

SUNWAY/  
AVANT  
PARC

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Artist's Impression



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## Luxury Living At Its Natural Best

05

*Experience* contemporary living juxtaposed with abundant greenery. Avant Parc offers you the best of both worlds: a stylish, sophisticated home with a quiet touch of nature.

Situated in a lush and tranquil residential enclave directly opposite the greeneries of Sembawang Park, Avant Parc is a stunning collection of 15 luxury homes - consisting of 9 intermediate and 6 corner terrace houses. Varying in sizes of up to 6 bedrooms, each residence has been crafted to meet the most discerning of tastes.





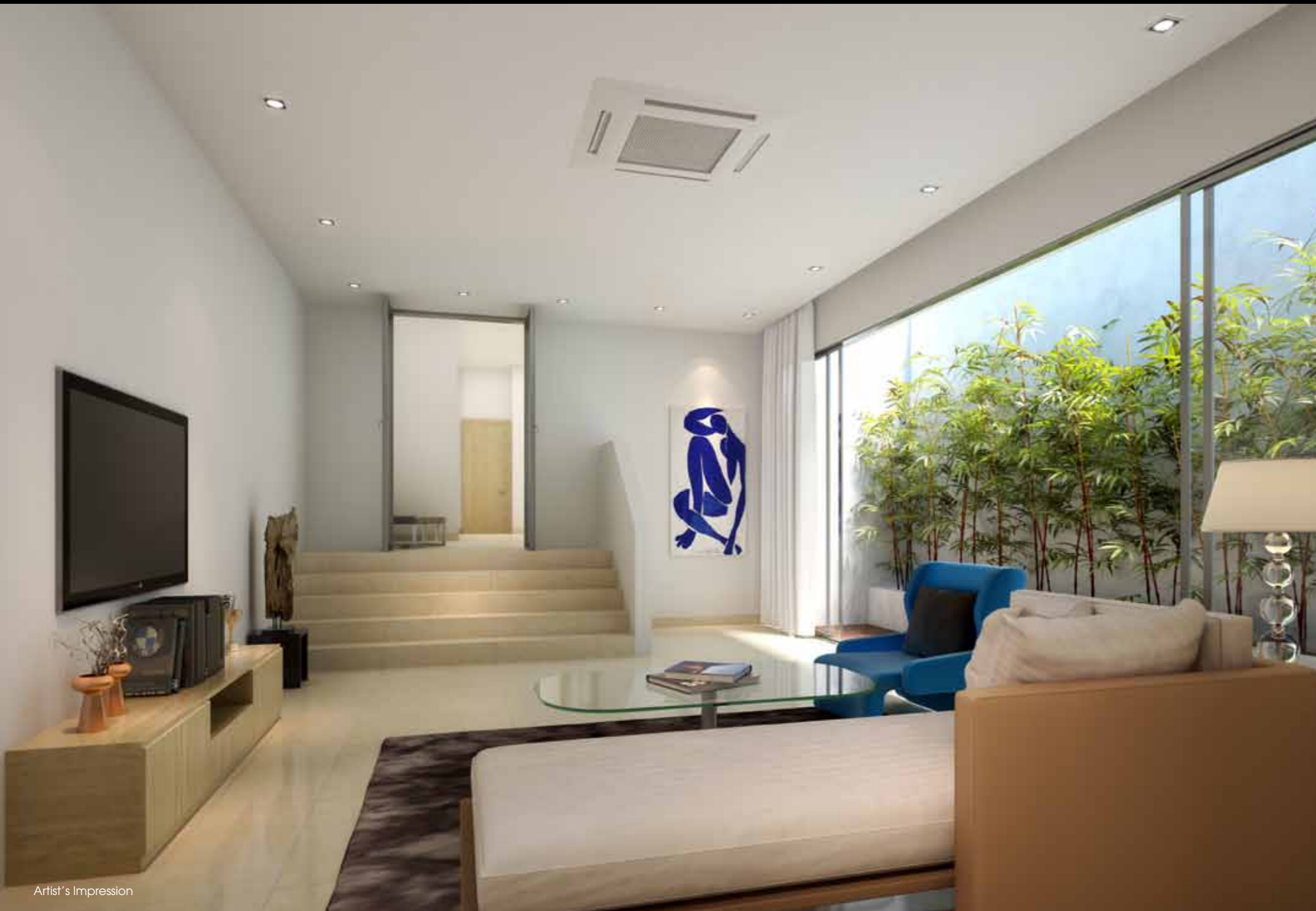
Artist's Impression

## Marrying Style & Substance

Fronted by a juxtaposition of contemporary materials of glass and concrete, Avant Parc greets you with its sleek, modern and minimalist lines - creating a bold and dramatic vision.

A unique façade is created using pre-cast concrete modules to serve as privacy and weather insulation, achieving a certain degree of autonomy and individuality as each terrace house is differentiated from one another. Contrasting with the strong pre-cast wall, full height glass is used along recesses from the front façade to allow light and ventilation into the depth of the houses, creating an interesting spatial experience internally.

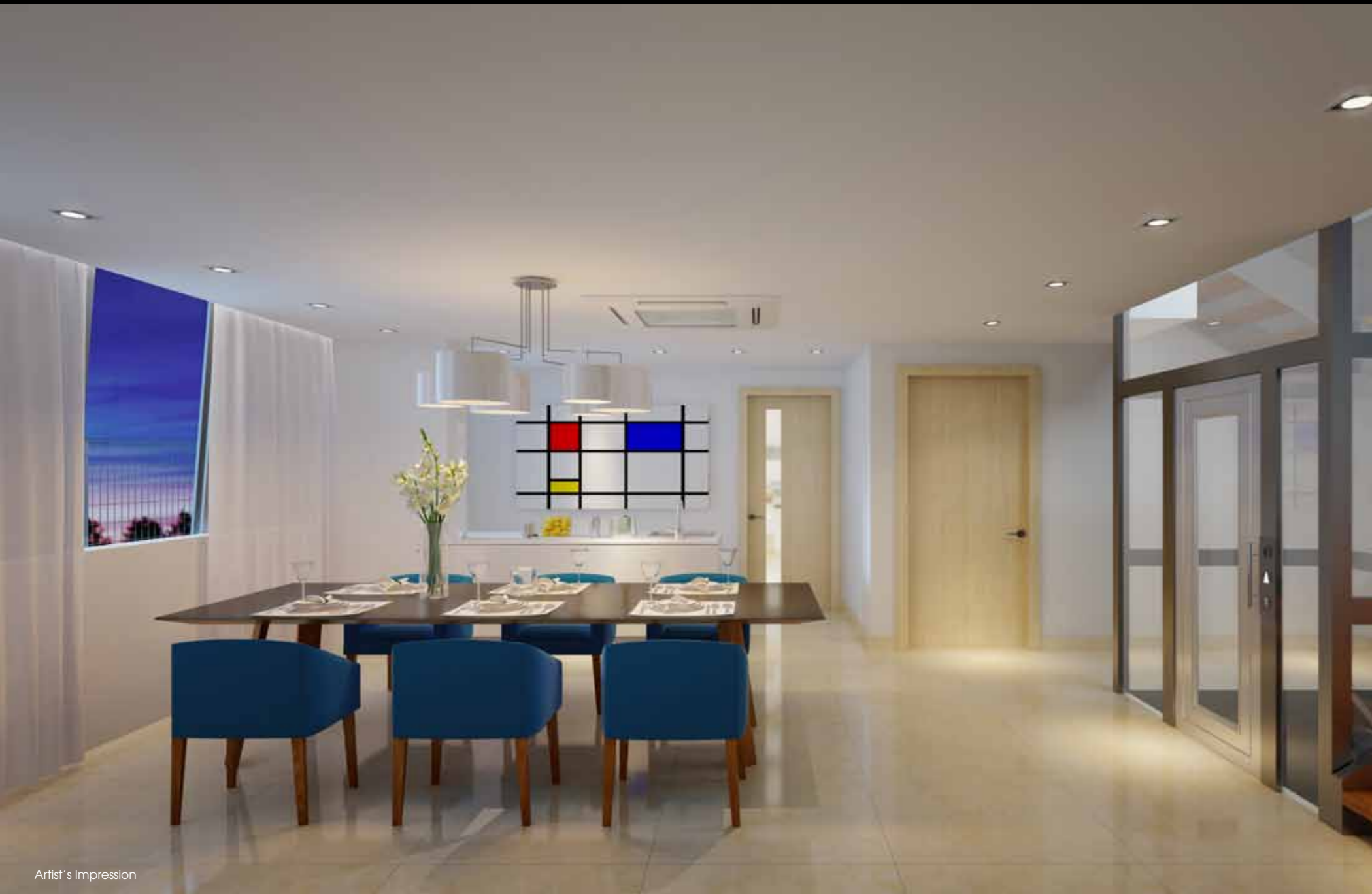
On the 2nd storey of the intermediate terrace houses, there is also a garden courtyard adjacent to the common bedrooms and bathrooms to bring the landscape into the heart of the house.



Artist's Impression

Be  
Lavishly  
Pampered  
Everyday





Artist's Impression

A touch of class and luxury interiors awaits you in Avant Parc, with every care taken to ensure only high quality fittings are used. From the fully equipped kitchen with cabinets to the cooker hood and hob and a built-in oven, expect outstanding names gracing your home. With such attention paid to each detail, Avant Parc is, without a doubt, an abode abundant with style and luxury, and without compromise.



The  
Perfect  
Haven  
To Come  
Home To





Step inside and be amazed by the expanse of space. Be greeted with a lush, landscaped garden area with an infinity pool or jacuzzi wrapping around the living halls.



A well designed vertical circulation centers every home - with a steel stairs wrapping around a private glass lift which serves all floors. This openness of the steel and glass design not only connects all the storeys of the houses together visually but also lighten the heart of the house, providing light and brightness in the depth of a typical terrace.

Each home at Avant Parc also comes with a roof terrace offering commanding views of the verdant greenery or the calming sea and a generous basement which offers space for customisation. Turn your basement into an entertainment room, home office, gym or home theatre - the choice is endless. It is a private world for you to define and enjoy.





Artist's Impression

# Your Sanctuary Of Serenity

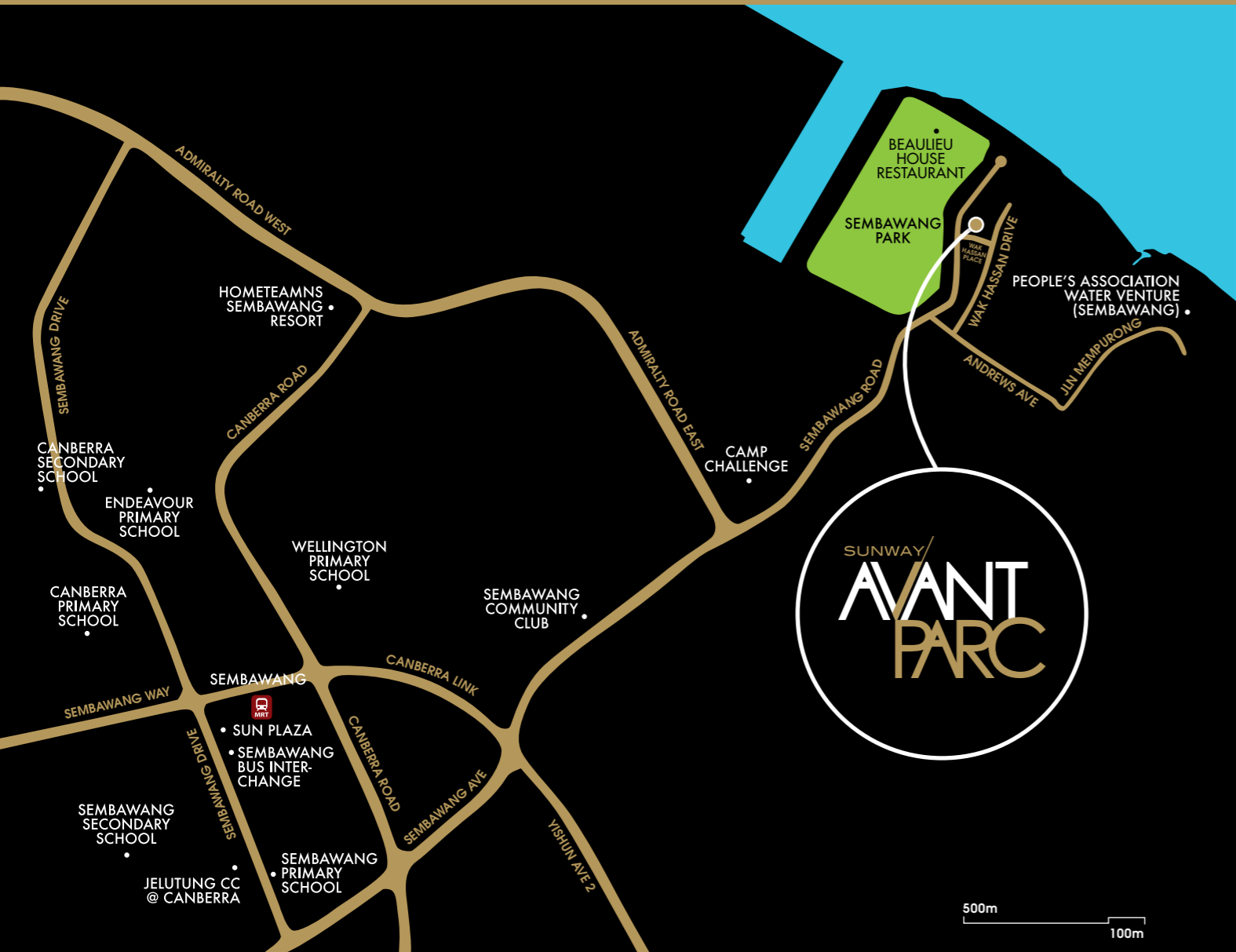
The gem of Avant Parc lies on the 3rd storey with the entire floor dedicated to the master of the house in most of the units. Warm, inviting and spacious, the master bedroom is linked seamlessly to a large walk-in wardrobe for your designer collection. With sleek designer fittings, the en-suite master bathroom exudes a quiet elegance that speaks volumes. Experience total bliss when you enjoy a relaxing soak in your long bath. Or feel instantly rejuvenated the moment you step under the rainshower.



Artist's Impression

Desired  
Lifestyle  
Within  
Your Reach





Located just opposite Sembawang Park, Avant Parc offers a unique lifestyle that very few other developments can match in Singapore's urban concrete jungle. Experience living amidst the idyllic surrounds of the tropical greenery and be mesmerized with the alluring calm of the sea nearby. Take an evening stroll, enjoy the breeze and the spectacular view of the sea and the vast horizon - the possibilities are endless.

Shopping / Entertainment / Recreation / Amenities

- Beaulieu House Restaurant
- Future North Coast Innovation Corridor
- HomeTeamNS Sembawang Resort
- Jelutung Community Centre @ Canberra
- People's Association Water Venture
- SAF Yacht Club
- Sembawang Community Centre
- Sembawang Country Club
- Sembawang MRT Station / Bus Interchange
- Sembawang Park
- Sembawang Shopping Centre
- Sun Plaza

Schools

- Canberra Primary School
- Canberra Secondary School
- Endeavour Primary School
- Sembawang Primary School
- Sembawang Secondary School
- Wellington Primary School





# Site Plan

28



29



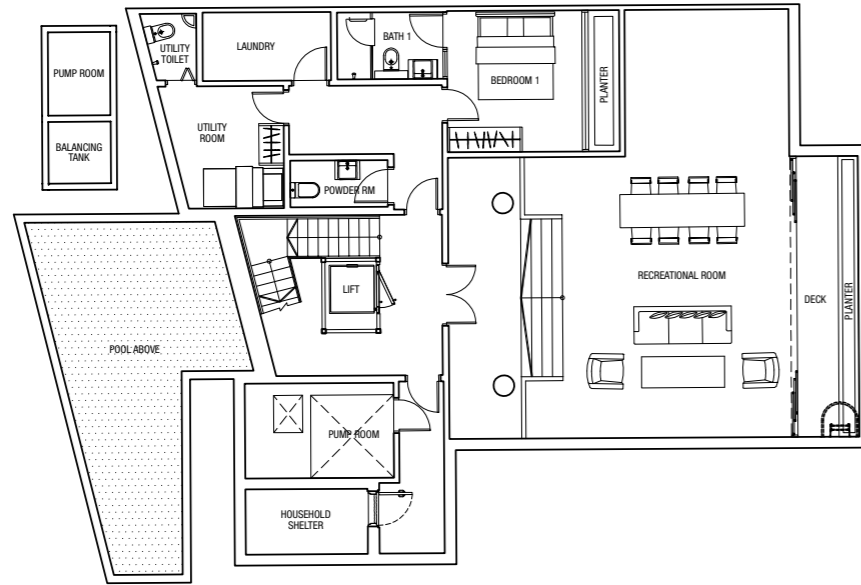


## Floor Plans

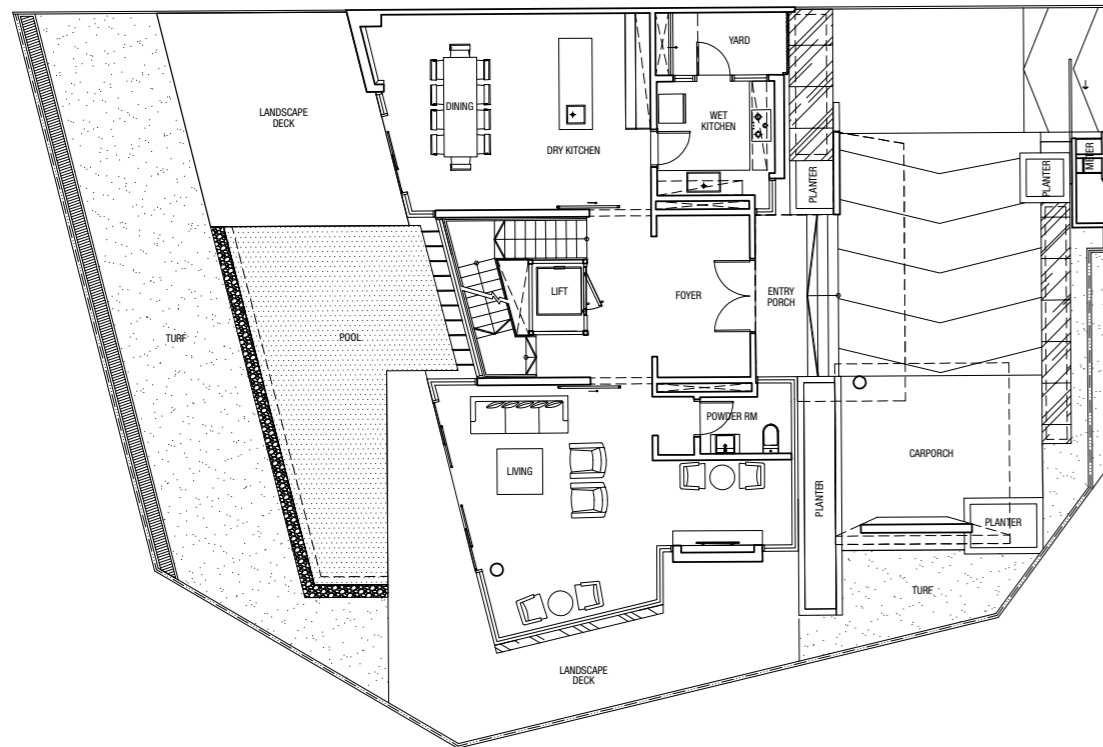
# 1, Wak Hassan Place

Land Area : 383.6 m<sup>2</sup>  
 Built-up Area (excluding landscape deck) : 683 m<sup>2</sup>

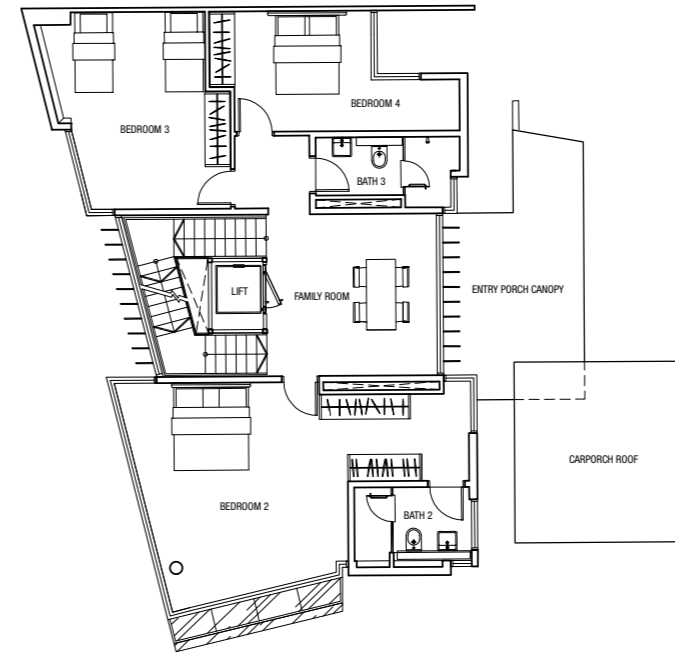
Basement Plan



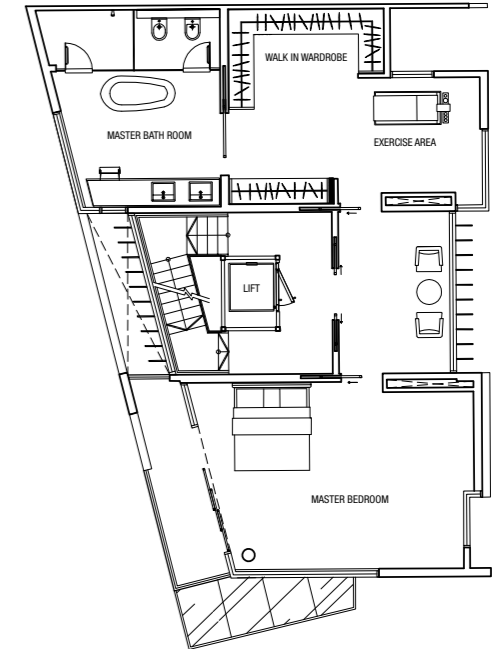
Level 1 Plan



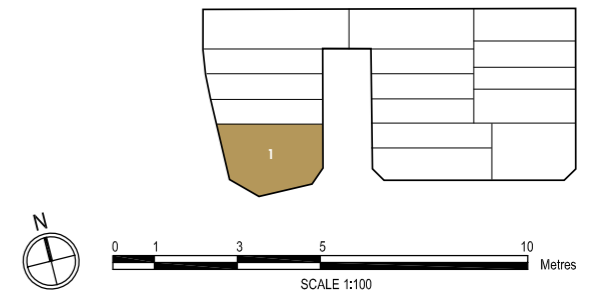
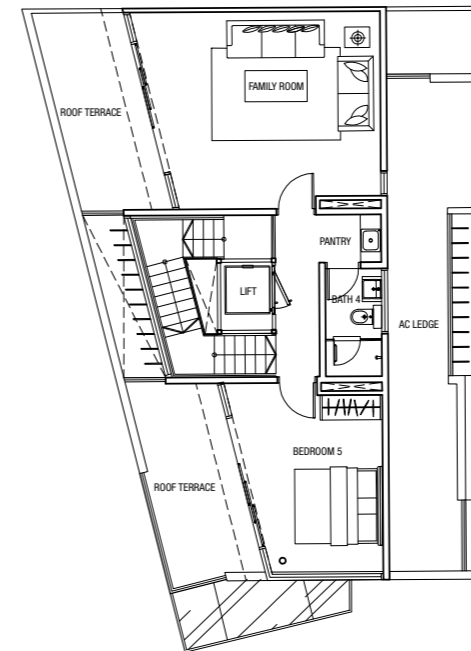
Level 2 Plan



Level 3 Plan



Attic Plan

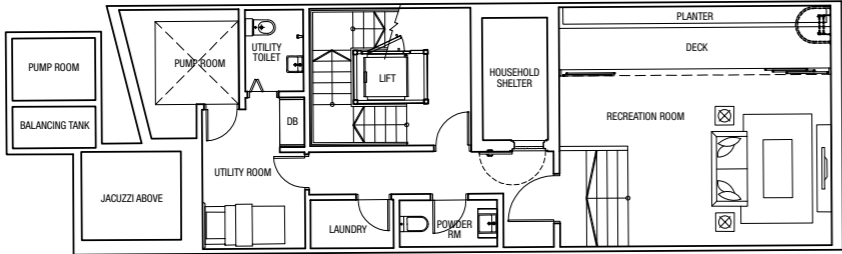


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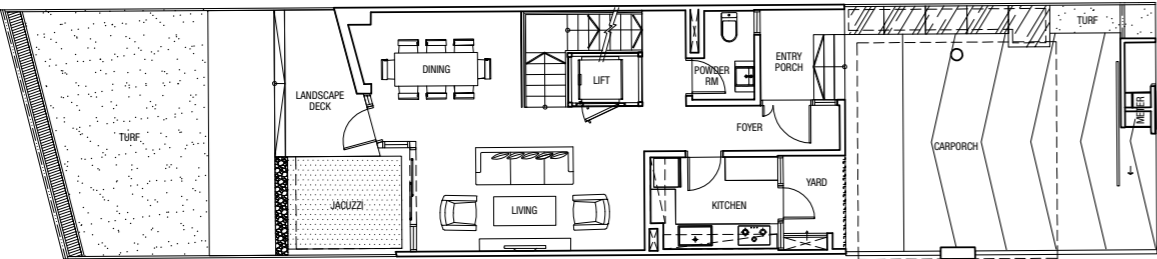
# 3, Wak Hassan Place

Land Area : 162.9 m<sup>2</sup>  
 Built-up Area (excluding landscape deck) : 380 m<sup>2</sup>

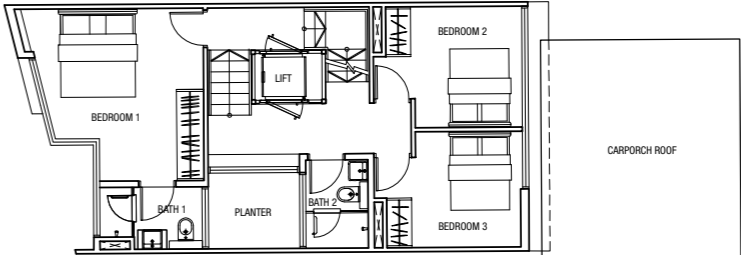
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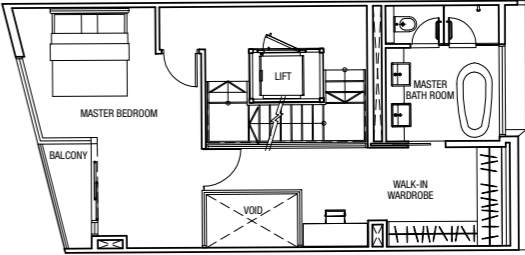
Level 1 Plan



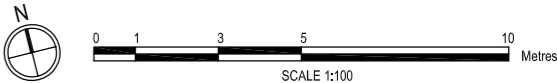
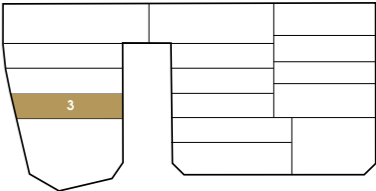
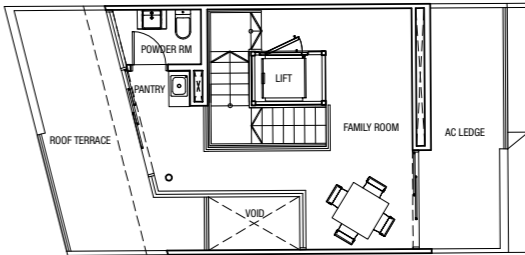
Level 2 Plan



Level 3 Plan



Attic Plan

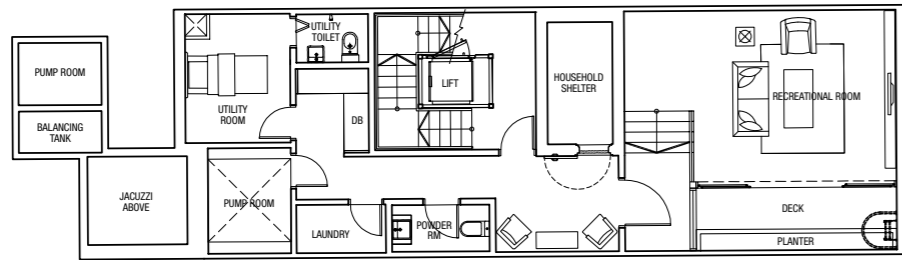


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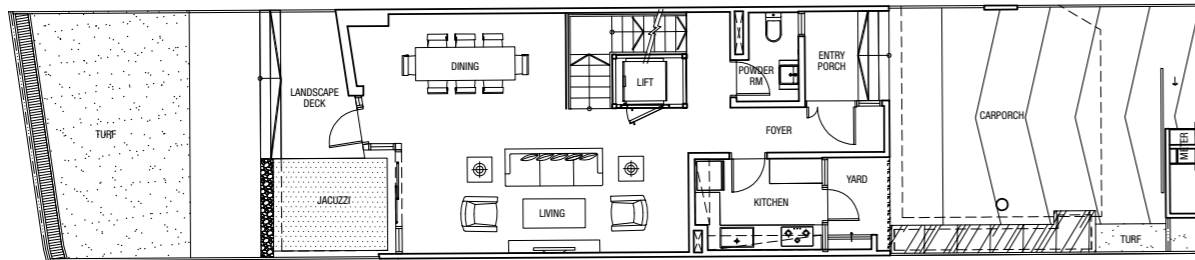
# 5, Wak Hassan Place

Land Area : 170.1 m<sup>2</sup>  
 Built-up Area (excluding landscape deck) : 415 m<sup>2</sup>

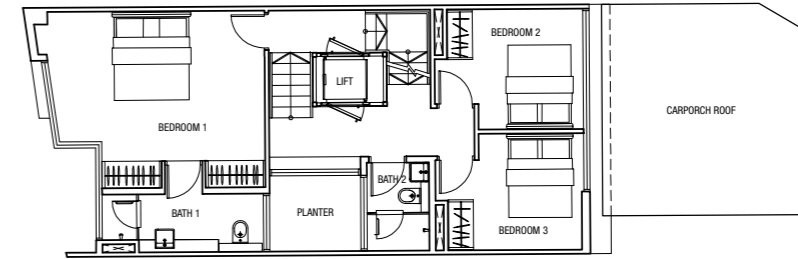
Basement Plan



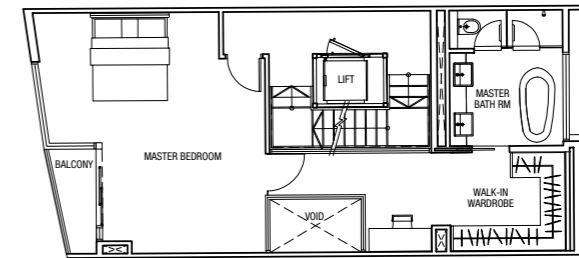
Level 1 Plan



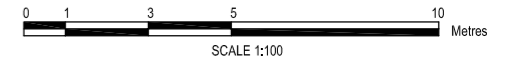
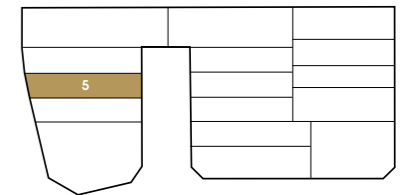
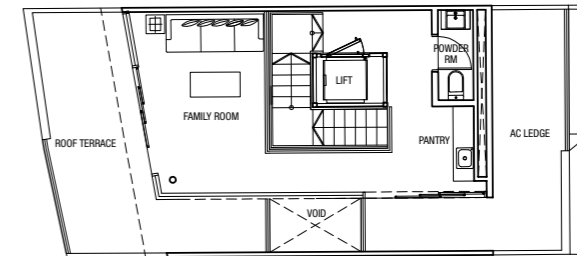
Level 2 Plan



Level 3 Plan



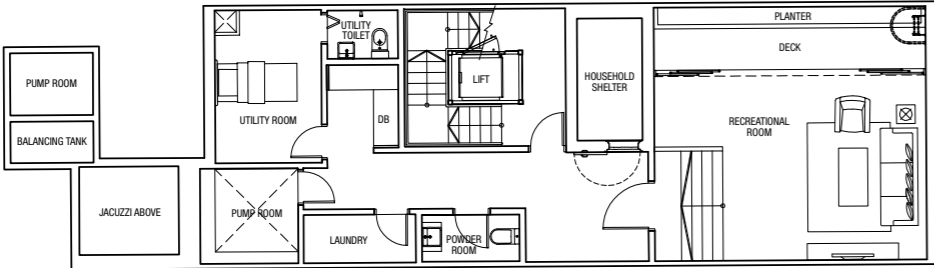
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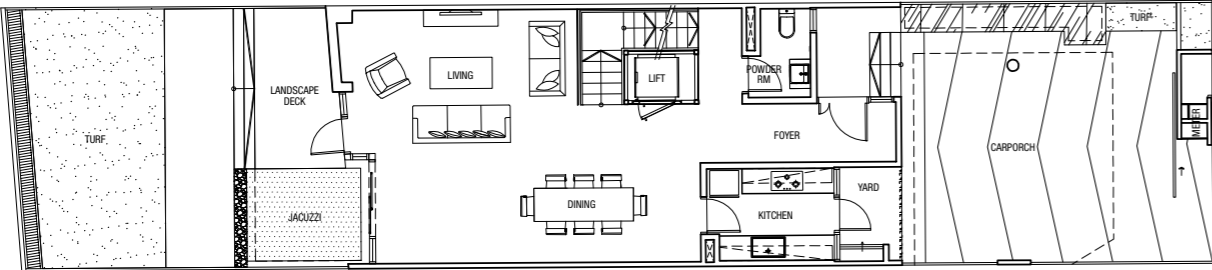
# 7, Wak Hassan Place

Land Area : 183.5 m<sup>2</sup>  
 Built-up Area (excluding landscape deck) : 450 m<sup>2</sup>

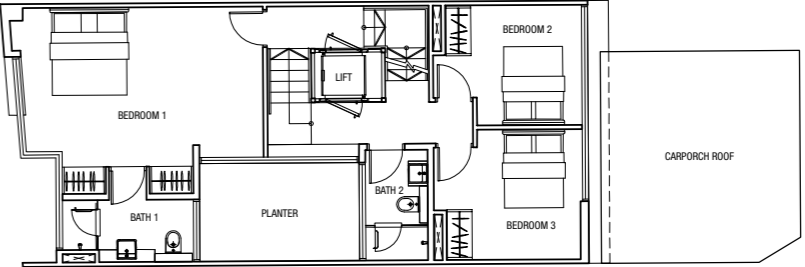
Basement Plan



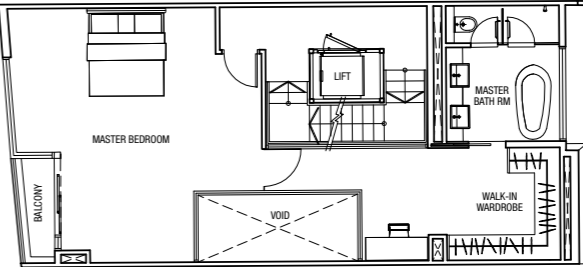
Level 1 Plan



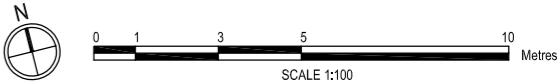
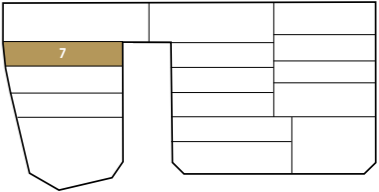
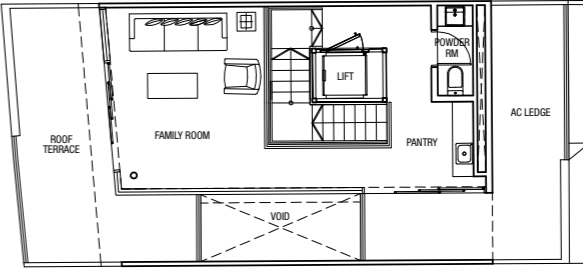
Level 2 Plan



Level 3 Plan



Attic Plan

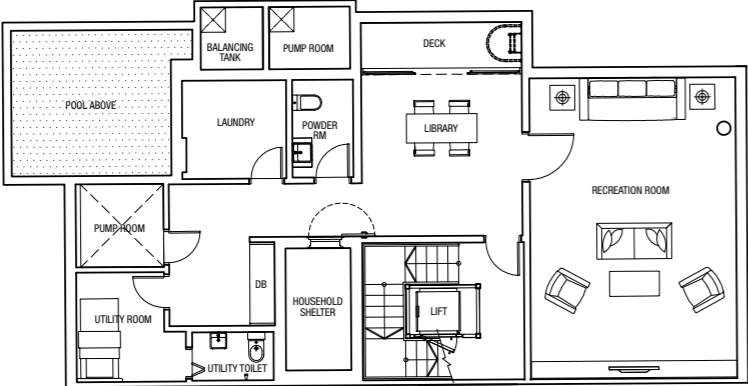


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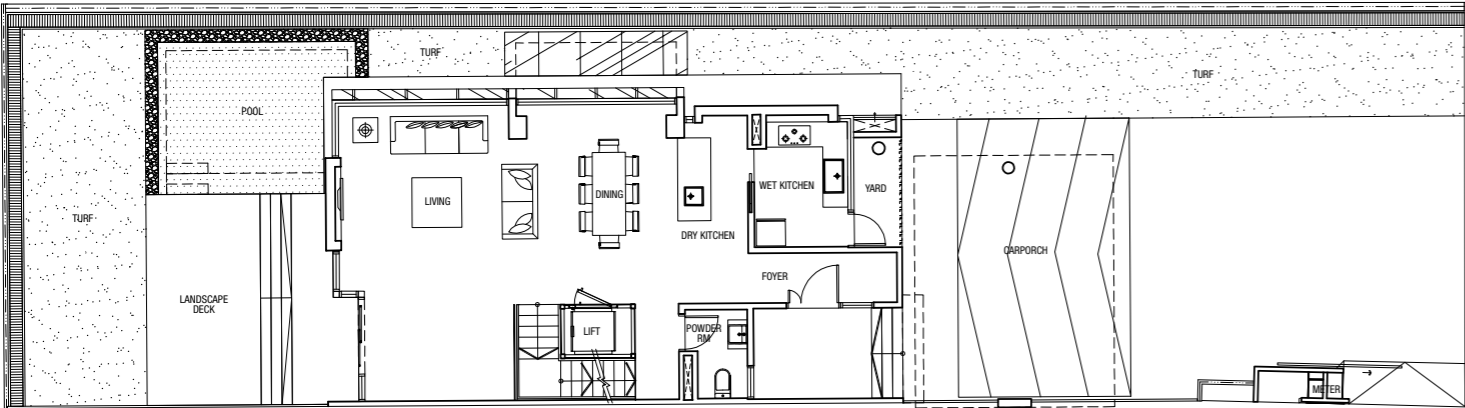
# 9, Wak Hassan Place

Land Area : 341.3 m<sup>2</sup>  
 Built-up Area (excluding landscape deck) : 565 m<sup>2</sup>

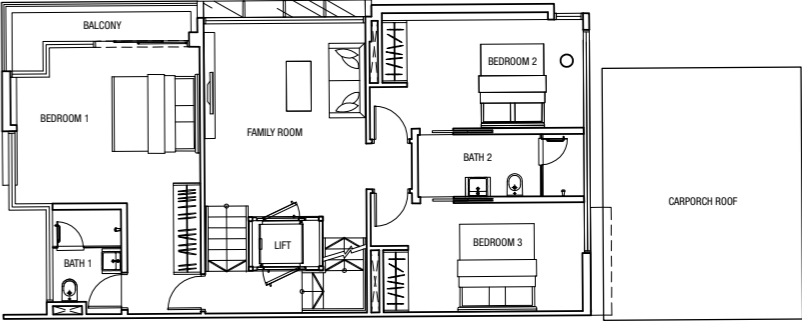
Basement Plan



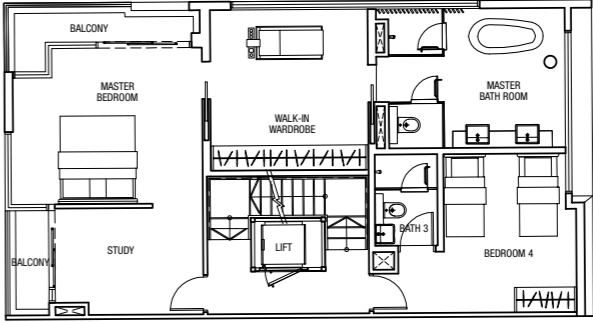
Level 1 Plan



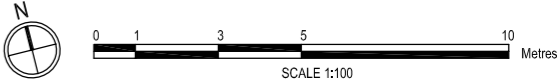
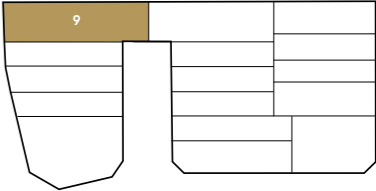
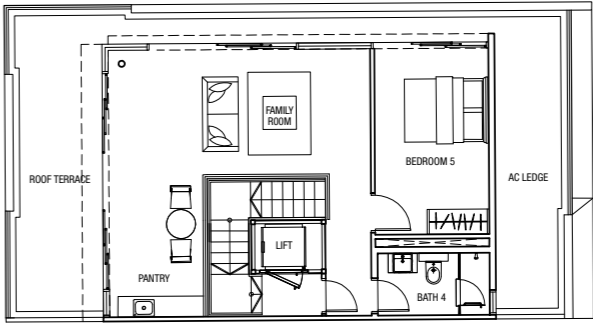
Level 2 Plan



Level 3 Plan



Attic Plan

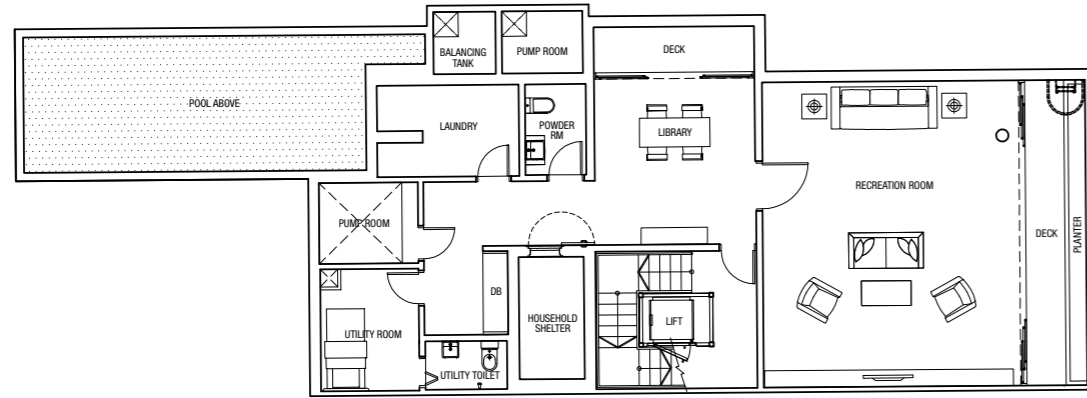


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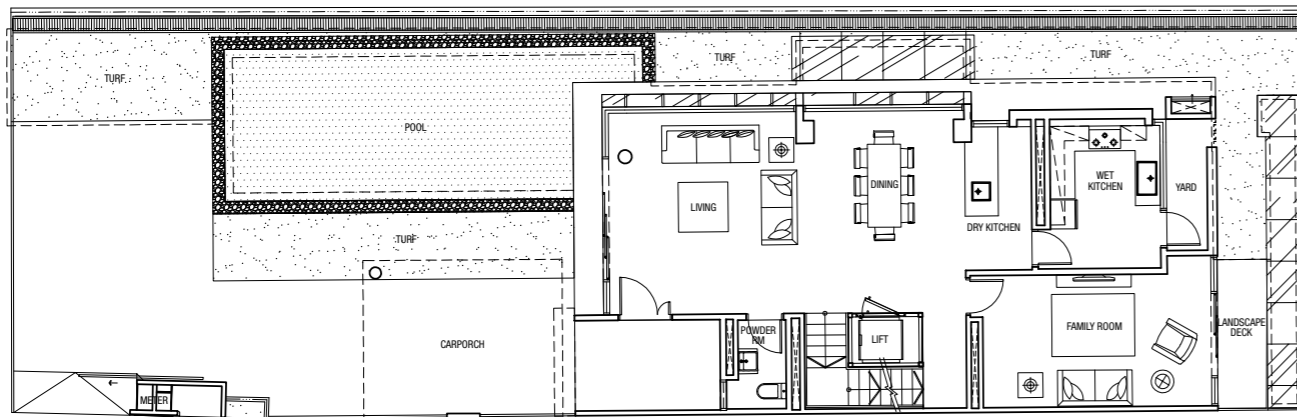
# 11, Wak Hassan Place

Land Area : 305.0 m<sup>2</sup>  
 Built-up Area (excluding landscape deck) : 652 m<sup>2</sup>

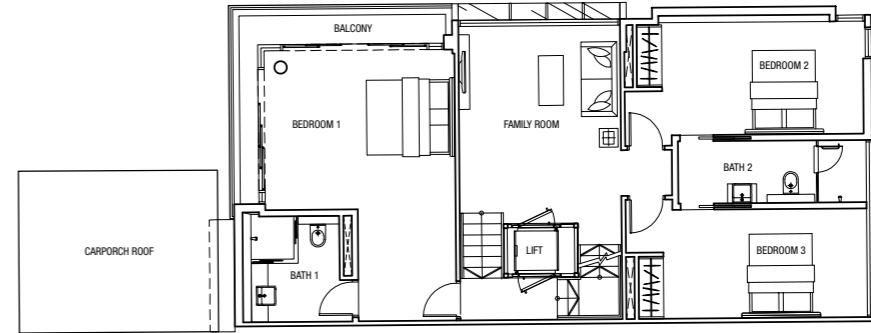
Basement Plan



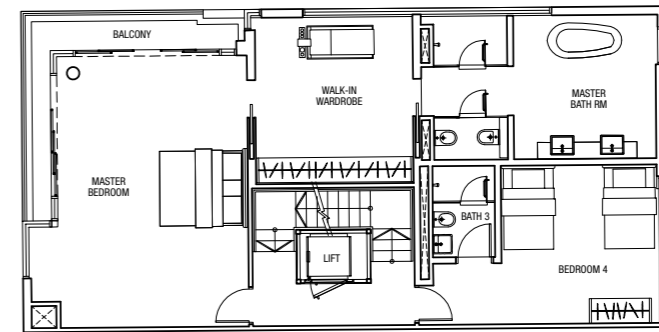
Level 1 Plan



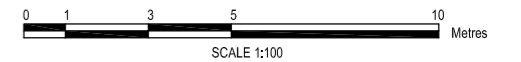
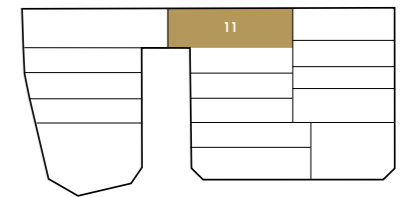
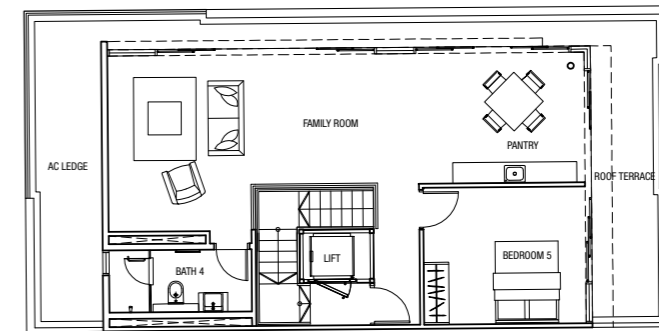
Level 2 Plan



Level 3 Plan



Attic Plan

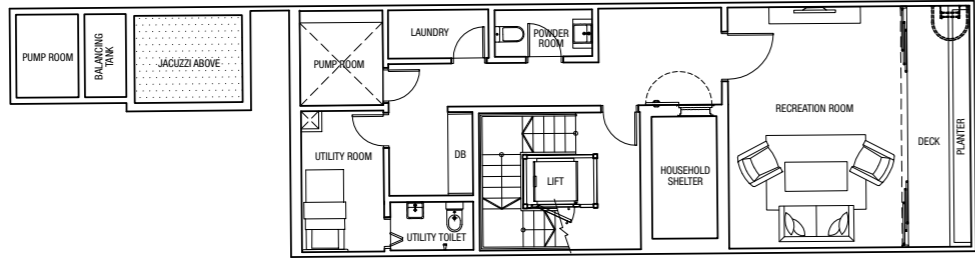


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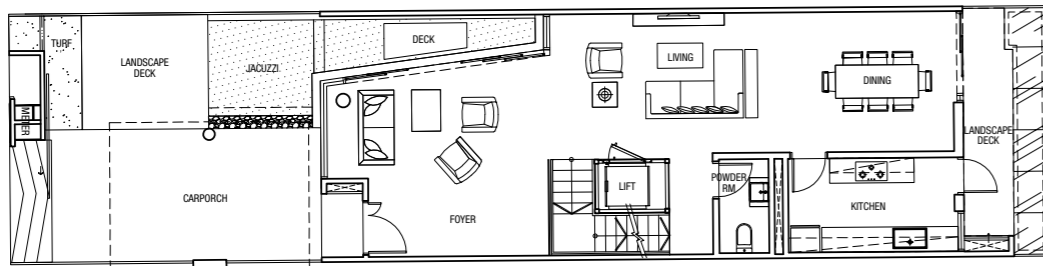
# 13, Wak Hassan Place

Land Area : 151.1 m<sup>2</sup>  
 Built-up Area (excluding landscape deck) : 446 m<sup>2</sup>

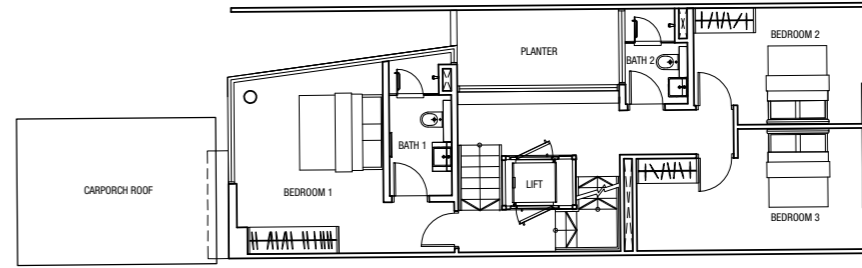
Basement Plan



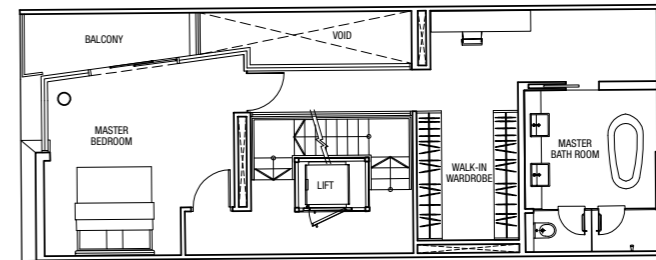
Level 1 Plan



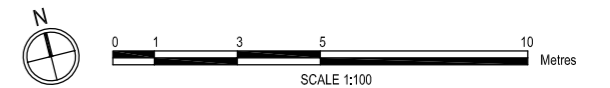
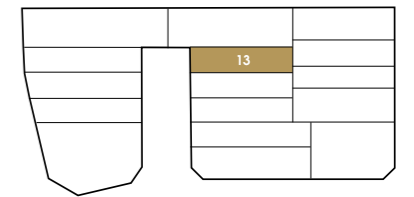
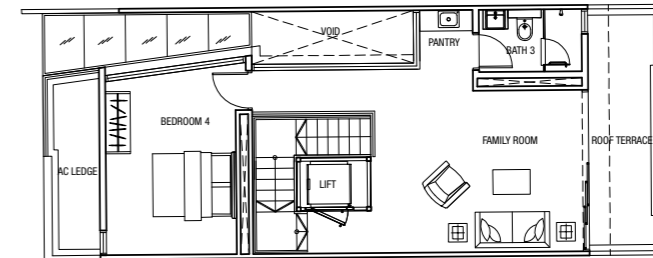
Level 2 Plan



Level 3 Plan



Attic Plan



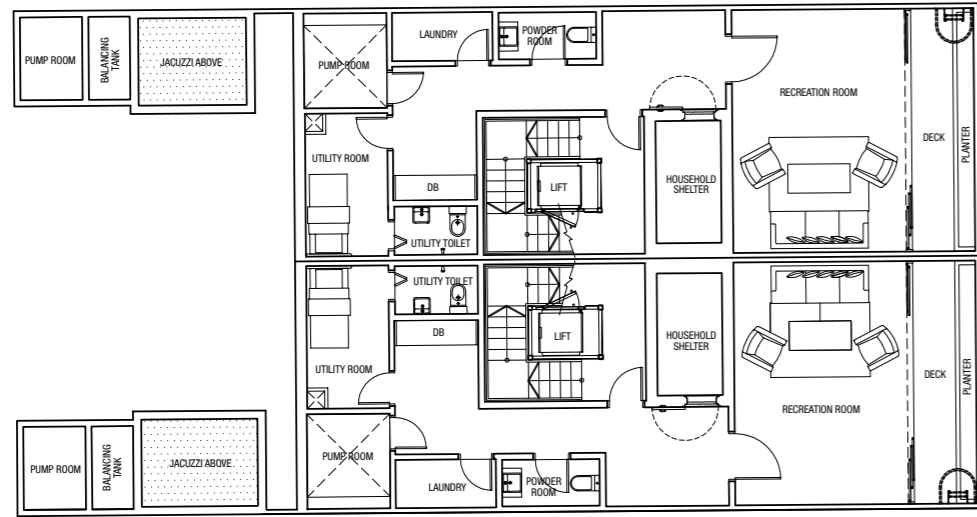
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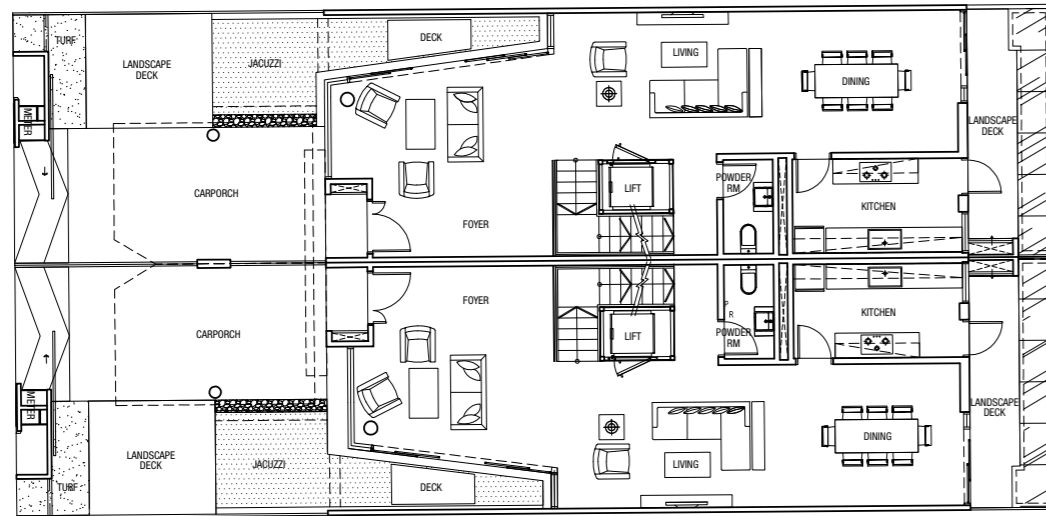
# 15 & 17 Wak Hassan Place

Land Area : 152.2 m<sup>2</sup>  
 Built-up Area (excluding landscape deck) : 448 m<sup>2</sup>

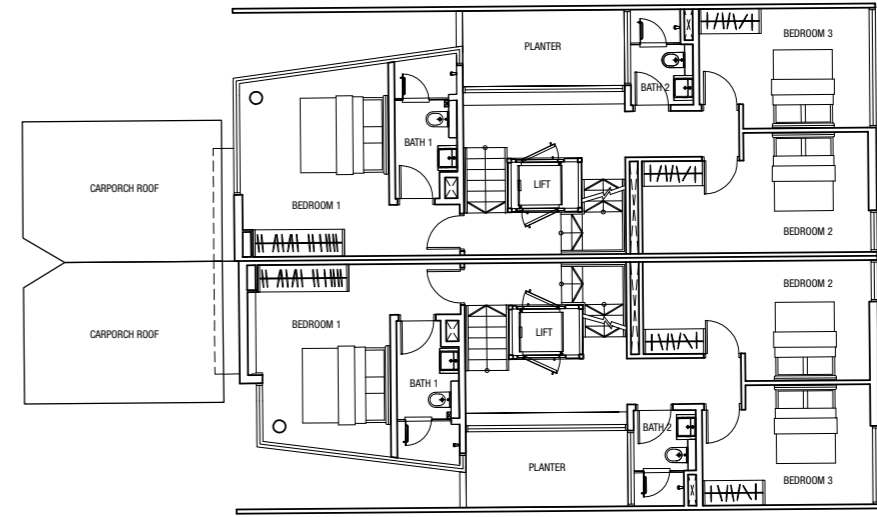
Basement Plan



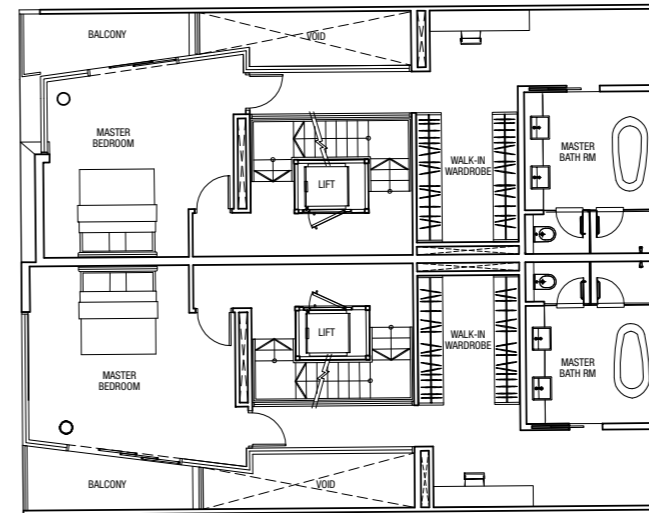
Level 1 Plan



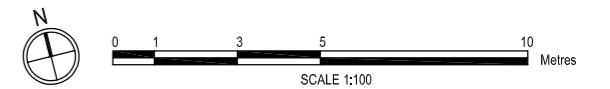
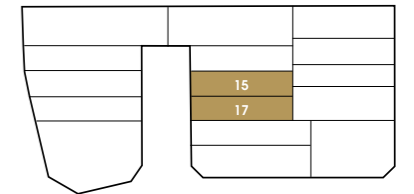
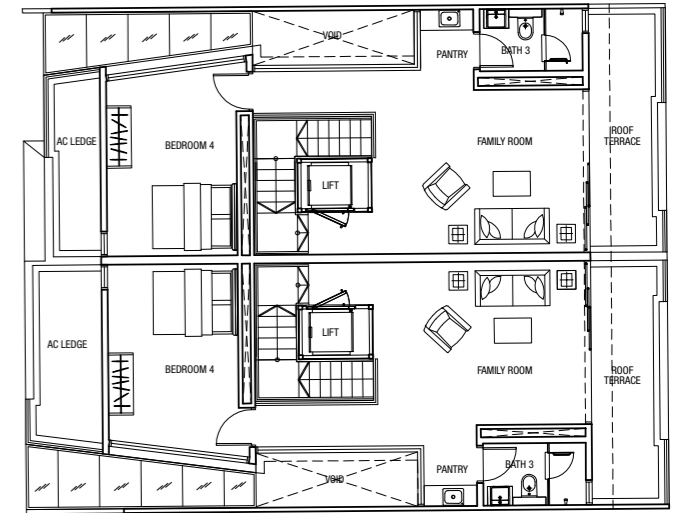
Level 2 Plan



Level 3 Plan



Attic Plan

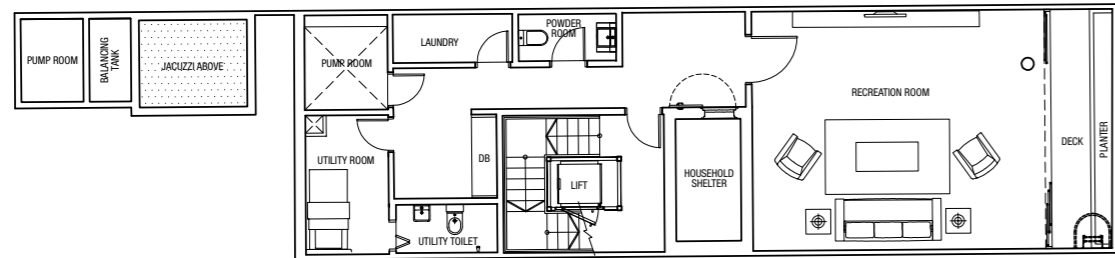


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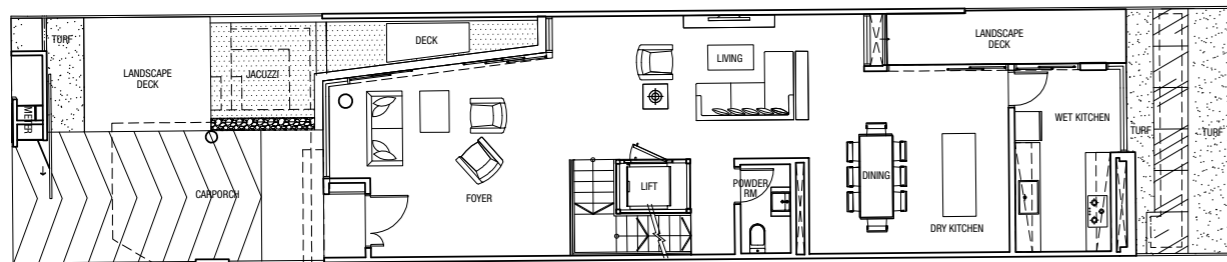
# 19, Wak Hassan Place

Land Area : 176.7 m<sup>2</sup>  
 Built-up Area (excluding landscape deck) : 518 m<sup>2</sup>

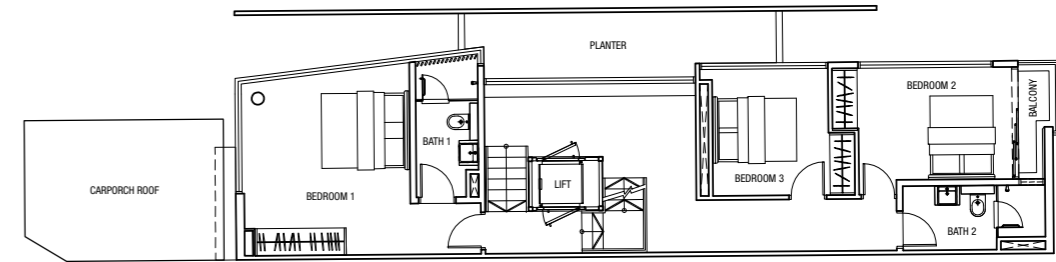
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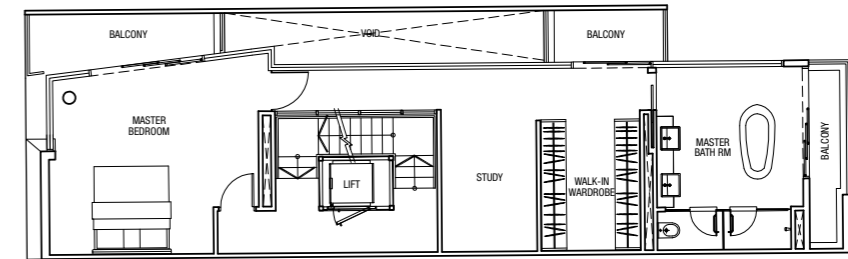
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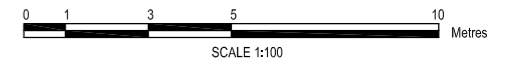
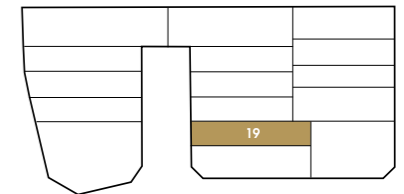
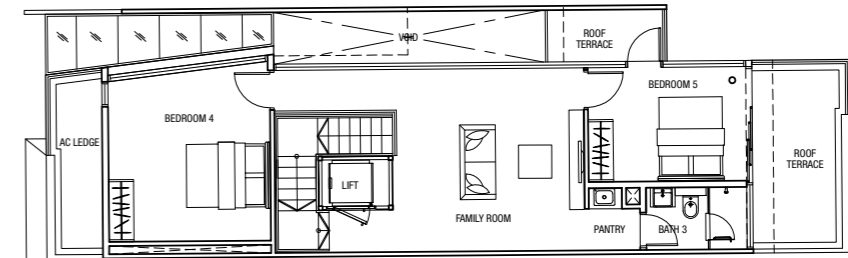
Level 2 Plan



Level 3 Plan



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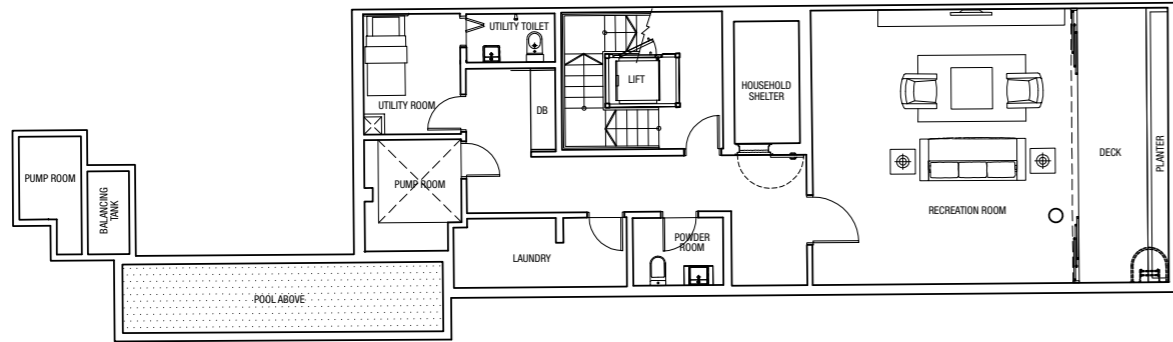


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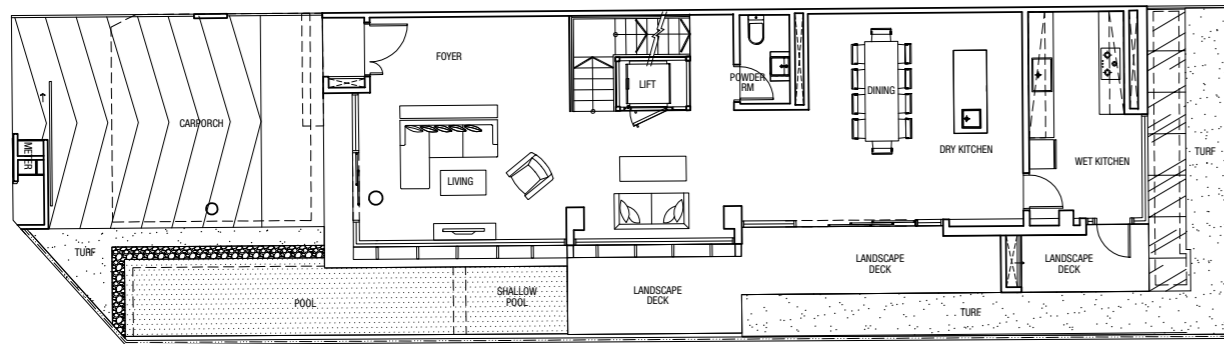
# 21, Wak Hassan Place

Land Area : 230.8 m<sup>2</sup>  
 Built-up Area (excluding landscape deck) : 616 m<sup>2</sup>

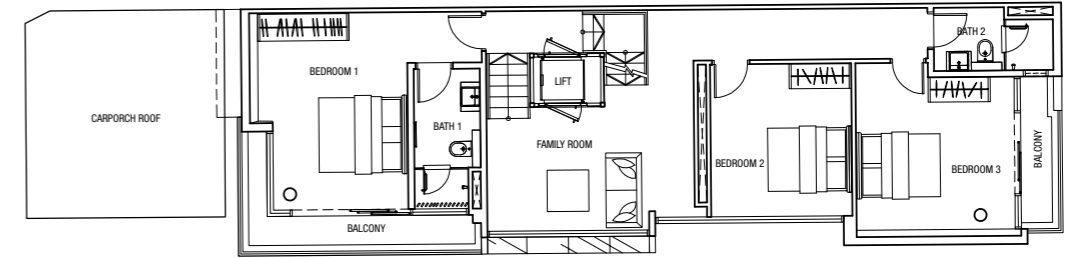
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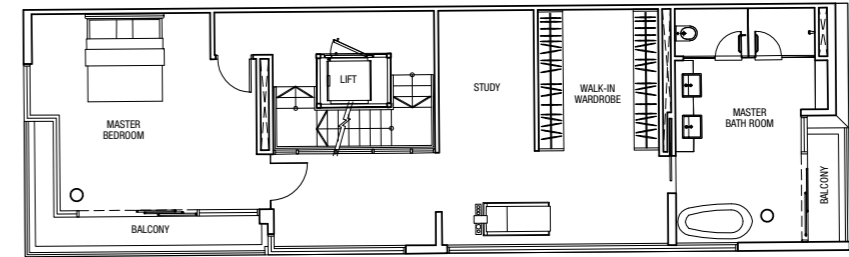
Level 1 Plan



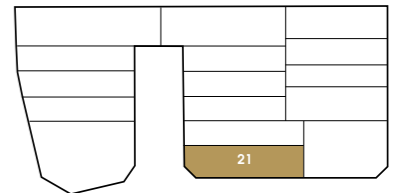
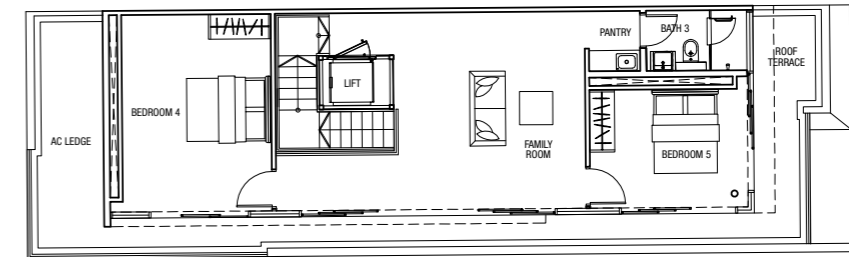
Level 2 Plan



Level 3 Plan



Attic Plan



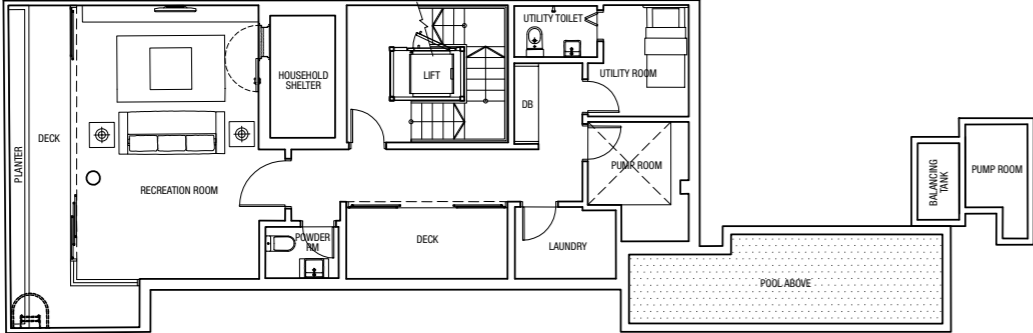
SCALE 1:100

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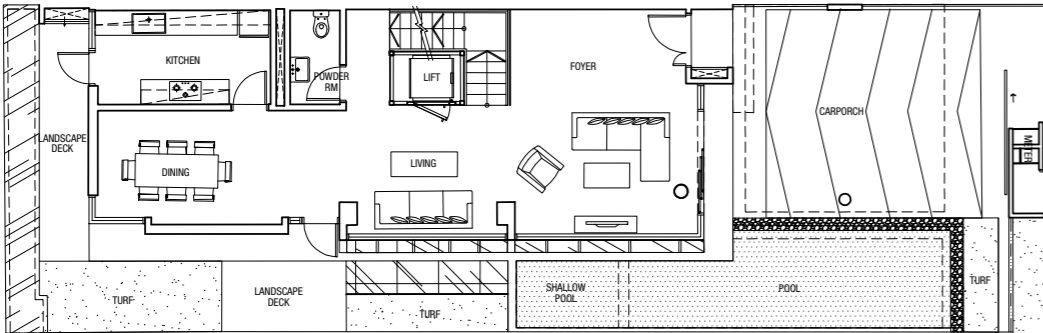
# 71, Wak Hassan Drive

Land Area : 200.0 m<sup>2</sup>  
 Built-up Area (excluding landscape deck) : 511 m<sup>2</sup>

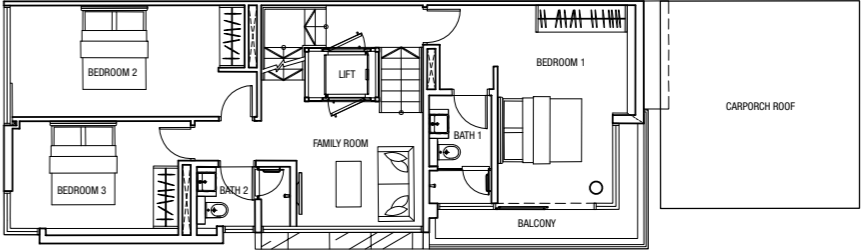
Basement Plan



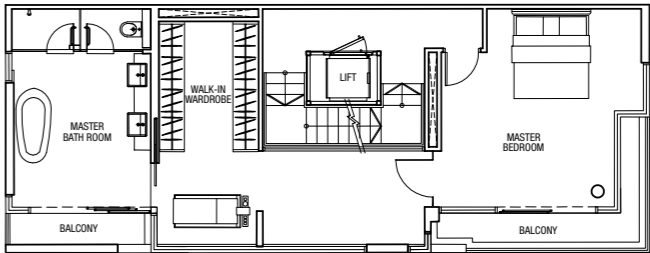
Level 1 Plan



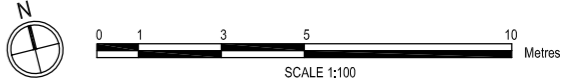
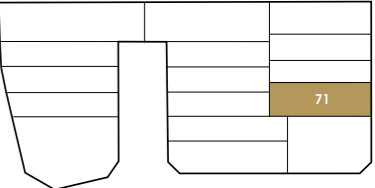
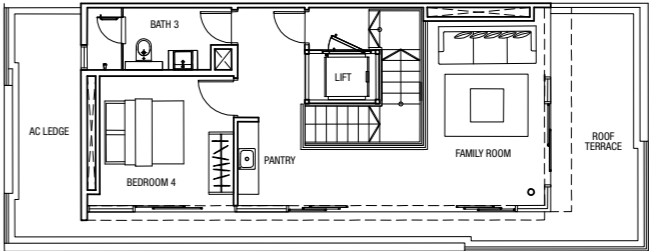
Level 2 Plan



Level 3 Plan



Attic Plan

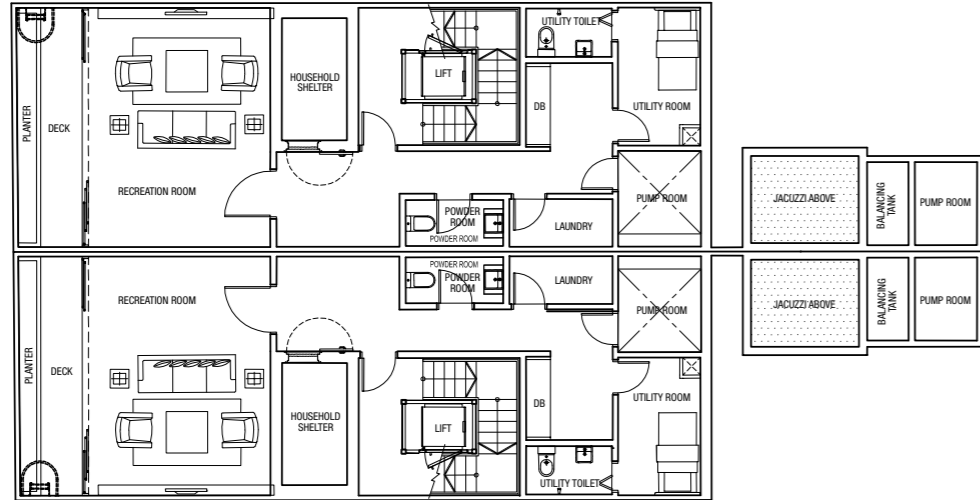


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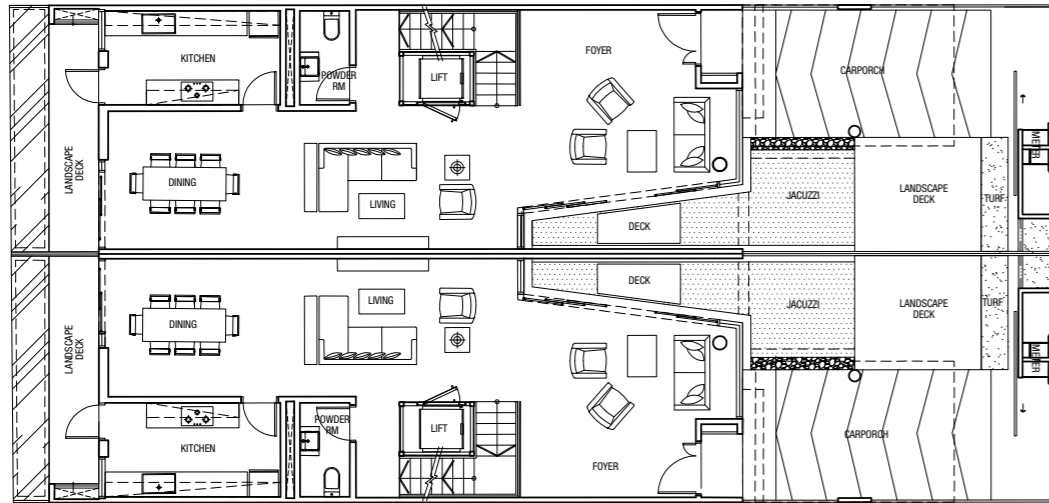
# 73 & 75, Wak Hassan Drive

Land Area : 150.7 m<sup>2</sup>  
 Built-up Area (excluding landscape deck) : 450 m<sup>2</sup>

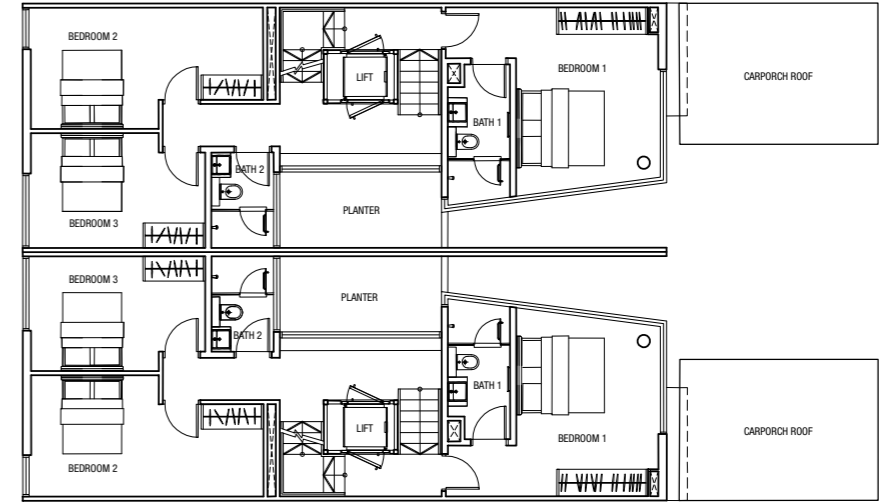
Basement Plan



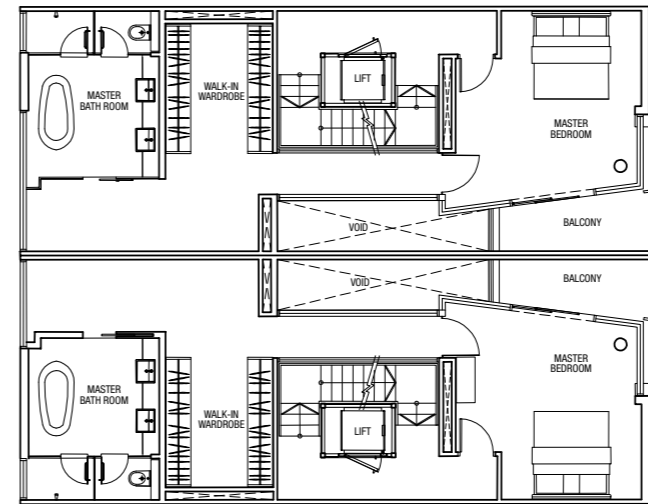
Level 1 Plan



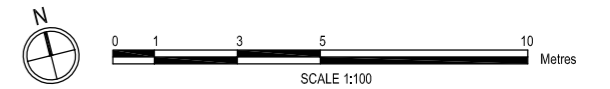
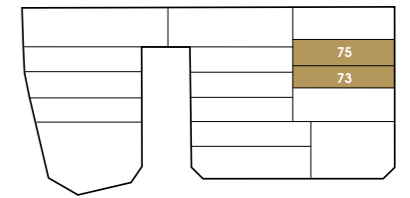
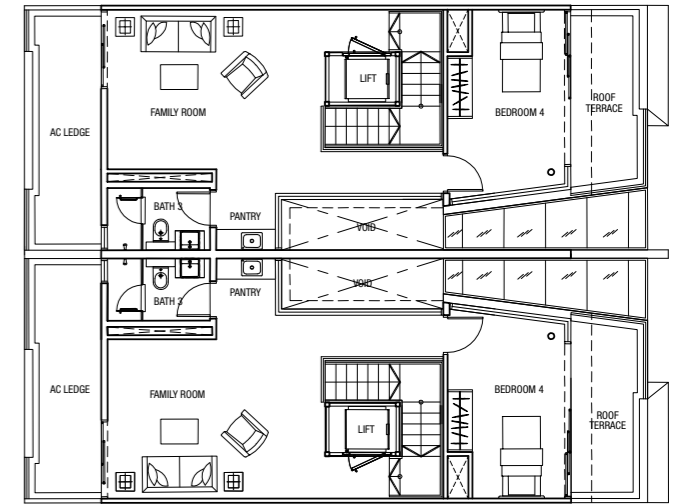
Level 2 Plan



Level 3 Plan



Attic Plan

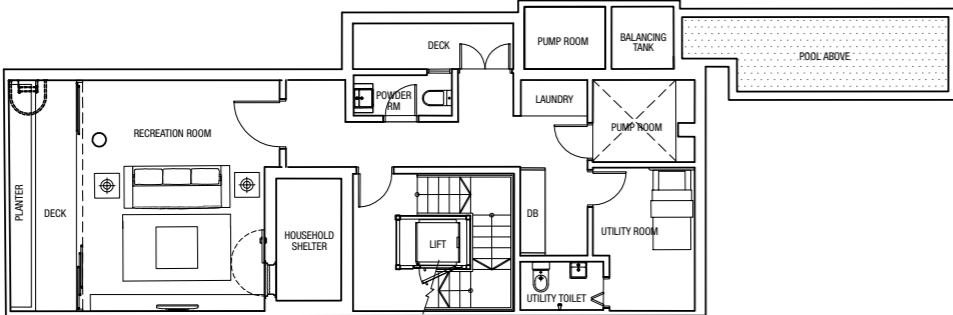


All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate and subject to final measurements.

# 77, Wak Hassan Drive

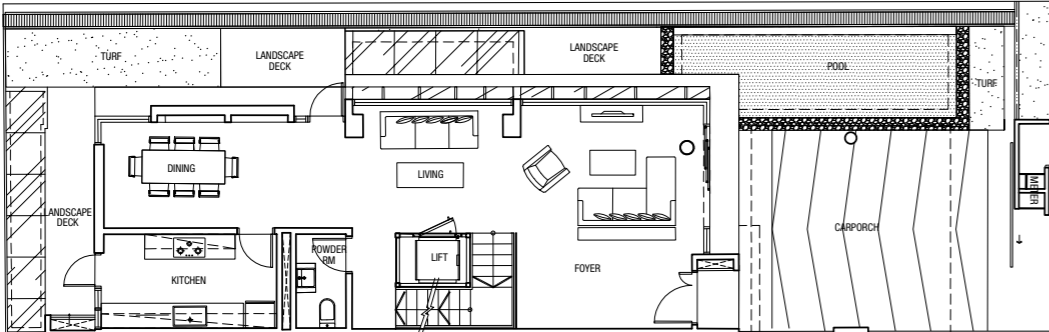
Land Area : 201.1 m<sup>2</sup>  
 Built-up Area (excluding landscape deck) : 488 m<sup>2</sup>

Basement Plan

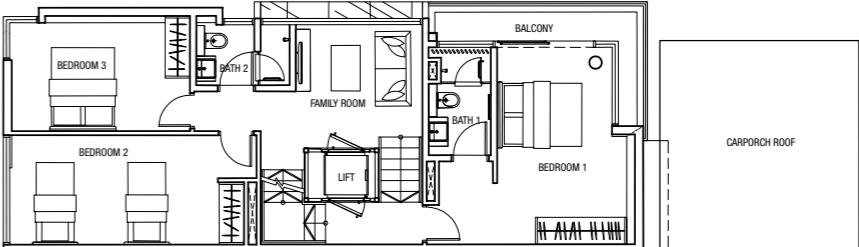


56

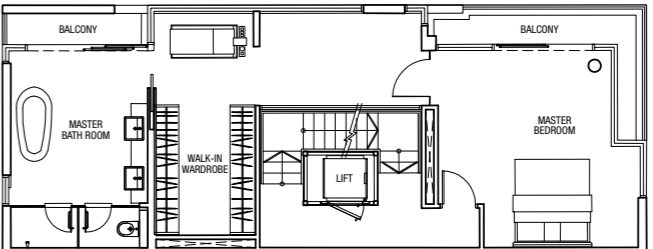
Level 1 Plan



Level 2 Plan

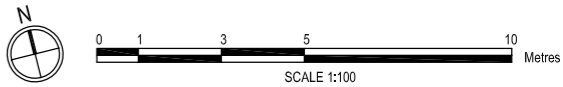
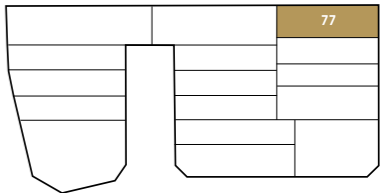
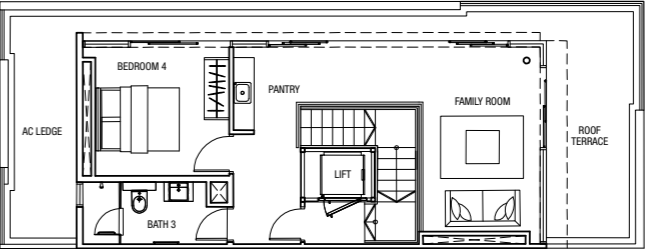


Level 3 Plan



57

Attic Plan



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate and subject to final measurements.

# Specifications

## 1. FOUNDATION

Grade 45\* jack-in reinforced concrete piles to Engineer's specification

## 2. SUB-STRUCTURE & SUPER-STRUCTURE

Grade 35\* reinforced concrete beams & slabs floor system and side walls with waterproof for sub-structure. Grade 40\* precast concrete unit partition walls with Grade 35\* reinforced concrete beams and prestressed composite floor system (Grade 35\* for topping & Grade 40\* for prestressed planks) for super-structure to Engineer's specification

## 3. WALLS

3.1 External :  
Fired clay brick masonry and/or Grade 40\* precast concrete wall panels and/or external dry-wall system with paint finish

3.2 Internal :  
Fired clay brick masonry and/or Grade 40\* precast concrete wall panels and/or internal dry-wall system and/or fire-rated dry wall system with paint finish

## 4. ROOF

4.1 Flat Roof :  
Reinforced concrete flat roof with appropriate waterproofing membrane and extruded insulation board system

4.2 Pitched Roof :  
Lightweight metal built-up roofing system comprising:  
1. Metal decking  
2. Rockwool insulation or equivalent  
3. Hot-dipped galvanised mild steel roof structure with paint finish to exposed areas

## 5. CEILING

5.1 i) Living, Dining, Bedrooms, Wet Kitchen, Dry Kitchen, Bathrooms, Utility, DB, Yard, Roof Terrace, Laundry Room, Pantry, Powder Room, Recreation Room, Family Area, Utility Toilet :  
Concrete slab with skim coat and/or fibrous plaster ceiling board and/or box-up to designated areas with paint finish

ii) Outdoor Decks, Balconies, Terraces Car Porch, Household Shelter, Ejector Pump Room, Pool/Water Feature Pump Room :  
Concrete slab with skim coat with paint finish

## 6. FINISHES

6.1 Wall  
i) Living, Dining, Bedrooms, Dry Kitchen, Utility, DB, Yard, Balcony, Roof Terrace, Laundry Room, Pantry, Recreation Room, Family Area, Outdoor Decks, Corridors, Staircase Core :  
Cement and sand plaster and/or skim coat with paint finish to slab soffit and/or underside of suspended ceiling

ii) Wet Kitchen, Bathrooms, Powder Room :  
Ceramic tiles from finish floor level to underside Utility Toilet of suspended ceiling

6.2 Floor  
i) Internal  
a) Living, Dining, Dry Kitchen, Utility, DB, Laundry Room, Pantry, Powder Room, Recreation Room, Family Area, Basement, Level 1 Corridors and House No. 1 Basement Bedroom:  
Ceramic tiles with skirting

b) Bedrooms, Level 2, Level 3 and Attic Corridors :  
Teak timber strip flooring with skirting

c) Kitchen, Bathrooms, Wet Kitchen, Yard, Utility Toilet, Balcony, and Roof Terrace :  
Ceramic Tiles

d) Staircase :  
Teak timber strip flooring

ii) External  
a) Pool Deck, Landscape Deck :  
Chengai timber decking

b) Pool, Jacuzzi :  
Glazed ceramic pool tiles and/or river pebbles and/or stone and/or timber decking

c) Car Porch and Driveway :  
Ceramic Tiles

## 7. WINDOWS

7.1 Living Room, Dining Room, Bedrooms, Family Room, Bathrooms :  
Powder coated aluminium framed sliding/casement/top-hung windows with minimum 6mm float, tempered or laminated "euro-grey" glazing

7.2 Wet Kitchen :  
Powder coated aluminium framed sliding/casement/top-hung windows with minimum 6mm float, tempered or laminated "euro-grey" glazing

7.3 Bathrooms :  
Powder coated aluminium framed sliding/casement/top-hung windows with minimum 6mm float, tempered or laminated "euro-grey" glazing, in frosted finish

## 8. DOORS

8.1 Main Entrance :  
Solid core door with timber veneer finish

8.2 Bedrooms, Bathrooms, Utility, Laundry Room, Powder Room, Recreation Room, Ejector Pump Room:  
Solid core door with timber veneer finish.

8.3 Wet Kitchen :  
Solid core door with timber veneer finish and tempered glass panel

8.4 Utility Toilet :  
Slide and fold aluminium framed door with acrylic panels

8.5 Yard :  
Powder coated aluminium framed  
Minimum 6mm thick glass door

8.6 Household Shelter :  
Proprietary SCDF approved HS Blast Door

8.7 Recreation Room :  
Pivot framed tempered glass door

8.8 Basement Door :  
Fire-rated solid core door with vision panel in  
Compliance with SS 332: Specification for Fire

8.9 DB Door :  
Cabinetry door with selected laminate finish

9. IRONMONGERY  
Selected good quality ironmongery and locksets

## 10. OTHERS

10.1 Balcony and Roof Terrace :  
Laminated glass with metal railing and/or reinforced concrete parapet wall

10.2 Internal Steel Staircase :  
Timber strip flooring with and timber handrail and/or laminated glass balustrade.

## 11. SANITARY WARES AND FITTINGS

11.1 Master Bathrooms  
- 1 shower cubicle with shower mixer and hand / rain shower set  
- 1 long bath with bath mixer and hand shower  
- 2 basins with mixer tap and 1 cabinet  
- 1 water closet  
- 1 mirror  
- 1 toilet paper holder  
- 1 angle valve  
- 1 towel rail

11.2 Bathrooms and Junior Master Bathrooms  
- 1 shower cubicle with shower mixer and hand shower set  
- 1 basin and mixer tap  
- 1 water closet  
- 1 mirror  
- 1 toilet paper holder  
- 1 angle valve

11.3 Utility Toilet  
- 2 way tap with hand shower set  
- 1 basin with tap  
- 1 water closet

11.4 Powder Room  
- 1 water closet  
- 1 basin with tap and cabinet  
- 1 toilet paper holder  
- 1 mirror

11.5 Wet Kitchen (For all houses)  
- 1 stainless steel sink with mixer, cabinet with solid surface worktop

11.6 Dry Kitchen (For house number 1, 9, 11, 19 and 21 Wak Hassan Place only)  
- 1 stainless steel sink with mixer, cabinet with solid surface worktop

11.7 Pantry (For all houses)  
- 1 stainless steel sink with mixer, cabinet with solid surface worktop

11.8 Yard, Roof Terrace, Laundry, Front Landscape, Rear Landscape, Ejector Pump Room  
- 1 angle valve

## 12. ELECTRICAL INSTALLATION AND TV/CABLE SERVICES/ TELEPHONE POINTS

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

For all TV/Cable Services/Telephone points, refer to Electrical Schedule for details

## ELECTRICAL SCHEDULE

House No.	1	3	5	7	9	11	13	15	17	19	21	71	73	75	77
Lighting Point	119	87	87	88	116	111	87	88	88	96	103	92	89	88	91
13A S/S/O	86	58	58	59	80	75	63	58	58	71	78	60	62	58	60
RJ45 Dual Use/ Telephone/LAN pt	8	7	6	8	7	12	10	8	9	9	8	8	8	10	9
TV Point	10	6	6	5	9	10	8	6	6	7	10	9	8	8	8
Cooker Hood	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Gas Hob	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Induction Hob	1	-	-	-	1	1	-	-	-	1	1	-	-	-	-
Oven	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Intercom Point	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
A/C Isolator	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3

- 13. LIGHTNING PROTECTION**  
Lightning protection system shall be provided in accordance with Singapore Standard CP 555: 2010 (Code of Practice for Protection against Lightning)
- 14. PAINTING**  
14.1 External Wall :  
External acrylic based paint finish
- 14.2 Internal Wall :  
Internal emulsion based paint finish
- 15. WATERPROOFING**  
Waterproofing to floors of all Basement Rooms, Kitchen, Bathrooms, WC, Yard, Balcony and Roof Terrace, Planters, and 1st storey slab where specified
- 16. DRIVEWAY AND CARPARK**  
Car Park and Driveway :  
Ceramic Tiles and/or reinforced concrete
- 17. GATE AND FENCING**  
17.1 Motorised Steel Main Gate :  
Painted galvanized mild steel gate 1.5 - 1.8m
- 17.2 Boundary Wall :  
Painted metal fencing and/or BRC fencing and/or masonry wall and/or reinforced concrete wall between 1.5 - 1.8m
- 18. TURFING**  
Axonopus compressus "Pearl Grass" shall be provided to 1st storey landscape areas
- 19. SOIL TREATMENT**  
Anti-termite soil treatment by Specialist, where specified
- 20. ADDITIONAL ITEMS**  
20.1 Wardrobes :  
To all Bedrooms
- 20.2 Kitchen Cabinets / Appliances :  
i) Wet Kitchen (For all houses)  
Kitchen cabinets with laminate and/or melamine finish, with solid surface counter top complete with kitchen sink, cooker hood, gas hob and built-in oven
- ii) Dry Kitchen (For house number 1,9,11,19 and 21 Wak Hassan Place only)  
Kitchen cabinets with laminate and/or melamine finish, with solid surface counter top complete with kitchen sink, induction hob
- iii) Pantry (For all houses)  
Kitchen cabinets with laminate and/or melamine finish, with solid surface counter top complete with sink

- 20.3 Air-Conditioning :  
VRV system to Living, Dining, Recreation Room, Family Area and all Bedrooms (refer to air-conditioning Schedule 1 & 2 for details)
- 20.4 Intercom :  
Audio intercom system for individual units (linked to Main Gate) is provided to allow communications between main gate and 1st floor
- 20.5 Telephone / Cable Vision :  
Refer to Electrical Schedule for details
- 20.6 Electric Instant Water Heater :  
Hot water provision to Utility Toilet and Attic Bathroom
- 20.7 Electric Storage Water Heater :  
Hot water provision to All Bathrooms, Wet and Dry Kitchen, Powder Room
- 20.8 Gas Supply :  
Town gas supply to Wet Kitchen gas hob
- 20.9 Mechanical Ventilation System :  
To all non-naturally ventilated Toilets, Utility Toilet and non-naturally ventilated basement areas
- 20.10 Home Lift :  
1 no. 450kg capacity (4 persons) hydraulic lift serving Basement, Level 1, Level 2, Level 3 and Attic
- 20.11 Pool / Jacuzzi :  
Pool for house no. 1, 9, 11, 21, 71 and 77  
Jacuzzi for house no. 3, 5, 7, 13, 15, 17, 19, 73 and 75

#### AIR-CONDITIONING SCHEDULE 1

	Provision	No.1	No.3, No.5	No. 7	No. 9	No.11	No.13, No.15, No.17
<b>Fan Coil Unit (FCU)</b>							
Recreation Room	Wall Mounted	1	-	-	-	-	-
	Ceiling Cassette	1	1	1	1	1	1
Living	Ceiling Cassette	1	-	1	1	1	1
Living	Wall Mounted	-	1	-	-	-	-
Foyer	Wall Mounted	1	-	-	-	-	1
Dining / Dry Kitchen	Ceiling Cassette	1	1	1	1	1	1
Bedroom 1	Wall Mounted	1	1	1	1	1	1
Bedroom 2	Wall Mounted	1	1	1	1	1	1
Bedroom 3	Wall Mounted	1	1	1	1	1	1
Family Room (1st Storey)	Wall Mounted	-	-	-	-	1	-
Family Room (2nd Storey)	Wall Mounted	1	-	-	1	1	-
Master Bedroom	Ceiling Cassette	1	1	1	1	1	1
Master Bedroom	Wall Mounted	-	1	1	1	1	-
Master Bedroom (Lounge)	Ceiling Cassette	1	-	-	-	-	-
Walk-In Wardrobe	Ceiling Cassette	1	1	1	-	-	1
Walk-In Wardrobe	Wall Mounted	-	-	-	1	1	-
Bedroom 4	Wall Mounted	1	-	-	1	1	1
Bedroom 5	Wall Mounted	1	-	-	1	1	-
Attic Family Room	Wall Mounted	1	1	1	1	1	1

#### AIR-CONDITIONING SCHEDULE 2

	Provision	No.19	No. 21	No. 77, No. 71	No. 73, No. 75
<b>Fan Coil Unit (FCU)</b>					
Recreation Room	Ceiling Cassette	1	1	1	1
Living	Ceiling Cassette	1	1	1	1
Foyer	Wall Mounted	1	-	-	-
Foyer	Ceiling Cassette	-	1	1	1
Dining / Dry Kitchen	Ceiling Cassette	1	1	1	1
Bedroom 1	Wall Mounted	1	1	1	1
Bedroom 2	Wall Mounted	1	1	1	1
Bedroom 3	Wall Mounted	1	1	1	1
Family Room (2nd Storey)	Wall Mounted	-	1	1	-
Master Bedroom	Ceiling Cassette	1	1	1	1
Walk-In Wardrobe	Ceiling Cassette	1	1	1	1
Bedroom 4	Wall Mounted	1	1	1	1
Bedroom 5	Wall Mounted	1	1	-	-
Attic Family Room	Wall Mounted	1	1	1	1



## Notes:

- a. **Wall**  
No tile behind/below kitchen cabinets, bathroom cabinets, mirrors and above false ceiling. Wall surface above the false ceiling level will be left in its original bare condition.
- b. **Marble, Limestone and Granite**  
Marble, limestone and 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 marble, limestone or granite as well as non-conformity between pieces cannot be totally avoided. Granite tiles are pre-polished before lay 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. Tonality and pattern of marble limestone or granite selected and installed shall be subject to availability.
- c. **Cable Television and/or Internet Access**  
The Purchaser shall pay the annual fee, subscription fee and such other fee to the cable providers and/or internet service providers (ISP) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels and/or internet access.
- d. **Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards**  
Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing position and plaster ceiling boards are subject to Architect's sole discretion and final design.
- e. **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 shall assign to the Purchaser such warranties at the time when the vacant possession of the Unit is delivered to the Purchaser.
- f. **Windows, Materials, Fittings, Equipment, Finishes, Installations and Appliances**  
Color of Window frames and glass subject to Architect's Selection. Brand, colour and model of all materials, fittings, equipment, finishes, installation and appliances supplied shall be provided subjected to Architect's selection, market availability and the sole discretion of the Vendor.
- g. **Air-Conditioning System**  
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. 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.
- h. **Mechanical Ventilation System**  
The mechanical ventilation system for the bathroom and other non-naturally ventilated spaces within the unit's exhaust system is to be maintained by the Purchaser on a regular basis to ensure good working condition.
- i. **Timber**  
Timber is a natural material containing grains/veins and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and the 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.
- j. **Tiles**  
Selected tile size and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000.
- k. **Position and Provision of Power Points, Switches, TV and SCV Outlets and Other Items**  
The position and provision of all power points, switches, TV and SCV outlets and other items listed in the Electrical Schedule as may be displayed in the showflat(s) are indicative and for illustration purposes only and subject to our Consultant's design.
- l. **Glass**  
Glass is a 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.
- m. **Boundary Wall**  
Where the boundary wall comprises of a fence, the lower first 600mm high solid upturn wall erected above the approved platform level and around each development site serves to prevent surface runoff from overflowing into the adjacent premises and shall not be removed.
- n. **Balcony, Terrace and Roof Terrace**  
Balcony, Terrace and Roof Terrace which are open or partially open should not be covered by roof or enclosed or converted to any other uses. Covering of the Balcony, Open Balcony, Open Terrace and Roof Terrace constitute additional gross floor area (GFA) which requires the necessary planning permission from the relevant authority.
- o. **Fire-rated Partitions**  
Where there are fire-rated partitions required by the Fire Safety and Shelter Department (FSSD) by way of fire-rated walls, doors and/or lightweight partition boards, these partitions shall not be removed without the prior consent and approval of the FSSD.
- p. **Fire-rated Door at Basement Level**  
Fire-rated door located at basement level required by the Fire Safety and Shelter Department (FSSD) shall not be removed without the prior consent and approval of the FSSD.
- q. **Air-Conditioning Ledge and Car Porch Roof**  
All air-conditioning ledges and car porch shall not be accessible except for maintenance only.
- r. **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 services for regular cleaning purposes. Where removal of equipment is required, ceiling works will be required. Location of the false ceiling is subject to the Consultants' sole discretion and design.

# Developer Profile & Portfolio

**Sunway Land Pte Ltd** is a wholly owned subsidiary of Sunway Concrete Products (S) Pte Ltd ("**SCP**"), a member of one of Malaysia's most successful conglomerates, Sunway Berhad ("**Sunway**").

From a small tin-mining company established in 1974, Sunway has thrived to become one of Malaysia's most formidable property-construction group of companies. Having established its presence in more than 40 locations worldwide, Sunway has an enviable portfolio of core businesses including property development and construction.

Sunway is one of Malaysia's **Top Property Developer** awarded by The Edge Malaysia for 10 consecutive years and has delivered more than 20,000 properties to date and as at March 2013, the Property Division has an undeveloped land bank of 3,861 acres with an estimated Gross Development Value ("GDV") of RM54 billion (S\$21.8 billion). The Group intends to develop this sizeable land bank to enhance its standing as a leading **Community Master Developer**.

Sunway has vast knowledge and skills in managing and developing innovative and quality residential and non-residential properties which include **retail, leisure, healthcare, hospitality and commercial assets**.

Sunway is the only developer to adopt the **Lifestyles of Health & Sustainability ("LOHAS")** in their developments in Malaysia. It continues to be committed to this philosophy and cater to the needs of discerning homebuyers seeking a healthy and well balanced lifestyle. Sunway properties incorporate many **sustainable and eco-friendly** features and a number of the residential offerings have received Singapore's Building and Construction Authority ("BCA") Green Mark awards.

Sunway property division constantly delivers products and services of unrivalled quality and value to its customers. To date it has an extensive portfolio with successful and internationally acclaimed properties in Malaysia and abroad, including **China, India, Australia, Cambodia, Vietnam and Singapore**.

Sunway Resort



Kiara Hills

Sea Esta



Arc at Tampines



The Miltonia Residences

Sunway Concrete Products (S) Pte Ltd is one of the leading precast concrete suppliers in Singapore. The company has worked on many projects in both the public and private sectors, including HDB flats, condominiums, and Ikea @ Tampines. One of its subsidiaries, Sunway Development Pte Ltd, is also a joint developer in many successful projects such as City View at Boon Keng, The Peak @ Toa Payoh, Lake Vista @ Yuan Ching, The Miltonia Residences @ Yishun, Vacanza @ East, Arc at Tampines and Sea Esta @ Pasir Ris.

64

[www.avantparc.com.sg](http://www.avantparc.com.sg)

Email: [property@sunway.com.sg](mailto:property@sunway.com.sg) Tel: 6581 0382

Developer: Sunway Land Pte Ltd (Registration No. 201024425D) • Developer's Licence No: C0827 • Tenure of Land: 99 years from 25th January 2011 • Lot Nos.: Lot(s) 03363X MK 19 at Wak Hassan Place and Wak Hassan Drive • Approved BP No/Date: A0712-00210-2011-BP02 dated 28 Dec 2012 • Expected Date of TOP: 31st December 2013 • Expected Date of Legal Completion : 30th December 2016

While every reasonable care has been taken in preparing this brochure, the developer and its agent(s) shall not be held responsible for any inaccuracies or omissions. All statements are believe to be correct but shall not be regarded as statements or representations of fact. Visual representations, illustrations, photographs or renderings are intended to portray the artists' impressions of the development only and shall not be regarded as representations of fact. All information, specifications and plans are current at the time of press, and may be subject to changes as may be required or approved by the relevant authorities. As such, nothing herein shall form part of any offer or contract.

15th August 2013

