



News Release

15 March 2018

CDL TO LAUNCH THE TAPESTRY – FIRST PREMIUM SUBURBAN CONDOMINIUM IN SINGAPORE FOR 2018

- **Excellent location in much sought-after mature Tampines estate**
- **Near Tampines MRT station, Tampines West MRT station, Tampines bus interchange, popular schools, amenities, offices and business parks**
- **Over 50 facilities across 10 exciting zones**
- **Childcare centre at the property catering to young families**
- **Smart home technology for enhanced convenience, comfort and security**

The market is looking forward to the first premium suburban condominium launch for 2018. City Developments Limited (CDL) has previewed its much-anticipated project in Tampines – The Tapestry (荟锦嘉园) – from 10 March 2018. More than 5,000 visitors thronged the show flat in the first weekend of the preview alone and the project will be launched on Saturday 24 March 2018. The new 861-unit condominium, which has received strong enquiries, is located along Tampines Street 86, just minutes to the Tampines MRT station (Tampines East West Line and Downtown Line (DTL)), Tampines West MRT station (DTL), Tampines bus interchange, established Tampines Regional Centre and newly-completed Our Tampines Hub.

Mr Chia Ngiang Hong, CDL Group General Manager said, “Given The Tapestry’s location in the much sought-after mature Tampines estate, we have received very strong enquiries for this launch. Close proximity to major transportation nodes, popular schools, amenities, offices and business parks has fuelled demand for residences in this area. We expect a good take-up from new home buyers, upgraders and investors, especially with our attractive price.”

Comprising seven 15-storey blocks, The Tapestry offers efficient layouts of one-bedroom to five-bedroom dual-key with study apartments. Typical unit sizes range from 441 square feet (sq ft) for a one-bedroom to 1,765 sq ft for the largest five-bedroom dual-key with study apartment. Attractive early-bird prices on launch day start from S\$596,000 for a one-bedroom, S\$796,000 for a two-bedroom, S\$1.15 million for a three-bedroom, S\$1.65 million for a four-bedroom and S\$2.1 million for a five-bedroom dual-key with study apartment.

Excellent accessibility and connectivity

Besides being well-connected islandwide via public transport, The Tapestry enjoys good connectivity to Bartley Viaduct, Pan Island Expressway (PIE) and Tampines Expressway (TPE) and is a short driving distance from Changi International Airport and Changi Business Park.

Residents will have easy access to a myriad of amenities at Tampines Central, including Tampines Mall, Century Square, Tampines One and Our Tampines Hub, as well as retail warehouses at Tampines North such as IKEA, Courts Megastore and Giant Hypermarket. They can also enjoy recreational activities at the nearby Bedok Reservoir.

The Tapestry’s proximity to Changi Airport, Changi Business Park, Loyang Industrial Park, Tampines Grande, Tampines Industrial Park, Tampines and Pasir Ris Wafer Fab Parks, makes it popular with professionals and expatriates working in these offices and business parks. There is thus strong potential to command competitive rental yields.

Furthermore, The Tapestry is about two kilometres to popular schools such as Junyuan Primary School, Poi Ching School, St. Hilda's Primary and Secondary Schools, and Tampines Primary and Secondary Schools. Other schools in the vicinity include Temasek Polytechnic, United World College of South East Asia (East Campus) and Singapore University of Technology and Design.

Over 50 facilities across 10 exciting zones including childcare centre

Replete with over 50 facilities spreading across 10 exciting zones, The Tapestry provides a plethora of options for indulgence and wellness, including a 100-metre Infinity Pool, 50-metre Lap Pool, 24-hour Gymnasium, and Hydrotherapy Pool designed to soothe every part of the body from head to toe. Ideal for family gathering and parties, Club Tapestry comes with an extended alfresco area by the Central Lawn and Gourmet Kitchen facilities.

In particular, the inclusion of a childcare centre at The Tapestry brings greater convenience to young families.

Residents will also have exclusive access to a dedicated Residential Services team that offers fee-based services tailored to their lifestyle needs, from private chef services, housekeeping, down to transport arrangements.

Designer fittings and smart technology for enhanced comfort, convenience and security

Each apartment is adorned with sleek designer fittings including a Haiku ceiling fan, accessories cabinet in the master bedroom, and a pelmet to conceal blinds or curtain fixtures. All units will have fully-equipped kitchens with cooker hood, hob, oven, refrigerator and washer cum dryer. They also come with reputable kitchen and bathroom fittings like Grohe and Duravit.

Exclusive use of private lifts and additional combi steam oven is provided to homeowners of four-bedroom, four-bedroom dual key and five-bedroom dual key with study units.

In addition, homeowners will have the option to adopt a **Smart Voice Assistant**, which enables them to control most smart-home devices by voice. The system also anticipates homeowners' needs – saying 'Good Morning' activates the voice-controlled system to automatically trigger morning routines such as providing the latest news, weather forecast, calendar reminder or even playing music.

Other smart technologies available for selection:

- **Smart Home Gateway with Pan and Tilt Camera** to enhance security with remote surveillance, two-way audio function, speaker siren for unauthorised door opening, and video recording;
- **Smart Digital Lockset** to lock and unlock door remotely;
- **Smart Door Sensor** to monitor the opening of door for enhanced security;
- **Smart Air Conditioner** to adjust temperature and switch on or off the air-conditioning remotely; and
- **Smart Lighting** to control, automate and monitor lighting remotely.

Advanced construction method

The Tapestry is CDL's second residential project to be built using the innovative Prefabricated Prefinished Volumetric Construction (PPVC) methodology, following the successful application for The Brownstone Executive Condominium. Some 2,500 building modules will be prefabricated offsite, and then assembled onsite, boosting productivity by 30%, compared to conventional construction method.

Show flat

The Tapestry show flat, located along Tampines Grande near Tampines MRT station, is open from 10.00 am to 7.00 pm. From sales launch onwards, visitors at the show flat will be able to use a newly-introduced CDL mobile app to download the electronic sales brochure containing The Tapestry's project details, site plan and floor plans. For enquiries, please call the sales hotline: (65) 8783 1818.

Please refer to the fact sheet enclosed for details on The Tapestry.

For media enquiries, please contact:

Belinda Lee
Head, Investor Relations and Corporate Communications
City Developments Limited
(Regn No: 196300316Z)

Tel: (65) 6428 9315
Email: belindalee@cdl.com.sg

Tan Hock Lee
Senior Manager, Corporate Communications
City Developments Limited

Tel: (65) 6428 9312
Email: hocklee@cdl.com.sg

Gerry De Silva
Head, Group Corporate Affairs
Hong Leong Group Singapore

Tel: (65) 6428 9308
Email: Gerry@cdl.com.sg



FACT SHEET

| DEVELOPMENT DETAILS | | |
|-----------------------------|--|-------------------------------|
| Developer | Bellevue Properties Pte. Ltd. (A wholly-owned subsidiary of City Developments Limited) | |
| Project Name | The Tapestry (荟锦嘉园) | |
| Address | Tampines Street 86 | |
| Development Layout | Seven 15-storey blocks of apartments and 10 exciting zones with over 50 facilities, including a grand Arrival Court, 100-metre Infinity Pool, 50-metre Lap Pool, Club Tapestry that features extended alfresco seatings by the lawn and gourmet kitchen, and a childcare centre. | |
| Tenure of Land | 99 years with effect from 31 July 2017 | |
| Site Area | Approximately 21,717 square metres / 233,769 square feet (sq ft) | |
| Number of Apartments | 861 | |
| Configuration/ Sizes | 1-Bedroom | 441 sq ft: 120 units |
| | 1-Bedroom + Ensuite Study | 474 – 603 sq ft: 89 units |
| | 1-Bedroom + Study | 474 – 603 sq ft: 60 units |
| | 2-Bedroom | 603 – 743 sq ft: 206 units |
| | 2-Bedroom + Study | 689 – 807 sq ft: 29 units |
| | 2-Bedroom Premium | 700 – 818 sq ft: 59 units |
| | 3-Bedroom | 926 – 1,173 sq ft: 148 units |
| | 3-Bedroom Premium + Flexi | 1,130 – 1,346 sq ft: 90 units |
| | 4-Bedroom | 1,432 – 1,615 sq ft: 30 units |
| | 4-Bedroom Dual-Key | 1,485 – 1,668 sq ft: 15 units |
| 5-Bedroom Dual-Key + Study | 1,765 – 1,991 sq ft: 15 units | |

Recreational Facilities**Arrival Court**

1. Guardhouse
2. Welcome Lobby
3. Waiting Lounge
4. Sculpture
5. Reflective Pool
6. Garden Niche with Bench
7. Covered Walkway
8. Entrance Feature
9. Side Gate

Club Tapestry

10. Gathering Place
11. Dining with Gourmet Kitchen
12. The Alfresco
13. Restrooms

Central Park

14. Central Lawn
15. Arbour Walk
16. Palm Garden
17. Cosy Lounge
18. Hammock Lounge
19. Gourmet Pavilion with BBQ Grill
20. Poolside Lounge
21. Changing Rooms with Steam Bath
22. Gymnasium

Aqua Zone

23. 100m Infinity Pool
24. 50m Lap Pool
25. Pool Deck
26. Poolside Cabana

Social Patio

27. Jets Pool
28. Lounge Deck
29. Social Pavilion with Teppanyaki & BBQ Grill

Hydro Veranda

30. Hydrotherapy Pool
31. Cosy Cabana
32. Scented Garden

Enchanted Garden

33. Community Culinary Garden
34. Garden Pavilion with BBQ Grill
35. Viewing Deck
36. Eco-Pond
37. Boardwalk

Kids Explorer

38. Adventure Playground
39. Adventure Play Pool
40. Sun Deck
41. Leisure Cabin
42. Changing Room
43. Palm Alcove

Fitness Court

44. Jogging Trail
45. Sunken Tennis Court

| | |
|-----------------------------|---|
| | 46. Fitness Station 47. Multi-Purpose Court 48. Fitness Pavilion with Gourmet Cooking Station Pets Cabin 49. Pets Washing Bay 50. Pets Play 51. Pets Pavilion Basement Level 52. Childcare Centre |
| Estimated Completion | 2021 |

| CONSULTANTS | |
|---------------------------|------------------------------------|
| Architect | ADDP Architects LLP |
| Landscape Consultant | Tinderbox Landscape Studio |
| Main Contractor | Woh Hup Pte Ltd |
| M&E Engineer | Belmacs Consulting Engineers |
| C&S Engineer | P&T Consultants Pte Ltd |
| Quantity Surveyor | Threesixty Cost Management Pte Ltd |
| Project Interior Designer | Axis ID Pte Ltd |

All information contained in the Fact Sheet is current at time of release, and is subject to such changes as are required by the developer or the relevant authorities.

