



# Palm Isles

Garden Terraces • Garden Homes

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# ABOUT FRASERS CENTREPOINT HOMES

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Frasers Centrepoint Homes is the residential brand of Frasers Centrepoint Group, one of Singapore's leading real estate companies with close to S\$9.7 billion assets and a strong global footprint spanning 20 countries in Asia, Australasia, Europe and the Middle East. The Group's portfolio comprises residential and commercial development, property management, two real estate investment trusts and gold-standard serviced residence management worldwide.

Stringent performance and material standards are rigorously followed in an effort to achieve consistent quality and continual improvements in all its residential projects. This has served to entrench the brand name of Frasers Centrepoint Homes as a reputable developer of quality and innovative homes. To date, it has developed more than 16,000 homes.

Numerous local and international awards attest to the company's commitment towards environmental sustainability and construction excellence. These include the prestigious FIABCI Singapore Property Awards 2011 - Residential (High Rise) category.

[www.fraserscentrepointhomes.com](http://www.fraserscentrepointhomes.com)



**Changi City Point**  
The jewel of Changi Business Park, Singapore's up-and-coming lifestyle and business hub.

**St Thomas Suites**  
Set against the backdrop of Orchard Road, Singapore's premier shopping belt.

**Fraser Suites Suzhou**  
Iconic landmark in Suzhou Industrial Park, a bustling economic precinct in China.

**One Central Park**  
The urban village that is poised to change the face of Downtown Sydney, Australia.

A WORLD  
UNTO ITSELF



**A RESORT  
HOME**

*Nonpareil*



Relax in the private peaceful surrounds in the company of loved ones or simply treat yourself to a respite from the everyday.



The serene environs will lead you to the luxurious comforts that await you. Come home to tranquility.

An exclusive collection of just 28 residences, Garden Terraces and Garden Homes are all about living on a grand scale. Offering the ambience of a landed home set amidst lush greenery, enjoy a privileged experience from the very start. Access your own private parking lot via an entrance and driveway exclusively reserved for Garden Homes residents.

Step inside and revel in the pure space. Spread over three storeys, each deluxe apartment invites you to live large. The stepped terrace design with generous balconies overlooking the gardens bring nature, light and ventilation into the home.

Needless to say, you will find the same luxurious touch applied to fittings and appliances, creating your personal oasis of rest and tranquility. Come, the home of your dreams awaits.



A quiet and idyllic drive through the lush greenery lining the driveway guides you to your home and private parking lot.



Bask in the beautiful and luxe interiors.  
Family time has never been more welcoming.



Enjoy a beach resort lifestyle right at home. Chill out at the Palm Oasis surrounded by lush palm trees.



At the end of the day, come back home to a veritable escape. Be greeted by a grand entrance that sets the mood right from the start. Beyond the majestic Palm Court, the pools glitter and beckon. Adults will find the Sun & Surf Court the perfect spot for unwinding while the kids can frolic in the Wave Pool with its man-made beach. On the side, a 50-metre Lap Pool awaits serious swimmers.

Definitely a treat for nature lovers, the verdant tropical landscaping and the Garden Trails which surrounds the property lets you while away your time and enjoy nature at its simplest and finest. The sporty will appreciate the fully equipped fitness deck and tennis courts while the playground for the kids round up the suite of resort-style amenities.

# LOCATION MAP

## SHOPPING & DINING

- 01 Century Square
- 02 Changi Airport
- 03 Changi City Point
- 04 Changi Village
- 05 Courts Tampines
- 06 Downtown East
- 07 Eastpoint Mall
- 08 Elias Mall
- 09 Giant Tampines
- 10 Ikea Tampines
- 11 Loyang Point
- 12 Singapore Expo
- 13 Tampines 1
- 14 Tampines Mall
- 15 Upper Changi Road North Cafes & Restaurants
- 16 White Sands

## RECREATION & ENTERTAINMENT

- 17 Changi Beach Club
- 18 Changi Boardwalk
- 19 Changi Chapel and Museum
- 20 Changi Golf Club
- 21 Changi Sailing Club
- 22 Chek Jawa
- 23 Fish Spa (Pasir Ris Farmway)
- 24 Gallop Stables (Pasir Ris Park)
- 25 Kitchen Garden (Pasir Ris Park)
- 26 Pasir Ris Park Mangrove
- 27 Prawn Fishing (Pasir Ris Farmway)

- 28 Tanah Merah Country Club & Golf Course
- 29 Turnhouse Park
- 30 Wild Wild Wet

## BUSINESS

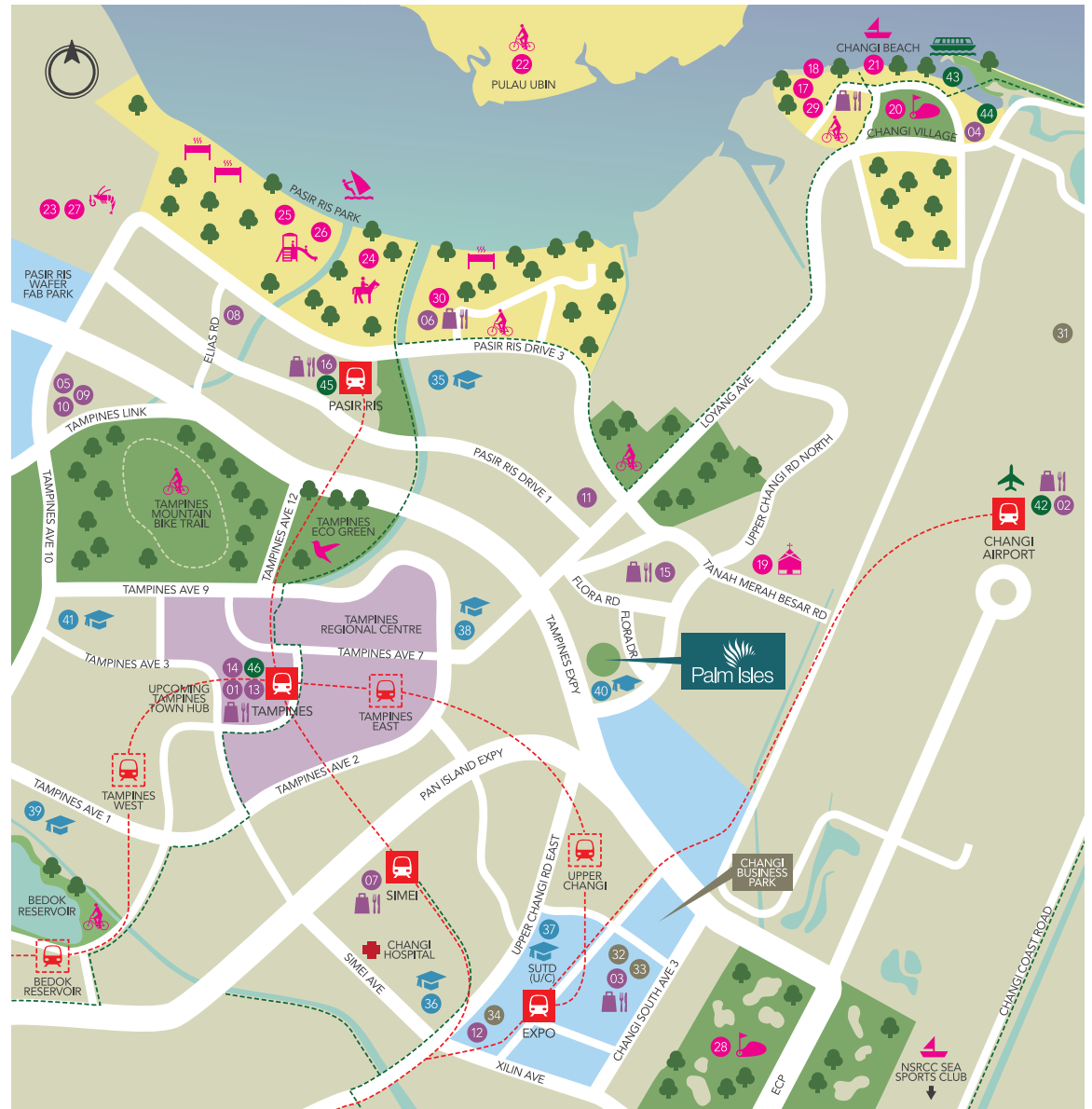
- 31 Changi Airfreight Centre
- 32 Changi Business Park
- 33 One@Changi City
- 34 Singapore Expo

## EDUCATION

- 35 Hai Sing Catholic School
- 36 ITE College East
- 37 Singapore University of Technology and Design (upcoming)
- 38 Tampines Junior College
- 39 Temasek Polytechnic
- 40 The Japanese School
- 41 United World College of S.E.A.

## ACCESSIBILITY

- 42 Changi Airport
- 43 Changi Point Ferry Terminal
- 44 Changi Village Bus Terminal
- 45 Pasir Ris Bus Interchange
- 46 Tampines Bus Interchange



- Recreation Zone
- Regional Shopping and Business Zone
- Business/Industrial Zone
- Eastern Coastal Park Connector Network
- MRT Line
- MRT Upcoming Downtown MRT Line 3

# SITEPLAN



**A ARRIVAL COURT**

- 1 Guard House
- 2 'Waiting' area Trellis Canopy

**B PALM COURT**

- 3 Palm Plaza
- 4 Palm Oasis
- 5 Continental Water Shelf
- 6 Lounging Deck

**C MEDITATION GROVE**

- 7 Palm Avenue
- 8 Meditation Pavilion
- 9 Water Lily Pond
- 10 Mangrove Pond

**D SUN & SURF COURT**

- 11 Wave Pool
- 12 Wet and Wild Zone
- 13 Lounging Berth

**E AQUA REJUVENATION COURT**

- 14 50M Lap Pool
- 15 Water Deck
- 16 Suntan Deck
- 17 Hammock Grove
- 18 Waterfall

**F HYDROTHERAPY OASIS**

- 19 Aqua Gym Pool
- 20 Spa Seats

- 21 Spa Beds
- 22 Dip Pool

**G PARK ON THE RIDGE**

- 23 Canopy Boardwalk
- 24 Recreational Tennis Courts
- 25 Fitness Decks
- 26 Kids' Play Agora
- 27 BBQ Pavilions

**H GARDEN TRAILS**

**I CLUBHOUSE & MISCELLANEOUS FACILITIES**

- 28 Function Room
- 29 Shop
- 30 Gymnasium
- 31 Steam Rooms and Changing Rooms

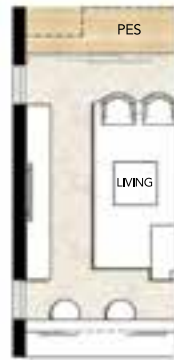
# TYPE GH1

280 sq.m. / 3014 sq.ft.  
(includes void of 6 sq.m.)

#01-33/34/35/36/37/38/39/40/41/42/  
43/44/45/46



BASEMENT



VARIATION TO FIXED  
GLASS WINDOW  
IN UNITS

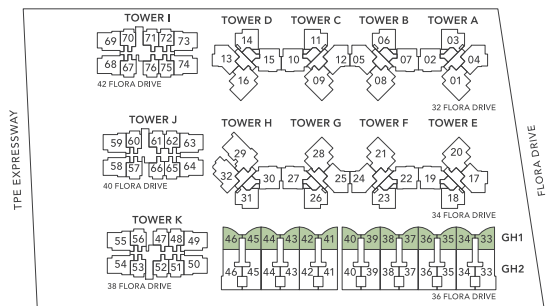
#01-33/46  
(NO FIXED GLASS  
WINDOW AT DINING)



LOWER LEVEL



UPPER LEVEL



# TYPE GH2

349 sq.m. / 3757 sq.ft.  
(Includes void of 7 sq.m.)  
#03-34/35/36/37/38/39/  
40/41/42/43/44/45



VARIATION TO  
RAILING IN UNITS  
#03-41



LOWER LEVEL



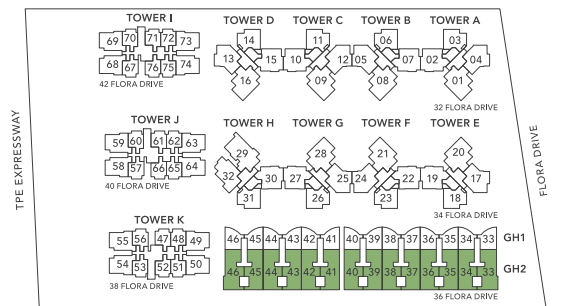
VARIATION TO  
RAILING IN UNITS  
#03-41



MID LEVEL



UPPER LEVEL



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# SPECIFICATIONS

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## 1. FOUNDATION

Piled foundation.

## 2. SUPERSTRUCTURE

Cast in-situ and/or precast reinforced concrete structure.

## 3. WALLS

- a. External Walls  
In-situ RC and/or masonry wall.
- b. Internal Walls  
Masonry and/or lightweight concrete panels and/or in-situ RC wall and/or drywall partition system.

## 4. FLAT ROOF

Flat Roof  
Reinforced concrete slab with appropriate insulation and waterproofing system.

## 5. CEILING

### (i) Residential Units

- a. Foyer, Living/Dining/Family, Bedrooms, Store, Yard, Utility, Open Balcony/Balcony, Private Enclosed Space (PES) and Private Carpark  
Cement and sand plaster and/or skim coat and/or plaster ceiling boards and/or bulkhead to designated areas with paint finish.
- b. Corridor leading to Bedrooms, all Bathrooms, WC, all Kitchens and Yard  
Plaster ceiling board with paint finish.
- c. Household Shelter (HS), Staircase and Landing (Unit Type GH1 and GH2)  
Skim coat and/or plaster ceiling board with paint finish.

### (ii) Common Areas

- a. Lift Lobbies, Gymnasium, Function Room, all Toilets and Changing Rooms  
Skim coat and/or plaster ceiling boards and/or box-ups to designated areas with paint finish.
- b. Carpark areas, Staircases and Storey Shelters  
Skim coat with paint finish.

## 6. FINISHES – WALL

### (i) Residential Units – Unit Type GH1 and GH2

- a. Foyer, Living/Dining/Family, Bedrooms, Corridor leading to Bedrooms, Staircase and Landing, Store, Yard, Household Shelter (HS), Open Balcony/Balcony, Private Enclosed Space (PES), Roof Terrace and Private Carpark  
Cement and sand plaster and/or skim coat with paint finish (up to false ceiling and at exposed surfaces only).
- b. All Kitchens  
Ceramic tiles and/or cement and sand plaster with paint finish (up to false ceiling and at exposed surfaces only).
- c. Master Bath  
Marble tiles (up to false ceiling and at exposed surfaces only).
- d. Other Bathrooms  
Marble and/or porcelain and/or homogeneous tiles (up to false ceiling and at exposed surfaces only).
- e. WC  
Porcelain and/or homogeneous and/or ceramic tiles (up to false ceiling and at exposed surfaces only).

### (ii) Residential Units – Condominium and Suites

- a. Living/Dining, Bedrooms, Corridor leading to Bedrooms, Yard, Utility, Balcony and Private Enclosed Space (PES)  
Cement and sand plaster and/or skim coat with paint finish (up to false ceiling and at exposed surfaces only).
- b. All Kitchens  
Ceramic tiles and/or cement and sand plaster with paint finish (up to false ceiling and at exposed surfaces only).
- c. Master Bath  
Marble and/or porcelain and/or homogeneous tiles (up to false ceiling and at exposed surfaces only).
- d. Other Bathrooms and WC  
Porcelain and/or homogeneous and/or ceramic tiles (up to false ceiling and at exposed surfaces only).

### (iii) Common Areas – Internal Wall Finishes

- a. Basement and 1st Storey Lift Lobbies  
Marble and/or granite and/or porcelain and/or homogeneous tiles and/or cement and plaster and/or skim coat with paint finish (up to false ceiling and at exposed surfaces only).
- b. Typical Lift Lobbies, Gymnasium, Function Room, all Toilets and Changing Rooms  
Porcelain and/or homogeneous tiles and/or cement and plaster and/or skim coat with paint finish (up to false ceiling and at exposed surfaces only).
- c. Carpark areas, Staircases and Storey Shelters  
Cement and plaster and/or skim coat with paint finish.

### (iv) Common Areas – External Wall Finishes

- a. All external walls including Open Balcony/Balcony, Private Enclosed Space (PES) and Roof Terrace  
Cement and plaster and/or skim coat with spray textured coating and/or paint finish.

Note: No tiles behind/below kitchen cabinets, bathroom cabinets, mirrors and above false ceiling. Wall surface above the false ceiling level will be left in its original condition.

## FINISHES – FLOOR

### (i) Residential Units – Unit Type GH1 and GH2

- a. Foyer, Living/Dining/Family and Corridor leading to Bedrooms  
Marble tiles with timber skirting (except for Family Room in Unit Type GH2 – shall be timber flooring with timber skirting).
- b. Bedrooms  
Timber flooring with timber skirting.
- c. All Kitchens, Store, Yard, Household Shelter (HS), Open Balcony/Balcony, Private Enclosed Space (PES) and Roof Terrace  
Porcelain and/or homogeneous tiles (except for Dry Kitchen in Unit Type GH1 – shall be marble tiles).
- d. Master Bath  
Marble tiles.
- e. Other Bathrooms and WC  
Porcelain and/or homogeneous tiles.
- f. Staircase and Landing  
Timber flooring (except for Unit Type GH1 from Basement to 1st Storey – shall be marble tiles with timber skirting).
- g. Private Carpark  
Homogeneous tiles.

### (ii) Residential Units – Condominium and Suites

- a. Living/Dining and Corridor leading to Bedrooms  
Marble tiles with timber skirting (except for Suites – shall be porcelain and/or homogeneous tiles).
- b. Bedrooms  
Timber flooring with timber skirting.
- c. All Kitchens, all Bathrooms, WC, Yard, Utility, Balcony, Private Enclosed Space (PES) and Roof Terrace  
Porcelain and/or homogeneous tiles.

### (iii) Common Areas – Internal Floor Finishes

- a. Basement and 1st Storey Lift Lobbies  
Marble and/or granite and/or porcelain and/or homogeneous tiles.
- b. Typical Lift Lobbies  
Porcelain and/or homogeneous tiles.
- c. Gymnasium, Club House, all Toilets and Changing Rooms  
Porcelain and/or homogeneous tiles.
- d. Staircases and Storey Shelters  
Cement and sand screed finish with nosing tile.

### (iv) Common Areas – External Floor Finishes

- a. Pool Deck Areas  
Stone and/or homogeneous tiles and/or pebble wash and/or timber deck.
- b. Swimming Pools  
Porcelain and/or mosaic and ceramic tiles.

## 7. WINDOWS

Aluminium framed window with tinted and/or clear and/or frosted and/or translucent glass where applicable.

## 8. DOORS

- a. Main Entrance  
Solid timber door with approved Fire Rated Timber Door.
- b. Bedrooms and Store  
Hollow core timber door.
- c. Bathrooms  
Hollow core timber door (except for Master Bath in Unit Type GH1 and GH2 – shall be frameless glass door.)
- d. Kitchen  
Framed glass door where applicable (except for Kitchen in Unit Type GH1 and Dry Kitchen in Unit Type GH2 – shall be frameless glass door).
- e. Living/Dining and/or Family and/or Bedrooms to Open Balcony/Balcony, Roof Terrace and Private Enclosed Space (PES)  
Aluminium framed glass door and/or fixed glass panel and/or window with tinted glazing.
- f. WC and Utility  
PVC door.

Note: Selected good quality locksets and ironmongery shall be provided to all doors.

## 9. SANITARY FITTINGS

- a. Master Bath – Unit Type GH1 and GH2  
2 basins and 2 basin mixers  
1 wall hung water closet  
1 bath tub  
1 shower screen complete with shower mixer set  
1 wall hung cabinet with mirror  
1 towel rail  
1 toilet paper holder
- b. Master Bath – Condominium and Suites  
1 basin and 1 basin mixer  
1 pedestal water closet  
1 shower screen complete with shower mixer set  
1 wall hung cabinet with mirror  
1 towel rail  
1 toilet paper holder
- c. Other Bathrooms  
1 basin and 1 basin mixer  
1 pedestal water closet (except for Unit Type GH1 and GH2 – shall be wall hung water closet)  
1 shower screen complete with shower mixer set  
1 wall hung cabinet with mirror  
1 towel rail  
1 toilet paper holder

- d. WC  
1 basin c/w cold water tap  
1 pedestal water closet  
1 shower set with tap  
1 toilet paper holder
- e. Kitchen and Yard  
1 washing machine plus bib tap
- f. Private Enclosed Space (PES), Roof Terrace and Private Carpark  
1 bib tap

## 10. ELECTRICAL INSTALLATION POINT

- a. Wiring for lighting and power shall be concealed conduit except for spaces within the DB's closet and areas above false ceiling, which shall be exposed conduit/trunking.
- b. All electrical wiring shall be in accordance with current edition of Singapore Code of Practice CP5.
- c. Refer to Electrical Schedule for details in the sales and purchase agreement.

## 11. TV/TELEPHONE POINT

Refer to the Electrical Schedule for details in the sales and purchase agreement.

## 12. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with current edition of Singapore Standard SS555.

## 13. PAINTING

- a. Internal Walls  
Selected internal paint.
- b. External Walls  
Selected external paint.

## 14. WATERPROOFING

Waterproofing shall be provided to floors of Bathrooms, WC, Kitchen, Open Balcony/Balcony, Private Enclosed Space (PES), Roof Terrace, Planter and reinforced concrete roof.

## 15. DRIVEWAY AND CARPARK

- a. Surface Driveway  
Selected tiles and/or stone to designated areas and/or reinforced concrete slab with floor hardener and/or tarmac.
- b. Carpark  
Reinforced concrete slab with floor hardener to basement carpark and ramps.

## 16. RECREATION FACILITIES

Facilities	1st Storey Level
	a. Palm Court
	b. Lounge Pool (Continental Deck and Island Deck)
	c. Bio Pond (2 nos.)
	d. Bio Pond Pavilion (2 nos.)
	e. Wave Pool (Water Play Equipment)
	f. Garden Walk
	g. Board Walk
	h. Canopy Walk
	i. 50m Lap Pool
	j. Spa Pool (Spa Seats)
	k. Dip Pool
	l. BBQ Pavilion (3 nos.)
	m. Fitness Deck
	n. Kid's Play
	o. Recreational Tennis Court (2 nos.)
	p. Gymnasium
	q. Function Room
	r. Changing Rooms
	s. Steam Rooms
Others :	Toilet, Management Office and Guard House.

## 17. ADDITIONAL ITEMS

- a. Kitchen Cabinets  
Solid surface counter with high and low kitchen cabinets, stainless steel sink with cold water tap.
- b. Kitchen Appliances to be provided  
Refer to Kitchen Appliances Schedule for details.
- c. Wardrobes  
Built-in wardrobes to all Bedrooms.
- d. Air-Conditioning System  
Split unit wall mounted air conditioning units to Foyer (except for Unit Type GH1), Living, Dining, Family and all Bedrooms.
- e. Audio Intercom  
Audio intercom provided.
- f. Hot Water Supply  
Hot water provided to all Bathrooms except WC.
- g. Town Gas  
Town gas provided to all Kitchens of all Unit Types (except for Unit Types A and B1 in Suites – shall be provided with electric hob).
- h. Condominium and Suites:  
Balcony and Private Enclosed Space (PES)  
Metal railing.  
  
Unit Type GH1 and GH2:  
Open Balcony/Balcony, Private Enclosed Space (PES) and Roof Terrace  
Metal and/or glass railing.
- i. Security System  
Carpark Barrier System at Main Entrance, Proximity Card Access System at Pedestrian Side Gate, Basement and 1st Storey Lift Lobbies and designated common areas.

Note: Security surveillance cameras provided at designated common areas.

## DISCLAIMER

While every reasonable care has been taken in preparing this brochure and in constructing the models and showflats, the Developer and the Marketing Agents cannot be held responsible for any inaccuracies or omissions. Visual representations, models, showflat display and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artist's impressions of the development and cannot be regarded as representations of the fact. Floor areas are approximate measurements and are subject to final survey. The property is subject to final inspection by the relevant authorities to comply with the current codes of practice.

All information, specifications, renderings, visual representations and plans are correct at the time of publication and are subject to changes as may be required by us and/or the competent authorities and shall not form part of any offer or contract nor constitute any warranty by us and shall not be regarded as statements or representation of fact.

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## KITCHEN APPLIANCES SCHEDULE

Item	1-Bedroom All Unit Type A	2-Bedroom All Unit Type B	3-Bedroom All Unit Type Cc	3-Bedroom All Unit Type C	4-Bedroom All Unit Type D	5-Bedroom All Unit Unit Type GH1 and GH2
Cooker Hob	1	1	1	1	1	1
Cooker Hood	1	1	1	1	1	1
Oven	1	1	1	1	1	1
Microwave Oven	-	-	1	1	1	1
Wine Cooler	-	-	-	-	-	1
Refrigerator	1	1	1	1	1	1
Integrated Washing Machine cum Dryer	1	1	1	-	-	-
Washing Machine	-	-	-	1	1	1
Dryer	-	-	-	1	1	1

Note: Models for different unit types may vary.

Showroom **6785 0030**  
Mainline **6273 2122**  
Email [sales@fraserscentrepointhomes.com](mailto:sales@fraserscentrepointhomes.com)

[www.palmisles.sg](http://www.palmisles.sg)



A member of FRASERS CENTREPOINT

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**DEVELOPER:** FCL Boon Lay Pte Ltd **COMPANY REGISTRATION NO. :** 200105535H **DEVELOPER'S LICENCE NO.:** C0898, Lot & Mukim No.: Lot 4740X of MK 31 at Flora Drive (Pasir Ris Planning Area) **TENURE:** 99 years leasehold commencing from 14 September 2011 **EXPECTED TOP DATE:** 30 June 2015 **EXPECTED DATE OF LEGAL COMPLETION:** 30 June 2018 **BUILDING APPROVAL NO.:** A1149-01141-2011-BP01 dated 13 Feb 2012

