

THE amore

life as it should be

æ

when love
is at the
centre,
life is as
it should be

æ

∞
to enjoy life,
is to fall in love
with its
simple pleasures
all over again

∞



æ accessibility

Bike along the river with your family. Enjoy a night out at the movies. Take the young ones horse-riding. Weekends are made of fun at the waterfront town of Punggol, which boasts three coastal promenades, two activity clusters, four retail complexes, and a 4.5-km waterway. Come weekdays, an efficient transport network makes it a breeze to keep your schedule.

Set in the heart of Punggol, The Amore puts everything within your reach.

10 mins' stroll from nature walk

Have a scenic jog along the 2.4-km coastal track. Cross over to Coney Island for rustic adventures.

5 mins' drive from punggol ranch

Gallop away with the sea breeze in your face. For a closer encounter with the sea, stroll over to Punggol Point Park.



6 mins' drive from the punggol settlement

Enjoy the gastronomic selection by the sea. Pair it with a relaxing panoramic view. Bon appetit!

2 lrt stations from safra punggol

Explore the indoor water playground at Singapore's newest Safra club. Nearby, outdoor fun awaits at My Waterway@Punggol. Go cycling, canoeing, or have a picnic by the water.

2 mins' drive from waterway point

Catch a blockbuster at the grand 1,000-seat cinema. Grab shopping deals and great bites all in one place.













within walking distance of reputable schools

Being minutes away from Horizon Primary School, Greendale Primary and Secondary Schools, and Mee Toh School means less travelling and more time to rest.



location

legend

-  School
-  Community Club
-  Shopping Mall
-  Park
-  Country Club
-  F&B
-  Park Connector
-  Point Walk
-  Nature Walk
-  Riverside Walk
-  North-East Line
-  Punggol LRT

*Map is not drawn to scale.





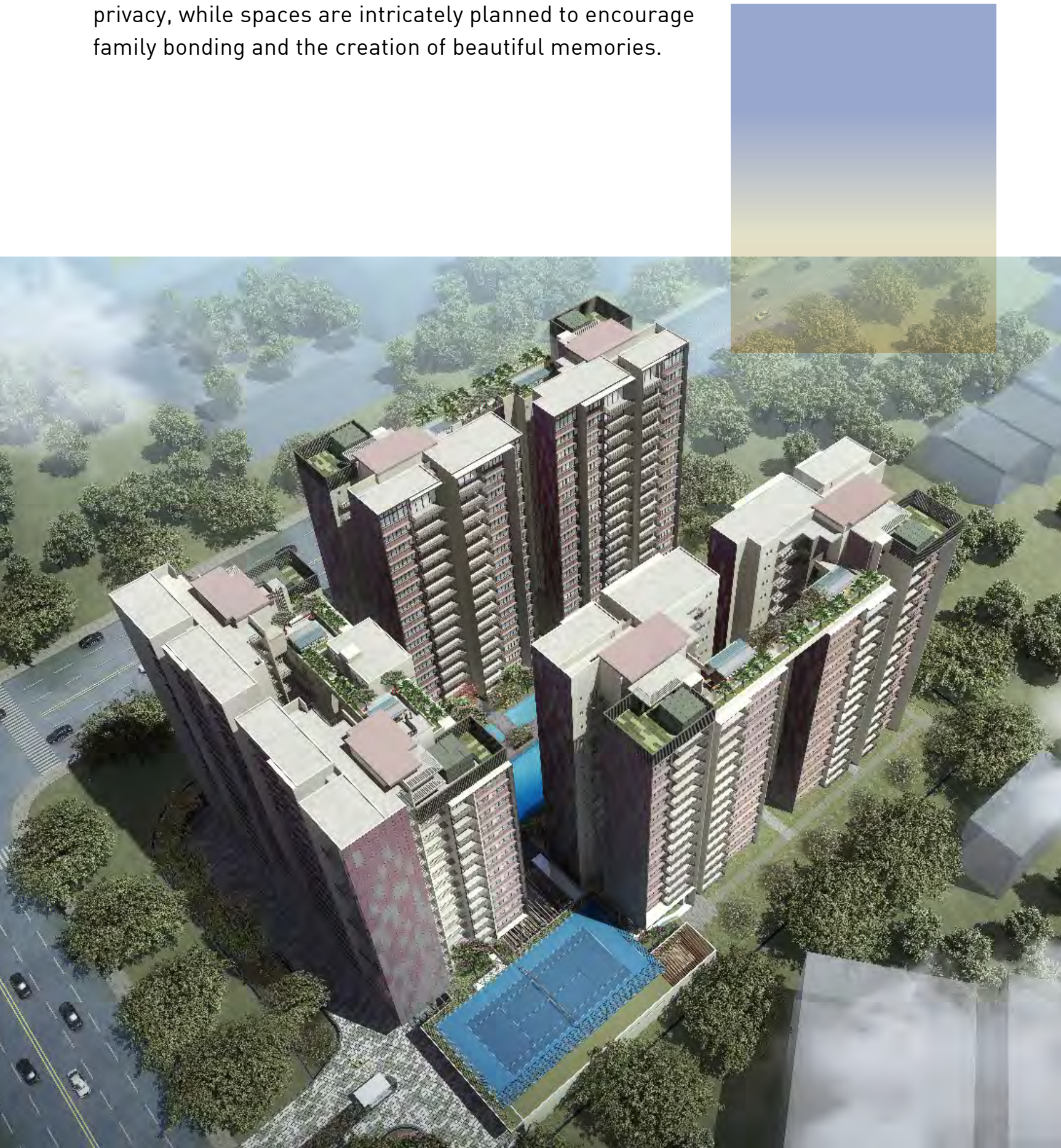
THE amore

∞
home is
where love
resides and
memories
are created

∞

æ architecture

With just 378 units, The Amore is an exclusive home for the family-orientated. Here, the towers are laid out to optimise privacy, while spaces are intricately planned to encourage family bonding and the creation of beautiful memories.



a secluded sanctuary

The gardenesque waterscape creates a relaxing ambience, buffering you from the hustle and bustle of life.



∞ architecture



a welcoming entrance lobby

When friends visit, the spacious lobby with contemporary wood accents draws them in, acting as a prelude to your warm hospitality.



∞ facilities

At The Amore, there are many ways to spend time together. Splash about with the little ones at the water play area. Unwind side by side in the bubbling jacuzzi. Or invite the whole clan over for a barbecue under the stars. Seize the opportunities to share your lives with one another.



club house by the pool

Happy occasions are meant to be shared. Invite your family and friends over to the clubhouse for a celebration.



∞ facilities



a water playground

Sit back. Relax. Jump in. Make a splash. The centrepiece of The Amore is made up of a 50-m lap pool, bubbling jacuzzis, and a wet lounge. A child-friendly pool and water playground bring hours of fun to the little ones. And with a multi-purpose lawn, tennis court, and playground in the compound, it is easy to lead a healthy, active life at The Amore.



∞ facilities



a garden up in the sky

Rooftop conversations in a well-curated garden are an excellent way to grow your relationship. Try it!



rooftop barbecue patio and alfresco dining

A barbecue party among lush greenery up at the sky garden. Now that sounds like a chic idea.



sky gym

Perched at the rooftop, the sky gym gives you an unobstructed view out as you work out.



∞ interiors

Whether it is a 2-, 3-, 4-, or 5-bedroom unit that you choose to call home, you will fall in love with the modern, inviting interiors, complete with fine finishes and fittings that add a touch of luxury to contemporary family living.

your bedroom, your private haven

Every bedroom at The Amore is lovingly designed with attention to detail. From the Alumix wardrobe organiser, to the Vitra bathroom mixer and Lyon's vanity cabinet, the fittings are meticulously selected to exude style while keeping your comfort in mind. The perfect fusion of form and function.



a sophisticated kitchen

With sleek Electrolux appliances, including a fridge, in the kitchen, technologically advanced equipment such as the Blumotion soft-close system, and premium quality Italian cabinets from Lyon's, cooking is elevated to an art form with practical results: happy bellies.



∞ facilities plan

legend

∞ Pools

- a. 50-m Lap Pool
- b. Pool Spa
- c. Wet Lounge
- d. Children's Pool
- e. Children's Water Play
- f. Sunshine Deck

∞ Sports and Fitness

- g. Recreational Tennis Court
- h. Sky Gym
- i. Fitness Park
- j. Children's Playground
- k. Stretching Station
- l. Foot Reflexology
- m. Jogging Trail

∞ Gathering and Merriment

- n. Club House
- o. Celebration Lawn
- p. BBQ Pits with Alfresco Dining

∞ Relaxation and Rejuvenation

- q. Sky Garden and View Deck
- r. Community Planting
- s. Hammock Forest
- t. Spiral Garden
- u. Tai Chi Garden
- v. Yoga Garden
- w. Rose Garden

∞ Entrance

- x. Guard House
- y. Arrival Boulevard
- z. Drop-Off Terrace



æ key plan

legend

- Type A1
2-Bedroom
- Type B1
3-Bedroom
- Type B2
3-Bedroom
- Type B3
3-Bedroom
- Type BP
3-Bedroom(Premium)
- Type CP
4-Bedroom(Premium)
- Type CJ
4-Bedroom(Prestige)
- Type DJ
5-Bedroom(Prestige)



∞ unit distribution chart

| | | block 53 | | | | block 53A | | | | | |
|-------------------------|--|------------|---------|-----------|------------|------------|------------|-----------|----|-----------|--|
| | | CITY VIEW | | POOL VIEW | | POOL VIEW | | CITY VIEW | | | |
| UNIT TYPE | | CP | A1/ A1a | B3 | CJ/ CJg | CJ/ CJg | B3/ B3g | B1/ B1a | CP | UNIT TYPE | |
| | | (mirrored) | | | | (mirrored) | (mirrored) | | | | |
| UNIT | | 01 | 04 | 03 | 02 | 08 | 07 | 06 | 05 | UNIT | |
| LEVEL | | | | | | | | | | LEVEL | |
| 17 | | CP | A1a | | | | | B1a | CP | 17 | |
| 16 | | CP | A1a | | SKY GARDEN | SKY GYM | SKY GARDEN | B1a | CP | 16 | |
| 15 | | CP | A1 | B3 | CJ | | | B1 | CP | 15 | |
| 14 | | CP | A1a | B3 | CJ | CJ | B3 | B1a | CP | 14 | |
| 13 | | CP | A1a | B3 | CJ | CJ | B3 | B1a | CP | 13 | |
| 12 | | CP | A1 | B3 | CJ | CJ | B3 | B1 | CP | 12 | |
| 11 | | CP | A1a | B3 | CJ | CJ | B3 | B1a | CP | 11 | |
| 10 | | CP | A1a | B3 | CJ | CJ | B3 | B1a | CP | 10 | |
| 9 | | CP | A1 | B3 | CJ | CJ | B3 | B1 | CP | 9 | |
| 8 | | CP | A1a | B3 | CJ | CJ | B3 | B1a | CP | 8 | |
| 7 | | CP | A1a | B3 | CJ | CJ | B3 | B1a | CP | 7 | |
| 6 | | CP | A1 | B3 | CJ | CJ | B3 | B1 | CP | 6 | |
| 5 | | CP | A1a | B3 | CJ | CJ | B3 | B1a | CP | 5 | |
| 4 | | CP | A1a | B3 | CJ | CJ | B3 | B1a | CP | 4 | |
| 3 | | CP | A1 | | CJ | CJ | B3 | B1 | CP | 3 | |
| 2 | | CP | | | CJ | CJ | B3 | B1a | CP | 2 | |
| 1 | | | | | CJg | CJg | B3g | | | 1 | |
| LANDSCAPE & FACILITIES | | | | | | | | | | | |
| INTERCONNECTED CAR PARK | | | | | | | | | | | |

| | | block 57A | | | | block 57 | | | | | |
|-------------------------|--|--------------|---------|------------|---------|------------|------------|------------|--------------|-----------|----|
| | | POOL VIEW | | CITY VIEW | | CITY VIEW | | POOL VIEW | | | |
| UNIT TYPE | | CJ/ CJg/ CJt | BP/ BPg | B2 | CP/ CPg | CP/ CPg | B2/ B2g | BP/ BPg | DJ/ DJg/ DJt | UNIT TYPE | |
| | | (mirrored) | | (mirrored) | | (mirrored) | (mirrored) | (mirrored) | | | |
| UNIT | | 22 | 21 | 24 | 23 | 17 | 20 | 19 | 18 | UNIT | |
| LEVEL | | | | | | | | | | LEVEL | |
| 17 | | CJt | BP | | | | | BP | DJt | 17 | |
| 16 | | CJ | BP | B2 | | SKY GARDEN | B2 | BP | DJ | 16 | |
| 15 | | CJ | BP | B2 | CP | | CP | B2 | BP | DJ | 15 |
| 14 | | CJ | BP | B2 | CP | | CP | B2 | BP | DJ | 14 |
| 13 | | CJ | BP | B2 | CP | | CP | B2 | BP | DJ | 13 |
| 12 | | CJ | BP | B2 | CP | | CP | B2 | BP | DJ | 12 |
| 11 | | CJ | BP | B2 | CP | | CP | B2 | BP | DJ | 11 |
| 10 | | CJ | BP | B2 | CP | | CP | B2 | BP | DJ | 10 |
| 9 | | CJ | BP | B2 | CP | | CP | B2 | BP | DJ | 9 |
| 8 | | CJ | BP | B2 | CP | | CP | B2 | BP | DJ | 8 |
| 7 | | CJ | BP | B2 | CP | | CP | B2 | BP | DJ | 7 |
| 6 | | CJ | BP | B2 | CP | | CP | B2 | BP | DJ | 6 |
| 5 | | CJ | BP | B2 | CP | | CP | B2 | BP | DJ | 5 |
| 4 | | CJ | BP | B2 | CP | | CP | B2 | BP | DJ | 4 |
| 3 | | CJ | BP | B2 | CP | | CP | B2 | BP | DJ | 3 |
| 2 | | CJ | BP | | CP | | CP | B2 | BP | DJ | 2 |
| 1 | | CJg | BPg | | CPg | | CPg | B2g | BPg | DJg | 1 |
| LANDSCAPE & FACILITIES | | | | | | | | | | | |
| INTERCONNECTED CAR PARK | | | | | | | | | | | |

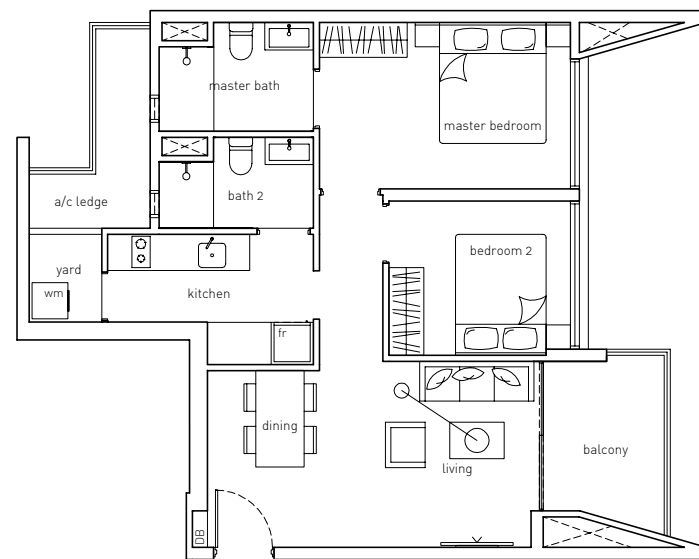
| | | block 55A | | | | block 55 | | | | | |
|-------------------------|--|--------------|---------|------------|---------|------------|------------|------------|--------------|-----------|----|
| | | POOL VIEW | | CITY VIEW | | CITY VIEW | | POOL VIEW | | | |
| UNIT TYPE | | DJ/ DJg/ DJt | BP/ BPg | B2/ B2g | CP/ CPg | CP/ CPg | B2/ B2g | BP/ BPg | CJ/ CJg/ CJt | UNIT TYPE | |
| | | (mirrored) | | (mirrored) | | (mirrored) | (mirrored) | (mirrored) | | | |
| UNIT | | 16 | 15 | 14 | 13 | 09 | 12 | 11 | 10 | UNIT | |
| LEVEL | | | | | | | | | | LEVEL | |
| 17 | | DJt | BP | | | | | BP | CJt | 17 | |
| 16 | | DJ | BP | B2 | | SKY GARDEN | B2 | BP | CJ | 16 | |
| 15 | | DJ | BP | B2 | CP | | CP | B2 | BP | CJ | 15 |
| 14 | | DJ | BP | B2 | CP | | CP | B2 | BP | CJ | 14 |
| 13 | | DJ | BP | B2 | CP | | CP | B2 | BP | CJ | 13 |
| 12 | | DJ | BP | B2 | CP | | CP | B2 | BP | CJ | 12 |
| 11 | | DJ | BP | B2 | CP | | CP | B2 | BP | CJ | 11 |
| 10 | | DJ | BP | B2 | CP | | CP | B2 | BP | CJ | 10 |
| 9 | | DJ | BP | B2 | CP | | CP | B2 | BP | CJ | 9 |
| 8 | | DJ | BP | B2 | CP | | CP | B2 | BP | CJ | 8 |
| 7 | | DJ | BP | B2 | CP | | CP | B2 | BP | CJ | 7 |
| 6 | | DJ | BP | B2 | CP | | CP | B2 | BP | CJ | 6 |
| 5 | | DJ | BP | B2 | CP | | CP | B2 | BP | CJ | 5 |
| 4 | | DJ | BP | B2 | CP | | CP | B2 | BP | CJ | 4 |
| 3 | | DJ | BP | B2 | CP | | CP | B2 | BP | CJ | 3 |
| 2 | | DJ | BP | B2 | CP | | CP | B2 | BP | CJ | 2 |
| 1 | | DJg | BPg | B2g | CPg | | CPg | B2g | BPg | CJg | 1 |
| LANDSCAPE & FACILITIES | | | | | | | | | | | |
| INTERCONNECTED CAR PARK | | | | | | | | | | | |

æ floorplan

Type A1

2-Bedroom
71 sqm / 764 sqft

#03-04, #06-04, #09-04,
#12-04, #15-04

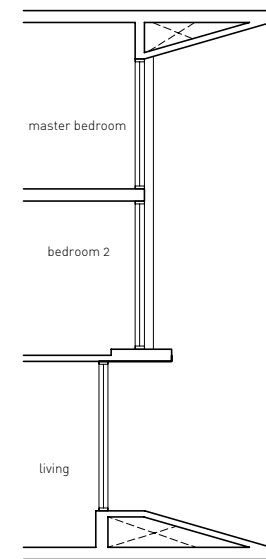


Type A1a

2-Bedroom
65 sqm / 700 sqft

#04-04, #05-04, #07-04,
#08-04, #10-04, #11-04,
#13-04, #14-04, #16-04

unit with high ceiling in
bedrooms, living
#17-04

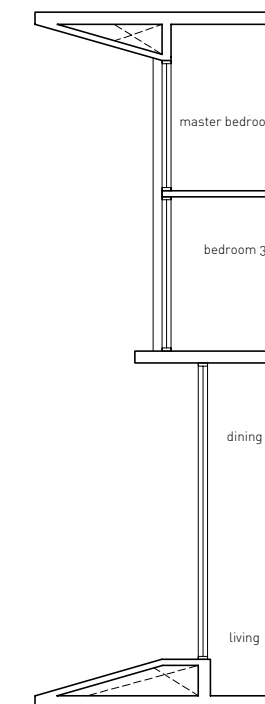


Type B1a

3-Bedroom
82 sqm / 883 sqft

#02-06, #04-06, #05-06,
#07-06, #08-06, #10-06,
#11-06, #13-06, #14-06,
#16-06

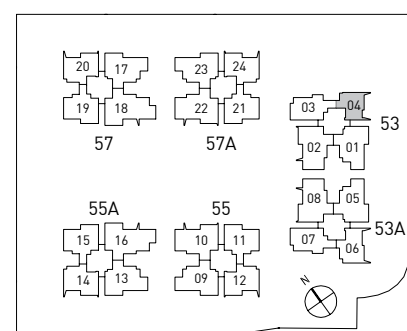
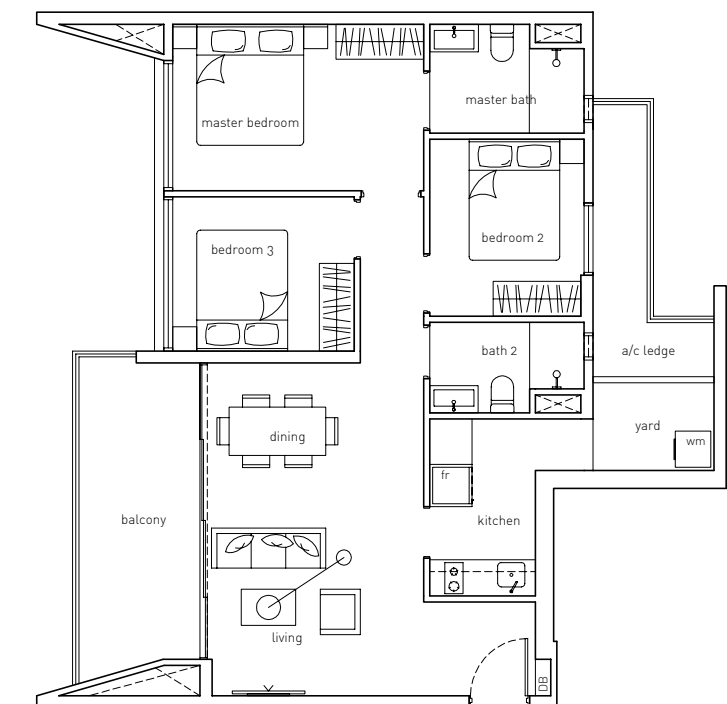
unit with high ceiling in front
facing bedrooms, living, dining
#17-06



Type B1

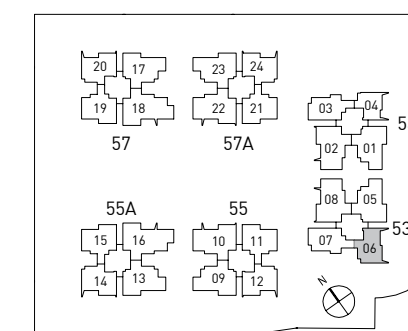
3-Bedroom
93 sqm / 1001 sqft

#03-06, #06-06, #09-06,
#12-06, #15-06



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

* at 1st storey units, PES in lieu of balcony



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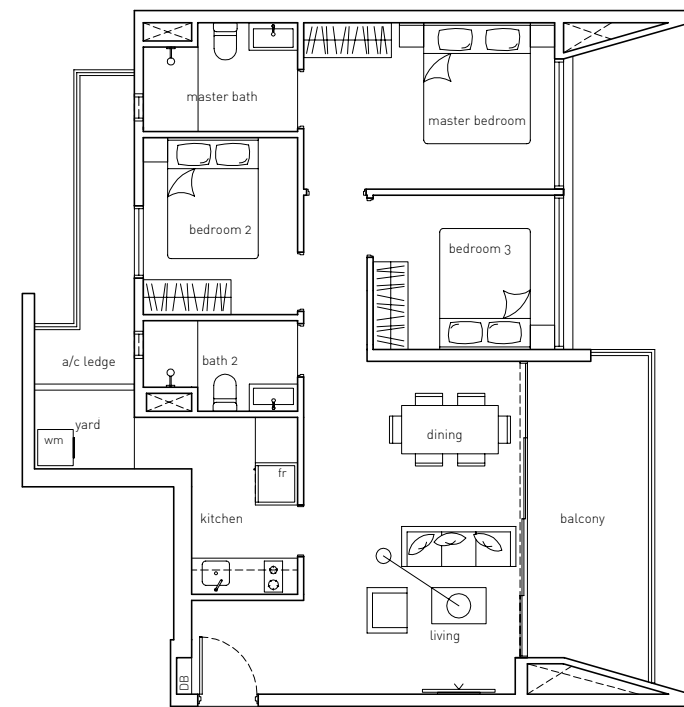
* at 1st storey units, PES in lieu of balcony

æ floorplan

Type B2

3-Bedroom
92 sqm / 990 sqft

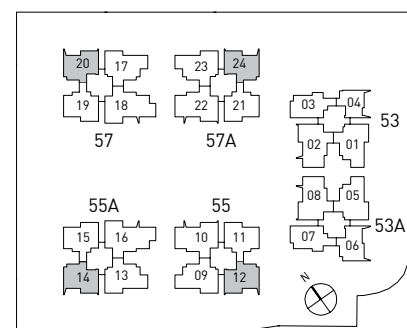
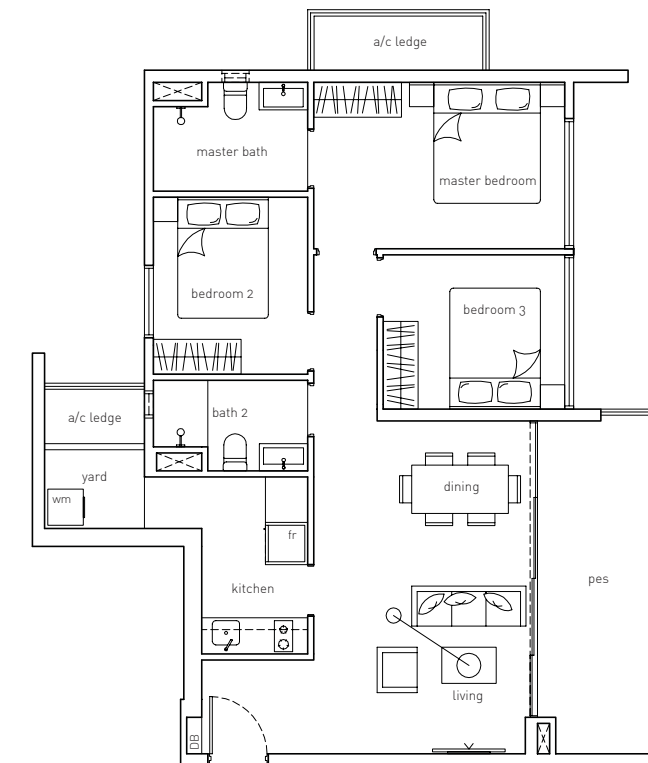
- #02-12 to #16-12
- #02-14 to #16-14 (mirrored)
- #02-20 to #16-20
- #03-24 to #16-24 (mirrored)



Type B2g

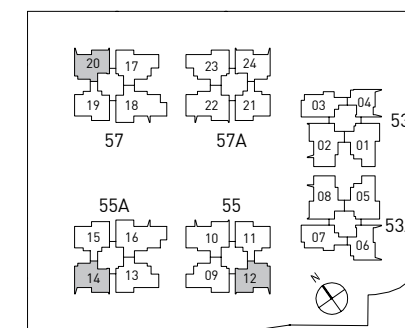
3-Bedroom
92 sqm / 990 sqft

- #01-12
- #01-14 (mirrored)
- #01-20



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

* at 1st storey units, PES in lieu of balcony

æ floorplan

Type B3

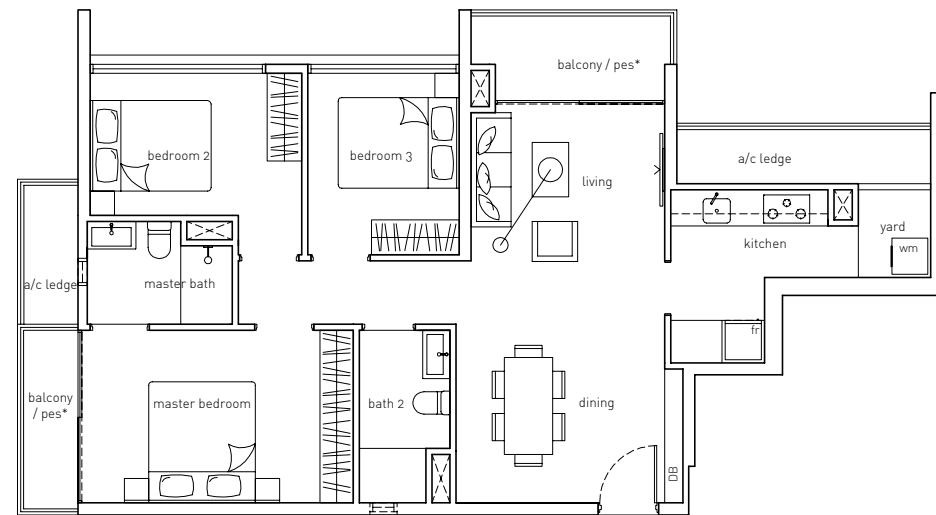
3-Bedroom
93 sqm / 1001 sqft

#04-03 to #15-03
#02-07 to #15-07 (mirrored)

Type B3g

3-Bedroom
93 sqm / 1001 sqft

#01-07 (mirrored)



Type BP

3-Bedroom (Premium)
102 sqm / 1098 sqft

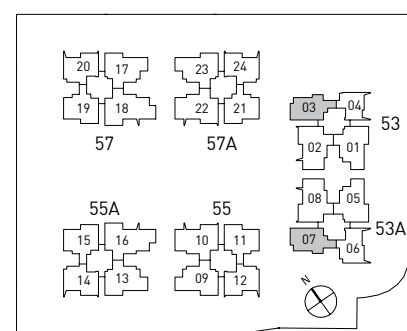
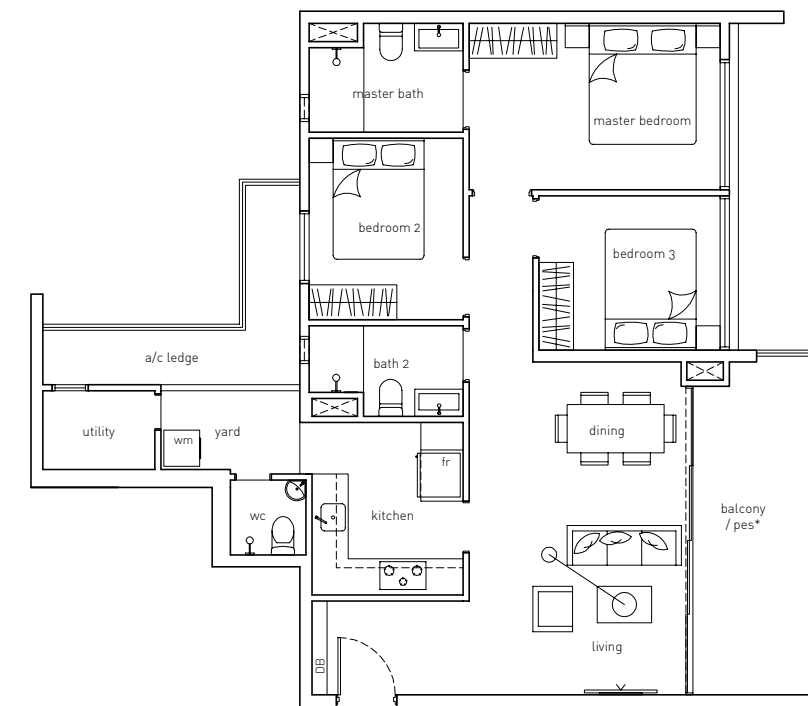
#02-11 to #16-11 (mirrored)
#02-15 to #16-15
#02-19 to #16-19 (mirrored)
#02-21 to #16-21

unit with high ceiling in front
facing bedrooms, living, dining
#17-11 (mirrored), #17-15
#17-19 (mirrored), #17-21

Type BPg

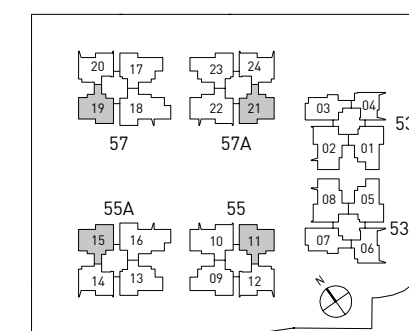
3-Bedroom (Premium)
102 sqm / 1098 sqft

#01-11 (mirrored)
#01-15
#01-19 (mirrored)
#01-21



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* at 1st storey units, PES in lieu of balcony

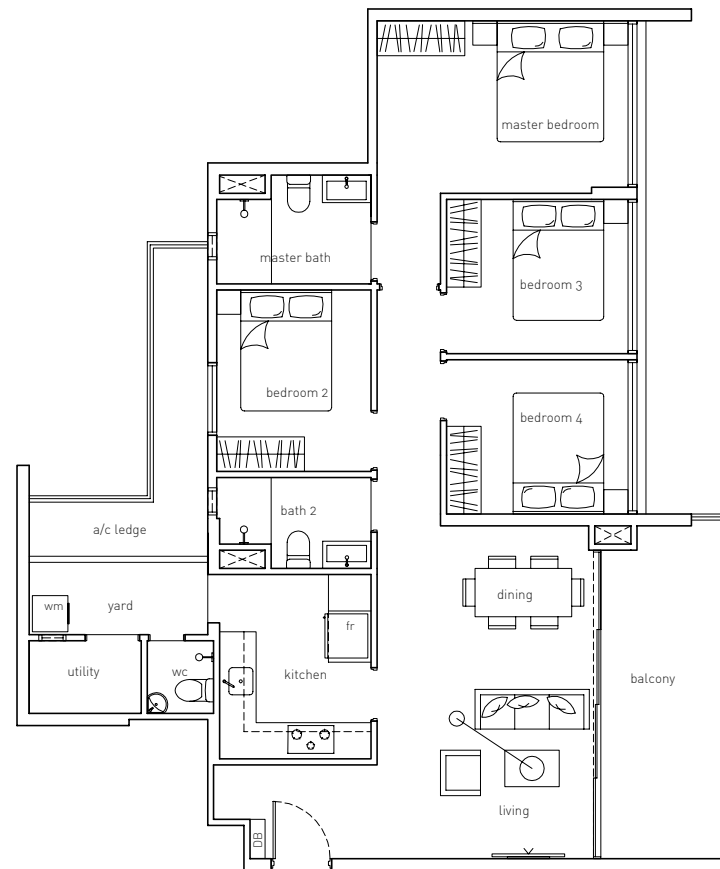
æ floorplan

Type CP

4-Bedroom (Premium)
114 sqm / 1227 sqft

- #02-01 to #16-01 (mirrored)
- #02-05 to #16-05
- #02-09 to #15-09 (mirrored)
- #02-13 to #15-13
- #02-17 to #15-17 (mirrored)
- #02-23 to #15-23

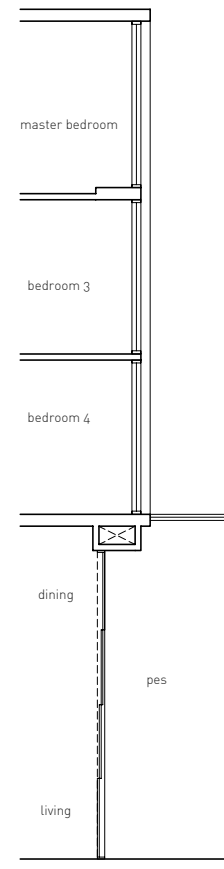
unit with high ceiling in front facing bedrooms, living, dining
#17-01 (mirrored)
#17-05



Type CPg

4-Bedroom (Premium)
114 sqm / 1227 sqft

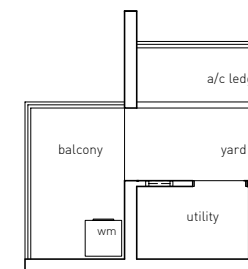
- #01-09 (mirrored)
- #01-13
- #01-17 (mirrored)
- #01-23



Type CJt

4-Bedroom (Prestige)
125 sqm / 1346 sqft

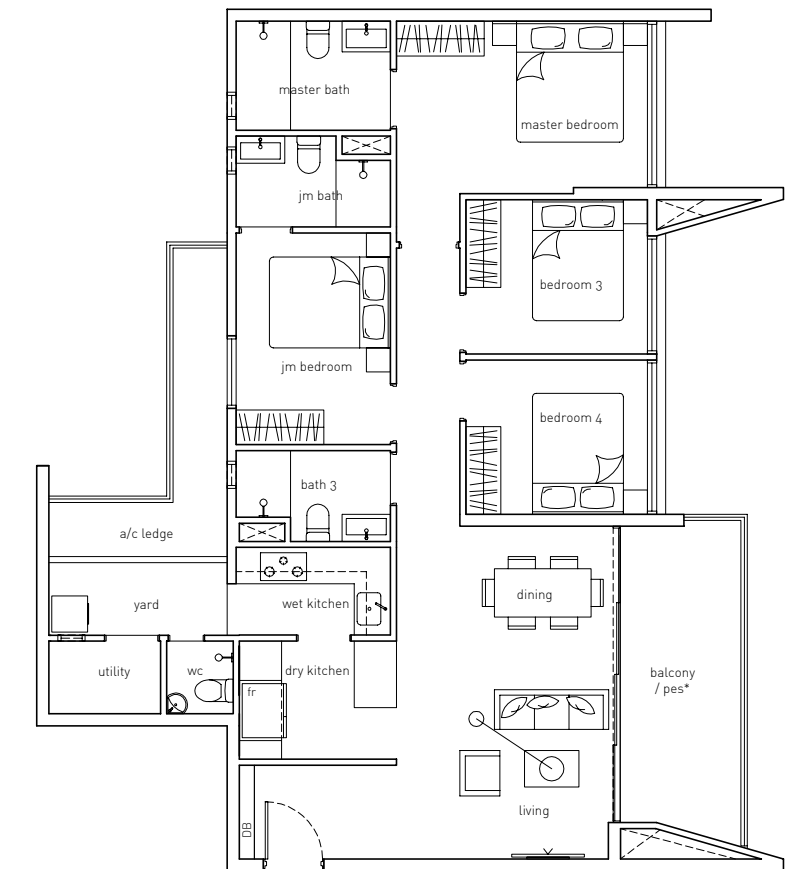
- unit with high ceiling in bedrooms, living, dining
- #17-10
- #17-22 (mirrored)



Type CJ

4-Bedroom (Prestige)
121 sqm / 1302 sqft

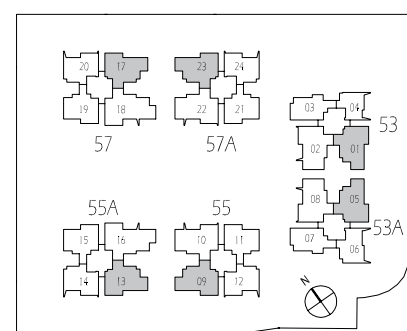
- #02-02 to #15-02
- #02-08 to #15-08 (mirrored)
- #02-10 to #16-10
- #02-22 to #16-22 (mirrored)



Type CJg

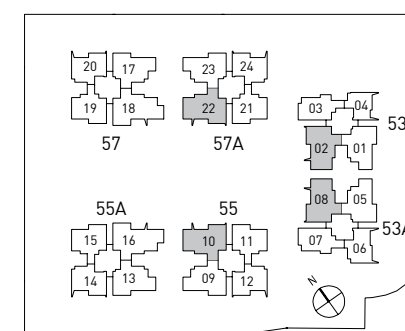
4-Bedroom (Prestige)
121 sqm / 1302 sqft

- #01-02
- #01-08 (mirrored)
- #01-10
- #01-22 (mirrored)



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* at 1st storey units, PES in lieu of balcony



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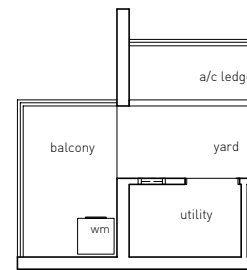
* at 1st storey units, PES in lieu of balcony

æ floorplan

Type DJt

5-Bedroom (Prestige)
141 sqm / 1518 sqft

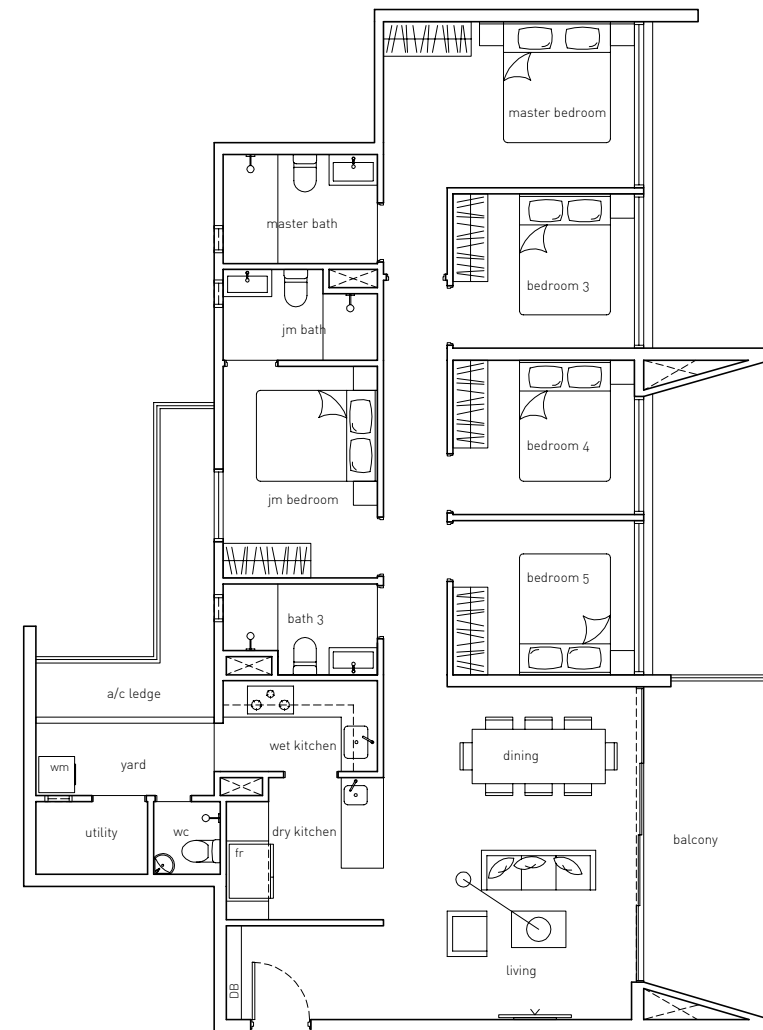
unit with high ceiling in
bedrooms, living, dining
#17-16 (mirrored)
#17-18



Type DJ

5-Bedroom (Prestige)
137 sqm / 1475 sqft

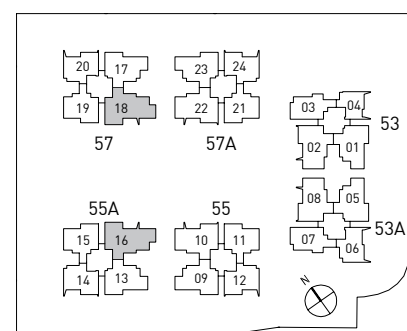
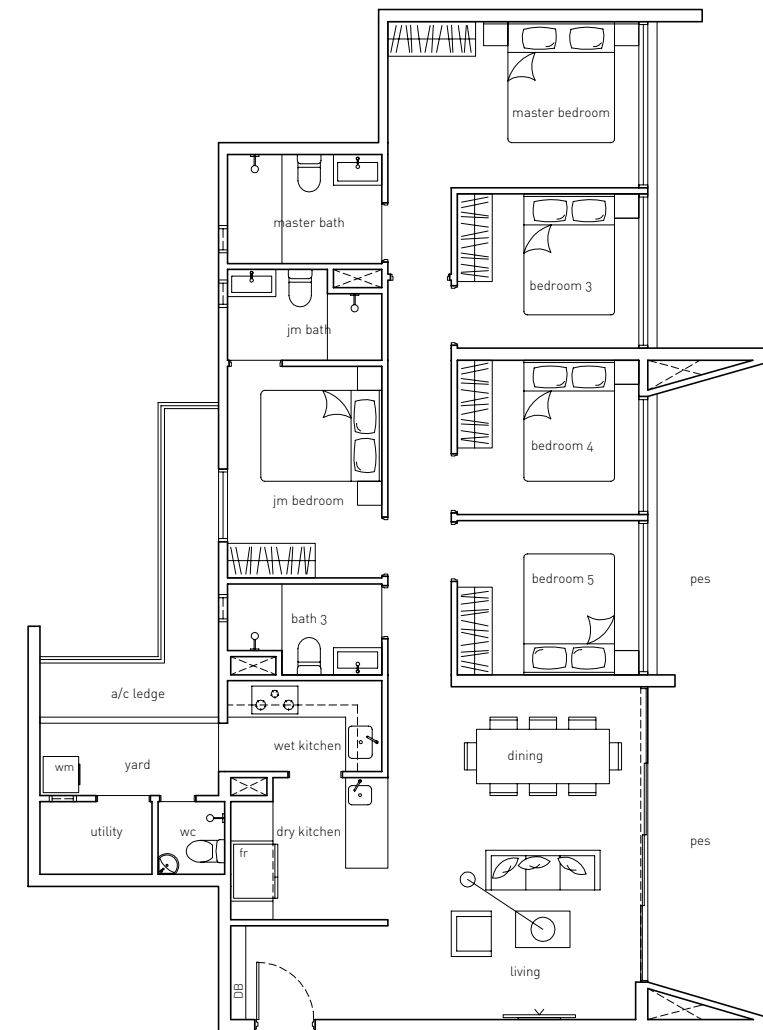
#02-16 to #16-16 (mirrored)
#02-18 to #16-18



Type DJg

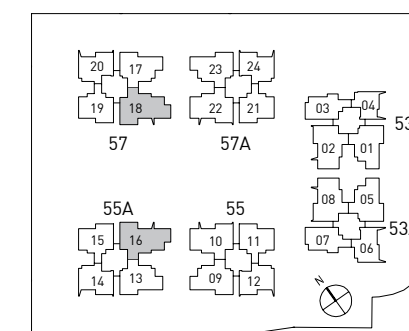
5-Bedroom (Prestige)
147 sqm / 1582 sqft

#01-16 (mirrored)
#01-18



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

* at 1st storey units, PES in lieu of balcony



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

* at 1st storey units, PES in lieu of balcony

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1. Foundation and Basement
Reinforced concrete foundation system to Engineer's requirement.
2. Superstructure
Reinforced concrete and/or precast concrete structure to Engineer's requirement.
3. Roof
a. Flat Roof : Reinforced concrete slab with insulation and waterproofing system where applicable.
4. Walls
a. External Walls : Reinforced concrete and/or precast concrete panel and/or common clay bricks.
b. Internal Walls : Reinforced concrete and/or precast concrete panel and/or light weight concrete blocks/ drywall partition.
5. Finishes to unit
Walls:
(i) Living, Dining, Bedroom, Balcony, Utility: Plaster and/or skim coat with emulsion paint finish.
(ii) Kitchen and Yard: Homogeneous tiles and/or porcelain tiles and/or plaster and/or skim coat with emulsion paint.
(iii) Bathrooms, WC: Homogeneous tiles and/or porcelain tiles.
(iv) Balcony, PES: Plaster and/or skim coat with emulsion paint and/or textured coating.
Note: No finishes behind kitchen cabinets, mirror, vanity cabinets. All tiles, plaster, skim, coat and emulsion paint are provided up to false ceiling level and exposed area only.
Floors:
(i) Living, Dining, Kitchen, Bathroom, WC, Utility, Yard, Balcony, PES: Homogeneous tiles and/or porcelain tiles.
(ii) Bedroom: Parquet and/or timber strip.
Ceiling:
(i) Living, Dining, Kitchen, Bathroom: Skim coat with emulsion paint on concrete ceiling and/or plasterboard ceiling with emulsion paint to designated areas where applicable.
(ii) Other parts of the unit (exposed): Skim coat with emulsion paint.
Note: False ceiling / bulkhead to conceal M&E services where applicable to living, dining, kitchen and bathroom only
6. Finishes to Common Area
Walls (Internal):
(i) Lift Lobby: Tiles and/or plaster and/or skim coat with emulsion paint.
(ii) Staircases and Landing: Skim coat with emulsion paint.
(iii) Clubhouse, Gym: Homogeneous tiles and/or porcelain tiles and/or plaster and/or skim coat with emulsion paint.
Floors:
(i) Lift Lobby: Homogeneous tiles and/or porcelain tiles.
(ii) Staircases and Landing: Cement sand screed.
(iii) Clubhouse, Gym: Homogeneous tiles and/or porcelain tiles and/or carpet tiles.
(iv) Drop-off, Driveway, Carpark: Pavers and/or cobblestone and/or concrete floor with hardener.
(v) Pools, Pool Deck: Homogeneous tile and/or selected stone tiles.
(vi) Children's Play area: Homogeneous tile and/or polymeric aquatic playground surfacing.

7. Windows
a. Aluminium framed window with clear and/or tinted and/or frosted glass.
8. Doors: Unit
(i) Main door: Approved fire-rated timber door.
(ii) Bedroom, Bathroom: Hollow core timber door.
(iii) Dining to Kitchen (except unit A1, A1a): Hollow core timber door with glass infill or sliding glass door.
(iv) Kitchen to Yard (unit A1, A1a only): PVC bi-fold and/or aluminium frame with acrylic panel.
(v) WC, Utility: PVC bi-fold door and/or aluminium frame with acrylic panel.
9. Sanitary Fittings
a. Bathroom
(i) 1 built-in basin and mixer tap.
(ii) 1 shower compartment with mixer and shower head.
(iii) 1 pedestal water closet.
(iv) 1 toilet roll holder
(v) 1 towel rail
b. WC (where applicable)
(i) 1 wall hung basin with tap.
(ii) 1 pedestal water closet.
(iii) 1 shower set.
(iv) 1 toilet roll holder.
c. PES (where applicable)
(i) 1 bib tap
10. Water Heater
a. Hot water supply from gas water heater to Bathrooms' basin mixer and shower mixer only.
11. Cabinet, Carpentry
a. Kitchen Cabinet: Solid-surface counter top with high and low level kitchen cabinets.
b. Bedroom Wardrobe: Built-in (pole system).
c. Bathroom: Vanity top with cabinet. Wall hung mirror.
d. DB: Full height cabinet with selected laminate and/or paint finish.
12. Electrical Installation, TV/Telephone Points
a. All electrical wiring is concealed in floor and wall in conduits wherever possible except for electrical wiring space false ceiling, and service closet will be exposed in conduits.
b. Refer to Electrical Schedule in S&P Agreement for details.
13. Air-Conditioning
a. Wall mounted FCU air-conditioning split system to Living, Dining and Bedrooms.
14. Lightning Protection
a. Lightning protection system shall be provided in accordance with SS CP 555:2010.
15. Security System
a. Carpark barrier system at Main Entrance.
b. CCTV surveillance cameras for designated common areas.
c. Visitor intercom system.
d. Card Access System
(i) Sky Gym
(ii) Block lobby access at basement and 1st storey
(ii) Pedestrian gate access

16. Waterproofing
a. Waterproofing is provided to floors of Bathrooms, Kitchen, WC, Yard, Balcony, PES and areas where appropriate.

| Unit Type | Lighting Point | 13A | Twin 13A | Water Heater | Data Outlet | TV Outlet | Telephone |
|-----------|----------------|-------------|-------------|--------------|-------------|-----------|-----------|
| | | Power Point | Power Point | Point | | | Outlet |
| A1 | 8 | 5 | 5 | 1 | 1 | 3 | 3 |
| A1a | 7 | 4 | 5 | 1 | 1 | 3 | 3 |
| B1 | 10 | 6 | 6 | 1 | 1 | 4 | 4 |
| B1a | 9 | 5 | 6 | 1 | 1 | 4 | 4 |
| B2, B2g | 10 | 6 | 6 | 1 | 1 | 4 | 4 |
| B3 | 10 | 5 | 7 | 1 | 1 | 4 | 4 |
| B3g | 10 | 5 | 7 | 1 | 1 | 4 | 4 |
| BP, BPg | 12 | 5 | 7 | 1 | 1 | 4 | 4 |
| CP, CPg | 14 | 7 | 7 | 1 | 1 | 5 | 5 |
| CJ, CJg | 16 | 8 | 8 | 1 | 1 | 5 | 5 |
| CJt | 17 | 8 | 8 | 1 | 1 | 5 | 5 |
| DJ | 18 | 9 | 9 | 1 | 1 | 6 | 6 |
| DJg | 19 | 9 | 9 | 1 | 1 | 6 | 6 |
| DJt | 20 | 9 | 9 | 1 | 1 | 6 | 6 |

| Unit Type | Gas Hob and Hood | | Built-in Oven | Free Standing Fridge |
|-----------------------|------------------|----------|---------------|----------------------|
| | 2 Burner | 3 Burner | | |
| A1, A1a | | 1 | 1 | 1 |
| B1, B1a, B2, B2g | | 1 | 1 | 1 |
| B3, B3g, BP, BPg | | | 1 | 1 |
| CP, CPg, CJ, CJg, CJt | | | 1 | 1 |
| DJ, DJg, DJt | | | 1 | 1 |

NOTES TO SPECIFICATIONS

1. Marble/Compressed Marble/Limestone/Granite
Marble, compressed marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and marking 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, compressed marble, limestone or granite selected and installed shall be subject to availability.
2. Parquet/Timber Strips
Parquet/Timber strips are natural materials containing veins and tonality differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Parquet/Timber strips are also subject to thermal expansion and contraction beyond the control of 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.
3. 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 conceal 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.
4. Tiles
Selected tile sizes and tile surface flatness cannot be perfect, and are subject to acceptable range described in the relevant Singapore Standards.
5. 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.

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6. **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.
7. **Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, 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.
8. **Materials, Fittings, Equipment, Finishes, Installations and Appliances**
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.
9. **Warranties**
Where warranties are given by manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor of the Unit, the Vendor shall assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser.
10. **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 relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or Internet access.
11. **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.
12. **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.
13. **Restrictions**
The Purchaser agrees to comply with the restrictions in the Third Schedule from the date he takes possession of the Unit until the management corporation of the Housing Project takes over from the Vendor the functions of managing and maintaining the Housing Project.
14. **Air-conditioning Condenser Ledges / Reinforced Concrete Ledges/ Non-Load Bearing Sun-Shading Fins**
 - (i) Access to all air-conditioning condenser ledges, reinforced concrete ledges and non-load bearing sun-shading fins (if any) in the Unit and Housing Project is prohibited; and
 - (ii) All air-conditioning condenser ledges, reinforced concrete ledges and non-load bearing sun-shading fins (if any) in the Unit and Housing Project shall not be converted for any other uses unless prior written approvals of the relevant competent authorities are first obtained.
15. **Screen to Balconies**
The Purchaser acknowledges that he is aware that the balcony(ies) (if any) in the Unit are designed and intended to be open-air spaces and that the Purchaser shall therefore not be entitled to cause or require the balcony(ies) (if any) to be enclosed in whole or in part or in any manner or form, save that the Purchaser may, at his own cost and expense, install the approved balcony screen.

Developer: MKH (PUNGGOL) PTE LTD
 Developer Licence No: C1142
 Tenure Of Land: 99 YEARS COMMENCING ON 30 OCTOBER 2013
 Lot No: 2596W MK 21
 Building Plan No: A2033-00004-2013-BP01 APPROVED ON 17 OCTOBER 2014
 Expected TOP Date: 31 JULY 2017
 Expected Date Of Legal Completion: 31 JULY 2020

œ about the developers

An Executive Condominium Development by:
MKH (Punggol) Pte Ltd



Master Contract Services Pte Ltd

Master Contract Services Pte Ltd, an established builder since 1993, is also a developer of several residential, industrial and hotel projects.

It successfully launched Skies Miltonia, a 422-unit luxurious condominium in Yishun, in 2012. The company went on to develop various landed developments in different parts of Singapore.

In 2013, Tag A, a 97-unit strata titled freehold B1 industrial building at 81 Tagore Lane, was successfully launched by the company.

Other JV developments in the pipeline include the following:

- A mixed development, consisting of a 16-storey hotel (582 rooms) and 2-storey retail/ F&B Mall, along East Coast Road.
- A resort development in Maldives.

Keong Hong Construction Pte Ltd / JBE Holdings Pte Ltd

Keong Hong Construction Pte Ltd was incorporated in 1983 and has business comprising building construction services and property development, both in Singapore and Maldives.

Its most recent Executive Condominium Development is the Skypark Residences, a 506-unit EC at Sembawang Crescent/ Sembawang Drive. The project is jointly developed by JBE Holdings Pte Ltd and Keong Hong Construction Pte Ltd.

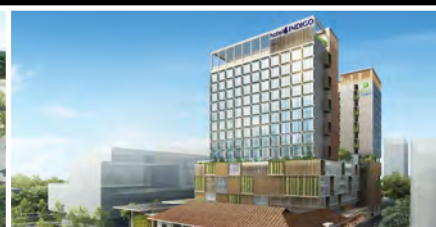
Its other EC development is the 728-unit Twin Waterfalls at Punggol Way, jointly developed with FCL Tampines Court Pte Ltd.



SKIES MILTONIA
Developer: TG Master Pte Ltd (JV development)



TAG A
Developer: Master Contract Properties Pte Ltd



MIXED DEVELOPMENT (HOTEL/COMMERCIAL)
Developer: Katong Holdings Pte Ltd (JV bet Master Contract Services Pte Ltd and Keong Hong Construction Pte Ltd)



SKYPARK RESIDENCES
Developer: Oasis Development Pte Ltd (JV bet Keong Hong Construction Pte Ltd and JBE Holdings Pte Ltd)

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