







## BEAUTIFUL CALM IN THE CITY

Lavish serenity in wonderfully pampering ways.

This fine collection of resort homes offer you  
200 exclusive units amidst a delightfully enchanting  
waterscaped setting.

# WATER SCAPE

AT CAVENAGH

F R E E H O L D

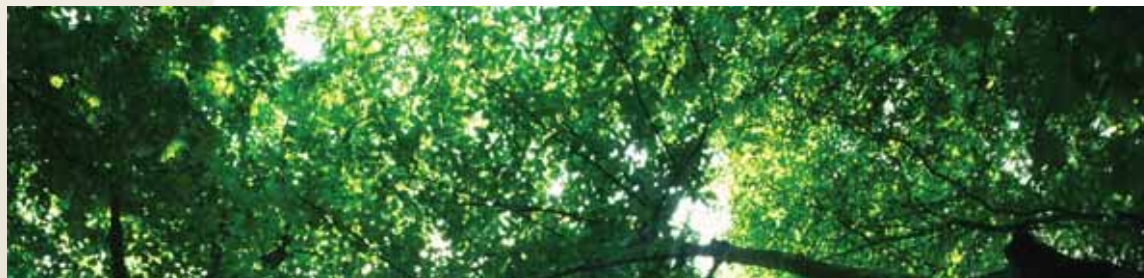
## The WATERSCAPE Collection

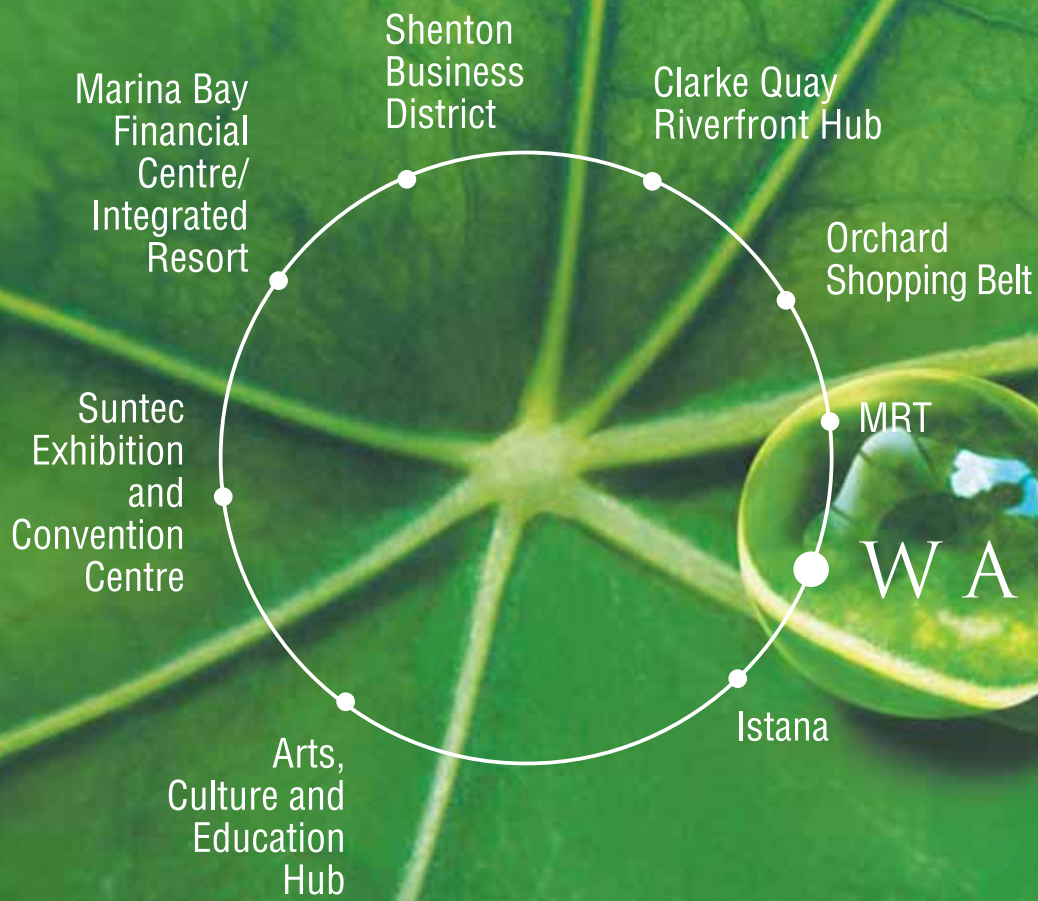




Sheltered by verdant foliage and nestled at Singapore's presidential neighbourhood, this exclusive residential jewel is 5 minutes walk to the Orchard shopping belt and MRT stations while the pulsating Clarke Quay riverfront, the Civic and Arts Centres and Financial Centre / Marina Bay Integrated Resort are nearby.

All said, a true live, work and play environment.





ORCHARD ROAD

CAVENAGH ROAD

WATER



SCAPE

AT CAVENAGH

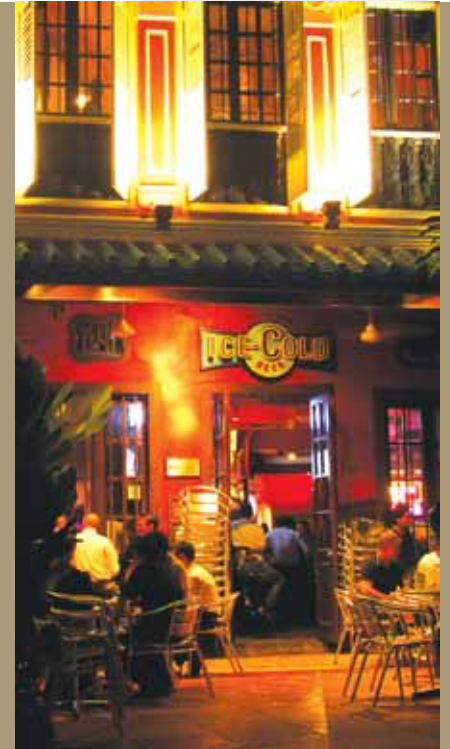
A premium on being in the HEART OF THE CITY

A novel city home location that is designed to pulsate









ART • CULTURE • EDUCATION • INTEGRATED RESORT  
BUSINESS • ENTERTAINMENT • SHOPPING

Appreciate the finer side of life from the nexus of the metropolis. All your favourite indulgences are within the vicinity of the Waterscape At Cavenagh.



A premium on RELAXATION AND REJUVENATION

A novel city home concept that is designed to calm the senses



# SITE PLAN



## Legend

- 1 Guard House
- 2 Pedestrian Side Gate
- 3 Basement Carpark Entrance
- 4 Arrival Plaza
- 5 Reflective Pool
- 6 Children's Playground
- 7 Children's Pool
- 8 Pool Deck
- 9 Main Swimming Pool
- 10 Sun Tanning Water Deck
- 11 Palm Plaza
- 12 Management Office
- 13 Clubhouse
  - i. Gymnasium
  - ii. Function Room
  - iii. Female Changing Room and Steam Room
  - iv. Male Changing Room and Steam Room
- 14 Barbecue and Outdoor Dining
- 15 Hydrotherapy Pool
  - i. Hydro Massage Seat
  - ii. Hydro Massage Bed
  - iii. Rain Dance Hydrotherapy Shower
- 16 Nature Lounge
- 17 Jogging Track
- 18 Outdoor Fitness Area



CAVENAGH ROAD





GARDEN • POOL • LEISURE DECK • WATER PLAY

Feel healthy, invigorated and pampered with a myriad of fitness and leisure resources including a fully modern gymnasium, refreshing hydrotherapy facilities and restful steam room.

For social gatherings, a nice function room, outdoor barbecue and dining venue are available for celebrating exclusive occasions.

Respite comes naturally in this urban sanctuary. Units open up to delightful waterscapes and lush nature that embraces your presence. Wake up to chirping birds or the sound of trickling water while enjoying a good book. Appreciate life even more with the art of beautiful calm.

The WATERSCAPE Collection

## The Water Court

Water is life and life gathers close to the water's edge.

Venture poolside for a pleasant swim while your little ones

frolic at the children's pool, get bronzed at the sun tanning

water deck or simply laze at the pool deck and blissfully

watch the day drift by.









## The WATERSCAPE Collection

### The Spa Sanctuary

Immerse in the soothing benefits of new concept hydrotherapy facilities. Ease away tiredness and seek inner serenity at the relaxing hydrotherapy pool with hydro massage bed, hydro massage seat and rain dance hydrotherapy shower.









## The WATERSCAPE Collection

### The Nature Trail

Experience the bountiful presence of nature every day. Indulge in early morning jogs or tranquil evening strolls through lush foliage characterized by flowering plants and appealing pathways. Share conversations, paint and read stories to little ones at the idyllic palm plaza and nature lounge.









A premium on LUXURIOUS SPACE AND COMFORT

A novel city home that bestows you with spatial freedom







SPACE · LIGHT · VIEW · DESIGN

Earthly and elegant, your very own personal space is carefully designed and built to pamper personal comfort. Views to the great outdoors, ample natural lighting and serious privacy where it is needed are all thoughtfully considered in each and every interior space. In the kitchen, style and spaciousness prevail. Choice finishes elegantly elevate the enjoyment of life in your personal abode.









A premium placed on **REFINEMENT**

A novel city home that devotes attention to every detail







**blum**  
Perfecting motion

**GIRA**

**LAUFEN**  
bathrooms

**GAGGENAU**

**hansgrohe**

Enjoy the company of noteworthy designers daily.

Luxurious fittings and finishings hailing from renowned brands pervade every corner of your home conveying an undeniable statement of sophistication and affluence.



# SIGNATURE HOMES

by **HiapHoe**

## SIGNATURE DEVELOPMENTS

At Hiap Hoe, we create signature homes unique only to you.

Homes renowned for their enviable locations, novel designs and thoughtful amenities like Signature at Lewis, Bukit Timah and The Beverly at Toh Tuck Road.

Learn more about our upcoming developments including choice residences at St Thomas Walk and Balmoral Road.

Visit us online at [www.hiaphoe.com](http://www.hiaphoe.com)



Developer



WATER  SCAPE

Floor Plans





The WATERSCAPE Collection

THE WATER COURT

THE SPA SANCTUARY








THE NATURE TRAIL

# UNIT LISTING

	65 Cavenagh Road Singapore 229619						65A Cavenagh Road Singapore 229620					
UNIT NO STOREY	6	1	2	3	4	5	12	7	8	9	10	11
7TH	PH 1	PH 10		PH 11		PH 6	PH 10		PH 1	PH 4	PH 11	
6TH	B	A	C	C	A1	C1	C	A	B	B3	A1	C
5TH	B	A	C	C	A1	C1	C	A	B	B3	A1	C
4TH	B	A	C	C	A1	C1	C	A	B	B3	A1	C
3RD	B	A	C				C	A	B	B3	A1	C
2ND/POOL DECK	B	A	C				C	A	B	B3-G	A1-G	C-G4
1ST	B-G	A-G	C-G				C-G1	A-G1	B-G1			

	65B Cavenagh Road Singapore 229630						65C Cavenagh Road Singapore 229631					
UNIT NO STOREY	18	13	14	15	16	17	24	19	20	21	22	23
7TH	PH 2	PH 10		PH 11		PH 4	PH 10		PH 7	PH 5	PH 11	
6TH	B1	A	C	C	A1	B3	C	A	C2	B4	A1	C
5TH	B1	A	C	C	A1	B3	C	A	C2	B4	A1	C
4TH	B1	A	C	C	A1	B3	C	A	C2	B4	A1	C
3RD	B1	A	C	C	A1	B3	C	A	C2	B4	A1	C
2ND/POOL DECK	B1	A	C	C-G4	A1-G	B3-G	C	A	C2	B4-G	A1-G	C-G4
1ST	B1-G	A-G2	C-G2				C-G3	A-G3	C2-G			

	65D Cavenagh Road Singapore 229632					65E Cavenagh Road Singapore 229633				
UNIT NO STOREY	25	26	27	28	29	30	31	32	33	34
6TH	PH 13		PH 8	PH 12	PH 3	PH 14		PH 9	PH 12	PH 3
5TH	C3	C4-2	C5	D	B2	C3	C6-1	C7	D	B2
4TH	C3	C4-2	C5	D	B2	C3	C6-1	C7	D	B2
3RD	C3	C4-1	C5	D	B2	C3	C6	C7	D	B2
2ND	C3	C4	C5	D	B2	C3	C6	C7	D	B2
1ST/POOL DECK	C3-G	C4-G	C5-G	D-G	B2-G	C3-G1	C6-G	C7-G	D-G1	B2-G

	1-Bedroom		2-Bedroom		2-Bedroom with Study Room
	3-Bedroom with Utility Room		3-Bedroom with Study Room and Utility Room		4-Bedroom with Utility Room
					Penthouse



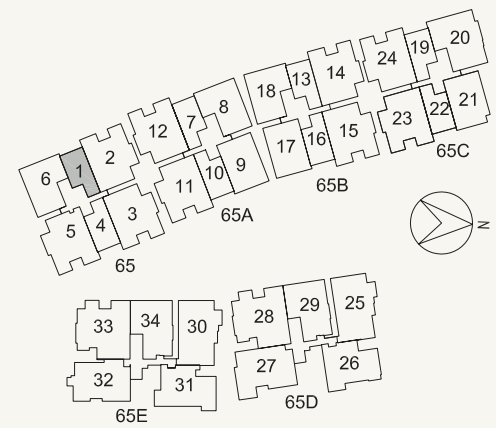
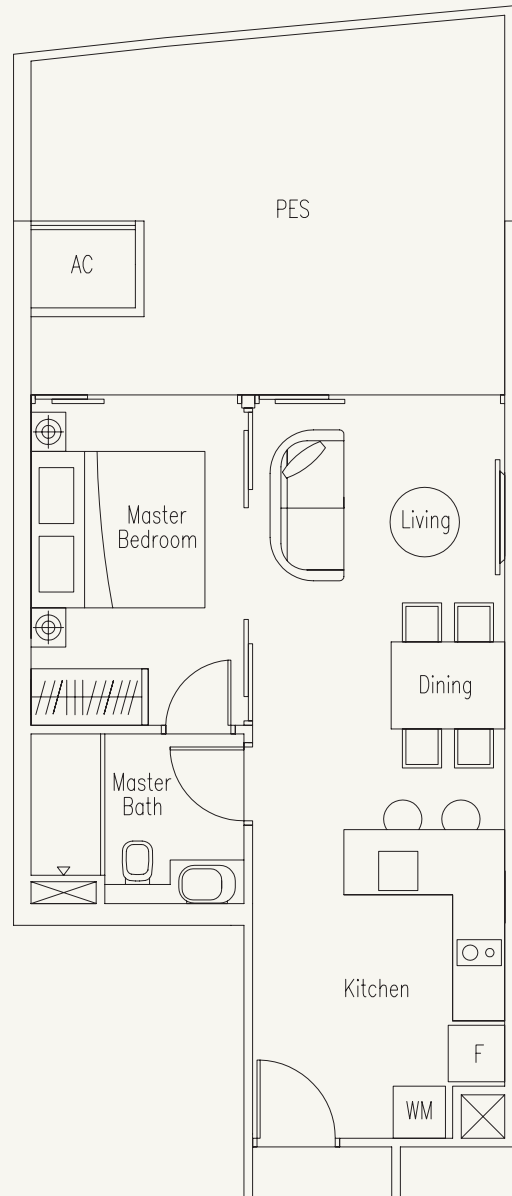


# TYPE A-G

1-Bedroom

66 sq m / 710 sq ft

#01-01



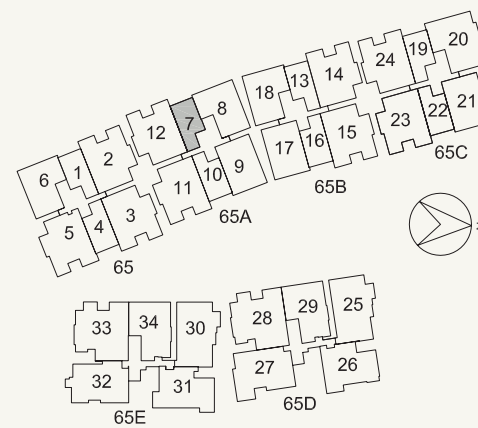
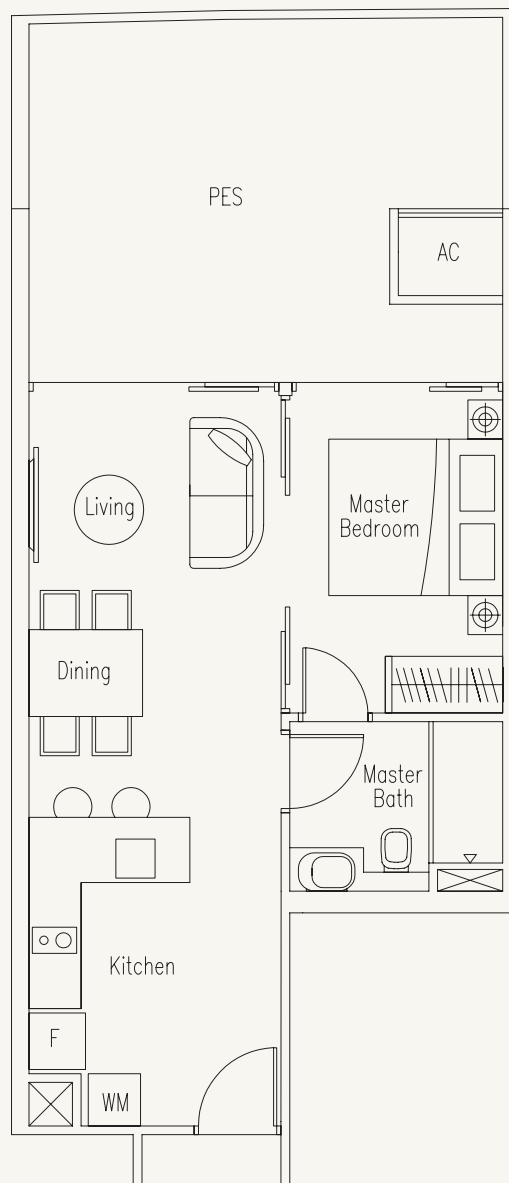


# TYPE A-G1

1-Bedroom

67 sq m / 721 sq ft

#01-07

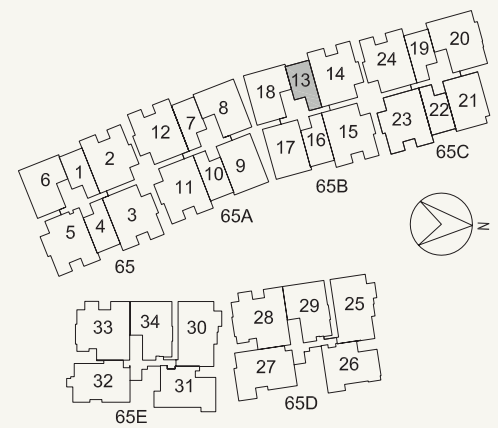
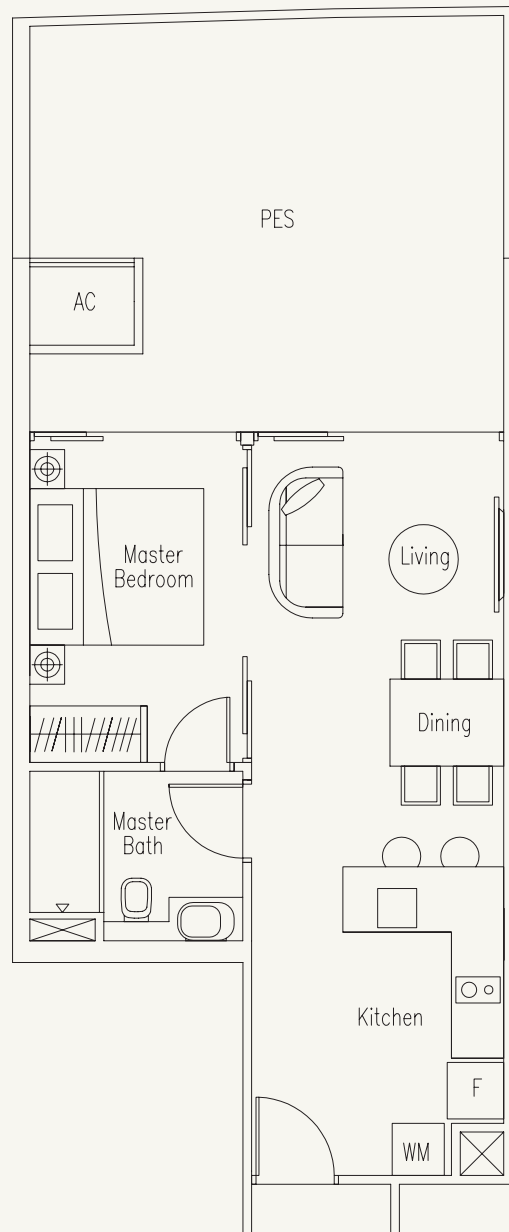


# TYPE A-G2

1-Bedroom

70 sq m / 754 sq ft

#01-13



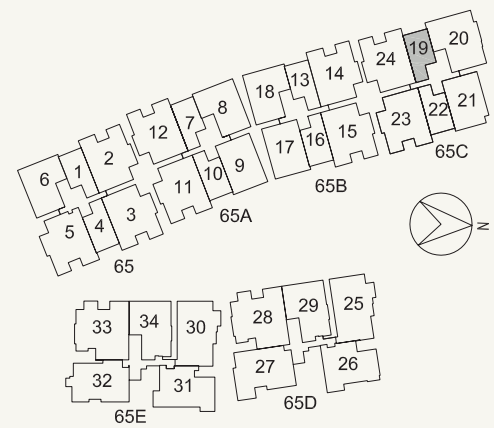
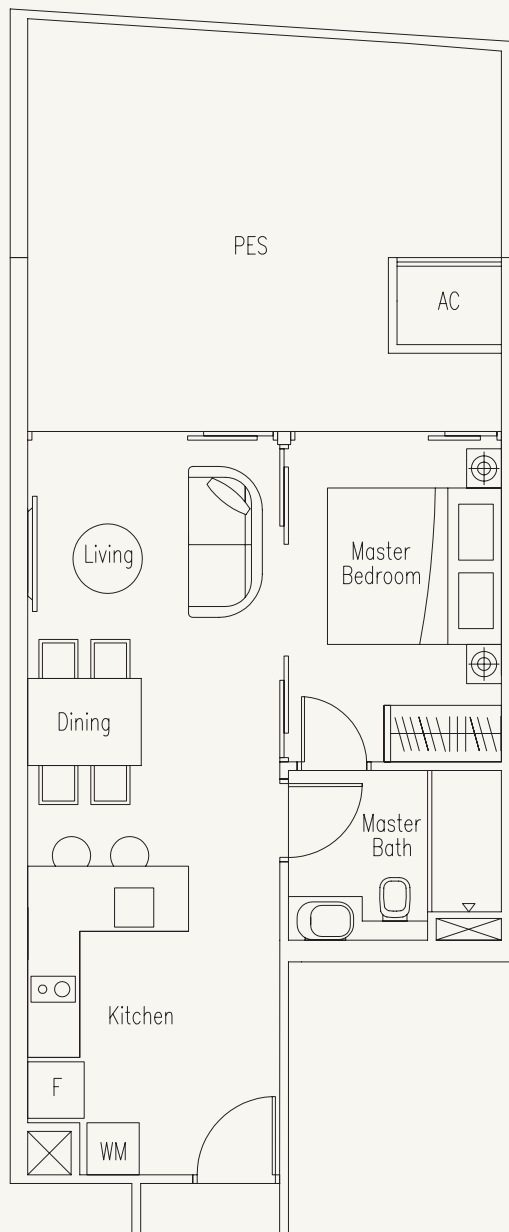


# TYPE A-G3

1-Bedroom

69 sq m / 743 sq ft

#01-19



# TYPE A

1-Bedroom

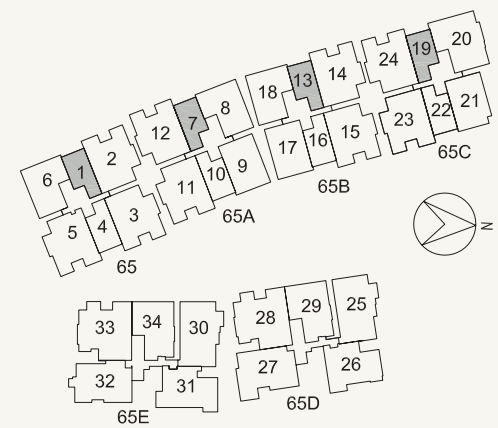
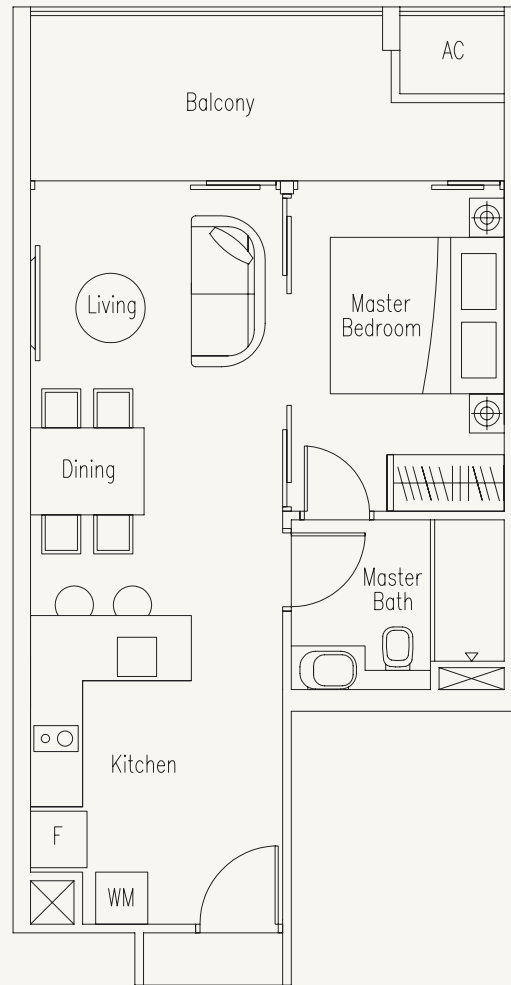
54 sq m / 581 sq ft

#02-01 to #06-01

#02-07 to #06-07

#02-13 to #06-13

#02-19 to #06-19





# TYPE A1-G

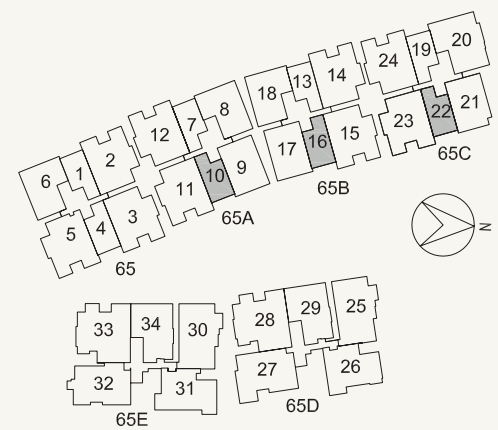
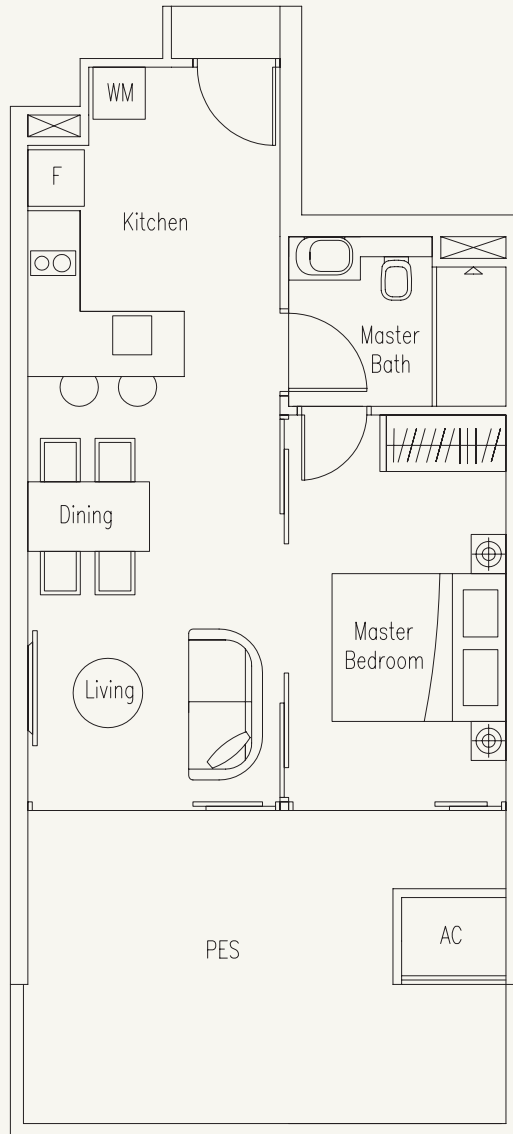
1-Bedroom

65 sq m / 700 sq ft

#02-10

#02-16

#02-22



# TYPE A1

1-Bedroom

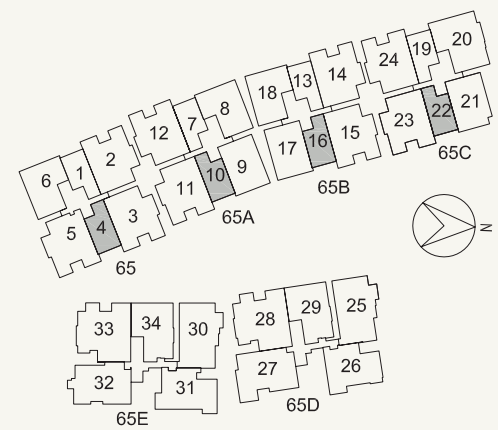
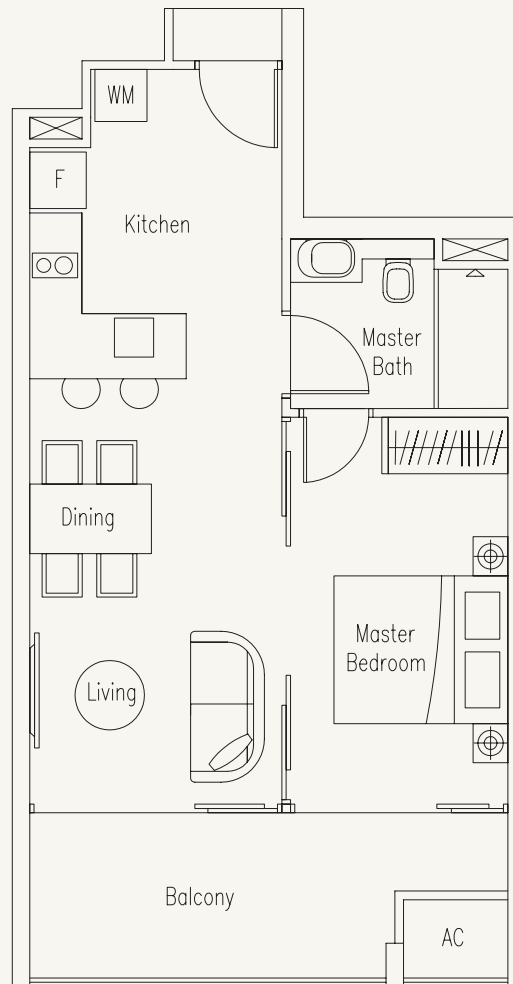
55 sq m / 592 sq ft

#03-10 to #06-10

#03-16 to #06-16

#03-22 to #06-22

#04-04 to #06-04



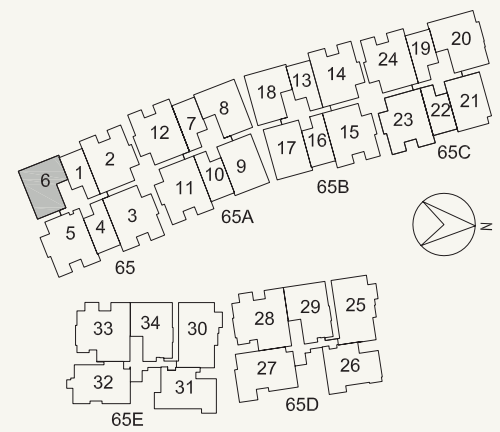
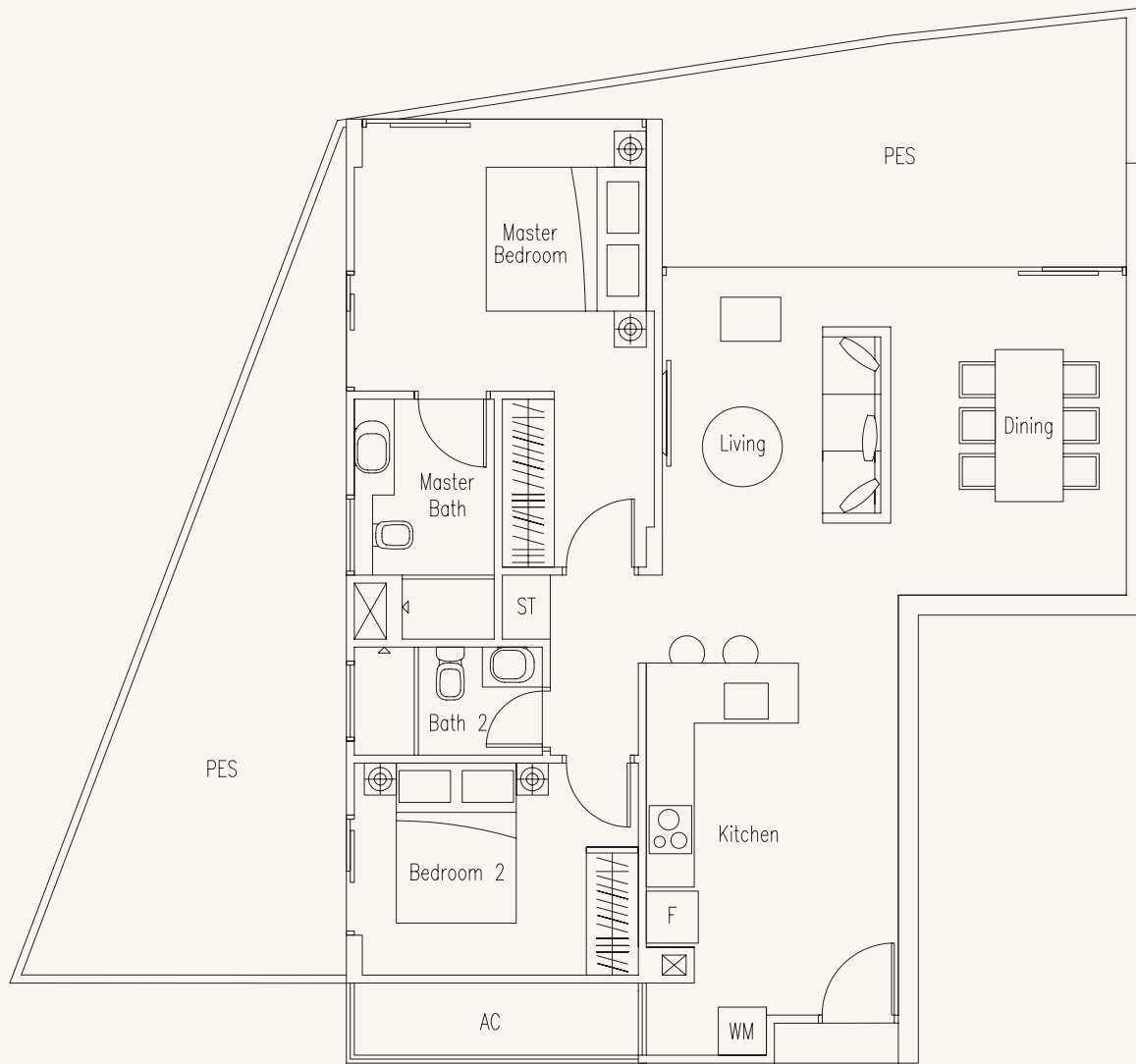


# TYPE B-G

2-Bedroom

129 sq m / 1389 sq ft

#01-06

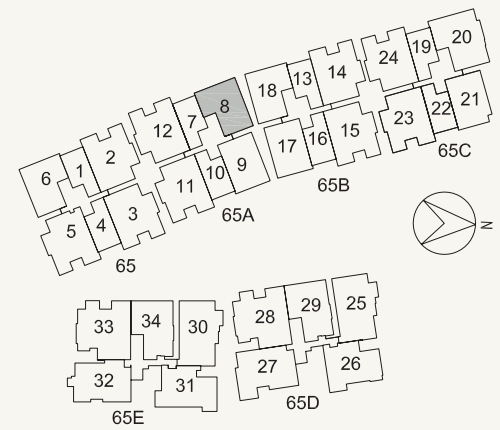
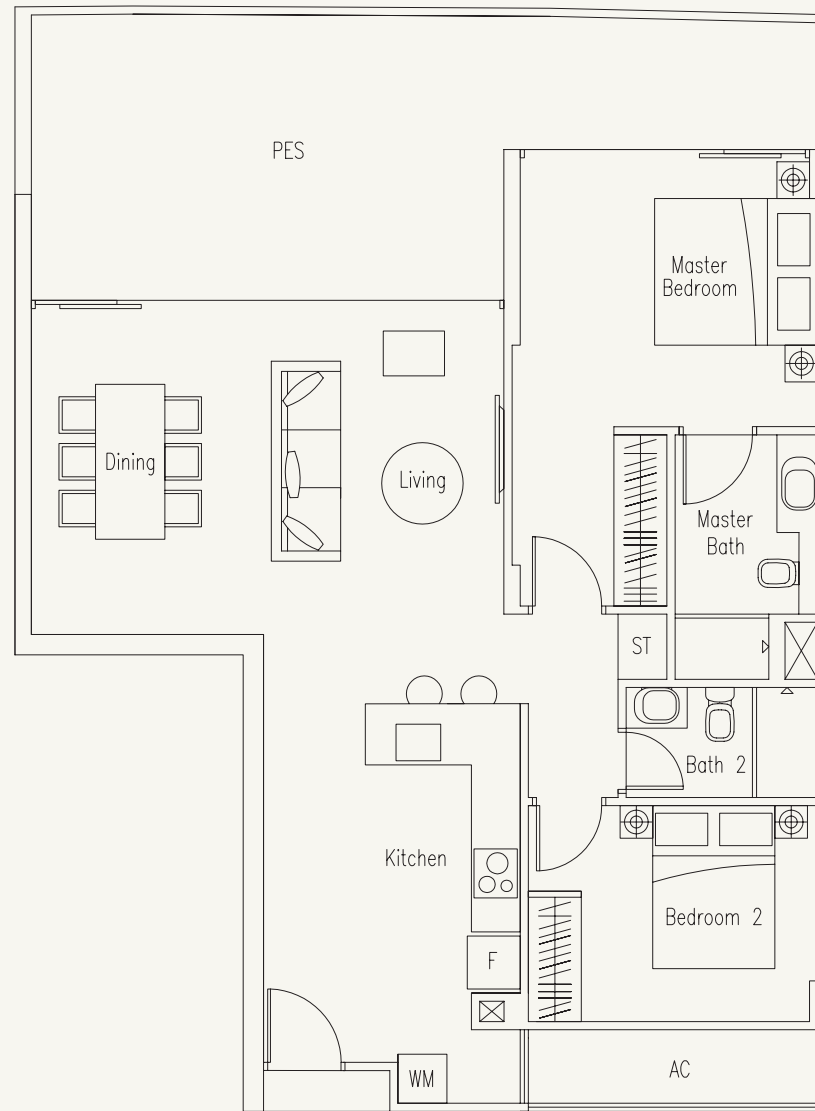


# TYPE B-G1

2-Bedroom

116 sq m / 1249 sq ft

#01-08



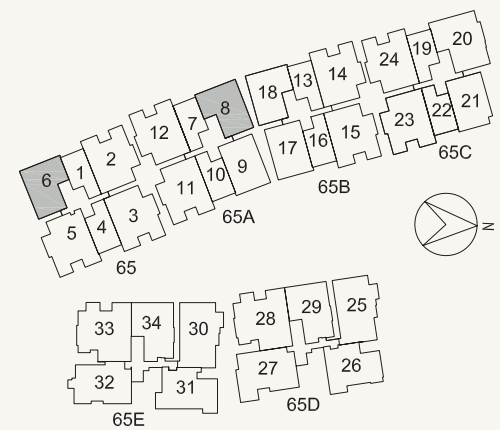
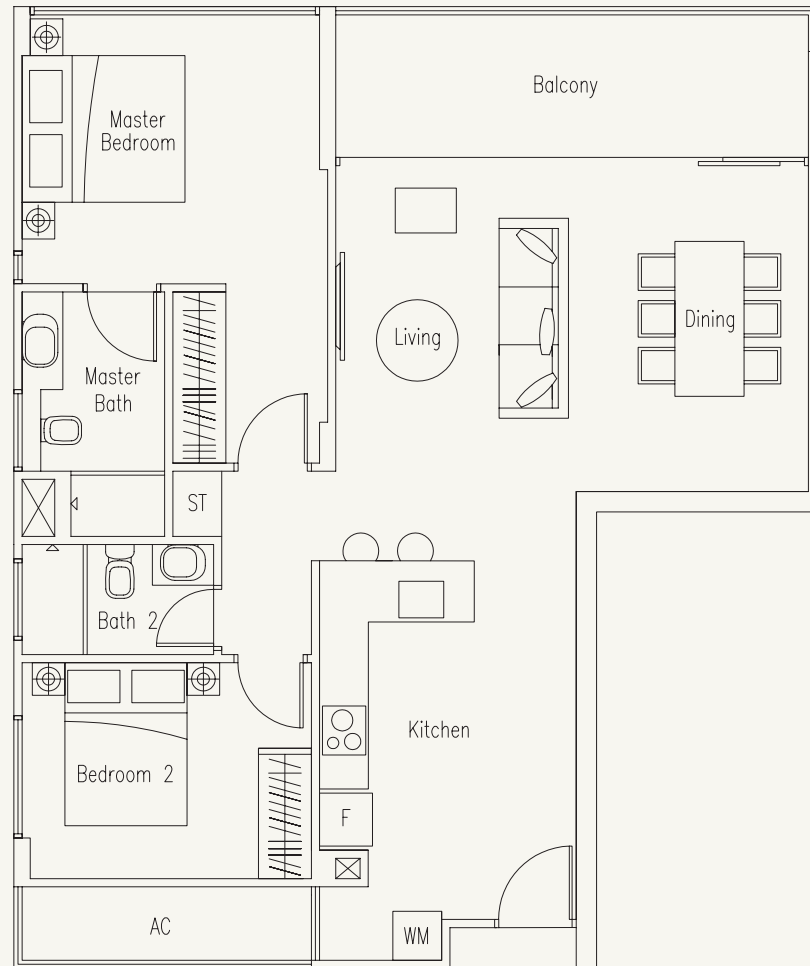
# TYPE B

2-Bedroom

99 sq m / 1066 sq ft

#02-06 to #06-06

#02-08 to #06-08



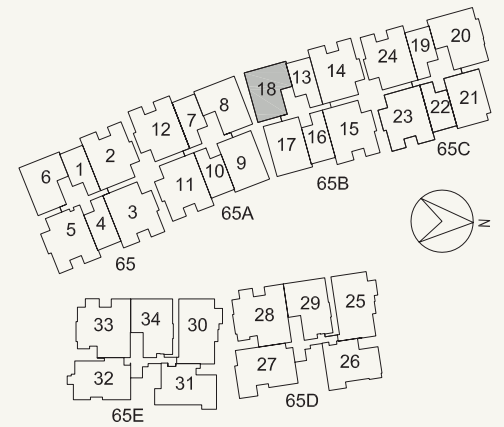
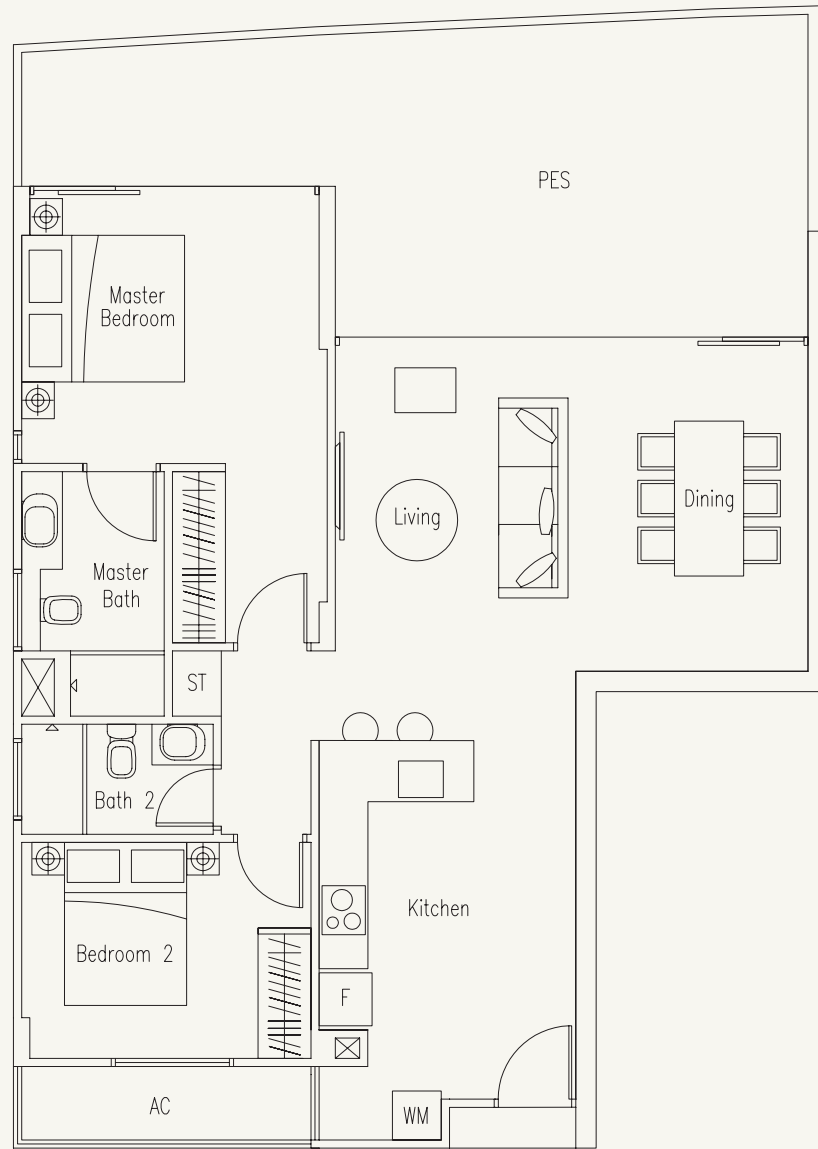


# TYPE B1-G

2-Bedroom

119 sq m / 1281 sq ft

#01-18

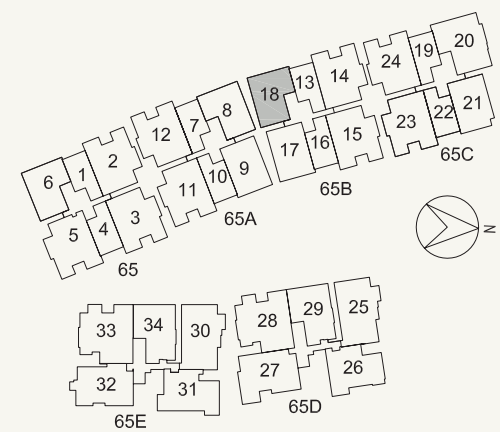
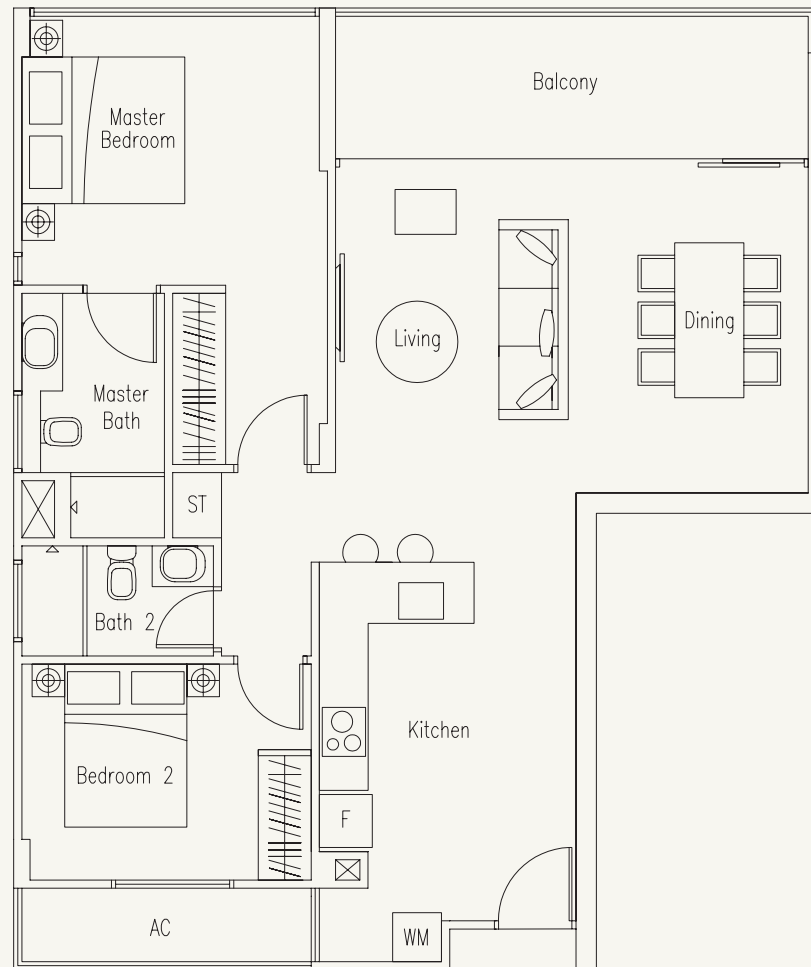


# TYPE B1

2-Bedroom

99 sq m / 1066 sq ft

#02-18 to #06-18



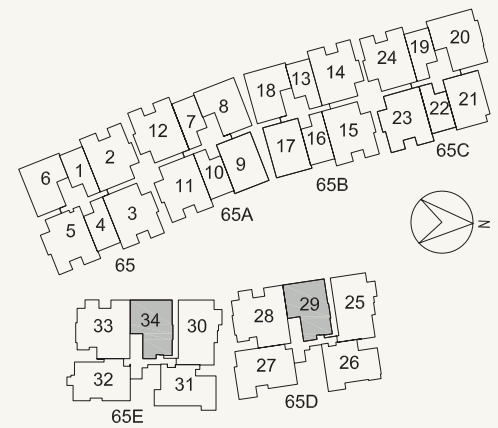
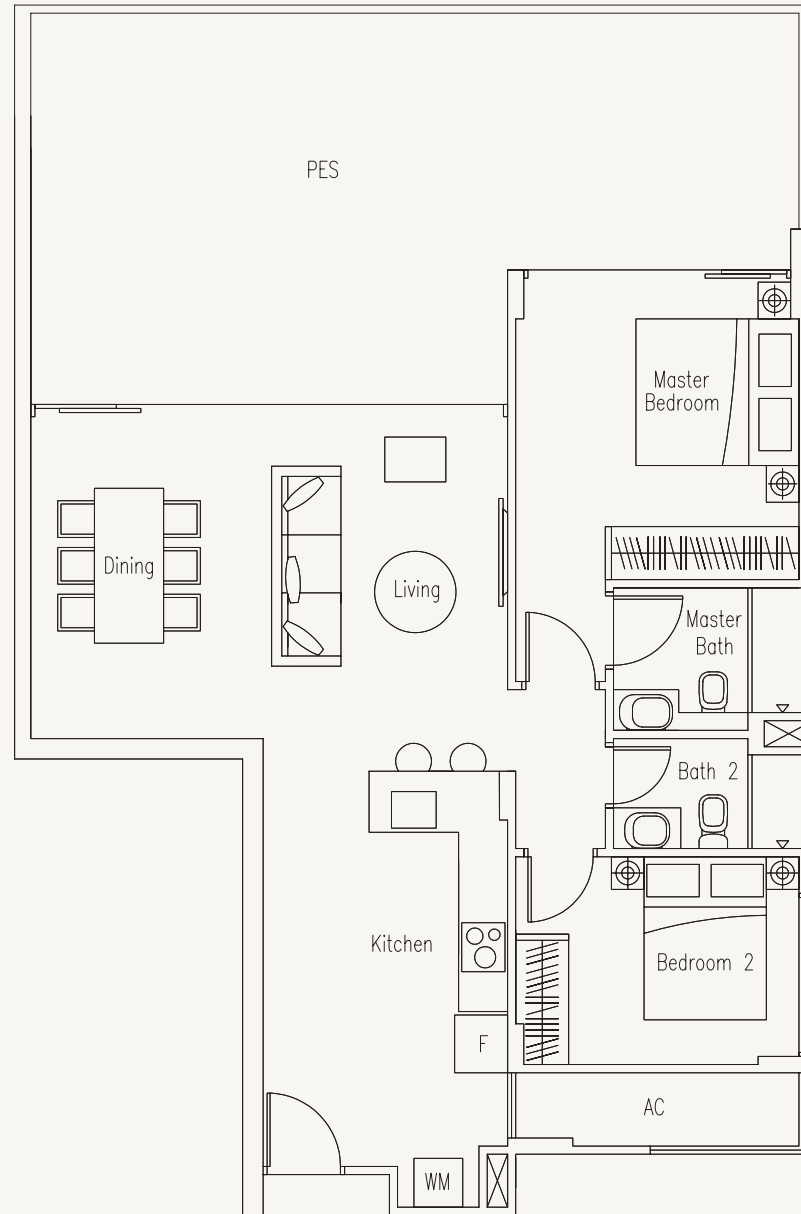
# TYPE B2-G

2-Bedroom

123 sq m / 1324 sq ft

#01-29

#01-34





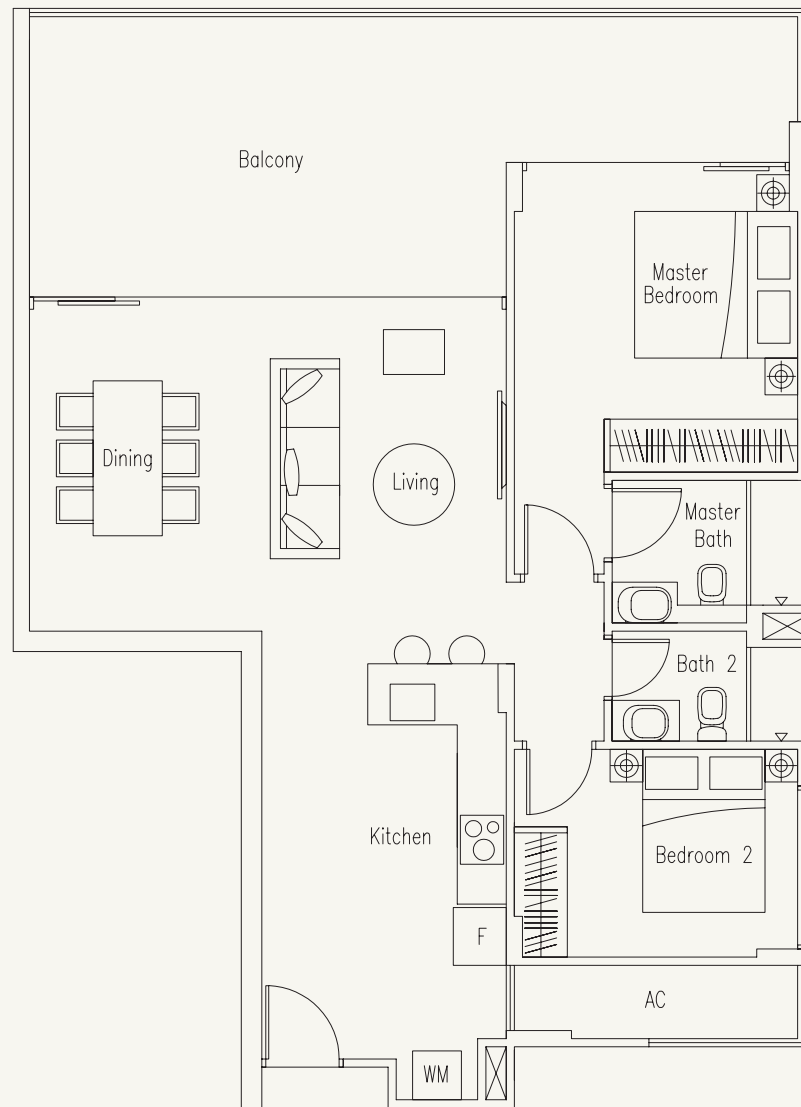
# TYPE B2

2-Bedroom

110 sq m / 1184 sq ft

#02-29 to #05-29

#02-34 to #05-34



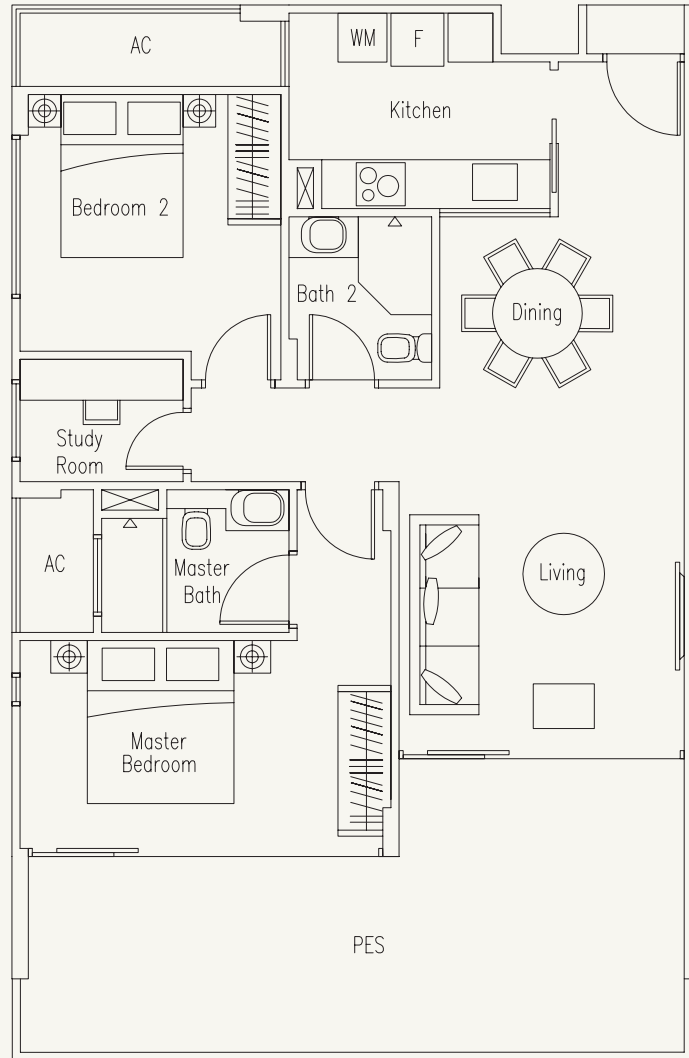
# TYPE B3-G

2-Bedroom with Study Room

106 sq m / 1141 sq ft

#02-09

#02-17



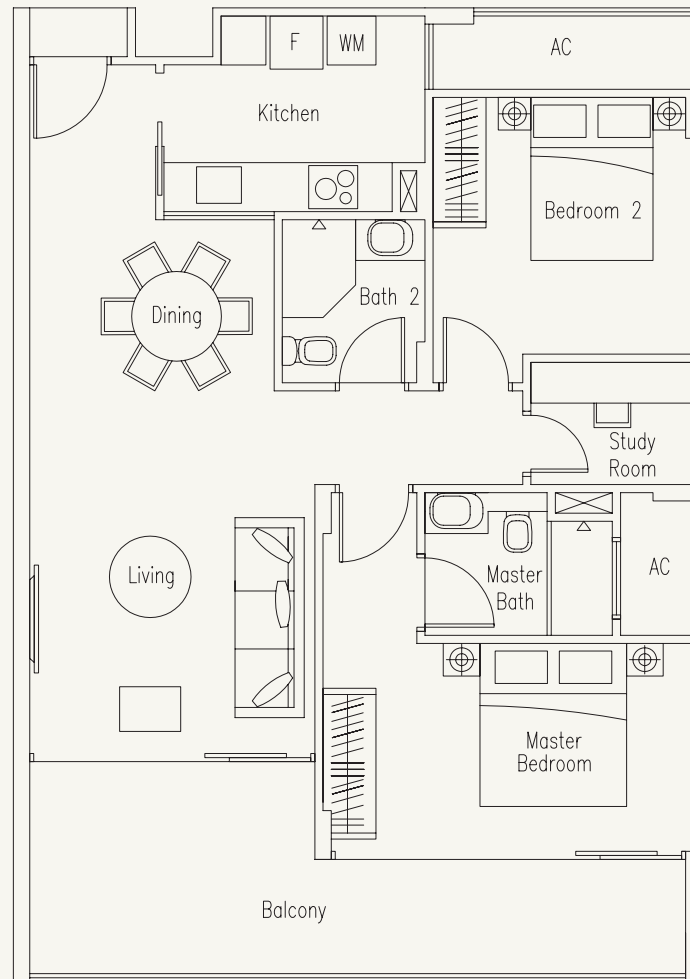
# TYPE B3

2-Bedroom with Study Room

98 sq m / 1055 sq ft

#03-09 to #06-09

#03-17 to #06-17



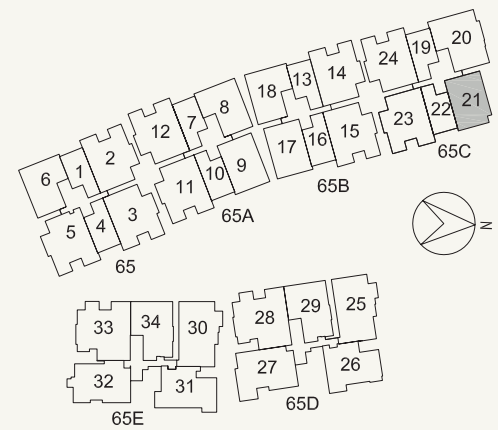
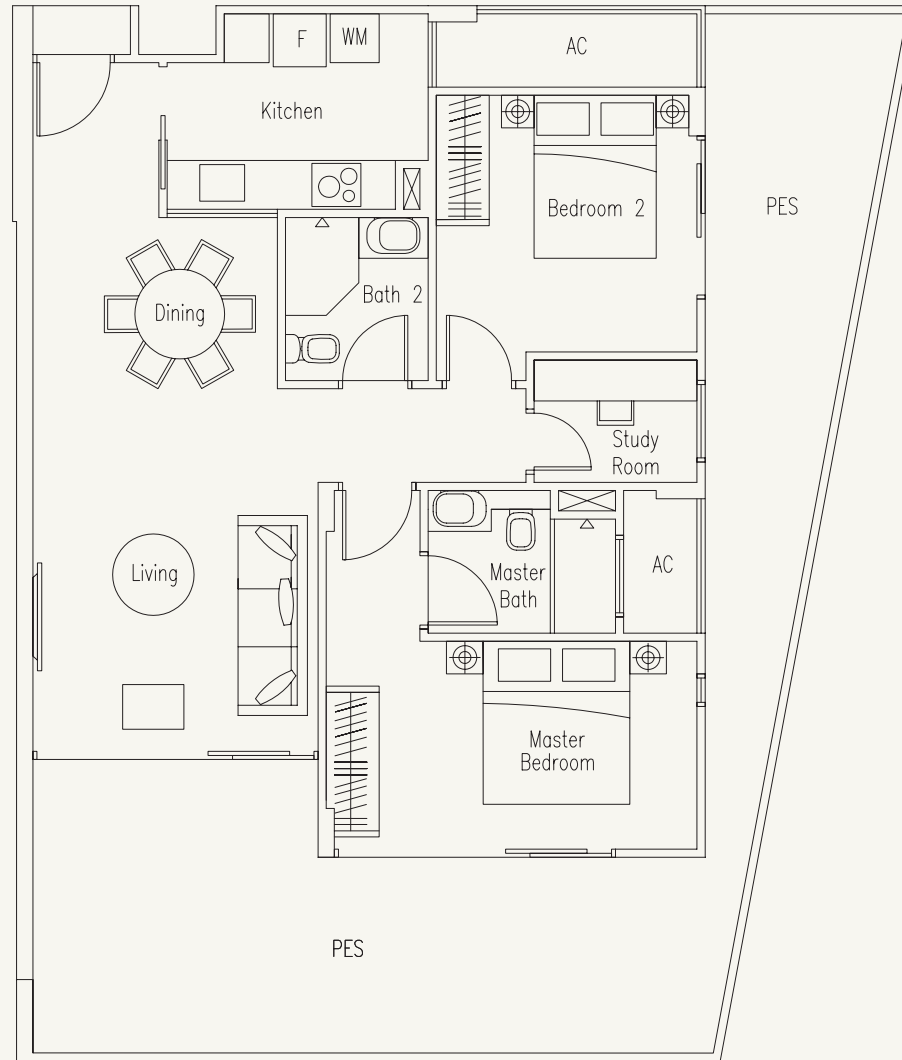


# TYPE B4-G

2-Bedroom with Study Room

123 sq m / 1324 sq ft

#02-21

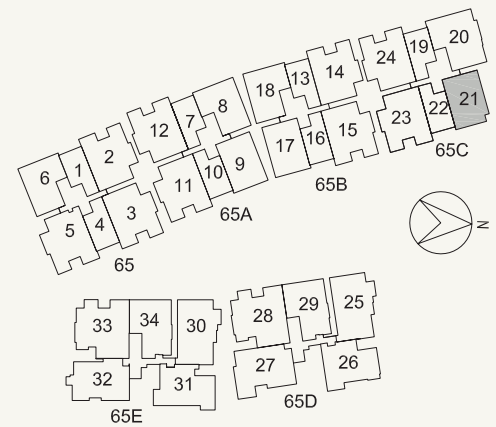
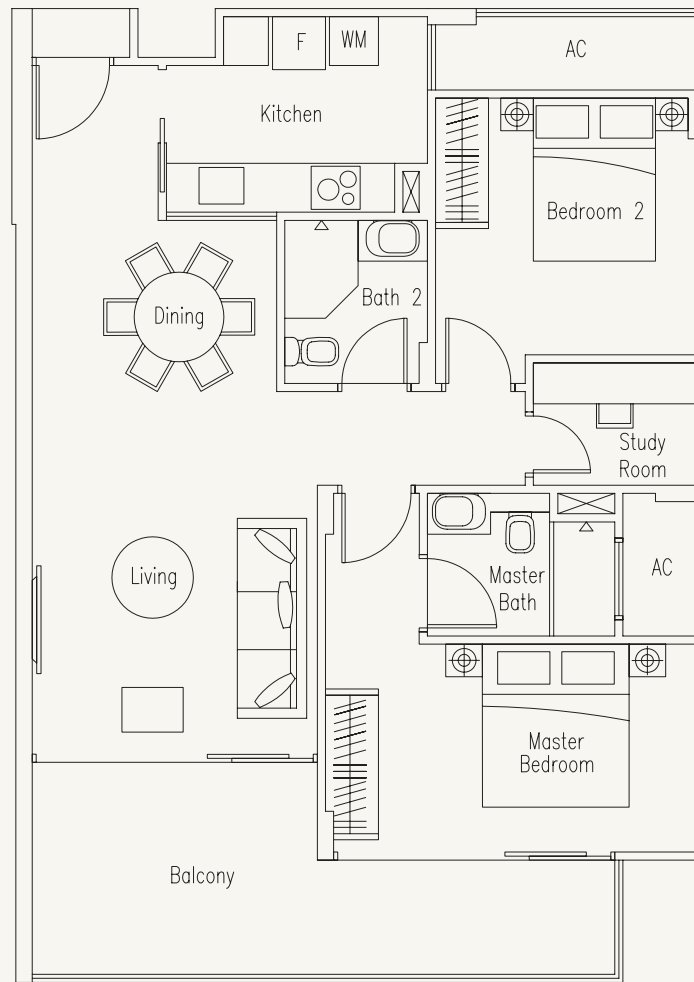


# TYPE B4

2-Bedroom with Study Room

96 sq m / 1033 sq ft

#03-21 to #06-21

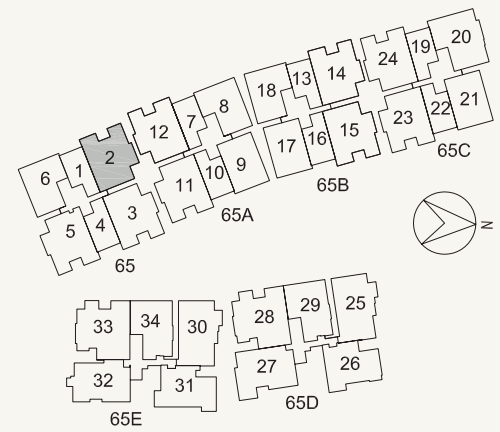
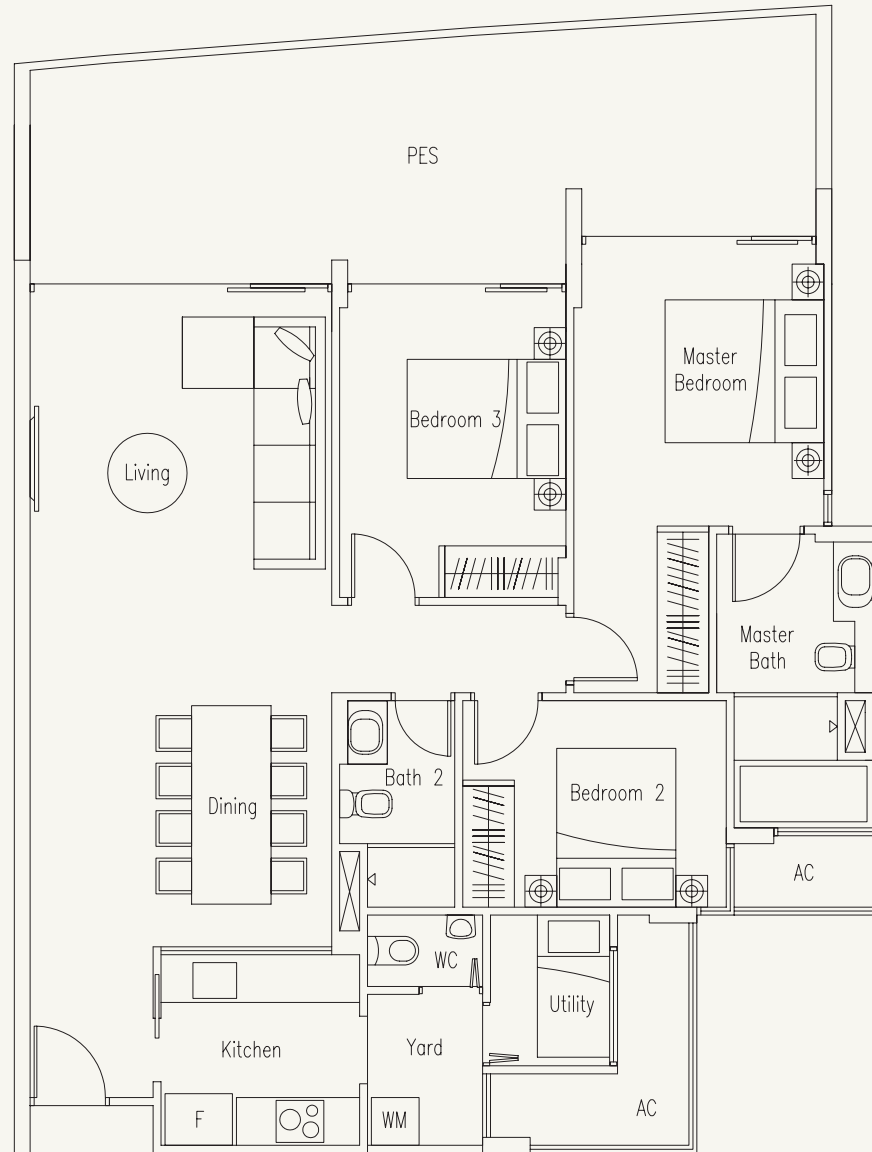


# TYPE C-G

3-Bedroom with Utility Room

140 sq m / 1507 sq ft

#01-02



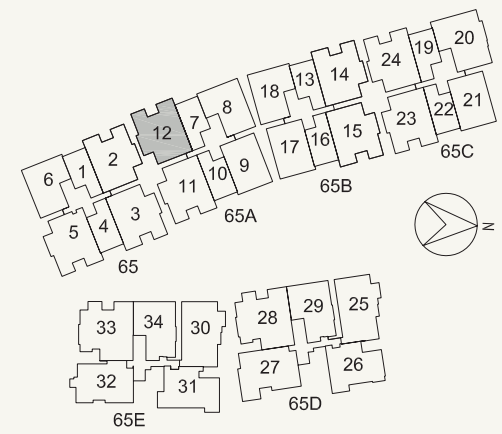
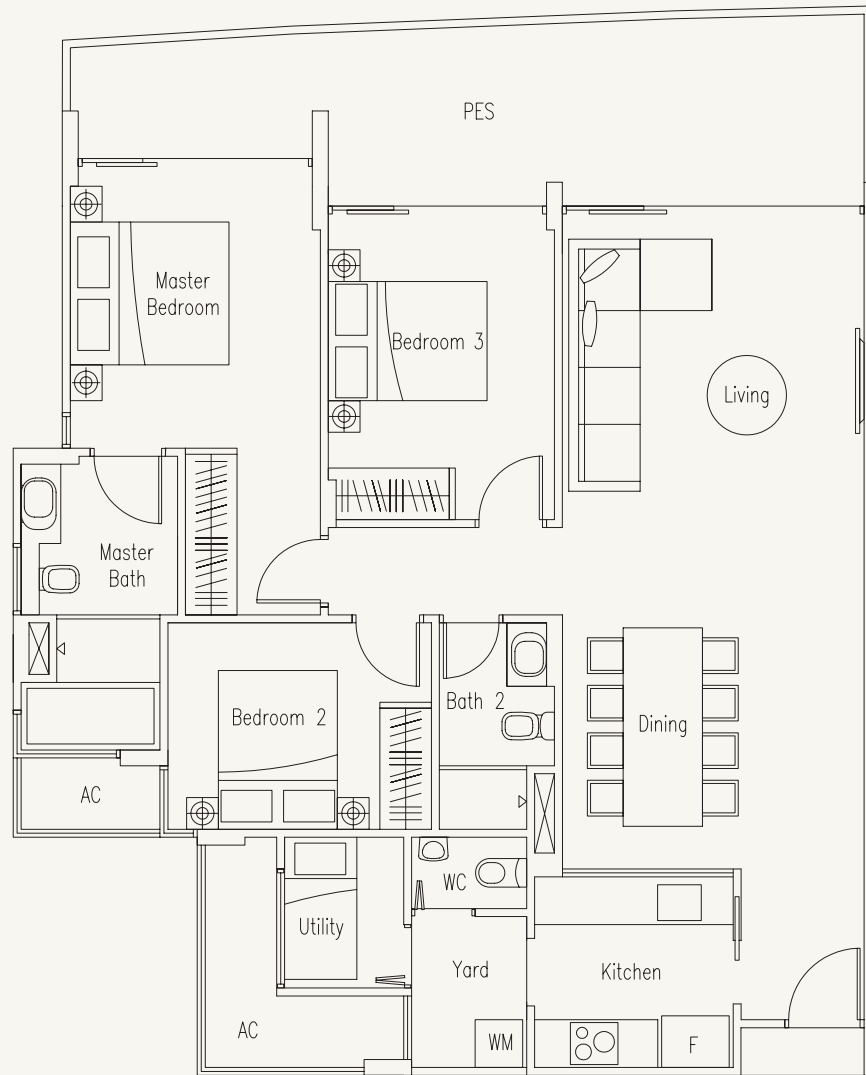


# TYPE C-G1

3-Bedroom with Utility Room

131 sq m / 1410 sq ft

#01-12

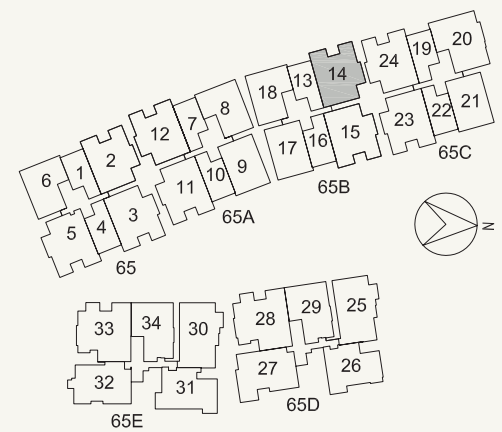
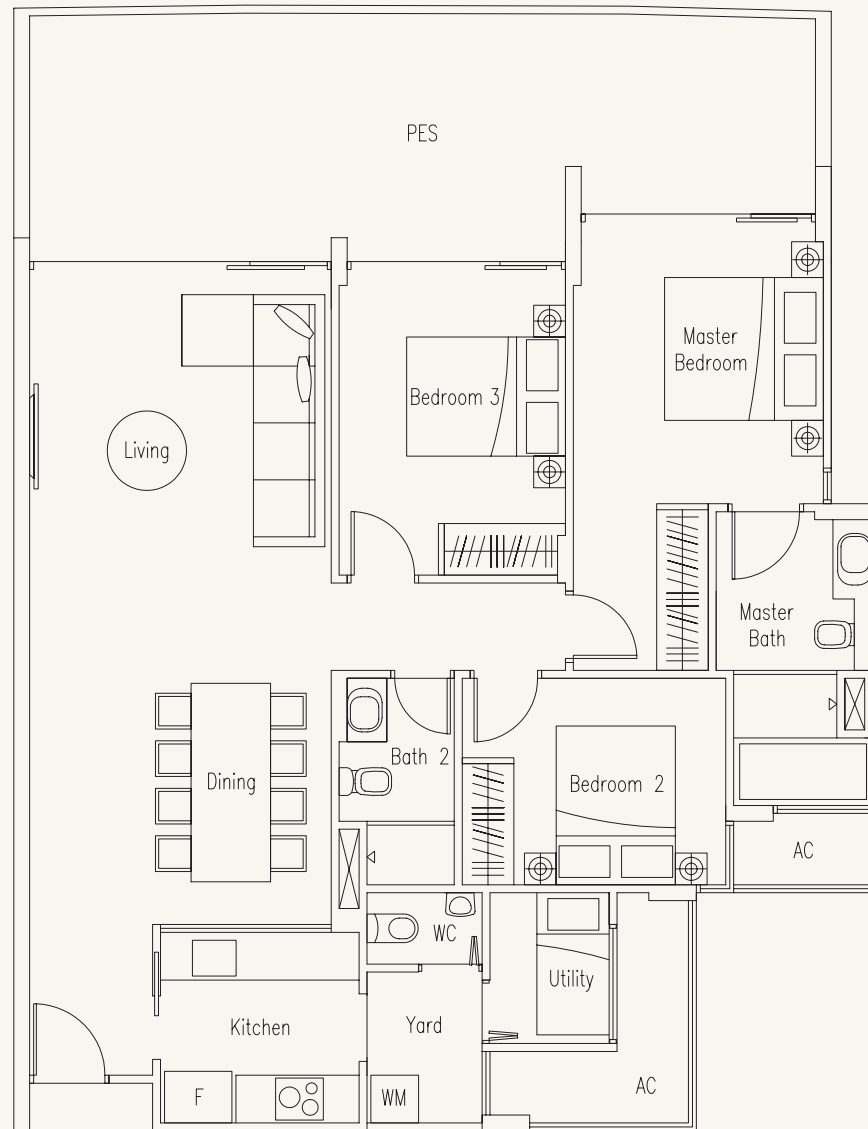


# TYPE C-G2

3-Bedroom with Utility Room

140 sq m / 1507 sq ft

#01-14

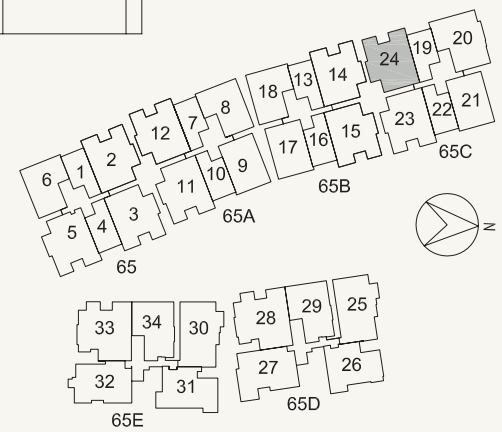
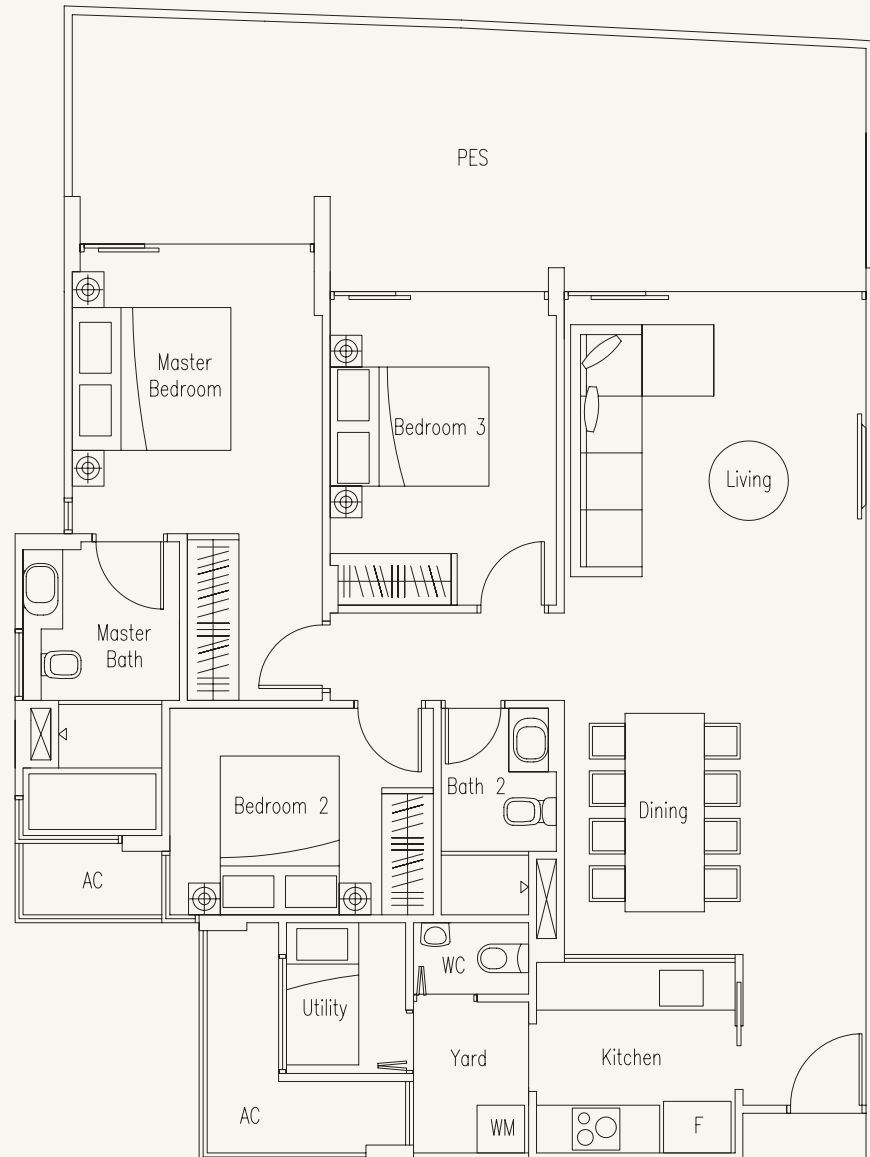


# TYPE C-G3

3-Bedroom with Utility Room

142 sq m / 1529 sq ft

#01-24





# TYPE C-G4

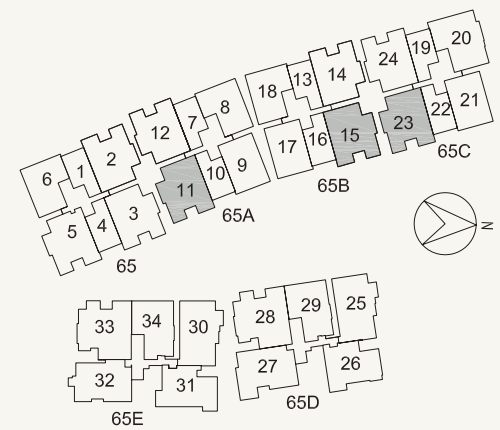
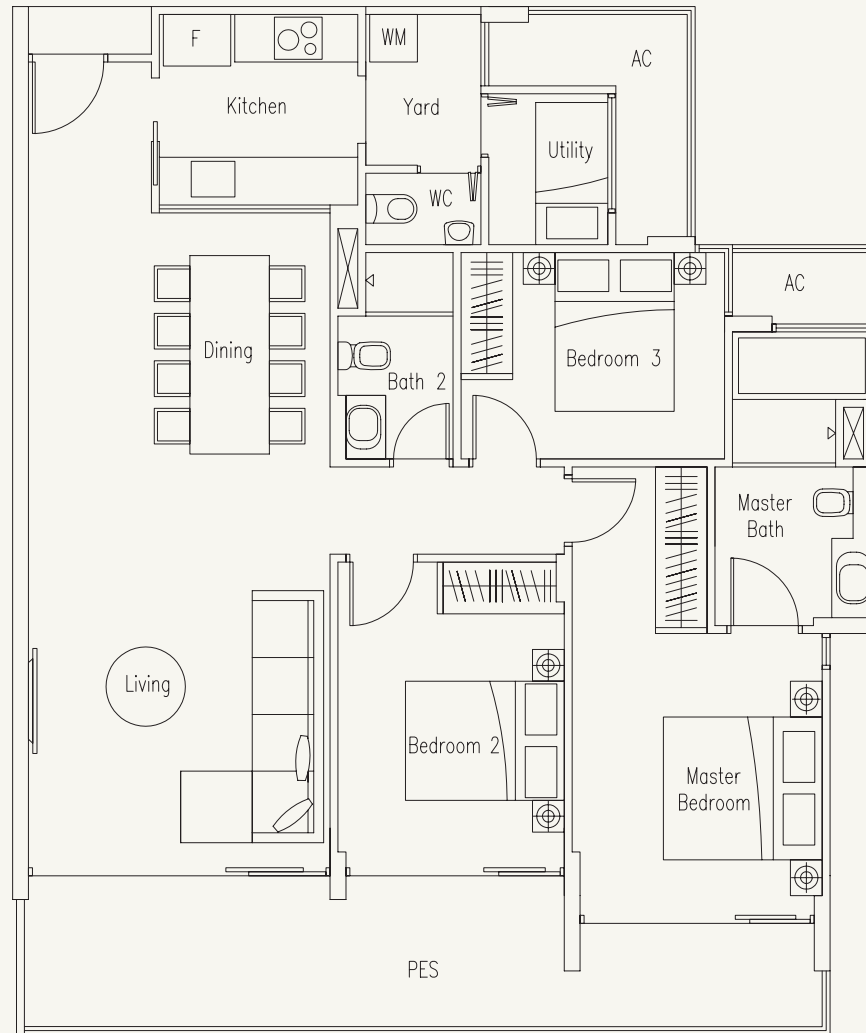
3-Bedroom with Utility Room

128 sq m / 1378 sq ft

#02-11

#02-15

#02-23



# TYPE C

3-Bedroom with Utility Room

122 sq m / 1313 sq ft

#02-02 to #06-02

#02-12 to #06-12

#02-14 to #06-14

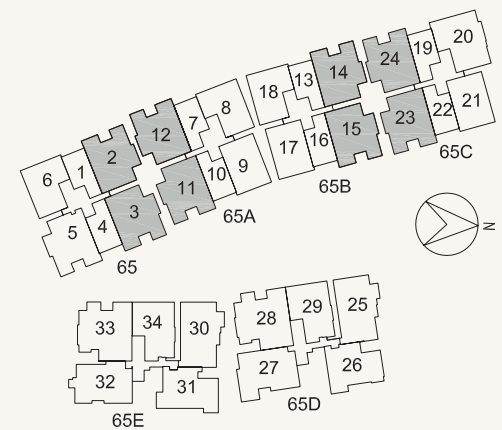
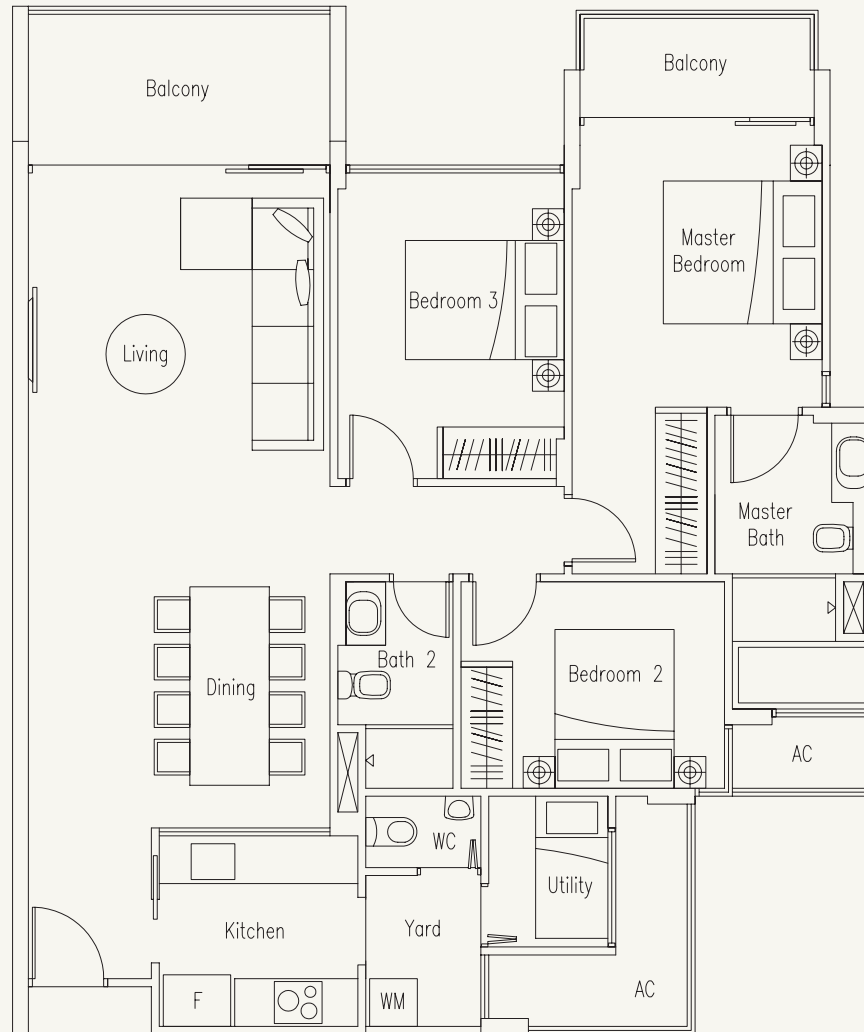
#02-24 to #06-24

#03-11 to #06-11

#03-15 to #06-15

#03-23 to #06-23

#04-03 to #06-03

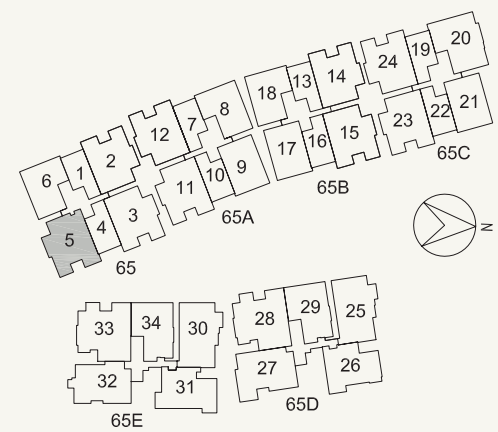
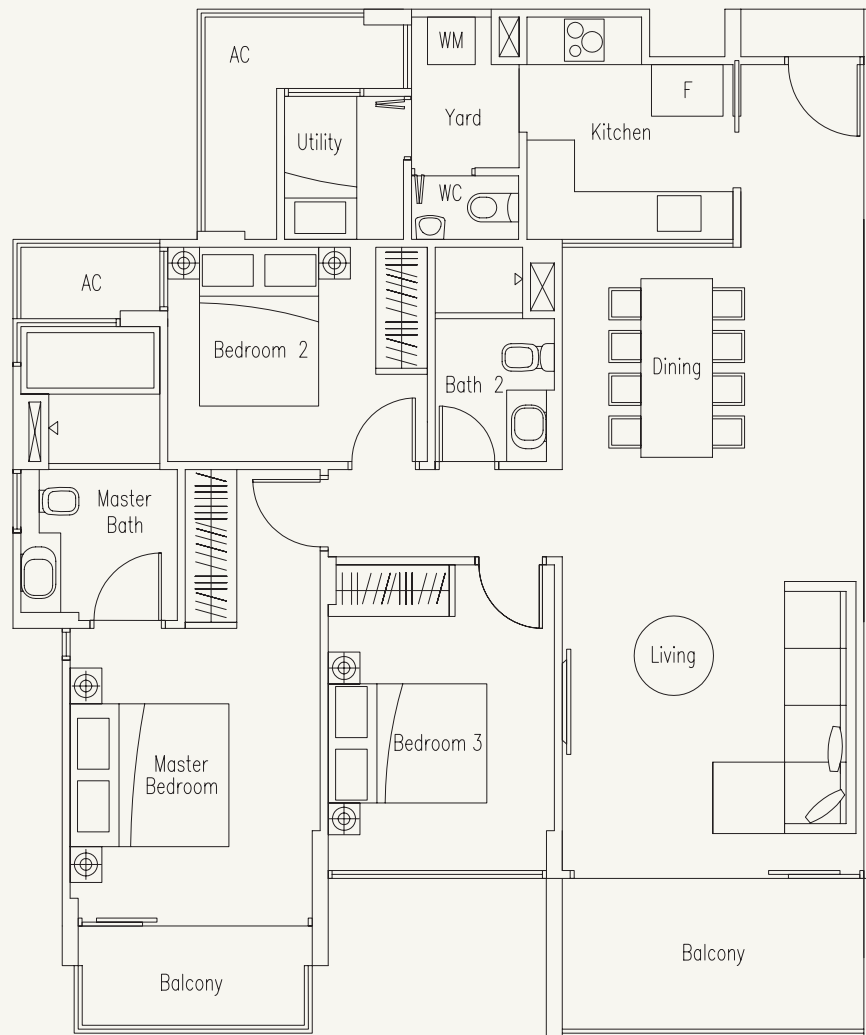


# TYPE C1

3-Bedroom with Utility Room

121 sq m / 1302 sq ft

#04-05 to #06-05



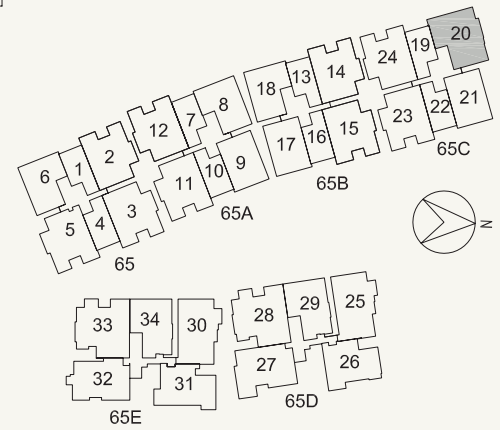


# TYPE C2-G

3-Bedroom with Utility Room

143 sq m / 1539 sq ft

#01-20

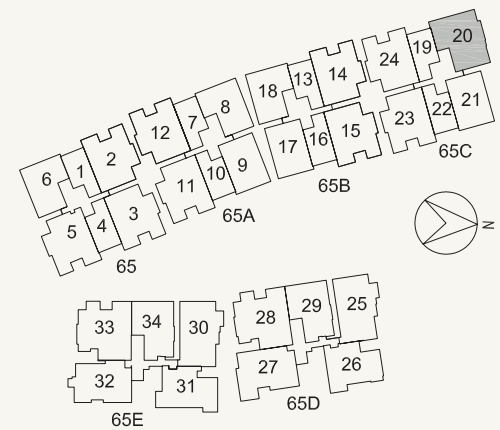
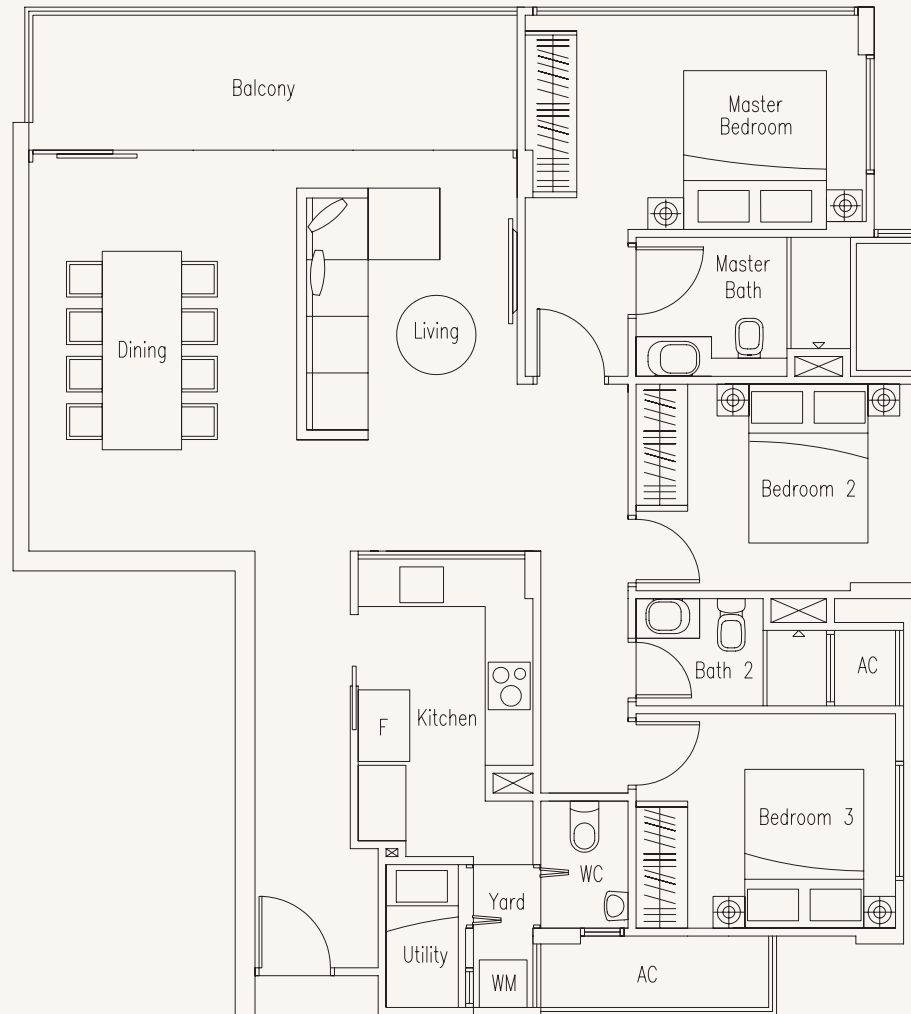


# TYPE C2

3-Bedroom with Utility Room

122 sq m / 1313 sq ft

#02-20 to #06-20

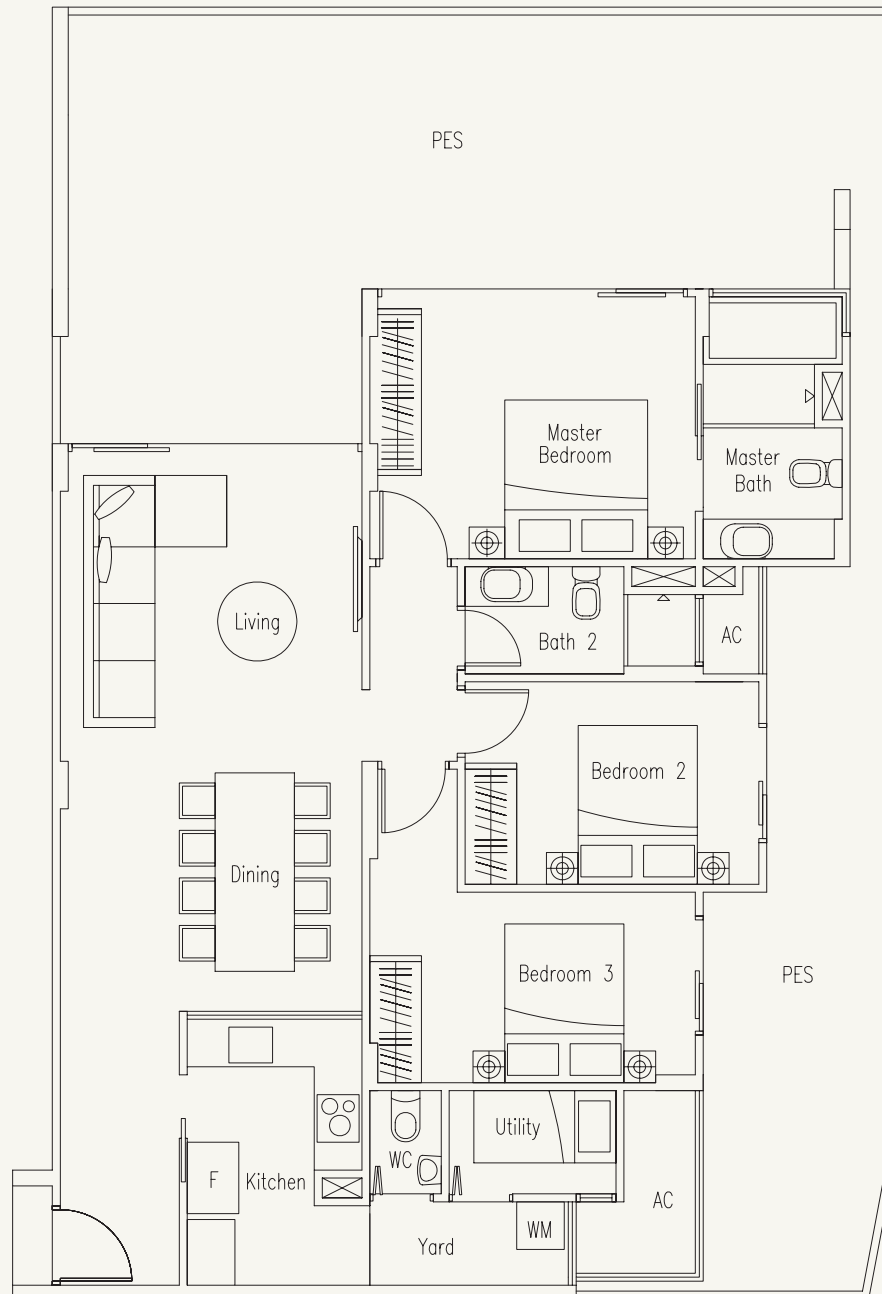


# TYPE C3-G

3-Bedroom with Utility Room

170 sq m / 1830 sq ft

#01-25

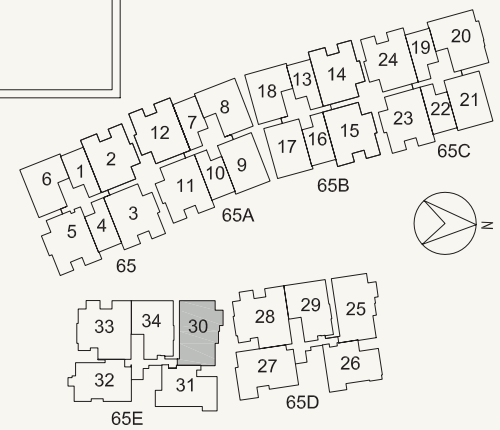
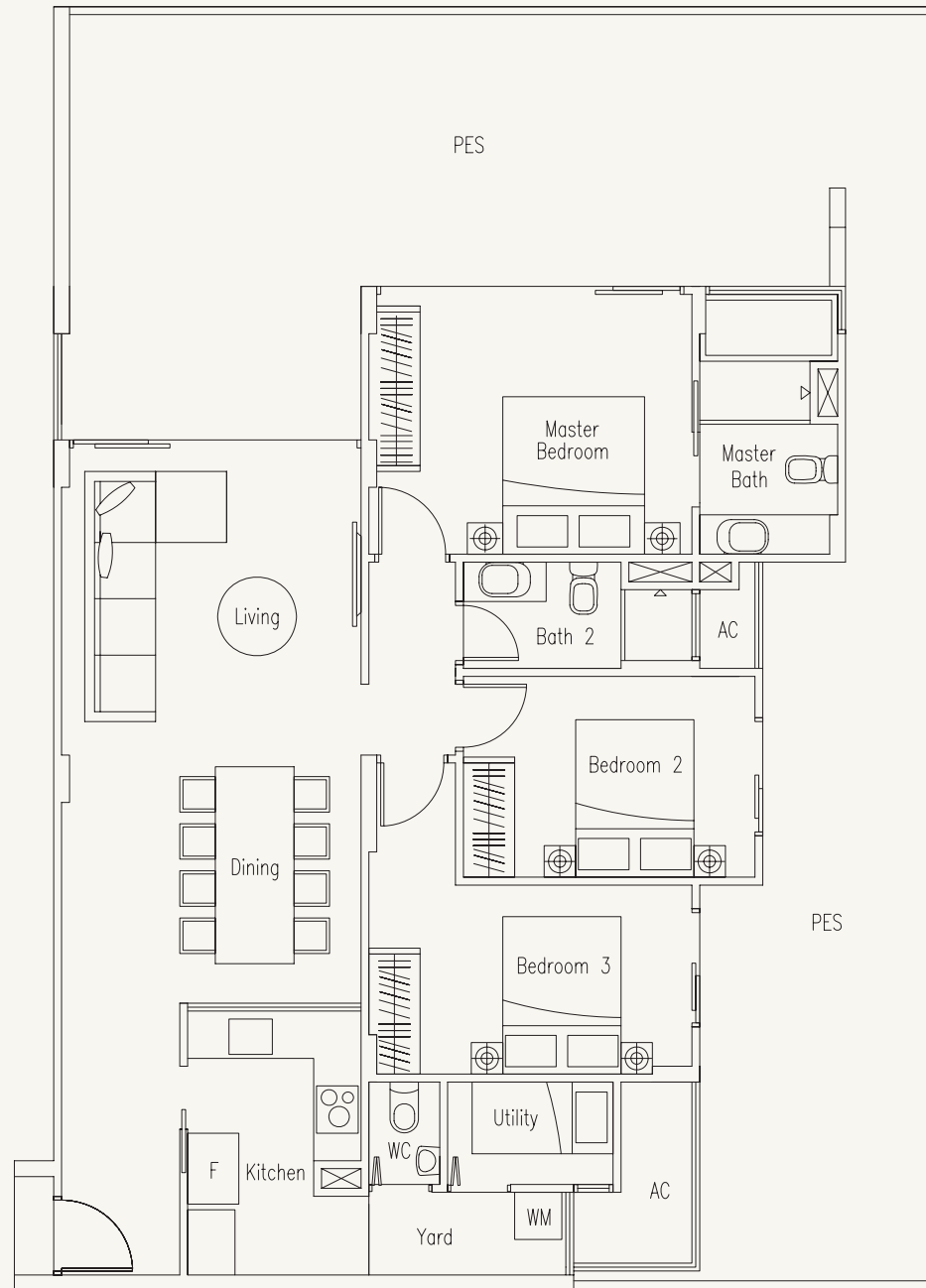


# TYPE C3-G1

3-Bedroom with Utility Room

181 sq m / 1948 sq ft

#01-30





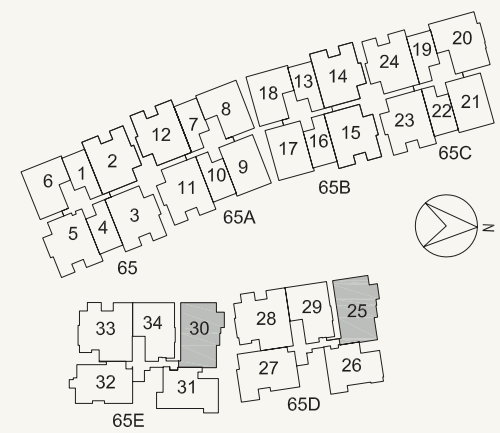
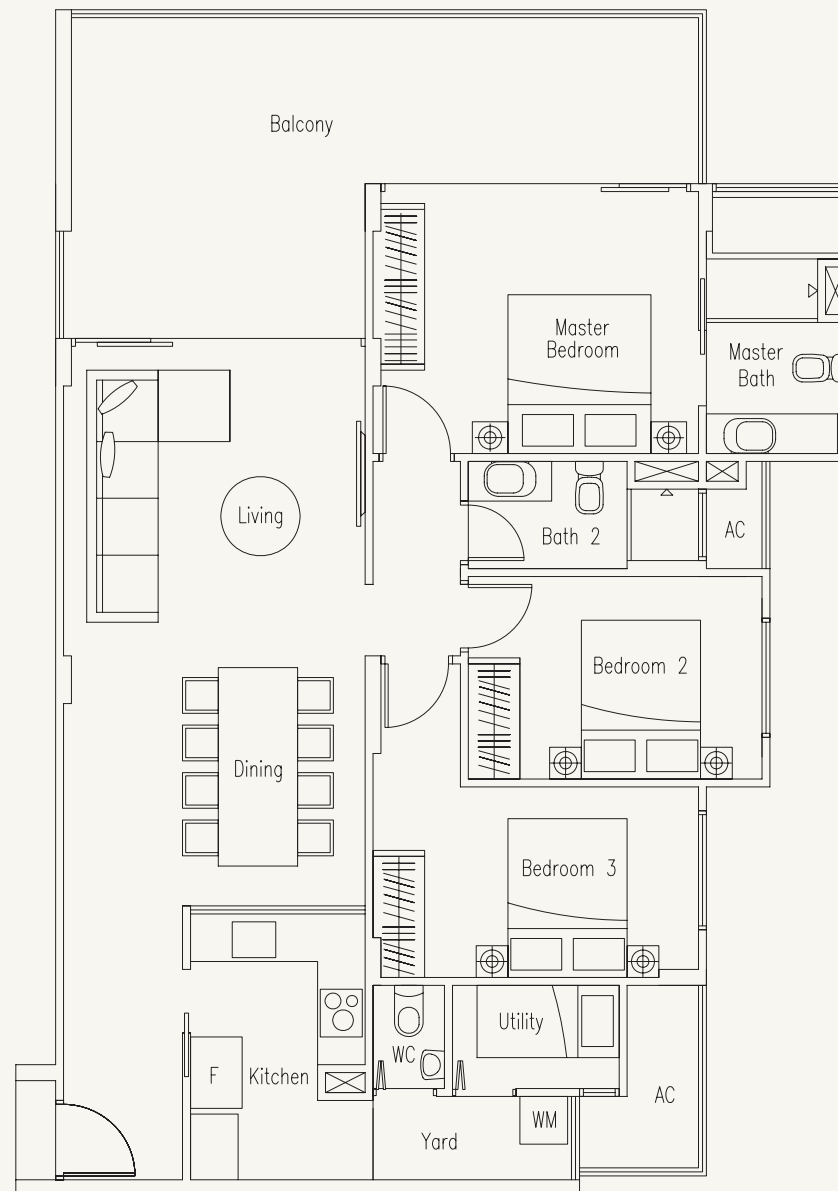
# TYPE C3

3-Bedroom with Utility Room

130 sq m / 1399 sq ft

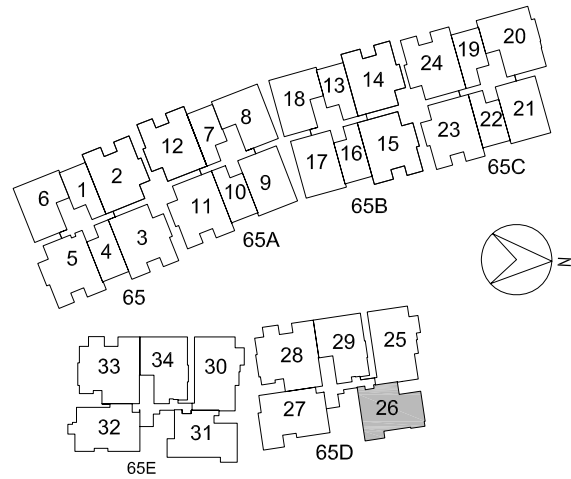
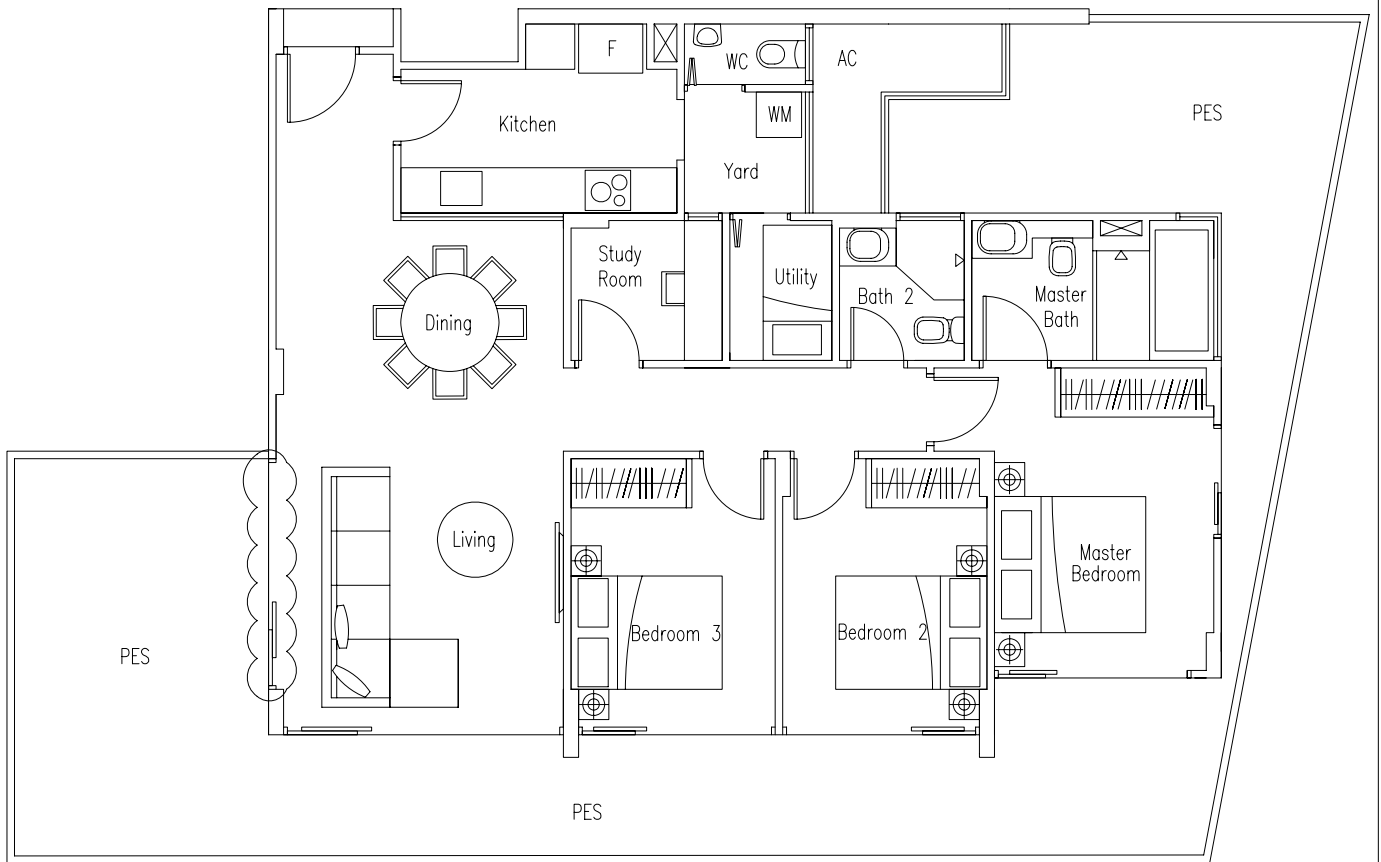
#02-25 to #05-25

#02-30 to #05-30



# TYPE C4-G

3-Bedroom with Study Room and Utility Room  
169sq m / 1819 sq ft  
#01-26

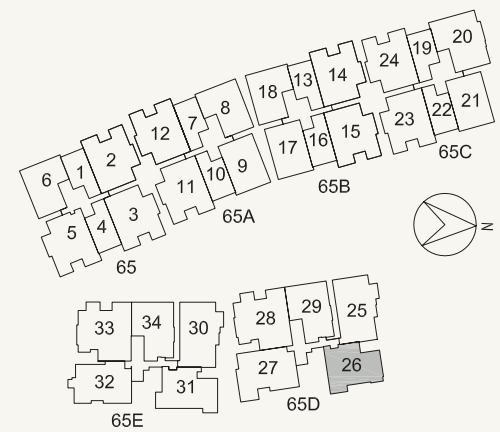
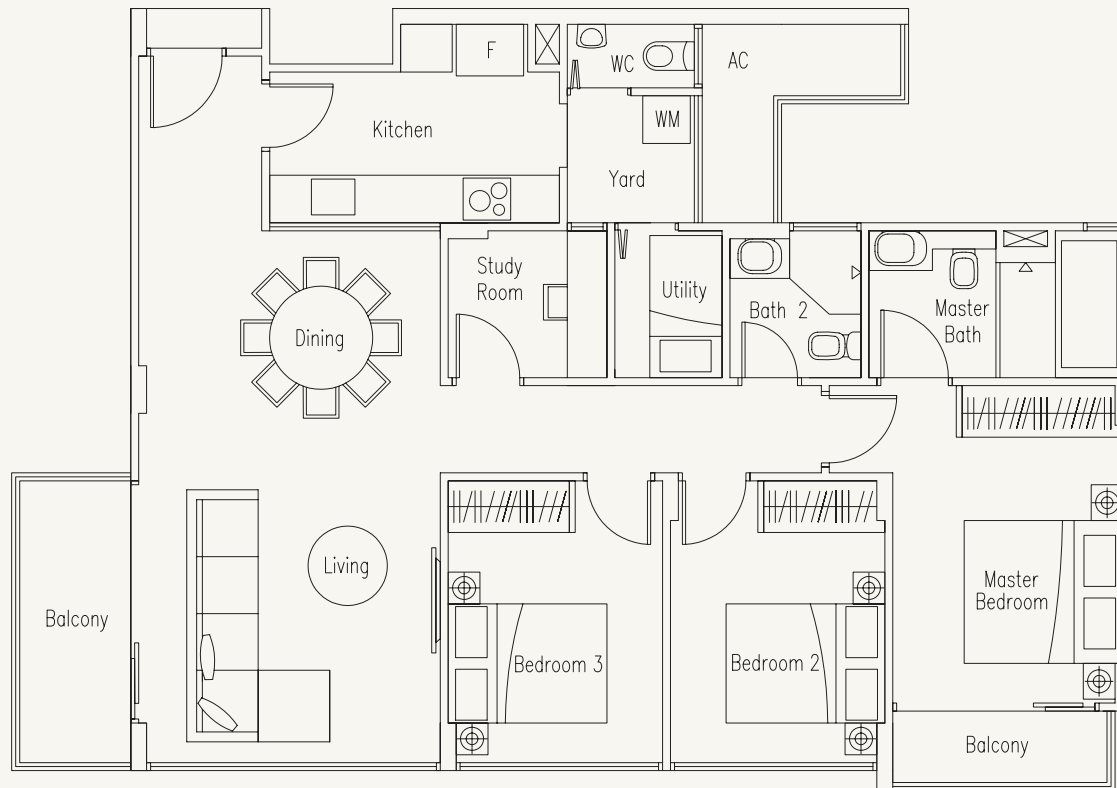


# TYPE C4

3-Bedroom with Study Room and Utility Room

113 sq m / 1216 sq ft

#02-26

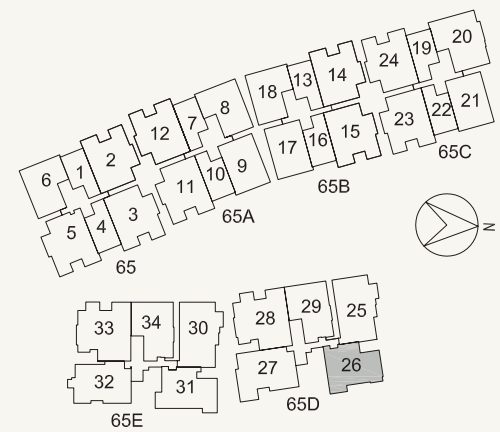
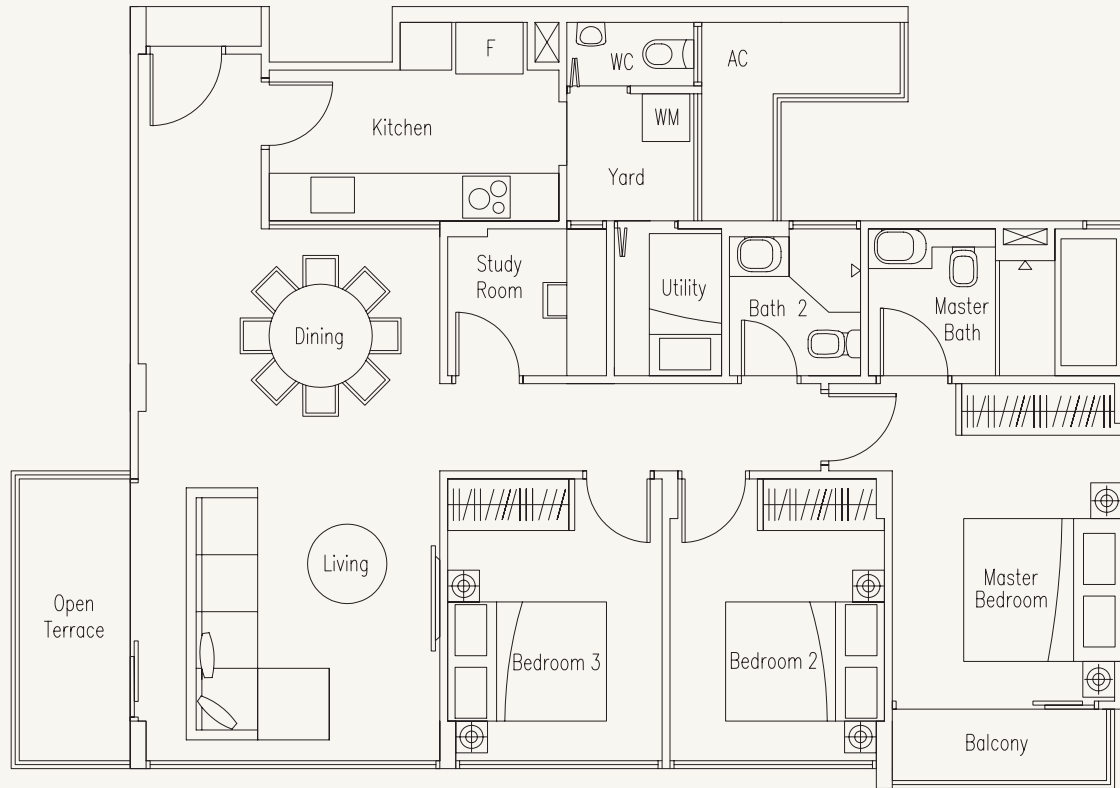


# TYPE C4-1

3-Bedroom with Study Room and Utility Room

113 sq m / 1216 sq ft

#03-26



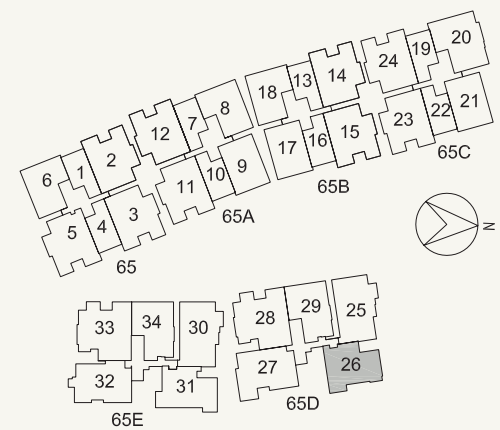
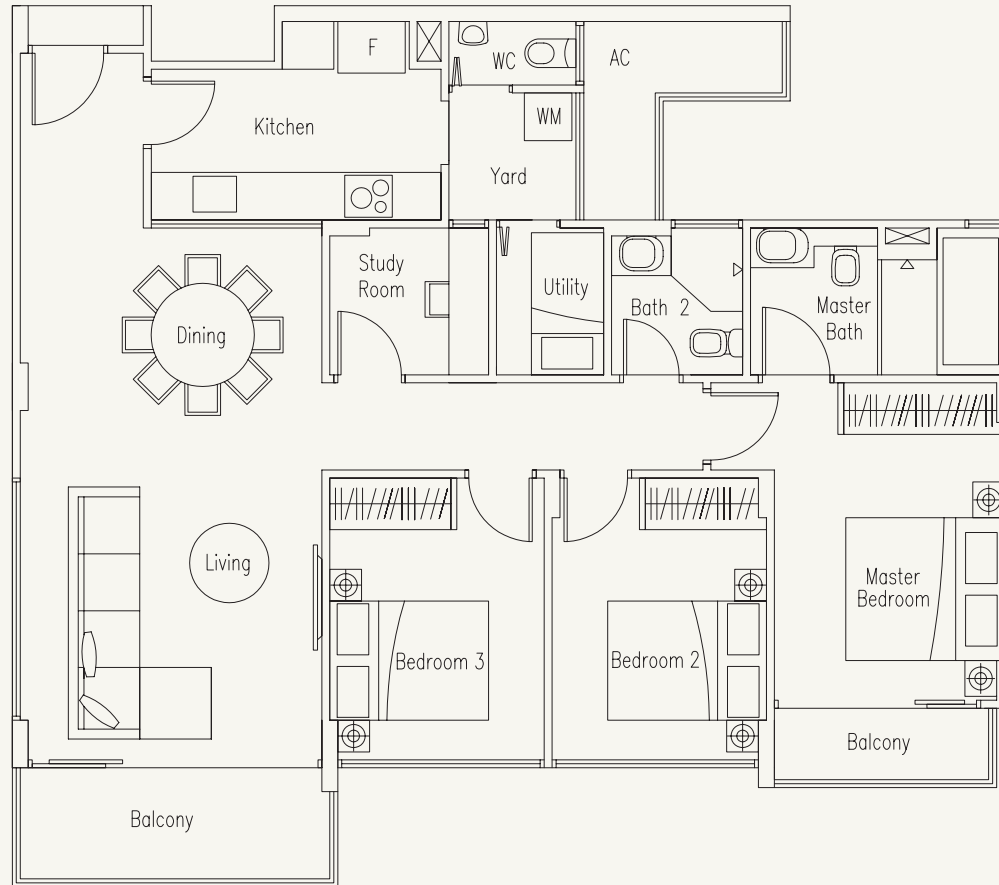


# TYPE C4-2

3-Bedroom with Study Room and Utility Room

113 sq m / 1216 sq ft

#04-26 and #05-26

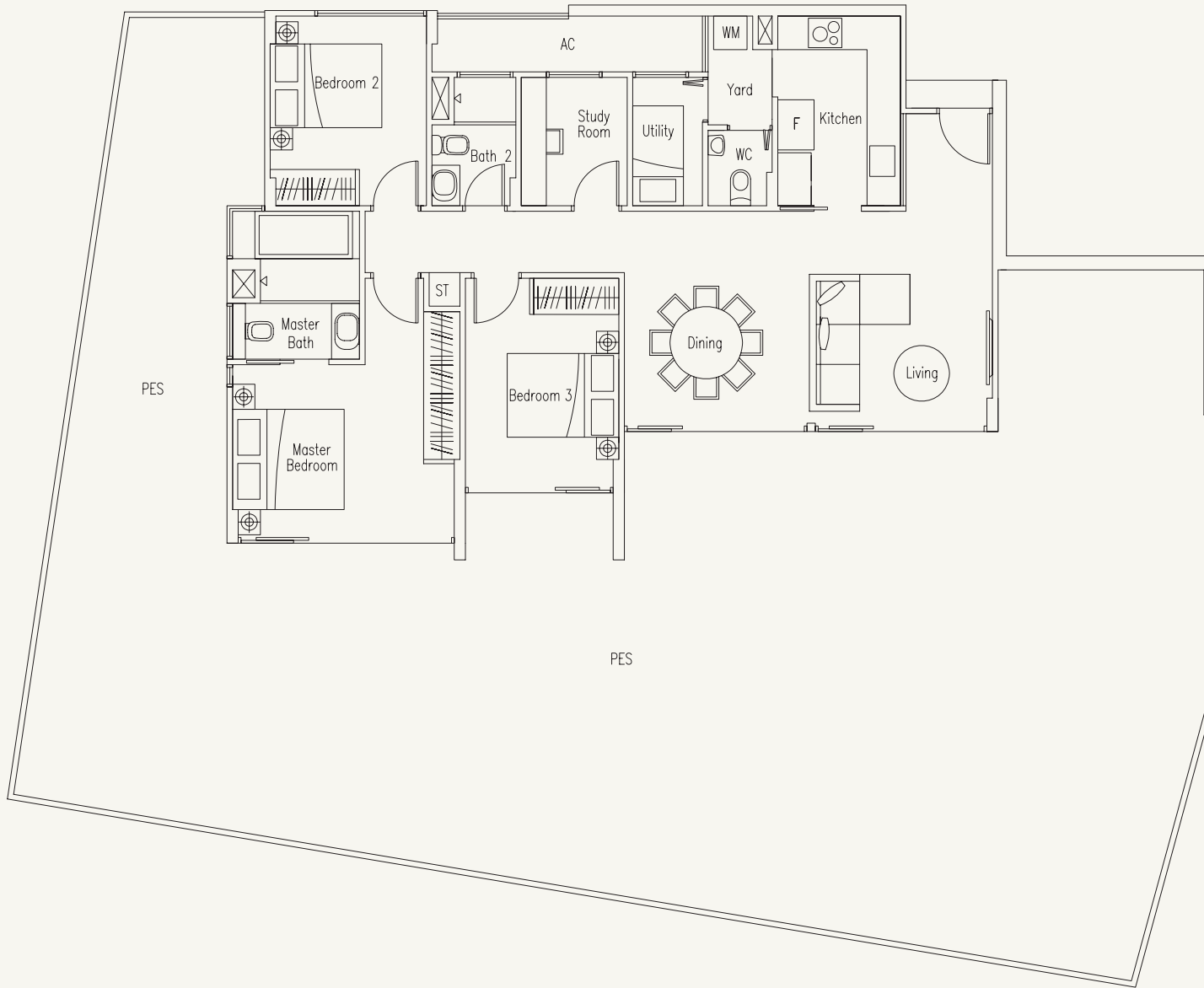


# TYPE C5-G

3-Bedroom with Study Room and Utility Room

278 sq m / 2992 sq ft

#01-27

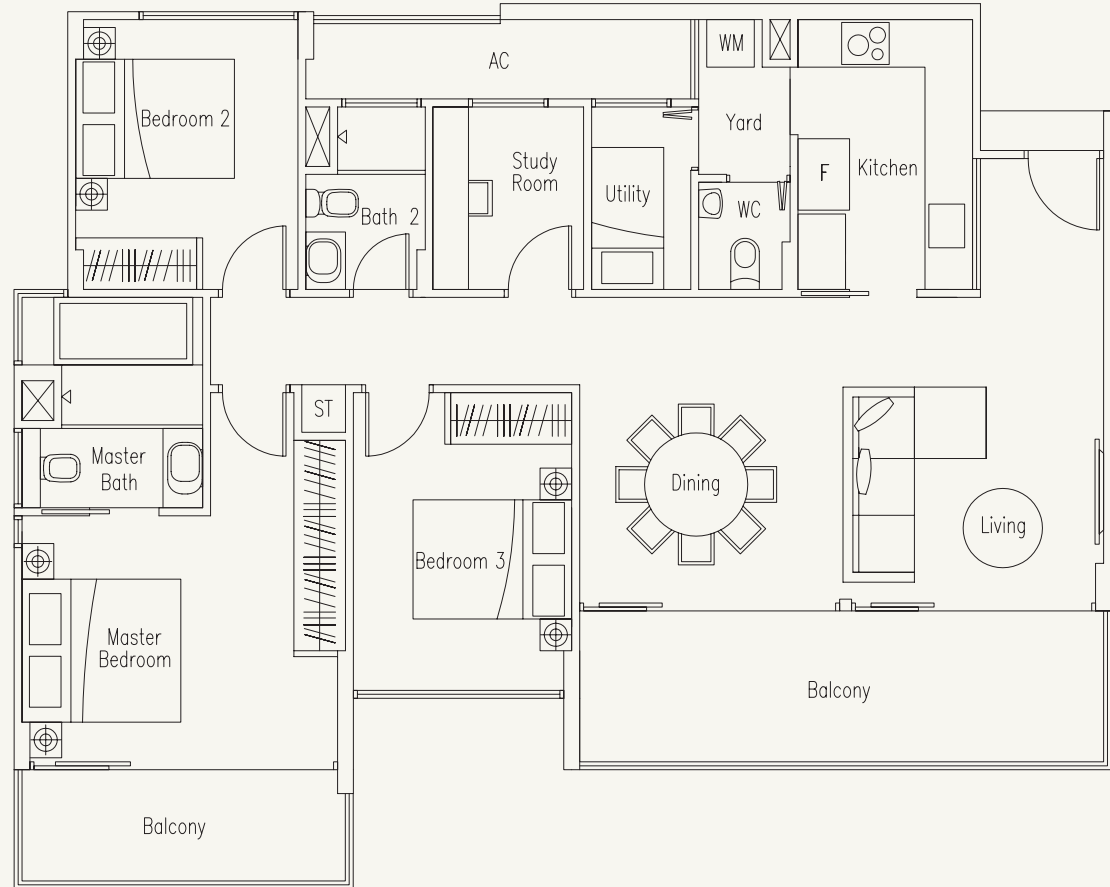


# TYPE C5

3-Bedroom with Study Room and Utility Room

129 sq m / 1389 sq ft

#02-27 to #05-27

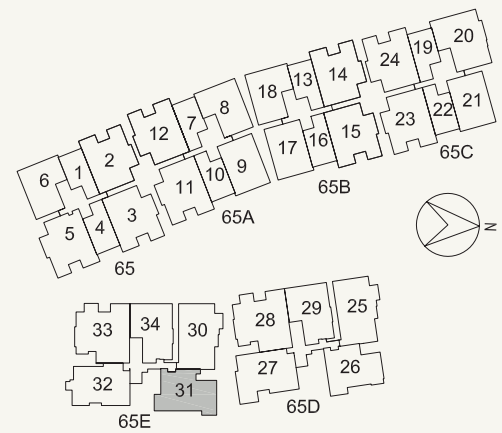
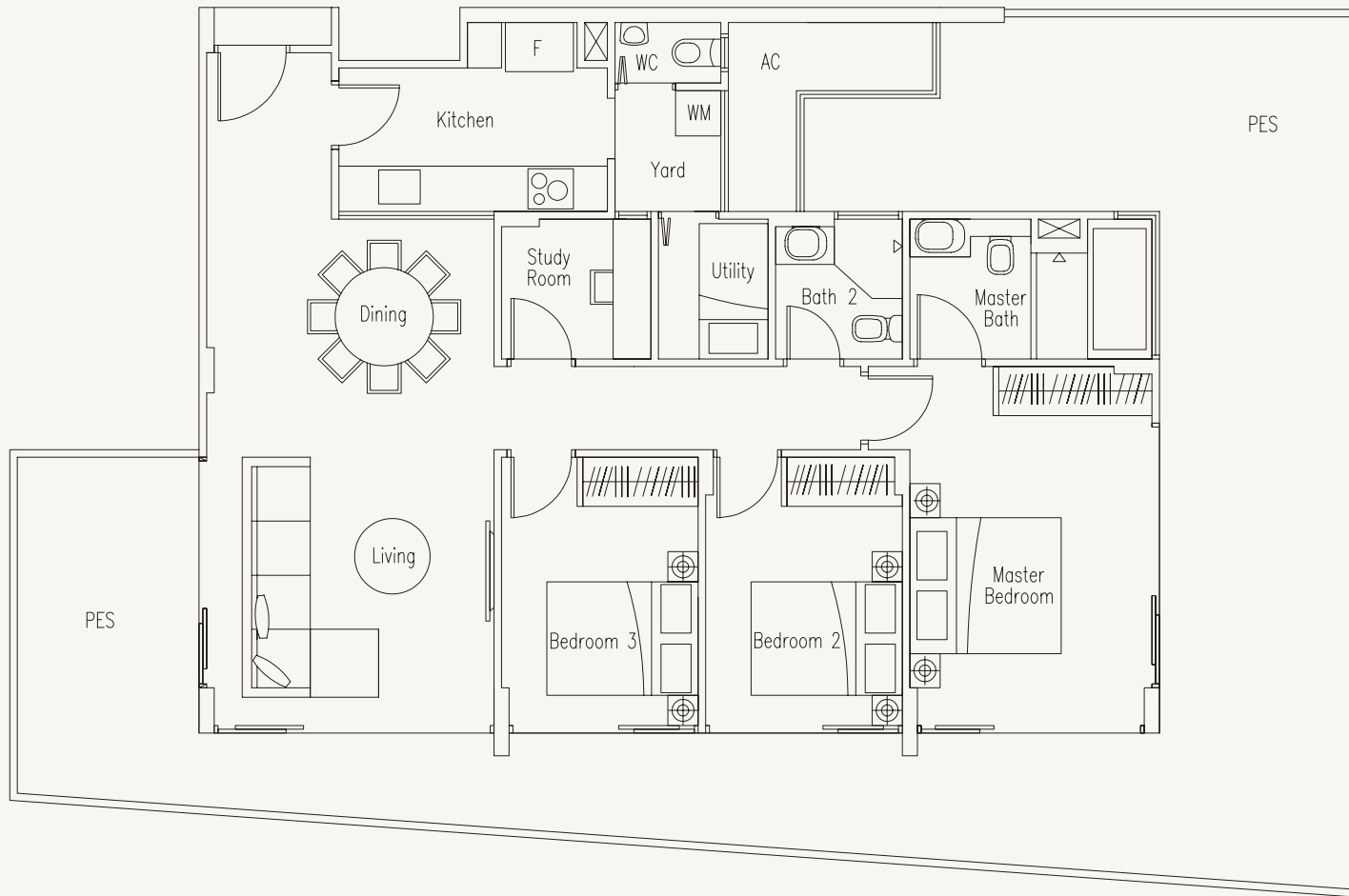


# TYPE C6-G

3-Bedroom with Study Room and Utility Room

188 sq m / 2024 sq ft

#01-31



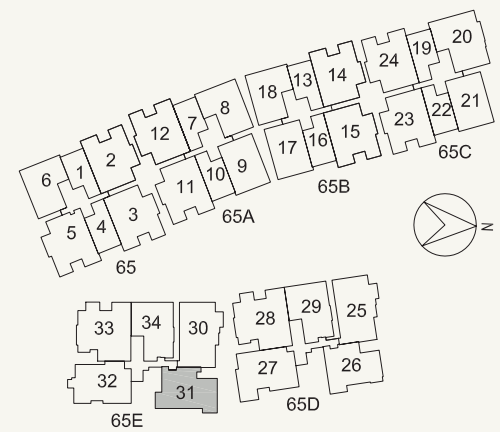
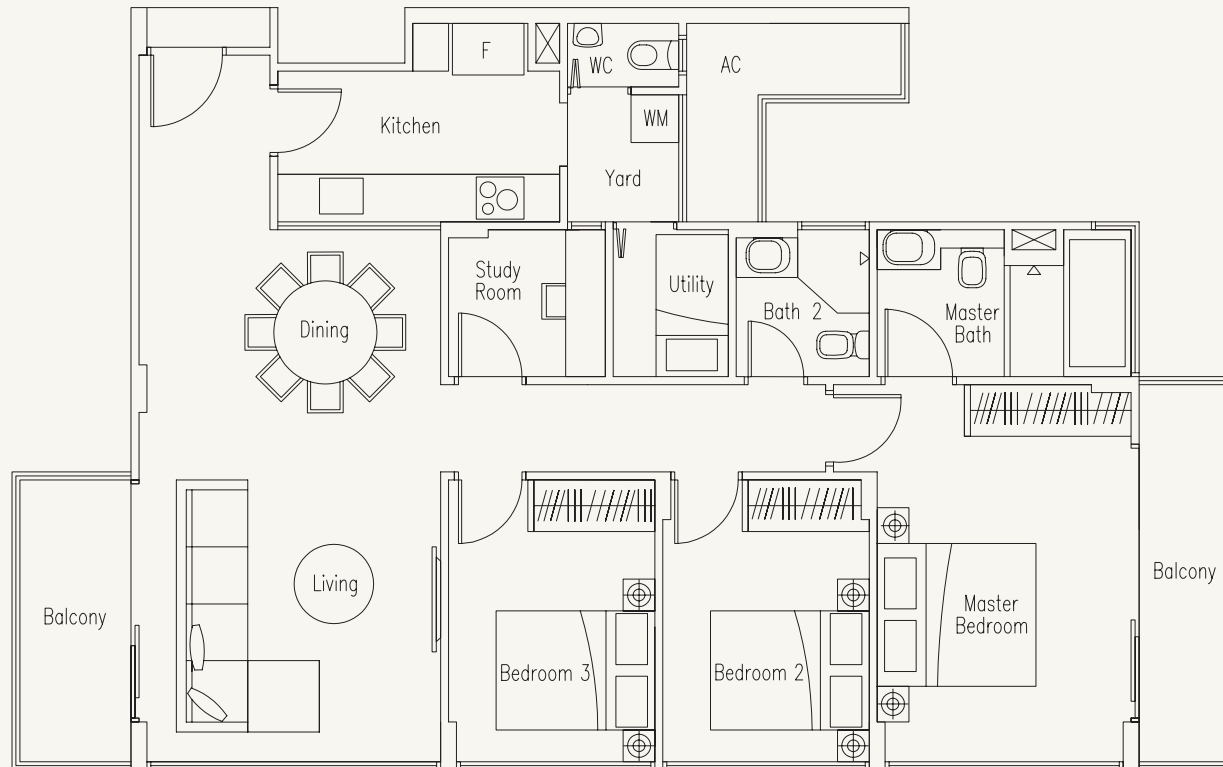


# TYPE C6

3-Bedroom with Study Room and Utility Room

119 sq m / 1281 sq ft

#02-31 and #03-31

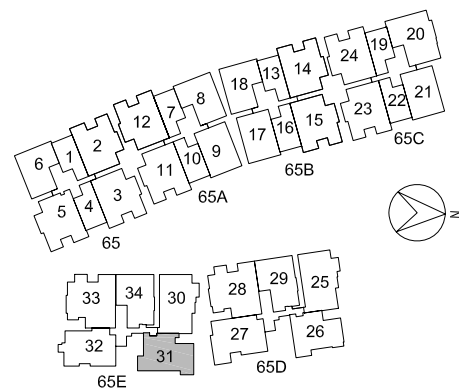
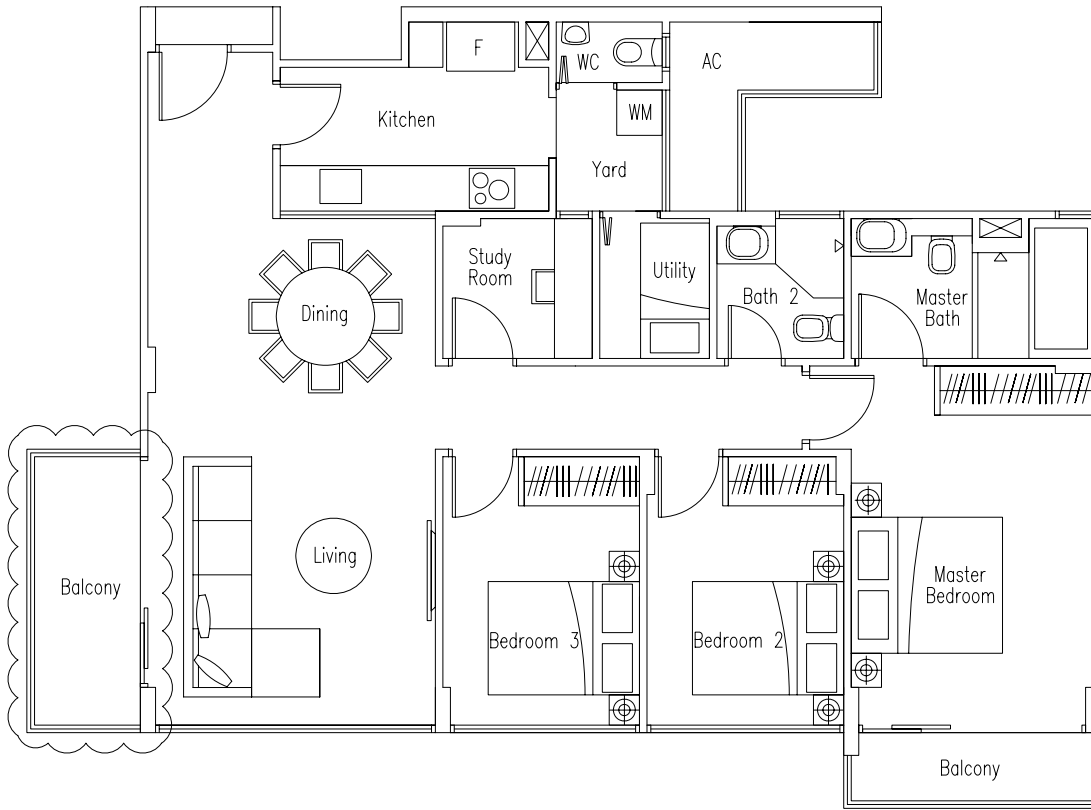


# TYPE C6-1

3-Bedroom with Study Room and Utility Room

116 sq m / 1249 sq ft

#04-31 and #05-31

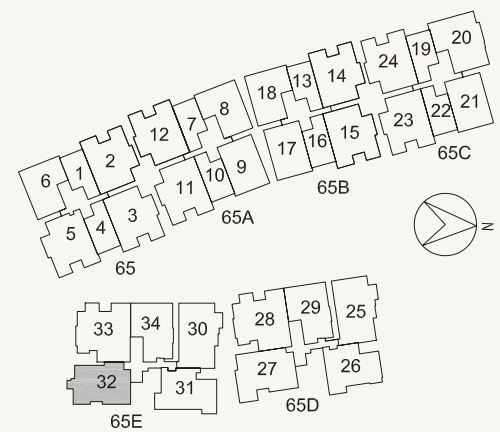
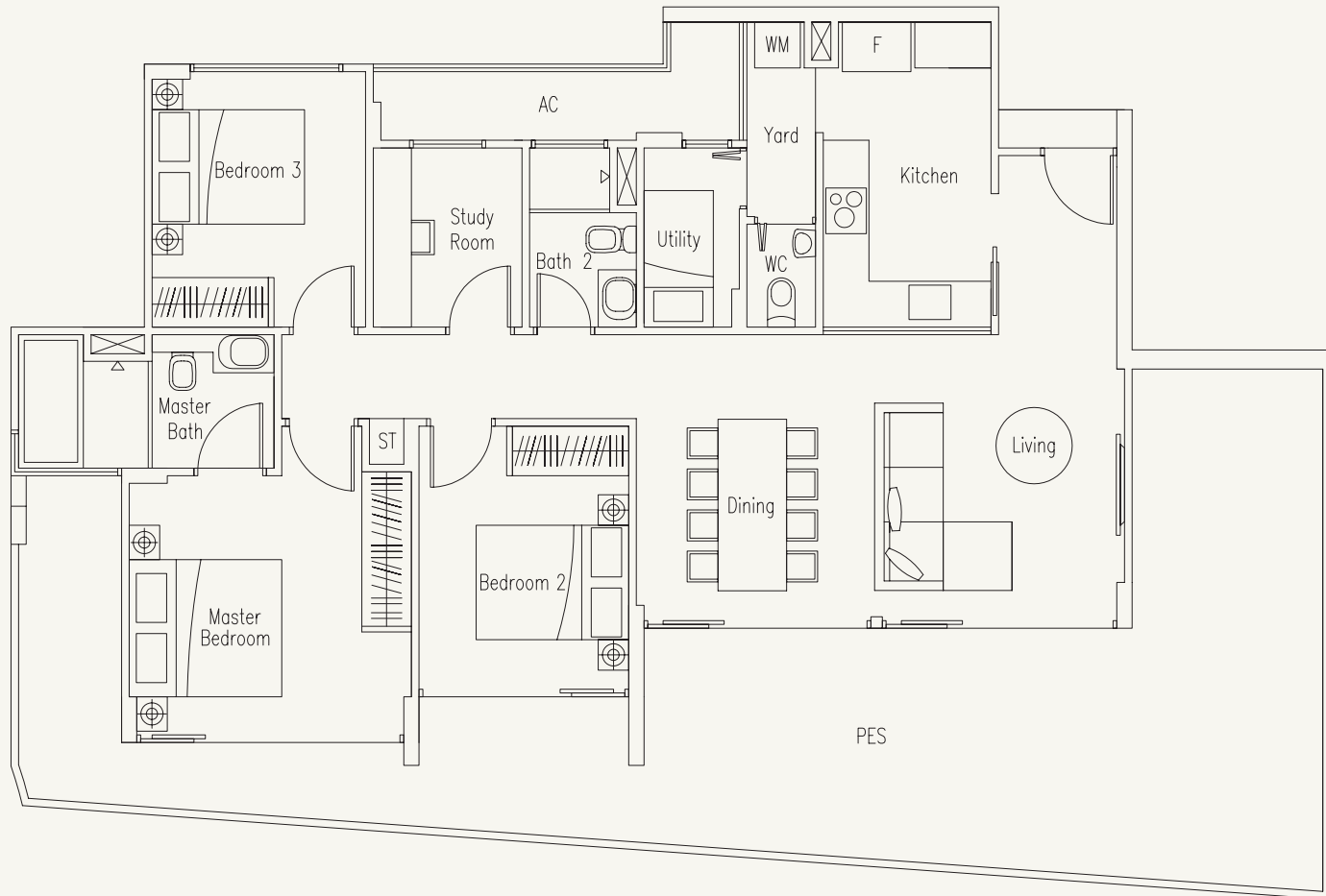


# TYPE C7-G

3-Bedroom with Study Room and Utility Room

161 sq m / 1733 sq ft

#01-32

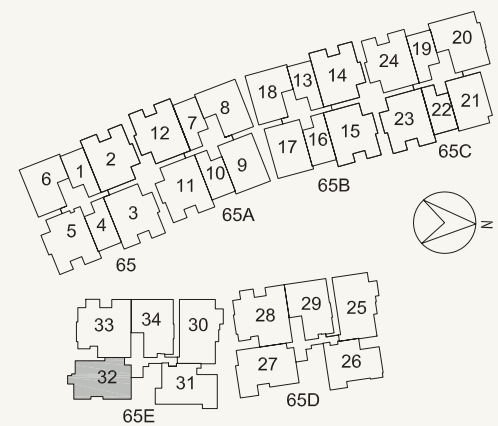
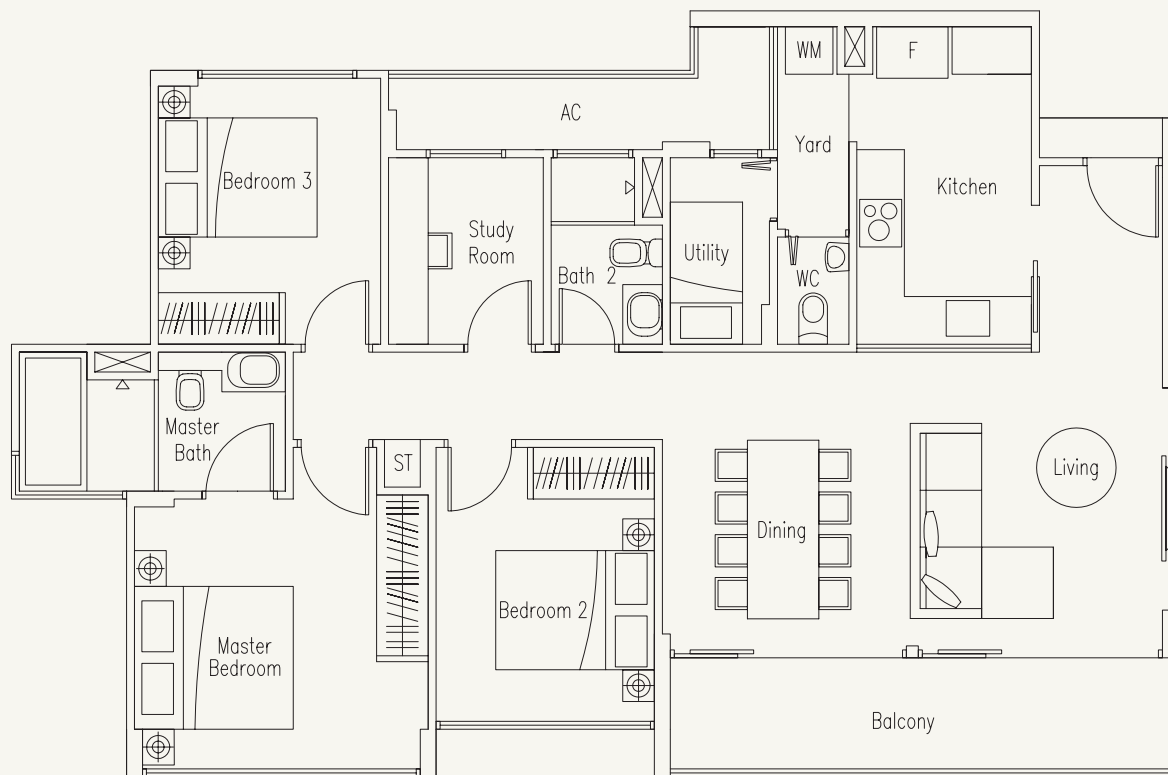


# TYPE C7

3-Bedroom with Study Room and Utility Room

117 sq m / 1259 sq ft

#02-32 to #05-32





# TYPE D-G

4-Bedroom with Utility Room

198 sq m / 2131 sq ft

#01-28

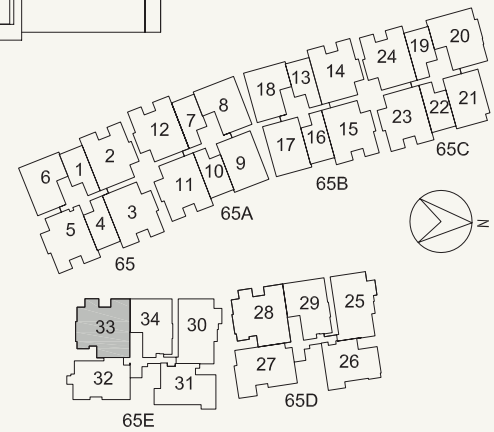
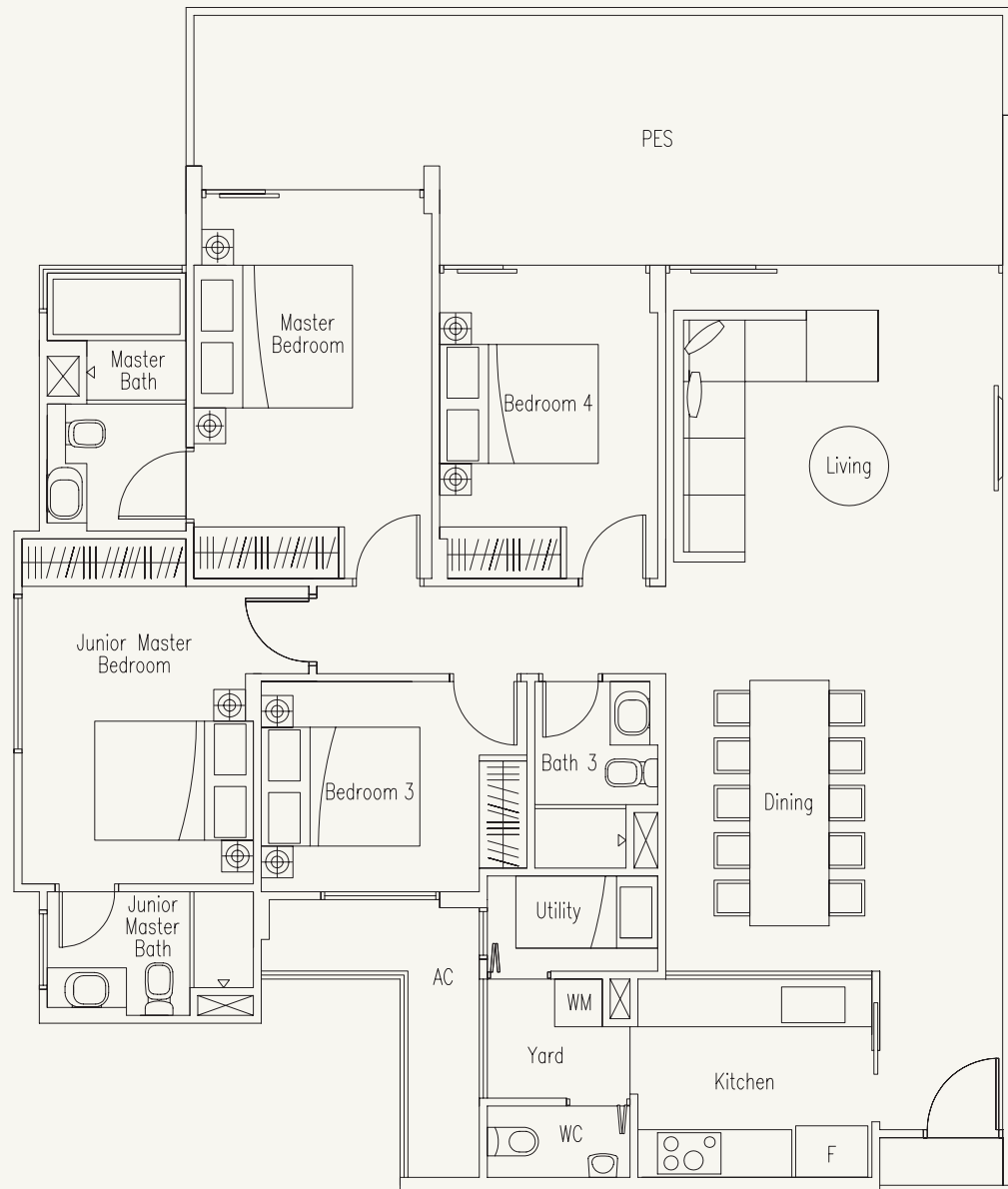


# TYPE D-G1

4-Bedroom with Utility Room

164 sq m / 1765 sq ft

#01-33



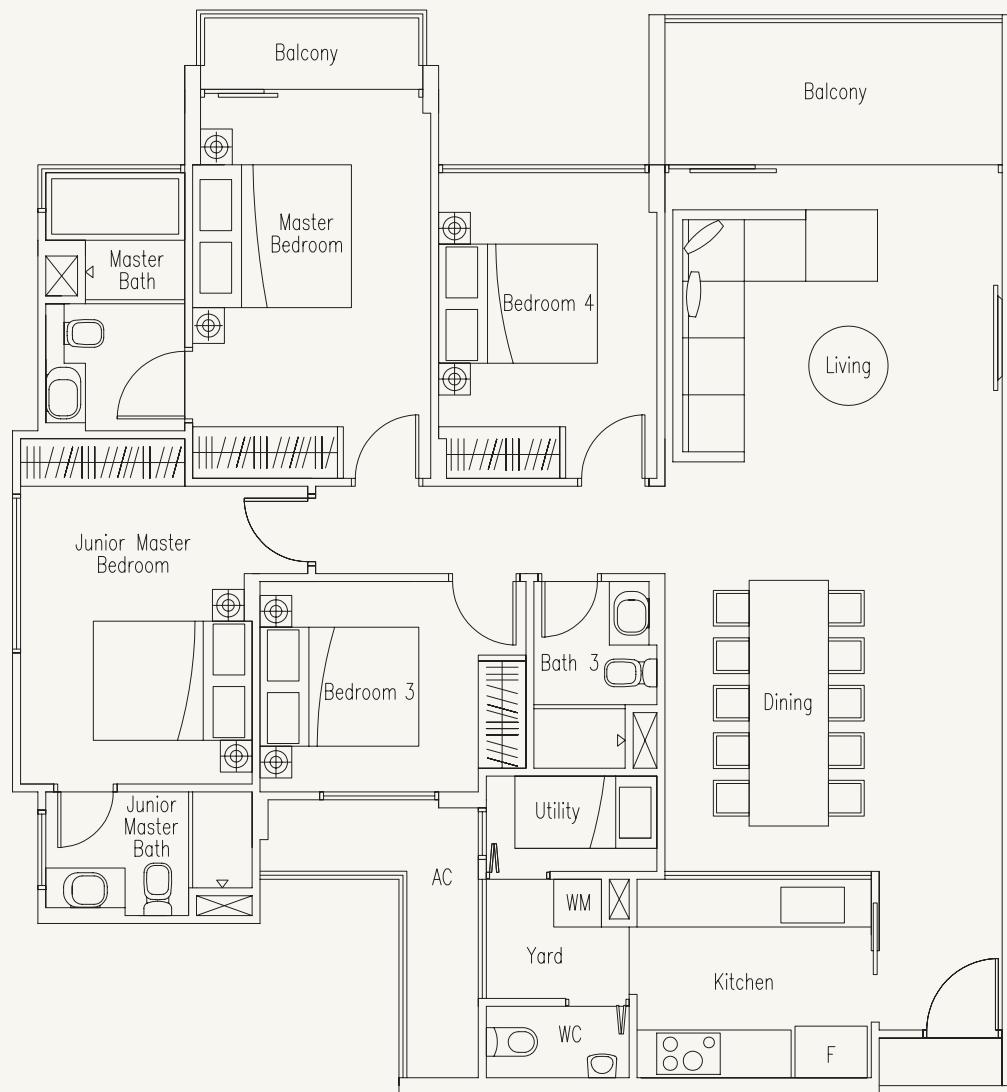
# TYPE D

4-Bedroom with Utility Room

145 sq m / 1561 sq ft

#02-28 to #05-28

#02-33 to #05-33



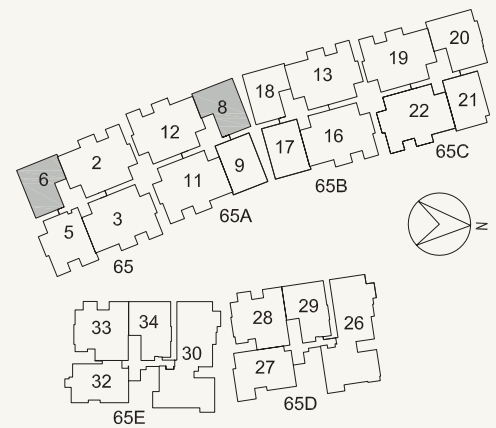
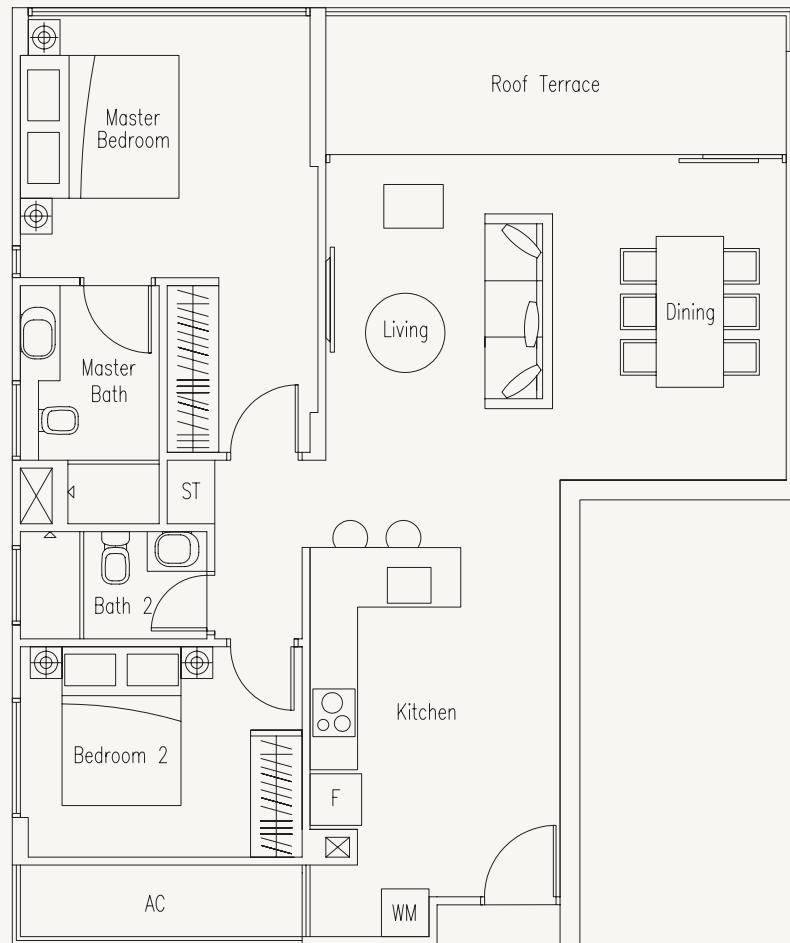
# TYPE PH 1

2-Bedroom

99 sq m / 1066 sq ft

#07-06

#07-08

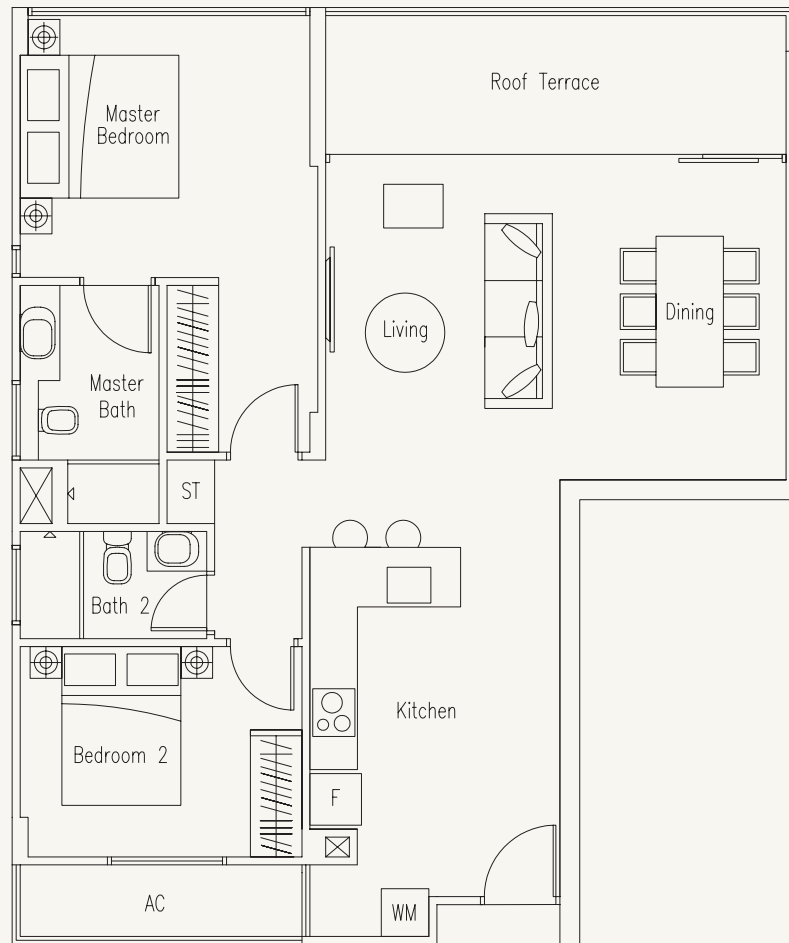


# TYPE PH 2

2-Bedroom

99 sq m / 1066 sq ft

#07-18





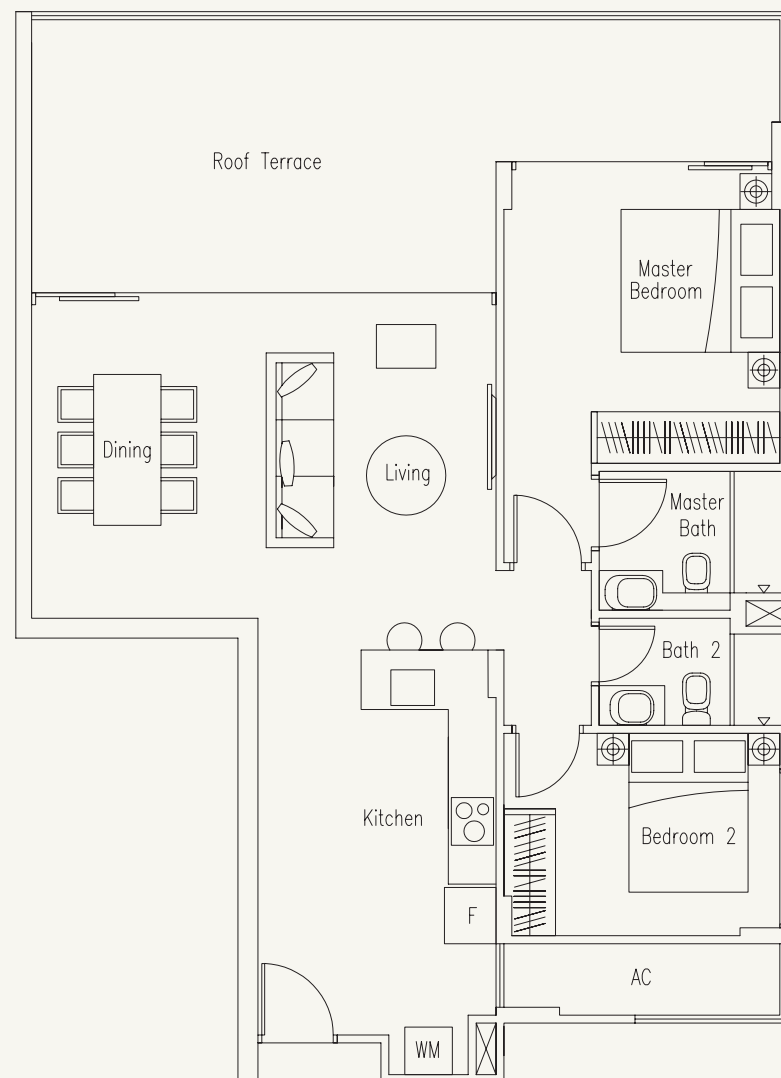
# TYPE PH 3

2-Bedroom

110 sq m / 1184 sq ft

#06-29

#06-34



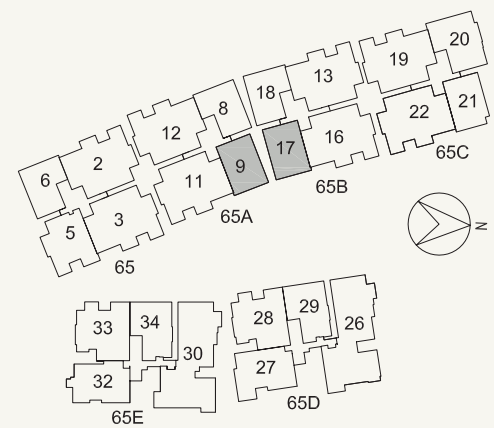
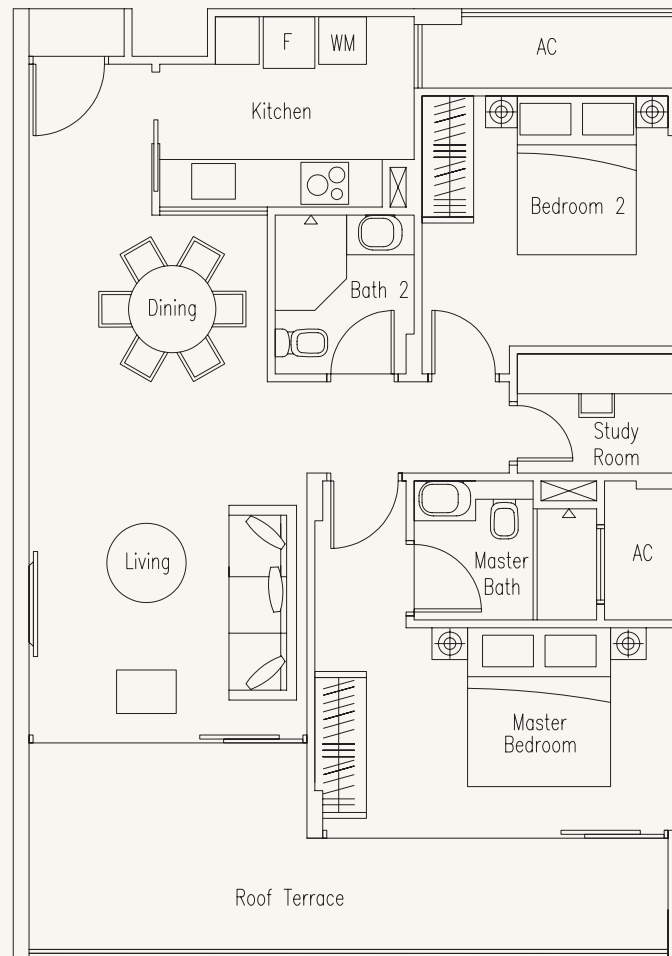
# TYPE PH 4

2-Bedroom with Study Room

98 sq m / 1055 sq ft

#07-09

#07-17

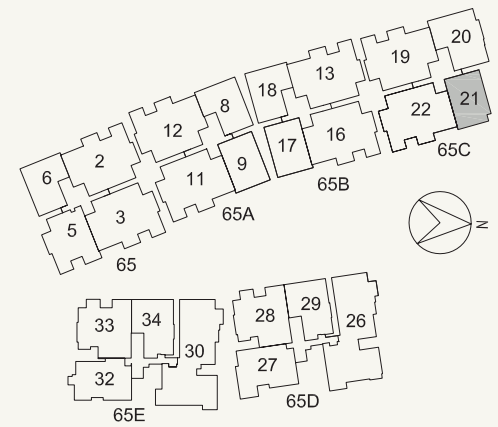
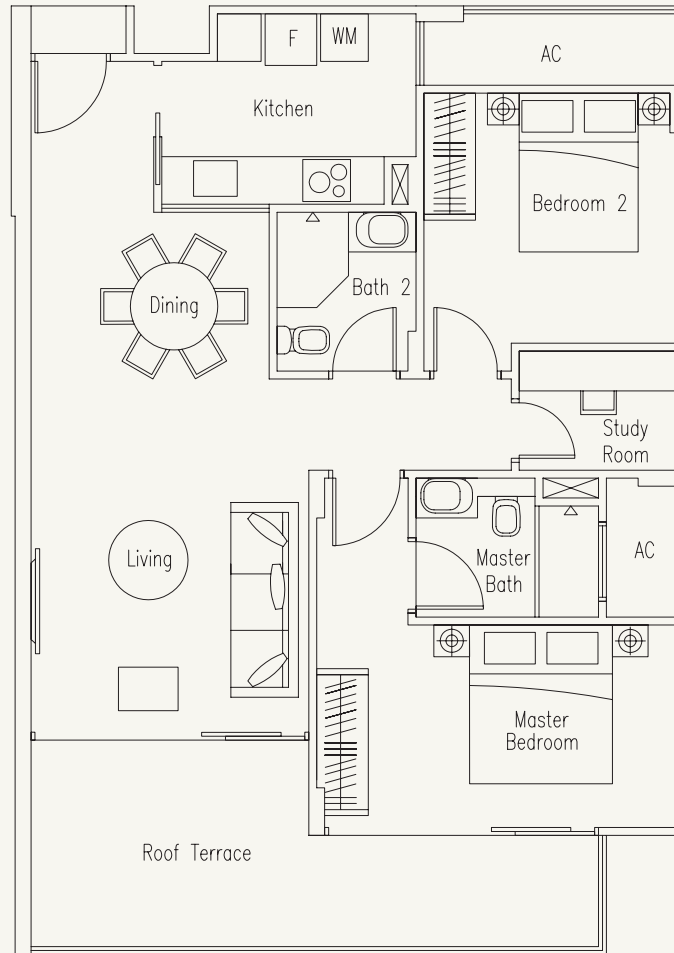


# TYPE PH 5

2-Bedroom with Study Room

96 sq m / 1033 sq ft

#07-21

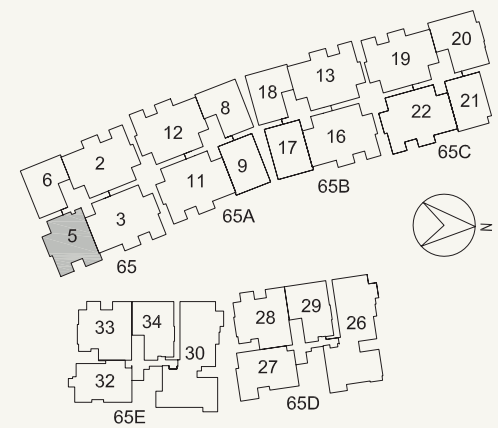


# TYPE PH 6

3-Bedroom with Utility Room

121 sq m / 1302 sq ft

#07-05

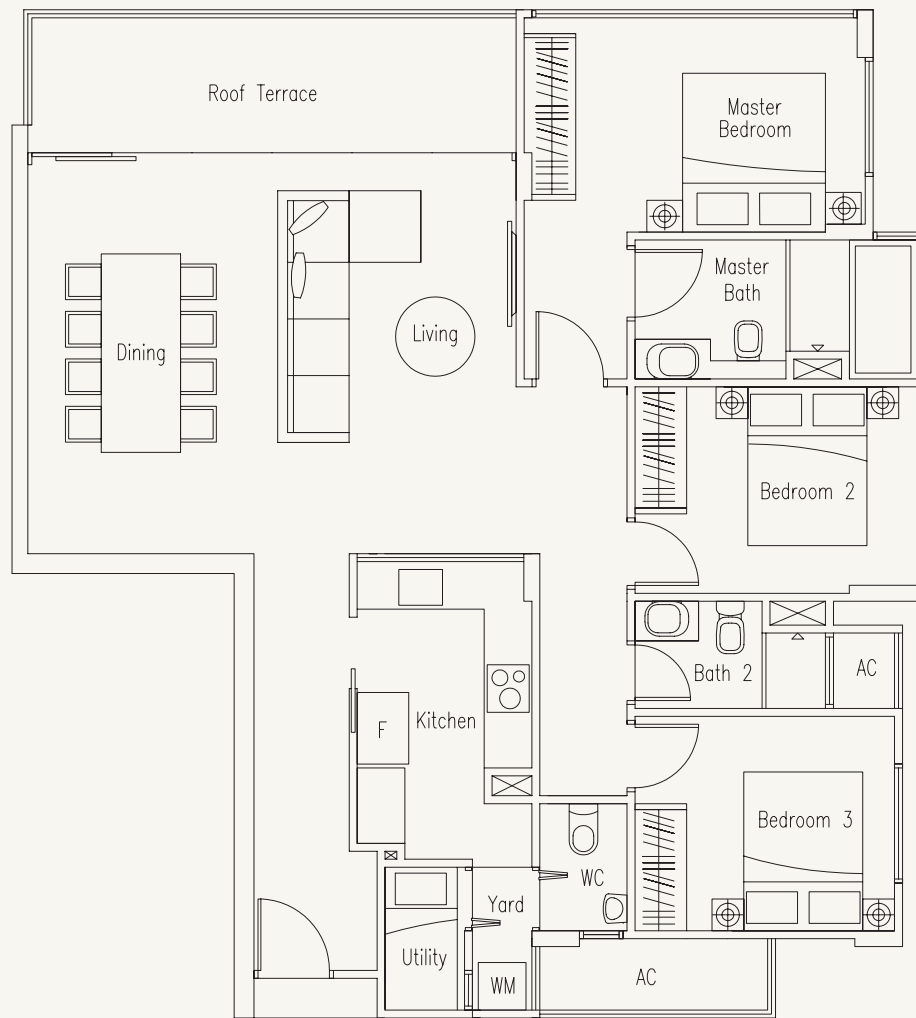


# TYPE PH 7

3-Bedroom with Utility Room

122 sq m / 1313 sq ft

#07-20



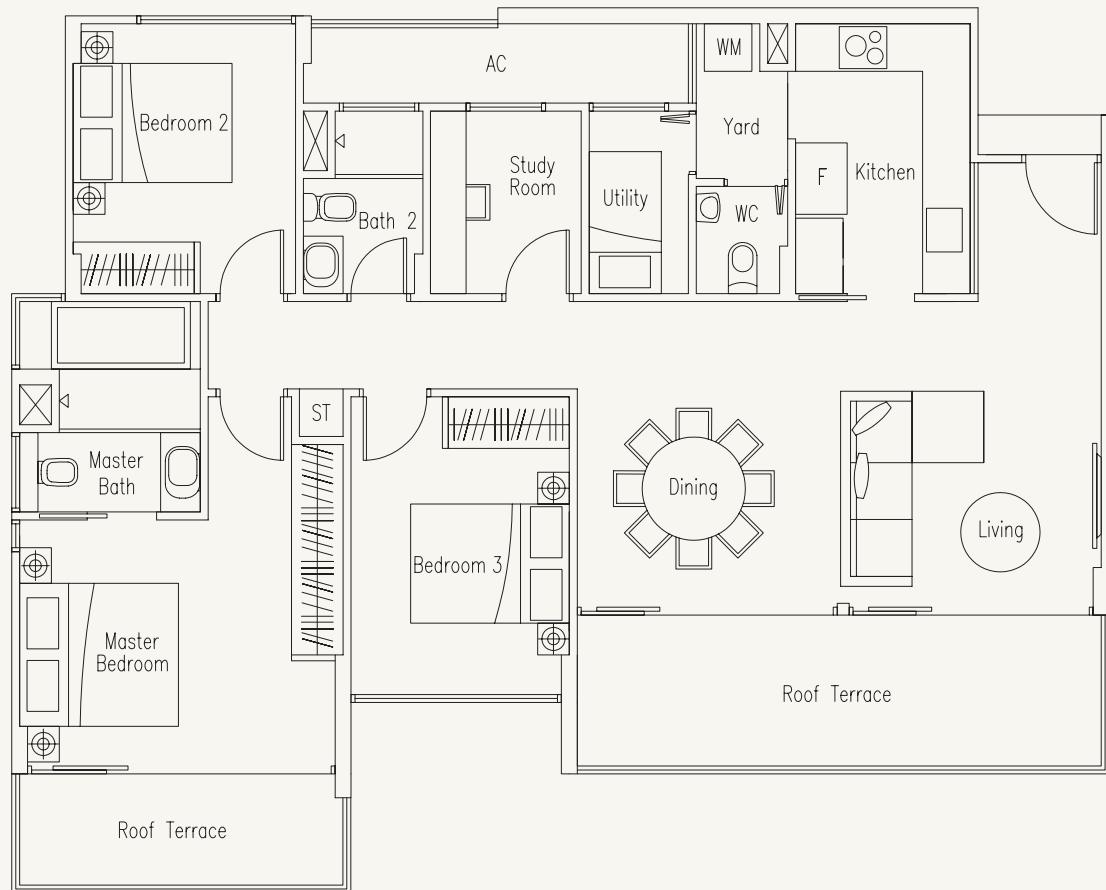


# TYPE PH 8

3-Bedroom with Study Room and Utility Room

129 sq m / 1389 sq ft

#06-27

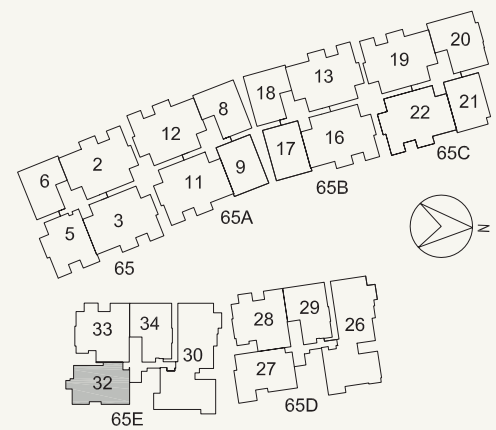
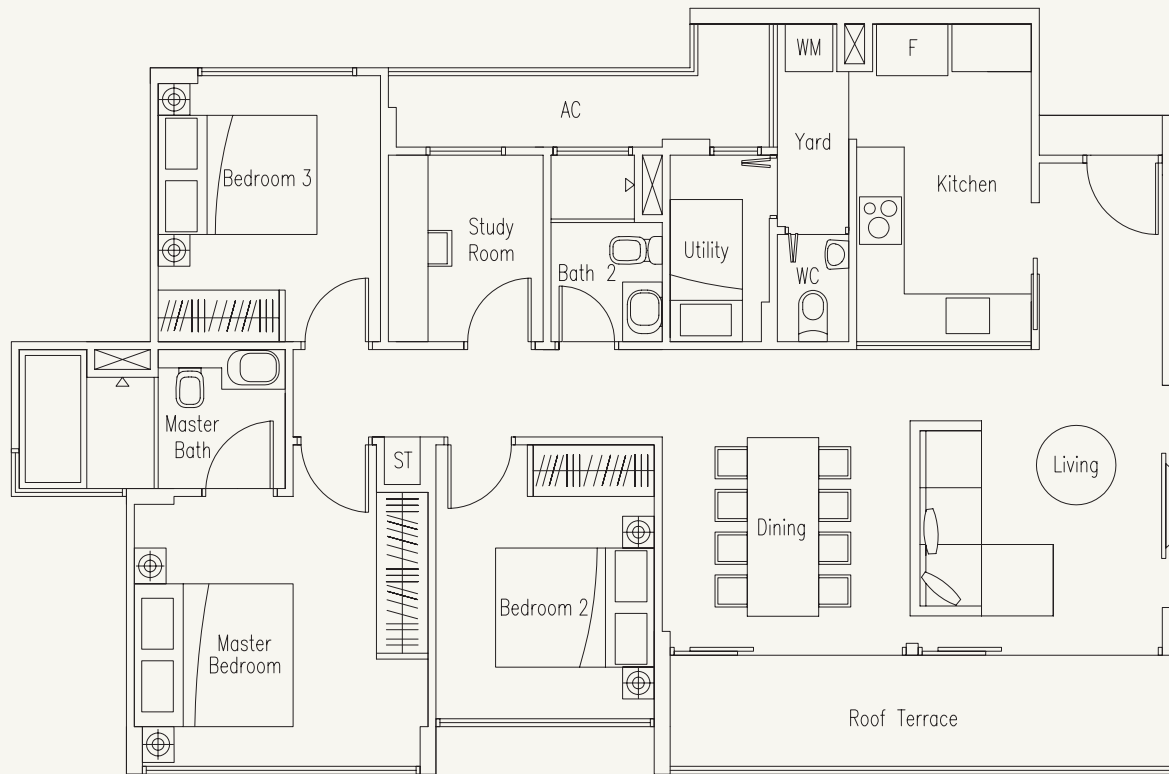


# TYPE PH 9

3-Bedroom with Study Room and Utility Room

117 sq m / 1259 sq ft

#06-32



# TYPE PH 10

3-Bedroom with Entertainment Room and Utility Room

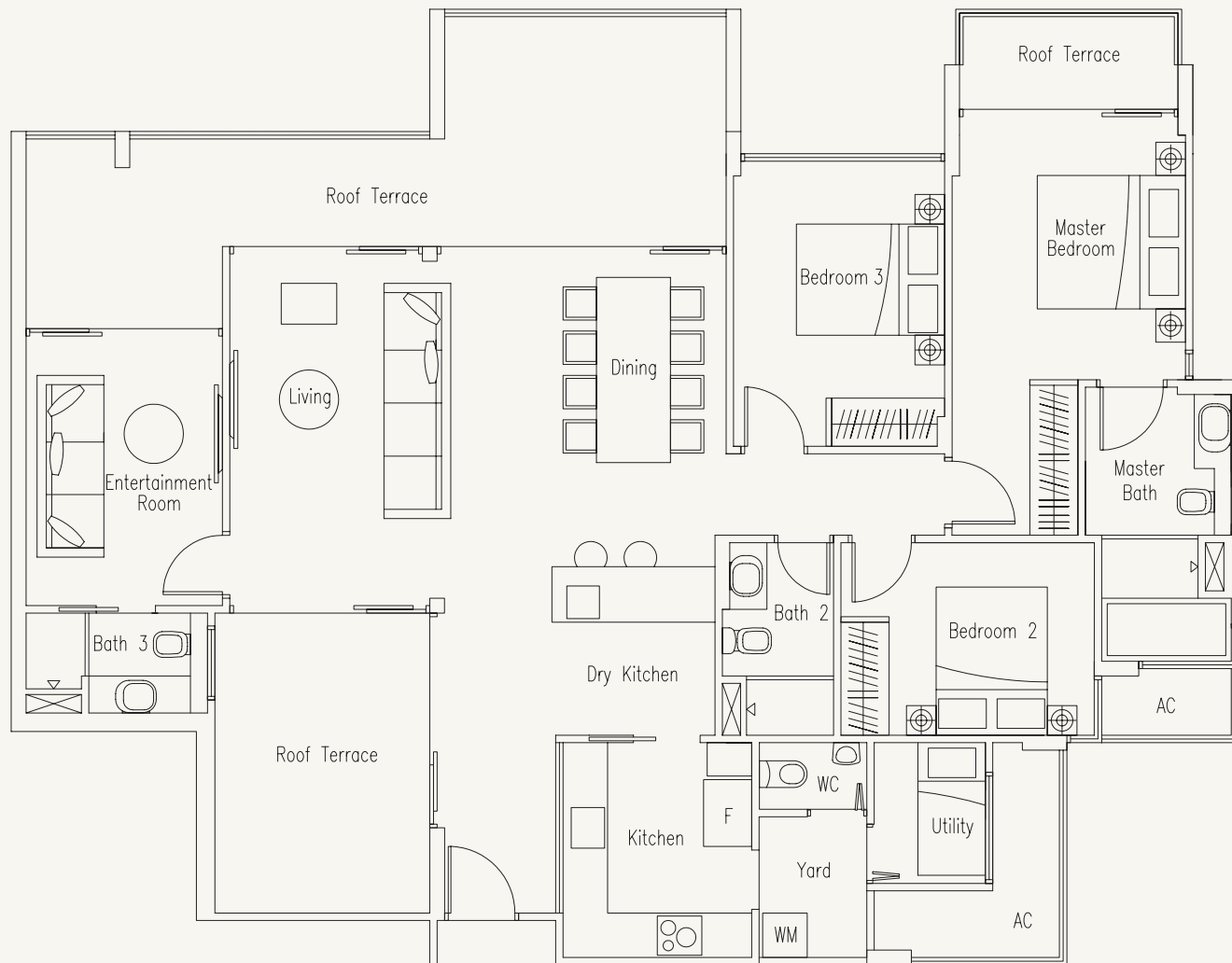
174 sq m / 1873 sq ft

#07-02

#07-12

#07-13

#07-19



# TYPE PH 11

3-Bedroom with Entertainment Room and Utility Room

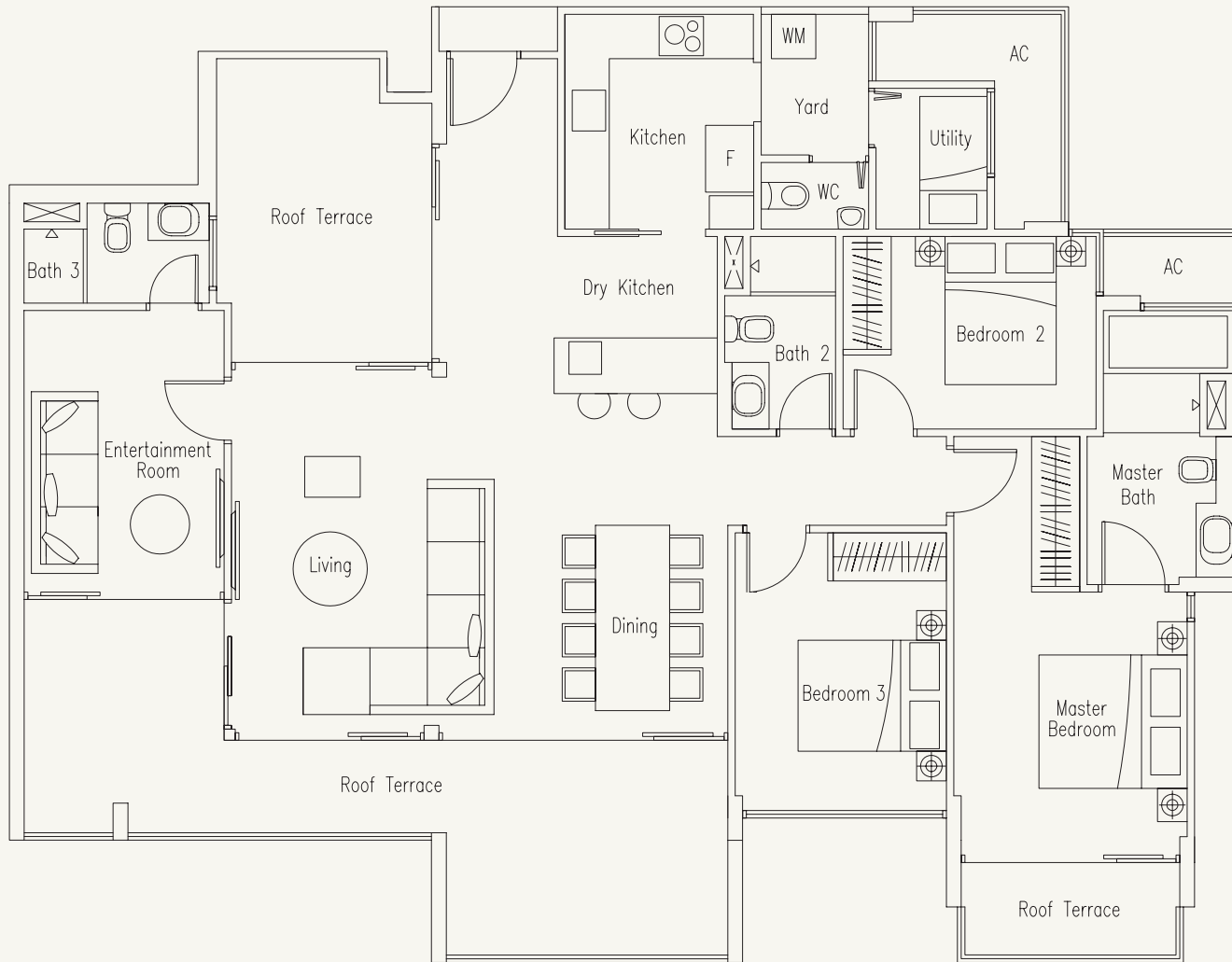
176 sq m / 1895 sq ft

#07-03

#07-11

#07-16

#07-22



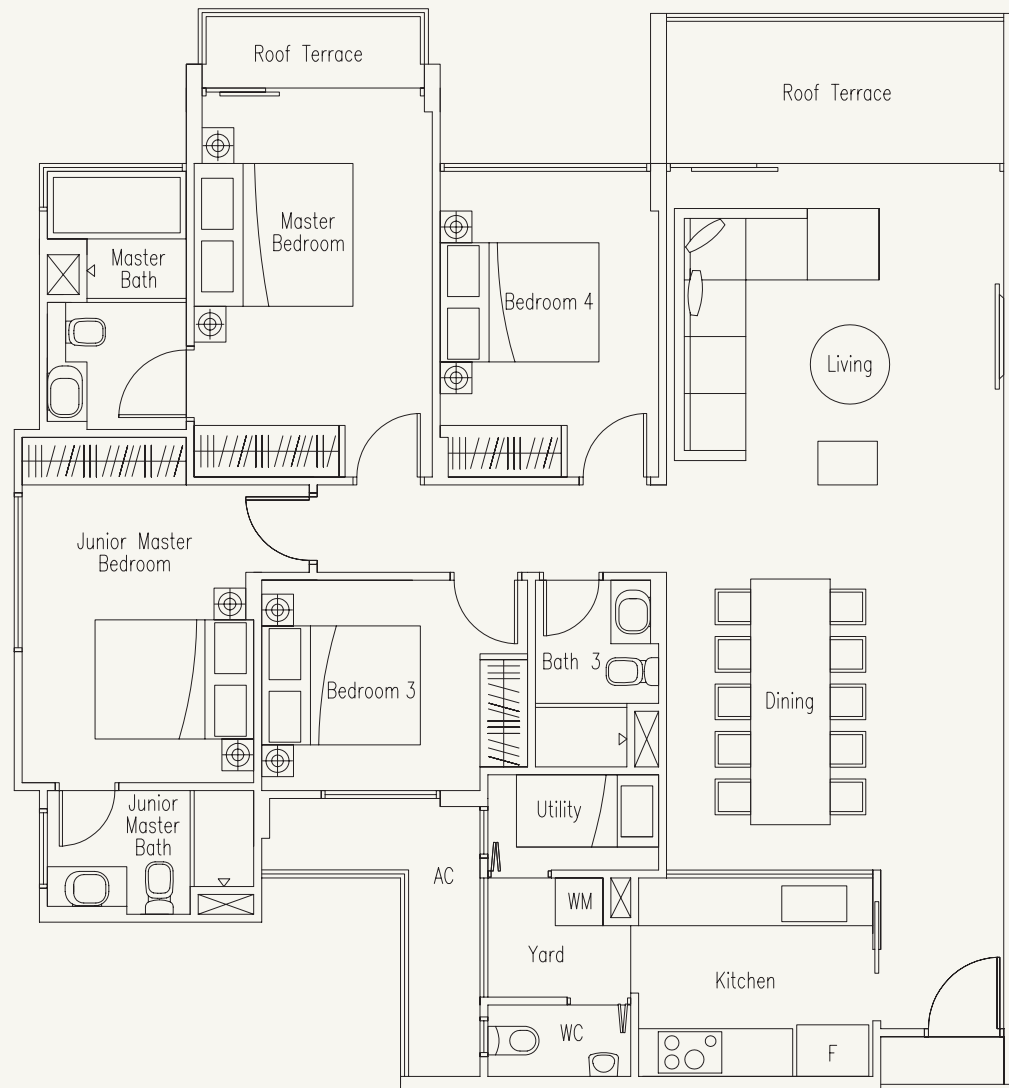
# TYPE PH 12

4-Bedroom with Utility Room

145 sq m / 1561 sq ft

#06-28

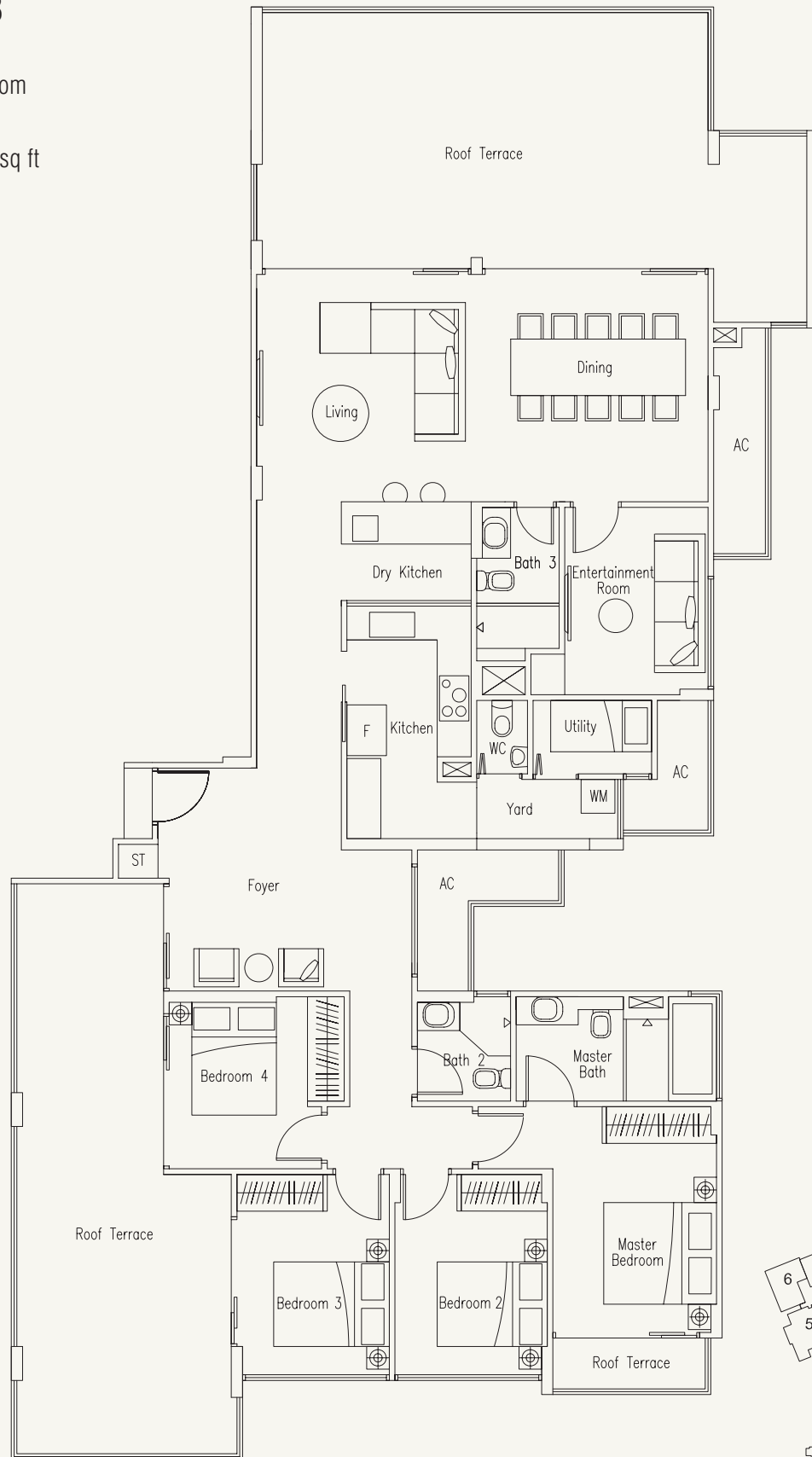
#06-33





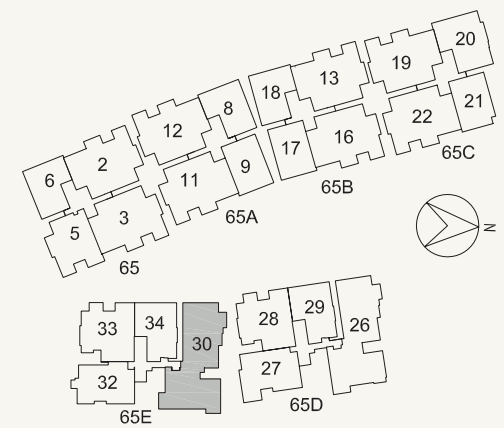
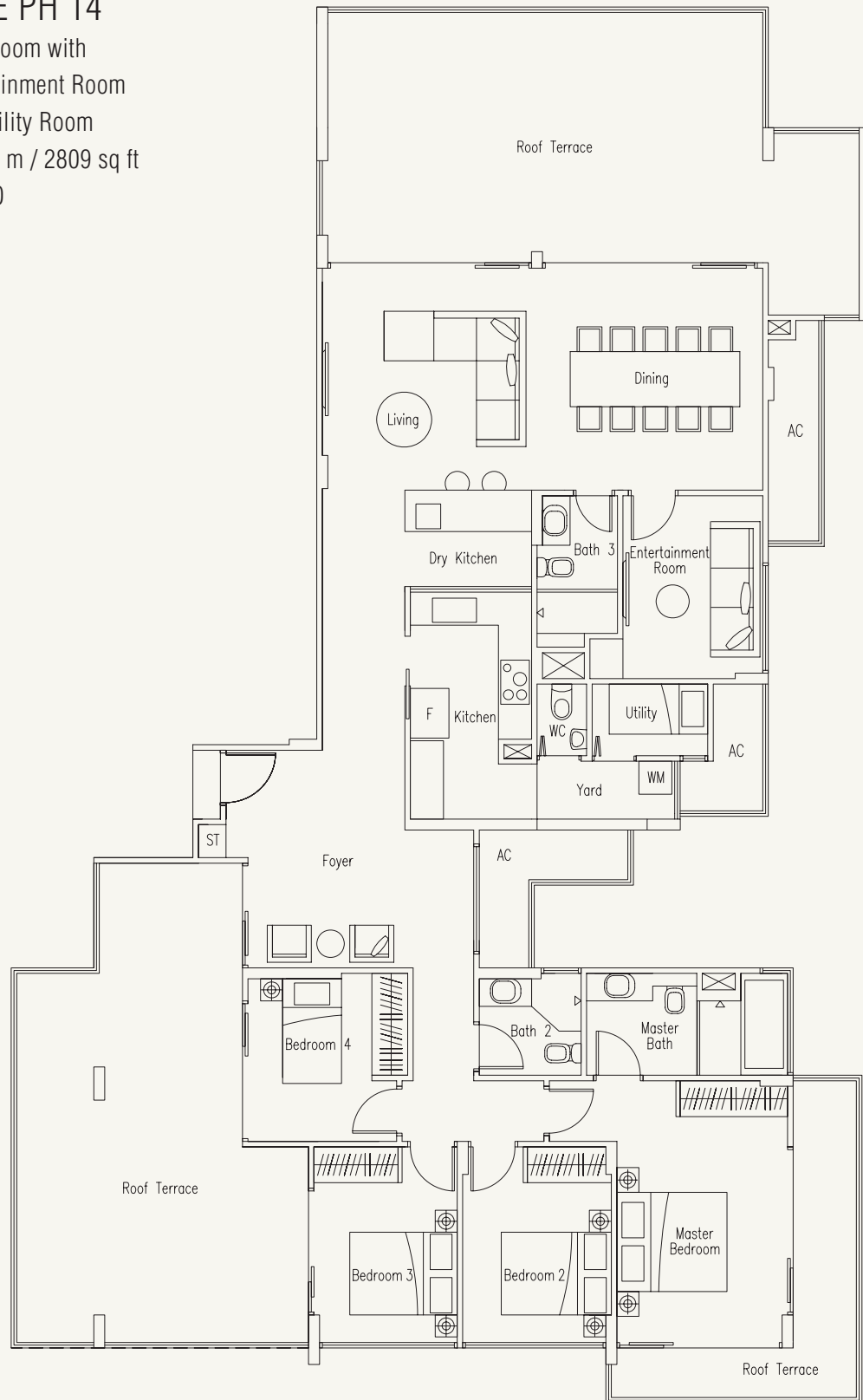
# TYPE PH 13

4-Bedroom with  
Entertainment Room  
and Utility Room  
245 sq m / 2637 sq ft  
#06-26



# TYPE PH 14

4-Bedroom with  
Entertainment Room  
and Utility Room  
261 sq m / 2809 sq ft  
#06-30



# SPECIFICATIONS OF THE BUILDING

## 1. FOUNDATION

Reinforced concrete bored piles

## 2. SUPERSTRUCTURE

Reinforced concrete structures

## 3. WALLS

- a. External
- b. Internal

: Reinforced concrete wall and/or common clay bricks  
: Reinforced concrete wall or clay brickwalls and/or hollow blocks and/or dry wall partition system

## 4. ROOF

Flat Roof

: Reinforced concrete flat roof with appropriate insulation and waterproofing system (where applicable)

## 5. CEILING (FOR UNIT)

- a. Foyer, Living, Dining, Dry Kitchen, Passage to Bedroom, Bedroom, Study Room, Entertainment Room, ST, Utility and Yard
- b. Kitchen, Bathroom and WC
- c. PES
- d. Balcony

: Cement and sand plaster and/or skim coat with paint finish with plaster ceiling board box up to designated area  
: Plaster ceiling board with paint finish  
: Plaster ceiling board and/or cement and sand plaster and/or skim coat with paint finish and/or aluminium trellis  
: Plaster ceiling board and/or cement and sand plaster and/or skim coat with paint finish

## 6. FINISHES

### Wall (For Unit)

- a. Foyer, Living, Dining, Dry Kitchen, Passage to Bedroom, Bedroom, Study Room, Entertainment Room, ST, Utility and Yard
- b. Master Bathroom
- c. Other Bathrooms and WC
- d. Kitchen
- e. PES, Balcony, Open Terrace and Roof Terrace

: Cement and sand plaster and/or skim coat with paint finish  
: Marble (to exposed area only)  
: Tile and/or marble (to exposed area only)  
: Tile and/or stainless steel backsplash and/or cement sand plaster with paint finish (to exposed area only)  
: Cement and sand plaster and/or skim coat with spray texture coating and/or paint finish

### Wall (For Common Area)

- a. Lift Lobby
- b. Other Wall Finishes

: Stone and/or tile and/or cement and sand plaster with paint finish  
: Cement and sand plaster and/or skim coat with paint finish

### Floor (For Unit)

- a. Foyer, Living, Dining, Dry Kitchen and Passage to Bedroom
- b. Bedroom, Study Room and Entertainment Room
- c. Master Bathroom
- d. Other Bathrooms, Kitchen, Yard, WC, Utility, Balcony, Open Terrace and Roof Terrace
- e. ST
- f. PES

: Marble with skirting  
: Timber floor with skirting  
: Marble  
: Tile  
: Marble or tile  
: Turf and/or tile

### Floor (For Common Area)

- a. Lift Lobby
- b. Staircase

: Stone and/or tile  
: Cement and sand screed and/or reinforced concrete finish with nosing

## 7. WINDOWS

Aluminium frame with tinted float glass and/or laminated glass and/or safety glass

## 8. DOORS

- a. Main Entrance
- b. Bedroom, Bathroom and Entertainment Room
- c. Kitchen (except all Type A, A1, B, B1, B2 and PH 1 to 3)
- d. PES, Balcony, Open Terrace and Roof Terrace
- e. WC and Utility

: Approved fire-rated timber door  
: Timber door  
: Timber framed glass door  
: Aluminium framed glass door  
: Aluminium frame with acrylic folding door

## 9. OTHERS

- a. PES, Balcony and Open Terrace
- b. Roof Terrace

: Parapet wall and/or glass railing with stainless steel handrail  
: Parapet wall and/or glass railing with stainless steel handrail and open metal trellis above designated area at selected units

## 10. SANITARY FITTINGS

### Master Bath

- a. 1 long bath with mixer and hand shower (Not applicable to all Type A, B and PH 1 to 5)
- b. 1 shower cubicle with mixer and hand shower
- c. 1 vanity top complete with a basin and mixer tap with cabinet below
- d. 1 water closet
- e. 2 robe hooks
- f. 1 mirror
- g. 1 toilet paper holder

### Other Bathrooms

- a. 1 shower cubicle with mixer and hand shower
- b. 1 vanity top complete with a basin and mixer tap with cabinet below
- c. 1 water closet
- d. 2 robe hooks
- e. 1 mirror
- f. 1 toilet paper holder

### WC

- a. 1 2-way tap with hand shower
- b. 1 basin with tap
- c. 1 pedestal water closet
- d. 1 toilet paper holder

### Yard, PES, Balcony, Open Terrace and Roof Terrace

1 bib tap

## 11. ELECTRICAL INSTALLATION AND TV/TELEPHONE

Electrical wiring in concealed/exposed conduit/trunking (where applicable). Refer to Electrical Schedule for details

UNIT TYPE	LIGHTING POINT	POWER POINT	TELEPHONE POINT	SCV TV POINT	DOOR BELL POINT	INTERCOM UNIT
A-G, A-G1, A-G2, A-G3, A, A1-G and A1	9	10	2	2	1	1
B-G, B-G1, B, B1-G, B1, B2-G, B2, B3-G, B3, B4-G and B4	11	12	3	3	1	1
C-G, C-G1, C-G2, C-G3, C-G4, C, C1, C2-G, C2, C3-G, C3-G1, C3, C4-G, C4, C4-1, C4-2, C5-G, C5, C6-G, C6, C6-1, C7-G and C7	13	14	4	4	1	1
D-G, D-G1 and D	14	15	5	5	1	1
PH 1, PH 2, PH 3, PH 4, PH 5, PH 6, PH 7, PH 8 and PH 9	11	12	3	3	1	1
PH 12	14	15	5	5	1	1
PH 10, PH 11, PH 13 and PH 14	18	17	5	5	1	1

## 12. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standard Code of Practice

## 13. PAINTING

- a. External Wall : Emulsion paint and/or enamel paint and/or textured coating paint to designated area
- b. Internal Wal : Emulsion paint

## 14. WATERPROOFING

Waterproofing to floor of Bathroom, Kitchen, Yard, WC, PES, Balcony, Open Terrace and Roof Terrace (where applicable)

## 15. DRIVEWAY AND CARPARK

- a. Surface Driveway : Stone and/or paving blocks to designated area
- b. Basement Car Park and Driveway : Reinforced concrete slab with floor hardener

## 16. RECREATION FACILITIES

### Recreation Pools

- a. Main Swimming Pool with Sun Tanning Water Deck
- b. Children's Pool
- c. Pool Deck
- d. Hydrotherapy Pool
  - i. Hydro Massage Seat
  - ii. Hydro Massage Bed
  - iii. Rain Dance Hydrotherapy Shower

### Outdoor Activity Areas

- e. Barbecue and Outdoor Dining
- f. Children's Playground
- g. Fitness Area
- h. Jogging Track
- i. Palm Plaza
- j. Nature Lounge

### Indoor Recreation Facilities

- k. Clubhouse
  - i. Gymnasium
  - ii. Function Room
  - iii. Female Changing Room and Steam Room
  - iv. Male Changing Room and Steam Room

## 17. ADDITIONAL ITEMS

- a. Kitchen Cabinet/Appliance : i. Dry Kitchen - counter top with sink  
ii. Kitchen - kitchen cabinet with counter top and kitchen sink, oven, induction hob and cooker hood
- b. Air Conditioner : Single or multi split type air-conditioning to Foyer, Living, Dining, Bedroom, Study Room and Entertainment Room
- c. Wardrobe : To Bedroom
- d. Water Heater : Hot water supply from electrical heater to Bathroom and Kitchen
- e. Intercom : Audio video hands-free intercom system to individual units
- f. Smart Technology Lockset : To apartment's door at Main Entrance
- g. Card Access System : To Lift Lobby at Basement and 1st Storey and selected strategic locations at Common Area
- h. Cable Vision : Television outlet for cable vision services will be provided
- i. Closed Circuit Television System : Surveillance camera to strategic locations at Common Area
- j. Mechanical Car Parking System : To designated carpark lots
- k. Auto Car Barrier System : To Vehicular Main Entrance

## NOTE

- AC : Air-Con Ledge
- PES : Private Enclosed Space
- ST : Storage Space

1. Marble, limestone and 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, limestone or 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. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.
2. Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.
3. To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.
4. Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.
5. Tiles sizes and tile surface flatness cannot be perfect, and are subject to acceptable ranges described in Singapore Standards (SS 483: 2000).
6. No tiles behind/below kitchen cabinet, long bath and mirror. Wall surface above the false ceiling level will be left in its original bare condition.
7. The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) and/or internet service providers (ISP) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels and/or internet access.
8. If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.
9. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.
10. 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 shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.
11. All information, specifications and statements herein shall not be treated to form part of an offer or contract. Floor plans are subject to amendments as may be required by the relevant authorities. Visual representations, model, showflat displays and illustrations, photographs, art renderings and other graphic representations and references, not limited to landscape and furniture, are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are only approximate measurements and subject to final survey.
12. The Sale and Purchase Agreement shall form the entire agreement between the Developer and Purchaser and shall supersede all statements, representations or promise made prior to the signing of the Sale and Purchase Agreement and shall in no way modified by any statements, representations or promise made by the Developer or the Marketing Agents.



# SIGNATURE HOMES

by **HiapHoe**

w w w . h i a p h o e . c o m

Developer



Developer: Cavenagh Properties Pte Ltd (ROC No.: 198500360R) (A member of Hiap Hoe Group) • Developer's Licence No.: C0225 • Lots No.: 712K, 784V, 1260X and 1304M TS 27 at Cavenagh Road • Tenure of Land: Estate in Fee Simple (Freehold) • Building Plan Approval No.: A1553-00608-2009-BP01 dated 21 October 2009 • Expected Date of TOP: 31 December 2014 • Expected Date of Legal Completion: 31 December 2017