norwood grand





has arrived in the new north

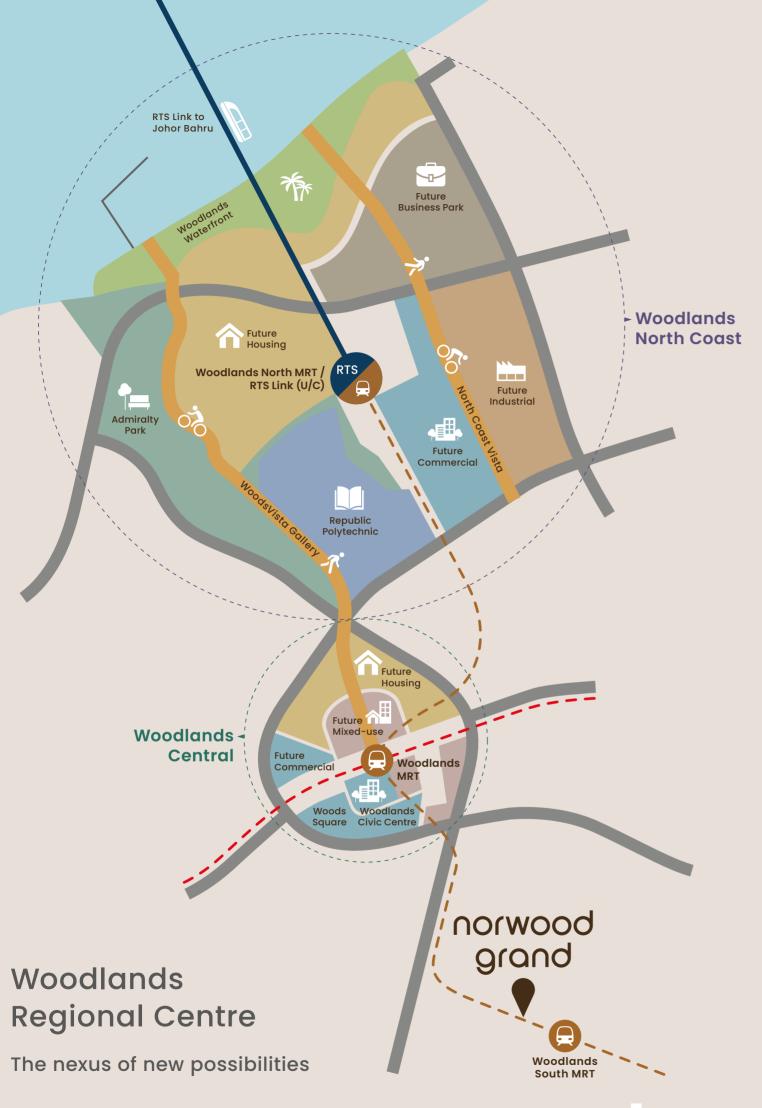




Live transformed in the new north

This is where you can enjoy unparalleled connectivity, with a direct train line to both Orchard and the CBD. Where the largest future economic hub in the north resides within your neighbourhood. And an on-site Early Childhood Development Centre, together with schools of every level nearby, offer greater convenience for your family.

At Norwood Grand, true luxury is all of the above. And even more than you can imagine.



Woodlands Health Campus

Map is for illustration only and not drawn to scale. Source: www.ura.gov.sg

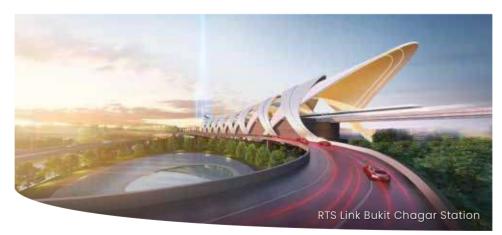
True opportunities

Your gateway to new possibilities

Primed for growth

The largest future economic hub in the north, Woodlands Regional Centre is poised to create new job opportunities close to home. As the strategic centre for the Northern Agri-Tech, it also connects the Senoko Food Zone and high-tech urban indoor farms, adding to the growth potential of the area.





Zoned for wellness

Spanning 7.66 hectares, the newly-built Woodlands Health Campus is positioned to be a major health hub for the north with a fully-integrated acute and community hospital and specialist outpatient clinics.





Artist's impression of the RTS Link Bukit Chagar Station. Photo: MRT CORP

New ways to get around

Bike across all 150km of the Round Island Route, stopping only to sightsee at the connected parks and nature attractions. In a rush for time? Find the transport hub at Woodlands North that connects you to anywhere in the city, or even directly to Johor Bahru's Bukit Chagar Station.



Fresh escapes

Indulge in every facet of nature's beauty. With a vibrant belt of green public spaces made for lovely walks and bike rides, connected to waterfront views of the Straits of Johor.

True connectivity

Your express lane across the island

Getting around is easier at Norwood Grand, with the Woodlands South MRT Station just a 5-minute stroll away. From there, hop on a direct line into the city or across the Causeway. With Orchard Road and the CBD in one direction, and Johor Bahru escapes in the other, you're perfectly positioned to enjoy them all. There's even the North-South Corridor, Singapore's first integrated transport corridor, cutting travelling time from the north all the way down town.



ORCHARD MRT (TEL / NSL)

norwood grand

WOODLANDS SOUTH MRT (TEL) Woodlands Health Campus / Vista Point / Innova Primary School

















Artist's impression of the RTS Link Bukit Chagar Station. Photo: MRT CORP



Be spoilt for choice. From local delights at Marsiling Mall Hawker Centre and Kampung Admiralty, to your fill of eateries and shopping at Vista Point, Causeway Point and Woodlands North Plaza. Or zip across to Johor Bahru and make it a day of cafe-hopping and shopping.



You're well-covered from an on-site Early Childhood Development Centre, to nearby schools like Innova Primary School, Christ Church Secondary School and Republic Polytechnic.



Be a short bike ride from the new and gorgeous Woodlands Waterfront and Woodlands Discovery Playground. Or a short drive from familiar favourites like Mandai Wildlife Reserve and Admiralty Park, home to the most slides in Singapore.

True convenience

Good food and shopping nearby

Close to good schools of every level



Parks and playgrounds all around



All you need, right where you need it



Connectivity

- Seletar Expressway (SLE)
- Bukit Timah Expressway (BKE)
- Future North-South Corridor
- Woodlands South MRT Station (TEL)
- Woodlands MRT Station (TEL / NSL)
- Woodlands North MRT Station (TEL / Future RTS Link)



Education

- Innova Primary School
- Christ Church Secondary School
- Republic Polytechnic
- Future Yishun Innova Junior College
- Singapore American School



Work

- Northern Agri-Tech and Food Corridor
- Woodlands Regional Centre
- Woods Square



Recreation

- Causeway Point
- Vista Point
- Woodlands North Plaza

Nature

- Admiralty Park
- Vista Park
- WoodsVista Gallery
- Woodlands Waterfront Park

-	

Wellness

- Woodlands Health Campus
- Woodlands Polyclinic

Legend

- --- Thomson-East Coast Line (TEL)
- --- North-South Line (NSL)
 - Cycle Connector (Park Connector Network)

500m 0 100m

The location map is taken from www.onemap.gov.sg as at September 2024. While reasonable care has been taken in the preparation of the location map and the depiction of amenities (including the location(s) of the school(s) shown in the location map) surrounding the housing project are purely to provide general information on the housing project to be constructed and the amenities surrounding the housing project, which are subject to change without notice as determined by the relevant authorities or otherwise. The location map is not to be relied on as if it contains any statements or representations of fact or warranties (whether expressly or impliedly) by the Developer, and intending purchasers should, if they wish, seek confirmation from the relevant authorities' confirmation herein. For home-school distance and school admission criteria, please obtain the relevant authorities' confirmation.

Surround yourself in true luxury that satiates every sense









True indulgence

Let your home itself be your statement piece. With elegantly curved design features and artfully planted nature that make this a home beyond the ordinary.

For the finest views of nature, stay in

When you live at Norwood Grand, you won't have to go far to admire nature's beauty. Venture along the Treetop Walk for a bird's eye view of the pool, as well as the lush landscape around.

True revitalisation





Family fun made easy

Refresh and recharge

Dive into a 50m pool made for laps, family time, or quiet contemplation.

Hit your stride

Work out in a cantilevered Gymnasium while you take in plush views of the pool and verdant . surroundings.

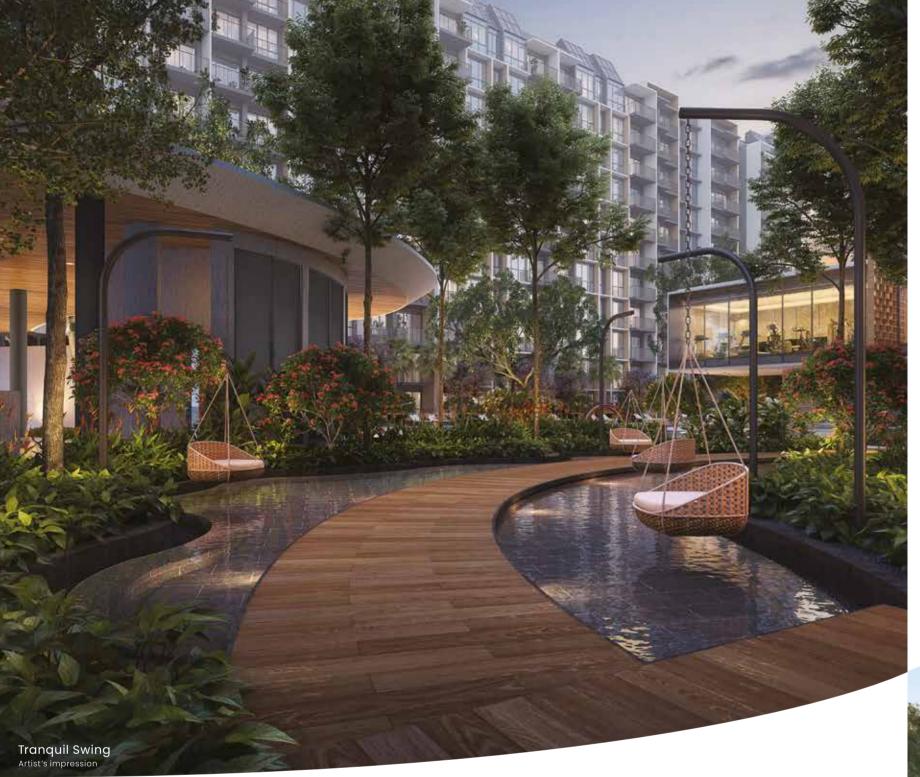


Where nature rejuvenates

It's not only the greenery you'll love here, but also knowing that several common facilities you enjoy are also co-powered by solar energy. Something you can always count on in a luxury home by one of BCA's most-awarded developers in sustainability.



For a BBQ party, a tennis rally or a get-together in the Function Room, simply book a slot on our smartphone app.



Childcare right where you live

Going about your day-to-day is a breeze at Norwood Grand. An on-site Early Childhood Development Centre means you'll never have to go out of your way. With thoughtfully planned facilities and a Treehouse Playground, your kids will have everything they need to flourish over their most formative years.

True joys

Cool down in every way

Lush trees provide natural shade for your kids as they play, while the Tranquil Swing and a Family Lounge offer precious moments of respite after a day's work.





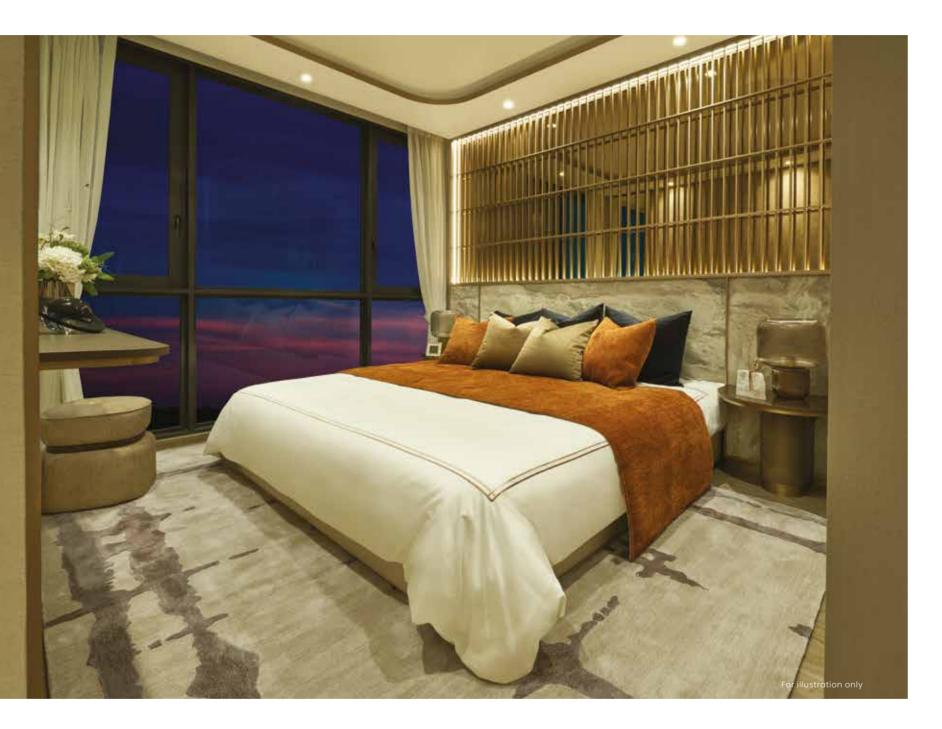
Retreat to an inner world

of serenity and grace

True comfort

At any of our 348 luxurious units, you can come home to functional layouts that create space for dining, entertaining, lounging and doing exactly as you please. While nature's warm tones serve as your perfect canvas, you can always stay cool with the provision of a ceiling fan in your living room.





Made for rest

All unit options from 1-Bedroom + Study to 4-Bedroom Premium + Study are designed for rest and comfort with soothing natural hues and thoughtful details. Such as an accessories cabinet that offers practical storage space and a handy mirror in one design.



Crafted for quality

With high-end wares from Geberit and fittings from Hansgrohe, every detail isn't left to chance, but carefully considered for comfort and functionality.

Designed for excellence

Amateur cooks and master chefs alike can take their craft even higher with a selection of premium kitchen appliances from Bosch and Samsung.







Passive Cool Design Architecture

- Norwood Grand is designed to minimise direct west-facing units
- Units are designed to optimise natural ventilation with the help of a ceiling fan provided in each unit to achieve thermal comfort
- Units are designed with balconies and feature a good selection of glass specifications to minimise heat gain within

Environmental Quality and Protection

and in common areas

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

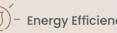


Water Efficiency

· Water-efficient fittings are provided for all units

Green design meets smart technology

Norwood Grand has been conferred the Green Mark Platinum Super Low Energy award by BCA under the newly launched Green Mark (GM2021) Criteria with the Whole Life Carbon and Maintainability Badge. With these accreditations in place, your home is now a place where you can enjoy all-round efficiency with green features incorporated into your everyday life.



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

Other Green Features

- Lush greenery and water bodies within the development to reduce heat gain into the building
- Pneumatic waste collection and disposal system
- Provision of bicycle lots at basement to promote green transport and healthy lifestyle
- Smart community application for residents to book the facilities and provide operational feedback

Smart home

Take everyday conveniences to the next level, be it with smart air conditioner control to remotely access your room's temperature, or smart digital lockset and camera to enhance home security.

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



Smart community



Smart Invitation

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



Smart Booking

• Check on the availability and pay for the booking of facilities



Smart Home Gateway

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



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

Smart Lighting Control

O

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



Smart Digital Lockset

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



Smart Air Conditioner

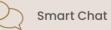
Control (Living Room and Master Bedroom only)

• Hot day? Turn on the air conditioning remotely and have the home cooled in preparation for your return, or check if you have forgotten to turn it off anytime



Smart Parcel

• Parcel station offers a secure and convenient package pickup



• Connect with your neighbours via in-built resident chat feature



Smart Parking

• Fuss-free submission and approval of your season parking application



Smart Audio Video Telephony

• Let visitors announce their arrival at the lift lobby so you can let them in with a simple tap

Schematic Diagram

2 Champions Way, Singapore 738977

Block 2								
Flr	1	2	3	4	5	6	7	8
11	B2S	D2PS	C2	A1S	B1	DIS	D2PS	B2S
10	B2S	D2PS	C2	AIS	B1	DIS	D2PS	B2S
9	B2S	D2PS	C2	A1S	B1	DIS	D2PS	B2S
8	B2S	D2PS	C2	AIS	B1	DIS	D2PS	B2S
7	B2S	D2PS	C2	AIS	B1	DIS	D2PS	B2S
6	B2S	D2PS	C2	AIS	B1	DIS	D2PS	B2S
5	B2S	D2PS	C2	AIS	B1	DIS	D2PS	B2S
4	B2S	D2PS	C2	AIS	B1	DIS	D2PS	B2S
3	B2S	D2PS	C2	A1S	B1	DIS	D2PS	B2S
2	B2S	D2PS	C2	AIS	B1	DIS	D2PS	B2S
1	B2S (P)		C2 (P)	AIS (P)	B1 (P)	DIS (P)	D2PS (P)	B2S (P)

6 Champions Way, Singapore 738975

Block 6								
Flr	9	10	11	12	13	14	15	16
11	B2S	D2PS	DIS	B1	AIS	BIS	D3PS	C3S
10	B2S	D2PS	DIS	B1	AIS	BIS	D3PS	C3S
9	B2S	D2PS	DIS	B1	A1S	BIS	D3PS	C3S
8	B2S	D2PS	DIS	B1	A1S	BIS	D3PS	C3S
7	B2S	D2PS	DIS	B1	A1S	BIS	D3PS	C3S
6	B2S	D2PS	DIS	B1	AIS	BIS	D3PS	C3S
5	B2S	D2PS	DIS	B1	AIS	BIS	D3PS	C3S
4	B2S	D2PS	DIS	B1	AIS	BIS	D3PS	C3S
3	B2S	D2PS	DIS	B1	AIS	BIS	D3PS	C3S
2	B2S	D2PS	DIS	B1	AIS	BIS	D3PS	C3S
1	B2S (P)	D2PS (P)	DIS (P)	B1 (P)		B1S (P)	D3PS (P)	C3S (P)

8 Champions Way, Singapore 738974

Block 8								
Flr	17	18	19	20	21	22	23	24
11	B1	C1	D2PS	B2S	C3S	D3PS	C5PS	B1
10	B1	C1	D2PS	B2S	C3S	D3PS	C5PS	B1
9	B1	C1	D2PS	B2S	C3S	D3PS	C5PS	B1
8	B1	C1	D2PS	B2S	C3S	D3PS	C5PS	B1
7	B1	C1	D2PS	B2S	C3S	D3PS	C5PS	B1
6	B1	C1	D2PS	B2S	C3S	D3PS	C5PS	B1
5	B1	C1	D2PS	B2S	C3S	D3PS	C5PS	B1
4	B1	C1	D2PS	B2S	C3S	D3PS	C5PS	B1
3	B1	C1	D2PS	B2S	C3S	D3PS	C5PS	B1
2	B1	C1	D2PS	B2S	C3S	D3PS	C5PS	B1
1	B1 (P)	C1 (P)	D2PS (P)		C3S (P)	D3PS (P)	C5PS (P)	B1 (P)

10 Champions Way, Singapore 738953

Block 10								
Flr	25	26	27	28	29	30	31	32
11	B1	C4PS	C5PS	A1S	B1	D2PS	C1	B1
10	B1	C4PS	C5PS	AIS	B1	D2PS	C1	B1
9	B1	C4PS	C5PS	AIS	B1	D2PS	C1	B1
8	B1	C4PS	C5PS	AIS	B1	D2PS	C1	B1
7	B1	C4PS	C5PS	AIS	B1	D2PS	C1	B1
6	B1	C4PS	C5PS	AIS	B1	D2PS	C1	B1
5	B1	C4PS	C5PS	AIS	B1	D2PS	C1	B1
4	B1	C4PS	C5PS	AIS	B1	D2PS	C1	B1
3	B1	C4PS	C5PS	AIS	B1	D2PS	C1	B1
2	B1	C4PS	C5PS	AIS	B1	D2PS	C1	B1
1	B1 (P)	C4PS (P)	C5PS (P)		B1 (P)	D2PS (P)	C1 (P)	B1 (P)



3-Bedroom + Study

2-Bedroom + Ensuite Study 2-Bedroom + Study 3-Bedroom Premium + Study 4-Bedroom Deluxe + Study

4-Bedroom Premium + Study

in every way



Find your true joy every day,

Woodlands South MRT Station

- 13. Dance Studio (2nd Storey)
- 14. Changing Room
- (with Steam Room)
- 15. Function Room

Social

Grand Club

16. Family Lounge 17. Social Deck

Nature & Nurture

- 18. BBQ Pavilion (East)
- 19. BBQ Pavilion (West)

21. Cabana Garden

24. Swing Garden

26. Early Childhood

(1st & 2nd Storey)

25. Yoga Lawn

22. Treetop Walk (2nd Storey)

Development Centre

23. Treehouse Playground

- 20. Tennis Court
- 04. Reflective Pond
- 05. Garden Walk
- 06. Tranquil Lawn

01. Arrival Plaza

02. Water Courtyard

03. Grand Drop-off

07. Tranquil Swing

📕 Aqua

Site Plan

Welcome

Tranquillity

- 08. Aqua Deck
- 09. Kids Pool
- 10. 50m Lap Pool
- 11. Pool Deck

Ancillary A. Guardhouse

- 12. Gymnasium (2nd Storey) B. Mana
 - - C. Entrar
 - D. Outdo
 - E. Bin Ce
 - F. Substa
 - G. Side G
 - H. Entran
 - Develo
 - Servic
 - I. Ventilo
 - J. Bicycle
 - Water



agement Office
nce to Basement Carpark
oor Genset
entre (Basement)
tation (Basement)
Gate
nce to Early Childhood
lopment Centre &
ce Driveway
lation Shaft
le Parking (Basement)
r Tank (Roof)

20	30	40	50m

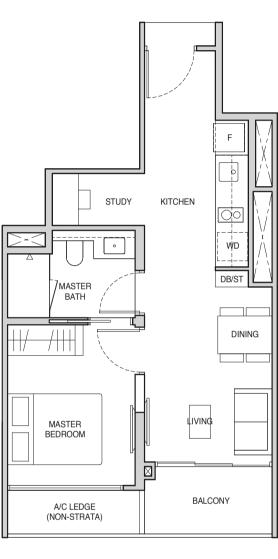
The renderings of the units as shown are for illustrative purposes only. The shading and outline of the unit type only applies to typical units. The boundary lines of the units set out here are not to be taken as a representation of the actual units. Kindly refer to the approved BP plans for the actual unit outline/boundary lines.

1-Bedroom + Study

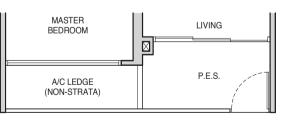
Type A1S

46 sq m / 495 sq ft

BLK 2 : #02-04 to #11-04 BLK 6 : #02-13* to #11-13* BLK 10: #02-28 to #11-28



Type A1S (P)



Wall not allowed to be hacked or altered P.E.S. - Private Enclosed Space WC - Water Closet TB Tall Boy WD - Washer Cum Dryer HS - Household Shelte * Mirror Image

0 0.5 1 2 5N

Area includes balcony and private enclosed space (PES) where applicable and excludes among others, the RC – Reinforced Concrete Ledge and A/C – Air Conditioner Ledge. The plans are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit, for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

but your true sanctuary

Discover not just a new home

Type A1S (P)

46 sq m / 495 sq ft

BLK 2 : #01-04

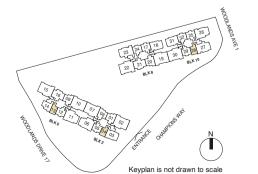
Type B1

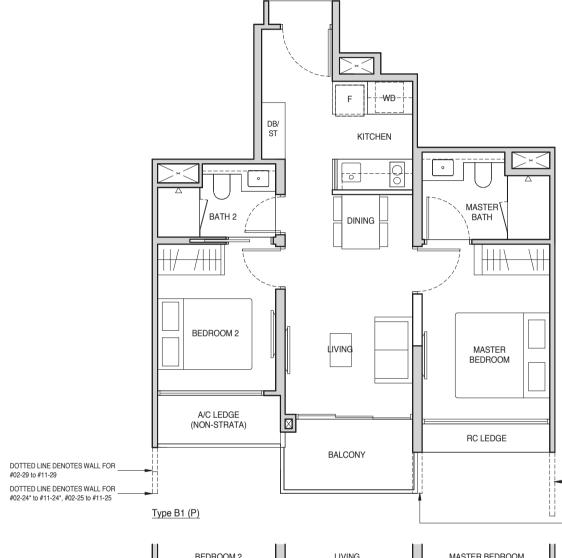
58 sq m / 624 sq ft

- BLK 2 : #02-05 to #11-05 BLK 6 : #02-12* to #11-12* BLK 8 : #02-17 to #11-17, #02-24* to #11-24* BLK 10 : #02-25 to #11-25, #02-29 to #11-29, #02-32* to #11-32*

 WC - Water Closet
 DB/ST - Distribution Board/Storage
 F - Fridge

 HS - Household Shelter
 RC - Reinforced Concrete
 A/C - Air-Conditioner







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



Area includes balcony and private enclosed space (PES) where applicable and excludes among others, the RC – Reinforced Concrete Ledge and A/C – Air Conditioner Ledge. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit, for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.



2-Bedroom

Type B1 (P)

58 sq m / 624 sq ft

BLK :	2	:	#01-05
BLK	6	:	#01-12*
BLK	8	:	#01-17, #01-24*
BLK	10	:	#01-25, #01-29, #01-32

DOTTED LINE DENOTES WALL FOR —#02-05 to #11-05, #02-12* to #11-12*, #02-29 to #11-29

______DOTTED LINE DENOTES WALL FOR #02-24* to #11-24*, #02-25 to #11-25

_____DOTTED LINE DENOTES WALL FOR #01-05, #01-12*, #01-29

2-Bedroom + Ensuite Study

Type B1S 62 sq m / 667 sq ft BLK 6 : #02-14 to #11-14 Type B1S (P)

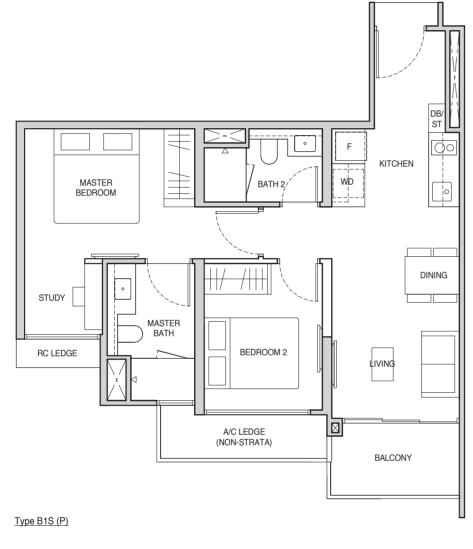
62 sq m / 667 sq ft

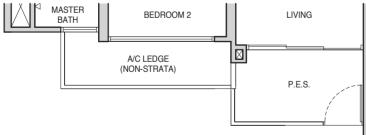
BLK 6 : #01-14

Type B2S

66 sq m / 710 sq ft

BLK 2	:	#02-01* to #11-01*, #02-08 to #11-08
BLK 6	:	#02-09* to #11-09*
BLK 8	:	#02-20 to #11-20

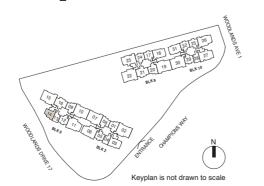




TB	Wall not allowed to be hacked or altered	P.E.S Private Enclosed Space	WC - Water Closet	DB/ST - Distribution Board/Storage	F - Fridge
	Tall Boy	WD - Washer Cum Dryer	HS - Household Shelter	RC - Reinforced Concrete	A/C - Air-Conditioner
	Mirror Image				



Area includes balcony and private enclosed space (PES) where applicable and excludes among others, the RC – Reinforced Concrete Ledge and A/C – Air Conditioner Ledge. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit, for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.



+



٥	TB *	Tall Bo	by .	to be hacked or altered		- Private Enclosed Space Vasher Cum Dryer
0		0.5	1	2	3	51

Area includes balcony and private enclosed space (PES) where applicable and excludes among others, the RC – Reinforced Concrete Ledge and A/C – Air Conditioner Ledge. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit, for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

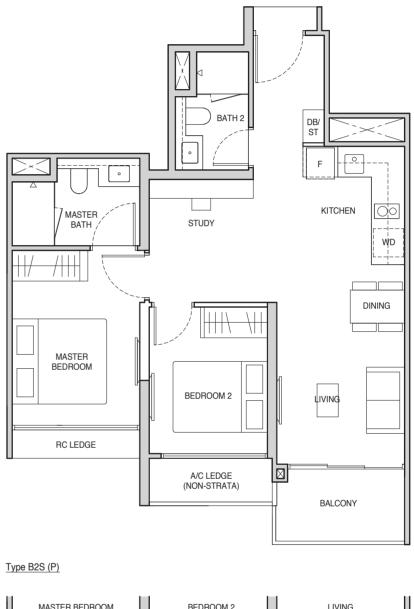
5M

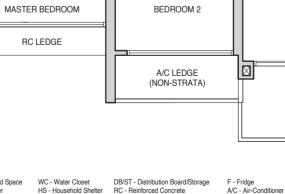
2-Bedroom + Study

Type B2S (P)

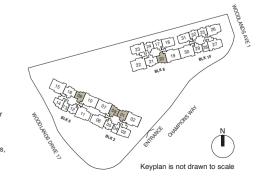
66 sq m / 710 sq ft

BLK 2 : #01-01*, #01-08 BLK 6 : #01-09*





P.E.S.



3-Bedroom Deluxe

Type C1

81 sq m / 872 sq ft

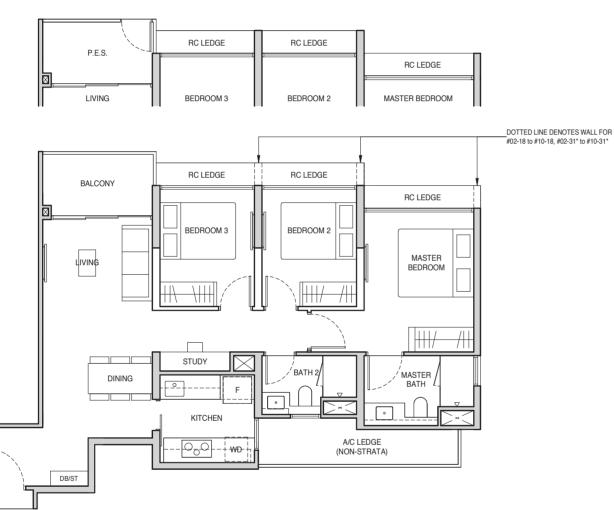
BLK 8 : #02-18 to #11-18 BLK 10 : #02-31* to #11-31*

Type C1 (P)

81 sq m / 872 sq ft

BLK 8 : #01-18 BLK 10: #01-31* Type C2 82 sq m / 883 sq ft

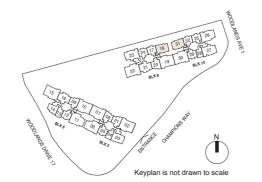
BLK 2 : #02-03 to #11-03







Area includes balcony and private enclosed space (PES) where applicable and excludes among others, the RC – Reinforced Concrete Ledge and A/C – Air Conditioner Ledge. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit, for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.



	B
Type C2 (P)



	Wall not allowed to be hacked or altered	P.E.S Private Enclose
TB	Tall Boy	WD - Washer Cum Dry
*	Mirror Image	

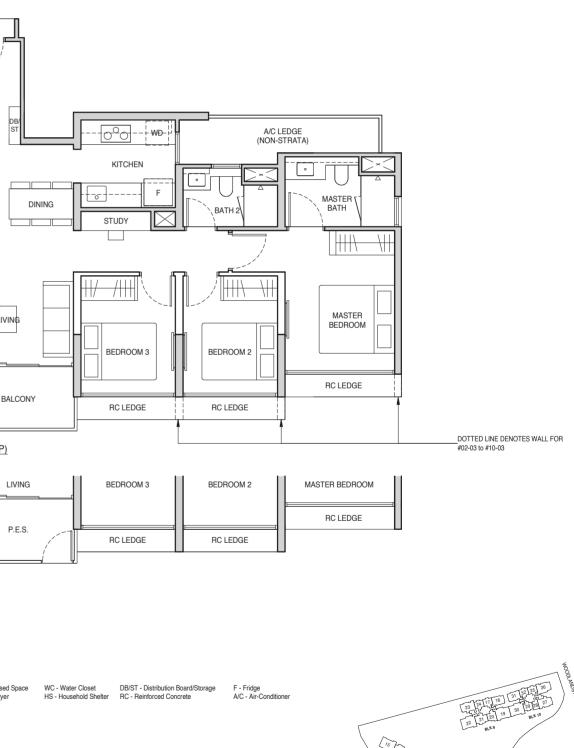
0	0.5	1	2	3	5M
	1	1	1	1	1
					1

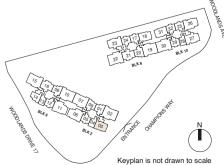
Area includes balcony and private enclosed space (PES) where applicable and excludes among others, the RC – Reinforced Concrete Ledge and A/C – Air Conditioner Ledge. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit, for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.



3-Bedroom Deluxe

Type C2 (P) 82 sq m / 883 sq ft BLK 2 : #01-03





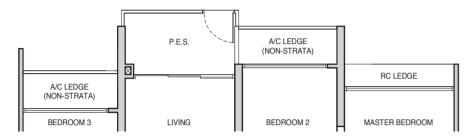
3-Bedroom + Study

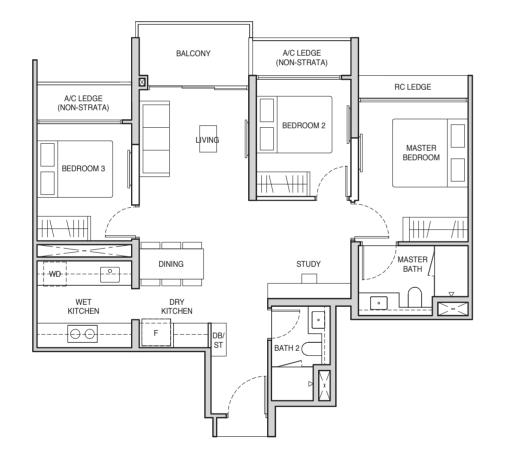
Type C3S

84 sq m / 904 sq ft

BLK 6 : #02-16 to #11-16 BLK 8 : #02-21* to #11-21*

Type C3S (P)

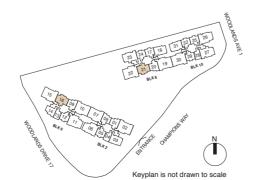




	Wall not allowed to be hacked or altered Tall Boy	P.E.S Private Enclosed Space WD - Washer Cum Dryer	DB/ST - Distribution Board/Storage RC - Reinforced Concrete	F - Fridge A/C - Air-Conditioner
•	Mirror Image			

0 0.5 1 2	3	5M
	1	1
		1

Area includes balcony and private enclosed space (PES) where applicable and excludes among others, the RC – Reinforced Concrete Ledge and A/C – Air Conditioner Ledge. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit, for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.



Type C3S (P)

84 sq m / 904 sq ft

BLK 6 : #01-16

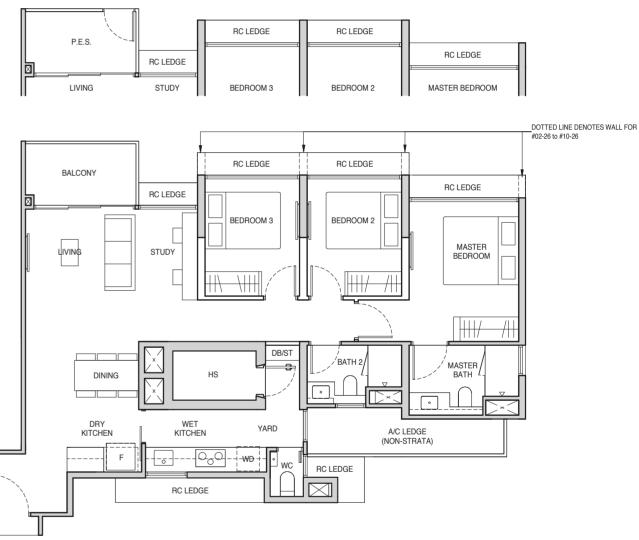
BLK 8 : #01-21*

Type C4PS

97 sq m / 1044 sq ft BLK 10: #02-26 to #11-26

Type C4PS (P)





Wall not allowed to be hacked or altered Tall Boy	P.E.S Private Enclose WD - Washer Cum Dry
Mirror Image	

0	0.5	1	2	3	5M
	1	1	1	1	1
			1		

Area includes balcony and private enclosed space (PES) where applicable and excludes among others, the RC – Reinforced Concrete Ledge and A/C – Air Conditioner Ledge. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit, for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

3-Bedroom Premium + Study

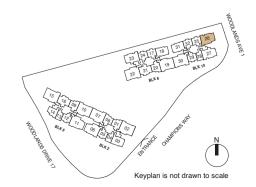
Type C4PS (P) 97 sq m / 1044 sq ft

BLK 10: #01-26

WC - Water Closet sed Space

DB/ST - Distribution Board/Storage HS - Household Shelter RC - Reinforced Concrete

F - Fridge A/C - Air-Conditioner



3-Bedroom Premium + Study

Type C5PS

97 sq m / 1044 sq ft

BLK 8 : #02-23 to #11-23 BLK 10 : #02-27 to #11-27

Type C5PS (P)

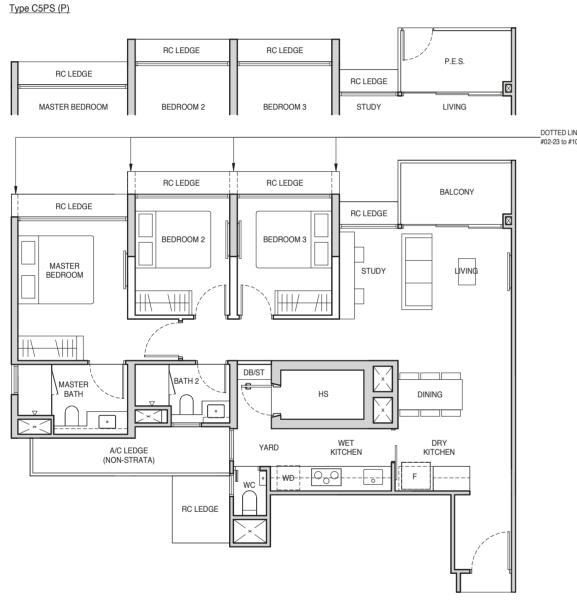
97 sq m / 1044 sq ft

BLK 8 : #01-23 BLK 10: #01-27

Type D1S

109 sq m / 1173 sq ft

BLK 2 : #02-06* to #11-06* BLK 6 : #02-11 to #11-11



______DOTTED LINE DENOTES WALL FOR #02-23 to #10-23, #02-27 to #10-27

Type D1S (P)

RC LEDGE

MASTER BEDROOM



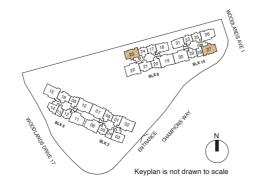
RC LEDGE

	A/C LEDGE

	Wall not allowed to be hacked or altered	P.E.S Private Enclosed Space	WC - Water Closet	DB/ST - Distribution Board/Storage	F - Fridge
	Tall Boy	WD - Washer Cum Drver	HS - Household Shelter	RC - Reinforced Concrete	A/C - Air-Conditioner
٠	Mirror Image	,			



Area includes balcony and private enclosed space (PES) where applicable and excludes among others, the RC – Reinforced Concrete Ledge and A/C – Air Conditioner Ledge. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit, for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.



TB	Wall not allowed to be hacked or altered Tall Boy Mirror Image	P.E.S Private Enclose WD - Washer Cum Dry

0	0.5	1	2	3	5M
	1		1	1	1
			1	1	

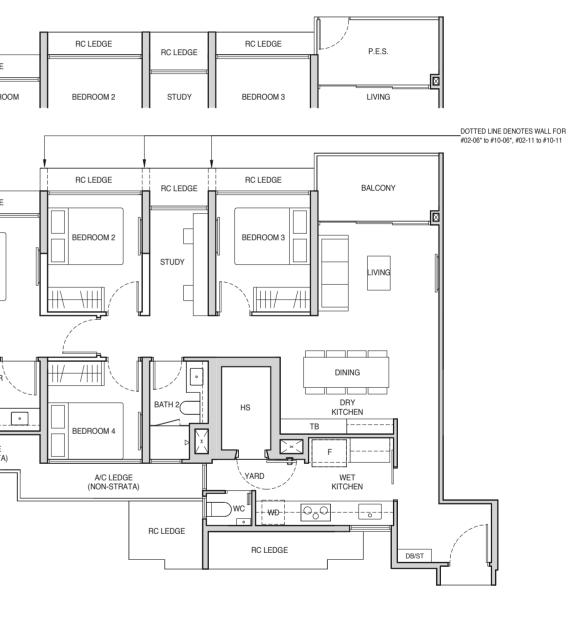
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4-Bedroom Deluxe + Study

Type D1S (P)

109 sq m / 1173 sq ft

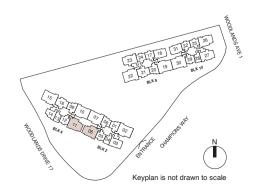
BLK 2 : #01-06* BLK 6 : #01-11



WC - Water Closet sed Space

DB/ST - Distribution Board/Storage HS - Household Shelter RC - Reinforced Concrete

F - Fridge A/C - Air-Conditioner



4-Bedroom Premium + Study

Type D2PS

122 sq m / 1313 sq ft

BLK 2 : #02-02 to #11-02, #02-07* to #11-07*

BLK 6 : #02-10 to #11-10 BLK 8 : #02-19* to #11-19*

BLK 10 : #02-30 to #11-30

Type D2PS (P)

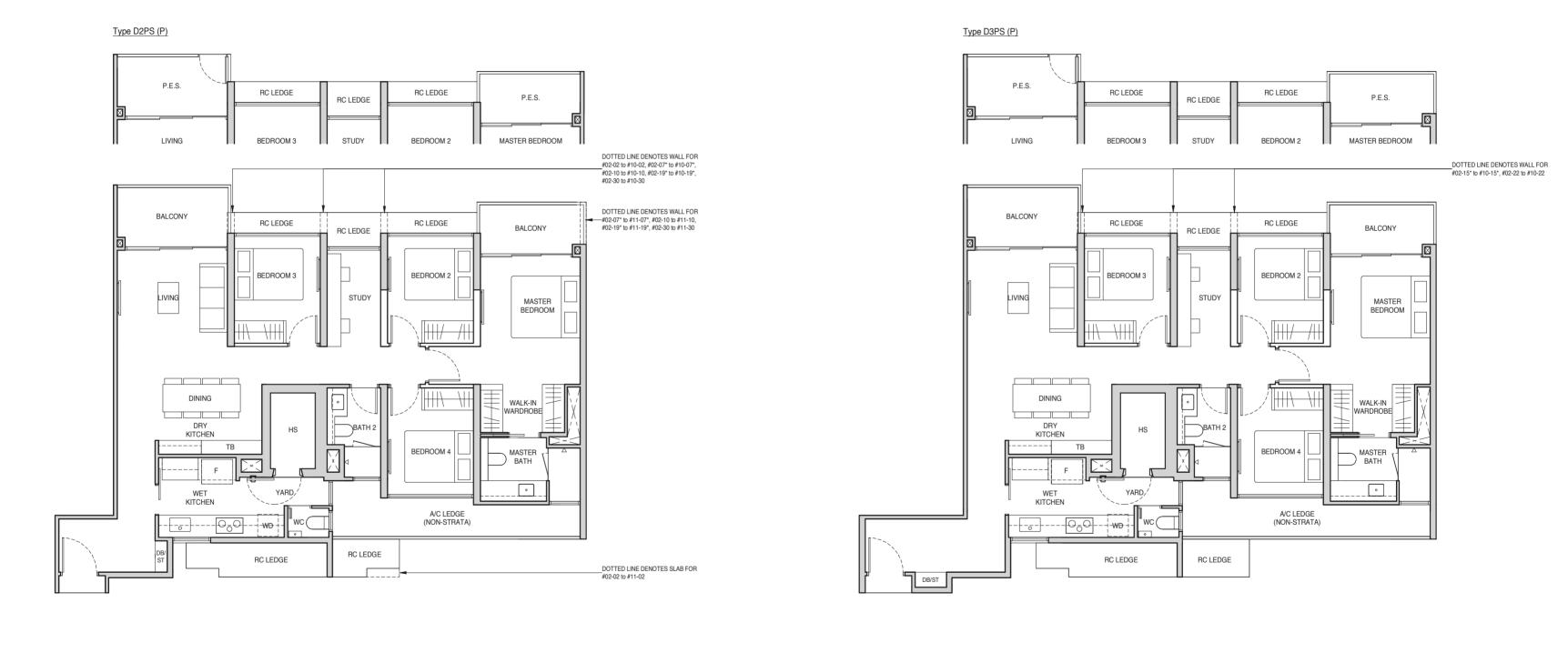
122 sq m / 1313 sq ft

BLK 2 : #01-07* BLK 6 : #01-10 BLK 8 : #01-19* BLK 10 : #01-30

Type D3PS

124 sq m / 1335 sq ft

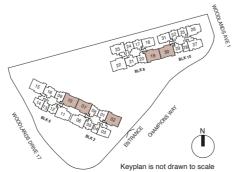
BLK 6 : #02-15* to #11-15* BLK 8 : #02-22 to #11-22



	Wall not allowed to be hacked or altered	P.E.S Private Enclosed Space	WC - Water Closet	DB/ST - Distribution Board/Storage	F - Fri
TB	Tall Boy	WD - Washer Cum Dryer	HS - Household Shelter	RC - Reinforced Concrete	A/C -
*	Mirror Image				



Area includes balcony and private enclosed space (PES) where applicable and excludes among others, the RC – Reinforced Concrete Ledge and A/C – Air Conditioner Ledge. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit, for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.



ridge - Air-Conditioner Wall not allowed to be hacked or altered TB Tall Boy * Mirror Image 0 0.5 1 2 3 5M

Area includes balcony and private enclosed space (PES) where applicable and excludes among others, the RC – Reinforced Concrete Ledge and A/C – Air Conditioner Ledge. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit, for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

4-Bedroom Premium + Study

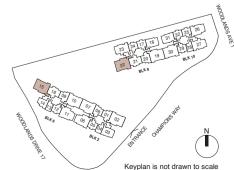
Type D3PS (P)

124 sq m / 1335 sq ft

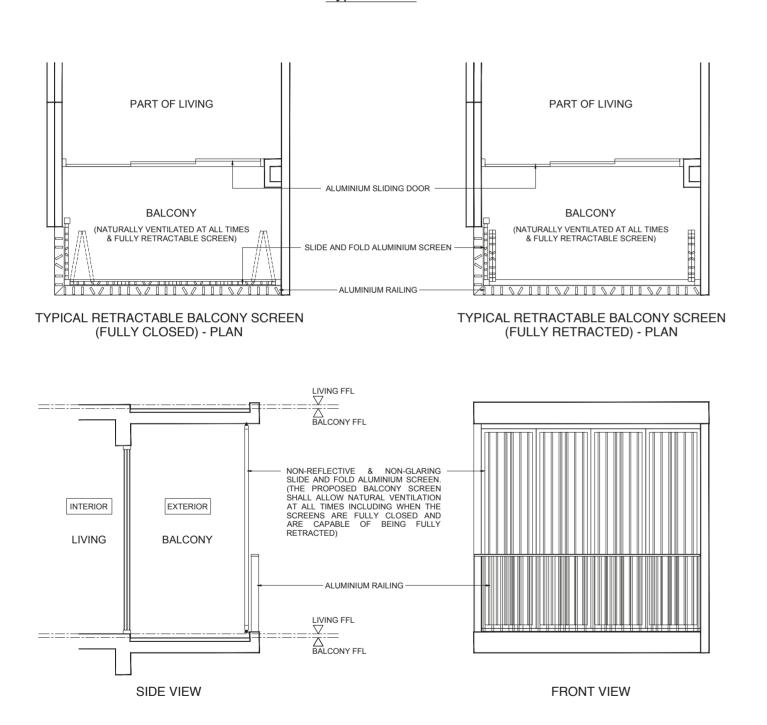
BLK 6 : #01-15* BLK 8 : #01-22

Space WC - Water Closet HS - Household Shelter

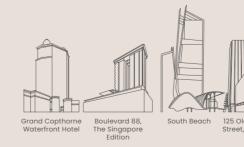
DB/ST - Distribution Board/Storage RC - Reinforced Concrete F - Fridge A/C - Air-Conditioner



Approved Balcony Screen



Typical Units



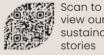
The balcony shall not be enclosed unless with the approved balcony screen as shown above. The cost of screen and installation shall be borne by the Purchaser. Where required to facilitate installation, the Architect reserves the right to determine appropriate details not limited to fixing details and colour tones.



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With a proven track record of over 60 years in real estate development, investment and management, the Group has developed over 50,000 homes and owns around 23 million square feet of gross floor area in residential for lease, commercial and hospitality assets globally.



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

Developer / Vendor: CDL Stellar Pte. Ltd. (UEN No.: 202324357E) • Tenure of Land: Leasehold of 99 years commencing from 18 December 2023 • Lot No.: MK13-06633C at Champions Way • Encumbrances: Nil • Housing Developer's Licence No.: C1495 • Expected Date of Vacant Possession: 31 March 2030 • Expected Date of Legal Completion: 31 March 2033



Scan to view Specifications

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