

Aurette

# Aurelle

TAMPINES

Aurelle, meaning "golden" in Latin, embodies brilliance and enduring elegance.  
Experience the true richness of living, where every moment shines.  
Welcome to Aurelle - a home for the golden ones.



HAPPINESS • FAMILY • WELLNESS • SUCCESS • GROWTH



Home of golden opportunities,  
*own it*

Experience resort living with 760 exclusive homes, where contemporary elegance blends with facilities inspired by nature. Nestled within beautifully landscaped grounds, every detail is designed to make you feel like you are on vacation every day.

Where relaxation begins,  
*a luxury retreat*



Indulgence for all ages,  
*life's best moments await*



A harmonious blend of tranquility and excitement, every space is crafted for enjoyment. From the exclusive Treehouse Pod to the vibrant Adventure Playground, there is something for everyone at any time of the day.

Space for every occasion,  
*chill out*

Entertain in style at the Tranquil Water Garden or make every gathering extraordinary at the Forest Pool. Ample space to socialise, celebrate and create lasting memories with your loved ones.





**PUNGGOL DIGITAL DISTRICT**

**PUNGGOL**  
(U/C)

**Seletar Aerospace Park**

**RIVIERA**  
(U/C)

**DEFU**  
(U/C)

# Aurelle

**PAYA LEBAR AIR BASE (FUTURE NEW TOWN)**

**BEDOK NORTH**

**BEDOK RESERVOIR**

**TAMPINES WEST**

**Tampines Regional Centre**

**TAMPINES EAST**

**PASIR RIS EAST**  
(U/C)

**PASIR RIS**  
(U/C)

**TAMPINES NORTH**  
(U/C)

**ELIAS**  
(U/C)

**LOYANG**  
(U/C)

**AVIATION PARK**  
(U/C)

**Singapore Changi Airport**

**CHANGI AIRPORT**

**SINGAPORE CHANGI AIRPORT TERMINAL 5 (U/C)**

- Future Cross Island Line (CRL)
- Downtown Line (DTL)
- East-West Line (EWL)
- North East Line (NEL)
- Punggol LRT (PG)
- Bus Interchange
- Park Connector / Cycling Path

For illustration only. 0 200m 400m 800m N

# THE NEW TAMPINES

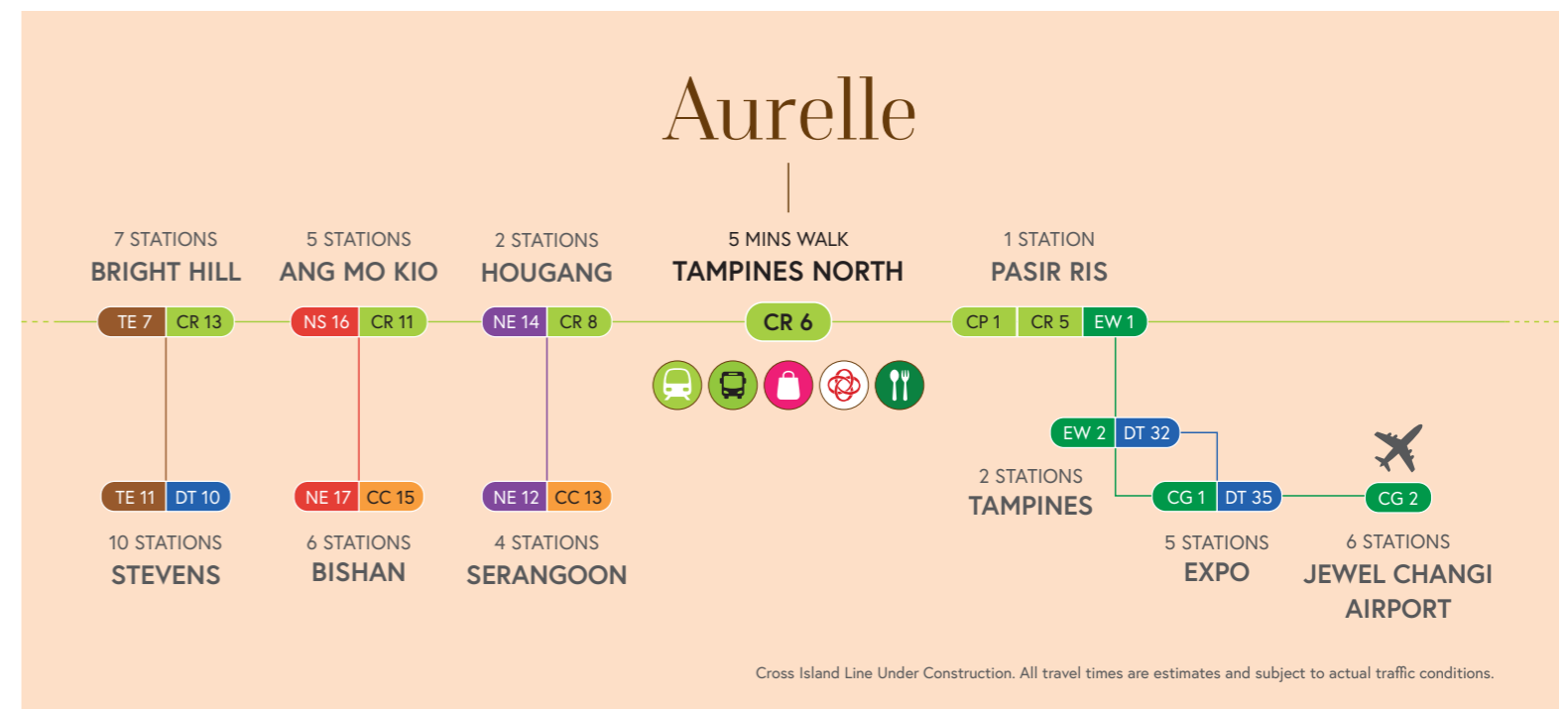
*Connectivity · Convenience · Community*

5 MINS WALK



Tampines North MRT & Bus Interchange,  
PARKTOWN Mall, Community Club & Hawker Centre (U/C)

Be part of the new Tampines! Located in the heart of Tampines North, Aurelle is just a short walk to the Tampines North Integrated Hub. Discover modern living at its finest, where comfort, unmatched convenience, a strong sense of community, and effortless accessibility come together seamlessly.





# The Master Plan for *your future*



SELETAR AEROSPACE PARK

PUNGGOL DIGITAL DISTRICT

PUNGGOL

RIVIERA

TAMPINES EXPRESSWAY (TPE)

## Aurelle

- 5 MINS WALK**
- TAMPINES NORTH MRT & BUS INTERCHANGE
  - TAMPINES NORTH INTEGRATED HUB

Creating **28,000** exciting jobs in the thriving Digital Economy while nurturing **12,000** young talents at Singapore Institute of Technology (SIT).

The upcoming integrated development comprises of a retail mall, community club and hawker centre, bringing greater convenience to Aurelle.

TAMPINES NORTH INTEGRATED HUB

TAMPINES REGIONAL CENTRE

REDEVELOPMENT OF PAYA LEBAR AIR BASE

Covering 800ha - five times the size of Toa Payoh, this new town will feature **150,000** homes and a vibrant job node.

New mixed-use developments with residential, commercial spaces and an integrated transport hub.

CROSS ISLAND LINE (CRL)

Phase 1 of the CRL comprises of 12 stations from Aviation Park to Bright Hill.

CHANGI AIRFREIGHT CENTRE / AIRPORT LOGISTICS PARK OF SINGAPORE

CHANGI AVIATION PARK

CHANGI EAST INDUSTRIAL ZONE

A Smart Air Cargo Hub - Together with the remodelled Changi Airfreight Centre, Changi's handling capacity will increase to **5.4 million tonnes** per annum.

CHANGI AIRPORT TERMINAL 5

Mega Terminal boosting the airport's total capacity to **140 million** passengers annually, with over **200** city connections worldwide.

CHANGI BUSINESS PARK & SUTD

CHANGI CITY

WATERFRONT DISTRICT

CHANGI EAST URBAN DISTRICT

New offices, smart work centres, flexible conference spaces, hotels and serviced apartments set amidst lushly landscaped public spaces.

New recreational and tourism opportunities, along with seamless "fly-ferry" connections from Terminal 5.

KALLANG PAYA LEBAR EXPRESSWAY (KPE)

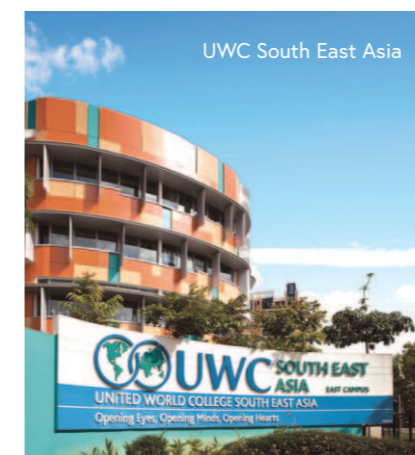
PAN ISLAND EXPRESSWAY (PIE)

EAST COAST PARKWAY (ECP)

Map not drawn to scale. For illustration and reference only. Actual development may differ. Intending purchasers may refer to the Master Plan available from the website of the Urban Redevelopment Authority at [www.ura.gov.sg](http://www.ura.gov.sg). All travel times are estimates and subject to actual traffic conditions.

Live, work, learn & play,  
*leisure or fulfillment*

At the heart of it all, with a MRT station just minutes away, everything becomes effortless. Whether it's leisure, daily routines, or sending your child to school, convenience is guaranteed - making every task a breeze.



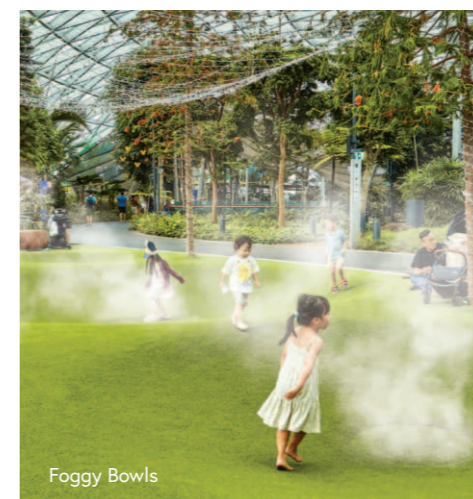
**PRIMARY SCHOOLS  
WITHIN 1KM**

Angsana Primary School  
Elias Park Primary School  
Park View Primary School



## World-class destination, *close proximity*

From world-class destinations to premium brands, Jewel Changi Airport is just 10 mins drive away. Enjoy shopping, supermarkets, trendy cafés, and gourmet meals - all just moments away, offering an exceptional lifestyle.



All travel times are estimates and subject to actual traffic conditions.

Blue or green,  
*yours to be*



Experience the best of both worlds: city vibrance and serene nature. Discover peaceful parks, lush retreats and scenic trails. Be embraced by the calm of nature.



Aurelle offers a unique living experience where luxury and relaxation unite. From the grand lobby to the modern facade, every detail sets the stage for an elevated lifestyle of comfort and indulgence.

The golden ticket to all-year vacation,  
*come home*



Artist's Impression

Main Drop Off



Artist's Impression

Water Oasis

# Wish upon a spa, *refresh and rejuvenate*

From soothing waters to tranquil spaces, every moment at Aurelle is thoughtfully crafted to rejuvenate your body and mind, enveloping you in absolute comfort.



Artist's Impression

Forest Gourmet Dining



Artist's Impression

Forest Grove

# 70 facilities with 7 pools *to perfect your lifestyle*

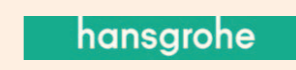
Welcome to the home of your dreams - more than just a place to live, but a true sanctuary.  
Imagine waking up every day to the feeling of a vacation,  
with a grand clubhouse designed for peace, indulgence, and relaxation.



## Premium living, *exclusive smart home*

Come home to smart technologies, premium fittings, and thoughtful provisions that simplify everyday tasks. Aurelle is designed to enhance your lifestyle and bring convenience right to your doorstep.

### PREMIUM FITTINGS



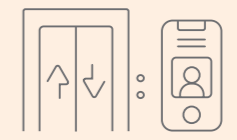
### SMART HOME SYSTEM



DIGITAL LOCKSET

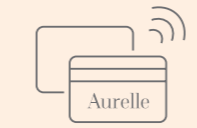


AIRCON CONTROL



LOBBY ACCESS

### THE SMART COMMUNITY



SMART FACILITIES ACCESS CARD



SMART COMMUNITY APP



PARCEL COLLECTION STATION



E-INVITATION

# SITE PLAN



## THE GRAND DROP OFF

- 1 Main Drop Off
- 2 Courtyard Water Feature
- 3 Grand Lobby
- 4 Reading Room
- 5 Meeting Room
- 6 Multi-Purpose Room
- 7 Fern Garden
- 8 Game Room 1
- 9 Game Room 2
- 10 Waiting Lounge
- 11 Water Courtyard
- 12 Forest Grove
- 13 Water Stream Pavilion 1
- 14 Water Stream Pavilion 2

## FOREST VALLEY

- 15 Forest Pool
- 16 Bubble Pool
- 17 Calm Pool
- 18 Pool Deck
- 19 Tranquil Water Garden
- 20 Waterfront Dining Pavilion
- 21 Alfresco Pavilion
- 22 Family BBQ Pavilion
- 23 Rock Climbing Wall (2.2m Height)
- 24 Family Lawn
- 25 Cocoon Cabana
- 26 Forest Adventure Trail

## FOREST HIDEAWAY

- 27 Lazy Pod
- 28 Treehouse Pod
- 29 Aqua Gym
- 30 Spa Bed
- 31 Spa Seats
- 32 Foot Massage Pool
- 33 Water Bed
- 34 Family Pool
- 35 Family Deck
- 36 Main Deck
- 37 Party Pavilion 1
- 38 Party Pavilion 2
- 39 Recreational Tennis Court
- 40 Function Room 1 (Clubhouse L2)
- 41 Function Room 2 (Clubhouse L2)

- 42 Function Room 3 (Clubhouse L2)
- 43 Gymnasium (Clubhouse L2)
- 44 Kids Water Play
- 45 Kids Pool
- 46 Poolside Retreat
- 47 Changing Rooms
- 48 Floating Cabana
- 49 The Grand Alley
- 50 Cabana Park
- 51 Water Courtyard
- 52 Lounge

## FOREST CREEK

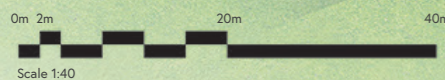
- 53 50m Lap Pool
- 54 Pool Deck
- 55 Tot Play
- 56 Fitness Park
- 57 Swing Garden
- 58 Forest Hammock
- 59 Forest Deck
- 60 Water Oasis
- 61 Yoga Lawn

## PRIVATE VILLA

- 62 Putting Green
- 63 Play Lawn
- 64 Adventure Playground
- 65 Forest Villa Dining
- 66 Forest Gourmet Dining
- 67 Spa Pool
- 68 Dip Pool
- 69 Forest Creek
- 70 Jogging Trail

## ANCILLARY

- A Genset
- B Bin Centre (B1)
- C Side Gate
- D Guardhouse
- E Management Office
- F Ventilation Shaft
- G Substation (B1)
- H Water Tank (Roof)
- I Bicycle Park



Building Plan Approval No.: A1409-02317-2023-BP01  
 Building Plan Approval Date: 12 November 2024



Artist's Impression





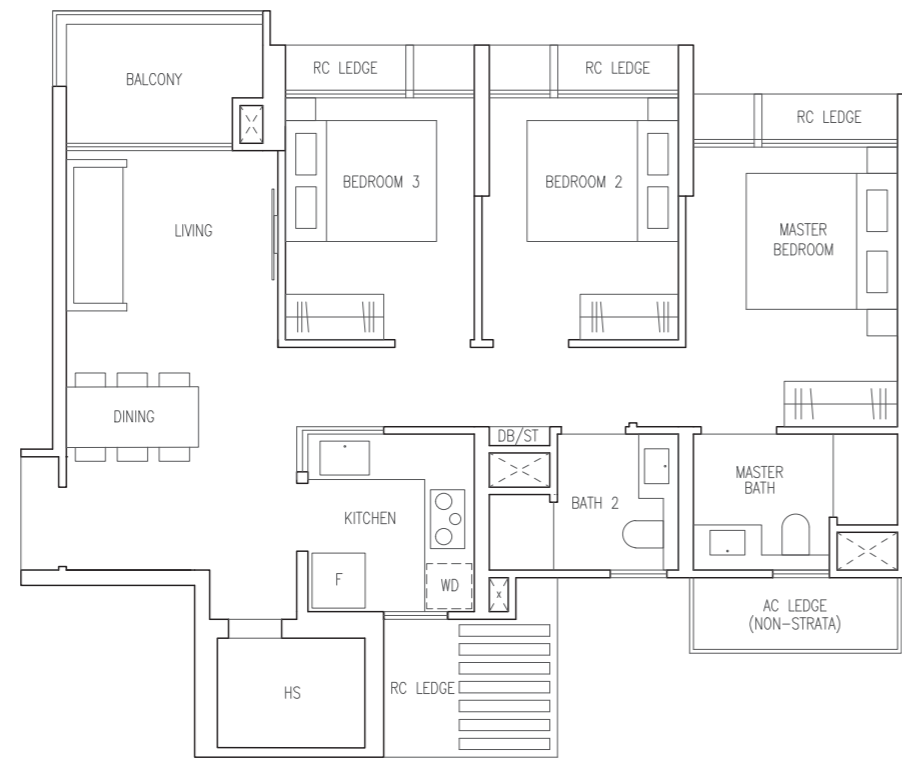
**TYPE C1**

78 sqm / 840 sqft  
(Inclusive of 5 sqm Balcony)

- Blk 45 #02-12 - #14-12
- Blk 47 #02-16 - #14-16
- Blk 57 #02-34 - #14-34
- Blk 59 #03-40 - #14-40
- Blk 61 #02-44 - #14-44
- Blk 63 #02-48 - #14-48

**MIRROR UNIT**

- Blk 45 #02-09 - #14-09
- Blk 47 #02-13 - #14-13
- Blk 57 #02-35 - #14-35
- Blk 59 #03-37 - #14-37
- Blk 61 #02-41 - #14-41
- Blk 63 #02-45 - #14-45



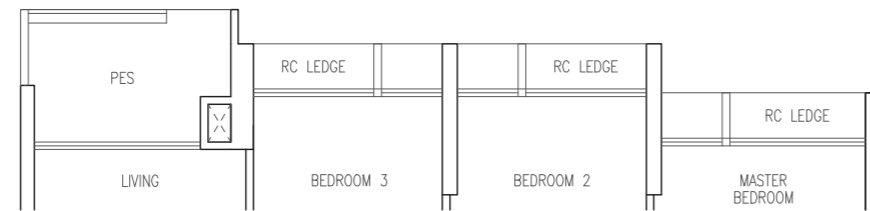
**TYPE C1(p)**

78 sqm / 840 sqft  
(Inclusive of 5 sqm PES)

- Blk 45 #01-12
- Blk 47 #01-16
- Blk 57 #01-34
- Blk 61 #01-44
- Blk 63 #01-48

**MIRROR UNIT**

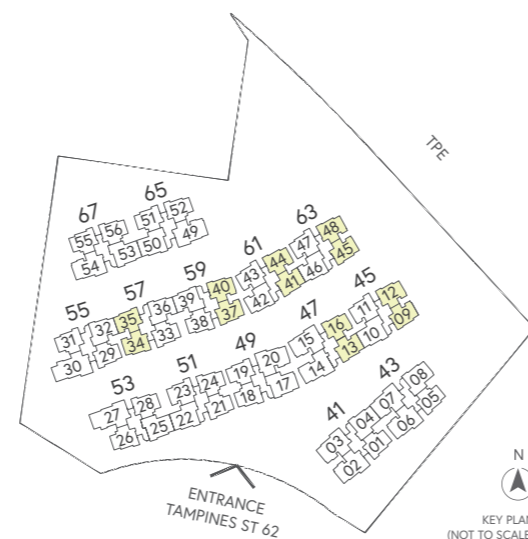
- Blk 45 #01-09
- Blk 47 #01-13
- Blk 57 #01-35
- Blk 61 #01-41
- Blk 63 #01-45



- LEGEND**
- F : Fridge (Not Included)
  - WD : Washer Cum Dryer
  - HS : Household Shelter
  - DB / ST : Distribution Board / Storage
  - RC Ledge : Reinforced Concrete Ledge (Non-strata)
  - AC Ledge : Air Conditioner Ledge (Non-strata)



Area includes balcony and private enclosed space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



KEY PLAN  
(NOT TO SCALE)



**TYPE C2P**

81 sqm / 872 sqft  
(Inclusive of 5 sqm Balcony)

- Blk 41 #02-01 - #14-01
- Blk 43 #02-05 - #14-05
- Blk 49 #03-19 - #14-19
- Blk 51 #03-21 - #14-21
- Blk 55 #02-29 - #14-29
- Blk 55 #02-31 - #14-31
- Blk 57 #02-33 - #14-33
- Blk 65 #02-51 - #14-51
- Blk 67 #02-55 - #14-55

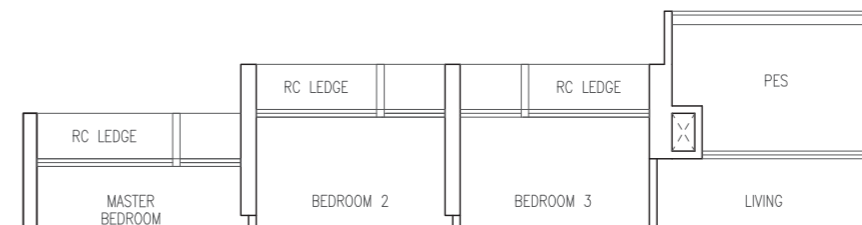
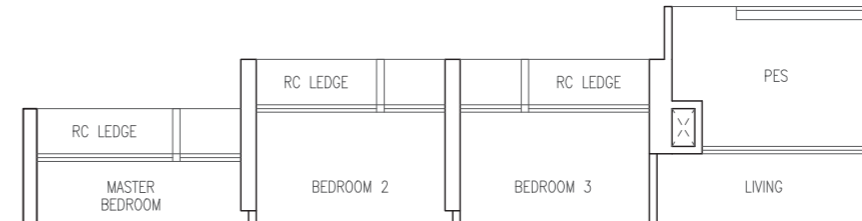
**MIRROR UNIT**

- Blk 49 #03-18 - #14-18
- Blk 51 #03-24 - #14-24
- Blk 53 #02-26 - #14-26
- Blk 53 #02-28 - #14-28
- Blk 59 #03-38 - #14-38
- Blk 65 #02-52 - #14-52
- Blk 67 #02-56 - #14-56

**TYPE C2P(p)**

81 sqm / 872 sqft  
(Inclusive of 5 sqm PES)

- Blk 41 #01-01
  - Blk 55 #01-29
  - Blk 55 #01-31
  - Blk 57 #01-33
  - Blk 65 #01-51
  - Blk 67 #01-55
- MIRROR UNIT**
- Blk 53 #01-28
  - Blk 65 #01-52
  - Blk 67 #01-56



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KEY PLAN  
(NOT TO SCALE)

**TYPE C3S**

86 sqm / 926 sqft  
(Inclusive of 6 sqm Balcony)

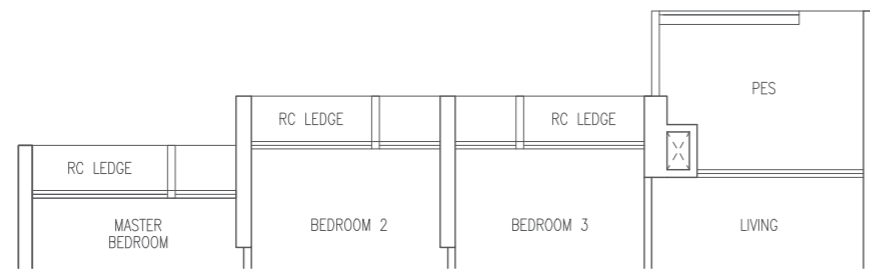
- Blk 45 #02-11 - #14-11
- Blk 51 #03-23 - #14-23
- Blk 61 #02-43 - #14-43
- Blk 63 #02-47 - #14-47



**TYPE C3S(p)**

86 sqm / 926 sqft  
(Inclusive of 6 sqm PES)

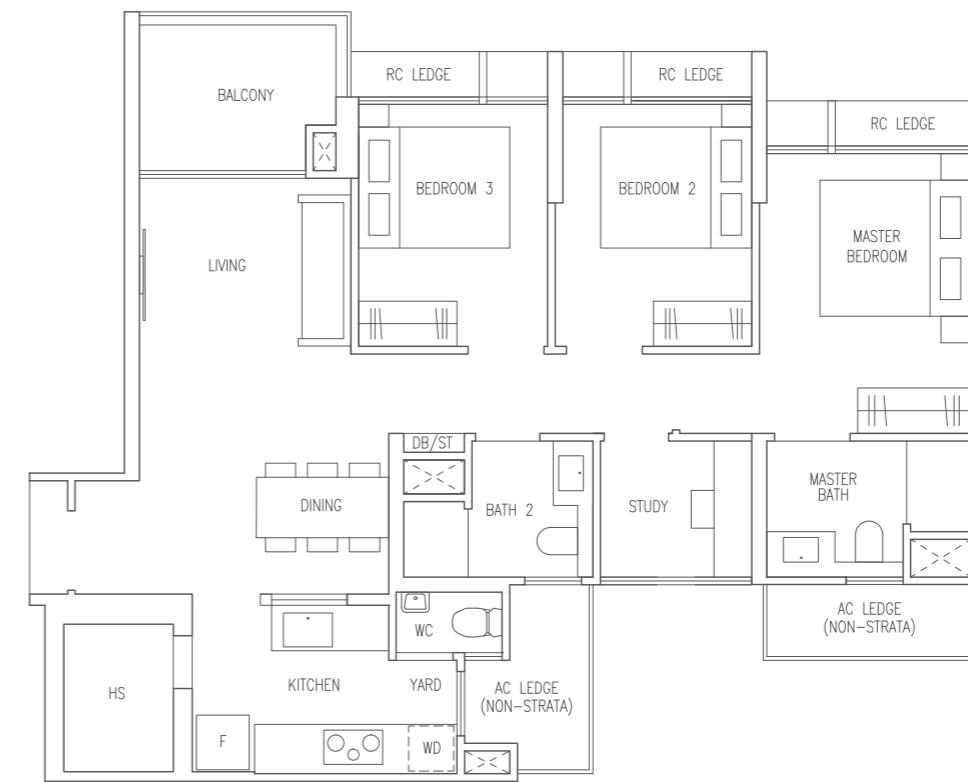
- Blk 45 #01-11
- Blk 61 #01-43
- Blk 63 #01-47



- LEGEND**
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**TYPE C4S**

88 sqm / 947 sqft  
(Inclusive of 6 sqm Balcony)

- Blk 55 #02-32 - #14-32
- Blk 57 #02-36 - #14-36
- Blk 61 #02-42 - #14-42
- Blk 63 #02-46 - #14-46

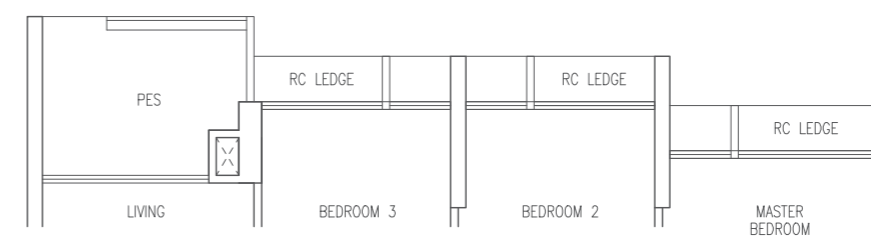
**MIRROR UNIT**

- Blk 59 #03-39 - #14-39

**TYPE C4S(p)**

88 sqm / 947 sqft  
(Inclusive of 6 sqm PES)

- Blk 55 #01-32
- Blk 57 #01-36
- Blk 61 #01-42
- Blk 63 #01-46



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**TYPE D1**

95 sqm / 1023 sqft  
(Inclusive of 6 sqm Balcony)

- Blk 49 #03-17 - #14-17
- Blk 53 #02-25 - #14-25
- Blk 67 #02-53 - #14-53

**MIRROR UNIT**

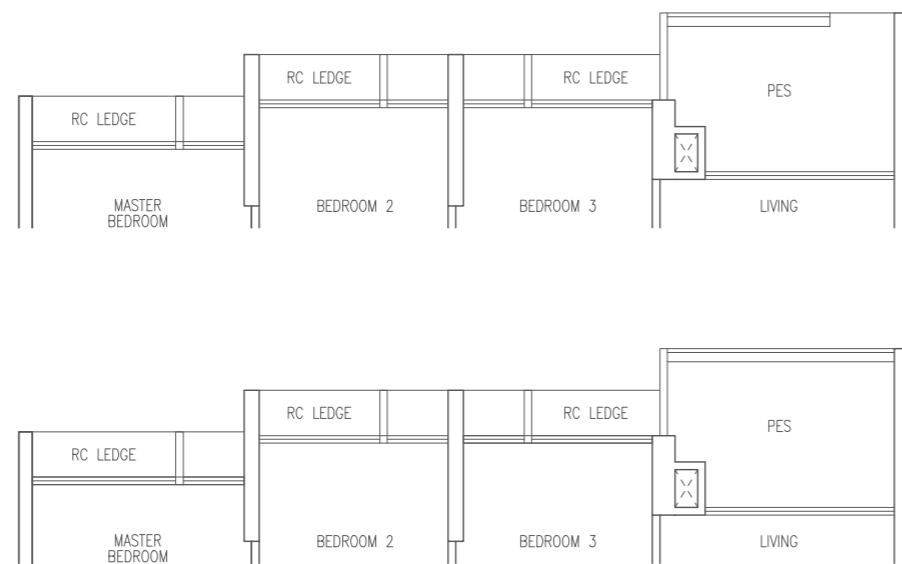
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- Blk 43 #02-08 - #14-08
- Blk 45 #02-10 - #14-10
- Blk 51 #03-22 - #14-22
- Blk 65 #02-50 - #14-50



**TYPE D1(p)**

95 sqm / 1023 sqft  
(Inclusive of 6 sqm PES)

- Blk 67 #01-53 **MIRROR UNIT**
- Blk 41 #01-04
- Blk 43 #01-08
- Blk 45 #01-10
- Blk 65 #01-50

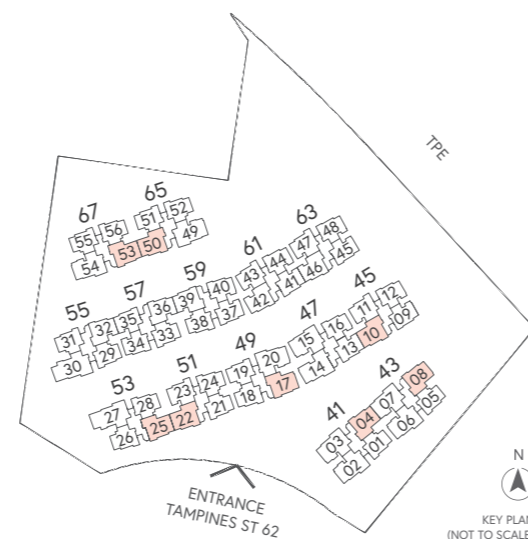


- Blk 53 #01-25

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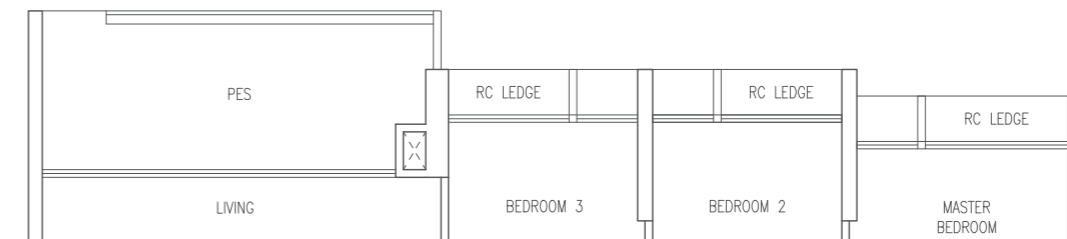
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**TYPE D2F**

112 sqm / 1206 sqft  
(Inclusive of 11 sqm Balcony)

- Blk 47 #02-14 - #14-14



**TYPE D2F(p)**

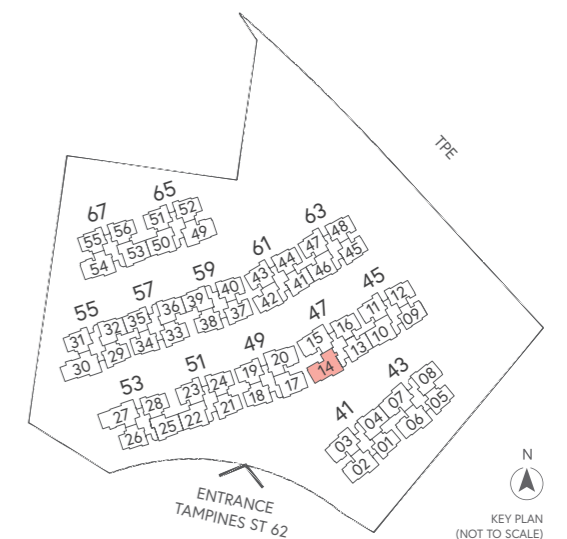
112 sqm / 1206 sqft  
(Inclusive of 11 sqm PES)

- Blk 47 #01-14

- LEGEND**
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  - WD : Washer Cum Dryer
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**TYPE D3F**

111 sqm / 1195 sqft  
(Inclusive of 11 sqm Balcony)

Blk 47 #02-15 - #14-15

**MIRROR UNIT**

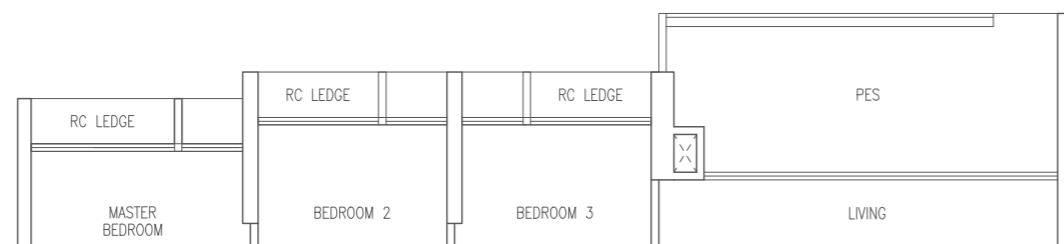
Blk 49 #03-20 - #14-20



**TYPE D3F(p)**

111 sqm / 1195 sqft  
(Inclusive of 11 sqm PES)

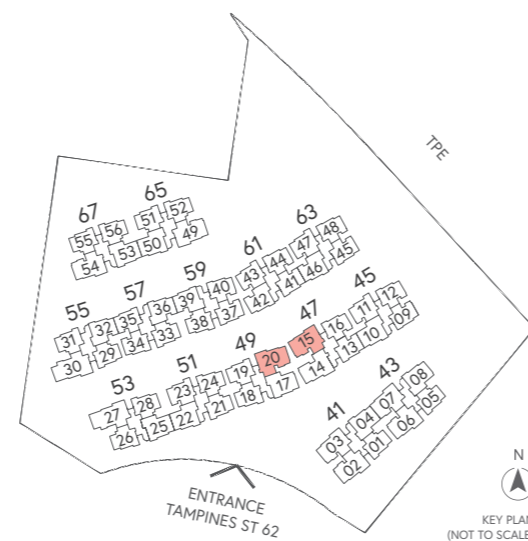
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**TYPE D4P**

112 sqm / 1206 sqft  
(Inclusive of 11 sqm Balcony)

Blk 41 #02-02 - #14-02

Blk 43 #02-06 - #14-06

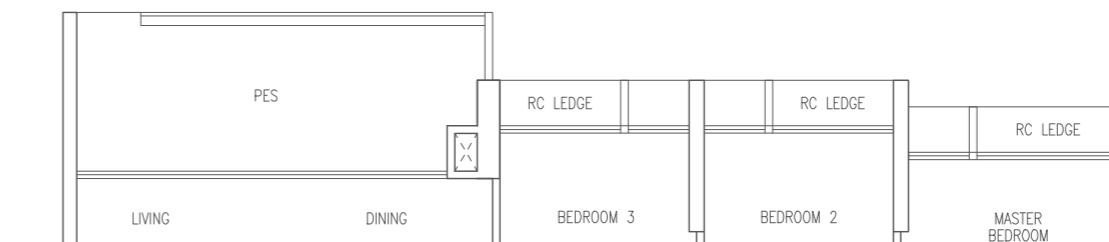
Blk 67 #02-54 - #14-54

**MIRROR UNIT**

Blk 41 #02-03 - #14-03

Blk 43 #02-07 - #14-07

Blk 65 #02-49 - #14-49



**TYPE D4P(p)**

112 sqm / 1206 sqft  
(Inclusive of 11 sqm PES)

Blk 41 #01-02

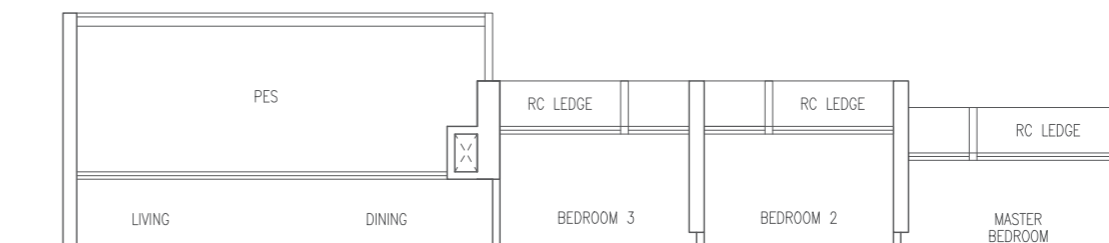
Blk 67 #01-54

**MIRROR UNIT**

Blk 41 #01-03

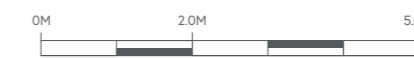
Blk 43 #01-07

Blk 65 #01-49



Blk 43 #01-06

- LEGEND**
- F : Fridge (Not Included)
  - WD : Washer Cum Dryer
  - HS : Household Shelter
  - WC : Water Closet
  - DB / ST : Distribution Board / Storage
  - RC Ledge : Reinforced Concrete Ledge (Non-strata)
  - AC Ledge : Air Conditioner Ledge (Non-strata)



Area includes balcony and private enclosed space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



**TYPE E1**

126 sqm / 1356 sqft

(Inclusive of 11 sqm Balcony)

Blk 55 #02-30 - #14-30

**MIRROR UNIT**

Blk 53 #02-27 - #14-27



**TYPE E1(p)**

126 sqm / 1356 sqft

(Inclusive of 11 sqm PES)

Blk 55 #01-30

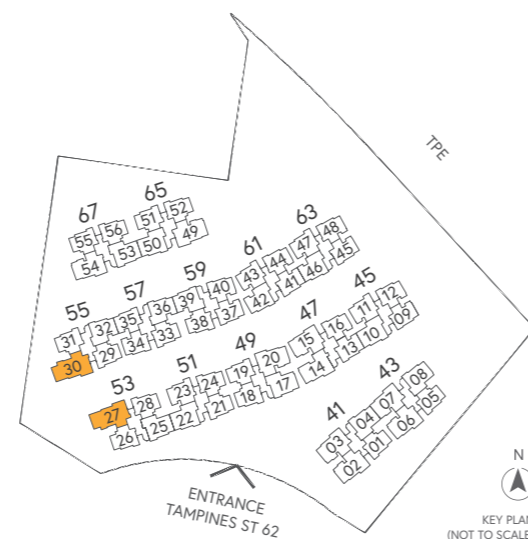
**MIRROR UNIT**

Blk 53 #01-27

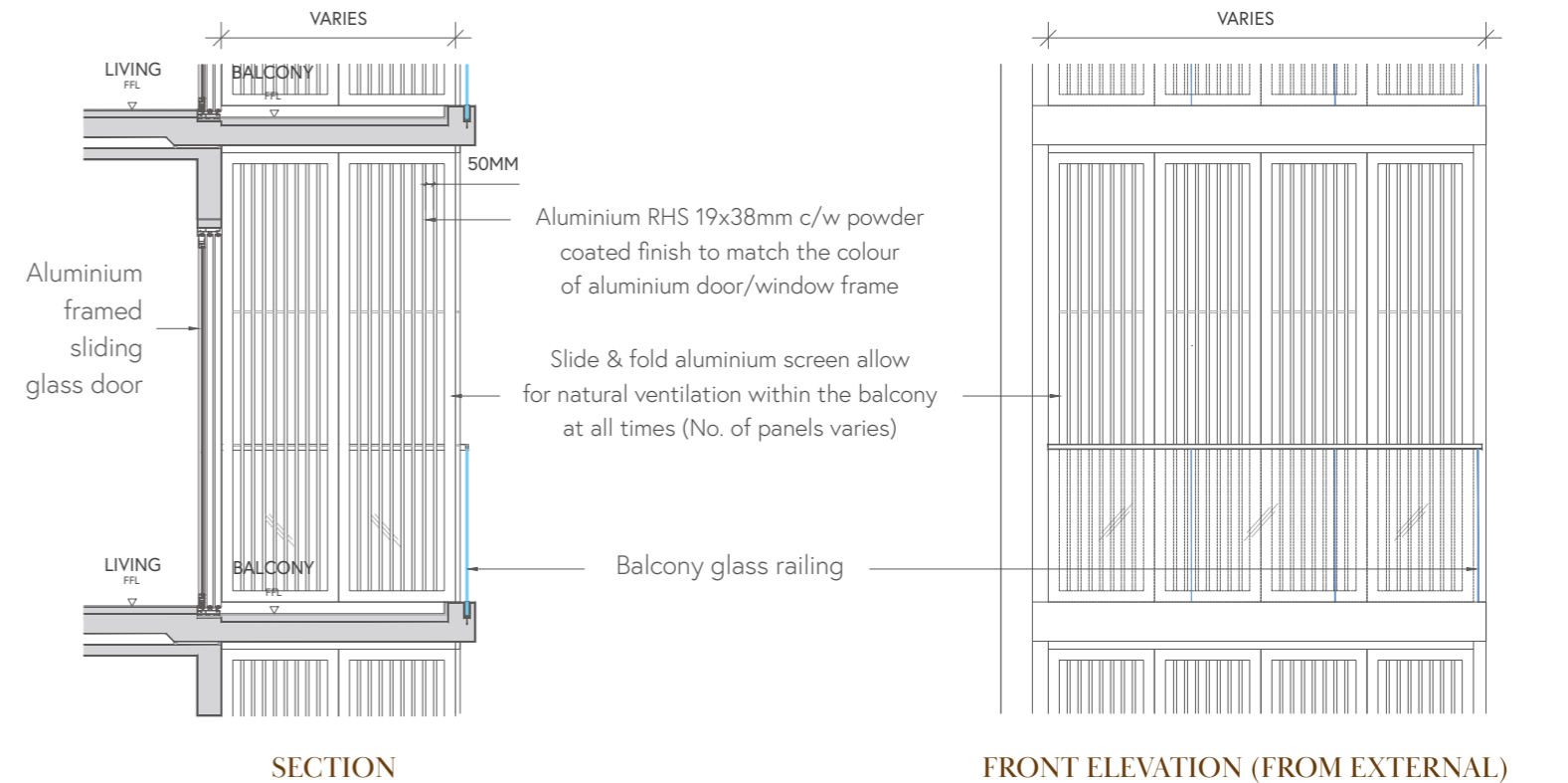
- LEGEND**
- F : Fridge (Not Included)
  - WD : Washer Cum Dryer
  - HS : Household Shelter
  - WC : Water Closet
  - DB / ST : Distribution Board / Storage
  - RC Ledge : Reinforced Concrete Ledge (Non-strata)
  - AC Ledge : Air Conditioner Ledge (Non-strata)



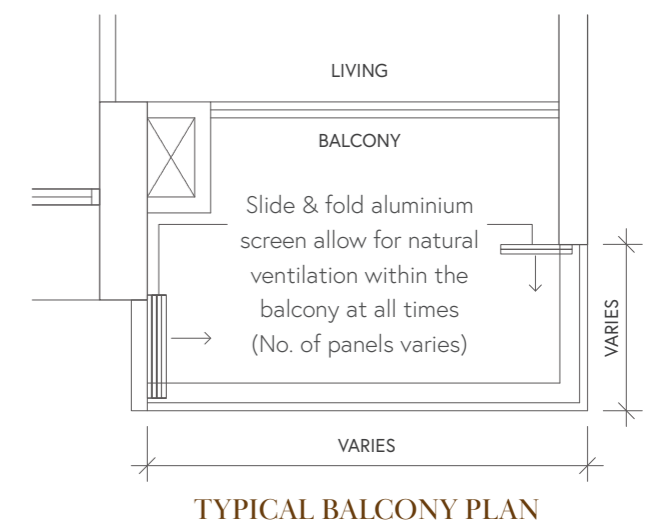
Area includes balcony and private enclosed space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



**APPROVED BALCONY SCREEN (Annex A)**



1. The balcony/ Private Enclosed Space (PES) shall not be enclosed unless with the approved balcony screen. For the approved balcony screen, please refer to the illustration.
2. The balcony screen shall allow natural ventilation at all times when the screens are fully closed.
3. The balcony screen will not be provided in the depicted units and development.
4. The Purchaser may opt to pre-install the balcony screen.
5. The cost of balcony screen and installation shall be borne by the Purchaser.
6. The drawing is not drawn to scale and is solely for reference purpose only. Please take measurements at actual unit before commencement of work.
7. Material shall be aluminium with powder coated finish to match the colour of aluminium door/window frame. Approval from the MCST is required before installation.
8. Spacing of louvre to be uniform and total free opening shall not be less than 50% of the panel.
9. Fixing detail by the Purchaser's contractor shall not damage waterproofing of existing structure.
10. The Purchaser shall refer to the MCST for any additional details required.



Developer: Sim Lian JV (Northbank) Pte. Ltd. (UEN: 201720979D) • Housing Developer's Licence No.: C1500 • Location: Lot No. 3258W of Mukim 29 • Tenure of Land: Remainder of leasehold estate of 99 years commencing on 8 January 2024 • Encumbrances on Land: Mortgage IJ/208160L in favour of DBS Bank Ltd • Date of Vacant Possession: 31 December 2028 • Expected Date of Legal Completion: 31 December 2031

While reasonable care has been taken in preparing the sales brochure, unit plans, specifications, constructing the sales models, sales gallery and show units (the "Materials"), the Developer and its agents and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall in no way be held responsible for any inaccuracies in their contents or discrepancies between the Materials and the actual unit when built. The Developer shall not be bound by any statement, representation or promises (written or oral) by its agents and contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representations of fact. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement. All information, specifications, layout plans, building plans, location of facilities, finishes and appliances selection and visuals are subject to any changes as may be required by the Architect or Developer and/ or approved by the relevant authorities. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings, illustrations, models, showflat displays and photography are artist's impressions and for illustrations only and shall not be regarded as representation of fact. Floor areas are approximate measurements only and subject to final survey. The property is subject to inspection by the relevant authorities to comply with current codes of practice. All travel times are estimates and subject to traffic conditions. We expressly disclaim liability for any error or omission in the material.

## DEVELOPERS' PROFILE

### ABOUT SIM LIAN

The Sim Lian group of companies, including its subsidiaries Sim Lian Land and Sim Lian Development, is a leading real estate development and construction company with over 40 years of experience in crafting quality residential, commercial, retail and business spaces. Renowned for its extensive portfolio, the Group excels in delivering impressive developments built on the core foundations of prime location, quality workmanship and efficient space planning.

Sim Lian's outstanding list of residential property development projects include Emerald of Katong, The Botany at Dairy Farm, Treasure at Tampines, Waterview, A Treasure Trove, Parc Vera, The Pearl at Mount Faber, Clover by the Park, Viz at Holland, Rochelle at Newton, The Lincoln Residences and more. Iconic integrated developments include Hillion Mall and Hillion Residences, and Vision Exchange in Jurong Lake District. The Group has expanded regionally with presence in Australia and Malaysia, with notable investment portfolio in retail, office and service apartments.

Exquisite craftsmanship and finishing, dedicated attention to intricate details and carefully thought through designs are the criteria Sim Lian adheres to in delivering quality homes. These are the distinctive hallmarks that are reflected in the Sim Lian brand, having been ranked amongst the Top 10 Developers in Singapore by BCI Asia in 2015 and 2016.

Sim Lian remains committed to value creation and takes great pride in developing contemporary and efficient spaces that meet the evolving needs of its users. With a focus on quality and service excellence, Sim Lian continuously strives to innovate and create value for individuals, families and businesses.



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