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

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Type A1

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

#08-06, #14-06

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

Type A2

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

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

(Mirrored)
#10-05, #16-05
Type Loft
2 Bedroom
113 sq.m. (1,216 sq.ft.)
#03-06, #05-06, #09-06, #11-06, #15-06, #17-06
(Mirrored)
#03-05, #06-05, #08-05, #12-05, #14-05, #18-05

Type B1
2 Bedroom
92 sq.m. (990 sq. ft.)
#06-02 to #12-02; #15-02 to #19-02

Type B1a
2 Bedroom
113 sq.m. (1,216 sq.ft.)
#05-02

All plans are not to scale and are subject to change as may be approved by authorities.
All floor areas are approximate only and are subject to final survey.
Type B2
2 Bedroom
104 sq.m. (1,119 sq.ft.)
#06-04 to #19-04
(Mirrored)
#06-07 to #19-07

Type B2a
2 Bedroom
119 sq.m. (1,281 sq.ft.)
#05-04
(Mirrored)
#05-07

Type C1
3 Bedroom
124 sq.m. (1,335 sq.ft.)
#06-03 to #19-03
(Mirrored)
#06-01 to #19-01

Type C1a
3 Bedroom
142 sq.m. (1,528 sq.ft.)
#05-03
(Mirrored)
#05-01

All plans are not to scale and are subject to change as may be approved by authorities.
All floor areas are approximate only and are subject to final survey.
Grandeur 1

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

#03-02

All plans are not to scale and are subject to change as may be approved by authorities.
All floor areas are approximate only and are subject to final survey.
Grandeur 2

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

#03-04
Grandeur 3
4 Bedroom
247 sq.m. (2,659 sq.ft.)
#03-07

All plans are not to scale and are subject to change as may be approved by authorities.
All floor areas are approximate only and are subject to final survey.
Grandeur 4

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

#03-01
(Mirrored)
#03-03

All plans are not to scale and are subject to change as may be approved by authorities. All floor areas are approximate only and are subject to final survey.
Grand Villa 1

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

#01-03

PES (OPEN TO SKY)
PES (OPEN TO SKY)
W/D
JUNIOR MASTER
JUNIOR BEDROOM
BEDROOM 3
LIVING/DINING
DRY KITCHEN
WET KITCHEN
PRIVATE FOYER
YARD
UTILITY
BATH 3
WALK IN CLOSET
POWDER DB
BEDROOM 4
BATH 4
WC F
AC LEDGE
PRIVATE LIFT
PRIVATE POOL
MASTER BATH
MASTER BEDROOM
BEDROOM 5
BATH 5
WALK IN CLOSET
VOID ABOVE LIVING/DINING
LOUNGE
VOID OVER YARD
BATH 6
VOID DB
BEDROOM 6
AC LEDGE
VOID OVER WET KITCHEN
OPEN TRELLIS

All plans are not to scale and are subject to change as may be approved by authorities.
All floor areas are approximate only and are subject to final survey.
Penthouse 2
4 Bedroom
311 sq.m (3,348 sq.ft.)
#20-05

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

LOWER LEVEL
(Dotted line denotes double height ceiling space)
Penthouse 4
4 Bedroom
308 sq.m. (3,315 sq.ft.)
#20-07

- Junior Bath
- Junior Master Bedroom
- Living Wet Kitchen
- Private Foyer
- Bath 3
- Walk-In Closet
- Utility Yard
- Dining Bedroom 3
- WC
- F/W/D
- DB
- Balcony (Open to Sky)
- AC
- LEDGE
- RC LEDGE
- Private Lift
- Dry Kitchen
- Void Over Living / Dining / Dry Kitchen
- Master Bedroom
- Walk-In Closet
- Bath 4
- Bedroom 4
- Master Bath
- DB
- Balcony (Open to Sky)
- AC
- LEDGE
- Toilet
- Outdoor Shower
- Lounge
- Jacuzzi
- Lounge

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

1.0 Foundation
   a) Cast-in-situ Bored Pile foundation

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

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

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

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

6.0 Finishes
   a) Walls (For Apartment):
      i) Private Foyer, Living, Dining, Bedroom, Family Lounge, Dry Kitchen, Utility, Yard, and Store: Cement and sand plaster and/or skin coat with emulsion paint finish to all exposed surfaces (where applicable)
      ii) Master Bathroom, Junior Master Bathroom and Powder Room: Stone or equivalent tiles up to false ceiling and exposed surfaces only (no stones/tiles behind vanity counter and mirror) and mosaic tiles at shower area (where applicable)
      iii) All other Bathrooms: Homogenous tiles or equivalent up to false ceiling and exposed surfaces only (no stones/tiles behind vanity counter and mirror) and mosaic tiles at shower area (where applicable)
   b) Feature Green Wall
   c) Boundary Walls: Reinforced Concrete and/or Common Bricks
      i) Basement and 1st Storey Lift Lobbies: Aluminium-framed glass doors (where applicable)
   d) Floor (For Common Areas):
      i) Basement and 1st Storey common area lift lobbies: General reinforced concrete and/or post-tensioned concrete floor
      ii) Corridors: Homogenous tiles or equivalent with skirting (where applicable)
      iii) Corridors: Homogenous tiles or equivalent with skirting (where applicable)
      iv) Storey Shelter and Escape Staircase: Cement and sand screed

7.0 Windows
   a) Aluminium-framed glass windows

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

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

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

11.0 TV/Telephone
   a) Refer to “Schedule of Electrical Provisions” for details

12.0 Lightning Protection
   a) Refer to “Schedule of Electrical Provisions” for details

13.0 Painting
   a) Internal and external walls: Emulsion paint finish

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

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

16.0 Recreational Facilities
   a) Main Entrance
   b) Feature Green Wall
   c) Guard House
   d) Cascade Planter
   e) Drop-off and Waiting Area
   f) Drop-off Water Feature
   g) Children’s Topo Playland
   h) Pool Deck
   i) Jacuzzi
   j) Poolside Water feature
   k) 8m Lap Pool
   l) BBQ Area
   m) Poolside Shower
   n) Clubhouse
   o) Gym (Level 2)
   p) Steam Room (Level 2)
   q) Sky Terrace (Level 13)

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

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

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**Notes to Specifications**

A. **Air-conditioning system**
   To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

B. **Television and/or Internet Access**
   The Purchaser is liable to pay an annual fee, subscription fee and any other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Purchaser is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

C. **Materials, Fittings, Equipment, Finishes, Installations and Appliances**
   Subject to Clause 14.3 in the Sale and Purchase Agreement (SPA), the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.

D. **Location/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plastic Covering Panels**
   Location of location of wardrobes, kitchen cabinets, fan coil units, television points, telecommunication points, audio intercom system, door swing positions and plastic covering panels are subject to Architect's final decision and design.

E. **Warranties**
   Where warranties are given by the manufacturer and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Purchaser will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Purchaser shall remain fully responsible for the performance of its obligations under Clause 9 and Clause 17 in the SPA.

F. **Web Portal of the Housing Project**
   The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is launched.

G. **False Ceiling**
   The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

H. **Glass**
   Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under Clause 9 and Clause 17 in the SPA.

I. **Laminated Flooring**
   Laminated flooring is manufactured material which contains tonality differences to match natural wood finish. Thus, it is not possible to achieve total consistency of colour and grain. Laminated floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of builder and vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under Clause 9 and Clause 17 in the SPA.

J. **Marble / Compressed Marble / Limestone / Granite / Homogeneous / Porcelain tiles**
   Marble/compressed marble/limestone/granite are natural stone materials containing some with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be selected prior to installation, this non-conformity in the marble/compressed marble/limestone/granite as well as non-uniformity between pieces cannot be totally avoided. Granite and homogenous/porcelain tiles are pre-polished before laying and care has been taken for their installation. However, granite and homogeneous/porcelain tiles cannot be re-polished after installation. Hence, some level differences may be felt at the joints.
   Subject to Clause 14.3 in the SPA, the tonality and pattern of the marble, limestone, granite or homogeneous/porcelain tiles selected and installed shall be subject to availability.

K. **Timber**
   Timber is a natural material containing some with tonality differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber is also subject to thermal expansion and contraction beyond the control of builder and vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under Clause 9 and Clause 17 in the SPA.

L. **Mechanical Ventilation System**
   Mechanical ventilation systems are provided to toilets which are not naturally ventilated.

M. **Wall**
   All wall finishes will be terminated at false ceiling level and/or at some other heights as determined by the Vendor. The wall finish at the exposed edge of the determined height will be plaster and paint. There will be no kiss’/ stone works behind kitchen cabinets/ vanity cabinet mirror. Certain interior walls will be tiled, and an order shall be placed for the same. The Purchaser shall have to take note of this for the purpose of care and usage.

N. **Swimming Pool Filtration**
   Swimming pool filtration has to be maintained and cleaned on a regular basis by the Purchaser to ensure good working condition of the system.

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