



Twin Waterfalls

EXECUTIVE CONDOMINIUM

FLOOR PLANS

ONE OASIS

THOUSANDS OF UNFORGETTABLE MOMENTS





Punggol, Singapore's new waterfront city, transforms into a vibrant enclave that combines the charms of waterfront living with the allure of a contemporary lifestyle. In this massive masterpiece of urban planning lies its crown jewel, Twin Waterfalls. And all around this prestigious residential development, thousands of experiences beckon.



Twin Waterfalls is the new Executive Condominium that is just a 7 minute walk to Punggol Town Centre and Punggol MRT station. The towers of Twin Waterfalls rise above sparkling blue waters to form landmarks of luxury living. This is the perfect place for you and your family to begin a beautiful life in the charming waterfront town of Punggol.

UNIT DISTRIBUTION

100 PUNGGOL WALK

UNIT STOREY	1	2	3	4
17	DK1-PH	B4-PH	A1-PH	B1-PH
16	DK1	B4	A1	B1
15	DK1	B4	A1	B1
14	DK1	B4	A1	B1
13	DK1	B4	A1	B1
12	DK1	B4	A1	B1
11	DK1	B4	A1	B1
10	DK1	B4	A1	B1
09	DK1	B4	A1	B1
08	DK1	B4	A1	B1
07	DK1	B4	A1	B1
06	DK1	B4	A1	B1
05	DK1	B4	A1	B1
04	DK1	B4	A1	B1
03	DK1	B4	A1	B1
02	DK1	B4-R	A1-R	B1
01	DK1-P			B1-P

102 PUNGGOL WALK

UNIT STOREY	5	6	7	8
17	B1-PH	A1-PH	B4-PH	B1-PH
16	B1	A1	B4	B1
15	B1	A1	B4	B1
14	B1	A1	B4	B1
13	B1	A1	B4	B1
12	B1	A1	B4	B1
11	B1	A1	B4	B1
10	B1	A1	B4	B1
09	B1	A1	B4	B1
08	B1	A1	B4	B1
07	B1	A1	B4	B1
06	B1	A1	B4	B1
05	B1	A1	B4	B1
04	B1	A1	B4	B1
03	B1	A1	B4	B1
02	B1	A1	B4	B1
01	B1-P	A1-P	B4-P1	B1-P

104 PUNGGOL WALK

UNIT STOREY	9	10	11	12
17	A1-PH	B2-PH	B4-PH	A1-PH
16	A1	B2	B4	A1
15	A1	B2	B4	A1
14	A1	B2	B4	A1
13	A1	B2	B4	A1
12	A1	B2	B4	A1
11	A1	B2	B4	A1
10	A1	B2	B4	A1
09	A1	B2	B4	A1
08	A1	B2	B4	A1
07	A1	B2	B4	A1
06	A1	B2	B4	A1
05	A1	B2	B4	A1
04	A1	B2	B4	A1
03	A1	B2	B4	A1
02			B4	A1
01			B4-P	A1-P

106 PUNGGOL WALK

UNIT STOREY	13	14	15	16
17	A1-PH	A1-PH	B2-PH	A1-PH
16	A1	A1	B2	A1
15	A1	A1	B2	A1
14	A1	A1	B2	A1
13	A1	A1	B2	A1
12	A1	A1	B2	A1
11	A1	A1	B2	A1
10	A1	A1	B2	A1
09	A1	A1	B2	A1
08	A1	A1	B2	A1
07	A1	A1	B2	A1
06	A1-P	A1-P	B2-P1	A1-P
05	CAR PARK			
04	CAR PARK			
03	CAR PARK			
02	CAR PARK			
01	CAR PARK			

108 PUNGGOL WALK

UNIT STOREY	17	18	19	20
17	C-PH	DK2-PH	B2-PH	B3-PH
16	C	DK2	B2	B3
15	C	DK2	B2	B3
14	C	DK2	B2	B3
13	C	DK2	B2	B3
12	C	DK2	B2	B3
11	C	DK2	B2	B3
10	C	DK2	B2	B3
09	C	DK2	B2	B3
08	C	DK2	B2	B3
07	C	DK2	B2	B3
06	C	DK2	B2	B3
05	B5-P	DK2-P	B2-A	B3-P1
04	CAR PARK			
03	CAR PARK			
02	CAR PARK			
01	CAR PARK			

110 PUNGGOL WALK

UNIT STOREY	21	22	23	24
17	A1-PH	B2-PH	B2-PH	A2-PH
16	A1	B2	B2	A2
15	A1	B2	B2	A2
14	A1	B2	B2	A2
13	A1	B2	B2	A2
12	A1	B2	B2	A2
11	A1	B2	B2	A2
10	A1	B2	B2	A2
09	A1	B2	B2	A2
08	A1	B2	B2	A2
07	A1	B2	B2	A2
06	A1	B2	B2	A2
05	A1	B2	B2	A2
04	A1	B2	B2	A2
03	A1	B2	B2	A2
02			B2	A2
01			B2-P	A2-P

112 PUNGGOL WALK

UNIT STOREY	25	26	27	28
17	A1-PH	B2-PH	B2-PH	A2-PH
16	A1	B2	B2	A2
15	A1	B2	B2	A2
14	A1	B2	B2	A2
13	A1	B2	B2	A2
12	A1	B2	B2	A2
11	A1	B2	B2	A2
10	A1	B2	B2	A2
09	A1	B2	B2	A2
08	A1	B2	B2	A2
07	A1	B2	B2	A2
06	A1	B2	B2	A2
05	A1	B2	B2	A2
04	A1	B2	B2	A2
03	A1	B2	B2	A2
02	A1	B2	B2	A2
01	A1-P	B2-P1	B2-P	A2-P

114 PUNGGOL WALK

UNIT STOREY	29	30	31	32
17	C-PH	DK1-PH	B2-PH	B3-PH
16	C	DK1	B2	B3
15	C	DK1	B2	B3
14	C	DK1	B2	B3
13	C	DK1	B2	B3
12	C	DK1	B2	B3
11	C	DK1	B2	B3
10	C	DK1	B2	B3
09	C	DK1	B2	B3
08	C	DK1	B2	B3
07	C	DK1	B2	B3
06	C	DK1	B2	B3
05	C	DK1	B2	B3
04	C	DK1	B2	B3
03	C	DK1	B2	B3
02	C	DK1	B2	B3
01	C-P	DK1-P	B2-P1	B3-P

116 PUNGGOL WALK

UNIT STOREY	33	34	35	36
17	B3-PH	A2-PH	DK1-PH	C-PH
16	B3	A2	DK1	C
15	B3	A2	DK1	C
14	B3	A2	DK1	C
13	B3	A2	DK1	C
12	B3	A2	DK1	C
11	B3	A2	DK1	C
10	B3	A2	DK1	C
09	B3	A2	DK1	C
08	B3	A2	DK1	C
07	B3	A2	DK1	C
06	B3	A2	DK1	C
05	B3	A2	DK1	C
04	B3			C
03	B3			C
02	B3			C
01	B3-P			C-P

118 PUNGGOL WALK

UNIT STOREY	37	38	39	40
17	C-PH	A2-PH	A2-PH	B3-PH
16	C	A2	A2	B3
15	C	A2	A2	B3
14	C	A2	A2	B3
13	C	A2	A2	B3
12	C	A2	A2	B3
11	C	A2	A2	B3
10	C	A2	A2	B3
09	C	A2	A2	B3
08	C	A2	A2	B3
07	C	A2	A2	B3
06	C	A2	A2	B3
05	C	A2	A2	B3
04	C			B3
03	C			B3
02	C			B3
01	C-P			B3-P

120 PUNGGOL WALK

UNIT STOREY	41	42	43	44
17	B3-PH	A2-PH	A2-PH	C-PH
16	B3	A2	A2	C
15	B3	A2	A2	C
14	B3	A2	A2	C
13	B3	A2	A2	C
12	B3	A2	A2	C
11	B3	A2	A2	C
10	B3	A2	A2	C
09	B3	A2	A2	C
08	B3	A2	A2	C
07	B3	A2	A2	C
06	B3	A2	A2	C
05	B3	A2	A2	C
04	B3			C
03	B3			C
02				C
01				C-P

122 PUNGGOL WALK

UNIT STOREY	45	46	47	48
17	C-PH	DK1-PH	A2-PH	B3-PH
16	C	DK1	A2	B3
15	C	DK1	A2	B3
14	C	DK1	A2	B3
13	C	DK1	A2	B3
12	C	DK1	A2	B3
11	C	DK1	A2	B3
10	C	DK1	A2	B3
09	C	DK1	A2	B3
08	C	DK1	A2	B3
07	C	DK1	A2	B3
06	C	DK1	A2	B3
05	B5-P1	DK1-P1	A2-P1	B3-P2
04	CAR PARK			
03	CAR PARK			
02	CAR PARK			
01	CAR PARK			

3 Bedroom (Compact)

3 Bedroom

4 Bedroom

4 Bedroom (Dual Key)

Penthouse - 3 Bedroom

Penthouse - 4 Bedroom

3 Bedroom (Dual Key)

SITE PLAN



LEVEL ONE

- 1 Main Entrance Court
- 2 Guard House
- 3 Drop off Plaza
- 4 BBQ Area
- 5 Biological Ponds
- 6 Vigour Courtyard
- 7 Harmony Courtyard
- 8 Discovery Courtyard
- 9 BBQ Pavilions with Alfresco Dining
- 10 Wading Pool
- 11 Water Playground

- 12 Sun Deck
- 13 Aqua Gyms
- 14 Leisure Pool
- 15 Clubhouses
- 16 Male and Female changing room with steam bath
- 17 Cascade Water Feature
- 18 50m Lap Pool
- 19 Pool Deck
- 20 Children's Playground
- 21 Outdoor Gym

- 22 Tennis Courts
- 23 Kitchen Gardens
- 24 Pedestrian Side Gates

LEVEL THREE

- 25 Spa Alcoves
- 26 Yoga Deck
- 27 Meditation Corner
- 28 Waterfall Gardens
- 29 Gymnasiums
- 30 Fitness Area

LEVEL FIVE

- 31 Putting Greens
- 32 Eco Ponds
- 33 Foot Reflexology Path
- 34 Fragrance Garden
- 35 Sensory Garden

LEVEL SIX

- 36 Sunset Garden



Artist's Impression

VISTA HOMES VH

ONE UNIQUE HOME MYRIAD WAYS TO ENJOY THE VIEW

With living and dining areas aligned with the bedrooms for maximum natural light and ventilation, Vista Homes – which occupy over 80% of the apartments at Twin Waterfalls – provide residents with a truly efficient yet spacious and private layout. Most Vista Homes also face the swimming pool and recreation facilities, giving you the pleasure of waking up every morning to shimmering pool views and lush landscaping.



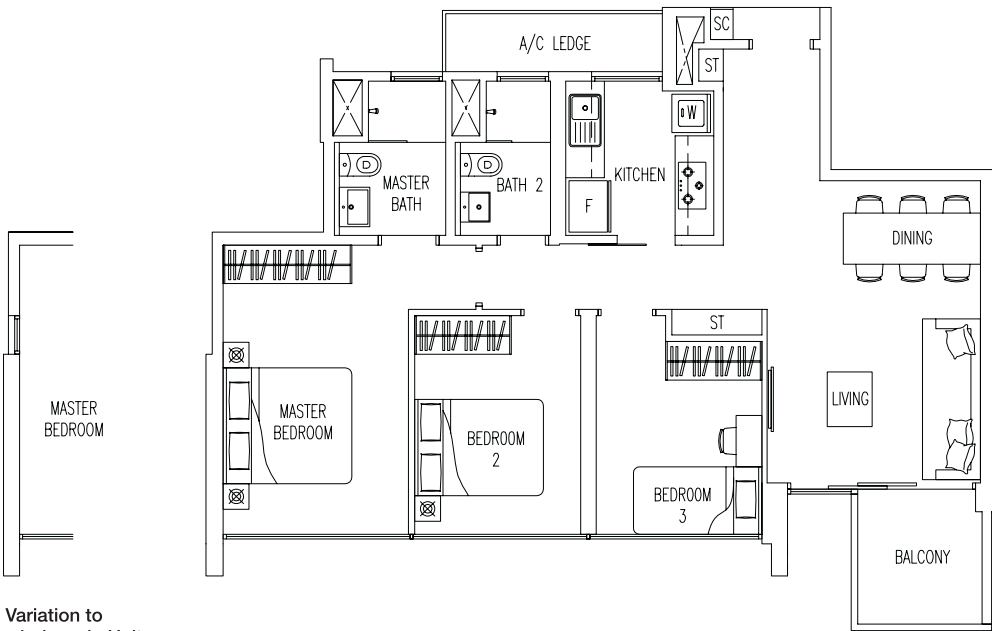
Type B2

3 BEDROOM (Compact)

Type A1

85 sq m / 915 sq ft

- # 03-03 to # 16-03
- # 02-06 to # 16-06
- # 03-09 to # 16-09
- # 02-12 to # 16-12
- # 07-13 to # 16-13
- # 07-14 to # 16-14
- # 07-16 to # 16-16
- # 03-21 to # 16-21
- # 02-25 to # 16-25



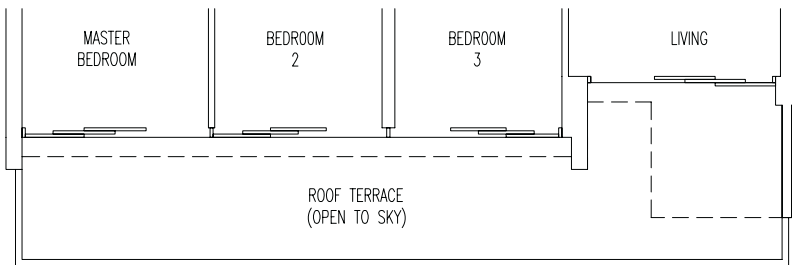
Variation to windows in Units

02-12 to # 16-12

Type A1-R

108 sq m / 1163 sq ft

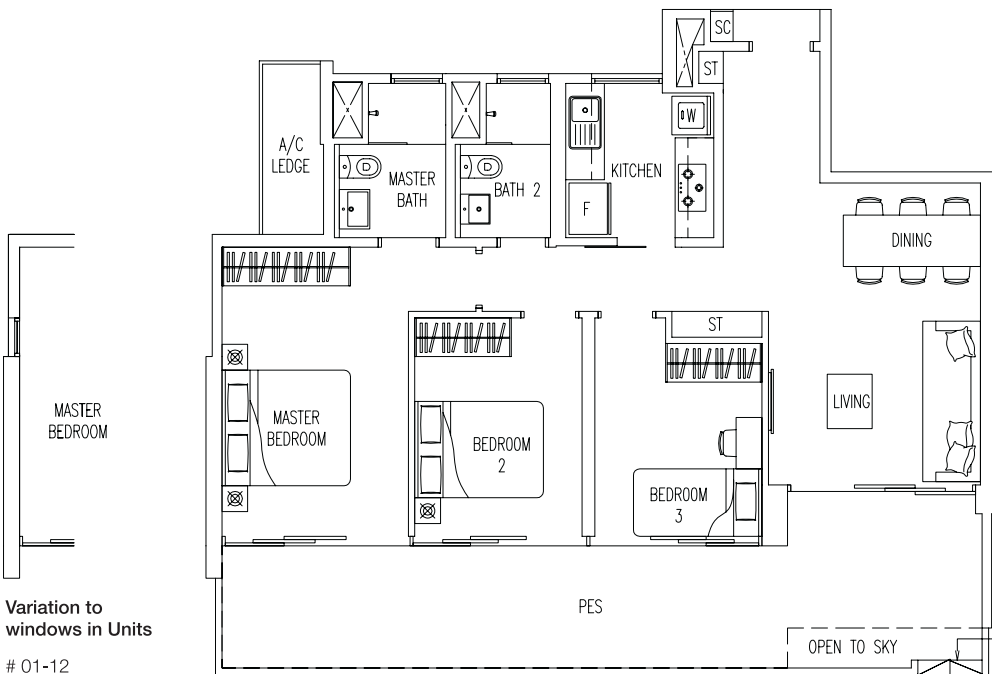
- # 02-03



Type A1-P

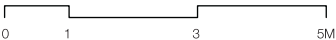
107 sq m / 1152 sq ft

- # 01-06
- # 01-12
- # 06-13
- # 06-14
- # 06-16
- # 01-25



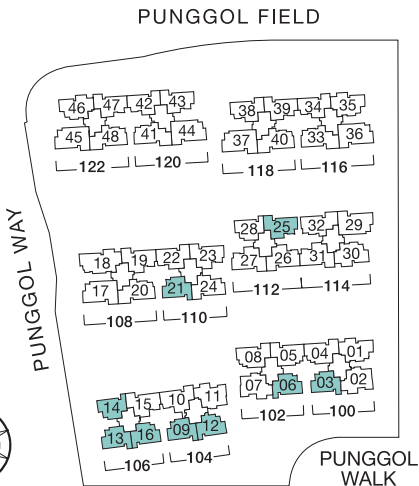
Variation to windows in Units

01-12



Area includes A/C ledge, balcony, PES, roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

Abbreviation : A/C ledge (Aircon Ledge), PES (Private Enclosed Space), SC (Shoe Cabinet) and ST (Store)



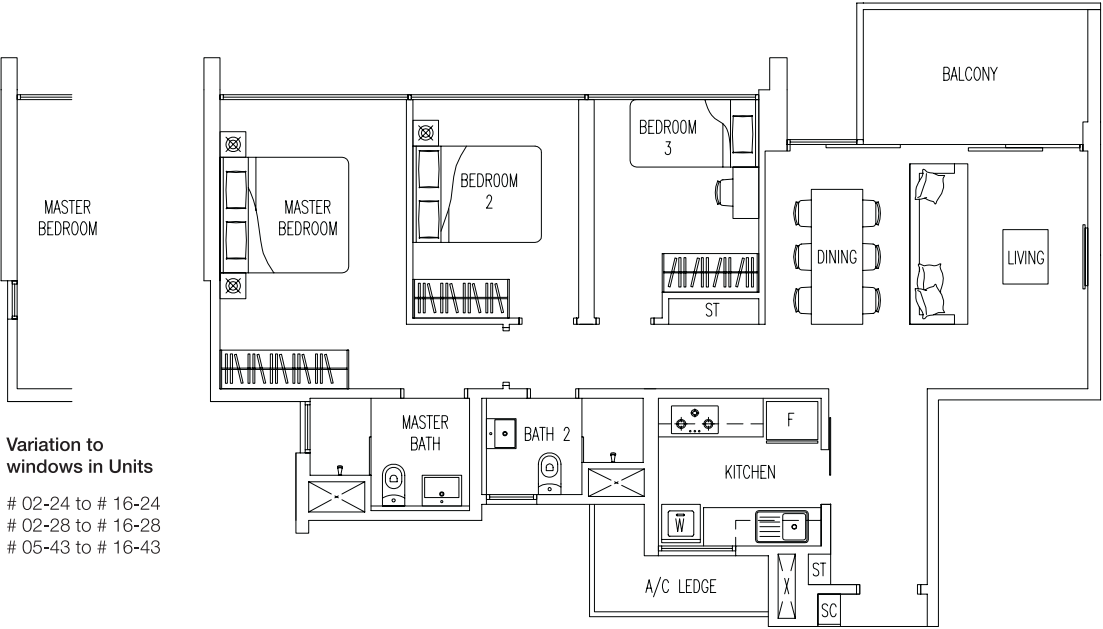
Key plan is not to scale

3 BEDROOM (Compact)

Type A2 VH

93 sq m / 1001 sq ft

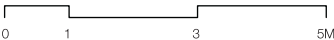
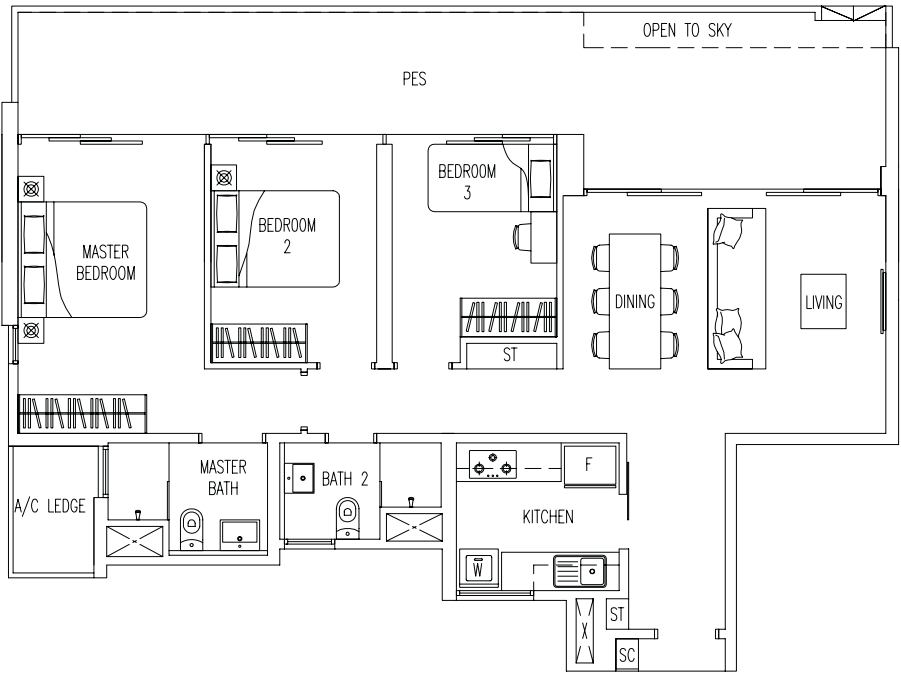
- # 02-24 to # 16-24
- # 02-28 to # 16-28
- # 05-34 to # 16-34
- # 05-38 to # 16-38
- # 05-39 to # 16-39
- # 05-42 to # 16-42
- # 05-43 to # 16-43
- # 06-47 to # 16-47



Type A2-P VH

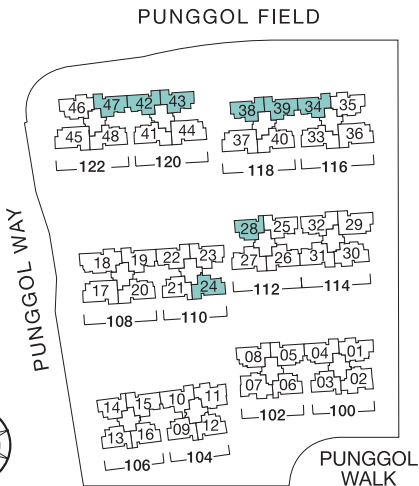
117 sq m / 1259 sq ft

- # 01-24
- # 01-28



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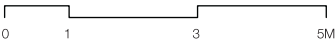
Key plan is not to scale

3 BEDROOM (Compact)

Type A2-P1 **VH**

153 sq m / 1647 sq ft

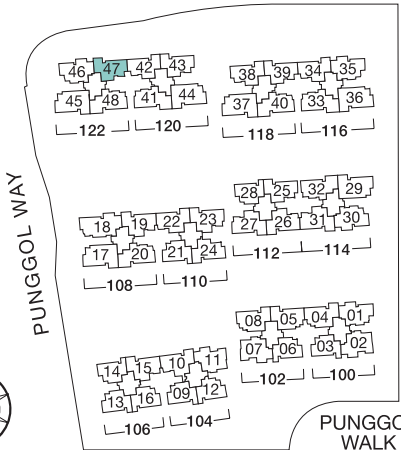
05-47



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PUNGGOL FIELD



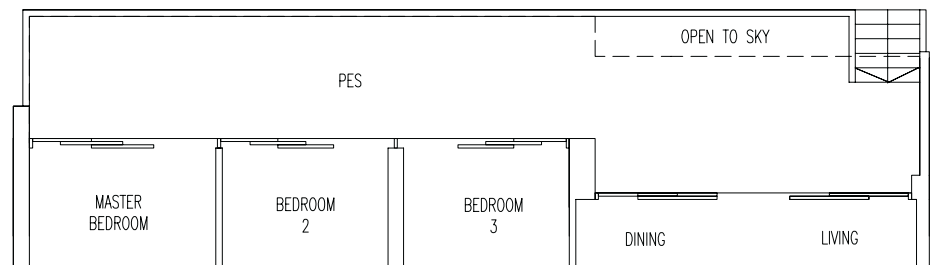
Key plan is not to scale

3 BEDROOM

Type B1-P **VH**

128 sq m / 1378 sq ft

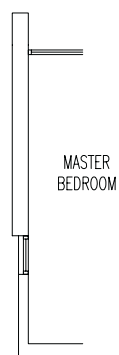
01-04
01-05
01-08



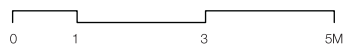
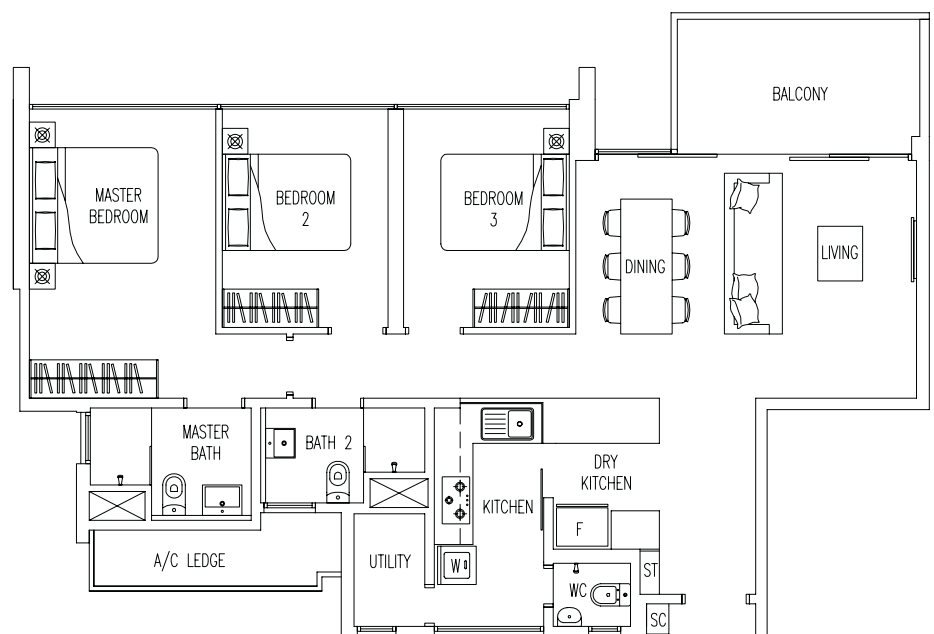
Type B1 **VH**

103 sq m / 1109 sq ft

02-04 to # 16-04
02-05 to # 16-05
02-08 to # 16-08

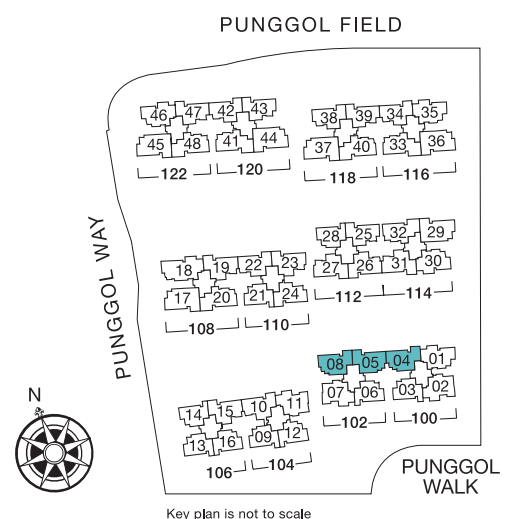


Variation to
windows in Units
01-08 to # 16-08



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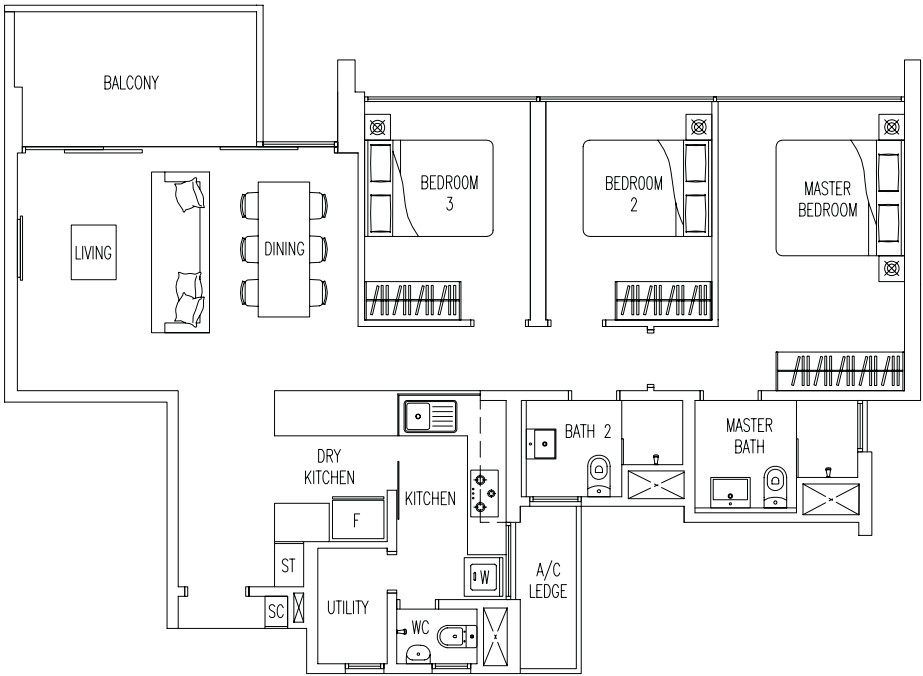
3 BEDROOM

Type B2

VH

101 sq m / 1087 sq ft

- # 03-10 to # 16-10
- # 07-15 to # 16-15
- # 06-19 to # 16-19
- # 03-22 to # 16-22
- # 02-23 to # 16-23
- # 02-26 to # 16-26
- # 02-27 to # 16-27
- # 02-31 to # 16-31

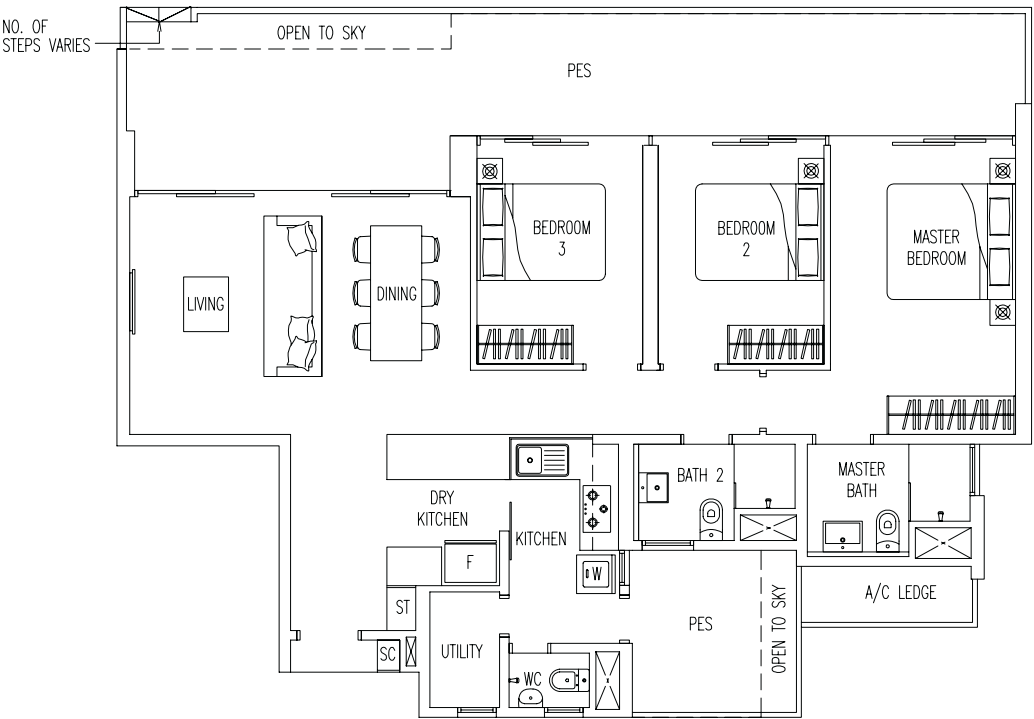


Type B2-P

VH

133 sq m / 1432 sq ft

- # 01-23
- # 01-27

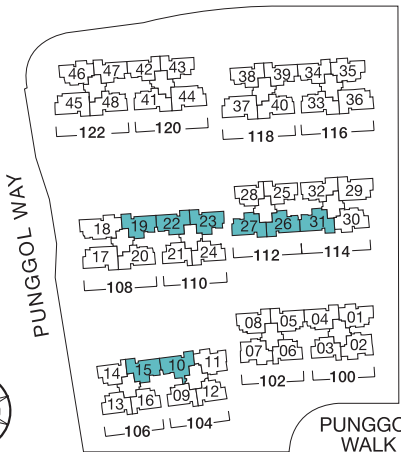


0 1 3 5M

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PUNGGOL FIELD



PUNGGOL WALK

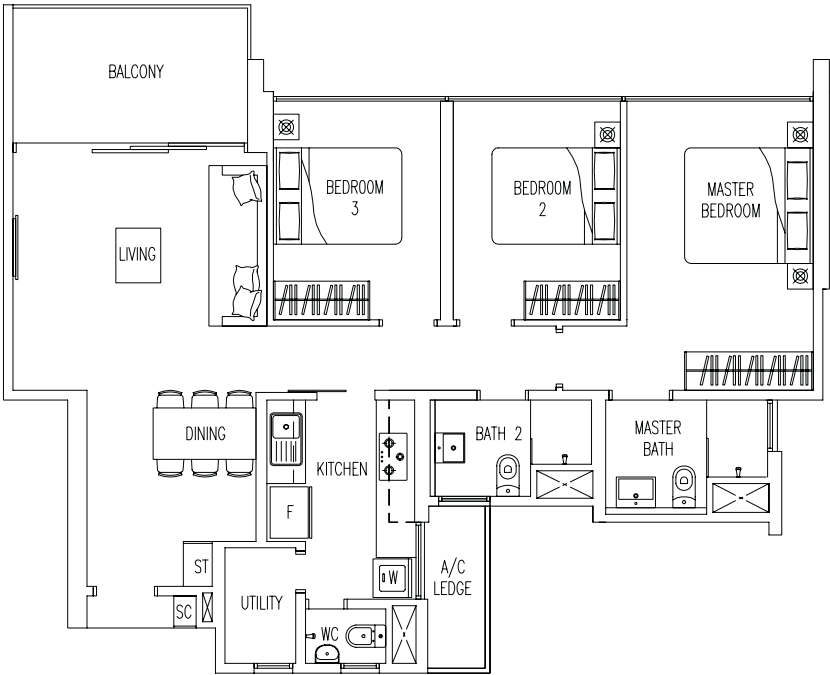
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3 BEDROOM

Type B2-A

96 sq m / 1033 sq ft

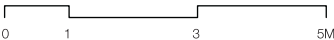
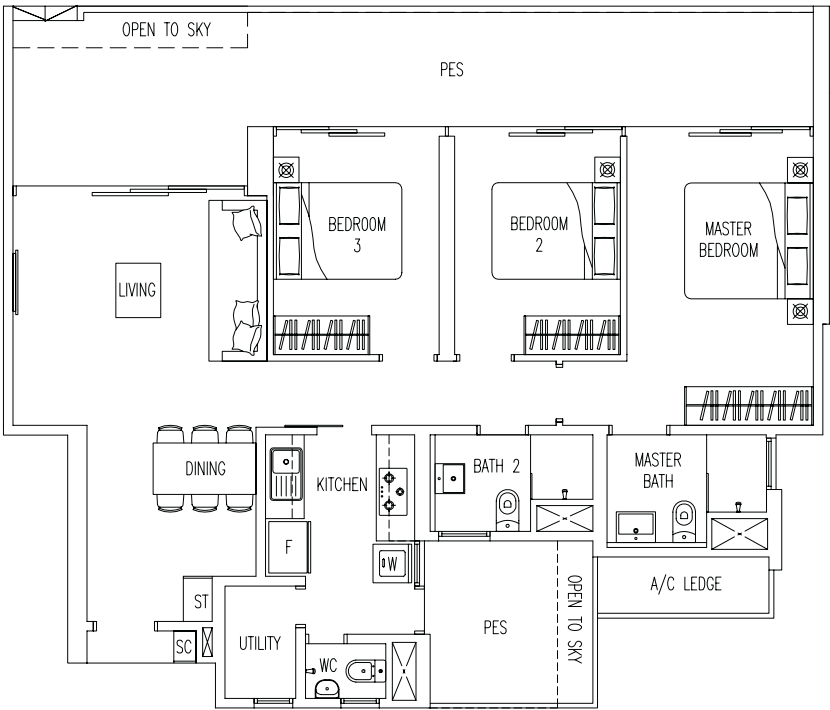
05-19



Type B2-P1

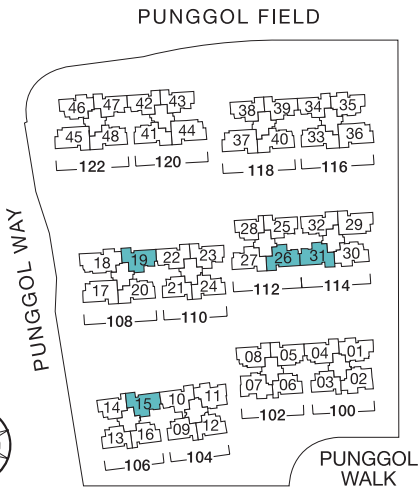
124 sq m / 1335 sq ft

06-15
01-26
01-31



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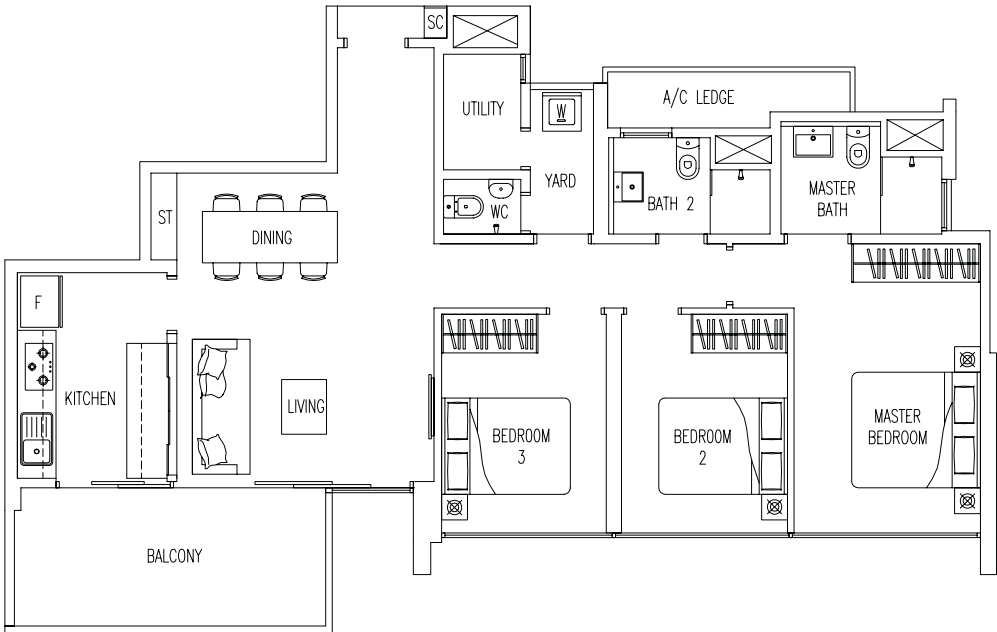
Key plan is not to scale

3 BEDROOM

Type B3 VH

104 sq m / 1119 sq ft

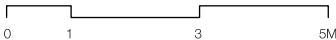
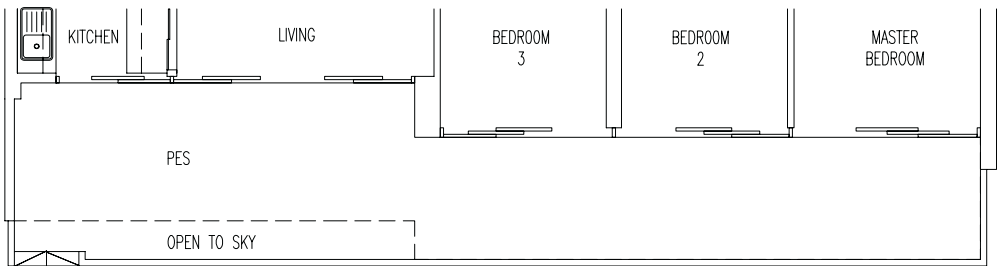
- # 06-20 to # 16-20
- # 02-32 to # 16-32
- # 02-33 to # 16-33
- # 02-40 to # 16-40
- # 03-41 to # 16-41
- # 06-48 to # 16-48



Type B3-P VH

130 sq m / 1399 sq ft

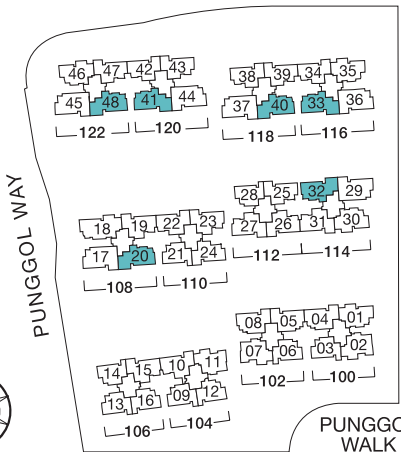
- # 01-32
- # 01-33
- # 01-40



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PUNGGOL FIELD



Key plan is not to scale

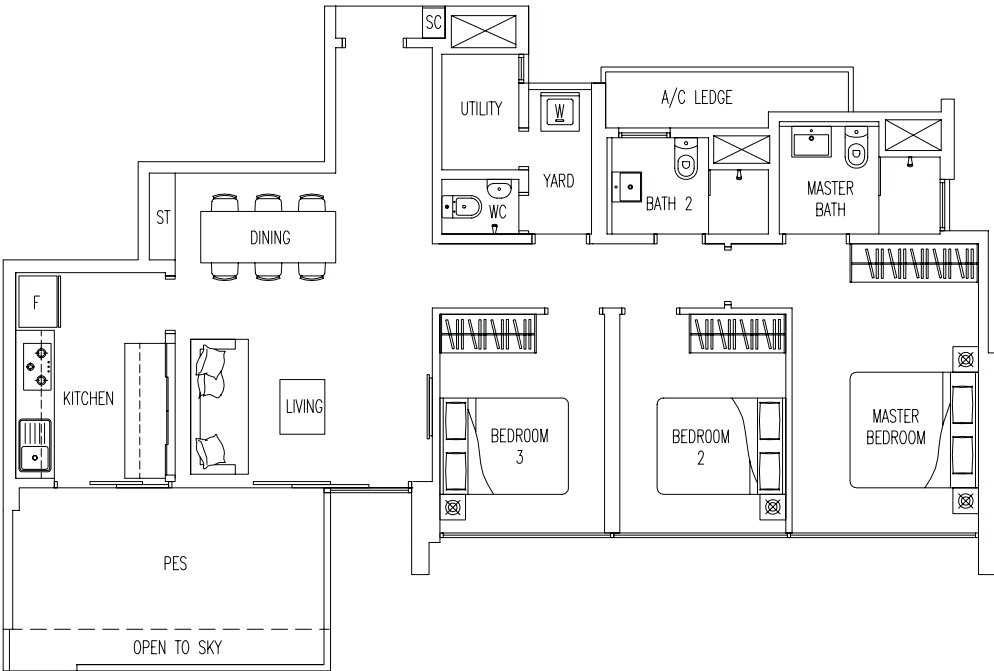
3 BEDROOM

Type B3-P1

107 sq m / 1152 sq ft

05-20

VH

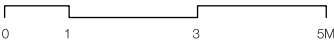
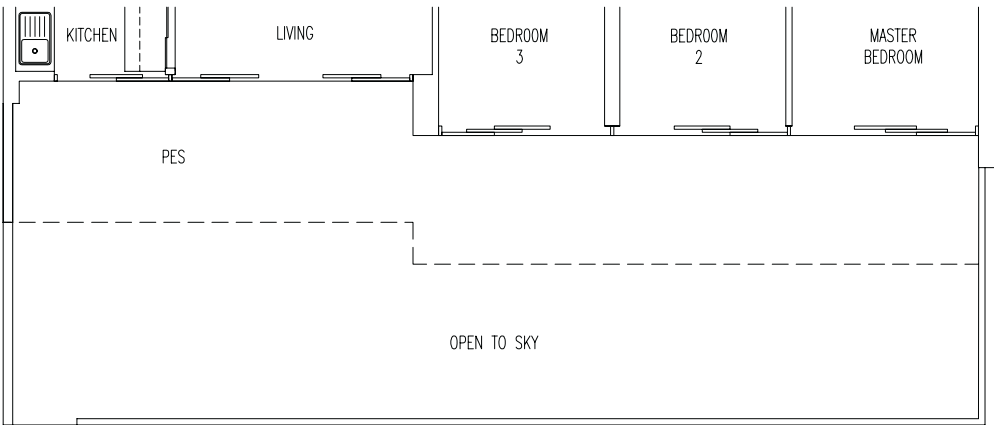


Type B3-P2

167 sq m / 1798 sq ft

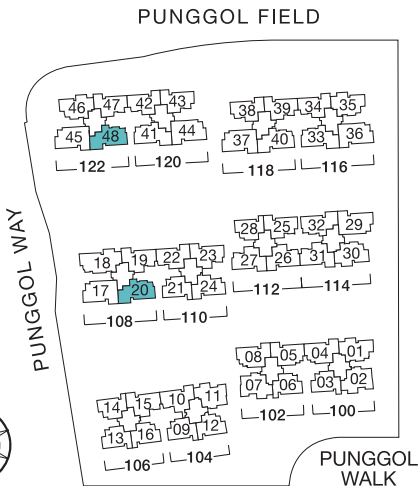
05-48

VH



Area includes A/C ledge, balcony, PES, roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

Abbreviation : A/C ledge (Aircon Ledge), PES (Private Enclosed Space), SC (Shoe Cabinet) and ST (Store)



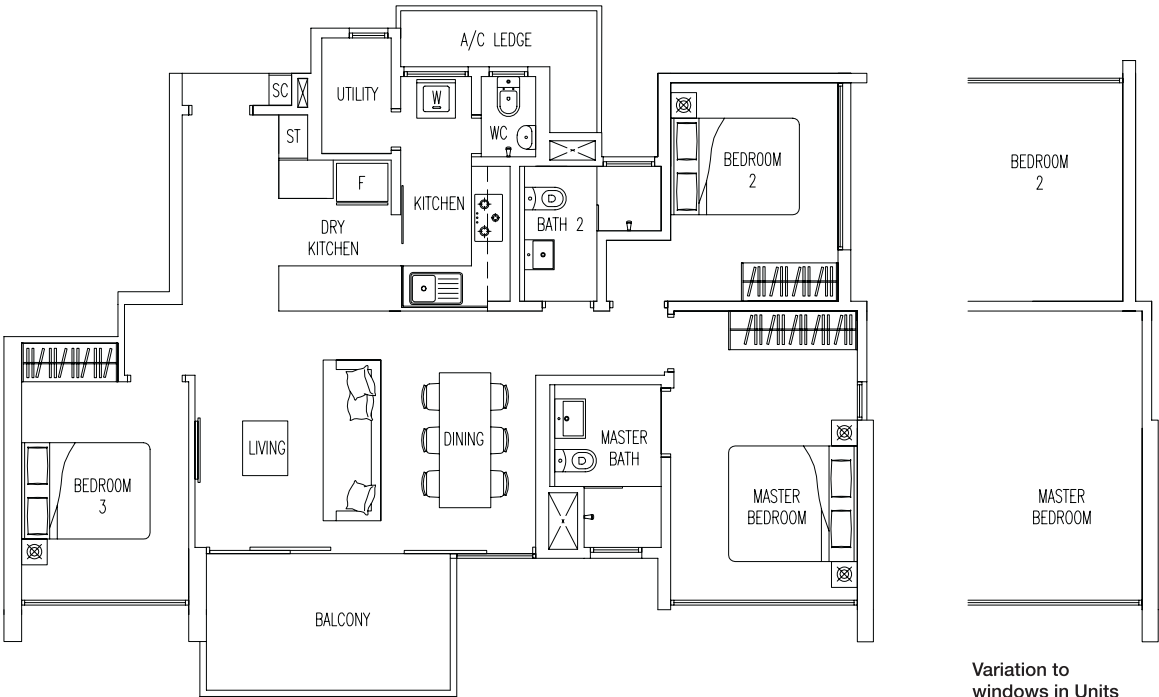
Key plan is not to scale

3 BEDROOM

Type B4 VH

103 sq m / 1109 sq ft

03-02 to # 16-02
02-07 to # 16-07
02-11 to # 16-11



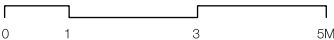
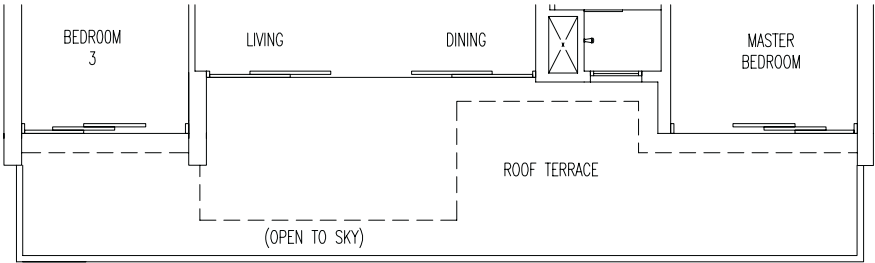
Variation to windows in Units

02-07 to # 16-07
02-11 to # 16-11

Type B4-R VH

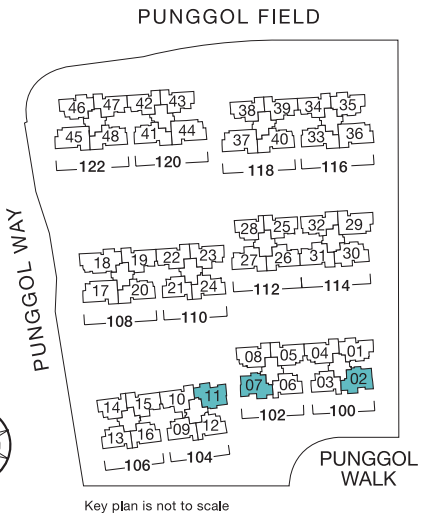
126 sq m / 1356 sq ft

02-02



Area includes A/C ledge, balcony, PES, roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

Abbreviation : A/C ledge (Aircon Ledge), PES (Private Enclosed Space), SC (Shoe Cabinet) and ST (Store)

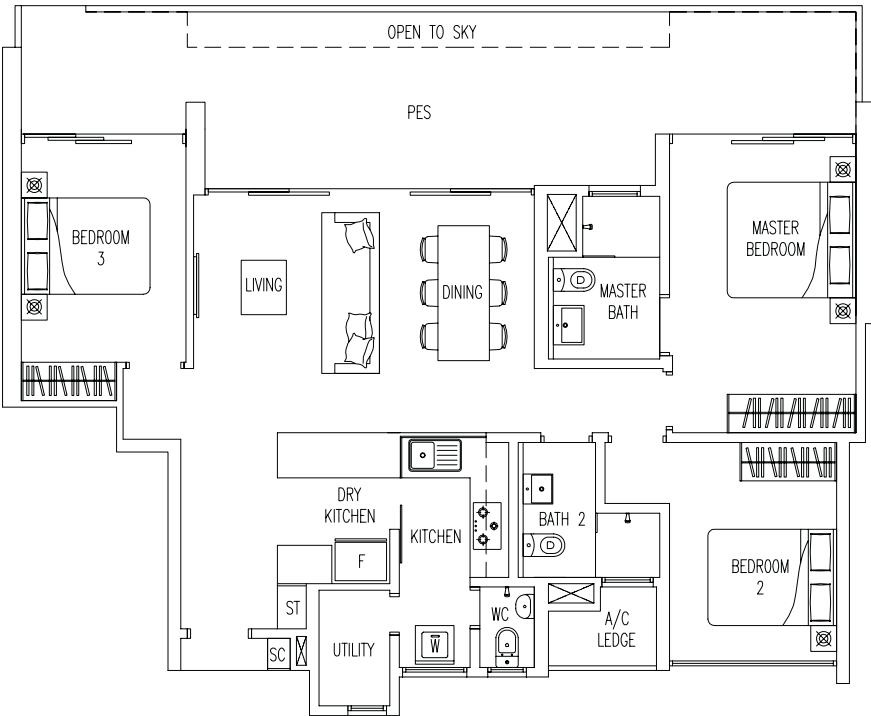


3 BEDROOM

Type B4-P

125 sq m / 1346 sq ft

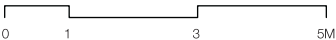
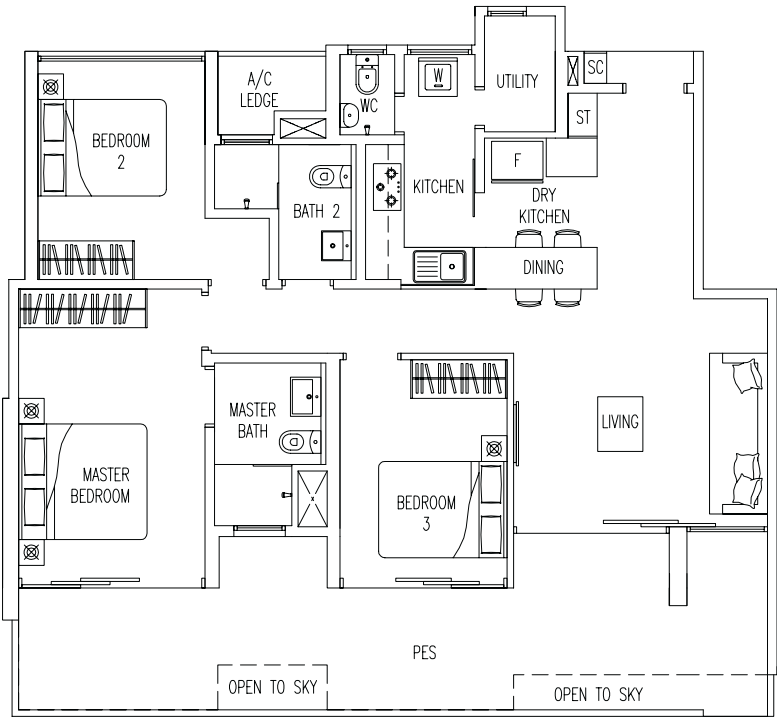
01-11



Type B4-P1

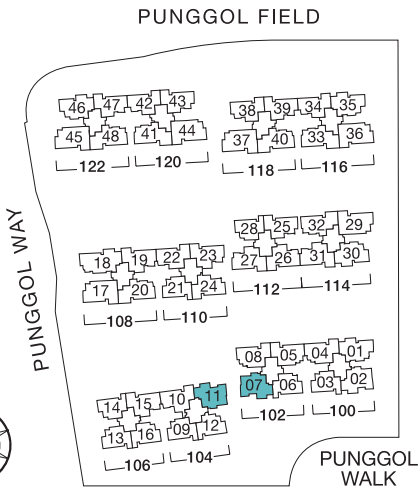
117 sq m / 1259 sq ft

01-07



Area includes A/C ledge, balcony, PES, roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

Abbreviation : A/C ledge (Aircon Ledge), PES (Private Enclosed Space), SC (Shoe Cabinet) and ST (Store)

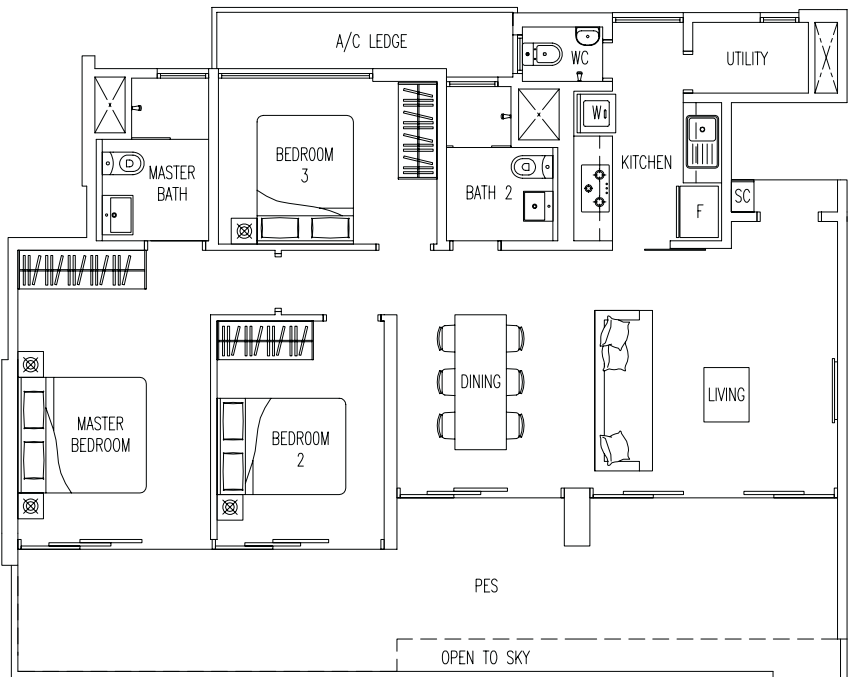


3 BEDROOM

Type B5-P

123 sq m / 1324 sq ft

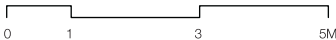
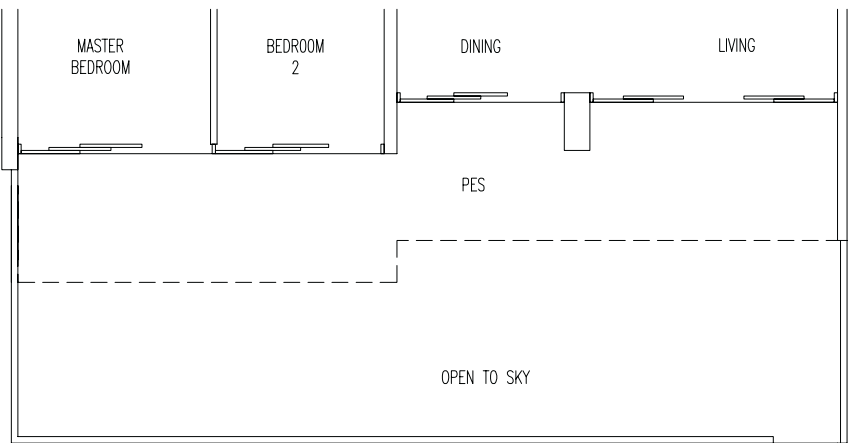
05-17



Type B5-P1

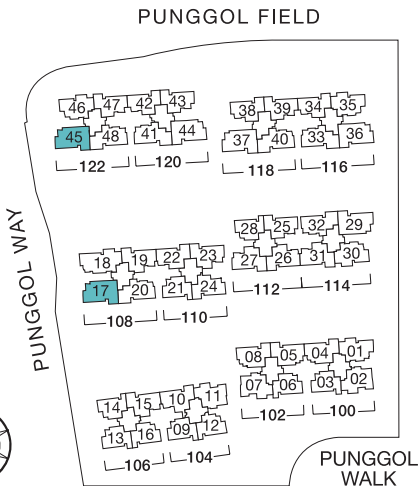
156 sq m / 1679 sq ft

05-45



Area includes A/C ledge, balcony, PES, roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

Abbreviation : A/C ledge (Aircon Ledge), PES (Private Enclosed Space), SC (Shoe Cabinet) and ST (Store)



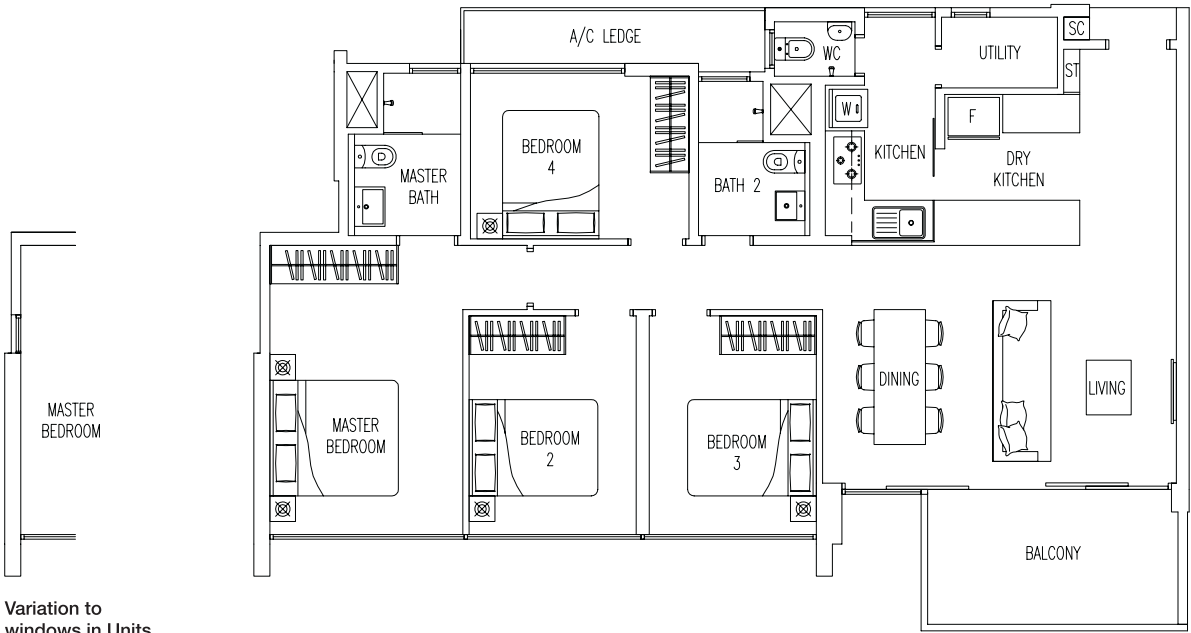
Key plan is not to scale

4 BEDROOM

Type C VH

115 sq m / 1238 sq ft

- # 06-17 to # 16-17
- # 02-29 to # 16-29
- # 02-36 to # 16-36
- # 02-37 to # 16-37
- # 02-44 to # 16-44
- # 06-45 to # 16-45



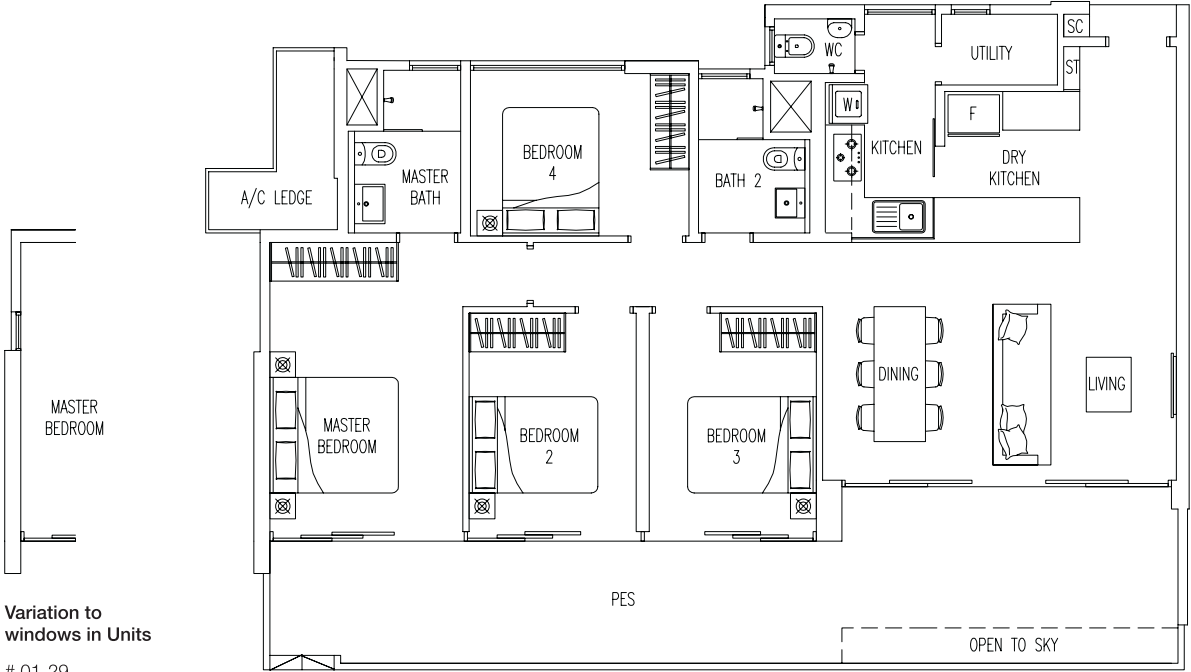
Variation to windows in Units

- # 02-29 to # 16-29
- # 02-36 to # 16-36
- # 02-37 to # 16-37

Type C-P VH

140 sq m / 1507 sq ft

- # 01-29
- # 01-36
- # 01-37
- # 01-44



Variation to windows in Units

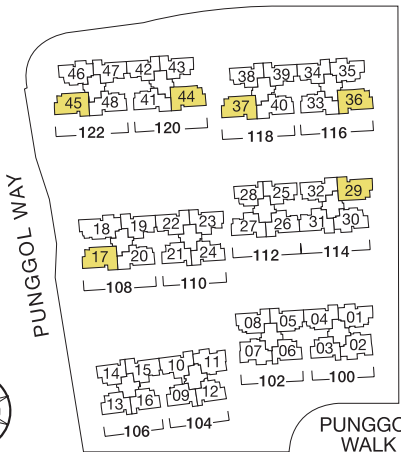
- # 01-29
- # 01-36
- # 01-37

0 1 3 5M

Area includes A/C ledge, balcony, PES, roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

Abbreviation : A/C ledge (Aircon Ledge), PES (Private Enclosed Space), SC (Shoe Cabinet) and ST (Store)

PUNGGOL FIELD



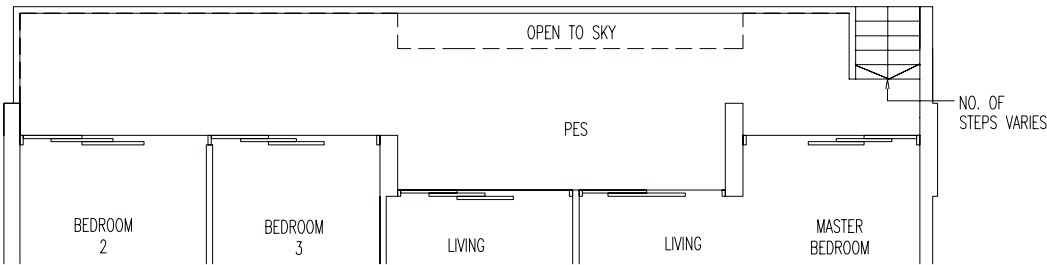
Key plan is not to scale

3 BEDROOM (Dual Key)

Type DK1-P VH

134 sq m / 1442 sq ft

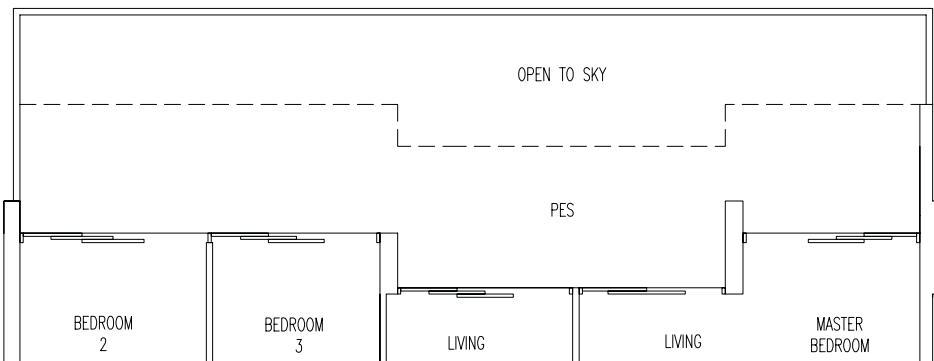
- # 01-01
- # 01-30



Type DK1-P1 VH

156 sq m / 1679 sq ft

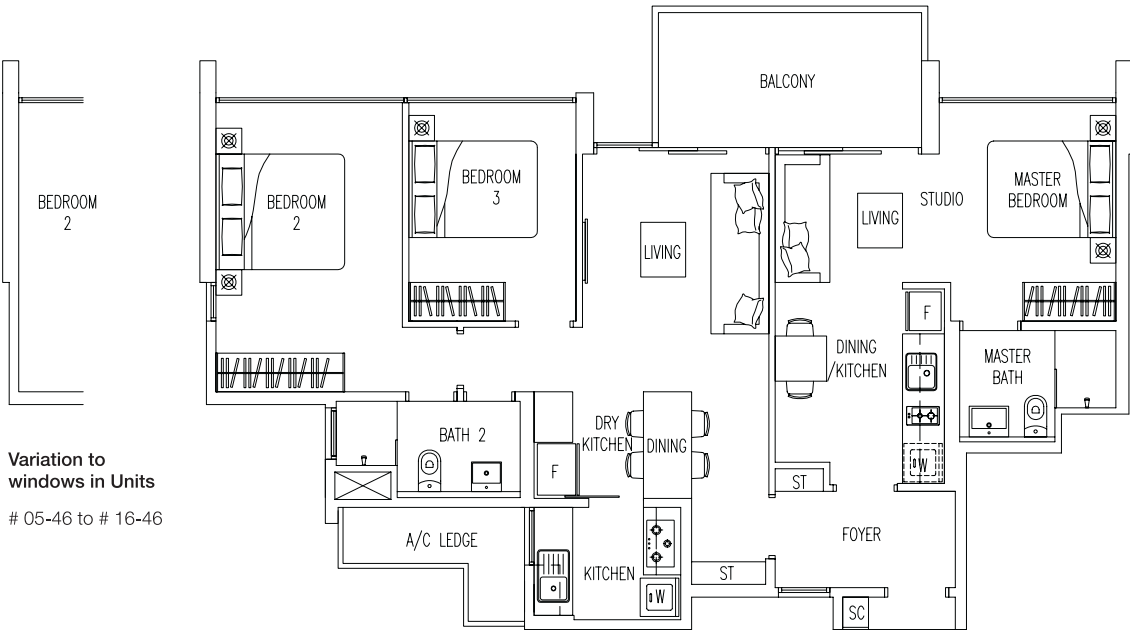
- # 05-46



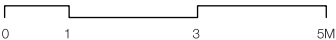
Type DK1 VH

104 sq m / 1119 sq ft

- # 02-01 to # 16-01
- # 02-30 to # 16-30
- # 05-35 to # 16-35
- # 06-46 to # 16-46

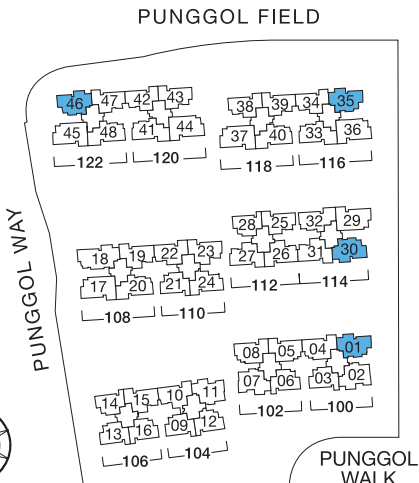


Variation to windows in Units
05-46 to # 16-46



Area includes A/C ledge, balcony, PES, roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

Abbreviation : A/C ledge (Aircon Ledge), PES (Private Enclosed Space), SC (Shoe Cabinet) and ST (Store)



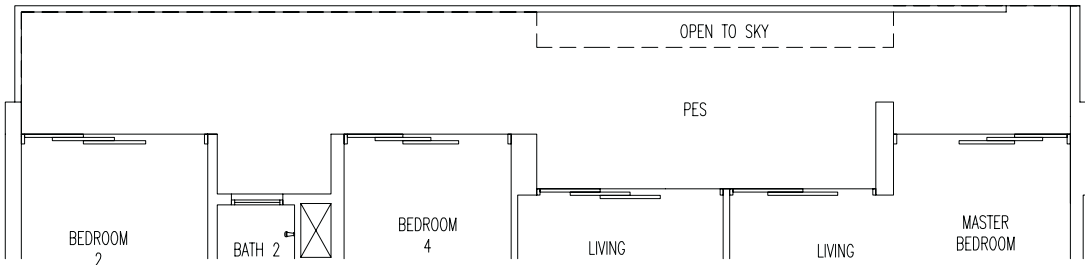
Key plan is not to scale

4 BEDROOM (Dual Key)

Type DK2-P **VH**

159 sq m / 1711 sq ft

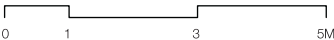
05-18



Type DK2 **VH**

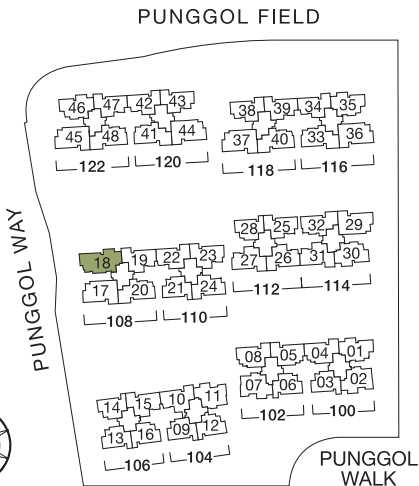
128 sq m / 1378 sq ft

06-18 to # 16-18



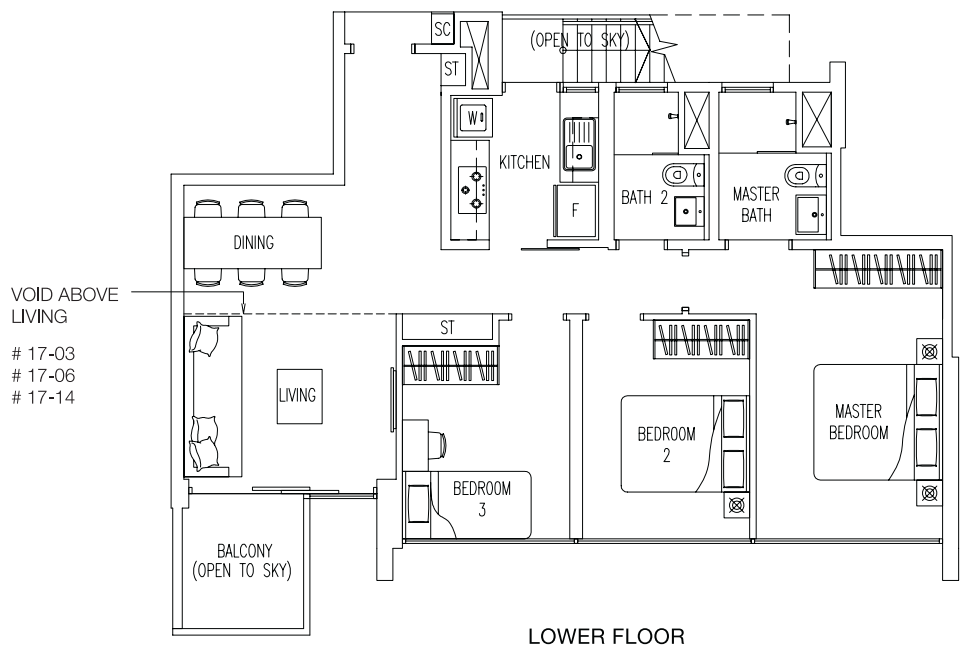
Area includes A/C ledge, balcony, PES, roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

Abbreviation : A/C ledge (Aircon Ledge), PES (Private Enclosed Space), SC (Shoe Cabinet) and ST (Store)

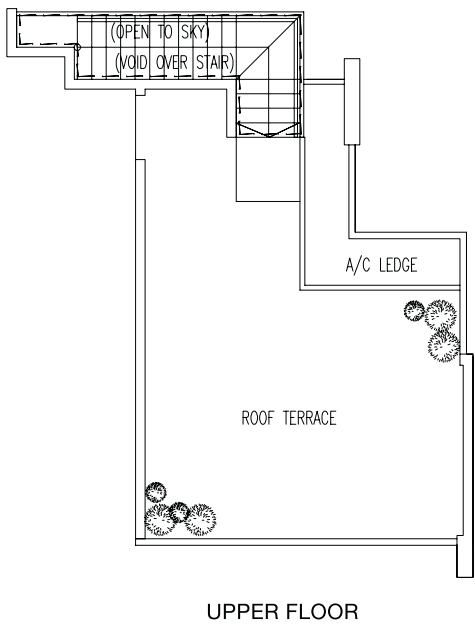


Key plan is not to scale

PENTHOUSE - 3 BEDROOM



Variation to windows in Units
17-12



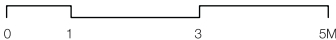
Type A1-PH

121 sq m / 1302 sq ft
(Inclusive of 5 sq m of void area)

- # 17-09
- # 17-12
- # 17-13
- # 17-16
- # 17-21
- # 17-25

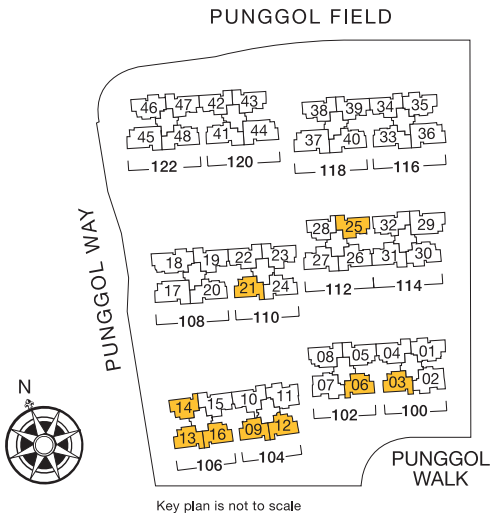
131 sq m / 1410 sq ft
(Inclusive of 15 sq m of void area)

- # 17-03
- # 17-06
- # 17-14



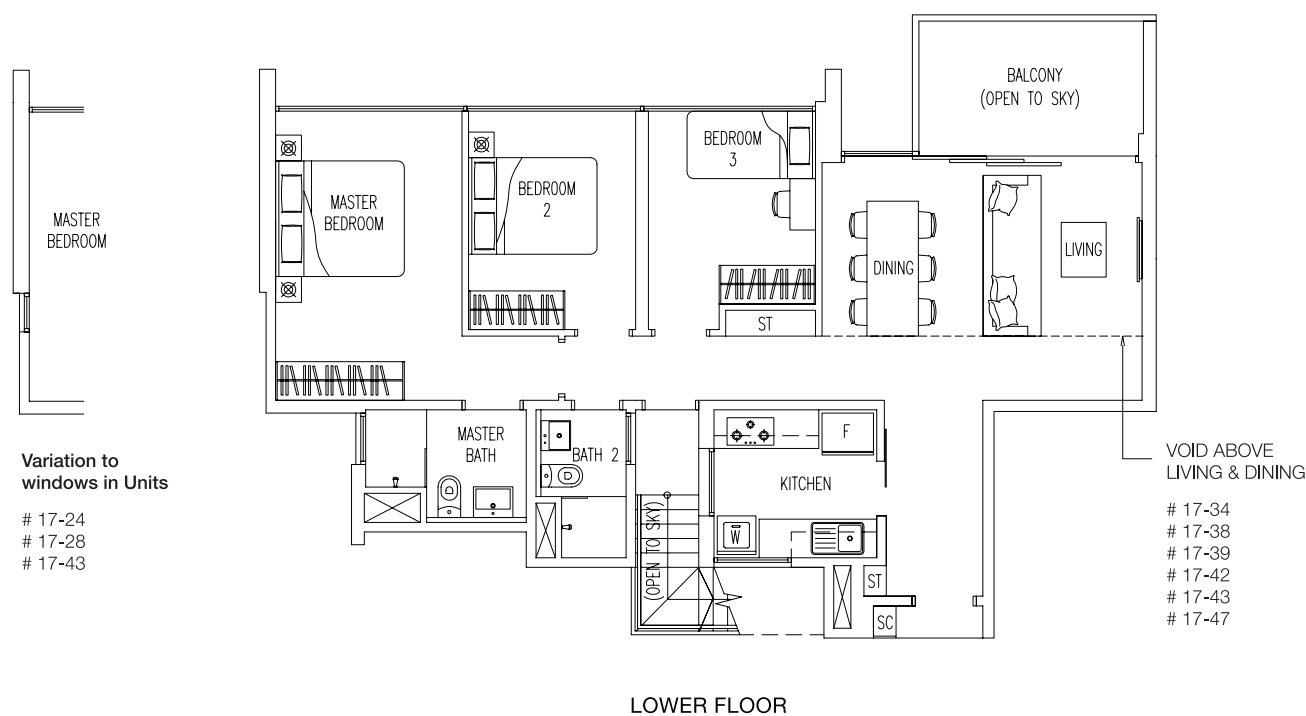
Area includes A/C ledge, balcony, PES, roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

Abbreviation : A/C ledge (Aircon Ledge), PES (Private Enclosed Space), SC (Shoe Cabinet) and ST (Store)



Key plan is not to scale

PENTHOUSE - 3 BEDROOM



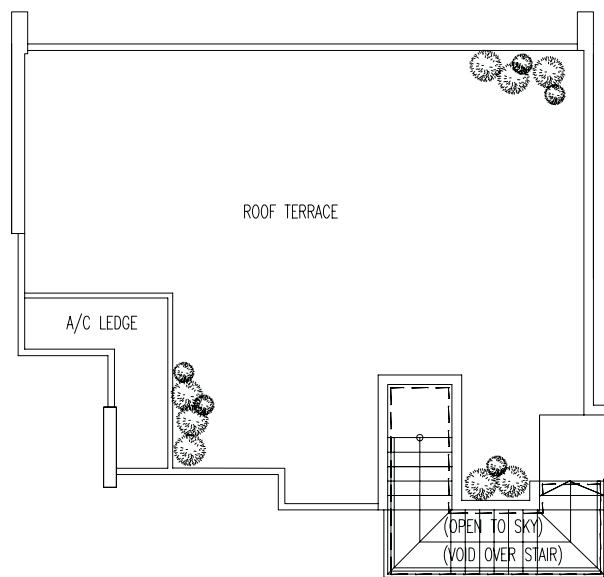
Type A2-PH **VH**

157 sq m / 1690 sq ft
(Inclusive of 6 sq m of void area)

17-24
17-28

171 sq m / 1841 sq ft
(Inclusive of 20 sq m of void area)

17-34
17-38
17-39
17-42
17-43
17-47

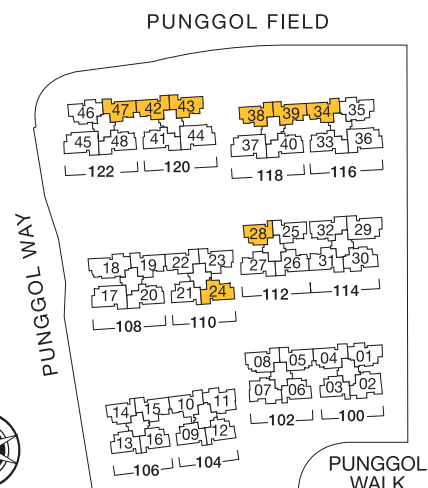


UPPER FLOOR



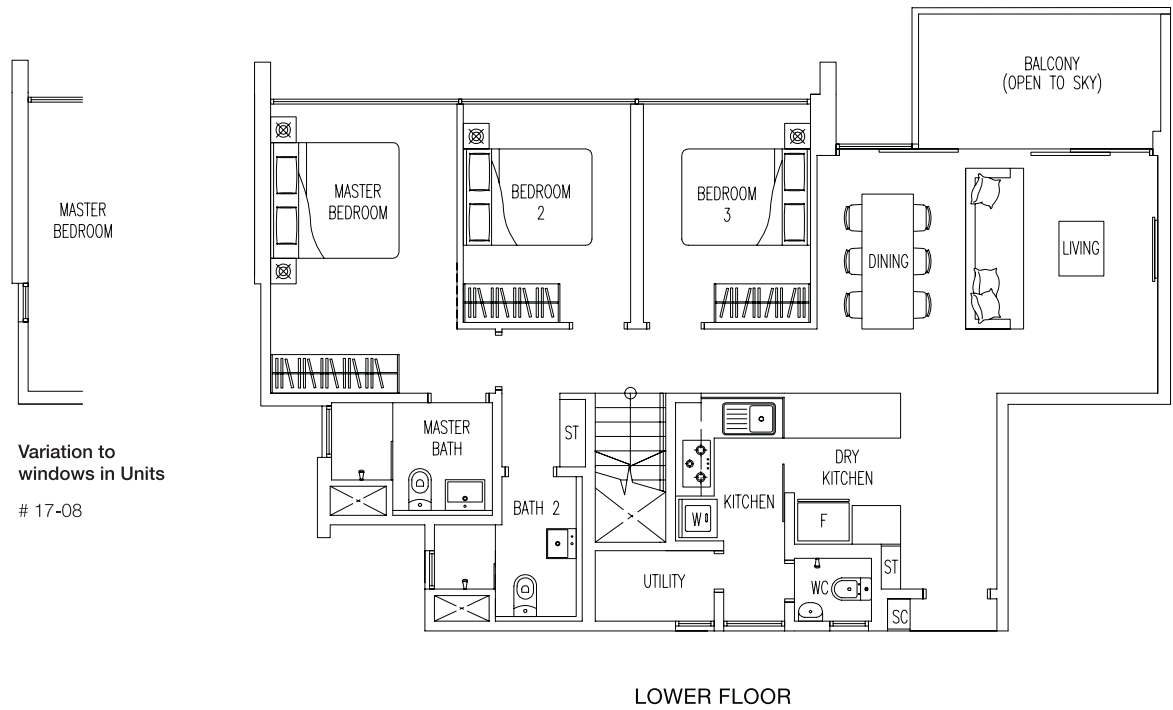
Area includes A/C ledge, balcony, PES, roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

Abbreviation : A/C ledge (Aircon Ledge), PES (Private Enclosed Space), SC (Shoe Cabinet) and ST (Store)



Key plan is not to scale

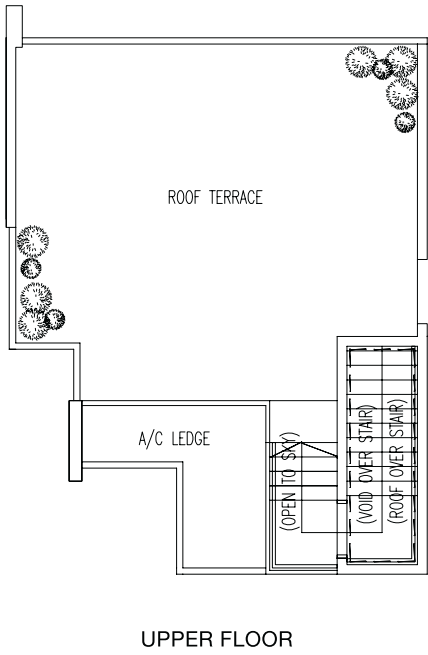
PENTHOUSE - 3 BEDROOM



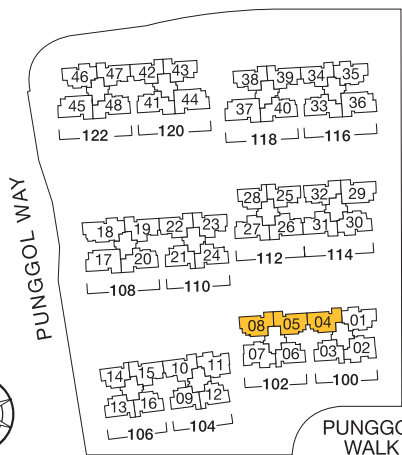
Type B1-PH **VH**

142 sq m / 1528 sq ft
(Inclusive of 4 sq m of void area)

- # 17-04
- # 17-05
- # 17-08



PUNGGOL FIELD



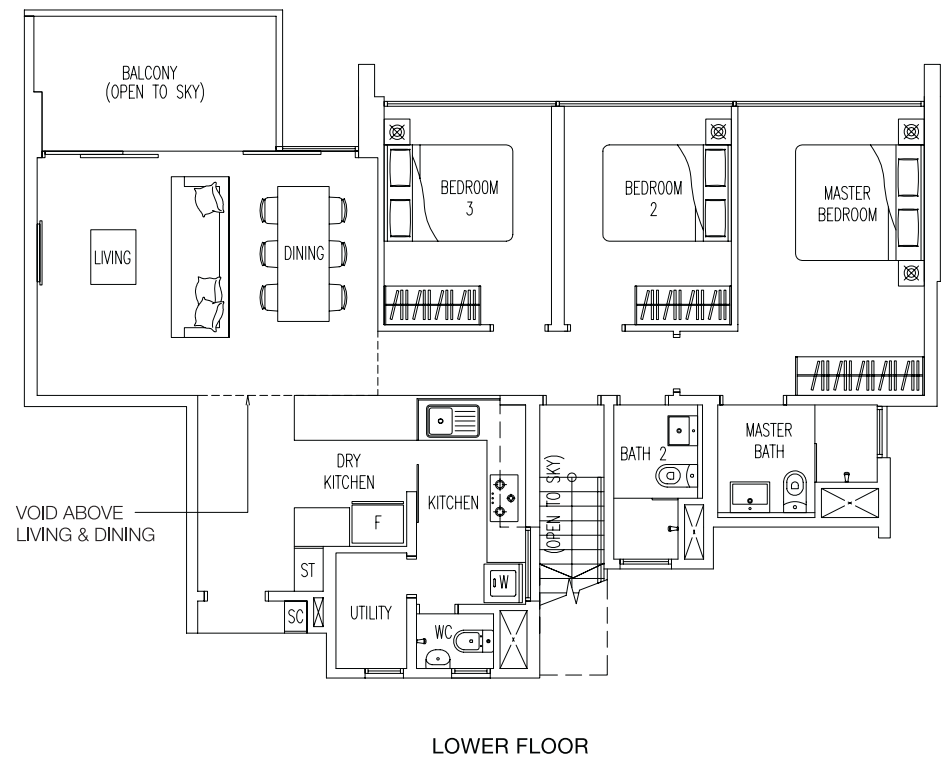
Key plan is not to scale

0 1 3 5M

Area includes A/C ledge, balcony, PES, roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

Abbreviation : A/C ledge (Aircon Ledge), PES (Private Enclosed Space), SC (Shoe Cabinet) and ST (Store)

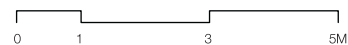
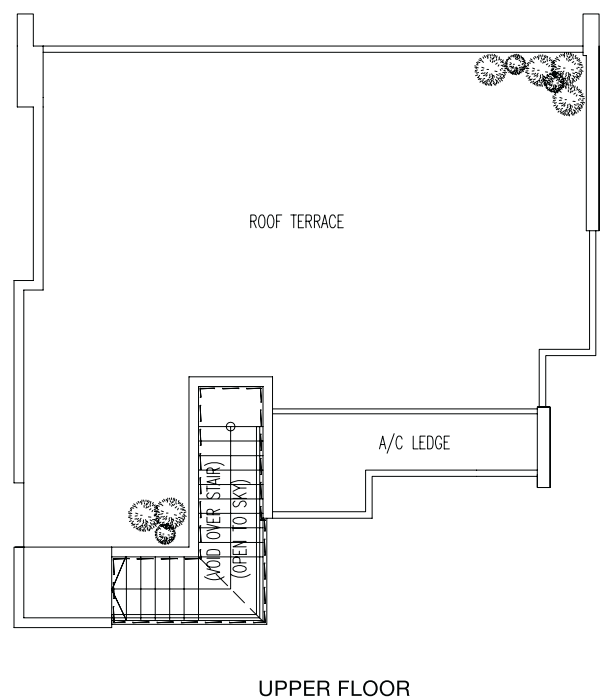
PENTHOUSE - 3 BEDROOM



Type B2-PH **VH**

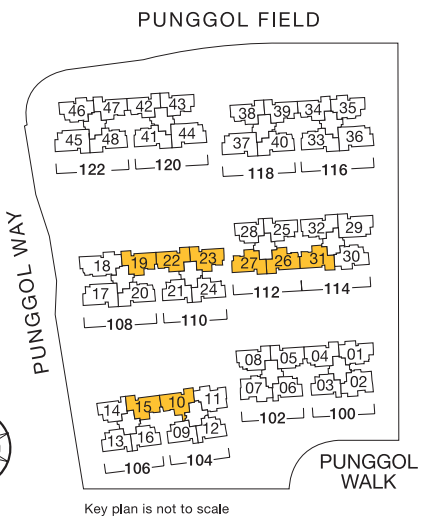
185 sq m / 1991 sq ft
(Inclusive of 21 sq m of void area)

- # 17-10
- # 17-15
- # 17-19
- # 17-22
- # 17-23
- # 17-26
- # 17-27
- # 17-31

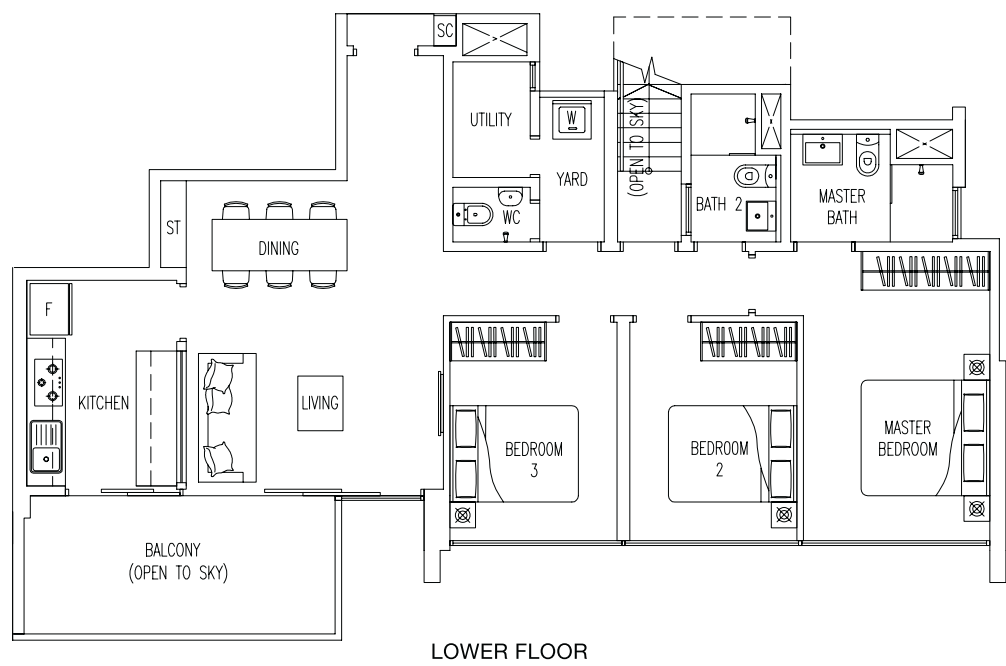


Area includes A/C ledge, balcony, PES, roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

Abbreviation : A/C ledge (Aircon Ledge), PES (Private Enclosed Space), SC (Shoe Cabinet) and ST (Store)



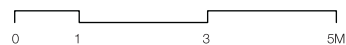
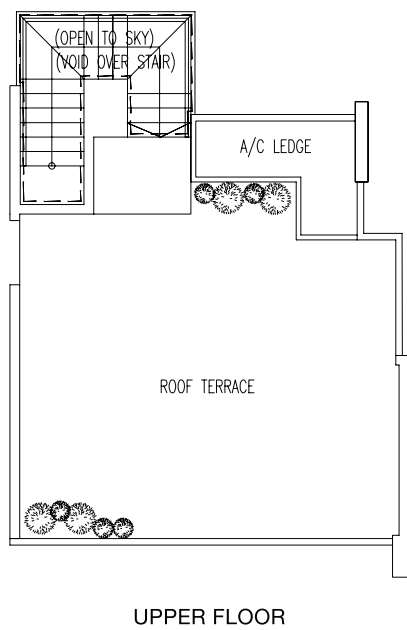
PENTHOUSE - 3 BEDROOM



Type B3-PH **VH**

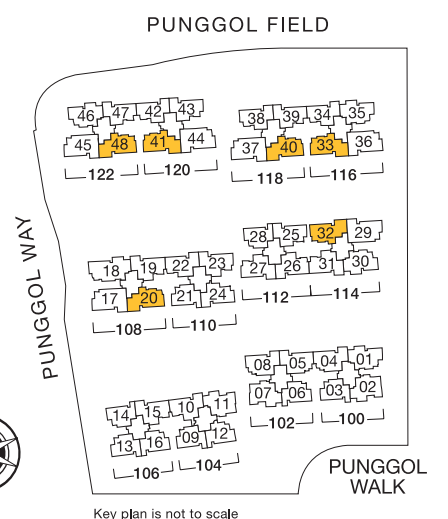
148 sq m / 1593 sq ft
(Inclusive of 6 sq m of void area)

- # 17-20
- # 17-32
- # 17-33
- # 17-40
- # 17-41
- # 17-48



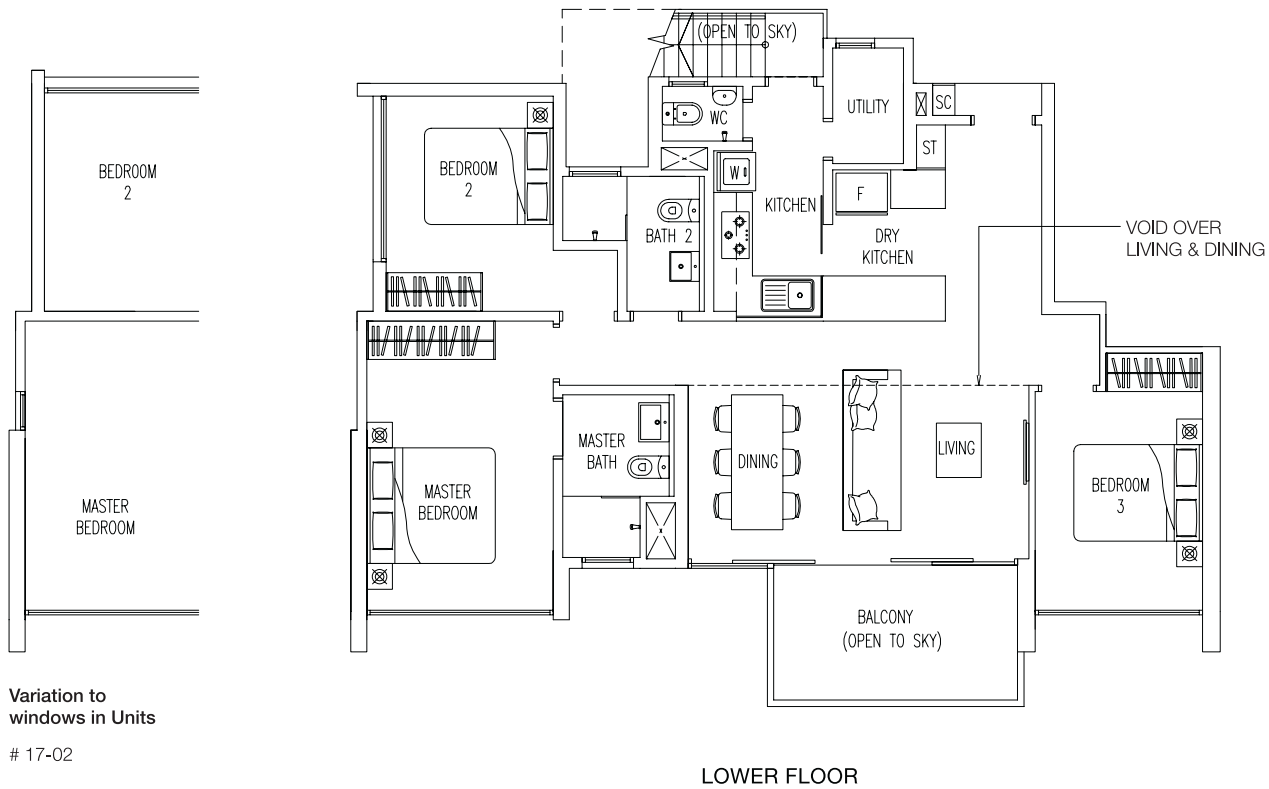
Area includes A/C ledge, balcony, PES, roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

Abbreviation : A/C ledge (Aircon Ledge), PES (Private Enclosed Space), SC (Shoe Cabinet) and ST (Store)



Key plan is not to scale

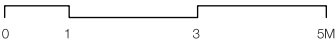
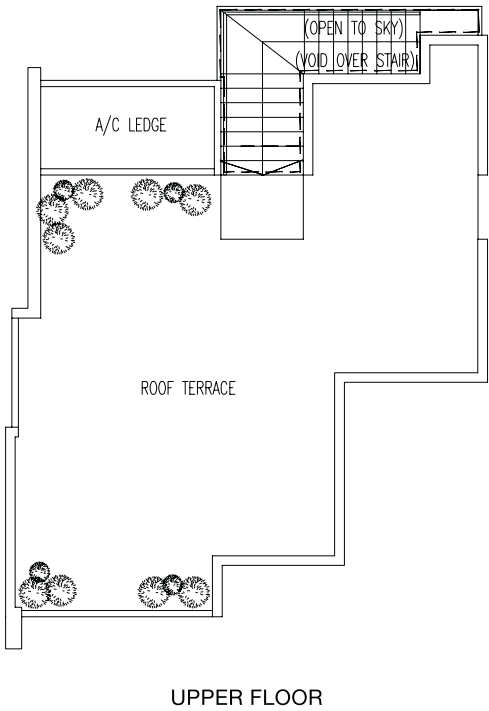
PENTHOUSE - 3 BEDROOM



Type B4-PH **VH**

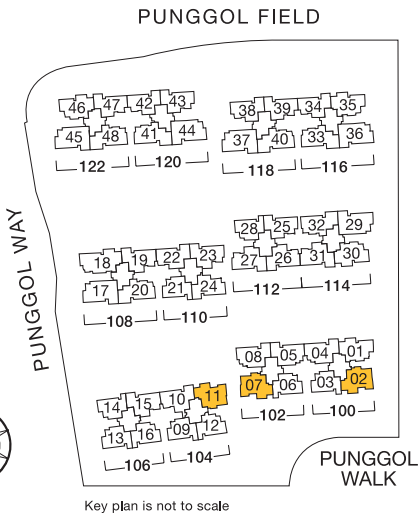
174 sq m / 1873 sq ft
(Inclusive of 21 sq m of void area)

- # 17-02
- # 17-07
- # 17-11

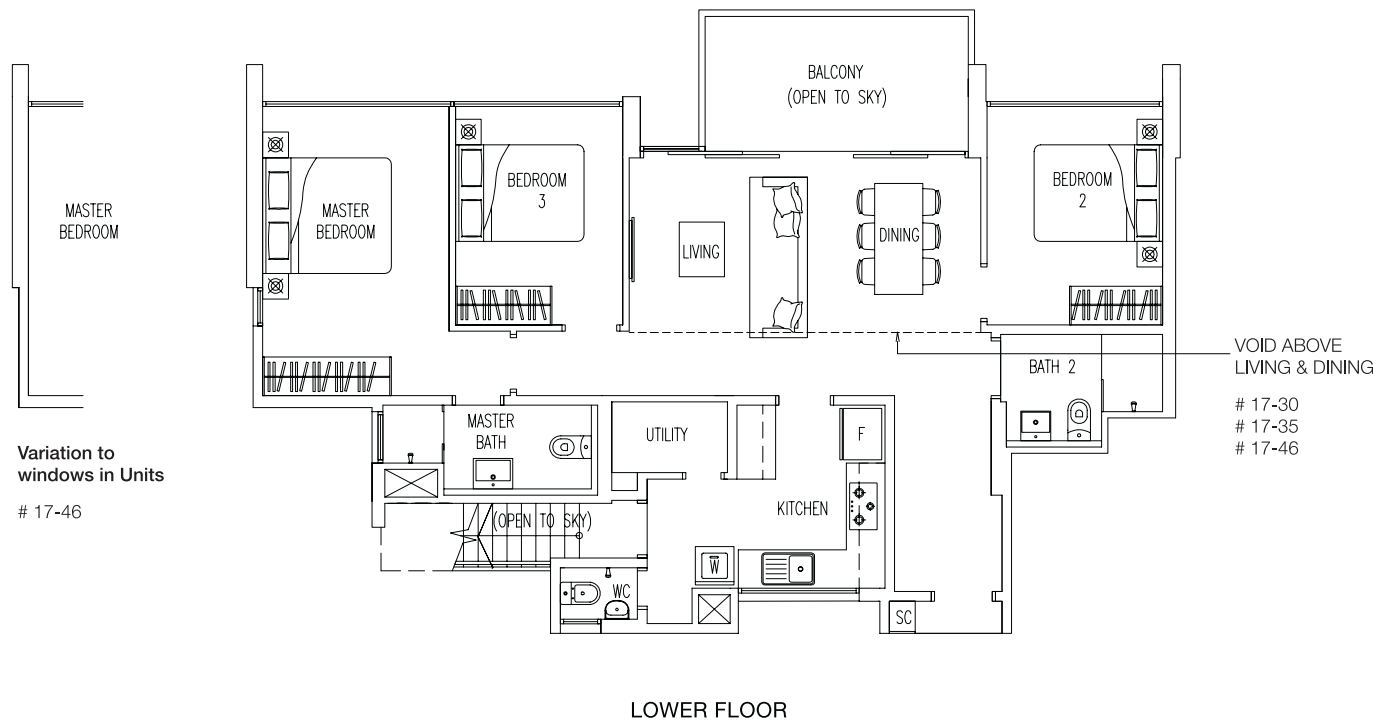


Area includes A/C ledge, balcony, PES, roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

Abbreviation : A/C ledge (Aircon Ledge), PES (Private Enclosed Space), SC (Shoe Cabinet) and ST (Store)



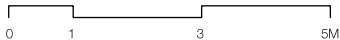
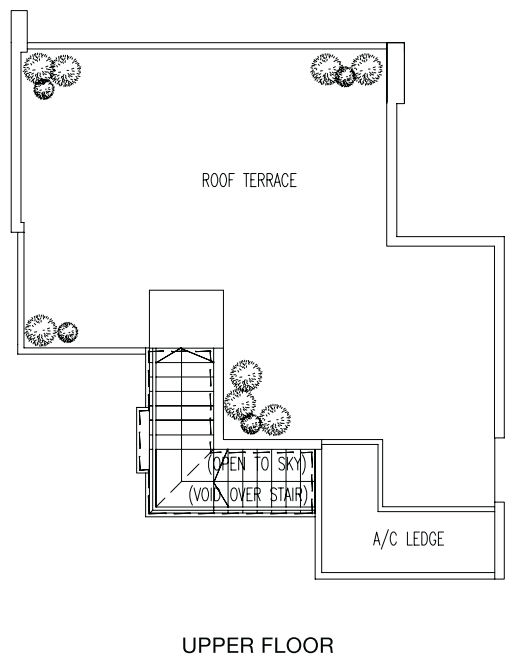
PENTHOUSE - 3 BEDROOM



Type DK1-PH **VH**

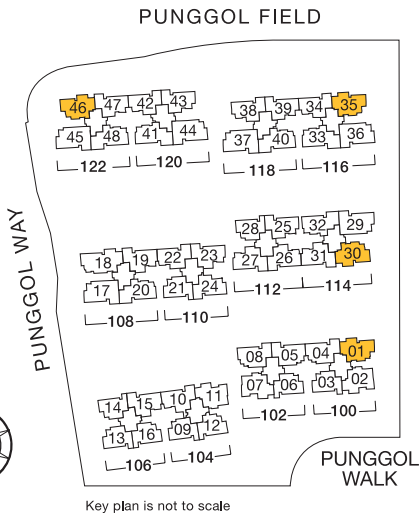
149 sq m / 1604 sq ft
(Inclusive of 5 sq m of void area)
17-01

164 sq m / 1765 sq ft
(Inclusive of 20 sq m of void area)
17-30
17-35
17-46



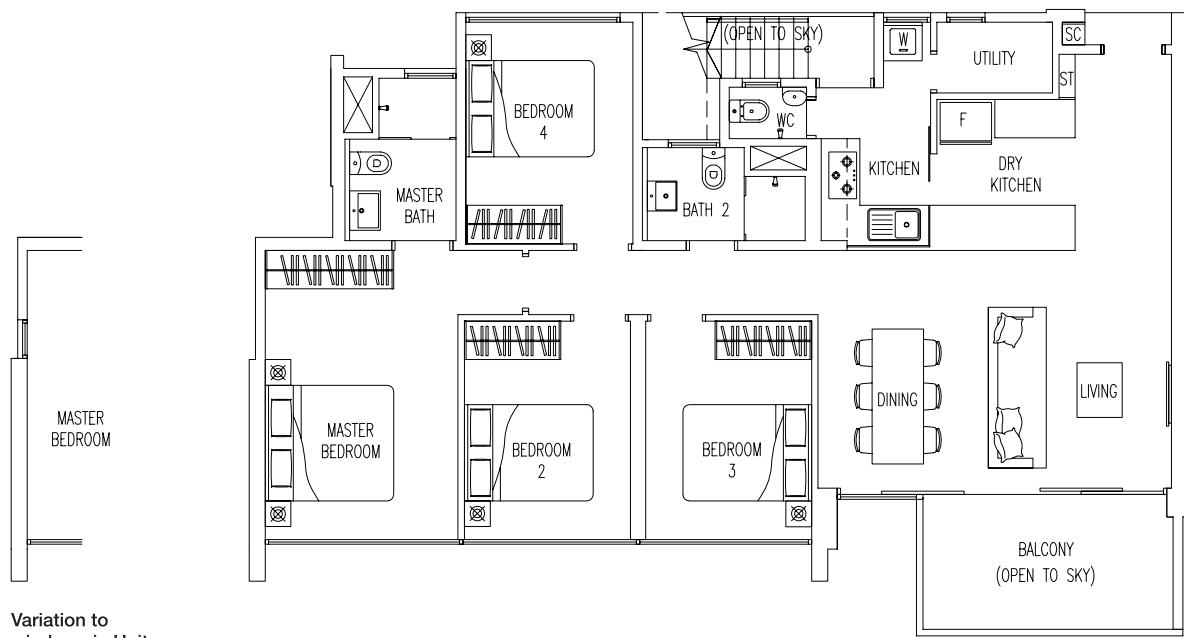
Area includes A/C ledge, balcony, PES, roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

Abbreviation : A/C ledge (Aircon Ledge), PES (Private Enclosed Space), SC (Shoe Cabinet) and ST (Store)



Key plan is not to scale

PENTHOUSE - 4 BEDROOM



Variation to
windows in Units

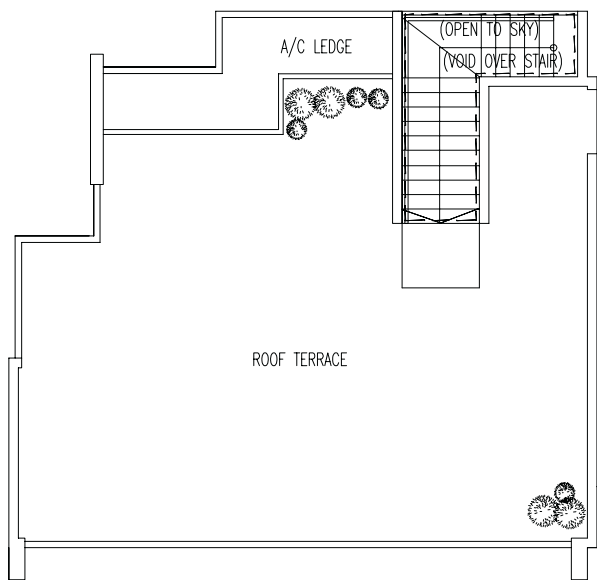
17-29
17-36
17-37

LOWER FLOOR

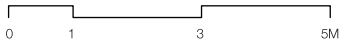
Type C-PH VH

183 sq m / 1970 sq ft
(Inclusive of 6 sq m of void area)

- # 17-17
- # 17-29
- # 17-36
- # 17-37
- # 17-44
- # 17-45

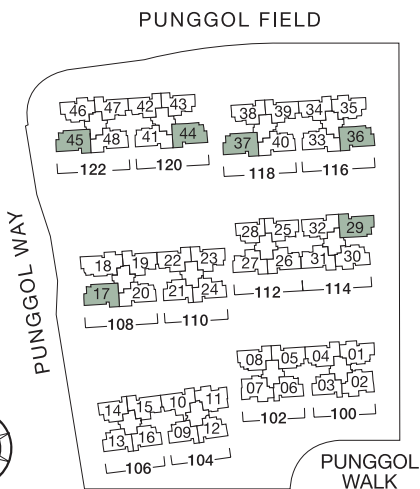


UPPER FLOOR



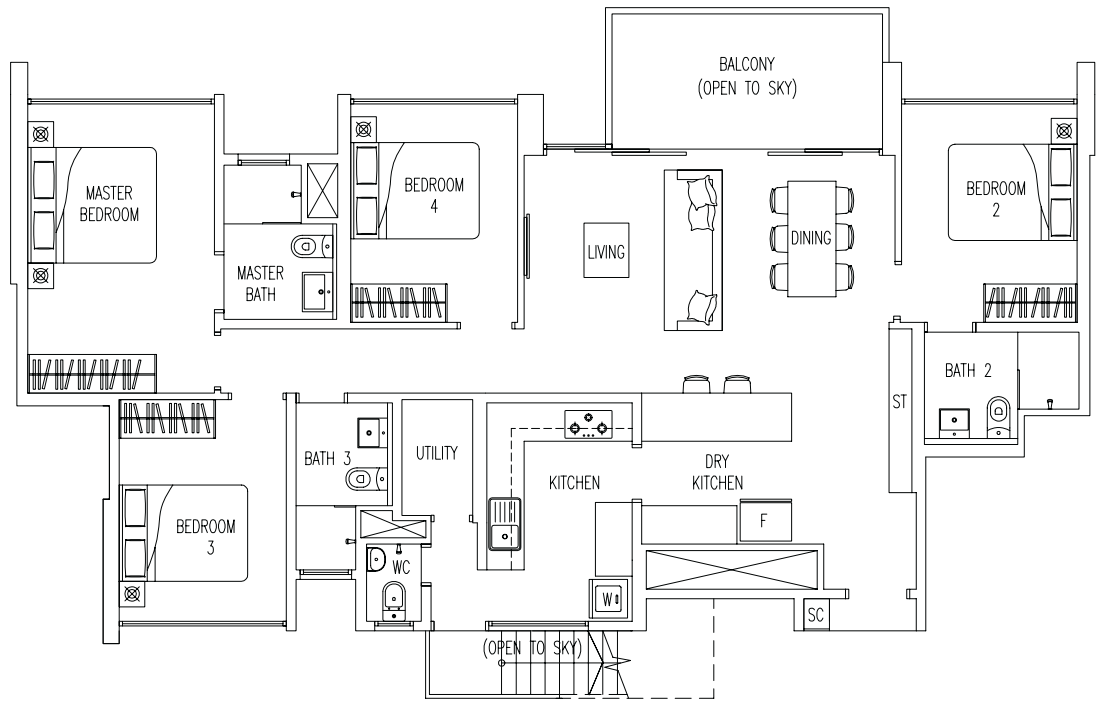
Area includes A/C ledge, balcony, PES, roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

Abbreviation : A/C ledge (Aircon Ledge), PES (Private Enclosed Space), SC (Shoe Cabinet) and ST (Store)



Key plan is not to scale

PENTHOUSE - 4 BEDROOM

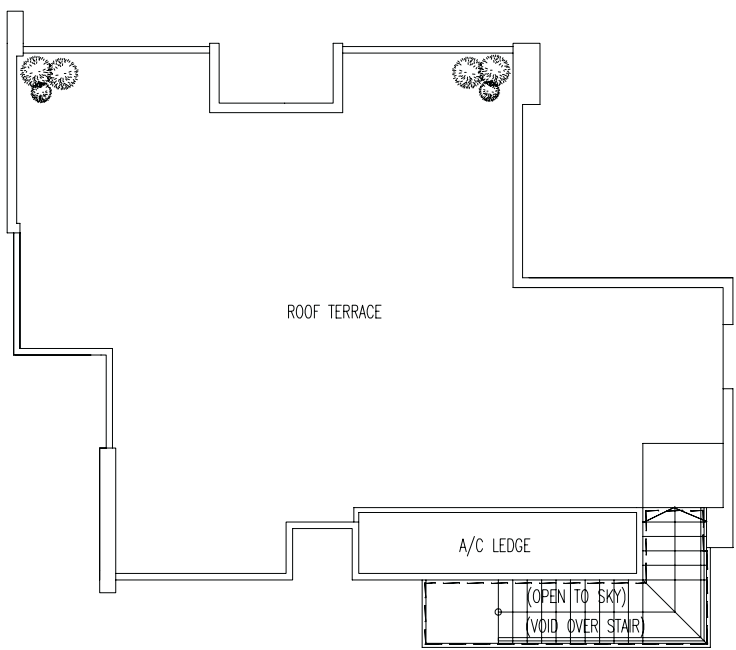


LOWER FLOOR

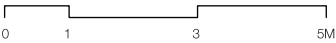
Type DK2-PH **VH**

202 sq m / 2174 sq ft
(Inclusive of 6 sq m of void area)

17-18

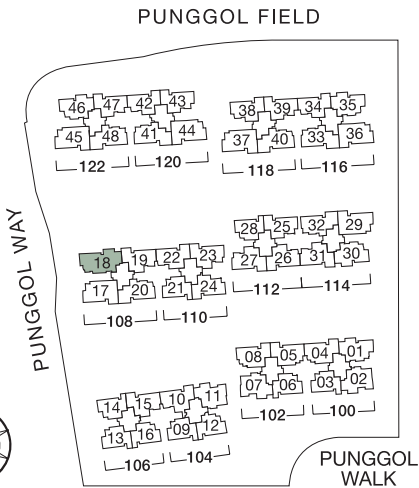


UPPER FLOOR



Area includes A/C ledge, balcony, PES, roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

Abbreviation : A/C ledge (Aircon Ledge), PES (Private Enclosed Space), SC (Shoe Cabinet) and ST (Store)



Key plan is not to scale

SPECIFICATIONS

1. FOUNDATION

Piled Foundation

2. SUPERSTRUCTURE

Cast in-situ and/or precast reinforced concrete structure

3. WALLS

- a. External Walls: In-situ reinforced concrete wall and/or masonry brick wall
- b. Internal Walls: Masonry and/or lightweight concrete panels and/or in-situ reinforced concrete wall and/or drywall partition system

4. ROOF

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

5. CEILING

(i) Units

- a. Living/Dining, Bedrooms, all Kitchens, Utility, Foyer, Yard, WC, Store, Shoe Cabinet, Balcony and Private Enclosed Space (PES): Cement sand plaster with emulsion paint and/or skim coat with emulsion paint and/or plaster ceiling boards and/or bulkhead to designated areas with emulsion paint finish
- b. Corridor leading to Bedrooms and all Bathrooms: Plaster ceiling board with emulsion paint and/or bulkhead to designated areas with emulsion paint finish

(ii) Common Areas

- a. Lift lobbies: Skim coat and/or plaster ceiling boards and/or box-ups to designated areas with emulsion paint finish
- b. Car Park areas, Staircases, Storey Shelters: Skim coat with emulsion paint finish

6. FINISHES – WALL

(i) Units

- a. Living/Dining, Bedrooms, Corridor leading to Bedrooms, Balcony, Utility, Yard, Foyer, Store, Shoe Cabinet, Roof Terrace, Private Enclosed Space (PES) and Staircases: Cement sand plaster and/or skim coat with emulsion paint (up to false ceiling and at exposed surfaces only)
- b. All Bathrooms: Ceramic tiles and/or Homogenous tiles (up to false ceiling and at expose surfaces only)
- c. All Kitchens: Ceramic tiles and/or Homogenous tiles and/or cement sand plaster with emulsion paint finish (up to false ceiling and at exposed surfaces only)
- d. WC: Ceramic tiles and/or Homogeneous tiles (up to false ceiling and at exposed surfaces only)

(ii) Common Areas - Internal Wall Finishes

- a. 1st Storey Lift Lobbies, Typical Lift Lobbies and Club House: Ceramic tiles and/or Homogeneous tiles and/or cement sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and at expose surfaces only)
- b. Common Corridors, Staircases and Staircase Storey Shelter: Cement sand plaster and/or skim coat with emulsion paint finish
- c. Car Parks and Ramps: Cement sand plaster and/or skim coat with emulsion paint finish
- d. Male and Female Changing Room: Ceramic tiles and/or Homogeneous tiles and/or cement sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and at exposed surfaces only)

(iii) Common Areas - External Wall Finishes

All External Walls: Cement sand plaster and/or skim coat with spray textured coating/emulsion paint finish

FINISHES – FLOOR

(i) Units

- a. Living/ Dining, Corridor leading to Bedrooms, Store, Shoe Cabinet, Foyer: Ceramic tiles and/or Homogeneous tiles with tile skirting
- b. Bedrooms and Living of Studio Unit of Type DK1, DK1-P, DK1-P1, DK2 and DK2-P: Timber flooring with timber skirting
- c. Dining/Kitchen of Studio Unit of Type DK1, DK1-P, DK1-P1, DK2 and DK2-P: Ceramic tiles and/or Homogeneous tiles with timber skirting
- d. All Bathrooms: Ceramic tiles and/or Homogeneous tiles
- e. All Kitchens, Utility, Yard, Balcony, Private Enclosed Space (PES), Roof Terrace, WC, Staircases: Ceramic tiles and/or Homogeneous tiles

(ii) Common Areas - Internal Floor Finishes

- a. 1st Storey Lift Lobbies, Typical Lift Lobbies and Club House: Ceramic tiles and/or Homogeneous tiles
- b. Staircases and Staircase Storey Shelter: Cement sand screed finish with nosing tile
- c. Car Parks and Ramps: Concrete floor with hardener
- d. Male and Female Changing Room: Ceramic tiles and/or Homogeneous tiles

(iii) Common Areas - External Floor Finishes

- a. Walkway: Ceramic tiles and/or Homogeneous tiles and/or pebble wash
- b. Pools: Porcelain mosaics and/or ceramic tiles and/or homogeneous tiles
- c. Pool Deck Areas: Homogeneous tiles and/or pebble wash and/or stone finish and/or timber deck

7. WINDOWS

Aluminum framed window with tinted glass and/or clear glass and/or frosted glass and/or translucent glazing where applicable

8. DOORS

- a. Main Entrance: Approved fire-rated timber door
- b. Bedrooms and Bathrooms: Hollow Core Flush Timber door
- c. Store and Shoe Cabinet: Timber door
- d. Kitchen: Timber framed door with infill glass panel (where applicable)
- e. WC and Utility: PVC folding door
- f. Private Enclosed Space (PES), Balcony and Roof Terrace: Powder-coated finished aluminum framed sliding/swing door and/or fixed glass panel with tinted glazing

Note: Selected good quality locksets and ironmongery shall be provided to all doors

9. SANITARY FITTINGS

- | | |
|---------------|--|
| All Bathrooms | 1 shower screen complete with shower mixer set
1 basin and 1 basin mixer with cabinet below
1 pedestal water closet
1 mirror
1 towel rail
1 toilet paper holder |
|---------------|--|

- | | |
|-----------------------|---|
| WC (where applicable) | 1 shower set with tap
1 pedestal water closet
1 wall hung basin with tap
1 toilet paper holder |
|-----------------------|---|

- | | |
|--------------|---------------------------|
| Kitchen/Yard | 1 washing machine bib tap |
|--------------|---------------------------|

- | | |
|---|-----------|
| Roof Terrace and Private Enclosed Space (PES) | 1 bib tap |
|---|-----------|

10. ELECTRICAL INSTALLATION

- a. Wiring for lighting and power shall be concealed conduit except for spaces within the DB's closet and areas above false ceiling, which shall be exposed conduit/trunking
- b. All electrical wiring shall be in accordance with current edition of Singapore Code of Practice CP 5
- c. Refer to Electrical Schedule for details

11. TV/TELEPHONE POINTS

Refer to Electrical Schedule for details

12. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with current edition of Singapore Standard SS555

13. PAINTING

- a. Internal Wall: Emulsion paint
- b. External Wall: Spray textured coating and/or selected exterior paint

14. WATER PROOFING

Waterproofing shall be provided to floors of Bathrooms, WC, Kitchen, Yard, Roof Terrace, Balcony, Private Enclosed Space (PES) and Reinforced concrete flat roof

15. DRIVEWAY AND CAR PARK

- a. Concrete pavers to all open driveways and stones at vehicular entrance/exit at designated areas
- b. Concrete floor with hardener to car park and ramps to car park

16. RECREATION FACILITES

- 50m Lap Pool
- Pool Deck
- Leisure Pools
- Aqua Gyms
- Water-playground
- Thematic Spas
- BBQ Area
- BBQ Pavilions
- Children's Playground
- Biological Ponds
- Thematic Gardens/Courtyards
- Recreational Tennis Courts
- Foot Reflexology Path
- Waterfall Garden
- Cascade Water Feature
- Clubhouses
- Gymnasiums
- Fitness Corners
- Yoga Deck
- Meditation Corner
- Putting Greens
- Outdoor Exercise Corner

Others

- Management Office and Guard House
- Male and Female changing rooms with Steam Room

17. ADDITIONAL ITEMS

- a. Kitchen Cabinets: Solid surface counter top with high and/or low kitchen cabinets and stainless steel sink with cold water tap
- b. Kitchen Appliances: Cooker hob, cooker hood and built-in oven for all Kitchens except for Kitchen of Studio Unit in Type DK1, DK1-P, DK1-P1, DK2 and DK2-P will be provided with electric hob and hood only
- c. Wardrobes: Built-in wardrobes to all bedrooms
- d. Air-Conditioning System: Split unit wall mounted air-conditioning units to Living, Dining and all Bedrooms
- e. Audio Intercom: Audio Intercom provided
- f. Hot Water Supply: Hot water provided to all Bathrooms except WC
- g. Town Gas: Town Gas is supplied to gas heated hot water heaters and kitchen gas hob (for all Unit Types except for Studio Unit in Type DK1, DK1-P, DK1-P1, DK2 and DK2-P which will be provided with electric hob)
- h. Metal Railing: Metal railing for Private Enclosed Space (PES), Balcony and Roof Terrace (where applicable)
- i. Security System: Car park Barrier System at main entrance, Proximity Card Access System at Pedestrian Side Gates and designated Lift Cars

NOTES:

Wall

No tiles behind/below kitchen cabinets, bathroom cabinets, mirrors and above false ceiling. Wall surface above the false ceiling level will be left in its original bare condition.

Marble, Limestone and Granite

Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble, limestone or granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However granite, being a much harder material than marble cannot be re-polished after installation. Hence some differences may be felt at the joints. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability

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.

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

Layout/Location of wardrobes, kitchen cabinets, fan coil units, gas pipes and heaters, electrical points, door swing positions and plaster ceiling boards are subject to Architect’s sole discretion and final design.

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.

Materials, Fittings, Equipment, Finishes, Installations and Appliances

The brand, colour and model of all materials, fittings equipment, finishes, installations and appliances supplied shall be provided subject to Architect’s selection, market availability and the sole discretion of the Vendor.

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.

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.

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.

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.

Glass

Glass is widely used in residential developments and may break/shatter due to accidental knocks or other causes. In addition, glass is a manufactured material and the Purchaser may wish to note that it may not be 100% free from impurities. These impurities may on rare occasions cause spontaneous glass breakage in certain pieces of tempered glass that may be used where applicable. It is difficult to detect these impurities, which may be present in tempered glass. The Purchaser may wish to take up insurance(s) covering glass breakage.

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.

Mechanical Ventilation System

The mechanical ventilation system for the toilet, foyer and any other areas within the Unit’s exhaust system is to be maintained by the Purchaser on a regular basis.

Tiles

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000.

Developer: Punggol Residences Pte Ltd (Co Reg. No. 201118677H) • **Legal Description:** Lot 2472X of Mukim 21 at Punggol Walk • **Tenure:** Leasehold 99 years commencing from 5 October 2011 • **Developer’s Licence No.:** C0883 • **Building Plan No.:** A0712-00811-2011-BP01 dated 12 January 2012 • **Expected Date Of TOP:** 7th July 2015 • **Expected Date of Legal Completion:** 7th July 2018

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