

THE
誉苑

Commodore

Inspired By An Icon Of History



A proud legacy.

The Commodore is located in Canberra, which was an important naval enclave within the former Sembawang Naval Base. It was named Canberra after a visiting Australian warship in 1937.

Its most celebrated historical landmark is the Former Admiralty House, a grand four-hectare estate, which today still stands proud as a witness to Canberra's glorious colonial past. Its first resident was the topmost naval officer in Singapore at that time – the Commodore Superintendent of the Royal Navy Dockyard.

Source: National Heritage Board and the Australian War Memorial

A Prestigious Residence That Has It All



Artist's Impression

The Commodore is crafted for those who wish to navigate a world of refined living.

From its sleek architecture wrapped in glass walls, to the scenic views of its lush surroundings, the generous flow of multi-experiential facilities, and its strategic location in Canberra - just a 3-minute walk to the MRT station - this is a home that is triumphant in putting you straight in the lap of luxury.

Grandeur, space, exclusivity, lushness, privacy, timeliness... the list goes on to offer you all the elements of a life well lived.



Artist's Impression

The Arrival



Welcome.

Arriving at The Commodore conjures up a feeling of being warmly ushered into a modern sanctuary. The development is crafted with the finest materials and attention to details, including the provision of charging stations for electric cars.

Our on-demand Concierge service also ensures that even the smallest pleasures matter. That is why our biggest idea is to elevate every experience with the highest level of attention.

Openness - The Freedom To Luxuriate

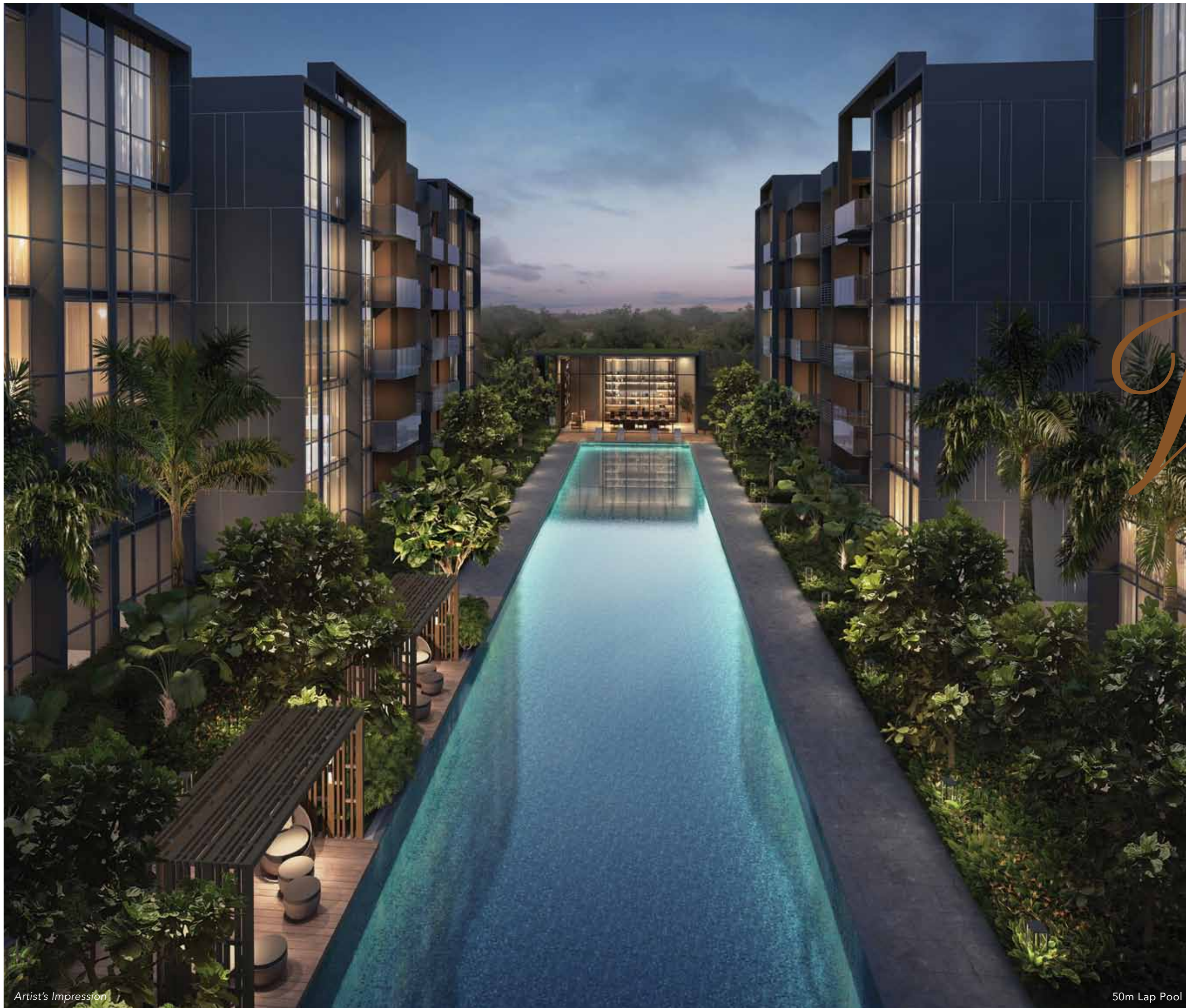
Gracious grounds.

Exhale. Here is where you can leave the demands of the day behind you. Behold the great expanse of The Commodore's Lawn stretching 50 metres in front of you. Go ahead and plan great escapes. Playful frolics, weekend picnics or inventive adventures, perhaps?

Imagine open air soirees on the well-manicured grass.

From here, you can tiptoe to other clusters of family-friendly and cosy lawns if you are eyeing more intimate gatherings. You have all the space you need to extend your home out of your front door.





Artist's Impression

50m Lap Pool

Wellness -

The New Luxe Life

Healthful doses of pampering.

Now more than ever, our wellbeing is a prized treasure.

You have a choice of indoor, outdoor and water-based areas to pump up your exercise routine – from the Gym to the Cardio and Physio Fitness Corners, as well as the 50-metre Lap Pool amidst a lush oasis.

You could also lounge the day away in the Spa Pool or at any of the Pool Cabanas, while the little ones are keeping themselves busy in the Children's Wading Pool.



Artist's Impression

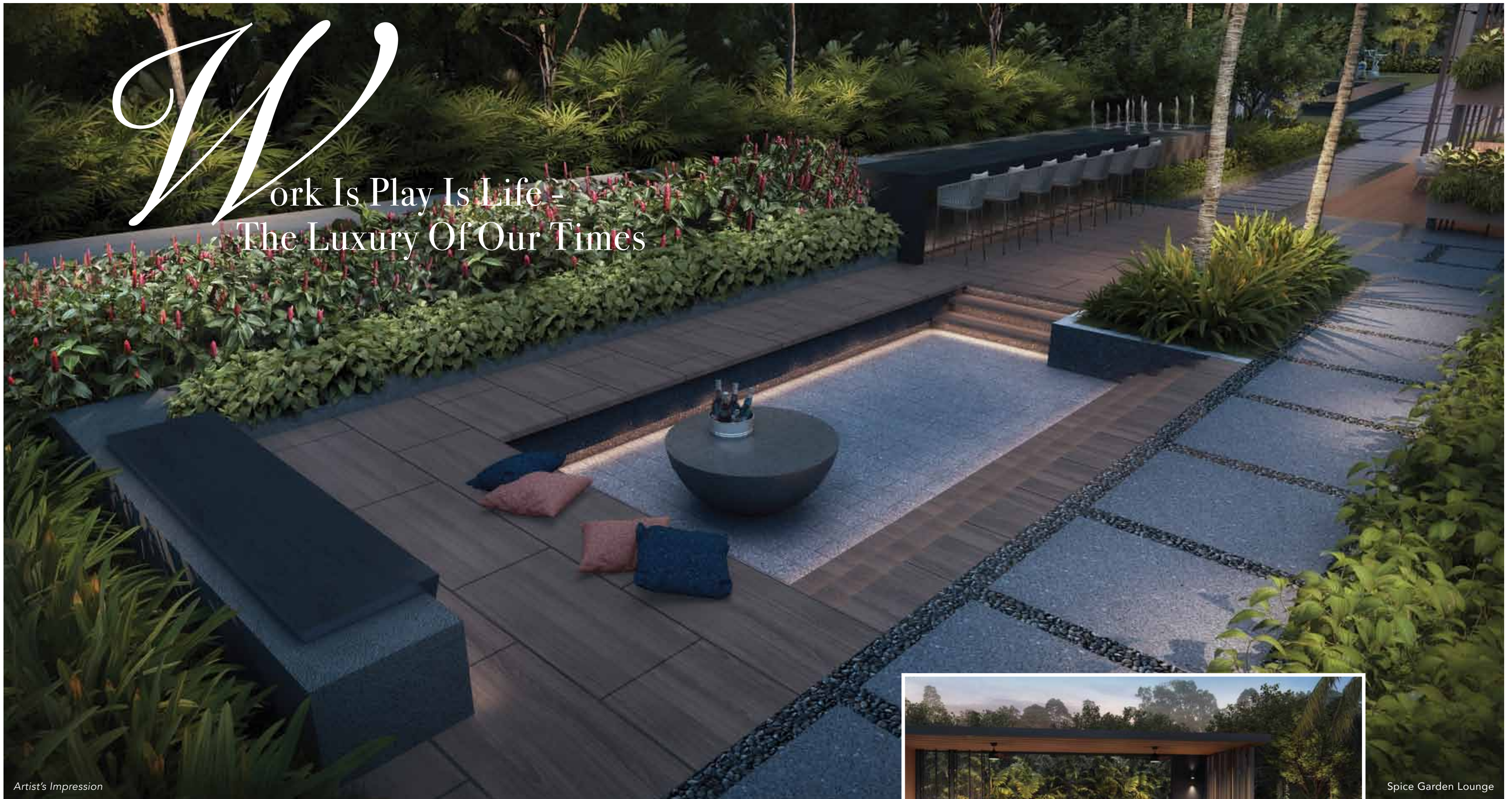
Clubhouse

Exclusivity - The Highest Level of Luxury

The Commodore way of life.

A home at The Commodore strikes the perfect balance in providing all the advantages of modern living, set amongst resort-like surrounds.

At its heart is the Clubhouse, which caters to today's lifestyle demands – hot desking included. Host a private gathering in a luxurious setting complete with a chef's kitchen. And when it's time to turn leisure into work, seat yourself on one of our plush work hives so you can get down to business in comfort.



W

ork Is Play Is Life -
The Luxury Of Our Times

Artist's Impression

Spice Garden Lounge

Every moment is eventful.

Anywhere it pleases you, escape to relax, rejuvenate, celebrate moments, have fun, and work with great ease.

The Commodore's landscaped facilities are bathed in natural light and calming mood so you have the ideal ambiance not just for playtime but also for work while away from the walls of your abode. Once you switch off work mode, you're transported back to fun and leisure in a snap. There is an entire world ready to explore at the Spice Garden Pavilion, Bar and Lounge. There is also the Garden Alcove as well as the Tea Pavilion awaiting your discovery.

As the day unwinds with you, let the Sunset Pavilion keep you company.



Artist's Impression

Sunset Pavilion



Lushness -
Naturally Luxurious

Artist's Impression

Forest Cabanas

Greenery meets sophistication.

This home is centered on enchanting greenery, with a touch of elegance. It feels like a go-slow retreat, without a hint of the busyness of the outside world.

At the Bamboo Grove and Forest Cabanas, restful greens reward your gaze. At the Water Court, the gentle rhythm of water might lull you to sleep. While the Cascading Water Feature and Cascading Water Lounge might just transport you into a meditative mood, the perfect cue to grab your mat and head down to the Yoga Deck.

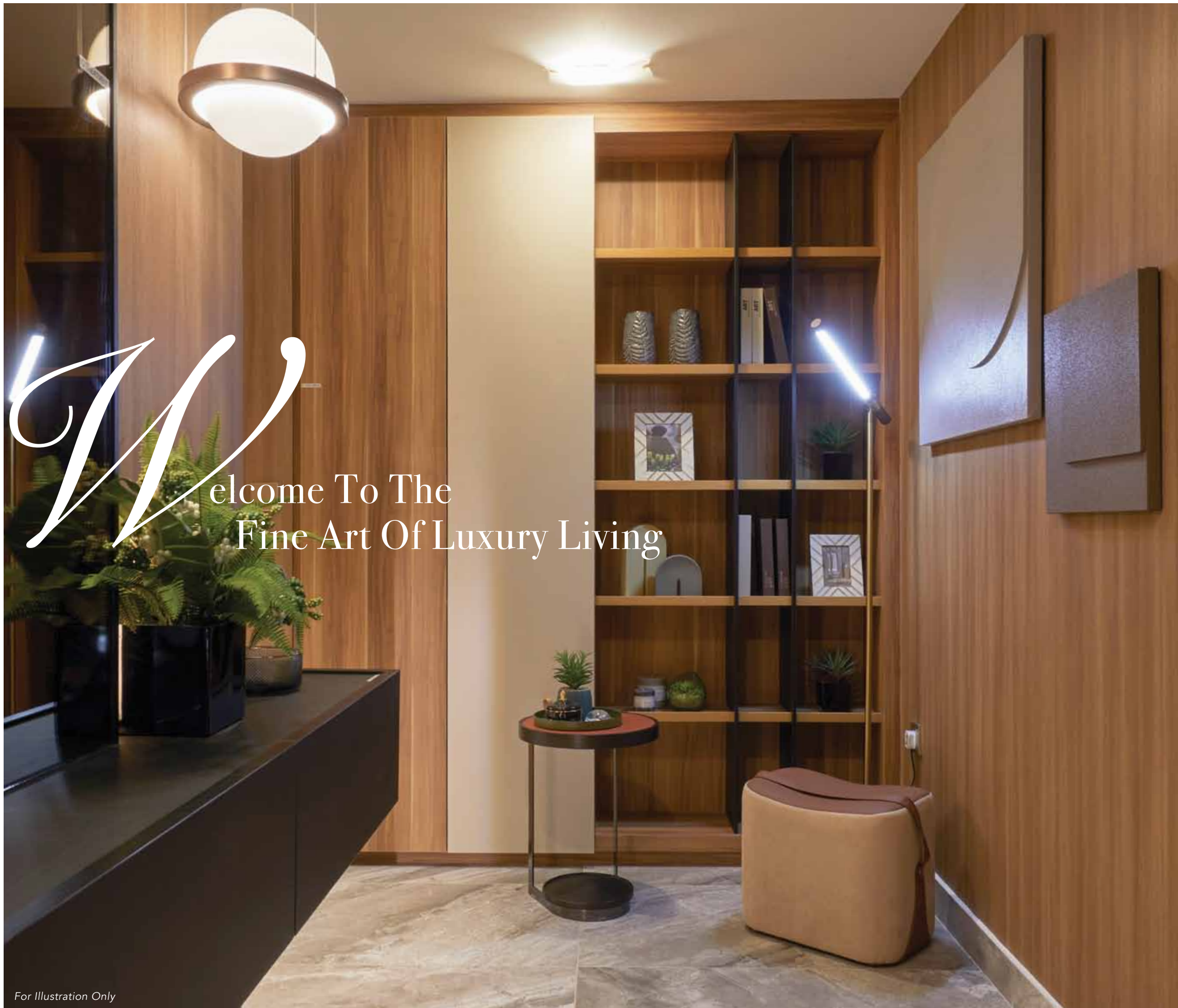
Playfulness - The Youthful Side Of Life

Endless adventures.

The Commodore has a different world altogether planned for your children as well. It has a Chess Corner, Children's Playground and Activity Room ensuring adventure seekers will never run out of quests to conquer. Even nature is choreographed with play and discovery, so see you at the Tree House.

Tell your little ones to bring along their curiosity and wonder.

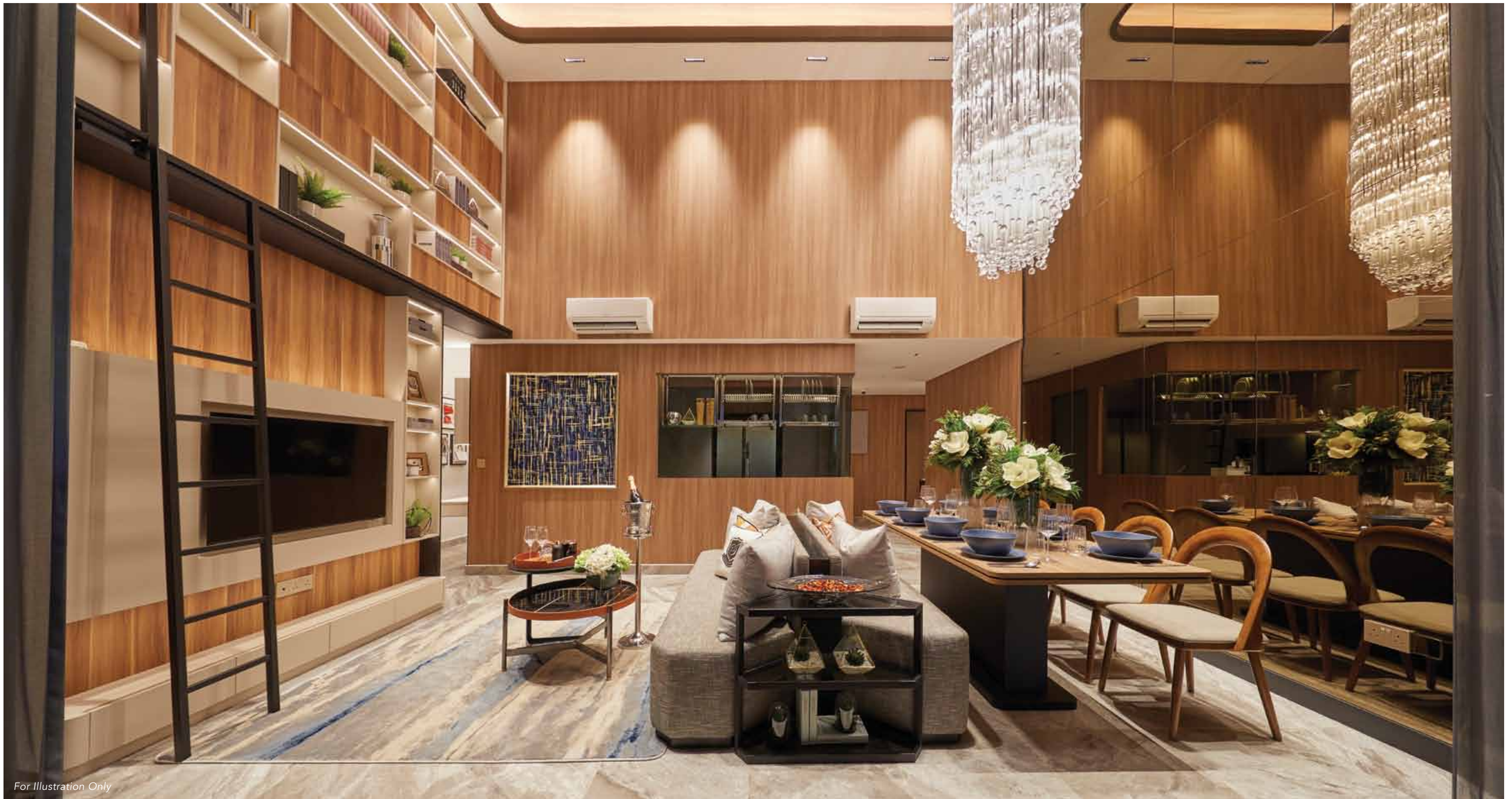




Welcome To The
Fine Art Of Luxury Living

**Only 219 units of
well-considered spaces.**

Luxury living is a way of life. For these select residents, it is experienced both outdoors, through openness, nature and light that extend the home; and indoors, through spaces, texture as well as fine wood and well-polished organic materials. All these elements combine to create an unparalleled sense of warmth and comfort.



For Illustration Only

Come home to a premium address that looks the part.

Wrapped in glass walls, each generous-sized apartment will have windows overlooking wide views, some with unobstructed panoramas of the surrounding landscapes and water features.

Expanding one's sense of space is yet another luxury ready for the taking at The Commodore.



For Illustration Only

Details will delight your fine taste.

Inside your most intimate spaces, refined comfort reigns. The tonal schemes are elegant and welcoming. Contrast that with dramatic, rich and chic accents including satin glass wardrobes and timber flooring, and you get the full effect of a top-tier living abode with all the trappings of understated luxury.



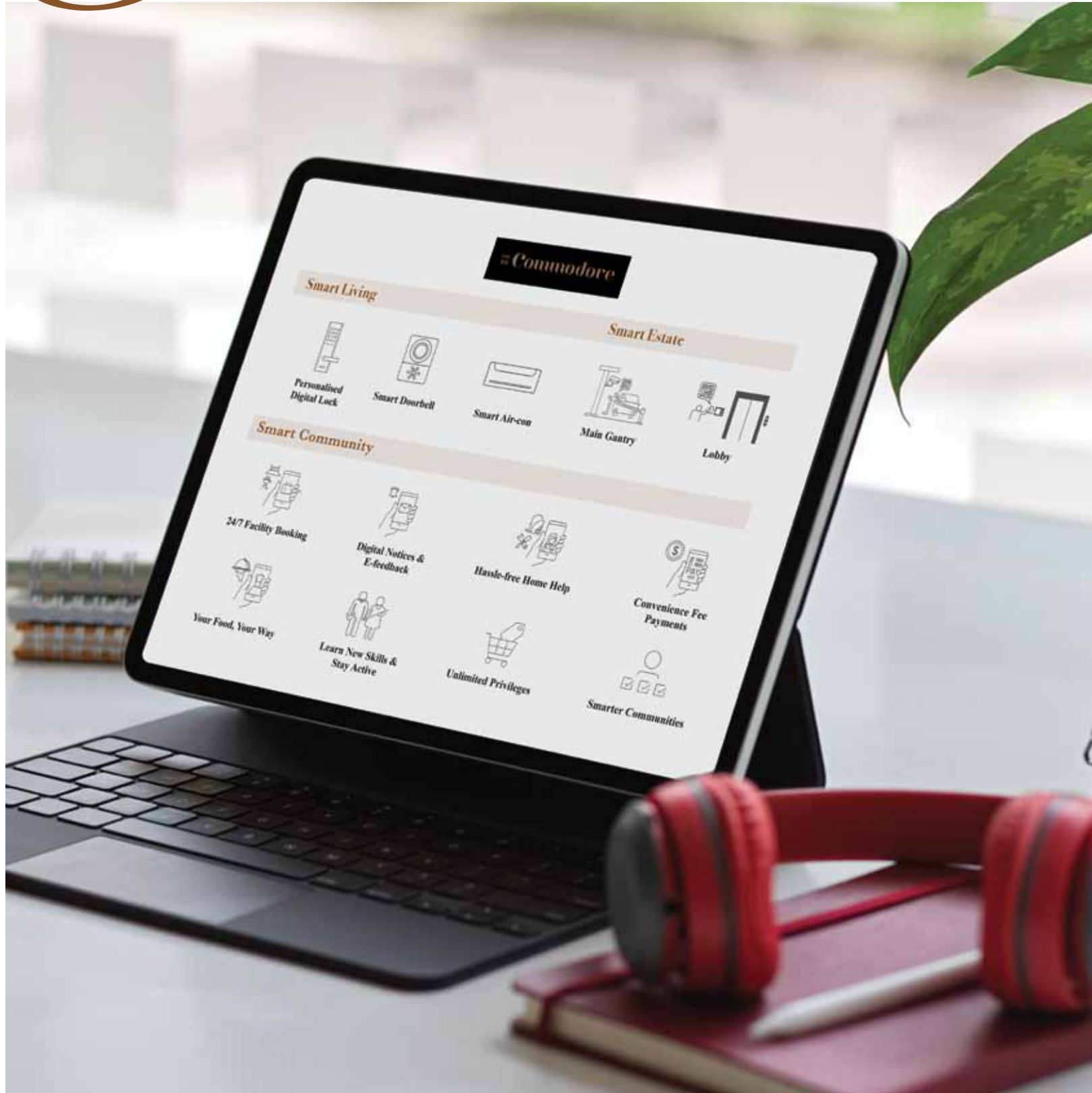
BLANCO blum BOSCH COSENTINO hansgrohe SAMSUNG Villeroy & Boch Yale

Designs are classic and the finishes, exceptional.

Kitchens are spacious and bathed in natural light. They come with sleek cabinetry, high quality countertops, and appliances from signature brands such as Blanco, Bosch and Samsung, which are known for their inventive designs and functionality.

For fittings, only the best names are chosen including Hansgrohe and Villeroy & Boch.

Technology - Luxury Done Wisely



Customise your home with the touch of a button.

Designed to utilise state-of-the-art technology, The Commodore delivers innovation for better living. Each unit is equipped with best in class smart home features focused on enhancing your wellbeing.

Smart Living



Personalised Digital Lock
Multiple digital home access for fuss-free entry into your home



Smart Doorbell
High definition video-talk system with night vision for easy verification of visitors

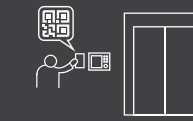


Smart Air-con
Control air-conditioning unit via an app

Smart Estate Visitor Management System Via QR Code



Main Gantry



Lobby

Smart Community



24/7 Facility Booking



Digital Notices & E-feedback



Hassle-free Home Help



Convenience Fee Payments



Your Food, Your Way



Learn New Skills & Stay Active



Unlimited Privileges



Smarter Communities

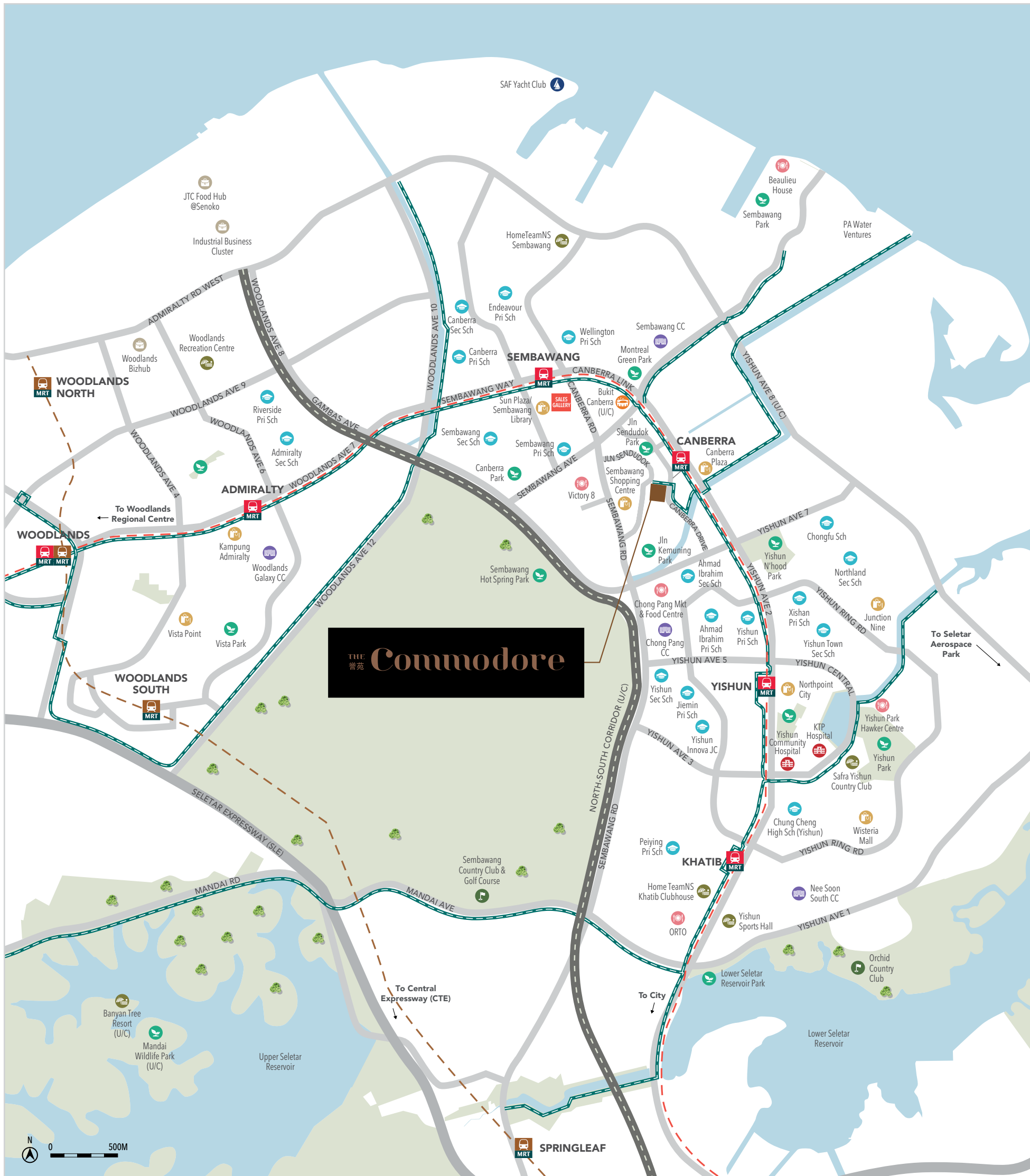


Time - The Ultimate Luxury

**All the right connections,
with Canberra MRT
just a 3- minute walk away.**

By train, bus, car, through cycling paths and on foot,
where you're off to next will be that much closer.

Canberra is offering smoother and faster access to more
connectivity links, commercial conveniences, nature
enclaves and spaces for social interaction.



Luxury Has Never Been Closer

CONNECTIVITY

- 3 Mins Walk, Canberra MRT
- 3 Mins Drive, Future North-South Corridor
- 9 Mins Drive, Central Expressway

SCHOOLS

- Within 1 km
- Ahmad Ibrahim Primary School
 - Sembawang Primary School
- Within 2 km
- Canberra Primary School
 - Chongfu School
 - Wellington Primary School
 - Xishan Primary School
 - Yishun Primary School

SHOPPING

- 4 Mins Walk, Canberra Plaza Mall
- 6 Mins Walk, Sembawang Shopping Centre
- 1 MRT Stop, Northpoint City Mall
- 1 MRT Stop, Sun Plaza

LEISURE & ENTERTAINMENT

- 2 Mins Drive, Bukit Canberra (U/C)
- 3 Mins Drive, Sembawang Hot Spring Park
- 7 Mins Drive, ORTO Multi-Recreational Park
- 9 Mins Drive, HomeTeamNS Khatib Clubhouse

BUSINESS HUBS

- 10 Mins Drive, Woodlands North Coast
- 11 Mins Drive, Seletar Aerospace Park
- 20 Mins Drive, Punggol Digital District (U/C)
- 23 Mins Drive, Raffles Place

HEALTHCARE

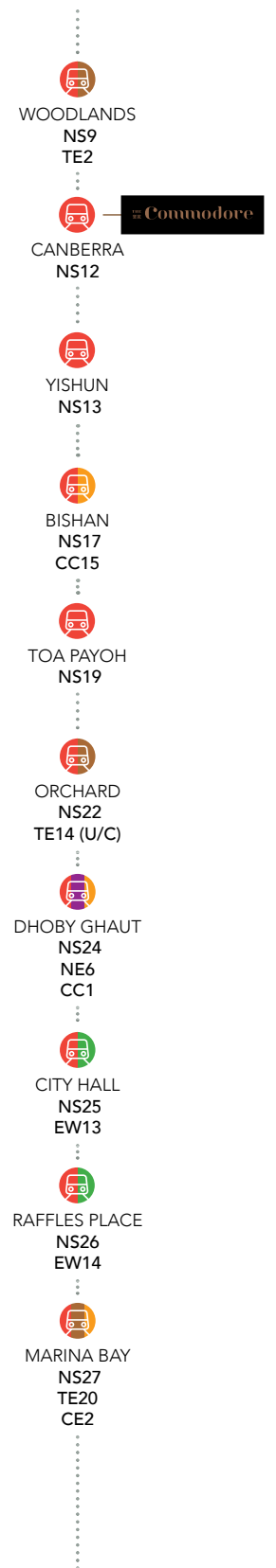
- 4 Mins Drive, Yishun Community Hospital
- 6 Mins Drive, Khoo Teck Puat Hospital
- 9 Mins Drive, Woodlands Health Campus (U/C)

NATURE PARKS

- Next Door, Jalan Sendudok Park
- Next Door, Park Connector Network
- 6 Mins Walk, Jalan Kemuning Park
- 10 Mins Walk, Montreal Green
- 3 Mins Drive, Yishun Neighbourhood Park
- 5 Mins Drive, Sembawang Park
- 18 Mins Drive, Future Mandai Wildlife Park

MARKET & FOOD CENTRE

- 8 Mins Walk, White Restaurant @ Jalan Tampang
- 4 Mins Drive, Chong Pang Market & Food Centre



Convenience - Effortless Luxury

Enjoy seamless segues into amenities that matter.

At The Commodore, you are well placed to access everyday necessities and modern lifestyle choices within easy grasp.

Your enclave in Canberra is an enriching environment to live in and grow into. There is an influx of shopping centres and business hubs, as well as a wide array of schools and unique lifestyle destinations.



Within 1 km
Sembawang Primary School



6 Mins Drive
Khoo Teck Puat Hospital



6 Mins Walk
Sembawang Shopping Centre



11 Mins Drive
Seletar Aerospace Park



4 Mins Walk
Canberra Plaza Mall



1 MRT Stop
Northpoint City Mall



4 Mins Drive
Chong Pang Market & Food Centre



8 Mins Walk
White Restaurant @ Jalan Tampang



1 MRT Stop
Sun Plaza



Next Door, Jalan Sendudok Park

Discover Mother Nature on your doorstep.

A location surrounded by nature is increasingly becoming scarce in Singapore. Within minutes from your front door, discover urban living that embraces the beauty of the outdoors as a vital and nourishing part of your wellbeing.



3 Mins Drive, Sembawang Hot Spring Park



5 Mins Drive, Sembawang Park

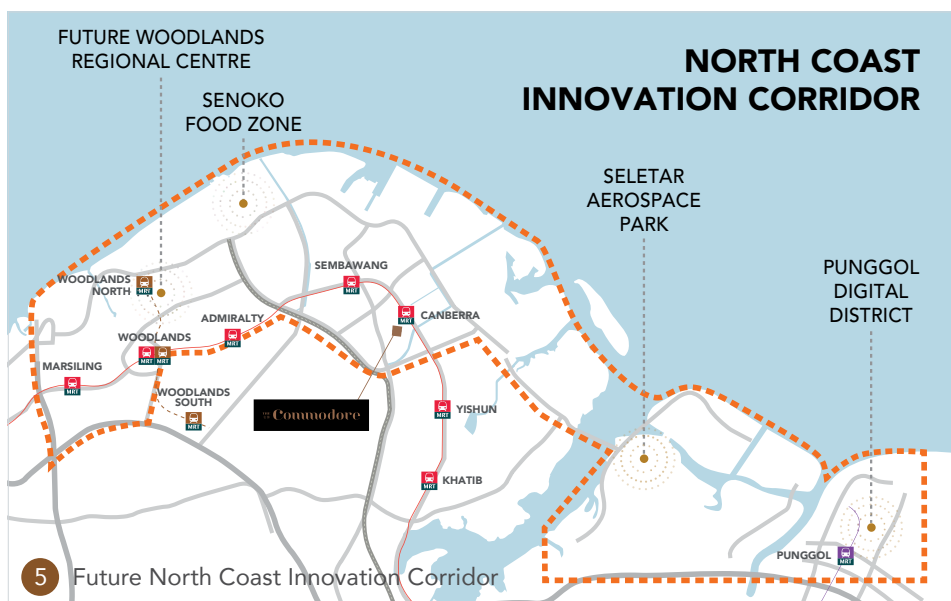
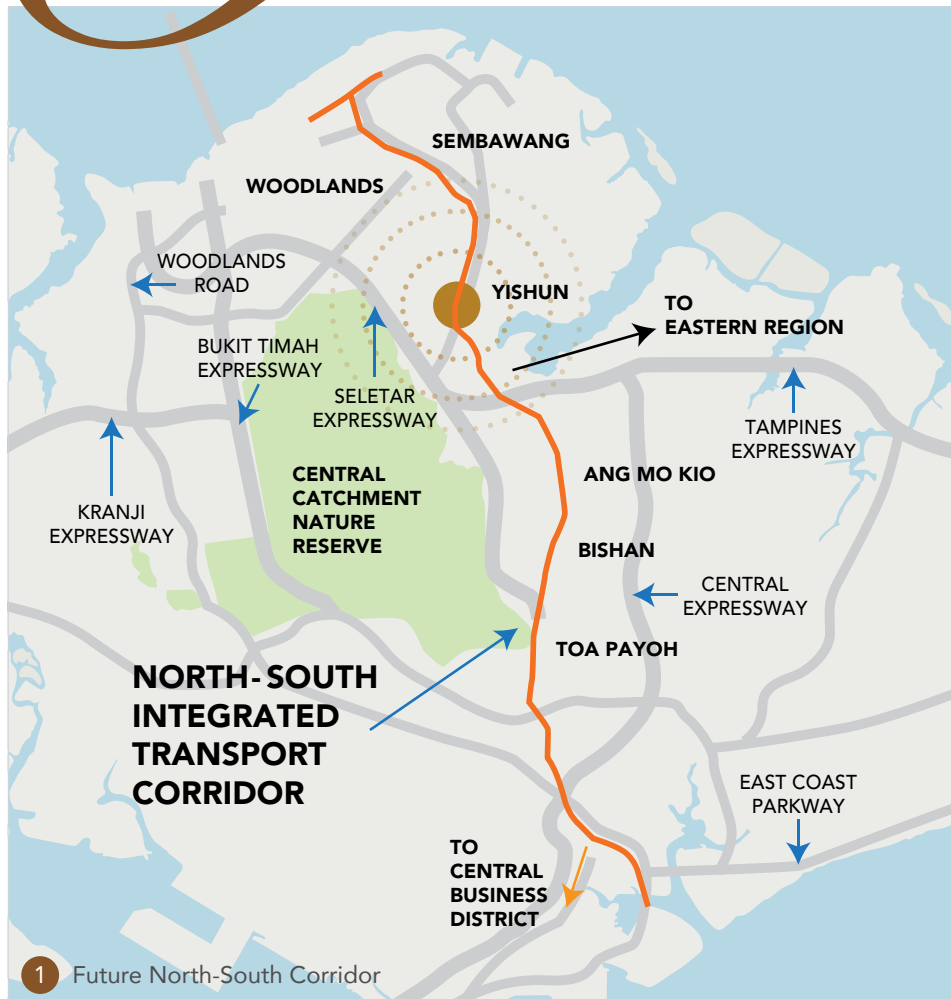


7 Mins Drive, ORTO Multi-Recreational Park

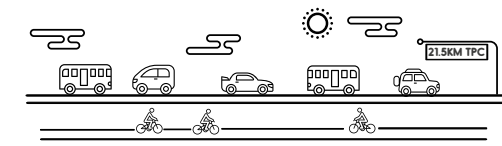


Next Door, Park Connector Network

Into The Future - The Luxury Of Foresight



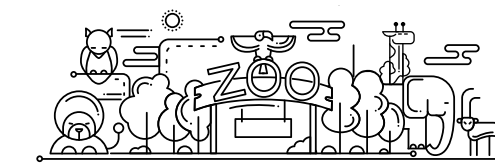
5 reasons that make the North the epicentre of growth.



- 1 FUTURE NORTH-SOUTH CORRIDOR**
3 Mins Drive to the Sembawang Exit
- 21.5km, longest Transit Priority Corridor (TPC)
 - 1st Integrated TPC with Continuous Bus & Cycling Lanes
 - Potential to reduce travel time to the CBD to 20 minutes

2 BUKIT CANBERRA - NEW-GEN NEIGHBOURHOOD CENTRE (NGNC)

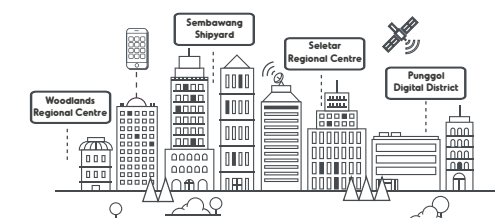
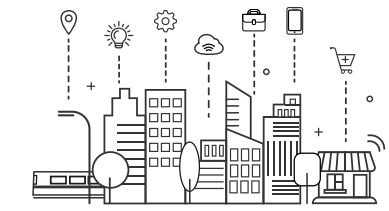
- 2 Mins Drive
- 12-ha sports and nature hub, approx the size of 20 football fields
 - 1,500 sqm ActiveSG gym, largest in Singapore
 - Public indoor & outdoor pools
 - 3km outdoor running trails
 - Community garden & edible farming
 - Hawker Centre
 - Polyclinic & Senior Care Centre
 - Preserved historical building — Former Admiralty House



- 3 EXPANDED MANDAI WILDLIFE PARK**
18 Mins Drive
- 5-in-1 eco-precinct to comprise Singapore Zoo, Night Safari, River Safari, Bird Park and a new Rainforest Park

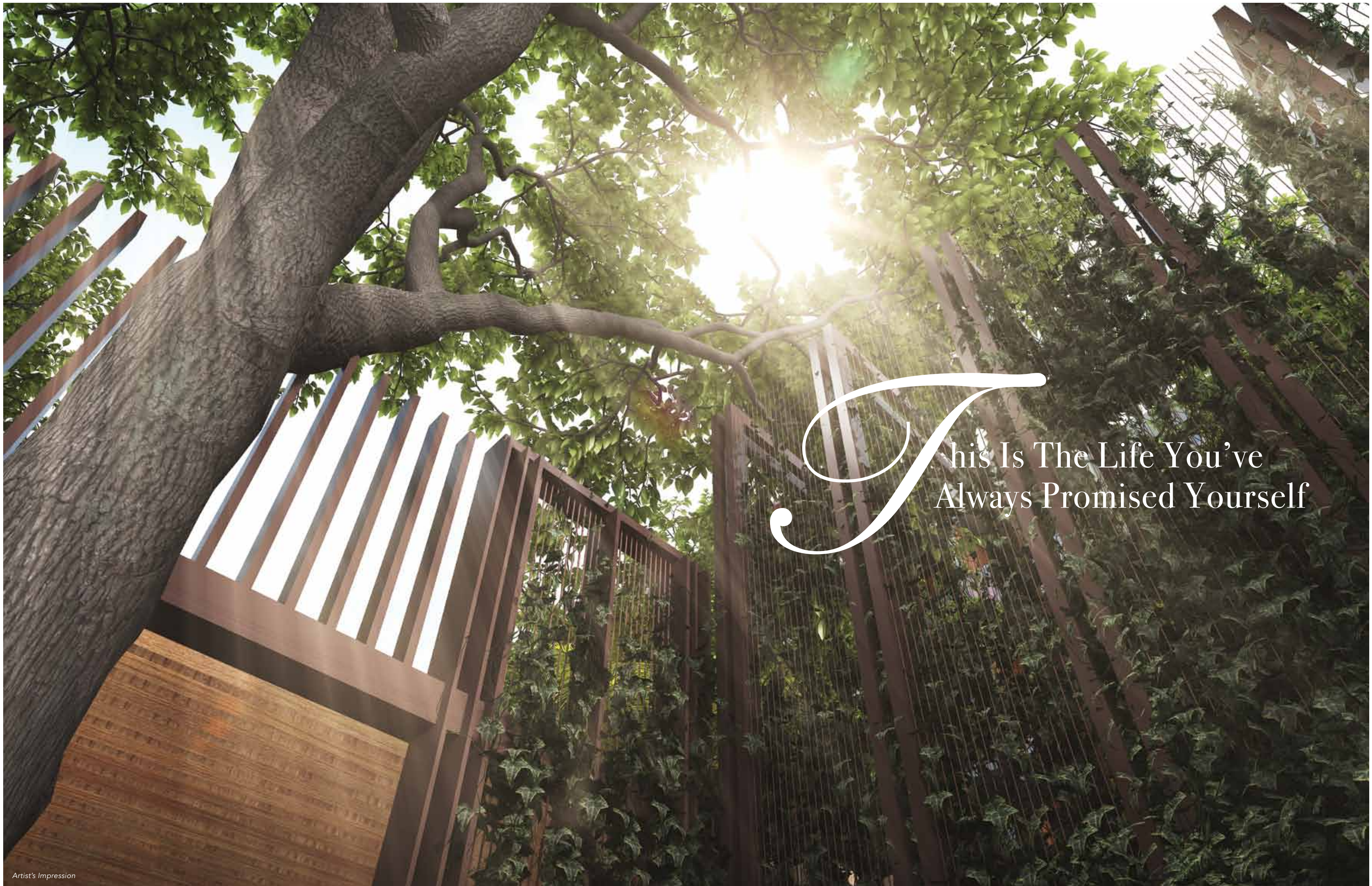
4 UPCOMING INTEGRATED DISTRICTS

- 20 Mins Drive, Punggol Digital District (U/C)
- Singapore's first smart business district that integrates JTC's digital business spaces and Singapore Institute of Technology
- 10 Mins Drive, Woodlands North Coast
- Located in Woodlands Regional Centre, this vibrant mixed-use precinct developed by JTC supports clean and light manufacturing operations for businesses across the manufacturing value chain

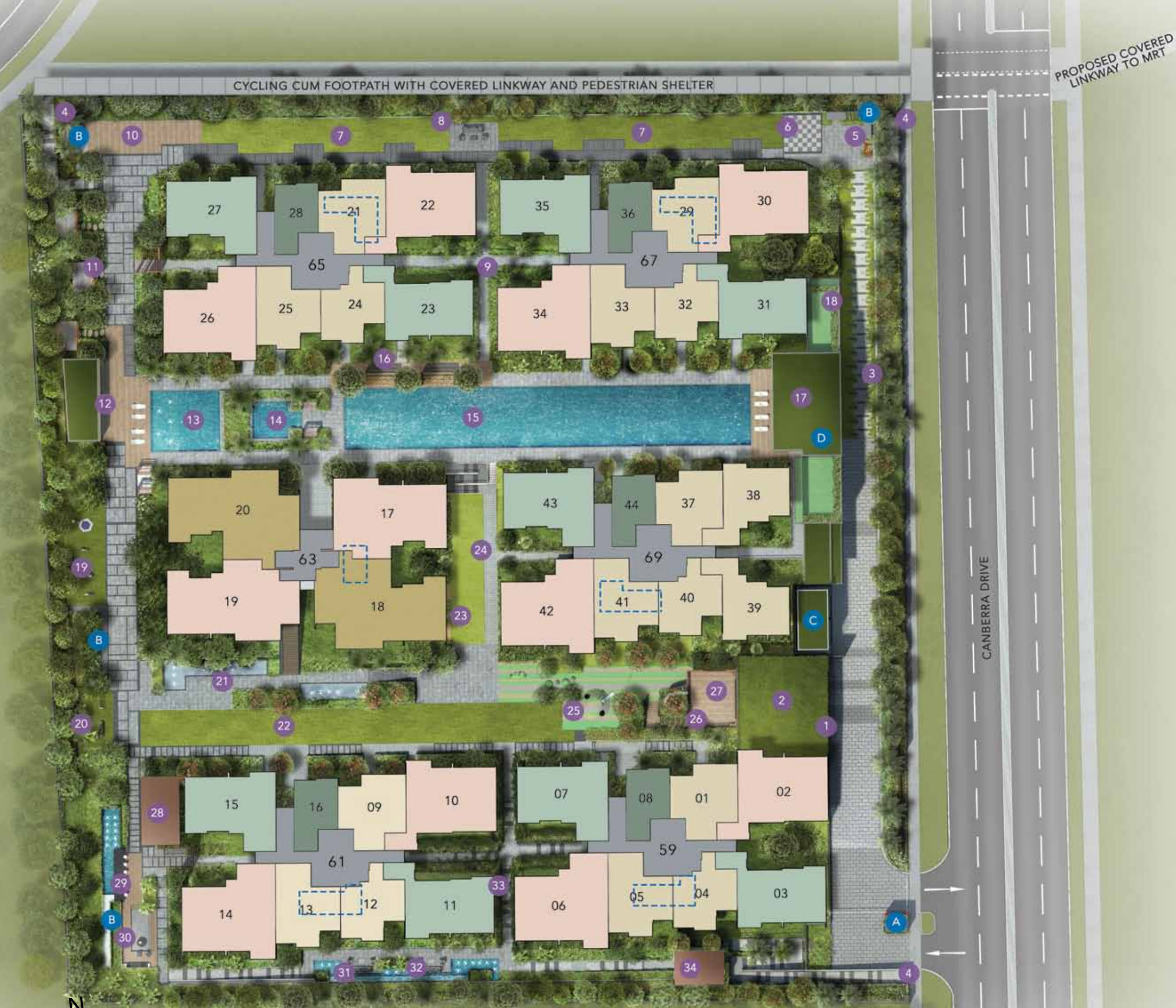


- 5 FUTURE NORTH COAST INNOVATION CORRIDOR (NCIC)**
11 Mins Drive, Seletar Aerospace Park
- Economic corridor with four key growth nodes:
- Woodlands Regional Centre, Sembawang Shipyard, Seletar Regional Centre, and Punggol Digital District

* All travel times are estimates and subject to actual travel conditions.
Source: www.onemap.sg and www.google.com.sg/maps



This Is The Life You've
Always Promised Yourself



CYCLING CUM FOOTPATH WITH COVERED LINKWAY AND PEDESTRIAN SHELTER

PROPOSED COVERED LINKWAY TO MRT

CANBERRA DRIVE

Site Plan

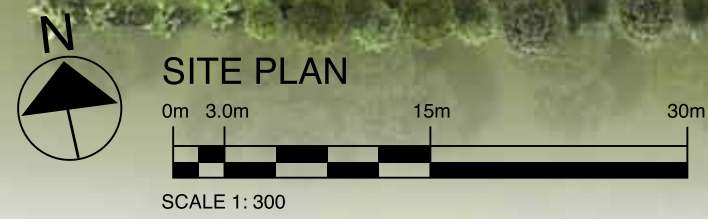
FACILITIES

- | | |
|----------------------------|------------------------------|
| 1. The Arrival | 23. Family Lounge |
| 2. Concierge | 24. Family Lawn |
| 3. Palm Promenade | 25. Children's Playground |
| 4. Side Gate | 26. Tree House |
| 5. Garden Alcove | 27. Children's Activity Room |
| 6. Chess Corner | 28. Spice Garden Pavilion |
| 7. Picnic Lawn | 29. Spice Garden Bar |
| 8. Garden Lounge | 30. Spice Garden Lounge |
| 9. Fern Garden | 31. Cascading Water Feature |
| 10. Yoga Deck | 32. Cascading Water Lounge |
| 11. Forest Cabanas | 33. Bamboo Grove |
| 12. Sunset Pavilion | 34. Tea Pavilion |
| 13. Children's Wading Pool | |
| 14. Spa Pool | |
| 15. 50m Lap Pool | |
| 16. Pool Cabanas | |
| 17. Clubhouse | |
| 18. Gym | |
| 19. Cardio Fitness Corner | |
| 20. Physio Fitness Corner | |
| 21. Water Court | |
| 22. The Commodore's Lawn | |

SERVICES

- 1st Storey**
- A. Guardhouse
 - B. Ventilation Shaft
- Basement**
- C. Substation (with Genset above)
 - D. Bin Centre

- Roof**
- Water Tank



SITE PLAN

0m 3.0m 15m 30m

SCALE 1:300

Unit Distribution

BLOCK 59

	01	02	03	04	05	06	07	08
5th	B3	D1(PH)	C1(PH)	B1	B2	D2(PH)	C2(PH)	A
4th	B3	D1	C1	B1	B2	D2	C2	A
3rd	B3	D1	C1	B1	B2	D2	C2	A
2nd	B3	D1	C1	B1	B2	D2	C2	A
1st	B3(p1)		C1(p2)	B1(p2)	B2(p2)	D2(p2)	C2(p1)	A(p1)

BLOCK 61

	09	10	11	12	13	14	15	16
5th	B3	D1(PH)	C1(PH)	B1	B2	D2(PH)	C2(PH)	A
4th	B3	D1	C1	B1	B2	D2	C2	A
3rd	B3	D1	C1	B1	B2	D2	C2	A
2nd	B3	D1	C1	B1	B2	D2	C2	A
1st	B3(p1)	D1b(p1)	C1(p2)	B1(p2)	B2(p2)	D2(p2)	C2(p1)	A(p1)

BLOCK 63

	17	18	19	20
5th	D4(PH)	E2(PH)	D3(PH)	E1(PH)
4th	D4	E2	D3	E1
3rd	D4	E2	D3	E1
2nd	D4	E2	D3	E1
1st	D4a(p1)	E2(p2)	D3a(p2)	E1(p1)

BLOCK 65

	21	22	23	24	25	26	27	28
5th	B3	D1(PH)	C1(PH)	B1	B2	D2(PH)	C2(PH)	A
4th	B3	D1	C1	B1	B2	D2	C2	A
3rd	B3	D1	C1	B1	B2	D2	C2	A
2nd	B3	D1	C1	B1	B2	D2	C2	A
1st	B3(p2)	D1(p2)	C1(p1)	B1(p1)	B2(p1)	D2(p1)	C2(p2)	A(p2)

BLOCK 67

	29	30	31	32	33	34	35	36
5th	B3	D1(PH)	C1(PH)	B1	B2	D2(PH)	C2(PH)	A
4th	B3	D1	C1	B1	B2	D2	C2	A
3rd	B3	D1	C1	B1	B2	D2	C2	A
2nd	B3	D1	C1	B1	B2	D2	C2	A
1st	B3(p2)	D1(p2)	C1(p1)	B1(p1)	B2(p1)	D2(p1)	C2(p1)	A(p2)

BLOCK 69

	37	38	39	40	41	42	43	44
5th	B3	B4(PH)	B5(PH)	B1	B2	D2(PH)	C2(PH)	A
4th	B3	B4	B5	B1	B2	D2	C2	A
3rd	B3	B4	B5	B1	B2	D2	C2	A
2nd	B3	B4	B5	B1	B2	D2	C2	A
1st	B3(p1)	B4(p1)	B5(p2)	B1(p2)	B2(p2)	D2(p2)	C2(p1)	A(p1)

1-BEDROOM
 2-BEDROOM
 3-BEDROOM
 2-BEDROOM PREMIUM + STUDY
 3-BEDROOM PREMIUM + STUDY

4-BEDROOM
 4-BEDROOM EXCLUSIVE + STUDY
 5-BEDROOM EXCLUSIVE + STUDY
 4-BEDROOM PREMIUM + STUDY

1 BEDROOM

TYPE A

TYPE A

43 sqm (463 sqft)

BLOCK 59

#02-08 to #05-08

BLOCK 61

#02-16 to #05-16

BLOCK 65

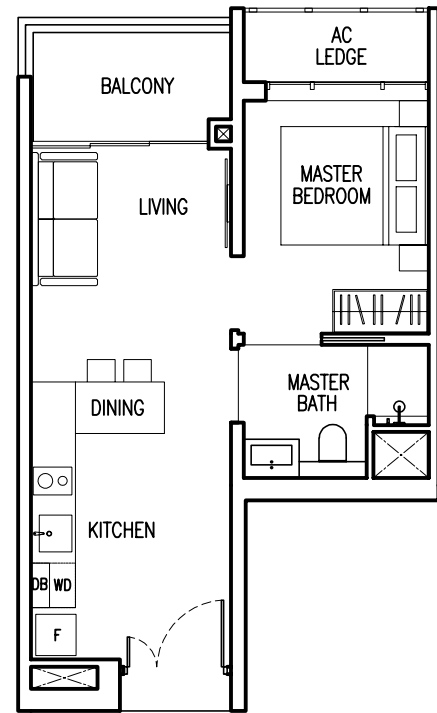
#02-28 to #05-28

BLOCK 67

#02-36 to #05-36

BLOCK 69

#02-44 to #05-44



TYPE A(p1)

43 sqm (463 sqft)

BLOCK 59

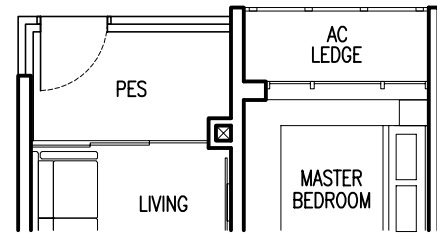
#01-08

BLOCK 61

#01-16

BLOCK 69

#01-44



TYPE A(p2)

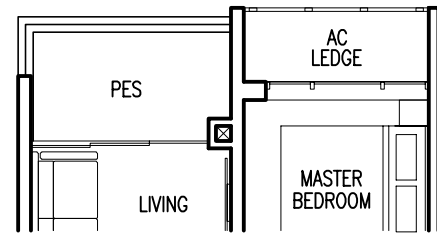
43 sqm (463 sqft)

BLOCK 65

#01-28

BLOCK 67

#01-36

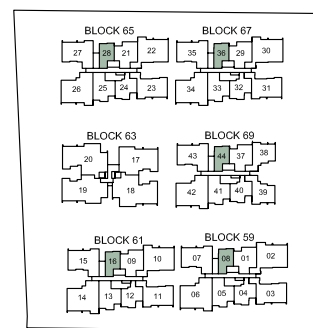
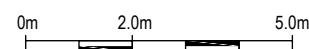


LEGEND

WD WASHER CUM DRYER F FRIDGE

NOTE

- Area includes AC ledge, balcony and private enclosed space (PES), strata void (where applicable).
- The above plans and illustrations are subject to change as may be required or approved by the relevant authorities.
- All floor areas are approximate only and subject to final survey.
- Please refer to the key plan for orientation.
- Service voids are excluded from strata area.
- RC ledge are excluded from strata area.



KEY PLAN IS NOT DRAWN TO SCALE

2 BEDROOM

TYPE B1

TYPE B1

58 sqm (624 sqft)

BLOCK 59

#02-04 to #05-04

BLOCK 61

#02-12 to #05-12

BLOCK 65

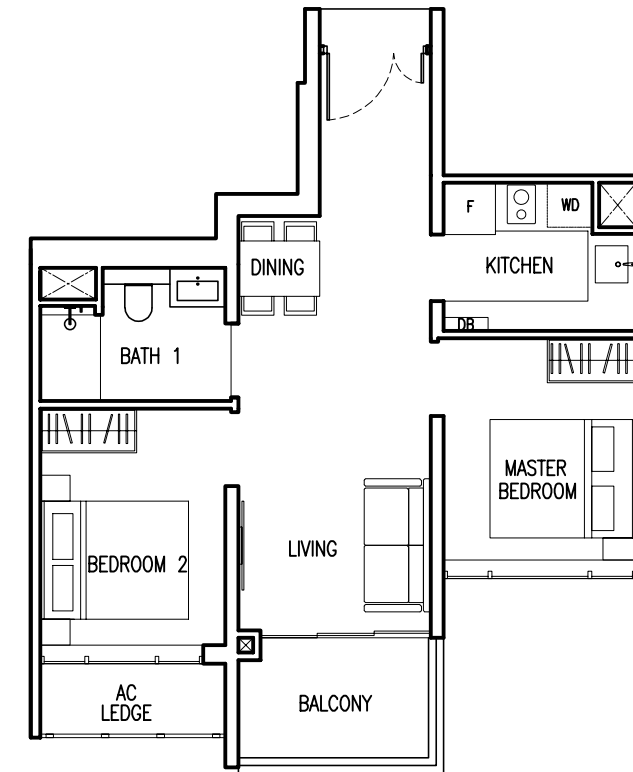
#02-24 to #05-24

BLOCK 67

#02-32 to #05-32

BLOCK 69

#02-40 to #05-40



TYPE B1(p1)

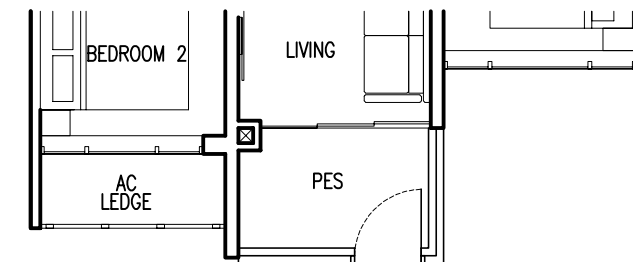
58 sqm (624 sqft)

BLOCK 65

#01-24

BLOCK 67

#01-32



TYPE B1(p2)

58 sqm (624 sqft)

BLOCK 59

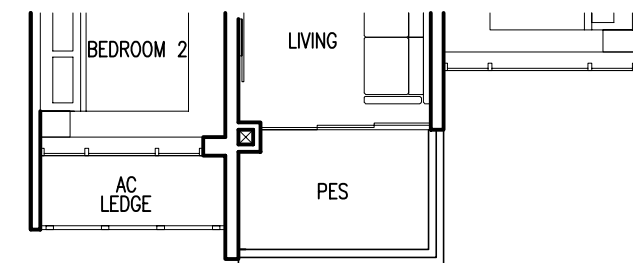
#01-04

BLOCK 61

#01-12

BLOCK 69

#01-40

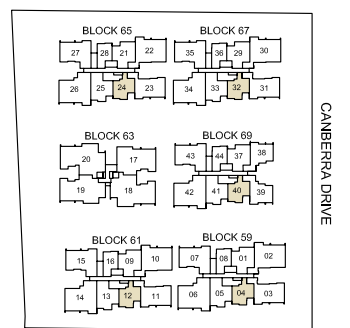
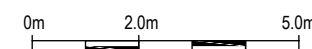


LEGEND

WD WASHER CUM DRYER F FRIDGE

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- RC ledge are excluded from strata area.



KEY PLAN IS NOT DRAWN TO SCALE

2 BEDROOM
PREMIUM + STUDY

TYPE B2

TYPE B2

69 sqm (743 sqft)

BLOCK 59

#02-05 to #05-05

BLOCK 61

#02-13 to #05-13

BLOCK 65

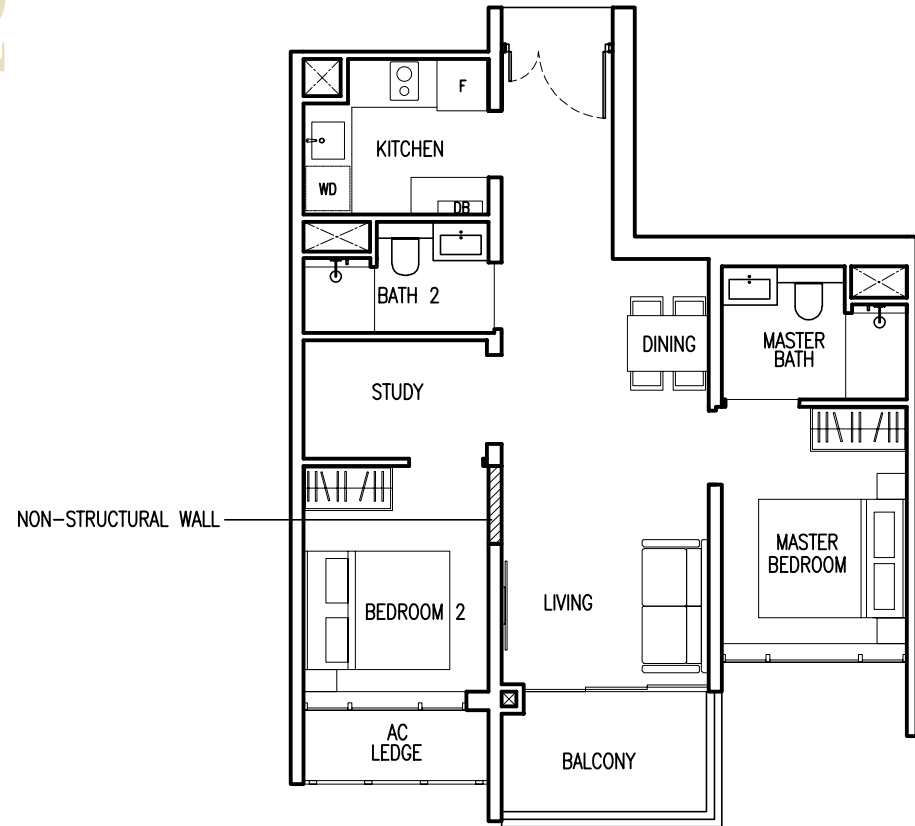
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BLOCK 67

#02-33 to #05-33

BLOCK 69

#02-41 to #05-41



TYPE B2(p1)

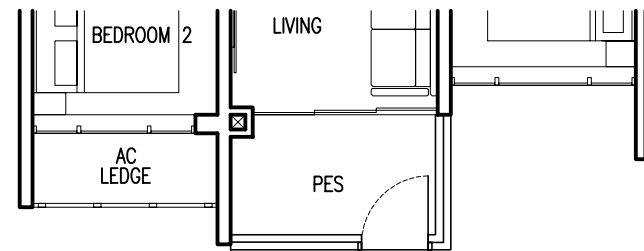
69 sqm (743 sqft)

BLOCK 65

#01-25

BLOCK 67

#01-33



TYPE B2(p2)

69 sqm (743 sqft)

BLOCK 59

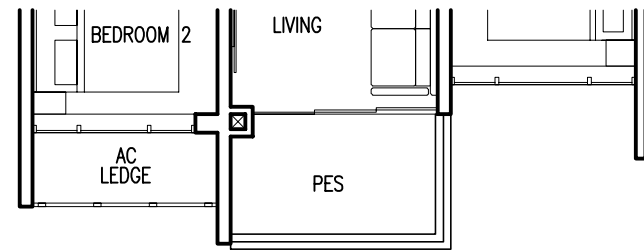
#01-05

BLOCK 61

#01-13

BLOCK 69

#01-41

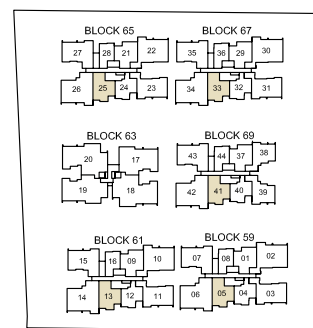
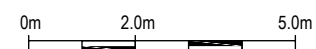


LEGEND

WD: WASHER CUM DRYER F: FRIDGE

NOTE

- Area includes AC ledge, balcony and private enclosed space (PES), strata void (where applicable).
- The above plans and illustrations are subject to change as may be required or approved by the relevant authorities.
- All floor areas are approximate only and subject to final survey.
- Please refer to the key plan for orientation.
- Service voids are excluded from strata area.
- RC ledge are excluded from strata area.



KEY PLAN IS NOT DRAWN TO SCALE

2 BEDROOM
PREMIUM + STUDY

TYPE B3

TYPE B3

69 sqm (743 sqft)

BLOCK 59

#02-01 to #05-01

BLOCK 61

#02-09 to #05-09

BLOCK 65

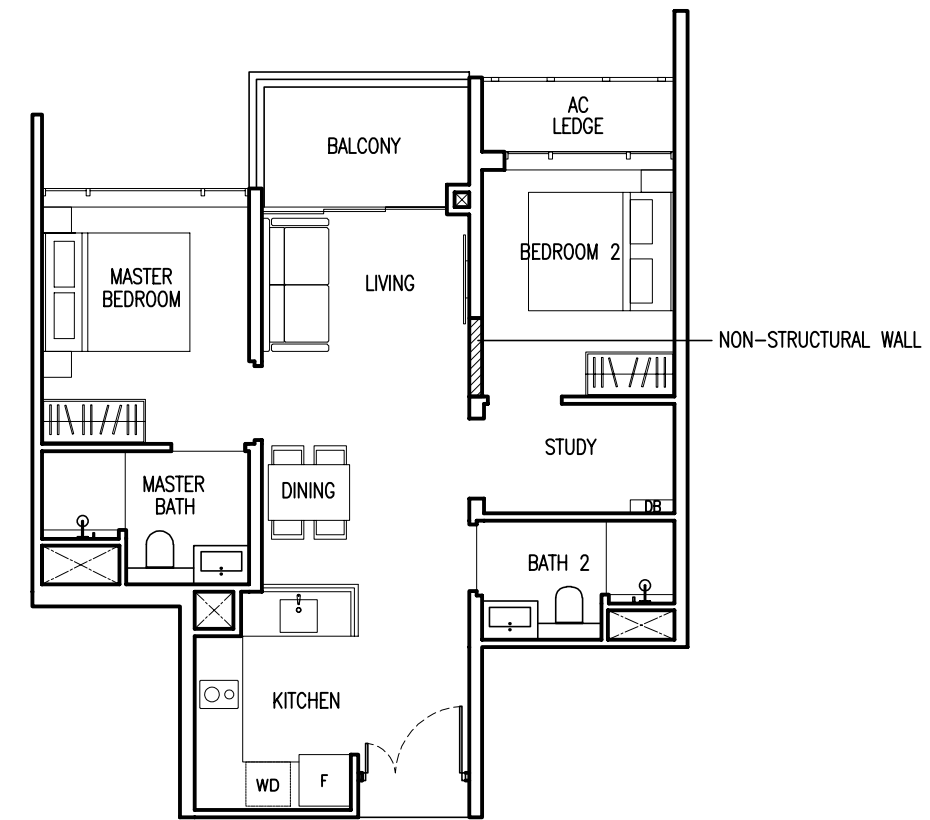
#02-21 to #05-21

BLOCK 67

#02-29 to #05-29

BLOCK 69

#02-37 to #05-37



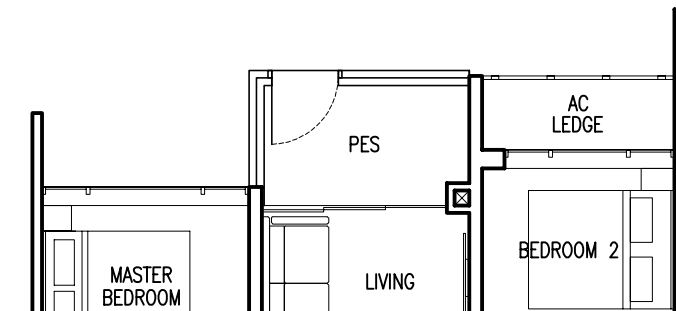
TYPE B3(p1)

69 sqm (743 sqft)

BLOCK 59
#01-01

BLOCK 61
#01-09

BLOCK 69
#01-37

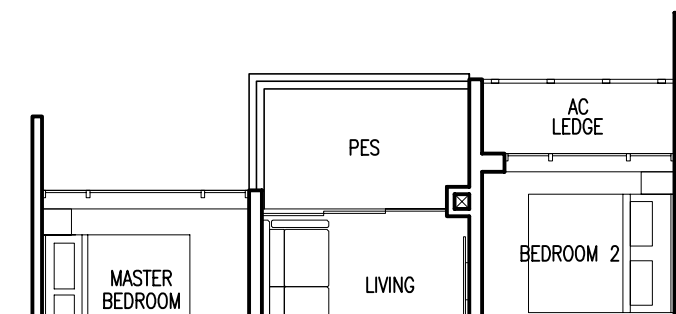


TYPE B3(p2)

69 sqm (743 sqft)

BLOCK 65
#01-21

BLOCK 67
#01-29

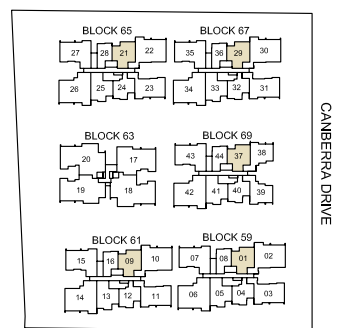
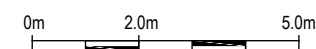


LEGEND

WD: WASHER CUM DRYER F: FRIDGE

NOTE

- Area includes AC ledge, balcony and private enclosed space (PES), strata void (where applicable).
- The above plans and illustrations are subject to change as may be required or approved by the relevant authorities.
- All floor areas are approximate only and subject to final survey.
- Please refer to the key plan for orientation.
- Service voids are excluded from strata area.
- RC ledge are excluded from strata area.



KEY PLAN IS NOT DRAWN TO SCALE

2 BEDROOM
PREMIUM + STUDY

TYPE B4

TYPE B4
73 sqm (786 sqft)

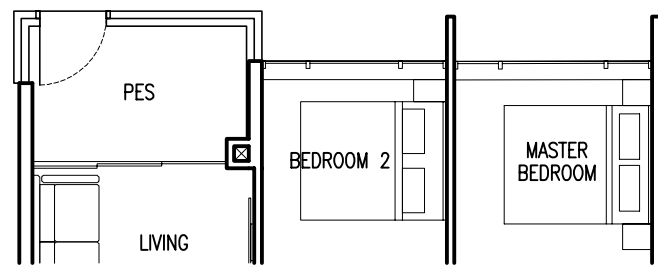
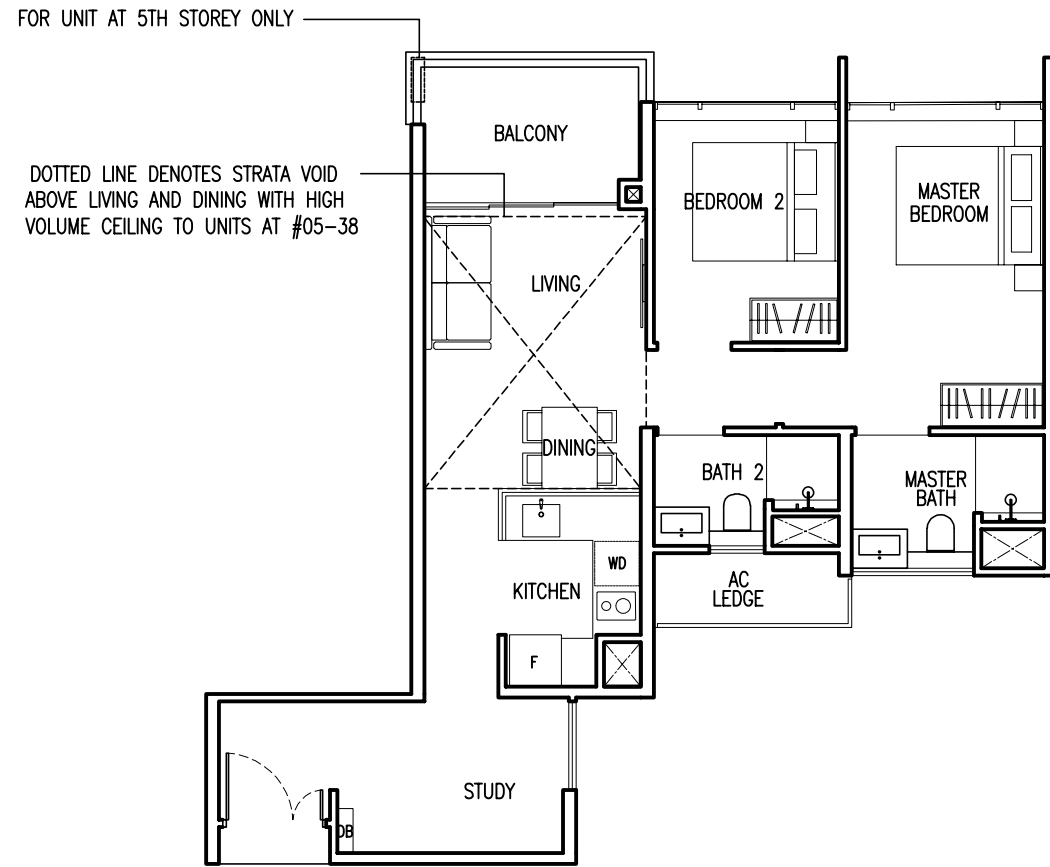
BLOCK 69
#02-38 to #04-38

TYPE B4(PH)
85 sqm (915 sqft)

BLOCK 69
#05-38

TYPE B4(p1)
73 sqm (786 sqft)

BLOCK 69
#01-38

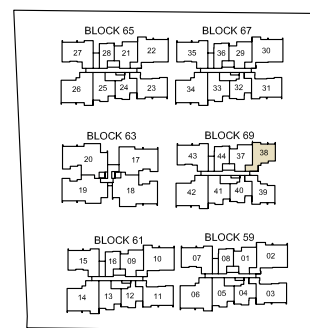
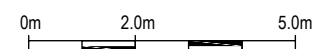


LEGEND

WD WASHER CUM DRYER F FRIDGE

NOTE

- Area includes AC ledge, balcony and private enclosed space (PES), strata void (where applicable).
- The above plans and illustrations are subject to change as may be required or approved by the relevant authorities.
- All floor areas are approximate only and subject to final survey.
- Please refer to the key plan for orientation.
- Service voids are excluded from strata area.
- RC ledge are excluded from strata area.



KEY PLAN IS NOT DRAWN TO SCALE

2 BEDROOM
PREMIUM + STUDY

TYPE B5

TYPE B5
73 sqm (786 sqft)

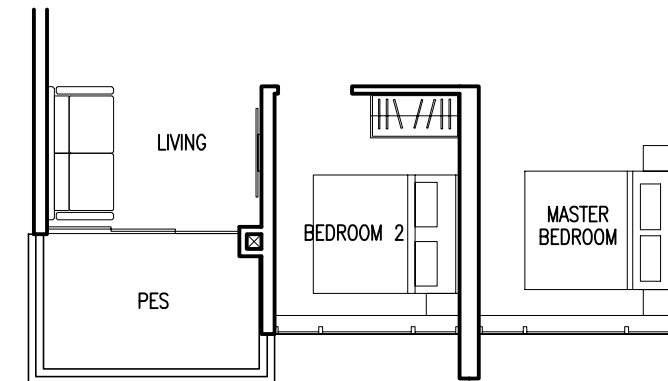
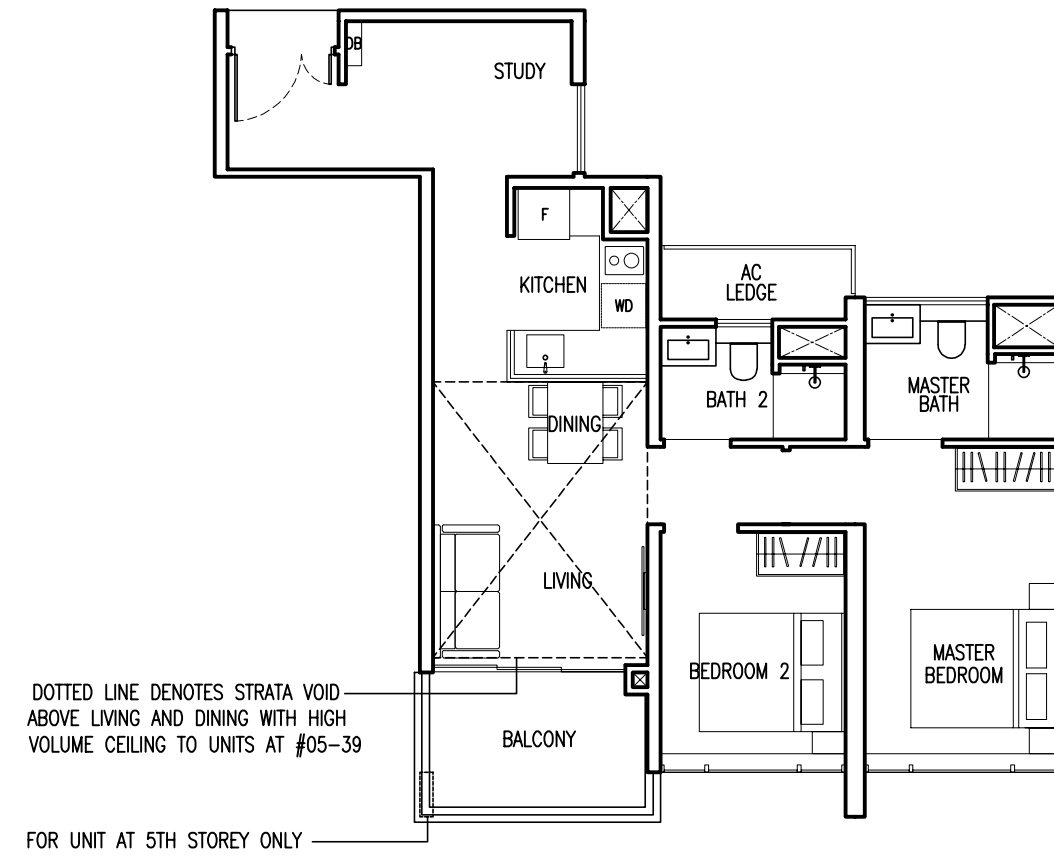
BLOCK 69
#02-39 to #04-39

TYPE B5(PH)
85 sqm (915 sqft)

BLOCK 69
#05-39

TYPE B5(p2)
73 sqm (786 sqft)

BLOCK 69
#01-39

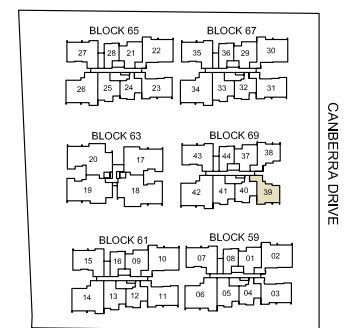
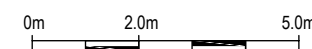


LEGEND

WD WASHER CUM DRYER F FRIDGE

NOTE

- Area includes AC ledge, balcony and private enclosed space (PES), strata void (where applicable).
- The above plans and illustrations are subject to change as may be required or approved by the relevant authorities.
- All floor areas are approximate only and subject to final survey.
- Please refer to the key plan for orientation.
- Service voids are excluded from strata area.
- RC ledge are excluded from strata area.



KEY PLAN IS NOT DRAWN TO SCALE

3 BEDROOM

TYPE C1

TYPE C1

90 sqm (969 sqft)

BLOCK 59

#02-03 to #04-03

BLOCK 61

#02-11 to #04-11

BLOCK 65

#02-23 to #04-23

BLOCK 67

#02-31 to #04-31

TYPE C1(PH)

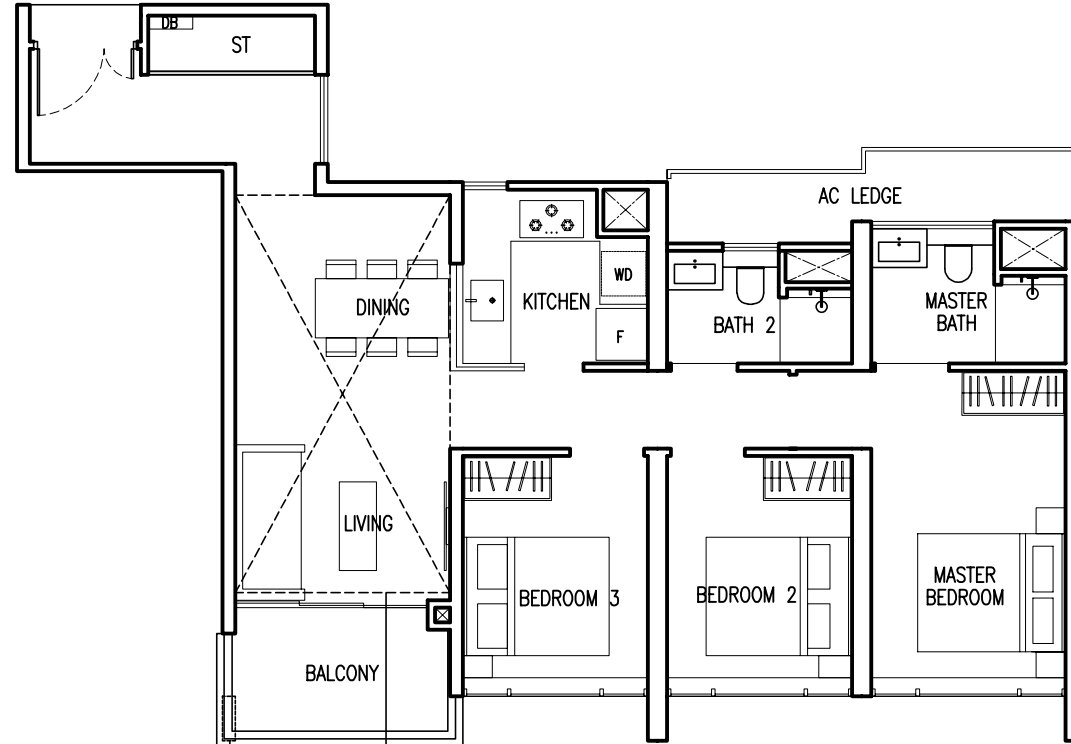
107 sqm (1152 sqft)

BLOCK 59 BLOCK 65

#05-03 #05-23

BLOCK 61 BLOCK 67

#05-11 #05-31



FOR UNIT AT 5TH STOREY ONLY

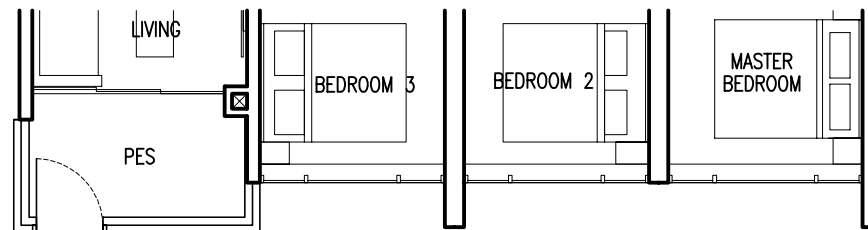
DOTTED LINE DENOTES STRATA VOID ABOVE LIVING AND DINING WITH HIGH VOLUME CEILING TO UNITS AT #05-03 #05-11, #05-23 & #05-31

TYPE C1(p1)

90 sqm (969 sqft)

BLOCK 65 BLOCK 67

#01-23 #01-31

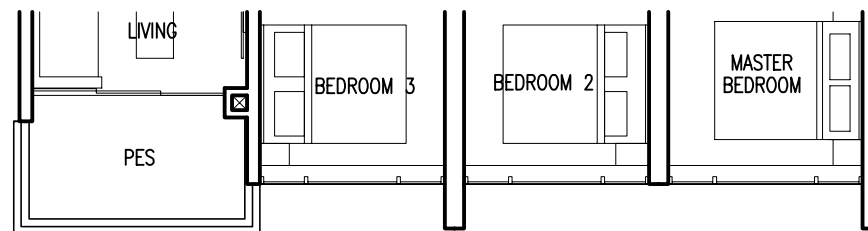


TYPE C1(p2)

90 sqm (969 sqft)

BLOCK 59 BLOCK 61

#01-03 #01-11

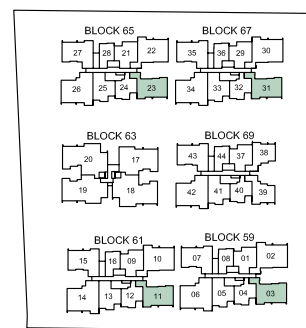
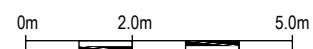


LEGEND

WD WASHER CUM DRYER F FRIDGE

NOTE

- Area includes AC ledge, balcony and private enclosed space (PES), strata void (where applicable).
- The above plans and illustrations are subject to change as may be required or approved by the relevant authorities.
- All floor areas are approximate only and subject to final survey.
- Please refer to the key plan for orientation.
- Service voids are excluded from strata area.
- RC ledge are excluded from strata area.



KEY PLAN IS NOT DRAWN TO SCALE

3 BEDROOM
PREMIUM + STUDY

TYPE C2

TYPE C2

95 sqm (1023 sqft)

BLOCK 59 #02-07 to #04-07

BLOCK 65 #02-27 to #04-27

BLOCK 61 #02-15 to #04-15

BLOCK 67 #02-35 to #04-35

BLOCK 69

#02-43 to #04-43

TYPE C2(PH)

110 sqm (1184 sqft)

BLOCK 59 #05-07 BLOCK 65 #05-27

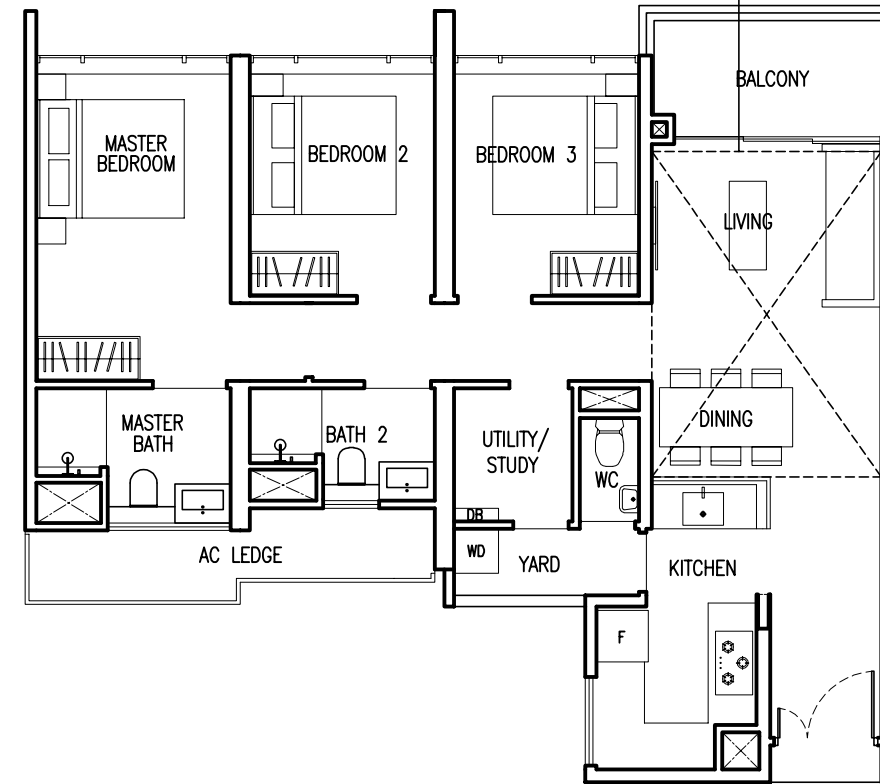
BLOCK 61 #05-15 BLOCK 67 #05-35

BLOCK 69

#05-43

FOR UNIT AT 5TH STOREY ONLY

DOTTED LINE DENOTES STRATA VOID ABOVE LIVING AND DINING WITH HIGH VOLUME CEILING TO UNITS AT #05-07 #05-15, #05-27, #05-35 & #05-43



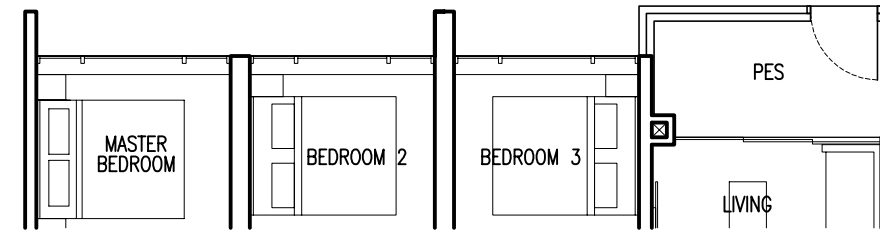
TYPE C2(p1)

95 sqm (1023 sqft)

BLOCK 59 #01-07 BLOCK 61 #01-15

BLOCK 69

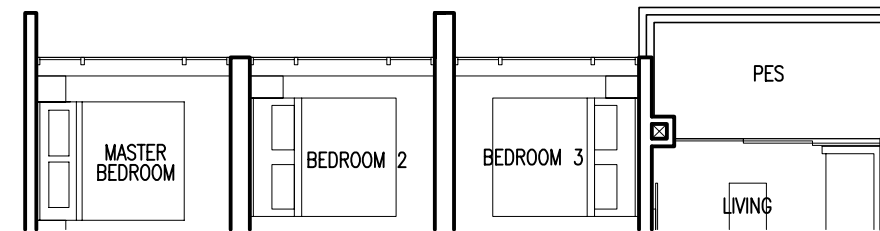
#01-43



TYPE C2(p2)

95 sqm (1023 sqft)

BLOCK 65 #01-27 BLOCK 67 #01-35

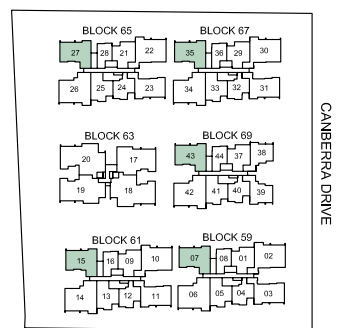
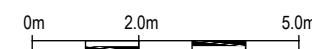


LEGEND

WD WASHER CUM DRYER F FRIDGE

NOTE

- Area includes AC ledge, balcony and private enclosed space (PES), strata void (where applicable).
- The above plans and illustrations are subject to change as may be required or approved by the relevant authorities.
- All floor areas are approximate only and subject to final survey.
- Please refer to the key plan for orientation.
- Service voids are excluded from strata area.
- RC ledge are excluded from strata area.



KEY PLAN IS NOT DRAWN TO SCALE

4 BEDROOM TYPE D1

TYPE D1
110 sqm (1184 sqft)

BLOCK 59
#02-02 to #04-02

BLOCK 61
#02-10 to #04-10

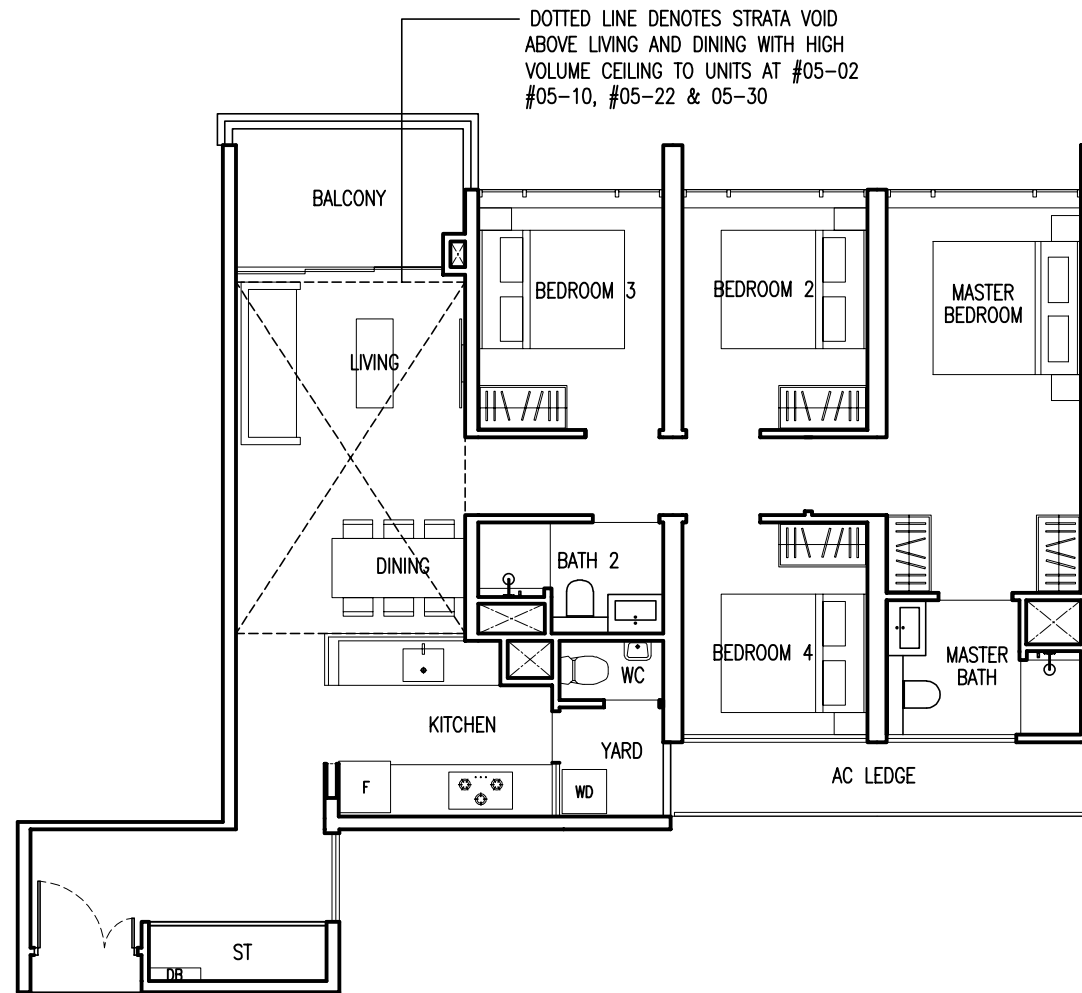
BLOCK 65
#02-22 to #04-22

BLOCK 67
#02-30 to #04-30

TYPE D1(PH)
126 sqm (1356 sqft)

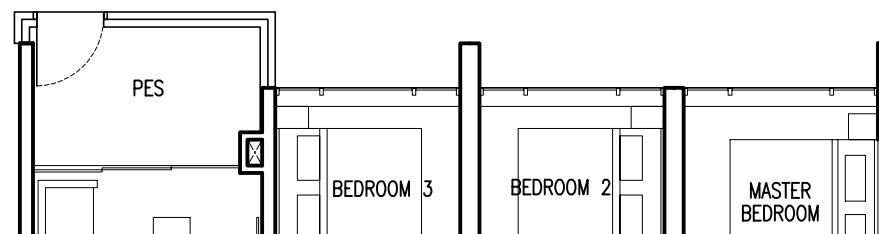
BLOCK 59 **BLOCK 65**
#05-02 #05-22

BLOCK 61 **BLOCK 67**
#05-10 #05-30



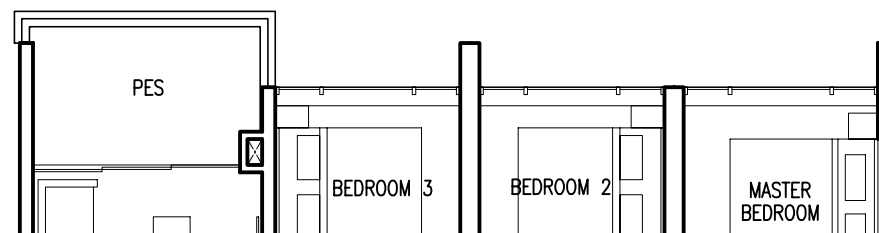
TYPE D1(p1)
110 sqm (1184 sqft)

BLOCK 61
#01-10



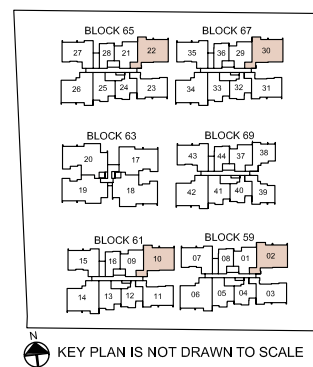
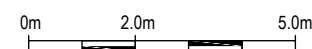
TYPE D1(p2)
110 sqm (1184 sqft)

BLOCK 65 **BLOCK 67**
#01-22 #01-30



LEGEND
WD: WASHER CUM DRYER F: FRIDGE

NOTE
- Area includes AC ledge, balcony and private enclosed space (PES), strata void (where applicable).
- The above plans and illustrations are subject to change as may be required or approved by the relevant authorities.
- All floor areas are approximate only and subject to final survey.
- Please refer to the key plan for orientation.
- Service voids are excluded from strata area.
- RC ledge are excluded from strata area.



4 BEDROOM PREMIUM + STUDY TYPE D2

TYPE D2
118 sqm (1270 sqft)

BLOCK 59 **BLOCK 65**
#02-06 to #04-06 #02-26 to #04-26

BLOCK 61 **BLOCK 67**
#02-14 to #04-14 #02-34 to #04-34

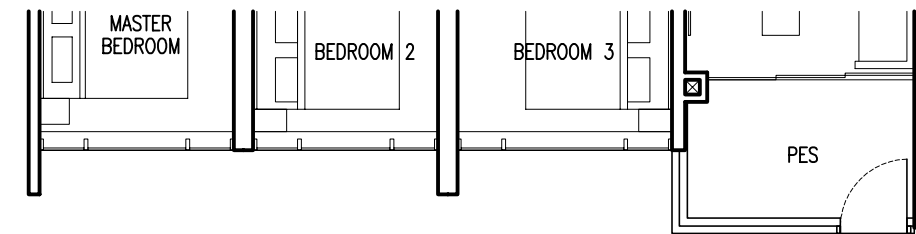
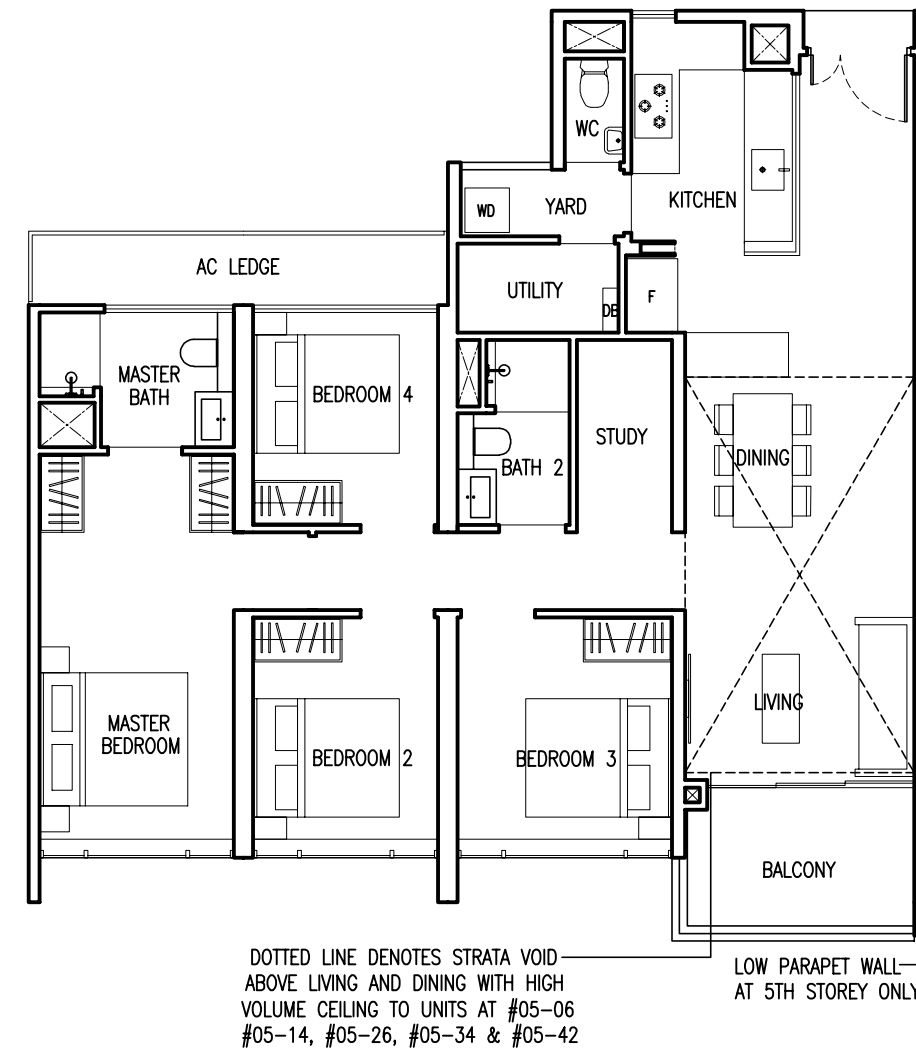
BLOCK 69
#02-42 to #04-42

TYPE D2(PH)
136 sqm (1464 sqft)

BLOCK 59 **BLOCK 65**
#05-06 #05-26

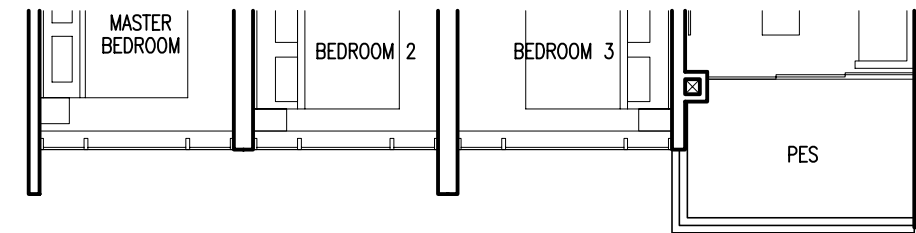
BLOCK 61 **BLOCK 67**
#05-14 #05-34

BLOCK 69
#05-42



TYPE D2(p1)
118 sqm (1270 sqft)

BLOCK 65 **BLOCK 67**
#01-26 #01-34



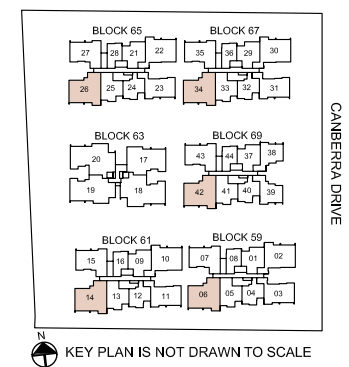
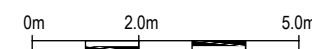
TYPE D2(p2)
118 sqm (1270 sqft)

BLOCK 59 **BLOCK 61**
#01-06 #01-14

BLOCK 69
#01-42

LEGEND
WD: WASHER CUM DRYER F: FRIDGE

NOTE
- Area includes AC ledge, balcony and private enclosed space (PES), strata void (where applicable).
- The above plans and illustrations are subject to change as may be required or approved by the relevant authorities.
- All floor areas are approximate only and subject to final survey.
- Please refer to the key plan for orientation.
- Service voids are excluded from strata area.
- RC ledge are excluded from strata area.



4 BEDROOM
EXCLUSIVE + STUDY

TYPE D3

TYPE D3

132 sqm (1421 sqft)

BLOCK 63

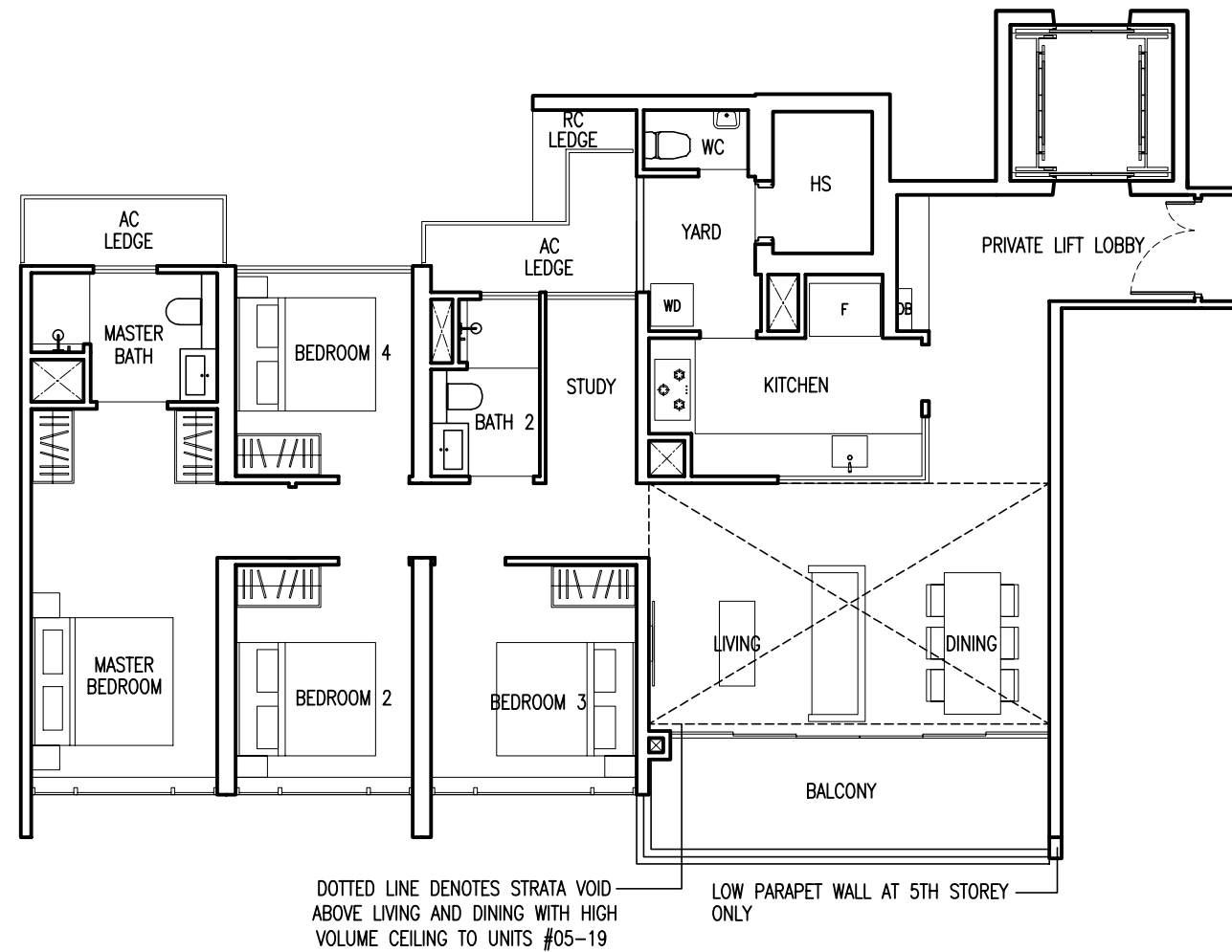
#02-19 to #04-19

TYPE D3(PH)

153 sqm (1647 sqft)

BLOCK 63

#05-19



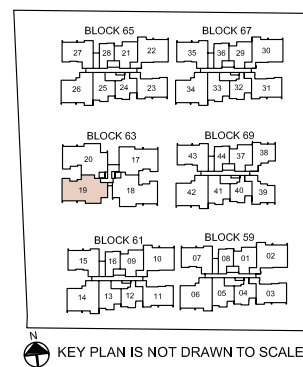
LEGEND

WD WASHER CUM DRYER F FRIDGE

NOTE

- Area includes AC ledge, balcony and private enclosed space (PES), strata void (where applicable).
- The above plans and illustrations are subject to change as may be required or approved by the relevant authorities.
- All floor areas are approximate only and subject to final survey.
- Please refer to the key plan for orientation.
- Service voids are excluded from strata area.
- RC ledge are excluded from strata area.

0m 2.0m 5.0m



4 BEDROOM
PREMIUM + STUDY

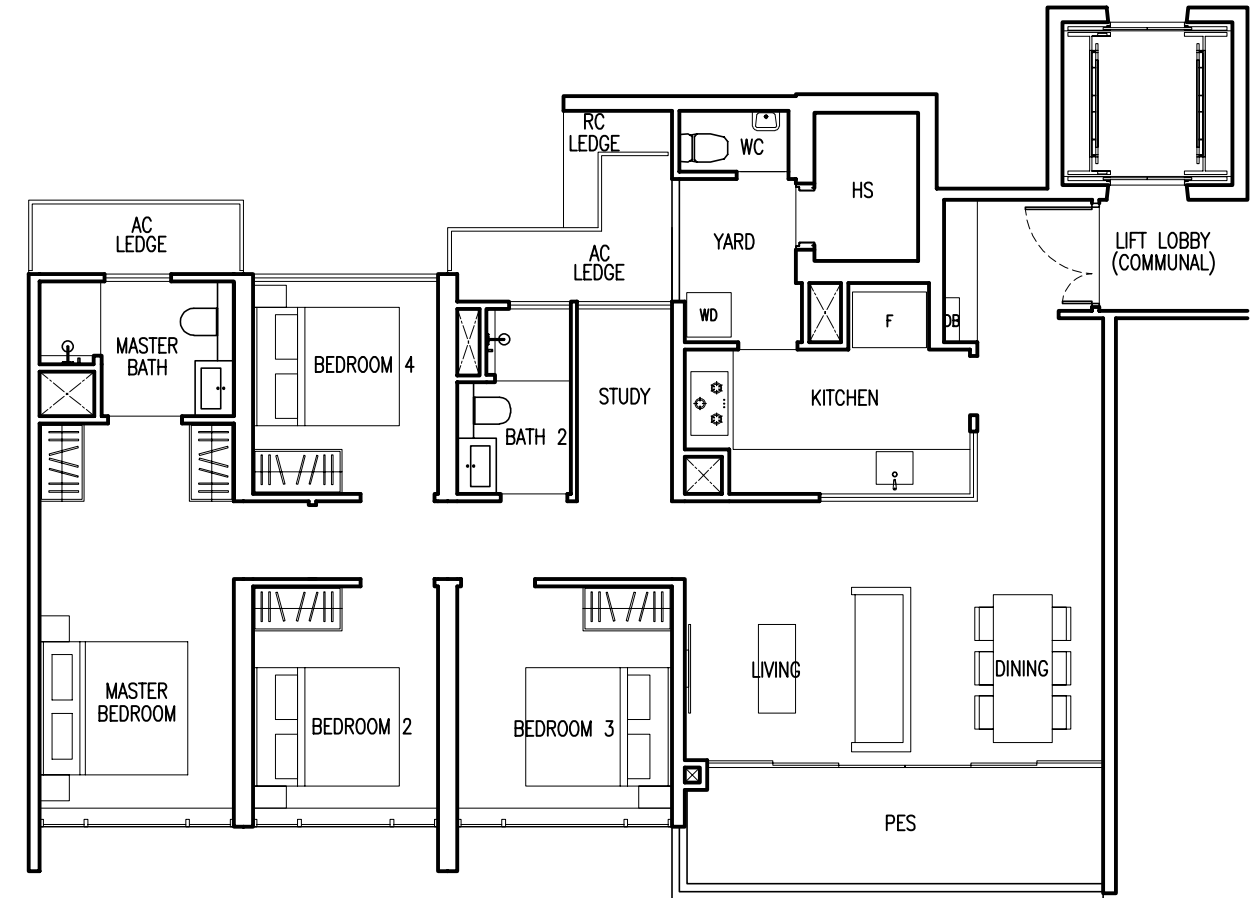
TYPE D3a

TYPE D3a

128 sqm (1378sqft)

BLOCK 63

#01-19



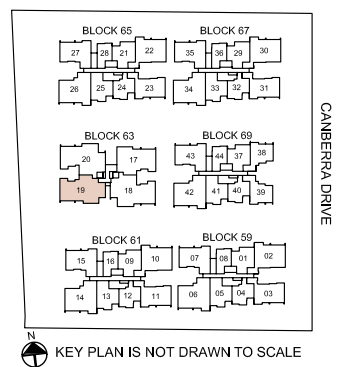
LEGEND

WD WASHER CUM DRYER F FRIDGE

NOTE

- Area includes AC ledge, balcony and private enclosed space (PES), strata void (where applicable).
- The above plans and illustrations are subject to change as may be required or approved by the relevant authorities.
- All floor areas are approximate only and subject to final survey.
- Please refer to the key plan for orientation.
- Service voids are excluded from strata area.
- RC ledge are excluded from strata area.

0m 2.0m 5.0m



4 BEDROOM
EXCLUSIVE + STUDY

TYPE D4

TYPE D4

133 sqm (1432sqft)

BLOCK 63

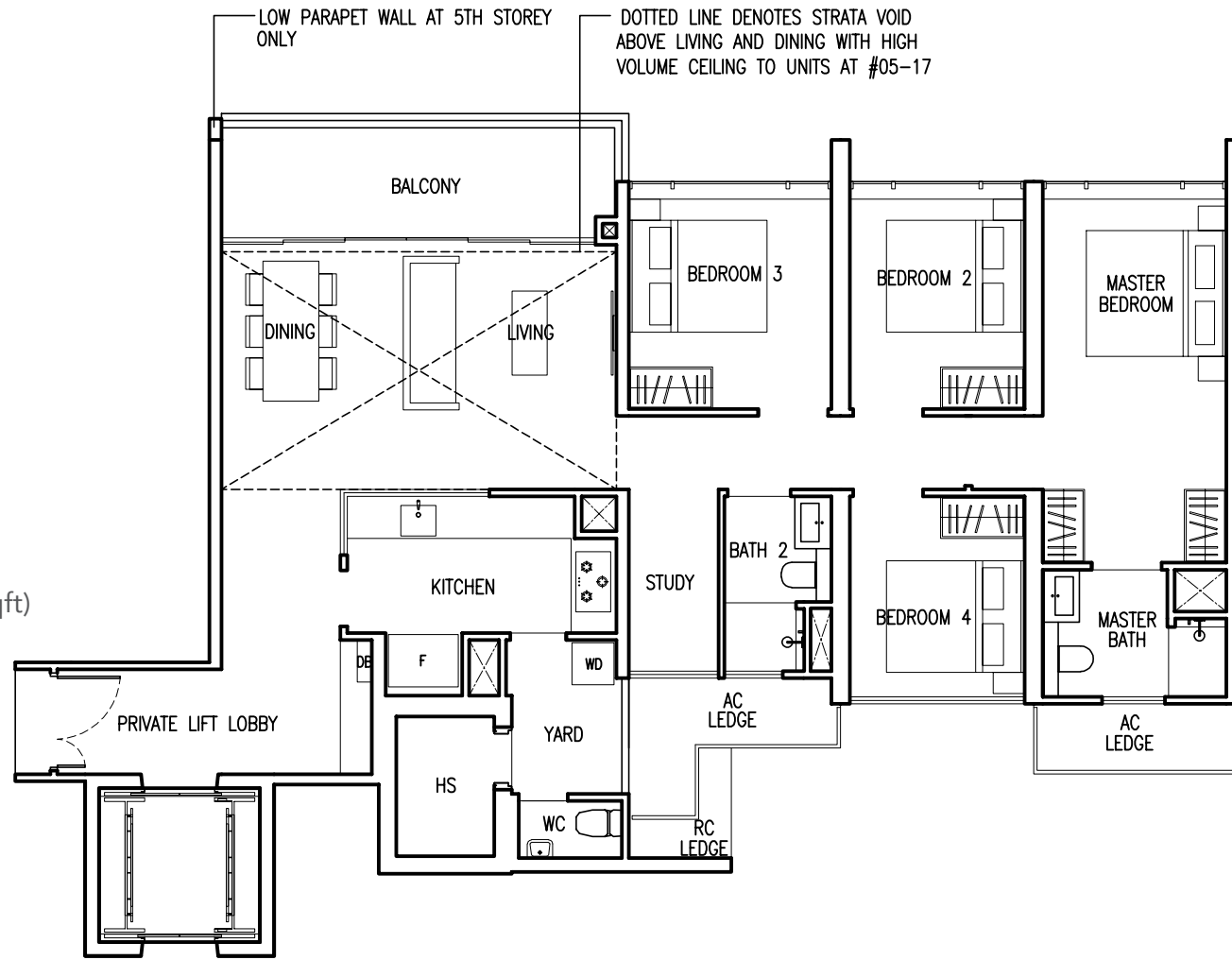
#02-17 to #04-17

TYPE D4(PH)

154 sqm (1658 sqft)

BLOCK 63

#05-17



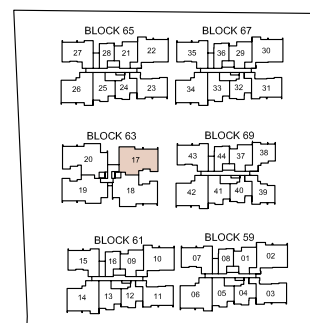
LEGEND

WD WASHER CUM DRYER F FRIDGE

NOTE

- Area includes AC ledge, balcony and private enclosed space (PES), strata void (where applicable).
- The above plans and illustrations are subject to change as may be required or approved by the relevant authorities.
- All floor areas are approximate only and subject to final survey.
- Please refer to the key plan for orientation.
- Service voids are excluded from strata area.
- RC ledge are excluded from strata area.

0m 2.0m 5.0m



KEY PLAN IS NOT DRAWN TO SCALE

4 BEDROOM
PREMIUM + STUDY

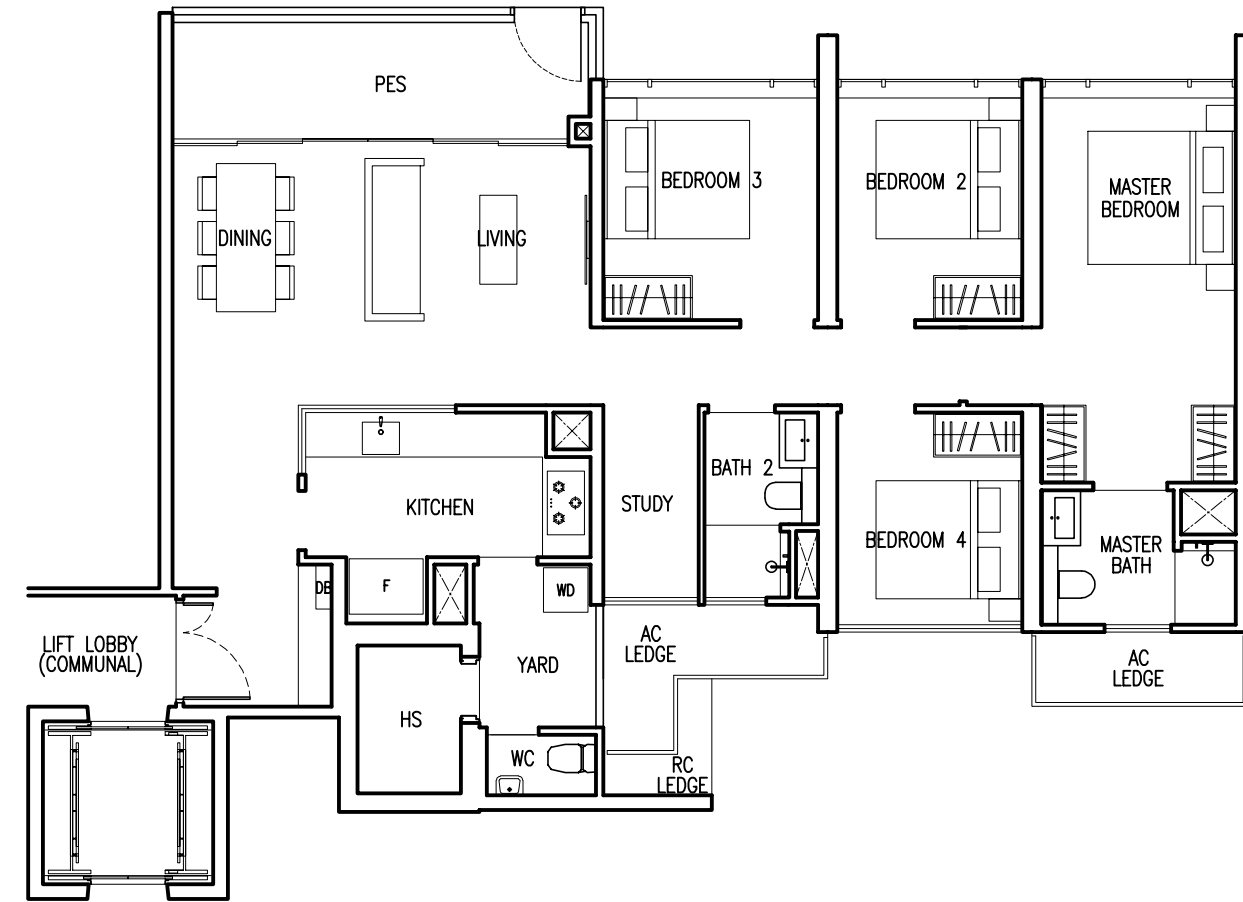
TYPE D4a

TYPE D4a

128 sqm (1378sqft)

BLOCK 63

#01-17



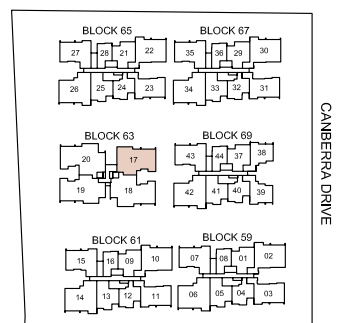
LEGEND

WD WASHER CUM DRYER F FRIDGE

NOTE

- Area includes AC ledge, balcony and private enclosed space (PES), strata void (where applicable).
- The above plans and illustrations are subject to change as may be required or approved by the relevant authorities.
- All floor areas are approximate only and subject to final survey.
- Please refer to the key plan for orientation.
- Service voids are excluded from strata area.
- RC ledge are excluded from strata area.

0m 2.0m 5.0m



KEY PLAN IS NOT DRAWN TO SCALE

5 BEDROOM
EXCLUSIVE + STUDY

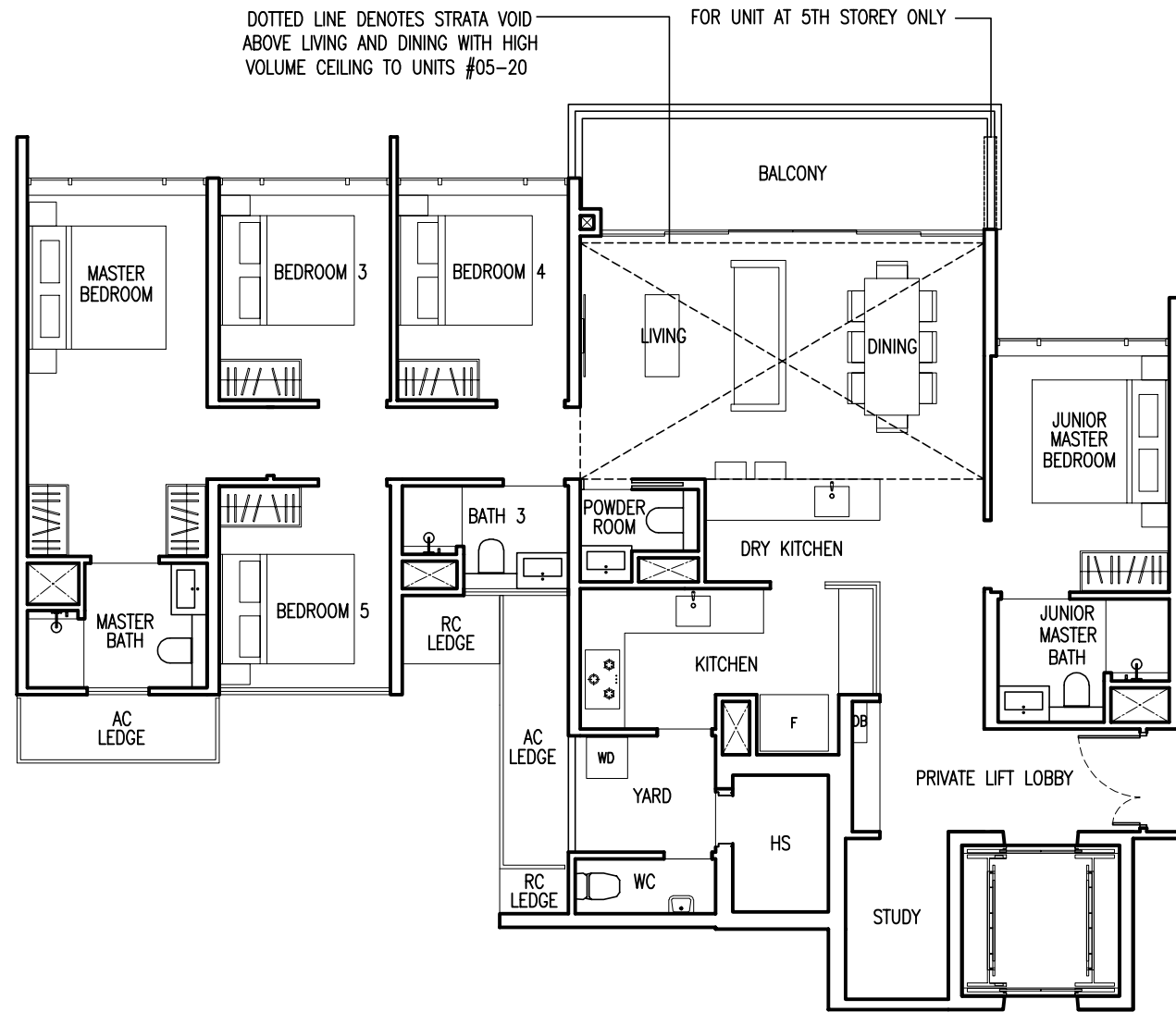
TYPE E1

TYPE E1
155 sqm (1668 sqft)

BLOCK 63
#02-20 to #04-20

TYPE E1(PH)
177 sqm (1905 sqft)

BLOCK 63
#05-20

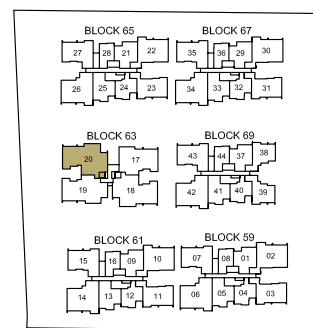
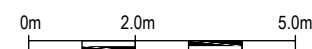


LEGEND

WD WASHER CUM DRYER F FRIDGE

NOTE

- Area includes AC ledge, balcony and private enclosed space (PES), strata void (where applicable).
- The above plans and illustrations are subject to change as may be required or approved by the relevant authorities.
- All floor areas are approximate only and subject to final survey.
- Please refer to the key plan for orientation.
- Service voids are excluded from strata area.
- RC ledge are excluded from strata area.



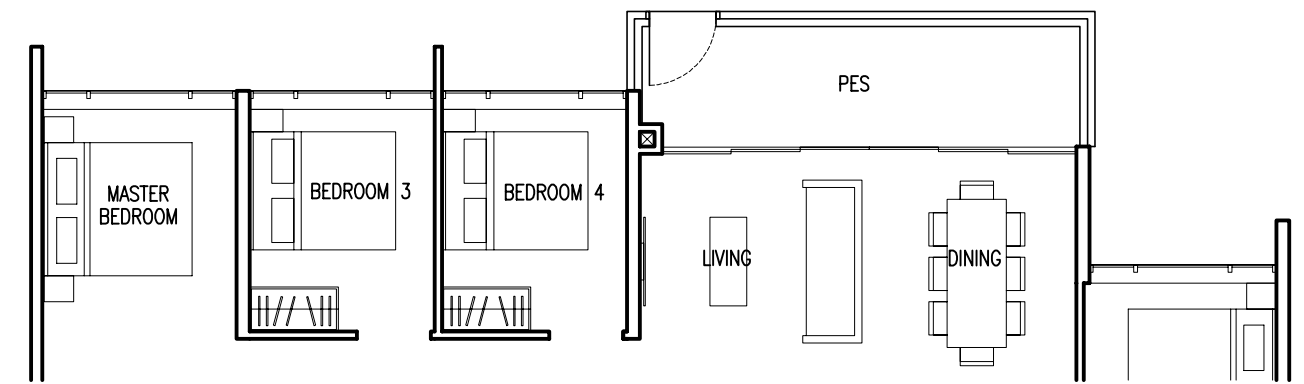
KEY PLAN IS NOT DRAWN TO SCALE

5 BEDROOM
EXCLUSIVE + STUDY

TYPE E1

TYPE E1(p1)
155 sqm (1668 sqft)

BLOCK 63
#01-20

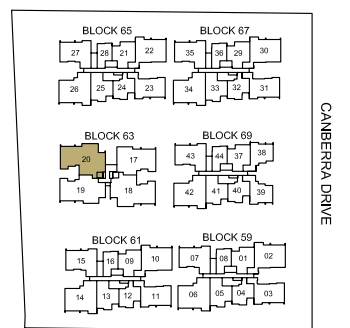
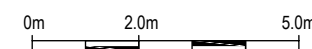


LEGEND

WD WASHER CUM DRYER F FRIDGE

NOTE

- Area includes AC ledge, balcony and private enclosed space (PES), strata void (where applicable).
- The above plans and illustrations are subject to change as may be required or approved by the relevant authorities.
- All floor areas are approximate only and subject to final survey.
- Please refer to the key plan for orientation.
- Service voids are excluded from strata area.
- RC ledge are excluded from strata area.



KEY PLAN IS NOT DRAWN TO SCALE

5 BEDROOM
EXCLUSIVE + STUDY

TYPE E2

TYPE E2
156 sqm (1679 sqft)

BLOCK 63
#02-18 to #04-18

TYPE E2(PH)
178 sqm (1916 sqft)

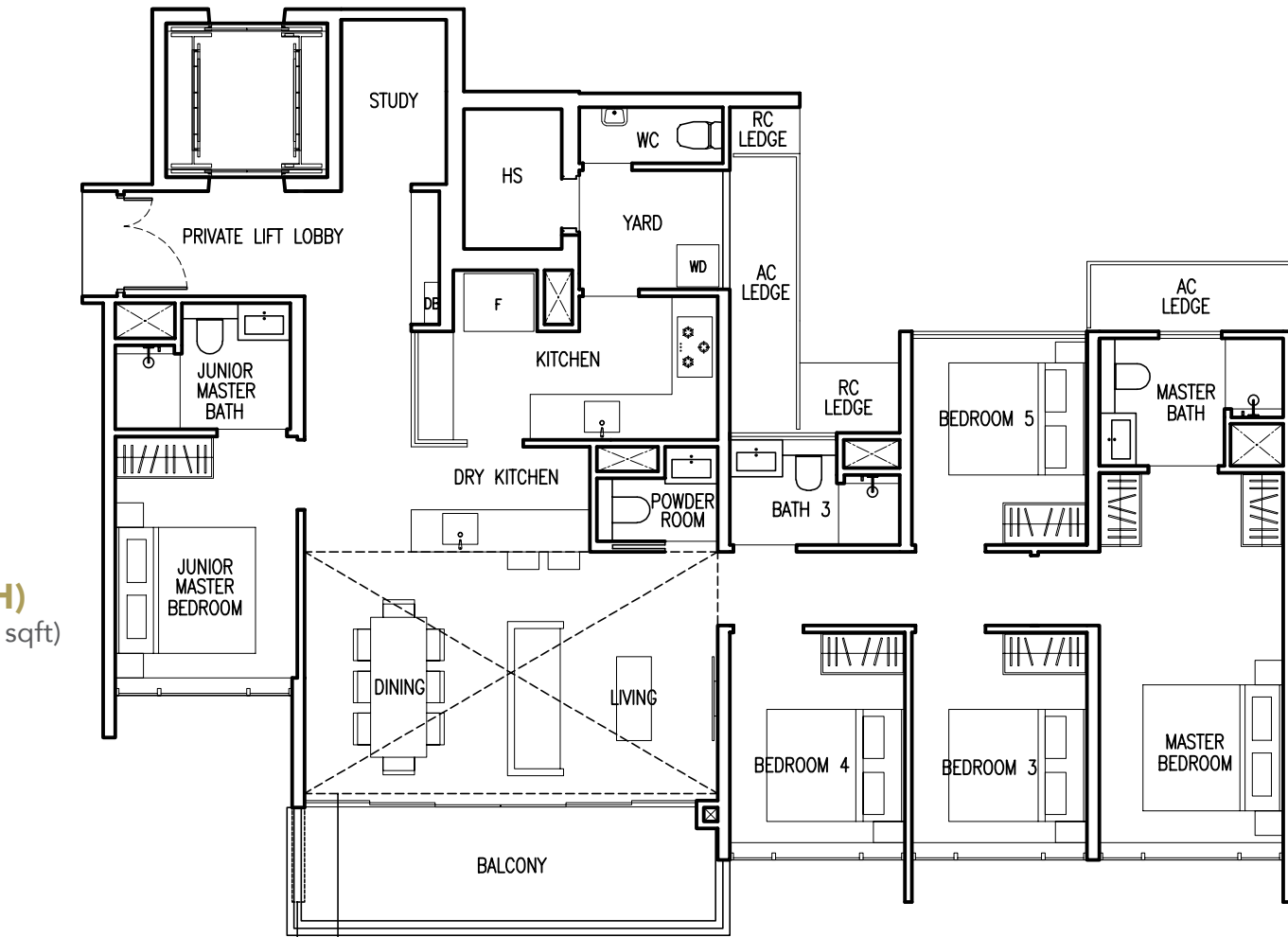
BLOCK 63
#05-18

5 BEDROOM
EXCLUSIVE + STUDY

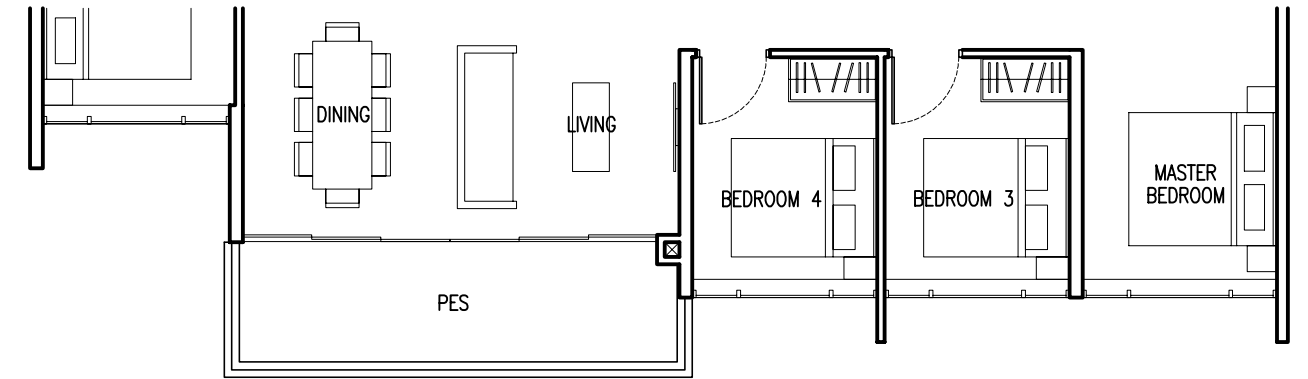
TYPE E2

TYPE E2(p2)
156 sqm (1679 sqft)

BLOCK 63
#01-18



FOR UNIT AT 5TH STOREY ONLY -
DOTTED LINE DENOTES STRATA VOID ABOVE LIVING AND DINING WITH HIGH VOLUME CEILING TO UNITS AT #05-18

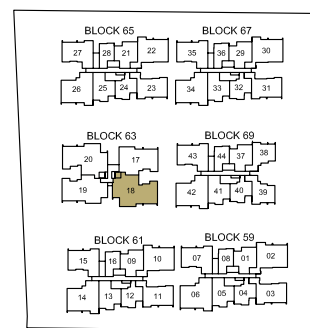
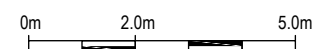


LEGEND

[WD] WASHER CUM DRYER [F] FRIDGE

NOTE

- Area includes AC ledge, balcony and private enclosed space (PES), strata void (where applicable).
- The above plans and illustrations are subject to change as may be required or approved by the relevant authorities.
- All floor areas are approximate only and subject to final survey.
- Please refer to the key plan for orientation.
- Service voids are excluded from strata area.
- RC ledge are excluded from strata area.



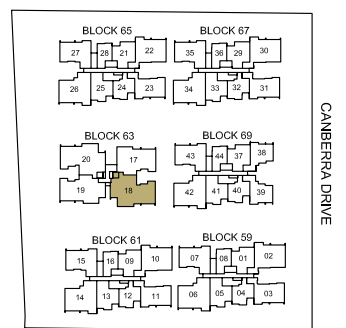
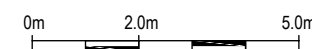
KEY PLAN IS NOT DRAWN TO SCALE

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A Name Built On Quality

JBE Holdings is a property developer with a strong commitment to environmental sustainability and enriching lives through thoughtful and quality home concepts.

With a diverse track record that spans residential and mixed-use projects across two decades, JBE's portfolio includes Luxe Ville, a freehold condominium at Pasir Panjang, 53 terrace houses at Sembawang, and executive condominiums SkyPark Residences and Signature at Yishun.

JBE is also the owner and developer of The Luxe, a mixed-use development at Handy Road in the Orchard area. The development concept of The Luxe is to enable city living amidst artistic ambience in Singapore's centrally located art and heritage district.

Since its inception, JBE's mission has continually been to deliver thoughtful homes that enrich the lives of discerning residents. The JBE team believes that in transforming perceptions into reality, quality should never be compromised.



DEVELOPER: JBE (CANBERRA) PTE. LTD. • COMPANY REGISTRATION NUMBER: 202007917D • DEVELOPER'S LICENCE NUMBER: C1393 • TENURE OF LAND: 99 YEARS COMMENCING ON 8 JUNE 2020 • ENCUMBRANCES: MORTGAGE IN FAVOUR OF OVERSEA-CHINESE BANKING CORPORATION LIMITED • LOT & MUKIM NUMBER: LOT 04066N MK19 AT CANBERRA DRIVE • BP NO.: A1378-01951-2020-BP01 DATED 3 SEPTEMBER 2021 • EXPECTED DATE OF NOTICE OF VACANT POSSESSION: 31 DECEMBER 2024 • EXPECTED DATE OF LEGAL COMPLETION: 31 DECEMBER 2027

Disclaimer:

While every reasonable care has been taken in the preparation of this brochure, the developer and its agent(s) cannot be held responsible for any inaccuracies or omissions. All statements, information and depictions shall not be regarded or relied upon as statements or representations of fact, and are subject to such changes as may be required by the developer or the relevant authorities, and cannot form part of an offer or contract. Visual representations, images, models, showflat, illustrations, drawings, and renderings are artist's impressions only and do not necessarily represent as-built standard specifications and cannot be regarded as representation of fact. All plans and layouts are not to scale and are subject to change/amendments as may be directed or approved by the relevant authorities or required by the architect. Floor areas indicated are approximate measurements and are subject to final survey. Materials and finishing to be used are subject to changes and availability. All information included in this brochure are current at the time of printing and are subject to change as may be required by the architects and relevant authorities. For the avoidance of doubt, the information herein shall not form part of the Option or Sale and Purchase Agreement governing the terms and conditions of the sale and purchase of the unit.

