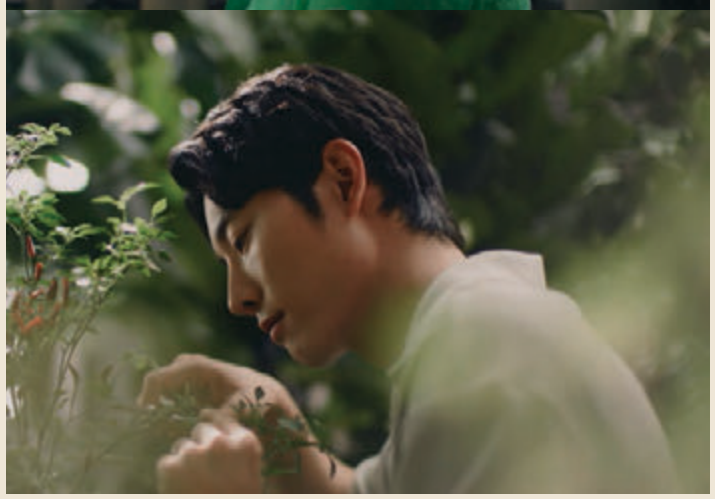
LUCERNE
GRAND

presents





A WEST SIDE STORY

BY CITY DEVELOPMENTS LIMITED






ARTIST'S IMPRESSION

A NEW CHAPTER IN LAKESIDE LIVING


ARTIST'S IMPRESSION

FOR NEW BEGINNINGS OF EVERY KIND

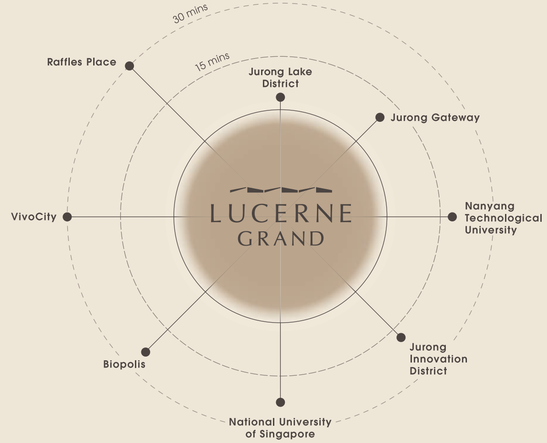


ARTIST'S IMPRESSION



LIVE AT THE HEART OF WHAT'S NEXT

Perfectly located near Jurong Lake District and steps to Jurong Lake Gardens, Lucerne Grand is both home and gateway to Singapore's largest mixed-use business district outside the city centre. Stay ahead of the curve in a live-work-play district designed for tomorrow, with all of life's essentials at your doorstep. Whether you're seeking tranquil green escapes or active adventures, exciting shopping and dining or rewarding career opportunities – your story starts here at Lucerne Grand.



*Travel times by car are estimates and for reference only



Legend

East-West Line | Jurong Region Line | North-South Line | Park Connector

MAP IS NOT DRAWN TO SCALE

The location map is taken from www.onemap.gov.sg as at July 2026. While reasonable care has been taken in the preparation of the location map and the depiction of amenities (including the location(s) of the school(s) shown in the location map) surrounding the housing project, are purely to provide general information on the housing project to be constructed and the amenities surrounding the housing project, which are subject to change without notice as determined by the relevant authorities or otherwise. The location map is not to be relied on as if it contains any statements or representations of fact or warranties (whether expressly or impliedly) by the developer, and intending purchasers should, if they wish, seek confirmation from the relevant authorities on the accuracy, reliability or completeness of the information herein. For home-school distance and school admission criteria, please obtain the relevant authorities' confirmation.

YOUR LAKESIDE ADDRESS WITH ISLANDWIDE ACCESS

CONNECTIVITY

- Lakeside MRT Station
- Jurong East MRT Interchange
- Boon Lay MRT Station
- Pan Island Expressway (PIE)
- Ayer Rajah Expressway (AYE)

PARKS & RECREATION

- Jurong Lake Gardens
- Jurong East Sports & Recreation Centre
- Science Centre (U/C)
- ActiveSG Sport Village @ Jurong Town
- SAFRA Clubhouse Jurong

WORK

- Jurong Lake District
- Jurong Innovation District
- Jurong Gateway Hub
- International Business Park

RETAIL & DINING

- Jurong Point
- JEM
- Westgate
- IMM Building
- Boon Lay Shopping Centre
- Taman Jurong Shopping Centre

LEARN

- Lakeside Primary School
- Rulang Primary School
- Shuqun Primary School
- Boon Lay Garden Primary School
- Yuan Ching Secondary School
- River Valley High School
- Yuhua Secondary School
- Nanyang Technological University (NTU)
- Jurong Pioneer Junior College (U/C)

GO PLACES IN A JIFFY



Lakeside MRT Station at your doorstep

EXPLORE AT YOUR LEISURE



Within earshot of nature’s pulse



LAKESIDE MRT STATION

Getting around the island is fuss-free, with connectivity via Lakeside MRT station and key transport hub Jurong East MRT Interchange located just 2 stations away.



NEW SCIENCE CENTRE

Imagination comes alive as the new Science Centre draws curious minds and learners from across the city.



PASSION WAVE @ JURONG LAKE GARDENS

For adrenaline lovers or fun in the water and sun, PAssion Wave @ Jurong Lake Gardens is just a short stroll away on foot.



JURONG INNOVATION DISTRICT

Singapore's next-generation industrial hub focusing on advanced manufacturing and smart technologies.



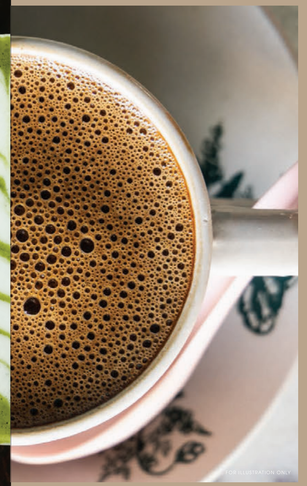
CHINESE GARDEN

For unhurried days, the nearby Chinese Garden featuring iconic pavilions and bridges, offers a calming and picturesque respite from the bustling city.



CAFES AND RESTAURANTS

A curated line-up of specialty cuisines and artisanal coffee by the lake or in the malls means that a treat or two is never far away.



KOPITIAMS AND HAWKER CENTRES

The heartbeat of any community is where it gathers to eat. And this nexus presents itself in the form of neighbourhood coffeeshops and hawker centres – from Taman Jurong Market and Food Centre to Yuhua Village Market and Food Centre.



JAPANESE GARDEN

A serene sanctuary inspired by traditional Japanese landscapes, tranquil ponds and lush greenery for quiet and peaceful reflection.



WET MARKETS

Make a trip to the lively Boon Lay Place Market and Food Village or Yuhua Market and Hawker Centre for the freshest produce.



JURONG LAKE GARDENS

Singapore's first national garden in the heartlands, this 90-hectare oasis offers ample green spaces for both relaxation and outdoor activities.



CYCLING PATHS AND PARK CONNECTORS

Enjoy effortless islandwide cycling through Singapore's well-connected park connector network, offering safe, scenic and convenient routes.



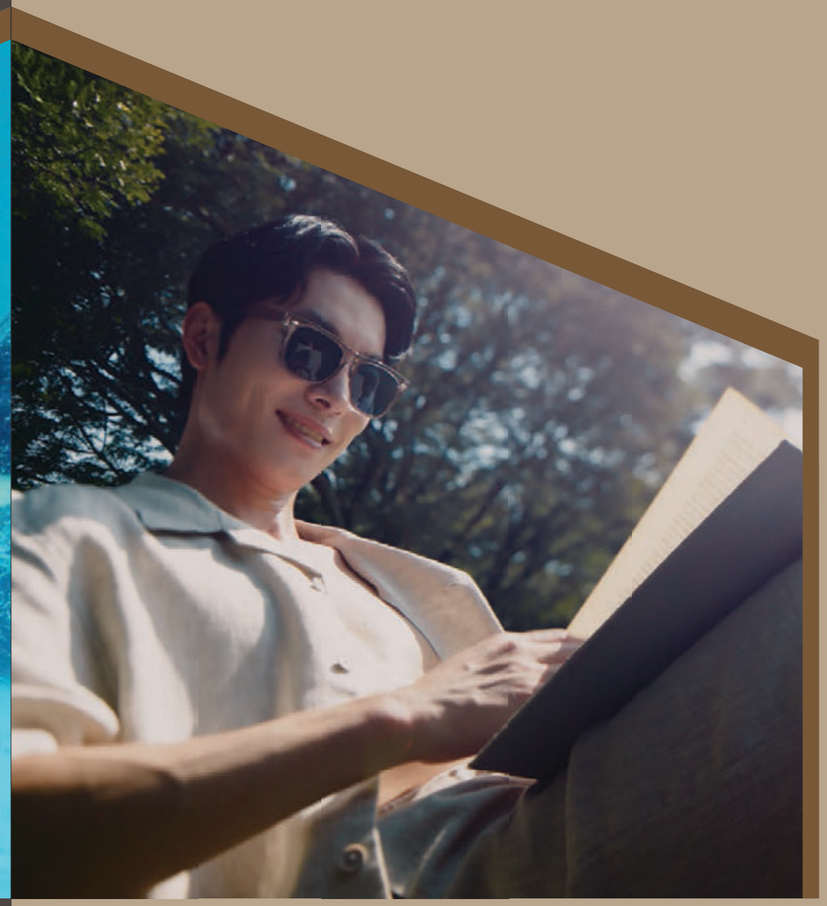
SCHOOLS AND UNIVERSITIES

Families can look forward to a range of nearby educational institutions, from Rulang Primary School and Shuqun Primary School to River Valley High School and the prestigious Nanyang Technological University.



MAKE A SPLASH

REVEL IN AN ARRAY OF
RECREATIONAL OPTIONS



TAKE IT SLOW

ESCAPE TO SERENE GARDENS
AND TRANQUIL NOOKS

YOUR HOME, YOUR RETREAT

LUCERNE CLUBHOUSE I AND LAP POOL



ARTIST'S IMPRESSION

WHERE COMING HOME IS LIKE GOING AWAY

Arrive in style, or depart with intent. Bathed in warm lighting and crowned by an elegant, patterned ceiling, the grand drop-off makes coming home a welcoming sight at the end of your daily endeavours. Spacious, private and elegantly demarcated, feel the stresses of the day slip away as you pull into the driveway.

ARRIVAL LOBBY
ARTIST'S IMPRESSION

PLAY TO YOUR OWN RHYTHM

Whether you are working out solo in the air-conditioned comforts of the pool side Gymnasium, or letting your furkids have fun at the Pets Garden, each facility is designated for rest or play, disconnect or interact, individually or with the community – all at your own pace.



GYMNASIUM

LUCERNE CLUBHOUSE I



KIDS SPLASH POOL AND LUCERNE CLUBHOUSE II



OUTDOOR FITNESS, WELLNESS GARDEN AND PETS GARDEN



GOURMET PAVILION I

GROCERIES, MINUS THE RUN



Supermarket convenience, right downstairs

Lucerne Galleria, located at Level 1, makes convenience part of home. With a supermarket alongside F&B and retail options*, everyday essentials, spontaneous bites or grocery shopping are all right at your doorstep.

**Tenant mix subject to confirmation*



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

THE DAY IS YOURS TO EXPLORE



A HOME THAT'S YOURS TO ADORE



ARTIST'S IMPRESSION ONLY. ACTUAL VIEWS MAY VARY DEPENDING ON THE LOCATION OF THE UNIT, FLOOR LEVEL, ORIENTATION, PREVAILING SITE CONDITIONS, SURROUNDING DEVELOPMENTS (BOTH PRESENT AND FUTURE), LANDSCAPING, WEATHER CONDITIONS AND OTHER FACTORS. THE DEVELOPER DOES NOT GUARANTEE THAT ANY UNIT WILL ENJOY THE VIEW DEPICTED, OR THAT SUCH VIEW WILL REMAIN AVAILABLE OR UNOBSTRUCTED IN THE FUTURE.



THE PERFECT SETTING FOR YOUR NEXT CHAPTER

Lucerne Grand homes are designed as an extension of the lifestyles you love, and the people that you hold dear. Thoughtfully designed layouts with functional spaces across a selection of 2-bedroom to 4-bedroom premium + entertainment units allow homeowners to strike their ideal balance between inspiration and opulence.

Suited to intimate meals and lively gatherings alike, thoughtfully appointed kitchens feature quality fittings and finishes, complemented by modern appliances such as the oven, refrigerator, hob and hood. The provision of a washer-dryer brings added ease to daily living.



WHERE YOU FEEL TRULY AT HOME

For your most personal moments, there is understated comfort in an amplified sense of space and clever design touches.

In the master bedrooms, a dedicated accessories cabinet within the wardrobes keeps your prized possessions organised and within easy reach. In the bathrooms, elegant vanity counters create a refined, dedicated setting for daily routines. When even the finer details such as carefully selected fittings are highly functional and aesthetic, you just know that home is more than just a place of being – it is a new chapter waiting to be experienced.



FOR ILLUSTRATION ONLY



FOR ILLUSTRATION ONLY

SMART LIVING AT YOUR FINGERTIPS

With a suite of smart technologies, enjoy effortless comfort, control and peace of mind, whether you are home or away.

SMART HOME

SMART DIGITAL LOCKSET

Enjoy the convenience of locking or unlocking the door remotely. You can also use PIN, biometrics, key or access card.

SMART LIGHTING CONTROL AT FOYER

Schedule the lights to come on automatically or check if you have forgotten to turn them off.

SMART SURVEILLANCE

Enjoy the added security of remote surveillance with an IP camera.

SMART HOME GATEWAY

Connects all compatible smart home devices, allowing you to control them remotely via the Smart Home app on your mobile device.

SMART AIR-CON CONTROL AT LIVING ROOM AND MASTER BEDROOM

Turn on the air-conditioning remotely and have the home cooled in preparation for your return.

SMART COMMUNITY

SMART BOOKING

Check on the availability and pay for the booking of facilities.

SMART AUDIO VIDEO TELEPHONY

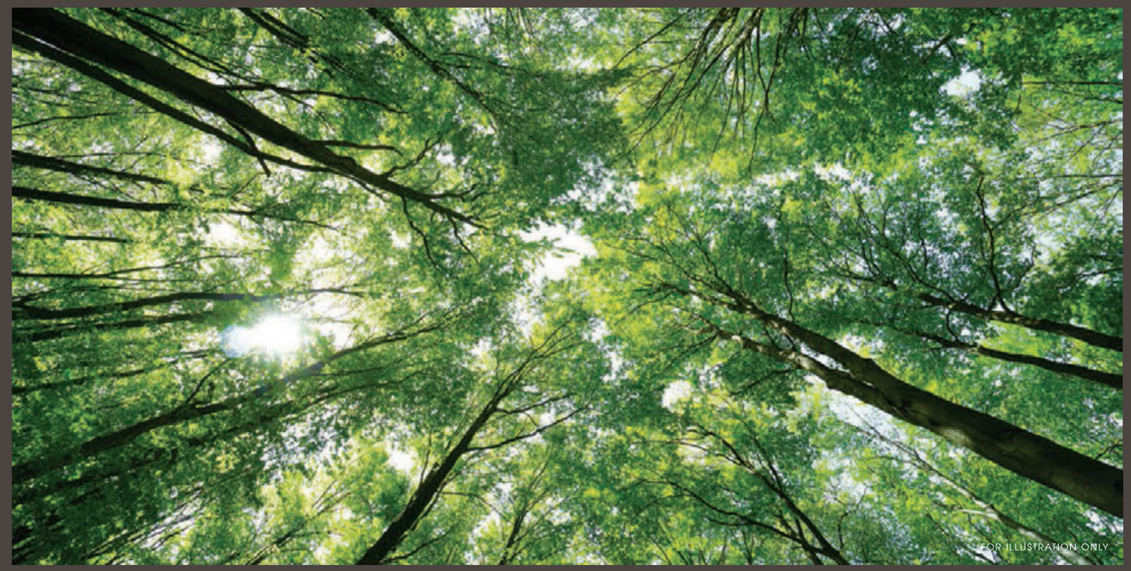
Let visitors announce their arrival at the lift lobby so you can let them in with a simple tap.

SMART INVITE

Pre-register your visitors and generate a QR invite to allow them easy entry into the development.

Smart Home Disclaimer

Smart Home: The unit will be provided with the following items: (a) smart home system gateway, (b) air-conditioning controls for living room and master bedroom air-conditioner units, (c) smart lighting control module for foyer lighting point, (d) smart digital lockset, (e) smart IP camera (collectively, "SMART Home System"). The make, model, brand, design and technology of the SMART Home System to be supplied and installed in the actual unit may differ from the above illustration and are subject to change. Terms and conditions apply. Buyers are required to liaise with the smart home vendor to make all arrangements for the set-up, configuration, subscription and use of the SMART Home System and for any queries, maintenance and/or upgrade issues with the SMART Home System. Additional items/devices which are not listed above are not included in SMART Home System and may be purchased from the smart home vendor directly and installed at buyers' own costs after the handover of the unit.



FOR ILLUSTRATION ONLY

A GREENER WAY OF LIFE

Take pride in a home conferred the prestigious BCA Green Mark Platinum Super Low Energy certification for its efforts to tread lighter on the planet.

ENVIRONMENTAL QUALITY AND PROTECTION

- Use of environmentally friendly and sustainable materials certified by approved local certification bodies, reducing carbon footprint
- Low Volatile Organic Compounds (VOC) / SGBP-certified 4-tick material finishes in all residential unit interiors and majority common areas to ensure healthy indoor air quality
- Landscape and water features at the podium reduce urban heat build-up at the public realm to create a cooler and comfortable environment
- Inverted C-shaped massing ensures all units have visual access to greenery
- Biophilic design with high greenery provision and extensive amenities such as gardens, community facilities for restorative activity

ENERGY-EFFICIENT FEATURES

- Energy-efficient air-conditioning system for all residential units
- Alternative Cooling Technologies (ACT) deployed in key common areas such as Clubhouse and management office
- Energy-efficient lighting design with use of LED lighting and motion sensors at designated common areas
- Energy-efficient lifts with regenerative drive, Variable Voltage Variable Frequency (VVVF) drive and sleep function mode
- Provision of renewable energy to offset partial designated common area electricity consumption

CLIMATE RESPONSIVE DESIGN

- Building shape maximises area while encouraging natural ventilation in common area
- Building façade majorly North-South orientated to reduce solar heat gain and improve natural ventilation potential
- Façade ledges and residential unit balconies provide shade for the interiors

OTHER GREEN FEATURES

- Smart home with smart community system for residents' comfort and convenience
- Carbon monoxide sensors to modulate car park ventilation
- Provision of EV charging stations to reduce carbon footprint and emissions
- Provision of bicycle parking lots to promote green transport and a healthy lifestyle
- Pneumatic waste collection and disposal system
- Recycling bins for collection of recyclable waste

SCHEMATIC DIAGRAM

BLOCK 30 LAKESIDE DRIVE SINGAPORE 649646

UNIT / FLOOR	01	02	03	04	05	06	07
17	C3a	DP2	B1	B1	CP2S	CP4S	C2
16	C3a	DP2	B1	B1	CP2S	CP4S	C2
15	C3a	DP2	B1	B1	CP2S	CP4S	C2
14	C3a	DP2	B1	B1	CP2S	CP4S	C2
13	C3a	DP2	B1	B1	CP2S	CP4S	C2
12	C3a	DP2	B1	B1	CP2S	CP4S	C2
11	C3a	DP2	B1	B1	CP2S	CP4S	C2
10	C3a	DP2	B1	B1	CP2S	CP4S	C2
09	C3a	DP2	B1	B1	CP2S	CP4S	C2
08	C3a	DP2	B1	B1	CP2S	CP4S	C2
07	C3a	DP2	B1	B1	CP2S	CP4S	C2
06	C3a	DP2	B1	B1	CP2S	CP4S	C2
05	C3a	DP2	B1	B1	CP2S	CP4S	C2
04	C3a	DP2	B1	B1	CP2S	CP4S	C2
03	C3a	DP2a	B1	B1	CP2S	CP4S	C2
02	C3a (P)	DP2a (P)	B1 (P)	B1 (P)	CP2S (P)	CP4S (P)	C2 (P)
01							

BLOCK 32 LAKESIDE DRIVE SINGAPORE 649707

08	09	10	11	12	13	14	15
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1 (P)				B3S (P)	DP1E (P)	CP2S (P)	B1 (P)

BLOCK 34 LAKESIDE DRIVE SINGAPORE 649708

UNIT / FLOOR	16	17	18	19	20	21	22	23
17	B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
16	B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
15	B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
14	B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
13	B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
12	B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
11	B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
10	B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
09	B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
08	B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
07	B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
06	B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
05	B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
04	B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
03	B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
02	B1 (P)	CP2S (P)	DP1E (P)	B3S (P)		DP1 (P)	C1 (P)	B2S (P)
01								

BLOCK 36 LAKESIDE DRIVE SINGAPORE 649709

24	25	26	27	28	29	30
C2	DP1S	CP2S	B1	B2S	C1	CP3S
C2	DP1S	CP2S	B1	B2S	C1	CP3S
C2	DP1S	CP2S	B1	B2S	C1	CP3S
C2	DP1S	CP2S	B1	B2S	C1	CP3S
C2	DP1S	CP2S	B1	B2S	C1	CP3S
C2	DP1S	CP2S	B1	B2S	C1	CP3S
C2	DP1S	CP2S	B1	B2S	C1	CP3S
C2	DP1S	CP2S	B1	B2S	C1	CP3S
C2	DP1S	CP2S	B1	B2S	C1	CP3S
C2	DP1S	CP2S	B1	B2S	C1	CP3S
C2	DP1S	CP2S	B1	B2S	C1	CP3S
C2	DP1S	CP2S	B1	B2S	C1	CP3S
C2	DP1S	CP2S	B1	B2S	C1	CP3S
C2	DP1S	CP2S	B1	B2S	C1	CP3S
C2	DP1S	CP2S	B1	B2S	C1	CP3S
C2 (P)	DP1S (P)	CP2S (P)	B1 (P)	B2S (P)	C1 (P)	CP3S (P)

BLOCK 38 LAKESIDE DRIVE SINGAPORE 649710

UNIT / FLOOR	31	32	33	34	35	36
17	B2S	C3	CP1S	CP1S	C3	B2S
16	B2S	C3	CP1S	CP1S	C3	B2S
15	B2S	C3	CP1S	CP1S	C3	B2S
14	B2S	C3	CP1S	CP1S	C3	B2S
13	B2S	C3	CP1S	CP1S	C3	B2S
12	B2S	C3	CP1S	CP1S	C3	B2S
11	B2S	C3	CP1S	CP1S	C3	B2S
10	B2S	C3	CP1S	CP1S	C3	B2S
09	B2S	C3	CP1S	CP1S	C3	B2S
08	B2S	C3	CP1S	CP1S	C3	B2S
07	B2S	C3	CP1S	CP1S	C3	B2S
06	B2S	C3	CP1S	CP1S	C3	B2S
05	B2S	C3	CP1S	CP1S	C3	B2S
04	B2S	C3	CP1S	CP1S	C3	B2S
03	B2S		CP1S	CP1S	C3	B2S
02	B2S (P)		CP1S (P)	CP1S (P)	C3 (P)	B2S (P)
01						

- 2-BEDROOM
- 2-BEDROOM + STUDY
- 3-BEDROOM
- 3-BEDROOM PREMIUM + STUDY
- 4-BEDROOM PREMIUM
- 4-BEDROOM PREMIUM + STUDY
- 4-BEDROOM PREMIUM + ENTERTAINMENT

SITE PLAN





LEGEND

WELCOME (BASEMENT 1)
1 ARRIVAL LOBBY

CLUB LUCERNE (LEVEL 2)
2 GYMNASIUM
3 LUCERNE CLUBHOUSE I
4 CHANGING ROOMS WITH STEAM ROOM

AQUA VALLEY (LEVEL 2)
6 LAP POOL
7 SPA COVE
8 POOL DECK
9 POOL LOUNGE
10 AQUA CABANA
11 AQUA OASIS
12 AQUA LOUNGE
13 GRAND LAWN

WELLNESS VALLEY (LEVEL 1)
15 OUTDOOR FITNESS
16 WELLNESS GARDEN
17 PETS GARDEN

SOCIAL VALLEY (LEVEL 3)
18 MULTI-PURPOSE COURT
19 GOURMET PAVILION I
20 GOURMET PAVILION II
21 KIDS SPLASH POOL
22 KIDS POOL DECK
23 CHANGING ROOM
24 LUCERNE CLUBHOUSE II
25 GARDEN LOUNGE
26 SOCIAL LOUNGE
27 CO-WORKING LOUNGE
28 SWING GARDEN

OTHERS
BASEMENT 2
A BIN CENTRE
B SUBSTATION
C GENSET

BASEMENT 1
D RESIDENTIAL BICYCLE PARKING
H GUARDHOUSE

LEVEL 1
G GUARDHOUSE
F SIDE GATE
E RESIDENTIAL LIFT LOBBY

LEVEL 2
V VENTILATION SHAFTS

COMMERCIAL AND PUBLIC SPACES (LEVEL 1)
N COMMERCIAL AC COMPRESSORS
I COMMUNITY PLAZA
J SHOPS*
K SUPERMARKET
L RESTAURANTS*
M COMMERCIAL BICYCLE PARKING

WATER TANK (ROOF)

MRT TRACK ABOVE WELLNESS VALLEY

SCAN TO VIEW FACADE CATALOGUE, SPECIFICATIONS & CORRESPONDING FACILITY NAMES IN APPROVED PLAN

N

0 10 20 30 METERS

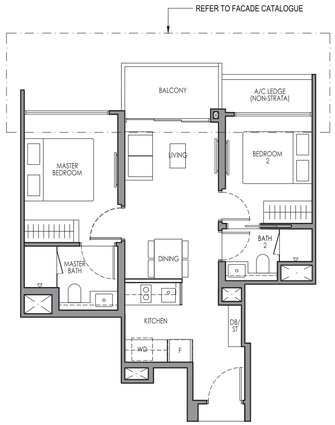
The renderings of the units as shown are for illustrative purposes only. The shading and outline of the unit type only applies to typical units. The boundary lines of the units set out here are not to be taken as a representation of the actual units. Kindly refer to the approved building plan for the actual unit outline/boundary lines.

*Tenant mix subject to confirmation.

2-BEDROOM

TYPE B1
58 sq m / 624 sq ft

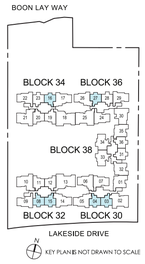
Blk 30: #03-03* to #17-03*, #03-04 to #17-04
Blk 32: #03-08 to #17-08, #03-15* to #17-15*
Blk 34: #03-16 to #17-16
Blk 36: #03-27* to #17-27*



TYPE B1 (P)
58 sq m / 624 sq ft

Blk 30: #02-03*, #02-04
Blk 32: #02-08, #02-15*
Blk 34: #02-16
Blk 36: #02-27*





0 1M 2M 5M

Legend (where Applicable)

P.E.S - Private Enclosed Space
F - Fridge
RC - Reinforced Concrete
WD - Washer cum Dryer
WC - Water Closet
A/C - Air-Conditioner
DB/ST - Distribution Board/Storage
HS - Household Shelter

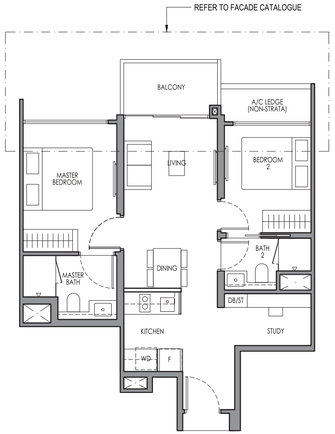
Wall not allowed to be hacked or altered
* Mirror Image

Area includes balcony and private enclosed space (P.E.S) where applicable and excludes among others, the RC - Reinforced Concrete Ledge and A/C - Air Conditioner Ledge. Non-strata A/C ledge can be in the form of RC ledge and/or trellis and/or openings. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

2-BEDROOM + STUDY

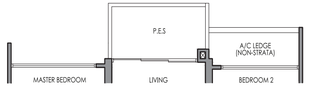
TYPE B2S
62 sq m / 667 sq ft

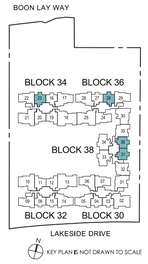
Blk 34: #03-23* to #17-23*
Blk 36: #03-28 to #17-28
Blk 38: #03-31 to #17-31, #03-36* to #17-36*



TYPE B2S (P)
62 sq m / 667 sq ft

Blk 34: #02-23*
Blk 36: #02-28
Blk 38: #02-31, #02-36*





0 1M 2M 5M

Legend (where Applicable)

P.E.S - Private Enclosed Space
F - Fridge
RC - Reinforced Concrete
WD - Washer cum Dryer
WC - Water Closet
A/C - Air-Conditioner
DB/ST - Distribution Board/Storage
HS - Household Shelter

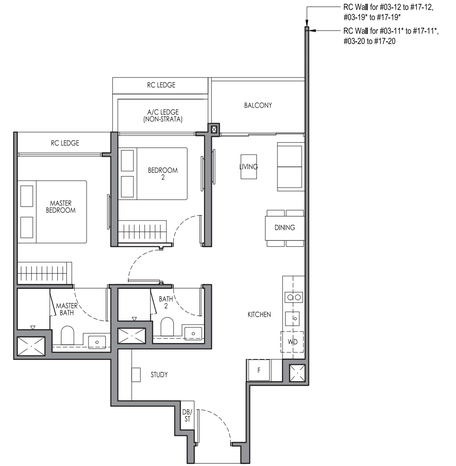
Wall not allowed to be hacked or altered
* Mirror Image

Area includes balcony and private enclosed space (P.E.S) where applicable and excludes among others, the RC - Reinforced Concrete Ledge and A/C - Air Conditioner Ledge. Non-strata A/C ledge can be in the form of RC ledge and/or trellis and/or openings. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

2-BEDROOM + STUDY

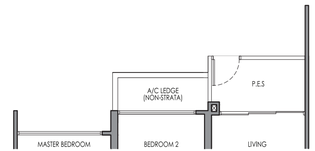
TYPE B3S
66 sq m / 710 sq ft

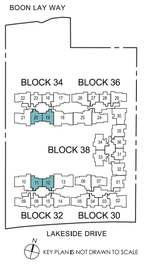
Blk 32: #03-11* to #17-11*, #03-12 to #17-12
Blk 34: #03-19* to #17-19*, #03-20 to #17-20



TYPE B3S (P)
66 sq m / 710 sq ft

Blk 32: #02-12
Blk 34: #02-19*





0 1M 2M 5M

Legend (where Applicable)

P.E.S - Private Enclosed Space
F - Fridge
RC - Reinforced Concrete
WD - Washer cum Dryer
WC - Water Closet
A/C - Air-Conditioner
DB/ST - Distribution Board/Storage
HS - Household Shelter

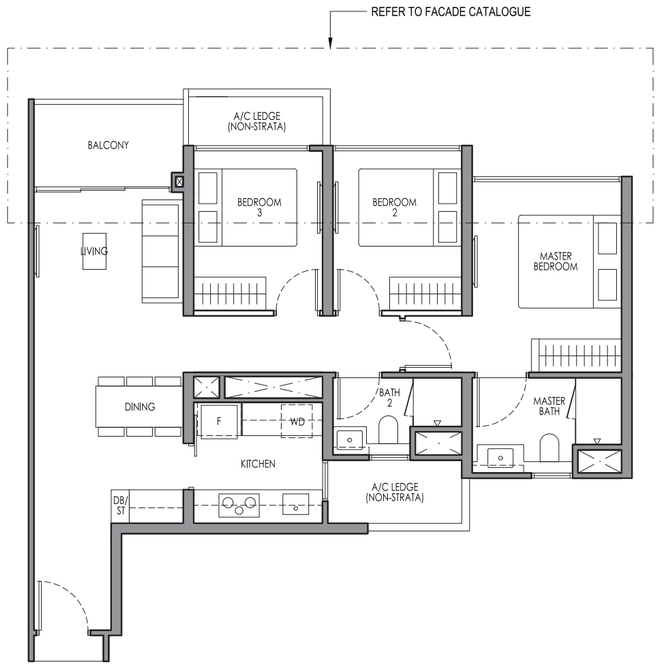
Wall not allowed to be hacked or altered
* Mirror Image

Area includes balcony and private enclosed space (P.E.S) where applicable and excludes among others, the RC - Reinforced Concrete Ledge and A/C - Air Conditioner Ledge. Non-strata A/C ledge can be in the form of RC ledge and/or trellis and/or openings. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

3-BEDROOM

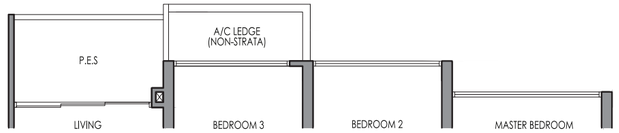
TYPE C1
81 sq m / 872 sq ft

Blk 32: #03-09 to #17-09
Blk 34: #03-22* to #17-22*
Blk 36: #03-29 to #17-29



TYPE C1 (P)
81 sq m / 872 sq ft

Blk 34: #02-22*
Blk 36: #02-29



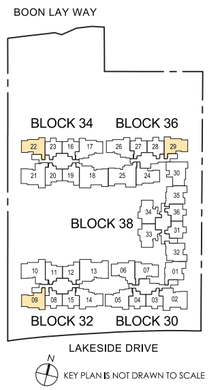


Legend (where Applicable)

P.E.S - Private Enclosed Space	WD - Washer cum Dryer	DB/ST - Distribution Board/Storage
F - Fridge	WC - Water Closet	HS - Household Shelter
RC - Reinforced Concrete	A/C - Air-Conditioner	

Wall not allowed to be hacked or altered * Mirror Image

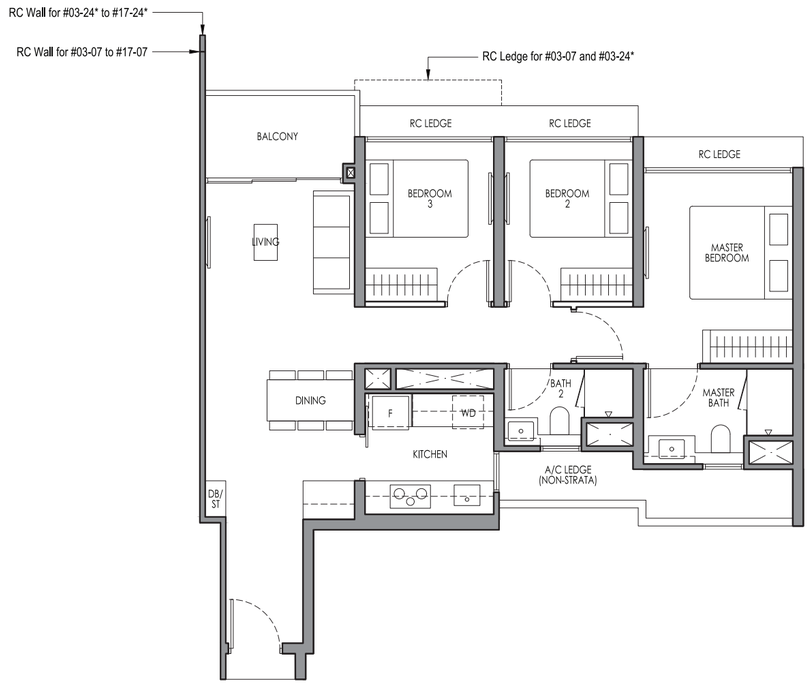
Area includes balcony and private enclosed space (P.E.S) where applicable and excludes among others, the RC - Reinforced Concrete Ledge and A/C - Air Conditioner Ledge. Non-strata A/C ledge can be in the form of RC ledge and/or trellis and/or openings. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.



3-BEDROOM

TYPE C2
82 sq m / 883 sq ft

Blk 30: #03-07 to #17-07
Blk 36: #03-24* to #17-24*



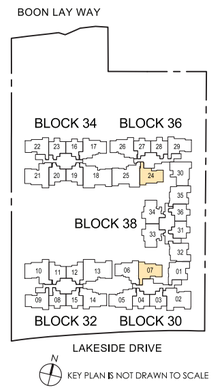


Legend (where Applicable)

P.E.S - Private Enclosed Space	WD - Washer cum Dryer	DB/ST - Distribution Board/Storage
F - Fridge	WC - Water Closet	HS - Household Shelter
RC - Reinforced Concrete	A/C - Air-Conditioner	

Wall not allowed to be hacked or altered * Mirror Image

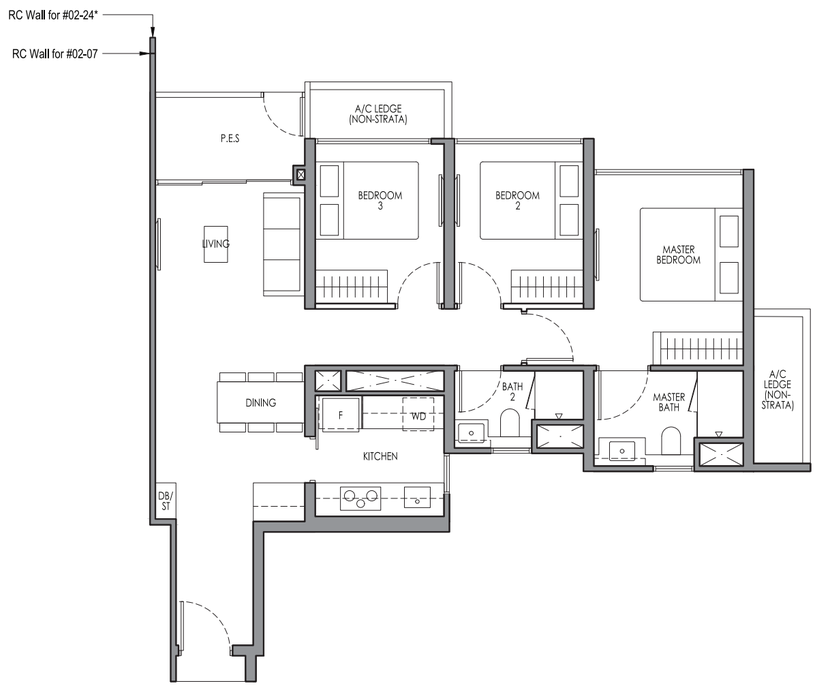
Area includes balcony and private enclosed space (P.E.S) where applicable and excludes among others, the RC - Reinforced Concrete Ledge and A/C - Air Conditioner Ledge. Non-strata A/C ledge can be in the form of RC ledge and/or trellis and/or openings. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

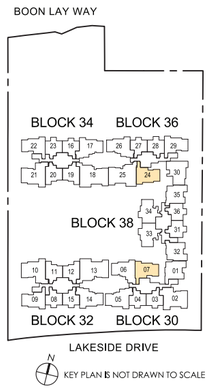


3-BEDROOM

TYPE C2 (P)
82 sq m / 883 sq ft

Blk 30: #02-07
Blk 36: #02-24*





KEY PLAN IS NOT DRAWN TO SCALE

0 1M 2M 5M

Legend (where Applicable)

P.E.S - Private Enclosed Space	WD - Washer cum Dryer	DB/ST - Distribution Board/Storage
F - Fridge	WC - Water Closet	HS - Household Shelter
RC - Reinforced Concrete	A/C - Air-Conditioner	

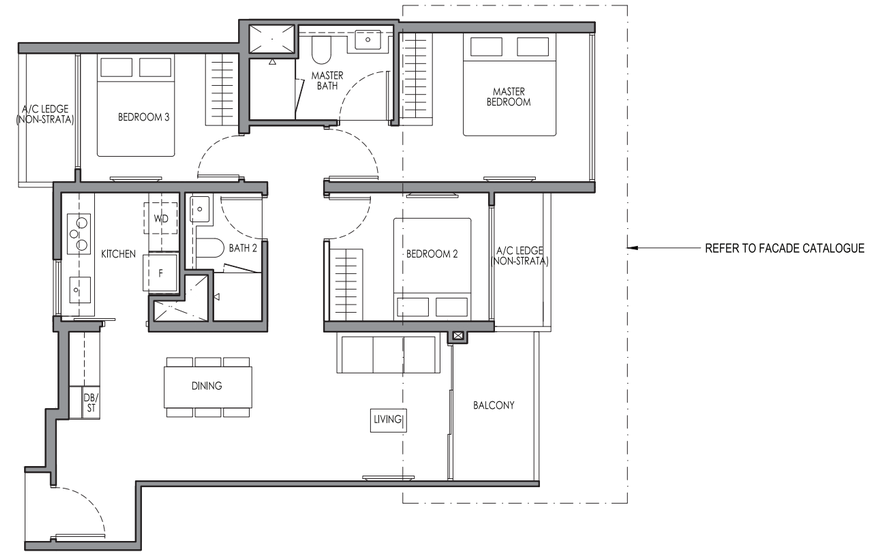
Wall not allowed to be hacked or altered * Mirror Image

Area includes balcony and private enclosed space (P.E.S) where applicable and excludes among others, the RC - Reinforced Concrete Ledge and A/C - Air Conditioner Ledge. Non-strata A/C ledge can be in the form of RC ledge and/or trellis and/or openings. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

3-BEDROOM

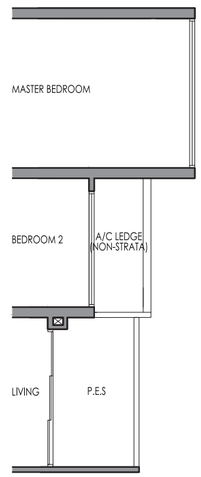
TYPE C3
83 sq m / 893 sq ft

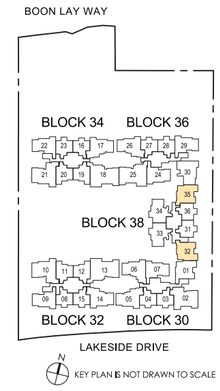
Blk 38: #04-32* to #17-32*, #03-35 to #17-35



TYPE C3 (P)
83 sq m / 893 sq ft

Blk 38: #02-35





KEY PLAN IS NOT DRAWN TO SCALE

0 1M 2M 5M

Legend (where Applicable)

P.E.S - Private Enclosed Space	WD - Washer cum Dryer	DB/ST - Distribution Board/Storage
F - Fridge	WC - Water Closet	HS - Household Shelter
RC - Reinforced Concrete	A/C - Air-Conditioner	

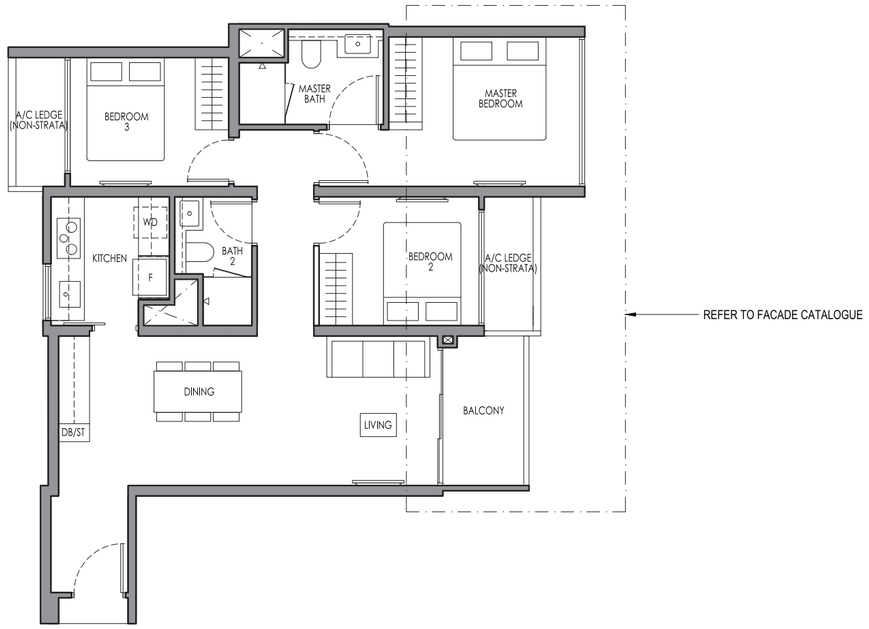
Wall not allowed to be hacked or altered * Mirror Image

Area includes balcony and private enclosed space (P.E.S) where applicable and excludes among others, the RC - Reinforced Concrete Ledge and A/C - Air Conditioner Ledge. Non-strata A/C ledge can be in the form of RC ledge and/or trellis and/or openings. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

3-BEDROOM

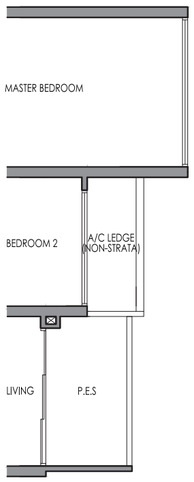
TYPE C3a
84 sq m / 904 sq ft

Blk 30: #03-01 to #17-01

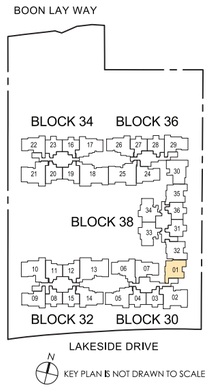


TYPE C3a (P)
84 sq m / 904 sq ft

Blk 30: #02-01







Legend (where Applicable)

P.E.S - Private Enclosed Space
F - Fridge
RC - Reinforced Concrete
WD - Washer cum Dryer
WC - Water Closet
A/C - Air-Conditioner
DB/ST - Distribution Board/Storage
HS - Household Shelter

Wall not allowed to be hacked or altered

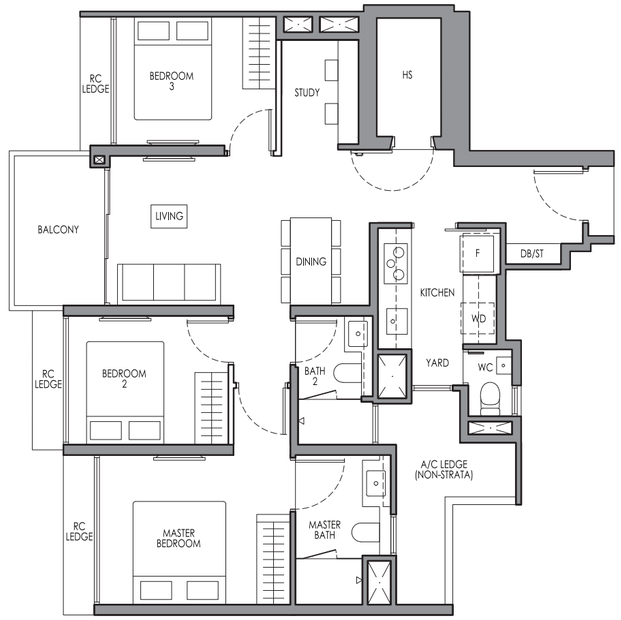
* Mirror Image

Area includes balcony and private enclosed space (P.E.S) where applicable and excludes among others, the RC - Reinforced Concrete Ledge and A/C - Air Conditioner Ledge. Non-strata A/C ledge can be in the form of RC ledge and/or trellis and/or openings. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

3-BEDROOM PREMIUM + STUDY

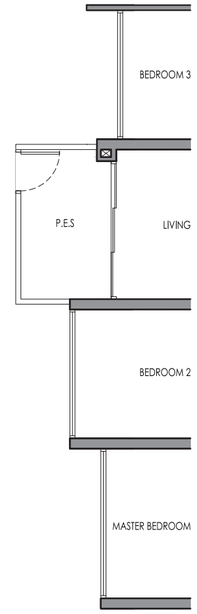
TYPE CP1S
88 sq m / 947 sq ft

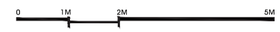
Blk 38: #03-33 to #17-33
#03-34* to #17-34*

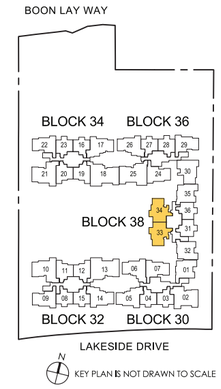


TYPE CP1S (P)
88 sq m / 947 sq ft

Blk 38: #02-33
#02-34*







Legend (where Applicable)

P.E.S - Private Enclosed Space
F - Fridge
RC - Reinforced Concrete
WD - Washer cum Dryer
WC - Water Closet
A/C - Air-Conditioner
DB/ST - Distribution Board/Storage
HS - Household Shelter

Wall not allowed to be hacked or altered

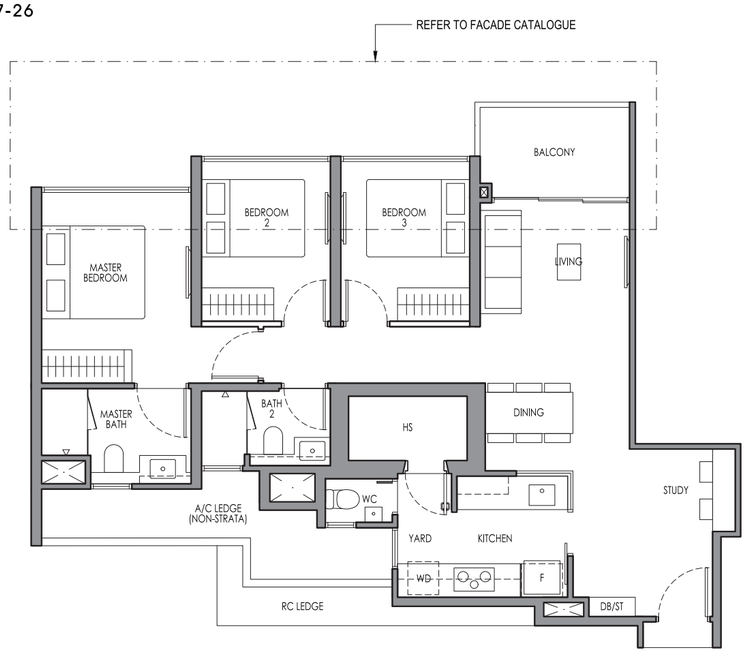
* Mirror Image

Area includes balcony and private enclosed space (P.E.S) where applicable and excludes among others, the RC - Reinforced Concrete Ledge and A/C - Air Conditioner Ledge. Non-strata A/C ledge can be in the form of RC ledge and/or trellis and/or openings. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

3-BEDROOM PREMIUM + STUDY

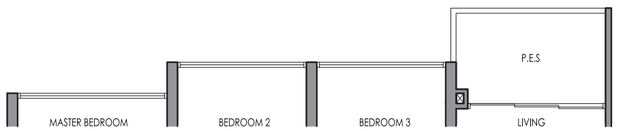
TYPE CP2S
93 sq m / 1001 sq ft

Blk 30: #03-05* to #17-05*
Blk 32: #03-14 to #17-14
Blk 34: #03-17* to #17-17*
Blk 36: #03-26 to #17-26

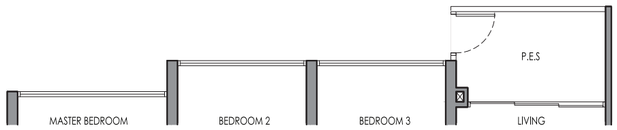


TYPE CP2S (P)
93 sq m / 1001 sq ft

Blk 30: #02-05*
Blk 32: #02-14



Blk 34: #02-17*
Blk 36: #02-26



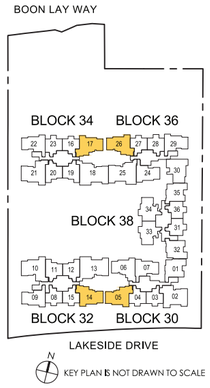
0 1M 2M 5M

Legend (where Applicable)

P.E.S - Private Enclosed Space	WD - Washer cum Dryer	DB/ST - Distribution Board/Storage
F - Fridge	WC - Water Closet	HS - Household Shelter
RC - Reinforced Concrete	A/C - Air-Conditioner	

Wall not allowed to be hacked or altered * Mirror Image

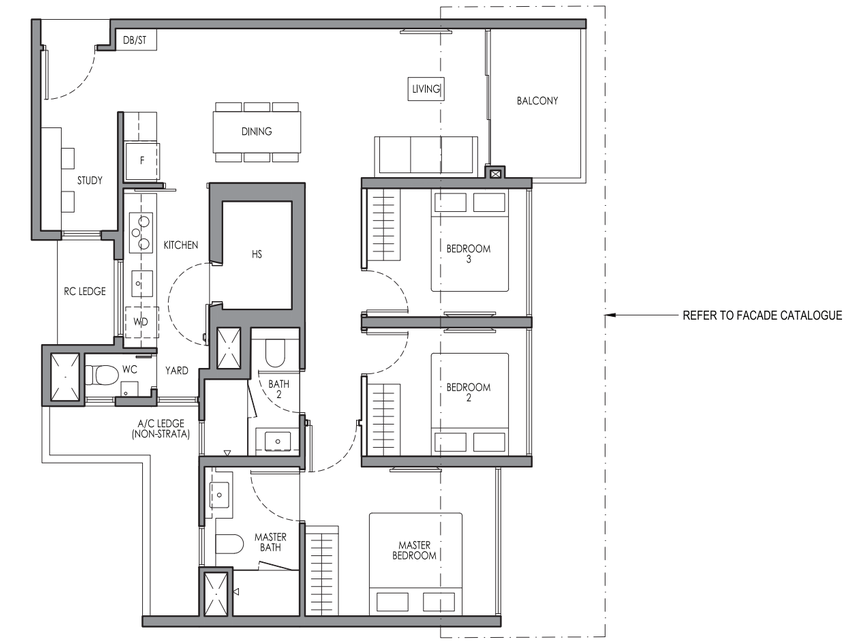
Area includes balcony and private enclosed space (P.E.S) where applicable and excludes among others, the RC - Reinforced Concrete Ledge and A/C - Air Conditioner Ledge. Non-strata A/C ledge can be in the form of RC ledge and/or trellis and/or openings. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.



3-BEDROOM PREMIUM + STUDY

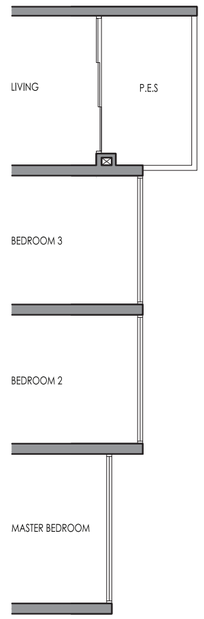
TYPE CP3S
93 sq m / 1001 sq ft

Blk 36: #03-30 to #17-30



TYPE CP3S (P)
93 sq m / 1001 sq ft

Blk 36: #02-30



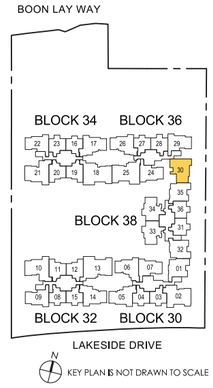
0 1M 2M 5M

Legend (where Applicable)

P.E.S - Private Enclosed Space	WD - Washer cum Dryer	DB/ST - Distribution Board/Storage
F - Fridge	WC - Water Closet	HS - Household Shelter
RC - Reinforced Concrete	A/C - Air-Conditioner	

Wall not allowed to be hacked or altered * Mirror Image

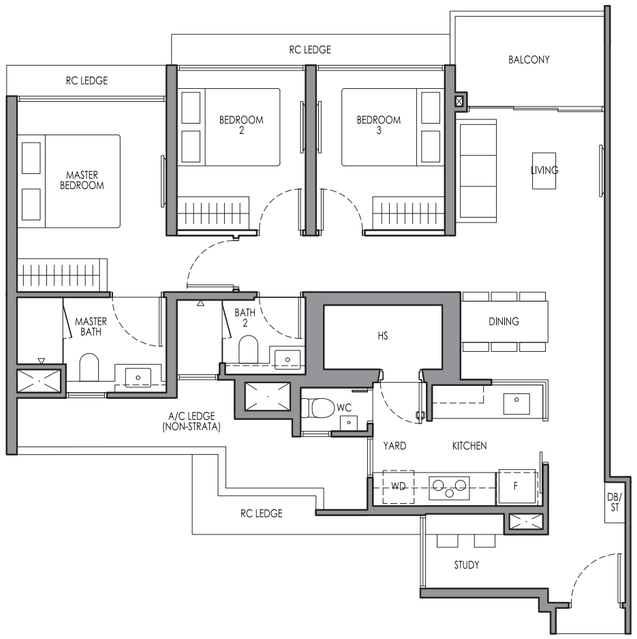
Area includes balcony and private enclosed space (P.E.S) where applicable and excludes among others, the RC - Reinforced Concrete Ledge and A/C - Air Conditioner Ledge. Non-strata A/C ledge can be in the form of RC ledge and/or trellis and/or openings. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.



3-BEDROOM PREMIUM + STUDY

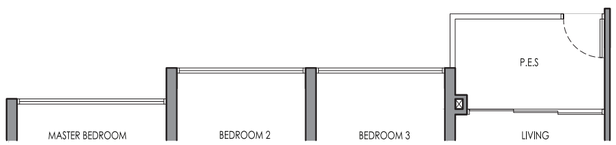
TYPE CP4S
93 sq m / 1001 sq ft

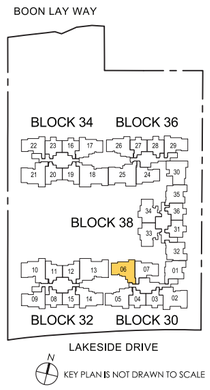
Blk 30: #03-06 to #17-06



TYPE CP4S (P)
93 sq m / 1001 sq ft

Blk 30: #02-06





0 1M 2M 5M

Legend (where Applicable)

P.E.S - Private Enclosed Space	WD - Washer cum Dryer	DB/ST - Distribution Board/Storage
F - Fridge	WC - Water Closet	HS - Household Shelter
RC - Reinforced Concrete	A/C - Air-Conditioner	

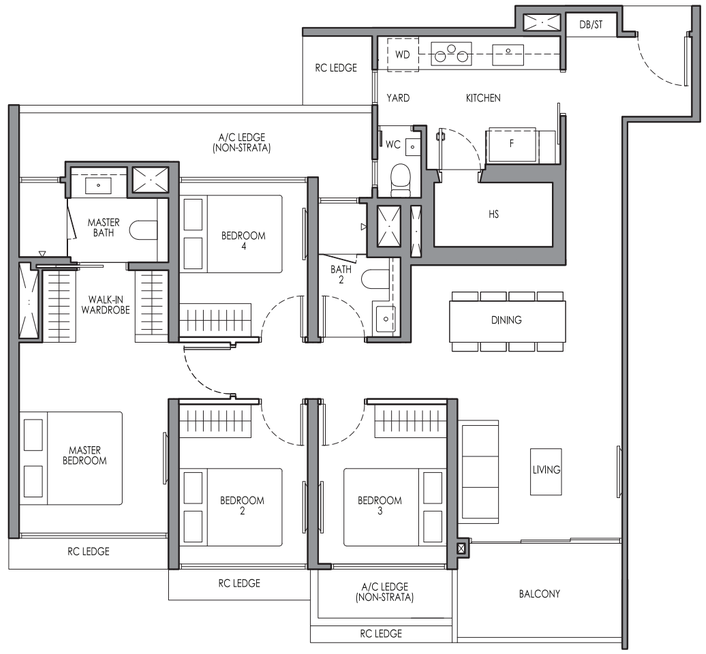
Wall not allowed to be hacked or altered * Mirror Image

Area includes balcony and private enclosed space (P.E.S) where applicable and excludes among others, the RC - Reinforced Concrete Ledge and A/C - Air Conditioner Ledge. Non-strata A/C ledge can be in the form of RC ledge and/or trellis and/or openings. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

4-BEDROOM PREMIUM

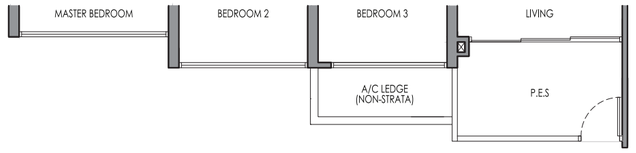
TYPE DP1
108 sq m / 1163 sq ft

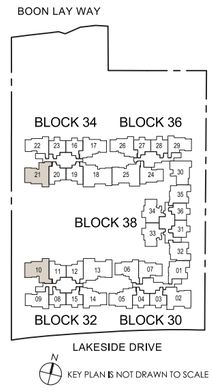
Blk 32: #03-10* to #17-10*
Blk 34: #03-21 to #17-21



TYPE DP1 (P)
108 sq m / 1163 sq ft

Blk 34: #02-21





0 1M 2M 5M

Legend (where Applicable)

P.E.S - Private Enclosed Space	WD - Washer cum Dryer	DB/ST - Distribution Board/Storage
F - Fridge	WC - Water Closet	HS - Household Shelter
RC - Reinforced Concrete	A/C - Air-Conditioner	

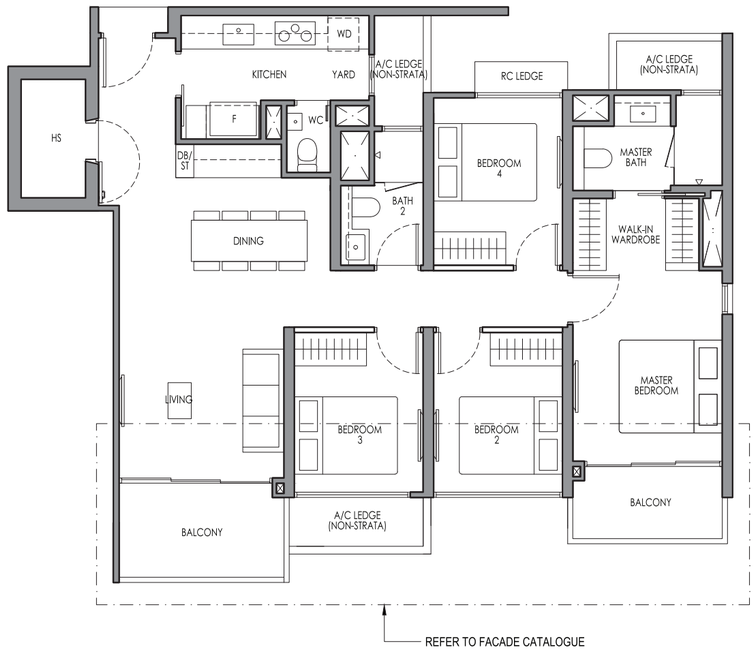
Wall not allowed to be hacked or altered * Mirror Image

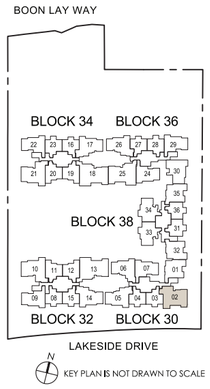
Area includes balcony and private enclosed space (P.E.S) where applicable and excludes among others, the RC - Reinforced Concrete Ledge and A/C - Air Conditioner Ledge. Non-strata A/C ledge can be in the form of RC ledge and/or trellis and/or openings. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

4-BEDROOM PREMIUM

TYPE DP2
111 sq m / 1195 sq ft

Blk 30: #04-02 to #17-02





0 1M 2M 5M

Legend (where Applicable)

P.E.S - Private Enclosed Space	WD - Washer cum Dryer	DB/ST - Distribution Board/Storage
F - Fridge	WC - Water Closet	HS - Household Shelter
RC - Reinforced Concrete	A/C - Air-Conditioner	

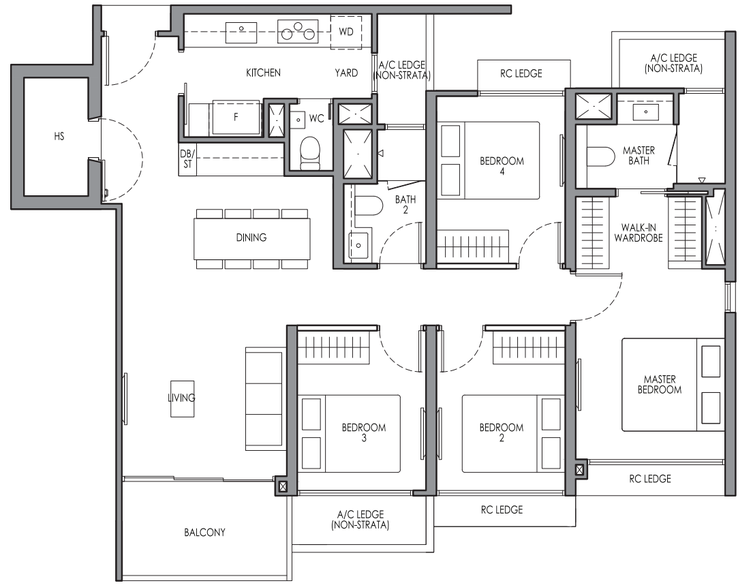
Wall not allowed to be hacked or altered * Mirror Image

Area includes balcony and private enclosed space (P.E.S) where applicable and excludes among others, the RC - Reinforced Concrete Ledge and A/C - Air Conditioner Ledge. Non-strata A/C ledge can be in the form of RC ledge and/or trellis and/or openings. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

4-BEDROOM PREMIUM

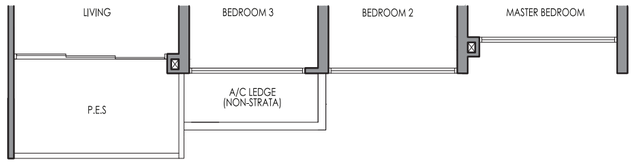
TYPE DP2a
107 sq m / 1152 sq ft

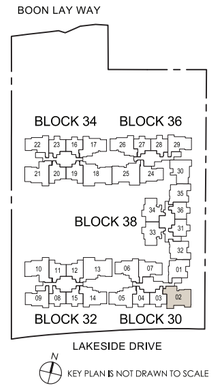
Blk 30: #03-02



TYPE DP2a (P)
107 sq m / 1152 sq ft

Blk 30: #02-02





0 1M 2M 5M

Legend (where Applicable)

P.E.S - Private Enclosed Space	WD - Washer cum Dryer	DB/ST - Distribution Board/Storage
F - Fridge	WC - Water Closet	HS - Household Shelter
RC - Reinforced Concrete	A/C - Air-Conditioner	

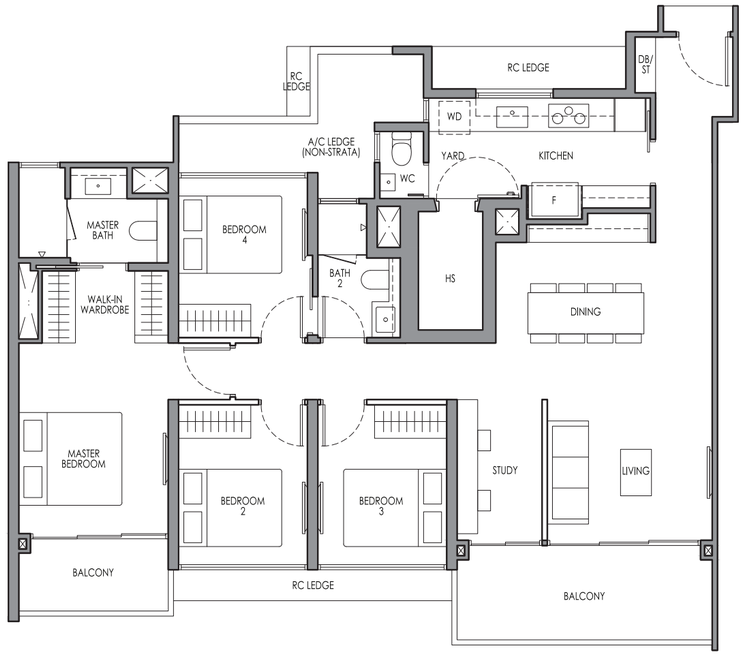
Wall not allowed to be hacked or altered * Mirror Image

Area includes balcony and private enclosed space (P.E.S) where applicable and excludes among others, the RC - Reinforced Concrete Ledge and A/C - Air Conditioner Ledge. Non-strata A/C ledge can be in the form of RC ledge and/or trellis and/or openings. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

4-BEDROOM PREMIUM + STUDY

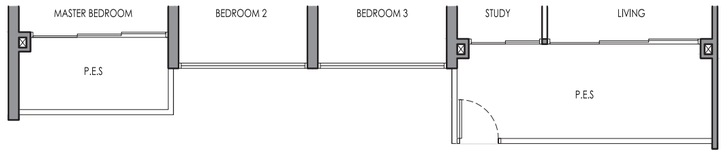
TYPE DP1S
125 sq m / 1345 sq ft

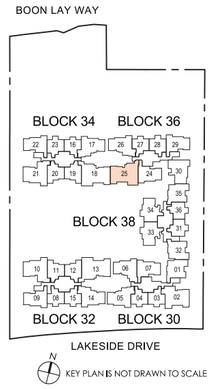
Blk 36: #03-25 to #17-25



TYPE DP1S (P)
125 sq m / 1345 sq ft

Blk 36: #02-25





0 1M 2M 5M

Legend (where Applicable)

P.E.S - Private Enclosed Space	WD - Washer cum Dryer	DB/ST - Distribution Board/Storage
F - Fridge	WC - Water Closet	HS - Household Shelter
RC - Reinforced Concrete	A/C - Air-Conditioner	

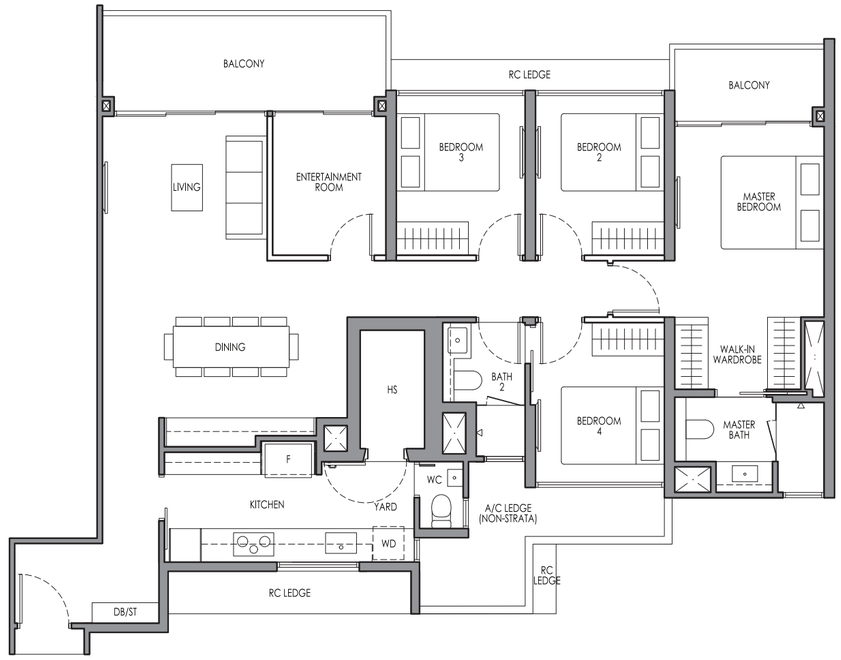
Wall not allowed to be hacked or altered * Mirror Image

Area includes balcony and private enclosed space (P.E.S) where applicable and excludes among others, the RC - Reinforced Concrete Ledge and A/C - Air Conditioner Ledge. Non-strata A/C ledge can be in the form of RC ledge and/or trellis and/or openings. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

4-BEDROOM PREMIUM + ENTERTAINMENT

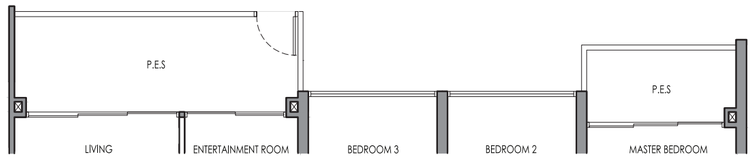
TYPE DP1E
133 sq m / 1432 sq ft

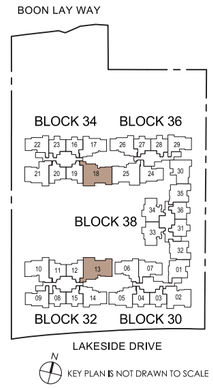
Blk 32: #03-13 to #17-13
Blk 34: #03-18* to #17-18*



TYPE DP1E (P)
133 sq m / 1432 sq ft

Blk 32: #02-13
Blk 34: #02-18*





0 1M 2M 5M

Legend (where Applicable)

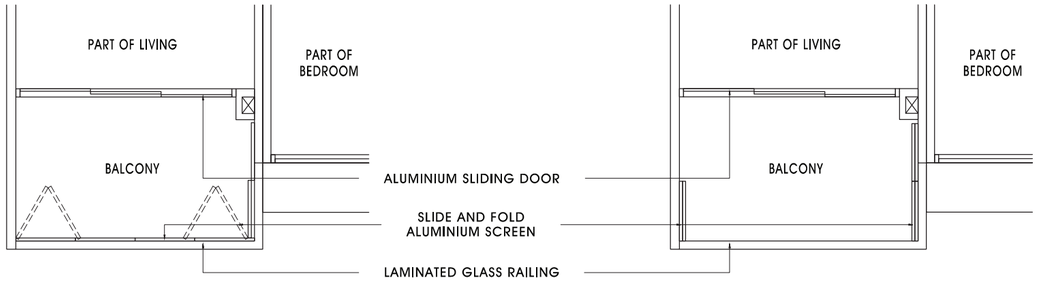
P.E.S - Private Enclosed Space	WD - Washer cum Dryer	DB/ST - Distribution Board/Storage
F - Fridge	WC - Water Closet	HS - Household Shelter
RC - Reinforced Concrete	A/C - Air-Conditioner	

Wall not allowed to be hacked or altered * Mirror Image

Area includes balcony and private enclosed space (P.E.S) where applicable and excludes among others, the RC - Reinforced Concrete Ledge and A/C - Air Conditioner Ledge. Non-strata A/C ledge can be in the form of RC ledge and/or trellis and/or openings. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

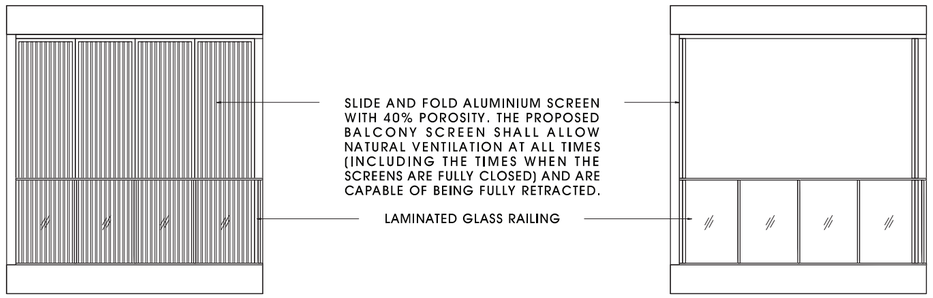
APPROVED BALCONY SCREEN

TYPICAL UNITS



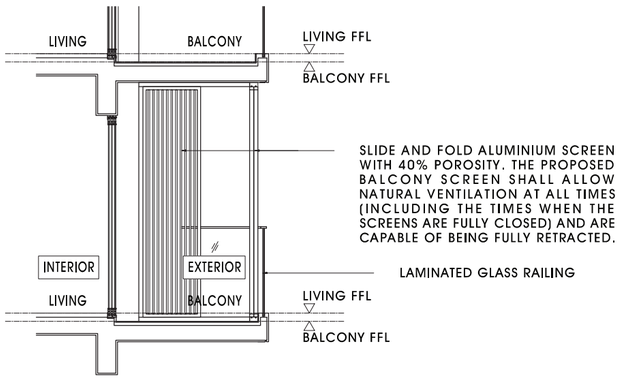
TYPICAL RETRACTABLE BALCONY SCREEN (FULLY CLOSED) - PLAN

TYPICAL RETRACTABLE BALCONY SCREEN (FULLY RETRACTED) - PLAN



FRONT VIEW (FULLY CLOSED)

FRONT VIEW (FULLY RETRACTED)



SIDE VIEW

Note:
The balcony shall not be enclosed unless with the approved balcony screen as shown above. The cost of screen and installation shall be borne by the Purchaser.
Where required to facilitate installation, the Architect reserves the right to determine appropriate details not limited to fixing details and colour tones.

CITY DEVELOPMENTS LIMITED

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Vendor (Developer): CDL Polaris Properties Pte. Ltd. (Company Registration No. 202404265H) • Housing Developer's Licence No.: C1549* • Tenure of Land: Leasehold of 99 years commencing from 8 September 2025 • Encumbrances: Caveat IK/148086Q and Caveat IK/265661E in favour of the Vendor and CDL Polaris Commercial Pte. Ltd. • Lot No.: Lot 05222A MK 06 at Lakeside Drive • Expected Date of Vacant Possession: 7 December 2031 • Expected Date of Legal Completion: 7 December 2034. *Housing Developer's Licence is issued in the joint names of the Vendor and CDL Polaris Commercial Pte. Ltd. (Company Registration No. 202523116E)

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