



MATERIALS AND FINISHES

Main Lobby

- **Large format concrete effect porcelain tile flooring and skirting**
- **Textured wall paint finish with metal trim accents**
- **Double-height ceilings with full-height transparent glazing and recessed domes with backlit stretched ceiling fabric**

Hospitality-inspired Lobby Lounge with varied seating configurations to lounge, gather, and work

- **Bespoke shared co-working desk hub that seats 8-6 features a built-in table lamp and integrated plug points for instant connectivity**
- **Elevated Library behind the Reception desk with large bookcases filled with books, art and inspiring décor. A combination of soft and hard landscape around a sculptural Bonsai Tree is highlighted through a recessed stretch fabric ceiling which is backlit to resemble an outdoor setting in an indoor environment**
- **Original locally crafted art pieces throughout the property**
- **scent throughout the public areas**
- **FM office directly off of reception (with pantry, workspace and toilet)**
- **A dedicated service lift to cater to ease of move-in/move-out with a delivery parking bay**

and

moving room

- **Entry walk-off mats and digital security. Concierge and security desk**

Kidtropolis

- **Kidtropolis World-themed kids' play area with a car shop, grocery, hair salon/barbershop and diner café space. A pretend play area in an urban setting that teaches kids the basics of grooming, socializing and interacting with others**
- **Can function as a booked space for kid's parties**
- **Framed vestibule entrance with a full-sized door for adults and a half-height door opening for smaller Kids. The entry resembles the entry of a home with a mailbox and a paneled window showing a view of the inside**
- **Separate shoe storage promoting a no-shoe zone on the main play area, kid's scale WC and sink and a private nursing/baby change area**

- Kids scale furniture with interactive play areas and games within each themed space. Benches across the space resembling a park atmosphere perfect for adults to sit while supervising
- Sustainable and durable, individually selected toys and games that meet the criteria of Montessori and leading educational scientists' educational advice
- Kid-friendly textured PVC flooring designed to resemble a road. Non-slip and easily cleanable with good acoustic performance and promote indoor air quality.
- Low VOC wall paint, acoustic panels on the ceiling with feature lighting

Secret Club Room

- Accessible through a hidden door by a framed artwork, the secret club room is designed to be a space that sparks your curiosity and encourages you to discover what's behind the artwork
- Opening the door welcomes you to neon signage to either go to the club room or the arcade room both concealed by a metal mesh curtain
- Could function as a booked space with a lounge and dining table that could seat up to 10 and bar area equipped with an entertainment kitchenette for parties and catering
- The club room overlooks and provides a direct walk-out to a secret private garden with a kinetic art piece and has access to arcade area overlooking pool and landscape
- Male, female and accessible WC facilities on the same floor
- Large format light grey textured porcelain floor tile and skirting
- Full height glazing providing ample lighting softened by sheer curtains
- Accent wallpaper with a dark forest pattern continuing through the arched ceiling highlighted by a central metal and glass chandelier
- Seamless bar area finished in brushed nickel metal finish curving all the way to the ceiling
- Contract grade furniture upholstery for easy cleaning and maintenance

Arcade Room

- Arcade Room with a retro-gaming feel featuring various arcade machines such as skee ball, street basketball and pacman
- Elevated mini bowling alley with garden access, table tennis, gaming area with lounge seats and other sitting area arrangements
- Double height exposed ceilings with suspended metal mesh panels in brushed nickel finish
- Large format light grey textured porcelain floor tile and skirting
- Full height glazing providing ample lighting softened by sheer curtains

- **Overlooking a garden on one side and the pool on the other with direct access to the secret club room as a spillover for larger combined parties and other celebrations**
- **Contract grade furniture upholstery for easy cleaning and maintenance**

Fitness Studio

- **Fitness Studio with precision state-of-the-art equipment, treadwall and a zoned functional training activity overlooking the pool and landscape view**
- **Commercial quality fitness equipment from a well-recognized and eco-conscious gym equipment brand. Layout reviewed and approved by leading fitness experts and trainers with zoned areas for full body workout**
- **PVC flooring with textured pattern and blue specks, non-slip and easily cleanable with good acoustic performance and promotes indoor air quality**
- **Double-height exposed ceilings with suspended brushed nickel metal mesh panels arranged in a staggered pattern in between pendant lamps in random places across the ceiling**
- **Feature blue tube lighting on the functional zone training area with a TV across for a full workout programs and exercise guides**
- **Full height glazing providing ample natural daylight equipped with roller blinds to heat and shading when required**
- **Unobstructed pool view, direct walk-out to the pool courtyard.**
- **Full-height mirror with warm walnut timber shelves for water and towel storage and drop-off**
- **Light grey textured paint finish on the walls with brushed nickel metal mesh cladding on columns adorned with motivational quotes in neon signages**

Yoga Studio

- **Durable textured wood flooring in warm walnut**
- **Ample natural daylight with a sheer curtain to soften the space and add shading**
- **Acoustic ceiling**
- **Unobstructed canal view, direct walk-out to pool courtyard through stairs**
- **Warm walnut balance bar with full-height mirror**
- **Raised meditation space with textured wood flooring in warm timber, upholstered cushions for relaxed seating overlooking the canal view**

Male and Female Changing Rooms

- **Change rooms with spa quality wet areas, including steam and sauna with hospitality-inspired touchpoints**
- **Steam shower with bench, chroma therapy lights and various rain settings**
- **Change room bench and clothes hanging space**
- **Elegant washbasin and vanity area with touchless mixers, integrated hand dryer, paper towel and garbage bins for easy maintenance and no-drip mess**
- **Durable and slip-resistant light grey porcelain tiling throughout the wall and floor, with textured accents on feature key areas**
- **Sintered stone washbasin countertop in a polished finish with mirrors on both washbasin and vanity counters**
- **European grade lockers and toilet door cubicles in warm timber laminate finish suitable for wet areas**
- **Feature wall lamps and quirky neon lighting and signages throughout**

Landscape area

- **Landscaped drop off area**
- **Inclined seating towards the canal**
- **Robust landscape design**

Outdoor Pool Deck

- **Resort-style swimming pool**
- **Baja shelf with cabanas**
- **Single and double hospitality quality cushioned sun loungers and cabanas facing the pool and canal**
- **Lifeguard stand**
- **Hospitality-designed pool deck**
- **Change rooms and shower**
- **Robust landscaping**
- **Kids' pool**

Back deck

- Kids outdoor play area
- Outdoor BBQ and entertainment space
- Kinetic garden
- Community lawn
- Co-working table with power sockets

THE RESIDENCES

Typical Apartments

- Heightened ceilings in living, dining and bedrooms
- Light grey porcelain tile flooring in chevron pattern for the main circulation areas and bedroom areas
- Generous outside living balcony areas
- High-quality door hardware and ironmongery
- Solid core acoustically rated door leaf main entry

Premium Apartments and Penthouse

- Generous outside living balcony areas with plunge whirlpool, sun loungers, outdoor bar, dining and lounge areas
- Entry foyer and wider width corridors opening up to an indoor soft and hardscape
- Separate entertainment and family spaces
- Show kitchen separate to preparation kitchen
- A dedicated office space
- Spacious master suite with TV lounge area

WARDROBES

Typical Apartment

- Full-length wardrobes with durable and easy-to-clean laminated wood look cabinet doors with linen effect carcasses and mirror on the inside of cabinet doors
- Ample hanging, drawer, and shelf spaces
- Undermount soft self-closing drawer runners from a reputable European brand
- Durable oval hanging rails with integrated lighting from a reputable European brand

Premium Apartments and Penthouse

- **Full-length wardrobes with durable and easy-to-clean laminated wood look cabinet doors with leather effect carcasses**
- **Ample hanging, drawer, and shelf spaces not just for clothes but also for shoes, bags and luggage and a separate area for the vanity/dresser**
- **Integrated mirror and lighting with hanging rods**
- **Walk-in closet rooms with central closet island**
- **Dedicated shoe storage with built-in seating**

LAUNDRY ROOMS

Typical Apartments

- **Porcelain floor tile**
- **Exhaust fan for moisture/humidity control**
- **Mold/mildew and moisture resistant low VOC wall and ceiling paint**
- **Space for washer/dryer and for household utility items such as mop, broom, ladder, ironing board etc.**

Premium Apartments and Penthouse

- **Bigger space that could accommodate a washer and dryer with space for ironing**
- **Porcelain floor tile**
- **Exhaust fan for moisture/humidity control**
- **Mold/mildew and moisture resistant low VOC wall and ceiling paint**
- **Space for household utility items such as mop, broom, ladder, etc.**
- **Fitted laundry rooms with premium and durable sintered stone countertops for selected 3-bedroom apartments and penthouse**

KITCHENS

Typical Apartments

- **Light grey porcelain tile flooring in chevron pattern**
- **Custom-designed contemporary kitchen cabinetry with a designated versatile corner shelving for coffee, tea and drinks. Open shelving in the cooking area for spice rack display and other decor**
- **High standard European brand appliances - gas cooktop, anti-frost combination fridge freezer, stainless steel hidden re-circulated exhaust hood**
- **Premium, durable sintered stone countertops for waterfall edge and brushed metal trim.**
- **Under-mount, stainless steel kitchen sink**
- **Pull-out stainless-steel faucet premium branded in brushed nickel finish**
- **Warm walnut wood effect cabinetry with a combination of leather finish laminate**
- **Dedicated shoe storage with built-in seating**

Premium Apartments and Penthouse

- **Light grey porcelain tile flooring in chevron pattern.**
- **Custom-designed contemporary kitchen cabinetry with a designated versatile corner shelving for coffee, tea and drinks. Open shelving in the cooking area for spice rack display and other decor**
- **High standard European brand appliances - gas cooktop, anti-frost combination fridge freezer, stainless steel hidden re-circulated exhaust hood**
- **Premium, durable sintered stone countertops for waterfall edge kitchen island and brushed metal trim**
- **Under-mount, stainless steel kitchen sink**
- **Pull-out stainless-steel faucet premium branded in brushed nickel finish**
- **Warm walnut wood cabinetry all throughout**
- **Decorative suspended linear light above the kitchen island**
- **Full-height fridge and full-height freezer, walk-in pantry and BOH prep kitchen for penthouses**
- **Integrated wine-cooler fridge for penthouse**

BATHROOMS AND POWDER ROOMS

Typical Apartments

- **High-quality faucets and accessories**
- **Porcelain tiled step-down walk-in showers**
- **Porcelain floor tiles with a light marble veining in a staggered pattern**
- **Porcelain wall tiles with ribbed texture on accent walls**

- **Bespoke medicine cabinets and under-sink storage in timber with concealed lighting**
- **Glass door partitions into the showers with brushed nickel metal framing**
- **Linear stainless steel shower floor drain**
- **Premium, durable porcelain stone countertops with countertop porcelain sinks**

Premium Apartments and Penthouse

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- **Porcelain tiled step-down walk-in showers**
- **Porcelain floor tiles with a light marble veining in a staggered pattern**
- **Porcelain wall tiles with ribbed texture on accent walls**
- **Bespoke medicine cabinets and under-sink storage in timber with concealed lighting. Vanity/ washbasin units framed in warm walnut timber. Central niche in timber for wall sconce and décor**
- **Glass door partitions into the showers with brushed nickel metal framing**
- **Linear stainless steel shower floor drain**
- **Premium, durable porcelain stone countertops with countertop porcelain sinks**
- **Feature shower wall with a bespoke niche for toiletries**
- **Free-standing bathtubs for penthouse**
- **Magnifying mirror with integrated light**

Lighting & Technology

- **Top-quality LED lighting**
- **Premium, quiet fan coil air conditioning and ventilation system. VRF A/C System used**
- **Residences are fully pre-wired for high-speed internet/phone/data**