

T H O M S O N

T H R E E

F L O O R P L A N S





T H O M S O N

T H R E E

ARTIST'S IMPRESSION

There is nowhere else like Thomson. And from this prestigious district rises the spectacular Thomson Three. Its distinctive architecture adds a touch of urban modernity to this distinguished district. A rare gem in a coveted residential enclave, Thomson Three is naturally everything you desire. Naturally you.



LOWER PEIRCE RESERVOIR

JAMES COOK UNIVERSITY

BISHAN PARK

THE SINGAPORE ISLAND COUNTRY CLUB (ISLAND LOCATION)

CATHOLIC HIGH SCHOOL

JUNCTION 8

THOMSON PLAZA

MARYMOUNT MRT STATION

MACRITCHE RESERVOIR (LORNIE ROAD)

NOVENA

FOOD CLUSTER ALONG CASUARINA SHOPHOUSES

CHIJ ST NICHOLAS GIRLS' SCHOOL

AI TONG SCHOOL

FOOD CLUSTER ALONG UPPER THOMSON ROAD

RAFFLES INSTITUTION (JUNIOR COLLEGE)

MARINA BAY SANDS

UPPER THOMSON MRT STATION (Upcoming)

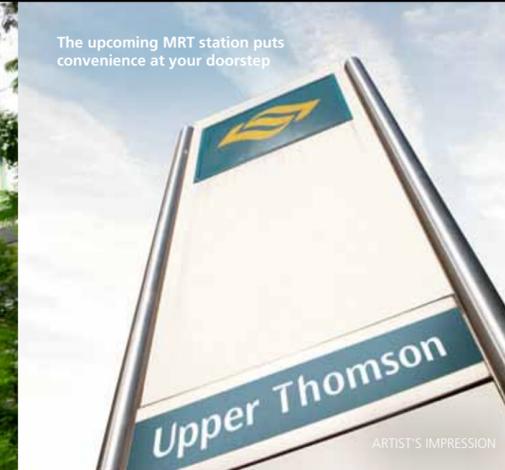
CENTRAL BUSINESS DISTRICT

THOMSON THREE

UNMISTAKABLY THOMSON



Enjoy the right mix of everything at Thomson Plaza



The upcoming MRT station puts convenience at your doorstep

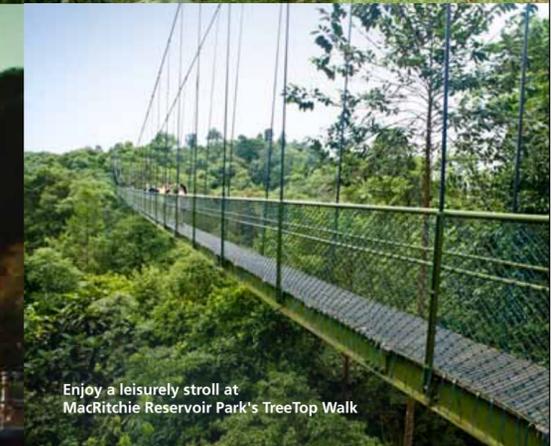
ARTIST'S IMPRESSION



Tee off at one of Singapore's most exclusive country clubs



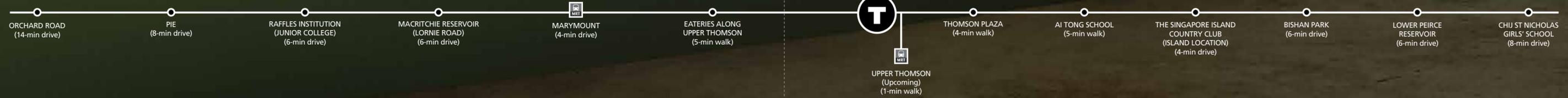
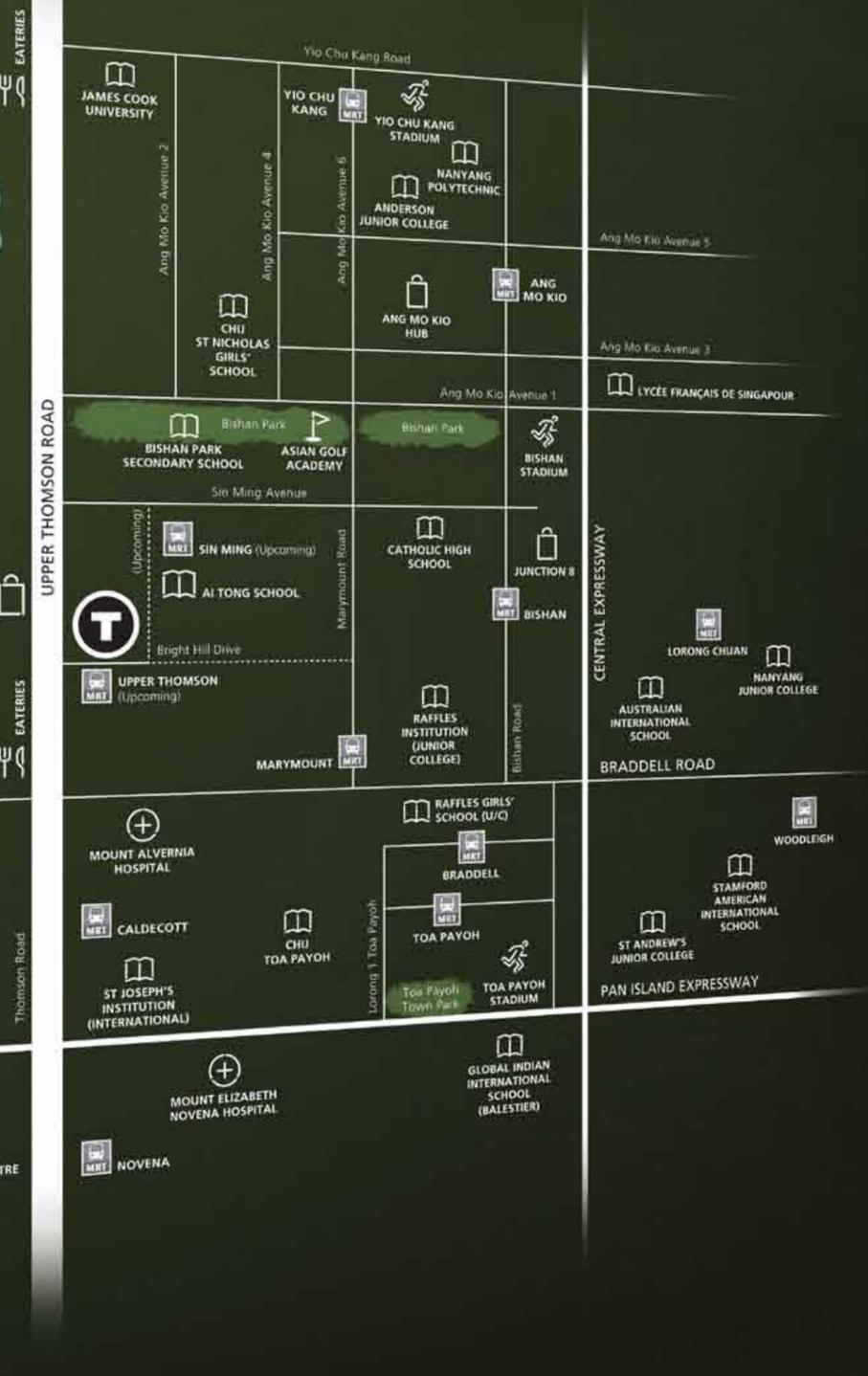
Soak in the tranquility of MacRitchie and Lower Peirce Reservoirs



Enjoy a leisurely stroll at MacRitchie Reservoir Park's TreeTop Walk

Thomson has long been regarded as one of the most desirable residential districts and it's easy to see why. With MacRitchie and Lower Peirce Reservoirs close by, there's always fresh air and endless fun for nature buffs. Foodies will relish old favourites and discover new treats within this renowned gastronomic paradise, while parents will definitely love the prestigious schools and institutions nearby. And with Thomson Plaza just across and the upcoming Upper Thomson MRT Station, nowhere else is as ideal when it comes to living and investment.

The connections.
 The convenience.
 Centre of it all,
 naturally.



MAP IS NOT DRAWN TO SCALE

SITE PLAN

LEGEND

- | | |
|-----------------------------------|-----------------------------------|
| 1. Guard House | 12. Poolside Pavilion |
| 2. Entrance Pavilion | 13. Floating Gymnasium |
| 3. Reflective Pool | 14. Hydro Gym |
| 4. Canopy Boulevard | 15. Fitness Deck |
| 5. Arrival Fountain | 16. Courtyard Garden |
| 6. Drop-Off Pavilion | 17. Sun Lawn |
| 7. Cascading Water Feature | 18. Lap Pool |
| 8. Bubble Pool | 19. Poolside Gazebos |
| 9. Multi-Purpose Hall | 20. Poolside Deck |
| • Entertainment/Dining Facilities | 21. Island Lounge |
| • Private Karaoke Room | 22. Water Lounge |
| • Steam Rooms | 23. Jet Therapy Pool |
| 10. Chill-Out Pavilion | 24. Reflexology Courtyard |
| 11. Children's Water Play | 25. Scented Courtyard |
| | 26. Children's Playground |
| | 27. Fountain Courtyard |
| | 28. Outdoor Grille & BBQ Stations |



TYPE AG

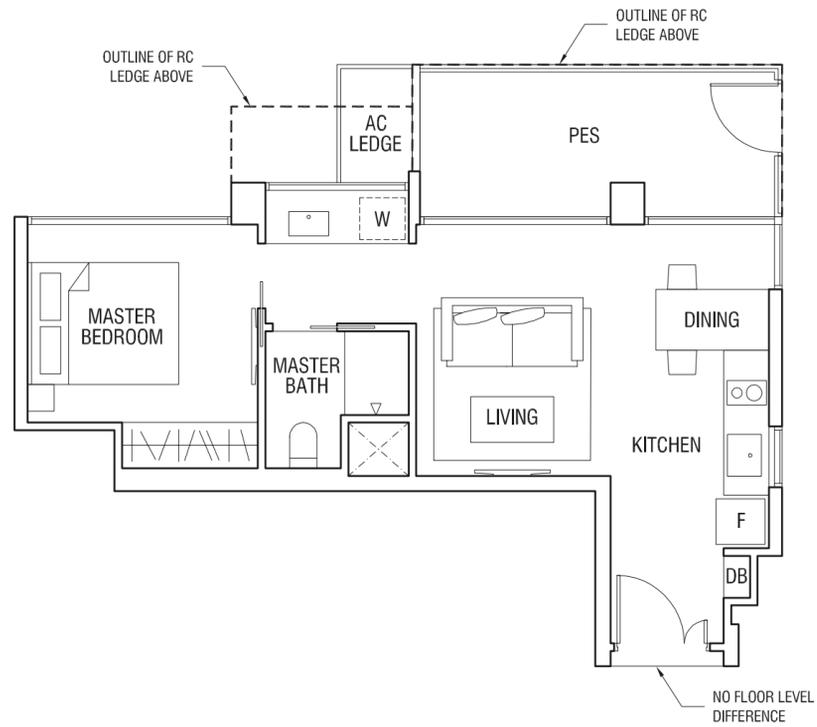
1-BEDROOM

50 sqm (538 sqft)

Unit #01-09

(Mirrored)

Unit #01-04



TYPE A

1-BEDROOM

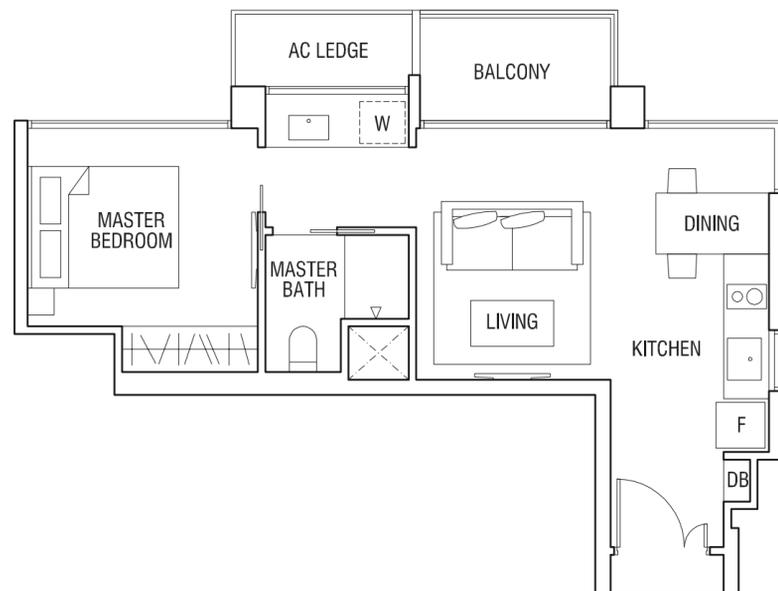
46 sqm (495 sqft)

Unit #02-09 to #21-09

Unit #03-16 to #21-16

(Mirrored)

Unit #02-04 to #21-04



TYPE BIG

2-BEDROOM

82 sqm (883 sqft)

Unit #01-01

Unit #01-13

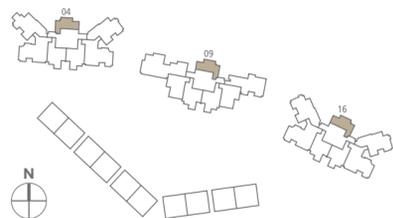
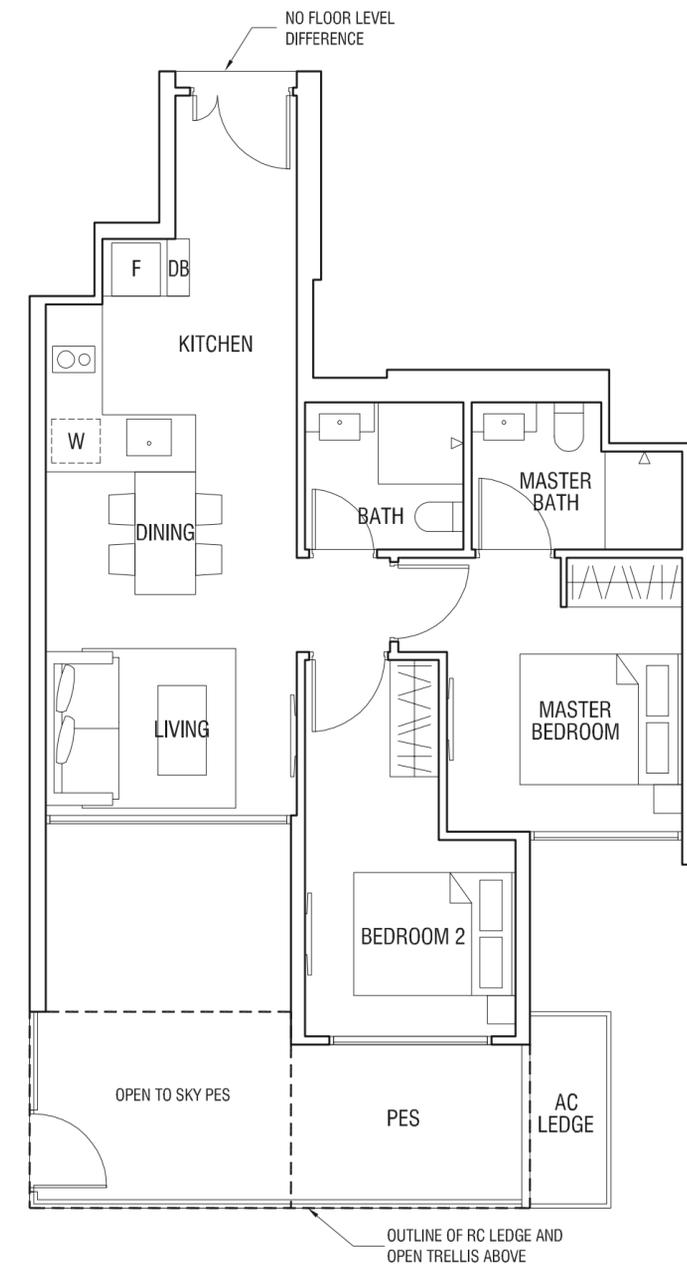
Unit #01-20

(Mirrored)

Unit #01-07

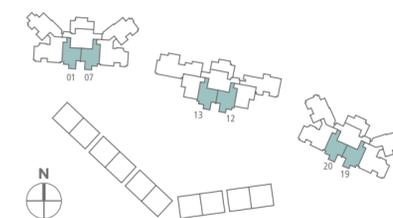
Unit #01-12

Unit #01-19



THOMSON
THREE

The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.



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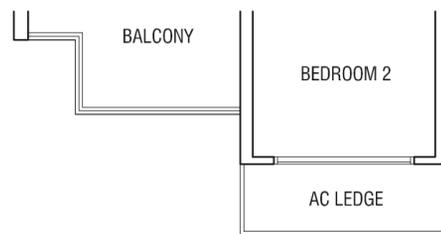
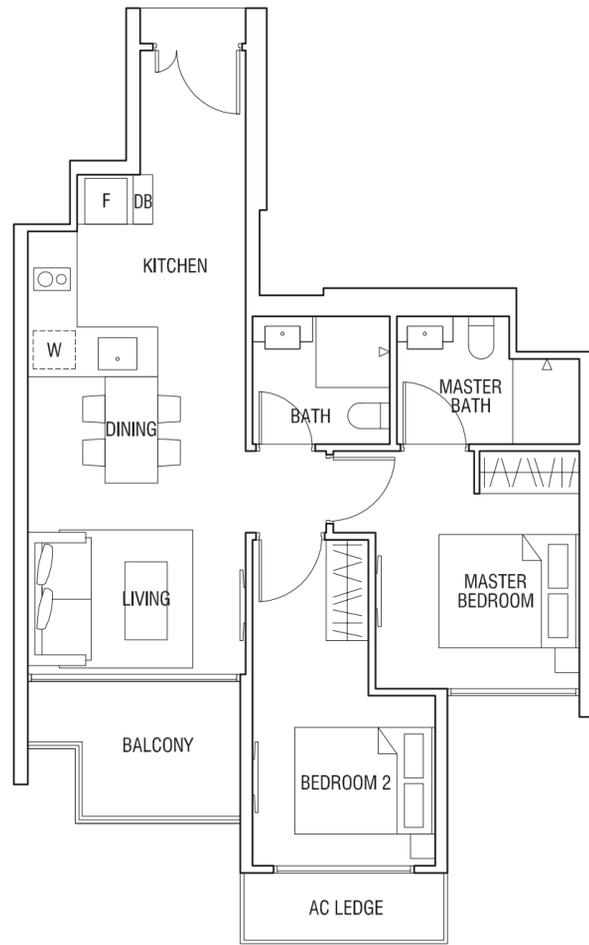
TYPE B1a

2-BEDROOM

68 sqm (732 sqft)

Unit #02-01 to #20-01
Unit #02-20 to #20-20

(Mirrored)
Unit #02-07 to #20-07
Unit #02-19 to #20-19



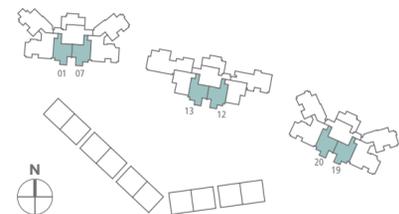
TYPE B1b

2-BEDROOM

68 sqm (732 sqft)

Unit #02-13 to #20-13

(Mirrored)
Unit #02-12 to #20-12



THOMSON
THREE

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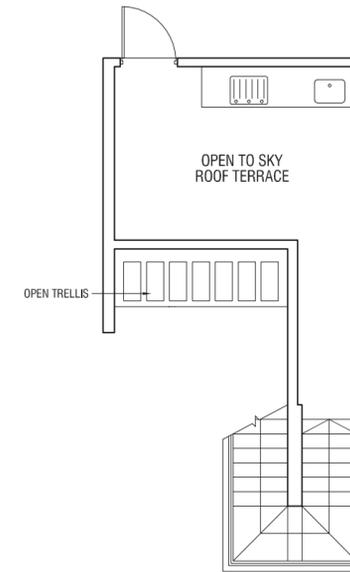
TYPE B1P

2-BEDROOM

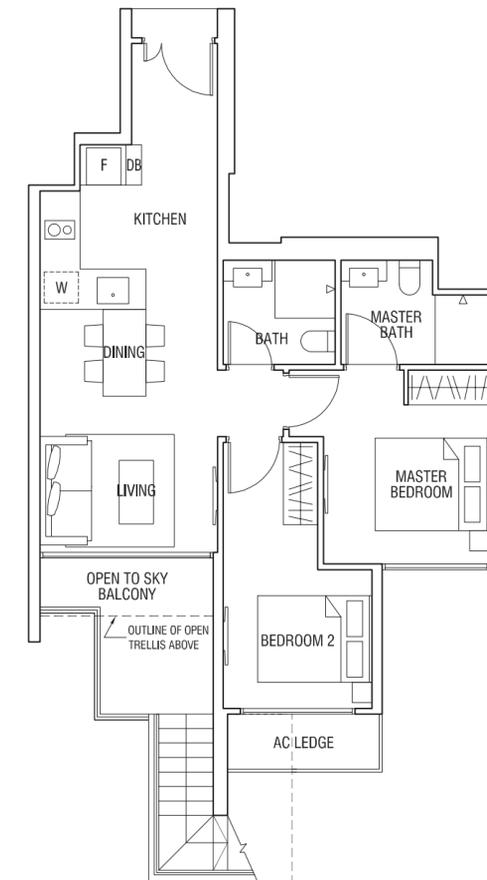
99 sqm (1,066 sqft)

Unit #21-01
Unit #21-13
Unit #21-20

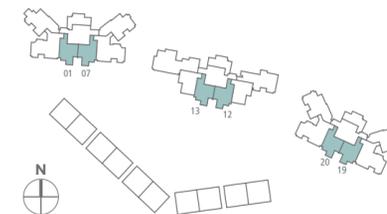
(Mirrored)
Unit #21-07
Unit #21-12
Unit #21-19



Upper Storey



Lower Storey



THOMSON
THREE

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TYPE B2G

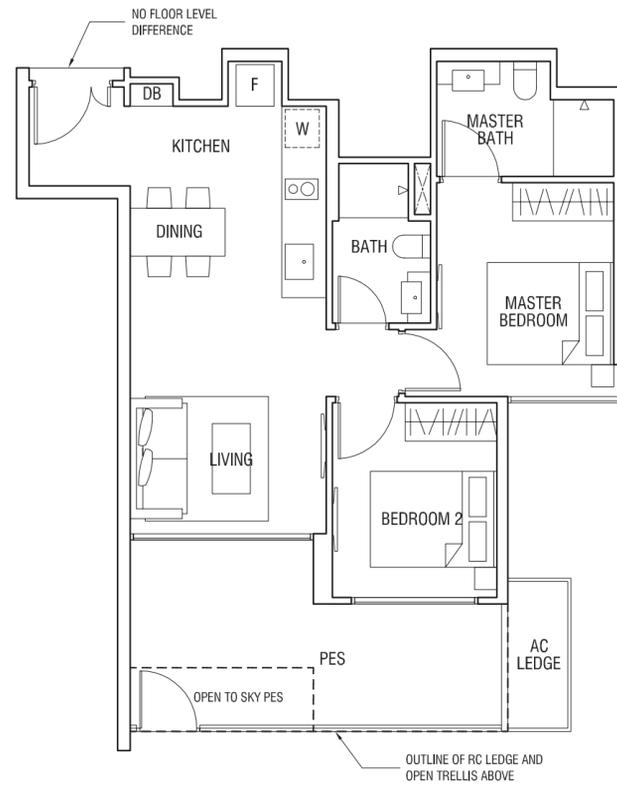
2-BEDROOM

74 sqm (797 sqft)

Unit #01-11

(Mirrored)

Unit #01-14



TYPE B2

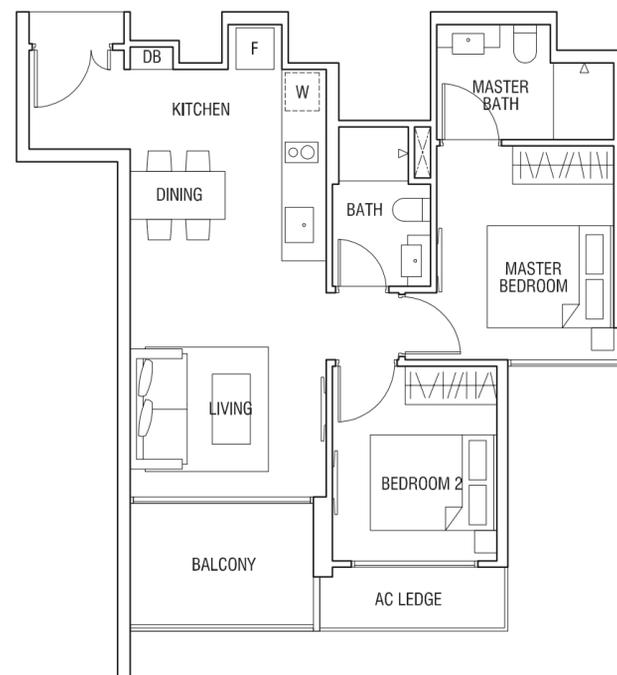
2-BEDROOM

66 sqm (710 sqft)

Unit #02-11 to #20-11

(Mirrored)

Unit #02-14 to #20-14



TYPE B2P

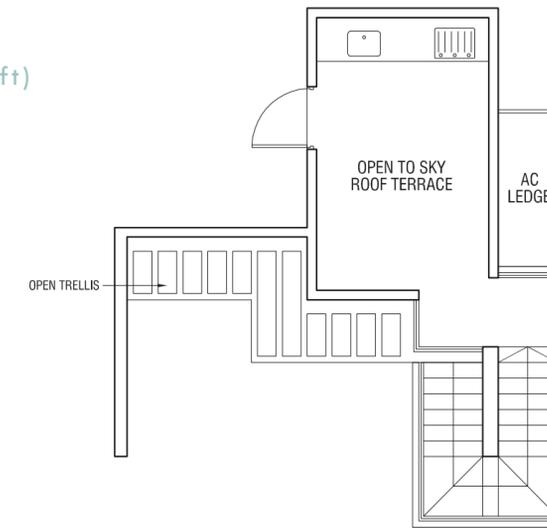
2-BEDROOM

106 sqm (1,141 sqft)

Unit #21-11

(Mirrored)

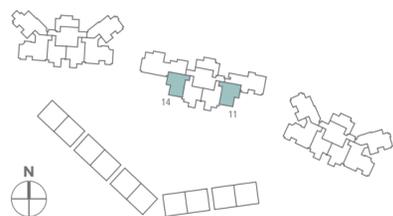
Unit #21-14



Upper Storey

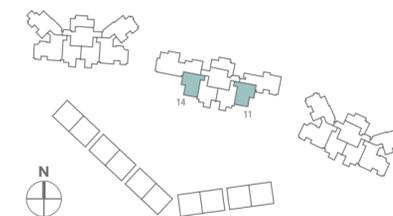


Lower Storey



THOMSON
THREE

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THOMSON
THREE

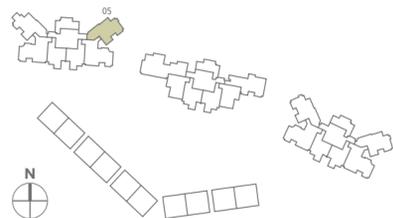
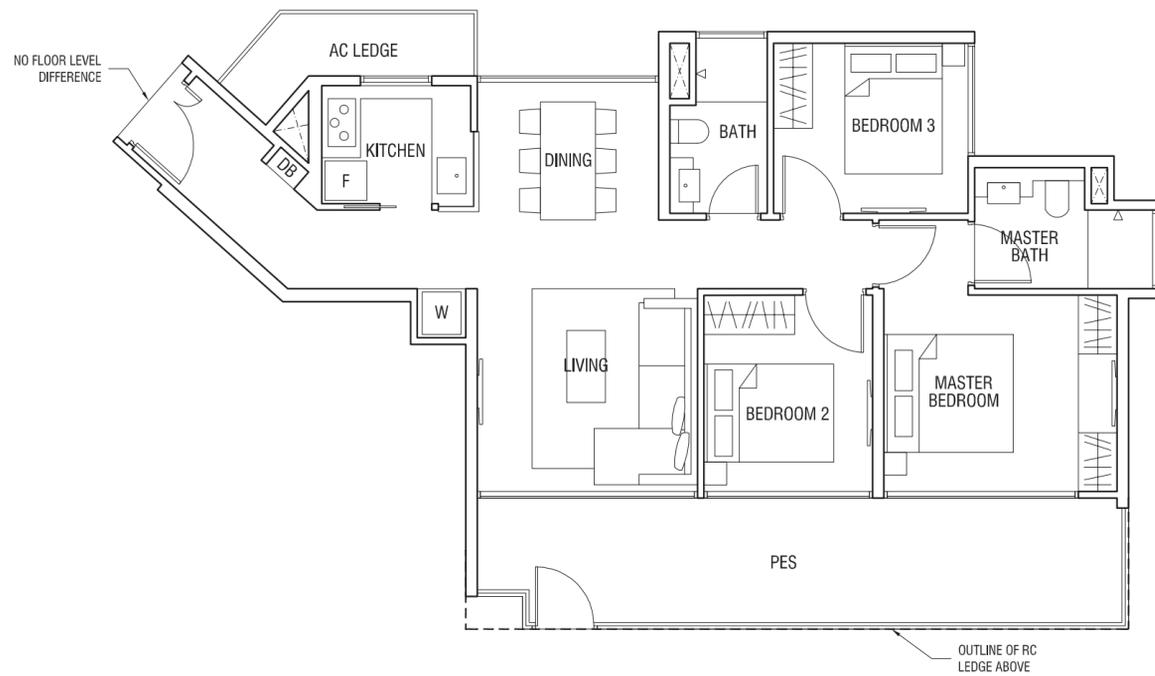
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TYPE C1G

3-BEDROOM

102 sqm (1,098 sqft)

Unit #01-05



THOMSON
THREE

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TYPE C1a

3-BEDROOM

97 sqm (1,044 sqft)

Unit #05-05 to #06-05, #09-05 to #10-05
Unit #13-05 to #14-05, #17-05 to #18-05
Unit #05-17 to #06-17, #09-17 to #10-17
Unit #13-17 to #14-17, #17-17 to #18-17

(Mirrored)

Unit #05-15 to #06-15, #09-15 to #10-15
Unit #13-15 to #14-15, #17-15 to #18-15



TYPE C1b

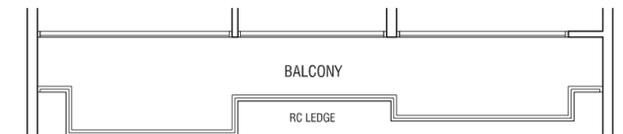
3-BEDROOM

97 sqm (1,044 sqft)

Unit #04-05, #08-05, #12-05, #16-05, #20-05
Unit #04-17, #08-17, #12-17, #16-17, #20-17

(Mirrored)

Unit #04-15, #08-15, #12-15, #16-15, #20-15



TYPE C1c

3-BEDROOM

97 sqm (1,044 sqft)

Unit #02-05 to #03-05
Unit #03-17

(Mirrored)

Unit #03-15



TYPE C1d

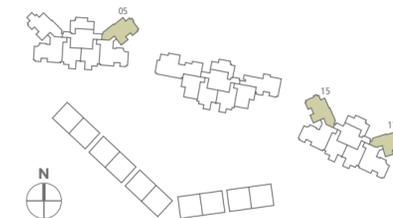
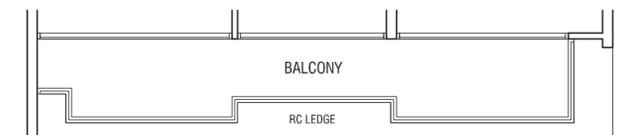
3-BEDROOM

96 sqm (1,033 sqft)

Unit #07-05, #11-05, #15-05, #19-05
Unit #07-17, #11-17, #15-17, #19-17

(Mirrored)

Unit #07-15, #11-15, #15-15, #19-15



THOMSON
THREE

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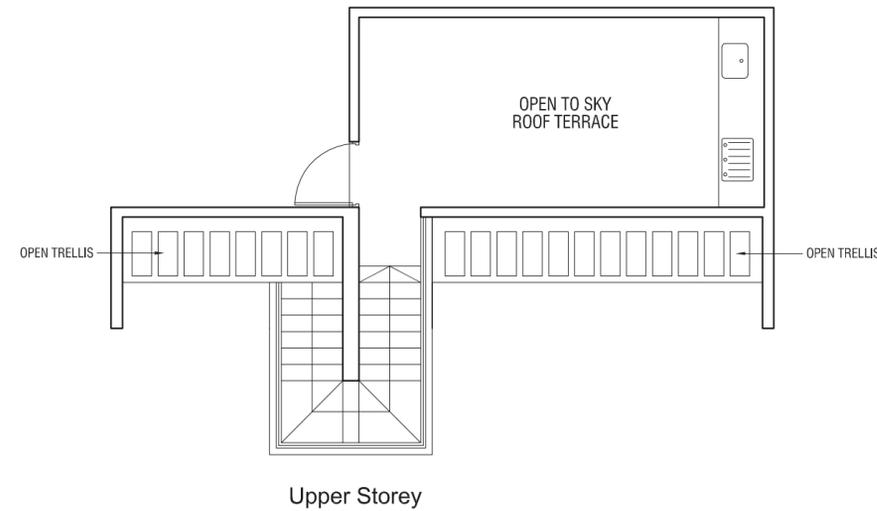
TYPE C1P

3-BEDROOM

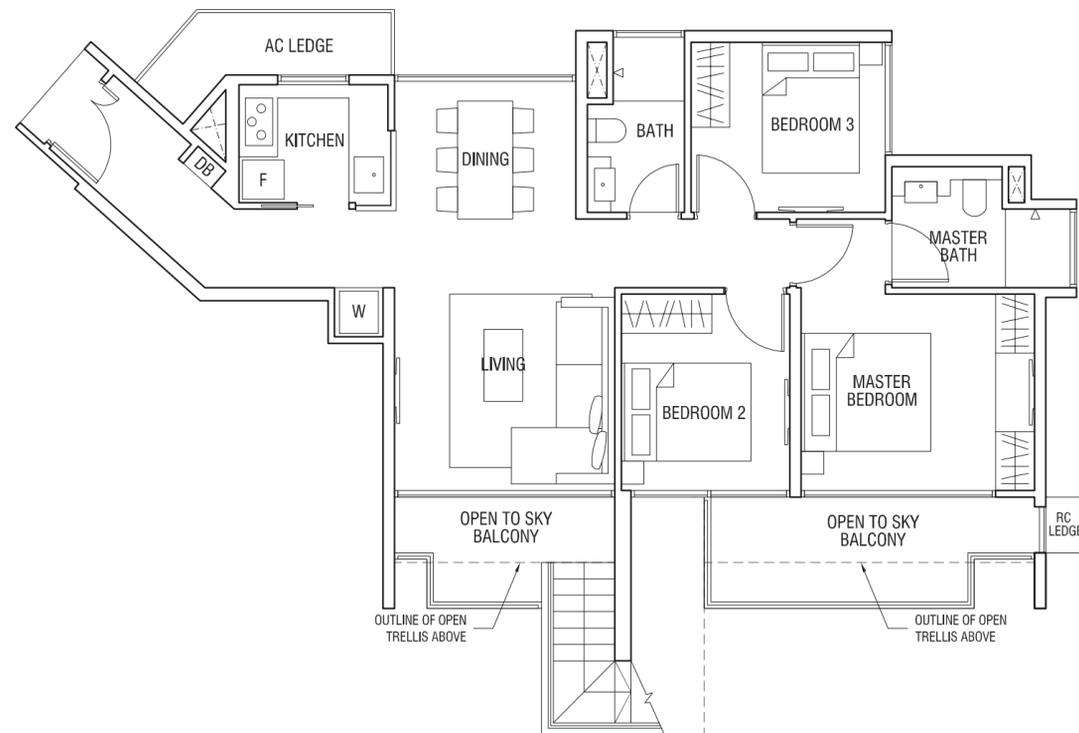
131 sqm (1,410 sqft)

Unit #21-05
Unit #21-17

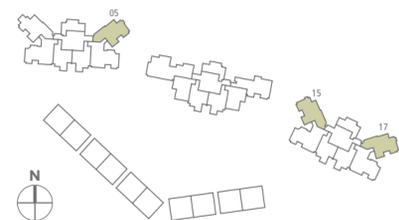
(Mirrored)
Unit #21-15



Upper Storey



Lower Storey



THOMSON
THREE

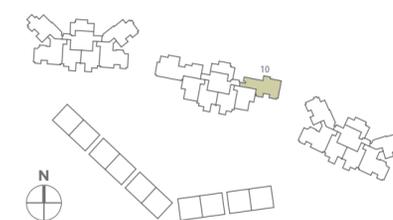
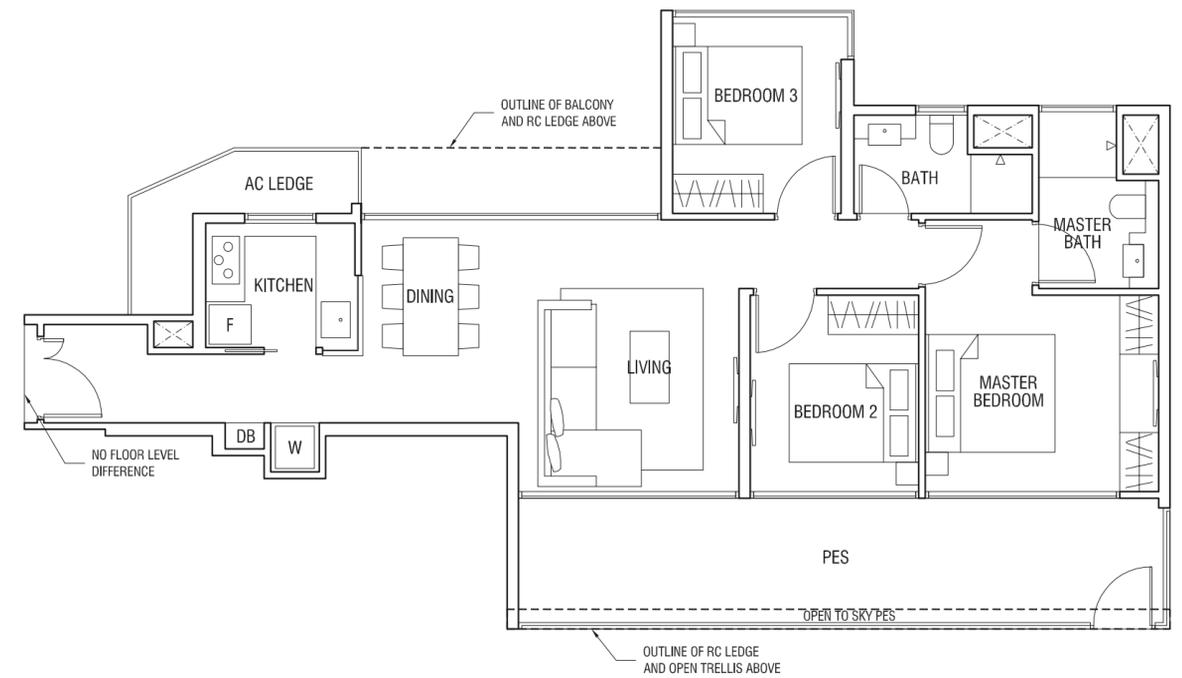
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TYPE C2G

3-BEDROOM

104 sqm (1,119 sqft)

Unit #01-10



THOMSON
THREE

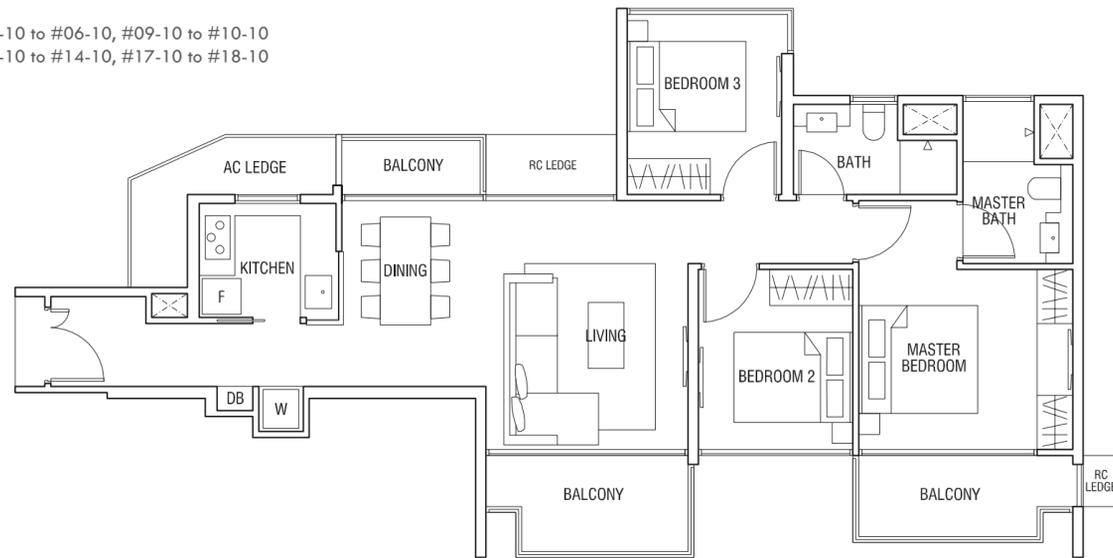
The plans are subject to change as may be required or approved by the relevant authorities.
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TYPE C2a

3-BEDROOM

98 sqm (1,055 sqft)

Unit #05-10 to #06-10, #09-10 to #10-10
Unit #13-10 to #14-10, #17-10 to #18-10

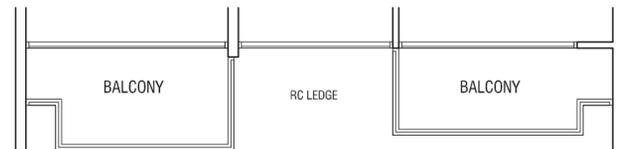


TYPE C2b

3-BEDROOM

98 sqm (1,055 sqft)

Unit #04-10, #08-10, #12-10
Unit #16-10, #20-10

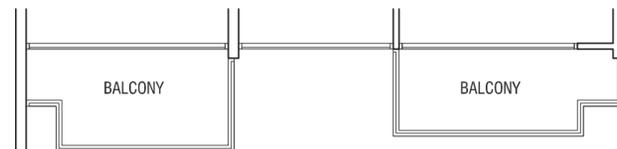


TYPE C2c

3-BEDROOM

98 sqm (1,055 sqft)

Unit #02-10 to #03-10

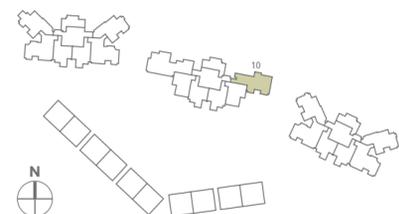
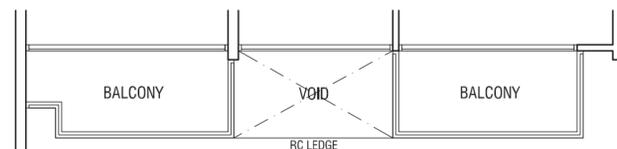


TYPE C2d

3-BEDROOM

96 sqm (1,033 sqft)

Unit #07-10, #11-10, #15-10, #19-10



THOMSON
THREE

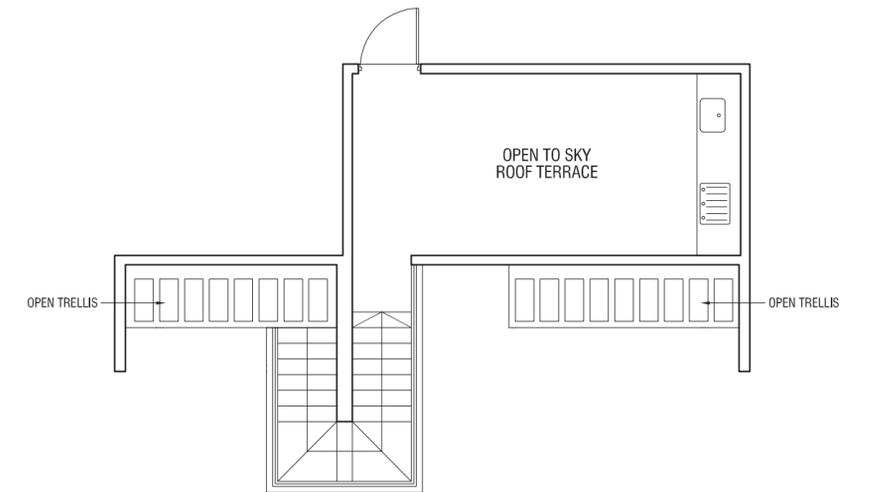
The plans are subject to change as may be required or approved by the relevant authorities.
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TYPE C2P

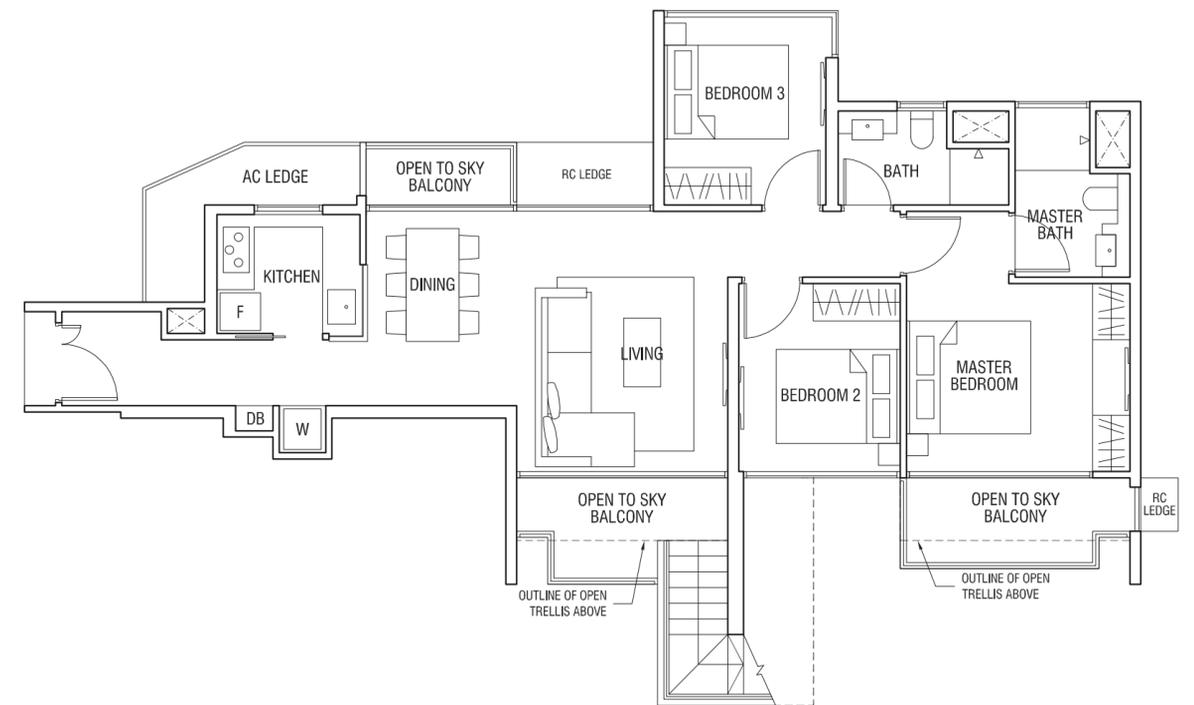
3-BEDROOM

131 sqm (1,410 sqft)

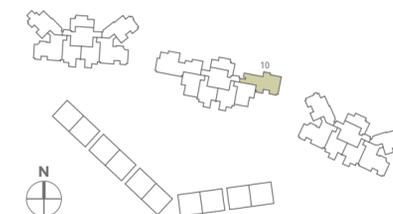
Unit #21-10



Upper Storey



Lower Storey



THOMSON
THREE

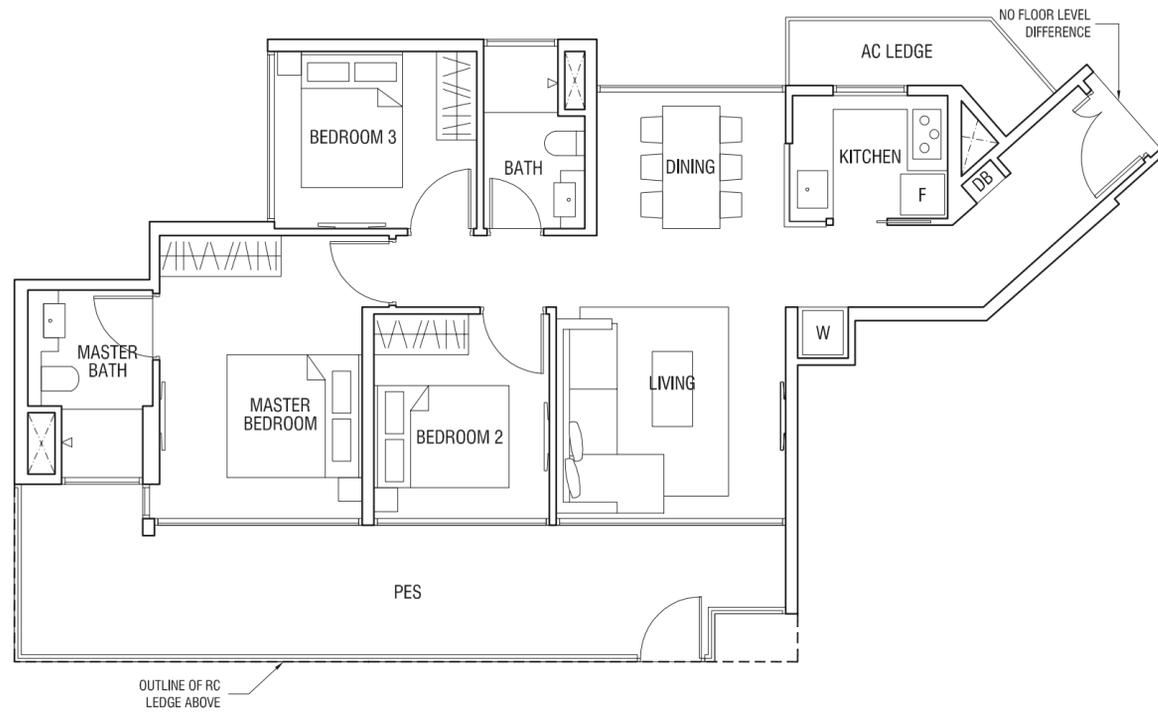
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TYPE C3G

3-BEDROOM

106 sqm (1,141 sqft)

Unit #01-03

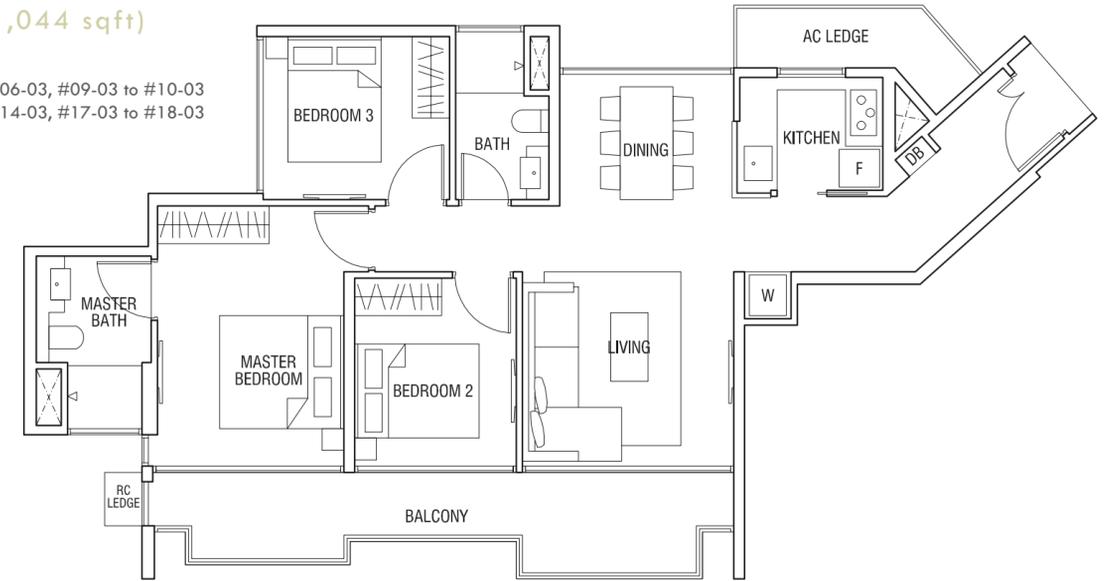


TYPE C3a

3-BEDROOM

97 sqm (1,044 sqft)

Unit #05-03 to #06-03, #09-03 to #10-03
Unit #13-03 to #14-03, #17-03 to #18-03

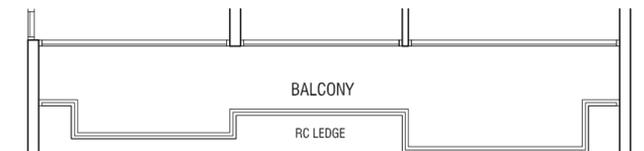


TYPE C3b

3-BEDROOM

97 sqm (1,044 sqft)

Unit #04-03, #08-03, #12-03, #16-03, #20-03

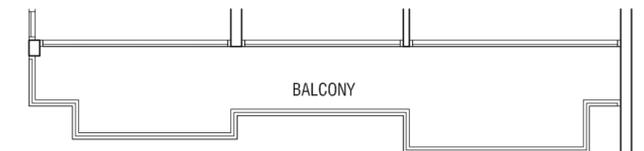


TYPE C3c

3-BEDROOM

97 sqm (1,044 sqft)

Unit #02-03 to #03-03

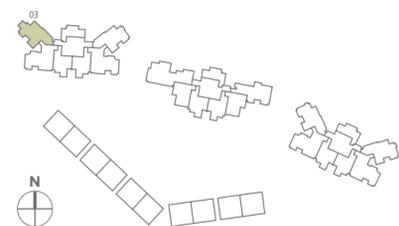
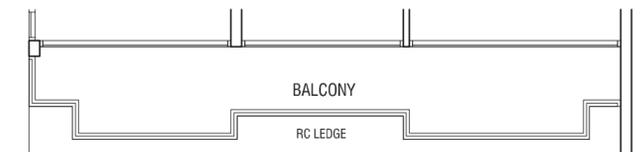


TYPE C3d

3-BEDROOM

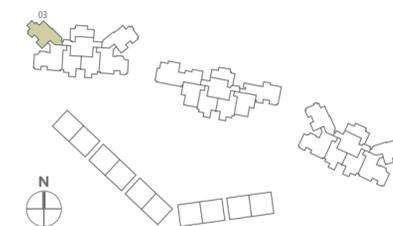
96 sqm (1,033 sqft)

Unit #07-03, #11-03, #15-03, #19-03



THOMSON
THREE

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THOMSON
THREE

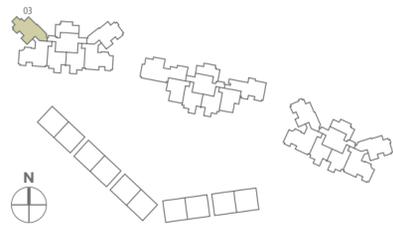
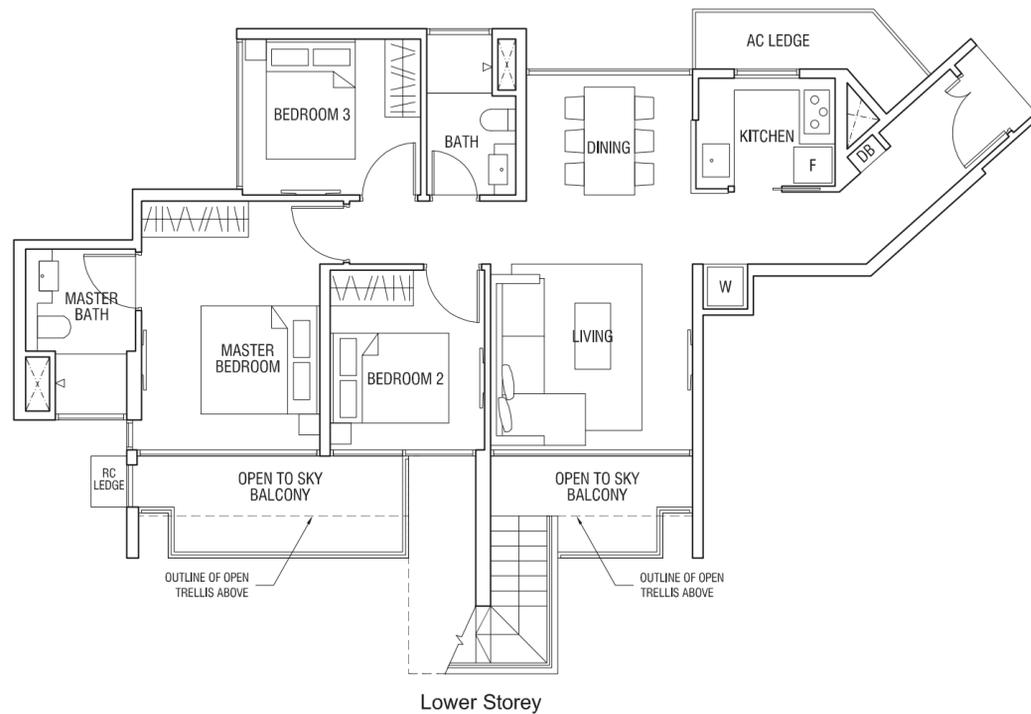
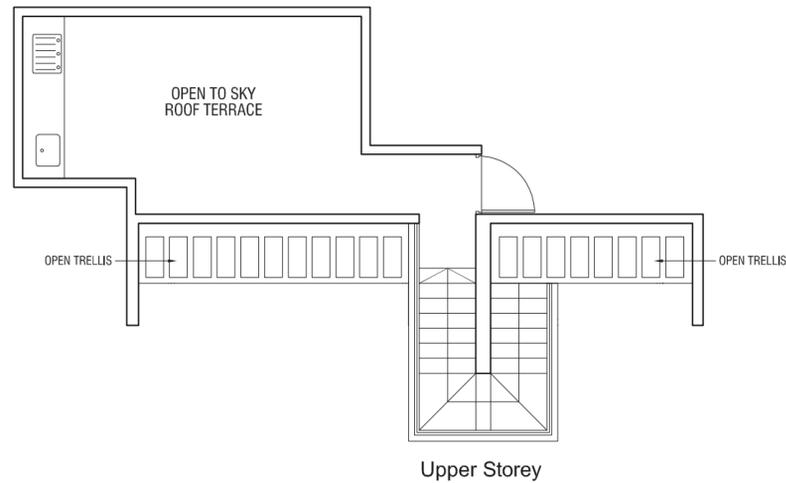
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TYPE C3P

3-BEDROOM

132 sqm (1,421 sqft)

Unit #21-03



THOMSON
THREE

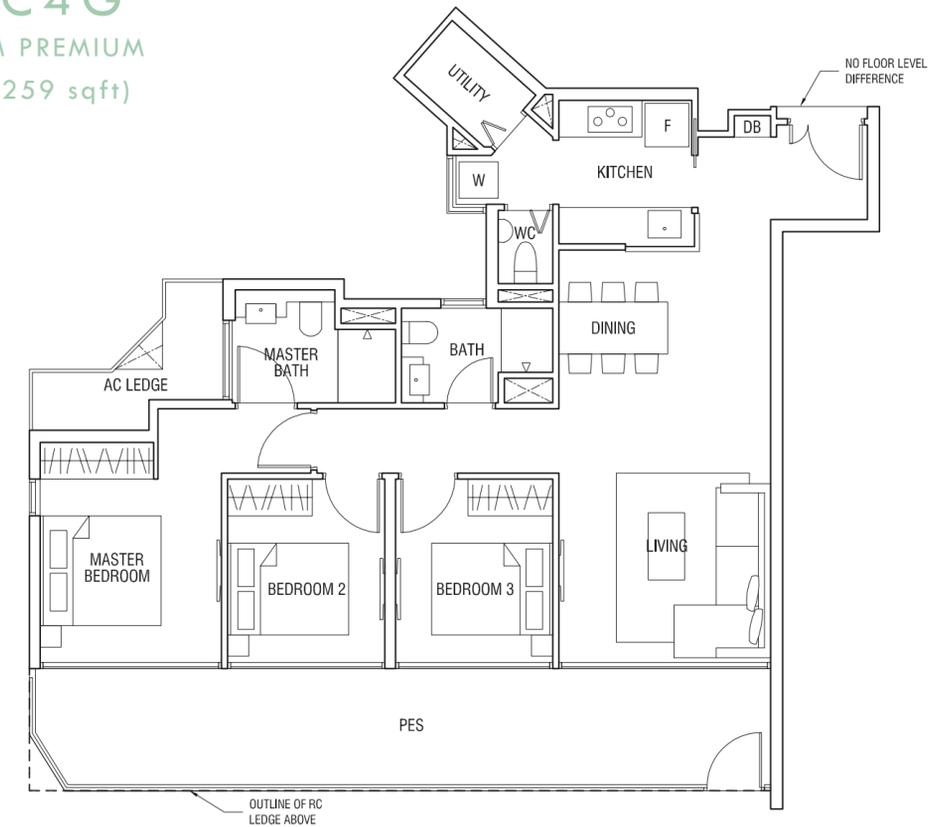
The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.

TYPE C4G

3-BEDROOM PREMIUM

117 sqm (1,259 sqft)

Unit #01-02



TYPE C4G_a

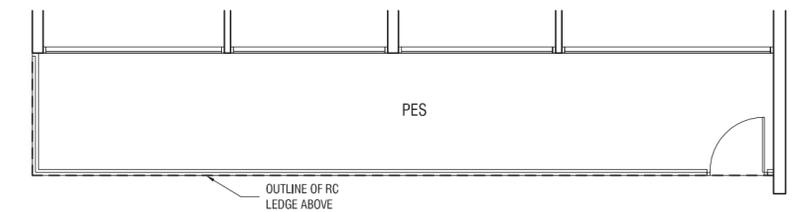
3-BEDROOM PREMIUM

117 sqm (1,259 sqft)

Unit #01-21

(Mirrored)

Unit #01-06



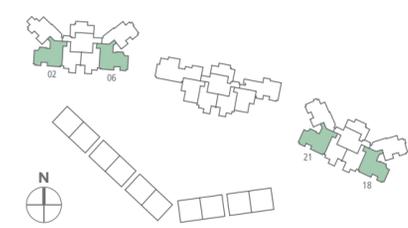
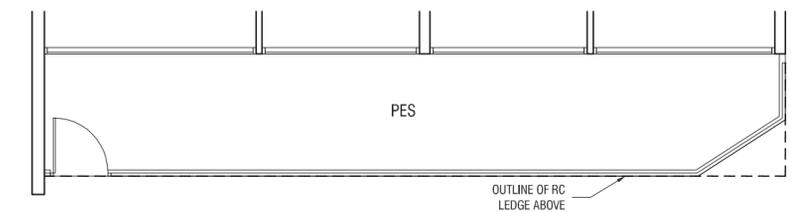
TYPE C4G_b

3-BEDROOM PREMIUM

116 sqm (1,249 sqft)

(Mirrored)

Unit #01-18



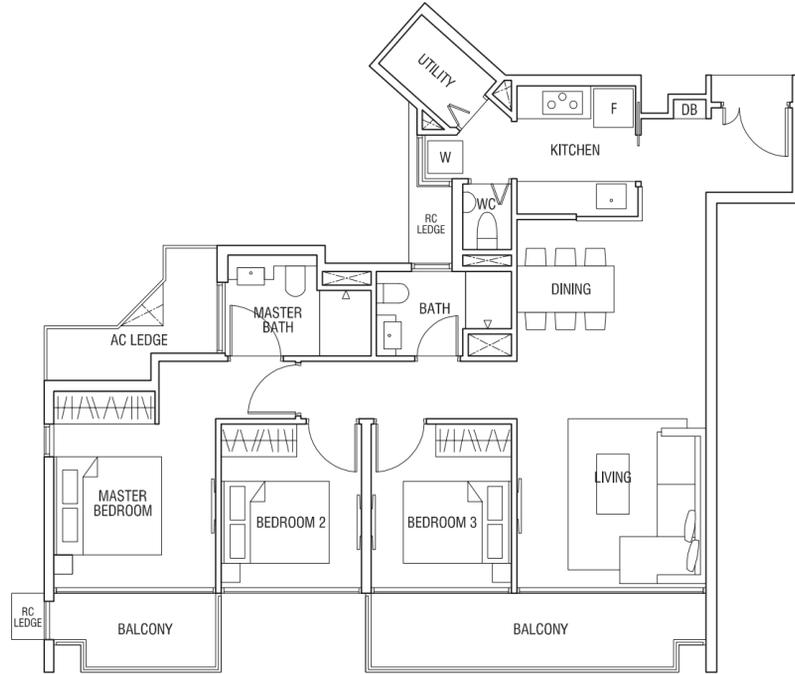
THOMSON
THREE

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TYPE C4a

3-BEDROOM PREMIUM
106 sqm (1,141 sqft)

Unit #05-02 to #06-02, #09-02 to #10-02
Unit #13-02 to #14-02, #17-02 to #18-02
Unit #05-21 to #06-21, #09-21 to #10-21
Unit #13-21 to #14-21, #17-21 to #18-21
(Mirrored)
Unit #05-06 to #06-06, #09-06 to #10-06
Unit #13-06 to #14-06, #17-06 to #18-06
Unit #05-18 to #06-18, #09-18 to #10-18
Unit #13-18 to #14-18, #17-18 to #18-18



TYPE C4b

3-BEDROOM PREMIUM
106 sqm (1,141 sqft)

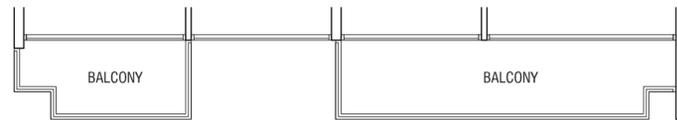
Unit #04-02, #08-02, #12-02, #16-02, #20-02
Unit #04-21, #08-21, #12-21, #16-21, #20-21
(Mirrored)
Unit #04-06, #08-06, #12-06, #16-06, #20-06
Unit #04-18, #08-18, #12-18, #16-18, #20-18



TYPE C4c

3-BEDROOM PREMIUM
106 sqm (1,141 sqft)

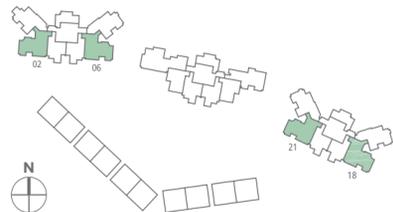
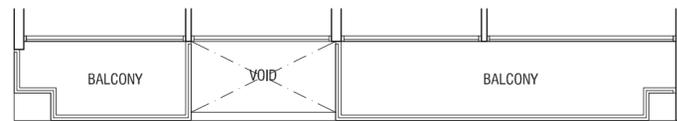
Unit #02-02 to #03-02
Unit #02-21 to #03-21
(Mirrored)
Unit #02-06 to #03-06
Unit #02-18 to #03-18



TYPE C4d

3-BEDROOM PREMIUM
106 sqm (1,141 sqft)

Unit #07-02, #11-02, #15-02, #19-02
Unit #07-21, #11-21, #15-21, #19-21
(Mirrored)
Unit #07-06, #11-06, #15-06, #19-06
Unit #07-18, #11-18, #15-18, #19-18



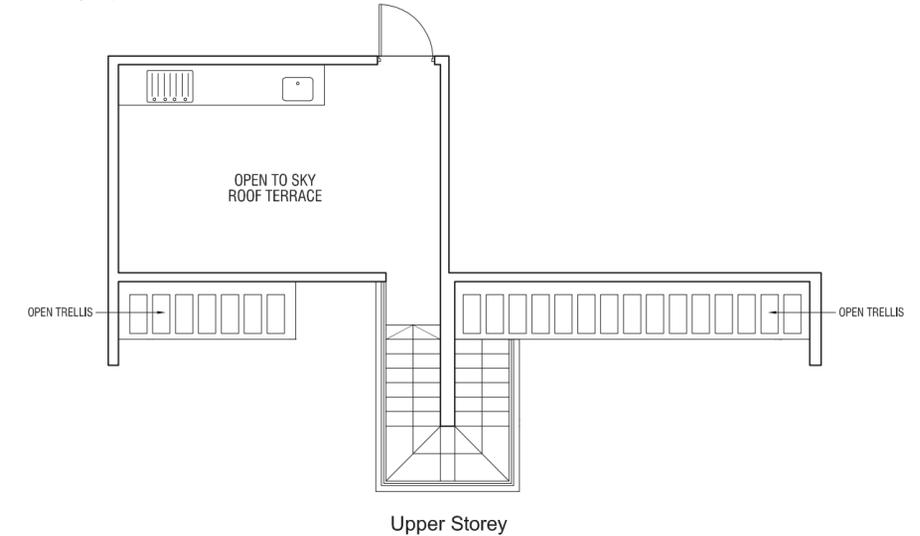
THOMSON
THREE

The plans are subject to change as may be required or approved by the relevant authorities.
Areas are estimates only and are subject to final survey. Plans are not drawn to scale.

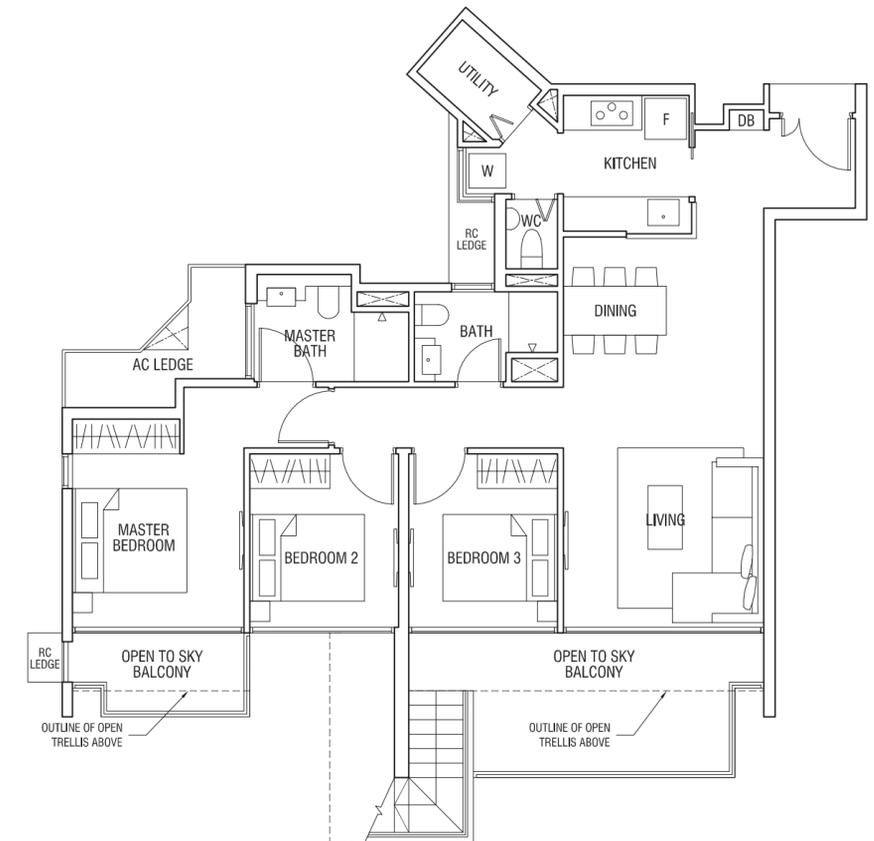
TYPE C4P

3-BEDROOM PREMIUM
147 sqm (1,582 sqft)

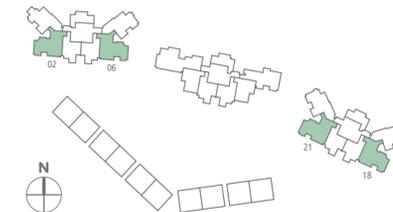
Unit #21-02
Unit #21-21
(Mirrored)
Unit #21-06
Unit #21-18



Upper Storey



Lower Storey



THOMSON
THREE

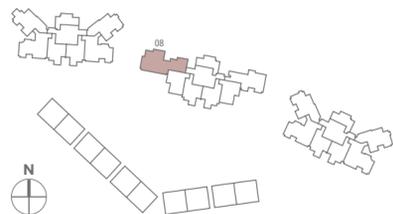
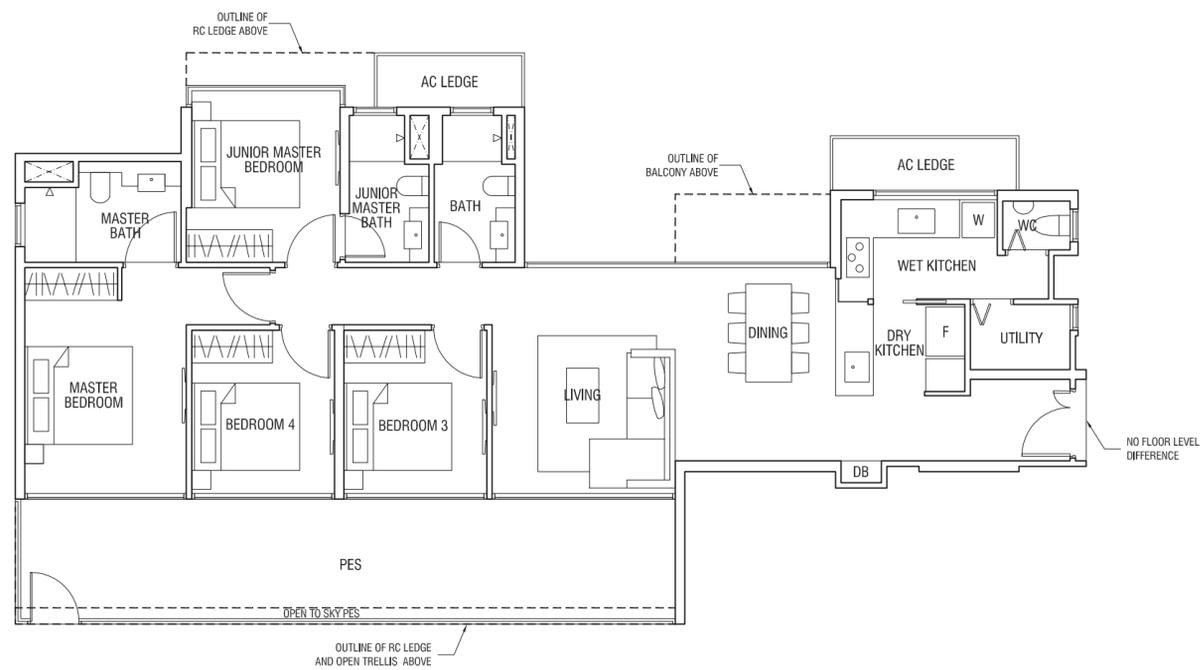
The plans are subject to change as may be required or approved by the relevant authorities.
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TYPE DG

4-BEDROOM

144 sqm (1,550 sqft)

Unit #01-08



THOMSON
THREE

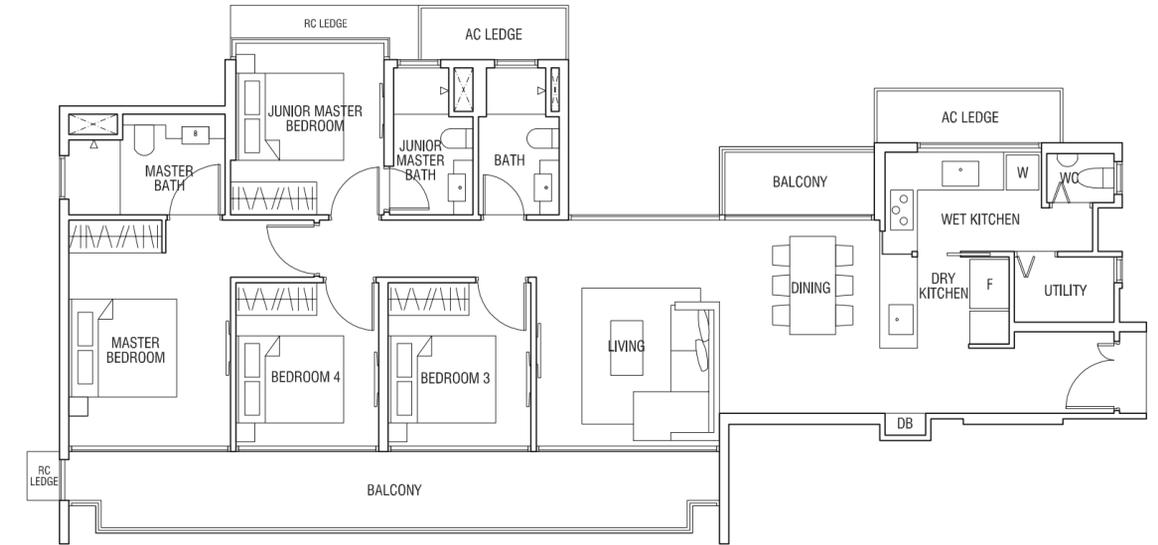
The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.

TYPE Da

4-BEDROOM

138 sqm (1,485 sqft)

Unit #05-08 to #06-08, #09-08 to #10-08
Unit #13-08 to #14-08, #17-08 to #18-08

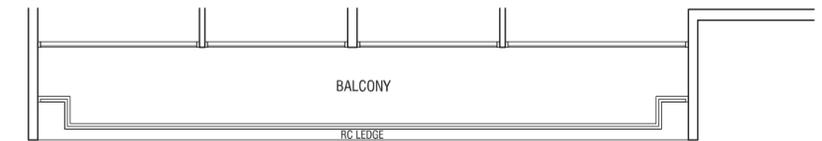


TYPE Db

4-BEDROOM

138 sqm (1,485 sqft)

Unit #04-08, #08-08, #12-08, #16-08

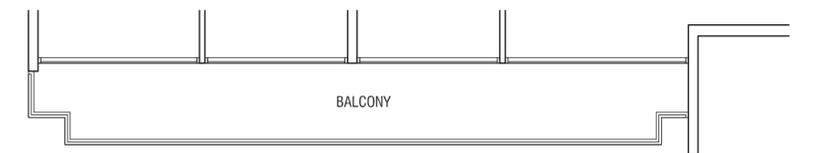


TYPE Dc

4-BEDROOM

138 sqm (1,485 sqft)

Unit #02-08 to #03-08

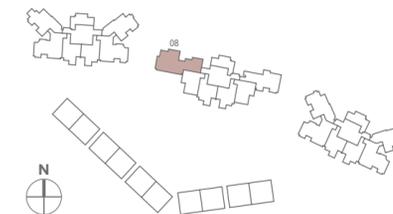
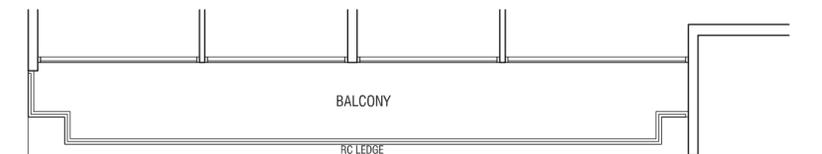


TYPE Dd

4-BEDROOM

138 sqm (1,485 sqft)

Unit #07-08, #11-08, #15-08, #19-08



THOMSON
THREE

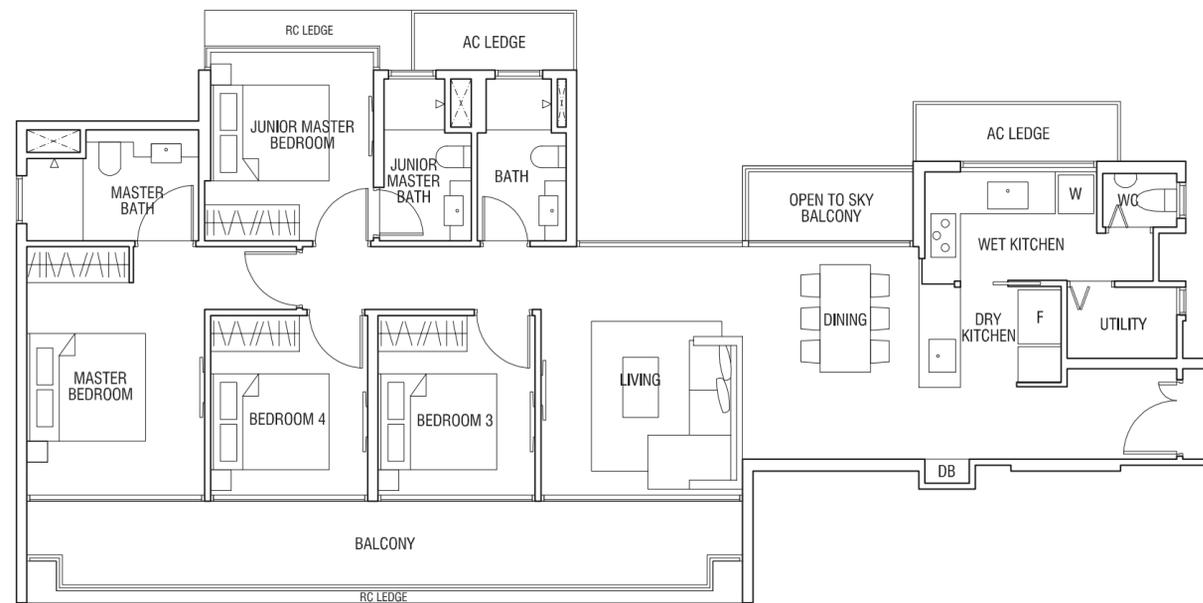
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TYPE D_b

4-BEDROOM

138 sqm (1,485 sqft)

Unit #20-08

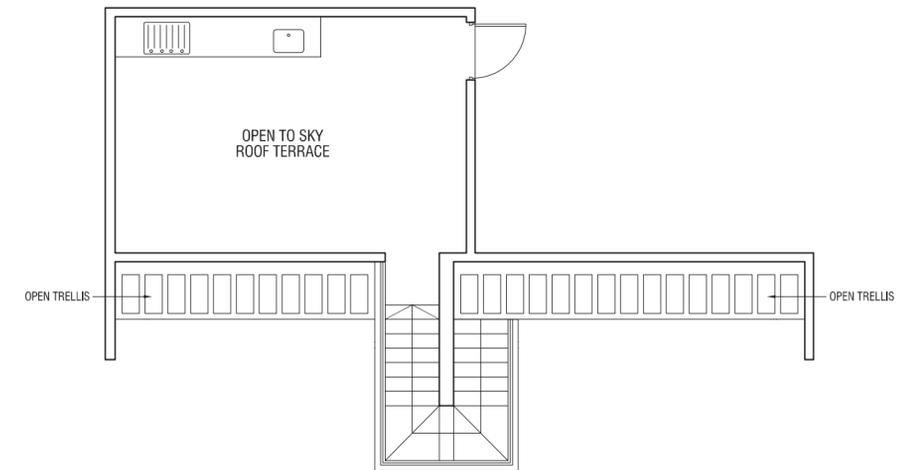


TYPE D_P

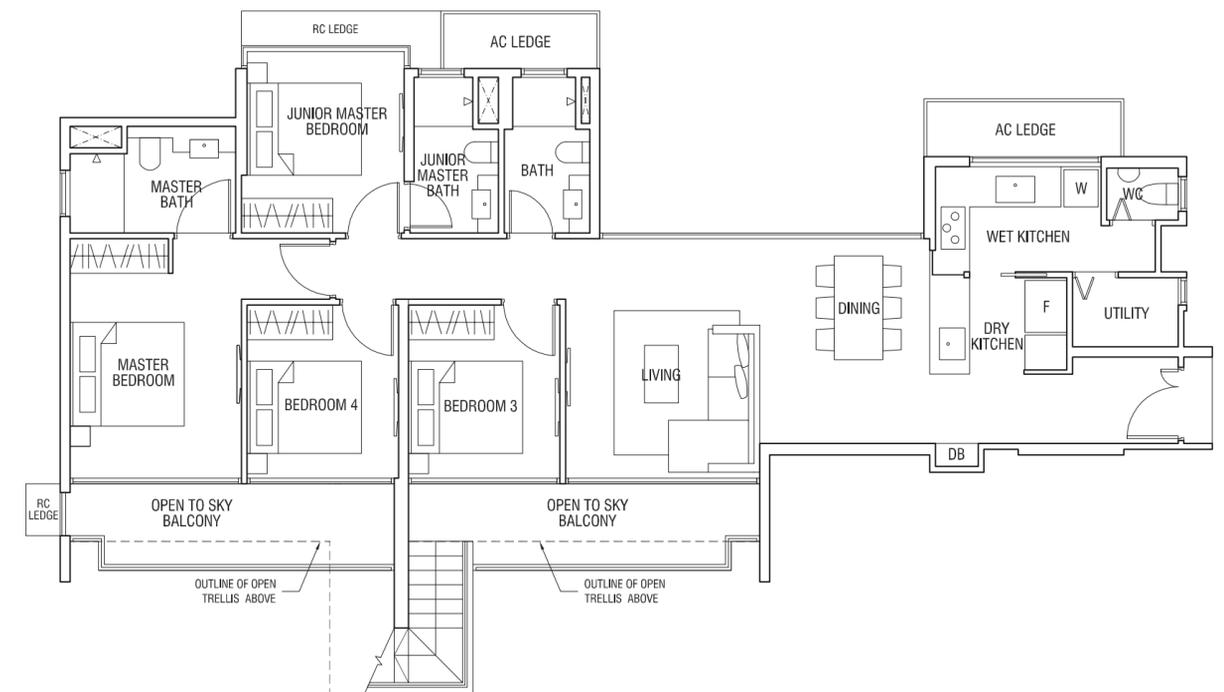
4-BEDROOM

173 sqm (1,862 sqft)

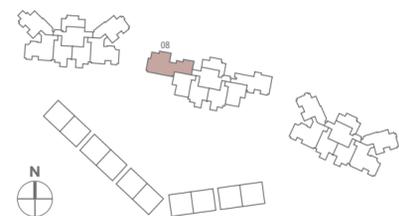
Unit #21-08



Upper Storey

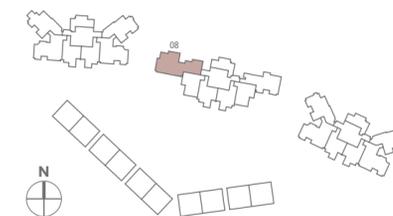


Lower Storey



THOMSON
THREE

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THOMSON
THREE

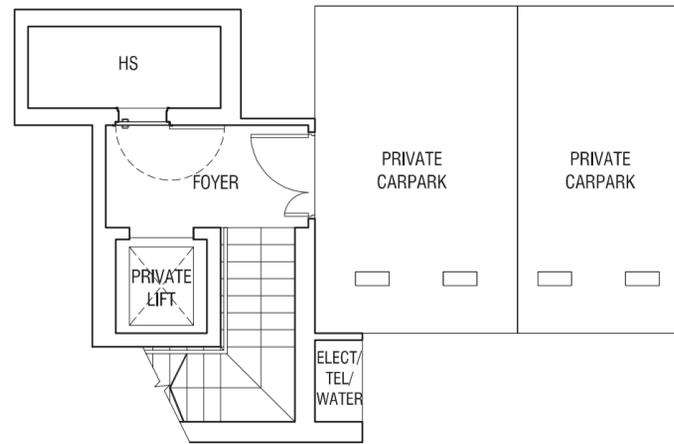
The plans are subject to change as may be required or approved by the relevant authorities.
Areas are estimates only and are subject to final survey. Plans are not drawn to scale.

TYPE SD1

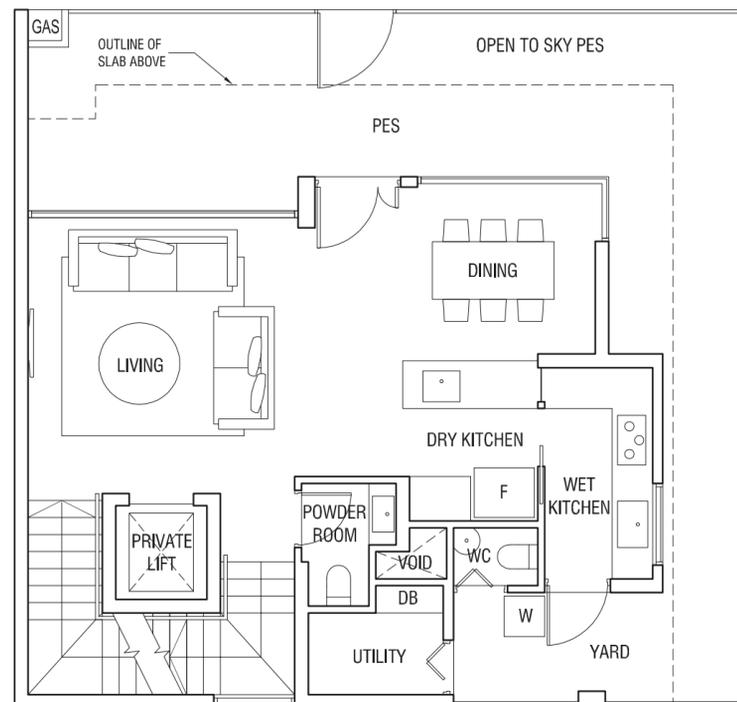
STRATA SEMI-DETACHED

305 sqm (3,283 sqft)

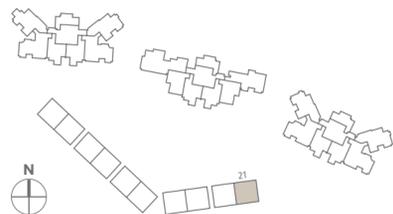
House #21



Basement



First Storey Plan



THOMSON
THREE

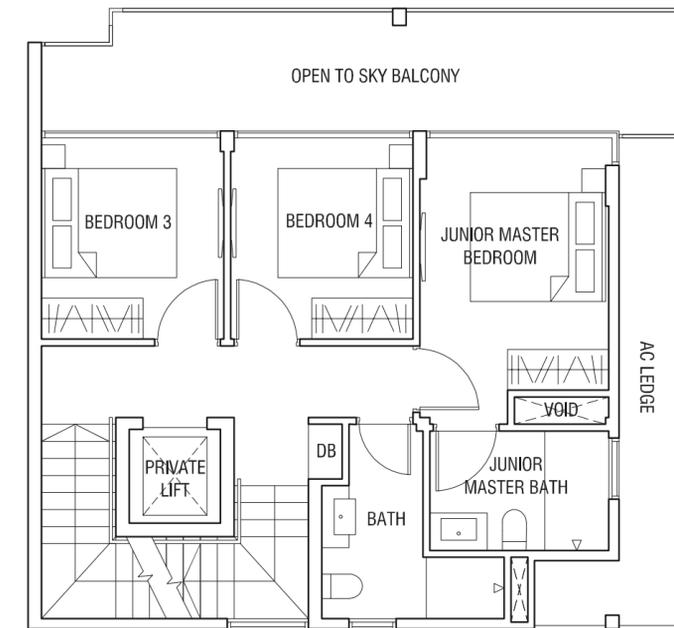
The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.

TYPE SD1

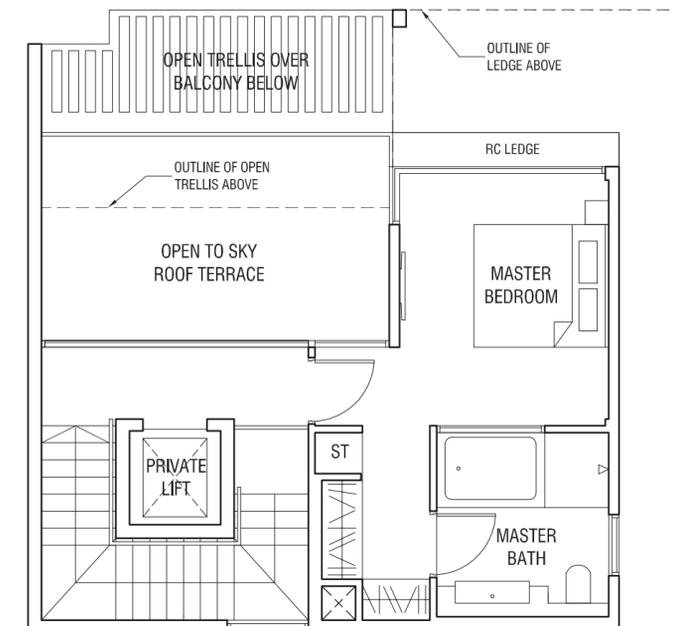
STRATA SEMI-DETACHED

305 sqm (3,283 sqft)

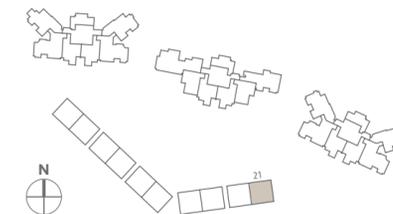
House #21



Second Storey Plan



Third Storey Plan

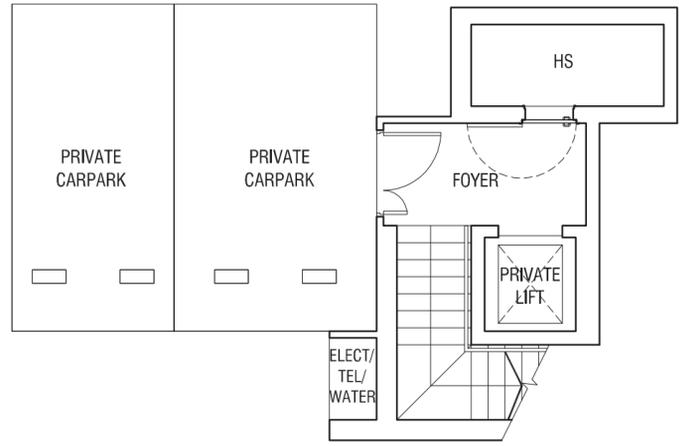


THOMSON
THREE

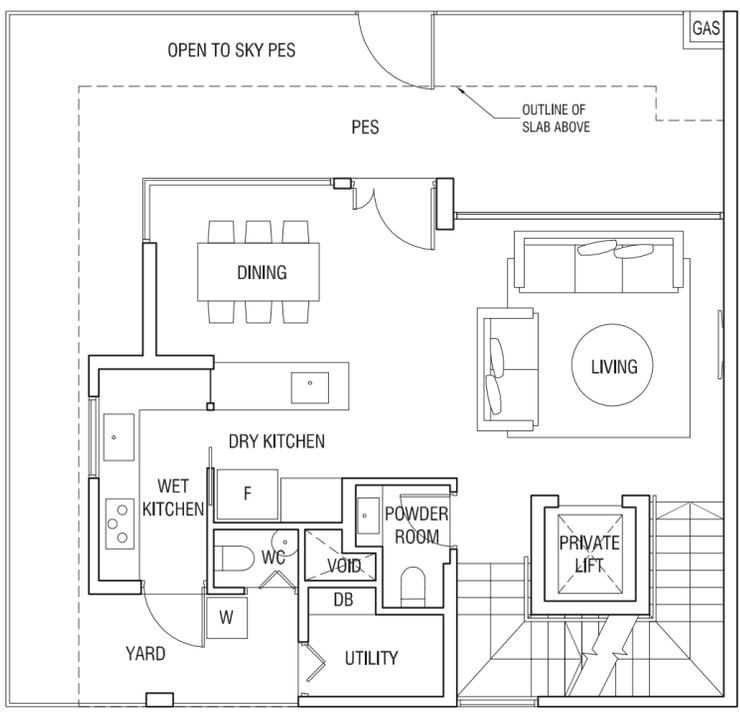
The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.

TYPE SD1a
STRATA SEMI-DETACHED
305 sqm (3,283 sqft)

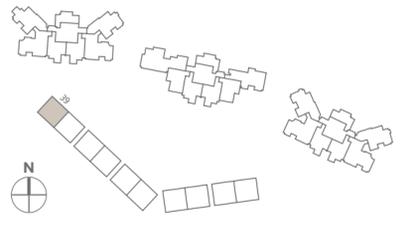
House #39



Basement



First Storey Plan

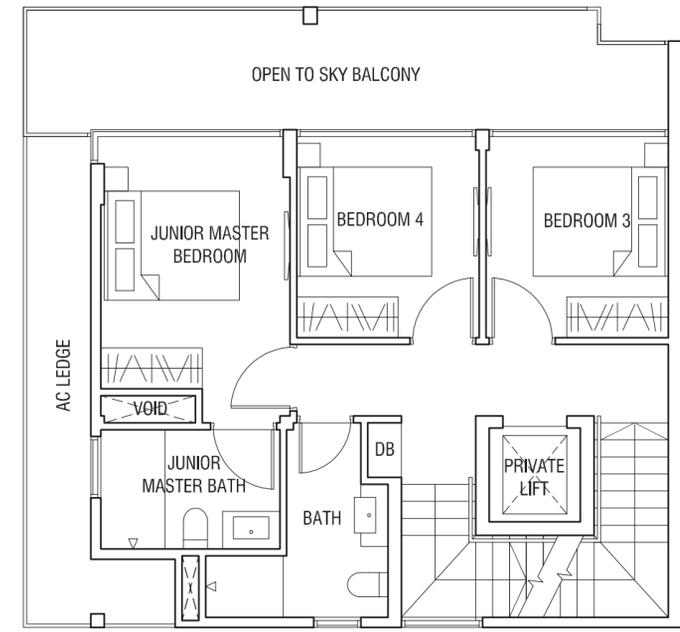


THOMSON
THREE

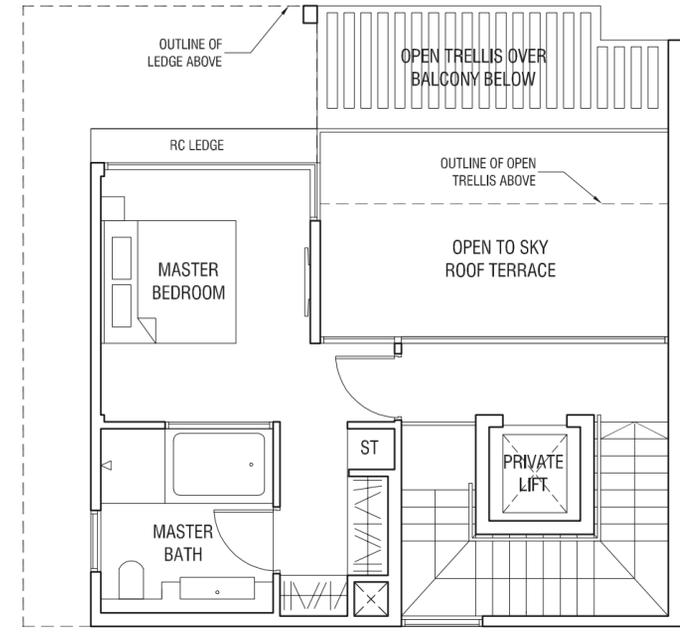
The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.

TYPE SD1a
STRATA SEMI-DETACHED
305 sqm (3,283 sqft)

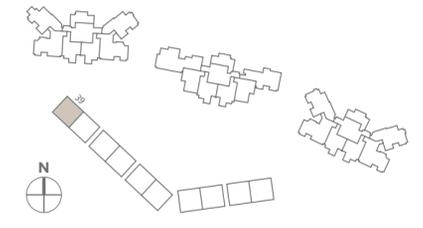
House #39



Second Storey Plan



Third Storey Plan



THOMSON
THREE

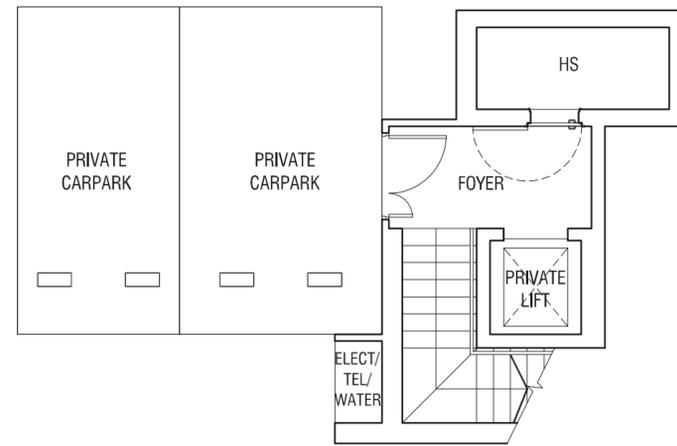
The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.

TYPE SD2

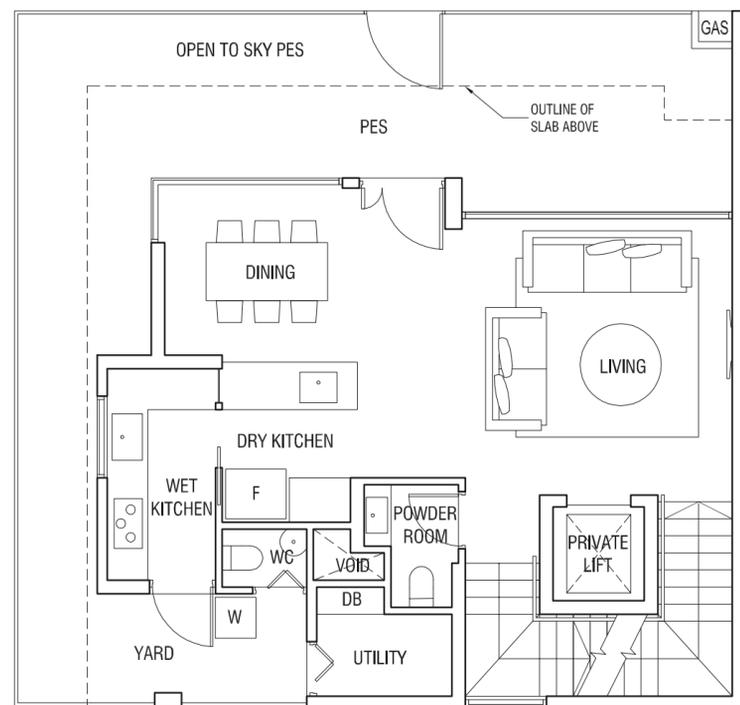
STRATA SEMI-DETACHED

305 sqm (3,283 sqft)

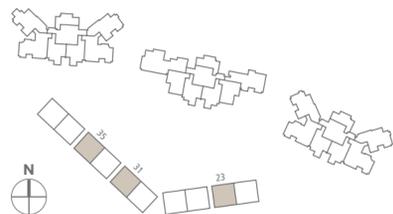
House #23, #31, #35



Basement



First Storey Plan



THOMSON
THREE

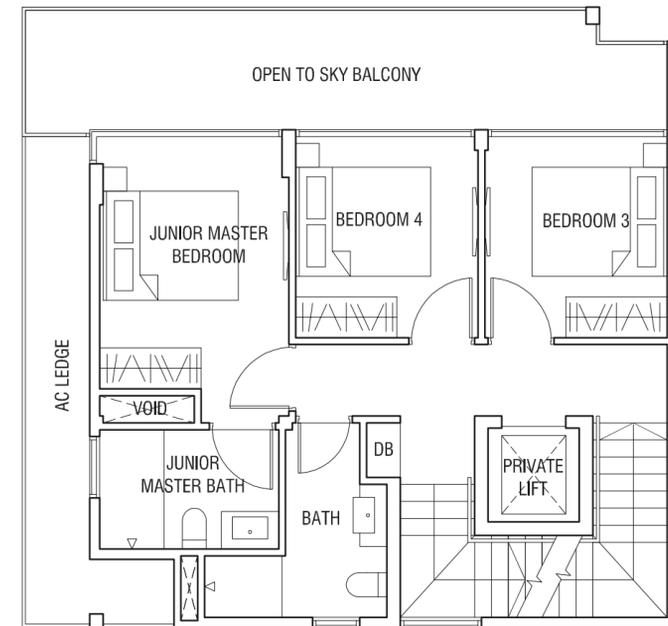
The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.

TYPE SD2

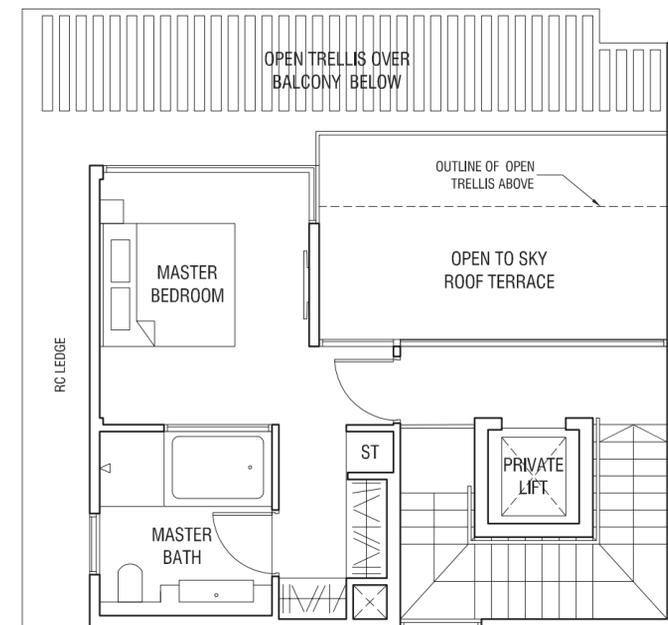
STRATA SEMI-DETACHED

305 sqm (3,283 sqft)

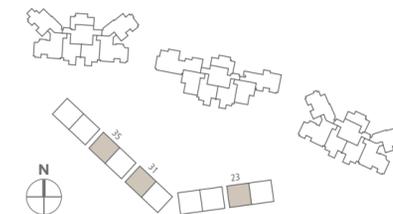
House #23, #31, #35



Second Storey Plan



Third Storey Plan

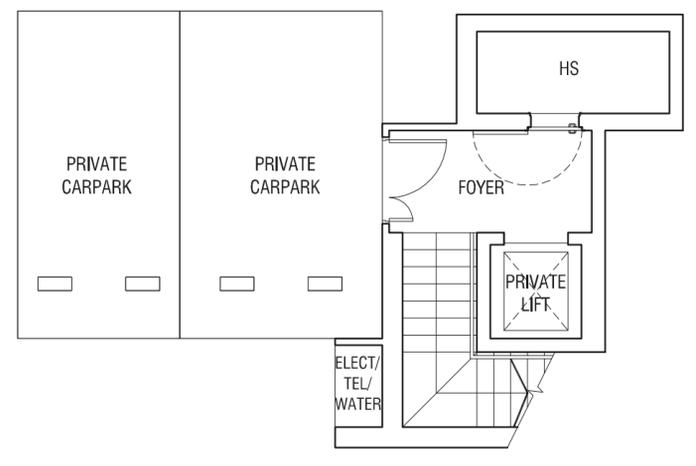


THOMSON
THREE

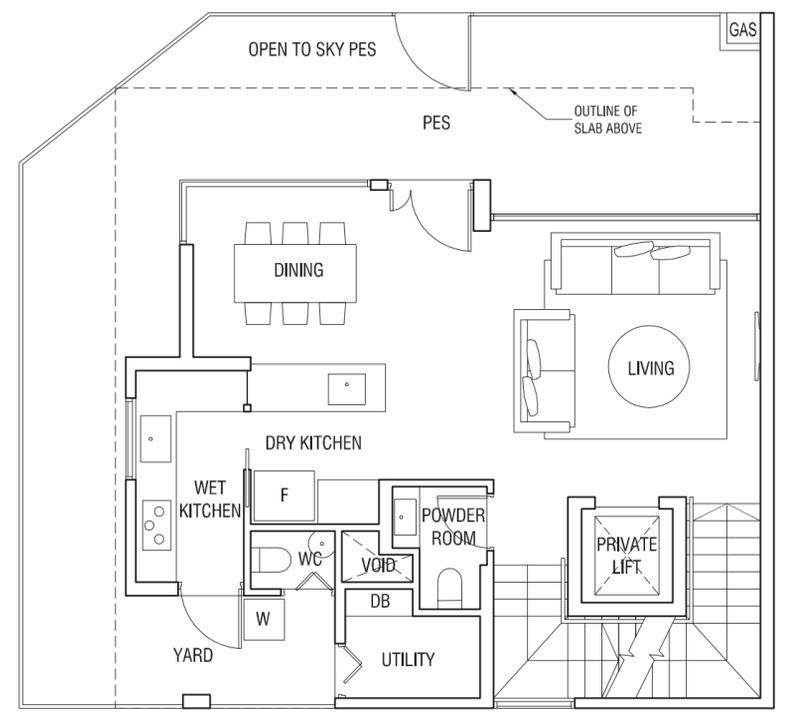
The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.

TYPE SD2_a
 STRATA SEMI-DETACHED
 305 sqm (3,283 sqft)

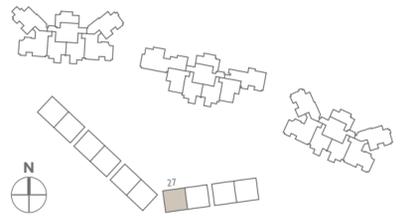
House #27



Basement



First Storey Plan

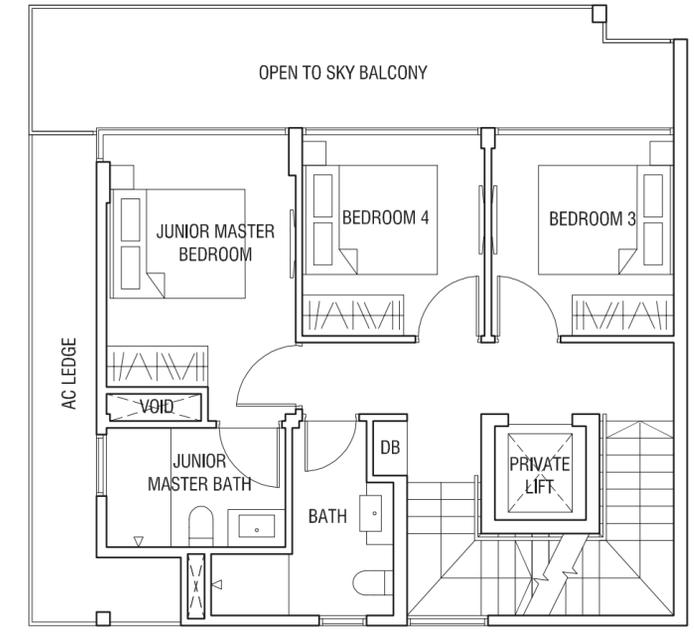


THOMSON
THREE

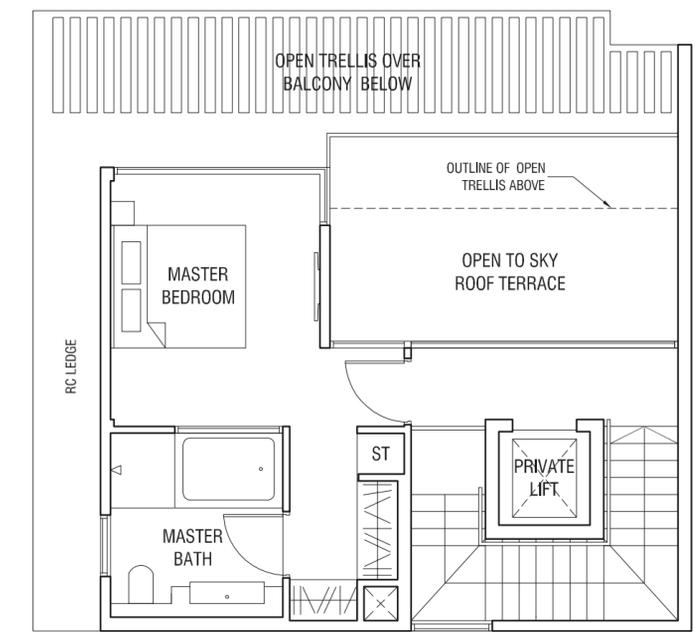
The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.

TYPE SD2_a
 STRATA SEMI-DETACHED
 305 sqm (3,283 sqft)

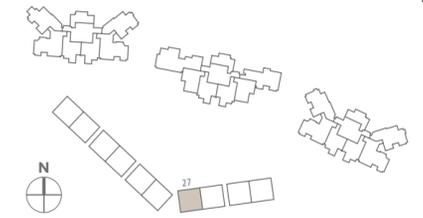
House #27



Second Storey Plan



Third Storey Plan



THOMSON
THREE

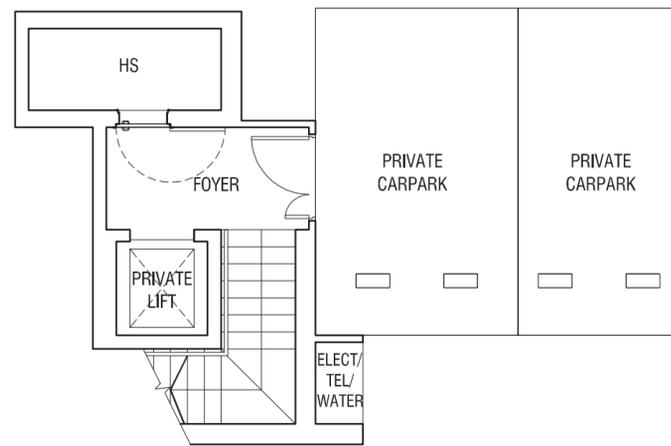
The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.

TYPE SD3

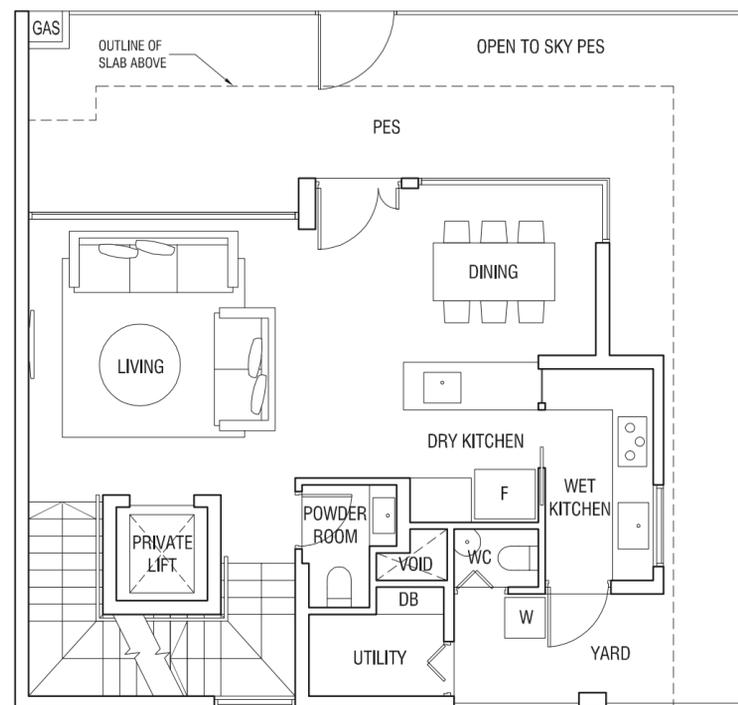
STRATA SEMI-DETACHED

305 sqm (3,283 sqft)

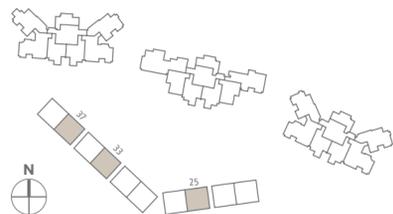
House #25, #33, #37



Basement



First Storey Plan



THOMSON
THREE

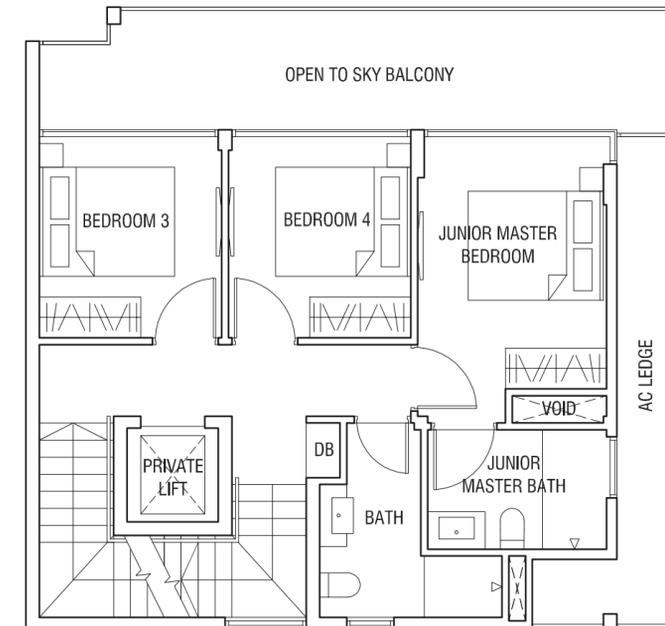
The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.

TYPE SD3

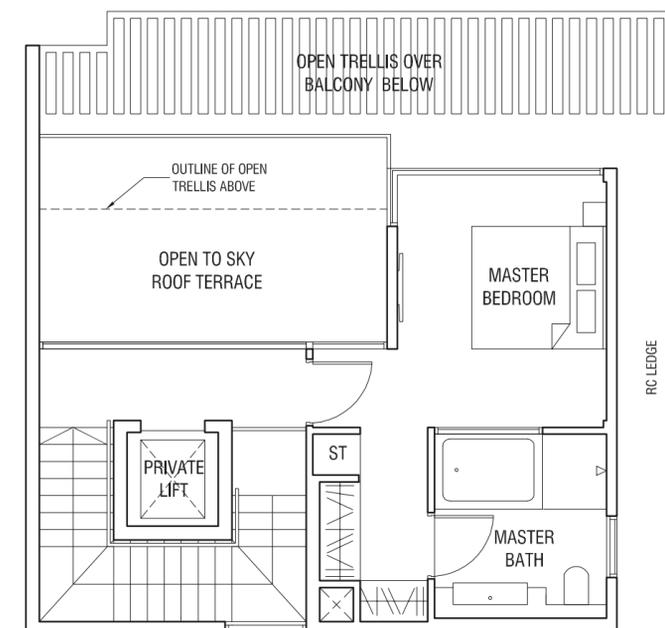
STRATA SEMI-DETACHED

305 sqm (3,283 sqft)

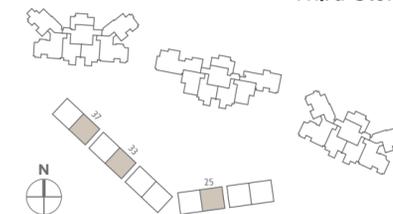
House #25, #33, #37



Second Storey Plan



Third Storey Plan



THOMSON
THREE

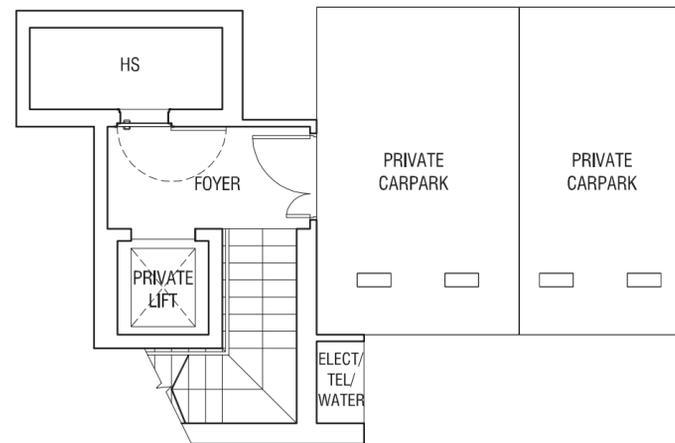
The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.

TYPE SD3a

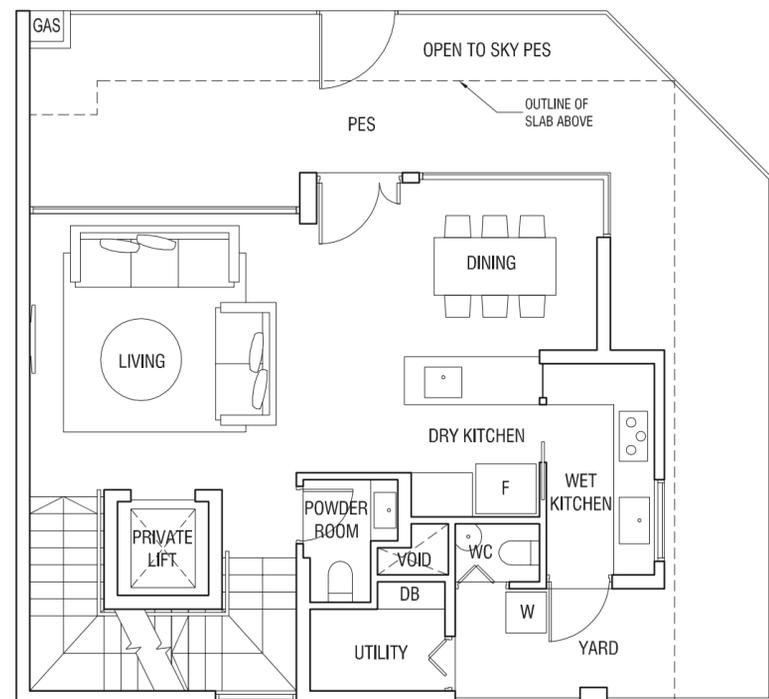
STRATA SEMI-DETACHED

305 sqm (3,283 sqft)

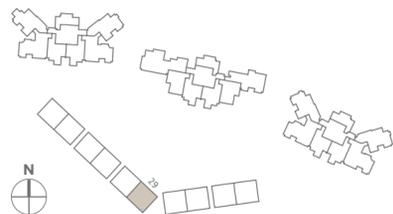
House #29



Basement



First Storey Plan



THOMSON
THREE

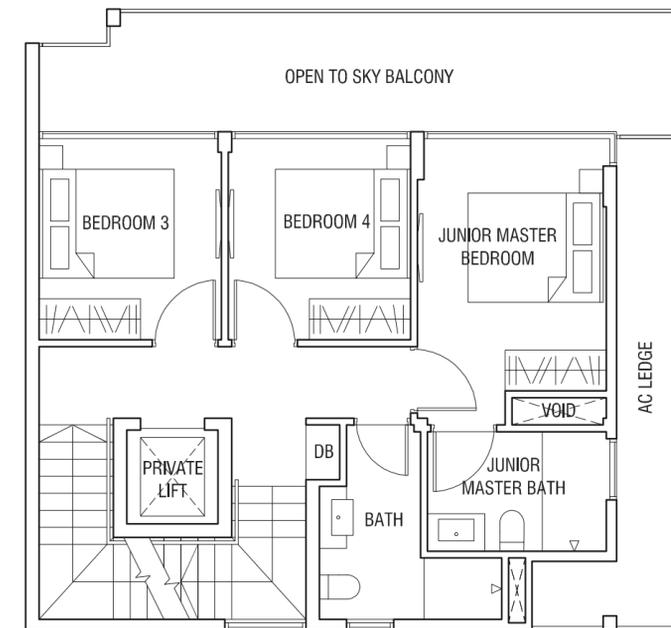
The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.

TYPE SD3a

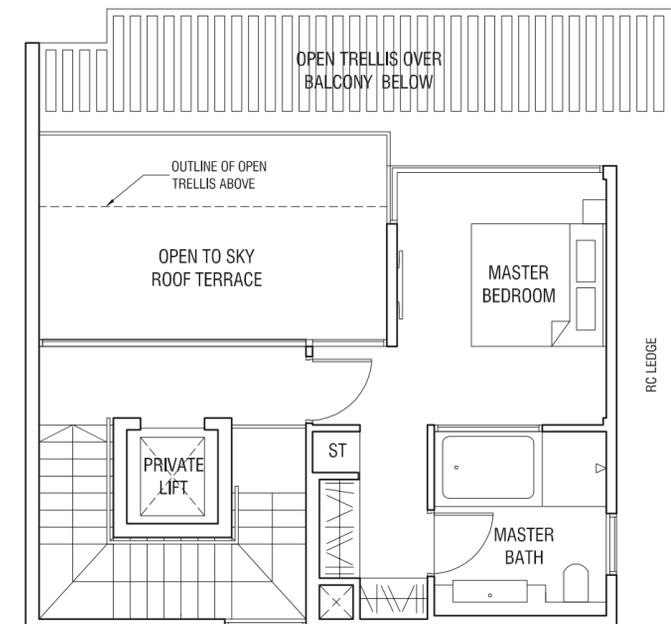
STRATA SEMI-DETACHED

305 sqm (3,283 sqft)

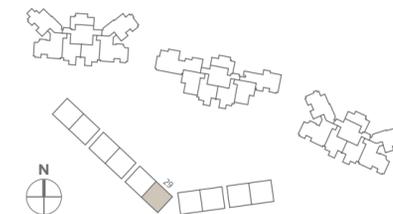
House #29



Second Storey Plan



Third Storey Plan



THOMSON
THREE

The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale.

SPECIFICATIONS

1.0 FOUNDATION

- a) Reinforced concrete piles and/or footings and/or raft foundation

2.0 SUPERSTRUCTURE

- a) Reinforced concrete and/or steel structure

3.0 WALLS

- a) External Wall: Concrete wall and/or lightweight precision blockwall and/or brickwall and/or precast panels
- b) Internal Wall: Concrete wall and/or lightweight precision blockwall and/or brickwall and/or drywall partition and/or precast panels
- c) Boundary Wall: Fencing and/or solid wall

4.0 ROOF

- a) Flat Roof: Reinforced concrete roof with waterproofing and insulation

5.0 CEILING

- a) Living/Dining, Master Bedroom, Junior Master Bedroom, Bedroom, Hallway to Bedrooms, Master Bath, Junior Master Bath, Bath, Powder Room, Kitchen, Dry Kitchen, Wet Kitchen, Utility, Store, Yard, WC, Household Shelter, Balcony and PES: Skim coat with emulsion paint and/or plaster board with emulsion paint and/or moisture resistance board with emulsion paint and/or box-ups with emulsion paint at designated areas (where applicable)

6.0 FINISHES

- a) Wall (for Apartments and Strata Semi-Detached Units)
Living/Dining, Master Bedroom, Junior Master Bedroom, Bedroom, Hallway to Bedrooms, Dry Kitchen, Utility, Store, Yard and Household Shelter: Cement and sand plaster with emulsion paint (up to false ceiling or at exposed area only) or skim coat with emulsion paint (up to false ceiling or at exposed area only) on concrete wall and/or lightweight precision blockwall and/or brickwall and/or drywall partition and/or precast panels (where applicable)

Balcony, PES and Roof Terrace: Cement and sand plaster with spray textured paint and/or emulsion paint on concrete wall and/or lightweight precision blockwall and/or brickwall and/or precast panels (where applicable)

Master Bath: Homogeneous/porcelain tiles (up to false ceiling height and no tiles behind vanity cabinets and mirrors (where applicable)) and a marble feature wall (up to false ceiling height and no marble behind vanity cabinets and mirrors (where applicable))

Junior Master Bath, Bath, Powder Room, Kitchen, Wet Kitchen and WC: Homogeneous/porcelain tiles (up to false ceiling height and no tiles behind kitchen cabinets/glass backslash and vanity cabinets and mirrors) (where applicable)

- b) Wall (for common areas)
Lift Lobbies: Typical: Cement and sand plaster with spray textured paint and/or emulsion paint

B1/B2 and 1st Storey: Marble stone finish and/or cement and sand plaster with spray textured paint and/or emulsion paint

Corridors: Cement and sand plaster with spray textured paint and/or emulsion paint

External Wall: Cement and sand plaster with spray textured coating and/or emulsion paint

- c) Floor (for Apartments and Strata Semi-Detached Units)
Living/Dining, Hallway to Bedrooms, Dry Kitchen (Type D and Strata Semi-Detached only) and Kitchen (Type A and B only): Marble with timber skirting

Master Bedroom, Junior Master Bedroom (Type D and Strata Semi-Detached only), Bedroom: Timber strips with timber skirting

Master Bath, Junior Master Bath, Bath, Powder Room, Kitchen (Type C only), Wet Kitchen, Utility, Store, Yard, Household Shelter, Balcony, PES and Roof Terrace: Homogeneous/porcelain tiles (where applicable)

Internal Staircase (Strata Semi-Detached only): Timber strips steps

External Staircase (Type B1P, B2P, C1P, C2P, C3P, C4P and DP only): Homogeneous/porcelain tiles

- d) Floor (for common areas)
Lift Lobbies: Typical, B1/B2 and 1st Storey: Homogeneous/porcelain tiles

Corridors: Homogeneous/porcelain tiles

Escape Staircases: Cement and sand screed

7.0 WINDOWS

- a) Powder-coated aluminium-framed windows with tinted/acid etched/clear glass panel

8.0 DOORS

- a) Main Door and Basement Entrance Door (Strata Semi-Detached only): Approved fire-rated timber door

- b) Master Bedroom, Junior Master Bedroom, Bedroom, Master Bath, Junior Master Bath, Bath, Powder Room and DB Closet: Timber door

- c) Kitchen (Type C only) and Wet Kitchen (Type D and Strata Semi-Detached only): Timber framed sliding door with glass in-fill panel

- d) Balcony (Type A, B, C, D and Strata Semi-Detached only) and Roof Terrace (Strata Semi-Detached only): Powder-coated aluminium-framed sliding door with glass panel

- e) Yard (Strata Semi-Detached only): Powder-coated aluminium-framed swing door with glass panel

- f) WC (Type C4, D and Strata Semi-Detached only) and Utility (Type C4, D and Strata Semi-Detached only): Bi-fold door

- g) PES (Type AG, B1G, B2G, C1G, C2G, C3G, C4G, DG and Strata Semi-Detached only): Metal gate

- h) Roof Terrace (Type B1P, B2P, C1P, C2P, C3P, C4P and DP only): Powder-coated aluminium swing gate/door

- i) Household Shelter (Strata Semi-Detached only): Metal household shelter door

- j) Selected quality locksets and ironmongery shall be provided where applicable

9.0 SANITARY FITTINGS

- a) Master Bath (Type A and B only), Junior Master Bath and Bath
– 1 glass shower compartment and door with shower set
– 1 vanity top complete with basin and mixer
– 1 pedestal water closet
– 1 toilet paper roll holder
– 1 mirror

- b) Master Bath (Type C and D only)
– 1 glass shower compartment and door with shower set
– 1 vanity top complete with basin and mixer
– 1 wall mounted water closet
– 1 toilet paper roll holder
– 1 mirror

- c) Master Bath (Strata Semi-Detached only)
– 1 glass shower compartment and door with shower set
– 1 bath tub with jets, bath mixer and shower set
– 1 vanity top complete with long basin and 2 mixer
– 1 wall mounted water closet
– 1 toilet paper roll holder
– 1 mirror

- d) Powder Room (Strata Semi-Detached only)
– 1 vanity top complete with basin and mixer
– 1 pedestal water closet
– 1 toilet paper roll holder
– 1 mirror

- e) WC (Type C4, D and Strata Semi-Detached only)
– 1 wash hand basin with tap
– 1 pedestal water closet
– 1 toilet paper roll holder
– 1 shower set

10.0 ELECTRICAL INSTALLATION

- a) All electrical wiring in concealed conduit whenever possible except for electrical wiring above false ceiling

- b) Refer to Electrical Schedule for details

11.0 TV/TELEPHONE POINTS/DATA POINTS

- a) All wiring in concealed conduit whenever possible except for wiring above false ceiling

- b) Refer to Electrical Schedule for details

- c) Data point in Category 6 (Cat6) cable provided to Living/Dining and all bedrooms and terminated in patch panel in DB Closet

12.0 LIGHTNING PROTECTION

- a) Lightning Protection System is in accordance with Singapore Standard SS 555: 2010

13.0 PAINTING

- a) External Walls: Spray textured coating finish and/or external emulsion paint

- b) Internal Walls: Emulsion paint

14.0 WATERPROOFING

- a) Waterproofing shall be provided to floors of Bathrooms, Powder Rooms, Kitchens, Yard, WC (where applicable), A/C ledges (where applicable), Balconies, PES, Roof Terrace and Slabs as and where required

15.0 DRIVEWAY AND CARPARK

- a) Surface Driveway and Drop-Off Area: Pre-mix finish and/or concrete finish and/or granite stone (where applicable)

- b) Carpark, Carpark Ramps and Driveway: Reinforced concrete floor with hardener

16.0 RECREATIONAL FACILITIES

- | | | |
|--|--------------------------|-------------------------------------|
| a) Guard House | k) Children's Water Play | v) Water Lounge |
| b) Entrance Pavilion | l) Poolside Pavilion | w) Jet Therapy Pool |
| c) Reflective Pool | m) Floating Gymnasium | x) Reflexology Courtyard |
| d) Canopy Boulevard | n) Hydro Gym | y) Scented Courtyard |
| e) Arrival Fountain | o) Fitness Deck | z) Children's Playground |
| f) Drop-Off Pavilion | p) Courtyard Garden | aa) Fountain Courtyard |
| g) Cascading Water Feature | q) Sun Lawn | bb) Outdoor Grille and BBQ Stations |
| h) Bubble Pool | r) Lap Pool | |
| i) Multi-Purpose Hall comprising Entertainment/Dining Facilities, Private Karaoke Room and Steam Rooms | s) Poolside Gazebo | |
| | t) Poolside Deck | |
| | u) Island Lounge | |
| j) Chill-Out Pavilion | | |

17.0 ADDITIONAL ITEMS

- a) Kitchen Cabinets: Built-in high and low level kitchen cabinets complete with solid surface worktop

- b) Kitchen (Type A, B and C only), Dry Kitchen (Type D and Strata Semi-Detached only) and Wet Kitchen (Type D and Strata Semi-Detached only): 1 stainless steel kitchen sink with mixer

- c) i) Kitchen Appliances (Type A only): Oven, fridge, washer cum dryer, electric cooker hob and cooker hood
ii) Kitchen Appliances (Type B only): Oven, fridge, washer cum dryer, electric cooker hob, cooker hood and microwave
iii) Kitchen Appliances (Type C only): Oven, fridge, washer cum dryer, gas cooker hob, cooker hood and microwave
iv) Dry Kitchen Appliances (Type D and Strata Semi-Detached only): Coffee machine, microwave and fridge
v) Wet Kitchen Appliances (Type D and Strata Semi-Detached only): Oven, washer cum dryer, gas cooker hob and cooker hood

- d) Wardrobes: Wardrobes to all bedrooms

- e) Air-conditioning:
i) Exposed wall mounted fan coil units to Living/Dining, Master Bedroom and Bedroom (Type A, B, C and D only)
ii) Exposed wall mounted fan coil units to Junior Master Bedroom and Bedroom and concealed ducted fan coil units to Living/Dining and Master Bedroom (Strata Semi-Detached only)

- f) Audio Intercom System is provided to apartment units for communication with Guard House and visitor call panel

- g) PES (Type AG, B1G, B2G, C1G, C2G, C3G, C4G, DG and Strata Semi-Detached) and Roof Terrace (Type B1P, B2P, C1P, C2P, C3P, C4P, DP and Strata Semi-Detached only): 1 water tap

- h) Roof Terrace (Type B1P, B2P, C1P, C2P, C3P, C4P and DP only): 1 stainless steel sink c/w cover with tap

- i) Electrical Storage Water Heater: Hot water supply from respective electric storage type water heater for Master Bath, Junior Master Bath (Type D and Strata Semi-Detached only), Bath, Powder Room (Strata Semi-Detached), Kitchen (Type A, B and C only), Dry Kitchen (Type D and Strata Semi-Detached only) and Wet Kitchen (Type D and Strata Semi-Detached only) only for each apartment unit; no hot water supply for WC (Type C4, D and Strata Semi-Detached only)

- j) Provision of town gas supply to kitchen hobs in all apartment units except Type A and B units with electric cooker hobs
Note: Turn-on and utilities charges shall be borne by the Purchaser

- k) Private lift to Strata Semi-Detached units to serve from Basement 1, 1st Storey, 2nd Storey and 3rd Storey of the unit
Note: The Purchaser shall be liable to pay for maintenance, inspection, testing, renewal of annual licensing fee, etc., for the private lift

- l) BBQ Grille/Pit to Roof Terrace (Type B1P, B2P, C1P, C2P, C3P, C4P and DP only)

- m) Security Card Access Control System for Basement 2 Lift Lobbies, Basement 1 Lift Lobbies and 1st Storey Lift Lobbies of Blocks 41, 43 and 45 and for the Gymnasium

- n) Laundry Hanging System (Type C4, D and Strata Semi-Detached only)

- o) Air-conditioning System Scheduling Control and ten (10) attachable wall plugs (Strata Semi-Detached only)

18.0 NOTES

A. Marble/Limestone/Granite

Marble/limestone/granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/limestone/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. Subject to clause 14.3, the tonality and pattern of the marble, limestone, or granite selected and installed shall be subject to availability.

B. Timber/Timber Strips

Timber/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/timber strips are 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. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

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 is advised to engage his/her own contractor to service the air-conditioning system regularly.

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 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

Subject to clause 14.3, 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 market availability.

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

Layout/Location of wardrobes, kitchen cabinets, electrical accessories, fan coil units, electrical points, television points, telecommunication points, audio intercom system, audio handsets, 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. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

H. 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.

I. False Ceiling

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.

J. Glass

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.

K. Mechanical Ventilation System

Mechanical ventilation fans and ductings are provided to bathrooms/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 bathrooms/toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

L. Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/vanity cabinets/mirrors/glass backsplashes.

M. Tiles

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

N. Colour Scheme and Treatment

The colour scheme and treatment of facade, balcony, roof terrace and private enclosed space are subject to Architect's sole discretion and final design.

O. Mobile Telephone Reception

Telephone reception on mobile phones within the Housing Project is subject to availability/provision of satellite/ wireless coverage by the respective mobile telephone network service providers and is not within the purview/ control of the Vendor.

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ELECTRICAL SCHEDULE

DESCRIPTION	UNIT TYPE									UNIT TYPE (AT 1ST STOREY)							UNIT TYPE (AT 21ST STOREY)							
	A	B1 (a/b)	B2	C1 (a/b/c/d)	C2 (a/b/c/d)	C3 (a/b/c/d)	C4 (a/b/c/d)	D (a/b/c/d)	SEMI-D	AG	B1G	B2G	C1G	C2G	C3G	C4G	DG	B1P	B2P	C1P	C2P	C3P	C4P	DP
Lighting Point	7	12	11	14	15	14	16	22	38	8	14	12	15	15	15	17	21	17	17	20	21	20	23	28
13A Power Point	17	20	20	26	26	26	28	33	42	17	20	20	26	26	26	28	33	20	20	26	26	26	28	33
13A Power Point (W/P)	1	1	1	1	3	1	1	2	5	1	1	1	1	1	1	1	4	4	5	6	5	5	5	
Telephone Point	3	4	4	5	5	5	5	6	7	3	4	4	5	5	5	5	6	4	4	5	5	5	6	
Data Point	2	3	3	4	4	4	4	5	5	2	3	3	4	4	4	4	5	3	3	4	4	4	5	
TV Point	2	3	3	4	4	4	4	5	6	2	3	3	4	4	4	4	5	3	3	4	4	4	5	
Bell Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Water Heater Point	1	2	2	2	2	2	2	3	3	1	2	2	2	2	2	2	3	2	2	2	2	2	3	
Washer Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Cooker Hob Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Cooker Hood Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Oven Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Microwave Point	-	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	
Fridge Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Coffee Maker Point	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	1	-	-	-	-	-	-	1	
Audio Intercom	1	1	1	1	1	1	1	1	4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

Note: "WP" denotes weatherproof

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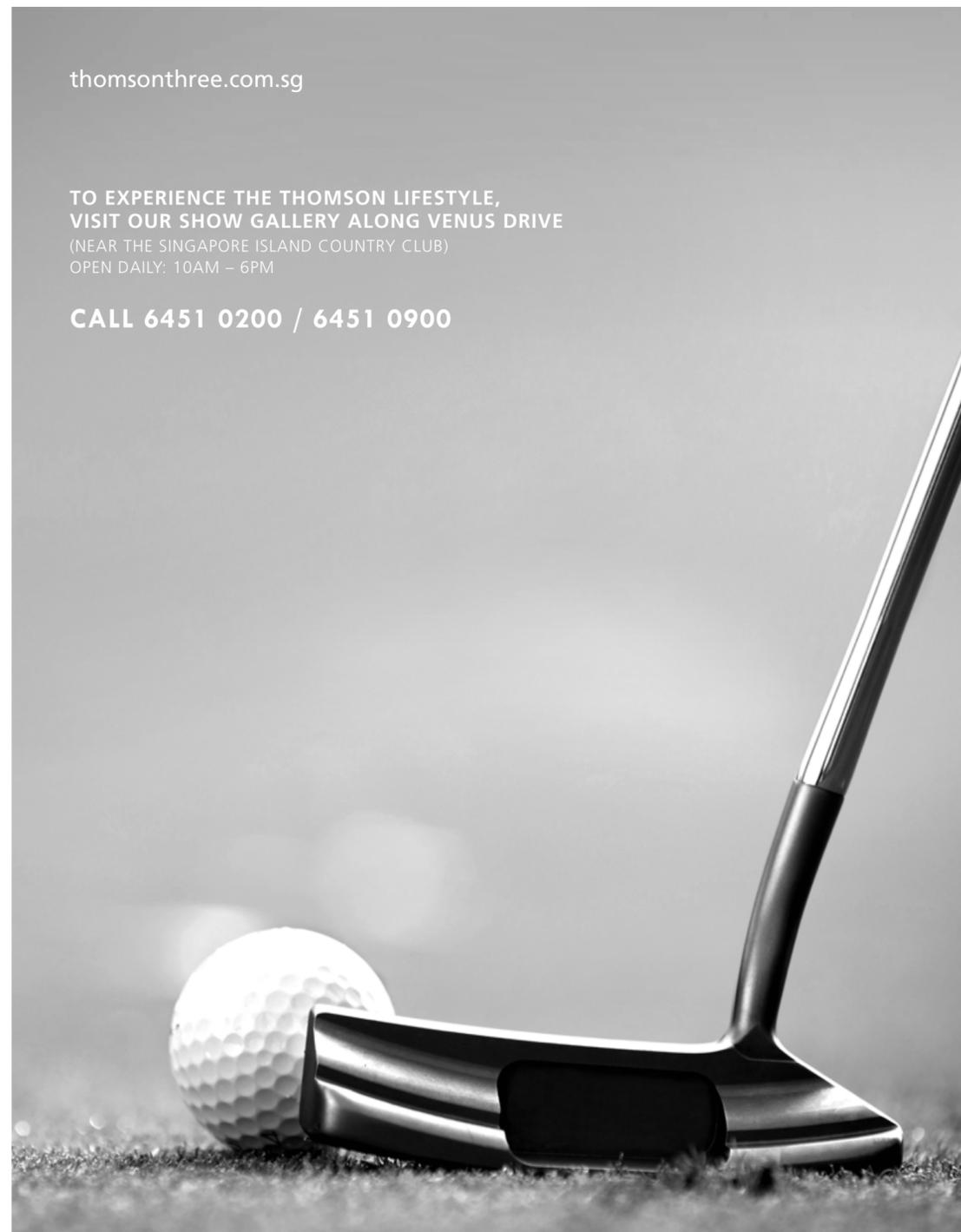


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