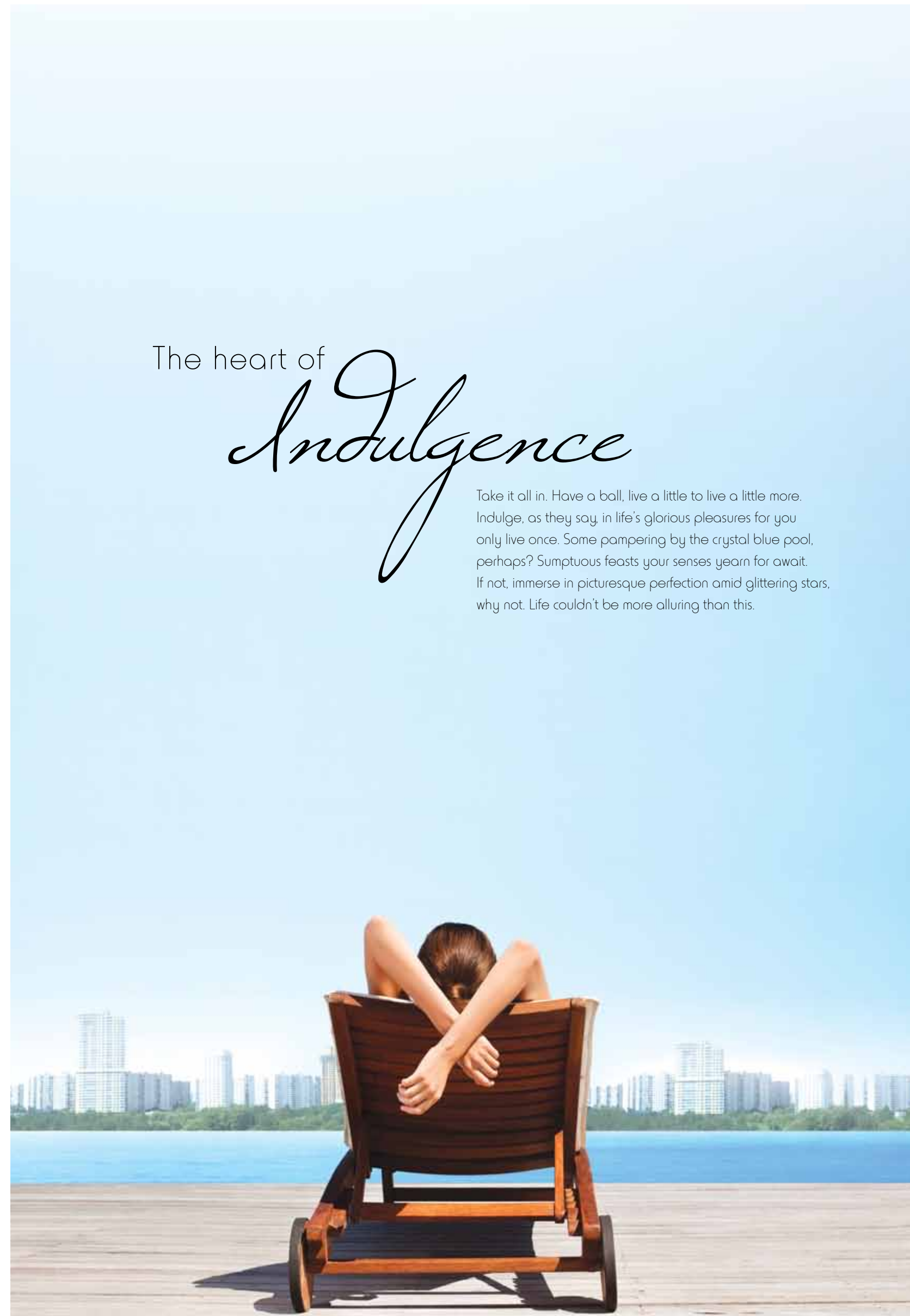


SKY  GREEN

The heart of
Indulgence

Take it all in. Have a ball, live a little to live a little more. Indulge, as they say, in life's glorious pleasures for you only live once. Some pampering by the crystal blue pool, perhaps? Sumptuous feasts your senses yearn for await. If not, immerse in picturesque perfection amid glittering stars, why not. Life couldn't be more alluring than this.



Savour

a lifetime of pleasure.

Freehold. 176 exclusive suites of elegance. Myriad exquisite facilities from ground to sky. All beautifully wrapped in splendid architecture inspired by gentle waves, perfectly accompanied with light, whistling breezes. Relish, delight, chill, satiate, luxuriate, satisfy. Now, indulge.



Arousing

desire right from the start.

There's nothing more welcoming than a grand entrance. And a grand one is one you'll make. A sprawling water feature at the arrival driveway sings a splashing medley; aural treats your ears certainly wouldn't mind. While you immerse in melodic splendour, rest your eyes upon a wall of artistry, designed especially to inspire desire.



Artist's Impression



Artist's Impression

Level

1 Infinite Invigoration

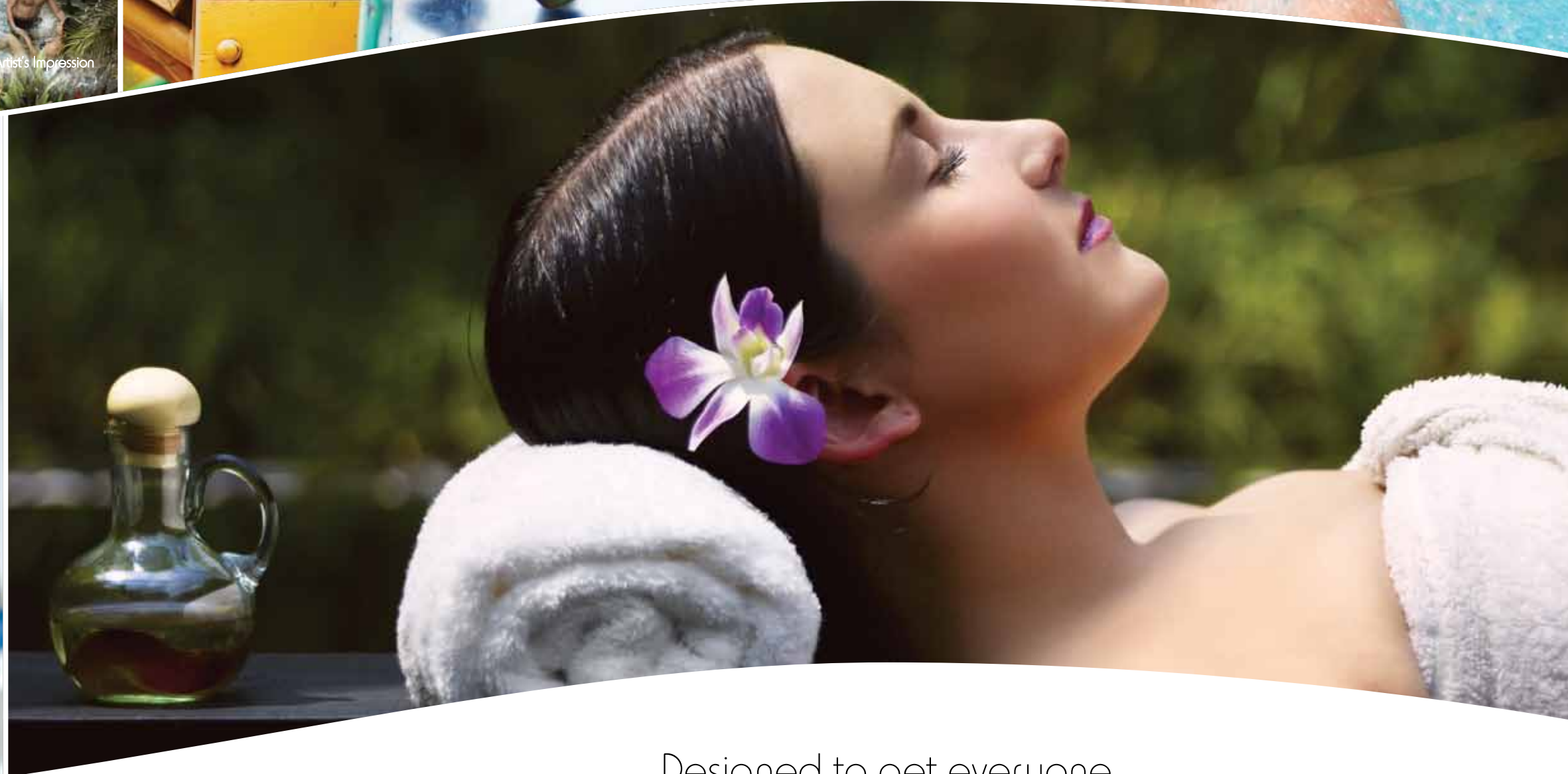
30m Lap Pool
Rezo Pavilion
BBQ
Chill Bar



Pamper

the young, and young at heart.





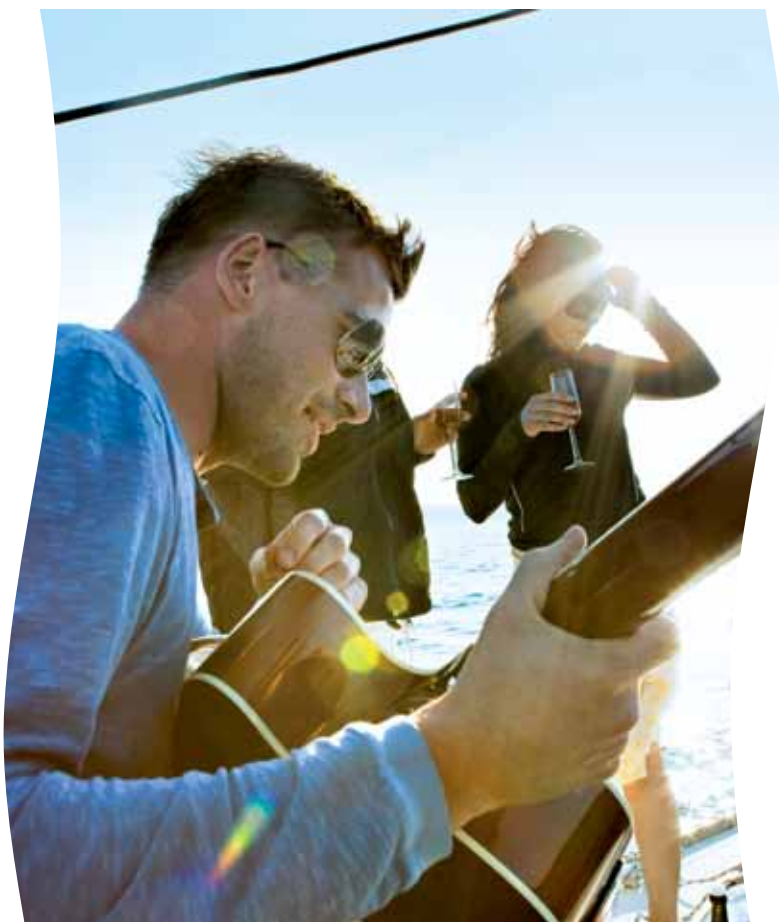
Level

1 Infinite Invigoration

- | | |
|--------------------|----------------------|
| Spa Alcove | Dry Landscape Garden |
| Aqua Gym | Splash/Kid's Pool |
| Indoor Gym | Playground |
| Hydro Neck Massage | |

Designed to get everyone off the ground.

And liven up the mood. Soak in the Lap Pool, why don't you. It's sure to refresh. Else, rest and relax by the Spa Alcove, before tantalizing taste buds under the stars at the Rezo Pavilion. Invite the little ones too as they're sure to find the Playground irresistibly inviting. So get on your feet. Because everyone will.



Delight
the mind, body and soul.

Level 2

Enthralling Essence
Aroma Garden



Level 6

Sinuous Sensuality
Party Pool
Party Deck
Contemplation Corner
Tennis Court



Turn it up, turn it down.
Wipe away that frown.

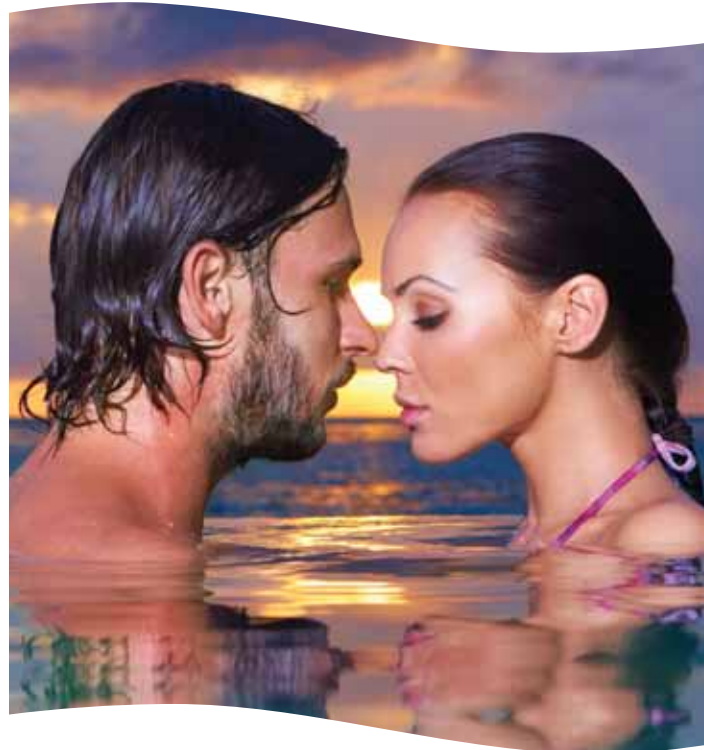
Surprise your mind, body and soul with facilities you'll agree, are quite like no other. Like the lush Aroma Garden, tempting you to unwind. Or if you've got a party planned, the Party Pool and Deck will definitely have you smile.



Level 16

Sky Garden

Spa Pool
Viewing Deck
Function Room
Function Deck



Refresh
relax, and rejuvenate.



Artist's Impression

Immerse in picturesque perfection.

If there's a perfect way to end the day, this is it. A splendid Spa Pool on the roof, lined with beautiful palms and overlooking breathtaking views of the city, presents an oasis in the sky that's simply divine. And if that's not enough, let the Function Room and Deck be the icing on the cake. Come, dive in.



The height of pleasure you'll enjoy at the

Sky Terraces

Level 3

Spring of Life

Sit & Reach
Broad Jump



Level 6

Sinuous Sensuality

Chess Corner





Level 12

Lit Room
Reading Lounge



Level 9

Sanctuary Sway
Garden Swing



Level 15

Moonlit Gleam
Moonlit Garden

Time-outs are in.

As they say, lose yourself in a good book, in a daydream or simply with perfect company. The myriad of serene spaces lets you wind down in ideal calm. Choose from the tranquil Garden Swings to the Reading Lounge. If not, the Moonlit Garden on Level 15 is sure to dazzle. So sit back and relax. Don't worry, you have time.

Revel

in the beautiful world around you.



Map is not drawn to scale and is only for illustration purposes.

Everything's at your fingertips.

Brunch by the park, an evening run, or shopaholics' therapy at its best. Whatever you're after, it's all close-by. Major expressways lie mere minutes away to take you wherever, while the MRT is just a short stroll away to take you whenever. Rest assured the little ones are taken care of too, with good schools in every direction. Like we said, it's all at your fingertips.



- Appetizing selection of eateries next door.
- Tai Seng MRT Station is just a short stroll away.
- nex Shopping Mall, Singapore Post Centre and the upcoming One KM nearby provide entertainment and more.
- CTE/PIE/KPE close-by offer instant connections.
- Good schools in the neighbourhood including St. Andrew's Junior/Secondary/Junior College and Maris Stella High School.
- Sungei Kallang Park Connector in your backyard.

Site Plan

A bird's eye view of your personal space.



Legend

Level 1

- 1 Guard House
- 2 Management Office
- 3 30m Lap Pool
- 4 Pool Deck
- 5 Rezo Pavilion
- 6 BBQ
- 7 Chill Bar

- 8 Water Feature/
Cascading Waterfall
- 9 Hydro Neck Massage
- 10 Spa Alcove
- 11 Aqua Gym
- 12 Splash/Kid's Pool
- 13 Indoor Gym

- 14 Children's Playground
- 15 Dry Landscape Garden

Level 2

- 16 Aroma Garden

Level 3, 6, 9, 12 and 15

- 17 Sky Terrace

Level 6

- 18 Tennis Court
- 19 Party Pool
- 20 Party Deck
- 21 Pavilion
- 22 Contemplation Corner

Level 16

- 23 Function Room
- 24 Viewing and Function Deck
- 25 Spa Pool
- 26 Water Feature

Sky Terraces



Level 3
Sit & Reach
Broad Jump



Level 6
Chess Corner



Level 9
Garden Swing



Level 12
Reading Lounge



Level 15
Moonlit Garden

Sky garden



SPECIFICATIONS

- 1 Foundation
Concrete pile foundation
- 2 Sub-structure and Superstructure
Reinforced concrete structure and/or precast reinforced concrete structure and/or steel framed system
- 3 Walls
(a) External Walls – Reinforced concrete wall and/or block wall and/or precast concrete panel wall system
(b) Internal Walls – Reinforced concrete wall and/or block wall and/or precast concrete panel wall system and/or drywall plaster board partition system
- 4 Roof
(a) Reinforced concrete roof with appropriate waterproofing system and insulation and/or metal roof and insulation for apartments
- 5 Ceiling
(a) Apartments
(i) Living, Dining, Foyer, Kitchen, Bedrooms, Study, Balcony, Terrace and other areas: Skim coating with or without plaster ceiling boards and/or fibrous plaster ceiling board with or without box-ups to designated areas
(ii) Bathrooms, Powder Room, Kitchen: Fibrous plaster ceiling boards with or without box-ups to designated areas
- 6 Finishes
(a) (1) Wall – for Apartment Units
(i) Living, Dining, Bedrooms, Study, Foyer, Passageway, Household Shelter, Utility and other areas: Cement & sand plaster and/or skim coat where applicable
(ii) Kitchen: Homogenous tiles and/or Ceramic tiles to exposed areas and/or cement & sand plaster and/or skim coat and/or back painted glass back splash
(iii) Bathrooms: Homogenous tiles and/or Ceramic tiles and/or Marble tiles to designated exposed areas
(iv) Powder Room: Homogenous tiles and/or Ceramic tiles to exposed areas
(v) WC: Homogenous tiles and/or Ceramic tiles to exposed areas
(vi) Balcony, Roof Terraces, PES: Cement & sand plaster and/or skim coat
(2) Wall – External (Common Areas)
(i) External walls including recreational common areas: Cement & sand plaster and/or skim coat and/or textured finished where applicable
(ii) Multi-storey car park: Cement/sand plaster and/or skim coat and/or metal screen where applicable
(3) Wall – Internal (Common Areas)
(i) Corridors, Staircases, Landing, Basement Car park, Multi-storey car park, recreational common areas and other areas: Cement/sand plaster and/or skim coat finished where applicable
(ii) 1st level Lift Lobby: Marble tiles and/or stone finish and/or Homogenous tiles and/or Ceramic tiles to designated areas: Cement/sand plaster and/or skim coat to other areas
(iii) Lift Lobbies and Multi-storey car park lobbies to other levels: Homogenous tiles and/or Ceramic tiles and/or Marble tiles to designated areas: Cement/sand plaster and/or skim coat to other areas
(b) (1) Floor – For Apartment Units
(i) Entrance Foyer, Living, Dining, Study: Homogenous tiles and/or Ceramic tiles with timber skirting
(ii) Bedrooms and Internal Staircase: Timber flooring with or without timber skirting
(iii) Bathrooms: Homogenous tiles and/or Ceramic tiles
(iv) Balcony, Kitchen, WC, Household Shelter, Utility, PES and Roof Terraces: Homogenous tiles and/or Ceramic tiles with matching skirting where applicable
(2) Floor – Common Areas
(i) 1st to 16th Storey Lift Lobbies, Multi-storey car park Lift Lobbies: Marble and/or stone finish and/or Marble tiles and/or homogenous tiles and/or Ceramic tiles with skirting to be selected by Architect
(ii) Swimming Pool Deck, Sky Terrace, Spa Deck, Function Room, Gymnasium, Toilets for disabled, Changing room, Management Office: Stone tiles and/or Homogenous tiles and/or Ceramic tiles and/or pebble wash and/or carpet or vinyl Sheets and/or timber deck and/or glass mosaic tiles to be selected by Architect
(iii) Exit Staircases and landing from 1st to 2nd storey and Exit staircases for MSCP: Homogenous tiles and/or Ceramic tiles with nosing tiles
(iv) Other staircase levels: Cement & sand screed and staircases to complete with groove lines to staircase treads edge or with nosing tiles
(v) Other common areas: Cement & sand screed and/or other selected finishes by Architect
- 7 Windows
Apartment Units: Powder-Coated or Fluorocarbon aluminium-frame casement and/or sliding windows and/or top hung and/or fixed panel and/or louvres with clear or tinted glass or frosted glass if applicable
- 8 Doors
(a) (i) Main Entrance: Fire-rated timber door
(ii) Bedrooms: Timber door
(iii) Bathrooms: Timber door and/or Slide & Hide Timber door
(iv) Kitchen: Timber door with glass panel
(v) Powder Room (where applicable): Slide & Hide Timber door or PVC frame acrylic panel sliding/folding door where applicable
(vi) WC/Utility (where applicable): PVC or aluminium frame acrylic panel sliding/folding door where applicable
(vii) Household Shelter (where applicable): Approved HS door
(viii) Balcony, Roof Terraces: Powder-coated or fluorocarbon aluminium frame sliding glass door or swing glass door
(ix) PES: Aluminium and/or steel swing gate
(Note: Selected ironmongery shall be provided to all doors)
- 9 Sanitary Fittings
(a) Master Bathroom and Bathroom 2,3 & 4
(i) 1 vanity wash basin and basin mixer
(ii) 1 shower area complete with shower mixer
(iii) 1 water closet, 1 toilet paper holder, 1 towel rail, 1 mirror
(iv) 1 long bath and/or bidet shower area complete with both mixer and shower mixer (For unit type PH1, PH2, PH3 & PH4 only)
(b) Powder Room
(i) 1 vanity wash basin and mixer tap
(ii) 1 water closet, 1 toilet paper holder, 1 towel ring, 1 mirror
(c) Kitchen
(i) 1 sink with sink mixer
(d) WC
(i) 1 wash basin with tap
(ii) 1 water closet, 1 toilet paper holder, 1 shower rose with sliding rod and tap
(e) Roof Terrace/PES
(i) Jacuzzi (For Unit Type PH1, PH2, PH3 & PH4 only)
(ii) 1 bib tap for Roof Terrace (For upper level Unit Type PH1, PH2, PH3 & PH4 only)
(iii) 1 bib tap for PES

- 10 Electrical Installation
Refer to Schedule of Electrical Provision
- 11 TV/FM/Telephone points
Refer to Schedule of Electrical Provision
- 12 Lightning Protection
In compliance with Singapore Standard SS 555:2010
- 13 Painting
(a) Internal Walls – Emulsion paint
(b) External Walls – Emulsion paint and/or textured coating finish to designated areas
- 14 Water Proofing
Waterproofing to floors of Kitchen, Bathrooms, Powder Rooms, Balcony, Terraces, Landscape Deck, Reinforced Concrete Flat Roof, Basement Car park, Pool/Jacuzzi and Roof Terraces
- 15 Driveway and Carpark
(a) External Driveway – Selected Stone finish and/or textured concrete and/or premix and/or reinforced concrete slab
(b) Driveway and Carpark – Reinforced concrete slab with hardener or coating to Basement
- 16 Recreation Facilities
(a) 1st Storey:
30m Lap Pool/Swimming Pool
Splash Pool/Kids Pool
Pool Deck
Gymnasium and Aqua Gym
Spa Alcove
Hydro Neck Massage
Rezo Pavillion
Chill Bar
Children's Playground
BBQ
(b) 2nd Storey:
Aroma Garden
(c) 3rd, 6th, 9th, 12th, 15th Storey:
Sky terrace – Sit & Reach Broad Jump
Chess Corner
Garden Swing
Reading Lounge
Moonlit Garden
(d) 6th Storey (MSCP Deck):
Tennis Court
Contemplation Garden
Party Pool
Party Deck
(e) 16th Storey:
Function Room
Spa Pool
Spa Pool Viewing Deck
Dining Deck
- 17 Additional Items
(a) Kitchen Cabinet – High and low cabinets
(b) Kitchen Appliances – 1ea. Built-in electric hob, cooker hood, sink, electric oven, washing machine, refrigerator. (For 1-Bedroom Types)
1ea. Built –in electric hob, built-in gas hob, cooker hood, sink, electric oven, washing machine, refrigerator. (For 2&3 Bedroom Types and Penthouses Only)
(c) Wardrobe – Built-in wardrobes to all Bedrooms
(d) Air-conditioning – Multi-split air-conditioning system –wall hung for Living/Dining and Bedrooms
(e) Hot Water Supply – Hot water supply to all Bathrooms & Powder Room
(f) Gas – Town Gas NOT provided
(g) Cable Vision – Provision of outlet only
(h) Security System – Intercom system
Proximity card access to all communal facilities (where applicable).
Vehicular Access System at main entrance
CCTV surveillance cameras at strategic locations
(i) Shower – With frameless glass shower screen

Notes:

Marble, Limestone and Granite
Marble, compressed 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, compressed 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. Subject to Clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

Timber Strips
Timber strips are natural material containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber strips are also subject to thermal expansion

Electrical Installation – Schedule of Electrical Provision

	A1, A2, A3, A4, A5, A6	A3p	A7	B1	B2	B2p	B3	B3p	B4	B5	C1	C2	C3	D1	PH1	PH2	PH3	PH4
Lighting Point	7	7	11	13	12	14	13	15	12	11	16	16	16	22	33	34	44	31
13A Switched Socket Outlet	6	7	6	8	8	10	8	9	8	6	10	10	10	12	17	17	20	16
13A Twin Switched Socket Outlet	2	2	3	3	3	2	3	3	3	3	4	4	4	6	7	7	8	7
13A Switched Socket Outlet for Washing Machine	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1
Heater Point	1	1	2	2	2	2	2	2	2	2	2	2	2	3	3	3	4	3
Isolator	1	1	1	2	2	2	2	2	2	1	3	3	3	4	4	4	5	4
SCV Outlet	2	2	3	3	3	3	3	3	3	3	4	4	4	6	5	5	6	5
Telephone Outlet	2	2	3	3	3	3	3	3	3	3	4	4	4	6	5	5	6	5
Cooker Hood Point	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	2	1
Cooker Hob Point	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	2	1
Electric Oven Point	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	2	1
Bell Push c/w Bell Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Jacuzzi Isolator Point	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1

Note : All isolators for CU are subject to a/c equipment configuration.

and contraction beyond the control of the builder and vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

Tiles

Selected tile sizes and tile surface flatness cannot be perfect and subject to acceptable range described in Singapore Standards SS 483:2000.

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.

Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any 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.

Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to Clause 14.3, the brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection and market availability.

Layout/Location of wardrobes, cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom systems, door swing positions and plaster ceiling boards

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and 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 will assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

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.

False Ceilings

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 purpose. Where removal is needed, ceiling works would be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

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.

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 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 obligations under clause 9 and clause 17.

Mechanical Ventilation System

Mechanical Ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

Prefabricated Toilets

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

Planters

Planters are designed to take the loading of potted plants only. No soil materials or plants will be provided in the planters.

Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/long bath/vanity cabinet/mirror.

Tennis Court

No more than 4 persons are allowed at any one time in the Tennis Court.

The designer home

Experts



- Killiney Road • 130 units
- Expected Date of Vacant Possession: 31 Dec 2014



- Khiong Guan Ave • 175 units
- Expected Date of Vacant Possession: 31 Dec 2014



- Mergui Road • 250 units
- Expected Date of Vacant Possession: 31 Dec 2015



- Grange Road • 30 units
- Expected Date of Vacant Possession: 31 Oct 2013



- Cairnhill Circle • 52 units
- Expected Date of Vacant Possession: 31 May 2015

Heeton Homes Pte Ltd

Heeton's mission as a niche property developer is to deliver distinctive creations out of the ordinary. Every residential development project it undertakes is inspired by the philosophy that life is filled with endless possibilities, and should be lived with zest. Most of Heeton's residential projects are situated in Singapore's prime districts. Among its recent projects are iLiv@Grange, Lincoln Suites, The Lumos, The Element@Stevens and DLV in Singapore and Twins at Damansara Heights in Malaysia.

Kim Seng Heng Realty Pte Ltd

Kim Seng Heng Realty Pte Ltd is a well-established construction, property development and property management group with over 29 years of experience. Backed by a strong and diversified track record, the Group boasts a wide repertoire of property projects in Singapore, Malaysia and China. Some of the Group's notable private-sector projects in Singapore are The Coast, The Berth by the Cove, The Spectrum and Montview. Currently Kim Seng Heng Realty Pte Ltd has two property developments created by its associate company, JHTD-Tianxing Riverfront Square in Tianjin and Liang Jing Ming Ju in Beijing.

TEE Realty Pte Ltd

Established in the 1980s, from its humble beginning of a general electrical engineering company, the TEE group has firmly established itself as a stellar boutique property developer in Singapore with a regional presence in Thailand, Malaysia, Brunei and Vietnam. Since its inception, the Group through its fully-owned subsidiary Tee Realty Pte Ltd, has successfully developed quality and distinctive residential and commercial developments leveraging on its integrated real estate and facilities management approach. The Group's real estate portfolio include The Thomson Duplex, Cantiz@Rambai, The Peak@Cairnhill I in Singapore and The Surawong, Chewathai Ratchaprurap and Chewathai Ramkhamhaeng in Thailand.

Zap Piling Pte Ltd

Since its inception in 1989, ZAP Piling Pte. Ltd, has proven to be a distinguished Piling Specialist and Civil Engineering contractor completing numerous private and government turnkey projects in Singapore such as REC Apricus, MCE C487, MBFC, Marina View - MGP, Leedon Heights, 777 Jurong Gateway and Victoria Theatre. With major investment in adding new machinery capacity and leveraging innovative R&D capability, the company has relooked its new core competencies to exceed clients' and industry requirements. In year 2004, the company was awarded to the Construction 21 Best Practice Award by the Building and Construction Authority (BCA) as a recognition to its demonstrated leadership, innovation and sustainable efforts in adopting new best practices in Singapore. In regional presence, ZAP Piling (India) Pte. Ltd. was established in year 2009 topped up with solid proven track records of completing significant projects in India, Malaysia and Indonesia (Batam).

Another luxurious development by:



Project Details:
Developer: Unique Realty Pte Ltd • Co. Reg. No.: 201015781W • Developer's Licence No.: C0959 • Tenure of land: Estate in fee simple (Freehold) • Legal description : Lots 5887A & 5888K MK 24 Macpherson Road • Building Plan No.: A1365-11009-2011-BP01 dated 3rd August 2012 • Expected date of T.O.P.: 31st December 2016 • Expected date of legal completion: 31st December 2019 or 3 years after notice of vacant possession whichever is earlier

Project Consultants:
Architect : SAA Architects Pte Ltd • C&S Engineer : P&T Consultants Pte Ltd • M&E: DP Engineers Pte Ltd • Quantity Surveyor : WT Partnership • Landscape: Coen Design International Pte Ltd • ID: Su MISURA

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