



SKY EDEN

@BEDOK

A SKY GARDEN ON EVERY LEVEL

01 AUG 2022

ADDP  
architects

\* The information contained in these documents is confidential, privileged and only for the information of the intended recipient and may not be used, published or redistributed without the prior written consent of the owner.

SKY EDEN



The most awaited launch in Bedok!

Brand New development, Brand New address at  
**1 BEDOK CENTRAL**

## About

# A new Mixed-use development located in the HEART OF BEDOK CENTRAL

The transformation of Bedok Point mall, Sky Eden@Bedok, will be an upcoming 158 residential development ranging from 2 bedroom to 4 bedroom with 12 commercial units on the ground floor.

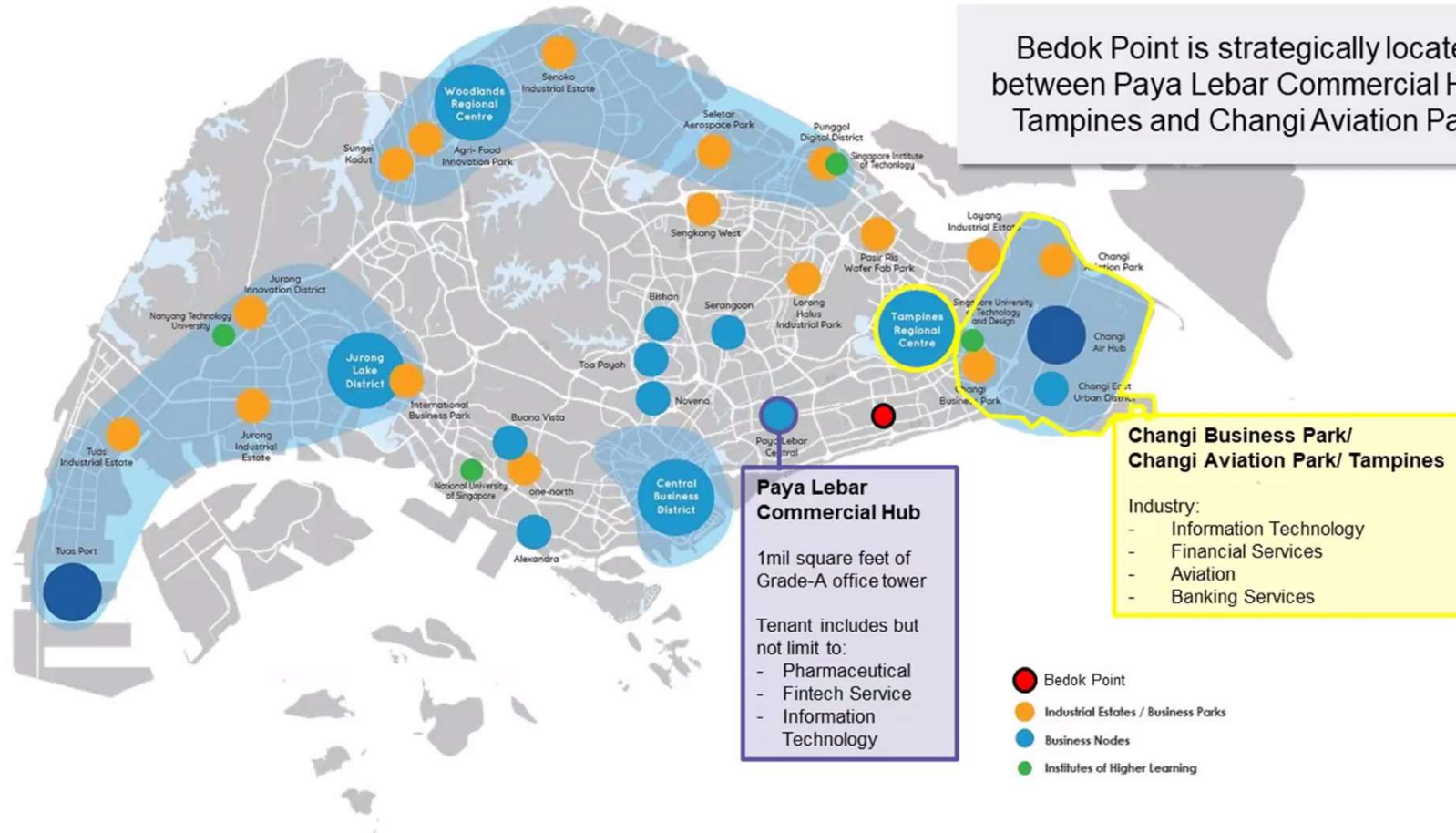
The development is strategically located within mins walk from Bedok MRT and Bus Interchange, connecting the dots to good food, green nodes and wide array of daily convenience.

## Fact Sheet

<b>Location</b>	1 Bedok Central
<b>Developer</b>	Chempaka Development Pte Ltd (Fraser's Property Limited)
<b>Land Tenure</b>	99-Years Leasehold
<b>District</b>	16
<b>Total No. of Residential units</b>	158 units
<b>Total No. of Shop units</b>	12 units
<b>Unit Type</b>	2-bedroom, 3-bedroom, 4-bedroom
<b>Target Preview</b>	27 August 2022



# Strategically Located





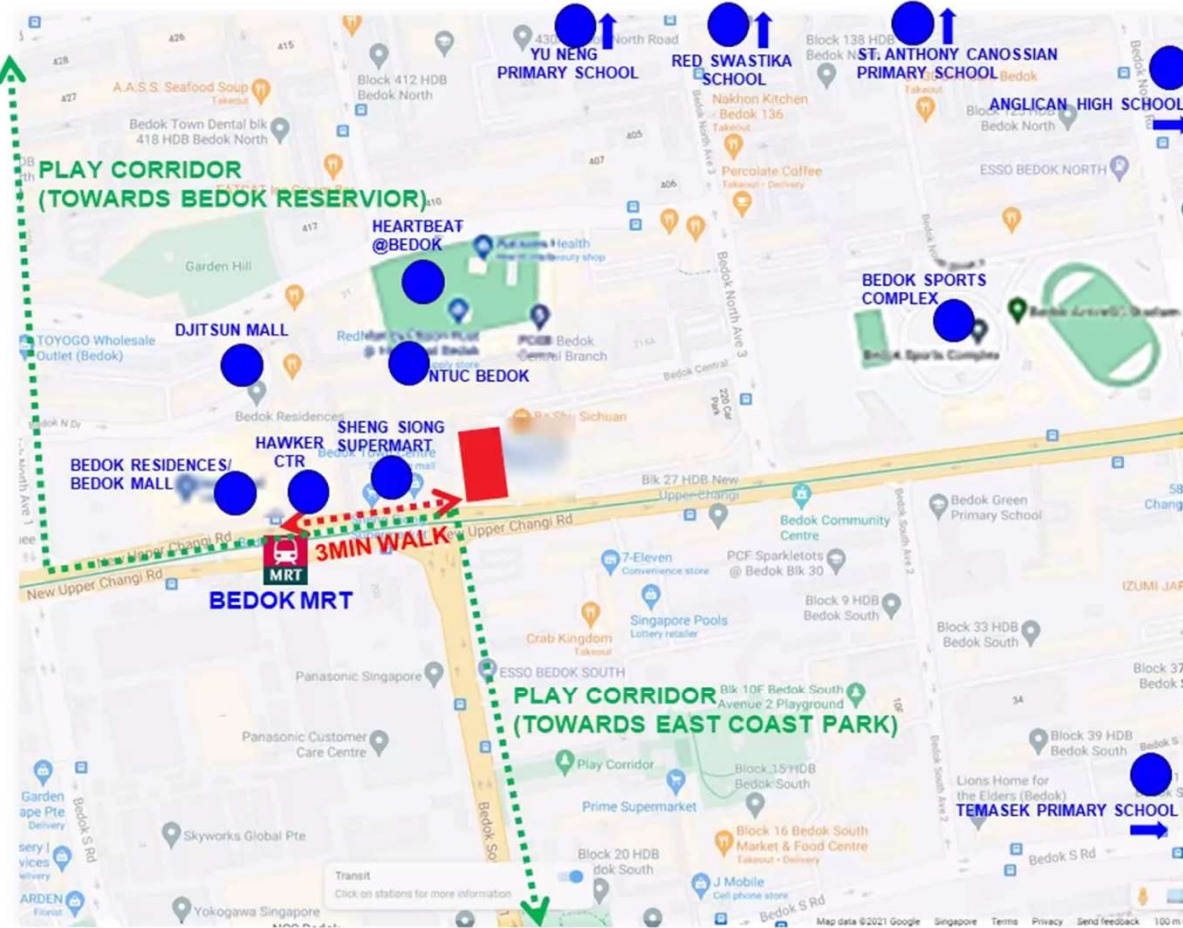
# What gives Bedok its character





# Location

## Sky Eden@Bedok



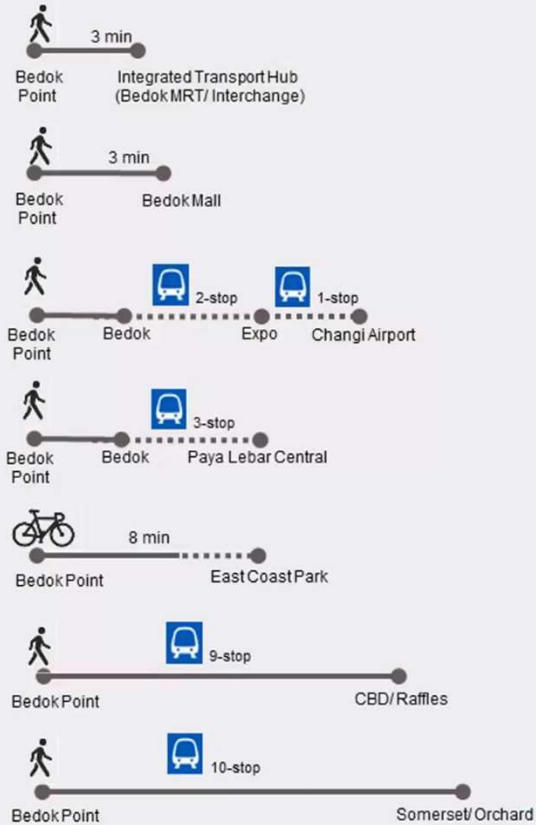
- ◆ 3-min walk to **Bedok MRT** and **Bus Interchange**
- ◆ 8-min cycle to **East Coast Park** via **Play Corridor**; 7-min cycle to **Bedok Reservoir**
- ◆ 2-min walk to **Bedok hawker centre** with approx. 70 stalls offering wide variety of food
- ◆ 2-min to 3-min walk to selection of two **supermarket**
- ◆ 3-min walk to **Bedok Mall** with over 200 shops across three floors
- ◆ **Heartbeat @Bedok** with 7-storey multi-occupant, with amenities from four swimming pools and sheltered tennis courts, to healthcare service and two-storey public library



**A GREEN PLAN FOR EAST COAST**  
A new 15km central green corridor could soon connect East Coast Park to Changi Business Park, via New Upper Changi Road and Loyang Way. Plated with native plants, the corridor will also be connected to parks and gardens in the area via a network of community corridors.

# Vicinity

## Accessibility/ Connectivity\*

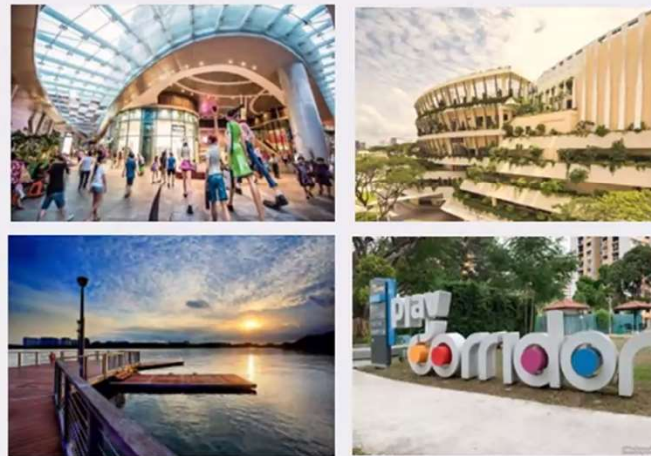


\*based on estimation

## Renowned school in the vicinity



## Home nestled within the bustling yet idyllic location



## Eco-friendly features



## Immediate vicinities



## Home to cuisine of diverse culture





## Unit Mix

Sky Eden@Bedok

Unit Type	Typical Size (sqm)	No. of Units	Percentage of Unit Types
2 Bedroom Deluxe	61	16	10%
2 Bedroom Premium	64 - 69	48	30%
3 Bedroom Deluxe	83	32	20%
3 Bedroom Premium	101	46	30%
4 Bedroom Premium	121	16	10%

## Overview of our positioning and USP

### Positioning

To position Sky Eden as a product with unique proposition

Project scarcity – first development launch in Bedok Central in 10 years

Own a part of the bustling Bedok Central, at the same time enjoy the serene environment in a private abode

Reputable developer

### Unique Selling Point

A home next to a Sky Garden

Prime location in the Heart of Bedok

Well connected in many ways;  
3min walk to integrated transport hub, 3 stops to Paya Lebar Central; 9min cycle to East Coast Park, etc

Limited inventory

### Target Buyers

Investors/ Single

DINKS

Young family/ Full Nester

Empty Nester/ Senior Year

## Project Information

### Consultants

Client	Chempaka Development Pte. Ltd
Project Architect (QP)	ADDP Architects LLP
C&S Engineer	KCL Consultants Pte. Ltd
M&E Engineer	J. Roger Preston Limited
Landscape Architect	Tinderbox Pte. Ltd
Quantity Surveyor	AECOM Cost Consulting and Project Management (Singapore) Pte. Ltd
Showflat Interior Designer	2 <sup>nd</sup> Edition Pte. Ltd

## Project Information

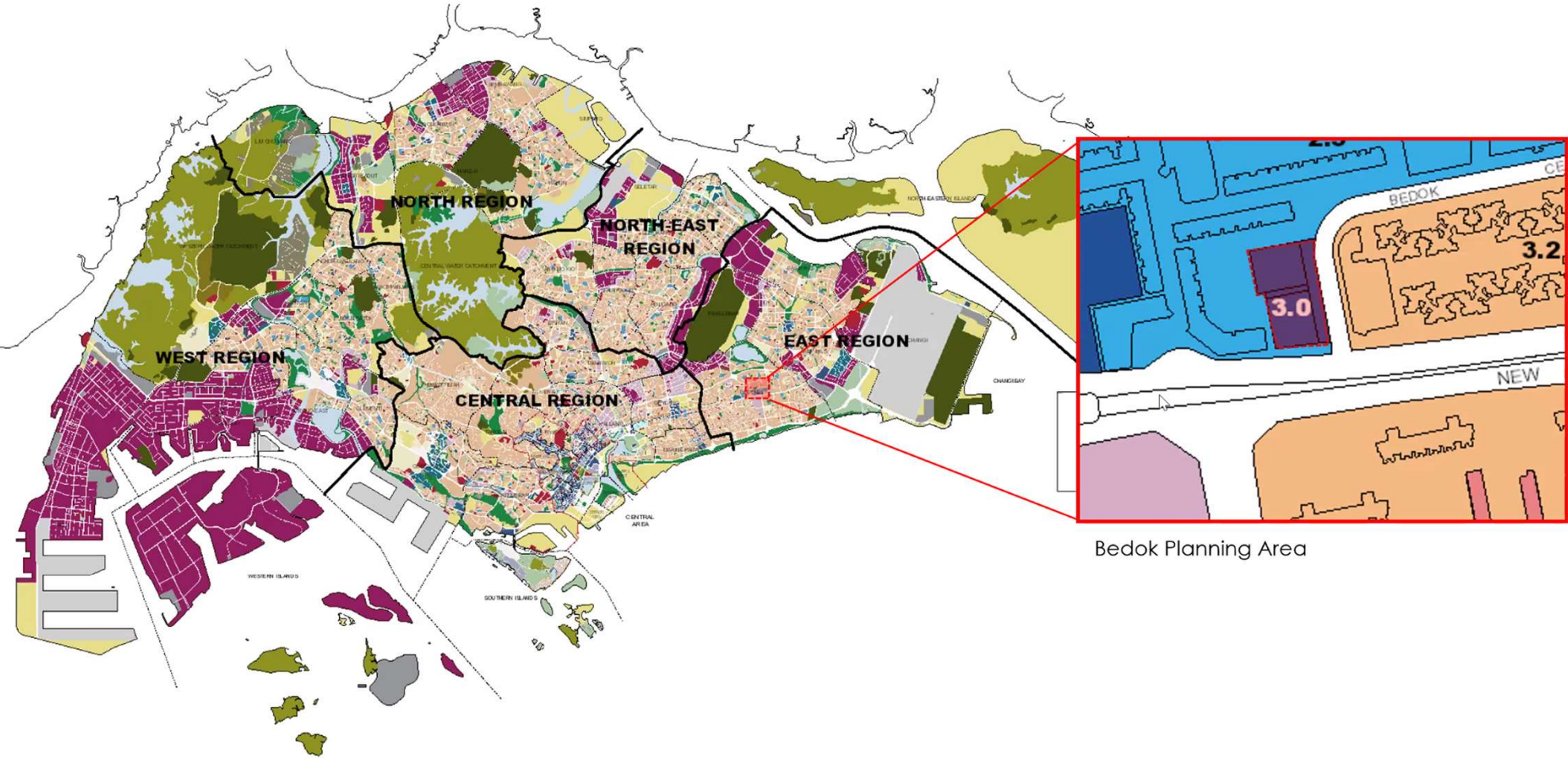
### Development Data

Zoning	Residential with Commercial at 1 <sup>st</sup> Storey
Gross Site Area	4136.6m <sup>2</sup>
Total Number of Blocks / Floors	1 Block / 17 <sup>4</sup> Storey
Total Number of Residential Units	158 Units
Total Number of Parking Lots [Basement 1 & 2]	134 Parking Lots & 4 Handicapped Lots
Bicycle Lots at 1 <sup>st</sup> Storey	Residential: 40 Lots Commercial: 16 Lots



## SITE LOCATION/ SURROUNDING

# Planning Area



Bedok Planning Area

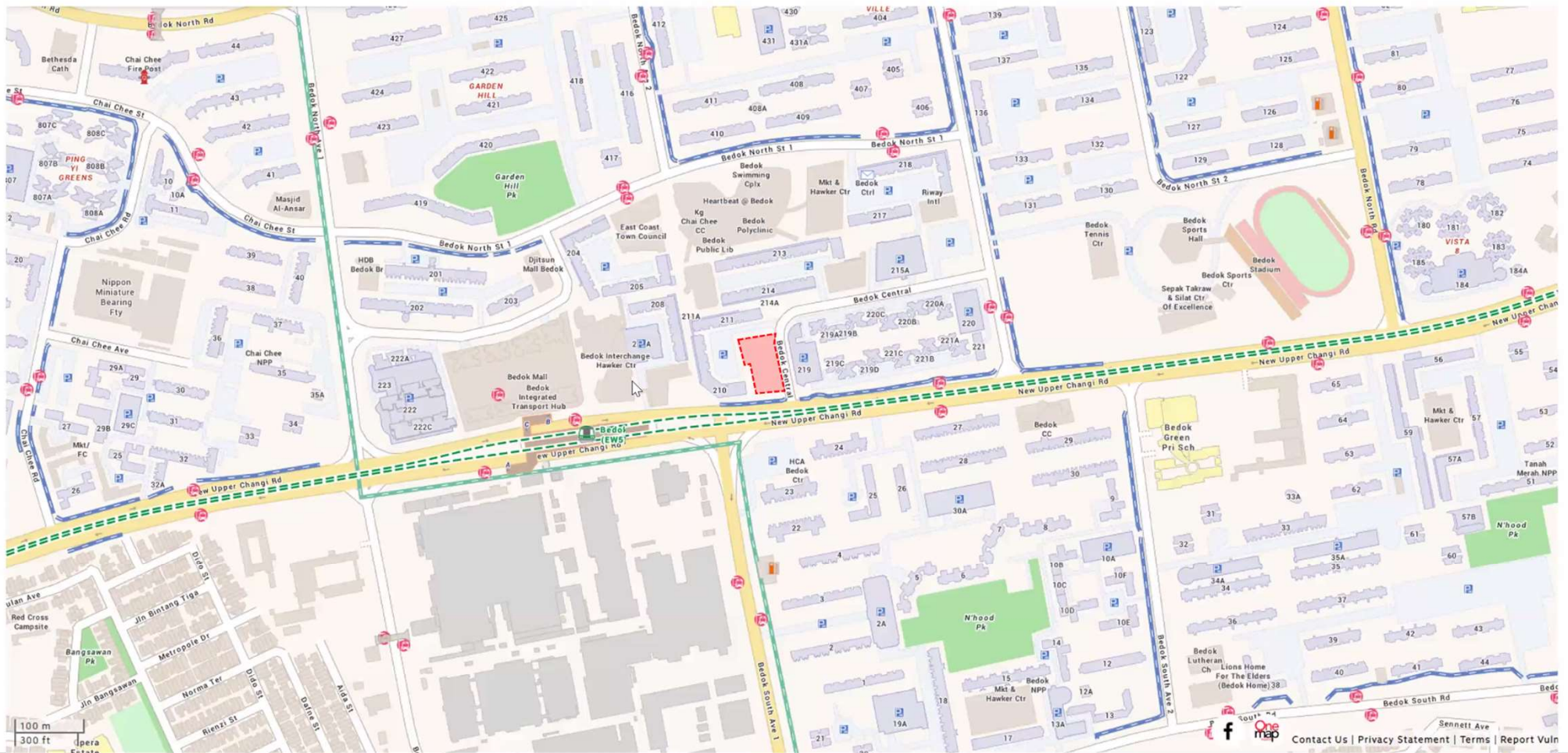
# Master Plan 2019



- Residential
- Residential with Commercial at 1st story
- Commercial & Residential
- Commercial
- Hotel
- White
- Business 1
- Business 1 - White
- Business 2
- Business 2 - White
- Business Park
- Business Park - White
- Residential / Institution
- Commercial / Institution
- Health & Medical Care
- Educational Institution
- Place of Worship
- Civic & Community Institution
- Open Space
- Park
- Beach Area
- Sports & Recreation
- Waterbody
- Road
- Transport Facilities
- Railway
- Mass Rapid Transit
- Light Rapid Transit
- Utility
- Cemetery
- Agriculture



# Site Location





## Redevelopment of Existing Bedok Point



**EXISTING ZONING :** COMMERCIAL

MP 2014 GROSS PLOT RATIO : 3.0

PERMISSIBLE MAXIMUM GFA : 12,409.8 SQM

**REZONING :** RESIDENTIAL WITH  
COMMERCIAL AT 1<sup>ST</sup> STOREY

PROPOSED GROSS PLOT RATIO : 3.5

PERMISSIBLE MAXIMUM GFA :

14,478.1 SQM

## Surrounding Views



SOUTH FACING VIEW (AT 12<sup>TH</sup> FLOOR)



## Surrounding Views



WEST FACING VIEW (AT 12<sup>TH</sup> FLOOR)

## Surrounding Views



EAST FACING VIEW (AT 12<sup>TH</sup> FLOOR)



## Surrounding Views



NORTH FACING VIEW (AT 7<sup>TH</sup> FLOOR)



# ASPIRATIONS/ DESIGN CONCEPT





# EDEN

*A place or state of great happiness; an unspoiled paradise*



## Bedok Surrounding Parks & Open Areas

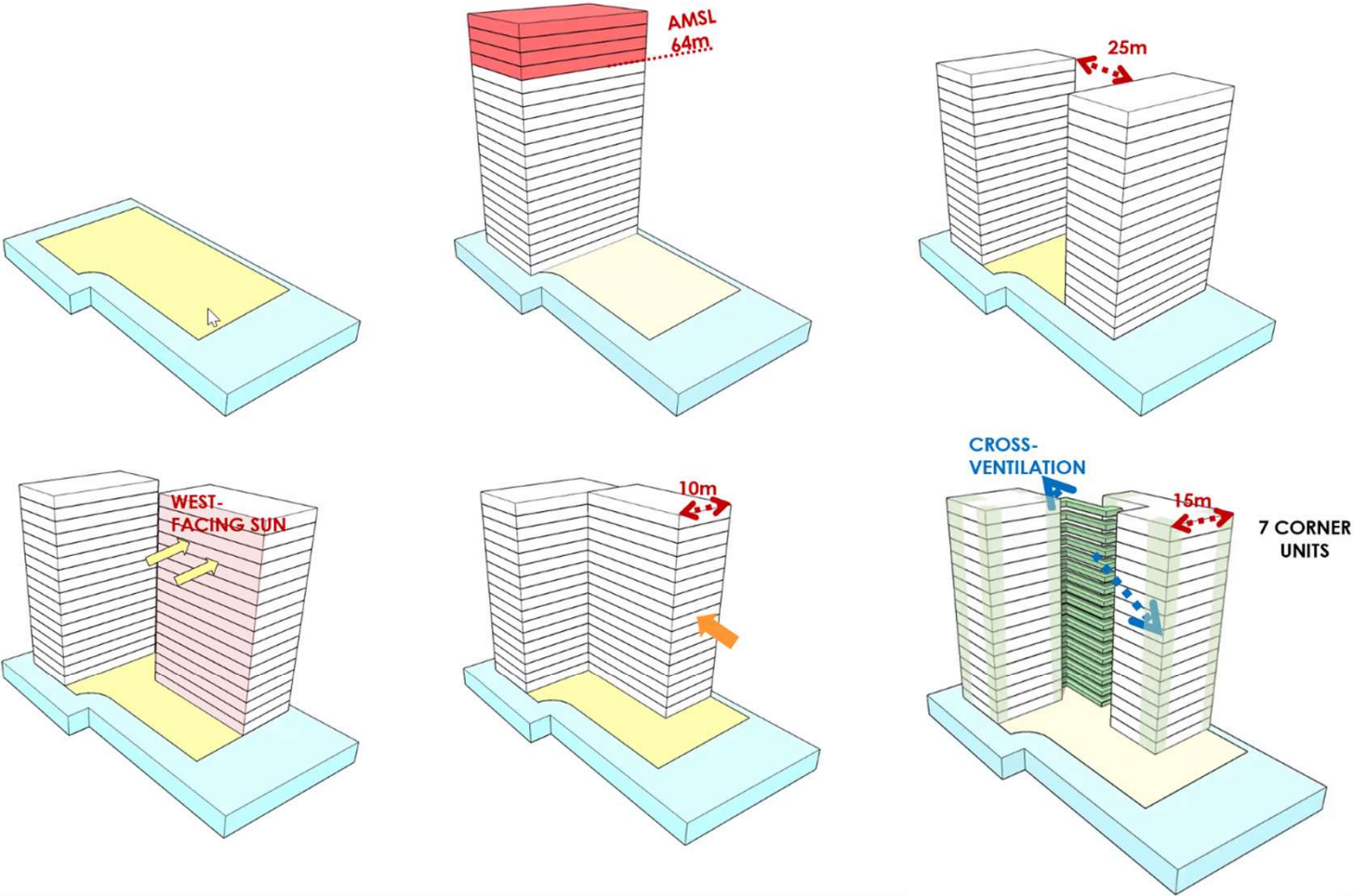




## Green Urban Oasis within Bedok Town Centre



# Residential Tower Concept





## TREE OF LIFE - SKY GARDENS AT EVERY FLOOR



Utilizing biomimicry design, the Eco-link breaks out of its repetitive pattern at every storey. Instead, the Eco-link utilizes the design principles of the organic nature of Polypores that grows horizontally outwards on the trunk of tall trees.





TREE OF LIFE - SKY GARDENS AT EVERY FLOOR

IMAGE NOT FOR CIRCULATION

Artist's impression



## INTIMATE SPACES ACCESSIBLE TO OWNERS ONLY



The communal spaces are designed as **intimate and quiet spaces**, where residents of all age groups can enjoy the views and greenery while indulging in **passive communal activities** like yoga, foot reflexology or work on their laptops.



CANTILEVERED AT ALTERNATE STOREYS

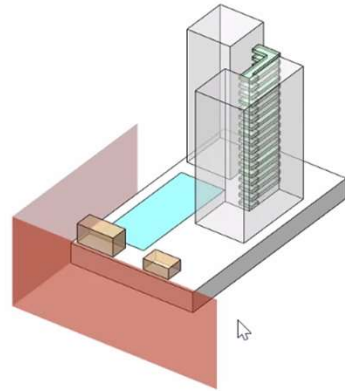
IMAGE NOT FOR CIRCULATION



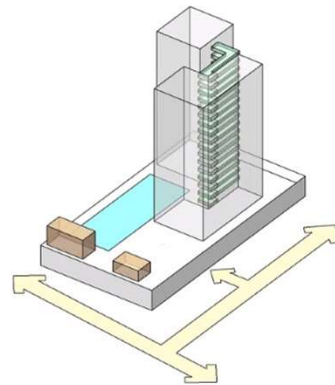


## PROJECT DETAILS

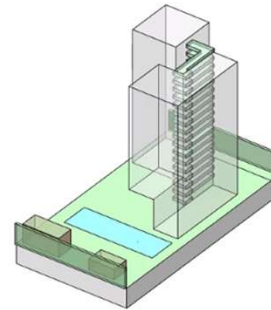
## Site Planning



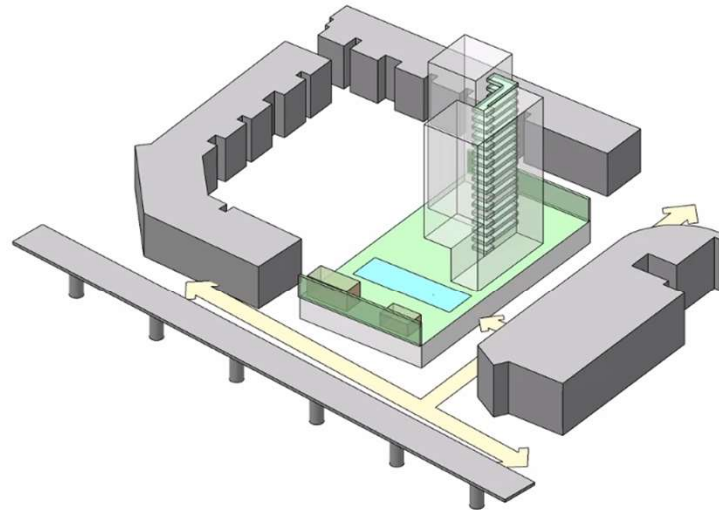
Screen Views



Enhancing the site access



Design solution





Commercial @ L1

12 Commercial units

GFA: 1048.10 sqm



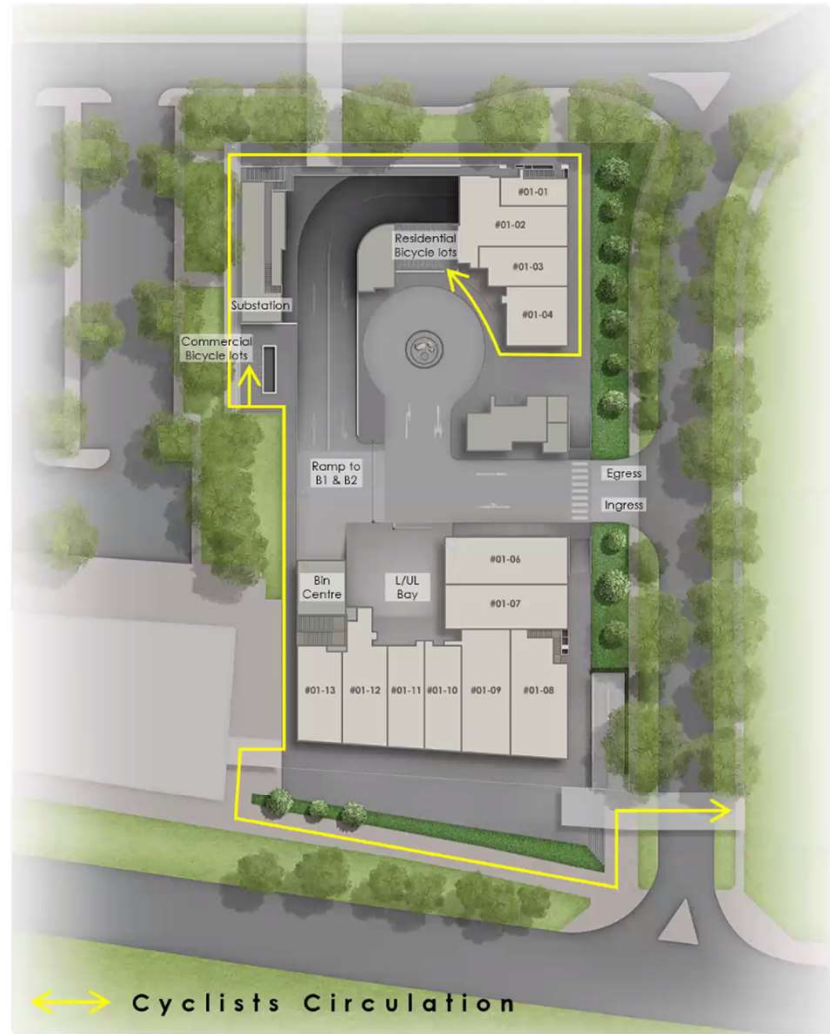
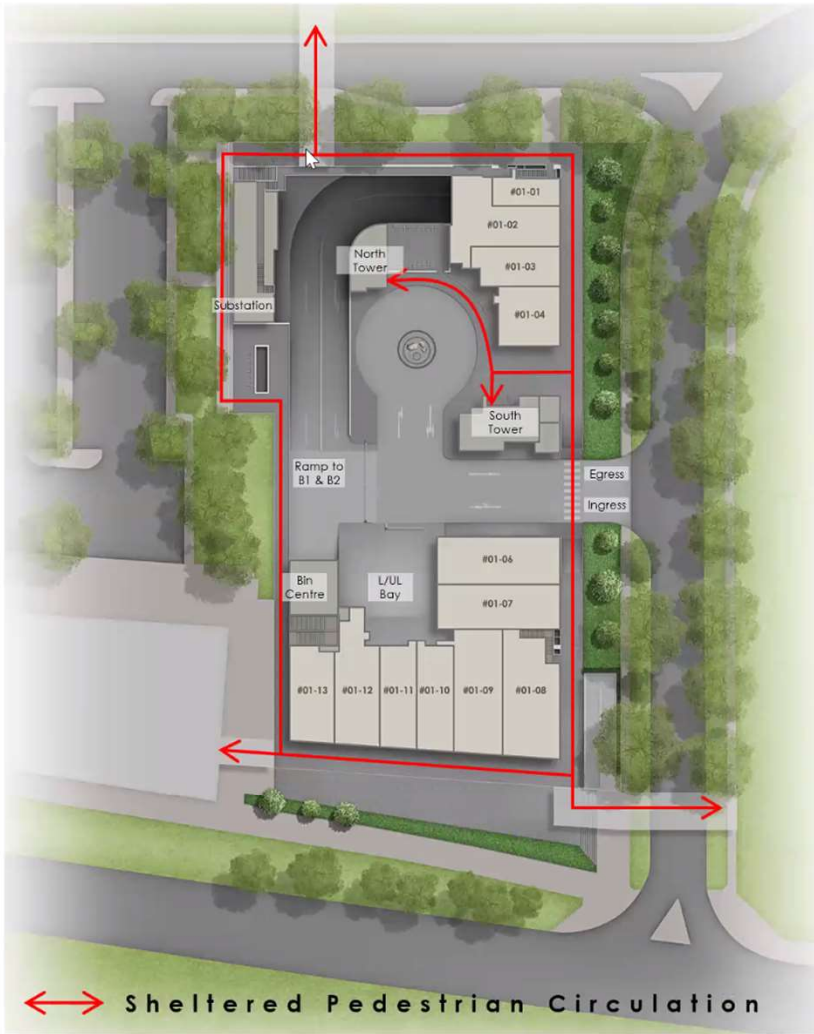
Artist's impression

ADDP  
Architects

\*The information contained in these documents is confidential, privileged and only for the information of the intended recipient and may not be used, published or redistributed without the prior written consent of the owner.

SKY EDEN

# 1<sup>st</sup> Storey - Covered Walkways/ Linkways



↔ Sheltered Pedestrian Circulation

↔ Cyclists Circulation



MAIN DROP OFF AT 1<sup>ST</sup> STOREY



SKY EDEN  
NORTH TOWER

IMAGE NOT FOR CIRCULATION

Artist's impression



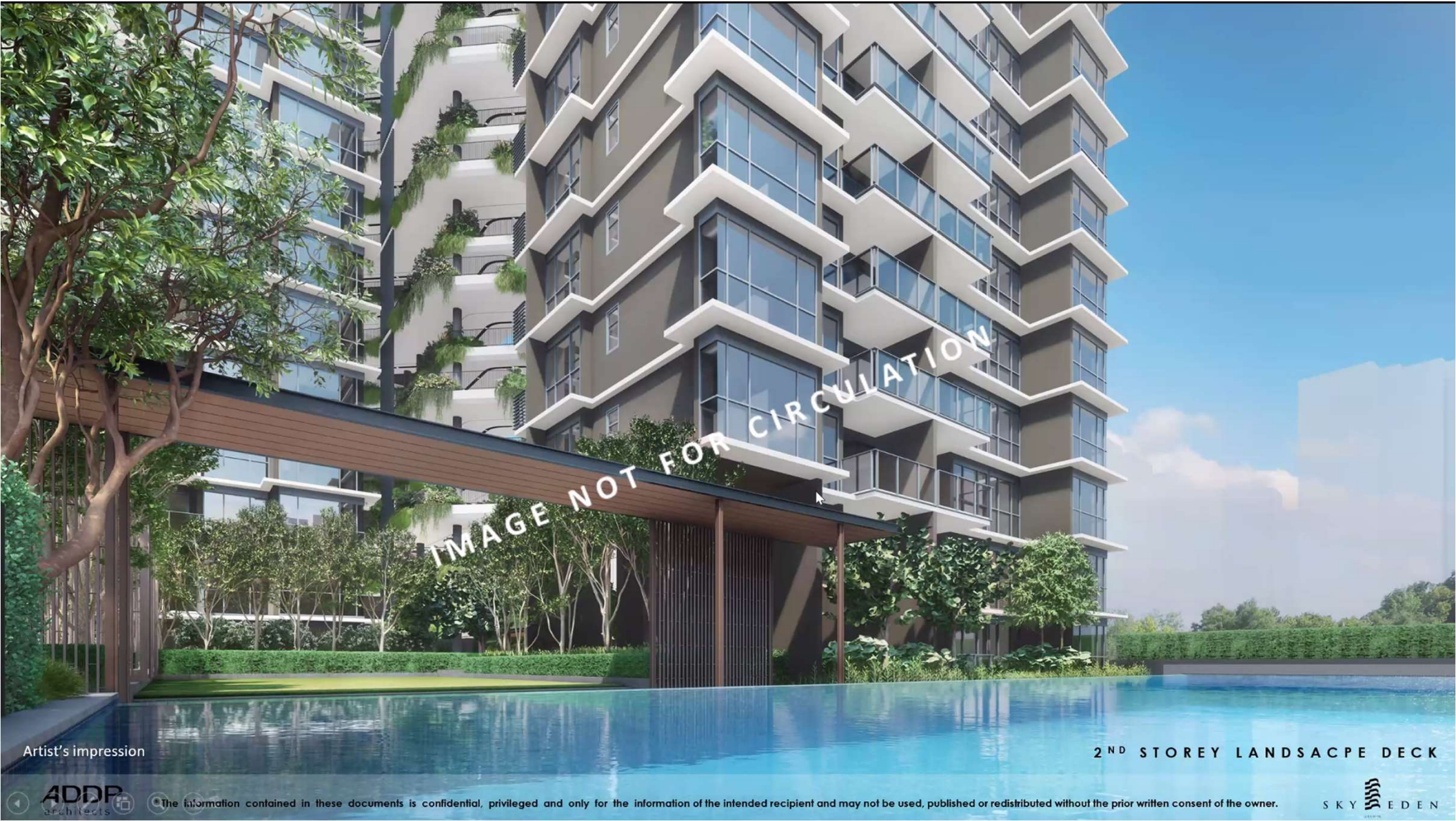


IMAGE NOT FOR CIRCULATION

Artist's impression

2<sup>ND</sup> STOREY LANDSCAPE DECK



The information contained in these documents is confidential, privileged and only for the information of the intended recipient and may not be used, published or redistributed without the prior written consent of the owner.





## Landscape @ L2

Infinity Lap Pool  
 Sun Deck  
 Spa Pool  
 Kids' Pool  
 Kids' Play  
 Social Pavilion  
 Social Clubhouse  
 Social Deck  
 Gym  
 Yoga Deck  
 Steam Room

### Active Zone



### Quiet Zone

Garden Trail  
 Community Farm Garden  
 Co-work Patio  
 Co-work Sanctuary (with work pods)  
 Lily Pond  
 Fern Garden

### Passive Zone

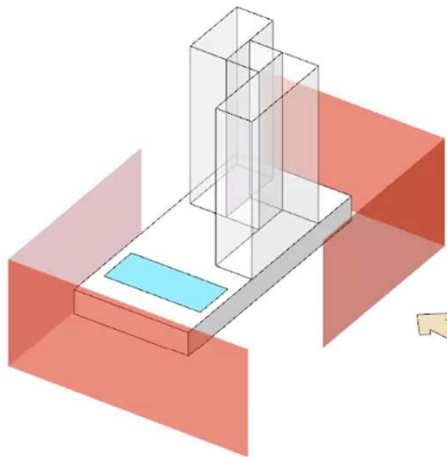
Reading Pod  
 Garden Portal  
 Function Lawn  
 Garden Cabana



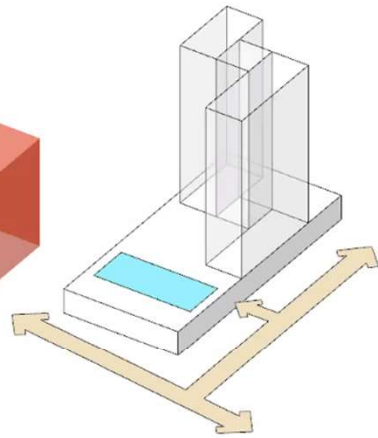
# LANDSCAPE DESIGN



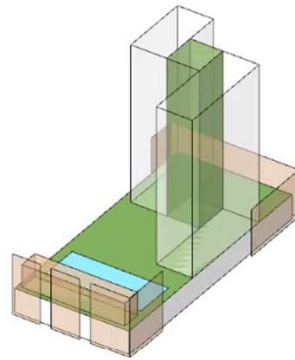
# Landscape Concept



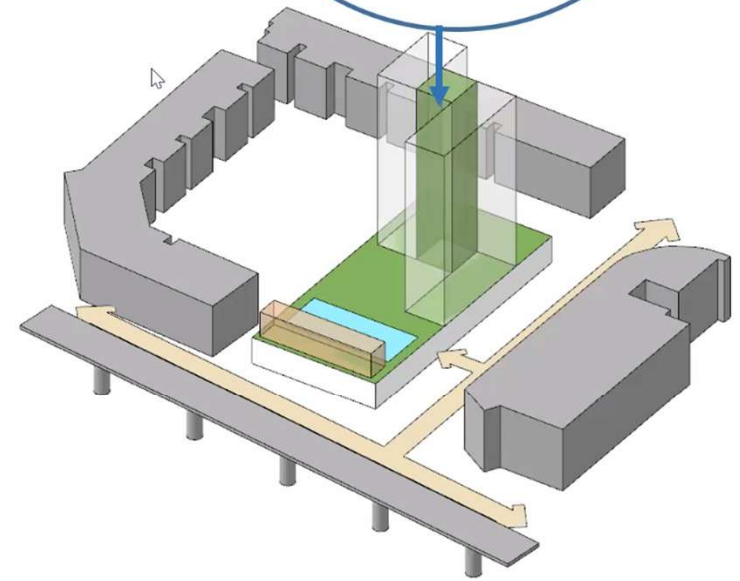
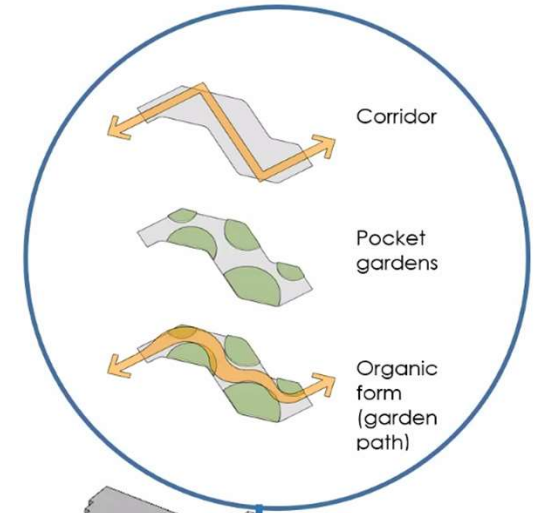
Screen views



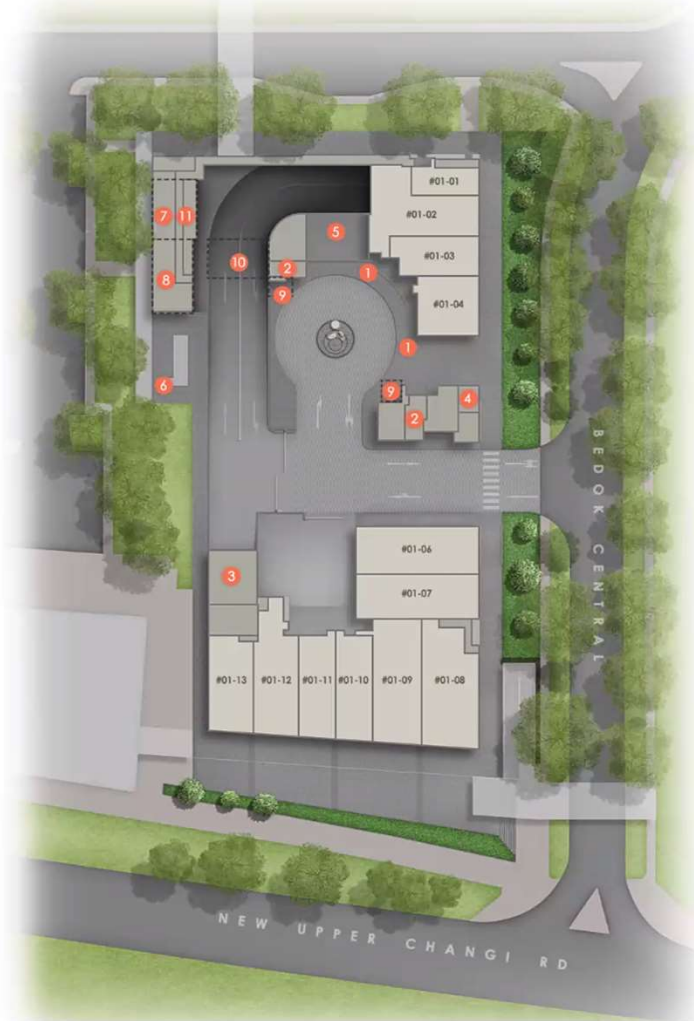
Enhancing the Living Environment



Design solution:  
An Urban green  
sanctuary



## Landscape Facilities



### LEGEND

- 1ST STOREY**
- 1 RESIDENTIAL DROP-OFF
  - 2 LIFT LOBBY
  - 3 BIN CENTRE
  - 4 MANAGEMENT OFFICE
  - 5 RESIDENTIAL BICYCLE LOT
  - 6 COMMERCIAL BICYCLE LOT
- BASEMENT 1**
- 7 SWITCH ROOM
  - 8 TRANSFORMER ROOM
  - 9 REFUSE CHAMBER
- BASEMENT 2**
- 10 SPRINKLER PUMP ROOM
  - 11 CABLE CHAMBER



### LEGEND

- LEVEL 2**
- 1 INFINITY LAP POOL
  - 2 SUN DECK
  - 3 SPA POOL
  - 4 KIDS' POOL
  - 5 KIDS' PLAY
  - 6 SOCIAL PAVILION
    - BBQ GRILL
    - ALFRESCO DINING
    - OUTDOOR LOUNGE
  - 7 SOCIAL CLUBHOUSE
    - KITCHENETTE
    - INDOOR DINING
    - PRIVATE LOUNGE
  - 8 SOCIAL DECK
  - 9 GYM
  - 10 YOGA DECK
  - 11 STEAM ROOM
- 12 READING POD
  - 13 GARDEN PORTAL
  - 14 FUNCTION LAWN
  - 15 GARDEN CABANA
  - 16 GARDEN TRAIL
  - 17 COMMUNITY FARM GARDEN
  - 18 CO-WORK PATIO
  - 19 CO-WORK SANCTUARY (WITH WORK PODS)
  - 20 LILY POND
  - 21 FERN GARDEN
  - 22 OUTDOOR SHOWER
- LEVEL 3 TO LEVEL 17**
- 23 SKY GARDEN
- WATER TANK (ROOF LEVEL)  
  GENSET (LEVEL 2)



TYPICAL STOREY (4TH, 6TH, 8TH, 10TH, 12TH, 14TH, 16TH STY)



TYPICAL STOREY (3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH, 17TH STY)





IMAGE NOT FOR CIRCULATION

Artist's impression

tinderbox

\*The information contained in these documents is confidential, privileged and only for the information of the intended recipient and may not be used, published or redistributed without the prior written consent of the owner.

SKY EDEN





IMAGE NOT FOR CIRCULATION

Artist's impression





IMAGE NOT FOR CIRCULATION

Artist's impression





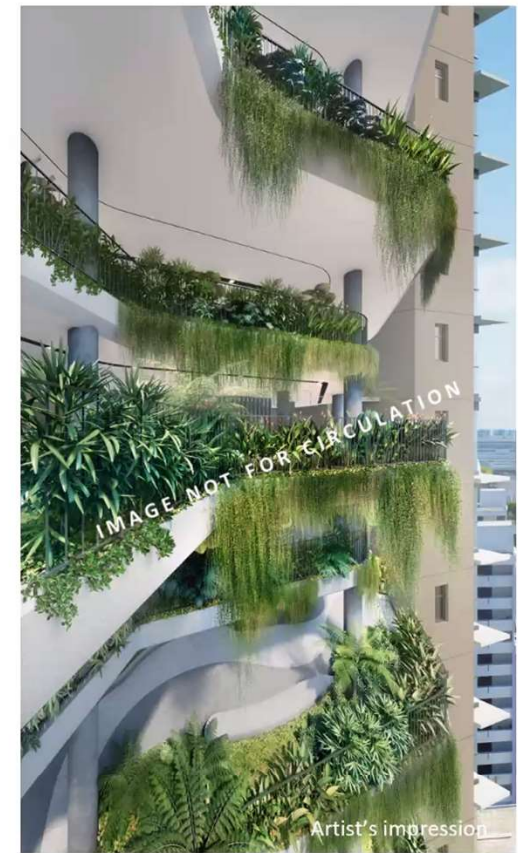
IMAGE NOT FOR CIRCULATION

Artist's impression





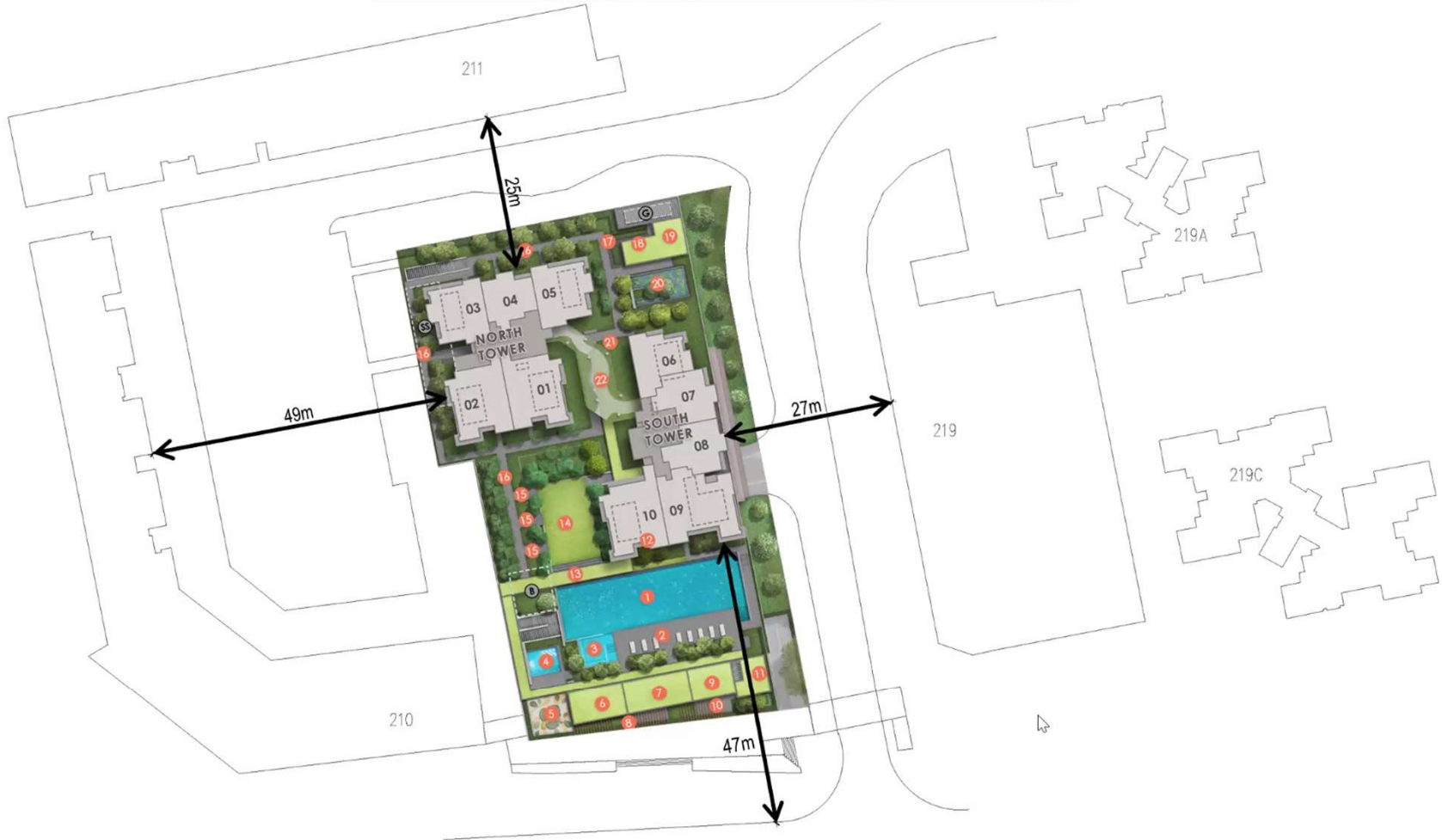






## RESIDENTIAL UNITS

## Distance to Neighbouring Buildings





## Unit Distribution Chart

Unit Type	Estimated Unit Size (sqft)	No. of Units	Estimated %
B1-P/ B1	657	15	10%
B1-PH	850	1	
B2 -P/ B2	689	30	20%
B2-PH	840	2	
B3 -P/ B3	743	15	10%
B3-PH	904	1	
C1-P/ C1	893	30	20%
C1-PH	1087	2	
C2-P/ C2	1087	30	20%
C2-PH	1302	2	
C3	1087	13	10%
C3-PH	1302	1	
D1-P/ D1	1302	15	10%
D1-PH	1572	1	

\* Including Strata Void

BLOCK 1										
UNIT FLR	1	2	3	4	5	6	7	8	9	10
17	C2-PH	C2-PH	C1-PH	B1-PH	C1-PH	B3-PH	B2-PH	B2-PH	D1-PH	C3-PH
16	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
15	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
14	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
13	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
12	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
11	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
10	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
9	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
8	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
7	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
6	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
5	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
4	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
3	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
2	C2-P	C2-P	C1-P	B1-P	C1-P	B3-P	B2-P	B2-P	D1-P	
1	COMMERCIAL									
BASEMENT 1	CARPARKS									
BASEMENT 2	CARPARKS									

**LEGEND:**

	Marketing Brochure (Category)
TYPE B1 = 2 BEDROOM + 1 bath	2 Bedroom Deluxe
TYPE B2 = 2 BEDROOM + 2 bath	2 Bedroom Premium
TYPE B3 = 2 BEDROOM + 2 bath	
TYPE C1 = 3 BEDROOM COMPACT	3 Bedroom Deluxe
TYPE C2 = 3 BEDROOM PREMIUM (HS, yard, wc)	3 Bedroom Premium
TYPE C3 = 3 BEDROOM PREMIUM (HS, yard, wc)	
TYPE D1 = 4 BEDROOM PREMIUM (HS, yard, wc)	4 Bedroom Premium

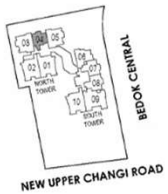
## B1 - 2 BEDROOM DELUXE

NORTH TOWER  
1 BEDOK CENTRAL

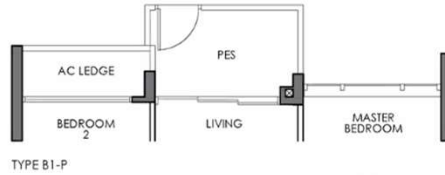
TYPE B1-P  
61 SQM / 657 SQFT  
#02-04

TYPE B1  
61 SQM / 657 SQFT  
#03-04 to #16-04

TYPE B1-PH  
79 SQM / 850 SQFT  
(INCLUSIVE OF 18 SQM STRATA VOID  
OVER LIVING/ DINING)  
#17-04

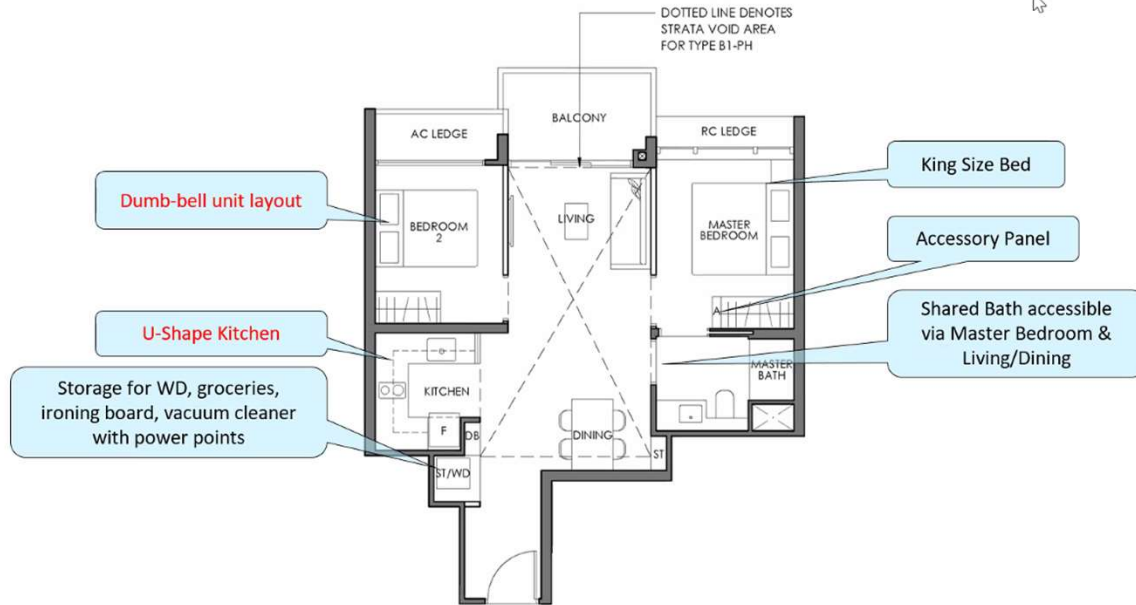


KEY PLAN  
NOT TO SCALE



TYPE B1-P

DOTTED LINE DENOTES  
STRATA VOID AREA  
FOR TYPE B1-PH



Wall not allowed to be hacked or altered

LEGEND (where applicable)

W Washer    D Dryer    WD Washer cum Dryer    DB Distribution Board  
HS Household Shelter    F Fridge    A Accessory Panel    ST Storage

Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC Ledge do not form part of the unit strata area.  
The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.



## B2 - 2 BEDROOM PREMIUM

SOUTH TOWER  
1 BEDOK CENTRAL

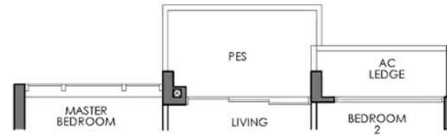
TYPE B2-P  
64 SQM / 689 SQFT  
#02-07  
#02-08\*

TYPE B2  
64 SQM / 689 SQFT  
#03-07 to #16-07  
#03-08 to #16-08\*

TYPE B2-PH  
78 SQM / 840 SQFT  
(INCLUSIVE OF 14 SQM STRATA VOID  
OVER LIVING/ DINING)  
#17-07  
#17-08\*

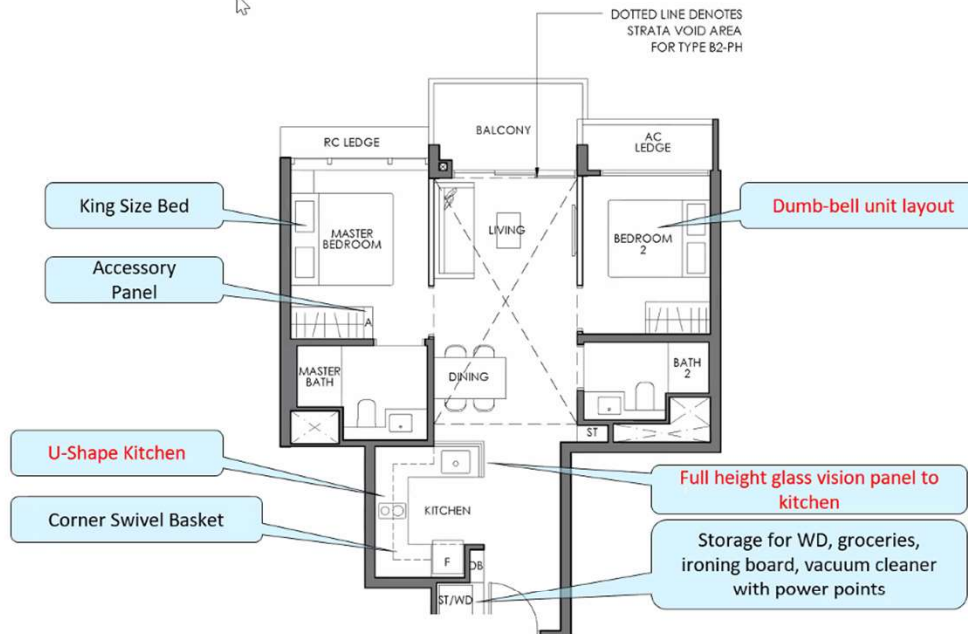


KEY PLAN  
NOT TO SCALE



TYPE B2-P

DOTTED LINE DENOTES  
STRATA VOID AREA  
FOR TYPE B2-PH



Wall not allowed to be hacked  
or altered

LEGEND (where applicable)

W	Washer	D	Dryer	WD	Washer cum Dryer	DB	Distribution Board
HG	Household Shelter	F	Fridge	A	Accessory Panel	ST	Storage

Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC Ledge do not form part of the unit strata area.  
The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.

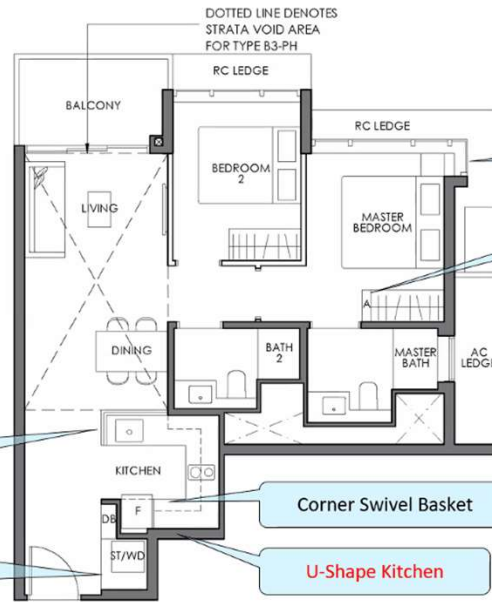
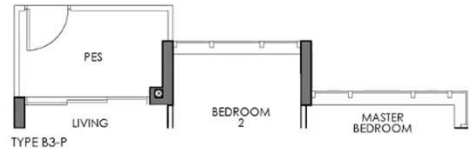
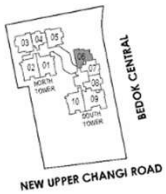
## B3 - 2 BEDROOM PREMIUM

SOUTH TOWER  
1 BEDOK CENTRAL

TYPE B3-P  
69 SQM / 743 SQFT  
#02-06

TYPE B3  
69 SQM / 743 SQFT  
#03-06 to #16-06

TYPE B3-PH  
84 SQM / 904 SQFT  
(INCLUSIVE OF 15 SQM STRATA VOID  
OVER LIVING/ DINING)  
#17-06



Full height glass vision panel to kitchen

Storage for WD, groceries, ironing board, vacuum cleaner with power points

Corner Swivel Basket

U-Shape Kitchen

Corner Curtain Wall

Accessory Panel

Wall not allowed to be hacked or altered

LEGEND (where applicable)

W Washer D Dryer WD Washer cum Dryer DB Distribution Board  
HS Household Shelter F Fridge A Accessory Panel ST Storage

Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC Ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.



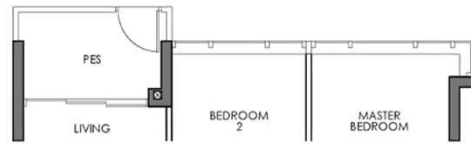
# C1 - 3 BEDROOM DELUXE

NORTH TOWER  
1 BEDOK CENTRAL

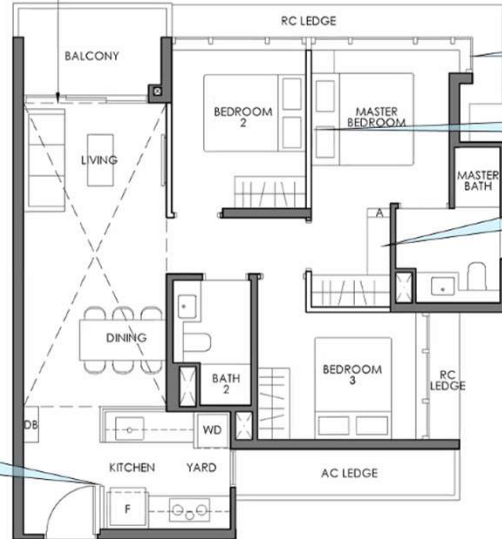
TYPE C1-P  
83 SQM / 893 SQFT  
#02-03 \*  
#02-05

TYPE C1  
83 SQM / 893 SQFT  
#03-03 to #16-03 \*  
#03-05 to #16-05

TYPE C1-PH  
101 SQM / 1087 SQFT  
(INCLUSIVE OF 18 SQM STRATA VOID  
OVER LIVING / DINING)  
#17-03 \*  
#17-05



TYPE C1-P  
DOTTED LINE DENOTES STRATA VOID AREA FOR TYPE C1-PH



Enclosable kitchen with natural ventilation

Corner Curtain Wall  
Removable wall  
Extended wardrobe with accessory panel

Wall not allowed to be hacked or altered

LEGEND (where applicable)  
W Washer D Dryer WD Washer cum Dryer DB Distribution Board  
HS Household Shelter F Fridge A Accessory Panel ST Storage

Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC Ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.



\* The information contained in these documents is confidential, privileged and only for the information of the intended recipient and may not be used, published or redistributed without the prior written consent of the owner.



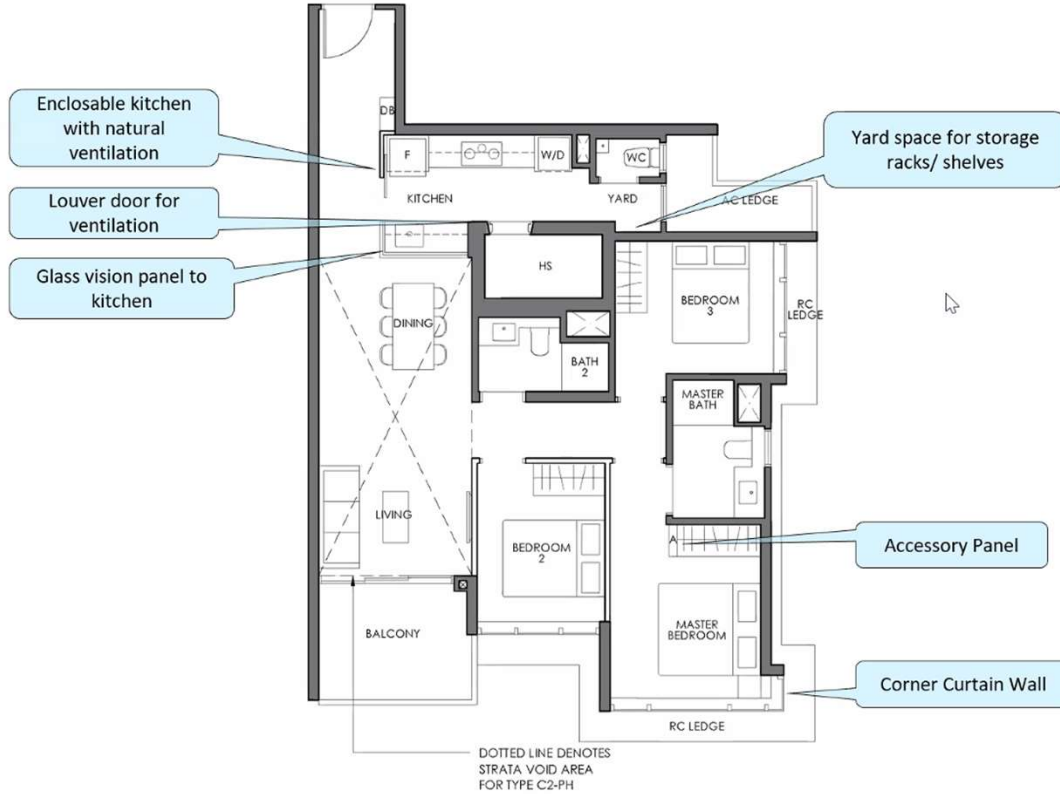
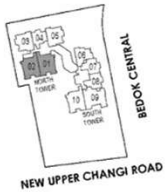
## C2 - 3 BEDROOM PREMIUM

NORTH TOWER  
1 BEDOK CENTRAL

TYPE C2-P  
101 SQM / 1087 SQFT  
#02-01  
#02-02\*

TYPE C2  
101 SQM / 1087 SQFT  
#03-01 to #16-01  
#03-02 to #16-02\*

TYPE C2-PH  
121 SQM / 1302 SQFT  
(INCLUSIVE OF 20 SQM STRATA VOID  
OVER LIVING/ DINING)  
#17-01  
#17-02\*



Wall not allowed to be hacked or altered

LEGEND (where applicable)  
W Washer D Dryer WD Washer cum Dryer DB Distribution Board  
HS Household Shelter F Fridge A Accessory Panel ST Storage

Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC Ledge do not form part of the unit strata area.  
The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.

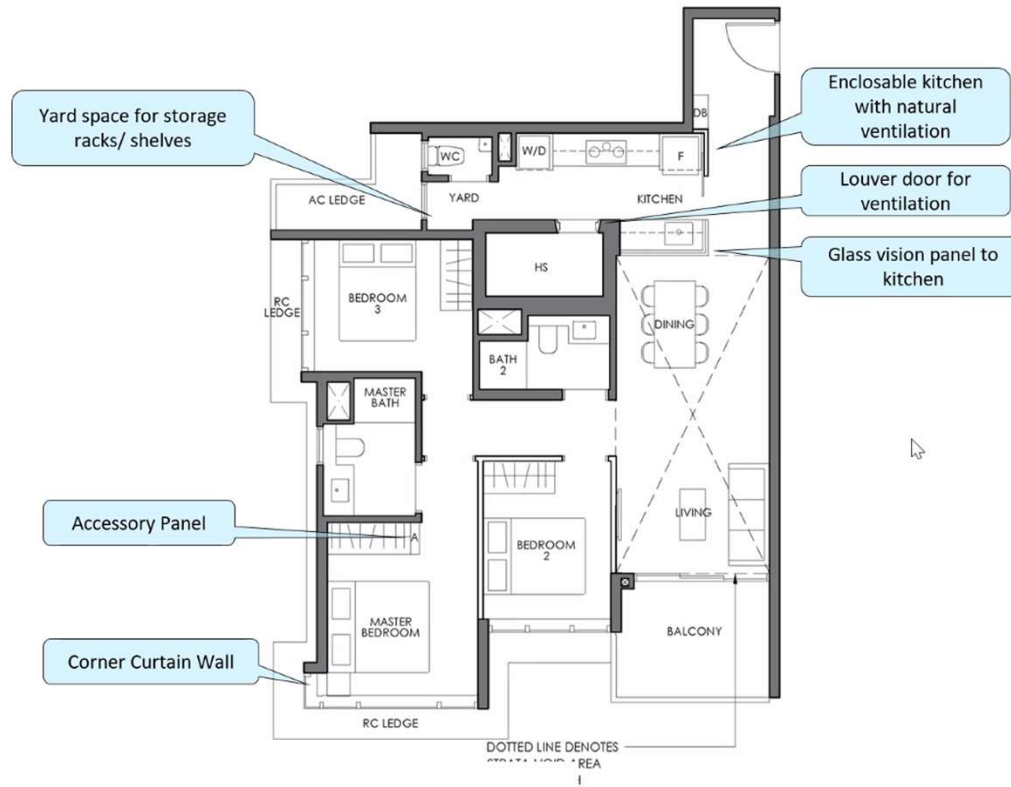
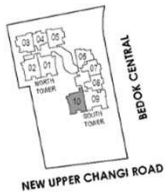


## C3 - 3 BEDROOM PREMIUM

SOUTH TOWER  
1 BEDOK CENTRAL

TYPE C3  
101 SQM / 1087 SQFT  
#04-10 to #16-10

TYPE C3-PH  
121 SQM / 1302 SQFT  
(INCLUSIVE OF 20 SQM STRATA VOID  
OVER LIVING/ DINING)  
#17-10



Wall not allowed to be hacked or altered

**LEGEND (where applicable)**

W Washer D Dryer WD Washer cum Dryer DB Distribution Board  
HS Household Shelter F Fridge A Accessory Panel ST Storage

Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC Ledge do not form part of the unit strata area.  
The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.

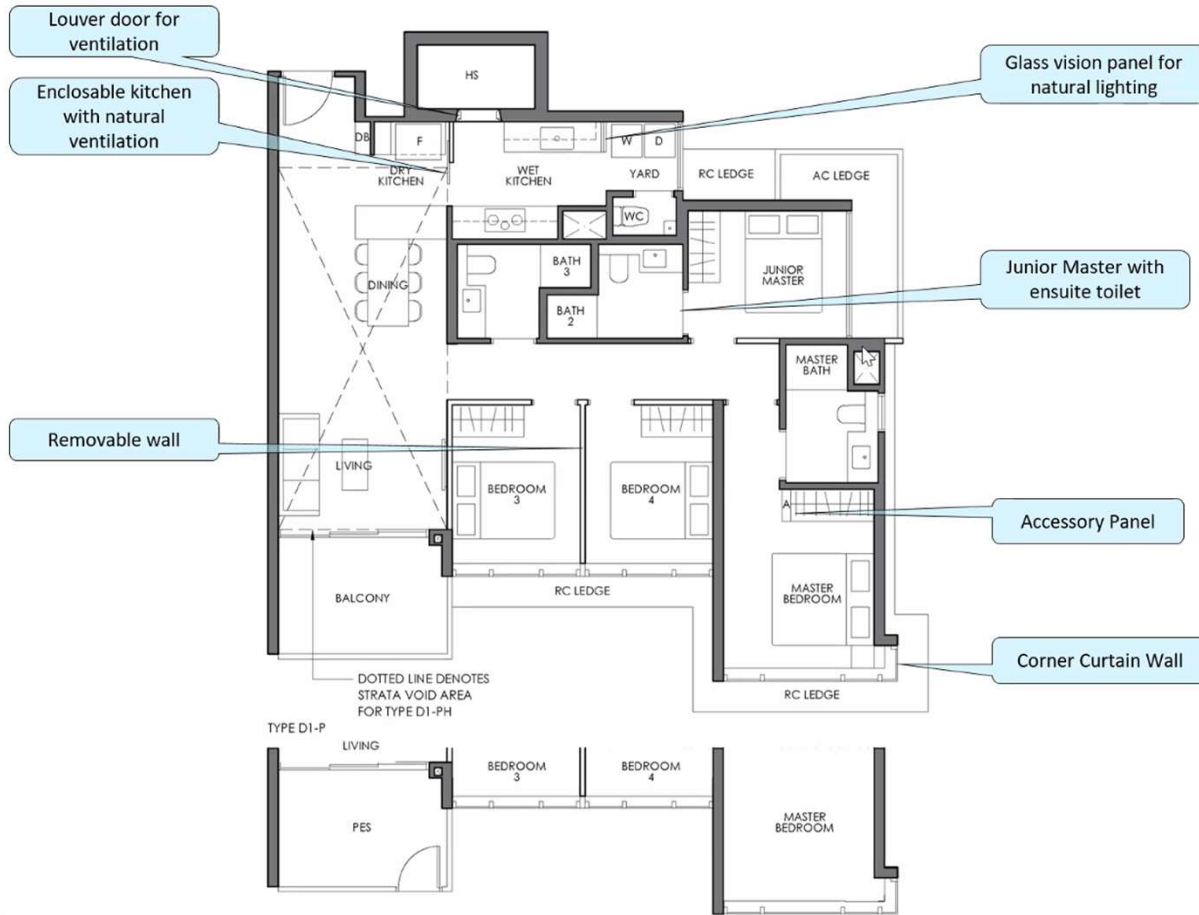
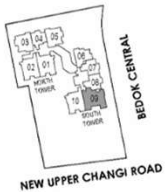
# D1 - 4 BEDROOM PREMIUM

SOUTH TOWER  
1 BEDOK CENTRAL

TYPE D1-P  
121 SQM / 1302 SQFT  
#02-09

TYPE D1  
121 SQM / 1302 SQFT  
#03-09 to #16-09

TYPE D1-PH  
146 SQM / 1572 SQFT  
(INCLUSIVE OF 25 SQM STRATA VOID  
OVER LIVING/ DINING/ DRY KITCHEN)  
#17-09



Wall not allowed to be hacked or altered

LEGEND (where applicable)  
 W Washer D Dryer WD Washer cum Dryer DB Distribution Board  
 HS Household Shelter F Fridge A Accessory Panel ST Storage

Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC Ledge do not form part of the unit strata area.  
 The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.



\* The information contained in these documents is confidential, privileged and only for the information of the intended recipient and may not be used, published or redistributed without the prior written consent of the owner.







## UNIT FINISHES

## Design Concept/ Mood Images



It is a paramount for a building to create a sort of **sanctuary** apart from embracing the surrounding. "A home has to be a place where you can reflect on your life". When you come home, it should give a **quiet feeling**.

4



## Living/ Dining/ Balcony Finishes

\* For all Unit Types



**Living / Dining / Kitchen / Yard**  
Porcelain Tile – Polished Finish



**WC/ Household Shelter**  
Matt Porcelain Tile



**Unit Door & Door Frames**  
Dark Laminate



**Balcony**  
Porcelain Tile

## Kitchen Finishes

\* For 2BR Unit Types only



**Living / Dining / Kitchen / Yard**  
Porcelain Tile – Polished Finish



**Top & Bottom Cabinet (without lights)**  
External Laminate  
Internal Melamine Finish



**Counter Top & Backsplash**  
Large Format Porcelain Tiles



- Integrated S/S Sink
- Cutlery Tray
- Corner Swivel Basket for B2 & B3 unit types only



## Store Cabinet Finishes

\* For 2BR Unit Types only



**Floor**  
Porcelain Tile – Polished Finish



Laminate Finish

- **Iron Hanger**
- **Fixed Shelves with hanging rod**
- **2 power points**
- **1 light point**
- **Bib Tap**
- **Hook rail**

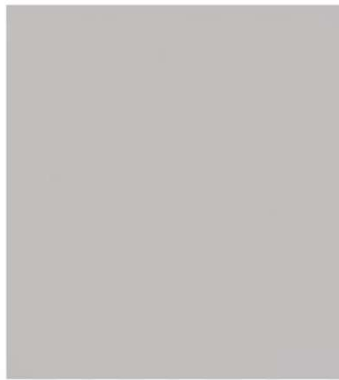


## Kitchen Finishes

\* For 3BR & 4BR Unit Types only



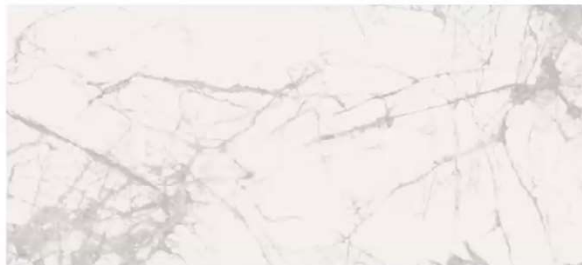
**Living / Dining / Kitchen / Yard**  
Porcelain Tile – Polished Finish



**Top Cabinet (without lights)**  
External Laminate Finish  
Internal Melamine Finish



**Bottom Cabinet**  
External Laminate Finish  
Internal Melamine Finish



**Counter Top & Backsplash**  
Large Format Porcelain Tiles



- **Integrated S/S Sink**
- **Cutlery Tray**



## Bedroom Finishes

\* For all Unit Types



**Bedroom Floor**  
Vinyl Flooring



**Wardrobe Door & External**  
Laminate Finish



**Wardrobe Internal  
(with lighting)**  
Melamine Finish



- Side Accessory Panel for Master Bedroom only
- Pigeon Hole for Master Bedroom only



## Master Bath Finishes

\* For all Unit Types



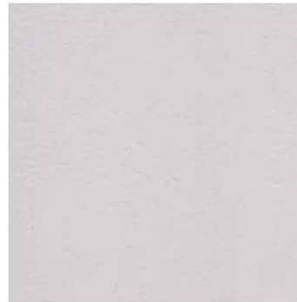
**Floor/ Wall**  
Porcelain Tile – Matt Finish



**Threshold**  
Compressed Quartz



**Vanity Top**  
Compressed Quartz



**Cabinet Door**  
External Laminate Finish  
Internal Melamine Finish



- **Mirror Cabinet (without lights)**
- **Compressed Quartz Backsplash**



## Common Bath Finishes

\* For all Unit Types



**Floor/ Wall**  
Porcelain Tile – Matt Finish



**Threshold**  
Compressed Quartz



**Vanity Top**  
Compressed Quartz



**Cabinet Door**  
External Laminate Finish  
Internal Melamine Finish



• **Mirror Cabinet (without lights)**

## Linen Closet

Vertical storage space found in 2  
Bedroom units



Iron holder

Hanging rack for ironing  
board

Vacuum holder + socket  
for charging

Top shelf come with  
hanging rods for clothes

Shelving for laundry  
detergent/ storage

## Common Bath Fittings

\* For all Unit Types



Wall hung WC with concealed cistern flush



Basin Mixer



Undercounter Basin



Shower Set



Shower Mixer





## Master Bath Fittings

\* For all Unit Types



Wall hung WC with concealed cistern flush



Basin Mixer



Undercounter Basin



Overhead Shower & Shower Set



Shower Mixer



## Accessories to Master and Common Bath



Wall Mounted Single Towel Rail



Wall Mounted Paper Holder



Handheld spray

Kitchen Provision



Swivel Basket for B2 & B3 Unit types only



Undermount Integrated Single Bowl Stainless Steel Kitchen Sink



Cutlery Tray

hansgrohe



Single Lever Kitchen Sink Mixer



## Kitchen Provisions

\* For 2BR Unit Types only



Hood 600mm



Induction Hob



9kg Washer Cum 6kg Dryer



Freestanding Fridge



Built-in Oven



## Kitchen Provisions

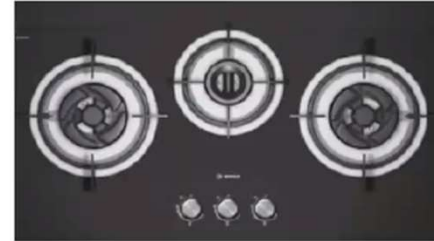
\* For C1 Unit Types only



Hood 900mm



Gas Hob



9kg Washer Cum 6kg Dryer



Built-in Oven



Freestanding Fridge



## Kitchen Provisions

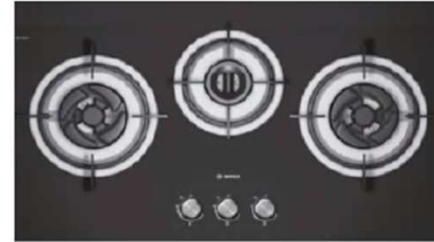
\* For C2 & C3 Unit Types only



Hood 900mm



Gas Hob



9kg Washer & 9kg Dryer



Freestanding Fridge



Built-in Oven





## Kitchen Provisions

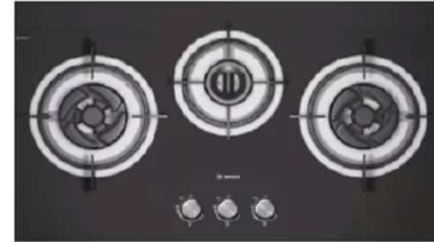
\* For D1 Unit Types only



Hood 900mm



Gas Hob



9kg Washer & 9kg Dryer



Freestanding Fridge



Built-in Oven



# Key Takeaways



## A Home next to A Garden

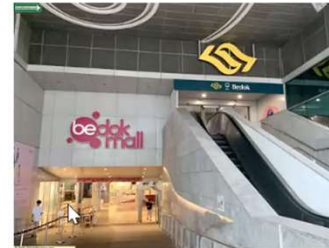
Unique architectural design with sky garden on every level

Limited Inventory



## Prime location in the Heart of Bedok

Matured and Well-planned Township with sought-after amenities



## Connectivity to..

3 mins walk to MRT and bus interchange

Ease of access to PIE/ ECP

9 train stops to CBD/ Raffles Place

3 train stops to PLQ; 2 train stops to CBP

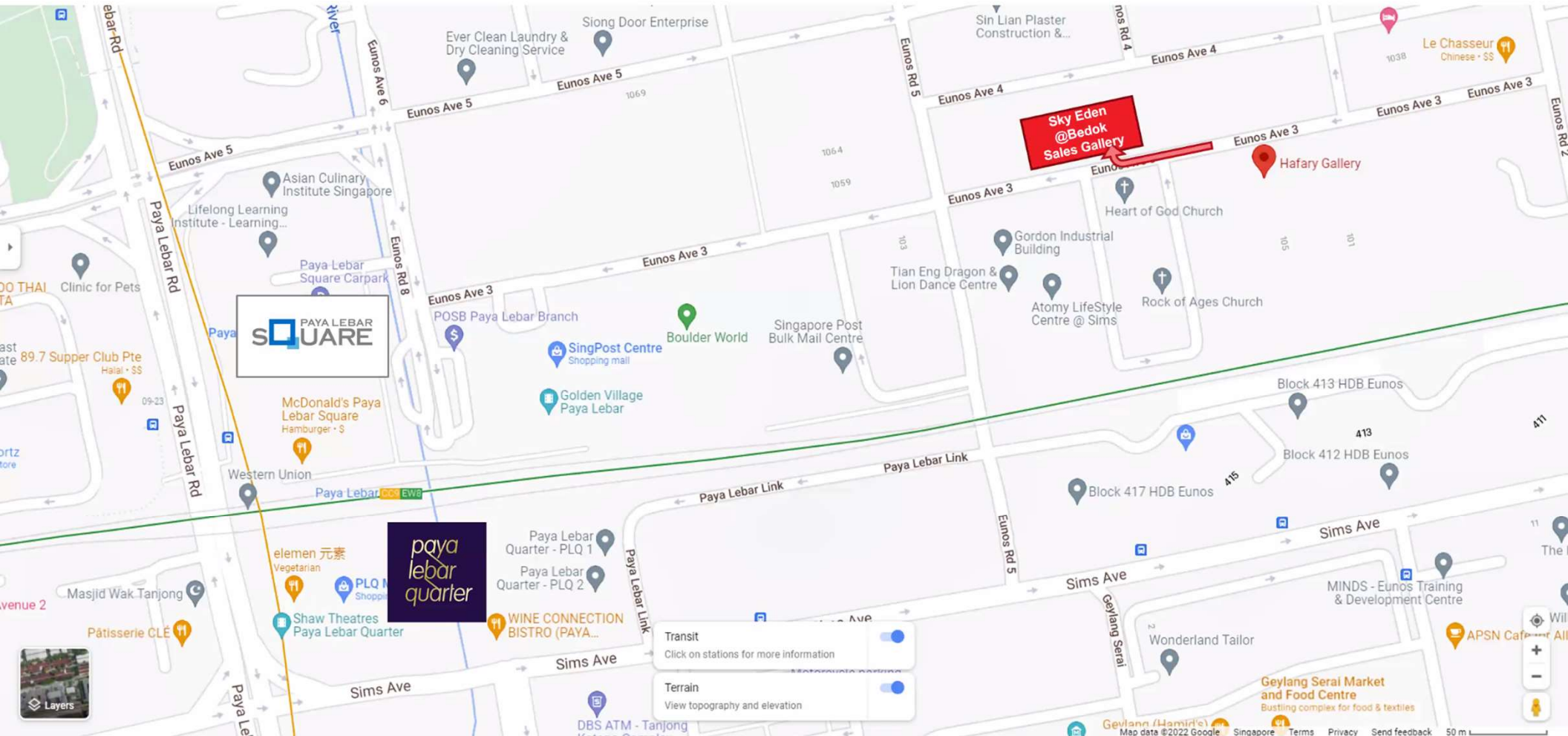
8 mins cycle to East Coast Park



## Product Scarcity

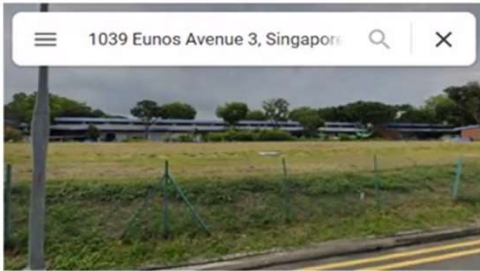
First new launch in Bedok Central in 10 years (sales pitch)

# Location of sales gallery

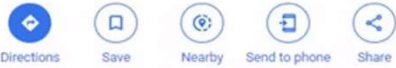




# Location of parking facilities



1039 Eunos Ave 3



- 1039 Eunos Ave 3, Singapore 409846
- 8VCX+55 Singapore
- Suggest an edit on 1039 Eunos Ave 3
- Add a missing place
- Add your business
- Add a label

Photos

