

PINERY

RESIDENCES

Everything, everywhere, every day



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HOI HUP
— REALTY —

海峽實業私人有限公司

SUNWAY MCL

A Sunway Property company

Successfully completed a diversified portfolio of property developments comprising private condominiums, landed housing, cluster-strata housing, executive condominiums and mixed-use commercial developments.

Reputable Real Estate developers with solid experience in private condominiums & mixed-use commercial developments.



THE CONTINUUM



Artist's Impression

TERRA HILL



KI RESIDENCES AT BROOKVALE



PINERY

RESIDENCES

Located in Tampines. Drawing inspiration from the area's name, 'Pinery' is derived from the word 'pines', reflecting a connection to the locality.



A photograph of a pineapple field at sunset. The sun is low on the horizon, casting a warm, golden light over the scene. The pineapples are ripe, with yellow-orange skin and green crowns. They are arranged in rows, and the background shows a line of trees under a hazy sky.

PINERY

RESIDENCES

Pinery is also a pineapple farm/hothouse: A place, specifically a greenhouse or tropical area, for cultivating pineapples.

PINERY

RESIDENCES

TAGLINE

Everything,
everywhere,
every day

LOGO WITH TAGLINE

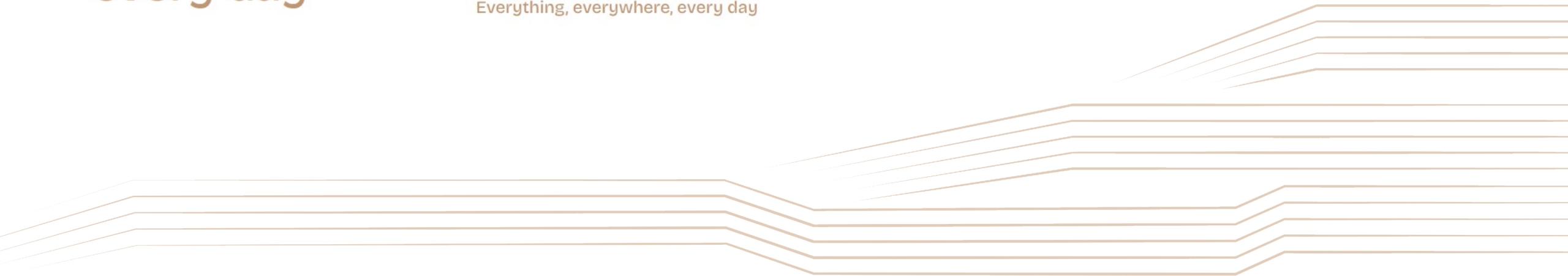
PINERY

RESIDENCES

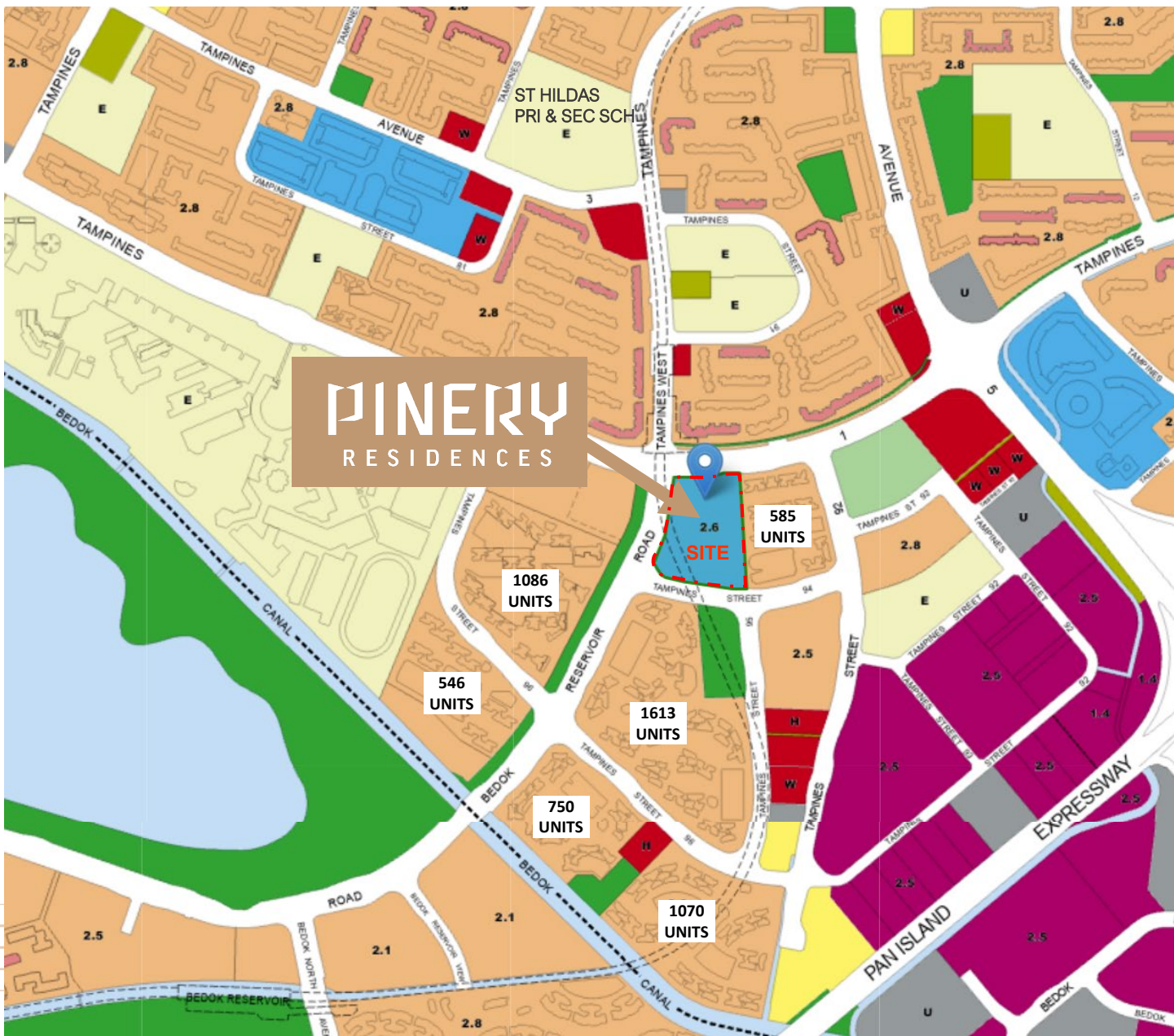
Everything, everywhere, every day

LINE DESIGN

Inspired by the layered architecture of the development, these lines extend the visual language of the facade into the brand design for a cohesive connection.



ADJACENT PUBLIC HOUSING



Tampines Neighborhood: Prospects & Possibilities





Education

- Within 1km to St Hilda's Primary, Jun yuan Primary School and Tampines Primary School
- 3 MRT stops to SUTD
- 7 mins walk to Temasek Poly
- 5 mins drive to United World College South East Asia



Work

- Straight DTL line to CBD
- 9 mins drive to Changi Business Park
- T5 U/C & Changi East Urban District



Amenities

- 1 MRT Stop to Tampines Central with 3 shopping malls & Tampines Hub
- 5 MRT stops to Jewel
- Minutes drive from Changi Hospital and upcoming Eastern Regional Centre



Nature

- 10 mins walk to Bedok Reservoir Park
- Neighborhood Park just across the road



Future Growth Opportunities

- East region Master plan
- Tampines Regional Centre
- Paya Lebar Airbase relocation



Airport Travel

- 5 MRT stops to Changi Airport



Expressways

- 3 mins drive to PIE
- 5 mins drive to TPE



MRT

Direct UPL access to **Tampines West MRT station (DTL)**



Convenience of a Mixed Use Development

- Pinery Mall right downstairs with supermarket, food court, F&B, ECDC any many more



Orientation

Units are predominantly North South Orientated



Block Distance

Generous block distance with pool views



Facilities

- Lush landscape, luxurious facilities with 5 pools



MOP (BTOs NEARBY)

- Ready pool of upgraders

PINERY RESIDENCES

LOCATION
(MATURED
ESTATE)

CONNECTIVITY
(WELL
CONNECTED)

PRODUCT
(MIXED-USE
DEVELOPMENT)

LONG
TERM
DEMAND

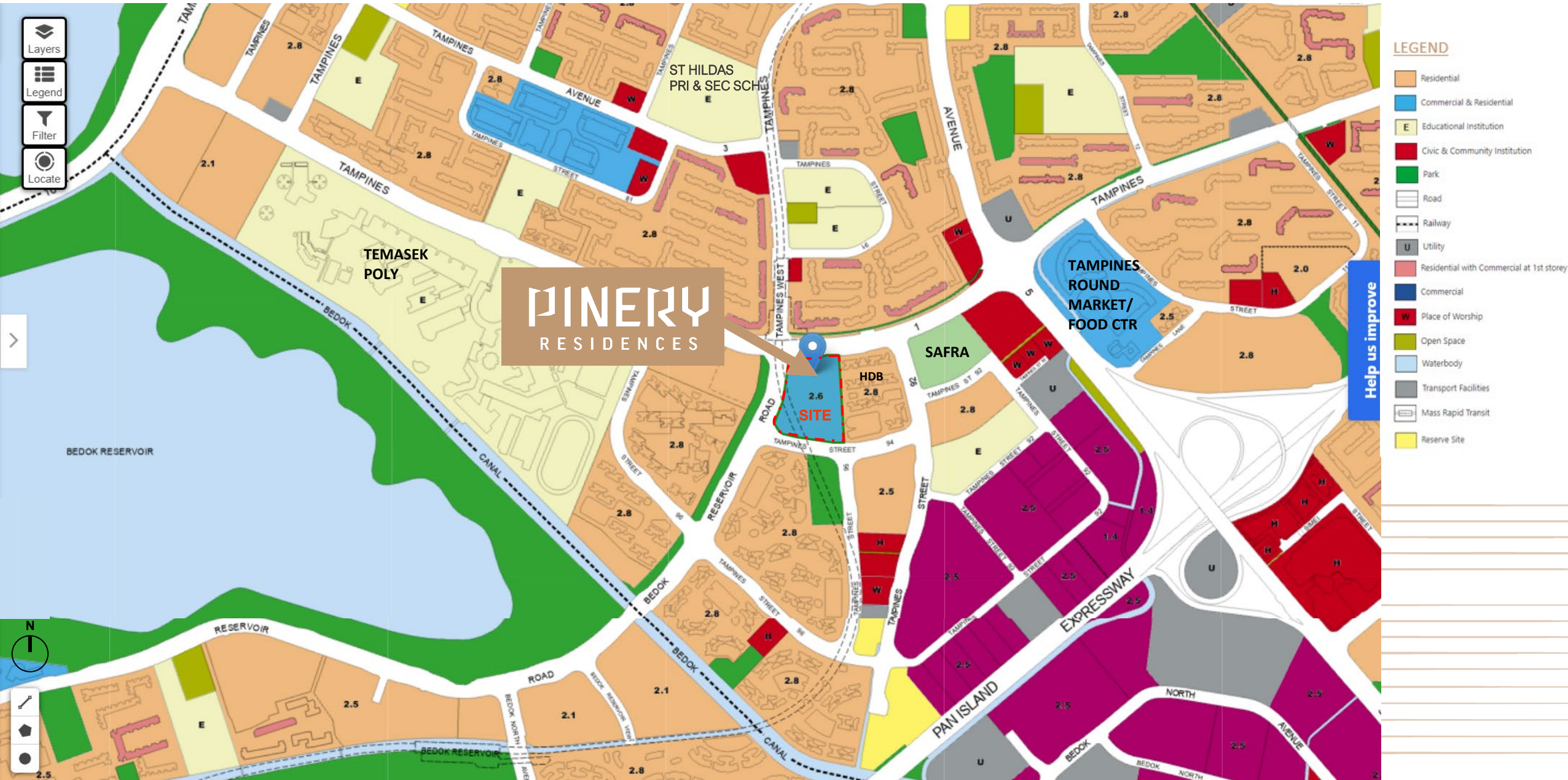
KEY SELLING POINTS

1. **Direct MRT Connectivity** - Direct access via underground Pedestrian Link (UPL), seamless connection to Tampines West MRT.
Downtown Line connects directly to the CBD, Marina Bay, Bugis, and Tampines Central
2. **Mixed-Use Development Lifestyle Convenience** - Convenience of having supermarket, food court, F&B, Early Childhood Development Centre and community spaces, just an elevator ride away
3. **Pinery Mall** – Single floor plan with 10,500 sqm of commercial spaces with Childcare Centre
4. **Education** - Within 1km to St Hilda's Primary School, Junyuan Primary School and close to Temasek Polytechnic, SUTD, Poi Ching School, United World College South East Asia (East Campus)
5. **Future Growth Opportunities** - Strategic location poised to benefit from Terminal 5, Tampines Regional Centre Redevelopment, Paya Lebar Airbase relocation, East region master plan. New BTO and EC developments in the vicinity are expected to drive sustained upgrading demand over time.
6. **Matured Estate** - Located within a well-developed Tampines precinct with comprehensive amenities 3 major malls (Tampines Mall, Century Square & Tampines 1) just one MRT stop away.
7. **Nature** - Close proximity to Bedok Reservoir Park for recreation and wellness
8. **Recreation** – Within 200m of SAFRA Tampines
9. **Expressways** – Minutes' drive to ECP, PIE and TPE
10. **Residential Design** - Blocks are Predominantly North–South orientation, generous block distance and lush landscape
11. **Medical** – Minutes drive from Changi Hospital and upcoming Eastern Regional Centre, demand for rental

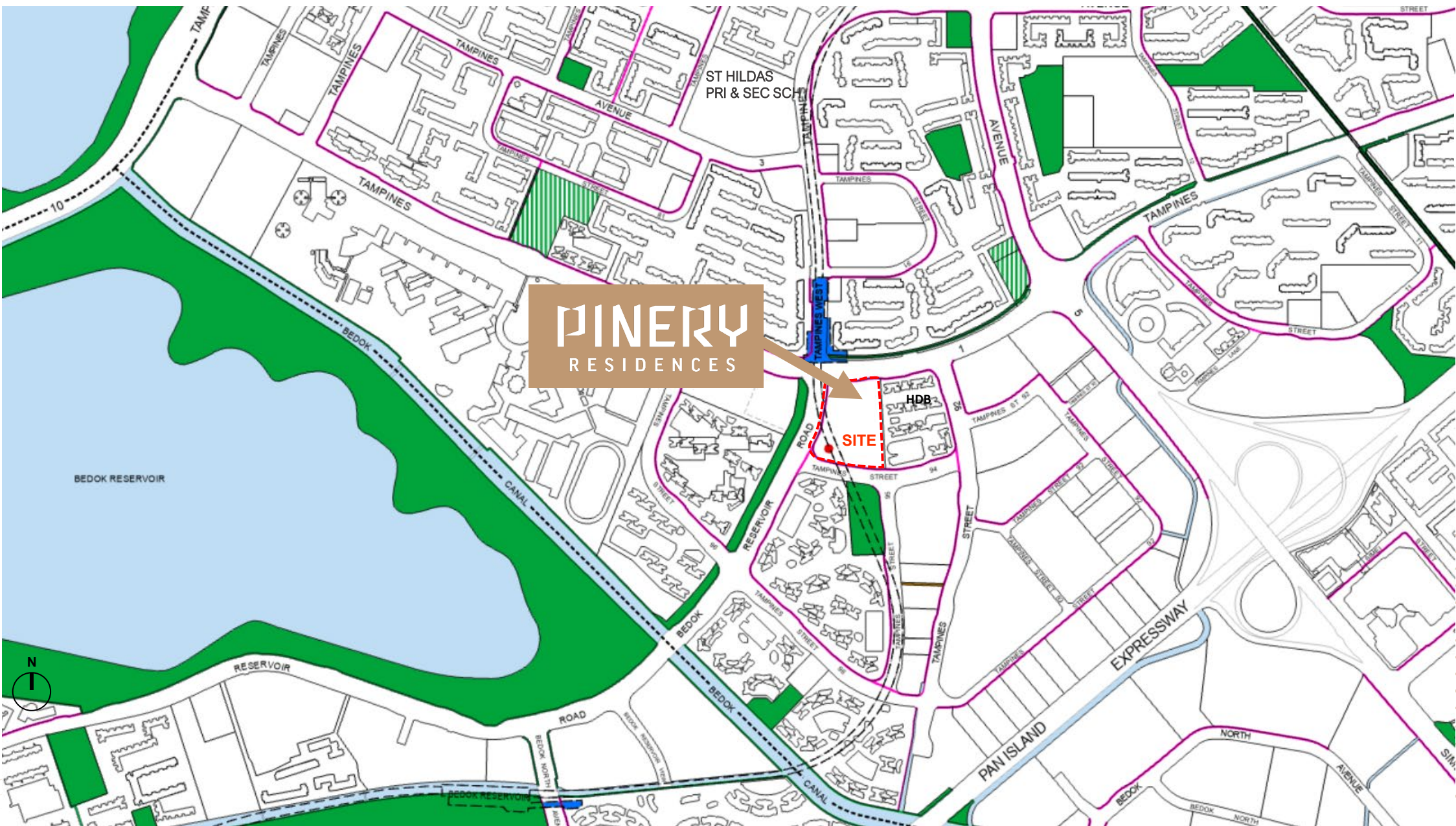
PROJECT OVERVIEW



SITE ANALYSIS | URA MASTER PLAN



SITE ANALYSIS | URA CONNECTIVITY PLAN



LEGEND

- Park & Open Space
- Marine Park
- Cycling Network
- Rail Station
- Interim Green

PROJECT INFORMATION

Mix-Used Development	COMMERCIAL PODIUM WITH SUPERMARKET, FOOD COURT, EARLY CHILDHOOD DEVELOPMENT CENTER 6 BLOCKS OF 14-STOREY RESIDENTIAL FLATS
Total no. of Residential units	588 residential units
Project Address	91 Tampines Street 94 (Commercial) 920 to 932 Bedok Reservoir Road (Residential)
Total no. of Commercial units	Approx. 60 units of Restaurants & Retail (inclusive of supermarket, food court & Childcare Centre)
Land Size	23,512.00 sqm
Plot Ratio	2.63
Residential GFA	50,684 sqm • Balcony GFA – 3,547.88 sqm • Indoor Recreational Space – GFA 355 sqm
Commercial GFA	Commercial Mall Approx. 11,300 sqm Comprises of:- • Restaurant & Retail – Approx 9,350 sqm • Supermarket – Approx 1,150 sqm • ORA – Approx 150 sqm • Childcare Centre – Approx 650 sqm
Construction Method	PPVC
Tenure of Land	99 years from 7 January 2025
Total no. of residential carpark lots	474 car park lots (inclusive of 4 accessible lots and 5 electric vehicle lots) at 2 nd storey (80%)
Total no. of commercial carpark lots	164 (inclusive of 3 accessible lots) at basement
Refuse Disposal	Centralized Pneumatic refuse disposal system (at every floor lobby) 1 each for general rubbish and recycling waste

DESIGN CONCEPT



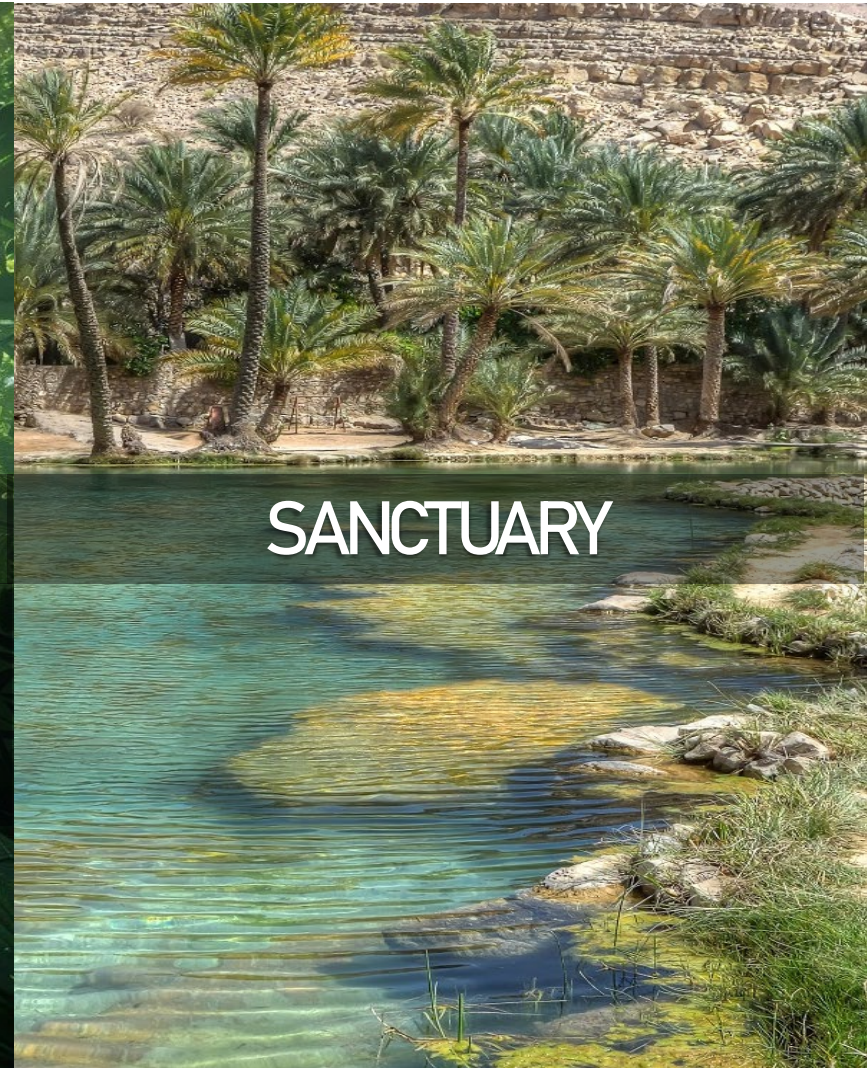


COMMUNITY

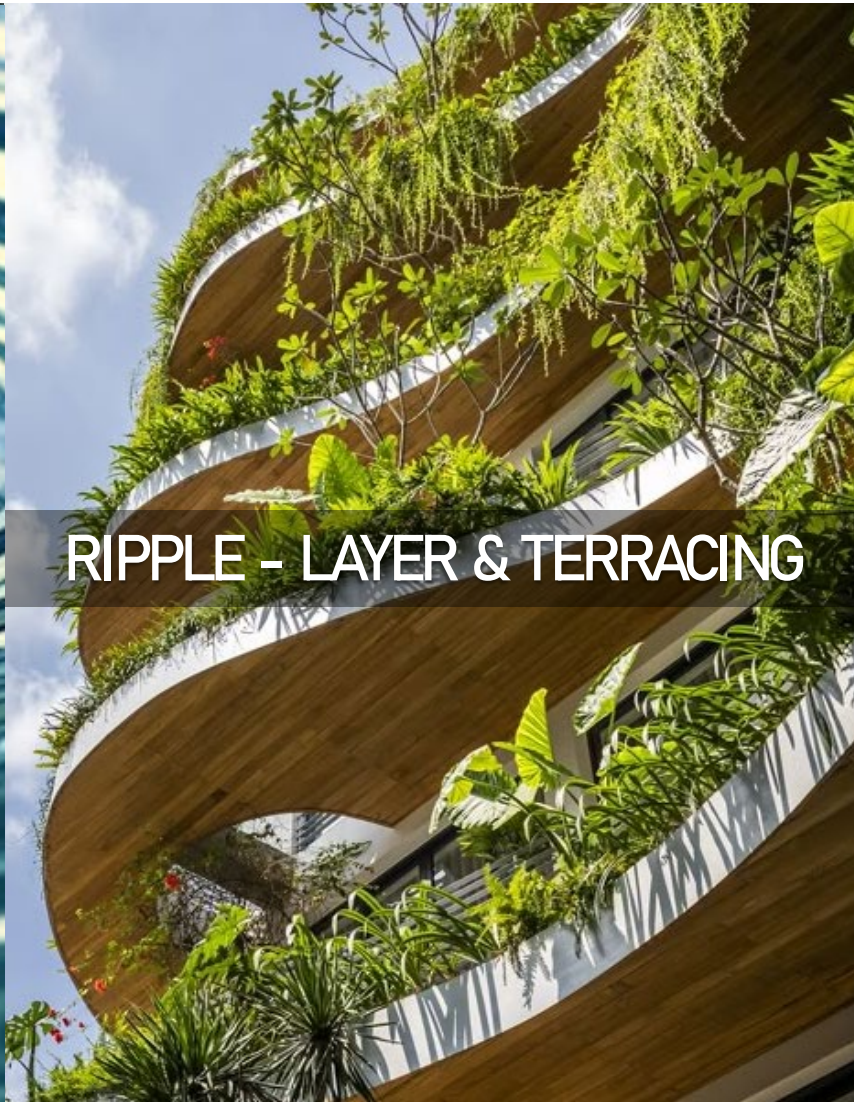


BIOPHILIC

An approach to **architecture** that seeks to connect building occupants more closely to **Nature**. Biophilic designed buildings incorporate things like **natural lighting and ventilation**, natural landscape features and other **elements** for creating a more **productive and healthy built environment** for people



SANCTUARY



RIPPLE - LAYER & TERRACING





ARTIST'S IMPRESSION

SITE LAYOUT | SPACE PLANNING



ARCHITECTURE DESIGN

- 6 Blocks of 14-Storeys
- 95.9% North-South Orientation
- All bin centre / substation sunken in basement, hidden from view
- Clubhouse surrounded by greenery, creating an oasis
- Generous block distance between blocks (furthest being 46m apart)
- Lush landscape zones complemented by expansive indoor areas



LANDSCAPE AMENITIES



SITE LAYOUT | AMENITIES

Underground Pedestrian
Link to Tampines West
MRT Station

TAMPINES AVENUE 1

BIDOK RESERVOIR ROAD

- FUNCTION ROOM 1&2
- MEDIA LOUNGE
- GAMES LOUNGE
- READING LOUNGE
- PRIVATE DINING LOUNGE
- CHANGING ROOM



- GYM
- CHANGING ROOM
- SPA SHOWER

- KIDS PARTY ROOM
- BBQ PAVILION

TAMPINES STREET 94

SITE LAYOUT | AMENITIES

- FUNCTION ROOM 1&2
- MEDIA LOUNGE
- GAMES LOUNGE
- READING LOUNGE
- PRIVATE DINING LOUNGE
- CHANGING ROOM

BIDOK RESERVOIR ROAD



TAMPINES STREET 94

SITE LAYOUT | AMENITIES
THE FAMILY OASIS



ARTIST'S IMPRESSION



FUNCTION ROOM 1 & 2

ARTIST'S IMPRESSION



GAMES ROOM

ARTIST'S IMPRESSION



GOURMET ROOM

ARTIST'S IMPRESSION

SITE LAYOUT | AMENITIES



- KIDS PARTY ROOM
- BBQ PAVILION

SITE LAYOUT | AMENITIES
THE FAMILY OASIS



ARTIST'S IMPRESSION



KIDS PARTY ROOM

ARTIST'S IMPRESSION

SITE LAYOUT | AMENITIES



- GYM
- CHANGING ROOM
- SPA SHOWER

SITE LAYOUT | AMENITIES
THE VITALITY SANCTUARY



ARTIST'S IMPRESSION



GYMNASIUM

ARTIST'S IMPRESSION



LAP POOL

ARTIST'S IMPRESSION



TRANQUIL GARDEN

ARTIST'S IMPRESSION



PAVILION

ARTIST'S IMPRESSION



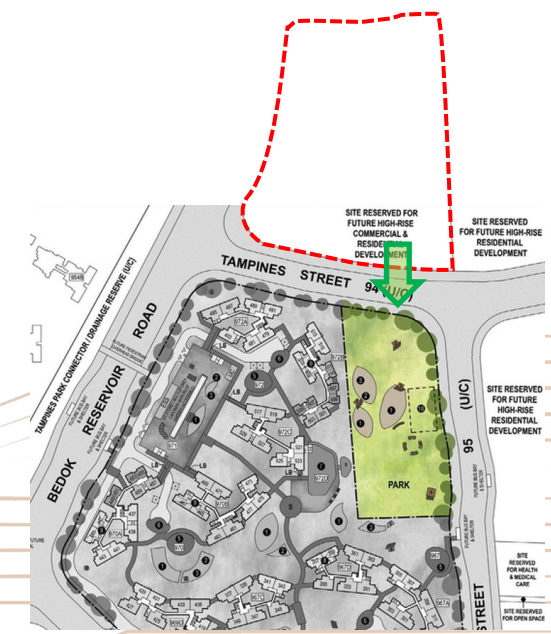
BBQ PAVILION

ARTIST'S IMPRESSION

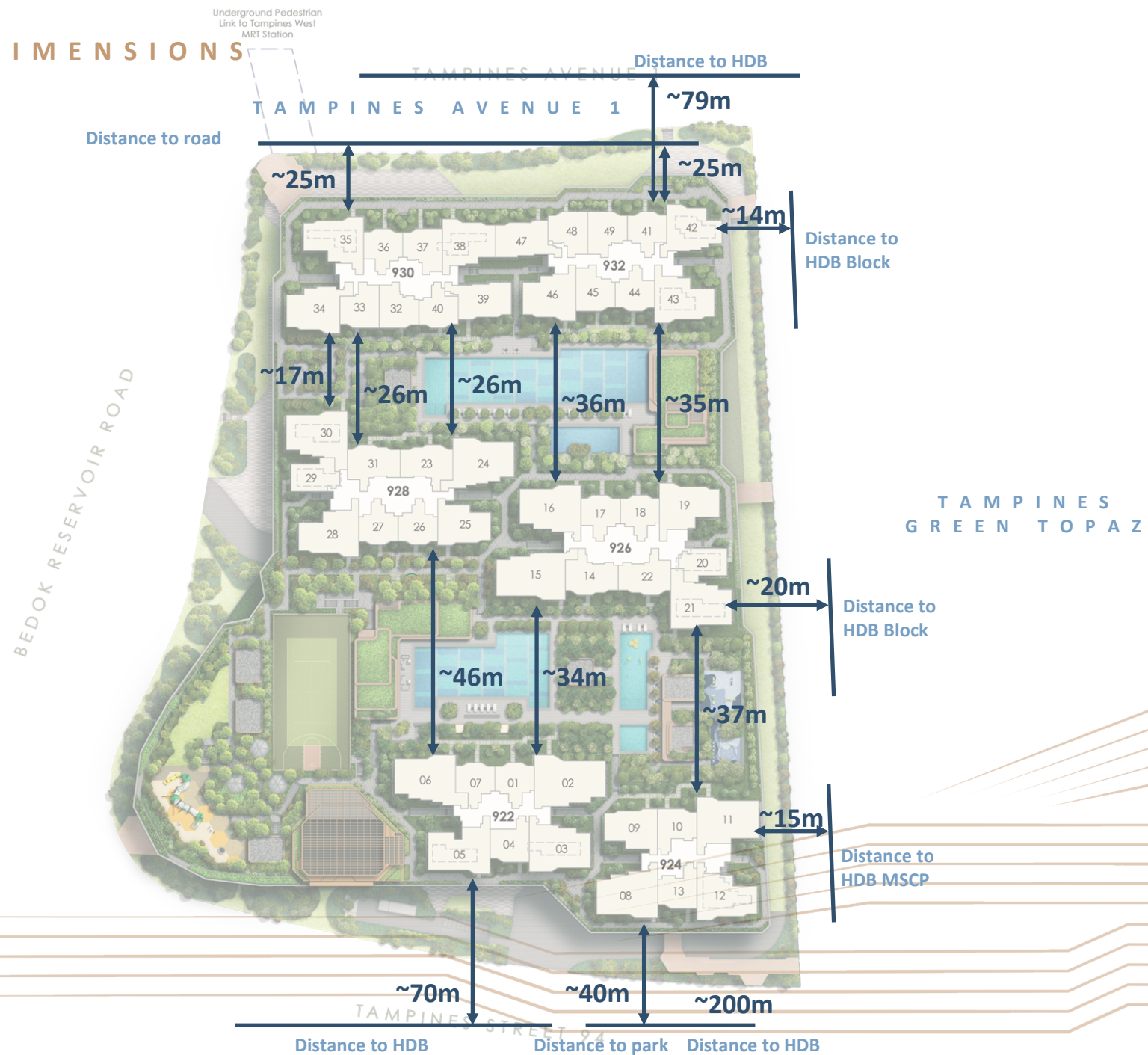
SITE LAYOUT



SITE LAYOUT | VIEWS



SITE LAYOUT | DIMENSIONS



SITE LAYOUT | 2ND STOREY CARPARK





SITE LAYOUT - MALL



SITE LAYOUT | 1ST STOREY ACCESS

TAMPINES AVENUE 1

Access from junction
of Tampines Ave 1 &
Bedok Reservoir Rd

Access from Tampines
Green Topaz & bus
stop

PINERY MALL

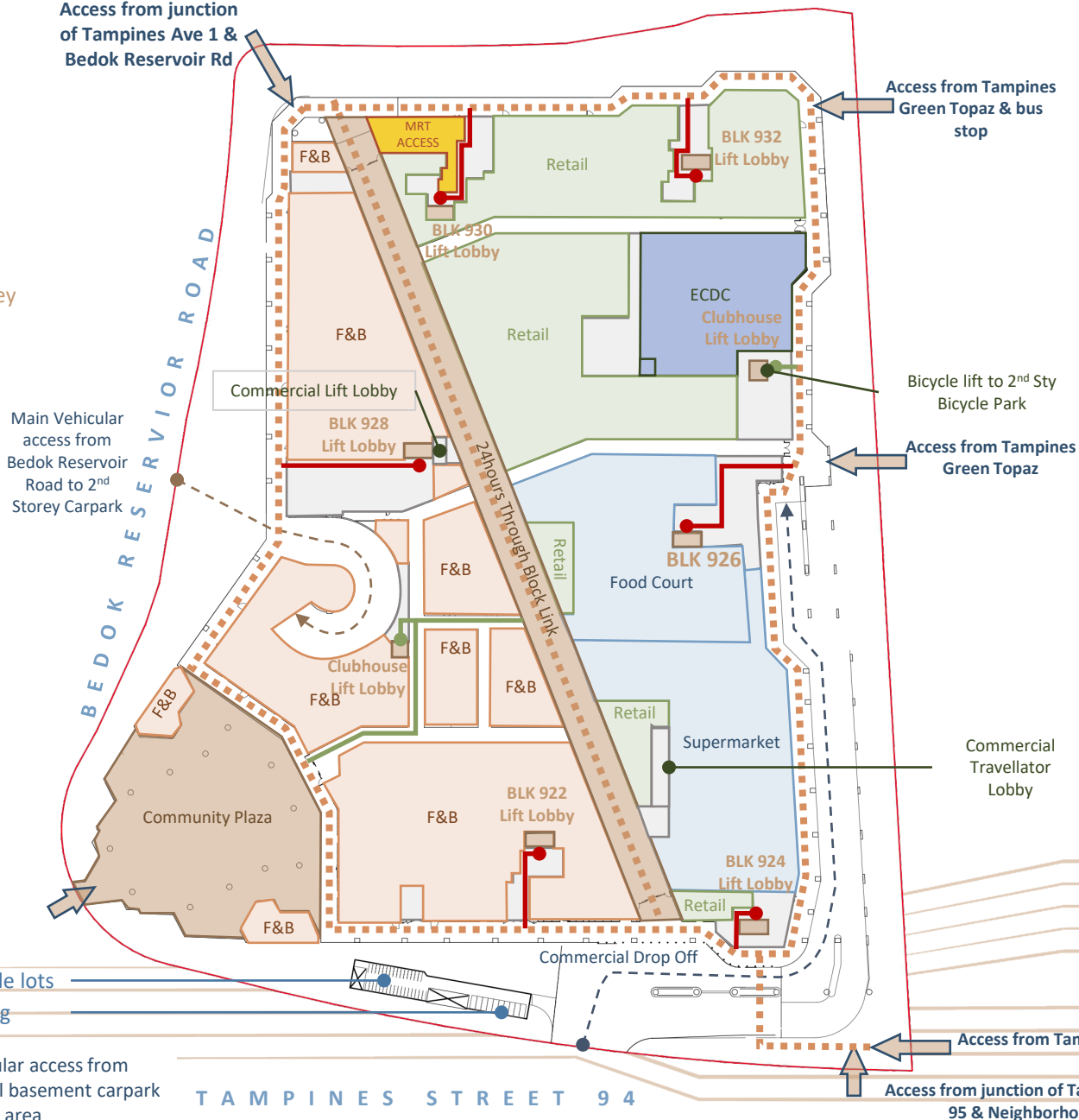
Approx. 11,300 sqm commercial space
Approx. 60 units of Restaurants & Retail
(inclusive of supermarket, food court & ECDC)

Areas:

- F&B / Retail – approx. 9,350 sqm
- Supermarket – approx. 1,145 sqm
- ECDC – approx. 650 sqm
- Community Plaza – approx. 1,300 sqm

- ➡ Covered linkway
- ⋯ 24 Hour Covered Pedestrian Access
- Residence access on 1st storey
direct to lift lobbies
- Residential visitor access on 1st storey
direct to clubhouse

*All F&B and retail unit layouts
shown are based on the
current planning concept and
are subject to change without
prior notice.



TAMPINES STREET 94

Separated Commercial Vehicular access from
Tampines Street 94 to commercial basement carpark
& separated service area



PINERY MALL

DRAFT PERSPECTIVE

COMMUNITY PLAZA



DRAFT PERSPECTIVE





COMMERCIAL DROP OFF



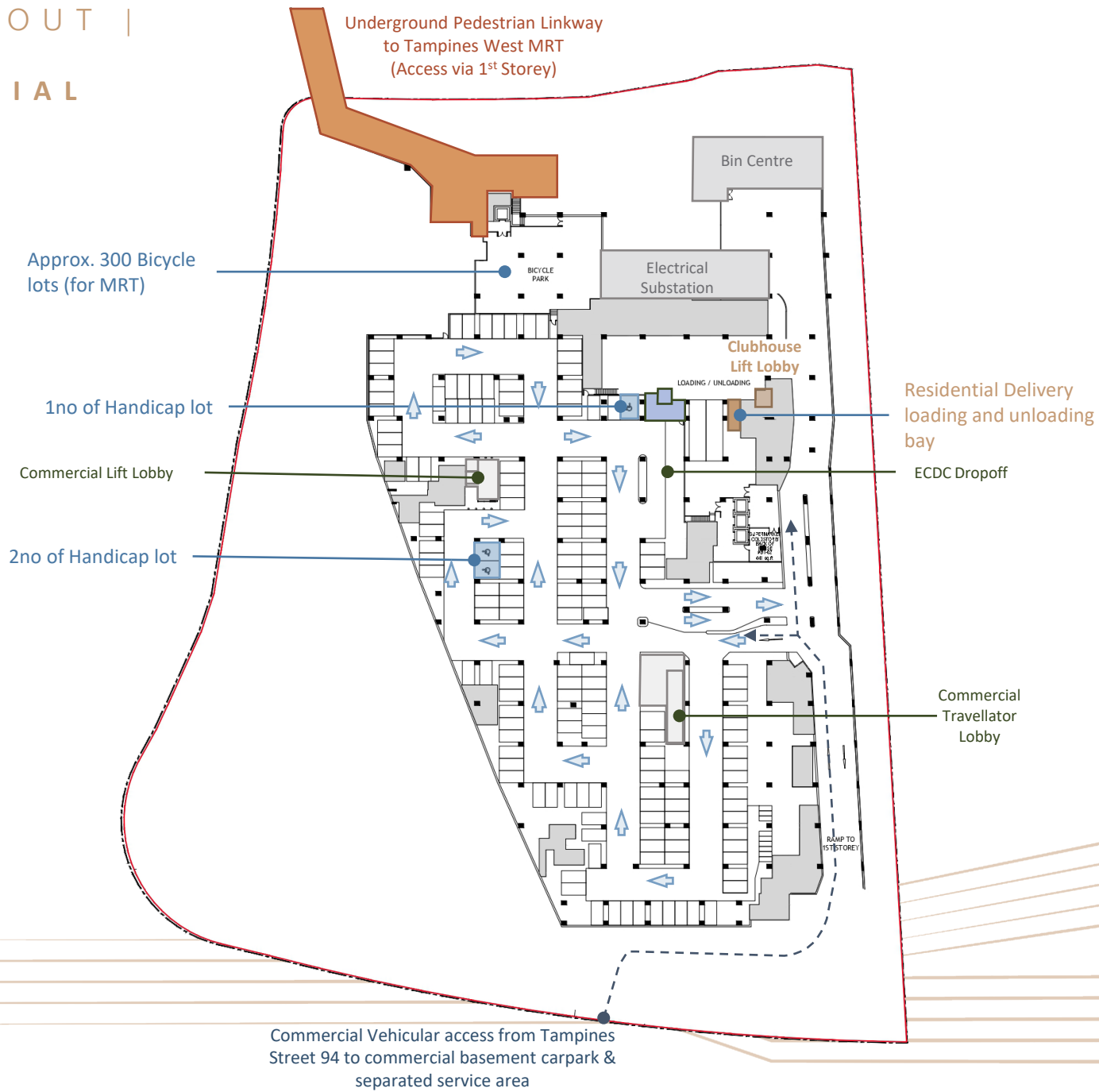
KOPIDIAN
Food Hall

BEVERAGES

WOK HAY

CHAYEE

SITE LAYOUT |
BASEMENT
COMMERCIAL
CARPARK



PINERY MALL

Approx. 64 Commercial Bicycle lots
Approx 300 MRT Bicycle Lots

Approx 164 commercial car park lots
(inclusive of 3 accessible lots and 3 electric vehicle lots) at basement

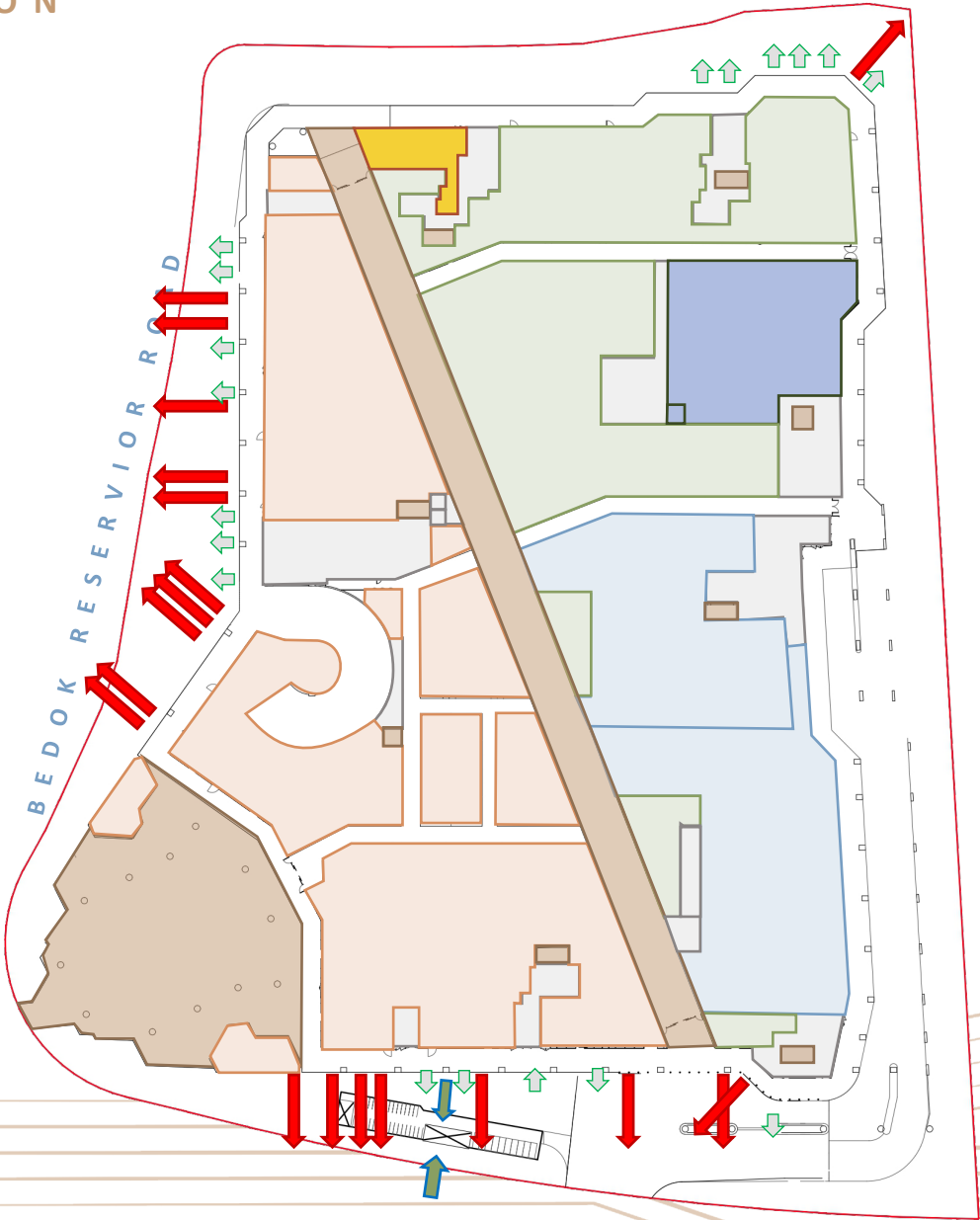


UNDERGROUND PEDESTRIAN LINKWAY

SITE LAYOUT |
EXHAUST LOCATION

TAMPINES AVENUE 1

- Kitchen Exhaust Duct (Out)
- Other MV Exhaust (In/Out)



BEDOK RESERVOIR ROAD

TAMPINES STREET 94

ARCHITECTURE DESIGN

- 95.9% North-South Orientation
- All bin centre / substation sunken in basement, hidden from view
- Clubhouse facing internal and surrounded by greenery, creating an oasis
- Generous block distance between blocks (furthest being 46m apart)
- Lush landscape zones complemented by expansive indoor areas (e.g. Function Rooms, Private Dining Lounge, Media Lounge, Games Lounge, Reading Lounge, Gym, Kids' Party Room)

UNIT MIX



SITE LAYOUT | TABLE

Block 922

UNIT/FLOOR	1	2	3	4	5	6	7
14	B1	E1	D2	B3	D1	D4	B1
13	B1	E1	D2	B3	D1	D4	B1
12	B1	E1	D2	B3	D1	D4	B1
11	B1	E1	D2	B3	D1	D4	B1
10	B1	E1	D2	B3	D1	D4	B1
9	B1	E1	D2	B3	D1	D4	B1
8	B1	E1	D2	B3	D1	D4	B1
7	B1	E1	D2	B3	D1	D4	B1
6	B1	E1	D2	B3	D1	D4	B1
5	B1	E1	D2	B3	D1	D4	B1
4	B1	E1	D2	B3	D1	D4	B1
3	B1-G	E1-G	D2-G	B3-G	D1-G	D4-G	B1-G

Block 924

UNIT/FLOOR	8	9	10	11	12	13
14	D2	C2	B3	D1	C7	B3
13	D2	C2	B3	D1	C7	B3
12	D2	C2	B3	D1	C7	B3
11	D2	C2	B3	D1	C7	B3
10	D2	C2	B3	D1	C7	B3
9	D2	C2	B3	D1	C7	B3
8	D2	C2	B3	D1	C7	B3
7	D2	C2	B3	D1	C7	B3
6	D2	C2	B3	D1	C7	B3
5	D2	C2	B3	D1	C7	B3
4	D2	C2	B3	D1	C7	B3
3	D2-G	C2-G	B3-G	D1-G	C7-G	B3-G

Block 926

UNIT/FLOOR	14	15	16	17	18	19	20	21	22
14	C1	D5	D2	B1	B1	C7	B2	D3	C1
13	C1	D5	D2	B1	B1	C7	B2	D3	C1
12	C1	D5	D2	B1	B1	C7	B2	D3	C1
11	C1	D5	D2	B1	B1	C7	B2	D3	C1
10	C1	D5	D2	B1	B1	C7	B2	D3	C1
9	C1	D5	D2	B1	B1	C7	B2	D3	C1
8	C1	D5	D2	B1	B1	C7	B2	D3	C1
7	C1	D5	D2	B1	B1	C7	B2	D3	C1
6	C1	D5	D2	B1	B1	C7	B2	D3	C1
5	C1	D5	D2	B1	B1	C7	B2	D3	C1
4	C1	D5	D2	B1	B1	C7	B2	D3	C1
3	C1-G	D5-G	D2-G	B1-G	B1-G	C7-G	B2-G	D3-G	C1-G

Block 928

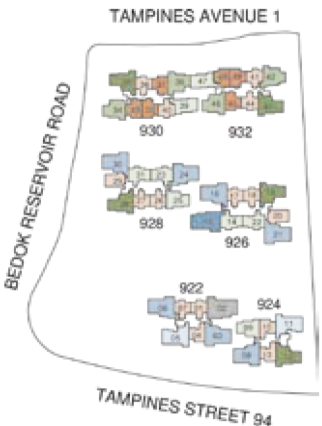
UNIT/FLOOR	23	24	25	26	27	28	29	30	31
14	C1	D4	C2	B1	B1	C7	B2	D3	C1
13	C1	D4	C2	B1	B1	C7	B2	D3	C1
12	C1	D4	C2	B1	B1	C7	B2	D3	C1
11	C1	D4	C2	B1	B1	C7	B2	D3	C1
10	C1	D4	C2	B1	B1	C7	B2	D3	C1
9	C1	D4	C2	B1	B1	C7	B2	D3	C1
8	C1	D4	C2	B1	B1	C7	B2	D3	C1
7	C1	D4	C2	B1	B1	C7	B2	D3	C1
6	C1	D4	C2	B1	B1	C7	B2	D3	C1
5	C1	D4	C2	B1	B1	C7	B2	D3	C1
4	C1	D4	C2	B1	B1	C7	B2	D3	C1
3	C1-G	D4-G	C2-G	B1-G	B1-G	C7-G	B2-G	D3-G	C1-G

Block 930

UNIT/FLOOR	32	33	34	35	36	37	38	39	40
14	B4	B4	C6	C7	B1	B4	C4	C3	B1
13	B4	B4	C6	C7	B1	B4	C4	C3	B1
12	B4	B4	C6	C7	B1	B4	C4	C3	B1
11	B4	B4	C6	C7	B1	B4	C4	C3	B1
10	B4	B4	C6	C7	B1	B4	C4	C3	B1
9	B4	B4	C6	C7	B1	B4	C4	C3	B1
8	B4	B4	C6	C7	B1	B4	C4	C3	B1
7	B4	B4	C6	C7	B1	B4	C4	C3	B1
6	B4	B4	C6	C7	B1	B4	C4	C3	B1
5	B4	B4	C6	C7	B1	B4	C4	C3	B1
4	B4	B4	C6	C7	B1	B4	C4	C3	B1
3	B4-G	B4-G	C6-G	C7-G	B1-G	B4-G	C4-G	C3-G	B1-G

Block 932

UNIT/FLOOR	41	42	43	44	45	46	47	48	49
14	B1	C5	C7	B1	B4	C4	C3	B4	B4
13	B1	C5	C7	B1	B4	C4	C3	B4	B4
12	B1	C5	C7	B1	B4	C4	C3	B4	B4
11	B1	C5	C7	B1	B4	C4	C3	B4	B4
10	B1	C5	C7	B1	B4	C4	C3	B4	B4
9	B1	C5	C7	B1	B4	C4	C3	B4	B4
8	B1	C5	C7	B1	B4	C4	C3	B4	B4
7	B1	C5	C7	B1	B4	C4	C3	B4	B4
6	B1	C5	C7	B1	B4	C4	C3	B4	B4
5	B1	C5	C7	B1	B4	C4	C3	B4	B4
4	B1	C5	C7	B1	B4	C4	C3	B4	B4
3	B1-G	C5-G	C7-G	B1-G	B4-G	C4-G	C3-G	B4-G	B4-G

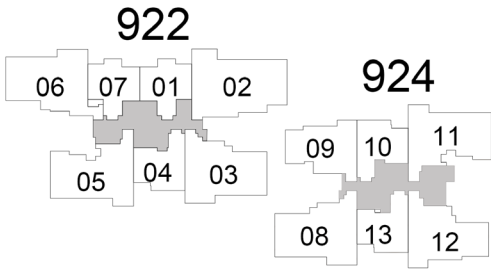
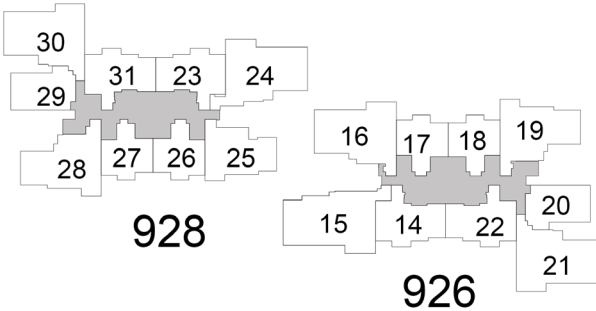
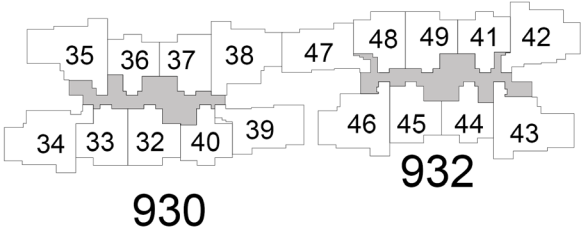


SITE LAYOUT | UNIT TYPES

Unit Type	Bedroom Type	No of units	Area	No of Stacks	%	%	
B1-G, B1	2 Bedroom	120	624 sqft	10	31%	43%	
B2-G, B2	2 Bedroom	24	635 sqft	2			
B3-G, B3	2 Bedroom	36	667 sqft	3			
B4-G, B4 (Showunit)	2 Bedroom + Study	72	700 sqft	6	12%		
C1-G, C1	3 Bedroom	48	807 sqft	4	16.4%	35%	
C2-G, C2	3 Bedroom	24	861 sqft	2			
C3-G, C3	3 Bedroom	24	872 sqft	2			
C4-G, C4	3 Bedroom + HS	24	990 sqft	2	8.10%		
C5-G, C5	3 Bedroom + HS	12	1012 sqft	1			
C6-G, C6	3 Bedroom + HS	12	1023 sqft	1			
C7-G, C7 (Showunit)	3 Bedroom + HS + Study	60	1055 sqft	5	10%		
D1-G, D1	4 Bedroom + ST	24	1141 sqft	2	20%	20%	
D2-G, D2	4 Bedroom + ST + Study	36	1195 sqft	3			
D3-G, D3	4 Bedroom + HS + Study	24	1227 sqft	2			
D4-G, D4	4 Bedroom + HS + Study	24	1238 sqft	2			
D5-G, D5 (Showunit)	4 Bedroom + HS + Study	12	1389 sqft	1			
E1-G, E1	5 Bedroom + HS	12	1475 sqft	1	2%	2%	
Total		588 units				100%	

TAMPINES AVENUE 1

BEDOK RESERVOIR ROAD



TAMPINES STREET 94

SITE LAYOUT | TYPICAL BLOCK PLAN

- REFUSE/RECYLING CHUTES
- LIFT CORES



UNIT DETAILS



UNIT DETAILS | TYPE B1

TYPE B1
58 SQM / 624 SQFT

BLK 922 - #01, #07*
BLK 926 - #17*, #18
BLK 928 - #26*, #27
BLK 930 - #36*, #40
BLK 932 - #41, #44*

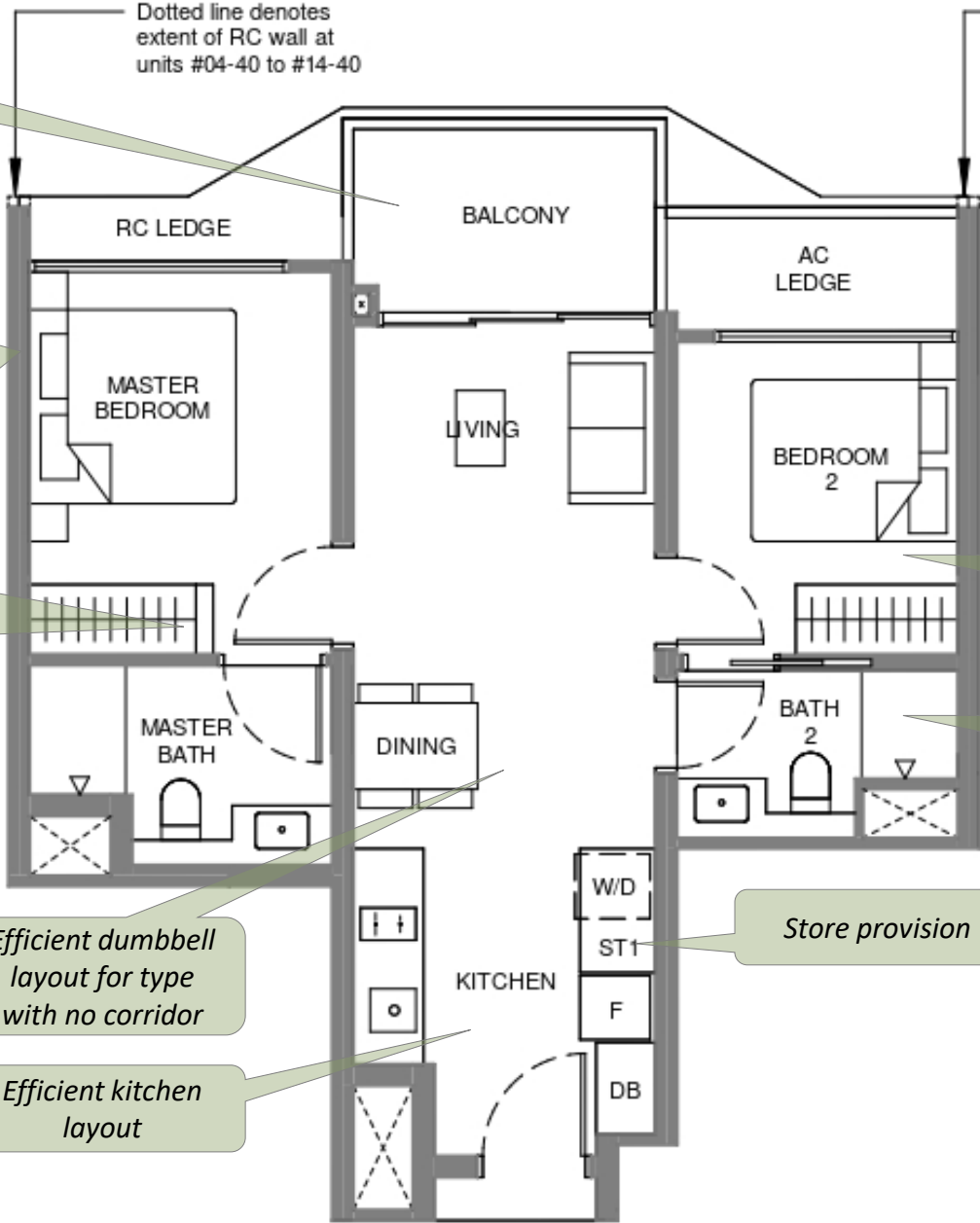
Squarish balcony
for coffee table

All master
bedroom can fit
king size + 2 side
table

Good quality
wardrobe design
with end panel
"dresser"
provision

Efficient dumbbell
layout for type
with no corridor

Efficient kitchen
layout

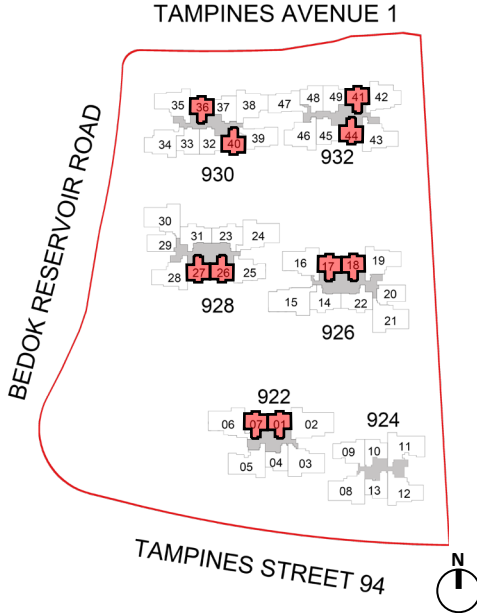


Dotted line denotes
extent of RC wall at
units #04-01 to #14-01,
#04-07* to #14-07*,
#04-17* to #14-17*,
#04-18 to #14-18,
#04-26* to #14-26*,
#04-27 to #14-27,
#04-36* to #14-36*,
#04-41 to #14-41,
#04-44* to #14-44*

Practical layout
and bedroom sizes

Ensuite common
bath + dual access

Store provision

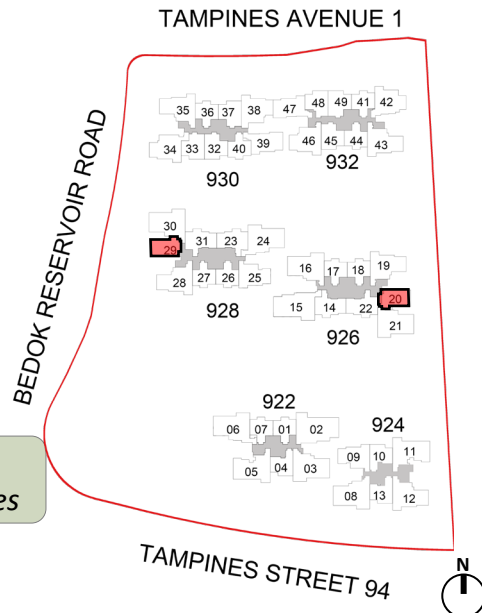
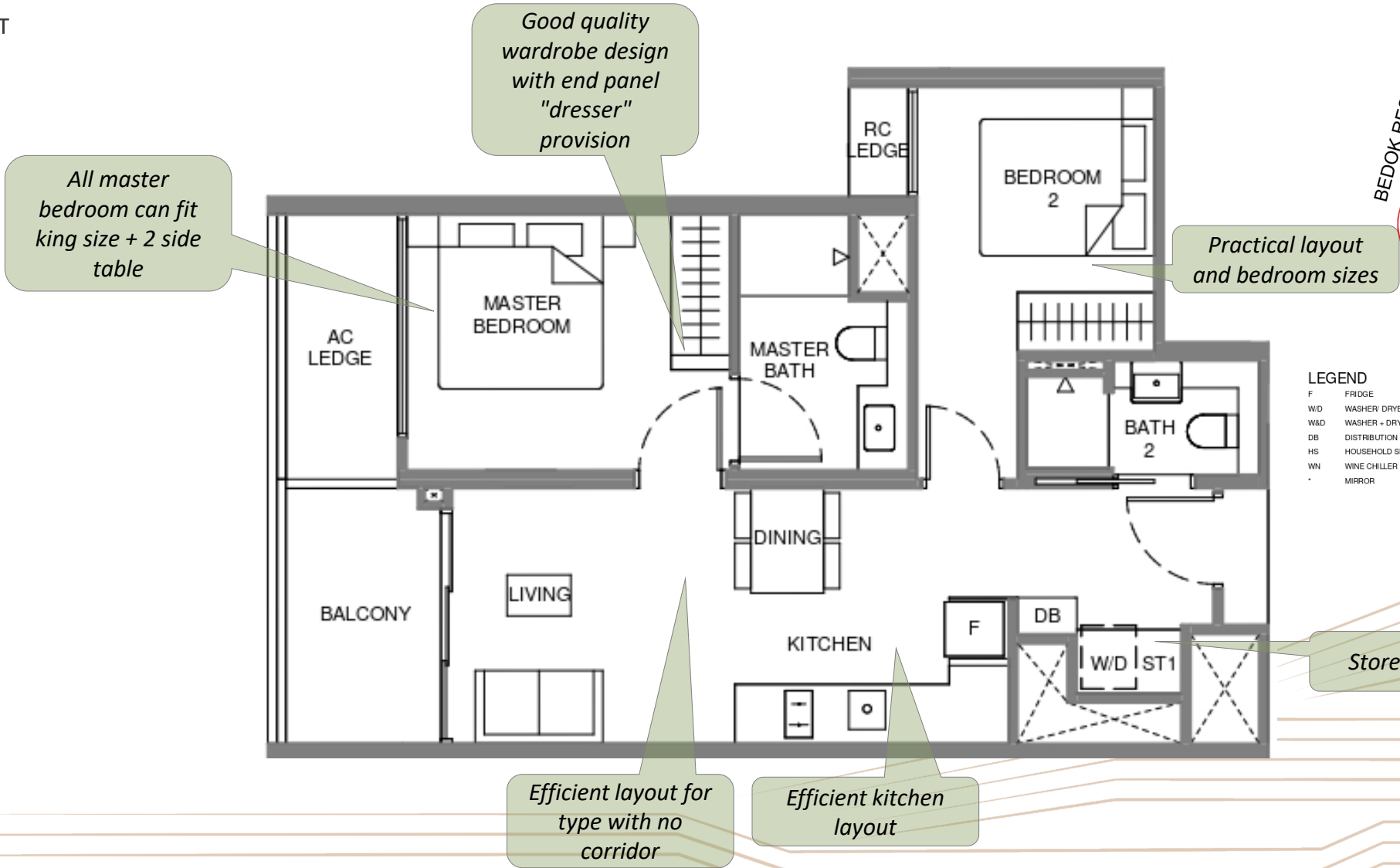


LEGEND			
F	FRIDGE	PES	PRIVATE ENCLOSED SPACE
W/D	WASHER/ DRYER COMBO	AC	AIR CONDITIONER LEDGE (NON-STRATA)
W&D	WASHER + DRYER	RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
DB	DISTRIBUTION BOARD	VS	VOID SPACE (NON-STRATA)
HS	HOUSEHOLD SHELTER	WW	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2

UNIT DETAILS | TYPE B2

TYPE B2
59 SQM / 635 SQFT

BLK 926 - #20
BLK 928 - #29



LEGEND		PES	PRIVATE ENCLOSED SPACE
F	FRIDGE	AC	AIR CONDITIONER LEDGE (NON-STRATA)
W/D	WASHER/ DRYER COMBO	RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
W&D	WASHER + DRYER		VOID SPACE (NON-STRATA)
DB	DISTRIBUTION BOARD	WW	WALK-IN WARDROBE
HS	HOUSEHOLD SHELTER	ST1	STORE 1
WN	WINE CHILLER	ST2	STORE 2
*	MIRROR		

UNIT DETAILS | TYPE B3

TYPE B3
62 SQM / 667 SQFT

BLK 922 - #04
BLK 924 - #10, #13

Squarish balcony
for coffee table

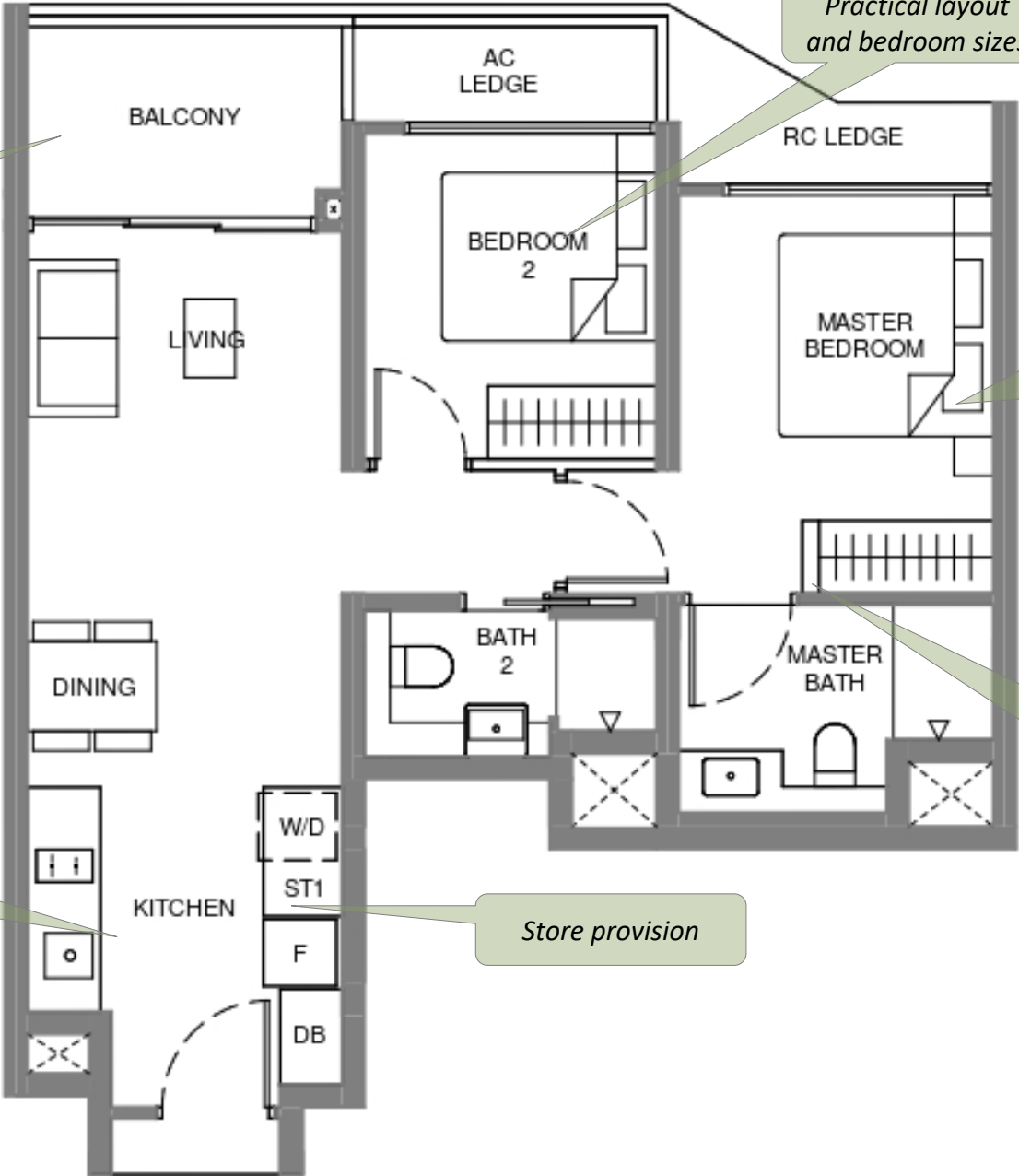
Efficient kitchen
layout

Store provision

Practical layout
and bedroom sizes

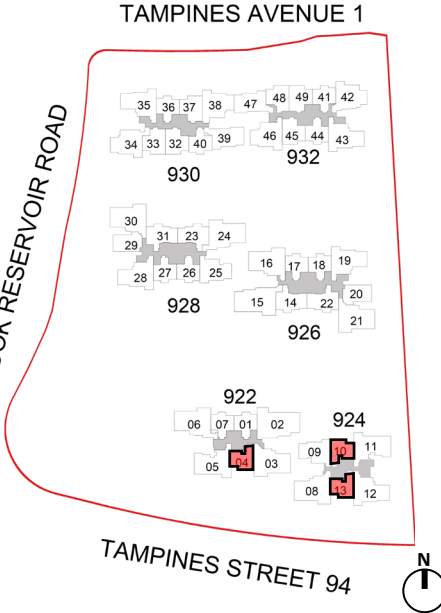
All master
bedroom can fit
king size + 2 side
table

Good quality
wardrobe design
with end panel
"dresser"
provision



LEGEND

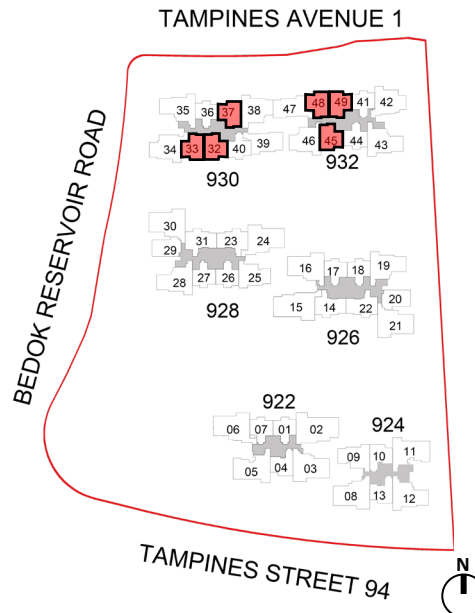
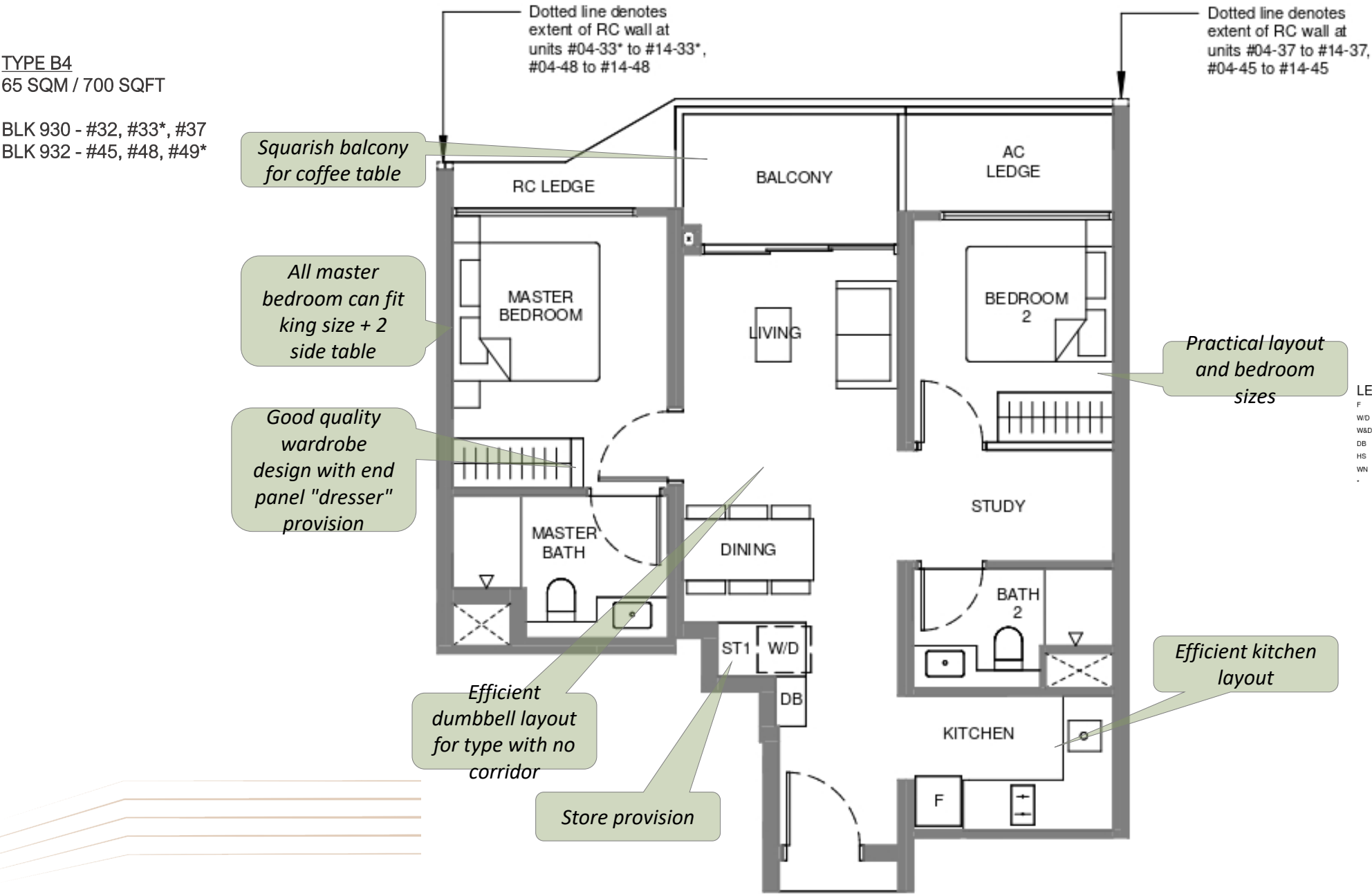
- | | | | |
|-----|---------------------|-----|--|
| F | FRIDGE | PES | PRIVATE ENCLOSED SPACE |
| W/D | WASHER/ DRYER COMBO | AC | AIR CONDITIONER LEDGE (NON-STRATA) |
| W&D | WASHER + DRYER | RC | REINFORCED CONCRETE LEDGE (NON-STRATA) |
| DB | DISTRIBUTION BOARD | ⊠ | VOID SPACE (NON-STRATA) |
| HS | HOUSEHOLD SHELTER | WW | WALK-IN WARDROBE |
| WN | WINE CHILLER | ST1 | STORE 1 |
| * | MIRROR | ST2 | STORE 2 |



UNIT DETAILS | TYPE B4 (SHOW UNIT)

TYPE B4
65 SQM / 700 SQFT

BLK 930 - #32, #33*, #37
BLK 932 - #45, #48, #49*



LEGEND

F	FRIDGE	PES	PRIVATE ENCLOSED SPACE
W/D	WASHER/ DRYER COMBO	AC	AIR CONDITIONER LEDGE (NON-STRATA)
W&D	WASHER + DRYER	RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
DB	DISTRIBUTION BOARD	[X]	VOID SPACE (NON-STRATA)
HS	HOUSEHOLD SHELTER	WW	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2

UNIT DETAILS | TYPE C1

TYPE C1
75 SQM / 807 SQFT

BLK 926 - #14*, #22
BLK 928 - #23*, #31

Squarish balcony
for coffee table

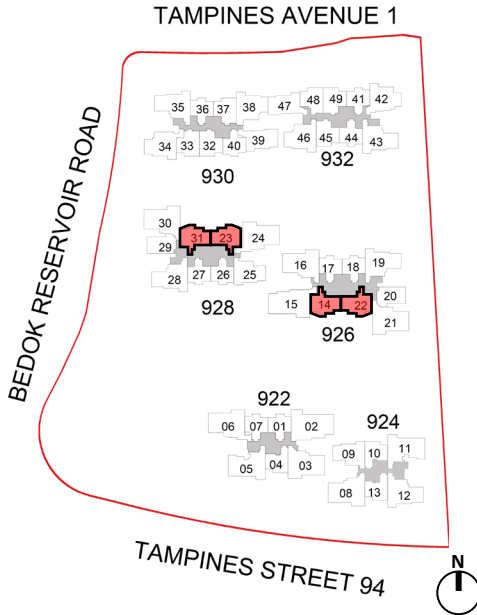
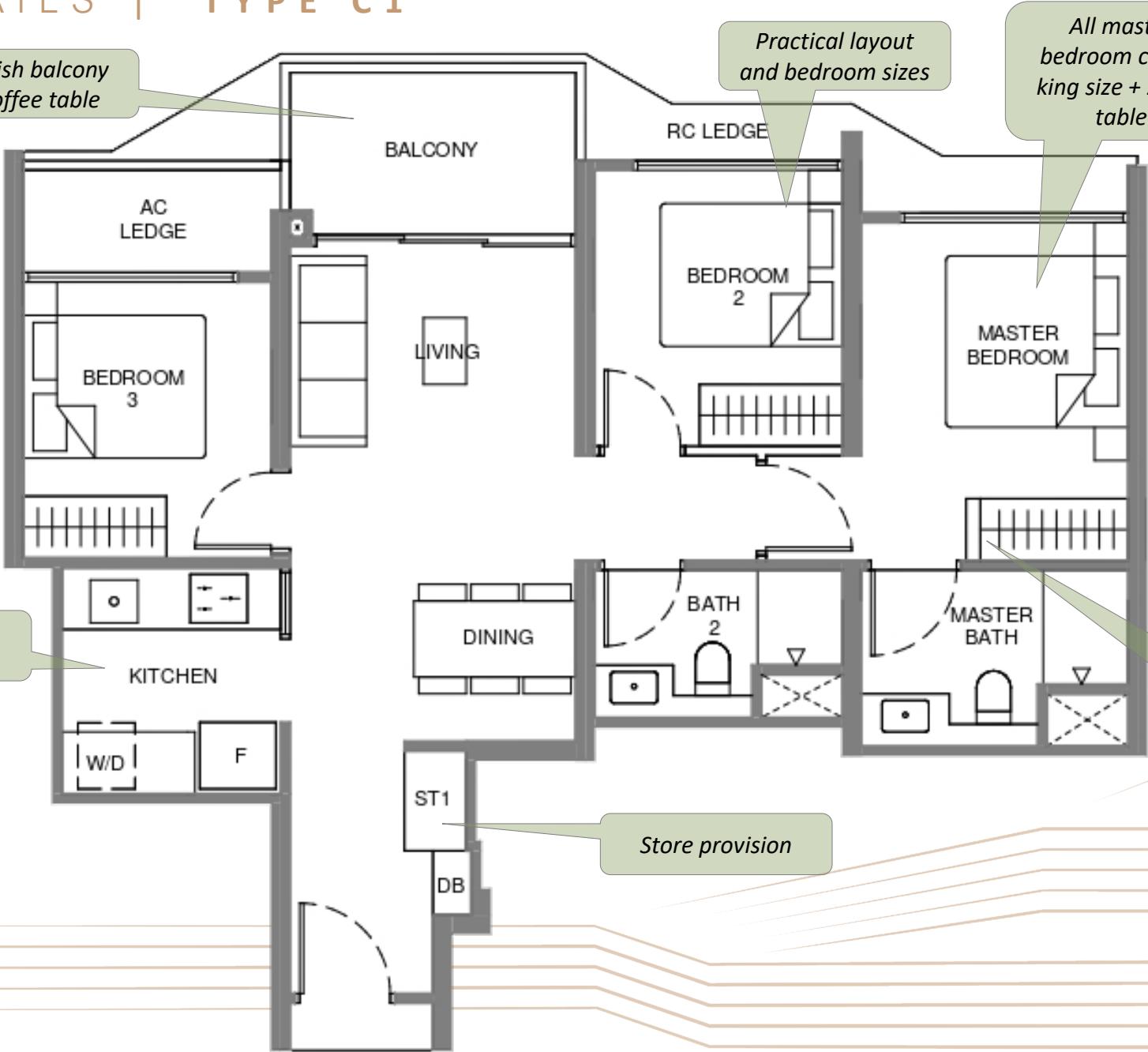
Practical layout
and bedroom sizes

All master
bedroom can fit
king size + 2 side
table

Efficient kitchen
layout

Good quality
wardrobe design
with end panel
"dresser"
provision

Store provision

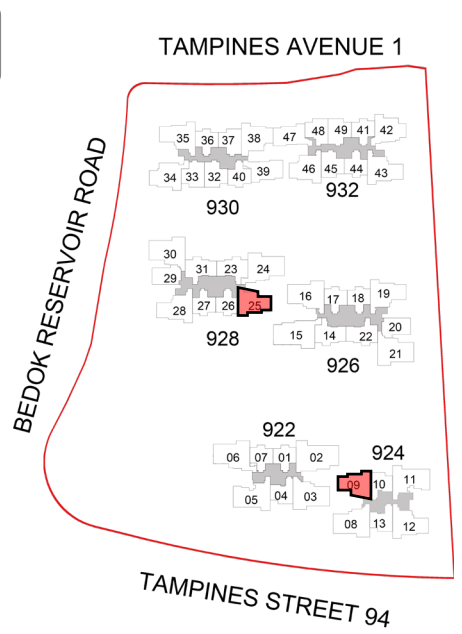
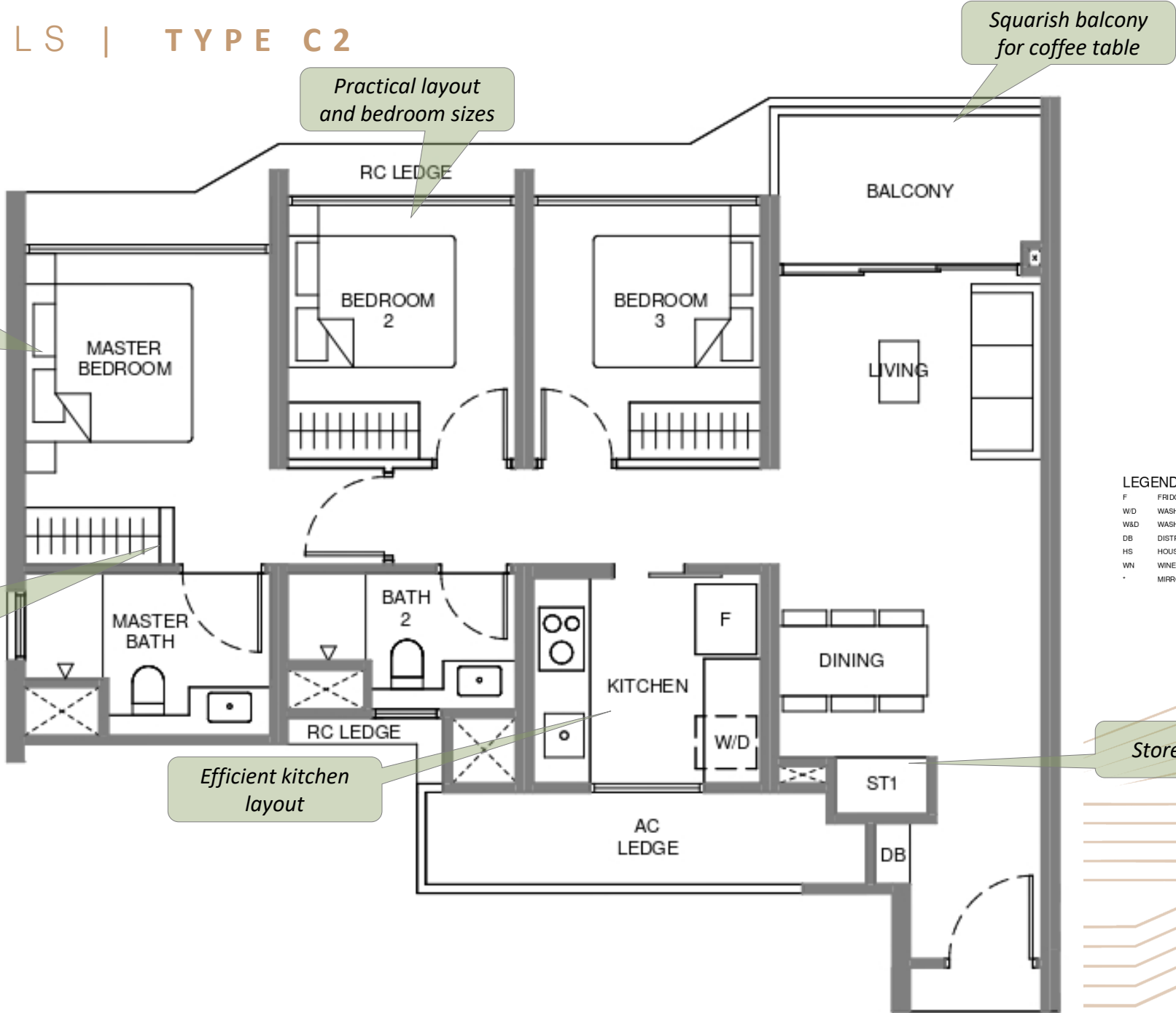


LEGEND	
F	FRIDGE
W/D	WASHER/ DRYER COMBO
W&D	WASHER + DRYER
DB	DISTRIBUTION BOARD
HS	HOUSEHOLD SHELTER
WN	WINE CHILLER
*	MIRROR
PES	PRIVATE ENCLOSED SPACE
AC	AIR CONDITIONER LEDGE (NON-STRATA)
RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
⊠	VOID SPACE (NON-STRATA)
WW	WALK-IN WARDROBE
ST1	STORE 1
ST2	STORE 2

UNIT DETAILS | TYPE C2

TYPE C2
80 SQM / 861 SQFT

BLK 924 - #09
BLK 928 - #25



LEGEND			
F	FRIDGE	PES	PRIVATE ENCLOSED SPACE
W/D	WASHER/ DRYER COMBO	AC	AIR CONDITIONER LEDGE (NON-STRATA)
W&D	WASHER + DRYER	RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
DB	DISTRIBUTION BOARD	VS	VOID SPACE (NON-STRATA)
HS	HOUSEHOLD SHELTER	WW	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2

UNIT DETAILS | TYPE C3

TYPE C3
81 SQM / 872 SQFT

BLK 930 - #39
BLK 932 - #47

All master bedroom can fit king size + 2 side table

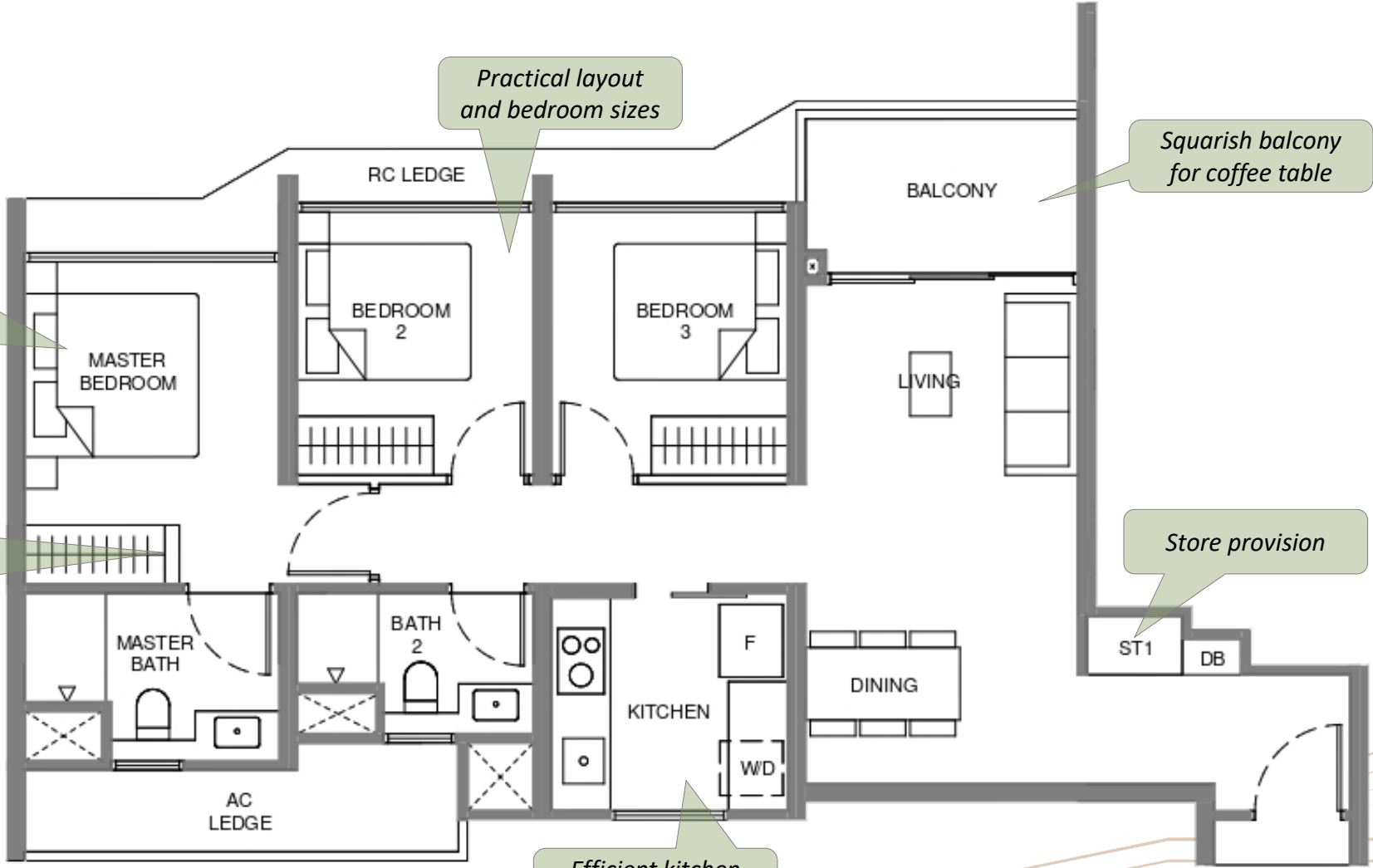
Good quality wardrobe design with end panel "dresser" provision

Practical layout and bedroom sizes

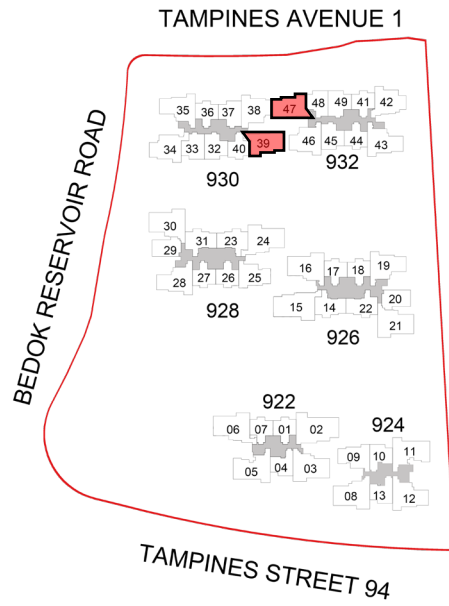
Squarish balcony for coffee table

Store provision

Efficient kitchen layout



LEGEND	
F	FRIDGE
W/D	WASHER/ DRYER COMBO
W&D	WASHER + DRYER
DB	DISTRIBUTION BOARD
HS	HOUSEHOLD SHELTER
WN	WINE CHILLER
*	MIRROR
PES	PRIVATE ENCLOSED SPACE
AC	AIR CONDITIONER LEDGE (NON-STRATA)
RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
⊠	VOID SPACE (NON-STRATA)
WW	WALK-IN WARDROBE
ST1	STORE 1
ST2	STORE 2



UNIT DETAILS | TYPE C4

TYPE C4
92 SQM / 990 SQFT

BLK 930 - #38
BLK 932 - #46

Squarish balcony
for coffee table

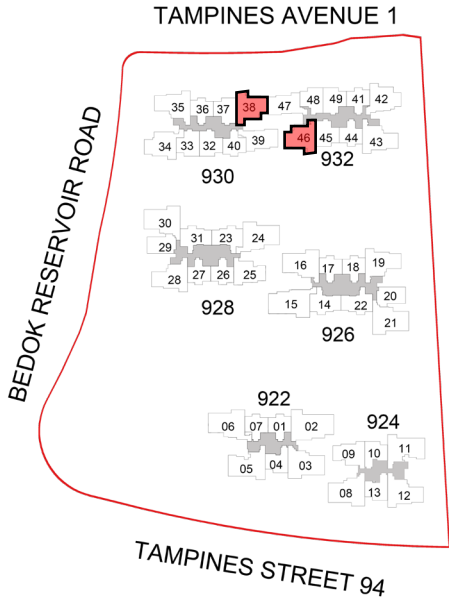
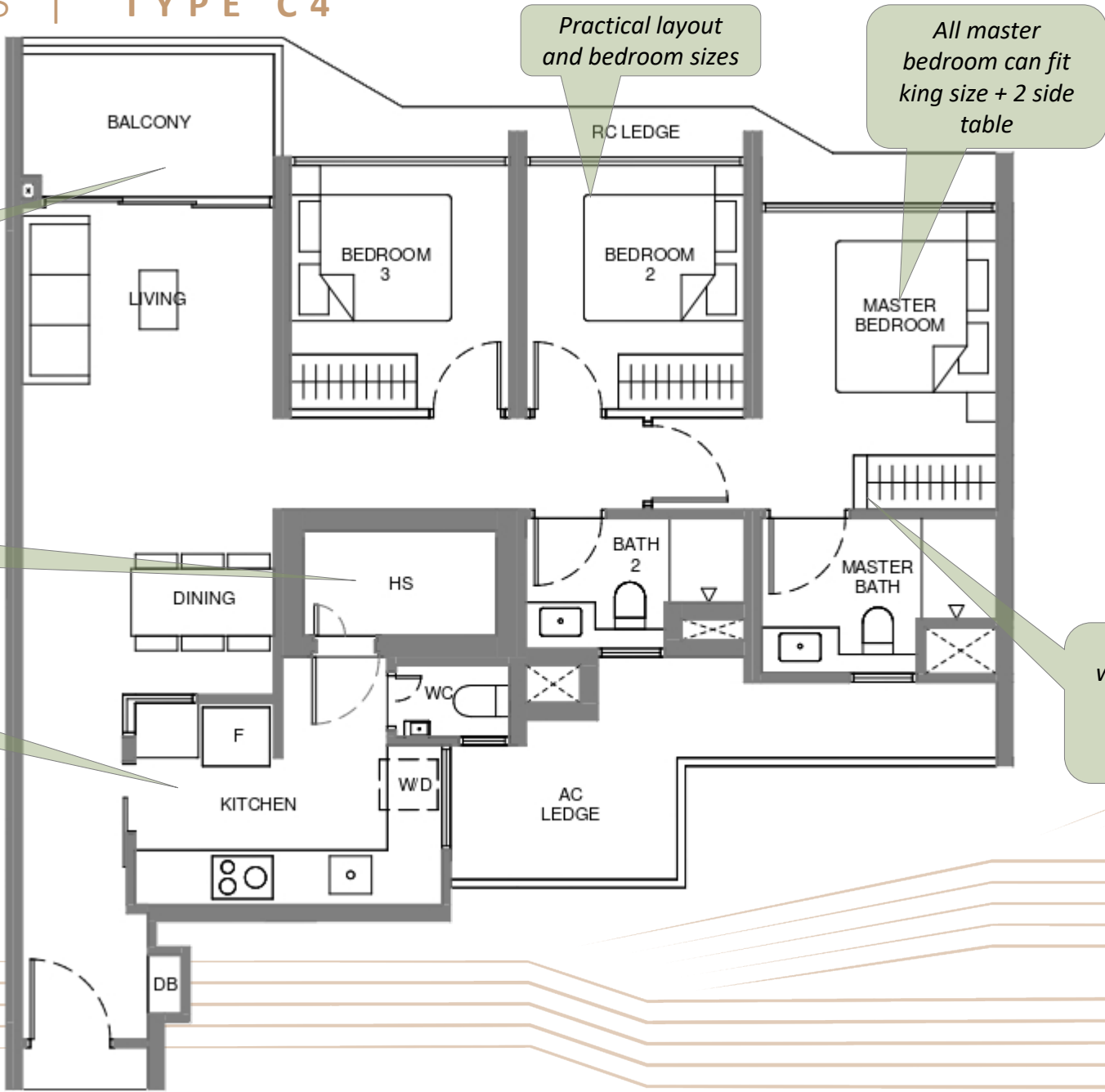
HS can be used as
store or helper
room

Efficient kitchen
layout

Practical layout
and bedroom sizes

All master
bedroom can fit
king size + 2 side
table

Good quality
wardrobe design
with end panel
"dresser"
provision

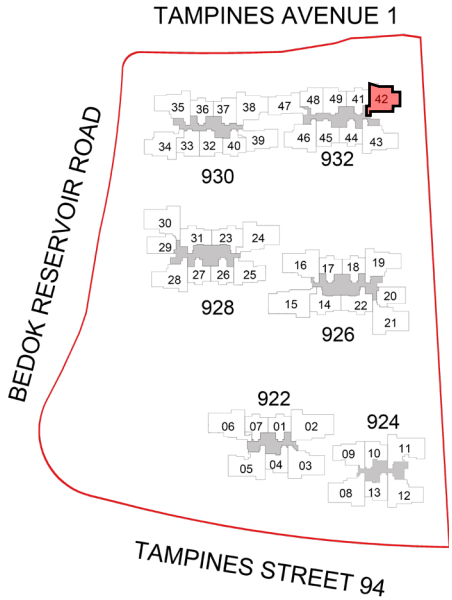
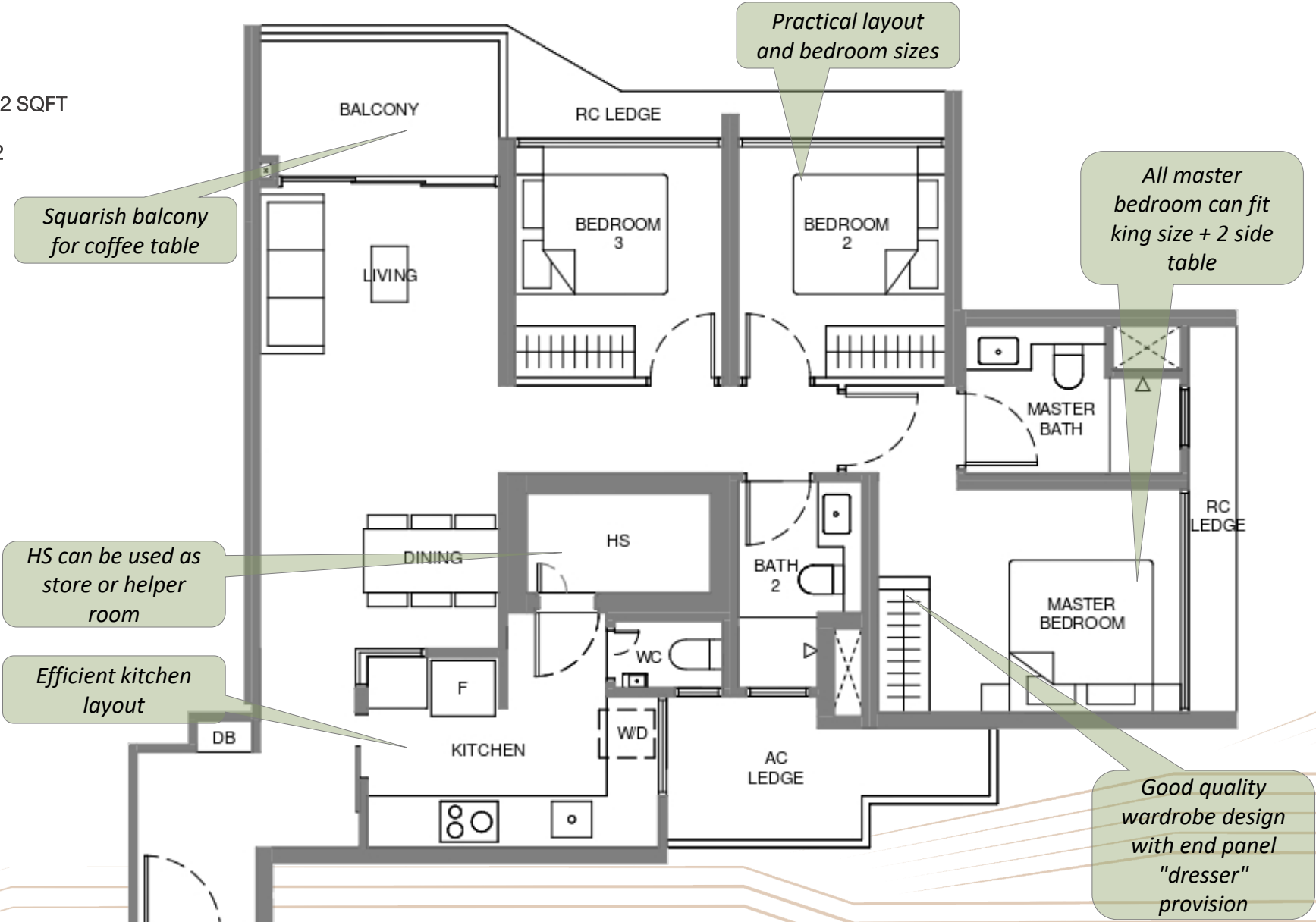


LEGEND	
F	FRIDGE
W/D	WASHER/ DRYER COMBO
W&D	WASHER + DRYER
DB	DISTRIBUTION BOARD
HS	HOUSEHOLD SHELTER
WN	WINE CHILLER
*	MIRROR
PES	PRIVATE ENCLOSED SPACE
AC	AIR CONDITIONER LEDGE (NON-STRATA)
RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
VS	VOID SPACE (NON-STRATA)
WW	WALK-IN WARDROBE
ST1	STORE 1
ST2	STORE 2

UNIT DETAILS | TYPE C5

TYPE C5
94 SQM / 1012 SQFT

BLK 932 - #42



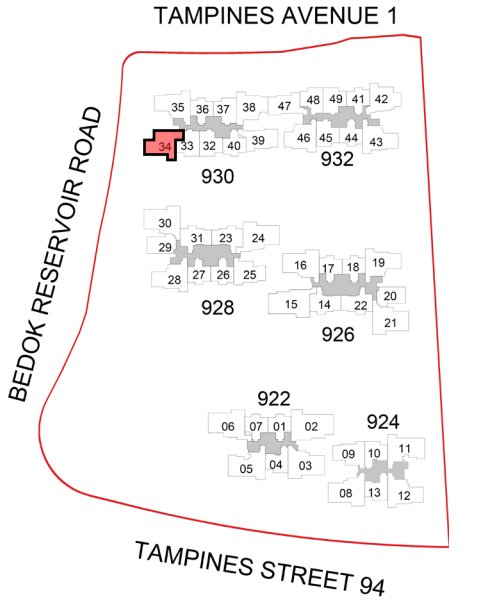
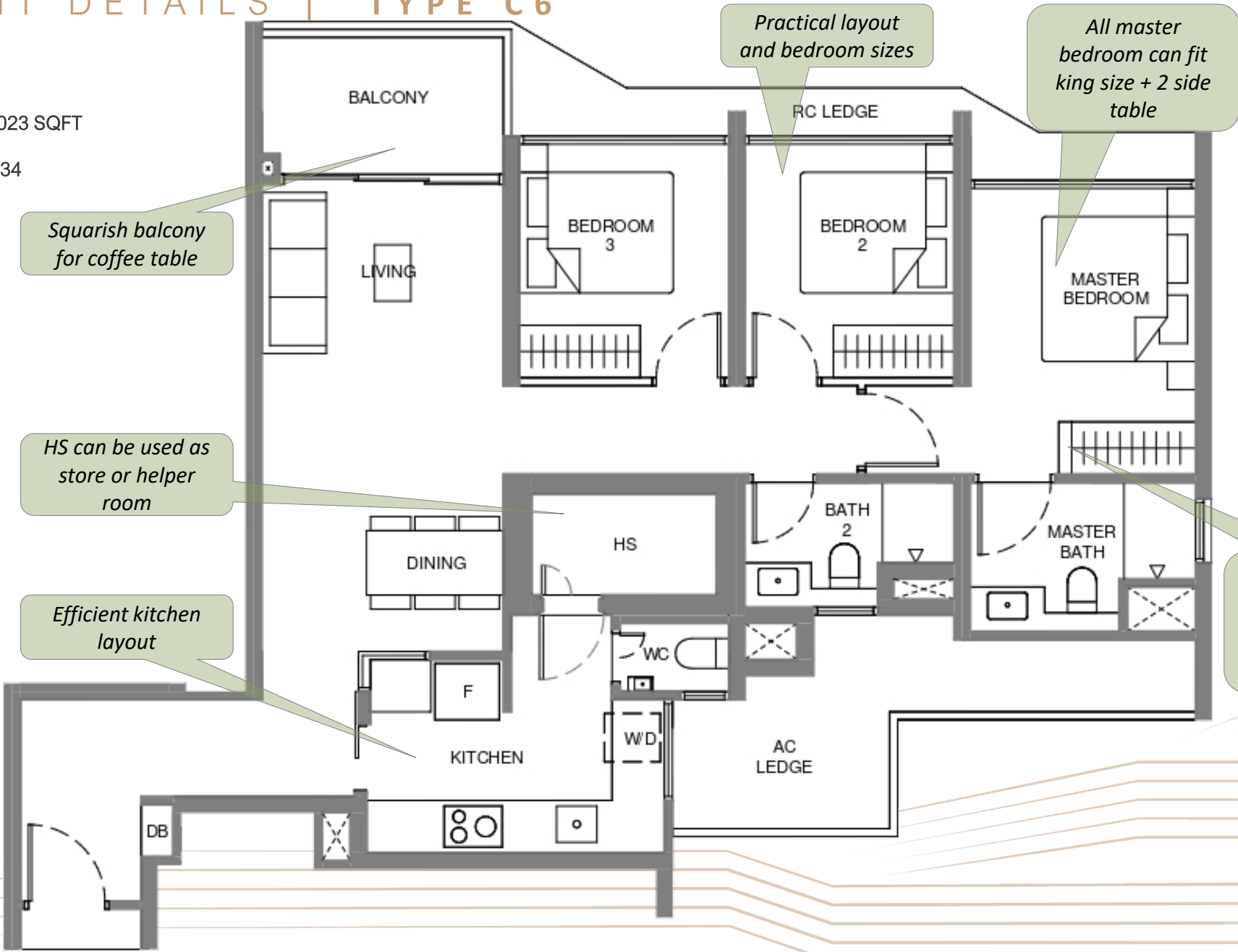
LEGEND

F	FRIDGE	PES	PRIVATE ENCLOSED SPACE
W/D	WASHER/ DRYER COMBO	AC	AIR CONDITIONER LEDGE (NON-STRATA)
W&D	WASHER + DRYER	RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
DB	DISTRIBUTION BOARD	VS	VOID SPACE (NON-STRATA)
HS	HOUSEHOLD SHELTER	WW	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2

UNIT DETAILS | TYPE C6

TYPE C6
95 SQM / 1023 SQFT

BLK 930 - #34

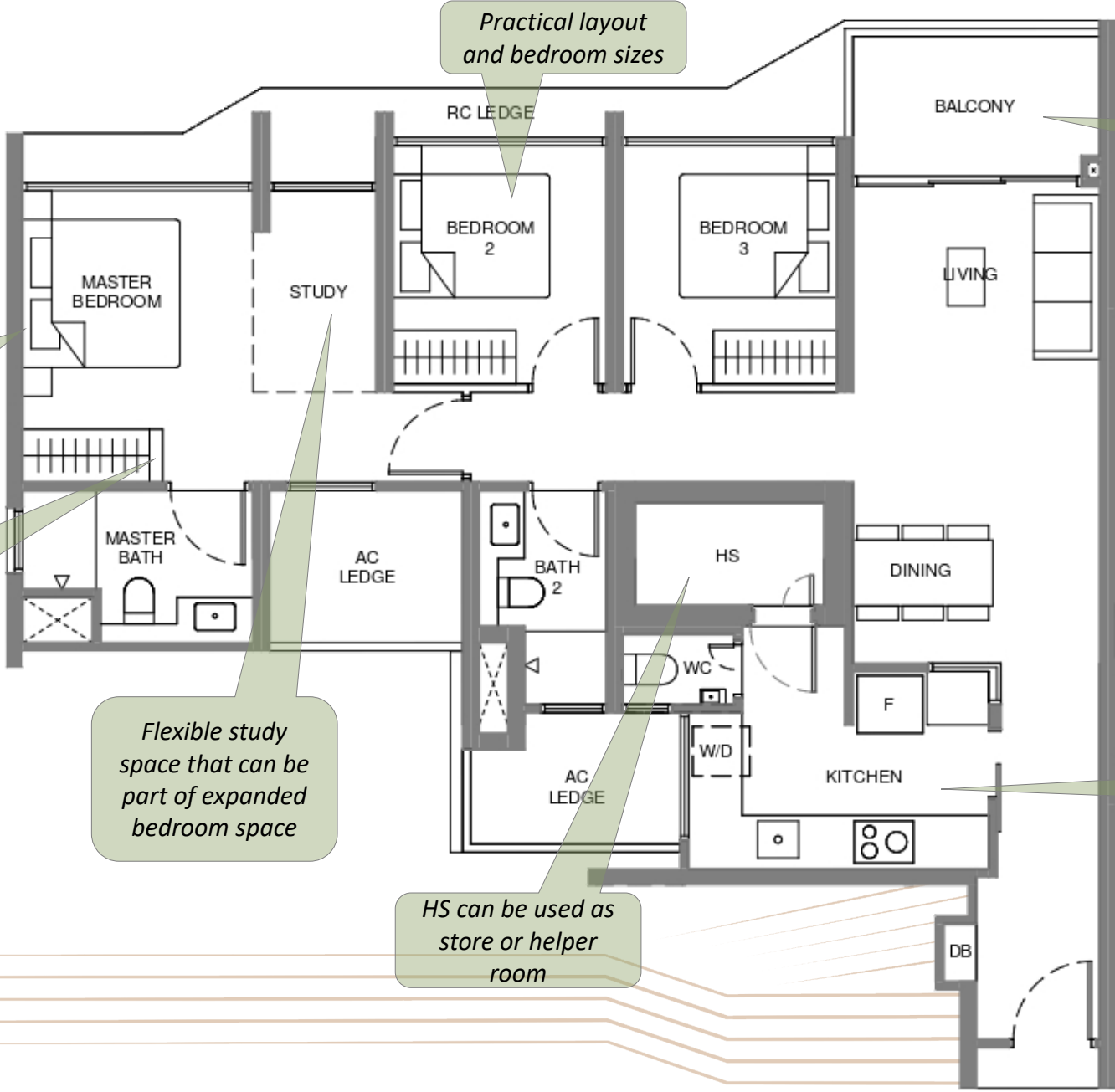


- LEGEND
- | | | | |
|-----|---------------------|-----|--|
| F | FRIDGE | PES | PRIVATE ENCLOSED SPACE |
| W/D | WASHER/ DRYER COMBO | AC | AIR CONDITIONER LEDGE (NON-STRATA) |
| W&D | WASHER - DRYER | RC | REINFORCED CONCRETE LEDGE (NON-STRATA) |
| DB | DISTRIBUTION BOARD | VS | VOID SPACE (NON-STRATA) |
| HS | HOUSEHOLD SHELTER | WW | WALK-IN WARDROBE |
| WN | WINE CHILLER | ST1 | STORE 1 |
| * | MIRROR | ST2 | STORE 2 |

UNIT DETAILS | TYPE C7

TYPE C7
98 SQM / 1055 SQFT

- BLK 924 - #12
- BLK 926 - #19*
- BLK 928 - #28*
- BLK 930 - #35
- BLK 932 - #43



Practical layout
and bedroom sizes

Squarish balcony
for coffee table

All master
bedroom can fit
king size + 2 side
table

Good quality
wardrobe design
with end panel
"dresser"
provision

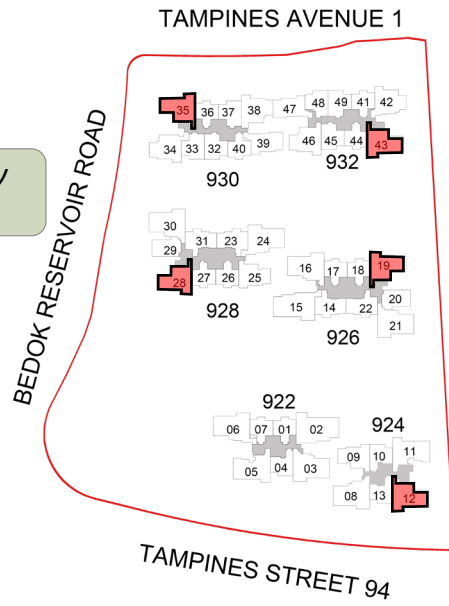
Flexible study
space that can be
part of expanded
bedroom space

HS can be used as
store or helper
room

Efficient kitchen
layout

LEGEND

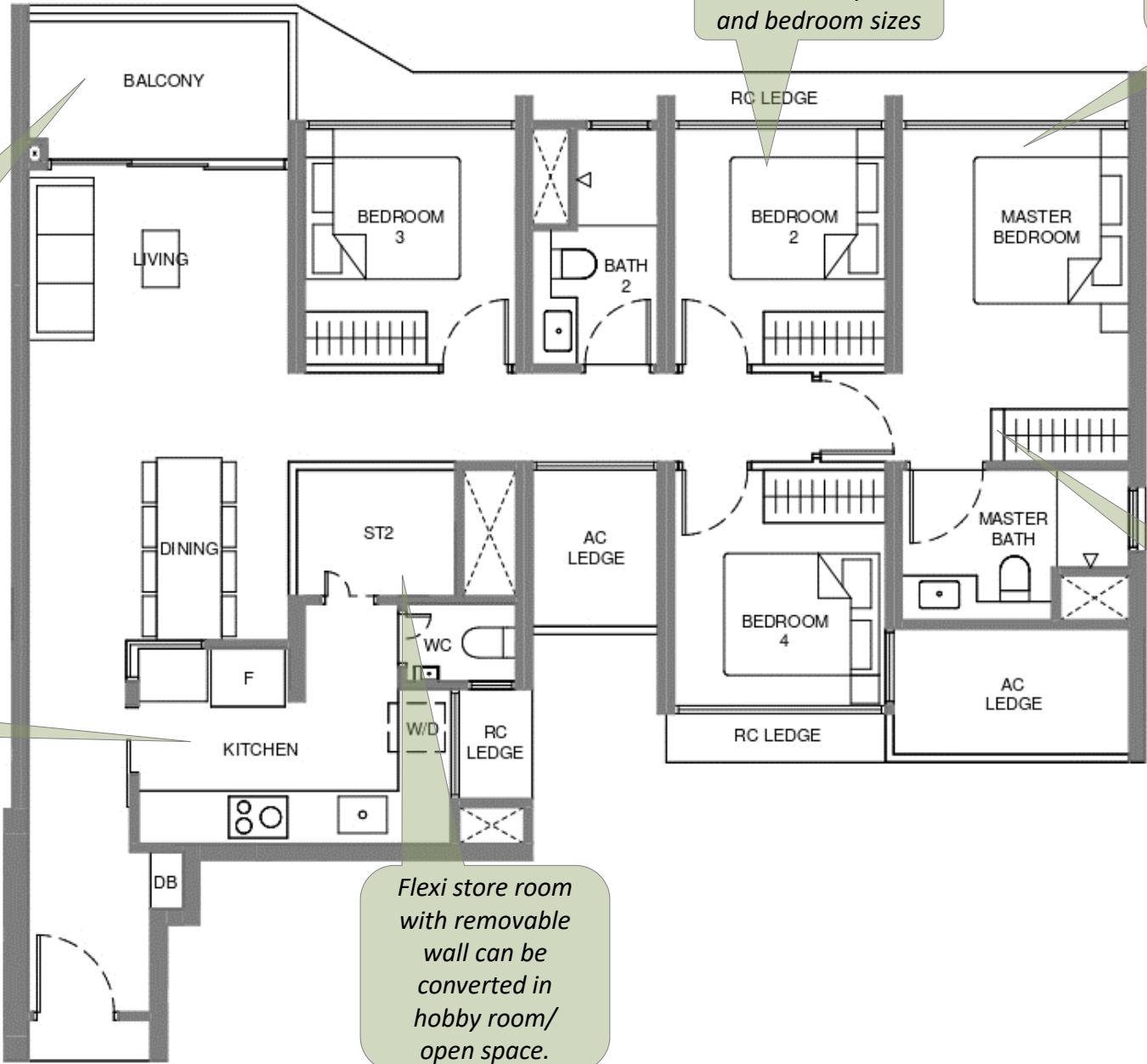
F	FRIDGE	PES	PRIVATE ENCLOSED SPACE
W/D	WASHER/ DRYER COMBO	AC	AIR CONDITIONER LEDGE (NON-STRATA)
W&D	WASHER + DRYER	RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
DB	DISTRIBUTION BOARD	⊠	VOID SPACE (NON-STRATA)
HS	HOUSEHOLD SHELTER	WW	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2



UNIT DETAILS | TYPE D1

TYPE D1
106 SQM / 1141 SQFT

BLK 922 - #05
BLK 924 - #11



Practical layout
and bedroom sizes

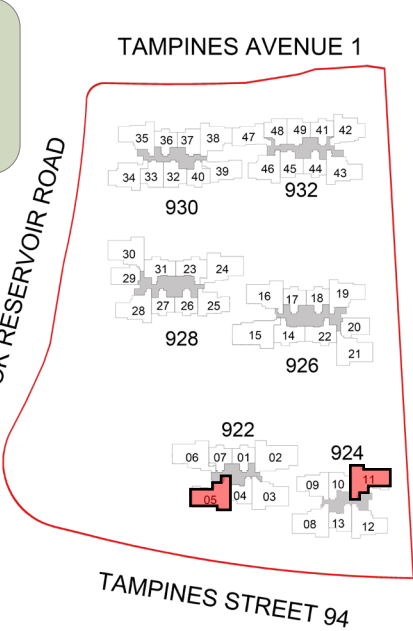
All master
bedroom can fit
king size + 2 side
table

Squarish balcony
for coffee table

Efficient kitchen
layout

Flexi store room
with removable
wall can be
converted in
hobby room/
open space.

Good quality
wardrobe design
with end panel
"dresser"
provision



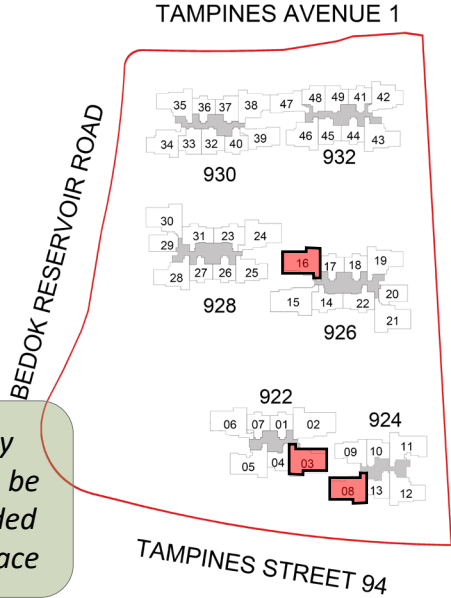
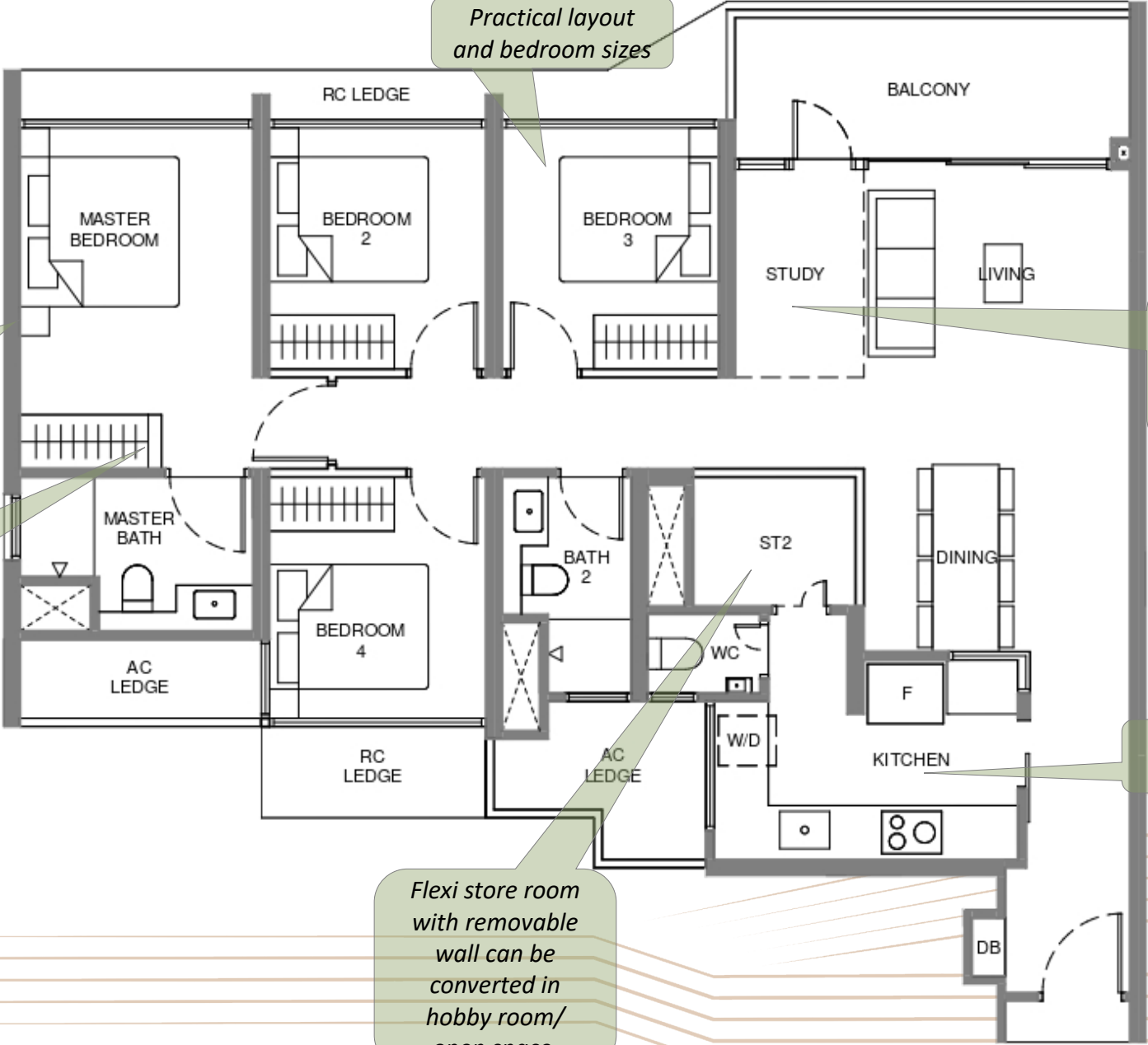
LEGEND

- | | | | |
|-----|---------------------|-----|--|
| F | FRIDGE | PES | PRIVATE ENCLOSED SPACE |
| W/D | WASHER/ DRYER COMBO | AC | AIR CONDITIONER LEDGE (NON-STRATA) |
| W&D | WASHER - DRYER | RC | REINFORCED CONCRETE LEDGE (NON-STRATA) |
| DB | DISTRIBUTION BOARD | ⊠ | VOID SPACE (NON-STRATA) |
| HS | HOUSEHOLD SHELTER | WW | WALK-IN WARDROBE |
| WN | WINE CHILLER | ST1 | STORE 1 |
| * | MIRROR | ST2 | STORE 2 |

UNIT DETAILS | TYPE D2

TYPE D2
111 SQM / 1195 SQFT

BLK 922 - #03
BLK 924 - #08*
BLK 926 - #16

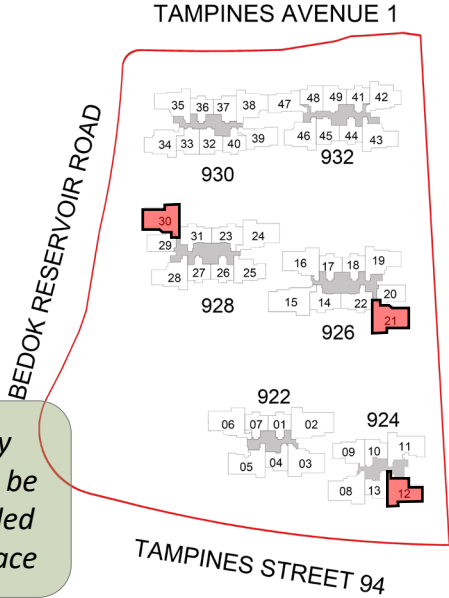
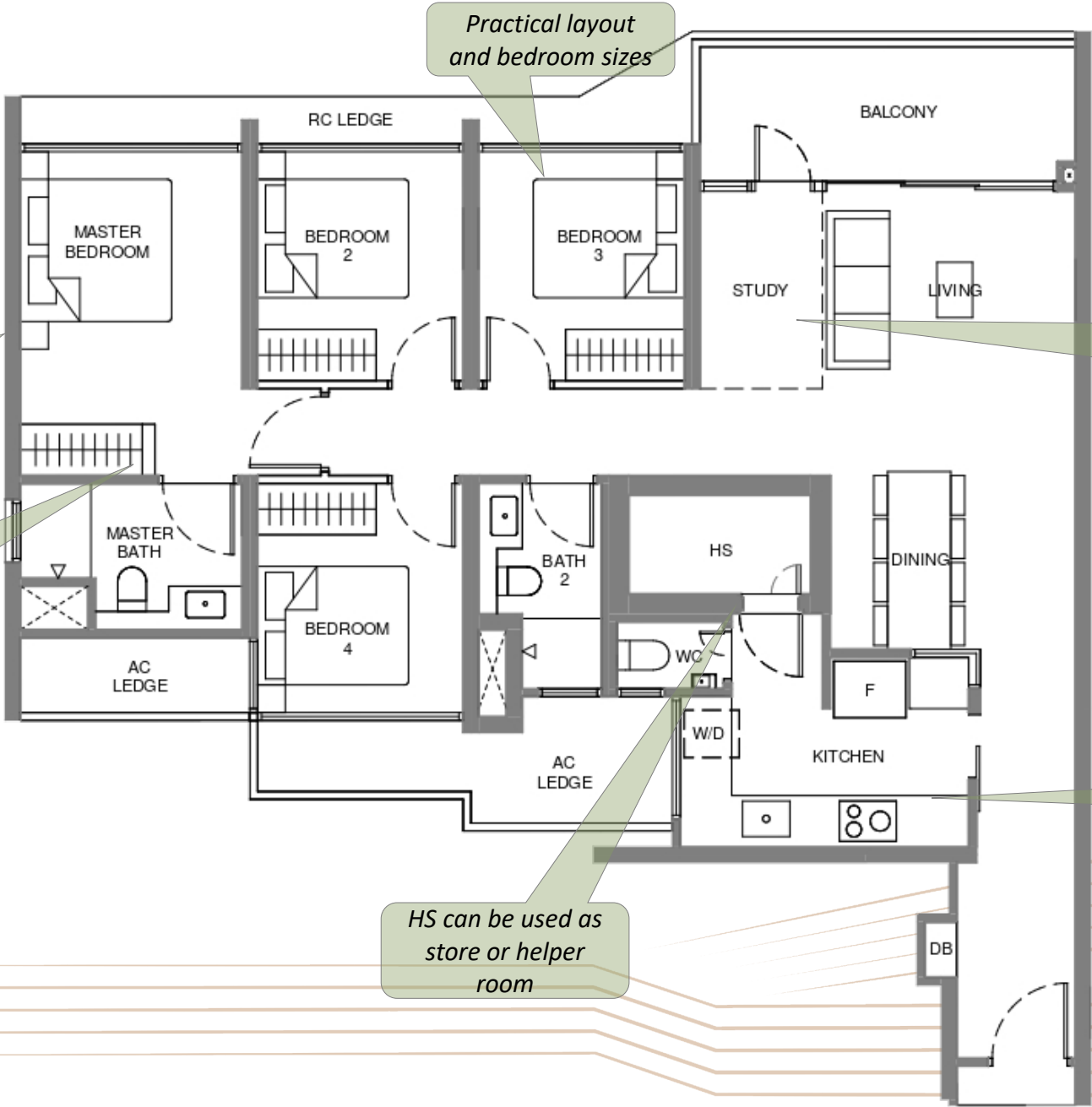


LEGEND		PES	PRIVATE ENCLOSED SPACE
F	FRIDGE	AC	AIR CONDITIONER LEDGE (NON-STRATA)
W/D	WASHER/ DRYER COMBO	RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
W&D	WASHER + DRYER	VS	VOID SPACE (NON-STRATA)
DB	DISTRIBUTION BOARD	WW	WALK-IN WARDROBE
HS	HOUSEHOLD SHELTER	ST1	STORE 1
WN	WINE CHILLER	ST2	STORE 2
*	MIRROR		

UNIT DETAILS | TYPE D3

TYPE D3
114 SQM / 1227 SQFT

BLK 926 - #21
BLK 928 - #30

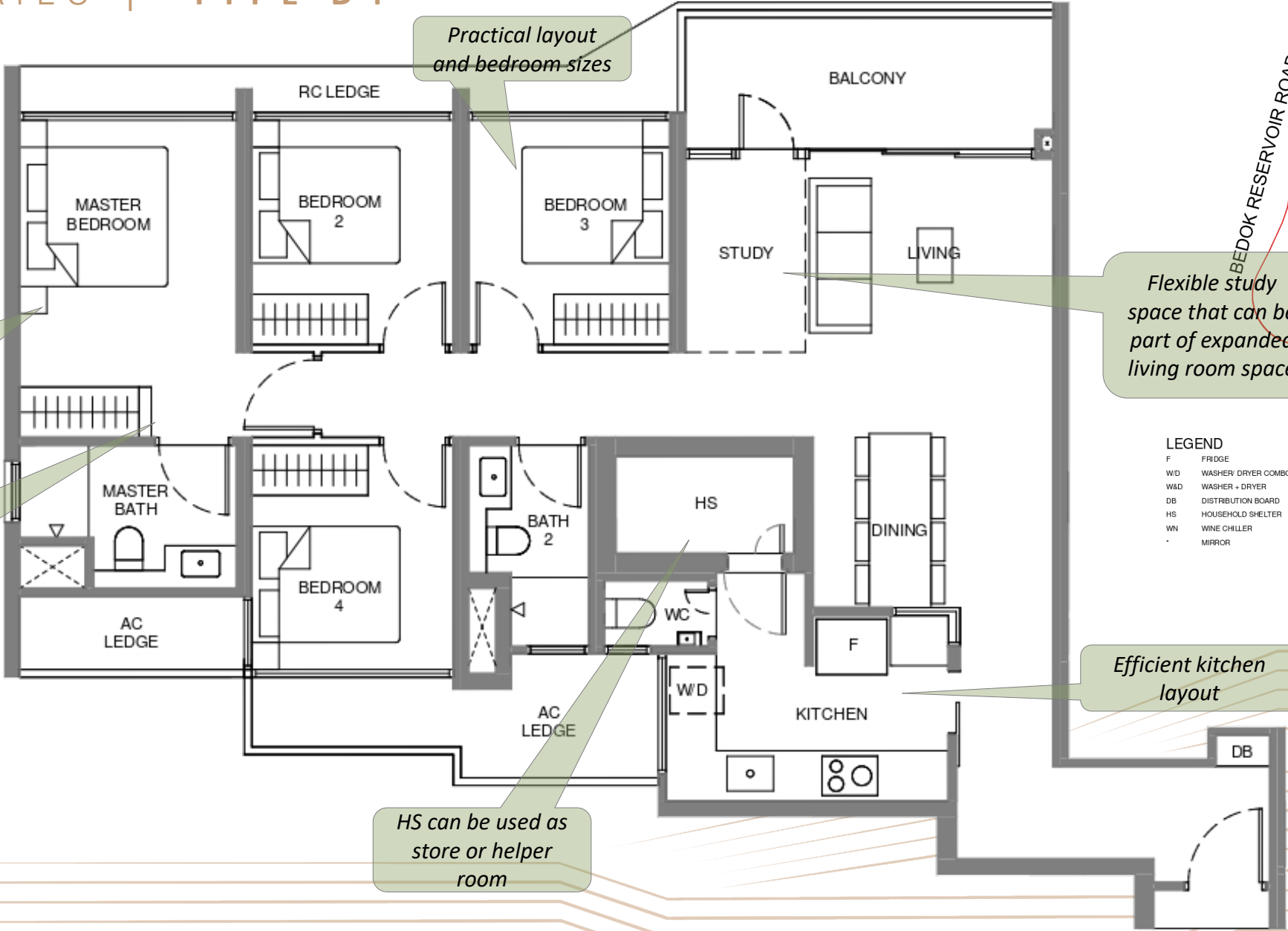


LEGEND			
F	FRIDGE	PES	PRIVATE ENCLOSED SPACE
W/D	WASHER/ DRYER COMBO	AC	AIR CONDITIONER LEDGE (NON-STRATA)
W&D	WASHER + DRYER	RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
DB	DISTRIBUTION BOARD	VS	VOID SPACE (NON-STRATA)
HS	HOUSEHOLD SHELTER	WW	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2

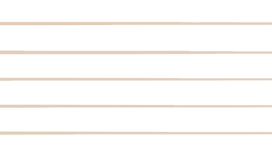
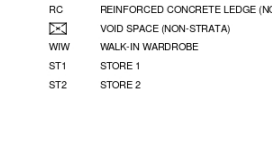
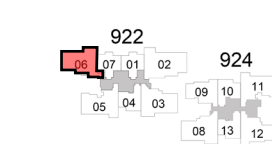
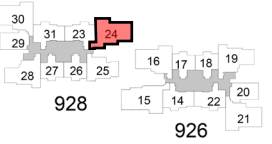
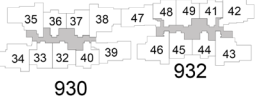
UNIT DETAILS | TYPE D4

TYPE D4
115 SQM / 1238 SQFT

BLK 922 - #06
BLK 928 - #24*



TAMPINES AVENUE 1



LEGEND

- F FRIDGE
- W/D WASHER/ DRYER COMBO
- W/D WASHER + DRYER
- DB DISTRIBUTION BOARD
- HS HOUSEHOLD SHELTER
- WN WINE CHILLER
- MIRROR

- PES PRIVATE ENCLOSED SPACE
- AC AIR CONDITIONER LEDGE (NON-STRATA)
- RC REINFORCED CONCRETE LEDGE (NON-STRATA)
- VOID SPACE (NON-STRATA)
- WW WALK-IN WARDROBE
- ST1 STORE 1
- ST2 STORE 2

Efficient kitchen layout

HS can be used as store or helper room

Practical layout and bedroom-sizes

Flexible study space that can be part of expanded living room space

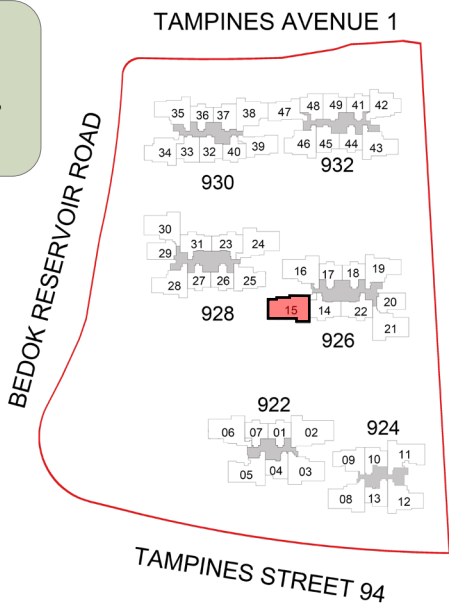
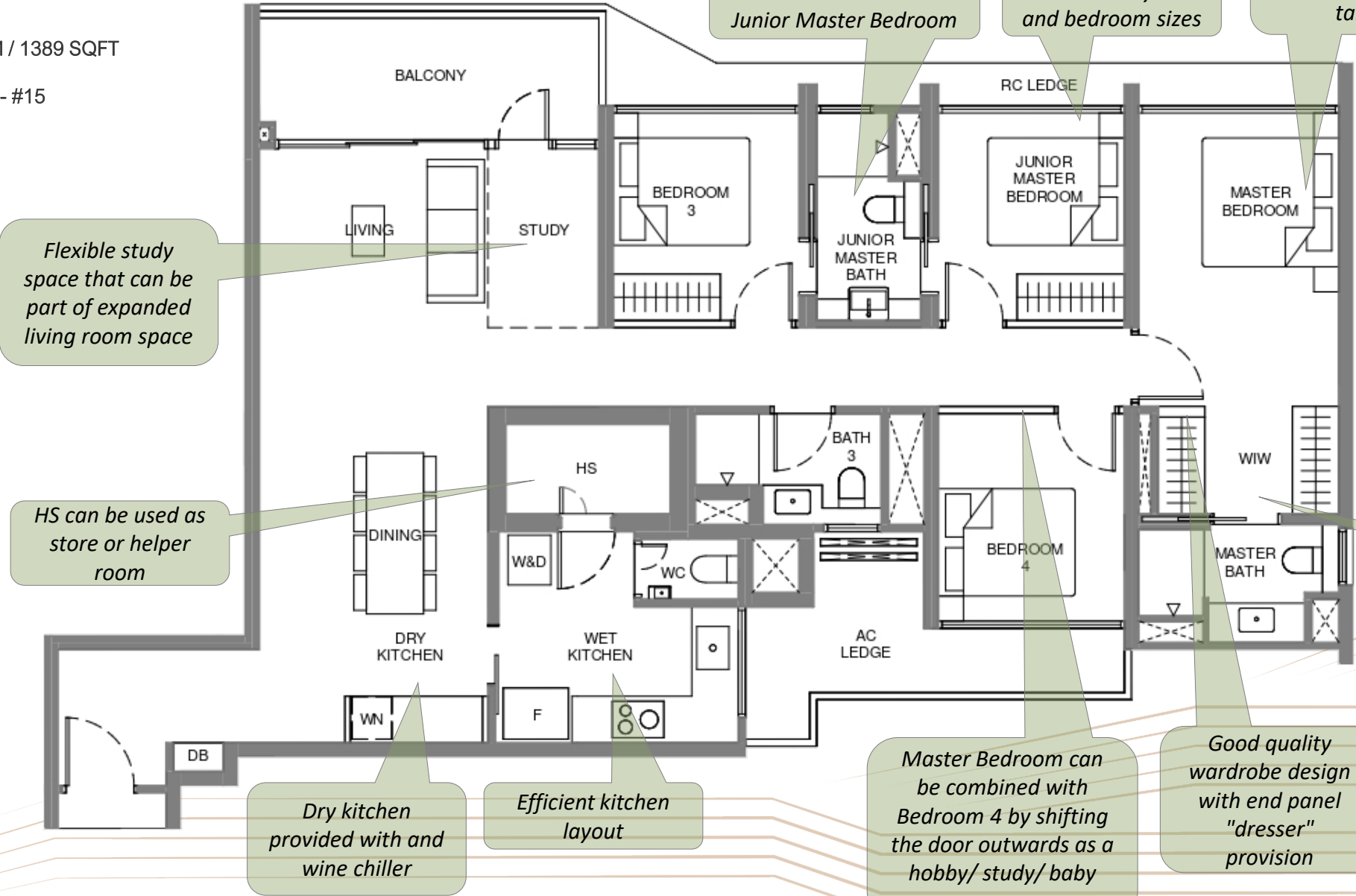
All master bedroom can fit king size + 2 side table

Good quality wardrobe design with end panel "dresser" provision

UNIT DETAILS | TYPE D5

TYPE D5
129 SQM / 1389 SQFT

BLK 926 - #15



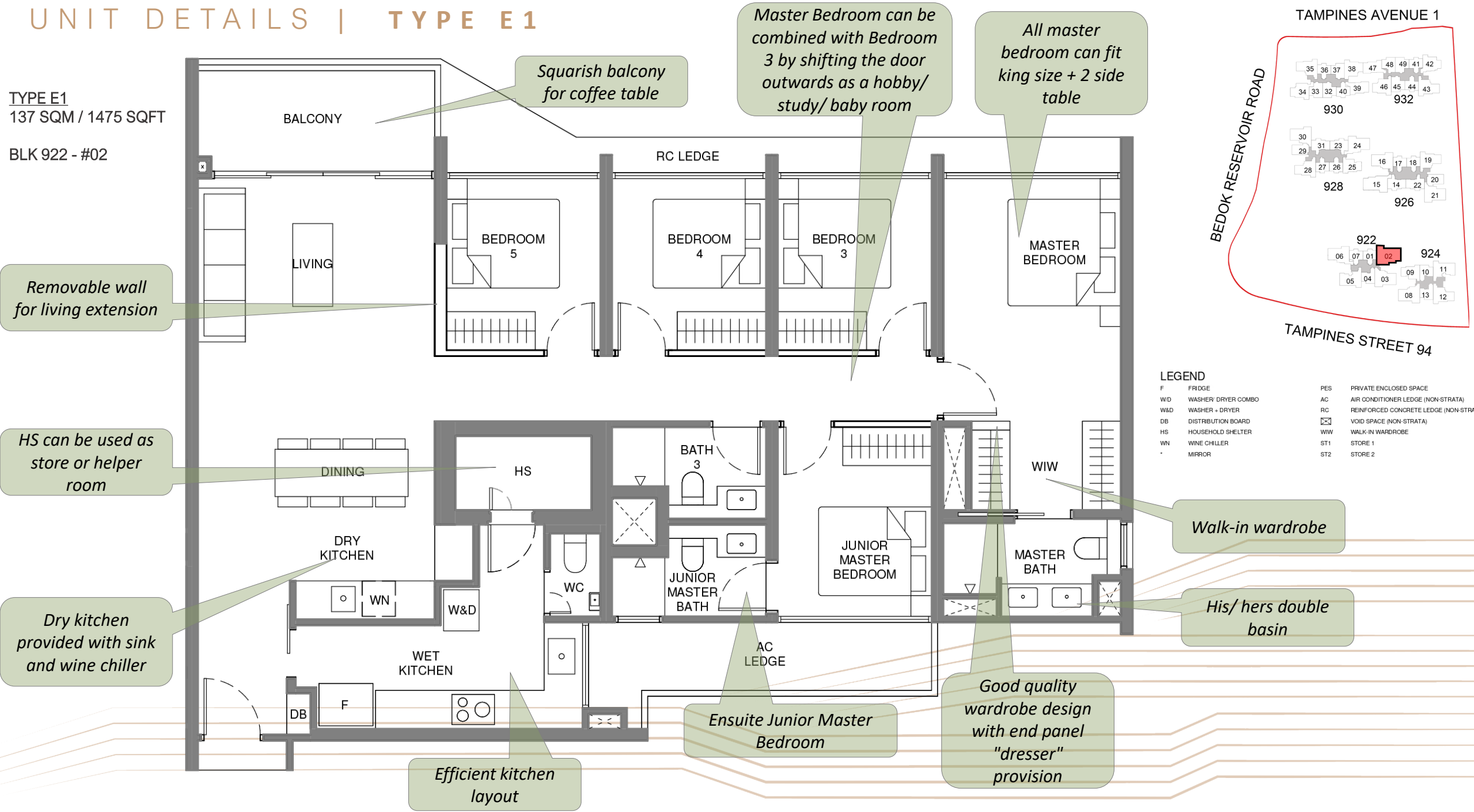
LEGEND

F	FRIDGE	PES	PRIVATE ENCLOSED SPACE
W/D	WASHER/ DRYER COMBO	AC	AIR CONDITIONER LEDGE (NON-STRATA)
W&D	WASHER + DRYER	RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
DB	DISTRIBUTION BOARD	⊠	VOID SPACE (NON-STRATA)
HS	HOUSEHOLD SHELTER	WIW	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2

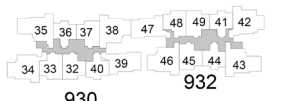
UNIT DETAILS | TYPE E1

TYPE E1
137 SQM / 1475 SQFT

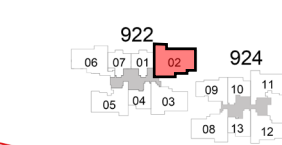
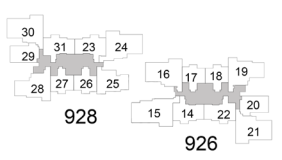
BLK 922 - #02



TAMPINES AVENUE 1

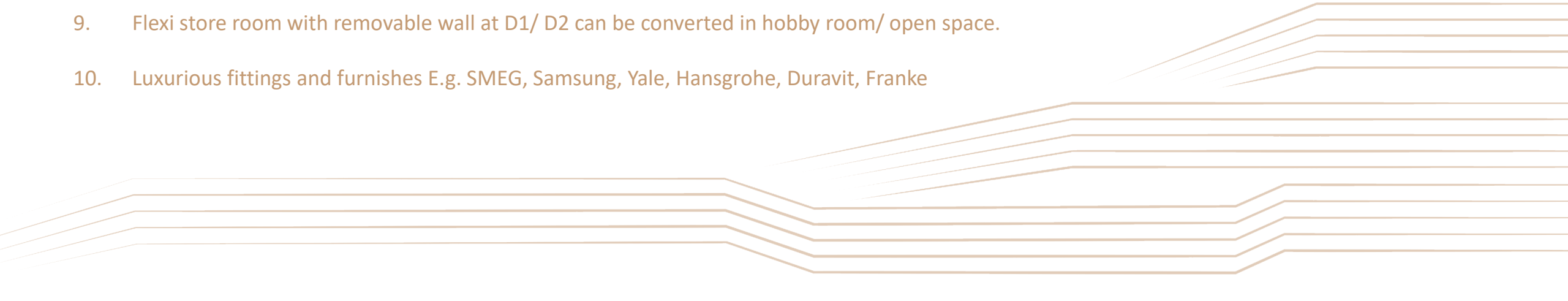


BEDOK RESERVOIR ROAD



TAMPINES STREET 94

UNIT DETAILS | KEY DESIGN PROVISIONS

1. Efficient dumbbell layout for type B1, B2 & B4 with no corridor
 2. Wet/ Dry kitchen for Type D5 & E1 with wine chiller
 3. C7 - Unique layout for selected unit types with study space integrated with Master Bedroom for flexibility of space to be converted into baby room/ walk in wardrobe.
 4. Flexible layout arrangement – D2, D3, D4, D5 designed with open study space at Living Room for more openness
 5. Functional and efficient unit layout focusing on families and liveable space – All master bedroom can fit a king-sized bed with 2 side tables
 6. Walk-in wardrobe available for selected unit types
 7. Good quality wardrobe design with end panel "dresser" provision for all Master Bedrooms
 8. His/ Hers double basin for Type E1 Master Bedroom
 9. Flexi store room with removable wall at D1/ D2 can be converted in hobby room/ open space.
 10. Luxurious fittings and furnishes E.g. SMEG, Samsung, Yale, Hansgrohe, Duravit, Franke
- 

PINERY

RESIDENCES

Everything, everywhere, every day

T H A N K Y O U

The bottom of the slide features a series of horizontal, wavy lines in a light brown color, creating a modern, architectural feel. These lines are layered and vary in length, extending across the width of the slide.