

Floor Plans

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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.

THE
LAKEFRONT
RESIDENCES

Everything you desire, anything you need

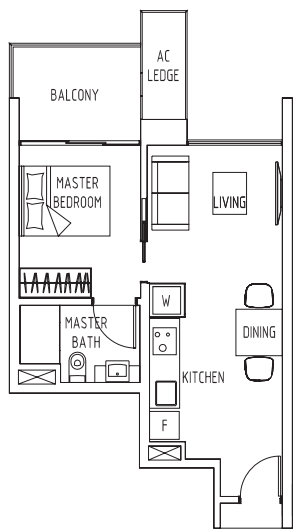
Legend

- 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



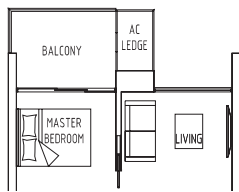
Artist impression

1 Bedroom



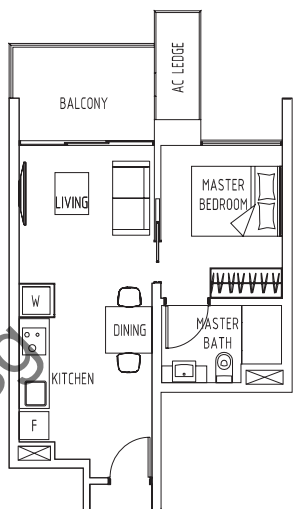
Type A1

46 to 47 sqm / 495 to 506 sqft
#06-30 to #16-30, #06-34 to #16-34
#06-36 to #16-36



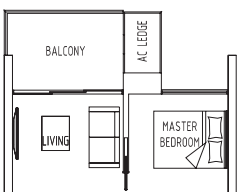
Type A1-A

45 to 46 sqm / 484 to 495 sqft
#02-30 to #05-30, #02-34 to #05-34
#02-36 to #05-36



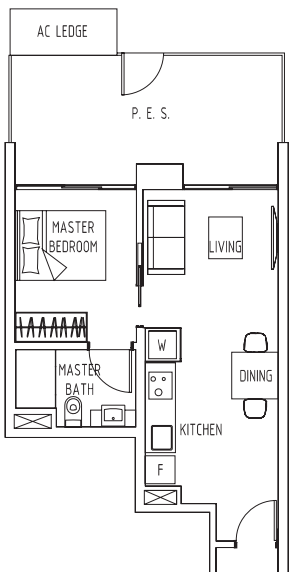
Type A2

46 sqm / 495 sqft
#06-35 to #16-35



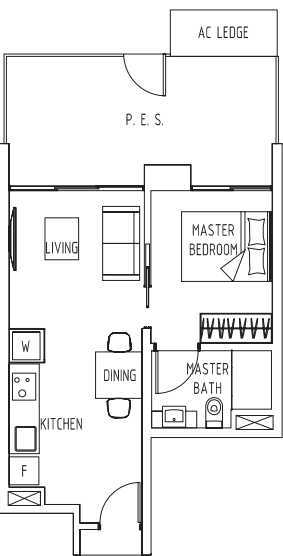
Type A2-A

45 sqm / 484 sqft
#02-35 to #05-35



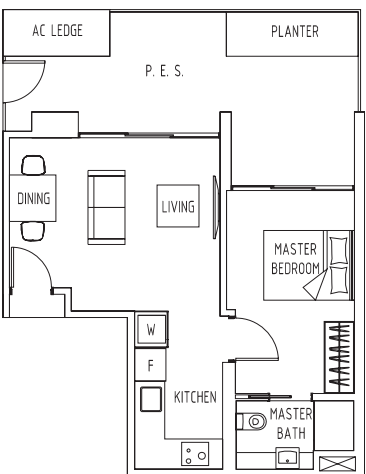
Type A1-G

57 to 58 sqm / 614 to 624 sqft
#01-30, #01-34, #01-36



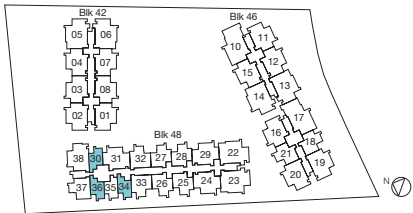
Type A2-G

56 sqm / 603 sqft
#01-35



Type A3-G

66 sqm / 710 sqft
#01-26



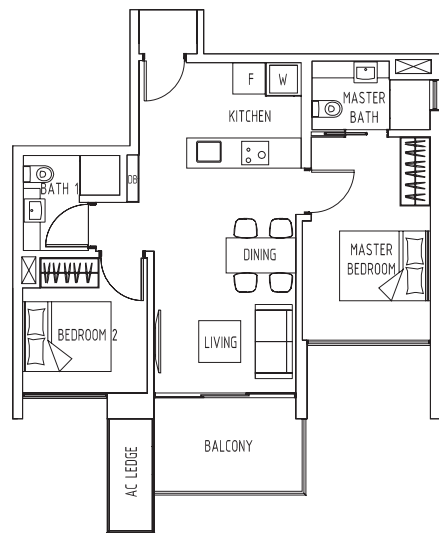
Area includes PES, A/C ledge, balcony, planter, roof terrace and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

1 Bedroom



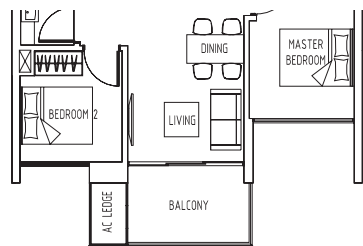
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2 Bedroom



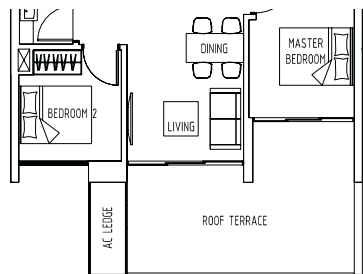
Type B1

67 sqm / 721 sqft
#06-18 to #16-18, #06-21 to #16-21
#06-25 to #16-25, #06-26 to #16-26
#06-27 to #16-27, #06-28 to #16-28



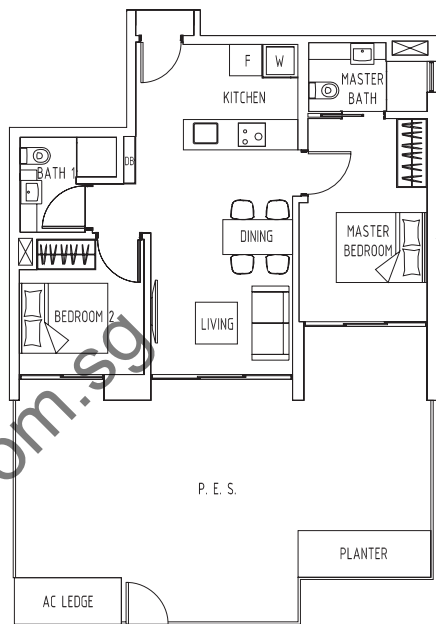
Type B1-A

66 to 67 sqm / 710 to 721 sqft
#02-18 to #05-18, #02-21 to #05-21
#02-25 to #05-25, #02-26 to #05-26
#02-27 to #05-27, #02-28 to #05-28



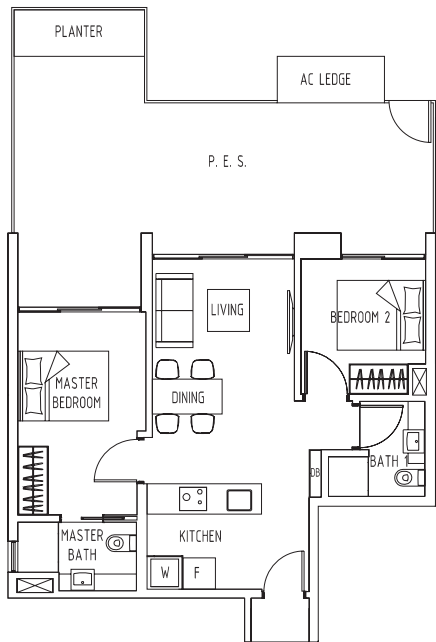
Type B1-R

82 sqm / 883 sqft
#17-18, #17-21



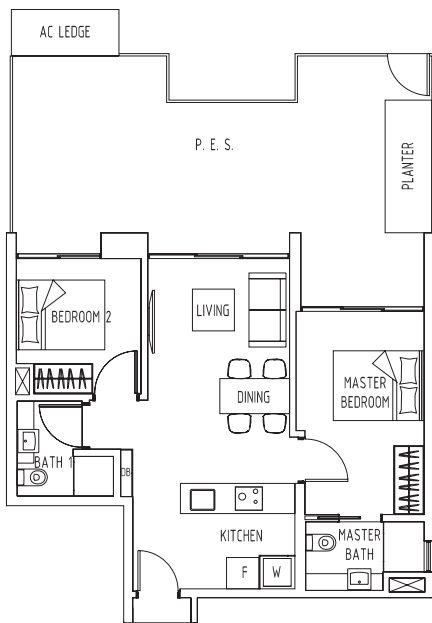
Type B1-G1

105 sqm / 1,130 sqft
#01-27, #01-28



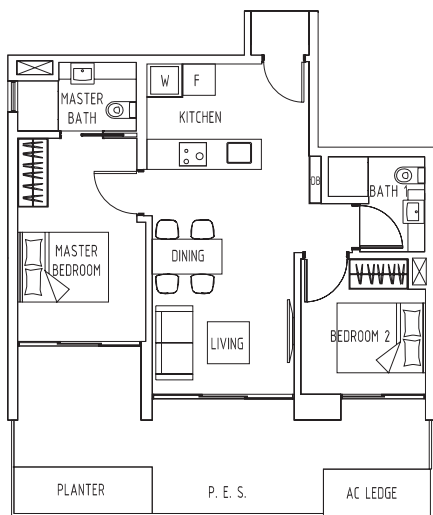
Type B1-G2

99 sqm / 1,066 sqft
#01-21



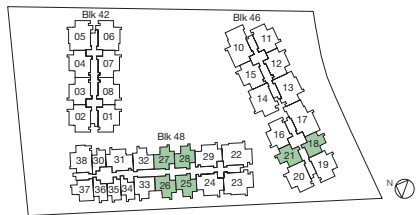
Type B1-G

99 sqm / 1,066 sqft
#01-25



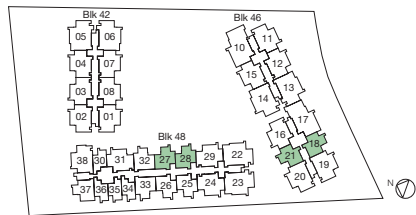
Type B1-G3

84 sqm / 904 sqft
#01-18



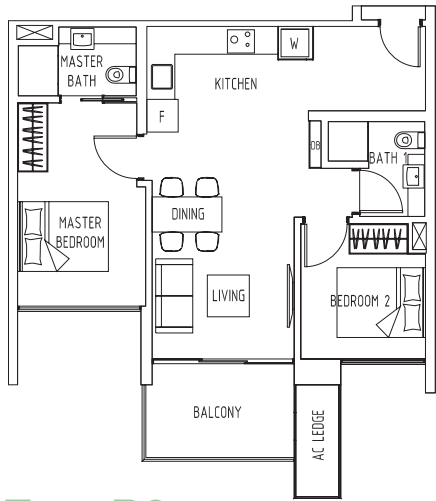
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2 Bedroom



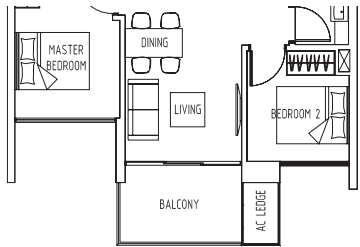
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2 Bedroom



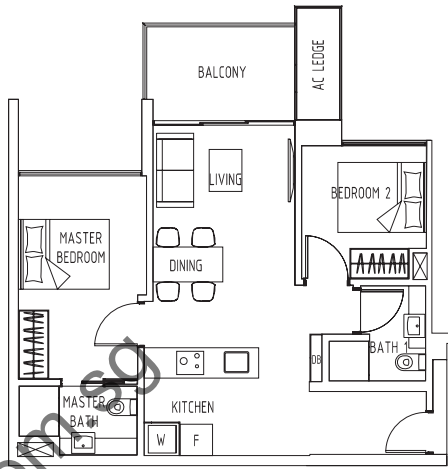
Type B2

72 sqm / 775 sqft
#06-32 to #16-32, #06-33 to #16-33



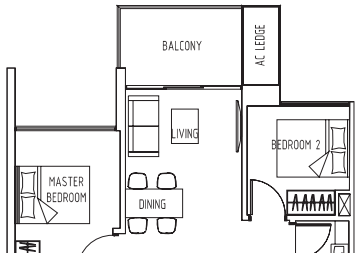
Type B2-A

71 sqm / 764 sqft
#02-32 to #05-32, #02-33 to #05-33



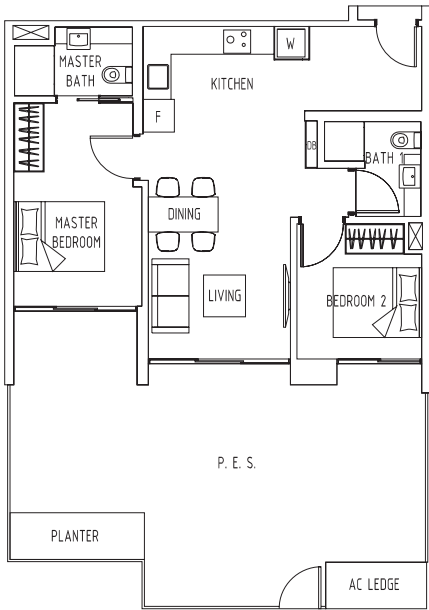
Type B3

71 sqm / 764 sqft
#06-37 to #16-37



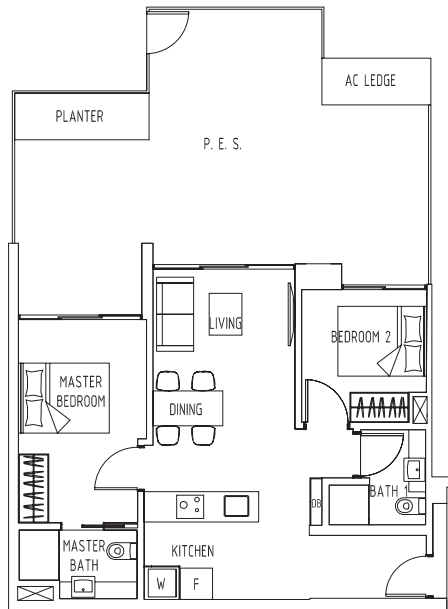
Type B3-A

70 sqm / 753 sqft
#02-37 to #05-37



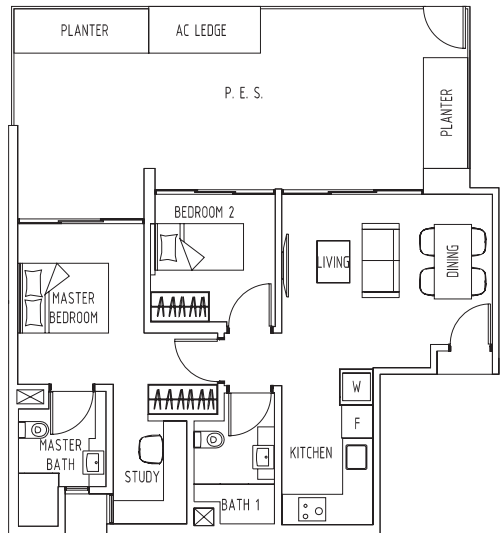
Type B2-G

110 sqm / 1,184 sqft
#01-32, #01-33



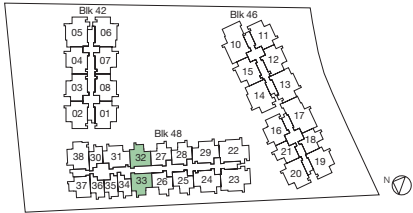
Type B3-G

107 sqm / 1,152 sqft
#01-37



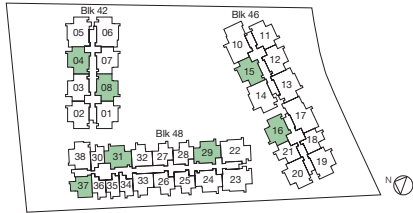
Type B4-G

104 to 115 sqm / 1119 to 1,238 sqft
#01-04, #01-08, #01-15
#01-16, #01-29, #01-31



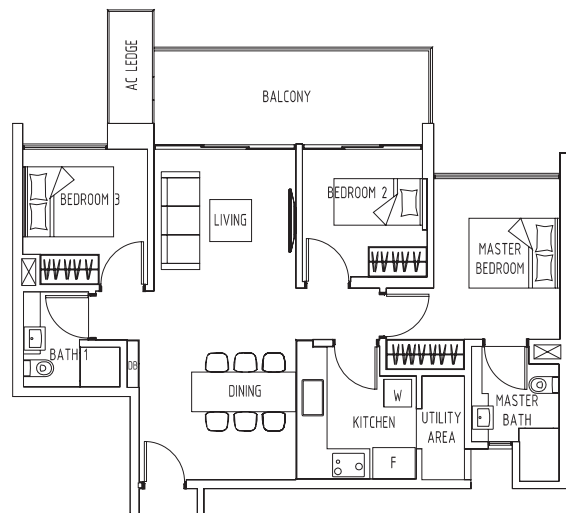
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2 Bedroom



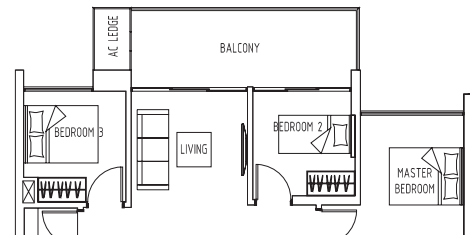
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3 Bedroom



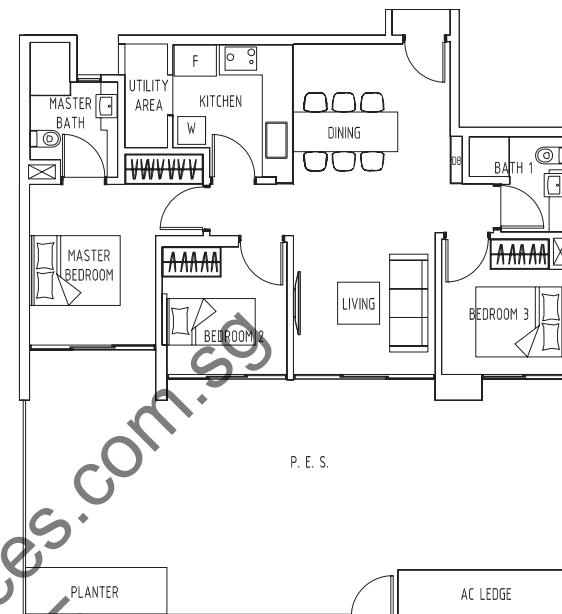
Type C1

93 to 94 sqm / 1,001 to 1,011 sqft
 #06-03 to #16-03, #06-04 to #16-04, #06-07 to #16-07
 #06-08 to #16-08, #06-12 to #16-12, #06-15 to #16-15
 #06-16 to #16-16, #06-24 to #16-24, #06-29 to #16-29
 #06-31 to #16-31



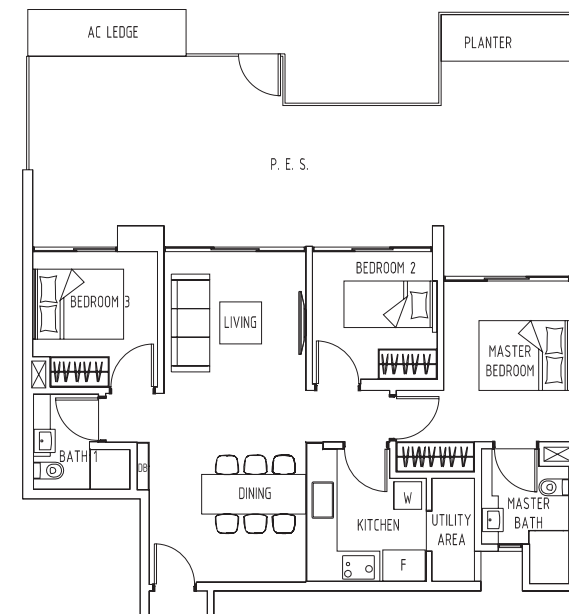
Type C1-A

92 to 93 sqm / 990 to 1,001 sqft
 #02-03 to #05-03, #02-04 to #05-04, #02-07 to #05-07
 #02-08 to #05-08, #02-12 to #05-12, #02-15 to #05-15
 #02-16 to #05-16, #02-24 to #05-24, #02-29 to #05-29
 #02-31 to #05-31



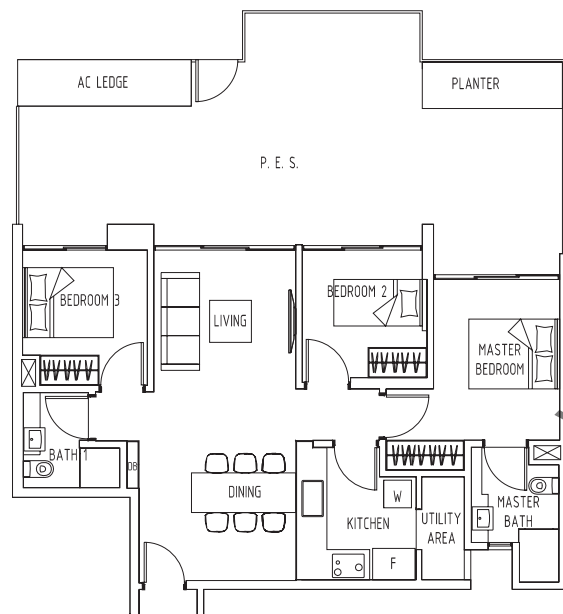
Type C1-G1

140 sqm / 1,507sqft
 #01-07



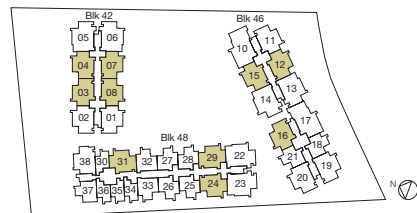
Type C1-G2

131 sqm / 1,410 sqft
 #01-24



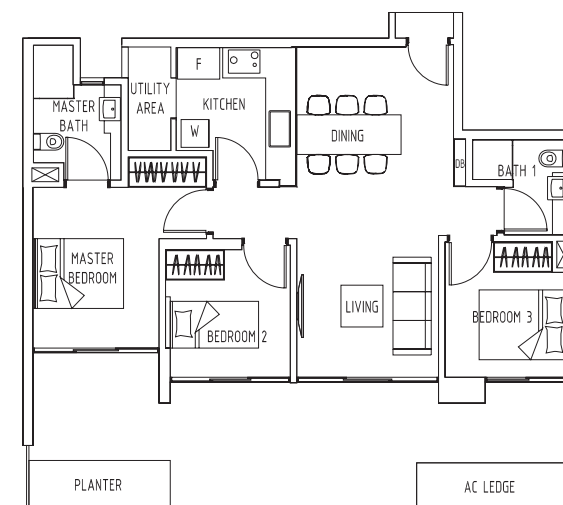
Type C1-G

131 sqm / 1,410 sqft
 #01-03



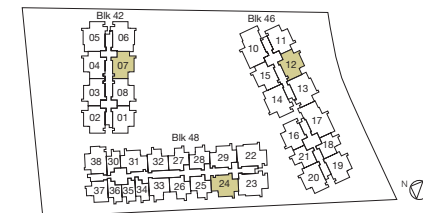
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3 Bedroom



Type C1-G3

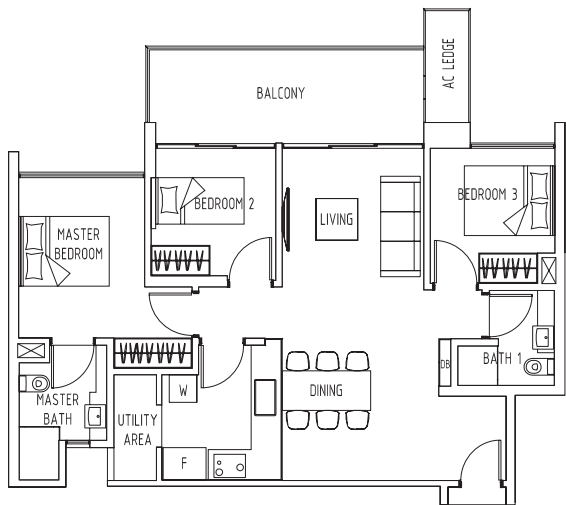
112 sqm / 1,206 sqft
 #01-12



Area includes PES, A/C ledge, balcony, planter, roof terrace and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

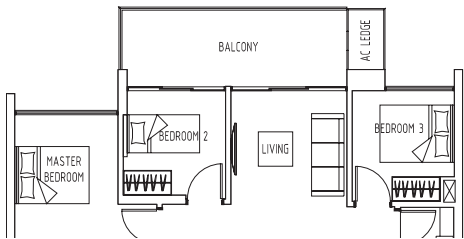
3 Bedroom

3 Bedroom



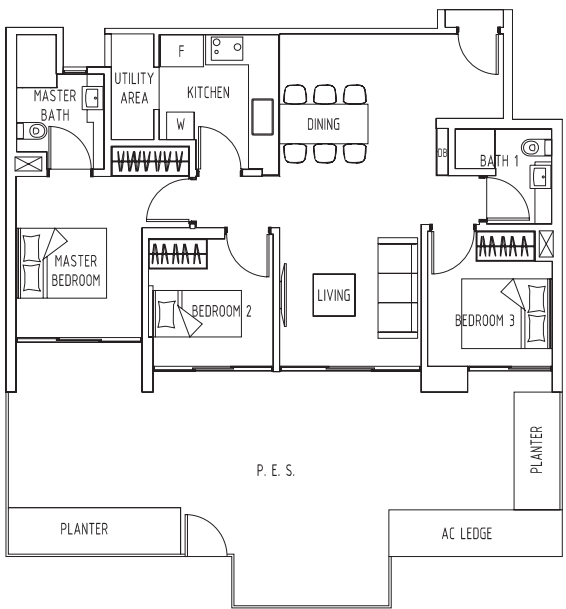
Type C2

95 to 96 sqm / 1,023 to 1,033 sqft
#06-01 to #16-01, #06-02 to #16-02
#06-11 to #16-11



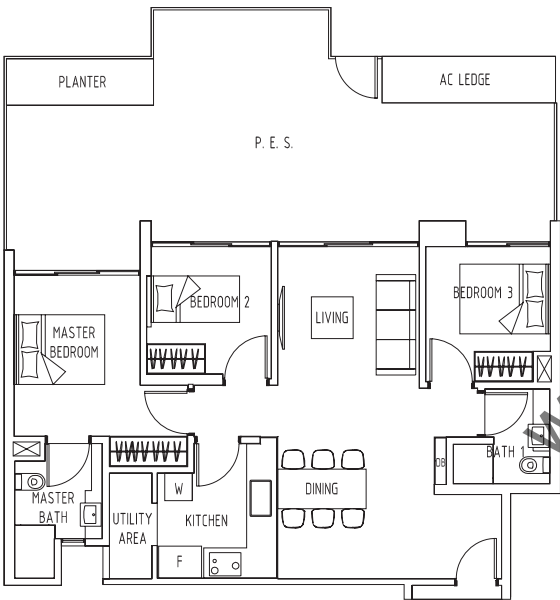
Type C2-A

94 to 96 sqm / 1,011 to 1,033 sqft
#02-01 to #05-01, #02-02 to #05-02
#02-11 to #05-11



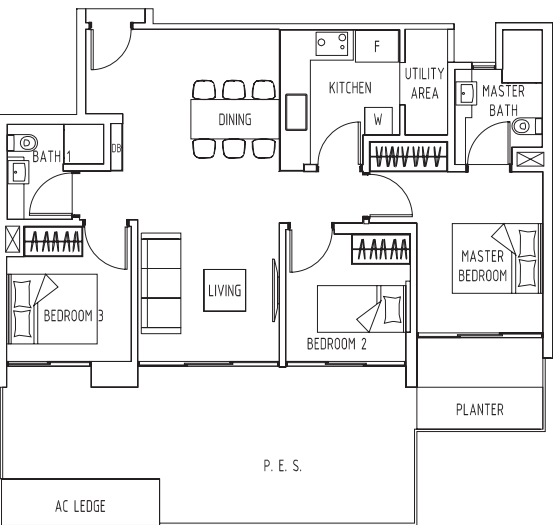
Type C2-G1

134 sqm / 1,442 sqft
#01-01



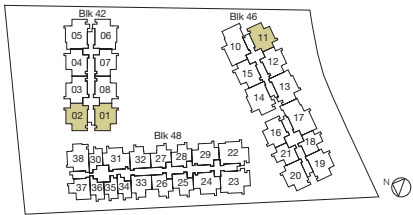
Type C2-G

134 sqm / 1,442 sqft
#01-02

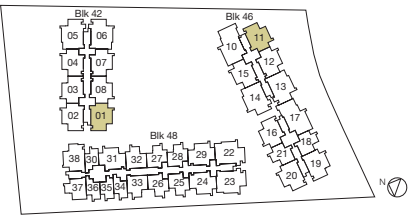


Type C2-G2

116 sqm / 1,249 sqft
#01-11

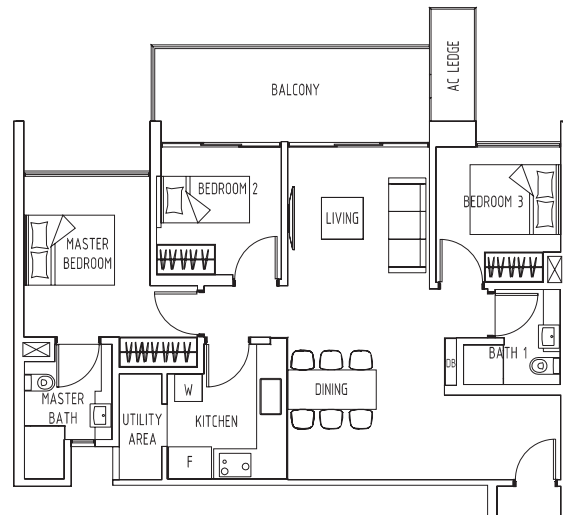


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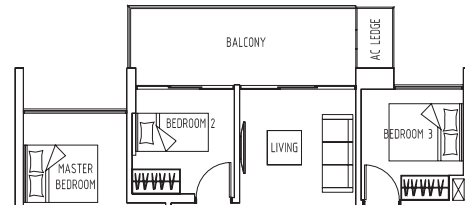
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3 Bedroom



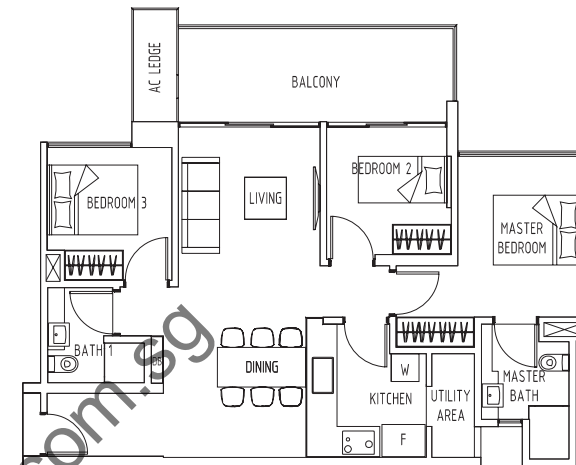
Type C3

98 to 99 sqm / 1,055 to 1,066 sqft
#06-19 to #16-19, #06-20 to #16-20



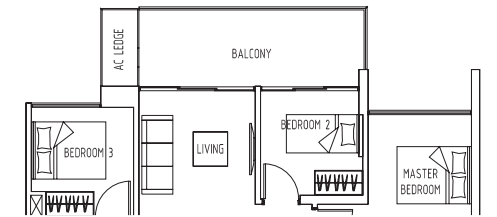
Type C3-A

97 to 98 sqm / 1,044 to 1,055 sqft
#02-19 to #05-19, #02-20 to #05-20



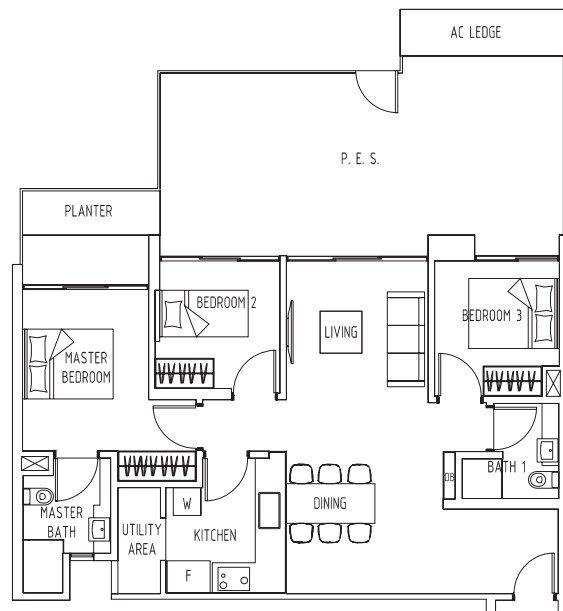
Type C4

95 sqm / 1,023 sqft
#06-38 to #16-38



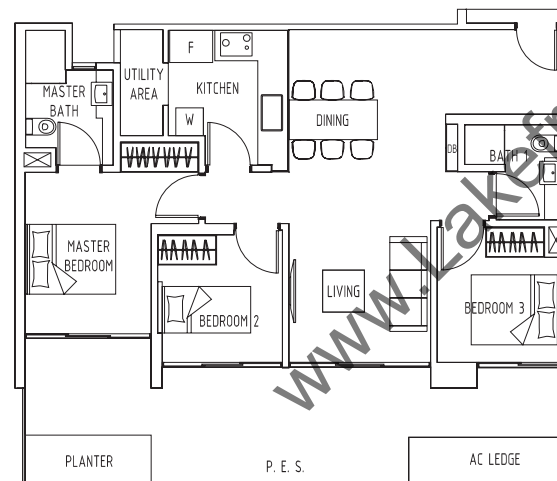
Type C4-A

95 sqm / 1,023 sqft
#02-38 to #05-38



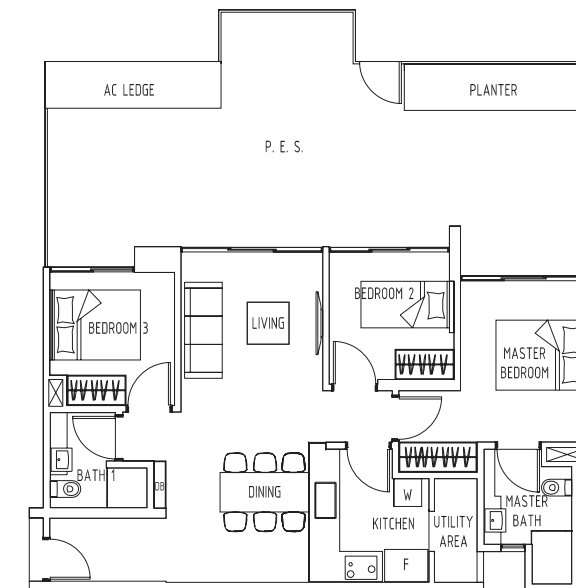
Type C3-G

128 sqm / 1,378 sqft
#01-20



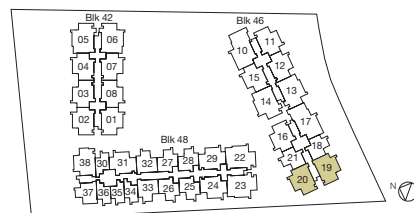
Type C3-G1

115 sqm / 1,238 sqft
#01-19



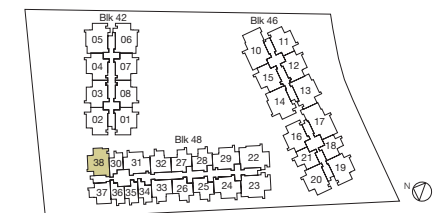
Type C4-G

133 sqm / 1,432 sqft
#01-38



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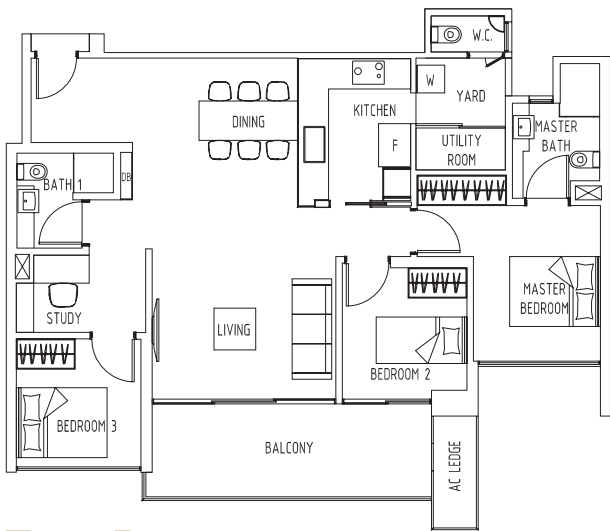
3 Bedroom



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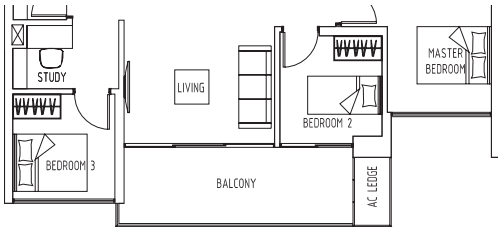
3 Bedroom + study

3 Bedroom + study



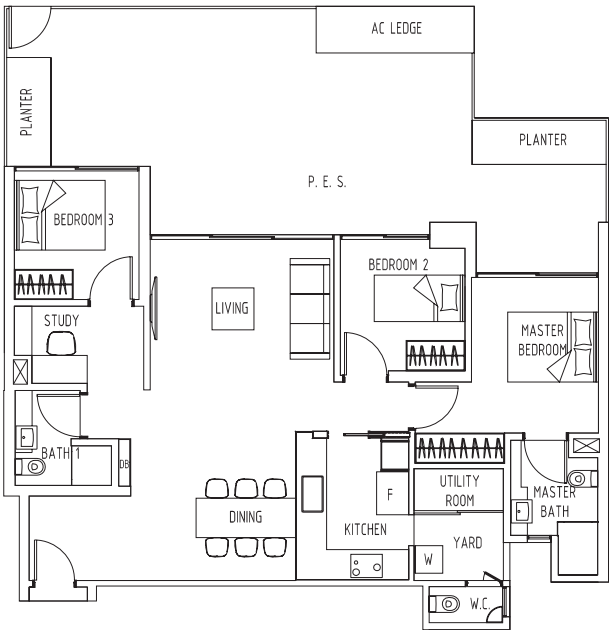
Type D1

113 sqm / 1,216 sqft
#06-05 to #16-05, #06-06 to #16-06
#06-13 to #16-13, #06-14 to #16-14
#06-22 to #16-22, #06-23 to #16-23



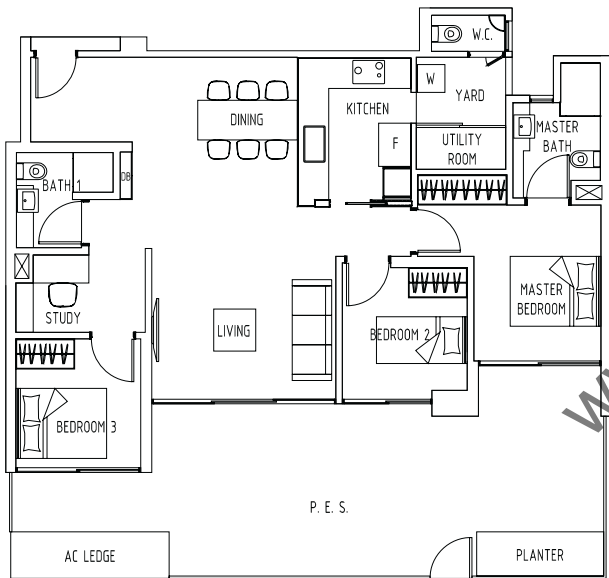
Type D1-A

112 sqm / 1,206 sqft
#02-05 to #05-05, #02-06 to #05-06
#02-13 to #05-13, #02-14 to #05-14
#02-22 to #05-22, #02-23 to #05-23



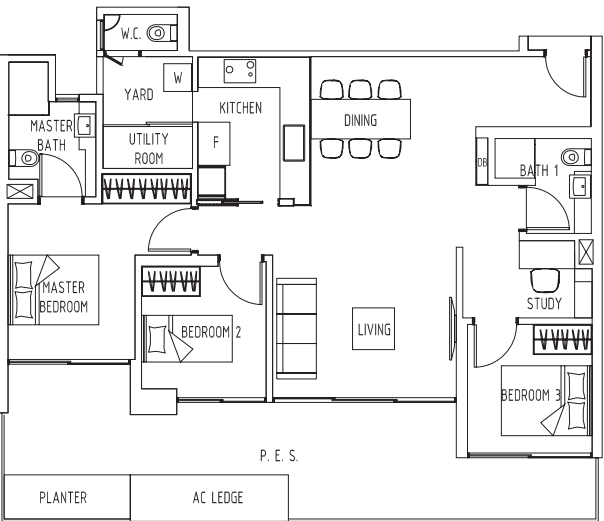
Type D1-G1

152 sqm / 1,636 sqft
#01-05, #01-22



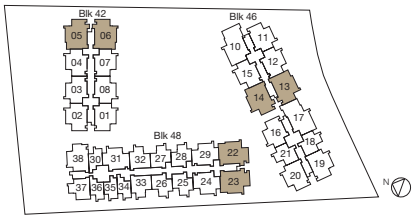
Type D1-G

144 to 159 sqm / 1,550 to 1,711 sqft
#01-06, #01-14, #01-23



Type D1-G2

129 sqm / 1,389 sqft
#01-13



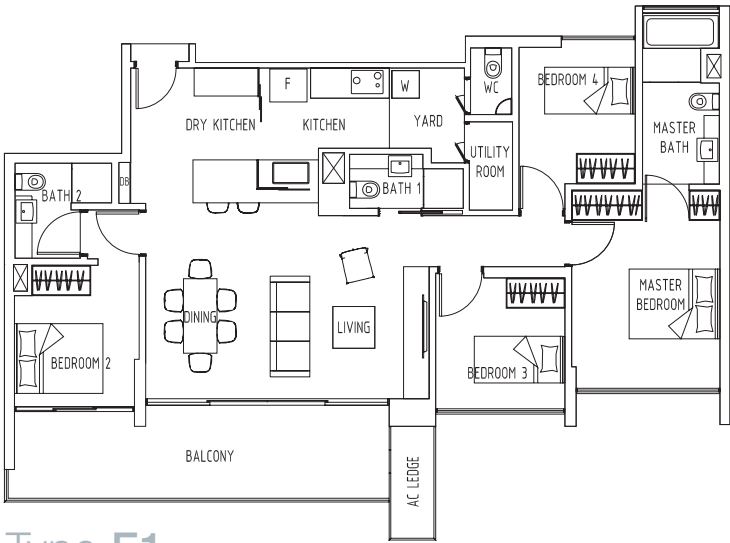
Area includes PES, A/C ledge, balcony, planter, roof terrace and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.



Area includes PES, A/C ledge, balcony, planter, roof terrace and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

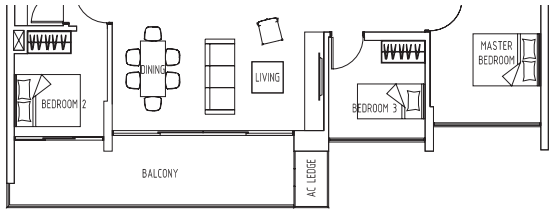
4 Bedroom

4 Bedroom



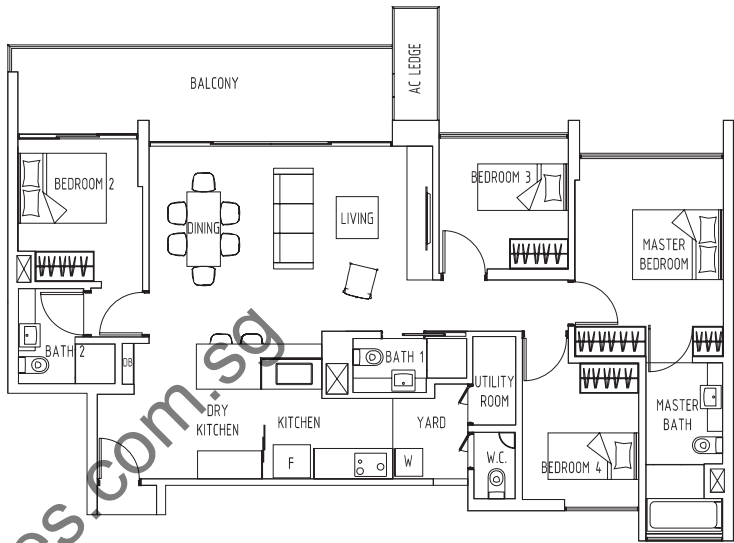
Type E1

130 sqm / 1,399 sqft
#06-17 to #16-17



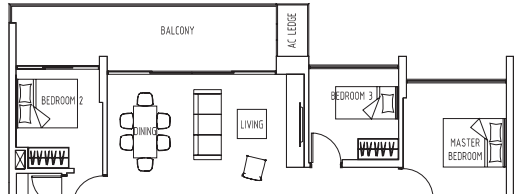
Type E1-A

129 sqm / 1,389 sqft
#02-17 to #05-17



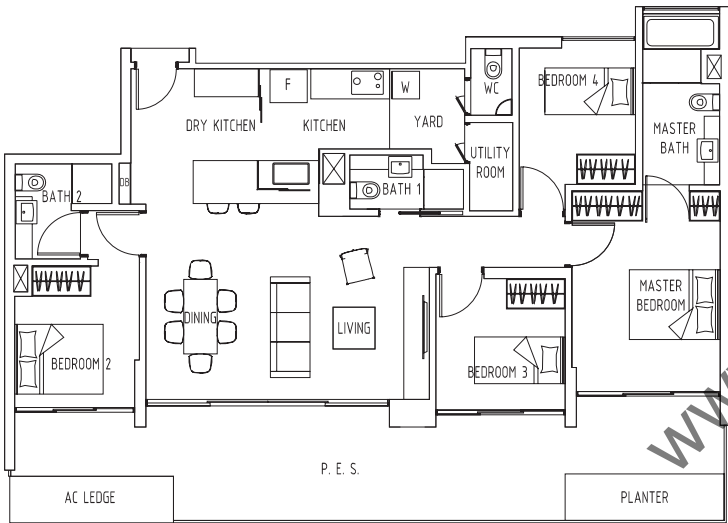
Type E2

132 sqm / 1,421 sqft
#06-10 to #16-10



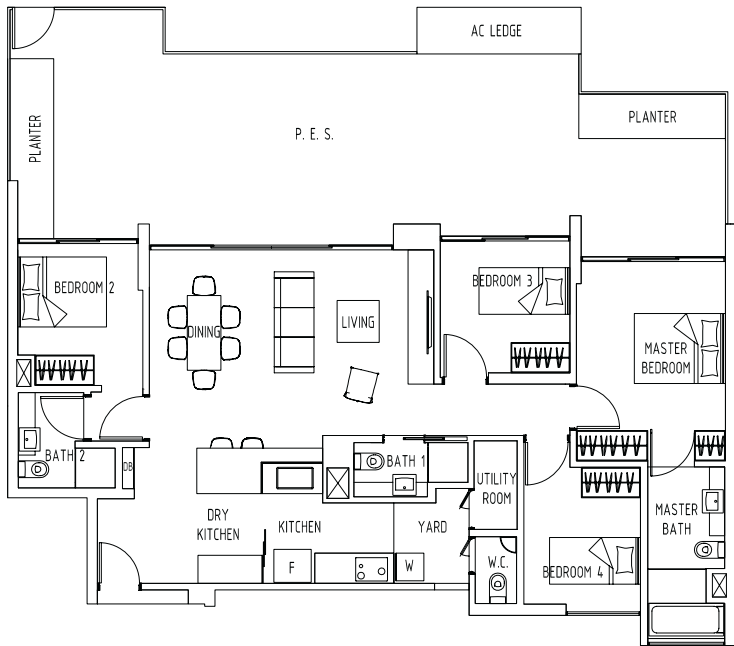
Type E2-A

131 sqm / 1,410 sqft
#02-10 to #05-10



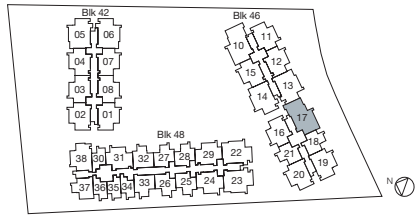
Type E1-G

149 sqm / 1,604 sqft
#01-17

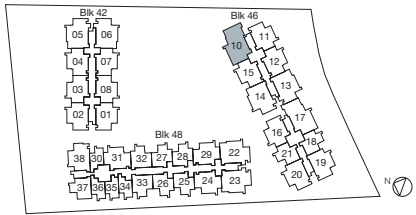


Type E2-G

180 sqm / 1,938 sqft
#01-10

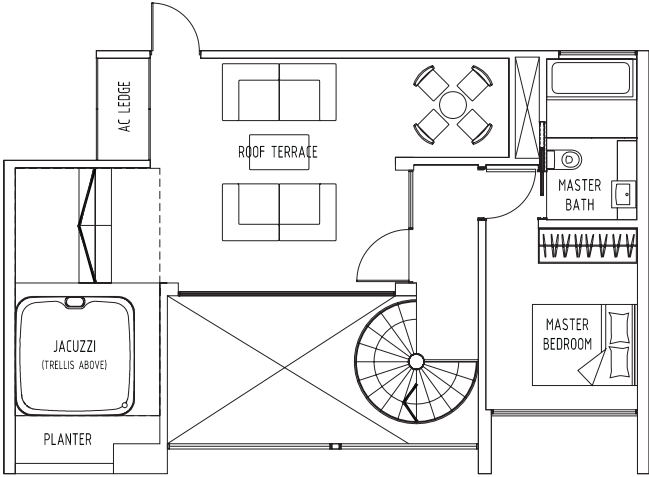


Area includes PES, A/C ledge, balcony, planter, roof terrace and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

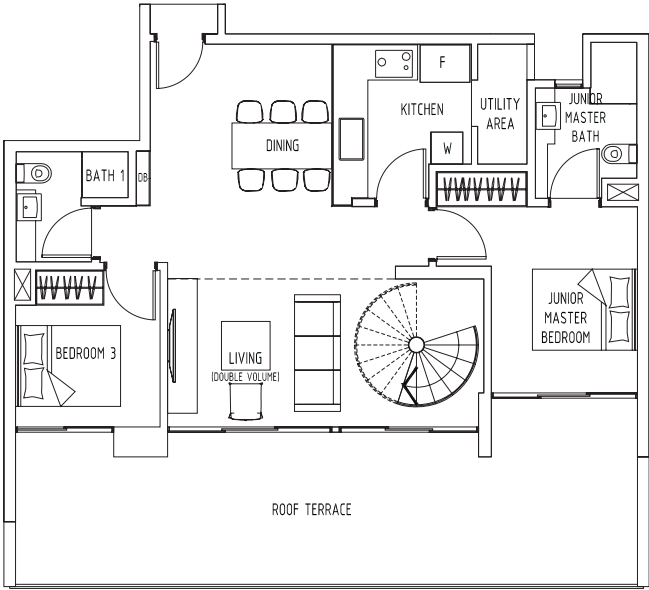


Area includes PES, A/C ledge, balcony, planter, roof terrace and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

Penthouse



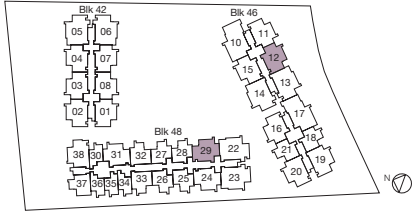
Upper Level



Lower Level

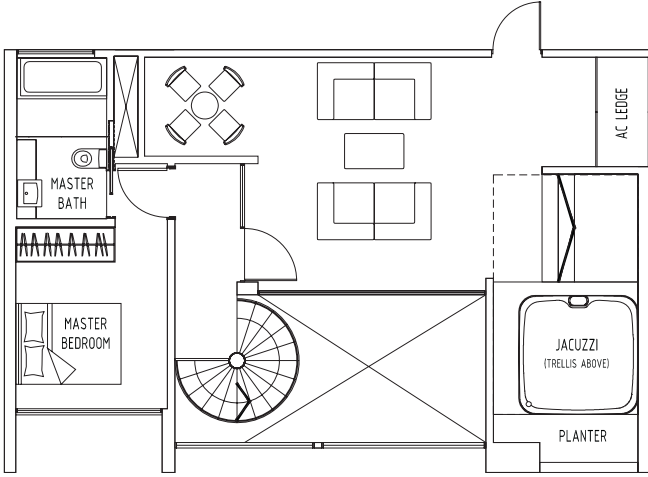
Type P1

194 sqm / 2,088 sqft
#17-12, #17-29

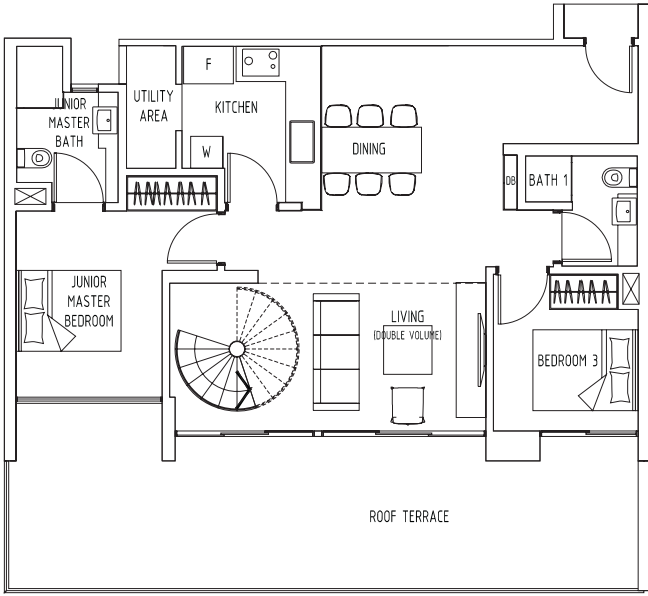


Area includes PES, A/C ledge, balcony, planter, roof terrace and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

Penthouse



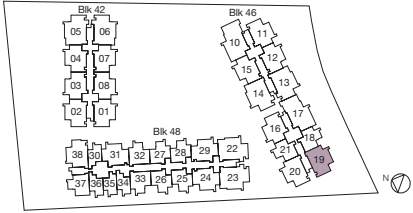
Upper Level



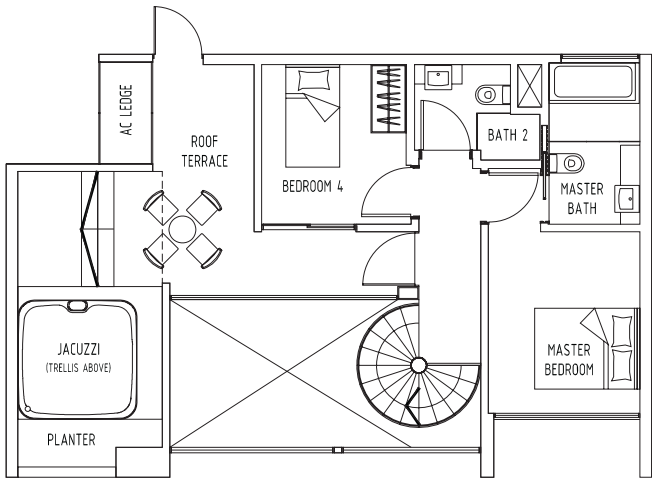
Lower Level

Type P2

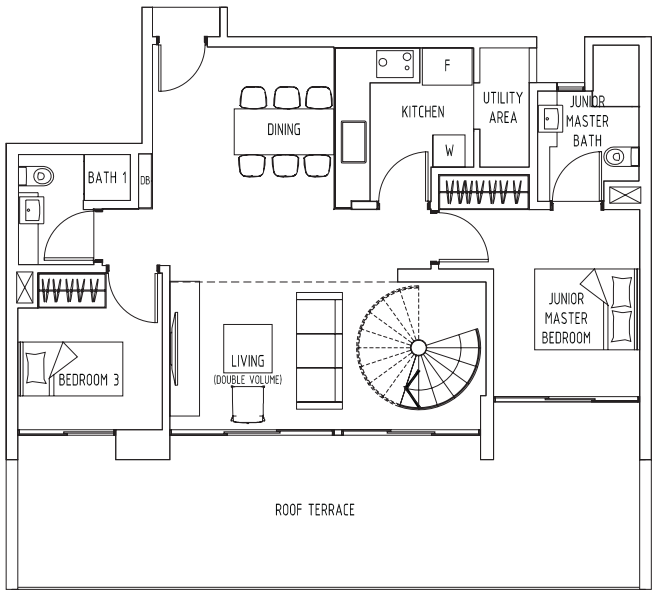
204 sqm / 2,196 sqft
#17-19



Area includes PES, A/C ledge, balcony, planter, roof terrace and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.



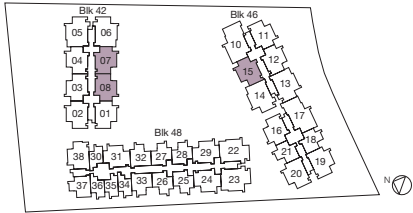
Upper Level



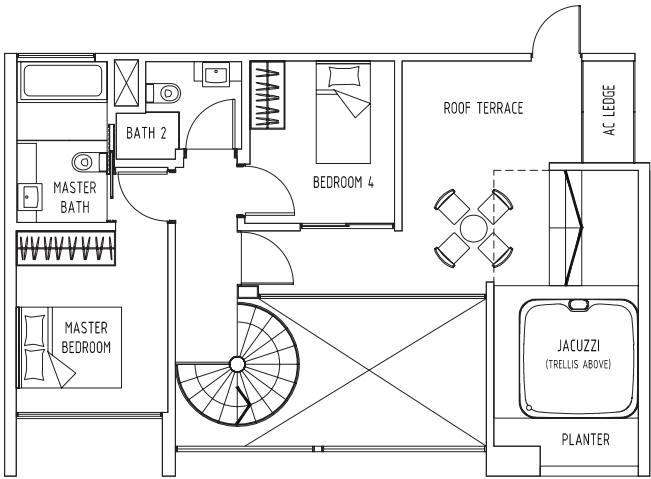
Lower Level

Type P3

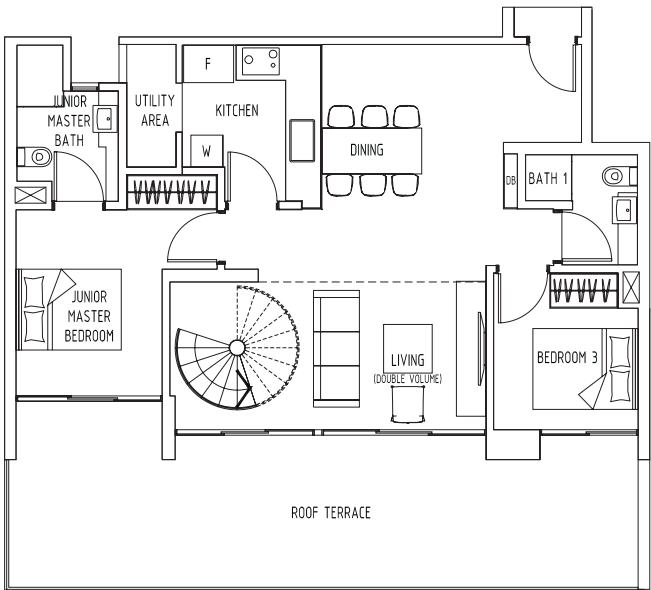
195 sqm / 2,099 sqft
#17-07, #17-08, #17-15



Area includes PES, A/C ledge, balcony, planter, roof terrace and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.



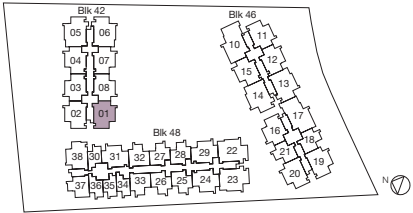
Upper Level



Lower Level

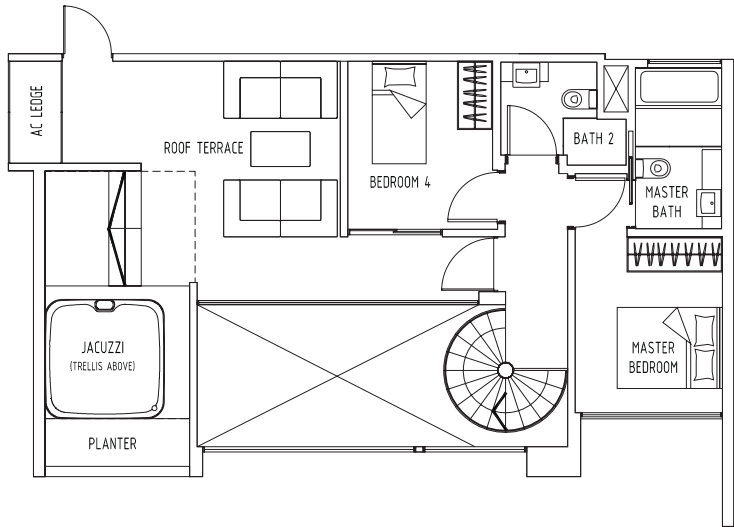
Type P4

202 sqm / 2,174 sqft
#17-01

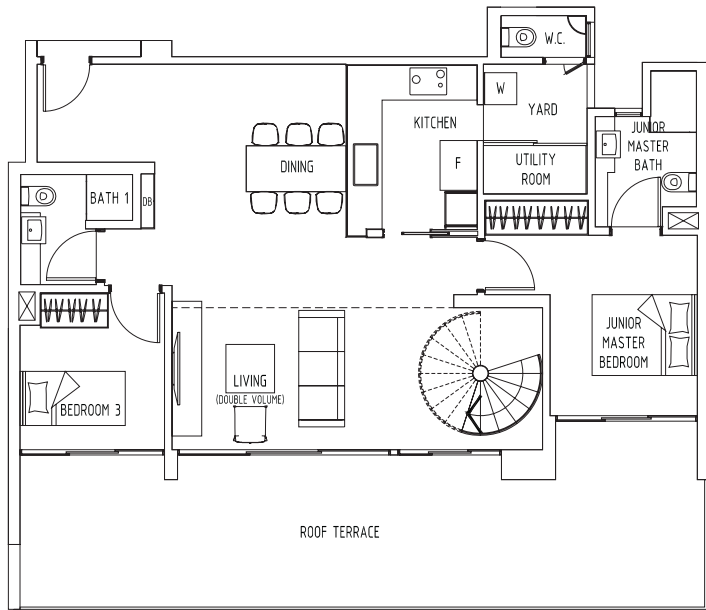


Area includes PES, A/C ledge, balcony, planter, roof terrace and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

Penthouse



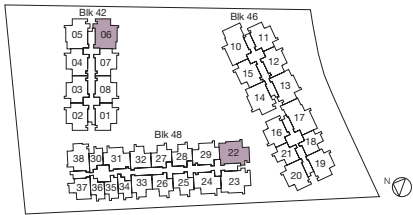
Upper Level



Lower Level

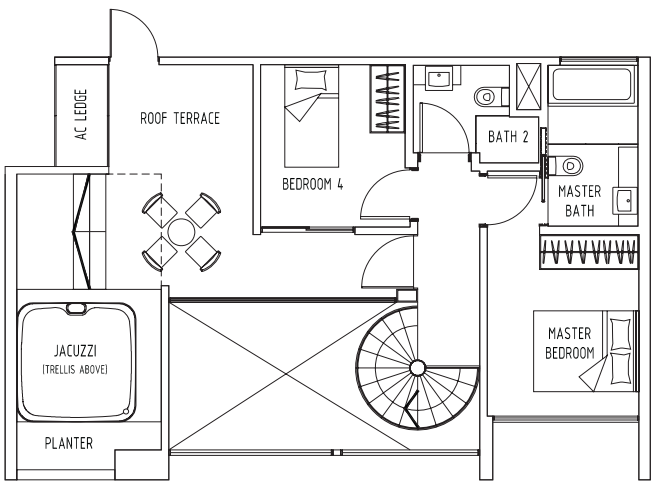
Type P5

225 sqm / 2,422 sqft
#17-06, #17-22

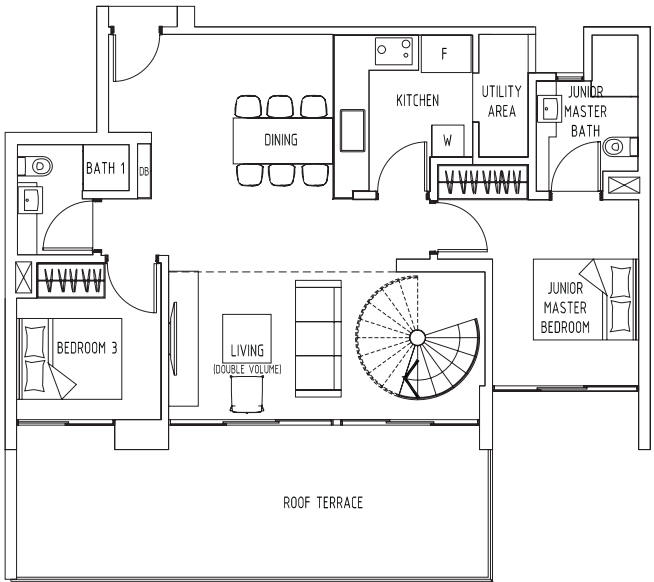


Area includes PES, A/C ledge, balcony, planter, roof terrace and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

Penthouse



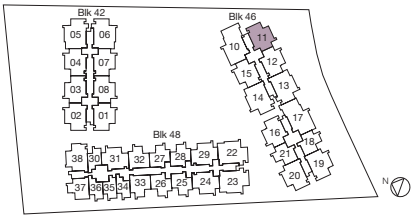
Upper Level



Lower Level

Type P6

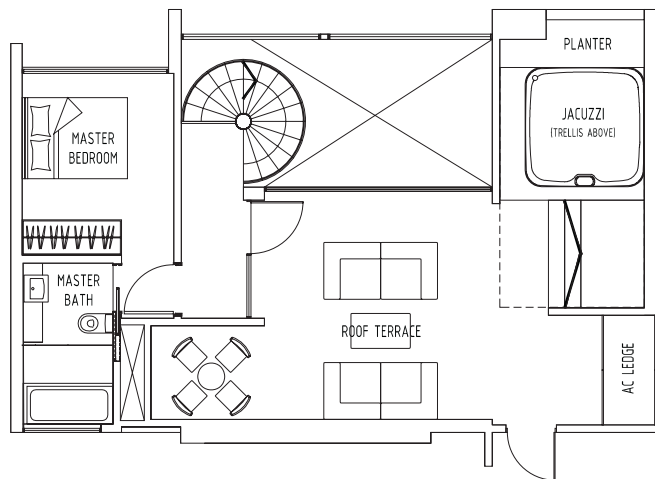
188 sqm / 2,024 sqft
#17-11



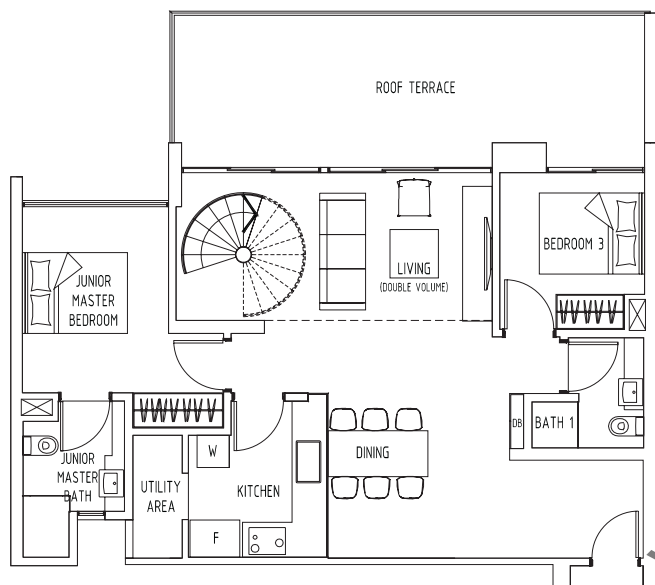
Area includes PES, A/C ledge, balcony, planter, roof terrace and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

Penthouse

Penthouse



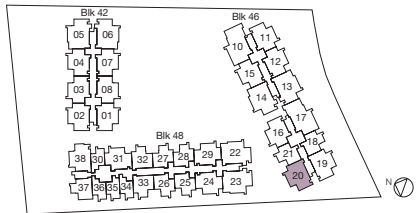
Upper Level



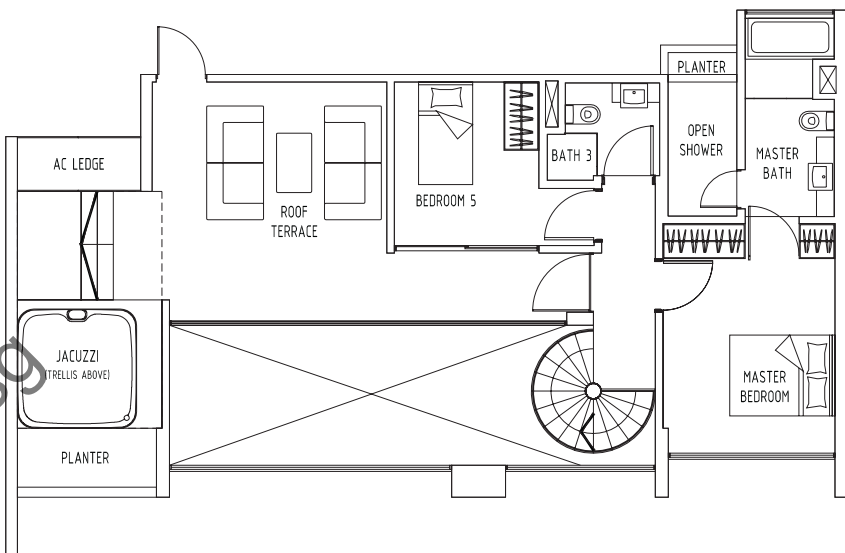
Lower Level

Type P7

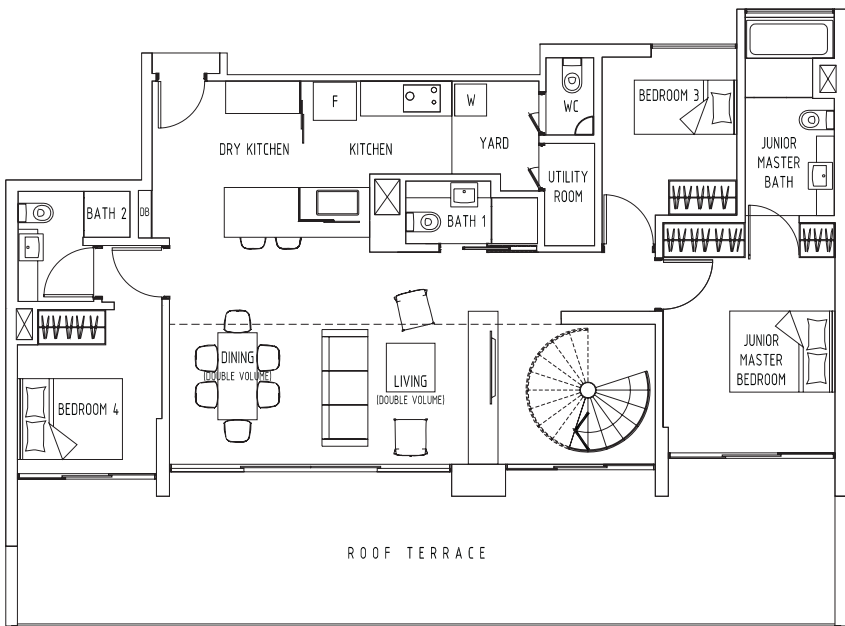
193 sqm / 2,077 sqft
#17-20



Area includes PES, A/C ledge, balcony, planter, roof terrace and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.



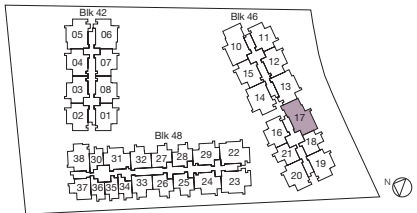
Upper Level



Lower Level

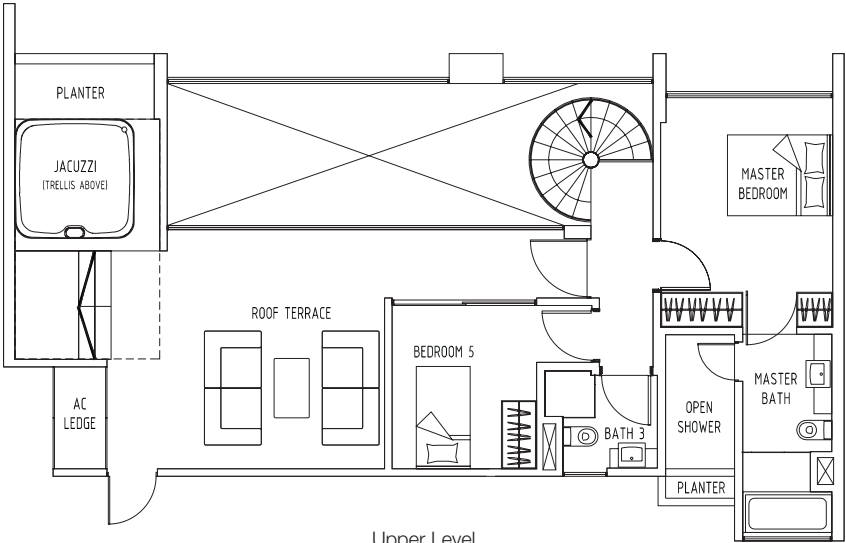
Type P8

269 sqm / 2,896 sqft
#17-17

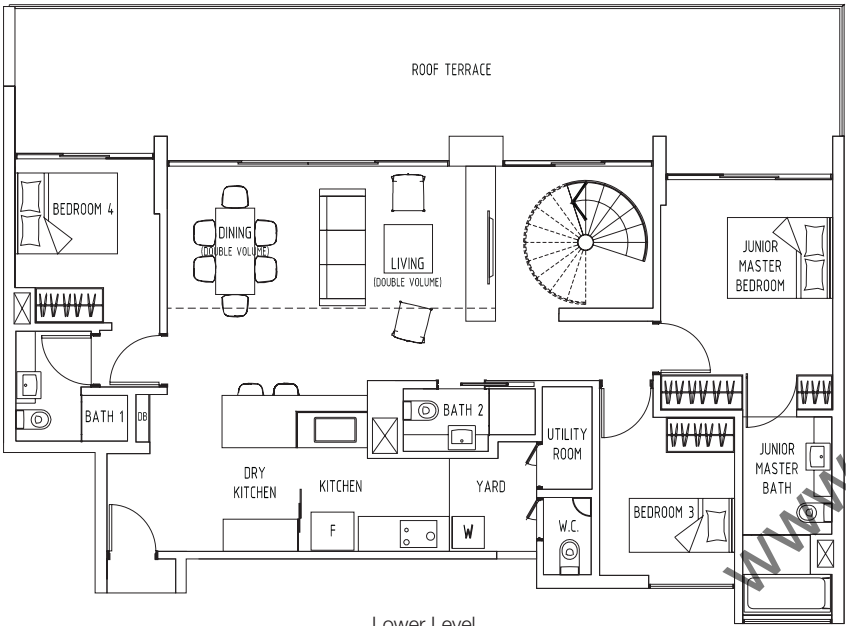


Area includes PES, A/C ledge, balcony, planter, roof terrace and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

Penthouse



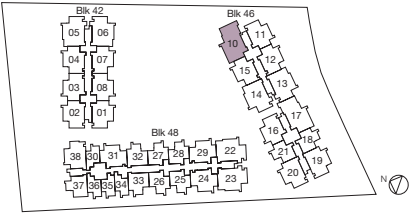
Upper Level



Lower Level

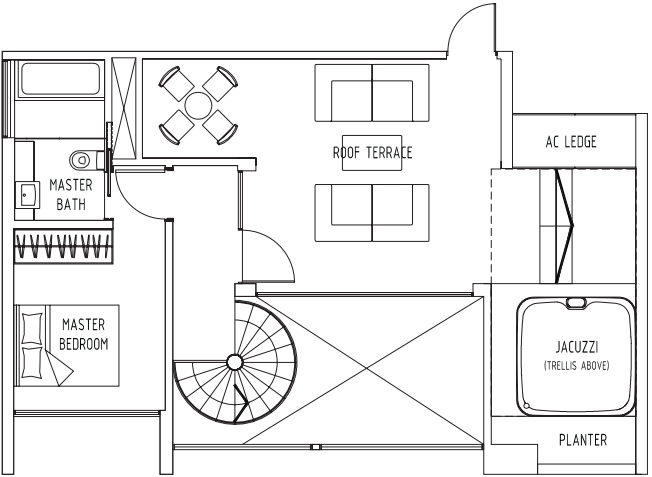
Type P9

272 sqm / 2,928 sqft
#17-10

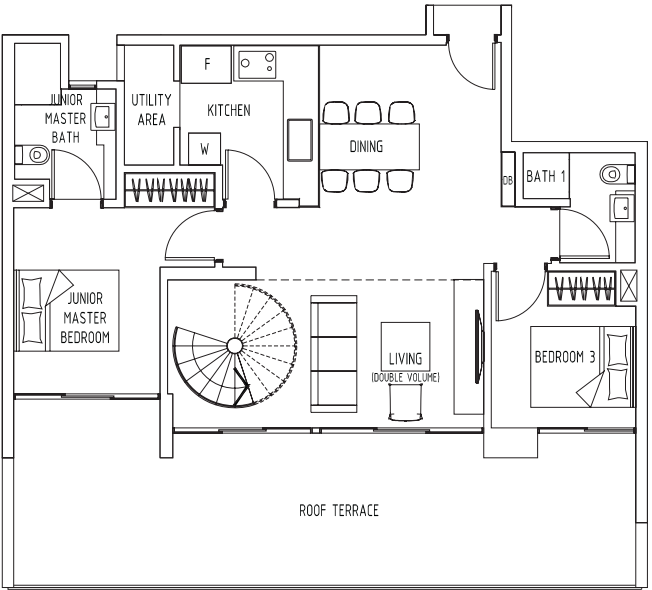


Area includes PES, A/C ledge, balcony, planter, roof terrace and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

Penthouse



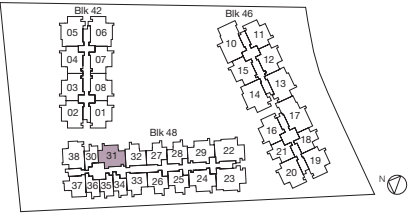
Upper Level



Lower Level

Type P10

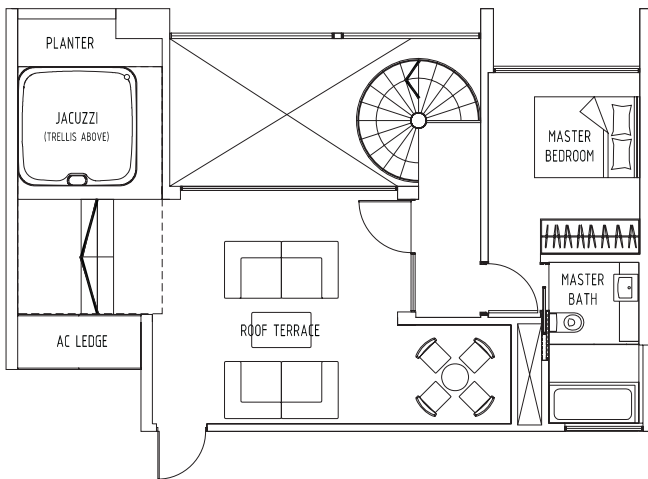
195 sqm / 2,099 sqft
#17-31



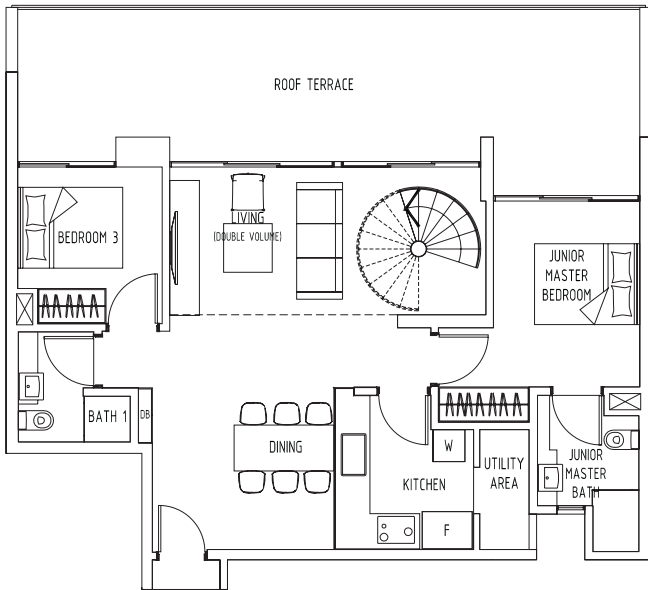
Area includes PES, A/C ledge, balcony, planter, roof terrace and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

Penthouse

Penthouse



Upper Level



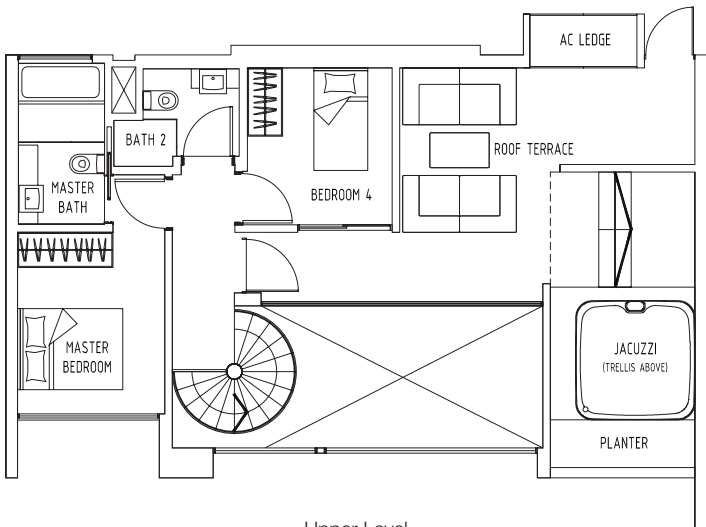
Lower Level

Type P11

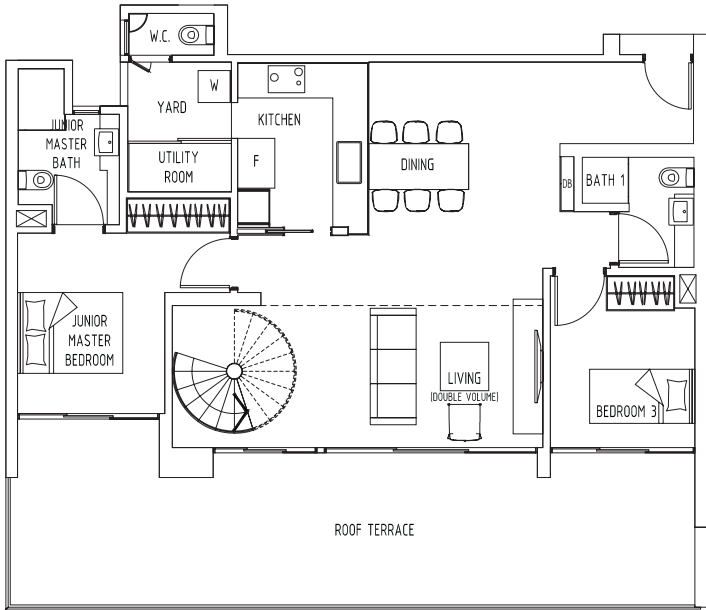
195 sqm / 2,099 sqft
#17-16



Area includes PES, A/C ledge, balcony, planter, roof terrace and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.



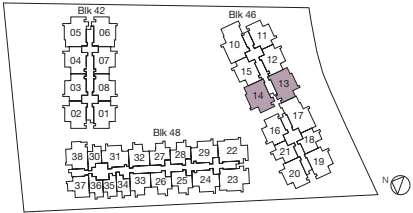
Upper Level



Lower Level

Type P12

224 to 225 sqm / 2,411 to 2,422 sqft
#17-13, #17-14



Area includes PES, A/C ledge, balcony, planter, roof terrace and strata void, if any. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not drawn to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey.

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		
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' 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.