

THE BAY
BAY SUITES

CAMBODIA RISING

A rising force in Southeast Asia, Cambodia's economy has been expanding at an exponential rate with real GDP growth averaging 8% since the new millennium. Most recently in 2014, a huge influx of net foreign direct investment registered a staggering \$1.3 billion, and set to pick up to 7.3% in 2015. With an increasing number of international brands entering the country due to its growth and stability, Cambodia presents the perfect hotbed for potential investments and future growth.

Set to make its mark upon the Cambodian skyline is The Bay, a luxurious freehold residential and commercial development designed by a multiple award-winning architectural firm. This extraordinary masterpiece is poised to become a new benchmark in high-rise living and an iconic landmark overlooking the capital city.

STAY WITHIN SIGHT OF THE
TRANSFORMING CITYSCAPE



PHNOM PENH – THE HOTSPOT OF HIGH POTENTIAL INVESTMENTS

The capital city of Cambodia, Phnom Penh is an economic and political hub with a growing community of expatriates as well as increasingly affluent locals. This creates opportunities for prospective investors to meet their demand for exclusive and up-market accommodation.

The booming and well-planned Chroy Changvar peninsula has created a surge of growth in prices due to its prime location, heavy foreign investments, and promising expansion with luxury infrastructures and state-of-the-art facilities to be constructed in the area. Major upcoming projects include the Naga 2, the second casino, Kitahara International Hospital and Overseas Cambodia Investment Corporation (OCIC)'s "City of the Future" which integrates a vibrant commercial hub, central business zone, exciting tourist spots and lush residential areas into one exclusive destination.



A COLLABORATION OF FORM AND FUNCTION



TEHO Development is a wholly owned subsidiary of SGX-listed company, TEHO International Inc. Since its inception in 2014 after the acquisition of ECG's construction arm, TIEC Holdings Pte Ltd, the company has enjoyed great success in Asia while developing its core business around property-related investments, holding of investments in property-related assets, as well as trading and development of property for sale.



With more than four decades of experience, ONG & ONG currently operates in eleven cities and manages projects in 18 countries, with The Bay being the latest addition and its first major milestone in Cambodia, Phnom Penh. As a premier design and award winning architecture firm with ISO140001 certification, ONG & ONG constantly meets and exceeds clients' expectations with its complete three-pronged 360 solution of 360 Design + 360 Engineering + 360 Management.





LEVEL 53
ROOF TERRACE
• LANDSCAPE GARDEN
• GLASS HOUSE
• EXCLUSIVE CLUB

LEVEL 30
SKY TERRACE
• LOUNGE DECK
• SKY GYM 360
• FUNCTION ROOM

LEVEL 6
• LANDSCAPE DECK
• BAY SUITES
LIFESTYLE POOL

SHOPPING ATRIUM

A FREEHOLD ICONIC MASTERPIECE ALONG A BLOSSOMING PENINSULA - THE BAY

With the architecture and design inspired by the confluence of the Mekong and Tonle Sap Rivers, The Bay towers majestically over Chroy Changvar, ensuring magnificent views far and beyond. Oozing dynamism and artistry, the iconic architecture embodies the spirit and zest of the city and its historically significant rivers.

Set in a prime location just minutes' drive from the city centre, The Bay epitomises an exquisite, modern and contemporary lifestyle endeared by many. Chill out at Preah Sisowath Quay as you dine and unwind in full view of the river. As night falls, the starry skies can truly be appreciated in a city with every modern comfort at hand.



MODERN LUXURIES MEET NATURE'S FINERIES

ARRIVE HOME IN GRANDEUR

Step into the luxurious and immaculately designed lobby lounge, set amidst grand pillars and an opulent ceiling. By night, the lobby transforms into a picture of cosy elegance, setting the mood for a relaxing evening. With a concierge service to provide you with everything you desire and require, it is an exquisite lifestyle that is beyond compare.

A SENSORY RETREAT

The lush landscape deck offers a haven for your senses as you take a leisurely stroll. Bask in the comfort and tranquility of the Bay Suites Lifestyle Pool and escape from a busy day in the city.

FUEL YOUR BODY AND MIND

Feel the breeze through your hair at the Sky Terrace, which boasts inimitable views of the city skyline in a spacious and elegant surrounding. If you prefer a more active lifestyle, you'll find all you need in the well-equipped Sky Gym 360 with state-of-the-art machines. Reflecting the same high standards, the Function Room is superbly-appointed to cater to your needs, offering you an intimate venue for business or social gatherings.

NATURALLY EXCLUSIVE PEAK

Atop the Bay Suites, discover a lush Landscape Garden where you will feel as if you are transported to another world of serene nature and fresh air. This is magnified by the Glass House that allows you to enjoy all of nature's splendour in comfort.

Soaked in prestige and exclusivity, the private members' Exclusive Club is the place where you can network and rub elbows with the city's elite.



BAY SUITES – YOUR GRAND ABODE OF REGAL FITTINGS

A remarkable sense of free-flowing space emerges as abundant sunlight and a cosy breeze combine natural pleasure with resort relaxation. The splendid floor to ceiling height living room epitomises luxury and elegance, which is further amplified by the high quality fittings and premium appliances from renowned brands.

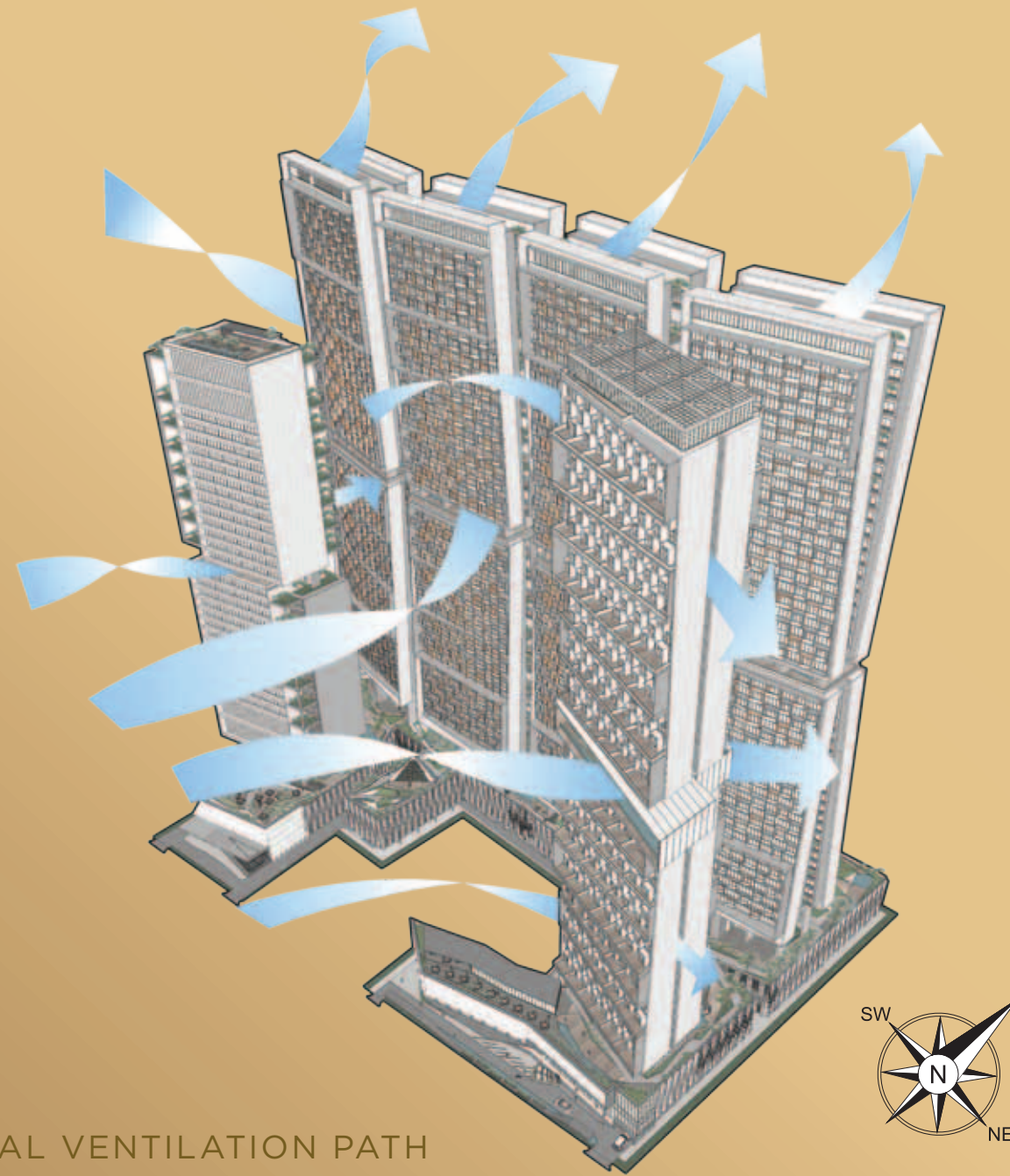
Bay Suites is a spectacular sanctuary inspired by nature's soothing colours and textures. Relax in this high-up hideaway and soothe your senses with earth elements and modern luxuries.



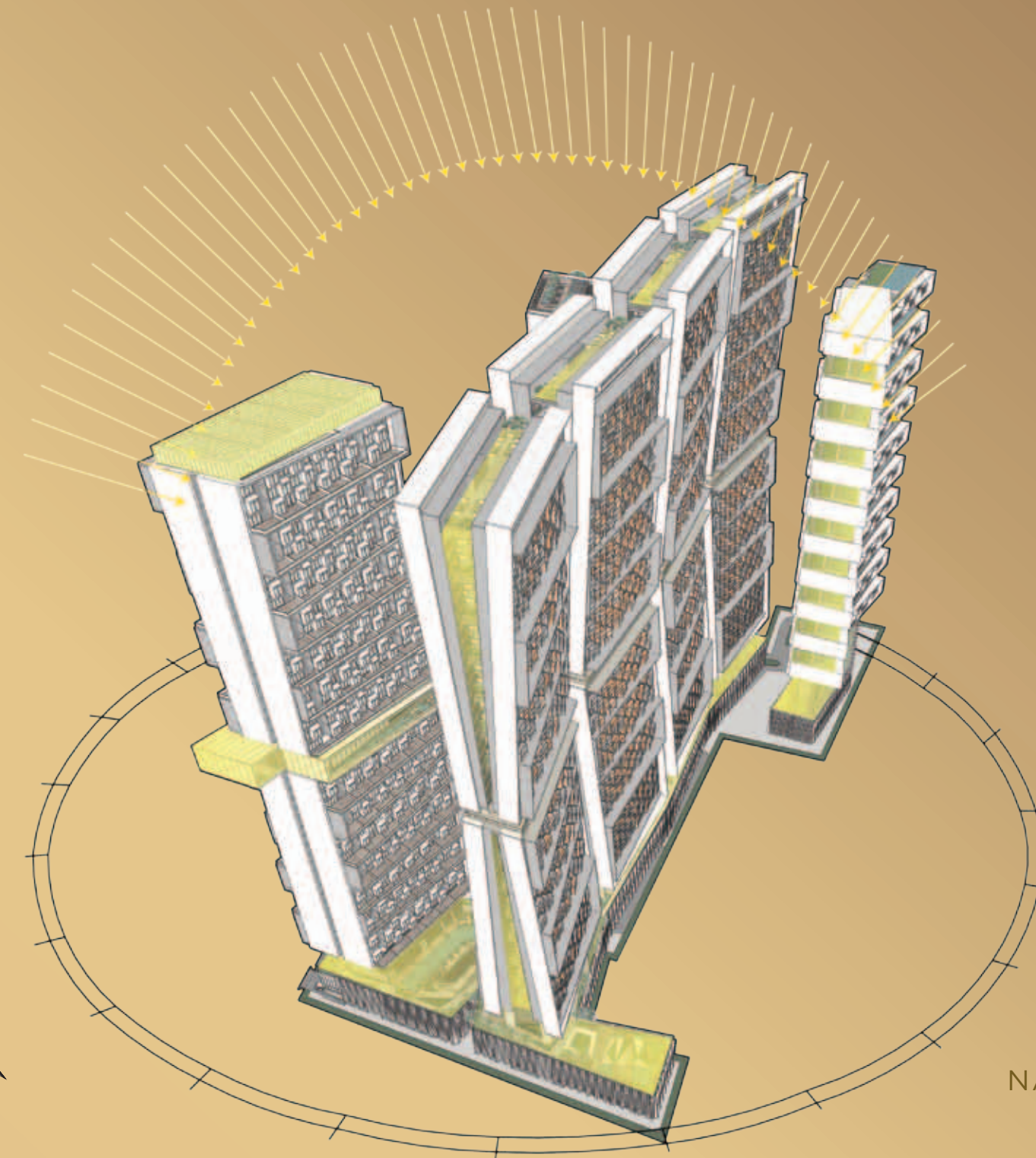
NATURALLY COMFORTABLE

With increasing awareness of the cost and environmental impacts of energy use, natural lighting and ventilation has become an increasingly attractive method for achieving a sustainable environment and reducing the carbon footprint.

To create a living space that is visually and thermally comfortable, spaces are creatively enhanced within the development for natural light penetration and optimal ventilation.



NATURAL VENTILATION PATH



NATURAL LIGHT PATH

SITE PLAN

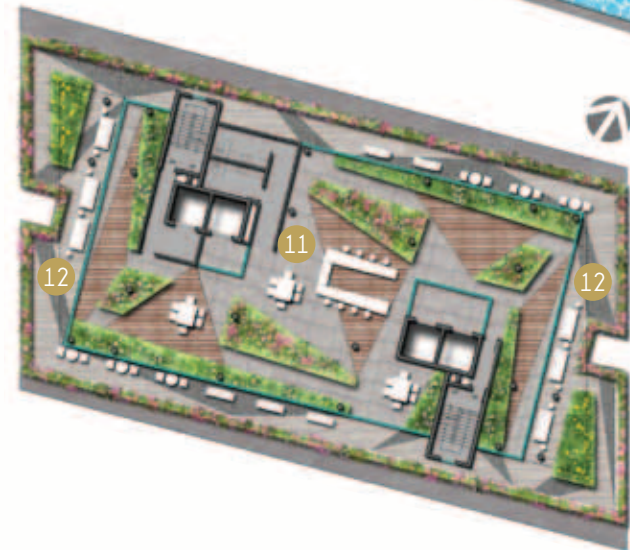
SKY TERRACE (30TH STOREY)

- 8 Gym
- 9 Function Room
- 10 Lounge Area



ROOF GARDEN (ROOF)

- 11 Roof Garden
- 12 Terrace Deck



COMMUNAL DECK AND LAP POOL (6TH STOREY)

- 1 Communal Deck Life Lobby
- 2 Lap Pool (25m)
- 3 Children and Adult Lounge Pool
- 4 BBQ Pavilion
- 5 Meeting Rooms
- 6 Garden
- 7 Changing Rooms and W.C.

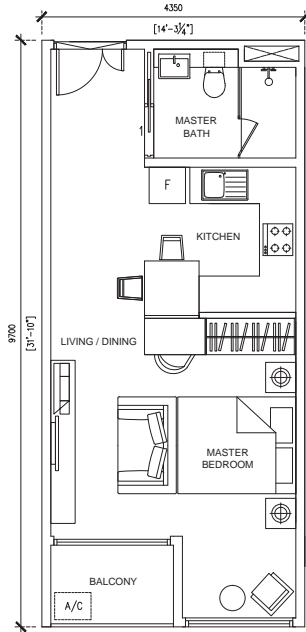


SCHEMATIC DIAGRAM

| Storey | Bay Suites - South Elevation | | | | | | | |
|------------------|---------------------------------|-----------|----------|-----------|----------|-------|----------|-------|
| | 16 | 15 | 14 | 13 | 12 | 11 | 10 | 09 |
| Roof | Roof Garden | | | | | | | |
| 52 nd | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 51 st | C1 | A | A1 | A | A1 | B | A(m) | D1 |
| 50 th | C-P2 | A1(m)-P2 | A(m)-P2 | A1(m)-P2 | A(m)-P2 | B1-P2 | A1-P2 | D-P2 |
| 49 th | C1 | A | A1 | A | A1 | B | A(m) | D1 |
| 48 th | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 47 th | C1-P3 | A-P3A | A1-P3A | A-P3B | A1-P3B | B-P3 | A(m)-P3C | D1-P3 |
| 46 th | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 45 th | C1 | A | A1 | A | A1 | B | A(m) | D1 |
| 44 th | C-P3 | A1(m)-P3A | A(m)-P3A | A1(m)-P3B | A(m)-P3B | B1-P3 | A1-P3C | D-P3 |
| 43 rd | C1 | A | A1 | A | A1 | B | A(m) | D1 |
| 42 nd | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 41 st | C1-P2 | A-P2 | A1-P2 | A-P2 | A1-P2 | B-P2 | A(m)-P2 | D1-P2 |
| 40 th | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 39 th | C1 | A | A1 | A | A1 | B | A(m) | D1 |
| 38 th | C-P1 | A1(m)-P1A | A(m)-P1B | A1(m)-P1B | A(m)-P1C | B1-P1 | A1-P1C | D-P1 |
| 37 th | C1 | A | A1 | A | A1 | B | A(m) | D1 |
| 36 th | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 35 th | C1-P1 | A-P1A | A1-P1A | A-P1B | A1-P1B | B-P1 | A(m)-P1A | D1-P1 |
| 34 th | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 33 rd | C1 | A | A1 | A | A1 | B | A(m) | D1 |
| 32 nd | C-P1 | A1(m)-P1A | A(m)-P1B | A1(m)-P1B | A(m)-P1C | B1-P1 | A1-P1C | D-P1 |
| 31 st | Sky Terrace | | | | | | | |
| 30 th | Sky Terrace | | | | | | | |
| 29 th | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 28 th | C1 | A | A1 | A | A1 | B | A(m) | D1 |
| 27 th | C-P2 | A1(m)-P2 | A(m)-P2 | A1(m)-P2 | A(m)-P2 | B1-P2 | A1-P2 | D-P2 |
| 26 th | C1 | A | A1 | A | A1 | B | A(m) | D1 |
| 25 th | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 24 th | C1-P3 | A-P3A | A1-P3A | A-P3B | A1-P3B | B-P3 | A(m)-P3C | D1-P3 |
| 23 rd | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 22 nd | C1 | A | A1 | A | A1 | B | A(m) | D1 |
| 21 st | C-P3 | A1(m)-P3A | A(m)-P3A | A1(m)-P3B | A(m)-P3B | B1-P3 | A1-P3C | D-P3 |
| 20 th | C1 | A | A1 | A | A1 | B | A(m) | D1 |
| 19 th | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 18 th | C1-P2 | A-P2 | A1-P2 | A-P2 | A1-P2 | B-P2 | A(m)-P2 | D1-P2 |
| 17 th | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 16 th | C1 | A | A1 | A | A1 | B | A(m) | D1 |
| 15 th | C-P1 | A1(m)-P1A | A(m)-P1B | A1(m)-P1B | A(m)-P1C | B1-P1 | A1-P1C | D-P1 |
| 14 th | C1 | A | A1 | A | A1 | B | A(m) | D1 |
| 13 th | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 12 th | C1-P1 | A-P1A | A1-P1A | A-P1B | A1-P1B | B-P1 | A(m)-P1A | D1-P1 |
| 11 th | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 10 th | C1 | A | A1 | A | A1 | B | A(m) | D1 |
| 9 th | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 8 th | C1-P1 | A-P1A | A1-P1A | A-P1B | A1-P1B | B-P1 | A(m)-P1A | D1-P1 |
| 7 th | Communal Deck and Swimming Pool | | | | | | | |
| 6 th | Communal Deck and Swimming Pool | | | | | | | |
| 5 th | Carpark | | | | | | | |
| 4 th | Carpark | | | | | | | |
| 3 rd | Carpark | | | | | | | |
| 2 nd | Carpark | | | | | | | |
| 1 st | Carpark | | | | | | | |

| Storey | Bay Suites - North Elevation | | | | | | | |
|------------------|---------------------------------|-----------|----------|-----------|----------|-------|----------|-------|
| | 08 | 07 | 06 | 05 | 04 | 03 | 02 | 01 |
| Roof | Roof Garden | | | | | | | |
| 52 nd | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 51 st | C1 | A | A1 | A | A1 | B | A(m) | D1 |
| 50 th | C-P2 | A1(m)-P2 | A(m)-P2 | A1(m)-P2 | A(m)-P2 | B1-P2 | A1-P2 | D-P2 |
| 49 th | C1 | A | A1 | A | A1 | B | A(m) | D1 |
| 48 th | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 47 th | C1-P3 | A-P3A | A1-P3A | A-P3B | A1-P3B | B-P3 | A(m)-P3C | D1-P3 |
| 46 th | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 45 th | C1 | A | A1 | A | A1 | B | A(m) | D1 |
| 44 th | C-P3 | A1(m)-P3A | A(m)-P3A | A1(m)-P3B | A(m)-P3B | B1-P3 | A1-P3C | D-P3 |
| 43 rd | C1 | A | A1 | A | A1 | B | A(m) | D1 |
| 42 nd | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 41 st | C1-P2 | A-P2 | A1-P2 | A-P2 | A1-P2 | B-P2 | A(m)-P2 | D1-P2 |
| 40 th | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 39 th | C1 | A | A1 | A | A1 | B | A(m) | D1 |
| 38 th | C-P1 | A1(m)-P1A | A(m)-P1B | A1(m)-P1B | A(m)-P1C | B1-P1 | A1-P1C | D-P1 |
| 37 th | C1 | A | A1 | A | A1 | B | A(m) | D1 |
| 36 th | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 35 th | C1-P1 | A-P1A | A1-P1A | A-P1B | A1-P1B | B-P1 | A(m)-P1A | D1-P1 |
| 34 th | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 33 rd | C1 | A | A1 | A | A1 | B | A(m) | D1 |
| 32 nd | C-P1 | A1(m)-P1A | A(m)-P1B | A1(m)-P1B | A(m)-P1C | B1-P1 | A1-P1C | D-P1 |
| 31 st | Sky Terrace | | | | | | | |
| 30 th | Sky Terrace | | | | | | | |
| 29 th | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 28 th | C1 | A | A1 | A | A1 | B | A(m) | D1 |
| 27 th | C-P2 | A1(m)-P2 | A(m)-P2 | A1(m)-P2 | A(m)-P2 | B1-P2 | A1-P2 | D-P2 |
| 26 th | C1 | A | A1 | A | A1 | B | A(m) | D1 |
| 25 th | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 24 th | C1-P3 | A-P3A | A1-P3A | A-P3B | A1-P3B | B-P3 | A(m)-P3C | D1-P3 |
| 23 rd | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 22 nd | C1 | A | A1 | A | A1 | B | A(m) | D1 |
| 21 st | C-P3 | A1(m)-P3A | A(m)-P3A | A1(m)-P3B | A(m)-P3B | B1-P3 | A1-P3C | D-P3 |
| 20 th | C1 | A | A1 | A | A1 | B | A(m) | D1 |
| 19 th | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 18 th | C1-P2 | A-P2 | A1-P2 | A-P2 | A1-P2 | B-P2 | A(m)-P2 | D1-P2 |
| 17 th | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 16 th | C1 | A | A1 | A | A1 | B | A(m) | D1 |
| 15 th | C-P1 | A1(m)-P1A | A(m)-P1B | A1(m)-P1B | A(m)-P1C | B1-P1 | A1-P1C | D-P1 |
| 14 th | C1 | A | A1 | A | A1 | B | A(m) | D1 |
| 13 th | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 12 th | C1-P1 | A-P1A | A1-P1A | A-P1B | A1-P1B | B-P1 | A(m)-P1A | D1-P1 |
| 11 th | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 10 th | C1 | A | A1 | A | A1 | B | A(m) | D1 |
| 9 th | C | A1(m) | A(m) | A1(m) | A(m) | B1 | A1 | D |
| 8 th | C1-P1 | A-P1A | A1-P1A | A-P1B | A1-P1B | B-P1 | A(m)-P1A | D1-P1 |
| 7 th | Communal Deck and Swimming Pool | | | | | | | |
| 6 th | Communal Deck and Swimming Pool | | | | | | | |
| 5 th | Carpark | | | | | | | |
| 4 th | Carpark | | | | | | | |
| 3 rd | Carpark | | | | | | | |
| 2 nd | Carpark | | | | | | | |
| 1 st | Carpark | | | | | | | |

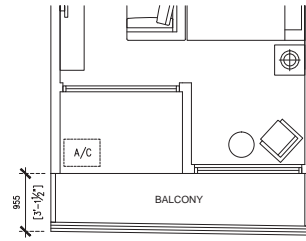
TYPE A



TYPE A:
(Bay Suite at Master Bedroom)

UNIT AREA : 39.99 sq.m. (430.45 sq.ft.)
TOTAL AREA : 57.62 sq.m. (620.26 sq.ft.)

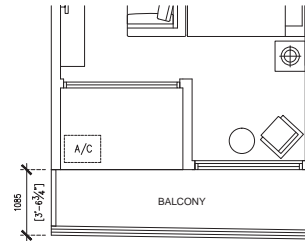
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| #16-13 | #26-13 | #37-13 | #45-13 | |
| #16-15 | #26-15 | #37-15 | #45-15 | |



TYPE A-P1A:
(Partial plan)

UNIT AREA : 44.13 sq.m. (475.02 sq.ft.)
TOTAL AREA : 63.59 sq.m. (684.47 sq.ft.)

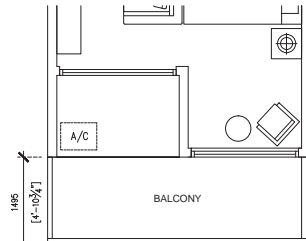
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| #08-15 | #12-15 | #35-15 |



TYPE A-P1B:
(Partial plan)

UNIT AREA : 44.67 sq.m. (480.83 sq.ft.)
TOTAL AREA : 64.37 sq.m. (692.85 sq.ft.)

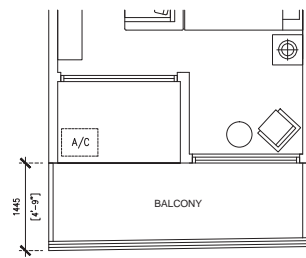
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TYPE A-P2:
(Partial plan)

UNIT AREA : 46.27 sq.m. (498.05 sq.ft.)
TOTAL AREA : 66.67 sq.m. (717.67 sq.ft.)

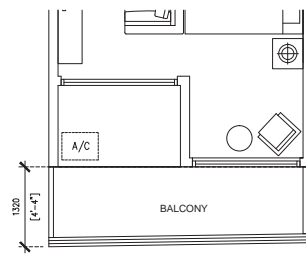
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| #18-15 | #41-15 |



TYPE A-P3A:
(Partial plan)

UNIT AREA : 45.92 sq.m. (494.28 sq.ft.)
TOTAL AREA : 66.17 sq.m. (712.24 sq.ft.)

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|--------|--------|
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| #24-15 | #47-15 |

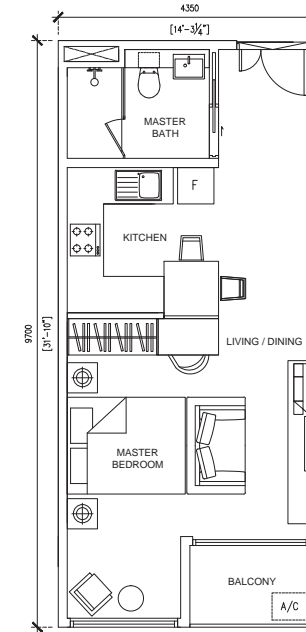


TYPE A-P3B:
(Partial plan)

UNIT AREA : 45.39 sq.m. (488.58 sq.ft.)
TOTAL AREA : 65.40 sq.m. (704.02 sq.ft.)

- | | |
|--------|--------|
| #24-05 | #47-05 |
| #24-13 | #47-13 |

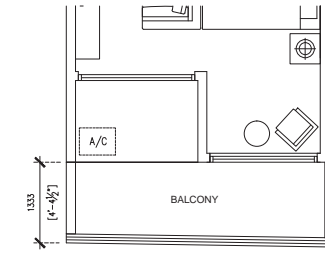
TYPE A(m)



TYPE A(m):
(Bay Suite at Master Bedroom)

UNIT AREA : 39.99 sq.m. (430.45 sq.ft.)
TOTAL AREA : 57.62 sq.m. (620.26 sq.ft.)

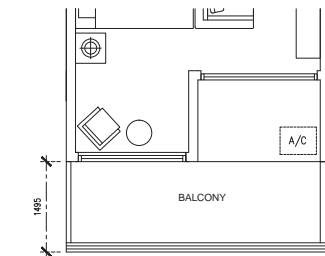
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| #09-12 | #17-12 | #25-12 | #36-12 | #46-04 |
| #09-14 | #17-14 | #25-14 | #36-14 | #46-06 |
| #10-02 | #19-04 | #26-02 | #37-02 | #46-12 |
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| #14-10 | #23-14 | #34-06 | #42-14 | #52-06 |
| #16-02 | #34-12 | #43-02 | #52-12 | |
| #16-10 | #34-14 | #43-10 | #52-14 | |



TYPE A(m)-P1A:
(Partial plan)

UNIT AREA : 45.72 sq.m. (492.13 sq.ft.)
TOTAL AREA : 65.88 sq.m. (709.13 sq.ft.)

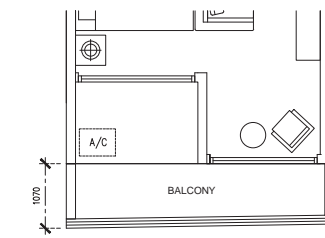
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|--------|--------|--------|
| #08-02 | #12-02 | #35-02 |
| #08-10 | #12-10 | #35-10 |



TYPE A(m)-P2:
(Partial plan)

UNIT AREA : 46.27 sq.m. (498.05 sq.ft.)
TOTAL AREA : 66.67 sq.m. (717.67 sq.ft.)

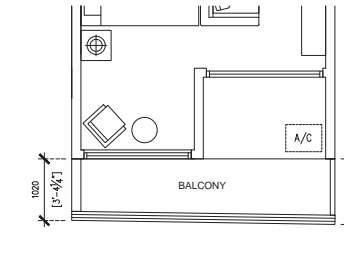
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| #18-02 | #27-04 | #41-02 | #50-04 |
| #18-10 | #27-06 | #41-10 | #50-06 |
| | #27-12 | | #50-12 |
| | #27-14 | | #50-14 |



TYPE A(m)-P3C:
(Partial plan)

UNIT AREA : 44.34 sq.m. (477.28 sq.ft.)
TOTAL AREA : 63.89 sq.m. (687.73 sq.ft.)

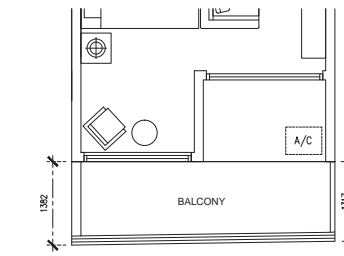
- | | |
|--------|--------|
| #24-02 | #47-02 |
| #24-10 | #47-10 |



TYPE A(m)-P1B:
(Partial plan)

UNIT AREA : 44.40 sq.m. (477.92 sq.ft.)
TOTAL AREA : 63.98 sq.m. (688.66 sq.ft.)

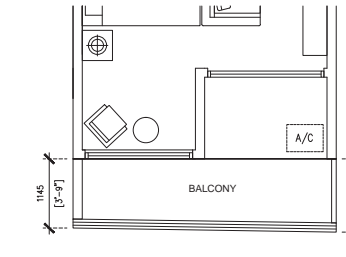
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|--------|--------|--------|
| #15-06 | #32-06 | #38-06 |
| #15-14 | #32-14 | #38-14 |



TYPE A(m)-P3A:
(Partial plan)

UNIT AREA : 45.66 sq.m. (491.48 sq.ft.)
TOTAL AREA : 65.79 sq.m. (708.20 sq.ft.)

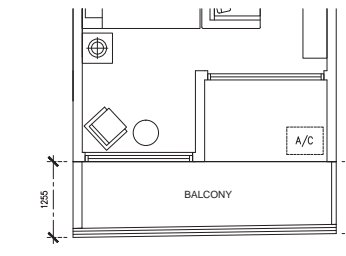
- | | |
|--------|--------|
| #21-06 | #44-06 |
| #21-14 | #44-14 |



TYPE A(m)-P1C:
(Partial plan)

UNIT AREA : 44.94 sq.m. (483.73 sq.ft.)
TOTAL AREA : 64.76 sq.m. (697.04 sq.ft.)

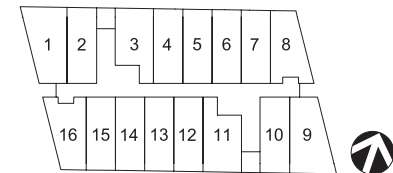
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|--------|--------|--------|
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| #15-12 | #32-12 | #38-12 |



TYPE A(m)-P3B:
(Partial plan)

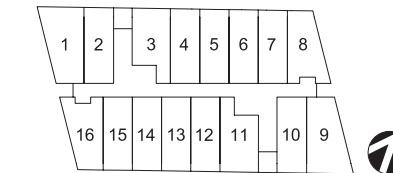
UNIT AREA : 45.12 sq.m. (485.67 sq.ft.)
TOTAL AREA : 65.01 sq.m. (699.83 sq.ft.)

- | | |
|--------|--------|
| #21-04 | #44-04 |
| #21-12 | #44-12 |

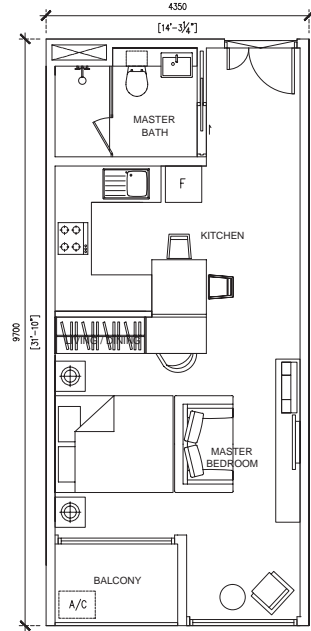


Unit Areas include AC Ledge and Balcony. Total Area includes Common Areas. Orientation and facings will differ depending on the Unit you are purchasing (please refer to Key Plan). All plans are not to scale and subject to changes as may be required by construction contingencies and/or relevant Authorities. All floor areas are estimated and subjected to final survey.

Unit Areas include AC Ledge and Balcony. Total Area includes Common Areas. Orientation and facings will differ depending on the Unit you are purchasing (please refer to Key Plan). All plans are not to scale and subject to changes as may be required by construction contingencies and/or relevant Authorities. All floor areas are estimated and subjected to final survey.



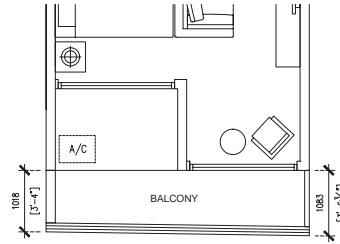
TYPE A1



TYPE A1: (Bay Suite at Living Room)

UNIT AREA : 39.99 sq.m. (430.45 sq.ft.)
TOTAL AREA : 57.62 sq.m. (620.26 sq.ft.)

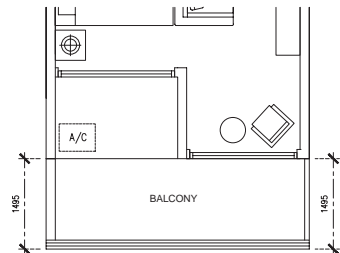
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|--------|--------|--------|--------|--------|
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| #09-10 | #17-10 | #26-06 | #37-06 | #45-06 |
| #10-04 | #19-02 | #26-12 | #37-12 | #45-12 |
| #10-06 | #19-10 | #26-14 | #37-14 | #45-14 |
| #10-12 | #20-04 | #28-04 | #39-04 | #46-02 |
| #10-14 | #20-06 | #28-06 | #39-06 | #46-10 |
| #11-02 | #20-12 | #28-12 | #39-12 | #48-02 |
| #11-10 | #20-14 | #28-14 | #39-14 | #48-10 |
| #13-02 | #22-04 | #29-02 | #40-02 | #49-04 |
| #13-10 | #22-06 | #29-10 | #40-10 | #49-06 |
| #14-04 | #22-12 | #33-04 | #42-02 | #49-12 |
| #14-06 | #22-14 | #33-06 | #42-10 | #49-14 |
| #14-12 | #23-02 | #33-12 | #43-04 | #51-04 |
| #14-14 | #23-10 | #33-14 | #43-06 | #51-06 |
| #16-04 | #25-02 | #34-02 | #43-12 | #51-12 |
| #16-06 | #25-10 | #34-10 | #43-14 | #51-14 |
| #16-12 | | #36-02 | | #52-02 |
| #16-14 | | #36-10 | | #52-10 |



TYPE A1-P1A: (Partial plan)

UNIT AREA : 44.40 sq.m. (477.92 sq.ft.)
TOTAL AREA : 63.98 sq.m. (688.66 sq.ft.)

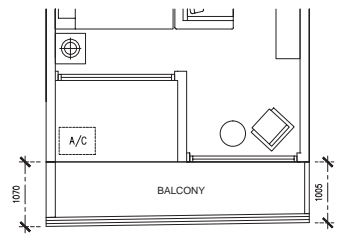
- | | | |
|--------|--------|--------|
| #08-06 | #12-06 | #35-06 |
| #08-14 | #12-14 | #35-14 |



TYPE A1-P2: (Partial plan)

UNIT AREA : 46.27 sq.m. (498.05 sq.ft.)
TOTAL AREA : 66.67 sq.m. (717.67 sq.ft.)

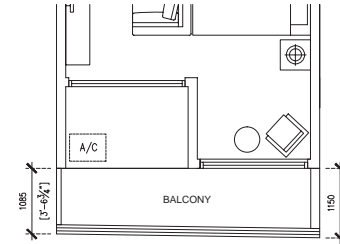
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|--------|--------|--------|--------|
| #18-04 | #27-02 | #41-04 | #50-02 |
| #18-06 | #27-10 | #41-06 | #50-10 |
| #18-12 | | #41-12 | |
| #18-14 | | #41-14 | |



TYPE A1-P3C: (Partial plan)

UNIT AREA : 44.34 sq.m. (477.28 sq.ft.)
TOTAL AREA : 63.89 sq.m. (687.73 sq.ft.)

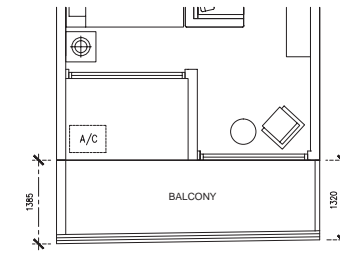
- | | |
|--------|--------|
| #21-02 | #44-02 |
| #21-10 | #44-10 |



TYPE A1-P1B: (Partial plan)

UNIT AREA : 44.93 sq.m. (483.63 sq.ft.)
TOTAL AREA : 64.74 sq.m. (696.88 sq.ft.)

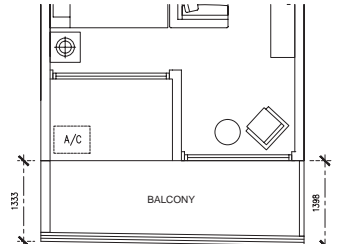
- | | | |
|--------|--------|--------|
| #08-04 | #12-04 | #35-04 |
| #08-12 | #12-12 | #35-12 |



TYPE A1-P3A: (Partial plan)

UNIT AREA : 45.66 sq.m. (491.48 sq.ft.)
TOTAL AREA : 65.79 sq.m. (708.20 sq.ft.)

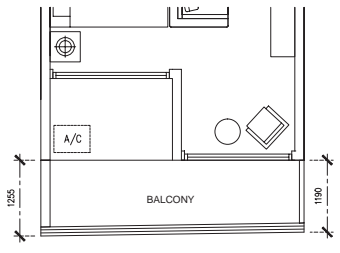
- | | |
|--------|--------|
| #24-06 | #47-06 |
| #24-14 | #47-14 |



TYPE A1-P1C: (Partial plan)

UNIT AREA : 45.73 sq.m. (492.24 sq.ft.)
TOTAL AREA : 65.89 sq.m. (709.29 sq.ft.)

- | | | |
|--------|--------|--------|
| #15-02 | #32-02 | #38-02 |
| #15-10 | #32-10 | #38-10 |

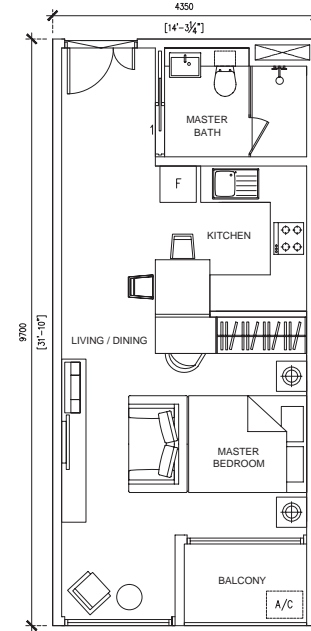


TYPE A1-P3B: (Partial plan)

UNIT AREA : 45.13 sq.m. (485.78 sq.ft.)
TOTAL AREA : 65.03 sq.m. (699.98 sq.ft.)

- | | |
|--------|--------|
| #24-04 | #47-04 |
| #24-12 | #47-12 |

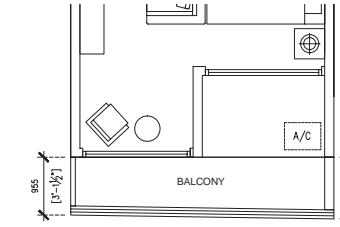
TYPE A1(m)



TYPE A1(m): (Bay Suite at Living Room)

UNIT AREA : 39.99 sq.m. (430.45 sq.ft.)
TOTAL AREA : 57.62 sq.m. (620.26 sq.ft.)

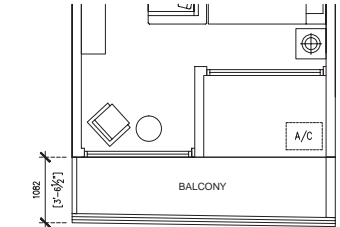
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|--------|--------|--------|--------|--------|
| #09-05 | #17-05 | #25-05 | #36-05 | #46-05 |
| #09-07 | #17-07 | #25-07 | #36-07 | #46-07 |
| #09-13 | #17-13 | #25-13 | #36-13 | #46-13 |
| #09-15 | #17-15 | #25-15 | #36-15 | #46-15 |
| #11-05 | #19-05 | #29-05 | #40-05 | #48-05 |
| #11-07 | #19-07 | #29-07 | #40-07 | #48-07 |
| #11-13 | #19-13 | #29-13 | #40-13 | #48-13 |
| #11-15 | #19-15 | #29-15 | #40-15 | #48-15 |
| #13-05 | #23-05 | #34-05 | #42-05 | #52-05 |
| #13-07 | #23-07 | #34-07 | #42-07 | #52-07 |
| #13-13 | #23-13 | #34-13 | #42-13 | #52-13 |
| #13-15 | #23-15 | #34-15 | #42-15 | #52-15 |



TYPE A1(m)-P1A: (Partial plan)

UNIT AREA : 44.14 sq.m. (475.12 sq.ft.)
TOTAL AREA : 63.60 sq.m. (684.63 sq.ft.)

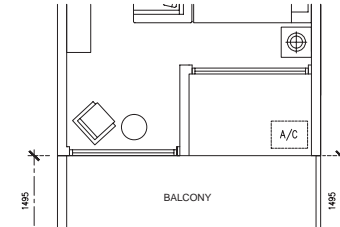
- | | | |
|--------|--------|--------|
| #15-07 | #32-07 | #38-07 |
| #15-15 | #32-15 | #38-15 |



TYPE A1(m)-P1B: (Partial plan)

UNIT AREA : 44.67 sq.m. (480.83 sq.ft.)
TOTAL AREA : 64.37 sq.m. (692.85 sq.ft.)

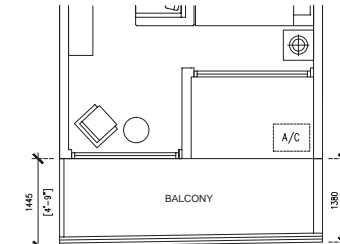
- | | | |
|--------|--------|--------|
| #15-05 | #32-05 | #38-05 |
| #15-13 | #32-13 | #38-13 |



TYPE A1(m)-P2: (Partial plan)

UNIT AREA : 46.27 sq.m. (498.05 sq.ft.)
TOTAL AREA : 66.67 sq.m. (717.67 sq.ft.)

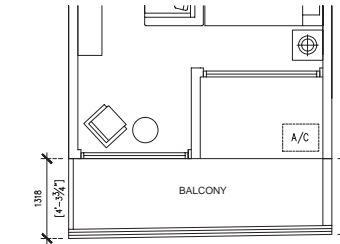
- | | |
|--------|--------|
| #27-05 | #50-05 |
| #27-07 | #50-07 |
| #27-13 | #50-13 |
| #27-15 | #50-15 |



TYPE A1(m)-P3A: (Partial plan)

UNIT AREA : 45.92 sq.m. (494.28 sq.ft.)
TOTAL AREA : 66.17 sq.m. (712.24 sq.ft.)

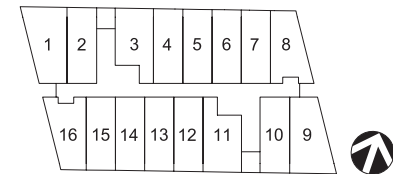
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| #21-15 | #44-15 |



TYPE A1(m)-P3B: (Partial plan)

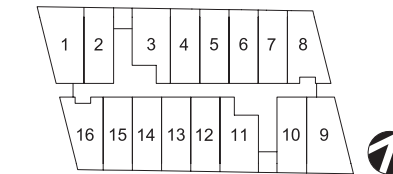
UNIT AREA : 45.39 sq.m. (488.58 sq.ft.)
TOTAL AREA : 65.40 sq.m. (704.02 sq.ft.)

- | | |
|--------|--------|
| #21-05 | #44-05 |
| #21-13 | #44-13 |

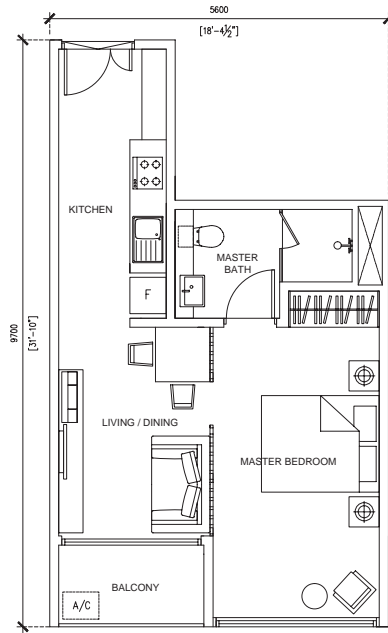


Unit Areas include AC Ledge and Balcony. Total Area includes Common Areas. Orientation and facings will differ depending on the Unit you are purchasing (please refer to Key Plan). All plans are not to scale and subject to changes as may be required by construction contingencies and/or relevant Authorities. All floor areas are estimated and subjected to final survey.

Unit Areas include AC Ledge and Balcony. Total Area includes Common Areas. Orientation and facings will differ depending on the Unit you are purchasing (please refer to Key Plan). All plans are not to scale and subject to changes as may be required by construction contingencies and/or relevant Authorities. All floor areas are estimated and subjected to final survey.



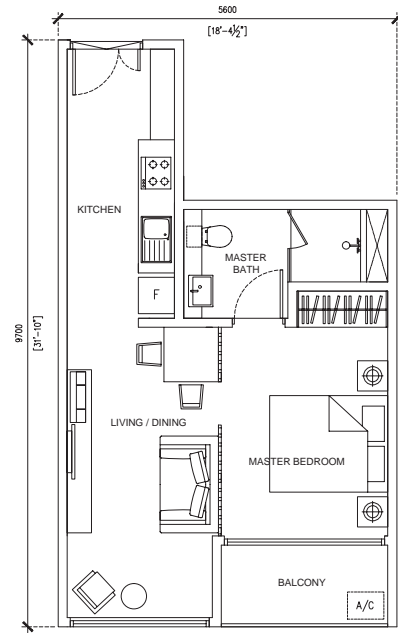
TYPE B



TYPE B:
(Bay Suite at Master Bedroom)

UNIT AREA : 42.33 sq.m. (455.64 sq.ft.)
TOTAL AREA : 60.99 sq.m. (656.55 sq.ft.)

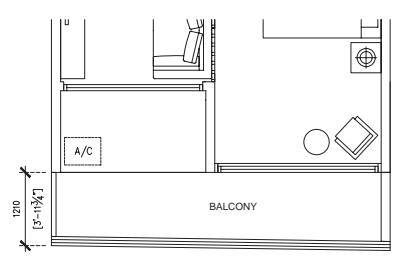
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#14-03 #22-03 #33-03 #43-03 #51-03
#14-11 #22-11 #33-11 #43-11 #51-11
#16-03 #26-03 #37-03 #45-03
#16-11 #26-11 #37-11 #45-11



TYPE B1:
(Bay Suite at Living Room)

UNIT AREA : 42.34 sq.m. (455.75 sq.ft.)
TOTAL AREA : 61.01 sq.m. (656.71 sq.ft.)

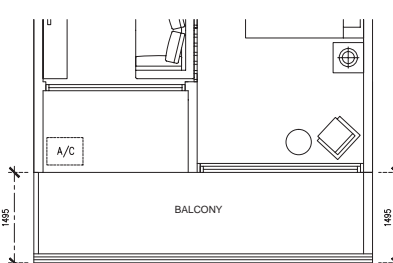
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#13-03 #23-03 #34-03 #42-03 #52-03
#13-11 #23-11 #34-11 #42-11 #52-11



TYPE B-P1:
(Partial plan)

UNIT AREA : 49.14 sq.m. (528.94 sq.ft.)
TOTAL AREA : 70.81 sq.m. (762.18 sq.ft.)

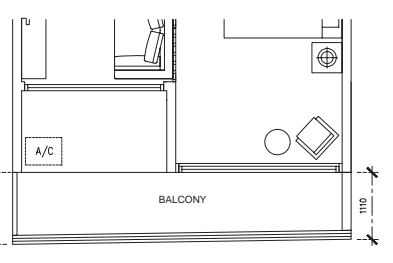
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#08-11 #12-11 #35-11



TYPE B-P2:
(Partial plan)

UNIT AREA : 50.47 sq.m. (543.26 sq.ft.)
TOTAL AREA : 72.72 sq.m. (782.81 sq.ft.)

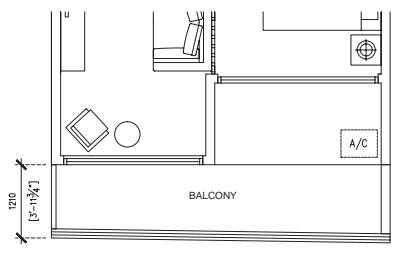
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#18-11 #41-11



TYPE B-P3:
(Partial plan)

UNIT AREA : 48.58 sq.m. (522.92 sq.ft.)
TOTAL AREA : 70.00 sq.m. (753.49 sq.ft.)

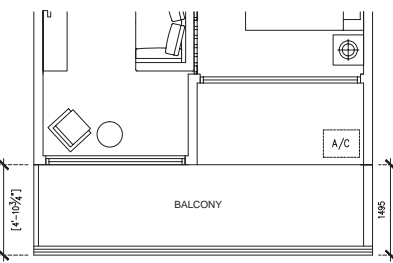
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#24-11 #47-11



TYPE B1-P1:
(Partial plan)

UNIT AREA : 49.14 sq.m. (528.94 sq.ft.)
TOTAL AREA : 70.81 sq.m. (762.18 sq.ft.)

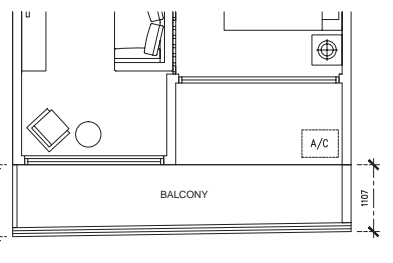
#15-03 #32-03 #38-03
#15-11 #32-11 #38-11



TYPE B1-P2:
(Partial plan)

UNIT AREA : 50.47 sq.m. (543.26 sq.ft.)
TOTAL AREA : 72.72 sq.m. (782.81 sq.ft.)

#27-03 #50-03
#27-11 #50-11

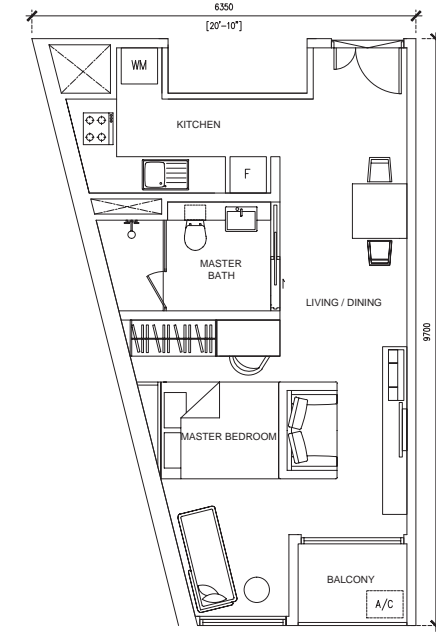


TYPE B1-P3:
(Partial plan)

UNIT AREA : 48.58 sq.m. (522.92 sq.ft.)
TOTAL AREA : 70.00 sq.m. (753.49 sq.ft.)

#21-03 #44-03
#21-11 #44-11

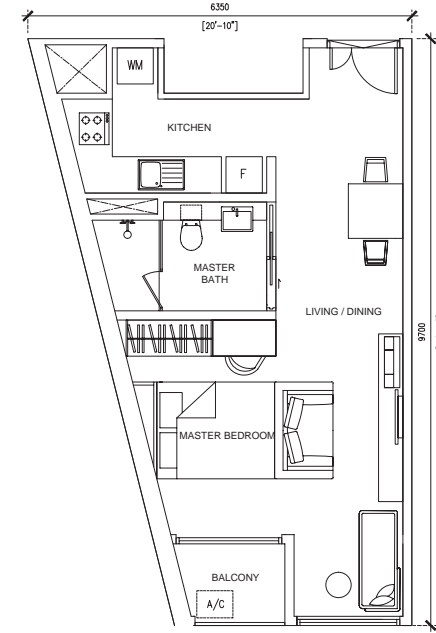
TYPE C



TYPE C:
(Bay Suite at Master Bedroom)

UNIT AREA : 43.12 sq.m. (464.14 sq.ft.)
TOTAL AREA : 62.13 sq.m. (668.81 sq.ft.)

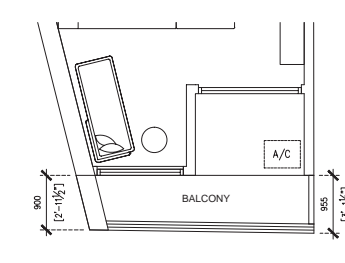
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#11-16 #19-16 #29-16 #40-16 #48-16
#13-08 #23-08 #34-08 #42-08 #52-08
#13-16 #23-16 #34-16 #42-16 #52-16



TYPE C1:
(Bay Suite at Living Room)

UNIT AREA : 43.12 sq.m. (464.14 sq.ft.)
TOTAL AREA : 62.13 sq.m. (668.81 sq.ft.)

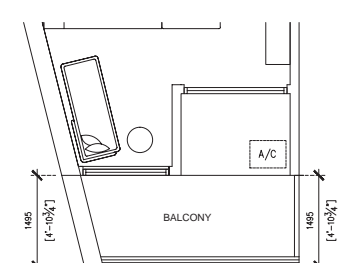
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#14-08 #22-08 #33-08 #43-08 #51-08
#14-16 #22-16 #33-16 #43-16 #51-16
#16-08 #26-08 #37-08 #45-08
#16-16 #26-16 #37-16 #45-16



TYPE C-P1:
(Partial plan)

UNIT AREA : 46.35 sq.m. (498.91 sq.ft.)
TOTAL AREA : 66.79 sq.m. (718.91 sq.ft.)

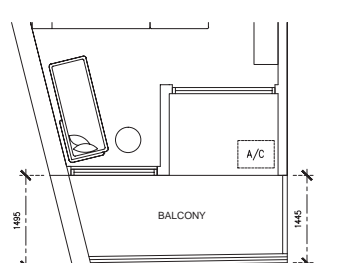
#15-08 #32-08 #38-08
#15-16 #32-16 #38-16



TYPE C-P2:
(Partial plan)

UNIT AREA : 48.23 sq.m. (519.15 sq.ft.)
TOTAL AREA : 69.50 sq.m. (748.07 sq.ft.)

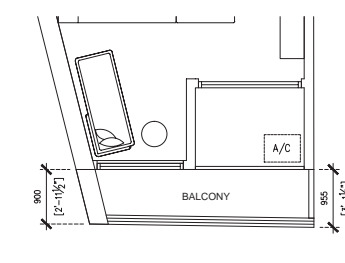
#27-08 #50-08
#27-16 #50-16



TYPE C-P3:
(Partial plan)

UNIT AREA : 48.14 sq.m. (518.18 sq.ft.)
TOTAL AREA : 69.37 sq.m. (746.67 sq.ft.)

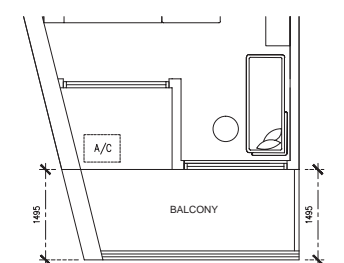
#21-08 #44-08
#21-16 #44-16



TYPE C1-P1:
(Partial plan)

UNIT AREA : 46.36 sq.m. (499.02 sq.ft.)
TOTAL AREA : 66.80 sq.m. (719.06 sq.ft.)

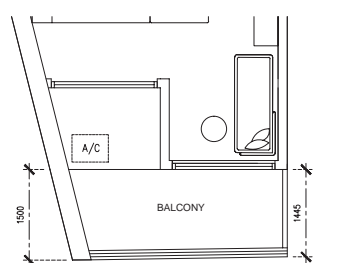
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#08-16 #12-16 #35-16



TYPE C1-P2:
(Partial plan)

UNIT AREA : 48.25 sq.m. (519.36 sq.ft.)
TOTAL AREA : 69.52 sq.m. (748.38 sq.ft.)

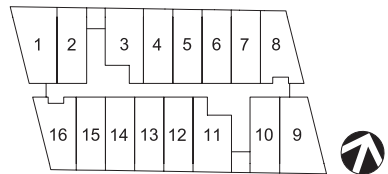
#18-08 #41-08
#18-16 #41-16



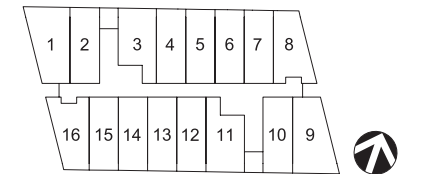
TYPE C1-P3:
(Partial plan)

UNIT AREA : 48.17 sq.m. (518.50 sq.ft.)
TOTAL AREA : 69.41 sq.m. (747.13 sq.ft.)

#24-08 #47-08
#24-16 #47-16

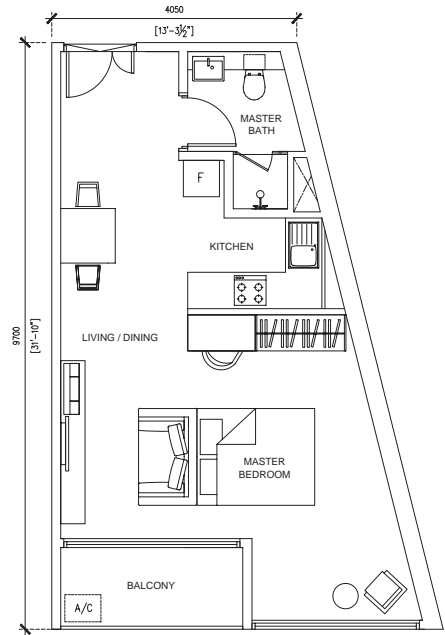


Unit Areas include AC Ledge and Balcony. Total Area includes Common Areas. Orientation and facings will differ depending on the Unit you are purchasing (please refer to Key Plan). All plans are not to scale and subject to changes as may be required by construction contingencies and/or relevant Authorities. All floor areas are estimated and subjected to final survey.



Unit Areas include AC Ledge and Balcony. Total Area includes Common Areas. Orientation and facings will differ depending on the Unit you are purchasing (please refer to Key Plan). All plans are not to scale and subject to changes as may be required by construction contingencies and/or relevant Authorities. All floor areas are estimated and subjected to final survey.

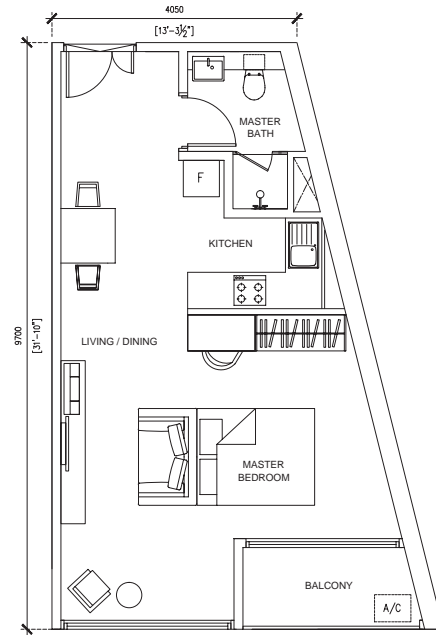
TYPE D



**TYPE D:
(Bay Suite at Master Bedroom)**

UNIT AREA : 47.14 sq.m. (507.41 sq.ft.)
TOTAL AREA : 6793 sq.m. (731.16 sq.ft.)

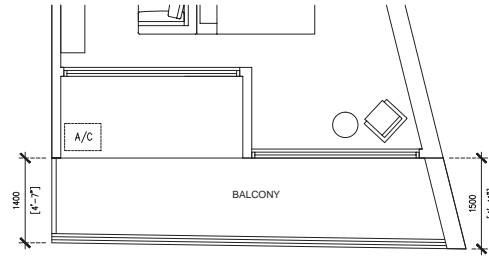
| | | | | |
|--------|--------|--------|--------|--------|
| #09-01 | #17-01 | #25-01 | #36-01 | #46-01 |
| #09-09 | #17-09 | #25-09 | #36-09 | #46-09 |
| #11-01 | #19-01 | #29-01 | #40-01 | #48-01 |
| #11-09 | #19-09 | #29-09 | #40-09 | #48-09 |
| #13-01 | #23-01 | #34-01 | #42-01 | #52-01 |
| #13-09 | #23-09 | #34-09 | #42-09 | #52-09 |



**TYPE D1:
(Bay Suite at Living Room)**

UNIT AREA : 47.14 sq.m. (507.41 sq.ft.)
TOTAL AREA : 6793 sq.m. (731.16 sq.ft.)

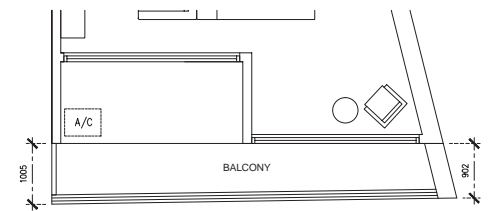
| | | | | |
|--------|--------|--------|--------|--------|
| #10-01 | #20-01 | #28-01 | #39-01 | #49-01 |
| #10-09 | #20-09 | #28-09 | #39-09 | #49-09 |
| #14-01 | #22-01 | #33-01 | #43-01 | #51-01 |
| #14-09 | #22-09 | #33-09 | #43-09 | #51-09 |
| #16-01 | #26-01 | #37-01 | #45-01 | |
| #16-09 | #26-09 | #37-09 | #45-09 | |



**TYPE D-P1:
(Partial plan)**

UNIT AREA : 56.31 sq.m. (606.12 sq.ft.)
TOTAL AREA : 81.14 sq.m. (873.39 sq.ft.)

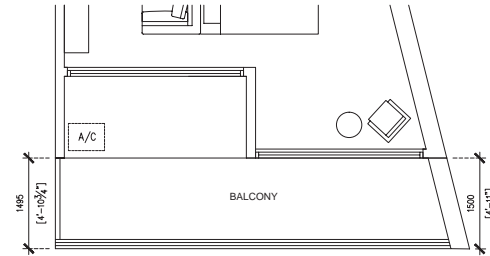
| | | |
|--------|--------|--------|
| #15-01 | #32-01 | #38-01 |
| #15-09 | #32-09 | #38-09 |



**TYPE D-P3:
(Partial plan)**

UNIT AREA : 53.12 sq.m. (571.78 sq.ft.)
TOTAL AREA : 76.54 sq.m. (823.91 sq.ft.)

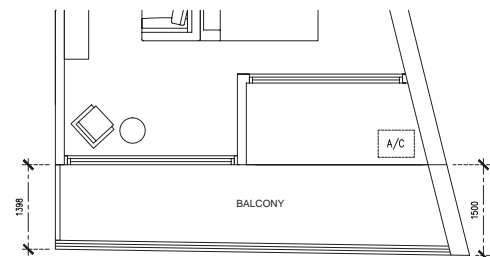
| | |
|--------|--------|
| #21-01 | #44-01 |
| #21-09 | #44-09 |



**TYPE D-P2:
(Partial plan)**

UNIT AREA : 56.63 sq.m. (609.57 sq.ft.)
TOTAL AREA : 81.60 sq.m. (878.35 sq.ft.)

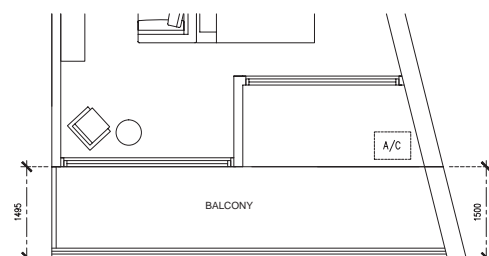
| | |
|--------|--------|
| #27-01 | #50-01 |
| #27-09 | #50-09 |



**TYPE D1-P1:
(Partial plan)**

UNIT AREA : 56.31 sq.m. (606.12 sq.ft.)
TOTAL AREA : 81.14 sq.m. (873.39 sq.ft.)

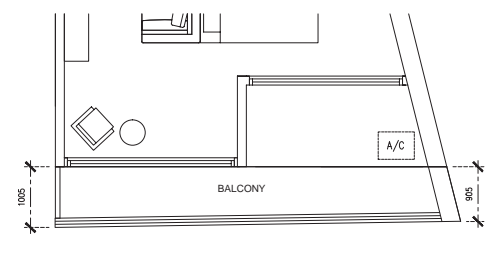
| | | |
|--------|--------|--------|
| #08-01 | #12-01 | #35-01 |
| #08-09 | #12-09 | #35-09 |



**TYPE D1-P2:
(Partial plan)**

UNIT AREA : 56.62 sq.m. (609.46 sq.ft.)
TOTAL AREA : 81.59 sq.m. (878.20 sq.ft.)

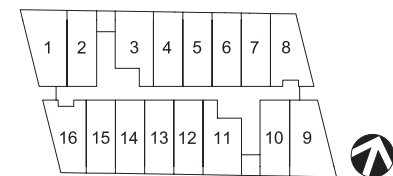
| | |
|--------|--------|
| #18-01 | #41-01 |
| #18-09 | #41-09 |



**TYPE D1-P3:
(Partial plan)**

UNIT AREA : 53.12 sq.m. (571.78 sq.ft.)
TOTAL AREA : 76.54 sq.m. (823.91 sq.ft.)

| | |
|--------|--------|
| #24-01 | #47-01 |
| #24-09 | #47-09 |



Unit Areas include AC Ledge and Balcony. Total Area includes Common Areas. Orientation and facings will differ depending on the Unit you are purchasing (please refer to Key Plan). All plans are not to scale and subject to changes as may be required by construction contingencies and/or relevant Authorities. All floor areas are estimated and subjected to final survey.

SPECIFICATIONS

1. Structure

- Foundation
 - Concrete Piles or any other suitable foundation system to Engineer's requirement
- Superstructure
 - Reinforced concrete structure to Engineer's requirements

2. Wall

- External
 - Common clay bricks and/or precast panels and/or reinforced concrete wall generally
- Internal
 - Common clay bricks and/or cement blocks and/or lightweight blocks and/or precast panels and/or reinforced concrete wall and/or dry wall generally

3. Roof

Reinforced concrete slab with waterproofing system

4. Ceiling

- Living/Dining, Bedrooms, Kitchen, Bathrooms, Utility Rooms and Corridors/Foyer
 - Skim coating and/or false ceiling with emulsion paint finish
- Skim coating and emulsion paint finish to other exposed surfaces, where applicable

5. Floor Finishes

- Living, Dining and Corridors/Foyer
 - Homogenous tiles to Architect's selection
- Kitchen, Yard, Bathrooms and Utility Rooms
 - Homogenous and/or Ceramic tiles to Architect's selection
- Other areas
 - Cement and sand screed to Architect's selection

6. Wall Finishes

- Living/Dining and Bedroom
 - Cement and sand plaster and/or skim coat with emulsion paint finish to Architect's selection
- Kitchen
 - Cement and sand plaster and/or skim coat with emulsion paint finish and/or tiles finishes to Architect's selection

c. Bathrooms

- Homogenous tiles laid up to ceiling height with no tiles behind mirrors to Architect's selection

d. Others

- Cement and sand plaster and/or skim coat with paint finish to Architect's selection

7. Windows:

- Powder coated aluminium framed windows with glass to Architect's selection
- All glazing up to 1m from floor level shall be of tempered or laminated glass

8. Doors

- Unit Main Door
 - Timber door to Architect's selection
- Bedrooms and Bathrooms
 - Timber Door to Architect's selection
- Balcony
 - Framed glass door to Architect's selection

9. Ironmongery

Selected locksets and ironmongery shall be provided to all doors where applicable

10. Sanitary Installation

- Lavatory
 - Shower mixer set
 - Basin with tap mixer
 - Water Closet
 - Mirror
 - Toilet roll holder
 - Water Heater to M&E Engineer's requirement

11. Electrical Installation and TV/Telephone/Data

- Refer to Electrical Schedule for details

12. Air-Conditioning

Wall-mounted fan coil unit to Living/Dining & Bedroom to M&E Engineer's selection

13. Lighting Protection

Lighting Protection System shall be provided in accordance to local authority requirements

14. Fire Protection System

- Private hydrant provision to ground floor common areas to meet local authority requirements
- Automatic fire alarm, fire hose-reel, wet riser systems including portable fire extinguisher to be located at strategic positions to meet local authority requirements

15. Security System

- Closed circuit surveillance cameras system to designated areas only

16. Painting

- External
 - Emulsion Paint and/or textured coating finish to designated areas
- Internal
 - Emulsion Paint

17. Driveway and Carpark

- Driveway and Carpark
 - Reinforced concrete slab
- 1st Storey Entrance Driveway and Drop-off
 - Stone and/or tiles and/or pavers and/or concrete to entrance driveway/drop-off area

18. Furniture and Kitchen Appliances

- Kitchen
 - Kitchen cabinets
 - Stainless Steel Sink and Mixer.
 - Electric cooker hob
 - Cooker hood
- Bedrooms

Built-in wardrobes to all bedrooms

SPECIFICATIONS

19. Electrical Schedule

| S.No. | TYPE OF OUTLET | TYPICAL UNIT TYPES | | | |
|-------|-----------------------|-----------------------|-----------|-----------|-----------|
| | | TYPE A/A(m) /A1/A1(m) | TYPE B/B1 | TYPE C/C1 | TYPE D/D1 |
| 1 | LIGHTING POINT | 13 | 14 | 13 | 13 |
| 2 | POWER POINT | 11 | 14 | 15 | 14 |
| 3 | SHAVER POINT | 1 | 1 | 1 | 1 |
| 4 | TV POINT | 1 | 1 | 1 | 1 |
| 5 | TELEPHONE POINT | 1 | 1 | 1 | 1 |
| 6 | DATA POINT | 2 | 2 | 2 | 2 |
| 7 | FRIDGE POINT | 1 | 1 | 1 | 1 |
| 8 | COOKER POINT (HOB) | 1 | 1 | 1 | 1 |
| 9 | COOKER HOOD POINT | 1 | 1 | 1 | 1 |
| 10 | MICROWAVE POINT | 1 | 1 | 1 | 1 |
| 11 | ELECTRIC OVEN POINT | 1 | 1 | 1 | 1 |
| 12 | WASHING MACHINE POINT | 1 | 1 | 1 | 1 |
| 13 | AUDIO VIDEO INTERCOM | 1 | 1 | 1 | 1 |
| 14 | WATER HEATER POINT | 1 | 1 | 1 | 1 |
| 15 | A/C ISOLATOR POINT | 1 | 2 | 1 | 1 |

Notes

- Marble, limestone and 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, limestone or granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However granite, being a much harder material than marble cannot be re-polished after installation. Hence some differences may be felt at the joints. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.
- Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.
- To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.
- To ensure good working condition of the mechanically ventilated bathroom extraction system, servicing of all plants, equipment and system shall be undertaken by the Purchaser on a regular basis in accordance with the manufacturers' instruction or as may be demanded by the nature of the installation, operation or equipment to comply with the Authorities' requirements. In addition, the Purchaser shall undertake the servicing and maintenance of his/her respective ventilation system that runs beyond the strata unit and within the false ceiling void of the common lift lobbies.
- Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.
- Tiles sizes and tile surface flatness cannot be perfect, and are subject to acceptable ranged described in Singapore Standards (SS 483: 2000).
- No soil material or turf/plants are provided to the planters, where applicable.
- No tiles behind/below kitchen cabinet, long bath and mirror. Wall surface above the false ceiling level will be left in its original bare condition.
- If the Purchaser requires internet and/or cable TV access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.
- The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.
- 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 shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.
- Glass is a manufactured material that is not 100% pure. Nickel Sulphide impurities may cause spontaneous glass breakage in certain pieces of tempered glass that may be used where applicable. It is difficult to detect Nickel Sulphide impurities prior to breakage, which may occur in all tempered glass. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

The information on projects including but not limited to the dimensions, areas, plans, colour schemes, descriptions and specifications are subject to change or review without notice at Architects' and/or Developer's discretion and/or as may be required by construction contingencies and/or required by the competent authorities.

Developed by:

