



SIGNATURE
— AT YISHUN —

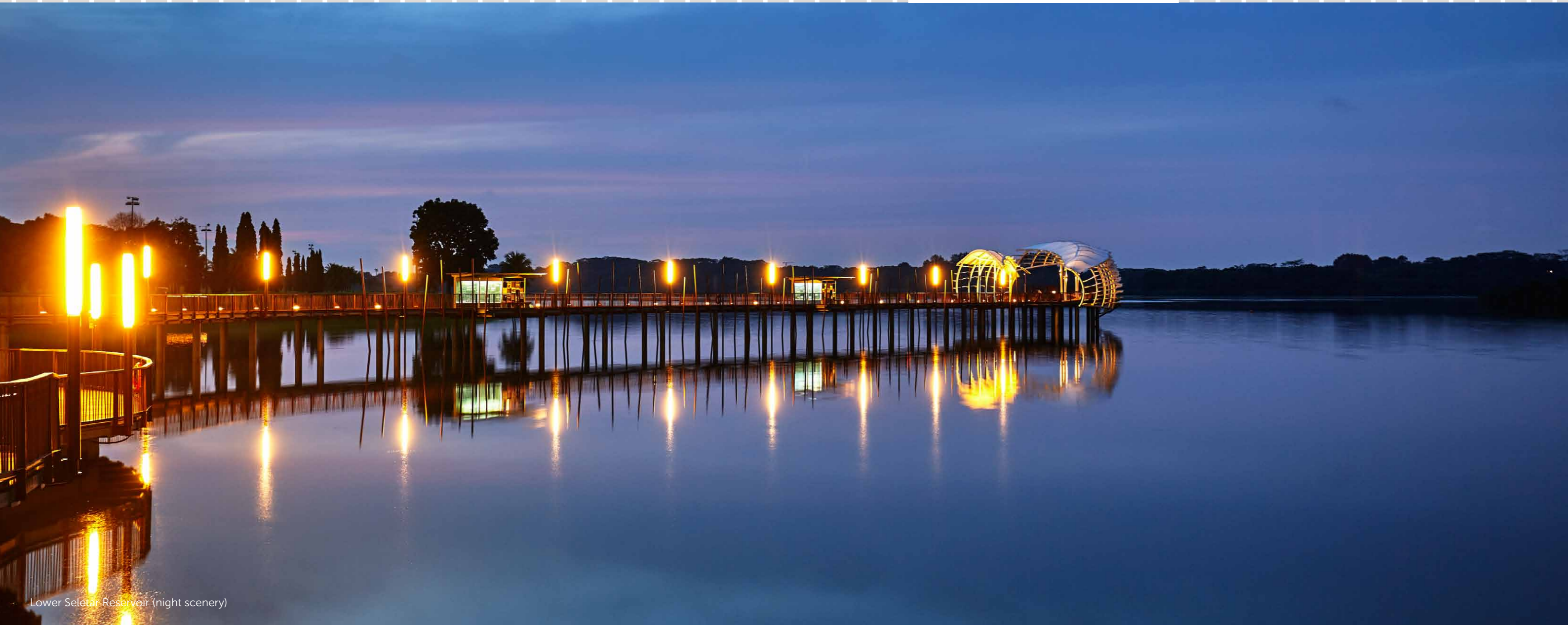
A LUXURY
EXECUTIVE CONDOMINIUM
INSPIRED BY RICH LOCAL HERITAGE



Lower Seletar Reservoir (day scenery)

SIGNATURE

IEWS



Lower Seletar Reservoir (night scenery)



SIGNATURE AT YISHUN



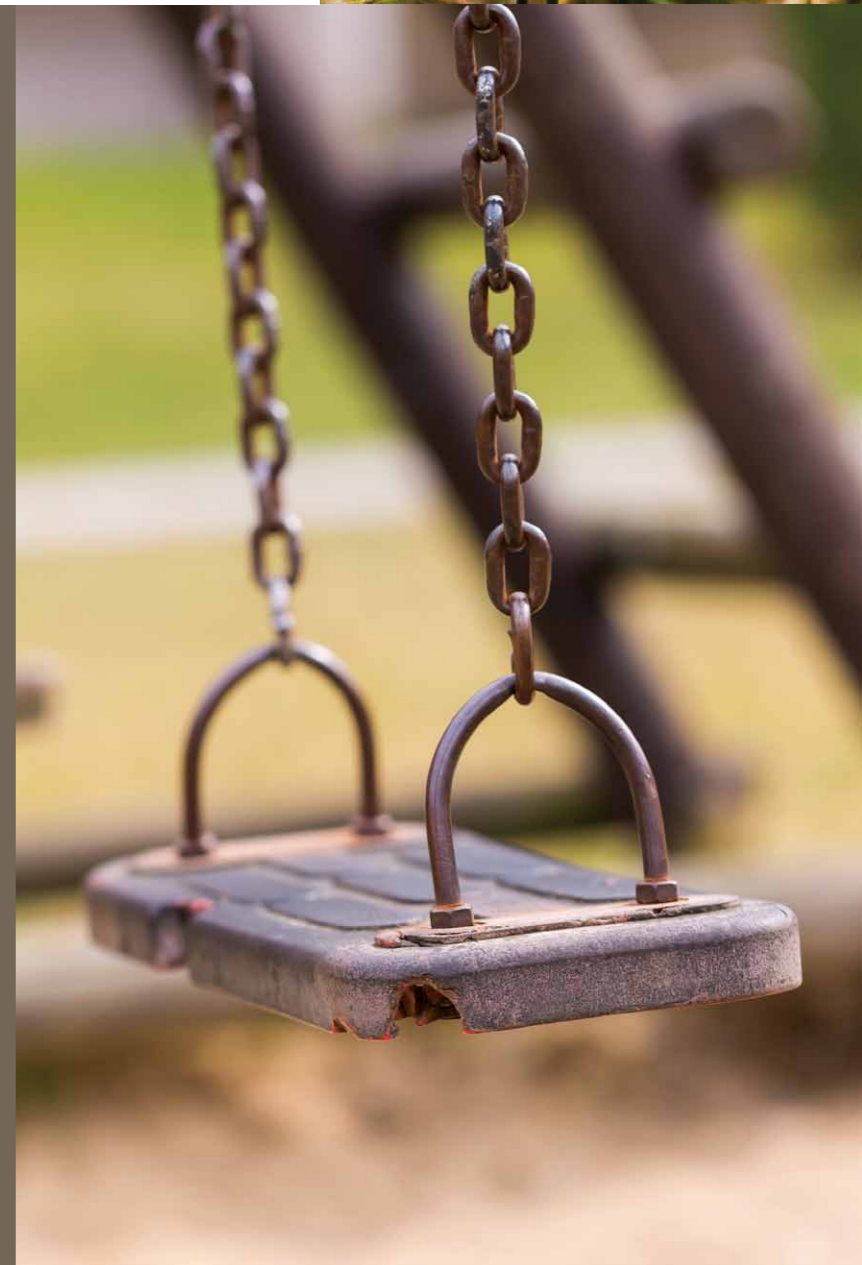
SIGNATURE

HERITAGE



A HOME WITH DEEP ROOTS

SIGNATURE at Yishun nestles in one of Singapore's longest established residential enclaves – Yishun – that is reflective of the country's ebb and flow in physical and cultural transformation. In the midst of a highly urbanised landscape dotted with residential skyscrapers and bustling highways, Yishun encompasses a rich collage of conservation architectures and natural scenery, creating a unique environment for live, work and play. In celebration of the nation's 50th year of independence, SIGNATURE at Yishun pays tribute to the familiar icons and stories of Singapore, reimagining and re-creating them in a luxury executive condominium homescape.



SIGNATURE

PRESENCE

HOME AMIDST
WATERLINES AND
GREEN BELTS

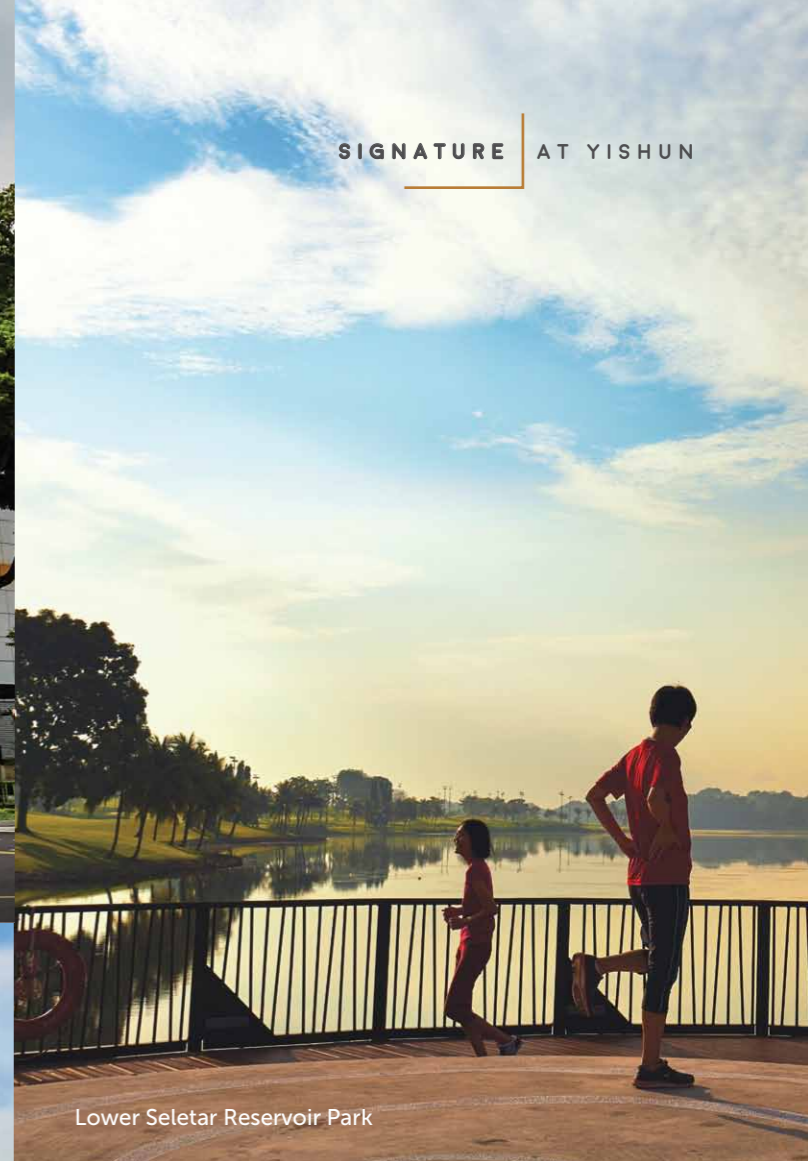
Serenity beckons when home is at the heart of nature. A gleaming residential landmark at Yishun Street 51/Yishun Avenue 1, **SIGNATURE** at Yishun is bounded by the sinuous waterline of Lower Seletar Reservoir and the undulating greenery of Orchid Country Club. Comprising 11 towers with a total of 525 units of 2, 3 and 4-bedroom configurations as well as more than 50 lifestyle facilities, **SIGNATURE** at Yishun offers an enriching home life indoors and outdoors with mesmerising views* of Singapore's northern coastline.



Yishun Park



Northpoint Shopping Centre



Lower Seletar Reservoir Park



Chung Cheng High School (Yishun)



Orchid Country Club



SLE/CTE/TPE entry

AT THE HEART OF CONVENIENCE

SIGNATURE at Yishun is well connected to the landmarks and amenities in Yishun New Town as well as those beyond. Embark on an adventure at the newly-revamped Lower Seletar Reservoir or Yishun Pond. Shop and dine at Northpoint Shopping Centre, Sun Plaza or Sembawang Shopping Centre. Well-known educational institutions such as Chung Cheng High School (Yishun), Yishun Junior College, GEMS World Academy (Singapore) and Naval Base Primary School are within convenient reach. The nearby Khatib MRT Station, SLE/CTE/TPE entry and exit as well as other transport infrastructure also provide island-wide accessibility to all that you need.



Khatib MRT Station



Yishun Stadium

WOODLANDS CHECKPOINT



SLE/CTE/TPE/
NORTH-SOUTH EXPRESSWAY

- LEGEND**
- PARK CONNECTOR
 - BIKE PATH
 - FUTURE AMENITIES

THIS MAP IS NOT DRAWN TO SCALE



SIGNATURE
AT YISHUN

SIGNATURE
AT YISHUN

ZOOM IN ON VICINITY
WITHIN A RADIUS OF 500M





Thomson-East Coast
MRT Line

SIGNATURE



POTENTIAL

A PROMISING FUTURE AND MORE

Yishun is rapidly evolving into a more exciting and integrated new town with endless live, work and play options. With the completion of Northpoint City – a mega development connecting Yishun MRT Station and the upcoming Yishun Integrated Transport Hub, as well as containing a community club and mall with over 500 shops – Yishun will boast the largest retail mall in the north. In close proximity is also Seletar Aerospace Park, which will soon blossom into one of Singapore's key business nodes for the aerospace industry and activities. The eventual completion of Yishun Integrated Transport Hub, North-South Expressway and Thomson-East Coast MRT Line will also greatly facilitate accessibility.



SIGNATURE

SIGNATURE
AT YISHUN

ARRIVAL

MAKING A
GRAND ENTRANCE

SIGNATURE at Yishun marks your arrival with a dramatic Drop-off/Pick-up Porch that is richly textured with stone, steel and minimalist trelliswork. This welcoming sense of arrival reflects the momentous stage in life where you have made a pivotal home decision in not just getting a comfortable haven for you and your loved ones, but also making a lasting investment that will see you into the future. As you bid goodbye or greet your loved ones at this familiar porch, you will get a reassuring comfort of calling SIGNATURE at Yishun home.

LIVING LIFE TO
THE FULLEST

SIGNATURE at Yishun offers more than 50 lifestyle facilities that will make home life refreshing (Aqua), fulfilling (Recreation), pampering (Wellness) and calming (Relaxation). Indulge in water-based escapades at the 50m Lap Pool, Children's Play Pool, Water Jets Playground, Poolside Cabanas and more. Throw a party or organise a themed gathering at the Alfresco Dining, Party Deck or Festive Terrace. Pet lovers can also enjoy quality time with their furry loved ones at the Pets Patio. For quieter moments, set foot upon the Yoga Deck, Art Alley, Foot Reflexology Walk or Urban Farming Lawn and appreciate the art of tranquility.

SIGNATURE

LIFESTYLES

50m Lap Pool
ARTIST'S IMPRESSIONHydrotherapy Alcove
ARTIST'S IMPRESSIONSlide Pool
ARTIST'S IMPRESSION

SIGNATURE

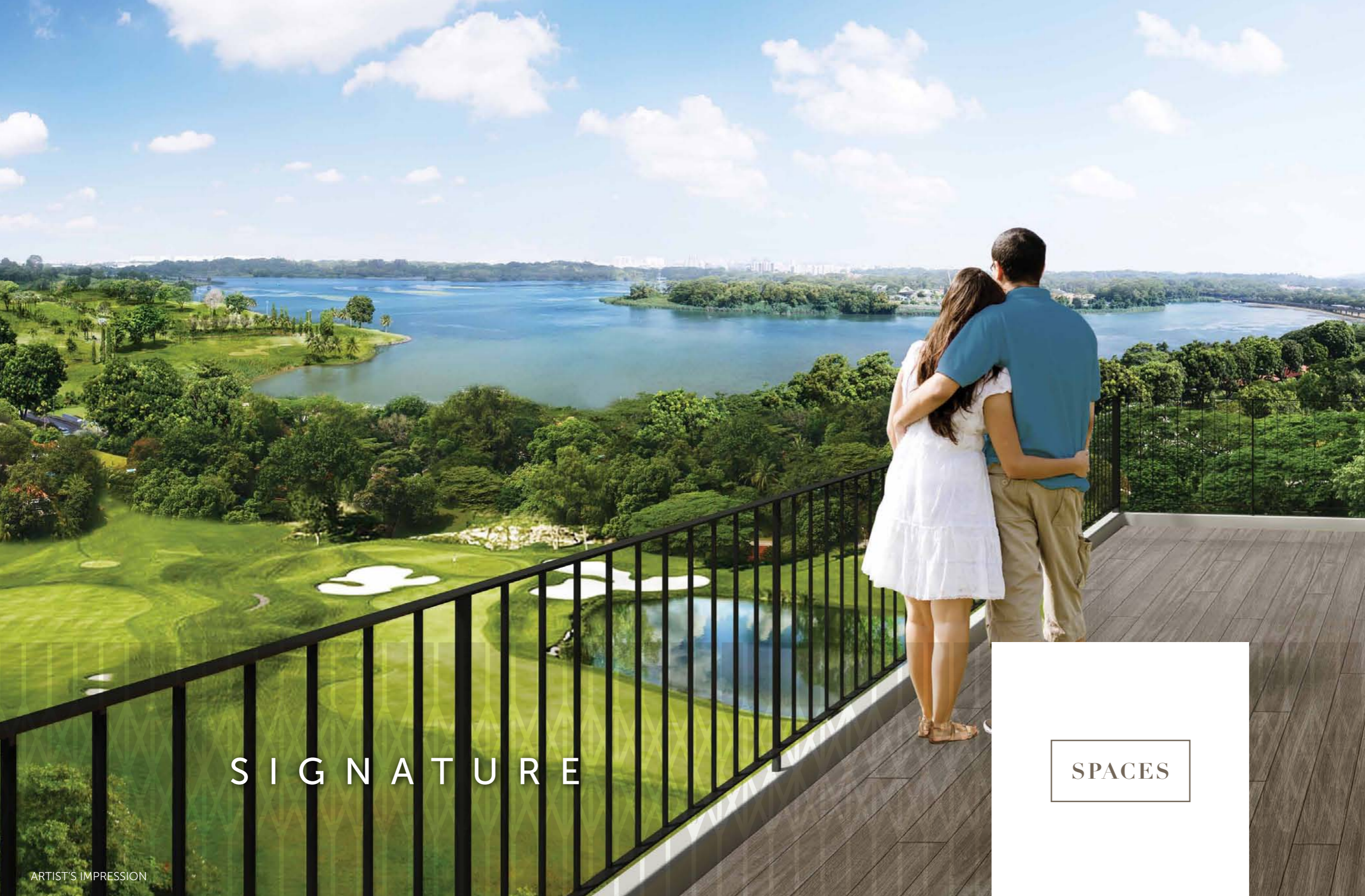
Nostalgia Trail
ARTIST'S IMPRESSION

IMPRESSIONS

RE-CREATING
HISTORY ANEW

Every turn at SIGNATURE at Yishun reveals time-honoured icons that have been given a contemporary update. Marvel at the pineapple-inspired monogram on the Clubhouse's façade; walk down memory lane along the Heritage Walk; witness objects and scenery of yore come to life at the Dragon Playground, "Five Stones" Lounge Pods, Swing Beds, "Chapteh" Terrace and Nostalgia Trail. SIGNATURE at Yishun artfully blends slices of Singapore's colourful heritage into its luxury environs, right down to infusing Nanyang touches such as swaying lalang and palm trees amidst the luxuriant tropical landscaping.

Clubhouse with Function Room
ARTIST'S IMPRESSION



SIGNATURE

SPACES

ARTIST'S IMPRESSION



SHOWSUITE PHOTO



SHOWSUITE PHOTO

LIVING IN STYLE
AND COMFORT

From housing newly-married couples to 3-generation families, SIGNATURE at Yishun provides a wide range of unit configurations for different family sizes. Characterised by a regular floor shape and flexible layout, SIGNATURE at Yishun caters for various lifestyles and interiors. Premium units will get to enjoy a panoramic vista of northern Singapore dotted with sprawling greenery, sparkling waters and the ever-evolving skyline of Yishun.



SIGNATURE

FINISHES

SHOWSUITE PHOTO



SHOWSUITE PHOTO

OF TIMELESS BEAUTY AND QUALITY

The contemporary interiors of SIGNATURE at Yishun are the brainchild of acclaimed designer Mr Peter Tay, recipient of the President's Design Award in 2014, who meticulously handpicks the furnishings in his signature luxe style. Expect the imported bathroom fixtures, floor tiles and kitchen appliances to evoke a sense of luxury impression. Bask in the pride of having your home designed by an award-winning designer. SIGNATURE at Yishun presents high aesthetic value and quality, making it a worthy investment in more ways than one.



SHOWSUITE PHOTO



ENTRANCE

1. Side Gate
2. Guardhouse
3. Main Entrance Plaza
4. Drop-off/Pick-up Porch

WELLNESS

5. Foot Reflexology Walk
6. 3G Fitness Cove
7. Gymnasium
8. Changing Rooms
9. Yoga Deck
10. Pool Deck

AQUA

11. 50m Lap Pool
12. "Five Stones" Water Pods
13. Poolside Cabanas
14. Children's Play Pool
15. "Fishing Pole" Jets
16. Water Jets Playground
17. Children's Slide Pool
18. Fountain
19. Wading Pool
20. Cascade Stream
21. Slide Pool
22. Swing Beds
23. Cascading Water
24. Jacuzzi
25. Spa Beds
26. Hydrotherapy Alcove

RECREATION

27. Tennis Court
28. Jogging Trail
29. Garden Pavilion
30. Games Pavilion
31. Adventure Fort
32. Children's Playground
33. Children's Play Deck
34. Children's Activity Pavilion
35. Barbecue Pavilion
36. Community Boulevard
37. Alfresco Dining
38. Party Deck
39. Clubhouse with Function Room
40. Festive Terrace
41. Pets Patio

RELAXATION

42. Green Trellis
43. Urban Farming Lawn
44. Heritage Walk
45. Nostalgia Trail
46. "Chapteh" Terrace
47. Fragrance Garden
48. "Five Stones" Lounge Pods
49. Spice Garden
50. Swing Courtyard
51. Art Alley

ARTIST'S IMPRESSION



BLOCK 21

Unit Level	01	02	03	04
12th	C1	D1	A2	A1
11th	C1	D1	A2	A1
10th	C1	D1	A2	A1
9th	C1	D1	A2	A1
8th	C1	D1	A2	A1
7th	C1	D1	A2	A1
6th	C1	D1	A2	A1
5th	C1	D1	A2	A1
4th	C1	D1	A2	A1
3rd	C1	D1	A2	A1
2nd	C1	D1	A2	A1
1st	C1a	D1a	A2a	A1a

BLOCK 23

Unit Level	05	06	07	08
12th	C2	B1	C1	D1
11th	C2	B1	C1	D1
10th	C2	B1	C1	D1
9th	C2	B1	C1	D1
8th	C2	B1	C1	D1
7th	C2	B1	C1	D1
6th	C2	B1	C1	D1
5th	C2	B1	C1	D1
4th	C2	B1	C1	D1
3rd	C2	B1	C1	D1
2nd	C2	B1	C1	D1
1st	C2a	B1a	C1a	D1a

BLOCK 25

Unit Level	09	10	11	12
12th	A1	D1	C1	A1
11th	A1	D1	C1	A1
10th	A1	D1	C1	A1
9th	A1	D1	C1	A1
8th	A1	D1	C1	A1
7th	A1	D1	C1	A1
6th	A1	D1	C1	A1
5th	A1	D1	C1	A1
4th	A1	D1	C1	A1
3rd	A1	D1	C1	A1
2nd	A1	D1	C1	A1
1st	A1a	D1a		

BLOCK 27

Unit Level	13	14	15	16
12th	A3	B1	C1	D1
11th	A3	B1	C1	D1
10th	A3	B1	C1	D1
9th	A3	B1	C1	D1
8th	A3	B1	C1	D1
7th	A3	B1	C1	D1
6th	A3	B1	C1	D1
5th	A3	B1	C1	D1
4th	A3	B1	C1	D1
3rd	A3	B1	C1	D1
2nd	A3	B1	C1	D1
1st		B1a	C1a	D1a

BLOCK 29

Unit Level	17	18	19	20
12th	C2	D1	C1	B1
11th	C2	D1	C1	B1
10th	C2	D1	C1	B1
9th	C2	D1	C1	B1
8th	C2	D1	C1	B1
7th	C2	D1	C1	B1
6th	C2	D1	C1	B1
5th	C2	D1	C1	B1
4th	C2	D1	C1	B1
3rd	C2	D1	C1	B1
2nd	C2	D1	C1	B1
1st	C2a	D1a	C1a	B1a

BLOCK 31

Unit Level	21	22	23	24
12th	C3	C3	D1	C1
11th	C3	C3	D1	C1
10th	C3	C3	D1	C1
9th	C3	C3	D1	C1
8th	C3	C3	D1	C1
7th	C3	C3	D1	C1
6th	C3	C3	D1	C1
5th	C3	C3	D1	C1
4th	C3	C3	D1	C1
3rd	C3	C3	D1	C1
2nd	C3	C3	D1	C1
1st	C3a	C3a	D1a	C1a

BLOCK 33

Unit Level	25	26	27	28
12th	C3	C1	D1	C3
11th	C3	C1	D1	C3
10th	C3	C1	D1	C3
9th	C3	C1	D1	C3
8th	C3	C1	D1	C3
7th	C3	C1	D1	C3
6th	C3	C1	D1	C3
5th	C3	C1	D1	C3
4th	C3	C1	D1	C3
3rd	C3	C1	D1	C3
2nd	C3	C1	D1	C3
1st	C3a	C1a	D1a	C3a

BLOCK 35

Unit Level	29	30	31	32
12th	E1	D1	C1	E1
11th	E1	D1	C1	E1
10th	E1	D1	C1	E1
9th	E1	D1	C1	E1
8th	E1	D1	C1	E1
7th	E1	D1	C1	E1
6th	E1	D1	C1	E1
5th	E1	D1	C1	E1
4th	E1	D1	C1	E1
3rd	E1	D1	C1	E1
2nd	E1	D1	C1	E1
1st	E1a	D1a	C1a	E1a

BLOCK 37

Unit Level	33	34	35	36
12th	C3	C1	D1	C3
11th	C3	C1	D1	C3
10th	C3	C1	D1	C3
9th	C3	C1	D1	C3
8th	C3	C1	D1	C3
7th	C3	C1	D1	C3
6th	C3	C1	D1	C3
5th	C3	C1	D1	C3
4th	C3	C1	D1	C3
3rd	C3	C1	D1	C3
2nd	C3	C1	D1	C3
1st	C3a	C1a	D1a	C3a

BLOCK 39

Unit Level	37	38	39	40
12th	C1	D1	C2	B1
11th	C1	D1	C2	B1
10th	C1	D1	C2	B1
9th	C1	D1	C2	B1
8th	C1	D1	C2	B1
7th	C1	D1	C2	B1
6th	C1	D1	C2	B1
5th	C1	D1	C2	B1
4th	C1	D1	C2	B1
3rd	C1	D1	C2	B1
2nd	C1	D1	C2	B1
1st	C1a	D1a	C2a	B1a

BLOCK 41

Unit Level	41	42	43	44
12th	B1	D1	C1	A3
11th	B1	D1	C1	A3
10th	B1	D1	C1	A3
9th	B1	D1	C1	A3
8th	B1	D1	C1	A3
7th	B1	D1	C1	A3
6th	B1	D1	C1	A3
5th	B1	D1	C1	A3
4th	B1	D1	C1	A3
3rd	B1	D1	C1	A3
2nd	B1	D1	C1	A3
1st	B1a	D1a	C1a	A3a

LEGEND

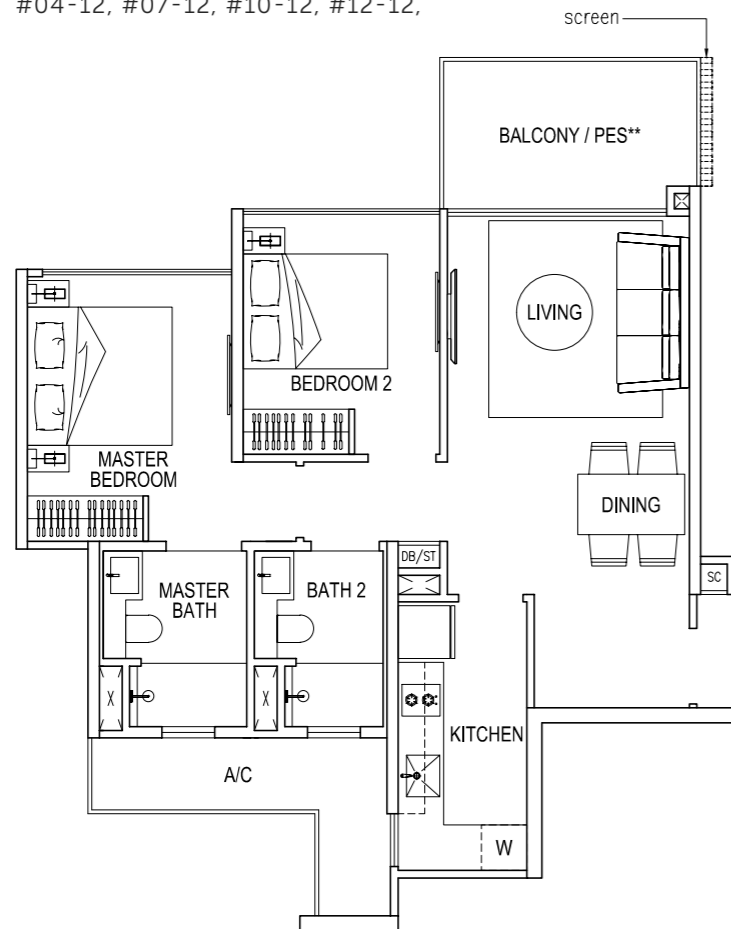
A1a	2-Bedroom	2
A1	2-Bedroom	33
A2a	2-Bedroom	1
A2	2-Bedroom	11
A3a	2-Bedroom	1
A3	2-Bedroom	22
B1a	3-Bedroom	5
B1	3-Bedroom	55
C1a	3-Bedroom Premium	10
C1	3-Bedroom Premium	121
C2a	3-Bedroom Premium	3
C2	3-Bedroom Premium	33
C3a	3-Bedroom Premium	6
C3	3-Bedroom Premium	66
D1a	4-Bedroom	11
D1	4-Bedroom	121
E1a	4-Bedroom Premium	2
E1	4-Bedroom Premium	22

Total 525

TYPE A1
72 SQ M / 775 SQ FT

#02-04 to #11-04, #12-04 (High Ceiling)
#02-09 to #11-09, #12-09 (High Ceiling)
#02-12 to #11-12, #12-12 (High Ceiling)*

SCREEN FOR UNITS
#03-04, #06-04, #09-04, #12-04,
#03-09, #06-09, #09-09, #12-09,
#04-12, #07-12, #10-12, #12-12,

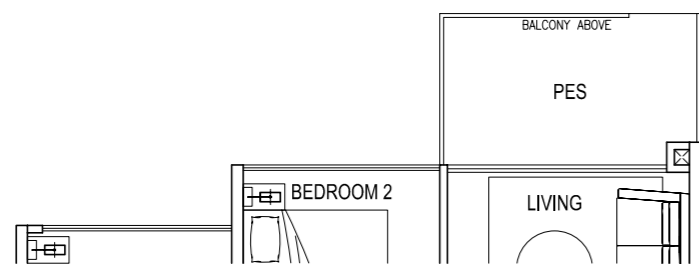


TYPE A1a
72 SQ M / 775 SQ FT

#01-04

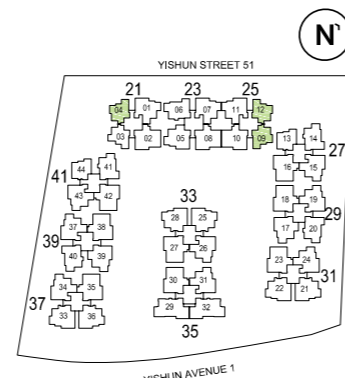
TYPE A1a (Partial plan)

72 SQ M / 775 SQ FT
#01-09



* mirror - image
** 1st storey units PES in lieu of Balcony

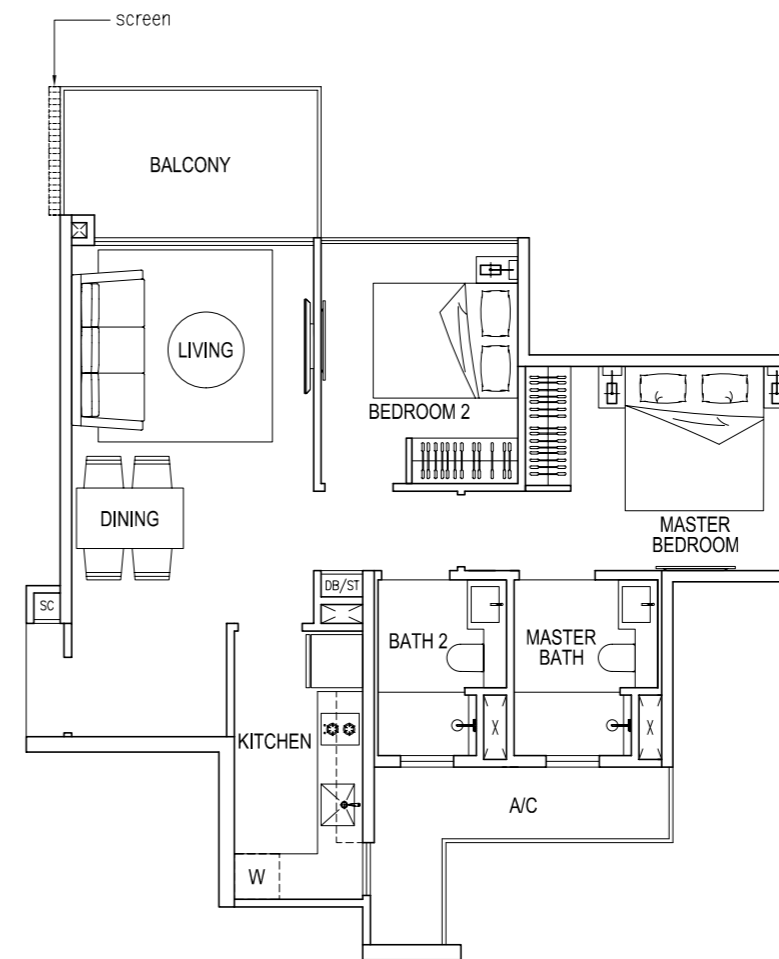
Area includes A/C ledge, balcony and PES where applicable. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subjected to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.



TYPE A2
72 SQ M / 775 SQ FT

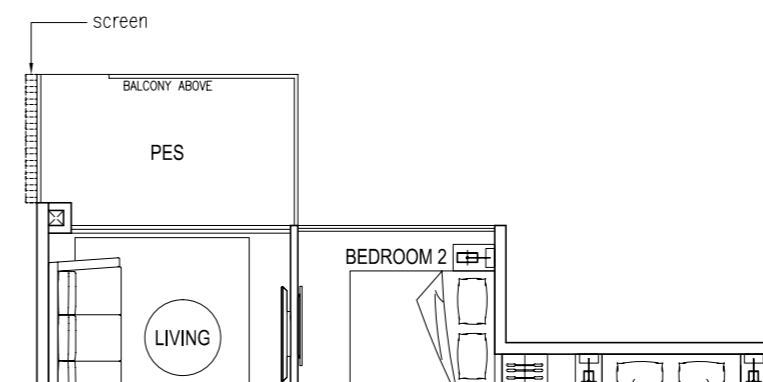
#02-03 to #11-03, #12-03 (High Ceiling)

SCREEN FOR UNITS
#04-03, #07-03, #10-03, #12-03



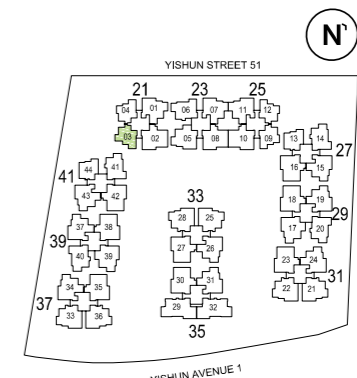
TYPE A2a (Partial plan)

72 SQ M / 775 SQ FT
#01-03



* mirror - image
** 1st storey units PES in lieu of Balcony

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TYPE A3
71 SQ M / 764 SQ FT
#02-13 to #11-13, #12-13 (High Ceiling)
#02-44 to #11-44, #12-44 (High Ceiling)

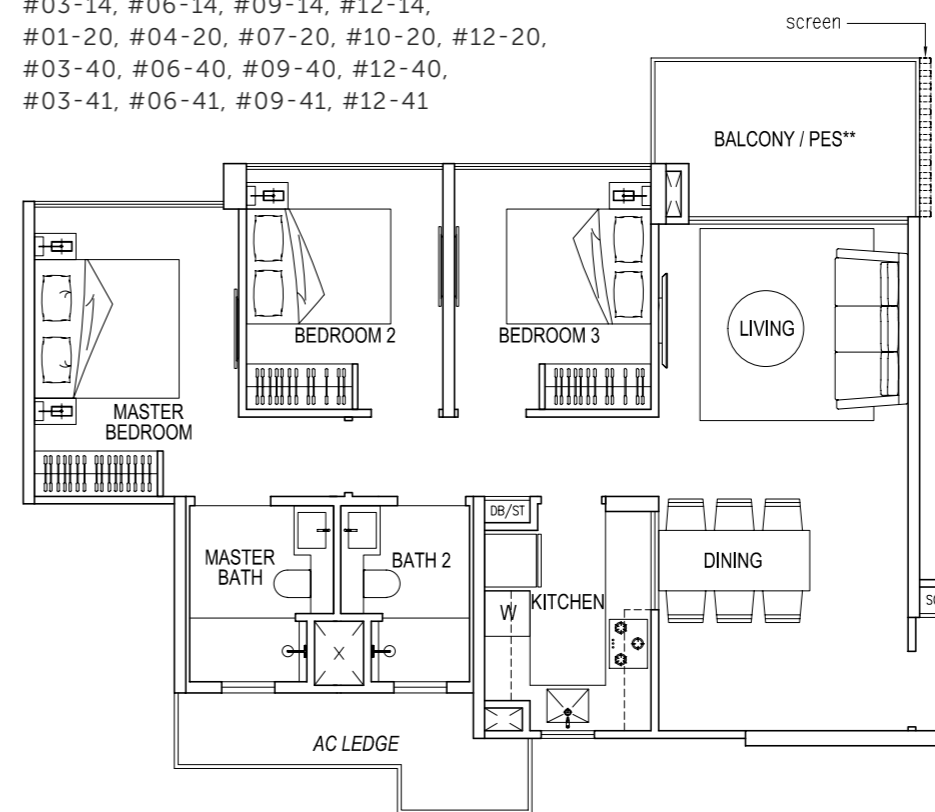
SCREEN FOR UNITS
#04-13, #07-13, #10-13, #12-13
#01-44, #04-44, #07-44, #10-44, #12-44



TYPE A3a
71 SQ M / 764 SQ FT
#01-44

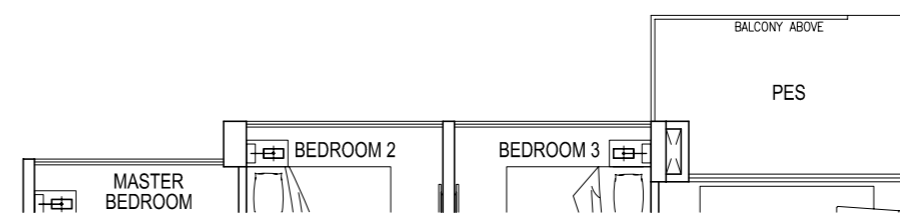
TYPE B1
88 SQ M / 947 SQ FT
#02-06 to #11-06, #12-06 (High Ceiling)
#02-14 to #11-14, #12-14 (High Ceiling)
#02-20 to #11-20, #12-20 (High Ceiling)*
#02-40 to #11-40, #12-40 (High Ceiling)
#02-41 to #11-41, #12-41 (High Ceiling)

SCREEN FOR UNITS
#03-06, #06-06, #09-06, #12-06,
#03-14, #06-14, #09-14, #12-14,
#01-20, #04-20, #07-20, #10-20, #12-20,
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#03-41, #06-41, #09-41, #12-41



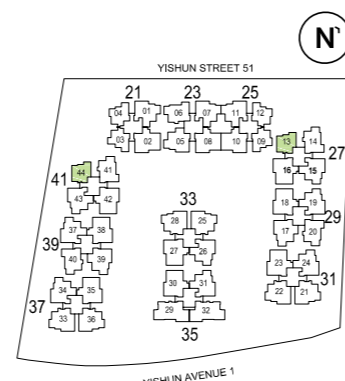
TYPE B1a
88 SQ M / 947 SQ FT
#01-06
#01-14
#01-20*
#01-40

TYPE B1a (Partial plan)
88 SQ M / 947 SQ FT
#01-41



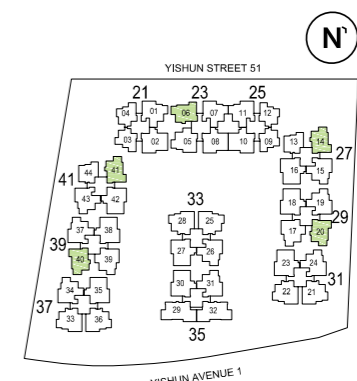
* mirror - image
** 1st storey units PES in lieu of Balcony

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* mirror - image
** 1st storey units PES in lieu of Balcony

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TYPE C1

102 SQ M / 1098 SQ FT

#02-01 to #11-01, #12-01 (High Ceiling)
 #02-07 to #11-07, #12-07 (High Ceiling)
 #02-11 to #11-11, #12-11 (High Ceiling)*
 #02-15 to #11-15, #12-15 (High Ceiling)
 #02-19 to #11-19, #12-19 (High Ceiling)*
 #02-24 to #11-24, #12-24 (High Ceiling)*
 #02-26 to #11-26, #12-26 (High Ceiling)
 #02-31 to #11-31, #12-31 (High Ceiling)*
 #02-34 to #11-34, #12-34 (High Ceiling)
 #02-37 to #11-37, #12-37 (High Ceiling)
 #02-43 to #11-43, #12-43 (High Ceiling)*

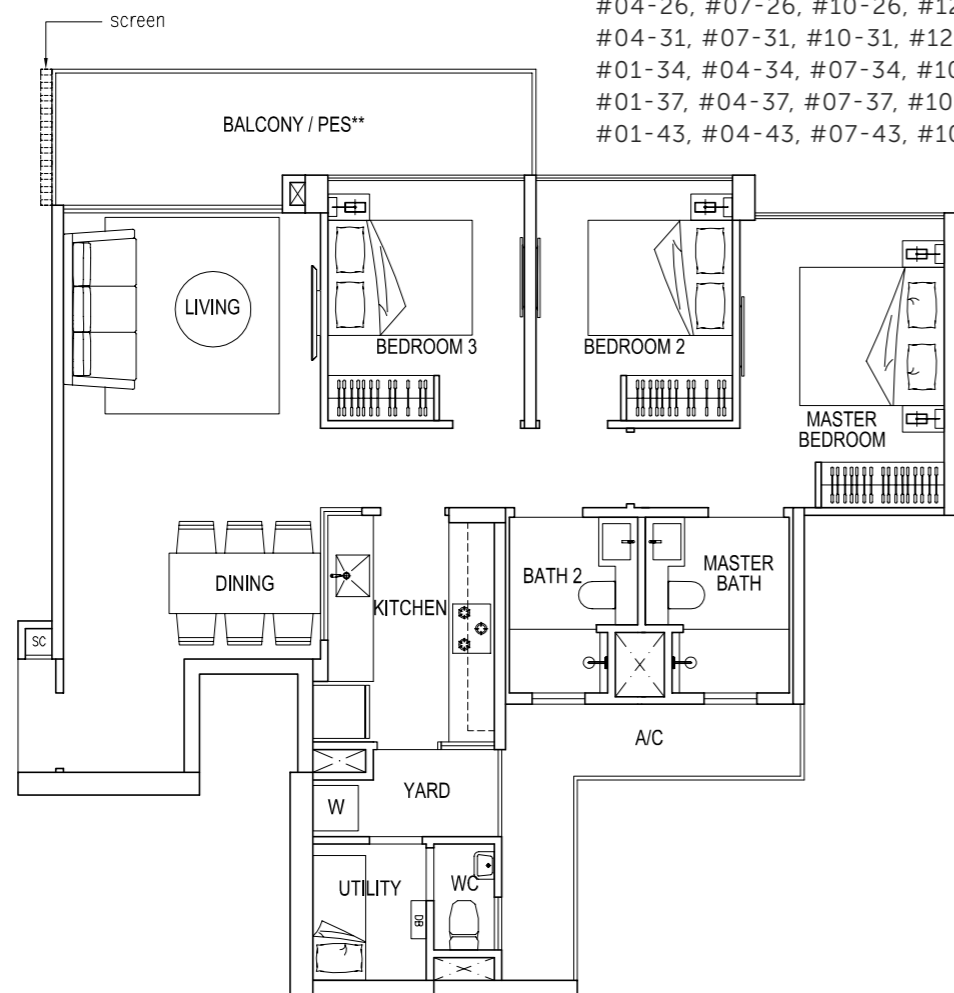
TYPE C1a

102 SQ M / 1098 SQ FT

#01-01, #01-07
 #01-15, #01-19*
 #01-24*, #01-34
 #01-37, #01-43*

SCREEN FOR UNITS

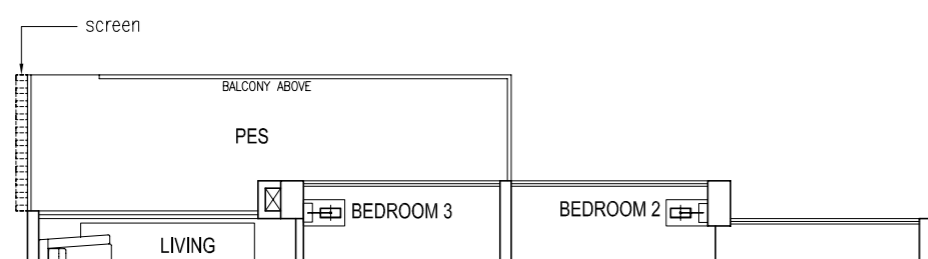
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 #01-24, #04-24, #07-24, #10-24, #12-24,
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 #04-31, #07-31, #10-31, #12-31,
 #01-34, #04-34, #07-34, #10-34, #12-34,
 #01-37, #04-37, #07-37, #10-37, #12-37,
 #01-43, #04-43, #07-43, #10-43, #12-43



TYPE C1a (Partial plan)

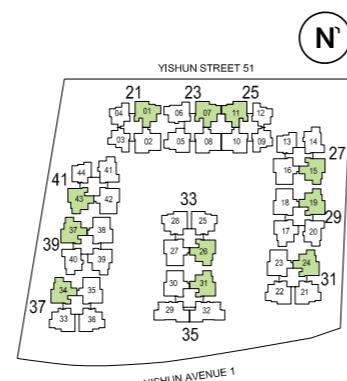
102 SQ M / 1098 SQ FT

#01-26, #01-31*



* mirror - image
 ** 1st storey units PES in lieu of Balcony

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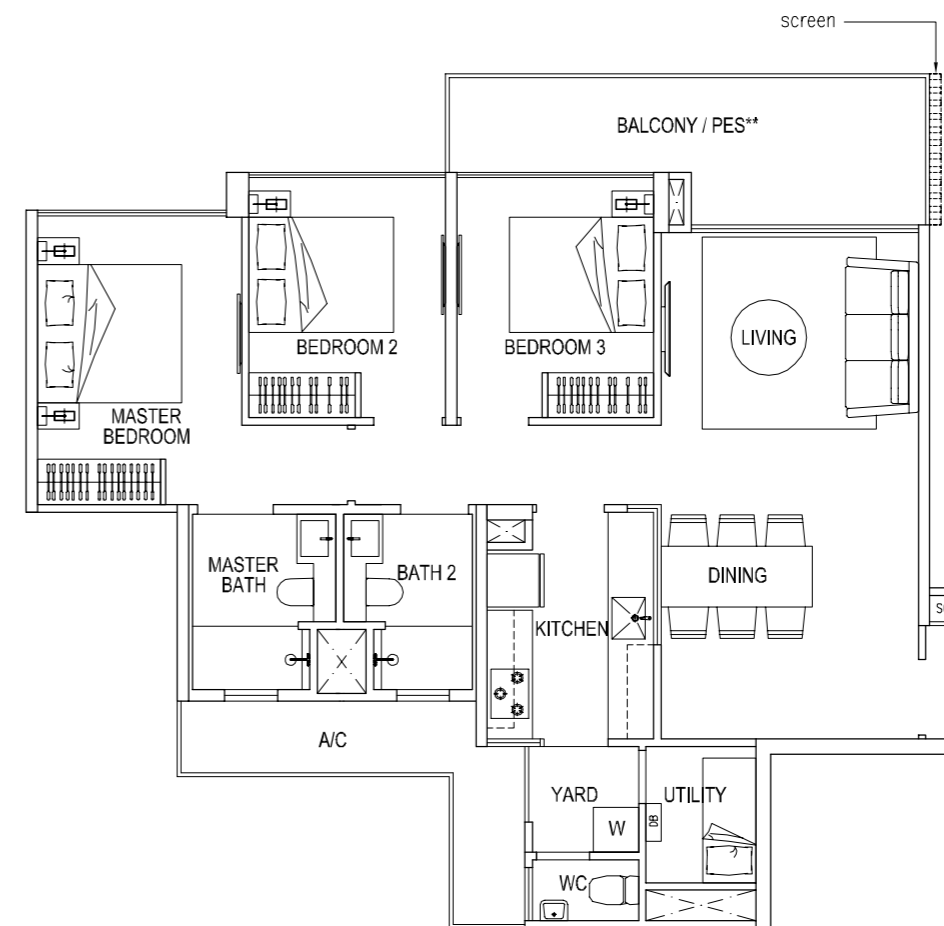
TYPE C2

100 SQ M / 1076 SQ FT

#02-05 to #11-05, #12-05 (High Ceiling)*
 #02-17 to #11-17, #12-17 (High Ceiling)
 #02-39 to #11-39, #12-39 (High Ceiling)*

SCREEN FOR UNITS

#04-05, #07-05, #10-05, #12-05,
 #03-17, #06-17, #09-17, #12-17,
 #04-39, #07-39, #10-39, #12-39



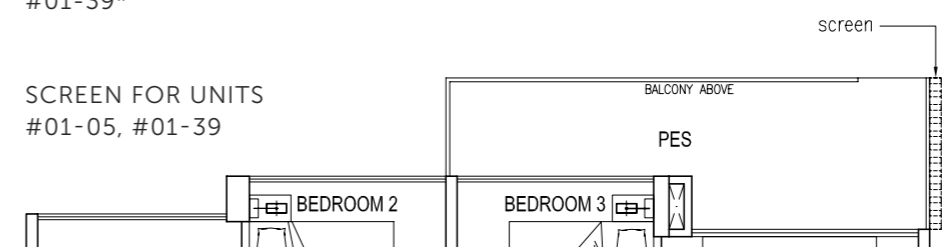
TYPE C2a (Partial plan)

100 SQ M / 1076 SQ FT

#01-05*
 #01-17
 #01-39*

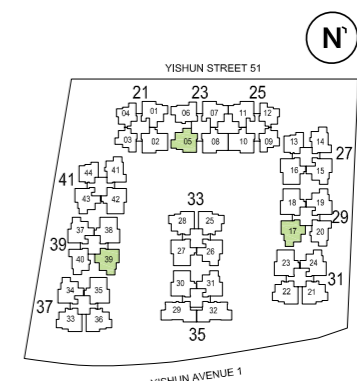
SCREEN FOR UNITS

#01-05, #01-39



* mirror - image
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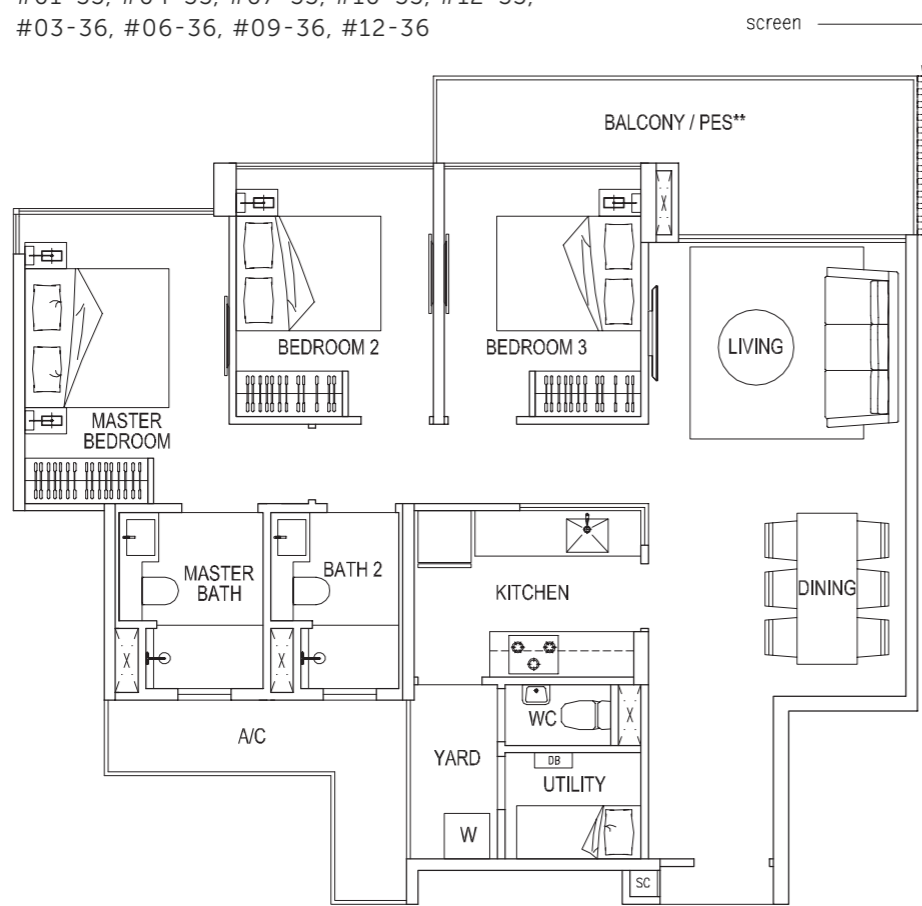
TYPE C3

102 SQ M / 1098 SQ FT

#02-21 to #11-21, #12-21 (High Ceiling)
 #02-22 to #11-22, #12-22 (High Ceiling)*
 #02-25 to #11-25, #12-25 (High Ceiling)*
 #02-28 to #11-28, #12-28 (High Ceiling)
 #02-33 to #11-33, #12-33 (High Ceiling)*
 #02-36 to #11-36, #12-36 (High Ceiling)

SCREEN FOR UNITS

#03-21, #06-21, #09-21, #12-21,
 #01-22, #04-22, #07-22, #10-22, #12-22,
 #03-25, #06-25, #09-25, #12-25,
 #04-28, #07-28, #10-28, #12-28,
 #01-33, #04-33, #07-33, #10-33, #12-33,
 #03-36, #06-36, #09-36, #12-36



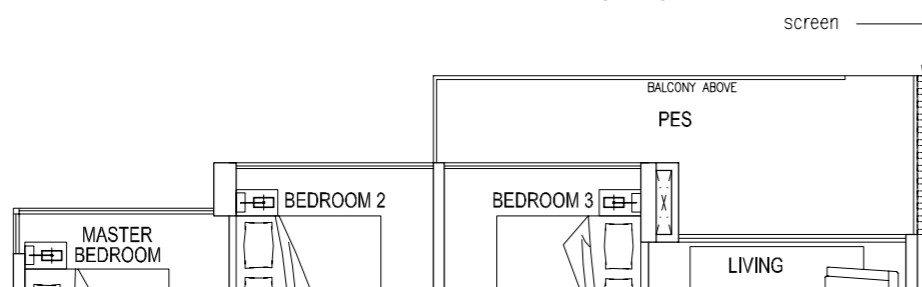
TYPE C3a (Partial plan)

102 SQ M / 1098 SQ FT

#01-25*, #01-28

SCREEN FOR UNITS

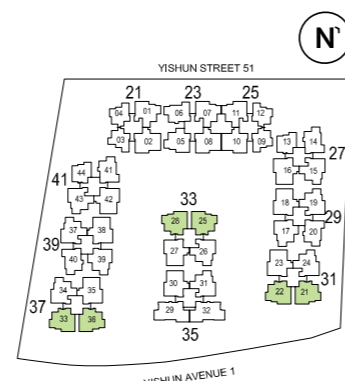
#01-28



* mirror - image

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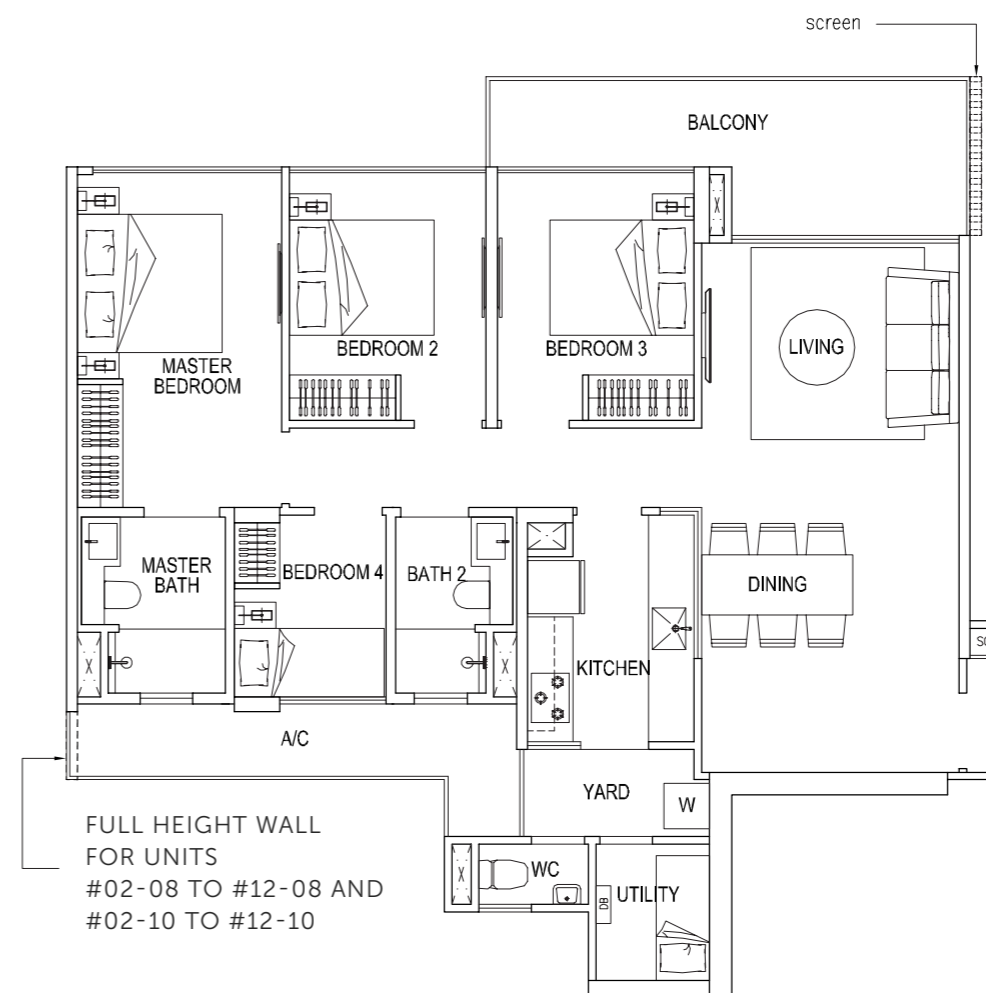
TYPE D1

110 SQ M / 1184 SQ FT

#02-02 to #11-02, #12-02 (High Ceiling)
 #02-08 to #11-08, #12-08 (High Ceiling)
 #02-10 to #11-10, #12-10 (High Ceiling)*
 #02-16 to #11-16, #12-16 (High Ceiling)
 #02-18 to #11-18, #12-18 (High Ceiling)*
 #02-23 to #11-23, #12-23 (High Ceiling)*
 #02-27 to #11-27, #12-27 (High Ceiling)
 #02-30 to #11-30, #12-30 (High Ceiling)*
 #02-35 to #11-35, #12-35 (High Ceiling)
 #02-38 to #11-38, #12-38 (High Ceiling)
 #02-42 to #11-42, #12-42 (High Ceiling)*

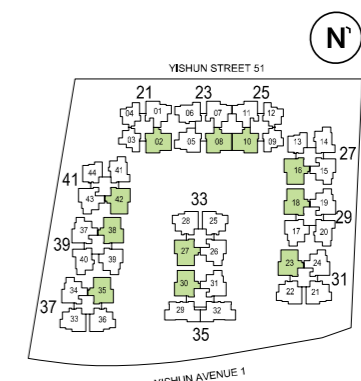
SCREEN FOR UNITS

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 #03-08, #06-08, #09-08, #12-08,
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 #04-16, #07-16, #10-16, #12-16,
 #04-18, #07-18, #10-18, #12-18,
 #04-23, #07-23, #10-23, #12-23,
 #04-27, #07-27, #10-27, #12-27,
 #04-30, #07-30, #10-30, #12-30,
 #04-35, #07-35, #10-35, #12-35,
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 #04-42, #07-42, #10-42, #12-42



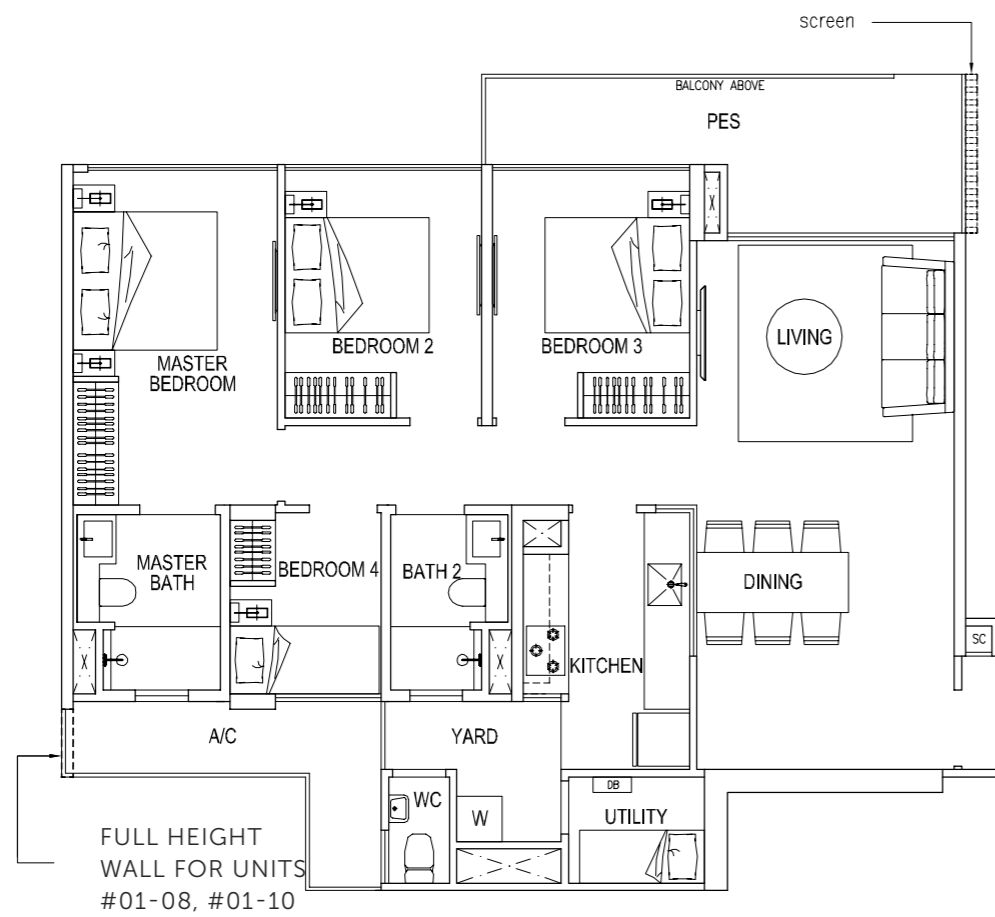
* mirror - image

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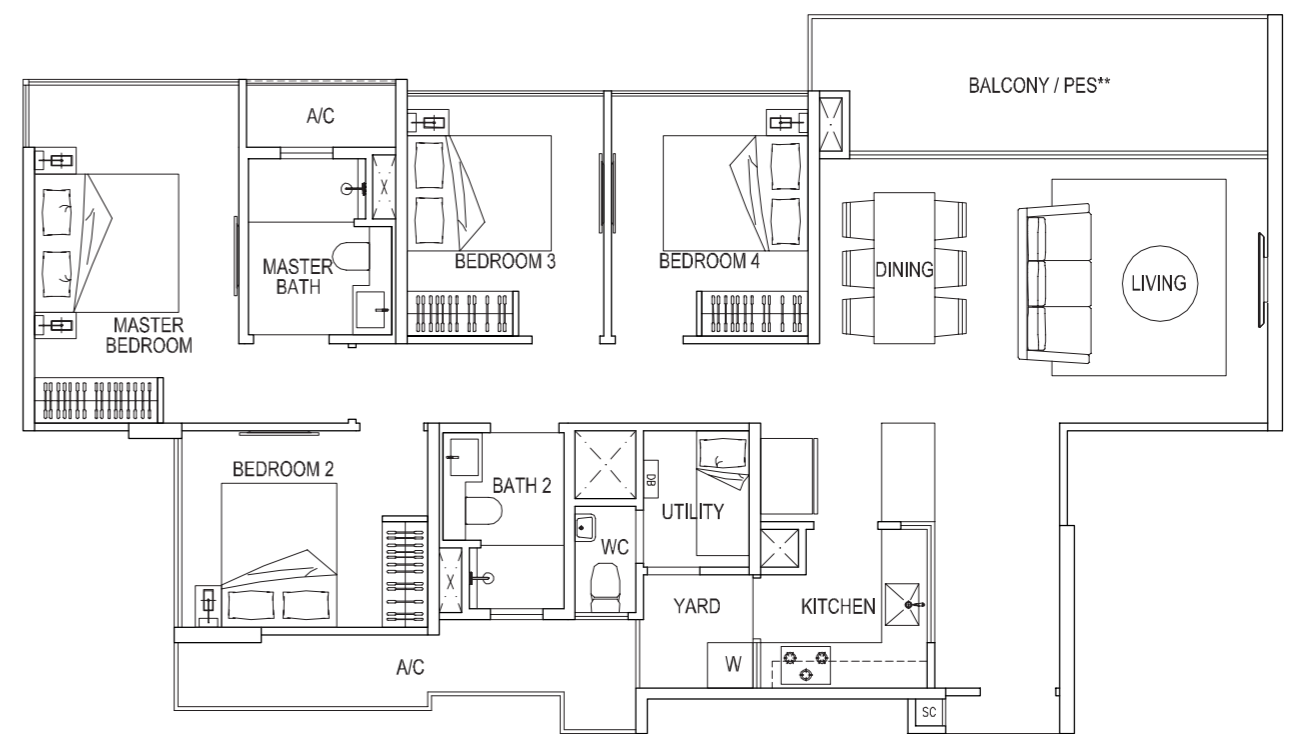
TYPE D1a
110 SQ M / 1184 SQ FT
 #01-02
 #01-08
 #01-10*
 #01-16
 #01-18*
 #01-23*
 #01-27
 #01-30*
 #01-35
 #01-38
 #01-42*

SCREEN FOR UNITS
 #01-10,
 #01-16,
 #01-18,
 #01-23,
 #01-27,
 #01-30,
 #01-35,
 #01-42



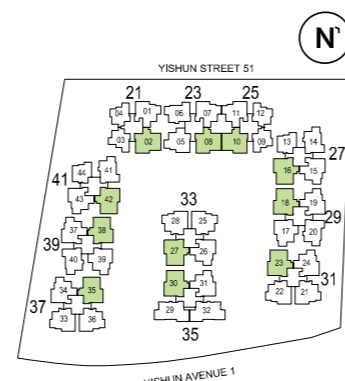
TYPE E1
121 SQ M / 1302 SQ FT
 #02-29, #11-29, #12-29 (High Ceiling)*
 #02-32, #11-32, #12-32 (High Ceiling)

TYPE E1a
121 SQ M / 1302 SQ FT
 #01-29*
 #01-32



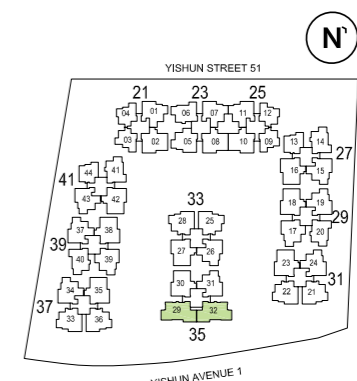
* mirror – image

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* mirror – image
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1. FOUNDATION

Reinforced concrete spun/bored piles and/or reinforced precast piles and/or reinforced concrete raft/footing and/or other approved foundation system.

2. SUPERSTRUCTURE

Reinforced concrete structure and/or steel structure.

3. WALLS

- a) **External Walls** : Common clay bricks and/or reinforced concrete and/or precast concrete panel
- b) **Internal Walls** : Common clay bricks and/or reinforced concrete and/or precast concrete panel and/or lightweight concrete panel and/or drywall partition

4. ROOF

Flat Roof : Reinforced concrete slab with appropriate insulation and waterproofing system

5. CEILING

- A. **Floor to Ceiling Height** : Refer to Floor to Ceiling Height Schedule for details.
- B. **Type and Material of Ceiling** :
 - a) **Unit**
 - i. Living, Dining, Bedrooms, Balcony, PES, Store : Skim coat with emulsion paint on concrete ceiling and/or ceiling board with emulsion paint and/or box-up to designated areas with emulsion paint where applicable
 - ii. Kitchen, Hallway to Bedrooms, Bathrooms, Yard, Utility & WC : Ceiling board with emulsion paint
 - b) **Common Area**
 - i. Lift Lobbies, Clubhouse : Skim coat with emulsion paint on concrete ceiling and/or ceiling board with emulsion paint and/or box-up to designated areas with emulsion paint where applicable
 - ii. Staircases : Skim coat with emulsion paint

6. FINISHES

- A. **Wall**
 - a) **Unit**
 - i. Living, Dining, Bedrooms, Hallway to Bedrooms, Yard, Utility, Store : Plaster and/or skim coat with emulsion paint
 - ii. Kitchen : Solid surface and/or stainless steel panel and/or plaster and/or skim coat with emulsion paint
 - iii. Bathrooms, WC : Tiles
 - iv. Balcony, PES : Plaster and/or skim coat with emulsion paint and/or textured coating

Note:

- i. All tiles, plaster, skim coat and emulsion paint are provided up to false ceiling level and at exposed areas only.
- ii. No tiles behind kitchen cabinet, vanity counter and mirror.
- iii. Wall surface above false ceiling level will be left in its original bare condition.

b) Common Area (Internal)

- i. Lift Lobbies, Clubhouse : Plaster and/or skim coat with emulsion paint and/or textured paint and/or tiles
- ii. Staircases : Plaster and/or skim coat with emulsion paint

c) Common Area (External)

- i. External Walls : Plaster and/or skim coat with emulsion paint and/or textured coating

B. Floor

a) Units

- i. Living, Dining, Hallway to Bedrooms, Bathrooms, Kitchen, Yard, Utility, WC, Balcony, PES, Store : Tiles
- ii. Bedrooms : Parquet and/or timber strip

b) Common Area

- i. Lift Lobbies : Tiles
- ii. Staircases : Tiles and/or cement sand screed

Note:

- i. No skirting behind kitchen cabinet area

7. WINDOWS

All windows of the unit will be aluminium framed window with tinted and/or clear and/or frosted glass

8. DOORS

- a) **Main Entrance** : Approved fire-rated timber door
- b) **Bedrooms, Bathrooms** : Timber door
- c) **Dining to Kitchen** : Timber framed glass door
- d) **Living/Dining/Bedroom to Balcony/PES** : Aluminium framed glass sliding door
- e) **Kitchen to Yard** : PVC and/or aluminium bi-fold door with acrylic and/or glass panel
- f) **Utility, WC** : PVC and/or aluminium bi-fold door with acrylic panel

Note:

- i. Good quality locksets and ironmongery to be provided all doors

9. SANITARY FITTINGS

- a) **Bathrooms** : 1 shower compartment with mixer and shower head
1 wall hung water closet
1 wash basin with mixer
1 mirror
1 toilet paper holder
1 towel rail
- b) **WC** : 1 pedestal water closet
1 wash basin with tap
1 shower set
1 toilet paper holder
- c) **PES** : 1 bib tap
- d) **Yard** : 1 washing machine bib tap

10. ELECTRICAL INSTALLATION

- a) All electrical wiring is concealed in floor and wall in conduits wherever possible except for electrical wiring above false ceiling, and service closet will be exposed in conduits.
- b) Refer to Electrical Schedule for details.

11. CABLE TV / TELEPHONE POINTS

Refer to Electrical Schedule for details.

12. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with the relevant Singapore Standards.

13. PAINTING

- a) **External Wall** : Textured coating paint and/or other approved exterior paint
- b) **Internal Wall** : Emulsion paint

14. WATER PROOFING

Waterproofing is provided for Bathrooms, Kitchen, Yard, WC, Balcony, PES and areas where appropriate.

15. DRIVEWAY AND CAR PARK

Pavers and/or cobblestone and/or concrete floor with hardener

16. RECREATION FACILITIES

ENTRANCE

1. Side Gate
2. Guardhouse
3. Main Entrance Plaza
4. Drop-off/Pick-up Porch

WELLNESS

5. Foot Reflexology Walk
6. 3G Fitness Cove
7. Gymnasium
8. Changing Rooms
9. Yoga Deck
10. Pool Deck

AQUA

11. 50m Lap Pool
12. "Five Stones" Water Pods
13. Poolside Cabanas
14. Children's Play Pool
15. "Fishing Pole" Jets
16. Water Jets Playground
17. Children's Slide Pool
18. Fountain
19. Wading Pool
20. Cascade Stream
21. Slide Pool
22. Swing Beds
23. Cascading Water
24. Jacuzzi
25. Spa Beds
26. Hydrotherapy Alcove

RECREATION

27. Tennis Court
28. Jogging Trail
29. Garden Pavilion
30. Games Pavilion
31. Adventure Fort
32. Children's Playground
33. Children's Play Deck
34. Children's Activity Pavilion
35. Barbecue Pavilion
36. Community Boulevard
37. Alfresco Dining
38. Party Deck
39. Clubhouse with Function Room
40. Festive Terrace
41. Pets Patio

RELAXATION

42. Green Trellis
43. Urban Farming Lawn
44. Heritage Walk
45. Nostalgia Trail
46. "Chapteh" Terrace
47. Fragrance Garden
48. "Five Stones" Lounge Pods
49. Spice Garden
50. Swing Courtyard
51. Art Alley

17. ADDITIONAL ITEMS

- a) **Kitchen Cabinets and Appliances** : Kitchen cabinets with solid surface countertop, stainless steel sink, cooker hob, cooker hood and built-in oven.
- b) **Wardrobe** : Quality wardrobe to all bedrooms.
- c) **Air-conditioners** : Wall mounted FCU air-conditioning split system to Living, Dining and Bedrooms.
- d) **Water Heater** : Hot water supply from gas water heater to all Bathrooms except WC
- e) **Security System** : i. Automatic carpark barrier system
ii. CCTV system at designated common areas
iii. Audio intercom system to Units
iv. Proximity card access system to designated lift cars and side gates where applicable
- f) **Gas** : Town Gas supply to Kitchen and gas heater
- g) **Railing** : Metal railing and/or gate for PES and balcony where appropriate

NOTES TO SPECIFICATIONS

a) Marble/Limestone/Granite

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/limestone/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.

b) Parquet/Timber Strips

Parquet/Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Parquet/Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required.

c) 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 own contractor to service the air-conditioning system regularly.

d) 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.

e) Materials, Fittings, Equipment, Finishes, Installations and Appliances

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.

f) Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Gas Heater Control, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of fan coil units, electrical points, television points, telecommunication points, audio intercom system, gas heater control, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.

g) 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.

h) 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.

i) 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 and access panels is subject to the Architect's sole discretion and final design.

j) Glass

Glass is a 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.

k) Prefabricated Toilets

Certain bathrooms and W.C. may be of prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty.

l) Wall

All wall finishes shall be terminated at false ceiling level. Wall surface above the false ceiling level will be left in its original bare condition. There will be no tiles/stone works behind kitchen cabinets/vanity cabinets/mirrors.

m) Cable Services

The Vendor shall endeavour to procure a service provider for cable television and/or internet services (the "Cable Services") to provide the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part or parts thereof), so as to enable the Unit/Building and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit/ Building and/or the Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit/Building and/or the Housing Project.

n) Tiles

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in the relevant Singapore Standards.

o) Recreational Facilities

All recreational facilities are subject to change and approval by the relevant authorities and/or technical requirements and compliances.

FLOOR TO CEILING HEIGHT SCHEDULE

DESCRIPTION	2-BEDROOM	3-BEDROOM	3-BEDROOM PREMIUM	4-BEDROOM	4-BEDROOM PREMIUM
PES, Balcony, Living, Dining, Bedrooms (1st – 11th Storey)	2800mm/ 2400mm*	2800mm/ 2400mm*	2800mm/ 2400mm*	2800mm/ 2400mm*	2800mm/ 2400mm*
PES, Balcony, Living, Dining, Bedrooms (12th Storey)	3100mm/ 2700mm*	3100mm/ 2700mm*	3100mm/ 2700mm*	3100mm/ 2700mm*	3100mm/ 2700mm*
Kitchen (1st – 11th Storey)	2400mm	2400mm	2400mm	2400mm	2400mm
Kitchen (12th Storey)	2700mm	2700mm	2700mm	2700mm	2700mm
Bathrooms (1st – 12th Storey)	2400mm	2400mm	2400mm	2400mm	2400mm

Note:

" * " denotes localised area

ELECTRICAL SCHEDULE

DESCRIPTION	2-BEDROOM	3-BEDROOM	3-BEDROOM PREMIUM	4-BEDROOM	4-BEDROOM PREMIUM
Lighting Point	9	10	13	14	15
13A SSO	21	25	27	29	31
Water Heater Point	1	1	1	1	1
Data Outlet	2	2	2	2	2
SCV Outlet	3	4	4	5	5
Telephone Outlet	3	4	4	5	5
Connection Unit For Hood, Hob, Oven	3	3	3	3	3
Bell Point	1	1	1	1	1

DISCLAIMER

While every reasonable care has been taken in preparing this brochure, specifications, constructing the sales models and sales gallery/showflat (the "Marketing Materials"), the Developer and its agents and their respective servants and contractors do not warrant the accuracy of any of the Marketing Materials and shall in no way be held responsible for any inaccuracies or omissions in their contents or differences between the Marketing Materials and the actual unit when built. The Developer shall not be bound by any statement, representation or promise (written or oral) by its agents and contractors. All statements, information and depictions are believed to be correct but are not to be regarded as statements or representations of fact. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement. All information, specifications, layout plans, building plans, location of facilities, finishes and appliance selection and visuals are current at the time of publication and are subject to changes as may be required or approved by the Architect, Developer and/or by the relevant authority and may be changed without notice. The Marketing Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings, illustrations, models, showflat displays and photography are artist's impressions only and none can be regarded as representation of fact. Floor areas are approximate measurements only and not to scale. They are subject to final survey. The property is subject to inspection by the relevant authorities to comply with current codes of practice.



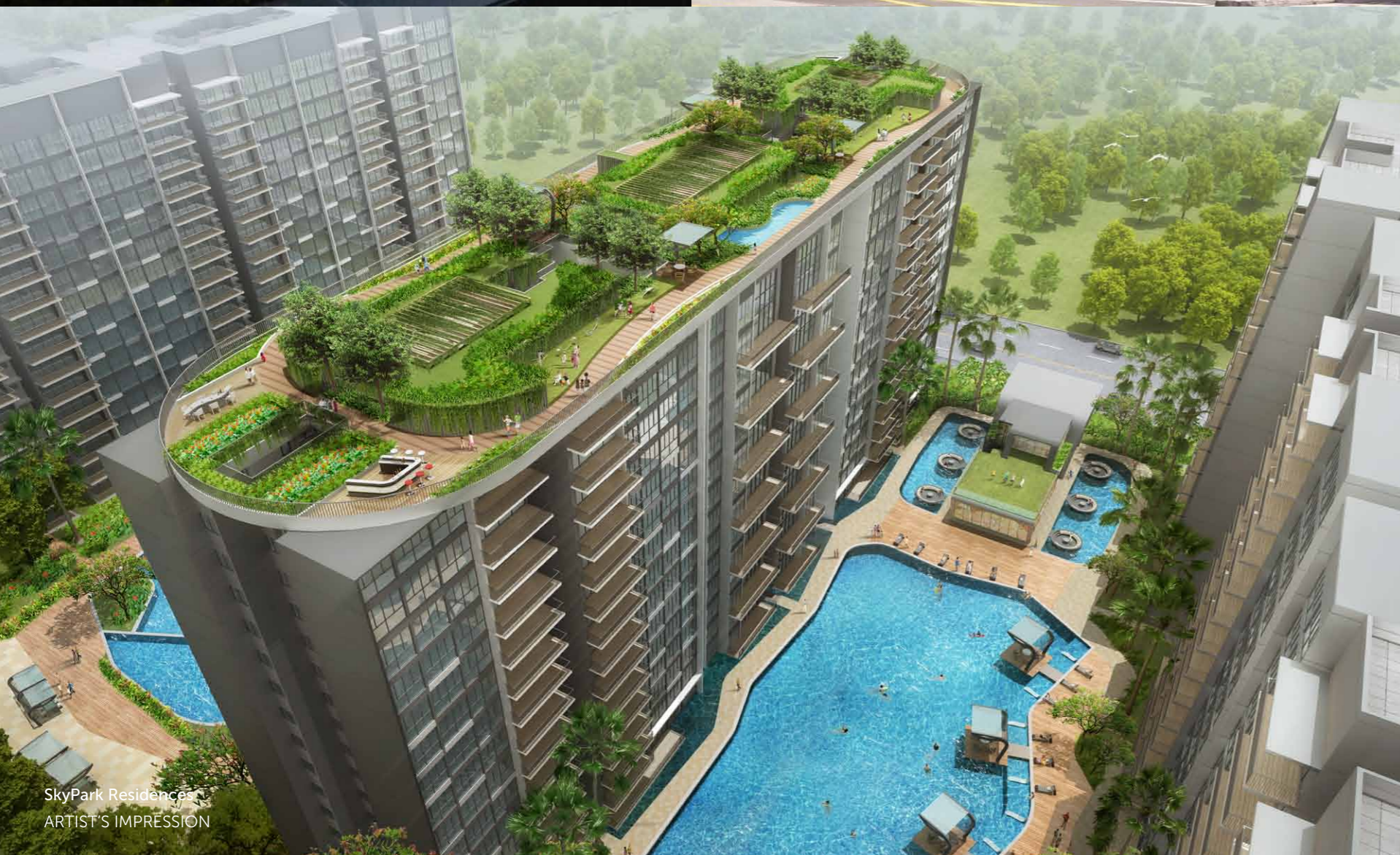
Luxe Ville



The Luxe



53 units of terrace houses at Sembawang Greenvale



SkyPark Residences
ARTIST'S IMPRESSION

J

BE Holdings Pte Ltd ("JBE Holdings") is a property developer with a strong commitment to environmental sustainability and enriching lives through thoughtful and quality home concepts.

With a diverse track record that spans residential and mixed-use projects, JBE Holdings has developed Luxe Ville, a freehold 50-unit condominium at Pasir Panjang Road; 53 units of terrace houses at Sembawang Greenvale next to Sembawang Park; and 506-unit executive condominium SkyPark Residences in Sembawang.

SkyPark Residences marks JBE Holdings' foray into the development of executive condominiums. The development vision

of SkyPark Residences is to up the ante of executive condominium living through a luxurious SkyPark perched in the sky with a wide range of recreational and lifestyle facilities.

JBE Holdings is also the owner and developer of The Luxe, a mixed-use development at Handy Road in the heart of Orchard area. The development concept of The Luxe is to enable city living amidst artistic ambiance in Singapore's centrally-located art and heritage district.

JBE Holdings is a private developer with more than a decade of development experience in Singapore.

