

the Reef
AT KING'S DOCK

滨水生活
新典范

高档地段新地标 打造未来品质生活

高端住宅项目The Reef at King's Dock由前沿建筑师Kees Christiaanse创意设计，他是KCAP建筑与规划事务所的创始人。该公司总部位于荷兰鹿特丹，在瑞士苏黎世及中国上海设有分支机构。The Reef at King's Dock项目由10栋住宅大楼组成，仿佛都市中伫立的雕像，在圣淘沙及布拉尼旁的南部滨水地区打造了一方独一无二的闹市净土。





设计效果图

新加坡首个享有 浮动甲板的住宅项目

The Reef at King's Dock项目为滨水生活树立了新标准。作为新加坡首个拥有浮动甲板的住宅项目，您可在180米的平台上尽情享受阳光，专属体验近在咫尺。项目的规模和每一处细节与国王码头的非凡景致相得益彰，为您筑造无可比拟的滨海生活体验。



The Reef At King's Dock的设计灵感源于流行的豪华度假村及酒店体验，将建造的 429 套公寓将成为名流和寰宇旅人远离都市喧嚣的绝佳港湾。精心设计的一卧室至三卧室公寓，可满足现代生活的需求。住宅集成了智能家居设备，为每个家庭提供更佳的生活体验。



智能家居控制系统

- 智能数码锁
- 智能冷气系统
- 智能对讲系统
- 智能烟雾报警器
- 电动遮阳屏



智能社区管理

- 设施预订系统
- 无钥匙信箱
- 智能快递柜
- 智能二维码迎宾系统
- 实时设施监控系统



美诺 (MIELE) 智能厨房电器

- 智能烤箱
- 智能冰箱
(三卧室户型专享)



乐活于繁华都会中心， 尊享顶奢核心生活圈

The Reef At King's Dock坐拥无与伦比的便利交通。毗邻新加坡最大型综合娱乐购物商场怡丰城，步行即可前往两条地铁线，让您轻松到达全岛各地。

地图图例

- 南部滨水区
- 南部山脊
- 圣淘沙及布拉尼总体规划

舒适便利生活 尽在此处



LEVEL 1 /BASEMENT

- | | | |
|-------------------------|---------------------|---------------------------------|
| 1 Arrival Plaza | 11 Reflective Pond | 23 Kid's Play Zone |
| 2 Arrival Lounge | 12 Bubble Pond | a) Adventure Splash |
| 3 King's Club | 13 Eco Pond | b) Playground |
| 4 King's Lounge | 14 King's Square | 24 Fitness Zone |
| 5 The Gym (Basement) | 15 King's Plaza | 25 Semi-sunken Tennis Court |
| 6 The Studio (Basement) | 16 Verdant Garden | 26 Petscape |
| 7 Changing Room | 17 Serenity Valley | 27 The Promenade by King's Dock |
| & Steam Bath (Basement) | 18 Green Lawn | 28 King's Dock Green Wall |
| 8 Gourmet Pavilion | 19 The Courtyard | 29 Bicycle Park |
| 9 Twilight Pavilion | 20 Leisure Lawn | a) Level 1 |
| 10 Social Pavilion | 21 Tranquility Deck | b) Basement |
| | 22 Therapy Corner | 30 Parcel Collection Station |
| | | (Basement) |

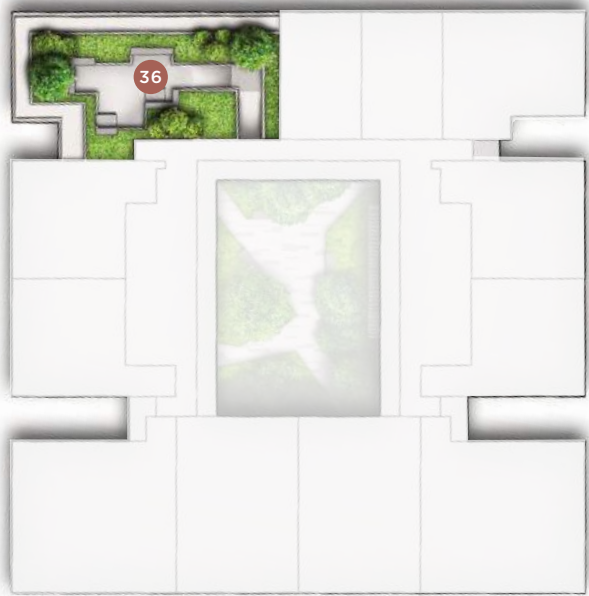
THE DECK ON KING'S DOCK

- | |
|---------------------------|
| 31 Marine Viewing Hammock |
| 32 Sun Deck |
| 33 Rejuvenation Pool |
| a) Bubble Pool |
| b) Jacuzzi Lounge |
| c) Hydrotherapy Pool |
| 34 50m Lap Pool |
| 35 Leisure Pool |
| a) Splash Pool |
| b) Bubble Deck |
| c) Lowtide Pool |

ANCILLARY

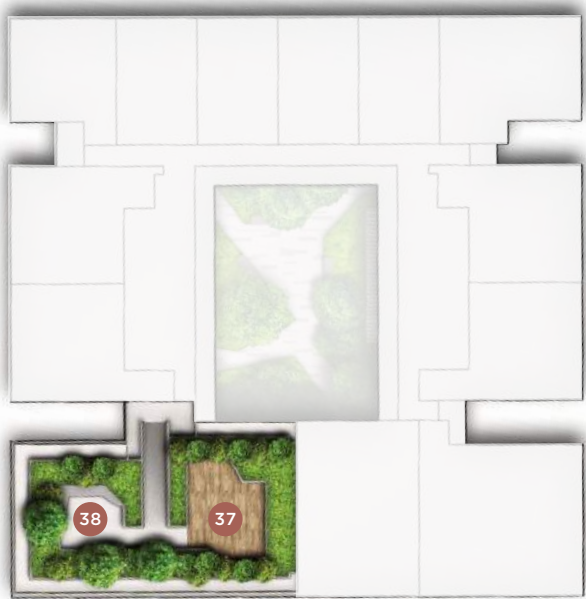
- | |
|--------------------------|
| A) Guardhouse |
| B) Pedestrian Gate |
| C) Bin Centre (Basement) |
| D) Substation (Basement) |

BLOCK 10 SITE PLAN



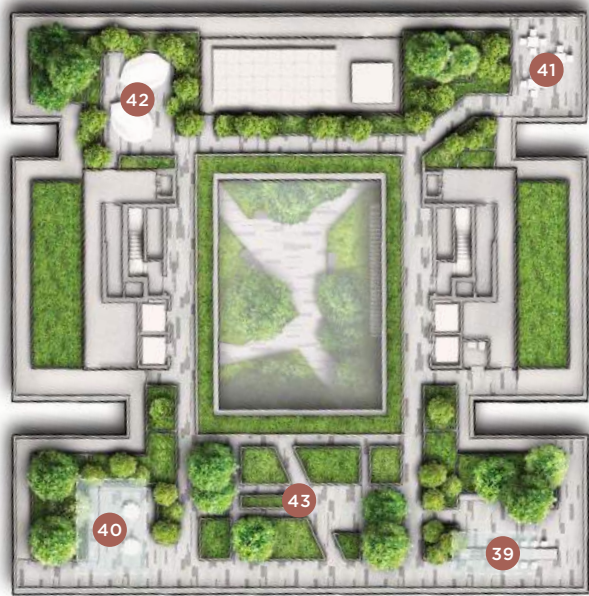
LEVEL 3 - SKY TERRACE

36 Meditation Deck



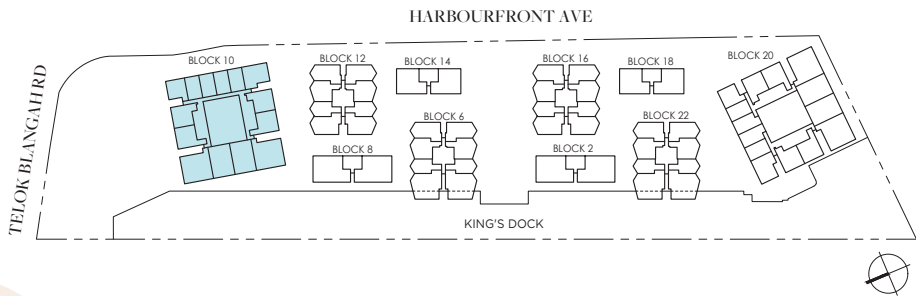
LEVEL 6 - SKY TERRACE

- 37 Wellness Deck
- 38 Faber Lounge



ROOF GARDEN

- 39 Alfresco Lounge
- 40 Sky Dining
- 41 Star-gazing Terrace
- 42 Hammock Terrace
- 43 Social Garden



楼层示意图

BLOCK 2

UNIT FLR	1	2
02	CV1-L	CV1-L
01	CV1-P	CV1-P

BLOCK 8

UNIT FLR	11	12
02	CV1-L	CV1-L
01	CV1-P	CV1-P

BLOCK 10

UNIT FLR	13	14	15	16	17	18	19	20	21	22	23	24	25	26	
ROOF GARDEN															
10	CS1	CP1	B1a	B2a	A1j	A1a	A1h	A1c	A1g	B3	B2	B1	CP1	CS1	
09	CS1	CP1	B1a	B2a	A1f	A1h	A1e	A1h	A1b	B3	B2	B1	CP1	CS1	
08	SKY TERRACE		B1a	B2a	A1j	A1a	A1h	A1c	A1g	B3	B2	B1	CP1	CS1	
07			B1a	B2a	A1f	A1h	A1e	A1h	A1b	B3	B2	B1	CP1	CS1	
06			B1a	B2a	A1j	A1a	A1h	A1c	A1g	B3	B2	B1	CP1	CS1	
05	CS1	CP1	B1a	B2a	SKY TERRACE				A1h	A1b	B3	B2	B1	CP1	CS1
04	CS1	CP1	B1a	B2a					A1c	A1g	B3	B2	B1	CP1	CS1
03	CS1	CP1	B1a	B2a					A1h	A1b	B3	B2	B1	CP1	CS1
02	CS1	CP1	B1a	B2a	A1j	A1a	A1h	A1c	A1g	B3	B2	B1			
01	CS1-P	CP1-P	B1a	B2a	A1f-P	A1h	A1e-P	A1h	A1b-P	B3a-P	B2-P	B1-P			

BLOCK 12

UNIT FLR	27	28	29	30	31	32	33	34
08	B5	B5	B4	A2	BP1	BP1	A2	B6
07	B5	B5	B4	A2	BP1	BP1	A2	B6
06	B5	B5	B4	A2	BP1	BP1	A2	B6
05	B5	B5	B4	A2	BP1	BP1	A2	B6
04	B5	B5	B4	A2	BP1	BP1	A2	B6
03	B5	B5	B4	A3			A3	B6
02	B5	B5	B4	A3			A3	B6
01			B4-P	A3-P			A4-P	B6-P

BLOCK 14

UNIT FLR	35	36
03	BV1-L	BV1-L
02	BV1	BV1
01	BV1a-P	BV1-P

1 卧室单位

2 卧室单位

3 卧室 + 书房单位

1 卧室 + 书房单位

2 卧室 + 书房单位

3 卧室优质单位

2 卧室优质单位

3 卧室别墅单位

2 卧室别墅单位

BLOCK 16

UNIT FLR	37	38	39	40	41	42	43	44
08	B5	B5	B4	A2	BP1	BP1	A2	B6
07	B5	B5	B4	A2	BP1	BP1	A2	B6
06	B5	B5	B4	A2	BP1	BP1	A2	B6
05	B5	B5	B4	A2	BP1	BP1	A2	B6
04	B5	B5	B4	A2	BP1	BP1	A2	B6
03	B5	B5	B4	A3			A3	B6
02	B5	B5	B4	A3			A3	B6
01			B4-P	A3-P			A4-P	B6-P

BLOCK 18

UNIT FLR	45	46
03	BV1-L	BV1-L
02	BV1	BV1
01	BV1a-P	BV1-P

BLOCK 20

UNIT FLR	47	48	49	50	51	52	53	54	55	56	57	58	59	60
05	CS1-L	CP1-L	B1	B2	B3	A1d	A1	A1-L	A1e-L	A1f-L	B2	B1	CP1-L	CS1-L
04	CS1	CP1	B1	B2	B3	A1d	A1	A1	A1e	A1f	B2	B1	CP1	CS1
03	CS1	CP1	B1	B2	B3	A1d	A1	A1	A1e	A1f	B2	B1	CP1	CS1
02	CS1	CP1	B1	B2	B3	A1d	A1				B2b	B1	CP1	CS1
01	CS1-P	CP1-P	B1-P	B2-P	B3-P	A1d-P	A1e-P				B2b-P	B1-P	CP1-P	CS1-P

BLOCK 22

UNIT FLR	61	62	63	64	65	66	67	68
07	B5	B5	B4	A2	CP2	CP2	A2	B6
06	B5	B5	B4	A2	CP2	CP2	A2	B6
05	B5	B5	B4	A2	CP2	CP2	A2	B6
04	B5	B5	B4	A2	CP2	CP2	A2	B6
03	B5	B5	B4	A2	CP2	CP2	A2	B6
02	B5	B5	B4	BS1			BS1	B6
01	B5-P	B5-P	B4-P	BS1-P			AS1-P	B6-P



您的专属优质理想家园

平面图

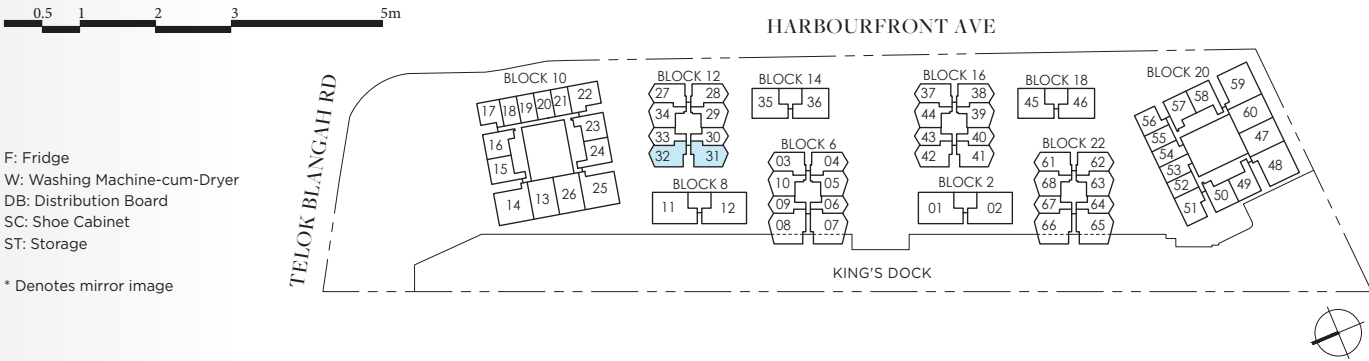
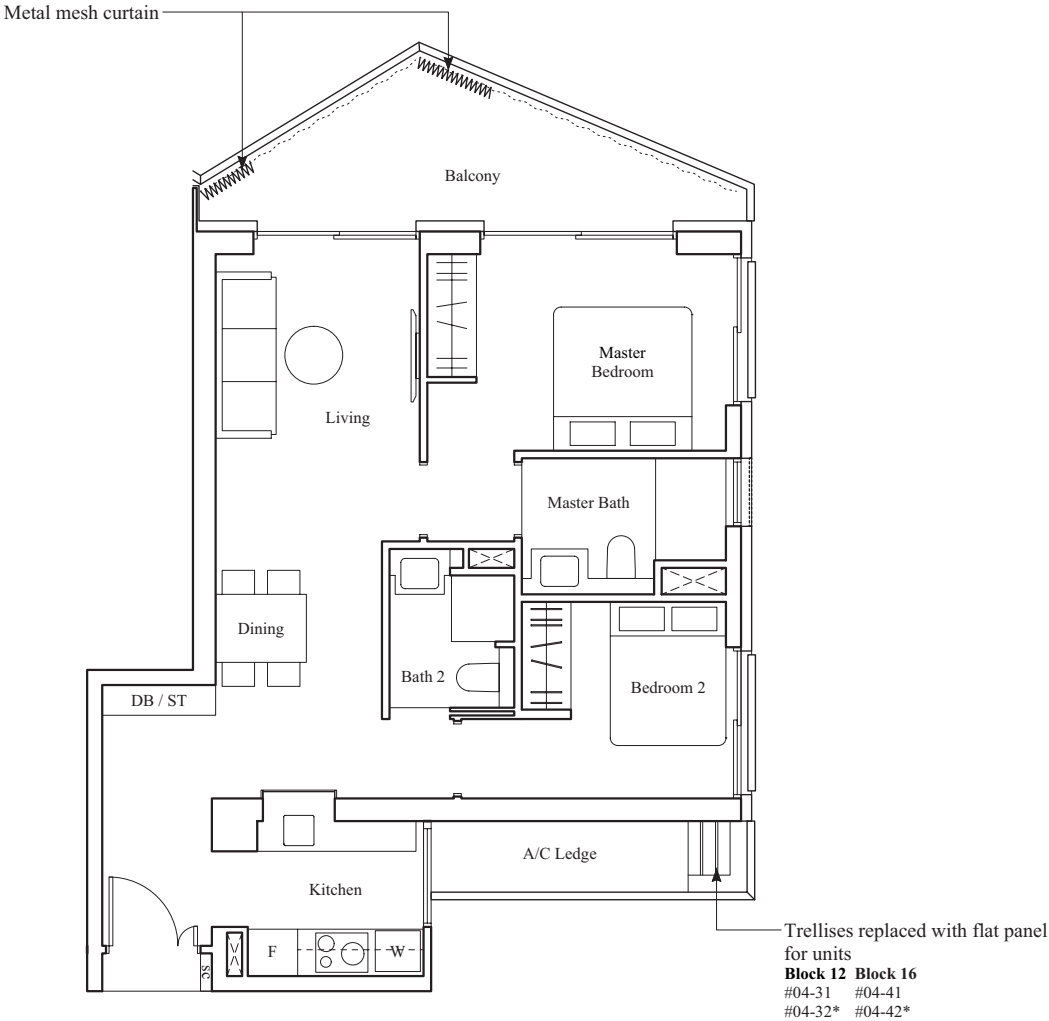




2 卧室优质单位

TYPE BP1
82 平方米 / 883 平方英尺

BLK 12
#04-31, #04-32*



F: Fridge
W: Washing Machine-cum-Dryer
DB: Distribution Board
SC: Shoe Cabinet
ST: Storage

* Denotes mirror image

2 卧室别墅单位

TYPE BV1

91 平方米 / 980 平方英尺

BLK 14

#02-36*

TYPE BV1-P

91 平方米 / 980 平方英尺

BLK 14

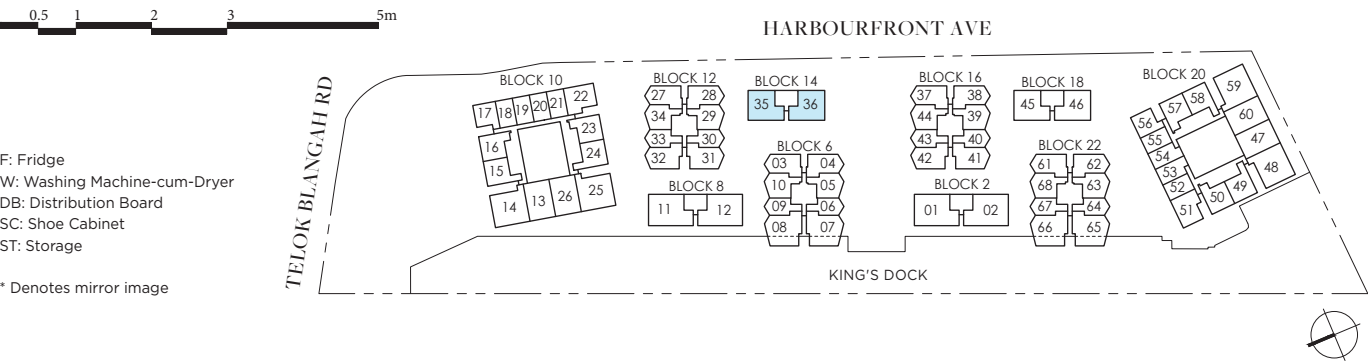
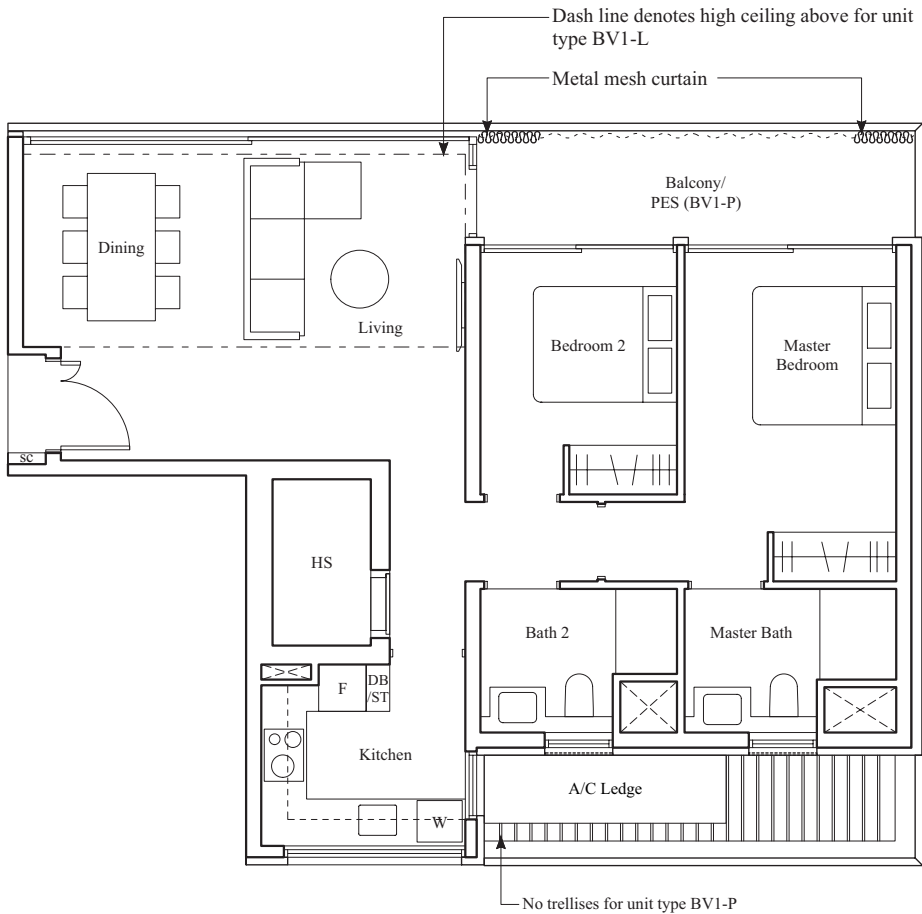
#01-36*

TYPE BV1-L

108 平方米 / 1163 平方英尺

BLK 14

#03-35, #03-36*



AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

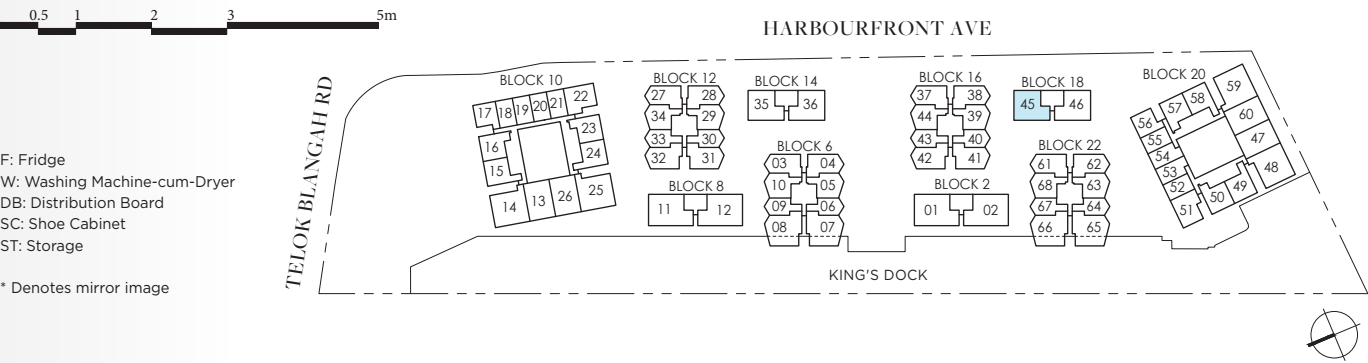
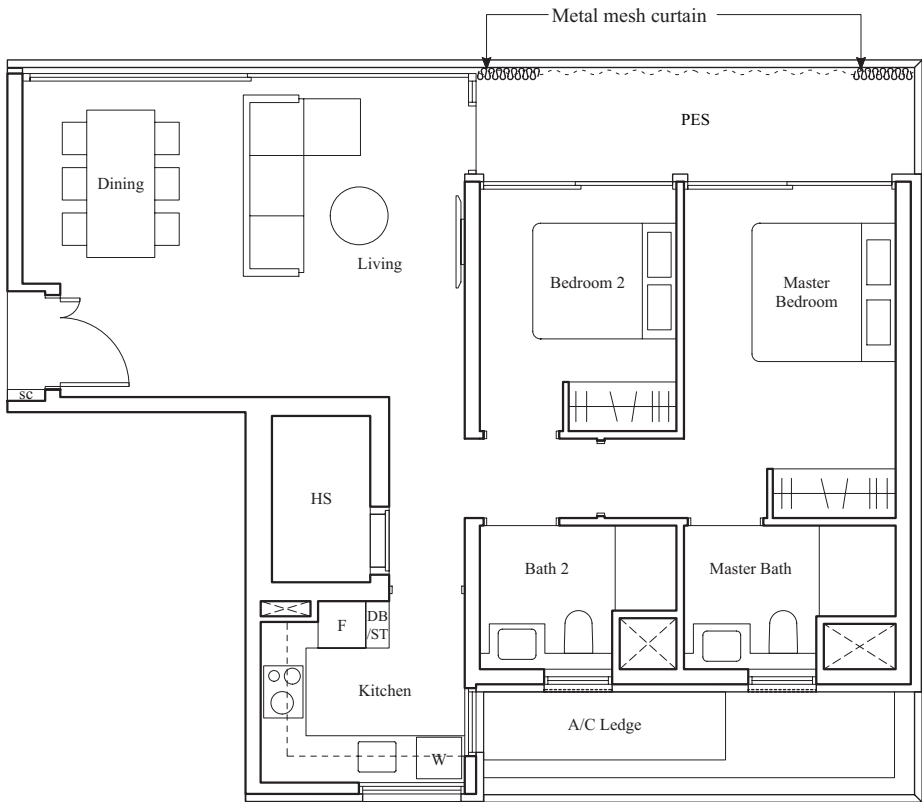
2 卧室别墅单位

TYPE BV1a-P

91 平方米 / 980 平方英尺

BLK 18

#01-45



AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

3 卧室 + 书房单位

TYPE CS₁

100 平方米 / 1076 平方英尺

BLK 10
#02-13 to #05-13,
#09-13 to #10-13
#03-26* to #10-26*

BLK 20
#02-47 to #04-47
#02-60* to #04-60*

TYPE CS₁-P

100 平方米 / 1076 平方英尺

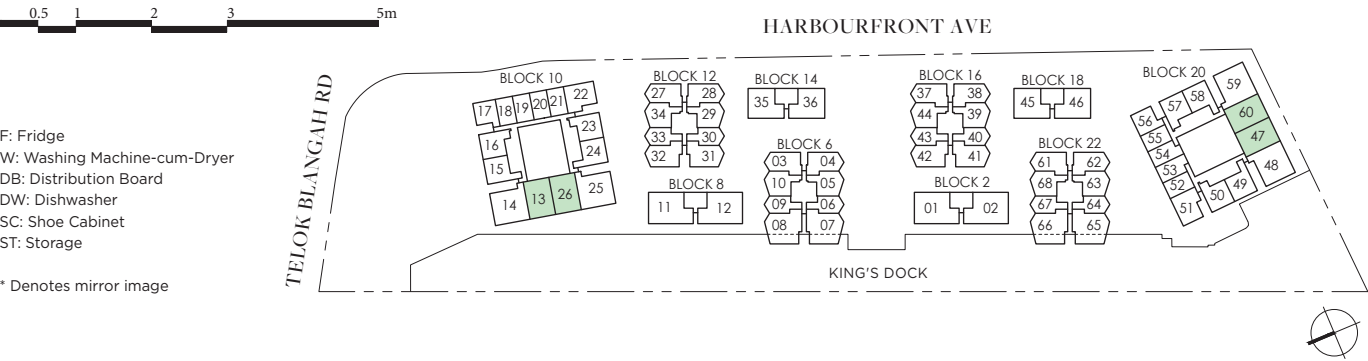
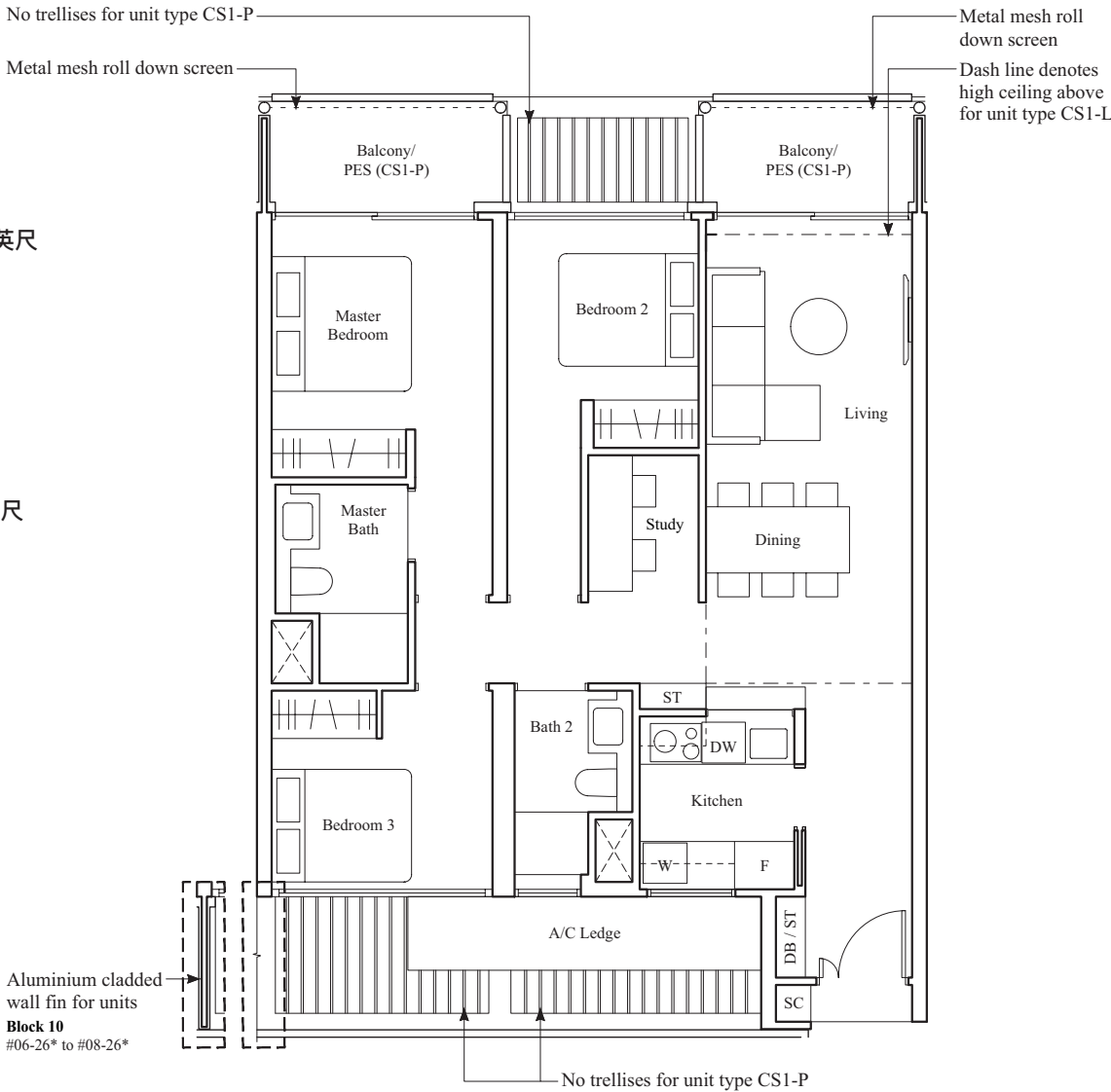
BLK 10
#01-13

BLK 20
#01-47, #01-60*

TYPE CS₁-L

119 平方米 / 1281 平方英尺

BLK 20
#05-47, #05-60*



AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

3 卧室优质单位

TYPE CP₁

113 平方米 / 1216 平方英尺

BLK 10
#02-14 to #05-14,
#09-14 to #10-14
#03-25* to #10-25*

BLK 20
#02-48 to #04-48
#02-59* to #04-59*

TYPE CP₁-P

113 平方米 / 1216 平方英尺

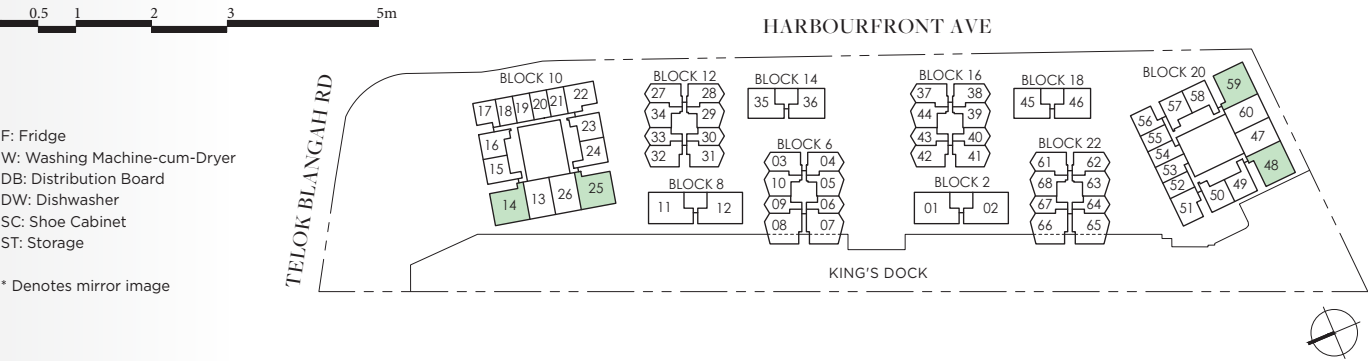
BLK 10
#01-14

BLK 20
#01-48, #01-59*

TYPE CP₁-L

136 平方米 / 1464 平方英尺

BLK 20
#05-48, #05-59*



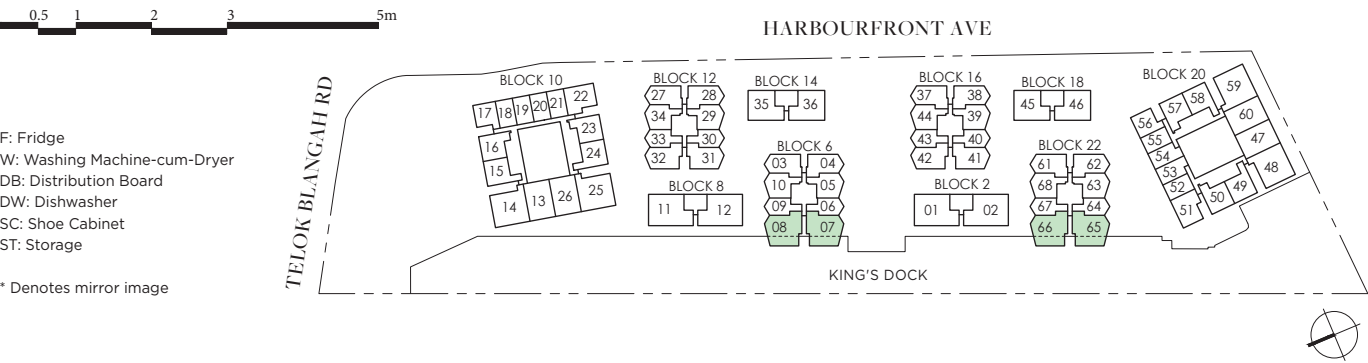
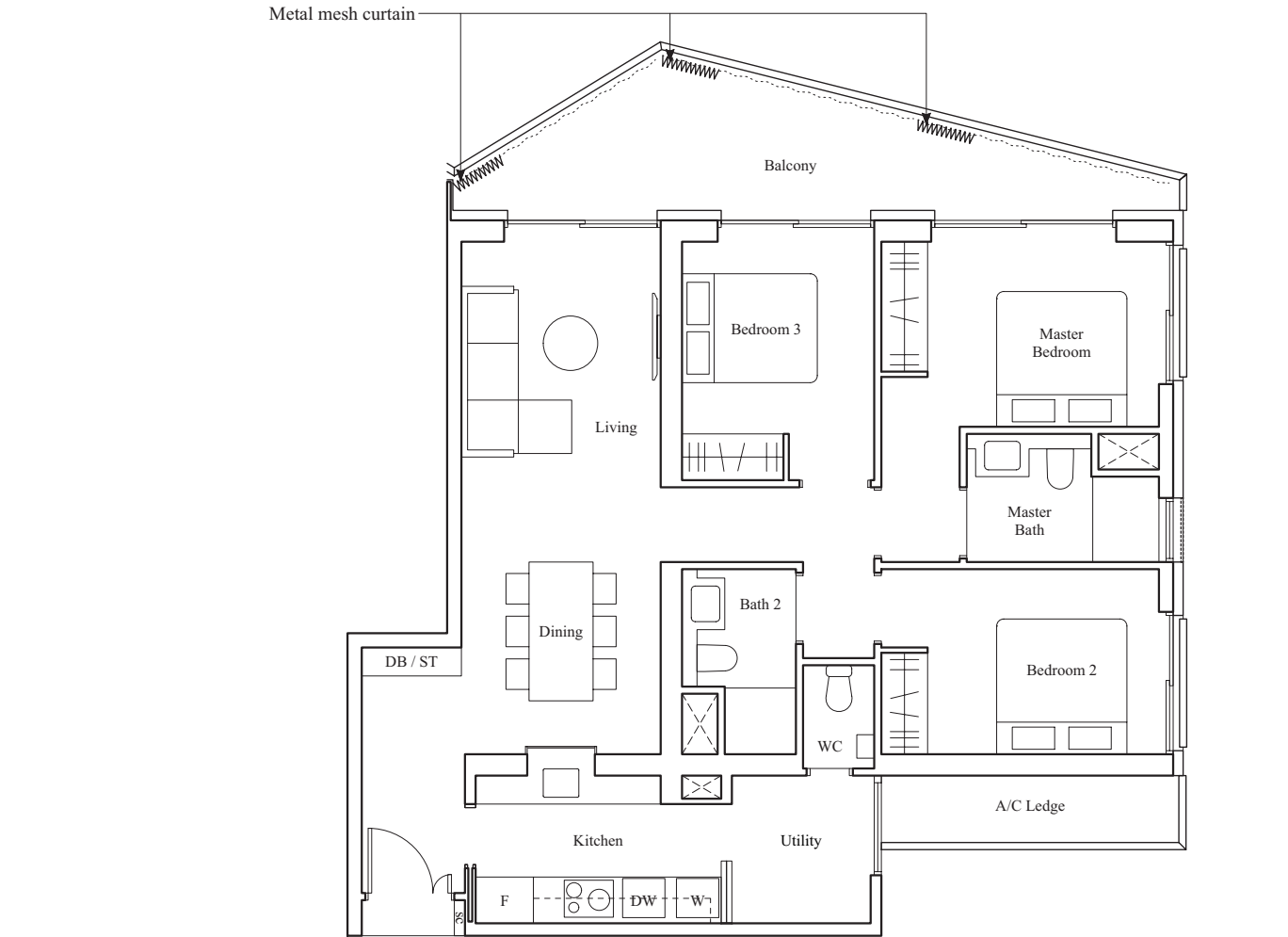
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3 卧室优质单位

TYPE CP₂
116 平方米 / 1249 平方英尺

BLK 6
#03-07 to #08-07
#03-08* to #08-08*

BLK 22
#03-65 to #07-65
#03-66* to #07-66*



AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

3 卧室别墅单位

TYPE CV₁-P
125 平方米 / 1345 平方英尺

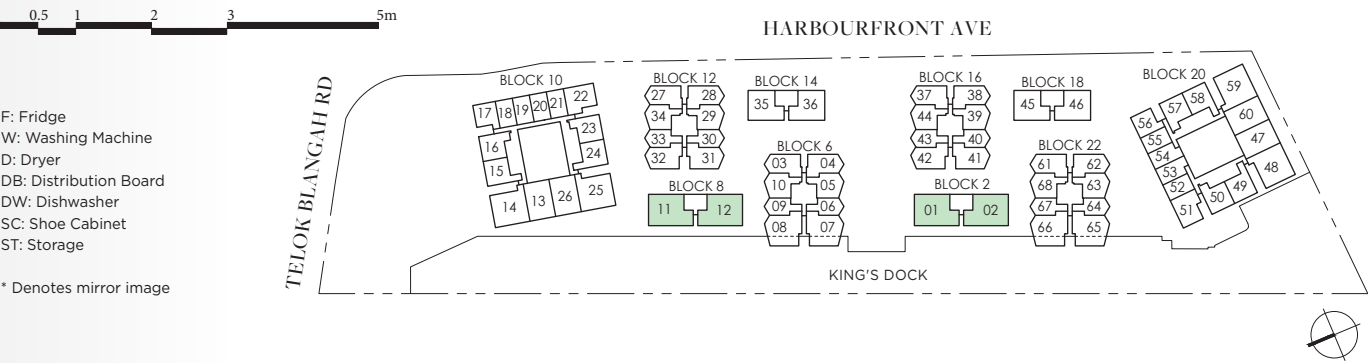
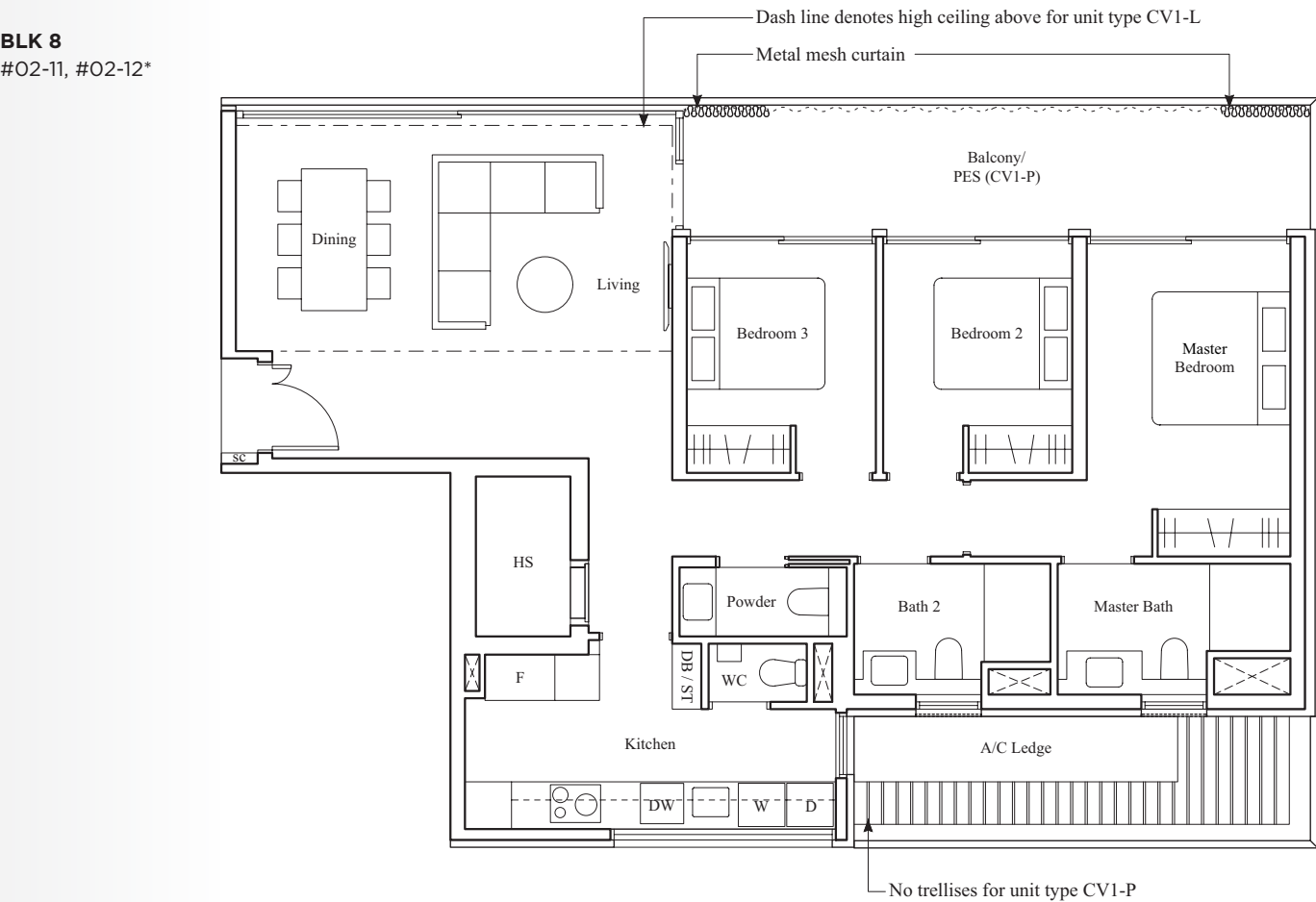
BLK 2
#01-01, #01-02*

BLK 8
#01-11, #01-12*

TYPE CV₁-L
146 平方米 / 1572 平方英尺

BLK 2
#02-01, #02-02*

BLK 8
#02-11, #02-12*



AREA INCLUDES AIR-CON (A/C) LEDGE, BALCONY, PRIVATE ENCLOSED SPACE (PES) AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE PLAN SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE RELEVANT AUTHORITIES. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.

SPECIFICATIONS

1. FOUNDATION

Reinforced concrete piles and/or footings and/or raft foundation
2. SUPERSTRUCTURE

Pre-cast and/or cast-in-situ reinforced concrete and/or steel structures
3. WALLS

a. External Wall: Reinforced concrete wall and/or precast panels and/or metal cladding and/or aluminium window wall

b. Internal Wall: Reinforced concrete wall and/or lightweight precision block wall and/or lightweight concrete panel and/or drywall partition and/or precast panels and/or aggregate wall
4. ROOF

Flat roof: Reinforced concrete roof with appropriate insulation and waterproofing system
5. CEILING

a) Floor to Ceiling Height

i. Living: 2.9m (4.5m for areas with void above)

ii. Dining (Type A2, A3, A3-P, AS1-P, B2, B2-P, B2a, B2b, B2b-P, B3, B3-P, B3a-P, B4, B4-P, B5, B5-P, B6, B6-P, BS1, BS1-P, BP1, BV1, BV1-P, BV1a-P, BV1-L, CS1, CS1-P, CS1-L, CP1, CP1-P, CP1-L, CV1-P, CV1-L): 2.9m (4.5m for areas with void above)

iii. Dining (Type A1*, A4-P, B1, B1-P, B1a, CP2): 2.4m

iv. Bedrooms: 2.9m

v. Universal Room, Study: 2.9m

vi. Bathrooms, WC, Powder Room, Kitchen, Utility: 2.4m

vii. Household Shelter: 2.8m

viii. Balcony/PES: 2.5m

Note:

1. Floor to Ceiling Height – unit floor finish level to underside of slab/false ceiling where applicable (in m)

2. Localised bulkheads at 2.4m (or higher) where applicable

3. The dimensions shown are approximate dimensions and subject to construction tolerance and site adjustment due to coordination

4. Type A1* consists of A1, A1-L, A1a, A1b, A1b-P, A1c, A1d, A1d-P, A1e, A1e-P, A1e-L, A1f, A1f-P, A1f-L, A1g, A1h, A1j

b) Ceiling (Units):

Skim coat and/or plaster board and/or moisture resistant board with/without box-ups at designated areas with paint finish and/or metal ceiling (at Balcony/PES) where applicable

c) Ceiling (Common Areas):

Skim coat and/or plaster board and/or moisture resistant board with/without box-ups at designated areas with paint finish and/or metal ceiling where applicable

6. FINISHES

a) Wall (Units)

i. Living, Dining, Bedrooms, Study, Universal Room, Utility, Household Shelter, Kitchen: Paint finish

ii. Bathrooms, Powder Room: Natural Marble

iii. WC: Tiles

iv. PES/Balcony, AC Ledge: External paint finish and/or metal cladding

b) Wall (Common Areas - Internal)

i. All Lift Lobbies: Tiles and/or paint finish and/or laminate and/or natural stone finish

ii. Common Corridors, Staircases, and Staircase Storey Shelters: Paint finish

c) Wall (Common Areas - External)

i. All External Walls: External paint finish and/or metal cladding

Note:

- All wall finishes are provided up to false ceiling level and on exposed areas only

- No tiles behind all cabinets, kitchen cabinets, vanity/mirror cabinets, mirror or above false ceiling

- Wall surface above false ceiling level will be left in its original bare condition

d) Floor (Units)

i. Living, Dining, Kitchen, Study, Universal Room, Utility, Master Bedroom for Type A* units: Natural marble with recessed timber skirting (where applicable)

ii. Bathrooms, Powder Room: Natural Marble

iii. WC, Household Shelter, Balcony/PES: Tiles with skirting (where applicable)

iv. Bedrooms (Except Type A* units): Engineered timber flooring with recessed timber skirting (where applicable)

e) Floor (Common Areas)

i. All Lift Lobbies: Tiles and/or Natural Marble and/or Granite

ii. Staircases and Staircase Storey Shelter: Cement sand screed with nosing tiles

Note:

Type A consists of A1, A1-L, A1a, A1b, A1b-P, A1c, A1d, A1d-P, A1e, A1e-P, A1e-L, A1f, A1f-P, A1f-L, A1g, A1h, A1j, A2, A3, A3-P, A4-P

- All floor finishes are on exposed surface areas only

7. WINDOWS

All windows to the Unit are Aluminium-framed windows with tinted glass and/or clear glass and/or laminated glass and/or frosted glass (where applicable)
Minimum thickness of glass: 6mm

8. DOORS

a. Unit Entrance to Common Lobby: Approved fire-rated timber swing door

b. Living/Bedrooms to Balcony/PES: Aluminium-framed sliding/swing glass door

c. Bedrooms, Bathrooms, Powder Room: Timber swing and/or sliding door

d. Kitchen (Type BV, CS, CP, CV): Timber swing and/or sliding door with glass infill

e. Study (Type AS, BS): Glass sliding door

f. WC: Aluminium-framed PVC slide and fold door

g. Household Shelter: Approved steel door

Good quality locksets and ironmongery to be provided

All glass doors to be of tinted and/or clear glass and/or frosted glass (where applicable)

Minimum thickness of glass: 6mm

9. SANITARY FITTINGS

a) Master Bath

1 thermostatic shower mixer set with overhead shower

1 basin vanity cabinet with mixer

1 wall-mounted water closet with electronic bidet

1 toilet paper roll holder

1 towel rail and/or robe hook

1 vanity cabinet with mirror and open shelves

b) Common Bath

1 shower mixer set with overhead shower

1 basin vanity cabinet with mixer

1 wall-mounted water closet

1 toilet paper roll holder

1 towel rail and/or robe hook

1 vanity cabinet with mirror and open shelves (except for Type BP1)

1 vanity cabinet with mirror (for Type BP1)

c) Powder Room

1 basin vanity cabinet with mixer

1 wall-mounted water closet

1 toilet paper roll holder

1 robe hook

1 mirror

d) WC

1 wash basin with tap

1 handheld shower set

1 pedestal water closet

1 toilet paper roll holder

10. ELECTRICAL INSTALLATION

a. Sufficient points are provided

b. All electrical wiring below false ceiling within apartments shall generally be concealed where possible. Electrical wiring above false ceiling and within closet will be in exposed conduits and/or concealed conduits and/or trunking

11. TV/TELEPHONE/DATA POINTS

Sufficient points are provided

12. LIGHTNING PROTECTION

Lightning Protection System is in accordance with Singapore Standard SS555:2018

13. PAINTING

a. Internal Walls: Emulsion paint

b. External Walls: External paint to exposed area only

14. WATERPROOFING

Waterproofing shall be provided to floor slabs of Bathrooms, Powder Room, Kitchen, WC, PES and Balcony, Pool Deck, Swimming Pool, Water Feature, and other wet areas where applicable

15. DRIVEWAY AND CAR PARK

a. Surface Driveway/Ramp: Granite and/or Tiles and/or Concrete Finish and/or Tarmac (where applicable)

b. Basement Car Park/Driveway: Reinforced concrete floor with hardener and/or Epoxy Coating (where applicable)

16. RECREATION FACILITIES/AMENITIES/ANCILLARY

*Estimated areas are subject to changes during detailed design coordination or as per required by the Commissioner of Building Control or other relevant authorities

Level 1/Basement

1. Arrival Plaza

2. Arrival Lounge

3. King's Club

4. King's Lounge

5. The Gym (*Basement)

6. The Studio (*Basement)

7. Changing Room with Steam Bath (*Basement)

8. Gourmet Pavilion

9. Twilight Pavilion

10. Social Pavilion

11. Reflective Pond

12. Bubble Pond

13. Eco Pond

14. King's Square

15. King's Plaza

16. Verdant Garden

17. Serenity Valley

18. Green Lawn

19. The Courtyard

20. Leisure Lawn

21. Tranquility Deck

22. Therapy Corner

23. Kid's Play Zone

a. Adventure Splash

b. Playground

24. Fitness Zone

25. Semi-sunken Tennis Court

26. Petscape

27. The Promenade by King's Dock

28. King's Dock Green Wall

29. Bicycle Park (*Lvl 1 & Basement)

30. Parcel Collection Station

31. Pedestrian Gates (3 numbers)

The Deck on King's Dock

32. Marine Viewing Hammock

33. Sun Deck

34. Rejuvenation Pool (estimated area 180 sqm)

a. Bubble Pool

b. Jacuzzi Lounge

c. Hydrotherapy Pool

35. 50m Lap Pool (estimated area 430 sqm)

36. Leisure Pool (estimated area 160 sqm)

a. Splash Pool

b. Bubble Deck

c. Lowtide Pool

Sky Terraces @ Lvl 3 and Lvl 6

37. Meditation Deck

38. Wellness Deck

39. Faber Lounge

L10 Roof Garden

40. Alfresco Lounge

41. Sky Dining

42. Star-gazing Terrace

43. Hammock Terrace

44. Social Garden

Ancillary

45. Guardhouse

46. Bin Center (*Basement)

47. Substation (*Basement)

17. ADDITIONAL ITEMS

a) Kitchen Cabinets

- High and/or low level kitchen cabinets/shelves complete with engineered stone counter top and sink with mixer

b) Kitchen Appliances

i. For All Types (Except Type BP, BV, CS, CP, CV)

- built-in combi-steam oven, integrated fridge, washer cum dryer, induction hob and cooker hood

ii. For Type BP, BV

- built-in combi-steam oven, integrated fridge, washer cum dryer, gas hob and cooker hood

iii. For Type CS, CP

- built-in combi-steam oven, integrated fridge, washer cum dryer, gas hob, cooker hood and dishwasher

iv. For Type CV

- built-in conventional oven, built-in steam oven, integrated fridge, washing machine, dryer, gas hob, cooker hood, dishwasher, undercounter wine conditioning unit

c) Bedroom Wardrodes

Cantilevered system wardrobes in laminate and/or melamine finish with glass sliding doors for all bedrooms except Bedroom 3 of CP1, CP1-P, CP1-L

d) Air-conditioners

Ducted air-conditioning system to Living, Dining

Ducted air-conditioning system to Kitchen (Type CV only)

Wall-mounted air-conditioning system to Bedrooms, Study & Universal Room

e) Mechanical Ventilation System

Mechanical ventilation system is provided to internal bathroom which are not naturally ventilated, where applicable

f) Audio Video Intercom System

IP-based Audio Video Intercom System, which is to be connected to Purchaser's personal devices such as handsets/tablets, is provided for communication with Guard House and Visitor Call Panels

g) Hot Water Supply

Electric storage water heater for all unit types

Hot water supply to all Bathrooms, Powder Room, Kitchen, WC

h) Gas Supply

Town Gas is supplied to Kitchen with gas hob only

i) Security System

i. Card Access Control System

• Lift Access

• Pedestrian Side Gates

• Basement 1 & 2 Lift Lobbies

• Designated common areas facilities

ii. Automatic vehicular access system is provided for vehicular entrances

iii. CCTV cameras to Basement and 1st Storey lift lobbies and designated common areas

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- j) Digital Lockset
One digital lockset to each apartment unit main door
- k) Smart Home System
Air-conditioner control, 1 home fire alarm device (HFAD), network-connected oven, 1 smart home hub, 1 smart doorbell with built-in camera, motorized balcony screen control, is provided for all units
- l) Waste Disposal System
Pneumatic waste conveyance system provided at common area at every residential lift lobby level
- m) Fibre Readiness
All apartments equipped with wiring and cable ready for internet connection, subject to subscription of service by the purchaser with the relevant internet service provider

18. NOTES

- A Marble/Compressed 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. The tonality and pattern of the marble, limestone or granite 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

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 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.

- F 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.
- G Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of fan coil units, electrical points, television points, telecommunication points, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.
- H 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 and/or WC (where applicable) is to be maintained by the Purchaser on a regular basis.
- I Prefabricated Bathroom Units

Certain bathroom and WC may be prefabricated construction. New penetrations after installation are not recommended as they will compromise the waterproofing warranty. Any hacking, repairing and drilling within bathroom must be in accordance with the manufacturer's manual book.
- J Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind all cabinets/kitchen cabinets/vanity mirror cabinet/mirror.
- K Web Portal of the Housing Project and Mobile App-Based Smart Home/Community System

The Purchaser irrevocably agrees that the maintenance charges and maintenance fund will be utilised to pay set up fee, annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project and the Mobile App-Based Smart Home/Community System as may be appointed by the Vendor or the management corporation when it is formed and further acknowledges that such deduction from the maintenance charges and maintenance fund will occur regardless of whether a purchaser of a unit uses the Web Portal of the Housing Project or the Mobile App-Based Smart Home/Community System.
- L 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 and installations for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling and access panels is subject to the Architect's sole discretion and final design.

- M Digital TV Service/Reception

Digital TV Service is provided with necessary cablings or connections from its network to the building. The Purchaser will have to ensure that their televisions are digital ready and compatible in order to view the Free-to-Air (FTA) channels. The availability/provision of reception coverage by the respective media network service providers is not within the purview/control of the Vendor.
- N Mobile Network Reception

Network reception/coverage for mobile devices within the Housing Project is subject to availability/provision of satellite/wireless coverage by the respective mobile telephone network service providers and is not within the purview/control of the Vendor.
- O Home Fire Alarm Device (HFAD)

Home Fire Alarm Device is provided to each unit as per compliance to the local Authorities' requirements. To ensure good working condition, the HFAD must be maintained by the Purchaser.
- P Engineered Timber Flooring

The top layer of engineered wood is from a natural timber material containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Engineered timber floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the builder and the Vendor.

Exposure to direct sunlight or to excessive/extreme temperatures/moisture for prolonged periods of time may damage the flooring. Waxing of the flooring and use of harsh cleaning agents/ammonia-based cleaning products on the flooring is not recommended. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations.
- Q Equipment/Appliances

To ensure good working condition, all electronic equipment provided, including kitchen appliances, smart home equipment, electronic bidet and motorized blinds (where applicable) are to be maintained by the Purchaser on a regular basis. The Purchaser is advised to engage his own contractor to service the equipment, where necessary.
- R Railing and Balcony Screen

The Railings and Balcony Screens are made from Stainless Steel and/or Anodized Aluminium to provide good corrosion resistance. These materials are subject to natural weathering, and may undergo superficial cosmetic changes due to chemical and/or physical processes caused by exposure to weathering/staining that is beyond the control of the builder and the Vendor. However, these cosmetic changes do not affect the material integrity of the railings and balcony screens, and can be prevented by regular cleaning. Remedial cleaning can also restore the finish of the railings and balcony screens. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations.
- S Tiles

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000.
- T Tennis Court

The tennis court is not designed for competition purpose and is for leisure play only.



怡丰城



枫树商业城



丰树宁波综合开发项目

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结合其关键优势，丰树已成功打造了一系列在建筑创新和卓越设计上屡获殊荣，且横跨不同类型的房地产项目。我们的综合开发项目整合了商业、住宅和休闲功能，是工作、生活和娱乐的绝佳场所。



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TheReefAtKingsDock

Developer: HarbourFront Three Pte Ltd • Developer Licence Number: C1375 • Tenure of Land: Leasehold of 99 years commencing from 12 January 2021 • Lot Numbers: 3440C and 3442W MK 01 at Harbourfront Avenue • Expected Date of Vacant Possession: 31 Dec 2025 • Expected Date of Legal Completion: 31 Dec 2028

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