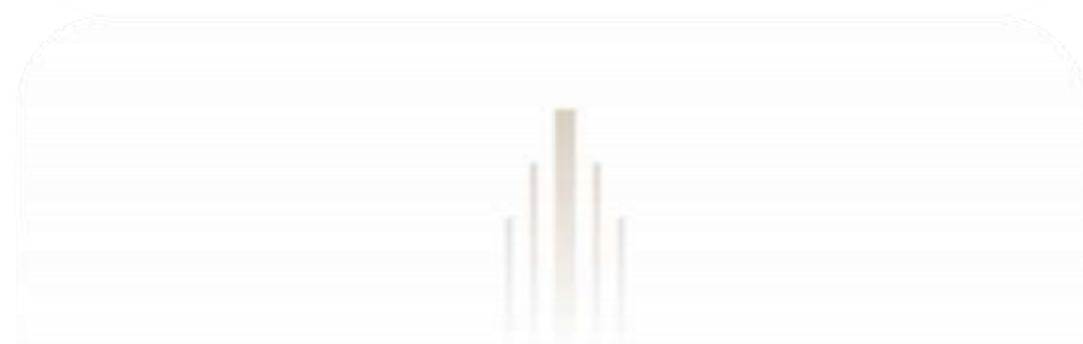






1 SITE INTRODUCTION

DEVELOPMENT DATA

URA VISION FOR ANSON PRECINCT AND SITE

2 ARCHITECTURAL DESIGN

INSPIRATION AND CONCEPT

URBAN RESPONSE AND KEY DESIGN CONSIDERATIONS

3 LANDSCAPE CONCEPT AND FACILITIES

L4 E DECK & L34 SKY TERRACE

4 RESIDENTIAL UNIT LAYOUT AND FEATURES

SHOW UNIT PLANS AND DESIGN FEATURES



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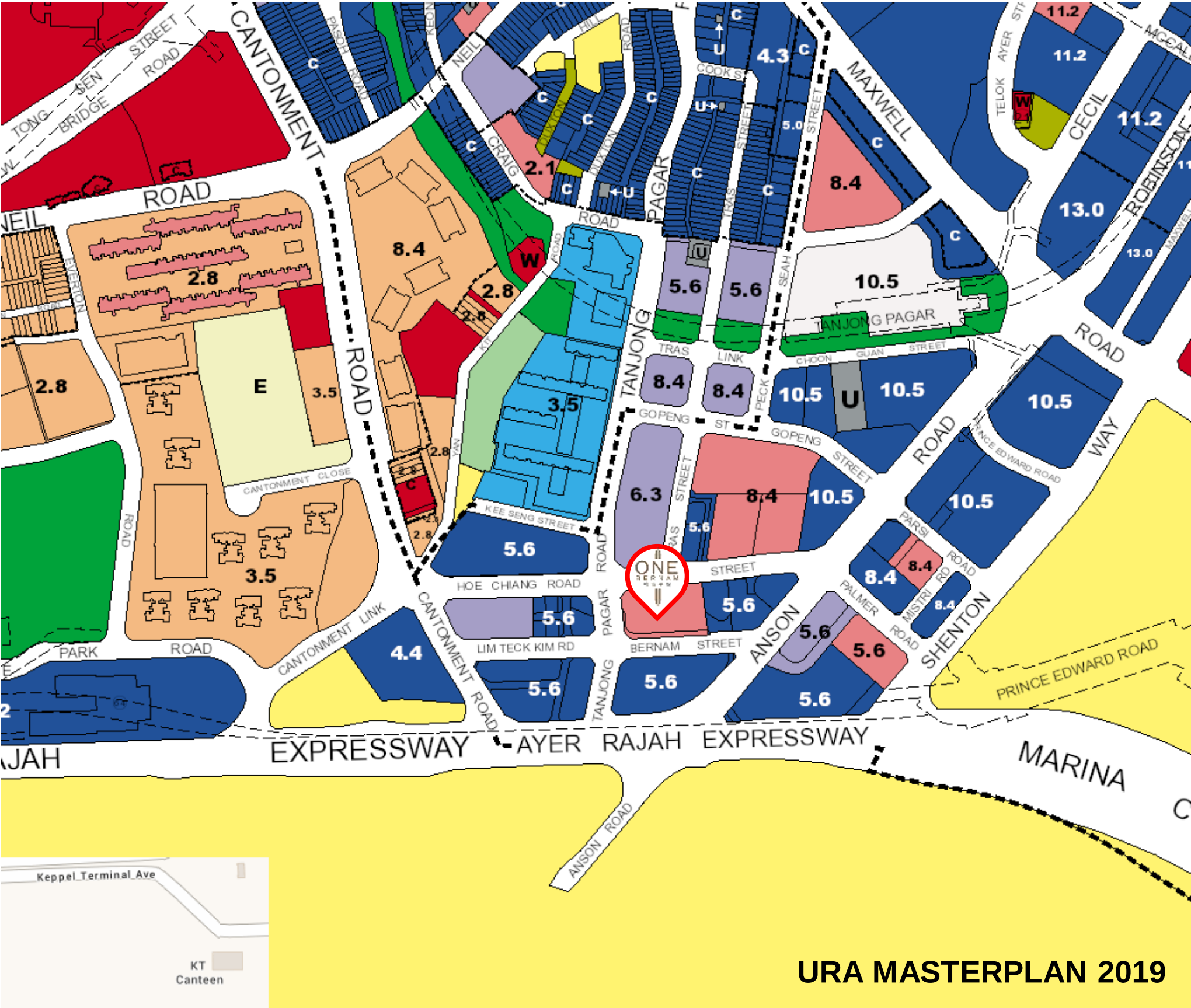
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DEVELOPMENT DATA SUMMARY



Site Area	=	3,846.20	m ²
Plot Ratio	=	7.82	
No. of Storey	=	35 Storey	
Residential GFA	=	25,252.01	m ²
Service Apartment GFA	=	748.99	m ²
Commercial GFA	=	2,000	m ²
Max Permissible GFA	=	28,001	m ²

Total No Of Residential Units	=	351	
Typical Resi Floor to Floor (L5 to L33)	=	3.15m	
Residential Car parking	=	176 lots +2 Accessible lot at B2, B3 and MSCP	
Building Height	=	153.55m	

URA VISION FOR ANSON PRECINCT



- **Dynamic 24/7 downtown**
A mixed use and lively after office hours downtown. Not only be an attractive place for work, but also a vibrant place to live and play in.
- **A Car- lite City**
- all developments in downtown will be within a **10-minute walk of an MRT station**
(Prince Edward and Cantonment stations on Circle Line, Maxwell and Shenton Way stations on the Thomson-East Coast Line)
- **22 km of cycling paths**
- **Transit-priority Corridor**
(Wide pedestrian sidewalk and cycling path with greenery)
- **Dynamic Urban Neighborhoods : ANSON Precinct**

SOURCE:
<https://www.ura.gov.sg/Corporate/Planning/Master-Plan/Regional-Highlights/Central-Area/Downtown>

URA VISION FOR ANSON PRECINCT



- **Dynamic 24/7 downtown**
A mixed use and lively after office hours downtown. Not only be an attractive place for work, but also a vibrant place to live and play in.
- **A Car- lite City**
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<https://www.ura.gov.sg/Corporate/Planning/Master-Plan/Regional-Highlights/Central-Area/Downtown>

URA VISION FOR ANSON PRECINCT

A Neighbourhood of 'Streets & Squares'

- A live-in community with active streets & vibrant public spaces.
- Smaller scale building blocks,
- Intimate pedestrian walkways, Internal Streets, and outdoor living rooms.

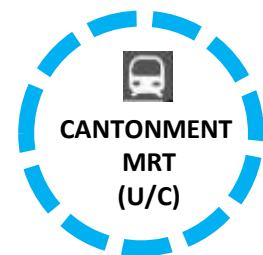
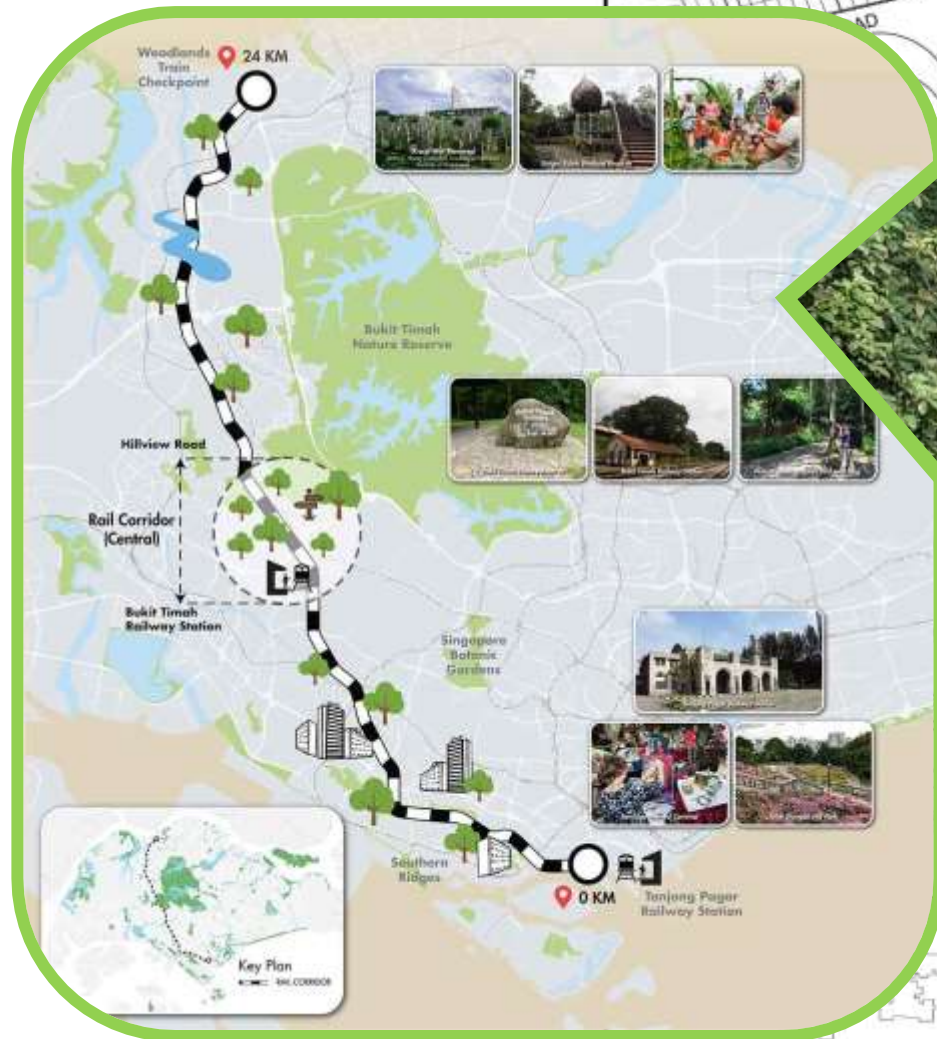


Green neighbourhood streets — key linkages

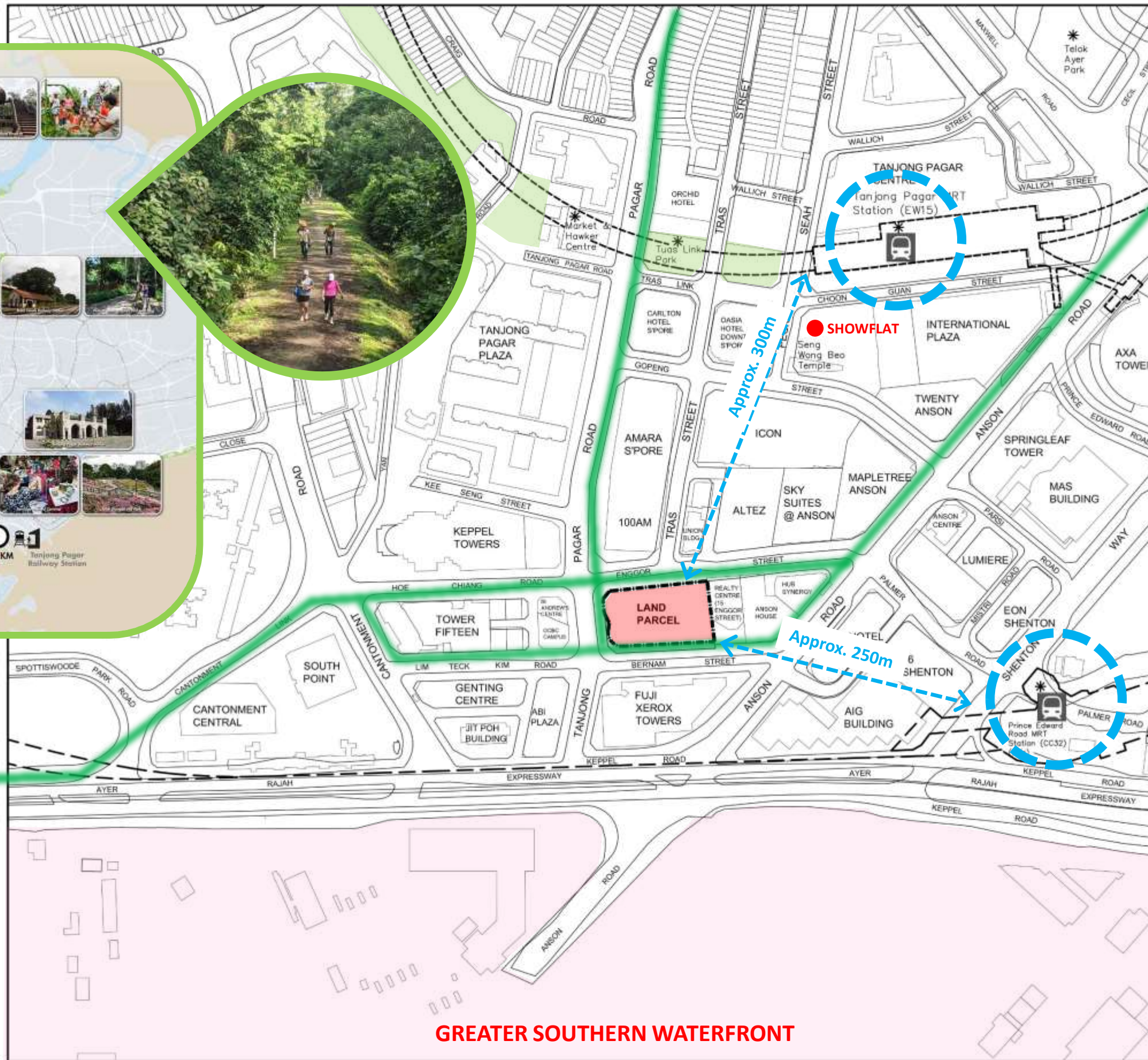


Intimate courtyards — outdoor living rooms





TANJONG PAGAR RAILWAY STATION



DEVELOPMENT AT BERNAM STREET

LAND PARCEL

SITE AREA : 3,846.2 m²
(Subject to Cadastral Survey)

LOCATION PLAN

- SALES PARCEL
- Amenities
- Existing MRT East-West Line Station and Rapid Transit System alignment (Location & profile indicative only)
- Proposed MRT Circle Line Station and Rapid Transit System alignment (Location & profile indicative only)
- Drainage Reserve

SCALE : 1 : 3000
0 30 60 90 120m

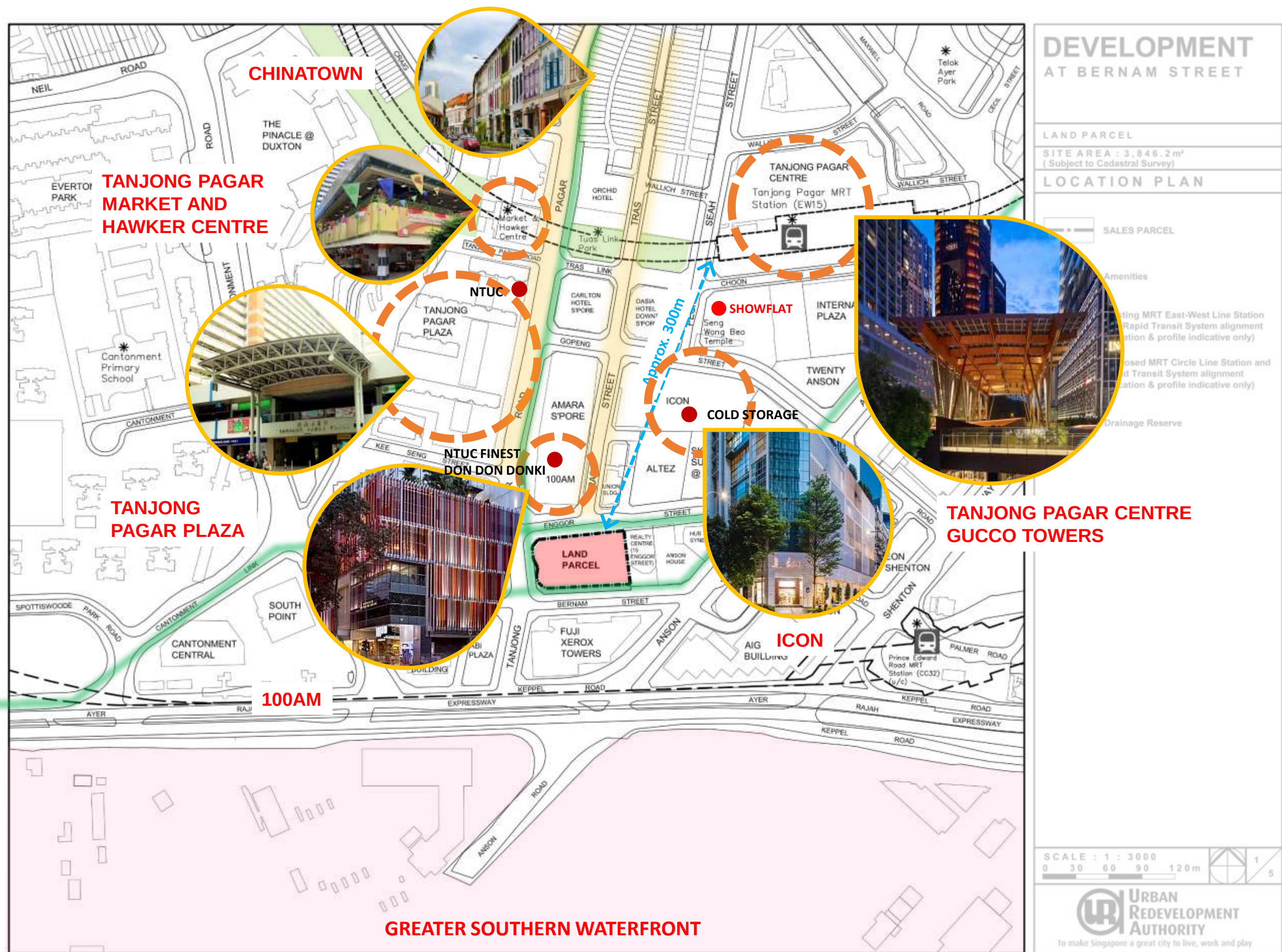
UR URBAN
REDEVELOPMENT
AUTHORITY

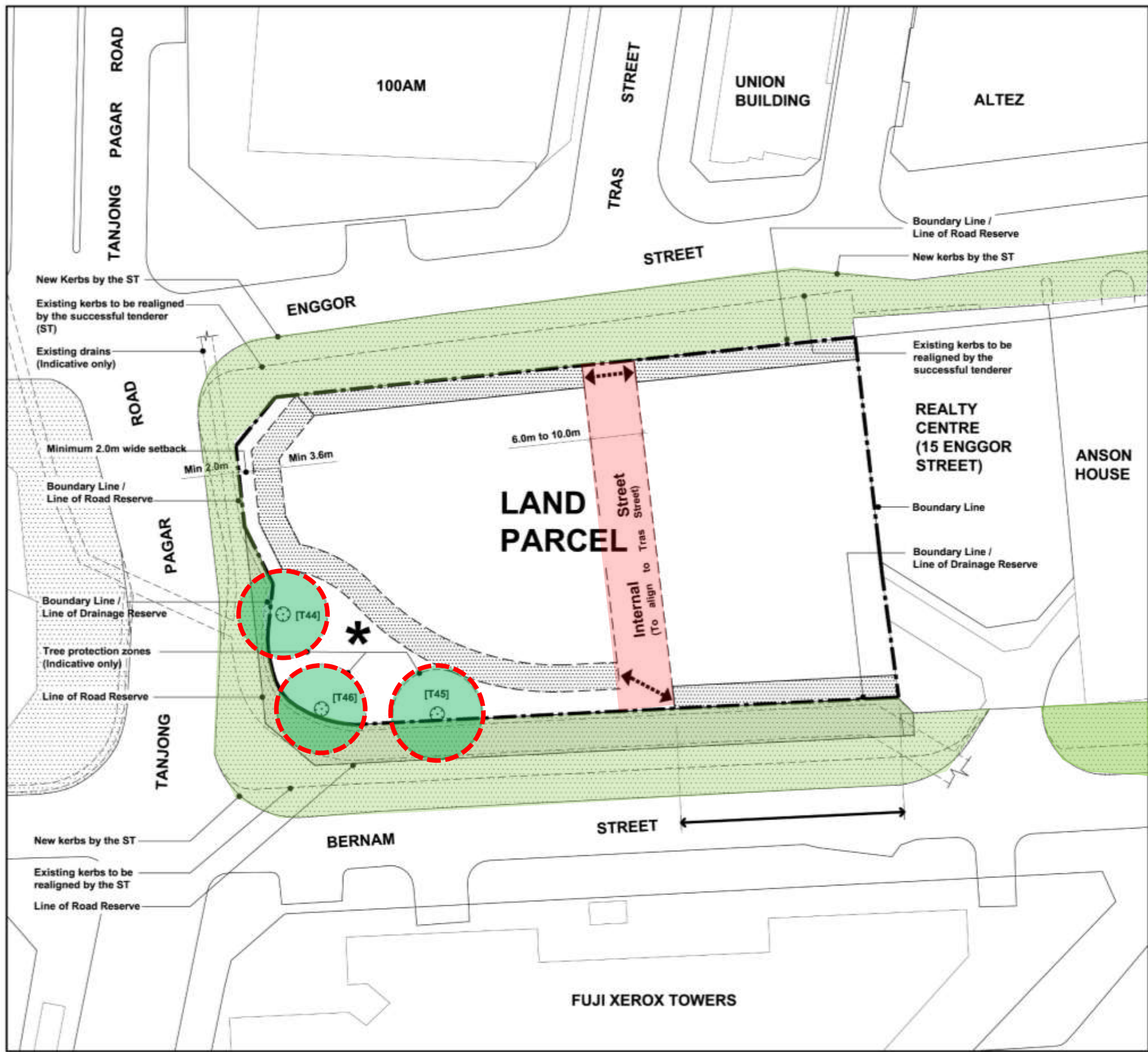
To make Singapore a great city to live, work and play

GREATER SOUTHERN WATERFRONT

 CANTONMENT MRT (U/C)

TANJONG PAGAR RAILWAY STATION





DEVELOPMENT AT BERNAM STREET

LAND PARCEL

SITE AREA : 3,846.2 m²
(Subject to Cadastral Survey)

CONTROL PLAN

- Boundary Line
- Proposed vehicular ingress / egress is allowed along this stretch of road
- Drainage Reserve (DR) (Indicative only)
- Minimum 3.6m wide (and 3.0m clear) covered walkway
- Minimum 3.6m wide (and 3.0m clear) covered walkway (alignment indicative only)
- Minimum 3.6m wide (and 3.0m clear) covered Linkway
- Site frontage improvement works to be carried out by the successful tenderer (Indicative only)
- Existing tree to be retained (Location indicative only)
- Public Space

NOTES:

The Control Plan of the proposed development is intended as a guide on the requirements of the Urban Redevelopment Authority.

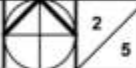
The successful tenderer shall confirm and comply with the requirements of the relevant Competent Authorities before submission of plans for formal consideration.

The Control Plan is to be read in conjunction with the Conditions of Tender and Technical Conditions of Tender.

All site areas are estimated and location of existing structures are indicative only and are subject to final survey.

SCALE: 1:500

0 5 10 15 20 m



To make Singapore a great city to live, work and play





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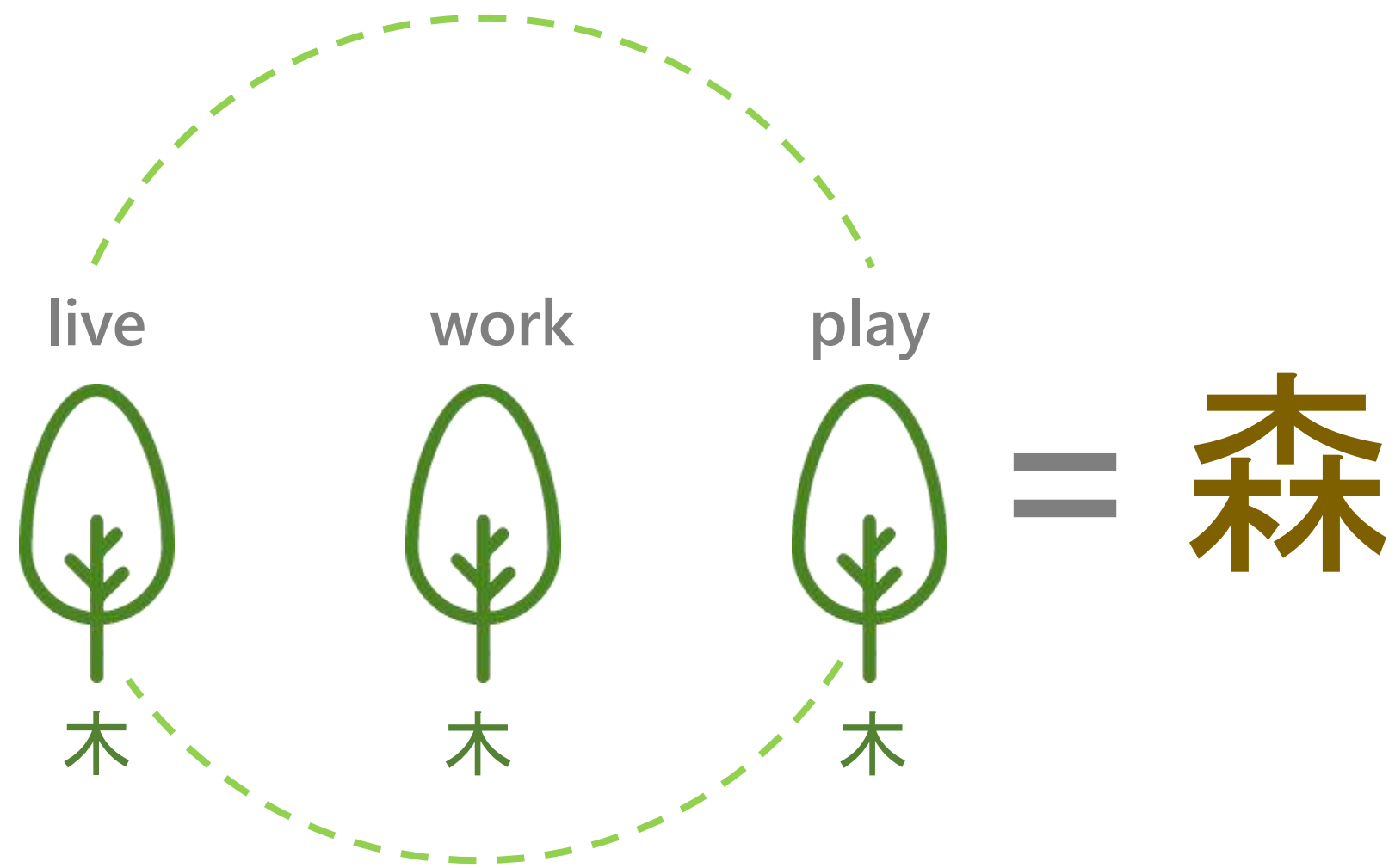
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LIVING IN A URBAN FOREST





A Place Of Sanctuary – An Oasis Amidst The Concrete Jungle

As a pioneer development in an ambitious masterplan, Bernam Residences offers more than a home, it encompasses the lifestyle of the future where residents are able to live, work and play all in one area.. Surrounded with lush greenery, it is an experience for the senses.

One Distinct Tower with Signature Facade

351 units , majority with North south facing .The building was designed to create a distinctive image for the city with Signature screen along the façade and a sky terrace with views of the Great Southern Waterfront and the City.

Tower Orientation

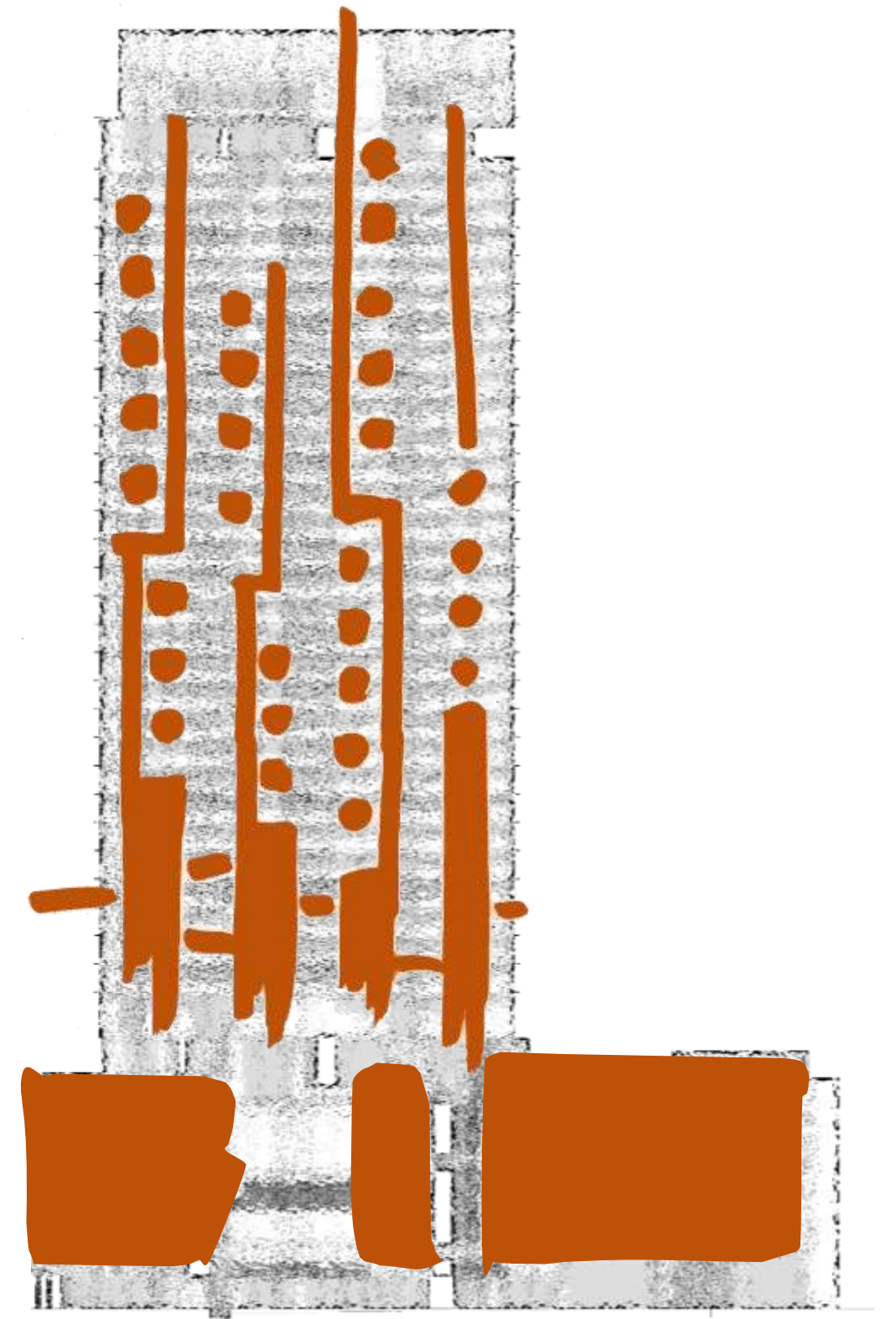
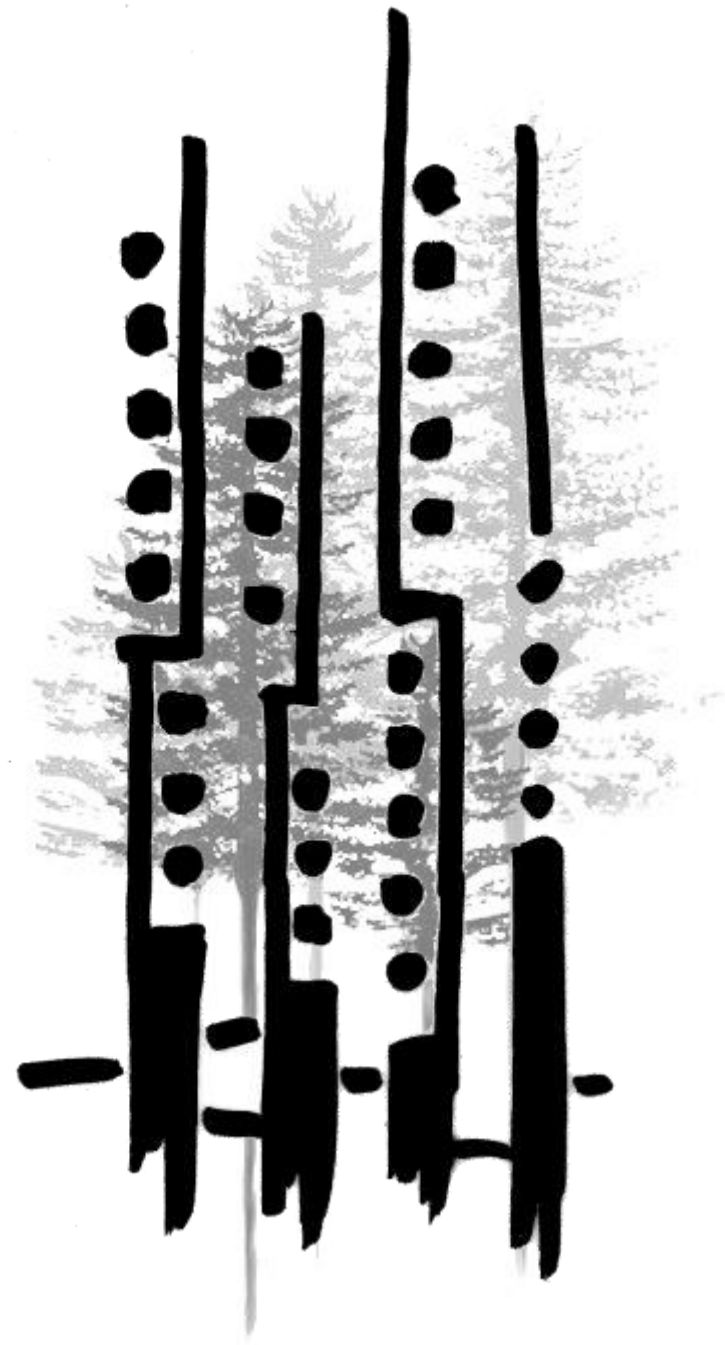
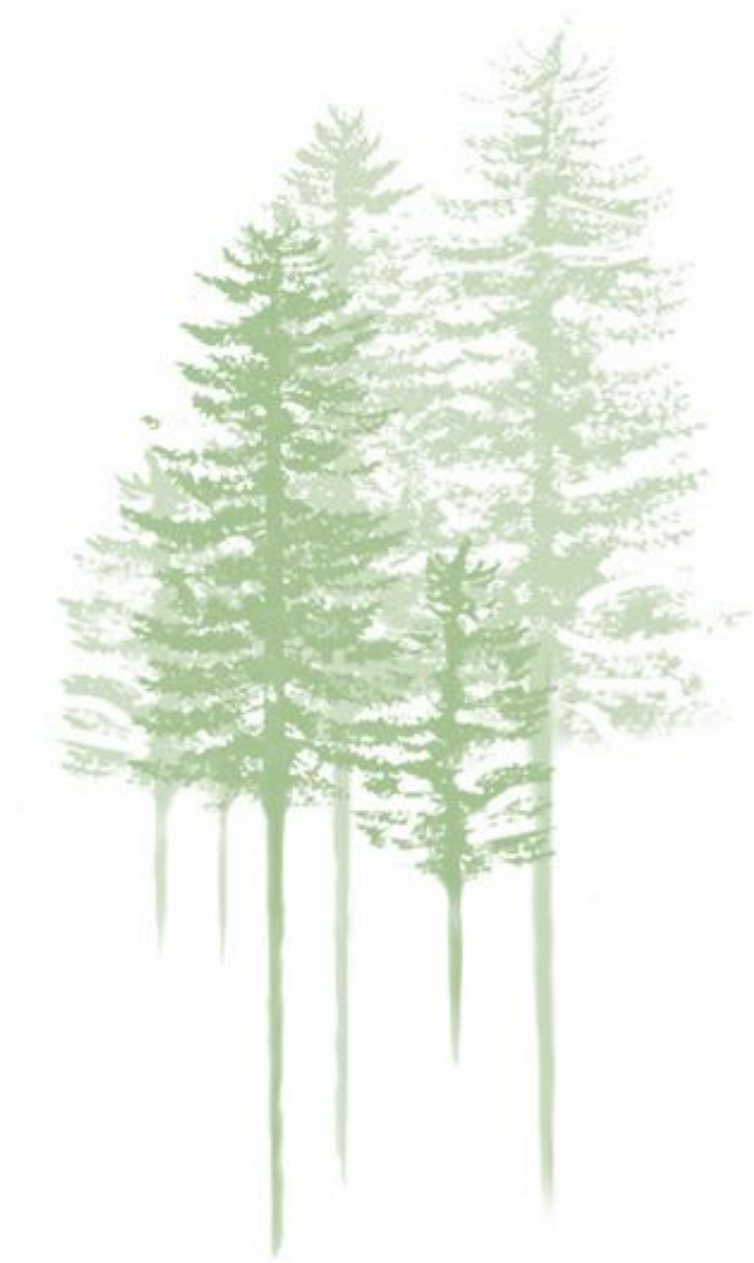
- North – South Orientation
- Maximizing Sea View South Frontage
- Urban Response to 3 Conservation Trees and Central Piazza
- Urban Response to Tras Street Axis and Internal Street At L1

Sustainability – Green Mark Platinum



PLATINUM

- Good building orientation to allow natural ventilation
- Energy Efficient lighting design using LED and provision of motion sensors (escape staircases)
- Energy Efficient lifts with sleep mode function
- **Energy efficient 5 Ticks air-con units**
- **Provision of fans for good thermal comfort**
- **Water efficient fittings of 2 ticks and above WELS rating in all residential units**
- Use of low VOC paint for all internal walls
- Provision of Bicycle parking lots to promote green transport and healthy lifestyle



As part of the Urban Forest concept, the façade is an expression of the integration between nature and architecture. Inspired by the majestic trees, the façade signature fins shapes the podium curvilinear form as an expression of the forest floor

These signature fins continues as a vertical expression at the tower, soaring towards the sky akin to trees.

These signature fins (comprising of timber look alike and grey color) appear as a kaleidoscope of ever-changing patterns weaving across the tower facade. The dynamic patterns is part of the tower signature design, forming a distinct identity for One Bernam.



Signature Tower Façade Screen



Iconic Podium Design



*Central Piazza
With Conserved Trees*

KEY BUILDING COMPONENTS



ARTIST IMPRESSION

L35

Penthouses

L34

Sky terrace

L5 to L33

Residential Units Starts At 40m
(Approx. Equivalent to 12 storey high)

L4

High Volume E-deck (approx. 15m Ht)

L3

Service Apartment

L1+ L2

Commercial (2000 sqm)

COMMERCIAL PODIUM

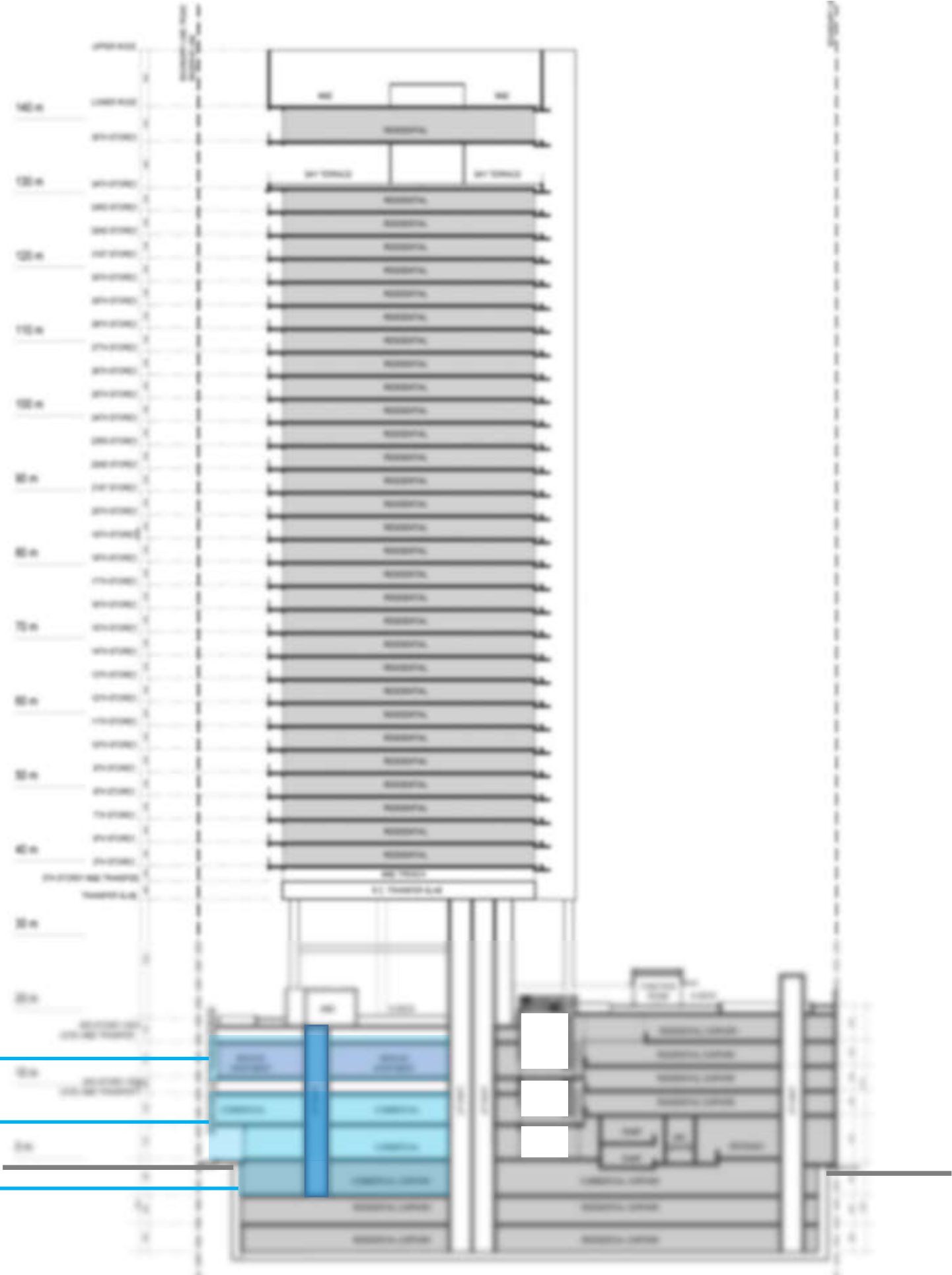
Clearly Segregated Access
For Mixed Use Development

- parking at B1
- Lifts serving B1 to L3 only

L3 Service Apartments

L1 – L2 Commercial

B1 Commercial Carpark





ARTIST IMPRESSION

VIEW OF CENTRAL PIAZZA AND INTERNAL STREET

RESIDENTIAL

L35 PH Units @ 136m

L33 Units @ 126m

L15 UNITS @ 70m

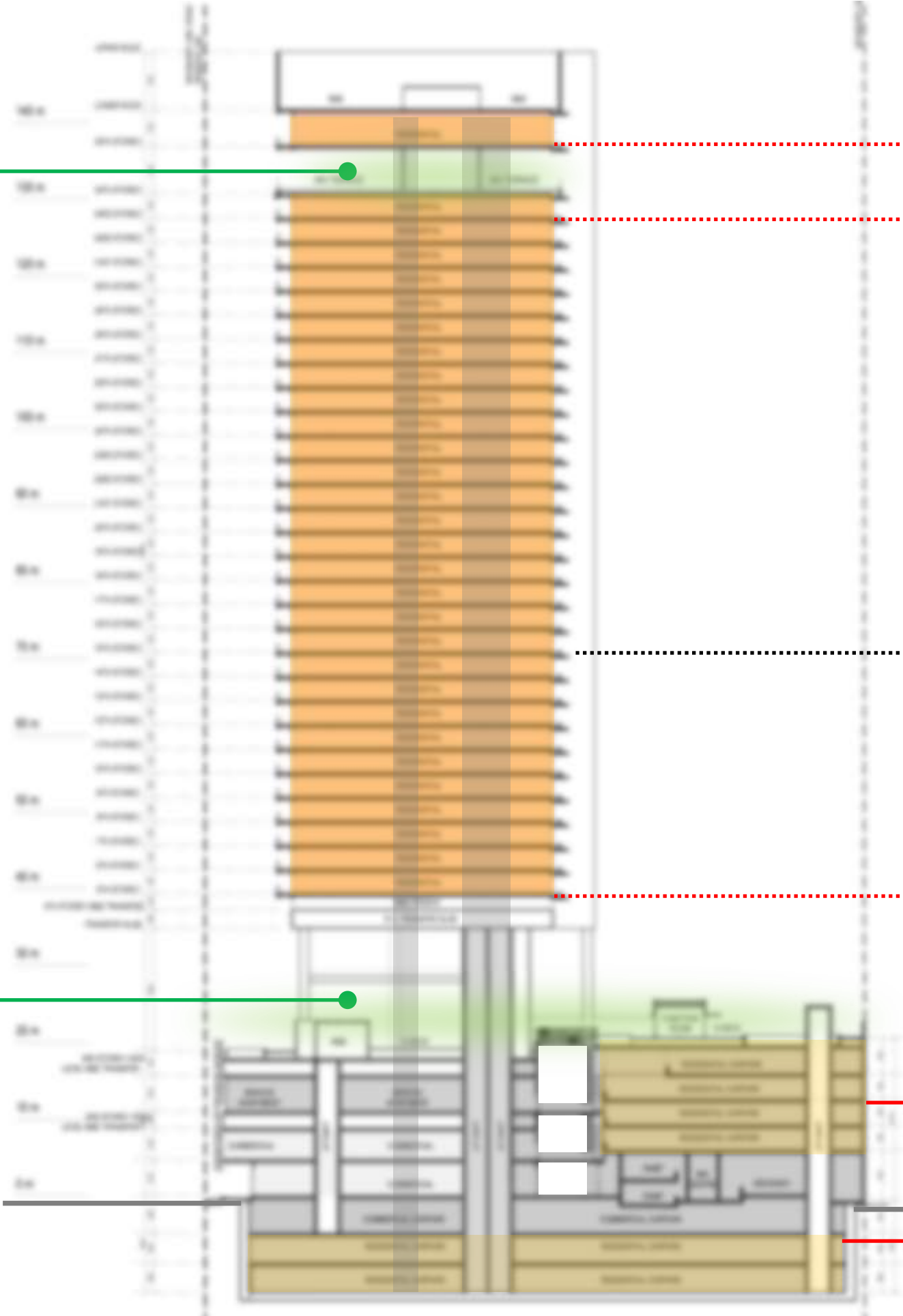
L5 Units @ 40m
(Approx. Equivalent to 12 storey high)

L2 to L3M Resi MSCP Carpark

B2 / B3 Resi Carpark

L34 Sky terrace @ 130m

L4 E Deck

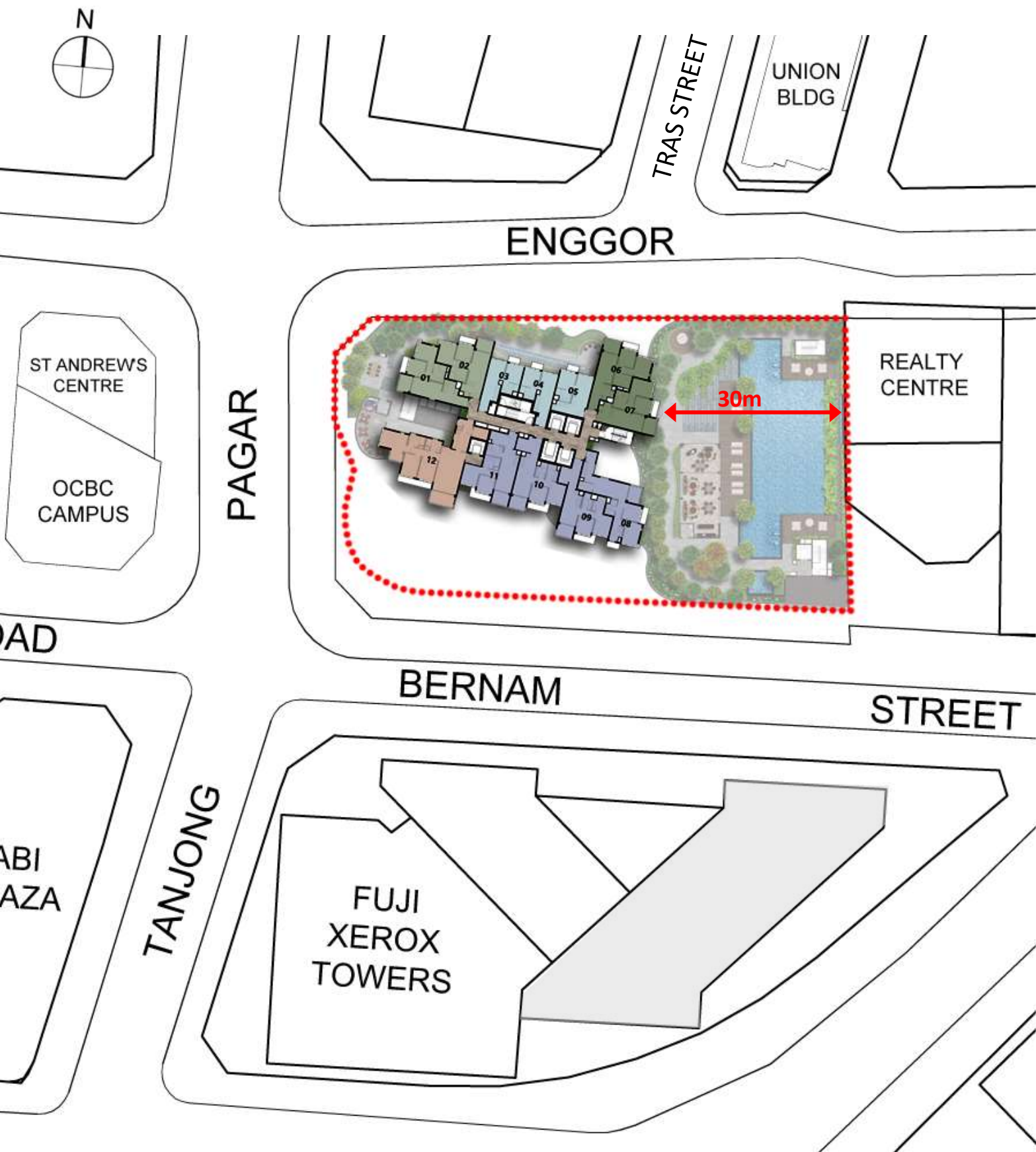


RESIDENTIAL

5TH-33RD STOREY



- 4 Residential Lifts
- Private Lift For 3BR – Type C1
- Refuse Chute located at escape staircase foyer
- Planters at the common corridors

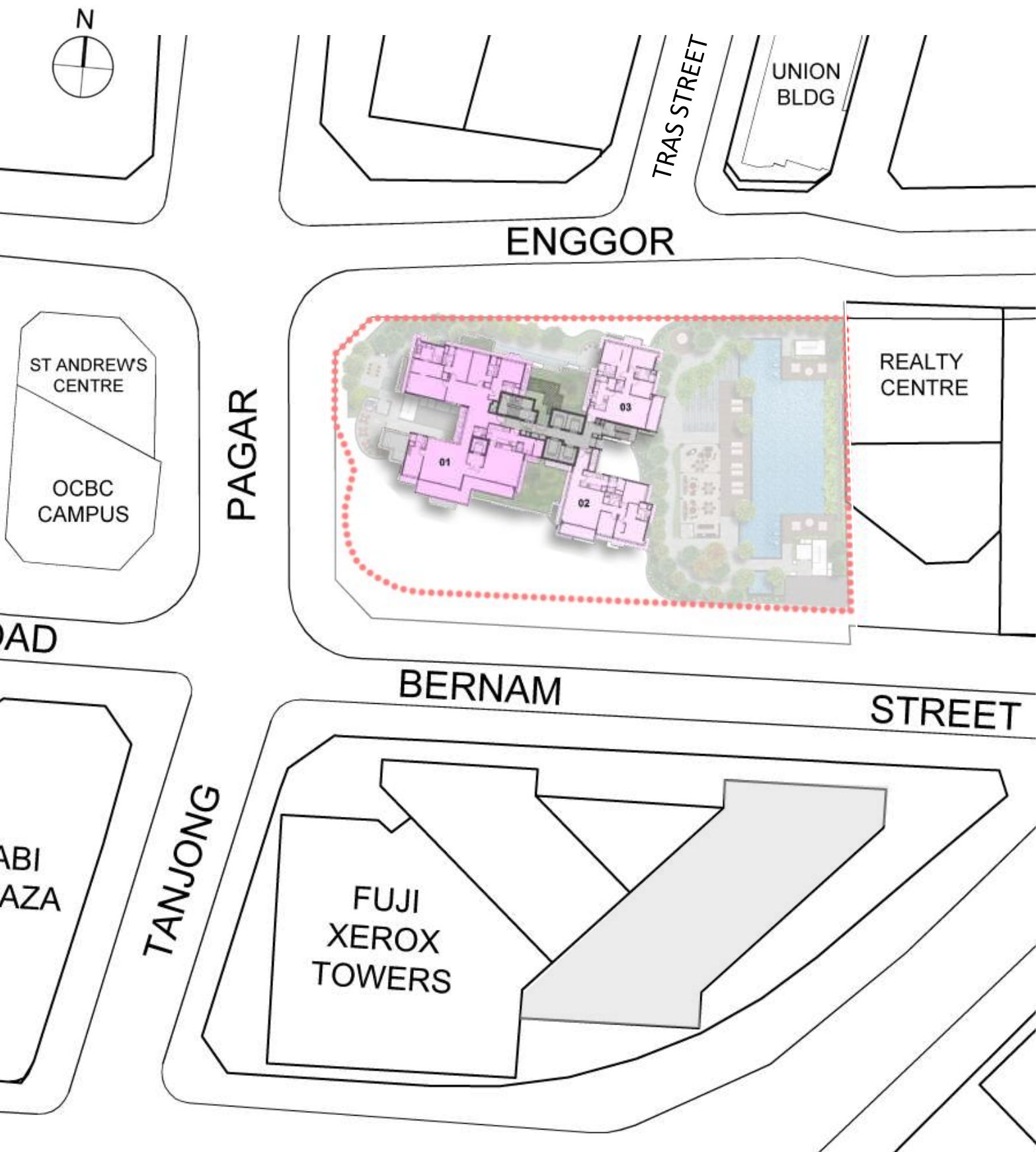


PENTHOUSE

35TH STOREY



- **4 Residential Lifts**
3@ Capacity 17pax
1@ 22pax
- **Private Lift For Type E1**
- **Refuse Chute located at escape staircase foyer**
- **Planter at the common corridor**



Unit Type		Stack	No of Units	% by Units		Strata Area	Strata Area
						(Sqm)	(Sqft)
1 BEDROOM	TYPE A1	04	29	8.3%	24.79%	42	452
	TYPE A2	03	29	8.3%		41	441
	TYPE A3	05	29	8.3%		43	463
2 BEDROOM	TYPE B1	06	29	8.3%	66.10%	68	732
	TYPE B2	01	29	8.3%		68	732
	TYPE B3	02	29	8.3%		65	700
	TYPE B4	07	29	8.3%		65	700
2 BEDROOM + STUDY	TYPE BS1	11	29	8.3%		77	829
	TYPE BS2	10	29	8.3%		77	829
	TYPE BS3	09	29	8.3%		75	807
	TYPE BS4	08	29	8.3%		81	872
3 BEDROOM	TYPE C1	12	29	8.3%	8.26%	132	1421
PENTHOUSE	TYPE E1		1	0.3%	0.85%	400	4306
	TYPE E2		1	0.3%		181	1948
-	TYPE E3		1	0.3%		162	1744
TOTAL RESIDENTIAL UNIT			351		100.0%		

RESIDENTIAL

L35 PH Units @ 136m

L33 Units @ 126m

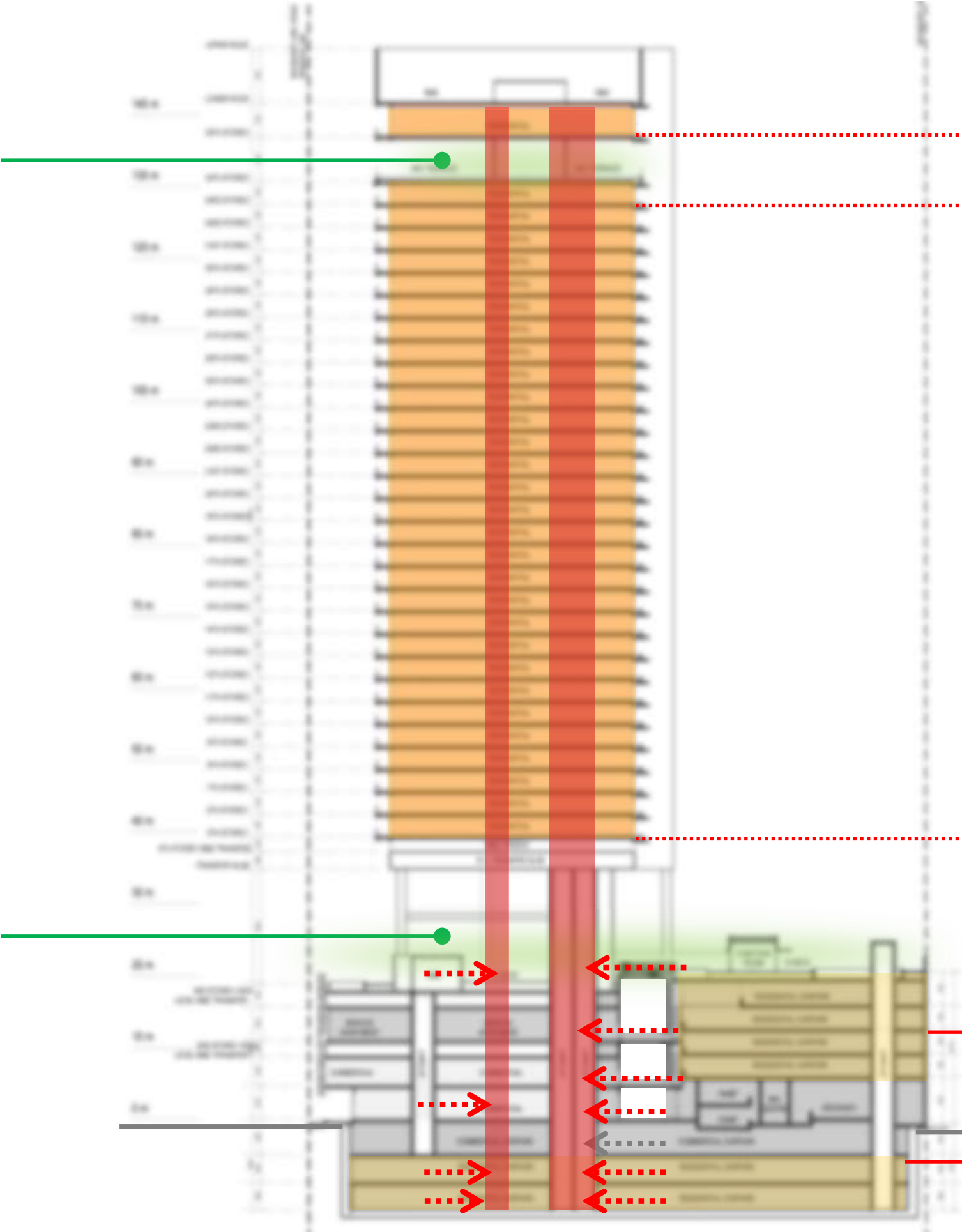
L5 Units @ 40m

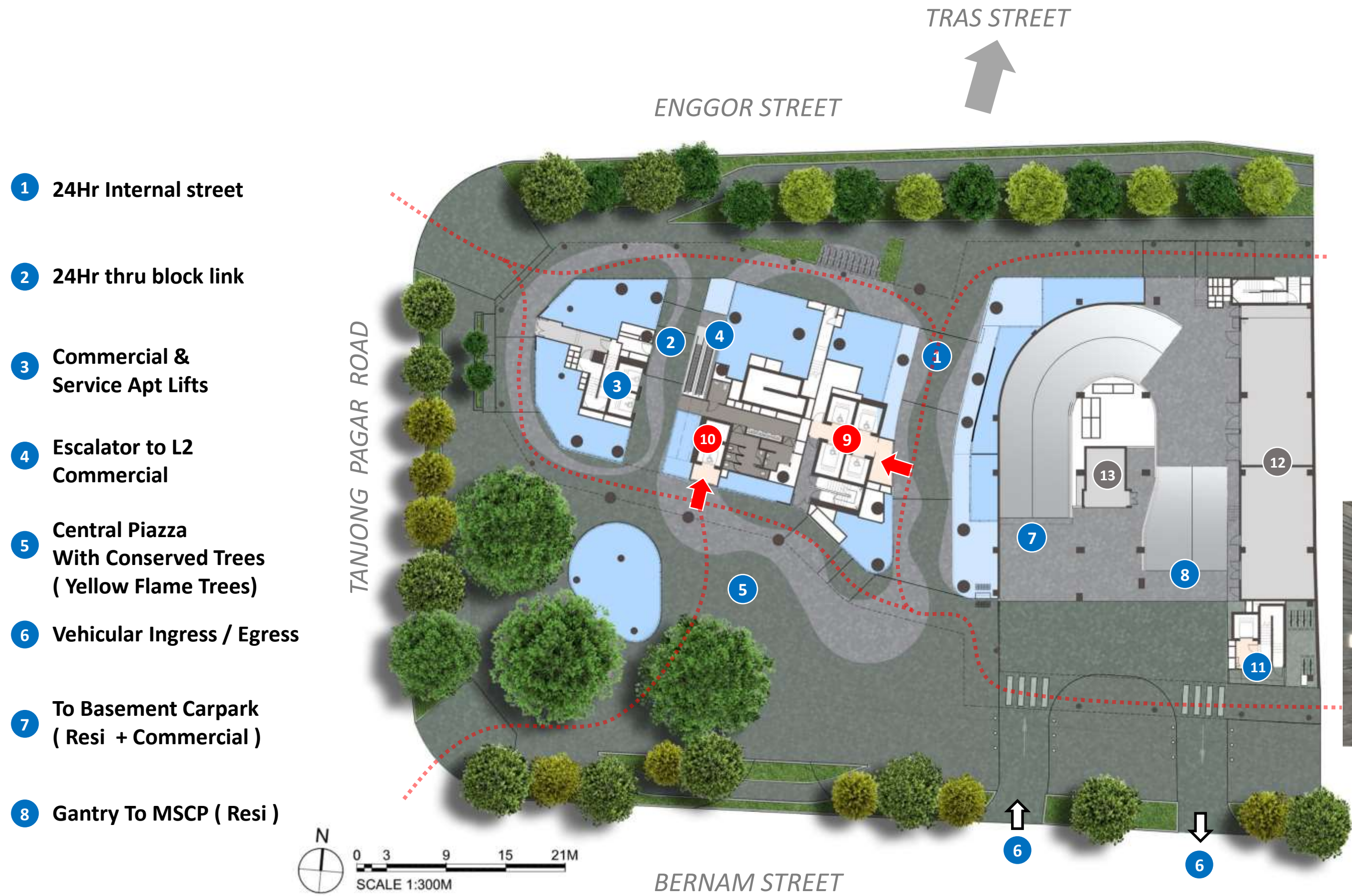
L2 to L3M Resi MSCP Carpark

B2 / B3 Resi Carpark

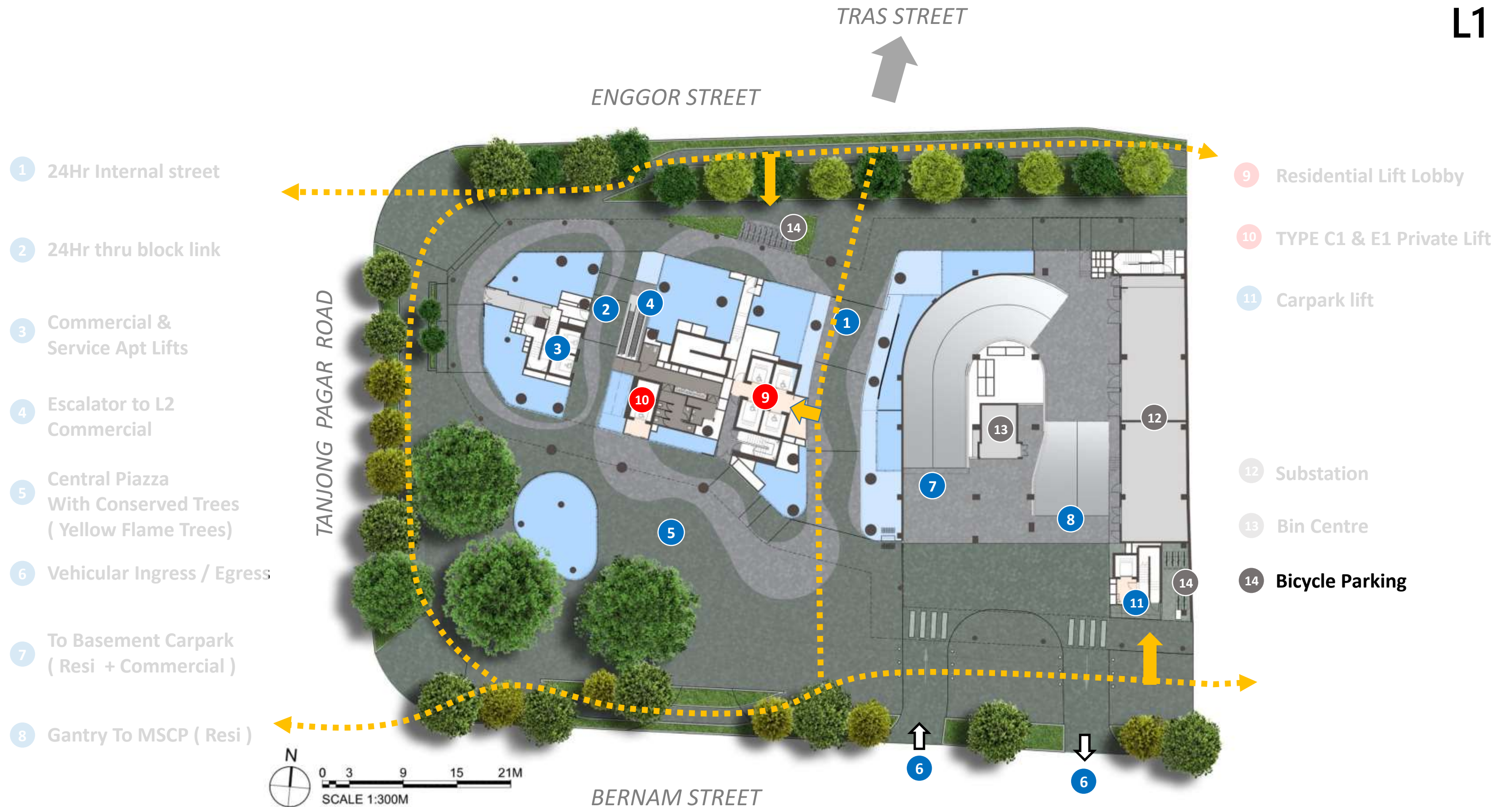
L34 Sky terrace @ 130m

L4 E Deck





ARTIST IMPRESSION



COMMERCIAL PARKING
& COMMON DROP OFF

- 1 Drop- Off
- 2 Commercial & Service Apt Lifts
- 3 Commercial parking Gantry
- 4 Commercial parking
- 5 Service Apt Parking
- 6 Gantry To Basement 2 & 3 Residential Carpark
- 7 Residential Lift Lobby
- 8 Carpark lift
- 9 Bicycle Parking



FOR REFERENCE ONLY



ARTIST IMPRESSION

- 1

Residential Lift Lobby
- 2

TYPE C1 & E1 Private Lift
- 3

TYPE E1, E2 & E3 PRIVATE PARKING LOTS
- 4

Mailbox area
- 5

Bicycle Parking



FOR REFERENCE ONLY



ARTIST IMPRESSION



ARTIST IMPRESSION



ARTIST IMPRESSION



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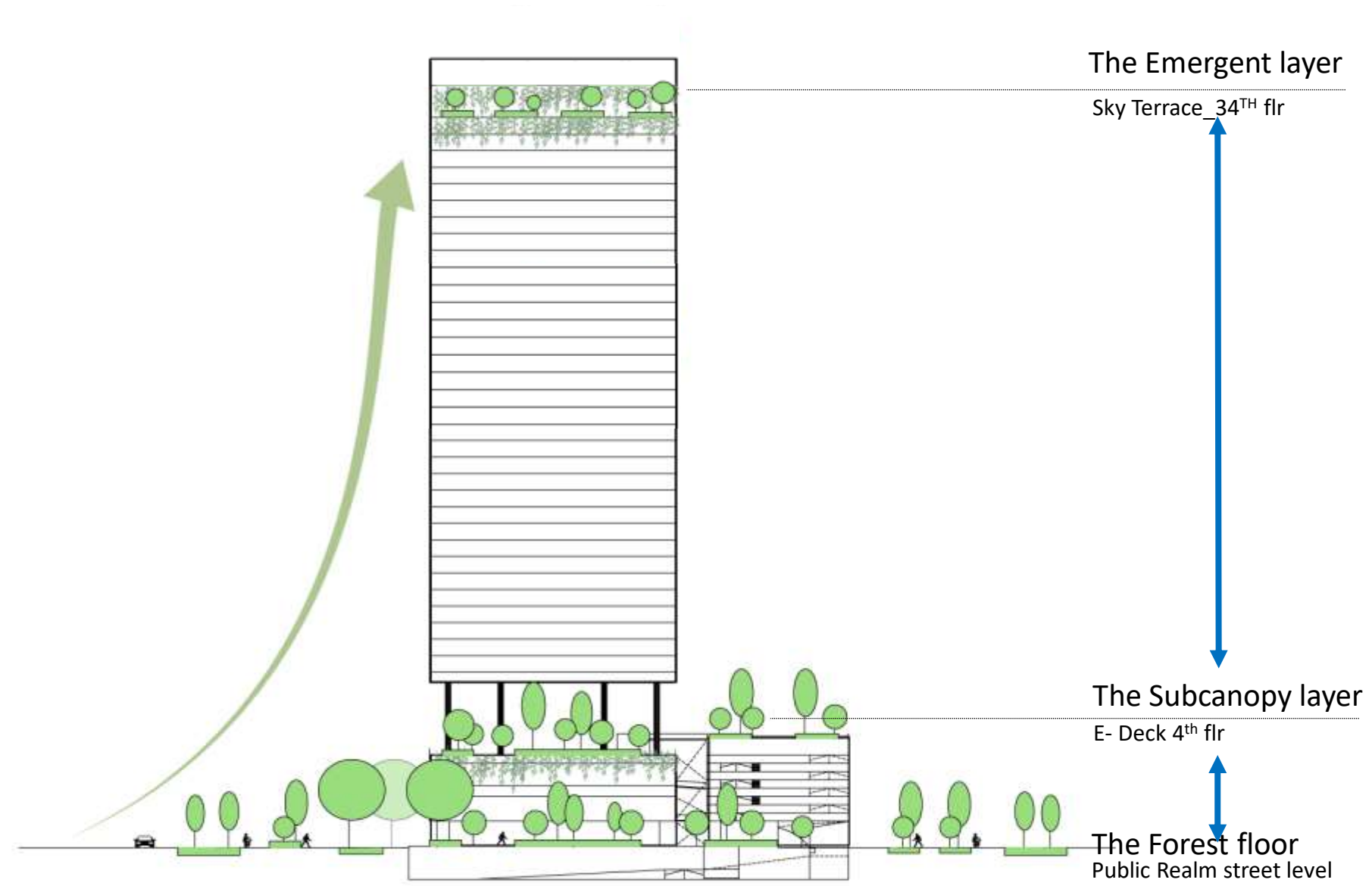
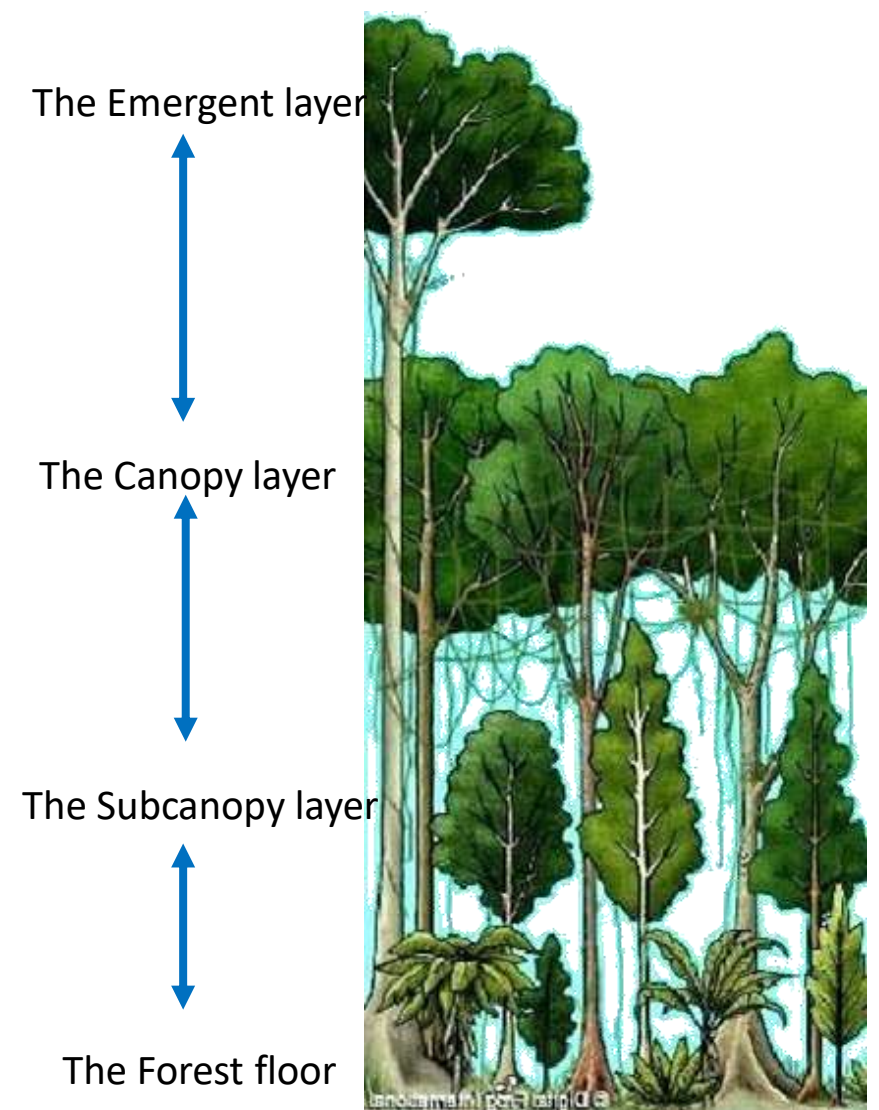
L4 E DECK & L34 SKY TERRACE

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SHOW UNIT PLANS AND DESIGN FEATURES

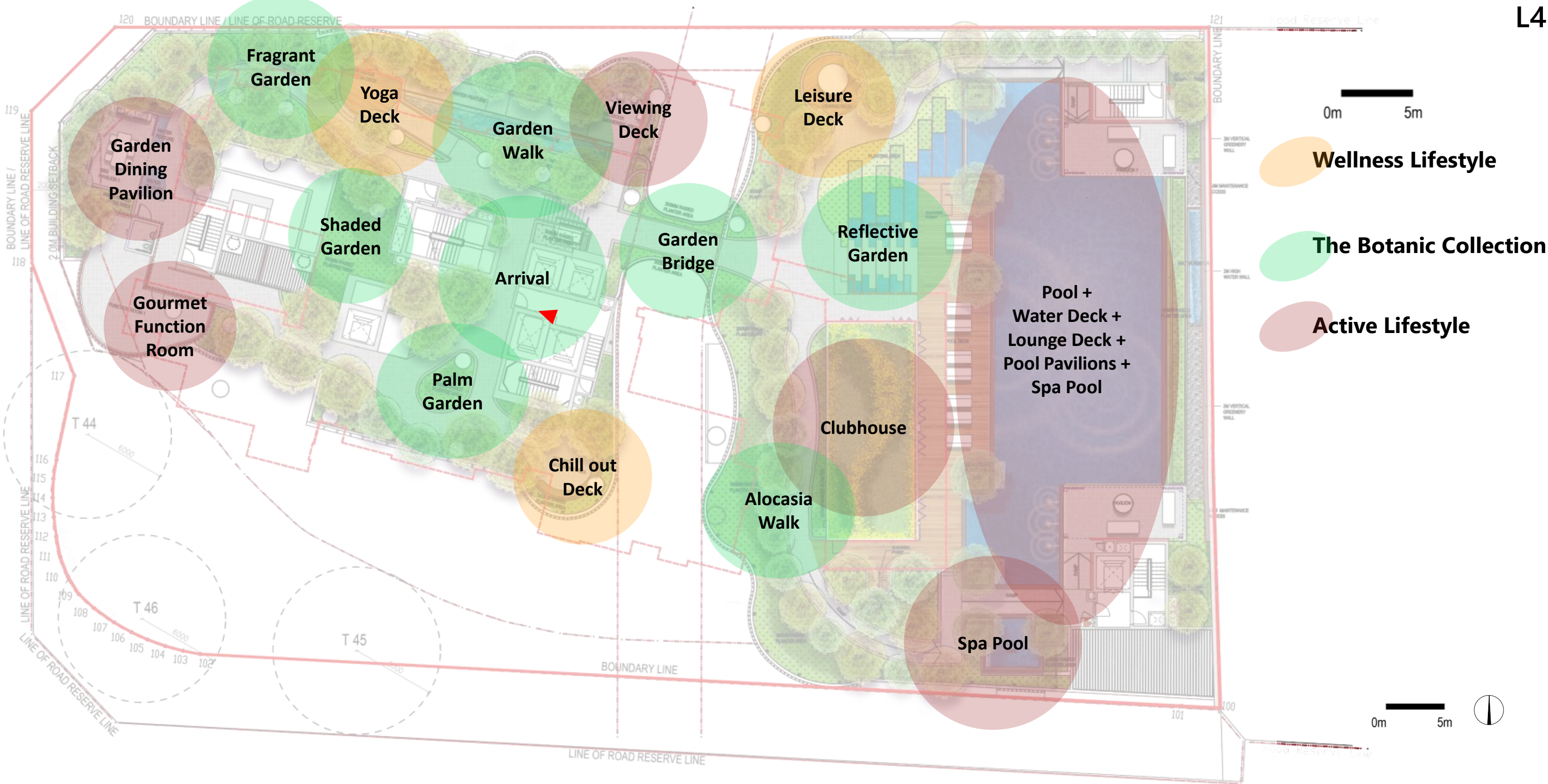
Greening Strategy

FOREST *Layers of a rainforest*



Landscape Zoning

L4



Landscape

L4

Wellness Lifestyle

1. Garden Walk
2. Leisure Deck
3. Chill Out Deck
4. Yoga Deck

The Botanic Collection

5. Fragrant Garden
6. Shaded Garden
7. Palm Garden
8. Garden Bridge
9. Path over Reflective water
10. Waterwall
11. Alocasia walk

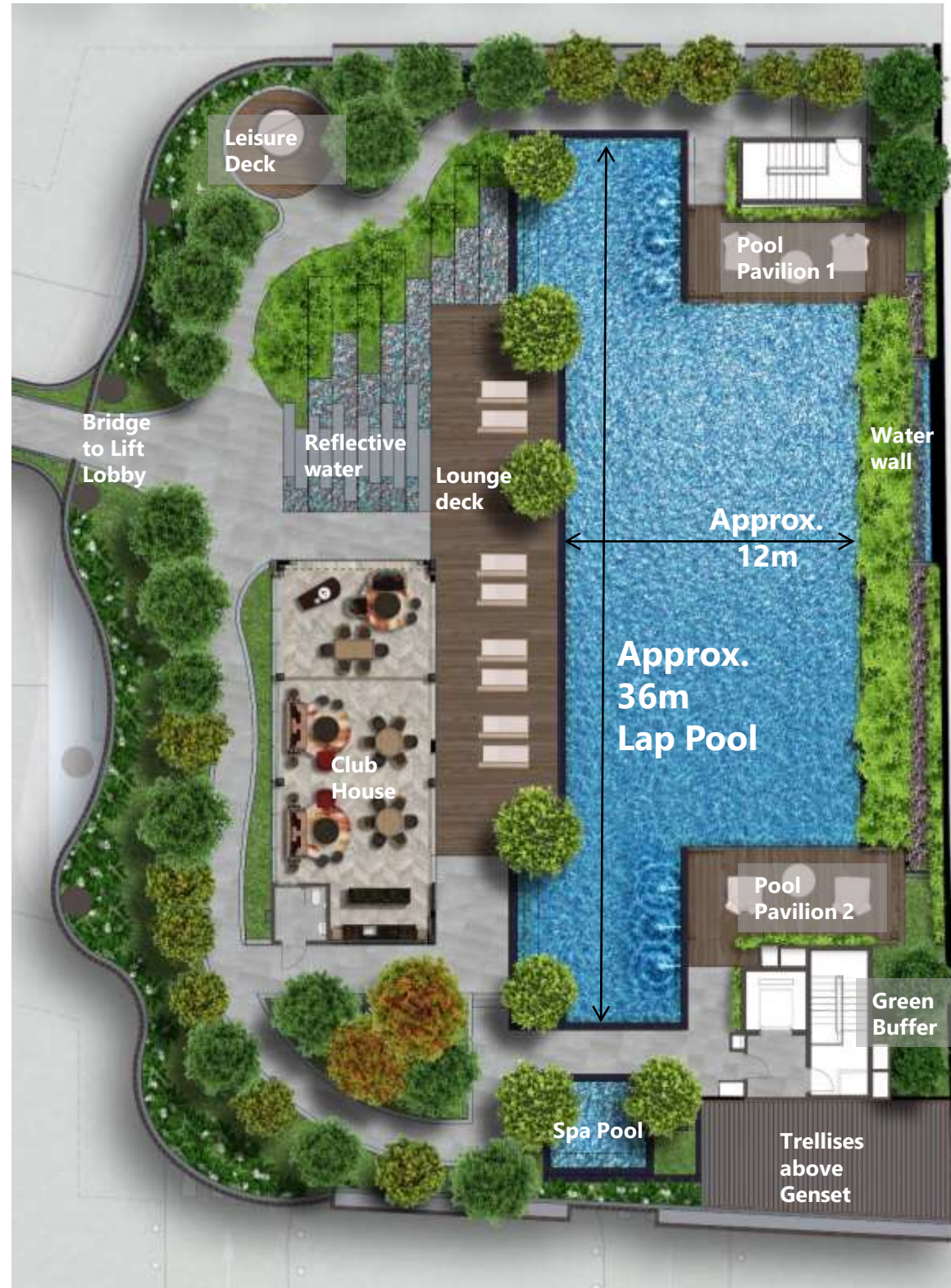
Active Lifestyle

12. Viewing Deck
13. Garden Dining Pavilion
14. Gourmet Function Room
15. Club House
16. Swimming Pool
17. Spa Pool
18. Lounge Deck
19. Pool Pavilion I
20. Pool Pavilion II



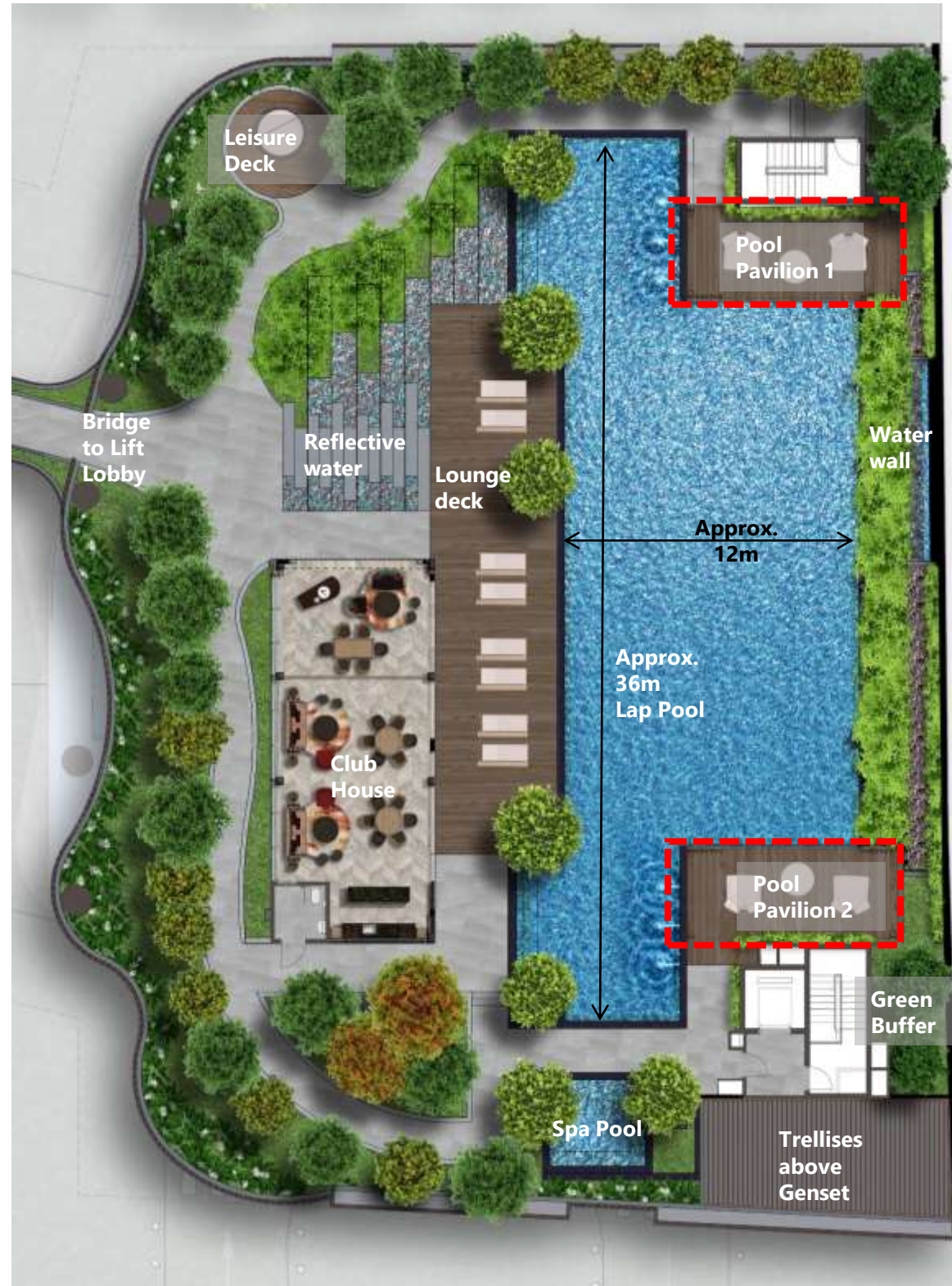
"The Pool Club"

recreation . lush . entertainment



"The Pool Club"

recreation . lush . entertainment



"Spa Pool"



ARTIST IMPRESSION

CLUB HOUSE



Gourmet Function Room



4 themed Sky Gardens

L34

THE TATAMI GARDEN

THE SKY HAMMOCK GARDEN

THE SKY LOUNGE GARDEN

THE SKY FITNESS CLUB



The Tatami Garden

- 1. Kokedama Garden
- 2. Tatami Deck I
- 3. Tatami Deck II
- 4. Relaxation Corner

The Sky Lounge

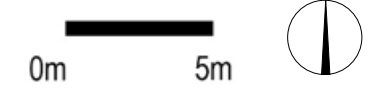
- 5. Outdoor Terrace
- 6. Sky Dining Function Room
- 7. Roof Terrace
- 8. Sky Garden Pavilion
- 9. North Sky Garden
- 10. South Sky Garden

The Sky Hammock Garden

- 11. Sky Hammock I
- 12. Sky Hammock II

The Sky Fitness Club

- 13. Sky Gym
- 14. Active Deck
- 15. Fitness Deck



Tatami Garden

L34



The Sky Hammock Garden



L34



The Sky Fitness Club

L34



ARTIST IMPRESSION



The Sky Lounge Garden

L34



ARTIST IMPRESSION





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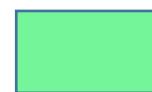
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PPVC AREA

Prefabricated Prefinished Volumetric Construction (PPVC) Requirements:

- Not to damage any embedded services in the unit;
- Not to drill any walls within the Unit where such drilling exceeds 20mm in depth;
- Not to hack, alter remove and/or create any opening to structurally reinforced concrete components such as slab above ceiling, wall and/or slab/floor;
- Not to change or replace the floor tiles and/or timber flooring and/or wall tile and/or access panels unless qualified person engaged by the purchaser supervises and observes.

UNIT LAYOUT

SHOW UNIT | TYPE A1 – 1 BEDROOM

42 SQM | 452 SQFT



APARTMENT	CEILING HEIGHT
-----------	----------------

TYPICAL UNITS

Living / Dining / Kitchen	2765 mm (approx.)
Master Bedroom	2765 mm (approx.)
Master Bath	2400 mm (approx.)

VISUAL CONNECTIVITY OF KITCHEN, LIVING AND DINING

- Uninterrupted visual connection from kitchen to living area.

ENTRANCE

- Flexibility to allow owner to customise and personalise the entrance for shoe cabinets and storage

SECURITY

- Digital lock
- Visitor call panel

SMART HOME FEATURES

- Smart home gateway
- Air-conditioning with smart home interfacing at living/dining
- Smart doorbell

KITCHEN

- Light touch is all that is required to open doors with Servo-Drive for Aventos. (for selected top cabinet only)
- Tall Boy Storage
- Built-In Fridge

MULTI-FUNCTIONAL FLIP DOWN TABLE

- Multi-functional kitchen table for dining and entertaining guest or as a working desk
- Folded away into the cabinet itself for more flexibility.

MASTER BEDROOM

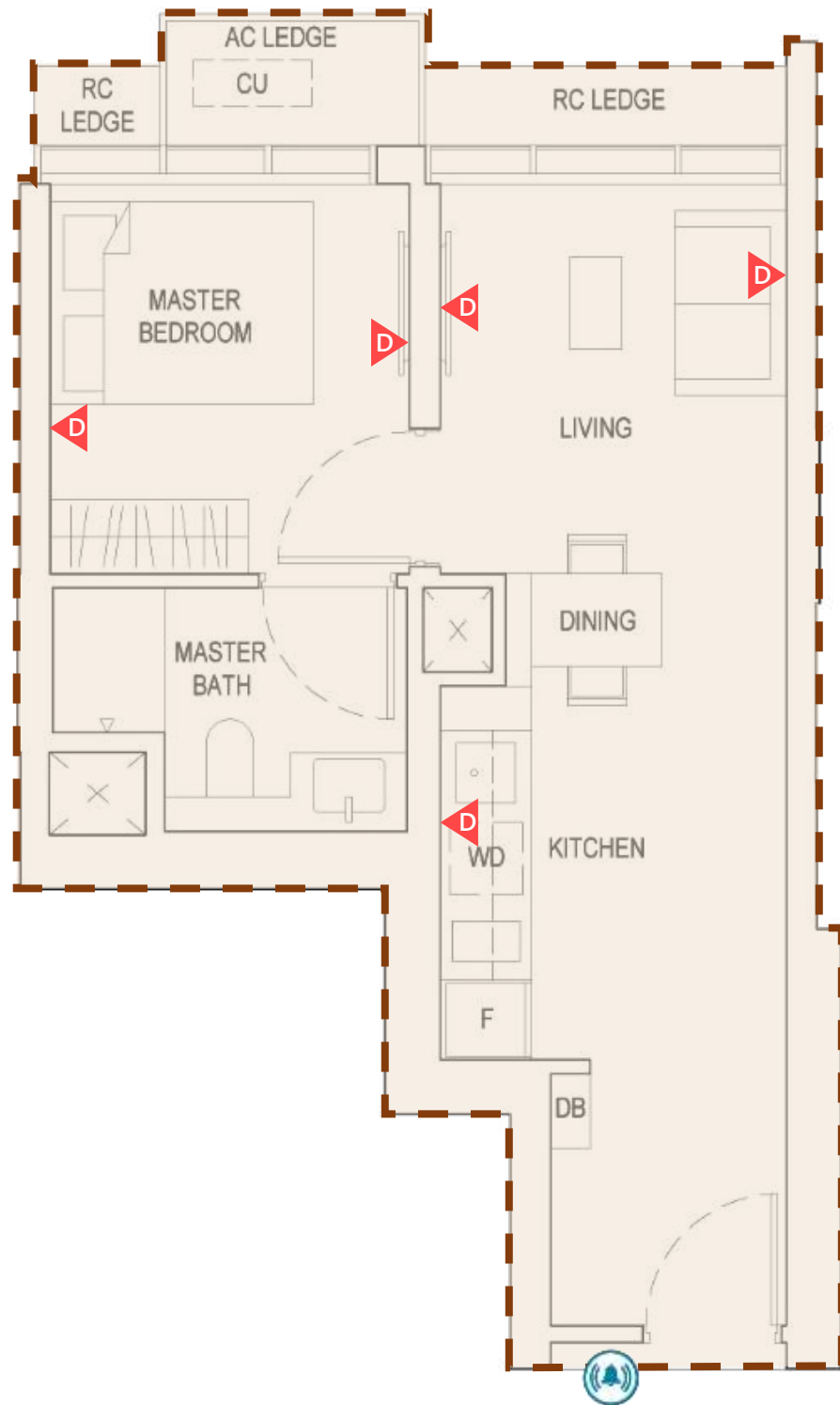
- Designed with connected bathroom.
- Wardrobe

UNIT M&E DESIGN PROVISION

SHOW UNIT | TYPE A1 – 1 BEDROOM

42 SQM | 452 SQFT

- Data / Telephone point provided for Living, Bedroom and Kitchen
- Smart Doorbell Provision
- Induction Hob
- Cooker Hood
- Digital Lock
- Smart Hub



UNIT LEGENDS

-  Data Point
-  Smart Doorbell

DESIGN INSPIRATION

KITCHEN CABINET AND FLIP DOWN DINING TABLE



- KITCHEN SINK



- KITCHEN FAUCET

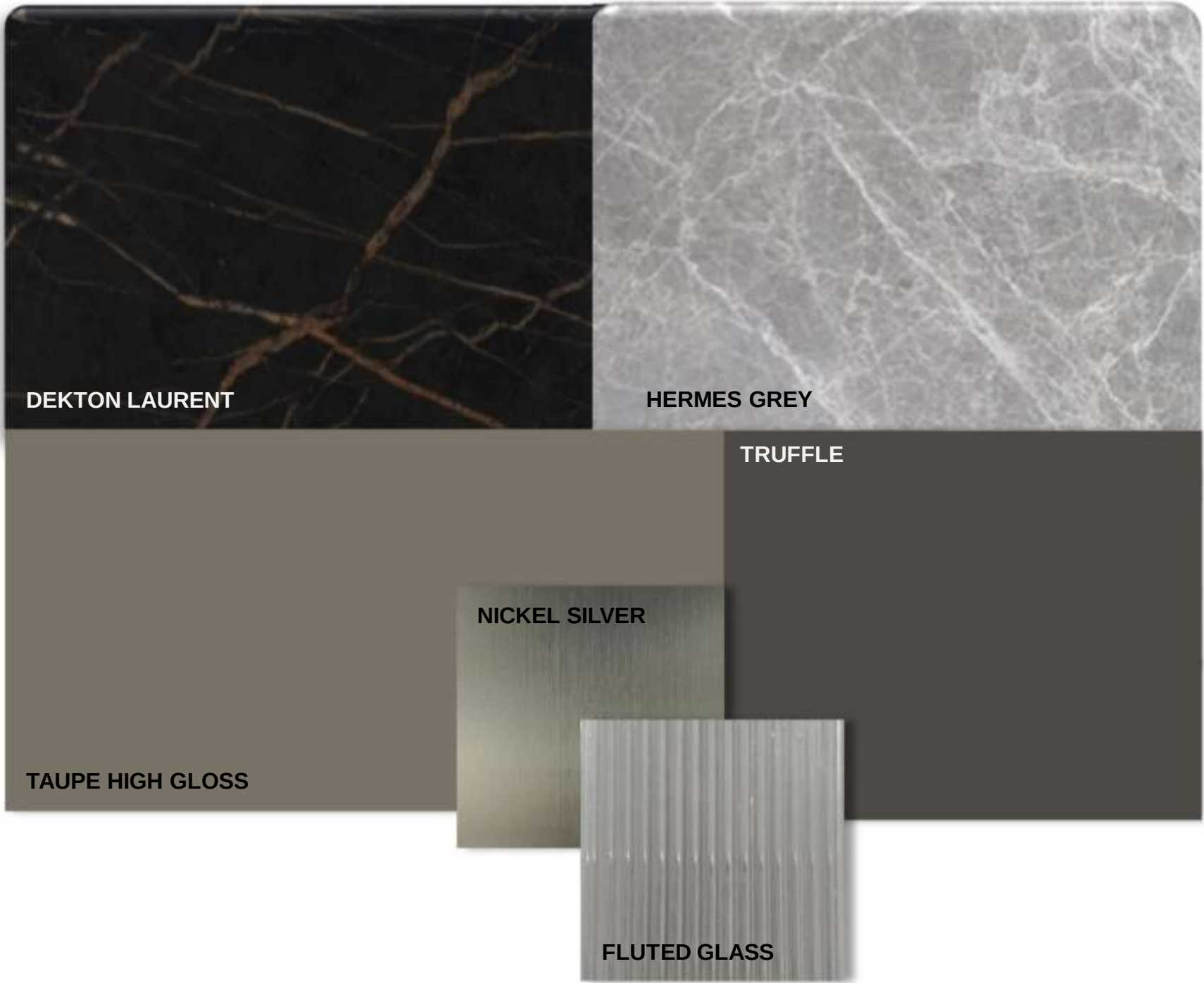


- BURNER INDUCTION HOB
- OVEN
- RANGE HOOD
- WASHER DRYER
- BUILT-IN FRIDGE



MATERIAL LIST

KITCHEN



KITCHENWARE



Since its foundation in 1911, Franke's success has been based on innovative engineering, unique design, and outstanding Swiss quality.



While based on aesthetic research and style, Gessi's Made in Italy philosophy is mainly focused on the development of exceptional solutions to real problems. The Company mission is to make everyday life more pleasant with objects of extraordinary beauty and functionality.



For more than 100 years, we at V-ZUG have made it our mission to make everyday life easier through our high-quality, innovative household appliances. As the Swiss market leader, we live by Swiss values – and make it possible for people all over the world to experience these with simple, individual solutions that provide lifelong inspiration and delight.

VZUG INDUCTION HOB



VZUG RANGE HOOD



VZUG 2 DOOR FRIDGE



GESSI KITCHEN FAUCET



VZUG WASHER DRYER



VZUG OVEN



FRANKE KITCHEN SINK



SANITARY FIXTURES
MASTER BATH

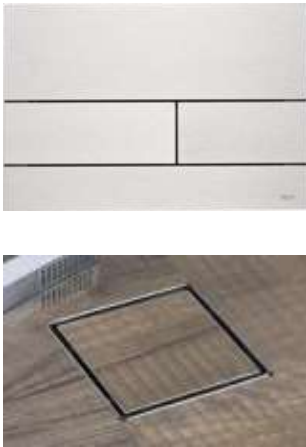
LAUFEN



GESSI



TECE

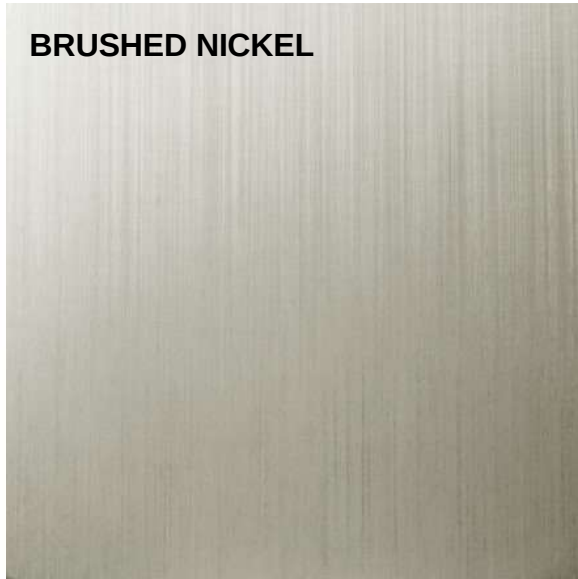


AWS[®]
Advanced Water Systems



MATERIAL LIST

MASTER BATH



MATERIAL LIST

MASTER BEDROOM WARDROBE



PROVISION LIST
MASTER BEDROOM WARDROBE

HÄFELE



PULL OUT MIRROR

HÄFELE



TIE RACK

RUTTI 图特



TROUSER RACK



GARNISH BOX DRAWER





UNIT LAYOUT

SHOW UNIT I TYPE BS1 – 2 BEDROOM + STUDY

77 SQM | 829 SQFT

APARTMENT	CEILING HEIGHT
TYPICAL UNITS	
Living / Dining / Kitchen / Study	2765 mm (approx.)
Master Bedroom	2765 mm (approx.)
Master Bath	2400 mm (approx.)
Bedroom 2	2765 mm (approx.)
Bath 2	2400 mm (approx.)
Balcony	2925 mm (approx.)

- VISUAL CONNECTIVITY OF KITCHEN, LIVING AND DINING**
- Uninterrupted visual connection from kitchen to living area.

- ENTRANCE**
- Flexibility to allow owner to customise and personalise the entrance for shoe cabinets and storage

- SECURITY**
- Digital lock
 - Visitor call panel

- SMART HOME FEATURES**
- Smart home gateway
 - Air-conditioning with smart home interfacing at living/dining
 - Smart doorbell

- STUDY**
- Flexible space for work and study or can be extension of communal area
 - Direct connection to common bath

- KITCHEN**
- Light touch is all that is required to open doors with Servo-Drive for Aventos. (for selected top cabinet only)
 - Tall Boy Storage
 - Built-In Fridge

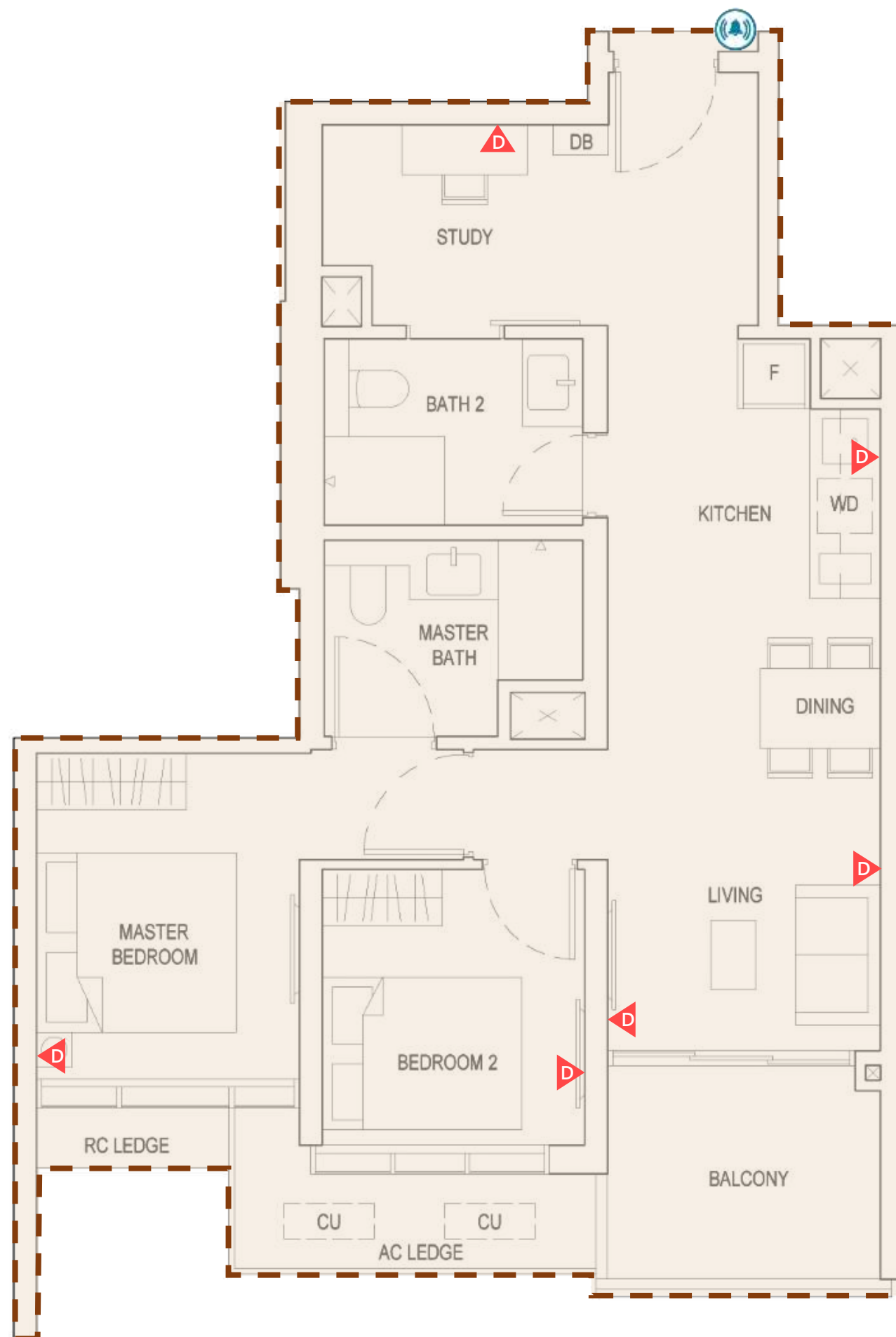
- BEDROOM 2**
- Units designed with exceptional size.
 - Wardrobe

- MASTER BEDROOM**
- Units designed with connecting bathroom
 - Wardrobe

UNIT M&E DESIGN PROVISION

SHOW UNIT I TYPE BS1 – 2 BEDROOM + STUDY
77 SQM | 829 SQFT

- Data / Telephone point provided for Living, All Bedrooms and Kitchen
- Smart Doorbell Provision
- Induction Hob
- Cooker Hood
- Digital Lock
- Smart Hub



UNIT LEGENDS

-  Data Point
-  Smart Doorbell

DESIGN INSPIRATION

KITCHEN CABINET AND FLIP DOWN DINING TABLE



- KITCHEN SINK



- KITCHEN FAUCET

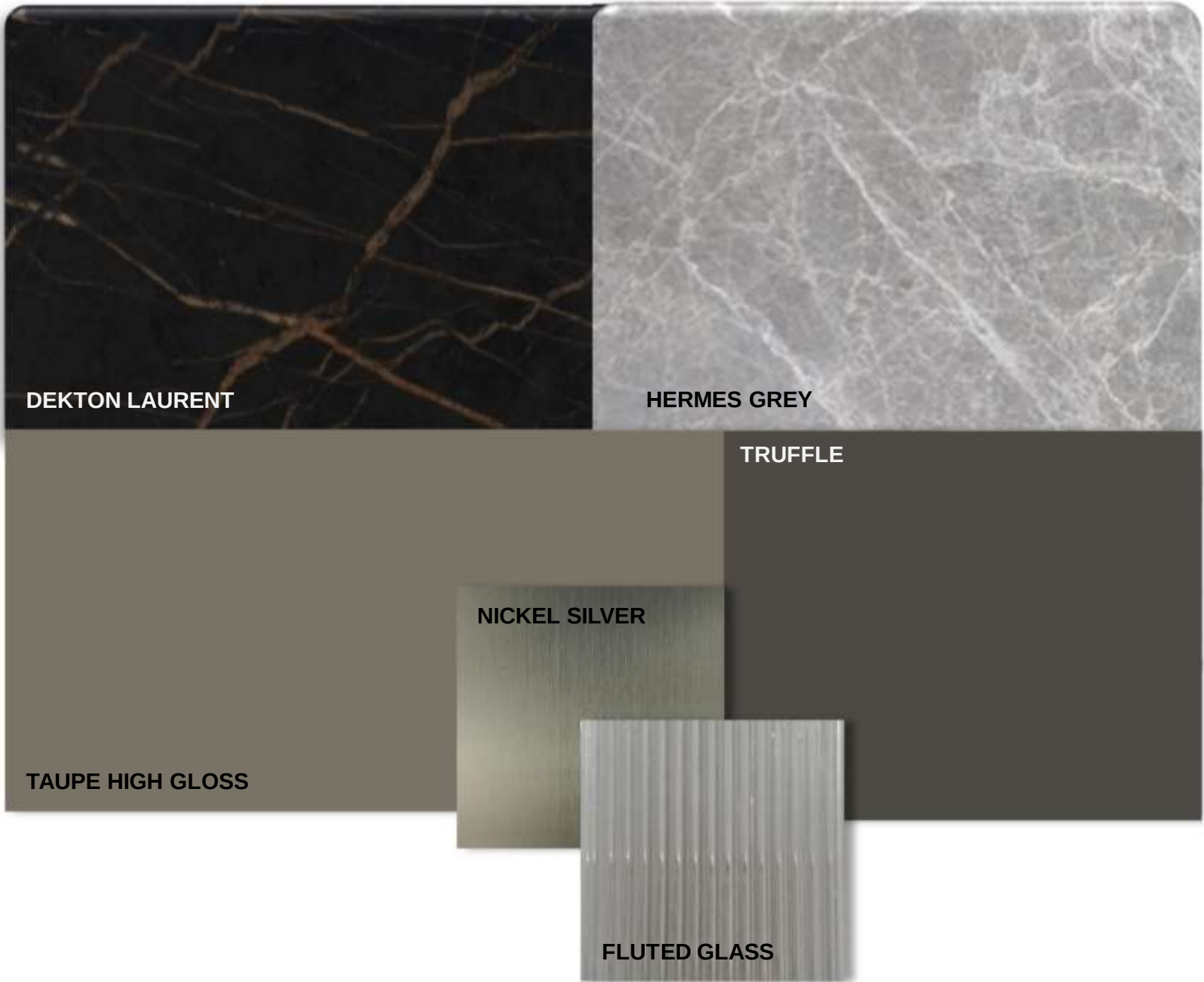


- BURNER INDUCTION HOB
- OVEN
- RANGE HOOD
- WASHER DRYER
- BUILT-IN FRIDGE



MATERIAL LIST

KITCHEN



KITCHENWARE



Since its foundation in 1911, Franke's success has been based on innovative engineering, unique design, and outstanding Swiss quality.



While based on aesthetic research and style, Gessi's Made in Italy philosophy is mainly focused on the development of exceptional solutions to real problems. The Company mission is to make everyday life more pleasant with objects of extraordinary beauty and functionality.



For more than 100 years, we at V-ZUG have made it our mission to make everyday life easier through our high-quality, innovative household appliances. As the Swiss market leader, we live by Swiss values – and make it possible for people all over the world to experience these with simple, individual solutions that provide lifelong inspiration and delight.

VZUG INDUCTION HOB



VZUG RANGE HOOD



VZUG 2 DOOR FRIDGE



GESSI KITCHEN FAUCET



VZUG OVEN



VZUG WASHER DRYER



FRANKE KITCHEN SINK



SANITARY FIXTURES
MASTER BATH

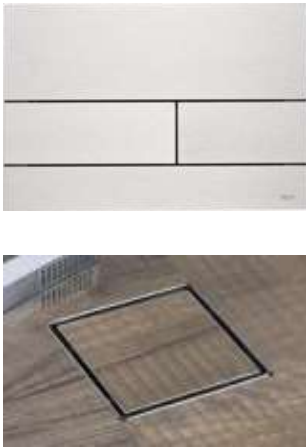
LAUFEN



GESSI



TECE



AWS[®]
Advanced Water Systems



MATERIAL LIST

MASTER BATH



SANITARY FIXTURES
COMMON BATH

LAUFEN



GESSI



TECE



AWS[®]
Advanced Water Systems





MATERIAL LIST

COMMON BATH



MATERIAL LIST

MASTER BEDROOM WARDROBE



PROVISION LIST
MASTER BEDROOM WARDROBE

HAFELE



PULL OUT MIRROR

HAFELE



TIE RACK

RUTTI 图特



TROUSER RACK



JEWELRY BOX DRAWER



MATERIAL LIST

COMMON BEDROOM WARDROBE



PROVISION LIST

COMMON BEDROOM WARDROBE



HÄFELE



FUTTI 图特



UNIT LAYOUT

SHOW UNIT I TYPE C1 – 3 BEDROOM

132 SQM I 1,420 SQFT



APARTMENT	CEILING HEIGHT
-----------	----------------

TYPICAL UNITS	
Living / Dining	2875 mm (approx.)
Foyer / DB	2600 mm (approx.)
Kitchen	2400 mm (approx.)
HS	2925 mm (approx.)
WC	2400 mm (approx.)
Master Bedroom	2765 mm (approx.)
Master Bath	2400 mm (approx.)
Bedroom 2	2765 mm (approx.)
Bath 2	2400 mm (approx.)
Bedroom 3	2765 mm (approx.)
Balcony	2925 mm (approx.)

LUXURIOUS LIVING AND DINING SPACE

- Elegant space with 7140mm(L) x 4030mm(W).

PRIVATE LIFT + FOYER

- Exclusive Entrance
- Enhance mobility safety and accessibility at home
- Flexibility to allow owner to customise and personalise the entrance for shoe cabinets and storage or displays

SECURITY

- Digital lock
- Visitor call panel

SMART HOME FEATURES

- Smart home gateway
- Air-conditioning with smart home interfacing at living/dining
- Smart doorbell

WET KITCHEN + PANTRY

- Light touch is all that is required to open doors with Servo-Drive for Aventos. (for selected top cabinet only)
- Tall Boy Storage
- Built-In Fridge
- “Dry” Kitchen Pantry concept

STORAGE EXTENT

- HS may consider as supplementary storage for the unit

SPACIOUS BEDROOMS

- Master bedroom designed with exceptional size and connecting bathroom

MASTER BATH

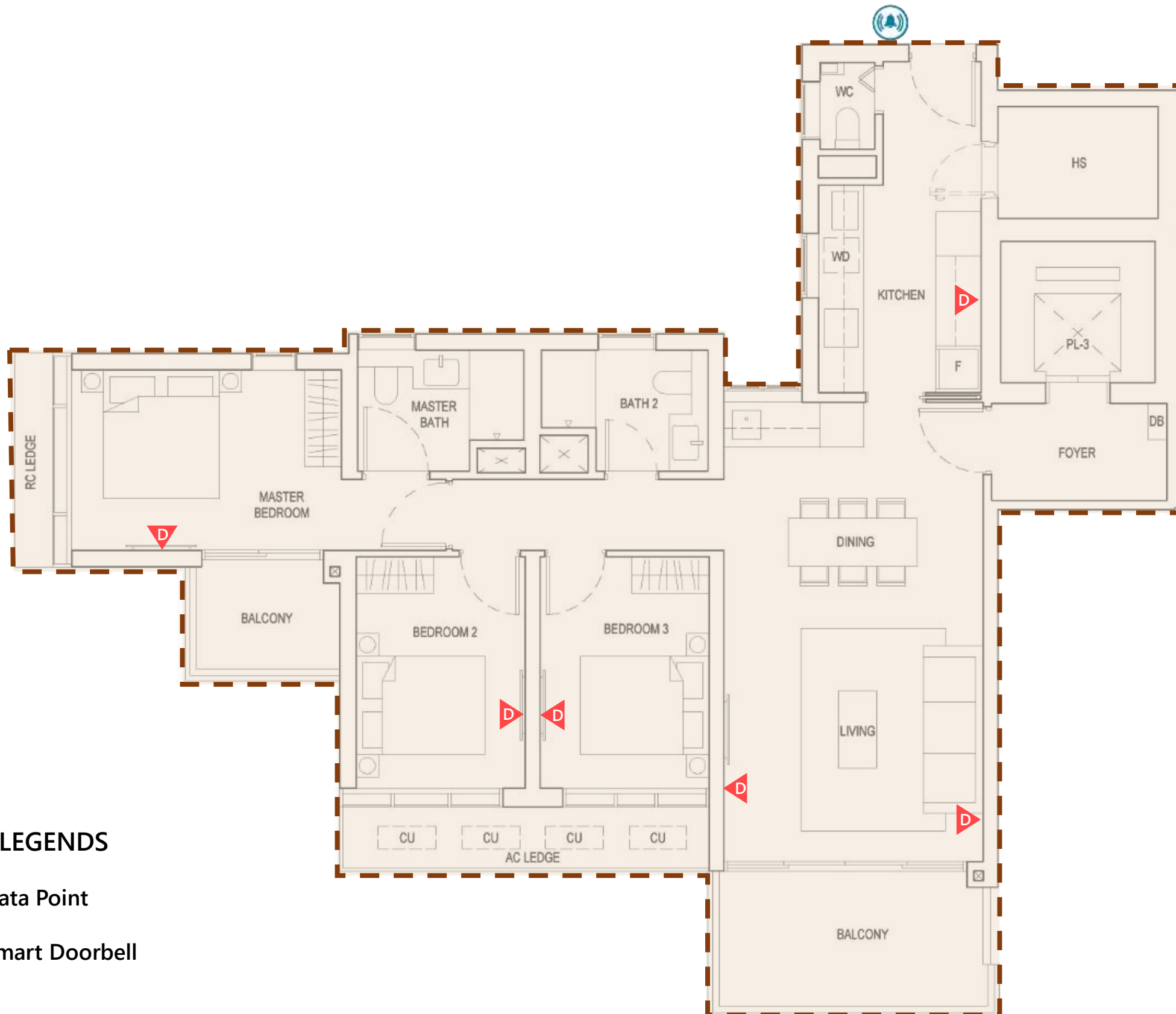
- Intelligent Toilet WC

UNIT M&E DESIGN PROVISION

SHOW UNIT I TYPE C1 – 3 BEDROOM

132 SQM | 1,420 SQFT

- Data / Telephone point provided for Living, All Bedrooms and Kitchen
- Smart Doorbell Provision
- Induction Hob
- Cooker Hood
- Digital Lock
- Smart Hub



UNIT LEGENDS

-  Data Point
-  Smart Doorbell

DESIGN INSPIRATION

KITCHEN CABINET AND FLIP DOWN DINING TABLE



- KITCHEN SINK



- KITCHEN FAUCET



- BURNER INDUCTION HOB
- OVEN
- RANGE HOOD
- WASHER DRYER
- BUILT-IN FRIDGE



MATERIAL LIST

KITCHEN



KITCHENWARE



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VZUG INDUCTION HOB



VZUG RANGE HOOD



VZUG 2 DOOR FRIDGE



GESSI KITCHEN FAUCET



VZUG OVEN



VZUG WASHER DRYER



FRANKE KITCHEN SINK



SANITARY FIXTURES
MASTER BATH

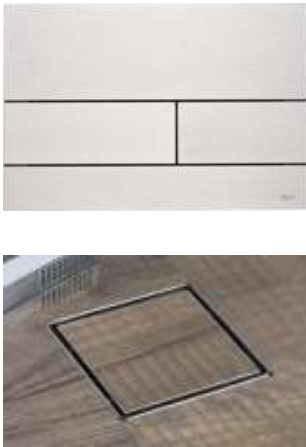
LAUFEN



GESSI



TECE



AWS[®]
Advanced Water Systems



MATERIAL LIST

MASTER BATH



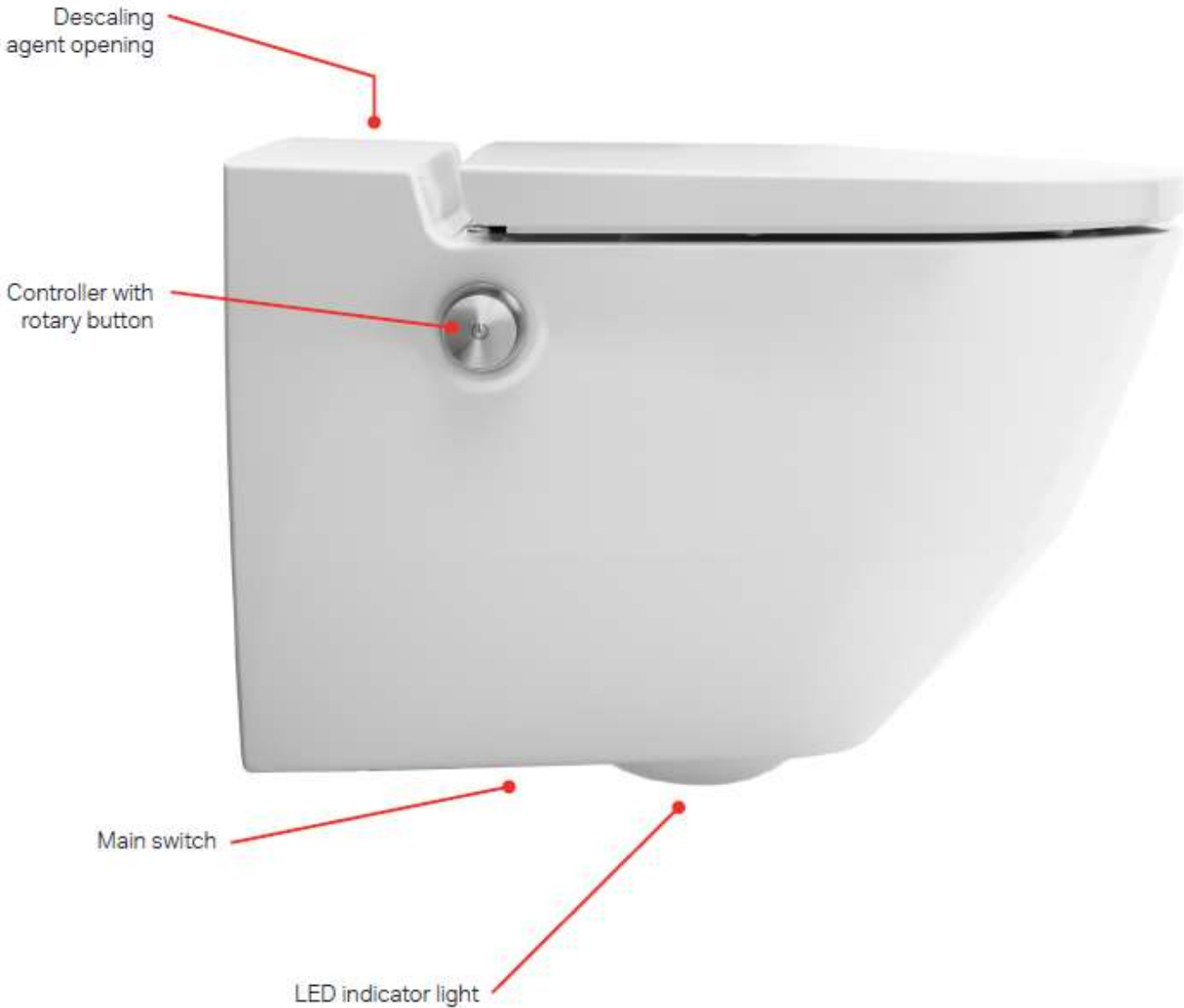
SANITARYWARE

MASTER BATH I TYPE C1 – 3 BEDROOM

INTELLIGENT TOILET

LAUFEN

CLEANET NAVIA



OPERATING THE SHOWER TOILET

SELECTING SPECIAL FUNCTIONS USING THE APP

The Laufen app gives you access to practical special functions which you can only select via your smartphone.

APPLIANCE FLUSHING



The appliance flushing feature allows you to flush out your shower toilet completely to clean it and to supply it with fresh water. It is recommended that appliance flushing be carried out particularly after longer periods of inactivity (e.g., after holidays).

CONFIGURING THE BASIC PROFILE



The Laufen app allows you to save a personal user profile. You can use this to individually set the desired jet intensity and position.

WATER HARDNESS



The Laufen app allows you to store the hardness of your mains water in order to ensure an optimum interval for the automatic descaling programme.

- There are various ways of measuring the water hardness:
- Ask your water supply company. You will usually find this information on your water bill.
 - Factory setting: 25–35 °fH

HEATER SETTINGS



You can adjust the heater settings using the app. The factory setting for the heater is always ON.

Your Laufen shower toilet can be operated using either the controller with rotary button or via the Laufen app.



SANITARY FIXTURES

COMMON BATH
NOT APPLICABLE TO WC

LAUFEN

GESSI

TECE



AWS[®]
Advanced Water Systems



MATERIAL LIST

COMMON BATH



MATERIAL LIST

MASTER BEDROOM WARDROBE



PROVISION LIST
MASTER BEDROOM WARDROBE

HÄFELE



PULL OUT MIRROR

HÄFELE



TIE RACK

RUTTI 图特



TROUSER RACK



GARNISH BOX DRAWER



MATERIAL LIST

COMMON BEDROOM WARDROBE



PROVISION LIST

COMMON BEDROOM WARDROBE

HAFELE



TUTTI 图特



SAMSUNG

SMART Doorlock

SHP-DH538

LATEST

Biometric Lever Handle Doorlock

LEARN MORE..

123

456

789

*0#

123

456

789

*0#

Simple & Stylish Digital Lock

Harmony with modern home interior design, winner of the coveted IF and Red Dot Design award.

FINGERPRINT

NUMBER PAD

MECHANICAL KEY

MOBILE APP-SMARTHOME (optional)

HOME SECURITY

DIGITAL LOCK | MAIN DOOR

Convenient LED status icons

DOUBLE LOCK

INTRUSION ALARM

LOW BATTERY

AWAY MODE

Intuitive LED Touch Pad

ONE BERNAM | SINGAPORE | 1ST APRIL 2021



SMART DOORBELL

ARLO VIDEO | MAIN DOOR



Know before they knock

Arlo Video Doorbell is designed to capture what traditional video doorbells can't. Get notified when motion is detected and receive a call on your phone when your doorbell is pressed.



HD Video with HDR
Capture more vivid details



Motion Detection
Get instant phone alerts



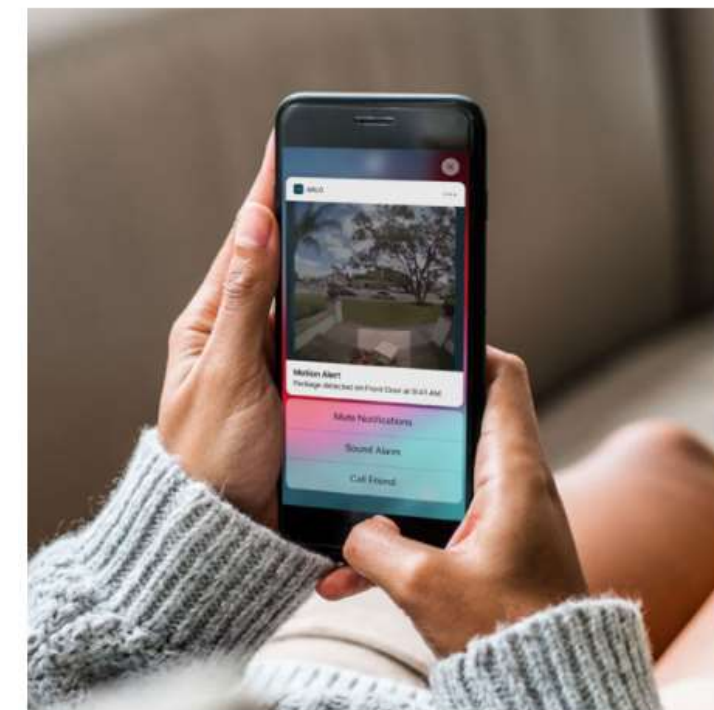
Night Vision
See clearly without a light on



180° Viewing Angle
Shows more at your door



2-Way Audio
Hear and speak to visitors



Motion detection & alerts

Get notified when motion is detected, and watch live-streaming video from your smartphone or tablet.



More ways to answer

Hear and speak to visitors with clear 2-way audio, or respond quickly with pre-recorded messages.

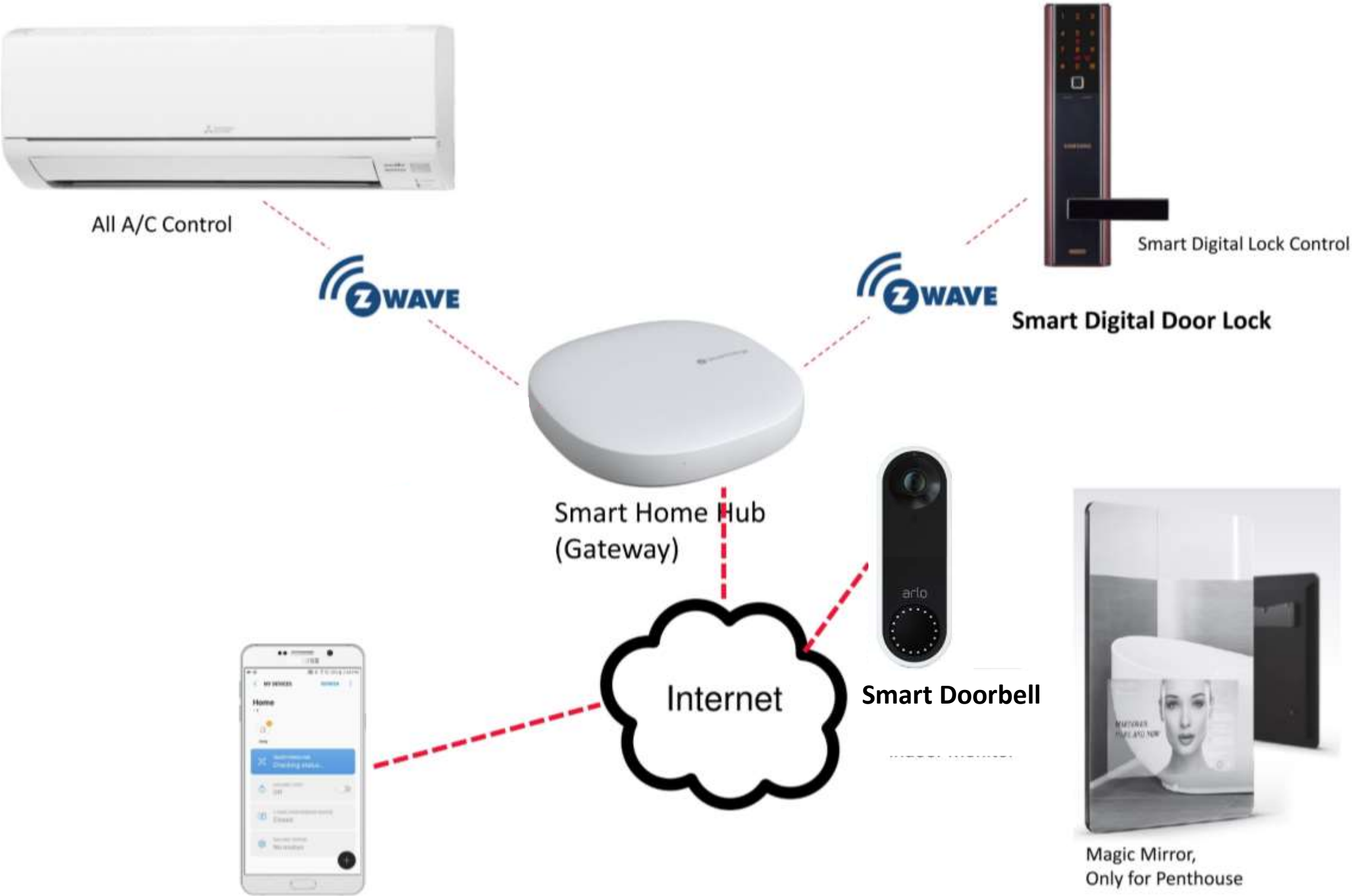


Image for reference only
PROVISION: WHITE COLOR



Haiku® Fans
I Series

Iconic Design Meets Exceptional Efficiency

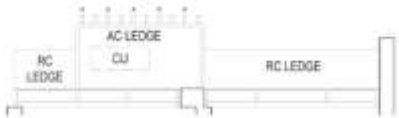


UNIT LAYOUT

TYPE A1

1 - BEDROOM 42 sqm / 452 sqft

TYPE A1
09-04 to 19-04



TYPE A1
05-04 to 08-04
20-04 to 33-04



Notes: Area includes AC ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure I".

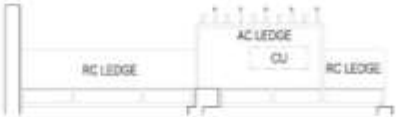
Legend: F - Fridge DB - Distribution board WD - Washer cum Dryer AC Ledge - Air Conditioner ledge CU - Condensing Unit A - Full Height Facade Signature Fin



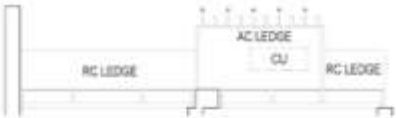
TYPE A2

1 - BEDROOM 41 sqm / 441 sqft

TYPE A2
13-03 to 22-03



TYPE A2
05-03 to 12-03
23-03 to 33-03



Notes: Area includes AC ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure I".

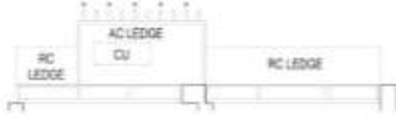
Legend: F - Fridge DB - Distribution board WD - Washer cum Dryer AC Ledge - Air Conditioner ledge CU - Condensing Unit A - Full Height Facade Signature Fin



TYPE A3

1 - BEDROOM 43 sqm / 463 sqft

TYPE A3
23-05 to 33-05



TYPE A3
05-05 to 22-05



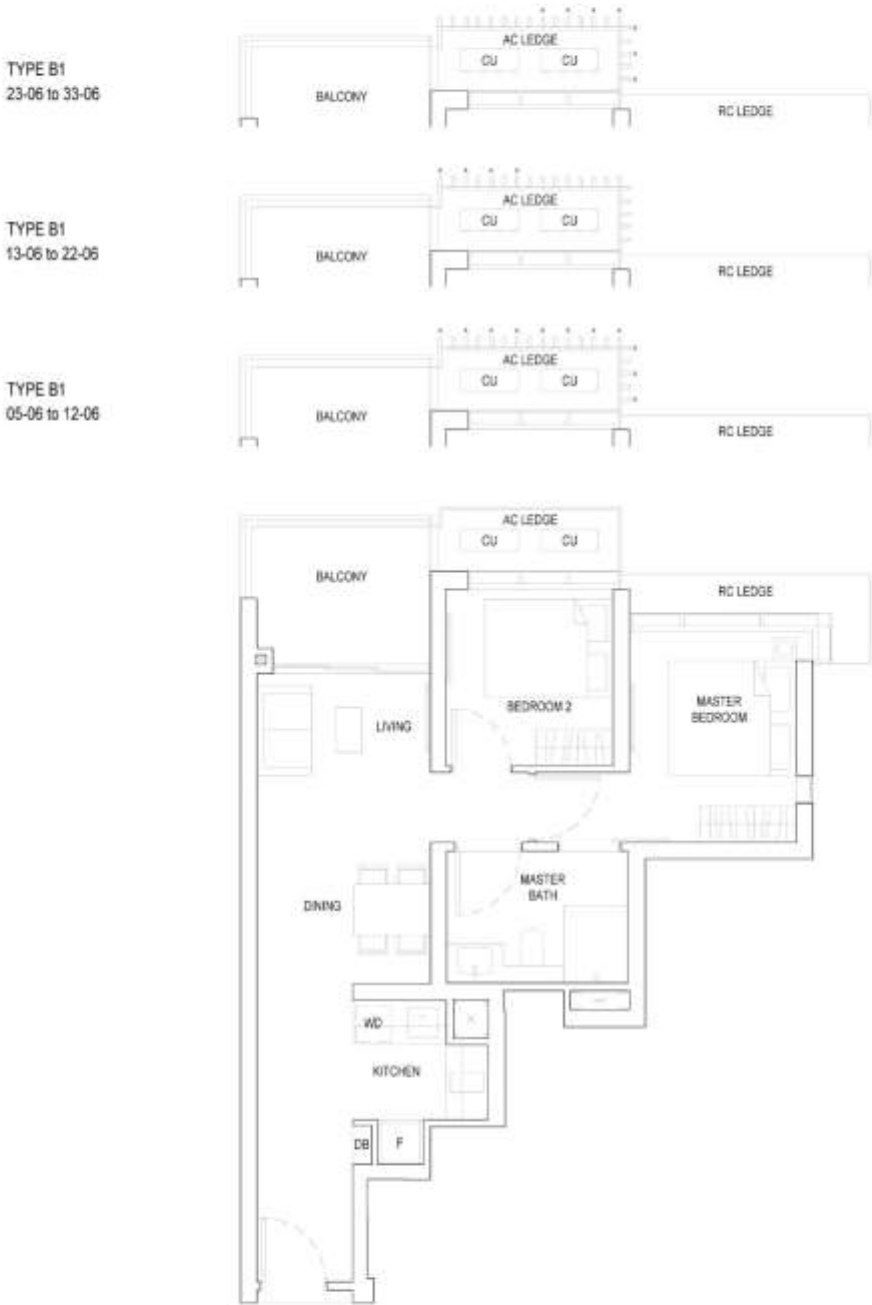
Notes: Area includes AC ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure I".

Legend: F - Fridge DB - Distribution board WD - Washer cum Dryer AC Ledge - Air Conditioner ledge CU - Condensing Unit A - Full Height Facade Signature Fin



TYPE B1

2 - BEDROOM 68 sqm / 732 sqft

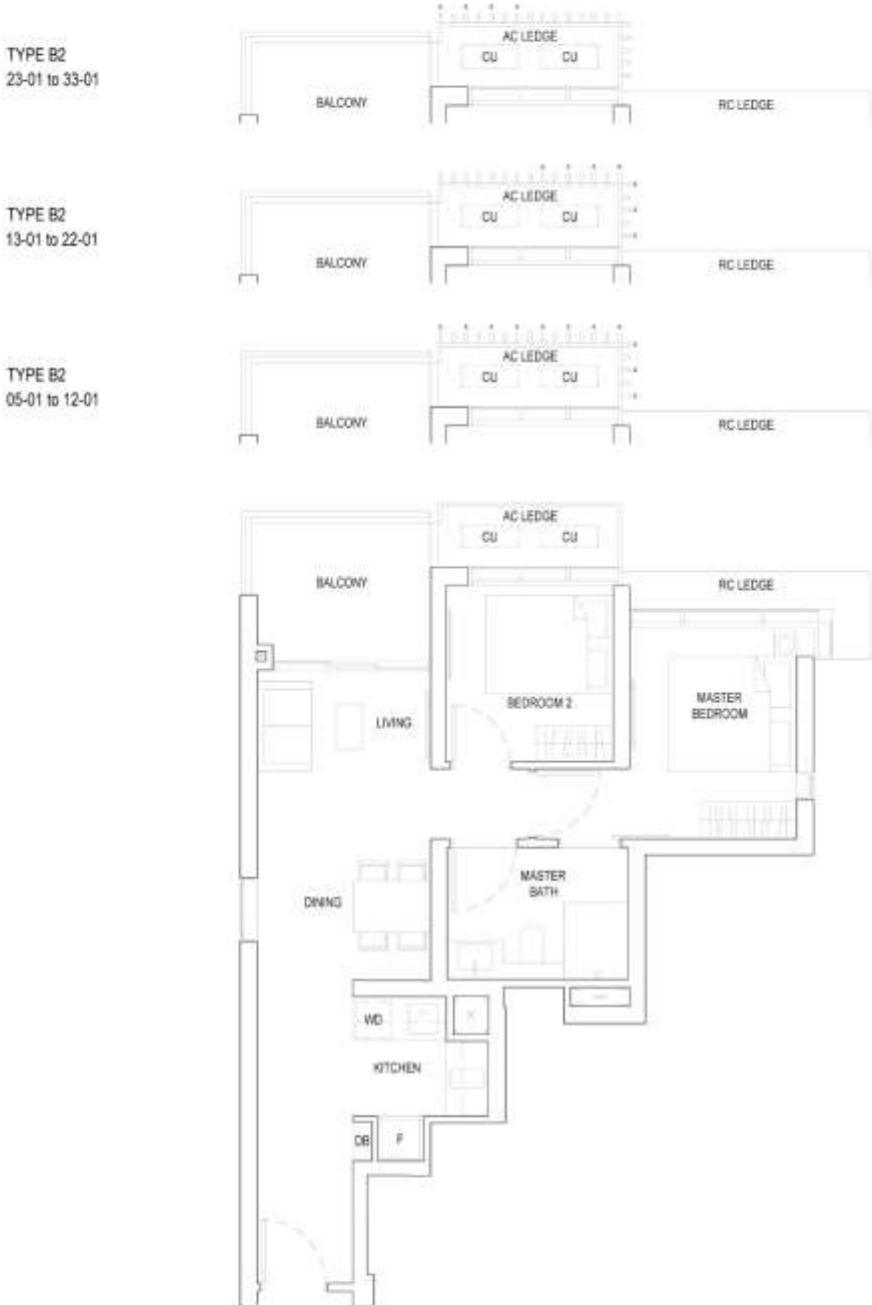


Notes: Area includes AC ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

Legend: F - Fridge DB - Distribution board WD - Washer cum Dryer AC Ledge - Air Conditioner ledge
CU - Condensing Unit A - Full Height Facade Signature Fin

TYPE B2

2 - BEDROOM 68 sqm / 732 sqft

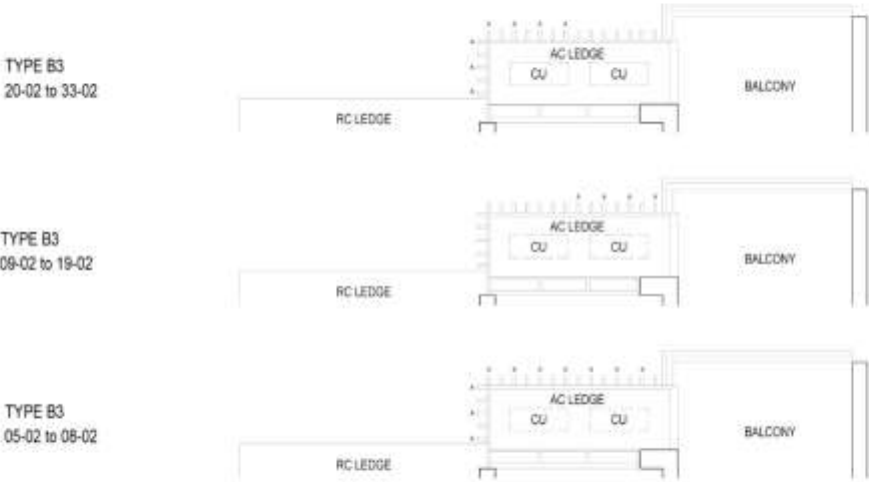


Notes: Area includes AC ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

Legend: F - Fridge DB - Distribution board WD - Washer cum Dryer AC Ledge - Air Conditioner ledge
CU - Condensing Unit A - Full Height Facade Signature Fin

TYPE B3

2 - BEDROOM 65 sqm / 700 sqft



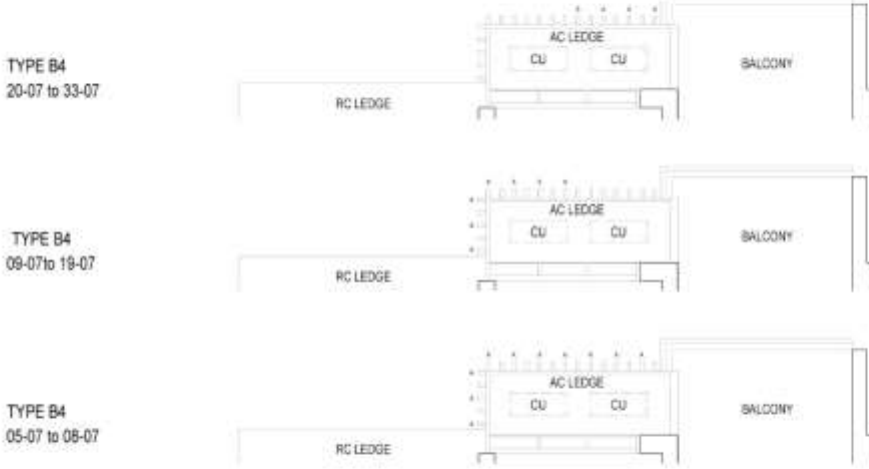
Notes: Area includes AC ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

Legend: F - Fridge DB - Distribution board WD - Washer cum Dryer AC Ledge - Air Conditioner ledge
CU - Condensing Unit A - Full Height Facade Signature Fin



TYPE B4

2 - BEDROOM 65 sqm / 700 sqft



Notes: Area includes AC ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

Legend: F - Fridge DB - Distribution board WD - Washer cum Dryer AC Ledge - Air Conditioner ledge
CU - Condensing Unit A - Full Height Facade Signature Fin



TYPE BS1

2 - BEDROOM + STUDY 77 sqm / 829 sqft



Notes: Area includes AC ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

Legend: F - Fridge DB - Distribution board WD - Washer cum Dryer AC Ledge - Air Conditioner ledge CU - Condensing Unit A - Full Height Facade Signature Fin



TYPE BS2

2 - BEDROOM + STUDY 77 sqm / 829 sqft



Notes: Area includes AC ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

Legend: F - Fridge DB - Distribution board WD - Washer cum Dryer AC Ledge - Air Conditioner ledge CU - Condensing Unit A - Full Height Facade Signature Fin



TYPE BS3

2 - BEDROOM + STUDY 75 sqm / 807 sqft



TYPE BS3
05-09 to 08-09

TYPE BS3
09-09 to 22-09

TYPE BS3
23-09 to 33-09



Notes: Area includes AC ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

Legend: F - Fridge DB - Distribution board WO - Washer cum Dryer AC Ledge - Air Conditioner ledge CU - Condensing Unit A - Full Height Facade Signature Fin



TYPE BS4

2 - BEDROOM + STUDY 81 sqm / 872 sqft



TYPE BS4
05-08 to 12-08



TYPE BS4
13-08 to 22-08



TYPE BS4
23-08 to 33-08



Notes: Area includes AC ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

Legend: F - Fridge DB - Distribution board WO - Washer cum Dryer AC Ledge - Air Conditioner ledge CU - Condensing Unit A - Full Height Facade Signature Fin

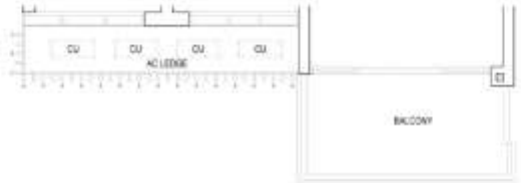


TYPE C1

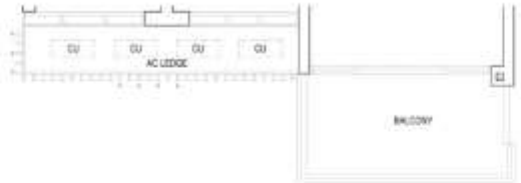
3 - BEDROOM 132 sqm / 1,421 sqft



TYPE C1
05-12 to 12-12



TYPE C1
13-12 to 33-12



Notes: Area includes AC ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

Legend: F - Fridge, St - Stove, Dish - Dishwasher, WC - Water Closet, HB - Household Bin, A - Air-Conditioning Unit, CU - Condensing Unit, WC - Water Closet, HB - Household Bin, A - Air-Conditioning Unit, CU - Condensing Unit.

Scale: 0 1 2 3 4 5 6 7 8 9 10

TYPE E1

5 - BEDROOM (PH) 400 sqm / 4,306 sqft

35-01



Notes: Area includes AC ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Accessure 1".

Legend: 1. Fridge 2. Dishwasher 3. Sink 4. Stove 5. AC Ledge 6. Air Conditioner 7. TV 8. Ceiling Fan



TYPE E2

3 - BEDROOM (PH) 181 sqm / 1,948 sqft

35-03



Notes: Area includes AC ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Accessure 1".

Legend: F - Fridge, WB - Washbasin, WC - Water Closet, AC Ledge - No Condition Ledge, CU - Corridor, DO - Door, WC - Water Closet, A - Full Height Glass System Fx



TYPE E3

3 - BEDROOM (PH) 162 sqm / 1,744 sqft

35-02



Notes: Area includes A/C ledge, balconies, and void (where applicable). Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Accessure 1".

Legend: F - Fridge, WB - Washbasin/WC, WB - Washbasin/WC, WC Ledge - No Condition Ledge, CLO - Clothing Box, WC - Water Closet, A - Full Height Glass Screen For

0 1 2 3 4



THANK YOU