SITE CONCEPT PLAN

PROJECT INFORMATION

Land Utilization

<table>
<thead>
<tr>
<th>Tenure of Land</th>
<th>Freehold</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Units</td>
<td>920 Units</td>
</tr>
<tr>
<td>Total Car Park Bays</td>
<td>2,095 Bays</td>
</tr>
<tr>
<td>Unit per Floor</td>
<td>12 Units</td>
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PROJECT DATA

<table>
<thead>
<tr>
<th>Type</th>
<th>Tower 1</th>
<th>Tower 2</th>
<th>Total Units</th>
<th>No. of Bedrooms</th>
<th>Total Built-up</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>74</td>
<td>74</td>
<td>148</td>
<td>2 Bedrooms + 2 Bathrooms</td>
<td>876 sf / 81.42 m²</td>
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<tr>
<td>A2</td>
<td>76</td>
<td>76</td>
<td>152</td>
<td>2 Bedrooms + 2 Bathrooms</td>
<td>1001 sf / 92.99 m²</td>
</tr>
<tr>
<td>B1</td>
<td>78</td>
<td>78</td>
<td>156</td>
<td>2 Bedrooms + 1 Study + 2 Bathrooms</td>
<td>1094 sf / 101.54 m²</td>
</tr>
<tr>
<td>B2</td>
<td>-</td>
<td>78</td>
<td>78</td>
<td>3 Bedrooms + 2 Bathrooms</td>
<td>1283 sf / 119.20 m²</td>
</tr>
<tr>
<td>C1</td>
<td>78</td>
<td>-</td>
<td>78</td>
<td>3 Bedrooms + 2 Bathrooms</td>
<td>1283 sf / 119.20 m²</td>
</tr>
<tr>
<td>C1a</td>
<td>78</td>
<td>-</td>
<td>78</td>
<td>3 Bedrooms + 1 Study + 2 Bathrooms</td>
<td>1333 sf / 123.86 m²</td>
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<tr>
<td>C2</td>
<td>-</td>
<td>78</td>
<td>78</td>
<td>3 Bedrooms + 1 Study + 2 Bathrooms</td>
<td>1537 sf / 142.82 m²</td>
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<tr>
<td>D1</td>
<td>38</td>
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<td>76</td>
<td>3 Bedrooms + 1 Study + 2 Bathrooms</td>
<td>1535 sf / 142.57 m²</td>
</tr>
<tr>
<td>D1a</td>
<td>38</td>
<td>-</td>
<td>38</td>
<td>3 Bedrooms + 2 Bathrooms</td>
<td>1093 sf / 101.54 m²</td>
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FACILITIES DECK (LEVEL 8)

<table>
<thead>
<tr>
<th>No.</th>
<th>Name</th>
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</thead>
<tbody>
<tr>
<td>11</td>
<td>Facility Deck &amp; Hills</td>
</tr>
<tr>
<td>12</td>
<td>Facility Deck Link Bridge</td>
</tr>
<tr>
<td>13</td>
<td>Facility Deck Lift Lobby</td>
</tr>
<tr>
<td>14</td>
<td>Tropical Pocket Garden</td>
</tr>
<tr>
<td>15</td>
<td>Gym</td>
</tr>
<tr>
<td>16</td>
<td>Children’s Playground</td>
</tr>
<tr>
<td>17</td>
<td>Outdoor Shower</td>
</tr>
<tr>
<td>18</td>
<td>Meditation Garden</td>
</tr>
<tr>
<td>19</td>
<td>Pavilion</td>
</tr>
<tr>
<td>20</td>
<td>Children’s Pool</td>
</tr>
<tr>
<td>21</td>
<td>Swimming Pool</td>
</tr>
<tr>
<td>22</td>
<td>Chill Out Family Lounge</td>
</tr>
<tr>
<td>23</td>
<td>Shallow Pool</td>
</tr>
<tr>
<td>24</td>
<td>Bubbly Jacuzzi</td>
</tr>
<tr>
<td>25</td>
<td>BBQ Organic Garden</td>
</tr>
<tr>
<td>26</td>
<td>Sunken Lounge</td>
</tr>
<tr>
<td>27</td>
<td>Multipurpose Hall</td>
</tr>
<tr>
<td>28</td>
<td>Changing Room</td>
</tr>
<tr>
<td>29</td>
<td>Sky Deck at Roof Top</td>
</tr>
</tbody>
</table>

FACILITIES & AMENITIES

STREET LEVEL

<table>
<thead>
<tr>
<th>No.</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Guardhouse</td>
</tr>
<tr>
<td>2</td>
<td>Porte Cochere</td>
</tr>
<tr>
<td>3</td>
<td>Dramatic Lawn</td>
</tr>
<tr>
<td>4</td>
<td>Water Brooks</td>
</tr>
<tr>
<td>5</td>
<td>Siesta Pavilion</td>
</tr>
<tr>
<td>6</td>
<td>BBQ Court</td>
</tr>
<tr>
<td>7</td>
<td>Adventure Playground</td>
</tr>
<tr>
<td>8</td>
<td>Grape Vine Trellis</td>
</tr>
<tr>
<td>9</td>
<td>Par Course</td>
</tr>
<tr>
<td>10</td>
<td>Cardio Routes</td>
</tr>
</tbody>
</table>

GIF: Land Utilization Diagram

40 Storey Tower 1

40 Storey Tower 2

Land Utilization

920 Units

Freehold

Facility Deck & Hills

Facility Deck Link Bridge

Facility Deck Lift Lobby

Tropical Pocket Garden

Gym

Children’s Playground

Outdoor Shower

Meditation Garden

Pavilion

Children’s Pool

Swimming Pool

Chill Out Family Lounge

Shallow Pool

Bubbly Jacuzzi

BBQ Organic Garden

Sunken Lounge

Multipurpose Hall

Changing Room

Sky Deck at Roof Top

FACILITIES & AMENITIES

STREET LEVEL

1 Guardhouse
2 Porte Cochere
3 Dramatic Lawn
4 Water Brooks
5 Siesta Pavilion
6 BBQ Court
7 Adventure Playground
8 Grape Vine Trellis
9 Par Course
10 Cardio Routes
11 Facility Deck & Hills
12 Facility Deck Link Bridge
13 Facility Deck Lift Lobby
14 Tropical Pocket Garden
15 Gym
16 Children’s Playground
17 Outdoor Shower
18 Meditation Garden
19 Pavilion
20 Children’s Pool
21 Swimming Pool
22 Chill Out Family Lounge
23 Shallow Pool
24 Bubbly Jacuzzi
25 BBQ Organic Garden
26 Sunken Lounge
27 Multipurpose Hall
28 Changing Room
29 Sky Deck at Roof Top
TYPE A1

Main Parcel Area 857 sf / 79.64 m²
Accessory Parcel Area 19 sf / 1.78 m²
Total Built-up 876 sf / 81.42 m²

- 2 Bedrooms
- 2 Bathrooms

Dimensions and floor areas are subject to further revisions. All dimensions are expressed in millimetres unless specified otherwise.
**TYPE A2**

- Main Parcel Area: 957 sf / 88.92 m²
- Accessory Parcel Area: 44 sf / 4.07 m²
- Total Built-up: 1001 sf / 92.99 m²
- 2 Bedrooms
- 2 Bathrooms

**TYPE A2-h**

- Main Parcel Area: 957 sf / 88.92 m²
- Accessory Parcel Area: 44 sf / 4.07 m²
- Total Built-up: 1001 sf / 92.99 m²
- 2 Bedrooms
- 2 Bathrooms

Dimensions and floor areas are subject to further revisions. All dimensions are expressed in millimetres unless specified otherwise.
## TYPE A2a

- **Main Parcel Area**: 957 sf / 88.92 m²
- **Accessory Parcel Area**: 44 sf / 4.07 m²
- **Total Built-up**: 1001 sf / 92.99 m²

- 2 Bedrooms
- 2 Bathrooms

Dimensions and floor areas are subject to further revisions. All dimensions are expressed in millimetres unless specified otherwise.

## TYPE A2a-h

- **Main Parcel Area**: 957 sf / 88.92 m²
- **Accessory Parcel Area**: 44 sf / 4.07 m²
- **Total Built-up**: 1001 sf / 92.99 m²

- 2 Bedrooms
- 2 Bathrooms

Dimensions and floor areas are subject to further revisions. All dimensions are expressed in millimetres unless specified otherwise.
B1
2 Bedrooms
1 Study
2 Bathrooms

B2
3 Bedrooms
2 Bathrooms
TYPE B1

Main Parcel Area
1055 sf / 98.03 m²

Accessory Parcel Area
38 sf / 3.51 m²

Total Built-up
1093 sf / 101.54 m²

- 2 Bedrooms
- 1 Study
- 2 Bathrooms

Dimensions and floor areas are subject to further revisions. All dimensions are expressed in millimetres unless specified otherwise.

TYPE B1-h

Main Parcel Area
1055 sf / 98.03 m²

Accessory Parcel Area
38 sf / 3.51 m²

Total Built-up
1093 sf / 101.54 m²

- 2 Bedrooms
- 1 Study
- 2 Bathrooms

Dimensions and floor areas are subject to further revisions. All dimensions are expressed in millimetres unless specified otherwise.
**TYPE B2**

- **Main Parcel Area**: 1155 sf / 107.34 m²
- **Accessory Parcel Area**: 39 sf / 3.59 m²
- **Total Built-up**: 1194 sf / 110.93 m²

- 3 Bedrooms
- 2 Bathrooms

Dimensions and floor areas are subject to further revisions. All dimensions are expressed in millimetres unless specified otherwise.

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**TYPE B2-h**

- **Main Parcel Area**: 1155 sf / 107.34 m²
- **Accessory Parcel Area**: 39 sf / 3.59 m²
- **Total Built-up**: 1194 sf / 110.93 m²

- 3 Bedrooms
- 2 Bathrooms

Dimensions and floor areas are subject to further revisions. All dimensions are expressed in millimetres unless specified otherwise.
TYPE C1

- Main Parcel Area: 1239 sf / 115.08 m²
- Accessory Parcel Area: 44 sf / 4.12 m²
- Total Built-up: 1283 sf / 119.20 m²

- 3 Bedrooms
- 2 Bathrooms

Dimensions and floor areas are subject to further revisions. All dimensions are expressed in millimetres unless specified otherwise.

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TYPE C1-h

- Main Parcel Area: 1239 sf / 115.08 m²
- Accessory Parcel Area: 44 sf / 4.12 m²
- Total Built-up: 1283 sf / 119.20 m²

- 3 Bedrooms
- 2 Bathrooms

Dimensions and floor areas are subject to further revisions. All dimensions are expressed in millimetres unless specified otherwise.
TYPE C1a

Main Parcel Area
1239 sf / 115.08 m²

Accessory Parcel Area
44 sf / 4.12 m²

Total Built-up
1283 sf / 119.20 m²

- 3 Bedrooms
- 2 Bathrooms

Dimensions and floor areas are subject to further revisions. All dimensions are expressed in millimetres unless specified otherwise.

TYPE C1a-h

Main Parcel Area
1239 sf / 115.08 m²

Accessory Parcel Area
44 sf / 4.12 m²

Total Built-up
1283 sf / 119.20 m²

- 3 Bedrooms
- 2 Bathrooms

Dimensions and floor areas are subject to further revisions. All dimensions are expressed in millimetres unless specified otherwise.
\begin{itemize}
  \item 3 Bedrooms
  \item 1 Study
  \item 2 Bathrooms
\end{itemize}

\begin{itemize}
  \item 3 Bedrooms
  \item 1 Study
  \item 2 Bathrooms
\end{itemize}

Dimensions and floor areas are subject to further revisions. All dimensions are expressed in millimetres unless specified otherwise.
D1

3 Bedrooms
1 Study
2 Bathrooms
1 Powder Room

D1a
3 Bedrooms
1 Study
2 Bathrooms
1 Powder Room

Dimensions and floor areas are subject to further revisions. All dimensions are expressed in millimetres unless specified otherwise.
Type D1a

- Main Parcel Area: 1498 sf / 139.12 m²
- Accessory Parcel Area: 37 sf / 3.45 m²
- Total Built-up: 1535 sf / 142.57 m²

- 3 Bedrooms
- 1 Study
- 2 Bathrooms
- 1 Powder Room

Dimensions and floor areas are subject to further revisions. All dimensions are expressed in millimetres unless specified otherwise.

Type D1a-h

- Main Parcel Area: 1498 sf / 139.12 m²
- Accessory Parcel Area: 37 sf / 3.45 m²
- Total Built-up: 1535 sf / 142.57 m²

- 3 Bedrooms
- 1 Study
- 2 Bathrooms
- 1 Powder Room

Dimensions and floor areas are subject to further revisions. All dimensions are expressed in millimetres unless specified otherwise.
### SPECIFICATIONS & FINISHES

#### STRUCTURE
- Reinforced concrete frame

#### WALL
- Reinforced concrete wall or brickwork or light weight blocks (where applicable)

#### ROOF
- Reinforced concrete slab / Metal deck roof (where applicable)

#### CEILING FINISHES
- Skim coat and paint or plaster board and paint (where applicable)

#### WINDOWS
- Generally powder-coated aluminium frame windows with clear or frosted glass (where applicable)

#### DOORS
- **Main Entrance**: Selected quality fire rated timber door
- **Bedroom**: Selected quality timber door
- **Balcony**: Selected quality aluminium framed sliding glass door
- **Others**: Selected quality aluminium door or timber louvred door or aluminium glass door or aluminium framed folding door (where applicable)

#### IRONMONGERY
- **Locks**: Selected quality locksets

#### WALL FINISHES
- **Bathrooms**: Selected quality porcelain or ceramic tiles up to ceiling height (where applicable)
- **Kitchen**: Selected quality ceramic tiles up to ceiling height
- **Others**: Skim coat and paint (where applicable)

#### FLOOR FINISHES
- **Living / Dining / Kitchen / Balcony**: Selected quality porcelain or ceramic tiles (where applicable)
- **Bedrooms**: Selected quality laminated flooring
- **Bathrooms**: Selected quality porcelain or ceramic tiles (where applicable)
- **Others**: Selected quality porcelain or ceramic tiles or cement render (where applicable)

#### SANITARY INSTALLATION
- Selected quality sanitary wares & fittings

#### ADDITIONAL FEATURES
- Air-conditioning units to living / dining and all bedrooms
- Kitchen cabinets with cooker hood & hob
- Shower screen to all bathrooms, except powder room
- Instant hot water heater to all bathrooms
- 2-way audio communication via intercom to guardhouse

#### ELECTRICAL INSTALLATIONS

<table>
<thead>
<tr>
<th></th>
<th>A1</th>
<th>A2</th>
<th>B1</th>
<th>B2</th>
<th>C1</th>
<th>C1a</th>
<th>C2</th>
<th>D1</th>
<th>D1a</th>
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<td>Power Point</td>
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<td>Air-Conditioning Unit</td>
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</tr>
</tbody>
</table>

* No finishes will be provided at the back of the fixtures such as mirror(s), kitchen cabinets and etc (where applicable).

### CRIME PREVENTION AND SECURITY FEATURES

- Vehicle entrance with guardhouse, separate in / out lanes for residents and visitors and boom gates monitored by CCTV cameras
- Resident’s vehicle access control system
- Multi-storey car park levels monitored by CCTV cameras
- Intercom system from residential units to guardhouse
- Visitor control management system at guardhouse
- Round-the-clock manned guardhouse, security control room & patrolling
- Perimeter fencing monitored by CCTV cameras, intelligent video motion detection and perimeter intruder detection system linked to a computerised alarm handling system
- Condominium access levels lift lobbies are card-access-controlled and monitored by CCTV cameras
- Gen-set power supply to security system
- Condominium drop-off area monitored by CCTV cameras
- SMATV system compatible for High-Definition (HD) resolution transmission
- Fibre-to-the-home (FTTH) infrastructure ready
DESA PARKCITY MASTER LAYOUT PLAN

Master Developer

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