

The Art of Contemporary Living





## tranquility & vibrancy the best of both worlds

宁静与活力 尽善尽美 Phnom Penh is not only Cambodia's capital and largest city, it is also its economic and financial heart as its remarkable double-digit economic growth in recent years can attest to.

New hotels, condos, restaurants, malls, bars, commercial centres and residential buildings have sprung up in the city's landscape, making Phnom Penh one of Cambodia's major tourist destinations.

Modern high-rise buildings seem to materialise overnight while new roads and a railway system are being built to connect Phnom Penh to other commercial hubs.

Amidst all this hustle and bustle of construction and commerce stands an oasis of tranquility that marries the best of both worlds: Axis Residences

金边不仅是柬埔寨的首都和全国最大城市, 也是柬埔寨的经济和金融中心。 最近几年里,它的经济呈明显的两位数的增长。

新酒店、公寓、餐馆、商场、酒吧、商业中心和住宅建筑在城市的景观中 如雨后春笋般出现,使金边成为柬埔寨主要的旅游胜地之一。

当新的道路和铁路系统把金边和其他商业中心连接起来的时候。现代高层 建筑仿佛一夜之间拔地而起。

在建筑和商业的喧嚣中有一片宁静的绿洲将二者完美的结合在一起。 而这个绿洲就是: 金轴丽苑

阿特伍德商务中心 ATTWOOD BUSINESS CENTER 東埔寨俱乐部 CAMBODIAN COUNTRY CLUB (2018 完工)

VENG SRENG BLVD



PHNOM PENH SPECIAL ECONOMIC ZONE 金边经济特区

PHNOM PENH INTERNATIONAL AIRPORT

金边国际机场

CANADIA INDUSTRIAL PARK 加华工业区



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OKNHA MONG RETHTHY TK AVENUE LOGOS INTERNATIONAL TK大道 LOGOS国际学校 LIMKOKWING UNIVERSITY OF ROYAL RATTANAK TECHNOLOGY 林国荣创意科技大学 HOSPITAL 皇家拉达 医院 STREET 1986 SEN SOK INTERNATIONAL UNIVERSITY HOSPITAL 森索国际大学医院 百盛 PARKSON 金边皇家医院 ROYAL PHNOM PENH HOSPITAL CONFEDERATION DE LA RUSSIE 金宝城购物中心 RATANA PLAZA SHOPPING CENTER CIA第一国际学校 CIA FIRST INTERNATIONAL SCHOOL Σ Σ NORTHBRIDGE GOLDEN GATE

BLV

PREAH MONIVONG

NTERNATIONAL AMERICAN SCHOOL 高登格美语学校 比桥国际学校

棉芷区超市 PHSAR STOENUG MEANCHEY







- 1 Grand Drop-off 落车点
- 2 Lounge 休息室
- 3 Shops 商店
- 4 Story Telling Corner 说故事角落
- 5 Children's Indoor Playroom 儿童室内游戏室
- 6 Children's Outdoor Playground 儿童户外游乐场
- 7 Multi-purpose rooms 多功能厅
- 8 Game Room 游戏室
- 9 Children's Wet Playground 儿童戏水池
- 10 Children's Wading Pool 儿童游泳池
- 11 Pool Cabana 泳池小屋

- 12 Lounge Pool 悠闲泳池
- 13 Jungle Jacuzzi 丛林按摩池
- 14 50M Lap Pool 50米浅水泳池
- 15 BBQ Pavilion 烧烤亭
- 16 Changing Rooms 更衣室
- 17 Indoor Gymnasium 室内健身房
- 18 Outdoor Gymnasium 户外健身房
- 19 Sun Tan Deck 阳光浴
- 20 Half Basketball Court 篮球半场
- 21 Tennis Courts 网球场
- 22 Roof Landscape Deck 园景平台



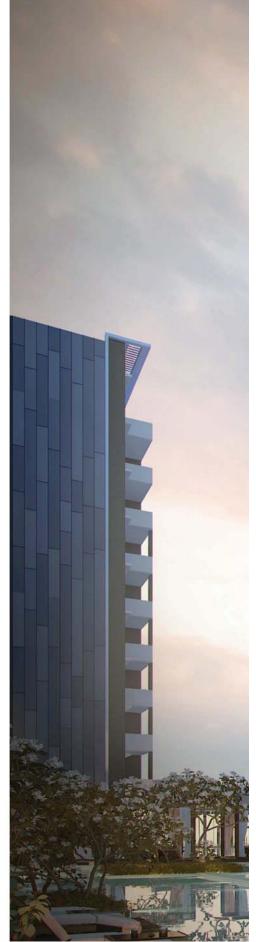


Axis Residences is the essential urban and contemporary setting to relax and revitalise the senses. Relish in the impeccable layout and design. Heighten your quality of living in a home that is truly special for family and friends.



金轴丽苑当代都市化的配置让您自由放飞心灵,津津乐道于无可挑剔的布局和设计。提高你的家庭生活质量对于家人和朋友来说相当特别。



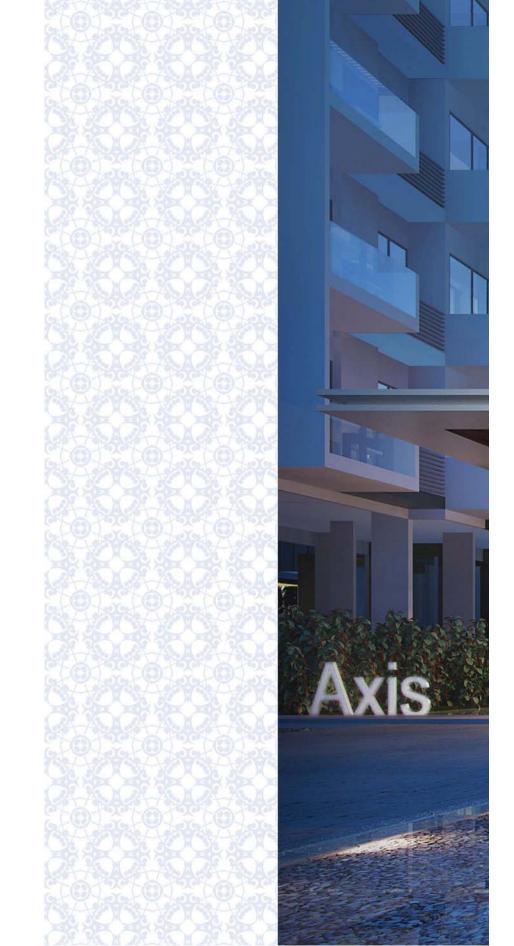




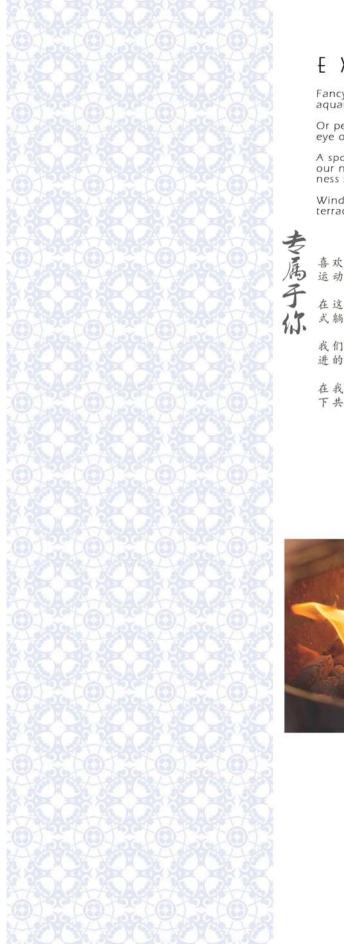
## WELCOME HOME

Axis Residences is a labour of love, meticulously crafted by a consortium of international consultants. An urban and verdant sanctuary pegged to world recognized luxury standards, Axis Residences stands as a benchmark of style and sophistication in city living.

金轴丽苑是一座灵魂巨著,由国际顾问联合会倾心打造。一座紧密于国际公认的奢华标准的都市圣洁殿堂,金轴丽苑代表了城市生活的个性和高雅的品味。







## EXCLUSIVELY YOURS

Fancy a dip in the pool? Get your toes wet in our lounge pool or multi-jet Jacuzzi. If you prefer a more strenuous aquatic workout, check out our Olympic-sized lap pool.

Or perhaps you'd rather kick back with a cold beer on our continental deck chairs, even as you keep a watchful eye on the kids while they soak up the fun at our Kids' Waterplay Area or Children's Pool.

A sports lover? Try your hand at a game of tennis, or take in a round of basketball with friends and neighbours at our newly furbished courts. Work out a sweat with at our state-of-the-art gym, or pencil in some me-time at our fitness studio.

Wind down your day by firing up the grill at our barbecue pits – and invite your loved ones to our private dining terraces to partake in a feast beneath the stars.

喜欢泡在泳池里吗?你的脚趾可以泡在我们的休息池或多喷嘴按摩池里。如果你喜欢更加剧烈的水上运动,可以到我们的奥林匹克规模的游泳池里游泳。

在这之后,当你密切的留意孩子们在戏水区或儿童游泳池享受他们的乐趣时,你或许想在我们的折叠式躺椅上用一瓶冰镇啤酒来放松一下自己。

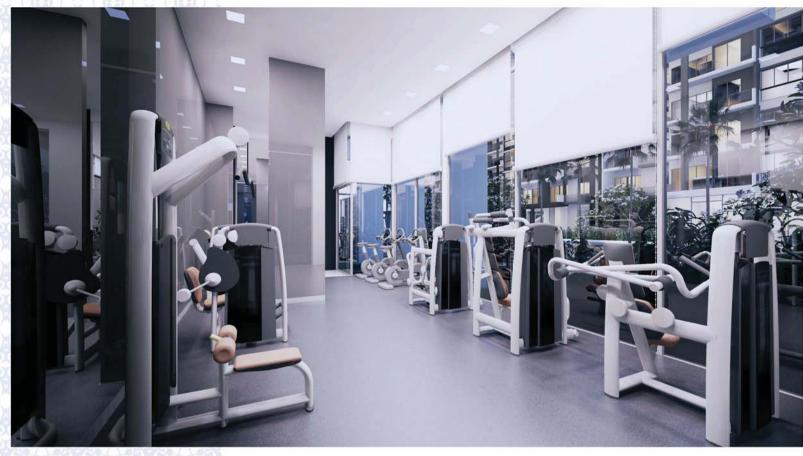
我们拥有精装的硬地球场可以让你与你的朋友和邻居一起打网球或打一场篮球。你也可以在我们最先进的健身房的跑步机上进行锻炼,或跟你的女朋友一起在我们的健身室练习瑜伽以更好的联络感情。

在我们的烧烤台通过烧烤来放松你忙碌的一天,邀请你的家人和朋友来我们的私人用餐露台,在星空下共度一个拥有美食和伙伴的欢乐夜晚。

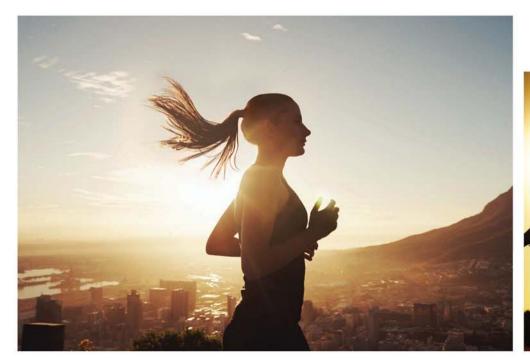








运动和玩乐的天堂











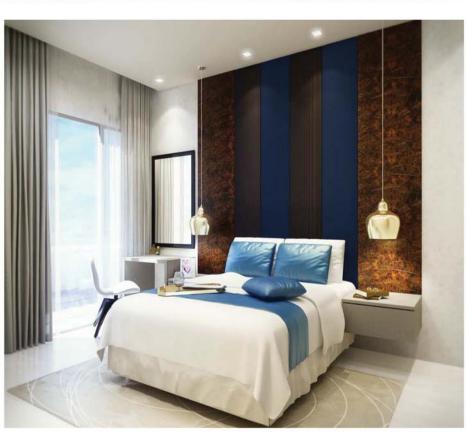


Top-notch flooring, finishing and fittings as well as kitchen appliances and gadgets have also been carefully chosen to cater to the most discerning of tastes and the most impeccable of standards.

At Axis Residences, you and your loved ones will lack for nothing here, so come on by and ask us about your new home today.

我们拥有一流的地板、精装修,此外厨房的家电也经过了精心的选择,以满足最挑剔的口味和最无可挑剔的标准。

在金轴丽苑, 你和你爱的人的一切都会得到满足, 所以今天就过来咨询一下你的新家吧。





Images are for illustration purposes only







1 Bedroom 2 Bedroom 3 Bedroom/Penthouse

# SCHEMAIIC DIAGRAM 户型分布示意图

BLOCK 2D									BLOCK 2C							BLOCK 2B									BLOCK ZA								
								ROOF																	ROOF								
TYPE 8 #10-73	TYPE A2 #10-75	TYPE A1 #10-76	TYPE C - PH #09-77	TYPE B #10-78	TYPE A #10-79	TYPE A #10-80	TYPE B #10-81	10	TYPE C - PH #09-65	TYPE A1 #10-66	TYPE A2 #10-67	TYPE B #10-68	TYPE B #10-69	TYPE A #10-70	TYPE A #10-71	TYPE 8 #10-72	TYPE B #10-56	TYPE A2 #10-57	TYPE A1 #10-58	TYPE C - PH #09-59	TYPE E #10-60	TYPE A #10-61	TYPE A #10-62	TYPE 8 #10-63	10	TYPE C - PH #09-37	TYPE A1 #10-38	TYPE A2 #10-39	TYPE 8 #10-50	TYPE B #10-51	TYPE A #10-52	TYPE A #10-53	TYPE B #10-55
TYPE B #09-73	TYPE A2 #09-75	TYPE A1 #09-78		TYPE B #09-78	TYPE A #09-79	TYPE A #09-80	TYPE B #09-81	09		TYPE A1 #09-66	TYPE A2 #09-67	TYPE B #09-68	TYPE B #09-69	TYPE A #09-70	TYPE A #09-71	TYPE B #09-72	TYPE B #09-56	TYPE A2 #09-57	TYPE A1 #09-58		TYPE E #09-60	TYPE A #09-61	TYPE A #09-62	TYPE B #09-63	09		TYPE A1 #09-38	TYPE A2 809-39	TYPE B #09-50	TYPE 8 #09-51	TYPE A #09-52	TYPE A #09-53	TYPE B #09-55
TYPE 8 #08-73	TYPE A2 #08-75	TYPE A1 #08-76	TYPE C #08-77	TYPE B #08-78	TYPE A #08-79	TYPE A #08-80	TYPE B #08-81	08	TYPE C #08-65	TYPE A1 #08-66	TYPE A2 #08-87	TYPE B #08-68	TYPE B #08-69	TYPE A #08-70	TYPE A #08-71	TYPE 8 #08-72	TYPE B #08-56	TYPE A2 #08-57	TYPE A1 #08-58	TYPE C #08-59	TYPE 6		TYPE A #08-62	TYPE B #08-63	08	TYPE C #08-37	TYPE A1 #08-38	TYPE A2 #06-39	TYPE B #08-50	TYPE 8 #08-51	TYPE A #08-52	TYPE A #08-53	TYPE B #08-55
TYPE 8 #07-73	TYPE A2 #07-75	TYPE A1 #07-76	TYPE C #07-77	TYPE B #07-78	TYPE A #07-79	TYPE A #07-80	TYPE B #07-81	07	TYPE C #07-65	TYPE A1 #07-86	TYPE A2 #07-87	TYPE B #07-58	TYPE B #07-69	TYPE A #07-70	TYPE A #07-71	TYPE 8 #07-72	TYPE 8 #07-56	TYPE A2 #07-57	TYPE A1 #07-58	TYPE C #07-59	TYPE 6		TYPE A #07-62	TYPE B #07-63	07	TYPE C #07-37	TYPE A1 #07-38	TYPE A2 #07-39	TYPE B #07-50	TYPE B #07-51	TYPE A #07-52	TYPE A #07-53	TYPE B #07-55
TYPE B #06-73	TYPE A2 #06-75	TYPE A1 #06-76	TYPE C #06-77	TYPE B #06-78	TYPE A #06-79	TYPE A #06-80	TYPE B #06-81	06	TYPE C #06-65	TYPE A1 #06-66	TYPE A2 #08-67	TYPE B #06-68	TYPE B #06-69	TYPE A #06-70	TYPE A #06-71	TYPE B #06-72	TYPE B #06-56	TYPE A2 #06-57	TYPE A1 #06-58	TYPE C #06-59	TYPE 6		TYPE A #06-62	TYPE B #06-63	06	TYPE C #06-37	TYPE A1 #06-38	TYPE A2 #06-39	TYPE B #06-50	TYPE B #06-51	TYPE A #06-52	TYPE A #06-53	TYPE B #06-55
TYPE B #05-73	TYPE A2 805-75	TYPE A1 #05-76	TYPE C #05-77	TYPE B #05-78	TYPE A #05-79	TYPE A #05-80	TYPE B #05-81	05	TYPE C #05-65	TYPE A1 #05-86	TYPE A2 #05-87	TYPE B #05-68	TYPE B #05-69	TYPE A #05-70	TYPE A #05-71	TYPE 8 #05-72	TYPE B #05-56	TYPE A2 #05-57	TYPE A1 #05-58	TYPE C #05-59	TYPE 6 #05-60		TYPE A #05-62	TYPE B #05-63	05	TYPE C #05-37	TYPE A1 #05-38	TYPE A2 #05-39	TYPE B #05-50	TYPE 8 #05-51	TYPE A #05-52	TYPE A #05-53	TYPE B #05-55
TYPE 8 #03-73	TYPE A2 803-75	TYPE A1 #03-76	TYPE C #03-77	TYPE B #03-78	TYPE A #03-79	TYPE A #03-80	TYPE B #03-81	03	TYPE C #03-65	TYPE A1 #03-66	TYPE A2 #03-67	TYPE B #03-68	TYPE B #03-69	TYPE A #03-70	TYPE A #03-71	TYPE B #03-72	TYPE B #03-56	TYPE A2 #03-57	TYPE A1 #03-58	TYPE C #03-59	TYPE 6	TYPE A #03-61	TYPE A #03-62	TYPE B #03-63	03	TYPE C #03-37	TYPE A1 #03-38	TYPE A2 #03-39	TYPE 8 #03-50	TYPE B #03-51	TYPE A #03-52	TYPE A #03-53	TYPE B #03-55
TYPE 8 #02-73	TYPE A2 802-75	TYPE A1 #02-78	TYPE C #02-77	TYPE B #02-78	TYPE A #02-79	TYPE A #02-80	TYPE B #02-81	02	TYPE C #02-65	TYPE A1 #02-66	TYPE A2 #02-67	TYPE B #02-68	TYPE B #02-69	TYPE A #02-70	TYPE A #02-71	TYPE B #02-72	TYPE B #02-56	TYPE A2 #02-57	TYPE A1 #02-58	TYPE C #02-59	TYPE 6		TYPE A #02-62	TYPE B #02-63	02	TYPE C #02-37	TYPE A1 #02-38	TYPE A2 #02-39	TYPE B #02-50	TYPE B #02-51	TYPE A #02-52	TYPE A #02-53	TYPE B #02-55
TYPE 8 #01-73	TYPE A2 #01-75	TYPE A1 #01-76	TYPE C #01-77	TYPE B #01-78	TYPE A #01-79	TYPE A #01-80	TYPE B #01-81	01	TYPE C #01-65	TYPE A1 #01-66	TYPE A2 #01-87	TYPE B #01-68	TYPE B #01-69	TYPE A #01-70	TYPE A #01-71	TYPE B #01-72	TYPE 8 #01-56	TYPE A2 #01-57	TYPE A1 #01-58	TYPE C #01-69	TYPE 8-P #01-50	S TYPE A-PE #01-61	S TYPE A-PES #01-62	TYPE B-PES #01-63	01	TYPE C #01-37	TYPE A1 #01-38	TYPE A2 #01-39			TYPE A-PES #01-52	TYPE A-PES #01-53	TYPE B-PES #01-55
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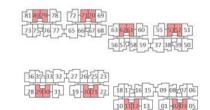
BLOCK 1D									BLOCK 1C								BLOCK 1B									BLOCK 1A								
						ROOF																	ROOF											
TYPE B #10-28	TYPE A #10-29	TYPE A #10-30	TYPE B #10-31	TYPE C #09-3		PE A1	TYPE A2 #10-35	TYPE B #10-36	10	TYPE B #10-19	TYPE A #10-20	TYPE A #10-21	TYPE B #10-22	TYPE B #10-23	TYPE A2 #10-25	TYPE A1 #10-26	TYPE C - PH #09-27	TYPE B #10-10	TYPE A #10-11	TYPE A #10-12	TYPE B #10-13	TYPE C - F #09 - 15	TYPE A1 #10-16	TYPE A2 #10-17	TYPE B #10-18	10	TYPE B #10-01	TYPE A #10-02	TYPE A #10-03	TYPE B #10-05	TYPE B #10-06	TYPE A2 #10-07	TYPE A1 #10-08	TYPE C - PH #09 - 09
TYPE 8 #09-28	TYPE A #09-29	TYPE A #09-30	TYPE B #09-31			PE A1 09-33	TYPE A2 #09-35	TYPE B #09-36	09	TYPE B #09-19	TYPE A #09-20	TYPE A #09-21	TYPE B #09-22	TYPE B #09-23	TYPE A2 #09-25	TYPE A1 #09-26		TYPE B #09-10	TYPE A #09-11	TYPE A #09-12	TYPE B #09-13		TYPE A1 #09-16	TYPE A2 #09-17	TYPE B #09-18	09	TYPE B #09-01	TYPE A #09-02	TYPE A #09-03	TYPE B #09-05	TYPE B #09-06	TYPE A2 #09-07	TYPE A1 #09-08	
TYPE B #08-28	TYPE A #08-29	TYPE A #06-30	TYPE B #08-31	TYPE #08-3		/PE A1 08-33	TYPE A2 #08-35	TYPE B #08-36	08	TYPE B #08-19	TYPE A #08-20	TYPE A #08-21	TYPE B #08-22	TYPE B #08-23	TYPE A2 #08-25	TYPE A1 #08-26	TYPE C #08-27	TYPE B #08-10	TYPE A #08-11	TYPE A #08-12	TYPE B #08-13	TYPE C #08-15	TYPE A1 #08-16	TYPE A2 808-17	TYPE B #08-18	08	TYPE B #08-01	TYPE A #08-02	TYPE A #08-03	TYPE 8 #08-05	TYPE B #08-06	TYPE A2 #08-07	TYPE A1 #08-08	TYPE C #08-09
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TYPE B #06-28	TYPE A #06-29	TYPE A #06-30	TYPE B #06-31	TYPE #08-3		(PE A1 108-33	TYPE A2 #06-35	TYPE B #06-36	06	TYPE B #06-19	TYPE A #06-20	TYPE A #06-21	TYPE B #06-22	TYPE B #06-23	TYPE A2 #06-25	TYPE A1 #06-26	TYPE C #06-27	TYPE B #06-10	TYPE A #06-11	TYPE A #06-12	TYPE B #06-13	TYPE C #06-15	TYPE A1 #06-16	TYPE A2 #06-17	TYPE B #06-18	06	TYPE B #06-01	TYPE A #06-02	TYPE A #06-03	TYPE B #06-05	TYPE B #06-06	TYPE A2 #06-07	TYPE A1 #06-08	TYPE C #06-09
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TYPE 8 #02-28	TYPE A #02-29	TYPE A #02-30	TYPE B #02-31	TYPE #02-3		/PE A1 02-33	TYPE A2 #02-35	TYPE B #02-36	02	TYPE B #02-19	TYPE A #02-20	TYPE A #02-21	TYPE B #02-22	TYPE B #02-23	TYPE A2 #02-25	TYPE A1 #02-26	TYPE C #02-27	TYPE 8 #02-10	TYPE A #02-11	TYPE A #02-12	TYPE 8 #02-13	TYPE C #02-15	TYPE A1 #02-16	TYPE A2 #02-17	TYPE B #02-18	02	TYPE 8 #02-01	TYPE A #02-02	TYPE A #02-03	TYPE B #02-05	TYPE B #02-06	TYPE A2 #02-07	TYPE A1 #02-08	TYPE C #02-09
TYPE 8-PES #01-28	TYPE A-PES #01-29	TYPE A-PES #01-30	TYPE B-PES #01-31	TYPE #01-3		/PE A1 01-33	TYPE A2 #01-35	TYPE B #01-36	01	TYPE B-PES #01-19	TYPE A-PES #01-20	TYPE A-PES #01-21	TYPE 8-PES #01-22	TYPE B #01-23	TYPE A2 #01-25	TYPE A1 #01-26	TYPE C #01-27	TYPE B #01-10	TYPE A #01-11	TYPE A #01-12	TYPE B #01-13	TYPE C #01-15	TYPE A1 #01-16	TYPE A2 #01-17	TYPE B #01-18	01	TYPE B #01-01	TYPE A #01-02	TYPE A #01-03	TYPE B #01-05	TYPE B #01-06	TYPE A2 801-07	TYPE A1 #01-08	TYPE C #01-09
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1 Bedroom 2 Bedroom 3 Bedroom 4 Bedroon



TYPE A (1 Bedroom)

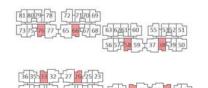
TOTAL AREA 80.71 m<sup>2</sup> (57.65 m<sup>2</sup>)





TYPE A1 (1 Bedroom)

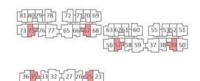
TOTAL AREA 83.34 m<sup>2</sup> (59.53 m<sup>2</sup>)





TYPE A2 (1 Bedroom)

TOTAL AREA 88.34 m<sup>2</sup> (63.10 m<sup>2</sup>)



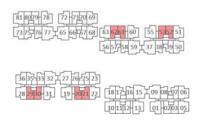




Unit No: #02-38, #02-39

TYPE A-PES (1 Bedroom)

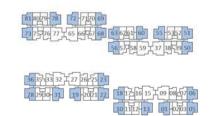
TOTAL AREA 83.40 m<sup>2</sup> (59.57 m<sup>2</sup>)





TYPE B (2 Bedroom)

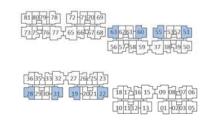
TOTAL AREA 121.10 m<sup>2</sup> (86.50 m<sup>2</sup>)





TYPE B-PES (2 Bedroom)

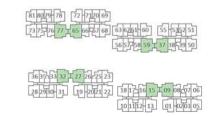
TOTAL AREA 125.44 m<sup>2</sup> (89.60 m<sup>2</sup>)





TYPE C (3 Bedroom)

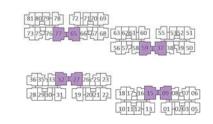
TOTAL AREA 160.97 m<sup>2</sup> (114.98 m<sup>2</sup>)





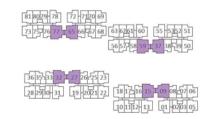
TYPE C-PH-L (4 Bedroom)

TOTAL AREA 341.05 m<sup>2</sup> (243.61 m<sup>2</sup>)





TYPE C-PH-U (4 Bedroom)





TYPE C-PH-R (4 Bedroom)



## SPECIFICATIONS

#### **FOUNDATION**

Piled foundation and/or other approved foundation system.

#### SUPERSTRUCTURE

Reinforced concrete structural framework

#### WALL

Masonry wall and/or reinforced concrete wall and/or precast reinforced 3.1 External concrete wall

3.2 Internal Masonry wall and/or concrete block and/or precast concrete wall and/ or dry

#### ROOF

Reinforced concrete structure with appropriate insulation and/or waterproofing system

#### CEILING

5.1

Livina/ Dining, All Bedrooms, Hallway Skim coat plaster with emulsion paint and/or part fibrous plasterboard with emulsion paint

Skim coat plaster with emulsion paint and/or Kitchen, All Bathrooms, Yard, Private Enclosed Space, Balcony part moisture resistant ceiling board with

emulsion paint

Common Areas

Management Office, Mail-Box Area, Skim coat plaster with emulsion paint and/or Gymnasium, Multi-Purpose Rooms, part fibrous plasterboard with emulsion paint Lounge, Children's Play Room

Lift Lobbies, Changing Rooms and Toilets Skim coat plaster with emulsion paint and/or part moisture resistant ceiling board with

emulsion paint

Covered Car parks Area, Enclosed Common Staircases, Corridors and Guard House

Skim coat plaster with emulsion paint

#### **FINISHES**

Wall (for units)

Living/Dining, All Bedrooms, Store, Hallway Cement/sand plaster with emulsion paint and/ or skim coat with emulsion paint

Master Bath, Junior Master Bath Homogenous and/or porcelain tiles and/or mosaic tiles

Wall (for common areas)

Main Drop-off / Waiting Area, Communal Areas, Changing Rooms and Toilets

Stone and/or homogenous tiles and/or porcelain tiles and/or cement/sand plaster with emulsion paint

Lift Lobbies, Corridors, Management Office, Guard House, Gymnasium, Multi-Purpose Rooms, Lounge, Mail-Box Area, Enclosed Staircases, Carpark and other areas

Cement/ sand plaster with emulsion paint and/ or skim coat cement/ sand plaster with emulsion paint

\*No tiles behind and below kitchen cabinets, bathroom cabinets and mirror. \*Wall surface above the false ceiling level will be left in its original bare condition.

Floor (for units) 6.3

Living/Dining, Kitchen, Yard, Store, Hallway, Private Enclosed Space, Balcony Homogenous tiles and/or porcelain tiles with

and Roof Terrace

All Bedrooms Vinyl floor tiles with skirting

All Bathrooms Homogenous tiles and/or porcelain tiles Floor (for common areas)

Main Drop-off Area, Lift Lobbies, Corridors, Changing Rooms and Toilets, Guard House, Mail-Box Areas, Management Office, Multi-Purpose Rooms and Lounge

Stone and/or Porcelain and/or Homogenous

Gymnasium, Children Indoor Play Area Rubber-mat flooring and/ or Homogenous Tiles and/or Vinyl Tile Flooring

**Enclosed Staircases** Cement/sand screed with non-slip nosing tiles

Cement/sand screed with hardener Car parks and Driveways Landscape Deck and Pool Deck Composite timber and/or stone and/ or

Homogenous Tiles

#### 7. WINDOWS

Powder coated aluminum framed windows with tinted and/or laminated tempered alass.

#### DOORS 8.

iv

Approved fire-rated timber doors to Main Unit Doors.

Hollow-core timber doors to all Bedrooms, Store and Bathrooms,

Powder coated aluminum framed glass swing and/or sliding doors to Private Enclosed Space, Balcony, Terrace and Roof Terrace.

Aluminum bi-fold door to WC and Utility.

Selected quality locksets and ironmongery to all doors.

#### 9. SANITARY FITTINGS

9.1 Master Bath

• 1 shower mixer with hand shower

• 1 basin with solid surface vanity top

1 water closet

• 1 towel rail and/or robe hooks

• 1 toilet-paper holder

• 1 mirror

•1 bathtub (Type C and C-PH Only)

Master Bath And Junior Master Bath (Type C and C-PH Only)

\*1 shower/bath mixer with hand shower

• 1 basin with solid surface vanity top

• 1 water closet

•1 towel rail and/or robe hooks

• 1 toilet-paper holder

1 mirror

•1 bathtub

Bath 2 and Bath 3

•1 shower mixer with hand shower

• 1 basin with solid surface vanity top

•1 pedestal water closet

•1 towel rail and/or robe hooks

• 1 toilet-paper holder

• 1 mirror

Private Enclosed Space, and Roof Terrace

• 1 bib tap

Penthouse Jacuzzi

• 1 Jacuzzi

#### 10. ELECTRICAL FITTINGS

10.1 Electrical Installation

- Refer to Electrical Schedule for details

Internet/ TV/ Telephone

- Refer to Electrical Schedule for details

#### 11. LIGHTNING PROTECTION

Lightning Protection Systems shall be provided in accordance to Singapore Standard Code of Practice 555: 2010

## SPECIFICATIONS

#### 12. PAINTING

12.1 External: External paint with spray texture coating to designated area

12.2 Internal : Emulsion paint

#### 13. WATERPROOFING

Waterproofing shall be provided for the floor of Bathrooms, Kitchen, Yard, Private Enclosed Space, Balcony and Roof Terrace (where applicable), Pool, Changing Rooms, and Toilets (where applicable), Pool Deck, Water Feature and RC Flat Roof (where applicable).

#### 14. Driveway and Car Park

14.1 Granite pavers and/or epoxy flooring to Main Entrance Driveway.

14.2 Cement/sand screed floor with hardener to applicable areas of Car parks and driveways.

#### 15. RECREATION FACILITIES

i. Lounge Pool (390 sqm)

ii. Lap Pool (300 sqm) - 50m x 6m

iii. Jacuzzi

iv. Children's Pool (60 sqm)

v. Children's Wet Play Area

vi. Multi-Purpose Rooms

vii. Lounge

viii. Tennis Court

ix. Half Basketball Court

x. Indoor and Outdoor Gymnasium

xi. BBQ Pavilions

xii. Pool Cabana

xiii. Indoor Children's Playground

xiv. Outdoor Children's Playground

#### 16. ELECTRICAL SCHEDULE

Electrical Provisions	Unit Types													
	А	A-PES	A1	A2	В	B-PES	С	C-PH						
LIGHTING POINT	5	5	5	5	6	6	9	22						
POWER POINT	9	9	9	9	11	11	14	17						
EXTERNAL POWER POINT	1	1	1	1	1	1	1	3						
TV POINT	2	2	2	2	3	3	4	5						
DATA POINT	2	2	2	2	3	3	4	5						
TELEPHONE POINT	2	2	2	2	3	3	4	6						
FRIDGE POINT	1	1	1	1	1	1	1	1						
WASHING MACHINE POINT	1	1	1	1	1	1	1	1						
COOKER HOB POINT	1	1	1	1	1	1	1	2						
COOKER HOOD POINT	1	1	1	1	1	1	1	1						
OVEN/ MICROWAVE POINT	1	1	1	1	1	1	1	1						
AUDIO INTERCOM POINT	1	1	1	1	1	1	1	2						
JACUZZI POINT	-	-	-	-	-	-	78	1						
BELL POINT	Ĩ	1	1	î	1	1	1	1						

#### 17. ADDITIONAL ITEMS

#### A. Marble, Limestone and Granite

Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be color and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble, limestone or granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However granite, being a much harder material than marble cannot be repolished after installation. Hence some differences maybe felt at the joints. Subject to clause 14.3, tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

#### Kitchen

Solid surface countertop. High and low level kitchen cabinets sink with tap, cooker hood, hob (For Type B, C and C-PH Only) and built-in oven. Induction hob and built-in oven for all Type A units.

#### C. Bedrooms

Built-in wardrobes.

#### D. Air-Conditioning System

Wall-mounted air conditioning system to Living/Dining and Bedrooms

#### E. Hot Water Supply

Hot water supply to bathrooms except WC

#### F. Data Point

Data outlet points complete with Category 6 or other equivalent cabling for internet ready connection in Living and Bedrooms

#### G. Security and Access

Audio intercom system provided at each unit. Proximity card access control system in lift car. Car park barrier system at guardhouse. CCTV surveillance for common areas

#### H. Open Terraces and Balconies

Tempered glass railing and /or mild steel railing and /or aluminum railing and /or parapet wall

#### Private Enclosed Space Gates Mild steel or aluminum gate

and market availability.

#### J. Internet/TV/Telephone

Purchaser is liable to pay for annual fee, subscription fee or any such fee to the relevant service provider or any other relevant authorities for the service and /or connection. The developer is not responsible to make the arrangements with the service provider for the service connection to the individual apartments,

- K. Materials, Fittings, Equipment, Finishes, Installations and Appliances The brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection
- Layout / Location of Wardrobes, Kitchen Cabinets, Fan Coil Units, Fittings, Wares, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards are subjected to Architect's final decision and designs

#### M. Warranties

Where warranties are given by the manufacturers and/ or contractors and/ or suppliers of any of the equipment and/ or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser.

## SPECIFICATIONS

#### N. False Ceiling

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

#### O. Glass

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

#### P. Mechanical Ventilation System

Mechanical ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

#### Q. Planter

Planters are designed to take the loading of potted plants only. No soil material or turf/plants will be provided in the planters.

#### Notes to specifications

- The layout/location of fan coil units and electrical points are subject to Architect's sole discretion and final design.
- The choice of brand and model of fittings, equipment, installation and appliances supplied shall be at the sole discretion of the vendor
- Regular maintenance by the Purchaser of the air-conditioning systems, including the cleaning
  of the filters and condense drain pipe is essential for efficient running and prolong their
  operating life

#### Disclaimer

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