

Aurette

# Aurelle

T A M P I N E S

Aurelle, meaning "golden" in Latin, embodies brilliance and enduring elegance.  
Experience the true richness of living, where every moment shines.  
Welcome to Aurelle - a home for the golden ones.



HAPPINESS • FAMILY • WELLNESS • SUCCESS • GROWTH







# Home of golden opportunities, *own it*

Experience resort living with 760 exclusive homes, where contemporary elegance blends with facilities inspired by nature. Nestled within beautifully landscaped grounds, every detail is designed to make you feel like you are on vacation every day.



Where relaxation begins,  
*a luxury retreat*



Artist's Impression

Clubhouse

SOCKPENG & LINDA



Indulgence for all ages,  
*life's best moments await*



A harmonious blend of tranquility and excitement, every space is crafted for enjoyment. From the exclusive Treehouse Pod to the vibrant Adventure Playground, there is something for everyone at any time of the day.





## Space for every occasion, *chill out*

Entertain in style at the Tranquil Water Garden or make every gathering extraordinary at the Forest Pool. Ample space to socialise, celebrate and create lasting memories with your loved ones.







Singapore Institute of Technology  
**PUNGGOL DIGITAL DISTRICT**

**PUNGGOL**  
(U/C)

**Seletar Aerospace Park**

**RIVIERA**  
(U/C)

**DEFU**  
(U/C)

**Aurelle**

**PAYA LEBAR AIR BASE  
(FUTURE NEW TOWN)**

**BEDOK NORTH**

**BEDOK RESERVOIR**

**TAMPINES WEST**

**TAMPINES**

**Tampines Regional Centre**

**TAMPINES EAST**

**PASIR RIS EAST**

**PASIR RIS**

**ELIAS**

**TAMPINES NORTH**

**AVIATION PARK**  
(U/C)

**LOYANG**  
(U/C)

**Singapore Changi Airport**

**CHANGI AIRPORT**

**SINGAPORE CHANGI AIRPORT TERMINAL 5  
(U/C)**

- Future Cross Island Line (CRL)
- Downtown Line (DTL)
- East-West Line (EWL)
- North East Line (NEL)
- Punggol LRT (PG)
- Bus Interchange
- Park Connector / Cycling Path

For illustration only. 0 200m 400m 800m N



# THE NEW TAMPINES

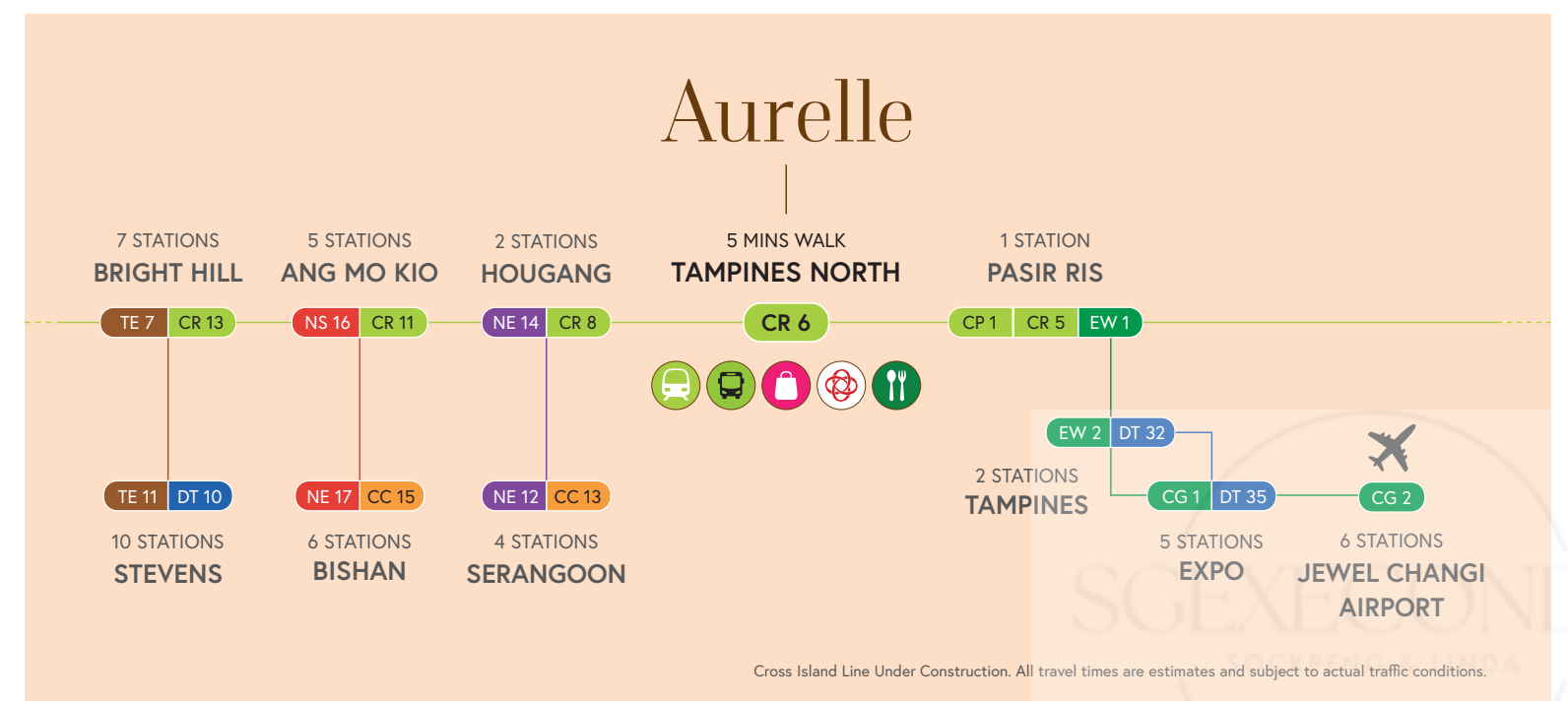
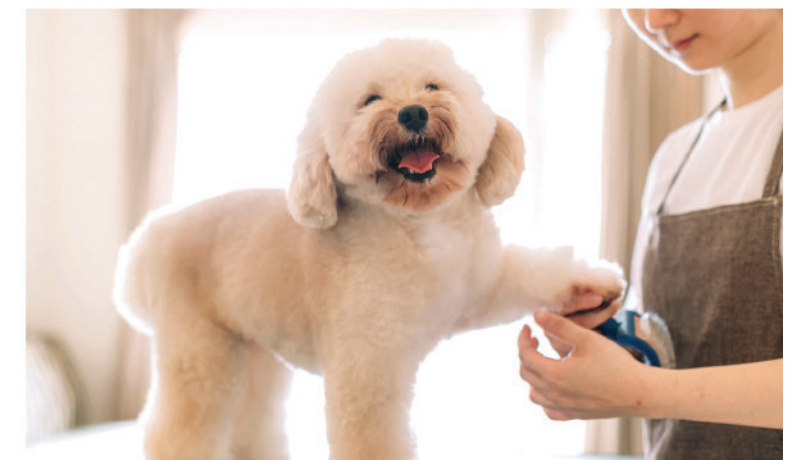
*Connectivity . Convenience . Community*

5 MINS WALK



**Tampines North MRT & Bus Interchange,  
PARKTOWN Mall, Community Club & Hawker Centre (U/C)**

Be part of the new Tampines! Located in the heart of Tampines North, Aurelle is just a short walk to the Tampines North Integrated Hub. Discover modern living at its finest, where comfort, unmatched convenience, a strong sense of community, and effortless accessibility come together seamlessly.





# The Master Plan for *your future*

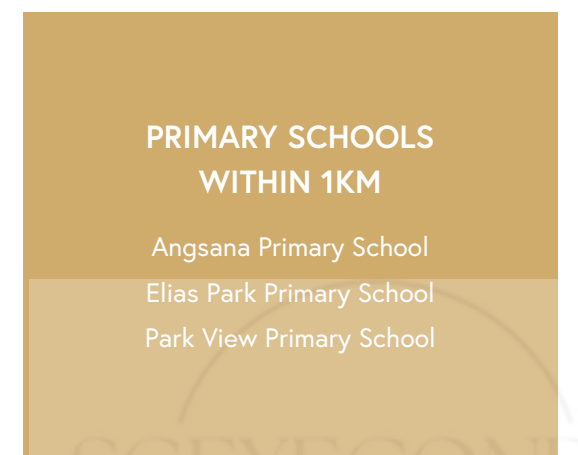
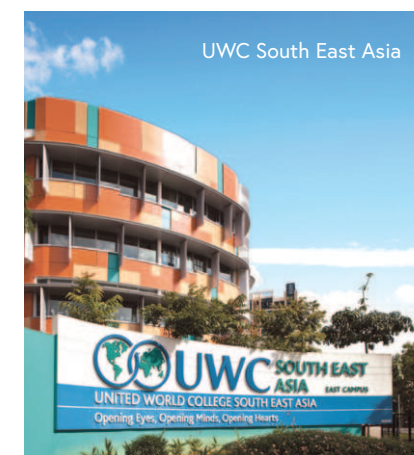


Map not drawn to scale. For illustration and reference only. Actual development may differ. Intending purchasers may refer to the Master Plan available from the website of the Urban Redevelopment Authority at [www.ur.gov.sg](http://www.ur.gov.sg). All travel times are estimates and subject to actual traffic conditions.



Live, work, learn & play,  
*leisure or fulfillment*

At the heart of it all, with a MRT station just minutes away, everything becomes effortless. Whether it's leisure, daily routines, or sending your child to school, convenience is guaranteed - making every task a breeze.

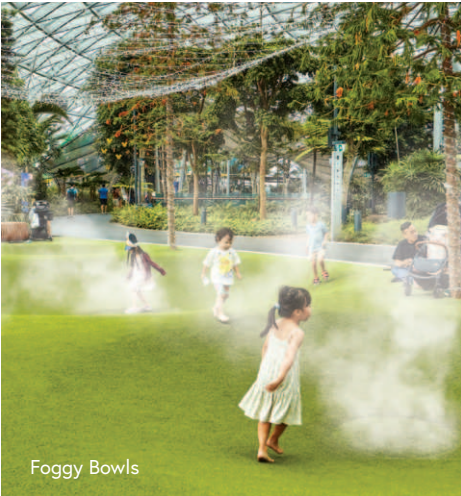






World-class destination,  
*close proximity*

From world-class destinations to premium brands, Jewel Changi Airport is just 10 mins drive away. Enjoy shopping, supermarkets, trendy cafés, and gourmet meals - all just moments away, offering an exceptional lifestyle.



All travel times are estimates and subject to actual traffic conditions.



Blue or green,  
*yours to be*



Experience the best of both worlds: city vibrance and serene nature. Discover peaceful parks, lush retreats and scenic trails. Be embraced by the calm of nature.





Aurelle offers a unique living experience where luxury and relaxation unite. From the grand lobby to the modern facade, every detail sets the stage for an elevated lifestyle of comfort and indulgence.

The golden ticket to all-year vacation,  
*come home*



Artist's Impression

Main Drop Off

SOLARCONDO  
SOCKPENG & LINDA





Artist's Impression

Water Oasis

Wish upon a spa,  
*refresh and rejuvenate*

From soothing waters to tranquil spaces, every moment at Aurelle is thoughtfully crafted to rejuvenate your body and mind, enveloping you in absolute comfort.



Artist's Impression

Forest Gourmet Dining



Artist's Impression

Forest Grove

SOCKPENG & LINDA



70 facilities with 7 pools  
*to perfect your lifestyle*

Welcome to the home of your dreams - more than just a place to live, but a true sanctuary.  
Imagine waking up every day to the feeling of a vacation,  
with a grand clubhouse designed for peace, indulgence, and relaxation.



Artist's Impression

Family Pool

Premium living,  
*exclusive smart home*

Come home to smart technologies, premium fittings, and thoughtful provisions  
that simplify everyday tasks. Aurelle is designed to enhance your lifestyle and bring  
convenience right to your doorstep.

PREMIUM FITTINGS



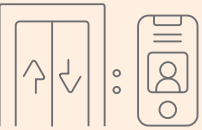
SMART HOME SYSTEM



DIGITAL LOCKSET

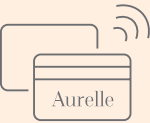


AIRCON CONTROL



LOBBY ACCESS

THE SMART COMMUNITY



SMART FACILITIES  
ACCESS CARD



SMART  
COMMUNITY APP



PARCEL COLLECTION  
STATION



E-INVITATION



SITE PLAN



THE GRAND DROP OFF

- 1 Main Drop Off
- 2 Courtyard Water Feature
- 3 Grand Lobby
- 4 Reading Room
- 5 Meeting Room
- 6 Multi-Purpose Room
- 7 Fern Garden
- 8 Game Room 1
- 9 Game Room 2
- 10 Waiting Lounge
- 11 Water Courtyard
- 12 Forest Grove
- 13 Water Stream Pavilion 1
- 14 Water Stream Pavilion 2

FOREST VALLEY

- 15 Forest Pool
- 16 Bubble Pool
- 17 Calm Pool
- 18 Pool Deck
- 19 Tranquil Water Garden
- 20 Waterfront Dining Pavilion
- 21 Alfresco Pavilion
- 22 Family BBQ Pavilion
- 23 Rock Climbing Wall (2.2m Height)
- 24 Family Lawn
- 25 Cocoon Cabana
- 26 Forest Adventure Trail

FOREST HIDEAWAY

- 27 Lazy Pod
- 28 Treehouse Pod
- 29 Aqua Gym
- 30 Spa Bed
- 31 Spa Seats
- 32 Foot Massage Pool
- 33 Water Bed
- 34 Family Pool
- 35 Family Deck
- 36 Main Deck
- 37 Party Pavilion 1
- 38 Party Pavilion 2
- 39 Recreational Tennis Court
- 40 Function Room 1 (Clubhouse L2)
- 41 Function Room 2 (Clubhouse L2)

- 42 Function Room 3 (Clubhouse L2)
- 43 Gymnasium (Clubhouse L2)
- 44 Kids Water Play
- 45 Kids Pool
- 46 Poolside Retreat
- 47 Changing Rooms
- 48 Floating Cabana
- 49 The Grand Alley
- 50 Cabana Park
- 51 Water Courtyard
- 52 Lounge

FOREST CREEK

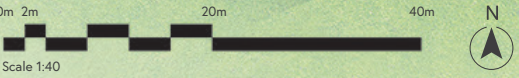
- 53 50m Lap Pool
- 54 Pool Deck
- 55 Tot Play
- 56 Fitness Park
- 57 Swing Garden
- 58 Forest Hammock
- 59 Forest Deck
- 60 Water Oasis
- 61 Yoga Lawn

PRIVATE VILLA

- 62 Putting Green
- 63 Play Lawn
- 64 Adventure Playground
- 65 Forest Villa Dining
- 66 Forest Gourmet Dining
- 67 Spa Pool
- 68 Dip Pool
- 69 Forest Creek
- 70 Jogging Trail

ANCILLARY

- A Genset
- B Bin Centre (B1)
- C Side Gate
- D Guardhouse
- E Management Office
- F Ventilation Shaft
- G Substation (B1)
- H Water Tank (Roof)
- I Bicycle Park



Scale 1:40  
Building Plan Approval No.: A1409-02317-2023-BP01  
Building Plan Approval Date: 12 November 2024  
Artist's Impression



DISTRIBUTION  
CHART

- LEGEND
- 3-BEDROOM
  - 3-BEDROOM PREMIUM
  - 3-BEDROOM + STUDY
  - 4-BEDROOM COMPACT
  - 4-BEDROOM FLEXI
  - 4-BEDROOM PREMIUM
  - 5-BEDROOM

41 Tampines Street 62, S529444

	01	02	03	04
14th	C2P	D4P	D4P	D1
13th	C2P	D4P	D4P	D1
12th	C2P	D4P	D4P	D1
11th	C2P	D4P	D4P	D1
10th	C2P	D4P	D4P	D1
9th	C2P	D4P	D4P	D1
8th	C2P	D4P	D4P	D1
7th	C2P	D4P	D4P	D1
6th	C2P	D4P	D4P	D1
5th	C2P	D4P	D4P	D1
4th	C2P	D4P	D4P	D1
3rd	C2P	D4P	D4P	D1
2nd	C2P	D4P	D4P	D1
1st	C2P(p)	D4P(p)	D4P(p)	D1(p)
Basement Carpark				

43 Tampines Street 62, S529445

	05	06	07	08
14th	C2P	D4P	D4P	D1
13th	C2P	D4P	D4P	D1
12th	C2P	D4P	D4P	D1
11th	C2P	D4P	D4P	D1
10th	C2P	D4P	D4P	D1
9th	C2P	D4P	D4P	D1
8th	C2P	D4P	D4P	D1
7th	C2P	D4P	D4P	D1
6th	C2P	D4P	D4P	D1
5th	C2P	D4P	D4P	D1
4th	C2P	D4P	D4P	D1
3rd	C2P	D4P	D4P	D1
2nd	C2P	D4P	D4P	D1
1st	C2P(p)	D4P(p)	D4P(p)	D1(p)
Basement Carpark				

45 Tampines Street 62, S529446

	09	10	11	12
14th	C1	D1	C3S	C1
13th	C1	D1	C3S	C1
12th	C1	D1	C3S	C1
11th	C1	D1	C3S	C1
10th	C1	D1	C3S	C1
9th	C1	D1	C3S	C1
8th	C1	D1	C3S	C1
7th	C1	D1	C3S	C1
6th	C1	D1	C3S	C1
5th	C1	D1	C3S	C1
4th	C1	D1	C3S	C1
3rd	C1	D1	C3S	C1
2nd	C1	D1	C3S	C1
1st	C1(p)	D1(p)	C3S(p)	C1(p)
Basement Carpark				

47 Tampines Street 62, S529447

	13	14	15	16
14th	C1	D2F	D3F	C1
13th	C1	D2F	D3F	C1
12th	C1	D2F	D3F	C1
11th	C1	D2F	D3F	C1
10th	C1	D2F	D3F	C1
9th	C1	D2F	D3F	C1
8th	C1	D2F	D3F	C1
7th	C1	D2F	D3F	C1
6th	C1	D2F	D3F	C1
5th	C1	D2F	D3F	C1
4th	C1	D2F	D3F	C1
3rd	C1	D2F	D3F	C1
2nd	C1	D2F	D3F	C1
1st	C1(p)	D2F(p)	D3F(p)	C1(p)
Basement Carpark				

49 Tampines Street 62, S529421

	17	18	19	20
14th	D1	C2P	C2P	D3F
13th	D1	C2P	C2P	D3F
12th	D1	C2P	C2P	D3F
11th	D1	C2P	C2P	D3F
10th	D1	C2P	C2P	D3F
9th	D1	C2P	C2P	D3F
8th	D1	C2P	C2P	D3F
7th	D1	C2P	C2P	D3F
6th	D1	C2P	C2P	D3F
5th	D1	C2P	C2P	D3F
4th	D1	C2P	C2P	D3F
3rd	D1	C2P	C2P	D3F
2nd				
1st				
Basement Carpark				

51 Tampines Street 62, S529422

	21	22	23	24
14th	C2P	D1	C3S	C2P
13th	C2P	D1	C3S	C2P
12th	C2P	D1	C3S	C2P
11th	C2P	D1	C3S	C2P
10th	C2P	D1	C3S	C2P
9th	C2P	D1	C3S	C2P
8th	C2P	D1	C3S	C2P
7th	C2P	D1	C3S	C2P
6th	C2P	D1	C3S	C2P
5th	C2P	D1	C3S	C2P
4th	C2P	D1	C3S	C2P
3rd	C2P	D1	C3S	C2P
2nd	Basement Carpark			
1st				

53 Tampines Street 62, S529423

	25	26	27	28
14th	D1	C2P	E1	C2P
13th	D1	C2P	E1	C2P
12th	D1	C2P	E1	C2P
11th	D1	C2P	E1	C2P
10th	D1	C2P	E1	C2P
9th	D1	C2P	E1	C2P
8th	D1	C2P	E1	C2P
7th	D1	C2P	E1	C2P
6th	D1	C2P	E1	C2P
5th	D1	C2P	E1	C2P
4th	D1	C2P	E1	C2P
3rd	D1	C2P	E1	C2P
2nd	D1	C2P	E1	C2P
1st	D1(p)	C2P(p)	E1(p)	C2P(p)
Basement Carpark				

55 Tampines Street 62, S529424

	29	30	31	32
14th	C2P	E1	C2P	C4S
13th	C2P	E1	C2P	C4S
12th	C2P	E1	C2P	C4S
11th	C2P	E1	C2P	C4S
10th	C2P	E1	C2P	C4S
9th	C2P	E1	C2P	C4S
8th	C2P	E1	C2P	C4S
7th	C2P	E1	C2P	C4S
6th	C2P	E1	C2P	C4S
5th	C2P	E1	C2P	C4S
4th	C2P	E1	C2P	C4S
3rd	C2P	E1	C2P	C4S
2nd	C2P	E1	C2P	C4S
1st	C2P(p)	E1(p)	C2P(p)	C4S(p)
Basement Carpark				

57 Tampines Street 62, S529425

	33	34	35	36
14th	C2P	C1	C1	C4S
13th	C2P	C1	C1	C4S
12th	C2P	C1	C1	C4S
11th	C2P	C1	C1	C4S
10th	C2P	C1	C1	C4S
9th	C2P	C1	C1	C4S
8th	C2P	C1	C1	C4S
7th	C2P	C1	C1	C4S
6th	C2P	C1	C1	C4S
5th	C2P	C1	C1	C4S
4th	C2P	C1	C1	C4S
3rd	C2P	C1	C1	C4S
2nd	C2P	C1	C1	C4S
1st	C2P(p)	C1(p)	C1(p)	C4S(p)
Basement Carpark				

59 Tampines Street 62, S529416

	37	38	39	40
14th	C1	C2P	C4S	C1
13th	C1	C2P	C4S	C1
12th	C1	C2P	C4S	C1
11th	C1	C2P	C4S	C1
10th	C1	C2P	C4S	C1
9th	C1	C2P	C4S	C1
8th	C1	C2P	C4S	C1
7th	C1	C2P	C4S	C1
6th	C1	C2P	C4S	C1
5th	C1	C2P	C4S	C1
4th	C1	C2P	C4S	C1
3rd	C1	C2P	C4S	C1
2nd				
1st				

61 Tampines Street 62, S529417

	41	42	43	44
14th	C1	C4S	C3S	C1
13th	C1	C4S	C3S	C1
12th	C1	C4S	C3S	C1
11th	C1	C4S	C3S	C1
10th	C1	C4S	C3S	C1
9th	C1	C4S	C3S	C1
8th	C1	C4S	C3S	C1
7th	C1	C4S	C3S	C1
6th	C1	C4S	C3S	C1
5th	C1	C4S	C3S	C1
4th	C1	C4S	C3S	C1
3rd	C1	C4S	C3S	C1
2nd	C1	C4S	C3S	C1
1st	C1(p)	C4S(p)	C3S(p)	C1(p)
Basement Carpark				

63 Tampines Street 62, S529418

	45	46	47	48
14th	C1	C4S	C3S	C1
13th	C1	C4S	C3S	C1
12th	C1	C4S	C3S	C1
11th	C1	C4S	C3S	C1
10th	C1	C4S	C3S	C1
9th	C1	C4S	C3S	C1
8th	C1	C4S	C3S	C1
7th	C1	C4S	C3S	C1
6th	C1	C4S	C3S	C1
5th	C1	C4S	C3S	C1
4th	C1	C4S	C3S	C1
3rd	C1	C4S	C3S	C1
2nd	C1	C4S	C3S	C1
1st	C1(p)	C4S(p)	C3S(p)	C1(p)
Basement Carpark				

65 Tampines Street 62, S529419

	49	50	51	52
14th	D4P	D1	C2P	C2P
13th	D4P	D1	C2P	C2P
12th	D4P	D1	C2P	C2P
11th	D4P	D1	C2P	C2P
10th	D4P	D1	C2P	C2P
9th	D4P	D1	C2P	C2P
8th	D4P	D1	C2P	C2P
7th	D4P	D1	C2P	C2P
6th	D4P	D1	C2P	C2P
5th	D4P	D1	C2P	C2P
4th	D4P	D1	C2P	C2P
3rd	D4P	D1	C2P	C2P
2nd	D4P	D1	C2P	C2P
1st	D4P(p)	D1(p)	C2P(p)	C2P(p)
Basement Carpark				

67 Tampines Street 62, S529420

	53	54	55	56
14th	D1	D4P	C2P	C2P
13th	D1	D4P	C2P	C2P
12th	D1	D4P	C2P	C2P
11th	D1	D4P	C2P	C2P
10th	D1	D4P	C2P	C2P
9th	D1	D4P	C2P	C2P
8th	D1	D4P	C2P	C2P
7th	D1	D4P	C2P	C2P
6th	D1	D4P	C2P	C2P
5th	D1	D4P	C2P	C2P
4th	D1	D4P	C2P	C2P
3rd	D1	D4P	C2P	C2P
2nd	D1	D4P	C2P	C2P
1st	D1(p)	D4P(p)	C2P(p)	C2P(p)
Basement Carpark				





TYPE C1

78 sqm / 840 sqft

(Inclusive of 5 sqm Balcony)

- Blk 45 #02-12 - #14-12  
Blk 47 #02-16 - #14-16  
Blk 57 #02-34 - #14-34  
Blk 59 #03-40 - #14-40  
Blk 61 #02-44 - #14-44  
Blk 63 #02-48 - #14-48

MIRROR UNIT

- Blk 45 #02-09 - #14-09  
Blk 47 #02-13 - #14-13  
Blk 57 #02-35 - #14-35  
Blk 59 #03-37 - #14-37  
Blk 61 #02-41 - #14-41  
Blk 63 #02-45 - #14-45



TYPE C1(p)

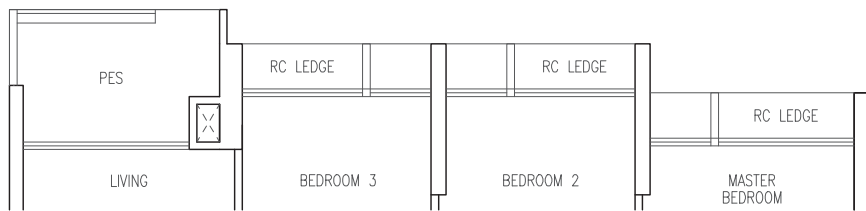
78 sqm / 840 sqft

(Inclusive of 5 sqm PES)

- Blk 45 #01-12  
Blk 47 #01-16  
Blk 57 #01-34  
Blk 61 #01-44  
Blk 63 #01-48

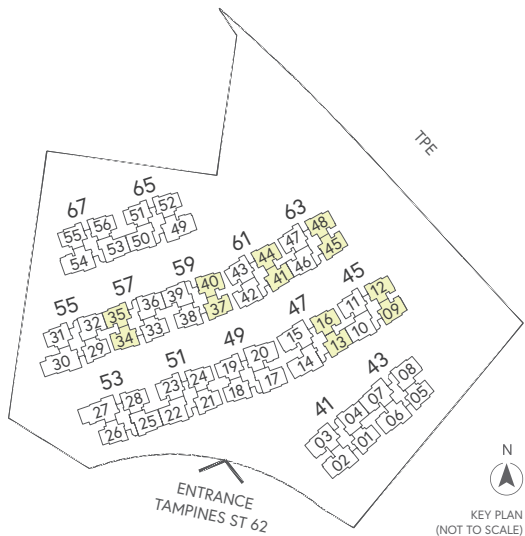
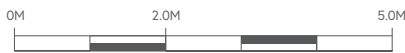
MIRROR UNIT

- Blk 45 #01-09  
Blk 47 #01-13  
Blk 57 #01-35  
Blk 61 #01-41  
Blk 63 #01-45



- LEGEND  
F : Fridge (Not Included)  
WD : Washer Cum Dryer  
HS : Household Shelter  
DB / ST : Distribution Board / Storage  
RC Ledge : Reinforced Concrete Ledge (Non-strata)  
AC Ledge : Air Conditioner Ledge (Non-strata)

Area includes balcony and private enclosed space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.



TYPE C2P

81 sqm / 872 sqft

(Inclusive of 5 sqm Balcony)

- Blk 41 #02-01 - #14-01  
Blk 43 #02-05 - #14-05  
Blk 49 #03-19 - #14-19  
Blk 51 #03-21 - #14-21  
Blk 55 #02-29 - #14-29  
Blk 55 #02-31 - #14-31  
Blk 57 #02-33 - #14-33  
Blk 65 #02-51 - #14-51  
Blk 67 #02-55 - #14-55

MIRROR UNIT

- Blk 49 #03-18 - #14-18  
Blk 51 #03-24 - #14-24  
Blk 53 #02-26 - #14-26  
Blk 53 #02-28 - #14-28  
Blk 59 #03-38 - #14-38  
Blk 65 #02-52 - #14-52  
Blk 67 #02-56 - #14-56

TYPE C2P(p)

81 sqm / 872 sqft

(Inclusive of 5 sqm PES)

- Blk 41 #01-01  
Blk 55 #01-29  
Blk 55 #01-31  
Blk 57 #01-33  
Blk 65 #01-51  
Blk 67 #01-55
- MIRROR UNIT**  
Blk 53 #01-28  
Blk 65 #01-52  
Blk 67 #01-56

- Blk 43 #01-05  
Blk 53 #01-26
- MIRROR UNIT**

- LEGEND  
F : Fridge (Not Included)  
WD : Washer Cum Dryer  
HS : Household Shelter  
WC : Water Closet  
DB / ST : Distribution Board / Storage  
RC Ledge : Reinforced Concrete Ledge (Non-strata)  
AC Ledge : Air Conditioner Ledge (Non-strata)

Area includes balcony and private enclosed space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.





TYPE C3S

86 sqm / 926 sqft  
(Inclusive of 6 sqm Balcony)

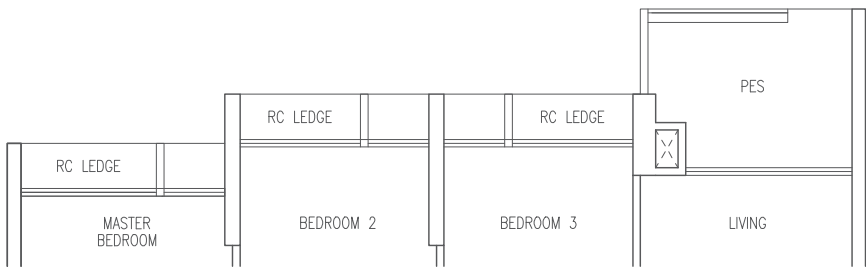
- Blk 45 #02-11 - #14-11  
Blk 51 #03-23 - #14-23  
Blk 61 #02-43 - #14-43  
Blk 63 #02-47 - #14-47



TYPE C3S(p)

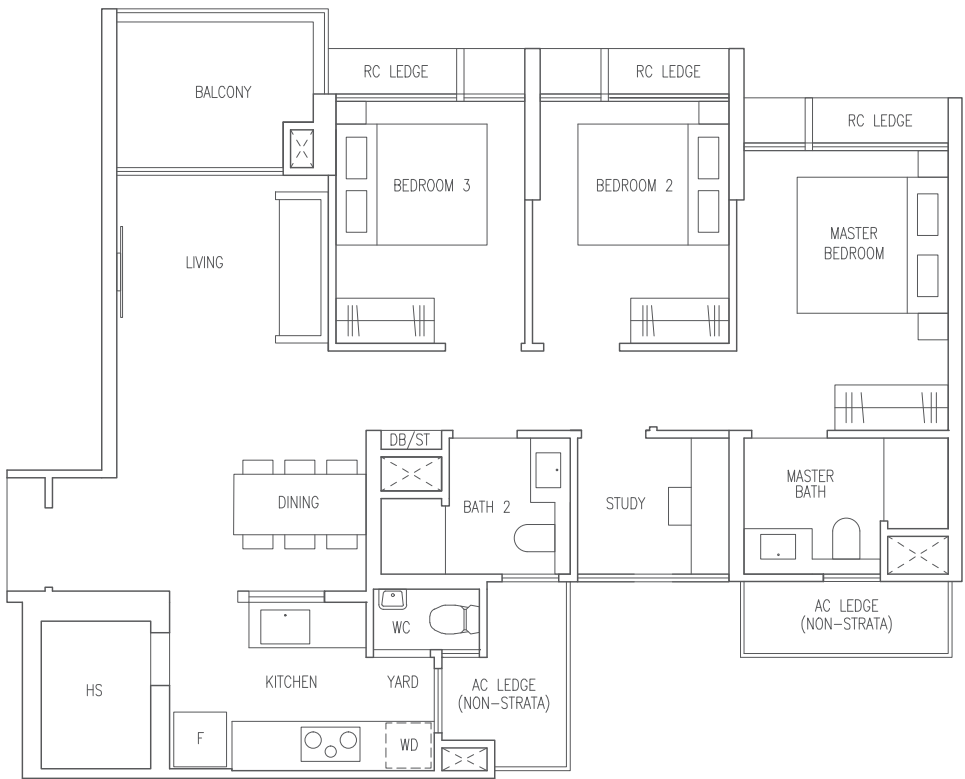
86 sqm / 926 sqft  
(Inclusive of 6 sqm PES)

- Blk 45 #01-11  
Blk 61 #01-43  
Blk 63 #01-47



- LEGEND  
F : Fridge (Not Included)  
WD : Washer Cum Dryer  
HS : Household Shelter  
WC : Water Closet  
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TYPE C4S

88 sqm / 947 sqft  
(Inclusive of 6 sqm Balcony)

- Blk 55 #02-32 - #14-32  
Blk 57 #02-36 - #14-36  
Blk 61 #02-42 - #14-42  
Blk 63 #02-46 - #14-46

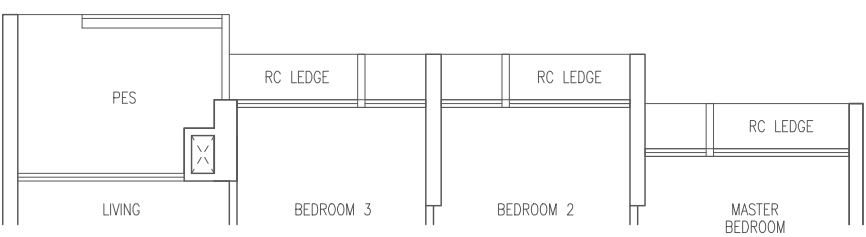
MIRROR UNIT

- Blk 59 #03-39 - #14-39

TYPE C4S(p)

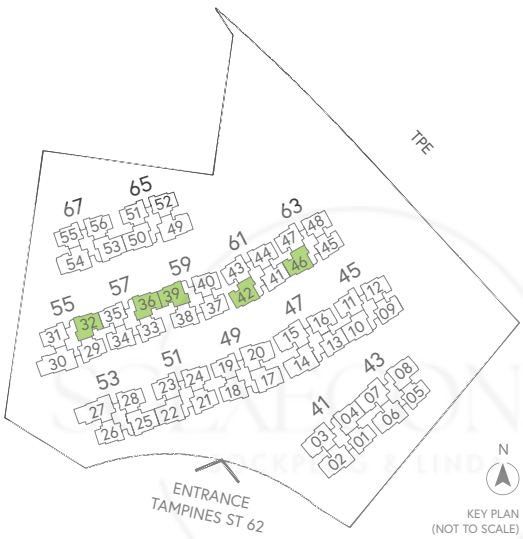
88 sqm / 947 sqft  
(Inclusive of 6 sqm PES)

- Blk 55 #01-32  
Blk 57 #01-36  
Blk 61 #01-42  
Blk 63 #01-46



- LEGEND  
F : Fridge (Not Included)  
WD : Washer Cum Dryer  
HS : Household Shelter  
WC : Water Closet  
DB / ST : Distribution Board / Storage  
RC Ledge : Reinforced Concrete Ledge (Non-strata)  
AC Ledge : Air Conditioner Ledge (Non-strata)

Area includes balcony and private enclosed space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.





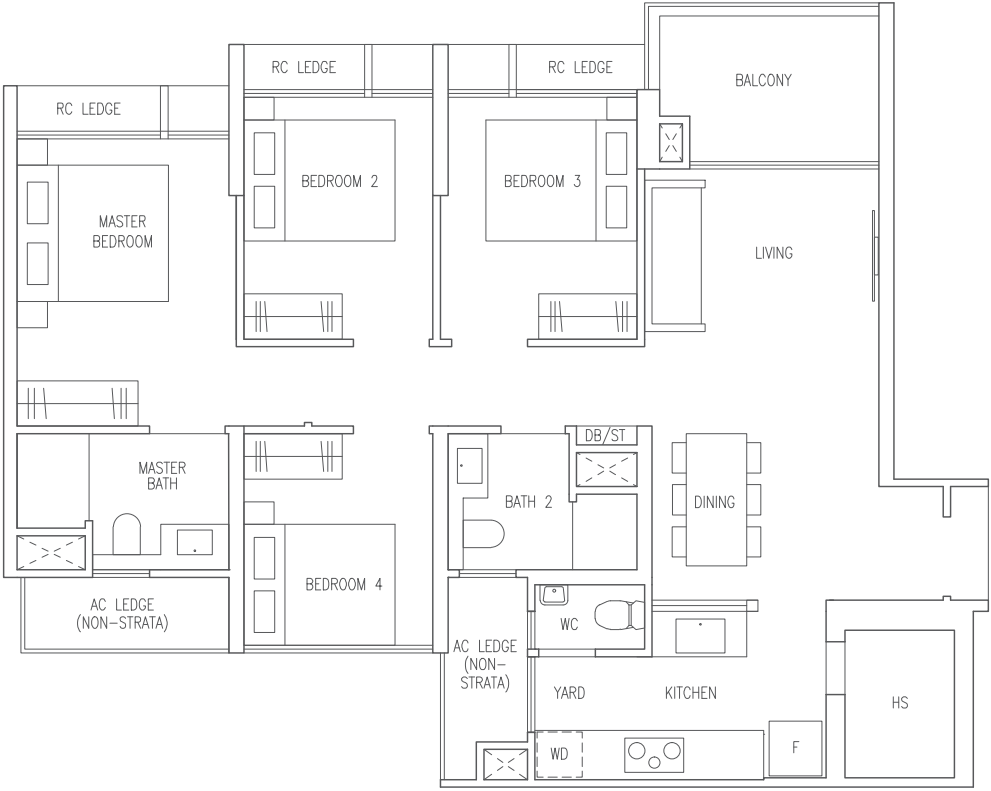
TYPE D1

95 sqm / 1023 sqft  
(Inclusive of 6 sqm Balcony)

Blk 49 #03-17 - #14-17  
Blk 53 #02-25 - #14-25  
Blk 67 #02-53 - #14-53

MIRROR UNIT

Blk 41 #02-04 - #14-04  
Blk 43 #02-08 - #14-08  
Blk 45 #02-10 - #14-10  
Blk 51 #03-22 - #14-22  
Blk 65 #02-50 - #14-50



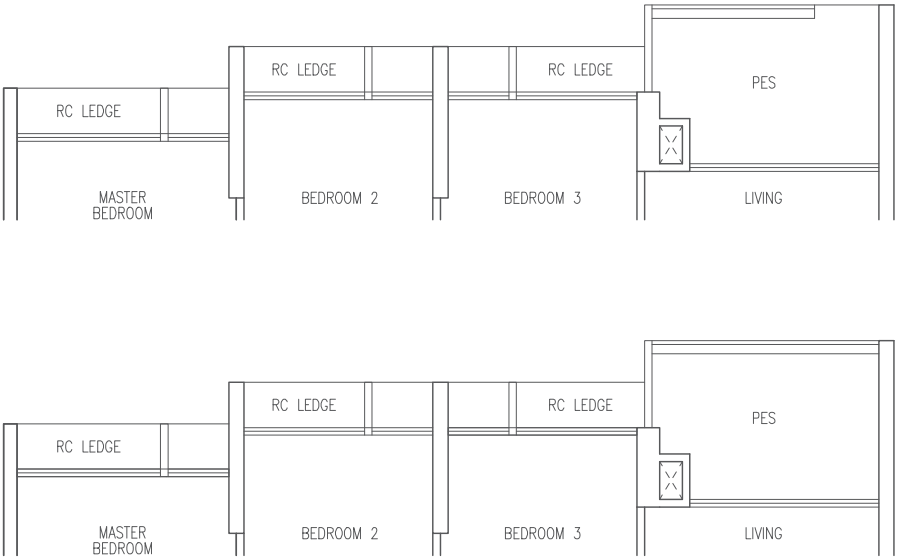
TYPE D1(p)

95 sqm / 1023 sqft  
(Inclusive of 6 sqm PES)

Blk 67 #01-53

MIRROR UNIT

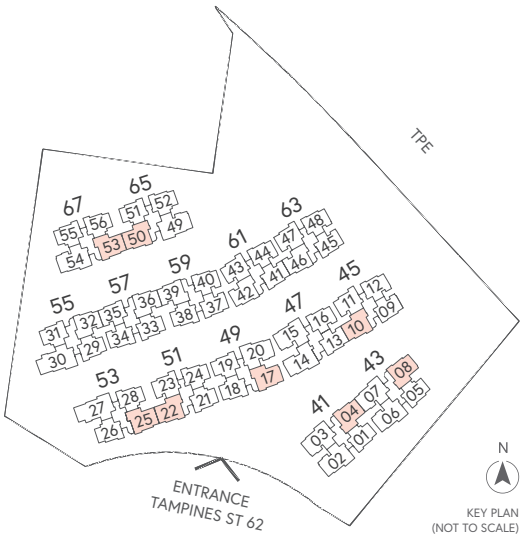
Blk 41 #01-04  
Blk 43 #01-08  
Blk 45 #01-10  
Blk 65 #01-50



LEGEND  
F : Fridge (Not Included)  
WD : Washer Cum Dryer  
HS : Household Shelter  
WC : Water Closet  
DB / ST : Distribution Board / Storage  
RC Ledge : Reinforced Concrete Ledge (Non-strata)  
AC Ledge : Air Conditioner Ledge (Non-strata)



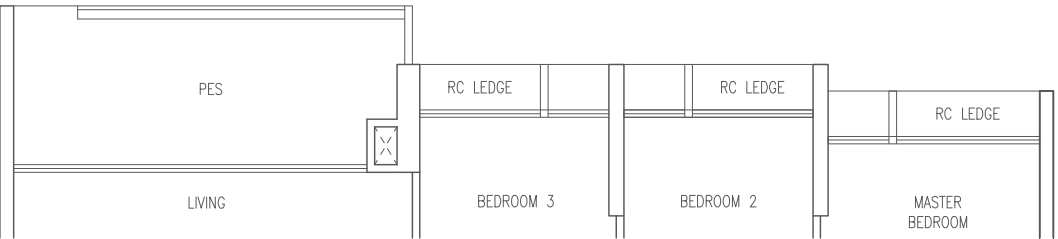
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TYPE D2F

112 sqm / 1206 sqft  
(Inclusive of 11 sqm Balcony)

Blk 47 #02-14 - #14-14



TYPE D2F(p)

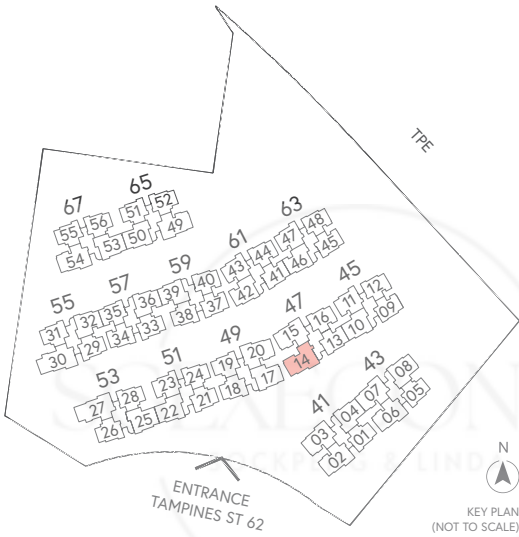
112 sqm / 1206 sqft  
(Inclusive of 11 sqm PES)

Blk 47 #01-14

LEGEND  
F : Fridge (Not Included)  
WD : Washer Cum Dryer  
HS : Household Shelter  
WC : Water Closet  
DB / ST : Distribution Board / Storage  
RC Ledge : Reinforced Concrete Ledge (Non-strata)  
AC Ledge : Air Conditioner Ledge (Non-strata)



Area includes balcony and private enclosed space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex A of this brochure.





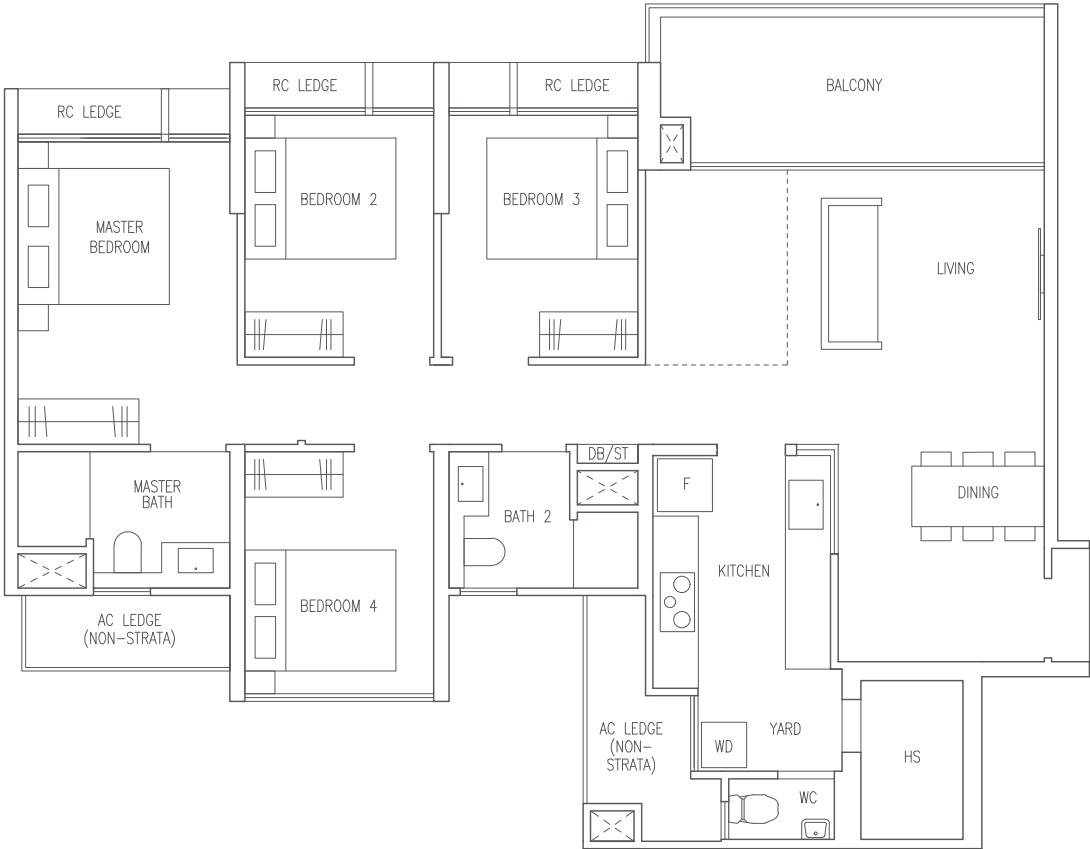
TYPE D3F

111 sqm / 1195 sqft  
(Inclusive of 11 sqm Balcony)

Blk 47 #02-15 - #14-15

MIRROR UNIT

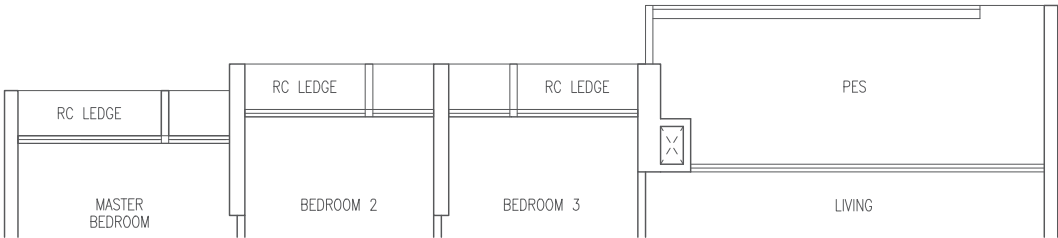
Blk 49 #03-20 - #14-20



TYPE D3F(p)

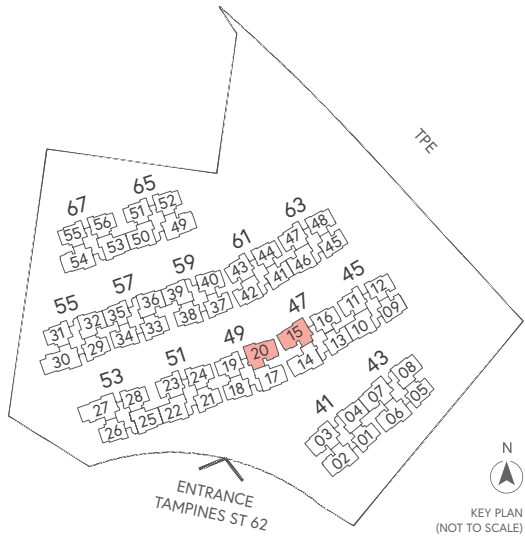
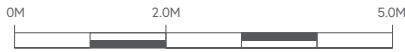
111 sqm / 1195 sqft  
(Inclusive of 11 sqm PES)

Blk 47 #01-15



- LEGEND
- F : Fridge (Not Included)
  - WD : Washer Cum Dryer
  - HS : Household Shelter
  - WC : Water Closet
  - DB / ST : Distribution Board / Storage
  - RC Ledge : Reinforced Concrete Ledge (Non-strata)
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TYPE D4P

112 sqm / 1206 sqft  
(Inclusive of 11 sqm Balcony)

Blk 41 #02-02 - #14-02

Blk 43 #02-06 - #14-06

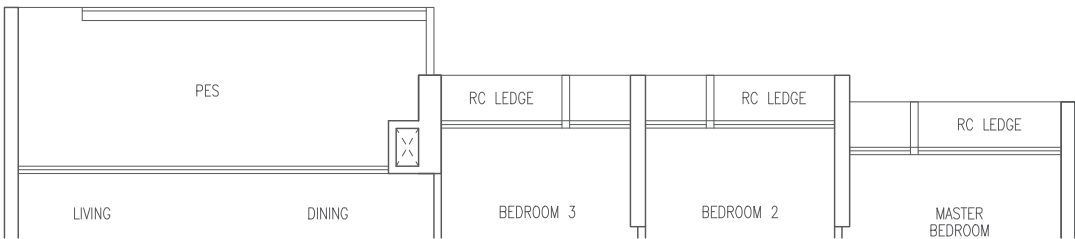
Blk 67 #02-54 - #14-54

MIRROR UNIT

Blk 41 #02-03 - #14-03

Blk 43 #02-07 - #14-07

Blk 65 #02-49 - #14-49



TYPE D4P(p)

112 sqm / 1206 sqft  
(Inclusive of 11 sqm PES)

Blk 41 #01-02

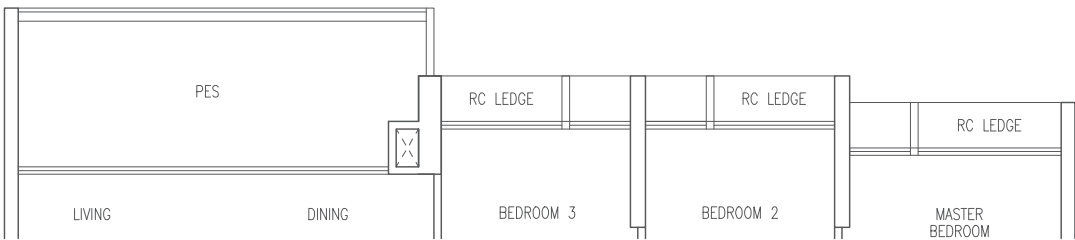
Blk 67 #01-54

MIRROR UNIT

Blk 41 #01-03

Blk 43 #01-07

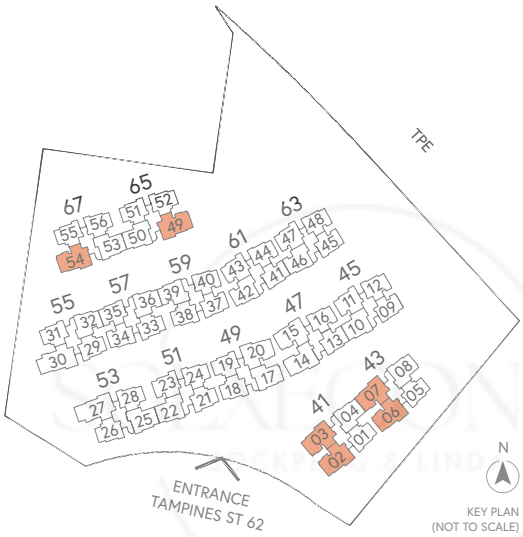
Blk 65 #01-49



Blk 43 #01-06

- LEGEND
- F : Fridge (Not Included)
  - WD : Washer Cum Dryer
  - HS : Household Shelter
  - WC : Water Closet
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TYPE E1

126 sqm / 1356 sqft  
(Inclusive of 11 sqm Balcony)

Blk 55 #02-30 - #14-30

MIRROR UNIT

Blk 53 #02-27 - #14-27



TYPE E1(p)

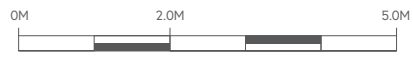
126 sqm / 1356 sqft  
(Inclusive of 11 sqm PES)

Blk 55 #01-30

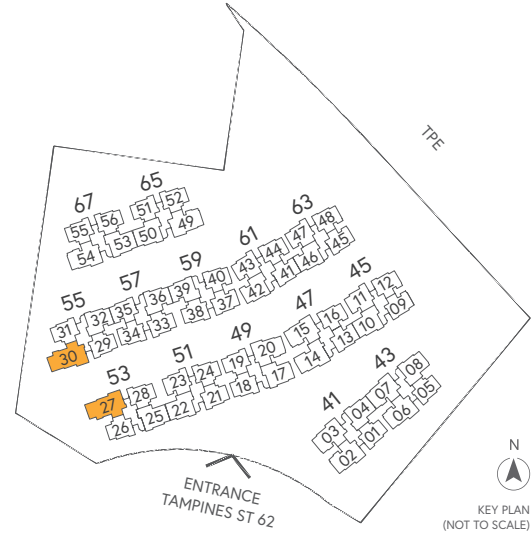
MIRROR UNIT

Blk 53 #01-27

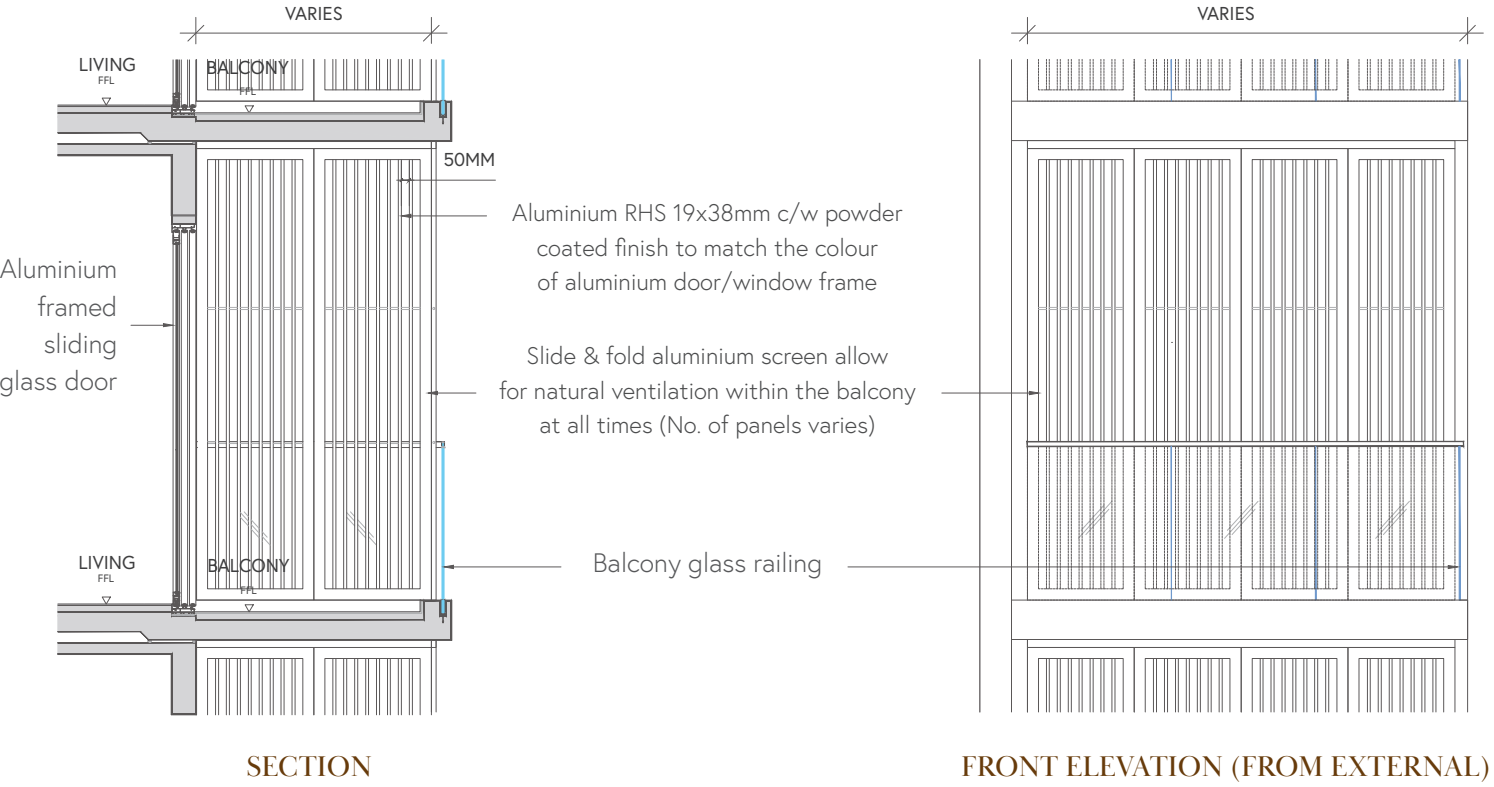
- LEGEND
- F : Fridge (Not Included)
  - WD : Washer Cum Dryer
  - HS : Household Shelter
  - WC : Water Closet
  - DB / ST : Distribution Board / Storage
  - RC Ledge : Reinforced Concrete Ledge (Non-strata)
  - AC Ledge : Air Conditioner Ledge (Non-strata)



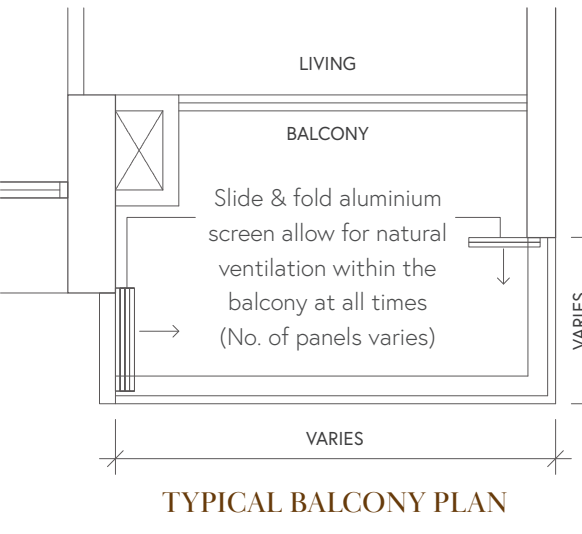
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APPROVED BALCONY SCREEN (Annex A)



1. The balcony/ Private Enclosed Space (PES) shall not be enclosed unless with the approved balcony screen. For the approved balcony screen, please refer to the illustration.
2. The balcony screen shall allow natural ventilation at all times when the screens are fully closed.
3. The balcony screen will not be provided in the depicted units and development.
4. The Purchaser may opt to pre-install the balcony screen.
5. The cost of balcony screen and installation shall be borne by the Purchaser.
6. The drawing is not drawn to scale and is solely for reference purpose only. Please take measurements at actual unit before commencement of work.
7. Material shall be aluminium with powder coated finish to match the colour of aluminium door/window frame. Approval from the MCST is required before installation.
8. Spacing of louvre to be uniform and total free opening shall not be less than 50% of the panel.
9. Fixing detail by the Purchaser's contractor shall not damage waterproofing of existing structure.
10. The Purchaser shall refer to the MCST for any additional details required.



Developer: Sim Lian JV (Northbank) Pte. Ltd. (UEN: 201720979D) • Housing Developer's Licence No.: C1500 • Location: Lot No. 3258W of Mukim 29 • Tenure of Land: Remainder of leasehold estate of 99 years commencing on 8 January 2024 • Encumbrances on Land: Mortgage IJ/208160L in favour of DBS Bank Ltd • Date of Vacant Possession: 31 December 2028 • Expected Date of Legal Completion: 31 December 2031

While reasonable care has been taken in preparing the sales brochure, unit plans, specifications, constructing the sales models, sales gallery and show units (the "Materials"), the Developer and its agents and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall in no way be held responsible for any inaccuracies in their contents or discrepancies between the Materials and the actual unit when built. The Developer shall not be bound by any statement, representation or promises (written or oral) by its agents and contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representations of fact. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement. All information, specifications, layout plans, building plans, location of facilities, finishes and appliances selection and visuals are subject to any changes as may be required by the Architect or Developer and/ or approved by the relevant authorities. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings, illustrations, models, showflat displays and photography are artist's impressions and for illustrations only and shall not be regarded as representation of fact. Floor areas are approximate measurements only and subject to final survey. The property is subject to inspection by the relevant authorities to comply with current codes of practice. All travel times are estimates and subject to traffic conditions. We expressly disclaim liability for any error or omission in the material.



# DEVELOPERS' PROFILE

## ABOUT SIM LIAN

The Sim Lian group of companies, including its subsidiaries Sim Lian Land and Sim Lian Development, is a leading real estate development and construction company with over 40 years of experience in crafting quality residential, commercial, retail and business spaces. Renowned for its extensive portfolio, the Group excels in delivering impressive developments built on the core foundations of prime location, quality workmanship and efficient space planning.

Sim Lian's outstanding list of residential property development projects include Emerald of Katong, The Botany at Dairy Farm, Treasure at Tampines, Waterview, A Treasure Trove, Parc Vera, The Pearl at Mount Faber, Clover by the Park, Viz at Holland, Rochelle at Newton, The Lincoln Residences and more. Iconic integrated developments include Hillion Mall and Hillion Residences, and Vision Exchange in Jurong Lake District. The Group has expanded regionally with presence in Australia and Malaysia, with notable investment portfolio in retail, office and service apartments.

Exquisite craftsmanship and finishing, dedicated attention to intricate details and carefully thought through designs are the criteria Sim Lian adheres to in delivering quality homes. These are the distinctive hallmarks that are reflected in the Sim Lian brand, having been ranked amongst the Top 10 Developers in Singapore by BCI Asia in 2015 and 2016.

Sim Lian remains committed to value creation and takes great pride in developing contemporary and efficient spaces that meet the evolving needs of its users. With a focus on quality and service excellence, Sim Lian continuously strives to innovate and create value for individuals, families and businesses.





# DEVELOPER APPOINTED SALES TEAM

## CONTACT INFO

8788 2626

9338 3380

