# GRAND DUNMAN

GRAND

CITY LIVING REIMAGINED

Developer Sales Contact: 6200 6220

“

While The City Bustles,
The River Trickles.
Through The Lands
And Under Bridges,
Shaping Scapes Of Living
For A Grand Beginning.

水岸擁福地 名門藏書香
新暉照德明 金玉傳世家



”



Artist's Impression

# City Living Reimagined

Spanning across a locale that is tranquil, convenient, and close to the city, is one of the largest residential developments of the year: Grand Dunman. In a mere 2-min stroll, you can reach Dakota MRT station, making your home a rare gem closest to a train ride into the city.

The Park Connector Network extension means even cycling is an option for travels towards exciting locations such as Marina Bay Waterfront Promenade to East Coast Park and its future "Long Island". Overlooking the river and landed enclave, with sceneries of the city and the sea, are homes spread across 7 majestic towers with a spectacular view to behold. Over 40 exceptional facilities can be found within the development – thoughtfully designed for everyone.

Inspired by the significance of rivers shaping landscapes, this development alludes to a harmonious merger of the different scapes of a new city. This is a home where City Living has set a new standard. This is your home where City Living is Reimagined.

# Awe-Inspiring,
# One-Of-A-Kind Facilities.

POOL CLUBHOUSE & HYDRO MASSAGE POOL



Artist's Impression

# Experience Gold-Class Living,
# The Epitome Of Luxury.

GRAND SERIES



Artist's Impression

Developer Sales Contact: 6200 6220

# CITY SCAPE

NEW CITY LIVING.

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# A Journey Of Convenience. A Life Of Connectivity.

## 2-MIN WALK TO DAKOTA MRT

Being just a 2-min stroll away from Dakota MRT Station, your invaluable time is now preserved with excellent connectivity – 1 stop to Paya Lebar MRT, 2 stops to Stadium MRT, 4 stops to the CBD and 5 stops to Marina Bay Sands & Bugis.

Artist's Impression



## PARK CONNECTOR AT YOUR DOORSTEP

Walk a path that sets you apart. Enjoy the exclusive ease of access to a park connector with a direct pathway to Marina Bay Sands and East Coast Park. Find new motivations for your daily jogs and active cycling.

## NEIGHBOURS TO ECP, KPE & PIE

With ECP within a 5-min drive, the zenith of city living can be felt here. You'll also discover unparalleled convenience in travelling to iconic places like MBFC and Orchard in just a 7-min and 15-min drive respectively.



Developer Sales Contact: 6200 6220

# The Future Is Potential Capital Appreciation

### KALLANG RIVER MASTER PLAN

Here to further enliven the vibrant location are upcoming facilities that are set to elevate sports, leisure, and community activities to the next level. Some of the plethora of amenities that await you include the Kallang Football Hub, Singapore Tennis Centre, Benaan Kapal Green, and the existing Passion Wave @ Marina Bay with its impressive water sports facilities. Luxuriate in an address of progress.





### PAYA LEBAR-UBI COMMERCIAL PRECINCT

The Paya Lebar-Ubi Commercial Precinct is a valuable business prospect and a nexus location of mixed-use developments, connections to expressways, and major roads. It adds to the flourishing address of your esteemed home which further contributes towards employment and rental opportunities.

### GREATER SOUTHERN WATERFRONT MASTER PLAN

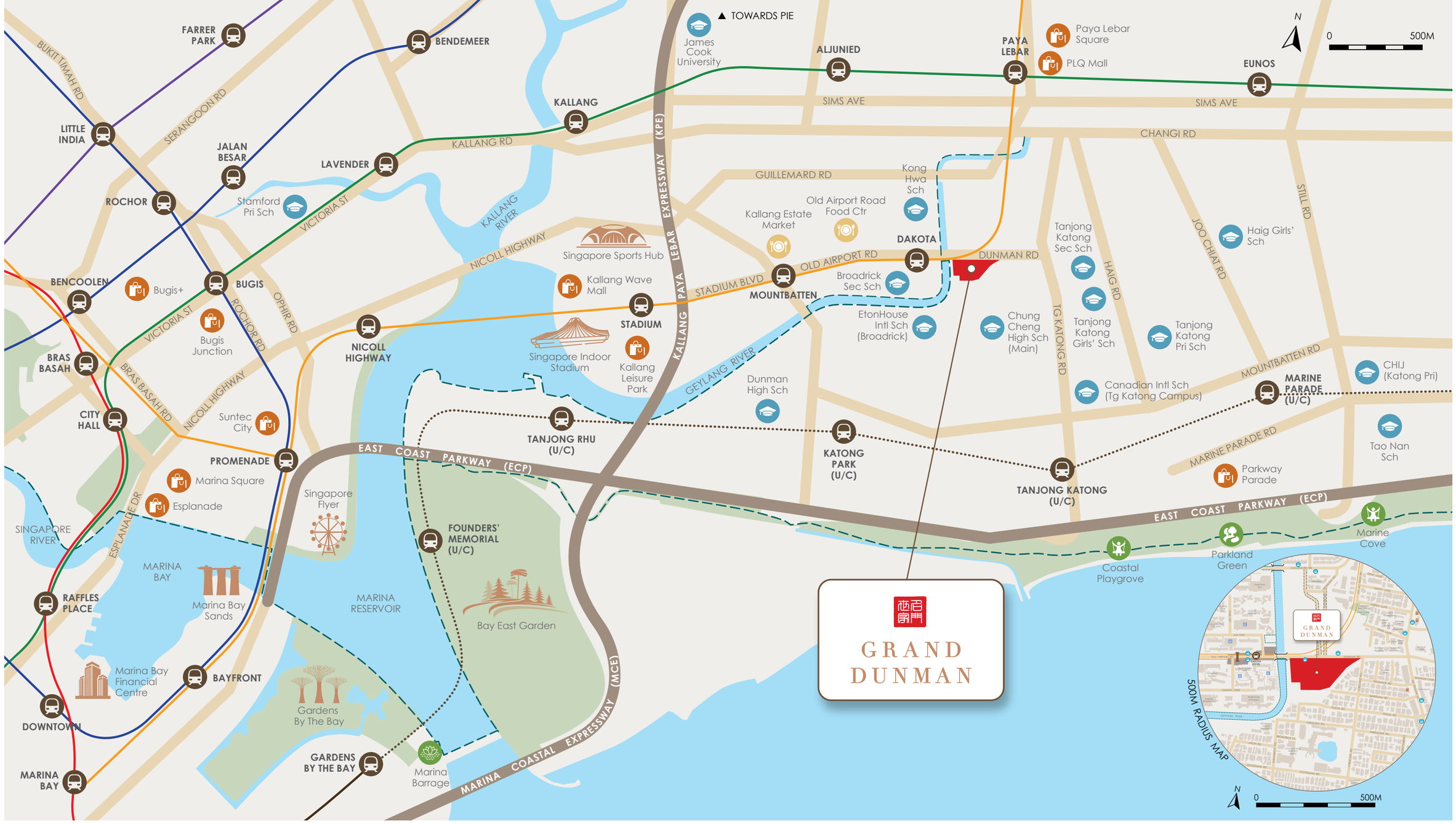
Extending from Pasir Panjang to Marina East, expect this location to be transformed into a major getaway for ideal city living. This includes an array of retail and dining options, along with future parks and recreational nodes that overlook scenic waters. With the transformation of the Marina Bay Golf Course, envision exciting possibilities in the future development of the Bay East Area.



### "LONG ISLAND" CONCEPT

Ringing true to being a location of the future, your home will reap the benefits of yet another redevelopment plan. A concept focusing on reclaiming land along the East Coast, it involves integrating the lively island life of leisure and recreation with coastal protection. This long-term plan aims to combat the rising sea levels while also providing homeowners with an exhilarating lifestyle that includes water sports and other beachside activities. Engage with nature, and be part of the bigger picture.






## TRANSPORT

| | |
|---|---|
| Dakota MRT | 2-Min |
| East Coast Parkway (ECP) | 5-Min |
| Kallang-Paya Lebar Expressway (KPE) | 5-Min |
| Pan Island Expressway (PIE) | 6-Min |
| Marina Coastal Expressway (MCE) | 7-Min |

## LEISURE & NATURE

| | |
|---|---|
| Geylang Park Connector | Doorstep |
| Singapore Sports Hub | 4-Min |
| East Coast Park | 8-Min |
| National Stadium | 8-Min |
| Kallang Riverside Park | 9-Min |
| Gardens By The Bay | 11-Min |
| Marina Barrage | 11-Min |

## BUSINESS

| | | |
|---|---|---|
| Paya Lebar Quarter | 6-Min | 1 Stop |
| Marina Bay Financial Centre | 7-Min | |
| Macpherson / Ubi | 10-Min | |
| Raffles Place | 12-Min | 9 Stops |

## ARTS & CULTURE

| | |
|---|---|
| Goodman Arts Centre | 3-Min |
| Esplanade | 9-Min |
| National Gallery Singapore | 12-Min |
| Victoria Theatre & Concert Hall | 12-Min |

## SHOP & DINE

| | | |
|---|---|---|
| Old Airport Road Food Centre | 6-Min | |
| Kinex | 3-Min | |
| Parkway Parade | 5-Min | |
| i12 Katong | 5-Min | |
| Kallang Wave Mall | 6-Min | |
| Beach road | 8-Min | |
| Bugis Junction | 9-Min | |
| PLQ Mall | 5-Min | 1 Stop |
| Marina Bay Sands | 7-Min | 5 Stops |
| Suntec City | 7-Min | 5 Stops |
| Orchard Road | 15-Min | 9 Stops |
| Jewel Changi Airport | 20-Min | 7 Stops |

## EDUCATION INSTITUTIONS

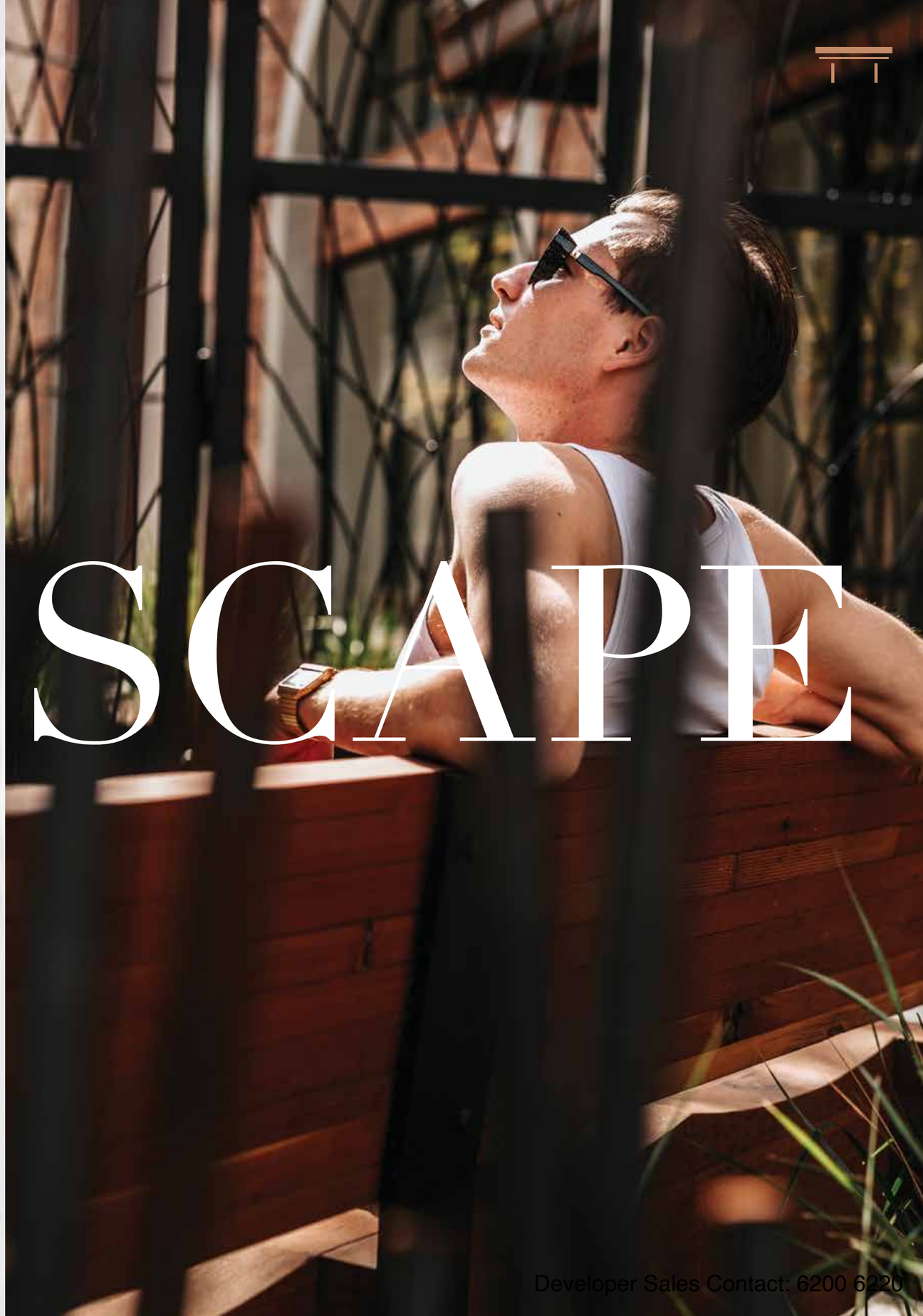
| | |
|---|---|
| (Within 1km) | |
| EtonHouse International School Broadrick | 4-Min |
| Tanjong Katong Girls' School | 6-Min |
| Chung Cheng High School (Main) | 7-Min |
| Kong Hwa School | 8-Min |
| Tanjong Katong Secondary School | 9-Min |
| Canadian International School Singapore (Tanjong Katong Campus) | 4-Min |
| Tanjong Katong Primary School | 5-Min |
| (Nearby) | |
| Dunman High School | 5-Min |
| Haig Girls' School | 5-Min |
| Geylang Methodist School (Primary) | 7-Min |
| Geylang Methodist School (Secondary) | 7-Min |

All travelling time is approximate only and taken from Grand Dunman to the respective destination.

Developer Sales Contact: 6200 6220

# LIFE SCAPE

PREFERENCES MAY CHANGE.
THIRST FOR LIFE DOESN'T.



Developer Sales Contact: 6200 6220




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MARINA BAY FINANCIAL CENTRE,
7-MIN DRIVE

RAFFLES PLACE,
12-MIN DRIVE



# In The Midst Of Good Company

Begin your days working in the busy city and end your nights in your home's tranquillity. Whether you choose to drive or take an MRT ride, your close proximity to major business hubs will help you keep up with the fast pace of city life. You're encased in a location of absolute convenience.




PAYA LEBAR CENTRAL,
6-MIN DRIVE



BUGIS,
9-MIN DRIVE



SUNTEC CITY,
7-MIN DRIVE

Developer Sales Contact: 6200 6220



KEEP UP WITH LATEST
CAFE SCENE
ALONG KATONG

# Be Spoilt For Choice,



In just a 6-min stroll, experience one of the most popular and busiest hawker centres. Dive deep into flavourful local cuisine at the Old Airport Road Food Centre and beat the long queues with your ease of access. The abundance doesn't end there: relish an array of dining choices that await you at Joo Chiat and Katong, along with exquisite culinary experiences available at Marina Bay Sands and East Coast Park.

# From Breakfast To Supper.



HAWKER FOOD DELICACIES
AT OLD AIRPORT ROAD
FOOD CENTRE



WHET YOUR APPETITE
AT MICHELIN-STARRED
RESTAURANTS AT MBS



SAVOUR YOUR DRINK
WITH THE COOL BREEZE OF
EAST COAST PARK

# The Mall



ION ORCHARD



MARINA BAY SANDS



SUNTEC CITY




KALLANG WAVE MALL



PAYA LEBAR QUARTER

# The Merrier

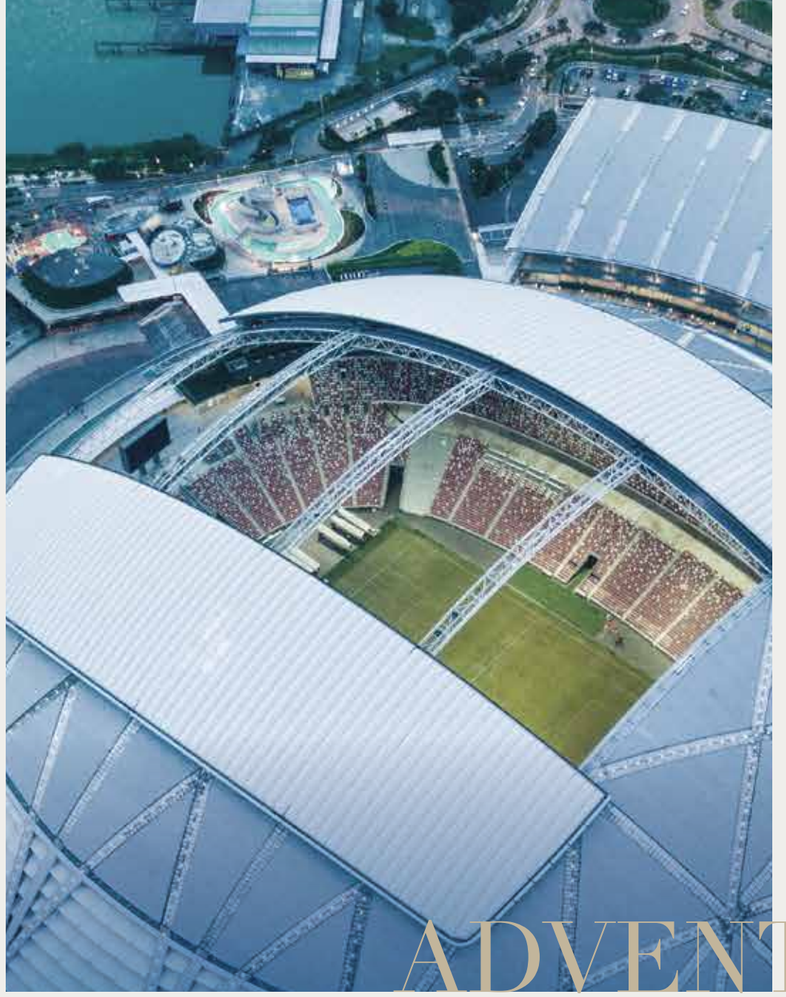
For the best of retail therapy is an address immersed in the luxury of choices. Delight in some of the most famed malls like Parkway Parade and Suntec City that are only a 5-min and 7-min drive away respectively.



EAST COAST PARK

# NATURE

The busy city calls for a life of reinvigoration and relaxation. Walk on sandy beaches, sightsee iconic landmarks, keep up with your fitness routine, or have your senses stimulated by nature. Your desire for leisure will always remain fulfilled.



SINGAPORE SPORTS HUB

# ADVENTURE



GARDENS BY THE BAY



GEYLANG PARK CONNECTOR

## Pursue Your Interests. They Could Lead To Surprises.

Developer Sales Contact: 6200 6220





# Curated For The Bright & Promising

The promise of a prestigious future is a testament to quality living. Discover Kong Hwa School within excellent proximity of 1km, and Tanjong Katong Primary School in just a 5-min drive. You're also near other esteemed institutions like Dunman High School and Chung Cheng High School (Main) in just a 5-min drive and a 7-min walk respectively. The educational standards of the elites are certainly met.




KONG HWA SCHOOL (WITHIN 1KM)



TANJONG KATONG GIRLS' SCHOOL,
6-MIN WALK



CHUNG CHENG HIGH SCHOOL (MAIN),
7-MIN WALK




TANJONG KATONG PRIMARY SCHOOL,
5-MIN DRIVE



DUNMAN HIGH SCHOOL,
5-MIN DRIVE

# SKY

SKYLINES AND CITY LIGHTS,
ALL WITHIN YOUR SIGHT.

Developer Sales Contact: 6200 6220

Unblocked views of low-rise residential
await the North and South facing
orientation, along with views of the
stunning sea between buildings.
For the westward-facing view,
you have a direct vision towards
the sublime CBD and Marina Bay.
Find them all packaged in
a single, luxury development.

# DUNMAN SCAPE

MAGNIFICENT SEA VIEW

Developer Sales Contact: 6200 6220

Artist's Impression

# Arrive To Style
# And A Relaxing Lifestyle

GRAND POOL



Artist's Impression



Artist's Impression

ARRIVAL PLAZA / FEATURE ROUNDABOUT

With an arrival of grandeur made for the high life, you're greeted with a vision of a unique-shaped pool. Enjoy this captivating view from the gym within a grand clubhouse. A home that's shaped to savour the finer things in life.

GRAND GYM



Developer Sales Contact: 6200 6220

Artist's Impression

# Shaping The Many Scapes Of Dunman, While Reaffirming Your Distinction.

Inspired by the river, the majestic development reflects its vitality and dynamism. The flowing and lively energy can be felt in the division of 4 zones: City Life, River Life, Nature Life, and The Grand Life. A breath of fresh air has arrived, shaping the new scapes of Dunman.



Artist's Impression

# LANDSCAPE

4 DISTINCTIVE ZONES, 1 TAKEAWAY
-GOOD VIBES ONLY.



Developer Sales Contact: 6200 6220

# Take It Slow.
# The Best Pleasures Are Here Right At Home.

Opulence resides right within your lavish abode. Whether you choose to socialise, maintain an active lifestyle, or retreat to a zen space, facilities surround you at all corners to satisfy your mood cravings.



Artist's Impression

GRAND POOL



WELCOME LAWN



BBQ PAVILION



FOLIAGE GARDEN

# Tranquility Ensues Amidst Luxury

Revitalize those strained muscles after a long day of work. Inspired by the massage fountain, this Hydro Massage Pool is designed to have a calming effect on your body. Go in for a relaxing swim at the Grand Pool and engage with the energy of the Hydro Massage's surge of water. You will emerge fresh and energised.



HYDRO MASSAGE POOL

Artist's impression

# Leave Your Inhibitions Aside. Embrace Your Fun-loving Side.



SPLASH PLAY ZONE






RAINBOW RIVER (PLAY AREA)



TREE HOUSE PLAYGROUND

The expansive kid's play area contains designated dry and wet play zones that are curated to engage the children's cheery side. Put a smile on your child's face with exciting facilities like the trigger-activated Splash Bucket and the lively Treehouse Playground.

Developer Sales Contact: 6200 6220

# In A City That Never Sleeps, Serenity Is A Luxury.

The grandeur seems never-ending. Show your forehand's forte to ace the game at the Tennis Court, and then slip in some me time to catch a cool breeze at the Reading Pavilion. With the wealth of facilities that can be discovered within the haven, revel in your own world of pure satisfaction.

GARDEN LOUNGE



TREETOP WALK




TRANQUIL POND



Developer Sales Contact: 6200 6220



FERN COURTYARD



FOREST COURTYARD

Nature is always just
a whisper away,
with greenery peeking at
every nook and cranny of
your tranquil abode.

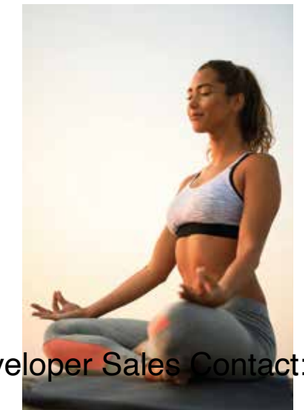


# Urban + Nature.
# A Celebration
# Of Relationships.

On days when heading
outside for a workout isn't
your cup of tea, look no
further than your home.
The luxury condo presents
an array of fitness facilities to
fulfil all your wellness needs.



3G OUTDOOR FITNESS



TAICHI DECK

# JEWEL CLUBHOUSE




Artist's Impression



FUNCTION ROOM

## Throw A Party. Slip Away For A Coffee. Anytime.






Overlooking the charming river is the Jewel Clubhouse.
This exquisite structure houses private function rooms
on levels 2 and 3, with 5 curated shops on level 1.
Anything desired, everything fulfilled.

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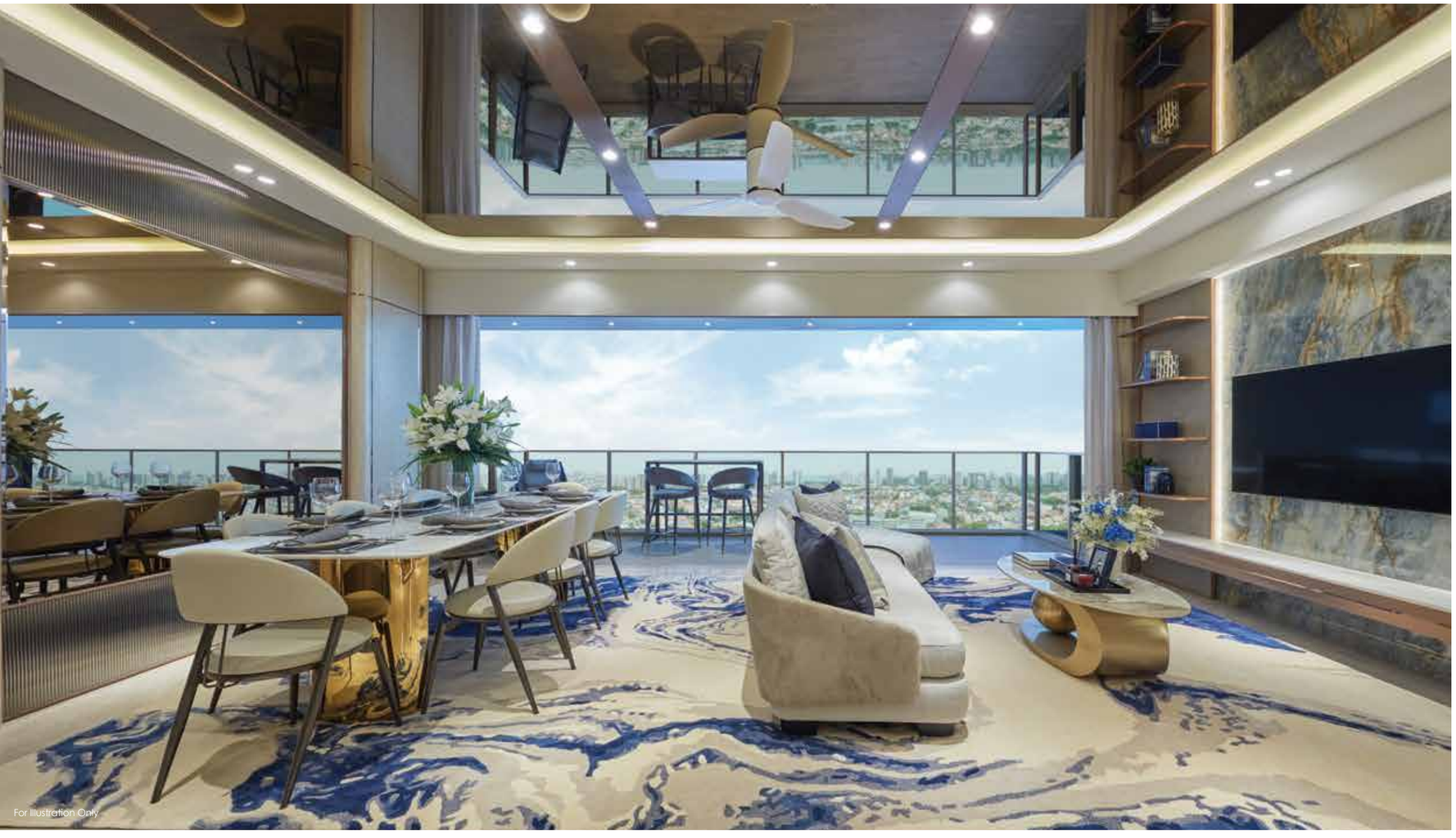
# HOME SCAPE

A COMFORTING SANCTUARY,
FINE-TUNED IN ELEGANCE.




Developer Sales Contact: 6200 6220

# Functionality In Its Most Elegant Form


For Illustration Only


For Illustration Only

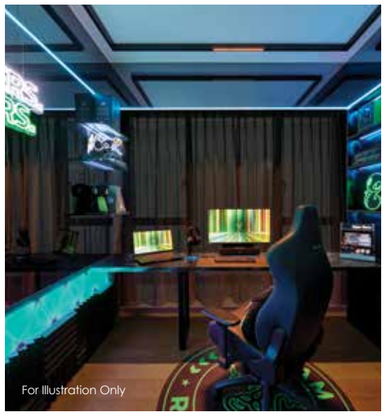
A smart layout configuration presents the best cross-ventilation and naturally illuminated interiors. You'll experience gold-class living that sets you apart with exceptional space, a full range of premium fittings, and the luxury of a private lift.




# Spruce Up In Style

The world is your oyster, and your home is yours to define. Curate your own work or study room by transforming the additional multi-function room.




A space of possibilities allows you the flexibility to envision it as you desire. Build your very own gaming, streaming, or multimedia room and revel in the world you've created.



## For Multi-Gen Families

Luxuriate in the peace of mind that comes from living together with all your loved ones. Dual-key units are the perfect choice for multi-gen families that wish to live under the same roof.






# Dual Key Unit – Living Large And Living Together

## For Rental Yield

If you're seeking an alternative, there are always other options. Pick your ideal tenant and explore the opportunity for rental yields.



Developer Sales Contact: 6200 6220




Miele

Whatever the style of your kitchen:
Miele is always a perfect match.
An incomparable range of
built-in kitchen appliances,
with consistency in design lines
and colour options.

For Illustration Only

# One Kitchen, Many Possibilities.

Begin a life of elevated living in
a home furnished with quality fittings.



For Illustration Only

GESSI

With an entirely “Made in Gessi”
in-house production process,
the company represents the
most authentic embodiment of
the “Made in Italy” philosophy,
incorporating Italian beauty,
design, and lifestyle into each
of its products and distributing
them all over the world.

Developer Sales Contact: 6200 6220

# Spruce Up Your Space With Quality And Functionality


For Illustration Only


For Illustration Only


For Illustration Only


For Illustration Only


For Illustration Only


For Illustration Only

**De Dietrich**

Since its creation, De Dietrich has continued a quest for innovations and unique technology by way of in-depth understanding, an exceptional level of expertise, and meticulous processes. De Dietrich skilfully plays its part in designing and manufacturing perfectly finished models.

**KOHLER.**

Kohler Co. has been enhancing the quality of life through water-efficient products which have an enormous role to play in the advocacy for safe water. The brand is designing products that don't just look beautiful, but also use significantly less water.

**FRANKE**

Each unrivalled Franke product merges together in functional systems aimed to facilitate your life and please your eye, thanks to perfectly matching colours, designs, and combinations. When everything comes together, it's easier to enjoy every moment.

**SAMSUNG**

Smart, spacious refrigerators. French Door and Side-by-Side refrigerators with smart features to help you do everything from playing music to reducing waste. Washers are equipped with 4 smart sensors, giving you cleaner clothes in half the time while protecting fabric. AI control suggests a personalised experience for you.

**VINTEC**

Made for the modern lifestyle, Vintec wine cabinets can be built into your kitchen or as an added feature to your living room or study. Climate-Controlled Wine Cabinets protect wines for the short or long term, optimizing storage space while maximizing capacity for a stunning wine collection showcase.

**amerec**

Amerec is an industry leader in steam solutions, believes in the beauty of functionality, and knows how to create the perfect steam bath environment. Get ready to be purified as all the units have a refreshing steam room attached to the master bathroom. Both your body and your mind will love it.

# SITE PLAN




## THE CITY LIFE

1. GUARD HOUSE
2. FEATURE ROUNDABOUT
3. ARRIVAL PLAZA
4. WELCOME LAWN
5. SCENTED GARDEN
6. BBQ PAVILION 1
7. TAICHI DECK

## THE RIVER LIFE

8. GRAND POOL
9. KIDS' POOL
10. HYDRO MASSAGE POOL
11. VIEWING BRIDGE
12. POOL DECK
13. AQUA DECK
14. JACUZZI
15. AQUA PAVILION
16. RIVER GARDEN
17. OASIS LOUNGE
18. OUTDOOR SHOWER
19. POOL CLUBHOUSE

1ST STOREY:
- TOILET / CHANGING ROOM / SAUNA
- HANDICAPPED TOILET

2ND STOREY:
- POOL FUNCTION ROOM 1
- POOL FUNCTION ROOM 2
- POOL YOGA LAWN
- POOL LAWN

3RD STOREY:
- GRAND GYM

## THE NATURE LIFE

20. TREETOP WALK
21. BBQ PAVILION 2
22. SPLASH PLAY ZONE
23. RAINBOW RIVER (PLAY AREA)
24. TREE HOUSE PLAYGROUND
25. 3G OUTDOOR FITNESS
26. VIEWING DECK [ABOVE]
    - TINY TOTS (TODDLER PLAY AREA)[BELOW]
27. TERRACE RAMP
28. FERN COURTYARD
29. FOREST COURTYARD
30. NATIVE COURTYARD
31. OUTDOOR SHOWER

## THE GRAND LIFE

32. TENNIS COURT
33. BBQ PAVILION 3
34. TRANQUIL POND
35. FOLIAGE GARDEN
36. GARDEN LOUNGE
37. SENSORY GARDEN
38. READING PAVILION
39. WELLNESS LAWN
40. JEWEL CLUBHOUSE

1ST STOREY:
- PLAZA
- SHOPS
- COMMUNAL / HANDICAPPED / FEMALE / MALE TOILET

2ND STOREY:
- JEWEL FUNCTION ROOM 1
- JEWEL FUNCTION ROOM 2
- FAMILY TOILET
- JEWEL GARDEN PATIO
- JEWEL LIBRARY
- JEWEL VIEWING DECK
- JEWEL LAWN

3RD STOREY:
- JEWEL FUNCTION ROOM 3
- KARAOKE / MUSIC ROOM
- GOLF SIMULATOR / GAMES ROOM

## ANCILLARY

- A RAMP TO BASEMENT
- B ENTRANCE RAMP
- C SERVICE RAMP
- D SERVICE GATE
- E BULK METER
- F GENSET ROOM (OPEN TO SKY)
- G SIDE GATE 1 (TO DUNMAN ROAD)
- H SIDE GATE 2 (TO MRT / PCN)
- I SIDE GATE 3 (TO PCN)
- J SIDE GATE 4 (TO DUNMAN ROAD)
- K PASSENGER LIFT 20 (DROP OFF)
- L PASSENGER LIFT 19 (POOL CLUBHOUSE)
- M PASSENGER LIFT 18 (JEWEL CLUBHOUSE)
- N MANAGEMENT OFFICE
- O FIRE COMMAND CENTRE
- P BIN CENTRE (BASEMENT 1)
- Q SUBSTATION (BASEMENT 1)
- R MDF ROOM (BASEMENT 1)
- S CONSUMER SWITCH ROOM (BASEMENT 1)

WATER TANKS

Developer Sales Contact: 6200 6220

# SCHEMATIC DIAGRAM

**Block 2 Dunman Road Singapore 439188**

| FLOOR \ UNIT | 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|---|
| 18 | 5 BR G1-H | 4BR G1-H | 3BR G-H | 4BR G2-H | 5 BR G2-H | 3 BR G-H |
| 17 | 5 BR G1 | 4 BR G1 | 3BR G | 4 BR G2 | 5 BR G2 | 3 BR G |
| 16 | 5 BR G1 | 4 BR G1 | 3BR G | 4 BR G2 | 5 BR G2 | 3 BR G |
| 15 | 5 BR G1 | 4 BR G1 | 3BR G | 4 BR G2 | 5 BR G2 | 3 BR G |
| 14 | 5 BR G1 | 4 BR G1 | 3BR G | 4 BR G2 | 5 BR G2 | 3 BR G |
| 13 | 5 BR G1 | 4 BR G1 | 3BR G | 4 BR G2 | 5 BR G2 | 3 BR G |
| 12 | 5 BR G1 | 4 BR G1 | 3BR G | 4 BR G2 | 5 BR G2 | 3 BR G |
| 11 | 5 BR G1 | 4 BR G1 | 3BR G | 4 BR G2 | 5 BR G2 | 3 BR G |
| 10 | 5 BR G1 | 4 BR G1 | 3BR G | 4 BR G2 | 5 BR G2 | 3 BR G |
| 9 | 5 BR G1 | 4 BR G1 | 3BR G | 4 BR G2 | 5 BR G2 | 3 BR G |
| 8 | 5 BR G1 | 4 BR G1 | 3BR G | 4 BR G2 | 5 BR G2 | 3 BR G |
| 7 | 5 BR G1 | 4 BR G1 | 3BR G | 4 BR G2 | 5 BR G2 | 3 BR G |
| 6 | 5 BR G1 | 4 BR G1 | 3BR G | 4 BR G2 | 5 BR G2 | 3 BR G |
| 5 | 5 BR G1 | 4 BR G1 | 3BR G | 4 BR G2 | 5 BR G2 | 3 BR G |
| 4 | 5 BR G1 | 4 BR G1 | 3BR G | 4 BR G2 | 5 BR G2 | 3 BR G |
| 3 | 5 BR G1 | 4 BR G1 | 3BR G | 4 BR G2 | 5 BR G2 | 3 BR G |
| 2 | | | | 4 BR G2 | 5 BR G2 | |
| 1 | | | | 4 BR G2-PES | 5 BR G2-PES | |
| BASEMENT 1 | | | | | | |

3 BEDROOM (GRAND)  4 BEDROOM (GRAND)  5 BEDROOM (GRAND)

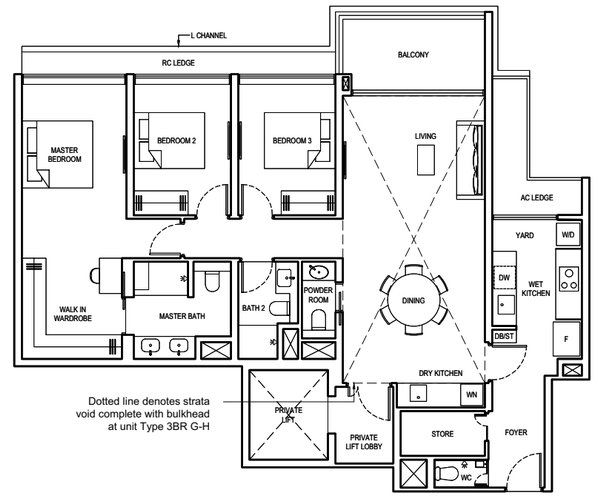
# 3 BEDROOM (GRAND)

## TYPE 3BR G

137 SQM / 1475 SQFT
(INCLUSIVE OF 9 SQM BALCONY,
6 SQM AC LEDGE &
3 SQM PRIVATE LIFT LOBBY)
BLOCK 2 #03-03 to #17-03
#03-06 to #17-06 (mirrored)

## TYPE 3BR G-H

169 SQM / 1819 SQFT
(INCLUSIVE OF 9 SQM BALCONY,
6 SQM AC LEDGE,
3 SQM PRIVATE LIFT LOBBY &
32 SQM STRATA VOID)
BLOCK 2 #18-03
#18-06 (mirrored)

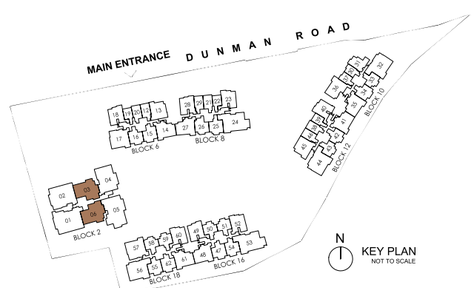



LEGEND:

| | |
|---|---|
| F | FRIDGE |
| W/D | WASHER AND DRYER |
| DB | DISTRIBUTION BOARD |
| ST | STORE |
| WC | WATER CLOSET |
| WN | WINE CHILLER |
| DW | DISHWASHER |
| AC | AIR-CONDITIONER |
| RC | REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA) |
| ⊠ | VOID SPACE (EXCLUDED FROM STRATA AREA) |

0 1 3 6M

ALL PLANS ARE SUBJECT TO CHANGES BY THE RELEVANT AUTHORITIES.
MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
INFORMATION ACCURATE AT POINT OF PRINTING.
BP NO.: A1716-00003-2022-BP01 DATED 15 MAY 2023
BP NO.: A1716-00003-2022-BP02 DATED 16 JUNE 2023

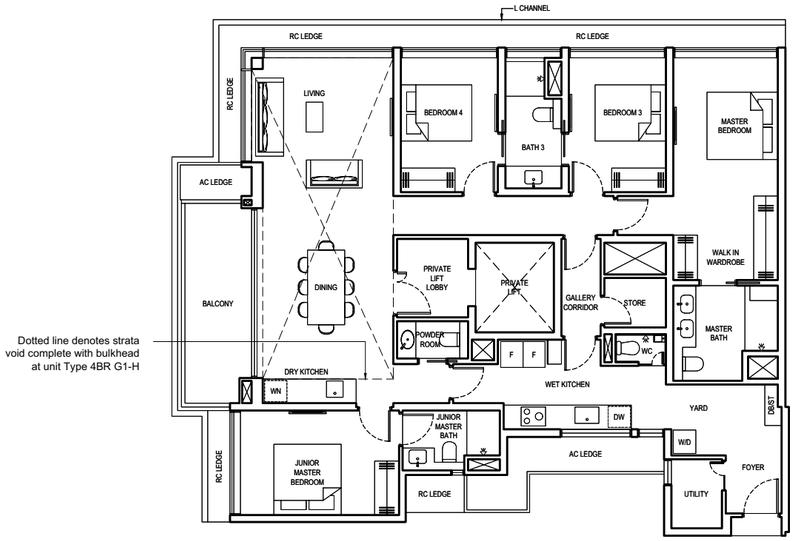



Developer Sales Contact: 6200 6220

# 4 BEDROOM (GRAND)

## TYPE 4BR G1
179 SQM / 1927 SQFT
(INCLUSIVE OF 11 SQM BALCONY,
9 SQM AC LEDGE &
5 SQM PRIVATE LIFT LOBBY)
BLOCK 2 #03-02 to #17-02

## TYPE 4BR G1-H
215 SQM / 2314 SQFT
(INCLUSIVE OF 11 SQM BALCONY,
9 SQM AC LEDGE,
5 SQM PRIVATE LIFT LOBBY &
36 SQM STRATA VOID)
BLOCK 2 #18-02

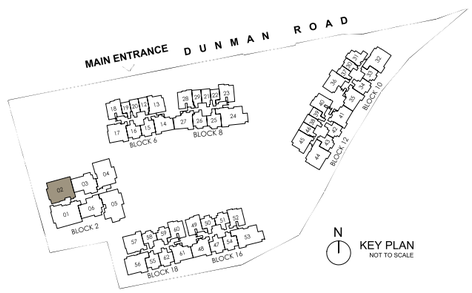



LEGEND:

| | |
|---|---|
| F | FRIDGE |
| W/D | WASHER AND DRYER |
| DB | DISTRIBUTION BOARD |
| ST | STORE |
| WC | WATER CLOSET |
| WN | WINE CHILLER |
| DW | DISHWASHER |
| AC | AIR-CONDITIONER |
| RC | REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA) |
| ⊠ | VOID SPACE (EXCLUDED FROM STRATA AREA) |

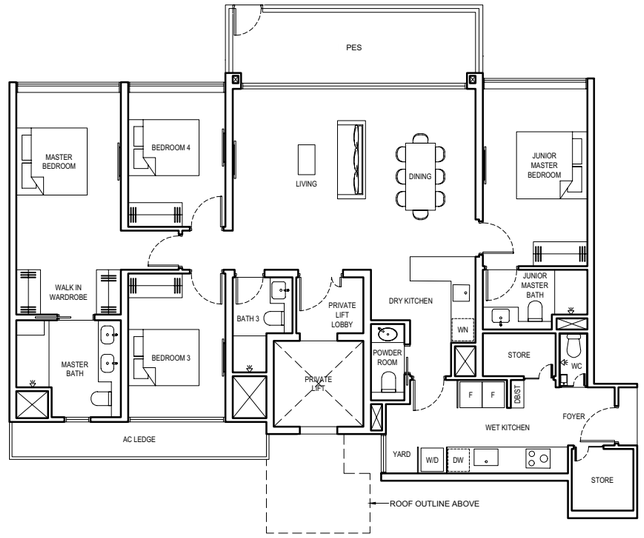
0 1 3 6M

ALL PLANS ARE SUBJECT TO CHANGES BY THE RELEVANT AUTHORITIES.
MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
INFORMATION ACCURATE AT POINT OF PRINTING.
BP NO.: A1716-00003-2022-BP01 DATED 15 MAY 2023
BP NO.: A1716-00003-2022-BP02 DATED 16 JUNE 2023



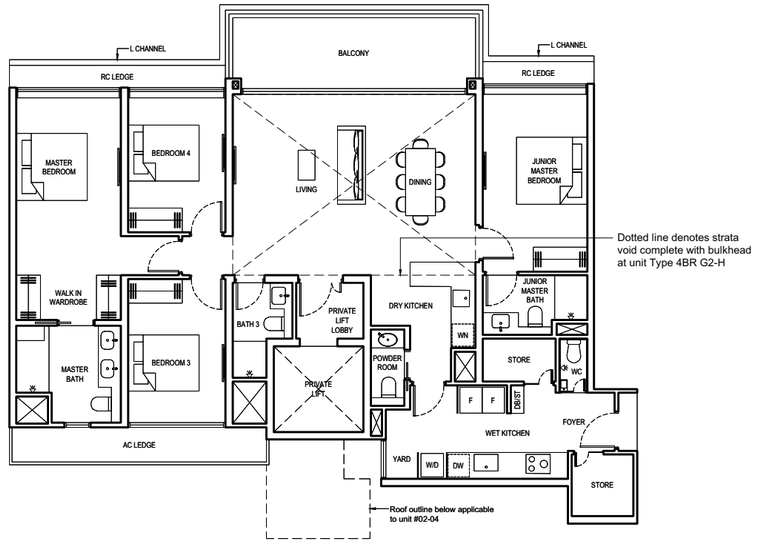

# 4 BEDROOM (GRAND)

## TYPE 4BR G2-PES
166 SQM/ 1787 SQFT
(INCLUSIVE OF 15 SQM PES,
7 SQM AC LEDGE &
4 SQM PRIVATE LIFT LOBBY)
BLOCK 2 #01-04




## TYPE 4BR G2
166 SQM / 1787 SQFT
(INCLUSIVE OF 15 SQM BALCONY,
7 SQM AC LEDGE &
4 SQM PRIVATE LIFT LOBBY)
BLOCK 2 #02-04 to #17-04

## TYPE 4BR G2-H
200 SQM / 2153 SQFT
(INCLUSIVE OF 15 SQM BALCONY,
7 SQM AC LEDGE,
4 SQM PRIVATE LIFT LOBBY &
34 SQM STRATA VOID)
BLOCK 2 #18-04

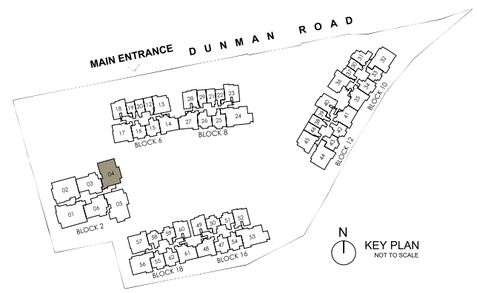



LEGEND:

| | |
|---|---|
| F | FRIDGE |
| W/D | WASHER AND DRYER |
| DB | DISTRIBUTION BOARD |
| ST | STORE |
| WC | WATER CLOSET |
| WN | WINE CHILLER |
| DW | DISHWASHER |
| AC | AIR-CONDITIONER |
| RC | REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA) |
| ⊠ | VOID SPACE (EXCLUDED FROM STRATA AREA) |

0 1 3 6M

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BP NO.: A1716-00003-2022-BP01 DATED 15 MAY 2023
BP NO.: A1716-00003-2022-BP02 DATED 16 JUNE 2023

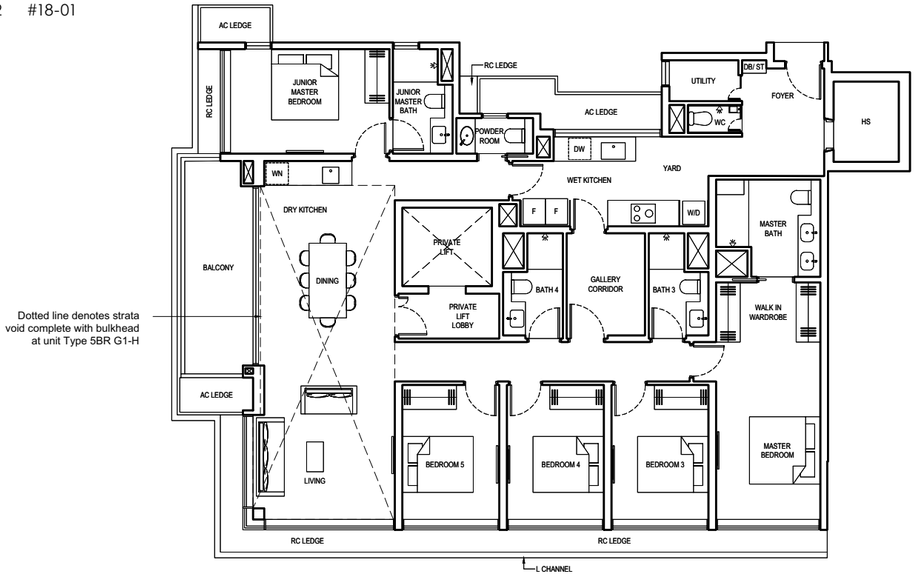



Developer Sales Contact: 6200 6220

# 5 BEDROOM (GRAND)

## TYPE 5BR G1
206 SQM / 2217 SQFT
(INCLUSIVE OF 12 SQM BALCONY,
10 SQM AC LEDGE &
4 SQM PRIVATE LIFT LOBBY)
BLOCK 2 #03-01 to #17-01

## TYPE 5BR G1-H
243 SQM / 2615 SQFT
(INCLUSIVE OF 12 SQM BALCONY,
10 SQM AC LEDGE,
4 SQM PRIVATE LIFT LOBBY &
37 SQM STRATA VOID)
BLOCK 2 #18-01



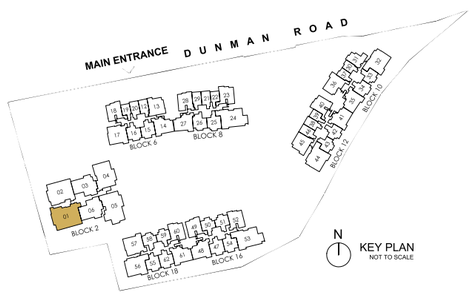

Dotted line denotes strata void complete with bulkhead at unit Type 5BR G1-H

LEGEND:

| | |
|---|---|
| F | FRIDGE |
| W/D | WASHER AND DRYER |
| DB | DISTRIBUTION BOARD |
| ST | STORE |
| WC | WATER CLOSET |
| HS | HOUSEHOLD SHELTER |
| WN | WINE CHILLER |
| DW | DISHWASHER |
| AC | AIR-CONDITIONER |
| RC | REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA) |
| ⊠ | VOID SPACE (EXCLUDED FROM STRATA AREA) |

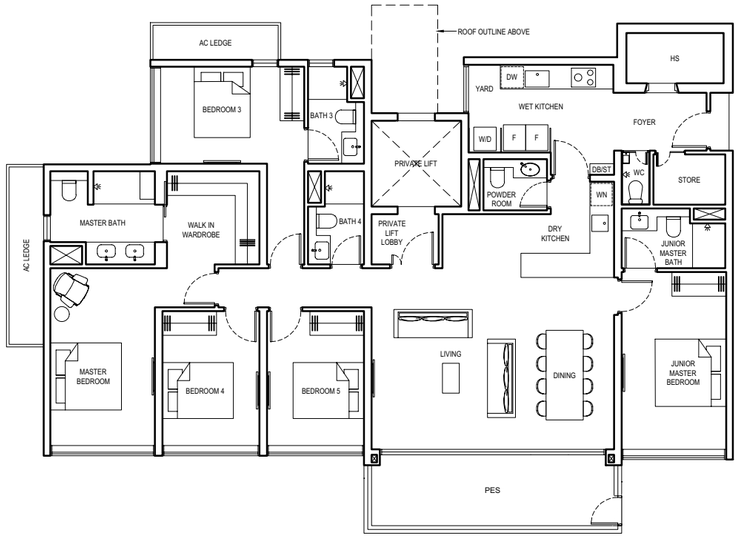
0 1 3 6M

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BP NO.: A1716-00003-2022-BP01 DATED 15 MAY 2023
BP NO.: A1716-00003-2022-BP02 DATED 16 JUNE 2023



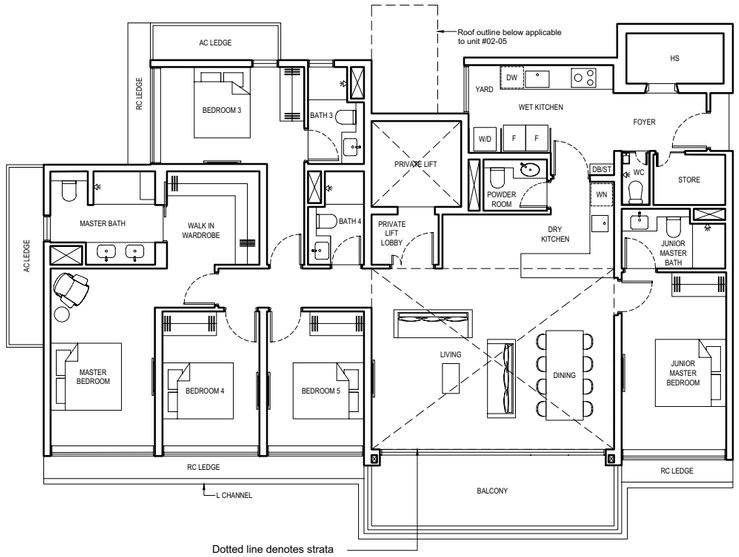

# 5 BEDROOM (GRAND)

## TYPE 5BR G2-PES
198 SQM / 2131 SQFT
(INCLUSIVE OF 15 SQM PES,
9 SQM AC LEDGE &
3 SQM PRIVATE LIFT LOBBY)
BLOCK 2 #01-05




## TYPE 5BR G2
198 SQM / 2131 SQFT
(INCLUSIVE OF 15 SQM BALCONY,
9 SQM AC LEDGE &
3 SQM PRIVATE LIFT LOBBY)
BLOCK 2 #02-05 to #17-05

## TYPE 5BR G2-H
232 SQM/ 2497 SQFT
(INCLUSIVE OF 15 SQM BALCONY,
9 SQM AC LEDGE,
3 SQM PRIVATE LIFT LOBBY &
34 SQM STRATA VOID)
BLOCK 2 #18-05



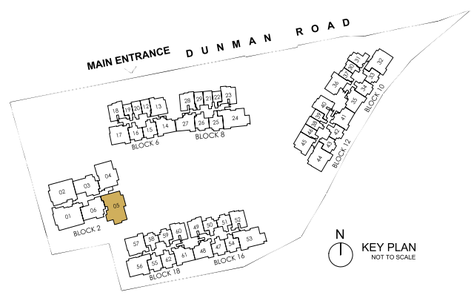

Dotted line denotes strata void complete with bulkhead at unit Type 5BR G2-H

LEGEND:

| | |
|---|---|
| F | FRIDGE |
| W/D | WASHER AND DRYER |
| DB | DISTRIBUTION BOARD |
| ST | STORE |
| WC | WATER CLOSET |
| HS | HOUSEHOLD SHELTER |
| WN | WINE CHILLER |
| DW | DISHWASHER |
| AC | AIR-CONDITIONER |
| RC | REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA) |
| ⊠ | VOID SPACE (EXCLUDED FROM STRATA AREA) |

0 1 3 6M

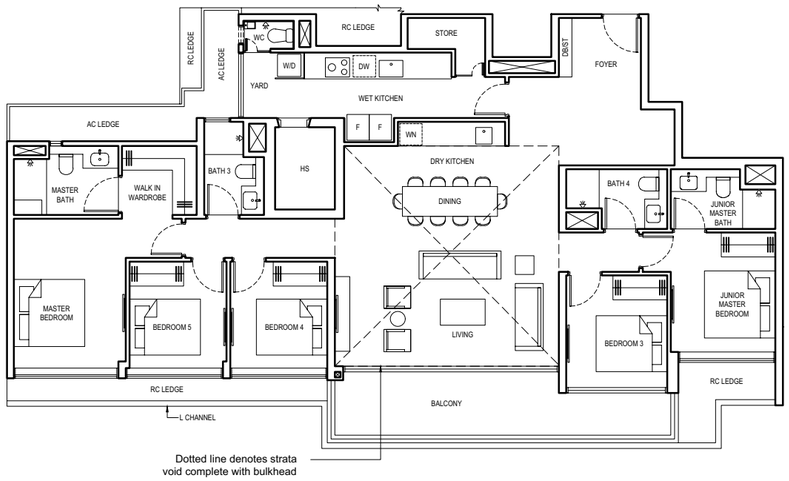
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Developer Sales Contact: 6200 6220

# PENTHOUSE
# (GRAND)

## TYPE PH-1
221 SQM / 2379 SQFT
(INCLUSIVE OF 16 SQM BALCONY,
9 SQM AC LEDGE &
38 SQM STRATA VOID)
BLOCK 10 #18-34

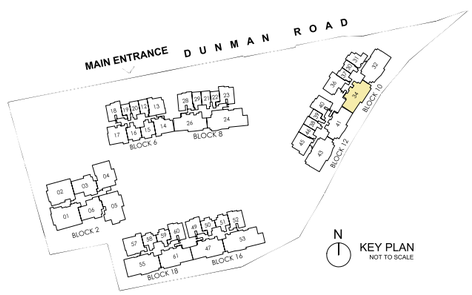



LEGEND:

| | |
|---|---|
| F | FRIDGE |
| W/D | WASHER AND DRYER |
| DB | DISTRIBUTION BOARD |
| ST | STORE |
| WC | WATER CLOSET |
| HS | HOUSEHOLD SHELTER |
| WN | WINE CHILLER |
| DW | DISHWASHER |
| AC | AIR-CONDITIONER |
| RC | REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA) |
| ⊠ | VOID SPACE (EXCLUDED FROM STRATA AREA) |

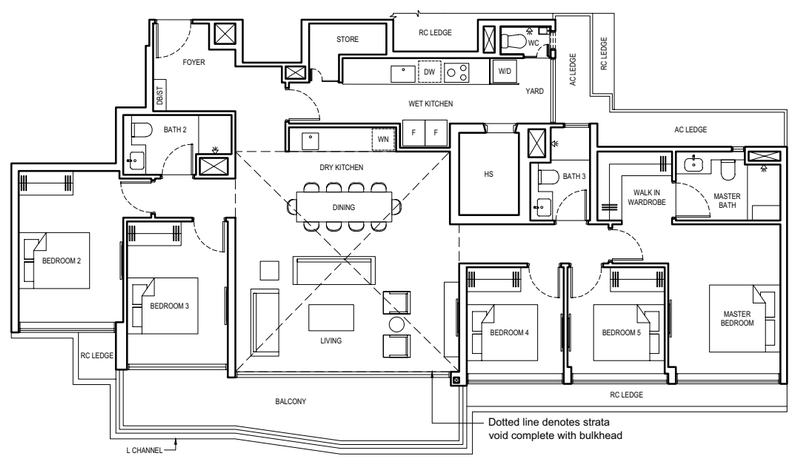
0 1 3 6M

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# PENTHOUSE
# (GRAND)

## TYPE PH-2
217 SQM / 2336 SQFT
(INCLUSIVE OF 17 SQM BALCONY,
9 SQM AC LEDGE &
38 SQM STRATA VOID)
BLOCK 12 #18-41

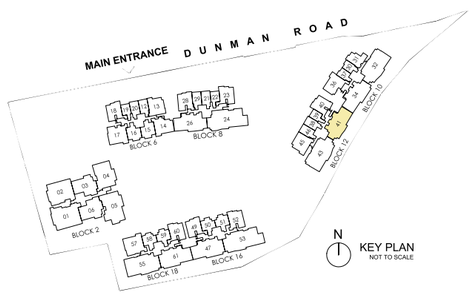



LEGEND:

| | |
|---|---|
| F | FRIDGE |
| W/D | WASHER AND DRYER |
| DB | DISTRIBUTION BOARD |
| ST | STORE |
| WC | WATER CLOSET |
| HS | HOUSEHOLD SHELTER |
| WN | WINE CHILLER |
| DW | DISHWASHER |
| AC | AIR-CONDITIONER |
| RC | REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA) |
| ⊠ | VOID SPACE (EXCLUDED FROM STRATA AREA) |

0 1 3 6M

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BP NO.: A1716-00003-2022-BP02 DATED 16 JUNE 2023

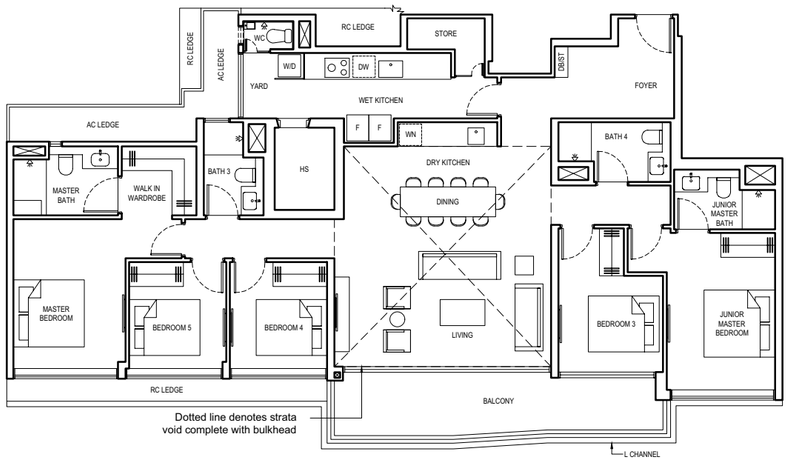



Developer Sales Contact: 6200 6220

# PENTHOUSE (GRAND)

## TYPE PH-3

222 SQM / 2390 SQFT
(INCLUSIVE OF 16 SQM BALCONY,
9 SQM AC LEDGE &
36 SQM STRATA VOID)
BLOCK 8 #18-26

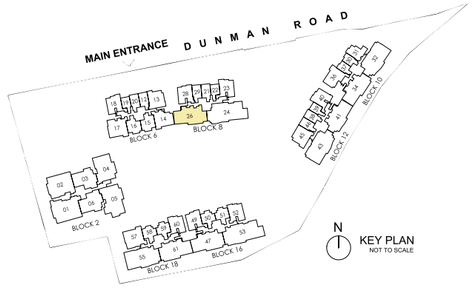



LEGEND:

| | |
|---|---|
| F | FRIDGE |
| W/D | WASHER AND DRYER |
| DB | DISTRIBUTION BOARD |
| ST | STORE |
| WC | WATER CLOSET |
| HS | HOUSEHOLD SHELTER |
| WN | WINE CHILLER |
| DW | DISHWASHER |
| AC | AIR-CONDITIONER |
| RC | REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA) |
| ⊠ | VOID SPACE (EXCLUDED FROM STRATA AREA) |

0 1 3 6M

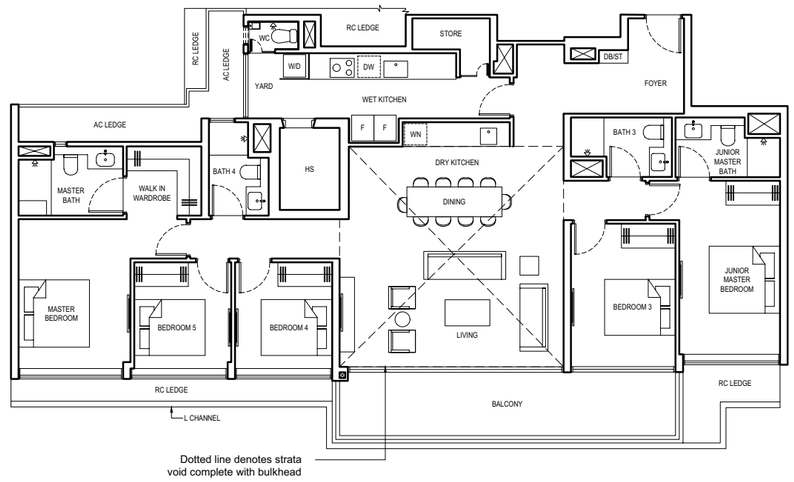
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INFORMATION ACCURATE AT POINT OF PRINTING.
BP NO.: A1716-00003-2022-BP01 DATED 15 MAY 2023
BP NO.: A1716-00003-2022-BP02 DATED 16 JUNE 2023




# PENTHOUSE (GRAND)

## TYPE PH-4

226 SQM / 2433 SQFT
(INCLUSIVE OF 18 SQM BALCONY,
9 SQM AC LEDGE &
38 SQM STRATA VOID)
BLOCK 16 #18-47
BLOCK 18 #18-61 (mirrored)

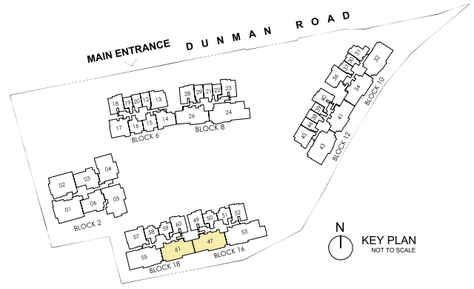



LEGEND:

| | |
|---|---|
| F | FRIDGE |
| W/D | WASHER AND DRYER |
| DB | DISTRIBUTION BOARD |
| ST | STORE |
| WC | WATER CLOSET |
| HS | HOUSEHOLD SHELTER |
| WN | WINE CHILLER |
| DW | DISHWASHER |
| AC | AIR-CONDITIONER |
| RC | REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA) |
| ⊠ | VOID SPACE (EXCLUDED FROM STRATA AREA) |

0 1 3 6M

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BP NO.: A1716-00003-2022-BP02 DATED 16 JUNE 2023

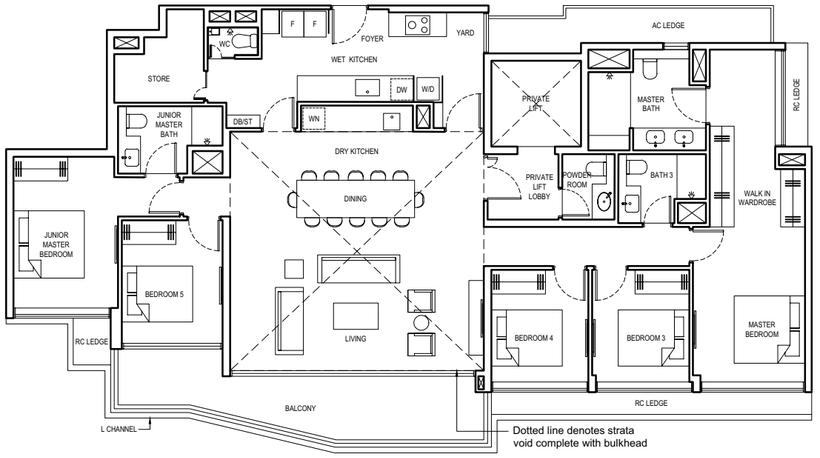



Developer Sales Contact: 6200 6220

# PENTHOUSE
# (GRAND)

## TYPE PH-5

247 SQM / 2659 SQFT
(INCLUSIVE OF 18 SQM BALCONY,
9 SQM AC LEDGE,
4 SQM PRIVATE LIFT LOBBY &
46 SQM STRATA VOID)
BLOCK 10 #18-32
BLOCK 12 #18-43 (mirrored)

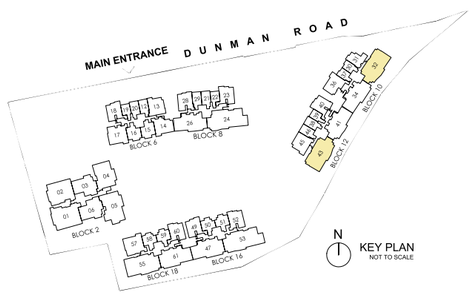



LEGEND:

| | |
|---|---|
| F | FRIDGE |
| W/D | WASHER AND DRYER |
| DB | DISTRIBUTION BOARD |
| ST | STORE |
| WC | WATER CLOSET |
| WN | WINE CHILLER |
| DW | DISHWASHER |
| AC | AIR-CONDITIONER |
| RC | REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA) |
| ⊠ | VOID SPACE (EXCLUDED FROM STRATA AREA) |

0 1 3 6M

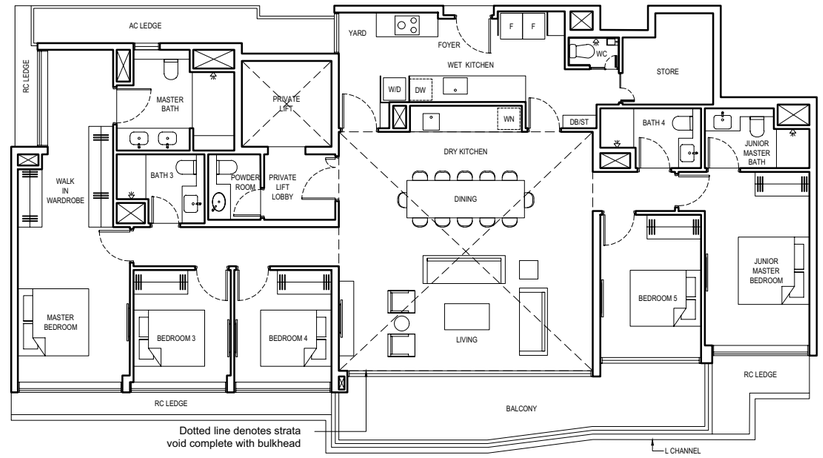
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MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
INFORMATION ACCURATE AT POINT OF PRINTING.
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BP NO.: A1716-00003-2022-BP02 DATED 16 JUNE 2023




# PENTHOUSE
# (GRAND)

## TYPE PH-6

256 SQM / 2756 SQFT
(INCLUSIVE OF 19 SQM BALCONY,
9 SQM AC LEDGE,
4 SQM PRIVATE LIFT LOBBY &
46 SQM STRATA VOID)
BLOCK 18 #18-55

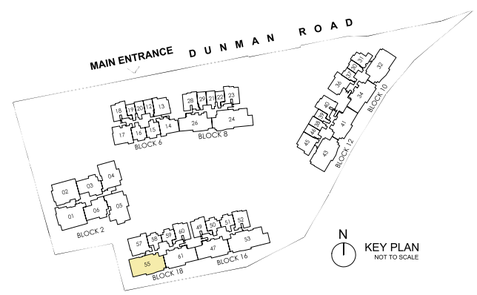



LEGEND:

| | |
|---|---|
| F | FRIDGE |
| W/D | WASHER AND DRYER |
| DB | DISTRIBUTION BOARD |
| ST | STORE |
| WC | WATER CLOSET |
| WN | WINE CHILLER |
| DW | DISHWASHER |
| AC | AIR-CONDITIONER |
| RC | REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA) |
| ⊠ | VOID SPACE (EXCLUDED FROM STRATA AREA) |

0 1 3 6M

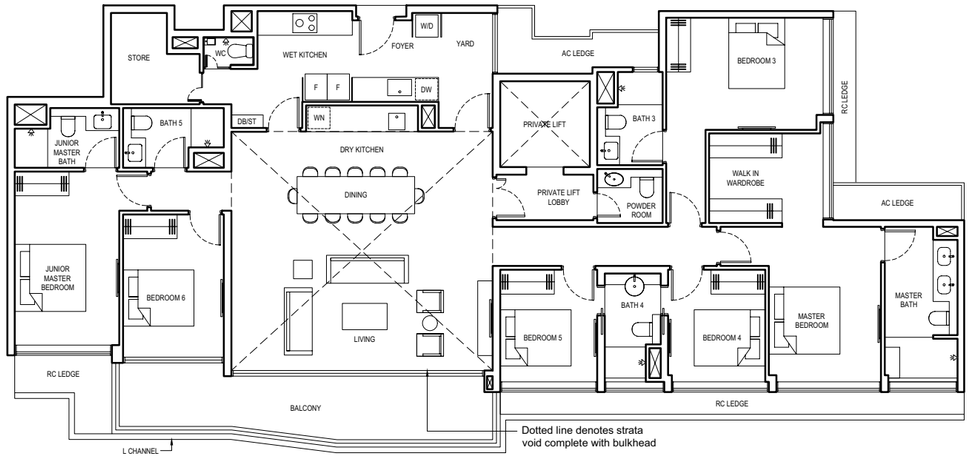
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# PENTHOUSE
# (GRAND)

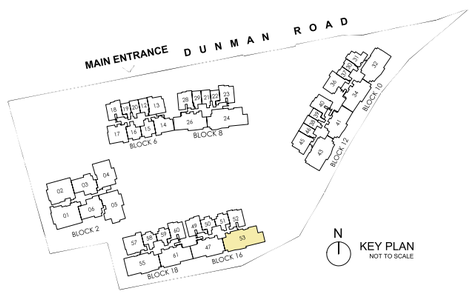
## TYPE PH-7
284 SQM / 3057 SQFT
(INCLUSIVE OF 19 SQM BALCONY,
9 SQM AC LEDGE,
4 SQM PRIVATE LIFT LOBBY &
48 SQM STRATA VOID)
BLOCK 16 #18-53




LEGEND:
- F FRIDGE
- W/D WASHER AND DRYER
- DB DISTRIBUTION BOARD
- ST STORE
- WC WATER CLOSET
- WN WINE CHILLER
- DW DISHWASHER
- AC AIR-CONDITIONER
- RC REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
- ⊠ VOID SPACE (EXCLUDED FROM STRATA AREA)

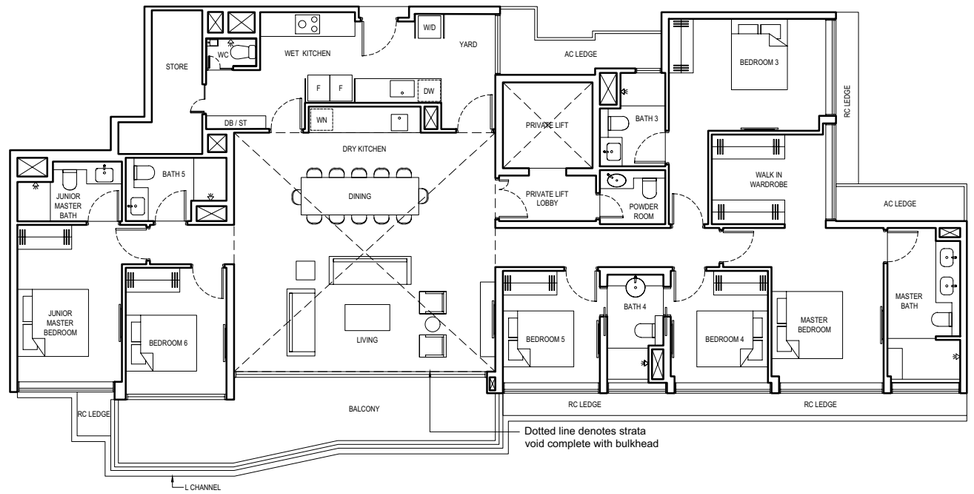
0 1 3 6M

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BP NO.: A1716-00003-2022-BP02 DATED 16 JUNE 2023




# PENTHOUSE
# (GRAND)

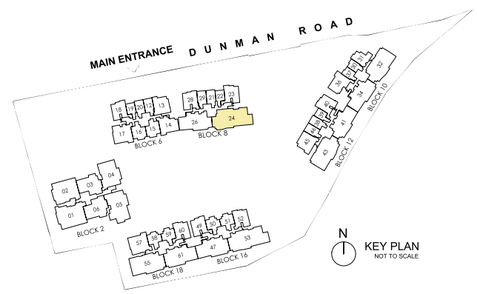
## TYPE PH-8
285 SQM / 3068 SQFT
(INCLUSIVE OF 21 SQM BALCONY,
9 SQM AC LEDGE,
4 SQM PRIVATE LIFT LOBBY &
48 SQM STRATA VOID)
BLOCK 8 #18-24




LEGEND:
- F FRIDGE
- W/D WASHER AND DRYER
- DB DISTRIBUTION BOARD
- ST STORE
- WC WATER CLOSET
- WN WINE CHILLER
- DW DISHWASHER
- AC AIR-CONDITIONER
- RC REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
- ⊠ VOID SPACE (EXCLUDED FROM STRATA AREA)

0 1 3 6M

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BP NO.: A1716-00003-2022-BP01 DATED 15 MAY 2023
BP NO.: A1716-00003-2022-BP02 DATED 16 JUNE 2023




Developer Sales Contact: 6200 6220



Artist's Impression

Brought to you by: SINGHAIYI 新海逸 | 中建地產 CSC LAND GROUP

Main Contractor: 中建南洋置业有限公司 CHINA CONSTRUCTION REALTY CO PTE LTD

Architect: P&T GROUP

Developer Sales Contact: 6200 6220

SINGHAIYI
新海逸

## BUILDING EXCELLENCE FOR GENERATIONS

SingHaiyi Group ("SingHaiyi" or the "Group") is a fast growing, diversified company focused on property development, investment and management services. The Group is led by a management team that has deep insights and strong connections that enables access to unique and rare investment opportunities. Apart from an established track record in residential property development, the Group also holds a diversified portfolio of income-generating assets in the commercial and retail sectors in Singapore and overseas.

Backed by the philosophy of "精誠存信 佳業傳承", SingHaiyi is founded on business excellence and integrity, and endeavours to build a trustworthy and reliable brand for enduring growth and a legacy for generations. At SingHaiyi, we are driven by our goal of establishing a sustainable business and a trustworthy brand that is prime for enduring growth capable of lasting for generations.




### PARC CLEMATIS

Located at 2 – 20 Jalan Lempeng, it is set in a mature estate locale surrounded by a plethora of amenities including wet-market, hawker centre, shopping malls and popular eating establishments. It is also within walking distance to Clementi MRT station and surrounded by prestigious schools. It is a communal living theme residential that caters to home buyers' diverse needs.




### THE GAZANIA

Located at 5 – 19 How Sun Drive and nestled amidst a serene private estate enclave, it is surrounded by an ensemble of amenities and easy access to nearby shopping malls, where banks, supermarkets and restaurants are aplenty. It is approximately a 3-minute walk from Bartley MRT station and is in close proximity to elite schools.




### THE LILIUM

Located at 29 – 33 How Sun Road, it is approximately a 5-minute walk to Bartley MRT station and is in close proximity to reputable schools and international schools. Commuting to nearby shopping malls, banks, supermarkets and restaurants will be a breeze as it is surrounded by a multitude of appealing amenities.



### 9 PENANG ROAD

SingHaiyi, together with our joint venture partners, acquired the property at 9 Penang Road in December 2015, marking our first foray into commercial property redevelopment in Singapore. Located in close proximity to the Orchard Road commercial and shopping belt and easily accessible from Dhoby Ghaut MRT station, 9 Penang Road is a Grade A office building comprising two wings and eight levels of office space, as well as one floor of retail space. The office tower offers column-free efficient floor plates with high ceiling.

## EDGEPROP SINGAPORE EXCELLENCE AWARDS 2020

EdgeProp SINGAPORE EXCELLENCE AWARDS 2020

- Top Development
- Top Mega Development
- Design Excellence
- Landscape Excellence

## PROPERTYGURU ASIA PROPERTY AWARDS SINGAPORE 2018 / 2019




**PARC CLEMATIS**
*by Sing-Haiyi Gold Pte Ltd*
**BEST MEGA - SCALE CONDO DEVELOPMENT**




**PARC CLEMATIS**
*by Sing-Haiyi Gold Pte Ltd*
**BEST STRATA HOUSING INTERIOR DESIGN**




**PARC CLEMATIS**
*by Sing-Haiyi Gold Pte Ltd*
**BEST STRATA HOUSING LANDSCAPE ARCHITECTURAL DESIGN**




**PARC CLEMATIS**
*by Sing-Haiyi Gold Pte Ltd*
**BEST UNIVERSAL DESIGN DEVELOPMENT**




**THE GAZANIA**
*by SingHaiyi Huajiang Sun Pte Ltd*
**BEST NEW PRIVATE CONDO LANDSCAPE ARCHITECTURAL DESIGN**




**THE VALES**
*by Anchorvale Residences Pte Ltd*
**BEST EXECUTIVE CONDO ARCHITECTURAL DESIGN**




**THE VALES**
*by Anchorvale Residences Pte Ltd*
**BEST EXECUTIVE CONDO DEVELOPMENT**




**THE VALES**
*by Anchorvale Residences Pte Ltd*
**BEST EXECUTIVE CONDO INTERIOR DESIGN**

## CONQUAS BANDING (BAND 1)

CONQUAS BANDING

**SINGHAIYI GROUP PTE LTD**
Recognised by BCA for consistent construction quality of private residential projects over the past six years

## CONSTRUCTION QUALITY ASSESSMENT SYSTEM

BCA CONQUAS®

**THE GAZANIA • THE LILIUM • 9 PENANG ROAD • THE VALES**

## SINGAPORE PRESTIGE BRAND AWARD 2020 / 2021

AN ASME×JIANHE ZAOBAO AWARD
新加坡金字品牌奖
Singapore Prestige Brand Award 2020/21
Winner, SPBA - Established Brands

## BCA GREEN MARK AWARD

BCA GREEN MARK

| PARC CLEMATIS | THE GAZANIA | THE LILIUM | 9 PENANG ROAD | THE VALES |
|---|---|---|---|---|
| Green Mark Gold Plus | Green Mark Gold Plus | Green Mark Gold Plus | Green Mark Platinum | Green Mark Gold Plus |

Developer Sales Contact: 6200 6220

中建地產
CSC LAND GROUP

## BUILDING YOUR WORLD, YOUR HOME, YOUR WAY

CSC Land Group is a future-ready developer with a rich parentage of China State Construction Engineering Corporation (CSCEC), the world's largest investment and construction conglomerates, ranked 9th on 2022 Fortune Global 500 Enterprises.

The heritage had been extended locally since 1992, in capacity of China Construction (South Pacific) Development Co Pte Ltd (CCDC), one of the most awarded A1 builders registered with Building Construction Authority (BCA). Now, 1 in 25 people lives in a quality home built by CCDC. Together, we are here to create lasting value for our customers and investors.

We are building a world where people and community can fulfil their aspirations. We develop spaces with empathy, showing a clear understanding of our customers' needs and desires. Our assets are high on value and functionality, balanced with good design and a sense of purpose.

We believe that our customers' homes are not just homes, they are their world and we are building them, their way.



### TWIN VEW

A reflection of riverside lifestyle, Twin VEW, a completed project is an architectural scenography. Two modern elevated residential towers offering optimum ground space for landscaping and recreational facilities. Lush cascading contours inspired by paddy rice fields and various lifestyle zones, residents are pampered to a resort living every day. Designed to uplift senses, Twin VEW is a stunning respite from the rigours of everyday life, with picture-perfect views of the Pandan reservoir. Located in West Coast, near Singapore's second Central Business District -Jurong Lake District, residents will benefit from this rare opportunity of live-work-play experience.




### VERDALE

VERDALE is inspired by the concept of "Forest Bathing", or Shinrin-yoku, a Japanese practice scientifically proven as a way to help reduce the stress and strain of urban life. Nestled in the Beauty World enclave, homeowners are offered a perfect balance of peaceful solitude just minutes away from vibrant city life. A home within Singapore's most well-known nature sites and reserves, namely Bukit Timah Nature Reserve and Bukit Batok Nature Park, as well as key recreational corridors such as the Rail Corridor and Coast-to-Coast trail.




### PARC GREENWICH

Parc Greenwich, located opposite Seletar Hills and minutes' drive from Serangoon Gardens, is a home in an urban village. Offering a modern, vibrant and idyllic lifestyle, Parc Greenwich has dedicated recreational zones with a multitude of facilities and is the promise of a meaningful future, where moments, milestones, and memories are created. This brand new Executive Condominium is near Fernvale LRT station, the North Coast Innovation Corridor and the upcoming Punggol Digital District.

### EDGEPROP SINGAPORE EXCELLENCE AWARDS 2019

EdgeProp SINGAPORE EXCELLENCE AWARDS 2019

Top Development

Marketing Excellence

### PROPERTYGURU ASIA PROPERTY AWARDS SINGAPORE 2018 / 2021




**CSC LAND GROUP (SINGAPORE) PTE LTD**

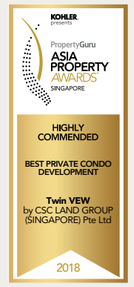
**BEST BREAKTHROUGH DEVELOPER**




**VERDALE**

*by CSC Land Group (Singapore) Pte Ltd and COLI (Singapore) Pte Ltd*

**BEST PRIVATE CONDO ARCHITECTURAL DESIGN**




**TWIN VEW**

*by CSC Land Group (Singapore) Pte Ltd*

**BEST PRIVATE CONDO DEVELOPMENT**




**TWIN VEW**

*by CSC Land Group (Singapore) Pte Ltd*

**BEST PRIVATE CONDO ARCHITECTURAL DESIGN**




**TWIN VEW**

*by CSC Land Group (Singapore) Pte Ltd*

**BEST PRIVATE CONDO LANDSCAPE ARCHITECTURAL DESIGN**




**TWIN VEW**

*by CSC Land Group (Singapore) Pte Ltd*

**BEST PRIVATE CONDO INTERIOR DESIGN**

### CONQUAS BANDING (BAND 1)

CONQUAS SC BANDING

**CSC LAND GROUP (SINGAPORE) PTE LTD**

Recognised by BCA for consistent construction quality of private residential projects over the past six years

### CONSTRUCTION QUALITY ASSESSMENT SYSTEM

BCA CONQUAS®

**TWIN VEW**

### SINGAPORE PROPERTY AWARDS 2022

FIABCI SINGAPORE

Singapore Property Awards 2022
Twin VEW
Residential High Rise Category

### BCA GREEN MARK AWARD

BCA GREEN MARK

**TWIN VEW**
Green Mark Gold Plus

**VERDALE**
Green Mark Gold

Developer Sales Contact: 6200 6220

Developer: Grand Dunman Pte Ltd. Company Registration No.: 202223759E. Developer's License No.: C1456. Tenure of Land: Leasehold tenure of 99 years commencing from 12 September 2022. Expected Date of Vacant Possession: 31 December 2028. Expected Date of Legal Completion: 31 December 2031. Lot & Mukim No.: Lot(s) 07677W MK 25. Encumbrances: Caveat IH/517236L in favour of DBS Bank Ltd.

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Developer Sales Contact: 6200 6220