



Riversails

An Exclusive Riverfront Residence

DEVELOPMENT DETAILS

Developer	: Benefit Investments Pte Ltd (a subsidiary of Allgreen Properties Ltd)
Description	: Proposed New Erection of 12-Blocks of 18-Storey Condominium Housing Development (Total: 920 units) : Comprising of Basement Carpark, Communal Facilities and Swimming Pool and Clubhouse on Lot 9557A MK 22 at Upper Serangoon Crescent
Location	: 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 Upper Serangoon Crescent
Tenure	: 99 years wef 7 Dec 2011
Site Area	: Approx. 24,620.5 sqm / Approx. 265,015 sqft
Total No. of Units	: 920
No. of Carpark Lots	: 930 lots : Basement parking lots: 422 lots : 1st storey parking lots: 508 lots (inclusive of 10 handicap lots)
Expected TOP	: 30 September 2017
Expected Date of Legal Completion	: 30 September 2020
Project Account	: OCBC LTD for Project Account No.: 641-138920-001 of Benefit Investments Pte Ltd - Project Account
For Telegraphic Transfer	: Project Account No.: 641-138920-001 : Bank & Swift Code: OCBCSGSG : Address: OCBC Ltd, 65 Chulia Street OCBC Centre S(049513) : Message: Block / Unit No / Name of Purchaser

ESTIMATED MAINTENANCE FEES

Approx. \$41 per share value		
Type	No. of Bedroom	Approx. Fees
A	1-Bedroom	\$205
B	2-Bedroom	\$246
C	3-Bedroom	\$246 - \$287
D	4-Bedroom	\$287
PH	Penthouses	\$287 - \$410

PROJECT CONSULTANTS

Architect	: Design Link Architects Pte Ltd
Landscape Consultant	: COEN Design International Pte Ltd
Showflat Interior Designer	: Suying Metropolitan Studio Pte Ltd
Main Contractor	: Tiong Aik Construction Pte Ltd
Solicitor	: Rodyk & Davidson : 80 Raffles Place, #32-00, UOB Plaza 1, S(048624) : Attn: Ms. Melanie Lim

Units	Type	Approx. Area (sqft)	Total No. of Units	Percentage
1-Bedroom	A1, A2	505 - 516	84	9%
2-Bedroom	B1, B2, B3, B4, B5	850 - 893	252	28%
2+Study	B1s, B2s	914 - 947	128	14%
3-Bedroom	C1, C2, C3, C4	1,033 - 1,108	328	36%
3+ Study	C1s	1,184	32	3%
4-Bedroom	D1	1,367	65	7%
Penthouses	PH	1,431 - 2,970	31	3%

920

100%



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Welcome to Endless Family Fun



Site Plan



Sky Lounge

- a. Bird Spotting and Viewing Deck
- b. Bar Counter with Seating Area
- c. Fitness Station
- d. Camping Lawn
- e. Outdoor Living
- f. Bird Nest
- g. Star Gazing Lawn
- h. Reading Corner
- i. Outdoor Dining
- j. BBQ

MAIN ENTRANCE

- 1 Main Entry / Exit
- 2 Drop Off with Water Feature
- 3 Entrance Water Feature
- 4 Security Post

PAVILIONS

- 5 Grand Pavilion
- 6 Peak Pavilion
- 7 Cabanas
- 8 Floating Pavilion
- 9 Discovery Pavilion

OUTDOOR DINING

- 10 Outdoor Living Deck
- 11 Outdoor Breakfast Patio
- 12 Tea Party Lounge
- 13 Outdoor Dining Lounge
- 14 Patio Living Terrace
- 15 BBQ Pad
- 16 Patio Dining
- 17 Party Deck

KIDS FACILITIES

- Whiz Kid Zone
- 18 Play Pool
- 19 Kid's Spa
- 20 Interactive Water Feature
- 21 Miniature Golf

Adventure Kid Zone

- 22 Tree House Playground
- 23 Flying Fox
- 24 Water Swings
- 25 Paddle Boats
- 26 Climbing Cubes

Discovery Kid Zone

- 27 Jungle Gym
- 28 Mini Theatre and Stage of Tales
- 29 Children's Project Area

WELLNESS FACILITIES

- 30 Reflexology Walk
- 31 Lawn Hammocks
- 32 Water Hammocks
- 33 Floating Pontoon Decks
- 34 Sun Deck
- 35 Dance Deck
- 36 Aqua Deck

FITNESS FACILITIES

- 37 Tennis Court
- 38 Badminton Court Lawn
- 39 Wi-Fi Pad
- 40 Outdoor Gym
- 41 Table Tennis Terrace
- 42 Yoga Pad
- 43 Jogging Track

POOLS & SPAS

- 44 Island Swirl Spa
- 45 Lagoon Spa
- 46 Dip Pool
- 47 50m Lap Pool

INTIMACY OF NATURE

- 48 Timber Boardwalk
- 49 Rain Garden
- 50 Island Planting
- 51 Aromapoeitic Garden
- 52 Courtyard Water Feature & Sculpture
- 53 Palm Garden
- 54 Kai Pond
- 55 Kinetic Water Feature
- 56 Green Trellis
- 57 Stream of Stars
- 58 Water Garden

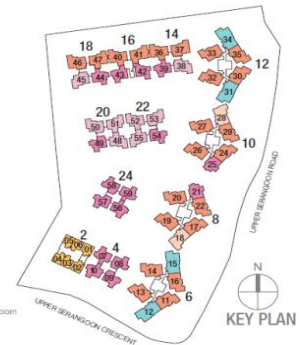
SKY LOUNGE (18th Storey)

- a. Bird Spotting and Viewing Deck
- b. Bar Counter with Seating Area
- c. Fitness Station
- d. Camping Lawn
- e. Outdoor Living
- f. Bird Nest
- g. Star Gazing Lawn
- h. Reading Corner
- i. Outdoor Dining
- j. BBQ

CLUBHOUSE

- Gymnasium
- Function Room
- Reading Room
- Audio Visual Room

SIDE GATE



KEY PLAN

Plan is subject to change as may be approved by the relevant authorities.
Overhead bridge location is subject to authorities approval.

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SCHEMATIC CHART – BLK 2, 4, 6

BLOCK 2

Unit	01	02	03	04	05	06
Storey	Roof Terrace	Roof Terrace		Roof Terrace		
18	PH 1 #18-01	PH 1 #18-03		PH 1 #18-01		
17	A2	A2	A1	A1	A1	A1
16	A2	A2	A1	A1	A1	A1
15	A2	A2	A1	A1	A1	A1
14	A2	A2	A1	A1	A1	A1
13	A2	A2	A1	A1	A1	A1
12	A2	A2	A1	A1	A1	A1
11	A2	A2	A1	A1	A1	A1
10	A2	A2	A1	A1	A1	A1
9	A2	A2	A1	A1	A1	A1
8	A2	A2	A1	A1	A1	A1
7	A2	A2	A1	A1	A1	A1
6	A2	A2	A1	A1	A1	A1
5	A2	A2	A1	A1	A1	A1
4	A2a	A2a	A1a	A1a	A1a	A1a
3	Void					
Landscape Deck 2	Void					
1	Carpark					

BLOCK 4

Unit	07	08	09	10
Storey	Roof Terrace		Roof Terrace	
18	PH 2 #18-08		PH 2 #18-09	
17	B1	B4	B4	B1
16	B1	B4	B4	B1
15	B1	B4	B4	B1
14	B1	B4	B4	B1
13	B1	B4	B4	B1
12	B1	B4	B4	B1
11	B1	B4	B4	B1
10	B1	B4	B4	B1
9	B1	B4	B4	B1
8	B1	B4	B4	B1
7	B1	B4	B4	B1
6	B1	B4	B4	B1
5	B1	B4	B4	B1
4	B1	B4	B4	B1
3	B1	B4	B4	B1
Landscape Deck 2	B1a	B4a	B4a	B1a
1	Carpark			

BLOCK 6

Unit	11	12	13	14	15	16
Storey			Roof Terrace	Roof Terrace		
18	PH 3 #18-12		PH 11 #18-13	PH 11 #18-14	PH 3 #18-15	
17	C4	D1	C4	C4	D1	C4
16	C4	D1	C4	C4	D1	C4
15	C4	D1	C4	C4	D1	C4
14	C4	D1	C4	C4	D1	C4
13	C4	D1	C4	C4	D1	C4
12	C4	D1	C4	C4	D1	C4
11	C4	D1	C4	C4	D1	C4
10	C4	D1	C4	C4	D1	C4
9	C4	D1	C4	C4	D1	C4
8	C4	D1	C4	C4	D1	C4
7	C4	D1	C4	C4	D1	C4
6	C4	D1	C4	C4	D1	C4
5	C4	D1	C4	C4a	D1	C4
4	C4	D1	C4a	Void	D1	C4
3	C4	D1	Void		D1	C4
Landscape Deck 2	C4a	D1a	Void		D1a	C4a
1	Carpark					

- 1-Bedroom
- 2-Bedroom
- 2-Bedroom with Study
- 3-Bedroom
- 3-Bedroom with Study
- 4-Bedroom
- Penthouse

SCHEMATIC CHART – BLK 8, 10, 12

BLOCK 8

Unit	17	18	19	20	21	22
Storey			Roof Terrace	Roof Terrace	Roof Terrace	
	18 PH 4 #18-18		PH 11 #18-19	PH 11 #18-20	PH 5 #18-21	
17	C4	C1s	C4	C4	B5	C4
16	C4	C1s	C4	C4	B5	C4
15	C4	C1s	C4	C4	B5	C4
14	C4	C1s	C4	C4	B5	C4
13	C4	C1s	C4	C4	B5	C4
12	C4	C1s	C4	C4	B5	C4
11	C4	C1s	C4	C4	B5	C4
10	C4	C1s	C4	C4	B5	C4
9	C4	C1s	C4	C4	B5	C4
8	C4	C1s	C4	C4	B5	C4
7	C4	C1s	C4	C4	B5	C4
6	C4	C1s	C4	C4	B5	C4
5	C4	C1s	C4a	C4a	B5	C4
4	C4	C1s	Void		B5a	C4a
3	C4	C1s	Void			
Landscape Deck 2	C4a	C1sa	Void			
1	Carpark					

BLOCK 10

Unit	24	25	26	27	28	29
Storey	Roof Terrace		Roof Terrace	Roof Terrace		
	PH 5 #18-25	PH 11 #18-26	PH 11 #18-27	PH 4 #18-28		
18	PH 5 #18-25	PH 11 #18-26	PH 11 #18-27	PH 4 #18-28		
17	C4	B5	C4	C4	C1s	C4
16	C4	B5	C4	C4	C1s	C4
15	C4	B5	C4	C4	C1s	C4
14	C4	B5	C4	C4	C1s	C4
13	C4	B5	C4	C4	C1s	C4
12	C4	B5	C4	C4	C1s	C4
11	C4	B5	C4	C4	C1s	C4
10	C4	B5	C4	C4	C1s	C4
9	C4	B5	C4	C4	C1s	C4
8	C4	B5	C4	C4	C1s	C4
7	C4	B5	C4	C4	C1s	C4
6	C4	B5	C4	C4	C1s	C4
5	C4	B5	C4a	C4a	C1s	C4
4	C4a	B5a	Void		C1s	C4
3	Void				C1s	C4
Landscape Deck 2	Void				C1sa	C4a
1	Carpark					
B1	Basement Carpark					

BLOCK 12

Unit	30	31	32	33	34	35
Storey	Roof Terrace		Sky Lounge			
18	PH 3 #18-31		PH 11 #18-32	C4	D1	C4
17	C4	D1	C4	C4	D1	C4
16	C4	D1	C4	C4	D1	C4
15	C4	D1	C4	C4	D1	C4
14	C4	D1	C4	C4	D1	C4
13	C4	D1	C4	C4	D1	C4
12	C4	D1	C4	C4	D1	C4
11	C4	D1	C4	C4	D1	C4
10	C4	D1	C4	C4	D1	C4
9	C4	D1	C4	C4	D1	C4
8	C4	D1	C4	C4	D1	C4
7	C4	D1	C4	C4	D1	C4
6	C4	D1	C4	C4	D1	C4
5	C4	D1	C4a	C4	D1	C4
4	C4	D1	Void	C4a	D1	C4
3	C4	D1	Void	Void	D1	C4
Landscape Deck 2	C4a	D1a	Void	Void	D1a	C4a
1	Carpark					
B1	Basement Carpark					

- 1-Bedroom
- 2-Bedroom
- 2-Bedroom with Study
- 3-Bedroom
- 3-Bedroom with Study
- 4-Bedroom
- Penthouse

SCHEMATIC CHART – BLK 14, 16, 18

BLOCK 14

Unit	36	37	38	39
Storey	Roof Terrace		Roof Terrace	
18	PH 8 #18-37		PH 9 #18-38	
17	C2	C1	B1s	B1
16	C2	C1	B1s	B1
15	C2	C1	B1s	B1
14	C2	C1	B1s	B1
13	C2	C1	B1s	B1
12	C2	C1	B1s	B1
11	C2	C1	B1s	B1
10	C2	C1	B1s	B1
9	C2	C1	B1s	B1
8	C2	C1	B1s	B1
7	C2	C1	B1s	B1
6	C2	C1	B1s	B1
5	C2	C1	B1s	B1
4	C2	C1	B1s	B1
3	C2	C1	B1s	B1
Landscape Deck 2	C2a	C1a	B1sa	B1a
1	Carpark			
B1	Basement Carpark			

BLOCK 16

Unit	40	41	42	43
Storey	Roof Terrace		Roof Terrace	Roof Terrace
18	PH 10 #18-41		PH 13 #18-42	PH 12 #18-43
17	C2	C3	B3	B2
16	C2	C3	B3	B2
15	C2	C3	B3	B2
14	C2	C3	B3	B2
13	C2	C3	B3	B2
12	C2	C3	B3	B2
11	C2	C3	B3	B2
10	C2	C3	B3	B2
9	C2	C3	B3	B2
8	C2	C3	B3	B2
7	C2	C3	B3	B2
6	C2	C3	B3	B2
5	C2	C3	B3	B2
4	C2	C3	B3	B2
3	C2	C3	B3	B2
Landscape Deck 2	C2a	C3a	B3a	B2a
1	Carpark			
B1	Basement Carpark			

BLOCK 18

Unit	44	45	46	47
Storey	Roof Terrace		Roof Terrace	
18	PH 9 #18-45		PH 8 #18-47	
17	B1	B1s	C1	C2
16	B1	B1s	C1	C2
15	B1	B1s	C1	C2
14	B1	B1s	C1	C2
13	B1	B1s	C1	C2
12	B1	B1s	C1	C2
11	B1	B1s	C1	C2
10	B1	B1s	C1	C2
9	B1	B1s	C1	C2
8	B1	B1s	C1	C2
7	B1	B1s	C1	C2
6	B1	B1s	C1	C2
5	B1	B1s	C1	C2
4	B1	B1s	C1	C2
3	B1	B1s	C1	C2
Landscape Deck 2	B1a	B1sa	C1a	C2a
1	Carpark			
B1	Basement Carpark			

- 1-Bedroom
- 2-Bedroom
- 2-Bedroom with Study
- 3-Bedroom
- 3-Bedroom with Study
- 4-Bedroom
- Penthouse

SCHEMATIC CHART – BLK 20, 22, 24

BLOCK 20

Unit	48	49	50	51
Storey	Roof Terrace	Roof Terrace		
18	PH 7 #18-48	PH 6 #18-50		
17	B2s	B4	B1s	B2s
16	B2s	B4	B1s	B2s
15	B2s	B4	B1s	B2s
14	B2s	B4	B1s	B2s
13	B2s	B4	B1s	B2s
12	B2s	B4	B1s	B2s
11	B2s	B4	B1s	B2s
10	B2s	B4	B1s	B2s
9	B2s	B4	B1s	B2s
8	B2s	B4	B1s	B2s
7	B2s	B4	B1s	B2s
6	B2s	B4	B1s	B2s
5	B2s	B4	B1s	B2s
4	B2s	B4	B1s	B2s
3	B2s	B4	B1s	B2s
Landscape Deck 2	B2sa	B4a	B1sa	B2sa
1	Carpark			
B1	Basement Carpark			

BLOCK 22

Unit	52	53	54	55
Storey	Roof Terrace	Roof Terrace		
18	PH 6 #18-53	PH 7 #18-55		
17	B2s	B1s	B4	B2s
16	B2s	B1s	B4	B2s
15	B2s	B1s	B4	B2s
14	B2s	B1s	B4	B2s
13	B2s	B1s	B4	B2s
12	B2s	B1s	B4	B2s
11	B2s	B1s	B4	B2s
10	B2s	B1s	B4	B2s
9	B2s	B1s	B4	B2s
8	B2s	B1s	B4	B2s
7	B2s	B1s	B4	B2s
6	B2s	B1s	B4	B2s
5	B2s	B1s	B4	B2s
4	B2s	B1s	B4	B2s
3	B2s	B1s	B4	B2s
Landscape Deck 2	B2sa	B1sa	B4a	B2sa
1	Carpark			
B1	Basement Carpark			

BLOCK 24

Unit	56	57	58	59
Storey	Roof Terrace	Roof Terrace		
18	PH 2 #18-57	PH 2 #18-58		
17	B1	B4	B4	B1
16	B1	B4	B4	B1
15	B1	B4	B4	B1
14	B1	B4	B4	B1
13	B1	B4	B4	B1
12	B1	B4	B4	B1
11	B1	B4	B4	B1
10	B1	B4	B4	B1
9	B1	B4	B4	B1
8	B1	B4	B4	B1
7	B1	B4	B4	B1
6	B1	B4	B4	B1
5	B1	B4	B4	B1
4	B1	B4	B4	B1
3	B1	B4	B4	B1
Landscape Deck 2	B1a	B4a	B4a	B1a
1	Carpark			

- 1-Bedroom
- 2-Bedroom
- 2-Bedroom with Study
- 3-Bedroom
- 3-Bedroom with Study
- 4-Bedroom
- Penthouse

1-Bedroom

TYPE A1

47 sq m (505 sq ft)

#05-03 to #17-03

#05-04 to #17-04

#05-05 to #17-05

#05-06 to #17-06



TYPE A1a (PARTIAL PLAN)

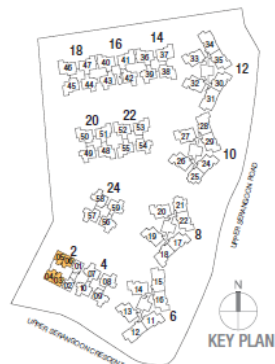
60 sq m (645 sq ft)

#04-03

#04-04

#04-05

#04-06



0 1 2 4 METERS

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1-Bedroom

TYPE A2

48 sq m (516 sq ft)

#05-01 to #17-01

#05-02 to #17-02

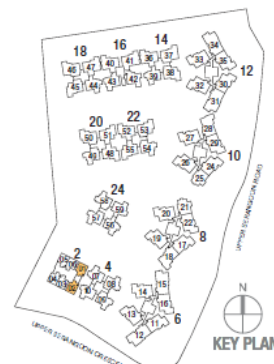


TYPE A2a (PARTIAL PLAN)

61 sq m (656 sq ft)

#04-01

#04-02



0 1 2 4 METERS

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2-Bedroom

TYPE B1

82 sq m (882 sq ft)

#03-07 to #17-07

#03-10 to #17-10

#03-39 to #17-39

#03-44 to #17-44

#03-56 to #17-56

#03-59 to #17-59



TYPE B1a (PARTIAL PLAN)

88 sq m (947 sq ft)

#02-07

#02-39

#02-44

#02-56

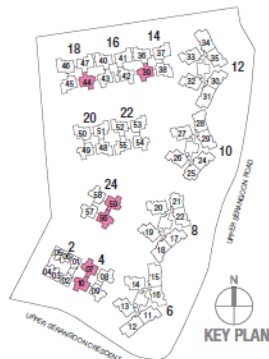
#02-59



TYPE B1a (PARTIAL PLAN)

88 sq m (947 sq ft)

#02-10



KEY PLAN

0 1 2 4 METERS

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2-Bedroom

TYPE B2

83 sq m (893 sq ft)

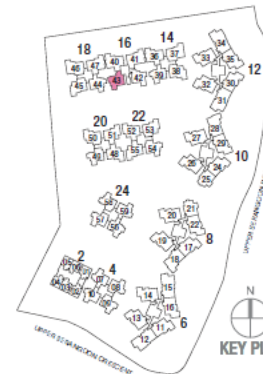
#03-43 to #17-43



TYPE B2a (PARTIAL PLAN)

89 sq m (957 sq ft)

#02-43



KEY PLAN

0 1 2 4 METERS

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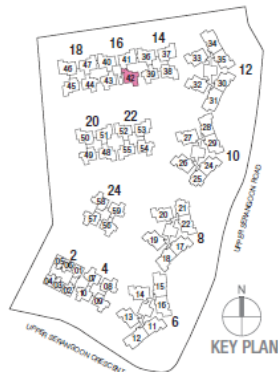
2-Bedroom

TYPE B3

81 sq m (871 sq ft)
#03-42 to #17-42



TYPE B3a (PARTIAL PLAN)
87 sq m (936 sq ft)
#02-42



2-Bedroom

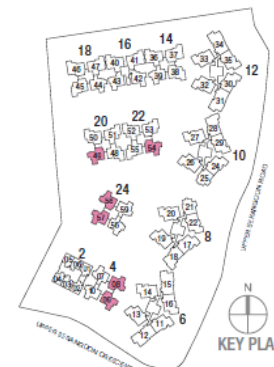
TYPE B4

79 sq m (850 sq ft)
#03-08 to #17-08
#03-09 to #17-09
#03-49 to #17-49
#03-54 to #17-54
#03-57 to #17-57
#03-58 to #17-58



TYPE B4a (PARTIAL PLAN)
85 sq m (914 sq ft)
#02-08
#02-49
#02-54
#02-57
#02-58

TYPE B4a (PARTIAL PLAN)
85 sq m (914 sq ft)
#02-09



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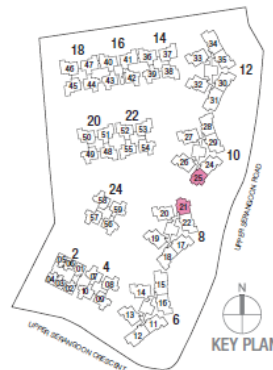
2-Bedroom

TYPE B5

82 sq m (882 sq ft)

#05-21 to #17-21

#05-25 to #17-25



TYPE B5a (PARTIAL PLAN)

91 sq m (979 sq ft)

#04-21

#04-25

0 1 2 4 METERS

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KNIGHT FRANK PTE LTD . 16 RAFFLES QUAY #30-00 HONG LEONG BUILDING SINGAPORE 048581 . T 656222 1333 F 656222 1030

2-Bedroom with Study

TYPE B1s

85 sq m (914 sq ft)

#03-38 to #17-38

#03-45 to #17-45

#03-50 to #17-50

#03-53 to #17-53



TYPE B1sa (PARTIAL PLAN)

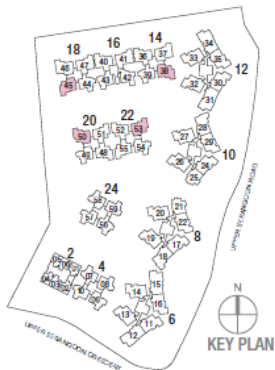
97 sq m (1,044 sq ft)

#02-38

#02-45

#02-50

#02-53



2-Bedroom with Study

TYPE B2s

88 sq m (947 sq ft)

#03-48 to #17-48

#03-51 to #17-51

#03-52 to #17-52

#03-55 to #17-55



TYPE B2sa (PARTIAL PLAN)

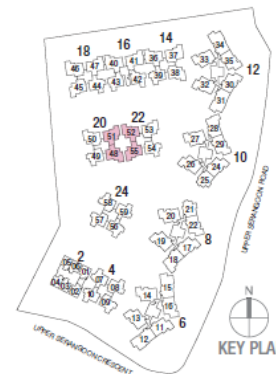
99 sq m (1,065 sq ft)

#02-48

#02-51

#02-52

#02-55



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KNIGHT FRANK PTE LTD . 16 RAFFLES QUAY #30-00 HONG LEONG BUILDING SINGAPORE 048581 . T 656222 1333 F 656222 1030

3-Bedroom

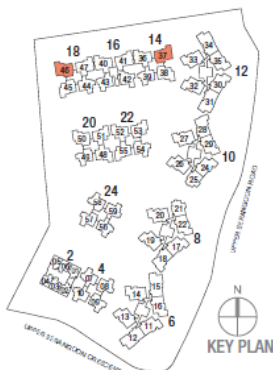
TYPE C1

96 sq m (1,033 sq ft)
#03-37 to #17-37
#03-46 to #17-46



TYPE C1a (PARTIAL PLAN)

107 sq m (1,151 sq ft)
#02-37
#02-46



0 1 2 4 METERS

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3-Bedroom

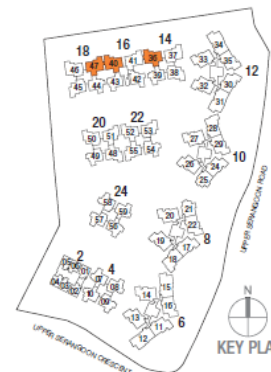
TYPE C2

99 sq m (1,065 sq ft)
#03-36 to #17-36
#03-40 to #17-40
#03-47 to #17-47



TYPE C2a (PARTIAL PLAN)

110 sq m (1,184 sq ft)
#02-36
#02-40
#02-47



0 1 2 4 METERS

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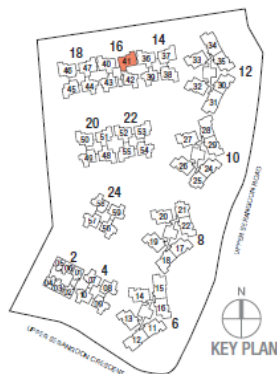
3-Bedroom

TYPE C3

99 sq m (1,065 sq ft)
#03-41 to #17-41



TYPE C3a (PARTIAL PLAN)
110 sq m (1,184 sq ft)
#02-41



3-Bedroom

TYPE C4

103 sq m (1,108 sq ft)
#03-11 to #17-11
#03-16 to #17-16
#03-17 to #17-17
#03-29 to #17-29
#03-30 to #17-30
#03-35 to #18-35
#05-13 to #17-13
#05-22 to #17-22
#05-24 to #17-24
#05-33 to #18-33
#06-14 to #17-14
#06-19 to #17-19
#06-20 to #17-20
#06-26 to #17-26
#06-27 to #17-27
#06-32 to #17-32



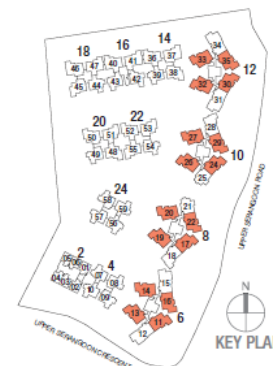
TYPE C4a

128 sq m (1,377 sq ft)
(PARTIAL PLAN)
#02-11
#02-16
#02-17
#02-29
#02-30
#02-35



TYPE C4a

128 sq m (1,377 sq ft)
(PARTIAL PLAN)
#04-13
#04-22
#04-24
#04-33
#05-14
#05-19
#05-20
#05-26
#05-27
#05-32



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KNIGHT FRANK PTE LTD . 16 RAFFLES QUAY #30-00 HONG LEONG BUILDING SINGAPORE 048581 . T 656222 1333 F 656222 1030

3-Bedroom with Study

TYPE C1s

110 sq m (1,184 sq ft)

#03-18 to #17-18

#03-28 to #17-28

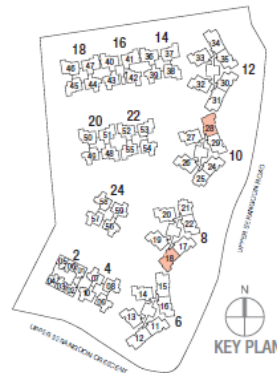


TYPE C1sa (PARTIAL PLAN)

132 sq m (1,420 sq ft)

#02-18

#02-28



0 1 2 4 METERS

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KNIGHT FRANK PTE LTD . 16 RAFFLES QUAY #30-00 HONG LEONG BUILDING SINGAPORE 048581 . T 656222 1333 F 656222 1030

4-Bedroom

TYPE D1

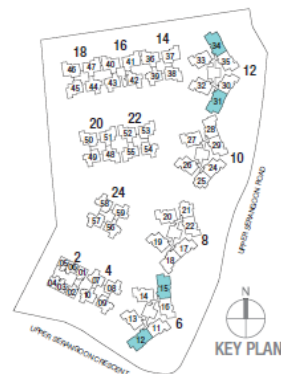
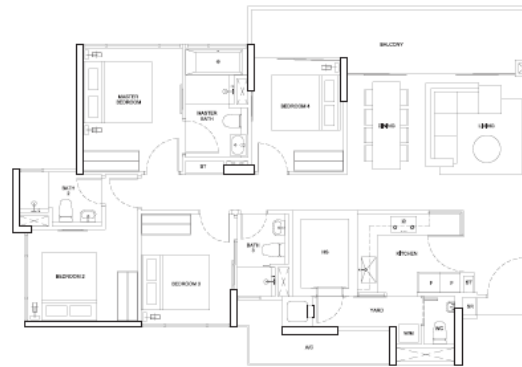
127 sq m (1,367 sq ft)

#03-12 to #17-12

#03-15 to #17-15

#03-31 to #17-31

#03-34 to #18-34



TYPE D1α (PARTIAL PLAN)

150 sq m (1,614 sq ft)

#02-12

#02-15

#02-31

#02-34



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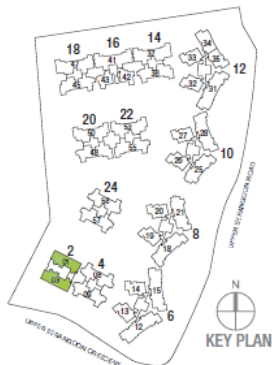
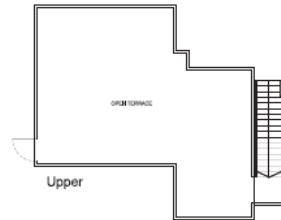
Penthouse

TYPE PH1

215 sq m (2,314 sq ft)

#18-01

#18-03



0 2.5 5 METERS

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Penthouse

TYPE PH2

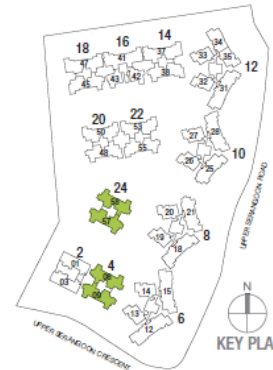
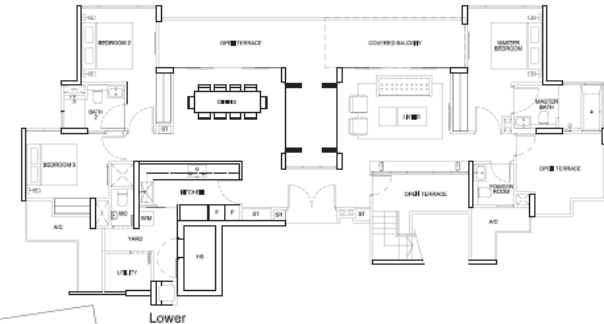
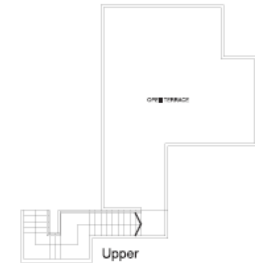
223 sq m (2,400 sq ft)

#18-08

#18-09

#18-57

#18-58



0 2.5 5 METERS

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Penthouse

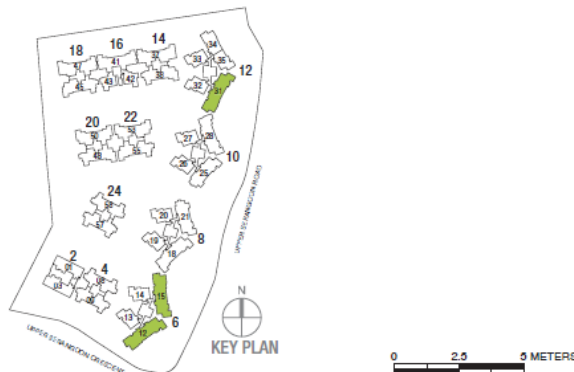
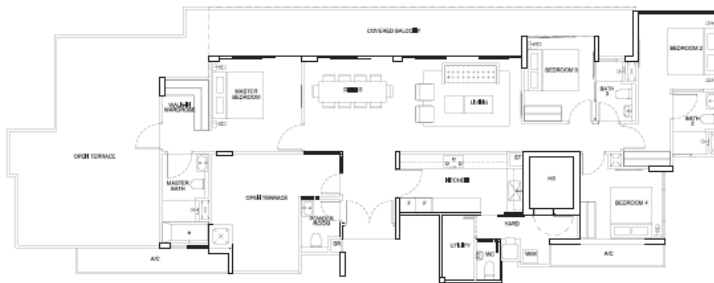
TYPE PH3

245 sq m (2,637 sq ft)

#18-12

#18-15

#18-31



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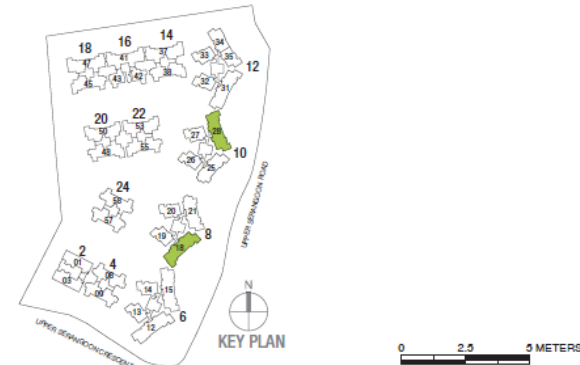
Penthouse

TYPE PH4

230 sq m (2,475 sq ft)

#18-18

#18-28



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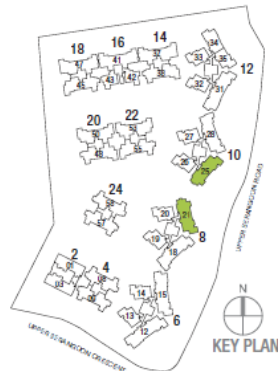
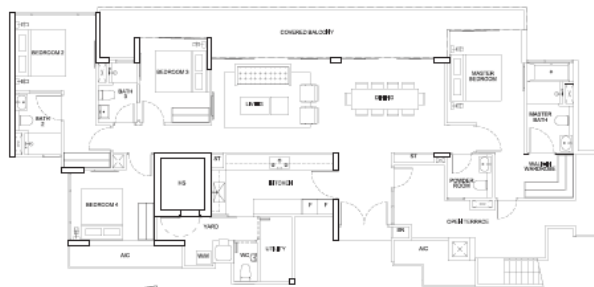
Penthouse

TYPE PH5

249 sq m (2,680 sq ft)

#18-21

#18-25



0 2.5 5 METERS

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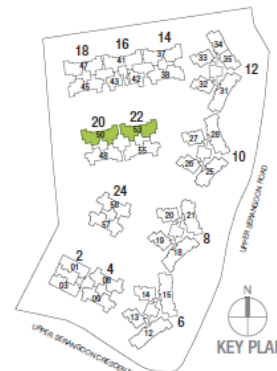
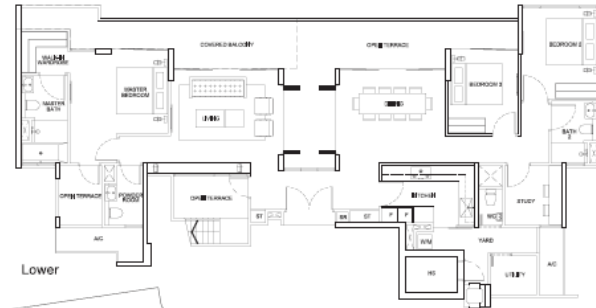
Penthouse

TYPE PH6

242 sq m (2,604 sq ft)

#18-50

#18-53



0 2.5 5 METERS

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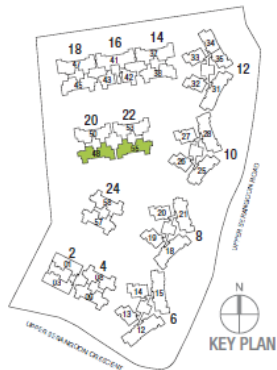
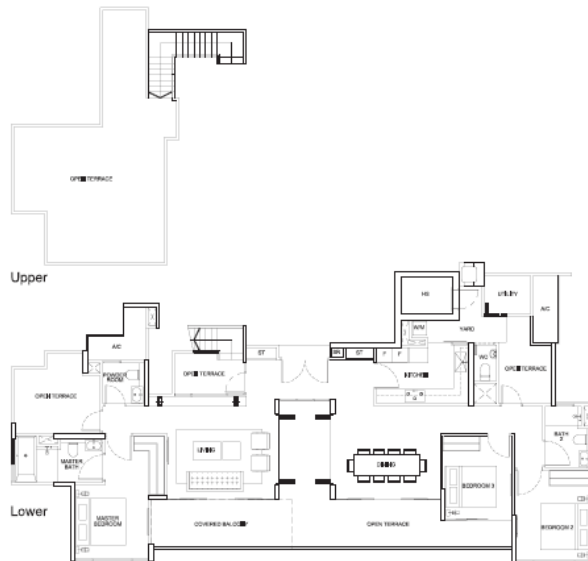
Penthouse

TYPE PH7

230 sq m (2,475 sq ft)

#18-48

#18-55



0 2.5 5 METERS

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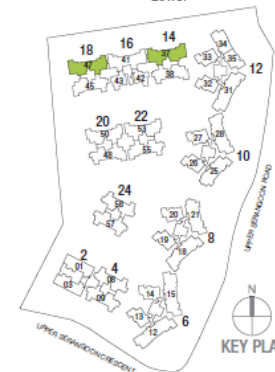
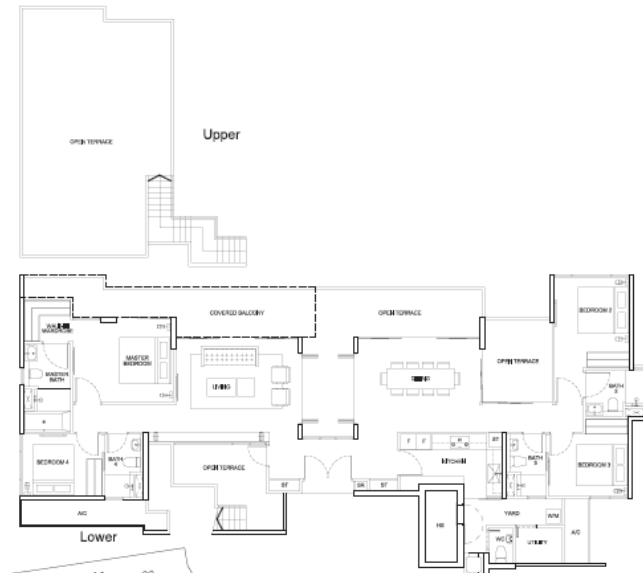
Penthouse

TYPE PH8

271 sq m (2,917 sq ft)

#18-37

#18-47



0 2.5 5 METERS

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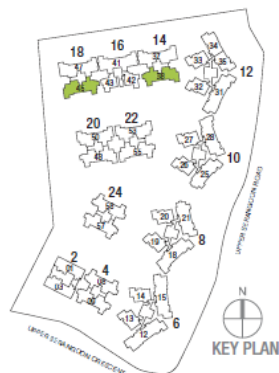
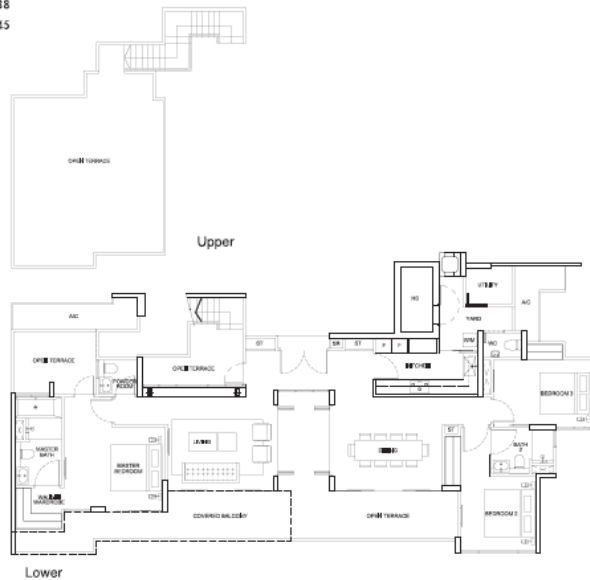
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KNIGHT FRANK PTE LTD . 16 RAFFLES QUAY #30-00 HONG LEONG BUILDING SINGAPORE 048581 . T 656222 1333 F 656222 1030

Penthouse

TYPE PH9

238 sq m (2,561 sq ft)
#18-38
#18-45

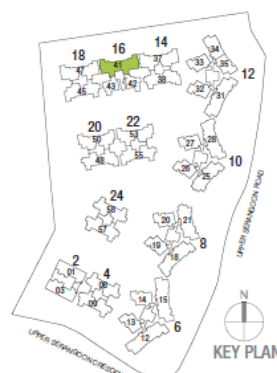
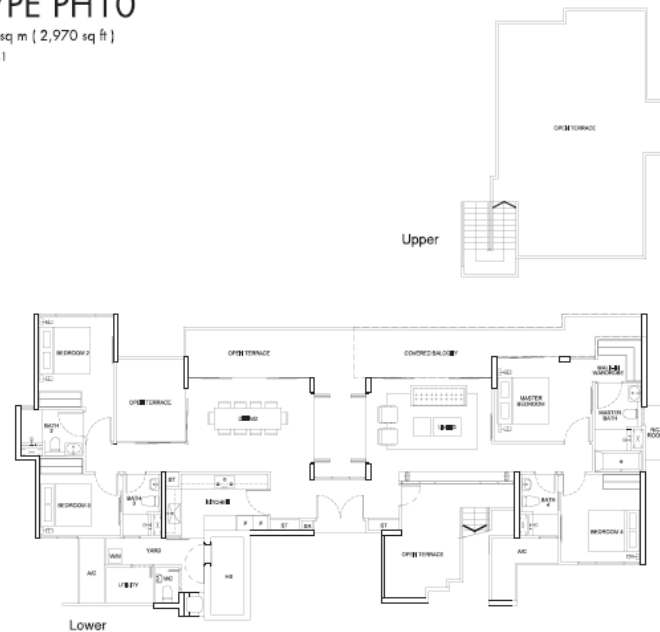


0 2.5 5 METERS

Penthouse

TYPE PH10

276 sq m (2,970 sq ft)
#18-41



0 2.5 5 METERS

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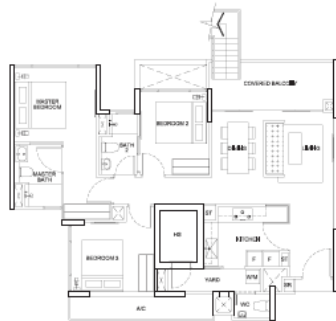
KNIGHT FRANK PTE LTD . 16 RAFFLES QUAY #30-00 HONG LEONG BUILDING SINGAPORE 048581 . T 656222 1333 F 656222 1030

Penthouse

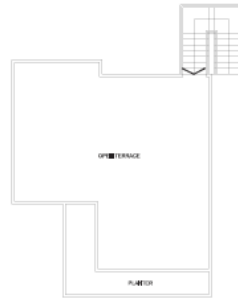
TYPE PH11

169 sq m (1,819 sq ft)

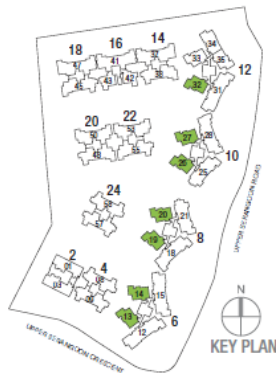
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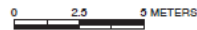
Lower



Upper



KEY PLAN



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Penthouse

TYPE PH12

133 sq m (1,431 sq ft)

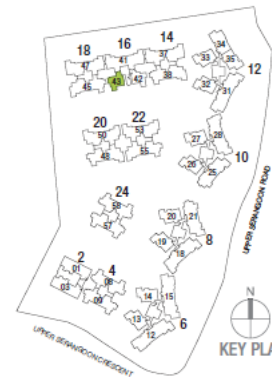
#18-43



Lower



Upper



KEY PLAN



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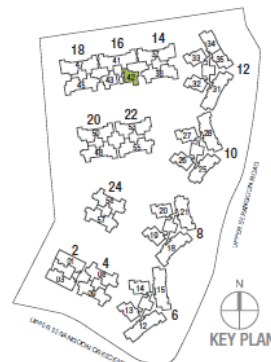
KNIGHT FRANK PTE LTD . 16 RAFFLES QUAY #30-00 HONG LEONG BUILDING SINGAPORE 048581 . T 656222 1333 F 656222 1030

Penthouse

TYPE PH13

133 sq m (1,431 sq ft)

#18-42



0 2.5 5 METERS

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Artist's Impression

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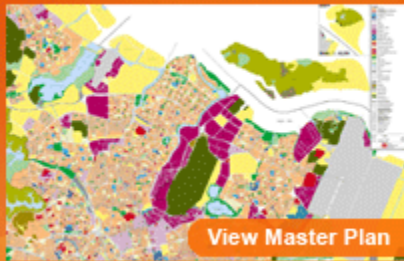
KNIGHT FRANK PTE LTD . 16 RAFFLES QUAY #30-00 HONG LEONG BUILDING SINGAPORE 048581 . T 656222 1333 F 656222 1030



- **Riverfront lifestyle** in close proximity to Sungei Serangoon, Punggol Park and Punggol Waterway Park.
- Easily **accessible** via Upper Serangoon Road and Buangkok Drive, TPE and KPE.
- **Well-Connected** to Kangkar and Ranggung LRT and Buangkok and Hougang MRT Stations.
- Host of **educational institutions** such as Holy Innocent's Primary School, Mee Toh School, Nan Chiau Primary and High School
- Within easy reach of **nearby amenities** such as Hougang Mall, Compass Point, Rivervale Plaza and Rivervale Mall.
- **Good rental and investment potential:** mins to Ang Mo Kio Industrial Parks and new industrial areas such as Seletar Aerospace Park and water fabrication industry in Sengkang West and Paya Lebar Industrial Park
- Established **track record** of developer



North-East Region



Select other regions here



Better Transportation

TPE Widening

With the widening of the TPE to four lanes in each direction, residents can experience smoother traffic between the North-East and East regions. Access to a wider range of amenities and jobs will be enhanced.

Sengkang West Road Network

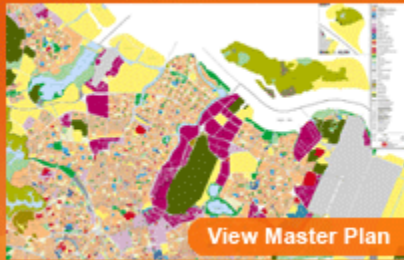
With the development of Sengkang West for industrial use, a new arterial road will run through Sengkang West, between the TPE and Yio Chu Kang Road. It will serve the new business sites in Seletar and Sengkang West.

Un-jamming the CTE

The completion of the 12km Kallang-Paya Lebar Expressway (KPE) stretching from the ECP in the south to the TPE in the North-East (including about 9km of tunnel) will provide a faster alternative route between the city and Punggol, Sengkang and Hougang. It is expected to lighten the load on the CTE, and travelling time to the city will be cut by 25 percent. In future, the 21km North-South Expressway (NSE) will also provide additional capacity to serve the North-South corridor, further lightening the load on the CTE.



North-East Region



Select other regions here



Today

: A variety of job opportunities in industrial estates such as Ang Mo Kio Industrial Parks 2 and 3 and Defu Industrial Estate, as well as in commercial developments at town centres

In 10-15 years

: Another 165,000sqm of commercial space and 630ha of industrial land planned

Bringing Jobs Closer to Home

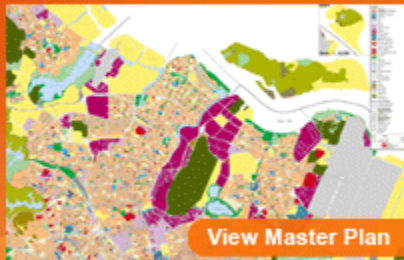
To have a variety of jobs to choose from in locations near home – this will soon be a reality for residents of the North- East.

Diverse Opportunities across the Region

With the opening up of new industrial areas in Sengkang West, Seletar and Lorong Halus, combined with the expansion of existing industrial areas in Ang Mo Kio and Serangoon, employment will be more evenly distributed across the region.



North-East Region



Select other regions here



There will also be a wide diversity of industries: aerospace, electronics, wafer fabrication, logistics, food, and other general industries. This means many more job options close to home.

High-tech Sengkang

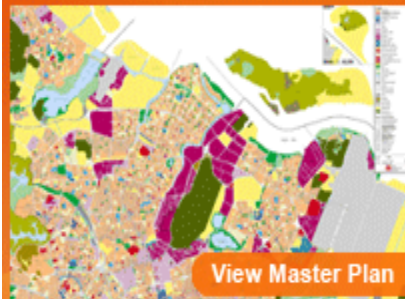
Jobs in Sengkang will come from the wafer fabrication industry. A large part of Sengkang West will be developed for this, in tandem with housing developments in the area. This will bring jobs closer to home for residents living in Sengkang, Serangoon and Ang Mo Kio.

Options in Lorong Halus

Expect a greater variety of employment options when large tracts of land in Lorong Halus are opened up for the food, logistics and other general industries. This will benefit residents in Punggol, Hougang, Serangoon and Sengkang especially.



North-East Region



[View Master Plan](#)

Select other regions here



Over the next 10 to 15 years, residents in the North-East can look forward to:

- Rejuvenation of Hougang and Serangoon Towns
- Steady growth of Punggol and Sengkang New Towns
- More jobs in a variety of industries at new locations such as Sengkang West, Lorong Halus and Seletar
- New recreational options with more new parks, access to waterfronts and new sporting activities
- Faster and smoother travel with enhancements to road networks, and the Circle Line (CCL) and Kallang-Paya Lebar Expressway (KPE)



PPV FAMILIES



Sure, the abundant avenues for adventure can keep you on your toes. However, we haven't forgotten the importance of fulfilling your need for shopping, eating out, going to the movie and other social activities. At Riversails, there's a host of facilities to help you do just that. It is well served by the MRT and expressways, which makes a social outing, or a trip to the city as effortless as it is convenient.



1. Live next to Conveniences

MRT & LRT stations / Bus Interchange / 4 Expressways /
2 mega malls / Upper Serangoon Food Belt / Parks







The Sengkang Floating Wetland in Punggol Reservoir is a floating structure half the size of a football field - the first of this scale to be built in Singapore.

Rich in biodiversity, the wetland serves to cleanse the water in the reservoir.

And there are plans to set up a water sports activities centre at Sengkang West so that residents can participate in canoeing and dragon boating.



Sengkang Riverside Park is located at Anchorvale Street and is situated alongside Sungei Punggol. Consisting of three open-space land parcels, the park is designed to provide a tranquil experience to visitors.

The park is home to a unique water feature, a constructed wetland that collects and filters rainwater naturally through its aquatic plants. The wetland also doubles as a wildlife habitat. The constructed wetland attracts many mangrove birds into the park such as purple heron, collared kingfisher and little tern.



A plan to bring out the **vibrancy** of Hougang. It will consist of 4 key approaches.

- 1) Bring out the **heritage** of the town, its colourful history and interesting places
- 2) **Outdoor playground** that will serve as recreational space by the waters
- 3) New and exciting developments for the **town centre**
- 4) Housing and upgrading programmes to revitalise the **homes**





Remaking Our Heartland
Realise • Rejuvenate • Regenerate

Shaping My Punggol

A new vision for Punggol New Town, the "**Punggol 21-plus**" plan to revitalise the town.

Under the new plan, Sungei Punggol and Sungei Serangoon, which flank the town, will be dammed up to create a **freshwater lake** and serve as a reservoir. A 4.2-kilometre long, 20-30-metre wide man-made **waterway** will run through the estate, linking both rivers. There will be recreational facilities like **water sports** for kayaking and canoeing, gardens and parks with jogging and cycling tracks, rooftop gardens, **eateries** for al-fresco dining and a floating island.



While every reasonable care has been taken in preparing the contents of this property summary, the developer and Knight Frank agent cannot be held responsible for any inaccuracy

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Developed with the theme "**Family Leisure**" in mind, Punggol Park has many facilities to cater to the young and old in the family.

There are the **play and fitness equipment** for active recreation, **open lawn areas** for picnics or kite flying, a **wooded area** for leisurely strolls, a **plaza area** for tai chi, and a **community corner** for relaxing. **Barbecue pits** are also available for all to have barbecue parties for celebrations, gatherings, etc. There is a restaurant called **Wild Oats Bar** for dining.

Watersports activities including dragon-boating, kayaking, wakeboarding, remote control sailboat, power boating and boating can be enjoyed by the youths.



Situated on the western bank of the Serangoon Reservoir, the 4.9 km-long scenic waterfront walkway connects the activity clusters in Punggol Point and Punggol East.

The promenade will provide seamless public access to the entire Punggol waterfront.

Designed to complement the growing sports and recreation cluster to be developed along Punggol East, the Riverside Walk is envisioned as a lively and family-friendly promenade.

Key features include:

- 3-metre wide riverfront pedestrian footpath along the river embankment which provides panoramic views of the Sungei Serangoon
- dedicated 3 metre-wide bicycle trail, perfect for cycling and rollerblading buffs
- fitness corner with plenty of exercise stations to cater for sports enthusiasts
- three specially designed moats or look out points, excellent spots for shutterbugs to capture breathtaking sunrise or sunset shots.





- The once popular seafood haunt beside Punggol Jetty has transformed into an idyllic waterfront destination with beautiful lily ponds, a sand-filled playground and an event plaza.
- Soak in the laidback atmosphere here and take in panoramic views of Pulau Ubin and the Straits of Johor on an elevated, ship-inspired viewing deck.
- While much of the Punggol Point coastline used to be inaccessible, today's Punggol Point Walk allows you to enjoy the greenery and biodiversity flourishing along the coast.
- Southwards towards Punggol East, you can take pleasure in the sights of Sungei Serangoon.



Formerly a landfill site, **Lorong Halus Wetland** has been transformed under PUB's Active, Beautiful, Clean Waters (ABC Waters) Programme into a venue for **recreation and community bonding** to bring us closer to water.

Here, you can learn about a unique water treatment system where plants are part of the water treatment process. The size of 18 football fields, the wetland will also develop into a natural habitat for wildlife as the ecosystem matures.

The wetland creates a new haven for biodiversity that provides opportunities for recreation, research, and education.



To reinforce its position as a major hub for aerospace, Singapore is developing the Seletar Aerospace Park . The park spans 320-hectare of purpose-built land and infrastructure, including the Seletar Airport. 160 hectares of land is dedicated for the use of aerospace industry, and the remaining is occupied by the airport.

Seletar Aerospace Park boasts of an upgraded airport designed to support business and general aviation activities, including a 1,836-metre runway, aircraft parking areas and engine run-up bays. An instrument landing system will be installed by 2014.



The integrated aerospace park is set to host a wide range of activities including Maintenance, Repair and Overhaul (MRO) of aircrafts and components; manufacturing and assembly of aircraft engines and components; business and general aviation; training and research & development.

Companies situating themselves at the Seletar Aerospace Park stand to benefit from the economies of scale and increased efficiency. The park's shared infrastructure, close proximity of suppliers, customers and partners within a tightly-knit aerospace business community will also give a significant boost for new industry collaborations.

Project Name	Unit Mix	Size Range (sqft)	Quantum		PSF			Total Avg
			Min	Max	Min	Max	Avg	
BOATHOUSE RESIDENCES	1 Bedroom	624	\$ 565,320	\$ 660,240	\$ 906	\$ 1,058	\$ 967	\$904
	1 Bedroom + Study	710	\$ 654,360	\$ 708,960	\$ 921	\$ 998	\$ 969	
	2 Bedroom Compact	732	\$ 691,390	\$ 802,200	\$ 945	\$ 1,096	\$ 1,001	
	2 Bedroom	840	\$ 742,020	\$ 826,560	\$ 884	\$ 984	\$ 931	
	2 Bedroom + Study	915	\$ 791,280	\$ 930,720	\$ 865	\$ 1,017	\$ 951	
	3 Bedroom Compact	893 - 1,012	\$ 752,810	\$ 950,880	\$ 811	\$ 964	\$ 887	
	3 Bedroom	1,055 - 1,119	\$ 893,910	\$ 1,064,280	\$ 807	\$ 951	\$ 884	
	3 Bedroom Dual-Key	1,238	\$ 1,021,440	\$ 1,122,240	\$ 825	\$ 907	\$ 869	
	4 Bedroom	1,464	\$ 1,224,116	\$ 1,349,880	\$ 836	\$ 922	\$ 874	
	Penthouse	1,561 - 1,862	\$ 1,445,030	\$ 1,662,490	\$ 833	\$ 926	\$ 876	

Source: REALIS

Transactions till
July 2012

Development	Unit Mix	Size Range (sqft)	Quantum		PSF			Total Avg
			Min	Max	Min	Max	Avg	
RIVERSOUND RESIDENCE	1 Bedroom	452	\$ 448,500	\$ 517,000	\$ 992	\$ 1,144	\$ 1,075	\$832
	2 Bedroom	753	\$ 655,200	\$ 775,390	\$ 870	\$ 1,029	\$ 936	
	3 Bedroom	904 - 1,066	\$ 750,000	\$ 1,000,000	\$ 800	\$ 941	\$ 883	
	3 Bedroom Dual-Key	1,184	\$ 990,000	\$ 1,060,000	\$ 836	\$ 895	\$ 863	
	4 Bedroom	1,163 - 1,367	\$ 900,000	\$ 1,257,700	\$ 774	\$ 920	\$ 849	
	4 Bedroom Dual-Key	1,421	\$ 1,116,400	\$ 1,218,900	\$ 786	\$ 858	\$ 818	
	3 Bedroom Penthouse	1,927 - 2,400	\$ 1,291,000	\$ 1,448,000	\$ 606	\$ 672	\$ 644	
	4 Bedroom Penthouse	2,508 - 2,734	\$ 1,365,000	\$ 1,776,880	\$ 596	\$ 669	\$ 643	

Source: REALIS

Transactions till
July 2012

Project Name	District	Tenure	Completion	Total Units	Average PSF
RIO VISTA	19	99 years	2004	716	\$805
EVERGREEN PARK	19	99 years	1999	394	\$723
PARK GREEN	19	99 years	2005	368	\$712
THE RIVERVALE	19	99 years	2001	671	\$712
THE FLORIDA	19	99 years	2000	496	\$674

Source: REALIS for transactions from July 2011 to July 2012