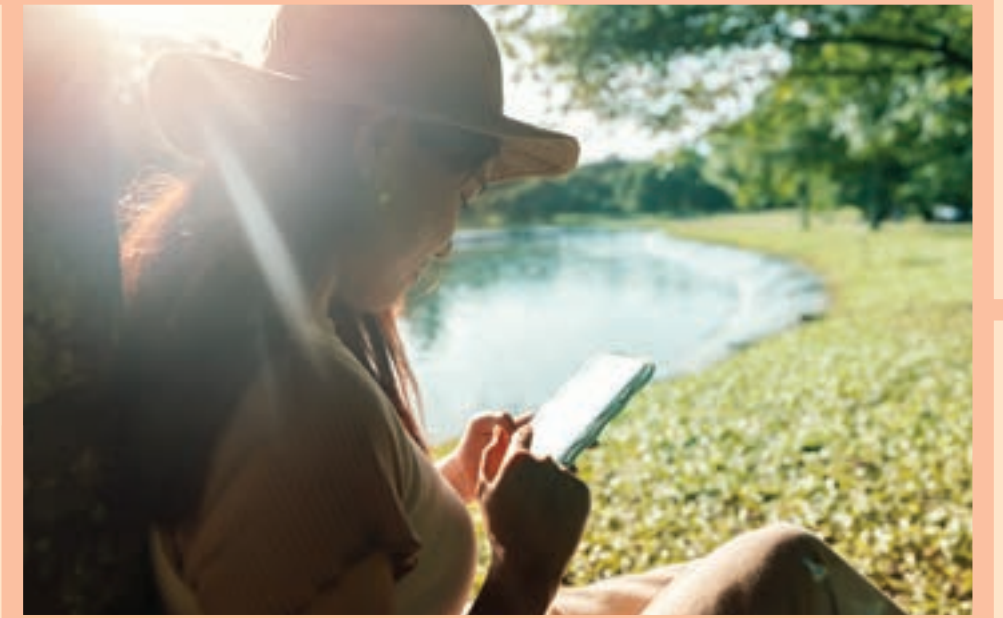




LUMINA GRAND

LUXURY EXECUTIVE CONDOMINIUM



A SMART HOME NEAR
A SUSTAINABLE NEW
TOWN, IN A DEVELOPED
NEIGHBOURHOOD





Artist's impression

LIVE GREENER
LIVE BRIGHTER

Welcome to Lumina Grand

Sustainable living is the way forward for a better future. At Lumina Grand, it is also a gateway that ushers in new possibilities for a brighter, more fulfilling life. This is where you can rediscover the lush surroundings of the established Bukit Batok heartlands. Reimagine the future with the smart and sustainable Tengah Town just across the street. And return to a quality home by a trusted developer.

SLOWER MORNINGS FASTER COMMUTES



Swap crunch time for good times with daily conveniences around you, and MRT stations in the vicinity.



Bukit Gombak Park



Jurong Lake Gardens

DISCOVER THE GREAT OUTDOORS IN YOUR BACKYARD

Scenic views and thrills for every nature lover

Indulge in an alfresco meal overlooking the waters of Jurong Lake Gardens. Snap a shot for the 'gram at Little Guilin. Delight your fur kids with a game of catch across the sprawling Bukit Gombak Park. With the Bukit Batok Nature Corridor also connecting your home to the enhanced Bukit Batok Hillside Nature Park, Tengah Forest Corridor, Bukit Timah Nature Reserve and Central Catchment Nature Reserve, the possibilities for adventures in nature are endless.



Little Guilin

THE FUTURE IS SMARTER TODAY, AND MORE SO TOMORROW



Tengah Town Centre

Perspective courtesy of the Housing & Development Board. Illustrations are artists' impression only. Actual developments may differ.

A smart town just across the street

Live near the advantages of Tengah Town, Singapore's first smart and sustainable town. Experience the innovation of Singapore's first car-free HDB Town Centre featuring an AI-enabled system, and the convenience of dining and leisure options aplenty, including a sports centre and polyclinic.



Artist's impression of Jurong Innovation District © JTC



Jurong

A bright future close to jobs of tomorrow

Be in a prime position to capitalise on future opportunities with not one, but two upcoming hubs only a short drive away. Namely Jurong Innovation District, Asia's leading advanced manufacturing hub; as well as Jurong Lake District, Singapore's largest mixed-use business district outside the city centre.

STAY CLOSER TO EVERYTHING YOU LOVE



Dulwich College



Swiss Cottage Secondary School



Dazhong Primary School



Bukit Gombak MRT Station

**Convenience
at your doorstep**

Fancy a grocery run, the latest blockbuster, or simply a change in menu? Take your pick from Bukit Batok West Shopping Centre, Le Quest Mall, Westgate and West Mall, all just a short drive away.



West Mall



Westgate



Actual travelling time is subject to traffic conditions.

Three MRT Stations nearby

Be closer to every part of the city with Bukit Gombak MRT (NSL), as well as the upcoming Tengah Park MRT (JRL) and Tengah Plantation MRT (JRL) in the neighbourhood. Getting about by car is just as easy with PIE and KJE minutes away.

CLOSE TO CONNECTIONS THAT TAKE YOU EVERYWHERE



CONNECTIVITY

- Bukit Gombak MRT (NSL)
- Future Tengah Park MRT Station (JRL)
- Future Tengah Plantation MRT Station (JRL)
- Kranji Expressway
- Pan Island Expressway



LIFESTYLE

- Future Tengah Town Centre
- Jem
- Le Quest Mall
- Westgate
- West Mall



NATURE

- Bukit Batok Hillside Park
- Bukit Gombak Park
- Little Guilin
- Jurong Lake Gardens



RECREATION

- Bukit Gombak Sports Hall
- Bukit Gombak Stadium
- SAFRA Choa Chu Kang



EDUCATION

- Future Anglo-Chinese School (Primary)
- Future Bukit View Primary School
- Dazhong Primary School
- St. Anthony's Primary School
- Swiss Cottage Secondary School
- Millennia Institute
- Dulwich College



WORK

- Jurong Lake District
- Jurong Innovation District

Legend

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

0 100m 500m

Site reserved for school may be developed with high-rise blocks and the implementation of the school is subject to review by the relevant authorities.

The location map is printed as at December 2023. While reasonable care has been taken in the preparation of the location map, the location map and the depiction of amenities (including the location(s) of the school(s) shown in the location map) surrounding the housing project are purely to provide general information on the housing project to be constructed and the amenities surrounding the housing project, which are subject to change without notice as determined by the relevant authorities or otherwise. The location map is not to be relied on as if it contains any statements or representations of fact or warranties (whether expressly or impliedly) by the Developer, and intending purchasers should, if they wish, seek confirmation from the relevant authorities on the accuracy, reliability or completeness of the information herein. For home-school distance confirmation and school admission criteria, please refer to the relevant authorities.





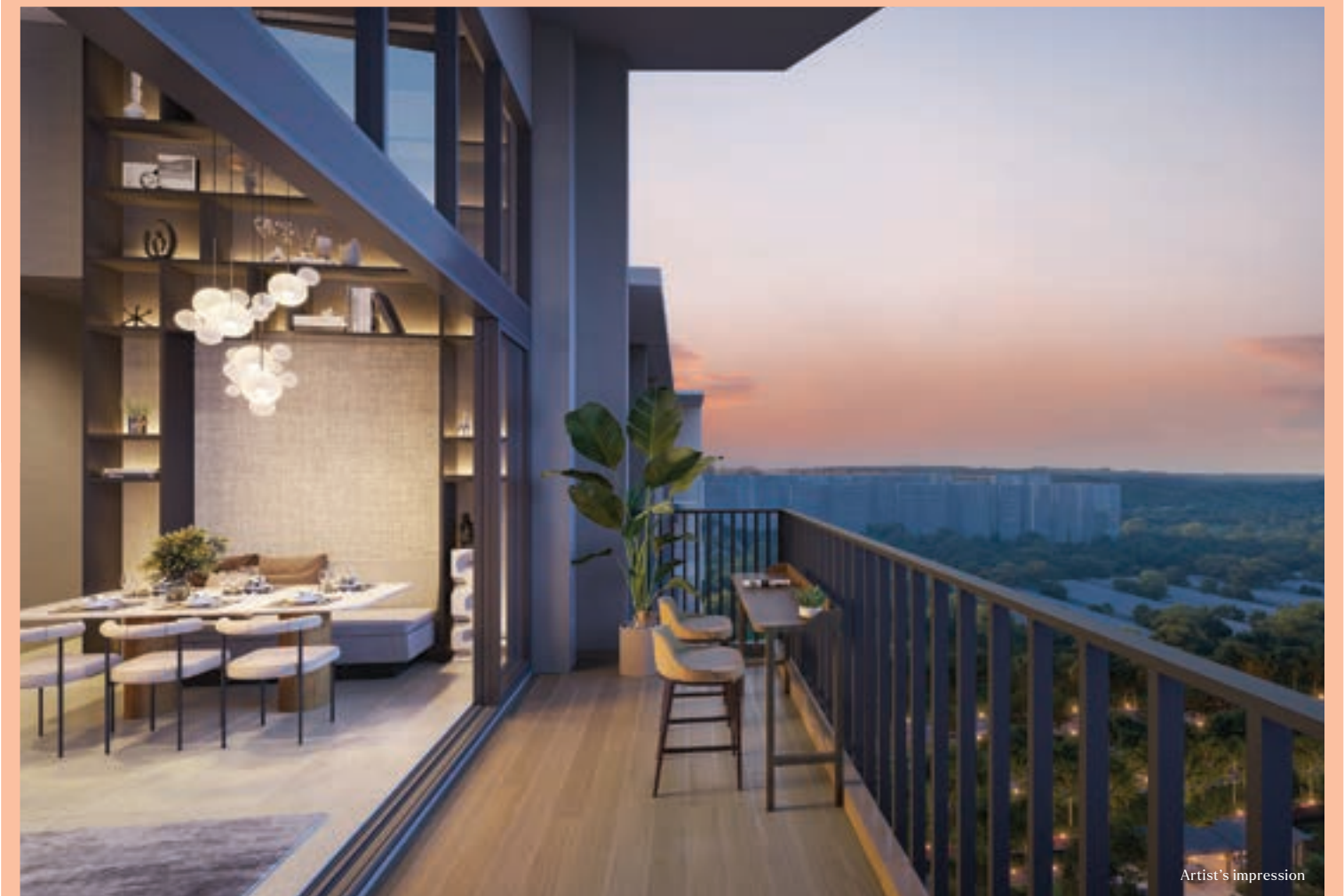
QUIETER MOMENTS LASTING MEMORIES



Enjoy the perfect balance of me-time and family-time with facilities that cater to any need, every time.

THERE IS TRULY NO PLACE LIKE HOME

Enter a lush sanctuary that provides respite from the bustling world outside, and offers the tranquillity you yearn for in a home. As you stroll through the Arrival Court, the gentle ripples of the Reflective Pond extend a warm welcome, setting the tone for the idyllic lifestyle that awaits within.



Artist's impression



Arrival Court

Artist's impression





Gymnasium

Artist's impression

With the sun co-powering our Clubhouses, living sustainably has never been more seamless. So whether you are working up a sweat at the Gymnasium or getting some downtime in the Reading Lounge, you can be assured that our facilities are as eco-friendly as they are luxurious.



Reading Lounge 2

Artist's impression

WHERE THE SUN LIGHTS UP THE NIGHT

The finer things in life don't have to come at the expense of Mother Nature. At least, not at this luxury Executive Condominium. Built on a foundation of green-smart technologies and environmentally-sensitive design, it's no wonder Lumina Grand has been granted the prestigious BCA Green Mark Platinum Super Low Energy award.



With dedicated EV charging stations, you can power up your electric vehicle at your convenience.

ME-TIME OR FAMILY TIME, IT'S ALWAYS A GOOD TIME

Can a luxury Executive Condominium be where you can best feel nature's embrace? Green spaces are thoughtfully integrated across the grounds of Lumina Grand, so whether you are making a splash in the 50m Lap Pool or entertaining your friends at the BBQ Pavilion, you can look out towards lush landscaping.



There's something for everyone in the family. Even your pets. Bond with your little ones at the Kids Play zone, or with your fur kids at the Pets Play area. Break out your best moves with your buddies at the Residents' Dance Room, or buddy up for a smashing good time at the Tennis Court. With the array of recreational facilities, your next adventure is always around the corner.



THE CANVAS FOR A HOME THAT'S UNIQUELY YOURS



Sophisticated units with tasteful design scheme

Every one of our 3- to 5-bedroom units is meticulously designed with your needs in mind. Tasteful design schemes transform each apartment into a testament of understated elegance. Well-appointed interiors envelop you in a sense of home from the moment you move in. Thoughtful layouts maximise your living space, so you can add your personal touch with the things you cherish, and get comfy for quality time with the ones you love.



For illustration only

Tranquil dreams beckon
in your cosy bedroom

MAKE ROOM FOR EVEN MORE LUXURY

Your restful slumbers are about to get even more comfortable in master bedrooms complete with built-in carpentry, including a mirror-fitted accessories cabinet for your wardrobe.



For illustration only

Branded wares and fittings
suited to your finer taste



For illustration only

Modern kitchen equipped with
smart cooking appliances

Enjoy every luxury to make your living experience truly exceptional. Quality fittings from Hansgrohe add a touch of class to your home. While WiFi-enabled, Google-synced and remotely-controlled smart kitchen appliances by Küche make meal prep safer, and easier than ever.

GREENER LIVING IS NOW



Lumina Grand has been conferred the Green Mark Platinum Super Low Energy award by BCA with the Health & Wellbeing, Whole Life Carbon and Maintainability Badge. With these accreditations in place, your home is now a place where you can enjoy all-round efficiency with green features incorporated into your everyday life.



Passive Cool Design Architecture

- Lumina Grand is designed to minimise direct west-facing units
- Units are designed with adequate openings to obtain high cross-ventilation rates within units
- Units are designed with balconies and feature a good selection of glass specifications to minimise heat gain within



Environmental Quality and Protection

- Use of environmentally friendly products certified by approved local certification bodies for all internal finishes both within units and in common areas
- Use of low Volatile Organic Compounds (VOC) paints for internal walls to reduce indoor air pollution
- Careful material selection to reduce the overall embodied carbon of the development, minimising the carbon footprint



Water Efficiency

- Water-efficient fittings are provided for all units



Energy Efficiency

- Energy-efficient air conditioners for all units
- Energy-efficient lighting at communal facilities
- Provision of demand control strategies for lighting and air conditioning at communal facilities to minimise energy wastage
- Energy-efficient lifts with Variable Voltage Variable Frequency (VVVF) drive, sleep mode and regenerative power feature
- Provision of renewable energy to offset partial common area consumption to be self-sustainable



Other Green Features

- Lush greenery and water bodies within the development to reduce heat gain into the building
- Pneumatic waste collection and disposal system
- Provision of bicycle lots at basement to promote green transport and healthy lifestyle
- Good access to bus stop with sheltered walking pathways leading to the entrance/exit
- Smart community application for residents to book the facilities and provide operational feedback

SMARTER IN EVERY WAY

Take everyday conveniences to the next level, be it daily appointment and weather updates from your smart voice assistant, smart air conditioner control for remote access of your room's temperature, or enhanced house security with a smart digital lockset and camera.

When you can count on your smart home to take care of the details, you can go about your daily life with ease and assurance.



Smart Home



Smart Home Gateway

- Connects all smart appliances, allowing you to remotely control them via the Smart Home App on your mobile device



Smart Surveillance

- Enjoy the added security of remote surveillance with smart camera at home



Smart Air Conditioner Control

- Hot day? Turn on the air conditioning remotely and have the home cooled in preparation for your return. Check if you have forgotten to switch off



Smart Digital Lockset

- Enjoy the convenience of locking and unlocking the door via mobile app, fingerprint, pin code, key or integrated access card



Smart Lighting Control

- Lights up the foyer automatically for a warm welcome home or program the lights to come on when intruders are detected



Smart Power Monitoring

- Easily keep track of your household energy consumption to keep up sustainable habits



Smart Voice Assistant (Using Google Home App)

- Hands-free control of your smart home devices. A smart voice assistant means you can also ask about the news, weather, traffic; set reminders; play music; and more



Smart Kitchen Appliances

- Make cooking simpler and safer with state-of-the-art kitchen solutions that are equipped with a range of safety functions, and can be controlled remotely with a tap of your smartphone

Smart Community



Smart Invitation

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



Smart Booking

- Check on the availability and pay 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



Smart Parcel

- Parcel station offers a secure and convenient package pickup

SCHEMATIC DIAGRAM

BLOCK 1 BUKIT BATOK WEST AVENUE 5, S659754

Floor	Unit	01	02	03	04
I3		A3P-PH	A6P-PH	A4P-PH	A3P-PH
I2		A3P	A6P	A4P	A3P
11		A3P	A6P	A4P	A3P
10		A3P	A6P	A4P	A3P
9		A3P	A6P	A4P	A3P
8		A3P	A6P	A4P	A3P
7		A3P	A6P	A4P	A3P
6		A3P	A6P	A4P	A3P
5		A3P	A6P	A4P	A3P
4		A3P	A6P	A4P	A3P
3		A3P	A6P	A4P	A3P
2		A3P-P	A6P-P	A4P-P	A3P-P
1					

BLOCK 9 BUKIT BATOK WEST AVENUE 5, S659772

Floor	Unit	I3	I4	I5	I6
I3		A5P-PH	A2-PH	B3-PH	C2-PH
I2		A5P	A2	B3	C2
11		A5P	A2	B3	C2
10		A5P	A2	B3	C2
9		A5P	A2	B3	C2
8		A5P	A2	B3	C2
7		A5P	A2	B3	C2
6		A5P	A2	B3	C2
5		A5P	A2	B3	C2
4		A5P	A2	B3	C2
3		A5P	A2	B3	C2
2		A5P	A2	B3	C2
1		A5P-P	A2-P	B3-P	C2-P

BLOCK 15 BUKIT BATOK WEST AVENUE 5, S659872

Floor	Unit	25	26	27	28
I3		B4-PH	B3-PH	A4P-PH	B2-PH
I2		B4	B3	A4P	B2
11		B4	B3	A4P	B2
10		B4	B3	A4P	B2
9		B4	B3	A4P	B2
8		B4	B3	A4P	B2
7		B4	B3	A4P	B2
6		B4	B3	A4P	B2
5		B4	B3	A4P	B2
4		B4	B3	A4P	B2
3		B4	B3	A4P	B2
2		B4	B3	A4P	B2
1		B4-P	B3-P	A4P-P	B2-P

BLOCK 21 BUKIT BATOK WEST AVENUE 5, S659875

Floor	Unit	37	38	39	40
I3		A5P-PH	A6P-PH	A4P-PH	A1-PH
I2		A5P	A6P	A4P	A1
11		A5P	A6P	A4P	A1
10		A5P	A6P	A4P	A1
9		A5P	A6P	A4P	A1
8		A5P	A6P	A4P	A1
7		A5P	A6P	A4P	A1
6		A5P	A6P	A4P	A1
5		A5P	A6P	A4P	A1
4		A5P	A6P	A4P	A1
3		A5P	A6P	A4P	A1
2		A5P	A6P	A4P	A1
1		A5P-P	A6P-P	A4P-P	A1-P

BLOCK 5 BUKIT BATOK WEST AVENUE 5, S659770

05	06	07	08
A5P-PH	A4P-PH	C1-PH	B2-PH
A5P	A4P	C1	B2
A5P	A4P	C1	B2
A5P	A4P	C1	B2
A5P	A4P	C1	B2
A5P	A4P	C1	B2
A5P	A4P	C1	B2
A5P	A4P	C1	B2
A5P	A4P	C1	B2
A5P	A4P	C1	B2
A5P	A4P	C1	B2
A5P-P	A4P-P	C1-P	B2-P

BLOCK 11 BUKIT BATOK WEST AVENUE 5, S659773

17	18	19	20
B4-PH	B3-PH	A4P-PH	B2-PH
B4	B3	A4P	B2
B4	B3	A4P	B2
B4	B3	A4P	B2
B4	B3	A4P	B2
B4	B3	A4P	B2
B4	B3	A4P	B2
B4	B3	A4P	B2
B4	B3	A4P	B2
B4	B3	A4P	B2
B4	B3	A4P	B2
B4-P	B3-P	A4P-P	B2-P

BLOCK 17 BUKIT BATOK WEST AVENUE 5, S659873

29	30	31	32
A5P-PH	A6P-PH	A2-PH	A1-PH
A5P	A6P	A2	A1
A5P	A6P	A2	A1
A5P	A6P	A2	A1
A5P	A6P	A2	A1
A5P	A6P	A2	A1
A5P	A6P	A2	A1
A5P	A6P	A2	A1
A5P	A6P	A2	A1
A5P	A6P	A2	A1
A5P	A6P	A2	A1
A5P-P	A6P-P	A2-P	A1-P

BLOCK 7 BUKIT BATOK WEST AVENUE 5, S659771

09	10	11	12
A1-PH	A2-PH	C1-PH	C2-PH
A1	A2	C1	C2
A1	A2	C1	C2
A1	A2	C1	C2
A1	A2	C1	C2
A1	A2	C1	C2
A1	A2	C1	C2
A1	A2	C1	C2
A1	A2	C1	C2
A1	A2	C1	C2
A1	A2	C1	C2
A1-P	A2-P	C1-P	C2-P

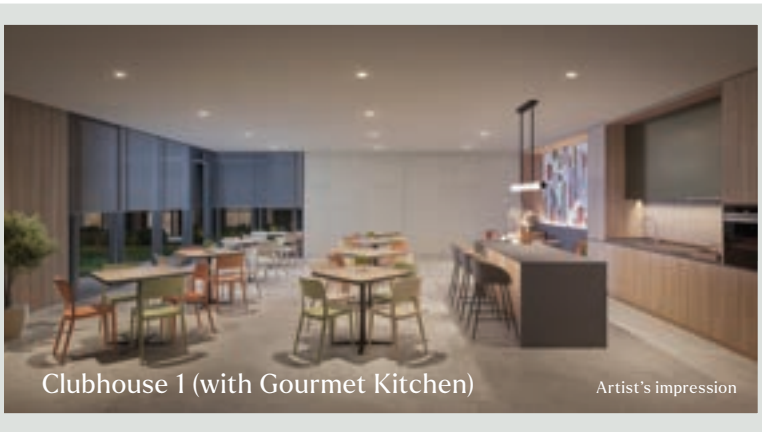
BLOCK 13 BUKIT BATOK WEST AVENUE 5, S659774

21	22	23	24
B4-PH	B3-PH	B1-PH	B2-PH
B4	B3	B1	B2
B4	B3	B1	B2
B4	B3	B1	B2
B4	B3	B1	B2
B4	B3	B1	B2
B4	B3	B1	B2
B4	B3	B1	B2
B4	B3	B1	B2
B4	B3	B1	B2
B4	B3	B1	B2
B4-P	B3-P	B1-P	B2-P

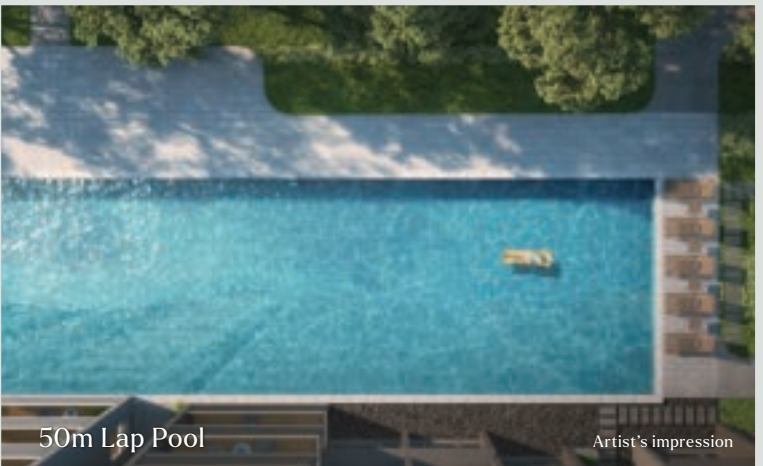
BLOCK 19 BUKIT BATOK WEST AVENUE 5, S659874

33	34	35	36
A5P-PH	A6P-PH	A2-PH	A1-PH
A5P	A6P	A2	A1
A5P	A6P	A2	A1
A5P	A6P	A2	A1
A5P	A6P	A2	A1
A5P	A6P	A2	A1
A5P	A6P	A2	A1
A5P	A6P	A2	A1
A5P	A6P	A2	A1
A5P	A6P	A2	A1
A5P	A6P	A2	A1
A5P-P	A6P-P	A2-P	A1-P

EVERYTHING YOU WANT
AND LOVE IS HERE



Clubhouse 1 (with Gourmet Kitchen)
Artist's impression



50m Lap Pool
Artist's impression

Let go of the day's stress
with a relaxing soak

SITE PLAN

WELCOME

- 1. Arrival Court
- 2. Welcome Lobby
- 3. Reflective Pond
- 4. Zen Garden

EXPLORE

- 5. Urban Farming
- 6. Crafting Pavilion
- 7. Botanical Patio
- 8. Fun Lawn
- 9. BBQ Pavilion
- 10. Yoga Lawn
- 11. Reflexology Walk

PLAY

- 12. Kids Play
- 13. Recreation Pavilion
- 14. Fitness Zone
- 15. Kids Explore
- 16. Garden Path
- 17. Tranquil Garden
- 18. Social Lawn
- 19. Tennis Court
- 20. Residents' Music Room
- 21. Social Room
- 22. Residents' Dance Room
- 23. Games Room

Pets Play

- 24. Pets Play
- 25. Clubhouse 1 (with Gourmet Kitchen)
- 26. Grand Lawn

SPLASH

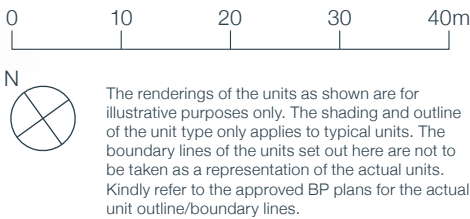
- 27. Sun Deck
- 28. Changing Room (with Steam Room)
- 29. 50m Lap Pool
- 30. Pool Deck
- 31. Spa Pool
- 32. Jacuzzi Pool
- 33. Kids Pool

GATHER (Level 2)

- 34. Gymnasium
- 35. Reading Lounge
- 36. Reading Lounge 2
- 37. Clubhouse 2
- 38. Green Aisle
- 39. Relaxation Deck

ANCILLARY

- A. Guardhouse
- B. Side Gate
- C. Entrance to Basement Carpark
- D. Genset (Basement) with Trellis
- E. Substation (Basement)
- F. Bin Centre (Basement)
- G. Feature Ramp
- H. Bicycle Parking (Basement)
- I. Bicycle Parking (Level 1)
- J. Ventilation Shaft (Level 1)
- Water Tank (Roof)



FIND NEW INSPIRATION
IN YOUR SPACE

3-BEDROOM

Type A1-P

87 sq m / 936 sq ft

BLK 7: #01-09*
BLK 17: #01-32
BLK 19: #01-36
BLK 21: #01-40

Type A1

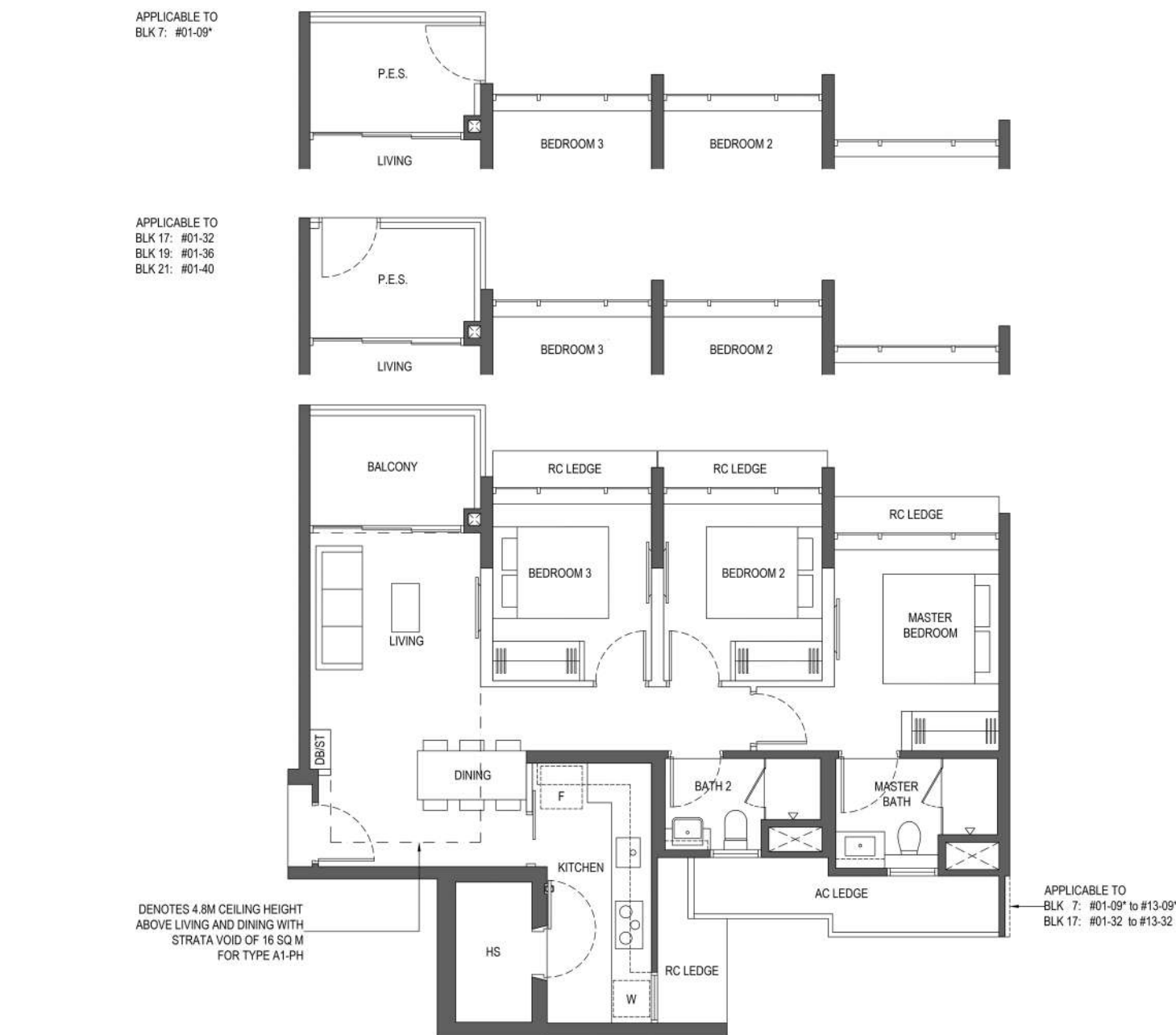
87 sq m / 936 sq ft

BLK 7: #02-09* to #12-09*
BLK 17: #02-32 to #12-32
BLK 19: #02-36 to #12-36
BLK 21: #02-40 to #12-40

Type A1-PH

103 sq m / 1109 sq ft
(Includes 16 sq m of strata void above
living and dining with 4.8m ceiling height)

BLK 7: #13-09*
BLK 17: #13-32
BLK 19: #13-36
BLK 21: #13-40



0 0.5 1 2 3 5M

P.E.S. - Private Enclosed Space
W - Washer/Dryer (not included)
• - Mirror Image

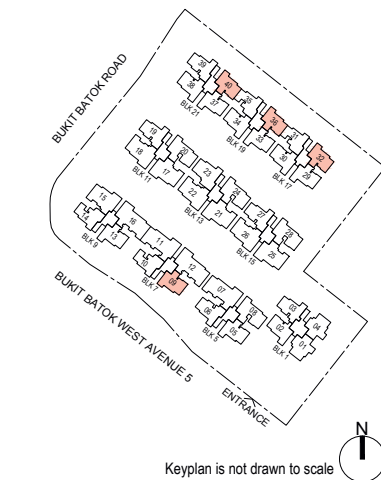
WC - Water Closet
HS - Household Shelter

DB/ST - Distribution Board/Storage
RC - Reinforced Concrete Ledge

F - Fridge (not included)
AC - Air-Conditioner

Wall not allowed to be hacked or altered
TB - Tail Boy

Area includes air-conditioner (AC) 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". Reinforced Concrete (RC) Ledges are not applicable to P.E.S. units. The Sale and Purchase Agreement embodies all the terms and conditions between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.



Keyplan is not drawn to scale

3-BEDROOM

Type A2-PH

103 sq m / 1109 sq ft
(includes 16 sq m of strata void above
living and dining with 4.8m ceiling height)

BLK 7: #13-10*
BLK 9: #13-14*
BLK 17: #13-31
BLK 19: #13-35

Type A2-P

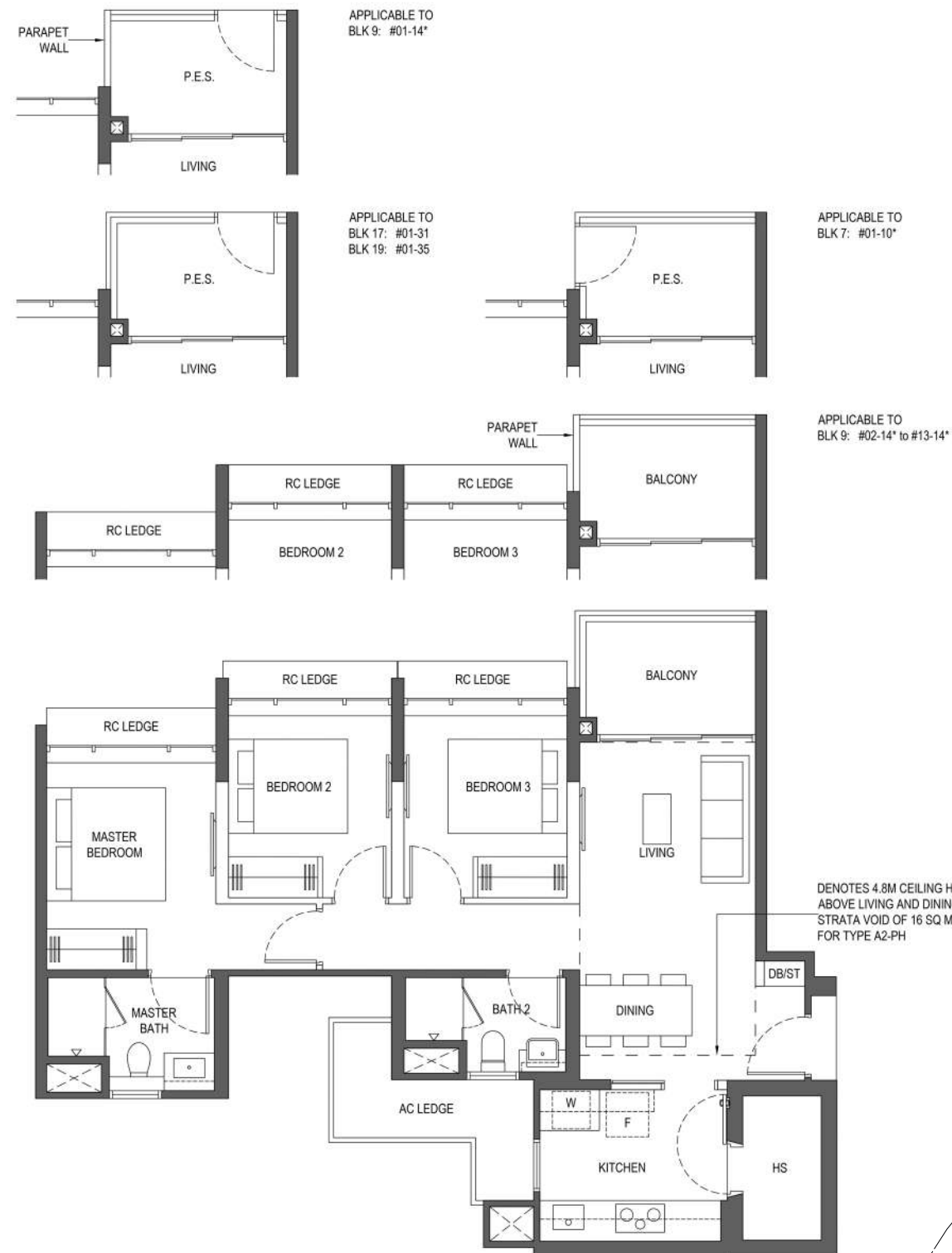
87 sq m / 936 sq ft

BLK 7: #01-10*
BLK 9: #01-14*
BLK 17: #01-31
BLK 19: #01-35

Type A2

87 sq m / 936 sq ft

BLK 7: #02-10* to #12-10*
BLK 9: #02-14* to #12-14*
BLK 17: #02-31 to #12-31
BLK 19: #02-35 to #12-35



0 0.5 1 2 3 5M

P.E.S. - Private Enclosed Space
W - Washer/Dryer (not included)
• - Mirror Image

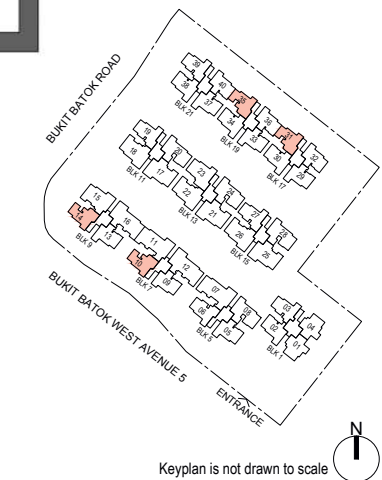
WC - Water Closet
HS - Household Shelter

DB/ST - Distribution Board/Storage
RC - Reinforced Concrete Ledge

F - Fridge (not included)
AC - Air-Conditioner

Wall not allowed to be hacked or altered
TB - Tail Boy

Area includes air-conditioner (AC) 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". Reinforced Concrete (RC) Ledges are not applicable to P.E.S. units. The Sale and Purchase Agreement embodies all the terms and conditions between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.



Keyplan is not drawn to scale

3-BEDROOM PREMIUM

Type A3P-P

90 sq m / 969 sq ft

BLK 1: #02-01*
BLK 1: #02-04

Type A3P

90 sq m / 969 sq ft

BLK 1: #03-01* to #12-01*
BLK 1: #03-04 to #12-04

Type A3P-PH

109 sq m / 1173 sq ft
(Includes 19 sq m of strata void above living and dining with 4.8m ceiling height)

BLK 1: #13-01*
BLK 1: #13-04

Type A4P-P

90 sq m / 969 sq ft

BLK 1: #02-03
BLK 5: #02-06*
BLK 11: #01-19
BLK 15: #01-27
BLK 21: #01-39

Type A4P

90 sq m / 969 sq ft

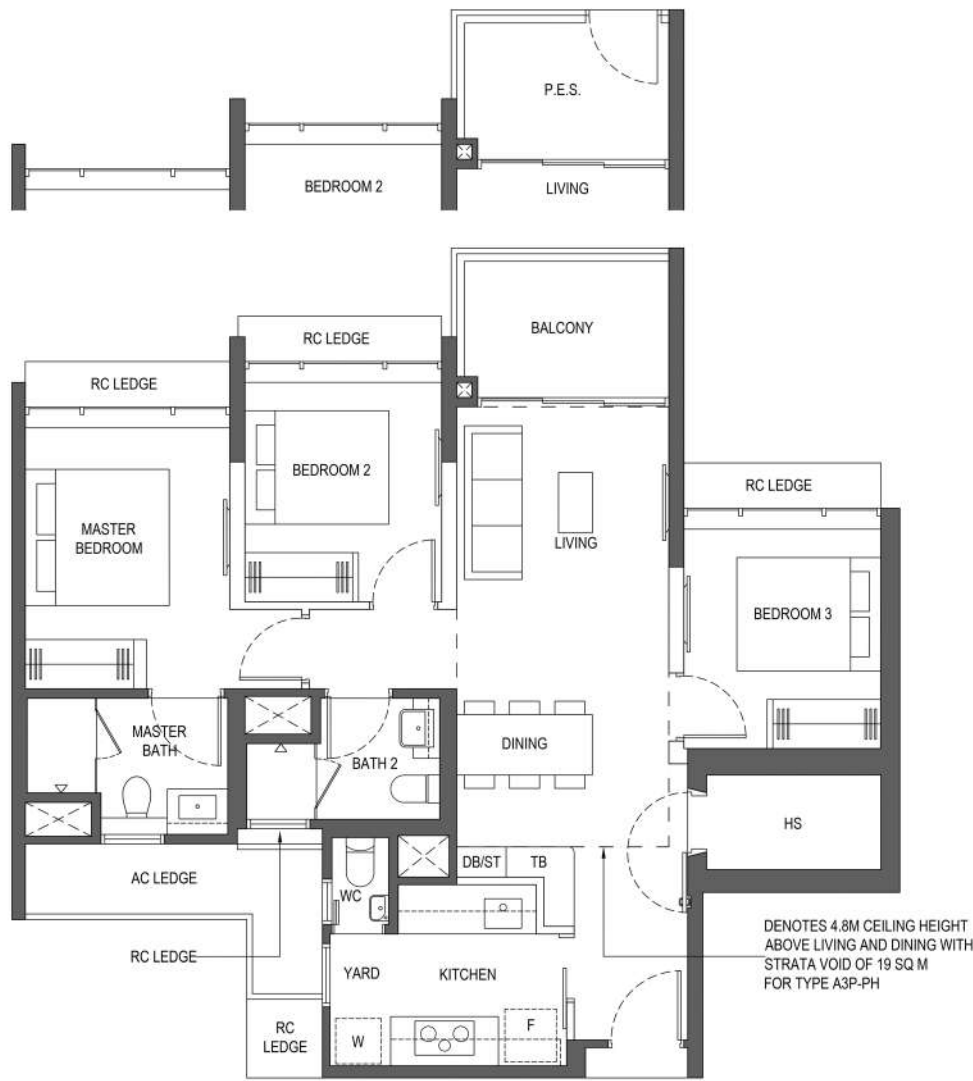
BLK 1: #03-03 to #12-03
BLK 5: #03-06* to #12-06*
BLK 11: #02-19 to #12-19
BLK 15: #02-27 to #12-27
BLK 21: #02-39 to #12-39

Type A4P-PH

105 sq m / 1130 sq ft
(Includes 15 sq m of strata void above living and dining with 4.8m ceiling height)

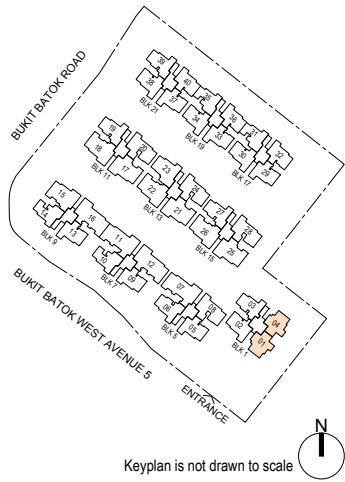
BLK 1: #13-03
BLK 5: #13-06*
BLK 11: #13-19
BLK 15: #13-27
BLK 21: #13-39

APPLICABLE TO
BLK 1: #02-01*
BLK 1: #02-04

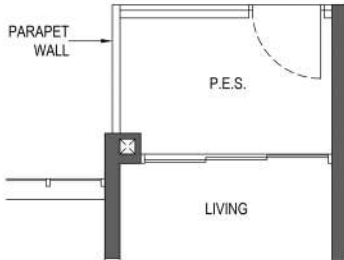


P.E.S. - Private Enclosed Space
W - Washer/Dryer (not included)
* - Mirror Image
WC - Water Closet
HS - Household Shelter
RC - Reinforced Concrete Ledge
DB/ST - Distribution Board/Storage
F - Fridge (not included)
AC - Air-Conditioner
Wall not allowed to be hacked or altered
TB - Tall Boy

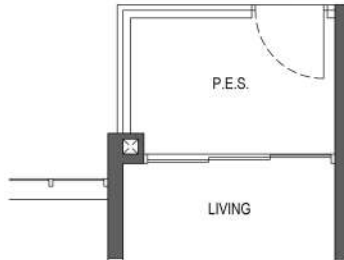
Area includes air-conditioner (AC) ledge, balcony and strata void area where applicable, and excludes among others, the RC - Reinforced Concrete Ledge. The demarcated strata void area is measured mid-wall to mid-wall. The plans are subject to change as may be approved by relevant authorities. All floor 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". Reinforced Concrete (RC) Ledges are not applicable to P.E.S. units. The Sale and Purchase Agreement embodies all the terms and conditions between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.



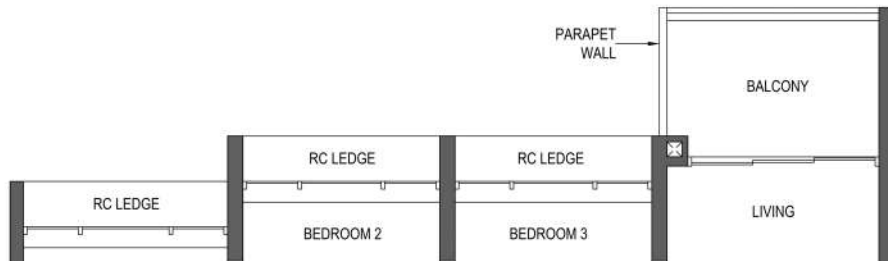
Keyplan is not drawn to scale



APPLICABLE TO
BLK 11: #01-19
BLK 21: #01-39



APPLICABLE TO
BLK 1: #02-03
BLK 5: #02-06*
BLK 15: #01-27

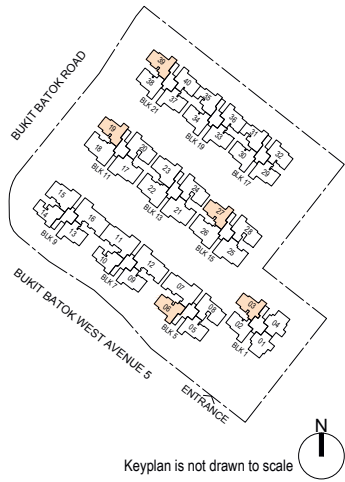


APPLICABLE TO
BLK 11: #02-19 to #13-19
BLK 21: #02-39 to #13-39



P.E.S. - Private Enclosed Space
W - Washer/Dryer (not included)
* - Mirror Image
WC - Water Closet
HS - Household Shelter
RC - Reinforced Concrete Ledge
DB/ST - Distribution Board/Storage
F - Fridge (not included)
AC - Air-Conditioner
Wall not allowed to be hacked or altered
TB - Tall Boy

Area includes air-conditioner (AC) 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". Reinforced Concrete (RC) Ledges are not applicable to P.E.S. units. The Sale and Purchase Agreement embodies all the terms and conditions between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.



Keyplan is not drawn to scale

3-BEDROOM PREMIUM

Type A5P-P

90 sq m / 969 sq ft

BLK 5: #02-05
BLK 9: #01-13
BLK 17: #01-29
BLK 19: #01-33
BLK 21: #01-37

Type A5P

90 sq m / 969 sq ft

BLK 5: #03-05 to #12-05
BLK 9: #02-13 to #12-13
BLK 17: #02-29 to #12-29
BLK 19: #02-33 to #12-33
BLK 21: #02-37 to #12-37

Type A5P-PH

104 sq m / 1119 sq ft
(Includes 14 sq m of strata void above living and dining with 4.8m ceiling height)

BLK 5: #13-05
BLK 9: #13-13
BLK 17: #13-29
BLK 19: #13-33
BLK 21: #13-37

Type A6P-P

91 sq m / 980 sq ft

BLK 1: #02-02
BLK 17: #01-30
BLK 19: #01-34
BLK 21: #01-38

Type A6P

91 sq m / 980 sq ft

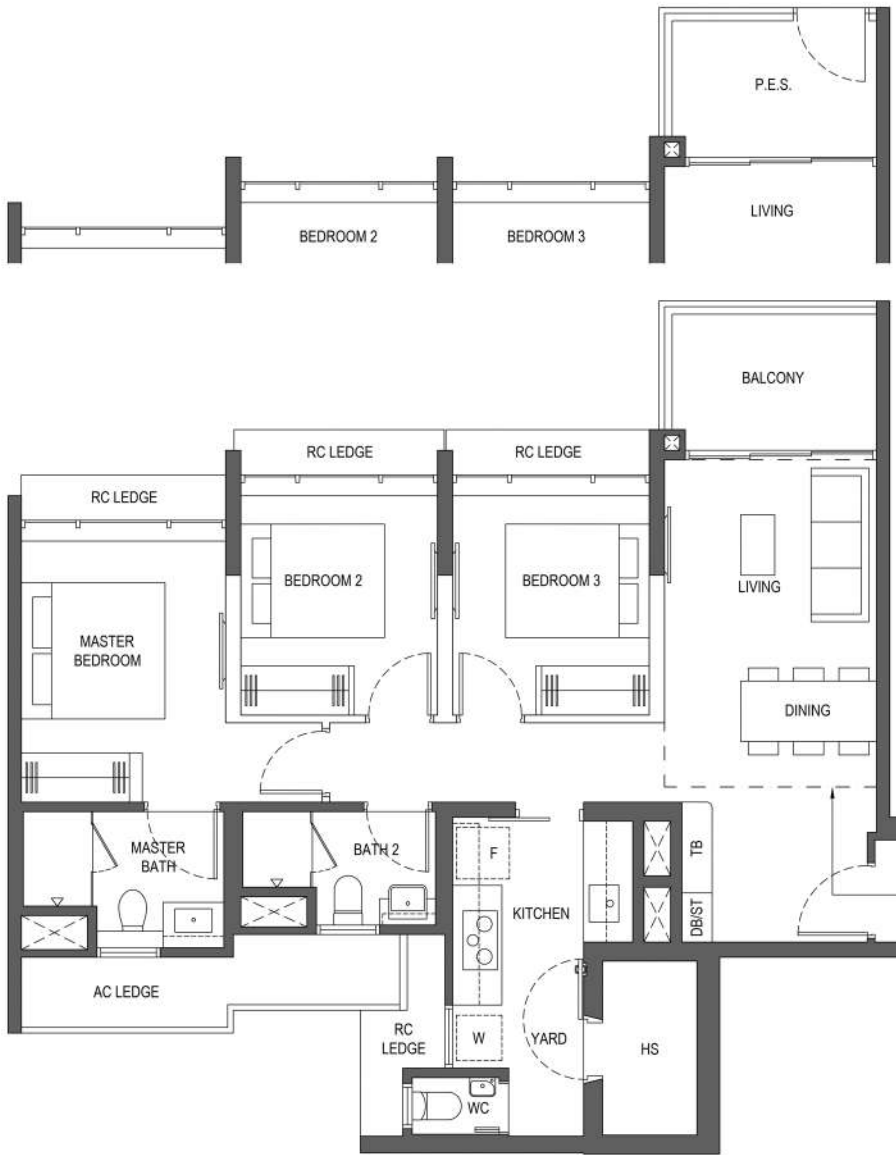
BLK 1: #03-02 to #12-02
BLK 17: #02-30 to #12-30
BLK 19: #02-34 to #12-34
BLK 21: #02-38 to #12-38

Type A6P-PH

106 sq m / 1141 sq ft
(Includes 15 sq m of strata void above living and dining with 4.8m ceiling height)

BLK 1: #13-02
BLK 17: #13-30
BLK 19: #13-34
BLK 21: #13-38

APPLICABLE TO
BLK 5: #02-05
BLK 9: #01-13
BLK 17: #01-29
BLK 19: #01-33
BLK 21: #01-37

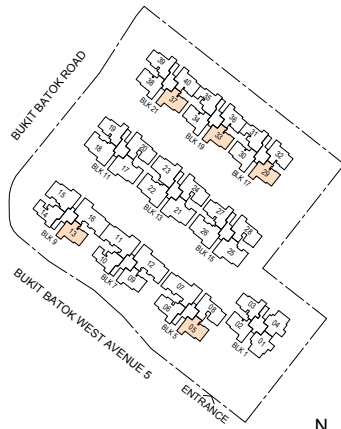


DENOTES 4.8M CEILING HEIGHT
ABOVE LIVING AND DINING WITH
STRATA VOID OF 14 SQ M
FOR TYPE A5P-PH

0 0.5 1 2 3 5M

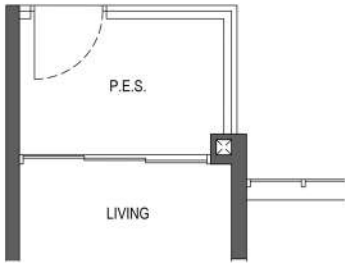
P.E.S. - Private Enclosed Space WC - Water Closet DB/ST - Distribution Board/Storage F - Fridge (not included) Wall not allowed to be hacked or altered
W - Washer/Dryer (not included) HS - Household Shelter RC - Reinforced Concrete Ledge AC - Air-Conditioner TB - Tall Boy
* - Mirror Image

Area includes air-conditioner (AC) 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". Reinforced Concrete (RC) Ledges are not applicable to P.E.S. units. The Sale and Purchase Agreement embodies all the terms and conditions between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

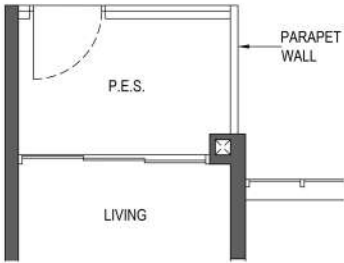


Keyplan is not drawn to scale

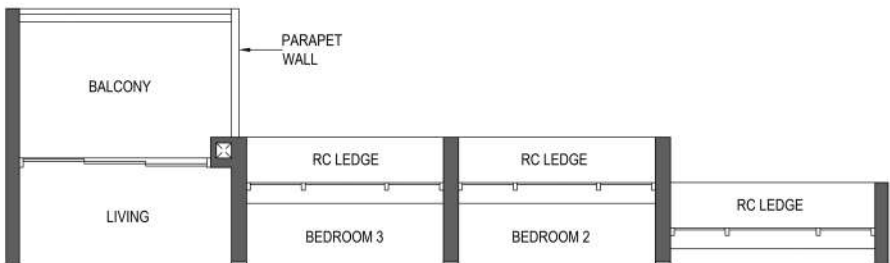
APPLICABLE TO
BLK 1: #02-02
BLK 17: #01-30
BLK 19: #01-34



APPLICABLE TO
BLK 21: #01-38



APPLICABLE TO
BLK 21: #02-38 to #13-38



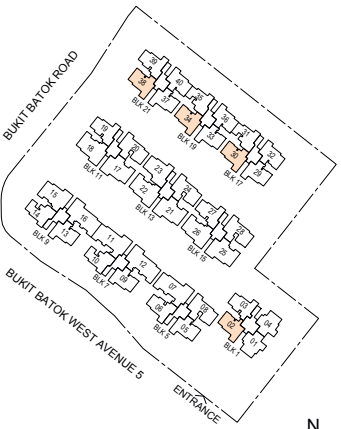
DENOTES 4.8M CEILING HEIGHT
ABOVE LIVING AND DINING WITH
STRATA VOID OF 15 SQ M
FOR TYPE A6P-PH



0 0.5 1 2 3 5M

P.E.S. - Private Enclosed Space WC - Water Closet DB/ST - Distribution Board/Storage F - Fridge (not included) Wall not allowed to be hacked or altered
W - Washer/Dryer (not included) HS - Household Shelter RC - Reinforced Concrete Ledge AC - Air-Conditioner TB - Tall Boy
* - Mirror Image

Area includes air-conditioner (AC) 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". Reinforced Concrete (RC) Ledges are not applicable to P.E.S. units. The Sale and Purchase Agreement embodies all the terms and conditions between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.



Keyplan is not drawn to scale

4-BEDROOM

Type B1-P

106 sq m / 1141 sq ft

BLK 13: #01-23

Type B1

106 sq m / 1141 sq ft

BLK 13: #02-23 to #12-23

Type B1-PH

123 sq m / 1324 sq ft
(Includes 17 sq m of strata void above living and dining with 4.8m ceiling height)

BLK 13: #13-23

Type B2-P

107 sq m / 1152 sq ft

BLK 5: #02-08
BLK 11: #01-20
BLK 13: #01-24
BLK 15: #01-28

Type B2

107 sq m / 1152 sq ft

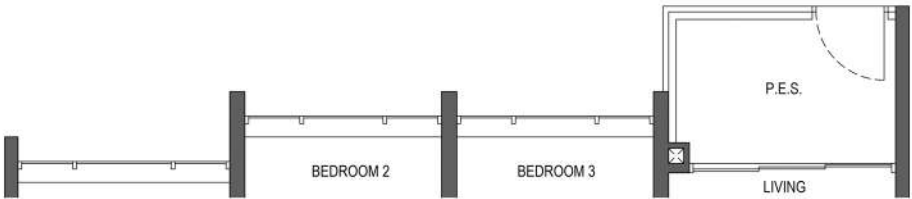
BLK 5: #03-08 to #12-08
BLK 11: #02-20 to #12-20
BLK 13: #02-24 to #12-24
BLK 15: #02-28 to #12-28

4-BEDROOM

Type B2-PH

124 sq m / 1335 sq ft
(Includes 17 sq m of strata void above living and dining with 4.8m ceiling height)

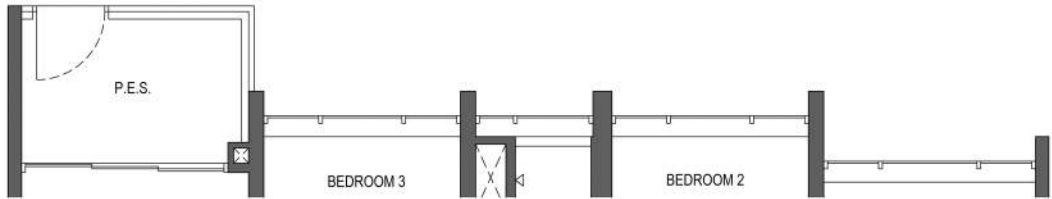
BLK 5: #13-08
BLK 11: #13-20
BLK 13: #13-24
BLK 15: #13-28



APPLICABLE TO
BLK 13: #01-23



DENOTES 4.8M CEILING HEIGHT
ABOVE LIVING AND DINING WITH
STRATA VOID OF 17 SQ M
FOR TYPE B1-PH



APPLICABLE TO
BLK 5: #02-08
BLK 11: #01-20
BLK 13: #01-24
BLK 15: #01-28

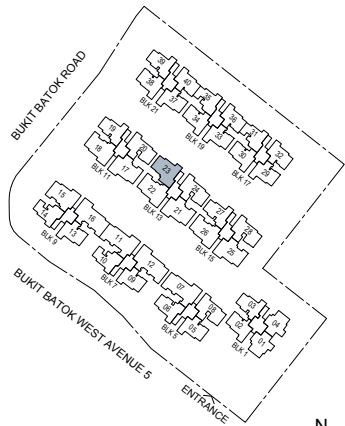


DENOTES 4.8M CEILING HEIGHT
ABOVE LIVING AND DINING WITH
STRATA VOID OF 17 SQ M
FOR TYPE B2-PH



P.E.S. - Private Enclosed Space
W - Washer/Dryer (not included)
* - Mirror Image
WC - Water Closet
HS - Household Shelter
RC - Reinforced Concrete Ledge
AC - Air-Conditioner
F - Fridge (not included)
DB/ST - Distribution Board/Storage
TB - Tall Boy
Wall not allowed to be hacked or altered

Area includes air-conditioner (AC) 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". Reinforced Concrete (RC) Ledges are not applicable to P.E.S. units. The Sale and Purchase Agreement embodies all the terms and conditions between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

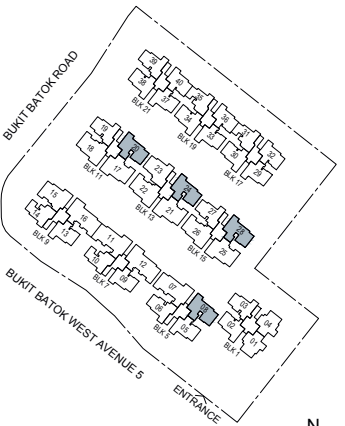


Keyplan is not drawn to scale



P.E.S. - Private Enclosed Space
W - Washer/Dryer (not included)
* - Mirror Image
WC - Water Closet
HS - Household Shelter
RC - Reinforced Concrete Ledge
AC - Air-Conditioner
F - Fridge (not included)
DB/ST - Distribution Board/Storage
TB - Tall Boy
Wall not allowed to be hacked or altered

Area includes air-conditioner (AC) 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". Reinforced Concrete (RC) Ledges are not applicable to P.E.S. units. The Sale and Purchase Agreement embodies all the terms and conditions between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.



Keyplan is not drawn to scale

4-BEDROOM

Type B3-P

117 sq m / 1259 sq ft

BLK 9: #01-15*
BLK 11: #01-18
BLK 13: #01-22
BLK 15: #01-26

Type B3

117 sq m / 1259 sq ft

BLK 9: #02-15* to #12-15*
BLK 11: #02-18 to #12-18
BLK 13: #02-22 to #12-22
BLK 15: #02-26 to #12-26

Type B3-PH

134 sq m / 1442 sq ft
(Includes 17 sq m of strata void above living and dining with 4.8m ceiling height)

BLK 9: #13-15*
BLK 11: #13-18
BLK 13: #13-22
BLK 15: #13-26

Type B4-P

118 sq m / 1270 sq ft

BLK 11: #01-17
BLK 13: #01-21
BLK 15: #01-25

Type B4

118 sq m / 1270 sq ft

BLK 11: #02-17 to #12-17
BLK 13: #02-21 to #12-21
BLK 15: #02-25 to #12-25

4-BEDROOM

Type B4-PH

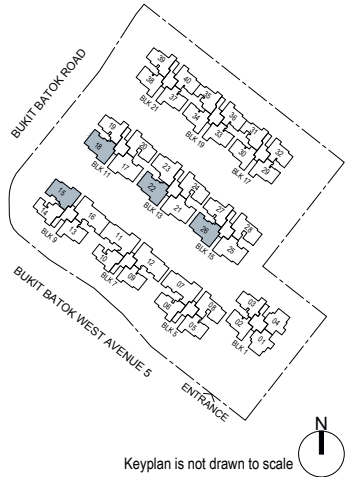
135 sq m / 1453 sq ft
(Includes 17 sq m of strata void above living and dining with 4.8m ceiling height)

BLK 11: #13-17
BLK 13: #13-21
BLK 15: #13-25



P.E.S. - Private Enclosed Space
W - Washer/Dryer (not included)
* - Mirror Image
WC - Water Closet
HS - Household Shelter
RC - Reinforced Concrete Ledge
F - Fridge (not included)
AC - Air-Conditioner
Wall not allowed to be hacked or altered
TB - Tall Boy

Area includes air-conditioner (AC) 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". Reinforced Concrete (RC) Ledges are not applicable to P.E.S. units. The Sale and Purchase Agreement embodies all the terms and conditions between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.



Keyplan is not drawn to scale



P.E.S. - Private Enclosed Space
W - Washer/Dryer (not included)
* - Mirror Image
WC - Water Closet
HS - Household Shelter
RC - Reinforced Concrete Ledge
F - Fridge (not included)
AC - Air-Conditioner
Wall not allowed to be hacked or altered
TB - Tall Boy

Area includes air-conditioner (AC) 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". Reinforced Concrete (RC) Ledges are not applicable to P.E.S. units. The Sale and Purchase Agreement embodies all the terms and conditions between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.



Keyplan is not drawn to scale

5-BEDROOM

Type C1-P

139 sq m / 1496 sq ft

BLK 5: #02-07
BLK 7: #01-11

Type C1

139 sq m / 1496 sq ft

BLK 5: #03-07 to #12-07
BLK 7: #02-11 to #12-11

Type C1-PH

159 sq m / 1711 sq ft
(Includes 20 sq m of strata void above living and dining with 4.8m ceiling height)

BLK 5: #13-07
BLK 7: #13-11

Type C2-P

139 sq m / 1496 sq ft

BLK 7: #01-12
BLK 9: #01-16

Type C2

139 sq m / 1496 sq ft

BLK 7: #02-12 to #12-12
BLK 9: #02-16 to #12-16

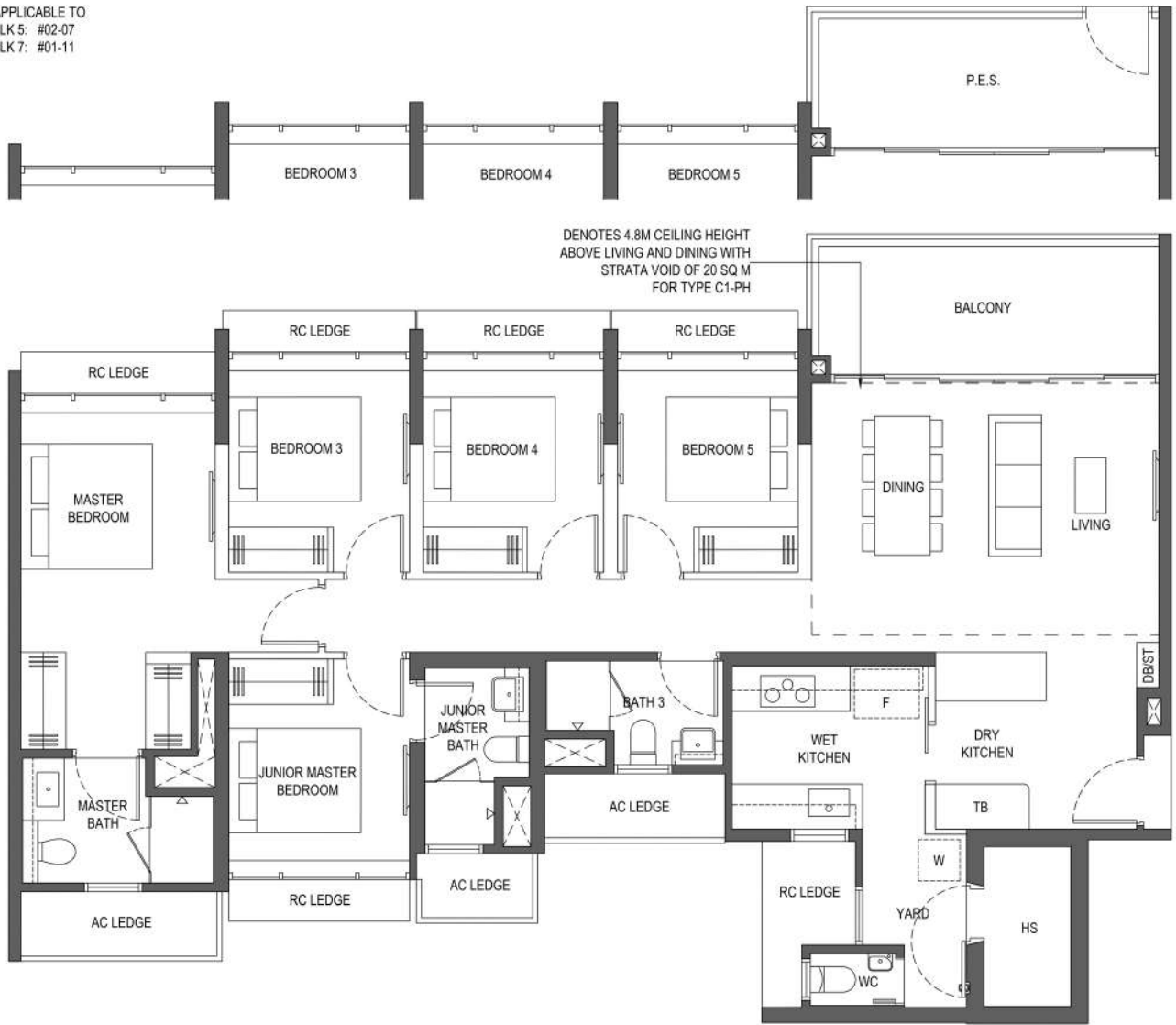
5-BEDROOM

Type C2-PH

159 sq m / 1711 sq ft
(Includes 20 sq m of strata void above living and dining with 4.8m ceiling height)

BLK 7: #13-12
BLK 9: #13-16

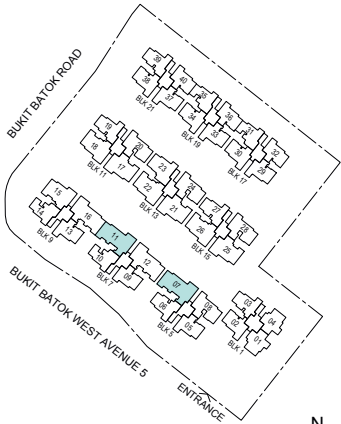
APPLICABLE TO
BLK 5: #02-07
BLK 7: #01-11



0 0.5 1 2 3 5M

P.E.S. - Private Enclosed Space WC - Water Closet DB/ST - Distribution Board/Storage F - Fridge (not included) Wall not allowed to be hacked or altered
W - Washer/Dryer (not included) HS - Household Shelter RC - Reinforced Concrete Ledge AC - Air-Conditioner TB - Tall Boy
* - Mirror Image

Area includes air-conditioner (AC) 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". Reinforced Concrete (RC) Ledges are not applicable to P.E.S. units. The Sale and Purchase Agreement embodies all the terms and conditions between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.



Keyplan is not drawn to scale

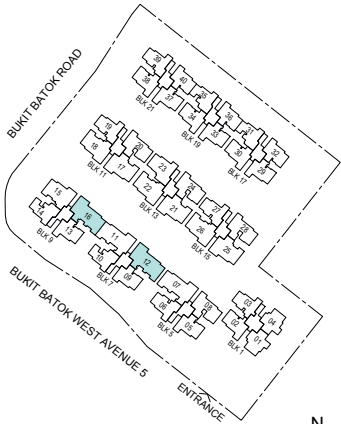
APPLICABLE TO
BLK 7: #01-12
BLK 9: #01-16



0 0.5 1 2 3 5M

P.E.S. - Private Enclosed Space WC - Water Closet DB/ST - Distribution Board/Storage F - Fridge (not included) Wall not allowed to be hacked or altered
W - Washer/Dryer (not included) HS - Household Shelter RC - Reinforced Concrete Ledge AC - Air-Conditioner TB - Tall Boy
* - Mirror Image

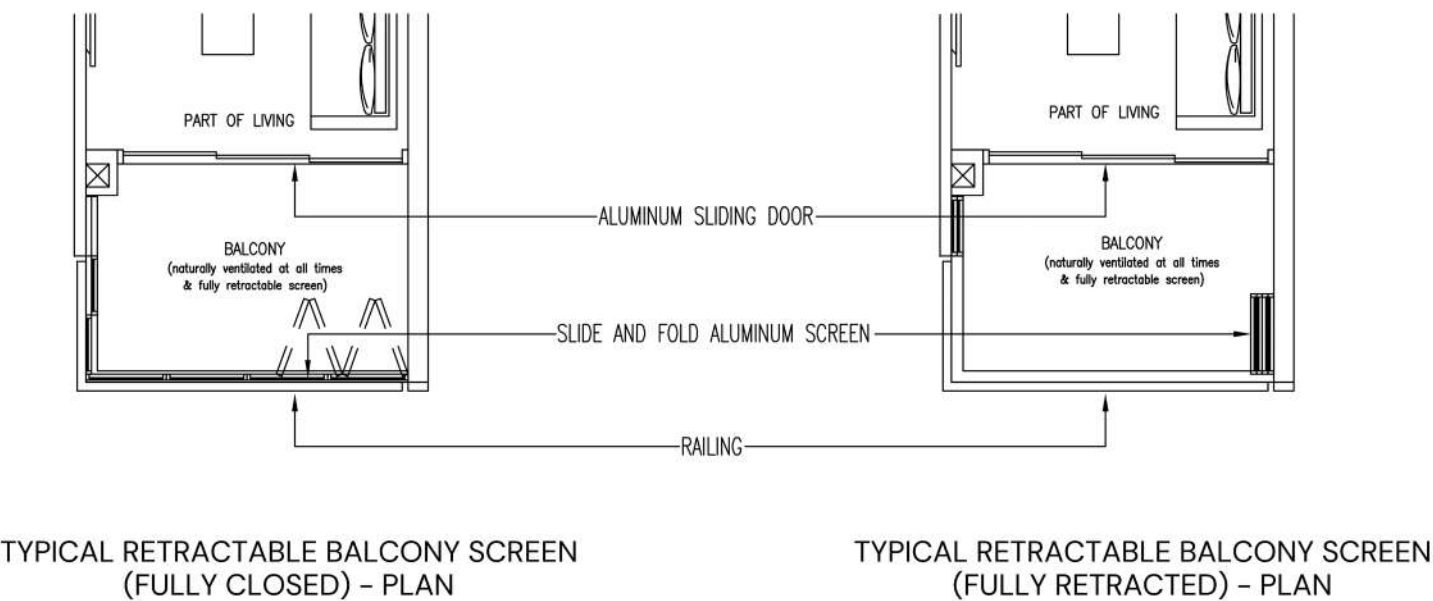
Area includes air-conditioner (AC) ledge, balcony and strata void area where applicable, and excludes among others, the RC - Reinforced Concrete Ledge. The demarcated strata void area is measured mid-wall to mid-wall. The plans are subject to change as may be approved by relevant authorities. All floor 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". Reinforced Concrete (RC) Ledges are not applicable to P.E.S. units. The Sale and Purchase Agreement embodies all the terms and conditions between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.



Keyplan is not drawn to scale

APPROVED BALCONY SCREEN

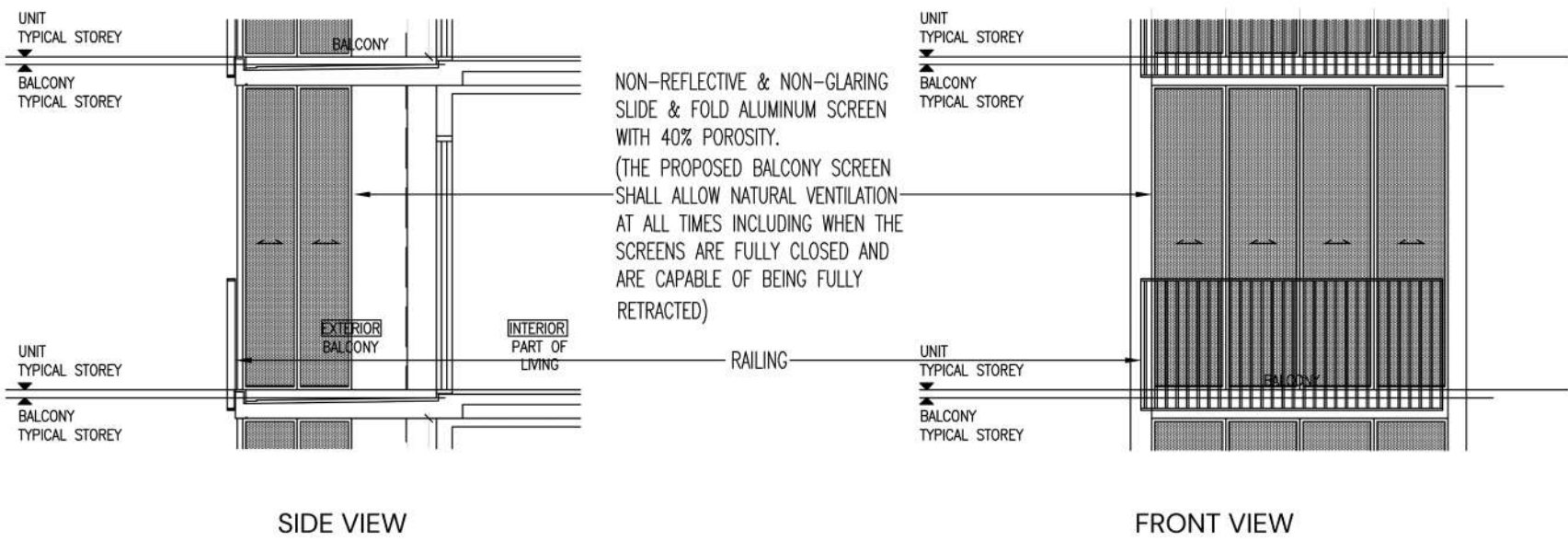
Typical Units



Singapore's Trusted Property Pioneer Since 1963

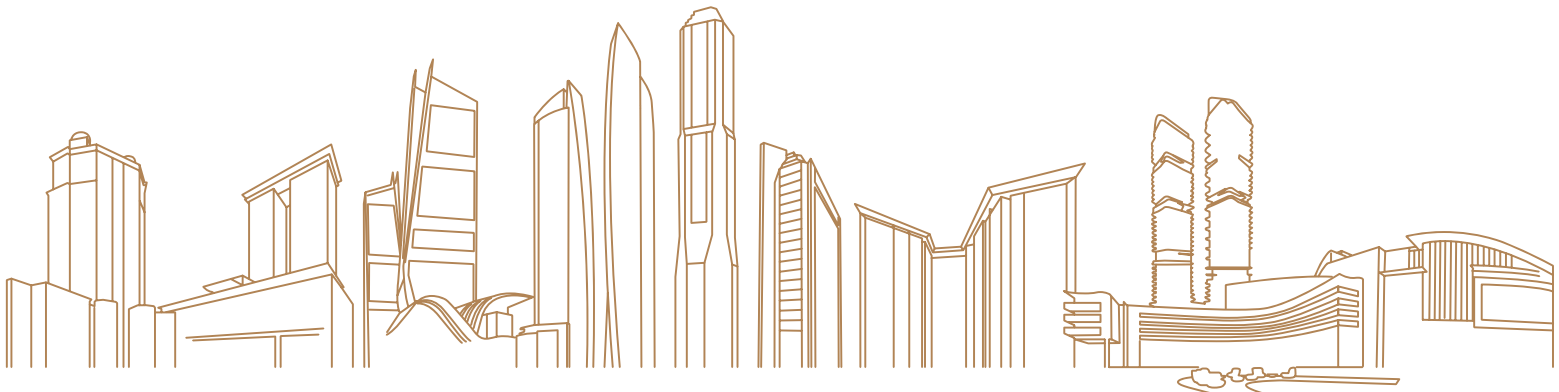
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With a proven track record of over 60 years in real estate development, investment and management, CDL has developed over 50,000 homes and owns over 21 million square feet of gross floor area in residential for lease, commercial and hospitality assets globally.



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Note:
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.



Grand Copthorne Waterfront Hotel Singapore Boulevard 88 South Beach The Sail @ Marina Bay Republic Plaza City House Amber Park New Futura W Singapore - Sentosa Cove City Square Mall

While reasonable care has been taken in the preparation of this brochure, neither the developer nor its agents assume any responsibility for any inaccuracies or omissions. The statements, information and depictions in this brochure are not to be relied upon as statements or representations of fact, offers or warranties (whether expressly or impliedly) by the developer or the developer's agents and they are not intended to form any part of the contract for the sale of the housing units. Visual representations such as renderings, illustrations, pictures and drawings are artists' impressions only and photographs are only decor suggestions and cannot be regarded as representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the developer's architect's selection, market availability and at the sole discretion of the developer. All information and specifications contained in this brochure are subject to such changes as are required by the relevant authorities or the developer. All plans and models are not to scale unless expressly stated and are subject to any amendments which are required or approved by the relevant authorities. All areas and measurements stated in the brochure are approximate only and subject to final survey. The Sale and Purchase Agreement embodies all the terms and conditions between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

Smart Home: The unit will be provided with the following items: a) Smart Home System Gateway, b) Smart IP Camera, c) Smart Digital Lockset for Main Door of the Unit, d) Smart Lighting Module, e) Smart Energy Monitoring, and f) Air-Conditioning Controls for all Air-Conditioner Units (collectively, "SMART Home System"). The make, model, brand, design and technology of the SMART Home System to be supplied and installed in the actual unit may differ from the above illustration and are subject to change. Terms and conditions apply. Buyers shall be required to liaise with the smart home vendor instead of the developer to make all arrangements for the set up, configuration, subscription and use of the SMART Home System, and for any queries, maintenance and/or upgrade issues with the SMART Home System. Additional items/devices which are not listed above are not included in SMART Home System and may be purchased from the smart home vendor directly and installed at buyers' own costs after the handover of the unit.

Developer: CDL Zenith Pte. Ltd. (Registration No.: 202142297W) • Housing Developer's Licence No.: C1479 • Tenure of Land: 99 years commencing on 27 December 2022 • Encumbrances: Nil • Lot No.: 05305C MK10 at Bukit Batok West Avenue 5 • Expected Date of Vacant Possession: 31 March 2029 • Expected Date of Legal Completion: 31 March 2032

This brochure is printed on eco-friendly paper, December 2023.



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Eligibility Booklet



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Specifications

