

Royalgreen Fact Sheet

Project Name	Royalgreen (御景苑)
Developed by	Sky Top Investments Pte. Ltd. (a wholly owned subsidiary of Allgreen Properties Limited)
Project Description	Proposed Condominium Housing Development Comprising 8 Blocks of 5-Storey Residential Flats (Total: 285 Units) with Common Basement Carparks and Communal Facilities
Project Account Name	UOB Ltd for project account no: 451-308-911-7 of Sky Top Investments Pte Ltd – Project Account
Project Account Number	
Address	2, 2A, 2B, 2C, 2D, 4, 6, 6A, 6B Anamalai Avenue (Note : 4 is for Clubhouse/Management Office)
District	10
Tenure	Estate in Fee Simple
Plot Ratio	1.4
Expected Date of Vacant Possession	31 December 2022
Expected Date of Legal Completion	31 December 2025
No. of residential units	285
Parking Facilities	Resident parking lots : 285 lots (1:1 provision) Accessible lots : 3 lots

Residential facilities & features	<u>1st Storey Landscape Communal Area</u> (a) Arrival Lounge (b) Forest Grove Courtyard (c) Central Green (d) Play Deck (e) Children's Playground (f) BBQ Pavilion (g) Poolside BBQ Pavilion (h) Spa Pool (i) Pool Deck (j) 50m Lap Pool (k) Canopy Deck (l) Children's Pool (m) Clubhouse - Function Room - Party Room - Reading Room - Children's Indoor Play Area - Gymnasium - Party Deck - Changing Rooms & Steam Rooms
	<u>Roof Gardens</u> (a) Reflexology Deck (b) Meditation Pavilion (c) Outdoor Fitness Area (d) Recreational Tennis Court (e) Gourmet Pavilion (f) Hammock Garden Deck (g) Garden Pavilion (h) Swing Garden Deck
Connectivity	• Direct covered linkway to pedestrian walkway along Bukit Timah Road and Bus Stop • Within 5-min walk (250m) to Sixth Avenue MRT Station (Downtown Line) • Well connected by major arterial roads and expressways (PIE, BKE & CTE) • 10-min drive to Orchard Road • 8-min drive to CBD

Educational Institutions within 2km	Primary Schools
	Methodist Girls' Primary School (approx. 1.2 km) Raffles Girls' Primary School (approx. 1.3 km) Nanyang Primary School (approx. 1.9 km)
	Secondary Schools
	Nanyang Girls' High School (approx. 0.9 km) Hwa Chong Institution (approx. 1.1 km) Methodist Girls' Secondary School (approx. 1.2 km)
	Junior College
	Hwa Chong Junior College (approx. 1.1 km) National Junior College (approx. 1.1 km)
	International Schools
	Hwa Chong International School (approx. 1.1 km) Swiss School (approx. 1.3 km) Hollandse School (approx. 1.6 km) Singapore Korean International School (approx. 1.7 km)
	Note : distance varies depending on block number
Estimated Maintenance Fees (per month)	\$70 / share value (subject to GST)
Architect	ADDP Architects LLP
Interior Designer (for Show Units)	2 nd Edition (2+S Bedroom, Type BS-2(p), 829 sq ft) Peter Tay Studio (3+S Bedroom, Type CS-2, 1,066 sqft)
Landscape Consultant	Tinderbox Pte Ltd
Main Contractor	Woh Hup (Private) Limited
Conveyance Solicitor	Lee & Lee 50 Raffles Place #06-00 Singapore Land Tower Singapore 048623
Payment Scheme	Normal Progressive Payment Scheme

FOR INTERNAL CIRCULATION ONLY**Floor to Ceiling Height**

Location	Level 1	Typical levels	Level 5
Living	3.2m	2.85m	3.2m
Dining	3.2m	2.85m	3.2m
All Bedrooms	3.2m	2.85m	3.2m
Guest	3.2m	2.85m	3.2m
Kitchen (Types B/BP/BS/BG except BS-2)	3.2m / 2.4m	2.85m / 2.4m	3.2m / 2.4m
Kitchen (Types BS-2, C/CS and DS)	2.4m	2.4m	2.4m
Dry / Wet Kitchen (Type DP only)	2.4m	2.4m	2.4m
Bathrooms	2.4m	2.4m	2.4m
Study	3.2m	2.85m	3.2m
Yard	2.4m	2.4m	2.4m
WC	2.4m	2.4m	2.4m
Utility	2.4m	2.4m	2.4m
WIC	2.4m	2.4m	2.4m
Corridor to Bedrooms	2.4m	2.4m	2.4m
PES / Balcony / AC Ledge	3.0m	2.85m	2.85m

General notes:

- Ceiling height in m from floor finish level to underside of slab/ceiling (where applicable)
- Ceiling height with localized structural beams and / or bulkheads at 2.4m (where applicable)
- For authority compliance purposes, certain units and / or areas may be provided with acoustical measures, such as acoustic ceilings that may reduce the ceiling height from 3.2m to 3.0m, from 3.0m to 2.8m or from 2.85m to 2.65m

Frequently Asked Questions (FAQ)

Floor Finishes	
Living / Dining Dry Kitchen (Type DP) Open Kitchen (Types B/BP/BS/BG except BS-2), Study Passageway	Marble with timber skirting (where applicable)
Enclosed Kitchen (Types BS-2, C/CS and DP/DS)	Tiles with skirting (where applicable)
Bedrooms and Guest	Timber Flooring with timber skirting
Bathrooms, Yard, WC, Utility, PES, Balcony	Tiles with skirting (where applicable)
Kitchen appliances	2- Bedroom (All Types)
	Induction Hob (Miele) Hood (Miele) Built-in Fridge (De Dietrich) Built-in Oven (Miele) Built-in Washer cum Dryer (De Dietrich)
	3-Bedroom (All Types)
	Gas Hob (Miele) Hood (Miele) Fridge (De Dietrich) Built-in Oven (Miele) Built-in Washer cum Dryer (De Dietrich) for Type C Standalone Washer cum Dryer (De Dietrich) for Type CS
	4-Bedroom (All Types)
	Gas Hob (Miele) Hood (Miele) Fridge (De Dietrich) Built-in Oven (Miele) Built-in Steam Oven (Miele) Standalone Washer (De Dietrich) Standalone Dryer (De Dietrich) Wine Cellar (De Dietrich) Dish Washer (De Dietrich)

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Additional items

Smart Home Features	Smart Home Hub Digital Lockset Smart Intercom Air-Con Control Smoke Detector
Aircon	Daikin (multi split unit type) Exposed wall mounted fan coil units for Living, Dining & all Bedrooms
Lighting switches	Legrand
Main entrance door height	2400mm
Wardrobe	Built-in wardrobes to all Bedrooms in laminate and melamine finishes
Bath vanity (Master Bath & Common Bath)	Vanity cabinet with laminate and melamine finish and compressed quartz vanity top
Sanitary fittings (Master Bath & Common Bath)	Hansgrohe overhead shower (for Master Bath only) Hansgrohe shower mixer Towel Rail / Hook Toilet paper Holder
Sanitary wares (Master Bath & Common Bath)	Laufen
Shower enclosure	Frameless Glass Shower Compartment
Kitchen fittings	High and low-level kitchen cabinets in laminate and melamine finish complete with compressed quartz worktop Hansgrohe kitchen tap Franke kitchen sink

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Frequently Asked Questions (FAQ)

Subject	Question	Answer
Show Units	Types	1. 2Br + Study : Type BS-2(p) - 829 sqft 2. 3Br + Study : Type CS-2 - 1,066 sqft
Balcony	Types of finishes	Tile
	Lighting point	1 lighting point
	Power point	1 power point (Weatherproof)
	Height of railing	1.0 m
	Can cover balcony with grille?	Yes, only with URA Approved Balcony screen Sample installed at Sales Gallery.
Window	Do the units have sunscreen?	No
	Double glazing?	No
	Casement / Sliding?	Casement / Top Hung window
	Is the window glass panels tinted?	Yes
Dishwasher Provision	Provided?	For Type DP / DS only
Water Heater	Gas or Electric?	Electric
Hot Water Supply	Provision to where?	Master Bath, Common Bath, Kitchen
Gas Supply	Town Gas or cylinder?	Town Gas for Types C, CS, DP and DS
Hair Dryer & Shaver Point	Provided?	No
Data/ Tel Point	Location?	Data point at Living Room, Bedrooms, Guest & Study (where applicable)
Telephone point	Location?	Telephone point at Living Room, Bedrooms, Guest & Study (where applicable)
TV point	Location?	At Living Room and Bedrooms
Fibre Optic	Is it fibre optic ready?	Yes
Combining of units	Possible?	No
Access to units	Main door access by card or key?	By digital door lockset c/w mechanical override Key

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Frequently Asked Questions (FAQ)

Subject	Question	Answer
Letter Box	Location?	At Basement, every lift lobby
Parcel Station	Location?	At Basement
Handicapped friendly feature	Is the development handicapped-friendly?	Complying with BCA accessibility code
Bomb Shelter	Location?	Staircase Storey Shelter
Water Tank	Location? Roof or basement?	Basement & Roof
Electrical sub-station	Location?	1st Storey next to Bin Centre and Transformer Room
Refuse collection	Location? Ground floor or basement?	Bin Centre - 1 st Storey Refuse Chamber – Basement
Car Park (1st come 1st serve)	Car park location & entrance	Basement parking, enter from Anamalai Avenue
	Can I request for more than 1 lot?	Subject to availability
	Car park lot size	2.5m x 5.0 m (in general)
Bicycle Bay	How many lots provided?	50 lots
Boundary Fence	What is the height?	1.8 m
	Wall or fence?	Wall & fence
Facilities	What are the special features?	50m lap pool and central green Roof garden connecting all blocks Tennis Court at roof level Children's Indoor Play Area
Pool	Depth?	Lap Pool: 1.2m
	Size?	Lap Pool: 50m x 8.5m
	No of lanes?	Lap Pool: 4 Lanes of approx. 2m width
Children's pool	Depth?	0.5m
	Size?	Approx. 5.5m x 8m
Spa Pool	Depth?	0.85m with 0.15m shallow deck area
	Size?	Approx. 8.5m x 21.5m
BBQ Pits	How many and where?	2 BBQ Pavilions at level 1 and 1 Gourmet Pavilion at Roof Level
Lifts	How many lifts per lobby?	2 per block