HAUS ON HANDY

HILLSIDE LIVING MEETS ELEVATED LUXURY

HELLO, WELCOME TO THE HOOD.

HISTORY PAINTS A PRETTY BACKDROP.

HOW YOUR FUTURE IS SHAPED IS UP TO YOU.

HAVING A HOME IN THE BEST PART OF THE CITY IS JUST THE START.

HOME IN ON WHAT YOU SEEK.

HANG AROUND AND TAKE IN THE VIEW.

HAUS ON HANDY.

HAUS ON HANDY

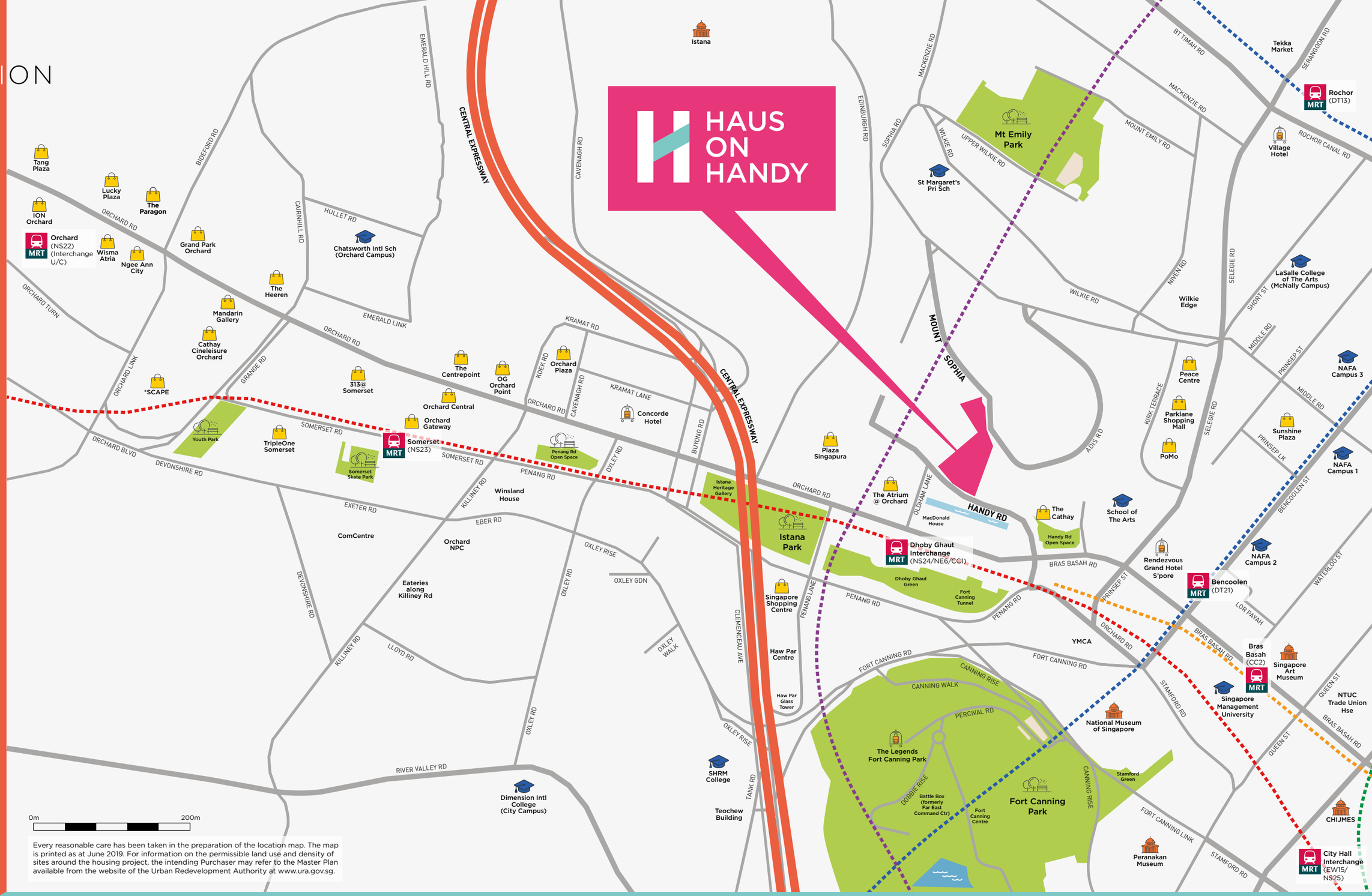
Artist's Impression

Artist's Impression

HOW YOU LIVE IS AS IMPORTANT AS WHERE YOU LIVE

Designed to complement the scale and architecture of the iconic Tower House and to optimise the unique hillside, the two towers of Haus on Handy feature functional balconies, terraces and a Sky Garden. A perfect balance of form and function, the façade is draped in warm colour tones, resembling timber and terracotta. Lushly landscaped paths and gardens link the Club Haus on top of Mount Sophia to your home.

LOCATION



Every reasonable care has been taken in the preparation of the location map. The map is printed as at June 2019. For information on the permissible land use and density of sites around the housing project, the intending Purchaser may refer to the Master Plan available from the website of the Urban Redevelopment Authority at www.ura.gov.sg.

HERE'S TO THE HEART OF THE CITY

AND HERE'S TO ITS FUTURE+

Dhoby Ghaut – a lifestyle zone nestled in lush greenery for enthralling festivals, fashion shows and more. What's not to get excited about?

Orchard Road – an urban corridor with excitement ranging from trendy F&B and retail pop-up stores to vibrant arts & entertainment events. Now that's something you won't want to get away from.

+Reference to Orchard Road rejuvenation plans (Source: URA)

Plaza Singapura

Orchard Road

HEYDAYS ARE THE EVERYDAY HERE

Marina Bay

AMENITIES

MRT (2-MIN WALK)

DHOBY GHAUT MRT (INTERCHANGE)

SHOPPING MALLS

PLAZA SINGAPURA
THE CATHAY
313@SOMERSET
NGEE ANN CITY
THE PARAGON
ION ORCHARD
CINELEISURE ORCHARD
RAFFLES CITY
MARINA BAY SANDS
BUGIS+
BUGIS JUNCTION

CULTURAL INSTITUTIONS

NATIONAL MUSEUM OF SINGAPORE
SINGAPORE ART MUSEUM
SINGAPORE NATIONAL GALLERY

SCHOOLS

ST. MARGARET'S PRIMARY SCHOOL
ANGLO-CHINESE SCHOOL (JUNIOR)
SCHOOL OF THE ARTS
SINGAPORE MANAGEMENT UNIVERSITY
LASALLE COLLEGE OF THE ARTS
NANYANG ACADEMY OF FINE ARTS

PARKS

MOUNT EMILY PARK
FORT CANNING PARK
SINGAPORE BOTANIC GARDENS

FINANCIAL HUB

CENTRAL BUSINESS DISTRICT

THE VICINITY

For Illustration Only

HAUS ON HANDY

HORIZONS THAT REACH AS FAR AS YOUR AMBITIONS

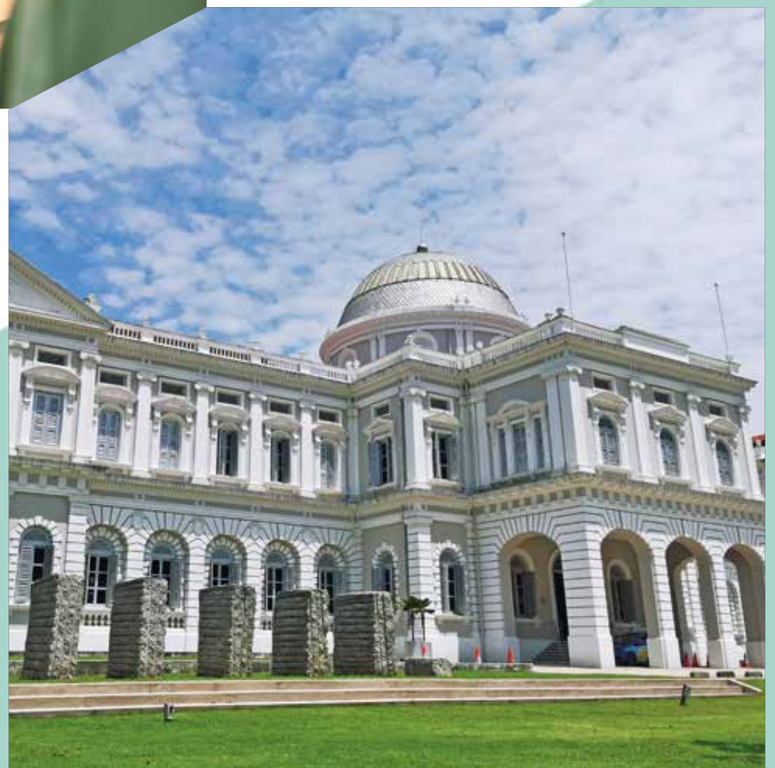
Just a 2-min walk to Dhoby Ghaut MRT Interchange and Plaza Singapura

HEART SAYS “HAVE IT ALL”, LEGS ARE ONE STEP AHEAD

With a host of shopping malls, parks, eateries and so much more just nearby, you’re never going to have to travel far to get what your heart’s after. And even if you do, Dhoby Ghaut MRT Interchange is a mere two-minute walk away.

HEAD OVER HEELS FOR THE ARTS?

Concert halls, art galleries, architecture. For some, it’s a dream. For you, it’s simply life in the Art District.



HERE, THE FUTURE IS BRIGHTER

Give your young ones a head start at St. Margaret’s Primary School or Anglo-Chinese School (Junior) and before you know it they’ll be on the Dean’s List at the Singapore Management University. More inspired by the Art District than law and business? The Nanyang Academy of Fine Arts is just a few streets away.

Within 1km of St. Margaret’s Primary School

HIDE AND SEEK OR FIND YOURSELF

Need a break from the hustle and bustle of the city? Enjoy the breeze of Mount Emily Park or throw a private picnic with your friends at Fort Canning Park. There’s no shortage of green spaces right here in the city.

Picnic with friends at Fort Canning Park

HISTORY
AND HOME
PERFECTLY HARMONISED

The Tower House has been a landmark at the pinnacle of Mount Sophia for more than a century. Upgraded with the latest fittings and adding a sensible touch of luxury, we continue to conserve its rich history by bringing you the heritage bungalow Club Haus.

Artist's Impression

HOLIDAY
WHERE YOU LIVE.
THE EXCEPTIONAL SERVICE IS JUST THE START.

Befitting its exclusive settings, you can enjoy a suite of Premier Residential Services*. Be it handling your deliveries or receiving your laundry, we'll be there for it all when you're not. And when you are there, we've got every convenience covered – we even provide gym towels when you decide to take on a workout.

For Illustration Only

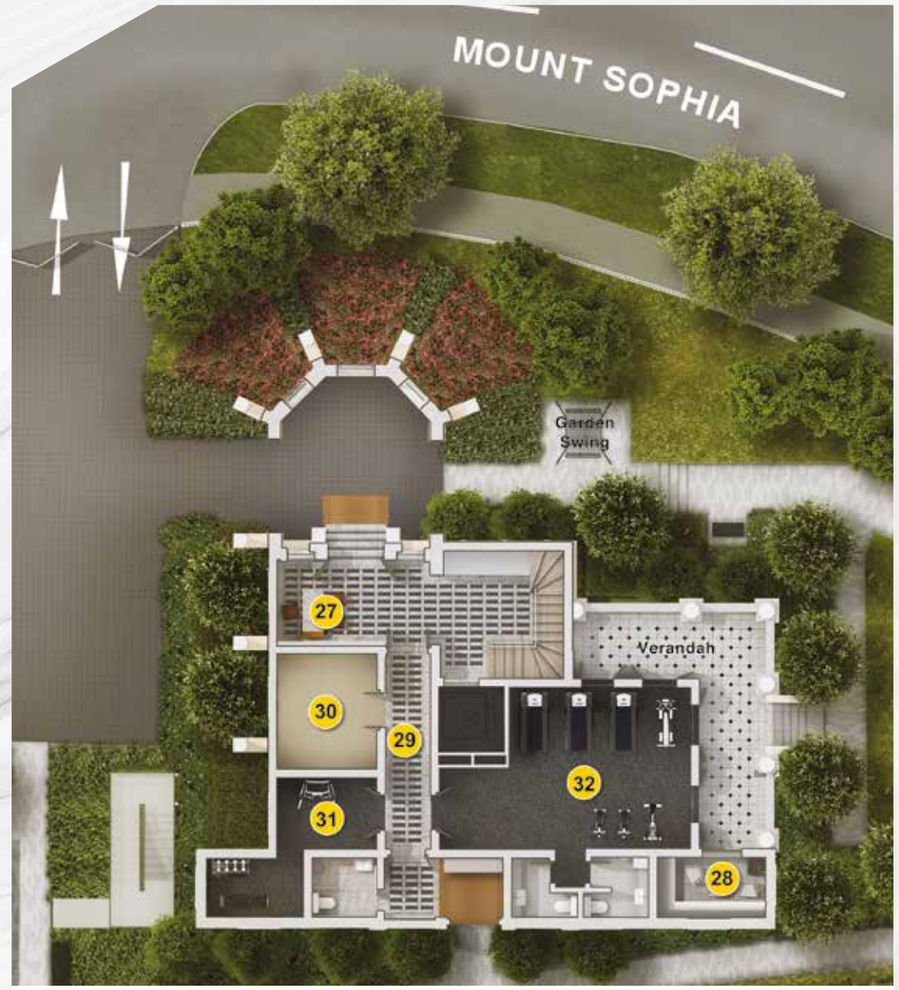
For Illustration Only

*Selected services are chargeable. Terms and conditions apply.

HUSTLE
OR HANG OUT

For Illustration Only

Pursue your hobbies (or hey, start a new one) at the three studios designated to your health and fitness. Wind down with a stroll through the Heritage Alley and be proud of where you are today.



LEVEL 1

27 Premier Residential Services
28 Management Office
29 Heritage Alley
30 Freeform Studio
31 Power Studio
32 Gym Studio

HIT

THE CLUBS.
ALL 4 OF THEM.

The neighbourhood offers plenty of nightlife and entertainment choices. Closer to home, an alternate club experience awaits at your own Club Haus. Chill out with your friends at Club Suite, Club Gourmet, Club Visual and Club Lounge in century-old rooms that once hosted the grandest parties of the past. The hilltop vistas of the city from the heritage-rich Verandah never get old. But don't just take our word for it.

Artist's Impression

Artist's Impression

LEVEL 2

- 33 Club Lounge
- 34 Club Visual
- 35 Club Gourmet
- 36 Club Suite
- 37 Pantry
- 38 Attic

N

0 2 5 10m

OUTDOOR SPACES

HORTI CULTURE

DEFINED BY WHAT'S AROUND YOU

In a city so green, you'll find that nature always follows you home. Hang out, relax and take in the fresh air.

What's more, enjoy the tranquility at the Nutmeg Terrace, Coffee Avenue, Clove Alcove and Areca Alcove.

Artist's Impression

HOW TO

MAKE A SPLASH IN THE CITY

When there's something for everyone, winding down and taking a breather doesn't come any easier. A Lap Pool sets the stage for the next record-breaking swimmer and a Kids Pool gives the little ones a big splash of fun.

Let loose in the Spa Retreat and when you're craving some warmth, treat your body to a sunbath on the Pool Deck.

This is the perfect place to soak it all in.

Artist's Impression

HAVENS
OF GREEN MAKE THE BEST ROOFTOP

You don't stop when you hit the roof. Neither do we. And that's why the excitement goes right on, even on the rooftop. Release your energy at the Sky Fitness area or the Yoga Lawn and take in the views at the Sky Garden.

Artist's Impression

HOME THE WAY YOU WANT IT – WITH ENOUGH ROOM FOR IMAGINATION

Take your pick from our range of 1-bedroom to 3-bedroom dual key apartments.

Live it up with Saturday night gatherings of good food and Netflix, enjoy chill-out Sundays on your own or even transform your living room into a home office – the perfect place to make a living. When you need to attend that weekly status update meeting, the CBD's just a short drive away.

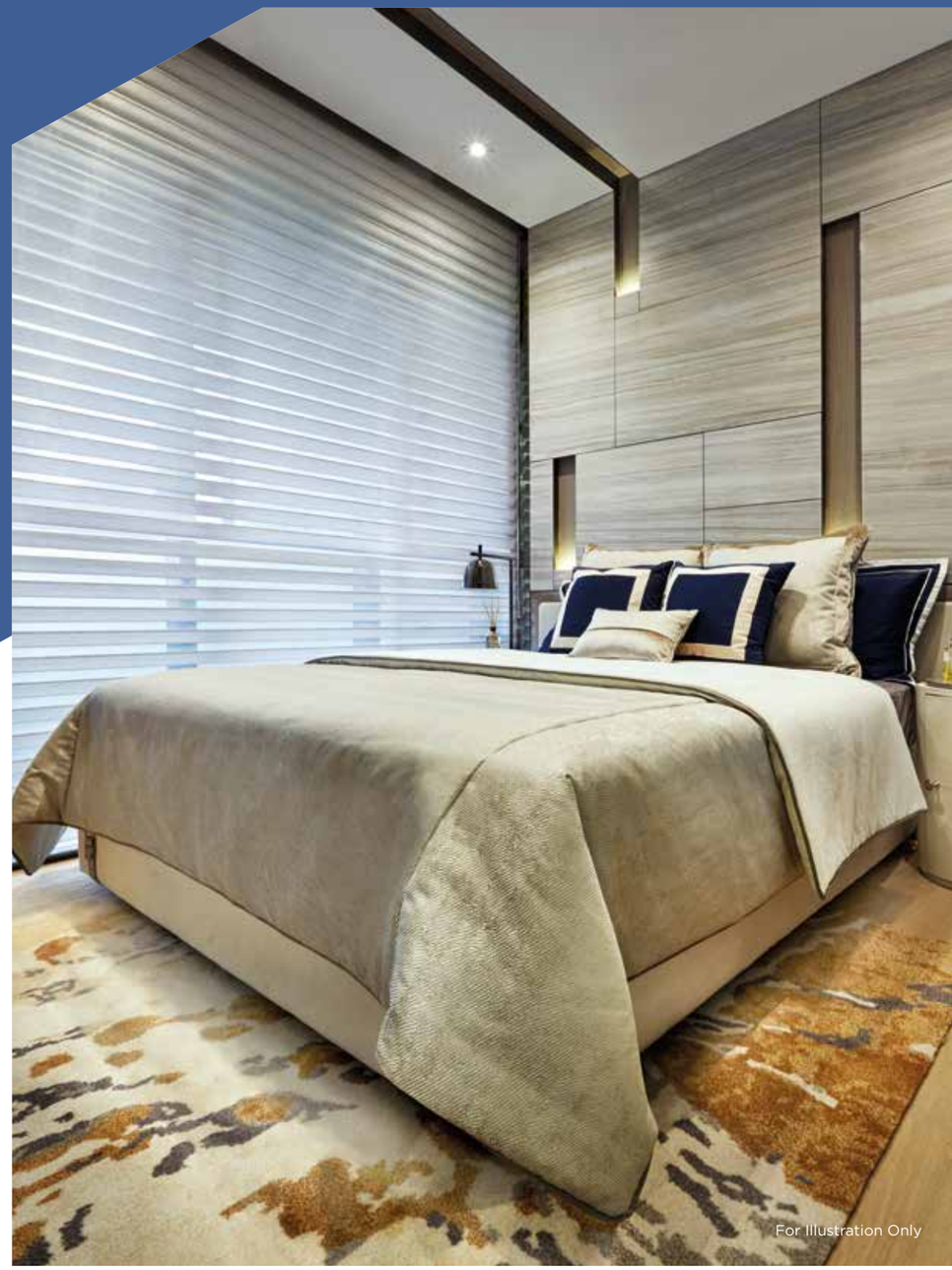
Whatever it is, you can now add 'staying home' to your list of favourite things to do in town.

For Illustration Only

HOW ABOUT A RECIPE FOR DELIGHT?

Breakfast in the afternoon or a grown-up dinner party? Spice it up in this kitchen, fully equipped with a V-Zug cooker hood, hob and oven. An integrated fridge and washer-dryer by Bosch, will see to keeping your groceries and clothes fresh.

For Illustration Only



For Illustration Only

HANDS OFF THE ALARM CLOCK

Go ahead. Sleep in.

HIGH-TECH MEETS THE HIGH LIFE

Controlling each and every day means having control of each and every convenience. With the presence of a Smart Hub in every unit, you can enjoy remote control of all your smart devices from your mobile phone.

SMART HOME

SMART HOME GATEWAY WITH IP CAMERA
Connects all smart appliances, allowing you to remotely control them via the Smart Home app on your mobile device. Built-in IP Camera also allows remote monitoring of home.

SMART VOICE ASSISTANT
Handsfree control of your smart home devices. Built-in Smart Voice Assistant means you can also ask about the news, weather, traffic; set reminders; play music; and more.

SMART LIGHTING CONTROL
Schedule the lights to be switched on/off automatically or remotely check if you have forgotten to turn them off.

SMART DIGITAL LOCKSET
Lock and unlock the door via card, pin, key or mobile app remotely.

SMART AIR-CONDITIONER CONTROL
Turn on the air conditioning remotely and have the home cooled in preparation for your return.

SMART DOOR BELL WITH BUILT-IN CAMERA
See and communicate with your guests via mobile app with push notifications.

SMART COMMUNITY

SMART BOOKING
Check if facilities are available and book them at your convenience. Allows you keyless access too.

SMART PARCEL
Parcel station sized to accept packages as well as letters, and sends you an alert to retrieve them.

SMART AUDIO VIDEO INTERCOM
Expecting guests? See who has arrived at the lift lobby or side gates and let them in with a simple tap on your mobile device.

SMART INVITE
Allow your visitors entry to the development with a QR invite that the guards can scan and verify.

For Illustration Only

HAVE A THOUGHT FOR THE ENVIRONMENT

Living in a home that's not just smart but also mindful of the environment means you can enjoy sustainable living, without forgoing the comforts of home that you're entitled to.

ENERGY-EFFICIENT DESIGN
- Buildings oriented for good natural ventilation in the common areas and residential units
- Building facade designed with high-performance glazing to lower solar heat gain
- High solar reflectance index finishing to reduce the localised urban heat island effect

ENERGY-EFFICIENT FEATURES
- Energy-efficient air conditioning system for all residential units
- Efficient lighting design by use of LED and provision of motion sensors
- Energy-efficient lifts with regenerative drive, VVVF (variable voltage variable frequency) drive and sleep function mode
- Mechanically ventilated car park with fume extraction system

WATER-EFFICIENT FEATURES
- Automatic water-efficient irrigation system with rain sensor control at 50% of landscape area
- Water-efficient sanitary fittings in all residential units

ENVIRONMENTAL QUALITY AND PROTECTION
- Extensive use of environmentally friendly and sustainable materials certified by Singapore Green Labelling Scheme
- Low volatile organic compound paint for all internal walls to ensure healthy indoor air quality
- Use of plant species unique to the location's historical botanical timeline

OTHER GREEN INITIATIVES
- Provision of sheltered bicycle parking lots to promote green transport and healthy lifestyle
- Recycling bins separating paper, glass and plastic
- Smart home with smart community system for residents' comfort and convenience
- Pneumatic waste system for waste disposal
- Roof ready to install solar panel
- Biophilic design with extensive greenery, natural daylighting and ventilation at common areas and residential units

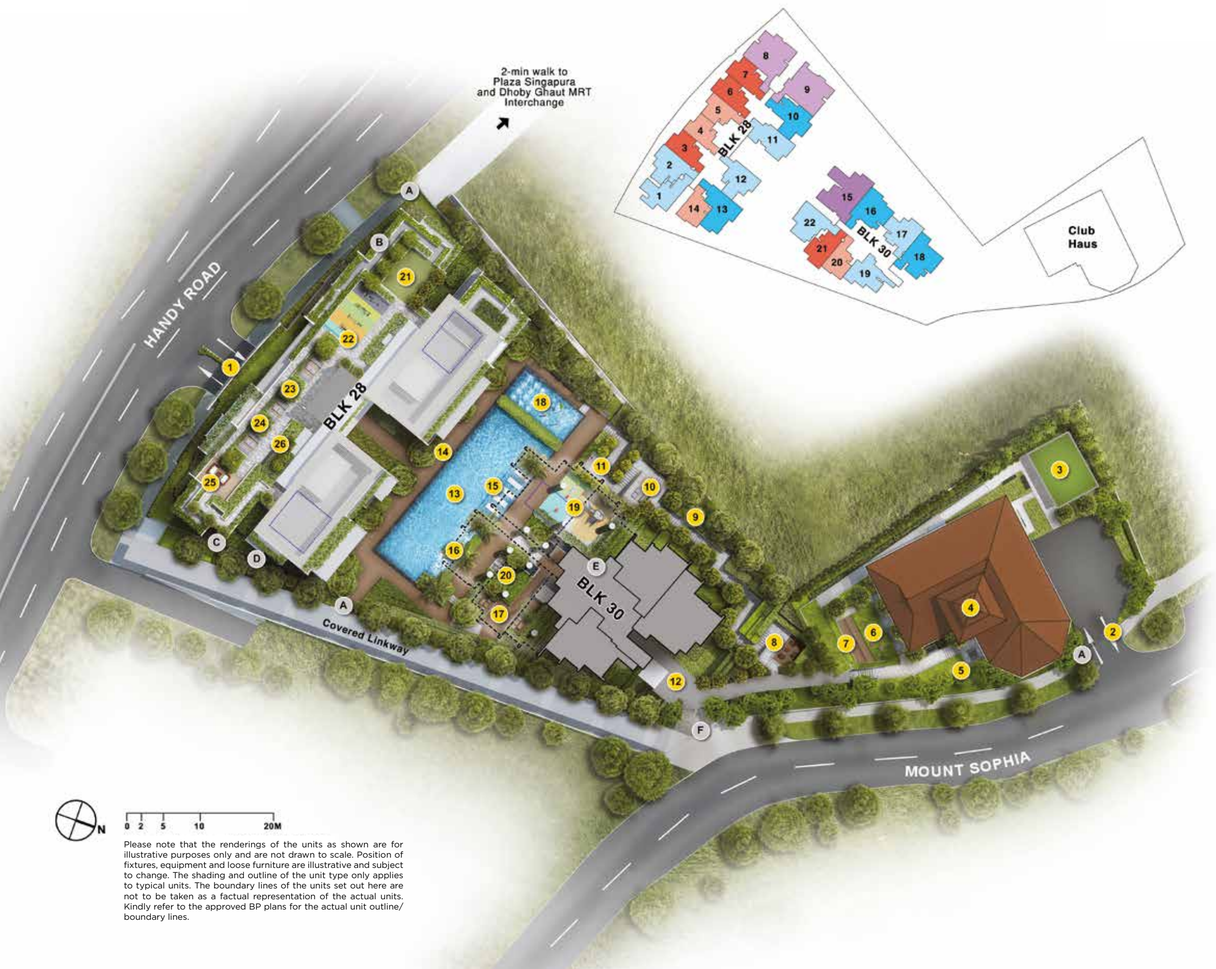
CITY DEVELOPMENTS LIMITED

SINGAPORE'S TRUSTED PROPERTY PIONEER SINCE 1963

City Developments Limited (CDL) is a leading global real estate operating company with a network spanning 103 locations in 29 countries and regions.

With a proven track record of over 55 years in real estate development, investment and management, CDL has developed over 43,000 homes and owns over 18 million square feet of lettable floor area globally. Its diversified global land bank offers 4.1 million square feet of developable gross floor area.

SITE PLAN



Please note that the renderings of the units as shown are for illustrative purposes only and are not drawn to scale. Position of fixtures, equipment and loose furniture are illustrative and subject to change. The shading and outline of the unit type only applies to typical units. The boundary lines of the units set out here are not to be taken as a factual representation of the actual units. Kindly refer to the approved BP plans for the actual unit outline/ boundary lines.

LEGEND

ARRIVAL
1. Arrival on Handy
2. Club Haus Arrival

SOCIAL
3. BBQ Pavilion
4. Club Haus
5. Garden Swing
6. Lawn
7. Amphitheatre

NATURE
8. Nutmeg Terrace
9. Coffee Avenue
10. Clove Alcove
11. Areca Alcove
12. Garden Link

LEISURE
13. Lap Pool
14. Pool Deck
15. In-Pool Chaise
16. Spa Retreat
17. Vivarium Deck
18. Kids Pool
19. Kids Playground
20. Outdoor Rain Shower

SKY GARDEN
21. Yoga Lawn
22. Sky Fitness
23. Rooftop Lounge
24. Clove Deck
25. Nutmeg Garden
26. Garden Seats

ANCILLARY
- A Side Gate
- B Guardhouse**
- C Bin Centre**
- D Substation**
- E Genset***
- F Fire Engine Access

••••• Water Tank Locations

▬ Outline of Block 30

** Below Podium

*** Above Block 30

SCHEMATIC DIAGRAM

28 Handy Road Singapore 229240

Unit / Level	1	2	3	4	5	6	7	8	9	10	11	12	13	14
12	B5(d)	B6(d)	A4Sd(d)	A3(d)	A3(d)	A4Sc(d)	A4Sb(d)	C2(d)	C1(d)	B8S(d)	B3(d)	B4(d)	B11S(d)	A2b(d)
11	B5	B6	A4Sd	A3	A3	A4Sc	A4Sb	C2	C1	B8S	B3	B4	B11S	A2b
10	B5	B6	A4Sd	A3	A3	A4Sc	A4Sb	C2	C1	B8S	B3	B4	B11S	A2b
9	B5	B6	A4Sd	A3	A3	A4Sc	A4Sb	C2	C1	B8S	B3	B4	B11S	A2b
8	B5	B6	A4Sd	A3	A3	A4Sc	A4Sb	C2	C1	B8S	B3	B4	B11S	A2b
7	B5	B6	A4Sd	A3	A3	A4Sc	A4Sb	C2	C1	B8S	B3	B4	B11S	A2b
6	B5	B6	A4Sd	A3	A3	A4Sc	A4Sb	C2	C1	B8S	B3	B4	B11S	A2b
5	B5	B6	A4Sd	A3	A3	A4Sc	A4Sb	C2	C1	B8S	B3	B4	B11S	A2a
4	B5	B6	A4Sd	A3	A3	A4Sc	A4Sb	C2	C1	B8S	B3	B4	B11S	A2a
3	B5(p)	B6(p)	A4Sd(p)	A3(p)	A3(p)	A4Sc(p)	A4Sb(p)	C2(p)	C1(p)	B8S(p)	B3(p)	B4(p)	B11S(p)	A2a
2	Carpark													
1	Carpark													

30 Handy Road Singapore 229241

Unit / Level	15	16	17	18	19	20	21	22
9	C3DK	B9S	B2	B10S	B1	A1	A4Sa	B7
8	C3DK	B9S	B2	B10S	B1	A1	A4Sa	B7
7	C3DK	B9S	B2	B10S	B1	A1	A4Sa	B7
6	C3DK	B9S	B2	B10S	B1	A1	A4Sa	B7
5	C3DK	B9S	B2	B10S	B1	A1	A4Sa	B7
4	C3DK	B9S	B2(p)	B10S(p)	B1	A1	A4Sa	B7
	Void							
3	Landscape Deck							
2	Carpark							
1	Carpark							

Legend

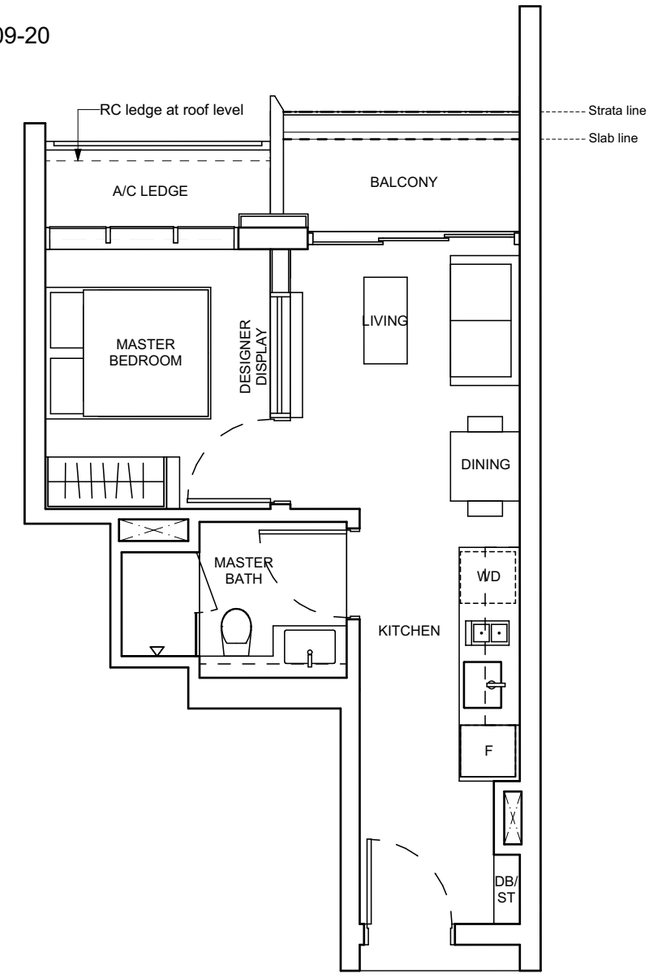
- 1-Bedroom
- 1-Bedroom + Study
- 2-Bedroom
- 2-Bedroom + Study
- 3-Bedroom
- 3-Bedroom Dual Key

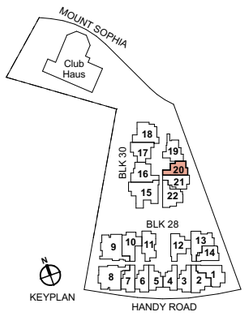
1 - BEDROOM

TYPE A1

42 sq m / 452 sq ft

BLK 30: #04-20 to #09-20





0 0.5 1 2 3 5m

Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".

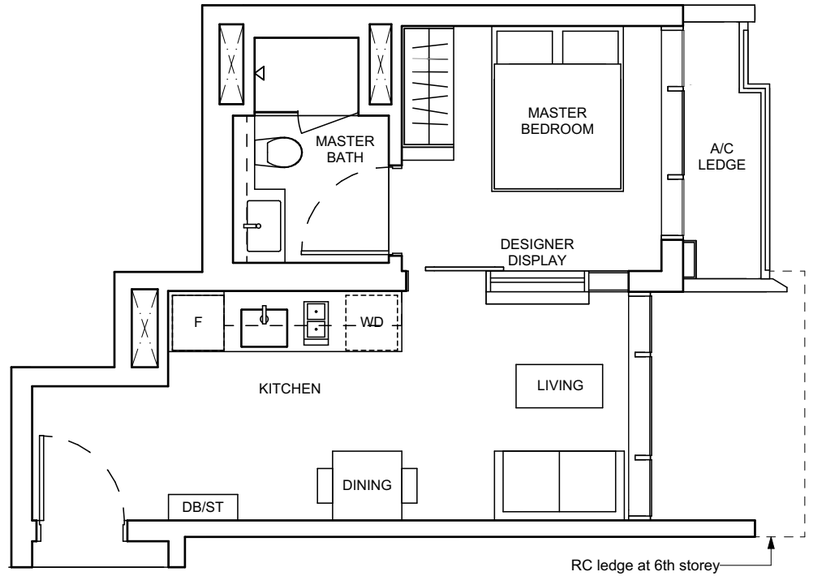
Keyplan is not drawn to scale

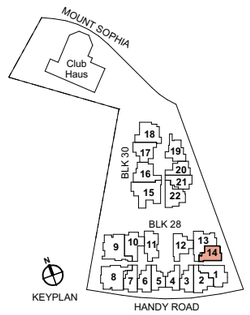
1 - BEDROOM

TYPE A2a

39 sq m / 420 sq ft

BLK 28: #03-14 to #05-14





0 0.5 1 2 3 5m

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Keyplan is not drawn to scale

1 - BEDROOM

TYPE A2b

44 sq m / 474 sq ft

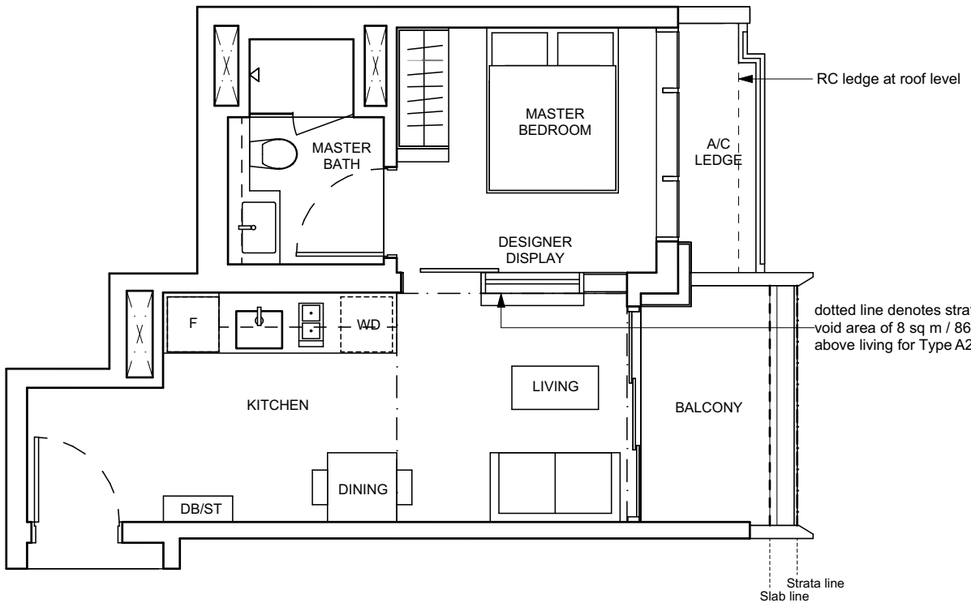
BLK 28: #06-14 to #11-14

TYPE A2b(d)

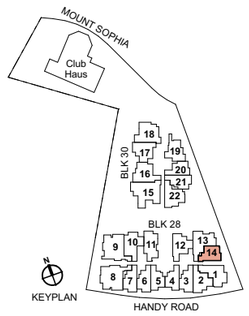
52 sq m / 560 sq ft

Including strata void area of 8 sqm / 86 sqft above living.
Approximate 5.03 m floor to ceiling height at living.

BLK 28: #12-14



Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".



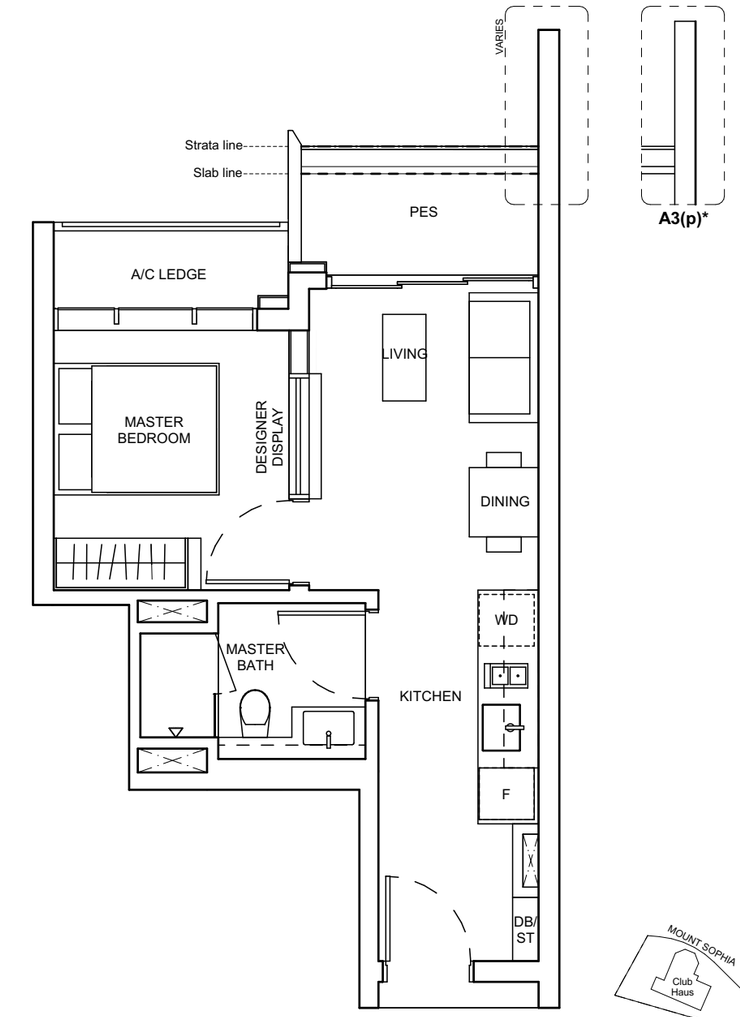
Keyplan is not drawn to scale

1 - BEDROOM

TYPE A3(p)

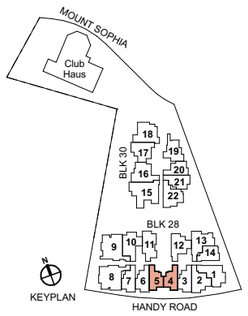
43 sq m / 463 sq ft

BLK 28: #03-04*, #03-05



*Mirror Image

Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".



Keyplan is not drawn to scale

1 - BEDROOM

TYPE A3

43 sq m / 463 sq ft

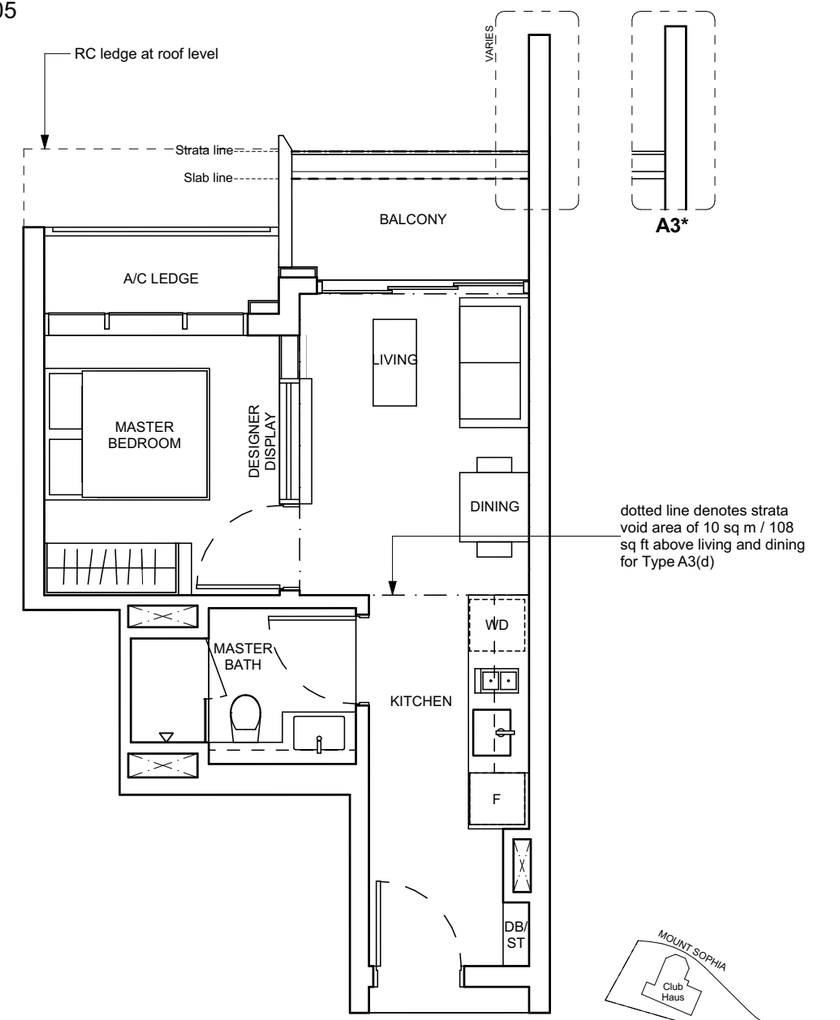
BLK 28: #04-04* to #11-04*,
#04-05 to #11-05

TYPE A3(d)

53 sq m / 570 sq ft

Including strata void area of 10 sqm / 108 sqft above living and dining.
Approximate 5.03 m floor to ceiling height at living and dining.

BLK 28: #12-04*, #12-05



*Mirror Image

0 0.5 1 2 3 5m

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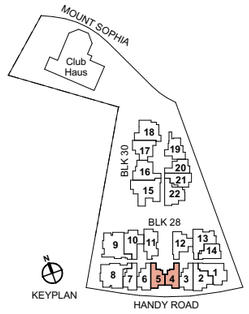


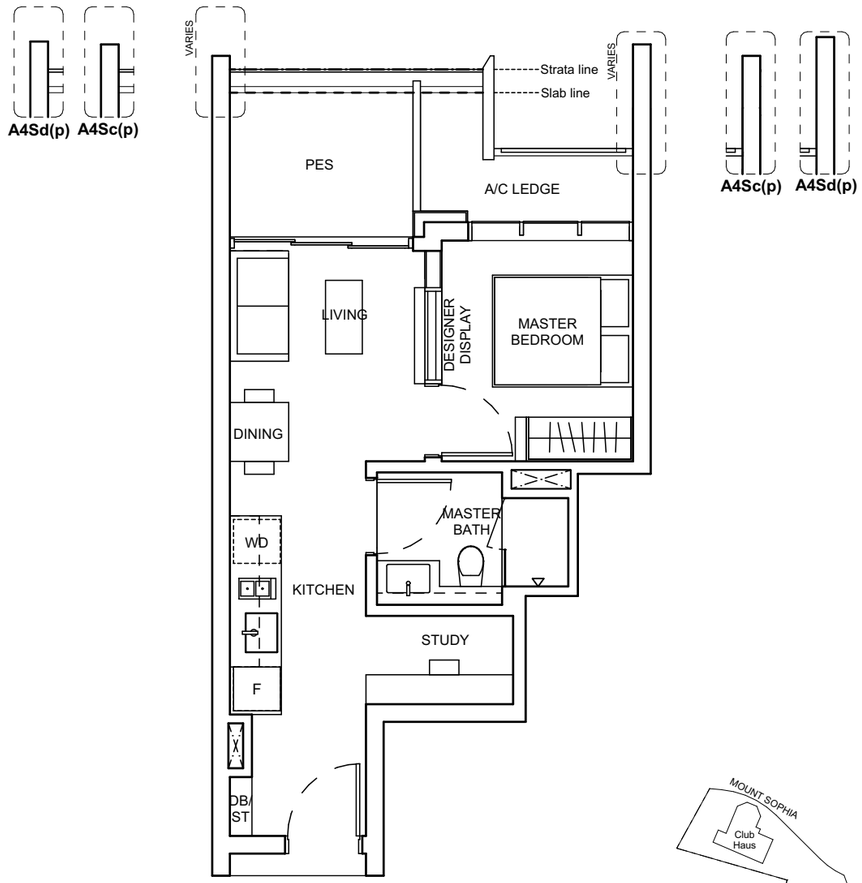
Keyplan is not drawn to scale

1 - BEDROOM + STUDY

TYPE A4Sb/c/d(p)

48 sq m / 517 sq ft

BLK 28:
A4Sb(p): #03-07
A4Sc(p): #03-06
A4Sd(p): #03-03



0 0.5 1 2 3 5m

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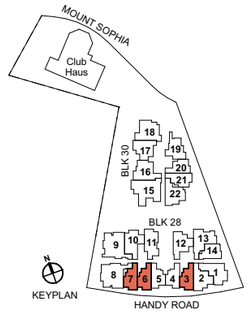


Keyplan is not drawn to scale

1 - BEDROOM + STUDY

TYPE A4Sa/b/c/d

48 sq m / 517 sq ft

BLK 30:
A4Sa: #04-21 to #09-21

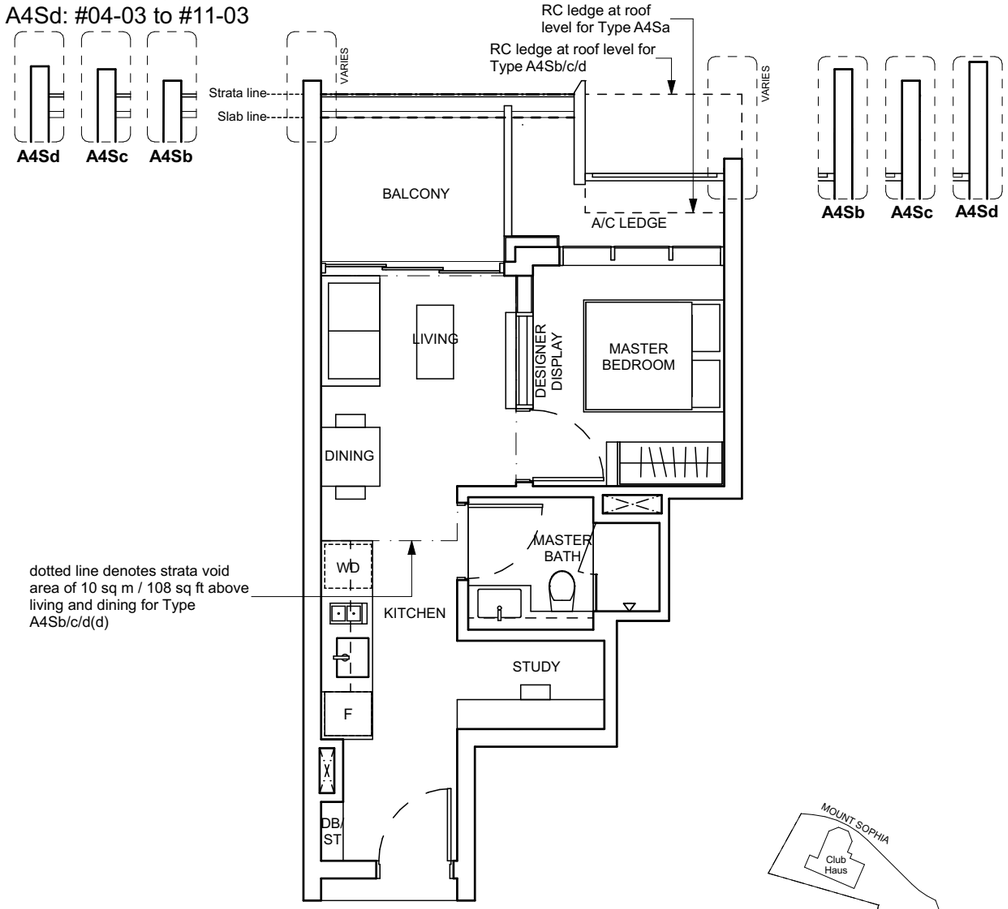
BLK 28:
A4Sb: #04-07 to #11-07
A4Sc: #04-06 to #11-06
A4Sd: #04-03 to #11-03

TYPE A4Sb/c/d(d)

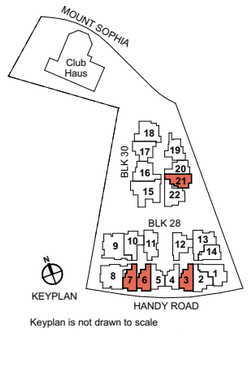
58 sq m / 624 sq ft

Including strata void area of 10 sqm / 108 sqft above living and dining.
Approximate 5.03 m floor to ceiling height at living and dining.

BLK 28:
A4Sb(d): #12-07
A4Sc(d): #12-06
A4Sd(d): #12-03



Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".



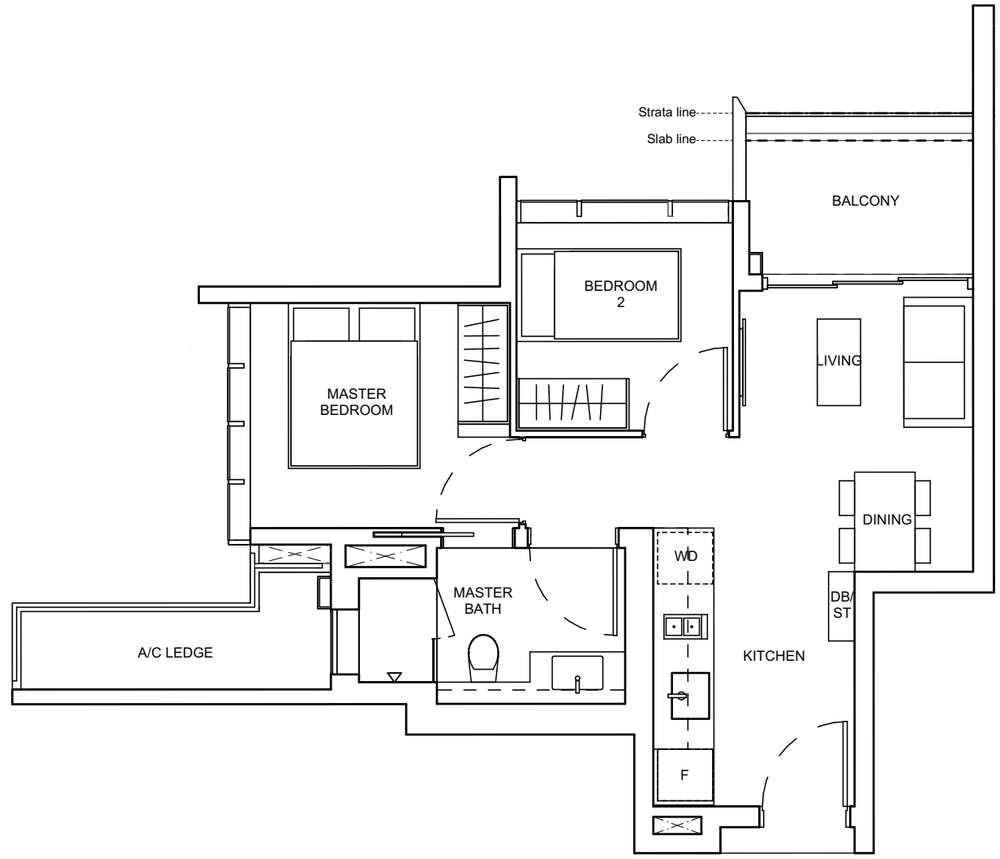
Keyplan is not drawn to scale

2 - BEDROOM

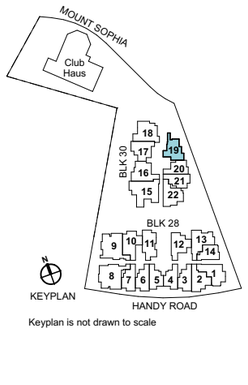
TYPE B1

55 sq m / 592 sq ft

BLK 30: #04-19 to #09-19



Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".



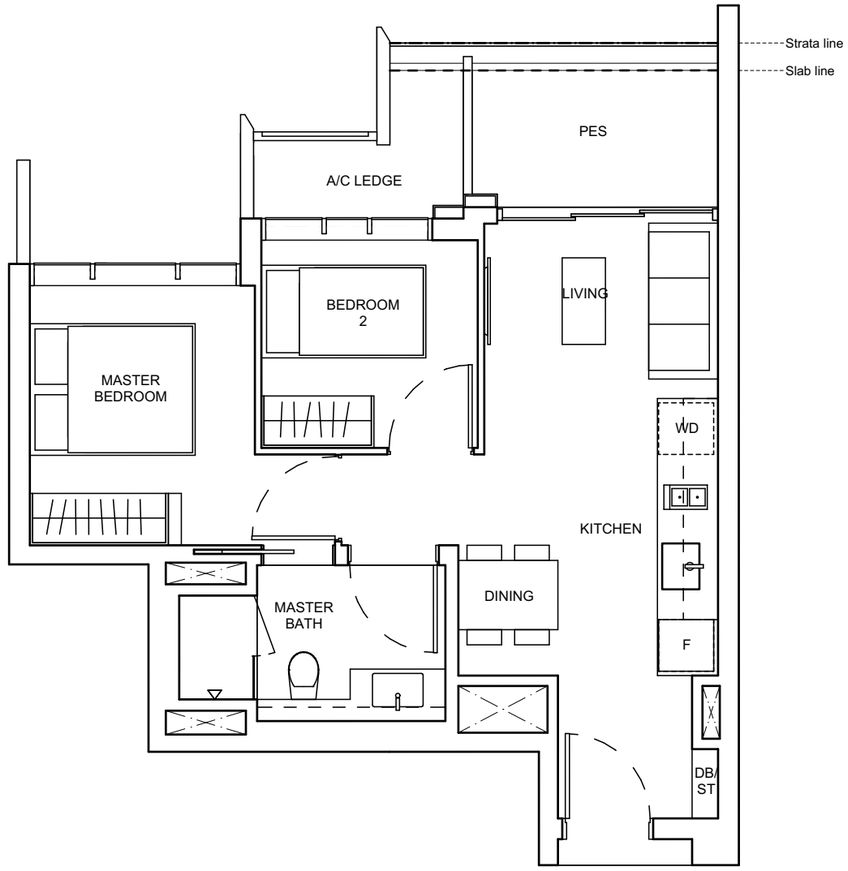
Keyplan is not drawn to scale

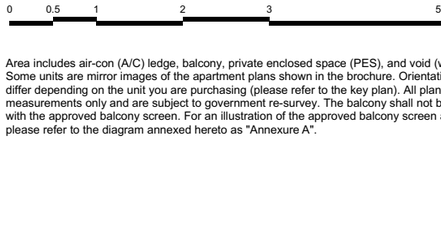
2 - BEDROOM

TYPE B2(p)

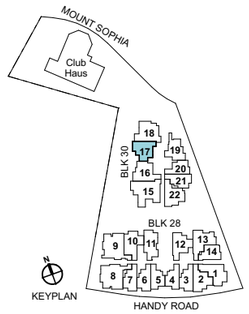
56 sq m / 603 sq ft

BLK 30: #04-17





Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apparent plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".



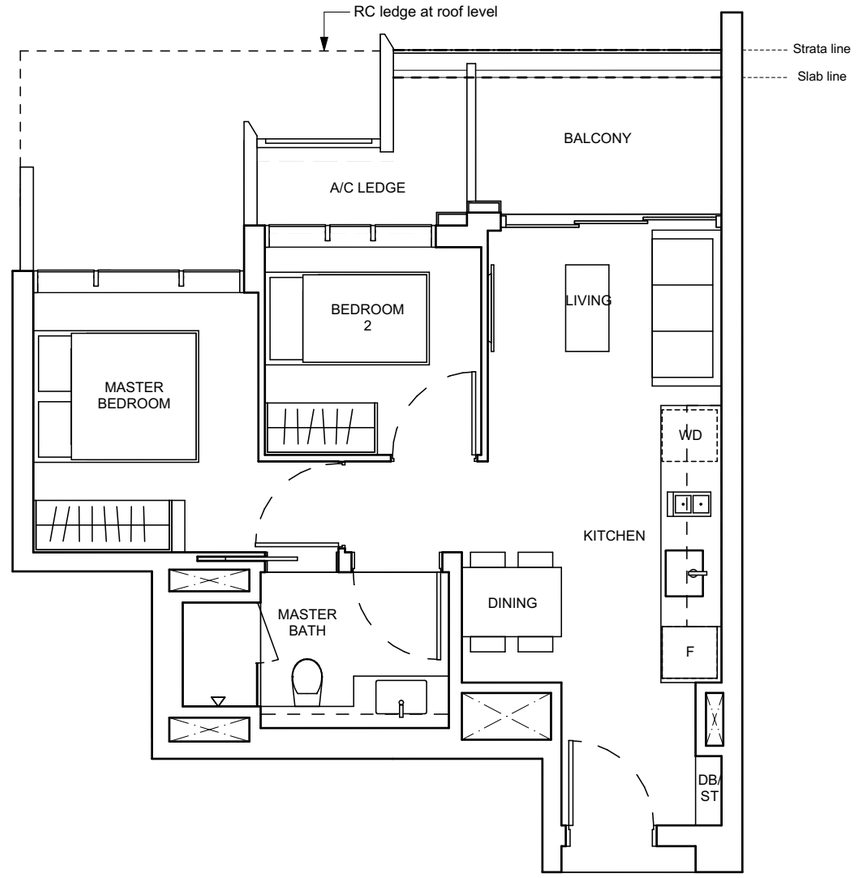
Keyplan is not drawn to scale

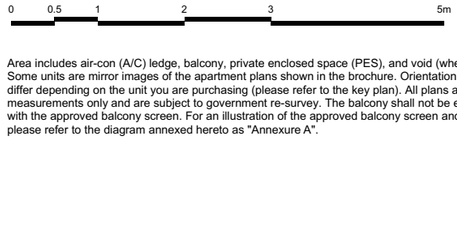
2 - BEDROOM

TYPE B2

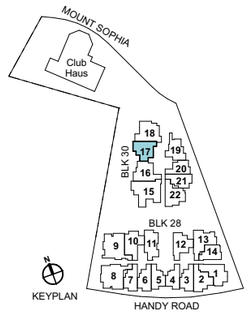
56 sq m / 603 sq ft

BLK 30: #05-17 to #09-17





Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apparent plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".



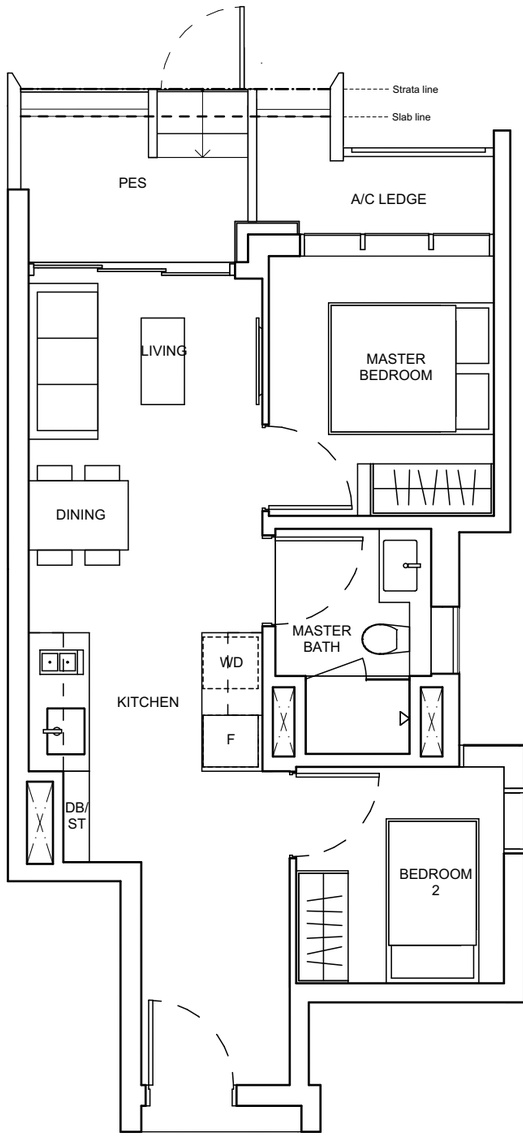
Keyplan is not drawn to scale

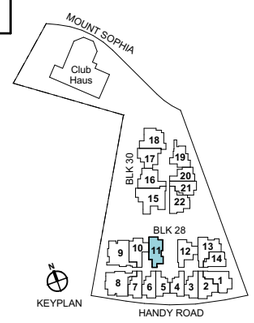
2 - BEDROOM

TYPE B3(p)

57 sq m / 614 sq ft

BLK 28: #03-11





Keyplan is not drawn to scale

Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".

2 - BEDROOM

TYPE B3

57 sq m / 614 sq ft

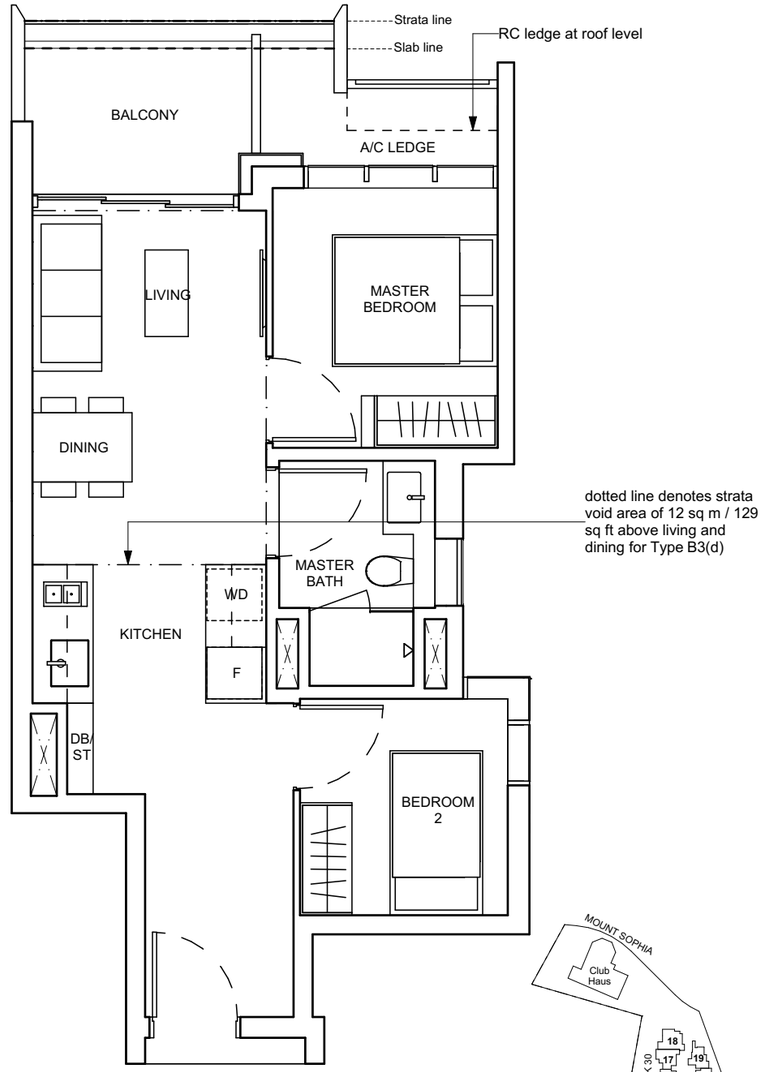
BLK 28: #04-11 to #11-11

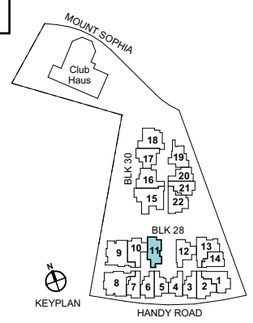
TYPE B3(d)

69 sq m / 743 sq ft

Including strata void area of 12 sqm / 129 sqft above living and dining.
Approximate 5.03 m floor to ceiling height at living and dining.

BLK 28: #12-11





Keyplan is not drawn to scale

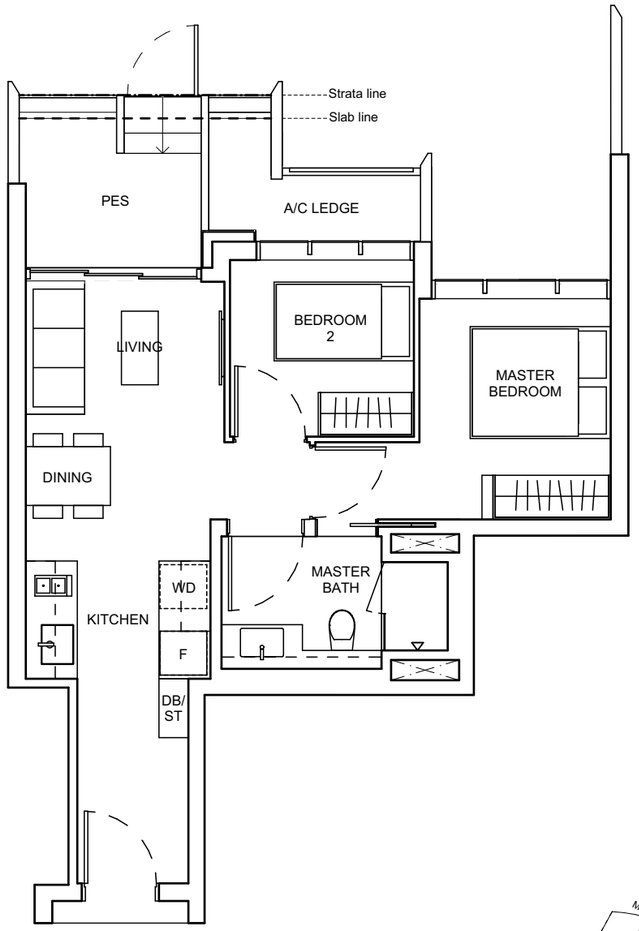
Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".

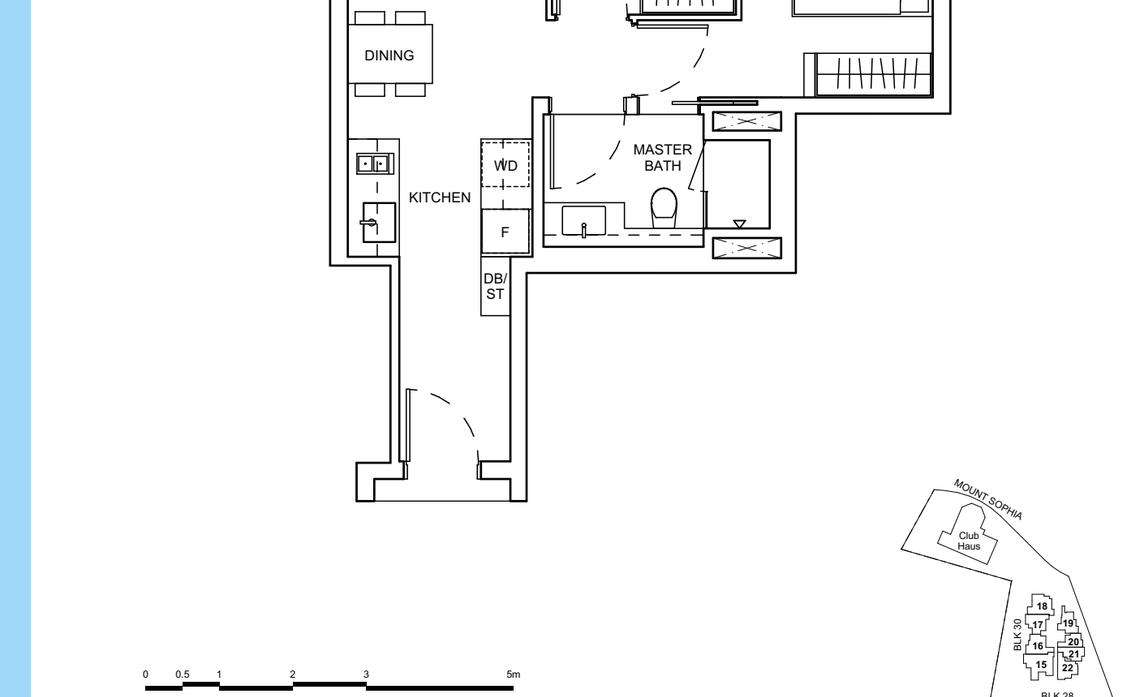
2 - BEDROOM

TYPE B4(p)

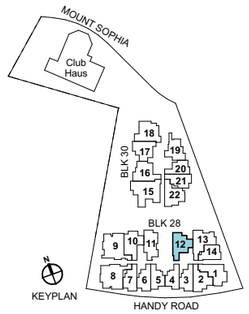
58 sq m / 624 sq ft

BLK 28: #03-12





Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".



Keyplan is not drawn to scale

2 - BEDROOM

TYPE B4

58 sq m / 624 sq ft

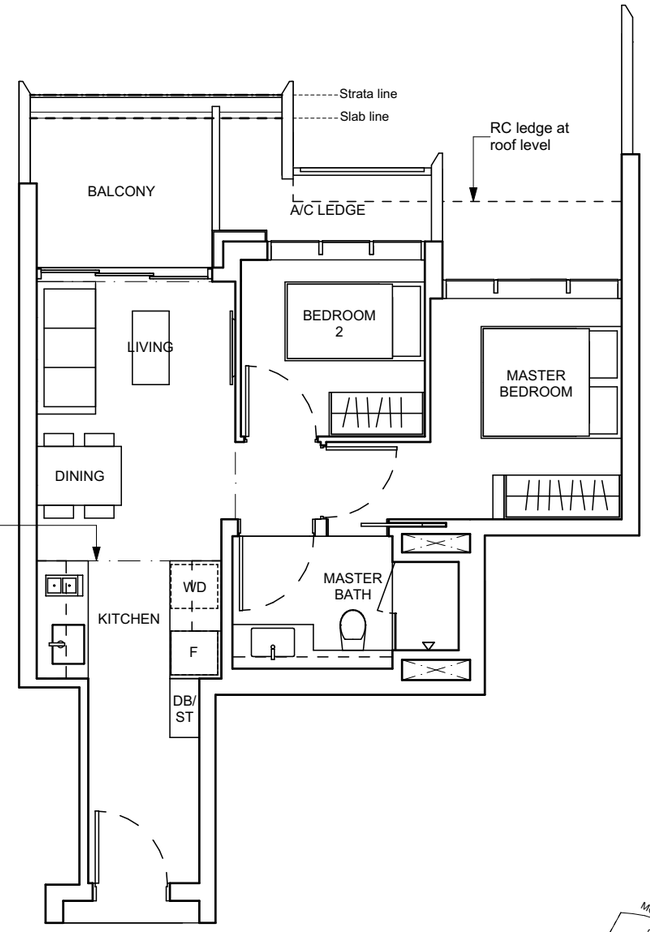
BLK 28: #04-12 to #11-12

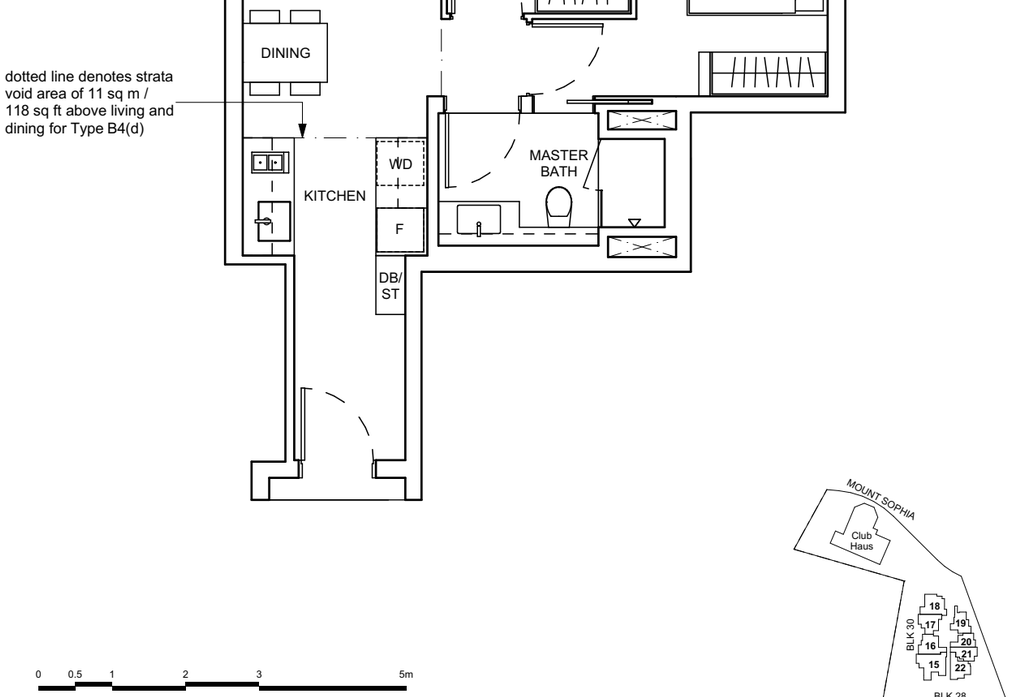
TYPE B4(d)

69 sq m / 743 sq ft

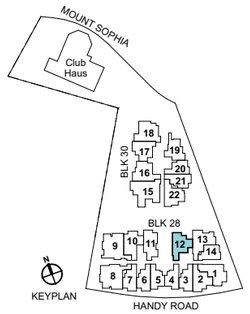
Including strata void area of 11 sqm / 118 sqft above living and dining.
Approximate 5.03 m floor to ceiling height at living and dining.

BLK 28: #12-12





Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".



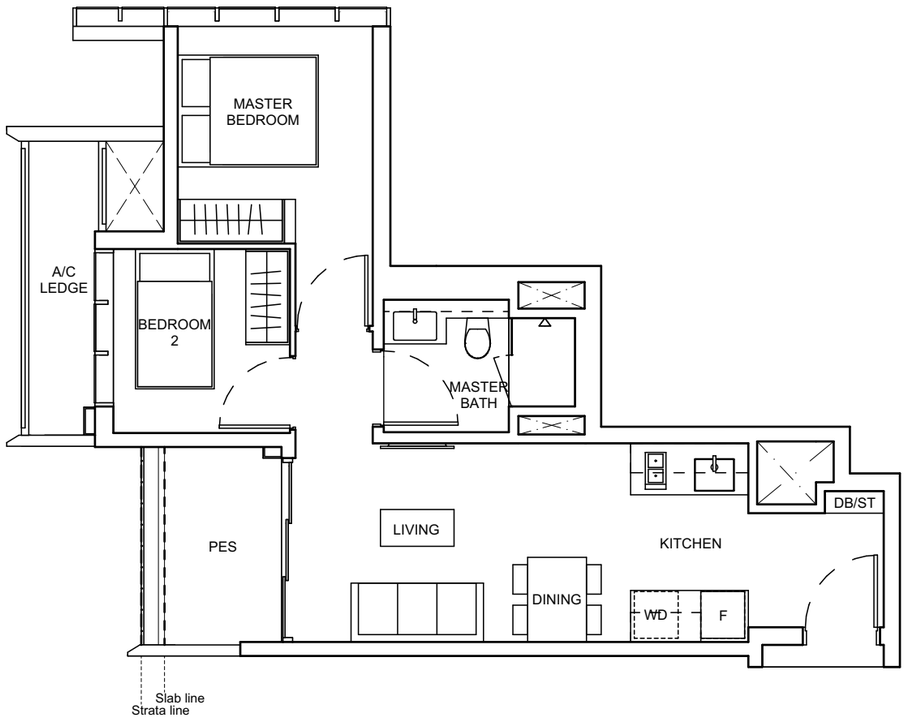
Keyplan is not drawn to scale

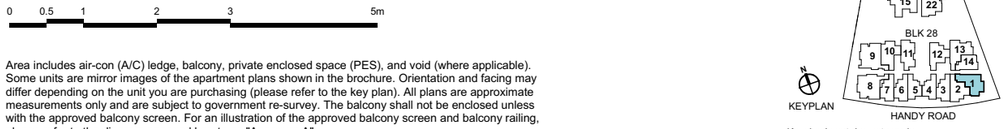
2 - BEDROOM

TYPE B5(p)

58 sq m / 624 sq ft

BLK 28: #03-01





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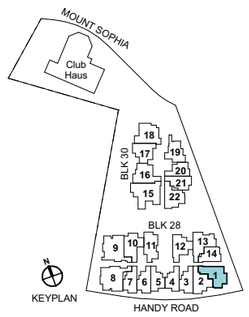


Keyplan is not drawn to scale

2 - BEDROOM

TYPE B5

58 sq m / 624 sq ft

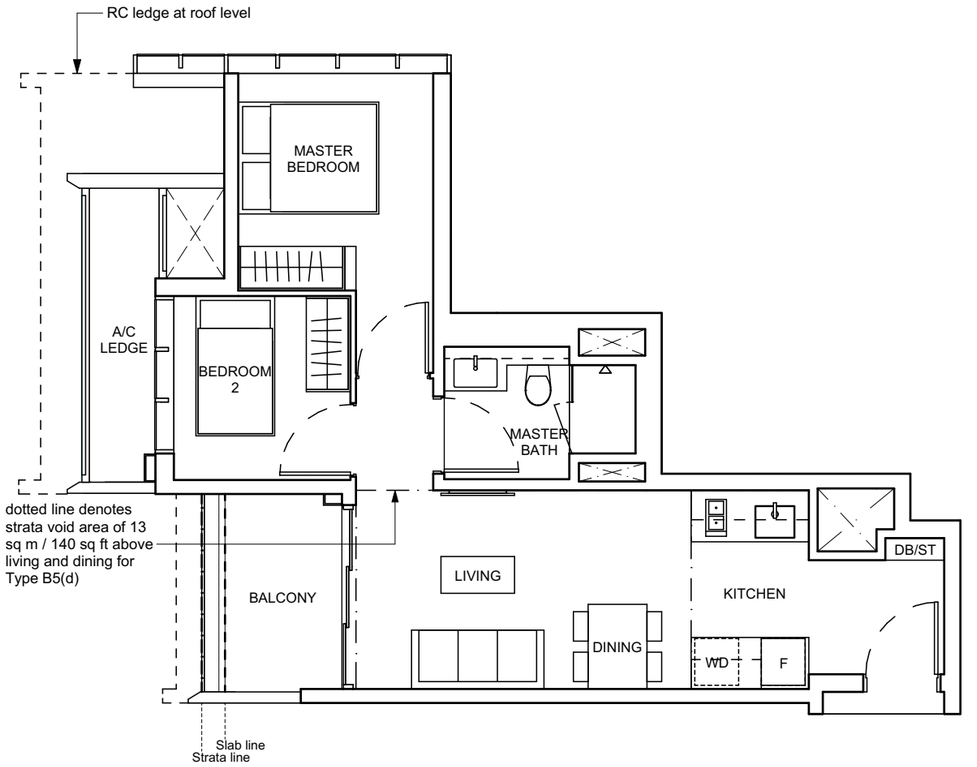
BLK 28: #04-01 to #11-01

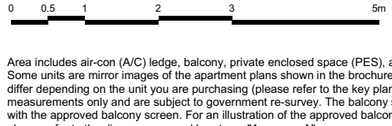
TYPE B5(d)

71 sq m / 764 sq ft

Including strata void area of 13 sqm / 140 sqft above living and dining.
Approximate 5.03 m floor to ceiling height at living and dining.

BLK 28: #12-01





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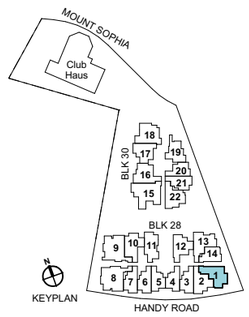


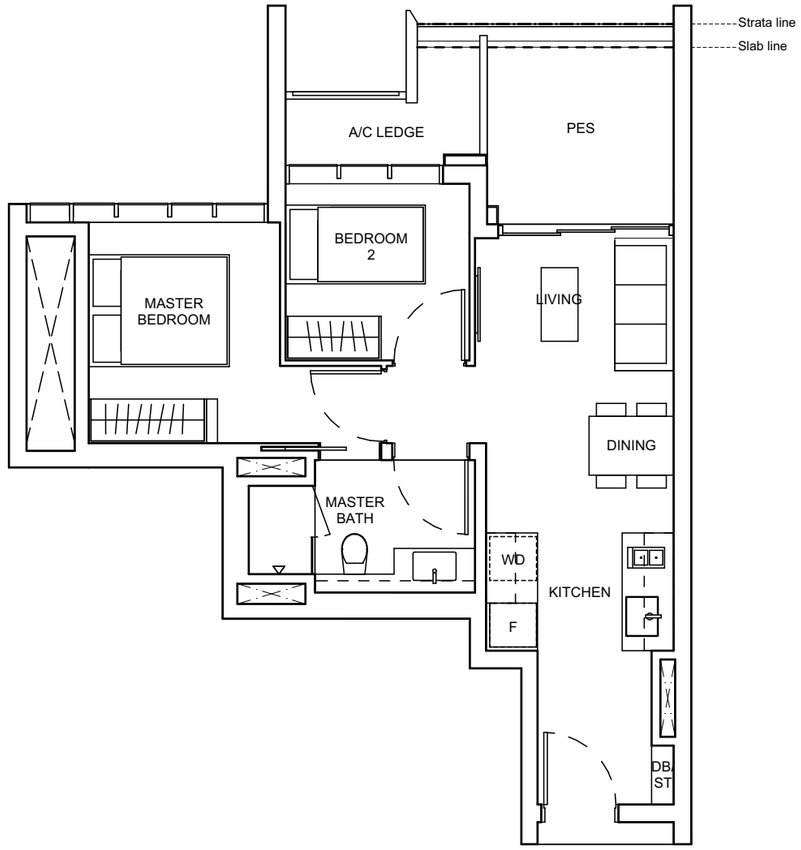
Keyplan is not drawn to scale

2 - BEDROOM

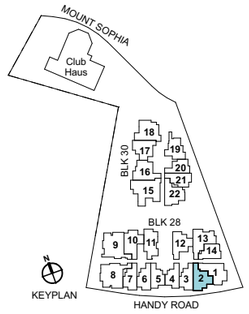
TYPE B6(p)

59 sq m / 635 sq ft

BLK 28: #03-02



Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".



Keyplan is not drawn to scale

2 - BEDROOM

TYPE B6

59 sq m / 635 sq ft

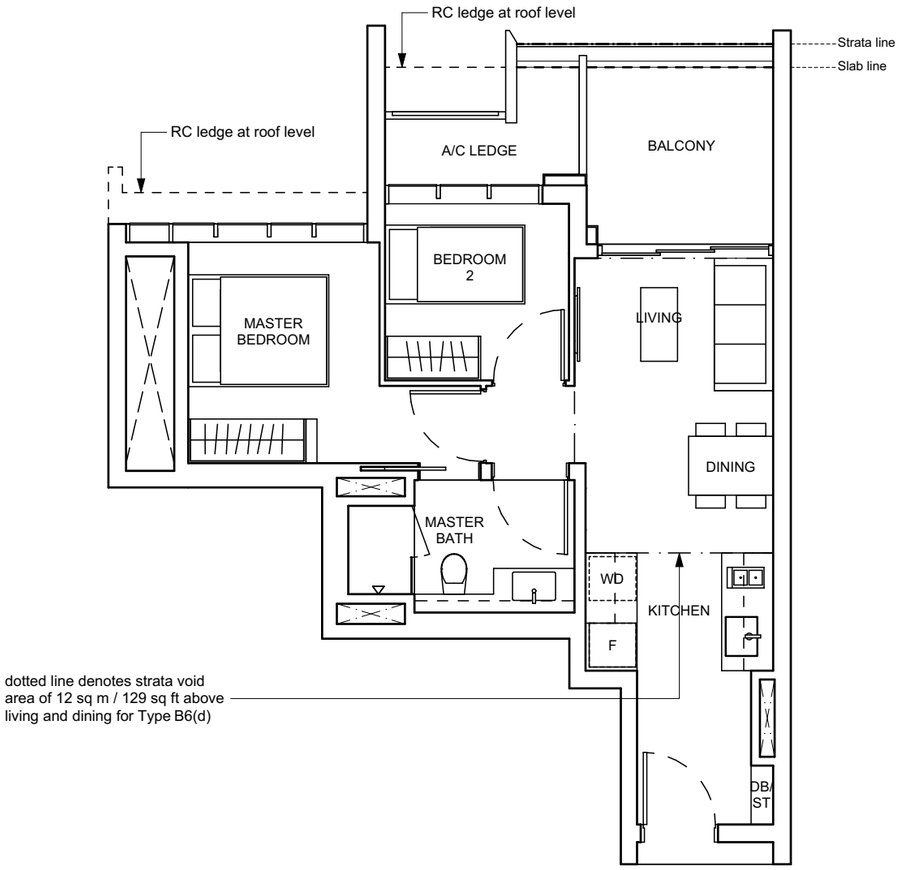
BLK 28: #04-02 to #11-02

TYPE B6(d)

71 sq m / 764 sq ft

Including strata void area of 12 sqm / 129 sqft above living and dining.
Approximate 5.03 m floor to ceiling height at living and dining.

BLK 28: #12-02



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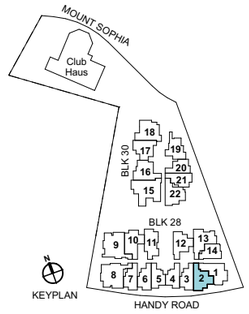


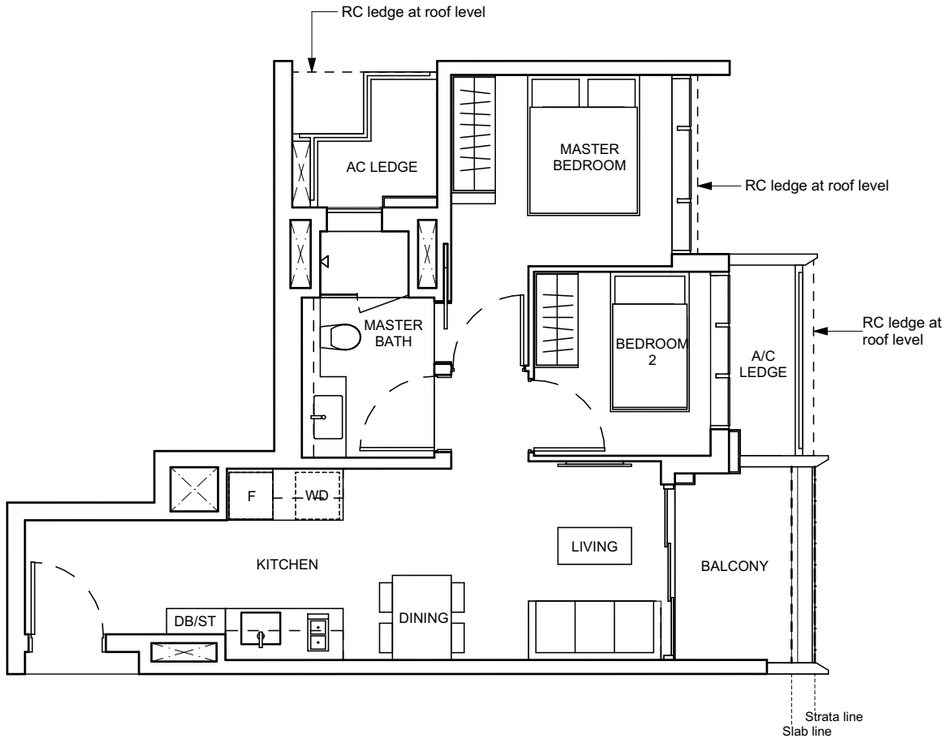
Keyplan is not drawn to scale

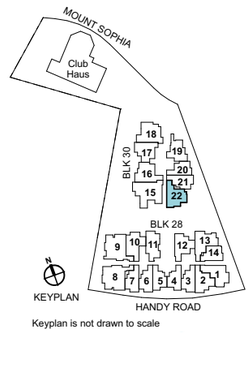
2 - BEDROOM

TYPE B7

60 sq m / 646 sq ft

BLK 30: #04-22 to #09-22





Keyplan is not drawn to scale

0 0.5 1 2 3 5m

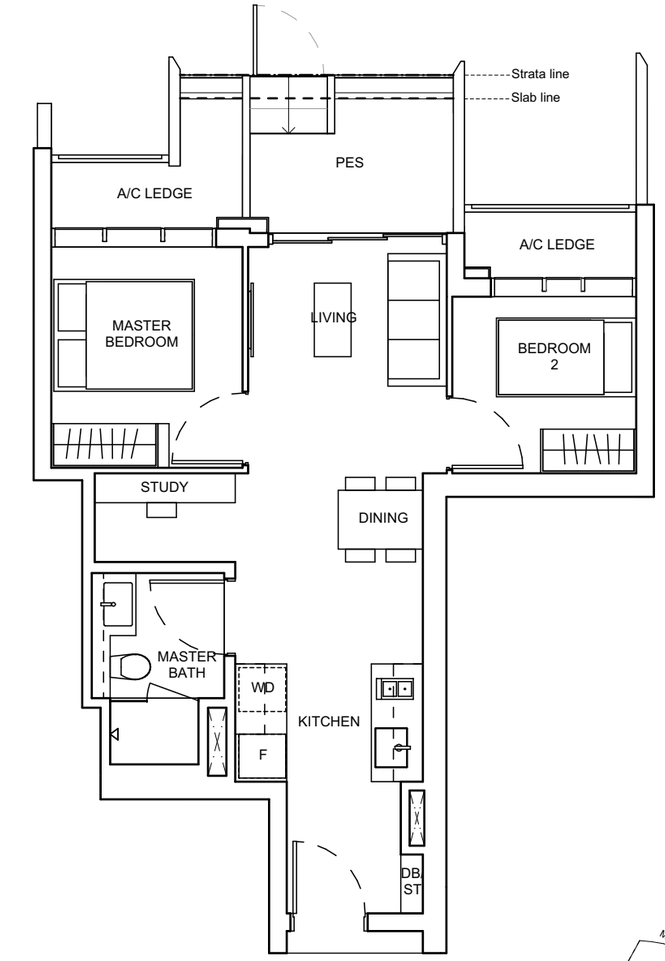
Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".

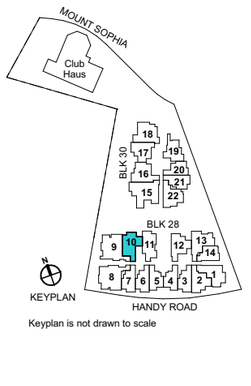
2 - BEDROOM + STUDY

TYPE B8S(p)

63 sq m / 678 sq ft

BLK 28: #03-10





Keyplan is not drawn to scale

0 0.5 1 2 3 5m

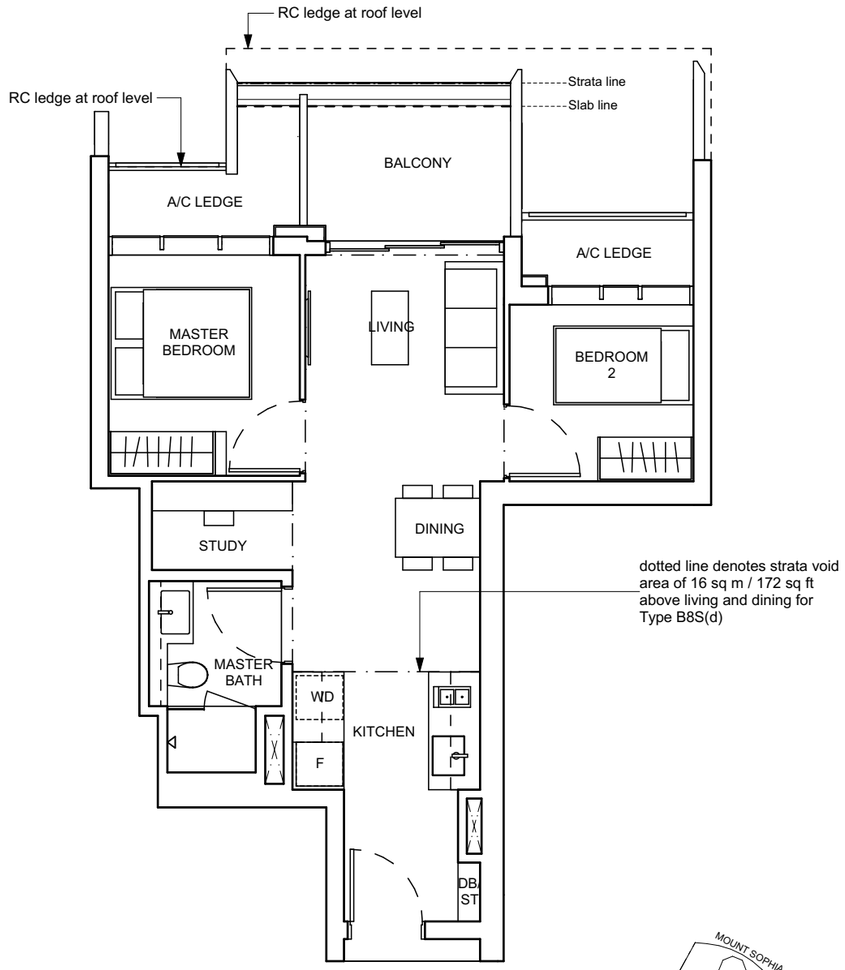
Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".

2 - BEDROOM + STUDY

TYPE B8S

63 sq m / 678 sq ft

BLK 28: #04-10 to #11-10



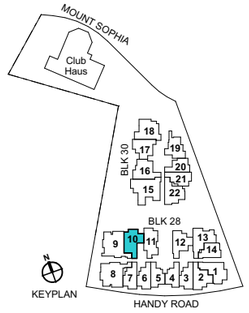
TYPE B8S(d)

79 sq m / 850 sq ft

Including strata void area of 16 sqm / 172 sqft above living and dining.
Approximate 5.03 m floor to ceiling height at living and dining.

BLK 28: #12-10

Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".



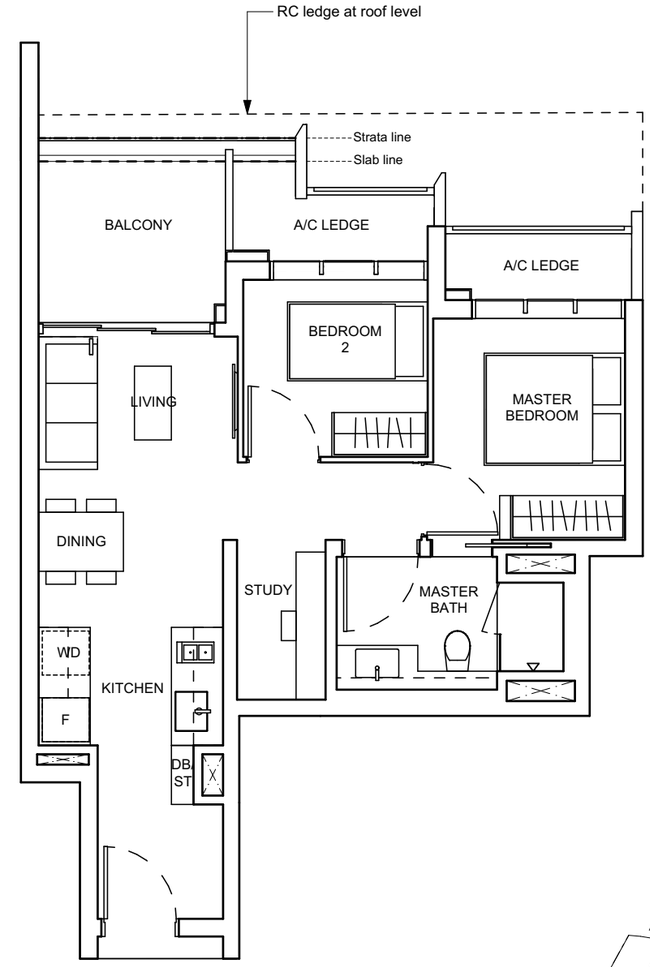
Keyplan is not drawn to scale

2 - BEDROOM + STUDY

TYPE B9S

64 sq m / 689 sq ft

BLK 30: #04-16 to #09-16



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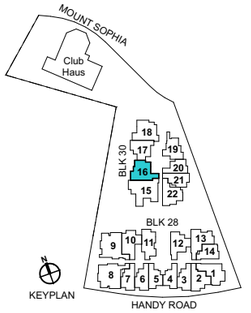


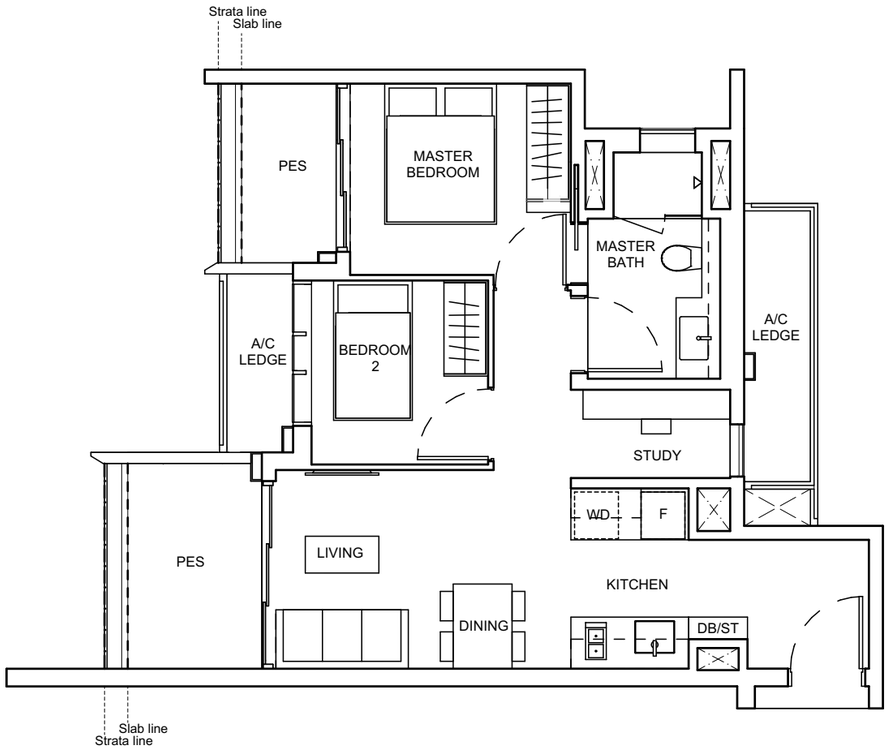
Keyplan is not drawn to scale

2 - BEDROOM + STUDY

TYPE B10S(p)

68 sq m / 732 sq ft

BLK 30: #04-18



0 0.5 1 2 3 5m

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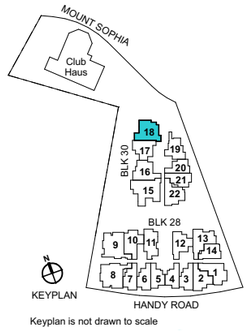


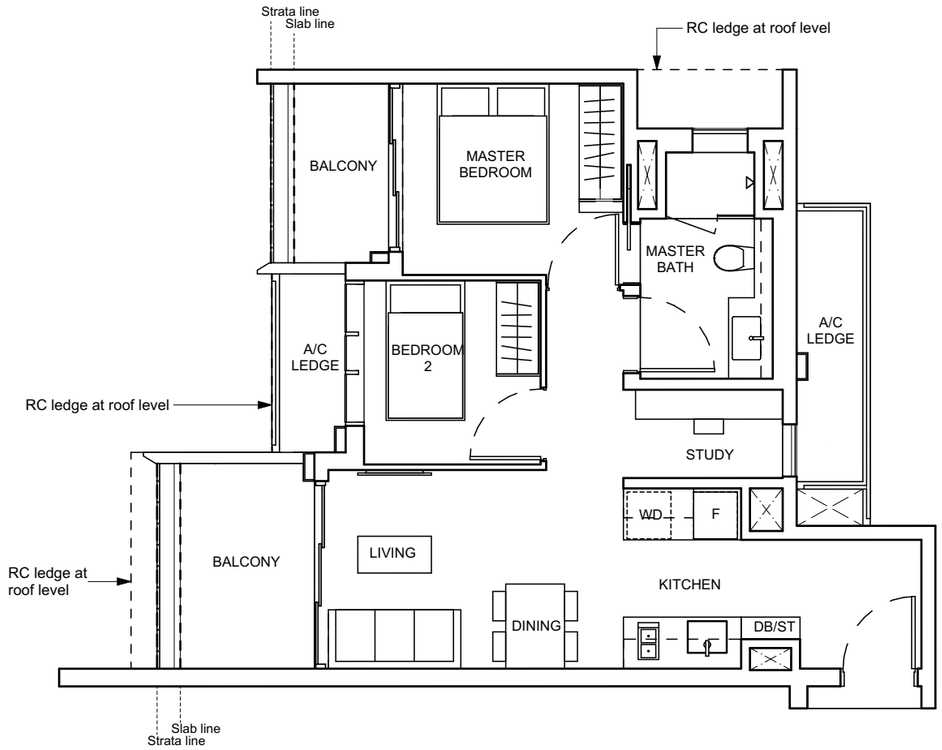
Keyplan is not drawn to scale

2 - BEDROOM + STUDY

TYPE B10S

68 sq m / 732 sq ft

BLK 30: #05-18 to #09-18



0 0.5 1 2 3 5m

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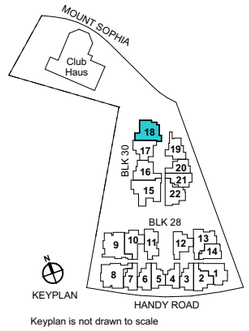


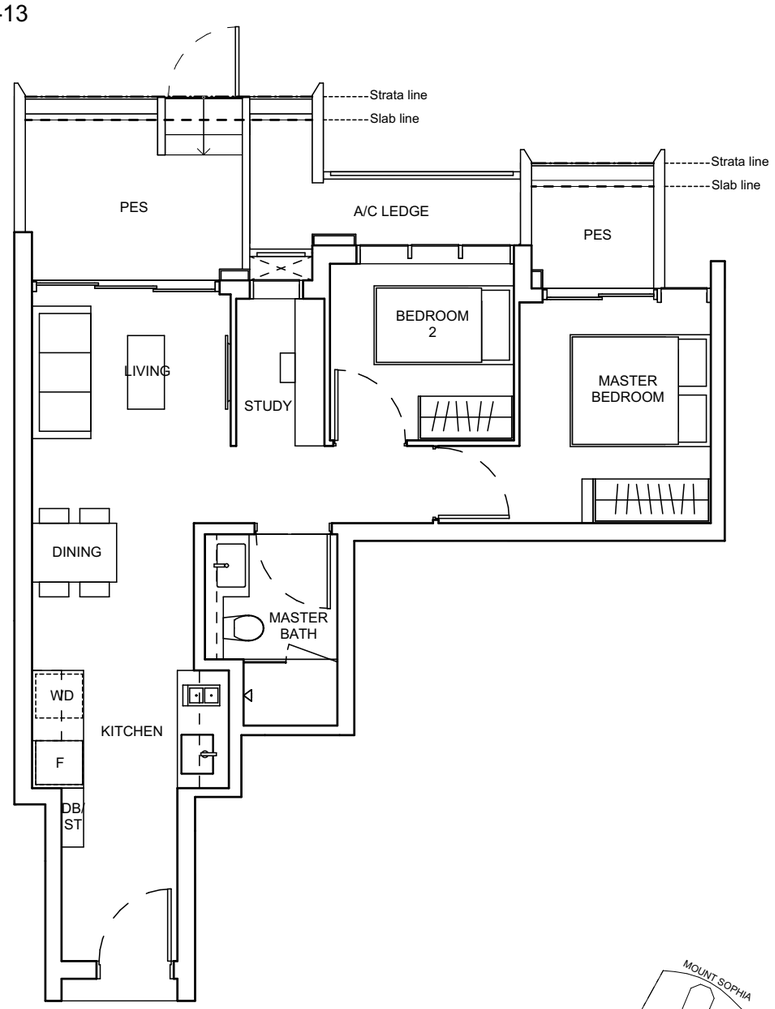
Keyplan is not drawn to scale

2 - BEDROOM + STUDY

TYPE B11S(p)

69 sq m / 743 sq ft

BLK 28: #03-13



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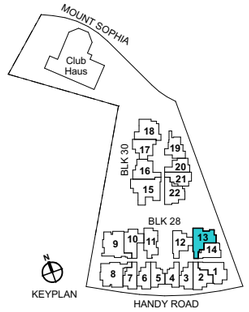


Keyplan is not drawn to scale

2 - BEDROOM + STUDY

TYPE B11S

69 sq m / 743 sq ft

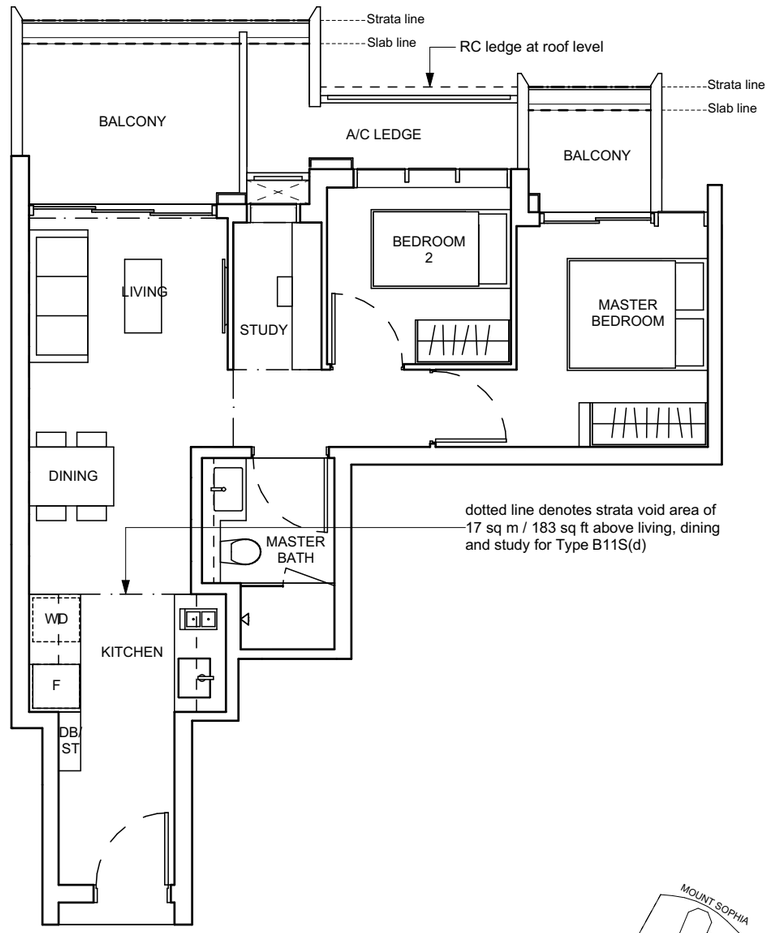
BLK 28: #04-13 to #11-13

TYPE B11S(d)

86 sq m / 926 sq ft

Including strata void area of 17 sqm / 183 sqft above living, dining, and study.
Approximate 5.03 m floor to ceiling height at living, dining, and study.

BLK 28: #12-13



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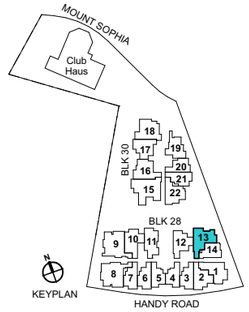


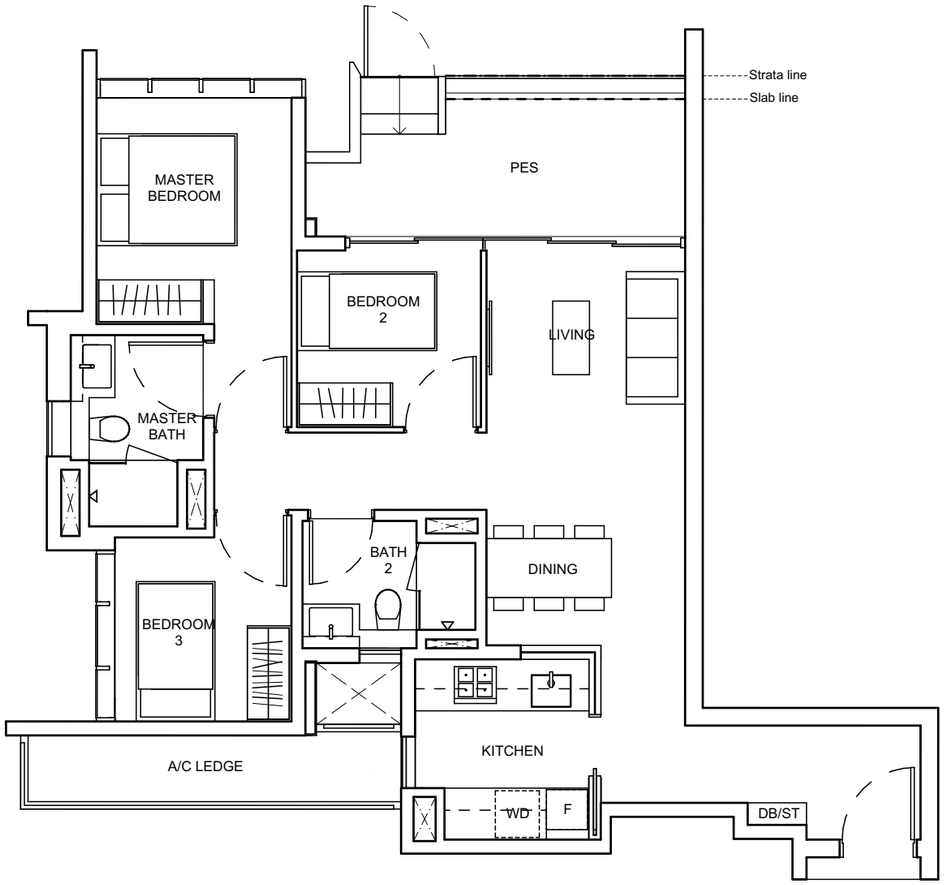
Keyplan is not drawn to scale

3 - BEDROOM

TYPE C1(p)

88 sq m / 947 sq ft

BLK 28: #03-09



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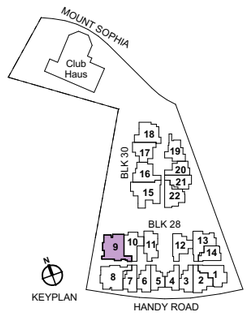


Keyplan is not drawn to scale

3 - BEDROOM

TYPE C1

88 sq m / 947 sq ft

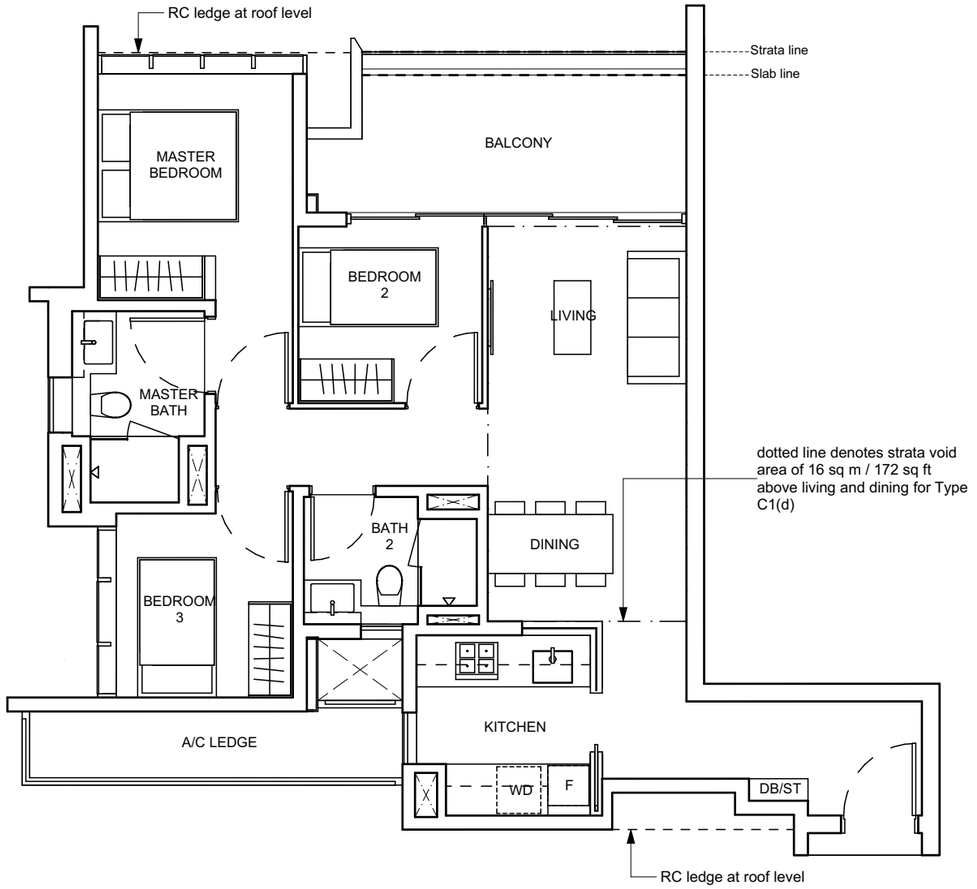
BLK 28: #04-09 to #11-09

TYPE C1(d)

104 sq m / 1119 sq ft

Including strata void area of 16 sqm / 172 sqft above living and dining.
Approximate 5.03 m floor to ceiling height at living and dining.

BLK 28: #12-09



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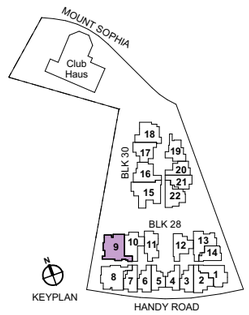


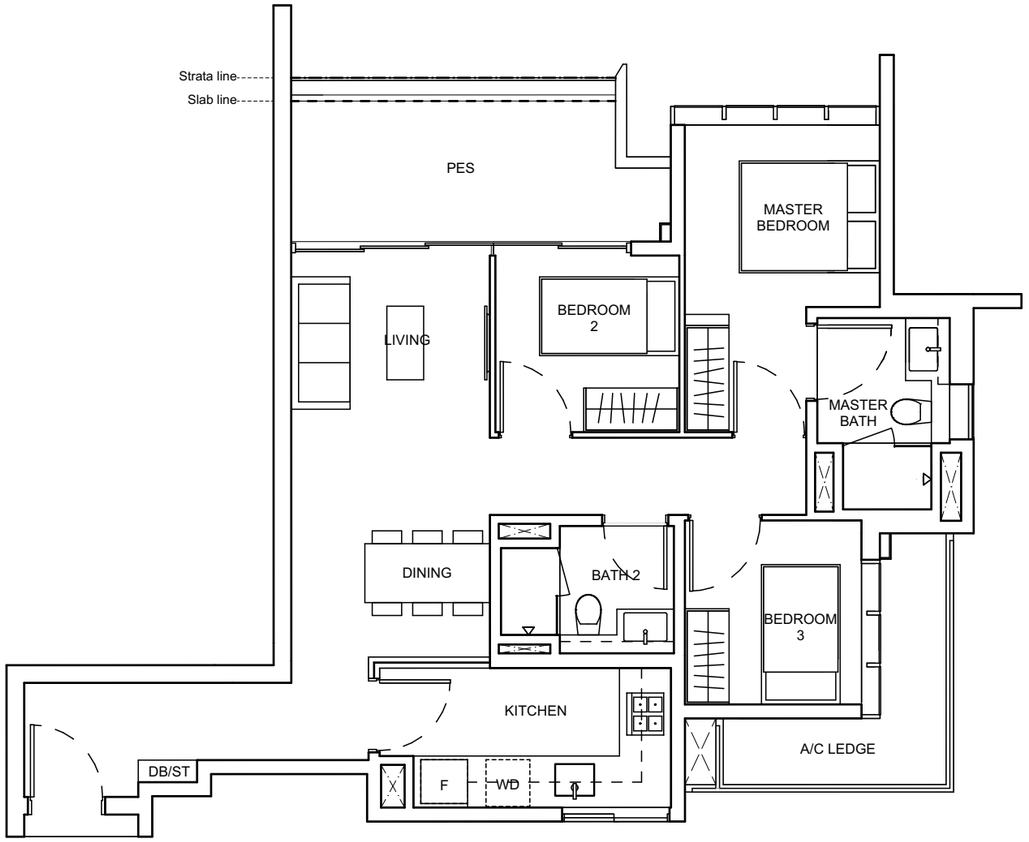
Keyplan is not drawn to scale

3 - BEDROOM

TYPE C2(p)

90 sq m / 969 sq ft

BLK 28: #03-08



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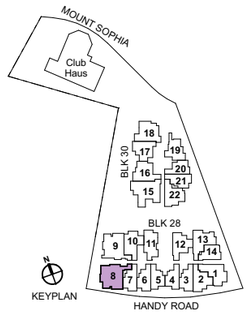


Keyplan is not drawn to scale

3 - BEDROOM

TYPE C2

90 sq m / 969 sq ft

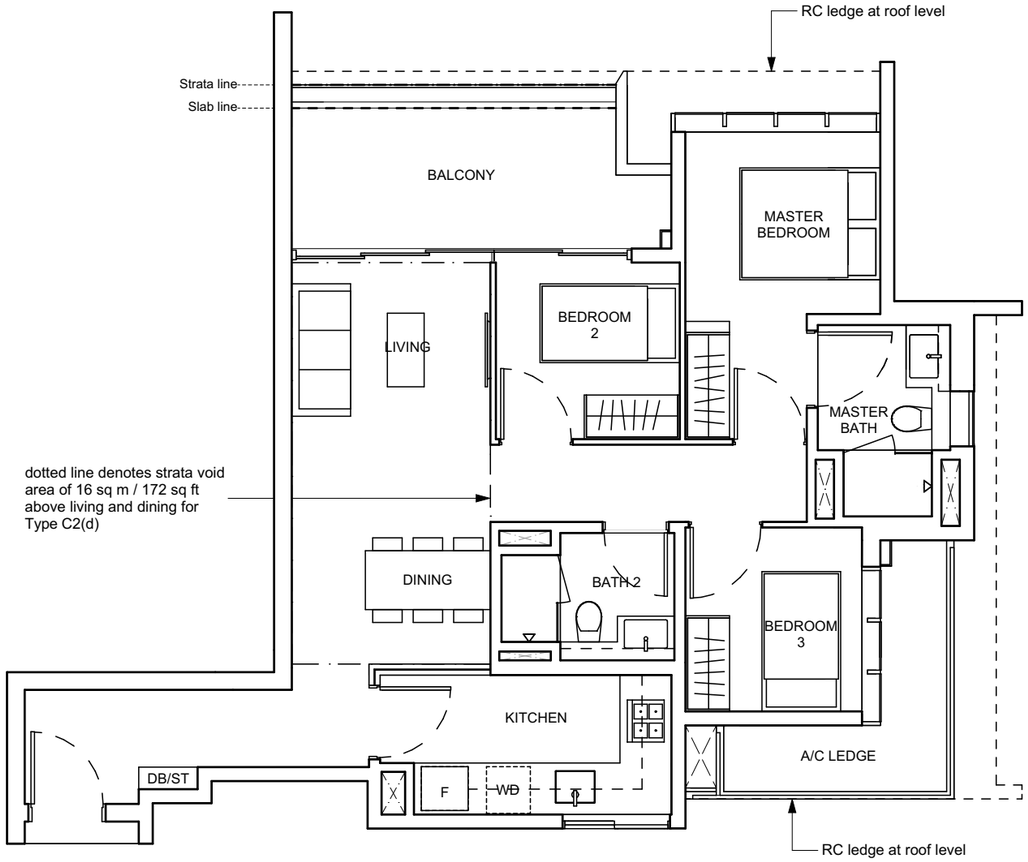
BLK 28: #04-08 to #11-08

TYPE C2(d)

106 sq m / 1141 sq ft

Including strata void area of 16 sqm / 172 sqft above living and dining.
Approximate 5.03 m floor to ceiling height at living and dining.

BLK 28: #12-08



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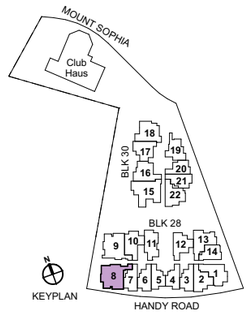


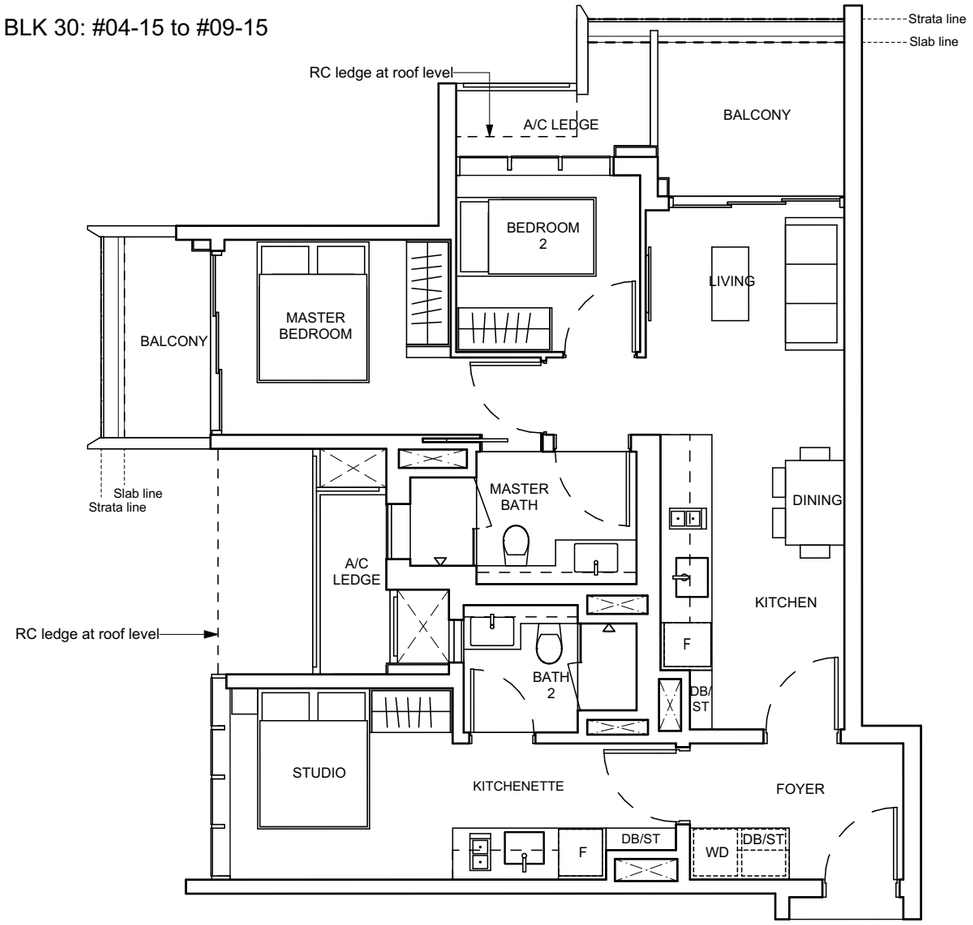
Keyplan is not drawn to scale

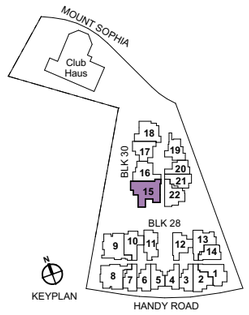
3 - BEDROOM DUAL KEY

TYPE C3DK

91 sq m / 980 sq ft

BLK 30: #04-15 to #09-15





Keyplan is not drawn to scale

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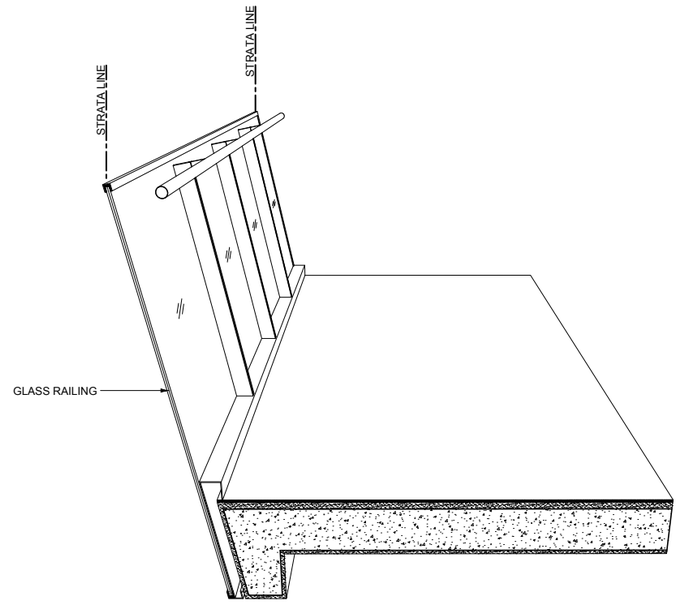
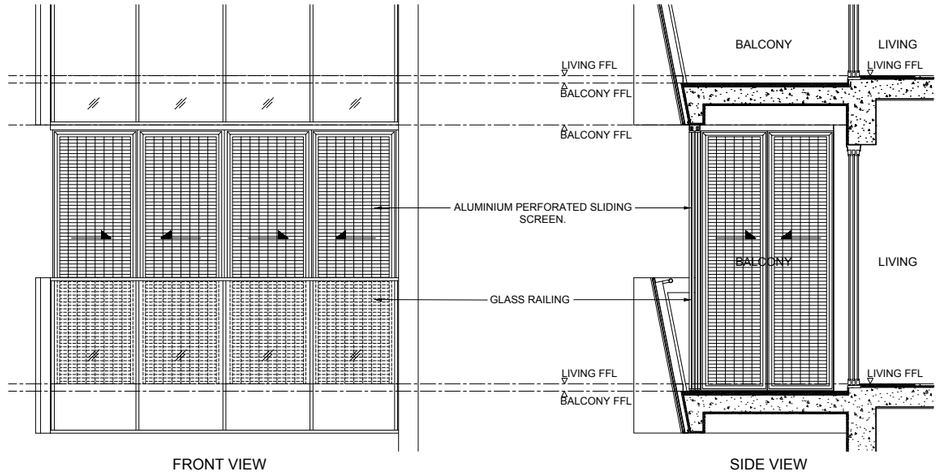
APPROVED BALCONY RAILING



TYPICAL SECTIONAL PERSPECTIVE

APPROVED BALCONY SCREEN



Note:
The balcony shall not be enclosed unless with the approved balcony screen as shown above. The cost of the screen and installation shall be borne by the purchaser.

SPECIFICATIONS

1. FOUNDATION

Reinforced concrete bored pile and or shallow rafts/footings for all residential blocks.

2. SUPERSTRUCTURE

Precast and/or cast in-situ reinforced concrete and/or structural steel for all residential blocks.

3. WALLS

a. External walls (for all residential blocks): Precast reinforced concrete wall and/or reinforced concrete wall and/or curtain wall system.

b. Internal walls (for all residential blocks): Cast in-situ reinforced concrete wall and/or lightweight concrete wall panel/blocks and/or precast reinforced concrete wall and/or drywall partition system.

4. ROOF

a. Flat roof (for all residential blocks): Reinforced concrete flat roof with insulation and appropriate waterproofing system.

5. CEILING

a. Refer to the Apartment Ceiling Height Schedule.

b. Living/Dining/Kitchen/Kitchenette/ Study/Bedrooms/Studio/Foyer/ Bathrooms: Concrete slab with skim coat and emulsion paint and/ or plaster board with emulsion paint and/or moisture resistance board with emulsion paint and/or bulkheads with emulsion paint at designated areas (where applicable).

c. Balcony/Private Enclosed Space (PES): Concrete slab with skim coat and emulsion paint and/or cement board with emulsion paint and/or aluminium cladding.

6. FINISHES

a. Wall (Apartment Units)

i. Living/Dining/Bedrooms/Study/ Studio/Foyer/Balcony/Private Enclosed Space (PES): Paint finish

ii. Kitchen/Kitchenette: Paint finish and/or tiles

iii. Bathrooms: Marble and/or Quartz

b. Wall (Common Area - Internal)

i. Lift Lobbies (for all residential blocks): Laminate finish on appropriate backing material and/or tiles and/or paint finish (where applicable)

ii. Common Corridors/Staircase Storey Shelter (for all residential blocks): Paint finish

c. Wall (Common Areas – External)

i. All External Walls (for all residential blocks): Tiles and/ or cement sand plaster and/ or skim coat with spray texture coating and/or emulsion paint finish

Notes:

- All wall finishes are provided up to false ceiling level and on exposed areas only.
- No marbles and/or tiles behind all cabinets, kitchen cabinets, washing machine cum dryer, fridge, vanity/mirror cabinets or above false ceiling.
- Wall surface above false ceiling level will be left in its original bare condition.

d. Floor (Apartment Units)

i. Living/Dining/Kitchen Foyer: Marble

ii. Bedroom/Studio/ Kitchenette/Study: Engineered wood

iii. Bathrooms: Marble

iv. Balcony/Private Enclosed Space (PES): Tiles

di. Floor (Common Areas)

i. Lift Lobbies at Residential Blocks (1st & 2nd Storey): Marble and/ or Tiles

ii. Lift Lobbies at Residential Blocks (Typical Storey)/Common Corridor: Tiles

iii. Staircase Storey Shelter: Cement and sand screed

Notes:

- All floor finishes are to exposed surface area only.

7. WINDOWS

Aluminium-framed windows with tinted and/or clear and/or frosted and/or laminated glass.

Minimum thickness of glass: 6mm.

8. DOORS

a. Unit Main Entrance to Common Corridor: Approved fire-rated timber door.

b. Bedrooms/Bathrooms/Kitchenette [for Type C3DK]/Foyer: Timber swing and/or sliding door.

c. Kitchen [for Type C1(p), C1, C1(d), C2(p), C2, C2(d)]: Timber framed glass swing and/or sliding door.

d. Balcony/Private Enclosed Space (PES): Aluminium framed sliding glass door and/or metal gate.

Notes:

- Good quality locksets and ironmongery to be provided to all doors.
- All glass doors to be of tinted and/ or clear glass (where applicable).
- Minimum thickness of glass: 6mm.

9. SANITARY WARES, FITTINGS AND ACCESSORIES

a. Master Bath
- 1 shower cubicle and 1 concealed shower mixer set with overhead rain shower
- 1 vanity cabinet complete with 1 basin and 1 mixer
- 1 wall-mounted water closet
- 1 mirror cabinet
- 1 paper roll holder
- 1 robe hook

b. Common Bath
- 1 shower cubicle and 1 concealed shower mixer set
- 1 vanity cabinet complete with 1 basin and 1 mixer
- 1 wall-mounted water closet
- 1 mirror cabinet
- 1 paper roll holder
- 1 robe hook

c. Kitchen [all except Type C3DK]
- 1 bib tap for washing machine cum dryer

d. Foyer [for Type C3DK only]
- 1 bib tap for washing machine cum dryer

e. Private Enclosed Space (PES)
- 1 bib tap where applicable

10. ELECTRICAL INSTALLATION

a. All electrical wirings are concealed where possible except for electrical wirings in conduits/trunkings exposed above false ceiling and exposed within distribution board closet.

b. Refer to Electrical Schedule.

11. TV/CABLE SERVICES/TELEPHONE POINTS

Refer to Electrical schedule.

12. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with prevailing edition of Singapore Standard SS 555.

SPECIFICATIONS

13. PAINTING

a. External Walls (for all residential blocks): Spray textured coating paint and/or other approved exterior paint to exposed area only.

b. Internal Walls (for all residential blocks): Emulsion paint.

14. WATERPROOFING

Waterproofing shall be provided to floor slabs of all Bathrooms and Kitchen for Type C1, C1(d), C1(p), C2, C2(d), C2(p), Swimming Pool, Reinforced Concrete Flat Roof and Roof Garden, where applicable.

15. DRIVEWAY AND CAR PARK

a. Arrival on Handy: Stone and/or tiles and/or concrete pavers.

b. Surface Driveways/Ramps/Car park: Reinforced concrete floor with epoxy coating and/or hardener.

16. LANDSCAPE/RECREATIONAL FACILITIES AND ELEMENTS

Arrival
1. Arrival on Handy
2. Club Haus Arrival

Social
3. BBQ Pavilion
4. Club Haus
5. Garden Swing
6. Lawn
7. Amphitheatre

Nature
8. Nutmeg Terrace
9. Coffee Avenue
10. Clove Alcove
11. Areca Alcove
12. Garden Link

Leisure
13. Lap Pool*
14. Pool Deck
15. In-Pool Chaise
16. Spa Retreat
17. Vivarium Deck
18. Kids Pool
19. Kids Playground
20. Outdoor Rain Shower

Sky Garden
21. Yoga Lawn
22. Sky Fitness
23. Rooftop Lounge
24. Clove Deck
25. Nutmeg Garden
26. Garden Seats

Club Haus
27. Premier Residential Services
28. Management Office
29. Heritage Alley
30. Freeform Studio
31. Power Studio
32. Gym Studio
33. Club Lounge
34. Club Visual
35. Club Gourmet
36. Club Suite
37. Pantry
38. Attic

Ancillary
A. Side Gate
B. Guardhouse**
C. Bin Centre**
D. Substation**
E. Genset***
F. Fire Engine Access

* Lap Pool Dimensions: 25m x 7m
** Below podium
*** Above Blk 30

17. ADDITIONAL ITEMS

a. Kitchen Cabinets Built-in kitchen cabinets with quartz worktop complete with 1 sink and 1 mixer.

b. Kitchen Appliances
- 1 Cooker hood and induction hob
- 1 Built-in oven (for all units except Type C3DK Kitchenette)
- 1 Built-in oven cum steamer (for Type C3DK Kitchenette)
- 1 Built-in integrated fridge
- 1 Washing machine cum dryer

c. Bedroom Wardrobes
Built-in wardrobes with laminate and/or melamine finish for all Bedrooms.

d. Designer Display
Built-in display shelf with laminate and/or melamine finish between Living and Master Bedroom for Type A1, A2a, A2b, A2b(d), ^A3(p), ^A3, ^A3(d), A4Sb(p), A4Sc(p), A4Sd(p), A4Sa, A4Sb, A4Sc, A4Sd, A4Sb(d), A4Sc(d) and A4Sd(d), where applicable.

e. Air-conditioning
Wall mounted split-unit air-conditioning system to Living, Dining, Bedrooms, Study, Studio, where applicable.

f. Mechanical Ventilation System
Mechanical ventilation system shall be provided for all Bathrooms without natural ventilation, where applicable.

g. Water Heater
Hot water supply from electric water heater to all Kitchen and Bathrooms.

h. Security System
Security card access control system will be provided at 1st, 2nd and 3rd Storey Lift Lobbies for all residential blocks and side gates.

i. Home Fire Alarm Device
1 Home Fire Alarm Device (HFAD) will be provided for all apartment units.

j. Waste Disposal System
Pneumatic waste conveyance system provided at common area at every residential lift lobby level.

k. Smart Home System
1 x Smart Home Gateway with built-in IP camera, 1 x smart voice assistant, 1 x digital lockset, 1 x main door smart doorbell, 1 x lighting control for entrance foyer, and 2 air-conditioner controls will be provided for all apartment units.

l. Gondola System
Gondola supports/brackets/ platforms/tracks will either be floor, wall or soffit mounted (top/side/below) on RC flat roof/ external wall/RC ledge/trellis/ canopy of residential blocks.

m. Wireless Internet
Wireless internet connection provision at designated communal area, subject to subscription of service by the Management Corporation (when formed) with the relevant internet service provider.

n. IT Feature
All apartments equipped with wiring for internet ready connection, subject to subscription of service by the purchaser with the relevant internet service provider.

o. Premier Residential Services
Premier residential services shall be located at Club Haus.

Apartment Ceiling Height Schedule

Approximate Ceiling Height (m)		
	Typical Storey	**12th Storey**
Living and Dining [all except Type A2b(d)]	2.83	5.03
Living [for Type A2b(d) only]	-	5.03
Dining [for Type A2b(d) only]	-	2.9
Bedrooms	2.83	2.9
Studio	2.83	-
Study [all except Type B11S(d)]	2.83	2.9
Study [for Type B11S(d) only]	-	5.03
Kitchen [Type A1, A2a, A2b, A2b(d), ^A3(p), ^A3, ^A3(d), A4Sb(p), A4Sc(p), A4Sd(p), A4Sa, A4Sb, A4Sc, A4Sd, A4Sb(d), A4Sc(d), A4Sd(d), B1, B2(p), B2 , B3(p), B3, B3(d), B4(p), B4, B4(d), B5(p), B5, B5(d), B6(p), B6, B6(d), B7]	2.7, 2.83	2.9
Kitchen [Type B8S(p), B8S, B8S(d), B9S, B10S(p), B10S, B11S(p), B11S, B11S(d), C3DK] & Kitchenette [Type C3DK only]	2.45, 2.83	2.9
Kitchen [Type C1(p), C1, C1(d), C2(p), C2, C2(d)]	2.7	2.9
Bathrooms	2.4	2.4
Foyer	2.7	-
Balcony, Private Enclosed Space (PES)	2.7, 2.9	5.0

Notes:
- Ceiling height – floor finish level to underside of slab/ceiling where applicable.
- Bulkhead of 2.45m where applicable.

SPECIFICATIONS

Electrical Schedule

Electrical Provisions	Unit Type									
	A1	A2a	A2b/ A2b(d)	^A3(p)/ A3/ A3(d)	A4Sb(p)/ A4Sc(p)/ A4Sd(p)/ A4Sa/ A4Sb/ A4Sc/ A4Sd/ A4Sb(d)/ A4Sc(d)/ A4Sd(d)	B1	B2/ B2(p)	B3(p)/ B3/ B3(d)	B4(p)/ B4/ B4(d)	B5(p)/ B5/ B5(d)
Lighting Point	8	7	8	8	9	9	9	9	9	9
13A Power Point	14	13	14	14	16	17	17	17	17	17
TV Point	2	2	2	2	2	3	3	3	3	3
Telephone/Data Point	4	4	4	4	4	5	5	5	5	5
Cooker Hood & Hob Point	1	1	1	1	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1	1	1	1
Oven cum Steamer Point	-	-	-	-	-	-	-	-	-	-
Washing Machine cum Dryer Point	1	1	1	1	1	1	1	1	1	1
Refrigerator Point	1	1	1	1	1	1	1	1	1	1
Water Heater Point	1	1	1	1	1	1	1	1	1	1
Bell Point	1	1	1	1	1	1	1	1	1	1

Electrical Provisions	Unit Type								
	B6(p)/ B6/ B6(d)	B7	B8S(p)/ B8S/ B8S(d)	B9S	B10S(p)/ B10S	B11S(p)/ B11S/ B11S(d)	C1(p)/ C1/C1(d)	C2(p)/ C2/C2(d)	C3DK
Lighting Point	9	9	10	10	11	11	12	13	14
13A Power Point	17	17	19	19	20	20	20	20	26
TV Point	3	3	3	3	3	3	4	4	4
Telephone/Data Point	5	5	5	5	5	5	6	6	7
Cooker Hood & Hob Point	1	1	1	1	1	1	1	1	2
Oven Point	1	1	1	1	1	1	1	1	1
Oven cum Steamer Point	-	-	-	-	-	-	-	-	1
Washing Machine cum Dryer Point	1	1	1	1	1	1	1	1	1
Refrigerator Point	1	1	1	1	1	1	1	1	2
Water Heater Point	1	1	1	1	1	1	2	2	2
Bell Point	1	1	1	1	1	1	1	1	1

Notes:
- Isolators shall be provided according to the no. of condensing units for each apartment
- Isolator/ connection unit shall be provided according to the no. of heaters for each apartment
- Twin power points will be counted as 2 number of 13A power points

^General Notes:
- A3(p) <A3a(p) / A3b(p)>, A3 <A3a / A3b>, A3(d) <A3a(d) / A3b(d)>:
  <> Denotes where terminology is as per approved BP NO. A1252-00543-2018-BP01 dated 26.04.2019 but differs from brochure plan.

• Vendor (Developer): CDL Regulus Pte Ltd (UEN No. 201732065G) [Subsidiary of City Developments Ltd (UEN No. 196300316Z)] • Tenure of Land: 99 years commencing from 7 May 2018 • Lot No.: Lot(s) 00782C TS19 at Mount Sophia / Handy Road • Developer Licence No.: C1298 • Expected Date of Vacant Possession: 31 December 2023 • Expected Date of Legal Completion: 31 December 2026 or 3 years after the date of delivery of vacant possession of the Property, whichever is the earlier

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The make, model, brand, design and technology of the Wireless SMART Home System to be supplied and installed in the actual unit is not fixed and are subject to changes. Terms and conditions apply. Buyers shall liaise with the smart home vendor instead of the developer to make all arrangements for the set-up, configuration, subscription and use of the Wireless SMART Home System, and for any queries, maintenance and/or upgrade issues with the Wireless SMART Home System at buyers' own costs. Additional items/devices may be purchased from the smart home vendor directly and installed at buyers' own costs after the handover of the unit.

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CITY DEVELOPMENTS LIMITED

SALES ENQUIRIES

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