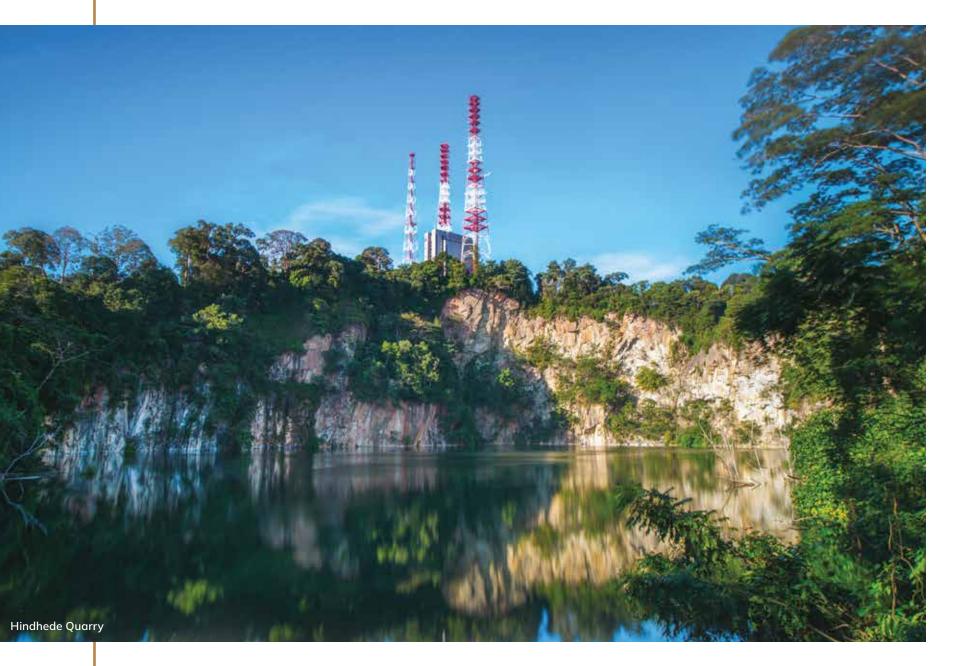


### IMMERSE YOURSELF IN NATURE RIGHT AT YOUR DOORSTEP





Learn about the history of the Bukit Timah Railway Station at its newly restored heritage gallery

Located in one of Singapore's lushest districts, The Myst is ideal for nature lovers. Surrounded by tropical greenery and nature parks, home is the starting point for every workout and adventure in the great outdoors.



## Explore a 24-km green passage of biodiversity and heritage along the Rail Corridor 1VST Enjoy the scenic views of Bukit Timah Nature Reserve and Dairy Farm Nature Park from this 6m-high Lookout Deck Dairy Farm Bukit Timah Nature Reserve Ride or hike to the Truss Bridge – a popular photo spot that was once part of the Bukit Timah Railway Upcoming Bukit Timah-Rochor Green Corridor A riverine forest-inspired linear park along the Bukit Timah Canal 1. Lookout Deck 2. Upper Bukit Timah Truss Bridge 3. 9-mile Platform 4. Singapore Quarry 5. Bukit Timah Truss Bridge 6. Bukit Timah Railway Station



### Discover endless trails at the surrounding parks

Whether you're up for an adventurous hike or out for a leisurely stroll, you'll find plenty of green spaces and parks that offer a variety of terrains and trails near The Myst.

6 mins	Zhenghua Nature Park
7 mins	Dairy Farm Nature Park
8 mins	Hindhede Nature Park
10 mins	Bukit Timah Nature Reserve
12 mins	Bukit Batok Nature Park
13 mins	Rifle Range Nature Park

Actual travelling time is subject to traffic conditions.

# STAY CONNECTED TO THE GOOD LIFE

Even when home is your hideaway in an idyllic estate, the allure of modern comforts is never far away. It's easy to find good eateries, malls and schools in the vicinity of The Myst.





A short 5-min walk to Cashew MRT to connect to every part of the city





Fulfil every lifestyle need with shopping malls minutes from home



With easy accessibility to public transport and expressways, getting to the CBD is as convenient as getting to Jurong Lake District and Jurong Innovation District, Singapore's upcoming commercial and trade clusters.



Select from a wide choice of schools in the neighbourhood



Engage in sports and recreation at the nearby SAFRA Choa Chu Kang



Enjoy possibilities from upcoming commercial districts a short drive away



### THRIVE ON THE CONVENIENCE OF NEARBY AMENITIES

### RIDE & DRIVE

- Cashew MRT Station (DT2)
- Bukit Panjang Integrated Transport Hub (Downtown Line MRT, LRT, Bus Interchange, Hillion Mall)
- Kranji Expressway (KJE)
- Bukit Timah Expressway (BKE)
- Pan Island Expressway (PIE)
- Ayer Rajah Expressway (AYE)

### EAT & SHOP

- Hillion Mall
- HillV2
- Junction 10
- Lot One Mall
- Bukit Panjang Hawker Centre and Market
- Senja Hawker Centre

#### SPORTS & LEISURE

- SAFRA Choa Chu Kang
- HomeTeamNS Bukit Batok
- Bukit Gombak Stadium
- Warren Golf and Country Club

#### WORK & STUDY

- Jurong Lake District
- Jurong Innovation District
- CHIJ Our Lady Queen of Peace
- Bukit Panjang Primary School
- German European School Singapore
- Zhenghua Primary School
- Swiss Cottage Secondary School

#### Legend

- Jurong Region Line (Upcoming)
- North-South Line
- East-West Line
- Downtown Line
- ——— Bukit Panjang LRT Line
- Park Connector Network
- ---- Rail Corridor

0 100m 500m

Every reasonable care has been taken in the preparation of the location map. The map is printed as at June 2023 for reference only. For information on the permissible land use and density of sites around the housing project, the intending Purchaser may refer to the Master Plan available from the website of the Urban Redevelopment Authority at www.ura.gov.sg.



## A GRAND WELCOME INTO YOUR PRIVATE SANCTUARY

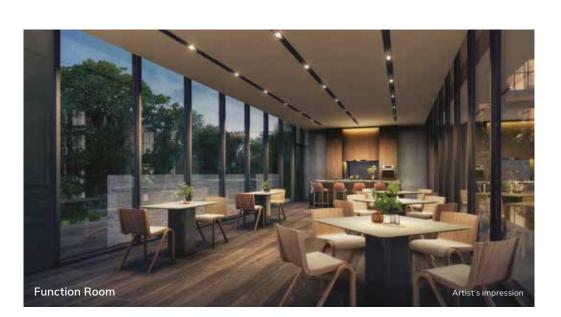


At 24-storey high, The Myst rises above the verdant landscape of Upper Bukit Timah, a district surrounded by nature parks and reservoirs. Like a modern-day forest, this pristine development exudes an air of splendour in the midst of urban living.

Coming home feels as exclusive as arriving to a luxury resort. Along the Welcome Boulevard, tropical trees flank the perimeters of the driveway, ushering residents and visitors into the Arrival Court and Sculptural Courtyard in the most distinguished way.









### AN INTIMATE RETREAT TO CONNECT WITH YOUR INNER CIRCLE

Chill over wine and conversation, host a dinner party or spend a laid-back evening under the stars. The Myst offers many unique lounges and charming spaces, both indoors and outdoors, providing the perfect setting to enjoy quality time with family and friends.



## UNIQUE FACILITIES TO IGNITE YOUR OWN FUN AND ADVENTURE

Be spoilt for choice by the array of recreational facilities at The Myst, each creatively designed to evoke a sense of wonder and adventure in a forest-like setting. Relax and bask in the sunshine at the tranquil 50m Infinity Pool, nestled amidst verdant foliage. The Forest Adventure playground, with its exciting features and imaginative layout, promises hours of endless fun for kids. Whether it's playtime or family time, The Myst offers a perfect retreat to reconnect with nature and rekindle the joy of exploration.







### EXCEPTIONAL COMFORT INSPIRED BY NATURE



Living room designed for function and flow

Indulge in a luxurious home that blends nature's serene ambience seamlessly with modern urban living. From the functional interior spaces to the balcony, The Myst provides a perfect balance of relaxation and vibrancy for those who live in it.

The use of a neutral colour palette enhances the sense of spaciousness and serenity, while thoughtfully placed details add a touch of understated elegance to the finishes, elevating the sophisticated feel of the home.

### LIVE FRESH AS **YOU LIVE GREEN**

The Myst is a proud recipient of the BCA Green Mark Gold<sup>Plus</sup> Award. This ensures that you can take pleasure in a home that not only provides the best of modern comforts, but does so with your interest—and that of the earth—at heart.



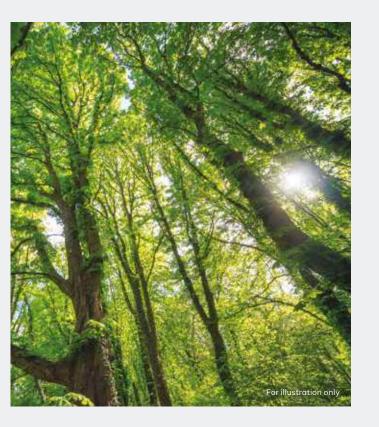
#### Passive Cool Design Architecture

- The residential units are designed with adequate openings for good natural ventilation within the units.
- The building is designed with North-South orientation, extensive façade vertical fins and good glass specifications to minimise solar heat gain.
- Residential units have deep balconies and horizontal ledges which provide shade for the interiors.



#### **Environmental Quality and Protection**

- Extensive landscape area and water bodies within the development to enhance the quality of natural environment on site, as well as provide visual relief to the residents.
- Provision of extensive amenities such as physical exercise facilities, playgrounds, function rooms, gardens, pools and drinking water points for user comfort.
- Common areas are designed with natural elements and direct visual access to greenery.
- Selection of sustainable materials to reduce overall embodied carbon of the development, minimising carbon footprint.



#### Water-Efficient Features

• Selection of water-efficient fittings for units and common areas.

#### **Energy-Efficient Features**

- Provision of energy-efficient air-conditioning systems for both residential units and common areas.
- Provision of LED light fittings and energy-efficient electrical equipment for energy savings.
- Use of motion sensors for lighting demand control at common areas to minimise energy wastage.
- Provision of energy-efficient lifts with Variable Voltage Variable Frequency (VVVF) drive and sleep mode features.

#### **Other Green Features**

- Provision of bicycle lots at basement to promote green transport and healthy lifestyle.
- Smart condo management system for residents to book facilities and provide operational feedback.
- Provision of pneumatic waste collection and disposal system.
- Provision of double refuse chutes to separate recyclable and non-recyclable waste.

### LUXURY LIVING **NEVER LOOKED SMARTER**

Like a dedicated concierge at your service, your home comes with a suite of smart features that gets you everything you want done, easily with one tap on the app.

### Smart Home



Smart Home Gateway Allowing you to remotely control the smart devices provided via the smart home app on your mobile device.



Smart Digital Lockset The convenience of locking or unlocking the door remotely. You can also use pincode, biometrics, key or access keytag.



Smart Lighting Controls Schedule the lights in your foyer to come on automatically or check if you have forgotten to turn them off.



Smart Air Con Controls Hot day? Turn on the air conditioning remotely and have the home cooled in preparation for your return.



Smart Voice Assistant (using Google Home App) Hands-free control of your smart home devices. With a smart voice assistant, you can also ask about the news, weather and traffic; set reminders; play music; and more.









Smart Surveillance Enjoy the added security of remote surveillance with smart camera at home.

### **Smart Community**



#### Smart Invite

Pre-register your visitors and generate a QR invite to allow them easy entry to the development.



#### Smart Booking

Check on the availability for the booking of facilities.



#### Smart Audio Video Telephony

Let visitors announce their arrival at the lift lobby so you can let them in with a simple tap.

### **Residential Services**

Completing your life of ease, our team of Residential Hosts are on hand to provide seamless assistance. From your day-to-day needs such as arranging for laundry, delivery acceptance and transport bookings; to special occasions like catering for parties, restaurant reservations and more\* – it's all taken care of.

\*Selected services are chargeable. Terms and conditions apply.

## SCHEMATIC DIAGRAM

#### 800 Upper Bukit Timah Road, Singapore 678139

	BLK 800							
Floor	1	2	3	4	5	6	7	8
24	B1(d)	C3Pa(d)	D2(d)	C1(d)	B3S(d)	C4PSa(d)	C2(d)	B1a(d)
23	B1	C3Pa	D2	C1	B3S	C4PSa	C2	B1a
22	B1	C3Pa	D2	C1	B3S	C4PSa	C2	B1a
21	B1	C3Pa	D2	C1	B3S	C4PSa	C2	B1a
20	B1	C3Pa	D2	C1	B3S	C4PSa	C2	B1a
19	B1	C3Pa	D2	C1	B3S	C4PSa	C2	B1a
18	B1	C3Pa	D2	C1	B3S	C4PSa	C2	B1a
17	B1	C3Pa	D2	C1	B3S	C4PSa	C2	B1a
16	B1	C3Pa	D2	C1	B3S	C4PSa	C2	B1a
15	B1	C3Pa	D2	C1	B3S	C4PSa	C2	B1a
14	B1	C3Pa	D2	C1	B3S	C4PSa	C2	B1a
13	B1	C3Pa	D2	C1	B3S	C4PSa	C2	B1a
12	B1	C3Pa	D2	C1	B3S	C4PSa	C2	B1a
11	B1	C3Pa	D2	C1	B3S	C4PSa	C2	B1a
10	B1	C3Pa	D2	C1	B3S	C4PSa	C2	B1a
9	B1	C3Pa	D2	C1	B3S	C4PSa	C2	B1a
8	B1	C3Pa	D2	C1	B3S	C4PSa	C2	B1a
7	B1	C3Pa	D2	C1	B3S	C4PSa	C2	B1a
6	B1	C3Pa	D2	C1	B3S	C4PSa	C2	B1a
5	B1	C3Pa	D2	C1	B3S	C4PSa	C2	B1a
4	B1	C3Pa	D2	C1	B3S	C4PSa	C2	B1a
3	B1	C3Pa	D2	C1	B3S	C4PSa	C2	B1a
2	B1	C3Pa	D2	C1	B3S	C4PSa	C2	B1a
1	B1(p)	C3Pa(p)	D2(p)	B2(p)	B3S(p)	C4PSa(p)	C2(p)	B1a(p)

#### 802 Upper Bukit Timah Road, Singapore 678140

	BLK 802								
Floor	9	10	11	12	13	14	15	16	17
24	B1(d)	D2(d)	C4PS(d)	B1(d)	A1Sa(d)	A1S(d)	C3P(d)	E1(d)	B3S(d)
23	B1	D2	C4PS	B1	A1Sa	A1S	C3P	E1	B3S
22	B1	D2	C4PS	B1	A1Sa	A1S	C3P	E1	B3S
21	B1	D2	C4PS	B1	A1Sa	A1S	C3P	E1	B3S
20	B1	D2	C4PS	B1	A1Sa	A1S	C3P	E1	B3S
19	B1	D2	C4PS	B1	A1Sa	A1S	C3P	E1	B3S
18	B1	D2	C4PS	B1	A1Sa	A1S	C3P	E1	B3S
17	B1	D2	C4PS	B1	A1Sa	A1S	C3P	E1	B3S
16	B1	D2	C4PS	B1	A1Sa	A1S	C3P	E1	B3S
15	B1	D2	C4PS	B1	A1Sa	A1S	C3P	E1	B3S
14	B1	D2	C4PS	B1	A1Sa	A1S	C3P	E1	B3S
13	B1	D2	C4PS	B1	A1Sa	A1S	C3P	E1	B3S
12	B1	D2	C4PS	B1	A1Sa	A1S	C3P	E1	B3S
11	B1	D2	C4PS	B1	A1Sa	A1S	C3P	E1	B3S
10	B1	D2	C4PS	B1	A1Sa	A1S	C3P	E1	B3S
9	B1	D2	C4PS	B1	A1Sa	A1S	C3P	E1	B3S
8	B1	D2	C4PS	B1	A1Sa	A1S	C3P	E1	B3S
7	B1	D2	C4PS	B1	A1Sa	A1S	C3P	E1	B3S
6	B1	D2	C4PS	B1	A1Sa	A1S	C3P	E1	B3S
5	B1	D2	C4PS	B1	A1Sa	A1S	C3P	E1	B3S
4	B1	D2	C4PS	B1	A1Sa	A1S	C3P	E1	B3S
3	B1	D2	C4PS	B1	A1Sa	A1S	C3P	E1	B3S
2	B1	D2	C4PS	B1	A1Sa	A1S	C3P	E1	B3S
1	B1(p)	D2(p)	C4PS(p)	B1(p)	A1Sa(p)	A1S(p)	C3P(p)	D1(p)	B3S(p)

#### Legend

1-Bedroom + Study 3-Bedroom Premium 2-Bedroom 3-Bedroom Premium + Study 4-Bedroom

2-Bedroom + Study

3-Bedroom

5-Bedroom

### **FIND ENDLESS** JOY WITHIN A FOREST-INSPIRED LANDSCAPE

### SITE PLAN (1st Storey)

#### ARRIVAL SANCTUARY

- 1 Welcome Boulevard
- 2 Arrival Court
- 3 Sculptural Courtyard
- 4 Grand Plaza
- 5 Grand Drop-off
- 6 Residential Services
- Counter
- 7 Water Cascades

#### GRAND SANCTUARY

- 8 Grand Water Courtyard
- 9 Grand Lawn
- 10 Swing Garden
- 11 Serenity Deck
- 12 Serenity Sunken Lounge

#### **GRAND CLUB**

- 13 Social Lounge
- 14 Function Room (2<sup>nd</sup> Storey)
- 15 Outdoor Deck (2<sup>nd</sup> Storey)

#### TRANQUIL SANCTUARY

- 16 Forest Lounge
- 17 Tranquil Pavilion
- 18 Relaxation Pavilion
- 19 Jogging Trail
- 20 Tranquil Lawn
- 21 Pets Lawn

#### LUSH SANCTUARY

- 22 Lush Sunken Lounge
- 24 Kids Pool
- 25 Family Pool
- 26 Family Pool Deck
- 27 50m Infinity Pool

- 32 Chill-out Lounge

- 35 Co-working Lounge

- 23 Jet Pool

  - 28 Gymnasium
  - 29 Changing Room
  - (with Steam Room)
  - 30 Relaxation Pool Deck
  - 31 Spa Alcove

#### LUSH CLUB

- 33 Private Dining
- 34 Entertainment Room

#### SOCIAL SANCTUARY

0

- 36 Social Lawn
- 37 BBQ Pavilion
- 38 Sensory Garden
- 39 Wellness Lawn
- 40 Outdoor Fitness
- 41 Forest Adventure
- 42 Lookout Lounge
- 43 Tennis Court (Basement 1)
- 44 Forest Pavilion (2<sup>nd</sup> Storey)
- 45 Party Pavilion (2<sup>nd</sup> Storey)
- 46 Social Pavilion (2<sup>nd</sup> Storey)
- 47 Treetop Walk (2<sup>nd</sup> Storey)

### ANCILLARY

- F Entrance to Basement
- G Side Gate
- [\_\_] Water Tank (Roof)

The renderings of the units as shown are for illustrative purposes only. The shading and outline of the unit type only applies to typical units. The boundary lines of the units set out here are not to be taken as a factual representation of the actual units. Kindly refer to the approved BP plans for the actual unit outline/boundary lines

(f)

0 5 10 15 20 25m

8

03

05

08

01

#### A Guardhouse

- B Substation (Basement 1)
- C Bin Centre (Basement 1)
- D Ventilation Shaft
- E Genset
  - Carpark





### **DISCOVER THE PERFECT** SPACE TO LIVE YOUR LIFE AND YOUR DREAMS

Take your pick from well-appointed 1-Bedroom + Study to 5-Bedroom luxury units at The Myst. Every layout is designed to be versatile and optimised to meet your family size and anticipate your lifestyle needs.

### 1-BEDROOM + STUDY

Type A1S 48 sq m / 517 sq ft

BLK 802 : #02-14 to #23-14

APPLICABLE T0 #08-14 to #24-14

DENOTES 4.5M CEILING HEIGHT ABOVE LIVING AND DINING WITH STRATA VOID OF 13 SQ M

APPLICABLE TO #02-14 to #07-14

Type A1S(p) 48 sq m / 517 sq ft BLK 802 : #01-14

Wall not allowed to be hacked or altered P.E.S. - Private Enclosed Space WC - Water Closet \* Mirror Image WD - Washer Cum Drver

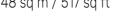
5M

0 0.5 1 2 3 Area includes air-conditioner (A/C) ledge, balcony and strata void area where applicable, and excludes among others, the RC – Reinforced Concrete Ledge. The demarcated strata void area is measured mid-wall to mid-wall. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen".



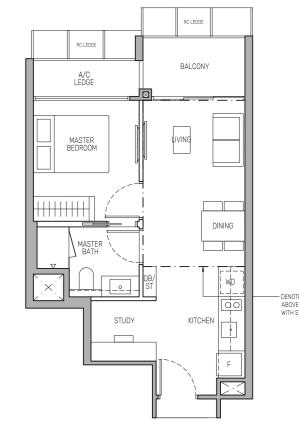
### Type A1S(d) 61 sq m / 657 sq ft (includes 13 sq m of strata void above living and dining with 4.5m ceiling height) BLK 802 : #24-14

### Type A1Sa 48 sq m / 517 sq ft

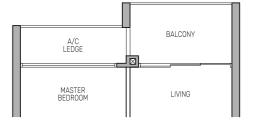


BLK 802 : #02-13 to #23-13



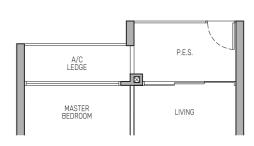


APPLICABLE T0 #02-13 to #07-13



Type A1Sa(p) 48 sq m / 517 sq ft

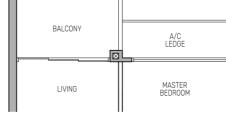
BLK 802 : #01-13

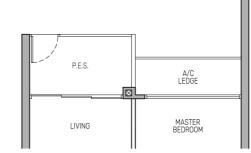


	/all not allov lirror Image		ked or altered	P.E.S Private Enclosed Space WD - Washer Cum Dryer	WC - Water Closet HS - Household Shelter	DB/ST - Distribution Board/Storage RC - Reinforced Concrete	F - Fridge A/C - Air-Condition
0.05	5 1	2	z	5M			

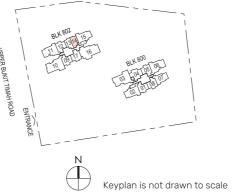
foor plans are approved by relevant adultioner for an area solution and the plans are subject to change as may be approved by relevant adultioner foor plans are approximate measurements only and are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen".









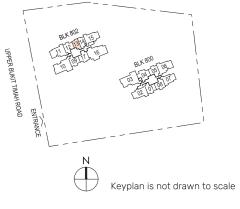




## Type A1Sa(d)

61 sq m / 657 sq ft (includes 13 sq m of strata void above living and dining with 4.5m ceiling height) BLK 802 : #24-13

DENOTES 4.5M CEILING HEIGHT ABOVE LIVING AND DINING WITH STRATA VOID OF 13 SQ M



Type B1 63 sq m / 678 sq ft

#### BLK 800 : #02-01 to #23-01 BLK 802 : #02-09 to #23-09 BLK 802 : #02-12\* to #23-12\*



Type B1a 63 sq m / 678 sq ft

Type B1(d)

BLK 800 : #24-01

78 sq m / 840 sq ft

(includes 15 sq m of strata void above living and dining with 4.5m ceiling height)

BLK 800 : #02-08 to #23-08

APPLICABLE T0 #12-08 to #24-08

APPLICABLE T0 #02-08 to #11-08

Type B1a(p) 63 sq m / 678 sq ft BLK 800 : #01-08

<ul> <li>Wall not allowed to be</li> <li>Mirror Image</li> </ul>	hacked or altered P.E.S Private E WD - Washer Cur
0 0.5 1 2	3 5M
Ledge. The demarcated floor plans are approximation	ner (A/C) ledge, balcony and strata trata void area is measured mid-wal te measurements only and are subji illustrated under the header "Approv

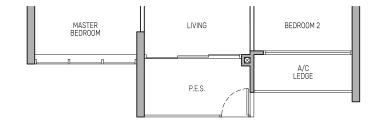
### 2-BEDROOM

Type B1a(d)

78 sq m / 840 sq ft (includes 15 sq m of strata void above living and dining with 4.5m ceiling height) BLK 800 : #24-08





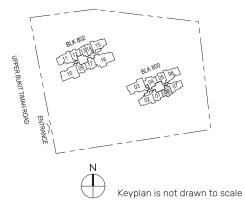


WC - Water Closet nclosed Space um Dryer HS - Household Shelter

DB/ST - Distribution Board/Storage F - Fridge RC - Reinforced Concrete

A/C - Air-Conditioner

ta void area where applicable, and excludes among others, the RC – Reinforced Concrete vall to mid-wall. The plans are subject to change as may be approved by relevant authorities. All bject to final survey. The balcony shall not be enclosed unless with the approved balcony roved Balcony Screen".

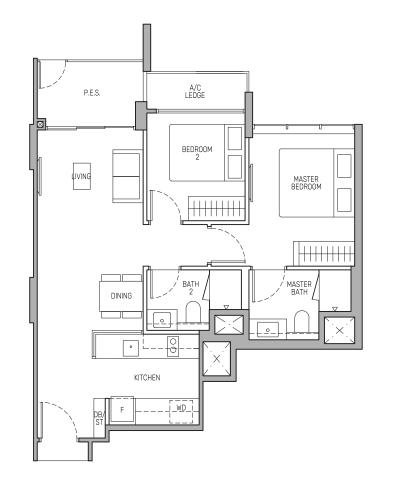


**Type B2(p)** 68 sq m / 732 sq ft

BLK 800 : #01-04

**Type B3S** 65 sq m / 700 sq ft

BLK 800 : #02-05\* to #23-05\* BLK 802 : #02-17 to #23-17



APPLICABLE T0 #12-05\* to #24-05\*

APPLICABLE T0 #08-17 to #24-17

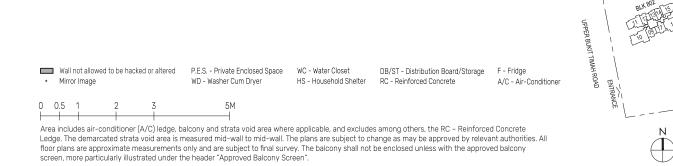


Type B3S(p) 65 sq m / 700 sq ft

BLK 800 : #01-05\* BLK 802 : #01-17

Keyplan is not drawn to scale

<ul> <li>Wall not allow</li> <li>Mirror Image</li> </ul>		ked or altered	P.E.S Private E WD - Washer Cur
0 0.5 1	2	3	5M
Ledge. The dema floor plans are ap	rcated strat proximate r	a void area is neasurements	balcony and strata measured mid-wa s only and are subj the header "Appro-

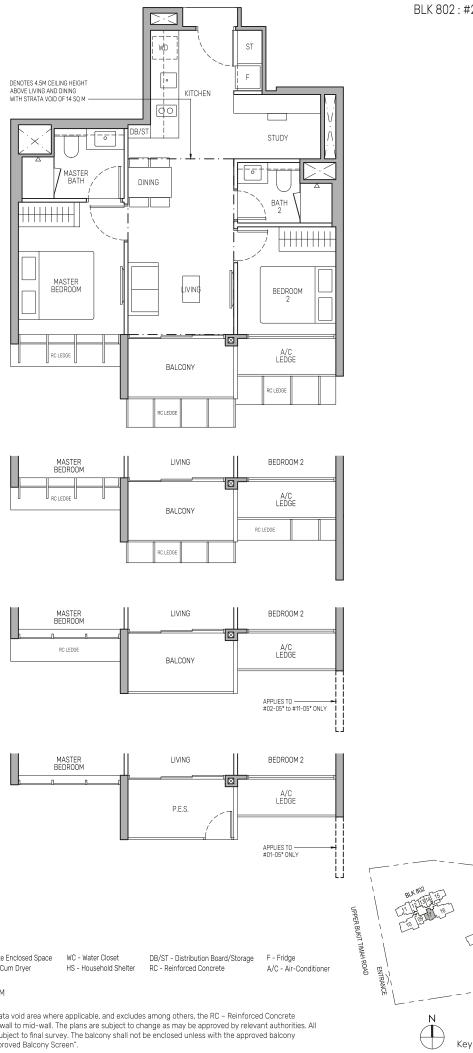


## 2-BEDROOM + STUDY

### Type B3S(d)

79 sq m / 850 sq ft (includes 14 sq m of strata void above living and dining with 4.5m ceiling height)

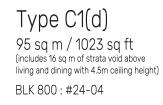
BLK 800 : #24-05\* BLK 802 : #24-17



Keyplan is not drawn to scale

Type C1 79 sq m / 850 sq ft

BLK 800 : #02-04 to #23-04



### Type C2 85 sq m / 915 sq ft

BLK 800 : #02-07 to #23-07

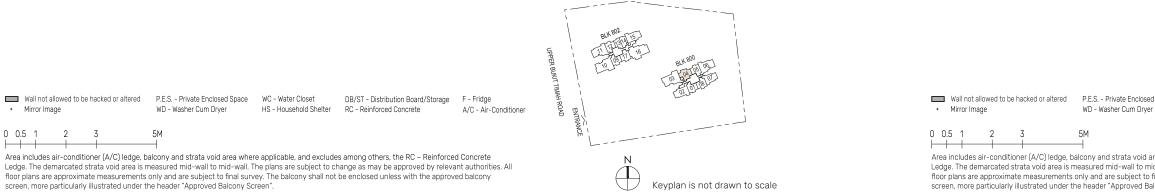


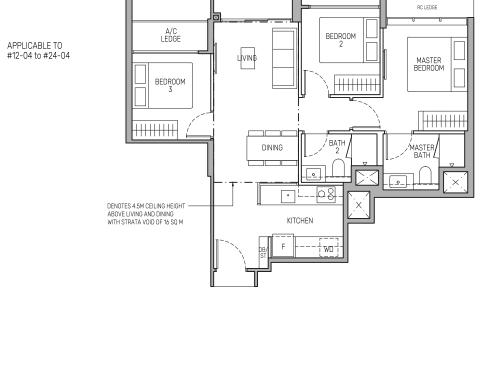




APPLICABLE T0 #02-07 to #11-07

Type C2(p) 85 sq m / 915 sq ft BLK 800 : #01-07



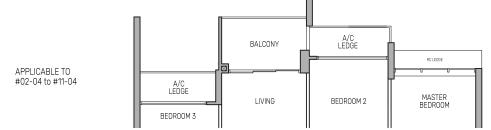


RC LEDGE

BALCONY

RC LEDGE

A/C LEDGE

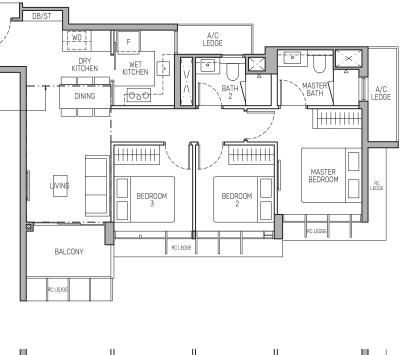


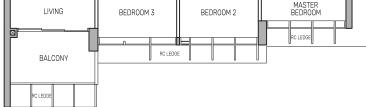
0 0.5 1

Area includes air-conditioner (A/C) ledge, balcony and strata void area where applicable, and excludes among others, the RC – Reinforced Concrete Ledge. The demarcated strata void area is measured mid-wall to mid-wall. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen".



Type C2(d) 99 sq m / 1066 sq ft (includes 14 sq m of strata void above living and dining with 4.5m ceiling height) BLK 800 : #24-07





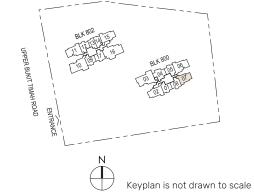
	BEDROOM 3	BEDROOM 2	MASTER BEDROOM
BALCONY	n n n RC LEDGE	n n n	RC LEDGE
	J		



P.E.S. - Private Enclosed Space WC - Water Closet HS - Household Shelter

DB/ST - Distribution Board/Storage F - Fridge RC - Reinforced Concrete

A/C - Air-Conditioner



Area includes air-conditioner (A/C) ledge, balcony and strata void area where applicable, and excludes among others, the RC – Reinforced Concrete Ledge. The demarcated strata void area is measured mid-wall to mid-wall. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen".

### **3-BEDROOM PREMIUM**

Type C3P 96 sq m / 1033 sq ft

#### BLK 802 : #02-15 to #23-15



Keyplan is not drawn to scale

Area includes air-conditioner (A/C) ledge, balcony and strata void area where applicable, and excludes among others, the RC – Reinforced Concrete Ledge. The demarcated strata void area is measured mid-wall to mid-wall. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen".

Type C3P(d)

114 sq m / 1227 sq ft (includes 18 sq m of strata void above living, dining and dry kitchen with 4.5m ceiling height) BLK 802 : #24-15

Type C3Pa 96 sq m / 1033 sq ft

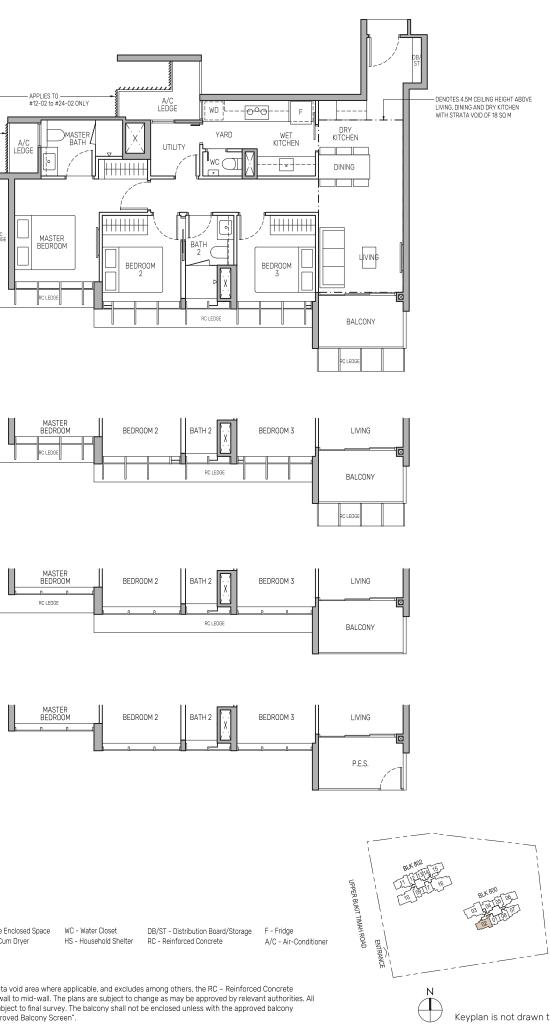
BLK 800 : #02-02 to #23-02

<ul> <li>Wall not allowed to be hacked or altered</li> <li>Mirror Image</li> </ul>	P.E.S Private E WD - Washer Cu
0 0.5 1 2 3	5M —
Area includes air-conditioner (A/C) ledge, ba Ledge. The demarcated strata void area is n floor plans are approximate measurements screen, more particularly illustrated under th	neasured mid-wa only and are subj

## 3-BEDROOM PREMIUM

## Type C3Pa(d)

114 sq m / 1227 sq ft (includes 18 sq m of strata void above living, dining and dry kitchen with 4.5m ceiling height) BLK 800 : #24-02



ta void area where applicable, and excludes among others, the RC – Reinforced Concrete vall to mid-wall. The plans are subject to change as may be approved by relevant authorities. All bject to final survey. The balcony shall not be enclosed unless with the approved balcony roved Balcony Screen".

### 3-BEDROOM PREMIUM + STUDY

**Type C4PS** 108 sg m / 1163 sg ft

BLK 802 : #02-11 to #23-11



128 sq m / 1378 sq ft (includes 20 sq m of strata void above living, dining and dry kitchen with 4.5m ceiling height) BLK 802 : #24-11 Type C4PSa 108 sg m / 1163 sg ft

BLK 800 : #02-06 to #23-06



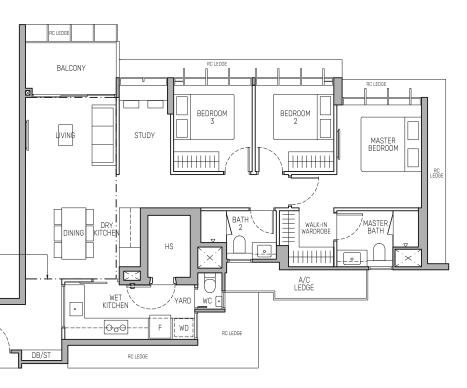
Area includes air-conditioner (A/C) ledge, balcony and strata void area where applicable, and excludes among others, the RC – Reinforced Concrete Ledge. The demarcated strata void area is measured mid-wall to mid-wall. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen".

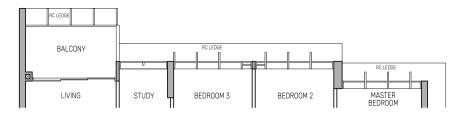
Keyplan is not drawn to scale

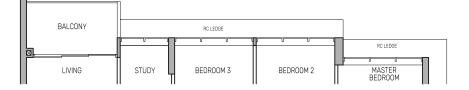
## 3-BEDROOM PREMIUM + STUDY

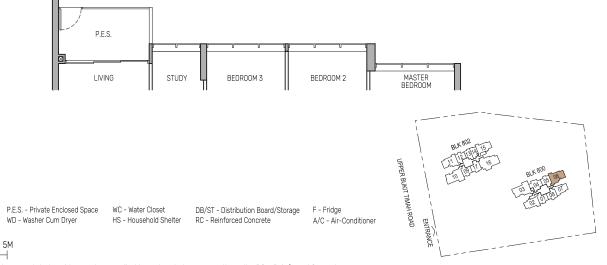
## Type C4PSa(d)

128 sq m / 1378 sq ft (includes 20 sq m of strata void above living, dining and dry kitchen with 4.5m ceiling height) BLK 800 : #24-06









Area includes air-conditioner (A/C) ledge, balcony and strata void area where applicable, and excludes among others, the RC – Reinforced Concrete Ledge. The demarcated strata void area is measured mid-wall to mid-wall. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen".

Keyplan is not drawn to scale

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Type D1(p) 135 sq m / 1453 sq ft

BLK 802 : #01-16

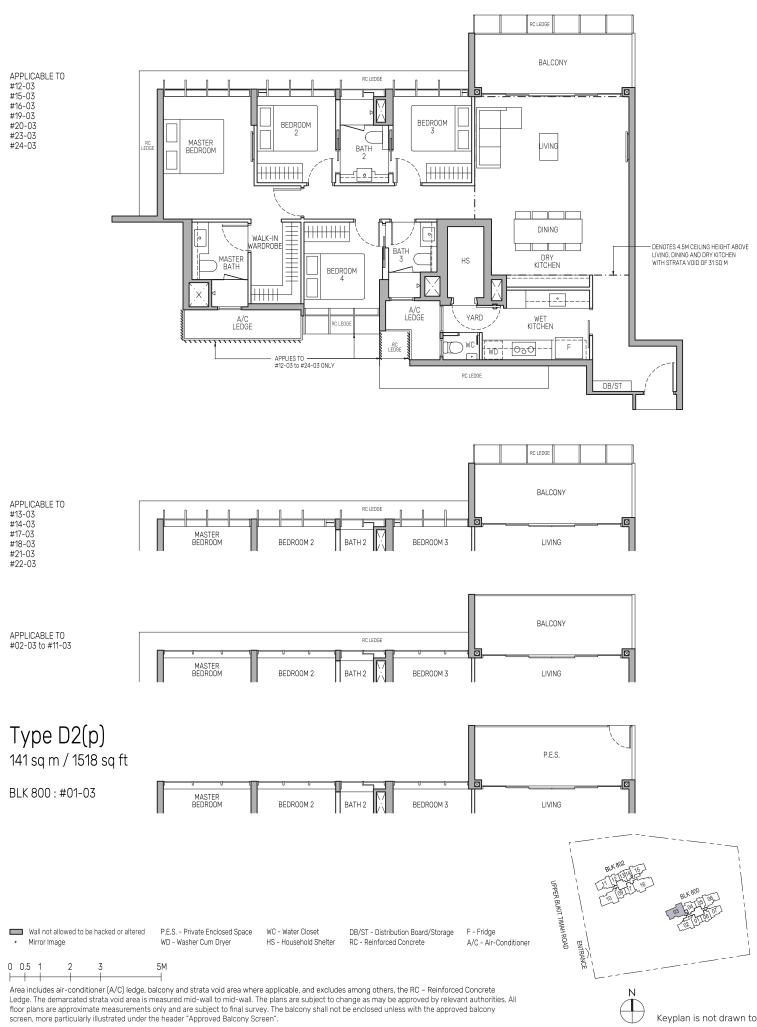
Type D2 141 sq m / 1518 sq ft

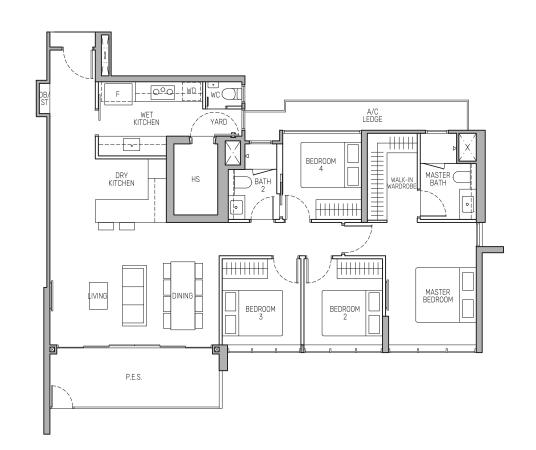
BLK 800 : #02-03 to #23-03







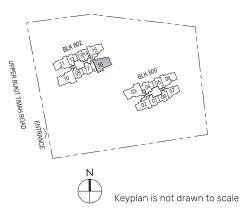




Wall not allowed to be hacked or altered	P.E.S Private Enclosed Space	WC - Water Closet	DB/ST - Distribution Board/Storage	F - Fridge
* Mirror Image	WD - Washer Cum Dryer	HS - Household Shelter	RC - Reinforced Concrete	A/C - Air-Conditioner

0 0.5 1 2 3

Area includes air-conditioner (A/C) ledge, balcony and strata void area where applicable, and excludes among others, the RC – Reinforced Concrete Ledge. The demarcated strata void area is measured mid-wall to mid-wall. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen".



## 4-BEDROOM

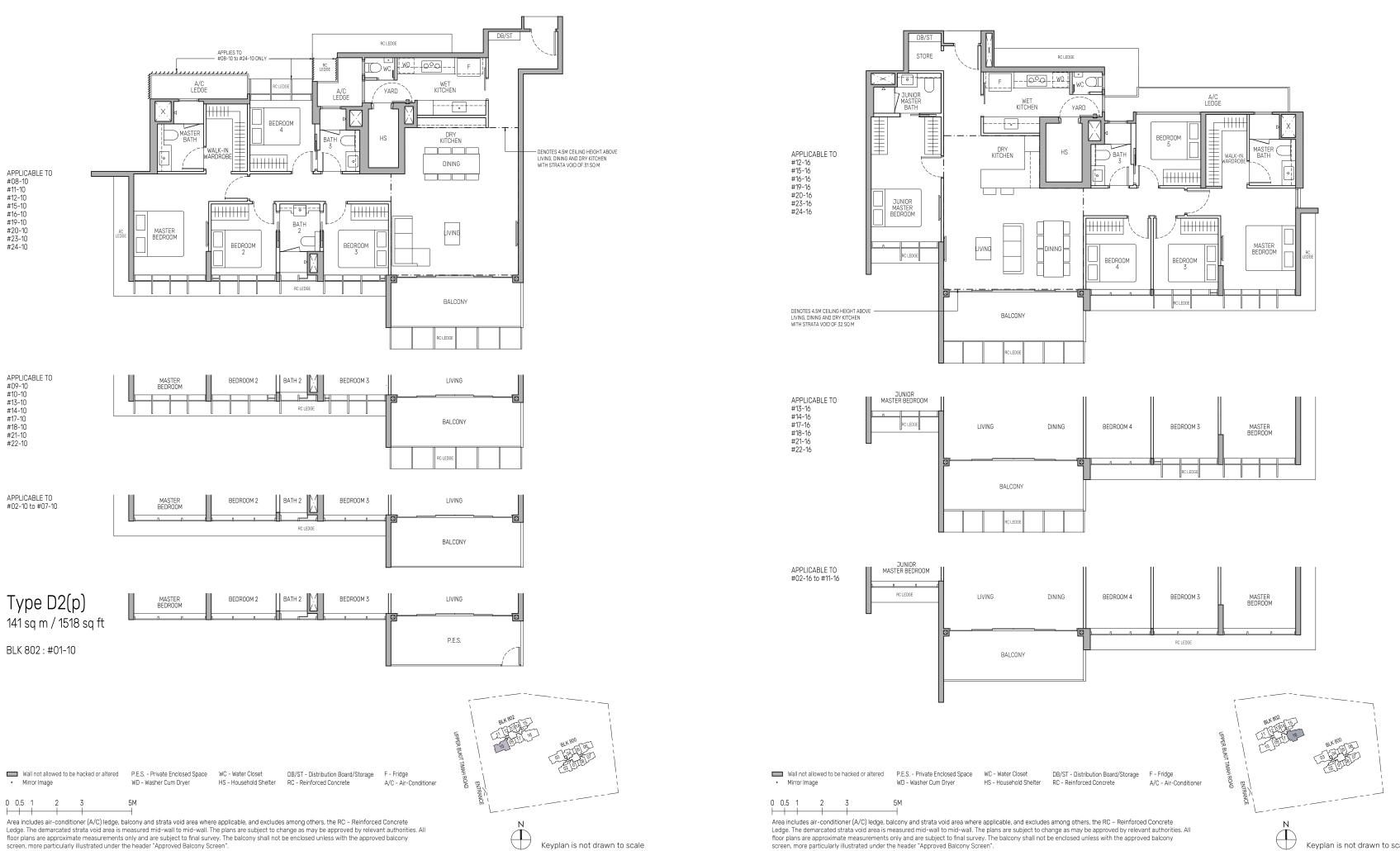
### Type D2(d)

172 sq m / 1851 sq ft (includes 31 sq m of strata void above living, dining and dry kitchen with 4.5m ceiling height) BLK 800 : #24-03

Keyplan is not drawn to scale

Type D2 141 sq m / 1518 sq ft

#### BLK 802 : #02-10 to #23-10



Area includes air-conditioner (A/C) ledge, balcony and strata void area where applicable, and excludes among others, the RC – Reinforced Concrete Ledge. The demarcated strata void area is measured mid-wall to mid-wall. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen".

Type D2(d) 172 sq m / 1851 sq ft (includes 31 sq m of strata void above living, dining and dry kitchen with 4.5m ceiling height) BLK 802 : #24-10

### Type E1 157 sq m / 1690 sq ft

BLK 802 : #02-16 to #23-16

Area includes air-conditioner (A/C) ledge, balcony and strata void area where applicable, and excludes among others, the RC – Reinforced Concrete Ledge. The demarcated strata void area is measured mid-wall to mid-wall. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen".

## 5-BEDROOM

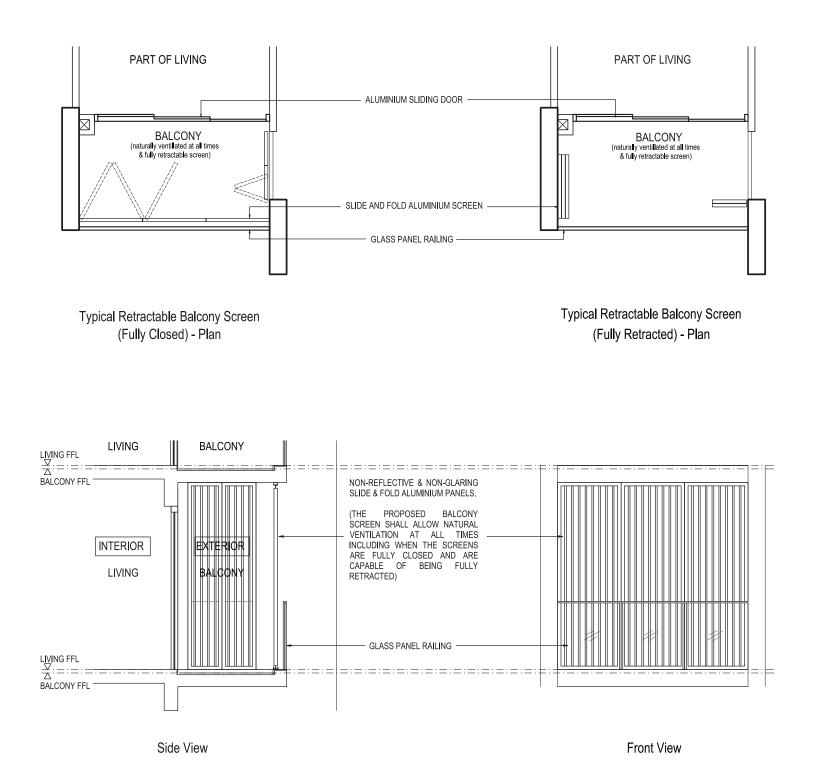
### Type E1(d)

189 sq m / 2034 sq ft (includes 32 sq m of strata void above living, dining and dry kitchen with 4.5m ceiling height) BLK 802 : #24-16

Keyplan is not drawn to scale

## APPROVED BALCONY SCREEN

#### TYPICAL UNITS



Grand Copthorne Waterfront Hotel Boulevard 88 South Beach Singapore

The balcony shall not be enclosed unless with the Approved Balcony Screen as shown above. The cost of Approved Balcony Screen and installation shall be borne by the Purchaser. Where required to facilitate installation, the Architect reserves the right to determine appropriate details not limited to fixing details and colour tones.

Note:



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