ELEVATED MODERN LIVING

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Rooted in nature, high on style.
Feel the treehouse vibe while living on cloud nine.

A fusion of the words "ELEVATED" and "ALTA", ELTA stands stylishly tall as a symbol of elevation and grandeur.

This modern interpretation of a treehouse strikes the perfect synergy between contemporary architecture and natural harmony.

Embodying the towering stature of a high-rise development, it gifts a unique experience of soaring amongst the highest treetops.

A serene retreat of modern comforts, authentic connections with nature will bring inspiration to those who seek a luxurious yet tranquil lifestyle within a lofty and scenic environment.

More than a treehouse, more than a home, ELTA elevates modern living to new heights.

VIEW THE BRAND VIDEO -
INSPIRATION MEETS ASPIRATION

LUSH
TOWERING
EXCEPTIONAL

ELTA is a serene sanctuary perched on elevated ground. At the heart of vibrant Clementi, the development nests 501 units across two 39-storey towers, with naturalesque elements seamlessly woven into its architecture in a skyward fashion, forming an integral connection between the earth and the sky.

Discover over 50 resort facilities across 5 distinctive zones within a vast landscape, and marvel at the majestic views of the city and the sea by the balcony. Indulge in living within the convenience of a mature estate, while embracing a thriving future with the wondrous growth of the developing Jurong Lake District.

From the ground to the clouds, from urban to nature, from the present to the future. Ever-growing, ever-nurturing, evergreen. This is the home of life. This is your home.

Artist's Impression

A tree's beauty lies in its branches but its strength lies in its roots – like the interconnection of deep-rooted heritage, unique landscapes, and natural beauty that breathe life into every corner, awaiting discovery.

EXPLORE

Actual Drone Shot For Illustration Only.

Nestled in the heart of Clementi, your home is perfectly connected to the major hubs and amenities. From seamless MRT links to a variety of retail, dining, and leisure options, everything you need is just moments away.

ENJOY SWIFT ACCESS TO EVERYWHERE

TRANSPORT

AYE	2 mins	
Clementi MRT Station	2 mins	5 mins
Clementi Bus Interchange	3 mins	7 mins
Dover MRT Station	3 mins	9 mins
West Coast MRT Station (U/C)	6 mins	8 mins

EDUCATION

PRIMARY		
Pei Tong Primary School	15 mins	3 mins
Clementi Primary School		4 mins
Nan Hua Primary School		4 mins
Fairfield Methodist School (Primary)		6 mins
Qifa Primary School		7 mins
Henry Park Primary School		9 mins

SECONDARY		
Nan Hua High School	3 mins	
NUS High School of Math & Science	5 mins	3 mins
School of Science and Technology	12 mins	2 mins
Clementi Town Secondary School		3 mins
Fairfield Methodist School (Secondary)		5 mins
Anglo-Chinese School Independent		7 mins

TERTIARY		
Singapore Polytechnic	12 mins	2 mins
Singapore Institute of Management		5 mins
Singapore University of Social Science		5 mins
National University of Singapore		6 mins
Ngee Ann Polytechnic		7 mins

INTERNATIONAL		
International Community School	6 mins	4 mins
Dover Court International School		4 mins
Japanese Kindergarten		7 mins
The Japanese Secondary School		7 mins
UWC South East Asia (Dover Campus)		7 mins
INSEAD Asia Campus		7 mins
Waseda Shibuya Senior High School		8 mins

WORK

International Business Park	9 mins	
one-north	8 mins	3 stops
Singapore Science Park I	8 mins	
Singapore Science Park 2	9 mins	
Jurong Lake District	9 mins	1 stop
Mapletree Business City	12 mins	
Central Business District	16 mins	8 stops

RETAIL & DINING

321 Clementi	11 mins	2 mins
Grantral Mall @ Clementi	13 mins	3 mins
West Coast Plaza	13 mins	4 mins
The Clementi Mall	14 mins	5 mins
The Star Vista		6 mins 2 stops
IMM		8 mins 1 stop
JEM / Westgate		8 mins 1 stop
Holland Village / One Holland Village		8 mins 3 stops

NATURE & RECREATION

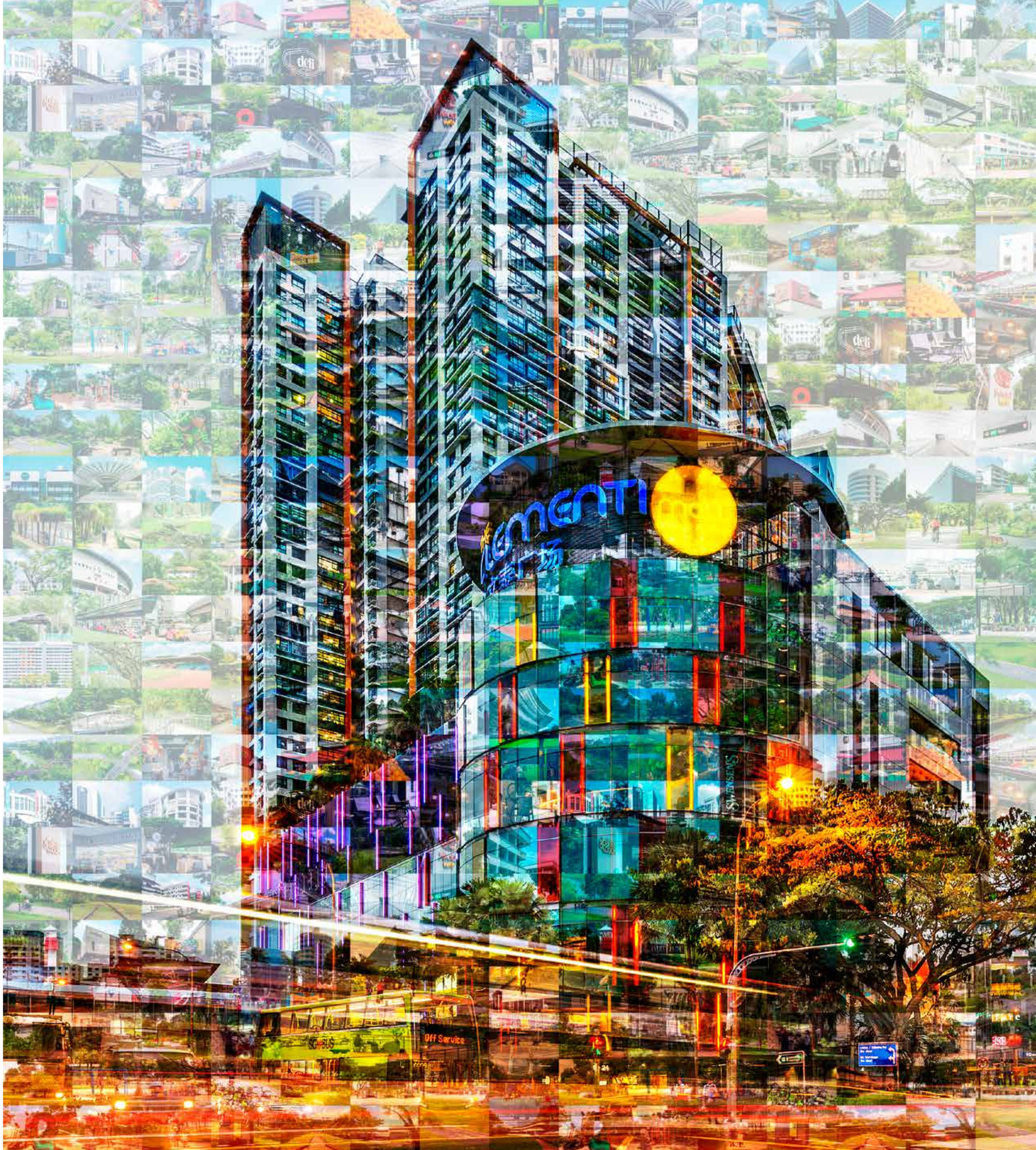
Clementi Sports Ctr / Hall	6 mins	
Dover Forest Trail	18 mins	3 mins
Clementi Stadium	14 mins	4 mins
Clementi Woods Park		5 mins
Clementi Nature Trail		5 mins
West Coast Park		6 mins
Kent Ridge Park		10 mins
Bukit Timah Nature Reserve		14 mins
Jurong Lake Gardens		15 mins 2 stops

Source: OneMap
Estimated travel times are subject to traffic condition

AN ABUNDANCE OF LIFESTYLE CHOICES

Embraced by the familiar comforts of the mature Clementi estate, a vibrant scene of dining, enrichment, and recreation awaits right at your doorstep. Shop to your heart's content at The Clementi Mall and catch the latest movies at 321 Clementi. Indulge in diverse culinary delights at Clementi Market and Food Centre, JEM, Westgate, and Holland Village.

Stay active at Clementi Stadium and nurture your child's talents at the enrichment centres in West Coast Plaza. From everyday essentials to entertainment and leisure, everything you need for a fulfilling and elevated lifestyle is conveniently accessible at ELTA.



BUILDING A STRONG ACADEMIC FOUNDATION

Be at the centre of what Clementi is renowned for – its excellent educational cluster. Conveniently located close to home are esteemed institutions that support all stages of academic life from pre-school to tertiary.

MAPLE BEAR JUBILEE

QIFA PRIMARY SCHOOL

NAN HUA PRIMARY SCHOOL

NAN HUA HIGH SCHOOL

NUS HIGH SCHOOL OF MATH AND SCIENCE

SCHOOL OF SCIENCE & TECHNOLOGY

INTERNATIONAL COMMUNITY SCHOOL

UWC SOUTH EAST ASIA (DOVER CAMPUS)

INSEAD ASIA CAMPUS

SINGAPORE POLYTECHNIC

SINGAPORE INSTITUTE OF MANAGEMENT

NATIONAL UNIVERSITY OF SINGAPORE

TERTIARY

- Singapore Polytechnic
- National University of Singapore
- Singapore Institute of Management
- Singapore University of Social Science
- Ngee Ann Polytechnic

INTERNATIONAL

- International Community School
- INSEAD Asia Campus
- Dover Court International School
- The Japanese Secondary School
- Japanese Kindergarten
- UWC South East Asia (Dover Campus)

SECONDARY

- Nan Hua High School
- NUS High School of Math and Science
- Clementi Town Secondary School
- School of Science and Technology
- Anglo-Chinese School (Independent)
- Fairfield Methodist School (Secondary)

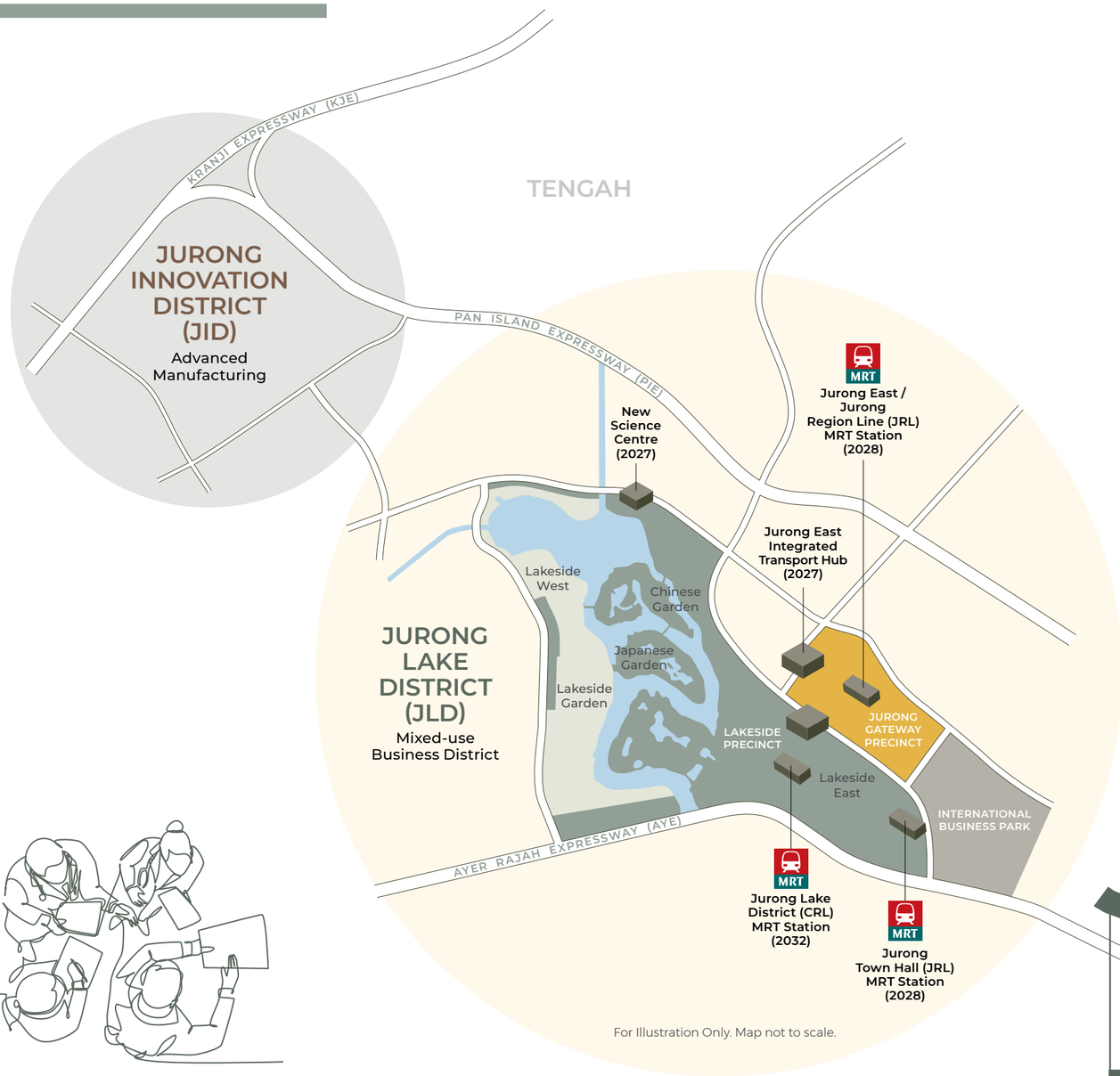
PRIMARY

- Pei Tong Primary School
- Nan Hua Primary School
- Clementi Primary School
- Fairfield Methodist School (Primary)
- Qifa Primary School
- Henry Park Primary School

PRE-SCHOOL

- MapleBear Jubilee
- PCF Sparkletots
- My First Skool
- Little Footprints Preschool
- Agape Little Uni Clementi
- Chatsworth Preschool - Clementi Woods

JURONG LAKE DISTRICT, THE LARGEST BUSINESS DISTRICT BEYOND THE CBD



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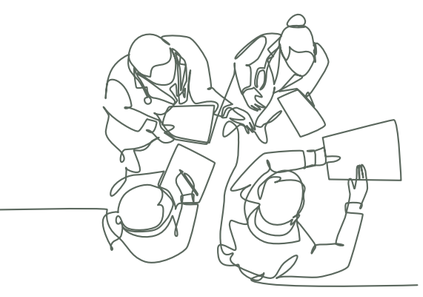


THE NEXT LEVEL OF WORK, PLAY, AND INVESTMENT

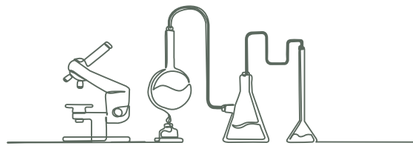
- **100,000** new jobs & **20,000** new homes by 2040 - 2050
- **1,400,000** sqm planned mainly for office, retail, and institution uses
- A new **120**-hectare precinct will link to the existing commercial centre and MRT station
- Nearby **Jurong Innovation District** (Advanced Manufacturing Hub) and **one-north** (Hub for Biomedical Science, Infocomm, and Media)
- A plethora of retail, entertainment, and lifestyle options such as JEM, Westgate and IMM malls
- **Integrated Healthcare** offered at Ng Teng Fong General Hospital and Jurong Community Hospital served the community's healthcare needs.

DYNAMIC GREEN AND BLUE SPACES

- **Extensive Greenery** with green connectors and gardens at your doorstep
- Landmark Mega-Mixed-Use Destination at **410ha** comprising Jurong Gateway, International Business Park, Lakeside East and Lakeside West, that includes Jurong Lake Gardens

>100 hectares of greenery | 70 hectares of water bodies | >10 km of active waterfront

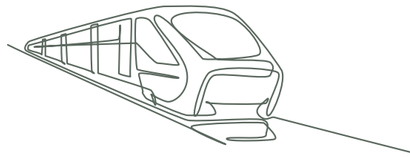
- **90-hectare Jurong Lake Gardens**, Singapore's first national garden in the heartlands
- **17-km Waterfront Area** for recreational, retail, F&B, social, and community activities
- **New Science Centre** to spark curiosity and innovation for all ages
- **New Waterway** with various spaces for recreation, retail, and gastronomy
- A **recreation corridor** with active public spaces will link Jurong Town Hall to the existing Science Centre



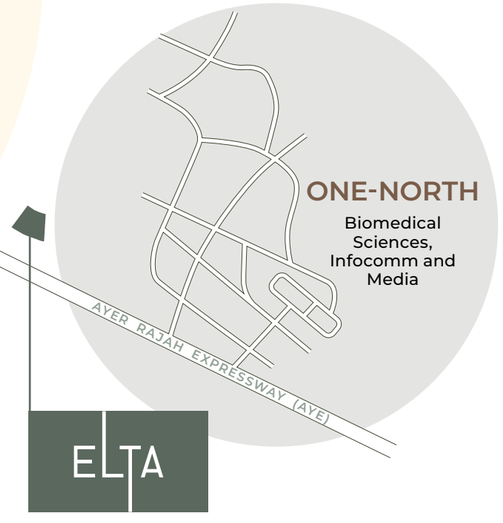
SEAMLESS CONNECTIVITY, SMOOTHER COMMUTES

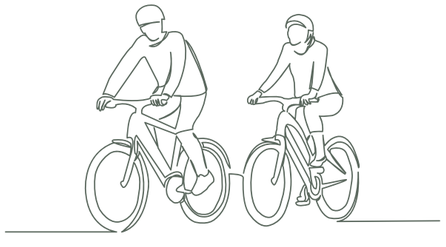
2 Future MRT Stations Upcoming Jurong Lake District MRT Station (Cross Island Line) and Jurong Town Hall MRT Station (Jurong Region Line)

- **Jurong Region Line** linking to Nanyang Technological University, Jurong Innovation District and Jurong Industrial Estate
- **Cross Island Line** linking to Punggol Digital District and Changi Airport



THE BEST OF THREE WORLDS AMIDST A THRIVING BUSINESS ECOSYSTEM COMPRISING JLD, JID AND ONE-NORTH





A SUSTAINABLE DISTRICT WITH A SMART EDGE

- **Net zero** initiative for waste and emission
- **Autonomous vehicle** (AV)- and **electric vehicle** (EV)-ready
- **Centralised District Infrastructure** for a better-quality living environment with District Cooling, Pneumatic Waste and Urban Logistics Management Systems
- **Green Mark Platinum (Super Low Energy)** to **Zero Energy rating** for all new buildings

CAR-LITE ENVIRONMENT

- **Jurong East Integrated Transport Hub** next to Jurong East MRT station
- Jurong Lake District will be made up of **10-min neighbourhoods** where amenities, green spaces, and public transport nodes will be within 10 minutes' reach
- **Expanded Spaces** for pedestrians, cyclist and personal mobility device users
- Transit-priority corridors, dedicated cycling paths, and elevated weather-proof pedestrian network
- **85%** trips by **Walk-Cycle-Ride** modes
- New **Underground Carparks**
- Reach amenities in the West and Central regions within **30** minutes

INSTANTLY TAP INTO PREMIER BUSINESS NETWORKS

Stay plugged into the industry buzz with just a short commute or drive from ELTA. Ideally situated near the city's thriving business hotspots such as Science Park, one-north R&D Precinct, and International Business Park, you are much closer to achieving your career goals.

INTERNATIONAL BUSINESS PARK

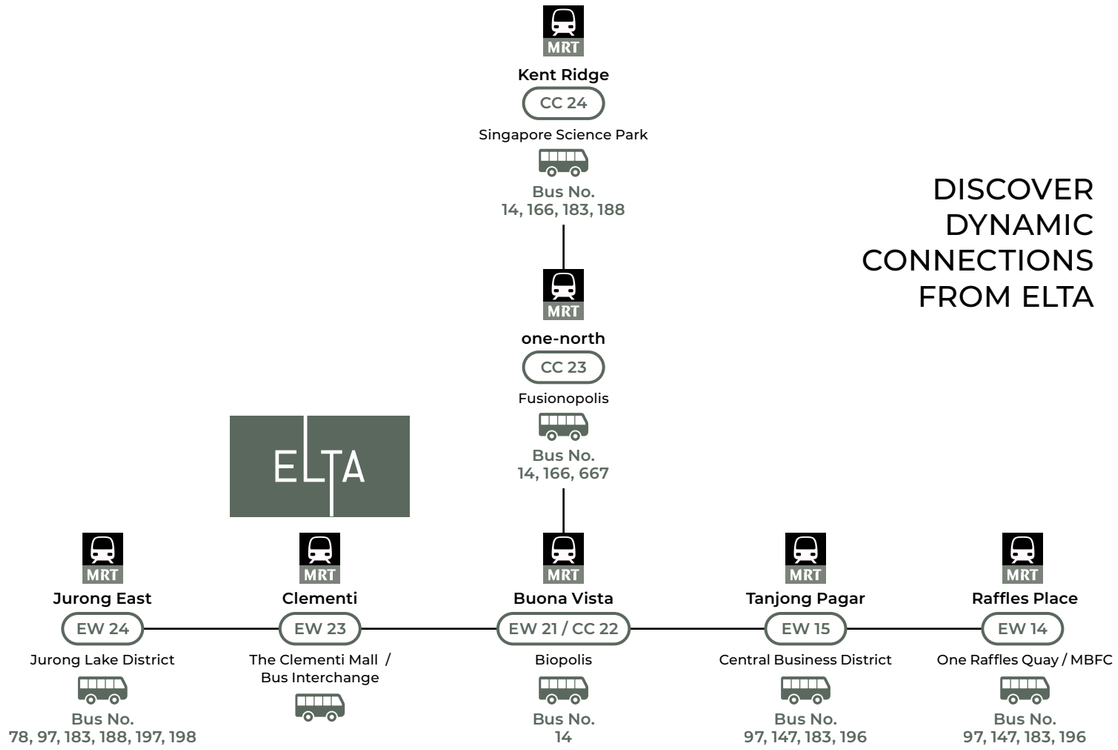
SCIENCE PARK I & II

AYER RAJAH INDUSTRIAL ESTATE

ONE-NORTH R&D PRECINCT

MAPLE TREE BUSINESS CITY

DISCOVER DYNAMIC CONNECTIONS FROM ELTA

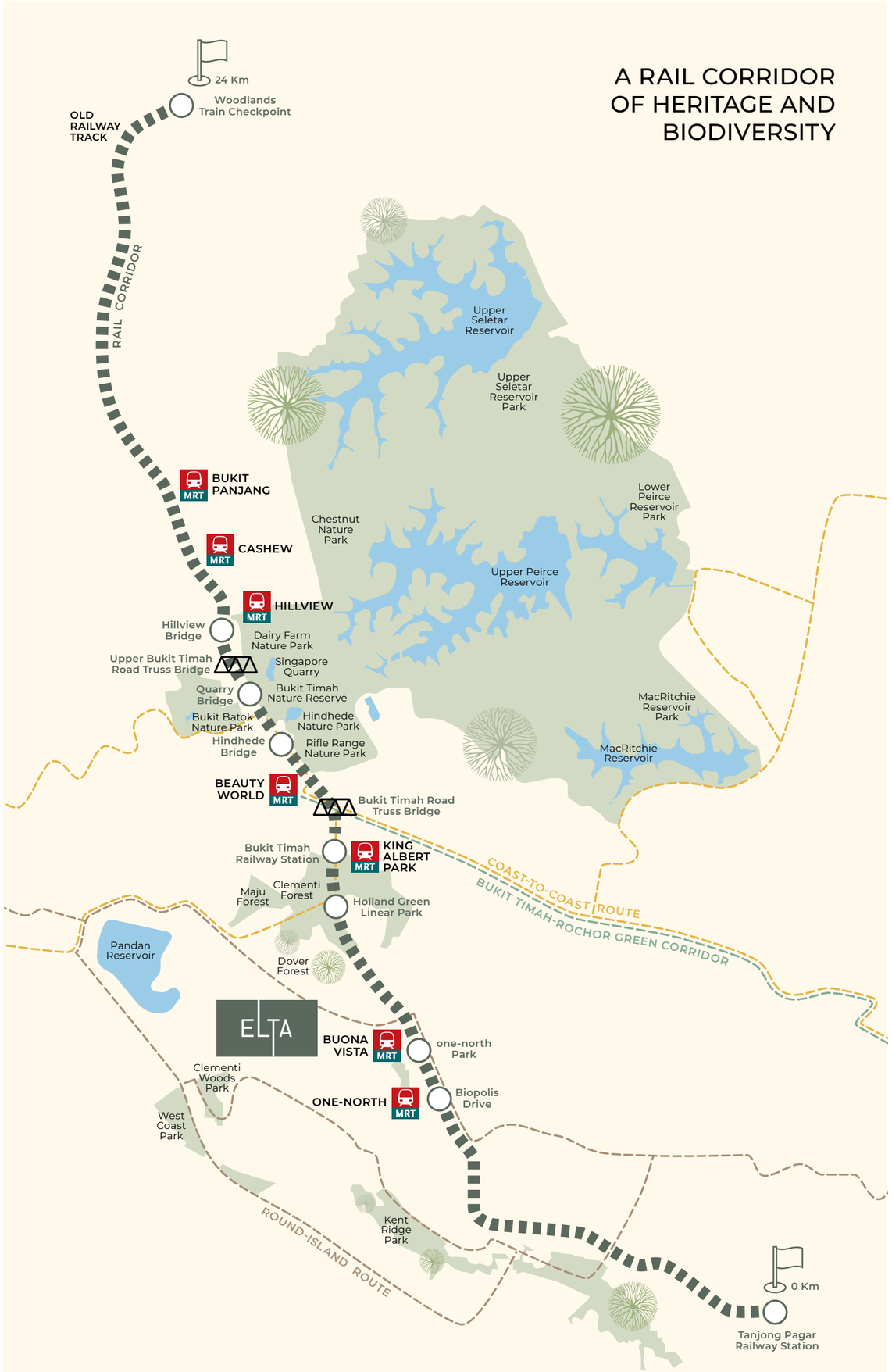


ONE NORTH

- **8** distinct precincts
  - Vista
    Commercial & Lifestyle
  - Nepal Hill
    Talent Development
  - Biopolis
    Biomedical & Life Sciences
  - Fusionopolis
    Infocomm Technology, Media, Science and Engineering
  - Wessex
    Residences
  - LaunchPad
    Start-ups & Incubators
  - Ayer Rajah
    Emerging Industries
  - Mediapolis
    Infocomm Technology & Media
- Over **400** leading companies
- **15** public research institutes
- **5** institutes of higher learning and corporate universities
- Over **50,000** knowledge workers

For Illustration Only. Map not to scale.
Source: www.jtc.gov.sg

A RAIL CORRIDOR OF HERITAGE AND BIODIVERSITY



For Illustration Only. Map not to scale.

UNLEASH YOUR NATURE WANDERLUST

Awaken your inner adventurer with the abundance of green spaces near home. The serene trails of Clementi Forest and the historic tracks of Maju Forest inspire exploration and discovery. Nature lovers will delight in the scenic paths of Dover Forest while fitness enthusiasts will be thrilled by the footpaths and fitness corners at Clementi Woods Park. With breathtaking waterscapes, West Coast Park and Pandan Reservoir are set to uplift every waterfront experience.

CLEMENTI FOREST

Size: 85 hectares
Features: Untouched forest with freshwater streams, tall albizia trees, and natural paths
Highlights: Scenic trails introduced in 2023, rich biodiversity, and a serene escape from urban life

MAJU FOREST

Size: Approx 23 hectares
Features: Dense vegetation, home to diverse wildlife species
Highlights: A swath of nature, rich with glimpses and echoes of Singapore's history

DOVER FOREST

Size: 33 hectares
Features: Divided into Dover Forest East (residential development) and Dover Forest West (nature park)
Highlights: Scenic trails perfect for nature and wildlife enthusiasts, as well as fitness lovers.

CLEMENTI WOODS PARK

Size: 12 hectares
Features: Walking trails, fitness stations, playgrounds, and a rich variety of flora
Highlights: Quiet, wooded area ideal for leisurely strolls and nature appreciation

WEST COAST PARK

Size: 50 hectares
Features: Large open spaces, adventure playground, BBQ pits, and bird-watching spots
Highlights: Family-friendly park with various recreational facilities and scenic coastal views

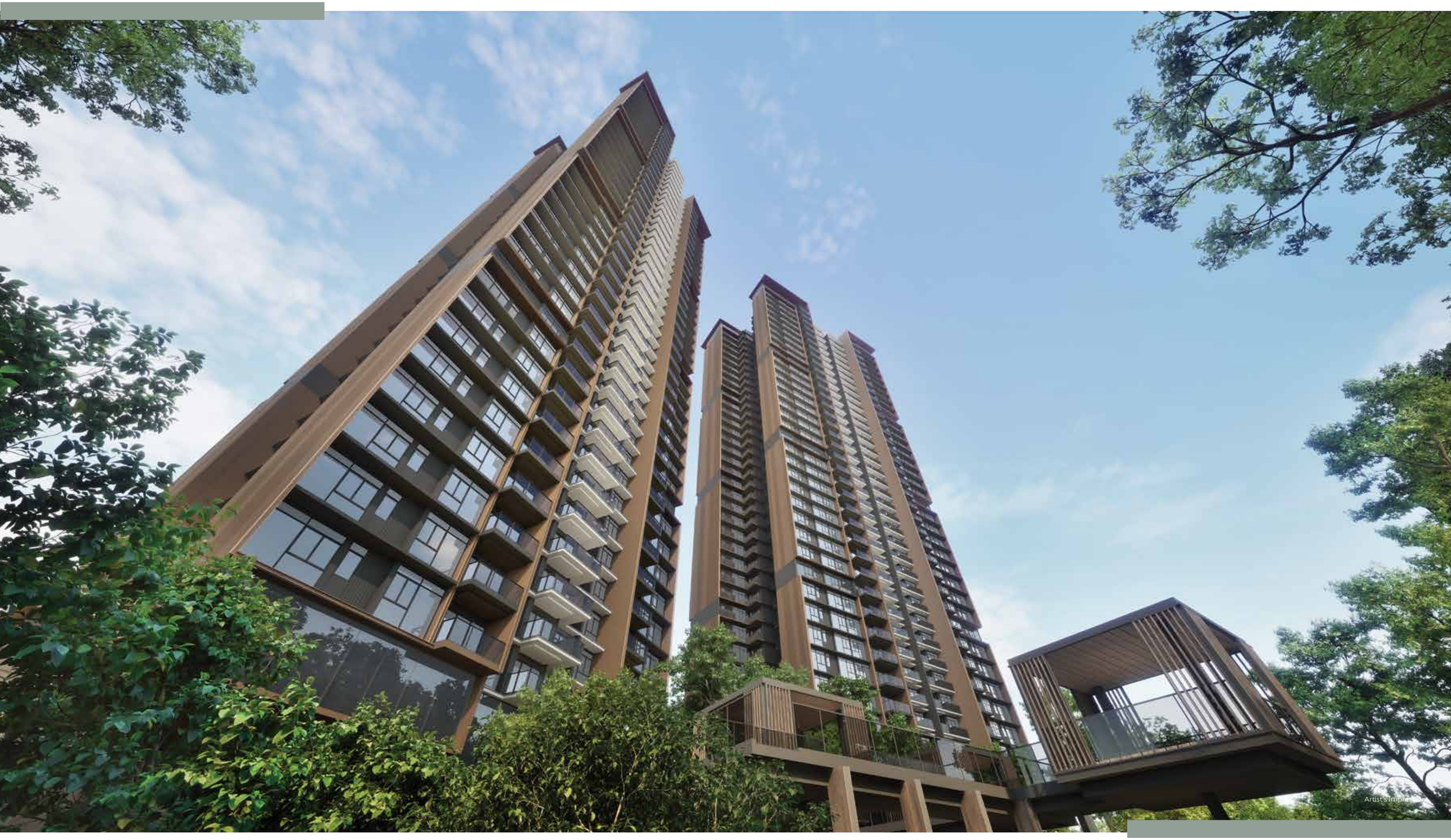
PANDAN RESERVOIR

Size: 170 hectares
Features: Jogging track, fishing spots, and water sports
Highlights: Popular for recreational activities, scenic water views, and a relaxing environment

A home of heightened splendour will transport you to the treetops. Be one with the earth as you are with the sky.

ELEVATE

EXPLORE THE VIRTUAL EXPERIENCE



WHERE NATURE MEETS MODERNITY

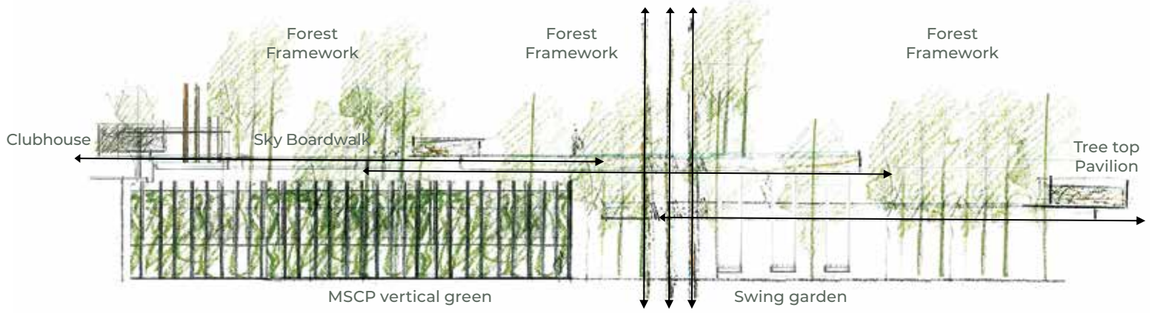
Like a child who found joy in a treehouse, the architecture draws inspiration from a vision of spaces that seamlessly blend nature with modernity. This vision comes alive through the design philosophy of Elevated Modern Living, where the interplay of horizontal and vertical elements creates a harmonious dialogue between architecture and greenery.

The towers rise as clean, streamlined forms, softened by cascading greenery that echoes the branches of that childhood refuge. At the base, vibrant landscapes anchor the structure, while multi-storey and garden decks elevate nature upward, transforming the residence into a serene vertical sanctuary that redefines living among the trees.

VIEW THE FLYTHROUGH ANIMATION

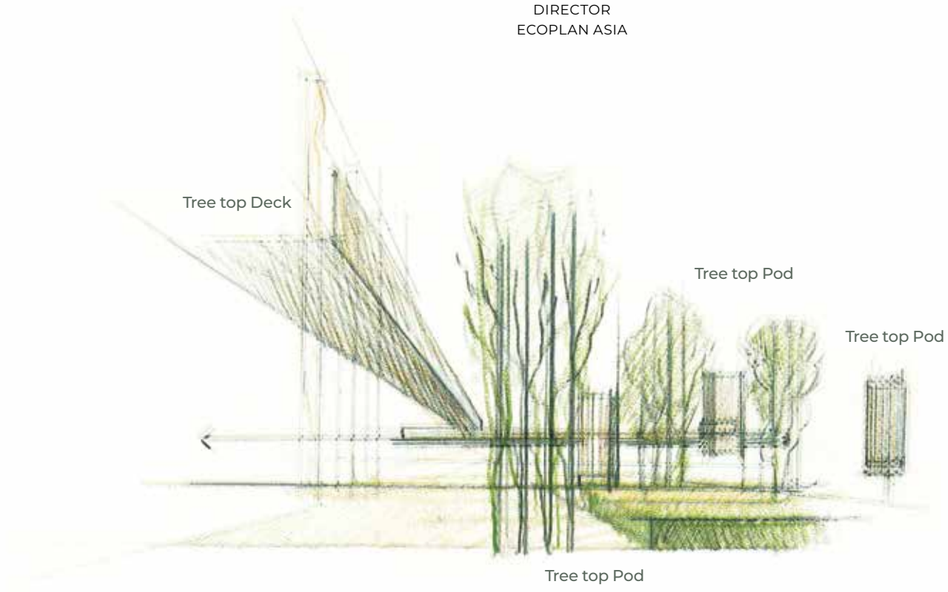
> “At ELTA, our design delicately balances spaces for privacy and openness while creating a place that adapts to the evolving needs of family life.”

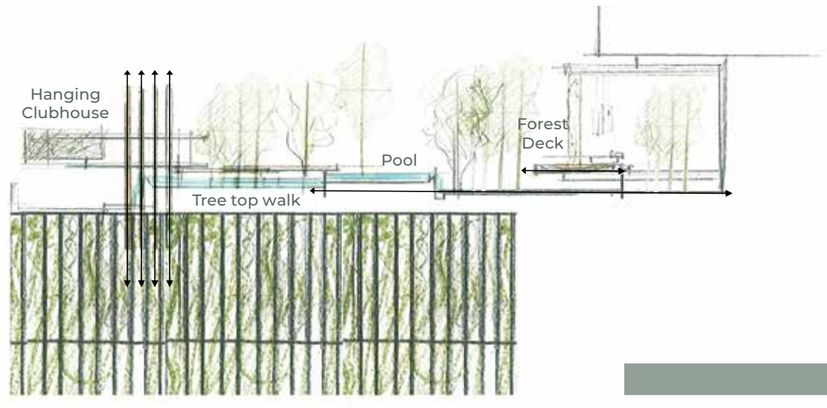
ARCHITECT
KINGSLEY NG
DIRECTOR
P&T GROUP



> “My love for nature began during childhood field trips, where it became my inspiring playground. As a landscape architect, I’m proud to bring this inspiration to ELTA.”

LANDSCAPE ARCHITECT
THANAPONG BOONYASIRIWAT (GONG)
DIRECTOR
ECOPLAN ASIA





A BEFITTING GRAND WELCOME

An inviting entrance welcomes your arrival. The expansive canopy transitions into a stylish lobby, enriched by contemporary design and natural accents – a refined lifestyle that awaits you within.

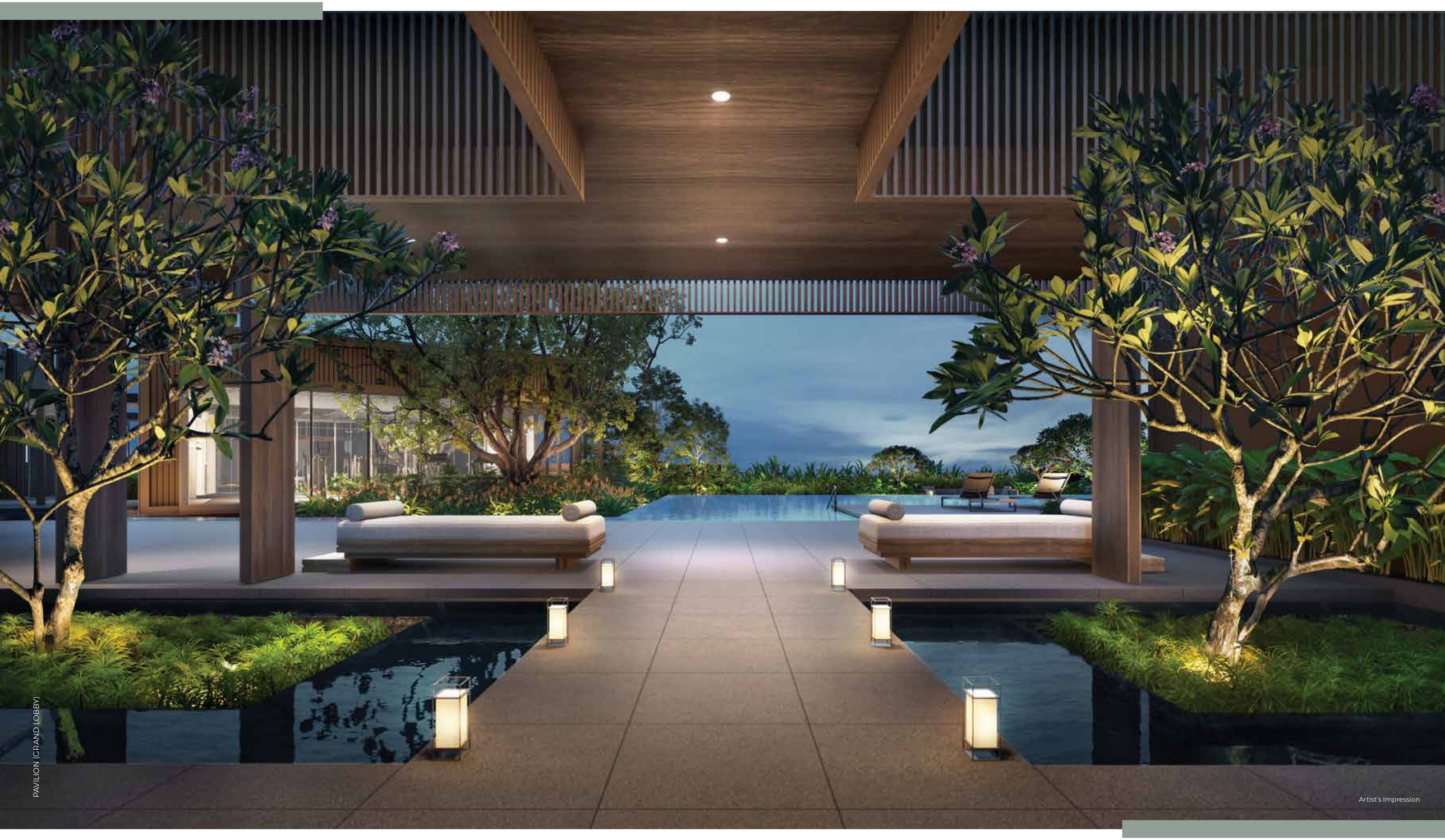
Artist's Impression

JOYFUL MOMENTS, DELIGHTFUL MEMORIES

Infuse your everyday life with joyous entertainment. Connect and celebrate in thoughtfully appointed spaces, including the Family Pavilion, Party Deck, Gardening Corner, and Function Room—all crafted to provide the perfect backdrop for indulging in delightful moments with family and friends.

EXPLORE THE VIRTUAL EXPERIENCE

SAVOUR THE EXPERIENCE AT THE ELTA CLUB



PAVILION (GRAND LOBBY)

Artist's Impression

REJUVENATE YOUR SENSES

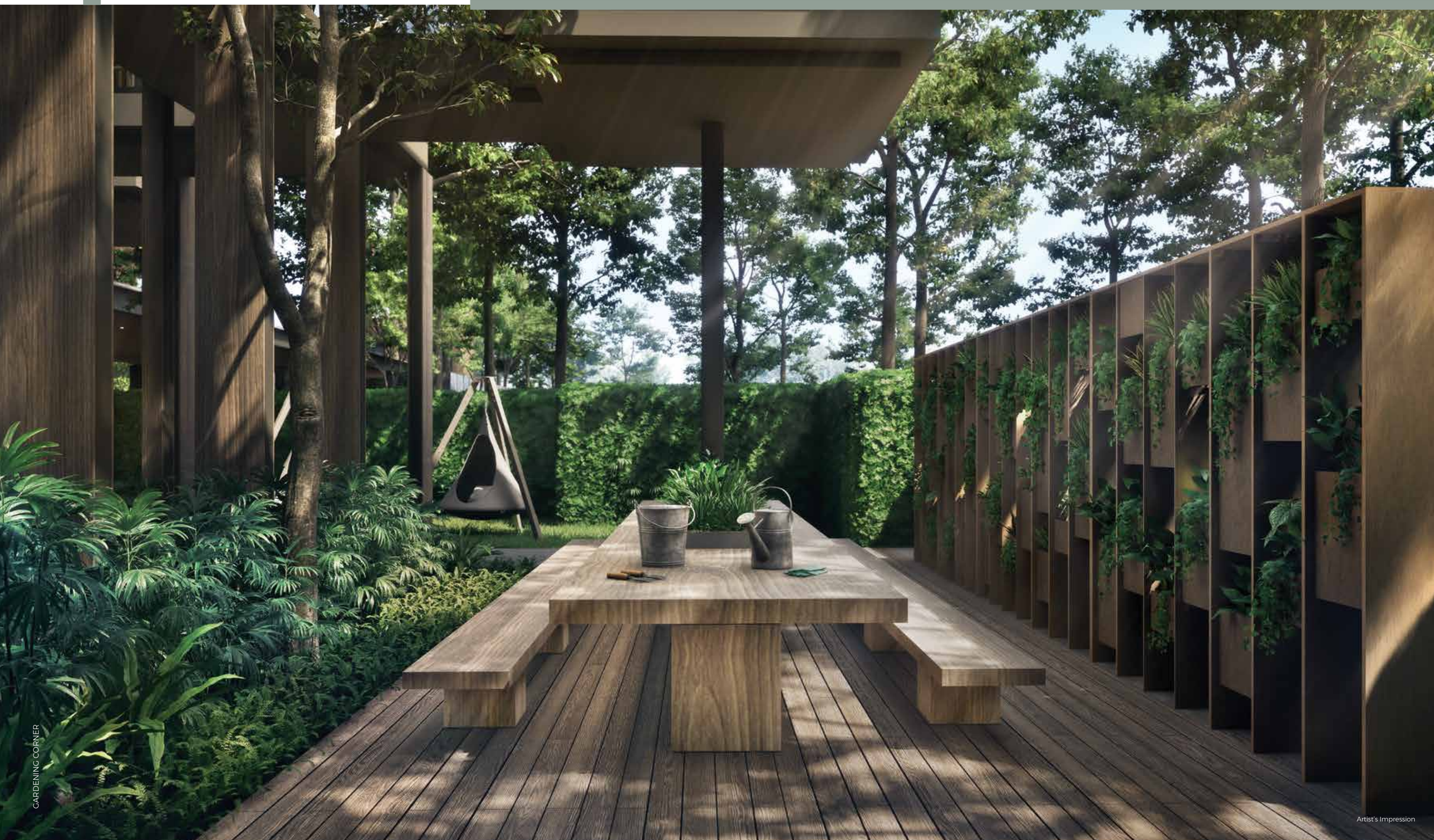
Unplug from the professional hustle and bustle while embracing wellness and mindfulness. Immerse yourself in the cosy atmosphere as soon as you step into The ELTA Club. For a truly refined sensory experience, the Gym, 50m Lap Pool, BBQ Pavilions, and Function Room are designed to soothe and pamper.

EXPLORE THE VIRTUAL EXPERIENCE

EXPLORE THE VIRTUAL EXPERIENCE

BE ONE WITH NATURE

A subtle invitation to nature's embrace awaits you. Discover verdant and tranquil nooks perfect for meditation and inspiration. These thoughtfully landscaped pockets of greenery foster a deeper connection with the environment as you hone your green fingers.

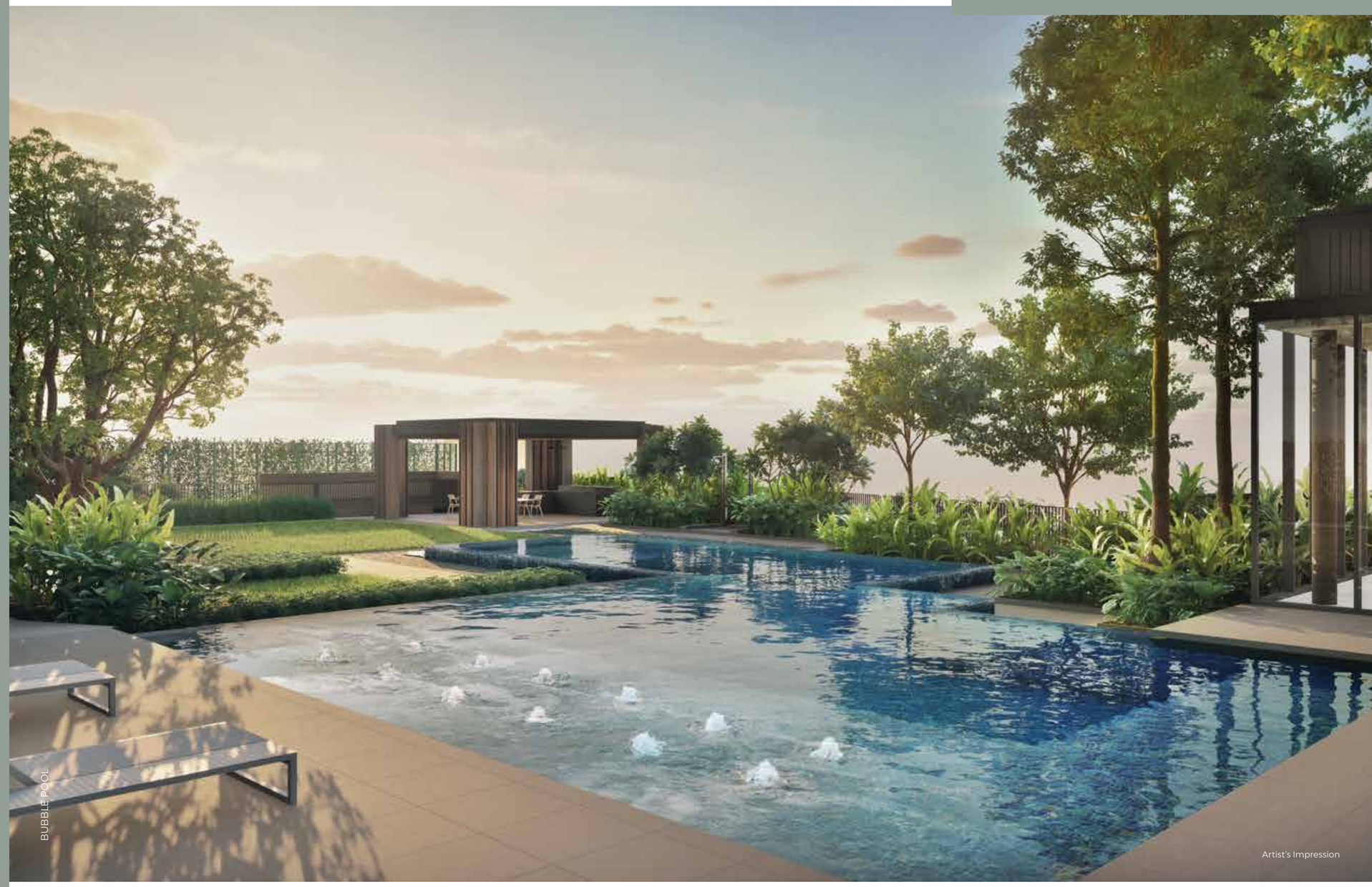


GARDENING CORNER

Artist's Impression

REINVIGORATE THE MIND AND SOUL

Gather with loved ones by the Family Pool, unwind in the soothing Spa Seat and Spa Bed, or relax on the Family Lawn. Revel in the open-air ambiance at the Barbeque Pavilion, or host intimate gatherings, festive celebrations, and business events in the versatile Function Room. Each space is thoughtfully crafted to elevate every experience, tailored to your needs.



BUBBLE POOL

Artist's Impression

EXPLORE THE VIRTUAL EXPERIENCE

YOUR PRIVATE SANCTUARY AMIDST THE TREETOPS

COMMUNAL SKY BRIDGE

Artist's Impression

Trees are elegant sanctuaries — nature's miraculous wonders that shelter, nurture, and comfort all that we hold dear.

ELEGANT

RISE TO A LIFE EXTRAORDINARY

Artist's Impression

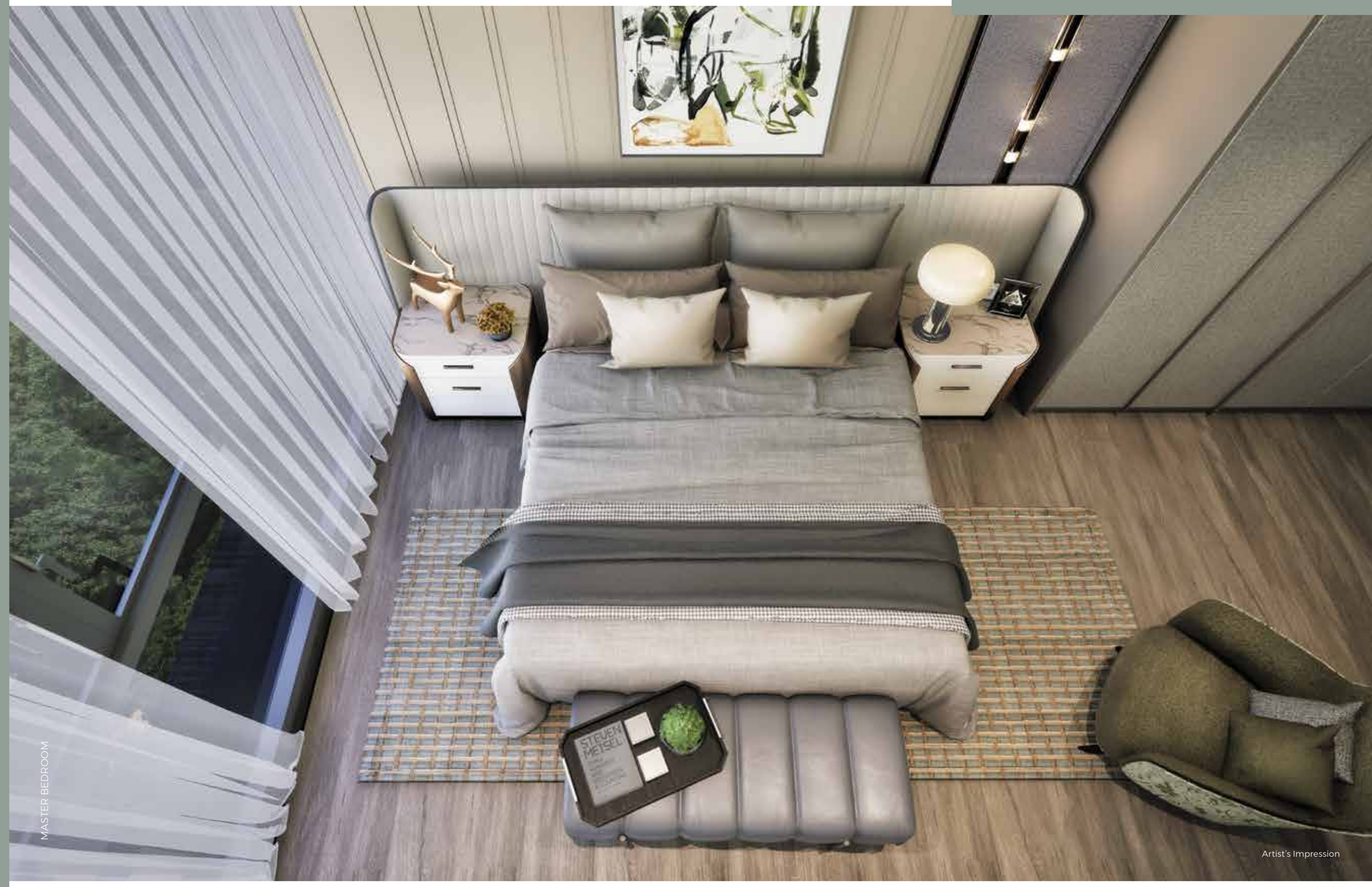
A HOME
ROOTED IN LUXURY

Artist's Impression

Breathe in the cool breeze and bask in optimal radiance. From the airy expanse of the living room to the generous balcony, you will be embraced by an inviting atmosphere perfect for gathering with loved ones or for simply lounging and admiring the stunning horizon.

LUXURIATE IN YOUR PRIVATE WORLD

Exquisitely crafted for your comfort and privacy, this plush haven ensures relaxation and rejuvenation. Beneath its elegant and functional design lies an understated luxury that complements your refined lifestyle. There is no compromise – calmness and sophistication are yours to indulge in.



MASTER BEDROOM

Artist's Impression

STATE-OF-THE-ART GOURMET KITCHEN

Whip up light meals or sumptuous feasts in this well-appointed kitchen. Equipped with premium brands such as Küche, smeg, Wells and Steigen, this tastefully designed cooking space is a blend of sleek features and modern functionality that will elevate your culinary experiences.

Artist's Impression

DRY / WET KITCHEN

Steigen Laundry System
Effortlessly elevate your laundry routine with the fastest drying time, widest coverage, and complete dryness and freshness.

Wells Water Dispenser
Experience pure hydration in style with the sleek, compact and award-winning Wells water dispenser.

ONE CLICK THAT WORKS LIKE A MAGIC TRICK

SMART COMMUNITY

Facilities Booking
View the availability of facilities and book at your convenience.

General Feedback
Share your experiences and suggestions in real time to enhance service quality and satisfaction.

Service Request
Efficiently submit requests for maintenance and other services for better response time.

Keyless Letterbox
Access your mail with a simple tap of your resident access card.

Smart Invitations
Easily pre-register visitors and send them a unique QR code for quick, hassle-free entry.

Smart Car Plate Recognition
Pre-register your visitors' vehicle license plates for smooth, automatic access to the development.

Smart Parcel Pickup
Collect packages securely and conveniently at the on-site parcel station.

Smart Community Chat
Engage with neighbours using the integrated resident chat feature.

Smart Visitor Telephony
Visitors can announce their arrival at the lift lobby, allowing you to grant access with a simple tap.

Smart Access
Experience seamless, contactless entry to designated lift lobbies and communal areas via card reader or facial recognition.

SMART PROVISIONS

Smart Digital Lockset from Yale
Unlock your door via mobile app, PIN, biometrics identification, key tag or a physical key.

Smart Aircon
Adjust temperature settings and schedules for various times of the day.

WIFI Doorbell
Remotely monitor and interact with guests at your doorstep.

Smart Hub
The Wireless Gateway integrates and connects to compatible smart devices effortlessly, delivering a centralised and cohesive smart home experience.

SMART EXPANSIONS*

IP Camera
More IP cameras can be added to enhance security and space monitoring.

Smart Plug
Track and manage the energy consumption of connected devices remotely.

Google Home App
Manage and command your smart home devices through voice control.

Lux Sensor
Automatically adjust lighting and blinds to ensure optimal luminosity.

Panic Button
Alert family members of an emergency with a push of a button.

Motion Sensor
Movements prompt alerts or activate responses such as switching the lights on.

Smoke Detector
Program smoke detection by connecting it to the Gateway System.

Motorised Curtain / Blinds
Manage privacy and ambience by activating smart curtains and blinds with a simple click.

* Smart expansion devices are available for direct purchase from the Smart Home vendor, with installation at the buyer's discretion and expense.

TARGETING BCA GREEN MARK PLATINUM SUPER LOW ENERGY

Embrace the sustainable side of home that goes beyond providing eco-conscious comforts, but also upholds a sense of environmental stewardship.

ECO-CONSCIOUS, USER FOCUSED

- Sustainable construction using **Prefabricated Pre-finished Volumetric Construction (PPVC)**.
- Used **green and sustainable building materials** with low carbon emissions.
- A wide variety of facilities integrated within a **lush landscape of nature.**
- **Positive soundscapes** with passive and / or active acoustic control measures.
- **Safe and segregated access** for pedestrians / cyclists and vehicles.
- Common areas designed for **direct visual access to greenery.**
- **Community spaces** within the development.
- Reduce paper wastage with **digital user feedback platform** to understand, track and manage residents' experience within the development.

ENERGY EFFICIENT DESIGN

- Designed with **Low Residential Envelope Transmittance Value (RETV)** to reduce heat gain.
- Optimises natural ventilation with **Computational Fluid Dynamics (CFD) simulation.**
- **Naturally ventilated** above-ground lobbies (excluding multi-storey car park) and corridors.
- **Demand control systems** for lighting and ventilation in designated common areas.
- **Energy-efficient LED lighting** used throughout the development.
- **Air-conditioning systems with 5-tick ratings** in both residential units and common areas.
- Provision for **ceiling fan in every residential unit** to reduce air-conditioning usage and improve cross-ventilation.
- **Energy-efficient lifts at residential blocks** with regenerative drive, Variable Voltage Variable Frequency (VVVF) drive and sleep function mode.
- **Solar Photovoltaic (PV) systems** on rooftops to generate onsite renewable energy.
- **Mechanically ventilated areas** with energy-efficient motors that minimise energy usage.
- Each residential unit is equipped with **energy-efficient appliances** to optimise electricity consumption.

WATER EFFICIENT DESIGN

- **Water-efficient sanitary fittings** for all residential units.

SUSTAINABILITY ON EVERY LEVEL

For Illustration Only

Wake up to stunning views every day. From every angle, enjoy a panorama of the world outside, unveiling breathtaking scenery that redefines sky-high living. Revel in cool comfort as you refresh and unwind, watching the day drift by.

COOL COMFORT AMIDST BREATHTAKING VIEWS

*Actual photo taken at 140m at development site

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For Illustration Only

COOL COMFORT AMIDST BREATHTAKING VIEWS

Artist's Impression

SITE PLAN

LEGEND:

1ST STOREY

THE ARRIVAL

1 Guardhouse
2 Drop off
3 Water Court

THE CANOPY

4 Party Pavilion 1
5 Cabana
6 Grand Lawn
7 Lawn
8 Swing Garden
9 Gardening Corner
10 Tea Garden
11 Meditation Lawn
12 Fitness Corner

THE ADVENTURES

13 Party Pavilion 2
14 Water Play Pool
15 Kid's Playground
16 Tennis Court
17 Kid's Party Toom
18 Media Room

ANCILLARY

A Management Office
B Accessible Toilet
C Bicycle Parking
D Side Gate(s)
E Bulk Meter
F Outdoor Genset
G Driveway to Carpark
H Service Driveway

3RD STOREY

THE CANOPY

19 Function Room 1
20 Family Pavilion
21 Wellness Pavilion
22 Relax Pavilion
23 Social Pavilion
24 Communal Sky Bridge

ANCILLARY

B Accessible Toilet

4TH STOREY

THE ELTA CLUB

25 Pavilion (Grand Lobby)
26 BBQ Pavilion 1
27 BBQ Pavilion 2
28 Main Pool Deck
29 50m Lap Pool
30 Pool Side Retreat
31 Water Terrace
32 Family Deck
33 Bubble Pool
34 Family Pool
35 Spa Seat
36 Spa Bed
37 Function Room 2
38 Gymnasium
39 Changing Rooms with Steam Rooms
40 Family Lawn
41 Lawn

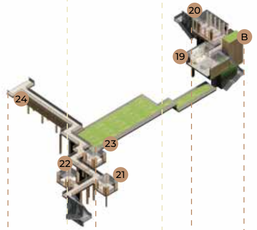
ANCILLARY

B Accessible Toilet

0 10 20

4TH STOREY

3RD STOREY



1ST STOREY

Artist's Impression

SCHEMATIC DIAGRAM

VIEW THE UNIT DETAILS

10 CLEMENTI AVE 1, SINGAPORE 129633

12 CLEMENTI AVE 1, SINGAPORE 129632

Floor / Stack	01	02	03	04	05	06	07	08	09	10	11	12	13	14
39	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
38	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
37	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
36	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
35	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
34	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
33	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
32	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
31	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
30	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
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28	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
27	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
26	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
25	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
24	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
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22	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
21	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
20	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
19	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
18	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
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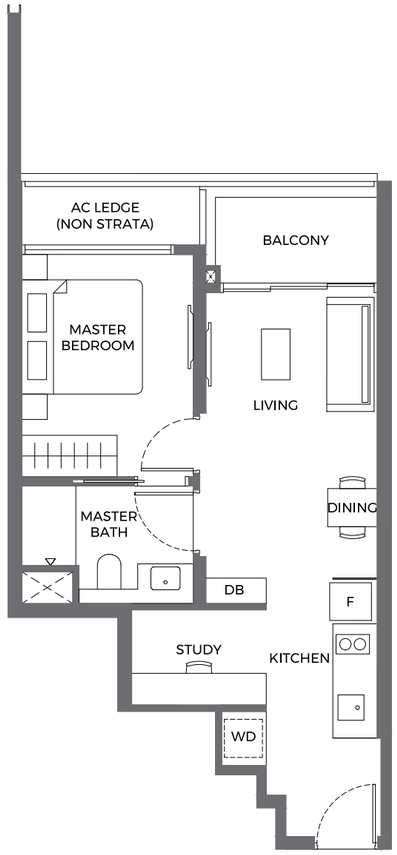
14	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2P	D4s	B3p
13	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
12	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
11	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
10	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
9	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
8	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
7	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
6	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
5	E1	C2p	B4p	C1	D3k	B5s	B2	D1	C1	A1s	B1	D2p	D4s	B3p
4		C2p	B4p	C1	D3k-PES	B5s-PES	B2-PES	D1-PES	C1	A1s	B1	D2p		

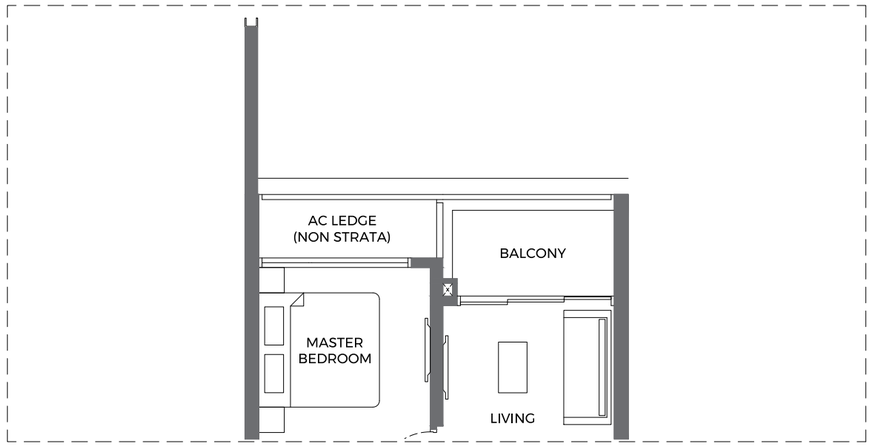
LEGENDS: 1-BEDROOM 2-BEDROOM 3-BEDROOM 4-BEDROOM 5-BEDROOM

EXECUTIVE 1-BEDROOM + STUDY



TYPE A1s

47 SQM/ 506 SQFT
12 CLEMENTI AVENUE 1
#05-10 TO #39-10



TYPE A1s

47 SQM/ 506 SQFT
12 CLEMENTI AVENUE 1
#04-10

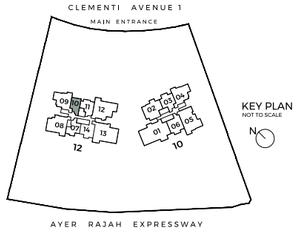
LEGEND:
(WHERE APPLICABLE)

AC	AIR-CONDITIONER
ADR	AUTOMATED DRYING RACK
DB	DISTRIBUTION BOARD
F	FRIDGE
HS	HOUSEHOLD SHELTER
PES	PRIVATE ENCLOSED SPACE
RC	REINFORCED CONCRETE
WD	WASHER CUM DRYER
WI	WINE CHILLER
WC	WATER CLOSET
WDP	WATER DISPENSER & PURIFIER

VOID SPACE (EXCLUDED FROM STRATA AREA)

WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING) (REFER TO THE CLAUSE PERTAINING TO PREFABRICATED PREFINISHED VOLUMETRIC CONSTRUCTION IN THE SALES & PURCHASE AGREEMENT)

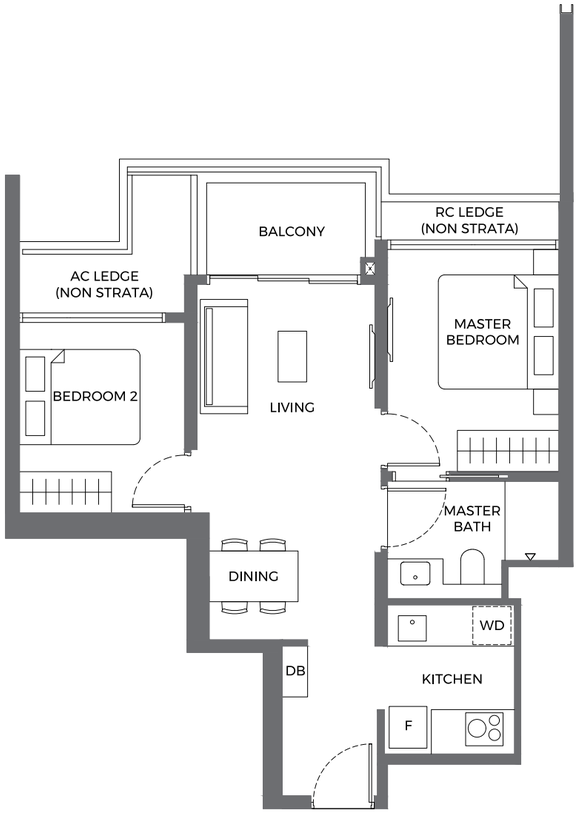
DISCLAIMER : Area includes balcony or PES where applicable and excludes among others , the AC ledge and RC ledge. Please refer to the key plan for orientation. All floor plans are approximate measurements only and are subject to government re-survey. The balcony or PES shall not be enclosed unless with the approved balcony or PES screen. The cost of screen and installation shall be borne by the purchaser.



ESSENTIAL
2-BEDROOM

TYPE B1

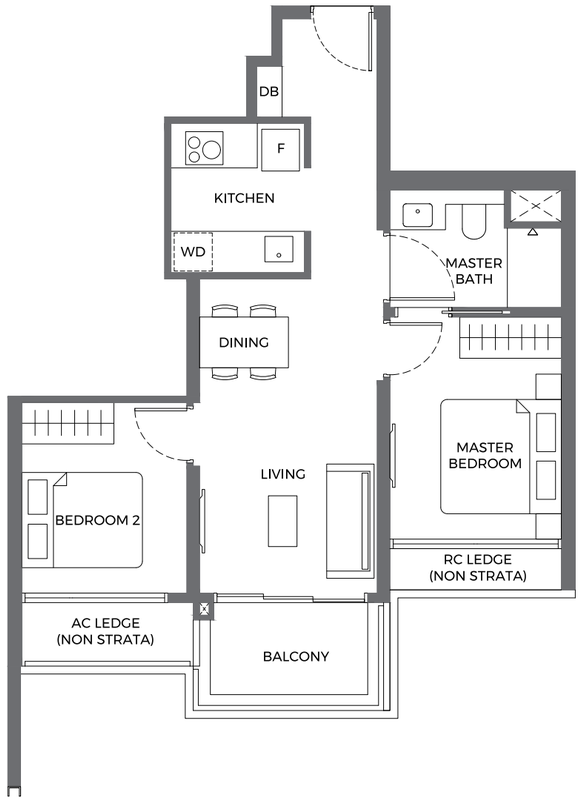
57 SQM/ 614 SQFT
12 CLEMENTI AVENUE 1
#05-11 TO #39-11



ESSENTIAL
2-BEDROOM

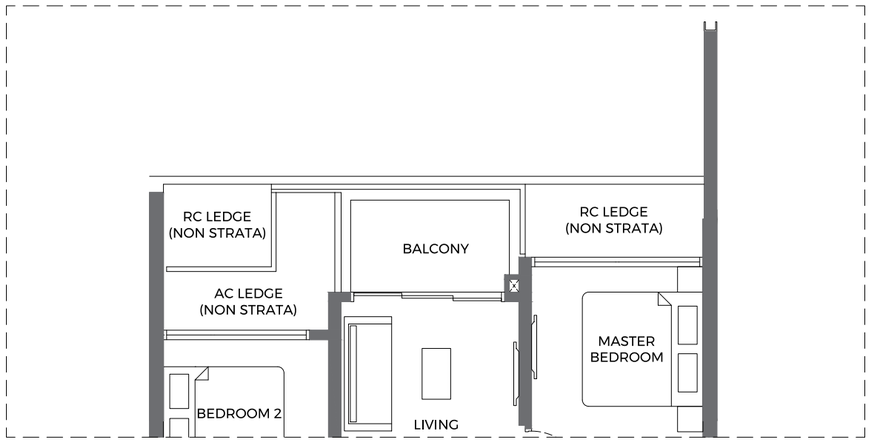
TYPE B2

57 SQM/ 614 SQFT
12 CLEMENTI AVENUE 1
#05-07 TO #39-07



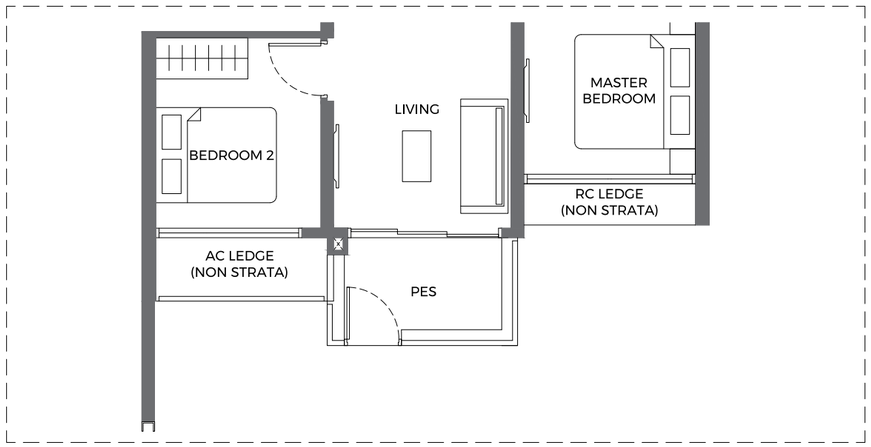
TYPE B1

57 SQM/ 614 SQFT
12 CLEMENTI AVENUE 1
#04-11



TYPE B2-PES

57 SQM/ 614 SQFT
12 CLEMENTI AVENUE 1
#04-07



LEGEND:
(WHERE APPLICABLE)

AC	AIR-CONDITIONER
ADR	AUTOMATED DRYING RACK
DB	DISTRIBUTION BOARD
F	FRIDGE
HS	HOUSEHOLD SHELTER
PES	PRIVATE ENCLOSED SPACE
RC	REINFORCED CONCRETE
WD	WASHER CUM DRYER
WI	WINE CHILLER
WC	WATER CLOSET
WDP	WATER DISPENSER & PURIFIER

VOID SPACE (EXCLUDED FROM STRATA AREA)

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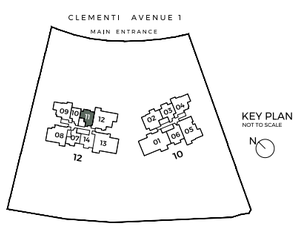

LEGEND:
(WHERE APPLICABLE)

AC	AIR-CONDITIONER
ADR	AUTOMATED DRYING RACK
DB	DISTRIBUTION BOARD
F	FRIDGE
HS	HOUSEHOLD SHELTER
PES	PRIVATE ENCLOSED SPACE
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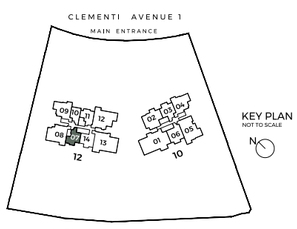
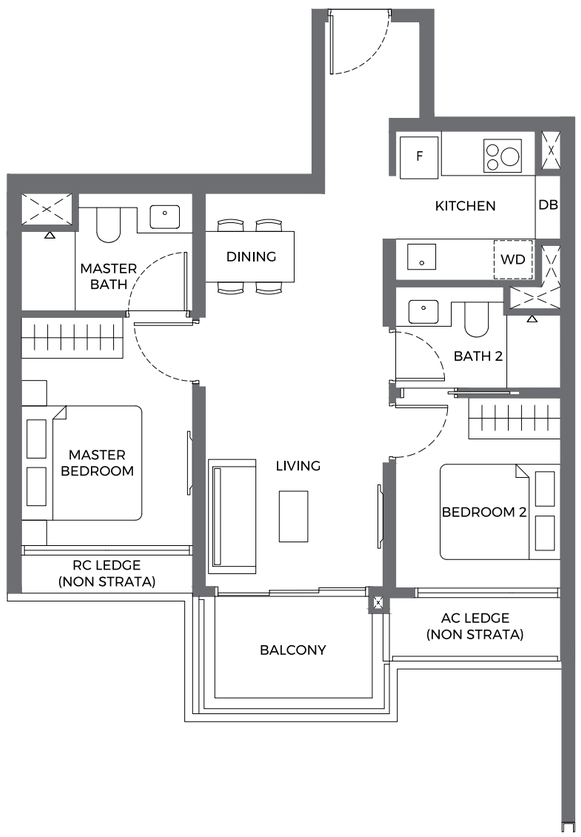


ESSENTIAL
2-BEDROOM
PREMIUM

TYPE B3p

65 SQM/ 700 SQFT
12 CLEMENTI AVENUE 1
#05-14 TO #39-14



LEGEND:
(WHERE APPLICABLE)

AC	AIR-CONDITIONER
ADR	AUTOMATED DRYING RACK
DB	DISTRIBUTION BOARD
F	FRIDGE
HS	HOUSEHOLD SHELTER
PES	PRIVATE ENCLOSED SPACE
RC	REINFORCED CONCRETE
WD	WASHER CUM DRYER
WI	WINE CHILLER
WC	WATER CLOSET
WDP	WATER DISPENSER & PURIFIER

VOID SPACE (EXCLUDED FROM STRATA AREA)

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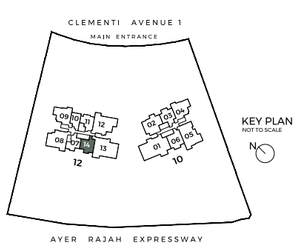
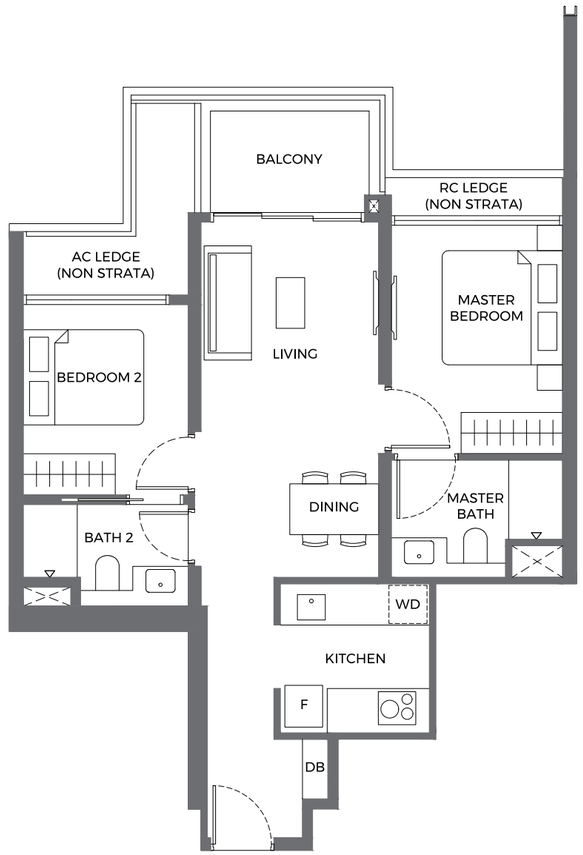


ESSENTIAL
2-BEDROOM
PREMIUM

TYPE B4p

65 SQM/ 700 SQFT
10 CLEMENTI AVENUE 1
#04-03 TO #39-03



LEGEND:
(WHERE APPLICABLE)

AC	AIR-CONDITIONER
ADR	AUTOMATED DRYING RACK
DB	DISTRIBUTION BOARD
F	FRIDGE
HS	HOUSEHOLD SHELTER
PES	PRIVATE ENCLOSED SPACE
RC	REINFORCED CONCRETE
WD	WASHER CUM DRYER
WI	WINE CHILLER
WC	WATER CLOSET
WDP	WATER DISPENSER & PURIFIER

VOID SPACE (EXCLUDED FROM STRATA AREA)

WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING) (REFER TO THE CLAUSE PERTAINING TO PREFABRICATED PREFINISHED VOLUMETRIC CONSTRUCTION IN THE SALES & PURCHASE AGREEMENT)

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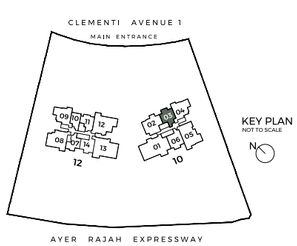
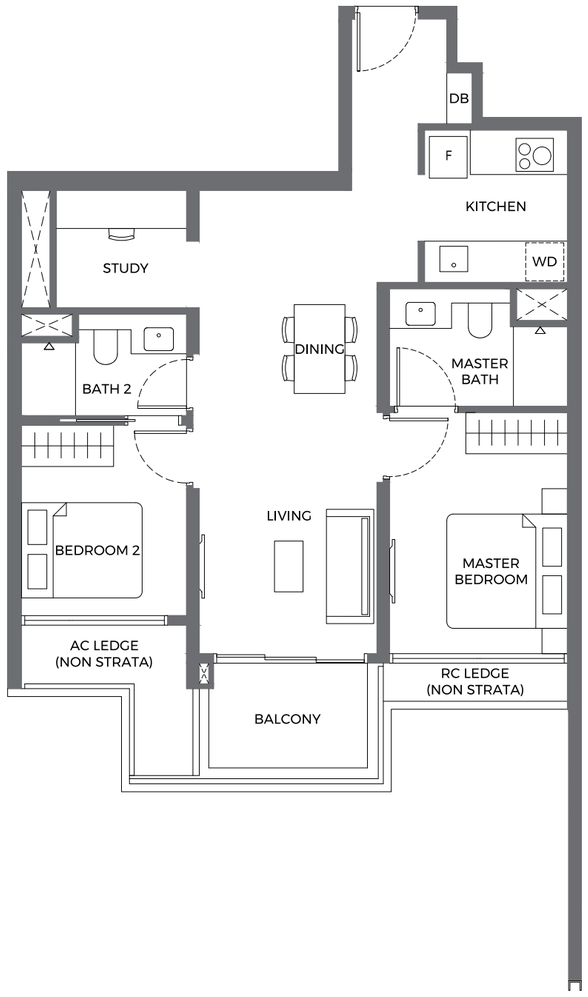


ESSENTIAL
2-BEDROOM + STUDY

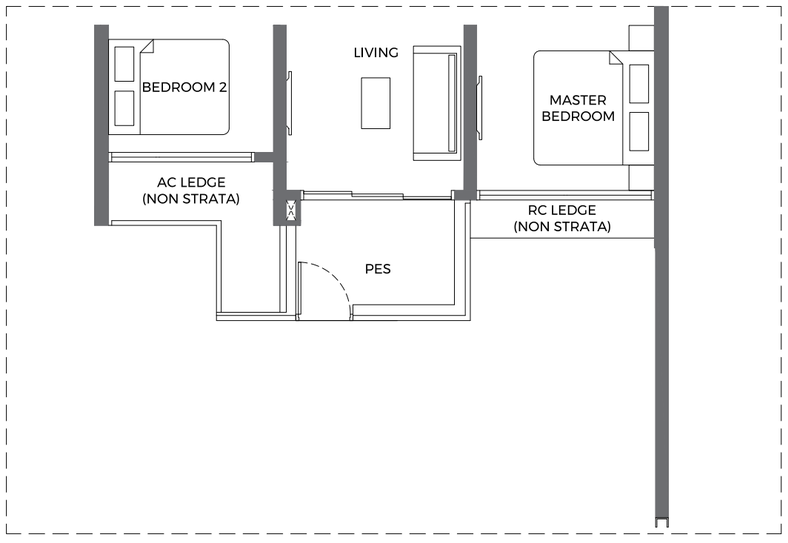
TYPE B5s

75 SQM/ 807 SQFT
10 CLEMENTI AVENUE 1
#05-06 TO #39-06



TYPE B5s-PES

75 SQM/ 807 SQFT
10 CLEMENTI AVENUE 1
#04-06



LEGEND:
(WHERE APPLICABLE)

AC	AIR-CONDITIONER
ADR	AUTOMATED DRYING RACK
DB	DISTRIBUTION BOARD
F	FRIDGE
HS	HOUSEHOLD SHELTER
PES	PRIVATE ENCLOSED SPACE
RC	REINFORCED CONCRETE
WD	WASHER CUM DRYER
WI	WINE CHILLER
WC	WATER CLOSET
WDP	WATER DISPENSER & PURIFIER

VOID SPACE (EXCLUDED FROM STRATA AREA)

WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING) (REFER TO THE CLAUSE PERTAINING TO PREFABRICATED PREFINISHED VOLUMETRIC CONSTRUCTION IN THE SALES & PURCHASE AGREEMENT)

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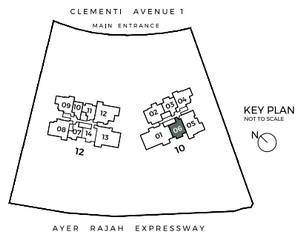


ELEGANT
3-BEDROOM

TYPE C1

86 SQM/ 926 SQFT
10 & 12 CLEMENTI AVENUE 1
#04-04* TO #39-04* &
#04-09 TO #39-09

VERTICAL FACADE FIN APPLICABLE TO

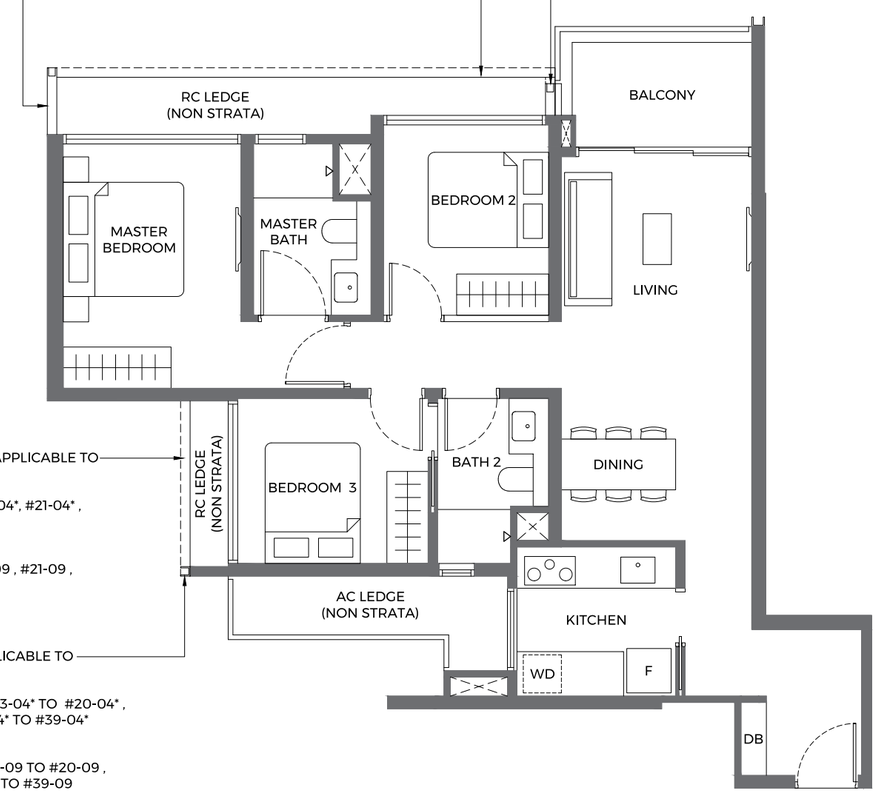
BLOCK 10
UNIT #04-04* TO #11-04* , #13-04* TO #20-04* ,
#22-04* TO #29-04* & #31-04* TO #39-04*

BLOCK 12
UNIT #04-09 TO #11-09 , #13-09 TO #20-09 ,
#22-09 TO #29-09 & #31-09 TO #39-09

HORIZONTAL FACADE FIN APPLICABLE TO

BLOCK 10
UNIT #04-04*, #12-04* , #13-04*, #21-04* ,
#22-04* , #30-04* & #31-04*

BLOCK 12
UNIT #04-09 , #12-09 , #13-09 , #21-09 ,
#22-09 , #30-09 & #31-09



HORIZONTAL FACADE FIN APPLICABLE TO

BLOCK 10
UNIT #04-04*, #12-04* , #13-04*, #21-04* ,
#22-04* , #30-04* & #31-04*

BLOCK 12
UNIT #04-09 , #12-09 , #13-09 , #21-09 ,
#22-09 , #30-09 & #31-09

VERTICAL FACADE FIN APPLICABLE TO

BLOCK 10
UNIT #04-04* TO #11-04* , #13-04* TO #20-04* ,
#22-04* TO #29-04* & #31-04* TO #39-04*

BLOCK 12
UNIT #04-09 TO #11-09 , #13-09 TO #20-09 ,
#22-09 TO #29-09 & #31-09 TO #39-09

LEGEND:
(WHERE APPLICABLE)

AC	AIR-CONDITIONER
ADR	AUTOMATED DRYING RACK
DB	DISTRIBUTION BOARD
F	FRIDGE
HS	HOUSEHOLD SHELTER
PES	PRIVATE ENCLOSED SPACE
RC	REINFORCED CONCRETE
WD	WASHER CUM DRYER
WI	WINE CHILLER
WC	WATER CLOSET
WDP	WATER DISPENSER & PURIFIER

VOID SPACE (EXCLUDED FROM STRATA AREA)

WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING) (REFER TO THE CLAUSE PERTAINING TO PREFABRICATED PREFINISHED VOLUMETRIC CONSTRUCTION IN THE SALES & PURCHASE AGREEMENT)

* DENOTES MIRROR IMAGE

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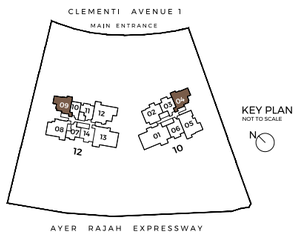
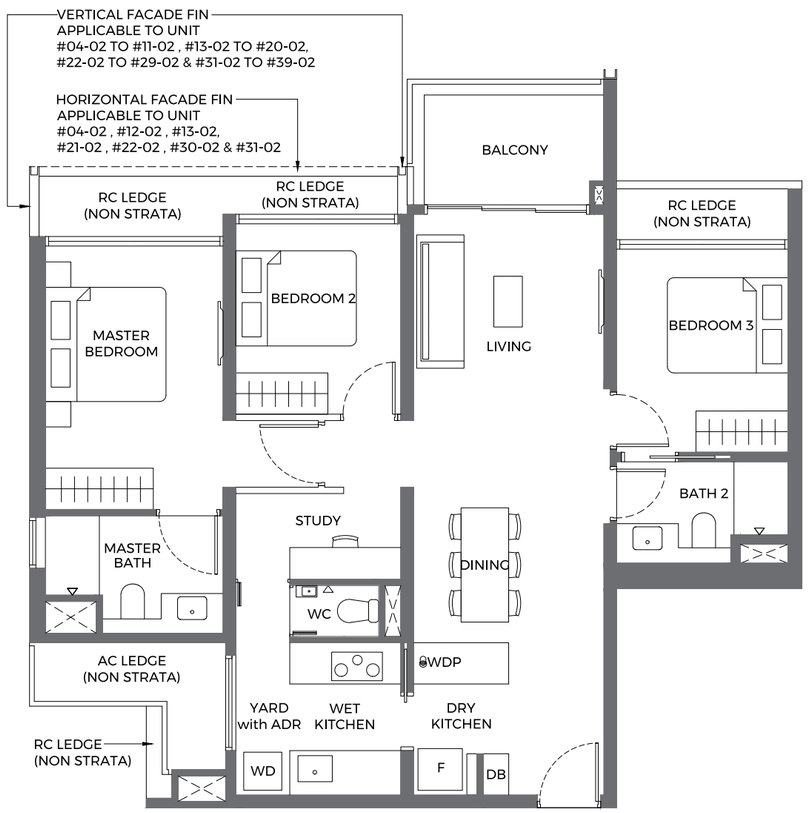


ELEGANT
3-BEDROOM PREMIUM

TYPE C2p

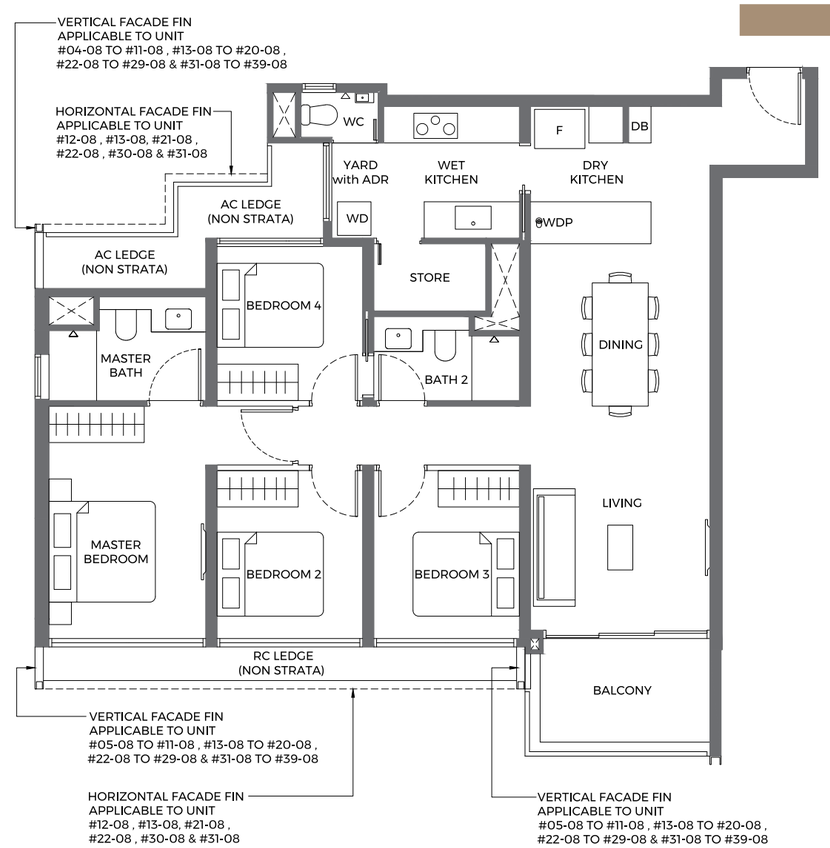
95 SQM/ 1023 SQFT
10 CLEMENTI AVENUE 1
#04-02 TO #39-02



EXCLUSIVE
4-BEDROOM

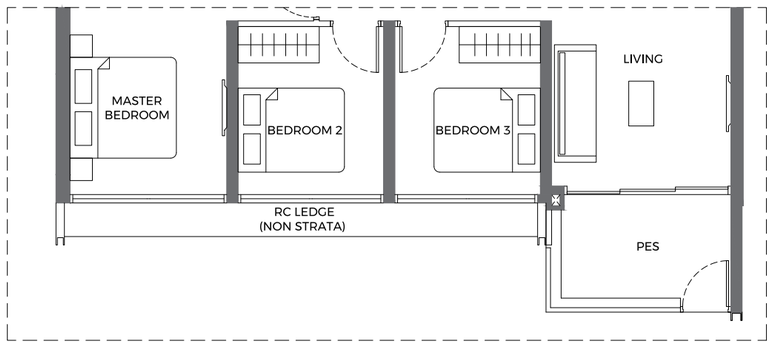
TYPE D1

110 SQM/ 1184 SQFT
12 CLEMENTI AVENUE 1
#05-08 TO #39-08



TYPE D1-PES

110 SQM/ 1184 SQFT
12 CLEMENTI AVENUE 1
#04-08



LEGEND:
(WHERE APPLICABLE)

AC	AIR-CONDITIONER
ADR	AUTOMATED DRYING RACK
DB	DISTRIBUTION BOARD
F	FRIDGE
HS	HOUSEHOLD SHELTER
PES	PRIVATE ENCLOSED SPACE
RC	REINFORCED CONCRETE
WD	WASHER CUM DRYER
WI	WINE CHILLER
WC	WATER CLOSET
WDP	WATER DISPENSER & PURIFIER

VOID SPACE (EXCLUDED FROM STRATA AREA)

WALL NOT ALLOWED TO BE HACKED OR ALTERED
(INCLUDING BY WAY OF DRILLING)
(REFER TO THE CLAUSE PERTAINING TO PREFABRICATED PREFINISHED VOLUMETRIC CONSTRUCTION IN THE SALES & PURCHASE AGREEMENT)

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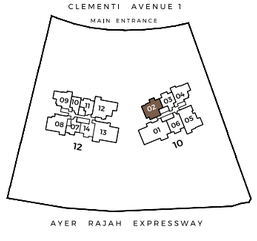

LEGEND:
(WHERE APPLICABLE)

AC	AIR-CONDITIONER
ADR	AUTOMATED DRYING RACK
DB	DISTRIBUTION BOARD
F	FRIDGE
HS	HOUSEHOLD SHELTER
PES	PRIVATE ENCLOSED SPACE
RC	REINFORCED CONCRETE
WD	WASHER CUM DRYER
WI	WINE CHILLER
WC	WATER CLOSET
WDP	WATER DISPENSER & PURIFIER

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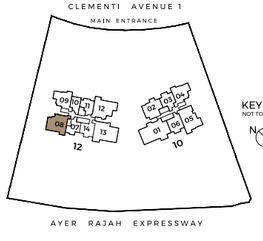
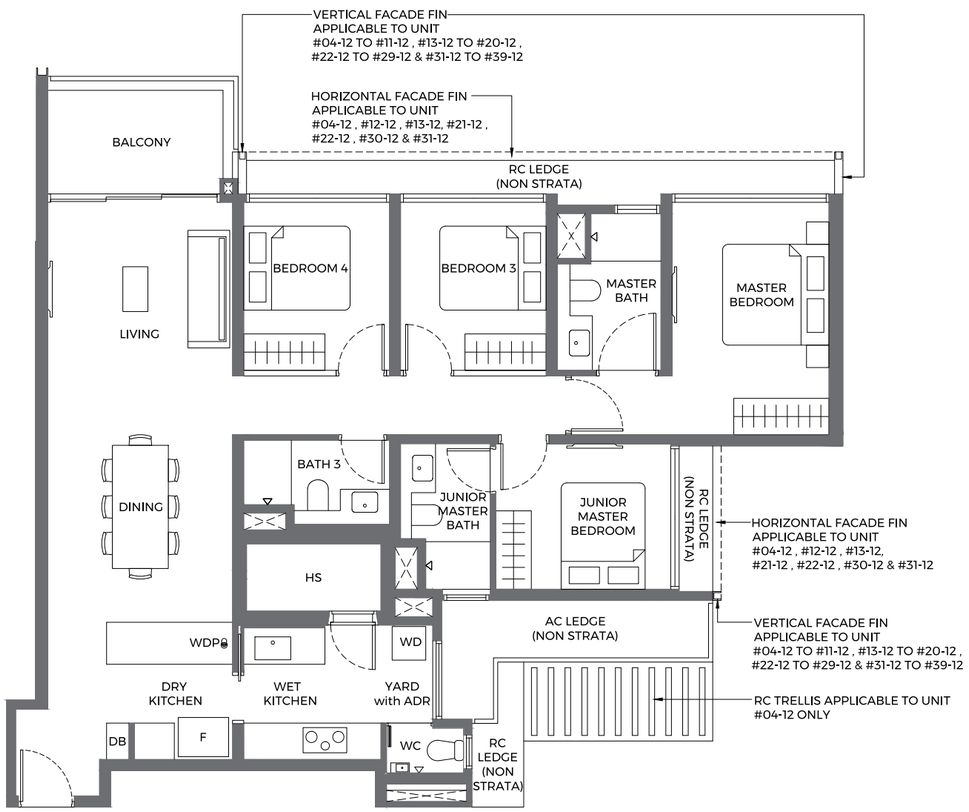


KEY PLAN
NOT TO SCALE
N

EXCLUSIVE
4-BEDROOM PREMIUM

TYPE D2p

122 SQM/ 1313 SQFT
12 CLEMENTI AVENUE 1
#04-12 TO #39-12



LEGEND:
(WHERE APPLICABLE)

AC	AIR-CONDITIONER
ADR	AUTOMATED DRYING RACK
DB	DISTRIBUTION BOARD
F	FRIDGE
HS	HOUSEHOLD SHELTER
PES	PRIVATE ENCLOSED SPACE
RC	REINFORCED CONCRETE
WD	WASHER CUM DRYER
WI	WINE CHILLER
WC	WATER CLOSET
WDP	WATER DISPENSER & PURIFIER

VOID SPACE (EXCLUDED FROM STRATA AREA)

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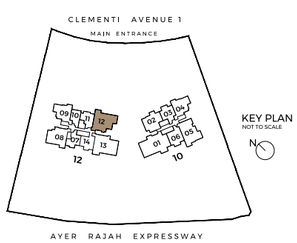
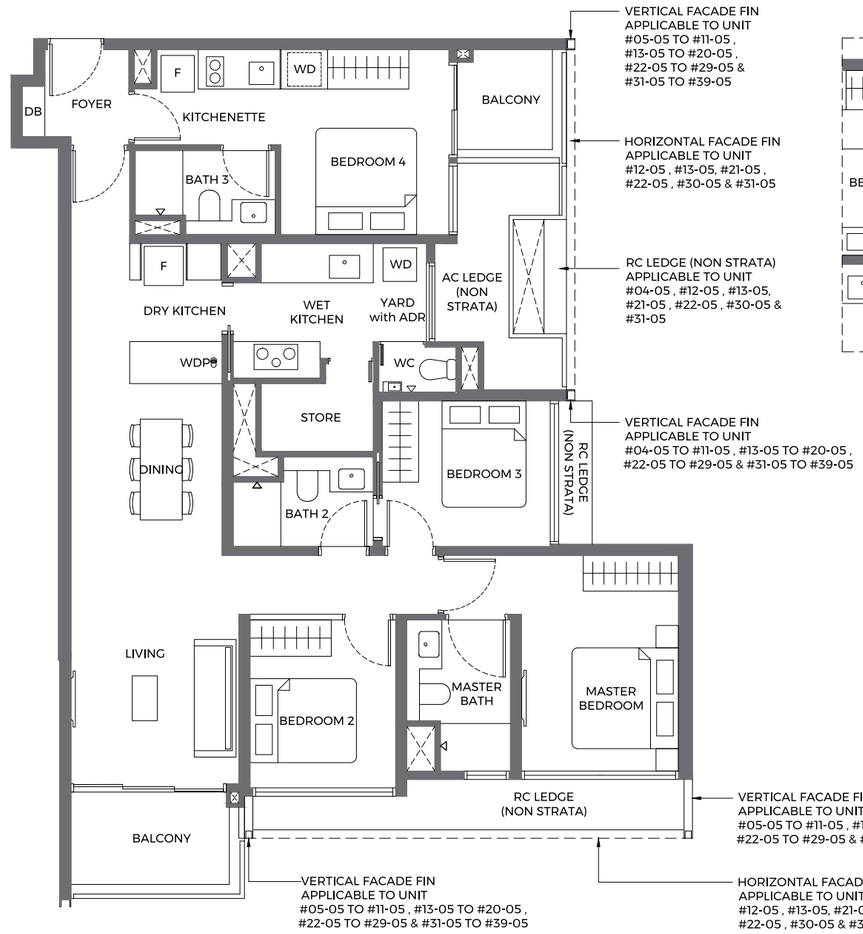
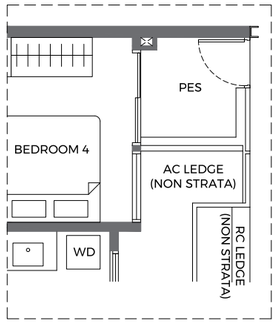


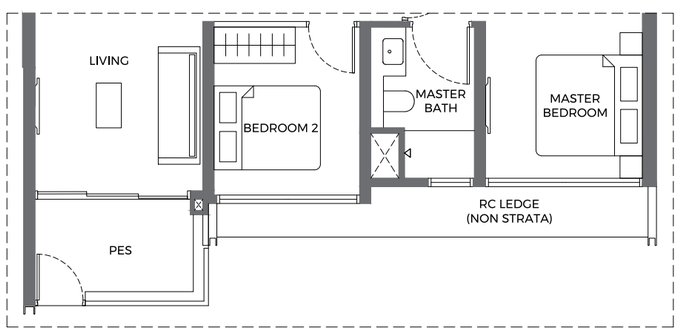
EXCLUSIVE
4-BEDROOM DUAL KEY





TYPE D3k

122 SQM/ 1313 SQFT
10 CLEMENTI AVENUE 1
#05-05 TO #39-05



TYPE D3k-PES

122 SQM/ 1313 SQFT
12 CLEMENTI AVENUE 1
#04-05

LEGEND:
(WHERE APPLICABLE)

AC	AIR-CONDITIONER
ADR	AUTOMATED DRYING RACK
DB	DISTRIBUTION BOARD
F	FRIDGE
HS	HOUSEHOLD SHELTER
PES	PRIVATE ENCLOSED SPACE
RC	REINFORCED CONCRETE
WD	WASHER CUM DRYER
WI	WINE CHILLER
WC	WATER CLOSET
WDP	WATER DISPENSER & PURIFIER

VOID SPACE (EXCLUDED FROM STRATA AREA)

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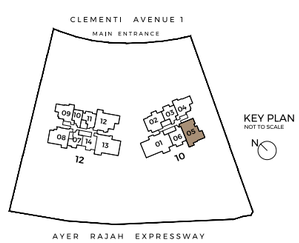
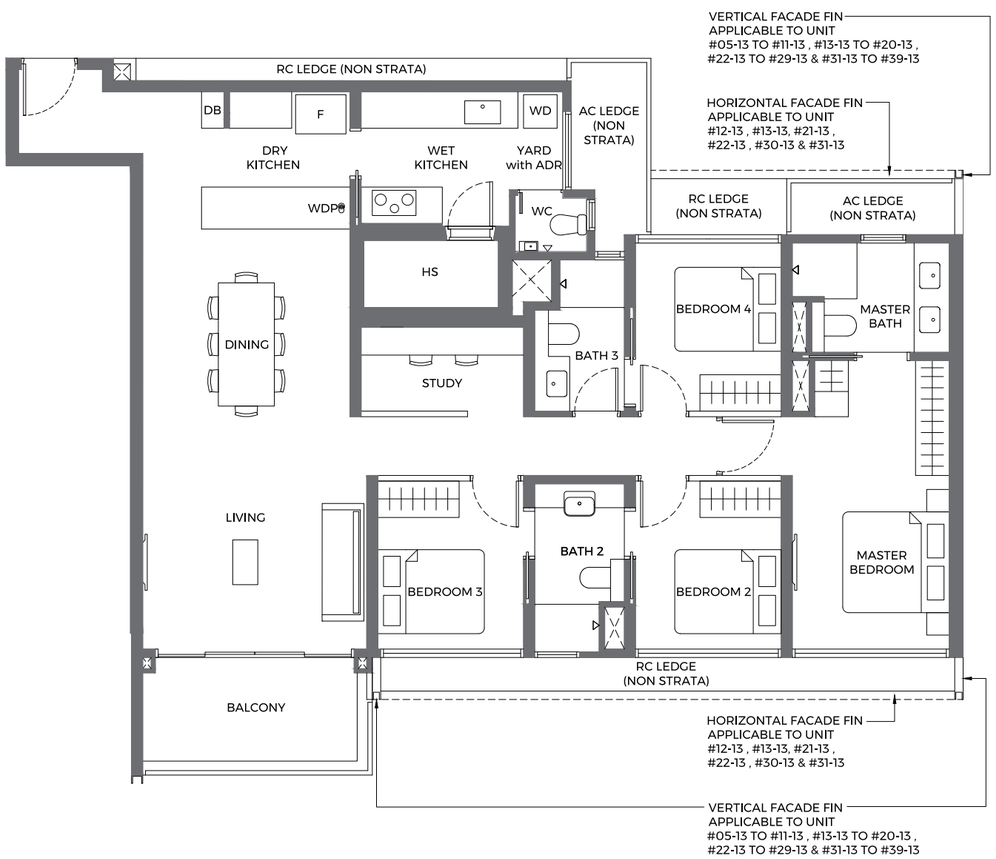


EXCLUSIVE
4-BEDROOM + STUDY

TYPE D4s

140 SQM/ 1507 SQFT
12 CLEMENTI AVENUE 1
#05-13 TO #39-13



LEGEND:
(WHERE APPLICABLE)

AC	AIR-CONDITIONER
ADR	AUTOMATED DRYING RACK
DB	DISTRIBUTION BOARD
F	FRIDGE
HS	HOUSEHOLD SHELTER
PES	PRIVATE ENCLOSED SPACE
RC	REINFORCED CONCRETE
WD	WASHER CUM DRYER
WI	WINE CHILLER
WC	WATER CLOSET
WDP	WATER DISPENSER & PURIFIER

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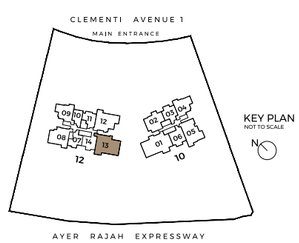
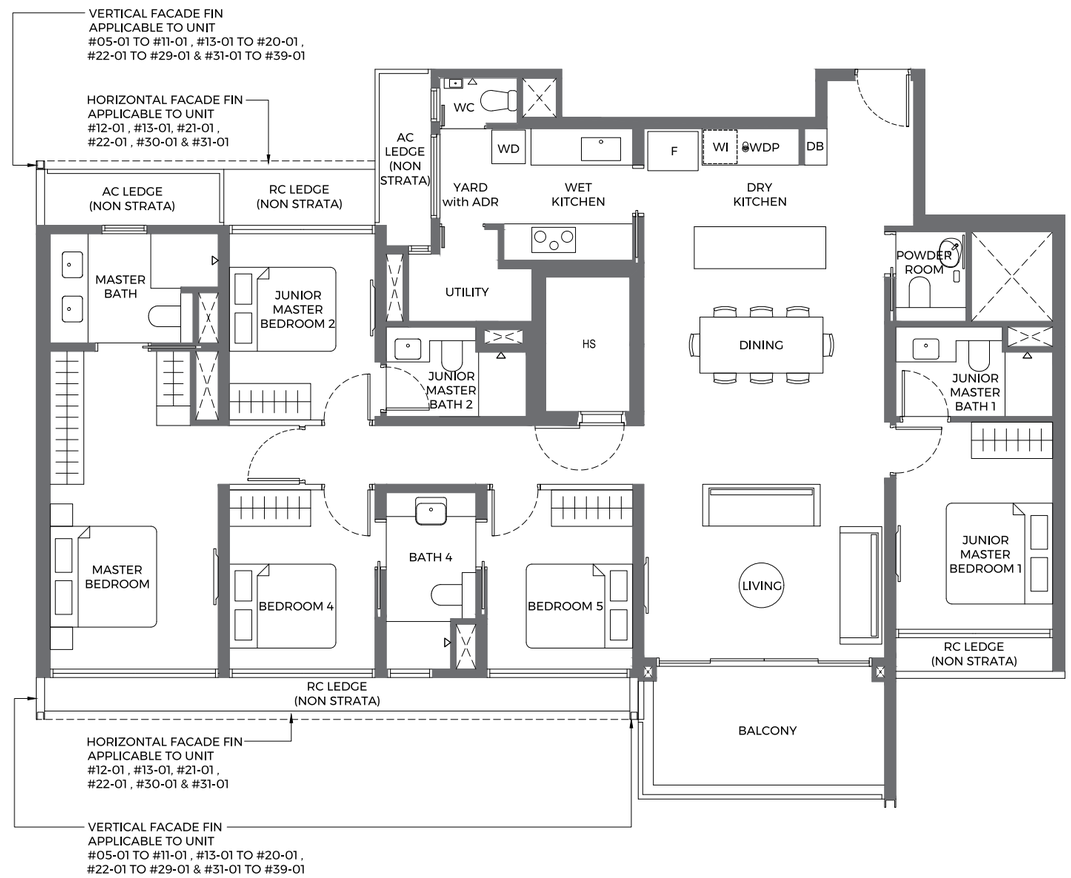


EXQUISITE
5-BEDROOM

TYPE E1

165 SQM/ 1776 SQFT
10 CLEMENTI AVENUE 1
#05-01 TO #39-01



LEGEND:
(WHERE APPLICABLE)

AC	AIR-CONDITIONER
ADR	AUTOMATED DRYING RACK
DB	DISTRIBUTION BOARD
F	FRIDGE
HS	HOUSEHOLD SHELTER
PES	PRIVATE ENCLOSED SPACE
RC	REINFORCED CONCRETE
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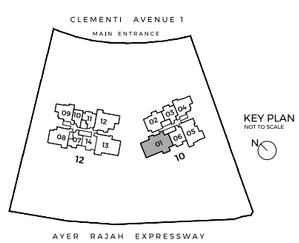

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Your story told, with every space

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We aspire to build your world, the way you want, where you want. CSC Land Group is building a world where people and communities can fulfil their aspirations. We do this by envisioning possibilities to enrich assets, our people and support the environment for a thriving and sustainable world. CSC Land Group develops spaces with empathy – an ability to understand and listen. Our assets are high on value, functionality, balanced with good design and a sense of purpose. We believe that our customers' homes are not just homes, they are their world and we are building them, their way.

Every space tells a story. And every story, including yours, is unique. Everyone needs their own space, built their way. CSC Land Group develops spaces that are tailored for every stage of our customers' lives. Spaces that allow them to live their life story to the fullest. We listen to the stories of our customers and through our developments, bring them to life.

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152,000 sqm Office Space

13,000 sqm Retail Space

40 Development Projects

15,000 Development Units

229 Total Number of Projects Constructed

82,926 Public & Private Residential Units Constructed

6 Development Projects

3,260 Development Units

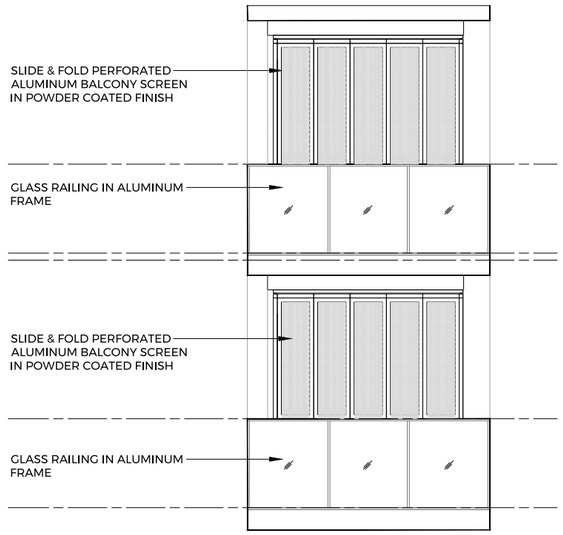
NAVA GROVE

TEMBUSU GRAND

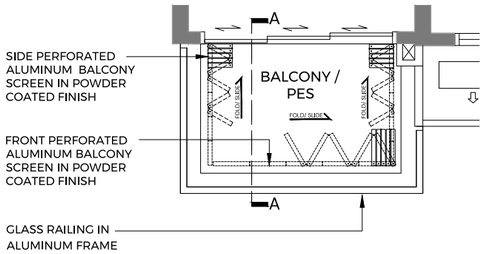
VERDALE

TWIN VEW

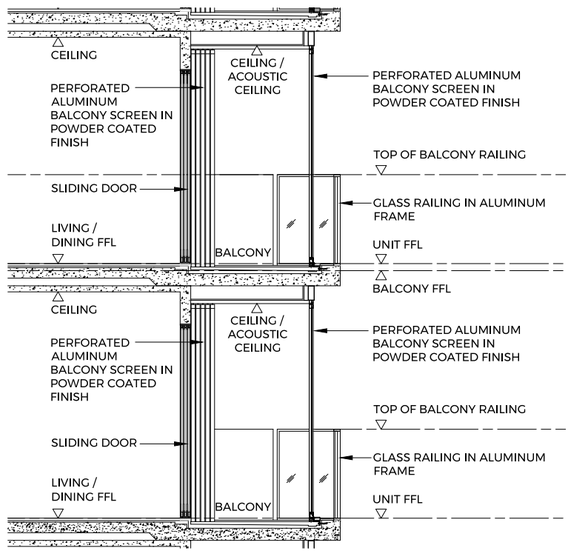
APPROVED BALCONY SCREEN



TYPICAL BALCONY / PES SCREEN ELEVATION



TYPICAL BALCONY / PES PLAN



TYPICAL BALCONY / PES SECTION (SECTION A-A)

NOTES:

1. The balcony and private enclosed space (PES) shall not be enclosed unless with approved typical balcony / PES screen.
2. The balcony / PES screen must be capable of being drawn open or fully retracted and allow ventilation at all times, even when the screen is fully drawn.
3. The cost of screen and installation shall be borne by the purchaser.

DISCLAIMER: This is not an as-built drawing. Any measurements stated or depicted in the plan are approximate measurements and are subject to final survey.

8218 2888

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Vendor (Developer): HC Land (Clementi) Pte. Ltd. (Registration No. 202346026C) • Housing Developer's Licence No.: C1501 • Tenure of Land: Leasehold of 99 years commencing from 13 February 2024 • Lot No.: Lot 05668V MK 03 at Clementi Avenue 1 • Encumbrances on the Land: Mortgage IJ/289195A in favour of DBS Bank Ltd • Expected Date of Vacant Possession: 31 March 2029 • Expected Date of Legal Completion: 31 March 2032

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