

182 BEDROOM UNITS

Corals at Keppel Bay











## SITE PLAN

- Public Promenade
- 2 Dockside Promenade
- **3** Reflecting Pools
- 4 Water Gardens
- **5** Hydro Spa
- 6 Lounger Pool
- **7** 50m Length Swimming Pool
- 8 Splash Pool with Jumping Jets

- **9** BBQ Party Pavilion
- 10 Clubhouse (Multi-Purpose Studio, Lounge, Function Room, Gym)
- 11 Al Fresco Terrace
- 12 Forest Walk
- **13** Entrance Gateway
- 14 Stepping Stones
- 15 Tennis Court
- 16 Children's Play Area









## UNIT DISTRIBUTION CHART

## BLOCK 13

| STOREY   |                     |               |                 |               |                     |        |                 |
|----------|---------------------|---------------|-----------------|---------------|---------------------|--------|-----------------|
| 9th      |                     | A1a<br>#09-22 | C1e<br>#09-23   | A1c<br>#09-24 | B1b<br>#09-25       |        |                 |
| 8th      | C1f                 | A1a           | C1e             | A1c           | B1b                 | A1b    | B1a             |
|          | #08-21              | #08-22        | #08-23          | #08-24        | #08-25              | #08-26 | #08-27          |
| 7th      | C1f                 | A1a           | C1e             | A1c           | B1b                 | A1b    | B1a             |
|          | #07-21              | #07-22        | #07 <b>-</b> 23 | #07-24        | #07-25              | #07-26 | #07 <b>-</b> 27 |
| 6th      | C1f                 | A1a           | C1e             | A1c           | B1b                 | A1b    | B1a             |
|          | #06-21              | #06-22        | #06-23          | #06-24        | #06-25              | #06-26 | #06-27          |
| 5th      | C1f                 | A1a           | C1e             | A1c           | B1b                 | A1b    | B1a             |
|          | #05-21              | #05-22        | #05-23          | #05-24        | #05 <b>-</b> 25     | #05-26 | #05-27          |
| 4th      | C1f                 | A1a           | C1e             | A1c           | B1b                 | A1b    | B1a             |
|          | #04-21              | #04-22        | #04-23          | #04-24        | #04-25              | #04-26 | #04-27          |
| 3rd      | C1f                 | A1a           | C1e             | A1c           | B1b                 | A1b    | B1a             |
|          | #03-21              | #03-22        | #03-23          | #03-24        | #03 <b>-</b> 25     | #03-26 | #03-27          |
| 2nd      | C1f                 | A1a           | C1e             | A1c           | B1b                 | A1b    | B1a             |
|          | #02 <del>-</del> 21 | #02-22        | #02-23          | #02-24        | #02 <del>-</del> 25 | #02-26 | #02 <b>-</b> 27 |
| ıst      | C1f                 | A1a           | C1e             | A1c           | B1b                 | A1b    | B1a             |
|          | #01-21              | #01-22        | #01-23          | #01-24        | #01-25              | #01-26 | #01-27          |
| BASEMENT | ·                   |               |                 |               |                     |        |                 |

## BLOCK 17

| STOREY   |               |                 |                 |               |  |  |
|----------|---------------|-----------------|-----------------|---------------|--|--|
| ıoth     | C2e<br>#10-32 |                 |                 | B1d<br>#10-35 |  |  |
| 9th      | C2e           | B1e             | B1c             | B1d           |  |  |
|          | #09-32        | #09 <b>-</b> 33 | #09 <b>-</b> 34 | #09-35        |  |  |
| 8th      | C2e           | B1e             | B1c             | B1d           |  |  |
|          | #08-32        | #08 <b>-</b> 33 | #08-34          | #08-35        |  |  |
| 7th      | C2e           | B1e             | B1c             | B1d           |  |  |
|          | #07-32        | #07-33          | #07-34          | #07-35        |  |  |
| 6th      | C2e           | B1e             | B1c             | B1d           |  |  |
|          | #06-32        | #06-33          | #06-34          | #06-35        |  |  |
| 5th      | C2e           | B1e             | B1c             | B1d           |  |  |
|          | #05-32        | #05-33          | #05-34          | #05-35        |  |  |
| 4th      | C2e           | B1e             | B1c             | B1d           |  |  |
|          | #04-32        | #04 <b>-</b> 33 | #04-34          | #04-35        |  |  |
| 3rd      | C2e           | B1e             | B1c             | B1d           |  |  |
|          | #03-32        | #03-33          | #03-34          | #03-35        |  |  |
| 2nd      | C2e           | B1e             | B1c             | B1d           |  |  |
|          | #02-32        | #02-33          | #02-34          | #02-35        |  |  |
| 1st      | C2e           | B1e             | B1c             | B1d           |  |  |
|          | #01-32        | #01-33          | #01-34          | #01-35        |  |  |
| BASEMENT |               |                 |                 |               |  |  |

## BLOCK 19

| STOREY   |        |                 |                 |        |
|----------|--------|-----------------|-----------------|--------|
| 10th     | B1f    | B1g             | C1g             | B1h    |
|          | #10-36 | #10-37          | #10-38          | #10-39 |
| 9th      | B1f    | B1g             | C1g             | B1h    |
|          | #09-36 | #09 <b>-</b> 37 | #09-38          | #09-39 |
| 8th      | B1f    | B1g             | C1g             | B1h    |
|          | #08-36 | #08 <b>-</b> 37 | #08-38          | #08-39 |
| 7th      | B1f    | B1g             | C1g             | B1h    |
|          | #07-36 | #07 <b>-</b> 37 | #07-38          | #07-39 |
| 6th      | B1f    | B1g             | C1g             | B1h    |
|          | #06-36 | #06 <b>-</b> 37 | #06-38          | #06-39 |
| 5th      | B1f    | B1g             | C1g             | B1h    |
|          | #05-36 | #05 <b>-</b> 37 | #05-38          | #05-39 |
| 4th      | B1f    | B1g             | C1g             | B1h    |
|          | #04-36 | #04 <b>-</b> 37 | #04 <b>-</b> 38 | #04-39 |
| 3rd      | B1f    | B1g             | C1g             | B1h    |
|          | #03-36 | #03 <b>-</b> 37 | #03-38          | #03-39 |
| 2nd      | B1f    | B1g             | C1g             | B1h    |
|          | #02-36 | #02-37          | #02-38          | #02-39 |
| ıst      | B1f    | B1g             | C1g             | B1h    |
|          | #01-36 | #01-37          | #01-38          | #01-39 |
| BASEMENT |        |                 |                 |        |

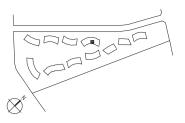
## BLOCK 21

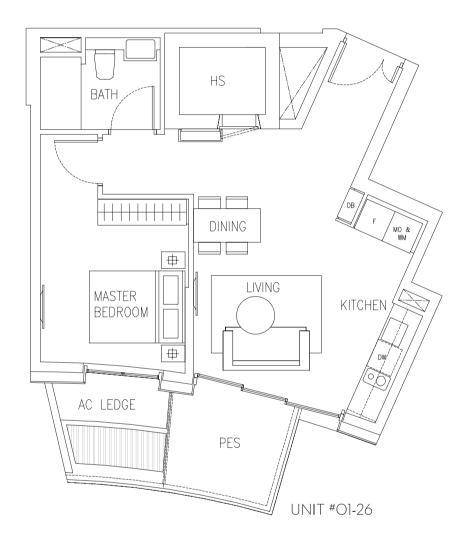
| STOREY   |        |        |        |        |                     |              |
|----------|--------|--------|--------|--------|---------------------|--------------|
| 10th     | B1i    | A1d    | B1j    | B1k    | B1j (mirror)        | A1d (mirror) |
|          | #10-40 | #10-41 | #10-42 | #10-43 | #10-44              | #10-45       |
| 9th      | B1i    | A1d    | B1j    | B1k    | B1j (mirror)        | A1d (mirror) |
|          | #09-40 | #09-41 | #09-42 | #09-43 | #09-44              | #09-45       |
| 8th      | B1i    | A1d    | B1j    | B1k    | B1j (mirror)        | A1d (mirror) |
|          | #08-40 | #08-41 | #08-42 | #08-43 | #08-44              | #08-45       |
| 7th      | B1i    | A1d    | B1j    | B1k    | B1j (mirror)        | A1d (mirror) |
|          | #07-40 | #07-41 | #07-42 | #07-43 | #07-44              | #07-45       |
| 6th      | B1i    | A1d    | B1j    | B1k    | B1j (mirror)        | A1d (mirror) |
|          | #06-40 | #06-41 | #06-42 | #06-43 | #06-44              | #06-45       |
| 5th      | B1i    | A1d    | B1j    | B1k    | Bıj (mirror)        | A1d (mirror) |
|          | #05-40 | #05-41 | #05-42 | #05-43 | #05-44              | #05-45       |
| 4th      | B1i    | A1d    | B1j    | B1k    | B1j (mirror)        | A1d (mirror) |
|          | #04-40 | #04-41 | #04-42 | #04-43 | #04-44              | #04-45       |
| 3rd      | B1i    | A1d    | B1j    | B1k    | B1j (mirror)        | A1d (mirror) |
|          | #03-40 | #03-41 | #03-42 | #03-43 | #03-44              | #03-45       |
| 2nd      | B1i    | A1d    | B1j    | B1k    | B1j (mirror)        | A1d (mirror) |
|          | #02-40 | #02-41 | #02-42 | #02-43 | #02 <del>-</del> 44 | #02-45       |
| ıst      | B1i    | A1d    | B1j    | B1k    | B1j (mirror)        | A1d (mirror) |
|          | #01-40 | #01-41 | #01-42 | #01-43 | #01-44              | #01-45       |
| BASEMENT |        |        |        |        |                     |              |

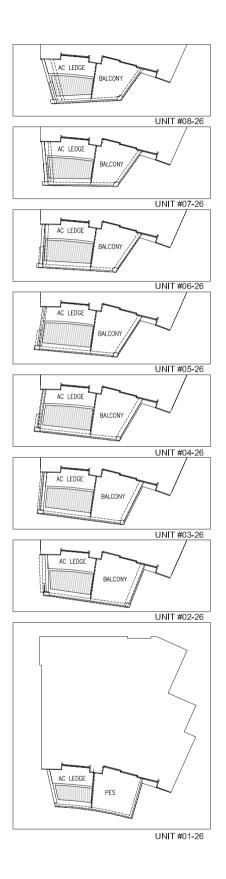


# 1-BEDROOM TYPE A1b

61 SQM TO 63 SQM (657 SQ FT TO 678 SQ FT)

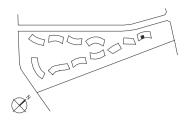


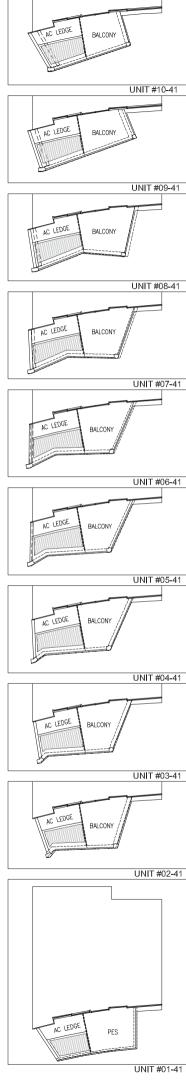


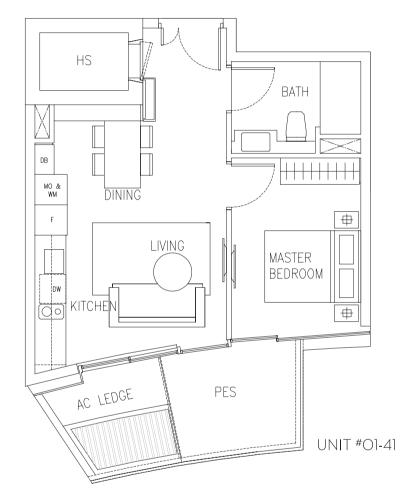


# 1-BEDROOM TYPE A1d

53 SQM TO 55 SQM (570 SQ FT TO 592 SQ FT)

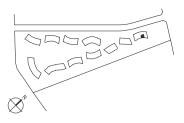


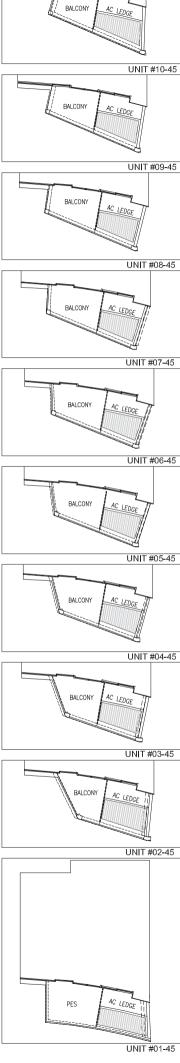


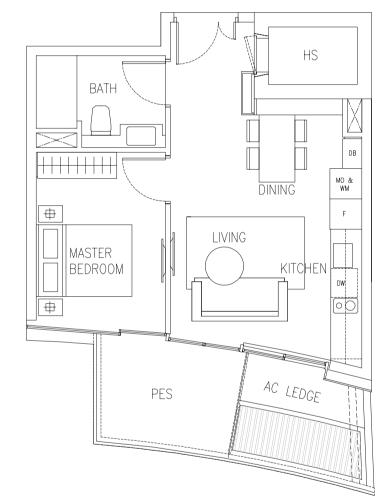


## 1-BEDROOM TYPE A1d (mirror) 53 SQM TO 55 SQM (570 SQ FT TO 592 SQ FT)

53 SQM TO 55 SQM (570 SQ FT TO 592 SQ FT)

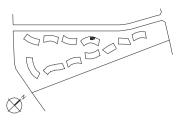


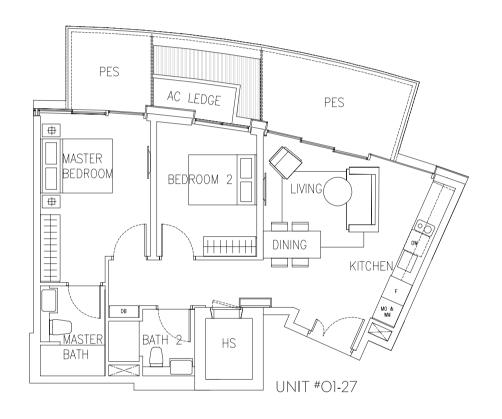


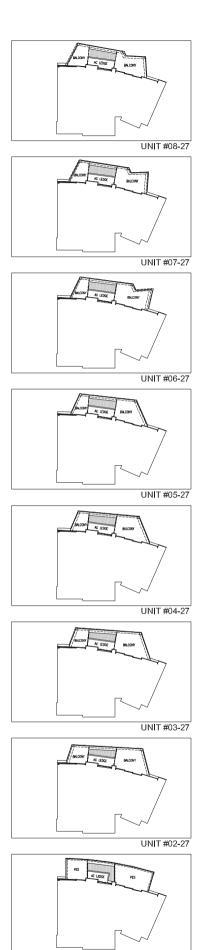


# 2-BEDROOM TYPE B1a

83 SQM TO 86 SQM (893 SQ FT TO 926 SQ FT)





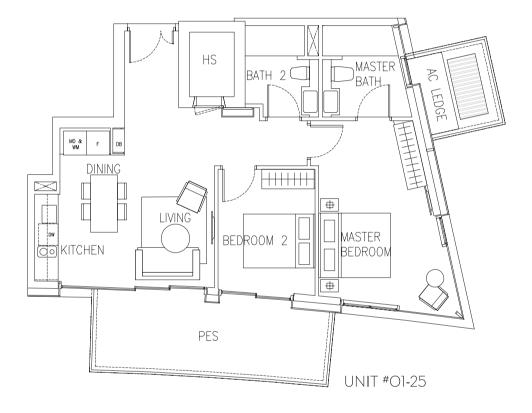


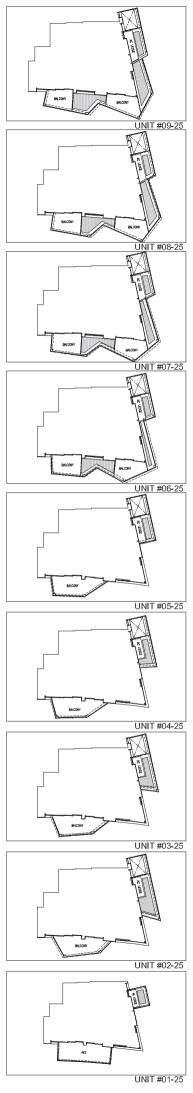
UNIT #01-27

# 2-BEDROOM TYPE B1b

88 SQM TO 92 SQM (947 SQ FT TO 990 SQ FT)

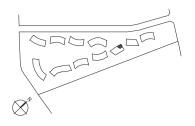


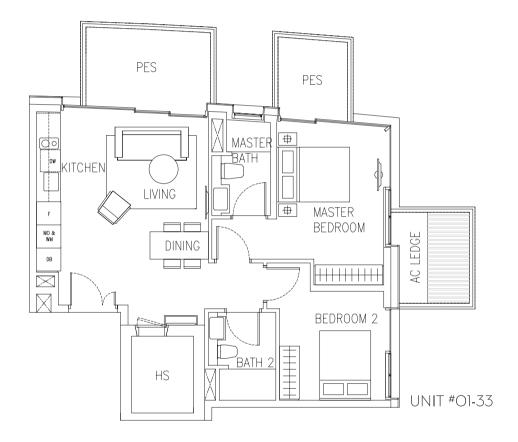


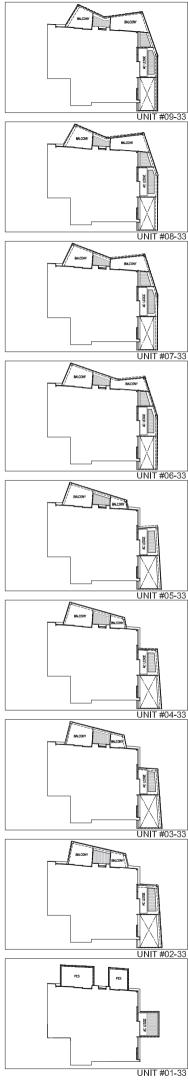


# 2-BEDROOM TYPE B1e

81 SQM TO 85 SQM (872 SQ FT TO 915 SQ FT)

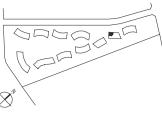


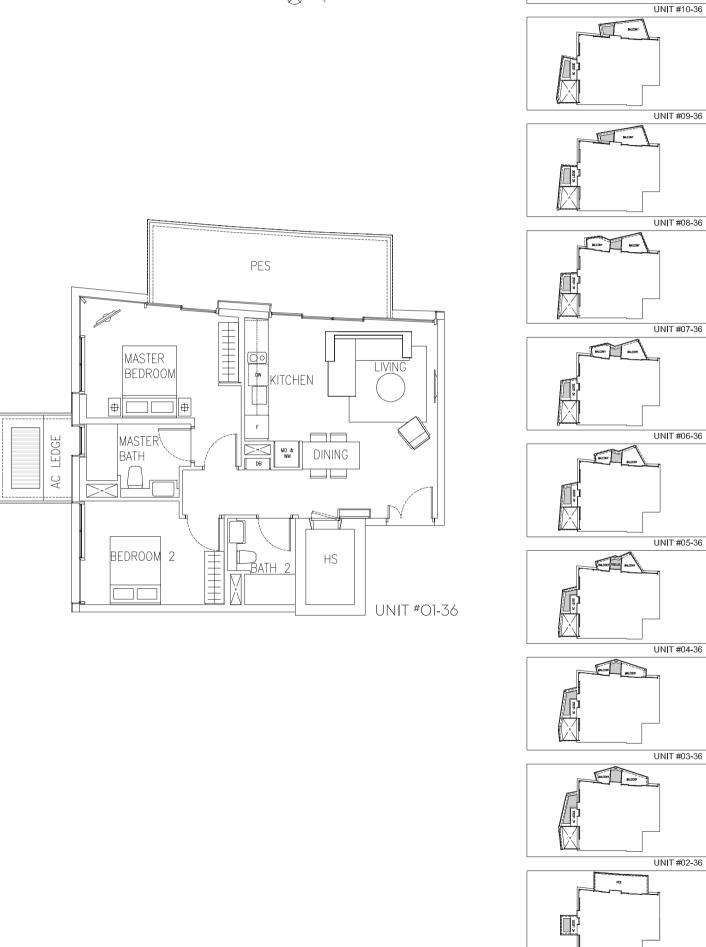




# 2-BEDROOM TYPE B1f

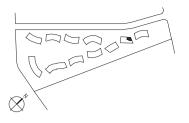
85 SQM TO 93 SQM (915 SQ FT TO 1001 SQ FT)

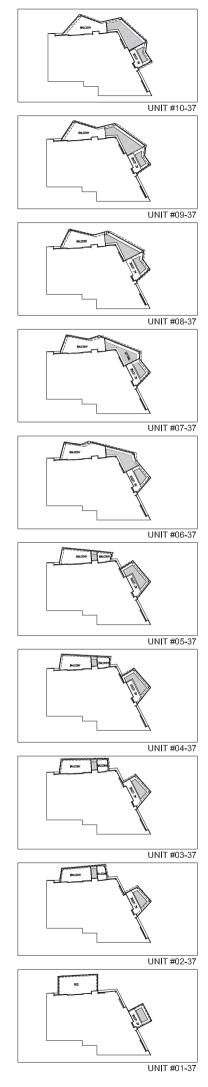


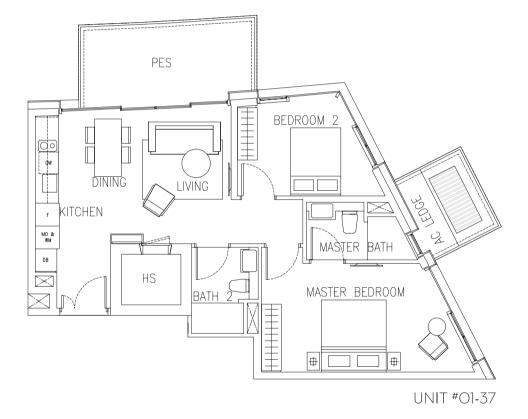


UNIT #01-36





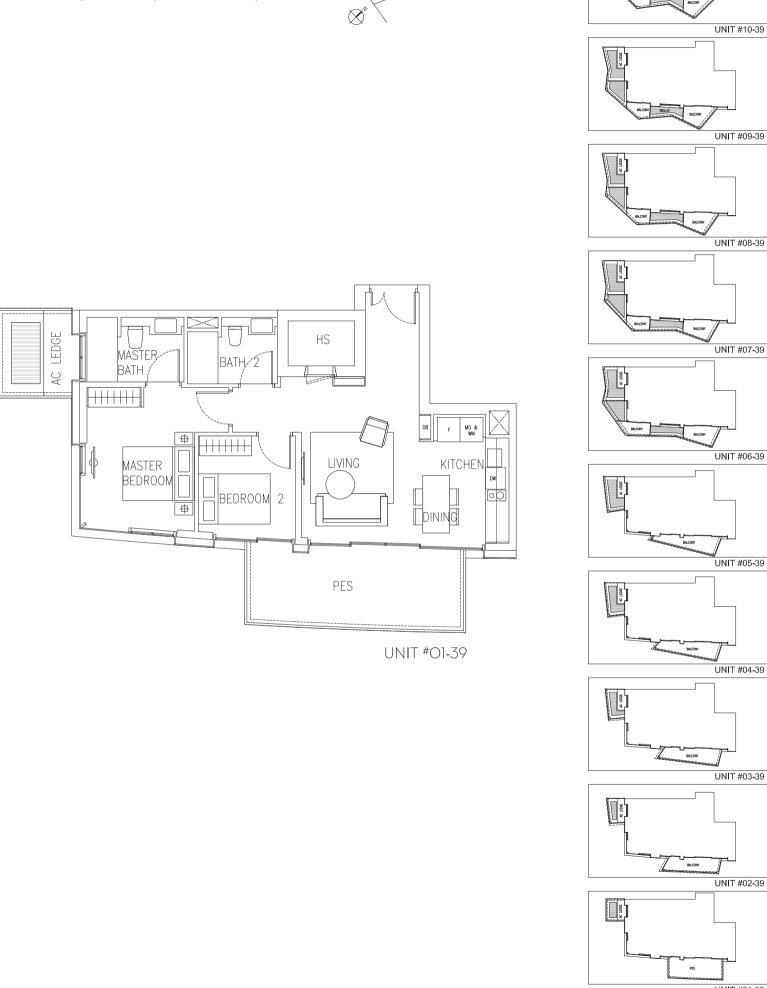




# 2-BEDROOM TYPE B1h

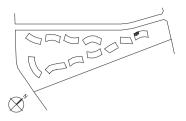
82 SQM TO 86 SQM (883 SQ FT TO 926 SQ FT)

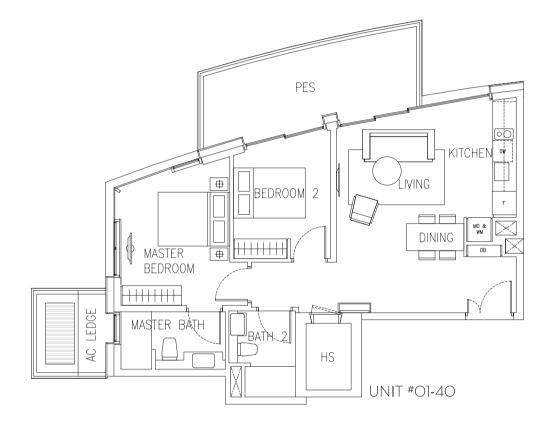


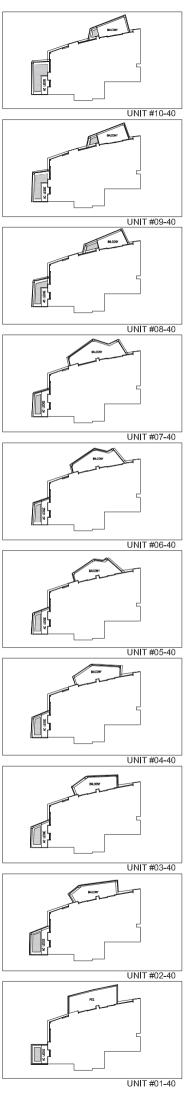


# 2-BEDROOM TYPE B1i

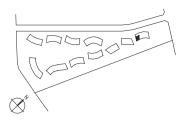
78 SQM TO 86 SQM (840 SQ FT TO 926 SQ FT)

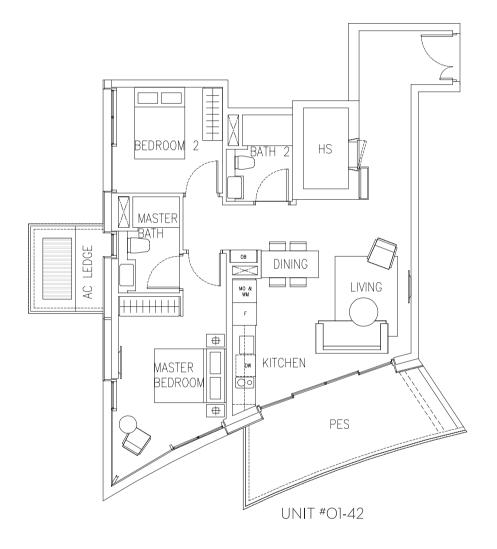


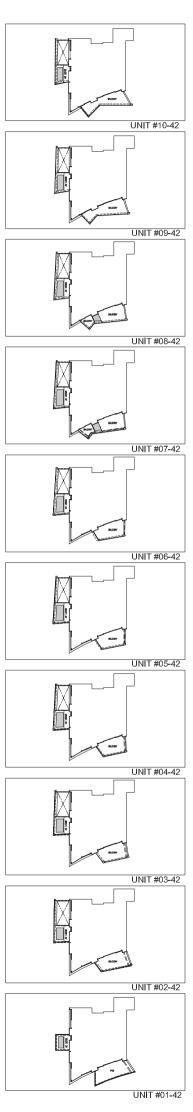




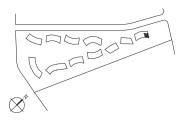
## 2-BEDROOM **TYPE B1j**90 SQM TO 93 SQM (969 SQ FT TO 1001 SQ FT)

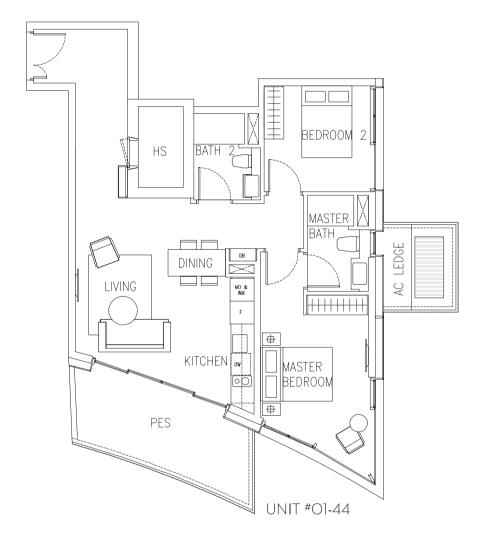


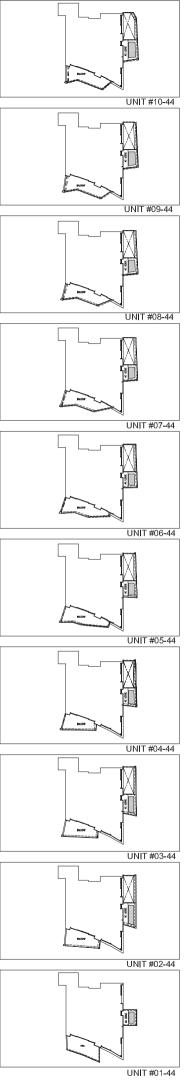




## 2-BEDROOM TYPE B1j (mirror) 90 SQM TO 94 SQM (969 SQ FT TO 1012 SQ FT)

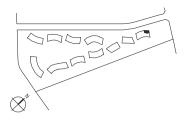


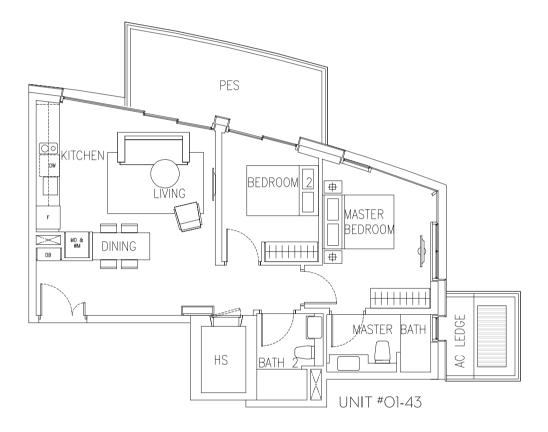


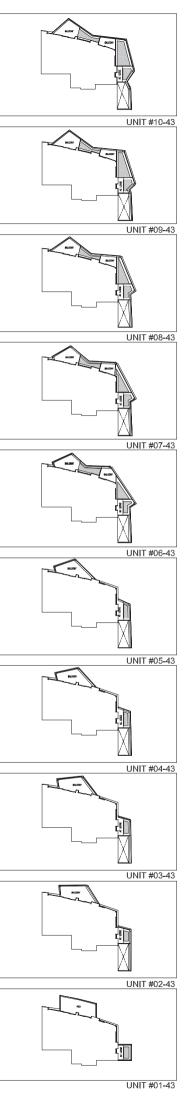


## 2-BEDROOM TYPE B1k

82 SQM TO 85 SQM (883 SQ FT TO 915 SQ FT)







## **SPECIFICATIONS**

- 1 FOUNDATION Reinforced concrete footing and/or cast in-situ bored pile and/or precast reinforced concrete driven pile foundation in accordance with Singapore Standard CP4: 2003.
- 2 SUPERSTRUCTURE Cast in-situ reinforced concrete and/or precast concrete structure and/or steel structure.

## 3 WALL

- a. External Wall: Reinforced concrete and/or brick wall and/or metal cladding.
   b. Internal Wall: Reinforced concrete and/or brick wall and/or block wall and/or pre-cast concrete panel and/or dry wall.
- 4 **ROOF** Pre-cast and/or reinforced concrete roof with appropriate insulation and waterproofing system.

### 5 CEILING

## For All Apartment Types: -

- a. Living, Dining, Bedrooms, Family Lounge, Private Lift Lobby, Corridor, Kitchen for Unit Types A, B, C1e, C1g, C2e
  - Skim coat and/or plasterboard ceiling with emulsion paint finish and/or bulkhead to designated areas
- b. Bathrooms, Powder Room, Kitchen for Unit Types D, C1a1, C1a2, C1b, C1c, C1d, C1f, C2a, C2b, C2c, C2d and all Penthouse units
  - · Moisture resistant ceiling board with emulsion paint finish
- c. Household Shelter, Utility
- · Skim coat and/or plasterboard ceiling with emulsion paint finish
- d. Balcony, PES
- Aluminium ceiling and/or moisture resistant ceiling board and/or skim coat with emulsion paint finish
- e. Laundry, Yard, WC
- · Skim coat and/or moisture resistant ceiling board with emulsion paint finish

## For Common Areas: -

- a. Lift Lobbies
- Skim coat and/or plasterboard ceiling with emulsion paint finish
- b. Basement Carpark
  - Skim coat and/or plasterboard ceiling with emulsion paint finish and/or baffle ceiling to designated areas
- c. Staircase
- Plaster and/or skim coat with emulsion paint finish

## 6 FINISHES

## WALL

## For All Apartment Types: -

- a. Living, Dining, Kitchen, Bedrooms, Family Lounge, Private Lift Lobby, Household Shelter, Internal Staircase, Utility, Laundry, Yard
  - Plaster and/or skim coat with emulsion paint finish to false ceiling height and on exposed surfaces only
- b. Master Bathroom, other Bathrooms, Powder Room
  - Stone on exposed surfaces only
- c. WC
  - · Ceramic and/or homogeneous tile on exposed surfaces only

## Notes

- (i) No tiles/stone behind kitchen cabinet, bathroom cabinet, mirror, wardrobe and above false ceiling.
- (ii) Timber panel portal fitted for all Type D and Penthouse units at internal corridor area, as designed by the Architect.

## For Common Areas: -

- a. 1st Storey Entrances and Lift Lobbies, Basement Lift Lobbies, Typical Lift Lobbies, Common Corridors
  - Stone and/or tiles to false ceiling height and/or plaster and/or skim coat with emulsion paint
- b. Staircases, Basement Driveway, Carpark and Ramp
  - Plaster and/or skim coat with emulsion and/or polyurethane paint.
     Stone and/or tiles to designated areas

### **FLOOR**

### For All Apartment Types:-

- a. Living, Dining, Private Lift Lobby, Dry Kitchen, Kitchen, Master Bathroom, other Bathrooms, Powder Room
  - Stone
- b. Family Lounge, Internal Staircase for Penthouse units only
- Stone and/or engineered timber with matching timber skirting
- c. Utility, WC, Laundry, Yard, Household Shelter
  - Tiles with matching skirting
- d Bedroom
- · Engineered timber with matching timber skirting
- e. Balcony, PES
  - Composite timber
- f. Private Open Roof Terrace
  - Composite timber and/or tiles
- g. Planter, A/C Ledge
  - Cement sand screed

### For Common Areas: -

- a. Basement and 1st Storey Entrance and Lift Lobbies
  - · Stone
- b. Typical Lift Lobbies and Common Corridors
- Stone and/or tiles
- c. Staircase
  - Tiles for basement, 1st storey and 2nd storey, cement sand screed finish for other floors
- d. External Staircase, Handicap Ramp
  - Stone and/or tiles and/or washed pebble and/or cement sand screed finish

## 7 WINDOW

- All windows of the Unit to be fluoropolymer coated aluminium framed windows with clear vision glass and/or frosted glass and/or spandrel glass where appropriate.
- Laminated glass shall be provided to designated areas, as may be required by the authorities.
- All casement windows are top hung or side hung with or without fixed glass panel or sliding and/or any combination of the above mentioned as designed by the Architect.

## 8 DOOR

## For All Apartment Types:-

- a. Main Door
  - Approved fire-rated timber door
- b. Private Lift Lobby
  - · Decorative door and/or decorative screen
- c. Bedrooms, Powder Room, Bathrooms, Kitchen
- Timber or glass hinged/pivoted or sliding door
- d. Laundry, Yard
- Timber hinged or pivoted or folding or sliding door for Unit Types D1b, D1c, D2a, D2b, D2c, D2d, D2e, P1a, P1c
- e. Utility
- Aluminium or timber hinged or pivoted or folding or sliding door
- f. WC
- Sliding/folding door
- g. Household Shelter
  - Approved steel door All Apartment Types are fitted with Household Shelter door conceal panel except for Unit Type P1b
- h. Balcony, PES, Private Open Roof Terrace
  - Aluminium framed glass and/or structural glazed hinged/pivoted or sliding door

Note: Quality locksets and ironmongery shall be provided.

### SANITARY FITTINGS

## Master Bathroom

- 2 wash basins with basin mixers and mirror for Unit Types D1a, D1b, D1c, D2a, D2b, D2c, D2d, D2e, and all Penthouse Units; 1 wash basin with basin mixer and mirror for all other Unit Types
- 1 long bath and shower compartment complete with shower/bath mixer set for Unit Types C2c, C2d, D1a, D1b, D1c, D2a, D2b, D2c, D2d, D2e, and all Penthouse Units; 1 shower compartment with shower screen complete with shower mixer set for all other Unit Types
- 1 water closet
- 1 toilet paper holder
- 1 towel rail
- 1 hand towel rail

## Other Bathrooms

- 1 wash basin with basin mixer and mirror
- 1 shower compartment with shower screen complete with shower mixer set
- 1 water closet
- 1 toilet paper holder
- 1 towel rail
- 1 hand towel rail

## Powder Room

- 1 wash basin with basin mixer and mirror
- 1 water closet
- 1 toilet paper holder
- 1 hand towel rail

- 1 water closet
- 1 shower set with tap
- 1 basin with tap
- 1 mirror
- 1 toilet paper holder

## Yard

• 1 bib-tap

## PES/Private Open Roof Terrace

• 1 bib-tap

## 10 ELECTRICAL INSTALLATION

a. Electrical wiring below false ceiling within the Units shall generally be concealed where possible. Electrical wiring above false ceiling and inside Household Shelter shall be in exposed tray, trunking or conduits.

## b. Electrical Schedule

| ELECTRICAL SCHEDULE FOR APARTMENTS |        | UNIT TYPE |        |        |           |
|------------------------------------|--------|-----------|--------|--------|-----------|
| DESCRIPTION                        | Туре А | Туре В    | Туре С | Type D | Penthouse |
| 1 LIGHTING POINT                   | 6      | 8         | 10     | 17     | 23        |
| 2 POWER POINT                      | 12     | 16        | 19     | 25     | 29        |
| 3 WASHER DRYER POINT               | 1      | 1         | 1      | 0      | 0         |
| 4 WASHING                          |        |           |        |        |           |
| MACHINE POINT                      | 0      | 0         | 0      | 1      | 1         |
| 5 DRYER POINT                      | 0      | 0         | 0      | 1      | 1         |
| 6 WATER HEATER POINT               | 2      | 3         | 3      | 5      | 5         |
| 7 TELEPHONE POINT                  | 3      | 4         | 5      | 6      | 7         |
| 8 DATA POINT                       | 2      | 3         | 4      | 6      | 7         |
| 9 TV POINT                         | 3      | 4         | 5      | 7      | 8         |
| 10 AUDIO VIDEO                     |        |           |        |        |           |
| INTERCOM                           | 1      | 1         | 1      | 1      | 1         |
| 11 DOOR BELL POINT                 | 1      | 1         | 1      | 1      | 1         |
| 12 AC ISOLATOR                     | 2      | 2         | 3      | 5      | 5         |

## 11 TV/TELEPHONE

Refer to Electrical Schedule.

## 12 LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance to Singapore Standard SS555: 2010.

## 13 **PAINTING**

- a. Internal Wall
  - Emulsion paint

## b. External Wall

· Spray textured coating and/or selected exterior paint to designated areas

## 14 WATERPROOFING

Waterproofing shall be provided to Bathrooms, Powder Room, Kitchen, Yard, WC, PES, Balcony, open private roof terrace, planter, swimming pool, swimming pool pump room, RC flat roof, landscape deck and other wet areas where applicable.

### 15 DRIVEWAY AND CARPARK

- a. External Driveway and Ramp to Basement
  - Stone and/or pavers and/or tarmac and/or concrete to external driveway at designated areas
- b. Carpark and Driveway
  - · Concrete floor with power floating and hardener

## 16 RECREATION FACILITIES

The following is provided: -

- a. Public Promenade
- b. Pathway/Forest Walk
- c. 50m Lap Pool
- d. Jacuzzi/ Hydro Spa
- e. Kid's Pool/Splash Pool with Jumping Jets
- f. Reflective Pools
- g. BBQ Area h. Clubhouse (with Yoga/Pilates Studio, Lounge and Library, Function Room & Gym)
- Tennis Court
- Play Area
- k. Male and Female Changing Rooms with Steam Room
- I. Water Feature

## 17 ADDITIONAL ITEMS

- a. Kitchen Cabinet
  - Quality built-in high and low cabinets with quartz agglomerate or solid surface worktop complete with sink and kitchen appliances
- b. Wardrobe
  - · Quality wardrobe/walk-in closet (where applicable) provided to all bedrooms
- c. Air-Conditioning
   Unit Types A, B and C Split unit concealed ducted air-conditioning unit to Living, Dining and all Bedrooms
  - Unit Type D Split unit concealed ducted air-conditioning unit to Living, Dining, Family Lounge (where applicable), all Bedrooms and Master Bathroom
  - Penthouse Split unit concealed ducted air-conditioning unit to Living, Dining, Family Lounge (where applicable), Kitchen, all Bedrooms and Master Bathroom. Split-unit wall mounted air-conditioning unit to Utility
- d. Security System
   In-vehicle Unit (IU) / Card Access for:
  - i. Vehicular entry at entrances
  - ii. Pedestrian entrance gates for residents
  - iii. Lift access
    - CCTV surveillance cameras
  - · Audio and video intercom for all units
- e. Hot Water Supply
  - · Hot water to all Bathrooms, Powder Room, Kitchen and WC
- Town Gas is supplied to Kitchens for Unit Types C1a1, C1a2, C1b, C1c, Cid, Cif, C2a, C2b, C2c, C2d, Dia, Dib, Dic, D2a, D2b, D2c, D2d, D2e and all Penthouse units
- - · Dimmer to be provided for Living, Dining and Master Bedroom
- - Motion detector provided to activate light in Private Lift Lobby (applicable to units with private lift)
- i. Home Network
  - 1 year Broadband subscription
- j. Private Roof Terrace
- · Outdoor Jacuzzi for all Penthouse Units
- k. Private Pool
  - · Pool at Private Enclosed Space of Units D2a, D2b, D2c, D2d and D2e at 1st storey only

## I. Kitchen Appliances

- Quality kitchen appliances:-
- Cooker Hood and Hob
- Built-in Combi-Microwave Oven
- iii. Fridge
- iv. Dishwasher

- v. Steam Oven (for Unit Type D & all Penthouse Units)
  vi. Wine Chiller (for Unit Type D & all Penthouse Units)
  vii. Washer cum Dryer (for Unit Types A, B and C)
  viii. Washing Machine and Dryer (for Unit Type D & all Penthouse Units)

Note: Models for different unit types may vary

## 18 NOTES

## A. Marble/Granite

Marble/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/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 or granite selected and installed shall be subject to availability.

### B. Timber

Timber is a natural material containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber is also subject to thermal expansion and contraction beyond the control of builder and vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required.

## C. Air-conditioning system

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser shall engage his/her own contractor to service the air-conditioning system regularly in order to ensure the good working condition of the system.

## D. Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party 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 channels and/or internet access.

## E. Materials, Fittings, Equipment, Finishes, Installations and Appliances The brand, colour and model as specified for all materials, fittings,

equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection, market availability and sole discretion of the Vendor.

## F. Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

### G. 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 will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser.

## H. Web Portal of the Housing Project

The Purchaser agrees that the Maintenance Charges and Maintenance Fund be utilised to pay set up fee, 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.

I. False Ceiling
The false ceiling provision conceals and allows space for installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. The layout and location of false ceiling and access panels are subject to the Architect's sole discretion and final design.

## J. Glass and Perimeter Glazing

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.

Perimeter glazing consists of vision and opaque panels.

## K. Mechanical Ventilation System

Mechanical Ventilation fans and ductings are provided to toilets which are not naturally ventilated.

To ensure good working condition of a mechanical ventilation system, the mechanical ventilation system for the exhaust system is to be maintained by the Purchaser on a regular basis.

Planters are designed to take the loading of potted plants only. No soil material or turf/plants will be provided in the planters.

## M. Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/long bath/vanity cabinet/mirror.

## N. Dimmable Switches with Remote Control

The living/dining room and master bedroom will be provided with dimmable switches for selected lighting points, which are suitable only for incandescent and halogen bulbs up to a maximum of 420 watts. The Purchaser will have to make his/her own arrangements for replacement of the dimmer with suitable dimmer if other types of lights are used.

## O. Tiles

Selected tiles sizes and tile surface flatness cannot be perfect and subject to acceptable range described in Singapore Standard SS 483:2000.

## SALES HOTLINE +65 6270 6686 OR VISIT WWW.CORALS.COM.SG

Developer: Keppel Bay Pte Ltd • Developer's Licence No.: C0996 - Lot No.: 3493T Mukim 01 at Keppel Bay Drive • Tenure of Land: 99 years commencing from 26 February 2007 • Expected Date of Vacant Possession: 31 July 2018 • Expected Date of Legal Completion: 31 July 2021 • Building Approval Plan Nos.: A1182-00005-2000-BP01 (15 January 2013), A1182-00005-2000-BP02 (14 March 2013).

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384 BEDROOM UNITS

Corals at Keppel Bay











## SITE PLAN

- Public Promenade
- 2 Dockside Promenade
- **3** Reflecting Pools
- 4 Water Gardens
- **5** Hydro Spa
- 6 Lounger Pool
- **7** 50m Length Swimming Pool
- 8 Splash Pool with Jumping Jets

- **9** BBQ Party Pavilion
- 10 Clubhouse (Multi-Purpose Studio, Lounge, Function Room, Gym)
- 11 Al Fresco Terrace
- 12 Forest Walk
- **13** Entrance Gateway
- 14 Stepping Stones
- 15 Tennis Court
- 16 Children's Play Area





## UNIT DISTRIBUTION CHART

#### BLOCK 1

| STOREY   |                        |                        |                        |                         |
|----------|------------------------|------------------------|------------------------|-------------------------|
| 9th      | Pıf                    |                        |                        |                         |
| 8th      | #08                    | -02                    | C2a<br>#08-03          | C1a2<br>#08 <b>-</b> 04 |
| 7th      | C1b<br>#07 <b>-</b> 01 | C2b<br>#07-02          | C2a<br>#07 <b>-</b> 03 | C1a2<br>#07 <b>-</b> 04 |
| 6th      | C1b<br>#06-01          | C2b<br>#06 <b>-</b> 02 | C2a<br>#06-03          | C1a2<br>#06 <b>-</b> 04 |
| 5th      | C1b<br>#05-01          | C2b<br>#05 <b>-</b> 02 | C2a<br>#05 <b>-</b> 03 | C1a2<br>#05 <b>-</b> 04 |
| 4th      | C1b C2b #04-01 #04-02  |                        | C2a<br>#04 <b>-</b> 03 | C1a2<br>#04 <b>-</b> 04 |
| 3rd      | C1b<br>#03-01          | C2b<br>#03 <b>-</b> 02 | C2a<br>#03 <b>-</b> 03 | C1a2<br>#03 <b>-</b> 04 |
| 2nd      | C1b<br>#02-01          | C2b<br>#02-02          | C2a<br>#02 <b>-</b> 03 | C1a2<br>#02 <b>-</b> 04 |
| ıst      | C1b C2b #01-01         |                        | C2a<br>#01-03          | C1a2<br>#01-04          |
| BASEMENT |                        |                        |                        |                         |

#### BLOCK 3

| STOREY   |                 |                        |                 |
|----------|-----------------|------------------------|-----------------|
| 7th      |                 | P1d<br>#07 <b>-</b> 05 |                 |
| 6th      | D1a             | D1b                    | D1c             |
|          | #06 <b>-</b> 05 | #06-06                 | #06-07          |
| 5th      | D1a             | D1b                    | D1c             |
|          | #05 <b>-</b> 05 | #05-06                 | #05 <b>-</b> 07 |
| 4th      | D1a             | D1b                    | D1c             |
|          | #04 <b>-</b> 05 | #04-06                 | #04-07          |
| 3rd      | D1a             | D1b                    | D1c             |
|          | #03 <b>-</b> 05 | #03-06                 | #03-07          |
| 2nd      | D1a             | D1b                    | D1c             |
|          | #02-05          | #02-06                 | #02-07          |
| ıst      | D1a             | D1b                    | D1c             |
|          | #01-05          | #01-06                 | #01-07          |
| BASEMENT |                 |                        |                 |

#### BLOCK 5

| STOREY   |                        |                        |                        |
|----------|------------------------|------------------------|------------------------|
| 6th      | Pıa                    |                        | Pıb                    |
| 5th      | #05-08                 |                        | #05-10                 |
| 4th      | D2a<br>#04 <b>-</b> 08 | D2b<br>#04 <b>-</b> 09 | D2c<br>#04 <b>-</b> 10 |
| 3rd      | D2a<br>#03 <b>-</b> 08 | D2b<br>#03 <b>-</b> 09 | D2c<br>#03-10          |
| 2nd      | D2a<br>#02 <b>-</b> 08 | D2b<br>#02 <b>-</b> 09 | D2c<br>#02-10          |
| ıst      | D2a<br>#01-08          | D2b<br>#01-09          | D2c<br>#01-10          |
| BASEMENT |                        | -                      |                        |

| BL | 0. | C | K | 7 |
|----|----|---|---|---|
| DL |    | C | n | 1 |

| ,        |               |                        |  |
|----------|---------------|------------------------|--|
| STOREY   |               |                        |  |
| 6th      | P1c<br>#06-12 |                        |  |
| 5th      | D2e<br>#05-11 | D2d<br>#05 <b>-</b> 12 |  |
| 4th      | D2e<br>#04-11 | D2d<br>#04 <b>-</b> 12 |  |
| 3rd      | D2e<br>#03-11 | D2d<br>#03-12          |  |
| 2nd      | D2e<br>#02-11 | D2d<br>#02 <b>-</b> 12 |  |
| ıst      | D2e<br>#01-11 | D2d<br>#01-12          |  |
| BASEMENT |               |                        |  |

| BL | O | C | K | 9 |
|----|---|---|---|---|
|----|---|---|---|---|

| STOREY   |                         |        |        |                        |
|----------|-------------------------|--------|--------|------------------------|
| 8th      |                         | p-     |        |                        |
| 7th      | C1a1<br>#07 <b>-</b> 13 | #07    | 7-15   | C2a<br>#07 <b>-</b> 16 |
| 6th      | C1a1                    | C1b    | C2b    | C2a                    |
|          | #06-13                  | #06-14 | #06-15 | #06-16                 |
| 5th      | C1a1                    | C1b    | C2b    | C2a                    |
|          | #05 <b>-</b> 13         | #05-14 | #05-15 | #05 <b>-</b> 16        |
| 4th      | C1a1                    | C1b    | C2b    | C2a                    |
|          | #04 <b>-</b> 13         | #04-14 | #04-15 | #04-16                 |
| 3rd      | C1a1                    | C1b    | C2b    | C2a                    |
|          | #03 <b>-</b> 13         | #03-14 | #03-15 | #03-16                 |
| 2nd      | C1a1                    | C1b    | C2b    | C2a                    |
|          | #02 <b>-</b> 13         | #02-14 | #02-15 | #02-16                 |
| ıst      | C1a1                    | C1b    | C2b    | C2a                    |
|          | #01-13                  | #01-14 | #01-15 | #01-16                 |
| BASEMENT |                         |        |        |                        |

#### BLOCK 11

| STOREY   |               |        |                 |                        |
|----------|---------------|--------|-----------------|------------------------|
| 9th      | p.<br>#08     | lg     |                 |                        |
| 8th      | #08           | 3-18   | C2c<br>#08-19   | C1c<br>#08 <b>-</b> 20 |
| 7th      | C1d           | C2d    | C2c             | C1c                    |
|          | #07-17        | #07-18 | #07-19          | #07 <b>-</b> 20        |
| 6th      | C1d           | C2d    | C2c             | C1c                    |
|          | #06-17        | #06-18 | #06-19          | #06 <b>-</b> 20        |
| 5th      | C1d           | C2d    | C2c             | C1c                    |
|          | #05-17        | #05-18 | #05-19          | #05 <b>-</b> 20        |
| 4th      | C1d           | C2d    | C2c             | C1c                    |
|          | #04-17        | #04-18 | #04 <b>-</b> 19 | #04 <b>-</b> 20        |
| 3rd      | C1d           | C2d    | C2c             | C1c                    |
|          | #03-17        | #03-18 | #03-19          | #03 <b>-</b> 20        |
| 2nd      | C1d           | C2d    | C2c             | C1c                    |
|          | #02-17        | #02-18 | #02-19          | #02-20                 |
| ıst      | C1d C2d       |        | C2c             | C1c                    |
|          | #01-17 #01-18 |        | #01-19          | #01-20                 |
| BASEMENT |               |        |                 |                        |

#### BLOCK 13

| STOREY   |                 |                        |                        |                        |                 |                     |                 |
|----------|-----------------|------------------------|------------------------|------------------------|-----------------|---------------------|-----------------|
| 9th      |                 | А1а<br>#09 <b>-</b> 22 | C1e<br>#09 <b>-</b> 23 | A1c<br>#09 <b>-</b> 24 | B1b<br>#09-25   |                     |                 |
| 8th      | C1f             | А1а                    | C1e                    | A1c                    | B1b             | A1b                 | B1a             |
|          | #08-21          | #08 <b>-</b> 22        | #08-23                 | #08 <b>-</b> 24        | #08-25          | #08-26              | #08 <b>-</b> 27 |
| 7th      | C1f             | A1a                    | C1e                    | A1c                    | B1b             | A1b                 | B1a             |
|          | #07-21          | #07 <b>-</b> 22        | #07-23                 | #07-24                 | #07 <b>-</b> 25 | #07 <del>-</del> 26 | #07 <b>-</b> 27 |
| 6th      | C1f             | А1а                    | C1e                    | A1c                    | B1b             | A1b                 | B1a             |
|          | #06-21          | #06 <b>-</b> 22        | #06-23                 | #06 <b>-</b> 24        | #06-25          | #06-26              | #06 <b>-</b> 27 |
| 5th      | C1f             | A1a                    | C1e                    | A1c                    | B1b             | A1b                 | B1a             |
|          | #05 <b>-</b> 21 | #05 <b>-</b> 22        | #05 <b>-</b> 23        | #05 <b>-</b> 24        | #05-25          | #05-26              | #05 <b>-</b> 27 |
| 4th      | C1f             | A1a                    | C1e                    | A1c                    | B1b             | A1b                 | B1a             |
|          | #04-21          | #04 <b>-</b> 22        | #04 <b>-</b> 23        | #04 <b>-</b> 24        | #04-25          | #04 <b>-</b> 26     | #04 <b>-</b> 27 |
| 3rd      | C1f             | A1a                    | C1e                    | A1c                    | B1b             | A1b                 | B1a             |
|          | #03 <b>-</b> 21 | #03 <b>-</b> 22        | #03-23                 | #03 <b>-</b> 24        | #03-25          | #03-26              | #03 <b>-</b> 27 |
| 2nd      | C1f             | A1a                    | C1e                    | A1c                    | B1b             | A1b                 | B1a             |
|          | #02 <b>-</b> 21 | #02-22                 | #02 <b>-</b> 23        | #02 <b>-</b> 24        | #02 <b>-</b> 25 | #02 <b>-</b> 26     | #02-27          |
| ıst      | C1f             | A1a                    | C1e                    | A1c                    | B1b             | A1b                 | B1a             |
|          | #01-21          | #01-22                 | #01 <b>-</b> 23        | #01-24                 | #01-25          | #01-26              | #01-27          |
| BASEMENT |                 |                        |                        |                        |                 |                     |                 |

#### BLOCK 15

| STOREY   |               |                 |                 |                        |
|----------|---------------|-----------------|-----------------|------------------------|
| 10th     |               | Pih             |                 |                        |
| 9th      | C1c<br>#09-28 | #09             | -30             | C2c<br>#09 <b>-</b> 31 |
| 8th      | C1c           | C1d             | C2d             | C2c                    |
|          | #08-28        | #08 <b>-</b> 29 | #08-30          | #08 <b>-</b> 31        |
| 7th      | C1c           | C1d             | C2d             | C2c                    |
|          | #07-28        | #07-29          | #07-30          | #07-31                 |
| 6th      | C1c           | C1d             | C2d             | C2c                    |
|          | #06-28        | #06-29          | #06-30          | #06-31                 |
| 5th      | C1c<br>#05-28 | C1d<br>#05-29   |                 |                        |
| 4th      | C1c           | C1d             | C2d             | C2c                    |
|          | #04-28        | #04-29          | #04 <b>-</b> 30 | #04 <b>-</b> 31        |
| 3rd      | C1c           | C1d             | C2d             | C2c                    |
|          | #03-28        | #03-29          | #03 <b>-</b> 30 | #03-31                 |
| 2nd      | C1c           | C1d             | C2d             | C2c                    |
|          | #02-28        | #02-29          | #02 <b>-</b> 30 | #02-31                 |
| ıst      | C1c           | C1d             | C2d             | C2c                    |
|          | #01-28        | #01-29          | #01-30          | #01-31                 |
| BASEMENT |               |                 |                 |                        |

3-BEDROOM

3-BEDROOM (DELUXE) 4-BEDROOM 4-BEDROOM (DELUXE)

#### BLOCK 17

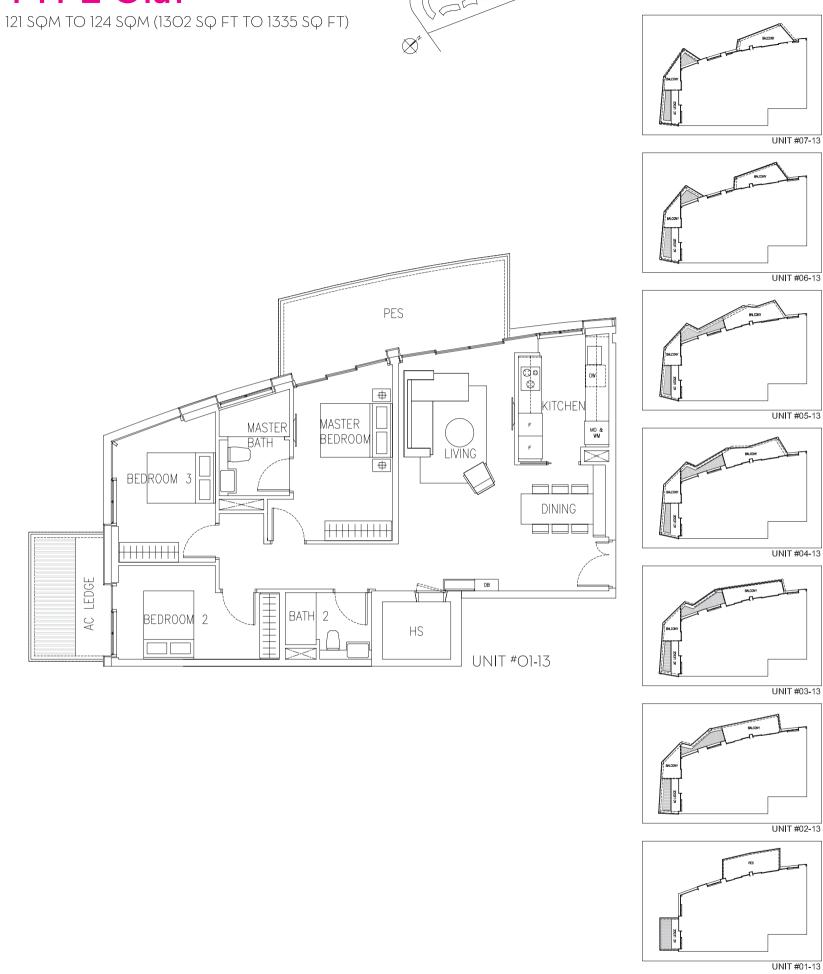
| STOREY   |                 |                 |                 |                 |
|----------|-----------------|-----------------|-----------------|-----------------|
| 10th     | C2e<br>#10-32   |                 |                 | B1d<br>#10-35   |
| 9th      | C2e             | B1e             | B1c             | B1d             |
|          | #09 <b>-</b> 32 | #09 <b>-</b> 33 | #09-34          | #09 <b>-</b> 35 |
| 8th      | C2e             | B1e             | B1c             | B1d             |
|          | #08 <b>-</b> 32 | #08 <b>-</b> 33 | #08-34          | #08 <b>-</b> 35 |
| 7th      | C2e             | B1e             | B1c             | B1d             |
|          | #07-32          | #07-33          | #07-34          | #07 <b>-</b> 35 |
| 6th      | C2e             | B1e             | B1c             | B1d             |
|          | #06-32          | #06 <b>-</b> 33 | #06-34          | #06 <b>-</b> 35 |
| 5th      | C2e             | B1e             | B1c             | B1d             |
|          | #05 <b>-</b> 32 | #05 <b>-</b> 33 | #05 <b>-</b> 34 | #05 <b>-</b> 35 |
| 4th      | C2e             | B1e             | B1c             | B1d             |
|          | #04 <b>-</b> 32 | #04 <b>-</b> 33 | #04-34          | #04 <b>-</b> 35 |
| 3rd      | C2e             | B1e             | B1c             | B1d             |
|          | #03 <b>-</b> 32 | #03 <b>-</b> 33 | #03-34          | #03 <b>-</b> 35 |
| 2nd      | C2e             | B1e             | B1c             | B1d             |
|          | #02 <b>-</b> 32 | #02 <b>-</b> 33 | #02 <b>-</b> 34 | #02-35          |
| ıst      | C2e             | B1e             | B1c             | B1d             |
|          | #01-32          | #01-33          | #01-34          | #01-35          |
| BASEMENT |                 |                 |                 |                 |

## BLOCK 19

| STOREY   |        |                 |                 |                     |
|----------|--------|-----------------|-----------------|---------------------|
| 10th     | Bıf    | B1g             | C1g             | B1h                 |
|          | #10-36 | #10-37          | #10 <b>-</b> 38 | #10-39              |
| 9th      | B1f    | B1g             | C1g             | B1h                 |
|          | #09-36 | #09 <b>-</b> 37 | #09 <b>-</b> 38 | #09-39              |
| 8th      | B1f    | B1g             | C1g             | B1h                 |
|          | #08-36 | #08 <b>-</b> 37 | #08-38          | #08-39              |
| 7th      | Bıf    | B1g             | C1g             | B1h                 |
|          | #07-36 | #07 <b>-</b> 37 | #07-38          | #07 <del>-</del> 39 |
| 6th      | B1f    | B1g             | C1g             | B1h                 |
|          | #06-36 | #06 <b>-</b> 37 | #06-38          | #06-39              |
| 5th      | B1f    | B1g             | C1g             | B1h                 |
|          | #05-36 | #05 <b>-</b> 37 | #05 <b>-</b> 38 | #05-39              |
| 4th      | Bıf    | B1g             | C1g             | B1h                 |
|          | #04-36 | #04 <b>-</b> 37 | #04 <b>-</b> 38 | #04 <b>-</b> 39     |
| 3rd      | B1f    | B1g             | C1g             | B1h                 |
|          | #03-36 | #03 <b>-</b> 37 | #03 <b>-</b> 38 | #03-39              |
| 2nd      | B1f    | B1g             | C1g             | B1h                 |
|          | #02-36 | #02 <b>-</b> 37 | #02 <b>-</b> 38 | #02 <b>-</b> 39     |
| ıst      | B1f    | B1g             | C1g             | B1h                 |
|          | #01-36 | #01-37          | #01-38          | #01-39              |
| BASEMENT |        |                 |                 |                     |

## 3-BEDROOM TYPE C1a1

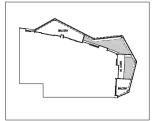




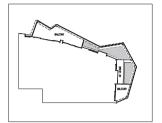
# 3-BEDROOM TYPE C1b

116 SQM TO 119 SQM (1249 SQ FT TO 1281 SQ FT)

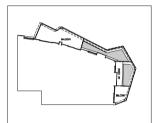




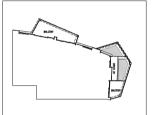
UNIT #07-01



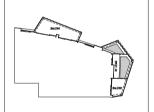
UNIT #06-01



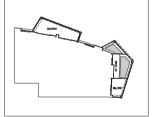
UNIT #05-01



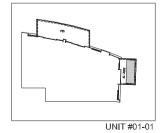
UNIT #04-01

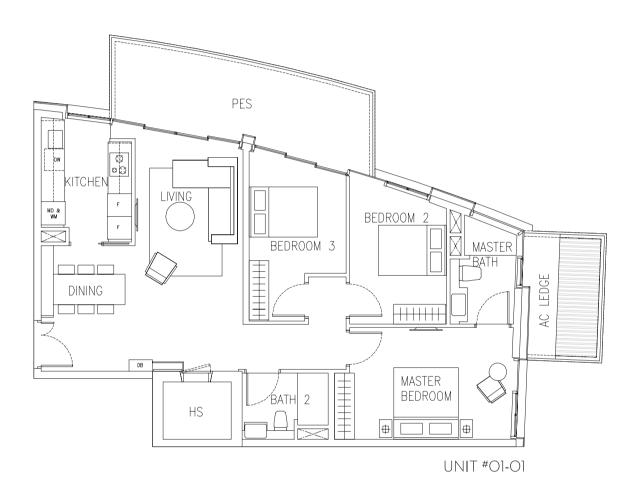


UNIT #03-01



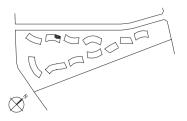
UNIT #02-01

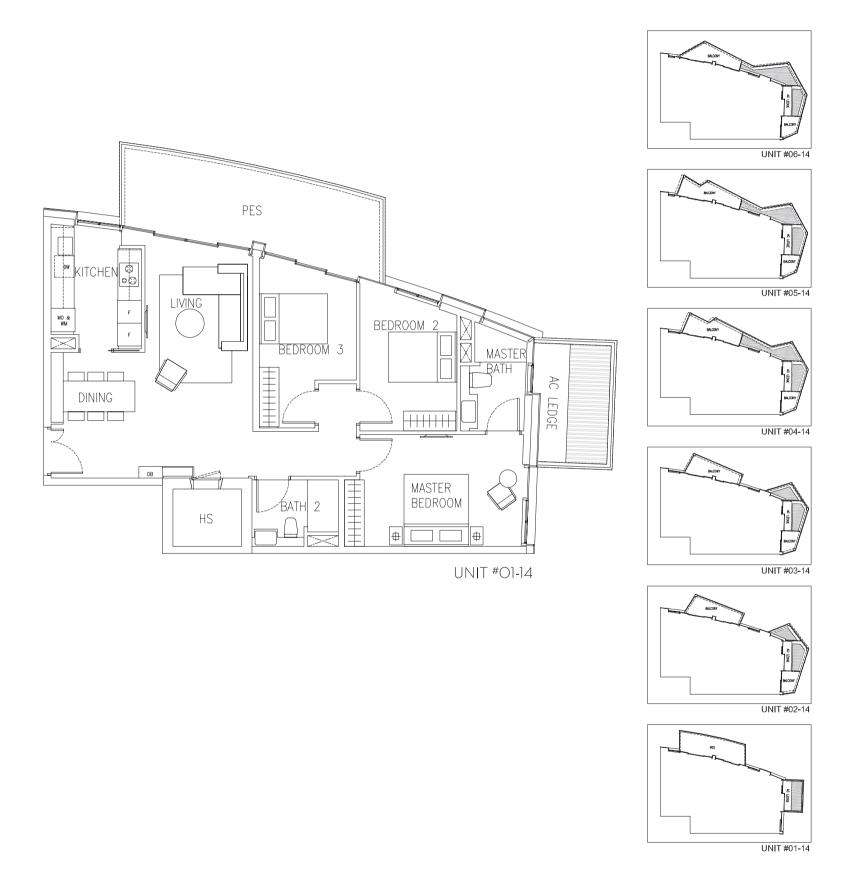






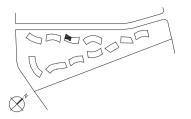
116 SQM TO 119 SQM (1249 SQ FT TO 1281 SQ FT)

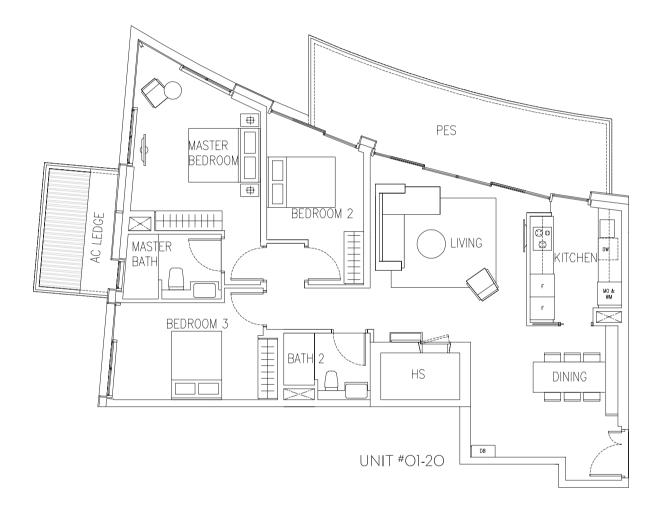


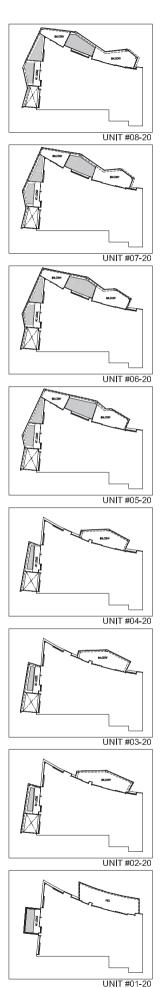


# 3-BEDROOM TYPE C1c

125 SQM TO 132 SQM (1345 SQ FT TO 1421 SQ FT)

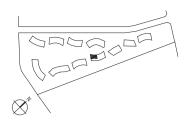


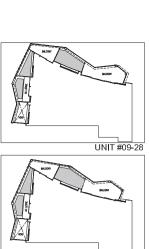


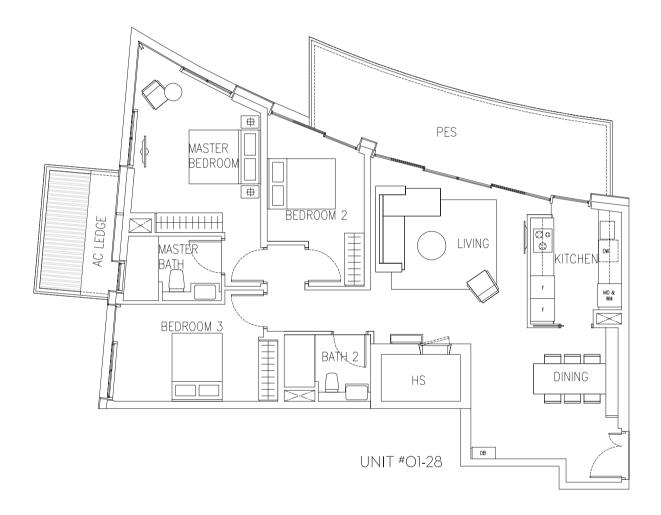


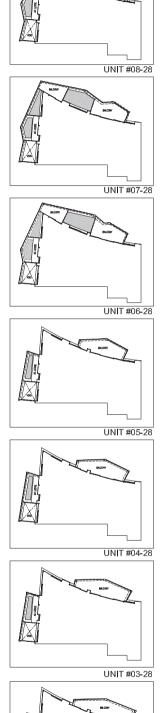
# 3-BEDROOM TYPE C1c

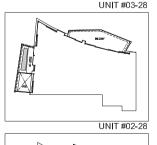
125 SQM TO 132 SQM (1345 SQ FT TO 1421 SQ FT)

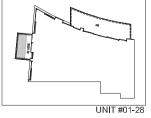






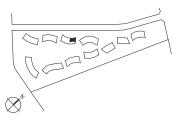


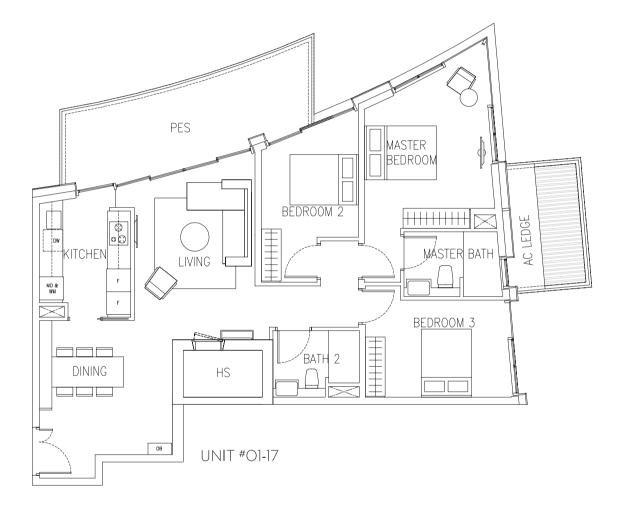


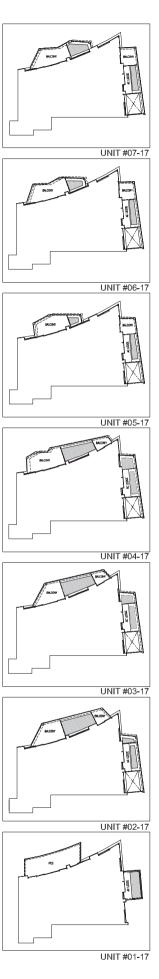


# 3-BEDROOM TYPE C1d

118 SQM TO 123 SQM (1270 SQ FT TO 1324 SQ FT)

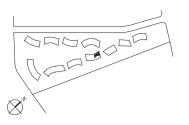


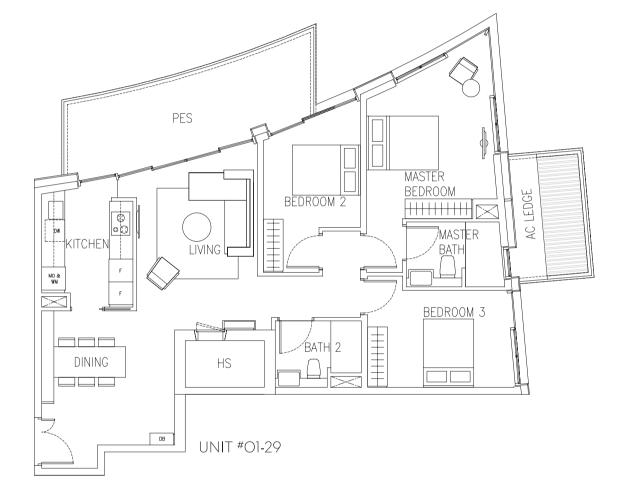


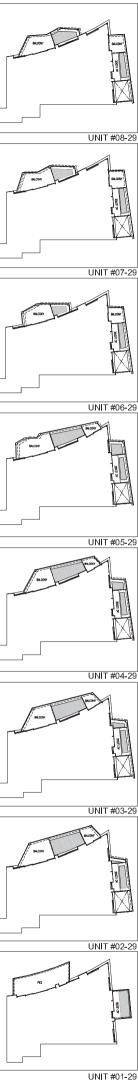


# 3-BEDROOM TYPE C1d

118 SQM TO 123 SQM (1270 SQ FT TO 1324 SQ FT)

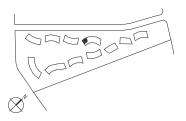


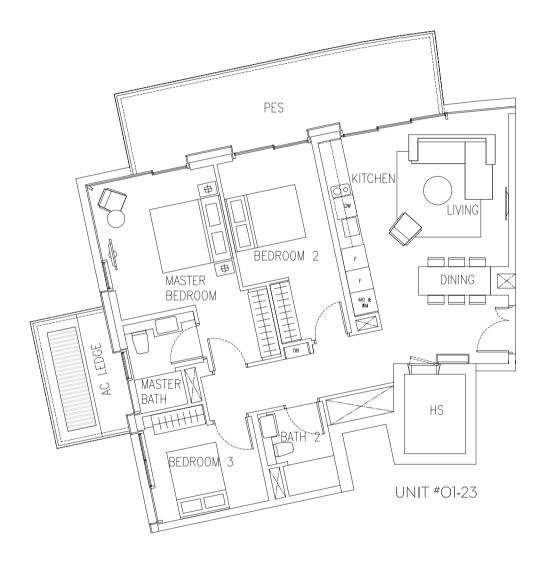


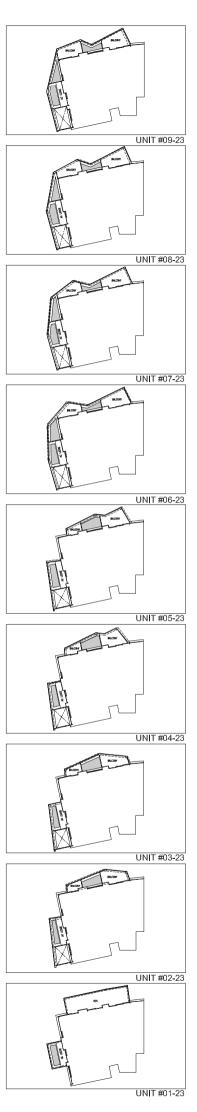


# 3-BEDROOM TYPE C1e

110 SQM TO 120 SQM (1184 SQ FT TO 1292 SQ FT)

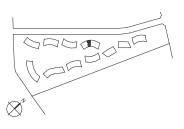


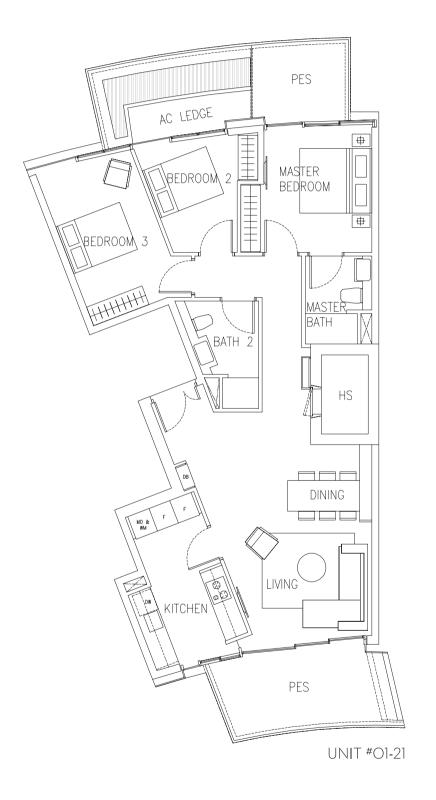


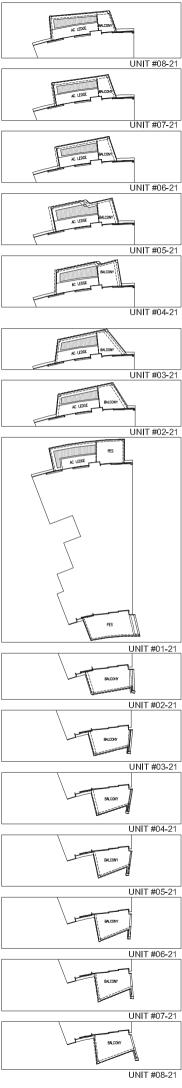


# 3-BEDROOM TYPE C1f

116 SQM TO 122 SQM (1249 SQ FT TO 1313 SQ FT)



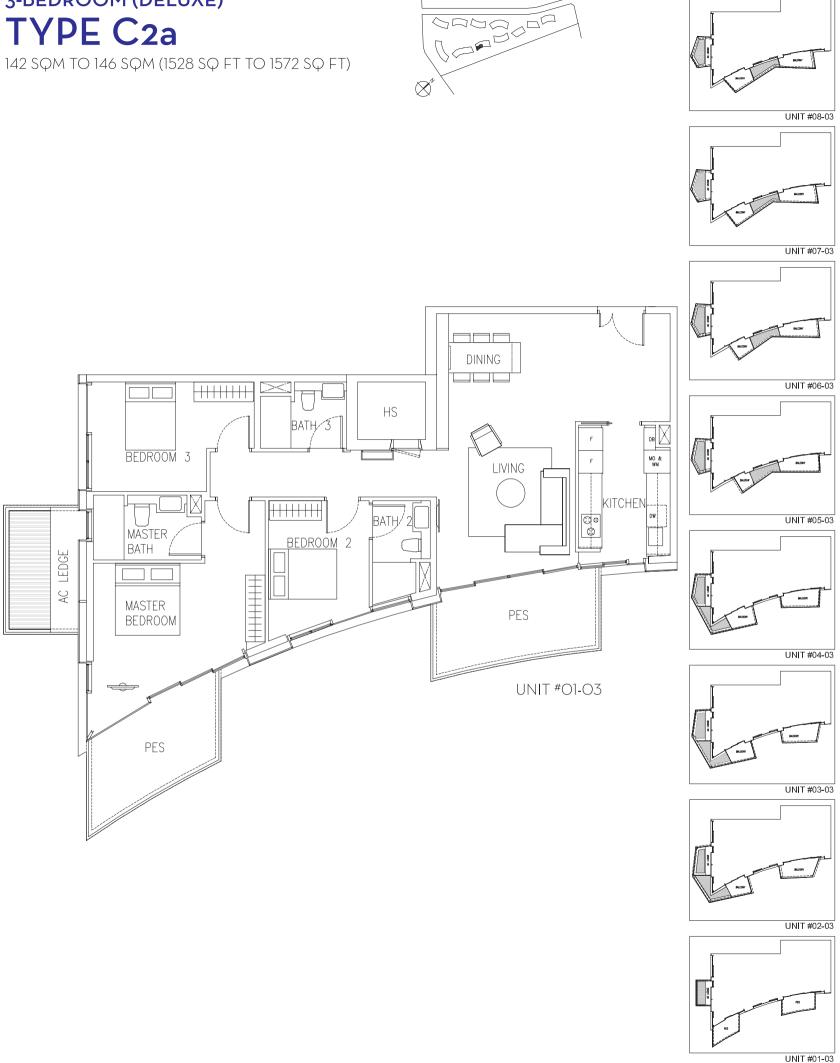


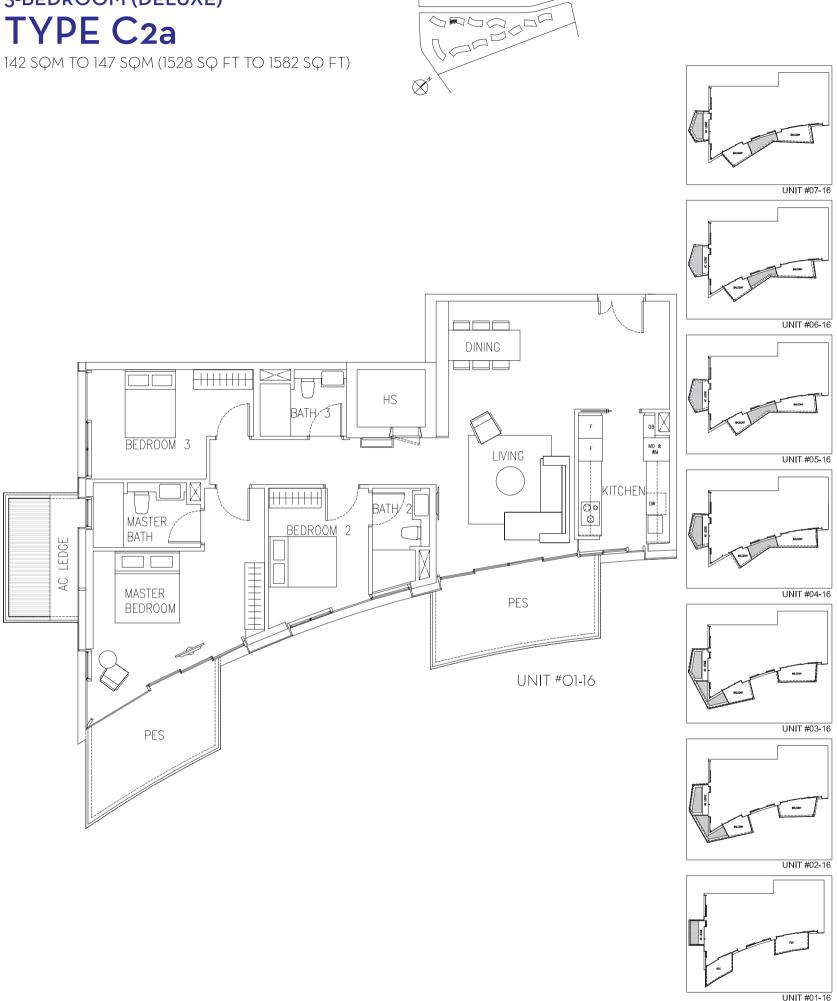


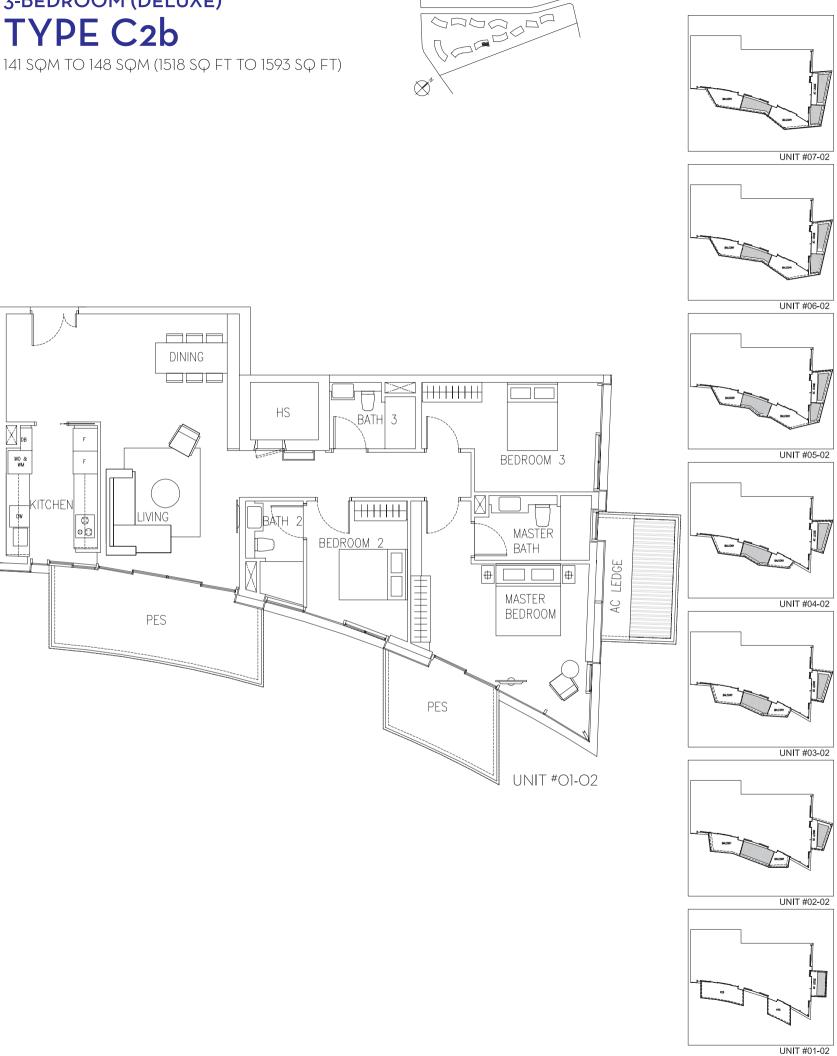




UNIT #01-38

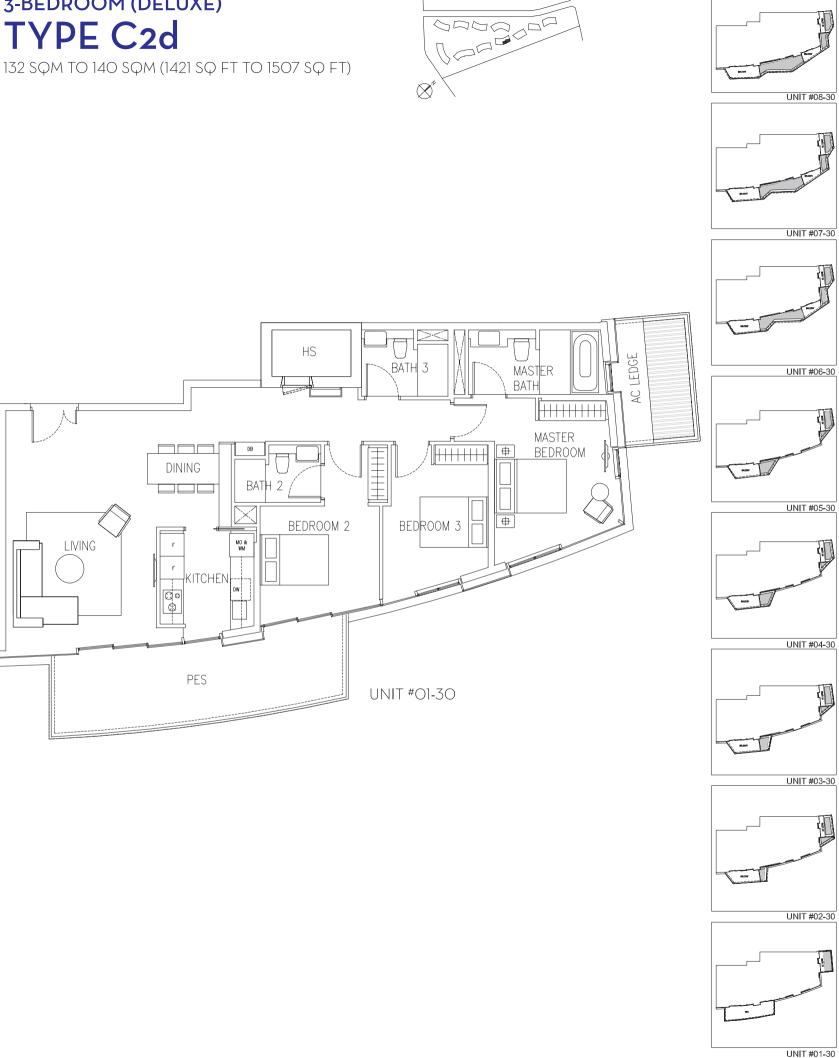






## **3-BEDROOM (DELUXE)** TYPE C2b

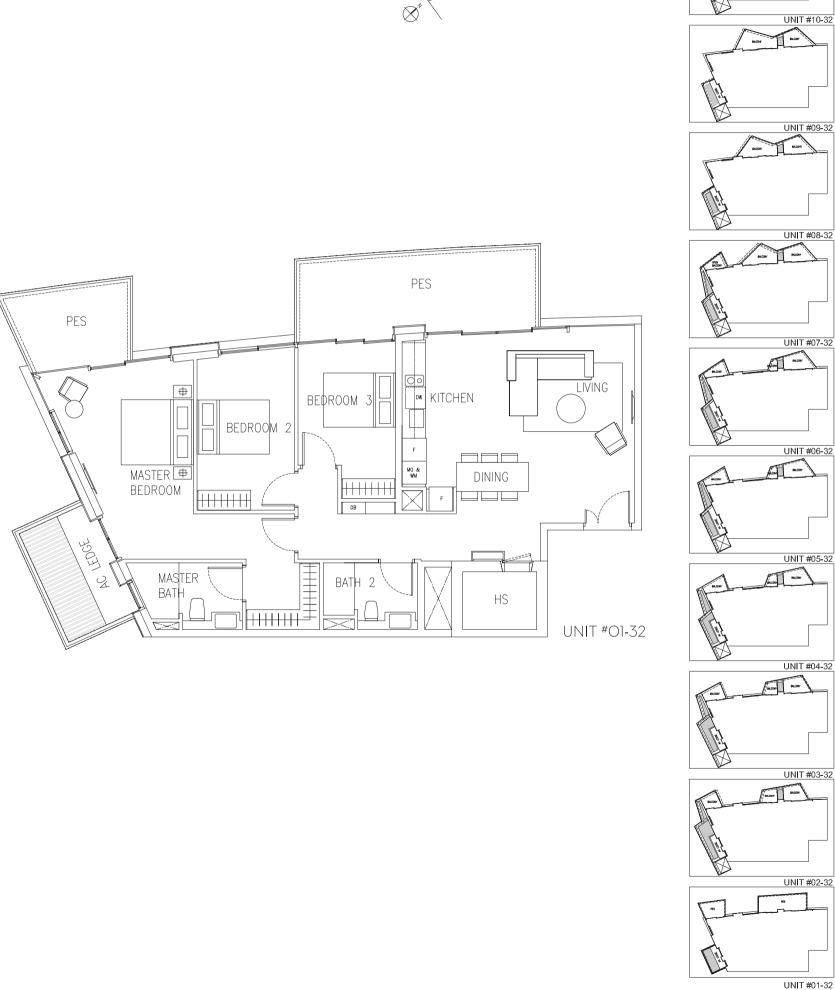




# 3-BEDROOM (DELUXE) TYPE C2e

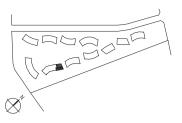
129 SQM TO 137 SQM (1389 SQ FT TO 1475 SQ FT)

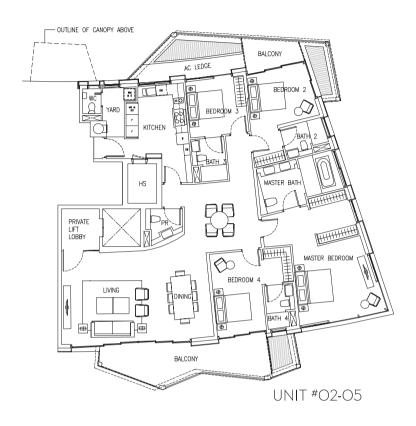


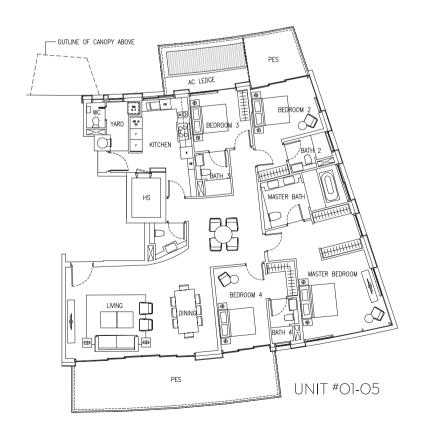


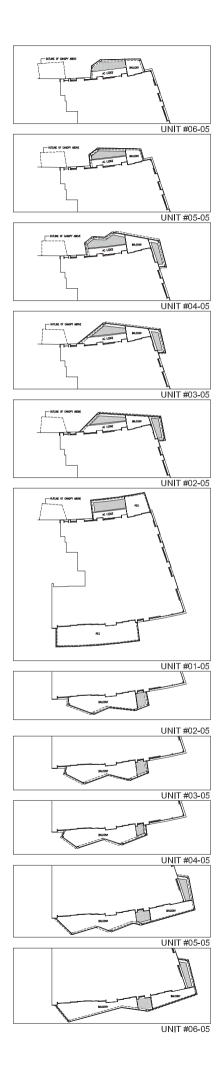
## 4-BEDROOM TYPE D1a

239 SQM TO 249 SQM (2573 SQ FT TO 2680 SQ FT)



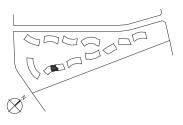


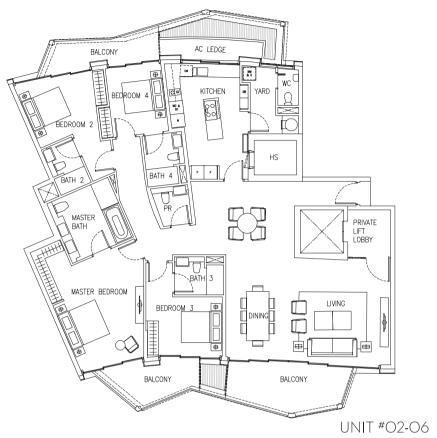


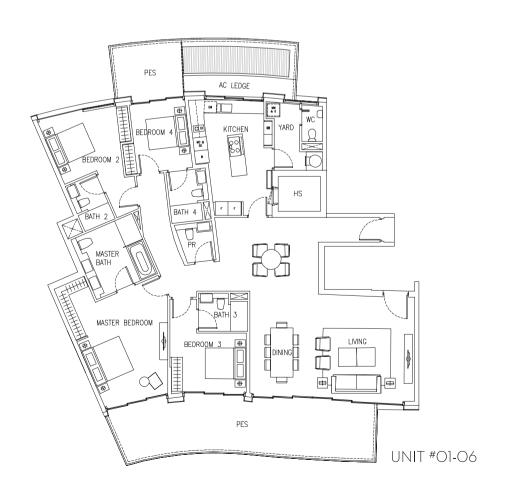


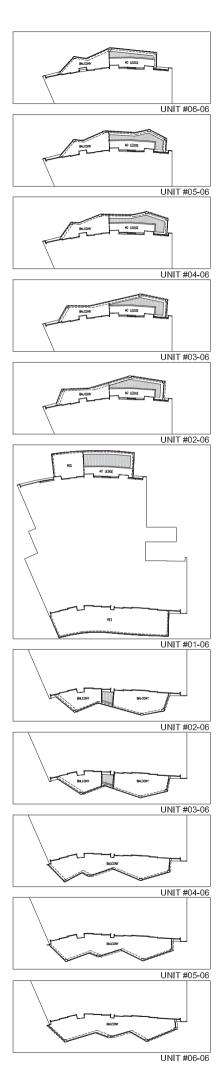
## 4-BEDROOM TYPE D1b

246 SQM TO 258 SQM (2648 SQ FT TO 2777 SQ FT)



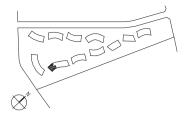


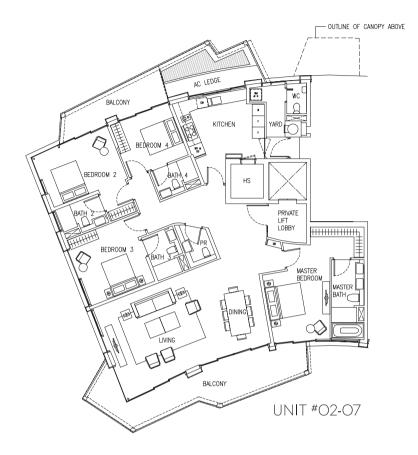


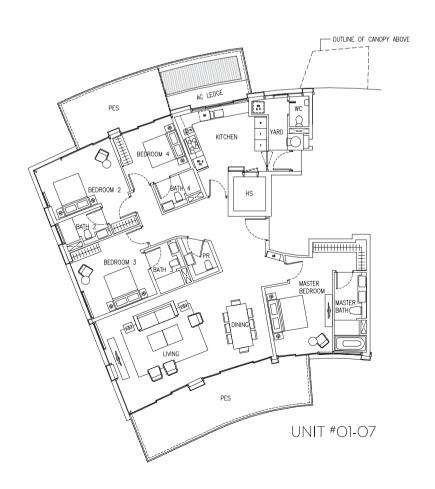


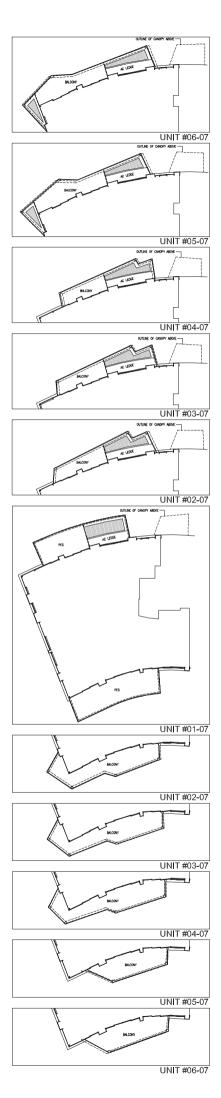
# 4-BEDROOM TYPE D1c

245 SQM TO 249 SQM (2637 SQ FT TO 2680 SQ FT)





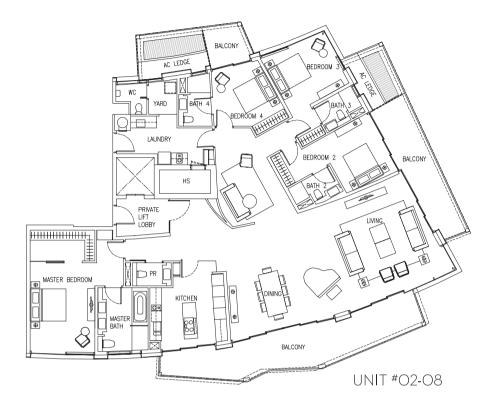


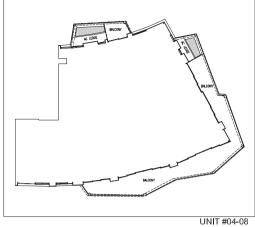


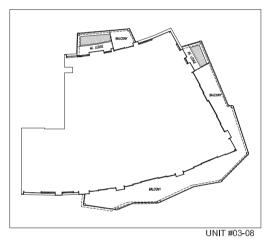
## TYPE D2a

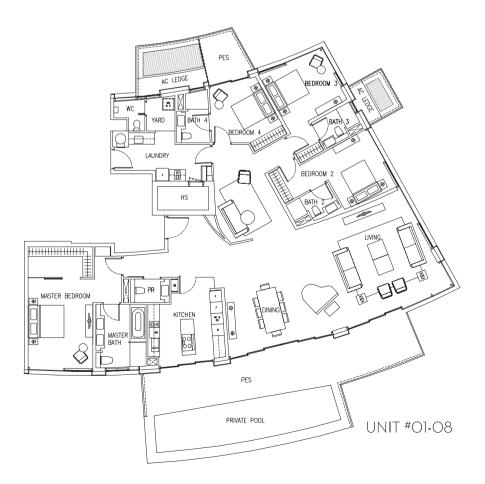
323 SQM TO 340 SQM (3477 SQ FT TO 3660 SQ FT)

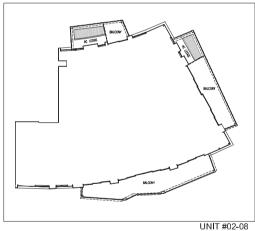


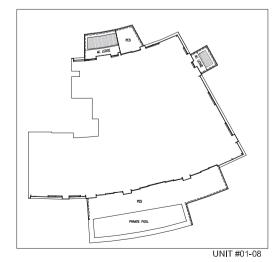






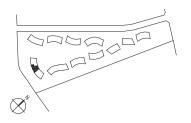


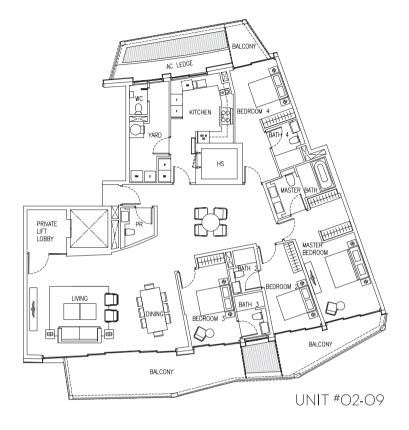


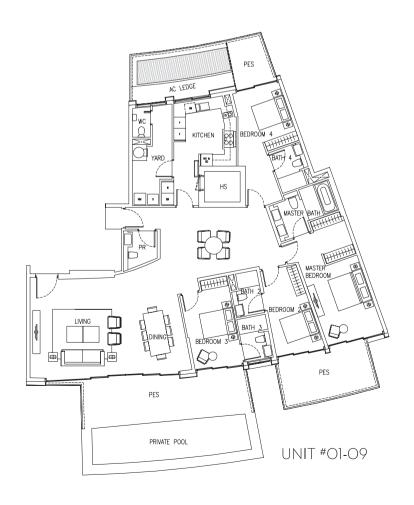


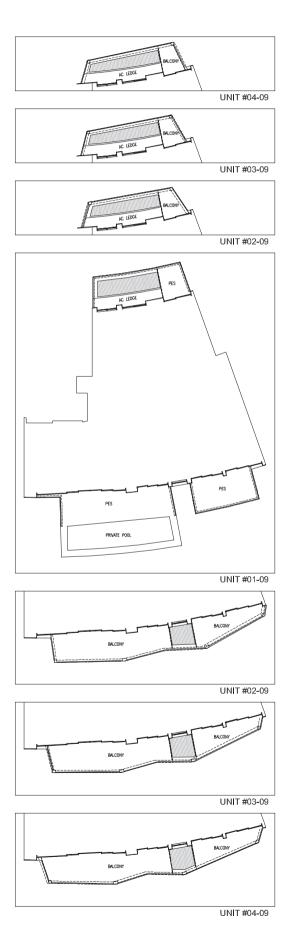
# 4-BEDROOM (DELUXE) TYPE D2b

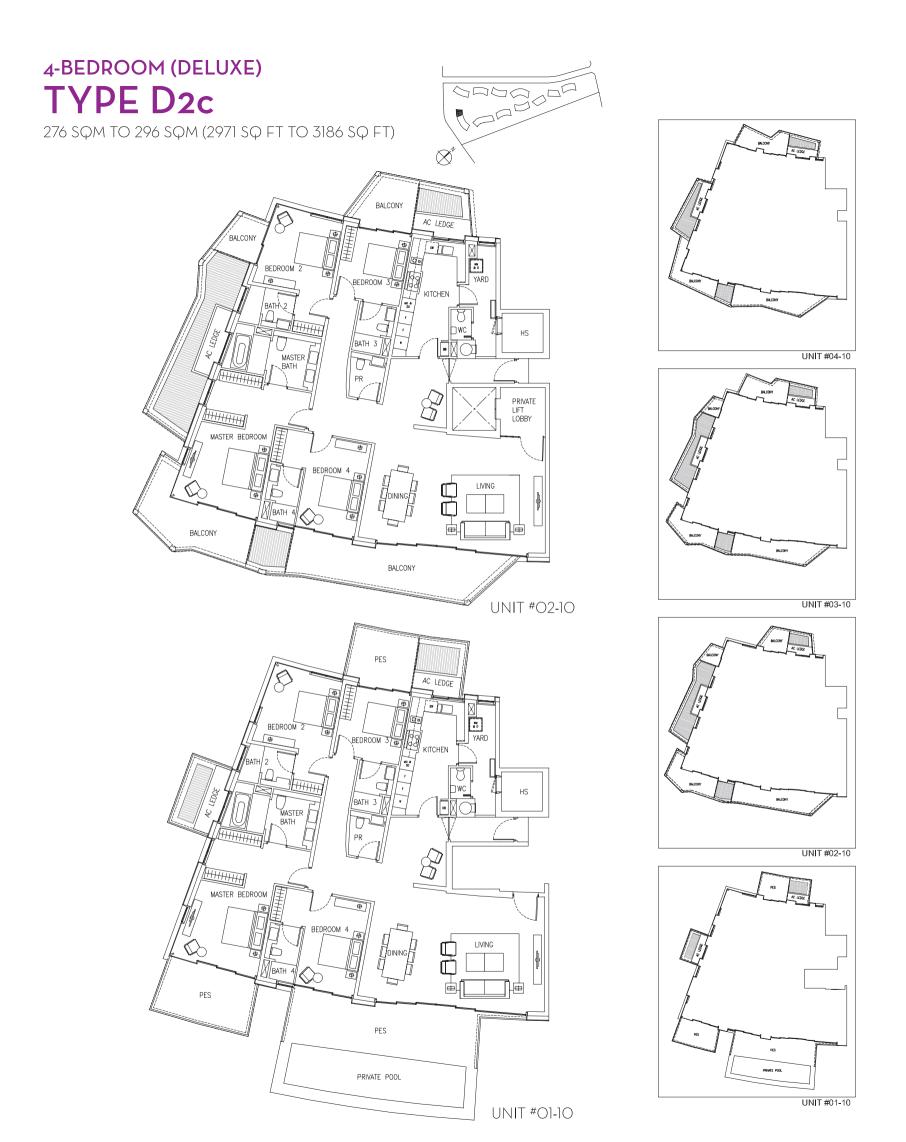
257 SQM TO 284 SQM (2766 SQ FT TO 3057 SQ FT)







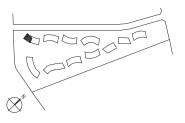


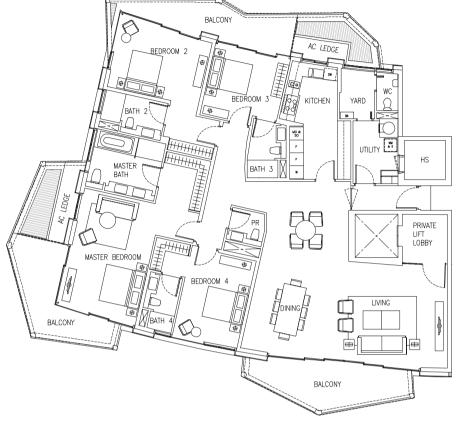


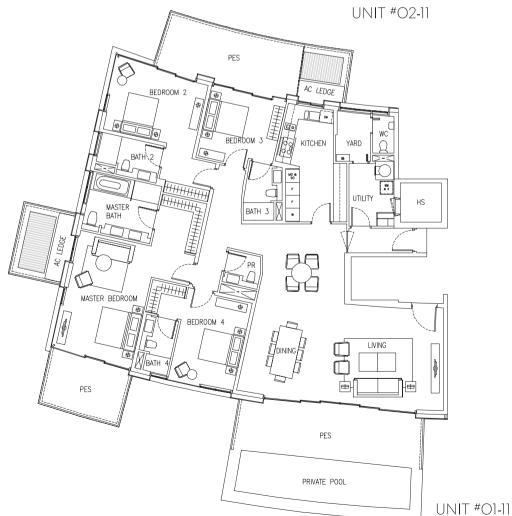


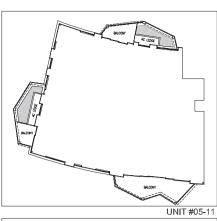
# 4-BEDROOM (DELUXE) TYPE D2e

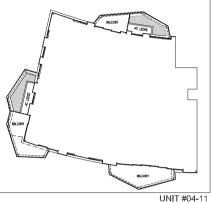
275 SQM TO 320 SQM (2960 SQ FT TO 3444 SQ FT)

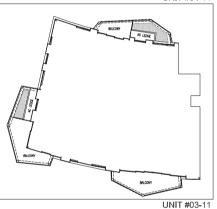


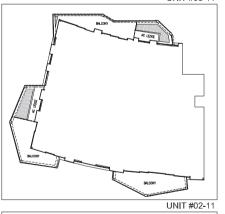


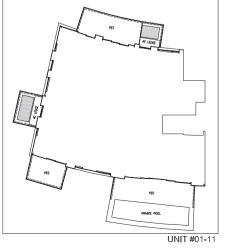












## **SPECIFICATIONS**

- 1 FOUNDATION Reinforced concrete footing and/or cast in-situ bored pile and/or precast reinforced concrete driven pile foundation in accordance with Singapore Standard CP4: 2003.
- 2 **SUPERSTRUCTURE** Cast in-situ reinforced concrete and/or precast concrete structure and/or steel structure.

#### 3 WALL

- a. External Wall: Reinforced concrete and/or brick wall and/or metal cladding.
   b. Internal Wall: Reinforced concrete and/or brick wall and/or block wall and/or pre-cast concrete panel and/or dry wall.
- 4 **ROOF** Pre-cast and/or reinforced concrete roof with appropriate insulation and waterproofing system.

#### 5 CEILING

#### For All Apartment Types: -

- a. Living, Dining, Bedrooms, Family Lounge, Private Lift Lobby, Corridor, Kitchen for Unit Types A, B, C1e, C1g, C2e
- Skim coat and/or plasterboard ceiling with emulsion paint finish and/or bulkhead to designated areas
- b. Bathrooms, Powder Room, Kitchen for Unit Types D, C1a1, C1a2, C1b, C1c, C1d, C1f, C2a, C2b, C2c, C2d and all Penthouse units
  - · Moisture resistant ceiling board with emulsion paint finish
- c. Household Shelter, Utility
  - · Skim coat and/or plasterboard ceiling with emulsion paint finish
- d. Balcony, PES
  - Aluminium ceiling and/or moisture resistant ceiling board and/or skim coat with emulsion paint finish
- e. Laundry, Yard, WC
  - · Skim coat and/or moisture resistant ceiling board with emulsion paint finish

#### For Common Areas: -

- a. Lift Lobbies
- · Skim coat and/or plasterboard ceiling with emulsion paint finish
- b. Basement Carpark
  - Skim coat and/or plasterboard ceiling with emulsion paint finish and/or baffle ceiling to designated areas
- c. Staircase
- Plaster and/or skim coat with emulsion paint finish

#### 6 FINISHES

#### WALL

#### For All Apartment Types: -

- a. Living, Dining, Kitchen, Bedrooms, Family Lounge, Private Lift Lobby, Household Shelter, Internal Staircase, Utility, Laundry, Yard
  - Plaster and/or skim coat with emulsion paint finish to false ceiling height and on exposed surfaces only
- b. Master Bathroom, other Bathrooms, Powder Room
  - · Stone on exposed surfaces only
- c. WC
- Ceramic and/or homogeneous tile on exposed surfaces only

#### Notes

- (i) No tiles/stone behind kitchen cabinet, bathroom cabinet, mirror, wardrobe and above false ceiling.
- (ii) Timber panel portal fitted for all Type D and Penthouse units at internal corridor area, as designed by the Architect.

#### For Common Areas: -

- a. 1st Storey Entrances and Lift Lobbies, Basement Lift Lobbies, Typical Lift Lobbies, Common Corridors
  - Stone and/or tiles to false ceiling height and/or plaster and/or skim coat with emulsion paint
- b. Staircases, Basement Driveway, Carpark and Ramp
- Plaster and/or skim coat with emulsion and/or polyurethane paint.
   Stone and/or tiles to designated areas

#### FLOOR

#### For All Apartment Types:-

- a. Living, Dining, Private Lift Lobby, Dry Kitchen, Kitchen, Master Bathroom, other Bathrooms, Powder Room
  - · Stone
- b. Family Lounge, Internal Staircase for Penthouse units only
- · Stone and/or engineered timber with matching timber skirting
- c. Utility, WC, Laundry, Yard, Household Shelter
  - Tiles with matching skirting
- d. Bedrooms
- · Engineered timber with matching timber skirting
- e. Balcony, PES
  - Composite timber
- f. Private Open Roof Terrace
  - · Composite timber and/or tiles
- g. Planter, A/C Ledge
- Cement sand screed

#### For Common Areas: -

- a. Basement and 1st Storey Entrance and Lift Lobbies
  - Ston
- b. Typical Lift Lobbies and Common Corridors
  - Stone and/or tiles
- c. Staircase
  - $\bullet$  Tiles for basement,  $1^{\rm st}$  storey and  $2^{\rm nd}$  storey, cement sand screed finish for other floors
- d. External Staircase, Handicap Ramp
  - Stone and/or tiles and/or washed pebble and/or cement sand screed finish

#### 7 WINDOW

- All windows of the Unit to be fluoropolymer coated aluminium framed windows with clear vision glass and/or frosted glass and/or spandrel glass where appropriate.
- Laminated glass shall be provided to designated areas, as may be required by the authorities.
- All casement windows are top hung or side hung with or without fixed glass panel or sliding and/or any combination of the above mentioned as designed by the Architect.

#### 8 DOOR

#### For All Apartment Types:-

- a. Main Door
- · Approved fire-rated timber door
- b. Private Lift Lobby
  - Decorative door and/or decorative screen
- c. Bedrooms, Powder Room, Bathrooms, Kitchen
  - · Timber or glass hinged/pivoted or sliding door
- d. Laundry, Yard
- Timber hinged or pivoted or folding or sliding door for Unit Types D1b, D1c, D2a, D2b, D2c, D2d, D2e, P1a, P1c
- e. Utility
- Aluminium or timber hinged or pivoted or folding or sliding door
- f. WC
- · Sliding/folding door
- g. Household Shelter
  - Approved steel door All Apartment Types are fitted with Household Shelter door conceal panel except for Unit Type P1b
- h. Balcony, PES, Private Open Roof Terrace
- Aluminium framed glass and/or structural glazed hinged/pivoted or sliding door

Note: Quality locksets and ironmongery shall be provided.

#### SANITARY FITTINGS

Master Bathroom

- 2 wash basins with basin mixers and mirror for Unit Types D1a, D1b, D1c, D2a, D2b, D2c, D2d, D2e, and all Penthouse Units; 1 wash basin with basin mixer and mirror for all other Unit Types
- 1 long bath and shower compartment complete with shower/bath mixer set for Unit Types C2c, C2d, D1a, D1b, D1c, D2a, D2b, D2c, D2d, D2e, and all Penthouse Units; 1 shower compartment with shower screen complete with shower mixer set for all other Unit Types
- 1 water closet
- 1 toilet paper holder
- 1 towel rail
- 1 hand towel rail

#### Other Bathrooms

- 1 wash basin with basin mixer and mirror
- 1 shower compartment with shower screen complete with shower mixer set
- 1 water closet
- 1 toilet paper holder
- 1 towel rail
- 1 hand towel rail

#### Powder Room

- 1 wash basin with basin mixer and mirror
- 1 water closet
- 1 toilet paper holder
- 1 hand towel rail

#### WC

- 1 water closet
- 1 shower set with tap
- 1 basin with tap
- 1 mirror
- 1 toilet paper holder

#### Yard

• 1 bib-tap

#### PES/Private Open Roof Terrace

• 1 bib-tap

#### 10 ELECTRICAL INSTALLATION

a. Electrical wiring below false ceiling within the Units shall generally be concealed where possible. Electrical wiring above false ceiling and inside Household Shelter shall be in exposed tray, trunking or conduits.

#### b. Flectrical Schedule

| ELECTRICAL SCHEDULE FOR APARTMENTS | UNIT TYPE |        |        |        |           |
|------------------------------------|-----------|--------|--------|--------|-----------|
| DESCRIPTION                        | Туре А    | Туре В | Туре С | Type D | Penthouse |
| 1 LIGHTING POINT                   | 6         | 8      | 10     | 17     | 23        |
| 2 POWER POINT                      | 12        | 16     | 19     | 25     | 29        |
| 3 WASHER DRYER POINT               | 1         | 1      | 1      | 0      | 0         |
| 4 WASHING                          |           |        |        |        |           |
| MACHINE POINT                      | 0         | 0      | 0      | 1      | 1         |
| 5 DRYER POINT                      | 0         | 0      | 0      | 1      | 1         |
| 6 WATER HEATER POINT               | 2         | 3      | 3      | 5      | 5         |
| 7 TELEPHONE POINT                  | 3         | 4      | 5      | 6      | 7         |
| 8 DATA POINT                       | 2         | 3      | 4      | 6      | 7         |
| 9 TV POINT                         | 3         | 4      | 5      | 7      | 8         |
| 10 AUDIO VIDEO                     |           |        |        |        |           |
| INTERCOM                           | 1         | 1      | 1      | 1      | 1         |
| 11 DOOR BELL POINT                 | 1         | 1      | 1      | 1      | 1         |
| 12 AC ISOLATOR                     | 2         | 2      | 3      | 5      | 5         |

#### TV/TELEPHONE

Refer to Electrical Schedule.

#### 12 LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance to Singapore Standard SS555: 2010.

#### 13 PAINTING

- a. Internal Wall
  - Emulsion paint

#### b. External Wall

Spray textured coating and/or selected exterior paint to designated areas

#### 14 WATERDOOGING

Waterproofing shall be provided to Bathrooms, Powder Room, Kitchen, Yard, WC, PES, Balcony, open private roof terrace, planter, swimming pool, swimming pool pump room, RC flat roof, landscape deck and other wet areas where applicable.

#### 15 DRIVEWAY AND CARPARK

- a. External Driveway and Ramp to Basement
  - Stone and/or pavers and/or tarmac and/or concrete to external driveway at designated areas
- b. Carpark and Driveway
  - · Concrete floor with power floating and hardener

#### 16 RECREATION FACILITIES

The following is provided: -

- a. Public Promenade
- b. Pathway/Forest Walk
- c. 50m Lap Pool
- d. Jacuzzi/ Hydro Spa
- e. Kid's Pool/Splash Pool with Jumping Jets
- f. Reflective Pools
- g. BBQ Area h. Club! Clubhouse (with Yoga/Pilates Studio, Lounge and Library, Function Room & Gym)
- Tennis Court
- Play Area
- Male and Female Changing Rooms with Steam Room
- I. Water Feature

#### 17 ADDITIONAL ITEMS

- a. Kitchen Cabinet
  - Quality built-in high and low cabinets with quartz agglomerate or solid surface worktop complete with sink and kitchen appliances
- b. Wardrobe
  - · Quality wardrobe/walk-in closet (where applicable) provided to all bedrooms
- c. Air-Conditioning
   Unit Types A, B and C Split unit concealed ducted air-conditioning unit to Living, Dining and all Bedrooms
  - Unit Type D Split unit concealed ducted air-conditioning unit to Living, Dining, Family Lounge (where applicable), all Bedrooms and Master Bathroom
  - · Penthouse Split unit concealed ducted air-conditioning unit to Living, Dining, Family Lounge (where applicable), Kitchen, all Bedrooms and Master Bathroom. Split-unit wall mounted air-conditioning unit to Utility
- d. Security System
   In-vehicle Unit (IU) / Card Access for:-

  - i. Vehicular entry at entrances
     ii. Pedestrian entrance gates for residents
  - iii. Lift access
  - CCTV surveillance cameras
  - · Audio and video intercom for all units
- e. Hot Water Supply
  - · Hot water to all Bathrooms, Powder Room, Kitchen and WC
- f. Town Gas
- Town Gas is supplied to Kitchens for Unit Types C1a1, C1a2, C1b, C1c, C1d, C1f, C2a, C2b, C2c, C2d, D1a, D1b, D1c, D2a, D2b, D2c, D2d, D2e and all Penthouse units
- - Dimmer to be provided for Living, Dining and Master Bedroom
- h. Motion Detector
  - Motion detector provided to activate light in Private Lift Lobby (applicable to units with private lift)
- i. Home Network
  - 1 year Broadband subscription
- j. Private Roof Terrace
  - Outdoor Jacuzzi for all Penthouse Units
- k. Private Pool
  - Pool at Private Enclosed Space of Units D2a, D2b, D2c, D2d and D2e at 1st storey only

- Kitchen Appliances
   Quality kitchen appliances:-
  - Cooker Hood and Hob
  - Built-in Combi-Microwave Oven
  - iii. Fridge
  - Dishwasher iv.

  - v. Steam Oven (for Unit Type D & all Penthouse Units)
    vi. Wine Chiller (for Unit Type D & all Penthouse Units)
    vii. Washer cum Dryer (for Unit Types A, B and C)
    viii. Washing Machine and Dryer (for Unit Type D & all Penthouse Units)

Note: Models for different unit types may vary

#### 18 NOTES

#### A. Marble/Granite

Marble/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/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 or granite selected and installed shall be subject to availability.

#### B. Timber

Timber is a natural material containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber is also subject to thermal expansion and contraction beyond the control of builder and vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required.

#### C. Air-conditioning system

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser shall engage his/her own contractor to service the air-conditioning system regularly in order to ensure the good working condition of the system.

#### D. Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party 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 channels and/or internet access.

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

#### F. Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

#### G. 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 will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser.

#### H. Web Portal of the Housing Project

The Purchaser agrees that the Maintenance Charges and Maintenance Fund be utilised to pay set up fee, 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.

I. False Ceiling
The false ceiling provision conceals and allows space for installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. The layout and location of false ceiling and access panels are subject to the Architect's sole discretion and final design.

#### J. Glass and Perimeter Glazing

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.

Perimeter glazing consists of vision and opaque panels.

#### K. Mechanical Ventilation System

Mechanical Ventilation fans and ductings are provided to toilets which are not naturally ventilated.

To ensure good working condition of a mechanical ventilation system, the mechanical ventilation system for the exhaust system is to be maintained by the Purchaser on a regular basis.

#### L. Planters

Planters are designed to take the loading of potted plants only. No soil material or turf/plants will be provided in the planters.

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/long bath/vanity cabinet/mirror.

#### N. Dimmable Switches with Remote Control

The living/dining room and master bedroom will be provided with dimmable switches for selected lighting points, which are suitable only for incandescent and halogen bulbs up to a maximum of 420 watts. The Purchaser will have to make his/her own arrangements for replacement of the dimmer with suitable dimmer if other types of lights are used.

#### O. Tiles

Selected tiles sizes and tile surface flatness cannot be perfect and subject to acceptable range described in Singapore Standard SS 483:2000.

#### SALES HOTLINE +65 6270 6686 OR VISIT WWW.CORALS.COM.SG

Developer: Keppel Bay Pte Ltd • Developer's Licence No.: C0996 - Lot No.: 3493T Mukim 01 at Keppel Bay Drive • Tenure of Land: 99 years commencing from 26 February 2007 • Expected Date of Vacant Possession: 31 July 2018 • Expected Date of Legal Completion: 31 July 2021 • Building Approval Plan Nos.: A1182-00005-2000-BP01 (15 January 2013), A1182-00005-2000-BP02 (14 March 2013).

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. All rights reserved.

**PENTHOUSE**IINITS

# RAA













## UNIT DISTRIBUTION CHART

### BLOCK 1

| STOREY   |                          |                     |               |                |
|----------|--------------------------|---------------------|---------------|----------------|
| 9th      | ₽ıf                      |                     |               |                |
| 8th      | #08                      | #08 <del>-</del> 02 |               | C1a2<br>#08-04 |
| 7th      | C1b<br>#07-01            |                     |               | C1a2<br>#07-04 |
| 6th      | C1b C2b #06-01           |                     | C2a<br>#06-03 | C1a2<br>#06-04 |
| 5th      | C1b C2b #05-01           |                     | C2a<br>#05-03 | C1a2<br>#05-04 |
| 4th      | C1b<br>#04-01            |                     |               | C1a2<br>#04-04 |
| 3rd      | C1b C2b<br>#03-01 #03-02 |                     | C2a<br>#03-03 | C1a2<br>#03-04 |
| 2nd      | C1b<br>#02-01            | C2b<br>#02-02       | C2a<br>#02-03 | C1a2<br>#02-04 |
| ıst      | C1b C2b #01-01           |                     | C2a<br>#01-03 | C1a2<br>#01-04 |
| BASEMENT |                          |                     |               |                |

### BLOCK 3

| STOREY   |               |        |        |  |  |
|----------|---------------|--------|--------|--|--|
| 7th      | P1d<br>#07-05 |        |        |  |  |
| 6th      | D1a           | Dīb    | D1c    |  |  |
|          | #06-05        | #06-06 | #06-07 |  |  |
| 5th      | D1a           | D1b    | D1c    |  |  |
|          | #05-05        | #05-06 | #05-07 |  |  |
| 4th      | D1a           | D1b    | D1c    |  |  |
|          | #04-05        | #04-06 | #04-07 |  |  |
| 3rd      | D1a           | D1b    | D1c    |  |  |
|          | #03-05        | #03-06 | #03-07 |  |  |
| 2nd      | D1a           | D1b    | D1c    |  |  |
|          | #02-05        | #02-06 | #02-07 |  |  |
| ıst      | D1a           | D1b    | D1c    |  |  |
|          | #01-05        | #01-06 | #01-07 |  |  |
| BASEMENT |               |        |        |  |  |
|          |               |        |        |  |  |

BLOCK 11

| STOREY   |        |        |        |
|----------|--------|--------|--------|
| 6th      | Р1а    |        | Pıb    |
| 5th      | #05-08 |        | #05-10 |
| 4th      | D2a    | D2b    | D2c    |
|          | #04-08 | #04-09 | #04-10 |
| 3rd      | D2a    | D2b    | D2c    |
|          | #03-08 | #03-09 | #03-10 |
| 2nd      | D2a    | D2b    | D2c    |
|          | #02-08 | #02-09 | #02-10 |
| ıst      | D2a    | D2b    | D2c    |
|          | #01-08 | #01-09 | #01-10 |
| BASEMENT |        |        |        |

## BLOCK 9 STOREY

7th

6th 5th

4th 3rd 2nd 1st BASEMENT

### BLOCK 7

| D_0 0.1. / |               |               |
|------------|---------------|---------------|
| STOREY     |               |               |
| 6th        | P1<br>#06     |               |
| 5th        | D2e<br>#05-11 | D2d<br>#05-12 |
| 4th        | D2e<br>#04-11 | D2d<br>#04-12 |
| 3rd        | D2e<br>#03-11 | D2d<br>#03-12 |
| 2nd        | D2e<br>#02-11 | D2d<br>#02-12 |
| ıst        | D2e<br>#01-11 | D2d<br>#01-12 |
| BASEMENT   |               |               |

P1e #07-15

C2b #04-15

C1b #06-14

| STOREY   |                          |               |               |               |  |
|----------|--------------------------|---------------|---------------|---------------|--|
| 9th      | P1g<br>- #08-18          |               |               |               |  |
| 8th      |                          |               | C2c<br>#08-19 | C1c<br>#08-20 |  |
| 7th      | C1d<br>#07-17            | C2d<br>#07-18 | C2c<br>#07-19 | C1c<br>#07-20 |  |
| 6th      | C1d<br>#06-17            |               |               | C1c<br>#06-20 |  |
| 5th      | C1d                      |               | C2c<br>#05-19 | C1c<br>#05-20 |  |
| 4th      |                          |               | C2c<br>#04-19 | C1c<br>#04-20 |  |
| 3rd      | C1d<br>#03-17            |               |               | C1c<br>#03-20 |  |
| 2nd      | C1d<br>#02-17            | C2d<br>#02-18 | C2c<br>#02-19 | C1c<br>#02-20 |  |
| ıst      | C1d C2d<br>#01-17 #01-18 |               | C2c<br>#01-19 | C1c<br>#01-20 |  |
| BASEMENT |                          |               |               |               |  |

## BLOCK 15

| 10th     |               | Pı            |               |        |
|----------|---------------|---------------|---------------|--------|
| 9th      | C1c<br>#09-28 | #09           | C2c<br>#09-31 |        |
| 8th      | C1c           | C1d           | C2d           | C2c    |
|          | #08-28        | #08-29        | #08-30        | #08-31 |
| 7th      | C1c           | C1d           | C2d           | C2c    |
|          | #07-28        | #07-29        | #07-30        | #07-31 |
| 6th      | C1c           | C1d           | C2d           | C2c    |
|          | #06-28        | #06-29        | #06-30        | #06-31 |
| 5th      | C1c           | C1d           | C2d           | C2c    |
|          | #05-28        | #05-29        | #05-30        | #05-31 |
| 4th      | C1c           | C1d           | C2d           | C2c    |
|          | #04-28        | #04-29        | #04-30        | #04-31 |
| 3rd      | C1c           | C1d           | C2d           | C2c    |
|          | #03-28        | #03-29        | #03-30        | #03-31 |
| 2nd      | C1c           | C1d           | C2d           | C2c    |
|          | #02-28        | #02-29        | #02-30        | #02-31 |
| 1st      | C1c           | C1d C2d       |               | C2c    |
|          | #01-28        | #01-29 #01-30 |               | #01-31 |
| BASEMENT |               |               |               |        |

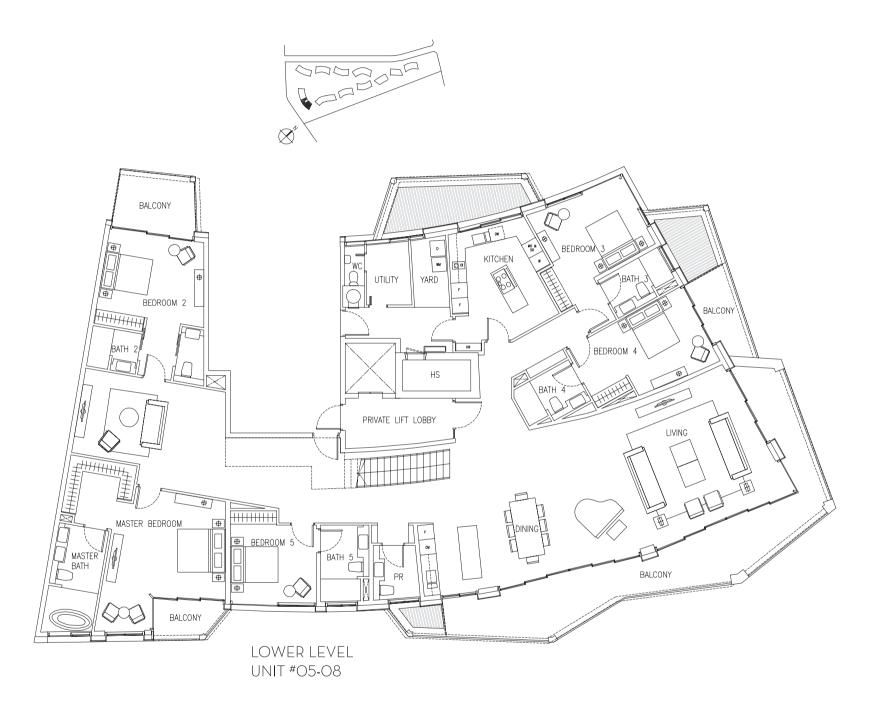
### 3-BEDROOM

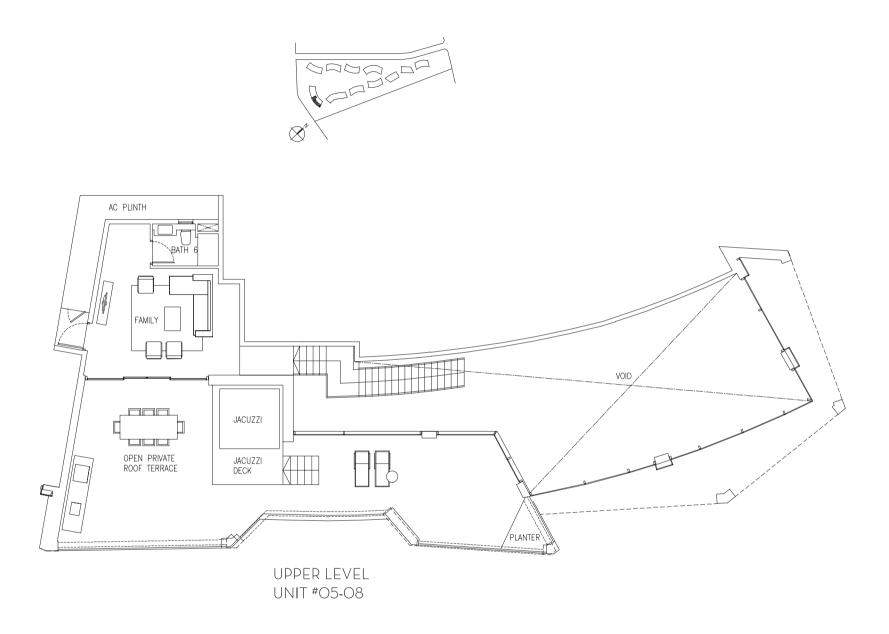
3-BEDROOM (DELUXE) 4-BEDROOM

4-BEDROOM (DELUXE)

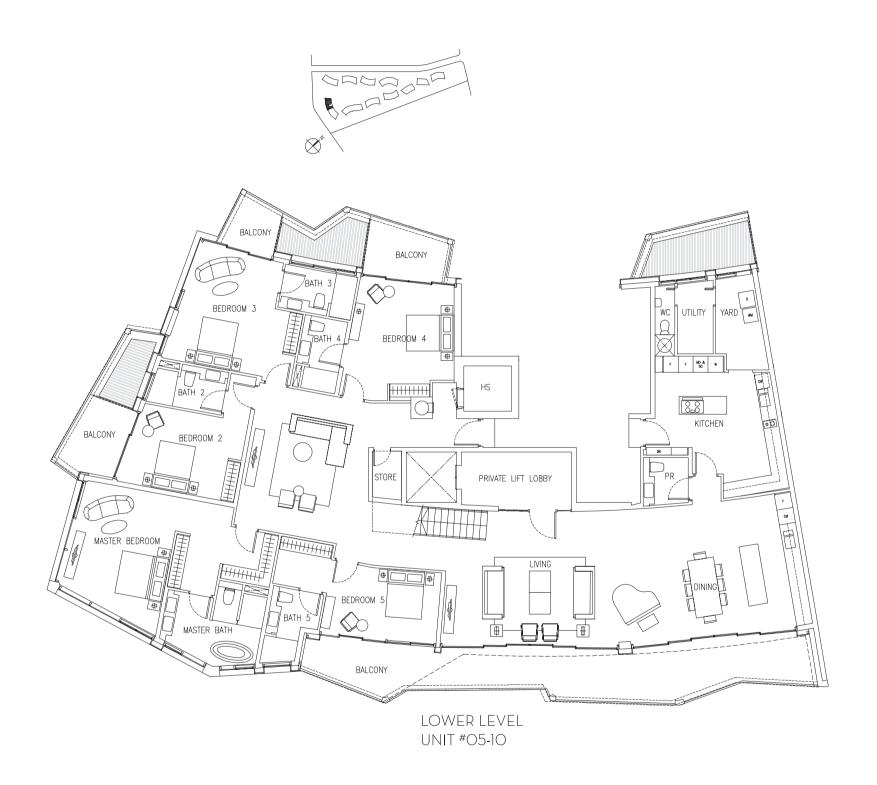
PENTHOUSE

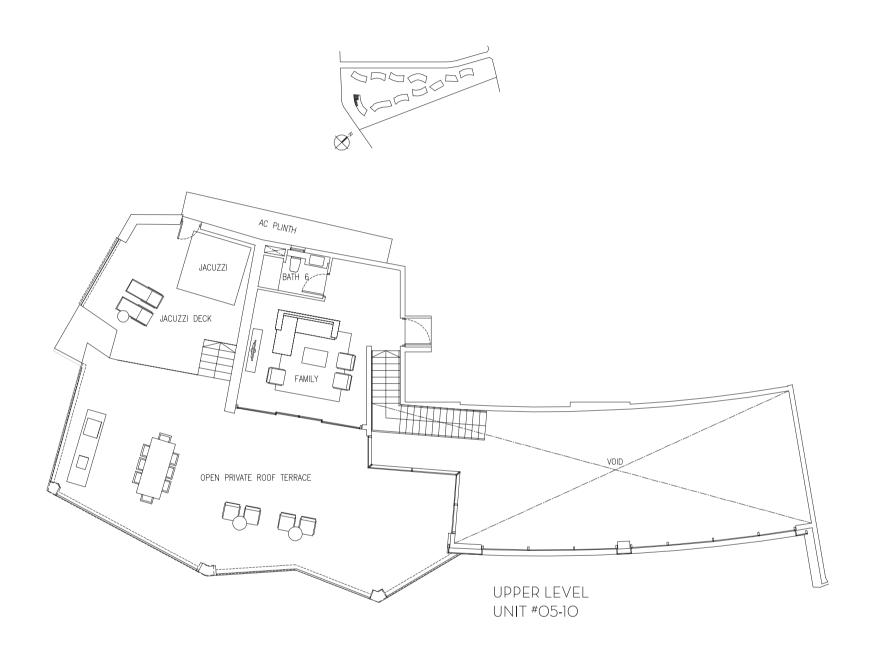






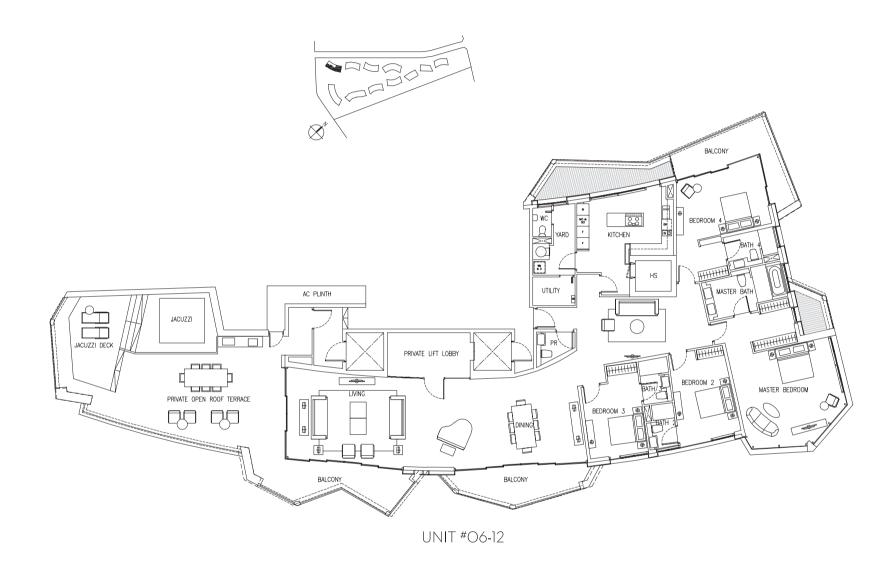


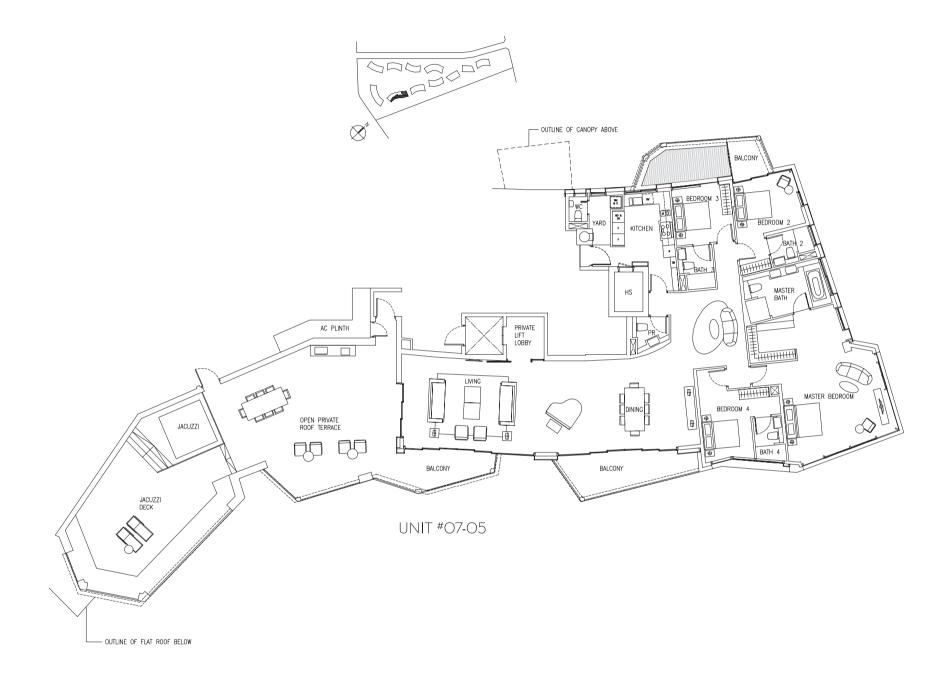






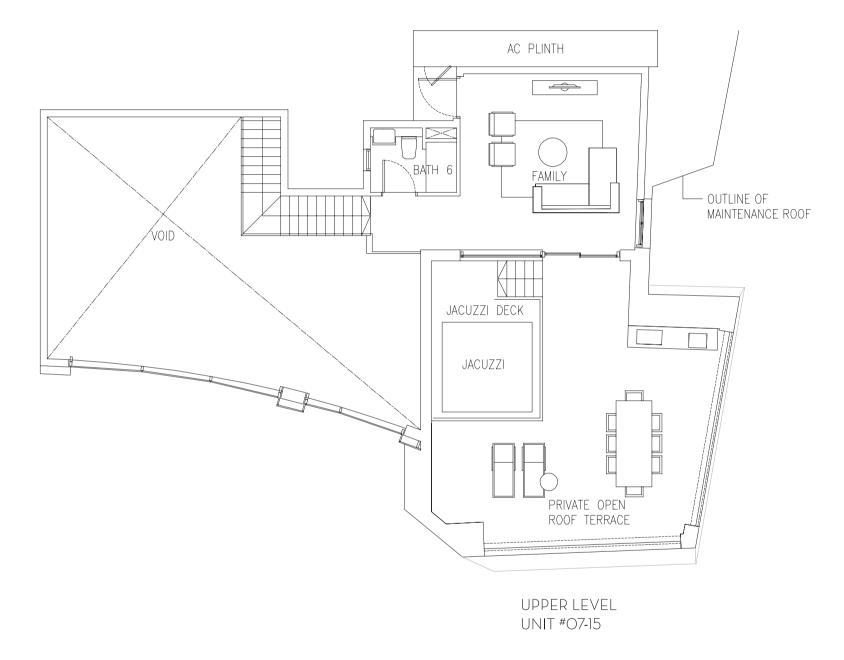


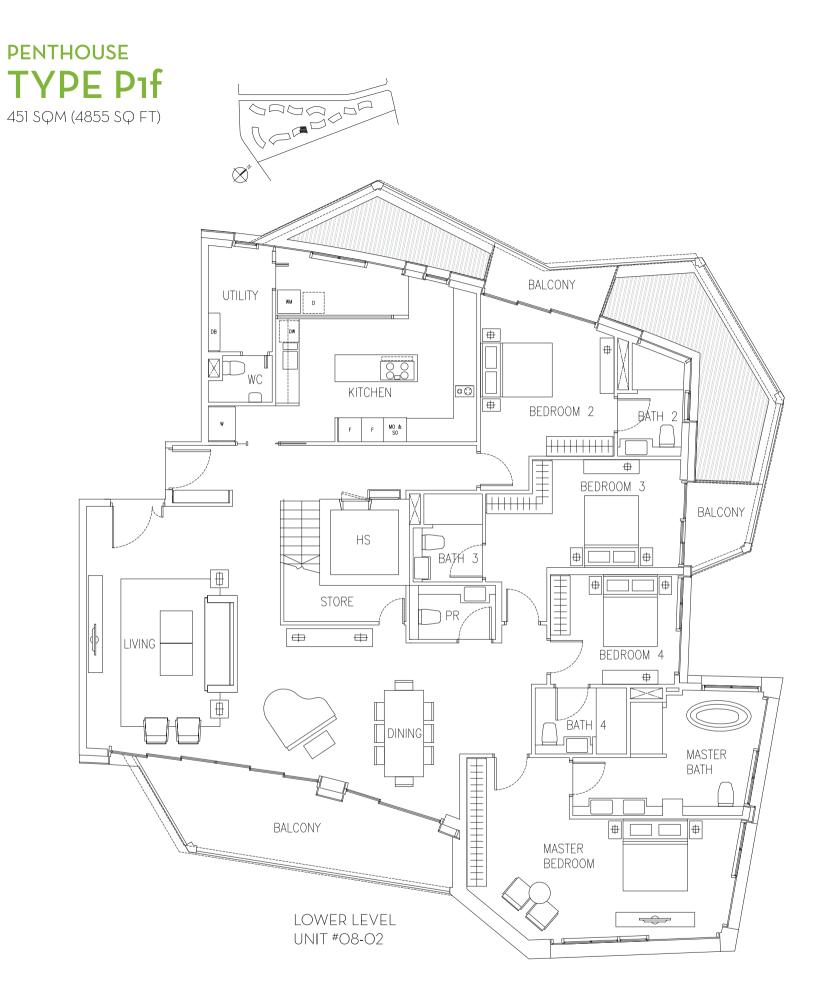


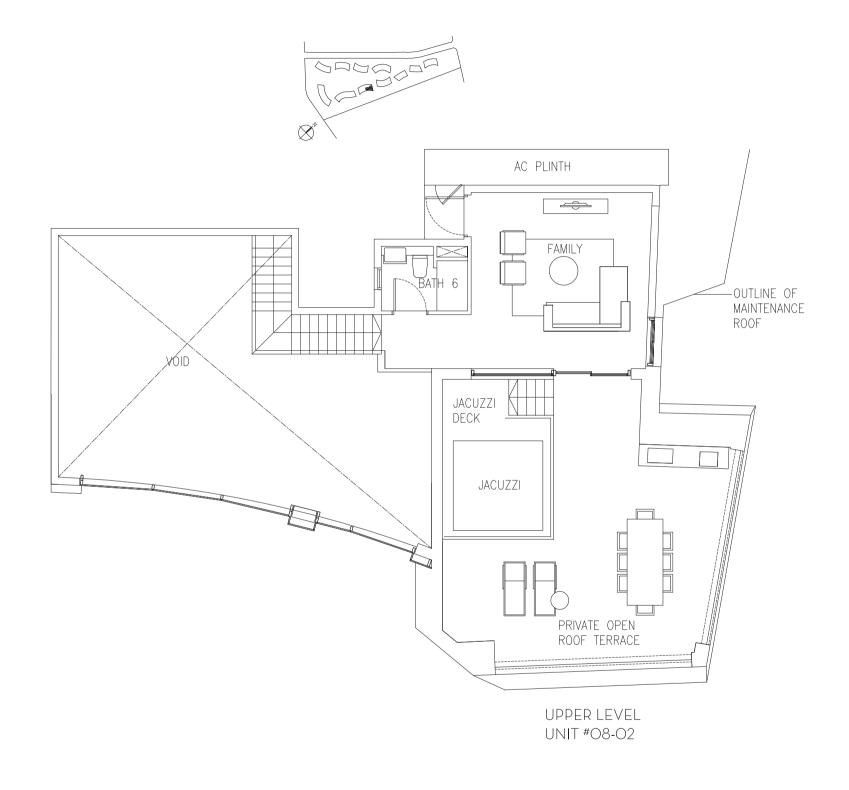




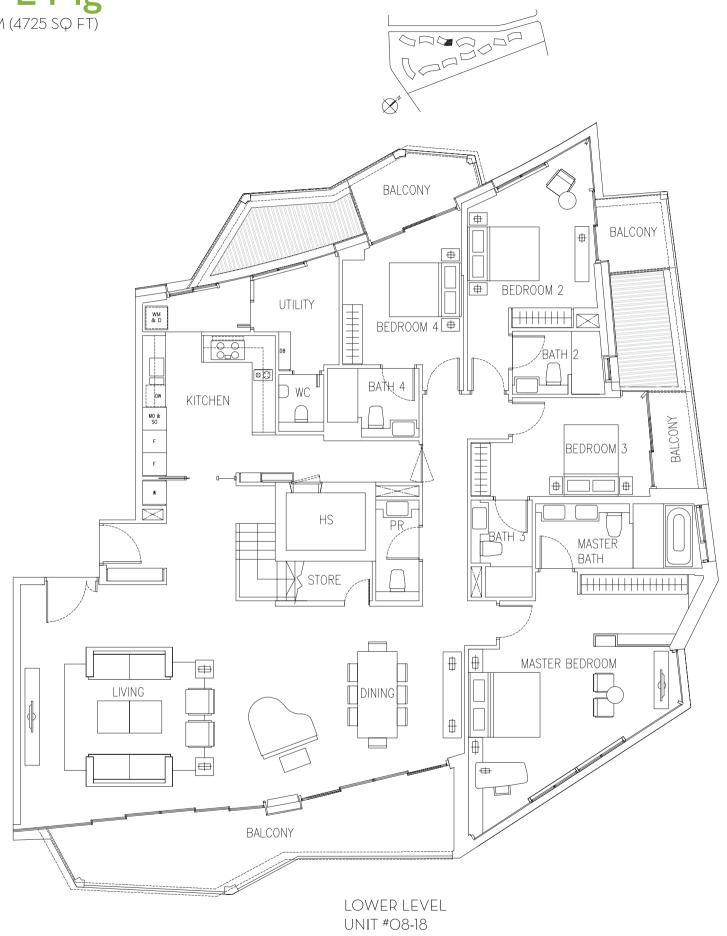


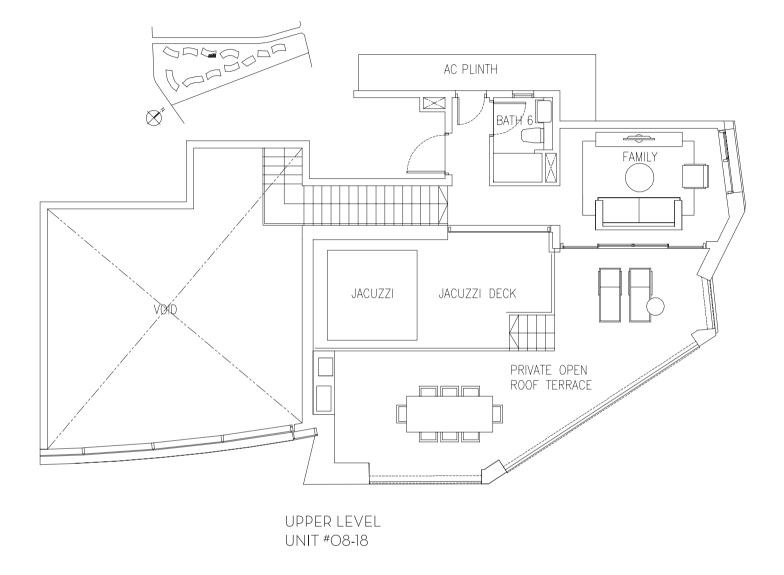




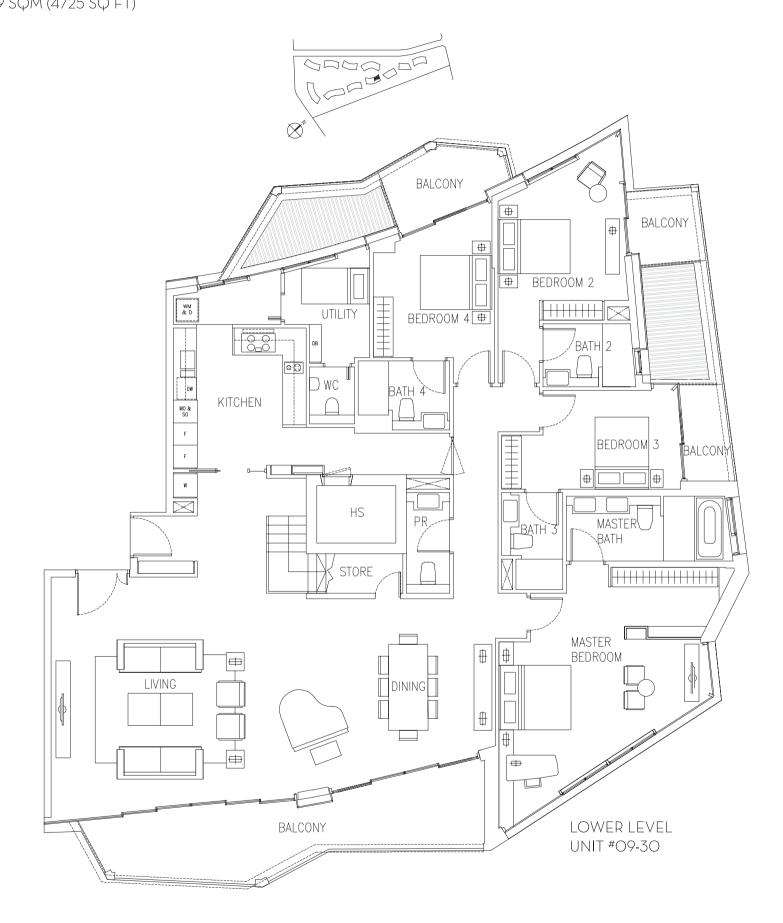


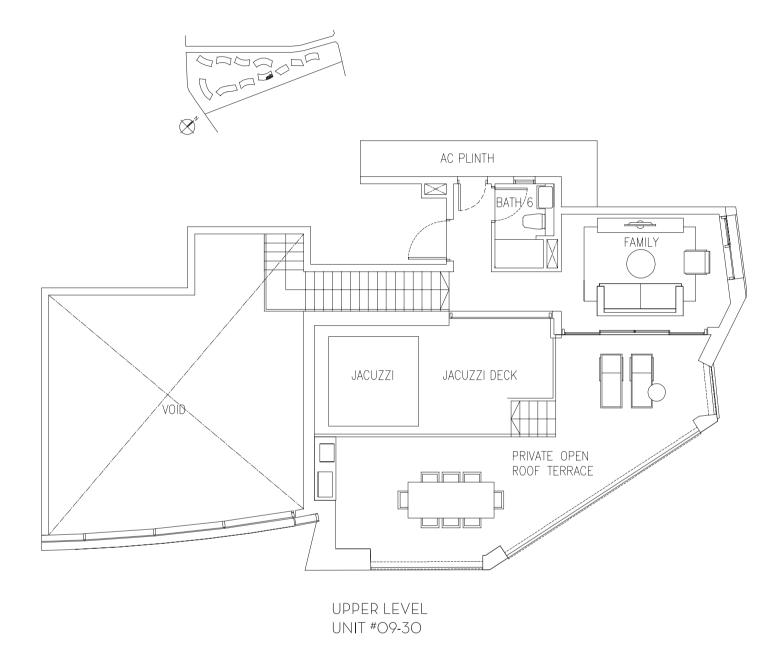












## **SPECIFICATIONS**

- 1 FOUNDATION Reinforced concrete footing and/or cast in-situ bored pile and/or precast reinforced concrete driven pile foundation in accordance with Singapore Standard CP4: 2003.
- 2 **SUPERSTRUCTURE** Cast in-situ reinforced concrete and/or precast concrete structure and/or steel structure.

- a. External Wall: Reinforced concrete and/or brick wall and/or metal cladding. b. Internal Wall: Reinforced concrete and/or brick wall and/or block wall and/or pre-cast concrete panel and/or dry wall.
- 4 ROOF Pre-cast and/or reinforced concrete roof with appropriate insulation and waterproofing system.

#### 5 CEILING

#### For All Apartment Types: -

- a. Living, Dining, Bedrooms, Family Lounge, Private Lift Lobby, Corridor, Kitchen for Unit Types A, B, C1e, C1g, C2e
- Skim coat and/or plasterboard ceiling with emulsion paint finish and/or bulkhead to designated areas
- b. Bathrooms, Powder Room, Kitchen for Unit Types D, C1a1, C1a2, C1b, C1c, C1d, C1f, C2a, C2b, C2c, C2d and all Penthouse units
- · Moisture resistant ceiling board with emulsion paint finish
- c. Household Shelter, Utility
- Skim coat and/or plasterboard ceiling with emulsion paint finish
- d. Balcony, PES
- Aluminium ceiling and/or moisture resistant ceiling board and/or skim coat with emulsion paint finish
- e. Laundry, Yard, WC
- Skim coat and/or moisture resistant ceiling board with emulsion paint finish

#### For Common Areas: -

- a. Lift Lobbies
- · Skim coat and/or plasterboard ceiling with emulsion paint finish
- Skim coat and/or plasterboard ceiling with emulsion paint finish and/or baffle ceiling to designated areas
- · Plaster and/or skim coat with emulsion paint finish

#### 6 FINISHES

#### WALL

#### For All Apartment Types: -

- a. Living, Dining, Kitchen, Bedrooms, Family Lounge, Private Lift Lobby, Household Shelter, Internal Staircase, Utility, Laundry, Yard
- Plaster and/or skim coat with emulsion paint finish to false ceiling height and on exposed surfaces only
- b. Master Bathroom, other Bathrooms, Powder Room
- · Stone on exposed surfaces only
- c. WC
- · Ceramic and/or homogeneous tile on exposed surfaces only

- (i) No tiles/stone behind kitchen cabinet, bathroom cabinet, mirror, wardrobe and above false ceiling.
- (ii) Timber panel portal fitted for all Type D and Penthouse units at internal corridor area, as designed by the Architect.

#### For Common Areas: -

- a. 1st Storey Entrances and Lift Lobbies, Basement Lift Lobbies, Typical Lift Lobbies, Common Corridors
- Stone and/or tiles to false ceiling height and/or plaster and/or skim coat with emulsion paint
- b. Staircases, Basement Driveway, Carpark and Ramp
- Plaster and/or skim coat with emulsion and/or polyurethane paint. Stone and/or tiles to designated areas

#### FLOOD

#### For All Apartment Types: -

- a. Living, Dining, Private Lift Lobby, Dry Kitchen, Kitchen, Master Bathroom, other Bathrooms Powder Room
- b. Family Lounge, Internal Staircase for Penthouse units only
- Stone and/or engineered timber with matching timber skirting
- c. Utility, WC, Laundry, Yard, Household Shelter
- Tiles with matching skirting
- d. Bedrooms
- Engineered timber with matching timber skirting
- e. Balcony, PES
- · Composite timber
- f. Private Open Roof Terrace
- · Composite timber and/or tiles
- g. Planter, A/C Ledge
- · Cement sand screed

#### For Common Areas: -

- a. Basement and 1st Storey Entrance and Lift Lobbies
- b. Typical Lift Lobbies and Common Corridors
- Stone and/or tiles
- Tiles for basement, 1st storey and 2nd storey, cement sand screed finish for other floors
- d. External Staircase, Handicap Ramp
- Stone and/or tiles and/or washed pebble and/or cement sand screed finish

#### 7 WINDOW

- All windows of the Unit to be fluoropolymer coated aluminium framed windows with clear vision glass and/or frosted glass and/or spandrel glass where appropriate.
- Laminated glass shall be provided to designated areas, as may be required by the authorities.
- All casement windows are top hung or side hung with or without fixed glass panel or sliding and/or any combination of the above mentioned as designed by the Architect.

#### 8 DOOR

#### For All Apartment Types: -

- Approved fire-rated timber door
- b. Private Lift Lobby
- · Decorative door and/or decorative screen
- c. Bedrooms, Powder Room, Bathrooms, Kitchen
- Timber or glass hinged/pivoted or sliding door
- Timber hinged or pivoted or folding or sliding door for Unit Types D1b, Dic, D2a, D2b, D2c, D2d, D2e, Pia, Pic
- · Aluminium or timber hinged or pivoted or folding or sliding door
- · Sliding/folding door
- g. Household Shelter
- · Approved steel door All Apartment Types are fitted with Household Shelter door conceal panel except for Unit Type Pib
- h. Balcony, PES, Private Open Roof Terrace
- $\bullet \ \, \text{Aluminium framed glass and/or structural glazed hinged/pivoted or } \\$ sliding door

Note: Quality locksets and ironmongery shall be provided.

#### 9 SANITARY FITTINGS

#### Master Bathroom

- 2 wash basins with basin mixers and mirror for Unit Types D1a, D1b, D1c, D2a, D2b, D2c, D2d, D2e, and all Penthouse Units; 1 wash basin with basin mixer and mirror for all other Unit Types
- 1 long bath and shower compartment complete with shower/bath mixer set for Unit Types C2c, C2d, D1a, D1b, D1c, D2a, D2b, D2c, D2d, D2e, and all Penthouse Units; 1 shower compartment with shower screen complete with shower mixer set for all other Unit Types
- 1 water closet
- 1 toilet paper holder
- 1 towel rail
- 1 hand towel rail

- Other Bathrooms
   1 wash basin with basin mixer and mirror
- 1 shower compartment with shower screen complete with shower miver set
- 1 water closet
- 1 toilet paper holder
- 1 towel rail
- 1 hand towel rai

- Powder Room
   1 wash basin with basin mixer and mirror
- 1 water closet
- 1 toilet paper holder
- 1 hand towel rail

- 1 water closet
- 1 shower set with tap
- 1 basin with tap • 1 mirror
- 1 toilet paper holder

#### PES/Private Open Roof Terrace

10 ELECTRICAL INSTALLATION

- a. Electrical wiring below false ceiling within the Units shall generally be concealed where possible. Electrical wiring above false ceiling and inside Household Shelter shall be in exposed tray, trunking or conduits.
- b. Electrical Schedule

| ELECTRICAL SCHEDULE FOR APARTMENTS | UNIT TYPE |        |        |        |           |
|------------------------------------|-----------|--------|--------|--------|-----------|
| DESCRIPTION                        | Туре А    | Туре В | Туре С | Type D | Penthouse |
| 1 LIGHTING POINT                   | 6         | 8      | 10     | 17     | 23        |
| 2 POWER POINT                      | 12        | 16     | 19     | 25     | 29        |
| 3 WASHER DRYER POINT               | 1         | 1      | 1      | 0      | 0         |
| 4 WASHING                          |           |        |        |        |           |
| MACHINE POINT                      | 0         | 0      | 0      | 1      | 1         |
| 5 DRYER POINT                      | 0         | 0      | 0      | 1      | 1         |
| 6 WATER HEATER POINT               | 2         | 3      | 3      | 5      | 5         |
| 7 TELEPHONE POINT                  | 3         | 4      | 5      | 6      | 7         |
| 8 DATA POINT                       | 2         | 3      | 4      | 6      | 7         |
| 9 TV POINT                         | 3         | 4      | 5      | 7      | 8         |
| 10 AUDIO VIDEO                     |           |        |        |        |           |
| INTERCOM                           | 1         | 1      | 1      | 1      | 1         |
| 11 DOOR BELL POINT                 | 1         | 1      | 1      | 1      | 1         |
| 12 AC ISOLATOR                     | 2         | 2      | 3      | 5      | 5         |

#### 11 TV/TELEPHONE

Refer to Electrical Schedule.

#### 12 LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance to Singapore Standard SS555: 2010.

#### 13 PAINTING

- a. Internal Wall
- · Emulsion paint
- b. External Wall
- Spray textured coating and/or selected exterior paint to designated areas

#### 14 WATERPROOFING

Waterproofing shall be provided to Bathrooms, Powder Room, Kitchen, Yard, WC, PES, Balcony, open private roof terrace, planter, swimming pool, swimming pool pump room, RC flat roof, landscape deck and other wet areas where applicable

#### 15 DRIVEWAY AND CARPARK

- a. External Driveway and Ramp to Basement
- Stone and/or pavers and/or tarmac and/or concrete to external driveway at designated areas
- b. Carpark and Driveway
- · Concrete floor with power floating and hardener

#### 16 RECREATION FACILITIES

The following is provided: -a. Public Promenade b. Pathway/Forest Walk

- c. 50m Lap Pool
- d. Jacuzzi/ Hydro Spa e. Kid's Pool/Splash Pool with Jumping Jets
- f. Reflective Pools
- g. BBQ Area h. Clubhouse (with Yoga/Pilates Studio, Lounge and Library, Function
- Room & Gym) i. Tennis Court
- Play Area
- Male and Female Changing Rooms with Steam Room
- I. Water Feature

#### 17 ADDITIONAL ITEMS

- a. Kitchen Cabinet
- · Quality built-in high and low cabinets with quartz agglomerate or solid surface worktop complete with sink and kitchen appliances
- Quality wardrobe/walk-in closet (where applicable) provided to all bedrooms
- c. Air-Conditioning
   Unit Types A, B and C Split unit concealed ducted air-conditioning unit to Living, Dining and all Bedrooms
- Unit Type D Split unit concealed ducted air-conditioning unit to Living, Dining, Family Lounge (where applicable), all Bedrooms and Master Bathroom
- Penthouse Split unit concealed ducted air-conditioning unit to Living, Dining, Family Lounge (where applicable), Kitchen, all Bedrooms and Master Bathroom. Split-unit wall mounted air-conditioning unit to Utility
- d. Security System
   In-vehicle Unit (IU) / Card Access for:
  - i. Vehicular entry at entrances ii. Pedestrian entrance gates for residents
  - iii. Lift access CCTV surveillance cameras
- · Audio and video intercom for all units
- e. Hot Water Supply

   Hot water to all Bathrooms, Powder Room, Kitchen and WC

g. Dimmer

C1d, C1f, C2a, C2b, C2c, C2d, D1a, D1b, D1c, D2a, D2b, D2c, D2d, D2e and all Penthouse units

• Town Gas is supplied to Kitchens for Unit Types C1a1, C1a2, C1b, C1c,

- Dimmer to be provided for Living, Dining and Master Bedroom
- h. Motion Detector · Motion detector provided to activate light in Private Lift Lobby (applicable to units with private lift)
- i. Home Network
- j. Private Roof Terrace • Outdoor Jacuzzi for all Penthouse Units

• 1 year Broadband subscription

- - Pool at Private Enclosed Space of Units D2a, D2b, D2c, D2d and D2e at 1st storey only

#### I. Kitchen Appliances

- · Quality kitchen appliances:-
- i. Cooker Hood and Hobii. Built-in Combi-Microwave Oven
- ... Duilt-iii
- iv. Dishwasher
- v. Steam Oven (for Unit Type D & all Penthouse Units)
- vi. Wine Chiller (for Unit Type D & all Penthouse Units)
- vii. Washer cum Dryer (for Ünit Types A, B and C)
- viii. Washing Machine and Dryer (for Unit Type D & all Penthouse Units)

Note: Models for different unit types may vary

#### 18 NOTES

#### A. Marble/Granite

Marble 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/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 or granite selected and installed shall be subject to availability.

#### B. Timber

Timber is a natural material containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber is also subject to thermal expansion and contraction beyond the control of builder and vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required.

#### C. Air-conditioning system

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser shall engage his/her own contractor to service the air-conditioning system regularly in order to ensure the good working condition of the system.

#### D. Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party 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 channels and/or internet access.

## **E.** Materials, Fittings, Equipment, Finishes, Installations and Appliances The brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be

provided subject to Architect's selection, market availability and sole discretion of the Vendor.
 F. Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom

# System, Door Swing Positions and Plaster Ceiling Boards Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

#### G. 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 will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser

#### H. Web Portal of the Housing Project

The Purchaser agrees that the Maintenance Charges and Maintenance Fund be utilised to pay set up fee, 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.

#### I. False Ceiling

The false ceiling provision conceals and allows space for installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. The layout and location of false ceiling and access panels are subject to the Architect's sole discretion and final design.

#### J. Glass and Perimeter Glazing

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.

Perimeter glazing consists of vision and opaque panels.

#### K. Mechanical Ventilation System

Mechanical Ventilation fans and ductings are provided to toilets which are not naturally ventilated.

To ensure good working condition of a mechanical ventilation system, the mechanical ventilation system for the exhaust system is to be maintained by the Purchaser on a regular basis.

#### L. Planters

Planters are designed to take the loading of potted plants only. No soil material or turf/plants will be provided in the planters.

#### M. Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/long bath/vanity cabinet/mirror.

#### N. Dimmable Switches with Remote Control

The living/dining room and master bedroom will be provided with dimmable switches for selected lighting points, which are suitable only for incandescent and halogen bulbs up to a maximum of 420 watts. The Purchaser will have to make his/her own arrangements for replacement of the dimmer with suitable dimmer if other types of lights are used.

#### O. Tiles

Selected tiles sizes and tile surface flatness cannot be perfect and subject to acceptable range described in Singapore Standard SS 483:2000.

#### SALES HOTLINE +65 6270 6686 OR VISIT WWW.CORALS.COM.SG

Developer: Keppel Bay Pte Ltd • Developer's Licence No.: C0996 • Lot No.: 3493T Mukim 01 at Keppel Bay Drive • Tenure of Land: 99 years commencing from 26 February 2007 • Expected Date of Vacant Possession: 31 July 2018 • Expected Date of Legal Completion: 31 July 2021 • Building Approval Plan Nos.: A1182-00005-2000-BP01 (15 January 2013), A1182-00005-2000-BP02 (14 March 2013).

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