# S O P H I A H I L L S

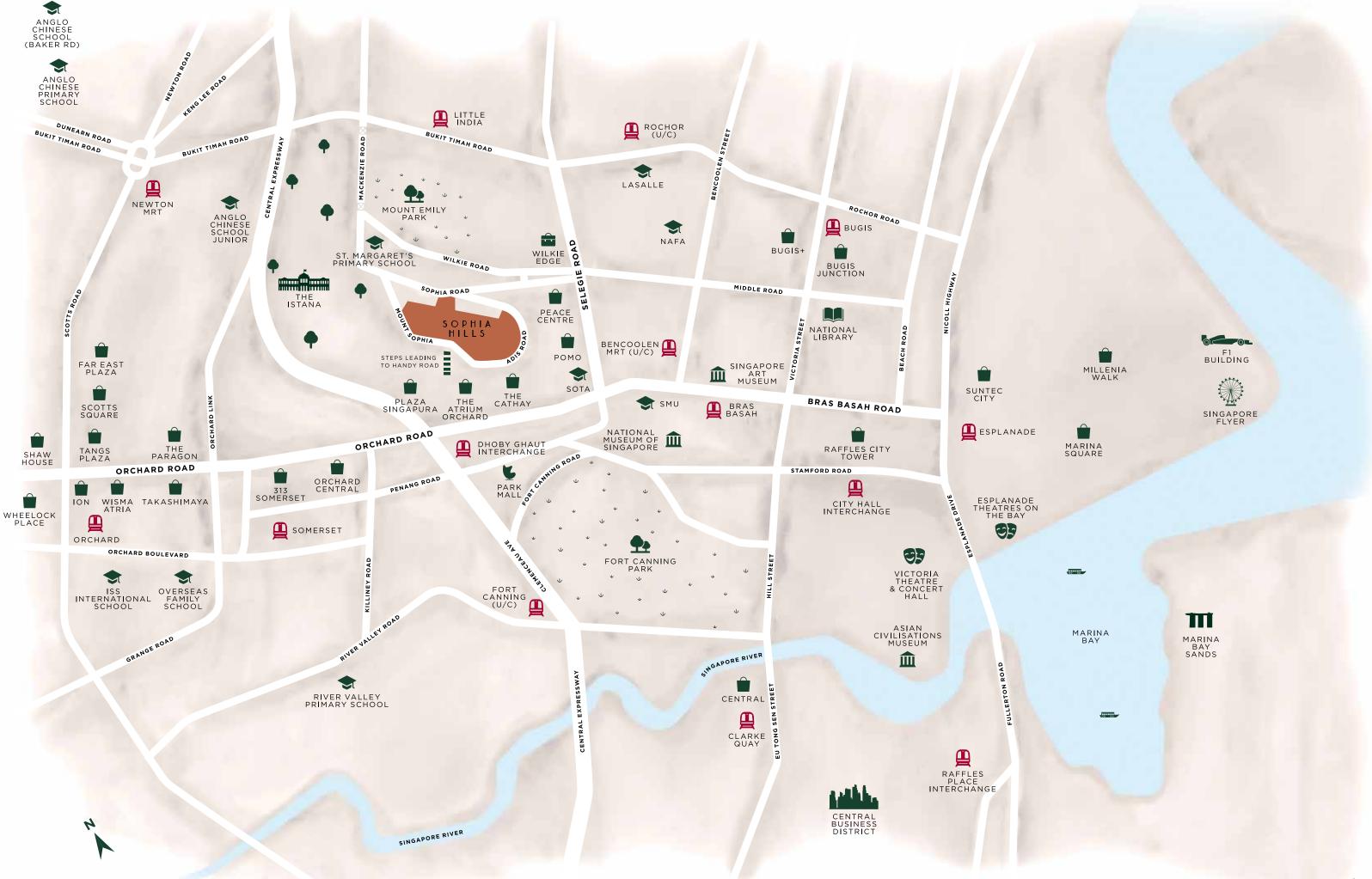
A HUNDRED YEARS IN THE MAKING



#### ELCOME TO THE HILL

Sophia Hills is a 493-units condominium situated on Mount Sophia that also consists of 3 conservation buildings. All 3 conservation buildings will be restored as heritage buildings. One of the conservation buildings, the original Nan Hwa Girls' School, has been designated as a childcare centre / kindergarten. The second one, Trinity Theological College Chapel, is to be converted into a restaurant. The third one, the Olson Building which was part of the Methodist Girl's School, will be used as the Clubhouse for the condominium development.

























# **AMENITIES**

EXQUISITE RESIDENTIAL DEVELOPMENT IN THE HEART OF THE CITY

	_	_
М	к	

		•	<b>决</b>
1	DHOBY GHAUT MRT	0.5 km	7 minutes
	BENCOOLEN MRT	$1.1 \ km$	11 minutes
	BRAS BASAH MRT	1.3 km	17 minutes
	ROCHOR MRT	2.4 km	22 minutes

# SHOPPING MALLS / CINEMAS

		<b>* *</b>		<b></b>	<del></del>
(2)	PLAZA SINGAPURA	•	0.5 km	6 minutes	1 minute
	THE CATHAY	•	$0.5 \ km$	6 minutes	1 minute
	BUGIS +	•	1.6 km	14 minutes	3 minutes
	BUGIS JUNCTION	•	$2.2 \ km$	16 minutes	4 minutes
	313 SOMERSET		3.2 km	28 minutes	6 minutes
3	RAFFLES CITY TOWER		2.4 km	22 minutes	5 minutes
(4)	MARINA BAY SANDS		3.8 km	28 minutes	8 minutes
	CINELEISURE ORCHARD	•	3.4 km	20 minutes	7 minutes
	NGEE ANN CITY		3.3 km	27 minutes	6 minutes
	THE PARAGON		3.7~km	27 minutes	8 minutes
(5)	ION ORCHARD		3.8 km	28 minutes	8 minutes

# PARKS

	<b>1</b>	•	次	6 - o
( <b>6</b> )	MOUNT EMILY PARK FORT CANNING PARK	0.6 km	7 minutes	2 minutes
•	FORT CANNING PARK	1.9 km	22 minutes	6 minutes

	•	<b>茨</b>	<del></del>
NATIONAL MUSEUM OF SINGAPORE	1.4 km	16 minutes	5 minutes
SINGAPORE ART MUSEUM	1.3 km	15 minutes	4 minutes
NATIONAL LIBRARY BOARD	1.4 km	16 minutes	5 minutes

MARINA BAY FINANCIAL CENTRE CENTRAL BUSINESS DISTRICT	 32 minutes 34 minutes	

# SCHOOLS

		•	<b>大</b>	<del></del>
	ST' MAGARET PRIMARY SCHOOL	$0.5 \ km$	6 minutes	2 minutes
_	SCHOOL OF THE ARTS (SOTA)	$1.0 \ km$	12 minutes	4 minutes
(9)	ANGLO CHINESE SCHOOL JUNIOR	$2.7 \ km$	30 minutes	9 minutes
	SINGAPORE MANAGEMENT UNIVERSITY	1.8 km	20 minutes	5 minutes
10	LASELLE COLLEGE OF THE ARTS	1.3 km	15 minutes	5 minutes
	NANYANG ACADEMY OF FINE ARTS	2.2 km	26 minutes	7 minutes













UNIT DISTRIBUTION CHART		1 B E	DROOM		1 BEDRO + STUD	NOM DY	2 B	EDROOM		2 BEDRO + STU	D O M D Y
		01 <b>A5</b>	02 <b>DK5</b>	03 <b>C3</b>	04 <b>DK4a</b>	05 <b>A8</b>	06 <b>A8</b>	07 <b>B1</b>	08 <b>C7</b>	09 <b>DK6</b>	10 <b>A5</b>
вьоск	05	#05-01 <b>A5</b>	#05-02 <b>DK5</b>	#05-03	#05-04 <b>DK4a</b>	#05-05 <b>A8</b>	#05-06 <b>A8</b>	#05-07	#05-08	#05-09 DK6	#05-10 <b>A5</b>
5	04	#04-01 <b>A5</b>	#04-02 <b>DK5</b>	#04-03	#04-04 DK4a	#04-05 <b>A8</b>	#04-06 <b>A8</b>	#04-07	#04-08		#04-10 <b>A5</b>
Mount Sophia SINGAPORE 228453	03	#03-01	#03-02 <b>DK5</b>	#03-03	#03-04 DK4a	#03-05	#03-06	#03-07	#03-08 <b>C7</b>	#03-09 DK6	#03-10 <b>A5</b>
SINGALORE 2204)	02	<b>A5</b> #02-01	#02-02 DK5	#02-03	#02-04 <b>DK4a</b>	<b>A8</b> #02-05 <b>A8-G</b>	<b>A8</b> #02-06 <b>A8-G</b>	#02-07	#02-08	#02-09 DK6	#02-10 <b>A5</b>
	01	#01-01	#01-02	#01-03	#01-04	#01-05	#01-06	<b>B1</b> #01-07	#01-08	#01-09	#01-10
		11	12	13 DK4-	14 <b>C3</b>	15 DKE	16	17 D.C	18 DKE	19 <b>C3</b>	20 <b>DK5</b>
вьоск ——	04	<b>B2</b> #04-11	<b>A6</b> #04-12	<b>DK4a</b> #04-13	#04-14	<b>DK5</b> #04-15	<b>A6</b> #04-16	<b>B6</b> #04-17	<b>DK5</b> #04-18	#04-19	#04-20
7	03	<b>B2</b> #03-11	<b>A6</b> #03-12	<b>DK4a</b> #03-13	<b>C3</b> #03-14	<b>DK5</b> #03-15	<b>A6</b> #03-16	<b>B6</b> #03-17	<b>DK5</b> #03-18	<b>C3</b> #03-19	<b>DK5</b> #03-20
Mount Sophia singapore 228458	02	<b>B2</b> #02-11	<b>A6</b> #02-12	<b>DK4a</b> #02-13	<b>C3</b> #02-14	<b>DK5</b> #02-15	<b>A6</b> #02-16	<b>B6</b> #02-17	<b>DK5</b> #02-18	<b>C3</b> #02-19	<b>DK5</b> #02-20
	01	<b>A2</b> #01-11	<b>A6</b> #01-12	<b>DK4a</b> #01-13	<b>C3-G</b> #01-14	<b>DK5</b> #01-15	<b>A6</b> #01-16	<b>B6</b> #01-17	<b>DK5</b> #01-18	<b>C3-G</b> #01-19	<b>DK5</b> #01-20
		21	22	23	24	25	26	27	28	29	
BLOCK	04	<b>B2</b> #04-21	<b>A6</b> #04-22	<b>DK5</b> #04-23	<b>C3</b> #04-24	<b>A6</b> #04-25	<b>B6</b> #04-26	<b>DK3</b> #04-27	<b>C1</b> #04-28	<b>DK5</b> #04-29	
9	03	<b>B2</b> #03-21	<b>A6</b> #03-22	<b>DK5</b> #03-23	<b>C3</b> #03-24	<b>A6</b> #03-25	<b>B6</b> #03-26	<b>DK3</b> #03-27	<b>C1</b> #03-28	<b>DK5</b> #03-29	
Mount Sophia singapore 228470	02	<b>B2</b> #02-21	<b>A6</b> #02-22	<b>DK5</b> #02-23	<b>C3</b> #02-24	<b>A6</b> #02-25	<b>B6</b> #02-26	<b>DK3</b> #02-27	<b>C1</b> #02-28	<b>DK5</b> #02-29	
	01	<b>A2</b> #01-21	<b>A6</b> #01-22	<b>DK5</b> #01-23	<b>C3-G</b> #01-24	<b>A6</b> #01-25	<b>B6</b> #01-26	<b>DK3</b> #01-27	<b>C1</b> #01-28	<b>DK5</b> #01-29	
		30	31	32	33	34	35	36	37	38	39
вьоск	04	<b>DK5</b> #04-30	<b>C1</b> #04-31	<b>DK3</b> #04-32	<b>B6</b> #04-33	<b>A6</b> #04-34	<b>DK6</b> #04-35	<b>C5</b> #04-36	<b>D2</b> #04-37	<b>A7</b> #04-38	<b>B2</b> #04-39
11	03	<b>DK5</b> #03-30	<b>C1</b> #03-31	<b>DK3</b> #03-32	<b>B6</b> #03-33	<b>A6</b> #03-34	<b>DK6</b> #03-35	<b>C5</b> #03-36	<b>D2</b> #03-37	<b>A7</b> #03-38	<b>B2</b> #03-39
Mount Sophia SINGAPORE 228461	02	<b>DK5</b> #02-30	<b>C1</b> #02-31	<b>DK3</b> #02-32	<b>B6</b> #02-33	<b>A6</b> #02-34	<b>DK6</b> #02-35	<b>C5</b> #02-36	<b>D2</b> #02-37	<b>A7</b> #02-38	<b>B2</b> #02-39
·	01	<b>DK5</b> #01-30	<b>C1</b> #01-31	<b>DK3</b> #01-32	<b>B6</b> #01-33	<b>A6</b> #01-34	<b>DK6</b> #01-35	<b>C5-G</b> #01-36	<b>D2</b> #01-37	<b>A7</b> #01-38	<b>A2</b> #01-39
		40	41	42	43	44	45				
BLOCK	04	<b>B4</b> #04-40	<b>B7</b> #04-41	<b>DK1</b> #04-42	<b>C6</b> #04-43	<b>B5</b> #04-44	<b>DK2</b> #04-45				
13	03	<b>B4</b> #03-40	<b>B7</b> #03-41	<b>DK1</b> #03-42	<b>C6</b> #03-43	<b>B5</b> #03-44	<b>DK2</b> #03-45				
Mount Sophia	02	<b>B4</b> #02-40	<b>B7</b> #02-41	<b>DK1</b> #02-42	<b>C6</b> #02-43	<b>B5</b> #02-44	DK2 #02-45				
SINGAPORE 228471	01	<b>B4</b> #01-40	<b>A4</b> #01-41	<b>DK1-G</b> #01-42	<b>C6</b> #01-43	<b>B5</b> #01-44	<b>DK2-G</b> #01-45				
	04	46 DK2	47 <b>B5</b>	48 <b>C6</b>	49 DK1	50 <b>B7</b>	51 <b>B4</b>				
15	03	#04-46 DK2	#04-47	#04-48	#04-49 <b>DK1</b>	#04-50	#04-51				
Mount Sophia	02	#03-46 DK2	#03-47 <b>B5</b>	#03-48 <b>C6</b>	#03-49 <b>DK1</b>	#03-50 <b>B7</b>	#03-51 <b>B4</b>				
SINGAPORE 228472	01	#02-46 <b>DK2-G</b>	#02-47 <b>B5</b>	#02-48 <b>C6</b>	#02-49 <b>DK1-G</b>	#02-50 <b>A4</b> #01-50	#02-51 <b>B4</b>				
	01	#01-46	#01-47	#01-48	#01-49	#01-50	#01-51				
		52 <b>DK4</b>		54 5 OK8 DI		57 <b>DK4</b>	58 <b>B3</b>	BLOCK 1	7 BLOCK 19 56 61 62 63 64 65	BLOCK 21	CK 23 BLOCK
вьоск <b>1 7</b>	04		#04-53 #0		1-55 #04-	56 #04-5		[52] [58] 5		69 68 73 76 75	74 82 81 84 83 S
<b>17</b> Mount Sophia	03		#03-53 #0	3-54 #03		56 #03-5				48 49 50441 42 47 46 51 40 45	43)
SINGAPORE 228473	02		<del>*02-53</del> #0		2-55 #02-	56 #02-5				BLOCK 15 BLOCK 1	3
	01	#	#01-53 #C		-55 #01-!			×			36/13 BI

2-BEDROOM DUAL KEY 3 BEDROOM + UTILITY DISTRIBUTION 3 BEDROOM CHART 62 63 59 **DK7**#06-61
#06-62 **DK8** #06-63 DK8 C2 #06-64 #06-65 **DK4** #06-66 **A6 DK4** #06-60 BLOCK **DK7** #05-61 **DK8** #05-64 **C2** #05-65 **A6** #05-62 19 **DK4 DK7** #04-61 **A6** #04-62 #04-63 #04-65 #04-67 Mount Sophia DK7 DK8 DK8 C2 SINGAPORE 228474 #03-61 #03-62 #03-63 #03-64 #03-65 **A6**#02-59
#02-60 **DK7** #02-61 **A6** #02-62 DK8 DK8 #02-63 #02-64 #02-65 #02-66 **A6**#01-62

#01-63 **C2-G** #01-65 DK8 #01-64 68 69 70 71 72 73 **B3** #07-68 **DK4** #07-69 **C2** #07-70 **A6** #07-71 **B3** #06-68 **DK4** #06-69 **C2**#06-70 **A6**#06-71 **DK4 DK7** #06-73 BLOCK C2 A6 #05-70 #05-71 **B3** #05-68 21 **B3** #04-68 **C2 A6** #04-71 #04-72 #04-73 Mount Sophia **DK4** #03-69 **C2**#03-70 **A6**#03-71 DK4 SINGAPORE 228475 **B3** #03-68 DK7 #03-72 #03-73 **C2**#02-70 **A6**#02-71 **DK4** #02-72 **B3** #02-68 **DK4** #02-69 **DK7** #02-73 **C2-G** #01-70 **A3** #01-68 74 75 77 78 79 82 **DK7** #06-76 **DK4** #06-77 **C2**#06-81 **A6**#06-82 **A6** #06-75 **DK4** #05-77 **DK8** #05-78 **DK8** #05-79 **C2** #05-81 BLOCK 23 **DK8** #04-78 **DK8** #04-79 **A6**#04-75
#04-76
#04-77 **DK4 C2 A6** #04-80 #04-81 Mount Sophia **DK4** #03-77 **C2** #03-81 SINGAPORE 228476 **DK7 DK4** #02-77 **DK8** #02-79 **C2** #02-81 **A6** #01-75 **DK7** #01-76 **DK4** #01-77 **DK8** #01-78 **DK8** #01-79 83 **C2** #06-84 **DK4** #06-85 **DK8** #06-86 DK8 #06-87 #06-88 #06-91 A6 #05-83 #05-84 #05-85 DK8 DK8 DK4 DK7 #05-86 #05-87 #05-88 BLOCK **A6**#04-83

#04-84

#04-85 **DK8** #04-86 **DK4** #04-88 **B3** #04-91 25 DK8 **A6** #04-90 #04-87 #04-89 **A6 C2 DK4 DK8** #03-83 #03-84 #03-85 #03-86 **DK7** #03-89 **A6** #03-90 **B3** #03-91 Mount Sophia #03-87 #03-88 SINGAPORE 228477 **DK8** #02-86 C2 DK4 #02-84 #02-85 **DK8** #02-87 **DK4** #02-88 **DK7** #02-89 **A6** #02-90 **DK4** #01-85 **DK8** #01-86 **DK8** #01-87 **C2-G** #01-84 **DK4** #01-88 **DK7** #01-89 92 95 96 98 99 **DK7** #06-92 **DK4** #06-93 **C4** #06-94 DK8a DK8 DK8 **D1** #06-98 #06-100 DK8a DK8 #05-100 #05-92 #05-93 #05-94 #05-96 #05-97 BLOCK **DK7 DK4** #04-93 **C4** #04-94 DK8 **D1** #04-98 **C8** #04-99 27 DK8a DK8 #04-100 #04-95 #04-96 #04-97 **D8a** #03-95 **DK8** #03-96 **DK8** #03-97 **DK7** #03-92 **DK4** #03-93 **C4** #03-94 **D1** #03-98 **C8** #03-9 **A1** #03-100 Mount Sophia SINGAPORE 228478

**D1** #02-98

**C8** #02-99 **A1** #02-100

#01-100

**DK7 DK4** #02-93

DK7

**C4** #02-94

> **C4-G** #01-94

**DK8a** #02-95

DK8a

#02-96

DK8

#02-97

DK8

UNIT

# 1 BEDROOM

# TYPE A1

43 SQM / 463 SQFT INCLUSIVE OF 7 SQM PES / BALCONY & 1 SQM AC LEDGE

LINIT

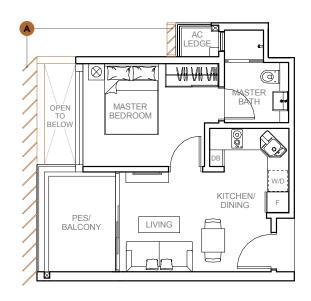
**BLOCK 27** #01-100 (PES)

**BLOCK 27** #02-100 TO #06-100

SCREENING



## **BLOCK 27** #06-100



# TYPE A2

47 SQM / 506 SQFT INCLUSIVE OF 7 SQM PES & 3 SQM AC LEDGE

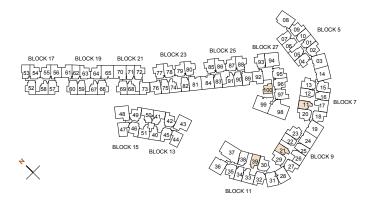
UNIT

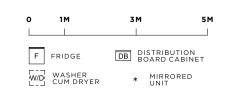
**BLOCK 7** #01-11

BLOCK 9 #01-21

BLOCK 11 #01-39\*







# 1 BEDROOM

# TYPE A3

47 SQM / 506 SQFT INCLUSIVE OF 7 SQM PES & 3 SQM AC LEDGE

UNIT

**BLOCK 17** 

BLOCK 19

BLOCK 21

BLOCK 23

**BLOCK 25** #01-91\*

# TYPE A4

48 SQM / 517 SQFT INCLUSIVE OF 7 SQM PES & 3 SQM AC LEDGE

UNIT

**BLOCK 13** #01-41

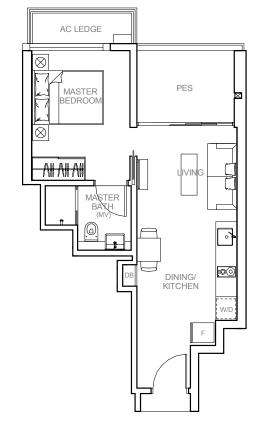
BLOCK 15

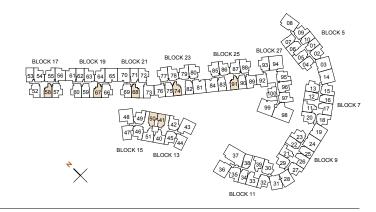


WD WASHER CUM DRYER

F FRIDGE

DB DISTRIBUTION BOARD CABINET





# 1 BEDROOM + STUDY

# 1 BEDROOM + STUDY

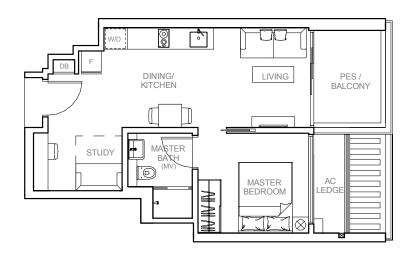
# TYPE A5

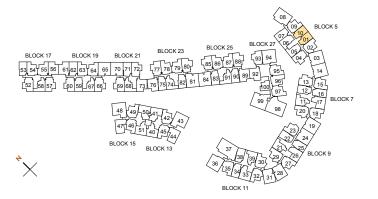
52 SQM / 560 SQFT

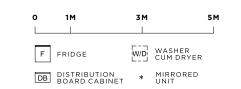
INCLUSIVE OF 7 SQM PES / BALCONY & 3 SQM AC LEDGE

LINIT

#01-01 (PES)\* #02-01 TO #05-01\* #01-10 (PES) #02-10 TO #05-10









# TYPE A6

53 SQM / 570 SQFT

INCLUSIVE OF 7 SQM PES / BALCONY & 3 SQM AC LEDGE

UNIT

BLOCK 7 #01-12 (PES)\* #02-12 TO #04-12\* #01-16 (PES)\* #02-16 TO #04-16\*

#01-22 (PES)\* #02-22 TO #04-22\* #01-25 (PES)\* #02-25 TO #04-25\*

**BLOCK 11** #01-34 (PES) #02-34 TO #04-34

#02-59 (PES) #03-59 TO #06-59 #01-62 (PES) #02-62 TO #06-62

**BLOCK 21** #01-71 (PES) #02-71 TO #07-71

#01-75 (PES)\* #02-75 TO #06-75\* #01-82 (PES)\* #02-82 TO #06-82\*

#01-83 (PES) #02-83 TO #06-83 #01-90 (PES) #02-90 TO #06-90

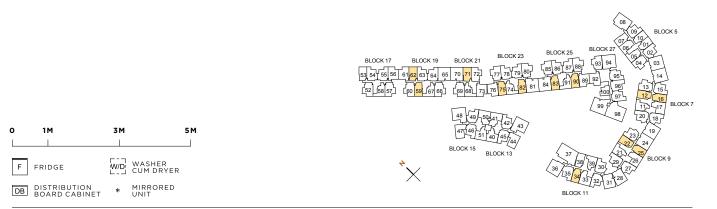
SCREENING



**BLOCK 21** #07-71

**BLOCK 23** #06-75\* #06-82\*

**BLOCK 25** #06-83 #06-90



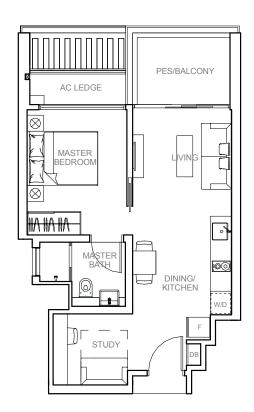
# 1 BEDROOM + STUDY

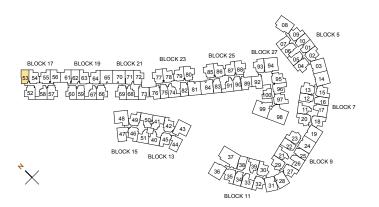
# TYPE A6a

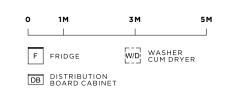
53 SQM / 570 SQFT INCLUSIVE OF 7 SQM PES / BALCONY & 3 SQM AC LEDGE

LINIT

**BLOCK 17** #01-53 (PES) #02-53







# 1 BEDROOM + STUDY

# TYPE A7

53 SQM / 570 SQFT INCLUSIVE OF 7 SQM PES / BALCONY & 3 SQM AC LEDGE

UNIT

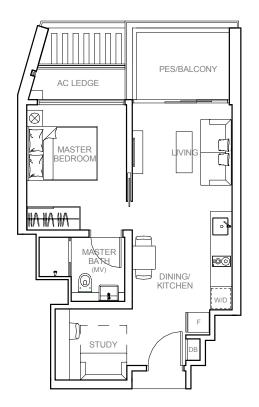
**BLOCK 11** #01-38 (PES) #02-38 TO #04-38

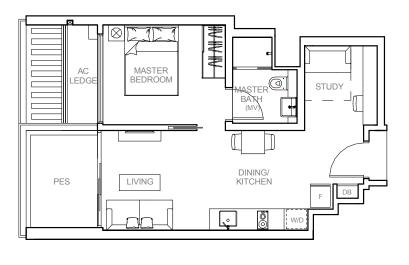
# TYPE A8-G

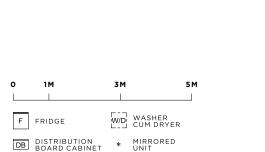
53 SQM / 570 SQFT INCLUSIVE OF 7 SQM PES & 3 SQM AC LEDGE

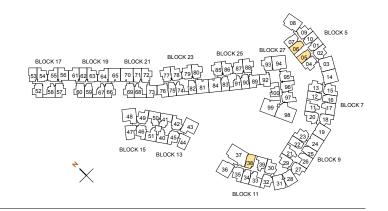
UNI

**BLOCK 5** #01-05 #01-06\*









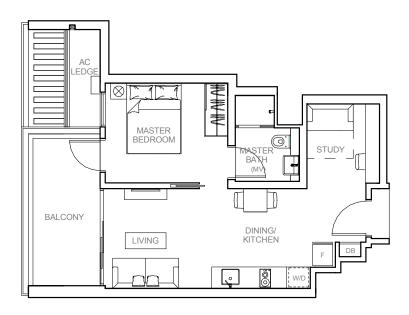
# 1 BEDROOM + STUDY

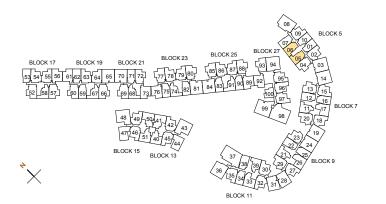
# TYPE A8

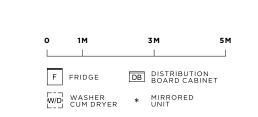
57 SQM / 614 SQFT INCLUSIVE OF 11 SQM BALCONY & 3 SQM AC LEDGE

LINIT

**BLOCK 5** #02-05 TO #05-05 #02-06 TO #05-06\*







# 2 BEDROOM

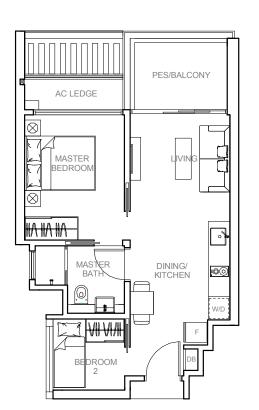
# TYPE B1

53 SQM / 570 SQFT INCLUSIVE OF 7 SQM PES / BALCONY & 3 SQM AC LEDGE

UNIT

**BLOCK 5** #01-07 (PES)\* #02-07 TO #05-07\*

**BLOCK 17** #03-53 #04-53



# TYPE B2

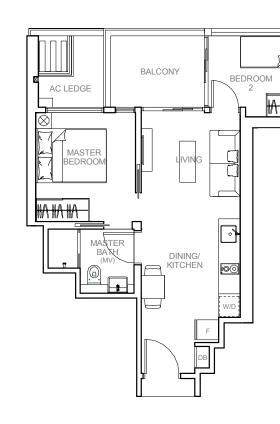
54 SQM / 581 SQFT INCLUSIVE OF 7 SQM BALCONY & 3 SQM AC LEDGE

UNI

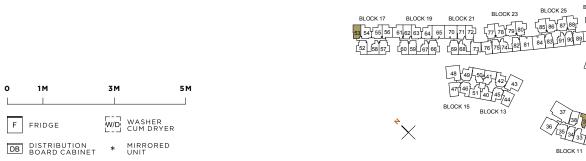
**BLOCK 7** #02-11 TO #04-11

**BLOCK 9** #02-21 TO #04-21

**BLOCK 11** #02-39 TO #04-39\*



IN IIA IIA



# 2 BEDROOM

# TYPE B3

55 SQM / 592 SQFT

INCLUSIVE OF 9 SQM BALCONY & 4 SQM AC LEDGE

LINIT

BLOCK 17

#03-58\* #04-58\*

**BLOCK 19** #03-67 TO #06-67\*

**BLOCK 21** #02-68 TO #07-68

**BLOCK 23** #02-74 TO #06-74

**BLOCK 25** #02-91 TO #06-91\*

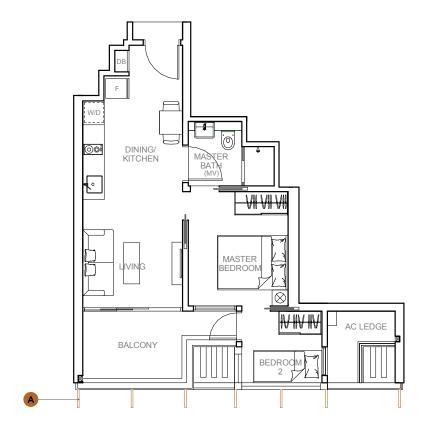
SCREENING

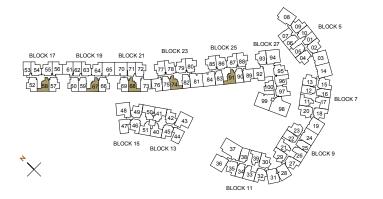


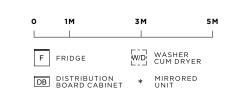
**BLOCK 21** #07-68

**BLOCK 23** #06-74

**BLOCK 25** #06-91\*







# 2 BEDROOM

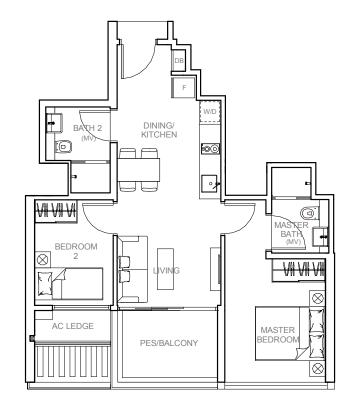
# TYPE B4

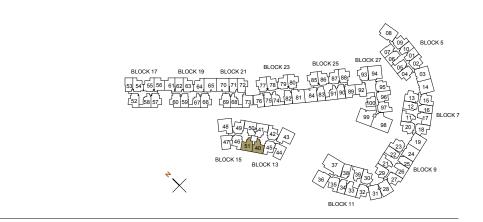
62 SQM / 667 SQFT INCLUSIVE OF 7 SQM PES / BALCONY & 3 SQM AC LEDGE

LINIT

**BLOCK 13** #01-40 (PES) #02-40 TO #04-40

**BLOCK 15** #01-51 (PES)\* #02-51 TO #04-51\*





WD WASHER CUM DRYER

F FRIDGE

DB DISTRIBUTION BOARD CABINET

# 2 BEDROOM

# 2-BEDROOM + STUDY

# TYPE B5

65 SQM / 700 SQFT INCLUSIVE OF 7 SQM PES / BALCONY & 3 SQM AC LEDGE

**BLOCK 13** #01-44 (PES)\* #02-44 TO #04-44\*

**BLOCK 15** #01-47 (PES) #02-47 TO #04-47

# WW /W MASTER BEDROOM AC LEDGE PES/BALCONY

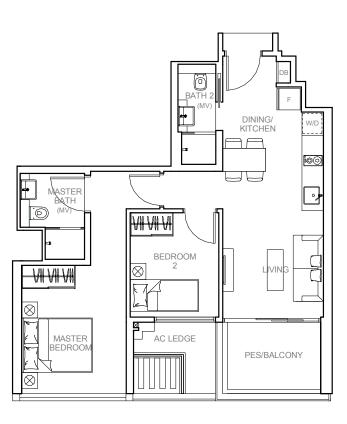
# TYPE B6

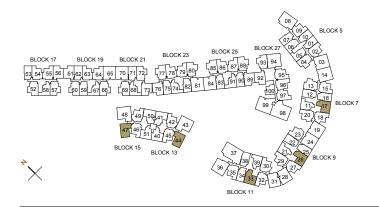
67 SQM / 721 SQFT INCLUSIVE OF 7 SQM PES / BALCONY & 4 SQM AC LEDGE

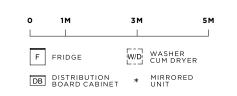
**BLOCK 7** #01-17 (PES) #02-17 TO #04-17

**BLOCK 9** #01-26 (PES) #02-26 TO #04-26

**BLOCK 11** #01-33 (PES)\* #02-33 TO #04-33\*







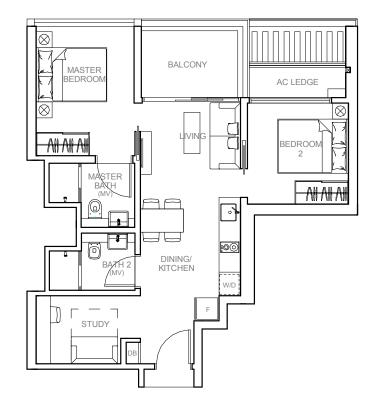
F FRIDGE

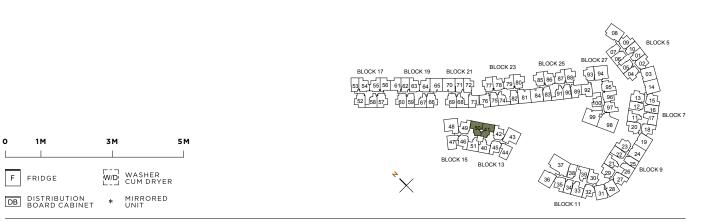
# TYPE B7

68 SQM / 732 SQFT INCLUSIVE OF 7 SQM BALCONY & 3 SQM AC LEDGE

**BLOCK 13** #02-41 TO #04-41

**BLOCK 15** #02-50 TO #04-50\*





PES

# TYPE DK1-G

70 SQM / 753 SQFT INCLUSIVE OF 13 SQM PES & 4 SQM AC LEDGE

LINIT

**BLOCK 13** #01-42

**BLOCK 15** #01-49\*

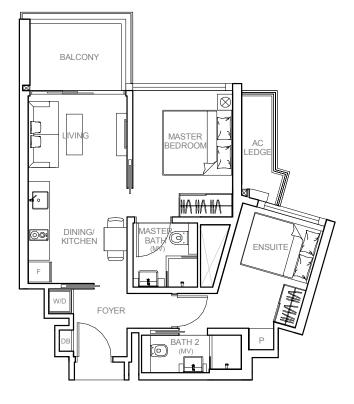
# TYPE DK1

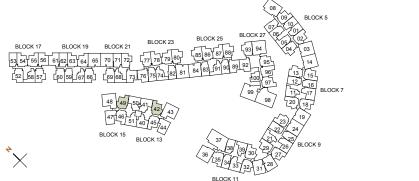
64 SQM / 689 SQFT INCLUSIVE OF 7 SQM BALCONY & 4 SQM AC LEDGE

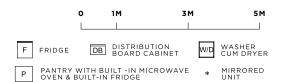
UNI

**BLOCK 13** #02-42 TO #04-42

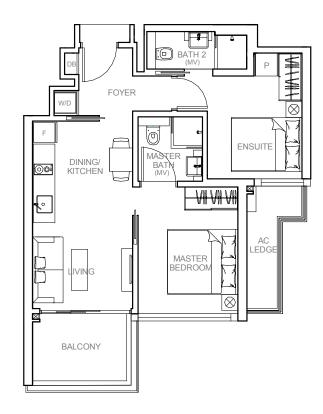
**BLOCK 15** #02-49 TO #04-49\*







# 2-BEDROOM DUAL KEY



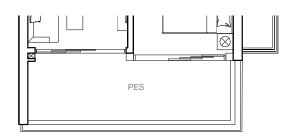
# TYPE DK2

64 SQM / 689 SQFT INCLUSIVE OF 7 SQM BALCONY & 5 SQM AC LEDGE

UNIT

**BLOCK 13** #02-45 TO #04-45

**BLOCK 15** #02-46 TO #04-46\*



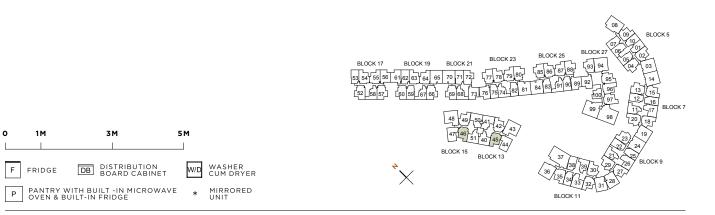
# **TYPE DK2-G**

70 SQM / 753 SQFT INCLUSIVE OF 13 SQM PES & 5 SQM AC LEDGE

UNI

**BLOCK 13** #01-45

BLOCK 15 #01-46\*



# TYPE DK3

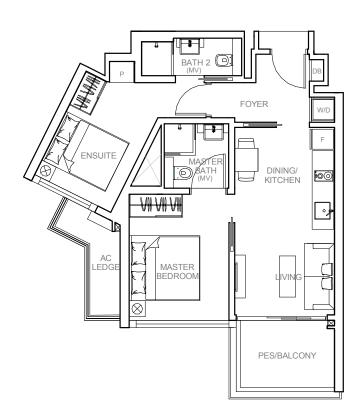
65 SQM / 700 SQFT

INCLUSIVE OF 7 SQM PES / BALCONY & 4 SQM AC LEDGE

UNIT

**BLOCK 9** #01-27 (PES) #02-27 TO #04-27

**BLOCK 11** #01-32 (PES)\* #02-32 TO #04-32\*



# 

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. BP Approval No. A0712-01131-2013-BP01 dated 09/10/2014

# 2-BEDROOM DUAL KEY

# TYPE DK4

65 SQM / 700 SQFT INCLUSIVE OF 7 SQM PES / BALCONY & 3 SQM AC LEDGE

UNIT

**BLOCK 17** #02-52 (PES)\* #03-52\*, #04-52\* #02-57 (PES) #03-57, #04-57

#02-60 (PES)\* #03-60 TO #06-60\* #02-66 (PES) #03-66 TO #06-66

**BLOCK 21** #01-69 (PES)\* #02-69 TO #07-69\* #01-72 (PES)\* #02-72 TO #07-72\* #01-77 (PES) #02-77 TO #06-77 #01-80 (PES)\* #02-80 TO #06-80\*

**BLOCK 25** #01-85 (PES) #02-85 TO #06-85 #01-88 (PES)\* #02-88 TO #06-88\*

**BLOCK 27** #01-93 (PES) #02-93 TO #06-93

SCREENING

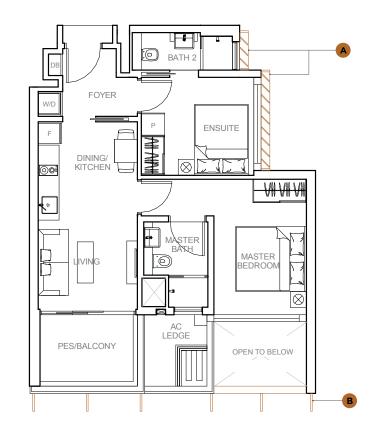
**BLOCK 21** #07-69\* #07-72\*

**BLOCK 23** #06-77 #06-80\*

SCREENING

**BLOCK 25** #06-85 #06-88\*

**BLOCK 27** #06-93



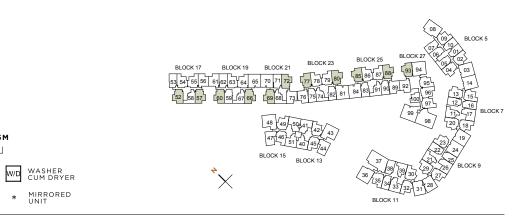
3 M

F FRIDGE DB DISTRIBUTION BOARD CABINET

P PANTRY WITH BUILT -IN MICROWAVE OVEN & BUILT-IN FRIDGE



W/D WASHER CUM DRYER



# TYPE DK4a

#### 65 SQM / 700 SQFT

INCLUSIVE OF 7 SQM PES / BALCONY & 3 SQM AC LEDGE

## BLOCK 5

#01-04 (PES) #02-04 TO #05-04

#### BLOCK 7

#01-13 (PES)\* #02-13 TO #04-13\*

# FOYER (O)(O)( VII VII VII PES/BALCONY

# TYPE DK5

### 65 SQM / 700 SQFT

INCLUSIVE OF 7 SQM PES / BALCONY & 4 SQM AC LEDGE

UNIT

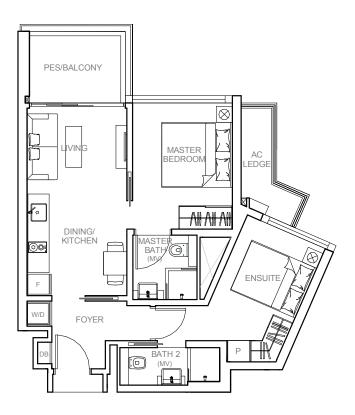
**BLOCK 5** #01-02 (PES) #02-02 TO #05-02

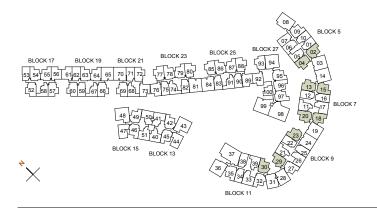
## BLOCK 7

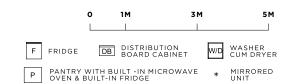
#01-15 (PES)\* #02-15 TO #04-15\* #01-18 (PES) #02-18 TO #04-18 #01-20 (PES)\* #02-20 TO #04-20\*

#01-23 (PES) #02-23 TO #04-23 #01-29 (PES)\* #02-29 TO #04-29\*

**BLOCK 11** #01-30 (PES) #02-30 TO #04-30







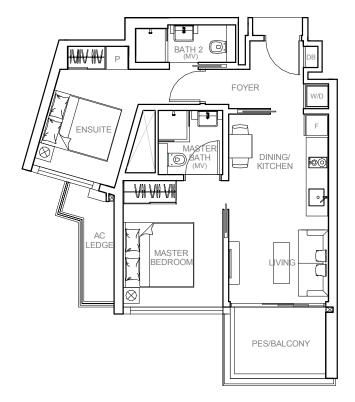
# 2-BEDROOM **DUAL KEY**

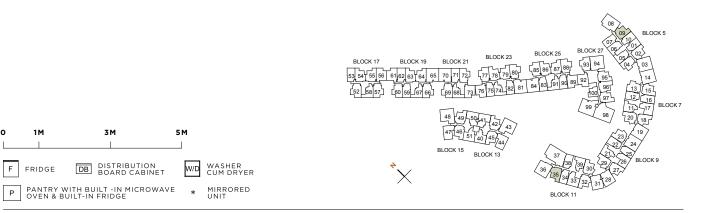
# TYPE DK6

65 SQM / 700 SQFT INCLUSIVE OF 7 SQM PES / BALCONY & 4 SQM AC LEDGE

**BLOCK 5** #01-09 (PES)\* #02-09 TO #05-09\*

**BLOCK 11** #01-35 (PES) #02-35 TO #04-35





F FRIDGE DB DISTRIBUTION BOARD CABINET

# 2-BEDROOM DUAL KEY

OPEN TO BELOW

MASTER BEDROOM

AH AH AH

PES/BALCONY

KITCHEN

FOYER

<u>:</u>

**©**@:

# TYPE DK7

65 SQM / 700 SQFT

INCLUSIVE OF 7 SQM PES / BALCONY & 3 SQM AC LEDGE

UNIT

**BLOCK 17** #01-56 (PES)\* #02-56 TO #04-56\*

**BLOCK 19** #01-61 (PES) #02-61 TO #06-61

**BLOCK 21** #01-73 (PES) #02-73 TO #07-73

**BLOCK 23** #01-76 (PES)\* #02-76 TO #06-76\*

**BLOCK 25** #01-89 (PES) #02-89 TO #06-89

**BLOCK 27** #01-92 (PES)\* #02-92 TO #06-92\*

SCREENING

A

**BLOCK 21** #07-73

**BLOCK 23** #06-76\*

**BLOCK 25** #06-89

WALL

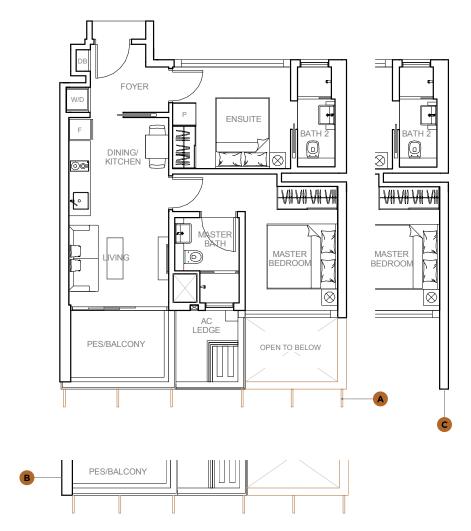


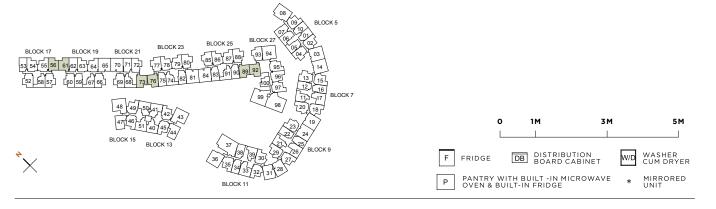
**BLOCK 27** #06-92\*

WALL



**BLOCK 19** #05-61 #06-61





66 SQM / 710 SQFT INCLUSIVE OF 7 SQM PES / BALCONY & 5 SQM AC LEDGE

UNIT

#01-54 (PES) #02-54 TO #04-54 #01-55 (PES)\* #02-55 TO #04-55\*

TYPE DK8

#01-63 (PES) #02-63 TO #06-63 #01-64 (PES)\* #02-64 TO #06-64\*

#01-78 (PES) #02-78 TO #06-78 #01-79 (PES)\* #02-79 TO #06-79\*

#01-86 (PES) #02-86 TO #06-86 #01-87 (PES)\* #02-87 TO #06-87\*

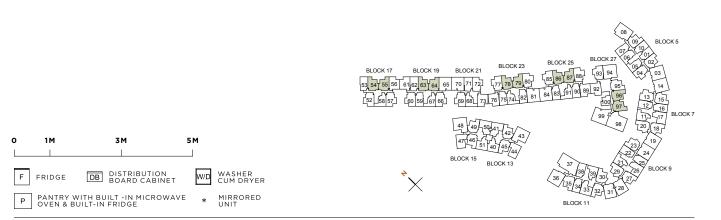
#01-96 (PES) #02-96 TO #06-96 #01-97 (PES)\* #02-97 TO #06-97\*

SCREENING



**BLOCK 23** #06-78 #06-79\*

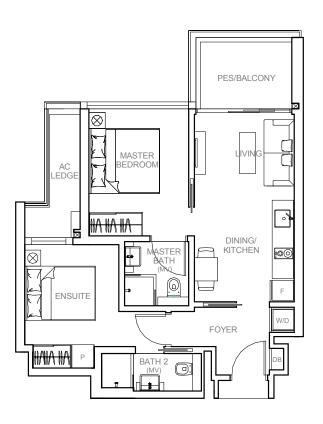
**BLOCK 25** #06-86 #06-87\*

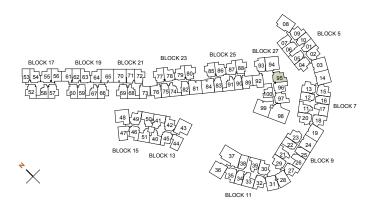


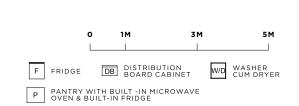
TYPE DK8a

66 SQM / 710 SQFT INCLUSIVE OF 7 SQM PES / BALCONY & 5 SQM AC LEDGE

**BLOCK 27** #01-95 (PES) #02-95 TO #06-95







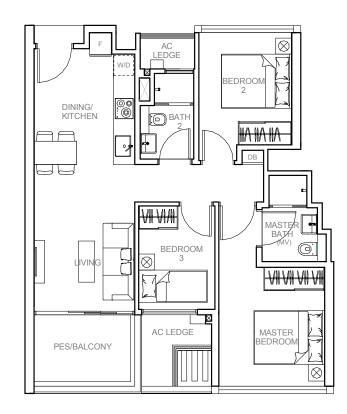
# **3-BEDROOM**

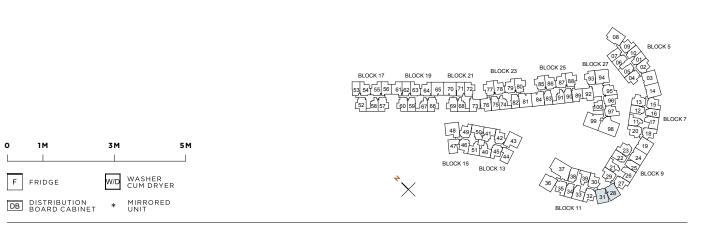
# TYPE C1

79 SQM / 850 SQFT INCLUSIVE OF 7 SQM PES / BALCONY & 5 SQM AC LEDGE

**BLOCK 9** #01-28 (PES)\* #02-28 TO #04-28\*

**BLOCK 11** #01-31 (PES) #02-31 TO #04-31





# **3-BEDROOM**

# TYPE C2-G

91 SQM / 980 SQFT INCLUSIVE OF 11 SQM PES & 5 SQM AC LEDGE

UNIT

**BLOCK 19 BLOCK 23** #01-65\* #01-81

**BLOCK 21 BLOCK 25** #01-84\*

# TYPE C2

89 SQM / 958 SQFT INCLUSIVE OF 8 SQM BALCONY & 6 SQM AC LEDGE

LINUT

**BLOCK 19** #02-65 TO #06-65\*

**BLOCK 21** #02-70 TO #07-70

**BLOCK 23** #02-81 TO #06-81

**BLOCK 25** #02-84 TO #06-84\*

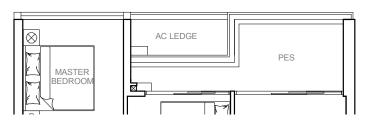
SCREENING

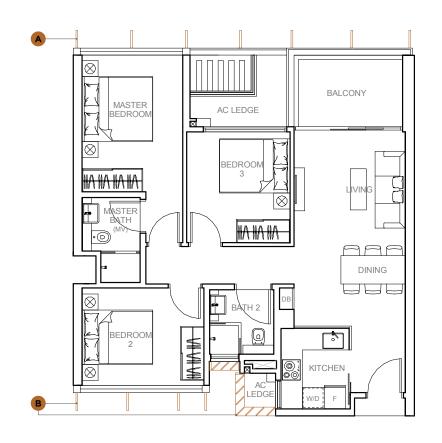
SCREENING



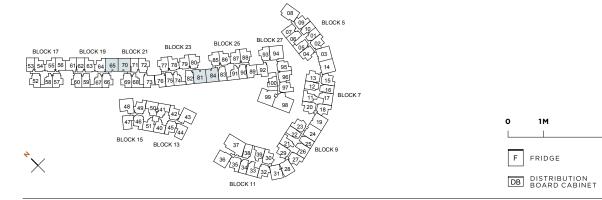
BLOCK 23

**BLOCK 25** #06-84\*

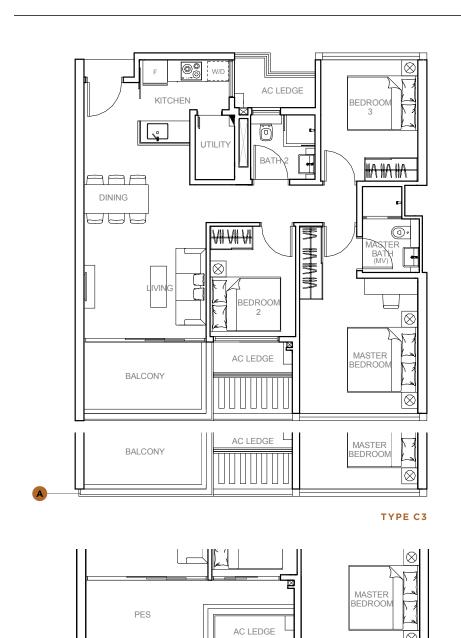




WASHER CUM DRYER



# 3-BEDROOM + UTILITY



AC LEDGE

# TYPE C3

94 SQM / 1012 SQFT

INCLUSIVE OF 8 SQM BALCONY & 6 SQM AC LEDGE

UNIT

**BLOCK 5** #02-03 TO #05-03\*

BLOCK 7

#02-14 TO #04-14 #02-19 TO #04-19\*

**BLOCK 9** #02-24 TO #04-24

RAILING

A

**BLOCK 9** #02-24 TO #04-24

# TYPE C3-G

97 SQM / 1044 SQFT

INCLUSIVE OF 11 SQM PES & 6 SQM AC LEDGE

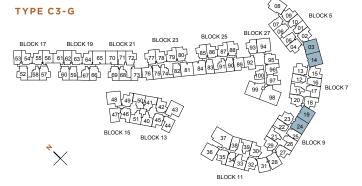
UNI

BLOCK 5 BLOCK 9 #01-24

**BLOCK 7** #01-14 #01-19\*

RAILING

BLOCK 9





PES

MASTER BEDROOM

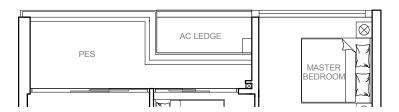
# **3-BEDROOM** + UTILITY

# **3-BEDROOM** + UTILITY

# TYPE C4-G

99 SQM / 1066 SQFT INCLUSIVE OF 11 SQM PES & 7 SQM AC LEDGE

**BLOCK 27** #01-94



# TYPE C4

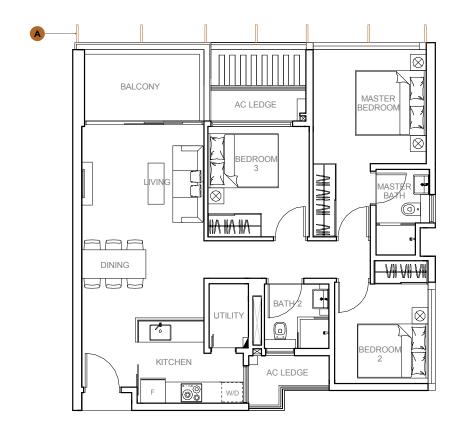
95 SQM / 1023 SQFT INCLUSIVE OF 8 SQM BALCONY & 6 SQM AC LEDGE

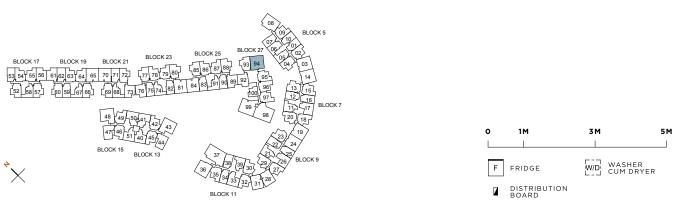
BLOCK 27 #02-94 TO #06-94

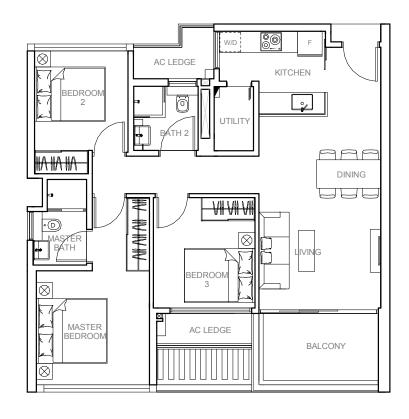
SCREENING



BLOCK 27 #06-94





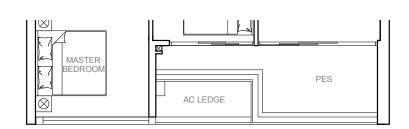


# TYPE C5

95 SQM / 1023 SQFT

INCLUSIVE OF 8 SQM BALCONY & 6 SQM AC LEDGE

**BLOCK 11** #02-36 TO #04-36



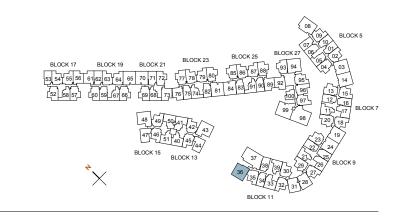
W/D WASHER CUM DRYER

# TYPE C5-G

98 SQM / 1055 SQFT

UNIT

**BLOCK 11** #01-36



# 3-BEDROOM + UTILITY

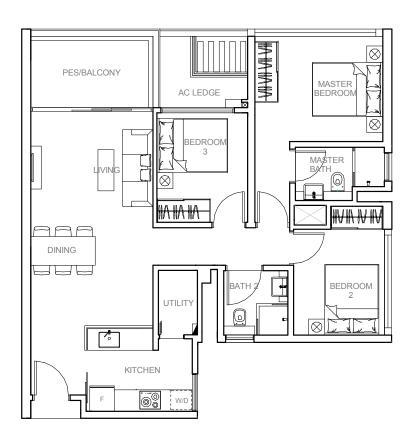
# TYPE C6

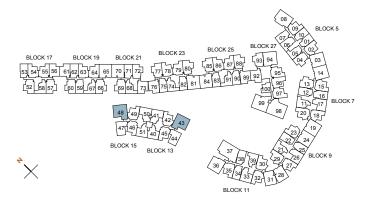
95 SQM / 1023 SQFT INCLUSIVE OF 8 SQM PES / BALCONY & 4 SQM AC LEDGE

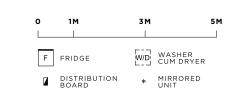
LINUT

**BLOCK 13** #01-43 (PES) #02-43 TO #04-43

**BLOCK 15** #01-48 (PES)\* #02-48 TO #04-48\*







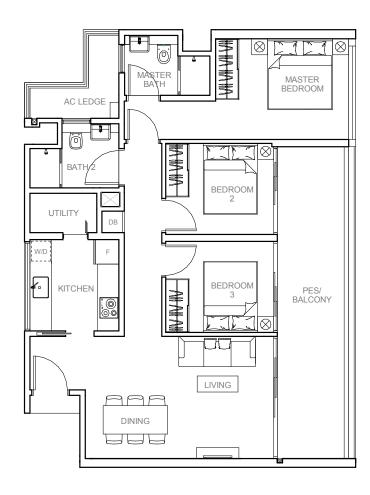
# 3-BEDROOM + UTILITY

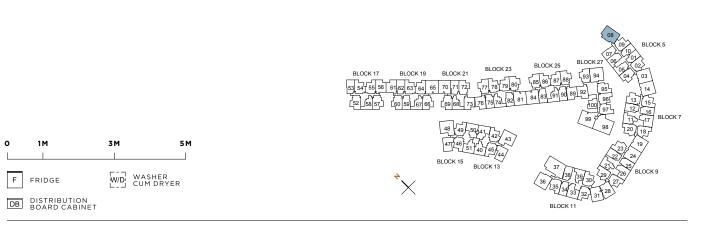
# TYPE C7

105 SQM / 1130 SQFT INCLUSIVE OF 20 SQM PES / BALCONY & 5 SQM AC LEDGE

INIT

**BLOCK 5** #01-08 (PES) #02-08 TO #05-08





# 3-BEDROOM + UTILITY + PRIVATE LIFT

# TYPE C8

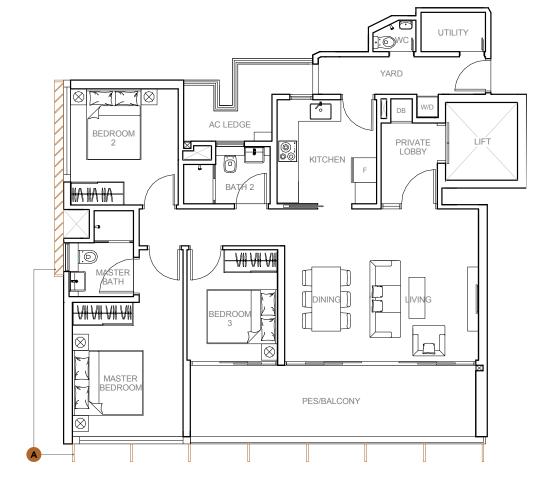
122 SQM / 1313 SQFT INCLUSIVE OF 19 SQM PES / BALCONY & 6 SQM AC LEDGE

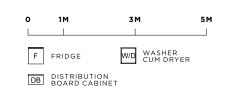
UNIT

**BLOCK 27** #01-99 (PES) #02-99 TO #06-99

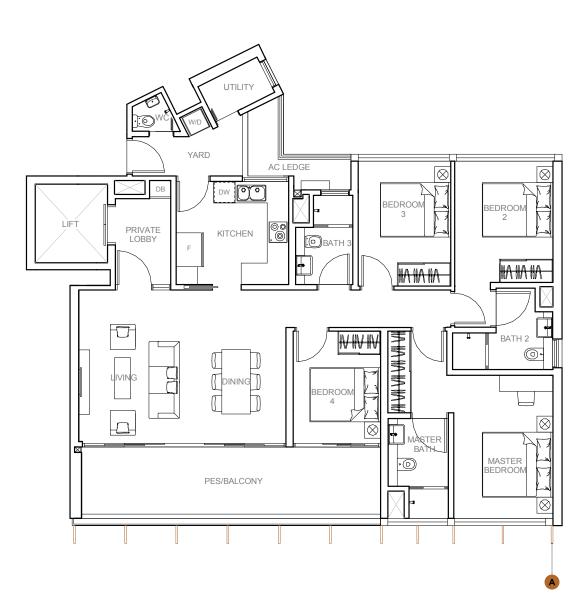
SCREENING







# 4-BEDROOM + UTILITY + PRIVATE LIFT



# TYPE D1

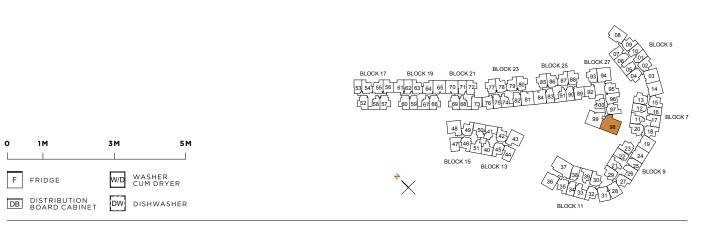
143 SQM / 1539 SQFT INCLUSIVE OF 20 SQM PES / BALCONY & 4 SQM AC LEDGE

UNIT

**BLOCK 27** #01-98 (PES) #02-98 TO #06-98

SCREENING





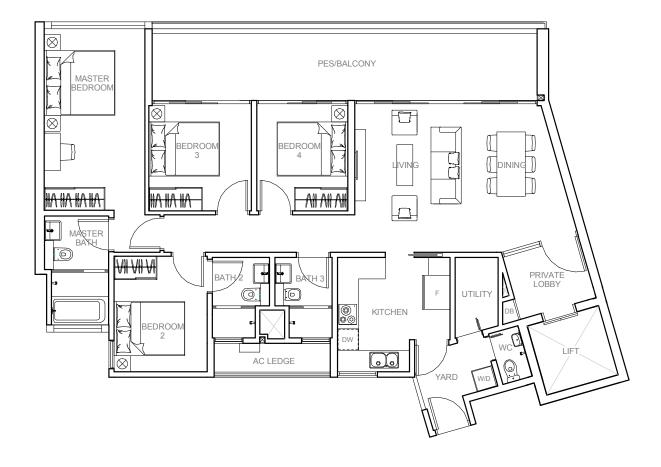
# 4-BEDROOM + UTILITY + PRIVATE LIFT

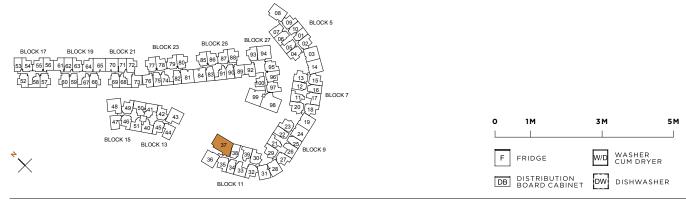
# TYPE D2

143 SQM / 1539 SQFT INCLUSIVE OF 25 SQM PES / BALCONY & 4 SQM AC LEDGE

UNIT

**BLOCK 11** #01-37 (PES) #02-37 TO #04-37





# TYPICAL PES/BALCONY SCREEN DESIGN \* PES / BALCONIES CANNOT BE ENCLOSED UNLESS WITH APPROVED PES / BALCONY SCREENS BALCONY LIVING 3rd STOREY POWDER COATED FOLDING SCREEN GLASS RAILING -BALCONY TERRACOTTA LIVING - 1100mm CURTAIN GLASS RAILING 2nd STORE POWDER COATED ALUM. SLIDING FOLDING SCREEN PANEL FOR THE PROPOSED PES / BALCONY SCREENS TO ALLOW NATURAL VENTILATION WITHIN THE PES / BALCONY AT ALL TIMES AND IS CAPABLE OF BEING DRAWN OPEN OR RETRACTED FULLY PES / BALCONY LIVING 1st STOREY MASTER LIVING BEDROOM SECTIONAL VIEW **PLAN VIEW** POWDER COATED ALUM. SLIDING FOLDING SCREEN POWDER COATED ALUM. SLIDING FOLDING SCREEN ALUM. SLIDING 1100mm CURTAIN GLASS RAILING GLASS RAILING TERRACOTTA TERRACOTTA **ELEVATION, FULLY OPEN ELEVATION, FULLY CLOSE** 0 0.5M SCALE 1:50

# **SPECIFICATIONS**

#### 1. FOUNDATION Reinforced concrete raft foundations and/or other approved foundation system 2. SUBSTRUCTURE & SUPERSTRUCTURE Reinforced concrete/ precast reinforced concrete complying to Engineer's 3. WALLS Reinforced concrete wall and/or precast External Wall reinforced concrete wall and/or masonry wall and/or aluminium framed curtain wall Internal Wall Reinforced concrete wall and/or precast reinforced concrete wall and/or masonry wall and/or dry wall and/or lightweight concrete wall 4. ROOF Reinforced concrete flat roof with appropriate insulation and waterproof system Living, Dining, Private lobby, Foyer, Concrete slab with skim coat and/or Corridor leading to Bedroom, fibrous plasterboard and/or box-up Bedroom, Ensuite, Study, Utility, to designated areas with paint finish

#### 6. FINISHES Wall: For Apartments

PES and Balcony

Kitchen DB cabinet

Bathroom, WC and Yard

Living, Dining, Private lobby, Foyer,

	Bedroom, Ensuite, Study, Utility Yard, Kitchen, DB cabinet	Skilli Coat with paint linish
i	Kitchen	Skim coat with paint finish and/or tiles finish
ii	Master Bath	Marble finish
v	Bath 2 and 3	Tiles and/or mosaic tiles finish

Concrete slab with skim coat

and/or moisture resistant fibrous

plasterboard ceiling and/or box-up

or calcium silicate board box-up to

designated areas with paint finish

Cement and sand plaster and/or

Cement and sand plaster and/or

terracotta finish

skim coat with paint finish and/or

Compressed marble or marble finish

to designated areas with paint finish

#### Floor: for Apartments

Living, Dining/Kitchen, Private

obby, Foyer, and Corridor leading

PES and Balcon

WC

	to Bearoom	
ii	Kitchen (for Type C2-G, C2, C3-G, C3, C4-G, C4, C5-G, C5, C6, C7, C8, D1, D2)	Tiles finish
iii	Bedroom, Ensuite and Study	Timber flooring with skirting
iv	Master Bath	Marble finish or granite finish
v	Bath 2 and 3	Tiles finish and/or mosaic tiles finish
vii	PES, Balcony, WC, Utility, Yard,	Tiles finish

w	INDOWS	
a.	Bedroom, Ensuite	Powder coated aluminium framed cladding and/or casement and/or fixed window
b.	Kitchen	Powder coated aluminium framed sliding window (where applicable)
c.	Bathroom and Yard	Powder coated aluminium framed cladding and/or casement and/or sliding and/or top-hung and/or fixed window
d.	Utility	Powder coated aluminium framed top-hung window and/or fixed window
e.	Glazing	
i)	Bedroom, Ensuite and Kitchen	Tinted and/or clear laminated glass and/or tinted float glass. Thickness to PE specification.
ii)	Bathroom	Tinted frosted float glass. Thickness to PE specification.
iii)	Utility	Tinted float glass. Thickness to PE specification.
DC	OORS	
i)	Main Entrance, Rear Entrance	Approved fire-rated timber swing door in laminate finish
ii)	Foyer	Hollow core timber sliding door in laminate finish
iii)	Living/ Dining/ Bedroom leading to Balcony/PES, Private lobby, Yard	Powder coated aluminium framed swing/sliding glass door

iv) Bedroom, Ensuite, Hollow core timber swing/sliding v) Kitchen Float glass sliding door and/or hollow core timber swing/sliding door with glass panel vi) DB cabinet Timber swing door in laminate finish vii) Utility, WC PVC bi-fold and/or aluminium framed acrylic door

Selected quality lockset

SANITARY WARES AND FITTINGS

#### Master Rath

b. Ironmongery

ridater batti
- 1 shower cubicle with shower mixer and hand shower set
- 1 basin with mixer tap and cabinet

-	1	basin	with	mix	(e	r tap
-	1	water	clos	et		

- 1 mirror with cabinet 1 toilet paper holder
- 1 bib tap
- 1 towel rail 1 longbath with bath mixer and hand shower (Type D2 only)

#### Bath 2 & 3

- 1 shower cubicle with shower mixer and hand shower set
- 1 basin with mixer tap and cabinet 1 water closet
- 1 mirror with cabinet
- 1 toilet paper holder
- 1 bib tap 1 towel rail
- WC.
- 2 way tap with hand shower set
- 1 basin with tap
- 1 water close
- 1 toilet paper holder
- To Washing machine area, PES (for Type DKI-G, DK2-G) and PES/Balcony (for Type C7, C8, D1, D2)

#### 10. ELECTRICAL INSTALLATION

- All electrical wiring shall be concealed except electrical wirings in conduits exposed above false ceiling and DB.
- Refer to Electrical Schedule for details

#### 11. TV/CABLE SERVICES/ #FM / TELEPHONE POINTS

Conserved Building: The Sophia Clubhouse

## Refer to Electrical Schedule for details

## 12. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard SS 555 : 2010.

## 13. PAINTING

a.	External Wall	Textured coating and/or weather shield paint finish to designated areas
b.	Internal Wall	Water-based paint finish

#### 14. WATERPROOFING

Waterproofing shall be provided to floors of Bathrooms, Kitchen, Yard, WC. Balcony

p.

Water Cascades

Substation

#### 15. DRIVEWAY AND CARPARK

	Surface Driveway	Tiles and/or stone and/or pavers and/or tarmac and/or reinforced concrete and/or granite finish
١.	Basement Carpark /Driveway	Reinforced concrete finish

#### 16 FACILITIES

- Function Rooms - Lounge - Multi-Purpose Media Room - Games Room - Internet Corner - Gymnasium - Male and Female Changing and Steam Rooms - Management Office Main Entrance Drop-off Plaza Clubhouse Drop-off Plaza Childcare Drop-off Plaza 50m Lap Pool Sunning Deck The Sophia Mirror Pool	<ul> <li>q. Mountain Terraces</li> <li>r. Vantage Deck</li> <li>s. The Sophia Grand Staircase</li> <li>t. BBQ Corner</li> <li>u. Seating Corner</li> <li>v. Fitness Stations</li> <li>w. Yoga Decks</li> <li>x. Timber Deck</li> <li>y. Pavilion</li> <li>z. Adventure Playground</li> <li>aa. Toddler's Playground</li> <li>ab. Jogging Path</li> <li>ac. Residents' Side Gate</li> </ul>
Children's Pool Children's Water Play Lagoon Pool Jacuzzi Steps Cascades Water Wall Bio-Pond	other facilities  ad. Conserved Building:     Childcare/Kindergarten  ae. Conserved Building:     Restaurant  af. Guardhouse  ag. Bin Centre
	9

# 17. SOIL TREATMENT

Reflective Pool

Anti-termite soil treatment by Specialist, where applicable

# **SPECIFICATIONS**

#### 18. BUILDING FACADE ACCESS

Gondola support in cast-in pipe sleeve and/or floor mounted steel bracket and/or wall mounted steel brackets may be provided at the External Wall, Air-con Ledge and/or Balcony of some units for the installation and/or operation of gondolas,

#### 19. ADDITIONAL ITEMS

#### A Kitchen Cabinets/Appliances

i) For Type A1 only Kitchen cabinets in laminate finish with solid surface counter top complete with kitchen sink and mixer, cooker hood, electric hob, built-in microwave oven, free standing fridge and free-standing washing machine cum dryer

ii) For Type As (except A1) Bs, DKs Kitchen cabinets in laminate finish with solid surface counter top complete with kitchen sink and mixer, cooker hood, electric hob, built-in oven, freestanding fridge and free-standing washing machine cum dryer.

iii) For Type Cs

Kitchen cabinets in spray paint finish with solid surface counter top complete with kitchen sink and mixer, cooker hood, electric hob, built-in oven, free standing fridge and free-standing washing machine cum dryer.

Kitchen cabinets in spray paint finish with solid surface counter top complete with kitchen sink and mixer, cooker hood, electric hob, built-in oven, built-in dishwasher, free-standing fridge and free-standing washing machine cum drver.

v) For Type DK Ensuite (pantry)

Cabinet in laminate finish with solid surface counter top complete with built-in microwave oven and built-in fridge

Free Standing Fridge Brand and model subject to confirmation Free Standing Washing Machine Brand and model subject to confirmation

cum drver To all bedroom and ensuite in laminate finish

d. Wardrobes

Air-Conditioning Intercom

Audio video intercom system is provided for communications to Visitor Call Panel at Lift Lobbies, Mezzanine Carpark, Guard House, Clubhouse drop off and Residents Side Gate To Kitchen and Bathroom

Hot Water Supply (Flectric Storage Water Heater)

Wireless Internet Connectivity Mechanical Ventilation System

To Master Bath (for Type A2, A3, A4, A5, A6, A7, A8-G, A8, B2, B3, C1, C2-G, C2, C3-G, C3) To Bath 2 (for Type B5) To Master Bath and Bath 2 (for Type B4, B6) B7, DK1-G, DK1, DK2-G, DK2, DK3, DK5, DK6, DK8, DK8a)

Refer to Air-Conditioning schedule for details

Security System

ii) Car Access System

i) Card Access System

To Lift Lobbies at Basement, 1st Storey, Mezzanine Carpark, Clubhouse, Clubhouse drop off and Residents' Side Gate Automatic Car Barrier Systen

iii) Closed Circuit Television

Surveillance cameras to Lift Lobbies at Basement, 1st Storey, Mezzanine Carpark, Clubhouse, Clubhouse drop off and Residents' Side Gate

To Clubhouse

i) PES

ii) Balconv

Metal railing and/or glass railing and/or

Metal and glass railing Metal railing

iii) AC Ledge

Prefabricated bathroom units

i) Master Bath only ii) Bath 2 only

iii) Master Bath & Bath 2

Type B4, B5, DK2-G, DK2, DK8, DK8a, C2-G, C2, C4-G, C4, C5-G, C5, C6 Type B6, DK1-G, DK1, DK3, DK4, DK4a, DK5, DK6, DK7, C3-G, C3

Type A2, A3, A5, A6, A7, A8-G, A8

m. Terracotta feature wall (balcony) Where applicable

#### Marble/Compressed Marble/Granite

Marble/compressed 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/compressed marble/ granite as well as the 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. Subject to clause 14.3, the tonality and pattern of the marble, compressed marble or granite selected and installed shall be subject to availability.

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and vendor. Natural timber that is used outdoor will become bleached due to sunlight and rain. Thus, the cycle of maintenance on will become backled due to sunlight and rain. Thus, the cycle of maintenance of staining will need to be increased as required. Timber requires regular maintenance of stain and/or bleach finish applied on the timber strips/engineered timber strips are only a top coat. The natural colour and character of the timber will appear if

re-sanding /re-grinding is carried out. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under Clause 9 and Clause 17 in the Sale and Purchase Agreement.

#### 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, cleaning of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

#### 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 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

#### Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to clause 14.3 in the Sale and Purchase Agreement, 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 and

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

Where warranties are given by the manufacturers and/or contractors and/or

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

#### Warranties

while warranties are given by the minutacturers 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. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 in the Sale and Purchase Agreement.

## Web Portal of the Housing Project

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

The false ceiling space provision allows for the optimal function and 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. Location of false ceiling is subject to the Architect's sole discretion and final design.

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 in the Sale and Purchase Agreement.

# k. Mechanical Ventilation System

Mechanical ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

# Prefabricated Bathroom Units (PBU)

Certain bathroom may be prefabricated construction and all penetrations/ installations within the PBU are sealed at manufacturer's factory prior to installation on site. Major modification work such as removing part of PBU shell, re-routing of services and removing tiled finishes is discouraged as the PBU integrity and waterproofing performance/warranty may be compromised. Purchasers intending water profiling performance warranty may be compromised. Turchisast intending to install additional accessories such as grab-bars, soap holders, towel rail, window blinds etc., within the PBU, shall refer to recommendations in the PBU manufacturer's Operation and Maintenance Manual (O&M Manual) prior to carrying out works. The Purchaser is advised to refer to the O&M Manual for recommendations on

# m. Terracotta Cladding

Some walls at balcony/service ledge areas will be finished in terracotta cladding. The method of fixing involves specialist work and proprietary system. Any subsequent alteration/removal is not permitted (unless approved by MCST) as they will compromise the warranty, structural integrity and overall aesthetics of the development.

Clay roof tiles from demolished buildings will be salvaged and reused as parts of the overall landscape treatment. As weathered elements of different age, these tiles will contain tonality and profile differences. Non-uniformity in the overall composition cannot be avoided. Location and detailing are subject to the Architects' final decision and design.

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

SOPHIA HILLS SOPHIA HILLS

# **SPECIFICATIONS**

Selected tile size and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS 483:2000.

q. AC ledges AC ledges in the development are lowered from the internal finished level of the unit. Certain ac ledges may contain masonry box-up to house services of units below. No alteration/removal of the masonry box-up is allowed, unless for the purpose of maintenance undertaken by MCST.

#### **ELECTRICAL PROVISIONS**

TYPE OF UNITS	A1	A2/A3/A4	A5/A6/A6a/ A7/A8-G/A8	B1/B2/B3/B4/ B5/B6/B7	DK1-G/DK1/ DK2-G/ DK2/ DK3/DK4/ DK4a/DK5/DK6/ DK7/DK8/DK8a	C1/ C2-G/C2/ C3-G/C3/ C4-G/ C4/ C5-G/C5/C6	C7	C8	D1/D2
LIGHTING POINT	6	6	7	7	8	12	13	15	17
SWITCHED SOCKET OUTLET	8	8	10	12	12	14	16	16	18
TV OUTLET	2	2	2	3	3	4	4	4	5
TELEPHONE OUTLET	2	2	2	3	3	4	4	4	5
DOOR BELL POINT	1	1	1	1	1	1	1	1	1
AUDIO/VIDEO INTERCOM	1	1	1	1	1	1	1	1	1
COOKER HOOD & HOB POINT	1	1	1	1	1	1	1	1	1
OVEN POINT	1	1	1	1	2	1	1	1	1
WASHING MACHINE POINT	1	1	1	1	1	1	1	1	1
REFRIGERATOR POINT	1	1	1	1	2	1	1	1	1
WATER HEATER POINT	1	1	1	1	2	2	2	2	3
ISOLATER	1	2	2	2	2	3	3	3	3

## **AIR-CONDITIONER SCHEDULE**

TYPE OF UNITS	A1	A2/A3/A4	A5/A6/A6a/ A7/A8-G/A8	B1/B2/B3/ B4/B5/B6	B7	DK1-G/DK1/ DK2-G/DK2/ DK3/ DK4/DK4a/DK5/ DK6/DK7/DK8/DK8a	C1/C2-G/C2/ C3-G/ C3/ C4-G/C4/ C5-G/ C5/ C6/C7/C8	D1/D2		
FAN COIL UNIT (FCU)										
LIVING /DINING	1	1	1	1	1	1	2	2		
MASTER BEDROOM	1	1	1	1	1	1	1	1		
STUDY	-	-	1	-	1	-	-	-		
BEDROOM 2	-	-	-	1	1	-	1	1		
BEDROOM 3	-	-	-	-	-	-	1	1		
BEDROOM 4	-	-	-	-	-	-	-	1		
PRIVATE LIFT LOBBY	-	-	-	-	-	-	-	1		
ENSUITE	-	-	-	-	-	1	-	-		
CONDENSER UNIT (CU)	1	2	2	2	2	2	3	3		

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# & SUNWAY DEVELOPMENTS **JOINT VENTURE**

HOI HUP REALTY PTE LTD

#### PROUDLY PRESENTS

With years of partnership between the two reputable companies in the property development industry, Hoi Hup Realty Pte Ltd and Sunway Developments Pte Ltd has several successful collaborations such as The Miltonia Residences, Sea Esta, Arc at Tampines, just to name a few.

The conglomerate has also been recently awarded with the BCA Greenmark Award (Platinum) 2014 for Royal Square@Novena, BCA Construction Productivity Award (Gold) 2013 for The Peak @ Toa Payoh and BCA Construction Productivity Award (Gold) 2012 for City View@Boon Keng.





A 33-storey mixed use development with retail shops, F&B restaurants and medical suites in Novena. The commercial development is complemented by a 250-room hotel brought to you by Courtyard by Marriott Singapore Novena.



ARC AT TAMPINES Completed Project

An Executive Condominium(EC) with 574 units in Tampines Ave 8. TOP was obtained in August 2014.



VACANZA @ EAST Completed Project

A freehold condominium at LengKong Tujoh comprising 473 residential units & 1 commercial shop unit. TOP was obtained in January 2014.

# HOI HUP SUNWAY MOUNT SOPHIA

### DEVELOPER

Hoi Hup Sunway Mount Sophia Pte Ltd is a joint venture amongst Hoi Hup Realty Pte Ltd, Sunway Developments Pte Ltd and SC Wong Holdings Pte Ltd.

### HOI HUP REALTY PTE LTD

Hoi Hup Realty Pte Ltd is a premier niche property developer in Singapore. Hoi Hup is dedicated to creating living spaces of the highest quality, comfort, functionality and style. As a result, they have clinched numerous accolades, including the BCI Asia Top 10 Developer 2013 Award, BCA Construction Excellence Award 2013, Singapore 100 and Fast Growing 50 in 2011.

Prominent past projects include Kovan Regency, The Foresta @ Mount Faber, Questa @ Dunman, Residences @ Killiney, Versilia on Haig, Waterford Residence, Suites @ Cairnhill, Charlton Villas and De Royale, among others.



WHITLEY RESIDENCES

Current Project

A freehold strata landed housing that comprises 58 units of 2-storey semi detached houses and 3 units of 2-storey terrace houses with attic and home lift, ensconced in a good class bungalow enclave along Whitley Road.



RESIDENCES @ KILLINEY

Completed Project

68 freehold apartments at units at Killiney Road. TOP was obtained in year 2012.



THE FORESTA @ MOUNT FABER ...

Completed Project

A luxurious freehold condominium of 141 units located at Wishart Road. TOP was obtained in year 2014.

#### SUNWAY DEVELOPMENTS PTE LTD

As the property division of Sunway Group, Sunway Property is part of a leading property-construction group that is listed on Bursa Securities, Malaysia. It has vast experience in managing and developing innovative and quality residential and non-residential properties, which include retail, leisure, healthcare, hospitality and commercial assets.

Sunway Property constantly delivers products and services of unrivalled quality and value to its customers. This helps solidify its status as a leading community master developer with a high growth property development segment and a stable base of income from high yielding property investment segment. To date, it has an enviable portfolio with successful and internationally acclaimed properties in Malaysia and abroad, including China, India, Cambodia, Vietnam, and Singapore.



SUNWAY ISKANDAR

Current Project

Nature's Capital City is our largest integrated city at 1,800 acres.
The township is strategically located within the heart of Iskandar Medini, Johor



AVANT PARC

Current Projec

Avant Parc, a stunning collection of 15 luxury homes equipped with home lift, courtyard and views of both sea 8 park offering a unique lifestyle experience. TOP obtained in March 2014 and ready for immediate occupation.



SUNWAY RESORT CITY

Completed Project

Sunway's 800 acre flagship integrated development, Sunway Resort City is recognised as Malaysia's First Green Township, as awarded by the Green Building Index (GBI).

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