

heron bay

river . refine . relax





Home, most naturally.

Heron Bay
introduces luxurious living
in north-east Singapore
where vast natural landscapes meet
next-generation residential estates.

Expect high-end design touches,
pampering facilities,
proximity to a multitude of amenities,
and verdant views.

And even find herons feeding
just outside your room window.

This is home most natural...
and most naturally.





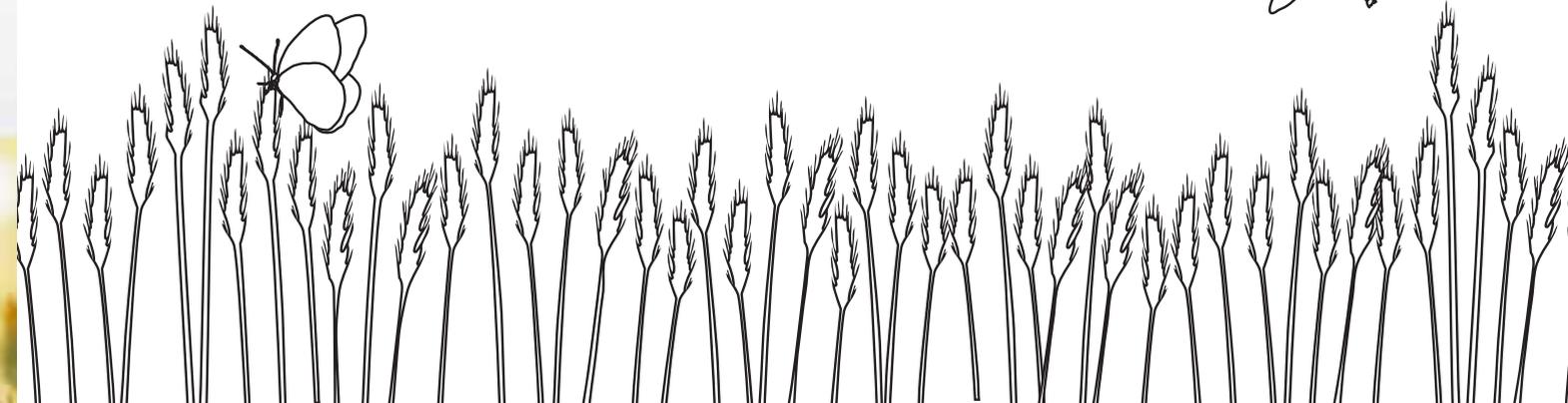


Wake up to the trickling waters of Sungei Serangoon that meander past your window.

Go kayaking in the sinuous Sungei Pinang across from your home.

Riverside Walk and Punggol Waterway and Sengkang Riverside Park in the surroundings offer scenic walks along sinuous banks.

Live close to the water lines, and indulge in a lifestyle as active as it is idyllic.



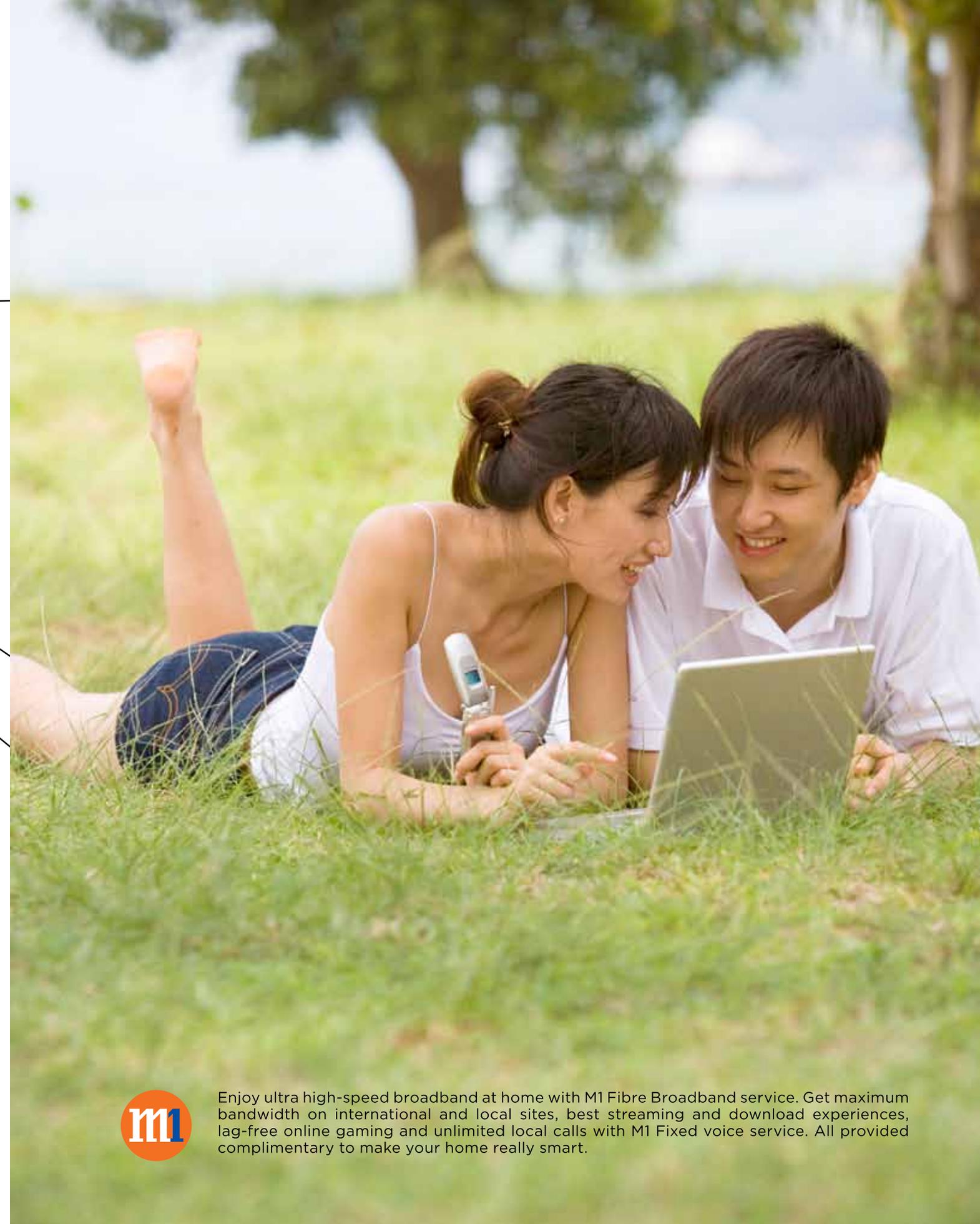
Refine

Enjoy condominium living
a class above the rest
with Complimentary M1 Fibre Broadband Service*,
swimming pool treated with
award-winning hydrocavitation technology**,
card access security system,
full-condominium facilities,
European design kitchen fittings,
as well as many other luxe features,
quality finishes and exquisite design touches.

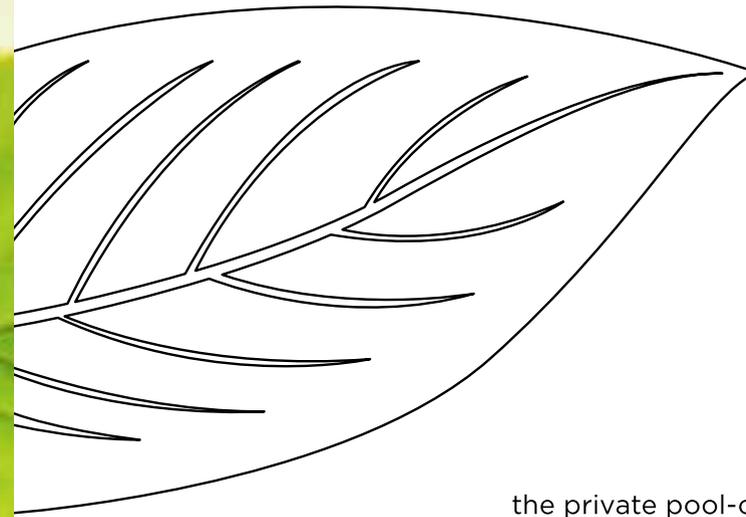
These will bring about an all-rounded home life
and a lasting investment.

* M1 standard T&C apply, please see notes under "Specifications".

** Use of hydrocavitation technology for swimming pool by SIF Technologies Pte Ltd ("SIF"). SIF's dpasys® solution, that creates micro-clustere water without the use of chemicals and in an environmentally-friendly manner, brings about excellent hydrating properties, high solubility and stays cleaner when used with modern filtration system.



Enjoy ultra high-speed broadband at home with M1 Fibre Broadband service. Get maximum bandwidth on international and local sites, best streaming and download experiences, lag-free online gaming and unlimited local calls with M1 Fixed voice service. All provided complimentary to make your home really smart.



Relax

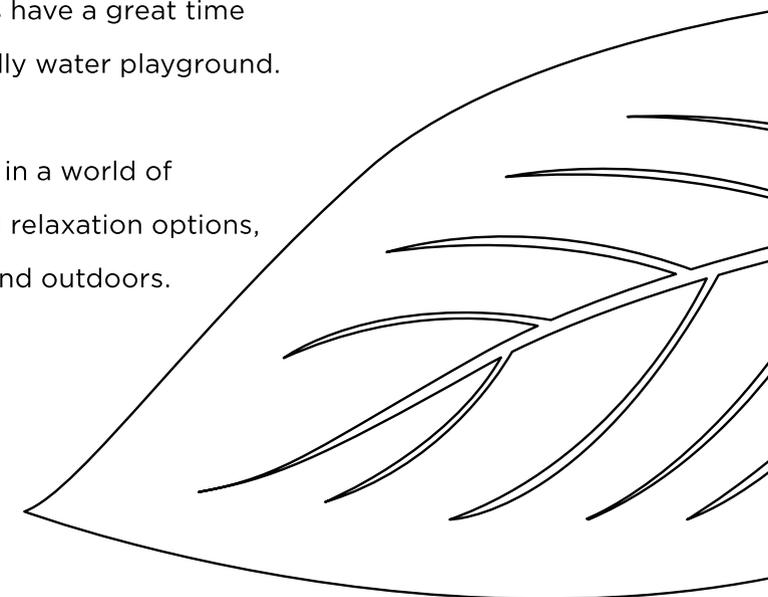
Dip into
the private pool-cum-jacuzzi/tranquility pond
with landscaped garden
ensuite to living room
or couch upon the island-style
sun-deck chairs
by the poolside.

Simply meditate or read a book
at the roof-top water garden.

Or go kayaking and windsurfing
in the river that runs by your home.

You can also have the peace of mind
when your kids have a great time
at the child-friendly water playground.

Luxuriate in a world of
recreational and relaxation options,
indoors and outdoors.







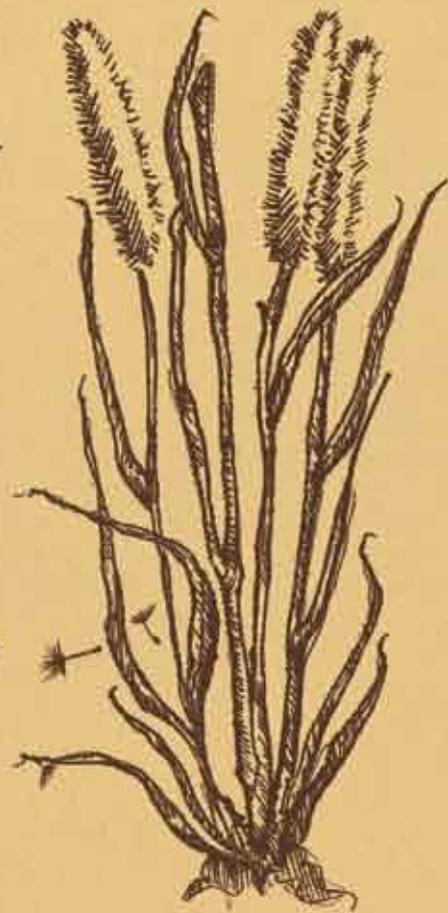
Kaffir Lime

The kaffir lime is a rough, bumpy green fruit. The juice and rind is commonly used in Southeast Asian cooking



Water Hyacinth

With broad, thick leaves, water hyacinth may rise above the surface of the water as much as 1 meter in height



African Fountain Grass

Its long, feathery & purple plumes grow up to 1.2m



Lantana Camara

The flowers of the Lantana camara are brightly coloured and attract butterflies easily



Star Fruit

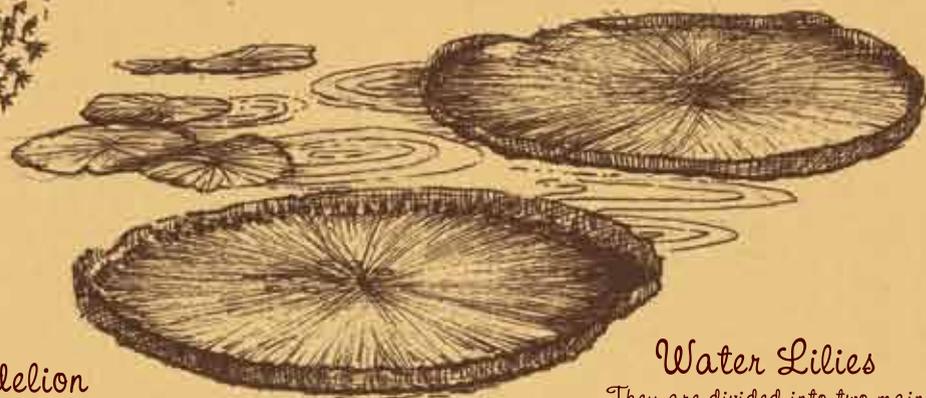
They may be used in cooking, and can be made into relishes, preserves, and juice drinks

Your Flowering Neighbours



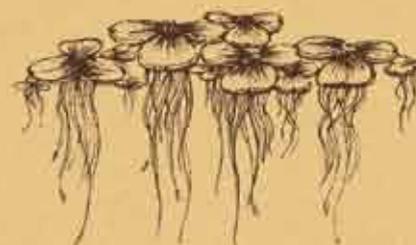
Dandelion

The dandelion's seeds when released, lose their feathered structure and take on a fuzzy, cotton-like appearance, often called "dandelion snow"



Water Lilies

They are divided into two main categories: hardy and tropical. Hardy water lilies bloom only during the day, but tropical water lilies can bloom either during the day or at night



Duckweed

They are aquatic plants which float on or just beneath the surface of still or slow-moving fresh water bodies and wetlands



Custard Apple

The custard-apple is also called bullock's heart or bull's heart. The fruit is sweet, akin to the taste of 'traditional' custard

Coral Plant

Its flowers attract butterflies & bees



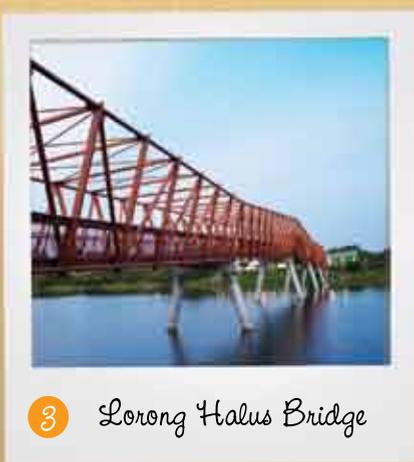
Cycling . Fishing . Strolling



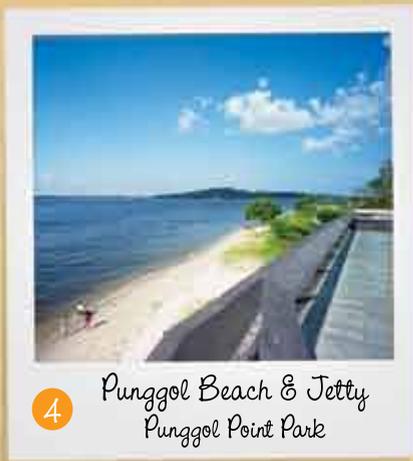
1 Jomando Punggol Park & Punggol end



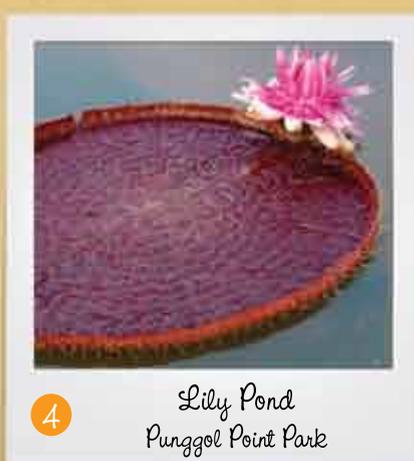
2 Hai Bin Prawning @ Punggol



3 Lorong Halus Bridge



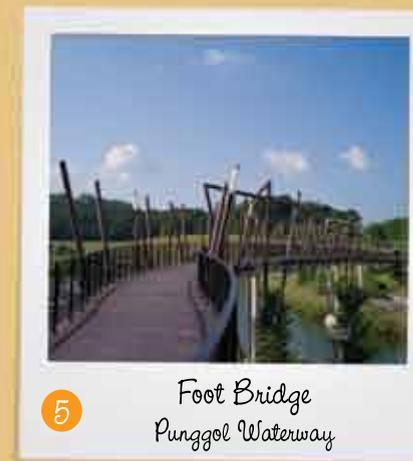
4 Punggol Beach & Jetty Punggol Point Park



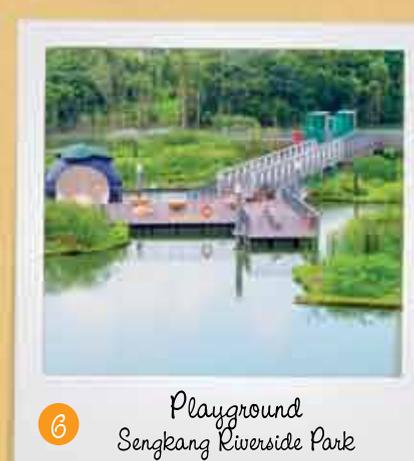
4 Lily Pond Punggol Point Park



4 Cycling Track Punggol Point Park



5 Foot Bridge Punggol Waterway



6 Playground Sengkang Riverside Park



About the Green Loop
 The Green Loop is made up of 6 park connectors which runs through 4 estates (Buangkok, Punggol, Hougang & Sengkang)
 Total distance: 26.0 km
 Cycling time: 2 hours
 Walking time: 3-4 hours

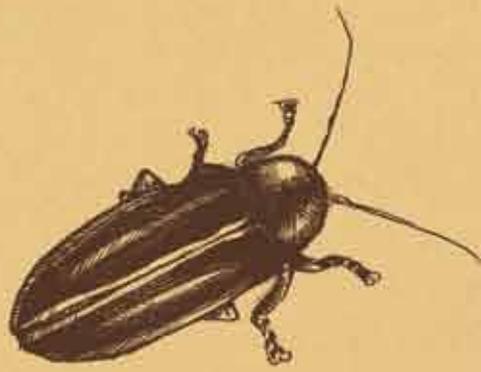
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Firefly

They produce a "cold light", with no infrared or ultraviolet frequencies. This chemically produced light from their lower abdomen may be yellow, green, or pale-red



Pale Grass Blue

The Pale Grass Blue is a small butterfly found in Asia that belongs to the Lycaenids or Blues family



Dragonfly

Dragonflies possess six legs, but most of them cannot walk well. Dragonflies are some of the fastest insects in the world



Your Fluttering Neighbours



Butterflies

Best time to observe butterflies is when it is bright and sunny! This means from mid-morning to mid-afternoon (9:30am - 3:00pm). Butterflies need the warmth of the sun to regulate their body temperatures



Bees

Bees are found on every continent except Antarctica, in every habitat on the planet that contains insect-pollinated flowering plants



Ladybug

They are generally considered useful insects, because many species feed on scale insects, which are pests in gardens, agricultural fields, orchards, and similar places



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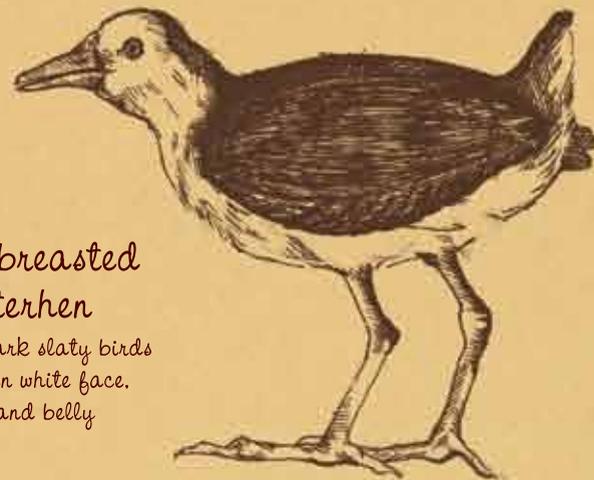
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White-throated Kingfisher
Known by its loud calls and striking colours



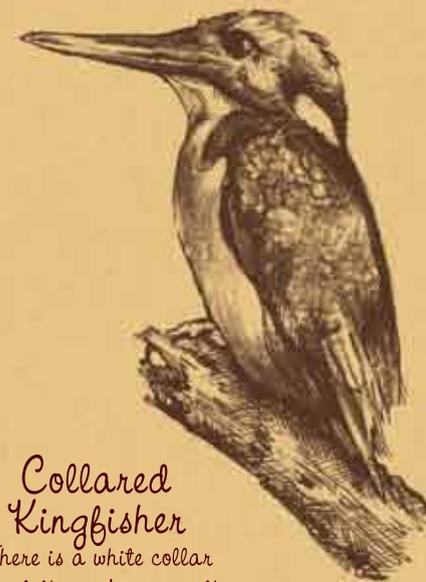
Baya Weaver
Flocks of these birds are found in grasslands, cultivated areas, scrub and secondary growth and they are best known for their hanging retort shaped nests woven from leaves



White-breasted Waterhen
They are dark slaty birds with a clean white face, breast and belly



Grey Heron
The largest bird in Singapore
Standing at 1m tall with a wingspan of 2m



Collared Kingfisher
There is a white collar around the neck, giving the birds its name

Your Winged Neighbours



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Black-naped Oriole

Shy and tends to hide among branches



Oriental Dollarbird

It is a bird of the roller family, so named because of the distinctive blue coin-shaped spots on its wings



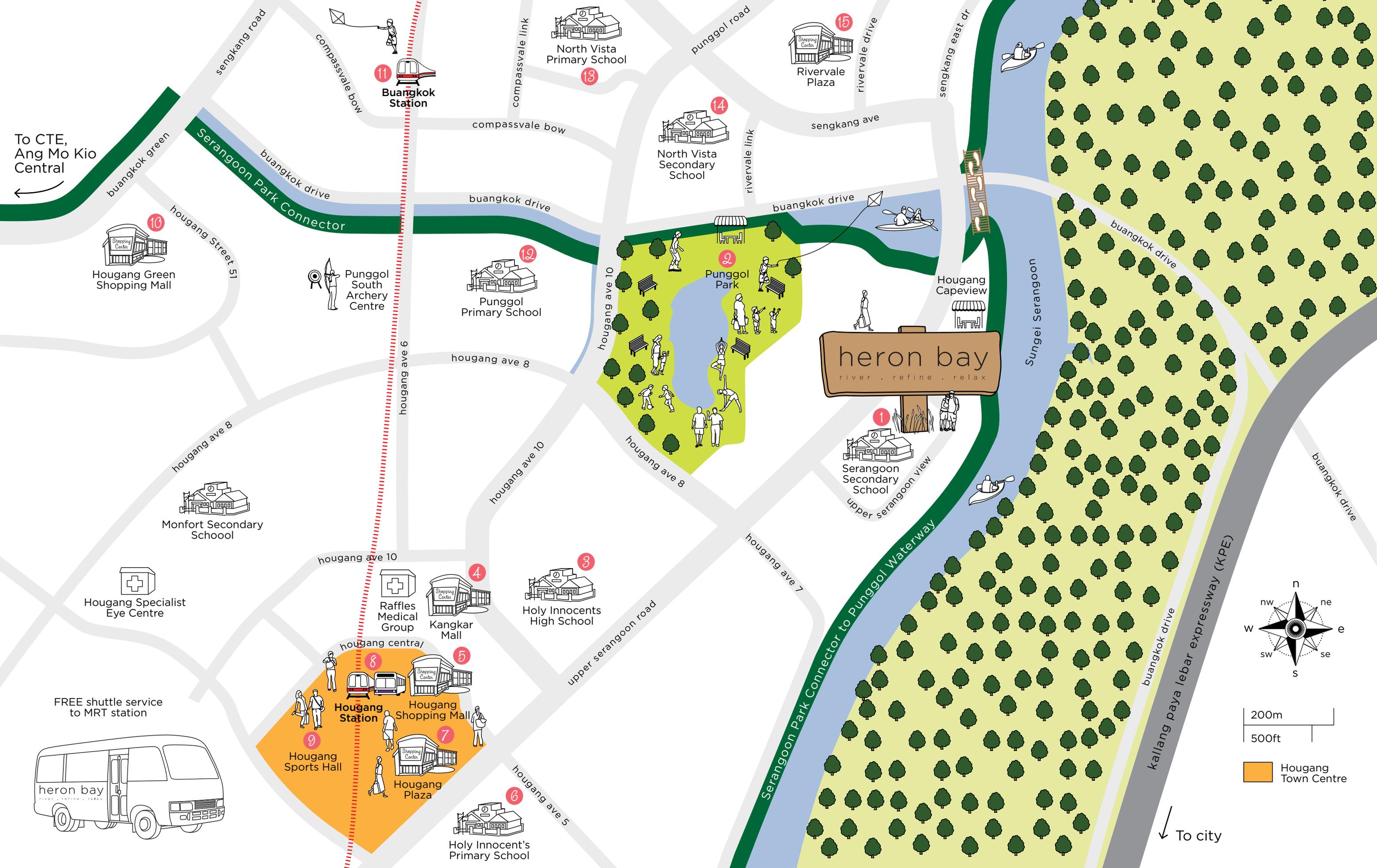
Little Egret

Little egrets are mostly silent but make various croaking and bubbling calls at their breeding colonies and produce a harsh alarm call when disturbed

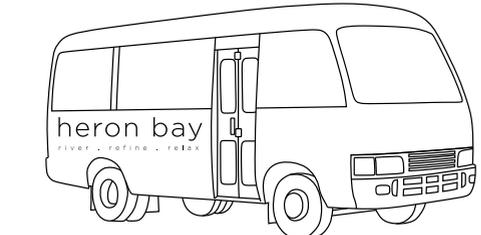


Paddyfield Pipit

They feed on small insects but also larger beetles, worms etc. and also mosquitoes or termites in the air



To CTE, Ang Mo Kio Central



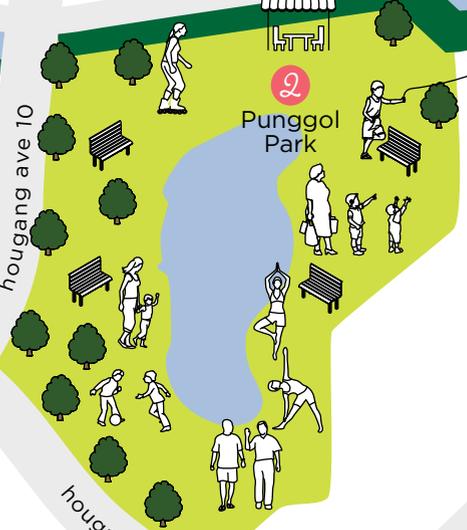
FREE shuttle service to MRT station



heron bay
river . refine . relax



Serangoon Secondary School



Punggol Park



Punggol Primary School



Punggol South Archery Centre



Hougang Green Shopping Mall



Monfort Secondary School



Hougang Specialist Eye Centre



Raffles Medical Group



Kangkar Mall



Holy Innocents High School



Hougang Station



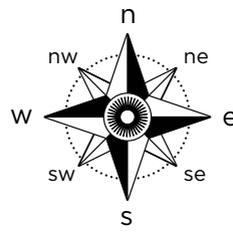
Hougang Shopping Mall



Hougang Plaza



Holy Innocent's Primary School



200m
500ft

Hougang Town Centre

To city



9 Hougang Sports Hall



2 Punggol Park



Wild Oats @ Punggol Park



11 Buangkok Mrt



10 Hougang Green Shopping Mall



Sengkang Sports & Recreation Centre



15 Rivewale Plaza

a world of amenities surrounds and surprises



8 Hougang Mrt



13 North Vista Primary School



5 Hougang Shopping Mall



1 Serangoon Secondary School



4 Kangkar Mall



14 North Vista Secondary School



7 Hougang Plaza



12 Punggol Primary School



6 Holy Innocents' Primary School



3 Holy Innocents' High School



Unblocked views of the river

Kayaks and tandem bikes for complimentary rental

Unblocked views of the pool

Unblocked views of Punggol Park

The heron's sprawling view

artist's impression

Cocooned in nature's beauty and serenity

*Most units enjoy
unblocked park and
river views*





Maximum space between towers for enhanced privacy

Island-style sun-deck chair

50m swimming pool with hydrocavitated water (no red eyes and chlorine stickiness)

Luxuriate in space and recreation

artist's impression



Gym with full facilities

Clubhouse for all entertainment needs

Live and club in style

artist's impression

Complimentary M1
fibre broadband services*

Sweeping views
from penthouse floor
(stack 9 and 15)

There's always room for comfort and style

* M1 standard T&C apply, please see notes under "Specifications".

A pool of fun at home

*private pool-cum-jacuzzi/
tranquility pond with
landscaped garden*

artist's impression

Sculptural gazebo

Spring courtyard

Every day is a walk in the park

Convenience drop-off point and basement carpark



Get drenched in hues of fun

Overhead fountain

Nanny's corner

Rainbow rings

Child-friendly playground with non-slip flooring

artist's impression



River-edge Meander

- ① Guard house
- ② Entrance garden
- ③ Discovery trail
- ④ Water edge viewing deck
- ⑤ River bank boardwalk
- ⑥ Teppanyaki corner
- ⑦ Rainforest skylight
- ⑧ Butterfly-watching pod
- ⑨ Strolling trail

Enchanting Lagoon

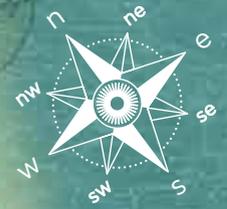
- ⑩ Arrival plaza
- ⑪ Spring courtyard
- ⑫ Sculptural gazebo
- ⑬ Reflective pool
- ⑭ Aquatic adventure corner
- ⑮ Pool deck
- ⑯ Child-friendly water playground:
 - Rainbow rings
 - Multi-hued mushrooms
 - Overhead fountain
 - Nanny's corner
- ⑰ 50m lap pool
- ⑱ Eco trellis and spa pool
- ⑲ Meditation garden
- ⑳ Relaxation lounge
- ㉑ Hydro spa pool
- ㉒ Poolside dining corner
- ㉓ Floating club pavilion
- ㉔ Gymnasium by the water
- ㉕ Rainforest skylight

Serene Grove

- ㉖ Ascending boardwalk
- ㉗ Wellness corner
- ㉘ Green-sheathed tennis court
- ㉙ Pedestrian side gate
- ㉚ Spice garden
- ㉛ Resting pod
- ㉜ Sensory trail
- ㉝ Herb garden
- ㉞ Lawn court
- ㉟ Rainforest skylight

UPPER SERANGOON ROAD

UPPER SERANGOON VIEW



UPPER SERANGOON VIEW

0 10 20 30 meters

artist's impression



Unit Distribution

block 51

Level	Unit			
	01	02	03	04
	penthouse PH5 DK	water tank	penthouse PH3 DK	penthouse PH4
17				
16				
15				
14				
13				
12				
11				
10	4 bedroom dual key C2 DK	3 bedroom standard B3	3 bedroom dual key B4 DK	4 bedroom standard C1
9				
8				
7				
6				
5				
4				
3				
2				
1	C2-P1 DK	B3-P1	B4-P1 DK	C1-P1

block 55

Level	Unit			
	09	10	11	12
	penthouse PH3 DK	penthouse PH3 DK	water tank	penthouse PH4
16				
15				
14				
13				
12				
11				
10	3 bedroom dual key B4 DK	3 bedroom dual key B4 DK	3 bedroom standard B3	4 bedroom standard C1
9				
8				
7				
6				
5				
4				
3				
2	B4a DK			C1a
1	car park	B4-P2 DK	B3-P2	car park

block 61

Level	Unit			
	17	18	19	20
	penthouse PH5 DK	penthouse PH2	penthouse PH3 DK	water tank
17				
16				
15				
14				
13				
12				
11				
10	4 bedroom dual key C2 DK	3 bedroom standard B3	3 bedroom dual key B4 DK	4 bedroom standard C1
9				
8				
7				
6				
5				
4				
3				
2				
1	C2-P1 DK	B3-P1	B4-P1 DK	C1-P1

block 53

Level	Unit			
	05	06	07	08
	penthouse PH7 DK	water tank	penthouse PH1	penthouse PH6
17				
16				
15				
14				
13				
12				
11				
10	5 bedroom dual key D2 DK	2 bedroom standard A1	3 bedroom standard B2	5 bedroom standard D1
9				
8				
7				
6				
5				
4				
3				
2		A1a	B2a	
1	D2-P2 DK	car park		D1-P2

block 57

Level	Unit			
	13	14	15	16
	penthouse PH4	water tank	penthouse PH2	penthouse PH5 DK
16				
15				
14				
13				
12				
11				
10	4 bedroom standard C1	3 bedroom standard B1	3 bedroom standard B3	4 bedroom dual key C2 DK
9				
8				
7				
6				
5				
4				
3				
2		B1a	B3a	
1	C1-P2	car park		C2-P2 DK

block 63

Level	Unit			
	21	22	23	24
	penthouse PH4	water tank	penthouse PH2	penthouse PH5 DK
17				
16				
15				
14				
13				
12				
11				
10	4 bedroom standard C1	3 bedroom standard B1	3 bedroom standard B3	4 bedroom dual key C2 DK
9				
8				
7				
6				
5				
4				
3				
2				
1	C1-P1	B1-P1	B3-P1	C2-P1 DK

5 bedroom standard

5 bedroom dual key

4 bedroom standard

4 bedroom dual key

3 bedroom standard

3 bedroom dual key

2 bedroom

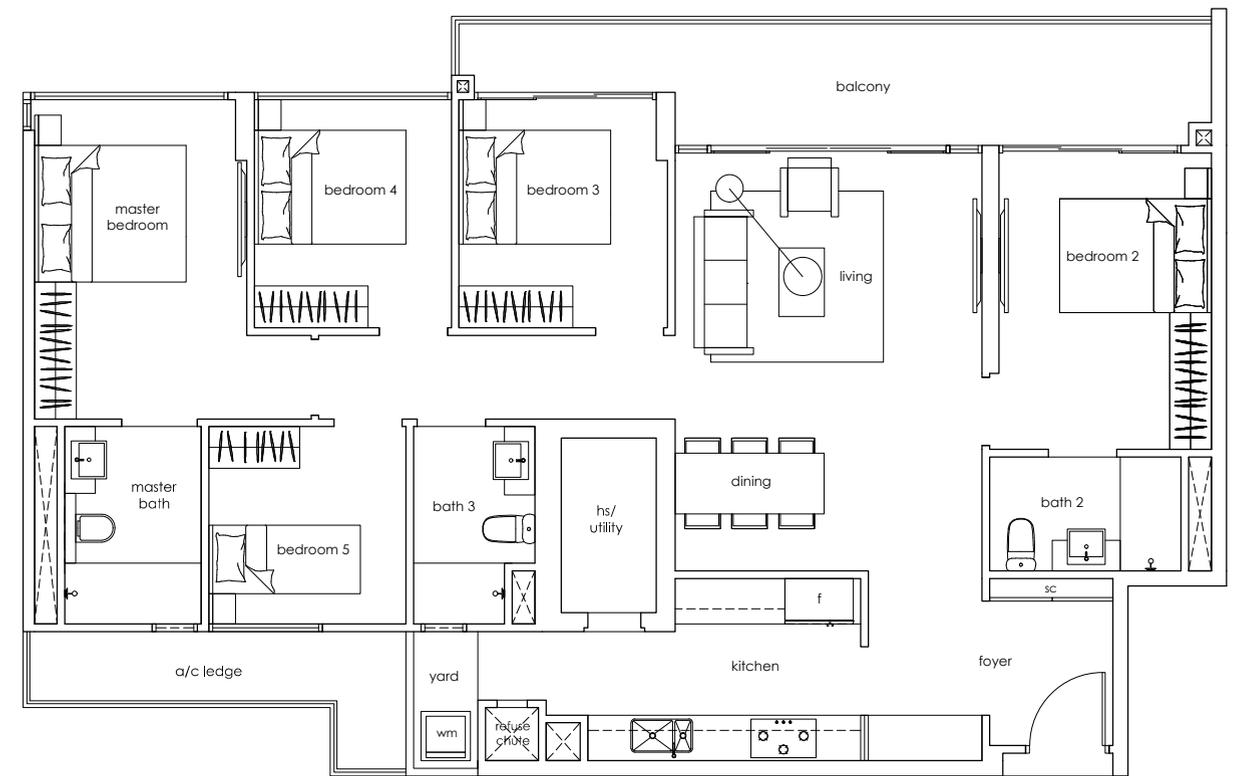
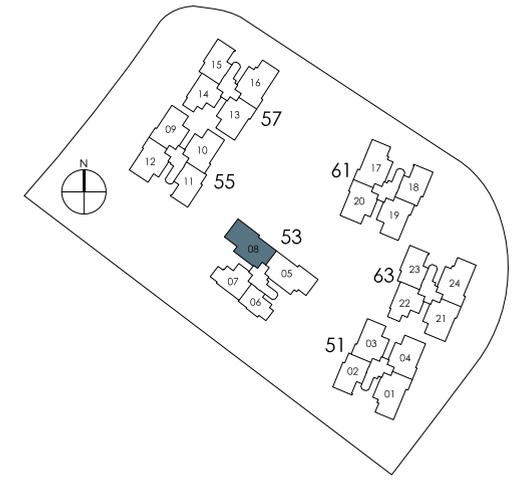






5 bedroom

standard D1
 139 sqm / 1,496 sqft
 #02 to #16-08

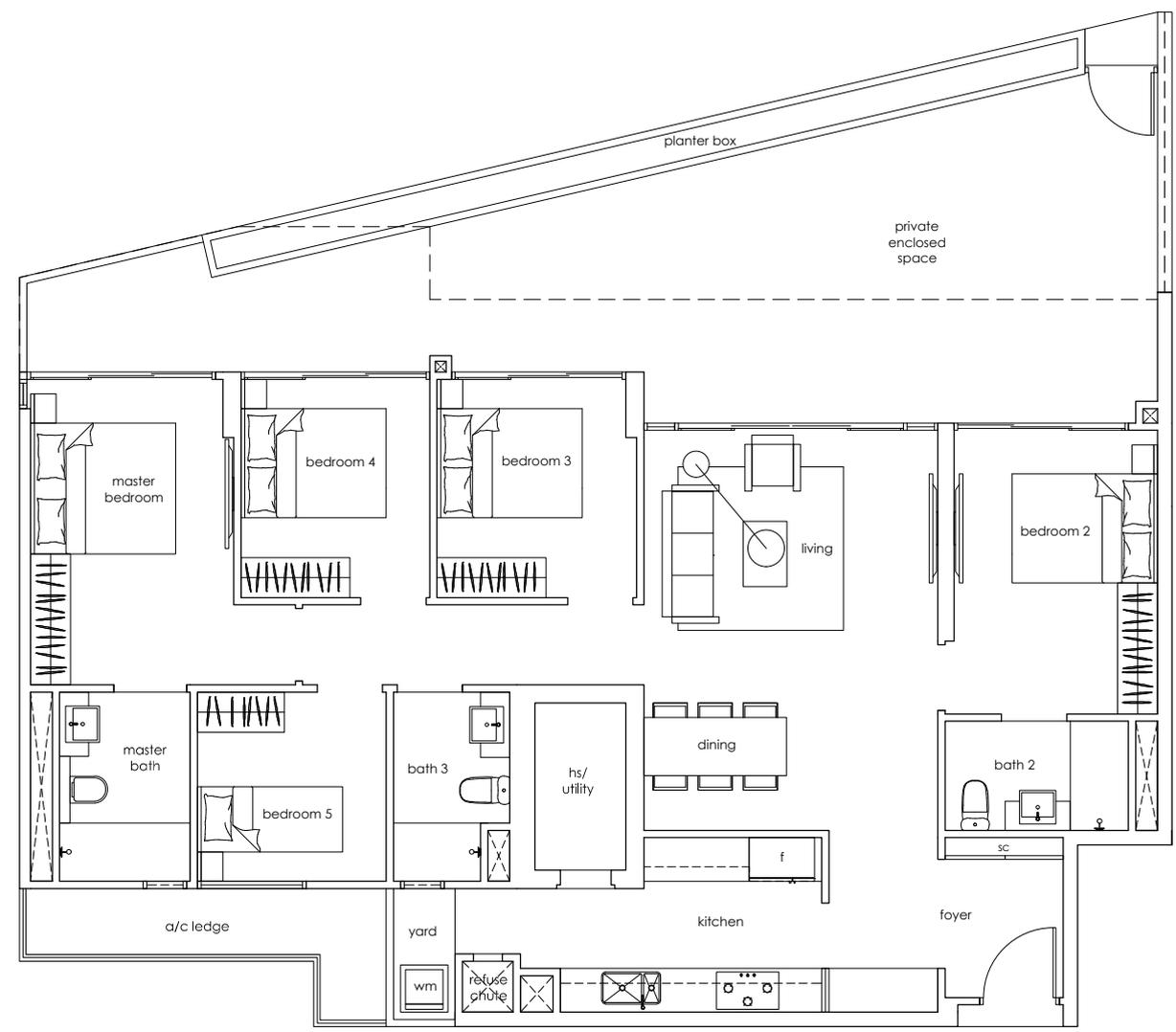
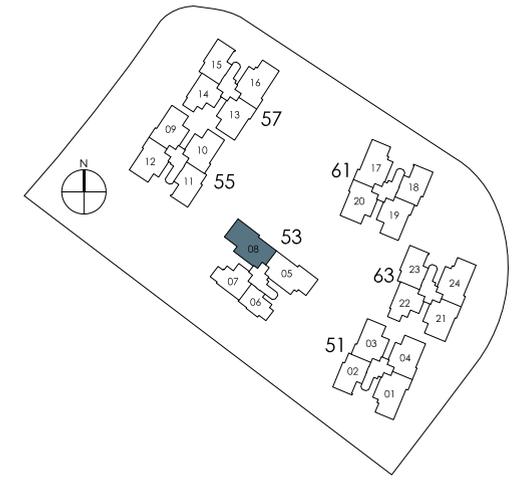


Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for purpose of a visual representation of the different layouts that are available. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.



5 bedroom

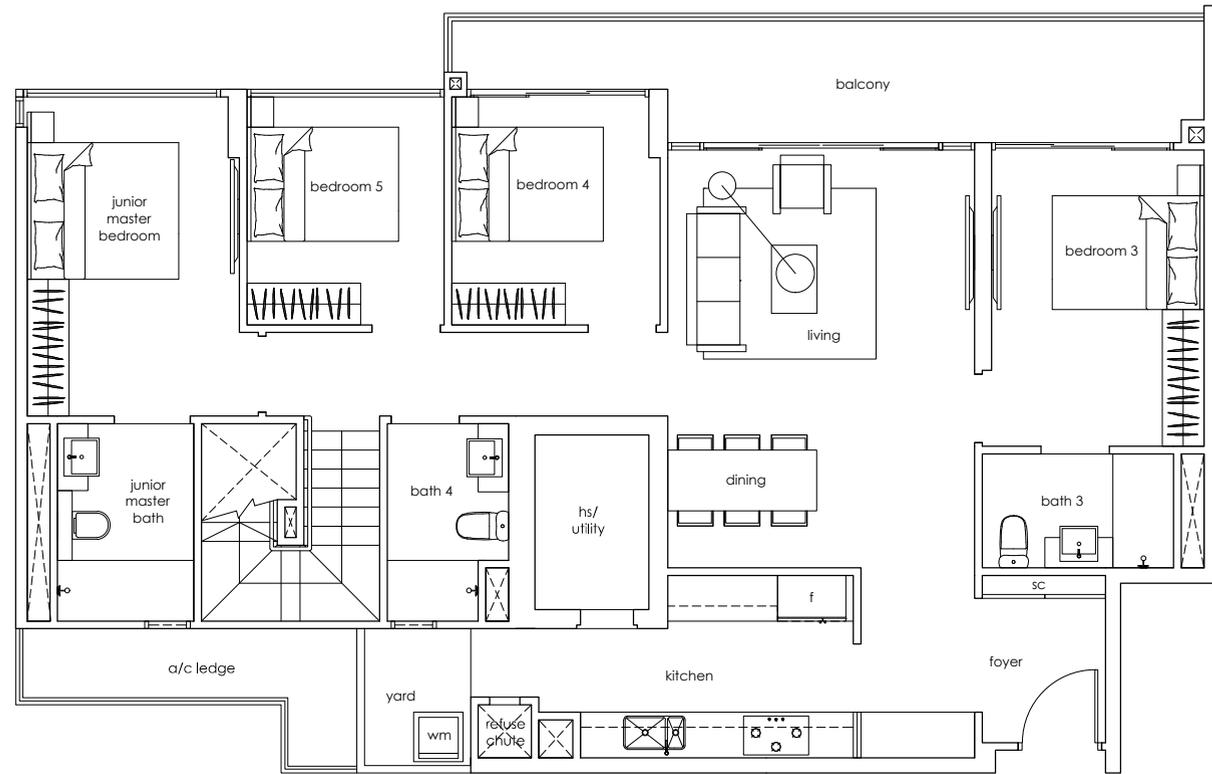
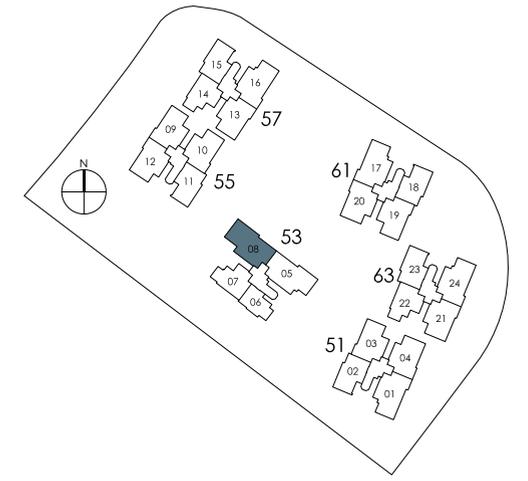
standard D1-p2
 179 sqm / 1,927 sqft
 #01-08



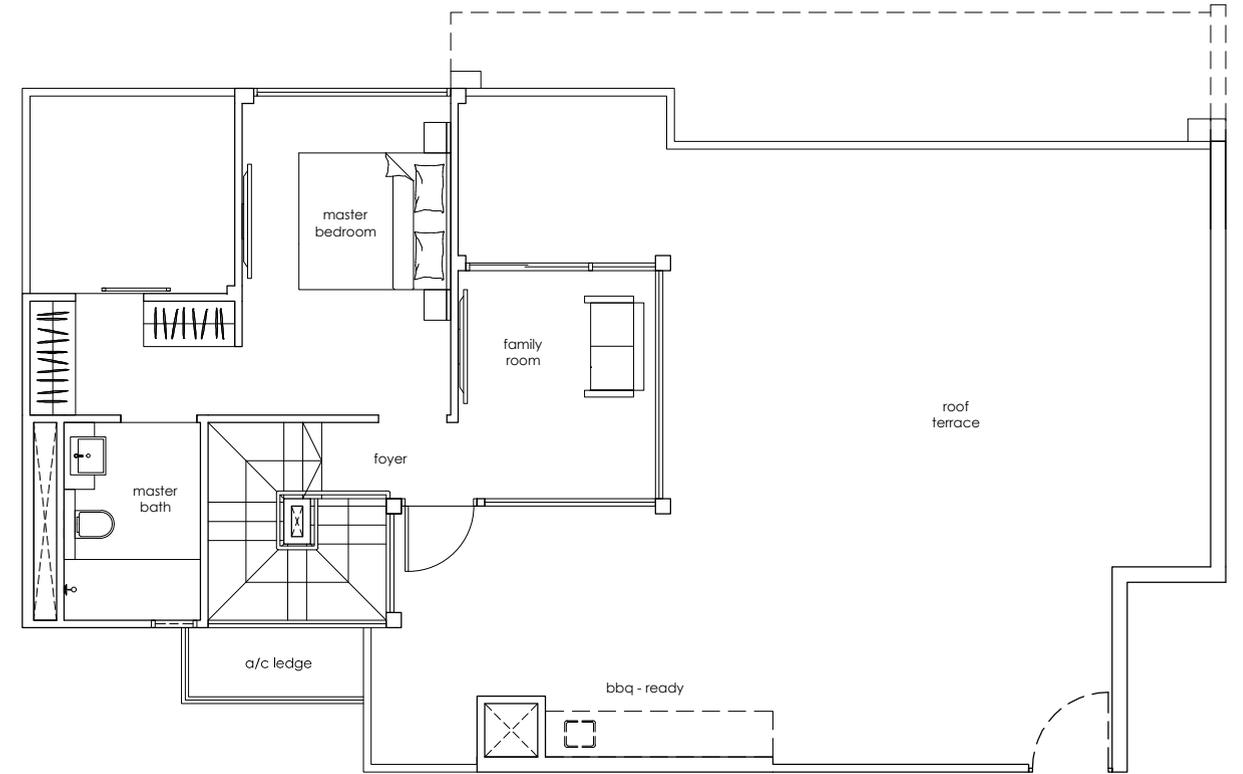
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5+1 bedroom penthouse

standard PH6
264 sqm / 2,841 sqft
#17-08



lower level



upper level

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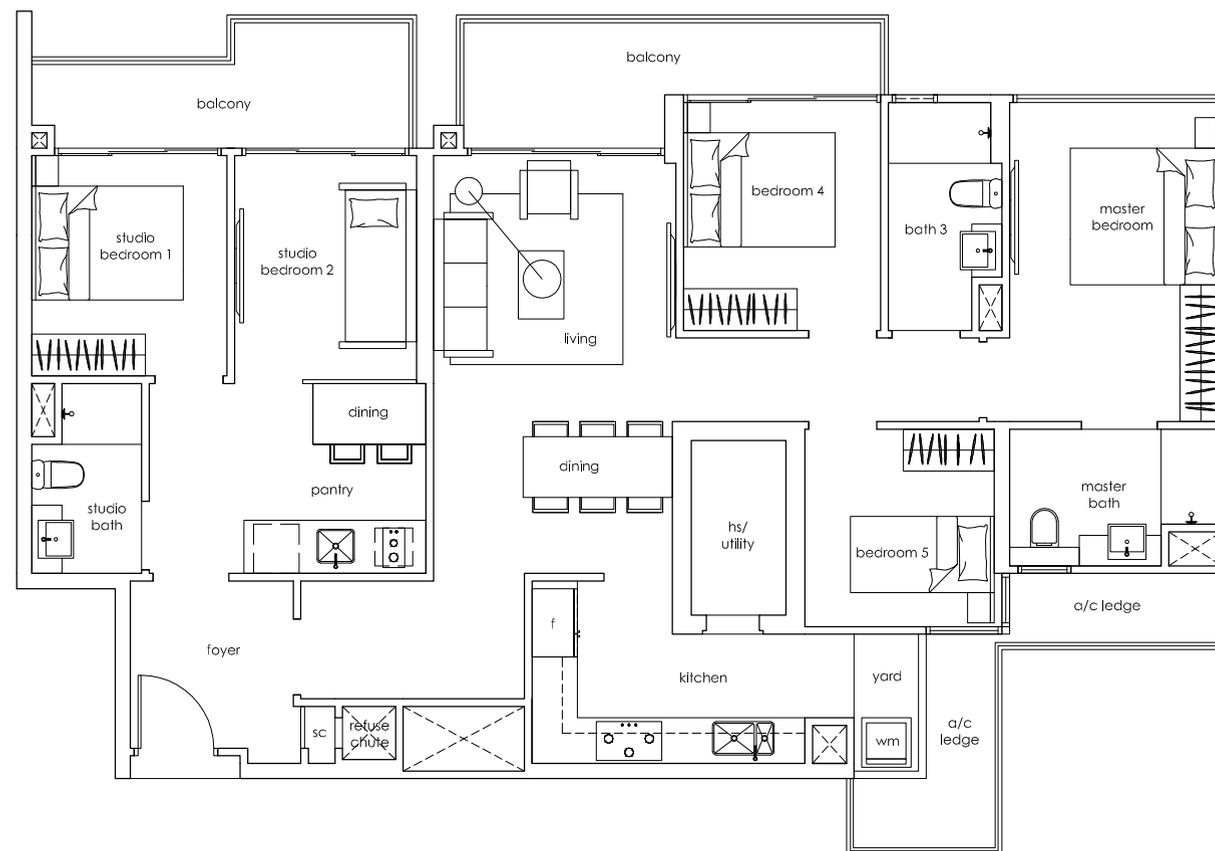
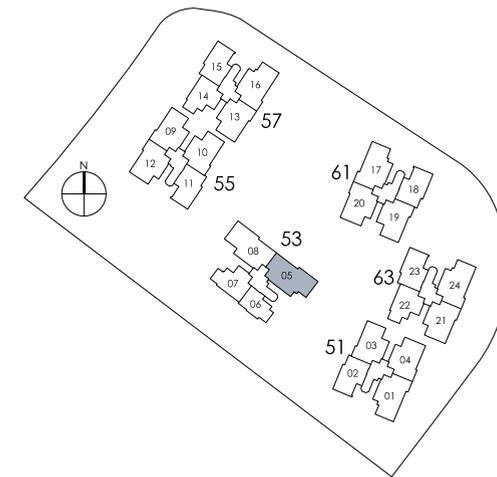
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image by Mujl

5 bedroom (dual key)

dual key D2
 140 sqm / 1,507 sqft
 #02 to #16-05



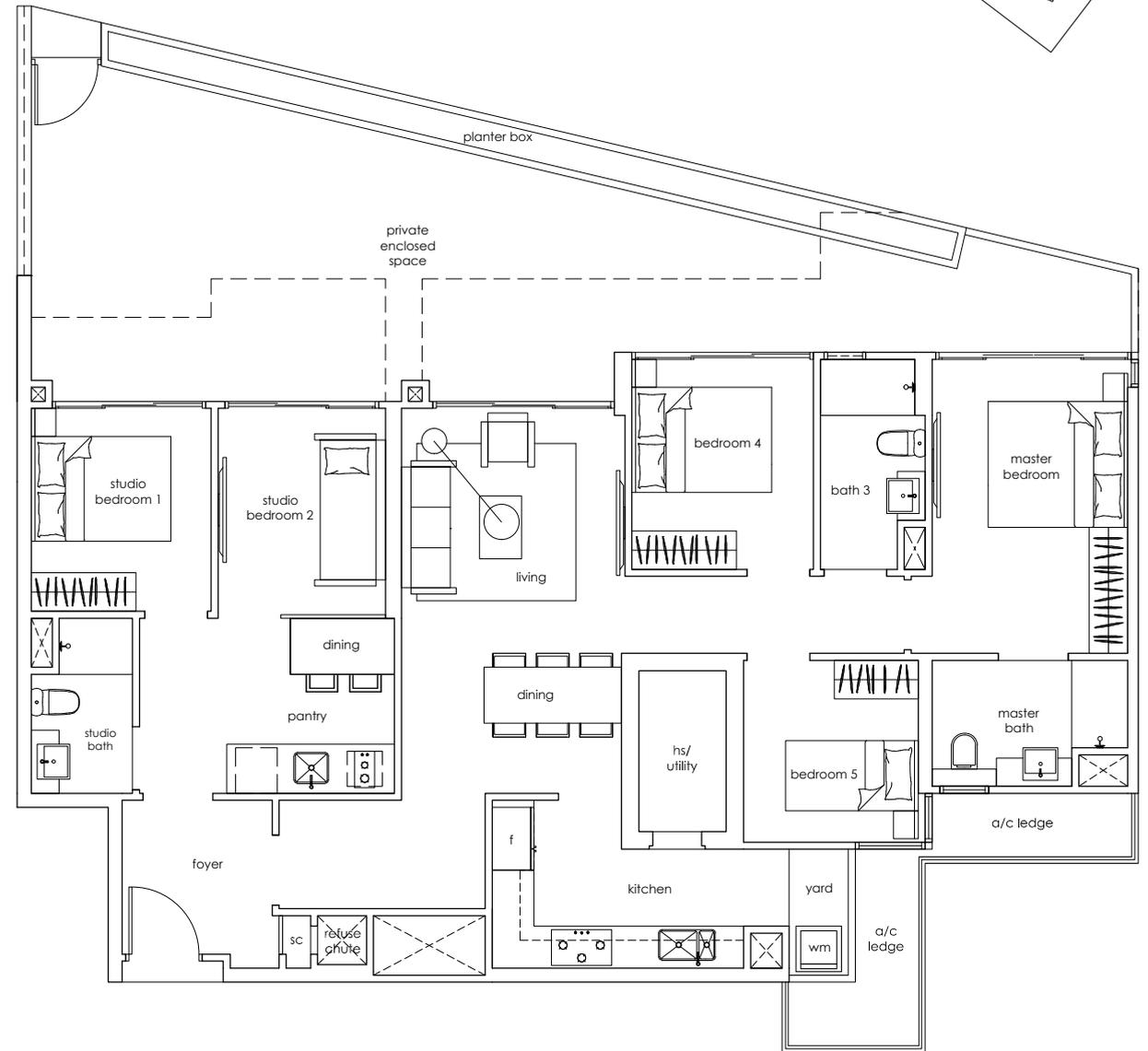
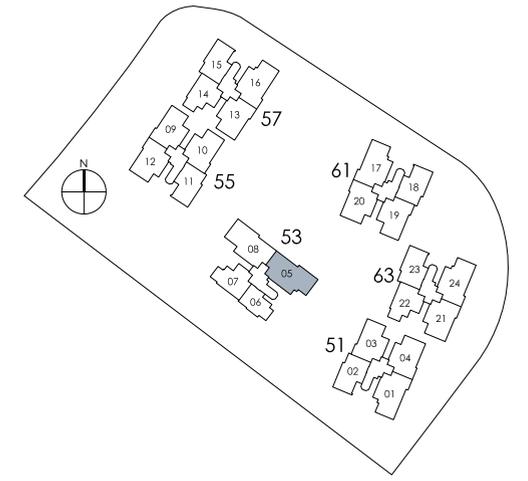
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image by Muji

5 bedroom (dual key)

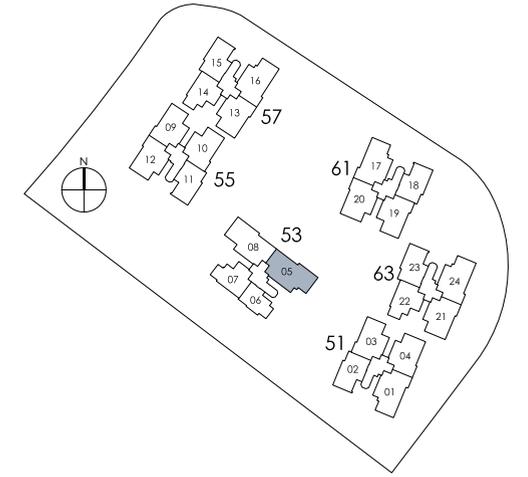
dual key D2-p2
 180 sqm / 1,938 sqft
 #01-05



Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for purpose of a visual representation of the different layouts that are available. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

5+1 bedroom (dual key) penthouse

dual key PH7
 264 sqm / 2,841 sqft
 #17-05

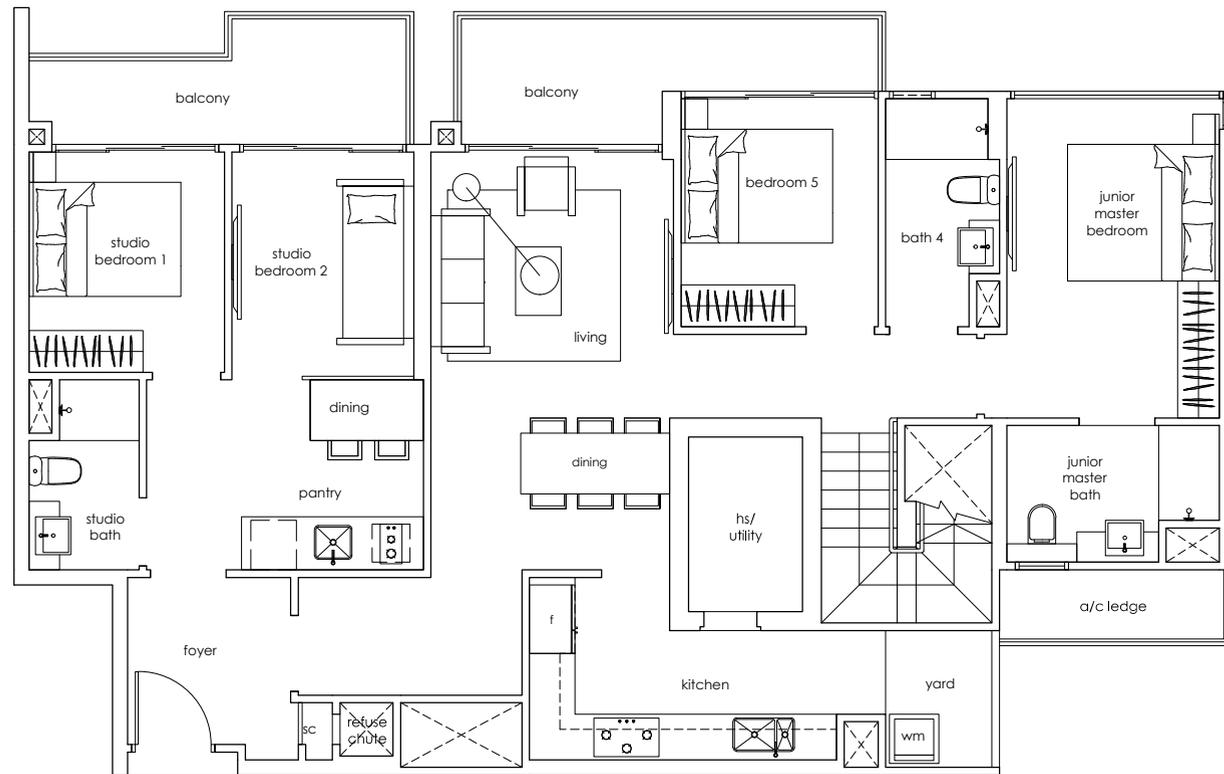


5 bedroom dual key

4

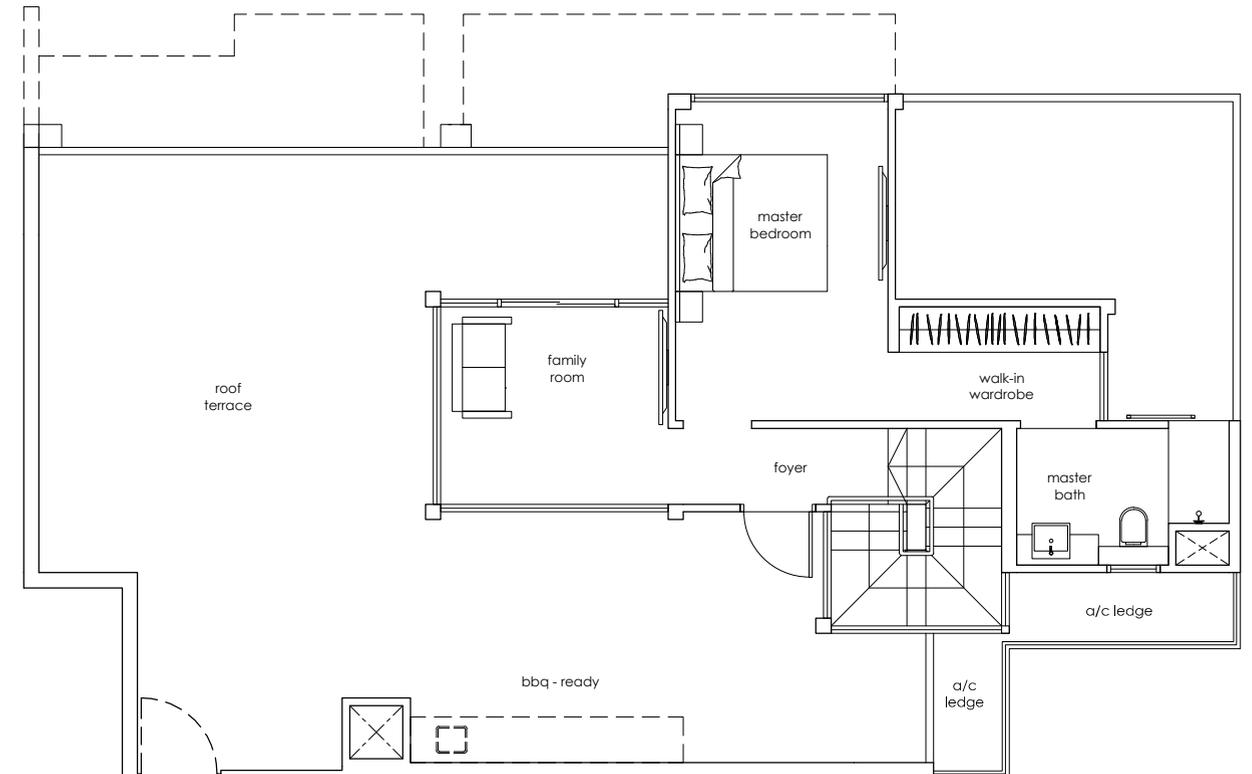
3

2



lower level

Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for purpose of a visual representation of the different layouts that are available. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.



upper level

Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for purpose of a visual representation of the different layouts that are available. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

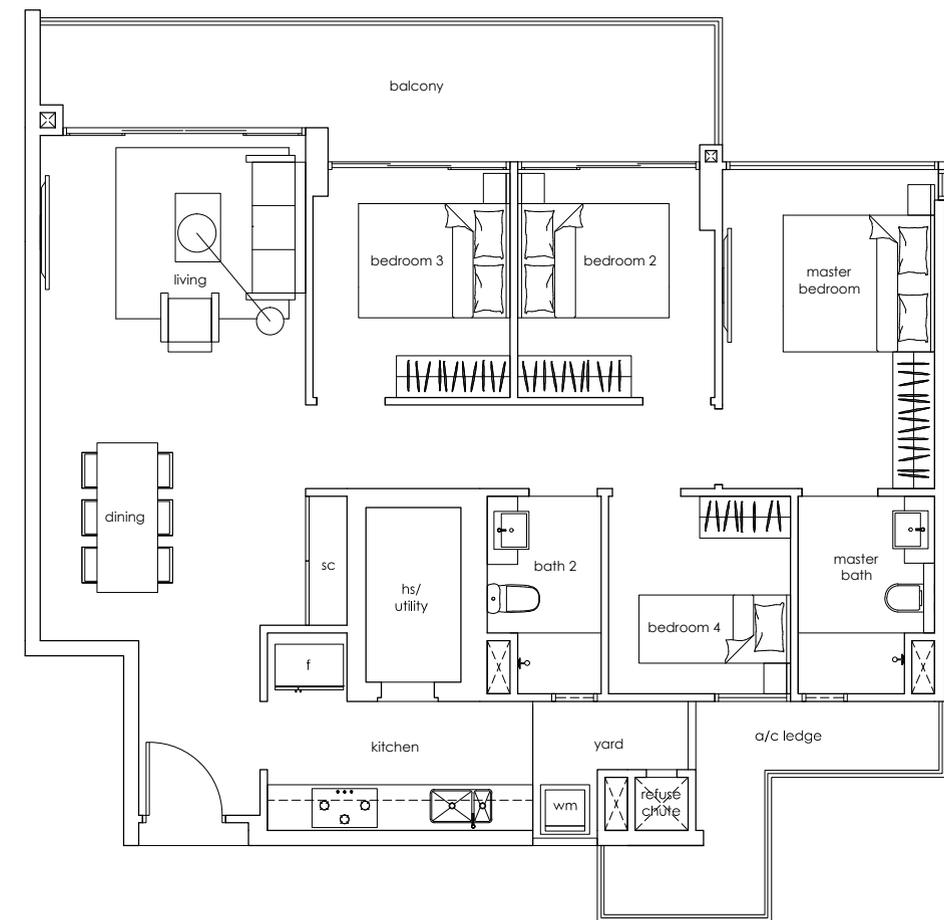
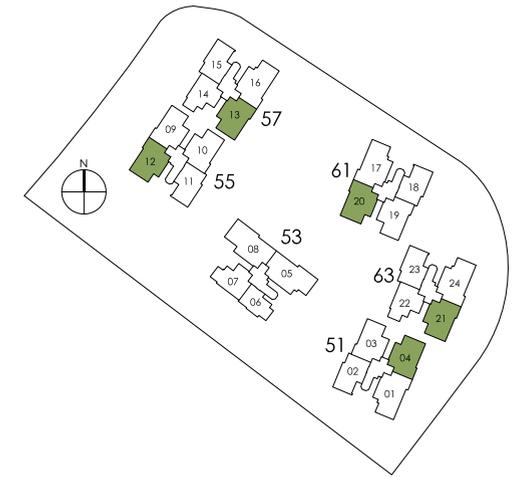




image by Muji

4 bedroom

- standard C1
- 119 sqm / 1,281 sqft
- #02 to #16-04 (mirrored units)
- #03 to #15-12 (mirrored units)
- #02 to #15-13
- #02 to #17-20 (mirrored units)
- #02 to #16-21

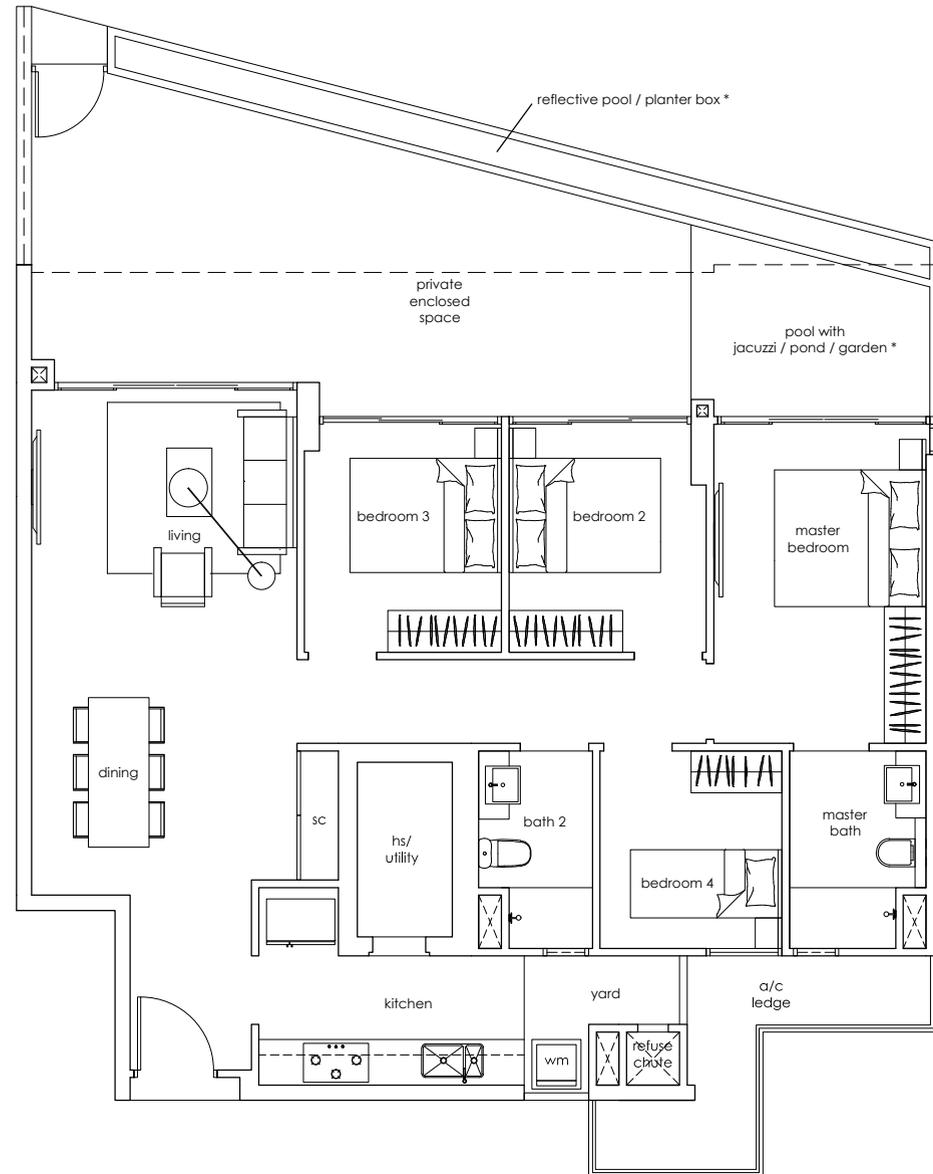
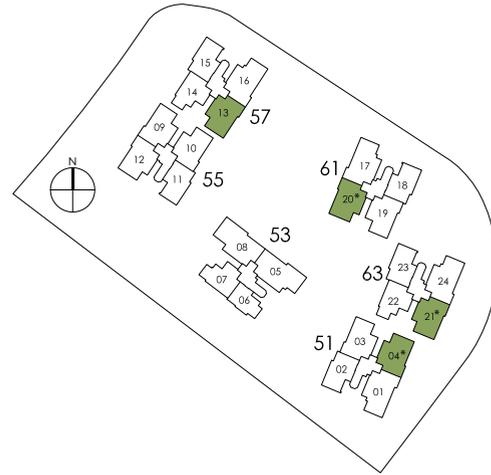


Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for purpose of a visual representation of the different layouts that are available. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

4 bedroom

standard C1-p1
 148 sqm / 1,593 sqft
 pool with jacuzzi / pond / garden *
 #01-04 (mirrored unit)
 #01-20 (mirrored unit)
 #01-21

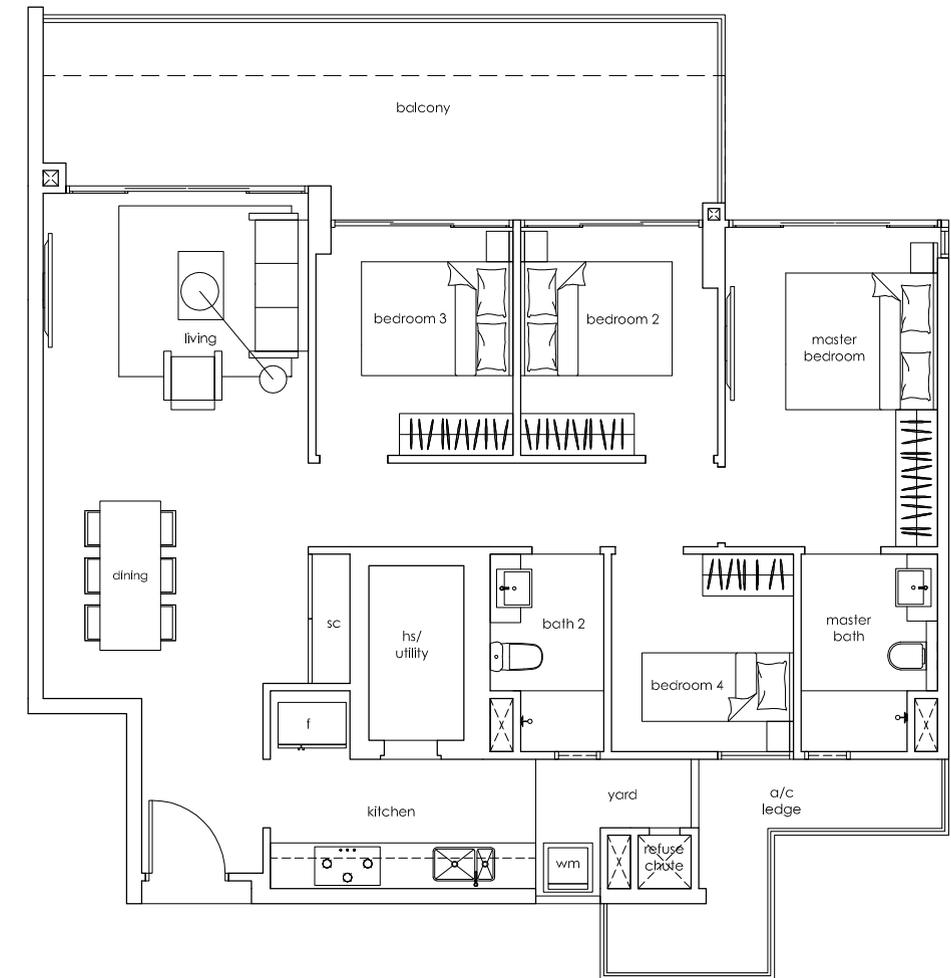
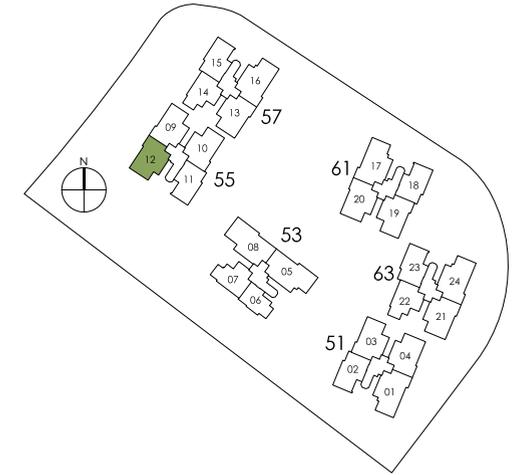
standard C1-p2
 148 sqm / 1,593 sqft
 #01-13



Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for purpose of a visual representation of the different layouts that are available. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

4 bedroom

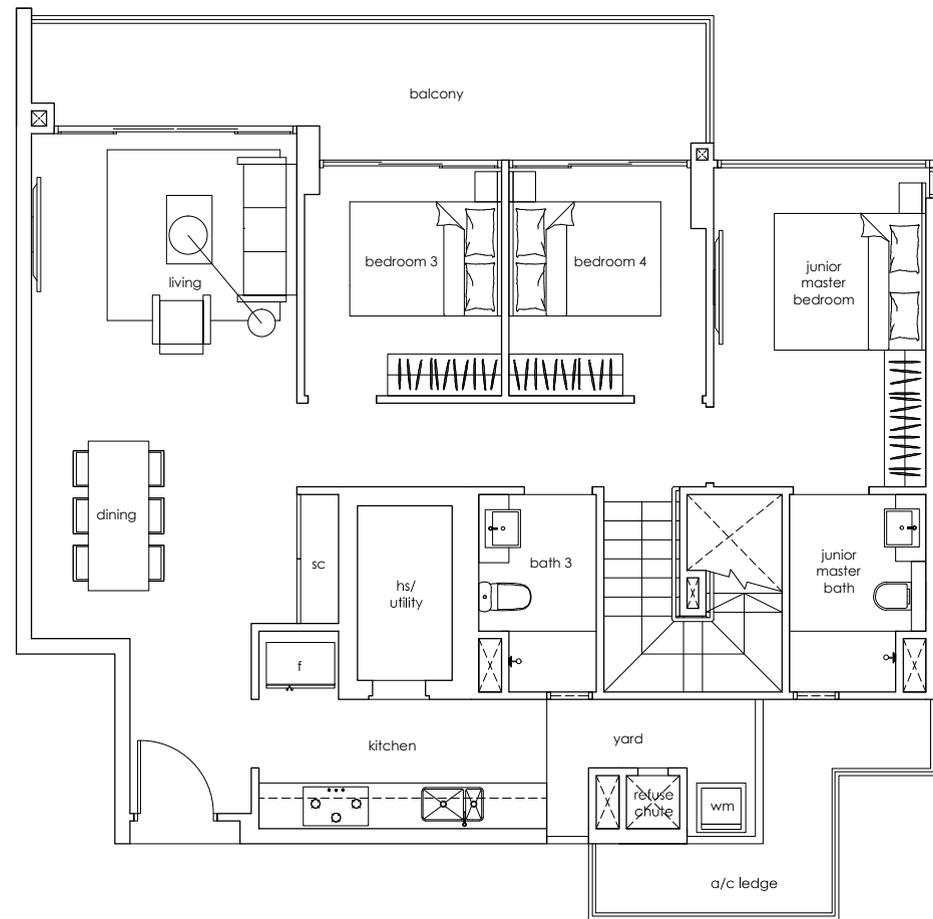
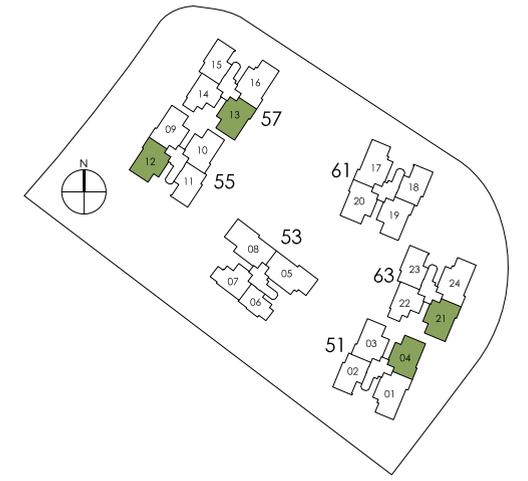
standard C1-a
 126 sqm / 1,356 sqft
 #02-12 (mirrored unit)



Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for purpose of a visual representation of the different layouts that are available. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

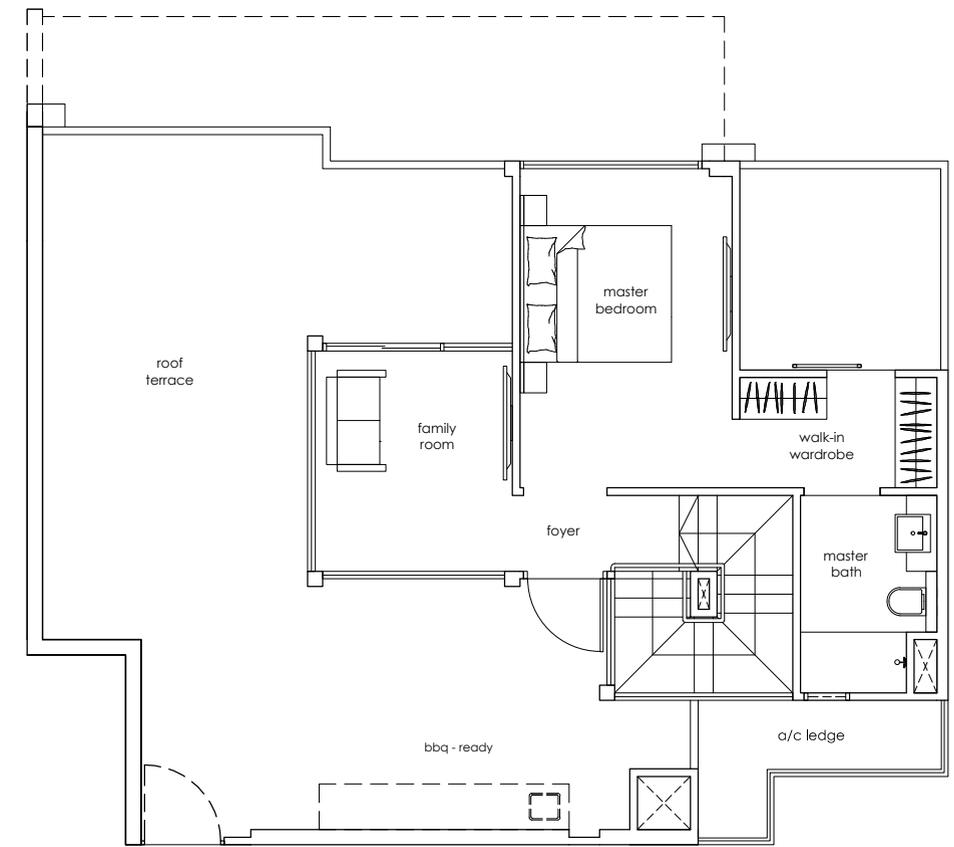
4+1 bedroom penthouse

standard PH4
 223 sqm / 2,400 sqft
 #17-04 (mirrored unit)
 #16-12 (mirrored unit)
 #16-13
 #17-21



lower level

Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for purpose of a visual representation of the different layouts that are available. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.



upper level

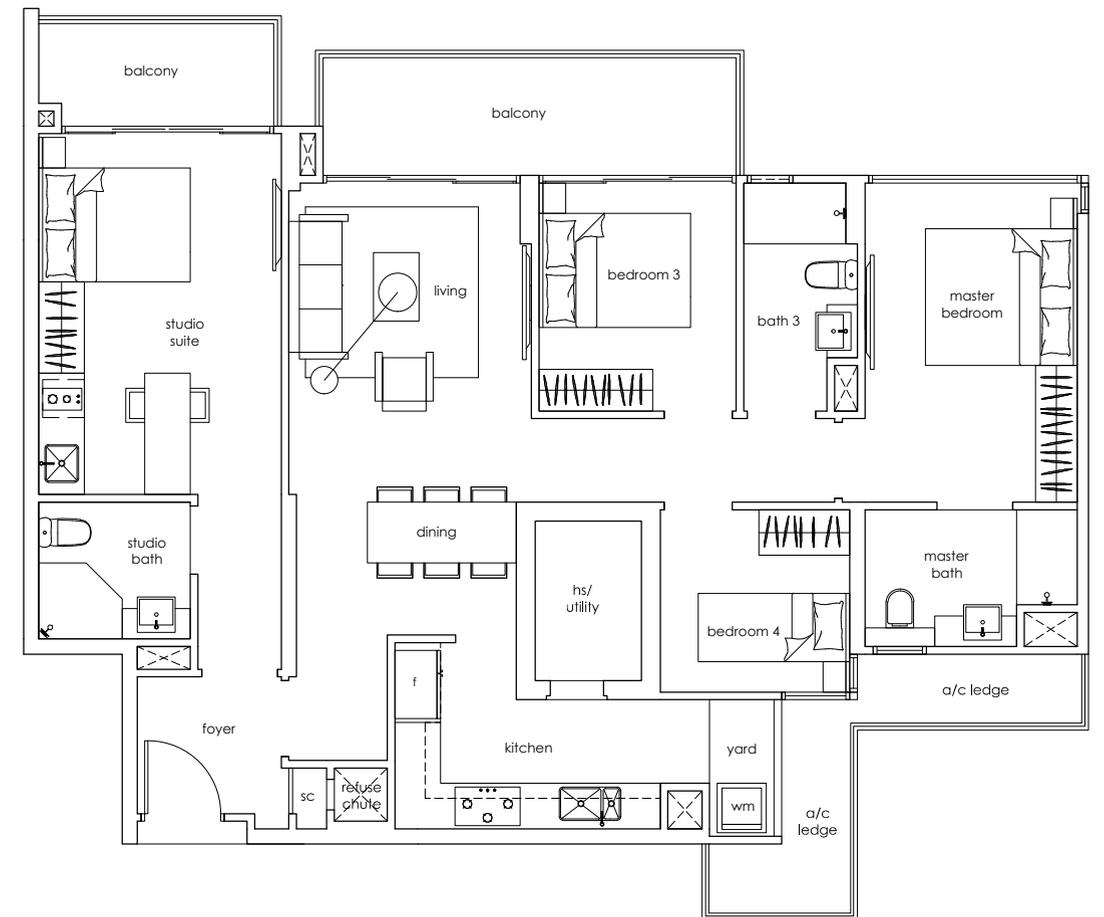
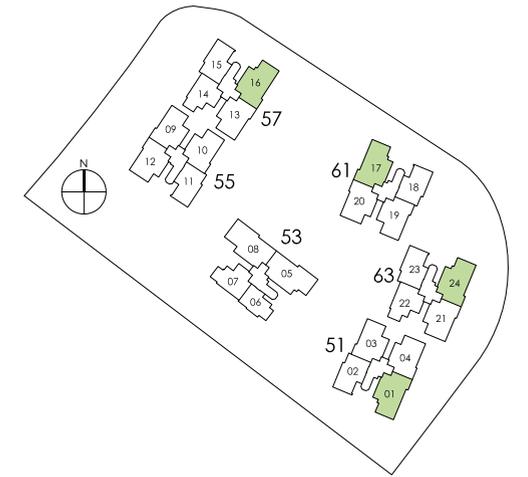
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image by Muji

4 bedroom (dual key)

dual key C2
 129 sqm / 1,389 sqft
 #02 to #16-01
 #02 to #15-16 (mirrored units)
 #02 to #16-17
 #02 to #16-24 (mirrored units)



Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for purpose of a visual representation of the different layouts that are available. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

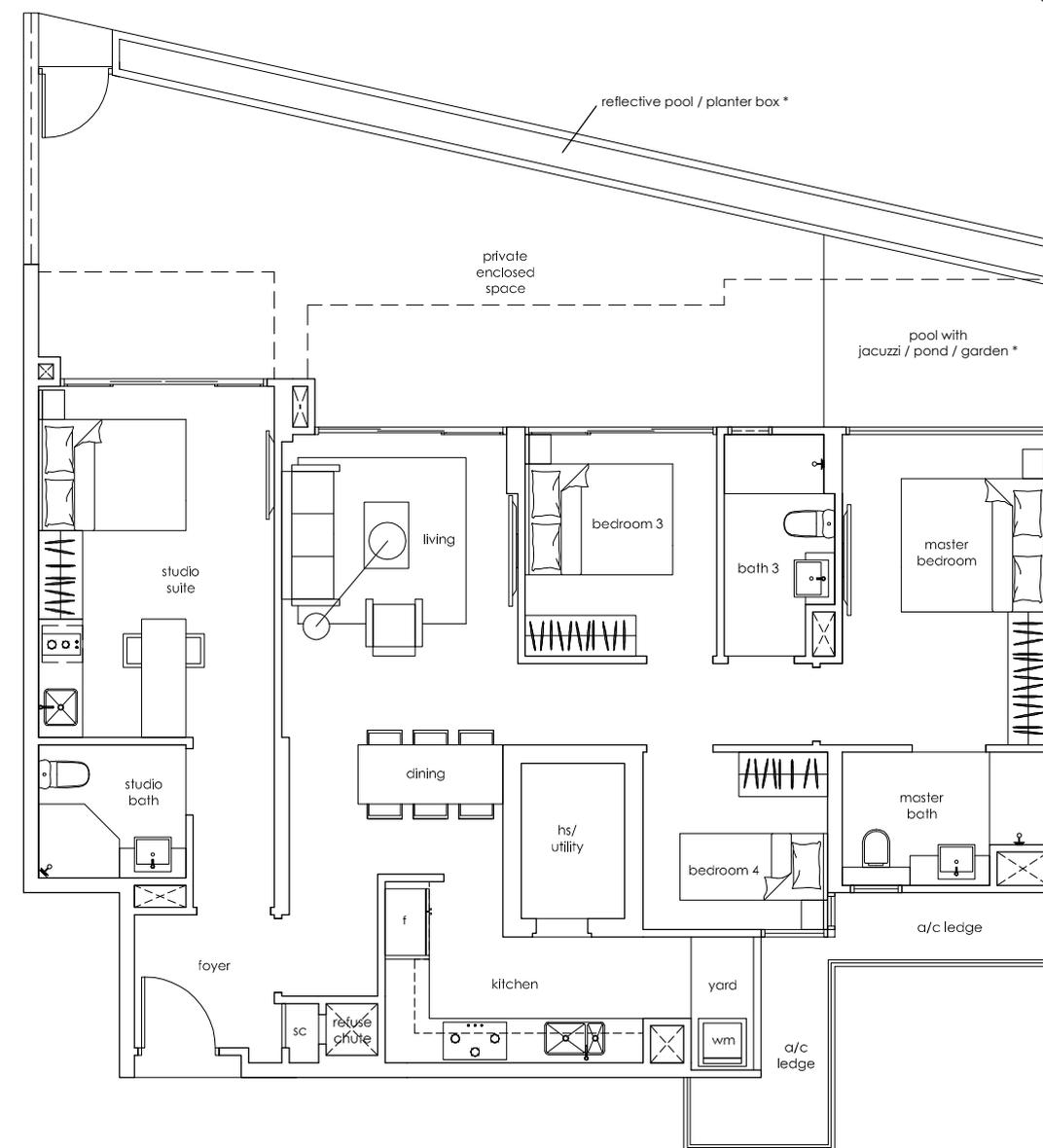
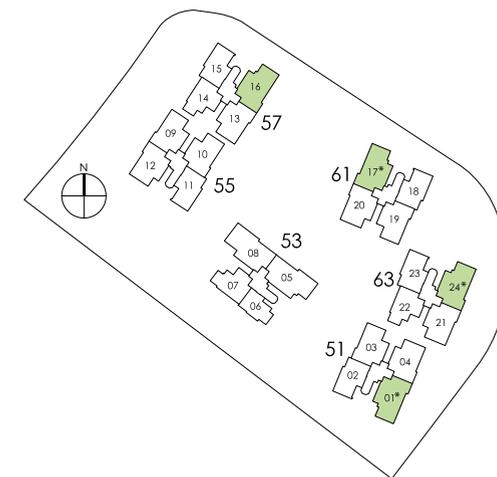


image by Mujj

4 bedroom (dual key)

dual key C2-p1
 169 sqm / 1,819 sqft
 pool with jacuzzi / pond / garden *
 #01-01
 #01-17
 #01-24 (mirrored unit)

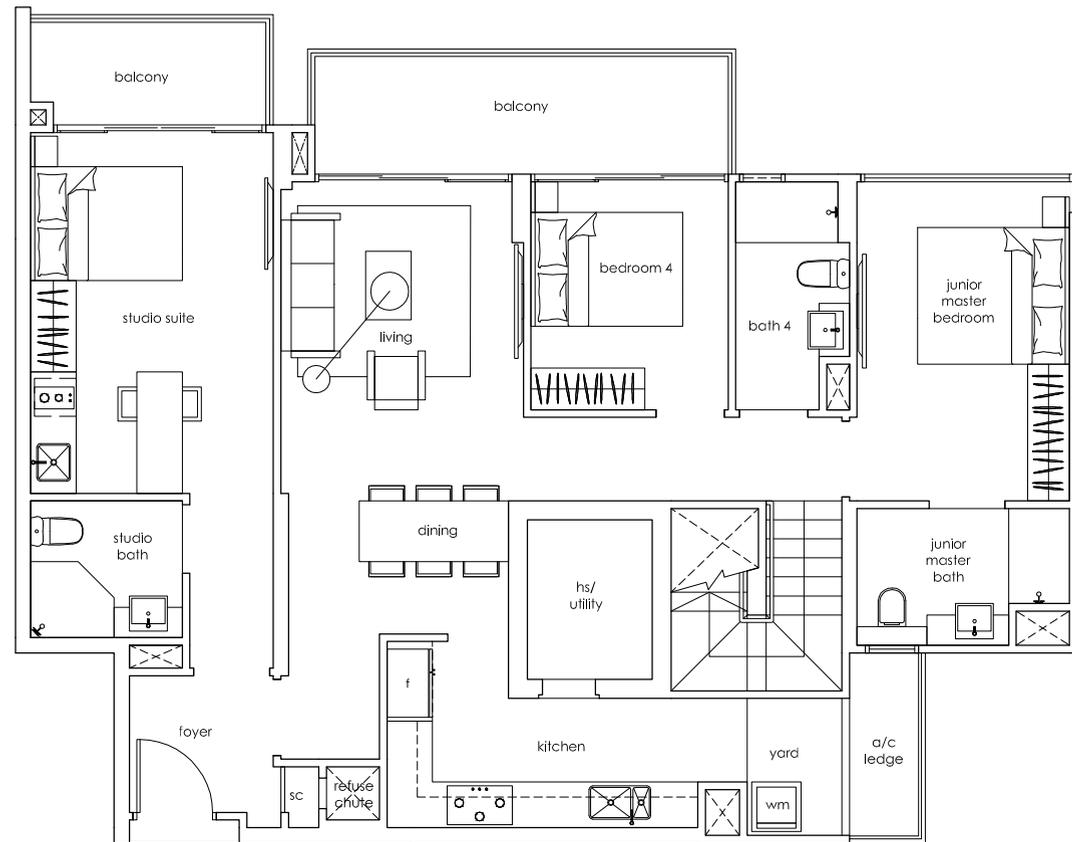
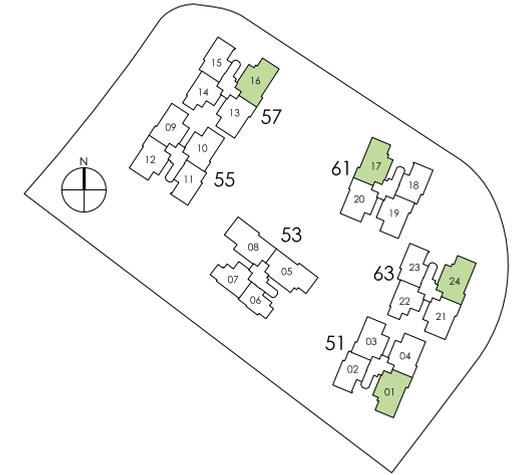
dual key C2-p2
 169 sqm / 1,819 sqft
 #01-16 (mirrored unit)



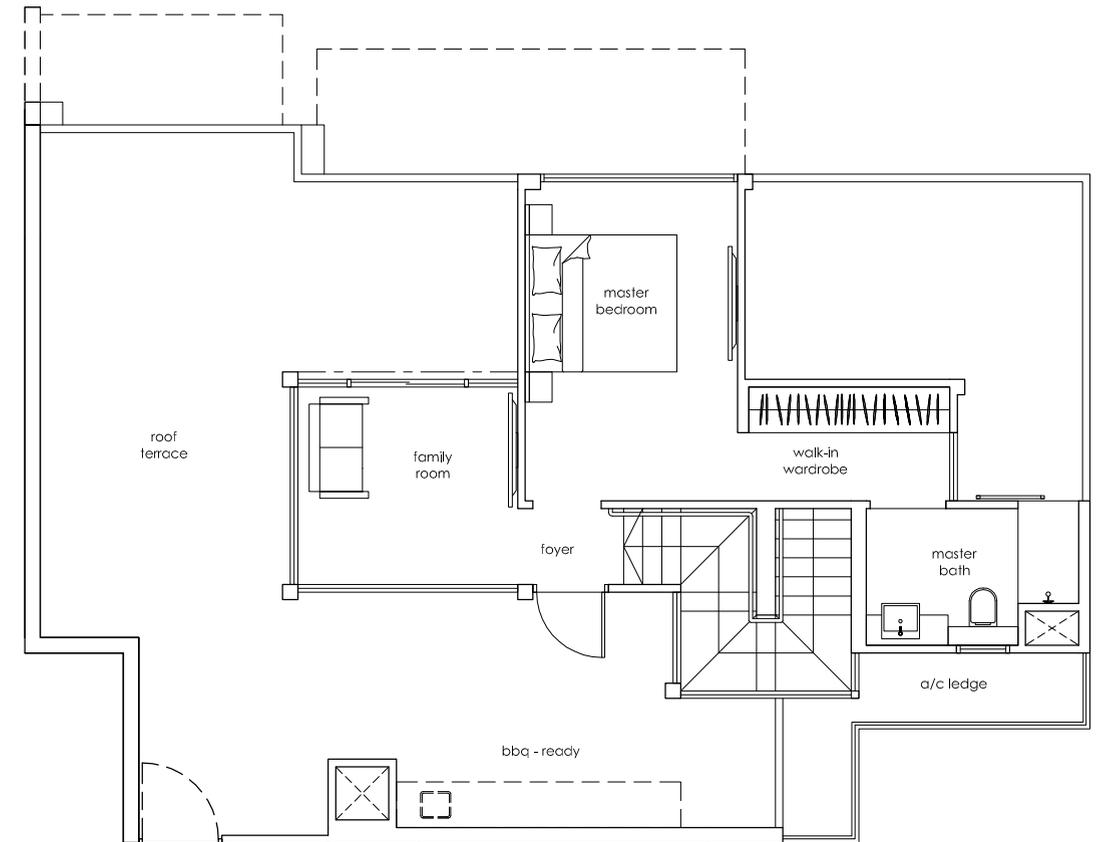
Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for purpose of a visual representation of the different layouts that are available. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

4+1 bedroom (dual key) penthouse

dual key PH5
 240 sqm / 2,583 sqft
 #17-01
 #16-16 (mirrored unit)
 #17-17
 #17-24 (mirrored unit)



lower level



upper level

Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for purpose of a visual representation of the different layouts that are available. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

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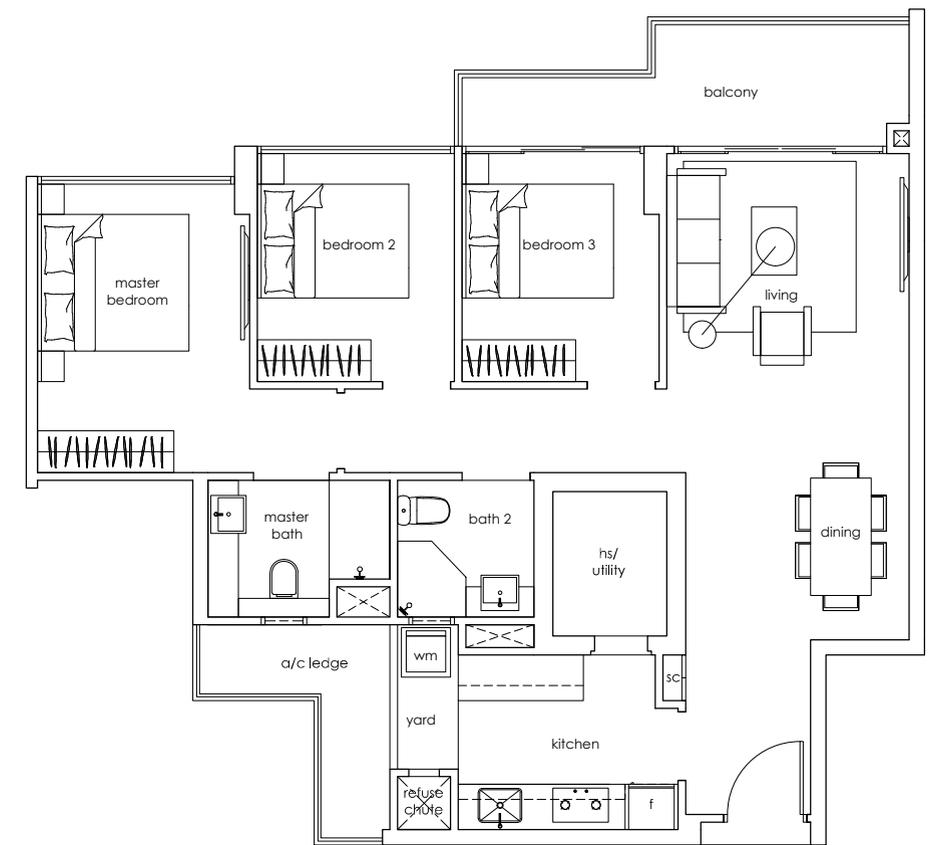
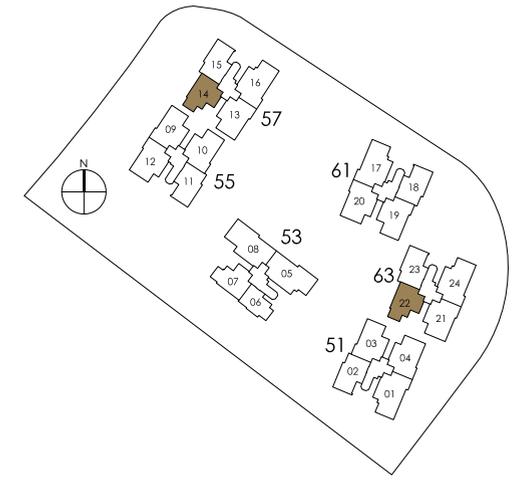




image by Muji

3 bedroom

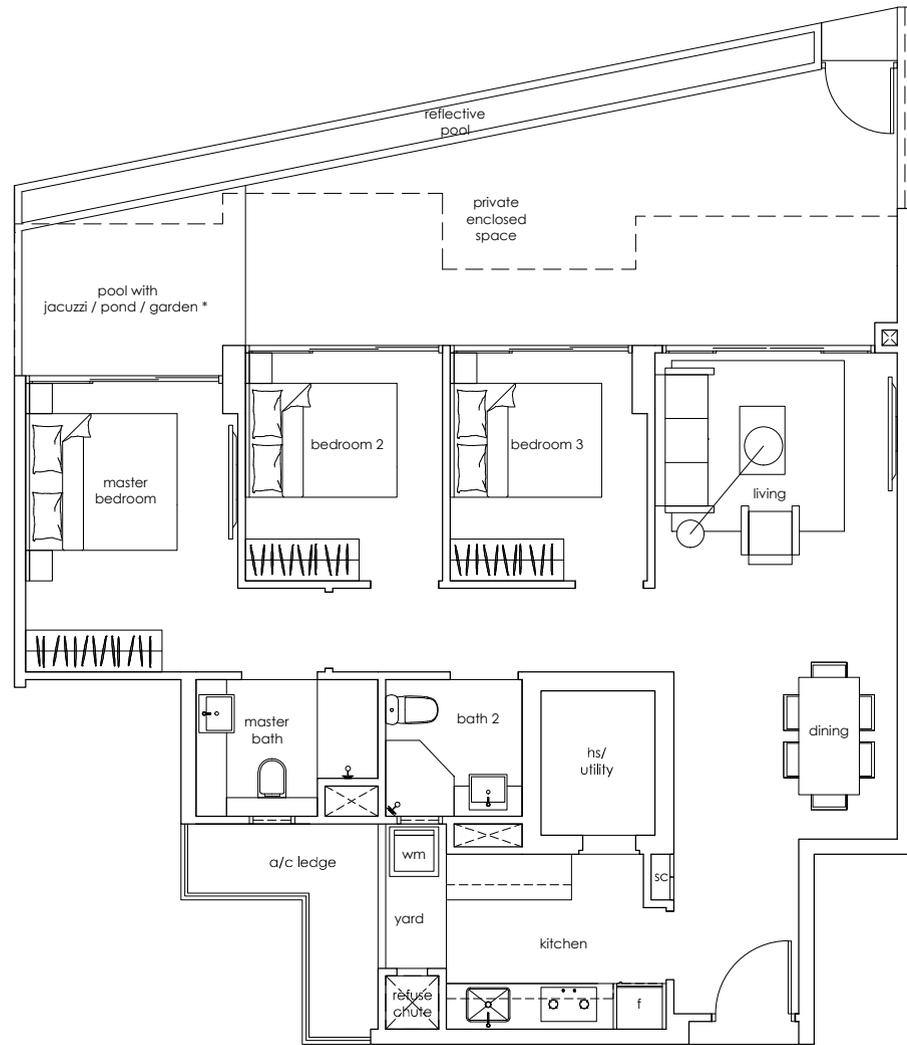
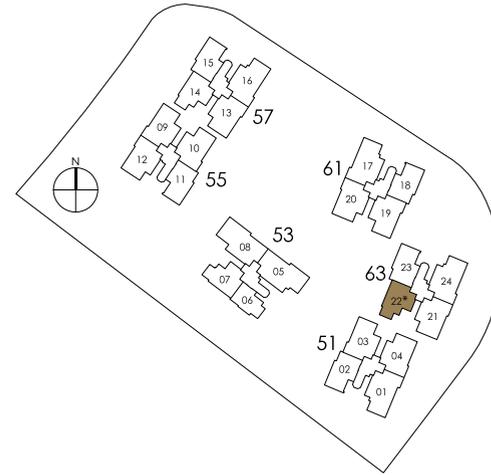
standard B1
 95 sqm / 1,023 sqft
 #03 to #16-14
 #02 to #17-22



Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for purpose of a visual representation of the different layouts that are available. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

3 bedroom

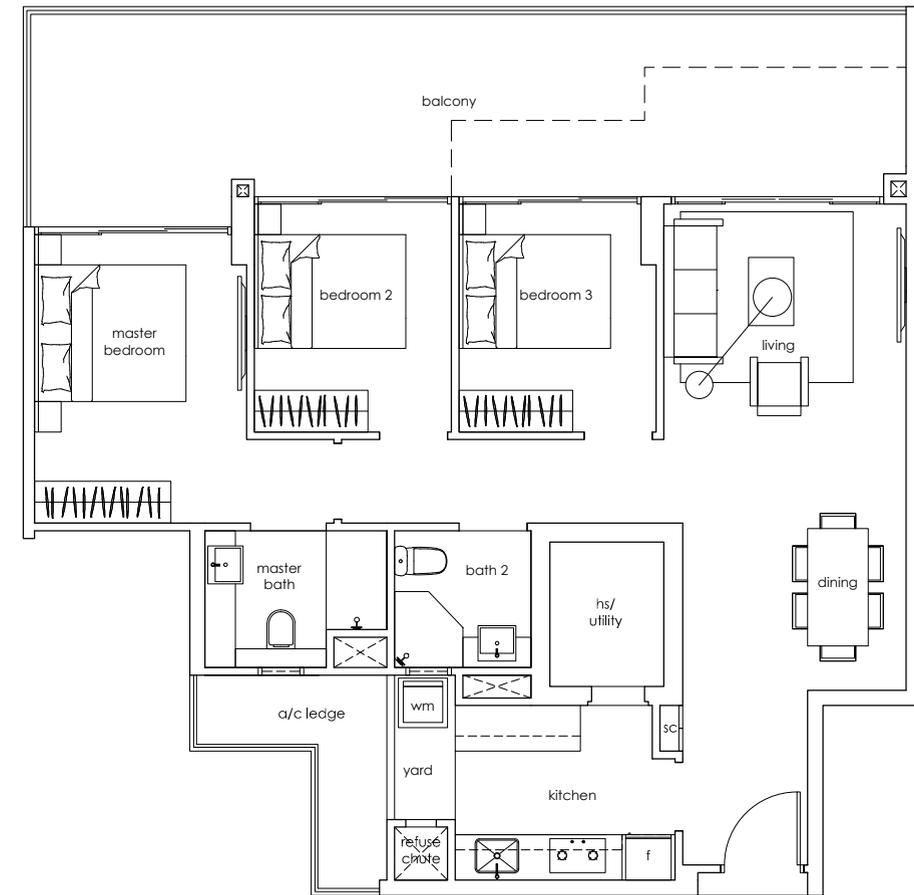
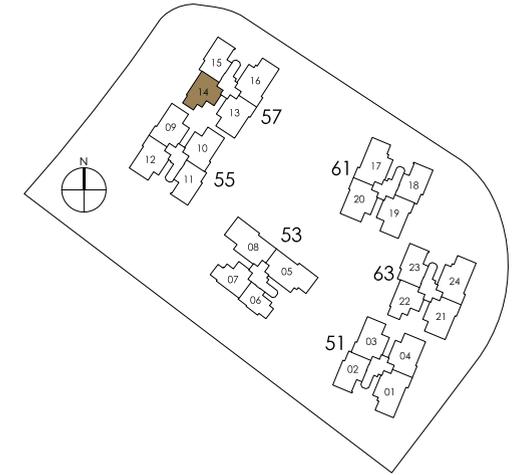
standard B1-p1
 126 sqm / 1,356 sqft
 pool with jacuzzi / pond / garden *
 #01-22



Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for purpose of a visual representation of the different layouts that are available. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

3 bedroom

standard B1a
 117 sqm / 1,259 sqft
 #02-14



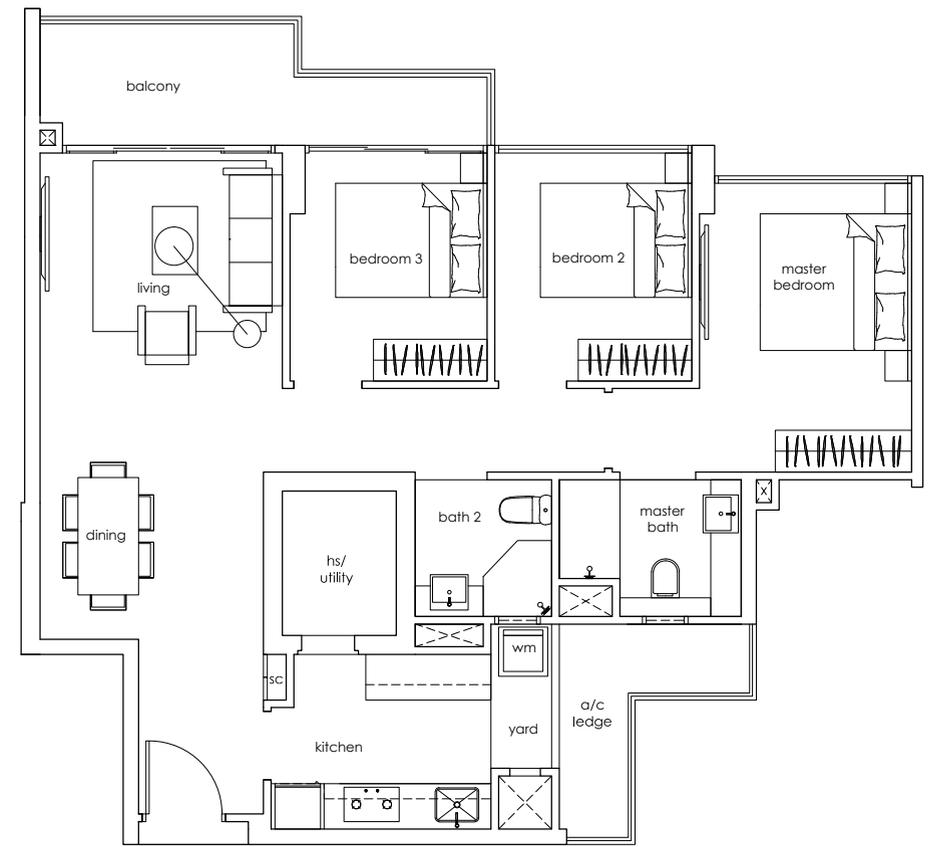
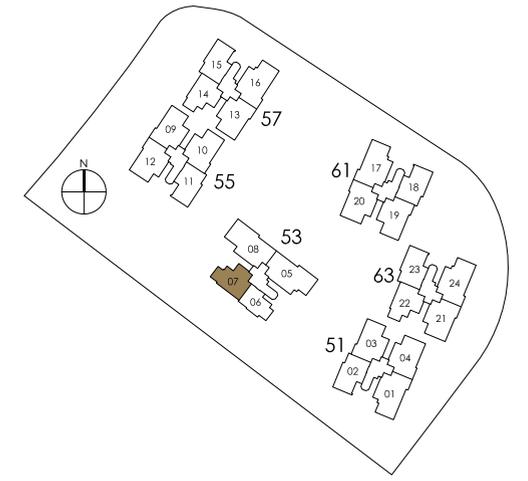
Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for purpose of a visual representation of the different layouts that are available. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.



image by Muji

3 bedroom

standard B2
 95 sqm / 1,023 sqft
 #03 to #16-07



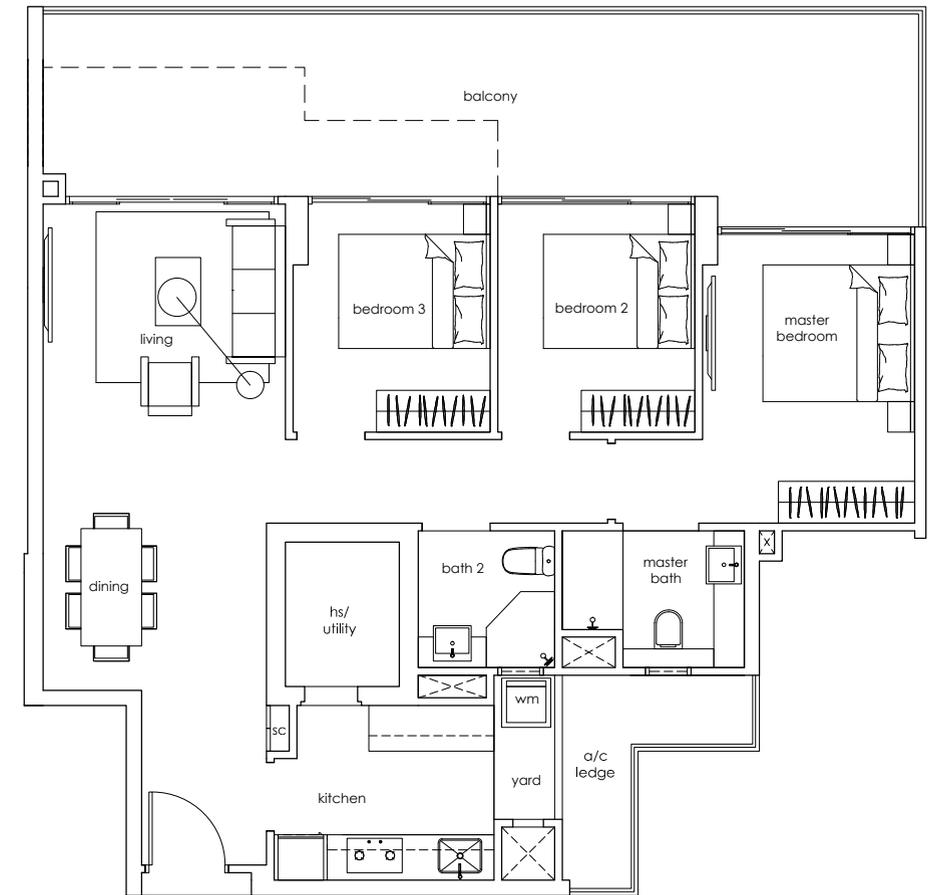
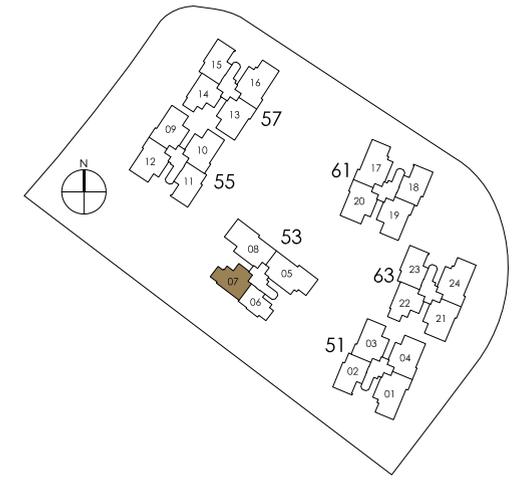
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image by Muji

3 bedroom

standard B2a
 117 sqm / 1,259 sqft
 #02-07



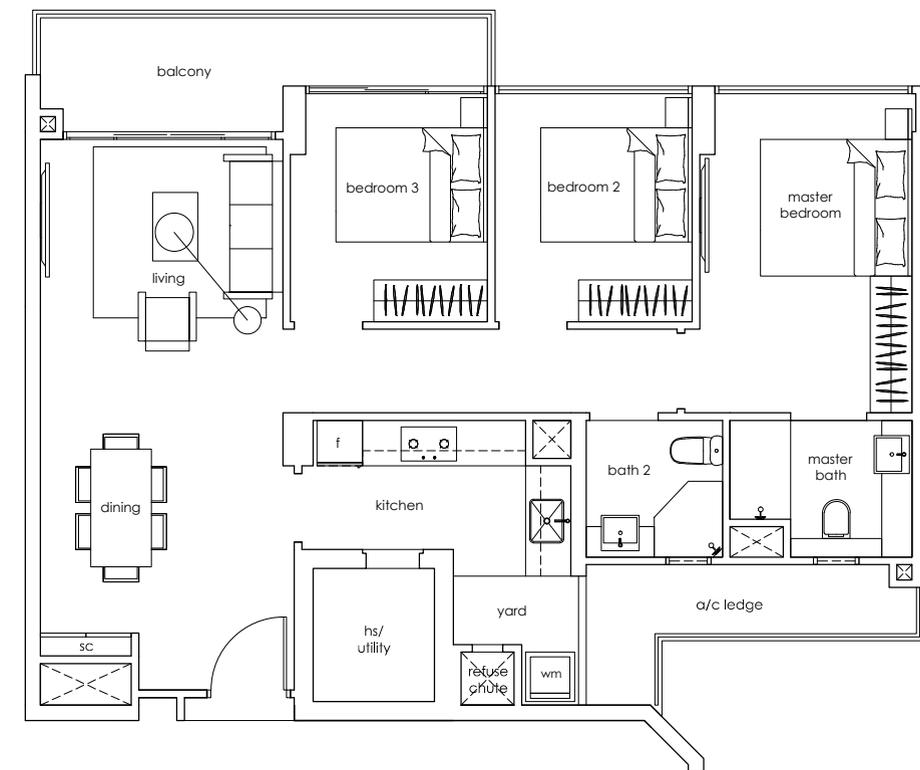
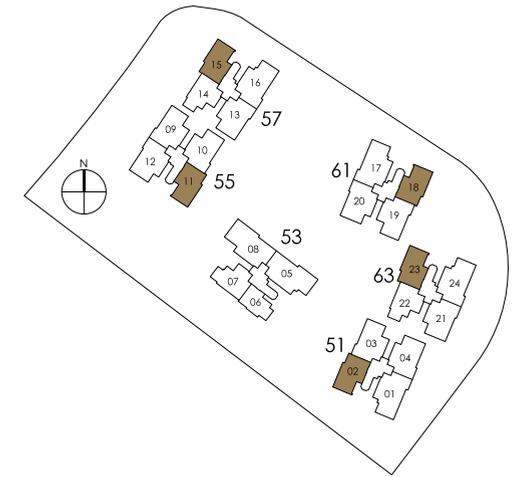
Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for purpose of a visual representation of the different layouts that are available. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.



image by Muji

3 bedroom

standard B3
 96 sqm / 1,033 sqft
 #02 to #17-02 (mirrored units)
 #02 to #16-11
 #03 to #15-15
 #02 to #16-18 (mirrored units)
 #02 to #16-23

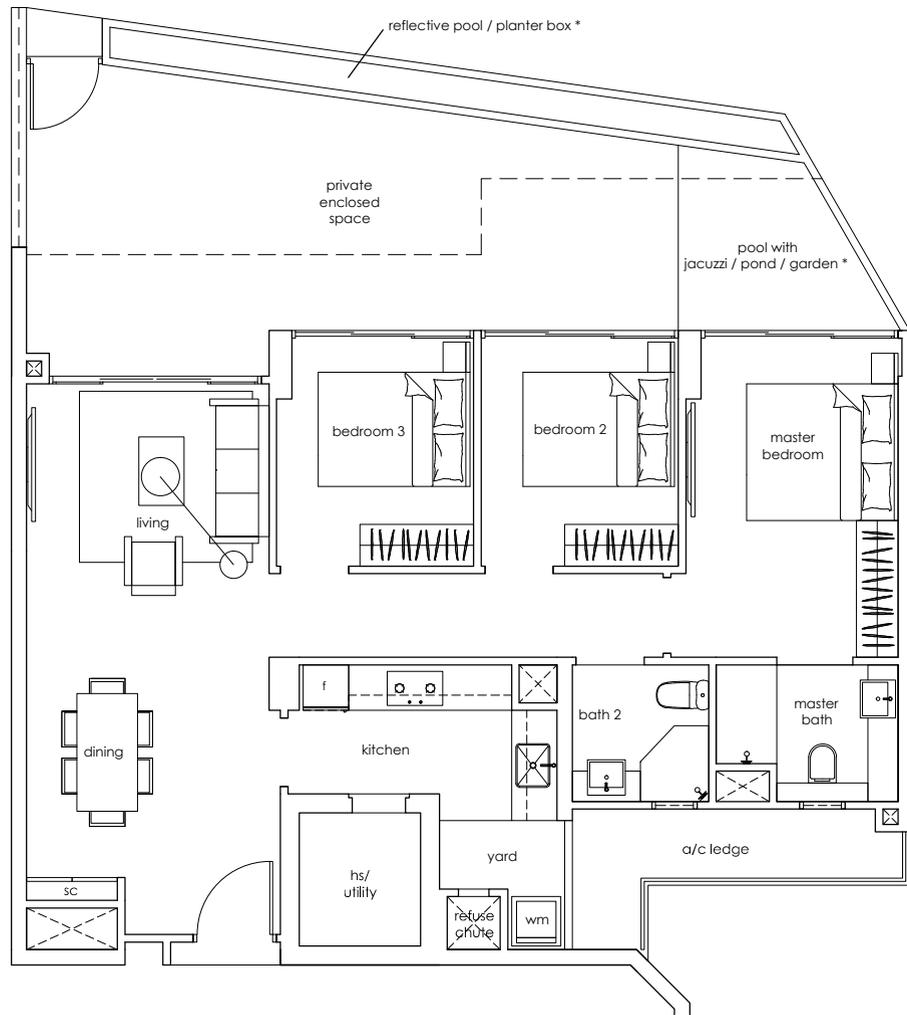
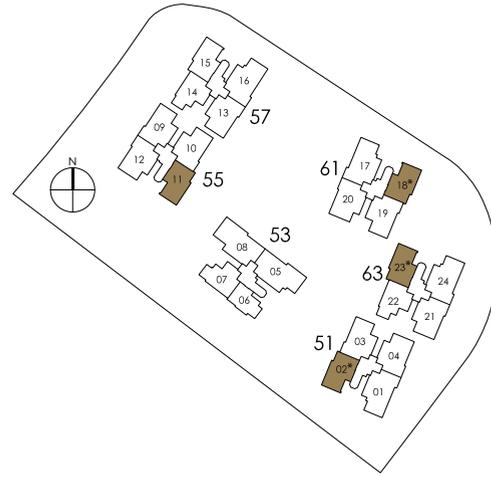


Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for purpose of a visual representation of the different layouts that are available. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

3 bedroom

standard B3-p1
 128 sqm / 1,378 sqft
 pool with jacuzzi / pond / garden *
 #01-02 (mirrored unit)
 #01-18 (mirrored unit)
 #01-23

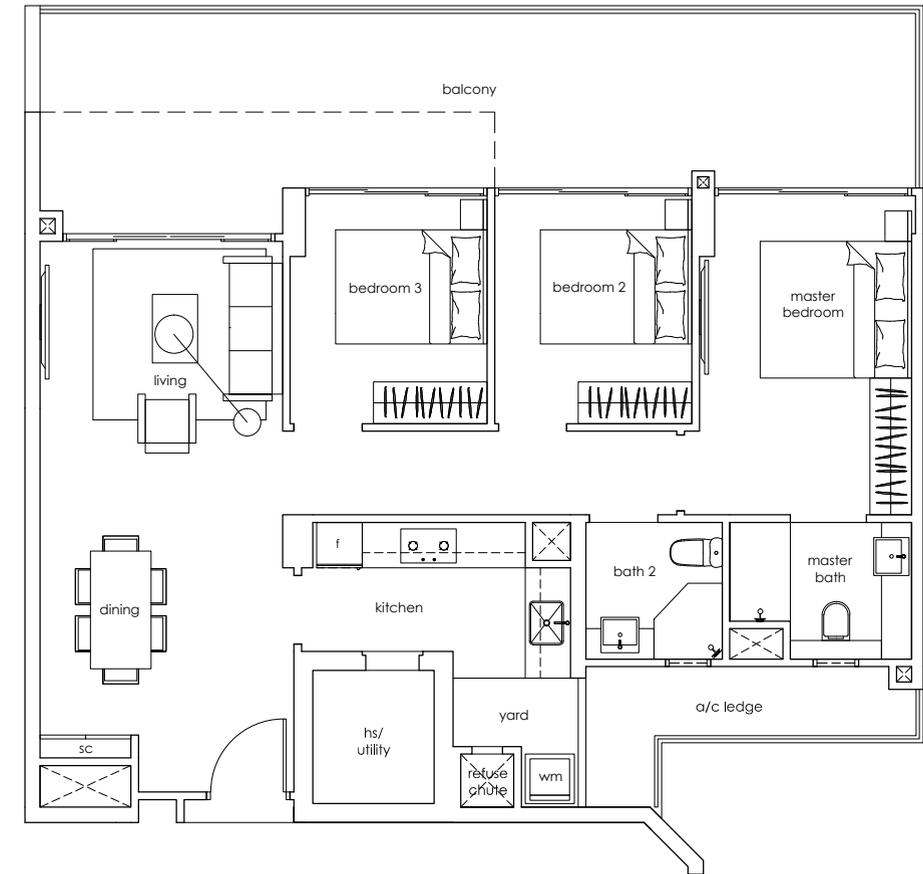
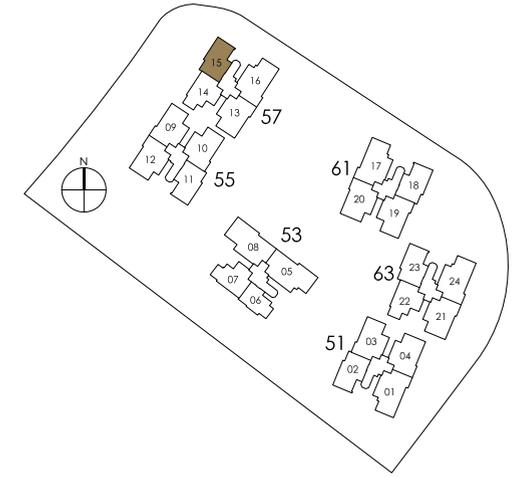
standard B3-p2
 128 sqm / 1,378 sqft
 #01-11



Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for purpose of a visual representation of the different layouts that are available. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

3 bedroom

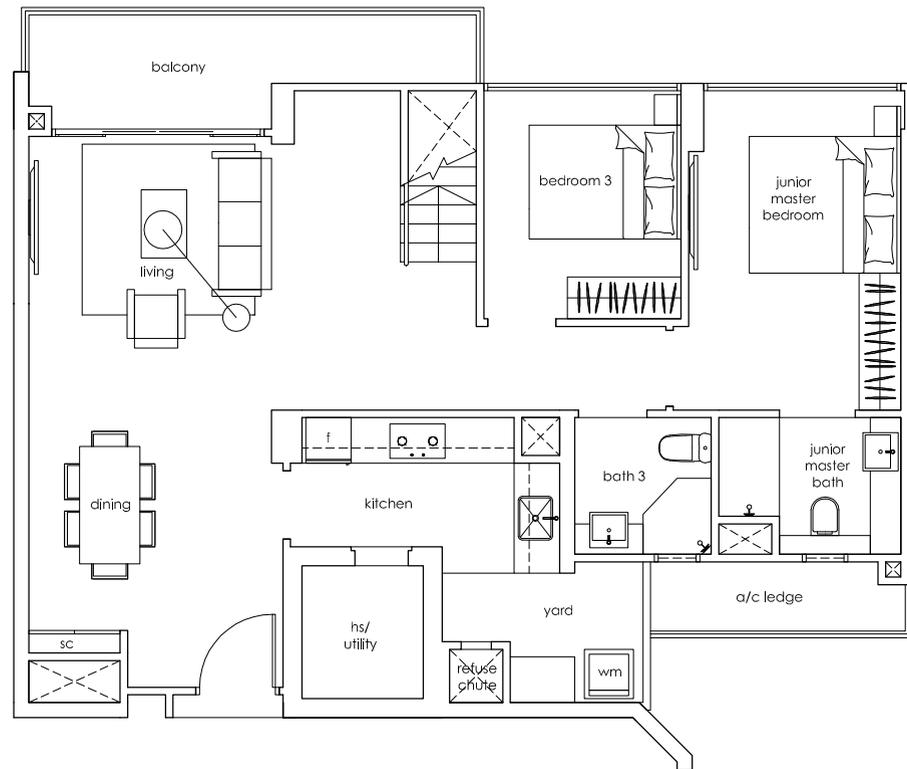
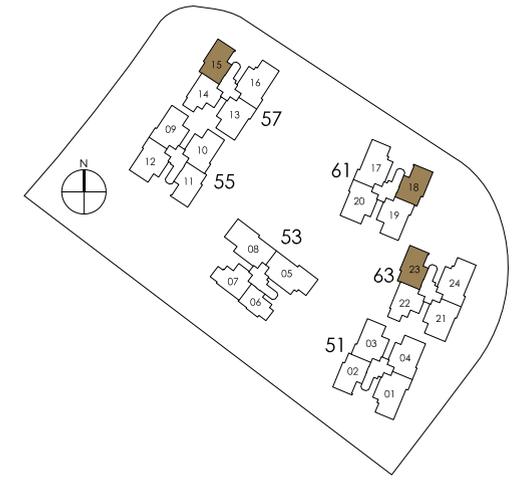
standard B3a
 118 sqm / 1,270 sqft
 #02-15



Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for purpose of a visual representation of the different layouts that are available. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

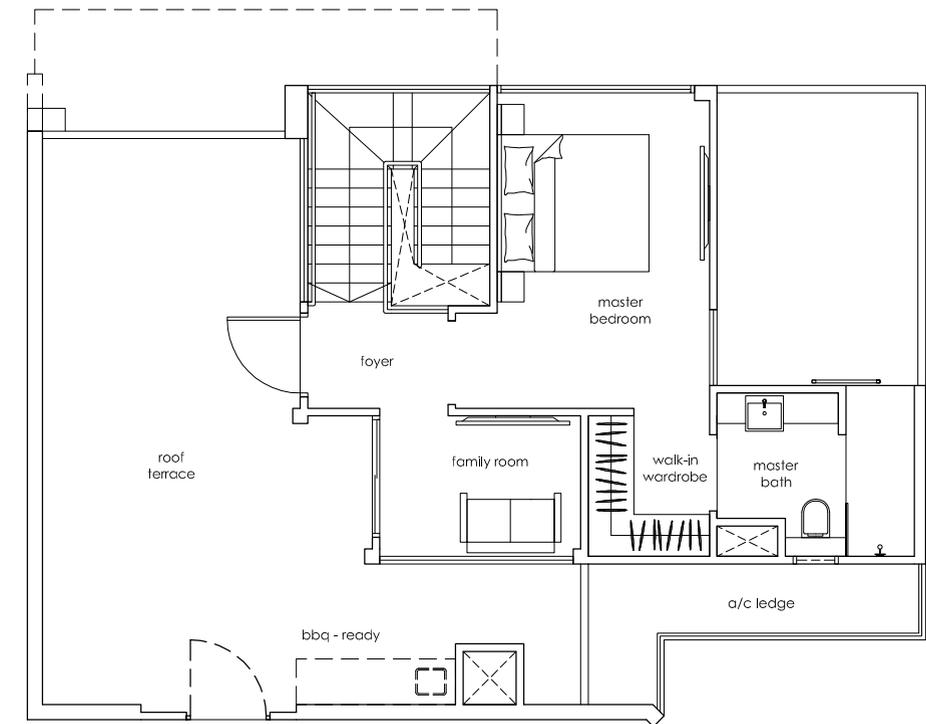
3+1 bedroom penthouse

standard PH2
 186 sqm / 2,002 sqft
 #16-15
 #17-18 (mirrored unit)
 #17-23



lower level

Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for purpose of a visual representation of the different layouts that are available. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.



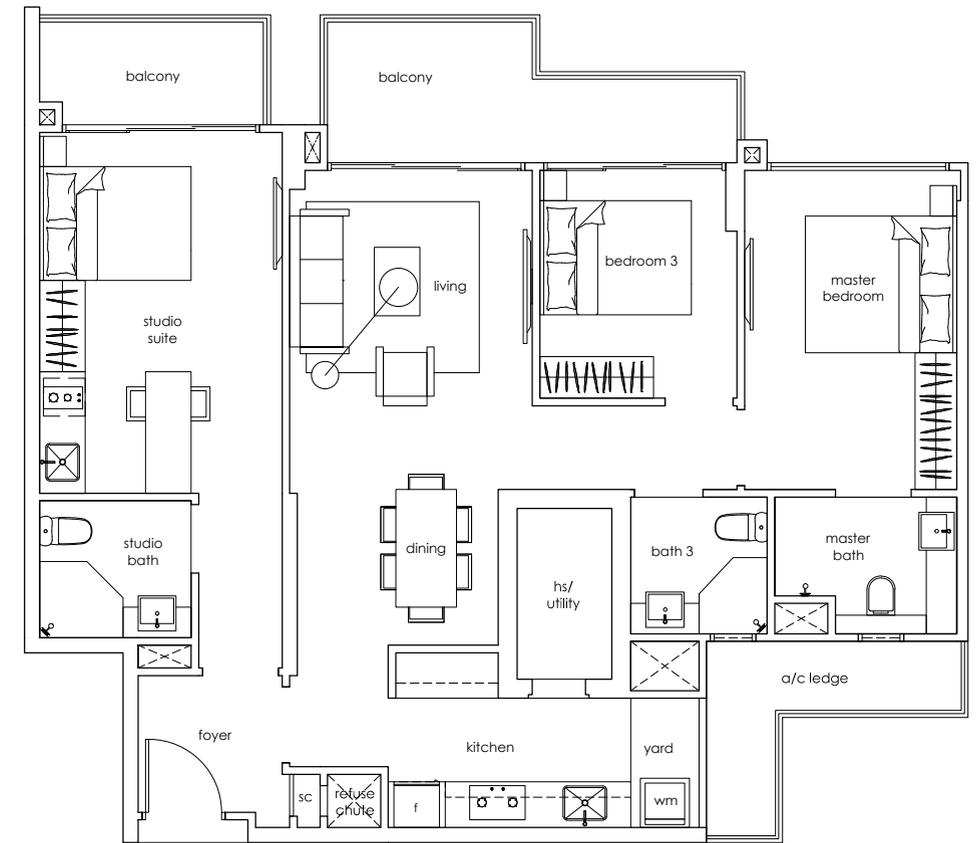
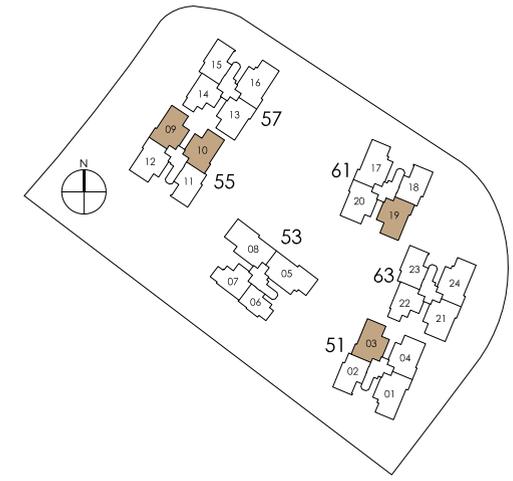
upper level

Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for purpose of a visual representation of the different layouts that are available. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.



3 bedroom (dual key)

dual key B4
 114 sqm / 1,227 sqft
 #02 to #16-03
 #03 to #15-09
 #02 to #15-10 (mirrored units)
 #02 to #16-19

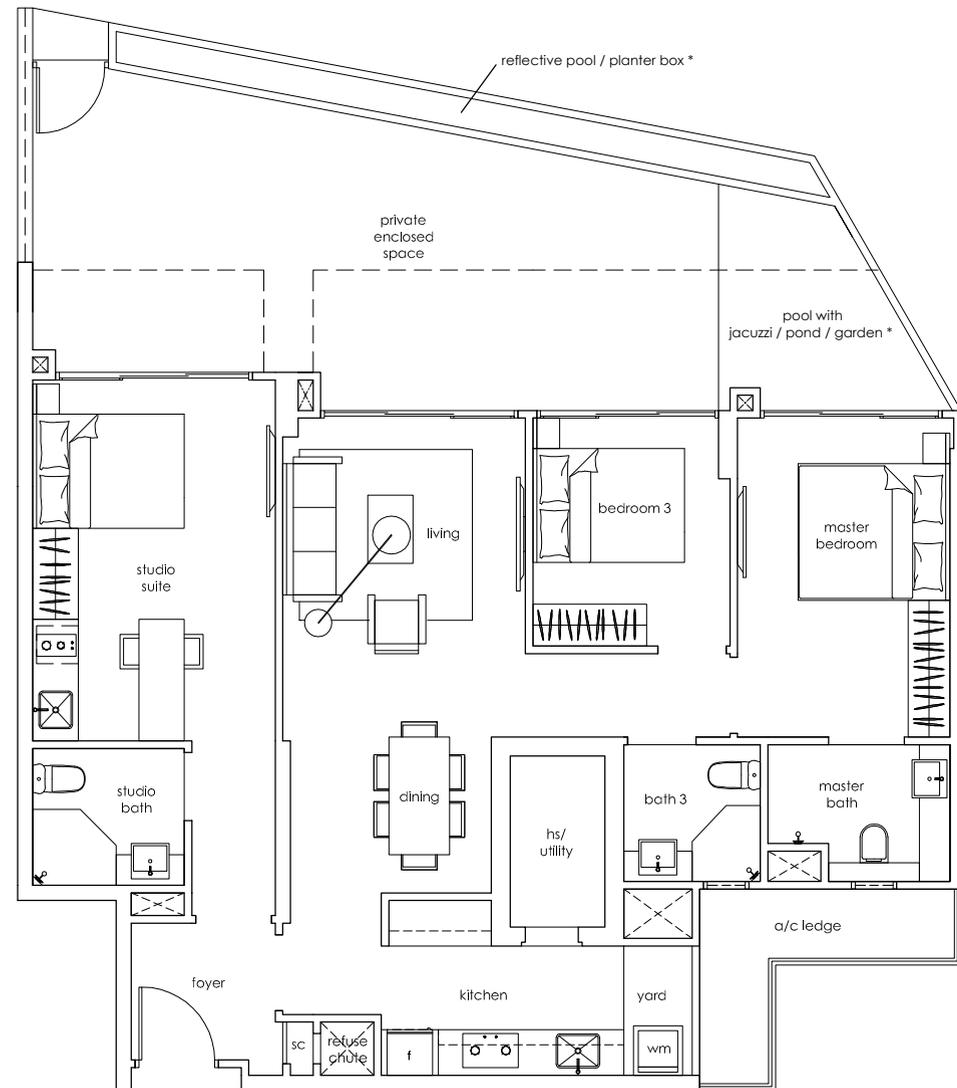
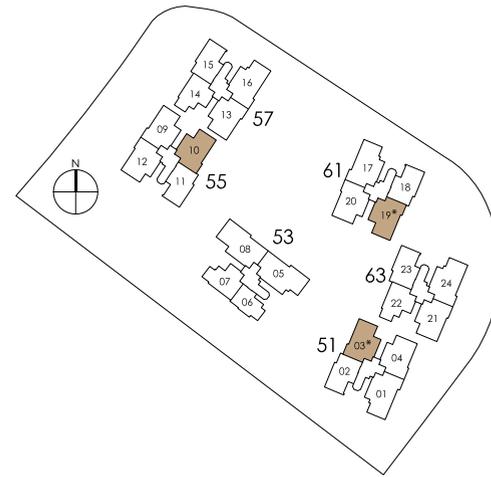


Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for purpose of a visual representation of the different layouts that are available. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

3 bedroom (dual key)

dual key B4-p1
 147 sqm / 1,582 sqft
 pool with jacuzzi / pond / garden *
 #01-03
 #01-19

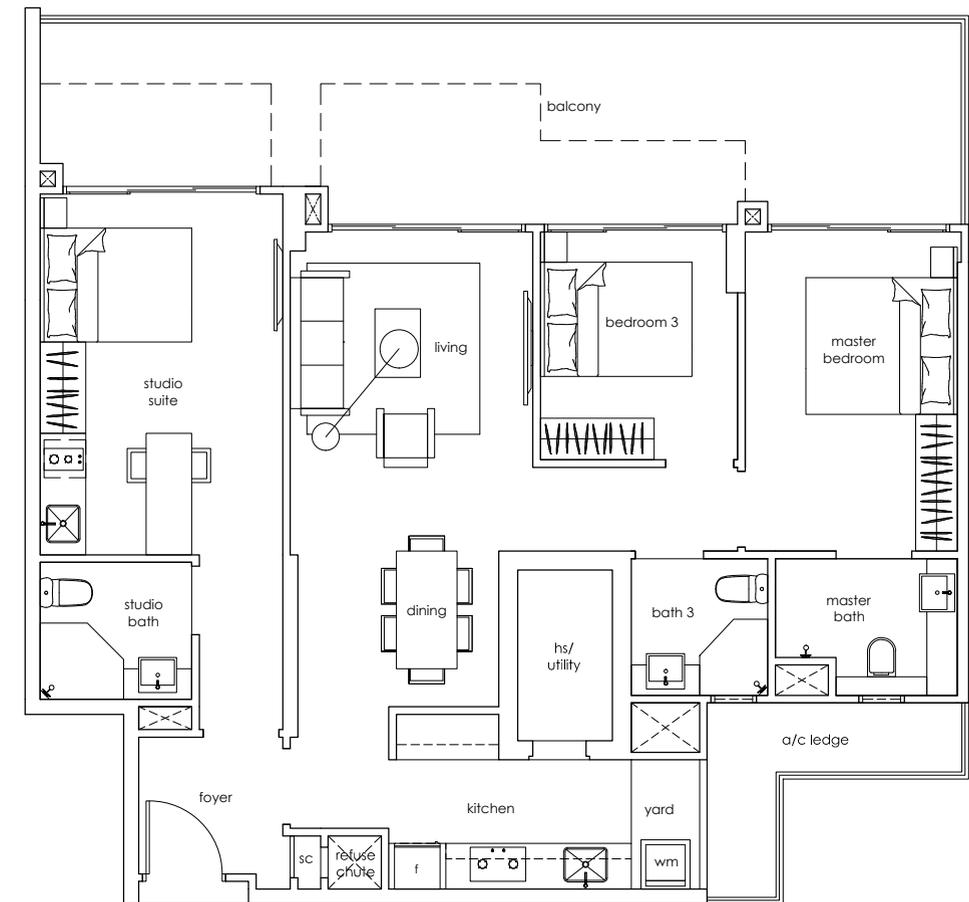
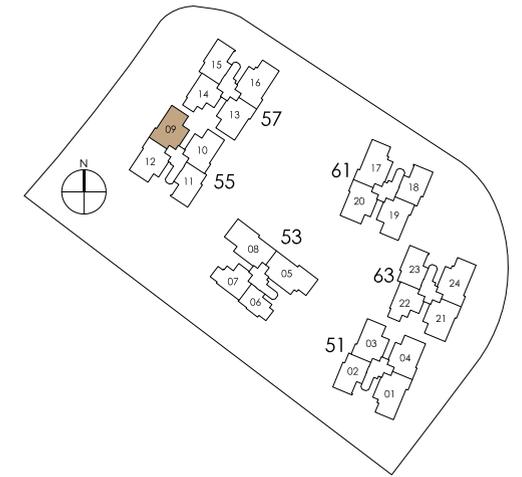
dual key B4-p2
 147 sqm / 1,582 sqft
 #01-10



Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for purpose of a visual representation of the different layouts that are available. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

3 bedroom (dual key)

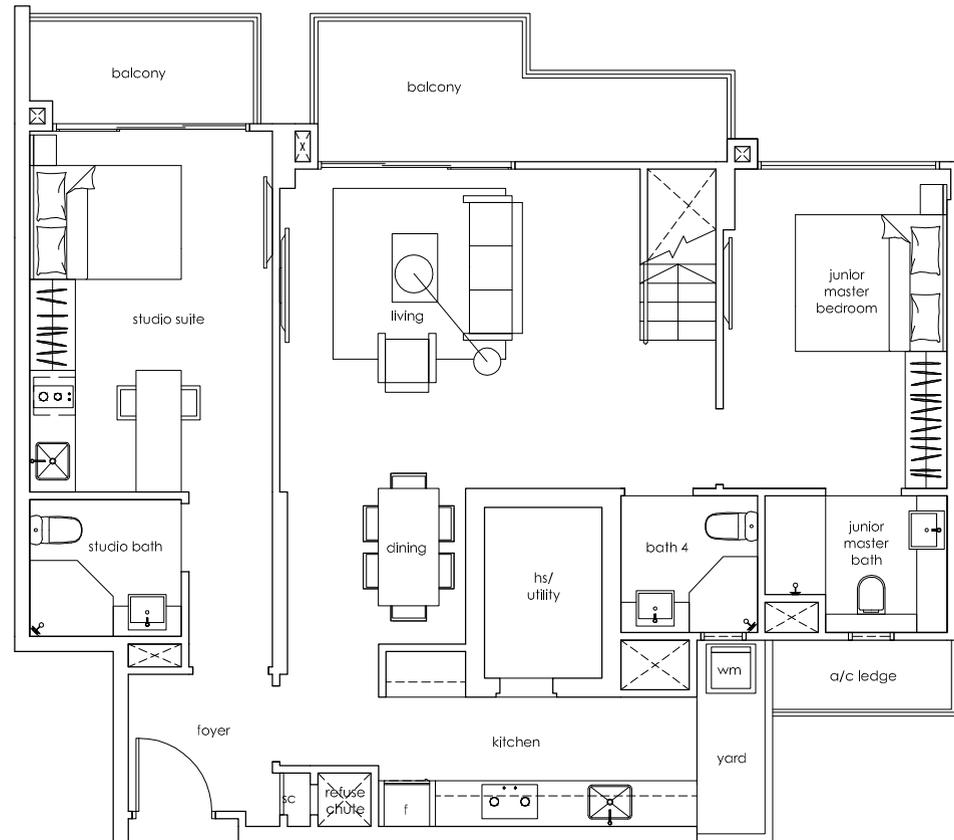
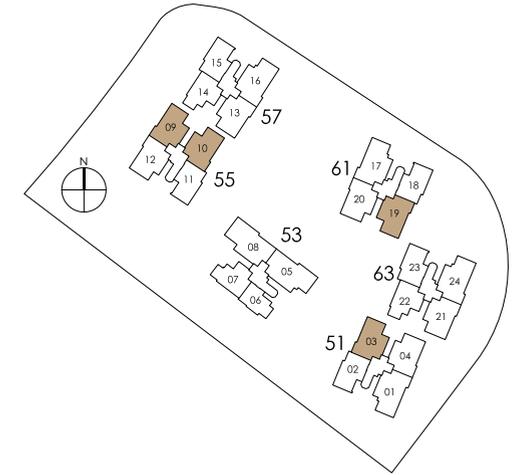
dual key B4a
 133 sqm / 1,432 sqft
 #02-09



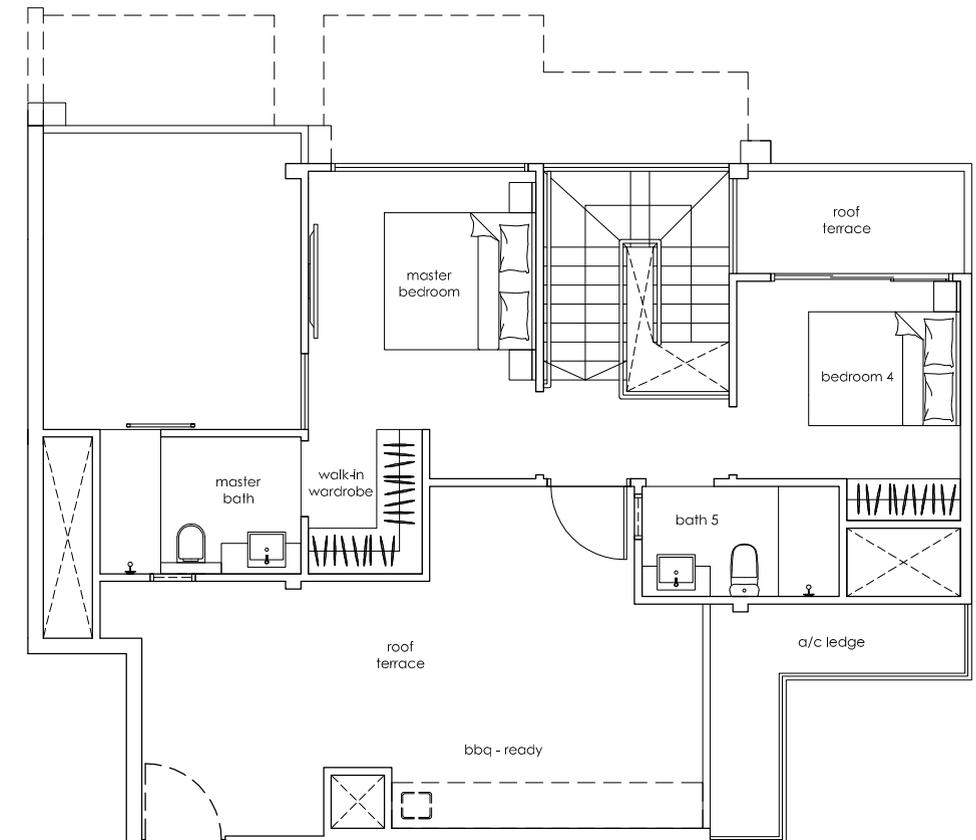
Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for purpose of a visual representation of the different layouts that are available. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

4 bedroom penthouse

dual key PH3
 211 sqm / 2,271 sqft
 #17-03
 #16-09
 #16-10 (mirrored unit)
 #17-19



lower level



upper level

Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for purpose of a visual representation of the different layouts that are available. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for purpose of a visual representation of the different layouts that are available. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

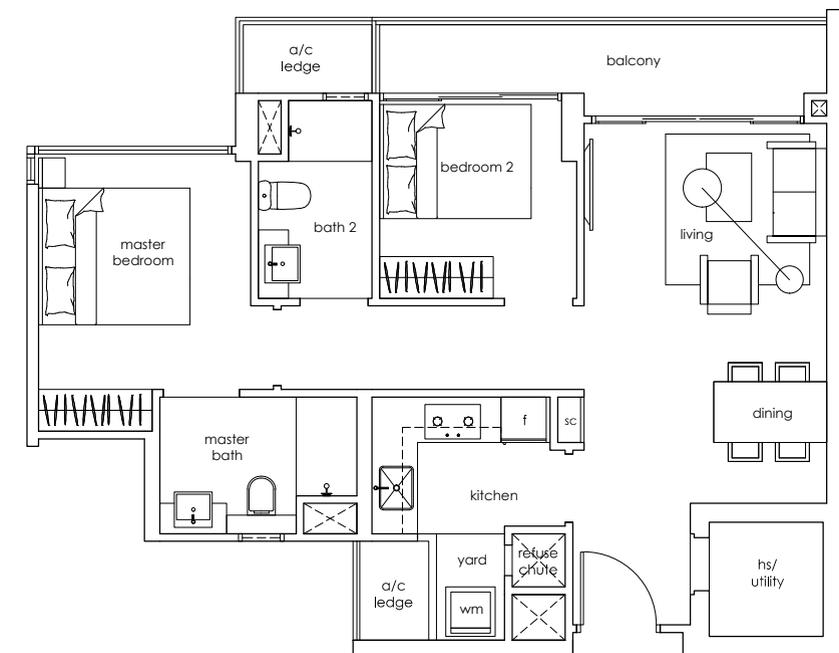
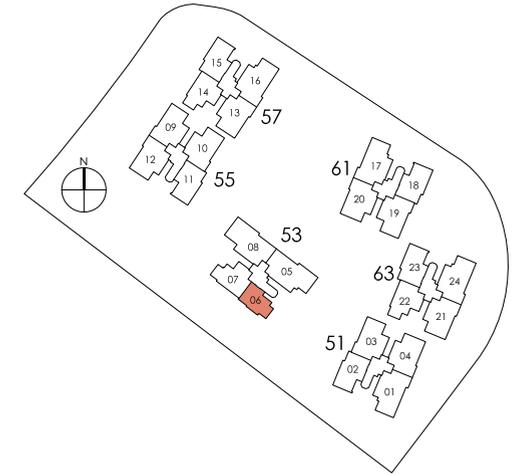




image by Muji

2 bedroom

standard A1
72 sqm / 775 sqft
#03 to #17-06



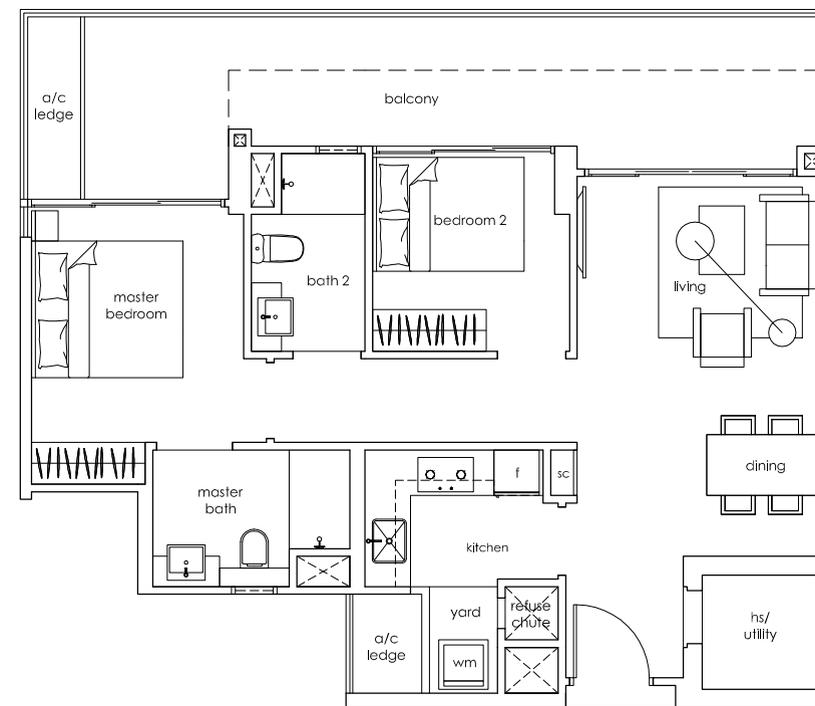
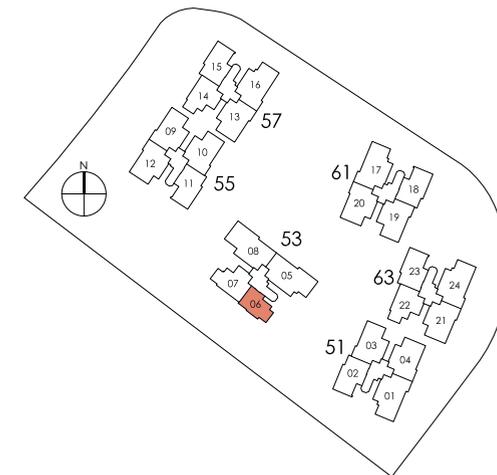
Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for purpose of a visual representation of the different layouts that are available. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.



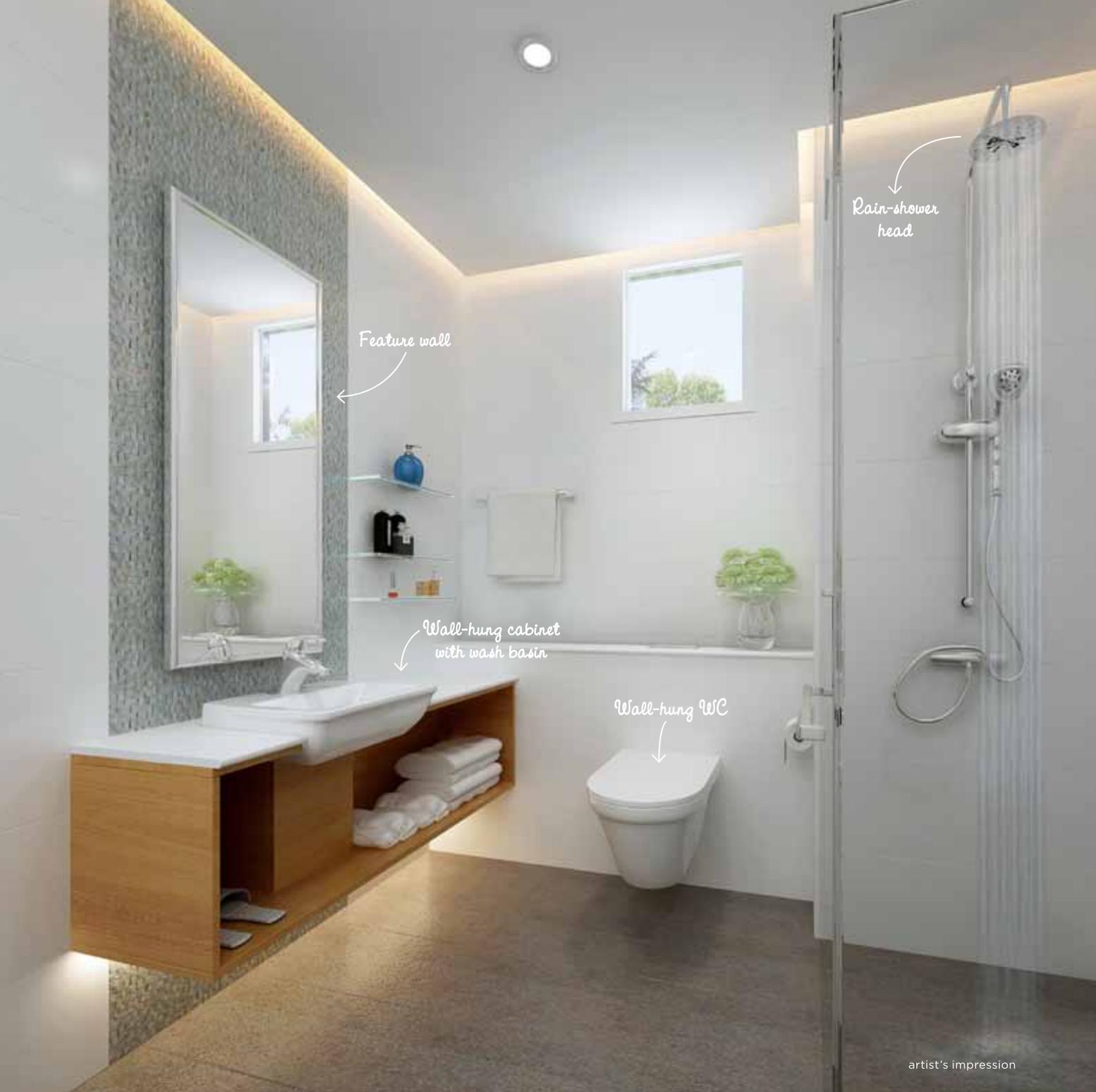
image by Muji

2 bedroom

standard A1a
85 sqm / 915 sqft
#02-06



Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for purpose of a visual representation of the different layouts that are available. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.



"The way to a home owner's heart is through the kitchen. Sleek lines, premium-brand fittings and lasting functionality are what make dream kitchens where coffee is brewed with love and food prepared with affection."

"The most intimate space in the house is none other than the bathroom. This is where every inch of you is soothed and revitalised. Which is why we make bathrooms bubbling with coziness and pampering features."

Specifications

1. **Foundation**
Reinforced concrete bored piles and/or reinforced concrete precast piles and/or other approved foundations
2. **Superstructure**
Reinforced concrete structure
3. **Walls**
 - a) External Walls : Reinforced concrete and/or common clay bricks
 - b) Internal Walls : Reinforced concrete and/or common clay bricks and/or precast wall panels/lightweight concrete blocks/drywall partitions
4. **Roof**
 - a) Flat Roof : Reinforced concrete slab with insulation and waterproofing system
5. **Ceiling**
 - a) Skim coat and/or bulkheads with emulsion paint finish to Living, Dining, Bedrooms, Yard, HS, PES, Balcony and Roof Terrace and other areas where appropriate
 - b) Skim coat and/or ceiling board with emulsion paint to Baths, Kitchen, Pantry (for Dual Key unit only)
 - c) Skim coat and/or ceiling board and/or bulkheads with emulsion paint finish to Lift Lobby
 - d) Skim coat with emulsion paint finish to staircases and landing
6. **Finishes**

Walls : Apartment

 - (i) Plaster and/or skim coat with emulsion paint finish to Living, Dining, Bedrooms, Yard, HS, PES, Balcony and Roof Terrace
 - (ii) Tiles to Baths
 - (iii) Tiles and/or plaster and/or skim coat with emulsion paint finish to Kitchen, Pantry (for Dual Key unit only)

Note : No finishes behind kitchen/pantry cabinets, mirrors, vanity cabinets.
Tiles are laid up to false ceiling and on exposed areas only.

Walls : Common Area

 - (i) Tiles and/or plaster and/or skim coat with emulsion paint finish and/or natural stone feature and/or spray textured paint to Lift Lobby
 - (ii) Plaster and/or skim coat with emulsion paint finish to Staircases and Landing

Floors : Apartment

 - (i) Laminated Timber to Bedrooms
 - (ii) Tiles to Living, Dining, Baths, Kitchen, Pantry (for Dual Key unit only), Yard, HS, PES, Balcony and Roof Terrace
 - (iii) Laminated Timber to internal staircase (for All Penthouse units)

Floors : Common Area

 - (i) Tiles to Lift Lobby
 - (ii) Cement sand screed to Staircases and Landing

Note : Matching skirting to floors except behind and/or within wardrobe area and behind and/or within kitchen cabinet areas.
7. **Windows**
 - (i) All windows of the unit will be powder coated aluminium framed windows with clear and/or tinted and/or obscured glass.
- (ii) Aluminium grille to yard of 1st storey units
8. **Doors**
 - (i) Timber door to Main Entrance, Bedrooms, Baths, and Store
 - (ii) Glass or metal or timber door to Kitchen
 - (iii) Approved steel door to Household Shelter
 - (iv) Glass door to PES, Balcony and Roof Terrace
 - (v) Good quality locksets for doors where applicable
9. **Sanitary Fittings**
 - a) Master Bath/Junior Master Bath (Penthouse units)
 - 1 Solid surface vanity top complete with wash basin complete with mixer tap
 - 1 Shower compartment complete with shower mixer
 - 1 Wall-hung water closet
 - 1 Mirror
 - 1 Toilet paper holder
 - 1 Towel rail
 - b) Common Bath/Studio Dual Key
 - 1 Wash basin with mixer tap
 - 1 Shower compartment complete with shower mixer
 - 1 Pedestal water closet
 - 1 Mirror
 - 1 Toilet paper holder
 - 1 Towel rail
 - c) PES and Terrace
 - 1 Bib tap
10. **Electrical Schedule**
Refer to Electrical Schedule for details
11. **Cable Tv/Telephone Schedule**
Refer to Electrical Schedule for details
12. **Lightning Protection**
Lightning protection system will be provided in accordance with Singapore Standard CP SS 555:2010
13. **Painting**
 - a) External Walls : External emulsion paint and/or textured coating to designated area
 - b) Internal Walls : Emulsion paint finish
14. **Waterproofing**
Waterproofing is provided to floors of Baths, Kitchen, Pantry (for Dual Key unit only), Yard, PES, Balcony, Roof Terrace and areas where appropriate
15. **Driveway and Car Park**
 - (i) Pavers and/or cobblestone and/or concrete floor with hardener to surface driveway and drop-off
 - (ii) Concrete floor finish with hardener to carparks and driveway
16. **Recreational Facilities**
 - a) Swimming Pool – Lap Pool
 - b) Splash Pool – Children’s water playground

Specifications

- c) Tennis Court
- d) Clubhouse with:
 - Gymnasium
 - Multi purpose room
 - Changing room
- e) Outdoor Lounge
- f) Water Feature
- g) Poolside Pavilions
- h) Spa
- i) BBQ/Grill pits
- j) Themed Rest Area

17. Other Facilities

Management office and Guard house

18. Additional Items

- Kitchen Cabinets and Appliances :
- (i) Low and high level kitchen cabinets with solid surface worktop, sink and cooker hood
 - (ii) Ceramic cooker hob (for studio suite at Dual Key unit only)
 - (iii) Gas cooker hob (except studio suite at Dual Key unit)
 - (iv) Conventional oven (except studio suite at Dual Key unit)
- Wardrobes : Wardrobes to all bedrooms
- Air-conditioning Living, Dining & Bedrooms : Wall mounted fan coil unit
- Hot Water Supply : Hot water supply to all Baths
- Gas : Town Gas supply to kitchen (except studio suite at Dual Key unit)
- PES/ Balcony/ Terrace : Metal railing and/or reinforced concrete and/or brickwall
- PES gate : Metal Gate
- Cable Television : Provision of cable outlet only for cable television services. Subscription charges shall be borne by Purchaser
- Security System :
- (i) Card Access System
 - Secured lift access
 - Gymnasium
 - Pedestrian entrance gate
 - (ii) Visitor intercom system
 - (iii) Car park barrier system at Main Entrance
 - (iv) CCTV surveillance cameras at designated common areas.
- Fiber Broadband : Provision of infrastructure for Open Net to lay fiber into unit and 1 no. CAT 6 data point provided within the unit for Next Generation Nationwide Broadband Network (Next Gen NBN). Subscription charges to Open Net shall be borne by the Purchaser

Electrical Schedule

Description	Unit Type											
	2BR	3BR	3BR DK	4BR	4BR DK	5BR	5BR DK	PH 3BR	PH 4BR	PH 4BR DK	PH 5BR	PH 5BR DK
Lighting Point	12	14	18	16	20	19	20	21	24	26	26	27
Switch Socket Outlet	22	26	29	30	33	34	36	30	34	34	38	39
Water Heater Point	1	1	1	1	1	1	1	1	1	1	1	1
Data Outlet	1	1	2	1	2	1	2	1	1	2	1	2
TV Outlet	3	4	4	5	5	6	6	5	6	5	7	7
Telephone Outlet	3	4	4	5	5	6	6	5	6	5	7	7
Connection Unit For Hood, HOB, Oven	3	3	5	3	5	3	5	3	3	5	3	5
Bell Point	1	1	2	1	2	1	2	1	1	2	1	2

Note: All Isolators for CU are subjected to A/C equipment Configuration.

Description of Housing Project

- a) General Description
Proposed executive condominium housing development comprising 6 blocks of 16/ 17 storey residential buildings with penthouse (total 394 units) with basement carpark, clubhouse facilities, tennis court and swimming pool and ESS/BC on lot 09530K MK 22 at Upper Serangoon View
- b) Details of Building Specifications
As in the above First Schedule
- c) Type of Residential & Commercial Units Located in the Building Project
Executive condominium
- d) Total number of unit : 394
- e) Description of Common Property
Electrical Substation, LV Switchroom, Bin Centre, Guard House, Sprinkler Pump Room, staircases, all recreational facilities and all other common property as defined in the Building Maintenance and Strata Management Act 2004
- f) Description of Parking Spaces
Sufficient carpark lots provided as may be approved by the relevant authorities
- g) Purpose of building project and restriction as to use : Residential

Specifications

Notes :

Cable Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Starhub Cable Vision Ltd (SCV) and/or internet service providers (ISP) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels and/or internet access.

Timber

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.

Glass

Glass is a manufactured material that is not 100% pure. Nickel sulfide 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.

Tiles

All tiles, plaster, skim coat and emulsion paint are provided up to false ceiling level and on exposed surfaces only. No tiles behind/ below kitchen cabinet, vanity cabinet and areas enclosed by long bath and at back and plinth of kitchen cabinet. Wall surface above the false ceiling level will be left in its original bare condition. Selected tile sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in the relevant Singapore Standards.

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 color 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 obligation under clause 9 and clause 17.

False Ceiling

The 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 would be required.

Balconies, Open/Roof Terrace and Reinforced Concrete (RC) Ledge and Reinforced Concrete (RC) and/or Steel Trellis

Where the Building is designed with a Balcony, Roof Terrace, RC Ledge, RC and/or Steel Trellis or which are open or covered by roofings, the Purchaser shall not dismantle such roofings nor shall the Purchaser cover up or erect any roof structure (including but not limited to retractable awnings) over such Balcony and/or Roof Terrace and/or RC Ledge and/or RC and/or Steel Trellis except with the prior approval in writing of the relevant competent authorities and the Vendor.

Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards

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.

Materials, Fittings, Equipment, Finishes, Installations and Appliances

The brand, colour and model of all materials, fittings equipments, finishes, installations and appliances supplied shall be subjected to Architect's selection, market availability and the sole discretion of the vendor.

Air-Conditioning System

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.

Mechanical Ventilation System

The mechanical ventilation system for toilet exhaust system is to be maintained by the Purchaser on a regular basis.

Web Portal of the Housing Project

The Purchaser will have to pay setup fee, 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.

Internet Access

If the Purchaser requires internet 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.

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 shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

* The Complimentary M1 Fibre Broadband Service refers to the residential 100 Mbps Fibre Broadband service and is valid for the first 400 new line sign-up only. The complimentary subscription is limited to one per unit at Heron Bay and is valid for 12 months, thereafter, prevailing rate apply. Installation fees and other miscellaneous fees may apply. The sign-up period for the complimentary service will be within 3 months from the date of Temporary Occupation Permit (TOP) and the subscriber has to be the legal owner of the residential unit in Heron Bay. M1 registration guidelines, promotional, general and specific terms and conditions, and other terms apply. Visit m1.com.sg for details. M1 reserve the right to vary any terms and conditions without prior notice.

Joint Developers



CNH Investment Pte Ltd is a joint venture between Hwa Seng Builder Pte Ltd and Chye Joo Construction Pte Ltd. Both leading construction companies have actively involved in and completed numerous government and private projects, as well as private residential development. Our unwavering commitment to excel our expertise in the construction industry through highly motivated efficient management, latest technologies, quality workmanship, high safety priority and timeliness in completion have made CNH Investment Pte Ltd a reliable and reputable entity.



EVIA Real Estate is the real estate arm of EVIA Capital Partners, an established private equity firm with offices in China and Singapore that invests in fast-growing businesses in Asia. The real estate business invests in residential (Watercolours) and industrial developments largely in Singapore. The team also provides project management and other consultancy services.



The Ho Lee Group, incorporated in 1996, is a conglomerate in diversified businesses of builder services, aluminium and steel fabrication, equipment and machinery specialist and supplier, and property development.



SEE HUP SENG LIMITED

See Hup Seng Limited is a leading provider of corrosion prevention services to the marine, oil and gas, construction and infrastructure industries in Singapore. The Group also has a wholly-owned subsidiary, TAT Petroleum Pte Ltd which is a strategic value-added distributor that offers comprehensive supply chain management of refined petroleum products in Asia Pacific.

Track Record



Worthington
project by Ho Lee Group



Watercolours
project by Evia Real Estate and Ho Lee Group

Disclaimer :

While every reasonable care has been taken in preparing this brochure and in constructing the models and showflats, the Developer and Marketing Agents cannot be held responsible for any inaccuracies or omissions. Visual Representations, models, showflat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artist's impressions of the development and cannot be regarded as representations of fact.

All information, specifications, renderings, visual representations and plans are correct at the time of publication and are subject to changes as may be required by us and/or the competent authorities and shall not form part of any offer or contract nor constitute any warranty by us and shall not be regarded as statements or representation of fact. All facts are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to Final Survey. The Sale and Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale & Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agents.

Acknowledgements



M1

M1 is a leading full-service provider of mobile and fixed communications services to over 2 million customers in Singapore. With an emphasis on network quality, customer service, value and innovation, our mission is to link anyone and anything; anytime, anywhere.

The M1 Group holds both Facilities-Based Operator (FBO) and Service-Based Operator (SBO) licences issued by the Info-communications Development Authority of Singapore (IDA) for the provision of telecommunication systems and services, as well as a Telecommunication Dealer's Class Licence. M1 also holds Internet Access Service Provider and IPTV licences issued by the Media Development Authority (MDA).

We operate both 2G (GSM) and 3G/High Speed Packet Access (HSPA) networks, which will be enhanced with the island-wide rollout of our Long-Term Evolution (LTE) network this year. We offer a wide range of voice, data and value-added services on these networks.

Our wireless broadband service — M1 Mobile Broadband — offers customers a choice of service plans differentiated by access speed and data bundle. With the deployment of our LTE network, we are capable of supporting theoretical downlink and uplink throughput speeds of up to 75 Mbps and 37.5 Mbps respectively.

For international call services, we offer mobile and fixed-line customers International Direct Dial (IDD) services using prefixes 002 and 021, and an International Calling Card (ICC) service using prefix 1818. We also trade wholesale voice minutes with other international and local service providers.

In the fixed segment, M1 offers various broadband service plans with speeds ranging from 10 Mbps to 1 Gbps, including fixed voice and other value-added services for residential homes. For corporate customers, besides connectivity services, we offer managed and data centre services, as well as cloudbased and other enterprise solutions. Our services are further supported by specialised teams who provide customers seamless migration from their legacy network to fibre network.

M1 is listed on the Singapore Exchange and the major shareholders are Axiata Investments (Singapore) Limited, Keppel Telecoms Pte Ltd and SPH Multimedia Private Limited.



Muji

Muji is derived from its Japanese name 'Mujirushi Ryohin', which means "no label quality goods". Launched in Japan in 1980, Muji captured the spirit of the 90s with its no label, valued-led, less is more concept. Today, we are a renowned producer of stylish, functional and affordable quality goods that are relevant to all aspects of urban living, whether at work, rest or play. Our Unique lifestyle product range spans furniture, storage and household goods as well as clothing, luggage, stationery and gifts.

Muji dictates the look, regulates the price and ensures the reliability of each and every product within the Muji range. The value of the Muji product is in their essence, which is why they are never visibly branded.

SIF Technologies Pte Ltd



SIF Technologies Pte Ltd is a regional ecological and environmental engineering company based in Singapore. The founders of the company have more than 20 years of combined experience in the field of chemical free water treatment technology and processes. In 2002, our founder and director, Dr Paul Sene developed a patented proprietary water treatment technology which is chemical-free. Our efforts were recognized by the Economic Development Board of Singapore (EDB). In Oct 2004, we were one of the SEEDS enterprises to receive funding from EDB.

We have performed these services for a wide variety of clients and in the last 24 months we have helped our customers in Singapore recycled an estimated 800 million litres of water (an estimate saving of several hundred thousand dollars in PUB water bills). Since its inception, the company has experienced rapid growth and we attribute this to our highly specialized expertise in Hydrocavitation Technology.

During this time, SIF Technologies has also helped a number of their customers cut down on their chemical usage by 50% to 70% whilst achieving the same results. In 2008, the hydrocavitation technology was selected and used for the implementation of Rainwater Harvesting System in Singapore first ECO precinct, Treelodge@Punggol, a platinum award (Green mark) winning HDB housing project in Punggol and was also awarded the water treatment contract for Punggol 21 Gallery project - Phase One (Punggol waterway project by HDB).

Acknowledgements



lavaedge
restaurant & bar

Cafe Frenzie

Nestled in the serene Punggol neighbourhood, just located next to the picturesque Punggol Promenade, Cafe Frenzie promises an experience that is both surreal and enriching. Imagine languishing in a tranquil ambience while enjoying exquisite gourmet cuisine like our special Smoked BBQ Babyback Pork Ribs and Crispy Wings, dining al-fresco style with family and friends while admiring the spectacular view Punggol Promenade has to offer. Cafe Frenzie promises an experience one will not soon forget by delivering simple bliss in a "Frenzie"!

T 6441 0966
A 10 Tebing Lane #01-02, Singapore 828836



Coffesso

Enjoy Your Personal Cup of Espresso Anytime, Anywhere With Coffesso™ Coffee Pod

Being an icon of modern lifestyle, coffee has transformed itself from merely a medicinal drink to that which requires great artistic processes to make. A great cup of coffee requires a great hand, beans, time and patience to prepare.

T 9389 7776 (Davin)
E sales@successgr.com, admin@successgr.com
W www.successgr.com



Jomando Adventure & Recreations

Jomando Adventure & Recreations is a newly setup bicycle rental kiosk located at Punggol Park and Punggol End. It is setup with the objective to encourage residents in the Punggol area to explore the beauty of the vast nature and its many habitats throughout the Park Connector and at the same time maintain a healthy lifestyle. We provide a wide variety of around 150 bicycles ranging from mountain bikes, ladies bikes to children bikes catering to all age groups for your selection. Besides bikes rental, we also assist bikes owner with repairs and general maintenance. We have design 4 interesting routes for bikers' explorations. We have also organised eco-tour and educational tour for school, community centre & corporate companies.

T 9644 0180
A Punggol Park, Hougang Ave 10 or Punggol End
W www.facebook.com/JomandoAdventureAndRecreations



Kuche

Kuche's (or 'kitchen' in German) range of kitchen appliances combine intelligent technology and elegant design to complete your kitchen in functionality and style. Made to exacting standards and quality, Kuche is a kitchen built to last.

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F 6737 4567
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W www.apslifestyle.com



Ryders @ Ponggol

RYDERS@PONGGOL is one of the Largest and pioneer Wakeboarding operators in Singapore. Thus we are able to meet high demands and hold corporate events.

Here we strive to make you ride, looking like a PRO.

Our fun and friendly instructors will definitely make your riding experience an adrenaline pumping one, full of stoked-out fun & worth your \$\$\$! Our valued customers, will see instantaneous results and improvements with just a few riding sessions with us.

T 9007 5225 (Don) / 6386 3891
E rydersatponggol@gmail.com
A 600 Punggol Seventeenth Avenue, Marina Country Club, Singapore 829734
W www.rydersatponggol.com



Singyi Seafood Garden @ Punggol

Signature Dish : XO Crab Mee Hoon

Savour fresh and succulent whole Crab cooked in special house broth with Mee Hoon in a clay pot. The XO infused thick Mee Hoon is delicately balanced with fresh green vegetables. The fragrance is thick and sweet, exciting for the discerning taste buds of a true seafood connoisseur. You will definitely not be disappointed by the strong XO fragrance and the thick Mee Hoon combination when you dine with family and friends.

T 6441 0838
A 10 Tebing Lane #01-01, Singapore 828836



Acknowledgements



SmileArts

At SmileArts Dental Studio, we offer our guests a comprehensive approach to dental care. With modern dental facilities, our team of dental surgeons and auxiliary staff are equipped to provide a wide range of general and aesthetic dental services.

Our guests will receive personalized treatment in a warm and caring environment. We emphasize on addressing our patients' concerns and attending to their needs. We believe in providing a comprehensive treatment plan so that our patients will have a clear understanding of their dental condition and are able to make informed decisions. We hope to build a lasting relationship based on trust and respect.

Buangkok MRT Station
T 6752 1008
A Blk 275D Compassvale Link #01-01(6), Singapore 544275

Marine Parade Branch
T 6348 0824
A Blk 77 Marine Drive #04-46, Singapore 440077



Uncle Leong Seafood

First founded in a neighbourhood coffeeshop amidst the friendly Ang Mo Kio estate, the ever-popular Uncle Leong Seafood has now heightened into a full-fledged restaurant at Punggol End. Still keeping its modesty, Uncle Leong Seafood operates from 4.30pm sharp.

"Shimmering Sand Crab delight", Uncle Leong's renowned signature dish, is a mouthful, but a tasty one! It is an original Uncle Leong recipe: larger than average crab drizzled with Uncle Leong's signature sauce and topped with a sprinkle of oat, a combination of flavours that complement the fresh flesh excellently. The aroma alone will leave you wanting more. Other must-try dishes are the "Crab Bee Hoon", "Guinness Pork Ribs", and more.

T 6441 1848
A 6 Tebing Lane, #01-03 Punggol East, Singapore 828835

The Heron Bay Buyer's Checklist

	heron bay	EC@ punggol central	EC@ fernvale lane	EC@ tampines central	condo@ upper serangoon crescent	condo@ sengkang mrt station
River						
Views overlooking Sungei Serangoon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water recreation at nearby Sengkang Riverside Park, Punggol Waterway Park, Sungei Serangoon, Riverside Walk & more	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wildlife trekking at nearby Lorong Halus Wetland	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Surrounding waterways form part of PUB's ABC Waters Programme	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kayaks & tandem bikes for complimentary rental	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refine						
Complimentary M1 Fibre Broadband Service*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5-bedroom units for rental potential & big families	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
European design kitchen fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Soft-closing mechanism to all kitchen cabinets & drawers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathroom rain-shower head & wall-hung cabinet with wash basin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Card access security system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* M1 standard T&C apply, please see notes under "Specifications".

