

# Piermont Grand Basic Information

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# The Only EC Launch of 2019



Comprehensive condo facilities at EC price



Condo comparable quality finishes & fittings



Equipped with built-in accessories cabinet in Master Bedroom wardrobe & Haiku Ceiling Fan at living room



High ceiling at Living/Dining/Bedrooms for selected units



Rare EC with Curtain wall system



10 mins walk to Punggol MRT & Waterway Point



Part of the exciting Punggol Digital District



Piermont Grand

Artist's Impression

ERA Project Marketing Department  
Piermont Grand

For internal circulation only. Subject to change without prior notice

# Cantilevered Gym



Cantilevered Gym

Artist's Impression

# 50m Lap Pool



# Project Information

<b>Project Name</b>	Piermont Grand 星水嘉园
<b>Developer</b>	Pavo Properties Pte Ltd (A joint venture between CDL Constellation Pte Ltd (a wholly owned subsidiary of City Developments Limited) and TID Residential Pte Ltd)
<b>Description</b>	2 Blocks of 18-Storey, 6 Blocks of 17-Storey, 3 Blocks of 16/17-Storey and 2 Blocks of 9/10-Storey Executive Condominium Development
<b>Address</b>	22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46 Sumang Walk
<b>District</b>	19
<b>Tenure</b>	99 years leasehold from 4 June 2018
<b>Expected Vacant Possession</b>	28 February 2023
<b>Land Area</b>	Approximately 291,235 sq ft
<b>Total No. of Units</b>	820
<b>No. of Carpark Lots</b>	820 carpark + 6 handicapped lots

# Consultants' Details

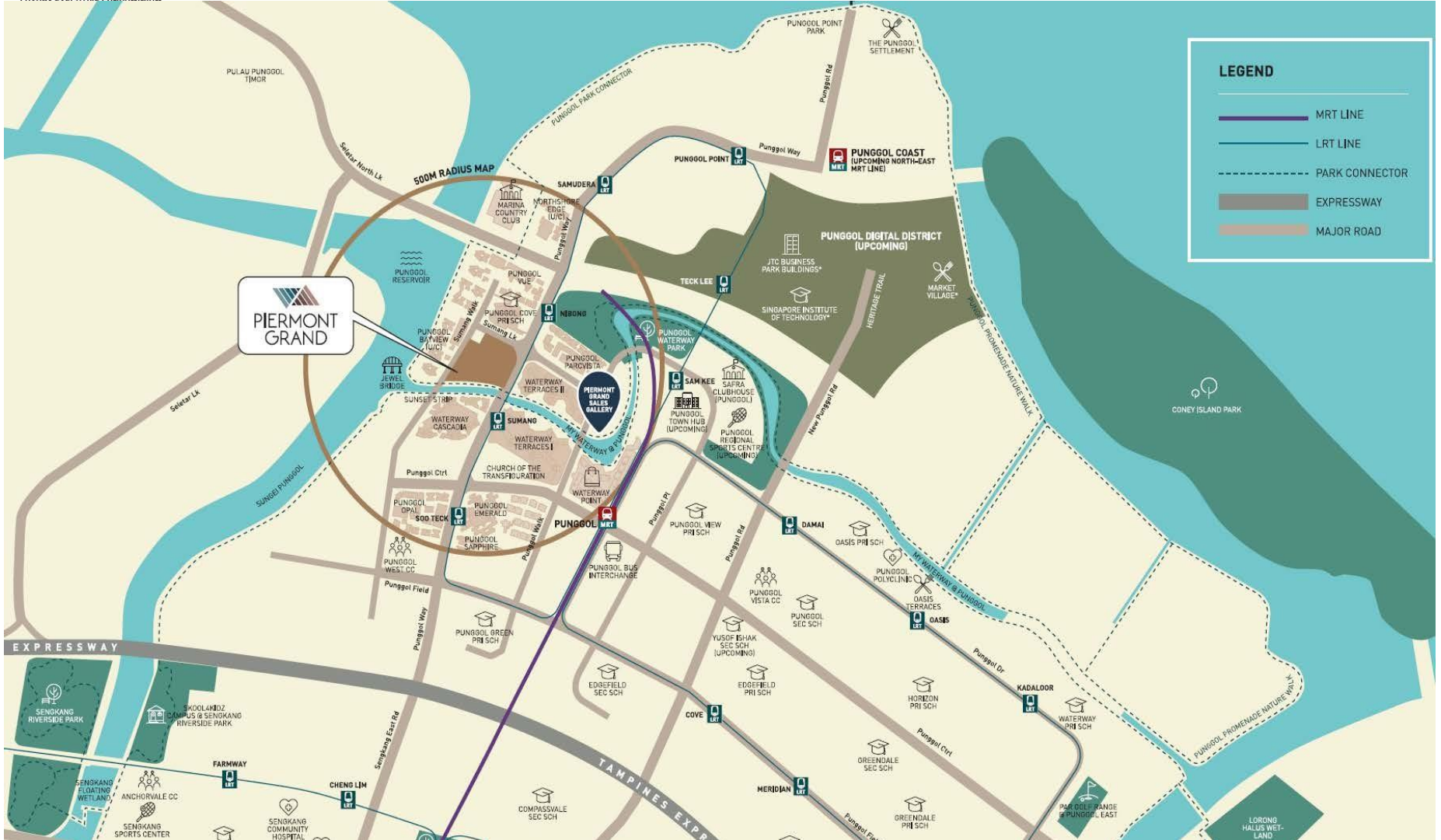
<b>Architect</b>	P&T Consultants Pte Ltd
<b>Landscape Consultant</b>	Tinderbox Pte Ltd
<b>Builder</b>	Woh Hup (Private) Limited
<b>M&amp;E Engineer</b>	Belmacs Pte Ltd
<b>C&amp;S Engineer</b>	P&T Consultant Pte Ltd
<b>Project Interior Designer</b>	Index Design Pte Ltd

# Unit Mix

Unit Type	Estimated Area for Typical Units (sf)	Estimated Area for PES Units (sf)	Estimated Area for PH Units (sf) *including strata void	Total Units
3 BEDROOM	840 - 990	840 - 1012	990 - 1173	247
3 BEDROOM SUPERIOR	904 - 1044	904 - 1044	1066 - 1249	109
3 BEDROOM DELUXE	947 - 990	-	1119 - 1163	77
3 BEDROOM PREMIUM	1012 - 1130	872 - 1216	1184 - 1335	108
4 BEDROOM PREMIUM	1302 - 1367	1302 - 1410	1507 - 1572	192
5 BEDROOM PREMIUM	1432 - 1507	1432 - 1561	1668 - 1701	87
				820



# Location



# Actual Site vs Sales Gallery



# Site Context



**3**  
View towards  
WaterCascadia  
(HDB)

Stacks 02, 03, 06, 07, 10, 11, 14, 15, 18, 19  
Stacks 34, 38, 39 (11<sup>th</sup> Floor & above)



**4**  
View towards H  
DB site under  
construction

Stacks 04 & 23

## PIERMONT GRAND

### The Cascades

1. Feature Cascades
2. Guard House
3. Entrance Court
4. Resident's Side Gate
5. Sheltered Drop-Off
6. Drop-Off Lounge

### The Waterfalls

7. Lap Pool Deck
8. 50m Lap Pool
9. Cascading Planters
10. Yoga Deck
11. Water Cascades
12. Boardwalk
13. Gymnasium
14. Lookout BBQ Pavilion
15. Dip Pool
16. Changing Rooms

### The Lakes


17. Clubhouse Function Room
18. Family Pool
19. Relaxation Pool Deck
20. Play Lawn
21. Children's Play Pool
22. Playground and Outdoor Fitness Area
23. Children's Party Room
24. Party BBQ Pavilion

### The Hills

25. Bio Pond
26. BBQ Pavilion with Community Garden
27. Recreational Tennis Court
28. Reading Corners
29. Cabana
30. Rolling Lawn
31. Hydrotherapy Pool
32. Spa BBQ Pavilion

### OTHER FACILITIES:

- A. Bin Centre
- B. Substation
- C. Transformer Room & Genset
- D. MDF Room
- E. Carpark Ventilation

 Water Tank  
(At Roof Level)

BP Approval Number : A1716-00004-2018-BP01  
BP Approval Date: 02 April 2019

Disclaimer: The renderings of the units as shown are for illustrative purposes only. The shading and outline of the unit type only applies to typical units. The boundary lines of the units set out here are not to be taken as a factual representation of the actual units. Kindly refer to the approved BP plans for the actual unit outline/boundary lines.



5-min walk to Sumang LRT station  
10-min walk to Punggol MRT station

# Distances

- VISUAL POROSITY BOTH N-S AND E-W DIRECTIONS ACROSS SITE
- LOW RISE BUILDINGS DOES NO OCCUPY MORE THAN 60% OF THE LENGTH OF THE SITE ALONG MY WATERWAY
- EXTENDED AND LUSH LANDSCAPING AREA WITH MORE SETBACK OF THE BUILDINGS ALONG MY WATERWAY
- PRIVACY FOR SITE IS DIFFERENTIATED BY LEVELS AND LUSH PLANTING ALONG PERIMETER
- PLACEMENT OF BLOCKS CORRESPONDS TO THE EXISTING BLOCK PLACEMENT AND HEIGHTS OF WATERWAY CASCADIA AND THUS ALLOW MORE VIEW OPENINGS AND BUILDING SETBACK



Note: Distance is estimated.

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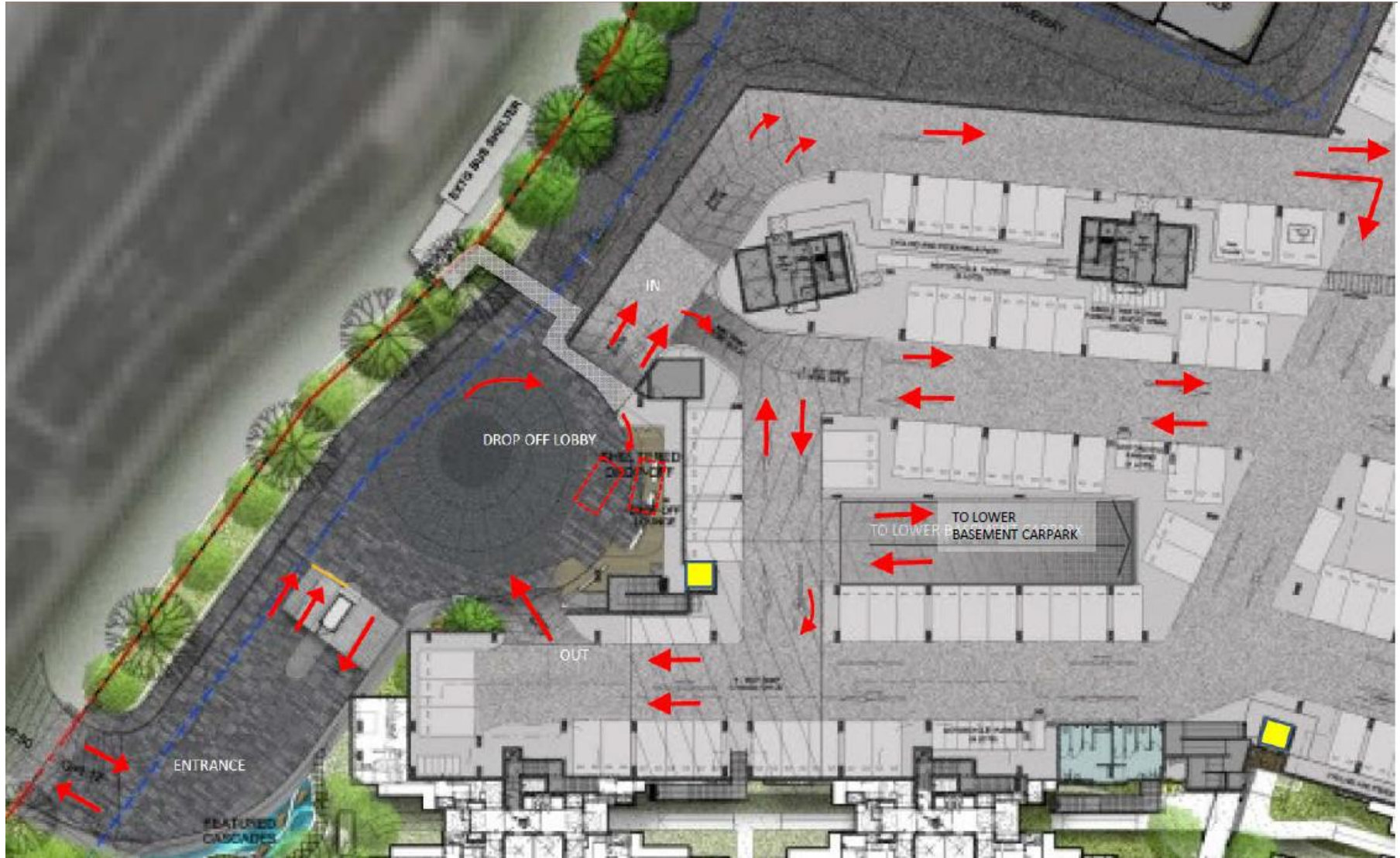
# Distances Between Blocks



# Vehicular and Pedestrian Access

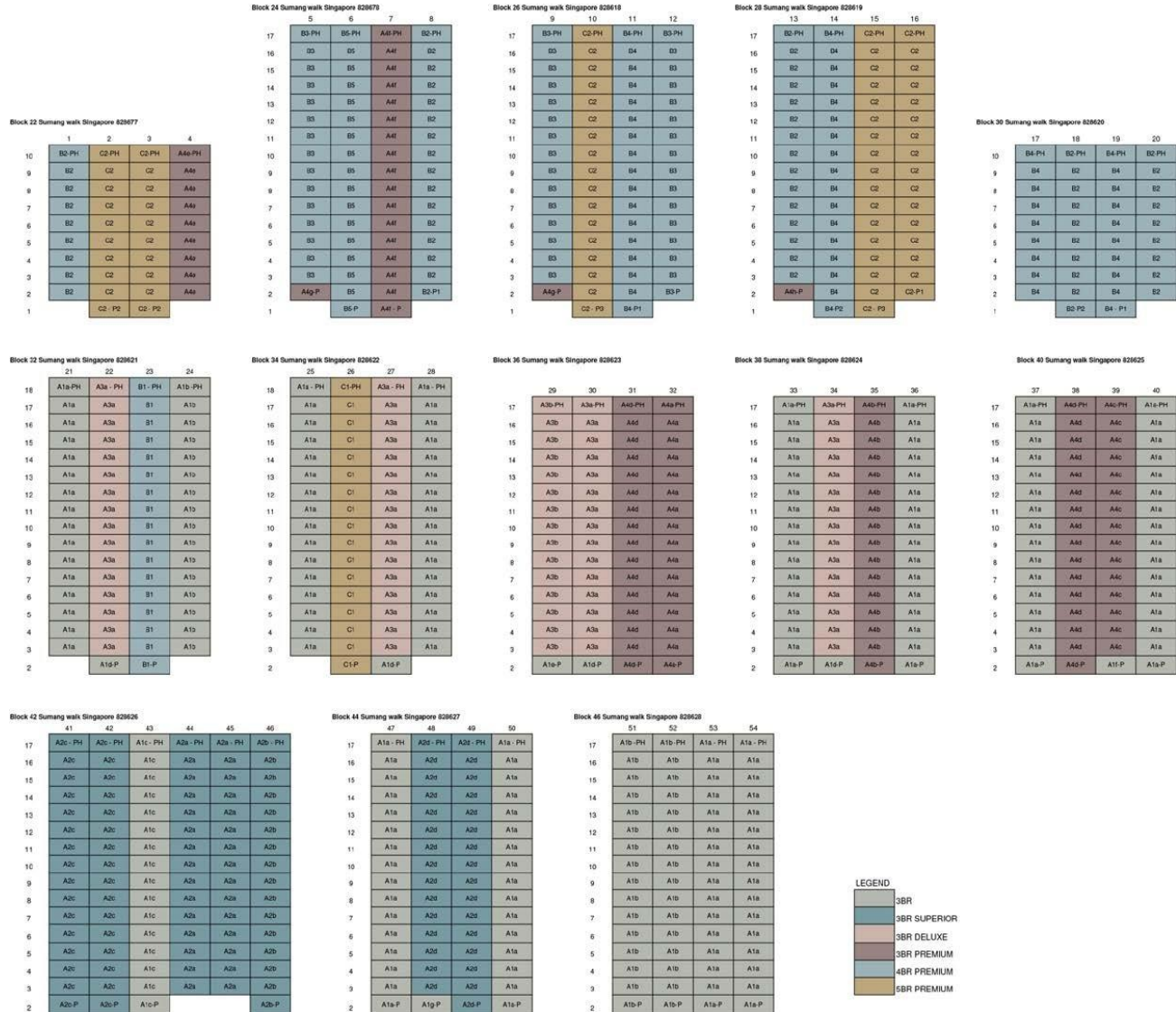


# Vehicular and Pedestrian Access





# Diagrammatic Chart

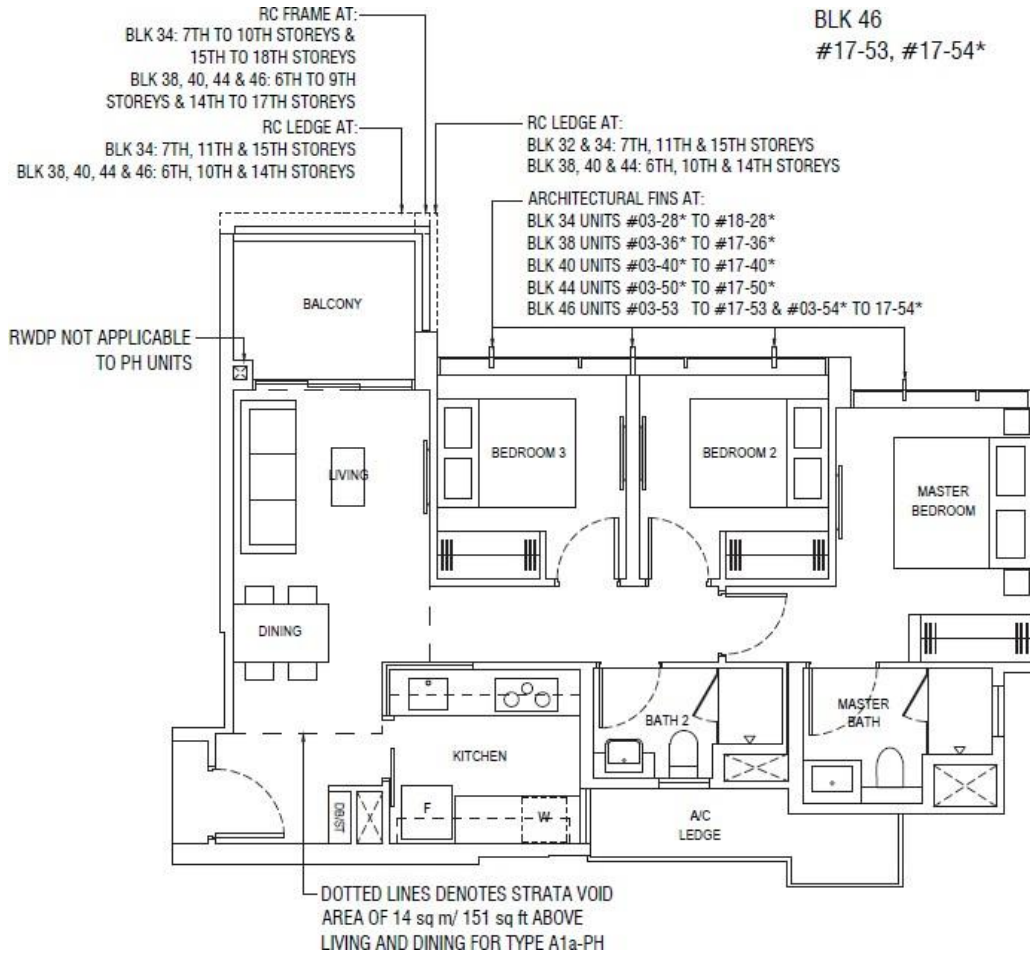


# 3 Bedroom

## Type A1a

78 sqm / 839 sq ft

- BLK 32  
#03-21 to #17-21
- BLK 34  
#03-25 to #17-25, #03-28\* to #17-28\*
- BLK 38  
#03-33 to #16-33, #03-36\* to #16-36\*
- BLK 40  
#03-37 to #16-37, #03-40\* to #16-40\*
- BLK 44  
#03-47 to #16-47, #03-50\* to #16-50\*
- BLK 46  
#03-53 to #16-53, #03-54\* to #16-54\*

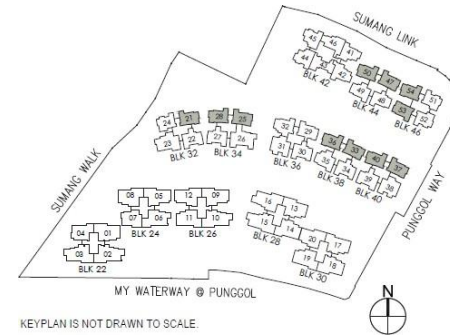


BLK 46  
#17-53, #17-54\*

## Type A1a-PH

92 sqm / 990 sq ft  
INCLUDING STRATA VOID OF 14 sqm / 151 sq ft ABOVE LIVING & DINING. APPROXIMATE 4.4m FLOOR TO CEILING HEIGHT AT LIVING & DINING

- BLK 32  
#18-21
- BLK 34  
#18-25, #18-28\*
- BLK 38  
#17-33, #17-36\*
- BLK 40  
#17-37, #17-40\*
- BLK 44  
#17-47, #17-50\*
- BLK 46  
#17-53, #17-54\*



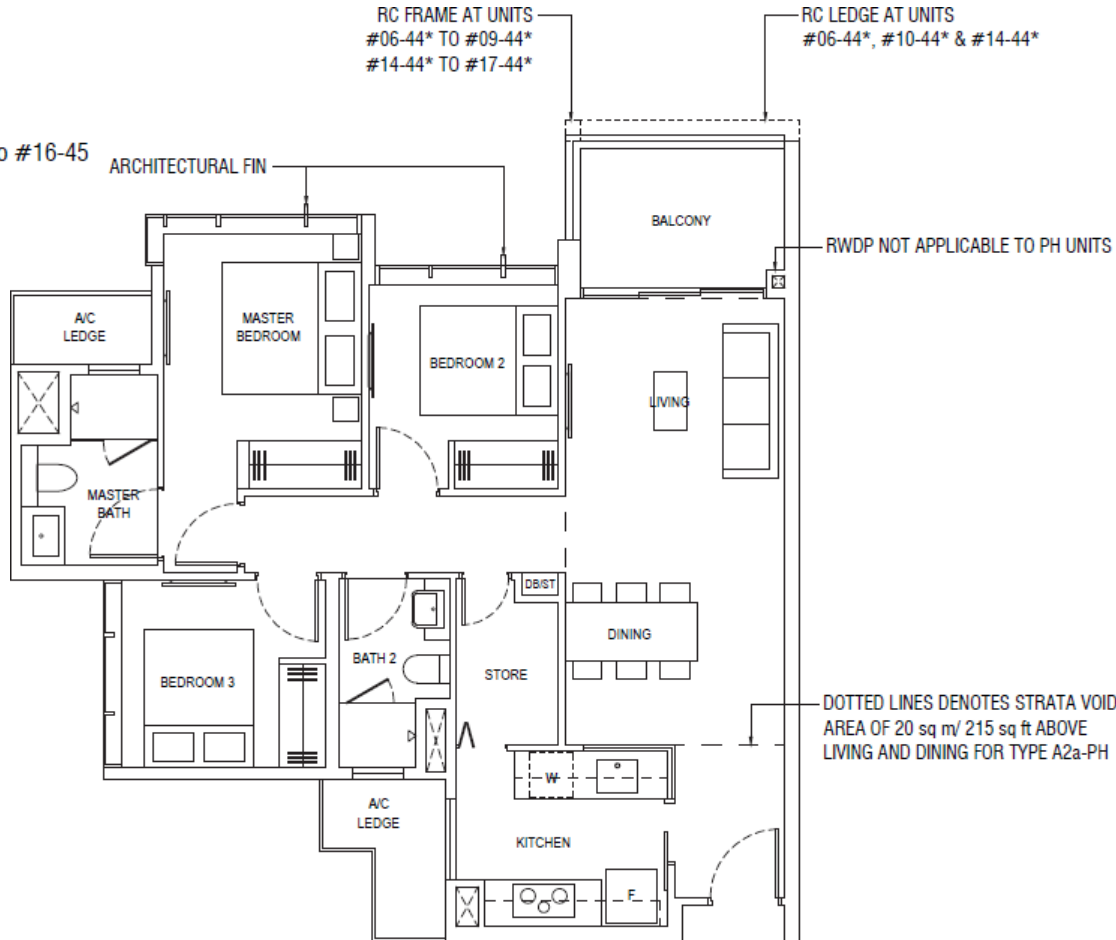
KEYPLAN IS NOT DRAWN TO SCALE.

# 3 Bedroom Superior

## Type A2a

90 sqm / 969 sq ft

BLK 42  
#03-44\* to #16-44\*, #03-45 to #16-45

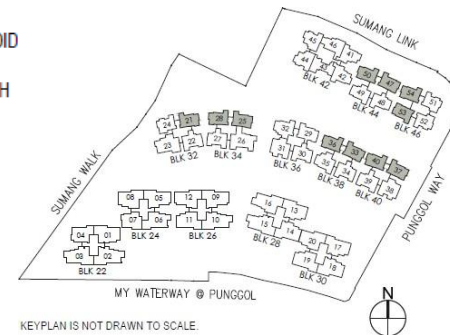


## Type A2a-PH

110 sqm / 1184 sq ft  
INCLUDING STRATA VOID OF 20 sqm / 215 sq ft  
ABOVE LIVING & DINING. APPROXIMATE 4.4m  
FLOOR TO CEILING HEIGHT AT LIVING & DINING

BLK 42  
#17-44\*, #17-45

DOTTED LINES DENOTES STRATA VOID  
AREA OF 20 sq m/ 215 sq ft ABOVE  
LIVING AND DINING FOR TYPE A2a-PH



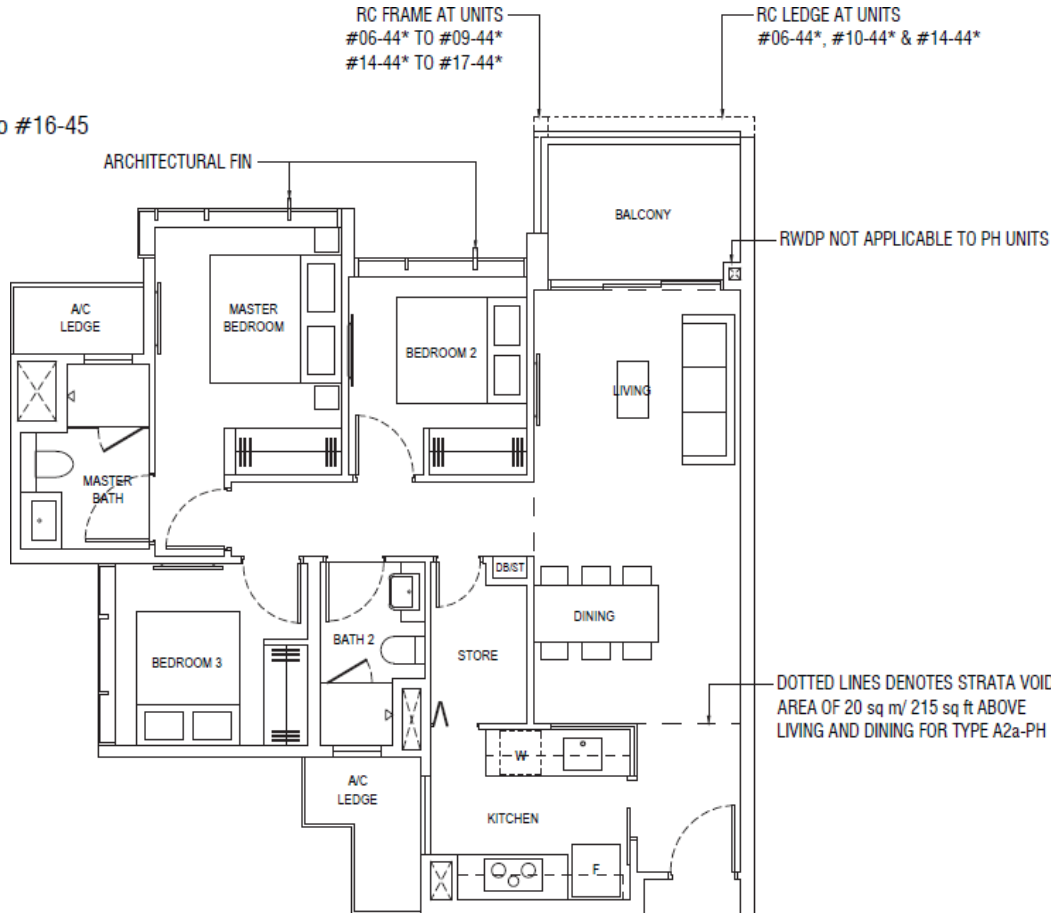
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90 sqm / 969 sq ft

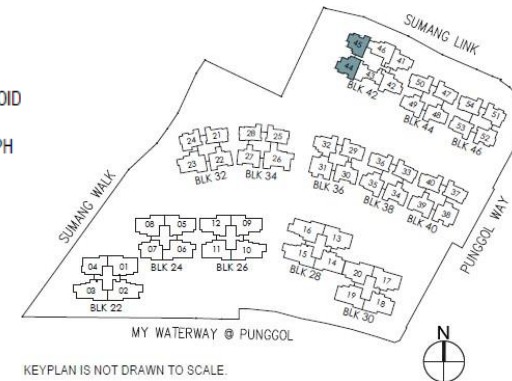
BLK 42  
#03-44\* to #16-44\*, #03-45 to #16-45



## Type A2a-PH

110 sqm / 1184 sq ft  
INCLUDING STRATA VOID OF 20 sqm / 215 sq ft ABOVE LIVING & DINING. APPROXIMATE 4.4m FLOOR TO CEILING HEIGHT AT LIVING & DINING

BLK 42  
#17-44\*, #17-45



# 3 Bedroom Deluxe

## Type A3a

92 sqm / 990 sq ft

BLK 32  
#03-22 to #17-22

BLK 34  
#03-27\* to #17-27\*

BLK 36  
#03-30 to #16-30

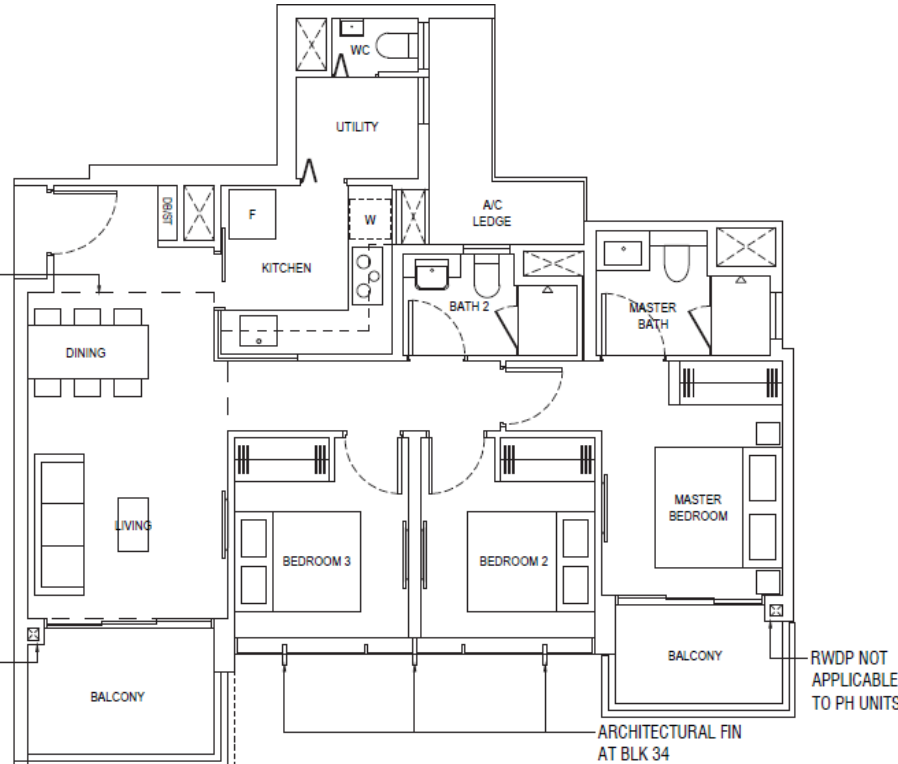
BLK 38  
#03-34 to #16-34

DOTTED LINES DENOTES STRATA VOID AREA OF 16 sq m / 172 sq ft ABOVE LIVING AND DINING FOR TYPE A3a-PH

RWDP NOT APPLICABLE TO PH UNITS

RC LEDGE AT:  
BLK 32: 7TH, 11TH & 15TH STOREYS  
BLK 36 & 38: 6TH, 10TH & 14TH STOREYS

RC LEDGE AT:  
BLK 34: 7TH, 11TH & 15TH STOREYS  
RC FRAME AT:  
BLK 34: 7TH TO 10TH STOREYS & 15TH TO 18TH STOREYS



## Type A3a-PH

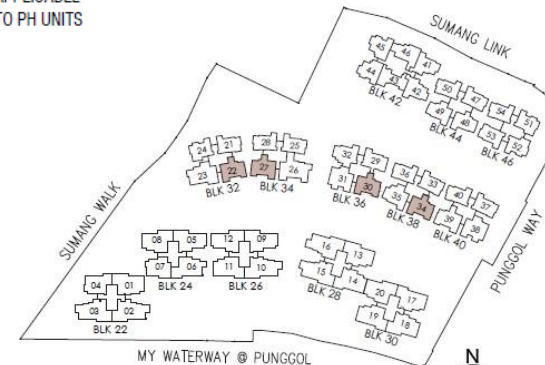
108 sqm / 1162 sq ft  
INCLUDING STRATA VOID OF 16 sqm / 172 sq ft ABOVE LIVING & DINING. APPROXIMATE 4.4m FLOOR TO CEILING HEIGHT AT LIVING & DINING

BLK 32  
#18-22

BLK 34  
#18-27\*

BLK 36  
#17-30

BLK 38  
#17-34



KEYPLAN IS NOT DRAWN TO SCALE.

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**Piermont Grand**

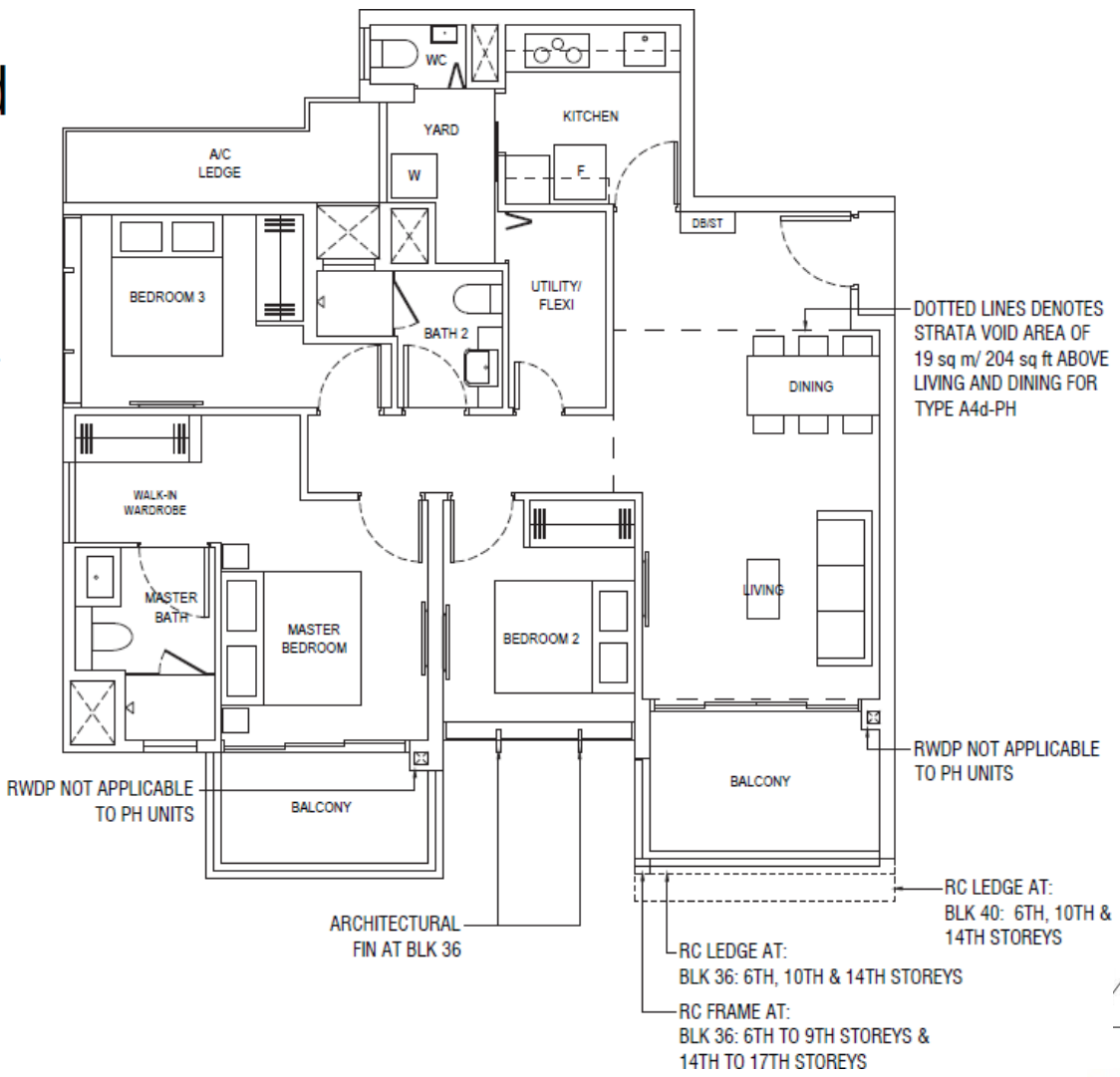
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# 3 Bedroom Premium

## Type A4d

105 sqm / 1130 sq ft

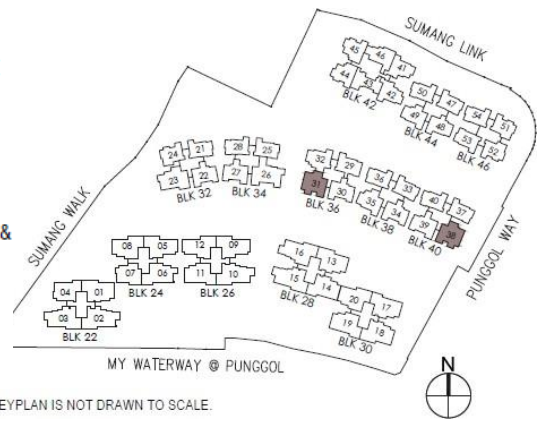
BLK 36  
#03-31 to #16-31  
BLK 40  
#03-38\* to #16-38\*



## Type A4d-PH

124 sqm / 1334 sq ft  
INCLUDING STRATA VOID OF 19 sqm / 204 sq ft ABOVE LIVING & DINING. APPROXIMATE 4.4m FLOOR TO CEILING HEIGHT AT LIVING & DINING

BLK 36  
#17-31  
BLK 40  
#17-38\*



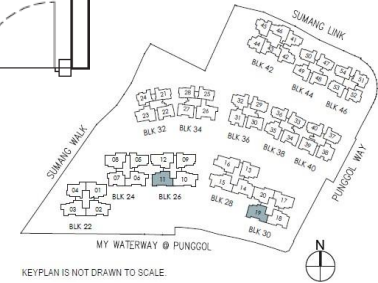
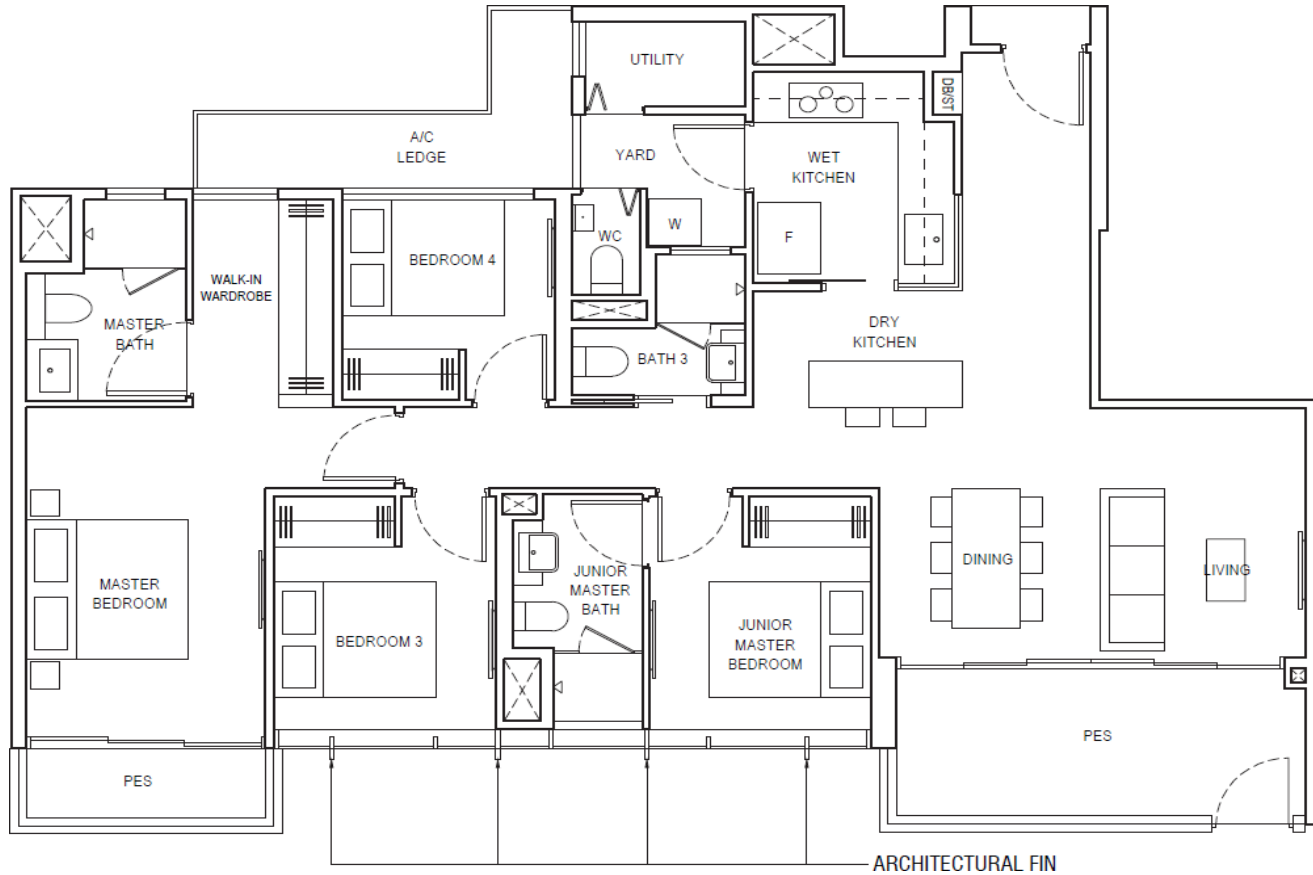
# 4 Bedroom Premium

## Type B4-P1

127 sqm / 1367 sq ft

BLK 26  
#01-11

BLK 30  
#01-19



# 5 Bedroom Premium

## Type C2

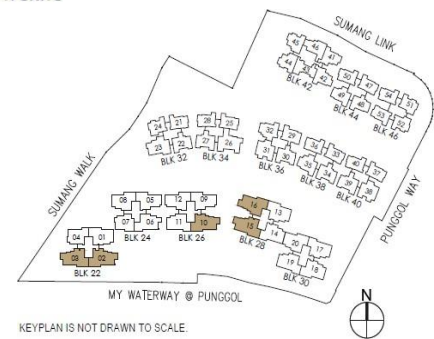
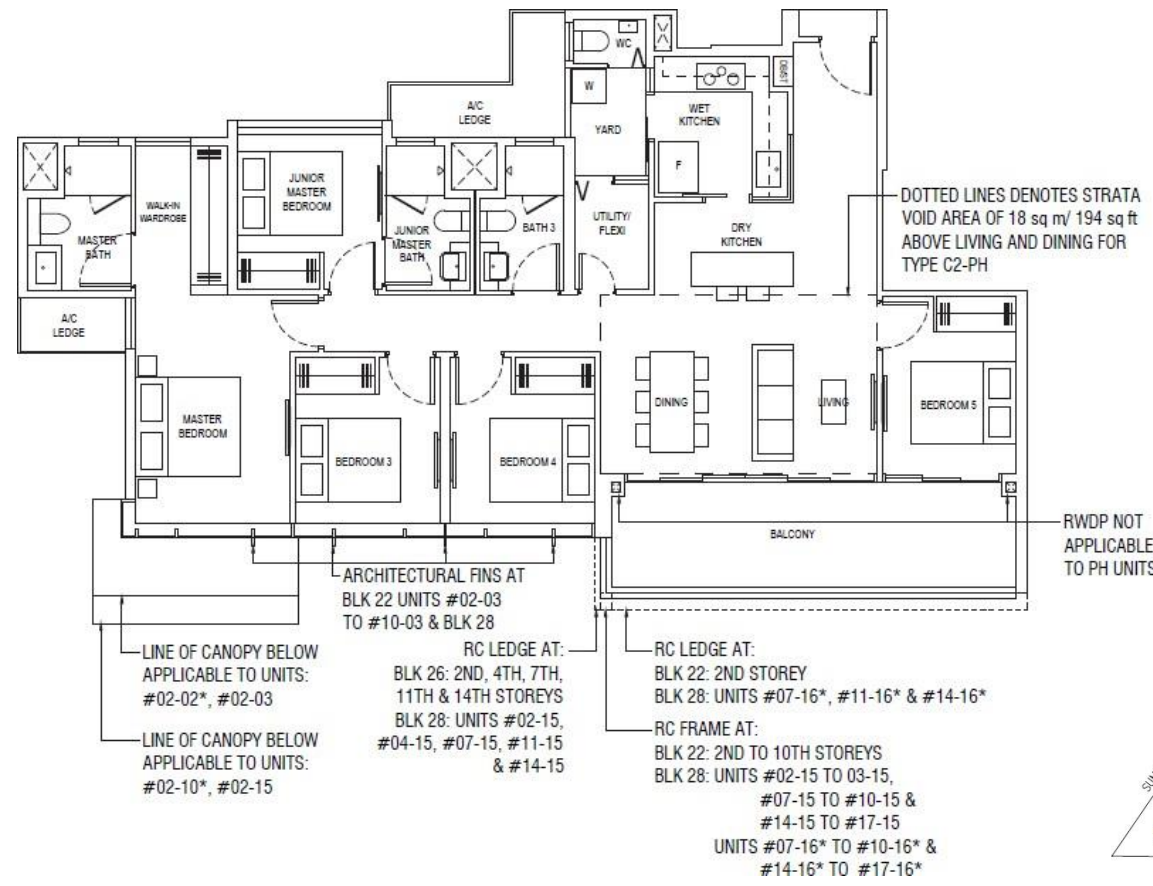
140 sqm / 1507 sq ft

- BLK 22  
#02-02\* to #09-02\*, #02-03 to #09-03
- BLK 26  
#02-10\* to #16-10\*
- BLK 28  
#02-15 to #16-15, #03-16\* to #16-16\*

## Type C2-PH

158 sqm / 1700 sq ft  
INCLUDING STRATA VOID OF 18 sqm / 194 sq ft  
ABOVE LIVING & DINING. APPROXIMATE 4.4m  
FLOOR TO CEILING HEIGHT AT LIVING & DINING

- BLK 22  
#10-02\*, #10-03
- BLK 26  
#17-10\*
- BLK 28  
#17-15, #17-16\*



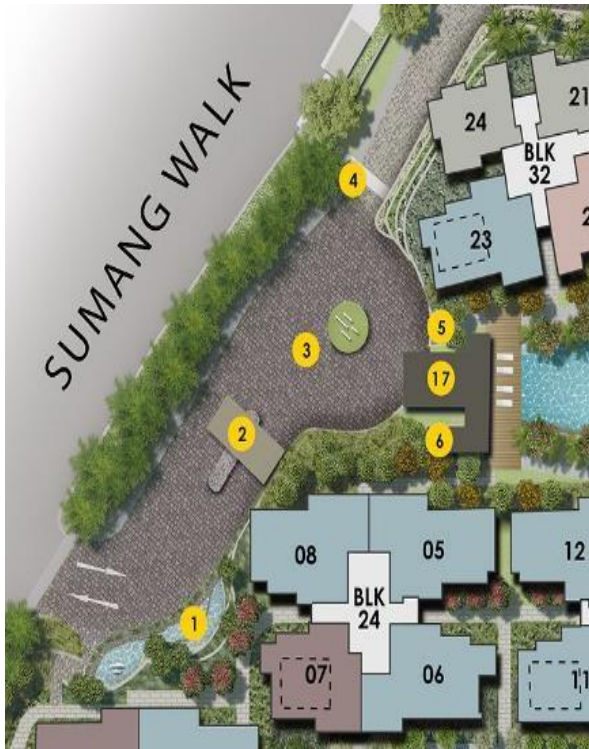
For general information purposes only. Not to be relied solely upon for any purchasing decisions. Any reliance placed on the presented materials is strictly at the user's own risk



# Landscape Facilities

## The Cascades

1. Feature Cascades
2. Guard House
3. Entrance Court
4. Resident's Side Gate
5. Sheltered Drop-Off
6. Drop-Off Lounge



## The Waterfalls

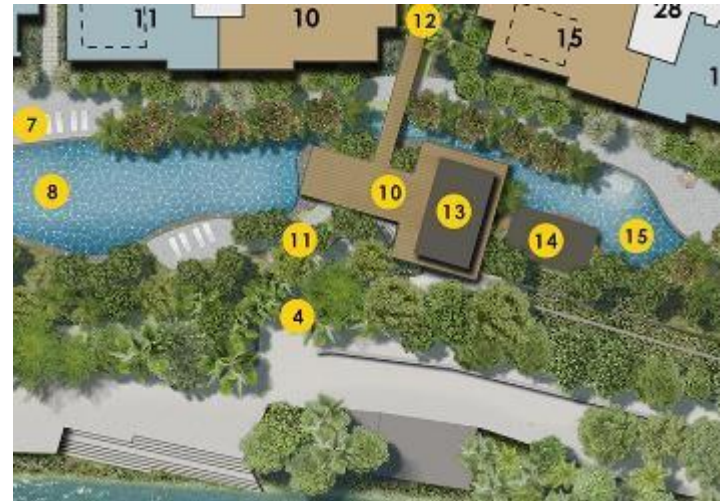
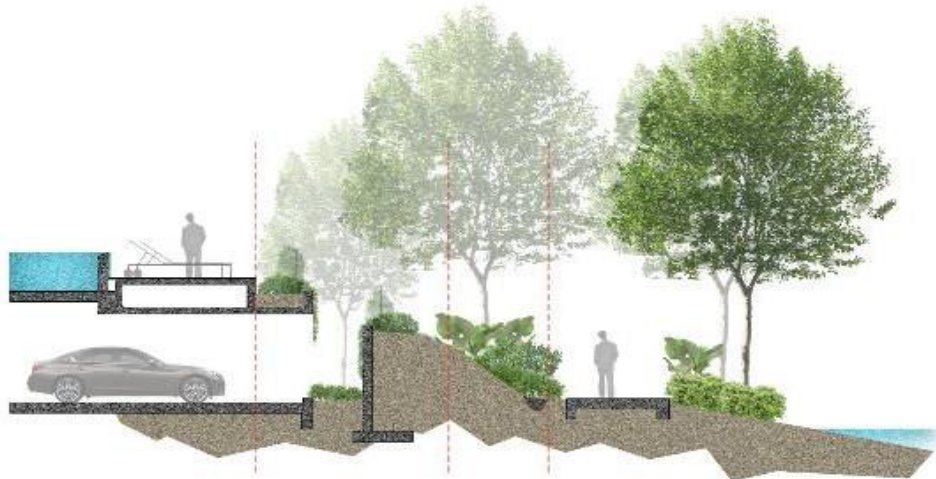
7. Lap Pool Deck
8. 50m Lap Pool
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Concept Sections at Punggol Waterway

# Landscape Facilities

## The Lakes

- 17. Clubhouse Function Room
- 18. Family Pool
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- 20. Play Lawn
- 21. Children's Play Pool
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## The Hills

- 25. Bio Pond
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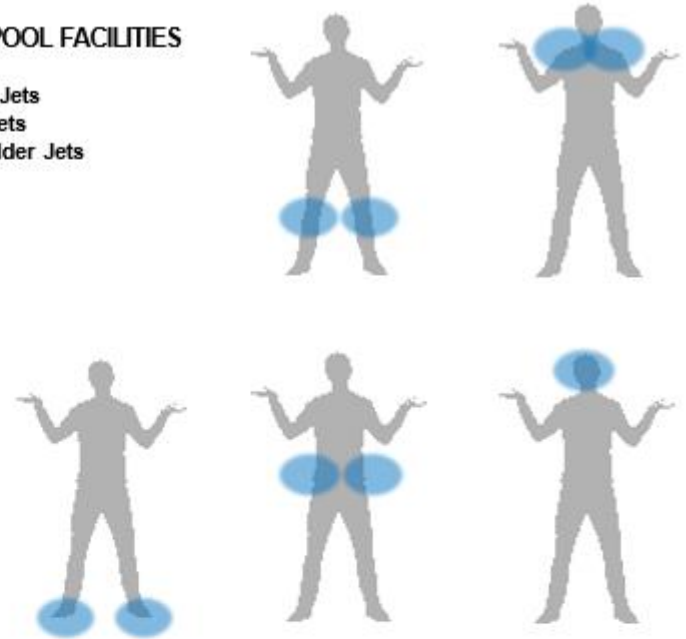


# Landscape Facilities



## HYDROTHERAPY POOL FACILITIES

- A) Sitting Massage Jets
- B) Foot Massage Jets
- C) Head and Shoulder Jets
- D) Water Feature



The Hills – Wellness zone (massage trail)

# Colour Scheme - Cool Breeze

## *Design Elements*

*COOL BREEZE*



*Mixture of Natural wood with Cool colour tone*



*Elegant Textile with Metal*

# Colour Scheme - Earthy Lux

## *Design Elements*

*EARTHY LUX*



*Mixture of Natural wood with neutral tones*

*Natural Stone Inspired with Elegant Textile*

# Wardrobes

## Wardrobe

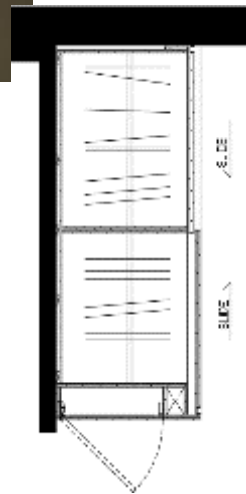
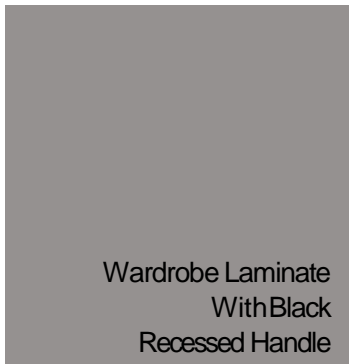


Space for luggage and storage

*EARTHY LUX*  
*COOL BREEZE*



Additional Treatment provided for Master bedroom ...



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# Interior Provisions

- All 3-Bedroom Premium, 4-Bedroom and 5-Bedroom units come with walk-in wardrobe in master bedroom.
- Kitchen comes with *Teka* cooker hood, hob and oven.
- Luxurious bathroom sanitary wares and fittings from brands such as *Rigel* and *Grohe*.
- Wardrobe accessories cabinet provision in all master bedrooms.
- Compressed quartz kitchen counter top provision.
- Kitchen counter provided in all dry kitchen for 4-Bedroom and 5-Bedroom units.
- Master Bathroom comes with angle valve for possible future bidet spray provision.





# Universal Design Features

- **Quality living spaces created through block/unit design, provision that support spaces designed with flexibility for adaption to different users, changing needs over time, etc.**
- **Inside the unit - Additional space integrated with the wardrobe without taking up additional space**
- **Innovation in design/technology to support aging-in-place, overcome undulating site conditions and/or mitigate space constraints.**
- **Mitigate the level different between the development to the existing park connector through the provision of pedestrian and bicycle ramps. This allows residents to access the park connector easily, where both the young and old can take part in fitness activities.**

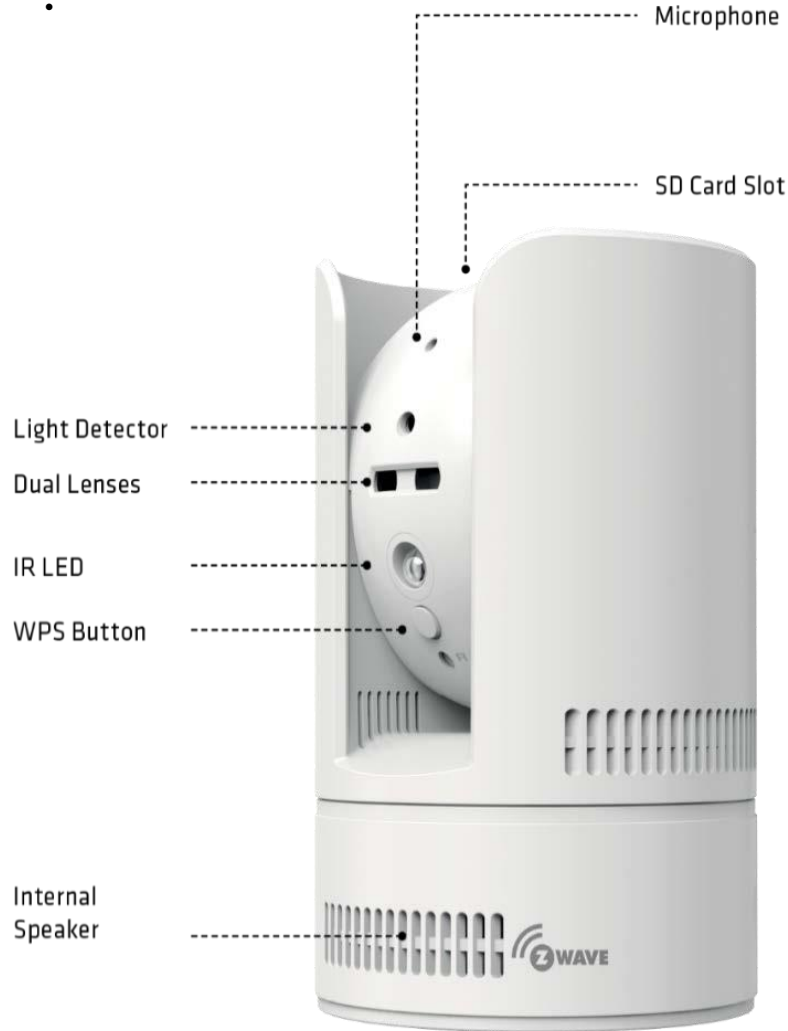
# A BCA Green Mark Platinum Development

- 1. Good building orientation:**  
Good natural ventilation in the common areas and dwelling units
- 2. Building facade designed with high performance glazing:**  
Lower solar heat gain, reduce cooling load
- 3. Smart water monitoring system with leak detection algorithm:**  
To accurately forecast water demand and to avoid leak damages and unnecessary water loss.
- 4. Water harvested from rainwater used for landscape irrigation:**  
Reduce water consumption
- 5. Efficient lighting design by use of LED with motion sensors and NEA 5 ticks energy efficient air conditioning system for all the units:**  
Smart and efficient energy usage
- 6. Use of native plant species for extensive yet sustainable landscaping:**  
Better resistance to local weather and restoring natural habitat
- 7. Smart home with smart community system:**  
Occupant comfort and convenience
- 8. Ceiling fan for every unit:**  
Mechanically assisted ventilation to improve occupant thermal comfort while reducing reliance on air conditioning

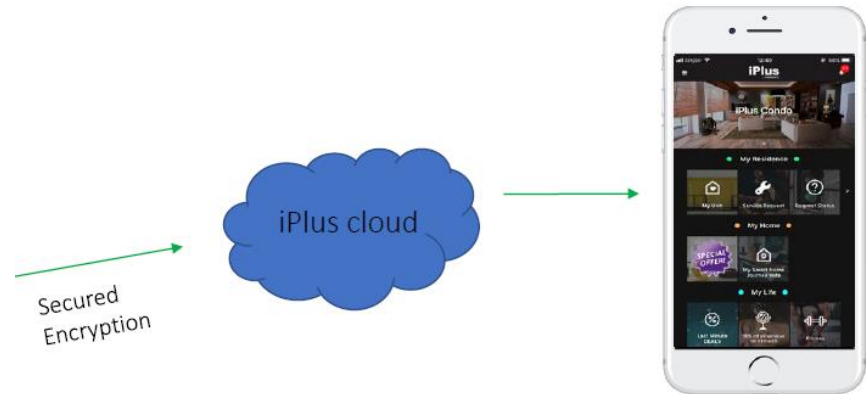
BCA GREEN MARK

# Smart Home System

## Our Smart Home Gateway



- Built-in Firewall
- Secure communication
- Peer to Peer
- Trusted client connection only



# Smart Home System



Store via these devices



SD CARD



DROPBOX



NAS

## Remote Surveillance

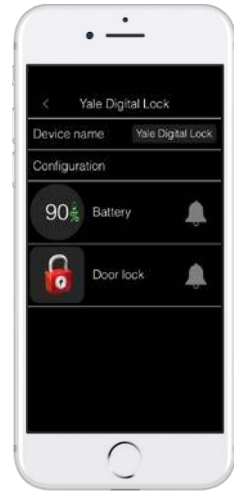
Check on your children, helper & elderly

\* SD Card not included

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## Digital Lockset



Lock Status



Z-wave  
module



4 x AA batteries, sound alert  
when batteries low in power

### 4 ways to unlock door

- Card
- Pin
- Mechanical Key
- Mobile App



## *Aircon Control*

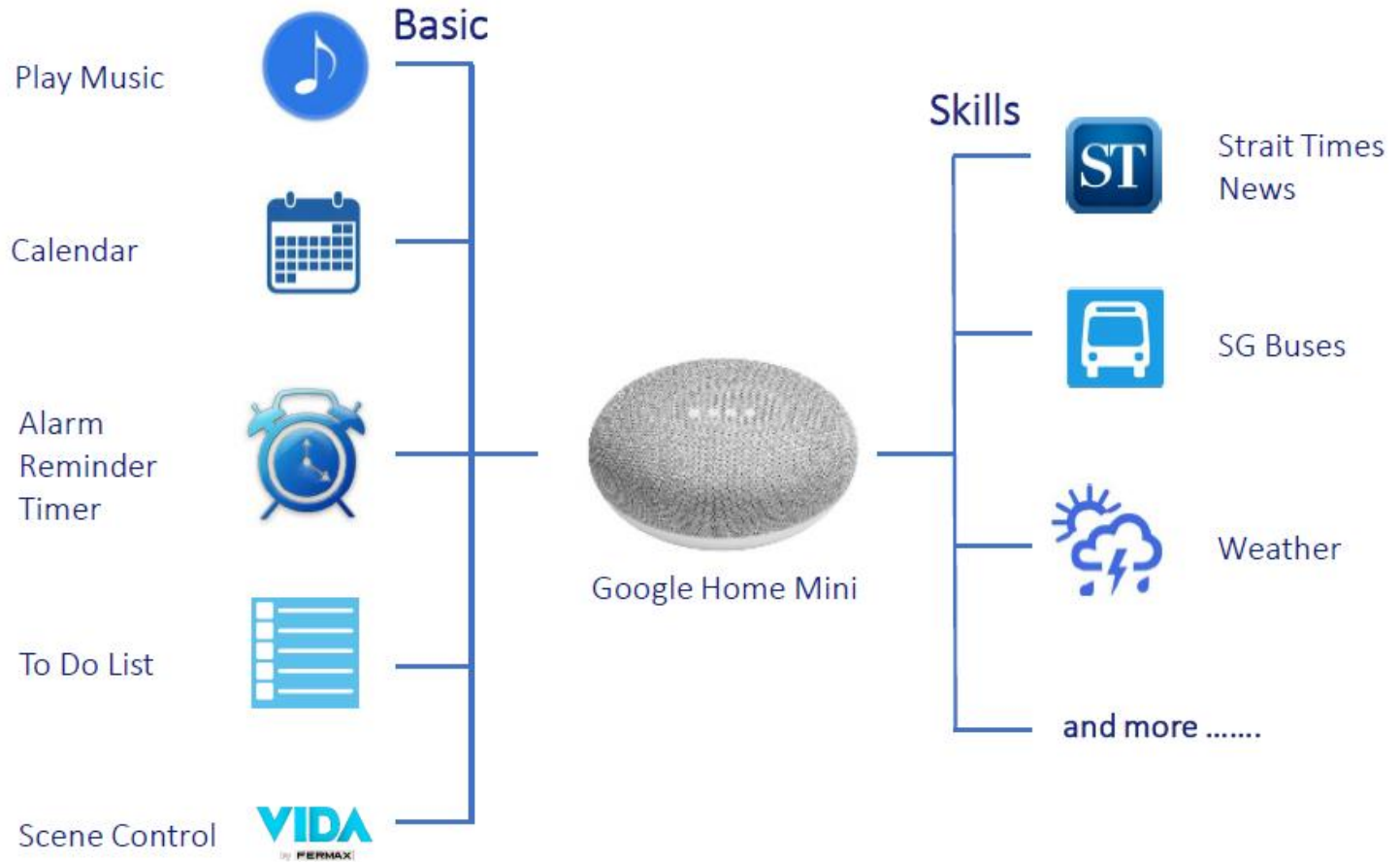


✓ 2-way Communication

✓ Adjust Fan Speed & Temperature

# Smart Home System

## Features of Smart Voice Assistance





### *Facility Booking*

- Book facilities via Mobile App anytime, anywhere
- Access to facilities based on valid booking periods



### *Visitor Invite*

- Pre-register your visitor and send them a QR-code & Day Pin to access into development



### *Lifestyle Services*

- Instant booking on lifestyle Services for the family
- Enjoy discounts & deals on a wide array lifestyle privileges



**For payment made by way of Cheque should crossed “Account payee only” and drawn in favour of**

DBS Bank Ltd for Project Account No. 003-700129-5 of Pavo Properties Pte. Ltd.

**Payment made by way of Telegraphic Transfer**

Bank : DBS Bank Ltd, Singapore  
SWIFT code : DBSSSGSG  
For account of : Pavo Properties Pte. Ltd.  
Account No. : 003-700129-5  
Message : Block, unit number and name of purchase

**Note: Please inform purchaser to add an additional SGD \$50 to the 5% booking fee for local bank charges, if any.**