

Developer: TEE Forward Pte Ltd

(JV: TEE Land and TG)

FACT SHEET

Project information : Proposed 3 blocks of 5- Storey residential apartments with an attic and basement, swimming pool and communal facilities.

Legal Description : TS28 Lot 00743N and 00744X (District 11)

Development Name : 35 GILSTEAD

Address : 35 Gilstead Road S(309079)

Tenue : Freehold

Site Area : 3,538.30 sqm (38,086.26 sf)

No of units : 70 units

Type A1 – (1+study) – 3 units (44sqm)	Type C2 – (3br) – 3 units (86 sqm)
Type A2 – (1br) – 8 units (45 sqm)	Type C2-P – (3br) – 1 unit (86 sqm)
Type A3 – (1+study) – 3 units (52- 66 sqm)	Type C2-PH – (3br Dv) – 1 unit (99 sqm)
Type B1 – (2br) – 9 units (65 sqm)	Type C3 – (3br classic) – 3 units (81 sqm)
Type B1-P (2br) – 3 units (69 sqm)	Type C3-P – (3br classic) – 1 unit (87 sqm)
Type B2 – (2br classic) – 6 units (63 sqm)	Type C3-PH – (3br classic DV) – 1 unit (96 sqm)
Type B2-P – (2br classic) – 2 units (67 sqm)	Type C4 – (3br classic) – 2 units (78 sqm)
Type B3 – (2br classic) – 4 units (51 sqm)	Type C4-P – (3br classic) – 1 unit (82 sqm)
Type B3-P (2br classic) – 1 unit (53 sqm)	Type C4-PH – (3br classic Dv) – 1 unit (93 sqm)
Type B4 – (2br dual key) – 1 unit (65 sqm)	Type D1 – (3br+PH) – 2 units (150 sqm)
Type B5 – (2br premium) – 1 unit (60 sqm)	Type D2 – (3br+ PH) – 2 units (143 sqm)
Type C1 – (3br + study premium) – 6 units (94 sqm)	Type D3 – (3br+PH) – 1 unit (153 sqm)
Type C1-P – (3br+study premium) – 2 units (102 sqm)	
Type C1-PH – (3br+ study premium Dv) – 2 units (116 sqm)	

Carparks : 70 + 2 Disability access carpark lots

Recreational Facilities

Outdoor Fitness Pod

Sun Deck

Infinity Lap Pool

Gym

Wading Pool

Gourmet Pavilion

Play Lawn

Entertainment Lawn

Garden Feature

Tropical Pavilion

No. of Lift : Private lift to units

Additional Item

- i) High and low kitchen cabinets with Quartz Counter Top for both Kitchen and Open Kitchen
- ii) Open Kitchen appliances (Type A1, A1a, A2, B1, B2, B3, B4, B5): 1 microwave, 1 integrated fridge, 1 hood, 1 induction hob (2 burner), 1 washing machine cum dryer.
- iii) Kitchen appliances (Type C1, C2, C3, C4, D1, D2, D3): 1 built in oven, 1 free standing fridge, 1 hood , 1 induction hob (3 burner), 1 washing machine cum dryer.
- iv) Built-in wardrobes.
- v) Living area - Marble flooring
- vi) Smart Home system

Kitchen Appliance	Bosch & Gaggenau
Sanitary Fitting & Wares	Hansgrohe / Duravit
Aircon	Daikin / Mitsubishi (TBA)
Kitchen	Snaidero

Floor to Ceiling

Level	1 st Storey	2 nd -4 th Storey	5 th Storey	Attic Storey
Unit Type	B1, B2, B3, B4, C1, C2, C3, C4	A1, A2, A3, B1,B2,B3, B4, C1, C2, C3, C4	A2, B5, C1, C2, C3, D1, D2, D3	D1, D2, D3
Living/Dining/Study	4.1m	3.1m	3.1m (5.7m for Double Volume Areas)	3.1m
Family	-	-	3.1m	3.1m
Master Bedroom	4.1m	3.1m	3.1m	3.1m
Junior Master Bedroom	-	-	3.1m	-
Bedroom 2	4.1m	3.1m	3.1m	-
Bedroom 3	4.1m	3.1m	3.1m	3.1m
Private Lift Access	3.6m	2.6m	2.6m	3.1m
Kitchen	3.6m	2.6m	2.6m	-
Master Bathroom	2.4m	2.4m	2.4m	2.4m
Junior Master Bathroom	-	-	2.4m	-
Bathroom 2	2.4m	2.4m	2.4m	-
Bathroom 3	-	-	2.4m	2.4m
Powder	-	2.4m	-	-
WC	2.4m	2.4m	2.4m	-
HS	2.9m	2.9m	2.9m	-
Balcony/PES/Roof Terrace	4.1m	3.1m	3.1m	3.1m

Professional

Architect	Metaphor Design + Architecture P L
Civil & Structural Engineer	TW- Asia Consultants P L
M&E Engineer	FCL Engineering Consultant
QS	BCM Consultants P L

Legal

Solicitor	Lee & Lee
Project Account. No	“HONG LEONG FINANCE LIMITED FOR PROJECT ACCOUNT NO.101-3003856-1 OF TEE FORWARD PTE. LTD.”
BP approval	BP no.: A1525-00011-2017-BP01 / A1525 -00011-2017 -BP02
Estimated T.O.P	31 Dec 2022
Estimated legal completion	31 Dec 2025
Estimated Maintenance Fee	\$ per share (TBA)