

MYRA

FLOOR  
PLANS



RELAX TO THE CALMING SOUND OF WATER RIVULETS AS THEY OVERFLOW FROM THE POOL  
ARTIST IMPRESSION



MYRA.  
THE NEW  
DEFINITION OF  
EXCLUSIVITY

Designed by award-winning UK architects, Pitman Tozer Architects\* in collaboration with local firm JGP Architecture\*, and landscape architects Aspex of Design\*, MYRA introduces a multi-layered experience... that gives new meaning to exclusivity.

From afar, MYRA cuts a distinctive profile with its softly rounded façade and subtly coloured, horizontal, aluminium 'ribbons' that change in tone upwards – from champagne at the lower floors, to muted gold at the topmost floor of the horizontal bands. However, more than just aesthetics, the horizontal 'ribbons' also serve more functional purposes – to protect both the occupants and the building from the sun and the tropical rain, and to shield the balconies and air conditioning ledges.

On closer view, a layered canopy of trees envelopes its residents with a verdant, green tranquillity amidst a play of sunlight and shadows and the sound of trickling water.

Comprising only 85 residences with only 7 or 8 units per floor, MYRA is a rare find amidst the sea of sameness that surrounds us.

## 85 RESIDENCES 12 STOREYS – ALL SET IN SERENITY

MYRA illustrates, beautifully, the promise of exclusive liveability. From its unique design form, lush landscapes, to its surrounding water body – MYRA invites exploration and contemplation.





MYRA

MYRA. THE NEW DEFINITION OF EXCLUSIVITY  
ARTIST IMPRESSION



For information on the permissible land use and density of sites around the housing project, the Intending Purchaser may refer to the Master Plan available from the website of the Urban Redevelopment Authority at [www.ura.gov.sg](http://www.ura.gov.sg).

# EVERYWHERE WITHIN REACH



## MRT STATIONS

POTONG PASIR STATION (EXIT C)	0.15km
BOON KENG	1 stop
SERANGOON INTERCHANGE	2 stops
FARRER PARK	2 stops
BISHAN INTERCHANGE	4 stops
DHOBY GHAUT INTERCHANGE	4 stops
BUGIS	5 stops
CITY HALL INTERCHANGE	5 stops
SOMERSET STATION	5 stops
ORCHARD	6 stops
PAYA LEBAR INTERCHANGE	6 stops
PROMENADE STATION	6 stops
RAFFLES PLACE INTERCHANGE	6 stops
BAYFRONT	7 stops
OUTRAM PARK INTERCHANGE	7 stops



## EDUCATIONAL INSTITUTIONS

ST ANDREW'S SECONDARY & JUNIOR SCHOOL	0.2km
BENDEMEER PRIMARY SCHOOL	0.95km
CEDAR PRIMARY SCHOOL	1.02km
STAMFORD AMERICAN INTERNATIONAL SCHOOL	1.1km
PEI CHUN PUBLIC SCHOOL	1.5km
MARIS STELLA HIGH SCHOOL	1.6km



## PARKS & PARK CONNECTORS

KALLANG PARK CONNECTOR	0.26km
BIDADARI PARK & ALKAFF LAKE (U/C)	1.6km
ALJUNIED PARK	1.9km
MACRITCHIE RESERVOIR	5.5km



## FOOD AMENITIES

TAI THONG CRESCENT SHOPHOUSES	0.6km
WOODLEIGH VILLAGE HAWKER CENTRE	1.1km



## COMMUNITY CENTRE

POTONG PASIR CC	0.26km
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## SHOPPING

(ATM/SUPERMARKET/FOOD/WATSONS/GUARDIAN)

THE POIZ CENTRE	0.1km
THE VENUE RESIDENCES/SHOPPES	0.6km
MACPHERSON MALL	1.8km
NEX	2.8km
CITY SQUARE MALL	3.1km
UNITED SQUARE	4.1km
VELOCITY @ NOVENA SQUARE	4.1km
KALLANG WAVE MALL	4.5km



## MEDICAL FACILITIES

TAN TOCK SENG HOSPITAL	2.4km
FARRER PARK HOSPITAL	3.3km
MOUNT ELIZABETH NOVENA HOSPITAL	4.3km
THOMSON MEDICAL CENTRE	4.5km



## SPORTS FACILITIES

SAFRA CLUBHOUSE (TOA PAYOH)	1.5km
TOA PAYOH SPORTS CENTRE	2.7km
SERANGOON SPORTS CENTRE	3.5km
SINGAPORE SPORTS HUB	3.7km



## BUSINESS DISTRICTS

PAYA LEBAR CENTRE	4.2km
MARINA BAY FINANCIAL CENTRE	7.1km

## ICONIC LANDMARKS

TANJONG KATONG	5.7km
MARINA BAY SANDS	6.3km
ORCHARD	6.4km
GARDENS BY THE BAY	8.3km

Upon arrival, the sense of greenery embraces you – layer upon layer of trees, delicate ferns and shrubs, in a multitude of shapes, colours and textures. A gently soothing breeze, made possible by maximising the natural cross ventilation, comforts you. Its elegant porte cochere extends out with its mirrored ceiling, providing shade and rain protection...invites you in. In the process, its vivid reflections extend and amplify its green landscapes.

As you step into the Grand Lobby, you are welcomed by an 'oculus' – a circular skylight that draws your eye to the planting underneath and the adjacent lifts by day; while by night, draws your focus to the dramatic play of lighting and shadows; and during rainfall, directs the rain shower to the planter that sits beneath.

## A TROPICAL SANCTUARY TO IMMERSE YOUR BODY, MIND & SPIRIT



THE GRAND LOBBY  
ARTIST IMPRESSION





MYRA's central feature is its series of interconnected pools, anchored by a 25m lap pool, all of which gently surround the building... creating multiple water edges with each edge opening up to a different space, and the luxury of different experiences.

At the north-east end lies a quiet zone, with its distinctive pool overflow feature designed as rivulets of water. Here, there are decks with sunbath loungers, a poolside walk, a quiet sitting area, an alfresco BBQ dining area, and even a 'Chill Deck'.

Moving down to the south-east end, the energy level picks up. Here is where you will find the hydro gym, the hydrotherapy pool, leading up to the outdoor gym, which appears to float on top of the pool, offering extensive water and garden views from its vantage position.

The pool culminates in the southern end with a more active and family-oriented zone comprising a shallow play pool and its own shallow pool deck, and, further down, a leisure lawn as well as a children's playground.

## SPACES DESIGNED WITH YOUR WELLBEING IN MIND

Then, northwards, discreetly shaded by a thicket of plantings that spans almost the entire breadth of the tower, lies the outdoor dining area with an attached bar. In this serene setting that is just adjacent to the Grand Lobby, you're surrounded by lush ferns and fern trees that will make a truly memorable dining experience.

Altogether, MYRA's tall columns and mirrored ceilings, the layers of greenery, the many different stepped spaces and water edges, and the surrounding body of water work seamlessly to create an unmistakably elegant, sophisticated, sanctuary of peace and tranquillity that is almost... therapeutic.



# FACILITIES PLAN

1. GUARD HOUSE
2. PEDESTRIAN GATE
3. ARRIVAL PLAZA
4. REFLECTION GARDEN
5. GRAND LOBBY
6. BAR COUNTER
7. OUTDOOR DINING
8. LEISURE LAWN
9. CHILDREN'S PLAYGROUND
10. SHALLOW PLAY POOL
11. SHALLOW POOL DECK
12. OUTDOOR SHOWERS
13. CHANGING ROOM/TOILET
14. OUTDOOR GYM
15. HYDRO GYM
16. HYDROTHERAPY POOL
17. 25M LAP POOL
18. POOL DECK
19. POOL SUNBATH LOUNGER
20. "RIVULET" POOL OVERFLOW
21. ALFRESCO BBQ DINING
22. POOL VIEW CHILL DECK
23. POOLSIDE WALK
24. SEATING AREA
25. BIN CENTRE
26. WATER BULK METER (VALVE CHAMBER)
27. BICYCLE PARKING LOTS
28. ELECTRICAL SUBSTATION
29. GENERATOR
30. DOMESTIC WATER TRANSFER TANK AND PUMP
31. VENTILATION SHAFT FOR BASEMENT



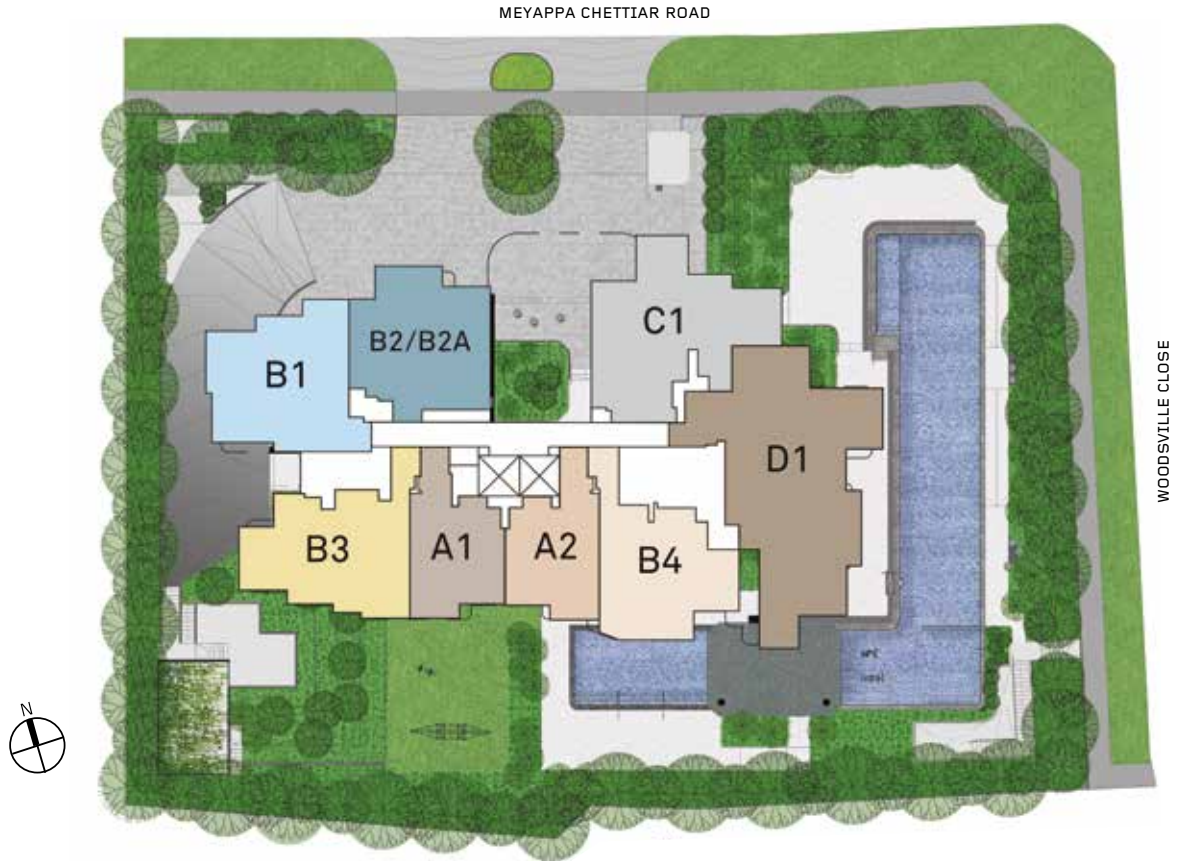
MEYAPPA CHETTIAR ROAD



WOODSVILLE CLOSE

# UNIT LOCATION PLAN

Level 2-Level 9



# UNIT LOCATION PLAN











Level 10-Level 12



# UNIT DISTRIBUTION PLAN

TYPE	A1	B3	B1/B2/B2A/D2		C1	D1	B4	A2
LEVEL 12	A1 #12-01	B3 #12-02	D2 #12-03		C1 #12-05	D1 #12-06	B4 #12-07	A2 #12-08
LEVEL 11	A1 #11-01	B3 #11-02	D2 #11-03		C1 #11-05	D1 #11-06	B4 #11-07	A2 #11-08
LEVEL 10	A1 #10-01	B3 #10-02	D2 #10-03		C1 #10-05	D1 #10-06	B4 #10-07	A2 #10-08
LEVEL 9	A1 #09-01	B3 #09-02	B1 #09-03	B2A #09-04	C1 #09-05	D1 #09-06	B4 #09-07	A2 #09-08
LEVEL 8	A1 #08-01	B3 #08-02	B1 #08-03	B2 #08-04	C1 #08-05	D1 #08-06	B4 #08-07	A2 #08-08
LEVEL 7	A1 #07-01	B3 #07-02	B1 #07-03	B2 #07-04	C1 #07-05	D1 #07-06	B4 #07-07	A2 #07-08
LEVEL 6	A1 #06-01	B3 #06-02	B1 #06-03	B2 #06-04	C1 #06-05	D1 #06-06	B4 #06-07	A2 #06-08
LEVEL 5	A1 #05-01	B3 #05-02	B1 #05-03	B2 #05-04	C1 #05-05	D1 #05-06	B4 #05-07	A2 #05-08
LEVEL 4	A1 #04-01	B3 #04-02	B1 #04-03	B2 #04-04	C1 #04-05	D1 #04-06	B4 #04-07	A2 #04-08
LEVEL 3	A1 #03-01	B3 #03-02	B1 #03-03	B2 #03-04	C1 #03-05	D1 #03-06	B4 #03-07	A2 #03-08
LEVEL 2	A1 #02-01	B3 #02-02	B1 #02-03	B2 #02-04	C1 #02-05	D1 #02-06	B4 #02-07	A2 #02-08
LEVEL 1	DROP OFF/COMMUNAL FACILITIES							
BASEMENT	CAR PARK							

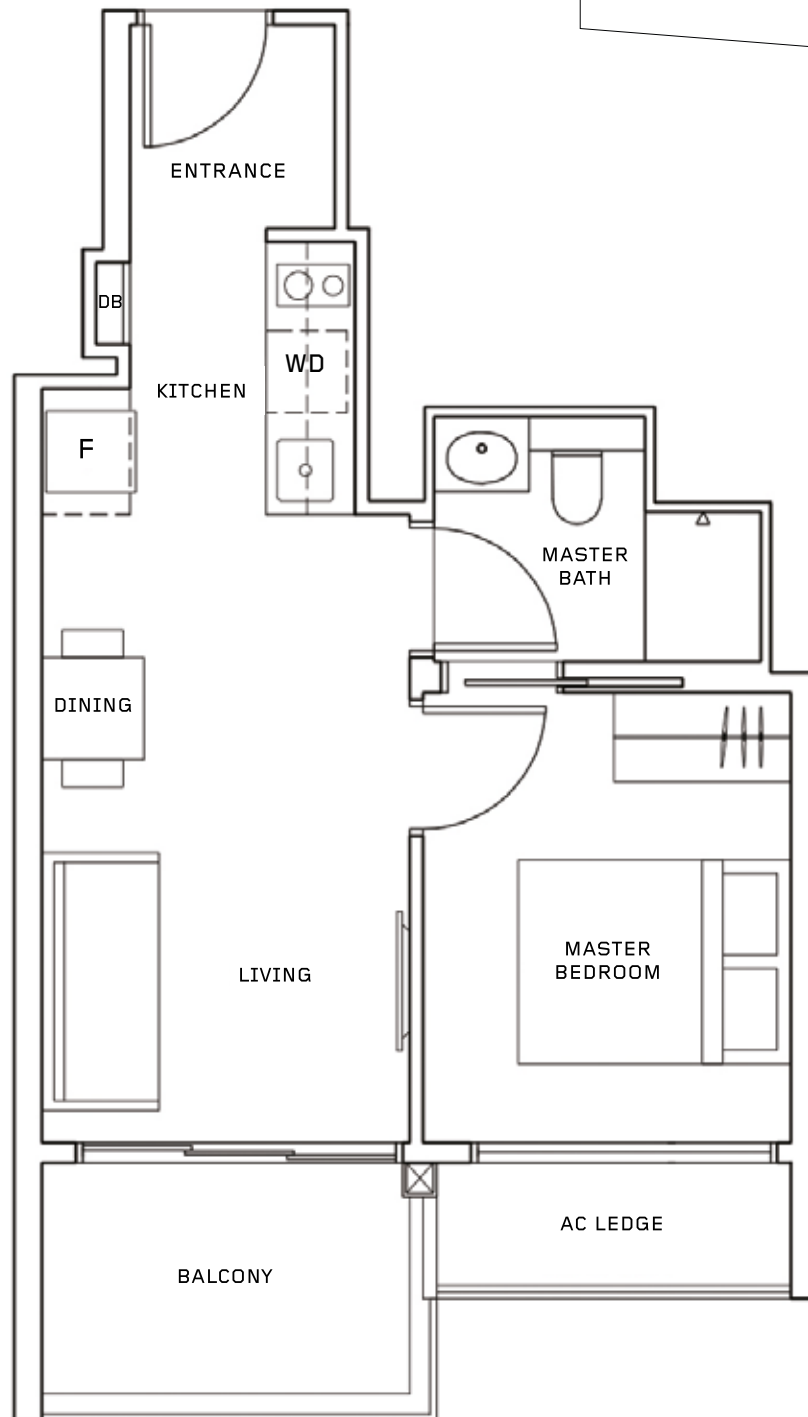
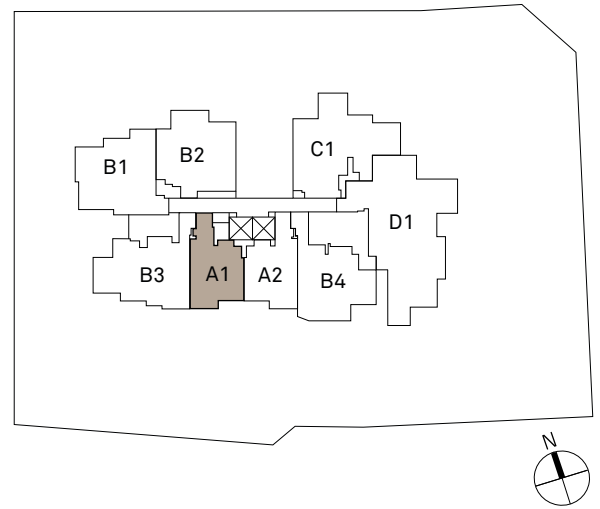
## UNIT DESCRIPTION

	<b>Type A1</b>	44 sqm/ 474 sqft	1 Bedroom	11 Units
	<b>Type A2</b>	44 sqm/ 474 sqft	1 Bedroom	11 Units
	<b>Type B1</b>	65 sqm/ 700 sqft	2 Bedrooms	8 Units
	<b>Type B2</b>	63 sqm/ 678 sqft	2 Bedrooms	7 Units
	<b>Type B2A</b>	63 sqm/ 678 sqft	2 Bedrooms	1 Unit
	<b>Type B3</b>	68 sqm/ 732 sqft	2 Bedrooms	11 Units
	<b>Type B4</b>	62 sqm/ 667 sqft	2 Bedrooms	11 Units
	<b>Type C1</b>	81 sqm/ 872 sqft	3 Bedrooms	11 Units
	<b>Type D1</b>	123 sqm/ 1,324 sqft	4 Bedrooms	11 Units
	<b>Type D2</b>	122 sqm/ 1,313 sqft	4 Bedrooms	3 Units

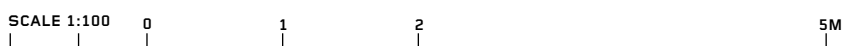
# Type A1

1-BEDROOM  
44 sqm/474 sqft

- #02-01
- #03-01
- #04-01
- #05-01
- #06-01
- #07-01
- #08-01
- #09-01
- #10-01
- #11-01
- #12-01



- DB Distribution Board
- WD Washer cum Dryer
- F Fridge

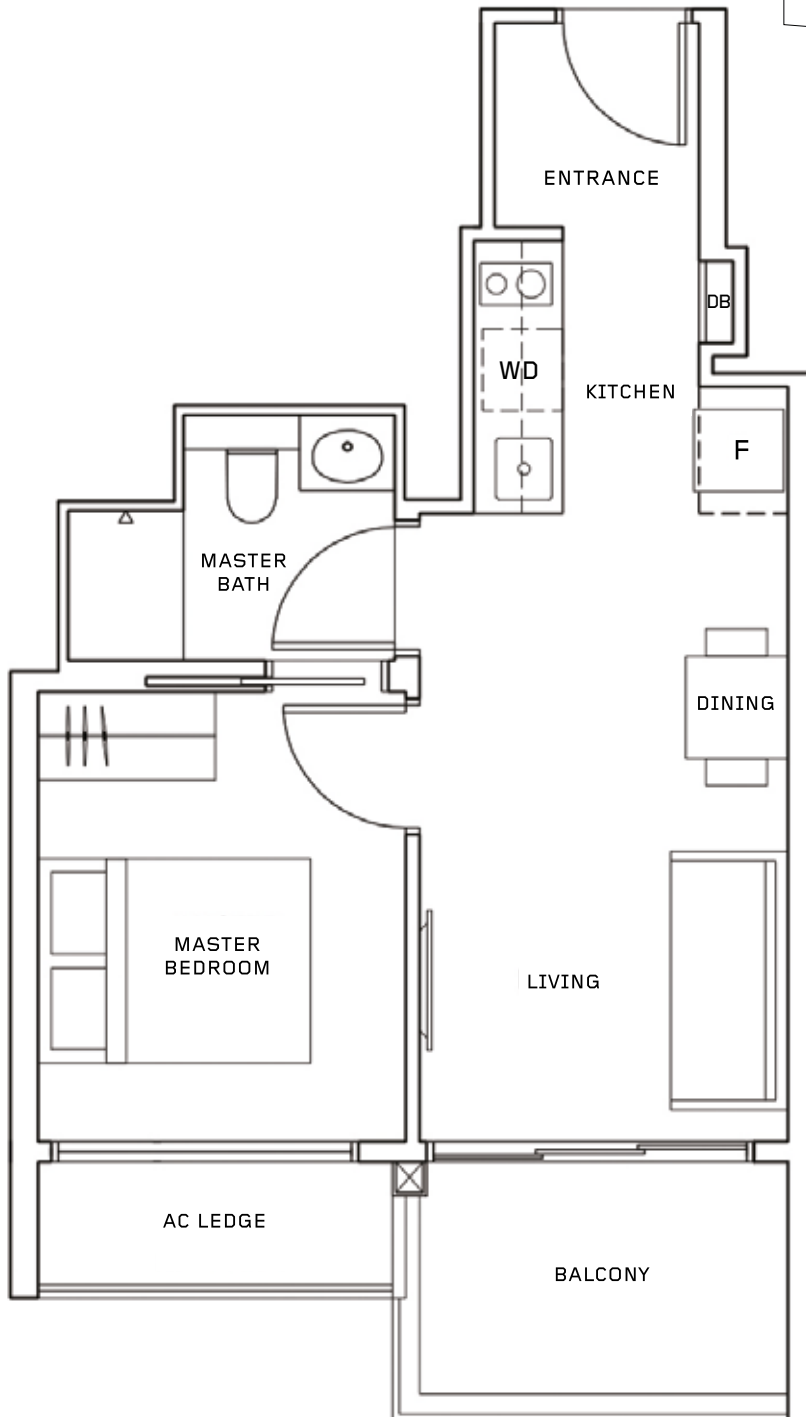
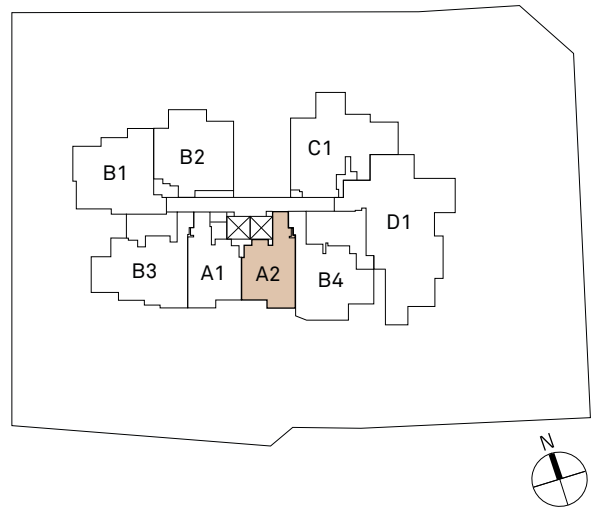


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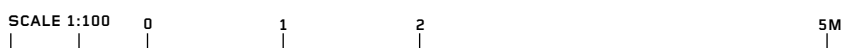
# Type A2

1-BEDROOM  
44 sqm/474 sqft

- #02-08
- #03-08
- #04-08
- #05-08
- #06-08
- #07-08
- #08-08
- #09-08
- #10-08
- #11-08
- #12-08



- DB Distribution Board
- WD Washer cum Dryer
- F Fridge

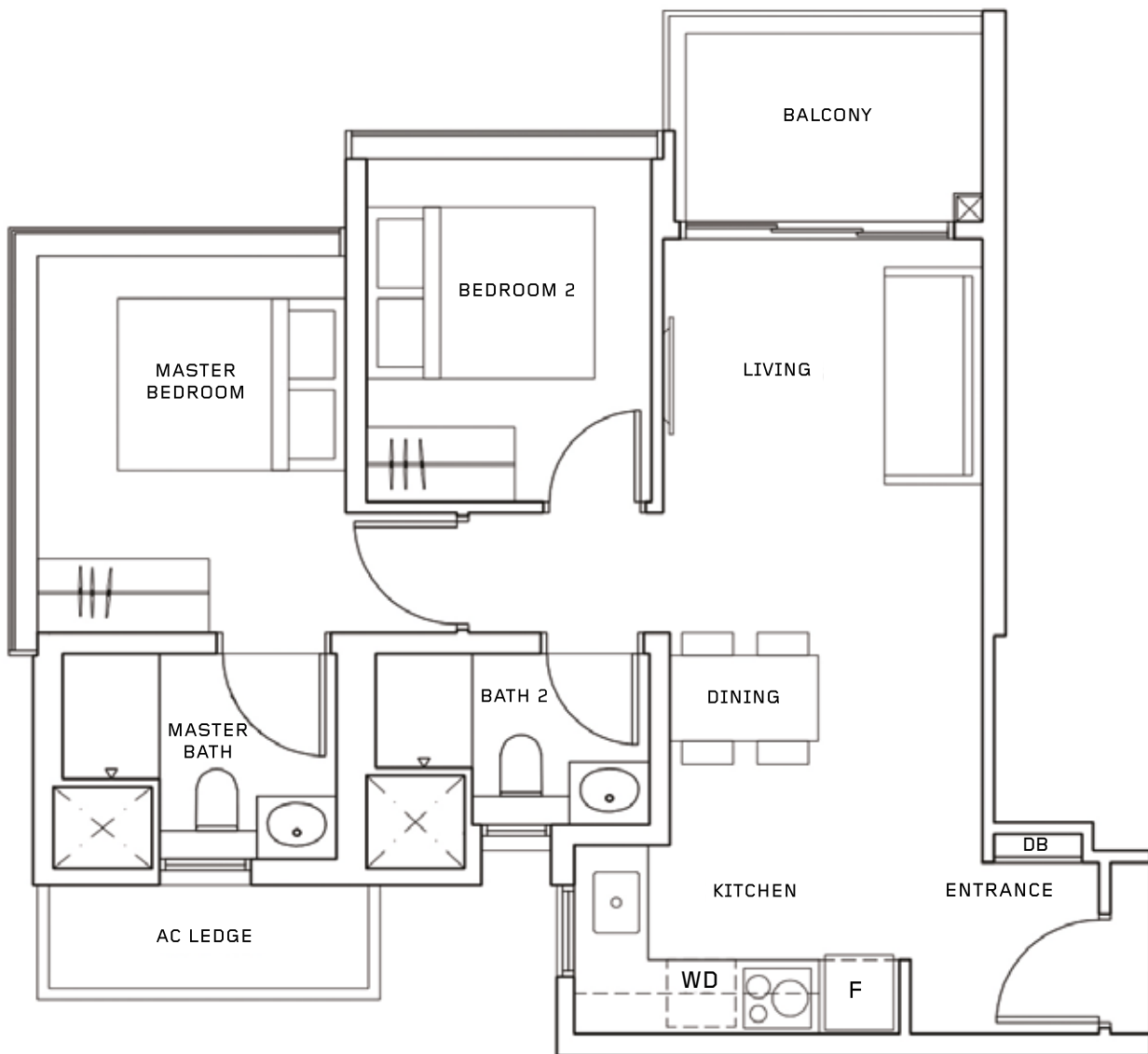
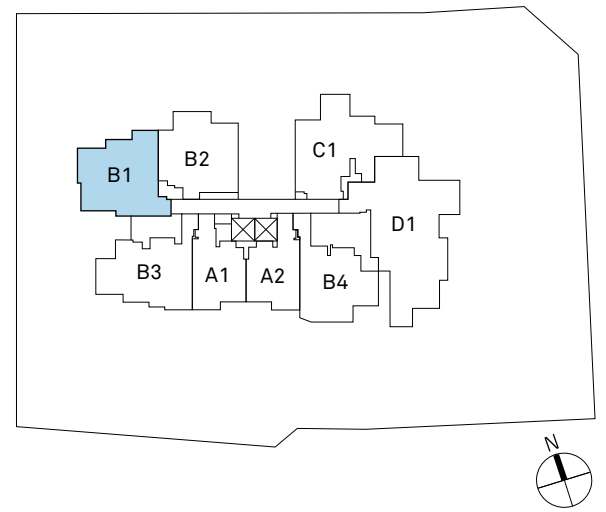


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# Type B1

2-BEDROOM  
65 sqm/700 sqft

- #02-03
- #03-03
- #04-03
- #05-03
- #06-03
- #07-03
- #08-03
- #09-03



- DB Distribution Board
- WD Washer cum Dryer
- F Fridge

SCALE 1:100 0 1 2 5M

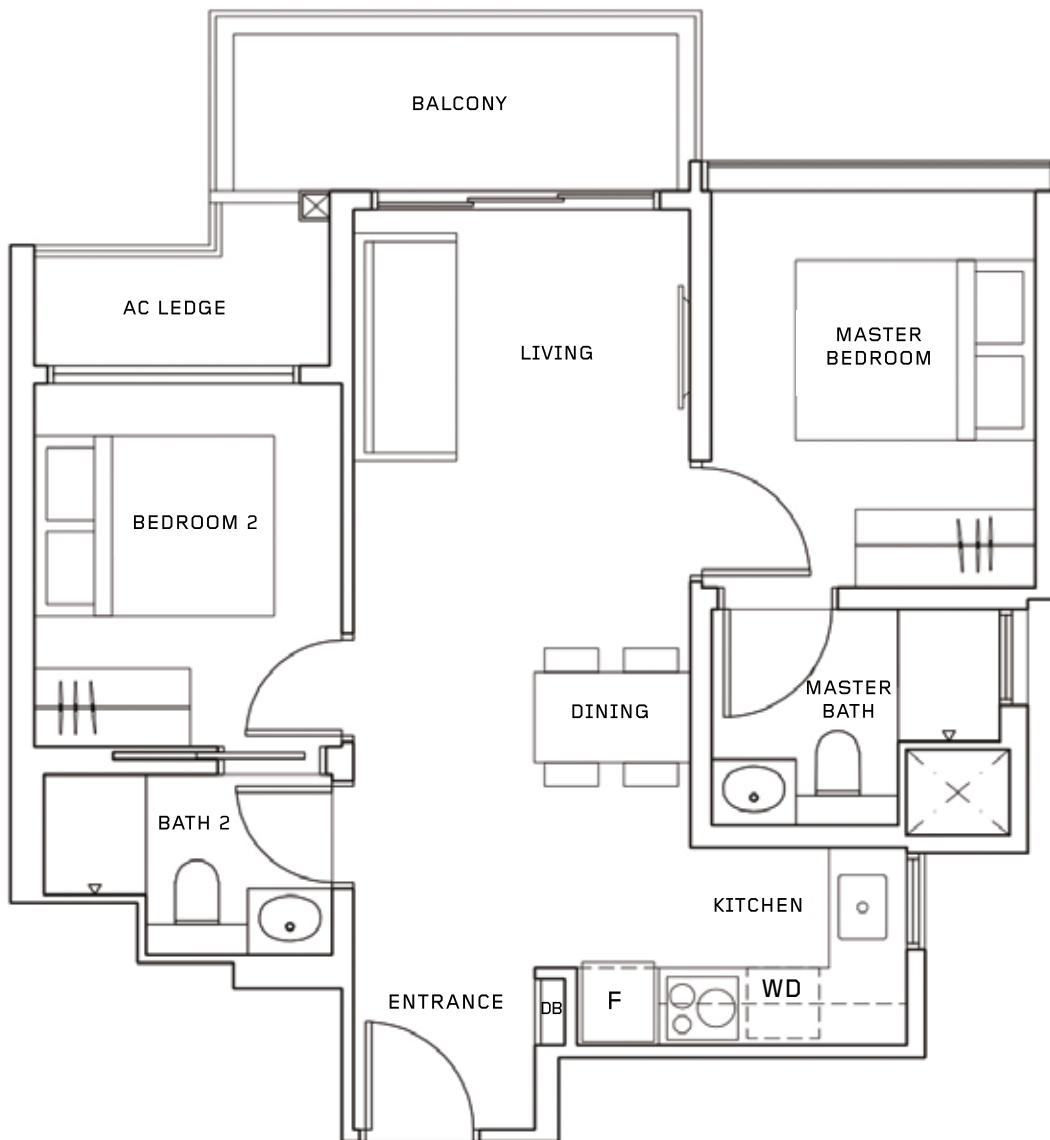
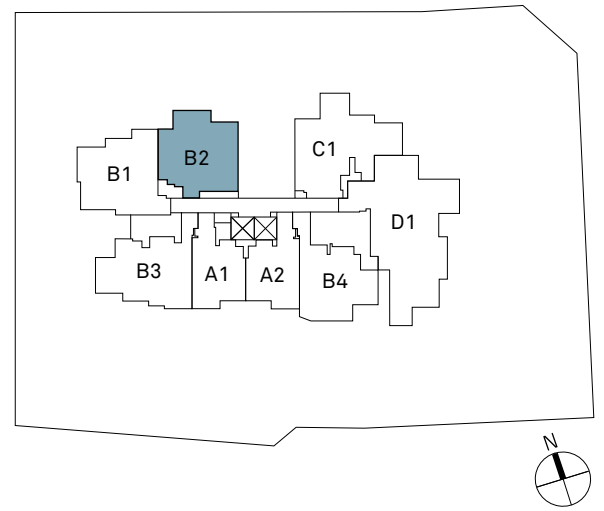
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# Type B2

2-BEDROOM  
63 sqm/678 sqft

- #02-04
- #03-04
- #04-04
- #05-04
- #06-04
- #07-04
- #08-04



DB Distribution Board  
WD Washer cum Dryer  
F Fridge

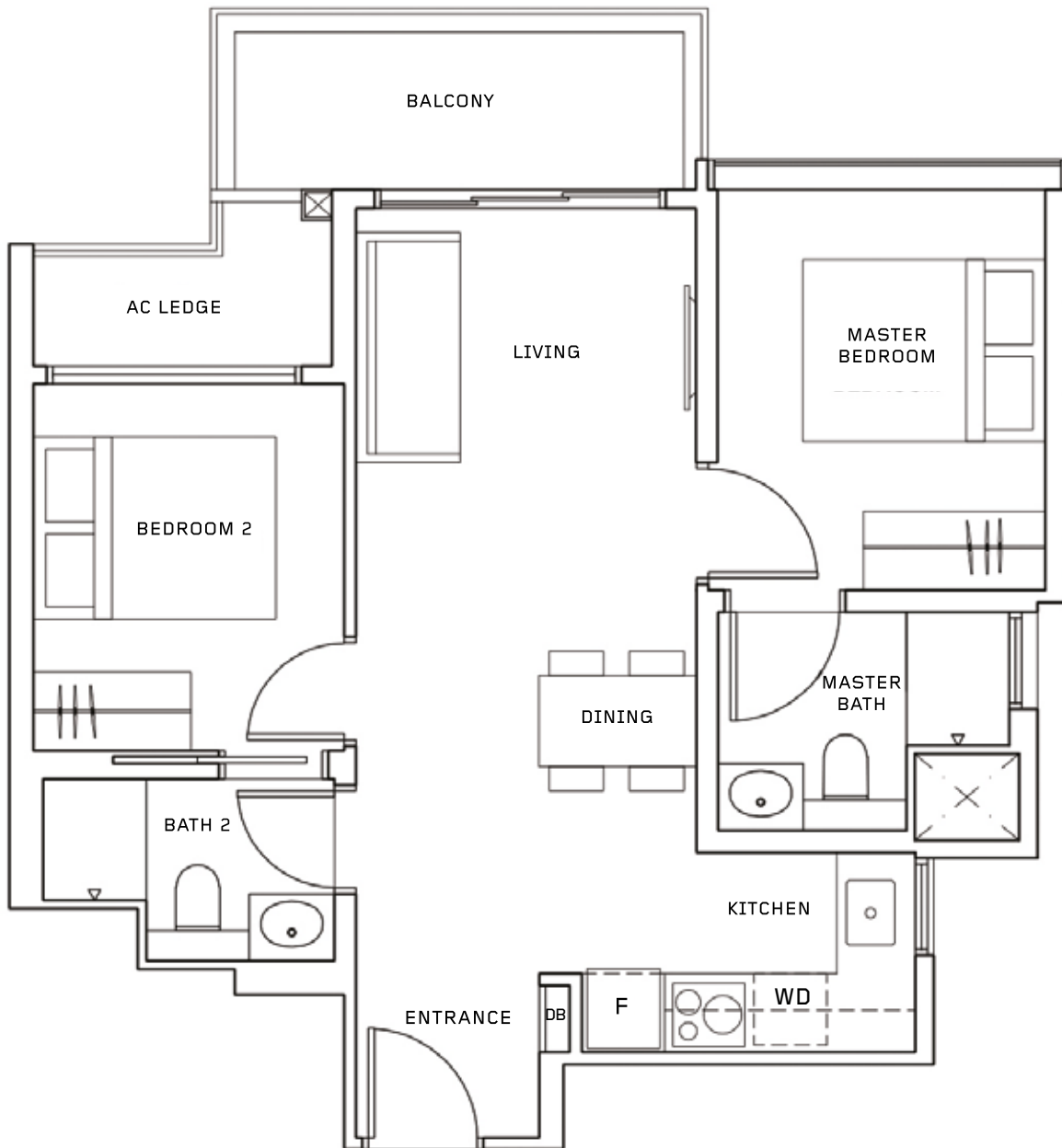
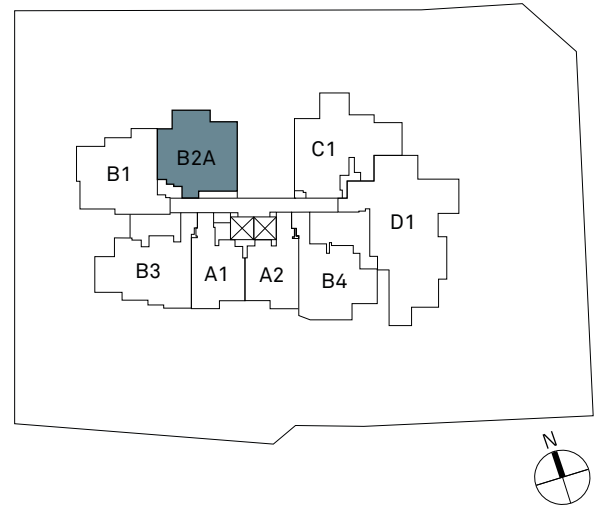
SCALE 1:100 0 1 2 5M

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# Type B2A

2-BEDROOM  
63 sqm/678 sqft

#09-04



DB Distribution Board  
WD Washer cum Dryer  
F Fridge

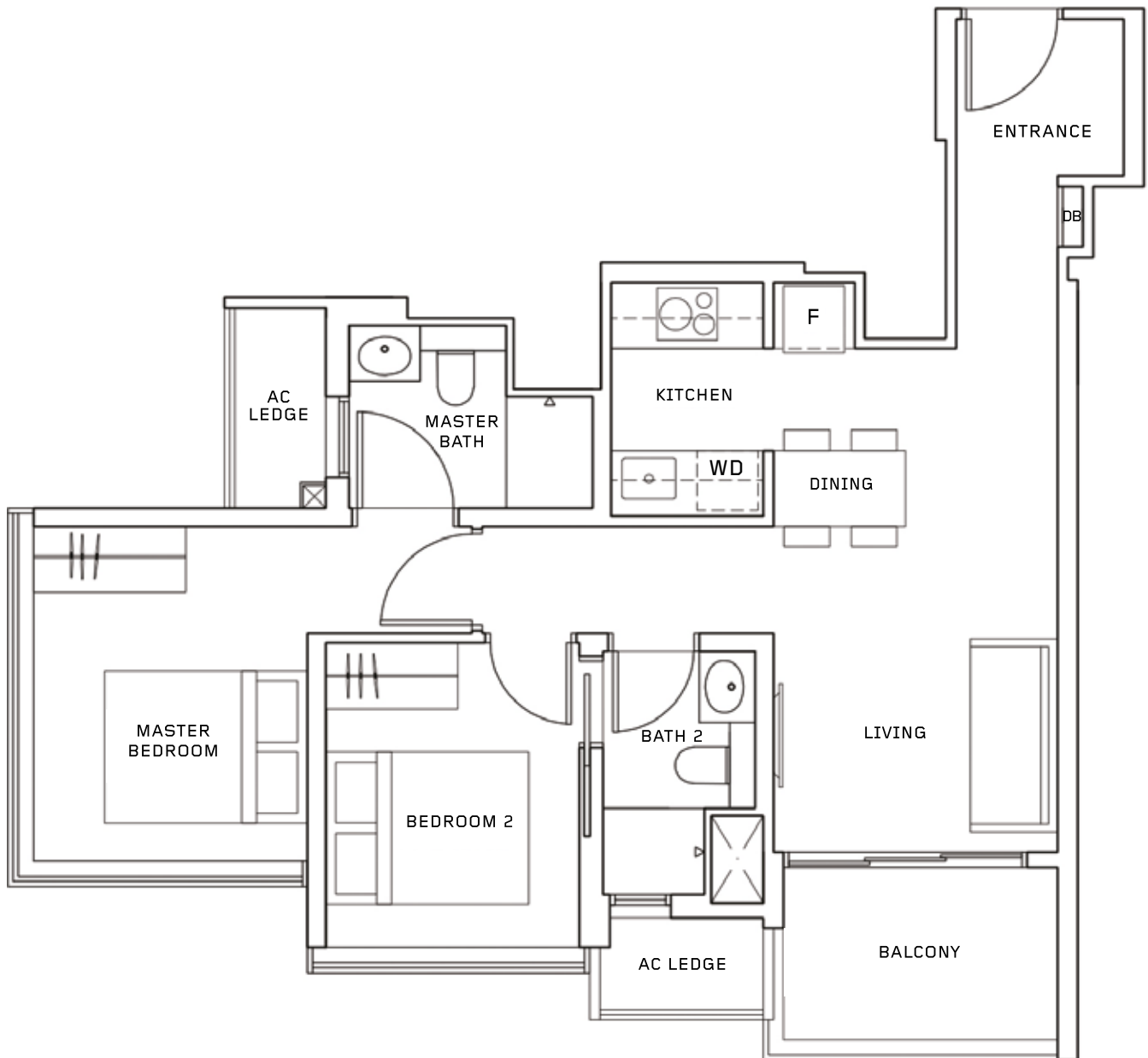
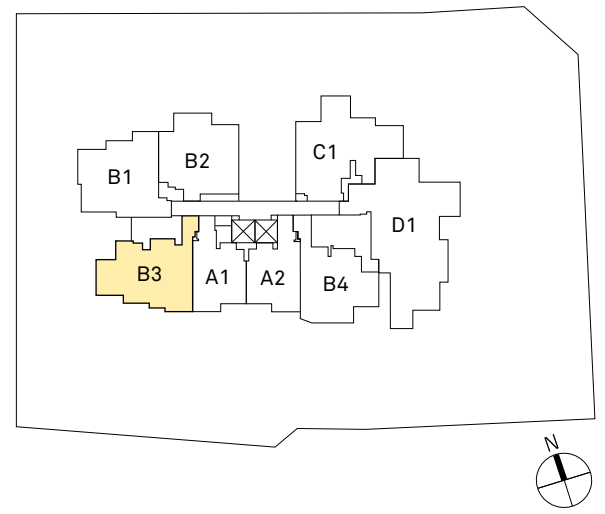
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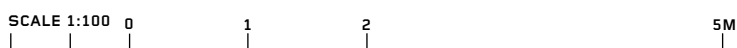
# Type B3

2-BEDROOM  
68 sqm/732 sqft

- #02-02
- #03-02
- #04-02
- #05-02
- #06-02
- #07-02
- #08-02
- #09-02
- #10-02
- #11-02
- #12-02



DB Distribution Board  
WD Washer cum Dryer  
F Fridge

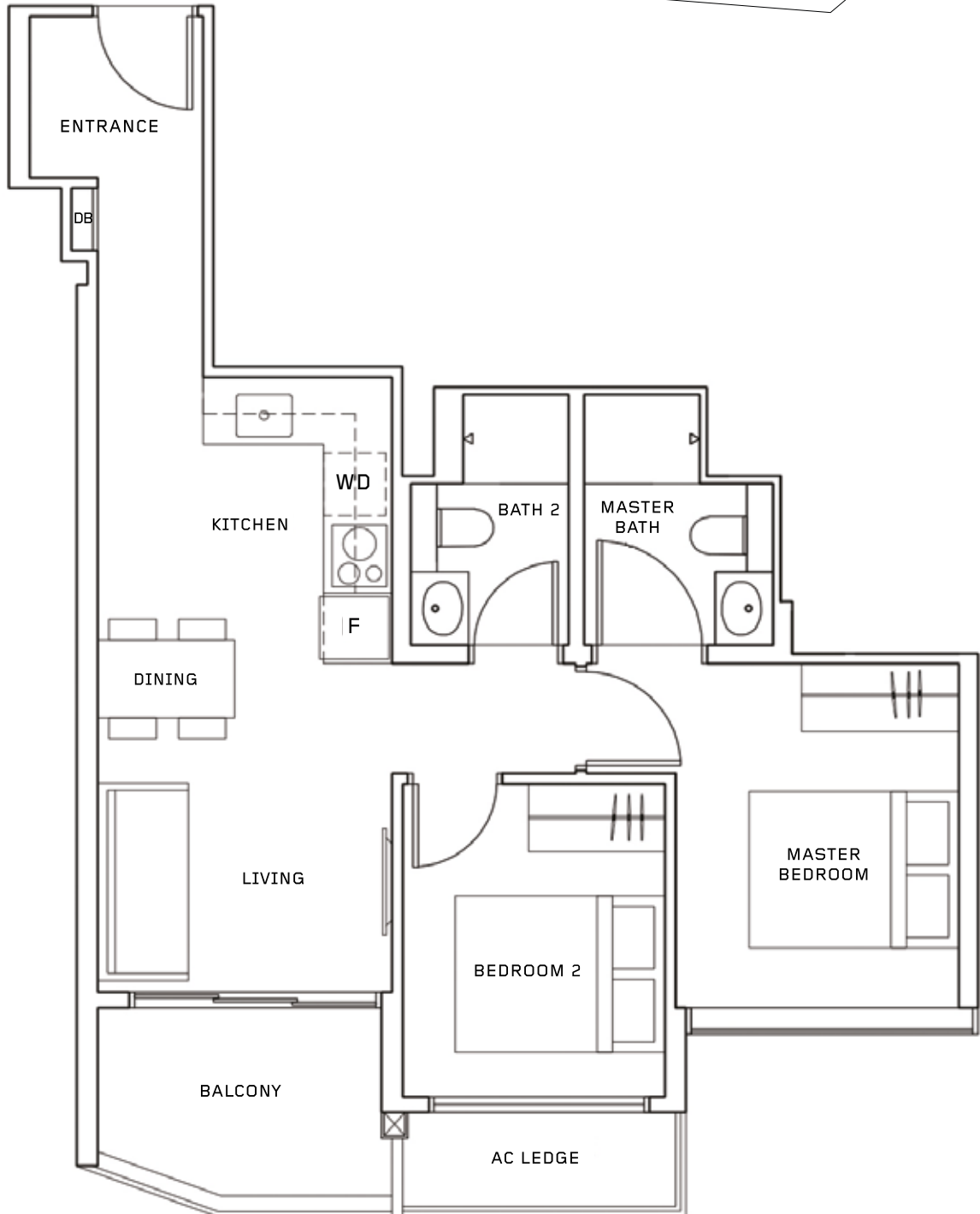
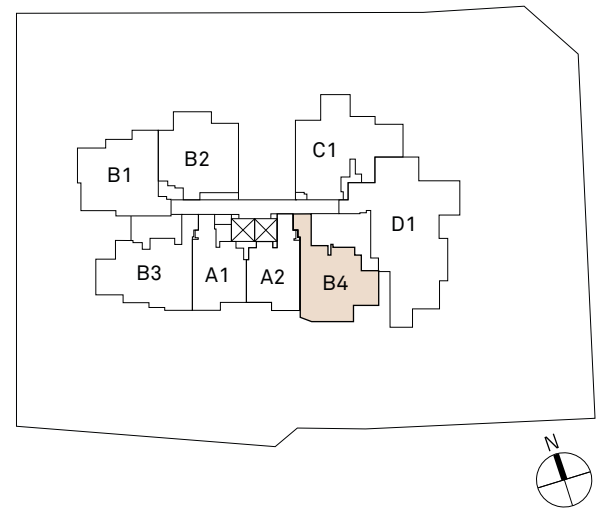


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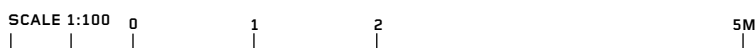
# Type B4

2-BEDROOM  
62 sqm/667 sqft

- #02-07
- #03-07
- #04-07
- #05-07
- #06-07
- #07-07
- #08-07
- #09-07
- #10-07
- #11-07
- #12-07



- DB Distribution Board
- WD Washer cum Dryer
- F Fridge

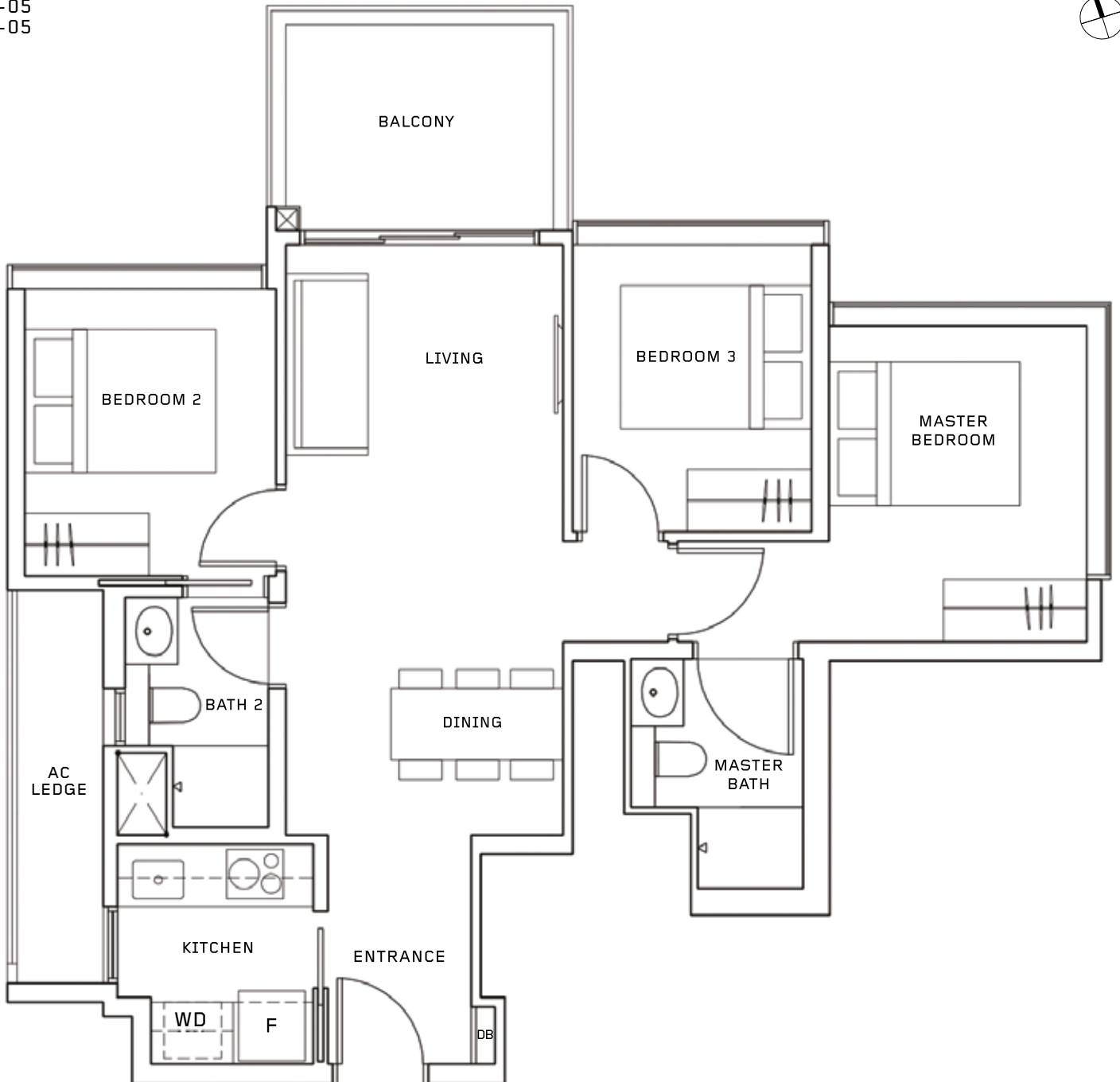
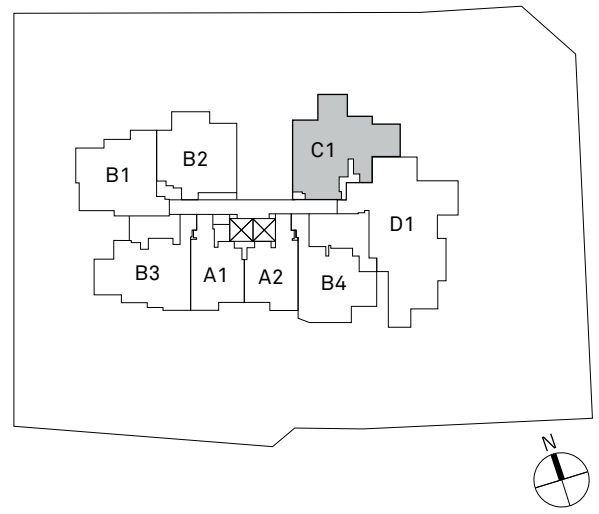


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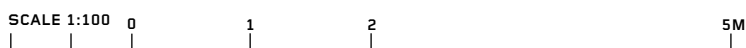
# Type C1

3-BEDROOM  
81 sqm/872 sqft

- #02-05
- #03-05
- #04-05
- #05-05
- #06-05
- #07-05
- #08-05
- #09-05
- #10-05
- #11-05
- #12-05



- DB Distribution Board
- WD Washer cum Dryer
- F Fridge



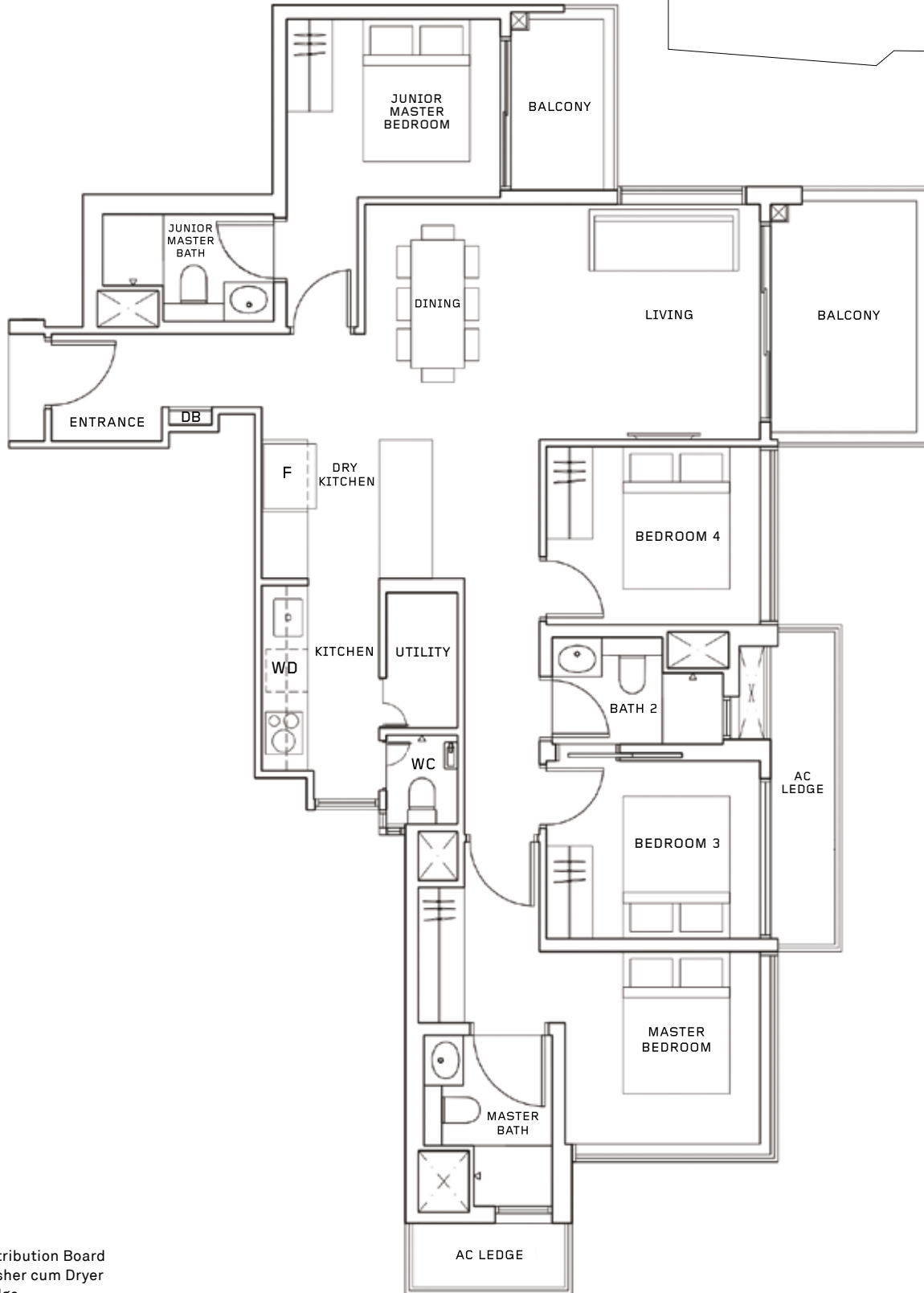
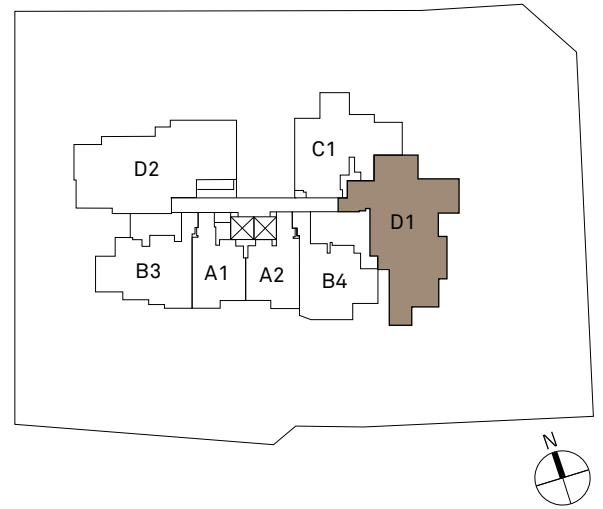
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# Type D1

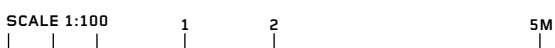
4-BEDROOM

123 sqm/1,324 sqft

- #02-06
- #03-06
- #04-06
- #05-06
- #06-06
- #07-06
- #08-06
- #09-06
- #10-06
- #11-06
- #12-06



- DB Distribution Board
- WD Washer cum Dryer
- F Fridge



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# Type D2

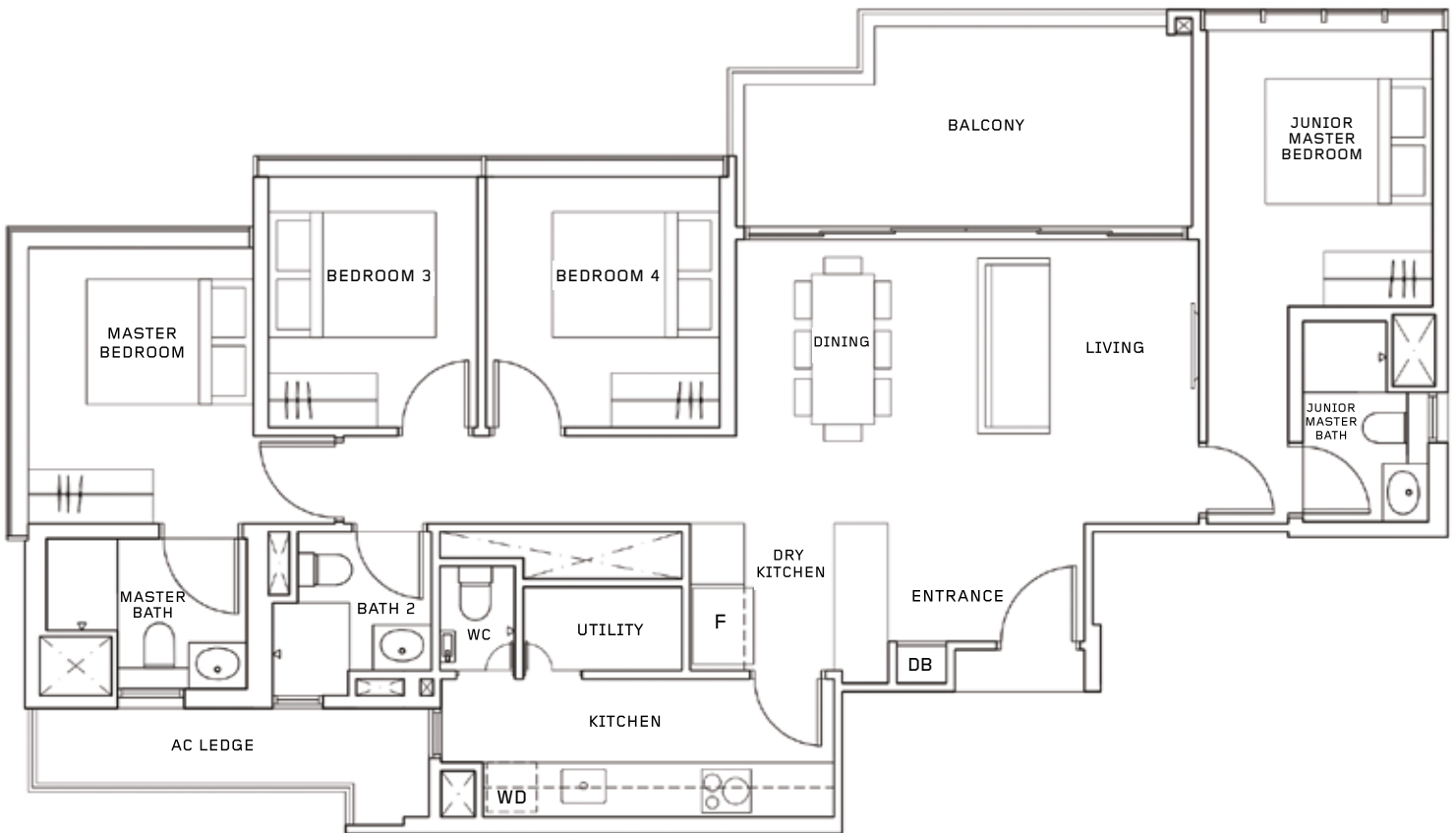
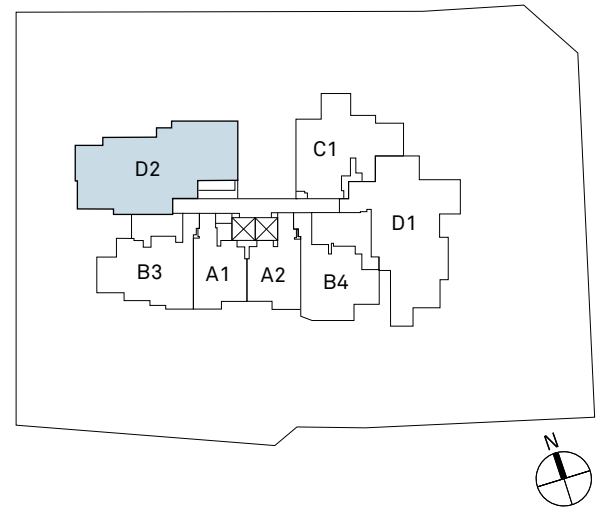
4-BEDROOM

122 sqm/1,313 sqft

#10-03

#11-03

#12-03



DB Distribution Board  
 WD Washer cum Dryer  
 F Fridge

SCALE 1:100  
 1 2 5M

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# SPECIFICATIONS

## 1. FOUNDATION

Reinforced concrete footings and/or raft foundation and/or bored piles and/or pre-cast reinforced concrete piles to structural engineer's design.

## 2. SUPERSTRUCTURE

Reinforced concrete structure and/or pre-cast concrete structure and/or steel structure to structural engineer's design.

## 3. WALLS

- (a) External Wall — concrete wall and/or lightweight block wall and/or pre-cast panels and/or light concrete panels (where applicable).
- (b) Internal Wall — concrete wall and/or lightweight block wall and/or pre-cast panels and/or light concrete panels and/or drywall (where applicable).

## 4. ROOF

Reinforced concrete flat roof with insulation and appropriate waterproofing system.

## 5. CEILING

### 5.1 Residential Units

- (a) Skim coat with emulsion paint finish and/or ceiling board with emulsion paint finish and/or bulkhead with emulsion paint finish to Living, Dining, Bedroom(s) and Utility (where applicable); and
- (b) Skim coat with emulsion paint finish and/or moisture resistant ceiling board with emulsion paint finish and/or bulkhead with emulsion paint finish to Kitchen(s), Bathroom(s), WC and Balcony(s) (where applicable).
- (c) Ceiling Height Schedule.

UNIT TYPES	A1	A2	B1	B2	B2A	B3	B4	C1	D1	D2
ENTRANCE	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40
MASTER BEDROOM	2.85/2.40	2.85/2.40	2.80/2.40	2.85/2.40	2.85/2.40	2.85/2.40	2.85/2.40	2.85/2.40	2.85/2.40	2.80/2.40
JMASTER BEDROOM	-	-	-	-	-	-	-	-	2.85/2.40	2.80/2.40
BEDROOM (s)	-	-	2.80/2.40	2.85/2.40	2.75/2.40	2.85/2.40	2.85/2.40	2.85/2.40	2.85/2.40	2.80/2.40
LIVING	2.85	2.85	2.80/2.40	2.85	2.75	2.85	2.85/2.40	2.85/2.40	2.85	2.85/2.40
DINING	2.85/2.40	2.85/2.40	2.80/2.40	2.85/2.40	2.75/2.40	2.85/2.40	2.85/2.40	2.85/2.40	2.85/2.40	2.85/2.40
DRY KITCHEN	-	-	-	-	-	-	-	-	2.85/2.40	2.40
KITCHEN	2.40	2.40	2.40	2.40	2.40	2.40	2.85/2.40	2.40	2.40	2.40
CORRIDOR	-	-	2.40	-	-	2.40	2.40	2.40	2.40	2.40
MASTER BATH	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40
JUNIOR MASTER BATH	-	-	-	-	-	-	-	-	2.40	2.40
BATH (s)	-	-	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40
UTILITY	-	-	-	-	-	-	-	-	2.85	2.80
WC	-	-	-	-	-	-	-	-	2.40	2.40
BALCONY (s)	2.80	2.80	2.75	2.80	2.70	2.80	2.80/2.40	2.80	2.80	2.80

Note: Ceiling height – floor finish to underside of slab/ceiling (where applicable) in meter  
Localised bulkheads and beams at 2.4m (where applicable)

### 5.2 Common Areas

- (a) Skim coat with emulsion paint finish and/or ceiling board with emulsion paint finish and/or bulkhead with emulsion paint finish to Lift lobby and common toilet (where applicable).
- (b) Skim coat with emulsion paint and/or metal ceiling grid and/or ceiling board with emulsion paint finish to Grand Lobby, Outdoor Dining and Reflection Garden at Level 1.
- (c) Skim coat with emulsion paint finish to staircases and landings (where applicable).
- (d) Metal ceiling panels at Level 1 Arrival Plaza.
- (e) Ceiling board with emulsion paint finish to Outdoor Gym.

## 6. FINISHES

### 6.1 Internal Wall Finishes - Residential Units

- (a) Porcelain/homogeneous tiles laid up to false ceiling height to Bathroom(s) and WC.
- (b) Porcelain/homogeneous tiles and/or skim coat with emulsion paint finish to Kitchen.
- (c) Cement and sand plaster and/or skim coat with emulsion paint finish to other areas.

### 6.2 Internal Wall Finishes - Common Areas

- (a) Porcelain/homogeneous tiles and/or cement and sand plaster and/or skim coat with emulsion paint finish to Lift Lobbies, Corridors, Staircases and Landings.
- (b) Porcelain/homogeneous tiles laid up to false ceiling height to Changing Room/Toilet.

Note: Wall surface above false ceiling level will be in original bare condition

### 6.3 External Wall Finishes

- (a) Cement and sand plaster and/or skim coat with external paint finish.

### 6.4 Internal Floor Finishes - Residential Units

- (a) Porcelain/homogeneous tiles with tile skirting to Entrance, Living, Dining and Utility.
- (b) Porcelain/homogeneous tiles to Bathroom(s), WC and Kitchen(s).
- (c) Composite wood to Balcony.
- (d) Engineered wood flooring with timber skirting to Bedroom(s).
- (e) Cement and sand screed finish to AC Ledge(s).

### 6.5 External Floor Finishes - Common Areas

- (a) Pebble wash flooring to Pool Deck and Outdoor shower area. Rubber safety flooring (EDPM) for Outdoor Gym.
- (b) Steps in Natural stone finish.
- (c) Artificial Turf with rubber base to 1st storey leisure lawn and Children's playground.
- (d) Pebble wash flooring for level 1 lift lobby.
- (e) Natural stone and/or mosaic tiles to Lap Pool, Hydro Gym, Hydrotherapy Pool and Shallow Play Pool.
- (f) Homogeneous tiles flooring to Outdoor Dining.
- (g) Cement and sand screed/with nosing tiles to Staircases and Landings.
- (h) Porcelain/homogeneous tiles to Changing Room/Toilet.



## 7. WINDOWS

Aluminum framed window system with tinted glass and/or clear glass and/or frosted glass (where applicable).

## 8. DOORS

- Approved fire-rated timber door with 1 no. digital lockset to residential unit main Entrance.
- Timber door to Bedroom(s) and Bathroom(s).
- Timber framed glass door to Kitchen for Type C1 and D2.
- Aluminum framed glass door to Balcony(s).
- Quality lockset and ironmongery will be provided.

## 9. SANITARY FITTINGS

### 9.1 Master Bath/Junior Master Bath/Bath 2

- 1 glass shower compartment and door with shower set (Grohe or equivalent)
- 1 quartz vanity top complete with 1 wash basin (Geberit or equivalent)
- 1 water closet (Geberit or equivalent)
- 1 mixer tap (Grohe or equivalent) and mirror cabinet and/or shelving above
- 1 robe hook
- 1 toilet roll holder
- 1 towel rail
- 1 bib tap
- 1 stainless steel shelf

### 9.2 WC

- 1 shower set
- 1 wash basin and tap
- 1 water closet
- 1 toilet roll holder

### 9.3 Kitchen

- 1 sink with mixer tap (Grohe or equivalent)
- 1 bib tap for Washer Dryer

## 10. ELECTRICAL INSTALLATION

- All wirings will be concealed conduits where possible. Where there is a false ceiling, the wirings may be surface mounted conduit in the ceiling space. Exposed trunking at AC Ledge(s).
- The routing of services within the units shall be at the sole discretion of the Architect and Engineers.
- Refer to Electrical Schedule.

ELECTRICAL PROVISION	UNIT TYPES									
	A1	A2	B1	B2	B2A	B3	B4	C1	D1	D2
POWER POINT	11	11	15	15	15	15	15	23	29	29
LIGHTING POINT	7	7	9	9	9	11	10	12	14	15
WASHER CUM DRYER POINT	1	1	1	1	1	1	1	1	1	1
COOKER HOOD POINT	1	1	1	1	1	1	1	1	1	1
COOKER HOB POINT	1	1	1	1	1	1	1	1	1	1
OVEN POINT	1	1	1	1	1	1	1	1	1	1
WATER HEATER POINT	1	1	2	2	2	2	2	3	3	3
FRIDGE POINT	1	1	1	1	1	1	1	1	1	1
AUDIO INTERCOM POINT	1	1	1	1	1	1	1	1	1	1
BELL POINT	1	1	1	1	1	1	1	1	1	1
MECHANICAL VENTILATION	1	1	-	1	1	-	2	1	2	1

Note: Smoke detector shall be provided according to statutory requirement

## 11. TV/CABLE SERVICES/TELEPHONE POINTS

- All wirings will be concealed conduits where possible. Where there is a false ceiling, the wirings may be surface mounted conduit in the ceiling space. Exposed trunking at AC ledge(s).
- The routing of services within the units shall be at the sole discretion of the Architect and Engineers.
- Refer to TV/Cable Services/Telephone Points Schedule.

TV/CABLE SERVICES/ TELEPHONE POINTS PROVISION	UNIT TYPES									
	A1	A2	B1	B2	B2A	B3	B4	C1	D1	D2
TELEPHONE POINT	2	2	3	3	3	3	3	4	5	5
DATA POINT	5	5	6	6	6	6	6	7	8	8
TV POINT	2	2	3	3	3	3	3	4	5	5

## 12. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard SS 555.

## 13. PAINTING

### 13.1 External Walls

External paint finish and/or spray textured paint finish.

### 13.2 Internal Wall

Emulsion paint finish.

## 14. WATERPROOFING

Waterproofing in residential unit provided to floors of Bathroom(s), WC, Kitchen, Balcony (s) and AC Ledge(s).

## 15. DRIVEWAY AND CAR PARK

- Concrete pavers to surface driveway and Arrival Plaza area
- Concrete floor with floor hardener to car park ramp and driveway.

## 16. RECREATION FACILITIES

- Lap Pool – approximately 138 m<sup>2</sup>;
- Hydro Gym – approximately 26 m<sup>2</sup>;
- Hydrotherapy Pool – approximately 14 m<sup>2</sup>
- Shallow Play Pool – approximately 36 m<sup>2</sup>;
- Outdoor Gym
- Leisure Lawn
- Children's Playground
- Alfresco BBQ Dining
- Outdoor Dining

## 17. ADDITIONAL ITEMS

### 17.1 Kitchen cabinets and appliances

- Kitchen cabinet – timber cabinet with melamine and/or laminated finish, with Quartz surface worktop.
- Appliance Schedule

UNIT TYPE	LIST OF BOSCH (OR EQUIVALENT) APPLIANCES PROVIDED
A1, A2, B1, B2, B2A, B3, B4, C1, D1, D2	HOB, HOOD, BUILT-IN OVEN, FRIDGE, WASHER CUM DRYER

# SPECIFICATIONS

## 17.2 Wardrobes

- (a) Built-in timber wardrobe with melamine and/or laminate finish provided to all Bedroom(s).

## 17.3 Air-conditioners

- (a) Wall-mounted air-conditioning unit to all Bedroom(s), Living (Type A1 and A2).
- (b) Wall-mounted air-conditioning unit to all Bedroom(s) Living, Dining (Type B1, B2, B2a, B3, B4, C1, D1 and D2).

## 17.4 Hot water provision

- (a) Hot water supply to Kitchen sink mixer and Bathroom(s) mixer.

## 17.5 Bib tap

- (a) Bib tap provided to washer cum dryer.
- (b) Bib tap provided to Balcony(s).

## 17.6 Security Features

- (a) Audio intercom system to residential units.
- (b) Visitor call panel located at residential lift lobbies in basement 1 and level 1.
- (c) Card access system
  - (i) Lift car
  - (ii) Pedestrian gates
- (d) Security surveillance cameras to lift cars and designated common areas.

## 17.7 Balcony(s) Railing

- (a) Metal railing is provided to all unit balcony(s).

## NOTES TO SPECIFICATIONS

### A. Marble/Limestone/Granite

Marble/compressed marble/limestone/granite 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 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 or granite selected and installed shall be subject to availability.

### B. 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.

### C. 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.

### D. 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.

### E. 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.

### 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 Toilets

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/pantry cabinet/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.

## 18. BALCONY SCREEN

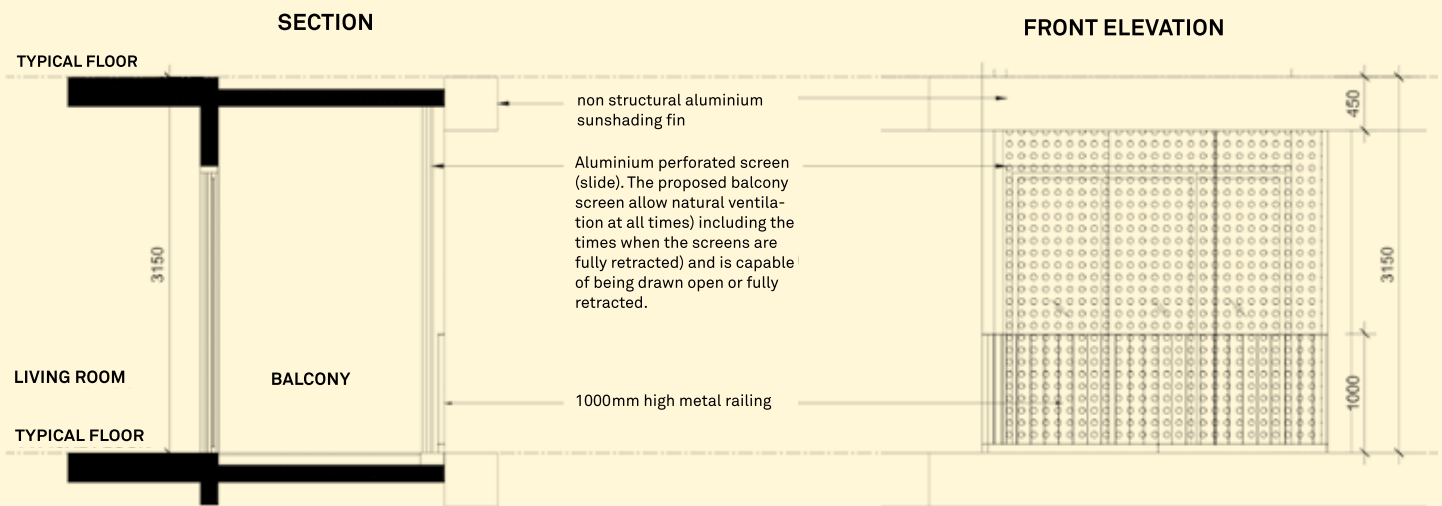


ILLUSTRATION OF TYPICAL BALCONY SCREEN APPROVED BY URA

### Note:

1. The balcony shall not be enclosed unless with the approved typical balcony screen.
2. The cost of the balcony screen and installation shall be borne by the purchaser.
3. Balcony screens are not provided by developer. Purchaser may install screen that are in accordance with URA approved design as shown in the illustration above.
4. The purchaser may at his option request the Developer to install the approved balcony screen at the purchaser's cost and expense.

The screen design is provided for aesthetic uniformity of the development. Materials to be aluminium with powder coated finish. Panel design may vary for different unit types. Fixing detail by contractor and fixing shall not damage waterproofing or existing structure.

Purchaser shall verify all dimensions prior to commencement of work. Drawing not to scale, and none can be regarded as representation of fact. The Purchaser is required to refer to the Management for any additional details.



JUI RESIDENCES (ON-GOING)

**JUI RESIDENCES (ON-GOING)**

117 units of contemporary residences, inspired by heritage. Facing Serangoon Road, and next to Kallang Park Connector Network.

**ONE DRAYCOTT (ON-GOING)**

64 units of well-crafted luxury apartments situated in one of Singapore's most sought-after address.

**VILLAGE AT PASIR PANJANG**

148 units of apartments situated next to a 7,000 sq ft three-dimensional lawn with water features.

**HIJAUAN ON CAVENAGH**

41 handcrafted low-rise luxury apartments in a coveted green lung located off Orchard Road.

**JIA**

An exclusive 7-storey development with only 22 units located just off Orchard Road.

**GILSTEAD TWO**

A 34-storey luxury development in the prime Newton locale.

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An 18-storey stylish contemporary residential and commercial development located on Balestier Road.

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VILLAGE AT PASIR PANJANG



ONE DRAYCOTT (ON-GOING)

#### UNA (ON-GOING)

316 units of Serviced Apartments inspired by the early skyscrapers in New York, located in the heart of Kuala Lumpur.

#### SQWHERE

A mixed development with direct connection to MRT consisting of Serviced Apartment, SOVO and Retail Offices located in Sg Buloh.

#### WINDOWS ON THE PARK

8.9 acres of parkland surrounding 540 units of condominiums ranging from 916 sq ft – 4,311 sq ft with stunning views of the surroundings.

#### THE HUB @ SS2

Gardens, rooftop swimming pool, fully-equipped gym, open air promenade have made The Hub a great place to think, work and connect.

#### DEDAUN

A freehold low-rise development of 38 limited edition luxury residences, nestled in a secluded corner of Kuala Lumpur City Center.

#### LAMAN & BAYU

A guarded community comprising 72 units of 2-storey and 2-storey semi-D's with excellent connectivity located in Puchong South.

#### BY THE SEA

138 beach front luxury suites with panoramic views. Located on Batu Ferringhi, Penang.

#### FIVE STONES

A collection of 377 units of low and high-rise condominiums with extensive facilities located in Petaling Jaya.

#### AMEERA RESIDENCES

A residential development in SS2 Petaling Jaya – comprises of a low-rise block and a 30-storey tower block.

#### PARK SEVEN

105 units of luxury condominiums at Persiaran KLCC, 700m from the iconic Petronas Twin Towers.

#### 20TREES

A 201-unit mixed development overlooking the world's longest quarts ridge, just 15km from Kuala Lumpur City Centre.

#### 20TREES WEST

An exclusive collection of 48 bungalows with private pools adjacent to 20trees.

#### AMAN SARI

Located in Puchong, this development comprising of semi-D's and bungalow homes in a gated and guarded enclave.



WINDOWS ON THE PARK

## SDB PROJECTS IN MALAYSIA

#### SQWHERE



UNA (ON-GOING)

Incorporated in 1962, Selangor Dredging Berhad (SDB) was, until the 1980's, principally involved in tin mining. Today, SDB has evolved into an award-winning property developer.

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THE FIABCI SINGAPORE PROPERTY AWARDS 2018, 2017



PERTUBUHAN ARKITEK MALAYSIA (PAM) AWARD 2014, 2011, 2007 & 2006



SOUTH-EAST ASIA PROPERTY AWARDS 2013 & 2011



THE INTERNATIONAL STAR FOR LEADERSHIP IN QUALITY AWARD 2012



SINGAPORE INSTITUTE OF ARCHITECTS (SIA) ARCHITECTURAL DESIGN AWARDS 2010 & 2006



THE ASIA PACIFIC ENTREPRENEURSHIP AWARD (APEA), MALAYSIA 2012



THE ASIA RESPONSIBLE ENTREPRENEURSHIP AWARD (AREA), SOUTH-EAST ASIA 2017, 2015, 2014 & 2012

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Name of Housing Project: MYRA • Developer: Tiara Land Pte Ltd • Developer License Number: C1340 • Tenure of Land: Estate in Fee Simple • Encumbrances: Mortgage in favour of Oversea-Chinese Banking Corporation Limited • Expected TOP: 30 November 2025 • Expected Legal Completion: 30 November 2028 • Lot Number: Lots 97411V, 97410W, 05807T, 05809K, 05808A, 97439V, 05351T, 00692W, 00693V, 06301M, 6302W, 10940C of Mukim 17 at Meyappa Chettiar Road / Woodsville Close • BP Number: A1359-00462-2018-BP02 (Dated 7 April 2020)

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