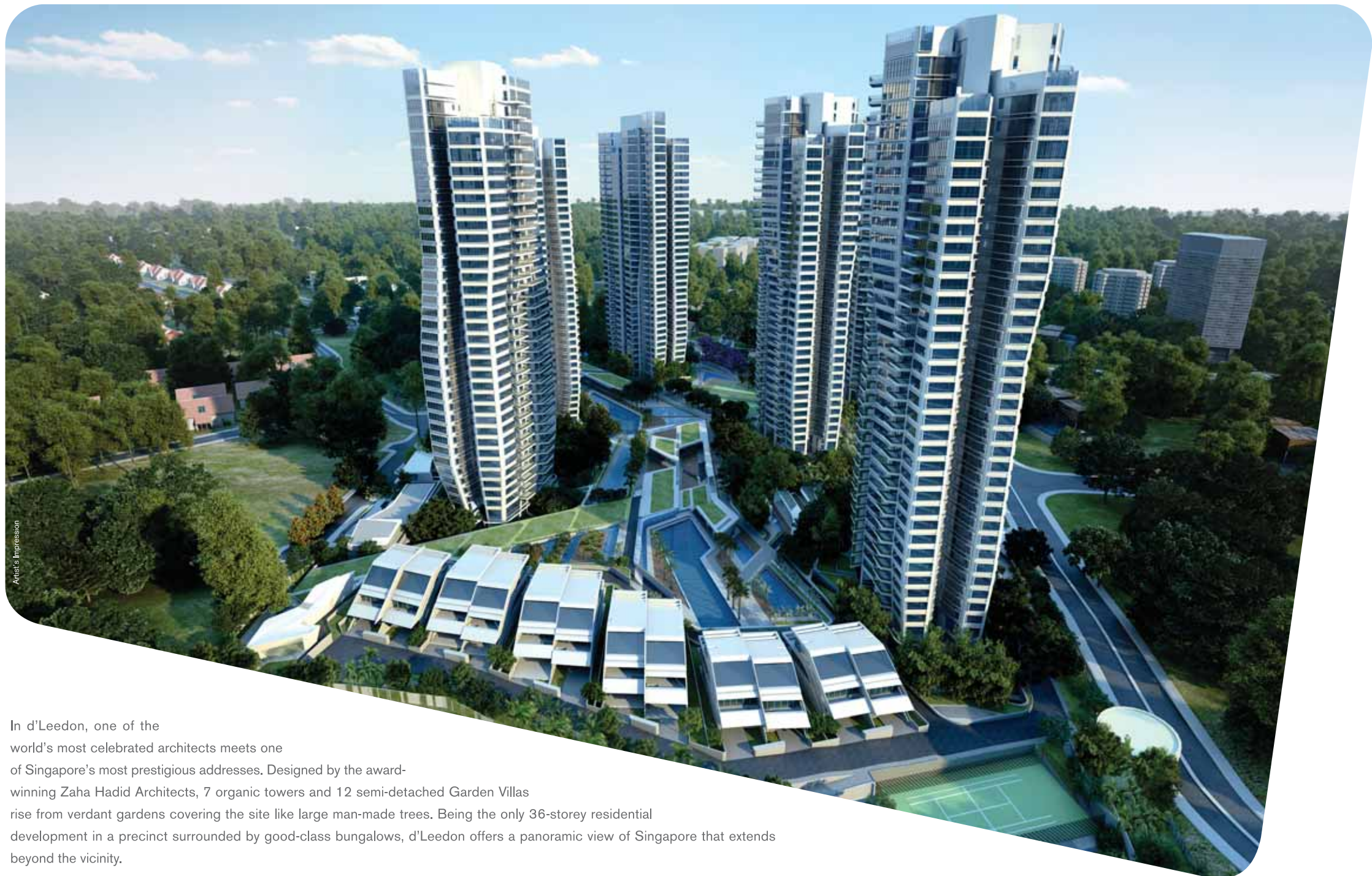


d'Leedon

BLOCK 15 FLOOR PLAN



In d'Leedon, one of the world's most celebrated architects meets one of Singapore's most prestigious addresses. Designed by the award-winning Zaha Hadid Architects, 7 organic towers and 12 semi-detached Garden Villas rise from verdant gardens covering the site like large man-made trees. Being the only 36-storey residential development in a precinct surrounded by good-class bungalows, d'Leedon offers a panoramic view of Singapore that extends beyond the vicinity.

Away from the urban clutter, d'Leedon is the landmark that represents luxury of space and offers breath-taking scenery of Botanic Gardens and Bukit Timah Nature Reserve. Strategically located in the heart of District 10, d'Leedon is also in close proximity to popular retail and lifestyle hubs such as Orchard Road, Dempsey Hill and Holland Village, as well as numerous renowned schools. At the doorstep of Farrer Road MRT station and conveniently connected to major expressways, the city is no more than minutes from home.



Expanding across a massive 8-hectare piece of land area, the landscape of d'Leedon is translated into five main bands with themes that parallel the existing alignments and the main axis of the development's premises. These spatial designs spread over 80% of the development are infused into the site, as well as connected to articulate a series of orientation lines. The unique landscape themes for these lines bring forth diverse experiences and changing ambiances throughout the whole site.

Each band is dedicated a unique character inspired by the wondrous and distinct components of mountain ecosystems: Rock, Forest, Water, Foothills and Meadow. This results in the bands having individualistic attributes and exuding different atmospheres, created by using a unique palette of plant species and paving surfaces. The spatial experience is further heightened through the arrangement, lighting and differing facilities. This first of its kind concept makes residing in d'Leedon memorable.

LEGEND

- A. Leedon Heights Entrance & King's Road Entrance
- B. Spa Pavilions
- C. Fitness Areas
- D. Tennis Courts
- E. Multi-purpose Court
- F. Play Areas
- G. BBQ
- H. Pedestrian Entrance
- I. Basketball Court
- J. Mini Race Track
- K. Restaurant/Retail
- L. Farrer Wing Clubhouse
- M. Children's Wet Play Area & Pool
- N. Lap Pool
- O. Gym Pool
- P. Gymnasium (Facing Gym Pool)
- Q. Event Courts
- R. Leedon Wing Clubhouse
- S. Jacuzzis
- T. Party Houses
- U. Bus Drop-off
- V. Covered Walkway to Side Gate (Leading to MRT Station)
- W. Jogging Track

- Theme Gardens:
- 1. Sculpture Garden
 - 2. Scent Garden
 - 3. Kinetic Garden
 - 4. Maze Garden
 - 5. Chess Garden
 - 6. Hanging Garden



BLOCK 15
DIAGRAMMATIC CHART

LEGEND

TYPE A

- 1 Bedroom+Study

TYPE B

- 2 Bedrooms / 2 Bedrooms+Study

TYPE C

- 3 Bedrooms / 3 Bedrooms+Study

TYPE D

- 4 Bedrooms

TYPE GH

- 4 Bedrooms Garden House

TYPE PH

- 4 Bedrooms Penthouse

	Unit 54	Unit 51	Unit 52	Unit 53
Roof				PH3 (#35-53)
36		PH3 (#34-51)		
35			PH4 (#34-52)	
34	PH4 (#33-51)			
33			PH3a (#33-52)	
32	D3	C5	D2	C5
31	D3	C5	D2	C5
30	D3	C5	D2	C5
29	D3	C5	D2	C5
28	D3	C5	D2	C5
27	D3	C5	D2	C5
26	D3	C5	D2	C6(S)
25	D3	C5	D2	C6(S)
24	D3	C6(S)	D2	C6(S)
23	D3	C6(S)	D3	C6(S)
22	D2	D2a	D3	D2a
21	D2	D2a	D3	D2a
20	D2	D2	D3	D2
19	D2	D3	D3	D2
18	D2	D3	D3	D2
17	D2	D3	D3	D2
16	D2	D3	D3	D2
15	D2	D3	D3	D2
14	D2	D3	D3	D2
13	D2	D3	D3	D2
12	D2	D3	D3	D2
11	D2	D3	D3	D2
10	D2	D3	D3	D2
9	D2	D3	D3	D2
8	D2	D3	D3	D2
7	D2	D3	D3	D2
6	D2a	D3	D3	D2a
5	C6(S)	D2a	D2a	C6(S)
4	C5	C6(S)	C6(S)	C6(S)
3	C4	C5	C5	C5
2	GH2a			GH2a
1				
B1				

BASEMENT PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

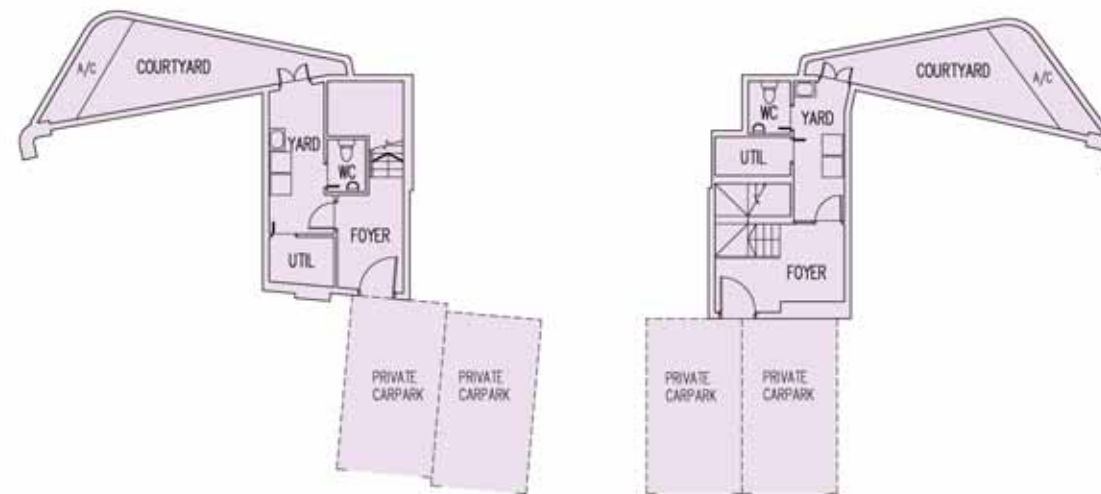
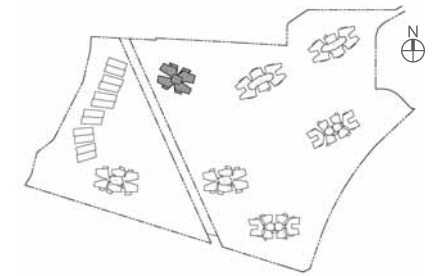
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

TYPE PH
- 4 Bedrooms Penthouse



**Type GH2a
#01-54**
503 sqm / 5414 sqft

**Type GH2a
#01-53**
451 sqm / 4855 sqft

1ST STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

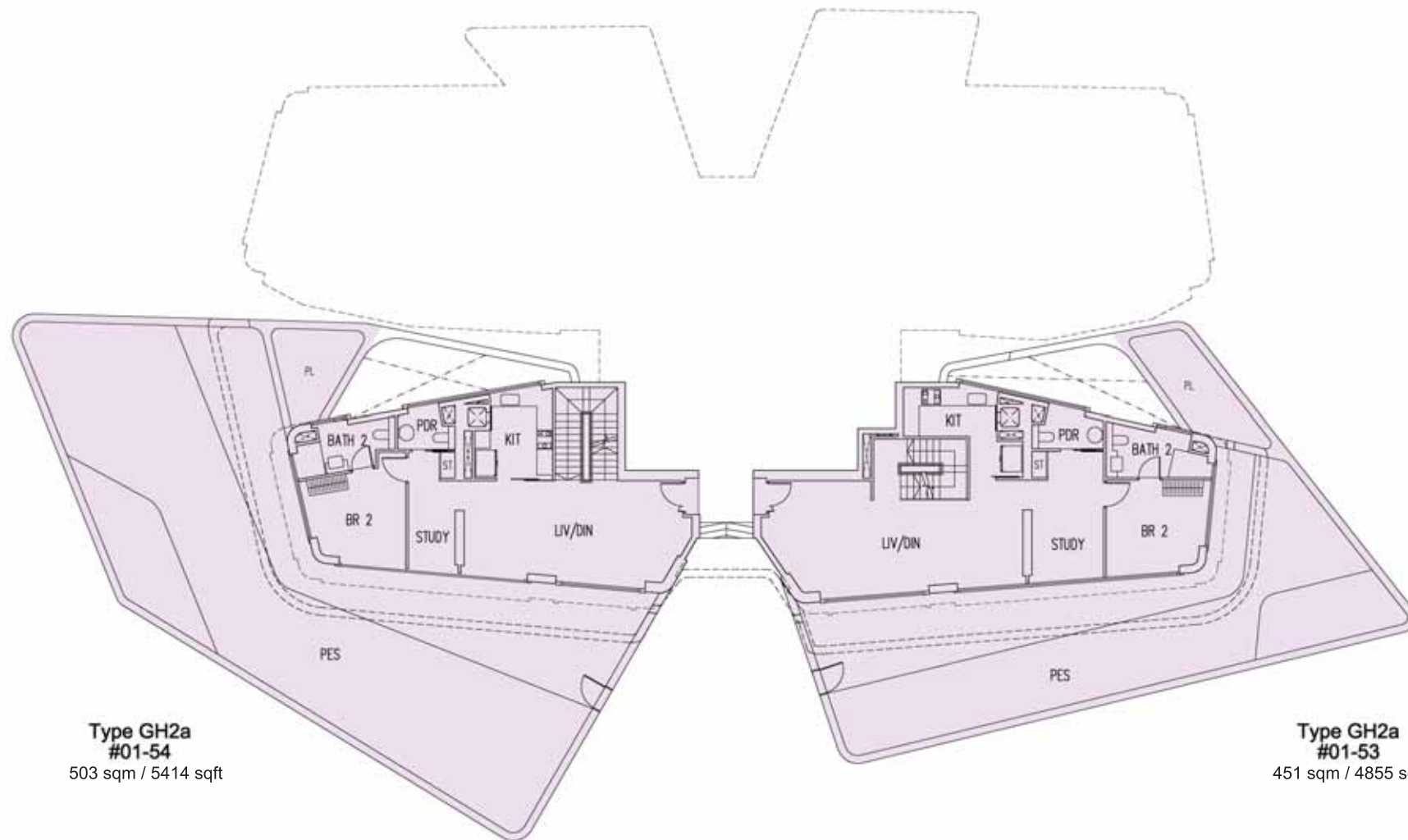
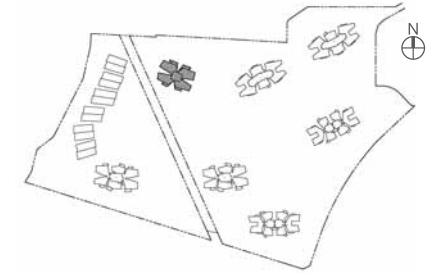
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

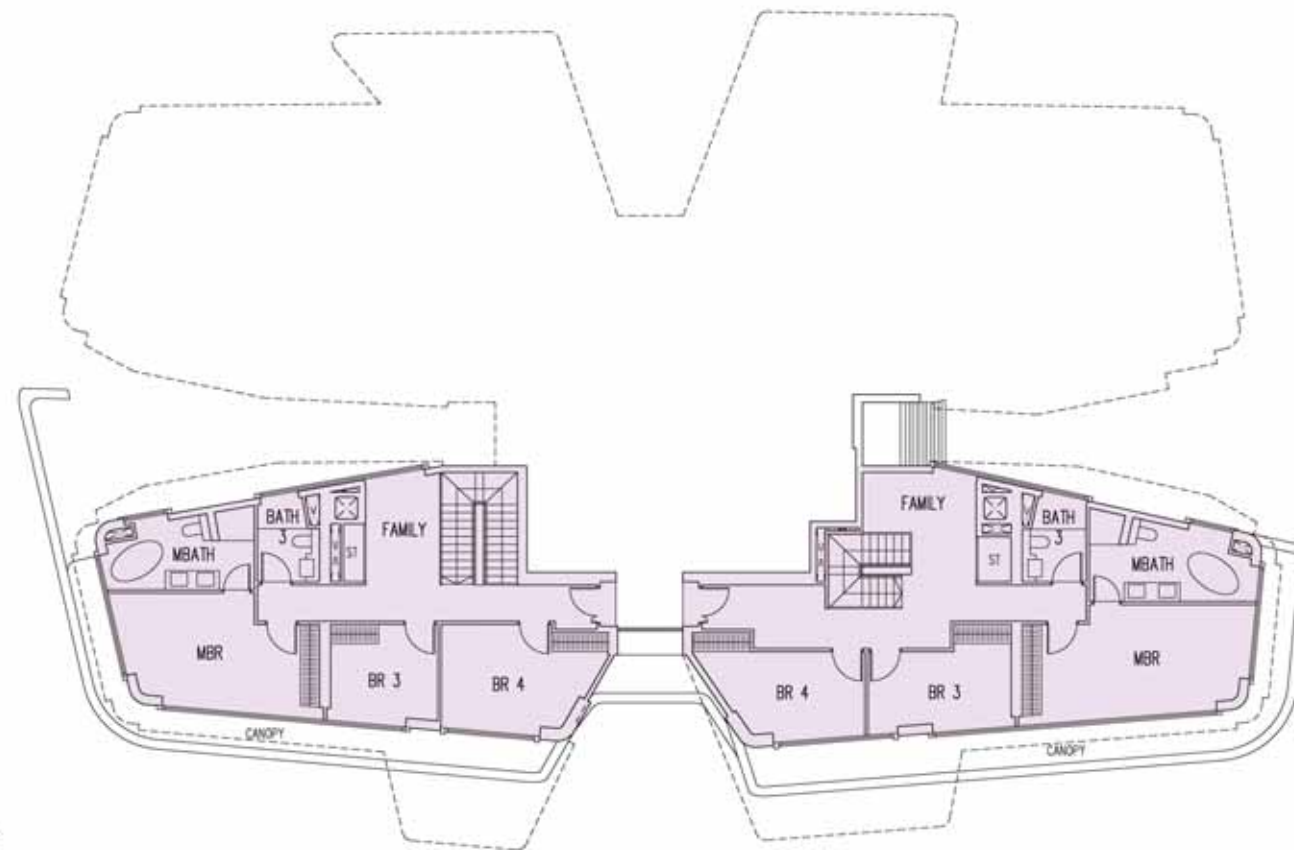
TYPE PH
- 4 Bedrooms Penthouse



**Type GH2a
#01-54**
503 sqm / 5414 sqft

**Type GH2a
#01-53**
451 sqm / 4855 sqft

2ND STOREY PLAN



**Type GH2a
#01-54**
503 sqm / 5414 sqft

**Type GH2a
#01-53**
451 sqm / 4855 sqft

3RD STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

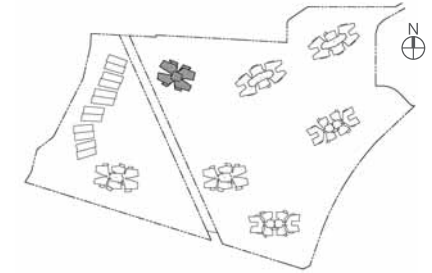
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

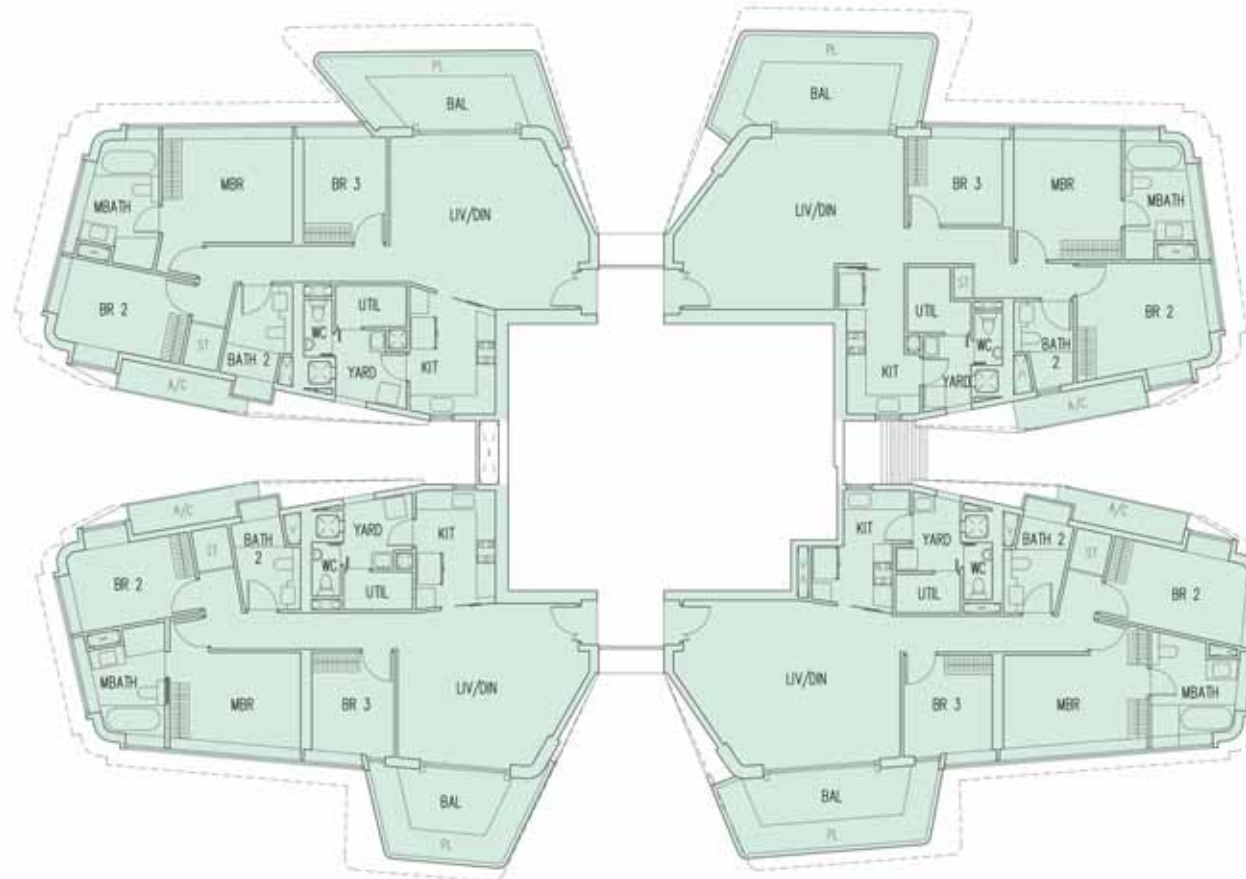
TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

TYPE PH
- 4 Bedrooms Penthouse



**Type C5
#03-51**
154 sqm / 1658 sqft



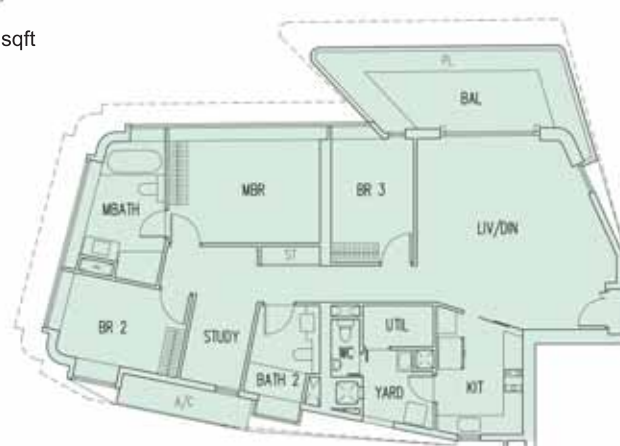
**Type C5
#03-52**
155 sqm / 1668 sqft

**Type C4
#03-54**
141 sqm / 1518 sqft

**Type C5
#03-53**
150 sqm / 1615 sqft

4TH STOREY PLAN

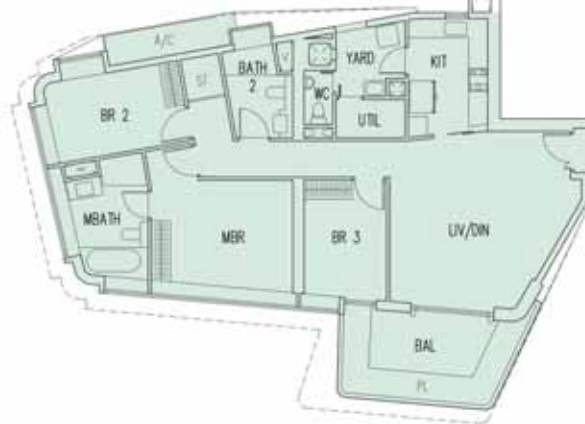
**Type C6(S)
#04-51**
174 sqm / 1873 sqft



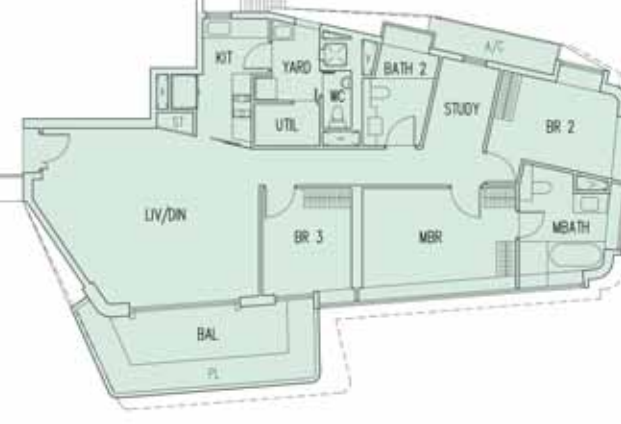
**Type C6(S)
#04-52**
173 sqm / 1862 sqft



**Type C5
#04-54**
153 sqm / 1647 sqft



**Type C6(S)
#04-53**
160 sqm / 1722 sqft



5TH STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

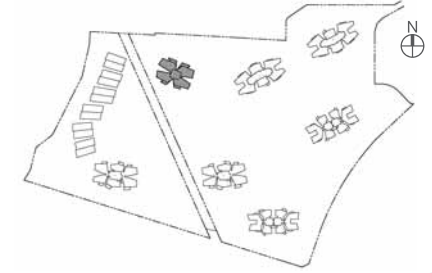
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

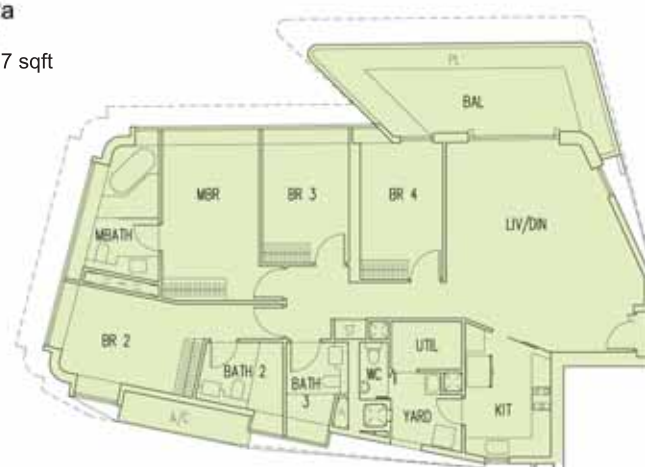
TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

TYPE PH
- 4 Bedrooms Penthouse



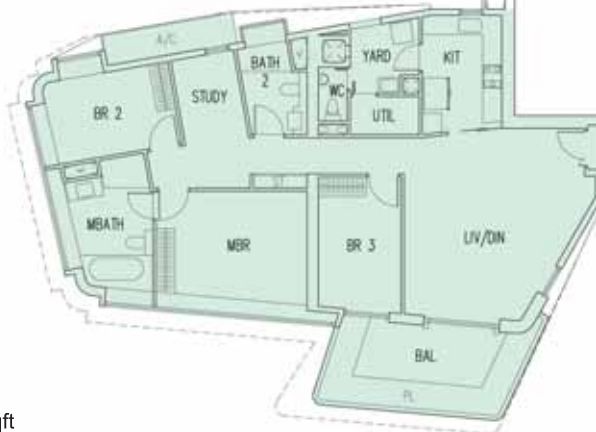
**Type D2a
#05-51**
193 sqm / 2077 sqft



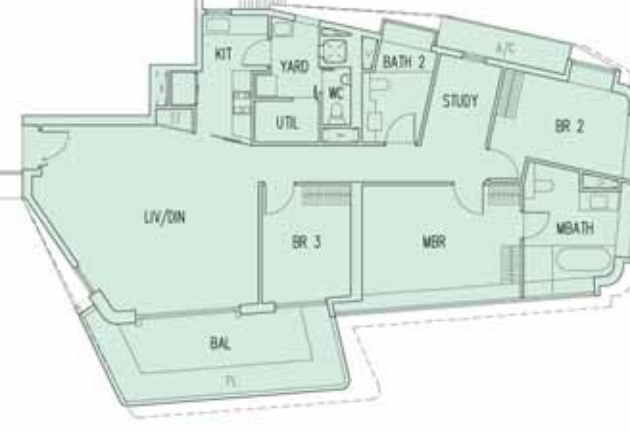
**Type D2a
#05-52**
193 sqm / 2077 sqft



**Type C6(S)
#05-54**
166 sqm / 1787 sqft

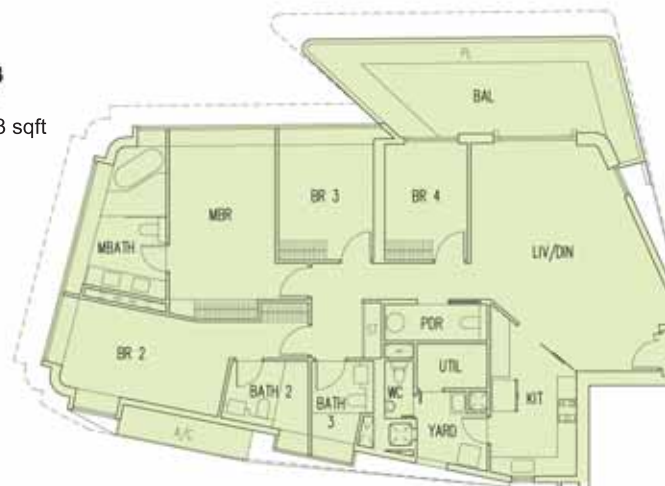


**Type C6(S)
#05-53**
170 sqm / 1830 sqft



6TH STOREY PLAN

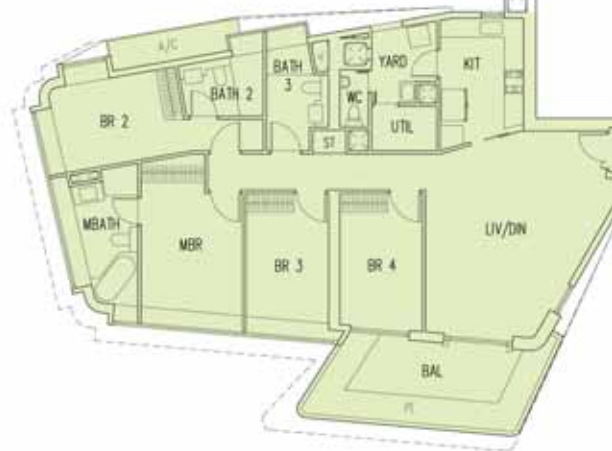
**Type D3
#06-51**
214 sqm / 2303 sqft



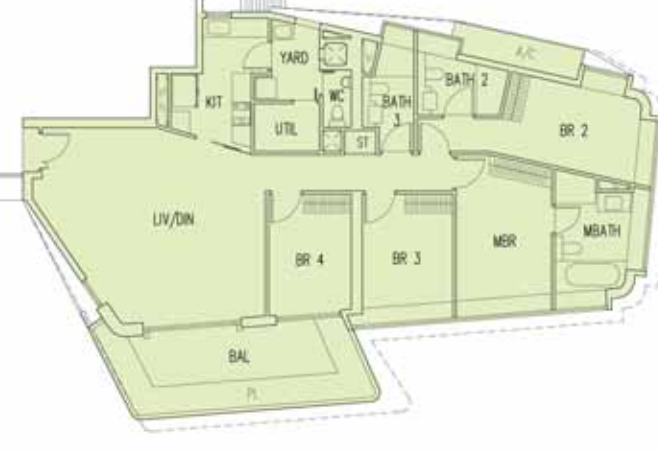
**Type D3
#06-52**
214 sqm / 2303 sqft



**Type D2a
#06-54**
179 sqm / 1927 sqft



**Type D2a
#06-53**
180 sqm / 1938 sqft



7TH STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

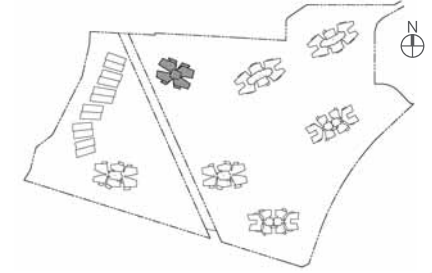
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

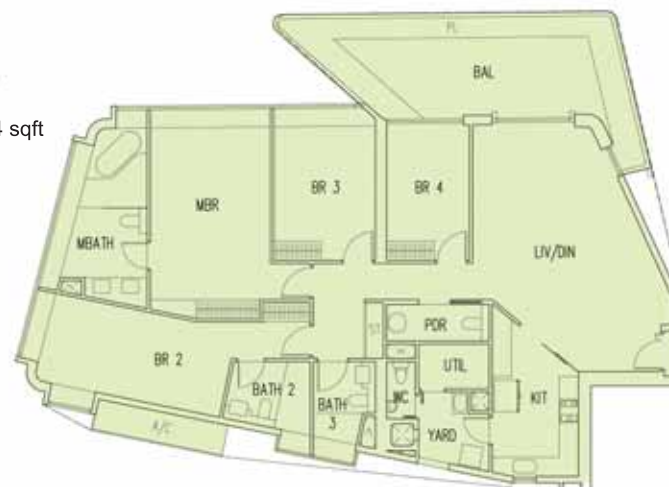
TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

TYPE PH
- 4 Bedrooms Penthouse



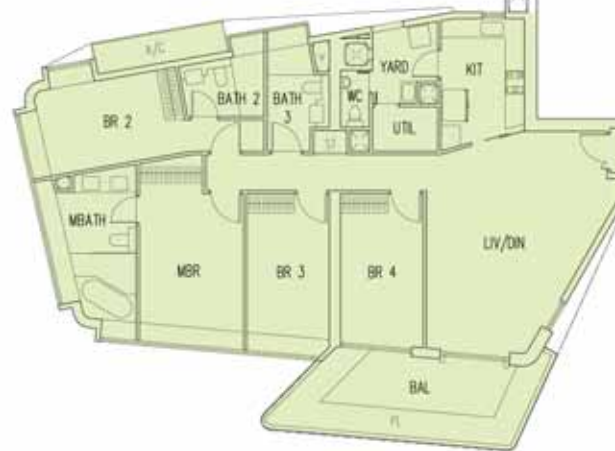
**Type D3
#07-51**
228 sqm / 2454 sqft



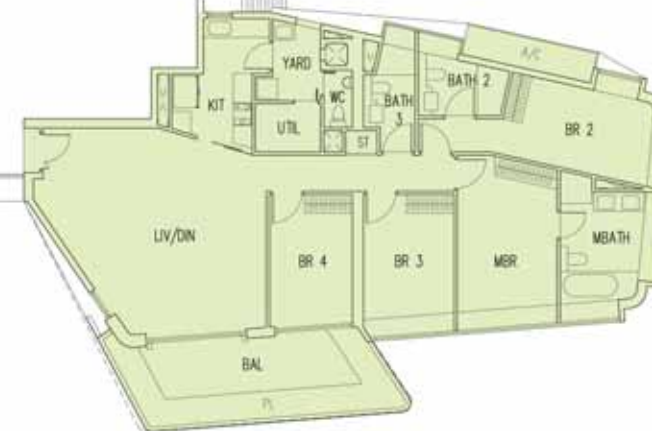
**Type D3
#07-52**
226 sqm / 2433 sqft



**Type D2
#07-54**
187 sqm / 2013 sqft



**Type D2
#07-53**
186 sqm / 2002 sqft



8TH STOREY PLAN

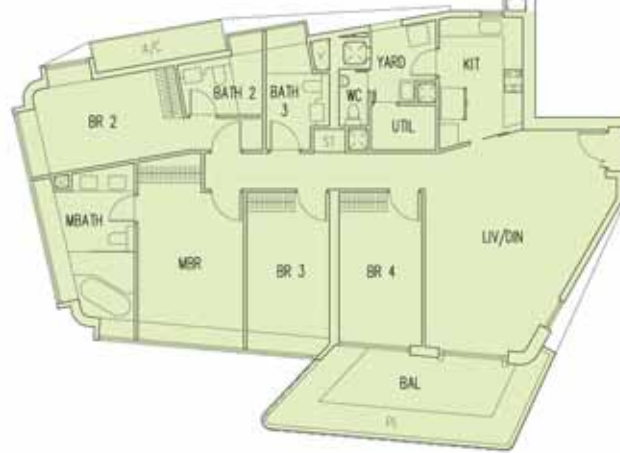
**Type D3
#08-51**
228 sqm / 2454 sqft



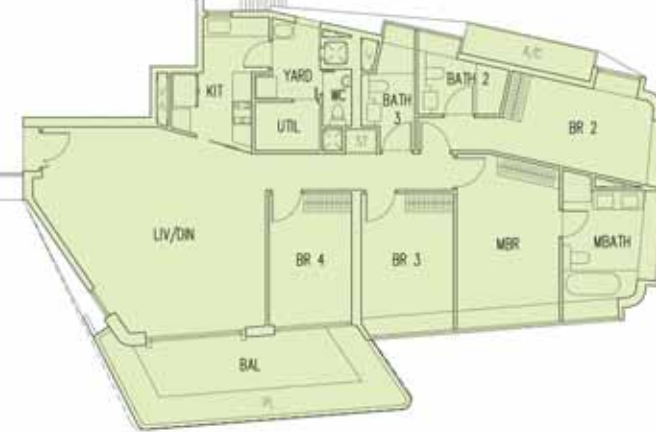
**Type D3
#08-52**
227 sqm / 2443 sqft



**Type D2
#08-54**
187 sqm / 2013 sqft



**Type D2
#08-53**
187 sqm / 2013 sqft



9TH STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

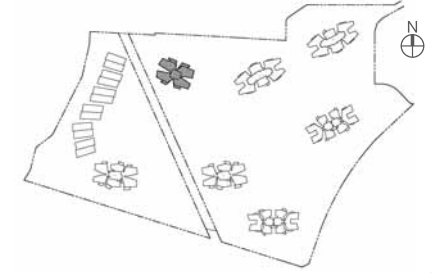
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

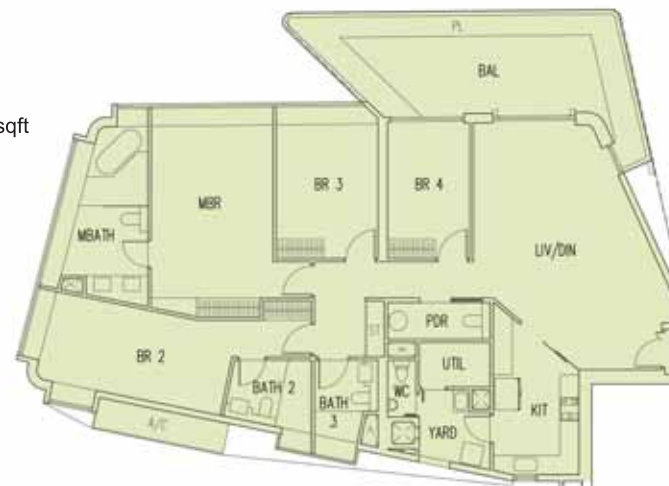
TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

TYPE PH
- 4 Bedrooms Penthouse



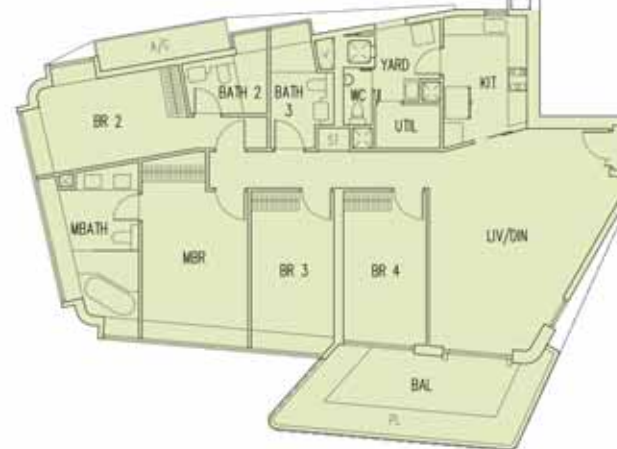
**Type D3
#09-51**
227 sqm / 2443 sqft



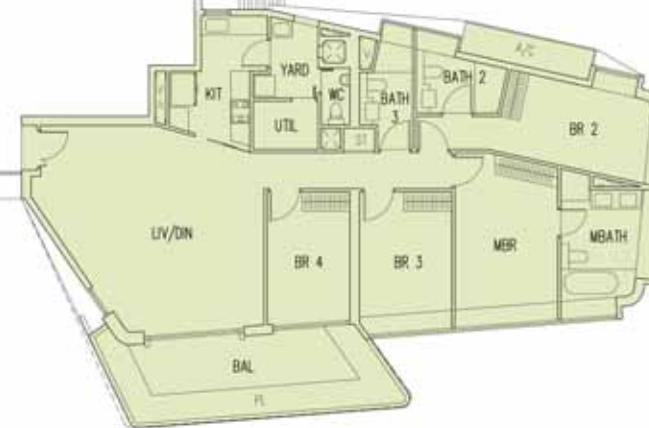
**Type D3
#09-52**
225 sqm / 2422 sqft



**Type D2
#09-54**
187 sqm / 2013 sqft

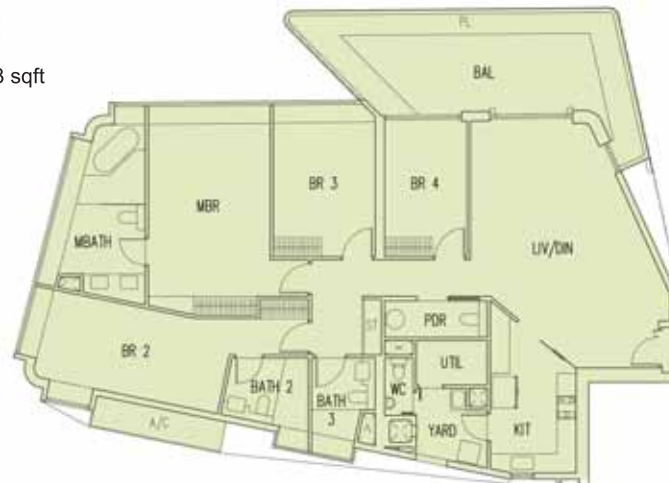


**Type D2
#09-53**
187 sqm / 2013 sqft

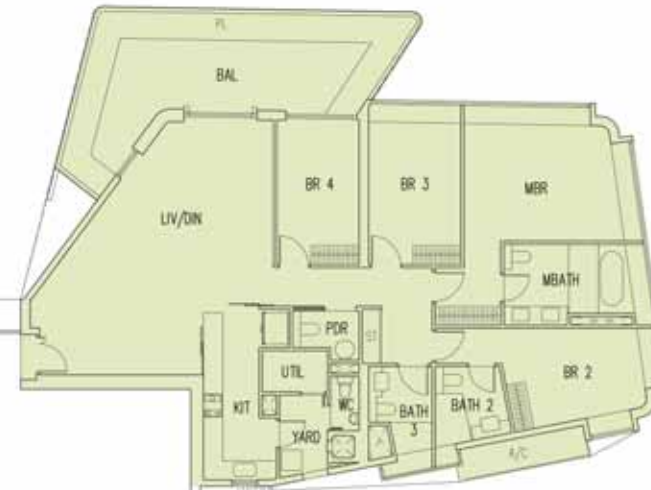


10TH STOREY PLAN

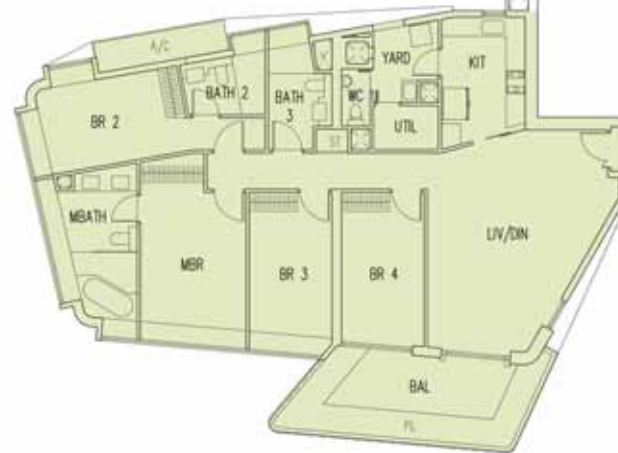
**Type D3
#10-51**
227 sqm / 2443 sqft



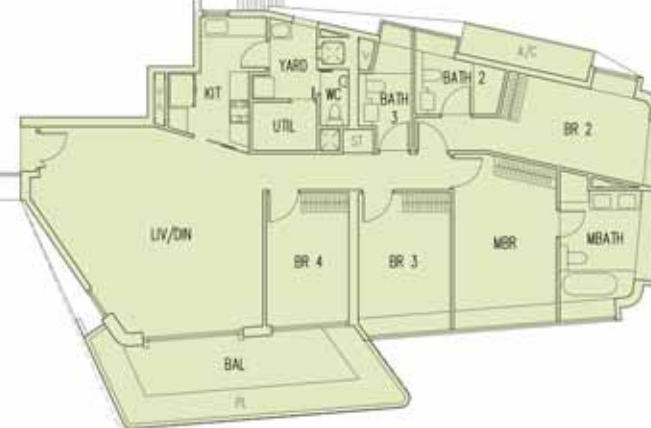
**Type D3
#10-52**
227 sqm / 2443 sqft



**Type D2
#10-54**
187 sqm / 2013 sqft



**Type D2
#10-53**
187 sqm / 2013 sqft



11TH STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

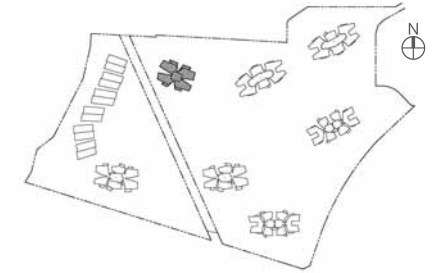
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

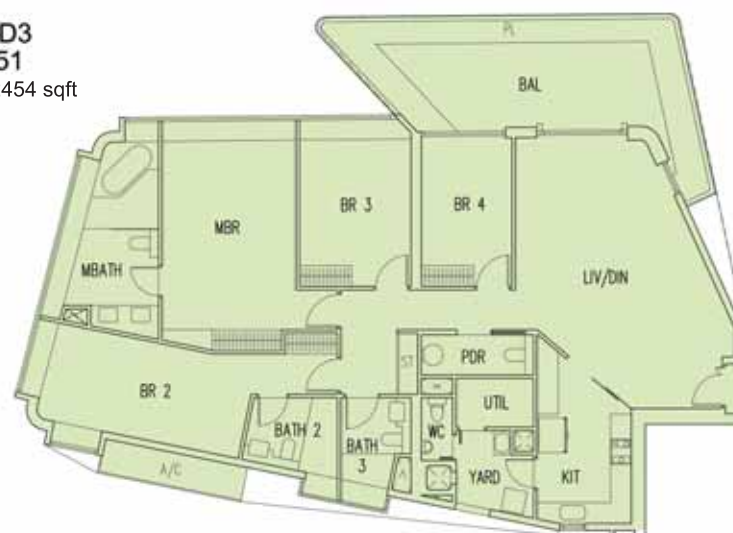
TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

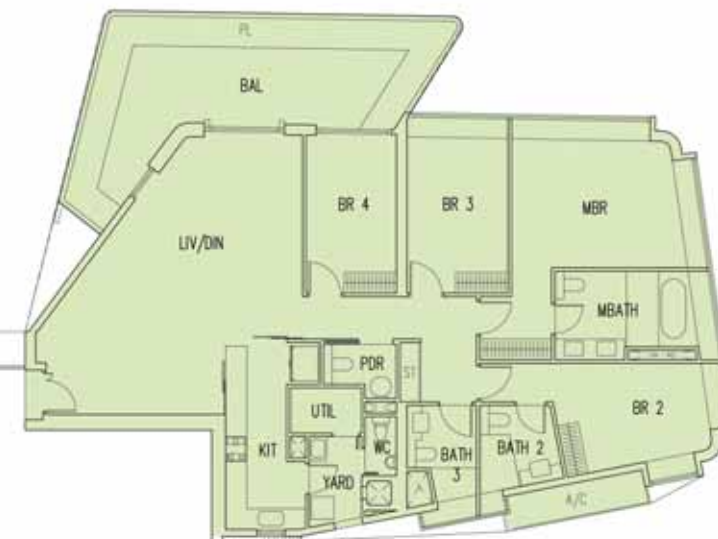
TYPE PH
- 4 Bedrooms Penthouse



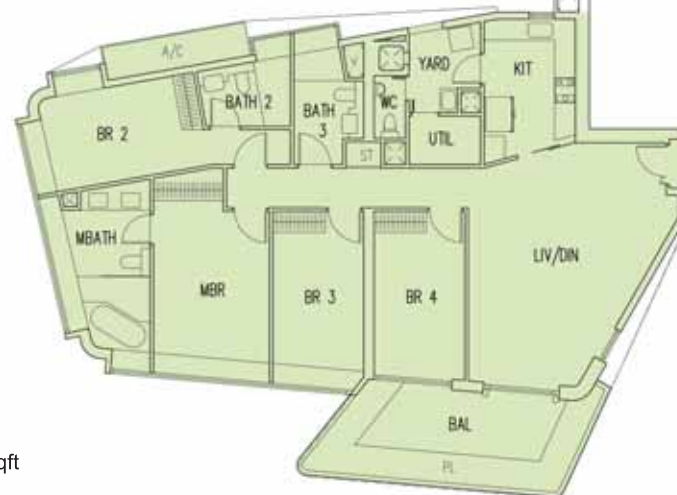
**Type D3
#11-51**
228 sqm / 2454 sqft



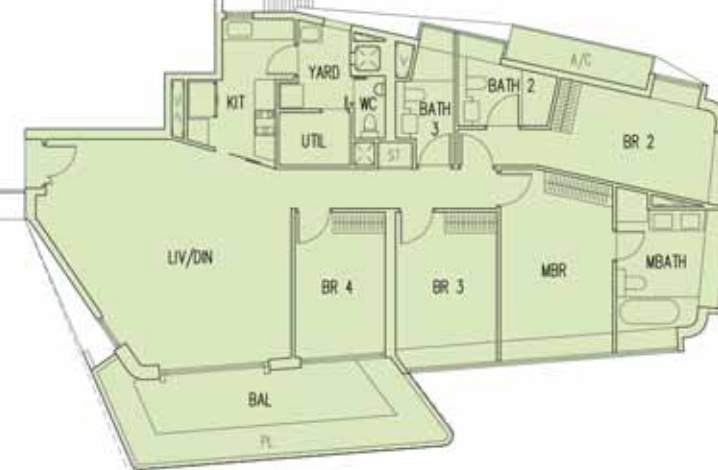
**Type D3
#11-52**
228 sqm / 2454 sqft



**Type D2
#11-54**
187 sqm / 2013 sqft

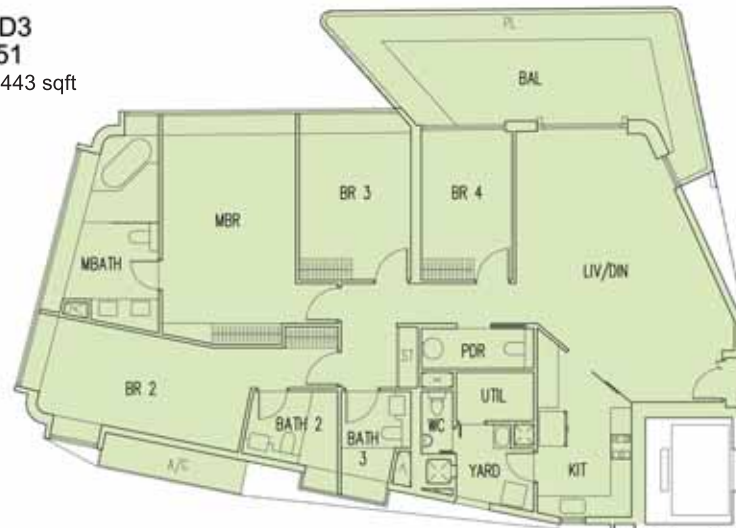


**Type D2
#11-53**
187 sqm / 2013 sqft

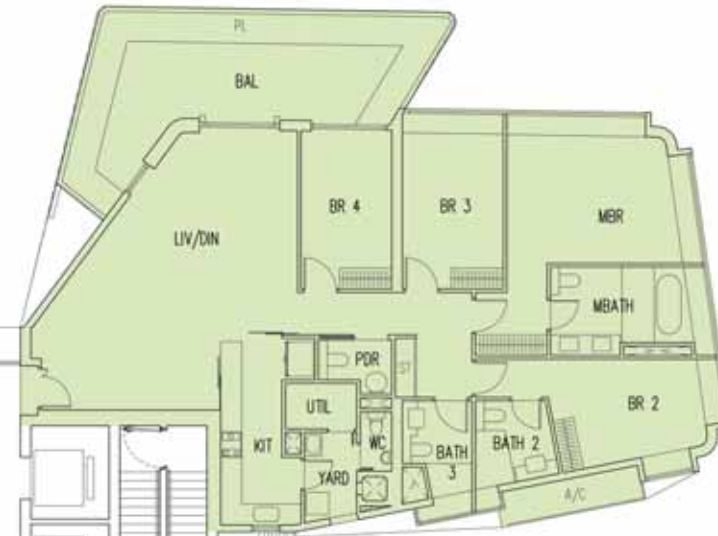


12TH STOREY PLAN

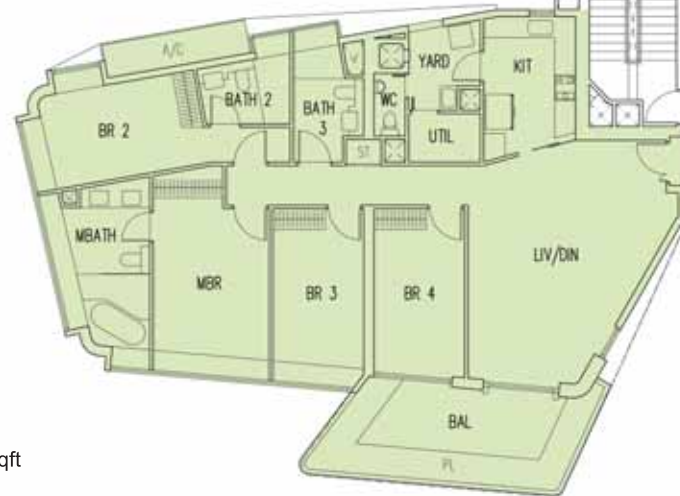
**Type D3
#12-51**
227 sqm / 2443 sqft



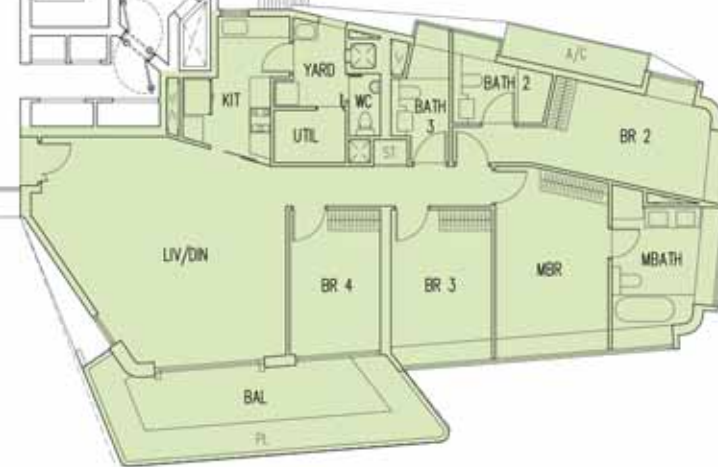
**Type D3
#12-52**
227 sqm / 2443 sqft



**Type D2
#12-54**
187 sqm / 2013 sqft



**Type D2
#12-53**
187 sqm / 2013 sqft



13TH STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

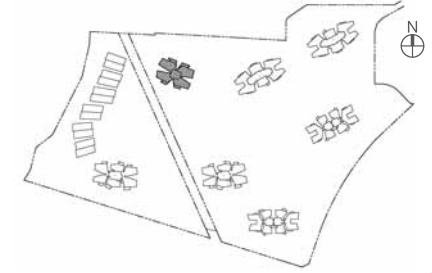
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

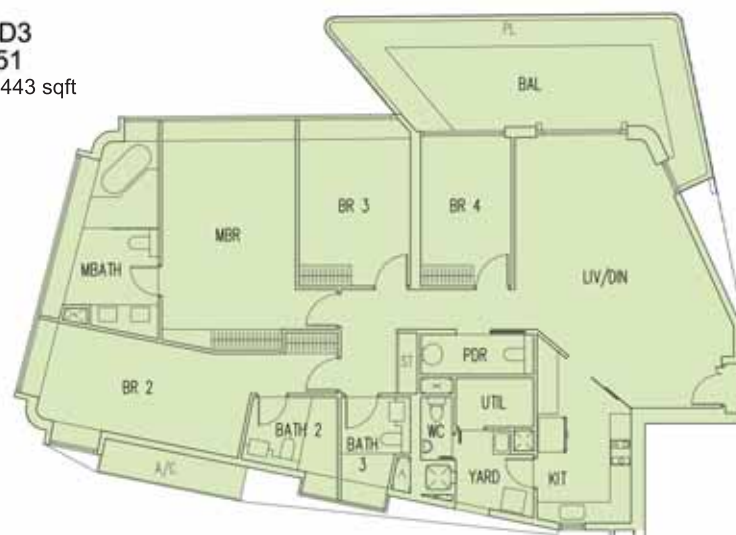
TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

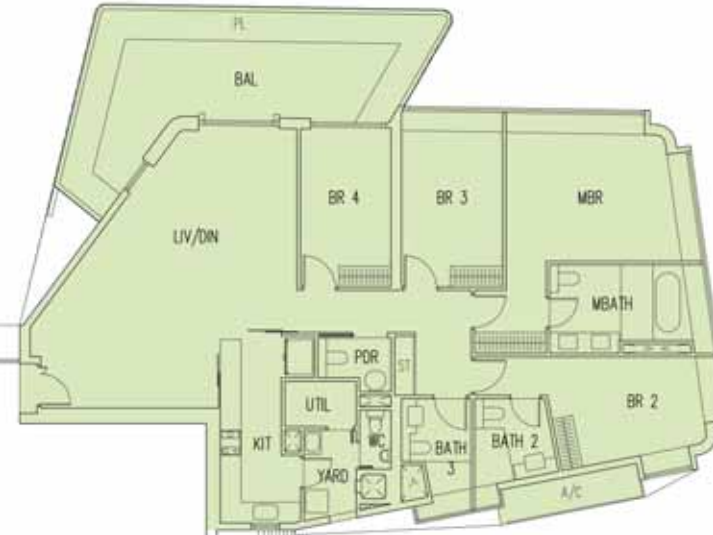
TYPE PH
- 4 Bedrooms Penthouse



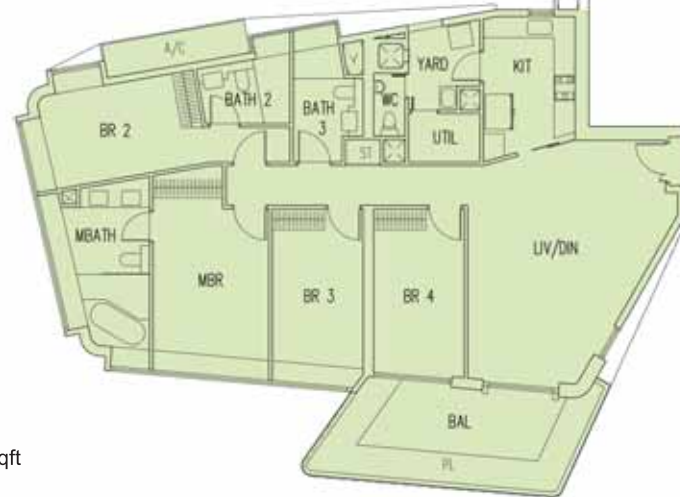
**Type D3
#13-51**
227 sqm / 2443 sqft



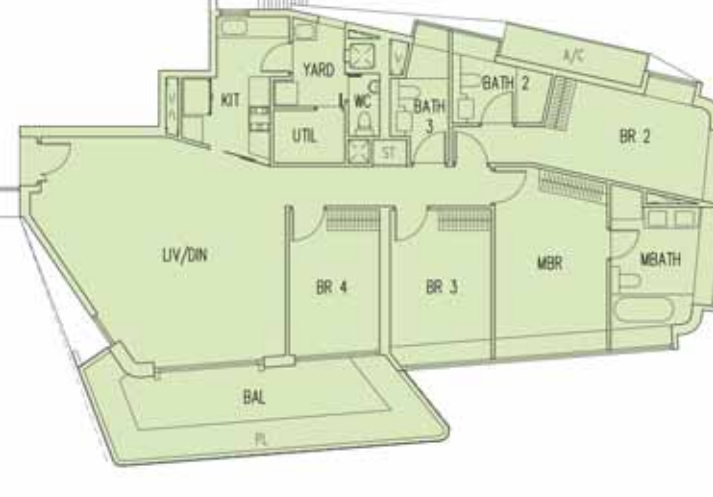
**Type D3
#13-52**
228 sqm / 2454 sqft



**Type D2
#13-54**
187 sqm / 2013 sqft

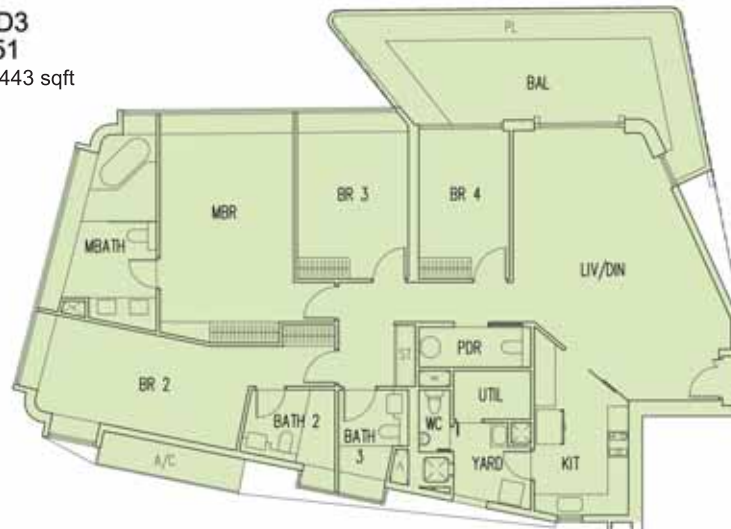


**Type D2
#13-53**
188 sqm / 2024 sqft

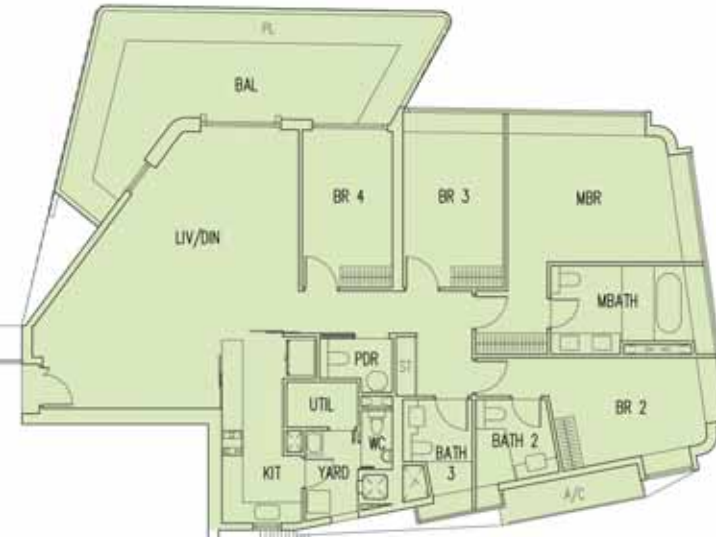


14TH STOREY PLAN

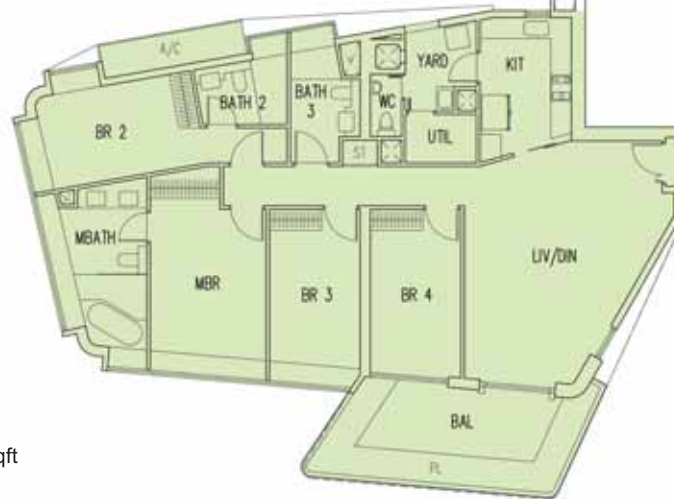
**Type D3
#14-51**
227 sqm / 2443 sqft



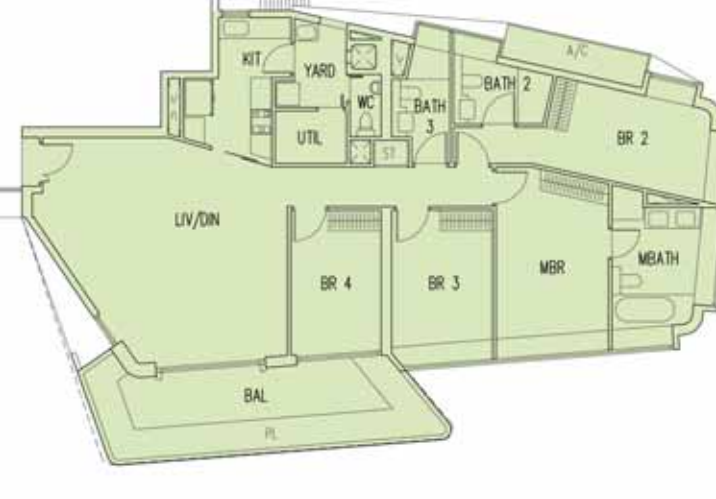
**Type D3
#14-52**
228 sqm / 2454 sqft



**Type D2
#14-54**
188 sqm / 2024 sqft



**Type D2
#14-53**
188 sqm / 2024 sqft



15TH STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

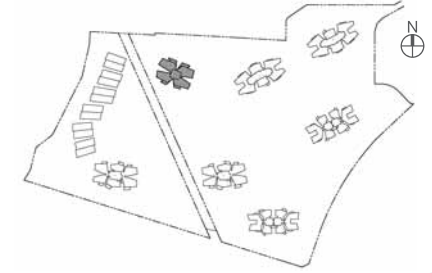
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

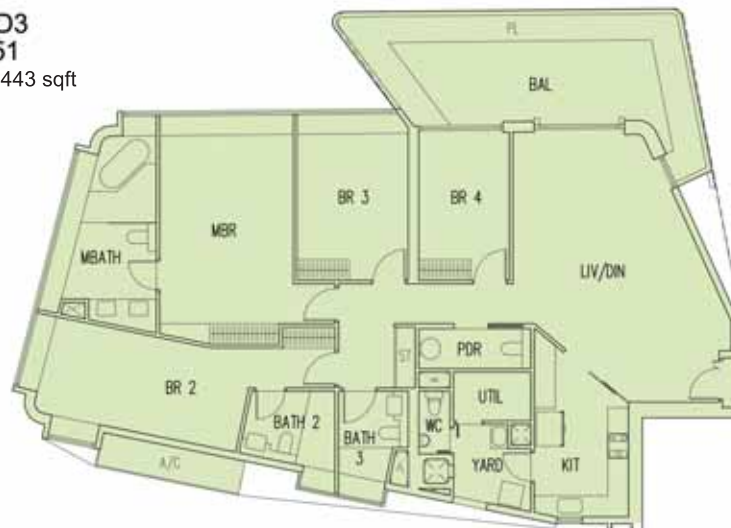
TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

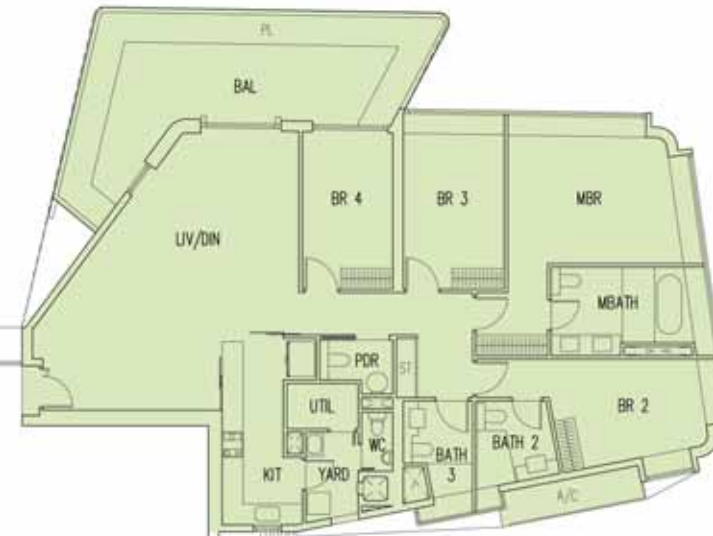
TYPE PH
- 4 Bedrooms Penthouse



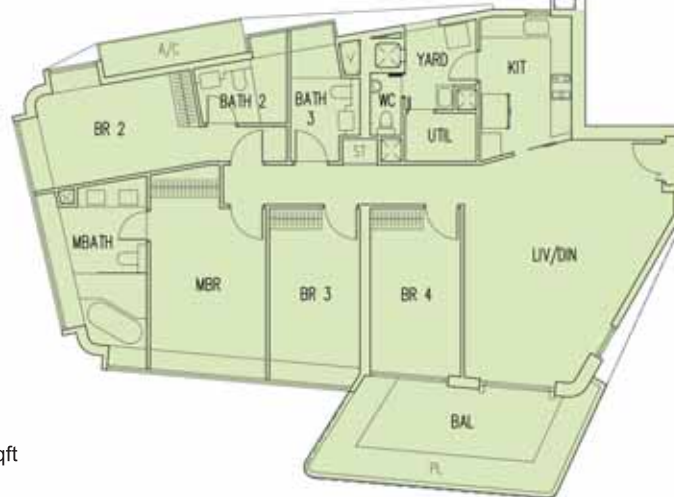
**Type D3
#15-51**
227 sqm / 2443 sqft



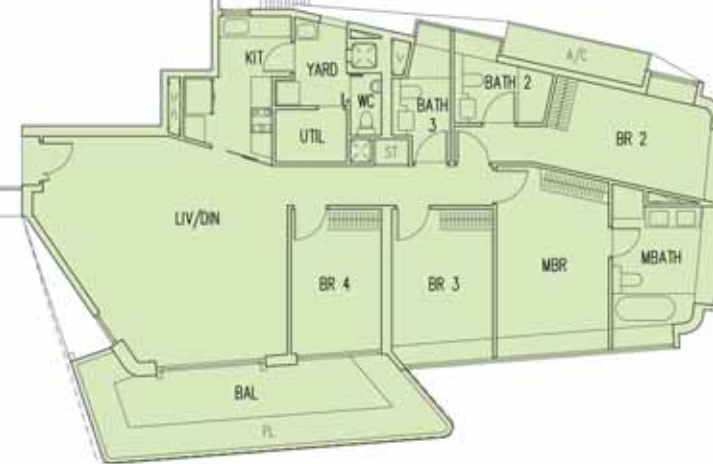
**Type D3
#15-52**
228 sqm / 2454 sqft



**Type D2
#15-54**
188 sqm / 2024 sqft

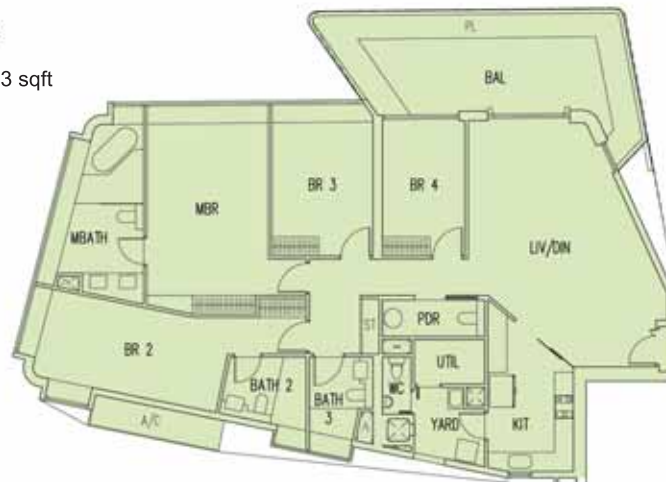


**Type D2
#15-53**
188 sqm / 2024 sqft

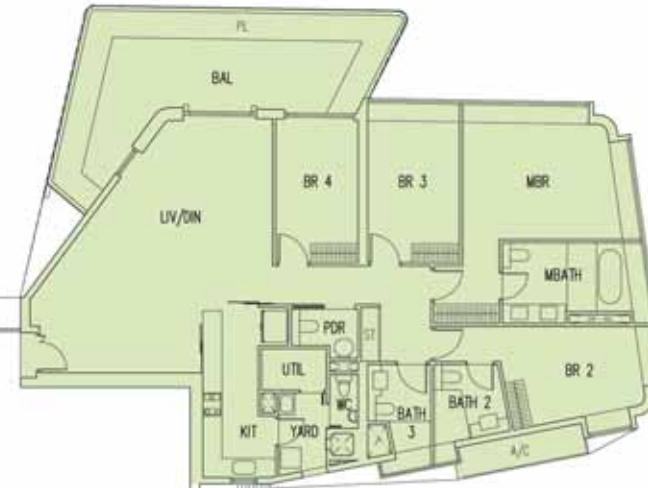


16TH STOREY PLAN

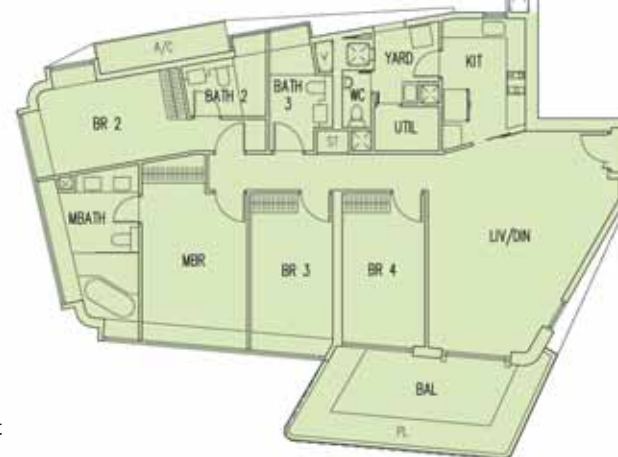
**Type D3
#16-51**
226 sqm / 2433 sqft



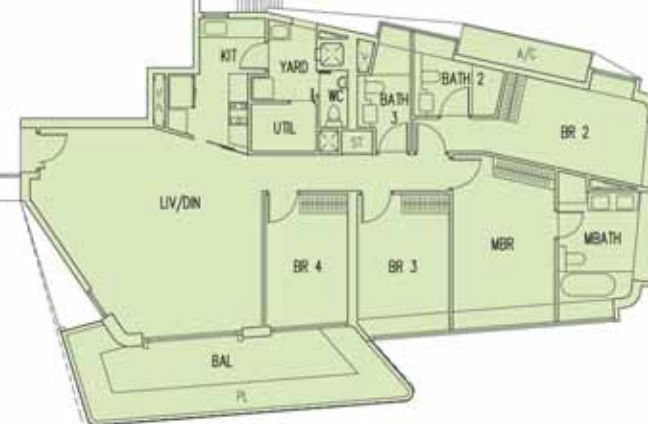
**Type D3
#16-52**
228 sqm / 2454 sqft



**Type D2
#16-54**
188 sqm / 2024 sqft



**Type D2
#16-53**
188 sqm / 2024 sqft



17TH STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

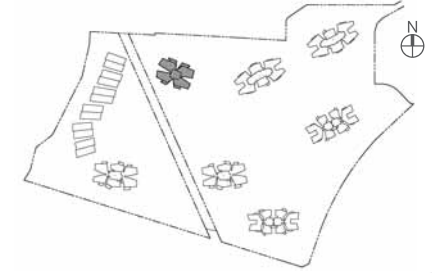
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

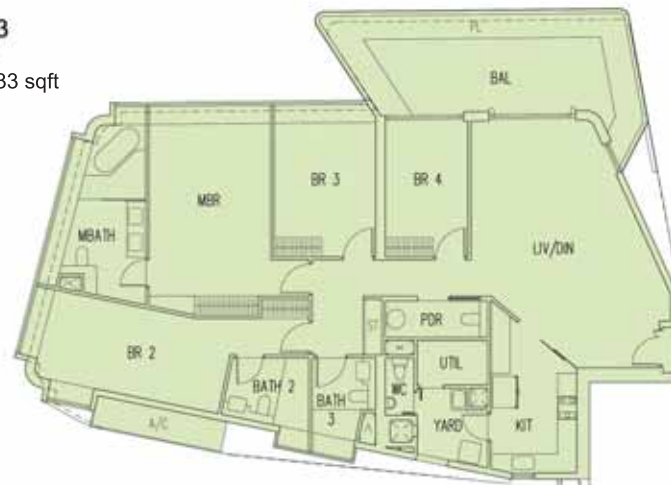
TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

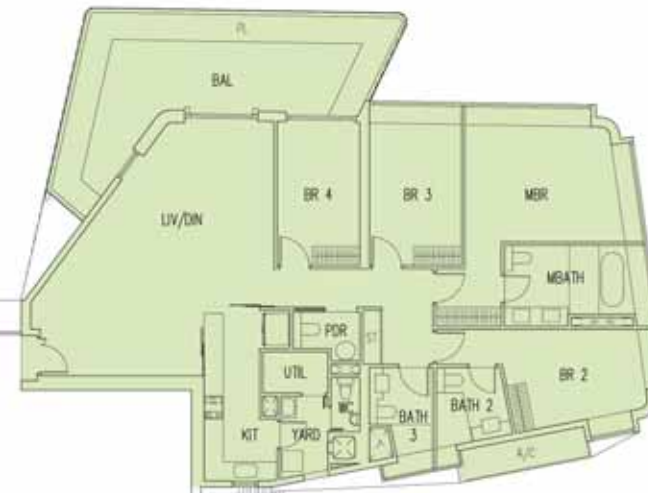
TYPE PH
- 4 Bedrooms Penthouse



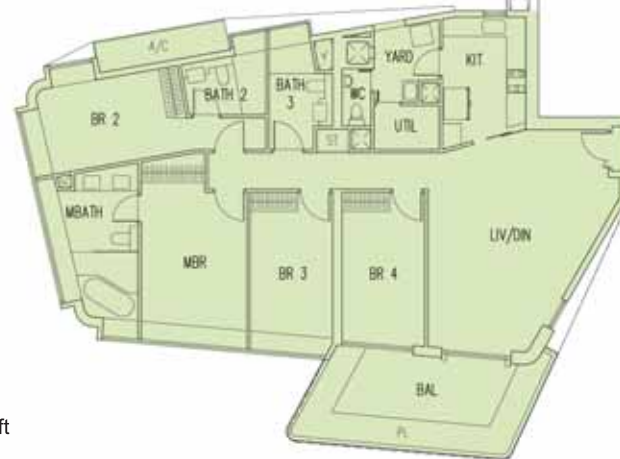
**Type D3
#17-51**
226 sqm / 2433 sqft



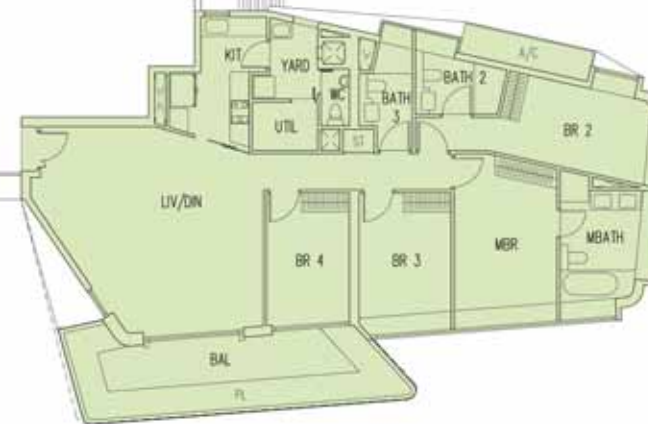
**Type D3
#17-52**
229 sqm / 2465 sqft



**Type D2
#17-54**
188 sqm / 2024 sqft

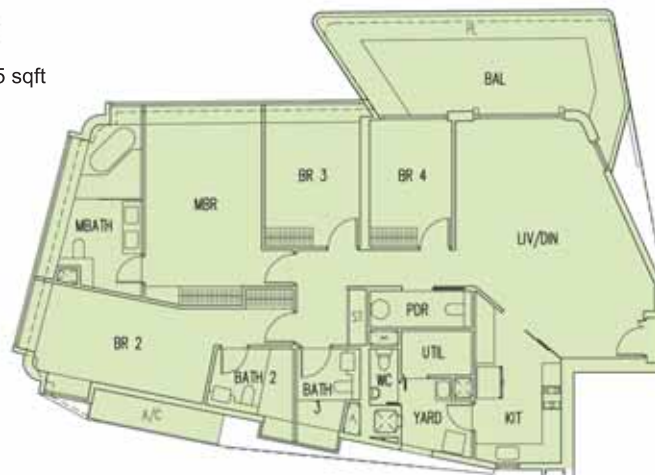


**Type D2
#17-53**
189 sqm / 2034 sqft

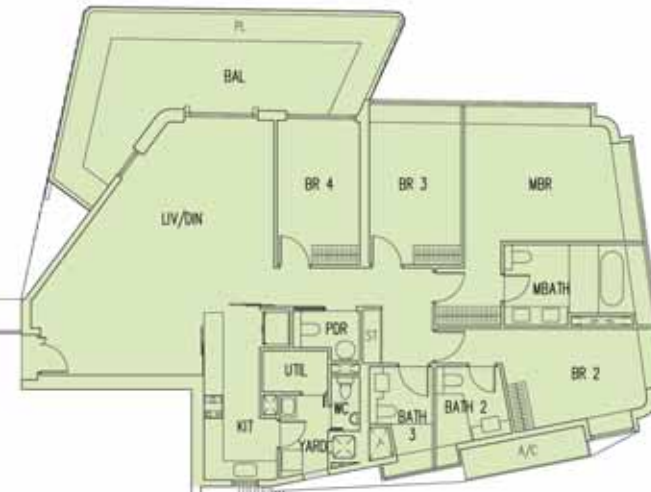


18TH STOREY PLAN

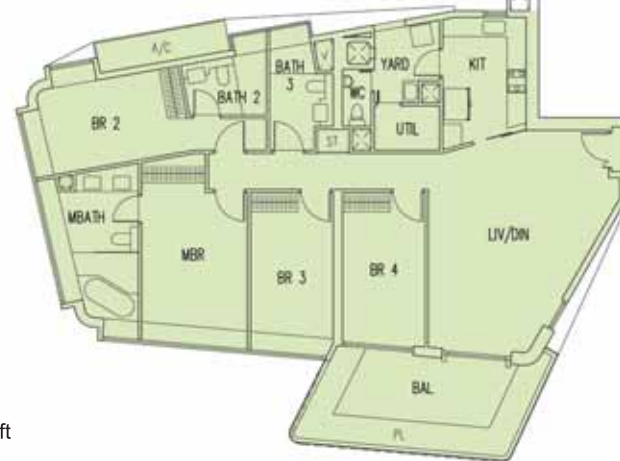
**Type D3
#18-51**
216 sqm / 2325 sqft



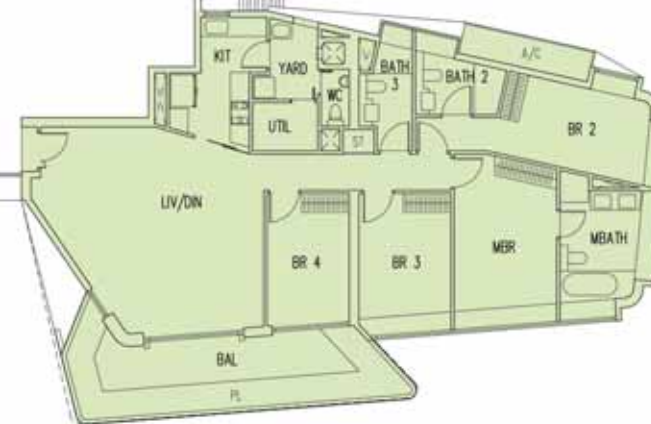
**Type D3
#18-52**
228 sqm / 2454 sqft



**Type D2
#18-54**
188 sqm / 2024 sqft



**Type D2
#18-53**
189 sqm / 2034 sqft



19TH STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

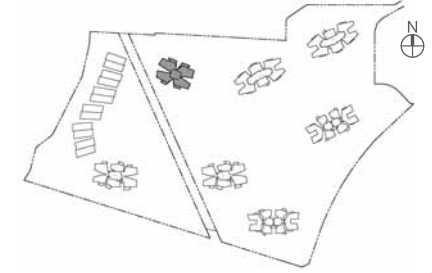
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

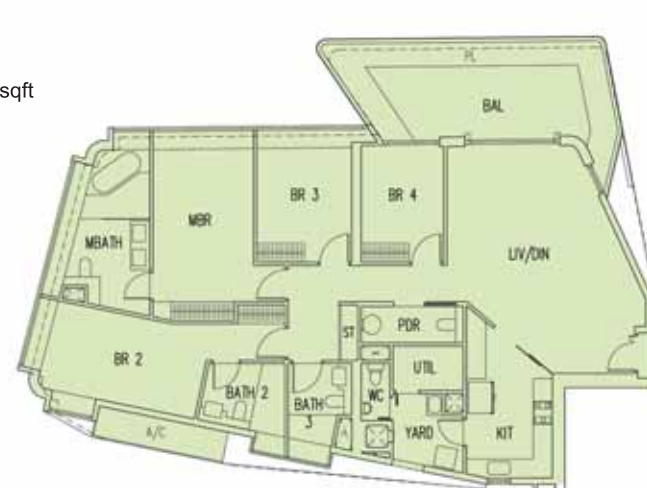
TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

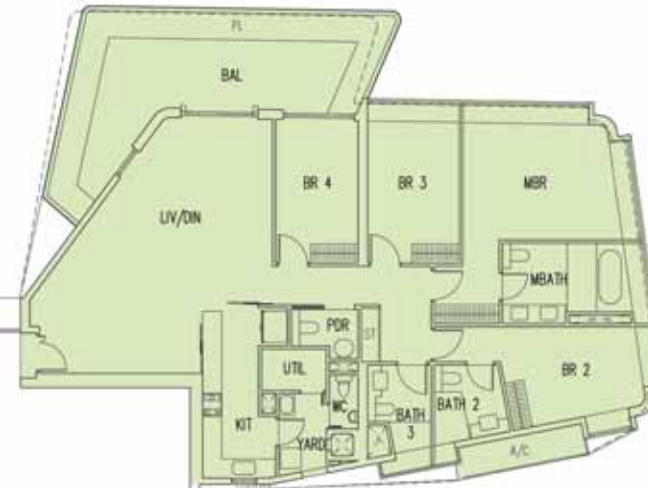
TYPE PH
- 4 Bedrooms Penthouse



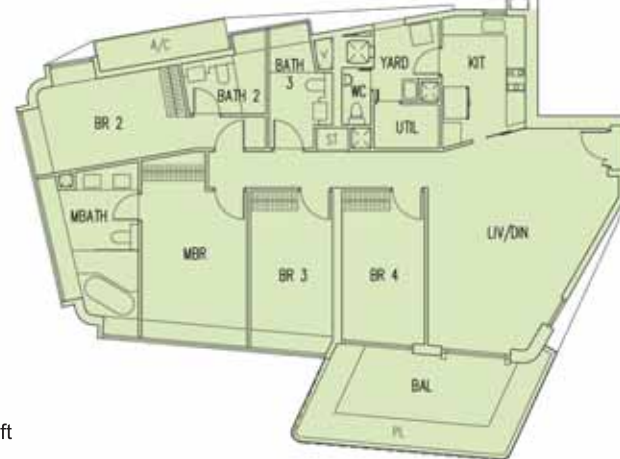
**Type D3
#19-51**
206 sqm / 2217 sqft



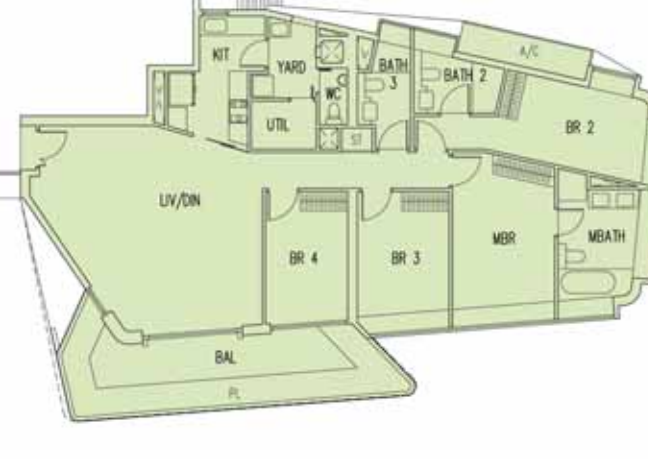
**Type D3
#19-52**
229 sqm / 2465 sqft



**Type D2
#19-54**
188 sqm / 2024 sqft

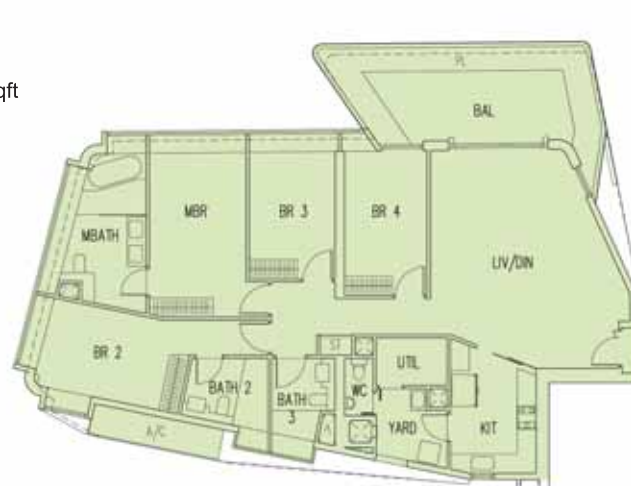


**Type D2
#19-53**
189 sqm / 2034 sqft

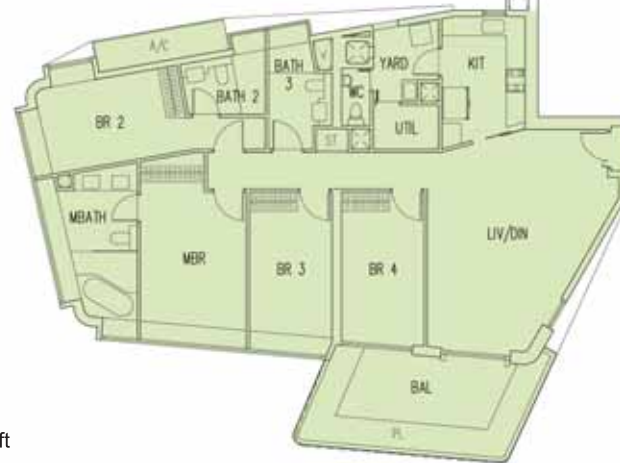


20TH STOREY PLAN

**Type D2
#20-51**
196 sqm / 2110 sqft



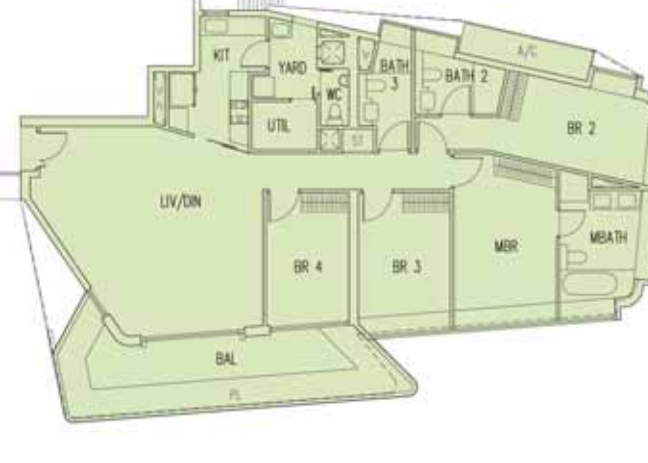
**Type D2
#20-54**
188 sqm / 2024 sqft



**Type D3
#20-52**
224 sqm / 2411 sqft



**Type D2
#20-53**
189 sqm / 2034 sqft



21ST STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

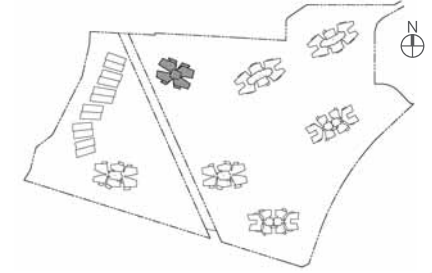
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

TYPE PH
- 4 Bedrooms Penthouse



**Type D2a
#21-51**
187 sqm / 2013 sqft



**Type D2
#21-54**
191 sqm / 2056 sqft



**Type D3
#21-52**
219 sqm / 2357 sqft

**Type D2a
#21-53**
184 sqm / 1981 sqft

22ND STOREY PLAN

**Type D2a
#22-51**
177 sqm / 1905 sqft



**Type D2
#22-54**
195 sqm / 2099 sqft



**Type D3
#22-52**
213 sqm / 2293 sqft

**Type D2a
#22-53**
178 sqm / 1916 sqft

23RD STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

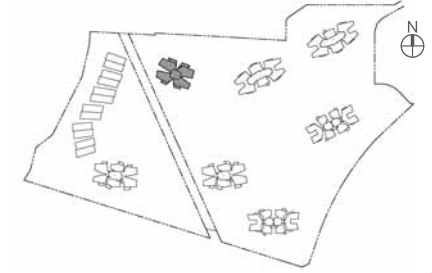
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

TYPE PH
- 4 Bedrooms Penthouse



**Type C6(S)
#23-51**
167 sqm / 1798 sqft

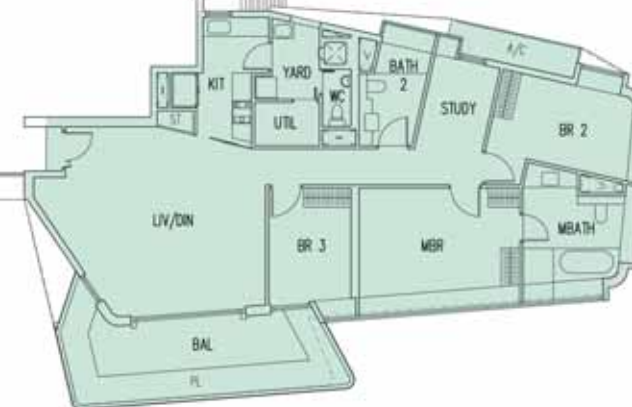


**Type D3
#23-54**
200 sqm / 2153 sqft

**Type D3
#23-52**
208 sqm / 2239 sqft



**Type C6(S)
#23-53**
172 sqm / 1851 sqft



24TH STOREY PLAN

**Type C6(S)
#24-51**
158 sqm / 1701 sqft



**Type D3
#24-54**
210 sqm / 2260 sqft



**Type D2
#24-52**
203 sqm / 2185 sqft

**Type C6(S)
#24-53**
168 sqm / 1808 sqft

25TH STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

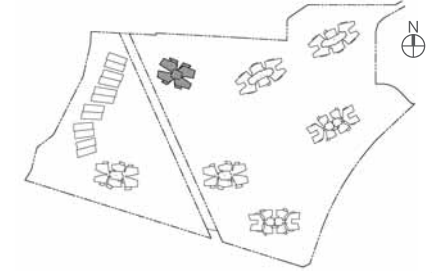
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

TYPE PH
- 4 Bedrooms Penthouse



**Type C5
#25-51**
149 sqm / 1604 sqft



**Type D2
#25-52**
197 sqm / 2121 sqft

**Type D3
#25-54**
218 sqm / 2347 sqft

**Type C6(S)
#25-53**
162 sqm / 1744 sqft

26TH STOREY PLAN

**Type C5
#26-51**
149 sqm / 1604 sqft



**Type D2
#26-52**
192 sqm / 2067 sqft

**Type C6(S)
#26-53**
157 sqm / 1690 sqft

**Type D3
#26-54**
226 sqm / 2433 sqft

27TH STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

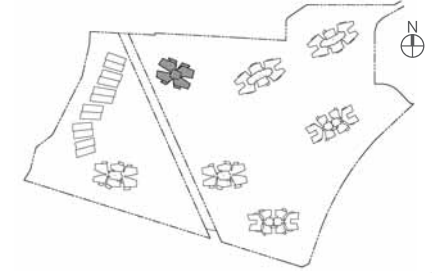
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

TYPE PH
- 4 Bedrooms Penthouse



**Type C5
#27-51**
149 sqm / 1604 sqft



**Type D2
#27-52**
187 sqm / 2013 sqft

**Type D3
#27-54**
226 sqm / 2433 sqft

**Type C5
#27-53**
149 sqm / 1604 sqft

28TH STOREY PLAN

**Type C5
#28-51**
148 sqm / 1593 sqft



**Type D2
#28-52**
186 sqm / 2002 sqft

**Type D3
#28-54**
226 sqm / 2433 sqft

**Type C5
#28-53**
149 sqm / 1604 sqft

29TH STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

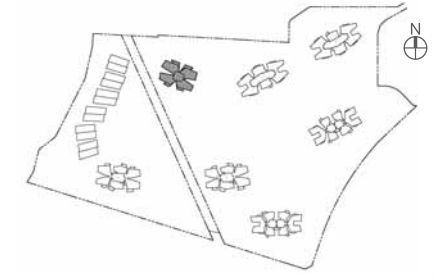
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

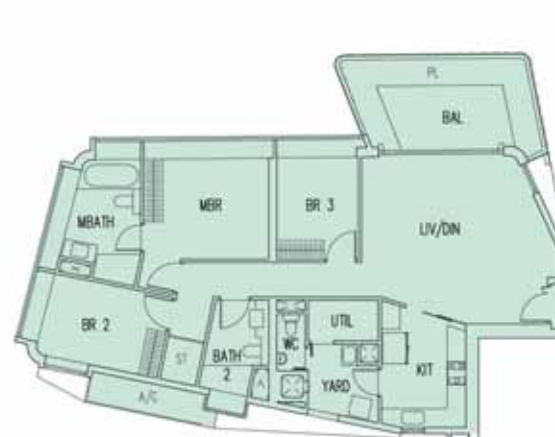
TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

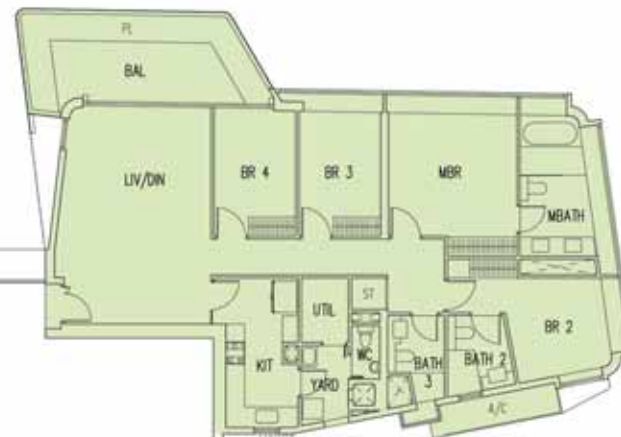
TYPE PH
- 4 Bedrooms Penthouse



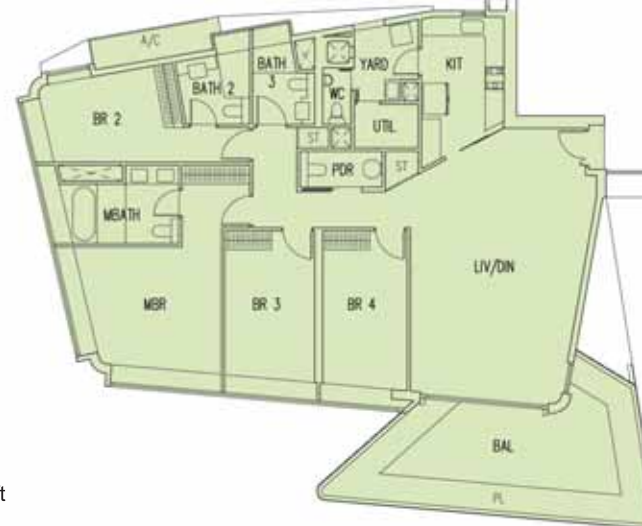
**Type C5
#29-51**
148 sqm / 1593 sqft



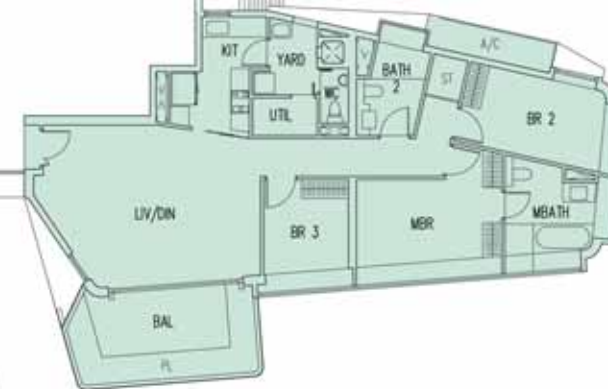
**Type D2
#29-52**
186 sqm / 2002 sqft



**Type D3
#29-54**
226 sqm / 2433 sqft



**Type C5
#29-53**
149 sqm / 1604 sqft

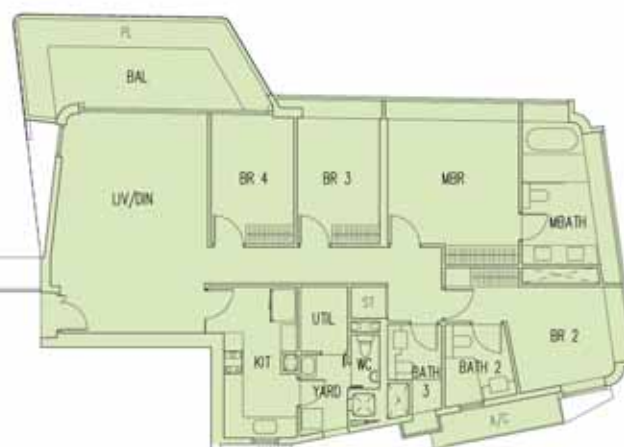


30TH STOREY PLAN

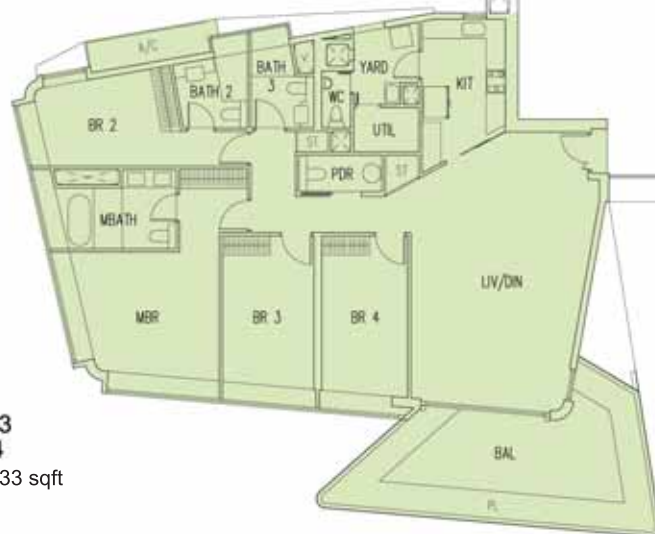
**Type C5
#30-51**
148 sqm / 1593 sqft



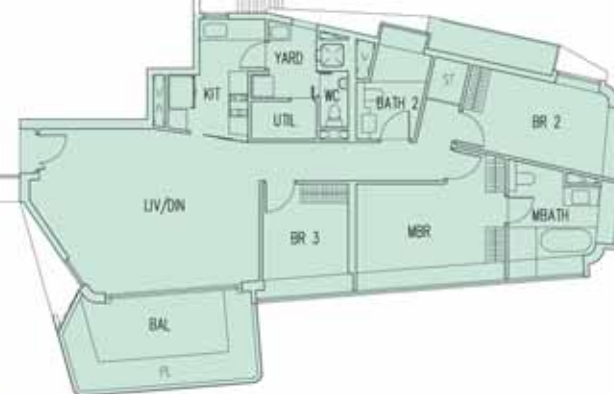
**Type D2
#30-52**
186 sqm / 2002 sqft



**Type D3
#30-54**
226 sqm / 2433 sqft



**Type C5
#30-53**
149 sqm / 1604 sqft



31ST STOREY PLAN

LEGEND

TYPE A
- 1 Bedroom+Study

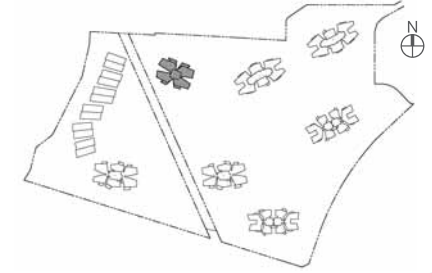
TYPE B
- 2 Bedrooms / 2 Bedrooms+Study

TYPE C
- 3 Bedrooms / 3 Bedrooms+Study

TYPE D
- 4 Bedrooms

TYPE GH
- 4 Bedrooms Garden House

TYPE PH
- 4 Bedrooms Penthouse



**Type C5
#31-51**
148 sqm / 1593 sqft



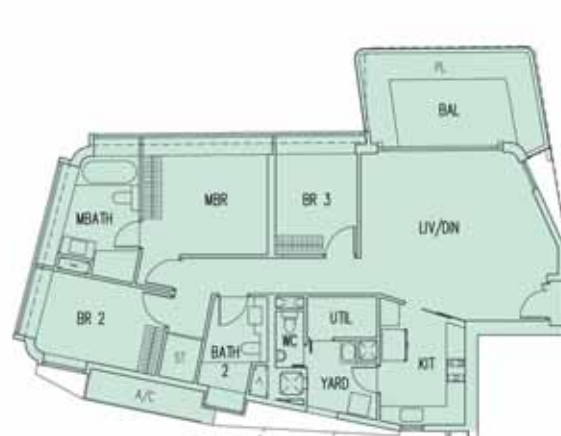
**Type D2
#31-52**
186 sqm / 2002 sqft

**Type D3
#31-54**
226 sqm / 2433 sqft

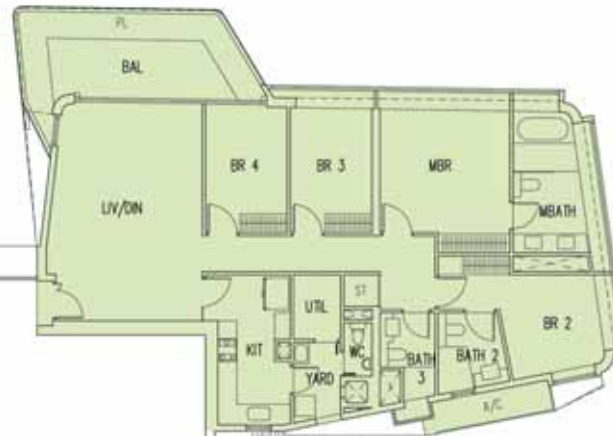
**Type C5
#31-53**
149 sqm / 1604 sqft

32ND STOREY PLAN

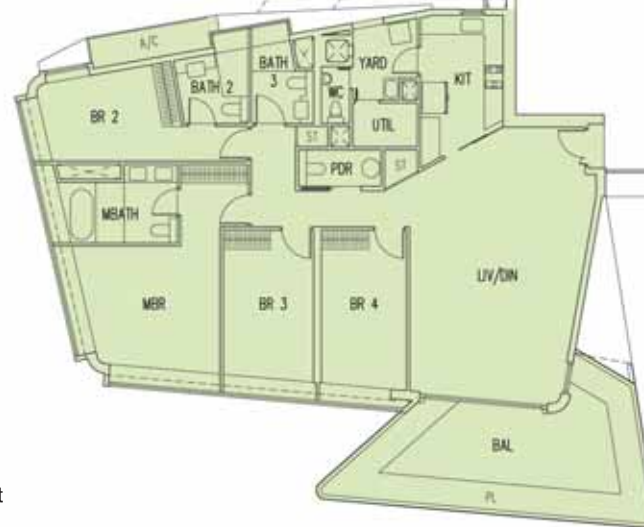
**Type C5
#32-51**
148 sqm / 1593 sqft



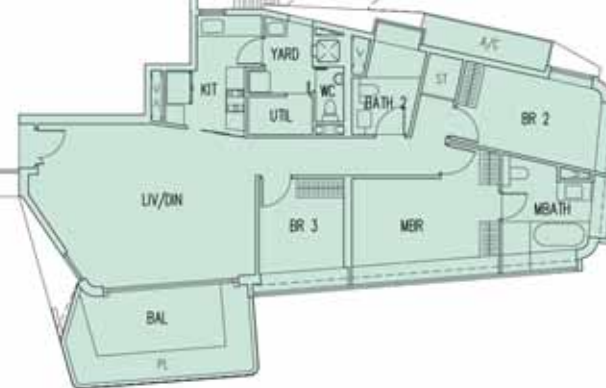
**Type D2
#32-52**
186 sqm / 2002 sqft



**Type D3
#32-54**
225 sqm / 2422 sqft



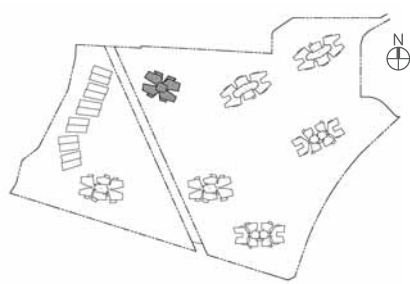
**Type C5
#32-53**
149 sqm / 1604 sqft



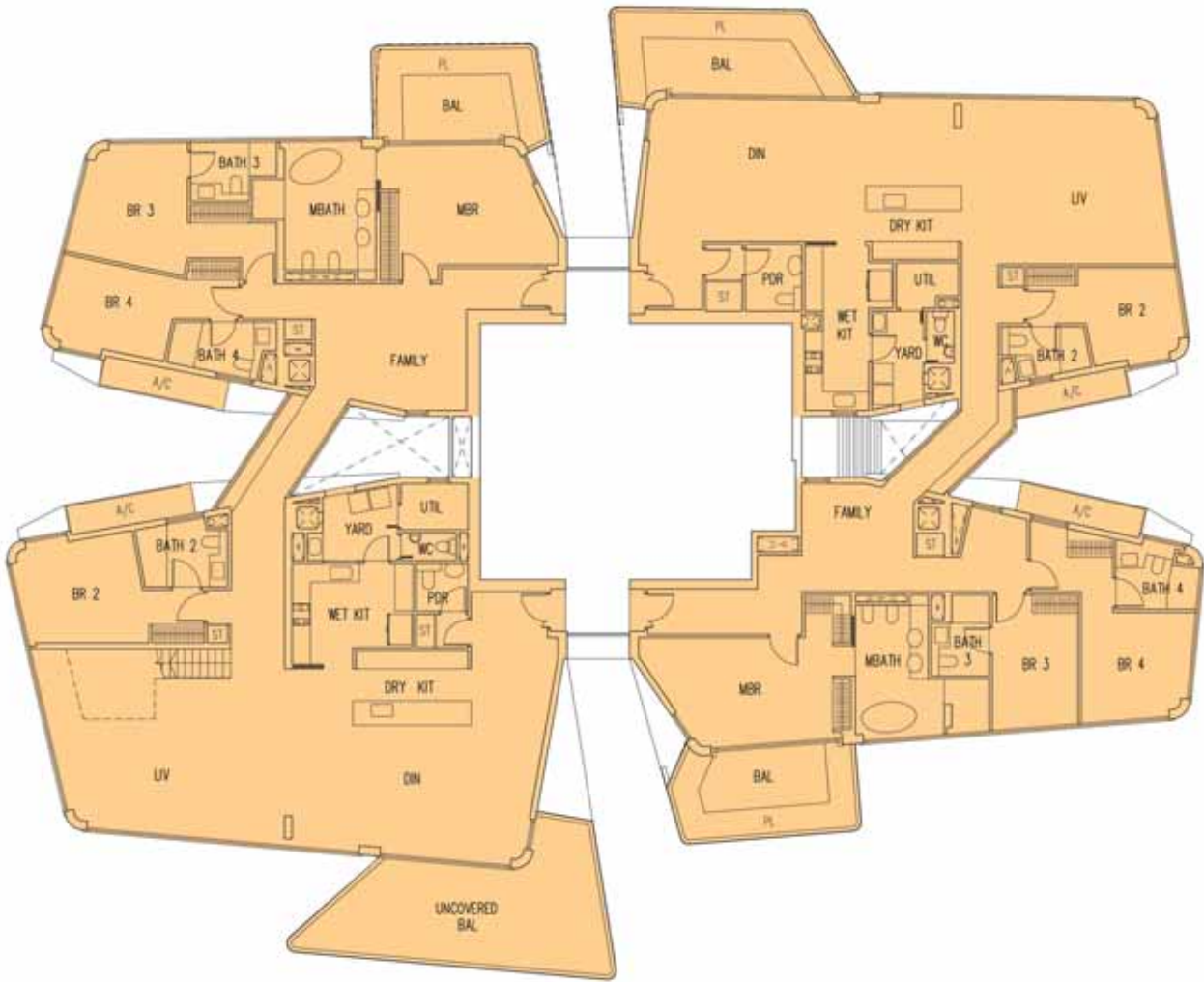
33RD STOREY PLAN

LEGEND

TYPE A - 1 Bedroom+Study	TYPE D - 4 Bedrooms
TYPE B - 2 Bedrooms / 2 Bedrooms+Study	TYPE GH - 4 Bedrooms Garden House
TYPE C - 3 Bedrooms / 3 Bedrooms+Study	TYPE PH - 4 Bedrooms Penthouse



Type PH4
#33-51
489 sqm / 5264 sqft

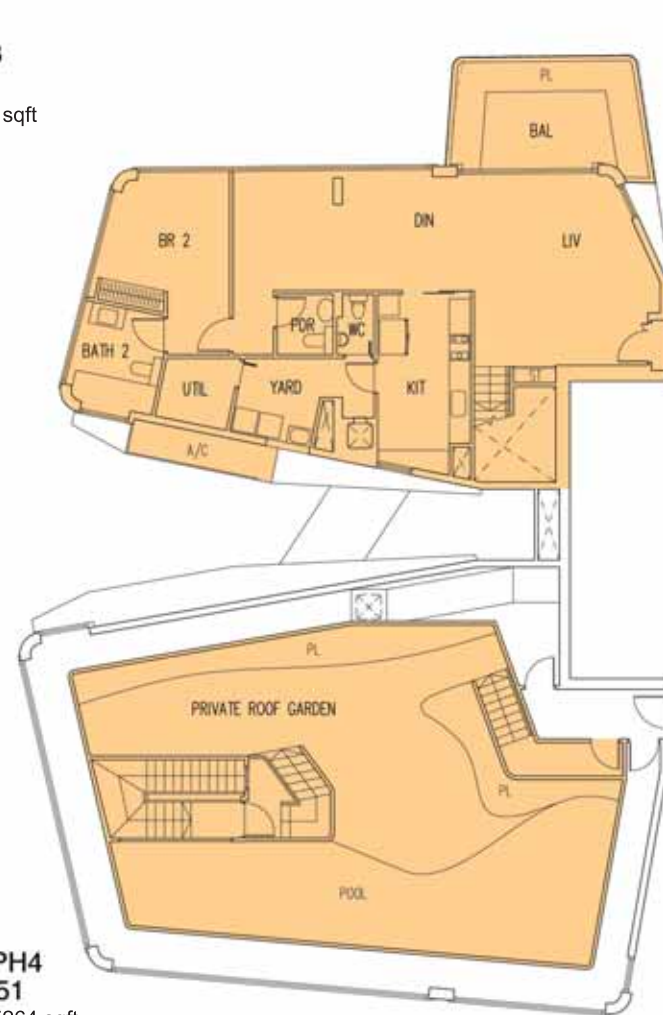


Type PH3a
#33-52
329 sqm / 3541 sqft

34TH STOREY PLAN

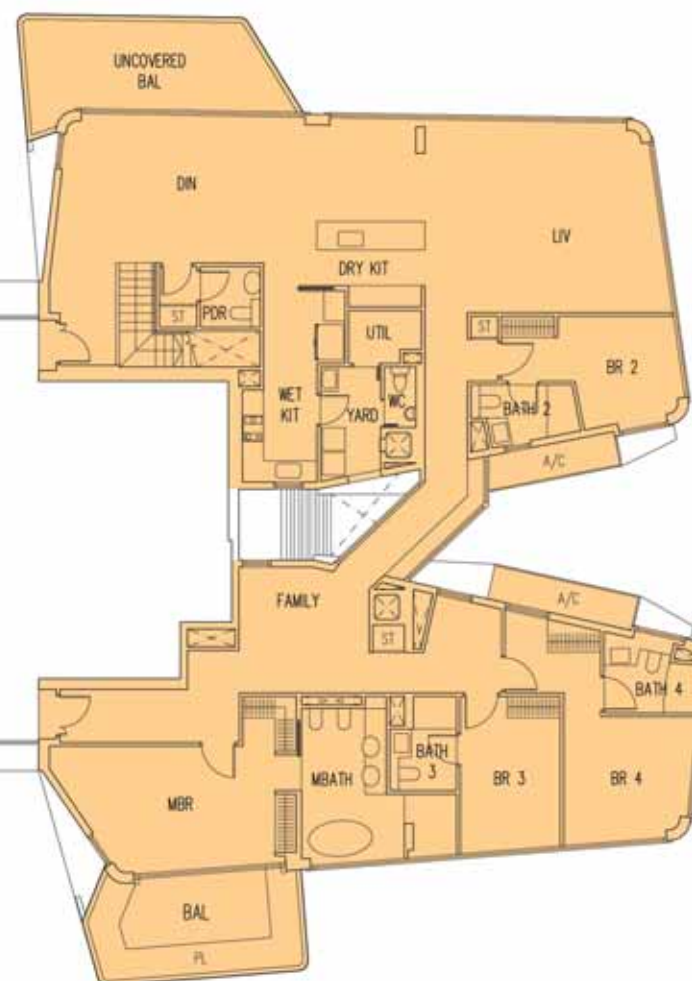
Type PH3 #34-51

319 sqm / 3434 sqft



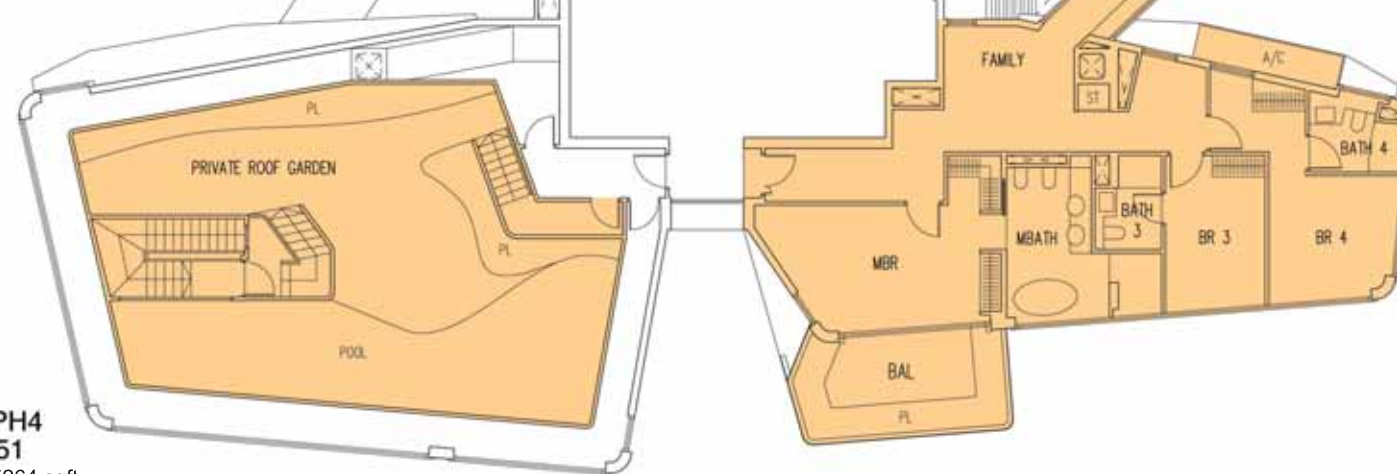
Type PH4 #34-52

432 sqm / 4650 sqft



Type PH4 #33-51

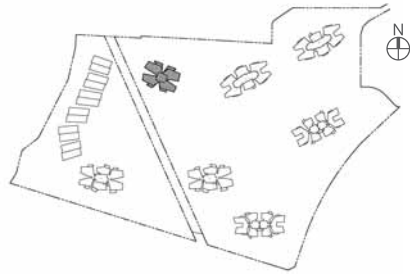
489 sqm / 5264 sqft



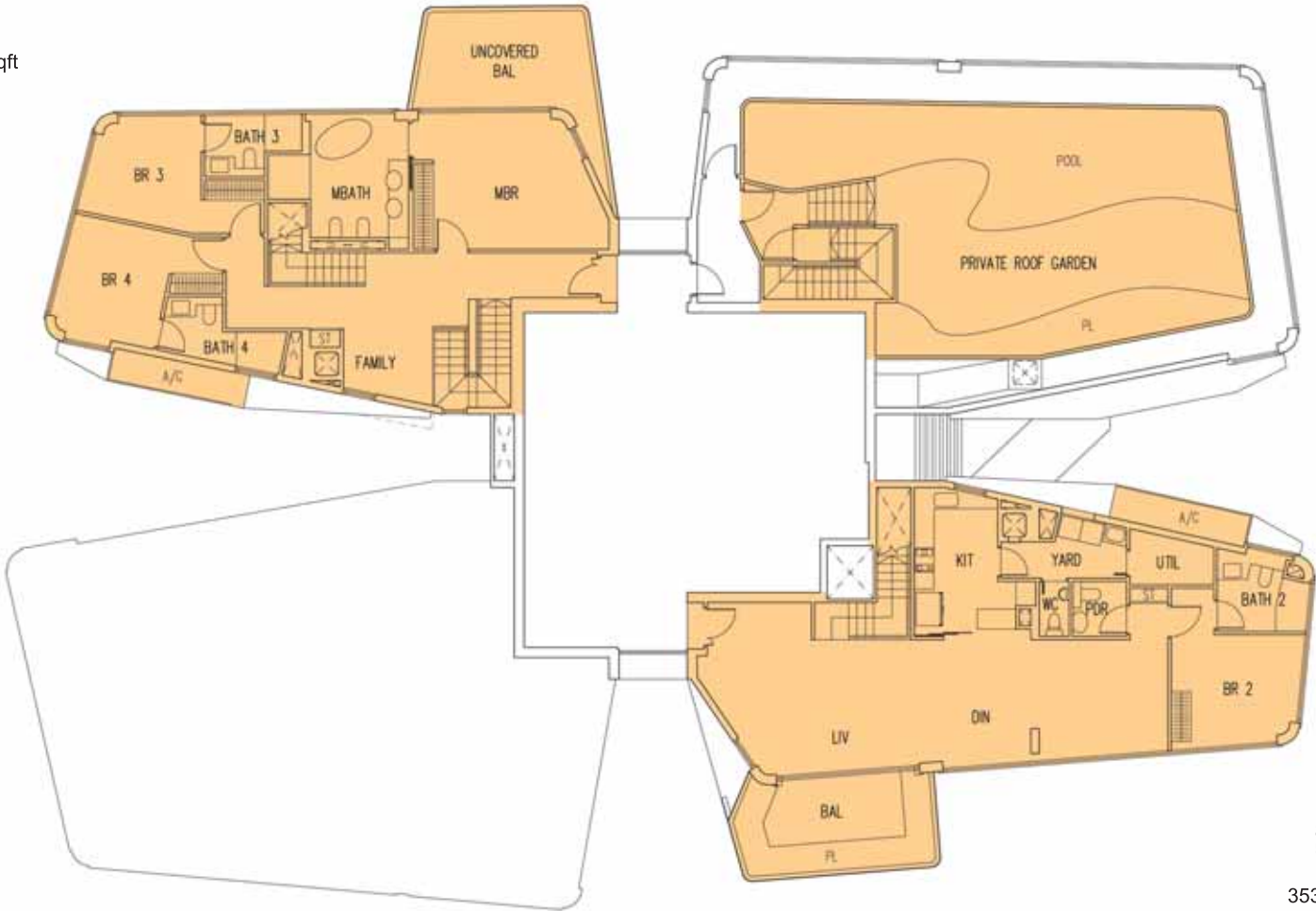
35TH STOREY PLAN

LEGEND

TYPE A - 1 Bedroom+Study	TYPE D - 4 Bedrooms
TYPE B - 2 Bedrooms / 2 Bedrooms+Study	TYPE GH - 4 Bedrooms Garden House
TYPE C - 3 Bedrooms / 3 Bedrooms+Study	TYPE PH - 4 Bedrooms Penthouse



**Type PH3
#34-51**
319 sqm / 3434 sqft



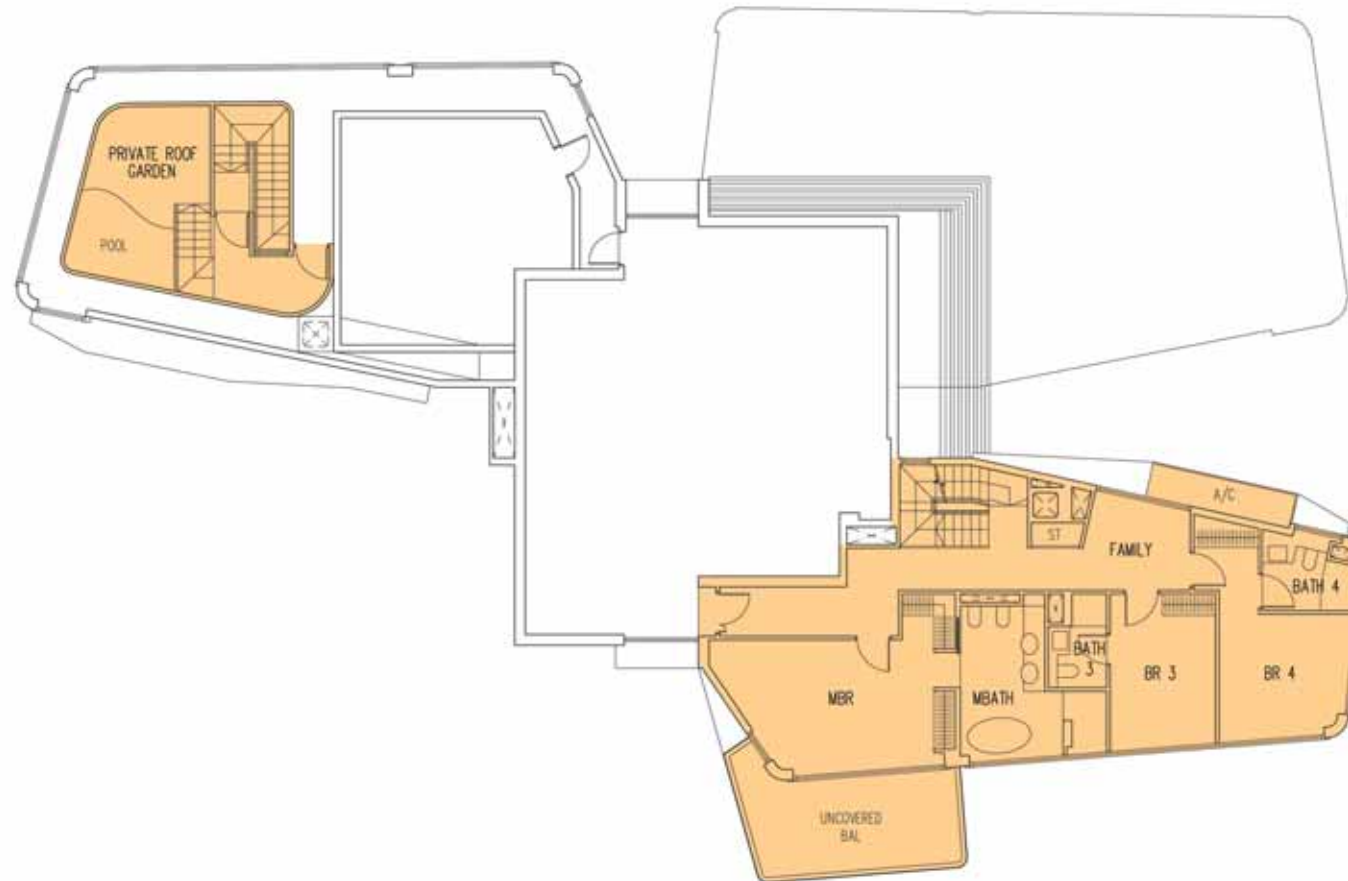
**Type PH4
#34-52**
432 sqm / 4650 sqft

**Type PH3
#35-53**
353 sqm / 3800 sqft

36TH STOREY PLAN

Type PH3 #34-51

319 sqm / 3434 sqft



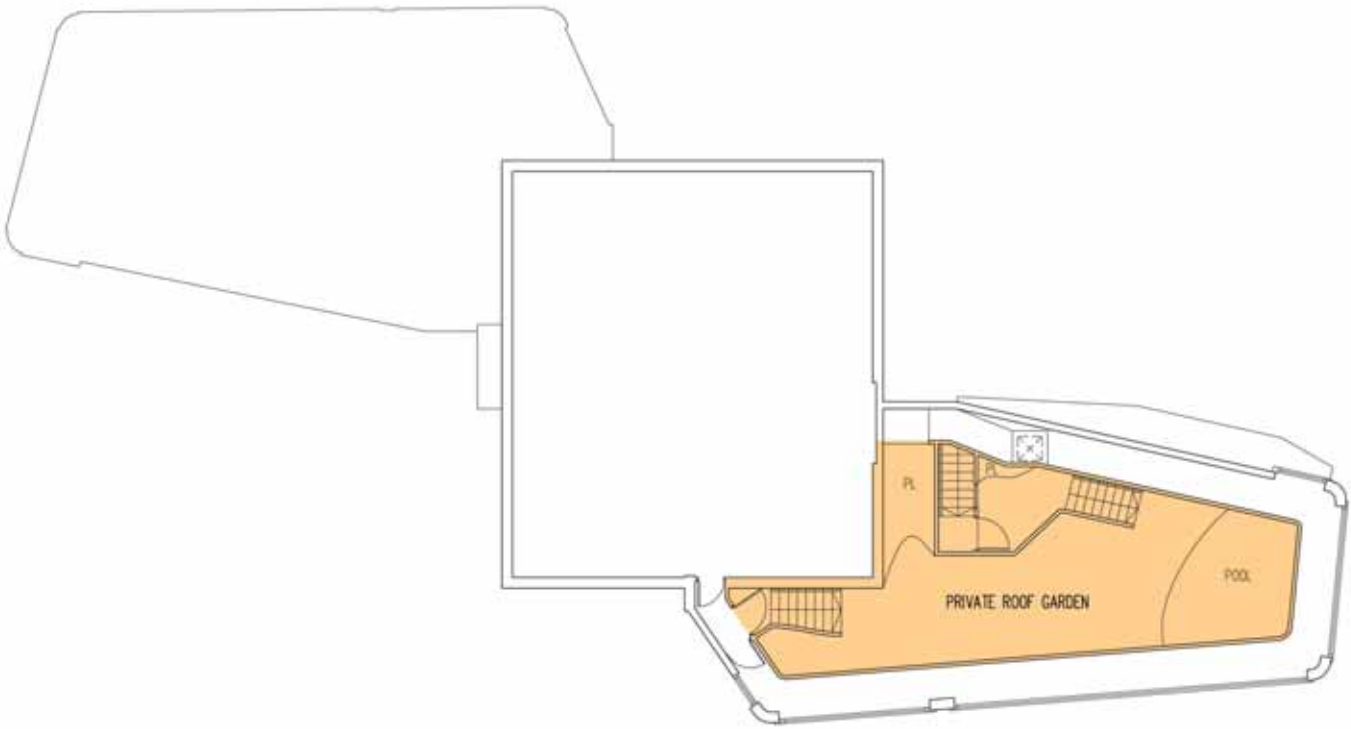
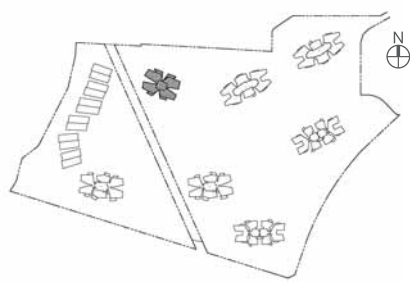
Type PH3 #35-53

353 sqm / 3800 sqft

PRIVATE ROOF GARDEN PLAN

LEGEND

TYPE A - 1 Bedroom+Study	TYPE D - 4 Bedrooms
TYPE B - 2 Bedrooms / 2 Bedrooms+Study	TYPE GH - 4 Bedrooms Garden House
TYPE C - 3 Bedrooms / 3 Bedrooms+Study	TYPE PH - 4 Bedrooms Penthouse



**Type PH3
#35-53**
353 sqm / 3800 sqft

The plans are subject to change as may be required or approved by the relevant authorities.
These are not drawn to scale and are for the purpose of visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

SPECIFICATIONS

1. FOUNDATION Reinforced concrete piles and/or bored piles and/or raft footing	
2. SUPERSTRUCTURE Reinforced concrete structure with prestressed slab at selected areas	
3. WALLS	
Internal Walls	: Reinforced concrete and/or brick/block wall and/or dry wall partition
External Walls	: Reinforced concrete and/or brick/block wall
4. ROOF Flat Roof	: Reinforced concrete roof with appropriate insulation and waterproofing system
5. CEILING Residential Units Living/Dining, Family, Bedrooms, Study, Internal Staircase, Foyer, Balcony, Uncovered Balcony, Utility, Store (ST), Yard, Passageway and WC	: Plaster and/or skim coat and/or ceiling board with paint finish
Bathrooms, Powder Room and Kitchen	: Ceiling board with paint finish
Common Areas Lift Lobbies	: Ceiling board with paint finish
Staircases and Basement	: Skim coat with paint finish
6. FINISHES: WALL Residential Units Living/Dining, Family, Bedrooms, Study, Internal Staircase, Foyer, Utility, Store (ST), Yard and Passageway	: Plaster and/or skim coat with paint finish
Master Bathroom i) Type C, D, GH and PH	: Compressed marble and/or natural stone
Bathrooms i) Type C, D, GH and PH	: Compressed marble and/or natural stone
Powder Room	: Compressed marble and/or natural stone
Kitchen and WC	: Homogeneous and/or ceramic tiles
Private Enclosed Space (PES), Balcony, Uncovered Balcony, Open Terrace, Courtyard, Private Roof Garden and External Staircase	: Plaster and/or skim coat with spray textured paint finish and/or paint finish
Planter (PL)	: Plaster and/or skim coat
Common Areas Lift Lobbies at Basements and 1st Storey	: Natural stone and/or solid surface and/or plaster and/or skim coat with paint finish
Typical Floor Lift Lobbies	: Homogeneous and/or ceramic tiles and/or plaster and/or skim coat with paint finish
Staircases, Basement and 1st Storey Car Park and Corridors	: Plaster and/or skim coat with paint finish
Note: a) Wall finishes up to false ceiling and on exposed surfaces only. b) No tiles behind and below kitchen cabinets, bathroom cabinets, mirrors, long baths and above false ceiling.	
7. FINISHES: FLOOR Residential Units Living/Dining and Foyer i) Type C, D and GH	
ii) Type PH	: Natural stone with matching skirting
Dry Kitchen	: Natural stone with matching skirting
Family i) Type GH	: Compressed marble with matching skirting and/or timber with matching skirting
ii) Type PH	: Natural stone with matching skirting and/or timber with matching skirting
Passageway i) Type C, D and GH	: Compressed marble with matching skirting and/or timber with matching skirting

ii) Type PH	: Natural stone with matching skirting and/or timber with matching skirting
Study i) Type C6(S) and GH2a	: Compressed marble with matching skirting and/or timber with matching skirting
Bedrooms i) Type C, D, GH, PH	: Timber with matching skirting
Bathrooms i) Type C, D, GH, PH	: Homogeneous and/or ceramic tiles
Powder Room	: Homogeneous and/or ceramic tiles
Kitchen and WC	: Homogeneous and/or ceramic tiles
Utility and Yard	: Homogeneous and/or ceramic tiles with matching skirting
Internal Staircase i) Type GH	: Timber and/or compressed marble with matching skirting
ii) Type PH	: Timber and/or natural stone with matching skirting
Store (ST)	: Same finishing as area outside Store
Private Enclosed Space (PES)	: Natural stone and/or timber and/or pebble wash and/or planting
Balcony, Uncovered Balcony, Open Terrace and Courtyard i) Type C, D and GH	: Homogeneous and/or ceramic tiles with matching tile skirting
ii) Type PH	: Natural stone and/or homogeneous and/or ceramic tiles with matching tile skirting
Private Roof Garden and External Staircase	: Natural stone and/or homogeneous and/or ceramic tiles and/or pebble wash and/or timber deck and/or planting
Planter (PL)	: Cement screed with waterproofing
Common Areas Lift Lobbies at Basement and 1st Storey	: Natural stone and/or homogeneous tiles with matching skirting
Typical Floor Lift Lobbies/Corridor	: Homogeneous and/or ceramic tiles with matching skirting
Staircases - Basement to Half Landing between 1st and 2nd Storey	: Homogeneous and/or ceramic tiles with nosing tiles and/or pebble wash
Staircases - Half Landing between 1st and 2nd Storey to Roof	: Cement sand paving with nosing tiles
8. WINDOWS Aluminium framed windows with tinted, clear/frosted glass where appropriate	
9. DOORS Residential Units Main Entrance, Secondary Entrance and Foyer	
Bedrooms, Bathrooms and Powder Room	: Hollow core timber door
Store (ST)	: Hollow core timber door or cabinet door
Kitchen	: Timber framed glass door and/or aluminium framed glass door and/or frameless glass door and/or timber sliding doors
Yard	: Aluminium framed glass door or metal grille gate
Private Enclosed Space	: Metal grille gate
Utility, WC	: Aluminium framed bi-fold door and/or aluminium louvred door
Enclosed Staircase to Roof Garden, Uncovered Balcony, Open Terrace, and Private Roof Garden	: Aluminium framed glass door
Private Roof Garden to Common Corridor	: Metal door/metal grille gate
Note: Selected locksets and ironmongery shall be provided to all doors.	

10. SANITARY FITTINGS

Residential Units Master Bath i) Type C and D2a		- Compressed marble and/or natural stone and/or solid surface vanity top complete with 1 wash basin and basin mixer - 1 shower screen complete with shower mixer set - 1 water closet - 1 long bath complete with bath mixer set - 1 paper roll holder - 1 towel rail - 1 hair dryer - Mirror
ii) Type D2 and D3		- Compressed marble and/or natural stone and/or solid surface vanity top complete with 2 wash basins and 2 basin mixers - 1 shower screen complete with shower mixer set - 1 water closet - 1 long bath complete with bath mixer set - 1 paper roll holder - 1 towel rail - 1 hair dryer - Mirror
iii) Type GH		- Compressed marble and/or natural stone and/or solid surface vanity top complete with 2 wash basins and 2 basin mixers - 1 shower screen complete with shower mixer set - 1 water closet - 1 long bath complete with bath mixer set - 1 paper roll holder - 1 towel rail - 1 hair dryer - Mirror
iv) Type PH		- Natural stone and/or solid surface vanity top complete with 2 wash basins and 2 basin mixers - 1 shower screen complete with shower mixer set - 1 water closet - 1 bidet - 1 long bath complete with bath mixer set - 1 paper roll holder - 1 towel rail - 1 hair dryer - Mirror
Other Bathrooms Type C, D and GH		- Compressed marble and/or solid surface vanity top complete with 1 wash basin and basin mixer - 1 shower screen complete with shower mixer set - 1 water closet - 1 paper roll holder - 1 towel rail - Mirror
Type PH (except for PH4d – Bath 5)		- Natural stone and/or solid surface vanity top complete with 1 wash basin and basin mixer - 1 shower screen complete with shower mixer set - 1 water closet - 1 paper roll holder - 1 towel rail - Mirror
Type PH4d – Bath 5		- Natural stone and/or solid surface vanity top complete with 1 wash basin and basin mixer - 1 shower screen complete with shower mixer set - 1 water closet - 1 long bath complete with bath mixer set - 1 paper roll holder - 1 towel rail - Mirror
Powder Rooms Type GH2, PH4a and PH4d		- Compressed marble and/or solid surface vanity top complete with 1 wash basin with tap - 1 water closet - 1 paper roll holder - Mirror
Type GH2a, D3, PH3, PH3a, PH3b, PH4, PH4b and PH4c		- 1 wash basin with tap - 1 water closet - 1 paper roll holder - Mirror
WC		- 1 wash basin with tap - 1 water closet - 1 shower set - 1 paper roll holder
Dry Kitchen		- 1 sink with mixer tap
Wet Kitchen		- 1 sink with mixer tap - 1 water point for refrigerator

- Yard

- 1 bib tap for washing machine

- 1 sink with tap
- Private Enclosed Space (PES), Balcony, Uncovered Balcony, Open Terrace, Courtyard and Private Roof Garden

- 1 bib tap
- Note:

a) The brand type and colour of wares, fittings and accessories are subject to Architect's selection and availability.

b) Storage shelves and/or drawers will be provided in all bathrooms except WC, but will vary in design depending on unit type.

11. ELECTRICAL INSTALLATION

Refer to Electrical Schedule for details

12. TV/TELEPHONE

Refer to Electrical Schedule for details

- Note:

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

b) Telephone reception on mobile phones within the Development is subject to the availability/provision of satellite/wireless coverage by the respective mobile telephone network service providers and is not within the purview/control of the Vendor.

13. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standards CP 33:1996

14. PAINTING

a) External Wall

: Spray textured paint finish and/or paint finish to designated area

b) Internal Wall

: Paint finish

15. WATERPROOFING

Waterproofing shall be provided at Bathroom, Powder Room, Kitchen, Yard, WC, Private Enclosed Space (PES), Balcony, Uncovered Balcony, Open Terrace, Courtyard, Private Roof Garden, External Staircase, Planter and Reinforced Concrete Flat Roof

16. DRIVEWAYS AND CAR PARK

Basement car parks and driveways shall be of reinforced concrete finish. Surface driveway/ drop-off point shall be of reinforced concrete and/or stone finish and/or pavers and/or pebble wash

17. RECREATIONAL FACILITIES
- a) Swimming Pool with:

- Lap Pool

- Children's Pool

- Outdoor Jacuzzis

b) Basketball Court

c) Tennis Courts

d) Multi-Purpose Court

e) Outdoor Exercise Stations

f) Jogging Track

g) Children's Play Areas

h) Thematic Gardens

i) Spa Area

j) Function Rooms

k) Barbecue Areas

l) Clubhouse Facilities

18. ADDITIONAL ITEMS
- a) Kitchen

Wet Kitchen

i) Type C, D and GH

: Kitchen cabinets complete with solid surface worktop, single bowl stainless steel kitchen sink and mixer tap, gas hob, electric hood, microwave and oven

ii) Type PH (except PH3)

: Kitchen cabinets complete with stone surface and/or solid surface worktop, single bowl stainless steel kitchen sink and mixer tap, gas hob, electric grille, electric hood, microwave, oven and dishwasher

iii) Type PH3

: Kitchen cabinets complete with stone surface and/or solid surface worktop, single bowl stainless steel kitchen sink and mixer tap, gas hob, electric grille, electric hood, microwave, oven, dishwasher, coffee maker and wine chiller

Dry Kitchen

: Kitchen cabinets complete with stone surface and/or solid surface worktop, single bowl stainless steel kitchen sink and mixer tap, refrigerator, coffee maker and wine chiller

- b) Wardrobes

: Wardrobes provided to all Bedrooms
- c) LCD TV

i) Type PH

: 1 LCD TV provided to Master Bath
- d) Security and access

- Audio Video Intercom provided in each unit

- Card Access Control System for Residents at Respective Lift Lobbies and Pedestrian Gates

- Access to GH unit is direct access at basement and 1st storey

- Automatic Car Park Barrier System

- General Security Surveillance Cameras to selected common areas
- e) Air-Conditioning

i) Type C, D and GH

: Single/multi-split air conditioning system

: Concealed ducted fan coil unit for Living/Dining, Family and wall mounted fan coil unit for Study and all Bedrooms
- ii) Type PH

: Concealed ducted fan coil unit for Living/Dining, Family and all Bedrooms
- f) Hot Water Supply

: Hot water supply to Kitchen and all Bathrooms except for WC and Powder Room
- g) Gas Supply

: Town gas supply to Kitchen
- h) Datapoint

: Data outlet points complete with Category 6 or other appropriate cabling in Living/Dining, Family, Study and all Bedrooms

- i) A/C Ledge

: Metal screen and/or metal railing and/or RC parapet wall
- j) Private Enclosed Space (PES), Balcony, Uncovered Balcony, Open Terrace, Private Roof Garden, Planter (PL) and Yard

: Metal railing and/or RC parapet wall and/or brick wall and/or glass railing

- Note:

a) Marble and granite are natural stone materials which offer no absolute uniformity in their veins, colour, tonality and pattern as these are natural characteristics arising from their varied mineral composition and impurities. Natural fissure lines, fossils and pigmentation can appear on the surfaces of polished marble and granite being a result of the formation process. While such material can be pre-selected before installation, this non-conformity cannot be 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 or granite selected and installed shall be subject to availability.

b) Timber strips are natural materials containing veins and tonality difference. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.

c) Layout/Location of wardrobes, kitchen cabinets, fan coil units and all electrical points are subject to Architect's sole discretion and final design.

d) Choice of brand and model of fittings, equipment, installation and appliances supplied shall be at the sole discretion of the Vendor.

e) Regular maintenance by the Purchaser of the air-conditioning systems, including the cleaning of filters and condensate pipes, is essential for efficient running and prolonging their operating life.

f) For the web portal of the Housing Project, the Purchaser will have to pay for annual fees, subscription fees or any such fees to the service provider of the portal as may be appointed by the Developer or Management Corporation when it is formed.

ELECTRICAL SCHEDULE

Unit Type	Lighting Point	Power Point	Data Point	Telephone Point	TV Point	Bell Point	Audio Video Intercom	Fridge Point	Cooker Hob Point	Cooker Hood Point	Oven/ Microwave Point	Dishwasher Point	Coffee Making Machine	Wine Chiller Point	Shaver/ Hair Dryer Point	Washing Machine Point	Dryer Point	LCD TV
Typical Units																		
Type C4	15	21	4	4	4	1	1	1	1	1	2	1	0	0	1	1	1	0
Type C5	16	21	4	4	4	1	1	1	1	1	2	1	0	0	1	1	1	0
Type C6	16	24	5	5	5	1	1	1	1	1	2	1	0	0	1	1	1	0
Type D2	17	24	5	5	5	1	1	1	1	1	2	1	0	0	1	1	1	0
Type D3	18	24	5	5	5	1	1	1	1	1	2	1	0	0	1	1	1	0
Type PH3	26	29	6	6	6	1	2	1	1	1	2	1	1	1	1	1	1	1
Type PH3a	26	29	6	6	6	1	2	2	1	1	2	1	1	1	1	1	1	1
Type PH4	25	32	6	6	6	1	2	2	1	1	2	1	1	1	1	1	1	1
Type GH2	25	29	6	6	6	0	3	1	1	1	2	1	0	0	1	1	1	0

- Note:

1) Isolator shall be provided accordingly to the no. of condensing unit for each apartment.

2) Power Point/Isolator shall be provided accordingly to the no. of water heaters for each apartment.

3) Visitor call panel shall be provided for Basement and first storey of Garden Unit.

Developer: **Morganite Pte Ltd (ROC: 200711142E)** Developer's Licence No.: **C0649** Location: **Lot(s) 02221K, 02825P, 02826T, 02827A, 02828K, 02829N, 02830A, 02831K, 02832N, 02833X, 02834L, 02835C, 3737V (formerly known as LOT 02836M PT) and 3739T (formerly known as LOT 03392N PT) MK 02 at King's Road/Leedon Heights/Farrer Road** Tenure: **99 Years** wef **8 April 2010** Building Plan Nos.: **A0506-00034-2007-BP01 Dated 28 July 2010, A0506-00034-2007-BP02 Dated 3 December 2010, A0506-00034-2007-BP03 Dated 3 January 2011, A0506-00034-2007-BP04 Dated 22 March 2011, A0506-00034-2007-BP05 Dated 27 April 2011, A0506-00034-2007-BP06 Dated 17 November 2011, A0506-00034-2007-BP07 Dated 24 April 2012, A0506-00034-2007-BP08 Dated 26 November 2012** Expected Date Of Vacant Possession: **31 December 2015** Expected Date Of Legal Completion: **31 December 2018**

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