

www.Lakefront-Residences.com.sg
(+65) 9695 9515

THE
LAKEFRONT
RESIDENCES

Tomorrow

a new lifestyle destination takes shape in Singapore's western suburb. Combining the allure of Marina Bay, Orchard Road and East Coast Park, the upcoming Jurong Lake District will be an exciting commercial, leisure and residential hub. Keppel Land – the name behind landmark developments in Marina Bay and Keppel Bay – now brings its success in waterfront transformation to the Jurong Lake District.

The Lakefront Residences
Tomorrow's most desirable address.

Envision a new future

Lakefront living like never before.



Jurong Lake District

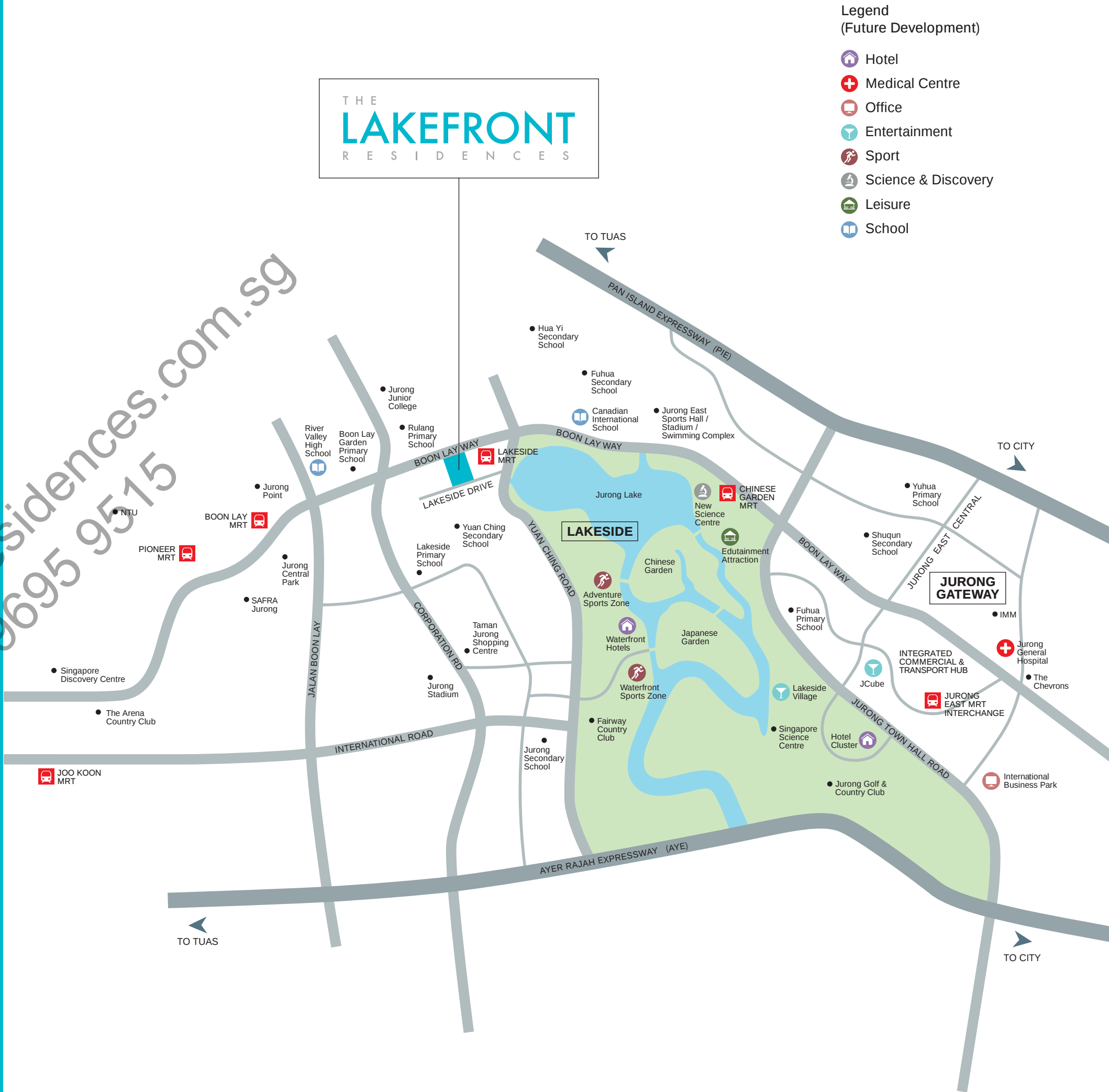
A new metropolis

Singapore's grand master plan to transform the western suburb into a world-class business and leisure destination begins here with the creation of two distinct precincts that will form the Jurong Lake District.

Lakeside, Singapore's new leisure ground will offer exciting 'edu-tainment' attractions, hotels, shopping, dining, parks and water sports hub that will charm your senses. Walkways across the lake will create a unique lakeside village that plugs directly into the Jurong Gateway.

The Jurong Gateway is set to become Singapore's largest commercial hub with many government agencies and business enterprises setting up headquarters here in the near future. This vibrant hub will also offer a variety of retail, dining and entertainment options.

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Artist impression

Lakefront living presents endless possibilities

Living at The Lakefront Residences opens you to a whole new lifestyle.

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Lakeside

- A** Canadian International School
- B** Adventure Sports Zone
- C** Waterfront Hotels
- D** Waterfront Sports Zone
- E** Chinese Garden
- F** Japanese Garden
- G** New Science Centre
- H** Edutainment Attraction
- I** Lakeside Village
- J** Hotel Cluster

Jurong Gateway

- K** JCube (Retail Mall)
- L** Integrated Commercial & Transport Hub
- M** International Business Park



The integrated lifestyle

Play, work and live by the Lake



Play

Singapore's new leisure hub

Hours of fun and entertainment await at Lakeside. The new and bigger Singapore Science Centre will keep young minds engaged, while nature lovers will find respite at the scenic Chinese and Japanese Gardens. For those who love the sun and water, a host of water sports activities will be available on the lake.

Delight in shopping and dining at Jurong Point and the upcoming JCube, which will also house an Olympic-size ice-skating rink. Soon, the Lakeside Village and a mega-mall at Jurong Gateway will add a plethora of shopping and entertainment choices, all within minutes of your home at The Lakefront Residences.



Lakeside Village



Waterfront Dining



Work

A thriving business centre by the lake

Set to be Singapore's new business hub, the Jurong Gateway is well-connected via the Jurong East MRT interchange. Complementing the existing commercial hub of over 3,000 companies, Jurong Gateway will offer an additional 8.1 million square feet of office and retail space.



Artist impression

Jurong Gateway



Artist impression

Integrated Commercial & Transport Hub



Live

A life less ordinary

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A lifestyle beyond expectations

Just steps from the Lakeside MRT station, The Lakefront Residences gives you the ultimate luxury of time. Time to enjoy with your loved ones, and time to indulge in the pleasures of the many unique recreational amenities set in the lush, lake-themed landscaped grounds.



Artist impression



In harmony with nature

Discover a holistic lifestyle that will soothe your senses and invigorate your body. Water features abound, creating a serene ambience echoing The Lakefront Residences' location. Enjoy a refreshing swim in the main Olympic-length swimming pool, relax in the bubble pool, or lounge on the wet deck with your favourite cocktail. For the ultimate rejuvenation experience, soak in the therapeutic thermal hot spa, set amidst an enchanting mist garden.



- Bio-Pond
- Clubhouse
- Gymnasium
- Roof Garden
- Lounge Deck
- The 50m Grand Pool
- Water Lounge Area
- Bubble Pool
- Children's Water-play Pool
- Children's Pool

Thermal Spa

- Misted Rock Garden
- Lawn
- Green Colonnade
- Reflection Lake
- The Waterfalls
- Dining Pavilions
- Hammock Lawn
- Relaxation Terraces
- Children's Adventure Playground
- Toddlers' Playground
- Forest Maze
- Forest Trail
- Forest Artscape
- Fitness Park
- Sunken Tennis Court





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Contemporary and timeless

The natural beauty of the lake is reflected in every home. Meticulously crafted interiors, inspired by the clean lines of Nordic design, exude a relaxed, inviting feel. This is a home that welcomes you, pampers you and indulges you. This is a home for a lifetime.



Where only the finest will do

Every home at The Lakeside Residences will be graced by the finest appointments. Create meals in style with the full suite of kitchen appliances from renowned German brand, Teka. Teka refrigerators, washing machines and dryers are also included in every home. The bathrooms are no less luxurious, with fittings and sanitary ware from established names Hansgrohe and Vitra. Natural stone floor finishes and built-in wardrobes for all bedrooms complete the palette of quality appointments carefully selected for the homes at The Lakefront Residences.

Note: Please refer to the Specifications for details of the fit-out of the apartments and qualifications.



Everything you desire, anything you need

Legend

- A. Grand Entrance
- B. Cascade/Signage
- C. Arrival Porch
- D. Bio-Pond
- E. Clubhouse
 - Multi-purpose Function Rooms
 - Gymnasium
 - Changing and Steam Rooms
 - Roof Garden
- F. Lounge Deck
- G. Thermal Spa
- H. The 50m Grand Pool
- I. Water Lounge Area
- J. Bubble Pool
- K. Children's Water-play Pool
- L. Children's Pool
- M. Pool Deck
- N. Misted Rock Garden
- O. Lawn
- P. Green Colonnade
- Q. Reflection Lake
- R. The Waterfalls
- S. Forest Pavilion with outdoor dining facilities
- T. Lawn Pavilion with outdoor dining facilities
- U. Waterfall Pavilion with outdoor dining facilities
- V. Hammock Lawn
- W. Relaxation Terraces
- X. Children's Adventure Playground
- Y. Toddlers' Playground
- Z. Side Gate to MRT Station
- AA. Forest Maze
- BB. Forest Trail
- CC. Forest Artscape
- DD. Fitness Park
- EE. Sunken Tennis Court



Artist impression



Specifications

1. FOUNDATION Piled foundation for main building structure		
2. SUB-STRUCTURE AND SUPERSTRUCTURE Reinforced concrete building structure		
3. WALLS		
a) Internal Walls	:	Reinforced concrete and/or brickwall and/or blockwall and/or glass wall and/or dry partition
b) External Walls	:	Reinforced concrete and/or brickwall and/or blockwall
4. ROOF		
a) Flat Roof	:	Reinforced concrete roof with appropriate insulation and waterproofing system
5. CEILING		
a) For Residential Units Living, Dining, Bedrooms, Kitchen, Dry Kitchen, Baths, Study, Balcony, Utility Room, Utility Area, WC and Yard	:	Skim coat and/ or ceiling board and/ or bulkheads with emulsion paint finish
b) For Common Areas		
i) Basement 2, Basement 1, 1st Storey Lift Lobby	:	Skim coat and/ or ceiling board and/ or bulkheads with emulsion paint finish
ii) Typical Lift Lobby	:	Skim coat and/ or ceiling board and/ or bulkheads with emulsion paint finish
iii) Staircases and Landing	:	Skim coat with emulsion paint finish
6. FINISHES		
a1) Walls - for Residential Units		
i) Living, Dining, Bedrooms, Study, Utility Room, Utility Area, Yard	:	Plaster and/ or skim coat with emulsion paint finish
ii) Master Baths (Except for Type E, P8 & P9), Junior Master Baths (Except for Type P8 & P9) & attached Baths	:	Natural Marble (for feature wall only) and Homogeneous and/or Porcelain and/or Ceramic Tiles
iii) Master Baths (For Type E, P8 & P9) & Junior Master Baths (For Type P8 & P9)	:	Natural Marble (for feature wall only) and Homogeneous and/or Porcelain and/or Ceramic Tiles and/or Skim coat with emulsion paint finish
iv) Common Baths	:	Homogeneous and/or Porcelain and/ or Ceramic Tiles
v) Dry Kitchen	:	Plaster and/or skim coat with emulsion paint finish
vi) Kitchen	:	Plaster and/or skim coat with emulsion paint finish and/or Homogeneous and/or Porcelain and/or Ceramic Tiles
vii) WC	:	Homogeneous and/or Ceramic tiles
Note:		No tiles behind kitchen cabinets, long bath, mirrors, vanity cabinets. Tiles lay up to false ceiling and on exposed areas only.
a2) Walls - For Common Areas		
i) Basement 2, Basement 1, 1st Storey Lift Lobby	:	Natural Stone and/or Stainless Steel and/ or Homogeneous Tiles and/ or Plaster and/or Skim coat with emulsion paint finish
ii) Typical Lift Lobby	:	Homogeneous Tiles and/ or Glass blocks and/ or Plaster and/or skim coat with emulsion paint finish
iii) Staircases and Landing	:	Plaster and/ or skim coat with emulsion paint finish
b1) Floors - For Residential Units		
i) Living, Dining	:	Natural Marble or Agglomerated Marble with timber skirting
ii) Dry Kitchen, Kitchen (For Type A & B)	:	Natural Marble or Agglomerated Marble
iii) Bedrooms	:	Laminated timber floor with timber skirting
iv) Baths	:	Homogeneous and/or Porcelain and/or Ceramic Tiles
v) Study (For Type B4-G)	:	Laminated timber floor with timber skirting
vi) Study (Except for Type B4-G)	:	Natural Marble or Agglomerated Marble with timber skirting
vii) Kitchen (Except for Type A & B), WC	:	Homogeneous and/or Porcelain and/or Ceramic Tiles
viii) Utility Room, Utility Area, Yard	:	Homogeneous and/or Porcelain and/or Ceramic Tiles with matching skirting
ix) PES, Balcony, Roof Terrace	:	Homogeneous and/or Porcelain and/or Ceramic Tiles with matching skirting
x) Staircase (For Type P)	:	Timber treads
b2) Floors - For Common Areas		
i) Basement 2, Basement 1, 1st Storey Lift Lobby	:	Homogenous Tiles and/or Natural Stone
ii) Typical Lift Lobby	:	Homogeneous Tiles with Skirting
iii) Staircases and Landing	:	Cement sand screed finish with nosing tile

7. WINDOWS Powder coated aluminium frames with tinted glass where appropriate. Powder coated aluminium frames with laminated tinted glass to the following: Living/Dining, Master Bedroom and all bedrooms fronting Boon Lay Way		
8. DOORS		
i) Main Entrance	:	Fire rated timber doors
ii) Bedrooms, Baths	:	Hollow core timber doors
iii) Kitchen (For Type C, D, P1, P2, P3, P4, P5, P6 & P7)	:	Hollow core timber doors with glass-infill viewing panel
iv) Kitchen (For Type E, P8 & P9)	:	Frameless tempered glass
v) WC	:	Acrylic-infill door
vi) Utility Room (For Type D1, P5)	:	Hollow core timber door
vii) Utility Room (Except for Type D1, P5)	:	Acrylic-infill door
viii) Balcony, PES, Roof Terrace	:	Aluminium framed glass door
ix) PES	:	Metal gate (No gate for Type B1-G3, C1-G3, C2-G2, C3-G1, D1-G2, E1-G)

Note: Quality ironmongery and locksets shall be provided to all doors

9. SANITARY FITTINGS		
a) Master Bath (Except for Type E & P)		
- Solid surface vanity top complete with 1 wash basin & 1 mixer tap		
- 1 shower screen complete with 1 shower set		
- 1 pedestal water closet		
- 1 mirror		
- 1 toilet paper holder		
- 1 towel rail		
b) Master Bath (For Type E & P)		
- Solid surface vanity top complete with 1 wash basin & 1 mixer tap		
- 1 shower screen complete with 1 shower set		
- 1 bath tub complete with 1 shower set		
- 1 pedestal water closet		
- 1 mirror		
- 1 toilet paper holder		
- 1 towel rail		
c) Junior Master Bath (Except for Type P8 & P9) and all Baths		
- Solid surface vanity top complete with 1 wash basin & 1 mixer tap		
- 1 shower screen complete with 1 shower set		
- 1 pedestal water closet		
- 1 mirror		
- 1 toilet paper holder		
- 1 towel rail		
d) Junior Master Bath (For Type P8 & P9)		
- Solid surface vanity top complete with 1 wash basin & 1 mixer tap		
- 1 shower screen complete with 1 shower set		
- 1 bath tub complete with 1 shower set		
- 1 pedestal water closet		
- 1 mirror		
- 1 toilet paper holder		
- 1 towel rail		
e) WC		
- 1 wash basin & tap		
- 1 shower set		
- 1 pedestal water closet		
- 1 toilet paper holder		
f) Yard/PES		
- 1 bib tap		
g) Roof Terrace		
- 1 Jacuzzi (For Type P)		
- 1 bib tap		
h) Open Shower		
- 1 shower set (For Type P8 & P9)		

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

10. ELECTRICAL SCHEDULE		
a) Sufficient points are provided		
b) All electrical wirings are concealed except for electrical wiring in trunking in the distribution board closet and those in conduits exposed above false ceiling.		

11. TV/TELEPHONE SCHEDULE		
Sufficient points are provided		
Cat 6 cables for all telephone points		

12. LIGHTNING PROTECTION		
Lightning protection system will be provided in accordance with Singapore Standard CP33: 1996		

13. PAINTING		
a) Internal Walls	:	Emulsion paint finish
b) External Walls	:	Spray textured paint finish and/or emulsion paint to designated areas

14. WATERPROOFING		
Waterproofing to R.C. Roof, PES, Planters, Roof Terrace, Balcony, Bathrooms, Kitchen, Yard, WC, open shower.		

15. DRIVEWAY AND CARPARK		
a) Surface Driveway	:	Pavers
b) Basement Driveway & Car Park	:	Concrete floor with hardener

16. RECREATIONAL FACILITIES		
a) Grand Entrance		
b) Cascade/Signage		
c) Arrival Porch		
d) Bio-Pond		
e) Clubhouse		
- Multi-purpose function rooms		
- Gymnasium		
- Changing and steam rooms		
- Roof garden		
f) Lounge Deck		
g) Thermal Spa		
h) The 50m Grand Pool		
i) Water Lounge Area		
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x) Children' Adventure Playground		
y) Toddlers' Playground		
z) Side Gate to MRT Station		
aa) Forest Maze		
bb) Forest Trail		
cc) Forest Artscape		
dd) Fitness Park		
ee) Sunken Tennis Court		

17. ADDITIONAL ITEMS		
a) Kitchen Cabinets and Appliances	:	i Low and high level kitchen cabinets with solid surface worktop and stainless steel sink ii Cooker hood iii Gas cooker hob iv Built-in oven v Free-standing fridge vi Free-standing washer cum dryer (For Type A & B) vii Free-standing washer & dryer (Except for Type A & B)
b) Wardrobes	:	Wardrobes to all bedrooms
c) Air-conditioning Living, Dining, Bedrooms, Study	:	Wall mounted fan coil unit
d) Hot Water Supply	:	Hot water supply to all baths, kitchen, open shower except for WC and Yard
e) Gas	:	Town Gas supply to kitchen Turn-on and utility charges will be borne by the Purchaser
f) Cable Vision	:	Provision of cable outlet only for cable vision services. Subscription charges shall be borne by Purchaser
g) Security System	:	i Card Access System - Lift access - Pedestrian entrance gate ii Audio intercom system between each apartment unit and guardhouse and common lift lobbies on basements and 1st storey (all blocks) iii Auto-Carpark Barrier will be provided iv CCTV surveillance cameras to basement and 1st storey lift lobbies and designated common areas

h) Fibre Broadband	:	Provision of one data point using Cat 6 cable at the Living room for connection to Next Generation Nationwide Broadband Network (Next Gen NBN). Subscription charges to Open Net shall be borne by the Purchaser
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Notes:-
Air-conditioning system
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas. The Purchaser shall engage his own contractor to service the air-conditioning system on a regular basis in order to ensure the good working condition of the system.

Cable Television and/or Internet Access
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) and/or internet service providers (ISP) or any other relevant parties or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels and/or internet access.

Materials, Fittings, Equipment, Finishes, Installations and Appliances
The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

Internet Access
If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.

Marble, Limestone and Granite
Marble, limestone and 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, limestone or granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However granite, being a much harder material than marble cannot be re-polished after installation. Hence some differences may be felt at the joints. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points and Door Swing Positions
Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points and door swing positions are subject to Architect's sole discretion and final design.

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 shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

Web Portal of the Housing Project
The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the management corporation when it is formed.

Timber
Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.

Glass
Glass may break or shatter, be it spontaneously or otherwise, whether due to accidental knocks or other causes. As there will be glass installed in the Unit, the Purchaser may therefore wish to take up insurance(s) covering glass breakage.

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

False Ceiling
A false ceiling conceals and allows space for the installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment. Ceiling works would be required if removal of the M&E equipment is needed. The layout and location of false ceilings and access panels are subject to Architect's sole discretion and final design.

Mechanical Ventilation System
To ensure good working condition of a mechanical ventilation system of the exhaust system, the system has to be maintained by the Purchaser on a regular basis.

Developer:	Keppel Land (Mayfair) Pte Ltd
Tenure of Land:	99 years w.e.f 3 August 2010
Developer's Licence No:	C0689
Location/Lot Nos:	Lot 4442T Mukim 06 at Lakeside Drive
Expected Date of Vacant Possession:	31 July 2015
Expected Date of Legal Completion:	31 July 2018
Building Plan No./Date:	A1027-01004-2010-BP01 dated 02 Nov 2010

The Keppel showcase

Keppel Land Limited is the property arm of the Keppel Group, one of Singapore's multi-national groups. The Company is one of the largest property companies by total assets on the Singapore Exchange, recognised for its sterling portfolio of quality award-winning residential developments and investment-grade commercial properties, and high standards of corporate governance and transparency.

Keppel Land is geographically diversified in Asia and has a strategic focus on two core businesses of property development and property fund management.

Keppel Land is Asia's premier home developer with world-class iconic waterfront residences at Keppel Bay and Marina Bay.

It is also a leading prime office developer and landlord in Singapore, with landmark developments such as Ocean Financial Centre and Marina Bay Financial Centre in the Central Business District.

Moving into the future, Keppel Land continues to remain focused on creating live-work-play environments of enduring value for the community with its hallmark excellence.



Reflections at Keppel Bay



Caribbean at Keppel Bay



Marina Bay Suites



Whilst reasonable care has been taken in preparing the brochure and constructing the model and the sales gallery/showflat (the "Materials"), the developer and its agents shall not be held responsible for any inaccuracies in their contents or between the Materials and the actual unit.

All statements, literature and depictions in the Materials are not to be regarded as a statement or representations of the fact.

Visual representation such as layout plans, finishes, illustrations, pictures, photographs and drawings contained in the Materials are artists' impressions only and not representation of fact. Such materials are for general guidance only and should not be relied upon as accurately describing any specific matter.

All information, specifications, plans and visual representations contained in the Materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract. The Sale and Purchase Agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statements, representations or promises (whether or not contained in the Materials and/or made by the developer or the agent made).

No part of the Materials shall constitute a representation or warranty. The floor plans are approximate measurements and subject to final survey.