

COMMONWEALTH  
T O W E R S



## BRILLIANTLY TAILORED FOR YOU

It's never easy to find the perfect fit. Or something that ticks all the boxes.

But here's a home that truly takes its time to pore over your needs, and the needs of everyone in the family. With lavish attention to detail in every detail, it provides sensitively and thoughtfully for every personality, every mood, every fancy.

## SIMPLY STATE-OF-THE-ART

845 residential units enshrined in a radiant, bronze, metallic facade. Two 43-storey towers soaring boldly in the sky. One trend-defying development that truly illuminates the skyline of Commonwealth.

Why be ordinary when you can be extraordinary?



## FASHIONABLY LAIDBACK

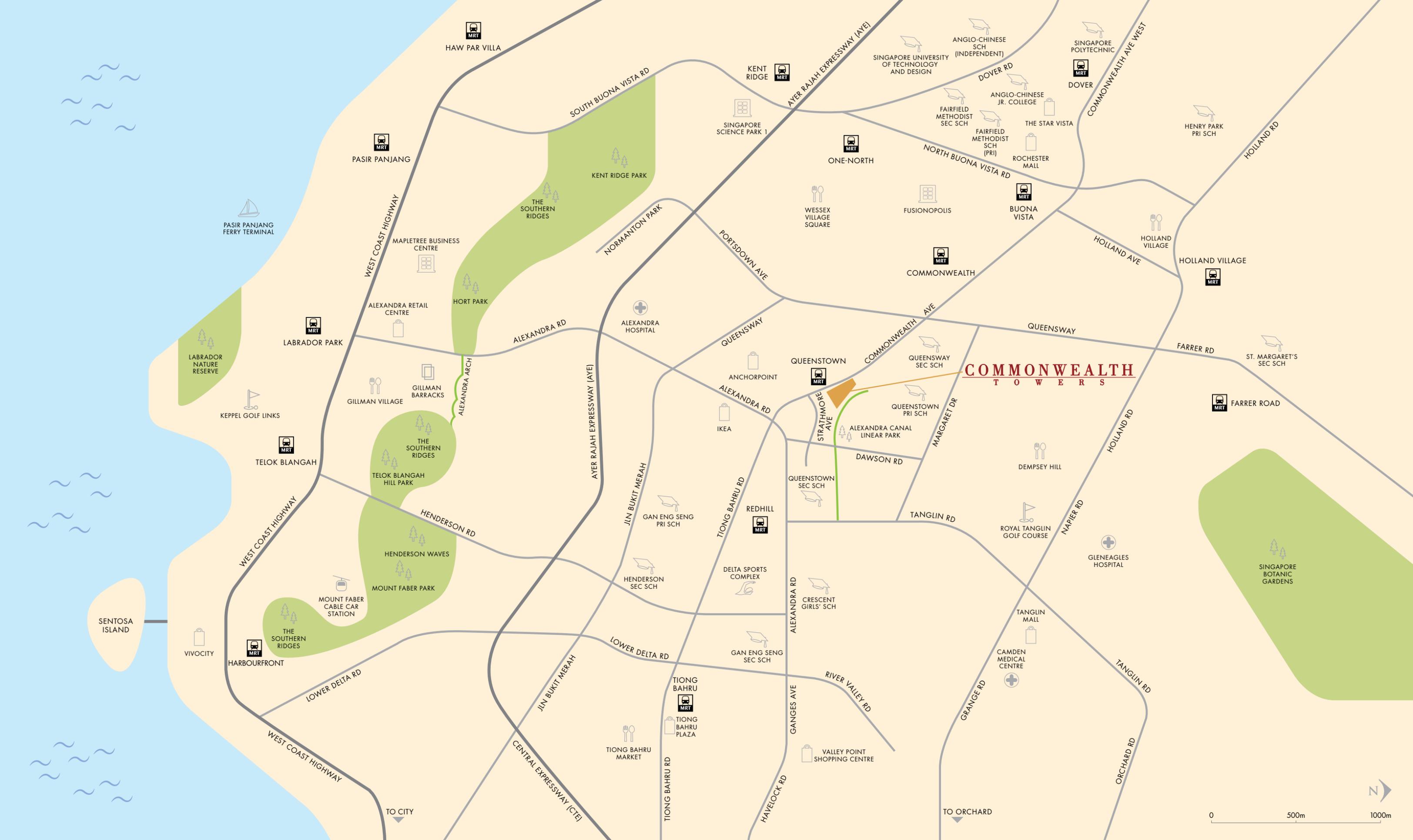
The latest recreational luxuries. The most stylish ways to relax.  
Enter your private oasis of urban retreat, where you indulge in  
both comfort and chic.



## AN ADDRESS THAT **FITS** YOUR NEEDS

Everything your family needs is within easy reach, including the Queenstown MRT station at your doorstep. Imagine all the convenience.





# COMMONWEALTH TOWERS

**Waterways:** PASIR PANJANG FERRY TERMINAL, KEPPEL GOLF LINKS, SENTOSA ISLAND

**Highways:** WEST COAST HIGHWAY, AYER RAJAH EXPRESSWAY (AYE), CENTRAL EXPRESSWAY (CTE)

**MRT Stations:** HAW PAR VILLA, PASIR PANJANG, LABRADOR PARK, TELOK BLANGAH, HARBOURFRONT, KENT RIDGE, ONE-NORTH, COMMONWEALTH, QUEENSTOWN, REDHILL, TIONG BAHRU, FARRER ROAD

**Parks & Greenery:** KENT RIDGE PARK, THE SOUTHERN RIDGES, HORT PARK, TELOK BLANGAH HILL PARK, HENDERSON WAVES, MOUNT FABER PARK, LABRADOR NATURE RESERVE, SINGAPORE BOTANIC GARDENS

**Education:** SINGAPORE UNIVERSITY OF TECHNOLOGY AND DESIGN, SINGAPORE POLYTECHNIC, ANGLO-CHINESE SCH (INDEPENDENT), ANGLO-CHINESE JR. COLLEGE, FAIRFIELD METHODIST SEC SCH, THE STAR VISTA, HENRY PARK PRI SCH, QUEENSWAY SEC SCH, QUEENSTOWN PRI SCH, QUEENSTOWN SEC SCH, GAN ENG SENG PRI SCH, HENDERSON SEC SCH, GAN ENG SENG SEC SCH, CRESCENT GIRLS' SCH

**Commercial & Retail:** SINGAPORE SCIENCE PARK 1, MAPLETREE BUSINESS CENTRE, ALEXANDRA RETAIL CENTRE, GILLMAN VILLAGE, GILLMAN BARRACKS, ANCHORPOINT, IKEA, COMMONWEALTH, BUONA VISTA, ROCHESTER MALL, THE STAR VISTA, FUSIONOPOLIS, WESSEX VILLAGE SQUARE, HOLLAND VILLAGE, TANGLIN MALL, VALLEY POINT SHOPPING CENTRE

**Healthcare:** ALEXANDRA HOSPITAL, GLENEAGLES HOSPITAL, CAMDEN MEDICAL CENTRE

**Other Landmarks:** HOLLAND VILLAGE, ROYAL TANGLIN GOLF COURSE, DELTA SPORTS COMPLEX, TANGLIN MALL

**Directions:** TO CITY, TO ORCHARD



Orchard Road

# WELL-THREADED TOGETHER

Life's a breeze when you enjoy the right connections. So why not own an address that has everything linked seamlessly for you?



Alexandra Canal Linear Park



Southern Ridges



Sentosa



Marina Bay



Singapore River



Dempsey Hill



Rochester Park



Gardens By The Bay



Botanic Gardens

## THE ART OF RECREATION

There's never a dull moment, even if it means staying home. With two communal decks and four Sky Terraces, you can go big on fun with creative recreational facilities such as a life-sized snake & ladder game and chess decks.





SENSITIVELY **DESIGNED**  
FOR ONE AND ALL

## MIX AND MATCH, FOR INFINITE REVITALISATION

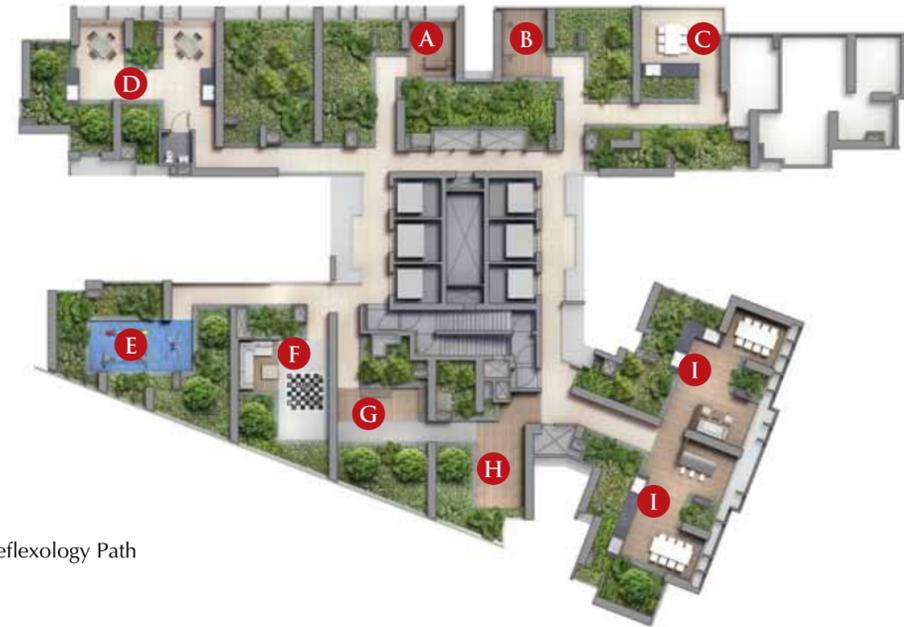
There's a wide selection of facilities to please everyone: children, parents and every side of you. Go from jazzing up your day to slowing down the pace. Swing from social time to me time. Be it the young or young at heart, wonderful times await.





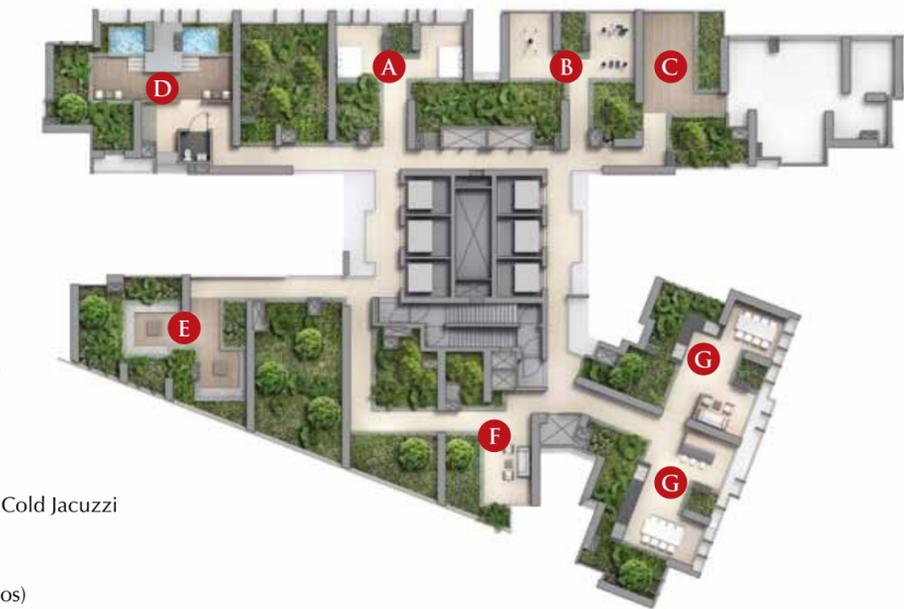
**LEVEL 14 (BLK 232)**

- A) Swing Garden
- B) Hammock Garden
- C) Picnic Corner
- D) Tea Corner
- E) Toddler's Play Area
- F) Chess Deck
- G) Resting Corner with Reflexology Path
- H) Yoga Deck
- I) Bar Lounges (2 nos)



**LEVEL 34 (BLK 232)**

- A) Daybed Garden
- B) Exercise Corner
- C) Taichi Corner
- D) Spa Suites with Hot & Cold Jacuzzi
- E) Garden Lounge
- F) City Lounge
- G) Gourmet Lounges (2 nos)



**LEVEL 5 (BLK 230)**

- A) Swing Lounge
- B) Hammock Lounge
- C) Salad Bar Corner
- D) Tea Garden
- E) Chinese Chess Deck
- F) Snake and Ladder Game Deck
- G) Seating Lounge with Reflexology Path
- H) Yoga Deck
- I) Cocktail Lounges (2 nos)



**LEVEL 24 (BLK 230)**

- A) Daybed Lounge
- B) Exercise Corner
- C) Onsen Spa Suite with Hot & Cold Spa
- D) Meditation Deck
- E) Southern Ridge Lounge
- F) Dining Lounge (2 nos)



## A CUT ABOVE THE REST

Raise the bar of relaxation with not just one, but four Sky Terraces, replete with dining & cocktail lounges, relaxation and rejuvenation facilities.

Heighten your enjoyment. Ascend to the Sky Terrace on Level 34, where you can embrace a sweeping view of the city as well as the lush Southern Ridges in their most magnificent sizes.



Level 34 (BLK 232)  
City Lounge – View towards South-East

CAN YOU SPOT THE **FLAWLESSNESS**?





It's there in the luxurious flooring and finishing. It's there in the artful layouts consciously planned to make room for all your needs. It's there in every corner, every detail, assuring you of a home that's perfectly comfortable.





## FORM MEETS FUNCTION

Premium fittings and sanitary ware. Sophisticated kitchen appliances. Timeless designs from the most coveted names. Nothing is spared to provide your home with the best accoutrements, for every detail counts.



Impression Only





## MEET THE DREAM **WEAVER**

What wraps the day up better than a good night's sleep?  
Discover the secrets to sweet dreams in these private chambers,  
luxuriously appointed and comfortably sized to relax your body,  
mind and soul.



Impression Only

# LEGEND

- A) Clubhouse, incorporating:
  - Function Rooms (3 nos)
  - Library
  - Social Plaza
  - Changing Rooms (male and female changing room, each with steam room)
  - Handicapped Toilet
- B) Lifestyle Pool
- C) Pool Decks
- D) Cabana with Jacuzzi (3 nos)
- E) Relaxation Pavilion
- F) Children's party area, incorporating:
  - Wading Pool
  - BBQ Pavilion
  - Playground
- G) 50m Lap Pool with Sun Deck
- H) Private Dining Pavilion
- I) BBQ Pavilions (2 nos)
- J) Outdoor Fitness Area
- K) Tennis Court (1 no, hard court)
- L) Gym (at 1st storey)
- M) Hydrotherapy Pool with Aqua Gym
- N) Spa Pavilions with Jacuzzi (3 nos)
- O) Water Court
- P) 5th Storey (Block 230) Sky Terrace
  - Swing Lounge
  - Hammock Lounge
  - Salad Bar Corner
  - Tea Garden
  - Chinese Chess Deck
  - Snake and Ladder Game Deck
  - Seating Lounge with Reflexology Path
  - Yoga Deck
  - Cocktail Lounges (2 nos.)
- Q) 24th Storey (Block 230) Sky Terrace
  - Daybed Lounge
  - Exercise Corner
  - Onsen Spa Suite with Hot & Cold Spa
  - Meditation Deck
  - Southern Ridge Lounge
  - Dining Lounges (2 nos.)
- R) 14th Storey (Block 232) Sky Terrace
  - Swing Garden
  - Hammock Garden
  - Picnic Corner
  - Tea Corner
  - Toddler's Play Area
  - Chess Deck
  - Resting Corner with Reflexology Path
  - Yoga Deck
  - Bar Lounges (2 nos.)
- S) 34th Storey (Block 232) Sky Terrace
  - Daybed Garden
  - Exercise Corner
  - Taichi Corner
  - Spa Suites with Hot & Cold Jacuzzi
  - Garden Lounge
  - City Lounge
  - Gourmet Lounges (2 nos.)
- T) Arrival Court
- U) Covered linkway to bus stop (within development only)
- V) Guard House
- W) Entry to Carpark
- X) Exit from Carpark
- Y) Entry Court
- Z) Bin Centre
- AA) Substation
- AB) Side Gate





# 1-BEDROOM

## TYPE (1)a

#02-05 to #04-05,  
#06-05 to #23-05,  
#25-05 to #43-05

41 sqm

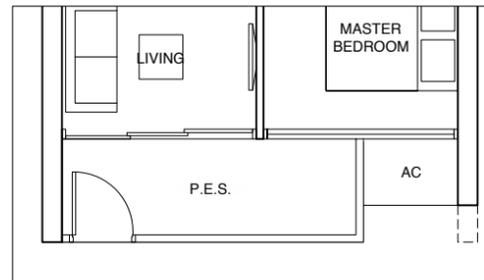
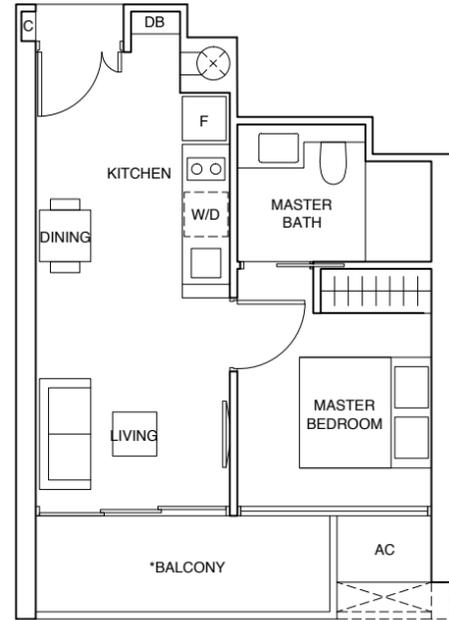
Incl A/C Ledge 2 sqm  
& Balcony 6 sqm

## TYPE (1)a1

#01-05

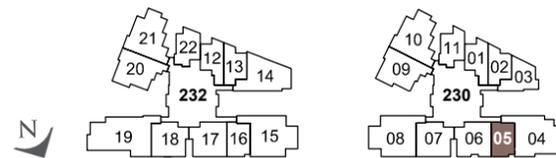
41 sqm

Incl A/C Ledge 2 sqm  
& PES 6 sqm



Applicable to Type (1)a1 only

0 0.5 1 1.5 3 5m



### LEGEND:

F - FRIDGE DB - DISTRIBUTION BOARD WC - WATER CLOSET W/D - WASHER CUM DRYER W - WASHER D - DRYER C - CABINET AC - AIRCON LEDGE

\* THE BALCONY IN THE UNIT SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE LAST PAGE OF THIS BROCHURE.

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# 1-BEDROOM

## TYPE (1)b

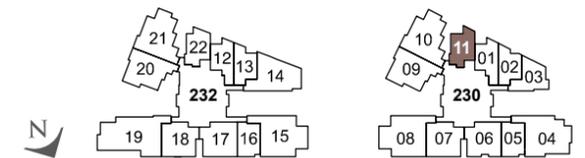
#06-11 to #23-11,  
#25-11 to #43-11

41 sqm

Incl A/C Ledge 1 sqm  
& Balcony 6 sqm



0 0.5 1 1.5 3 5m



### LEGEND:

F - FRIDGE DB - DISTRIBUTION BOARD WC - WATER CLOSET W/D - WASHER CUM DRYER W - WASHER D - DRYER C - CABINET AC - AIRCON LEDGE

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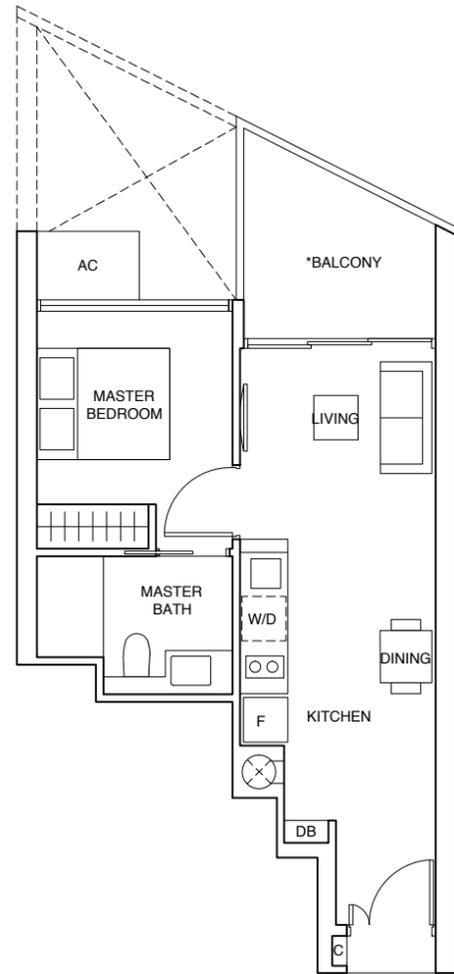
# 1-BEDROOM

## TYPE (1)c

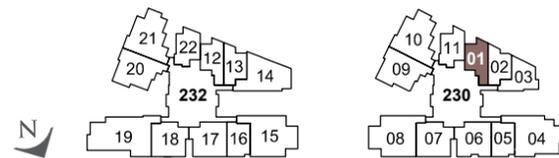
#06-01 to #23-01,  
#25-01 to #43-01

44 sqm

Incl A/C Ledge 1 sqm  
& Balcony 7 sqm



0 0.5 1 1.5 3 5m



LEGEND:

F - FRIDGE DB - DISTRIBUTION BOARD WC - WATER CLOSET W/D - WASHER CUM DRYER W - WASHER D - DRYER C - CABINET AC - AIRCON LEDGE

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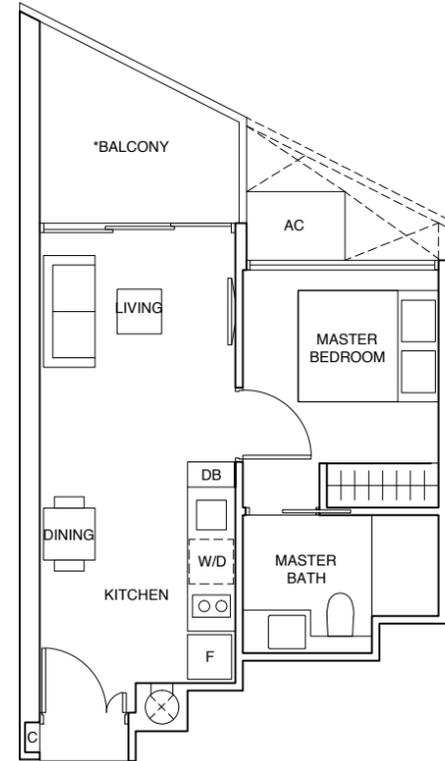
# 1-BEDROOM

## TYPE (1)d

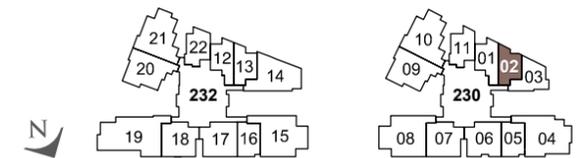
#06-02 to #23-02,  
#25-02 to #43-02

42 sqm

Incl A/C Ledge 1 sqm  
& Balcony 7 sqm



0 0.5 1 1.5 3 5m



LEGEND:

F - FRIDGE DB - DISTRIBUTION BOARD WC - WATER CLOSET W/D - WASHER CUM DRYER W - WASHER D - DRYER C - CABINET AC - AIRCON LEDGE

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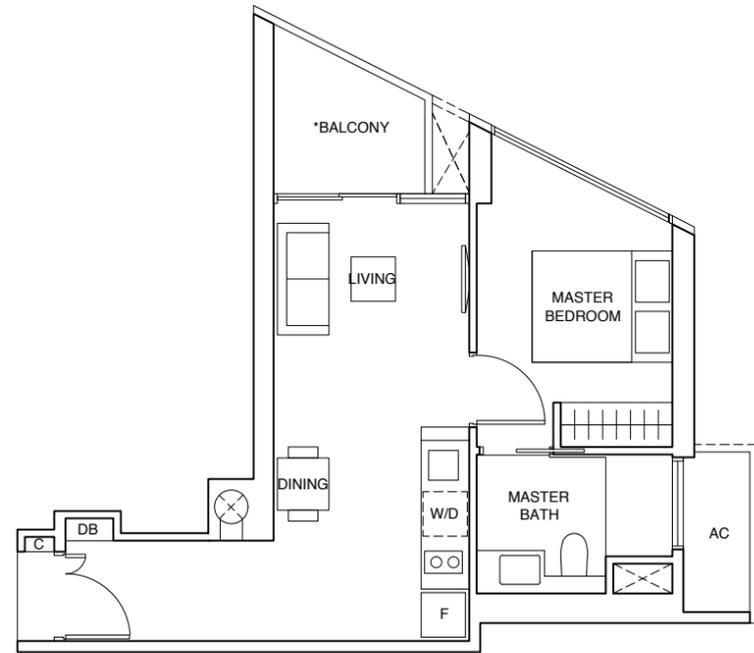
# 1-BEDROOM

## TYPE (1)e

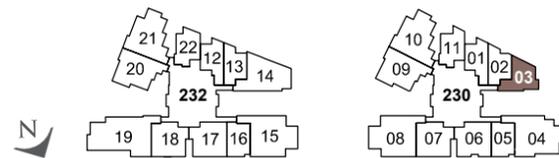
#06-03 to #23-03,  
#25-03 to #43-03

45 sqm

Incl A/C Ledge 2 sqm  
& Balcony 5 sqm



0 0.5 1 1.5 3 5m



LEGEND:

F - FRIDGE DB - DISTRIBUTION BOARD WC - WATER CLOSET W/D - WASHER CUM DRYER W - WASHER D - DRYER C - CABINET AC - AIRCON LEDGE

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# 1-BEDROOM

## TYPE (1)f

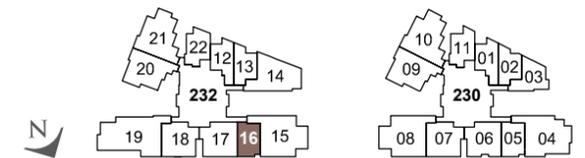
#04-16 to #13-16,  
#15-16 to #33-16,  
#35-16 to #43-16

41 sqm

Incl A/C Ledge 2 sqm  
& Balcony 6 sqm



0 0.5 1 1.5 3 5m



LEGEND:

F - FRIDGE DB - DISTRIBUTION BOARD WC - WATER CLOSET W/D - WASHER CUM DRYER W - WASHER D - DRYER C - CABINET AC - AIRCON LEDGE

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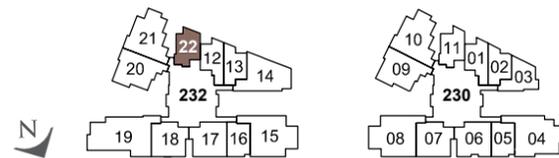
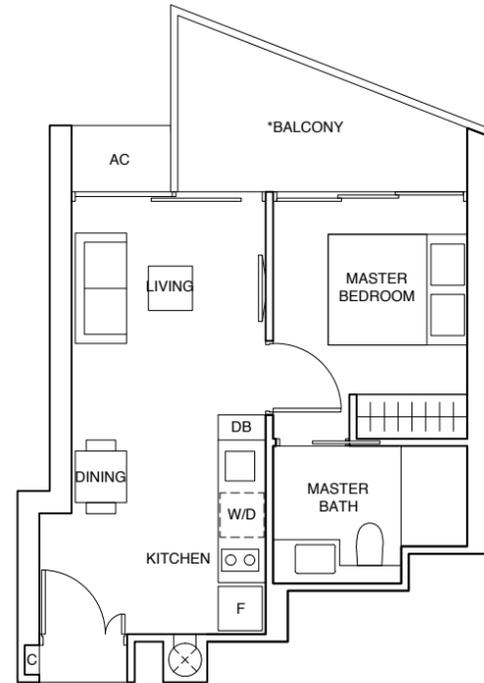
# 1-BEDROOM

## TYPE (1)g

#04-22 to #13-22,  
#15-22 to #33-22,  
#35-22 to #43-22

43 sqm

Incl A/C Ledge 1 sqm  
& Balcony 8 sqm



### LEGEND:

F - FRIDGE DB - DISTRIBUTION BOARD WC - WATER CLOSET W/D - WASHER CUM DRYER W - WASHER D - DRYER C - CABINET AC - AIRCON LEDGE

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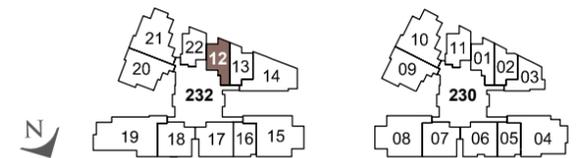
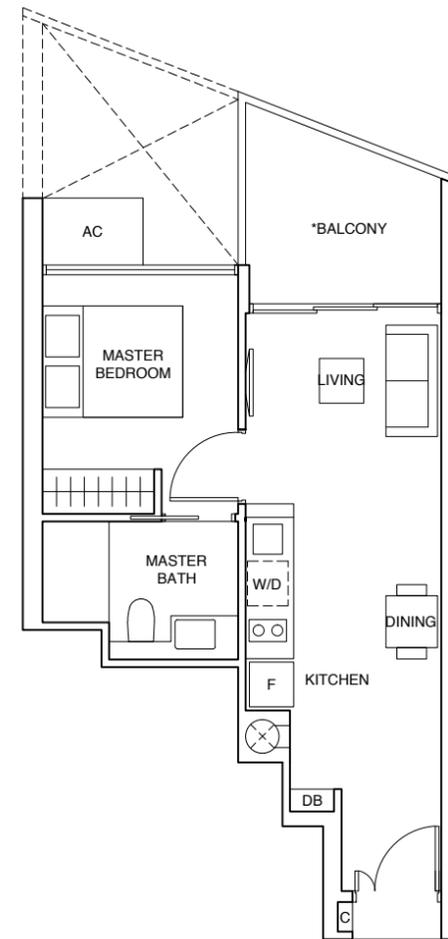
# 1-BEDROOM

## TYPE (1)h

#04-12 to #13-12,  
#15-12 to #33-12,  
#35-12 to #43-12

44 sqm

Incl A/C Ledge 1 sqm  
& Balcony 7 sqm



### LEGEND:

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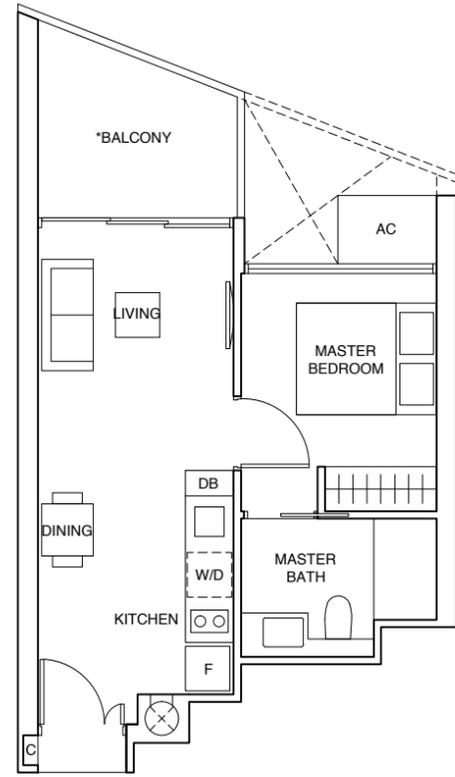
# 1-BEDROOM

## TYPE (1)i

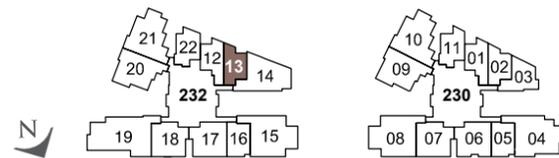
#04-13 to #13-13,  
#15-13 to #33-13,  
#35-13 to #43-13

43 sqm

Incl A/C Ledge 1 sqm  
& Balcony 7 sqm



0 0.5 1 1.5 3 5m



### LEGEND:

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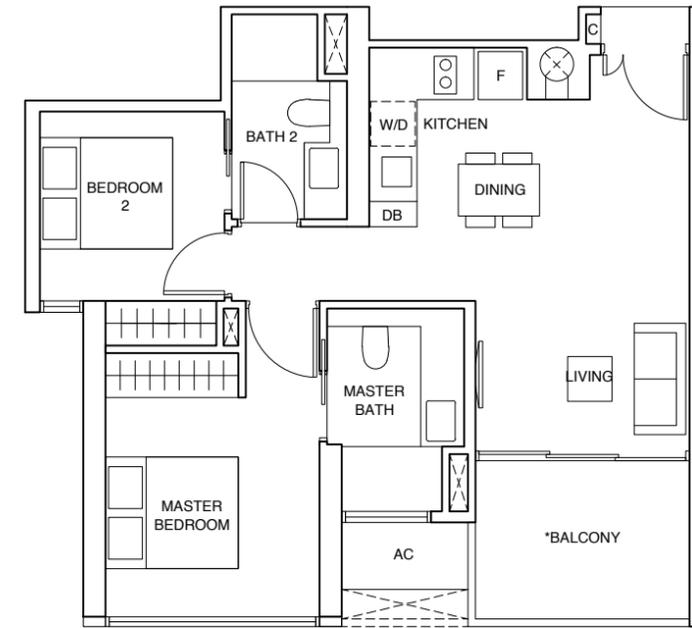
# 2-BEDROOM

## TYPE (2)a

#02-06 to #04-06,  
#06-06 to #23-06,  
#25-06 to #43-06

64 sqm

Incl A/C Ledge 2 sqm  
& Balcony 7 sqm

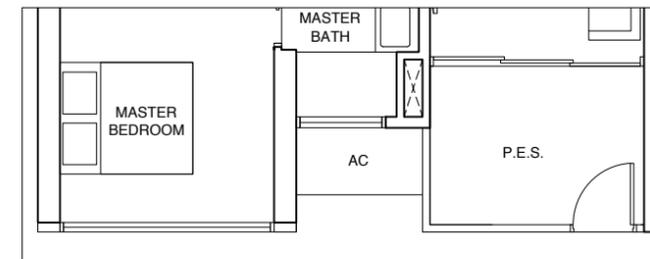


## TYPE (2)a1

#01-06

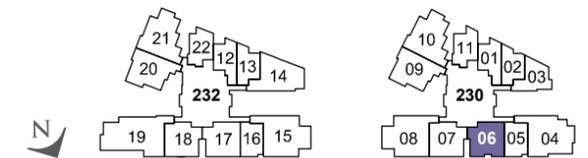
64 sqm

Incl A/C Ledge 2 sqm  
& PES 7 sqm



Applicable to Type (2)a1 only

0 0.5 1 1.5 3 5m



### LEGEND:

F - FRIDGE DB - DISTRIBUTION BOARD WC - WATER CLOSET W/D - WASHER CUM DRYER W - WASHER D - DRYER C - CABINET AC - AIRCON LEDGE

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## 2-BEDROOM

### TYPE (2)b

#02-07 to #04-07,  
#06-07 to #23-07,  
#25-07 to #43-07

64 sqm

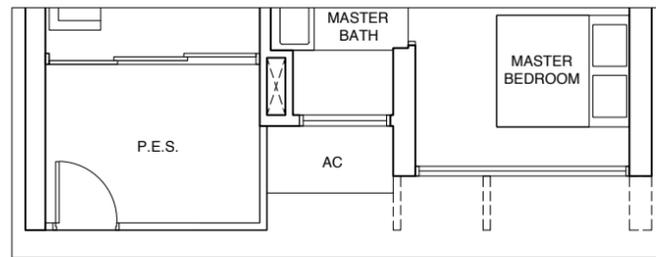
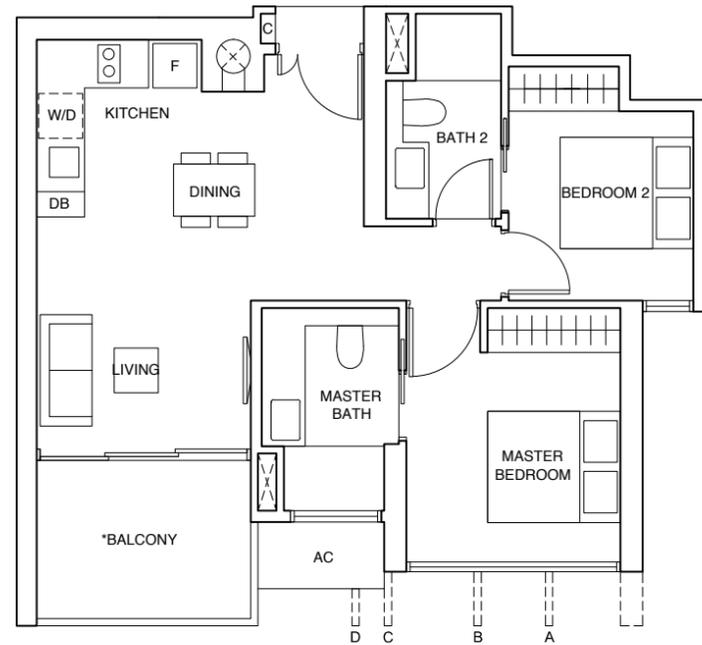
Incl A/C Ledge 2 sqm  
& Balcony 7 sqm

### TYPE (2)b1

#01-07

64 sqm

Incl A/C Ledge 2 sqm  
& PES 7 sqm

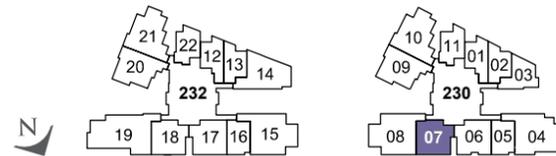


Applicable to Type (2)b1 only

Fin at Levels:

- (A) 02, 06, 09, 12, 15, 18, 21, 25, 28, 31, 34, 37, 40, 43
- (B) 03, 04, 07, 08, 10, 11, 13, 14, 16, 17, 19, 20, 22, 23, 26, 27, 29, 30, 32, 33, 35, 36, 38, 39, 41, 42
- (C) 04, 08, 11, 14, 17, 20, 23, 27, 30, 33, 36, 39, 42
- (D) 02, 03, 06, 07, 09, 10, 12, 13, 15, 16, 18, 19, 21, 22, 25, 26, 28, 29, 31, 32, 34, 35, 37, 38, 40, 41, 43

0 0.5 1 1.5 3 5m



LEGEND:

F - FRIDGE DB - DISTRIBUTION BOARD WC - WATER CLOSET W/D - WASHER CUM DRYER W - WASHER D - DRYER C - CABINET AC - AIRCON LEDGE

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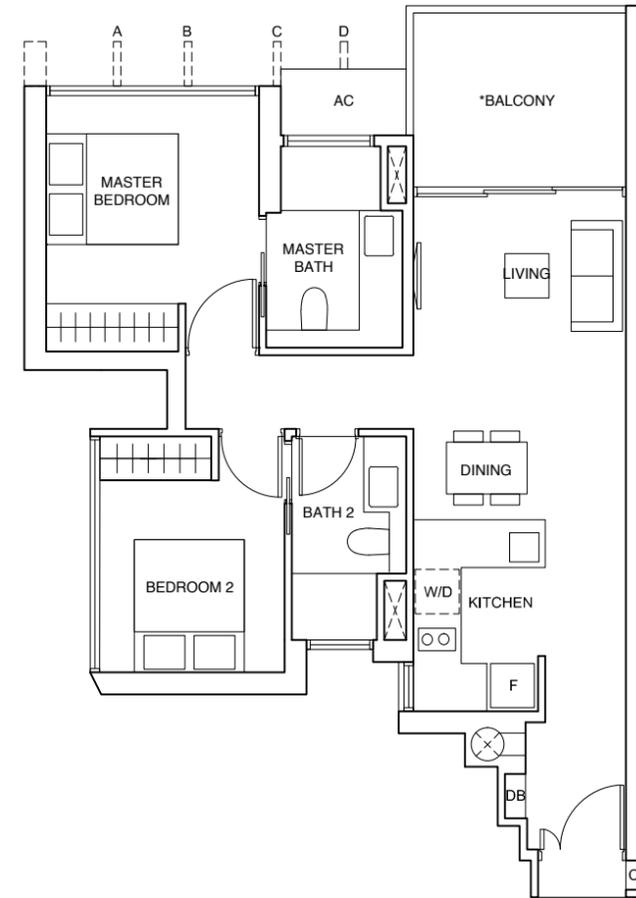
## 2-BEDROOM

### TYPE (2)c

#06-09 to #23-09,  
#25-09 to #43-09

70 sqm

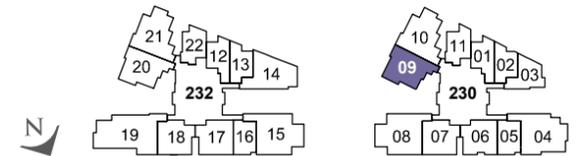
Incl A/C Ledge 2 sqm  
& Balcony 8 sqm



Fin at Levels:

- (A) 06, 09, 12, 15, 18, 21, 25, 28, 31, 34, 37, 40, 43
- (B) 07, 08, 10, 11, 13, 14, 16, 17, 19, 20, 22, 23, 26, 27, 29, 30, 32, 33, 35, 36, 38, 39, 41, 42
- (C) 08, 11, 14, 17, 20, 23, 27, 30, 33, 36, 39, 42
- (D) 06, 07, 09, 10, 12, 13, 15, 16, 18, 19, 21, 22, 25, 26, 28, 29, 31, 32, 34, 35, 37, 38, 40, 41, 43

0 0.5 1 1.5 3 5m



LEGEND:

F - FRIDGE DB - DISTRIBUTION BOARD WC - WATER CLOSET W/D - WASHER CUM DRYER W - WASHER D - DRYER C - CABINET AC - AIRCON LEDGE

\* THE BALCONY IN THE UNIT SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE LAST PAGE OF THIS BROCHURE.

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## 2-BEDROOM

### TYPE (2)d

#04-17 to #13-17,  
#15-17 to #33-17,  
#35-17 to #43-17

64 sqm

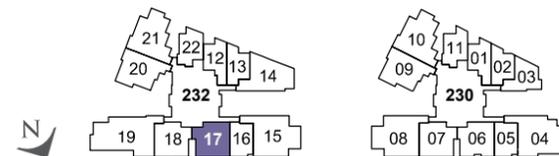
Incl A/C Ledge 2 sqm  
& Balcony 7 sqm



Fin at Levels:

- (A) 04, 07, 10, 13, 15, 18, 21, 24, 27, 30, 33, 35, 38, 41
- (B) 05, 06, 08, 09, 11, 12, 16, 17, 19, 20, 22, 23, 25, 26, 28, 29, 31, 32, 36, 37, 39, 40, 42, 43
- (C) 06, 09, 12, 17, 20, 23, 26, 29, 32, 37, 40, 43
- (D) 04, 05, 07, 08, 10, 11, 13, 15, 16, 18, 19, 21, 22, 24, 25, 27, 28, 30, 31, 33, 35, 36, 38, 39, 41, 42

0 0.5 1 1.5 3 5m



LEGEND:

F - FRIDGE DB - DISTRIBUTION BOARD WC - WATER CLOSET W/D - WASHER CUM DRYER W - WASHER D - DRYER C - CABINET AC - AIRCON LEDGE

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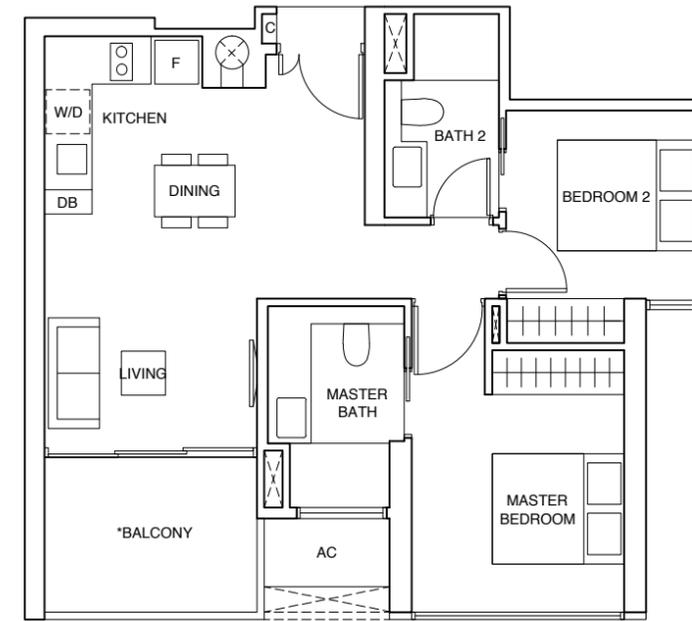
## 2-BEDROOM

### TYPE (2)e

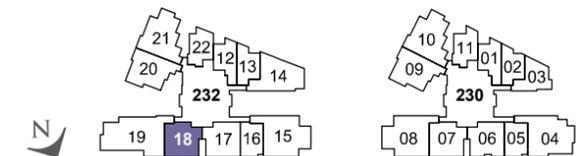
#04-18 to #13-18,  
#15-18 to #33-18,  
#35-18 to #43-18

65 sqm

Incl A/C Ledge 2 sqm  
& Balcony 7 sqm



0 0.5 1 1.5 3 5m



LEGEND:

F - FRIDGE DB - DISTRIBUTION BOARD WC - WATER CLOSET W/D - WASHER CUM DRYER W - WASHER D - DRYER C - CABINET AC - AIRCON LEDGE

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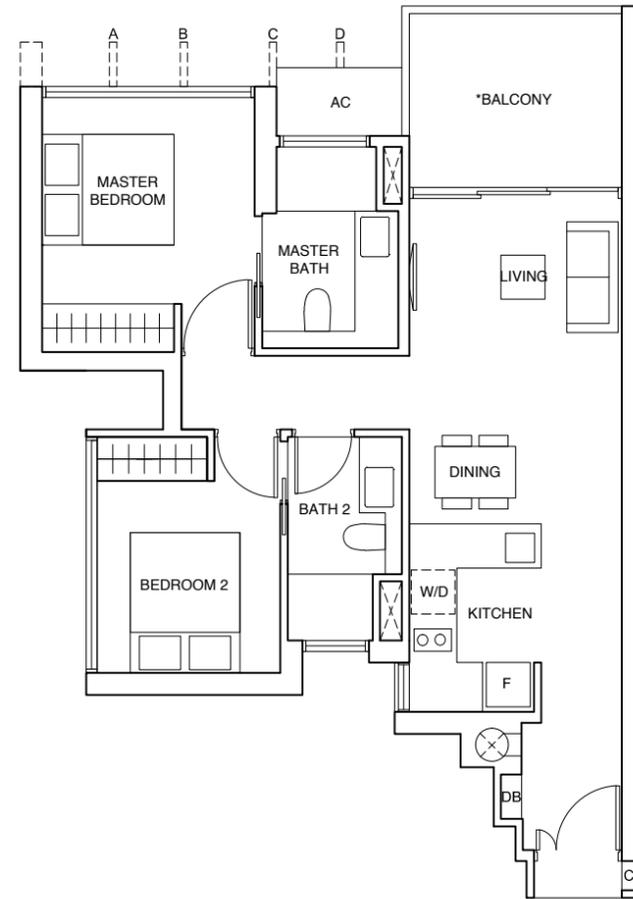
## 2-BEDROOM

### TYPE (2)f

#04-20 to #13-20,  
#15-20 to #33-20,  
#35-20 to #43-20

70 sqm

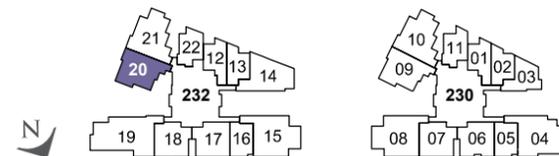
Incl A/C Ledge 2 sqm  
& Balcony 8 sqm



Fin at Levels:

- (A) 04, 07, 10, 13, 15, 18, 21, 24, 27, 30, 33, 35, 38, 41
- (B) 05, 06, 08, 09, 11, 12, 16, 17, 19, 20, 22, 23, 25, 26, 28, 29, 31, 32, 36, 37, 39, 40, 42, 43
- (C) 06, 09, 12, 17, 20, 23, 26, 29, 32, 37, 40, 43
- (D) 04, 05, 07, 08, 10, 11, 13, 15, 16, 18, 19, 21, 22, 24, 25, 27, 28, 30, 31, 33, 35, 36, 38, 39, 41, 42

0 0.5 1 1.5 3 5m



LEGEND:

F - FRIDGE DB - DISTRIBUTION BOARD WC - WATER CLOSET W/D - WASHER CUM DRYER W - WASHER D - DRYER C - CABINET AC - AIRCON LEDGE

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## 2-BEDROOM

### TYPE (2)g

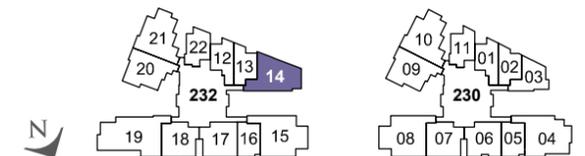
#04-14 to #13-14,  
#15-14 to #33-14,  
#35-14 to #43-14

74 sqm

Incl A/C Ledge 2 sqm  
& Balcony 9 sqm



0 0.5 1 1.5 3 5m



LEGEND:

F - FRIDGE DB - DISTRIBUTION BOARD WC - WATER CLOSET W/D - WASHER CUM DRYER W - WASHER D - DRYER C - CABINET AC - AIRCON LEDGE

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# 3-BEDROOM

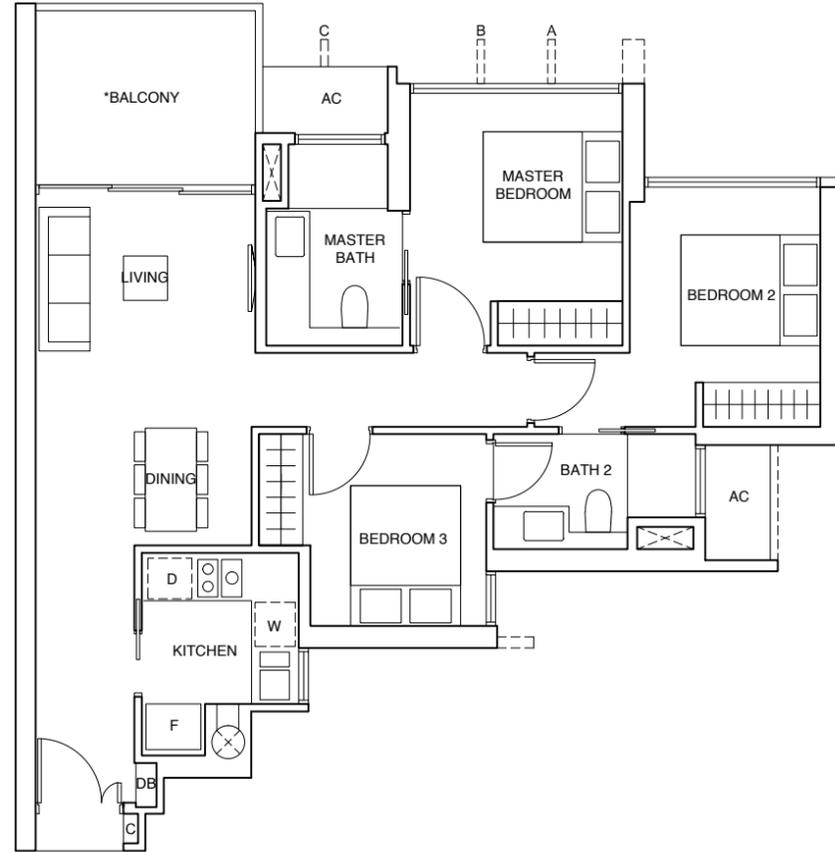
## TYPE (3)a

#06-10 to #23-10,  
#25-10 to #43-10

#04-21 to #13-21,  
#15-21 to #33-21,  
#35-21 to #43-21

84 sqm

Incl A/C Ledge 3 sqm  
& Balcony 8 sqm



Fin at Levels:

For Stack 10

(A) 06, 09, 12, 15, 18, 21, 25, 28, 31, 34, 37, 40, 43

(B) 07, 08, 10, 11, 13, 14, 16, 17, 19, 20, 22, 23, 26,  
27, 29, 30, 32, 33, 35, 36, 38, 39, 41, 42

(C) 06, 08, 09, 11, 12, 14, 15, 17, 18, 20, 21, 23, 25,  
27, 28, 30, 31, 33, 34, 36, 37, 39, 40, 42, 43

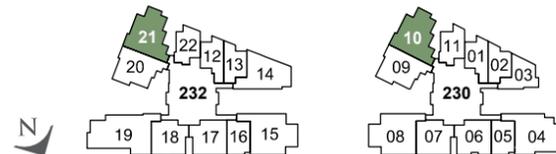
For Stack 21

(A) 04, 07, 10, 13, 15, 18, 21, 24, 27, 30, 33, 35, 38, 41

(B) 05, 06, 08, 09, 11, 12, 16, 17, 19, 20, 22, 23, 25,  
26, 28, 29, 31, 32, 36, 37, 39, 40, 42, 43

(C) 04, 06, 07, 09, 10, 12, 13, 15, 17, 18, 20, 21, 23,  
24, 26, 27, 29, 30, 32, 33, 35, 37, 38, 40, 41, 43

0 0.5 1 1.5 3 5m



LEGEND:

F - FRIDGE DB - DISTRIBUTION BOARD WC - WATER CLOSET W/D - WASHER CUM DRYER W - WASHER D - DRYER C - CABINET AC - AIRCON LEDGE

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# 3-BEDROOM (WITH YARD)

## TYPE (3y)a

#02-04 to #04-04,  
#06-04 to #23-04,  
#25-04 to #43-04

100 sqm

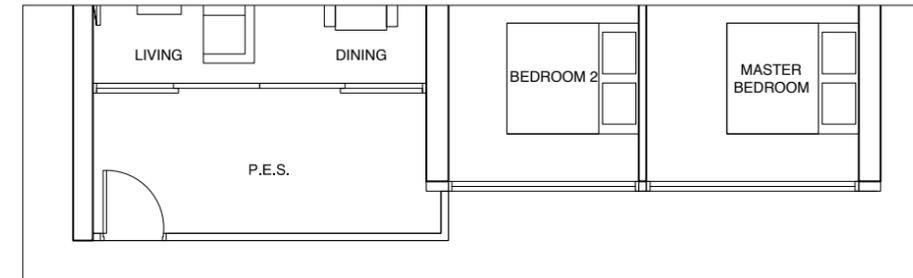
Incl A/C Ledge 4 sqm  
& Balcony 10 sqm

## TYPE (3y)a1

#01-04

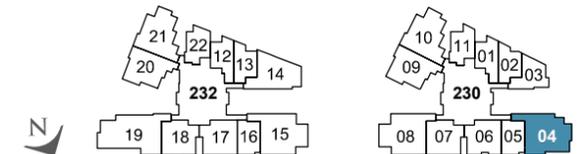
100 sqm

Incl A/C Ledge 4 sqm  
& PES 10 sqm



Applicable to Type (3y)a1 only

0 0.5 1 1.5 3 5m



LEGEND:

F - FRIDGE DB - DISTRIBUTION BOARD WC - WATER CLOSET W/D - WASHER CUM DRYER W - WASHER D - DRYER C - CABINET AC - AIRCON LEDGE

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## 3-BEDROOM (WITH YARD)

### TYPE (3y)b

#02-08 to #04-08,  
#06-08 to #23-08,  
#25-08 to #43-08

96 sqm

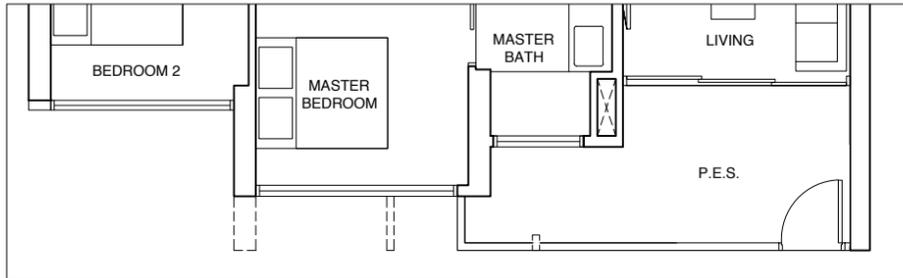
Incl A/C Ledge 4 sqm  
& Balcony 11 sqm

### TYPE (3y)b1

#01-08

96 sqm

Incl A/C Ledge 4 sqm  
& PES 11 sqm

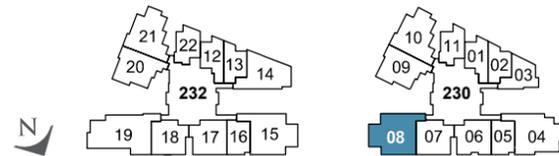


Applicable to Type (3y)b1 only

Fin at Levels:

- (A) 02, 06, 09, 12, 15, 18, 21, 25, 28, 31, 34, 37, 40, 43
- (B) 03, 04, 07, 08, 10, 11, 13, 14, 16, 17, 19, 20, 22, 23, 26, 27, 29, 30, 32, 33, 35, 36, 38, 39, 41, 42
- (C) 02, 04, 06, 08, 09, 11, 12, 14, 15, 17, 18, 20, 21, 23, 25, 27, 28, 30, 31, 33, 34, 36, 37, 39, 40, 42, 43

0 0.5 1 1.5 3 5m



LEGEND:

F - FRIDGE DB - DISTRIBUTION BOARD WC - WATER CLOSET W/D - WASHER CUM DRYER W - WASHER D - DRYER C - CABINET AC - AIRCON LEDGE

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## 3-BEDROOM (WITH YARD)

### TYPE (3y)c

#04-15 to #13-15,  
#15-15 to #33-15,  
#35-15 to #43-15

98 sqm

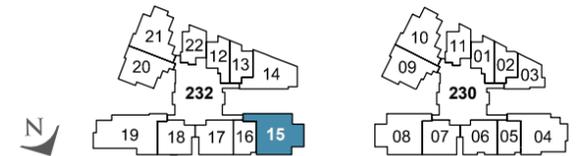
Incl A/C Ledge 4 sqm  
& Balcony 11 sqm



Fin at Levels:

- (A) 04, 07, 10, 13, 15, 18, 21, 24, 27, 30, 33, 35, 38, 41
- (B) 05, 06, 08, 09, 11, 12, 16, 17, 19, 20, 22, 23, 25, 26, 28, 29, 31, 32, 36, 37, 39, 40, 42, 43
- (C) 04, 06, 07, 09, 10, 12, 13, 15, 17, 18, 20, 21, 23, 24, 26, 27, 29, 30, 32, 33, 35, 37, 38, 40, 41, 43

0 0.5 1 1.5 3 5m



LEGEND:

F - FRIDGE DB - DISTRIBUTION BOARD WC - WATER CLOSET W/D - WASHER CUM DRYER W - WASHER D - DRYER C - CABINET AC - AIRCON LEDGE

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# 4-BEDROOM

## TYPE (4)a

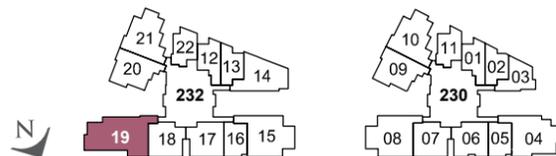
#04-19 to #13-19,  
#15-19 to #33-19,  
#35-19 to #43-19

121 sqm

Incl A/C Ledge 5 sqm  
& Balcony 13 sqm



0 0.5 1 1.5 3 5m



### LEGEND:

F - FRIDGE DB - DISTRIBUTION BOARD WC - WATER CLOSET W/D - WASHER CUM DRYER W - WASHER D - DRYER C - CABINET AC - AIRCON LEDGE

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# SPECIFICATIONS

## 1) FOUNDATION

Reinforced concrete raft slab and/or cast in-situ bored piles and/or driven pre-cast reinforced concrete piles in accordance with Singapore Standard CP 4 : 2003 and Singapore Standard CP 65 and/or BC2 : 2008.

## 2) SUPERSTRUCTURE

Cast in-situ and/or precast reinforced concrete structure using between Grade 35 to Grade 80 concrete manufactured from cement in accordance with Singapore Standard SS 26, steel reinforcement bars and/or strands in accordance with Singapore Standard SS 2 and/or Singapore Standard SS 475 and/or Singapore Standard CP65 and/or BC2 : 2008.

## 3) WALLS

- External wall  
In-situ and/or pre-cast reinforced concrete wall and/or masonry wall.
- Internal wall  
Masonry and/or reinforced concrete and/or lightweight concrete panels and/or pre-cast wall panels and/or dry wall partition system.

## 4) ROOF

Reinforced concrete flat roof with heat insulation and waterproofing system.

## 5) CEILING

- Apartment Unit**  
Skim coat and/or ceiling boards with emulsion paint to living, dining, bedrooms, kitchen, yard, balcony, PES, baths, wc, utility and passageway, where applicable.
- Common Areas**
  - Skim coat and/or ceiling boards with emulsion paint to lift lobbies, corridors, function rooms, library, gym, handicapped toilets, changing rooms and toilets.
  - Skim coat and/or ceiling boards with emulsion paint to staircase, carpark and driveway.

## 6) FINISHES

### (A) WALL FINISHES

- Apartment Unit – Internal** (finishes provided up to false ceiling level and exposed areas only). For all unit types:
  - Plaster and/or skim coat with emulsion paint to living, dining, bedrooms, passageway, utility and yard, where applicable.
  - Natural stone tiles to master bath.
  - Homogenous and/or ceramic and/or porcelain tiles to bath 2 and bath 3, where applicable.
  - Homogenous and/or ceramic and/or porcelain tiles to kitchen and wc, where applicable.
- Apartment Unit – External**
  - Plaster and/or skim coat with emulsion paint to balcony and PES, where applicable.
  - Laminated glass parapet with stainless steel and/or aluminium railing to balcony, where applicable.
  - Glass parapet with stainless steel and/or

aluminium railing to PES, where applicable.

### c) Common Areas – Internal

- Agglomerated marble and/or natural stone and/or homogenous and/or ceramic and/or porcelain tiles and/or plaster and/or skim coat with emulsion and/or laminated paneling to lift lobbies.
- Plaster and/or skim coat with emulsion paint to passageways, function rooms, gym and library.
- Homogenous and/or ceramic and/or porcelain and/or mosaic tiles to changing rooms, toilets and handicapped toilet.
- Plaster and/or skim coat with emulsion paint to carpark, corridor and staircase.

### d) Common Areas – External

- Natural stone and/or homogenous and/or ceramic and/or porcelain tiles and/or pebble wash finish and/or plaster and/or skim coat with emulsion paint to wall.
- Natural stone and/or homogenous and/or ceramic and/or porcelain tiles and/or pebble wash finish to water feature.

## (B) FLOOR FINISHES

### a) Apartment Unit

- Natural stone tiles with matching skirting to living, dining and passageway, where applicable.
- Natural stone tiles to kitchen (for unit types (1) & (2) only).
- Homogenous and/or ceramic and/or porcelain tiles to kitchen (for unit types (3), (3y) & (4) only).
- Solid timber flooring with matching skirting to bedrooms.
- Natural stone tiles to master bath.
- Homogenous and/or ceramic and/or porcelain tiles to bath 2, bath 3 and wc, where applicable.
- Homogenous and/or ceramic and/or porcelain tiles with matching skirting to balcony, PES, utility and yard, where applicable.

### b) Common Areas – Internal

- Natural stone and/or agglomerated marble and/or homogenous and/or ceramic and/or porcelain tiles with matching skirting to lift lobbies at basements and 1st storey.
- Homogenous and/or ceramic and/or porcelain tiles with matching skirting to other common lift lobbies.
- Carpet and/or natural stone and/or agglomerated marble and/or homogenous and/or ceramic and/or porcelain tiles to function rooms and library.
- Reconstituted timber flooring and/or vinyl flooring and/or carpet to gym.
- Homogenous and/or ceramic and/or porcelain tiles to changing rooms, toilets and handicapped toilets.

### c) Common Areas – External

- Reconstituted timber strip and/or natural stone and/or homogenous and/or ceramic and/or reconstituted stone tiles and/or pebble wash finishes to pool decks, sun deck, walkway, linkway and footpath.

- Ceramic tiles and/or mosaic tiles to lifestyle pool, lap pool, hydrotherapy pool, wading pool, aqua gym and jacuzzis.
- Natural stone and/or homogenous and/or ceramic and/or porcelain tiles and/or pebble wash finish to water feature.
- Natural stone and/or homogenous and/or ceramic tiles and/or pebble wash and/or reconstituted timber to communal outdoor pavilions.
- Reconstituted rubber flooring to children's playground.
- Reconstituted timber strip and/or natural stone and/or homogenous and/or ceramic tiles and/or reconstituted rubber flooring to outdoor fitness area.

## 7) WINDOWS

Aluminium framed windows with minimum 6mm thick clear and/or tinted glass, where applicable.

- Top-hung window and/or fixed panel to all bedrooms (except unit type (1)g only).
- Top-hung window and/or fixed panel to baths, except:
  - No window provision to:
    - master bath (for all unit types (1)a, (1)a1, (1)b, (1)c, (1)d, (1)f, (1)g, (1)h & (1)i only).
    - bath 2 (for unit types (2)a, (2)a1, (2)b, (2)b1, (2)d & (2)e only).
  - Casement window and/or fixed panel to master bath (for unit types (1)e, (2)g, (3y)a & (3y)a1 only).
- Casement window and/or fixed panel to utility (for unit type (3y)a & (3y)a1 only).
- Top-hung window and/or fixed panel to all kitchens, except no window provision to kitchen for all unit types (1) & (2)a, (2)a1, (2)b, (2)b1, (2)d & (2)e only.

## 8) DOORS

- Fire-rated solid timber swing doors to unit main entrance.
- Hollow core timber swing door to bedrooms.
- Hollow core timber sliding door to all baths, except:
  - Hollow core swing and sliding door to bath 2 (for all unit types (2), (3) & (3y) only)
  - Hollow core swing and sliding door to bath 3 (for unit type (4)a only).
- Timber framed glass sliding door to kitchen (for all unit types (3), (3y) & (4) only).
- Slide-and-fold door with top hung panel to wc and utility (for all unit types (3y) & (4) only).
- Aluminium framed glass sliding door to balcony and PES, where applicable.
- Aluminium framed glass sliding door to yard (for unit types (3y)a & (4)a only).
- Aluminium framed glass swing door to yard (for unit types (3y)b & (3y)c only).
- Stainless steel and/or aluminium framed glass swing door to PES, where applicable.
- Good quality locksets and ironmongery to be provided.

# SPECIFICATIONS

## 9) SANITARY FITTINGS

- a) Master Bath**  
1 natural stone vanity top with 1 wash basin with basin mixer, 1 mirror, 1 towel rail, 1 shower compartment with 1 shower mixer, 1 hand shower and 1 overhead rain shower, 1 water closet and 1 toilet paper holder.
- b) Bath 2 & 3 (where applicable)**  
1 solid surface vanity top with 1 wash basin with basin mixer, 1 mirror, 1 towel rail, 1 shower compartment with 1 shower mixer and hand shower, 1 water closet and 1 toilet paper holder.
- c) WC (where applicable)**  
1 wash basin with tap, 1 shower mixer with hand shower, 1 towel hook, 1 water closet and 1 toilet paper holder.
- d) Balcony, Yard, PES (where applicable)**  
1 bib tap

## 10) ELECTRICAL INSTALLATION

- a) All units shall be cable TV ready.  
b) Electrical wiring below false ceiling within the apartments shall generally be concealed where possible.  
c) Electrical wiring above false ceiling shall be in exposed tray, conduits and/or trunking.

Electrical Provision	Ceiling Lighting Point	13A SSO Power Point	Bell Chime Point
Unit Type			
All unit types (1)	6	13	1
All unit types (2)	11	17	1
All unit types (3)	14	22	1
All unit types (3y)	16	22	1
All unit types (4)	21	26	1

## 11) TV AND TELEPHONE POINTS

Telephone & TV Schedule	Telephone Outlet	TV Outlet
Unit Type		
All unit types (1)	2	2
All unit types (2)	3	3
All unit types (3) & (3y)	4	4
All unit types (4)	5	5

## 12) LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard SS 555.

## 13) PAINTING

- a) External Wall :  
External emulsion and/or silicon and/or thermal paint and/or textured coating.  
b) Internal Wall :  
Emulsion paint to internal walls and ceiling.

## 14) WATERPROOFING

- a) Apartment Unit**  
i) Waterproofing to floor of bath, kitchen, balcony, wc, yard, PES, where applicable.  
ii) Waterproofing to walls of shower compartment up to 1800mm.
- b) Common Area**  
i) Waterproofing to RC flat roof, lifestyle pool, lap pool, hydrotherapy pool, wading pool, aqua gym, jacuzzis, changing rooms, toilets, handicapped toilets, water features and landscape areas.

## 15) DRIVEWAY AND CARPARK

- a) Reinforced concrete slab with floor hardener and/or epoxy coating at basement driveway, ramp and carpark.  
b) Reinforced concrete slab with natural stone and/or interlocking concrete paving to surface driveway and drop off areas.

## 16) RECREATION FACILITIES

- a) Clubhouse, incorporating:  
• Function rooms (3 nos)  
• Library  
• Social plaza  
• Changing rooms (male and female changing room, each with steam room)  
• Handicapped toilet
- b) Lifestyle pool (surfacing area approx. 680m<sup>2</sup>)  
c) Pool decks  
d) Cabana with jacuzzi (3 nos)  
e) Relaxation pavilion  
f) Children's party area, incorporating:  
• Wading pool  
• BBQ pavilion  
• Playground
- g) 50m lap pool with sun deck (surfacing area approx. 440m<sup>2</sup>)  
h) Private dining pavilion  
i) BBQ pavilions (2 nos)  
j) Outdoor fitness area  
k) Tennis court (1 no, hard court)  
l) Gym  
m) Hydrotherapy pool with aqua gym  
n) Spa pavilions with jacuzzi (3 nos)  
o) Water court  
p) 5th storey (Block 230) sky terrace, incorporating:  
• Swing lounge  
• Hammock lounge  
• Salad bar corner  
• Tea garden  
• Chinese chess deck  
• Snake and ladder game deck  
• Seating lounge with reflexology path  
• Yoga deck  
• Cocktail lounges (2 nos)
- q) 24th storey (Block 230) sky terrace, incorporating:  
• Daybed lounge  
• Exercise corner  
• Onsen spa suite with hot & cold spa  
• Meditation deck  
• Southern ridge lounge  
• Dining lounges (2 nos)
- r) 14th storey (Block 232) sky terrace, incorporating:  
• Swing garden  
• Hammock garden

- Picnic corner
- Tea corner
- Toddler's play area
- Chess deck
- Resting corner with reflexology path
- Yoga deck
- Bar lounges (2 nos)
- s) 34th storey (Block 232) sky terrace, incorporating:  
• Daybed garden  
• Exercise corner  
• Taichi corner  
• Spa suites with hot & cold jacuzzi  
• Garden lounge  
• City lounge  
• Gourmet lounges (2 nos)

## 17) ADDITIONAL ITEMS

a)	In Kitchen				
	(1)	(2)	(3)	(3y)	(4)
Unit Types:					
Built-in high and low level kitchen cabinets in laminated finish with solid surface counter top, back-painted glass backsplash, stainless steel sink and fridge	√	√	√	√	√
Built-in induction hob with hood	√	√			
Built-in gas hob with hood			√	√	√
Built-in convection oven		√	√	√	√
Built-in microwave oven	√				
Built-in clothes washer cum dryer	√	√			
Clothes washer and dryer			√	√	√
Provision of town gas			√	√	√

- b) Built-in wardrobes with sliding door in laminated finished provided for all bedrooms.  
c) Multi split wall mounted air-conditioning system to living, dining and bedrooms.  
d) Hot water supply to all baths, kitchen and wc, where applicable.  
e) Mechanical ventilation system to master bath (for unit types (1)a, (1)a1, (1)b, (1)c, (1)d, (1)f, (1)g, (1)h & (1)i only) and bath 2 (for unit types (2)a, (2)a1, (2)b, (2)b1, (2)d & (2)e only).  
f) Audio telephony system between each unit and common lift lobbies at basements and 1st storey.  
g) Automatic car barrier with Electronic Parking System (EPS) access system.  
h) Wireless broadband coverage to swimming pool deck, clubhouse and sky terraces.  
i) Waste disposal system – pneumatic waste conveyance system located in bin centre.  
j) All unit types are provided with individual refuse hopper located within the units.

## NOTES TO SPECIFICATIONS

### A Marble/Granite

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

### B Timber strips

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

### C Air-conditioning system

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

### D Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

### E Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to clause 14.3, 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 and market availability.

### F Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Appliances and Fittings, Electrical Points, Television Points, Telecommunication Points, Telephony System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical appliances and fittings electrical points, television points, telecommunication points, telephony system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

### G 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. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

### H 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.

### I 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. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

### J Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/long bath/vanity cabinet/mirror.

### K Tiles

Selected tile sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards SS483:2000.

### L 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.

### M Wireless Internet Connection at Communal Area

Wireless internet connection provision at designated communal areas such as clubhouse, gym and pool deck, subject to subscription of service by the Management Corporation with the relevant internet service provider.

## MAKING DREAM HOMES A REALITY.

Hong Leong Holdings Limited (HLHL) was established in 1968 as the privately-held property development and investment arm of the Hong Leong Group. As one of the pioneers of the real estate scene in Singapore, HLHL has since emerged as a major player in the property market. To date, it has developed over 50 residential properties, including a range of mid- to high-end residential projects in some of the country's most coveted neighbourhoods.

As a forward-looking developer that continues to pursue improvement and expansion while maintaining its high design, customer service and sustainability standards, HLHL takes pride in being responsible for some of the most distinctive and iconic residential developments in Singapore. Some of the company's well-received projects in the past few years include One Balmoral, Sage, The Meyerise, The Tate Residences and Aalto. In addition, HLHL has also been involved in a number of high-profile joint ventures, both at home and abroad. As a developer of choice with several exciting developments lined up, its efforts continue to define the concept of a dream home, and to turn these visions into concrete reality.



**One Balmoral** (under construction)  
• Balmoral Road • 91 units  
Expected Date of Vacant Possession: No later than 1 Sep 2017



**The Meyerise** (under construction)  
• Meyer Road • 239 units  
Expected Date of Vacant Possession: No later than 1 Oct 2016



**Aalto**  
• Meyer Road • 196 units  
• TOP: Aug 2010 • CSC: Dec 2010



**The Tate Residences**  
• Claymore Road • 85 units  
• TOP: Oct 2009 • CSC: Jul 2010



**Sage**  
• Nassim Road • 33 units  
• TOP: Jul 2012 • CSC: Nov 2012

An upscale development by



Co. Reg No.: 201304544G

A joint venture of



Co. Reg No.: 196800290Z

**CITY DEVELOPMENTS LIMITED**

Co. Reg No.: 196300316Z

**HONG REALTY (PTE) LIMITED**

Co. Reg No.: 196200244W

Developer: Wealthall Development Pte. Ltd. (Registration No. 201304544G) • Developer's License No.: C1127 • Tenure of Land: Leasehold (99 years lease commencing from 07 May 2013) • Lot No.: Lot 5056M MK03 At Commonwealth Avenue • Approved BP No.: A1365-13005-2013-BP01 dated 27 Nov 2013 / A1365-13005-2013-BP02 dated 17 Jan 2014 / A1365-13005-2013-BP03 dated 17 Mar 2014 • Date of Notice of Vacant Possession under the S&P Agreement: No later than 1 Dec 2019 • Expected date of legal completion: No later than 1 Dec 2022 or 3 years after the date of delivery of vacant possession, whichever is earlier • Encumbrances: Subsisting Mortgage shall be discharged in accordance with the Housing Developers (Project Accounts) Rules

While every reasonable care has been taken in preparing this brochure, the developer cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statement or representation of facts. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development. All information and specifications are current at the time of press and are subject to change as may be required and cannot form part of an offer or contract.

# APPROVED BALCONY SCREEN

