



**DRAFT FACT SHEET**

Developer	OXLEY SERANGOON PTE LTD		
Developer license no.	C1256		
Project Name	Affinity at Serangoon		
Location/Address	10 - 64 Serangoon North Avenue 1		
Tenure of Land	99 years leasehold from 18 May 2018		
Site Area	27,583.90 m2		
Expected Vacant Possession	Vacant Possession: 31 Dec 2024 Legal Completion: 31 Dec 2027		
Plot Ratio	2.8		
Description of building	PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 7 BLOCKS OF 14 STOREY APARTMENTS, 2 BLOCKS OF 3 STOREY STRATA-LANDED HOUSES WITH BASEMENT AND 1 BLOCK OF 2 STOREY STRATA-LANDED HOUSES WITH BASEMENT (TOTAL 1052 UNITS) WITH 5 COMMERCIAL SHOPS AT 1ST STOREY, 2 BASEMENT CAR PARKS, SWIMMING POOLS AND ANCILLARY FACILITIES ON LOT MK 18-10733V AT SERANGOON NORTH AVENUE 1 (SERANGOON PLANNING AREA)		
No. Of Car Park Lots	Residential - 1012 lots Residential Handicap - 7 lots Strata landed - 80 lots Shop - 2 lots		
Unit Mix	<b>Unit Type</b>	<b>Est Size Range (sqft)</b>	<b>Total units</b>
	1 Bedroom	463-560	186
	1+1 Bedroom	538-689	202
	2 Bedroom	635	7
	2 Bedroom + 1	624	91
	2 Bedroom Premium	753-775	28
	2 Bedroom + 1 Premium	732-775	112
	3 Bedroom	850-1012	170
	3 Bedroom Deluxe	1152-1259	109
	3 Bedroom Premium	1076-1249	55
	4 Bedroom +1	1410-1711	42
	4 Bedroom Penthouse	1561-1701	5
	4 Bedroom +1 Penthouse	1550	5
	Strata landed – 4 Bedroom	2056-2077	13
	Strata landed – 5 Bedroom	2303-2347	27
	<b>Total</b>		<b>1052</b>
Facilities	Clubhouse, Pavilion, Gym, Aqua Gym, 50m lap pool, Wading pool, Family Pool, Sanctuary pool, BBQ, Dinning pavilion, Pool deck. Tennis court, Fitness corner, Bicycle parking, Retail shop,		

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Number of Lifts	2 lifts per tower (total 14 lift), 1 lift to bus stop, 1 lift at clubhouse.
Est Maintenance Fee	TBC
Architect	DP Architects Pte Ltd
Landscape	Ecoplan Asia Pte Ltd
M&E	Rankine&Hill (Singapore) Pte Ltd
C&E Engineer	KCL Consultants Pte Ltd
Quantity Surveyor	Davis Langdon KPK
Main Contractor	Lian Beng Construction Ltd
Conveyancing Solicitor	Rajah & Tann
Showflat ID	Sumisura Asia & Index Design
Unique Selling Point	<ul style="list-style-type: none"> <li>• Located in mature area of Serangoon</li> <li>• Proximity to Recreation and other amenities – Serangoon garden, Serangoon MRT, Serangoon Nex.</li> <li>• Design by award winning DP Architects Pte Ltd</li> <li>• Beautiful landscape area design by award winning Ecoplan Asia Pte Ltd</li> <li>• Quality fittings and appliances from Bosch, Grohe</li> <li>• Efficient unit layout to maximize space and maximize open view</li> <li>• 5 convenience shops near the entrance.</li> <li>• Singapore listed developer Oxley Holdings Limited with international presence across 11 countries</li> </ul>

**Cheque Payment - For Project A/C**

Beneficiary's Bank Name	Malayan Banking Berhad
Bank Address	Maybank Tower
Account No.	04013018913
Payee Name	Maybank for Project A/C No. 040130 18913 of Oxley Serangoon Pte. Ltd.

**Overseas T.T. Account - For Project A/C**

Beneficiary's Bank Name	Malayan Banking Berhad, Singapore Branch
Bank Address	Maybank Tower
Account No.	0401-301-8913
Bank Code	7302
SWIFT Code	MBBESGSG
Branch Code	001
Beneficiary's Account Name	Oxley Serangoon Pte. Ltd. - Project Account