

Mori

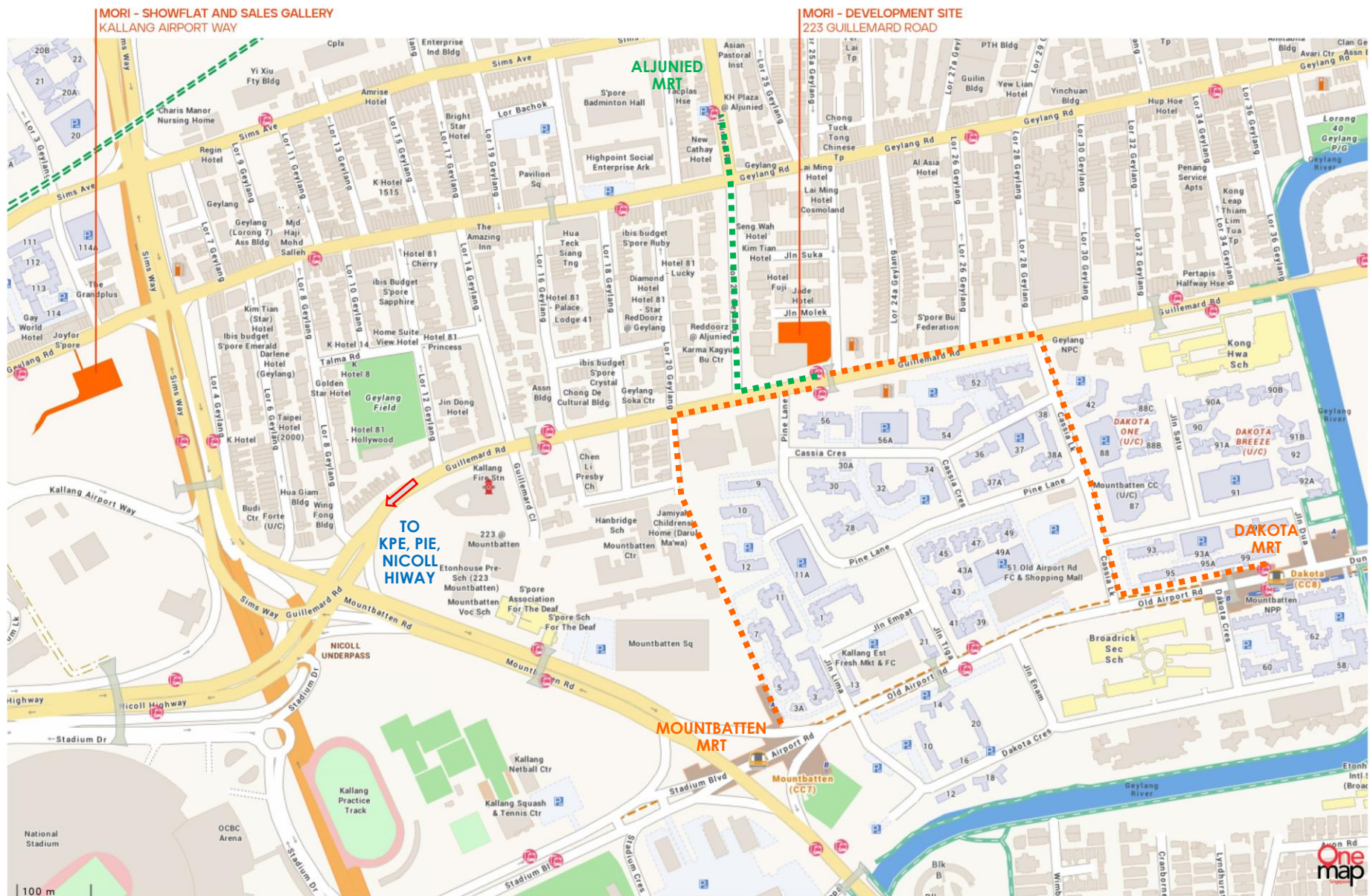
MODERN WABI-SABI INSPIRED HOME

BY ROXY-PACIFIC

LOCATION - MORI



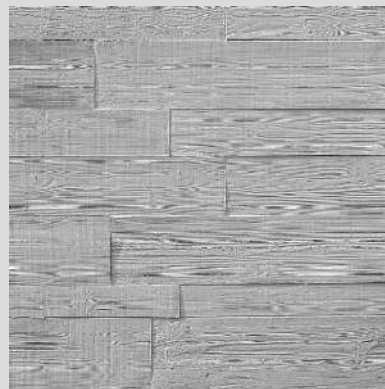
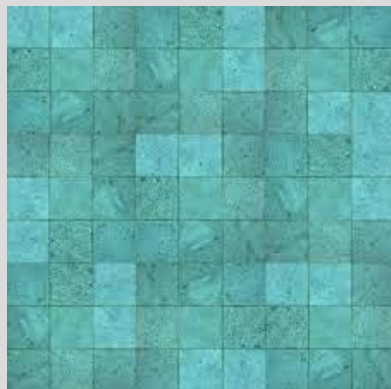
LOCATION PLAN – DEVELOPMENT SITE, SHOWFLAT & SALES GALLERY





Mori

DESIGN CONCEPT



Key Elements

Wabi-sabi is inspired by nature and is based on the use of raw materials.

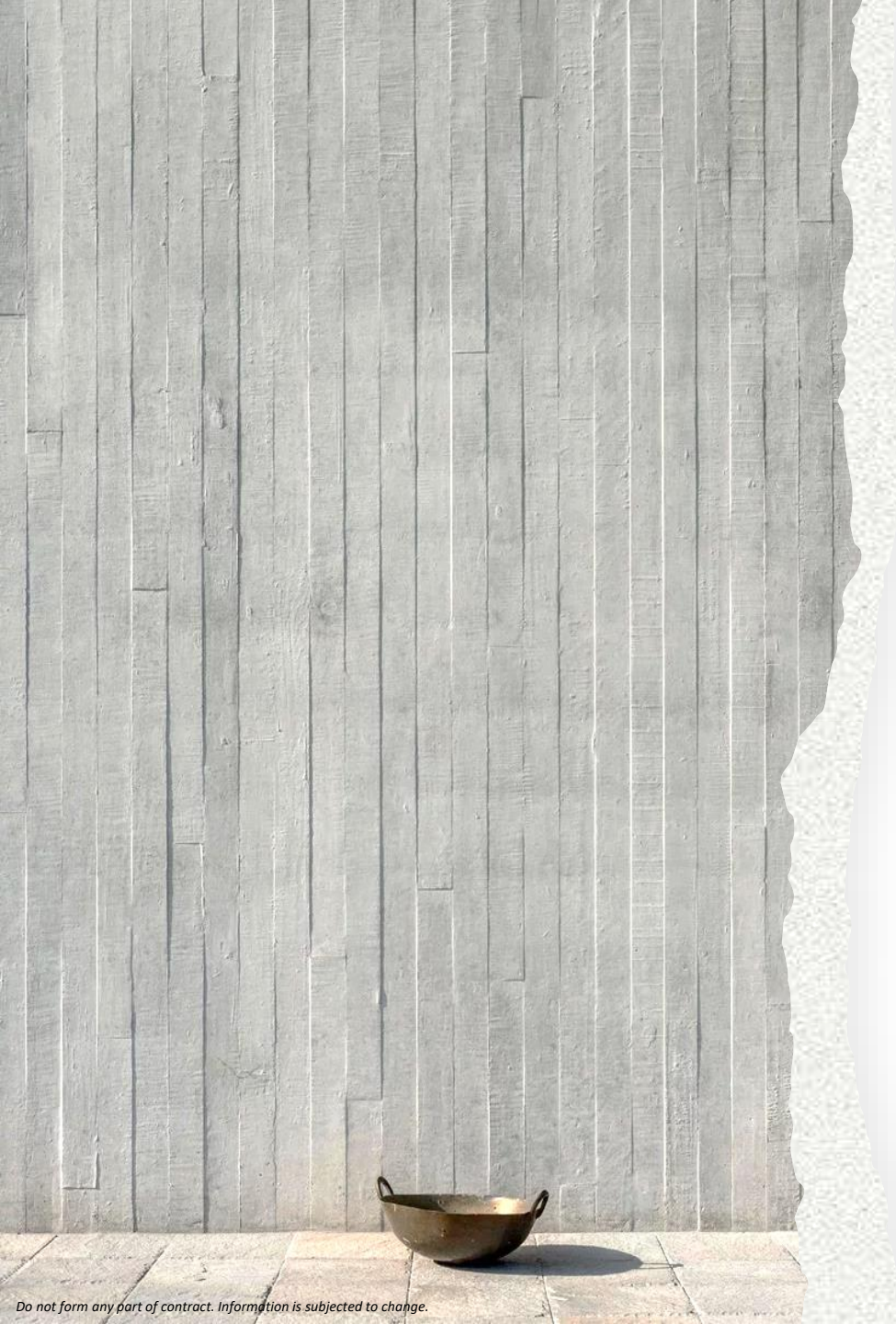
- Off-form concrete
- Timber look aluminium
- Sukabumi Stone Mosaic
- Nature-inspired landscape

Wabi-sabi

The design of the apartment is inspired by the modern wabi-sabi philosophy that finds beauty in its most natural and raw form. In short, beauty in simplicity.

MORI 森

A name that starts with 'mo' to tie in with the address. Mori means woods or forest in the Japanese. An appreciation of the elegant beauty of nature. A way of living that embraces the meaning and emotive value of time.



MORI | Off-form Concrete

This has been translated to the apartment through the use of raw texture finishes like off-form concrete. Its versatile texture and the flaws in the concrete give character that perfectly represents the concept of Wabi-sabi.

The dusty grey surface provides an industrial charm with the intention of creating a bridge between Wabi-sabi minimalism and contemporary design.



MORI | Timber look Aluminium

The Wabi-sabi concept extends beyond off-form concrete to the use of oak wood lookalike aluminium to bring woodsy charm to the exterior further complementing the lush landscaping backdrop.



MORI | Sukabumi Stone Mosaic

+ Nature-inspired landscape

Premium quality of green Sukabumi pool stone mosaic for swimming pool tiles will achieve a similar effect to the natural stone tiles which are laid in Balinese pools, but minus the future maintenance challenges. The beautiful serene textures and colouring of this tile evokes the feeling of floating above the soft volcanic greens of Javanese mountains.



With the use of raw materials and the nature-inspired lush landscapes, we have created a hidden meditative cum retreat home environment amid the hustle and bustle of city.

DRIVE-IN ENTRANCE

The entrance with natural law finishes combines with timber look aluminium represents the transition from the dominant trends which relied heavily on over-ornamentation and lavishness to the freedom of nature and beauty of the incomplete.



Mori



Mori

DEVELOPMENT INFORMATION



Project: MORI

District: 14

Address: 223 GUILLEMARD ROAD S399738

Tenure: Freehold

No. of Units : 137

Site Area: 3449.60 sqm

Developer: RL East Pte Ltd

Estimated TOP & Date of Legal Completion:

Vacant Possession : 31 December 2026

Legal Completion : 31 December 2029

GENERAL INFORMATION

| | |
|--|---|
| Project Name | MORI |
| Developer | RL East Pte. Ltd. |
| General Description | PROPOSED NEW ERECTION OF A 5/8 STOREY RESIDENTIAL FLAT (TOTAL 137 UNITS) COMPRISING OF CARPARK AT 1ST AND BASEMENT STOREY, COMMUNAL FACILITIES AT 2ND AND 6TH STOREY, COMMUNAL SWIMMING POOL AT 6TH STOREY ROOF TERRACE ON MK25 LOTS 01472P, 01473T, 01474A, 01475K, 01661M, 01662W, 01663V, 01664P, 01665T, 01666A, 01667K, 01668N, 01669X, 01670K, 01671N AT 1-21 JALAN MOLEK AND 217-223 GUILLEMARD ROAD (GEYLANG PLANNING AREA) |
| Location - Address | 223 GUILLEMARD ROAD SINGAPORE 399738 |
| Plot Ratio | 3.07 |
| No. of Storeys | Part 5 storey and part 8 storey |
| Total no. of units | 137 |
| Site Area | 3449.60 sqm |
| Tenure of Land | Freehold |
| Developer's Lic No. | C1408 |
| BP Approval No & Date | BP Approval No: A1276-00658-2012-BP01 BP Approval Date: 18 October 2021 |
| Estimated TOP & Date of Legal Completion | Vacant Possession : 31 December 2026 Legal Completion : 31 December 2029 |
| No. of Parking Lots | 110 carpark lots at 1 st storey and Basement 1 3 Accessible carpark lots. 23 bicycle lots. |
| No. of Lifts | 4 lifts: 2 lifts at 5 storeys block; 2 lifts at 8 storeys block |

SITE PLANNING



SITE PLANNING

- Minimal west-sun facing units
- Bin centre/ sub-station sunken from 1st storey car park facing Jalan Molek, hidden from view.
- Separated Entry and Exit point to avoid traffic congestion

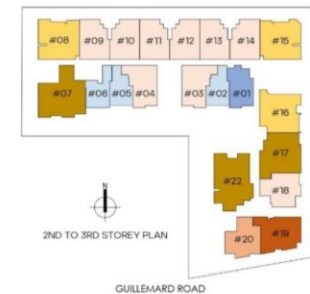
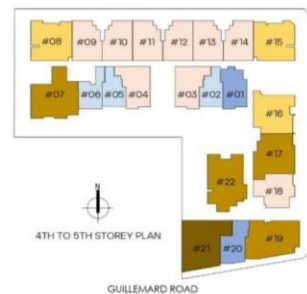
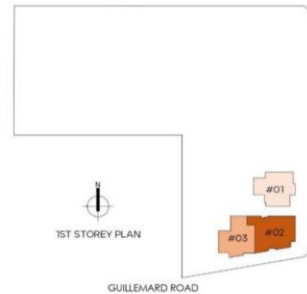


SOUTH ORIENTATION

UNIT DISTRIBUTION CHART

| | | | | | | | | | | | | | | | | Roof | | | | | | | | | | Roof | |
|------------------------------|-----------------------------|-----------------------------|------------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|------------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|------------------------|--|--|------|--|
| | | | | | | Type F1 #08-16 89 sqm | Type F2 #08-15 91 sqm | Type C1 #08-14 66 sqm | Type C1 #08-13 66 sqm | Type C1 #08-12 66 sqm | Type C1 #08-11 66 sqm | Type C1 #08-10 66 sqm | Type C1 #08-09 66 sqm | Type C1 #08-08 66 sqm | Type F3 #08-08 92 sqm | Type G3 #08-07 109 sqm | Type A2 #08-06 46 sqm | Type A1 #08-05 45 sqm | Type C3 #08-04 67 sqm | Type C3 #08-03 67 sqm | Type A1 #08-02 45 sqm | Type B2 #08-01 55 sqm | 8 th Storey | | | | |
| | | | | | | Type F1 #07-16 89 sqm | Type F2 #07-15 91 sqm | Type C1 #07-14 66 sqm | Type C1 #07-13 66 sqm | Type C1 #07-12 66 sqm | Type C1 #07-11 66 sqm | Type C1 #07-10 66 sqm | Type C1 #07-09 66 sqm | Type C1 #07-08 92 sqm | Type F3 #07-08 92 sqm | Type G3 #07-07 109 sqm | Type A2 #07-06 46 sqm | Type A1 #07-05 45 sqm | Type C3 #07-04 67 sqm | Type C3 #07-03 67 sqm | Type A1 #07-02 45 sqm | Type B2 #07-01 55 sqm | 7 th Storey | | | | |
| Communal Facilities | | | | | | Type F1 #06-16 89 sqm | Type F2 #06-15 91 sqm | Type C1 #06-14 66 sqm | Type C1 #06-13 66 sqm | Type C1 #06-12 66 sqm | Type C1 #06-11 66 sqm | Type C1 #06-10 66 sqm | Type C1 #06-09 66 sqm | Type C1 #06-08 92 sqm | Type F3 #06-08 92 sqm | Type G3 #06-07 109 sqm | Type A2 #06-06 46 sqm | Type A1 #06-05 45 sqm | Type C3 #06-04 67 sqm | Type C3 #06-03 67 sqm | Type A1 #06-02 45 sqm | Type B2 #06-01 55 sqm | 6 th Storey | | | | |
| Type G4 #05-22 110 sqm | Type H #05-21 117 sqm | Type B1 #05-20 51 sqm | Type G2 #05-19 102 sqm | Type C2 #05-18 66 sqm | Type G1 #05-17 95 sqm | Type F1 #05-16 89 sqm | Type F2 #05-15 91 sqm | Type C1 #05-14 66 sqm | Type C1 #05-13 66 sqm | Type C1 #05-12 66 sqm | Type C1 #05-11 66 sqm | Type C1 #05-10 66 sqm | Type C1 #05-09 66 sqm | Type C1 #05-08 92 sqm | Type F3 #05-08 92 sqm | Type G3 #05-07 109 sqm | Type A2 #05-06 46 sqm | Type A1 #05-05 45 sqm | Type C3 #05-04 67 sqm | Type C3 #05-03 67 sqm | Type A1 #05-02 45 sqm | Type B2 #05-01 55 sqm | 5 th Storey | | | | |
| Type G4 #04-22 110 sqm | Type H #04-21 117 sqm | Type B1 #04-20 51 sqm | Type G2 #04-19 102 sqm | Type C2 #04-18 66 sqm | Type G1 #04-17 95 sqm | Type F1 #04-16 89 sqm | Type F2 #04-15 91 sqm | Type C1 #04-14 66 sqm | Type C1 #04-13 66 sqm | Type C1 #04-12 66 sqm | Type C1 #04-11 66 sqm | Type C1 #04-10 66 sqm | Type C1 #04-09 66 sqm | Type C1 #04-08 92 sqm | Type F3 #04-08 92 sqm | Type G3 #04-07 109 sqm | Type A2 #04-06 46 sqm | Type A1 #04-05 45 sqm | Type C3 #04-04 67 sqm | Type C3 #04-03 67 sqm | Type A1 #04-02 45 sqm | Type B2 #04-01 55 sqm | 4 th Storey | | | | |
| Type G4 #03-22 110 sqm | | Type D #03-20 67 sqm | Type E #03-19 82 sqm | Type C2 #03-18 66 sqm | Type G1 #03-17 95 sqm | Type F1 #03-16 89 sqm | Type F2 #03-15 91 sqm | Type C1 #03-14 66 sqm | Type C1 #03-13 66 sqm | Type C1 #03-12 66 sqm | Type C1 #03-11 66 sqm | Type C1 #03-10 66 sqm | Type C1 #03-09 66 sqm | Type C1 #03-08 92 sqm | Type F3 #03-08 92 sqm | Type G3 #03-07 109 sqm | Type A2 #03-06 46 sqm | Type A1 #03-05 45 sqm | Type C3 #03-04 67 sqm | Type C3 #03-03 67 sqm | Type A1 #03-02 45 sqm | Type B2 #03-01 55 sqm | 3 rd Storey | | | | |
| Type G4 #02-22 110 sqm | Communal Facilities | Type D #02-20 67 sqm | Type E #02-19 82 sqm | Type C2 #02-18 66 sqm | Type G1 #02-17 95 sqm | Type F1 #02-16 89 sqm | Type F2 #02-15 91 sqm | Type C1 #02-14 66 sqm | Type C1 #02-13 66 sqm | Type C1 #02-12 66 sqm | Type C1 #02-11 66 sqm | Type C1 #02-10 66 sqm | Type C1 #02-09 66 sqm | Type C1 #02-08 92 sqm | Type F3 #02-08 92 sqm | Type G3 #02-07 109 sqm | Type A2 #02-06 46 sqm | Type A1 #02-05 45 sqm | Type C3 #02-04 67 sqm | Type C3 #02-03 67 sqm | Type A1 #02-02 45 sqm | Type B2 #02-01 55 sqm | 2 nd Storey | | | | |
| Carpark | | Type D #01-03 67 sqm | Type E #01-02 82 sqm | Type C2 #01-01 66 sqm | Carpark | | | | | | | | | | | | | | | | | 1 st Storey | | | | | |
| Carpark | | | | | | | | | | | | | | | | | | | | | | | Basement 1 | | | | |

| | |
|--|---------------------|
| | 1 Bedroom |
| | 1 Bedroom + Study |
| | 2 Bedroom |
| | 2 Bedroom + Study |
| | 2 Bedroom + Guest |
| | 3 Bedroom |
| | 3 Bedroom + Guest |
| | 4 Bedroom |
| | Communal Facilities |

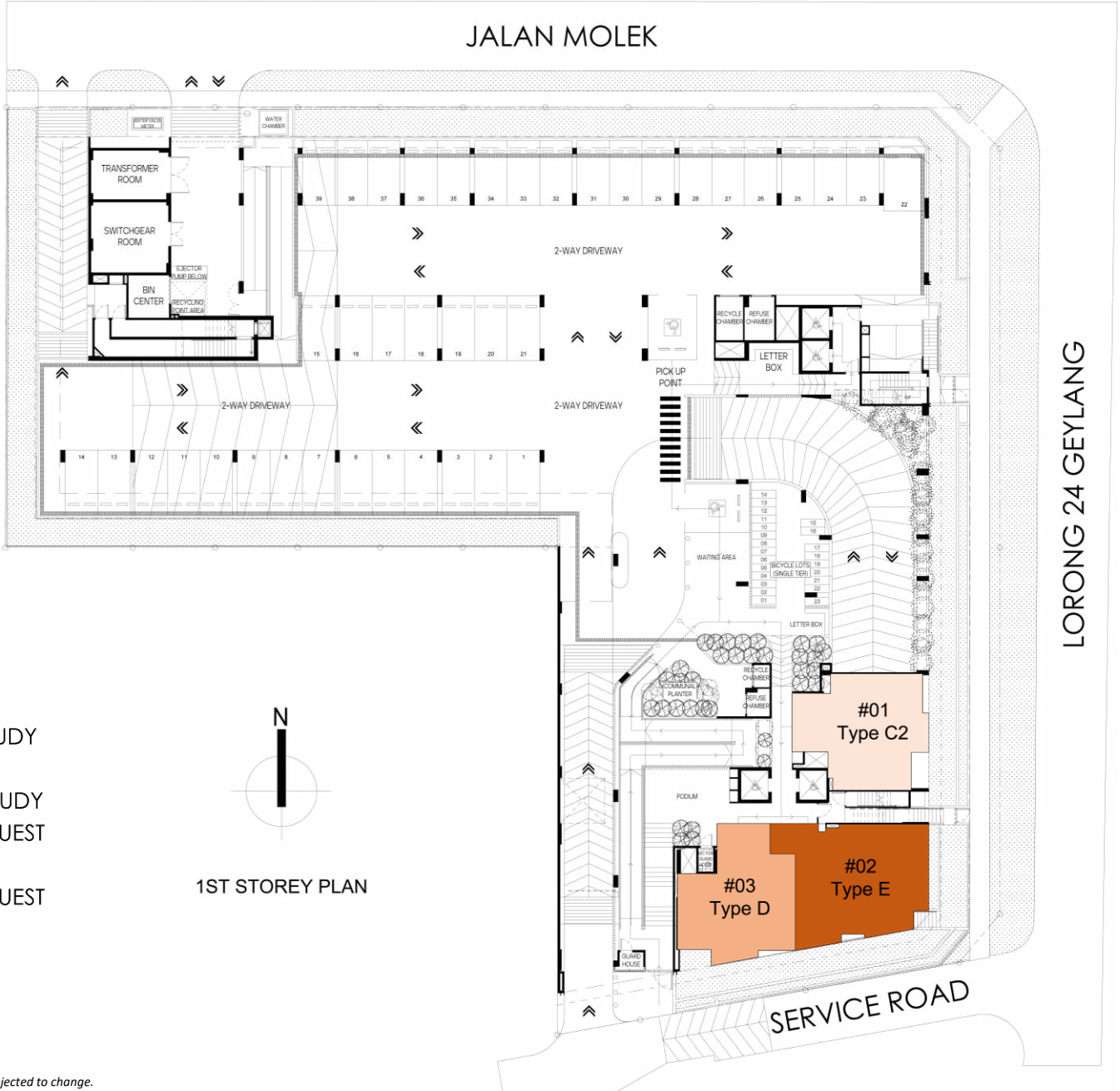


BLOCK PLAN | 1ST STOREY

(3 UNITS PER FLOOR)

- LEGEND
- 1 BEDROOM
 - 1 BEDROOM + STUDY
 - 2 BEDROOM
 - 2 BEDROOM + STUDY
 - 2 BEDROOM + GUEST
 - 3 BEDROOM
 - 3 BEDROOM + GUEST
 - 4 BEDROOM

1ST STOREY PLAN

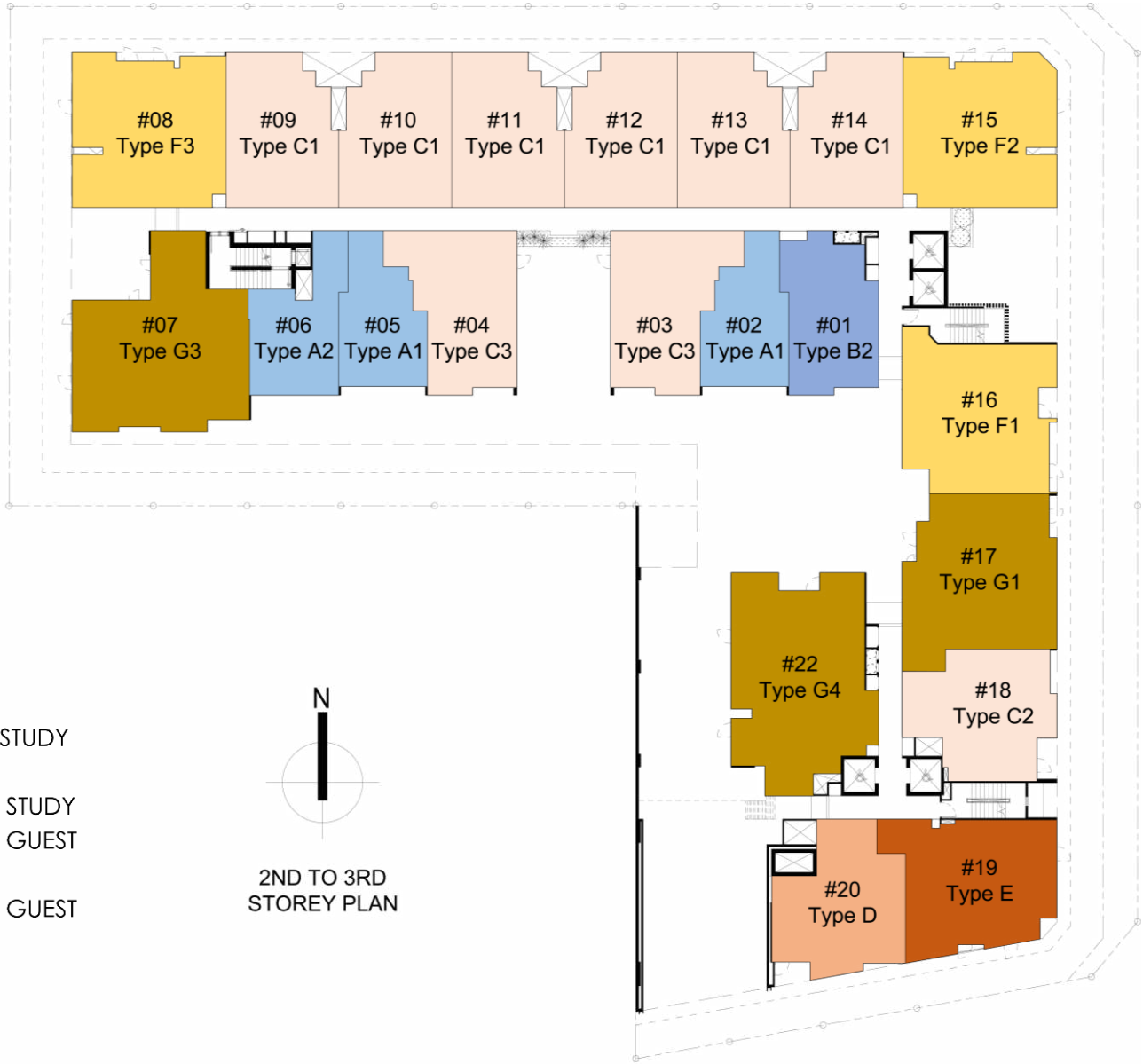
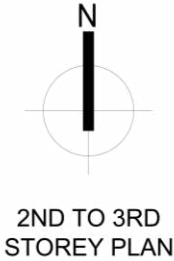


BLOCK PLAN | 2ND TO 3RD STOREY

(21 UNITS PER FLOOR)

LEGEND

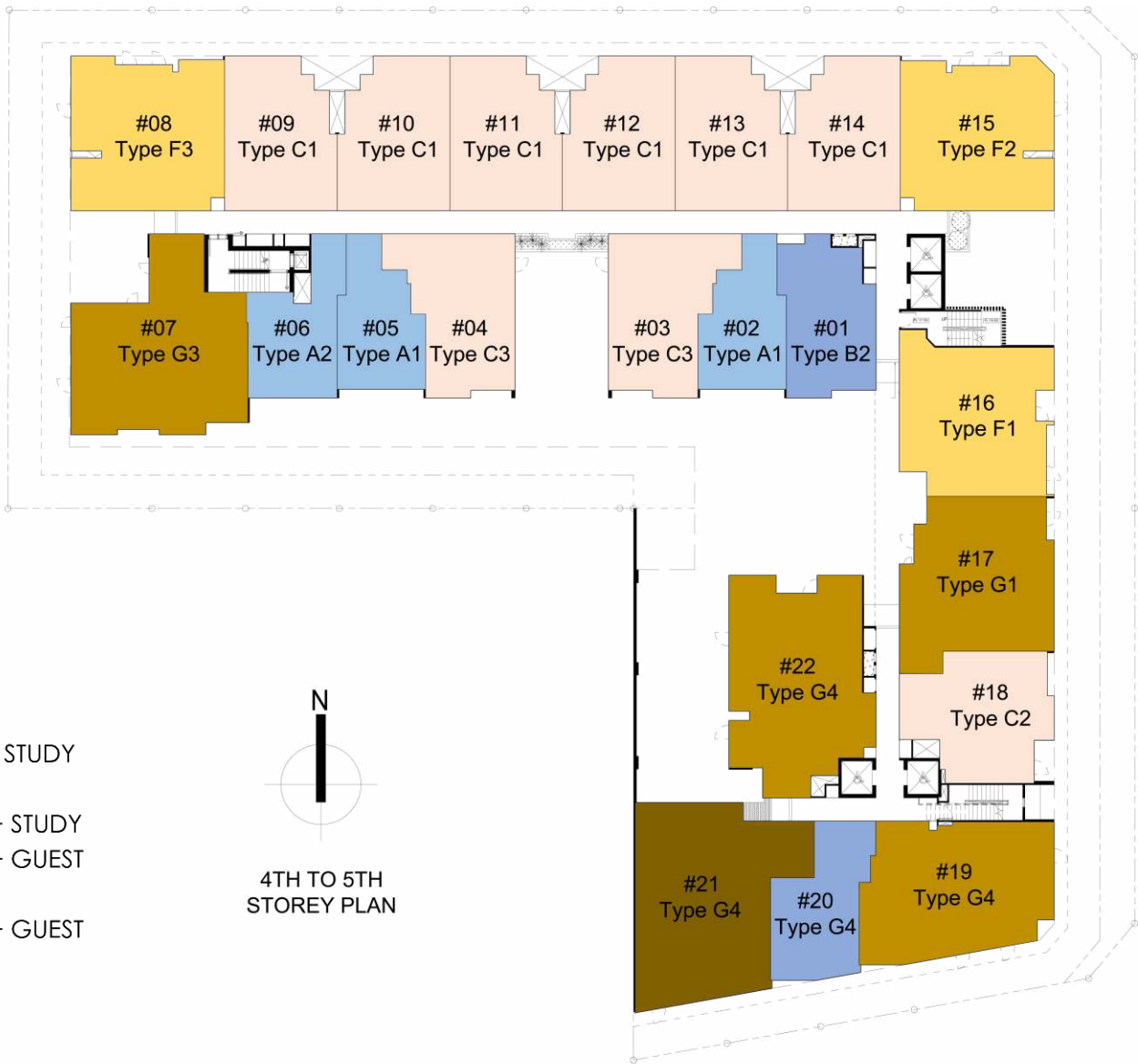
- 1 BEDROOM
- 1 BEDROOM + STUDY
- 2 BEDROOM
- 2 BEDROOM + STUDY
- 2 BEDROOM + GUEST
- 3 BEDROOM
- 3 BEDROOM + GUEST
- 4 BEDROOM



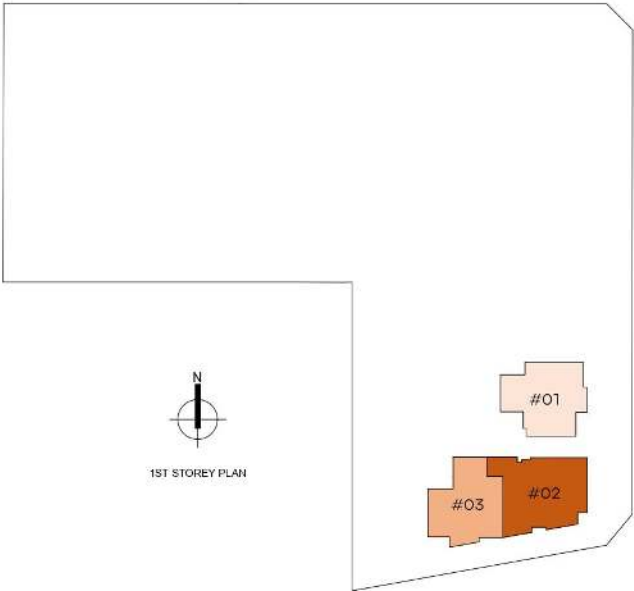
BLOCK PLAN | 4TH & 5TH STOREY PLAN

(22 UNITS PER FLOOR)

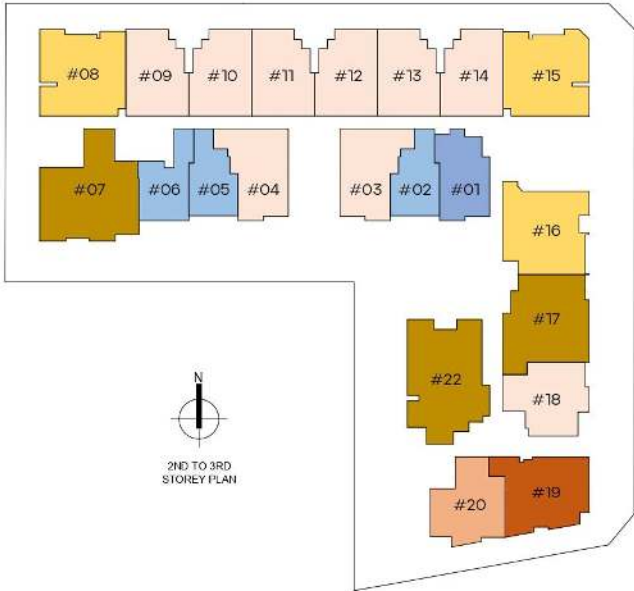
- LEGEND
- 1 BEDROOM
 - 1 BEDROOM + STUDY
 - 2 BEDROOM
 - 2 BEDROOM + STUDY
 - 2 BEDROOM + GUEST
 - 3 BEDROOM
 - 3 BEDROOM + GUEST
 - 4 BEDROOM



OVERALL UNIT TYPES

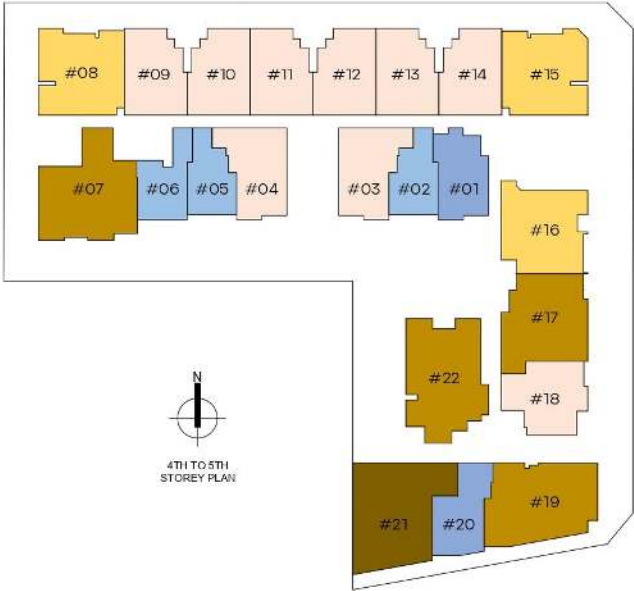


GUILLEMARD ROAD

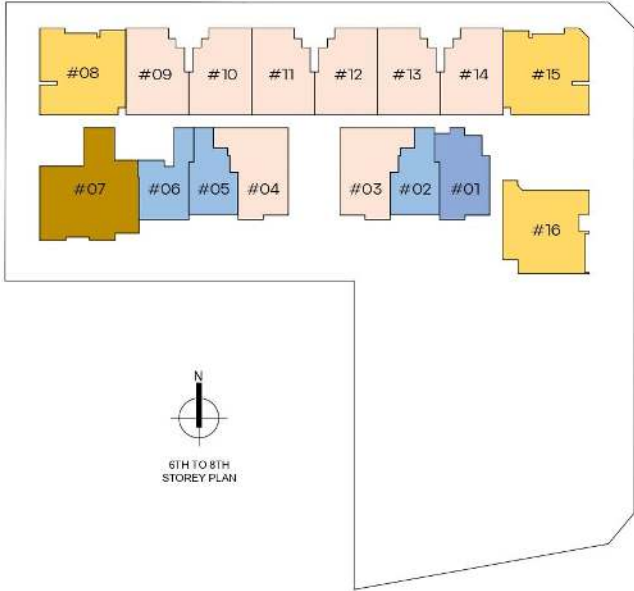


GUILLEMARD ROAD

- LEGEND
- 1 BEDROOM
 - 1 BEDROOM + STUDY
 - 2 BEDROOM
 - 2 BEDROOM + STUDY
 - 2 BEDROOM + GUEST
 - 3 BEDROOM
 - 3 BEDROOM + GUEST
 - 4 BEDROOM



GUILLEMARD ROAD



GUILLEMARD ROAD



Mori

COMMUNAL FACILITIES

The **Wabi-sabi** concept extends beyond off-form concrete to the use of oak wood lookalike aluminium & floor tiles to bring woody charm to the exterior further complementing the lush landscaping backdrop

ROOF GARDEN FACILITIES



Off-form
concrete raw
texture

Not final. Subject to change.

Communal Facilities

Legend:

6th storey

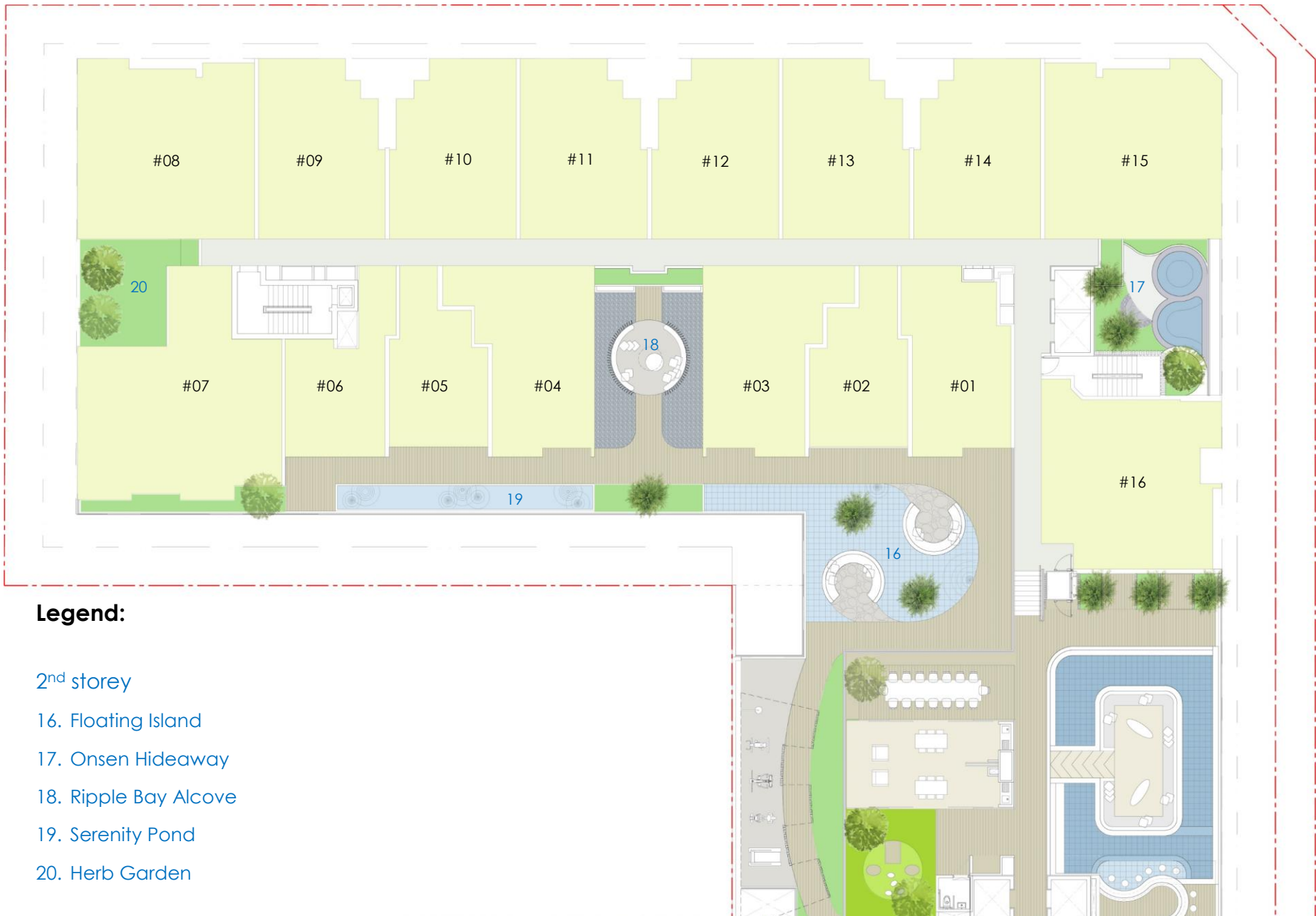
1. 23m Lap Pool
2. Wellness Pool
3. Sun Loungers
4. Pool Lounge
5. Bubble Pool
6. Play Pool
7. Hammock Pool
8. Social Lounge
9. Kid's Creative Play
10. Shower Point
11. Grill & Dine Pavilion
12. Social Dining
13. Pool Cabana

2nd storey

14. Projector Lounge
15. Multi-fitness Station
16. Floating Island



Communal Facilities



Legend:

2nd storey

- 16. Floating Island
- 17. Onsen Hideaway
- 18. Ripple Bay Alcove
- 19. Serenity Pond
- 20. Herb Garden

Lap Pool @ 6TH STOREY



Artist's Impression

Grill & Dine Pavilion + Social Dining @ 6TH STOREY



Artist's Impression

Projector Lounge @ 2ND STOREY



Artist's Impression

Floating Island @ 2nd STOREY



Artist's Impression



Mori

UNIT FLOOR PLAN

UNIT TYPES

| Unit Type | No. of Bedroom | Area (Sqm) | Area (Sq ft) | No of Units | Share Value |
|-----------|-------------------|------------|--------------|-------------|-------------|
| A1 | 1 Bedroom | 45 | 484 | 14 | 5 |
| A2 | 1 Bedroom | 46 | 495 | 7 | 5 |
| B1 | 1 Bedroom + Study | 51 | 548 | 2 | 6 |
| B2 | 1 Bedroom + Study | 55 | 592 | 7 | 6 |
| C1 | 2 Bedroom | 66 | 710 | 42 | 6 |
| C2 | 2 Bedroom | 66 | 710 | 5 | 6 |
| C3 | 2 Bedroom | 67 | 721 | 14 | 6 |
| D | 2 Bedroom + Study | 67 | 721 | 3 | 6 |
| E | 2 Bedroom + Guest | 82 | 883 | 3 | 6 |
| F1 | 3 Bedroom | 89 | 958 | 7 | 6 |
| F2 | 3 Bedroom | 91 | 958 | 7 | 6 |
| F3 | 3 Bedroom | 92 | 990 | 7 | 6 |
| G1 | 3 Bedroom + Guest | 95 | 1023 | 4 | 6 |
| G2 | 3 Bedroom + Guest | 102 | 1098 | 2 | 7 |
| G3 | 3 Bedroom + Guest | 109 | 1173 | 7 | 7 |
| G4 | 3 Bedroom + Guest | 110 | 1184 | 4 | 7 |
| H | 4 Bedroom | 117 | 1259 | 2 | 7 |
| TOTAL | | | | 137 units | |

* SHARE VALUE IS SUBJECT TO APPROVAL



1 BEDROOM

1 BEDROOM + STUDY

A1 - 1 BR

A2 - 1 BR

B1 - 1 BR + S

B2 - 1 BR + S

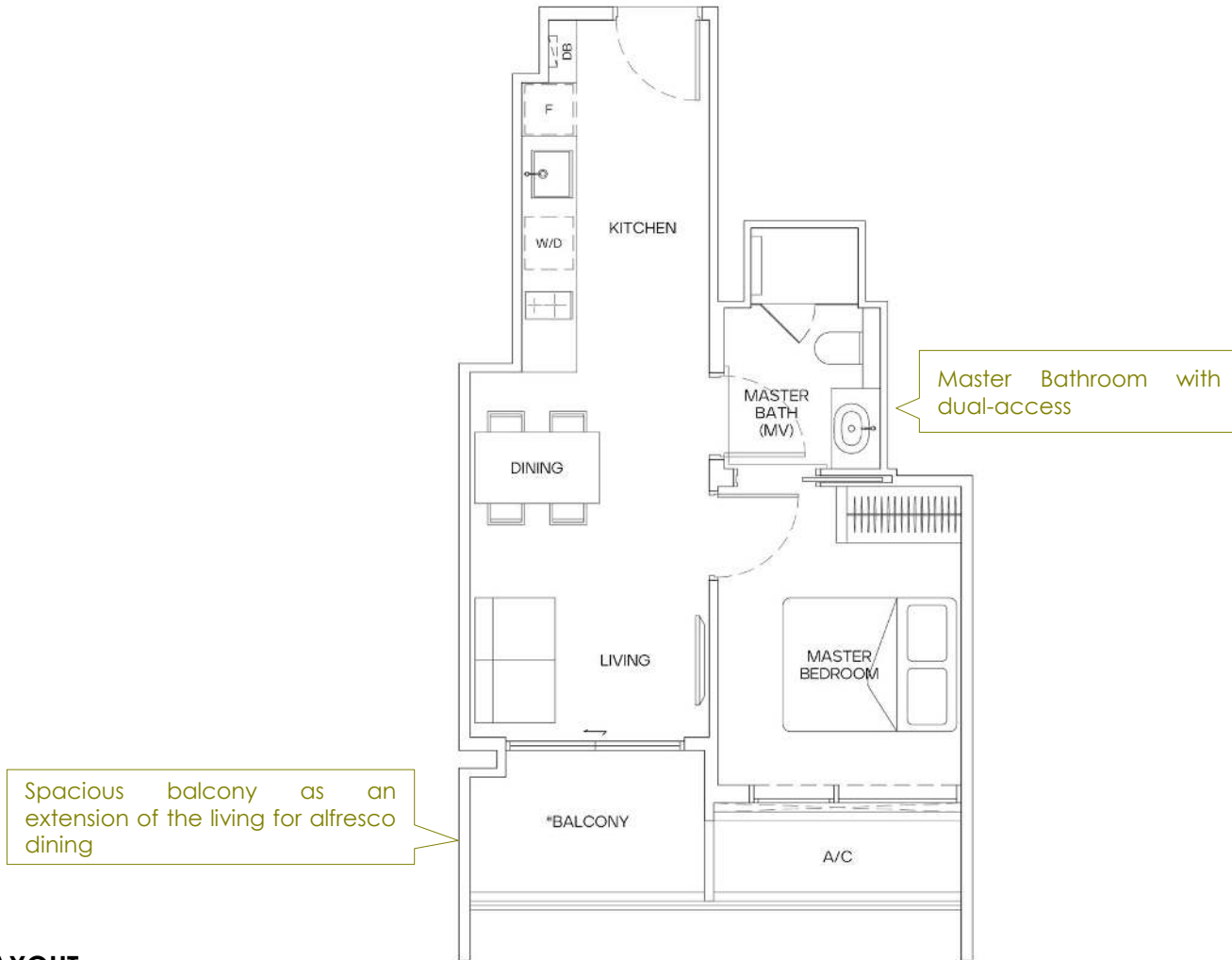
UNIT TYPE A1 | 1BR

45 sqm

#02-02 to #08-02

#02-05 to #08-05

(14 units)



USP of the UNIT LAYOUT

- Efficient layout
- Spacious balcony as an extension of the living for alfresco dining
- Master Bathroom with dual-access



GUILLEMARD ROAD



GUILLEMARD ROAD



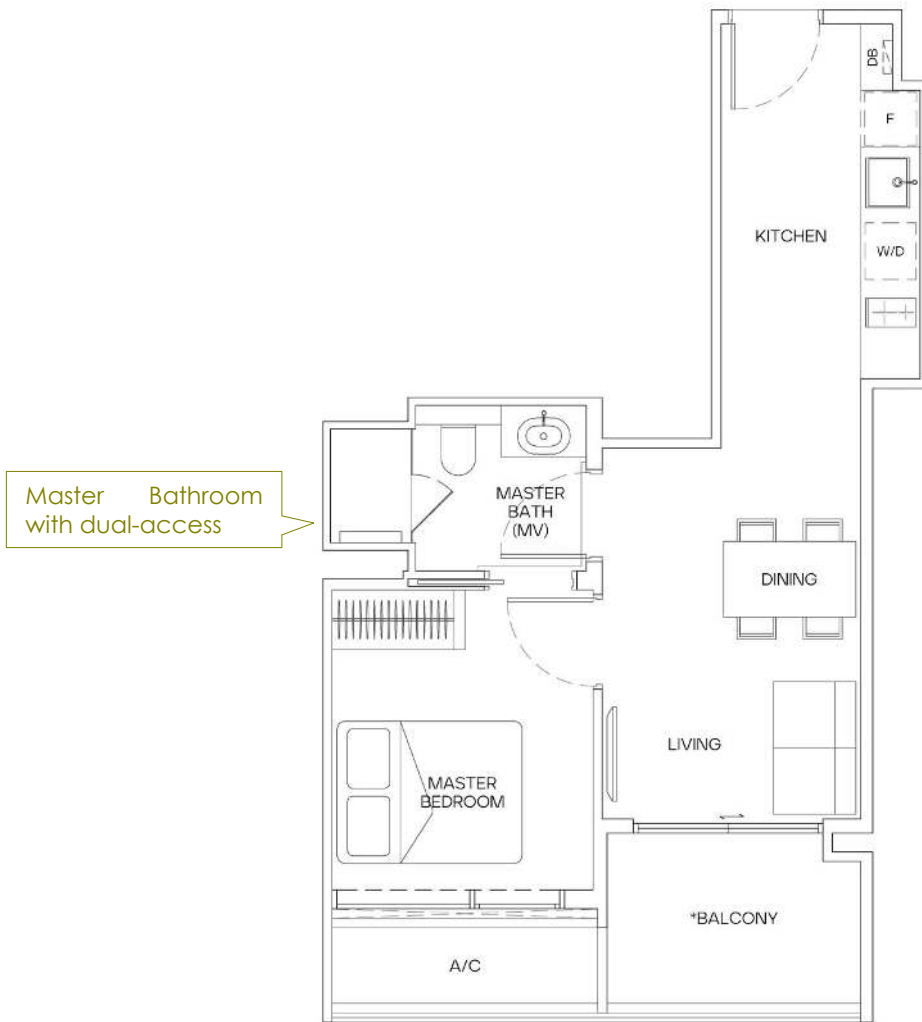
GUILLEMARD ROAD



UNIT TYPE A2 | 1BR

46 sqm

#02-06 to #08-06
(7 units)



USP of the UNIT LAYOUT

- Efficient layout
- Spacious balcony as an extension of the living for alfresco dining
- Master Bathroom with dual-access



GULLEMARD ROAD



GULLEMARD ROAD



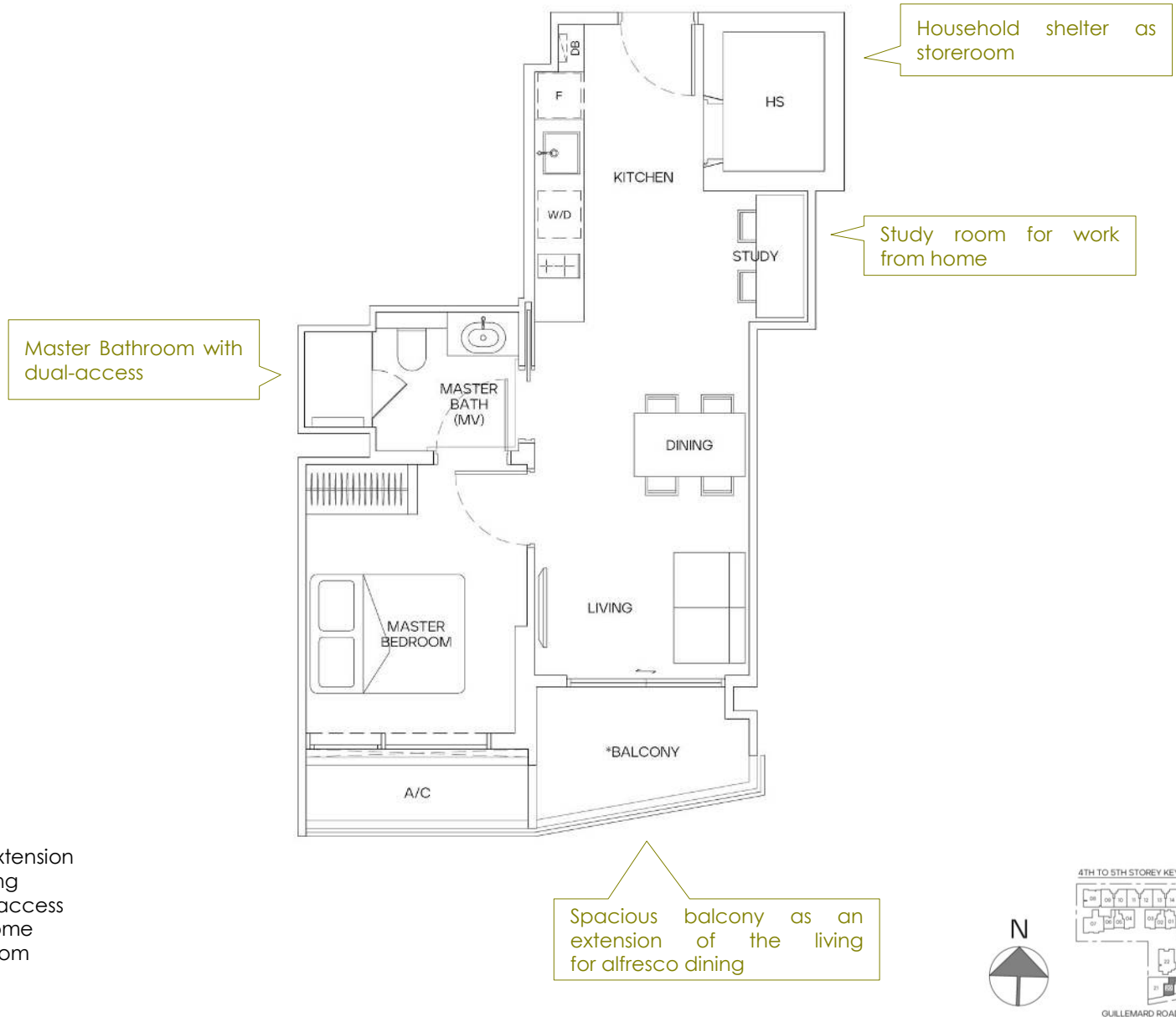
GULLEMARD ROAD



UNIT TYPE B1 | 1BR + S

51 sqm

#04-20 to #05-20
(2 units)



USP of the UNIT LAYOUT

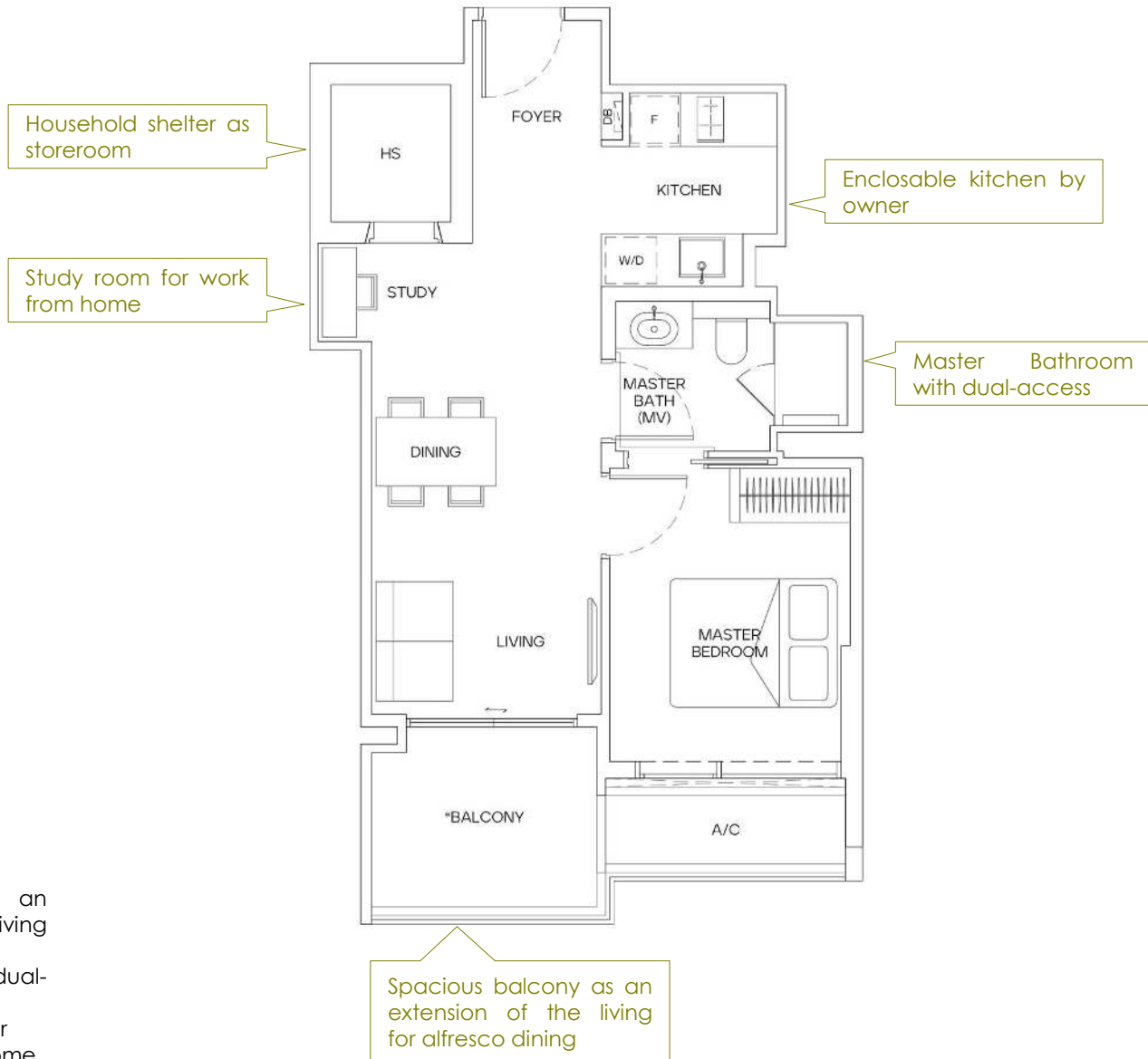
- Efficient layout
- Spacious balcony as an extension of the living for alfresco dining
- Master Bathroom with dual-access
- Study room for work from home
- Household shelter as storeroom



UNIT TYPE B2 | 1BR + S

55 sqm

#02-01 to #08-01
(7 units)



USP of the UNIT LAYOUT

- Efficient layout
- Spacious balcony as an extension of the living for alfresco dining
- Master Bathroom with dual-access
- Enclosable kitchen by owner
- Study room for work from home
- Household shelter as storeroom





2 BEDROOM

2 BEDROOM + STUDY

2 BEDROOM + GUEST

C1 - 2 BR

C2 - 2 BR

C3 - 2 BR

D - 2 BR + S

E - 2 BR + G



UNIT TYPE C2 | 2BR

66 sqm

#01-01
#02-18 to #05-18
(5 units)

Household shelter as
storeroom

Bath 2 with dual-access

Bedroom 2 with
optimal window size

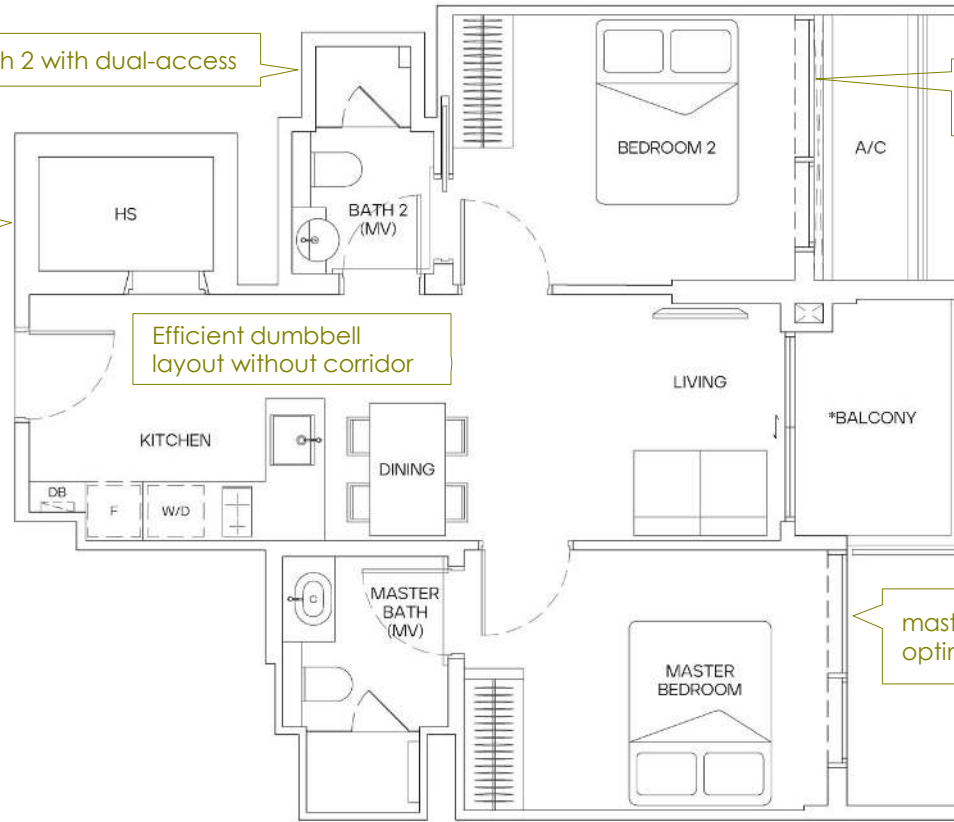
Efficient dumbbell
layout without corridor

Spacious balcony as
an extension of the
living for alfresco
dining

master bedroom with
optimal window size

USP of the UNIT LAYOUT

- Efficient dumbbell layout without corridor
- All bedrooms with optimal window size
- Spacious balcony as an extension of the living for alfresco dining
- 2 bathrooms for 2 BR
- Bathroom 2 with dual-access
- Household shelter as storeroom



1ST STOREY KEY PLAN



2ND TO 3RD STOREY KEY PLAN



4TH TO 5TH STOREY KEY PLAN



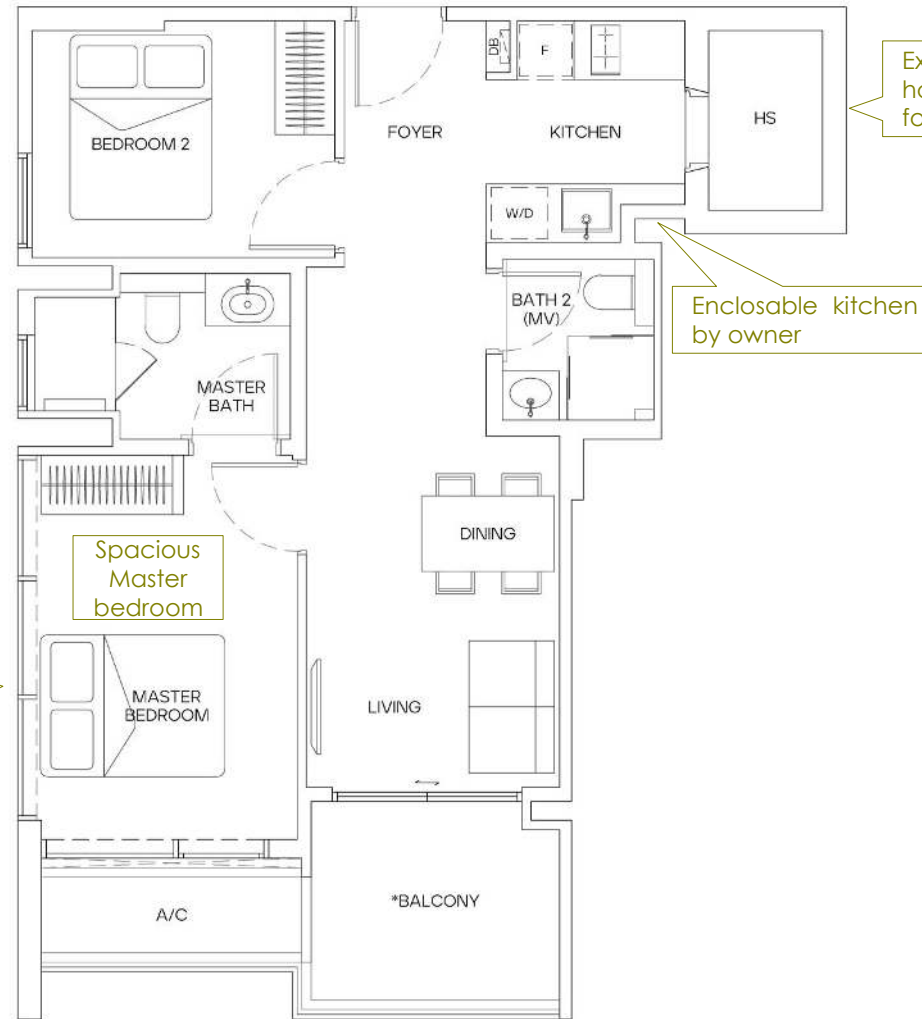
UNIT TYPE C3 | 2BR

67 sqm

#02-03 to #08-03

#02-04 to #08-04 (MIRROR)

(14 units)



Extra space at household shelter for storage

Enclosable kitchen by owner

Efficient layout, minimal corridor

2-sides window provides abundance of light and ventilation to the master bedroom

Spacious Master bedroom

Spacious balcony as an extension of the living for alfresco dining

USP of the UNIT LAYOUT

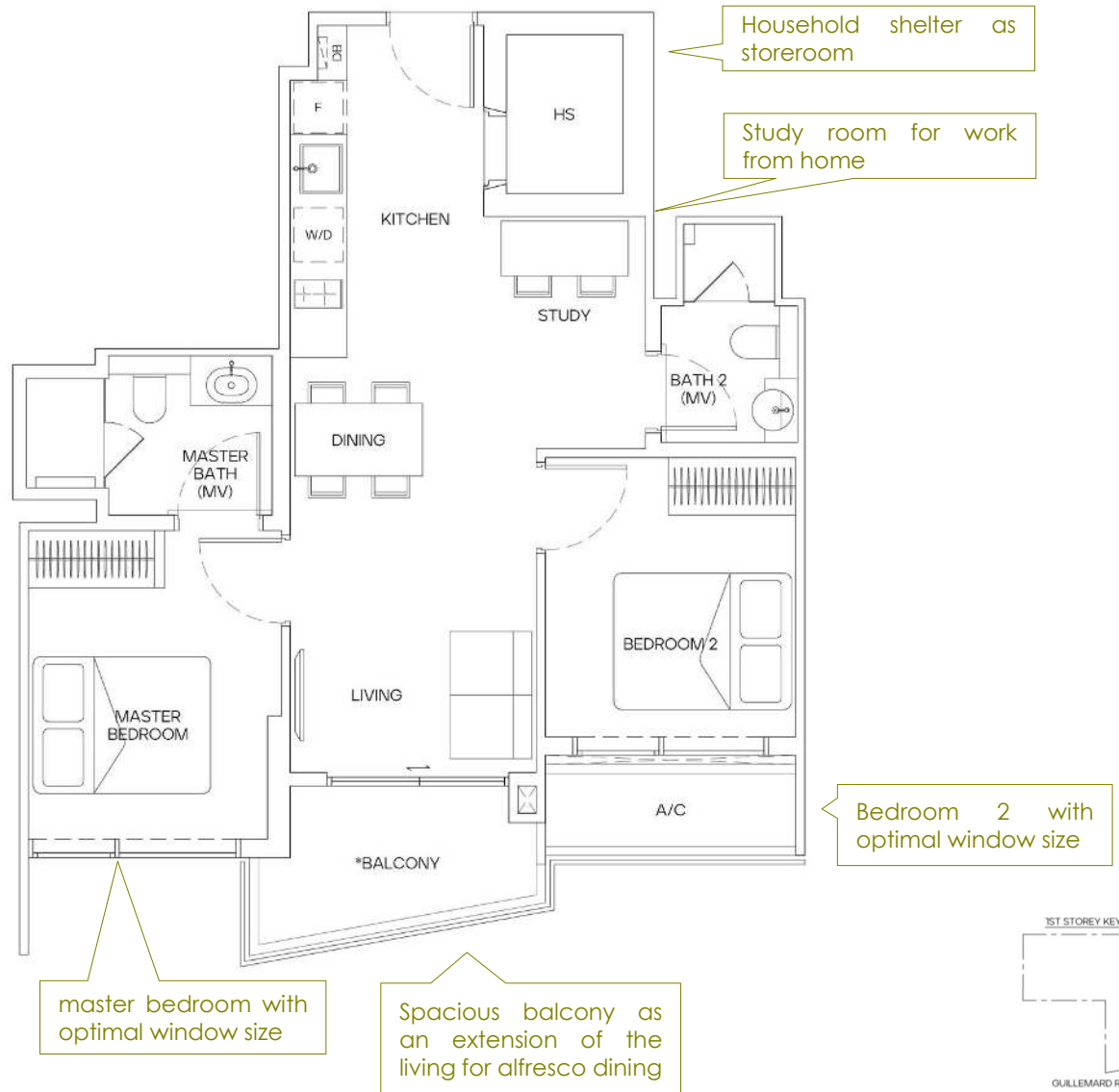
- Efficient layout, minimal corridor
- Spacious balcony as an extension of the living for alfresco dining
- Enclosable kitchen by owner
- 2 bathrooms for 2 BR
- Spacious Master bedroom
- 2-sides window provides abundance of light and ventilation to the master bedroom
- Household shelter as storeroom



UNIT TYPE D | 2BR + S

67 sqm

#01-03
#02-20 to #03-20
(3 units)



USP of the UNIT LAYOUT

- Efficient dumbbell layout without corridor
- All bedrooms with optimal window size
- Spacious balcony as an extension of the living for alfresco dining
- 2 bathrooms for 2 BR
- Study room for work from home
- Household shelter as storeroom

1ST STOREY KEY PLAN



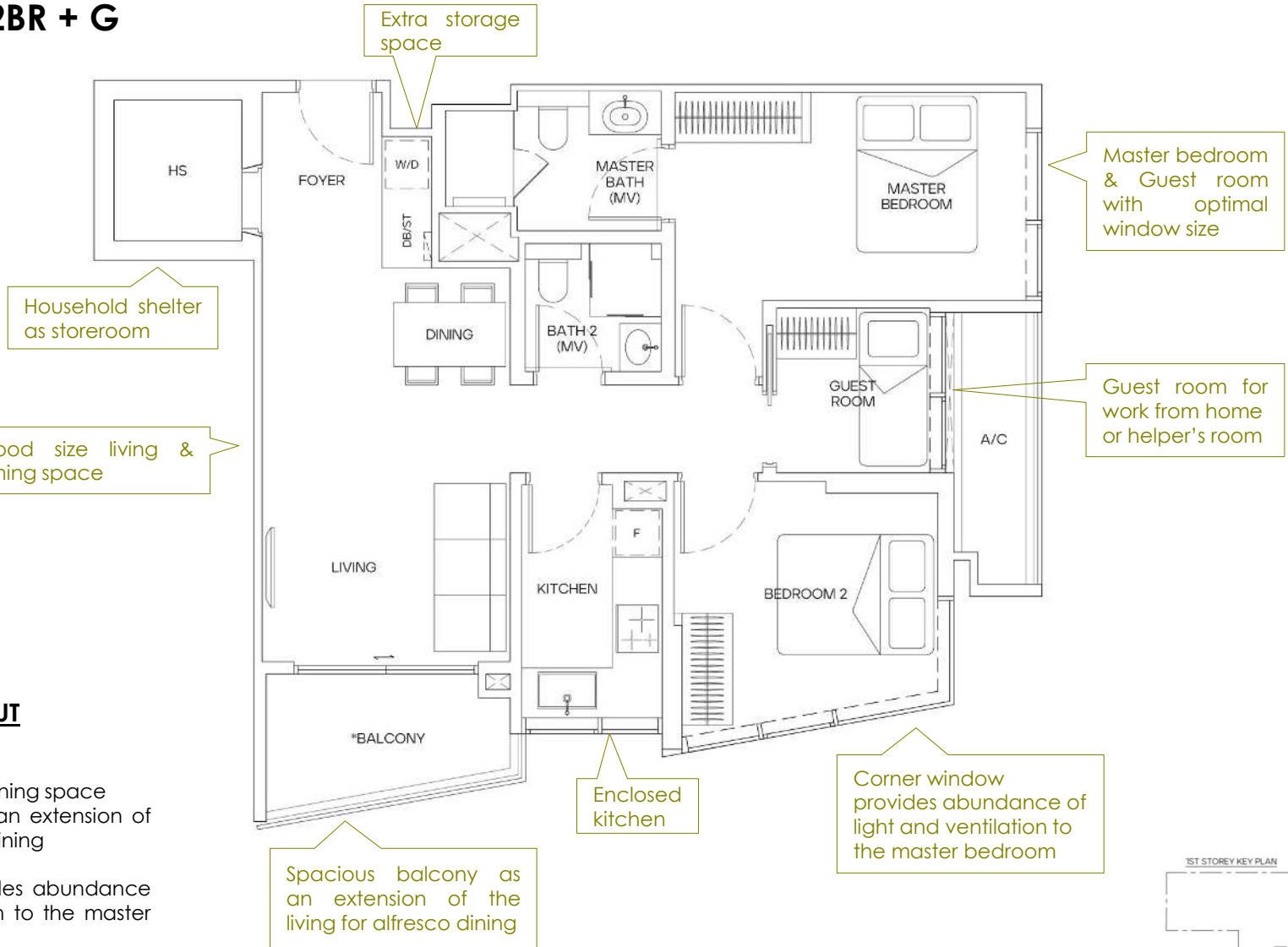
2ND TO 3RD STOREY KEY PLAN



UNIT TYPE E | 2BR + G

82 sqm

#01-02
#02-19 to #03-19
(3 units)



USP of the UNIT LAYOUT

- Efficient layout
- Good size living and dining space
- Spacious balcony as an extension of the living for alfresco dining
- Enclosed kitchen
- Corner window provides abundance of light and ventilation to the master bedroom
- All bedrooms with optimal window size
- Guest room for work from home or helper's room
- Household shelter as storeroom





3 BEDROOM

3 BEDROOM + UTILITY

3 BEDROOM + GUEST

F1 - 3 BR + U

F2 - 3 BR

F3 - 3 BR

G1 - 3BR + G

G2 - 3BR + G

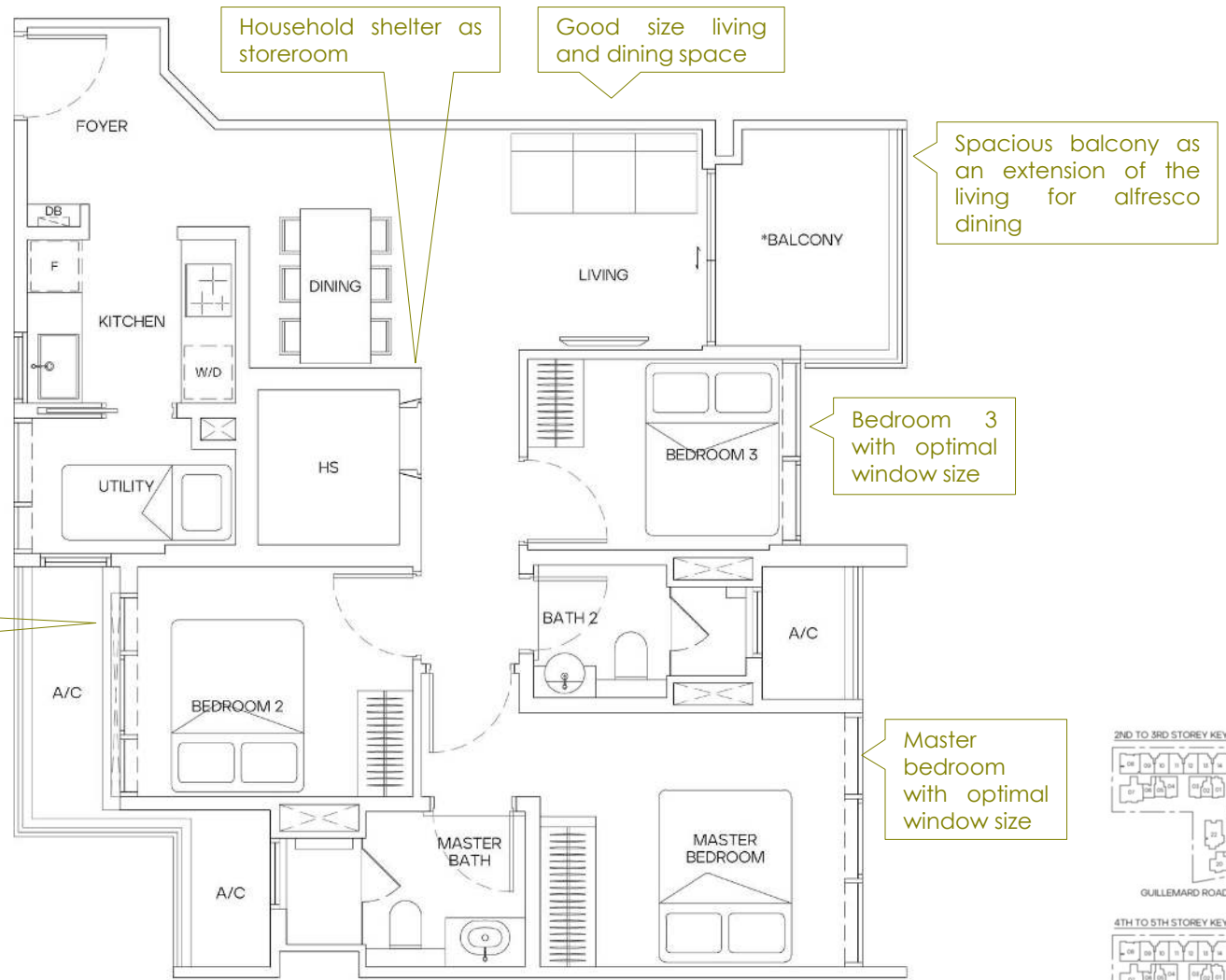
G3 - 3BR + G

G4 - 3BR + G

UNIT TYPE F1 | 3BR + U

89 sqm

#02-16 to #08-16
(7 units)



USP of the UNIT LAYOUT

- Efficient layout
- Good size living and dining space
- Spacious balcony as an extension of the living for alfresco dining
- Enclosed kitchen
- All bedrooms with optimal window size
- Utility for yard or maid's room
- Household shelter as storeroom



GUILLEMARD ROAD



GUILLEMARD ROAD



GUILLEMARD ROAD



UNIT TYPE F2 | 3BR

91 sqm

#02-15 to #08-15
(7 units)

Spacious balcony as an extension of the living for alfresco dining

Household shelter as storeroom

Enclosed kitchen

Spacious balcony as an extension of the master bedroom

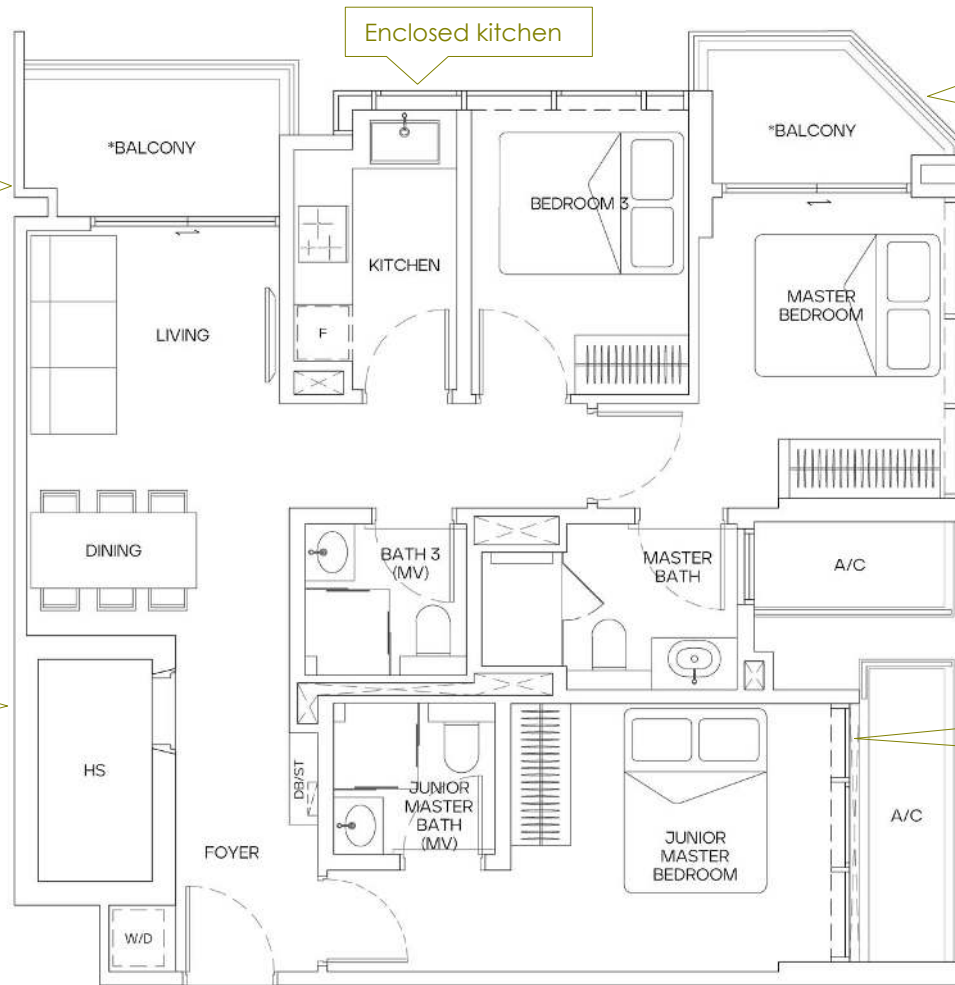
Window provides abundance of light and ventilation to the master bedroom

Jr master with optimal window size

Doable dual-ley

USP of the UNIT LAYOUT

- Doable dual-key
- Efficient layout
- Spacious balcony as an extension of the living for alfresco dining
- Enclosed kitchen
- Window provides abundance of light and ventilation to the master bedroom
- All bedrooms with optimal window size
- Household shelter as storeroom
- 3 Bathrooms



2ND TO 3RD STOREY KEY PLAN



GUILLEMARD ROAD

4TH TO 5TH STOREY KEY PLAN



GUILLEMARD ROAD

6TH TO 8TH STOREY KEY PLAN



GUILLEMARD ROAD



UNIT TYPE F3 | 3BR

92 sqm

#02-08 to #08-08
(7 units)

Spacious balcony as an extension of the master bedroom

Window provides abundance of light and ventilation to the master bedroom

Jr master with optimal window size

Enclosed kitchen

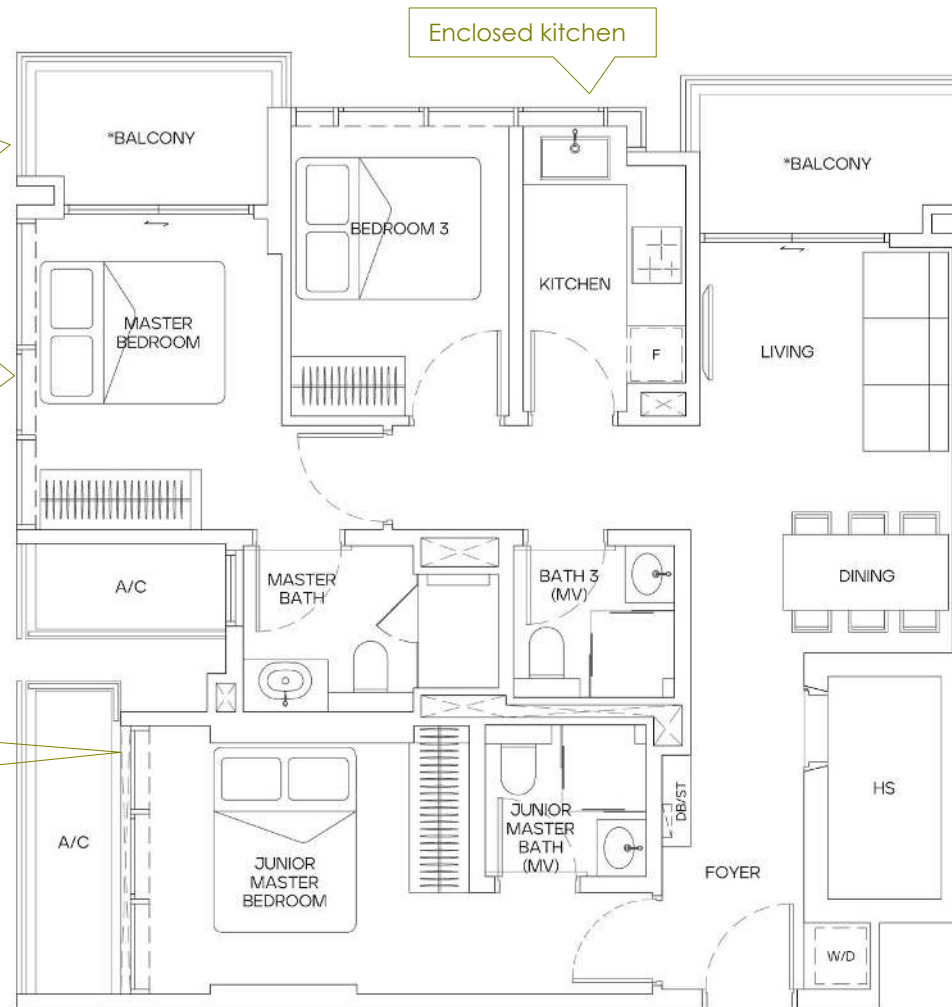
Spacious balcony as an extension of the living for alfresco dining

Household shelter as storeroom

Doable dual-ley

USP of the UNIT LAYOUT

- Doable dual-key
- Efficient layout
- Good size living and dining space
- Spacious balcony as an extension of the living for alfresco dining
- Enclosed kitchen
- Window provides abundance of light and ventilation to the master bedroom
- All bedrooms with optimal window size
- Household shelter as storeroom
- 3 Bathrooms



2ND TO 3RD STOREY KEY PLAN



GUILLEMARD ROAD

4TH TO 5TH STOREY KEY PLAN



GUILLEMARD ROAD

6TH TO 8TH STOREY KEY PLAN



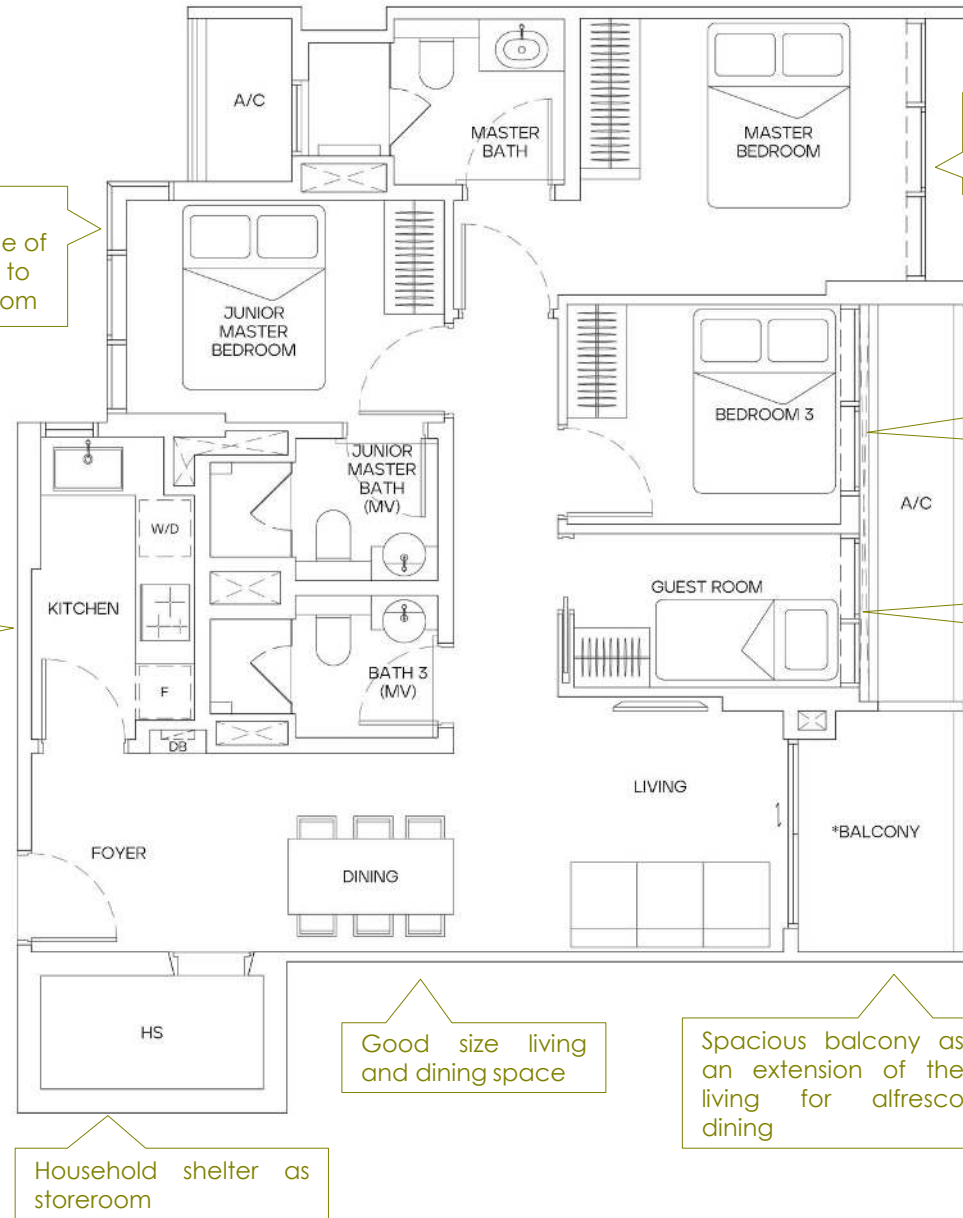
GUILLEMARD ROAD



UNIT TYPE G1 | 3BR + G

95 sqm

#02-17 to #05-17
(4 units)



USP of the UNIT LAYOUT

- Efficient layout
- Good size living and dining space
- Spacious balcony as an extension of the living for alfresco dining
- Enclosed kitchen
- Corner window adds natural light to the Junior master bedroom
- All bedrooms with optimal window size
- Guest room for work from home or helper's room
- Household shelter as storeroom
- 3 Bathrooms



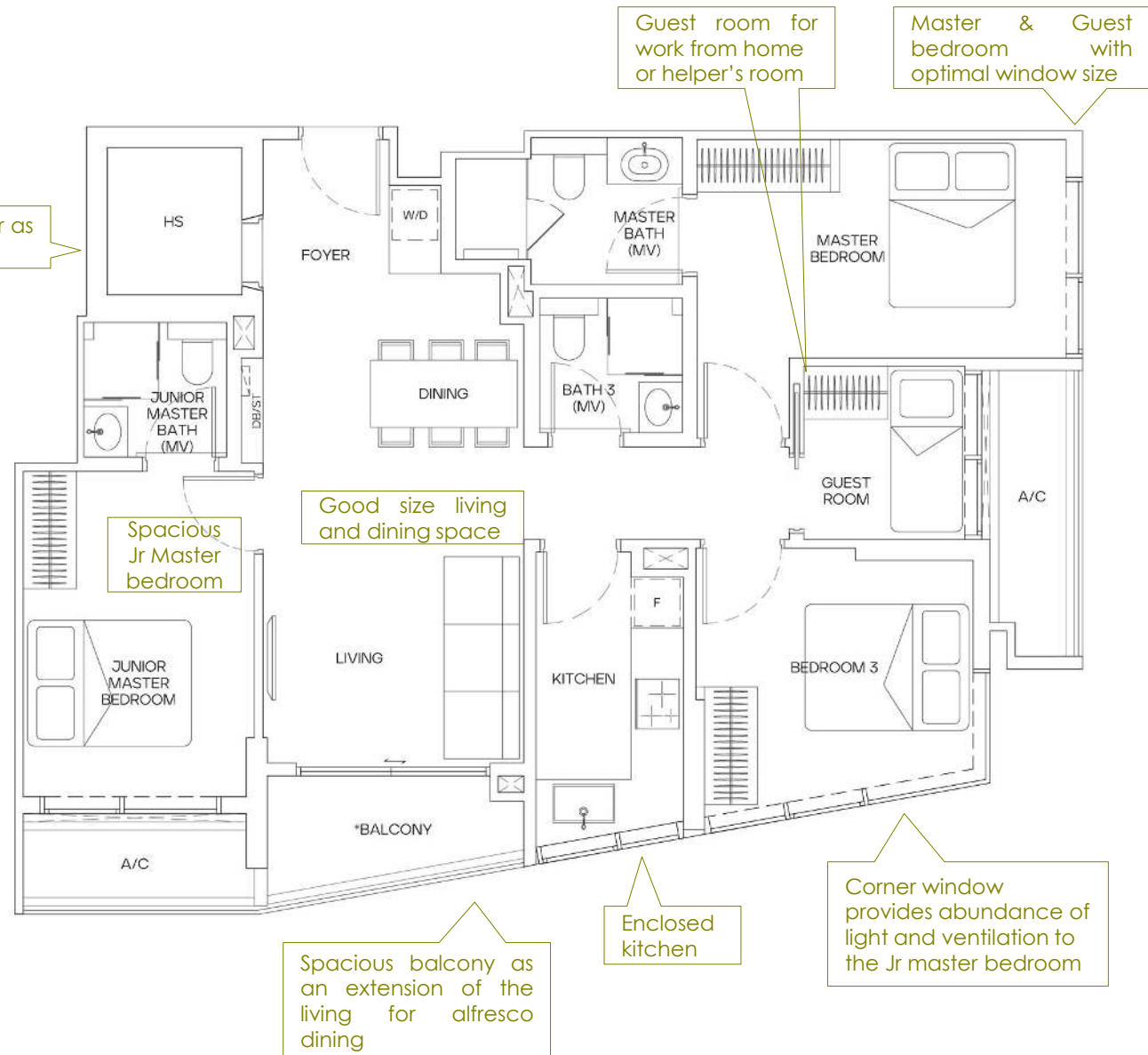
UNIT TYPE G2 | 3BR + G

102 sqm

#04-19 to #05-19
(2 units)

USP of the UNIT LAYOUT

- Efficient layout
- Good size living and dining space
- Spacious balcony as an extension of the living for alfresco dining
- Enclosed kitchen
- Corner window adds natural light to the Junior master bedroom
- All bedrooms with optimal window size
- Guest room for work from home or helper's room
- Household shelter as storeroom
- 3 Bathrooms



GUILLEMARD ROAD

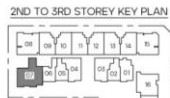
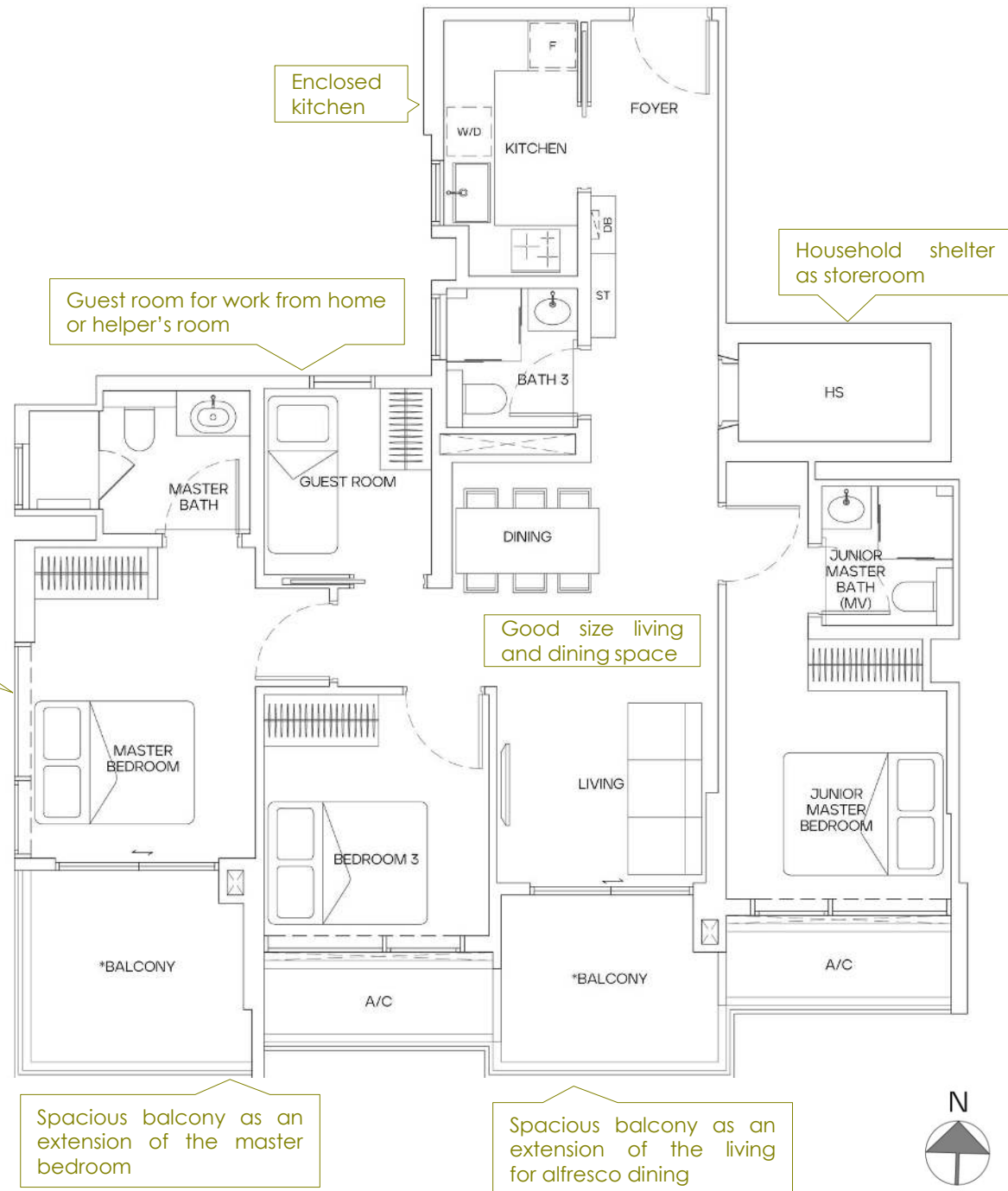
UNIT TYPE G3 | 3BR + G

109 sqm

#02-07 to #08-07
(7 units)

USP of the UNIT LAYOUT

- Efficient layout
- Good size living and dining space
- Spacious balcony as an extension of the living for alfresco dining
- Enclosed kitchen
- Window provides abundance of light and ventilation to the master bedroom
- All bedrooms with optimal window size
- Guest room for work from home or helper's room
- Household shelter as storeroom
- 3 Bathrooms



GUILLEMARD ROAD



GUILLEMARD ROAD



GUILLEMARD ROAD



UNIT TYPE G4 | 3BR + G

110 sqm

#02-22 to #05-22
(4 units)

Spacious balcony as an extension of the master bedroom

Window provides abundance of light and ventilation to the master bedroom

All bedrooms with optimal window size

Enclosed kitchen

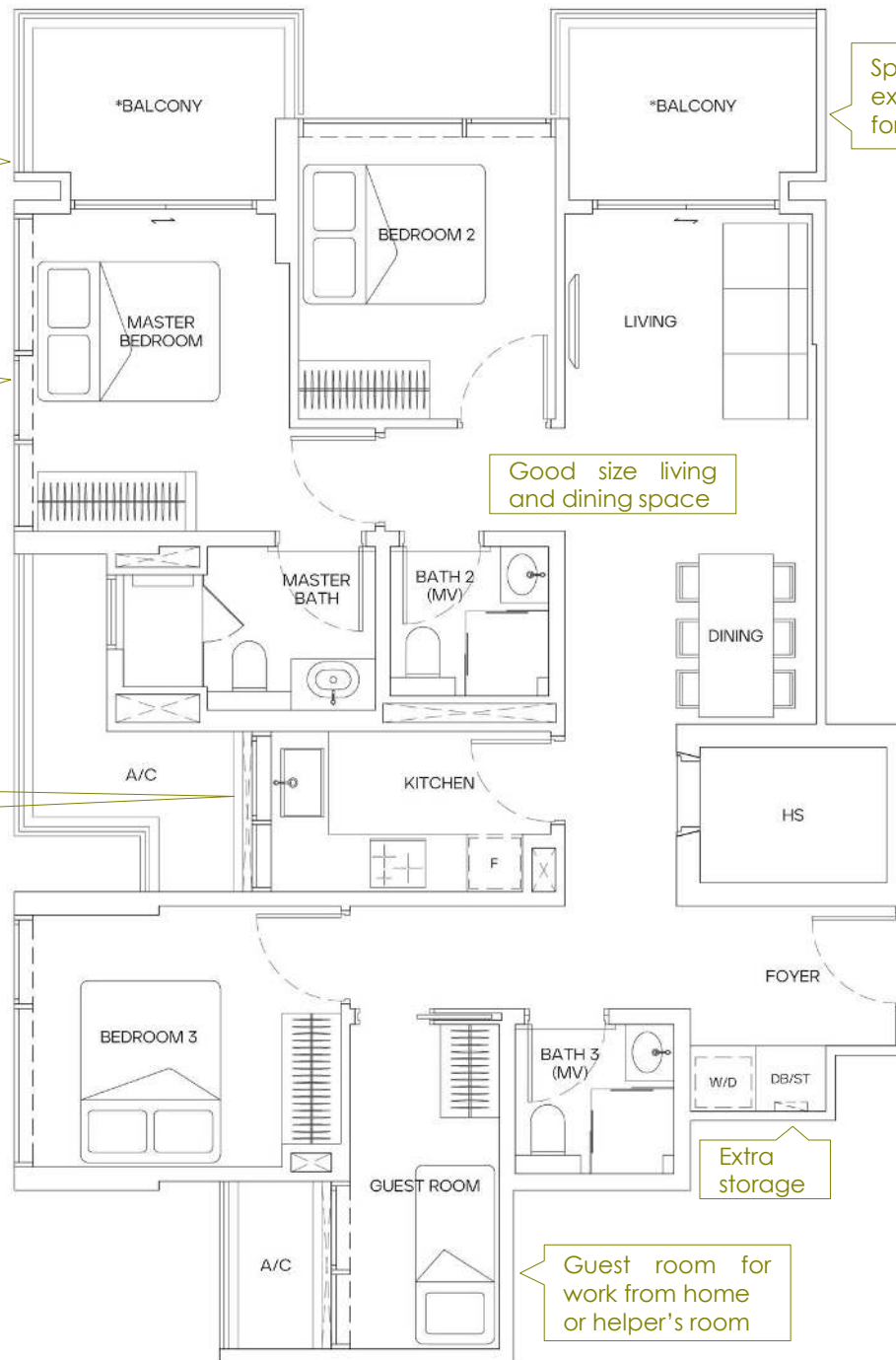
Good size living and dining space

Spacious balcony as an extension of the living for alfresco dining

Household shelter as storeroom

USP of the UNIT LAYOUT

- Efficient layout
- Good size living and dining space
- Spacious balcony as an extension of the living for alfresco dining
- Enclosed kitchen
- Window provides abundance of light and ventilation to the master bedroom
- All bedrooms with optimal window size
- Guest room for work from home or helper's room
- Household shelter as storeroom
- 3 Bathrooms



Extra storage

Guest room for work from home or helper's room



2ND TO 3RD STOREY KEY PLAN



GULLEMARD ROAD

4TH TO 5TH STOREY KEY PLAN



GULLEMARD ROAD



4 BEDROOM

H – 4BR

UNIT TYPE H | 4BR

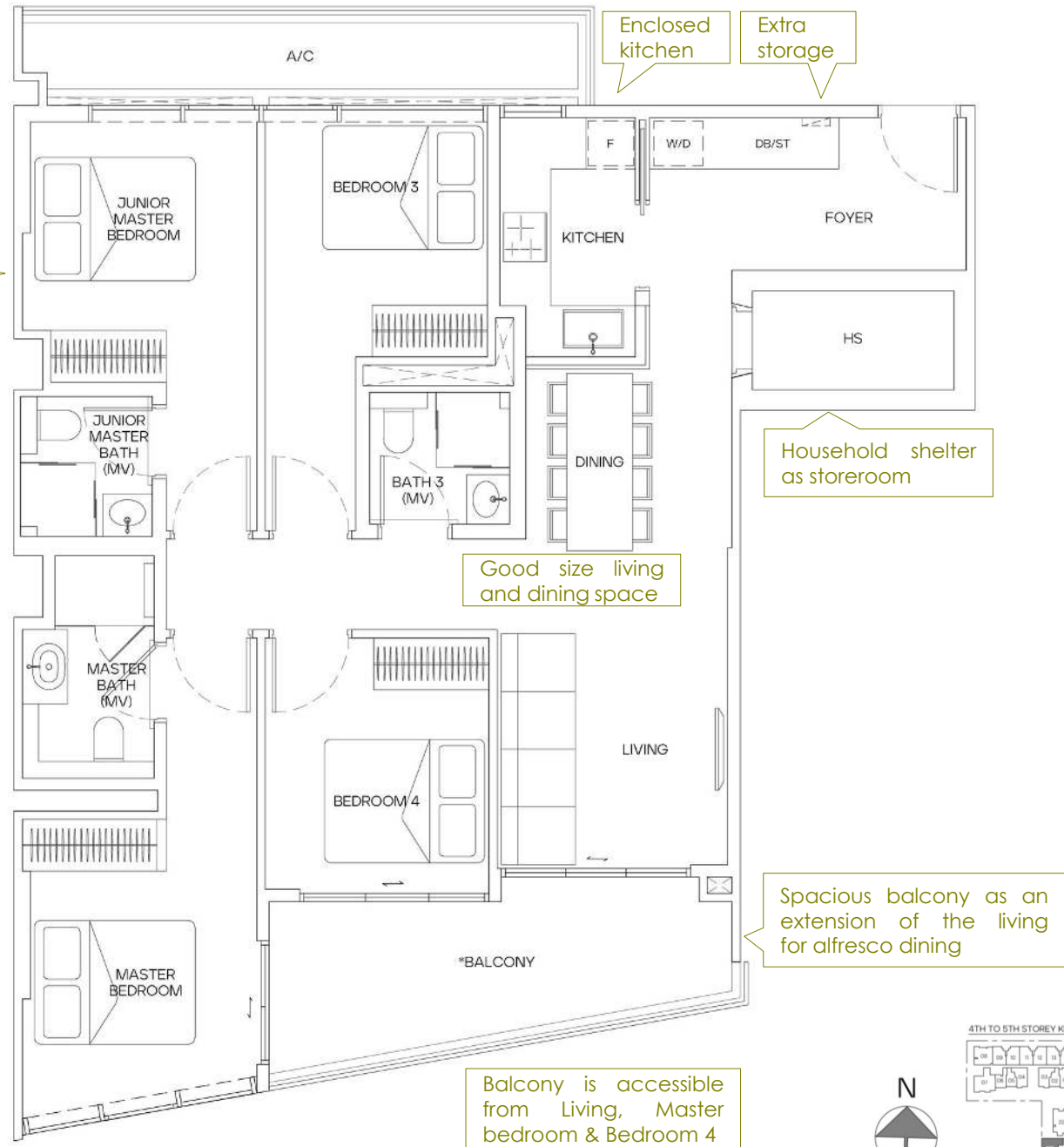
117 sqm

#04-21 to #05-21
(2 units)

All bedrooms with optimal window size

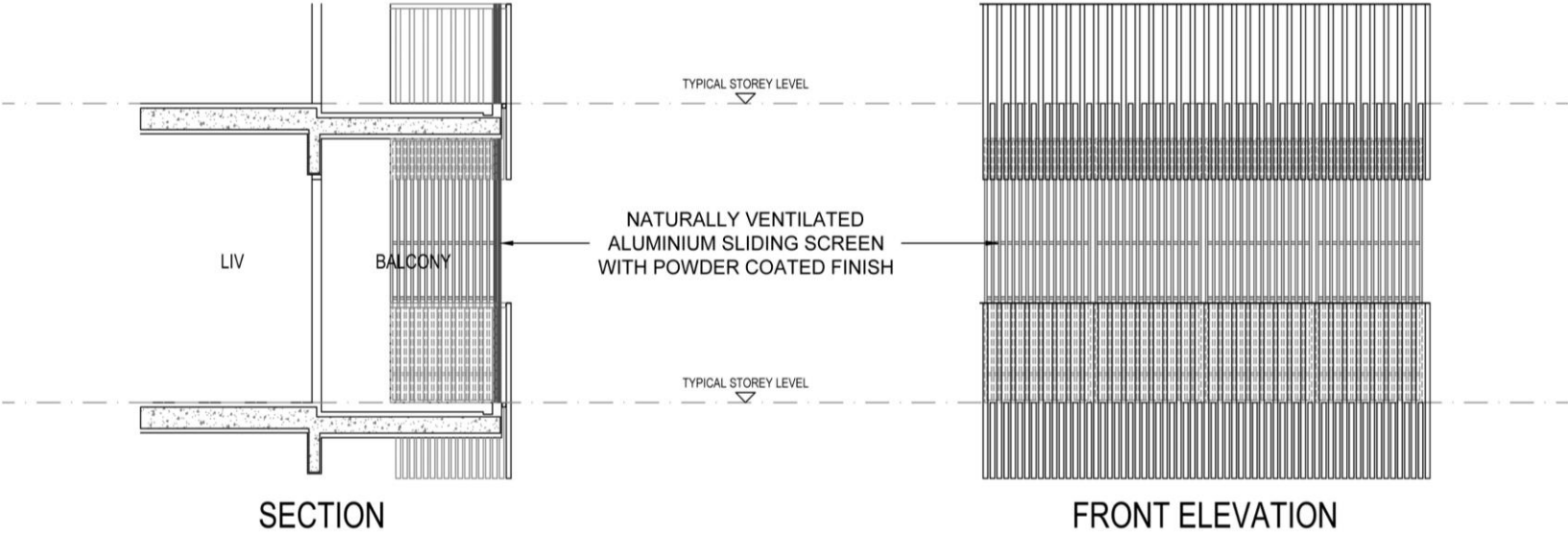
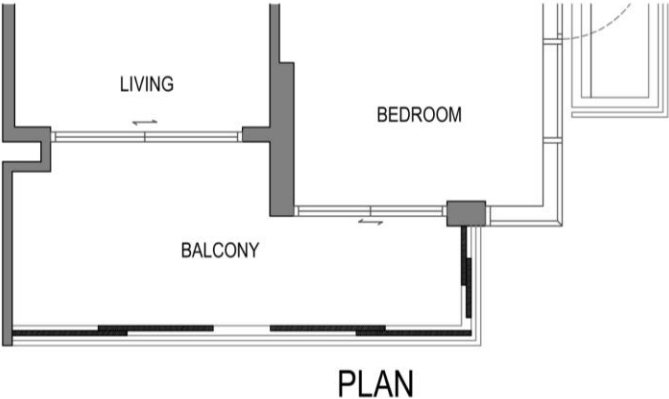
USP of the UNIT LAYOUT

- Efficient layout
- Good size living and dining space
- Spacious balcony as an extension of the living for alfresco dining
- Balcony is accessible from Living, Master bedroom & Bedroom 4
- Enclosed kitchen
- All bedrooms with optimal window size
- Household shelter as storeroom
- 3 Bathrooms



GUILLEMARD ROAD

BALCONY SCREENING DETAILS



SMART HOME GATEWAY SYSTEM

**Yale
Smart Lock**



**Fermax
Audio door
Entry System**



**Fermax
Vida Genio
Smart Hub**



**Fermax
IP WIFI 1080P Full
HD PTZ Camera**



| | |
|--------------------------------|--|
| Yale Smart Lock | Installed on the unit entrance door. Accessible with card, pin and key. |
| Fermax Audio Door Entry System | Installed on the unit entrance door. |
| Smart Home Gateway | Given separately as loose piece. |
| WIFI Camera | Installed outside main door. |

** Model / brand subject to change*