EDEN

SINGAPORE

SWIRE PROPERTIES

EDEN: A tranquil place of
natural, unspoiled beauty,
with a unique aura of
abundance, luxuriance,
harmony and happiness;
a sensuous gift of nature.

EDEN

SINGAPORE

A NEW ULTRA-LUXURY RESIDENCE
IN THE HEART OF
SINGAPORE'S PRIME ARDMORE/DRAYCOTT AREA
IN PRESTIGIOUS DISTRICT 10

DESIGNED BY HEATHERWICK STUDIO

A NEW ARCHITECTURAL LANDMARK

EDEN is located at 2 Draycott Park, Singapore's prestigious District 10, home to many of the city's most exclusive properties and many of the island's elite.

Close to Orchard Road and the Ardmore enclave, EDEN is inspired by Singapore's vision as a 'City in a Garden'; entwining nature with the luxury of city-centre apartment living. The property's 20 freehold apartments, each of over 3,000 sq ft*, occupy the entire floor, allowing complete privacy, and come with 4 en-suite bedrooms and unique hanging garden balconies.

* Saleable area

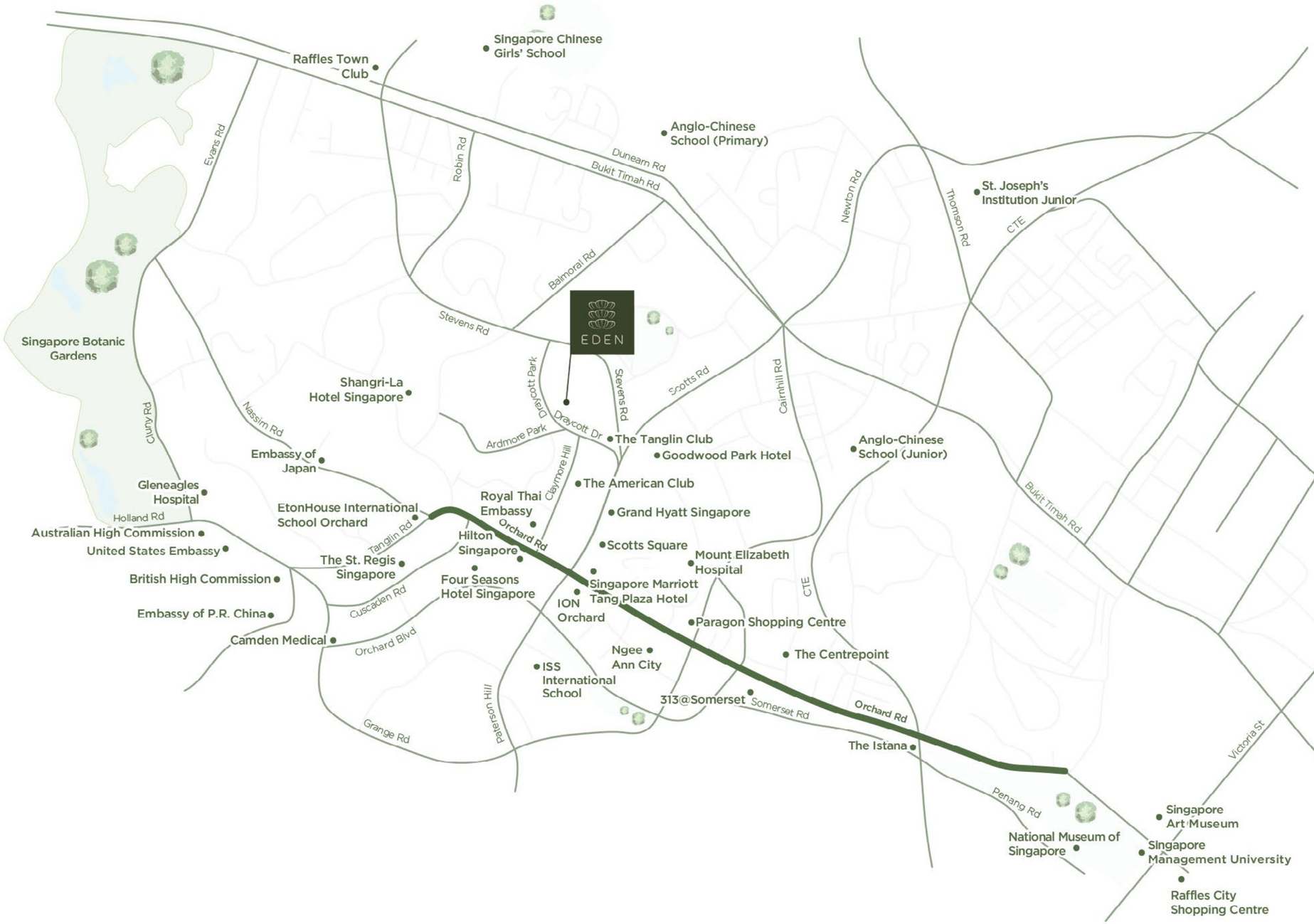


The bespoke hanging gardens with rich, hand-picked tropical greenery.

THE NEIGHBOURHOOD

EDEN is situated in the heart of Singapore's exclusive District 10, so residents can enjoy the rare opportunity of living in a highly sought-after, serene city-centre haven. While tranquillity is assured, prestigious amenities are immediately at hand.

The city's finest members-only clubs, namely the internationally-renowned The Tanglin Club and The American Club, are right on its doorstep. Singapore's most famous shopping boulevard, Orchard Road, is just around the corner. From a choice of the city's premier schools, the chicest bars and restaurants, to the beautiful Singapore Botanic Gardens, a UNESCO World Heritage site, every demand is catered for.



The map is not drawn to scale. For illustration only.



Photograph was taken at EDEN in June 2019.

THE VIEW

Residents enjoy 270-degree views across the city.

A PROVEN CREATIVE PARTNERSHIP

EDEN is the joint vision of award-winning, London-based Heatherwick Studio in collaboration with Swire Properties, famous for its iconic projects in Hong Kong, Mainland China and Miami, Florida. The property is both companies' first residential project in Singapore.

Swire Properties and Heatherwick Studio share a history of successful creative partnership. They worked together on the Pacific Place Contemporisation Project; after which, Architectural Digest described the centre's mall as 'one of the 9 most beautiful malls in the world'.





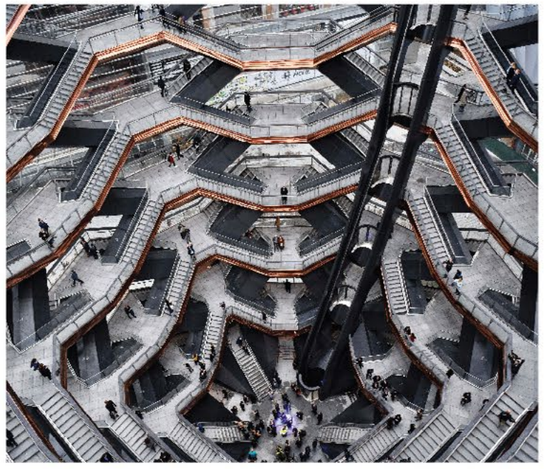
Thomas Heatherwick

Thomas Heatherwick Designer of EDEN

Described by Vanity Fair magazine as the hottest designer in the world today, Thomas Heatherwick has mesmerised the creative and design community with a series of original, ground-breaking projects across the globe. A maven of the innovative and iconic, Heatherwick is presently being lauded worldwide for his visionary, architectural centrepiece, Vessel, in New York's West Side Hudson Yards; praised as 'Manhattan's answer to the Eiffel Tower' by Fortune Magazine.

HEATHERWICK STUDIO

London-based Heatherwick Studio, founded by Thomas Heatherwick, is the creative force behind some of the world's most original and talked-about design and architectural projects.



Vessel, Hudson Yards, New York, 2019*



The Hive, Learning Hub at Nanyang Technological University, Singapore, 2015*

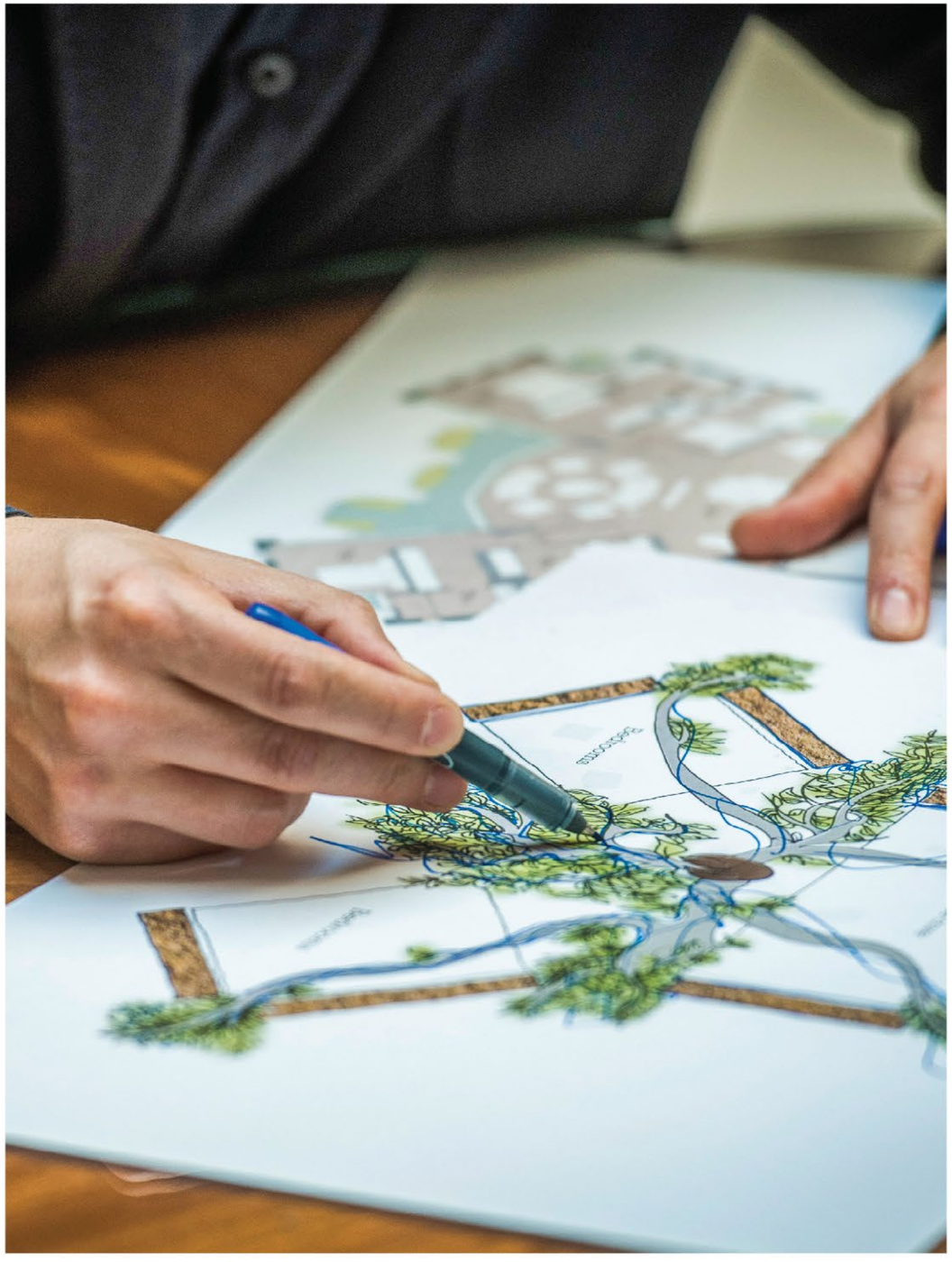


Olympic Cauldron, London, 2012*



UK Pavilion, Shanghai Expo, 2010*

*Photograph Courtesy of Heatherwick Studio.



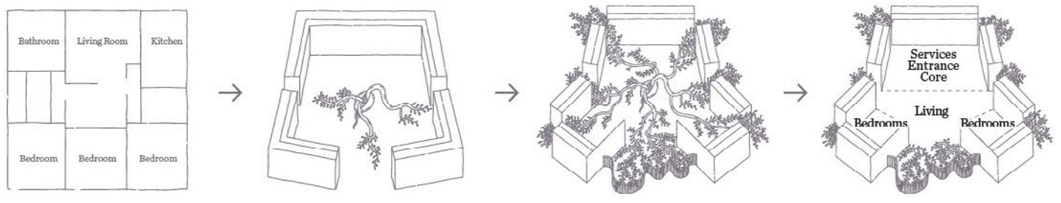
The ingeniously original design of EDEN imagines nature growing through and out of the apartment.



The generous central living and dining space that affords residents natural light, cool breezes, stunning views, leading to their own private garden balconies.

THE TROPICAL RESIDENCE REIMAGINED

The elegant design of EDEN is ingeniously original. The traditional box-like floor plate, common in the repetitive, angular steel and glass residential towers that bestride Singapore's skyline, was pulled apart; imagining nature growing through and out of the apartment. This has allowed for a large, light-filled central space, with windows on three sides, the luxury of natural, cooling cross ventilation, reducing the need for air-conditioning, and stunning 270-degree views across the exquisite garden balconies.



The traditional floor plan was pulled apart, as if by nature, allowing the bedrooms and service areas to be moved to the perimeter; creating a large central family-living space surrounded by balconies. This gives residents the luxury of additional ventilation, light and unobstructed views.

A HOME IN A GARDEN

Inspired by the spirit of Singapore and nature itself, EDEN is designed to ensure its residents will live well in a tropical climate.

The south-facing apartments, with their bespoke hanging garden balconies threading their way up the building and displaying their rich, hand-picked tropical greenery, are a beguiling microcosm of the city itself.

"Our design recreates the verdant garden access once ubiquitous in the city's homes, extending the landscape of Singapore from ground level through the building via hanging gardens."

Thomas Heatherwick



EDEN's unique verdant vertical landscape.

THE LUXURY OF NATURAL MATERIALS

The richness of nature and the originality of design determined the choice of luxurious materials used in the finishes of the apartments – each celebrates the gifts of nature and deliver a tactility and texture that enhances the experience of living in EDEN.



The oak wood flooring used in the interior comes from the UK. Its bespoke coating gives a natural vibrant colouring.



The textured slate floors of the balconies mirror the pattern of the interior wood flooring.



The concrete of the façade is celebrated by moulding the actual contours of Singapore into its surface: giving it a form, tactility and texture not found anywhere else in the world.



The front door is made from two spectacular pieces of solid walnut, into which is carved the same unique three-dimensional pattern as on the façade of the building.



The walls and floors of the bathrooms are lined with 180-million-year-old cross-cut Jura limestone from Germany that still retains its fossilised imprints.



A whole piece of rare Italian marble, quarried in the city of Carrara, is used as the counter top in the dry kitchen.

"I want the person who lives in each of these homes to be able to feel and smell the qualities of nature around them."

Thomas Heatherwick

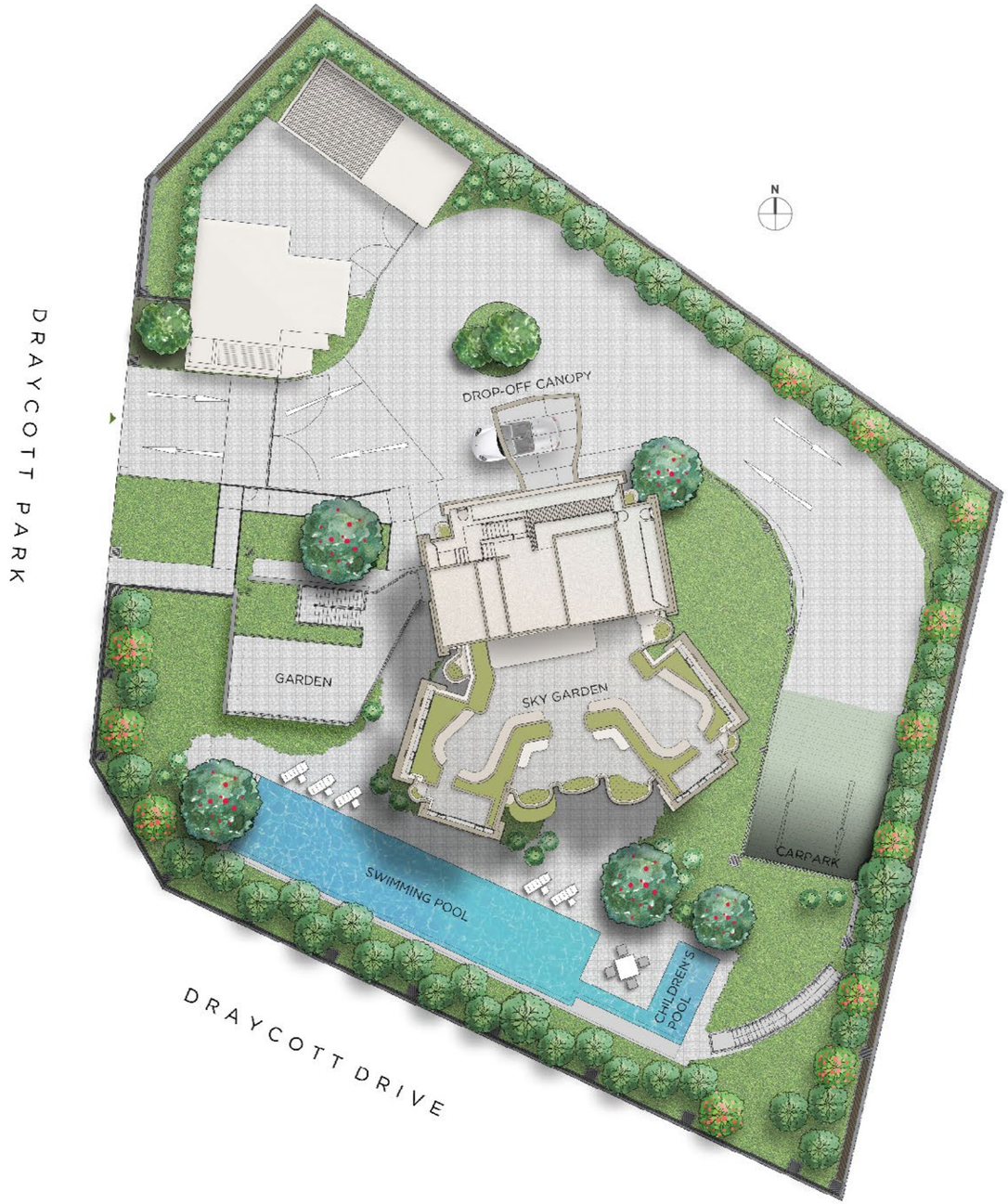


The large garden balcony with a wide variety of hand-picked species of flora.



The lush planting provides a relaxing ambiance for the swimming pool.

SITE PLAN



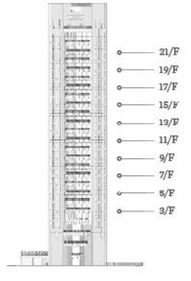
This site plan is not drawn to scale. For illustration only.

FLOOR PLANS

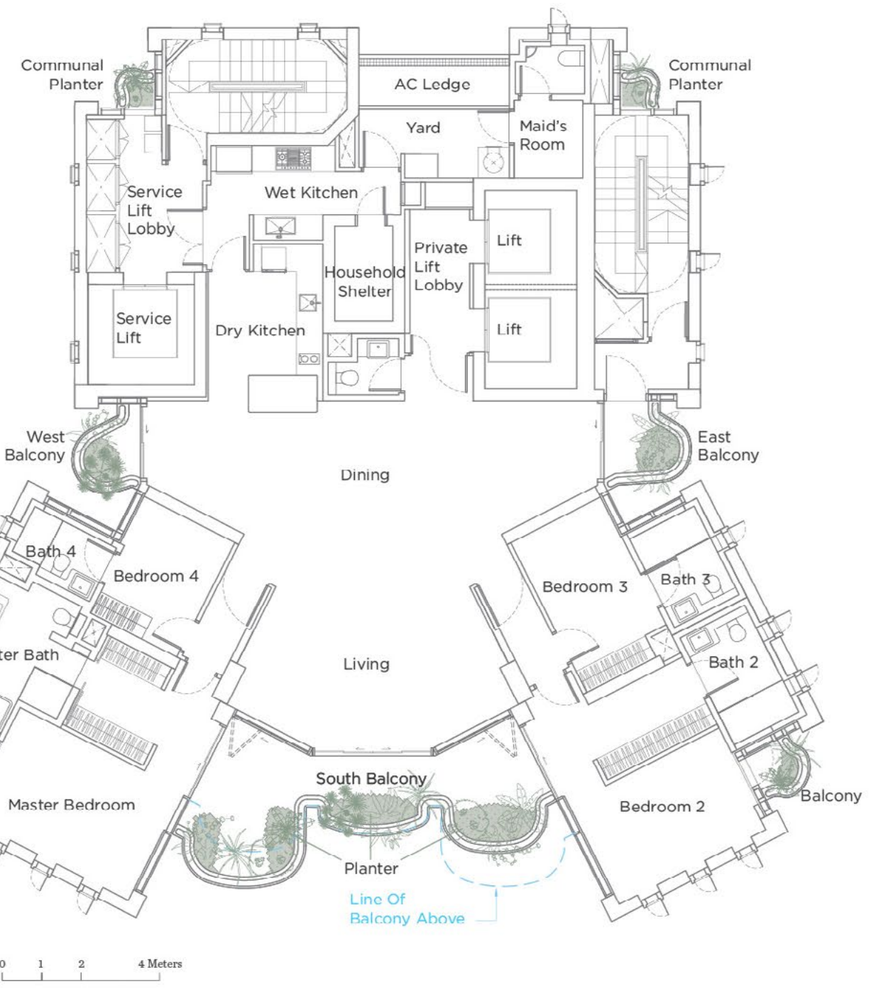


4 en-suite bedrooms
282 sq.m. / 3,035 sq.ft.

For 3/F, 5/F, 7/F, 9/F, 11/F, 13/F, 15/F, 17/F, 19/F & 21/F

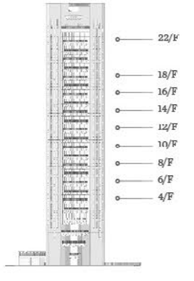


Area includes air-con (AC) ledge, balcony and planter. Plans are approximate measurements only and are subject to amendments as may be required or approved by the relevant authorities. For illustration only.



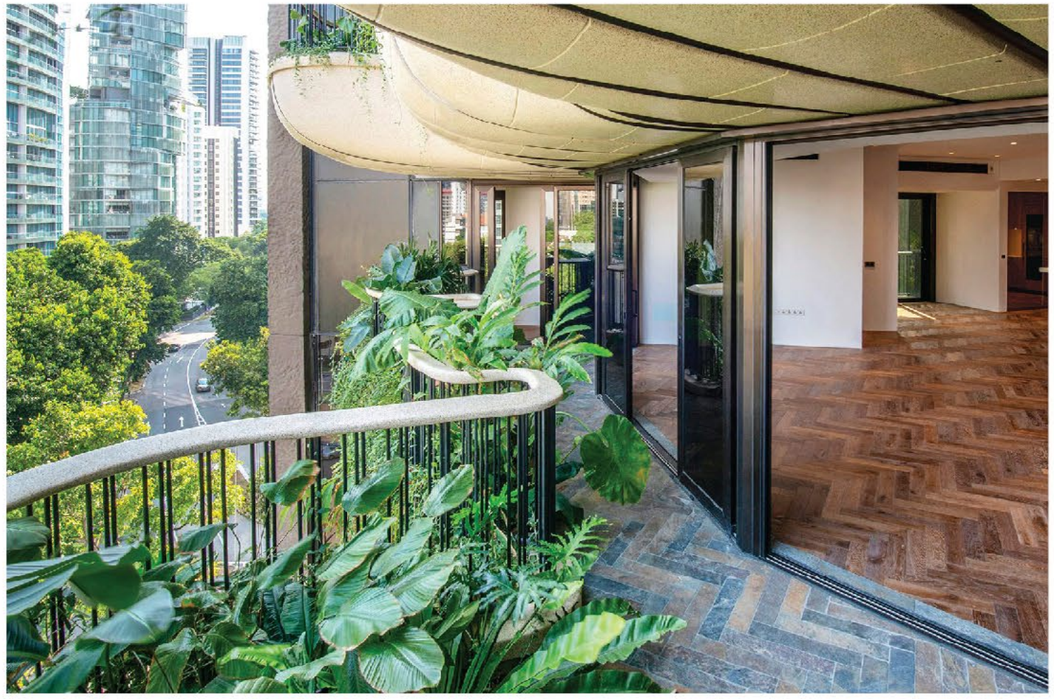
4 en-suite bedrooms
282 sq.m. / 3,035 sq.ft.

For 4/F, 6/F, 8/F, 10/F, 12/F, 14/F, 16/F, 18/F & 22/F*

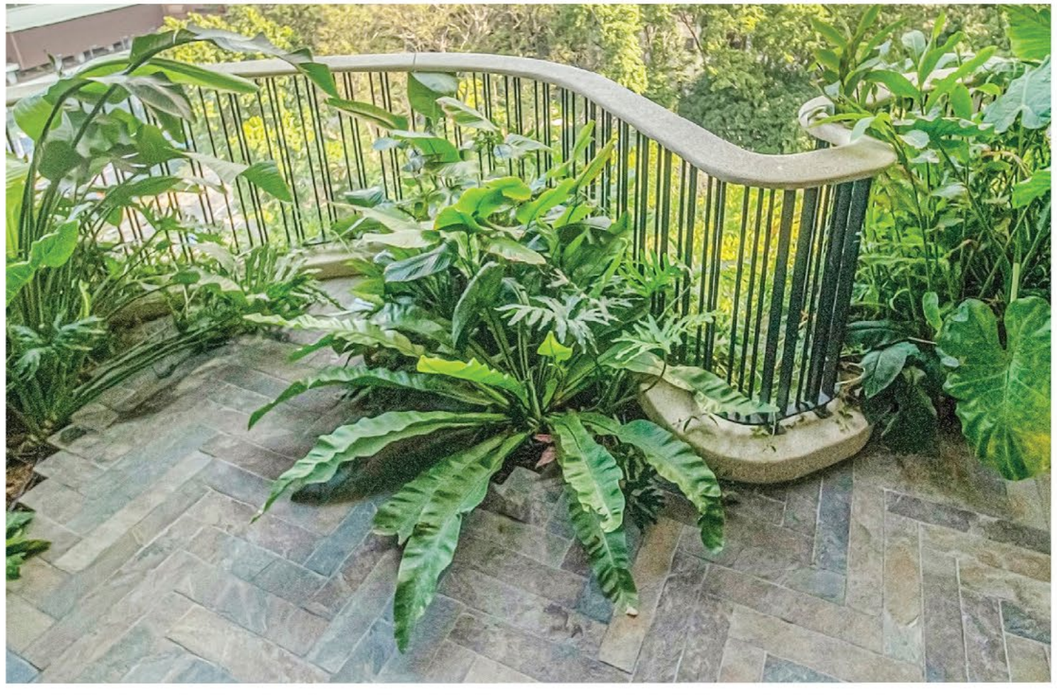


Area includes air-con (AC) ledge, balcony and planter. Plans are approximate measurements only and are subject to amendments as may be required or approved by the relevant authorities. For illustration only.

*Please refer to point 5(A) of SPECIFICATIONS for the approximate floor to ceiling height of 22/F.



The private garden balcony decorated with its lush 'Landscape Bouquet' of original plantings and the unique shape of the hanging balconies.



The detail of the unique species of flora that have been specially selected for the garden balcony; a collection that is rare in the neighbourhood.

RECOGNITION FOR SUSTAINABILITY

The design of EDEN reflects Swire Properties' strategic commitment to sustainable development. The building's attention to sustainable detail has earned the property a Green Mark Platinum rating from the city's Building and Construction Authority (BCA); a rare achievement for a new residential property.

"Instead of fighting nature, there is a need for balance and to reconnect with it."

Thomas Heatherwick

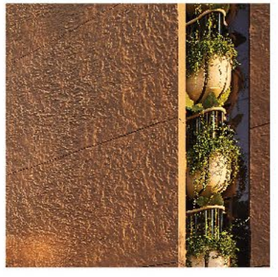
BCA AWARDS 2018
Recognising Excellence in the Built Environment

Green Mark Award for Buildings
PLATINUM

THE BENEFITS FOR THE RESIDENTS



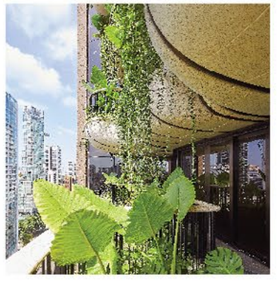
The cantilevered balconies are scaled to maximise solar shading



The concrete façade blocks warm air and aid natural cooling



The generosity of the windows maximises light and effective cross ventilation, thereby reducing the need for air conditioning



The layers of plants on the balconies significantly temper the ambient tropical heat, absorb rainwater and filter pollutants

SPECIFICATIONS

1. Foundation
Reinforced concrete bored piles.

2. Superstructure
Reinforced concrete using Grade C32/40 for reinforced concrete beam and slab and Grade C50/60 for reinforced concrete column and wall complying with SS EN 206 and/or SS 544. Ordinary Portland Cement to SS EN 197-1 and steel reinforcement bar complying with BS 4449/ SS560.

3. Walls

(A) External Wall
Reinforced concrete wall and/or off-form reinforced concrete wall and/or off-form pre-cast reinforced concrete wall and/or concrete blocks and/or lightweight RC panels.

(B) Internal Wall
Reinforced concrete wall and/or concrete blocks and/or lightweight pre-cast RC panels and/or lightweight drywall partition.

4. Roof
Reinforced concrete roof with appropriate waterproofing and insulation system.

5. Ceiling

(A) Schedule for Floor to Ceiling Height (m):

Unit	Area	Approximate Floor to Ceiling Height
A, B, B* (3rd to 21st Storey)	Balcony	2.40m
	Private Lift Lobby	2.60m except where light cove is 2.70m
	Living, Dining	3.00m except at localised area where the floor to ceiling height is 2.40m
	Dry Kitchen	2.60m
	Wet Kitchen	2.60m
	Master Bedroom, Bedroom 2	3.00m except at localised area where the floor to ceiling height is 2.60m. Wardrobe area is 2.70m
	Bedrooms 3, 4	3.00m except at localised area where the floor to ceiling height is 2.60m. Wardrobe area is 2.70m
	Master Bath	2.70m
	Bath 2, 3, 4	2.40m
	Powder Room	2.40m
	Yard	2.60m
	Maid's Room	2.90m
	WC	2.40m
	Household Shelter	3.20m
C (22nd Storey)	Balcony	3.90m
	Private Lift Lobby	3.50m
	Living, Dining	3.90m
	Dry Kitchen	3.50m
	Wet Kitchen	3.50m
	Master Bedroom, Bedroom 2	3.90m except at localised area where the floor to ceiling height is 3.50m. Wardrobe area is 3.60m
	Bedrooms 3, 4	3.50m
	Master Bath	3.00m
	Bath 2, 3, 4	2.70m
	Powder Room	2.40m
	Yard	2.60m
	Maid's Room	2.90m
	WC	2.40m
	Household Shelter	3.20m

Note: Ceiling height is from floor level to underside of slab/ false ceiling whichever is lower

(B) Ceiling Material

Ceiling and/or bulkheads (for Apartment Units)

(i)	Living, Dining, Private Lift Lobby, Master Bedroom, Bedroom 2, 3 and 4, Dry Kitchen, Wet Kitchen, and Maid's Room:	Plaster ceiling boards with paint finish
(ii)	Yard, Master Bath, Bath 2, 3 & 4, Powder Room and WC:	Moisture-resistant plaster ceiling boards with paint finish
(iii)	Household Shelter:	Cement and sand plaster with paint finish and/or skim coating with paint finish
(iv)	Balconies (West, East, South, Master Bedroom, Bedroom 2):	Glass fibre reinforced concrete cladding with anodized aluminium ribs

Ceiling (common areas)

(i)	Basement 1 Lift Lobby, Lower Roof Lift Lobby, 1st Storey Gymnasium, 1st Storey Changing Room and Powder Room (Accessible), 1st Storey Powder Room and Basement 1 Powder Room (Accessible)	Moisture-resistant plaster ceiling boards with paint finish
(ii)	All Fire Fighting Lobbies, Smoke Stop Lobbies:	Fire-rated moisture-resistant ceiling boards with paint finish
(iii)	1st Storey Lift Lobby, Staircase 1, Staircase 2, Basement 1 Car Park:	Cement and sand plaster with paint finish and/or skim coating with paint finish

6. Finishes

(A) Wall

Wall (for Apartment Units)

(i)	Living, Dining, Corridors to Bedrooms, Master Bedroom, Bedroom 2, 3 and 4, Yard, Maid's Room and Household Shelter:	Cement and sand plaster with paint finish and/or skim coating with paint finish and/or drywall partition with paint finish
(ii)	Private Lift Lobby:	Engineered timber strips and/or coloured stainless steel panels laid up to designated height and/or exposed surfaces only
(iii)	Master Bath, Bath 2, 3 and 4 and Powder Room:	Natural stone tiles laid up to designated height and/or exposed surfaces only
(iv)	WC:	Homogenous tiles laid up to designated height and/or exposed surfaces only
(v)	Dry Kitchen:	Engineered stone backsplash, coloured mirror panels, up to designated height and/or exposed surfaces only
(vi)	Wet Kitchen:	Ceramic tiles laid up to designated height and/or exposed surfaces only

Wall (for Common Areas)

1. Internal Walls

(i)	Basement 1 Lift Lobby, 1st Storey Entrance Lobby, 1st Storey Lift Lobby (Up to approx. 13.4m) and Lower Roof Lift Lobby:	Natural stone tiles and/or coloured stainless steel panels and coloured stainless steel skirting, up to designated height and/or exposed surfaces only
(ii)	1st Storey Lift Lobby high level (Approx. 13.4m to 17.6m):	Cement boards with plaster and paint finish at designated height and/or exposed surfaces only
(iii)	Basement 1 to Lower Roof Fire Fighting Lobby, Basement 1 Ancillary Management Office:	Cement and sand plaster with paint finish and/or skim coating with paint finish
(iv)	1st Storey Gymnasium:	Engineered timber strips, mirror panels and/or coloured stainless-steel strips laid up to designated height and/or exposed surfaces only, and cement and sand plaster with paint finish to other areas
(v)	1st Storey Changing Room and Powder Room (Accessible) and Basement 1 Powder Room (Accessible):	Natural stone tiles laid up to designated height and/or exposed surfaces only
(vi)	Basement 1 carpark:	Cement and sand plaster and/or skim coating and/or paint finish
(vii)	1st Storey Powder Room:	Homogenous tiles laid up to designated height and/or exposed surfaces only
(viii)	Staircase 1 and 2:	Cement and sand plaster with paint finish and/or skim coating with paint finish

2. External Walls

(i)	External Walls	Cement and sand plaster with paint finish and/or skim coating with paint finish and/or natural stone and/or off form concrete finish

(B) Floor

Floor (for Apartment Units)

(i)	Living, Dining, Dry Kitchen, Corridors to Bedrooms, Master Bedroom, Bedroom 2, 3 and 4:	Engineered timber strips and/or slate tiles threshold with solid timber skirting with paint finish
(ii)	Private Lift Lobby:	Engineered timber strips with solid timber skirting
(iii)	Dry Kitchen:	Engineered timber strips with solid timber skirting and/or coloured stainless steel skirting
(iv)	Wet Kitchen:	Engineered timber strips and/or natural stone tiles
(v)	Master Bath, Bath 2, 3 and 4, Powder Room:	Natural stone tiles
(vi)	Household Shelter, Yard, Maid's Room and WC:	Homogenous tiles with homogenous tile skirting
(vii)	Balconies (West, East, South, Master Bedroom, Bedroom 2):	Slate tiles

Floor (for Common Areas)

(i)	1st Storey Garden, 2nd Storey Garden, Lower Roof Sky Garden:	Natural stone tiles with coloured stainless steel skirting
(ii)	1st Storey Gymnasium:	Engineered timber strips with solid timber skirting and/or coloured stainless steel skirting
(iii)	1st Storey Changing Room, 1st Storey Powder Room and Basement 1 Powder Room:	Natural stone tiles
(iv)	1st Storey Powder Room:	Homogenous tiles
(v)	1st Storey Fire Fighting Lobby:	Natural stone tiles
(vi)	2nd Storey Fire Fighting Lobby:	Homogenous tiles with homogenous tile skirting
(vii)	3rd to 22nd Storey, Lower Roof Fire Fighting Lobbies and Smoke Stop Lobbies, Basement 1 Ancillary Management Office:	Homogenous tiles with homogenous tile skirting
(viii)	Staircases and landings at: Staircase 1: Basement 1 to 2nd Storey, 22nd Storey to Lower Roof Staircase 2: Basement 1 to 1st Storey, 22nd Storey to Lower Roof	Homogenous tiles
(ix)	Staircases and landings at: Staircase 1: 2nd Storey to 22nd Storey Staircase 2: 1st Storey to 22nd Storey	Cement and sand screed

SPECIFICATIONS

7. Windows

Anodised aluminium-framed windows with tinted double glazed laminated glass

(i)	Living, Dining, Master Bedroom, Bedroom 2, 3 and 4, Master Bath and Bath 2, 3, 4, WC:	Casement windows and/ or sliding windows and/or fixed panels

8. Doors

(A) Type and materials of doors, types of glazing, and location:

(i)	Main Entrance:	Semi-solid timber door
(ii)	Exit to Fire Fighting Lobby, Exit at East Balcony:	Fire rated timber and/ or fire rated metal door with painted glass panel
(iii)	Master Bedroom, Bedroom 2, 3 and 4, Corridors to Bedrooms, Master Bath, Bath 2, 3, 4 and Powder Room, Maid's Room, WC:	Semi-solid timber door
(iv)	Wet Kitchen:	Fire-rated timber door with coloured mirror panel with stainless steel trim
(v)	Yard:	Aluminium framed tinted glass swing door system
(vi)	Balconies (West, East, South, Master Bedroom, Bedroom 2):	Aluminium framed tinted bi-fold and/ or sliding glass door and/ or swing door system
(vii)	Household shelter:	Approved blast door

(B) Imported Lockset and Ironmongery to be provided where applicable

9. Sanitary Fittings

(A) Master Bath
1 Vanity top complete with 2 nos. basin, 2 nos. mixer tap and shelf
1 Bathtub complete with bath/shower mixer
1 Shower compartment with rain shower mixer
1 Water closet
3 Mirror cabinets
1 Towel rail
2 Robe hooks
1 Toilet paper holder

(B) Bath 2, 3 and 4
1 Vanity top complete with 1 no. basin and mixer tap and shelf
1 Shower compartment with rain shower mixer
1 Water closet
1 Mirror cabinet
1 Towel rail at Bath 2 only
1 Robe hook
1 Toilet paper holder

(C) Powder Room
1 Vanity top complete with 1 no. basin and mixer tap and shelf
1 Water closet
1 Mirror cabinet
1 Robe hook
1 Toilet paper holder

(D) WC
1 Sink complete with mixer
1 Water closet
1 Bib tap
1 Shower set complete with sliding rail and mixer tap
1 Robe hook
1 Toilet paper holder

(E) Yard
1 Bib tap

(F) Balcony (South, Master Bedroom)

(G) Dry Kitchen
1 Kitchen sink complete with mixer

(H) Wet Kitchen
1 Kitchen sink complete with mixer

10. Electrical Installation

(A) All electrical wirings are concealed except for electrical wirings above false ceiling

(B) Refer to Electrical Schedule for details

11. TV/Cable Services/FM/Telephone points

Refer to Electrical Schedule for details

12. Lightning Protection

Lightning Protection System are provided in accordance with Singapore Standard SS555:2010

13. Painting

(i)	Internal Walls:	Water-based emulsion paint
(ii)	External Walls:	Water-based emulsion paint and/or sol-silicate mineral paint to designated areas

14. Waterproofing

Waterproofing applied to floors of Dry Kitchen, Wet Kitchen, Master Bath, Bath 2, 3 and 4, Powder Room, Yard, WC, Balconies (West, East, South, Master Bedroom, Bedroom 2), Basement 1 Powder Room (Accessible), Basement 1 Car Park Washing Bay, 1st Storey Changing Room, 1st Storey Powder Room (Accessible), 1st Storey Powder Room, 1st Storey Lift Lobby and Concierge, 1st Storey Garden, Swimming Pool, 2nd Storey Garden, Lower Roof Sky Garden, Lower Roof Lift Lobby

15. Driveway and Car Park

Finishes are stated as below:

(i)	Surface Driveway	Natural stone tiles
(ii)	Basement Car Park	Reinforced concrete slab with epoxy coating

16. Recreation facilities

Provisions are as stated below:

(i)	Swimming Pool	Surface area of approximately 126 sqm
(ii)	Children's Pool	Surface area of approximately 17 sqm
(iii)	Gymnasium	
(iv)	BBQ Pit	
(v)	Garden at 1st Storey	
(vi)	Garden above Gymnasium at 2nd Storey	
(vii)	Sky Garden at Lower Roof	

17. Additional Items

(A) Kitchen Cabinets

(i)	Dry Kitchen Cabinets	Top and bottom kitchen cabinets complete with engineered stone countertop and backsplash and natural stone surface bar counter top or equivalent
(ii)	Wet Kitchen Cabinets	Top and bottom kitchen cabinets complete with natural stone counter-top and backsplash

(B) Bedroom Wardrobe

(i)	Master Bedroom Wardrobe	Built-in wardrobes with aluminium frame and/or glass doors or equivalent
(ii)	Bedroom 2,3 and 4 Wardrobes	Built-in wardrobes with doors in timber veneer finish or equivalent

(C) Air-conditioners

(i)	Air-conditioning	Variable Refrigerant Volume (VRV) Air-Conditioning System with concealed ducted fan coil units to the following areas except item marked *: 1) Dry Kitchen 2) Wet Kitchen 3) Living / Dining 4) Bedrooms 5) * Maid's Room – 1 no. Wall mounted Fan Coil Unit

(D) Others, are as stated below

(i)	Water Heater	Hot water supply to all Bathrooms, Powder Room and Kitchens from the Gas Water Heater located at the AC ledge
(ii)	Audio Intercom	Units are equipped with Audio Video Intercom linked to the Concierge at 1st Storey
(iii)	Gas Point	Town gas supply to Wet Kitchen cooker hob and Gas Water Heater
(iv)	Card Access Control System	Carpark Barrier System is provided for Unit Owner's vehicular access; Card Access Control System is provided at the following areas: - Main Entrance Side Gate - Entrance of Basement Passenger Lift Lobby - Passenger Lift Cars - Entrance Staircase 1 and 2 at 1st Storey - 1st Storey Gymnasium - Fire Fighting Lobby at Basement, 1st, 2nd Storey and Roof Garden
(v)	Auto Irrigation System	- Roundabout Planter, Garden and all Landscape areas on 1st Storey - Garden above Gymnasium at 2nd Storey - Podium planters A, B, C - Transfer slab planters - Type A, B, B*, C Unit Balconies Planters - Sky Garden at Lower Roof

(E) Kitchen Appliances

(i)	Dry Kitchen	Induction Hob Integrated Cooker Hood Built-in Steam Oven Built-in Drawer Refrigerator Built-in Wine Chiller
(ii)	Wet Kitchen	Gas Hob Electric Grill Hob Cooker Hood Refrigerator Built-in Oven Built-in Dishwasher
(iii)	Yard	Washer Dryer

SPECIFICATIONS

NOTES TO SPECIFICATIONS

A **Marble/ Compressed Marble/ Limestone/ Granite/ Slate**
Marble/ Compressed marble/ Limestone/ Granite/ Slate are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the Marble/ Compressed marble/ Limestone/ Granite/ Slate as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, Granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to clause 14.3, the tonality and pattern of the Marble, Limestone, Granite, or Slate selected and installed shall be subject to availability.

B **Air-conditioning system**
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his own contractor to service the air-conditioning system regularly.

C **Television and/or Internet Access**
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

D **Materials, Fittings, Equipment, Finishes, Installations and Appliances**
Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the Architect's selection and market availability.

E **Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards**
Layout/Location of fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.

F **Warranties**
Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

G **False Ceiling**
The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

H **Glass**
Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

I **Mechanical Ventilation System**
Mechanical ventilation fans and ductings are provided to toilets which are not naturally ventilated.
To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

J **Prefabricated Bathroom Units**
Certain bathroom and W.C. may be prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty.

K **Wall**
All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/long bath/vanity cabinet/mirror.

L **Cable Services**
The Vendor shall endeavour to procure a service provider for cable television and/or internet services (the "Cable Services") to provide the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part or parts thereof), so as to enable the Unit/Building and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit/Building and/or the Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit/Building and/or the Housing Project.

M **Timber strips/ Engineered Timber Strips**
Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17. The selected engineered timber flooring product, Ted Todd, is a bespoke product and finished by hand. Inconsistencies in the finished product such as knots, rings, indentations, presence of sap in the wood are naturally occurring characteristics of the unique product and are treated, where appropriate. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

N **Glass Fibre Reinforced Concrete (GFRC) Balconies**
The balconies are cladded with Glass Fibre Reinforced Concrete forms which are finished by hand polishing. Surface distribution of colour chips is part of the characteristics of this product. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

O **Basin/ Bathtubs from Claybrook**
The basins and bathtubs are composite products which are finished by hand polishing. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

GENERAL DESCRIPTION OF HOUSING PROJECT

Details of building specifications:	Refer to Specifications of the Building in the First Schedule hereto.
Types of residential and commercial units located in the Housing Project:	20 Residential Units
Total number of units in each class:	Type A- 10 units, Type B- 8 units, Type B*- 1 unit, Type C -1 unit.
Description of common property:	Basement carpark, swimming pool(s), external landscape, management office, communal facilities, lift and lift lobbies, common corridor spaces and all other areas outside the units which are not part of the strata area as defined in the Building Maintenance and Strata Management Act, Cap. 30C and the Land Titles (Strata) Act, Cap 158.
Total number of carparking spaces:	41 nos
Description of carparking spaces:	40 nos basement parking lots, 1 no. basement Handicapped Lot
Purpose of Housing Project and restrictions as to use:	Residential use only; Restrictions, rules and regulations are contained in Third Schedule of the Sale and Purchase Agreement to be issued.

SCHEDULE OF ELECTRICAL PROVISION

Item	Unit Type A, B and C
Lighting Points	88
13A Power Points	66
Telephone Points	11
TV Points	9
TV/ FM Point	1
Data Points	12
Washing Machine Point	1
Dryer Point	1
Oven Point	1
Cooker Hob Point	1
Dishwasher Point	1
Wine Cellar Point	1
Fridge Points	2
BBQ Grill Point	1
Steam Oven Point	1
Gas Hob Points	2
Cooker Hood Points	2

Item	Unit Type B*
Lighting Points	88
13A Power Points	63
Telephone Points	11
TV Points	7
TV/ FM Point	1
Data Points	12
Washing Machine Point	1
Dryer Point	1
Oven Point	1
Cooker Hob Point	1
Dishwasher Point	1
Wine Cellar Point	1
Fridge Points	2
BBQ Grill Point	1
Steam Oven Point	1
Gas Hob Points	2
Cooker Hood Points	2

Note:

(1). All type and rating of switches and power points above are subject to equipment power requirement and selection.

(2). All isolators for condensing units are subjected to air-condition equipment configuration.

SPECIFICATIONS

BRAND NAMES OF APPLIANCES

Bathroom

Appliances	Brand Name
Toilet Bowl	Agape (Italy)
Wash Basin	Claybrook (UK)
Mixer – Wash Basin	Vola (Denmark)
Rainshower	Vola (Denmark) / Hansgrohe (Germany)
Mixer - Hand Shower	Vola (Denmark)
Bathtub	Claybrook (UK)
Paper Rack	Vola (Denmark)
Hook /Towel Rack	Vola (Denmark)

Kitchen

Appliances	Brand Name
Built-in Wine Chiller	Sub-Zero (USA)
Built-in Steam Oven	Miele (Germany)
Induction Hob	Miele (Germany)
Built-in Drawer Refrigerator	Fisher & Paykel (New Zealand)
Integrated Cooker Hood	Miele (Germany)
Gas Hob	Miele (Germany)
Electric Hob	Miele (Germany)
Built-in Oven	Miele (Germany)
Refrigerator	Sub-Zero (USA)
Built-in Dishwasher	Miele (Germany)
Dryer & Washer	Miele (Germany)
Cabinet	Bulthaup (Germany)

Others

Wardrobe	Poliform (Italy)
Air Conditioner	Daikin (Japan)
Sliding Door	Schuco (Germany)
Switch Covers	Hager (Germany)
Door Lock / Handle	Allgood (UK)
Lift	Hitachi (Japan)

FACTS

Address	2 Draycott Park, Singapore 259386
Design Consultant and Interior Designer	Heatherwick Studio
Project Architect	RSP Architects Planners & Engineers (Pte) Ltd
Tower Design	1st Storey : Main Arrival Lobby and Entrance 3rd Storey - 22nd Storey : Typical Simplex Unit Lower Roof : Sky Garden
Number of Storeys	22 Storey Apartments and a Basement Carpark
Number of Apartments	20
Type of Apartment and Size	4 En-suite Simplex (One Apartment per Floor) 282 sq.m. / 3,035 sq.ft. (Saleable Area)
Facilities & Services	Swimming Pool, Children's Pool, Gymnasium, BBQ Pit, Landscaped Garden and Sky Garden
Carpark	40 Parking Lots & 1 Accessible Lot
Building Completion Date	November 2019

*All information listed is for reference only and subject to change without prior notice.



SWIRE PROPERTIES

Swire Properties develops and manages large-scale, mixed-use developments in Hong Kong, Mainland China and Miami, Florida; successfully transforming the urban landscape and creating thriving communities where it operates.

The company has also created a range of premium residential properties, Grade-A offices and exceptional hotels and restaurants. Each has re-defined quality standards in their sectors.



Taikoo Li, Sanlitun, Beijing



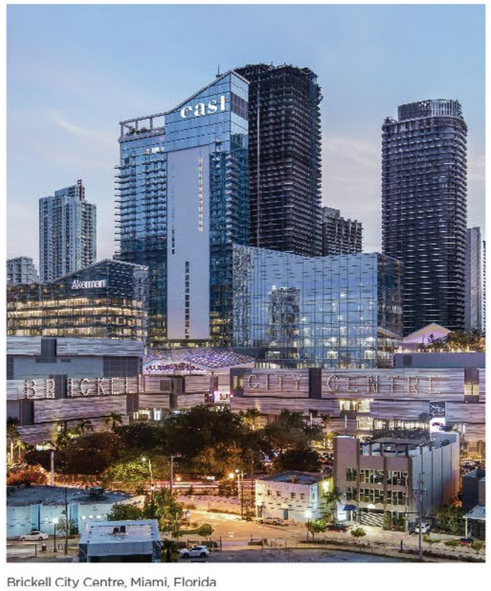
Taikoo Hui, Guangzhou



Taikoo Place, Hong Kong



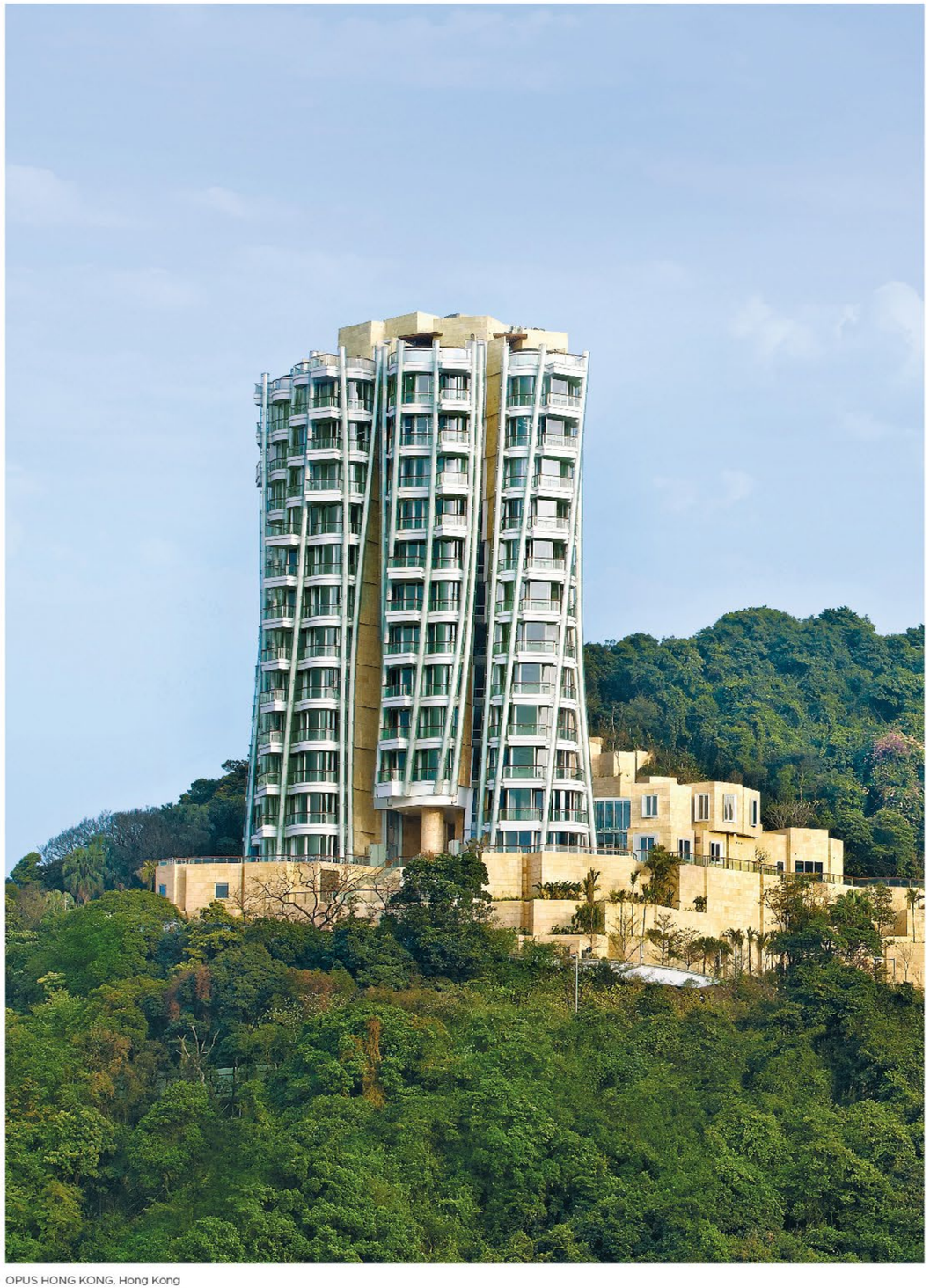
The Middle House, Shanghai



Brickell City Centre, Miami, Florida



Pacific Place, Hong Kong



OPUS HONG KONG, Hong Kong

SWIRE PROPERTIES RESIDENTIAL PORTFOLIO

EDEN is Swire Properties' first residential development in Singapore. It is the latest in a long list of exceptional homes in Hong Kong and Miami, amongst which Frank Gehry's iconic OPUS HONG KONG is an outstanding example.



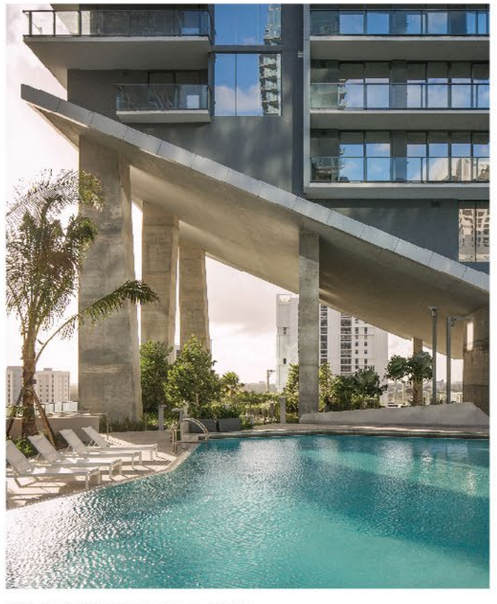
MOUNT PARKER RESIDENCES, Hong Kong



ARGENTA, Hong Kong



WHITESANDS, Hong Kong



RISE, Brickell City Centre, Miami, Florida

ENQUIRIES

Singapore : (65) 9093 3628
Hong Kong : (852) 2922 4888
sales@swireproperties.com

DISCLAIMER

Name of housing developer: Celestial Fortune Pte. Ltd. (Co. Reg. No. 201226790C) • Licence No. of housing developer: C1195 • Tenure of the Land: Estate in Fee Simple • Expected date of vacant possession: 3 August 2020 • Expected date of legal completion: 3 August 2023 • Location of the housing project: Lot 1316N of Town Subdivision 25 at 2 Draycott Park

Reasonable care has been taken in the preparation of this brochure, and the construction of the scale model and the show-flat (collectively "the Collaterals"), but the Vendor does not warrant the accuracy of the Collaterals. The statements, information and depictions in the Collaterals may not be relied upon as statements or representations of fact, and they are not intended to form any part of the contract for the sale of the housing units. In particular, visual representations such as pictures and drawings are artists' impressions only, and are not representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to the Vendor's architect's selection, market availability and the sole discretion of the Vendor. All information contained in the Collaterals, including equipment, materials, fittings, finishes, installations and appliances description, plans and specifications, are current at the time of printing, and are subject to such changes as are required by the Vendor or the relevant authorities. The floor areas stated in the brochure are approximate measurements and subject to final survey.

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