

norwood grand



has arrived  
in the new north

True luxury





Artist's Impression

## Live transformed in the new north

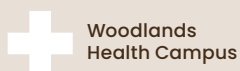
This is where you can enjoy unparalleled connectivity, with a direct train line to both Orchard and the CBD. Where the largest future economic hub in the north resides within your neighbourhood. And an on-site Early Childhood Development Centre, together with schools of every level nearby, offer greater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

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



# Woodlands Regional Centre

The nexus of new possibilities



Map is for illustration only and not drawn to scale.  
Source: www.ur.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.



Woods Square



Woodlands Health Campus



RTS Link Bukit Chagar Station

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



Kampung Admiralty

#### 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.



# True convenience



## Good food and shopping nearby

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.



## Close to good schools of every level

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.



## Parks and playgrounds all around

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.





# 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

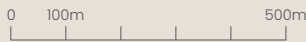


### Wellness

- Woodlands Health Campus
- Woodlands Polyclinic

### Legend

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



The location map is taken from [www.onemap.gov.sg](http://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 on the accuracy, reliability or completeness of the information 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



50m Lap Pool and Gymnasium  
Artist's impression

## 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.



Gymnasium  
Artist's impression

## 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.



BBQ Pavilion  
Artist's impression

## Family fun made easy

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



Function Room  
Artist's impression





Tranquil Swing  
Artist's impression

### 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

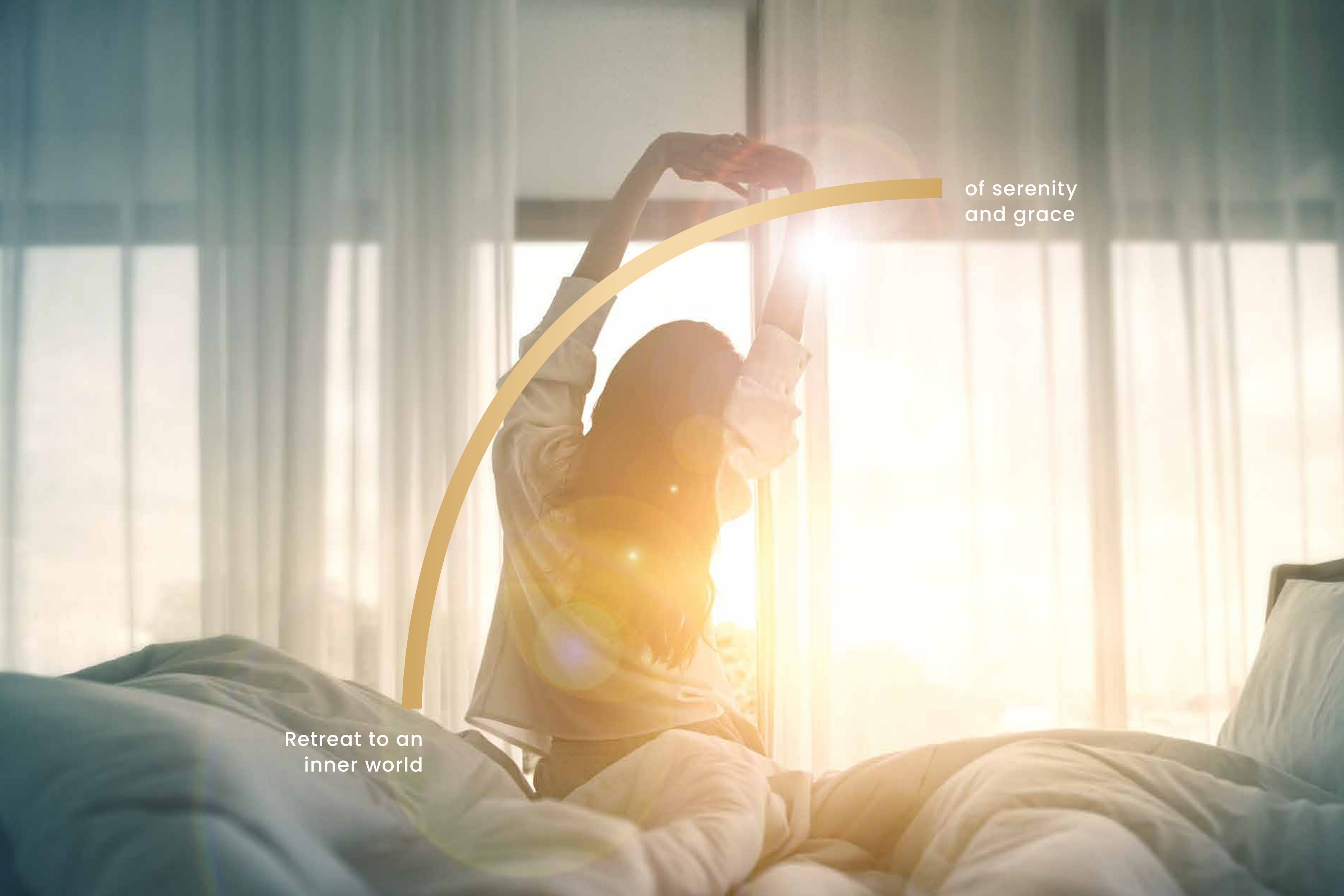
### Cool down in every way

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.



Early Childhood Development Centre  
Artist's impression





of serenity  
and grace

Retreat to an  
inner world

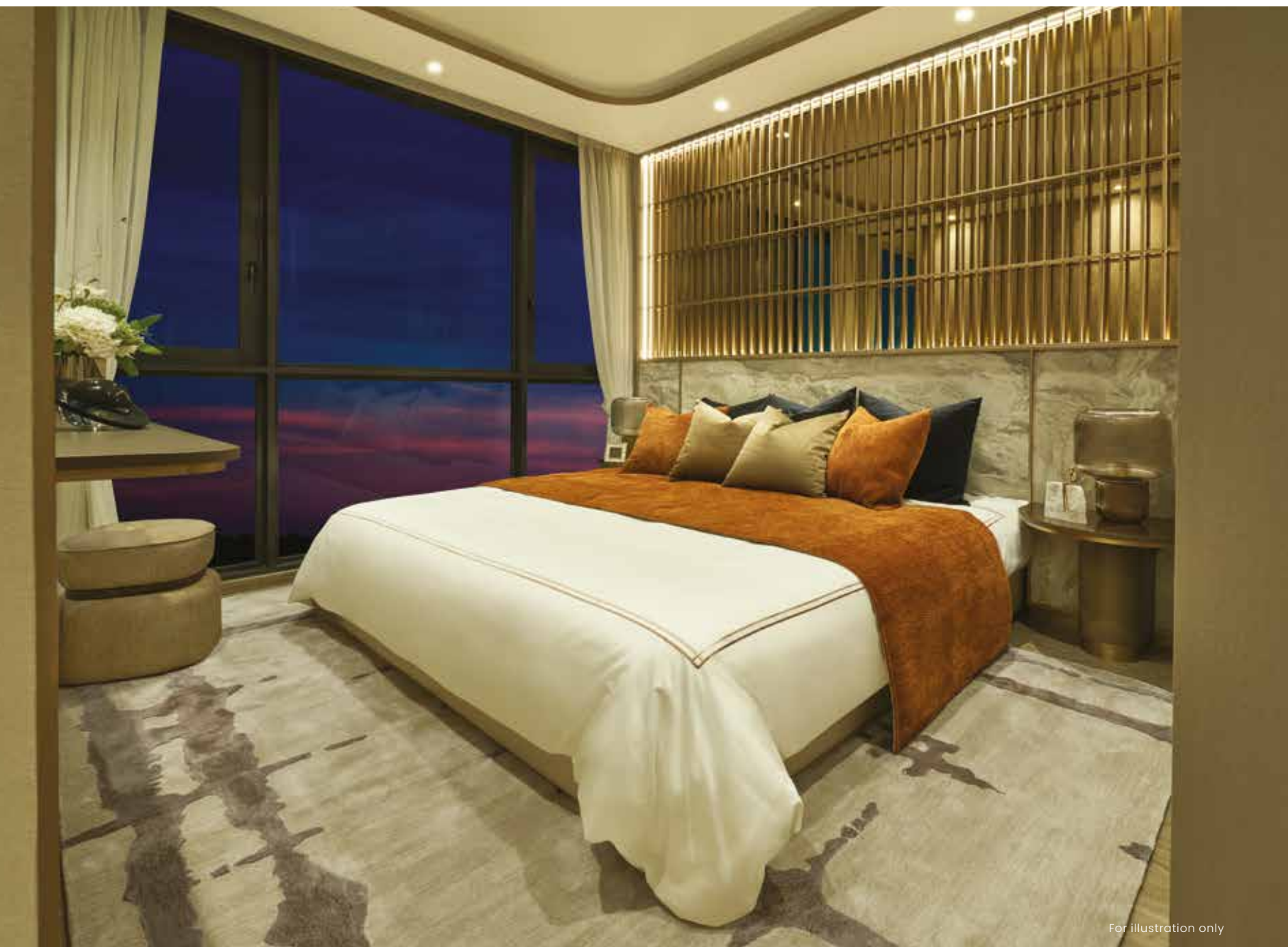


## True comfort

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.







For illustration only

### 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.



For illustration only

### 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.

### 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.



For illustration only





# 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.



## 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

- Use of environmentally-friendly products certified by approved local certification bodies for all internal finishes both within units and in common areas
- 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



## 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 Home Gateway

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



## Smart Surveillance

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



## Smart Lighting Control

- 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 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 Parcel

- Parcel station offers a secure and convenient package pickup



## Smart Chat

- 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	Unit	1	2	3	4	5	6	7
11		B2S	D2PS	C2	A1S	B1	D1S	D2PS
10		B2S	D2PS	C2	A1S	B1	D1S	D2PS
9		B2S	D2PS	C2	A1S	B1	D1S	D2PS
8		B2S	D2PS	C2	A1S	B1	D1S	D2PS
7		B2S	D2PS	C2	A1S	B1	D1S	D2PS
6		B2S	D2PS	C2	A1S	B1	D1S	D2PS
5		B2S	D2PS	C2	A1S	B1	D1S	D2PS
4		B2S	D2PS	C2	A1S	B1	D1S	D2PS
3		B2S	D2PS	C2	A1S	B1	D1S	D2PS
2		B2S	D2PS	C2	A1S	B1	D1S	D2PS
1		B2S (P)		C2 (P)	A1S (P)	B1 (P)	D1S (P)	D2PS (P)

6 Champions Way, Singapore 738975

Block 6								
Flr	Unit	9	10	11	12	13	14	15
11		B2S	D2PS	D1S	B1	A1S	B1S	D3PS
10		B2S	D2PS	D1S	B1	A1S	B1S	D3PS
9		B2S	D2PS	D1S	B1	A1S	B1S	D3PS
8		B2S	D2PS	D1S	B1	A1S	B1S	D3PS
7		B2S	D2PS	D1S	B1	A1S	B1S	D3PS
6		B2S	D2PS	D1S	B1	A1S	B1S	D3PS
5		B2S	D2PS	D1S	B1	A1S	B1S	D3PS
4		B2S	D2PS	D1S	B1	A1S	B1S	D3PS
3		B2S	D2PS	D1S	B1	A1S	B1S	D3PS
2		B2S	D2PS	D1S	B1	A1S	B1S	D3PS
1		B2S (P)	D2PS (P)	D1S (P)	B1 (P)		B1S (P)	D3PS (P)

8 Champions Way, Singapore 738974

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

10 Champions Way, Singapore 738953

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

- 1-Bedroom  
+ Study

2-Bedroom  
+ Study

2-Bedroom  
+ Ensuite Study

2-Bedroom  
+ Study

3-Bedroom Deluxe  
+ Study

3-Bedroom  
+ Study

3-Bedroom Premium  
+ Study

4-Bedroom Deluxe  
+ Study

4-Bedroom Premium  
+ Study

Find your true joy every day,  
in every way



12. Gymnasium (2<sup>nd</sup> Storey)

13. Dance Studio (2<sup>nd</sup> Storey)

14. Changing Room (with Steam Room)

15. Function Room

01. Arrival Plaza

02. Water Courtyard

03. Grand Drop-off

04. Reflective Pond

05. Garden Walk

06. Tranquil Lawn

07. Tranquil Swing

08. Aqua Deck

09. Kids Pool

10. 50m Lap Pool

11. Pool Deck
16. Family Lounge

17. Social Deck

18. BBQ Pavilion (East)

19. BBQ Pavilion (West)

20. Tennis Court

21. Cabana Garden

22. Treetop Walk (2<sup>nd</sup> Storey)

23. Treehouse Playground

24. Swing Garden

25. Yoga Lawn

26. Early Childhood Development Centre (1<sup>st</sup> & 2<sup>nd</sup> Storey)
- A. Guardhouse

B. Management Office

C. Entrance to Basement Carpark

D. Outdoor Genset

E. Bin Centre (Basement)

F. Substation (Basement)

G. Side Gate

H. Entrance to Early Childhood Development Centre & Service Driveway

I. Ventilation Shaft

J. Bicycle Parking (Basement)

Water Tank (Roof)
- 0 10 20 30 40 50m

N

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.



but your true  
sanctuary

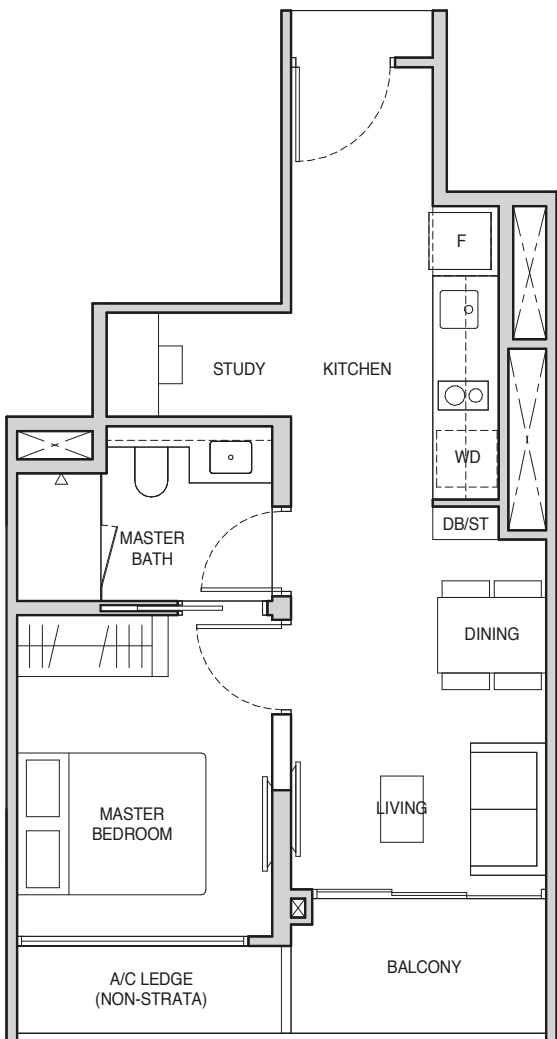
Discover not just  
a new home

## 1-Bedroom + Study

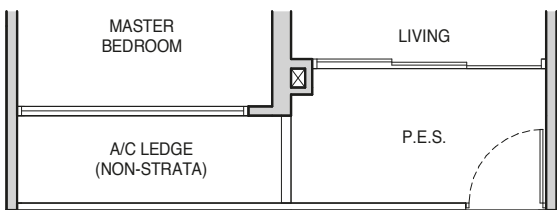
### Type A1S

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  
TB Tall Boy  
• Mirror Image  
P.E.S. - Private Enclosed Space  
WD - Washer Cum Dryer  
WC - Water Closet  
HS - Household Shelter  
DB/ST - Distribution Board/Storage  
RC - Reinforced Concrete  
F - Fridge  
A/C - Air-Conditioner

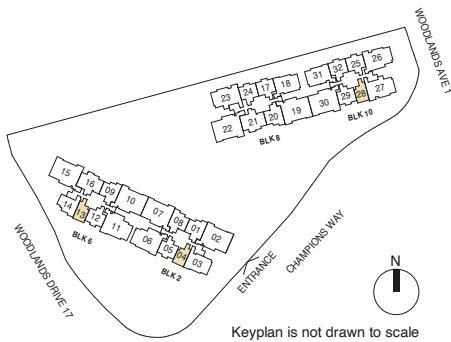
0 0.5 1 2 3 5M

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.

### Type A1S (P)

46 sq m / 495 sq ft

BLK 2 : #01-04



## 2-Bedroom

### Type B1 (P)

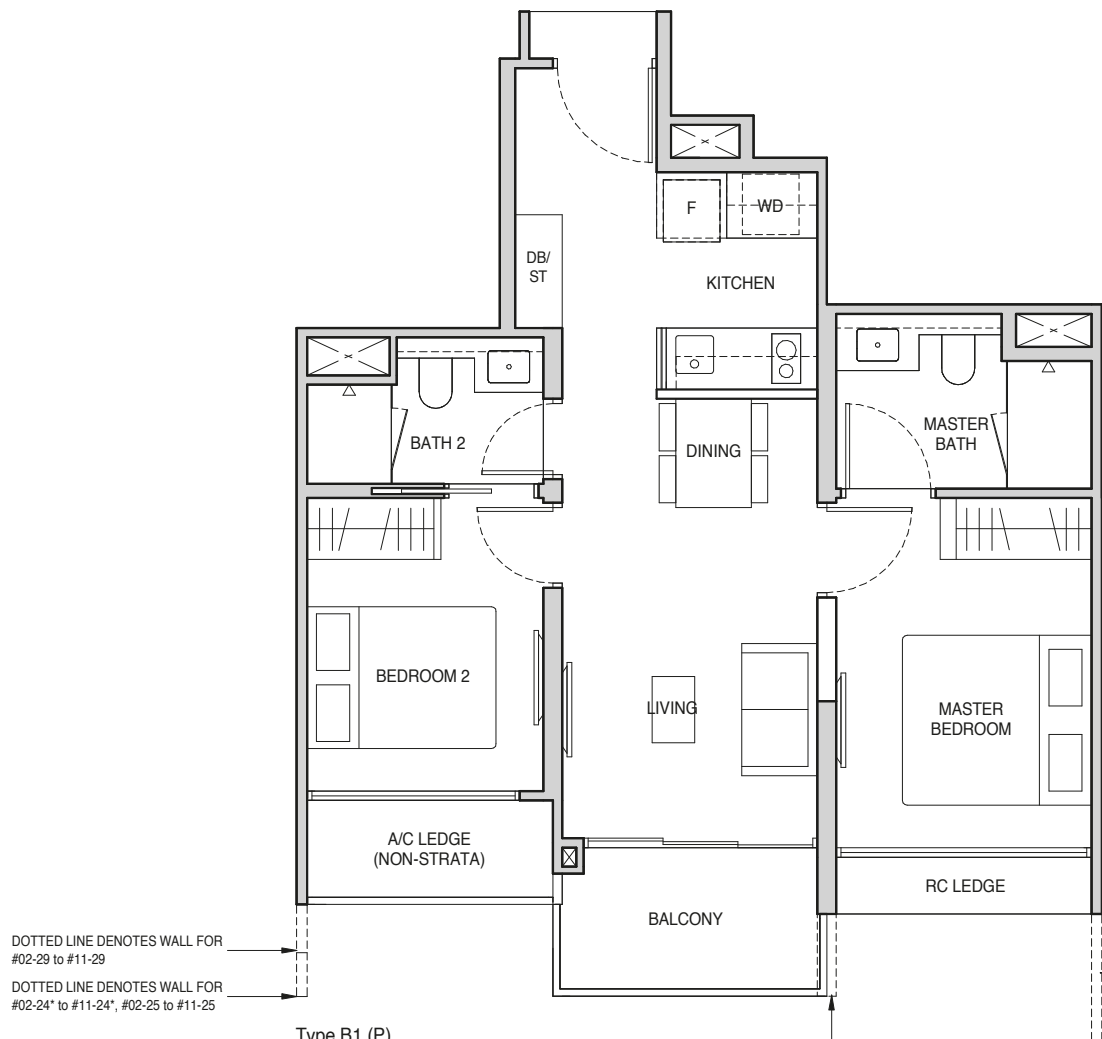
58 sq m / 624 sq ft

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

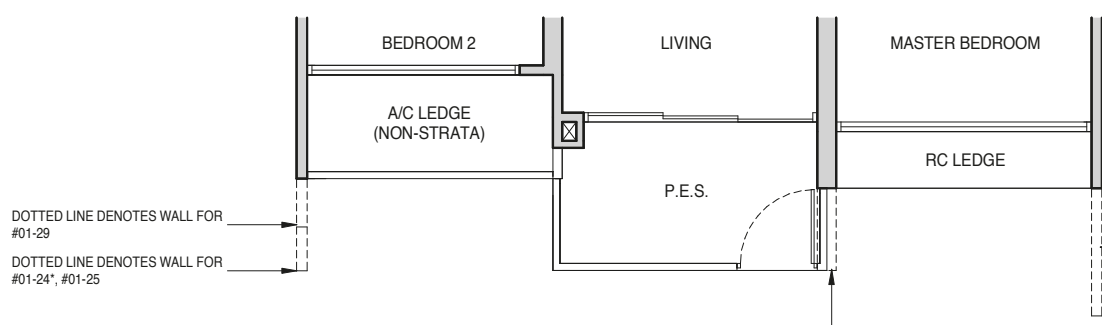
### Type B1

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\*



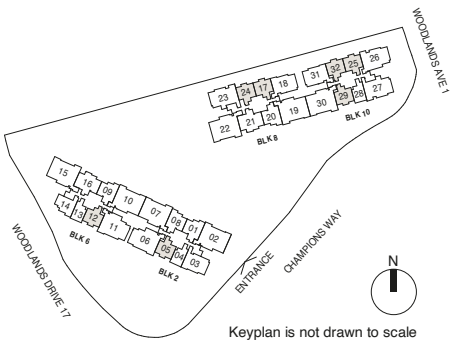
Type B1 (P)



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0 0.5 1 2 3 5M

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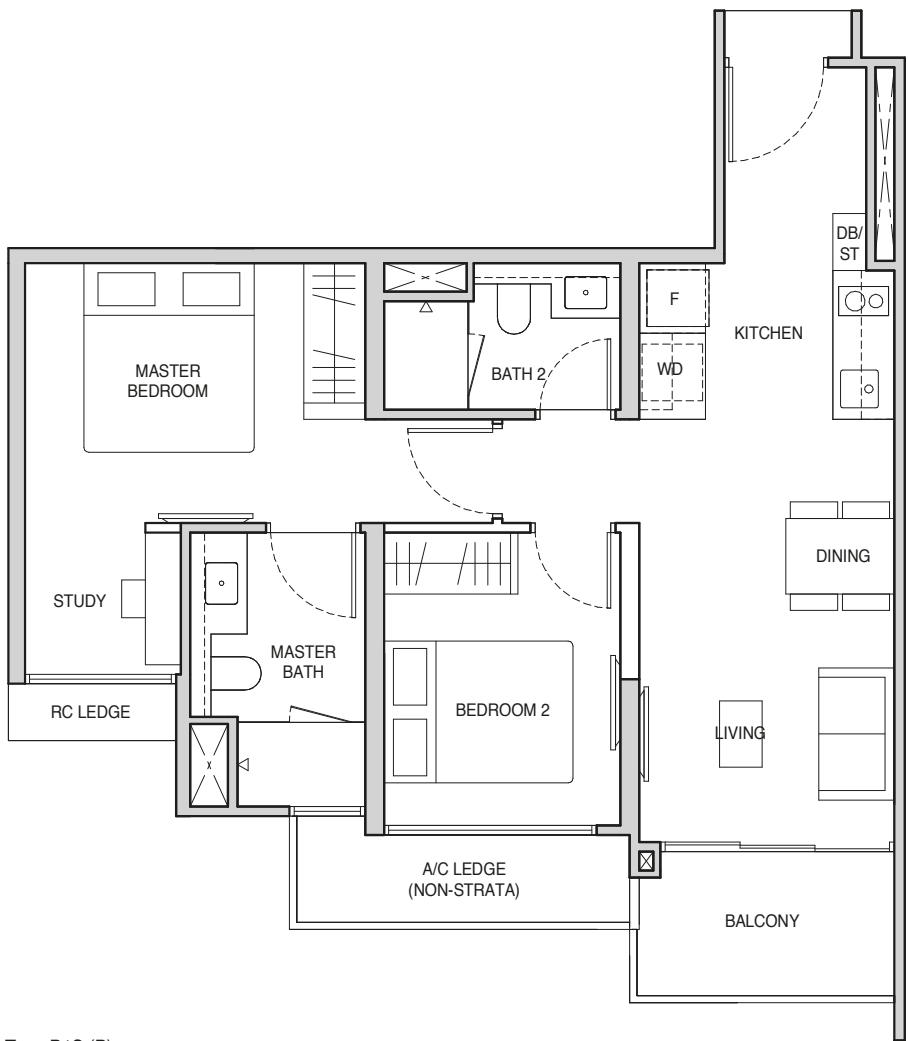


# 2-Bedroom + Ensuite Study

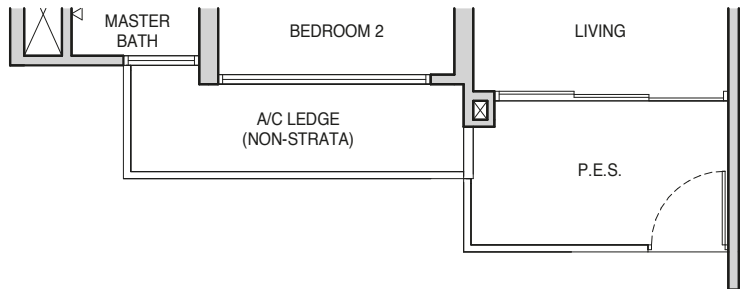
## Type B1S

62 sq m / 667 sq ft

BLK 6 : #02-14 to #11-14



Type B1S (P)



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

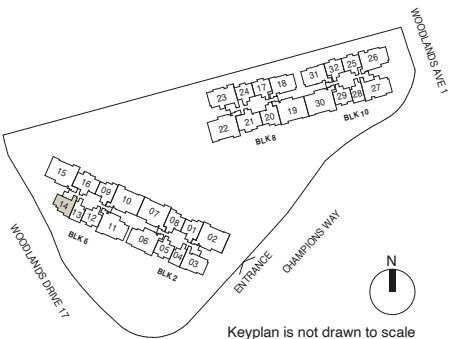
0 0.5 1 2 3 5M

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## Type B1S (P)

62 sq m / 667 sq ft

BLK 6 : #01-14



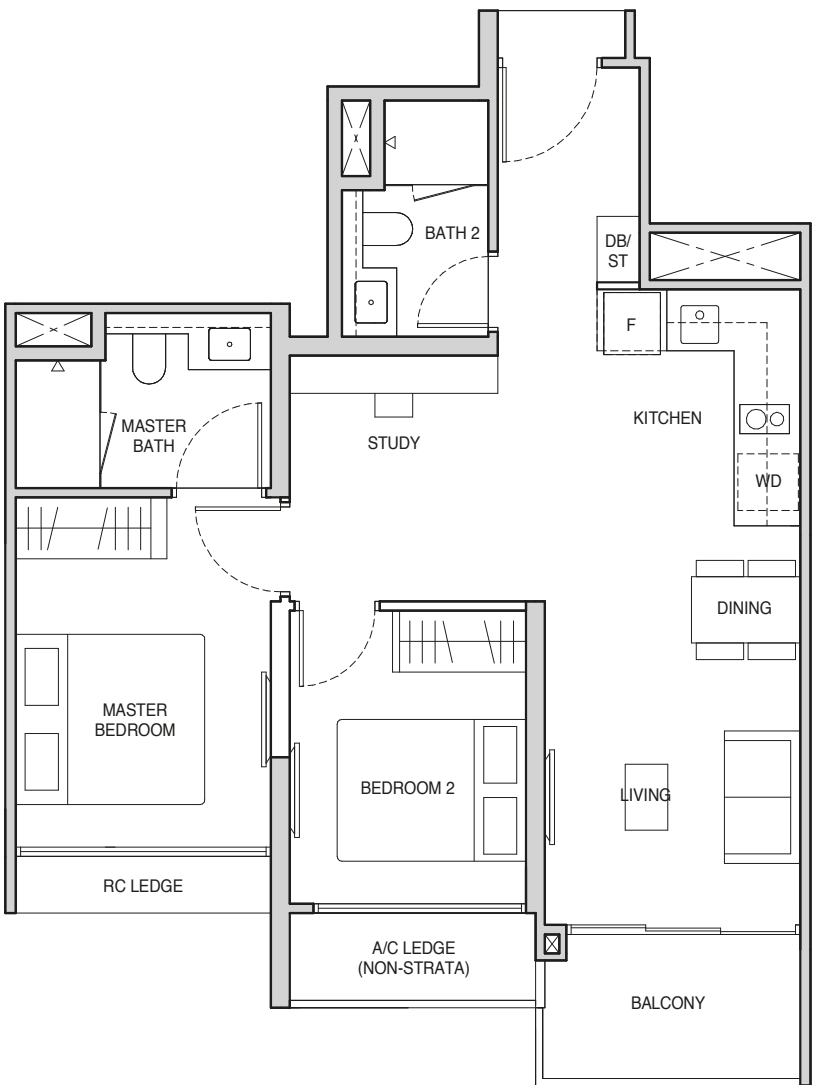
Keyplan is not drawn to scale

# 2-Bedroom + Study

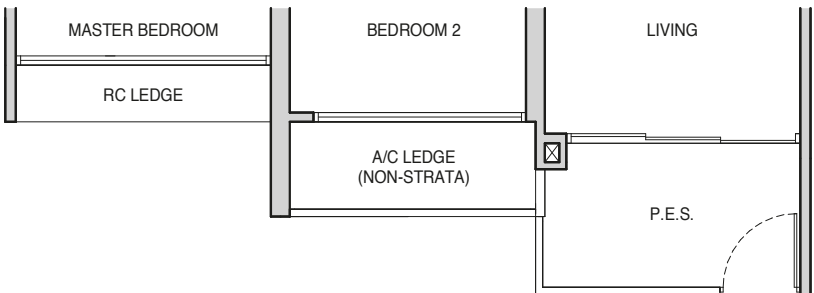
## Type B2S

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



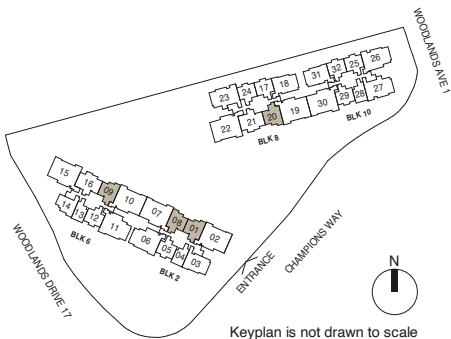
Type B2S (P)



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

0 0.5 1 2 3 5M

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Keyplan is not drawn to scale



3-Bedroom Deluxe

Type C1

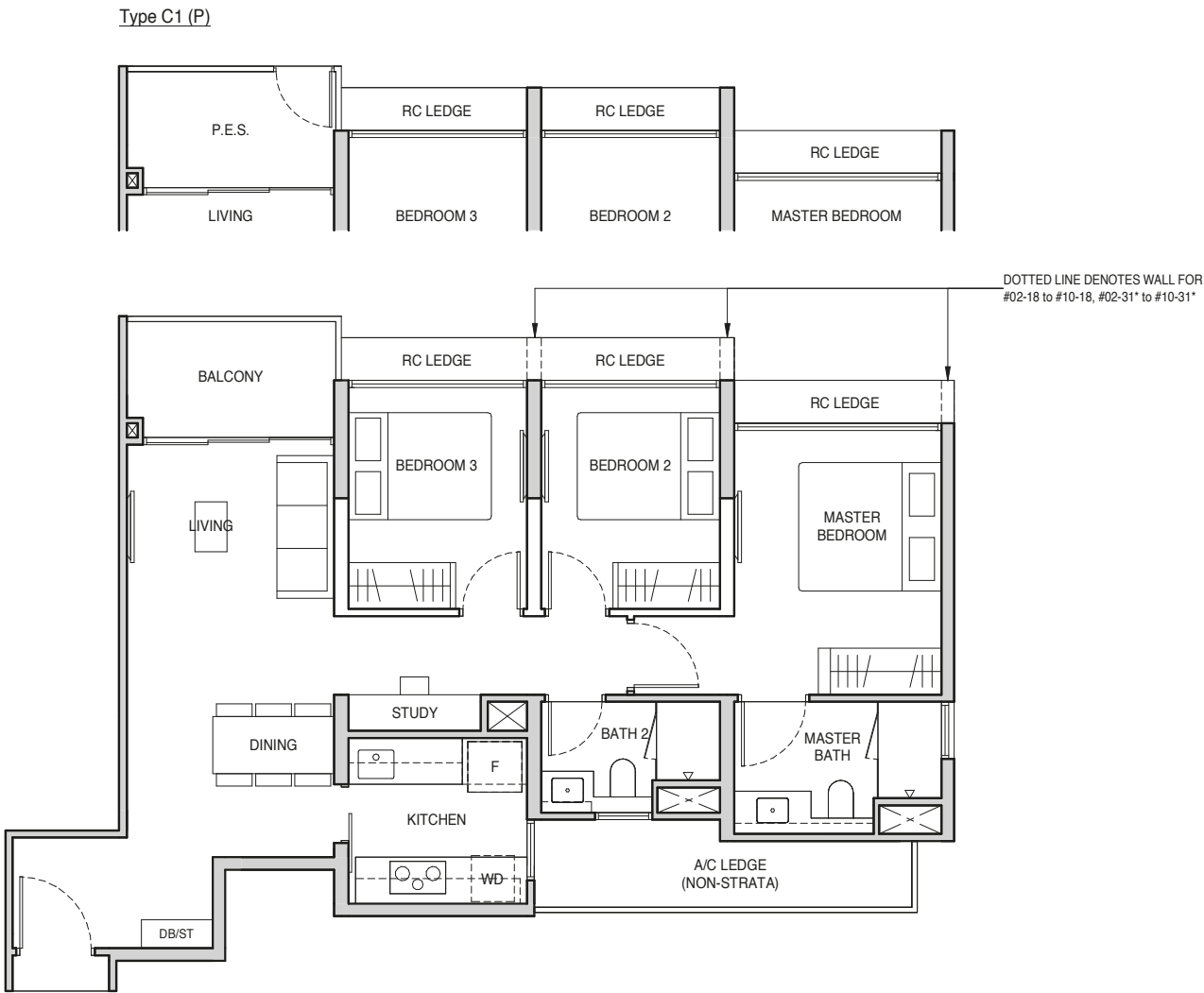
81 sq m / 872 sq ft

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

Type C1 (P)

81 sq m / 872 sq ft

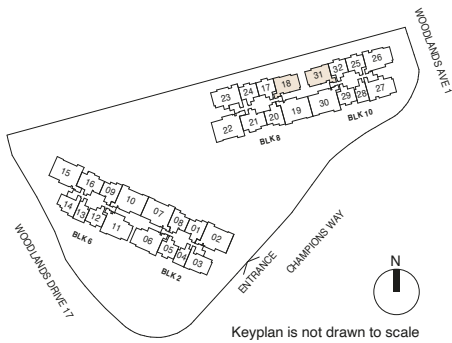
BLK 8 : #01-18  
BLK 10 : #01-31\*



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

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.



3-Bedroom Deluxe

Type C2

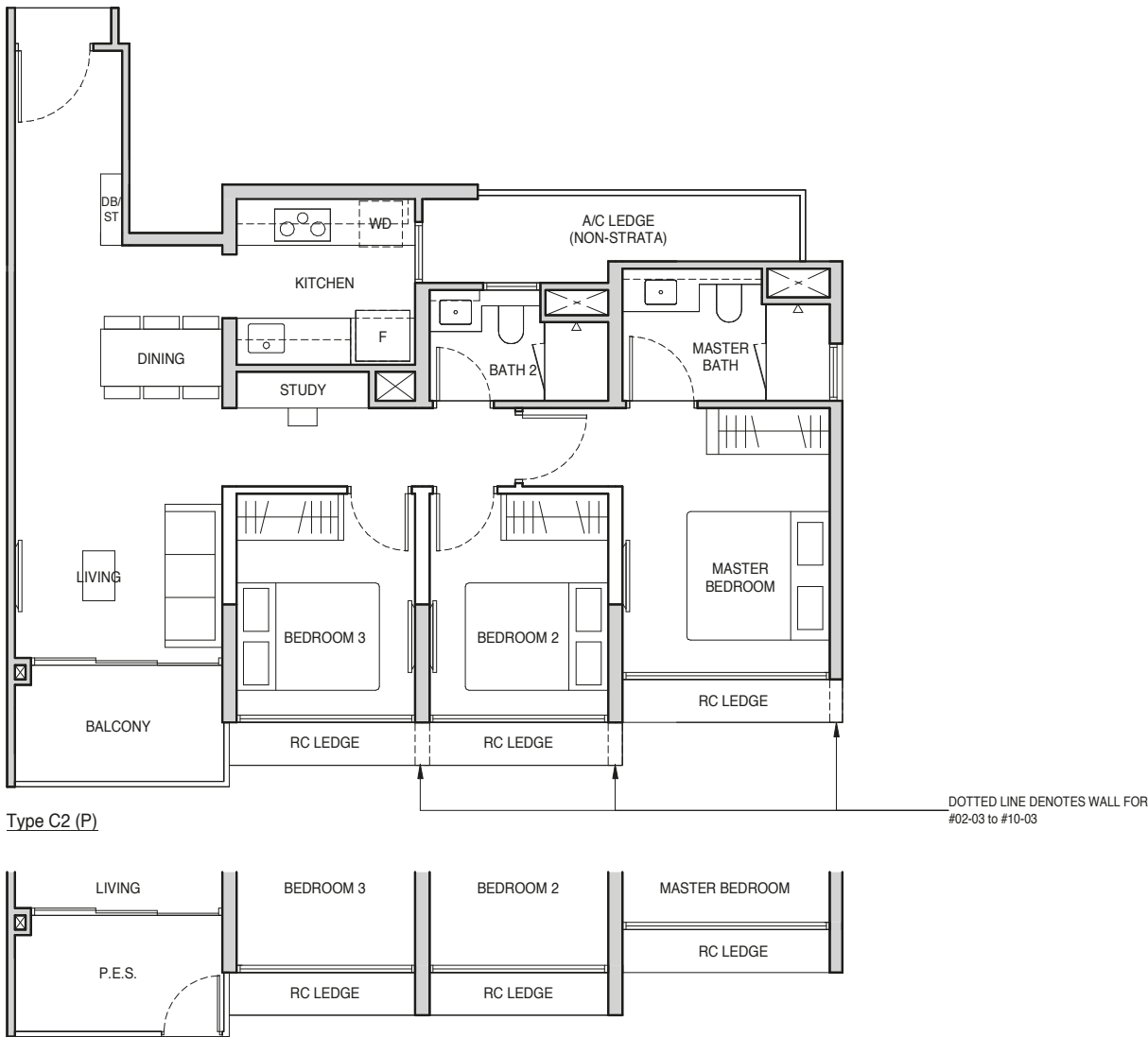
82 sq m / 883 sq ft

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

Type C2 (P)

82 sq m / 883 sq ft

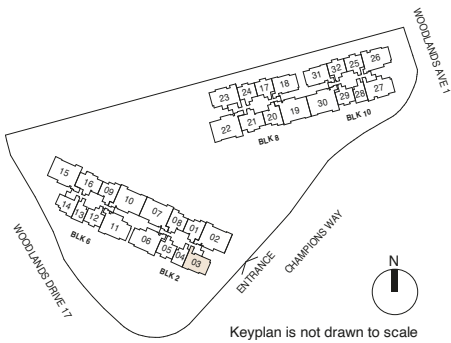
BLK 2 : #01-03



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

0 0.5 1 2 3 5M

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# 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)

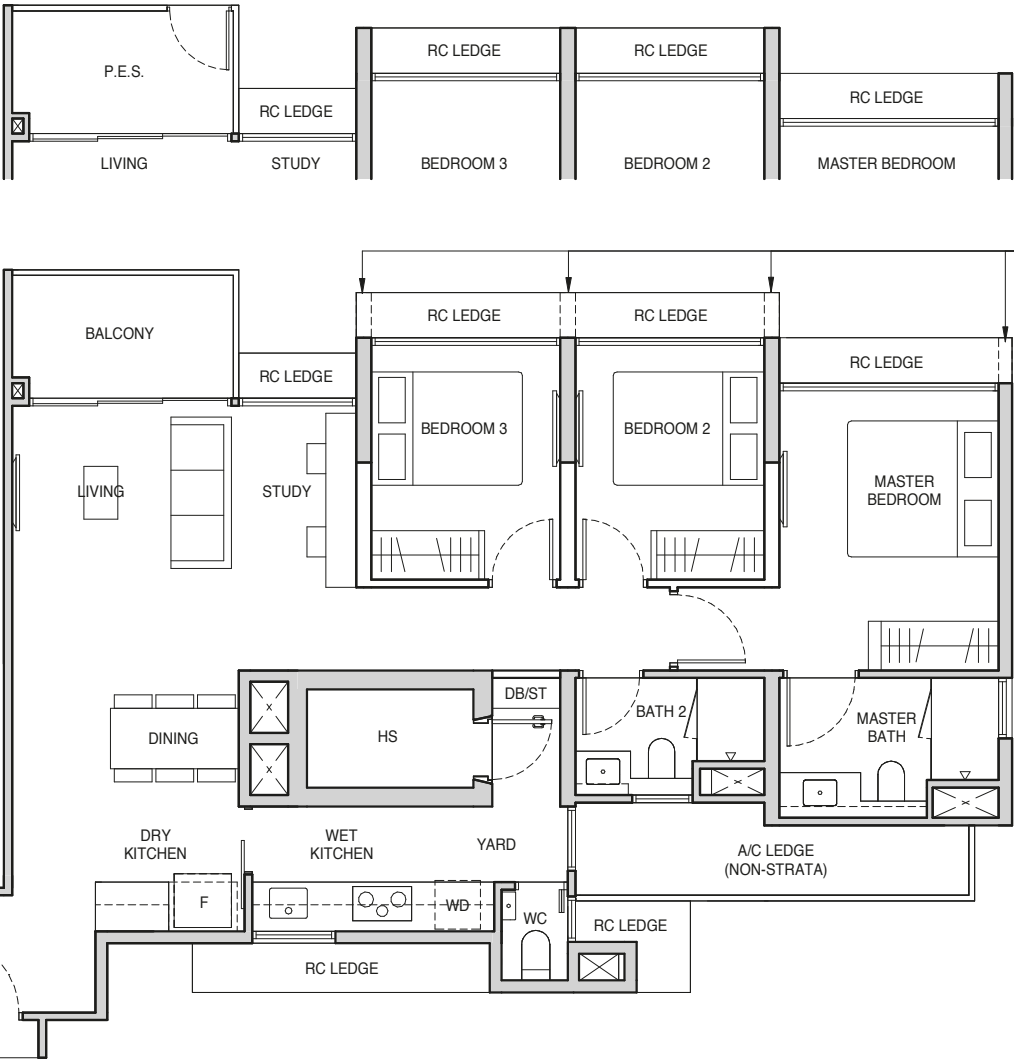
84 sq m / 904 sq ft

BLK 6 : #01-16  
BLK 8 : #01-21\*

Type C3S (P)



Type C4PS (P)



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

0 0.5 1 2 3 5M

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## Type C4PS

97 sq m / 1044 sq ft

BLK 10 : #02-26 to #11-26

## Type C4PS (P)

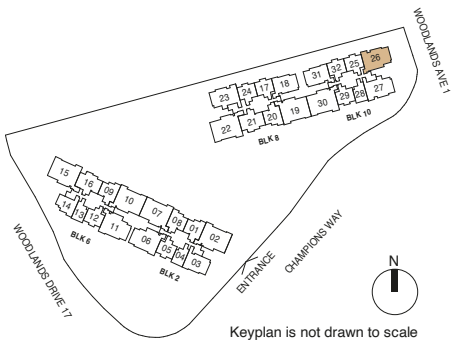
97 sq m / 1044 sq ft

BLK 10 : #01-26

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

0 0.5 1 2 3 5M

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# 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

# 4-Bedroom Deluxe + Study

## Type D1S

109 sq m / 1173 sq ft

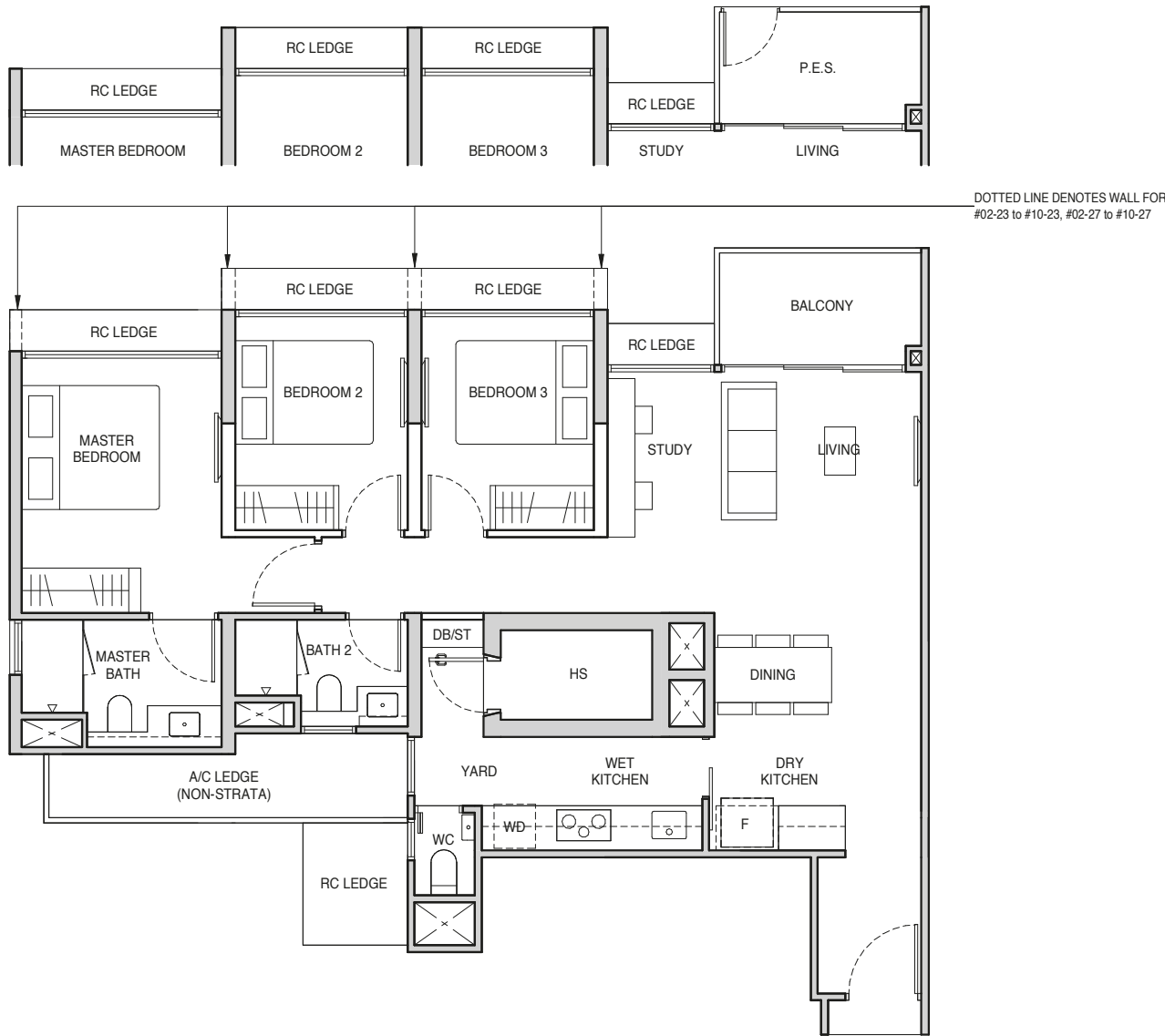
BLK 2 : #02-06\* to #11-06\*  
BLK 6 : #02-11 to #11-11

## Type D1S (P)

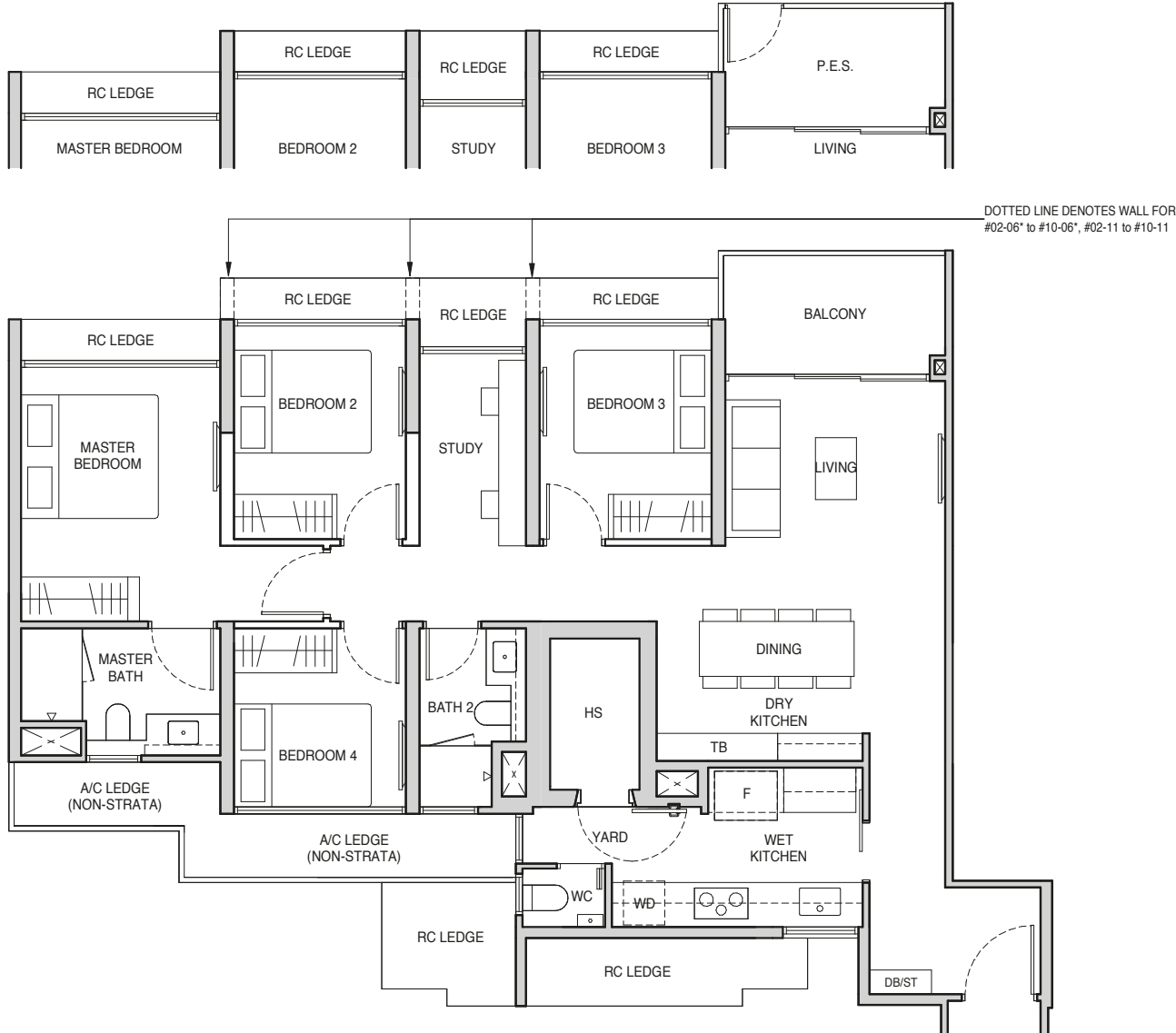
109 sq m / 1173 sq ft

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

Type C5PS (P)



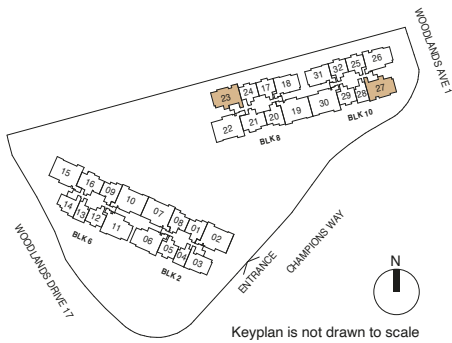
Type D1S (P)



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

0 0.5 1 2 3 5M

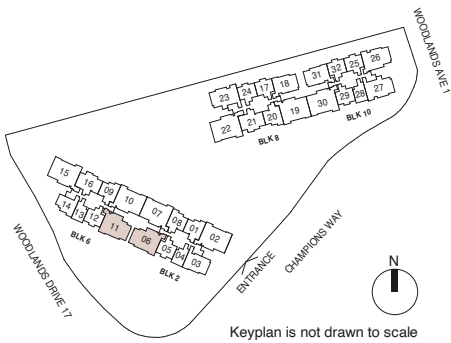
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TB Tall Boy  
\* Mirror Image  
P.E.S. - Private Enclosed Space  
WD - Washer Cum Dryer  
WC - Water Closet  
HS - Household Shelter  
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RC - Reinforced Concrete  
F - Fridge  
A/C - Air-Conditioner

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 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

# 4-Bedroom Premium + Study

## Type D3PS

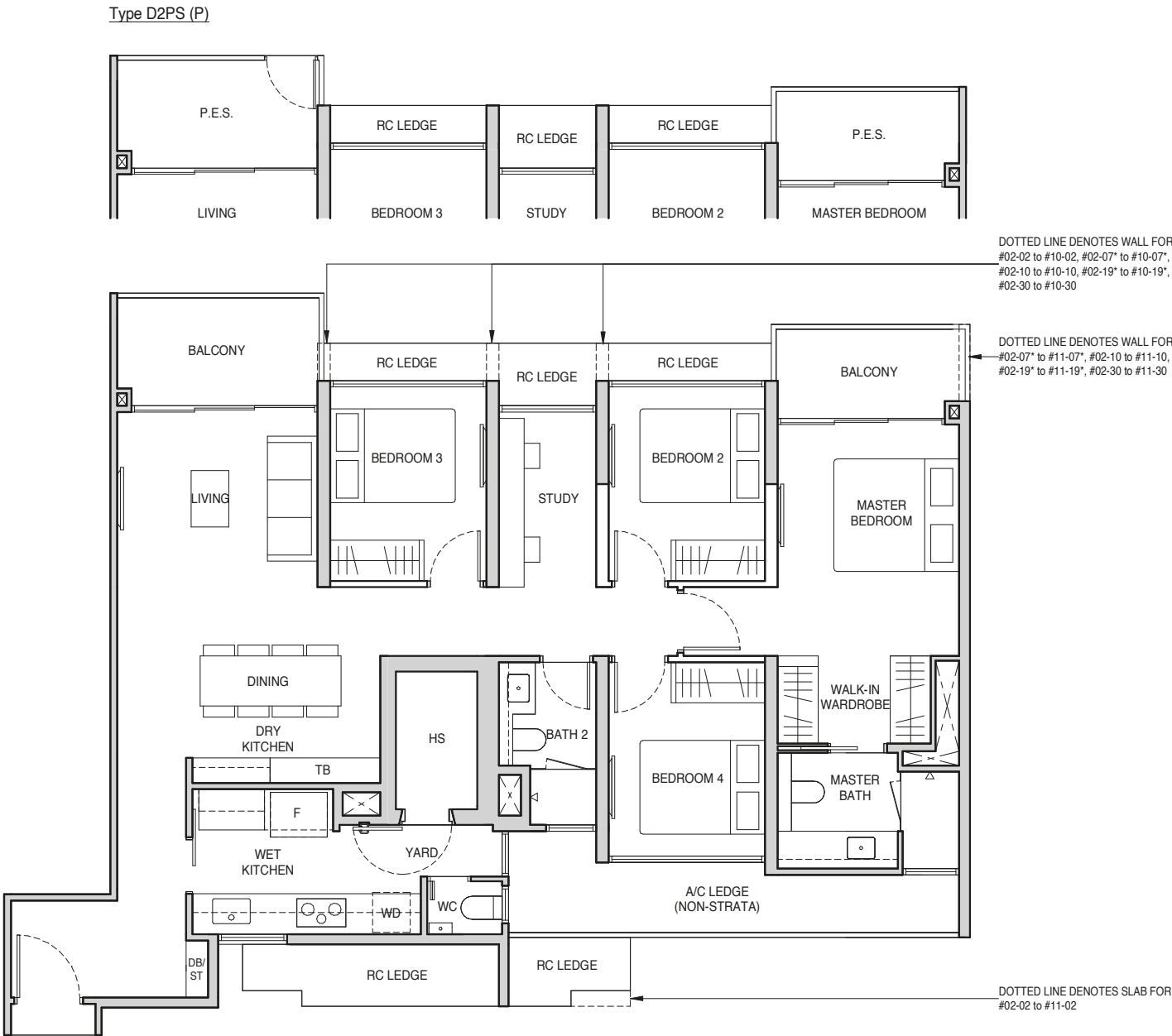
124 sq m / 1335 sq ft

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

## Type D3PS (P)

124 sq m / 1335 sq ft

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



Wall not allowed to be hacked or altered  
TB Tall Boy  
\* Mirror Image

P.E.S. - Private Enclosed Space  
WD - Washer Cum Dryer

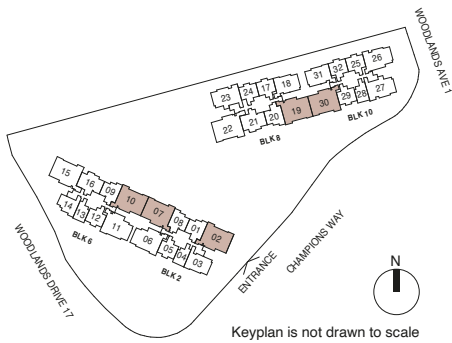
WC - Water Closet  
HS - Household Shelter

DB/ST - Distribution Board/Storage  
RC - Reinforced Concrete

F - Fridge  
A/C - Air-Conditioner

0 0.5 1 2 3 5M

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TB Tall Boy  
\* Mirror Image

P.E.S. - Private Enclosed Space  
WD - Washer Cum Dryer

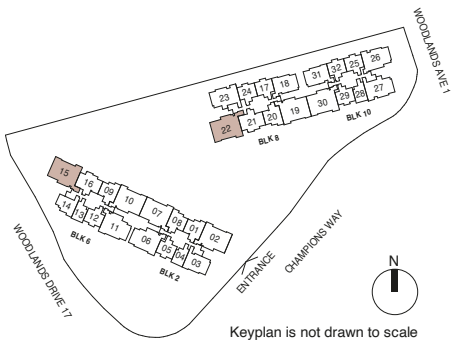
WC - Water Closet  
HS - Household Shelter

DB/ST - Distribution Board/Storage  
RC - Reinforced Concrete

F - Fridge  
A/C - Air-Conditioner

0 0.5 1 2 3 5M

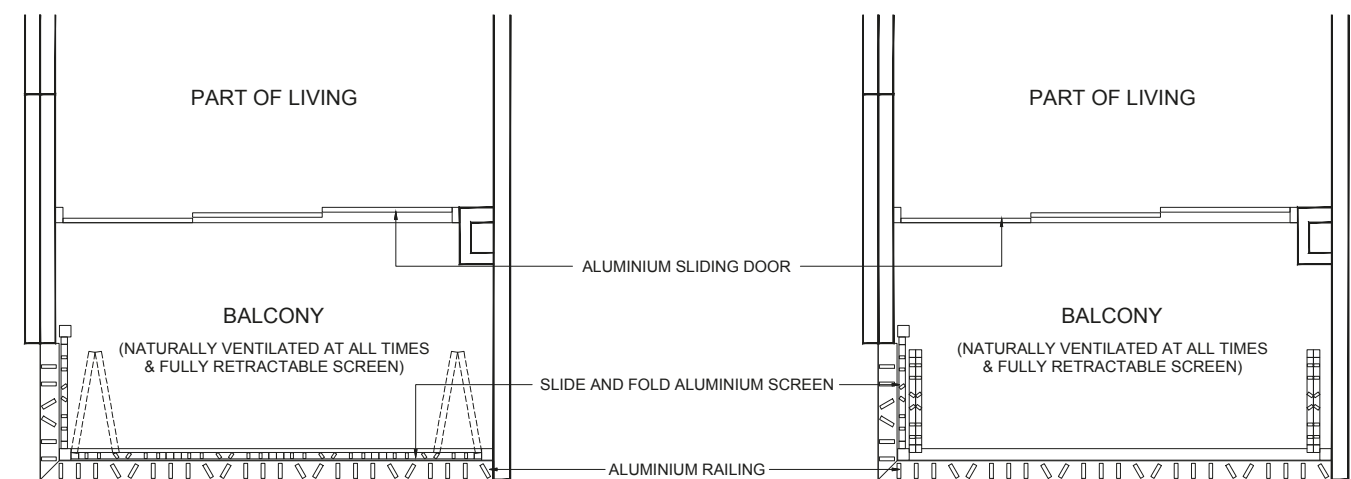
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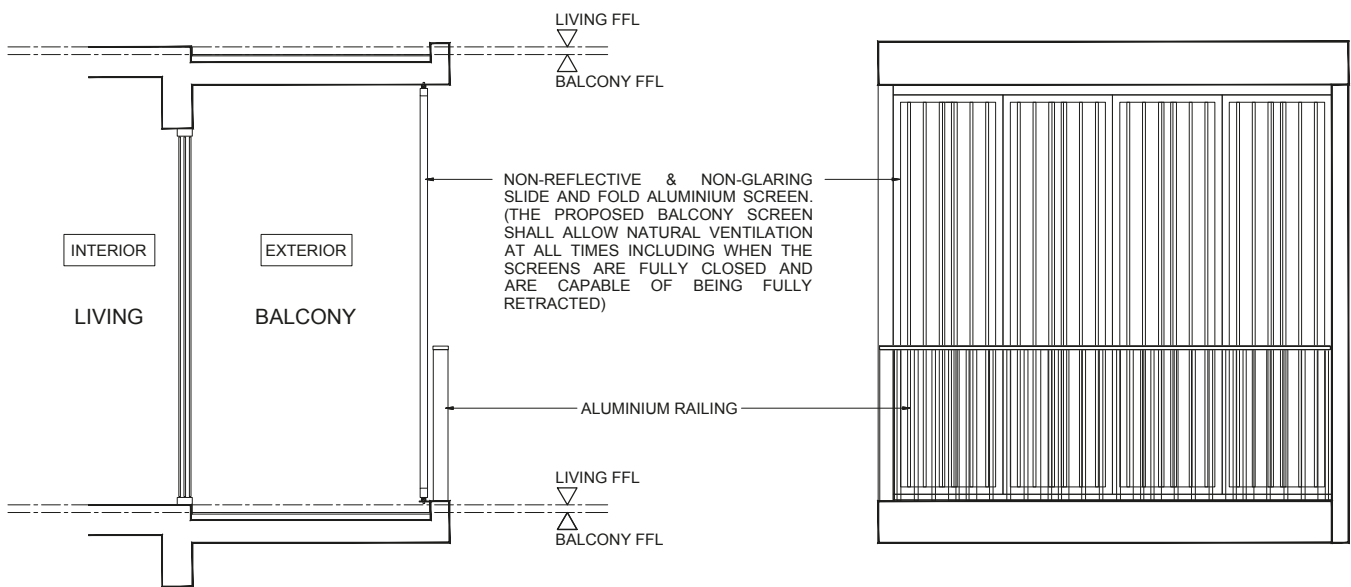
# Approved Balcony Screen

## Typical Units



TYPICAL RETRACTABLE BALCONY SCREEN (FULLY CLOSED) - PLAN

TYPICAL RETRACTABLE BALCONY SCREEN (FULLY RETRACTED) - PLAN



SIDE VIEW

FRONT VIEW

Note:  
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.



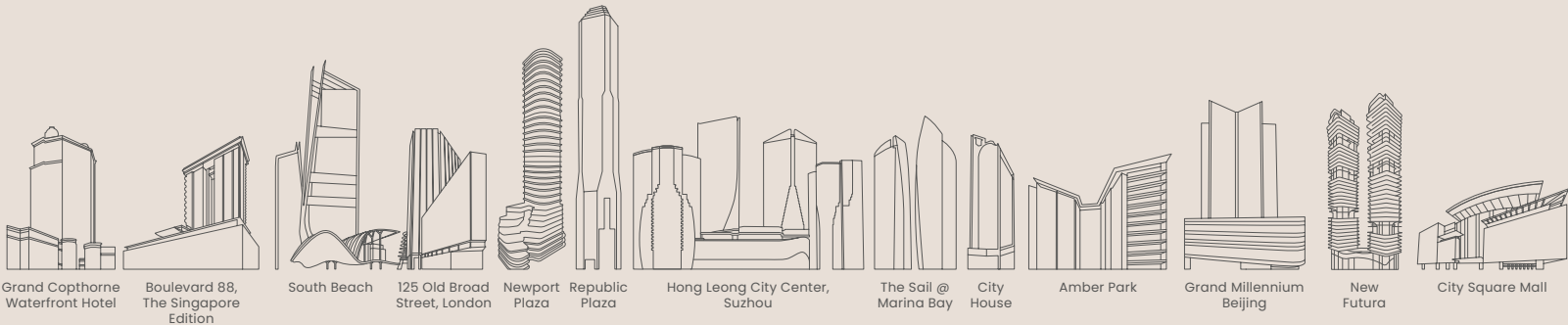
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Smart Home: The unit will be provided with the following items: a) Smart Home System Gateway, b) Smart IP Camera, c) Smart Digital Lockset for Main Door of the Unit, d) Smart Lighting Module for foyer light, and e) Air-Conditioning Controls for Living 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

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