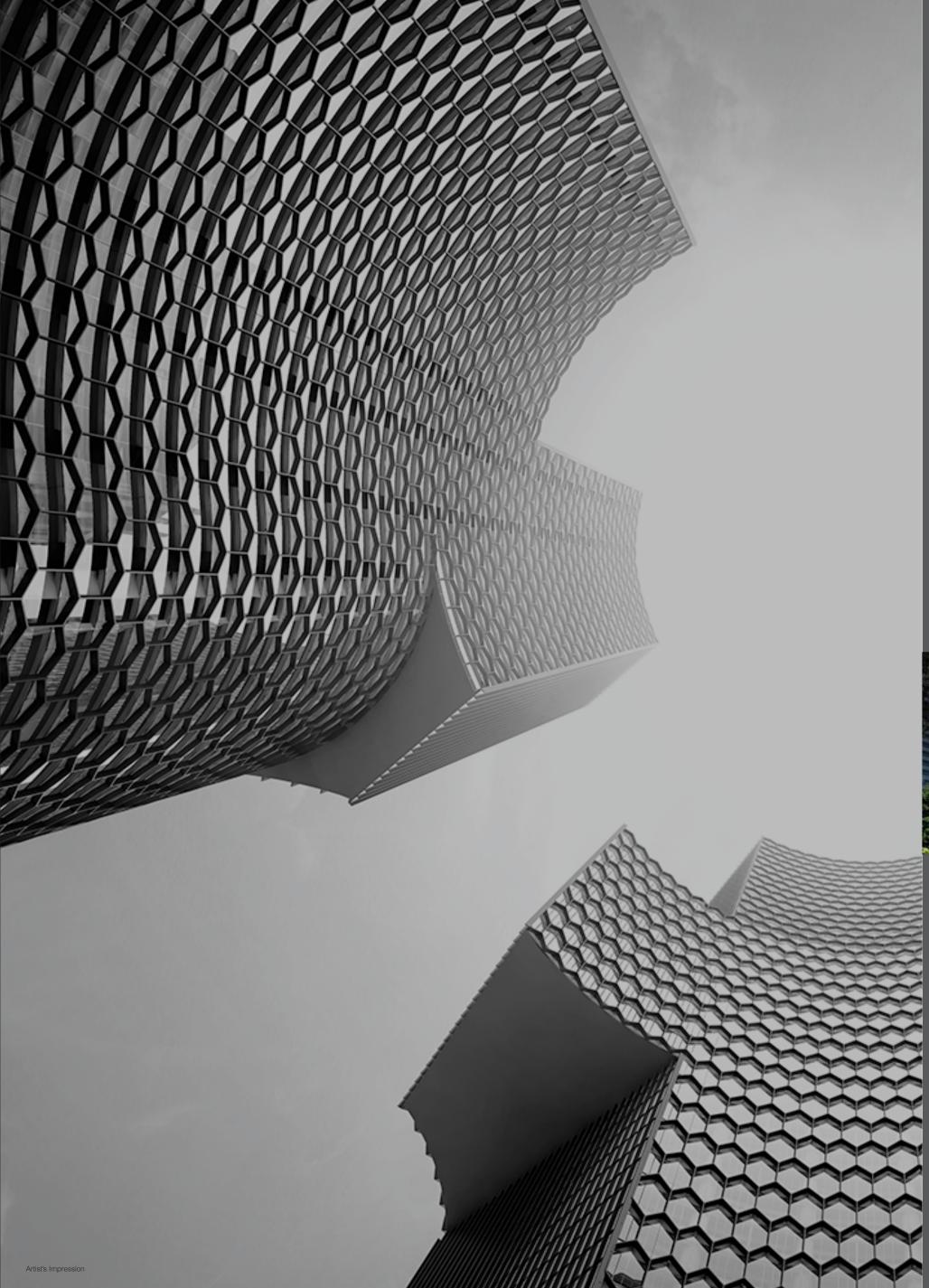
www.DUOsingapore.com (65) 6298 8895



Floor Plans

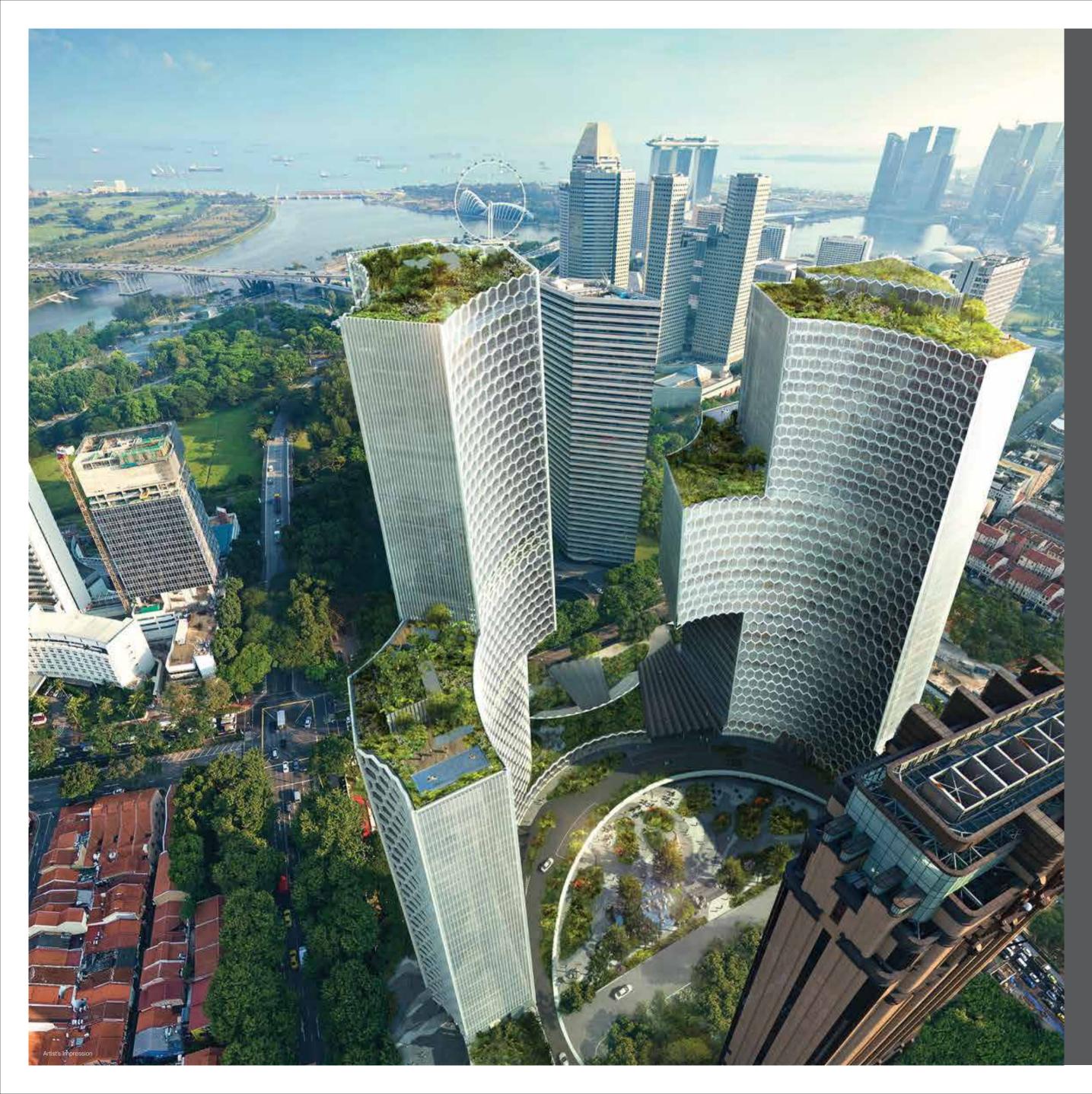


Internationally acclaimed architect Ole Scheerer



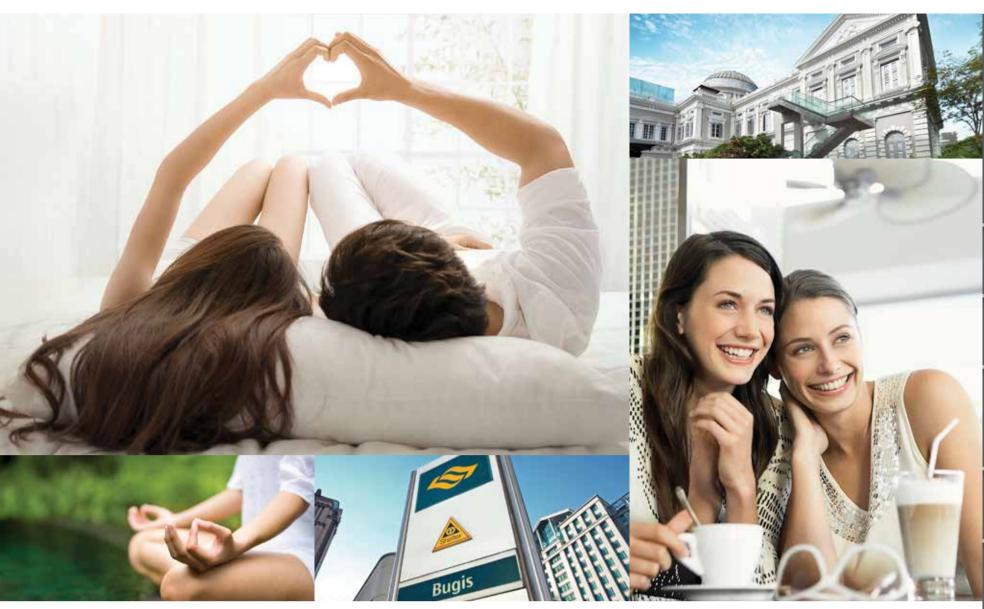
Ole Scheeren
Design Architect of DUO

is behind landmark projects such as the CCTV headquarters in Beijing and the Mahanakhon, Bangkok's tallest skyscraper. In creating an inimitable civic nucleus, DUO's towering volumes are carved into sweeping concave shapes; while a hexagonal pattern on the towers' slender profiles and a dramatically lighted facade reinforce the dynamic architecture. A masterful series of cantilevers and setbacks further evokes the kinetic movements of a dancing couple.



Embrace exclusive living in the heart of the city

The city has a new capital and it is redefining Singapore's striking skyline. Welcome to DUO, an extraordinary integrated development that features two landmark towers rising from the arts, cultural and educational precinct of the Bugis district. With premium residences, Grade A offices, a 5-star hotel and retail gallery, DUO is more than the sum of its parts – it will revitalise the way you live, play and work.

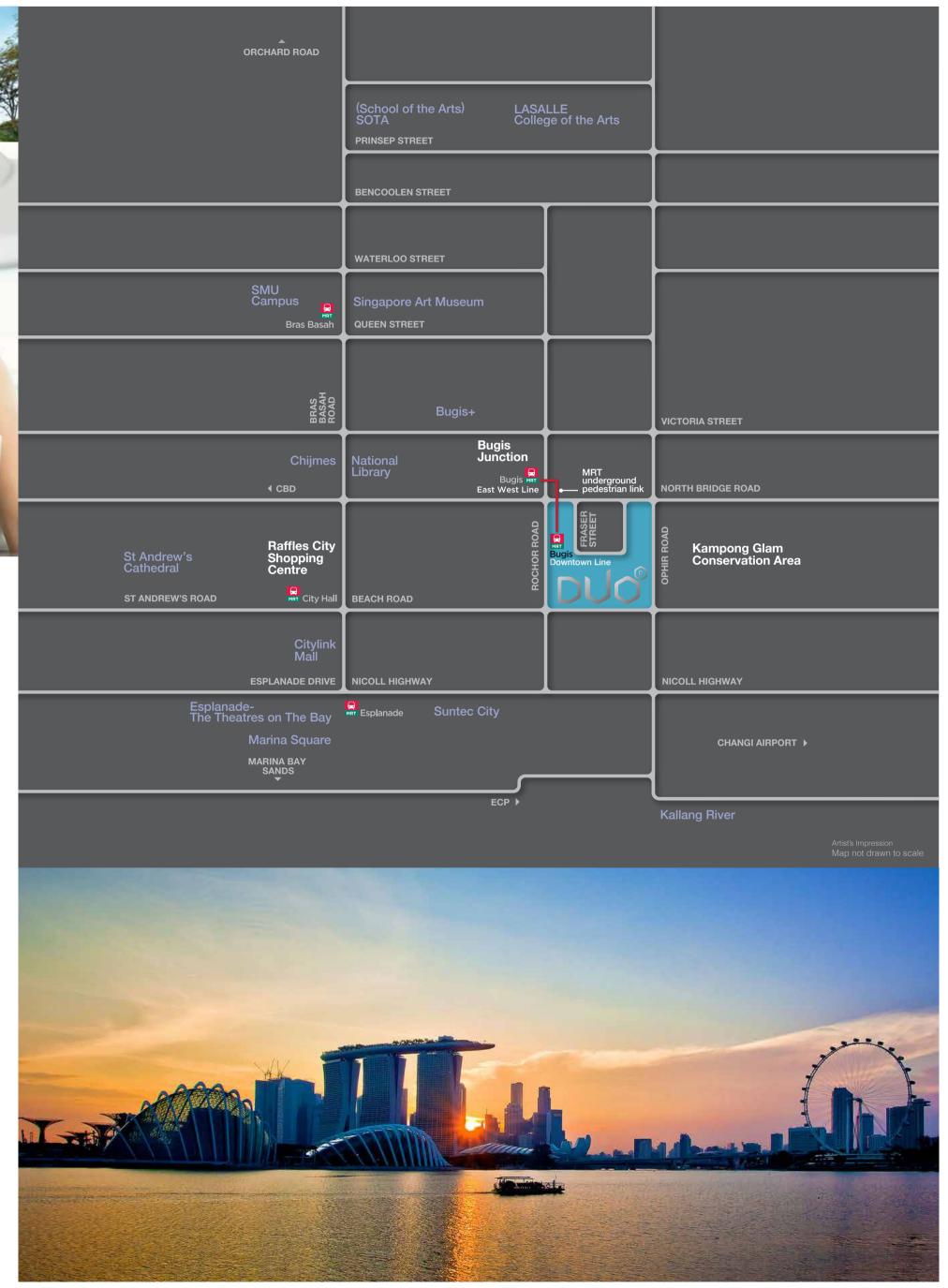


Be here and everywhere else

Be a sassy neighbour to Bugis Junction, a vibrant retail mall. Live minutes from Orchard Road, the Central Business District and Marina Bay.

Enjoy easy accessibility to Changi Airport via the East Coast Parkway.

With a direct underground connection to Bugis MRT Station, served by the East-West line and upcoming Downtown line, home is a place that is always close to everything.



When quality time is such a priceless commodity,

you shouldn't have to go far to enjoy it.

At DUO Residences, you can discover meaningful

spaces for your private indulgence as well as bonding

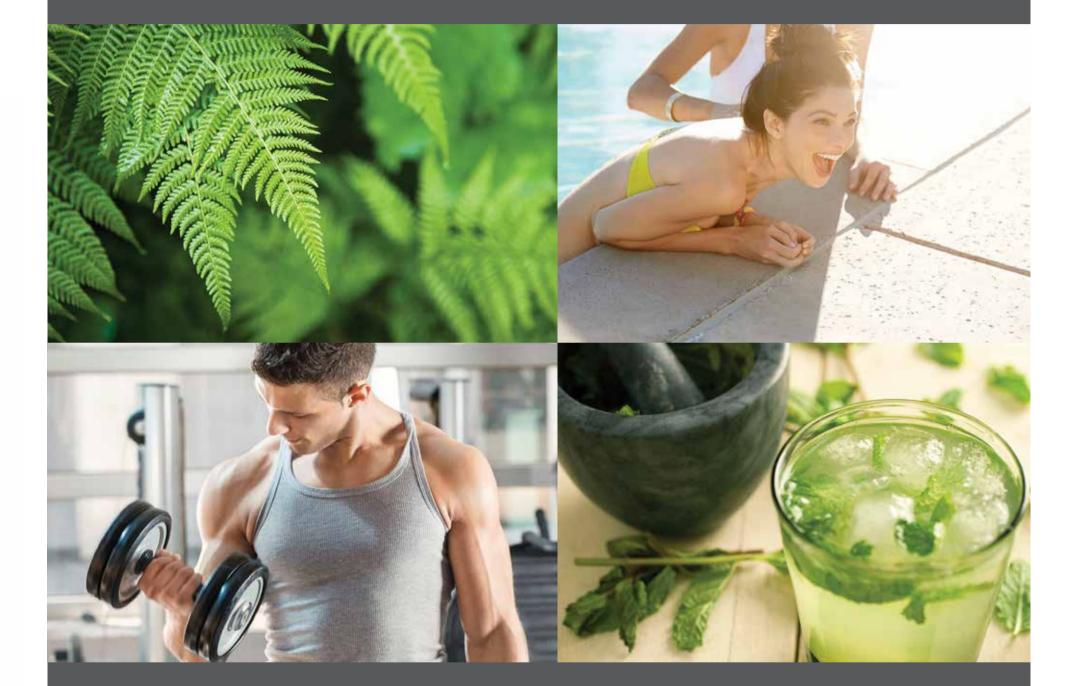
moments with family and friends.



The Upper Deck Level 2

- 1 Herb Garden
- 2 Outdoor Cook-Out Deck
- 3 Pool Deck
- 4 Grill Terrace
- **6** Party Lounge
- 6 Teppanyaki Pavilion
- Spa Pool
- 8 50m Lap Pool
- 9 Floral Walk
- Outdoor Sitting Lounge





Make a splash at The Upper Deck. Take a serene stroll

And to top it off, enjoy a mesmerising vista at The Peak.

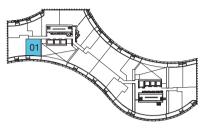
at The Green Enclaves. Retreat to The Inner Space.



Type B1M / B1

60 sq.m. / 646 sq.ft. Including 9 sq.m. / 97 sq.ft. of Balcony

#03-01 to #04-01 (B1M) #05-01 to #30-01 (B1)

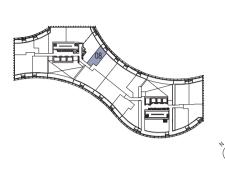


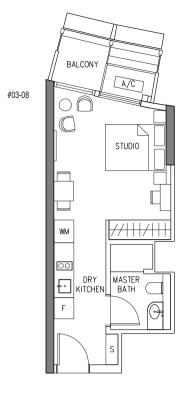


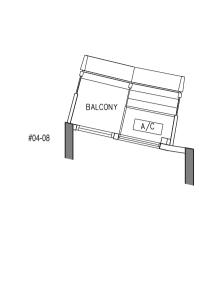
Type A1M

40 sq.m. / 431 sq.ft. Including 3 sq.m. / 32 sq.ft. of Balcony

#03-08 to #04-08



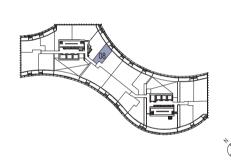




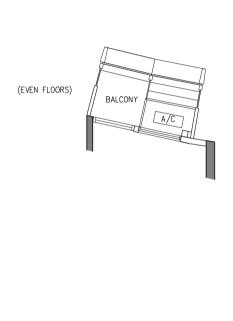
Type A1

39 sq.m. / 420 sq.ft. Including 3 sq.m. / 32 sq.ft. of Balcony

#05-08 to #30-08



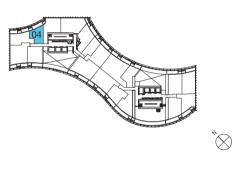




Type B2M / B2

50 sq.m. / 538 sq.ft. Including 9 sq.m. / 97 sq.ft. of Balcony

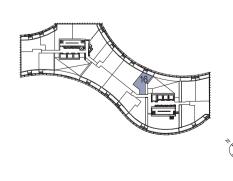
#03-04 to #04-04 (B2M) #05-04 to #30-04 (B2)

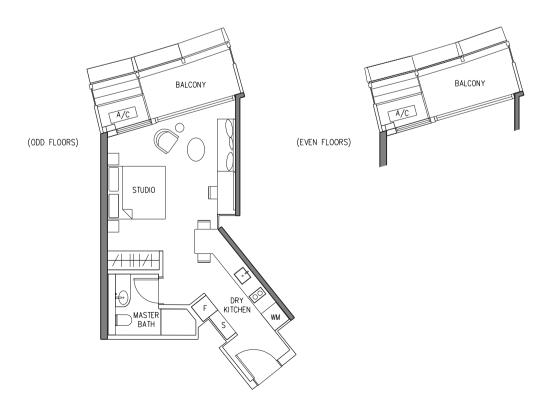


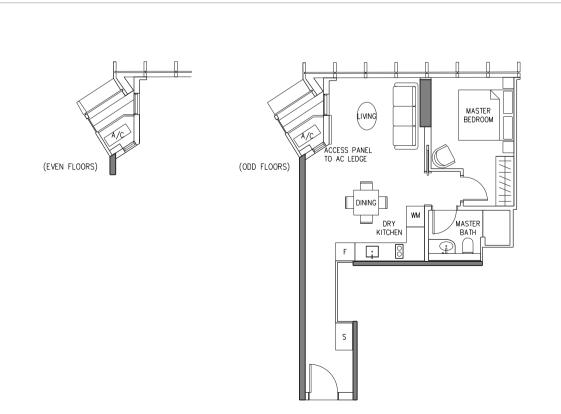
Type A2M / A2

49 sq.m. / 527 sq.ft. Including 6 sq.m. / 65 sq.ft. of Balcony

#03-16 to #04-16 (A2M) #05-16 to #30-16 (A2)







(ODD FLOORS)

MASTER

BALCONY

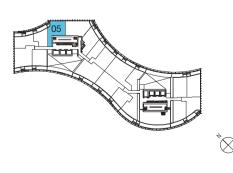
(EVEN FLOORS)

(EVEN FLOORS)

Type B3M / B3

60 sq.m. / 646 sq.ft.

#03-05 to #04-05 (B3M) #05-05 to #30-05 (B3)



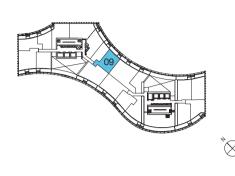
BALCONY

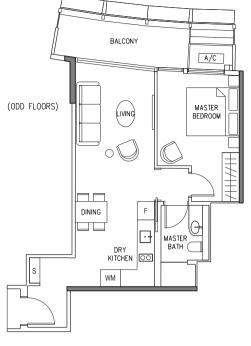
(ODD FLOORS)

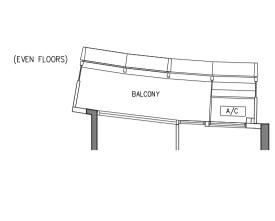
Type B4M / B4

Including 9 sq.m. / 97 sq.ft. of Balcony

#03-09 to #30-09





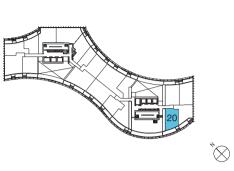


1-Bedroom

Type B7M / B7

62 sq.m. / 667 sq.ft. Including 12 sq.m. / 129 sq.ft. of Balcony / Private Terrace

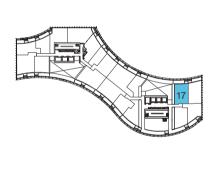
#03-20 (B7M) #04-20 to #30-20 (B7)

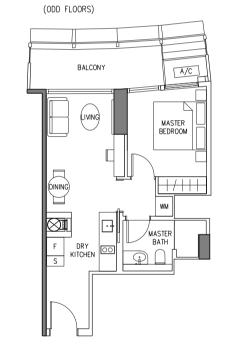


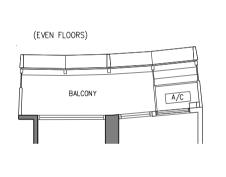
Type B5

57 sq.m. / 614 sq.ft. Including 9 sq.m. / 97 sq.ft. of Balcony

#03-17 to #19-17





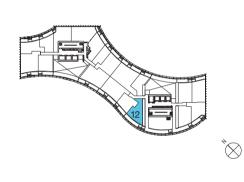


Type B8M

69 sq.m. / 743 sq.ft. Including 18 sq.m. / 194 sq.ft. of Private Terrace

#03-12

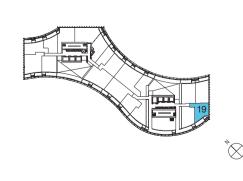
(ODD FLOORS)

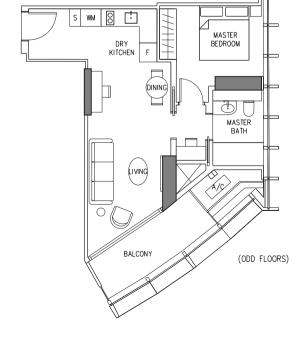


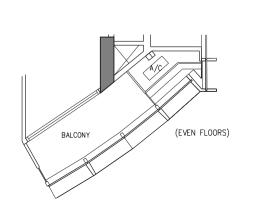
Type B6

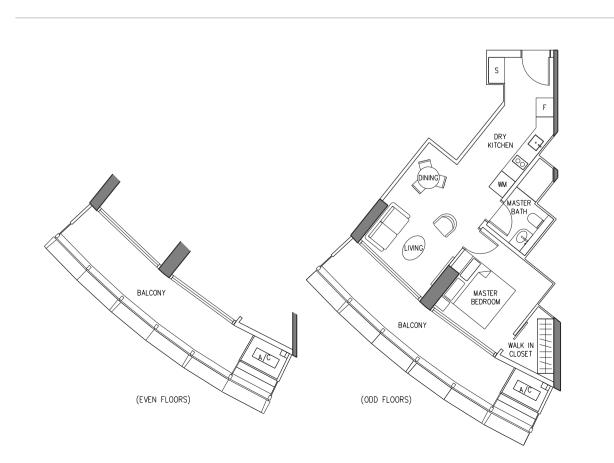
64 sq.m. / 689 sq.ft. Including 9 sq.m. / 97 sq.ft. of Balcony

#03-19 to #19-19





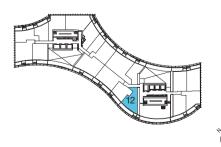




Type B8

66 sq.m. / 710 sq.ft. Including 15 sq.m. / 161 sq.ft. of Balcony

#04-12 to #19-12

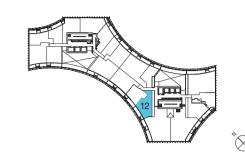




Type B11

68 sq.m. / 732 sq.ft. Including 9 sq.m. / 97 sq.ft. of Balcony

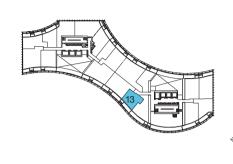
#22-12 to #30-12



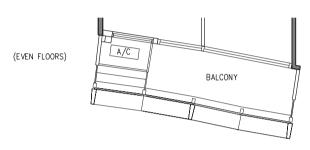
Type B9M / B9

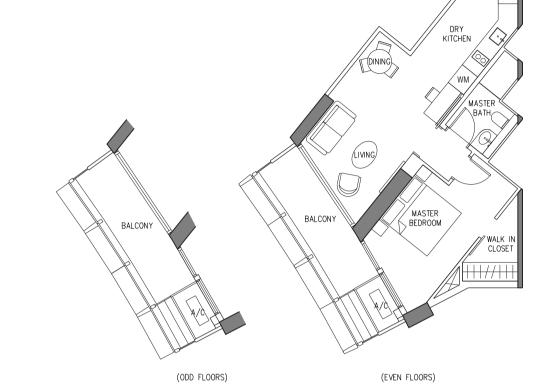
55 sq.m. / 592 sq.ft. Including 9 sq.m. / 97 sq.ft. of Balcony

#03-13 to #04-13 (B9M) #05-13 to #30-13 (B9)





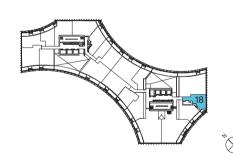


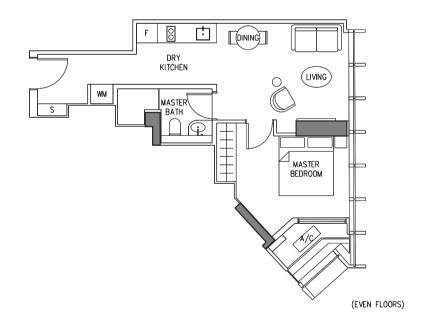


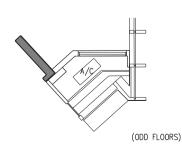
Type B10

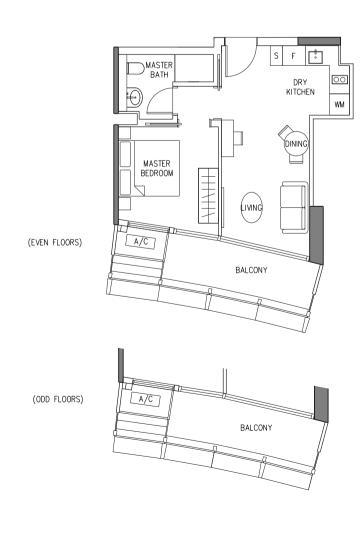
52 sq.m. / 560 sq.ft.

#22-18 to #30-18





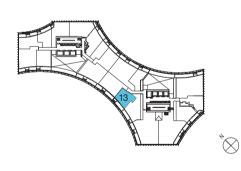




Type B12

55 sq.m. / 592 sq.ft. Including 9 sq.m. / 97 sq.ft. of Balcony

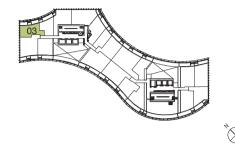
#22-13 to #30-13

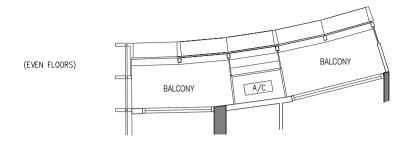


Type C1M / C1

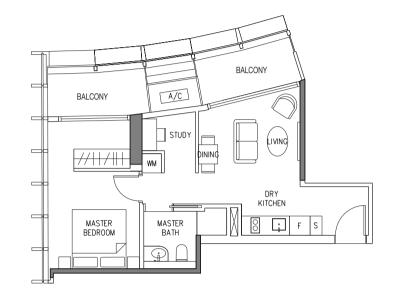
64 sq.m. / 689 sq.ft.
Including 13 sq.m. / 140 sq.ft. of Balcony

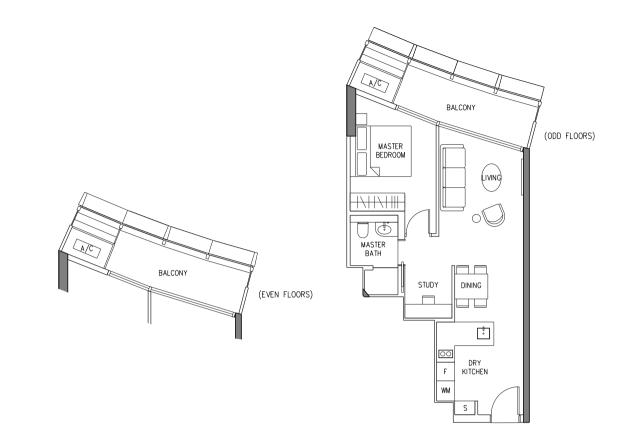
#03-03 to #04-03 (C1M) #05-03 to #30-03 (C1)





(ODD FLOORS)

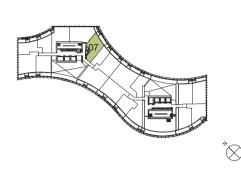




Type C2

67 sq.m. / 721 sq.ft. Including 9 sq.m. / 97 sq.ft. of Balcony

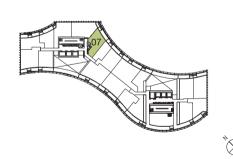
#05-07 to #30-07

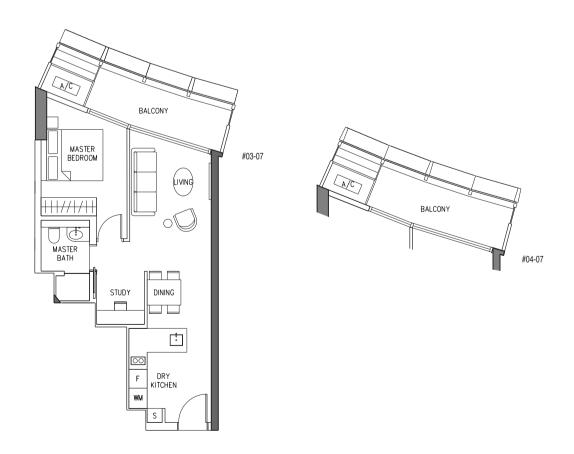


Type C2M

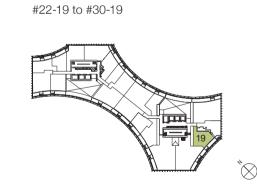
66 sq.m. / 710 sq.ft. Including 9 sq.m. / 97 sq.ft. of Balcony

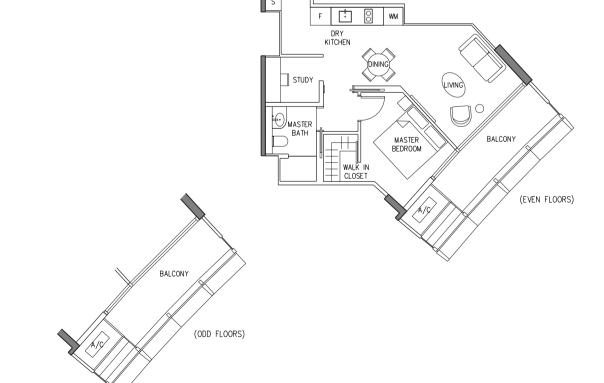
#03-07 to #04-07





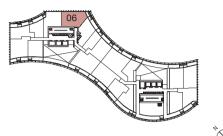




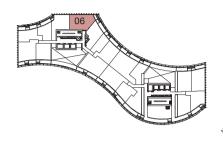


76 sq.m. / 818 sq.ft.

#03-06 to #30-06



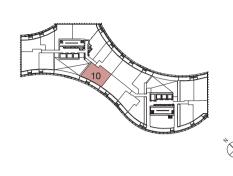
Type D3

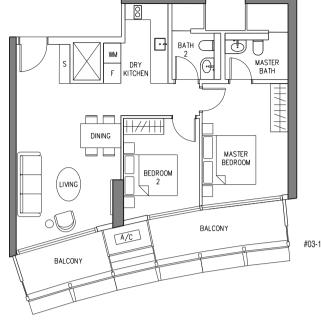


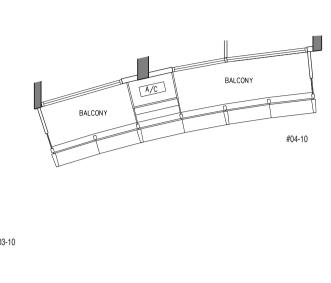
Type D1M

95 sq.m. / 1,023 sq.ft. Including 15 sq.m. / 161 sq.ft. of Balcony

#03-10 to #04-10



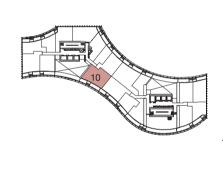


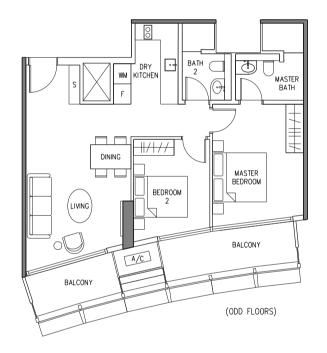


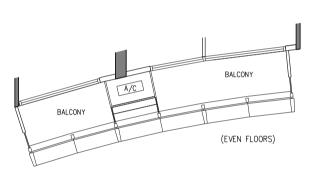
Type D1

94 sq.m. / 1,012 sq.ft. Including 15 sq.m. / 161 sq.ft. of Balcony

#05-10 to #30-10



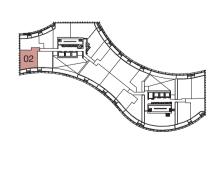


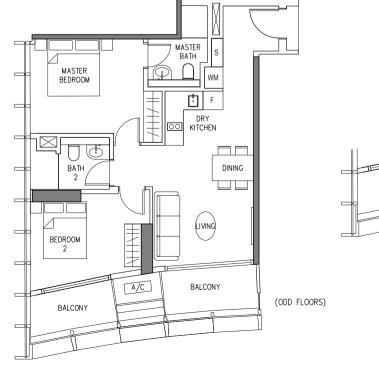


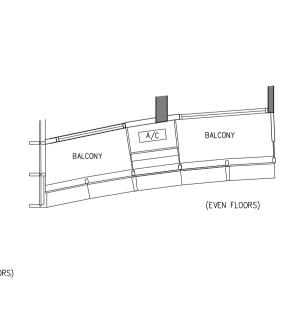
Type D2M / D2

87 sq.m. / 936 sq.ft. Including 12 sq.m. / 129 sq.ft. of Balcony

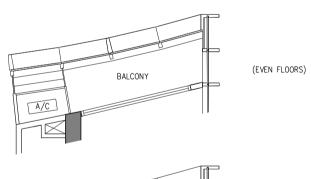
#03-02 to #04-02 (D2M) #05-02 to #30-02 (D2)



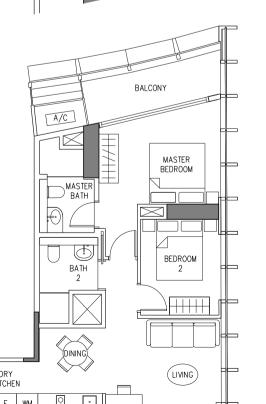








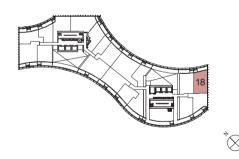
(ODD FLOORS)



Type D4

78 sq.m. / 840 sq.ft. Including 8 sq.m. / 86 sq.ft. of Balcony

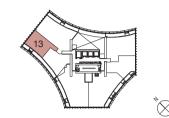
#03-18 to #19-18



Type D6

95 sq.m. / 1,023 sq.ft. Including 15 sq.m. / 161 sq.ft. of Balcony

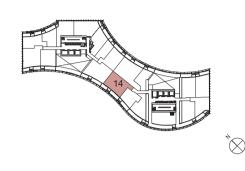
#32-13 to #47-13

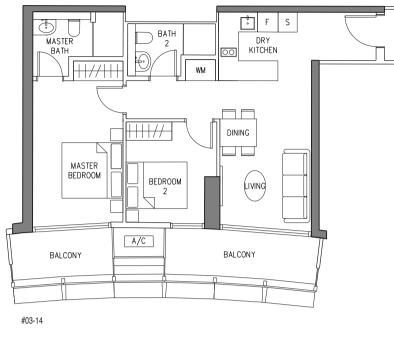


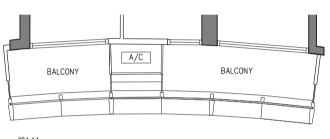
91 sq.m. / 980 sq.ft. Including 15 sq.m. / 161 sq.ft. of Balcony

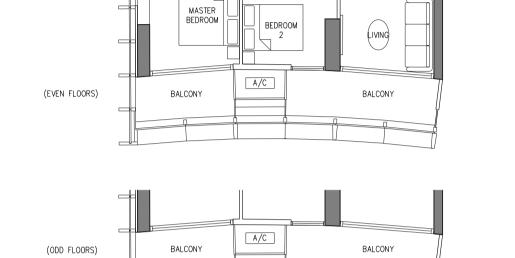
Type D5M

#03-14 to #04-14





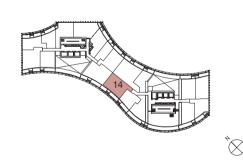


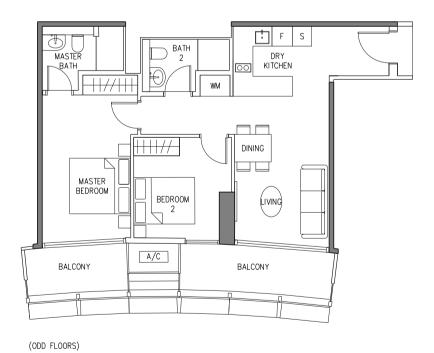


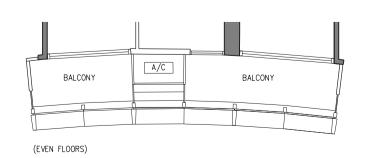
Type D5

90 sq.m. / 969 sq.ft. Including 15 sq.m. / 161 sq.ft. of Balcony

#05-14 to #30-14



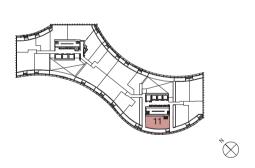






76 sq.m. / 818 sq.ft. Including 18 sq.m / 194 sq.ft. of Private Terrace

#03-11



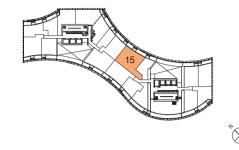


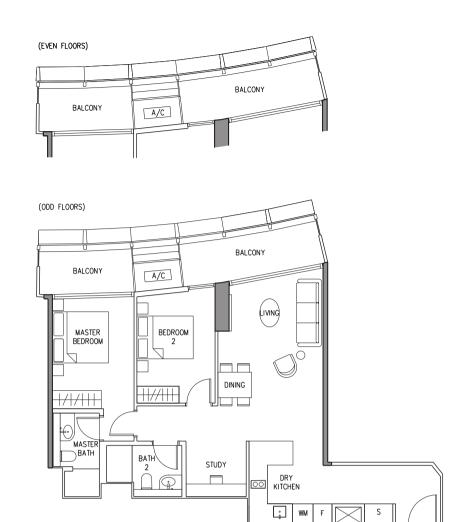
2-Bedroom + Study

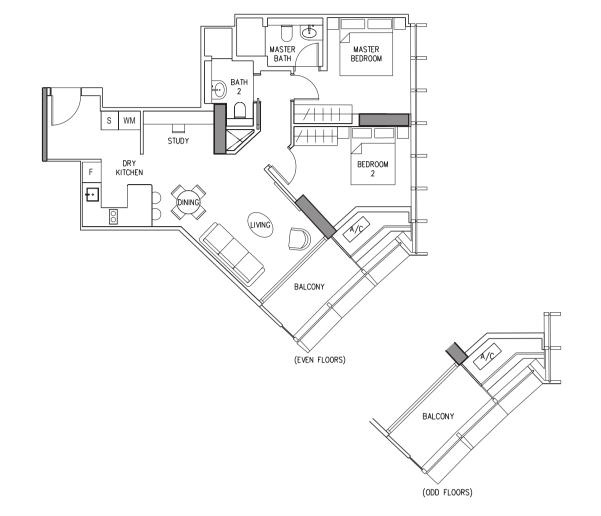
Type E1M / E1

103 sq.m. / 1,109 sq.ft. Including 15 sq.m. / 161 sq.ft. of Balcony

#03-15 to #04-15 (E1M) #05-15 to #30-15 (E1)



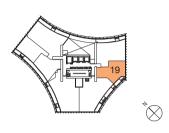




Type E3

88 sq.m. / 947 sq.ft.
Including 6 sq.m. / 65 sq.ft. of Balcony

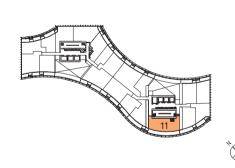
#32-19 to #47-19

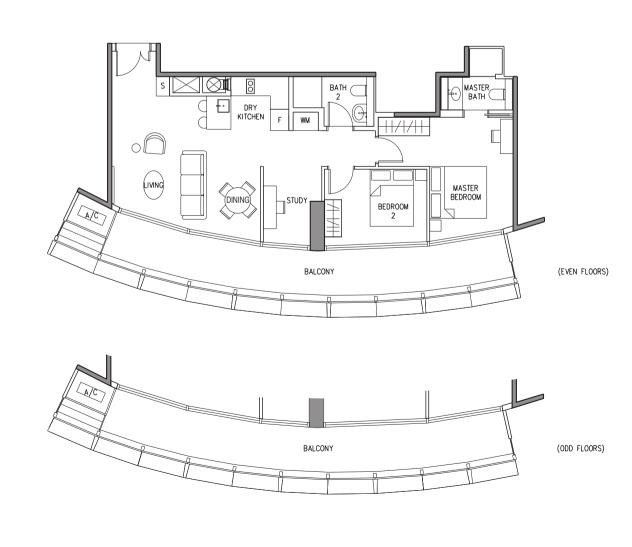


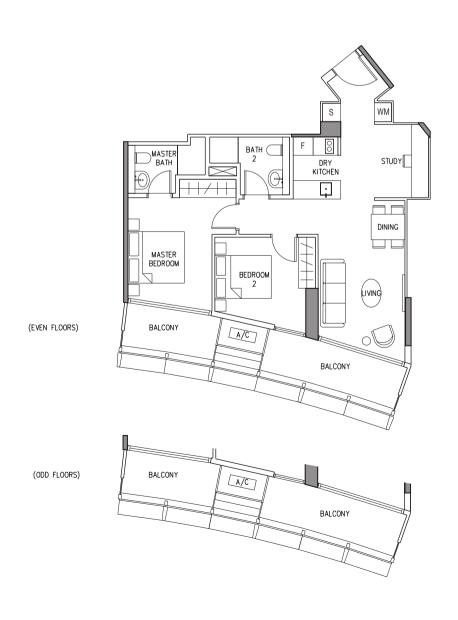
Type E2

110 sq.m. / 1,184 sq.ft. Including 27 sq.m. / 291 sq.ft. of Balcony

#04-11 to #19-11



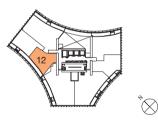




Type E4

93 sq.m. / 1,001 sq.ft. Including 15 sq.m. / 161 sq.ft. of Balcony

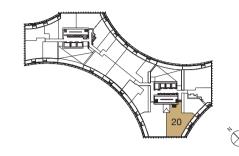
#32-12 to #47-12



Type F3

142 sq.m. / 1,528 sq.ft. Including 14 sq.m. / 151 sq.ft. of Balcony

#22-20 to #30-20

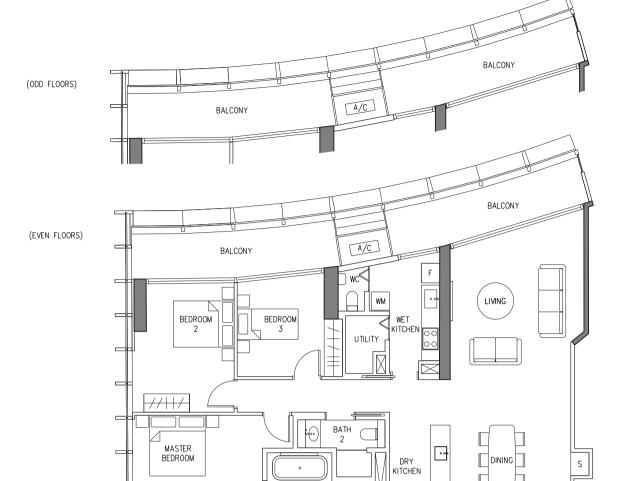


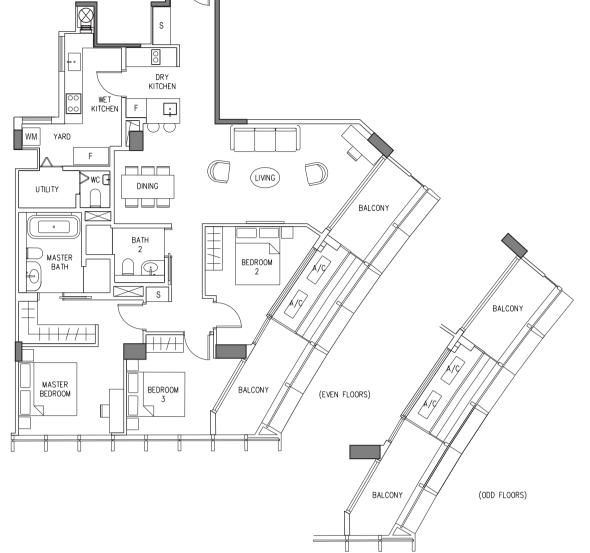
Type F1

160 sq.m. / 1,722 sq.ft. Including 25 sq.m. / 269 sq.ft. of Balcony

#32-15 to #47-15



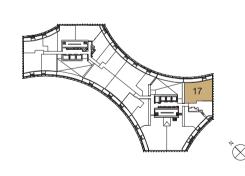


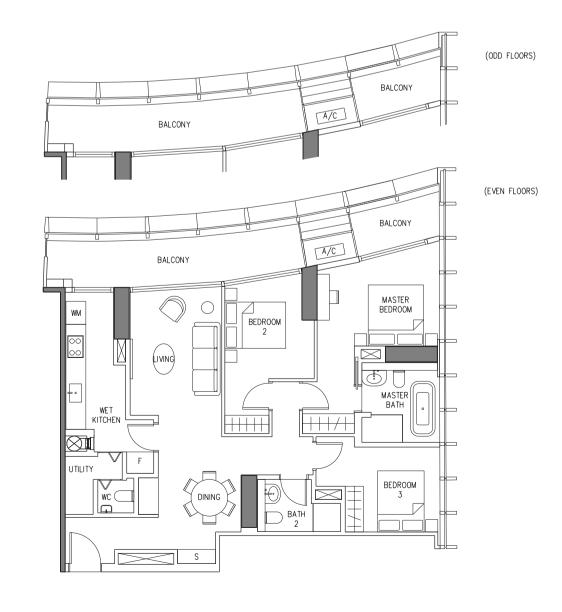


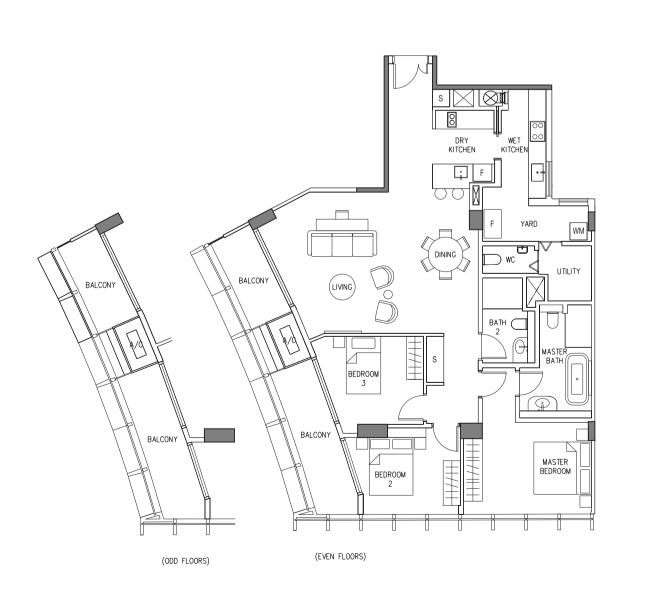
Type F2

133 sq.m. / 1,432 sq.ft. Including 20 sq.m. / 215 sq.ft. of Balcony

#22-17 to #30-17



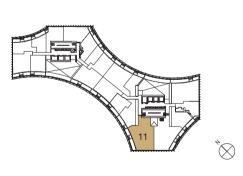




Type F4

150 sq.m. / 1,615 sq.ft. Including 16 sq.m. / 172 sq.ft. of Balcony

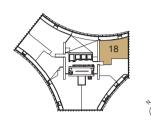
#22-11 to #30-11

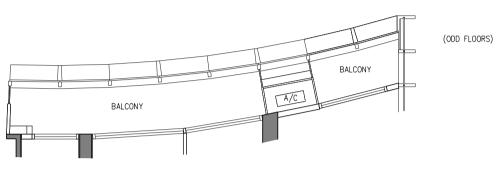


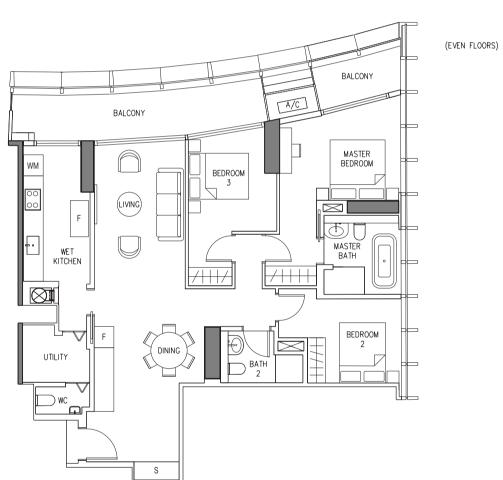
Type F5

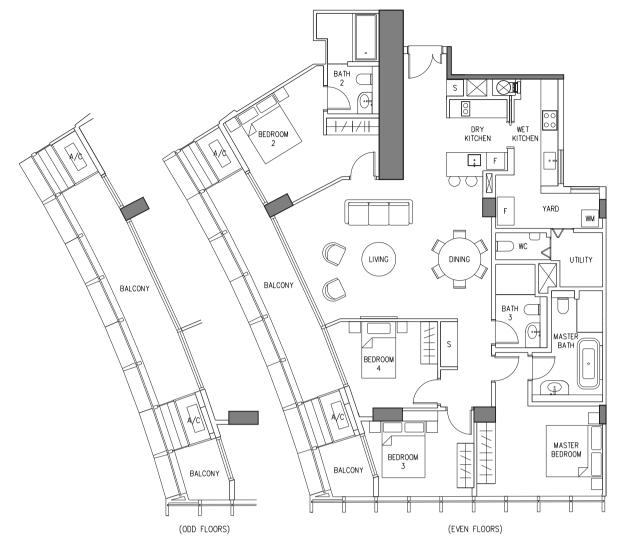
142 sq.m. / 1,528 sq.ft. Including 20 sq.m. / 215 sq.ft. of Balcony

#32-18 to #47-18









Type G1

179 sq.m. / 1,927 sq.ft. Including 20 sq.m. / 215 sq.ft. of Balcony

#32-11 to #48-11



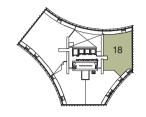


Penthouse

Type PH2

234 sq.m. / 2,519 sq.ft. Including 27 sq.m. / 291 sq.ft. of Balcony

#48-18

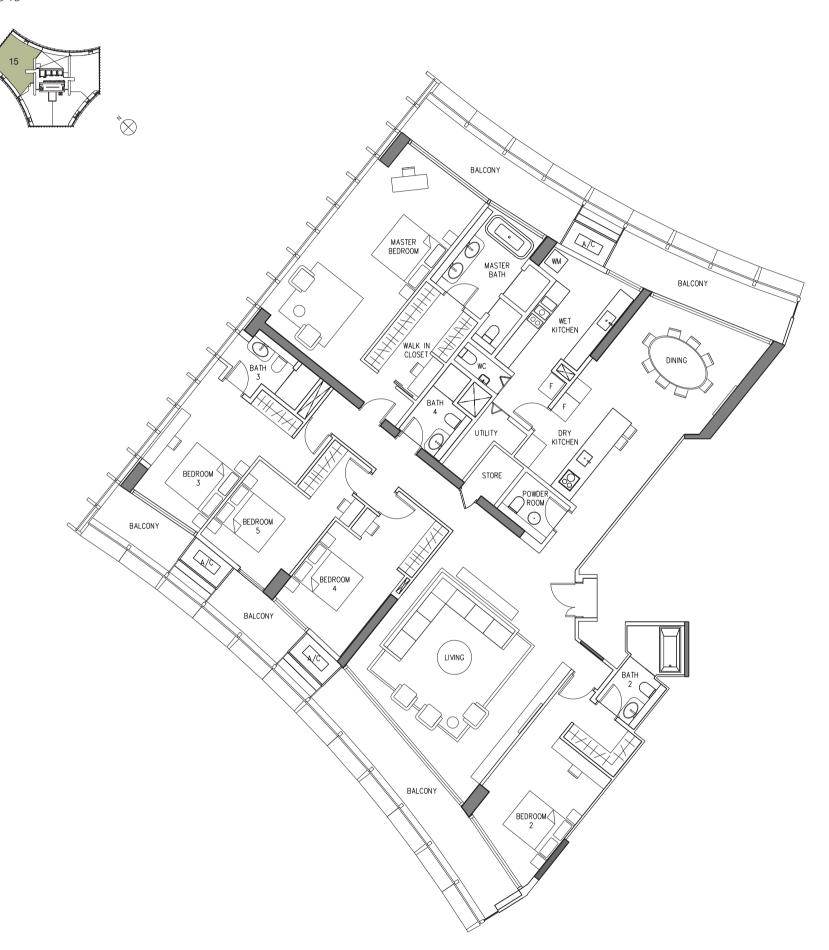


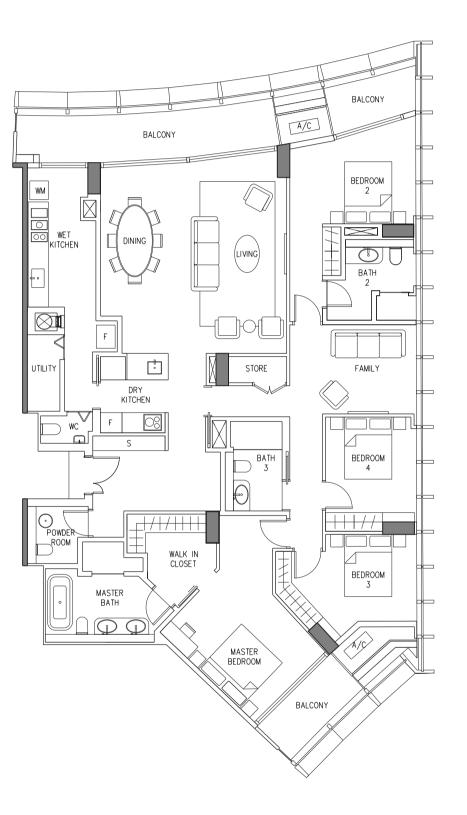


Type PH1

351 sq.m. / 3,778 sq.ft. Including 55 sq.m. / 592 sq.ft of Balcony

#48-15





299 sq.m. / 3,218 sq.ft.

Balcony and Terrace

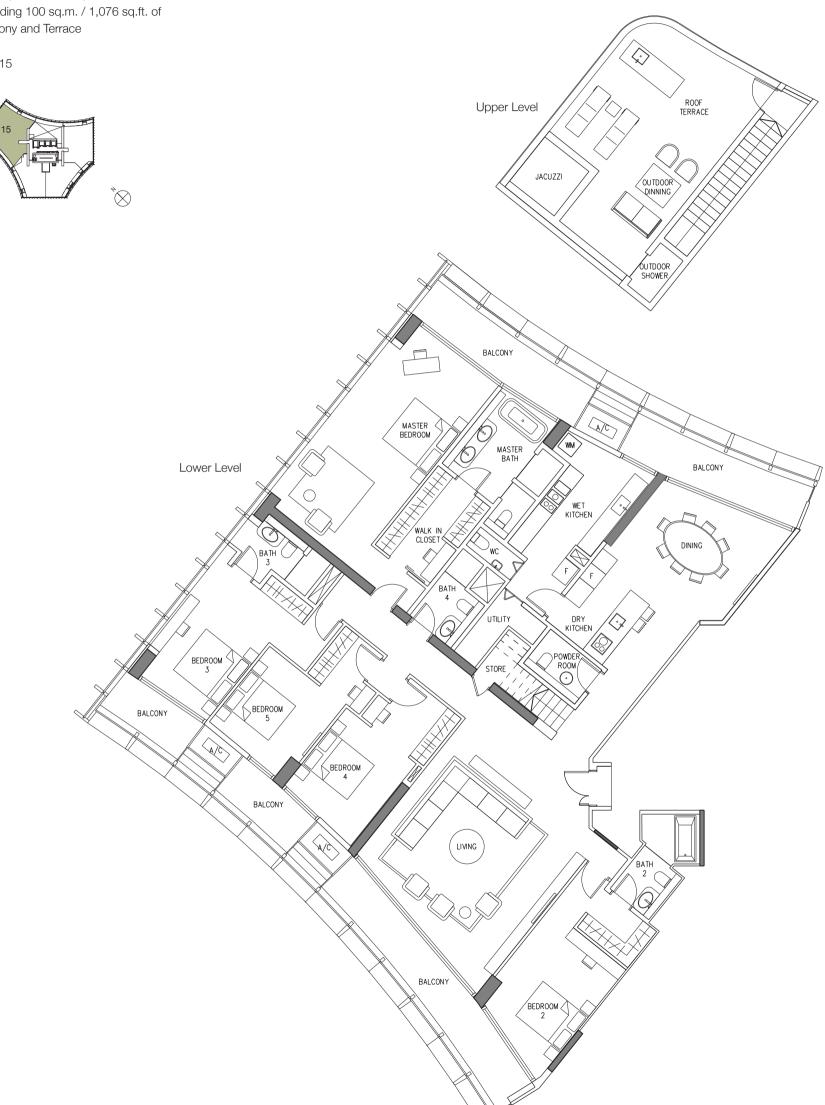
Type PH4

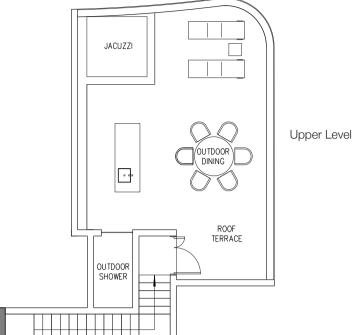
Including 79 sq.m. / 850 sq.ft. of

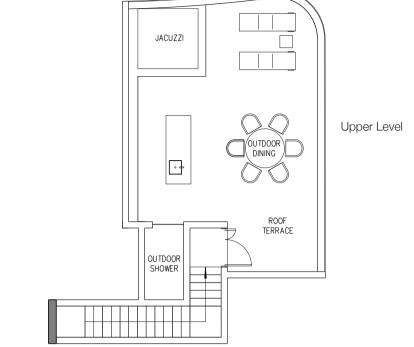
Type PH3

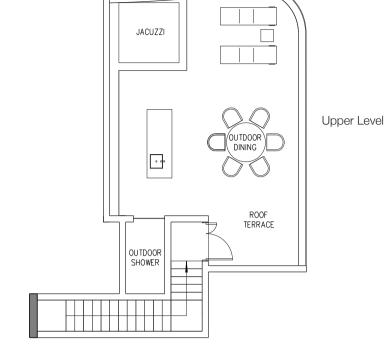
408 sq.m. / 4,392 sq.ft. Including 100 sq.m. / 1,076 sq.ft. of Balcony and Terrace

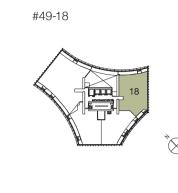
#49-15

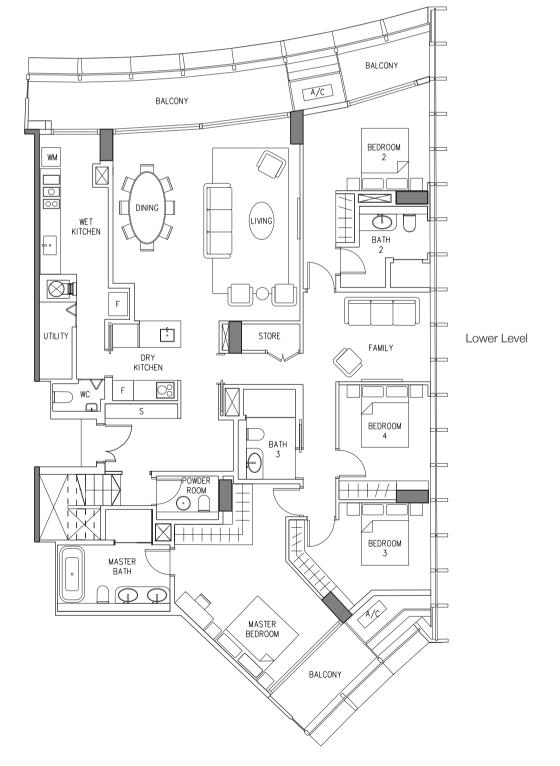








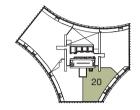




Penthouse

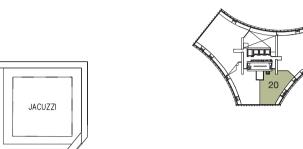
222 sq.m. / 2,390 sq.ft. Including 63 sq.m. / 678 sq.ft. of Balcony, Terrace and Void

#49-20





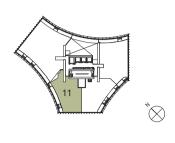
Type PH6

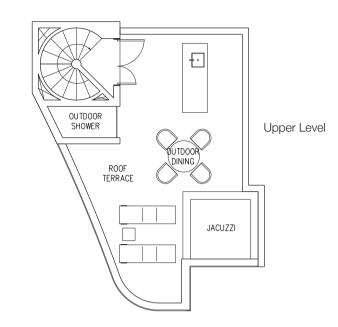


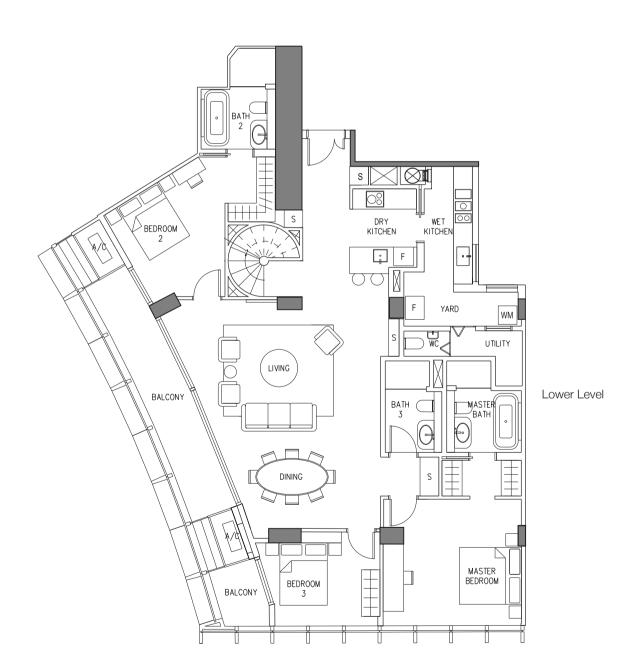


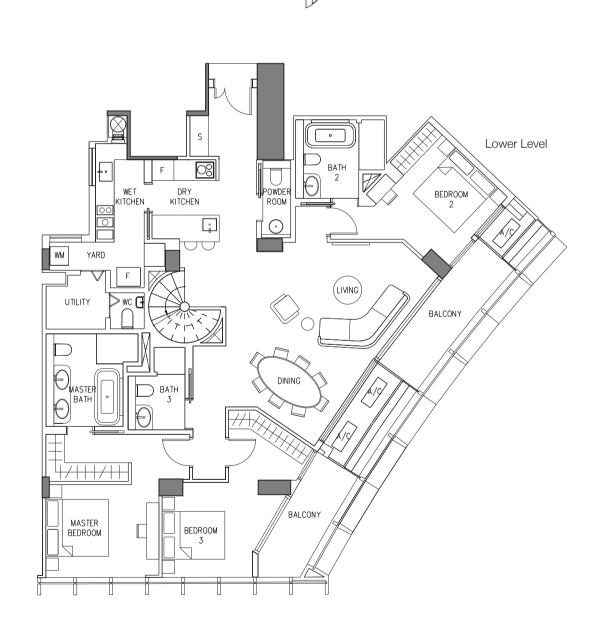
232 sq.m. / 2,497 sq.ft. Including 65 sq.m. / 700 sq.ft. of Balcony, Terrace and Void

#49-11









OUTDOOR SHOWER

Upper Level

I. FOUNDATION

Reinforced concrete bored pile foundation

2. SUPERSTRUCTURE

nforced concrete and/or steel framed structure.

3. WALLS

a. External Walls: Concrete and/or masonry wall

b. Internal Walls: Lightweight concrete panels and/or in-situ and/or pre-cast RC wall and/or drywall partition system and/or masonry wall and/or glass partition

a. Flat Roof: Reinforced concrete slab with insulation and

waterproofing system b. Metal Roof: Metal Roof with insulation.

5. CEILING

Typical Unit

a. Corridor leading to Bedrooms, Walk in closet, Bathrooms Wet Kitchen, Yard and WC .: Ceiling board with Paint Finish

- b. Studio, Living, Dining, Bedrooms, Study, Utility, Balcony and Private Terrace (for all types except Types F3, F4, G1 & G2) Concrete slab with skim coat and/or box-ups to designated area
- c. Living, Dining, Bedrooms, Utility and Balcony (for Types F3, F4, G1 & G2 only): Ceiling board with Paint Finish and/or box-ups to designated area
- d. Dry Kitchen: Ceiling board with Paint Finish and/or concrete slab with skim coat and/or box-ups to designated area

Penthouse

- a. Corridor leading to Bedrooms, Walk in Closet, Bathrooms, Powder Room, Wet Kitchen, Yard, Staircase and WC.: Ceiling board with Paint Finish
- b. Living, Dining, Family, Balcony, Bedrooms, Store and Utility (for all types except Types PH5 and PH6). : Concrete slab with skim coat and/or box-ups to designated area
- c. Living, Dining, Family, Balcony, Bedrooms, Store and Utility (for Types PH5 and PH6 only) : Ceiling board with Paint Finish and/or box-ups to designated area
- d. Outdoor shower: Outdoor timber ceiling
- e. Dry Kitchen: Ceiling board with Paint Finish and/or concrete slab with skim coat and/or box-ups to designated area

6. FINISHES

a. External (for Typical Unit)

- Balcony and Private Terrace: Paint finish, metal cladding and fritted glass balustrades.
- b. Internal (for Typical Unit)
- Studio, Living, Dining, Corridor leading to Bedrooms, Walk in Closet, Bedrooms, Study, Dry Kitchen and Utility: Paint finish on exposed surfaces only
- Master Bathroom and Other Bathrooms : Stone to false ceiling height and on exposed surfaces only
- Wet Kitchen, Yard and WC: Tile to false ceiling height and
- on exposed surfaces only c. External (for Penthouse)
- Balcony and Roof Terrace: Paint finish, metal cladding and fritted glass balustrades.
- d. Internal (for Penthouse)
- Living, Dining, Corridor leading to Bedrooms, Family Bedrooms, Walk in Closet, Staircase, Dry Kitchen, Utility and Store: Paint finish on exposed surfaces only
- All Bathrooms and Powder Room: Stone to false ceiling
- height and on exposed surfaces only Wet Kitchen, Yard, Outdoor Shower and WC: Tile to false
- ceiling height and on exposed surfaces only

Note: No tile/ stone work behind/ below kitchen cabinet, mirror cabinet, vanity cabinet built-in long bath and above false ceiling.

- a. Typical Unit
- Studio and Dry Kitchen: Timber flooring with timber skirting (for Type A only)
- Living, Dining, Dry Kitchen, Corridor Leading to Bedrooms and Study: Stone finish with stone skirting (except Type A, B1, B1M, B2, B2M, B4 and B4M)
- Bedrooms and Walk in Closet: Timber flooring with timber skirting (except Type B1, B1M, B2, B2M, B4 and B4M) Living, Dining, Dry Kitchen: Stone finish with stone skirting or
- timber flooring with timber skirting (for Type B1, B1M, B2, B2M, B4 and B4M only)
- Bedrooms: Stone finish with stone skirting or timber flooring with timber skirting (for Type B1, B1M, B2, B2M, B4 and B4M only)
- All Bathrooms and Powder Room: Stone finish
- Wet Kitchens, Yard and WC: Tile finish
- Balcony, Utility and Private Terrace: Tile finish with tile and/or metal skirting

b. Penthouse

7. WINDOWS

- Living, Dining, Corridor Leading to Bedrooms, Dry Kitchen, All Bathrooms and Family: Stone finish with stone skirting
- All Bathrooms and Powder Room: Stone finish
- Balcony, Store and Utility: Tile finish with tile and/or metal skirting
- Bedrooms and Walk in Closet: Timber flooring with
- timber skirting Roof Terrace and Outdoor Shower: Outdoor Timber flooring
- Staircase: Timber flooring
- Note: All floor finishes are to exposed surfaces only.

G2, PH5 and PH6 only)

- a. Aluminum framed casement and/or sliding window and/or top-hung window with aluminum fins
- b. Frosted glass lourved windows at yard (for Types F3, F4, G1,
- c. Double and/or single glazing with tinted/ clear/frosted glass
- 14. WATERPROOFING (where applicable)

- 8. DOORS
 a. Main Entrance: Approved fire-rated timber door.
- b. Balcony, Private Terrace, Roof Terrace and Outdoor Shower: Aluminum framed sliding and/or swing door and/or slide and fold door with clear/ frosted glazing.
- c. WC and Utility: Aluminum framed and/or PVC bi-fold and/or sliding and/or swing door and/or slide and fold door.
- d. Bedrooms, All Bathrooms, Powder Room, Wet Kitchen, Yard, Store and Walk in Closet. : Laminated hollow core timber door with glass panel (where applicable).

9. IRONMONGERY

Quality ironmongery to be provided to all doors.

10. SANITARY WARES, FITTINGS AND ACCESSORIES Typical Unit

- a. Master Bathroon
- 1 shower cubicle with 1 hand shower set and 1 overhead shower set
- 1 long bath with 1 bath mixer set (for Types F and G only)
- 1 marble vanity counter with cabinet and wash basin with basin mixer
- 1 water closet
- 1 hand towel rail
- 1 robe hook
- 1 towel rail integrated to shower glass door handle
- 1 toilet paper holder
- 1 mirror cabinet with lighting
- b. Other Bathrooms 1 shower cubicle with 1 hand shower set
- 1 built-in long bath with 1 bath mixer set (for Bath 2 of Types G1 & G2 only)
- 1 marble vanity counter with cabinet and wash basin with basin mixer
- 1 water closet
- 1 hand towel rail
- 1 robe hook
- 1 towel rail integrated to shower glass door handle
- 1 toilet paper holder
- 1 mirror cabinet with lighting
- c. W.C. 1 hand shower set
- 1 wash basin and tap
- 1 water closet
- 1 toilet paper holder d. Balcony
- 1 bib tap per unit (for Types F and G only)

Penthouse

- a. Master Bathroom - 1 shower cubicle with 1 hand shower set and 1 overhead
 - 1 long bath with 1 bath mixer set

 - 1 marble vanity counter with cabinet and 2 wash basins with basin mixer (except Type PH5)
- 1 marble vanity counter with cabinet and wash basin with basin mixer (for Type PH5 only)
- 1 water closet
- 1 hand towel rail
- 1 towel rail integrated to shower glass door handle
- 1 toilet paper holder
- 1 mirror cabinet with lighting

Other Bathrooms

- 1 shower cubicle with 1 hand shower set
- 1 built-in long bath with 1 bath mixer set (for Bath 2 of Types
- PH1 and PH3 only) 1 long bath with 1 bath mixer set (for Bath 2 of Types PH5
- and PH6 only) 1 marble vanity counter with cabinet and wash basin with
- basin mixer
- 1 water closet
- 1 hand towel rail 1 robe hook
- 1 towel rail integrated to shower glass door handle
- 1 toilet paper holder
- 1 mirror cabinet with lighting
- Powder Room 1 wash basin with basin mixer
- 1 water closet
- 1 hand towel rail 1 toilet paper holder
- 1 mirror cabinet with lighting d. W.C.
- 1 hand shower set
- 1 wash basin and tap 1 water closet
- 1 toilet paper holder

e. Balconv 1 bib tap per unit

- Roof Terrace
- 1 island counter with sink and sink mixer
- 1 shower cubicle with 1 overhead shower set 1 jacuzzi

10. FLECTRICAL INSTALLATION

Electrical wiring below false ceiling within the units shall alse ceiling entrance to DB closet shall be in conduits or trunking. Exposed trunking or conduit in DB closet. (Please refer to Electrical Schedule in Appendix A)

Lightning protection system shall be provided in accordance

11. TV/TELEPHONE

12. LIGHTNING PROTECTION

Refer to Electrical Schedule in Appendix A

with Singapore Standard SS555:2010.

13. PAINTING

- Internal Walls : Paint finish External Walls: Exterior paint finish

Waterproofing shall be provided to floor slabs of Bathrooms,

a. Surface Driveway/ Ramp : Stone and/or pavers and/or tarmac and/or concrete b. Basement Car Park/ Driveway : Reinforced concrete slab

Powder Rooms, WC, Wet Kitchens, Yard, Balcony, Private

Terrace, Roof Terrace, Outdoor Shower, Swimming Pool,

Amenities/ Environmental Deck and Concrete Flat Roof.

15. DRIVEWAY AND CARPARK

- 16. RECREATION FACILITIES
- Teppanyaki Pavilion Outdoor Cook-out Deck
- Spa Pool
- Grill Terrace
- Party Pavilion Seating Lounge
- 50m Lap Pool
- Pool Deck
- Sauna Rooms Shower Room
- Landscape Decks
- Recreation / Landscape Terraces
- Skv Pool Outdoor Fitness Corner
- Jacuzzi Kid's Pool

Water Court

 Aqua Gym Gymnasium Multi-function room

Handicapped toilet

17. ADDITIONAL ITEMS a. Kitchen Typical Unit:

- Dry Kitchen Imported kitchen cabinets with solid surface worktop. stainless steel backsplash, stainless steel sink and mixer (for
- all types except Types F2 and F5) Lighting below top hung cabinet
- Cooker hood and induction hob (for all types except Types F2 and F5)
- Integrated refrigerator (for all types except Types F2 and F5)
- Microwave oven (for Types A, B, C, D and E only) Steam oven and oven (for Types F1, F3, F4, G1 and G2 only) Under-counter wine chiller (for Types F1, F3, F4, G1 and
- G2 only) Coffee machine (for Type G only)

Wet Kitchen

- Quality kitchen cabinets with solid surface worktop, stainless
- steel sink and mixer (for all types except Types F2 & F5) Imported kitchen cabinets with solid surface worktop. stainless steel backsplash, stainless steel sink and mixer (for
- Types F2 and F5 only) Lighting below top hung cabinet (for Types F2 and F5 only)
- Cooker hood and gas hob Free-standing refrigerator (for Type F2 only)

Dishwasher with water point connection

Penthouse: Dry Kitchen

Steam oven and oven (for Type F2 and F5 only)

- Imported kitchen cabinets with solid surface worktop,
 - stainless steel backsplash, stainless steel sink and mixer Lighting below top hung cabinet
 - Cooker hood and induction hob
 - Integrated refrigerator Steam oven and oven Wine chiller

Coffee machine

- Wet Kitchen
- Imported kitchen cabinets with solid surface worktop, stainless steel backsplash, stainless steel sink and mixer
- Lighting below top hung cabinet Cooker hood, gas hob and grill
- b. Dining

Dishwasher with water point connection

Under-counter wine chiller (for Types F2 and F5 only) Integrated refrigerator (for Type F5 only)

c. Washing Machine Washer cum dryer (for Types A, B, C, D and E only)

Washing machine and dryer (for Types F, G and PH only)

- d. Store cabinet (annotate as "S")
- Store cabinet will be provided to all types except PH1 and PH3. Clothes Hanger Clothes hanger will be provided in the wet kitchen/vard (for

Types F, G and PH only) f. Wardrobes

Quality wardrobes and/or walk-in closet with pole system. Air Conditioning Wall-mounted split system air-conditioning to Studio, Living,

Dining and Master Bedrooms (for all types except Types F, Wall-mounted split system air-conditioning to Family, Study and Bedrooms

Ducted system air-conditioning to Living, Dining and Master

Timber handrail (for Types PH3, PH4, PH5 and PH6 only)

Bedrooms (for Types F, G and PH only)

Hot water supply provided to all Bathrooms, Outdoor Shower, Powder Room and Kitchens except WC.

Town Gas

Town Gas supplied to Wet Kitchens (for Types F, G and PH only)

- k. Security System
 - Audio Video Intercom between basement 3 to 2nd storev lift
 - lobbies and apartment units.
 - Automatic car barrier access system Proximity card access system to lift lobbies and amenities
 - where applicable.
 - CCTV to lift lobbies and at designated common areas where applicable
- IT Feature All apartments equipped with wiring and cable ready for

internet connection.

m. Waste Disposal System

Pneumatic waste conveyance system with a general waste provided at common area.

Notes to Specifications 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. Subject to clause 14.3 of the sale and purchase agreement entered/to be entered into between the Vendor and the Purchaser (the "Agreement"), the tonality and pattern of the marble, limestone or granite selected and installed shall be

subject to availability.

B Timber strips Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor

shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 of the Agreement.

C Materials, Fittings, Equipment, Finishes, Installations

and Appliances Subject to clause 14.3 of the Agreement, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability

D Layout/Location of Wardrobes, Cabinets, Fan Coil Units, **Electrical Points, Television Points, Telecommunication** Points, Audio Intercom System, Door Swing Positions and

Plaster Ceiling Boards Layout/Location of wardrobes, kitchen cabinets, fan coil units electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design

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 under clause 9 and clause 17 of the Agreement.

F False Ceiling The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design

G Glass Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9

and clause 17 of the Agreement.

H Laminated Flooring

Laminated flooring is manufactured material which contains tonality differences to match natural wood finish. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Laminated floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of builder and vendor. Notwith standing this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17 of the Agreement.

Mechanical Ventilation System

Mechanical Ventilation fans and ductings are provided to toilets which are not naturally ventilated.

To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

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 diverter and charging of gas. Where a diverter is incorporated into the air-conditioning condenser to direct the hot air out of the air-con ledge space, the diverter which is incorporated into the air-conditioning condenser must be retained or replaced, as the case may be (when required). The Purchaser is advised to engage his/her own contractor to

All wall finishes shall be terminated at false ceiling level. There will be no tiles/ stone works behind kitchen cabinets/built-in long

bath/vanity cabinet/mirror.

service the air-conditioning system regularly.

L Web Portal of the Housing Project The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the management corporation (when formed) or relevant subsidiary

management corporation (when formed) (as the case may be)

TYPE D6

14

23

7

TYPE D7

14

22

7

Description

13A Switch Socket Outlet

Data/Telephone Outlet

Lighting Point

TV Outlet

Bell Chime Point

TYPE D1/D1M

14

23

7

TYPE D2/D2M

14

23

APPENDIX A												
	Studio		1BR									
Description	TYPE A1/A1M	TYPE A2/A2M	TYPE B1/B1M	TYPE B2/B2M	TYPE B3/B3M	TYPE B4/B4M	TYPE B5	TYPE B6	TYPE B7/B7M	TYPE B8/B8M		
Lighting Point	6	9	10	9	10	10	10	10	11	11		
13A Switch Socket Outlet	15	15	17	17	17	17	17	18	17	17		
Data/Telephone Outlet	3	3	5	5	5	5	5	5	5	5		
TV Outlet	2	2	3	3	3	3	3	3	3	3		
Bell Chime Point	1	1	1	1	1	1	1	1	1	1		

		11	3R	1BR + STUDY				
Description	TYPE B9/B9M	TYPE B10	TYPE B11	TYPE B12	TYPE C1/C1M	TYPE C2/C2M	TYPE C3	
Lighting Point	10	8	12	10	11	12	14	
13A Switch Socket Outlet	17	16	18	17	19	19	19	
Data/Telephone Outlet	5	5	5	5	7	7	7	
TV Outlet	3	3	3	3	4	4	4	
Bell Chime Point	1	1	1	1	1	1	1	

TYPE D3

12

22

2BR

TYPE D4

15

23

7

TYPE D5/D5M

23

PENTHOUSE

Bell Chime Point	1	1		1	1	1		1		1	
		2BR + 9	3BR								
Description	TYPE E1/E1M	TYPE E2	TYPE E3	TYPE E4	TYPE F1	TYPE F2	TYPE	E F3	TYPE F4	TYPE F5	
Lighting Point	17	20	17	17	23	28	25	5	25	27	
13A Switch Socket Outlet	25	24	25	25	32	32	33	3	31	31	
Data/Telephone Outlet	8	8	9	9	9	9	9	Э	9	9	
TV Outlet	5	5	5	5	5	5	5	5	5	5	

Description	TYPE G1	TYPE G2	TYPE PH1	TYPE PH2	TYPE PH3	TYPE PH4	TYPE PH5	TYPE PH6	
Lighting Point	32	30	56	41	60	41	36	37	
13A Switch Socket Outlet	36	38	63	49	67	53	40	40	
Data/Telephone Outlet	11	11	15	13	15	13	9	9	
TV Outlet	6	6	9	7	9	7	5	5	
Bell Chime Point	1	1	1	1	1	1	1	1	

The visionaries: Developer and Project Managers

About the Developer

M+S

Owned 60:40 by Khazanah Nasional Berhad and Temasek respectively, M+S Pte Ltd was set up on 27 June 2011 to develop four land parcels in Marina South and two land parcels in Ophir-Rochor within Singapore as the integrated developments Marina One and DUO respectively.

About the Project Managers



BUILDING PEOPLE

CapitaLand is one of Asia's largest real estate companies. Headquartered and listed in Singapore, the company's businesses in real estate and real estate fund management are focused on its core markets of Singapore and China.

Its diversified real estate portfolio primarily includes homes, offices, shopping malls, serviced residences and mixed developments. The company also has one of the largest real estate fund management businesses with assets located in Asia. Comprising nine listed entities, CapitaLand leverages its significant asset base, real estate domain knowledge, product design and development capabilities, active capital management strategies and extensive market network to develop real estate products and services in its markets.



A member of **UEM Group**

UEM Sunrise Berhad ("UEM Sunrise") is a public-listed and the largest property development company by market capitalisation on Bursa Malaysia Securities Berhad.

It is the master developer of Nusajaya, the largest fully integrated urban development in Southeast Asia that will provide significant investment, financial and business opportunities to the overall economic growth of the region.

In the Central Region, the Company is renowned for its award-winning, up-market high rise residential, commercial and integrated developments, largely in Kuala Lumpur's affluent Mont' Kiara enclave as well as in Cyberjaya. Internationally, UEM Sunrise's presence extends into Singapore, Canada and South Africa.

Disclaime

The statements, information and depictions in this brochure (the "Brochure") may not be relied upon as statements or representations of fact, and they are not intended to form any part of an offer, representation, warranty (whether expressly or impliedly) by Ophir-Rochor Residential Pte. Ltd. / Ophir-Rochor Commercial Pte. Ltd. / Ophir-Rochor Hotel Pte. Ltd. (the "Developer") or its agents, or form part of the contract for the sale of the units in DUO Residences (the "Development"). In particular, illustrations and renderings such as pictures and and drawings are artists' impressions only, and are not representations of fact.

The Developer shall not be bound by any statements, representations or promises (whether written or oral) by its agents or otherwise, except as expressly set forth in a sale and purchase agreement entered into between a purchaser and the Developer in respect of a unit in the Development (the "Sale and Purchase Agreement"). The Sale and Purchase Agreement shall form the entire agreement between the Developer and a purchaser.

All areas and/or measurements stated in this Brochure are approximate only, and are subject to final survey and/or such changes as may be required by the relevant authorities.

The Developer will provide intending purchasers with the relevant particulars, documents and information in accordance with the requirements of Form 3 of the Housing Developers Rules ("PDI") and intending purchasers should refer to such PDI before paying the booking fee for a unit.

Developer – Ophir-Rochor Residential Pte. Ltd. (UEN no. 201115272G) · Ophir-Rochor Commercial Pte. Ltd. (UEN no. 201115269K) · Ophir-Rochor Hotel Pte. Ltd. (UEN no. 201115270E) · Developer's Licence no – C0929 · Tenure – 99 years wef 1 July 2011 · Lot no: 1130A (formerly Lots 1115N and 1116X) of TS13 · Expected Date of Vacant Possession – 31 December 2017 · Expected Date of Legal Completion - 31 December 2020