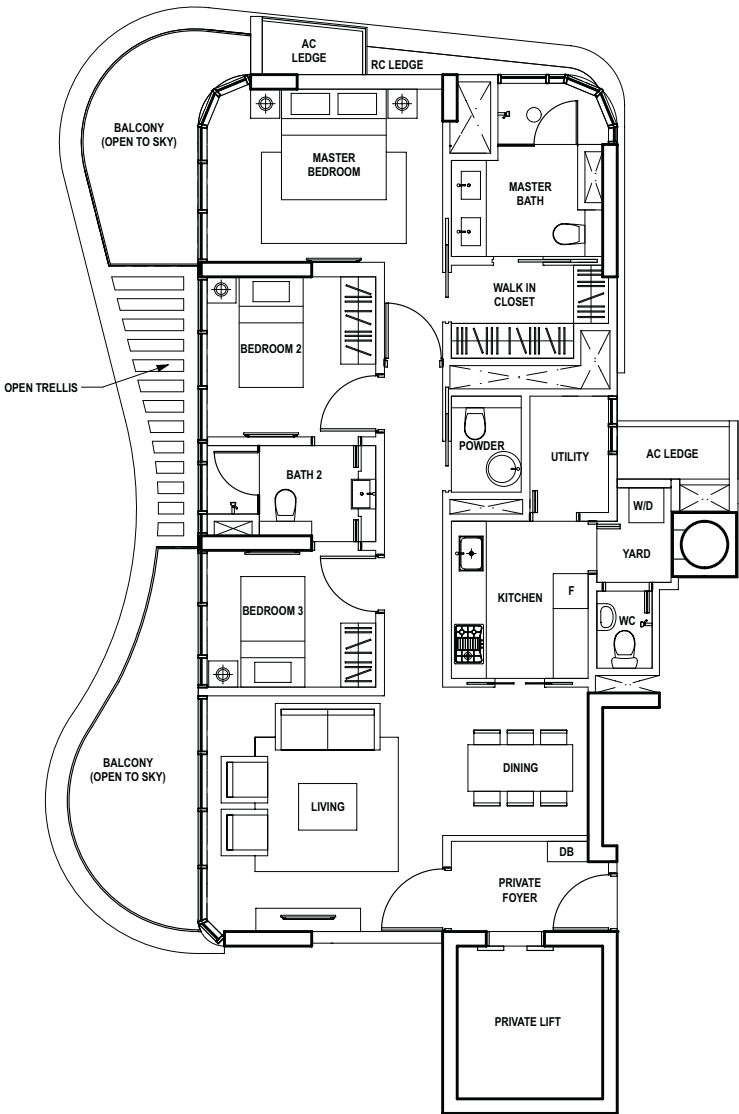


Type C1

3 Bedroom
124 sq.m. (1,335 sq.ft.)

#06-03 to #19-03

(Mirrored)
#06-01 to #19-01



0m 1m 2m 3m 4m 5m

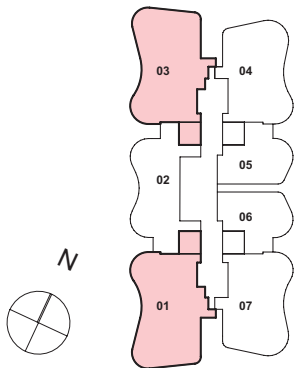
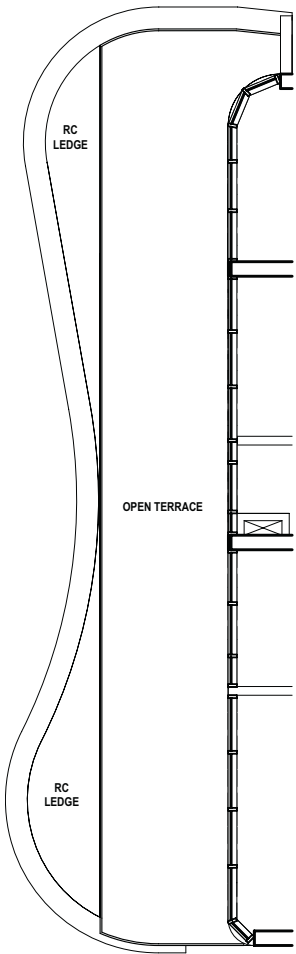
All plans are not to scale and are subject to change as may be approved by authorities.
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Type C1a

3 Bedroom
142 sq.m. (1,528 sq.ft.)

#05-03

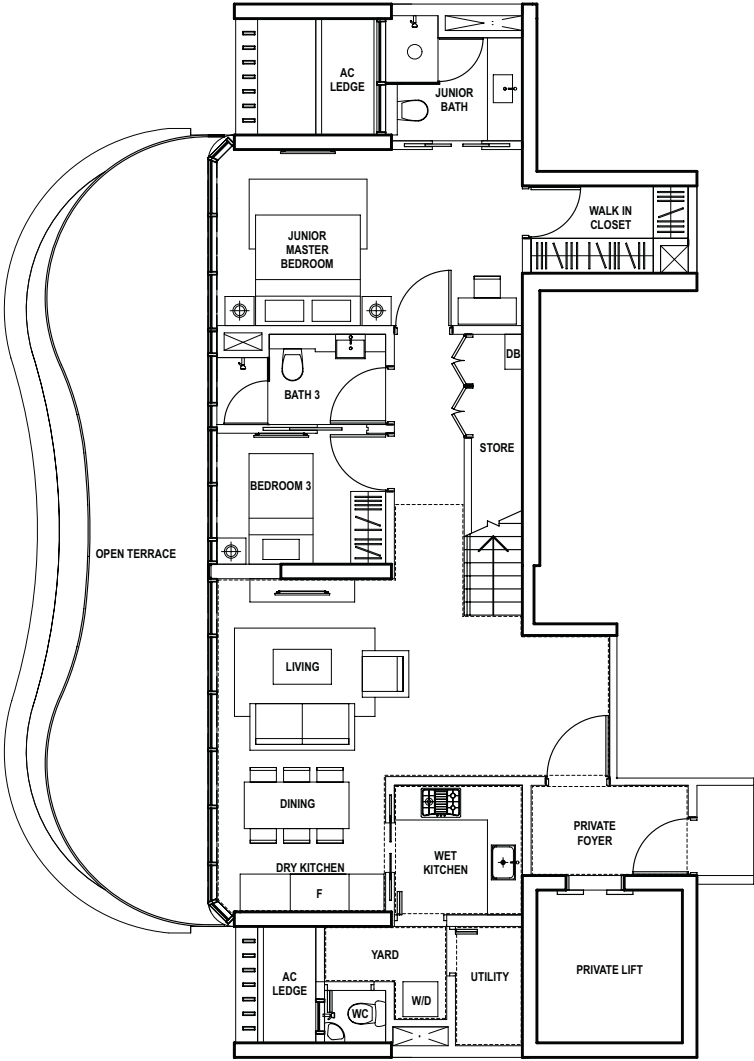
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#05-01



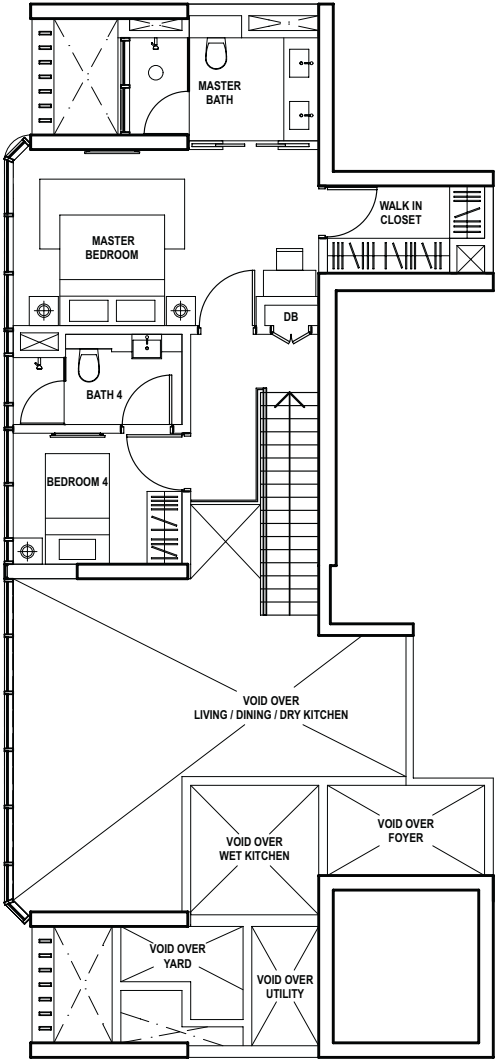
Grandeur 1

4 Bedroom
236 sq.m. (2,540 sq.ft.)

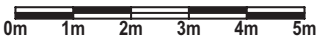
#03-02



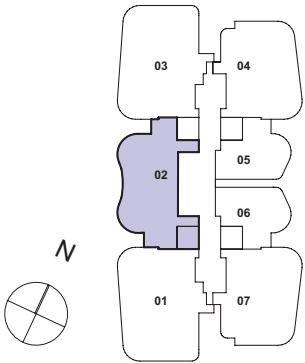
LOWER LEVEL
(dotted line denotes double height ceiling space)



UPPER LEVEL



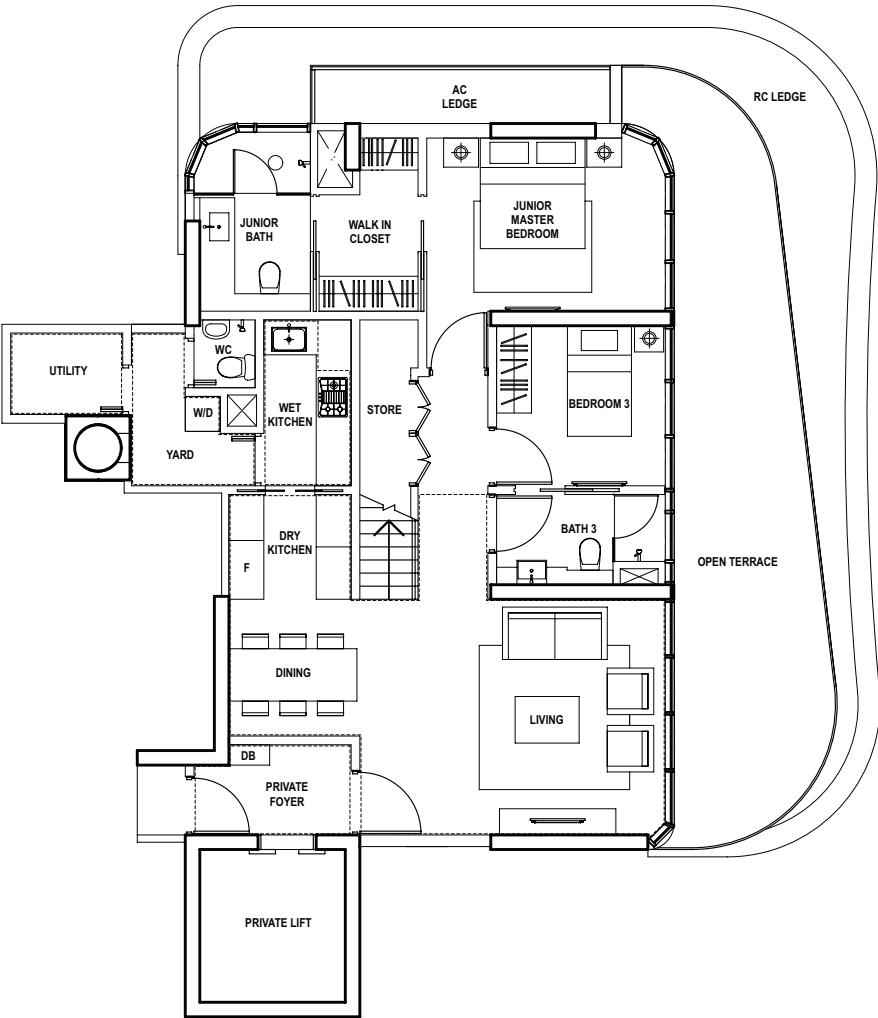
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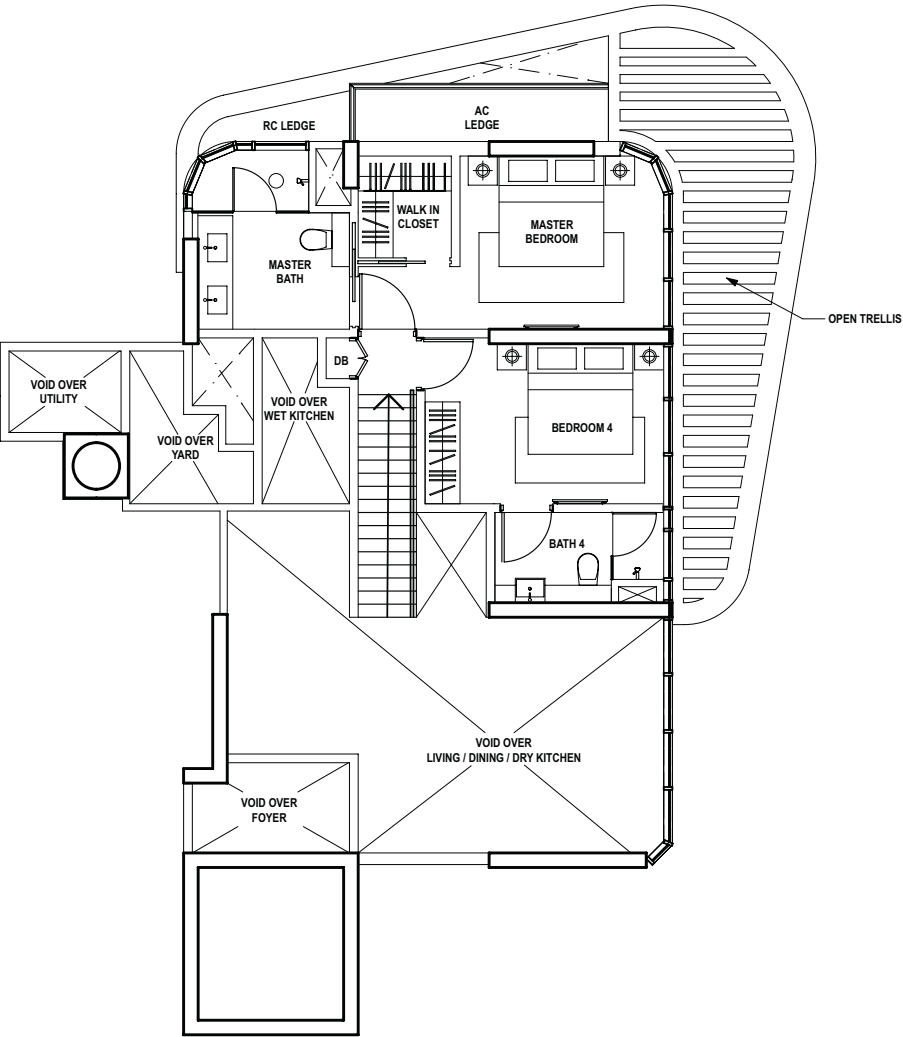
Grandeur 2

4 Bedroom
247 sq.m. (2,659 sq.ft.)

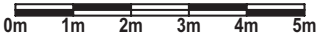
#03-04



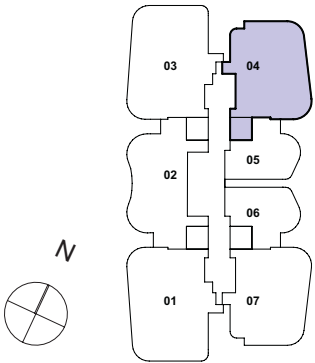
LOWER LEVEL
(dotted line denotes double height ceiling space)



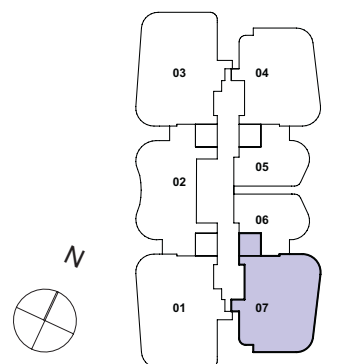
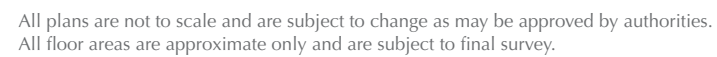
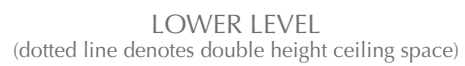
UPPER LEVEL



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247 sq.m. (2,659 sq.ft.)

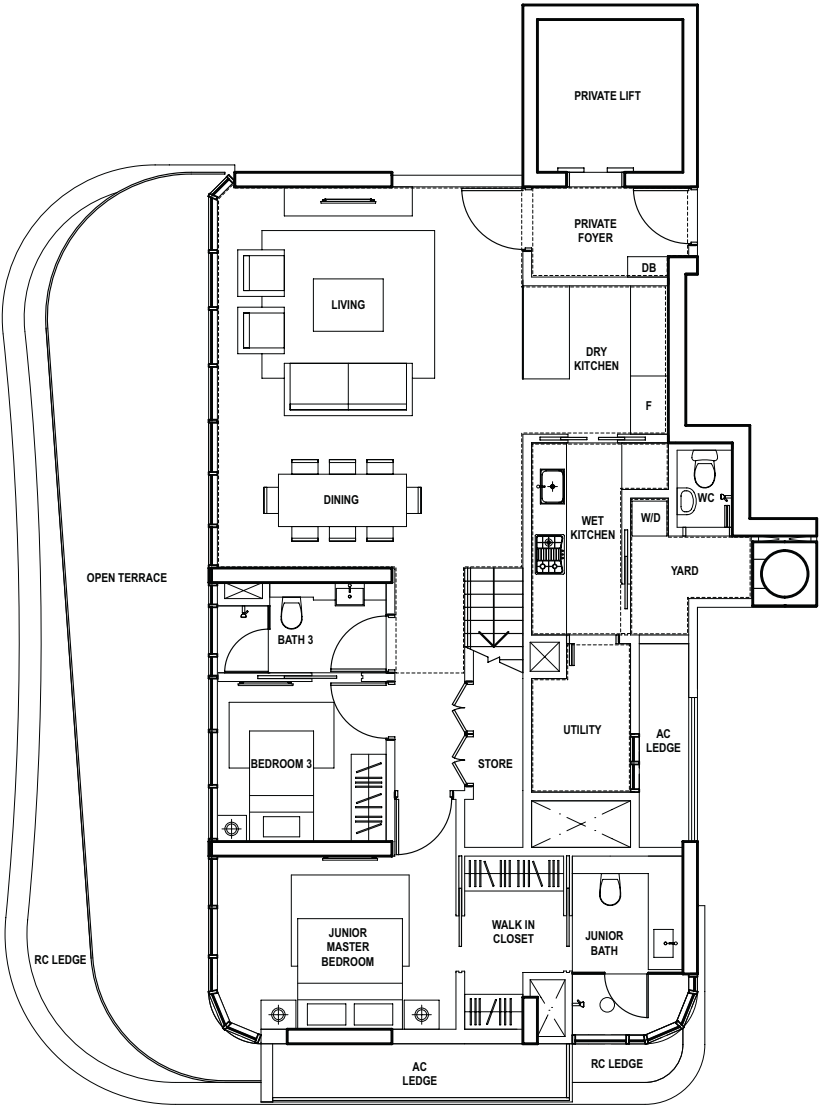


Grandeur 4

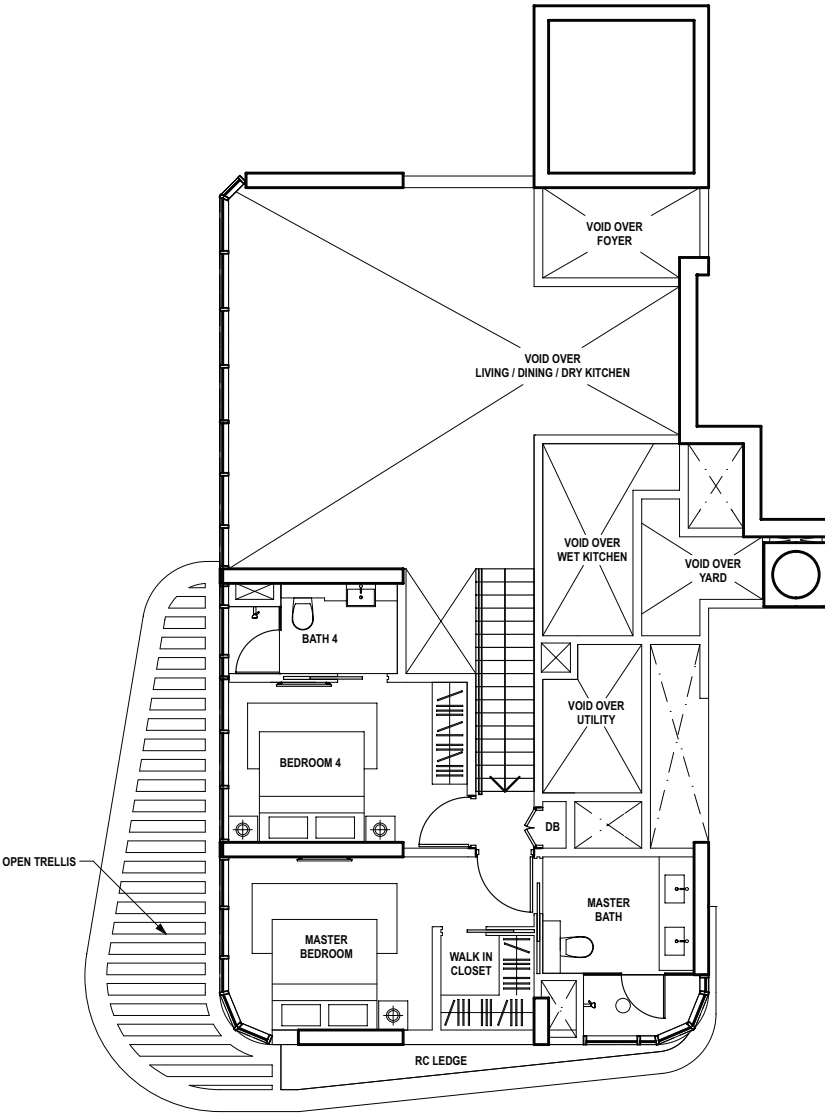
4 Bedroom
277 sq.m. (2,982 sq.ft.)

#03-01

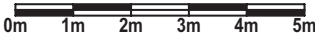
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#03-03



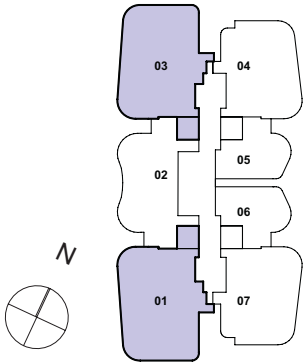
LOWER LEVEL
(dotted line denotes double height ceiling space)



UPPER LEVEL



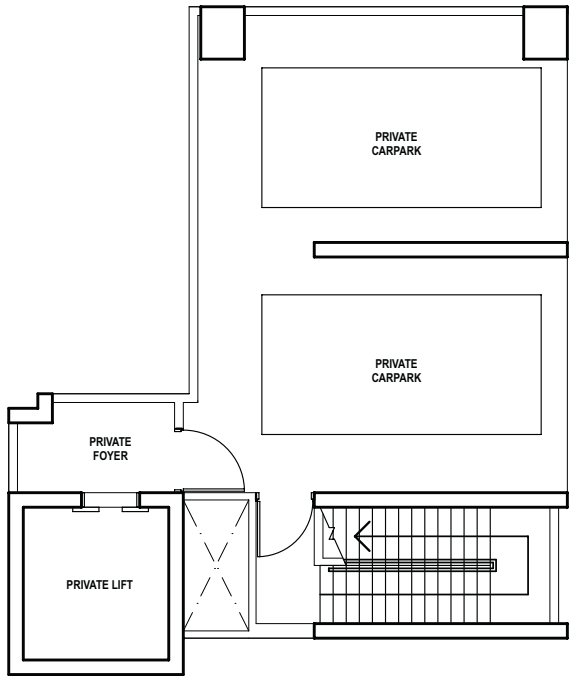
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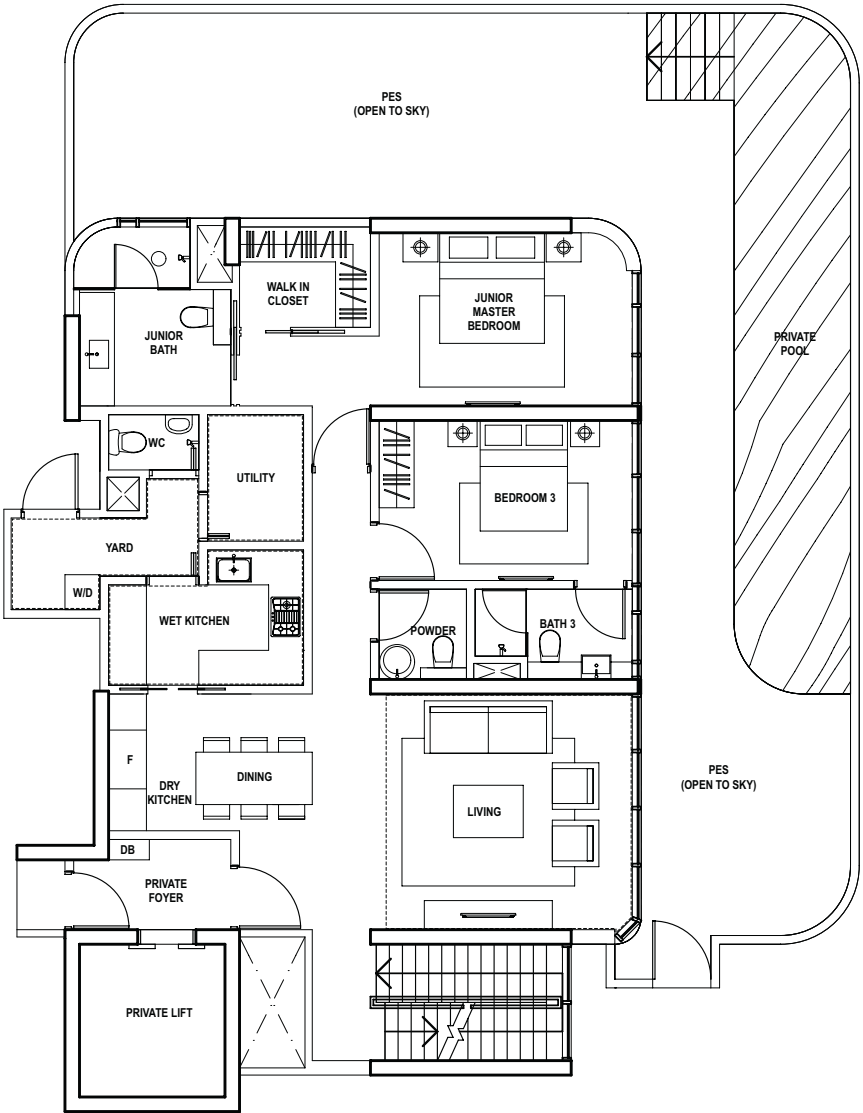
Garden Villa

4 Bedroom
430 sq.m. (4,629 sq.ft.)

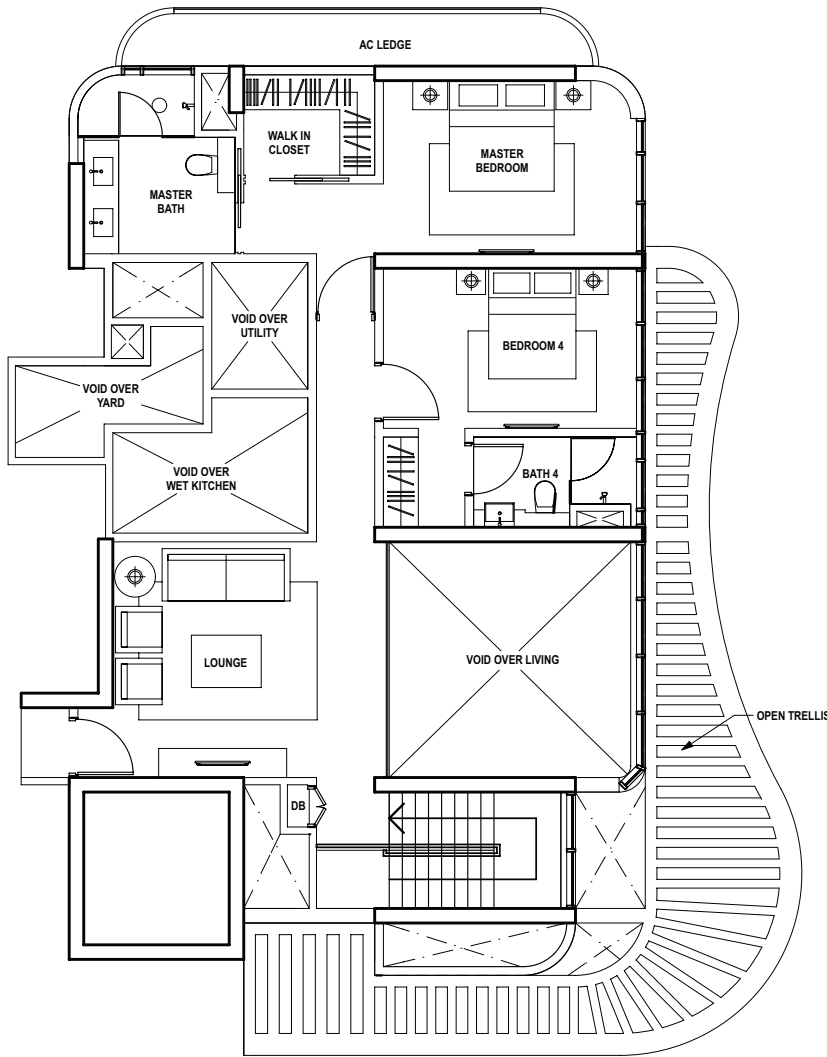
#01-04



BASEMENT LEVEL



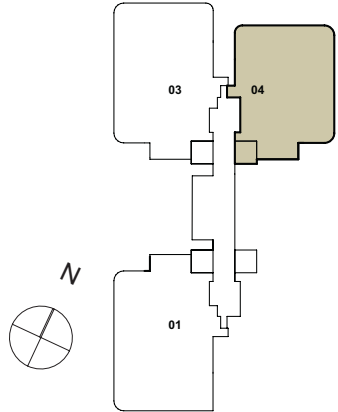
LOWER LEVEL
(dotted line denotes double height ceiling space)



UPPER LEVEL

0m 1m 2m 3m 4m 5m

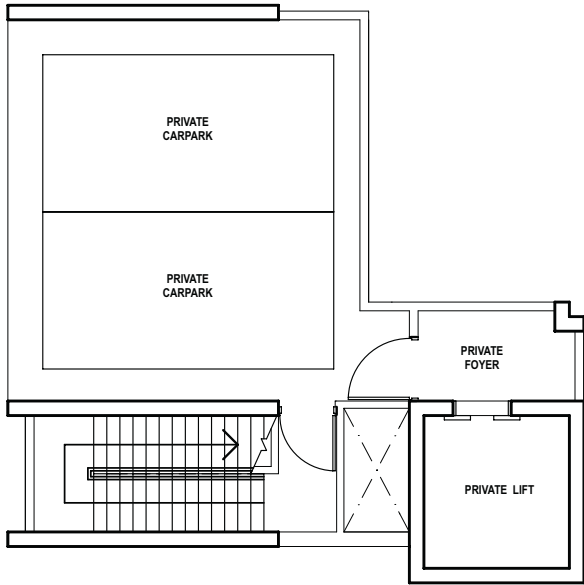
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Grand Villa 1

6 Bedroom
470 sq.m. (5,059 sq.ft.)

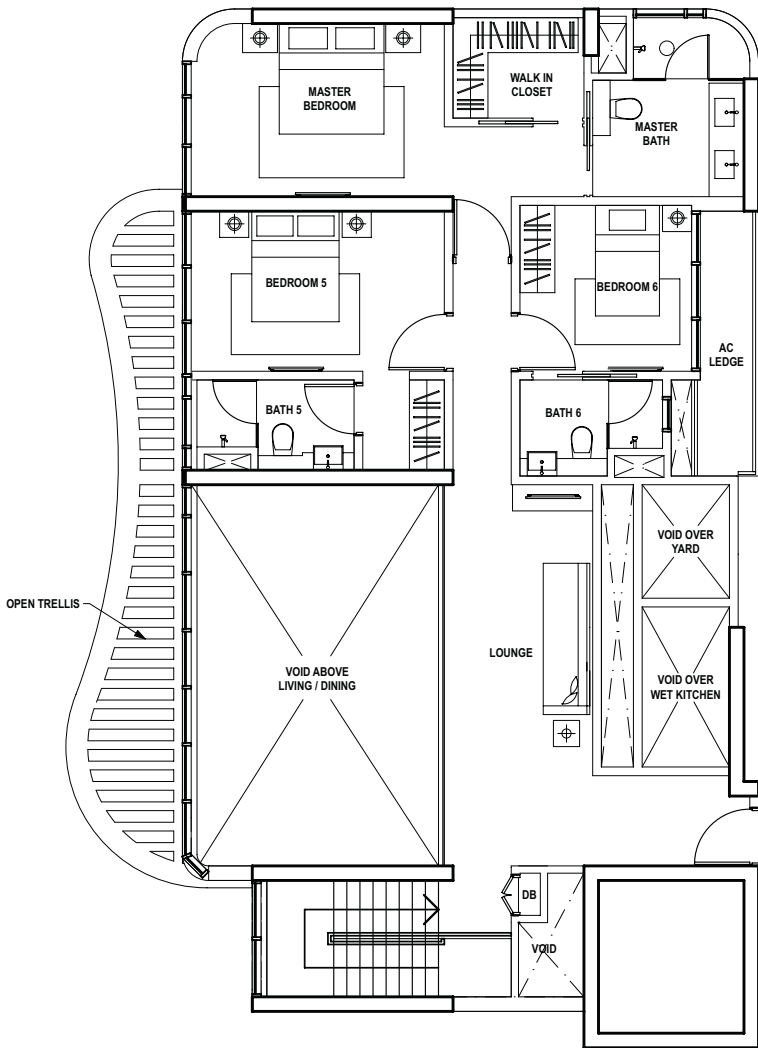
#01-03



BASEMENT LEVEL



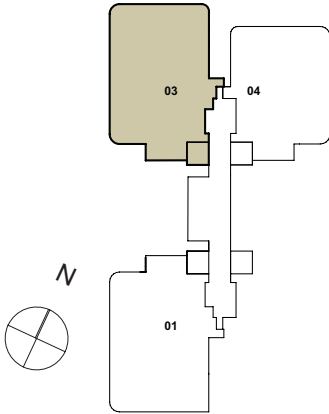
LOWER LEVEL
(dotted line denotes double height ceiling space)



UPPER LEVEL

0m 1m 2m 3m 4m 5m

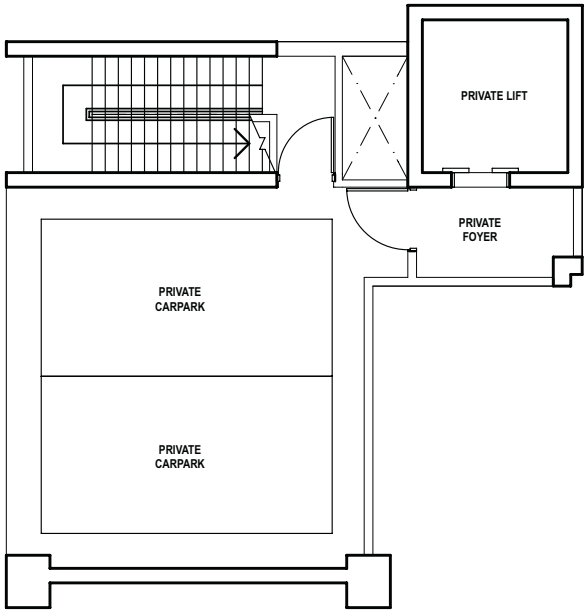
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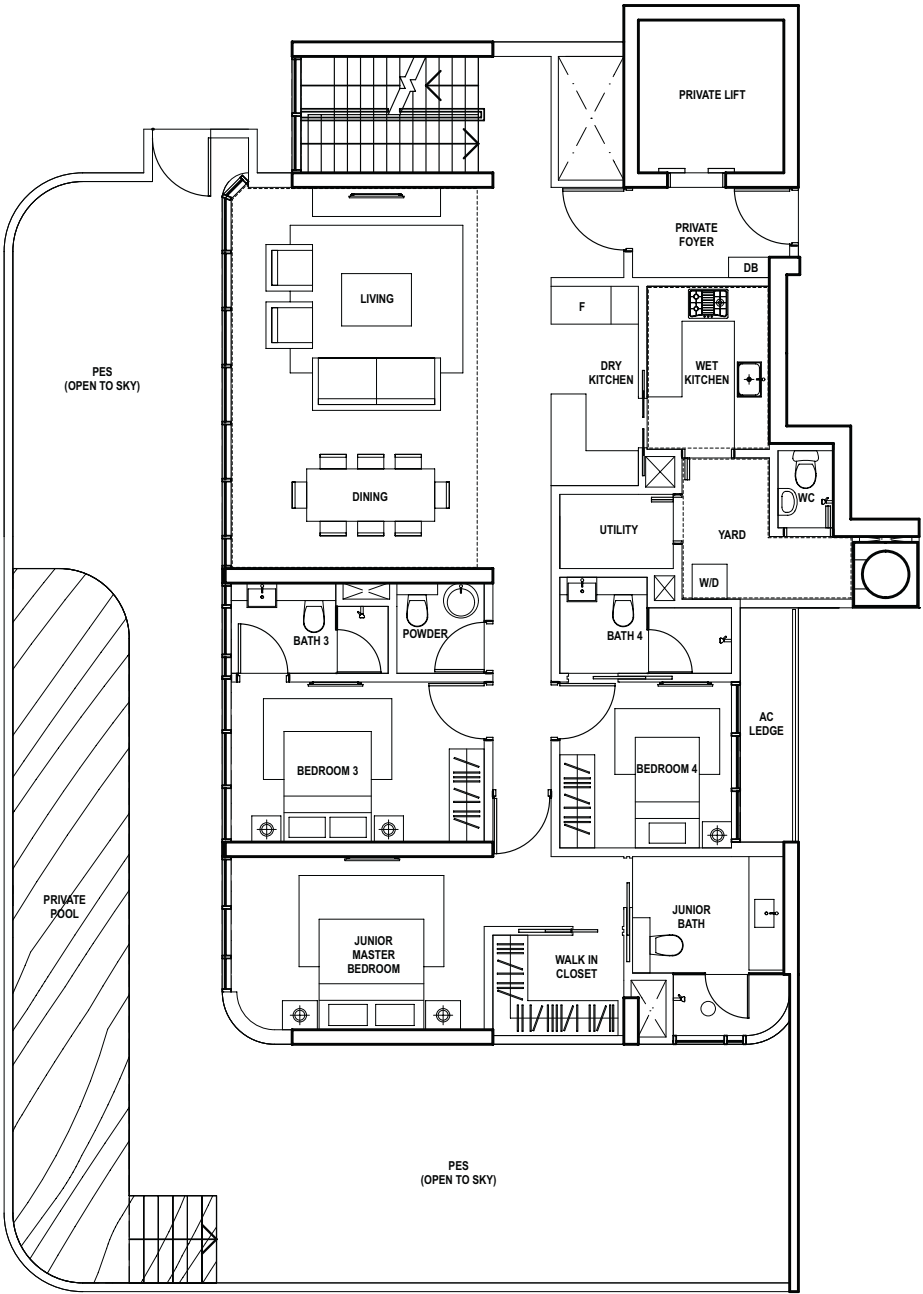
Grand Villa 2

6 Bedroom
481 sq.m. (5,177 sq.ft.)

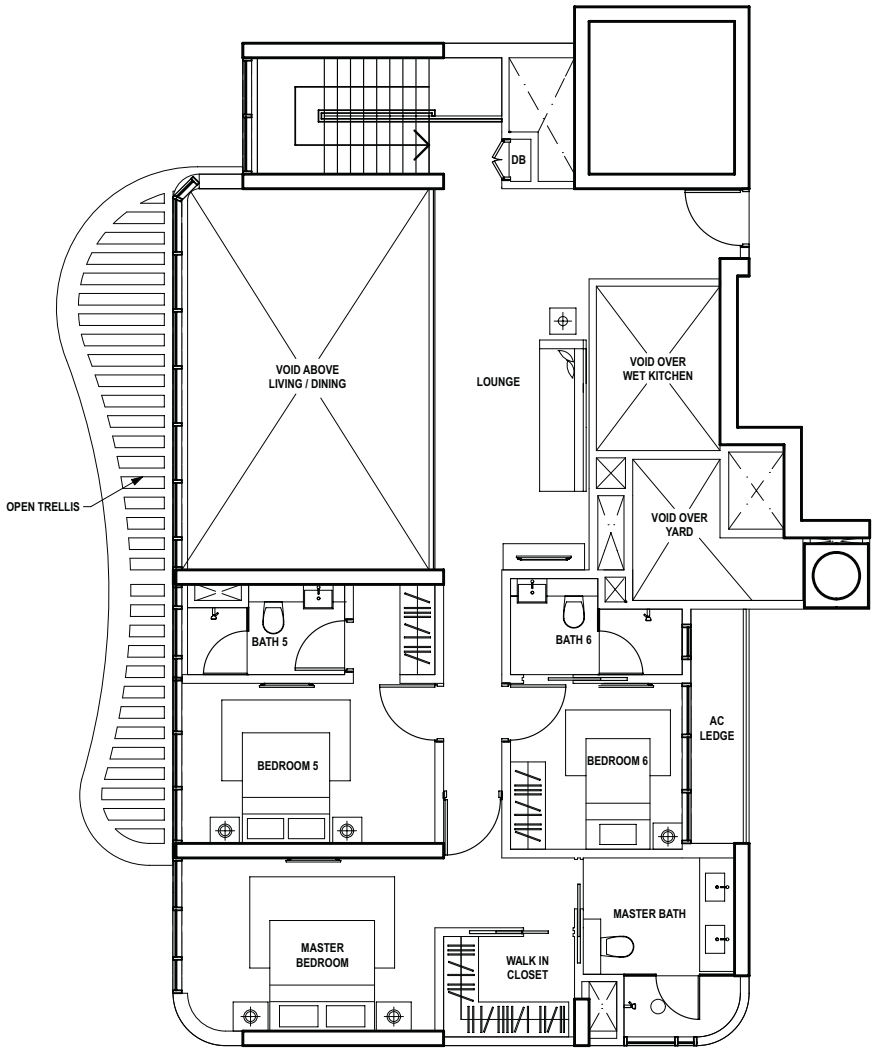
#01-01



BASEMENT LEVEL



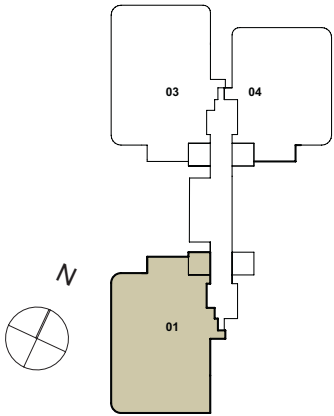
LOWER LEVEL
(dotted line denotes double height ceiling space)



UPPER LEVEL

0m 1m 2m 3m 4m 5m

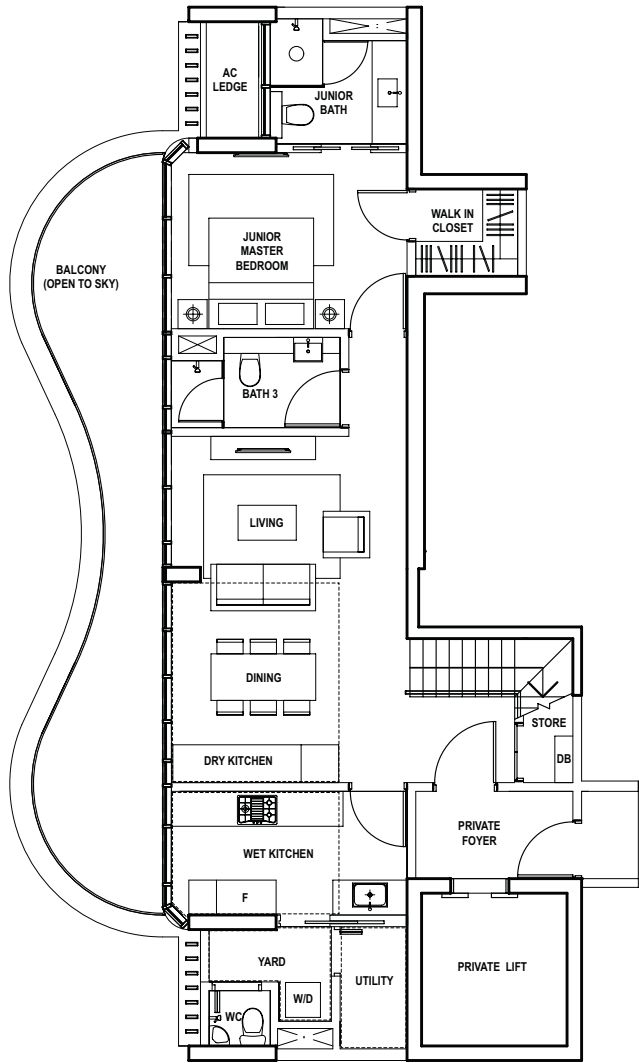
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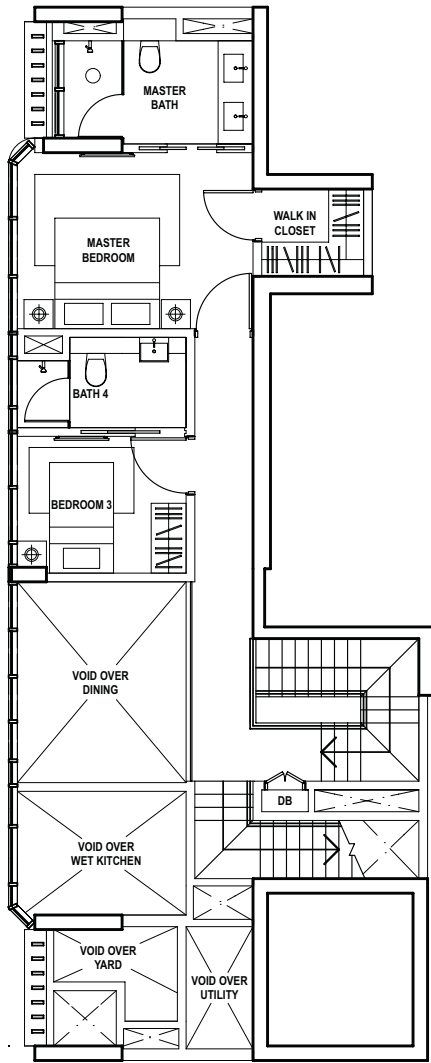
Penthouse 1

3 Bedroom
309 sq.m. (3,326 sq.ft.)

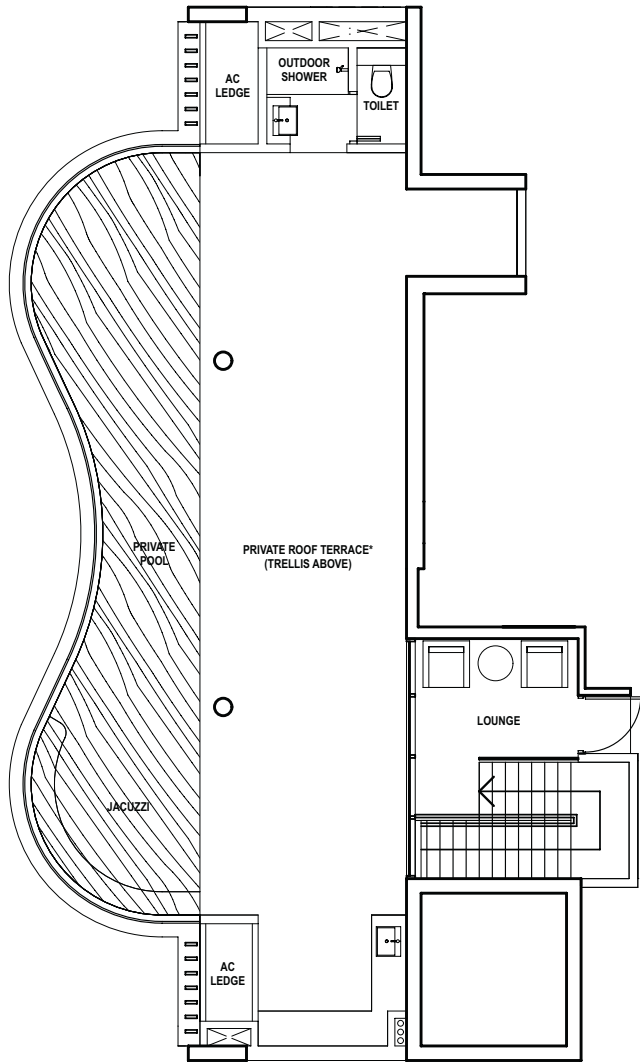
#20-02



LOWER LEVEL
(dotted line denotes double height ceiling space)



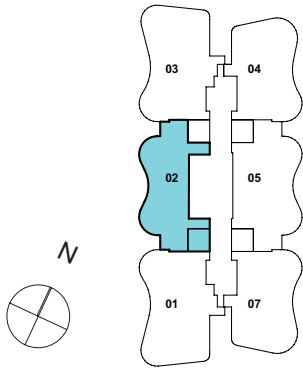
UPPER LEVEL



ROOF LEVEL
* - OPEN TO SKY

0m 1m 2m 3m 4m 5m

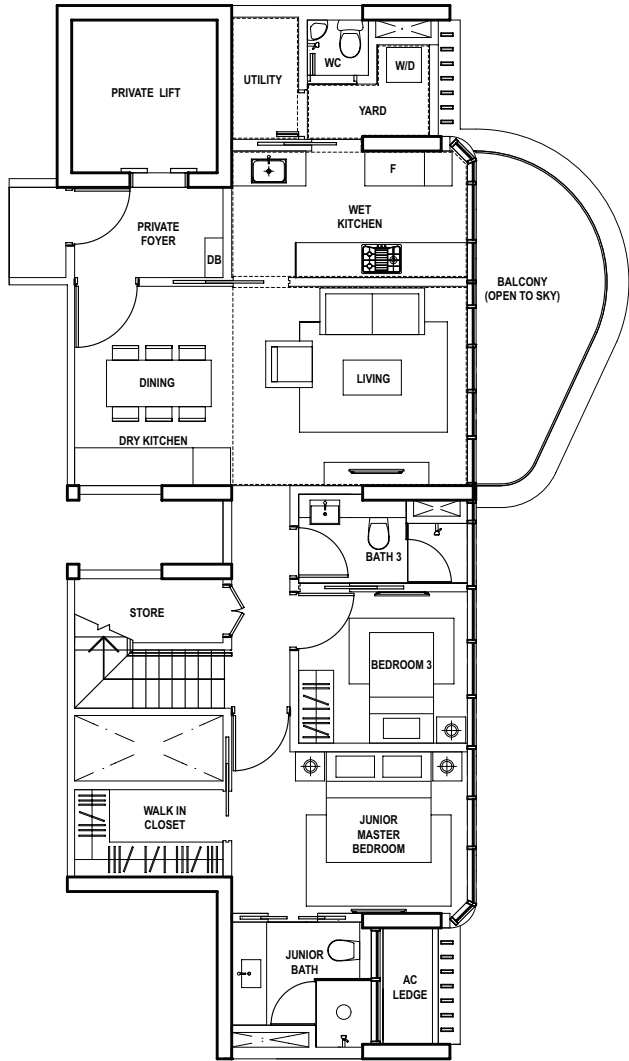
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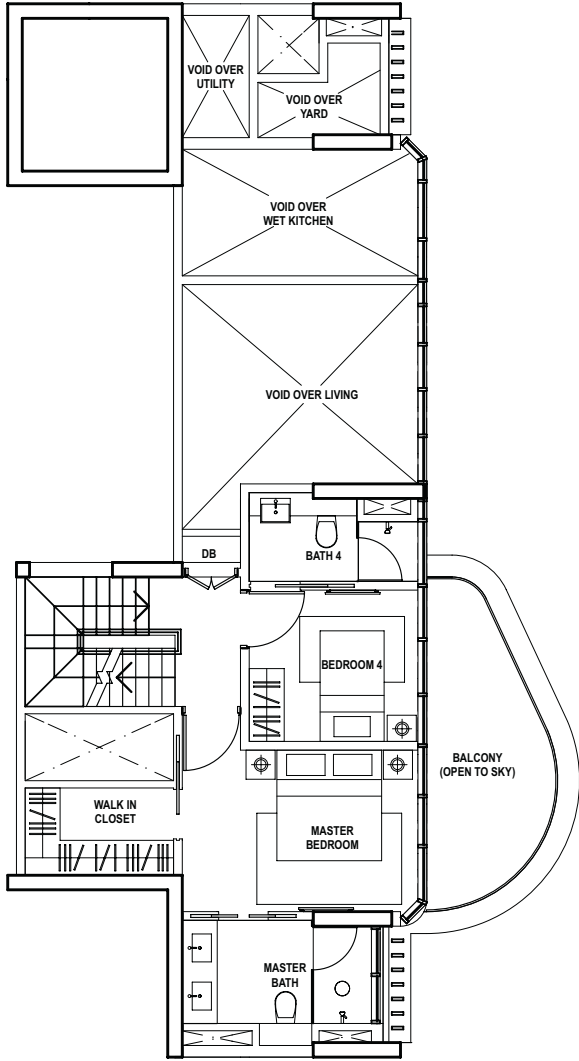
Penthouse 2

4 Bedroom
311 sq.m. (3,348 sq.ft.)

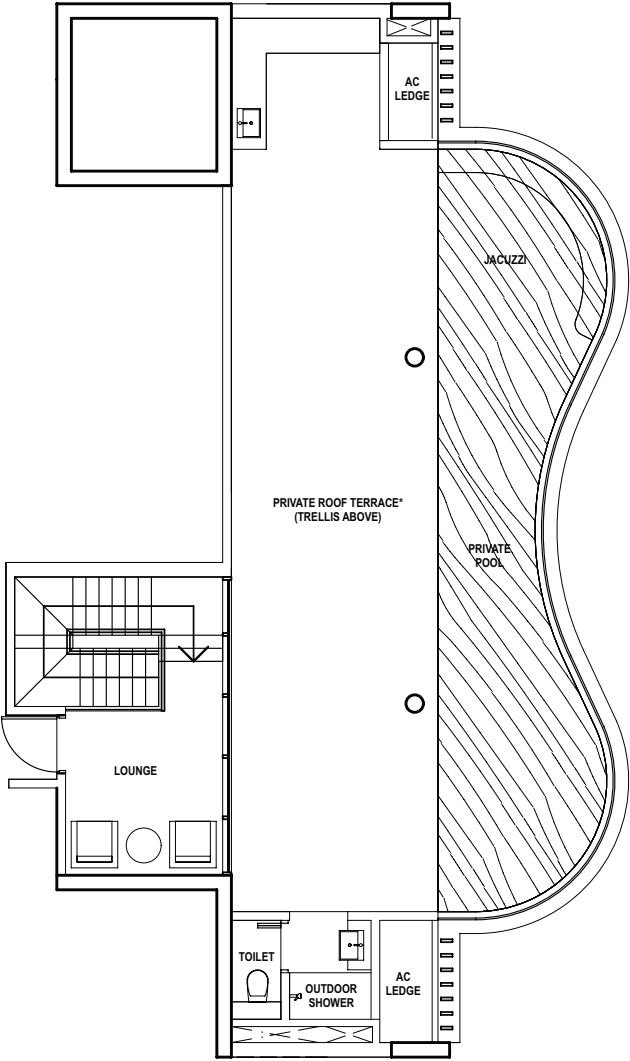
#20-05



LOWER LEVEL
(dotted line denotes double height ceiling space)



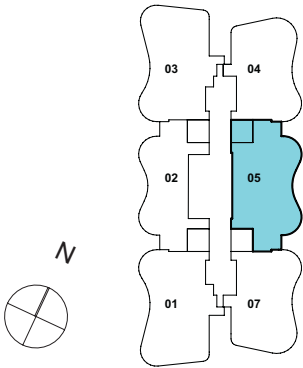
UPPER LEVEL



ROOF LEVEL
* - OPEN TO SKY



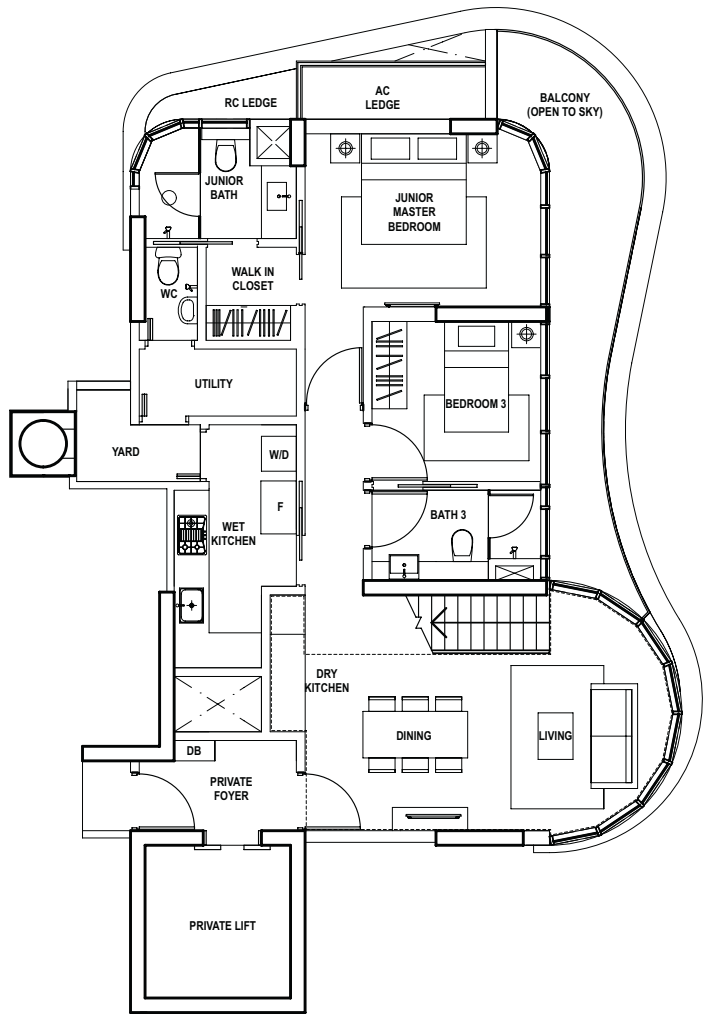
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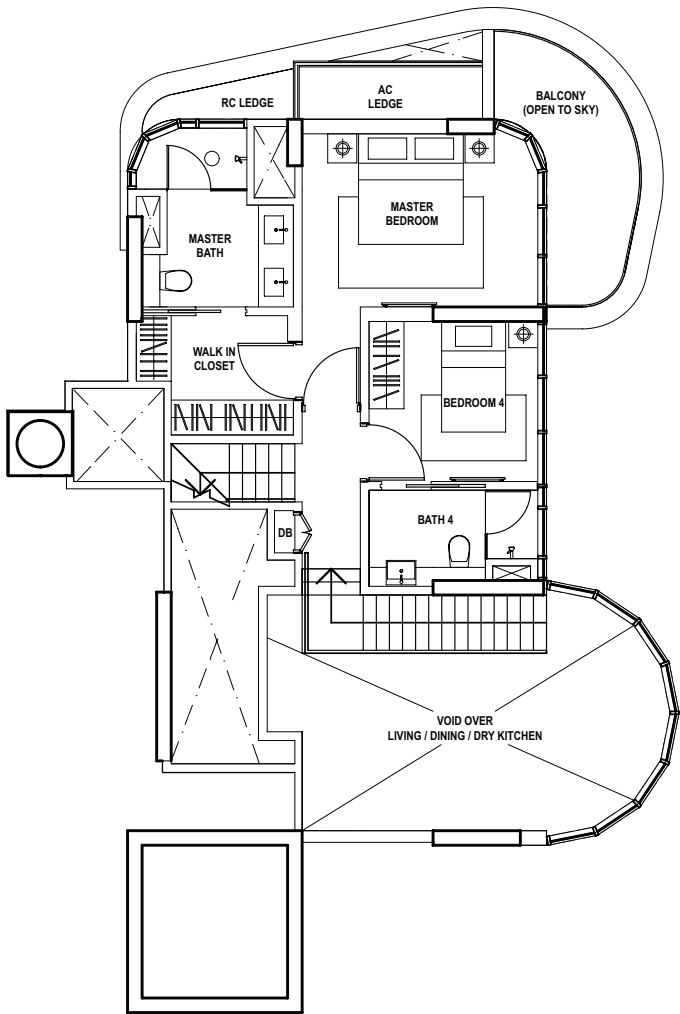
Penthouse 3

4 Bedroom
308 sq.m. (3,315 sq.ft.)

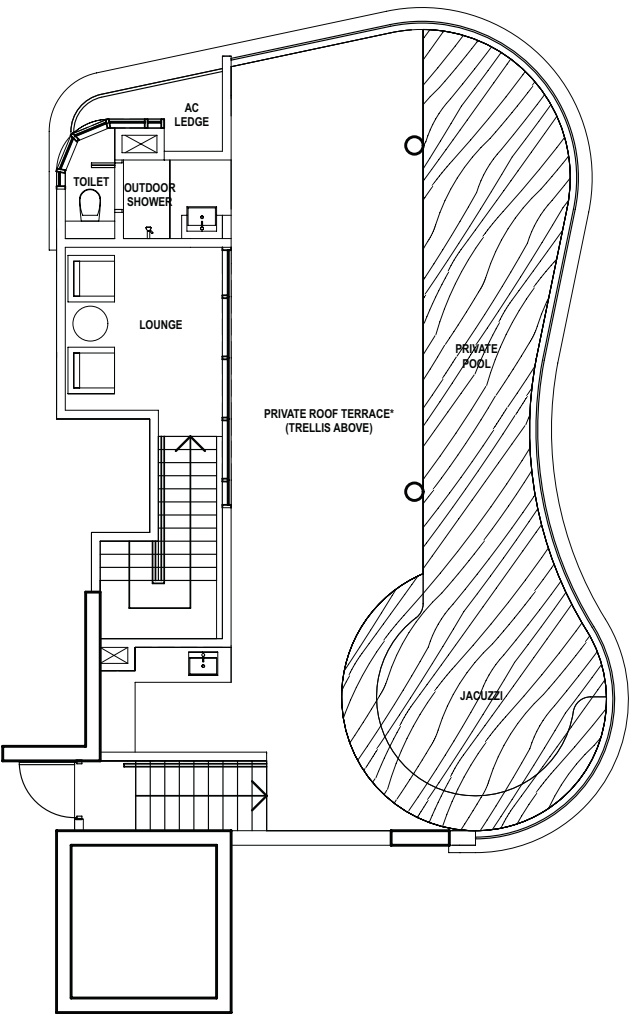
#20-04



LOWER LEVEL
(dotted line denotes double height ceiling space)



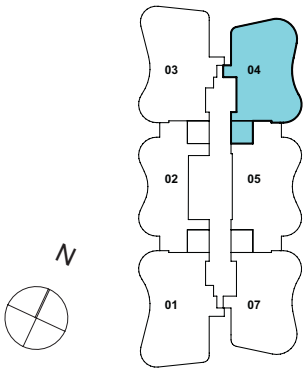
UPPER LEVEL



ROOF LEVEL
* - OPEN TO SKY



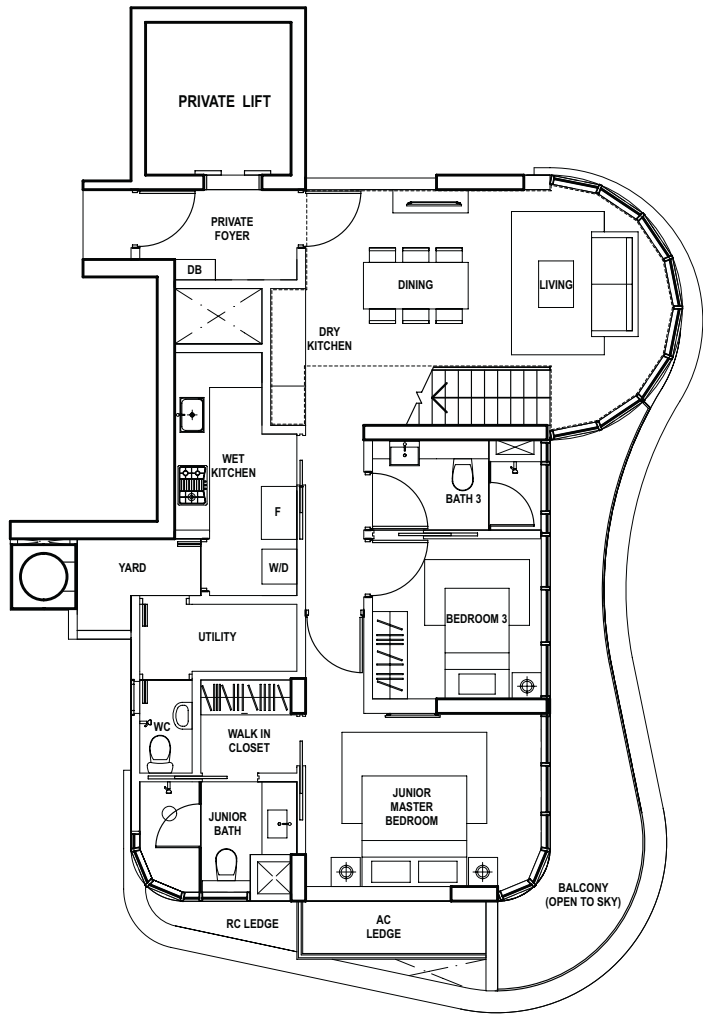
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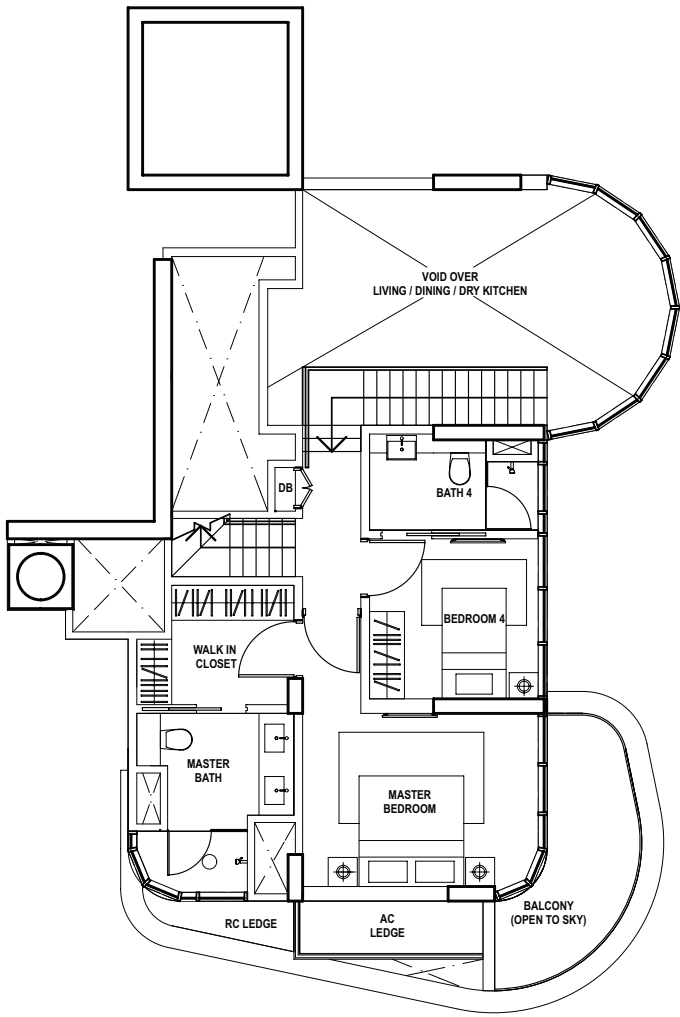
Penthouse 4

4 Bedroom
308 sq.m. (3,315 sq.ft.)

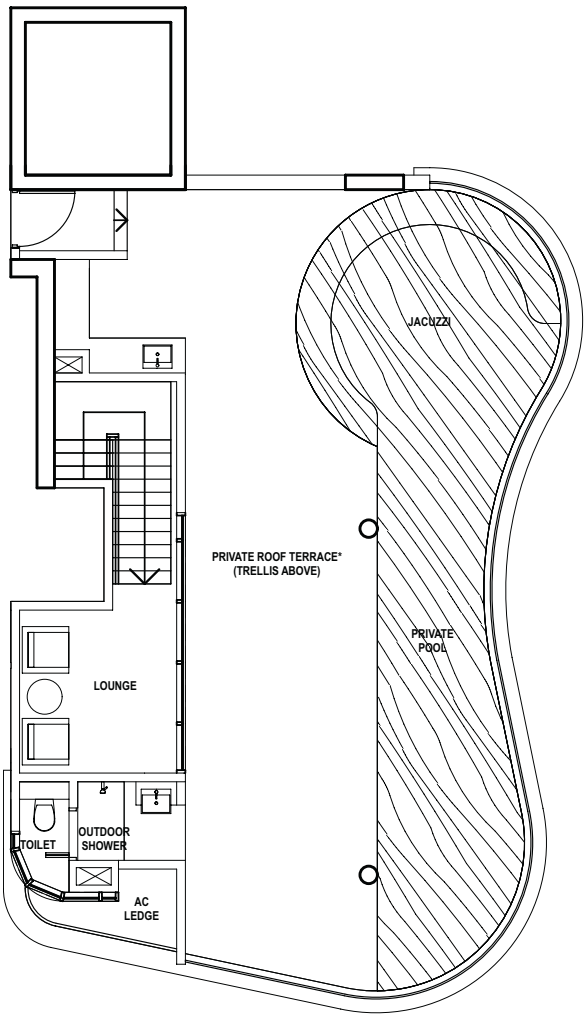
#20-07



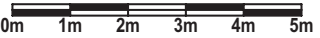
LOWER LEVEL
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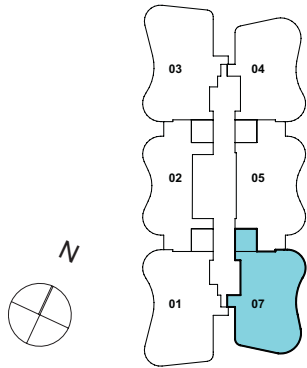
UPPER LEVEL



ROOF LEVEL
* - OPEN TO SKY



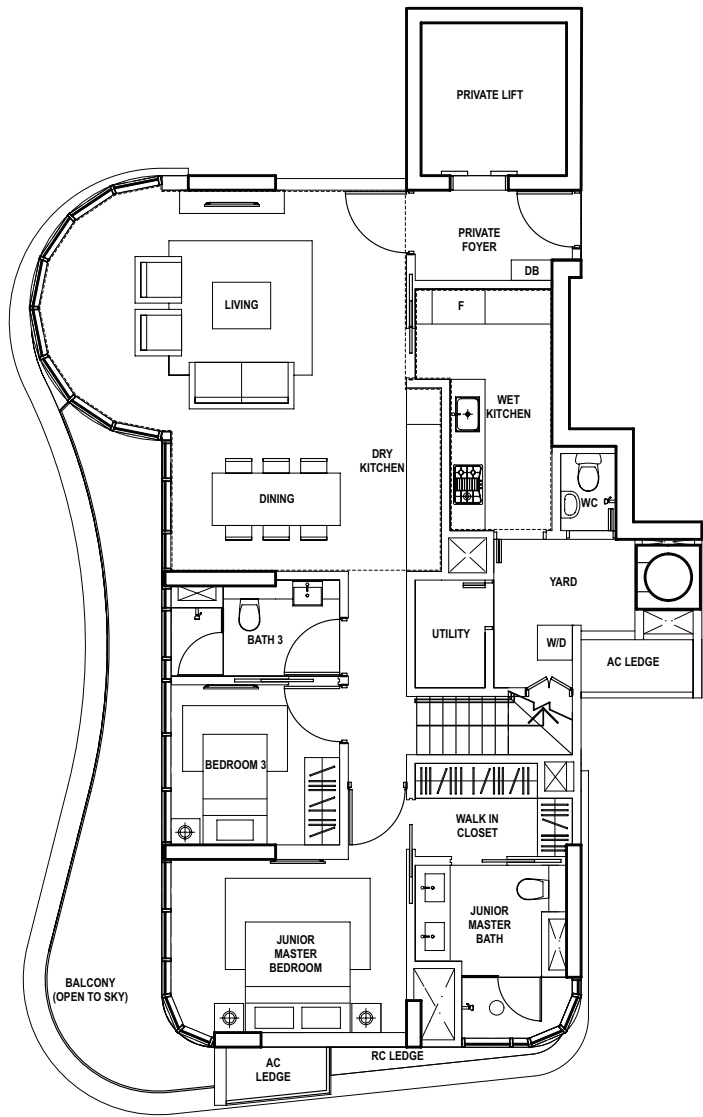
All plans are not to scale and are subject to change as may be approved by authorities.
All floor areas are approximate only and are subject to final survey.



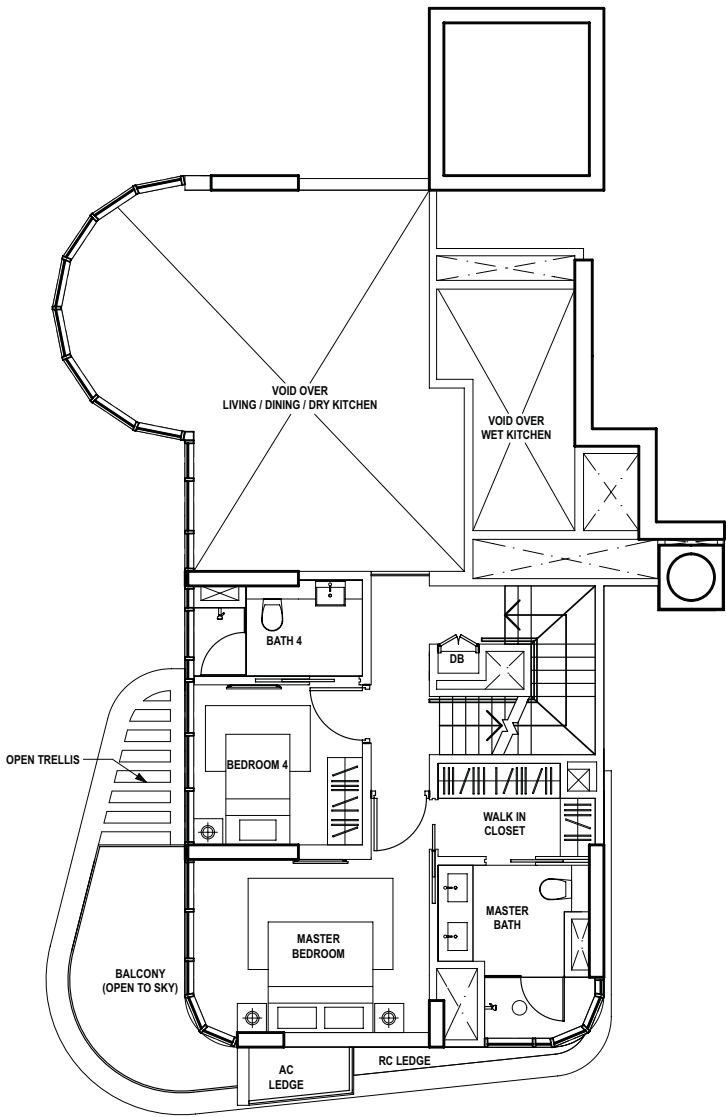
Penthouse 5

4 Bedroom
381 sq.m. (4,101 sq.ft.)

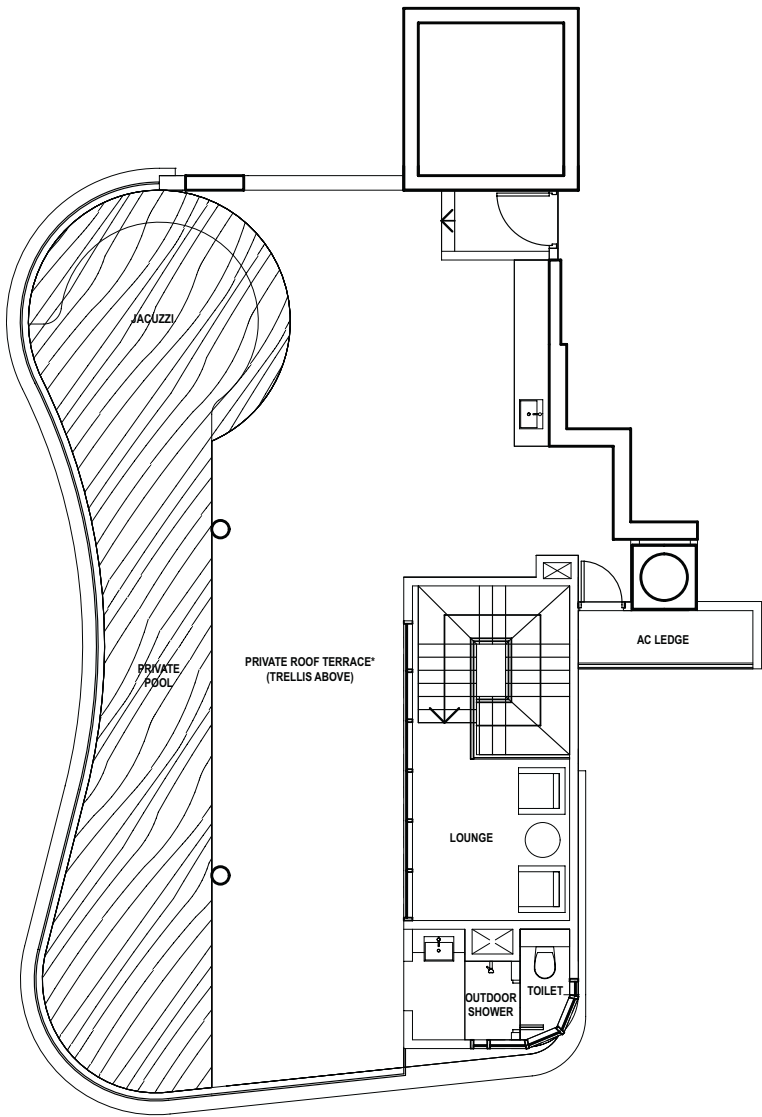
#20-01



LOWER LEVEL
(dotted line denotes double height ceiling space)



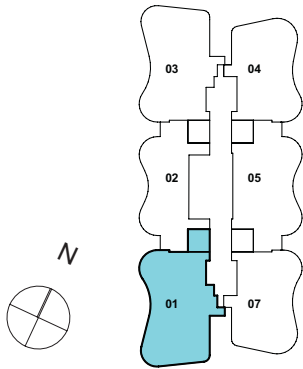
UPPER LEVEL



ROOF LEVEL
* - OPEN TO SKY



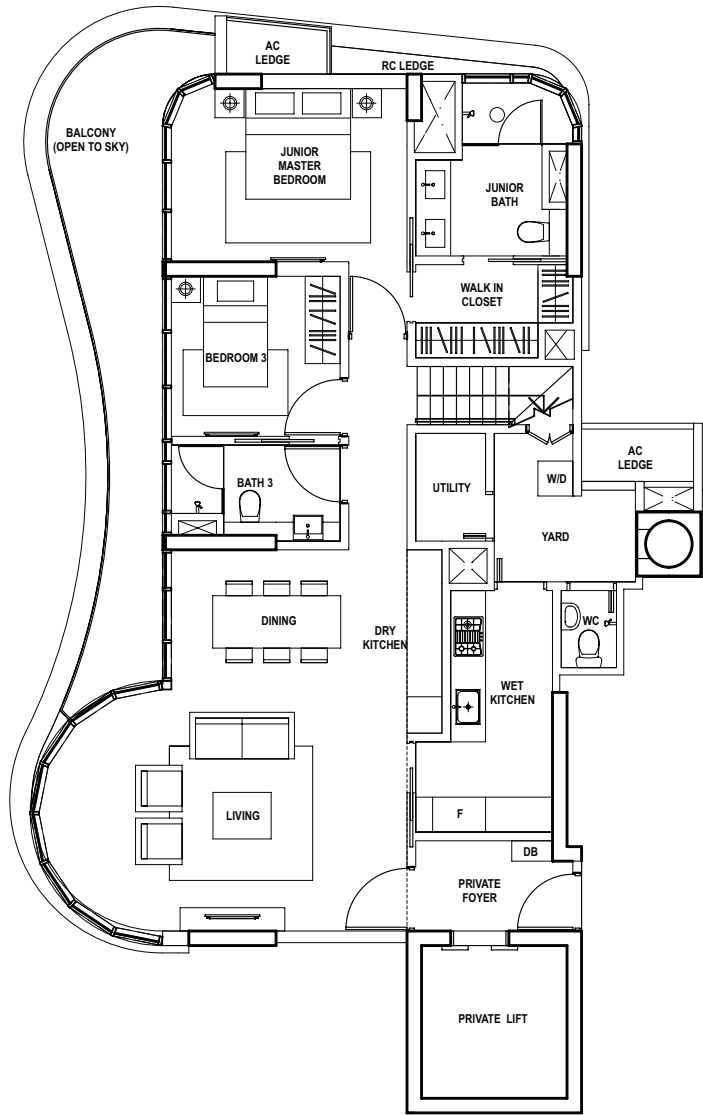
All plans are not to scale and are subject to change as may be approved by authorities.
All floor areas are approximate only and are subject to final survey.



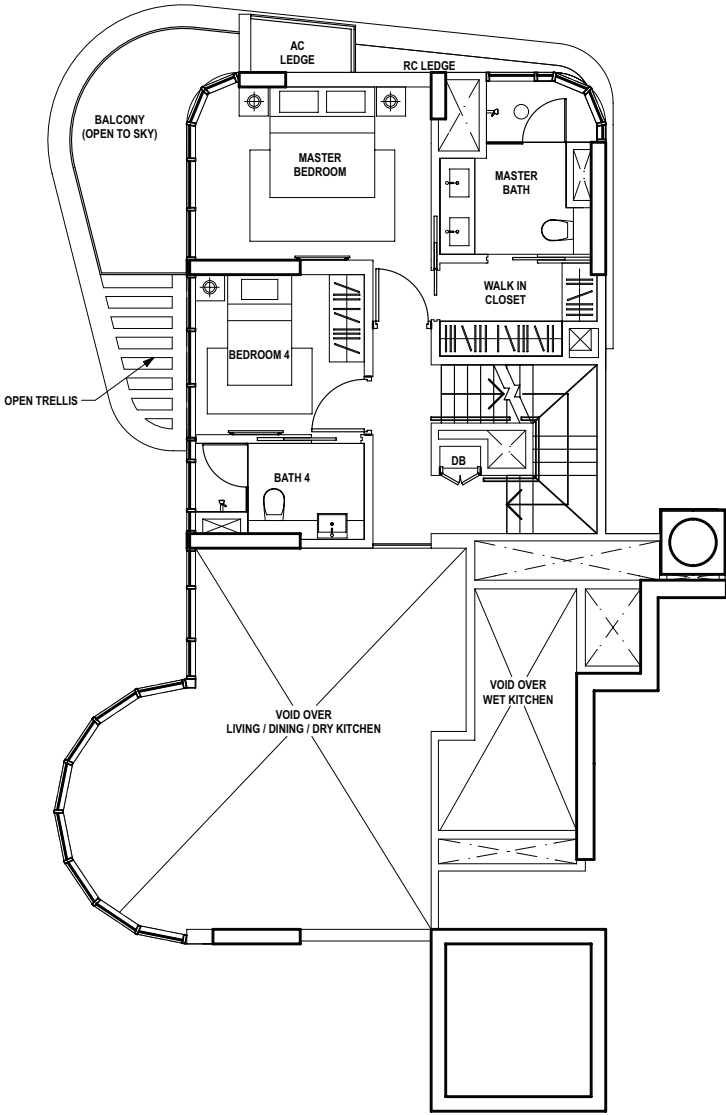
Penthouse 6

4 Bedroom
382 sq.m. (4,112 sq.ft.)

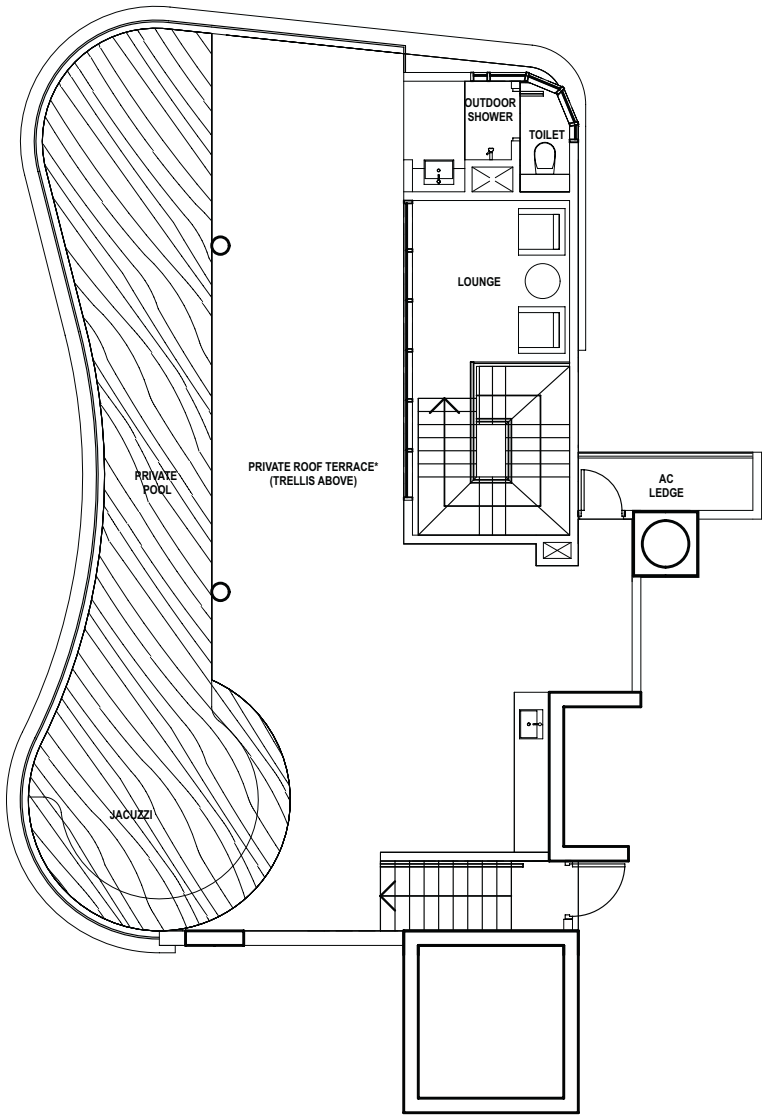
#20-03



LOWER LEVEL
(dotted line denotes double height ceiling space)



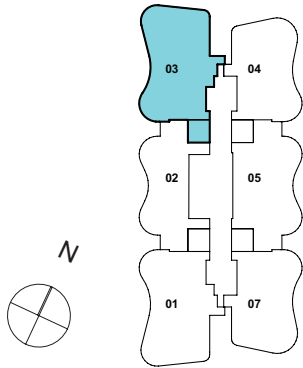
UPPER LEVEL



ROOF LEVEL
* - OPEN TO SKY



All plans are not to scale and are subject to change as may be approved by authorities.
All floor areas are approximate only and are subject to final survey.



Specifications

1.0 Foundation

- a) Cast in-situ Bored Pile foundation

2.0 Superstructure

- a) Generally reinforced concrete and/or post-tensioned concrete floor

3.0 Walls

- a) External Walls: Reinforced Concrete, Precast Panel and/or Common Bricks
- b) Internal Walls: Reinforced Concrete, Precast Panel, Common Bricks and/or Dry Wall
- c) Boundary Walls: Reinforced Concrete and/or Common Bricks

4.0 Roof

- a) Flat roof : Reinforced Concrete roof complete with waterproofing and insulation

5.0 Ceiling

- a) Private Foyer, Living, Dining, Bedroom, Corridor, Bathroom, Powder Room, Kitchen, Dry/Wet Kitchen, Yard, Utility, WC, Store, Balcony, PES and Open Terrace: Skim coat with emulsion paint and/or plaster board with emulsion paint and/or moisture-resistant board with emulsion paint (where applicable)

6.0 Finishes

- a) Walls (For Apartment):
 - i) Private Foyer, Living, Dining, Bedroom, Family Lounge, Dry Kitchen, Utility, Yard, and Store: Cement and sand plaster and/or skim coat with emulsion paint finish to all exposed surfaces (where applicable)
 - ii) Master Bathroom, Junior Master Bathroom and Powder Room: Stone or equivalent tiles up to false ceiling and exposed surfaces only (no stone/tiles behind vanity counter and mirror) and mosaic tiles at shower area (where applicable)
 - iii) All other Bathrooms: Homogeneous tiles or equivalent up to false ceiling and exposed surfaces only (no tiles behind vanity counter and mirror)
 - iv) Kitchen and Wet Kitchen: Homogeneous tiles or equivalent (up to false ceiling and/or other heights as may be determined by Vendor, and no tiles behind kitchen cabinets/glass backsplash) (where applicable)
 - v) WC: Homogeneous tiles or equivalent (up to false ceiling) (where applicable)
 - vi) PES, Balcony, Open Terrace and Private Roof Terrace: Cement and sand plaster and/or skim coat with emulsion paint and/or textured paint finish (where applicable)
- b) Walls (For Common Areas)
 - i) Basement and 1st Storey Lift Lobbies: Aluminium-framed with glass panels and/or stone or equivalent tiles up to false ceiling and exposed surfaces only (where applicable)
 - ii) Corridors and External Wall: Cement and sand plaster and/or skim coat with emulsion paint finish to all exposed surfaces
 - iii) Storey Shelter: Skim coat on RC wall with emulsion paint finish to all exposed surfaces
- c) Floor (For Apartment):
 - i) Private Foyer, Living, Dining and Dry Kitchen: Stone or equivalent tiles with skirting (where applicable)

- ii) Master Bathroom, Junior Master Bathroom and Powder Room: Stone or equivalent tiles (where applicable)
 - iii) All other Bathrooms, Kitchen and Wet Kitchen: Homogeneous tiles or equivalent (where applicable)
 - iv) Family Lounge and All Bedrooms: Timber flooring with skirting (where applicable)
 - v) Balcony, Open Terrace, Utility, WC, Store and Yard: Homogeneous tiles or equivalent with skirting (where applicable)
 - vi) PES and Private Roof Terrace: Timber decking (where applicable)
- d) Floor (For Common Areas):
 - i) Basement and 1st Storey common area lift lobbies: Stone or equivalent tiles
 - ii) Corridors: Homogeneous tiles or equivalent with skirting
 - iii) Storey Shelter and Escape Staircase: Cement and sand screed

7.0 Windows

- a) Aluminium-framed glass windows

8.0 Doors

- a) Main Door: Timber doors or timber sliding doors
- b) Unit Rear Door and Basement Entrance Door (For Type Villa only): Approved fire-rated timber door
- c) Bedroom, Bathroom, Powder Room, DB Closet and Store: Timber door or Timber sliding door or timber bi-fold door (where applicable)
- d) Walk in Wardrobe: Timber door or Timber sliding door (where applicable)
- e) Kitchen and Wet Kitchen: Timber door or Timber sliding door with glass infill (where applicable)
- f) Balcony, Open Terrace and Private Roof Terrace: Aluminium-framed glass doors (where applicable)
- g) PES (For Type Villa only): Metal gate
- h) Yard: Bi-fold doors or sliding door (where applicable)
- i) WC and Utility: Bi-fold doors (where applicable)
- j) Selected quality door locksets and ironmongery shall be provided where applicable

9.0 Sanitary Fittings

- a) Master Bath (all unless otherwise specified):
 - i) 1 shower area with shower set and overhead shower
 - ii) 1 stone vanity top complete with 2 basins and mixers (except Types A and Loft)
 - iii) 1 stone vanity top complete with 1 basin and mixer (Types A and Loft only)
 - iv) 1 water closet
 - v) 1 toilet roll holder
 - vi) 1 towel rail
 - vii) 1 mirror cabinet
 - viii) 1 robe hook
- b) Junior Master Bath (For Types Villa, Grandeur and Penthouse only):
 - i) 1 shower area with shower set and overhead shower
 - ii) 1 stone vanity top complete with 1 basin and mixer
 - iii) 1 water closet
 - iv) 1 toilet roll holder
 - v) 1 towel rail
 - vi) 1 mirror cabinet
 - vii) 1 robe hook

- c) Common Bath:
 - i) 1 shower area with shower set
 - ii) 1 stone vanity top complete with 1 basin and mixer
 - iii) 1 water closet
 - iv) 1 toilet roll holder
 - v) 1 towel rail
 - vi) 1 mirror cabinet
 - vii) 1 robe hook
- d) Powder Room (Types C and Villa only):
 - i) 1 free standing basin and mixer
 - ii) 1 water closet
 - iii) 1 toilet roll holder
 - iv) 1 mirror
 - v) 1 robe hook
- e) WC (Types C, Villa, Grandeur and Penthouse only):
 - i) 1 wash basin with tap
 - ii) 1 shower set
 - iii) 1 water closet
 - iv) 1 toilet roll holder
 - v) 1 mirror
 - vi) 1 robe hook
- f) Open Shower (Type Penthouse only):
 - i) 1 shower area with shower set
 - ii) 1 stone vanity top complete with 1 basin and mixer
 - iii) 1 water closet
 - iv) 1 toilet roll holder
 - v) 1 towel rail
 - vi) 1 mirror
 - vii) 1 robe hook

10.0 Electrical Installations

- a) Refer to “Schedule of Electrical Provisions” for details
- b) Electrical wiring in concealed conduits below false ceiling level where possible. Electrical wiring above false ceiling in exposed and/or concealed conduits and/or trunking

11.0 TV/ Telephone

- a) Refer to “Schedule of Electrical Provisions” for details

12.0 Lightning Protection

- a) Lightning protection system shall be provided in compliance with Singapore Standard SS-555: 2010

13.0 Painting

- a) Internal and External wall: Emulsion paint finish

14.0 Waterproofing

- a) Waterproofing shall be provided to floors of all Bathrooms, Powder Rooms, WC, Kitchen, Wet Kitchen, Yard, PES (below decking), Balcony, Open Terrace, Private Roof Terrace (below decking), AC Ledges, Roof Areas and slabs as and where applicable

15.0 Driveway and Car Park

- a) Basement Car Park: Reinforced concrete floor with epoxy coating and/or cement and sand screed
- b) Driveway and Drop-Off at Basement 1: Reinforced concrete floor with epoxy coating and/or stone pavers or equivalent

16.0 Recreational Facilities

- a) Main Entrance
- b) Feature Green Wall
- c) Guard House

- d) Cascade Planter
- e) Drop off and Waiting Area
- f) Drop off Water Feature
- g) Children’s Topo Playground
- h) Pool Deck
- i) Kid’s Pool
- j) Poolside Water Feature
- k) 48m Lap Pool
- l) Jacuzzi
- m) Hammock Lounge
- n) Dining Pavilion
- o) BBQ Area
- p) Poolside Shower
- q) Clubhouse
- r) Gym (Level 2)
- s) Steam Room (Level 2)
- t) Sky Terrace (Level 13)

17.0 Additional Items

- a) Kitchen Cabinets: Built-in high and low level kitchen cabinets complete with stone surface worktop or equivalent
- b) Kitchen (Types A, Loft, B and C only), Wet Kitchen (Villa, Grandeur and Penthouse only): 1 stainless steel kitchen sink with mixer
- c) Kitchen Appliances:
 - i) Types A and Loft only: Cooker Hood, Induction Cooker Hob, Oven, Integrated Fridge and Washer cum Dryer
 - ii) Types B and C only: Cooker Hood, Gas Cooker Hob, Oven, Integrated Fridge and Washer cum Dryer
 - iii) Types Villa, Grandeur and Penthouse only: Cooker Hood, Gas Cooker Hob, Oven, Fridge, Under Counter Wine Chiller, Built-in Coffee Machine, Washer and Dryer
- d) Wardrobes: Built-in Wardrobes to all Bedrooms and/or Walk-in Closet (where applicable)
- e) Air Conditioning:
 - i) Concealed ducted fan coil units to Living/Dining, Master Bedroom and Junior Master Bedroom (where applicable), Family Lounge (Type Villa Only) and Bedrooms on Upper Floors (Type Penthouse only)
 - ii) Exposed wall mounted fan coil unit to Bedrooms (except bedrooms on upper floor of Penthouse) and Lounge (Type Penthouse Only)
- f) Swimming Pool:
 - i) For Type Villa only: Swimming pool provided in PES
 - ii) For Type Penthouse only: Swimming pool with Jacuzzi and 1 stainless steel sink c/w cover and tap provided at private roof terrace.
- g) Hot Water supply to all Bathrooms, Kitchen, Wet Kitchen, Powder Room, Open Shower at Penthouses and WC (where applicable)
- h) Provision of town gas supply to kitchen hobs in all apartment units except Types A and Loft
- i) Private Lift Access with keycard to all units
- j) Security system:
 - i) Audio Video Intercom System is provided to all apartment units for communication with Guard House and Visitor Call Panel
 - ii) Security Access Card Control System will be provided in all Lift Cars, Gymnasium and side gate
 - iii) Close Circuit Television System (CCTV) surveillance will be provided at basement carpark lift lobbies, 1st storey lift lobbies and designated common areas

SCHEDULE OF ELECTRICAL PROVISIONS

Types Items	Type A	Type B	Type Loft	Type C	Grandeur	Garden Villa	Grand Villa	Penthouse 1	Penthouse 2,3,4,5,6,
Lighting Point	8	13	15	20	33	45	50	44	45
13A Power Point	8	16	15	23	27	40	47	34	35
TV Point	3	4	4	5	6	7	9	6	7
Telephone Outlet	2	3	3	5	5	6	8	5	6
Data Outlet	3	4	4	5	6	7	9	6	7
Bell Chime Point	1	1	1	1	1	1	1	1	1
Water Heater Point	2	3	3	3	5	5	7	6	6
Washing Machine Point WP*	1	1	1	1	1	1	1	1	1
Dryer Point WP*	0	0	0	0	1	1	1	1	1
Cooker Hob Point	1	1	1	1	1	1	1	1	1
Cooker Hood Point	1	1	1	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1	1	1
Fridge Point	1	1	1	1	1	1	1	1	1
Coffee Maker Point	0	0	0	0	1	1	1	1	1
Wine Chiller Point	0	0	0	0	1	1	1	1	1
Audio / Video Intercom	1	1	1	1	2	2	2	2	2

* ‘WP’ denotes Weather Proof (for Washing Machine and Dryer only)

Notes to Specifications

- A Air-conditioning system**
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.
- B Television and/or Internet Access**
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.
- C Materials, Fittings, Equipment, Finishes, Installations and Appliances**
Subject to Clause 14.3 in the Sale and Purchase Agreement (SPA), the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect’s selection and market availability.
- D Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards**
Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect’s final decision and design.
- E Warranties**
Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under Clause 9 and Clause 17 in the SPA.
- F Web Portal of the Housing Project**
The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.
- G False Ceiling**
The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect’s sole discretion and final design.
- H Glass**
Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully

- responsible for the performance of its obligations under Clause 9 and Clause 17 in the SPA.
- I Laminated Flooring**
Laminated flooring is manufactured material which contains tonality differences to match natural wood finish. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Laminated floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of builder and vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under Clause 9 and Clause 17 in the SPA.
- J Marble / Compressed Marble / Limestone / Granite / Homogeneous / Porcelain tiles**
Marble/compressed marble/limestone/granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/compressed marble/limestone/granite as well as non-uniformity between pieces cannot be totally avoided. Granite and homogeneous/porcelain tiles are pre-polished before laying and care has been taken for their installation. However, granite and homogeneous/porcelain tiles cannot be re-polished after installation. Hence, some level differences may be felt at the joints. Subject to Clause 14.3 in the SPA, the tonality and pattern of the marble, limestone, granite or homogeneous/porcelain tiles selected and installed shall be subject to availability.
- K Timber**
Timber is a natural material containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber is also subject to thermal expansion and contraction beyond the control of builder and vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under Clause 9 and Clause 17 in the SPA.
- L Mechanical Ventilation System**
Mechanical Ventilation systems are provided to toilets which are not naturally ventilated.

To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.
- M Wall**
All wall finishes will be terminated at false ceiling level and/or at some other heights as may be determined by the Vendor. The wall finish at the exposed wall above the determined height will be plaster and paint. There will be no tiles/ stone works behind kitchen cabinets/vanity cabinet/ mirror. Certain interior walls will be drywalls. The Purchaser will have to take note of this for the purpose of care and usage.
- N Swimming Pool Filtration (Type Villa and Penthouse only)**
Swimming pool filtration has to be maintained and cleaned on a regular basis by the Purchaser to ensure good working condition of the system.

Beyond expectations



TwentyOne Angullia Park, Singapore

CS Land

CS Land Pte Ltd is the property arm of Chartered Straits Capital Pte Ltd, a multinational group with diversified businesses in oil, gas, minerals, infrastructure, transportation, and real estate. Its mission is to diversify the Group’s venture into property investment and project development. To date, the Company’s portfolio boasts completed and upcoming prime real estate development in South East Asia.

CS Land’s signature developments and property investments include TwentyOne Angullia Park, a private residences located in the most sought after address in Singapore, a mixed-development comprising Grade A office, retail and service residences along Jalan Thamrin, Central Jakarta and the Sampoerna Strategic Square, a Grade A office development also located in the prime business districts in Central Jakarta, Indonesia.

Not resting on its laurels, CS Land will continue to challenge preconceived notions of luxury living and property development, bringing the world more surprises and breaths of fresh air.



Sampoerna Strategic Square, Jakarta



Indonesia 1, Jakarta

OKP Land Pte Ltd

OKP Land Pte Ltd is a wholly-owned subsidiary of OKP Holdings Limited (OKP). OKP is a leading homegrown infrastructure and civil engineering company in the region. It specialises in the construction of urban and arterial roads, expressways, vehicular bridges, flyovers, airport infrastructure and oil & gas-related infrastructure for petrochemical plants and oil storage terminals as well as the maintenance of roads and road-related facilities and building construction-related works. It has expanded its core business to include property development and investment. It tenders for both public and private civil engineering, and infrastructure construction projects. It has been listed on the Singapore Exchange since 26 July 2002.



Formula One race circuit around Marina Bay area in Singapore



Executive condominium project at Yuan Ching/Tao Ching Road in Singapore