



The Crest

107 111  
109 113

Prince  
Charles  
Crescent

Island Villas

For enquiries, please call Wing Tai Property Management Pte Ltd

Showsuite: **(65) 6333 3800**  
Sales Hotline: **(65) 6380 3800**

[www.thecrest.com.sg](http://www.thecrest.com.sg)


Joint Developers



Life peaks at The Crest.





An architectural rendering of a modern residential complex named 'The Island Villas'. The image shows several multi-story buildings with a light-colored facade and large windows. Each building has multiple levels of balconies and terraces, all of which are lushly planted with greenery, including trees and various plants. In the foreground, there is a large, curved swimming pool with a blue tiled interior. The pool is surrounded by a well-manicured garden with various trees, shrubs, and flowers. A small wooden bridge or walkway crosses a part of the pool. Two people are visible in the pool: one is swimming, and another is standing on the bridge. The sky is a clear, bright blue with a few wispy clouds. The overall scene conveys a sense of luxury and a close connection to nature.

The Island Villas interconnect with the  
waterscape and greenery, affording  
the luxury to be close to nature.  
Here, living spaces boast generous  
nature, air, and light.





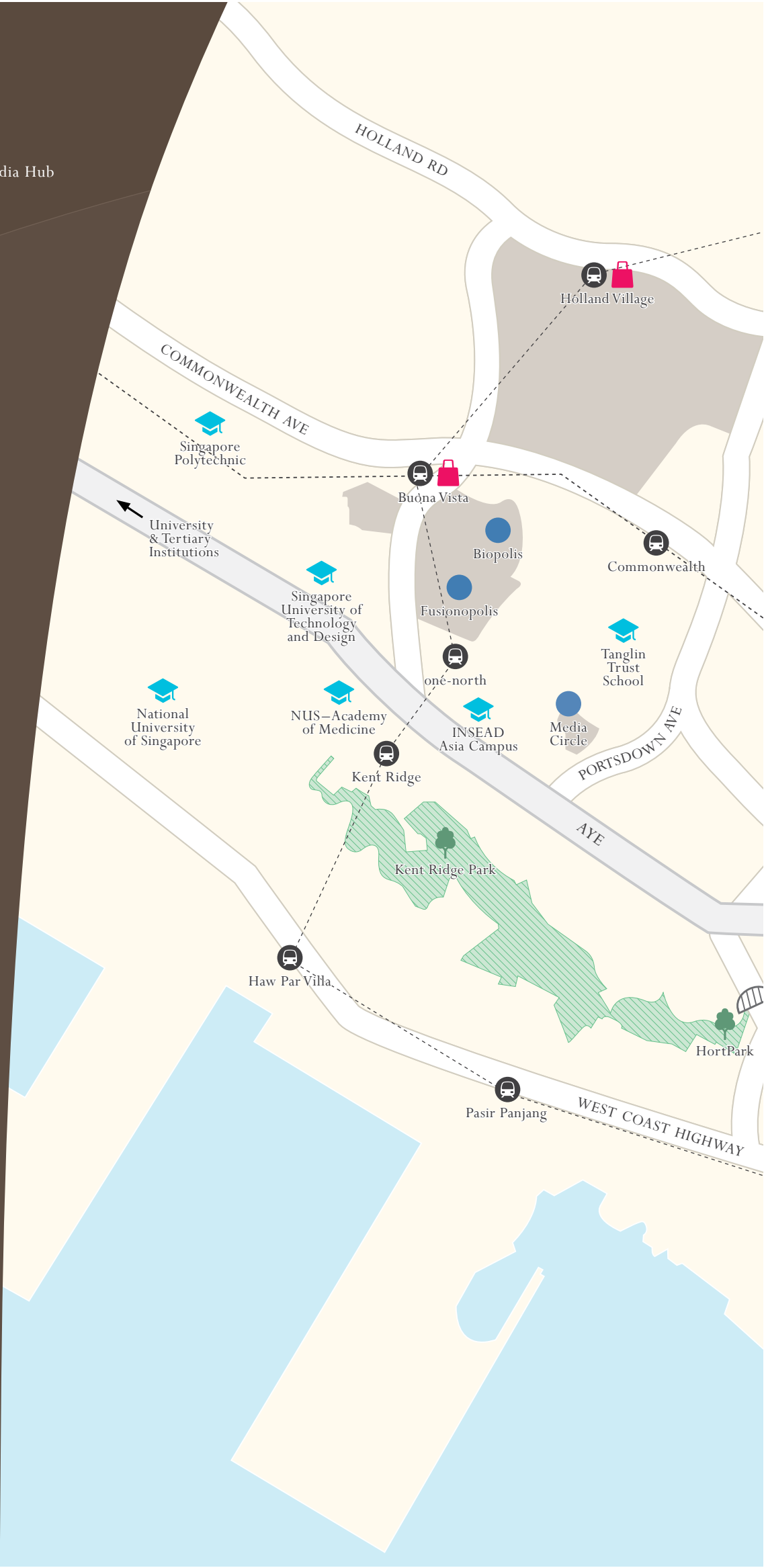
Artist's impression, for illustration only.



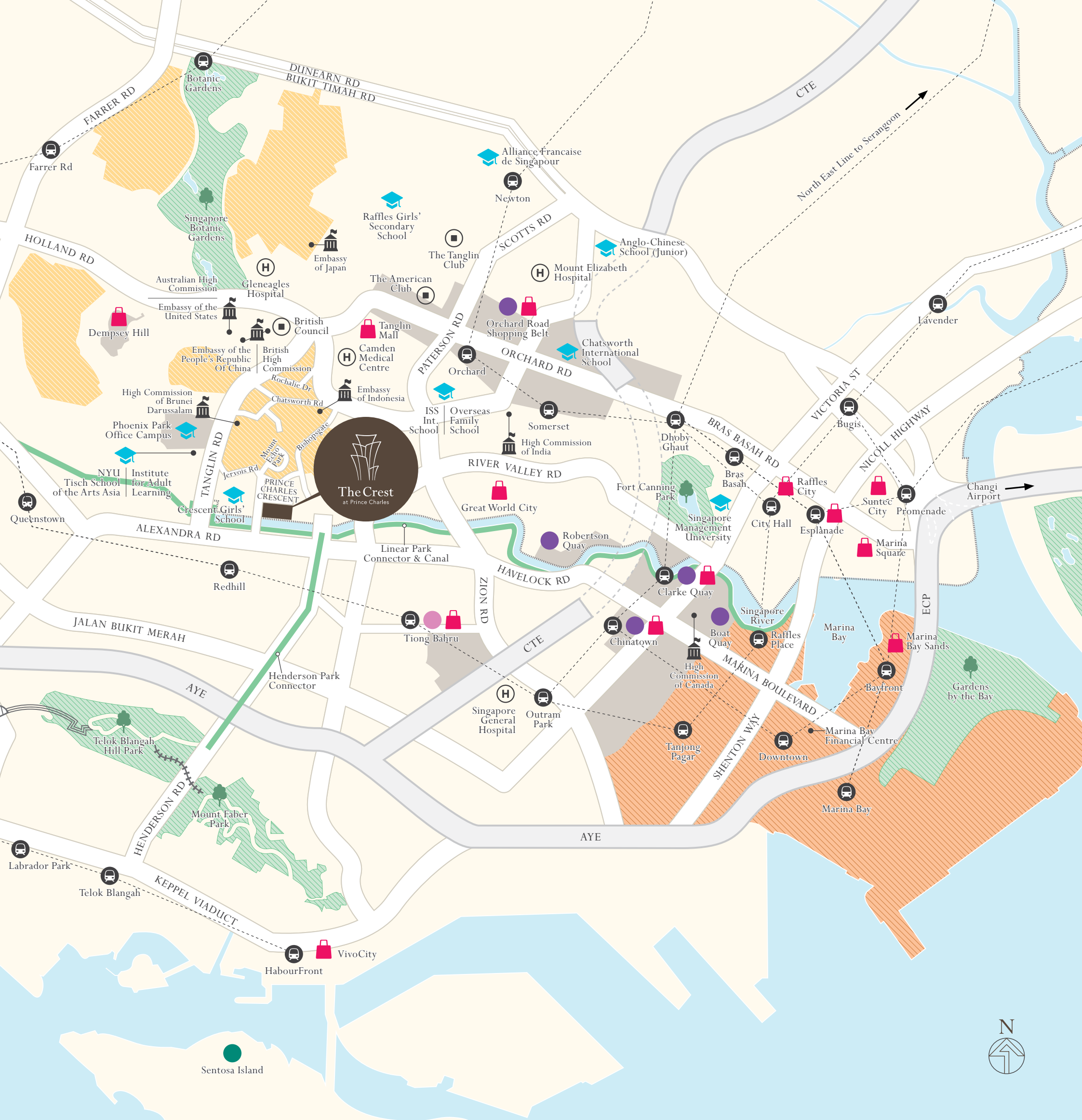
**In the Heart of Hubs, a Truly Private Estate**

*The Crest* is nestled in a truly private estate, right in the heart of four exciting corridors. Head north to the shopping haven of Orchard Road or south to the great outdoors at the waterfront and the Southern Ridges. In the east is the CBD while biomedical, infocomm and media hubs lie in the west along with renowned educational institutions.

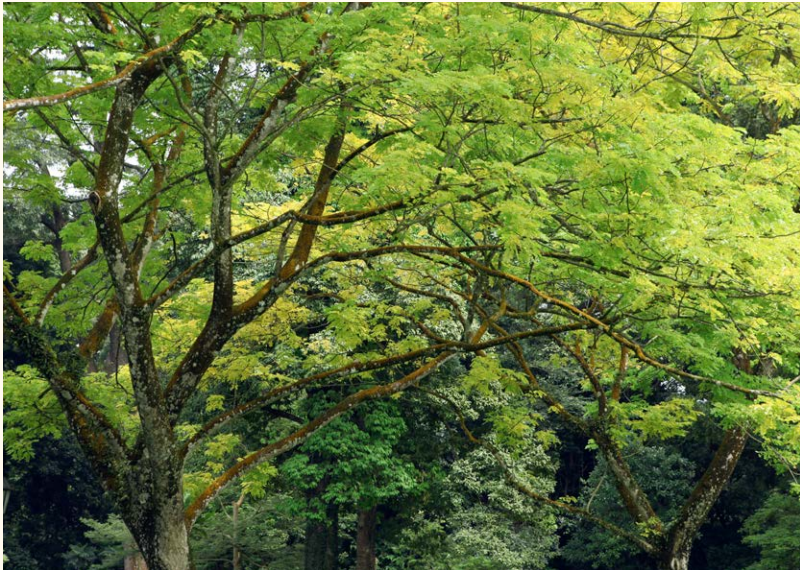
- Biomedical Sciences and Media Hub
- Entertainment Hub
- Creative Community
- Recreation Hub
- Central Business District
- Good Class Bungalows
- Shopping and F&B
- Education
- Parks and Greenery
- Embassy
- MRT Station
- Medical Centre
- Club











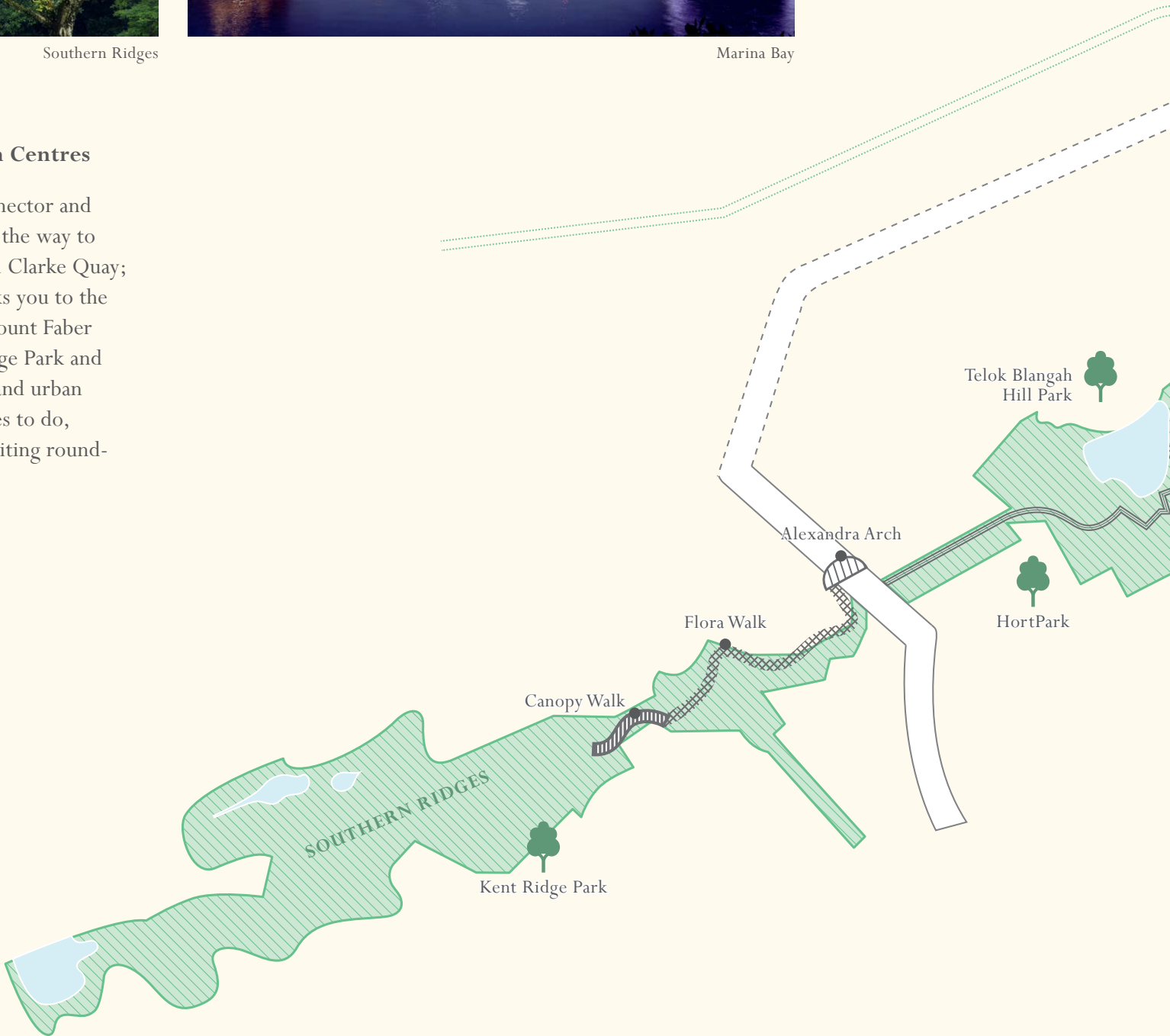
Southern Ridges



Marina Bay

### Seamless Connections to Nature and Urban Centres

At your doorstep, the Alexandra Linear Park Connector and Canal leading to the Singapore River takes you all the way to Boat Quay, past River Valley, Robertson Quay, and Clarke Quay; while the adjacent Henderson Park Connector links you to the Southern Ridges, a 10km nature trail that joins Mount Faber Park, Telok Blangah Hill Park, HortPark, Kent Ridge Park and Labrador Nature Reserve. These seamless nature and urban arteries mean that you'll never run out of activities to do, whether it's a languid after-dinner stroll or an exciting round-island weekend cycling expedition.



\*Source: [www.onemap.sg](http://www.onemap.sg)  
<http://www.nparks.gov.sg/cms/>







# A Myriad of E-Deck Recreational Facilities



- |   |                            |                        |   |
|---|----------------------------|------------------------|---|
| 1 Arrival Courtyard   | 5 Pool Deck                | 12 Children's Fun Pool | 19 By the Meadow <ul style="list-style-type: none"><li>• Grill and Dine Terrace</li><li>• Alfresco Lounge</li><li>• Meadow Spa</li><li>• Meadow Garden</li><li>• Cascading Garden Trail</li></ul> |
| 2 Waterwall   | 6 50m Lap Pool             | 13 Children's Pavilion | 20 Pedestrian Side Gate to Park Connector   |
| 3 Lift serving E-Deck and Basement  | 7 Curvilinear Leisure Pool | 14 Play Mound          |   |
| 4 Clubhouse at E-Deck <ul style="list-style-type: none"><li>• Private Onsen (Hot and Cold tub) with Steam Bath</li><li>• Refresh and Relax Lounge</li><li>• Powder Room</li><li>• Lift serving Clubhouse and Basement</li></ul> | 8 Reflective Pool          | 15 Play Alcove         |   |
|   | 9 Bio Lagoon               | 16 Garden Jacuzzi      |   |
|   | 10 Rocky Stream            | 17 Jogging Trail       |   |
|   | 11 Oasis Pavilion          | 18 Tennis Court        |   |

The above plans are not drawn to scale and are meant for illustration purposes only. They are subject to any amendments as required by the relevant authorities.





Poolside Lounge by the Clubhouse  
Artist's impression, for illustration only.



# Recreation in the Sky

Level 23



- (A) **The Crest Club**
- 1 Sky Gym with Stretch and Relax Terrace
  - 2 Entertainment cum Theatre Suite
  - 3 Sky Dining
  - 4 Canapés Terrace Bar and Teppanyaki Grill
  - 5 Refreshment Server

- (B) **Sky Sanctuaries**
- 6 Rain Lilies Garden
  - 7 Essence Garden
  - 8 Gardenias Garden
  - 9 Aroma Garden

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107  
109

Prince  
Charles  
Crescent

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Island Villas Floor Plans



Diagrammatic Chart

- V-2BR
- V-3BR
- V-4BR

#05-20 (1,023 sq ft)	#05-21 (1,033 sq ft)
#04-20 (947 sq ft)	#04-21 (947 sq ft)
#03-20 (947 sq ft)	#03-21 (958 sq ft)
#02-20 (904 sq ft)	#02-21 (915 sq ft)
#01-20 (969 sq ft)	#01-21 (947 sq ft)

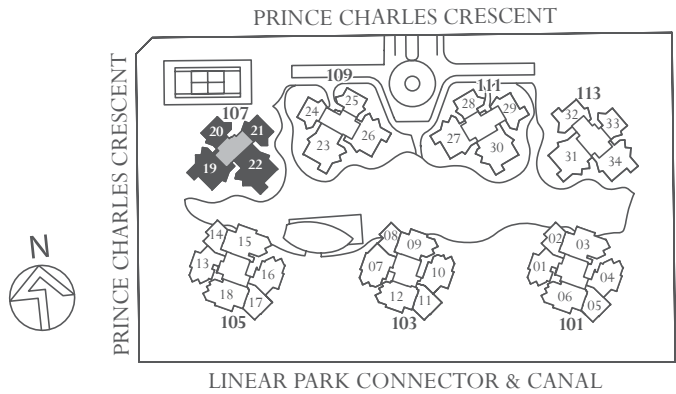
NORTH ELEVATION

107  
Prince  
Charles  
Crescent

- 5
- 4
- 3
- 2
- 1

#05-19 (1,884 sq ft)	#05-22 (1,873 sq ft)
#04-19 (1,701 sq ft)	#04-22 (1,658 sq ft)
#03-19 (1,722 sq ft)	#03-22 (1,701 sq ft)
#02-19 (1,625 sq ft)	#02-22 (1,604 sq ft)
#01-19 (1,722 sq ft)	#01-22 (1,744 sq ft)

SOUTH ELEVATION



- V-2BR
- V-3BR
- V-4BR

#05-24 (1,033 sq ft)	#05-25 (1,023 sq ft)
#04-24 (947 sq ft)	#04-25 (947 sq ft)
#03-24 (958 sq ft)	#03-25 (947 sq ft)
#02-24 (915 sq ft)	#02-25 (904 sq ft)
#01-24 (947 sq ft)	#01-25 (969 sq ft)

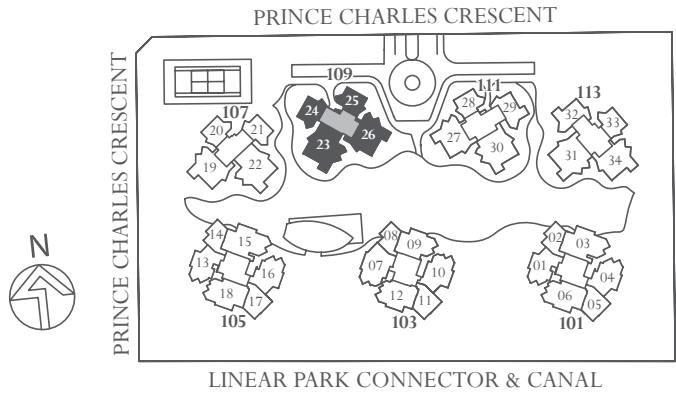
NORTH ELEVATION

109  
Prince  
Charles  
Crescent

- 5
- 4
- 3
- 2
- 1

#05-23 (1,873 sq ft)	#05-26 (1,884 sq ft)
#04-23 (1,658 sq ft)	#04-26 (1,701 sq ft)
#03-23 (1,701 sq ft)	#03-26 (1,722 sq ft)
#02-23 (1,604 sq ft)	#02-26 (1,625 sq ft)
#01-23 (1,744 sq ft)	#01-26 (1,722 sq ft)

SOUTH ELEVATION





107

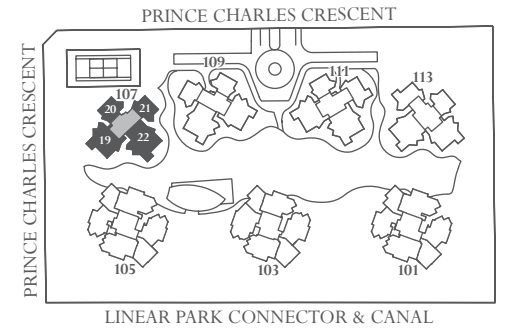
Prince  
Charles  
Crescent

# Level 1

V-2BR

V-4BR

P Private Enclosed Space





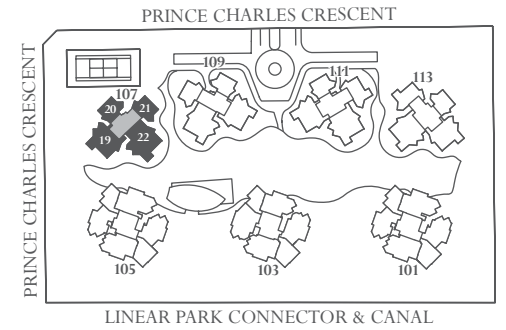
107

Prince  
Charles  
Crescent

## Level 2

V-2BR

V-4BR



V-2BR

#02-20

904 sq ft



V-2BR

#02-21

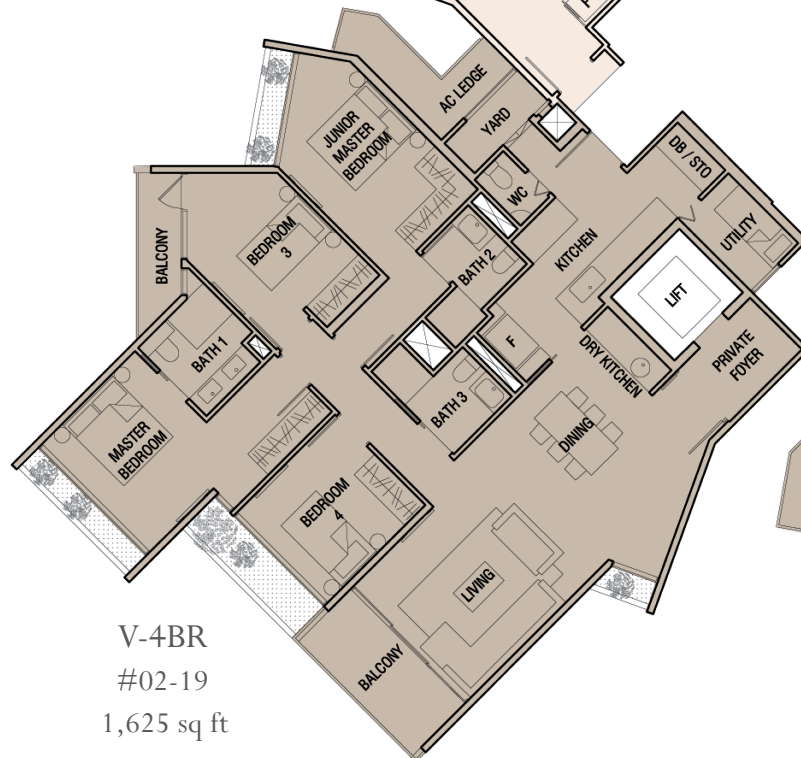
915 sq ft



V-4BR

#02-19

1,625 sq ft



V-4BR

#02-22

1,604 sq ft



NOTE: The plans depicting the layouts of the units are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual presentation of the different available layouts. The floor areas are estimates only and are subject to final survey.



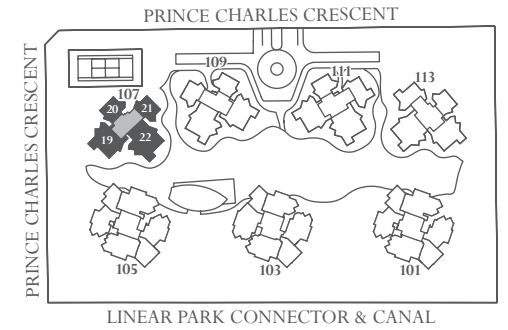
107

Prince  
Charles  
Crescent

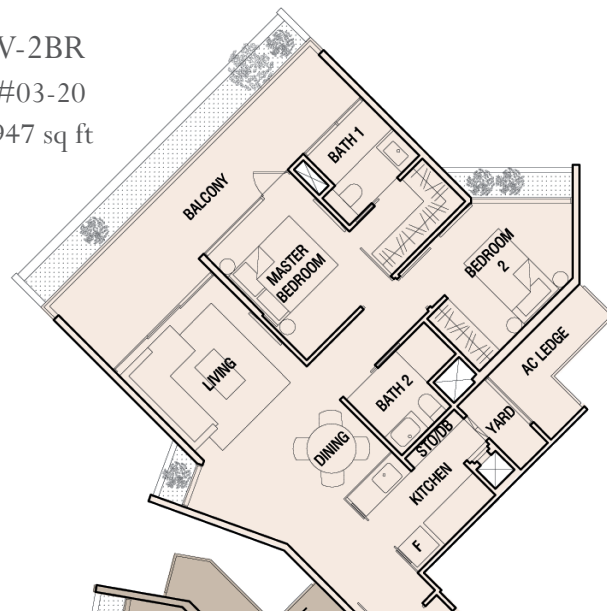
## Level 3

V-2BR

V-4BR



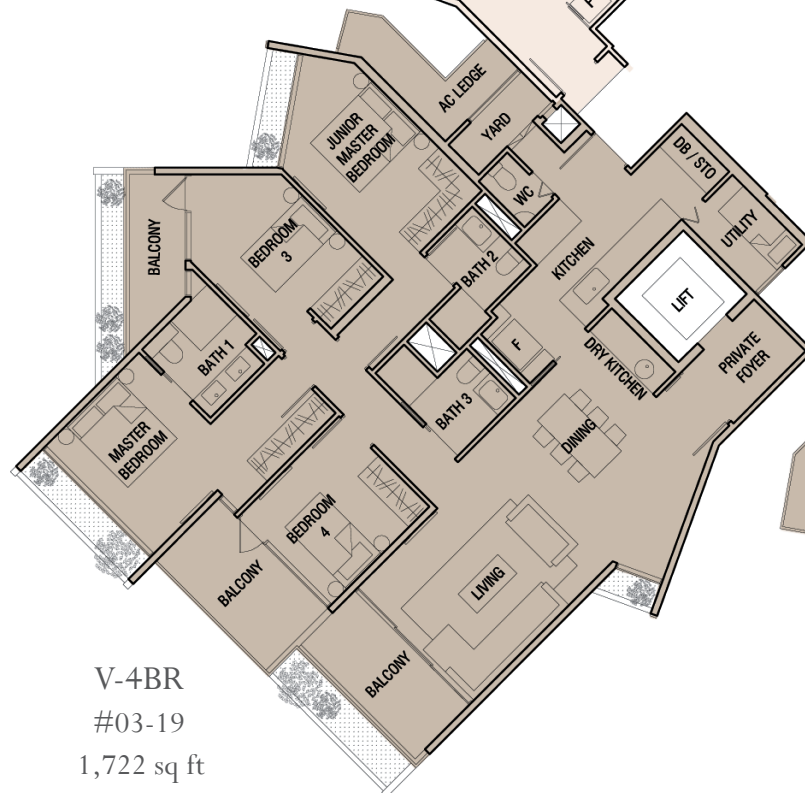
V-2BR  
#03-20  
947 sq ft



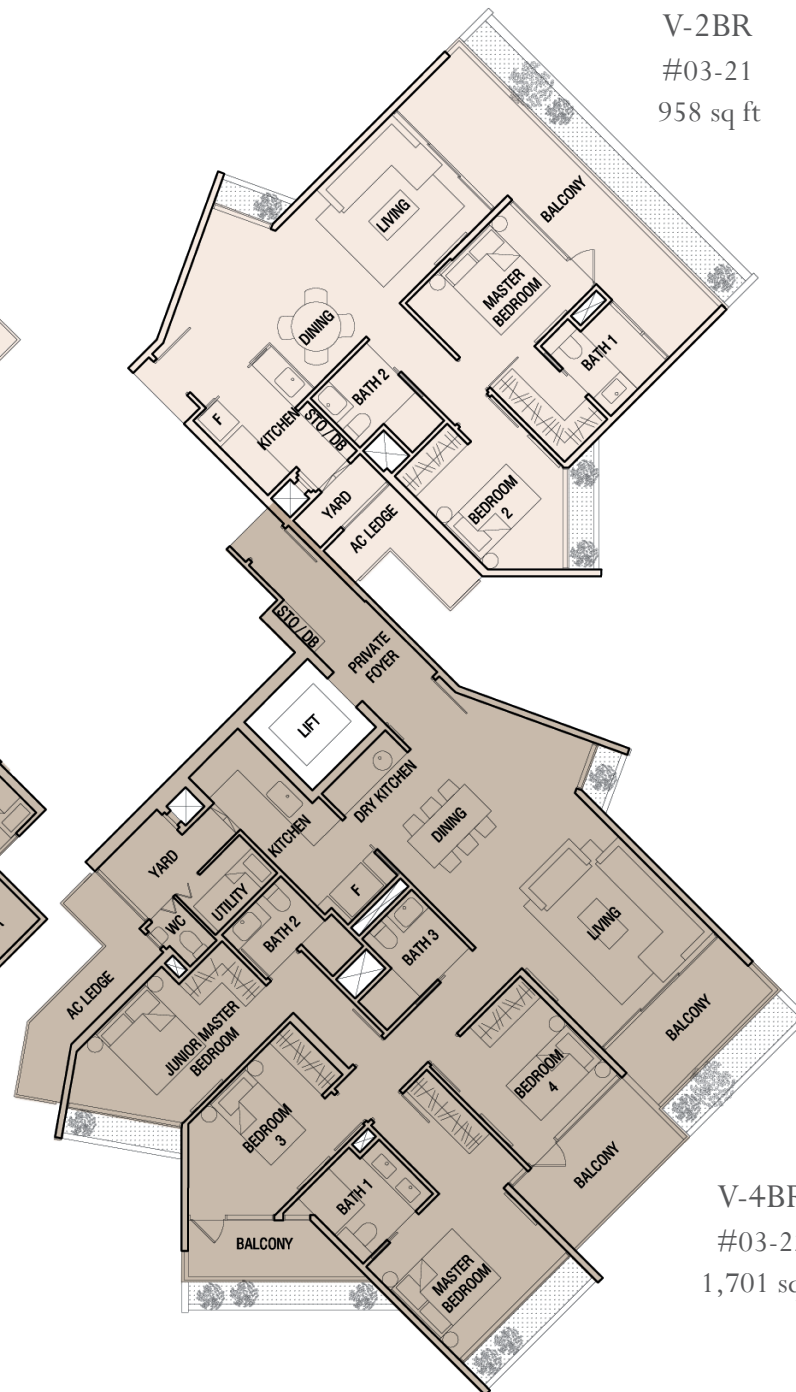
V-2BR  
#03-21  
958 sq ft



V-4BR  
#03-19  
1,722 sq ft



V-4BR  
#03-22  
1,701 sq ft



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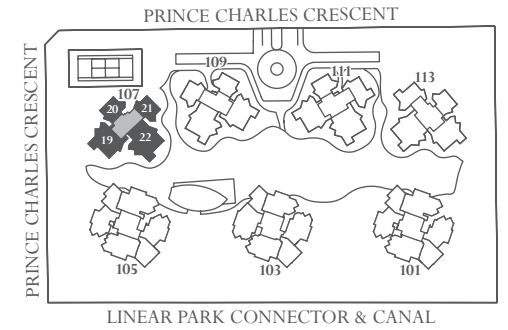
107

Prince  
Charles  
Crescent

## Level 4

V-2BR

V-4BR





107

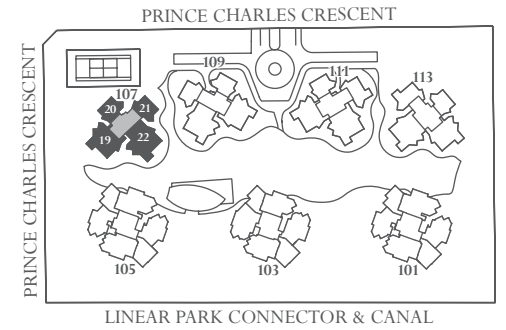
Prince  
Charles  
Crescent

## Level 5

V-2BR

V-4BR

R Private Roof Terrace



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109

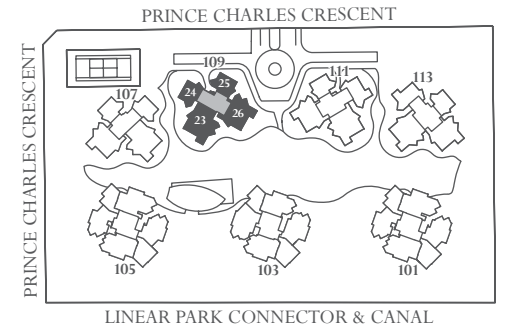
Prince  
Charles  
Crescent

## Level 1

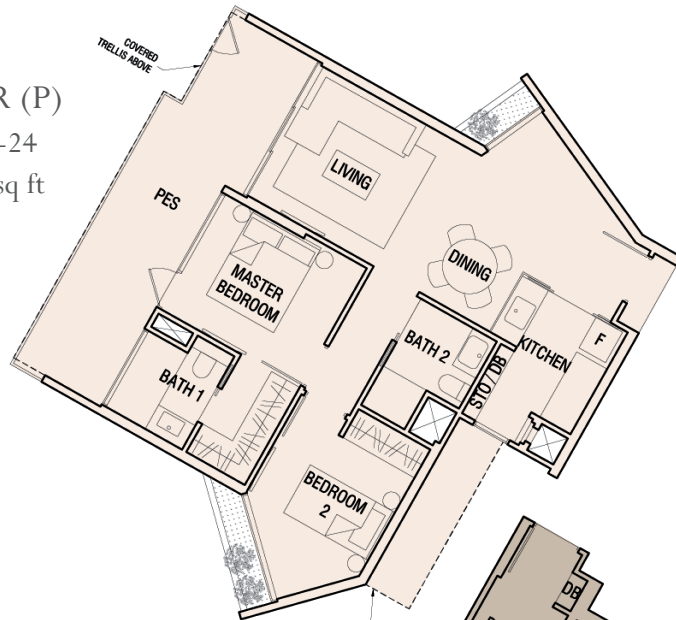
V-2BR

V-4BR

P Private Enclosed Space



V-2BR (P)  
#01-24  
947 sq ft



V-2BR (P)  
#01-25  
969 sq ft



V-4BR (P)  
#01-26  
1,722 sq ft



V-4BR (P)  
#01-23  
1,744 sq ft



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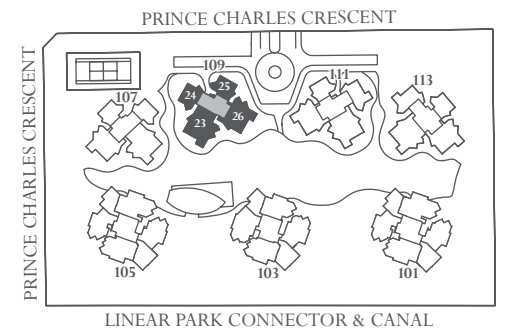
109

Prince  
Charles  
Crescent

## Level 2

V-2BR

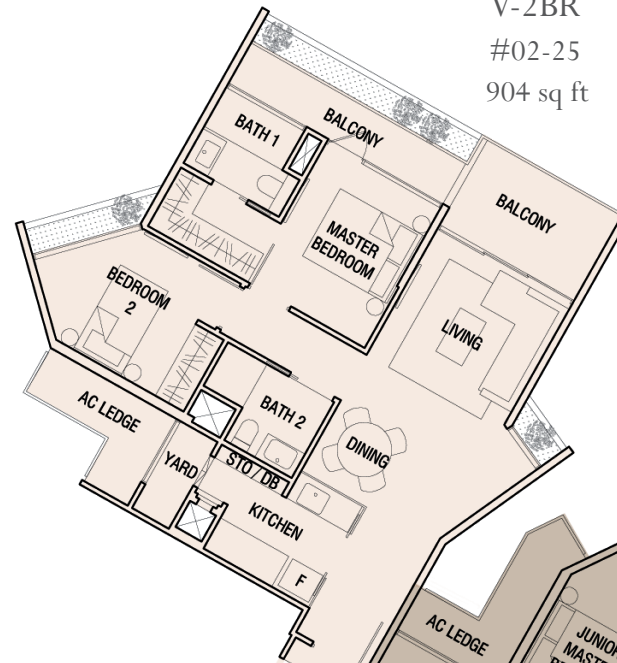
V-4BR



V-2BR  
#02-24  
915 sq ft



V-2BR  
#02-25  
904 sq ft



V-4BR  
#02-26  
1,625 sq ft



V-4BR  
#02-23  
1,604 sq ft



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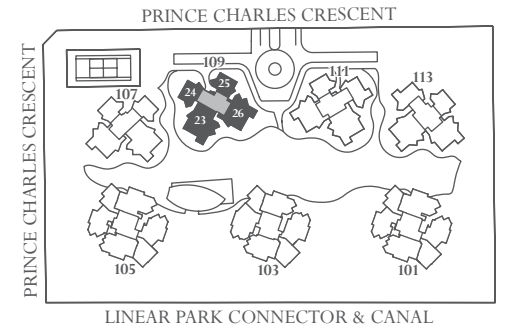
109

Prince  
Charles  
Crescent

## Level 3

V-2BR

V-4BR



V-2BR  
#03-25  
947 sq ft

V-2BR  
#03-24  
958 sq ft



V-4BR  
#03-26  
1,722 sq ft

V-4BR  
#03-23  
1,701 sq ft

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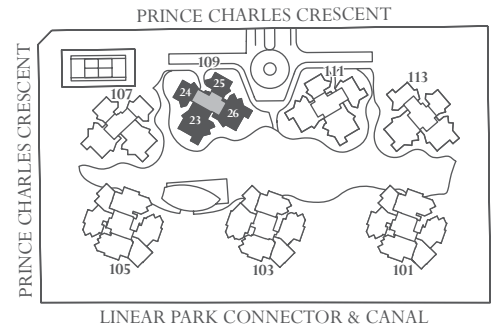
109

Prince  
Charles  
Crescent

## Level 4

V-2BR

V-4BR



V-2BR

#04-24

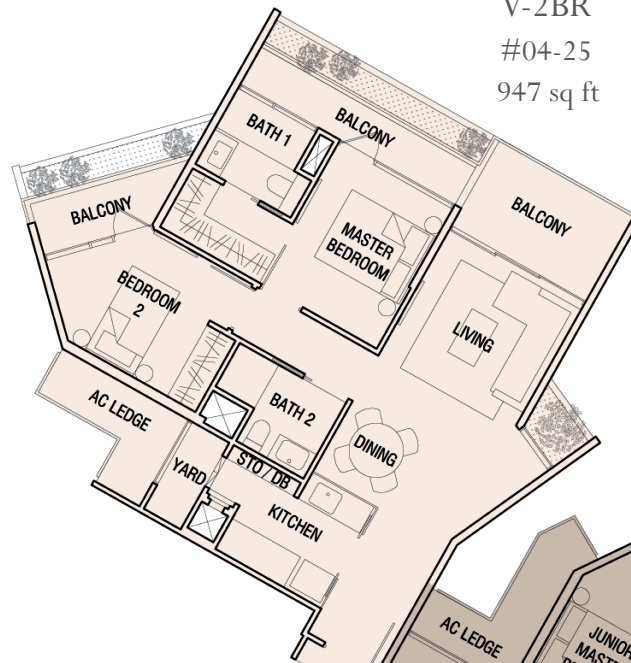
947 sq ft



V-2BR

#04-25

947 sq ft



V-4BR

#04-23

1,658 sq ft



V-4BR

#04-26

1,701 sq ft

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109

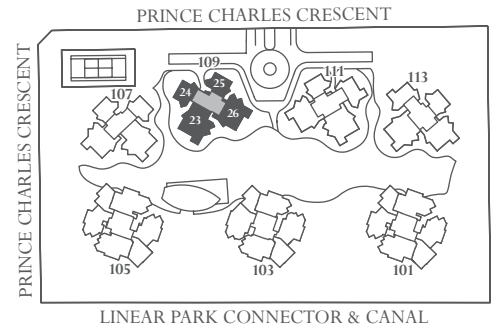
Prince  
Charles  
Crescent

## Level 5

V-2BR

V-4BR

R Private Roof Terrace



V-2BR (R)  
#05-25  
1,023 sq ft

V-2BR (R)  
#05-24  
1,033 sq ft



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111  
113

Prince  
Charles  
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Island Villas Floor Plans



Diagrammatic Chart

- V-2BR
- V-3BR
- V-4BR

#05-28 (1,023 sq ft)	#05-29 (1,378 sq ft)
#04-28 (947 sq ft)	#04-29 (1,216 sq ft)
#03-28 (947 sq ft)	#03-29 (1,281 sq ft)
#02-28 (904 sq ft)	#02-29 (1,173 sq ft)
#01-28 (969 sq ft)	#01-29 (1,335 sq ft)

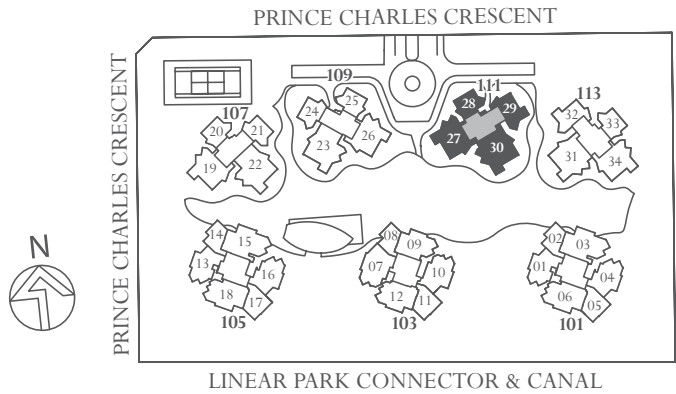
NORTH ELEVATION

111  
Prince  
Charles  
Crescent

- 5
- 4
- 3
- 2
- 1

#05-27 (1,884 sq ft)	#05-30 (1,873 sq ft)
#04-27 (1,701 sq ft)	#04-30 (1,658 sq ft)
#03-27 (1,722 sq ft)	#03-30 (1,701 sq ft)
#02-27 (1,625 sq ft)	#02-30 (1,604 sq ft)
#01-27 (1,722 sq ft)	#01-30 (1,722 sq ft)

SOUTH ELEVATION



LINEAR PARK CONNECTOR & CANAL

- V-2BR
- V-3BR
- V-4BR

#05-32 (1,378 sq ft)	#05-33 (1,023 sq ft)
#04-32 (1,216 sq ft)	#04-33 (947 sq ft)
#03-32 (1,281 sq ft)	#03-33 (947 sq ft)
#02-32 (1,173 sq ft)	#02-33 (904 sq ft)
#01-32 (1,335 sq ft)	#01-33 (969 sq ft)

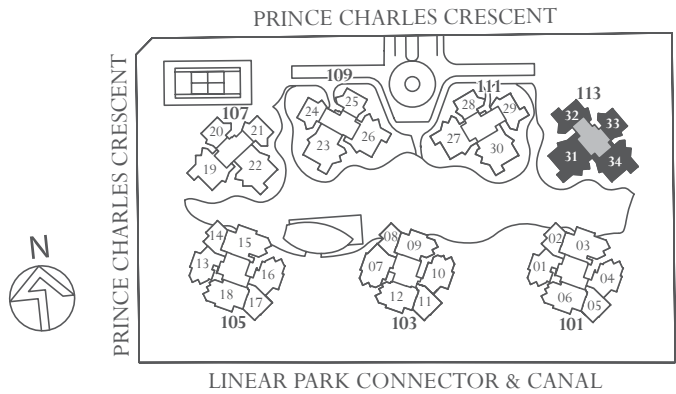
NORTH ELEVATION

113  
Prince  
Charles  
Crescent

- 5
- 4
- 3
- 2
- 1

#05-31 (1,873 sq ft)	#05-34 (1,884 sq ft)
#04-31 (1,658 sq ft)	#04-34 (1,701 sq ft)
#03-31 (1,701 sq ft)	#03-34 (1,722 sq ft)
#02-31 (1,604 sq ft)	#02-34 (1,625 sq ft)
#01-31 (1,722 sq ft)	#01-34 (1,722 sq ft)

SOUTH ELEVATION



LINEAR PARK CONNECTOR & CANAL



111

Prince  
Charles  
Crescent

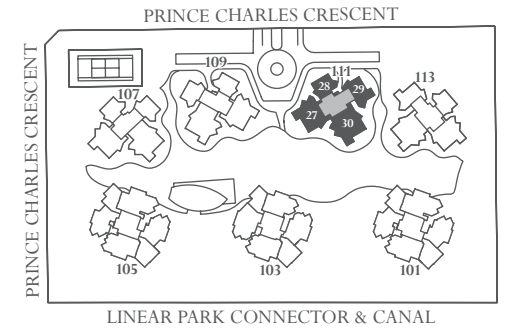
## Level 1

V-2BR

V-3BR

V-4BR

P Private Enclosed Space



V-2BR (P)

#01-28

969 sq ft



V-3BR (P)

#01-29

1,335 sq ft



V-4BR (P)

#01-27

1,722 sq ft



V-4BR (P)

#01-30

1,722 sq ft



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111

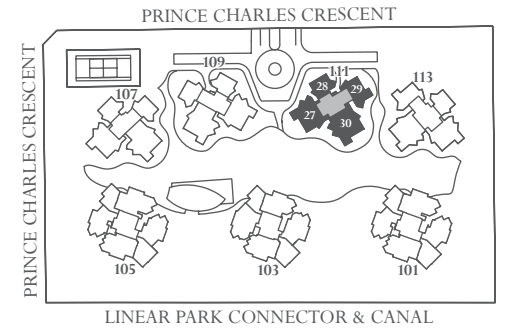
Prince  
Charles  
Crescent

## Level 2

V-2BR

V-3BR

V-4BR



V-2BR

#02-28

904 sq ft



V-3BR

#02-29

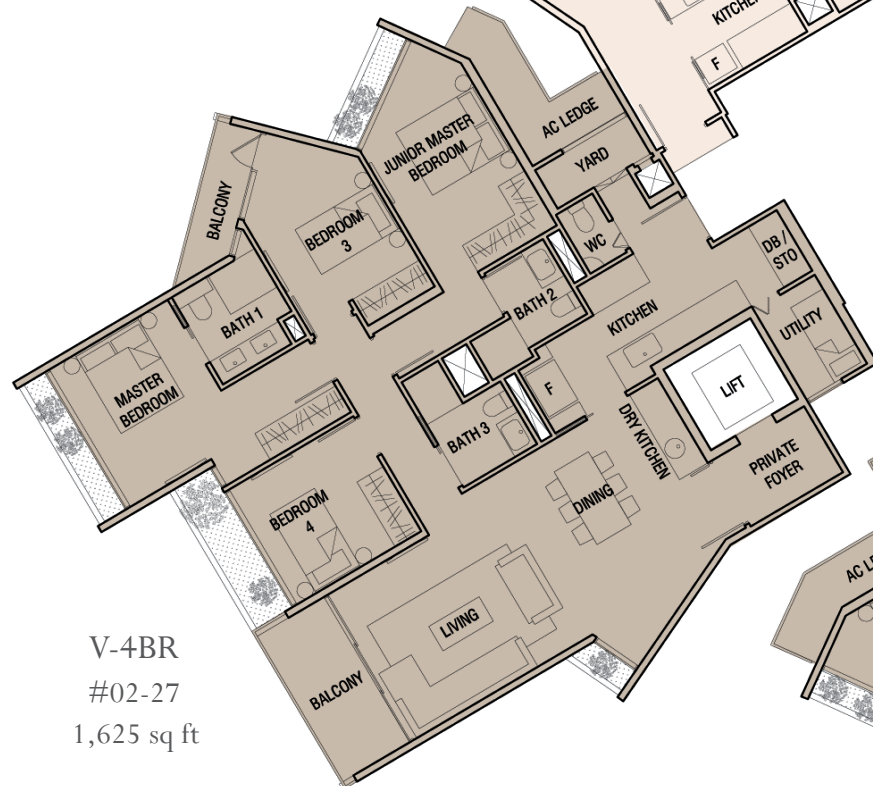
1,173 sq ft



V-4BR

#02-27

1,625 sq ft



V-4BR

#02-30

1,604 sq ft



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111

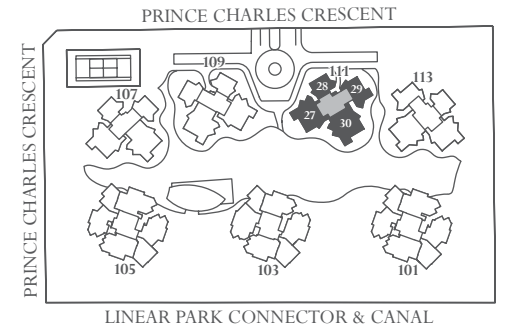
Prince  
Charles  
Crescent

## Level 3

V-2BR

V-3BR

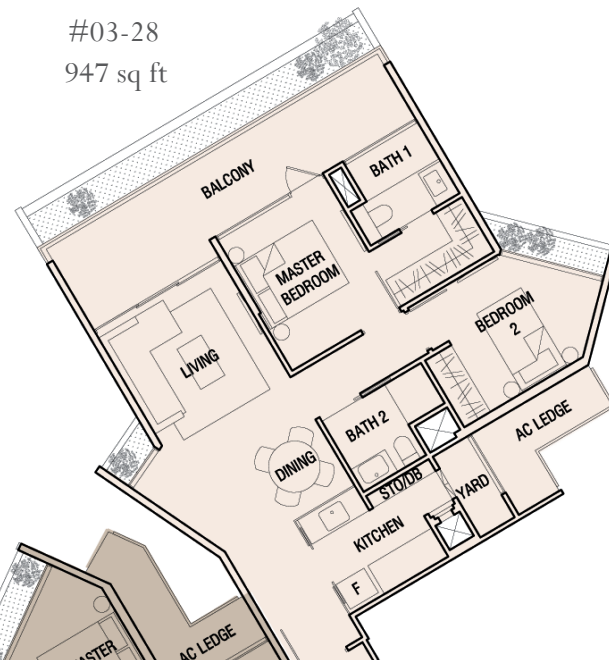
V-4BR



V-2BR

#03-28

947 sq ft



V-3BR

#03-29

1,281 sq ft



V-4BR

#03-27

1,722 sq ft



V-4BR

#03-30

1,701 sq ft



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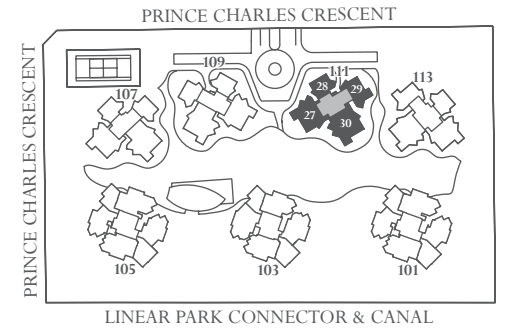
Prince  
Charles  
Crescent

## Level 4

V-2BR

V-3BR

V-4BR



V-2BR

#04-28

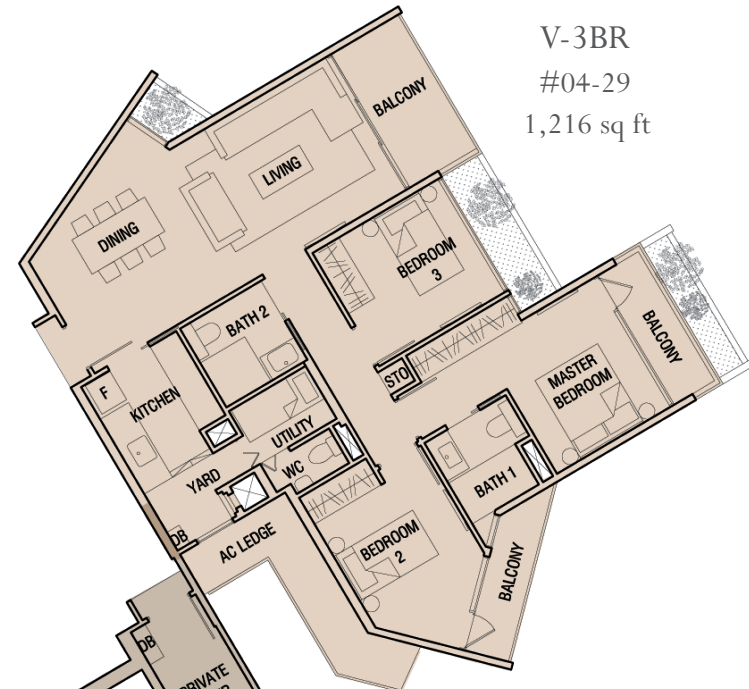
947 sq ft



V-3BR

#04-29

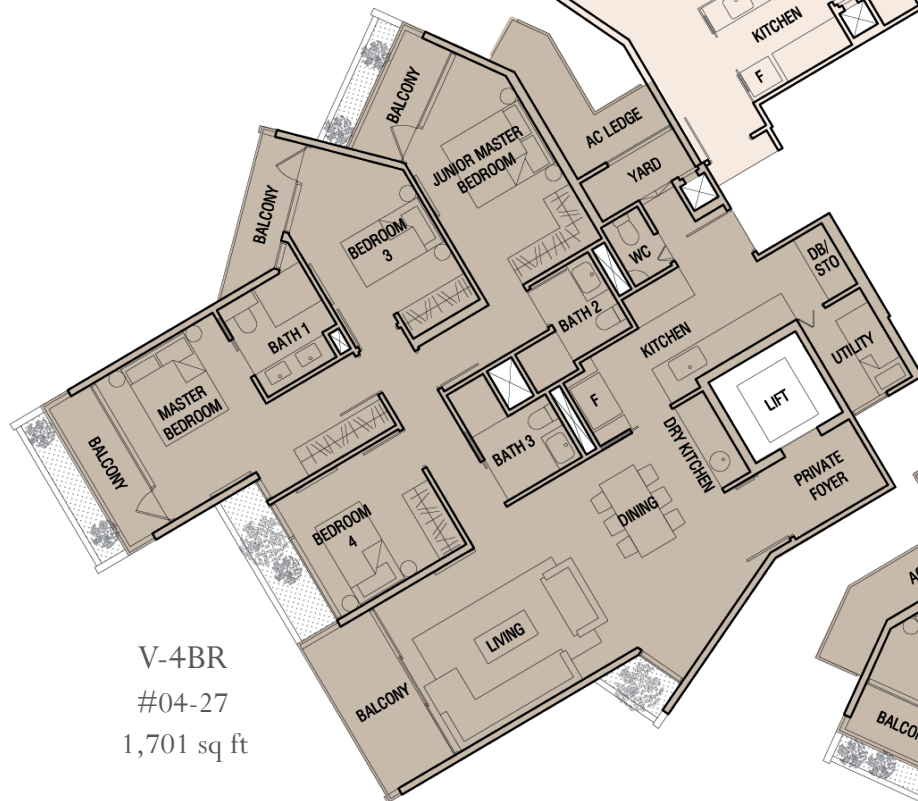
1,216 sq ft



V-4BR

#04-27

1,701 sq ft



V-4BR

#04-30

1,658 sq ft



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111

Prince  
Charles  
Crescent

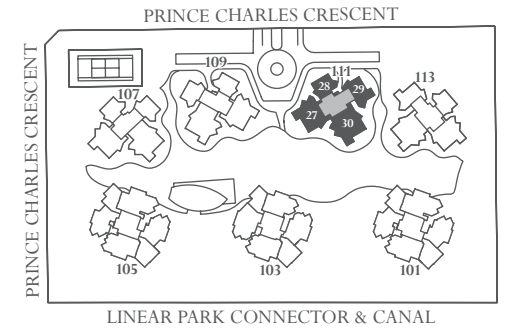
## Level 5

V-2BR

V-3BR

V-4BR

R Private Roof Terrace



V-2BR (R)

#05-28

1,023 sq ft

V-3BR (R)

#05-29

1,378 sq ft



V-4BR (R)

#05-27

1,884 sq ft

V-4BR (R)

#05-30

1,873 sq ft

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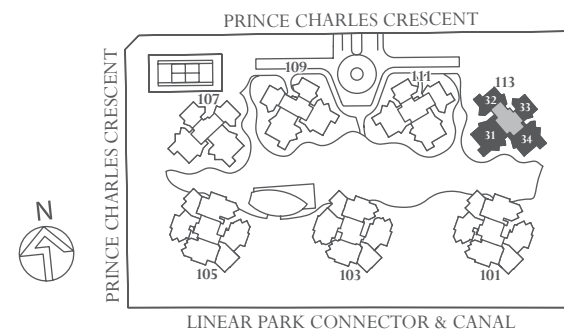
## Level 1

V-2BR

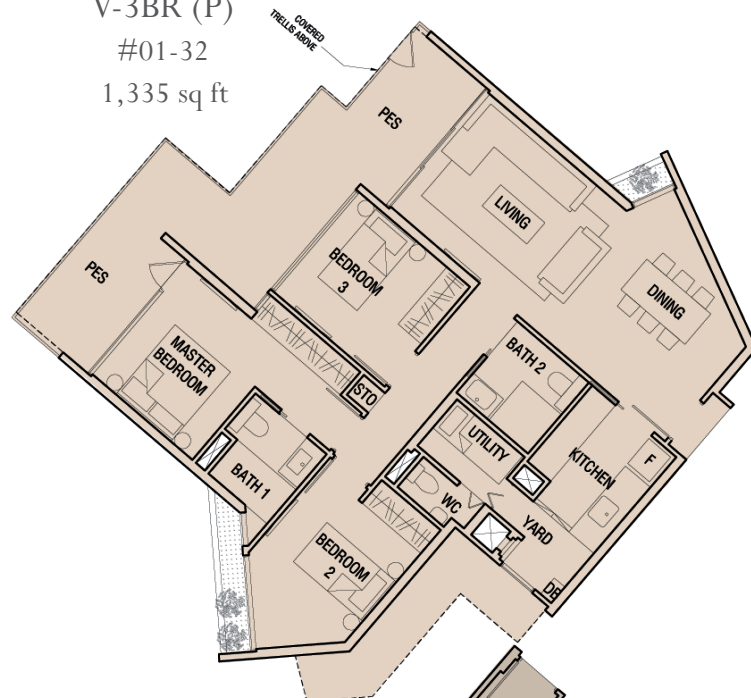
V-3BR

V-4BR

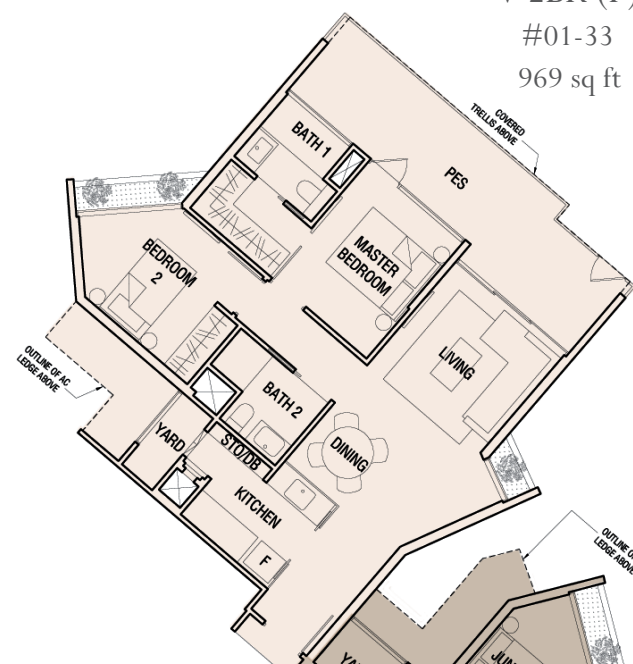
P Private Enclosed Space



V-3BR (P)  
#01-32  
1,335 sq ft



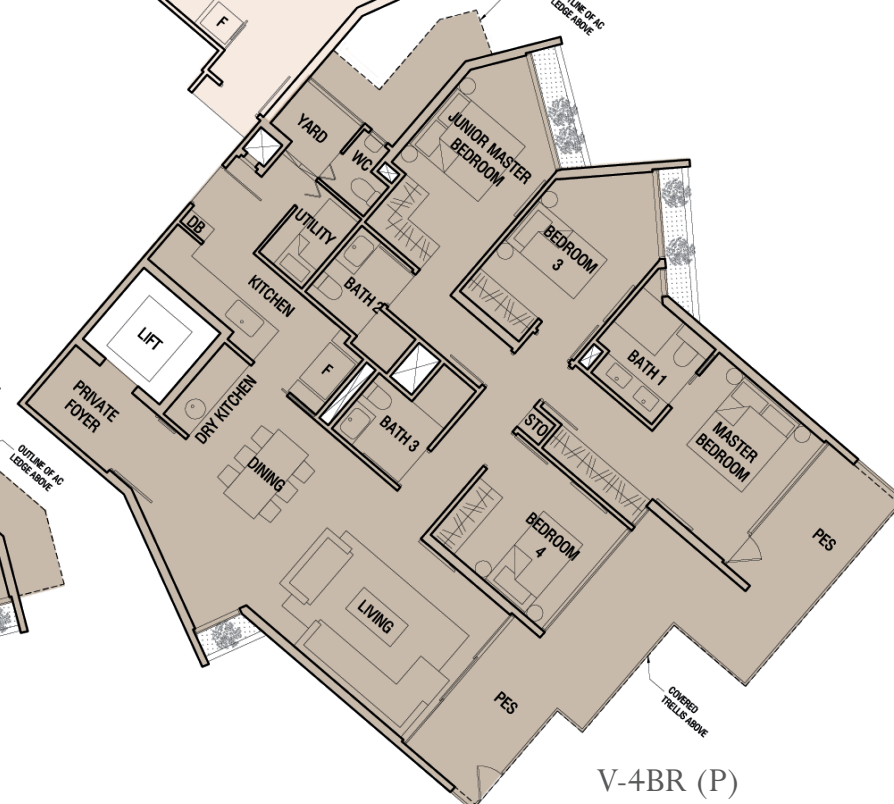
V-2BR (P)  
#01-33  
969 sq ft



V-4BR (P)  
#01-31  
1,722 sq ft



V-4BR (P)  
#01-34  
1,722 sq ft



NOTE: The plans depicting the layouts of the units are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual presentation of the different available layouts. The floor areas are estimates only and are subject to final survey.

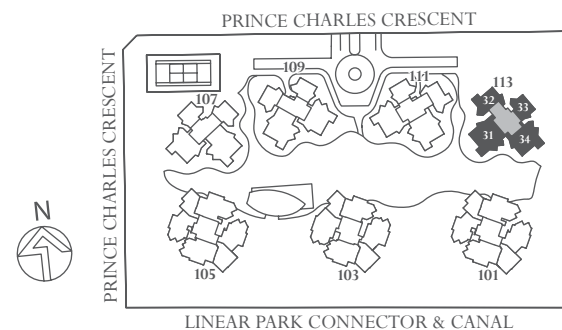


## Level 2

V-2BR

V-3BR

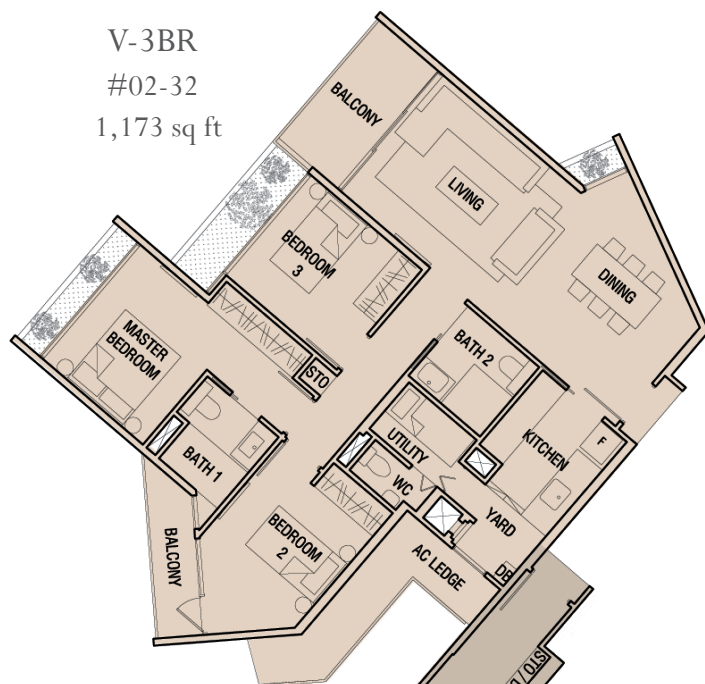
V-4BR



V-3BR

#02-32

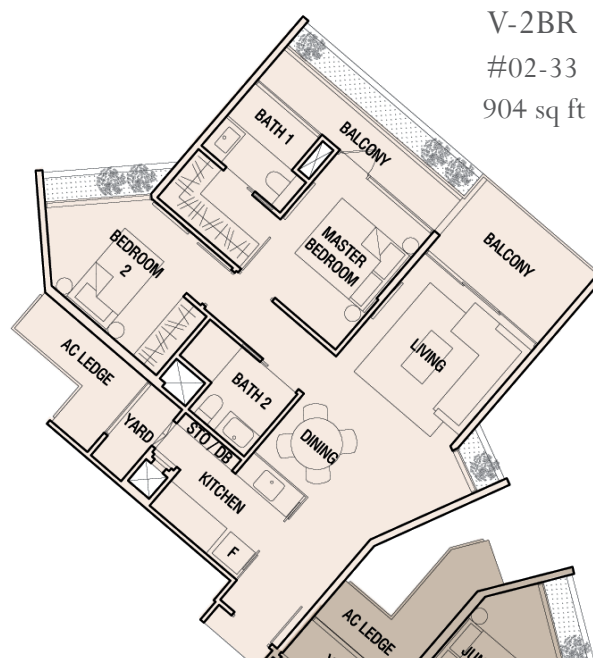
1,173 sq ft



V-2BR

#02-33

904 sq ft



V-4BR

#02-31

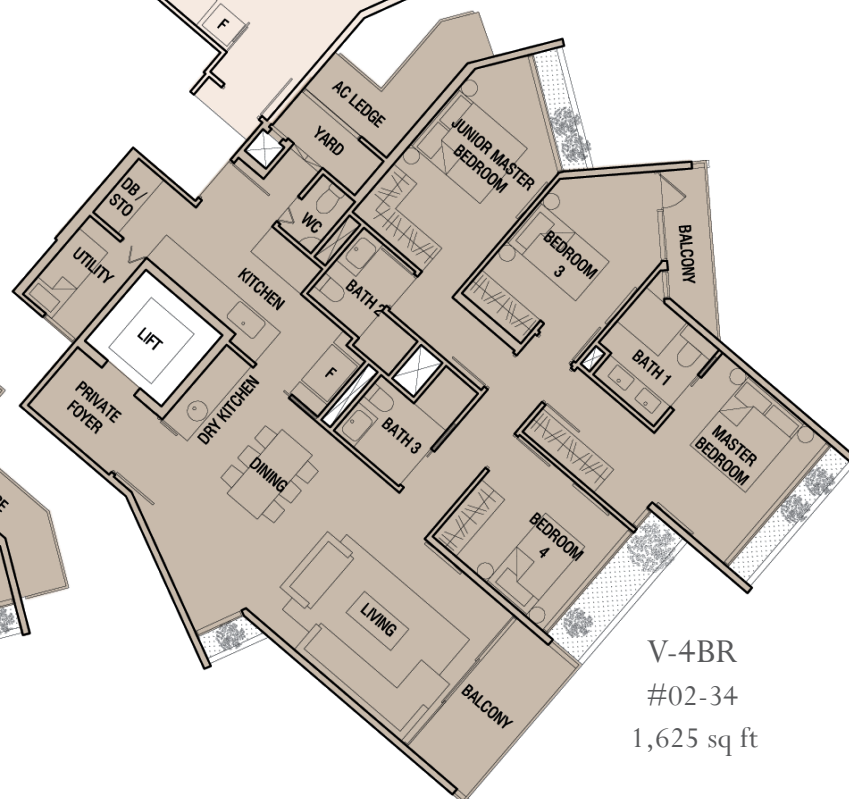
1,604 sq ft



V-4BR

#02-34

1,625 sq ft



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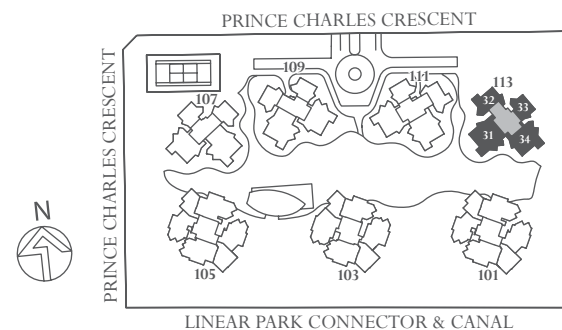
Prince  
Charles  
Crescent

### Level 3

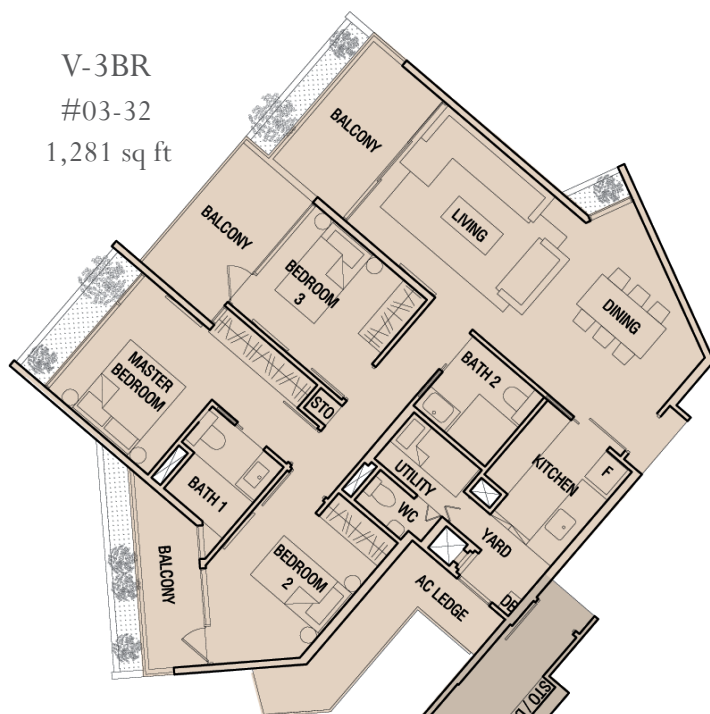
V-2BR

V-3BR

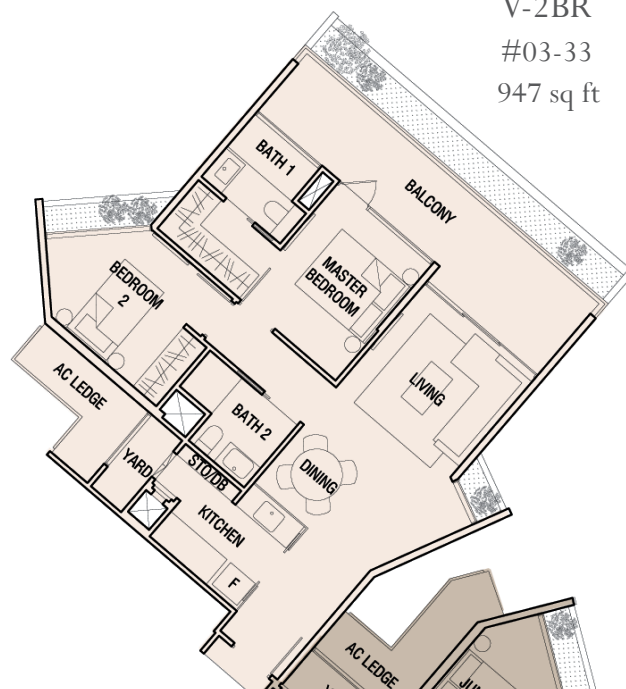
V-4BR



V-3BR  
#03-32  
1,281 sq ft



V-2BR  
#03-33  
947 sq ft



V-4BR  
#03-31  
1,701 sq ft



V-4BR  
#03-34  
1,722 sq ft



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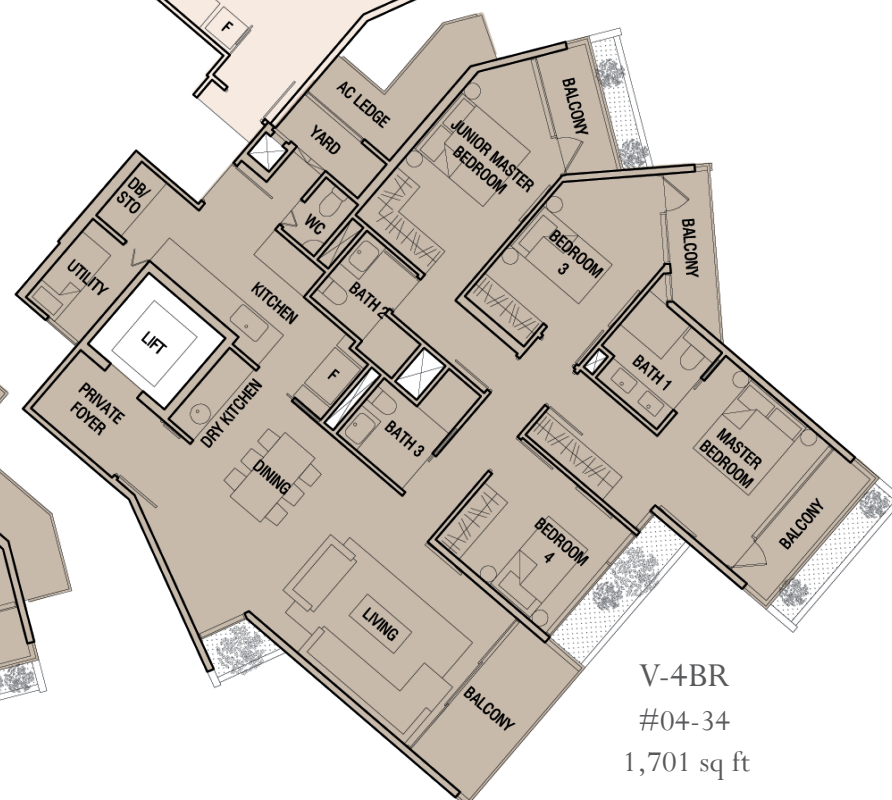
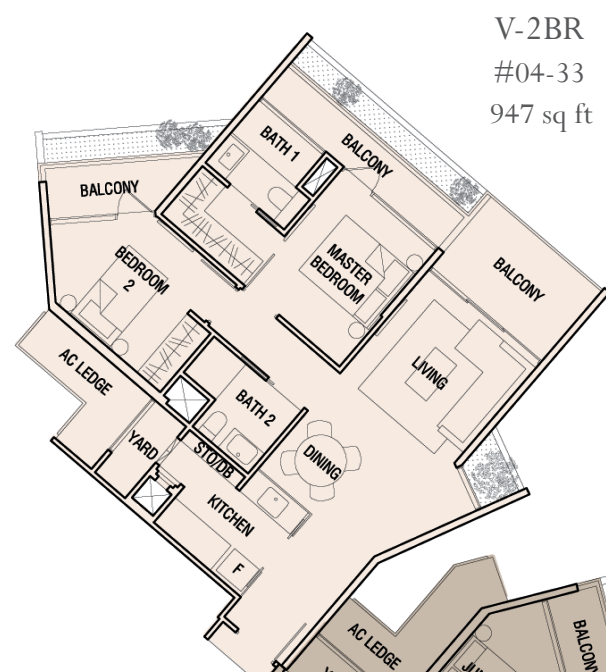
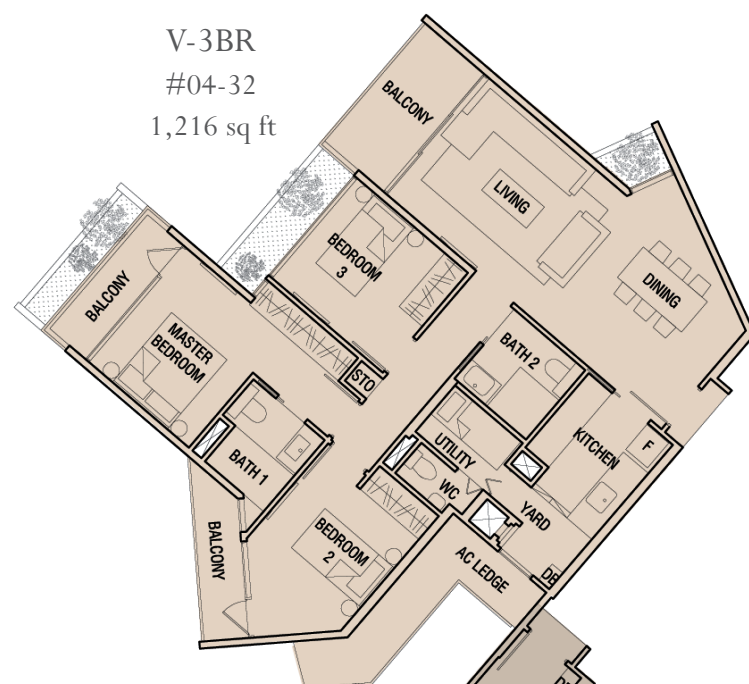
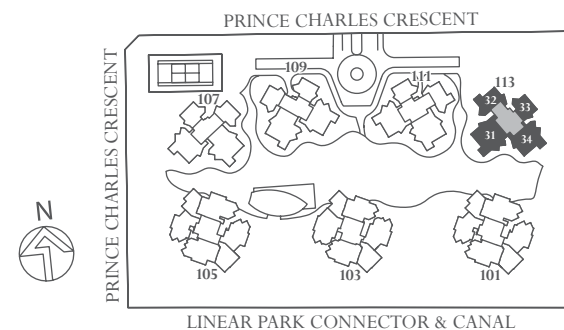
Prince  
Charles  
Crescent

## Level 4

V-2BR

V-3BR

V-4BR



NOTE: The plans depicting the layouts of the units are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual presentation of the different available layouts. The floor areas are estimates only and are subject to final survey.

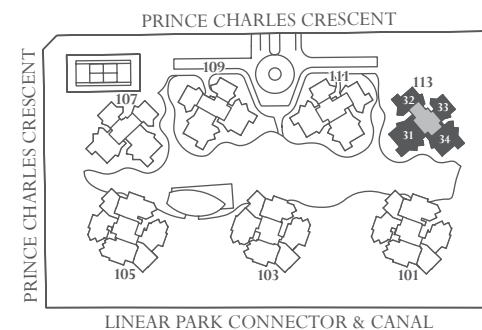
## Level 5

V-2BR

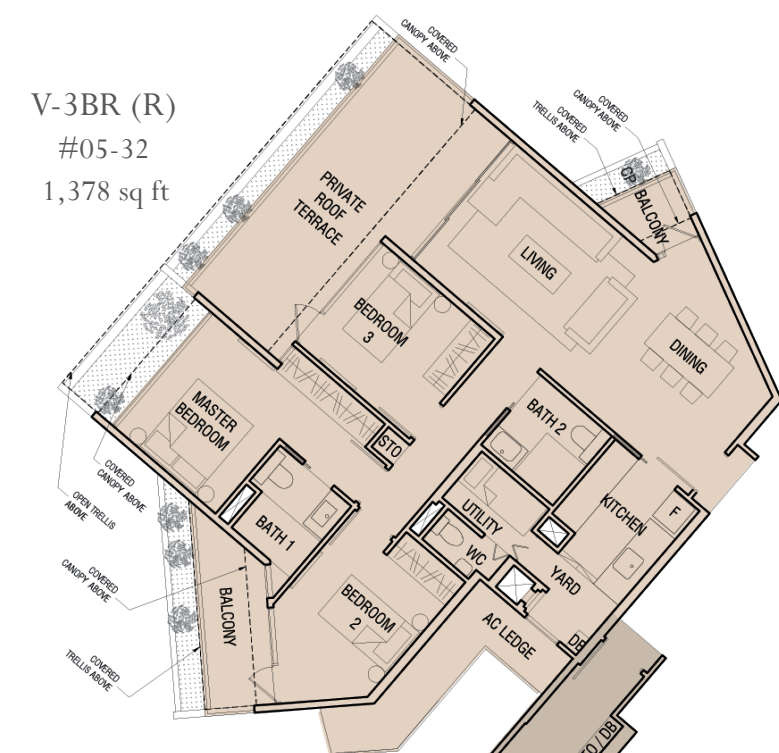
V-3BR

V-4BR

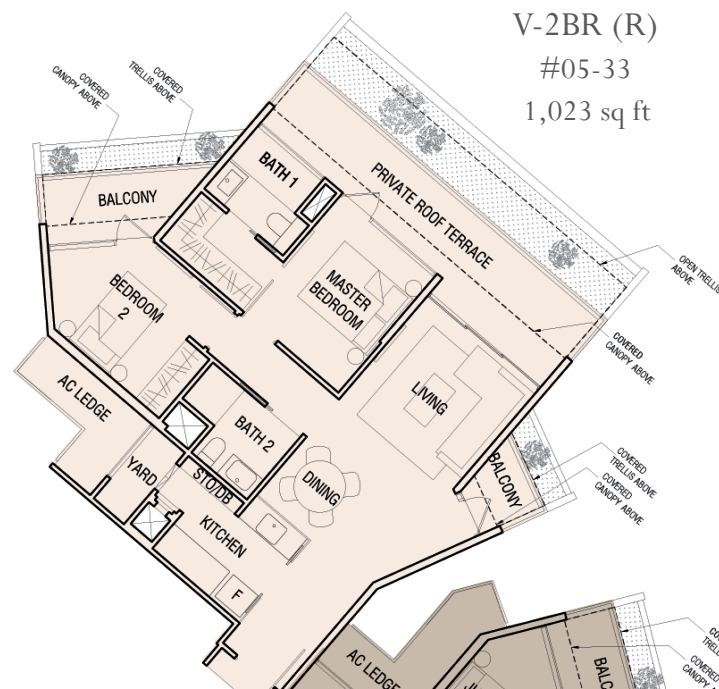
R Private Roof Terrace



V-3BR (R)  
#05-32  
1,378 sq ft



V-2BR (R)  
#05-33  
1,023 sq ft



V-4BR (R)  
#05-31  
1,873 sq ft



V-4BR (R)  
#05-34  
1,884 sq ft



NOTE: The plans depicting the layouts of the units are correct at the time of printing and are subject to such amendments as may be required or approved by the relevant authorities. The plans are not drawn to scale and are for the purpose of visual presentation of the different available layouts. The floor areas are estimates only and are subject to final survey.



# Specifications

1) FOUNDATION:

Footings and piles.

2) SUPERSTRUCTURE:

Reinforced concrete structure frame.

3) WALLS:

- a) External - Precast / reinforced concrete / bricks / block wall / aluminium frame window.
- b) Internal - Precast / reinforced concrete / bricks / block wall / dry wall / glass panels.

4) ROOF:

Reinforced concrete flat roof with insulation and waterproofing.

5) CEILING:

- a) Ceiling board with paint to Private Foyer, part Living, part Dining, part Bedroom(s), Family, Study, and Store (where applicable), Open Kitchen, Dry Kitchen and Utility.
- b) Moisture resistant ceiling board with paint to all Baths, Powder Room, Kitchen, Yard and WC.
- c) Skim coat with paint and aluminium trellis with glass to Private Enclosed Space (PES).
- d) Skim coat with paint to Balcony.
- e) Skim coat with paint and / or aluminium trellis with glass to Balcony of:  
#05-19, #05-20, #05-21, #05-22, #05-23, #05-24, #05-25, #05-26, #05-27, #05-28, #05-29, #05-30, #05-31, #05-32, #05-33, #05-34, #17-01, #19-01, #13-02, #15-02, #15-03, #17-03, #11-04, #13-04, #13-05, #15-05, #15-06, #17-06, #13-07, #15-07, #11-08, #13-08, #13-09, #15-09, #10-10, #12-10, #12-11, #14-11, #11-12, #13-12, #17-13, #19-13, #13-14, #15-14, #15-15, #17-15, #11-16, #13-16, #13-17, #15-17, #15-18, #17-18, #23-01, #23-03, #23-04, #23-06, #23-10, #23-12, #23-13, #23-15, #23-16 and #23-18.
- f) Skim coat with paint and aluminium open trellis to Private Roof Terrace.
- g) Skim coat and paint to other area.

6) FINISHES:

- a) Wall:
  - i) Plaster / skim coat with paint to Private Foyer, Living, Dining, Family, Bedrooms, Study, Utility, Yard and Store (where applicable).
  - ii) Porcelain tiles up to false ceiling height and to exposed surfaces of all Baths and Powder Room.
  - iii) Homogeneous tiles up to false ceiling height and to exposed surfaces of WC.
  - iv) Porcelain tiles up to false ceiling height and to exposed surfaces only, and glass panel between top and bottom kitchen cabinets to Kitchen and Open Kitchen.
  - v) Plaster / skim coat with paint / solid surface between top and bottom kitchen cabinets at Dry Kitchen.
  - vi) Mirror to designated area of all Baths and Powder Room (where applicable).
- b) Floor:
  - i) Compressed Marble to (Unit Types: 1BR, 2BR, 2BR (S), V-2BR, 3BR, 3BR (M), 3BR (S), 3BR (M+S), 3BR (DK), and V-3BR) Private Foyer, Living, Dining, Family, Study, Store (where applicable), Dry Kitchen and Open Kitchen.
  - ii) Marble to (Unit Types: 4BR, 4BR (S), 4BR (M+S), 4BR (DK), 4BR (DK+S), V-4BR, 5BR (M) and 5BR (M+S)) Private Foyer, Living, Dining, Family, Study, Store (where applicable) and Dry Kitchen.
  - iii) Engineered timber strip to Bedrooms (except for Bedrooms with sliding doors which shall be Compressed Marble / Marble where applicable).
  - iv) Porcelain tiles to all Baths, Powder Room and Kitchen.
  - v) Homogeneous tiles to Utility, Yard and WC.
  - vi) Composite timber deck to Balcony, Private Enclosed Space (PES) and Private Roof Terrace.

7) WINDOWS:

- a) Aluminium framed windows with glazing.
- b) Glazing with tinted / clear / frosted glass.

8) DOORS:

- a) Approved fire-rated timber door to main entrance and secondary entrance.
- b) Aluminium framed glass door to Balcony, Private Enclosed Space (PES) and Private Roof Terrace.
- c) Timber swing door to Bedrooms / timber frame with glass sliding door to designated Bedrooms.
- d) Timber / glass door to all Baths and Powder Room.
- e) Timber door with glass infill panel / glass door to Kitchen.
- f) PVC bi-fold door to WC and Utility.
- g) Quality locksets and ironmongery.

9) SANITARY FITTINGS:

Imported sanitary wares and fittings to all bathrooms.

10) ELECTRICAL INSTALLATION:

Electrical wiring in concealed conduit below false ceiling level in apartment unit.

Electrical wiring above false ceiling in exposed and / or concealed conduits and / or trunkings.

Wiring in the electrical closet shall be in concealed and / on exposed conduits and / or trunkings.

11) TV / TELEPHONE:

Cable Ready TV outlets provided.

12) LIGHTNING PROTECTION:

Lightning protection system shall be provided in accordance with Singapore Standard SS555:2010.

13) PAINTING:

- a) Internal walls: Paint to plastered / skim coated wall surfaces.
- b) External walls: Paint to plastered / skim coated / spray texture coated surfaces where applicable.

14) WATERPROOFING:

Waterproofing to floors of all Baths, Powder Room, WC, Kitchen, Open Kitchen, Yard, Private Enclosed Space, Balcony, and Private Roof Terrace.

15) DRIVEWAY AND CARPARK:

Reinforced concrete floor with hardener to basement driveway and carpark.

16) RECREATIONAL FACILITIES:

- a) Clubhouse at E-deck
  - Private Onsen (Hot & Cold tub) with Steam Bath
  - Refresh & Relax Lounge
  - Powder Room
  - Lift serving Clubhouse and Basement
- b) Pool Deck
- c) 50m Lap Pool (Approximate = 440 sqm)
- d) Curvilinear Leisure Pool (Approximate = 310 sqm)
- e) Reflective Pool
- f) Bio Lagoon
- g) Rocky Stream
- h) Oasis Pavilion
- i) Children’s Fun Pool (Approximate = 80 sqm)
- j) Children’s Pavilion
- k) Play Mound
- l) Play Alcove
- m) Garden Jacuzzi
- n) Jogging Trail
- o) Tennis Court

- p) By the Meadow  
- Grill and Dine Terrace  
- Alfresco Lounge  
- Meadow Spa  
- Meadow Garden  
- Cascading Garden Trail
- q) The Crest Club (Level 23)  
- Sky Gym with Stretch and Relax Terrace  
- Entertainment cum Theatrette Suite  
- Sky Dining  
- Canapés Bar Terrace and Teppanyaki Grill  
- Refreshment Servery
- r) Sky Sanctuaries  
- Rain Lilies Garden  
- Essence Garden  
- Gardenias Garden  
- Aroma Garden

17) ADDITIONAL ITEMS:

(a) Kitchen cabinets and appliances

Kitchen or Open Kitchen: Quality kitchen cabinet with solid surface worktop

UNIT TYPE	LIST OF APPLIANCES PROVIDED
1BR-A, 1BR-B	Ceramic hob, hood, oven cum microwave and integrated fridge.
2BR-A, 2BR-AA, 2BR-BB, 2BR-A+S	Ceramic hob, hood, oven cum microwave and integrated fridge.
2BR-B, 2 BR-C, 2BR-B+S, 2BR-C+S, V-2BR	Ceramic cum gas hobs, hood, oven, microwave and stand alone fridge.
3BR, 3BR+S, 3BR+M, 3BR+M+S, 3BR-DK, V-3BR	Ceramic cum gas hobs, hood, oven, microwave and stand alone fridge.
4BR, 4BR+S, 4BR+M+S, 4BR-DK, 4BR-DK+S, V-4BR	Gas hob, hood, oven, microwave and stand alone fridge.
5BR+M, 5BR+M+S	Gas hob, hood, oven, microwave and stand alone fridge.

(b) Wardrobes

Wardrobes to all Bedrooms except for:  
Bedroom 2 of #21-02, #21-07, #21-08, #21-14;  
Bedroom 3 of #02-01, #04-01, #06-01, #08-01, #10-01, #12-01, #02-04, #04-04, #06-04, #15-07, #17-07, #19-07, #15-09, #17-09, #19-09, #21-09, #12-10, #14-10, #16-10, #18-10, #20-10, #13-12, #15-12, #17-12, #19-12, #21-12, #23-12, #02-13, #04-13, #06-13, #08-13, #10-13, #12-13, #02-16, #04-16 and #06-16

(c) Air-Conditioners

Wall-mounted fan coil unit to Living / Dining, Master Bedroom, Bedrooms, Study & Family (where applicable).

(d) Hot Water Provision

Hot water supply to all Bathrooms, Kitchen and Open Kitchen.

(e) Gas

Town gas supply to Kitchen with gas hob only.

(f) Security Features

- (i) Audio visual intercom to apartment units.
- (ii) Card access to designated lobbies and private lifts.
- (iii) Security surveillance cameras at selected locations of common areas.
- (iv) Carpark barrier with Access Control System uses residents’ vehicle In-Vehicle Unit (IU).

NOTES TO SPECIFICATIONS

A MARBLE/COMPRESSED MARBLE/GRANITE

Marble/compressed marble/granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/compressed marble/granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

B TIMBER (ENGINEERED TIMBER)

Engineered timber flooring is a manufactured material in natural wood veneer which contains veins and tonality differences. Thus, it is not possible to achieve total consistency of color and grain in its selection and installation. Engineered timber floors are installed on modular planks and are subject to thermal expansion and contraction beyond the control of the manufacturer and Vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 in the Sale and Purchase Agreement.

C AIR-CONDITIONING SYSTEM

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

D TELEVISION AND/OR INTERNET ACCESS

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

E MATERIALS, FITTINGS, EQUIPMENT, FINISHES, INSTALLATIONS AND APPLIANCES

Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect’s selection and market availability.

F LAYOUT/LOCATION OF WARDROBES, CABINETS, FAN COIL UNITS, ELECTRICAL POINTS, TELEVISION POINTS, TELECOMMUNICATION POINTS, AUDIO INTERCOM SYSTEM, DOOR SWING POSITIONS AND PLASTER CEILING BOARDS

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect’s final decision and design.

G WARRANTIES

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/ or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

H WEB PORTAL OF THE HOUSING PROJECT

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.

I FALSE CEILING

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect’s sole discretion and final design.

J GLASS

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

K MECHANICAL VENTILATION SYSTEM

Mechanical Ventilation fans and ductings are provided to toilets which are not naturally ventilated.

To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

DEVELOPER:

Developer : Wingcrown Investment Pte Ltd (UEN 201225778G) Developer’s Licence : C1032 Location : Lot No. 2268MTS 24 at Prince Charles Crescent Building Plans : BP No. : A0814-00018-2012-BP01 dated 18 Feb 2014 & BP No. : A0814-00018-2012-BP02 dated 02 Apr 2014 Tenure of Land : 99 years leasehold commencing from 21 December 2012 Expected date of vacant possession : 30 June 2018 Expected Date of Legal Completion : 30 June 2021

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