



URBAN

TREASURES

DIAGRAMMATIC CHART

BLOCK 205

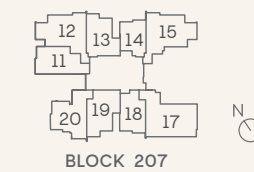
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|----|--------------------|---------|-----|----|-----|-----|-----|-----|-----|---------|
| | Roof Terrace | | | | | | | | | |
| 12 | 2E | 3A (m) | 2B | 1A | 3A | 2A | 3B | 1B | 2C | 3B (m) |
| 11 | 2E | 3A (m) | 2B | 1A | 3A | 2A | 3B | 1B | 2C | 3B (m) |
| 10 | 2E | 3A (m) | 2B | 1A | 3A | 2A | 3B | 1B | 2C | 3B (m) |
| 09 | 2E | 3A (m) | 2B | 1A | 3A | 2A | 3B | 1B | 2C | 3B (m) |
| 08 | 2E | 3A (m) | 2B | 1A | 3A | 2A | 3B | 1B | 2C | 3B (m) |
| 07 | 2E | 3A (m) | 2B | 1A | 3A | 2A | 3B | 1B | 2C | 3B (m) |
| 06 | 2E | 3A (m) | 2B | 1A | 3A | 2A | 3B | 1B | 2C | 3B (m) |
| 05 | 2E | 3A (m) | 2B | 1A | 3A | 2A | 3B | 1B | 2C | 3B (m) |
| 04 | 2E | 3A (m) | 2B | 1A | 3A | 2A | 3B | 1B | 2C | 3B (m) |
| 03 | 2E | 3A (m) | 2B | 1A | 3A | 2A | 3B | 1B | 2C | 3B (m) |
| 02 | 2E | 3A (m) | 2B | 1A | 3A | 2A | 3B | 1B | 2C | 3B (m) |
| 01 | 2Ep | 3Ap (m) | 1Cp | | 3Ap | 2Ap | 3Bp | 1Bp | 2Cp | 3Bp (m) |
| | Lower Deck Carpark | | | | | | | | | |

BLOCK 207

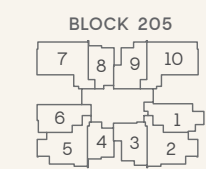
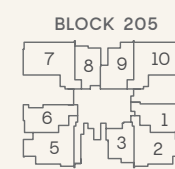
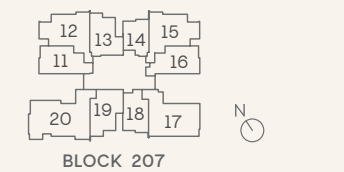
| | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
|----|--------------------|---------|-----|-----|-----|----|-----|-----|-----|-----|
| | Roof Terrace | | | | | | | | | |
| 12 | 2A (m) | 3A (m) | 2B | 1A | 3A | 2F | 3B | 1B | 2C | 4A |
| 11 | 2A (m) | 3A (m) | 2B | 1A | 3A | 2F | 3B | 1B | 2C | 4A |
| 10 | 2A (m) | 3A (m) | 2B | 1A | 3A | 2F | 3B | 1B | 2C | 4A |
| 09 | 2A (m) | 3A (m) | 2B | 1A | 3A | 2F | 3B | 1B | 2C | 4A |
| 08 | 2A (m) | 3A (m) | 2B | 1A | 3A | 2F | 3B | 1B | 2C | 4A |
| 07 | 2A (m) | 3A (m) | 2B | 1A | 3A | 2F | 3B | 1B | 2C | 4A |
| 06 | 2A (m) | 3A (m) | 2B | 1A | 3A | 2F | 3B | 1B | 2C | 4A |
| 05 | 2A (m) | 3A (m) | 2B | 1A | 3A | 2F | 3B | 1B | 2C | 4A |
| 04 | 2A (m) | 3A (m) | 2B | 1A | 3A | 2F | 3B | 1B | 2C | 4A |
| 03 | 2A (m) | 3A (m) | 2B | 1A | 3A | 2F | 3B | 1B | 2C | 4A |
| 02 | 2A (m) | 3A (m) | 2B | 1A | 3A | | 3B | 1B | 2C | 2D |
| 01 | 2Ap (m) | 3Ap (m) | 2Bp | 1Ap | 3Ap | | 3Bp | 1Bp | 2Cp | 2Dp |
| | Upper Deck Carpark | | | | | | | | | |
| | Lower Deck Carpark | | | | | | | | | |

- 1-BEDROOM CLASSIC
- 1-BEDROOM PREMIUM
- 2-BEDROOM CLASSIC
- 2-BEDROOM PREMIUM
- 3-BEDROOM CLASSIC
- 3-BEDROOM PREMIUM
- 4-BEDROOM PREMIUM

BLOCK 205 LEVEL 1
BLOCK 207 LEVEL 1 TO 2



BLOCK 205 LEVEL 2 TO 12
BLOCK 207 LEVEL 3 TO 12



1-BEDROOM CLASSIC

TYPE 1A

Area 42 sqm / 452 sqft

BLOCK 205

Unit #02-04 to #12-04

BLOCK 207

Unit #02-14 to #12-14

TYPE 1Ap

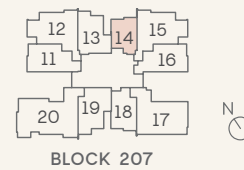
Area 42 sqm / 452 sqft

BLOCK 207

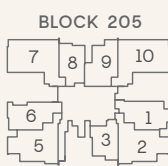
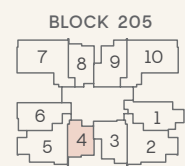
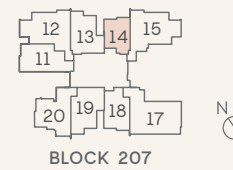
Unit #01-14



Block 205 Level 2 To 12
Block 207 Level 3 To 12



Block 205 Level 1
Block 207 Level 1 To 2



1-BEDROOM PREMIUM

TYPE 1B

Area 48 sqm / 517 sqft

BLOCK 205

Unit #02-08 to #12-08

BLOCK 207

Unit #02-18 to #12-18

TYPE 1Bp

Area 48 sqm / 517 sqft

BLOCK 205

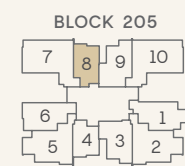
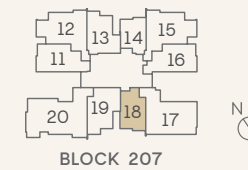
Unit #01-08

BLOCK 207

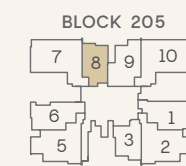
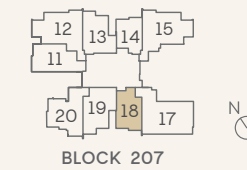
Unit #01-18



Block 205 Level 2 To 12
Block 207 Level 3 To 12



Block 205 Level 1
Block 207 Level 1 To 2



Unit Plans Disclaimer: Areas include A/C ledges, balconies, private enclosed spaces, private roof terraces and strata void areas where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required or approved by the relevant authorities. Plans do not form part of the Sales and Purchase Agreement.

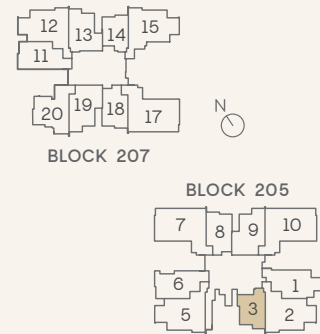
1-BEDROOM PREMIUM

TYPE 1Cp
Area 44 sqm / 474 sqft

BLOCK 205
Unit #01-03



Block 205 Level 1
Block 207 Level 1 To 2



2-BEDROOM CLASSIC



TYPE 2A
Area 60 sqm / 646 sqft

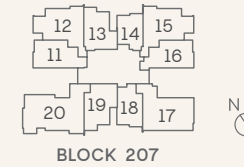
BLOCK 205
Unit #02-06 to #12-06



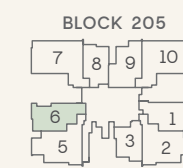
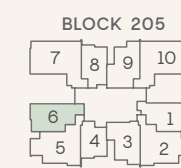
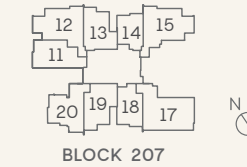
TYPE 2Ap
Area 60 sqm / 646 sqft

BLOCK 205
Unit #01-06

Block 205 Level 2 To 12
Block 207 Level 3 To 12



Block 205 Level 1
Block 207 Level 1 To 2



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2-BEDROOM CLASSIC

2-BEDROOM CLASSIC

TYPE 2A (m)

Area 60 sqm / 646 sqft

BLOCK 207

Unit #02-11 to #12-11

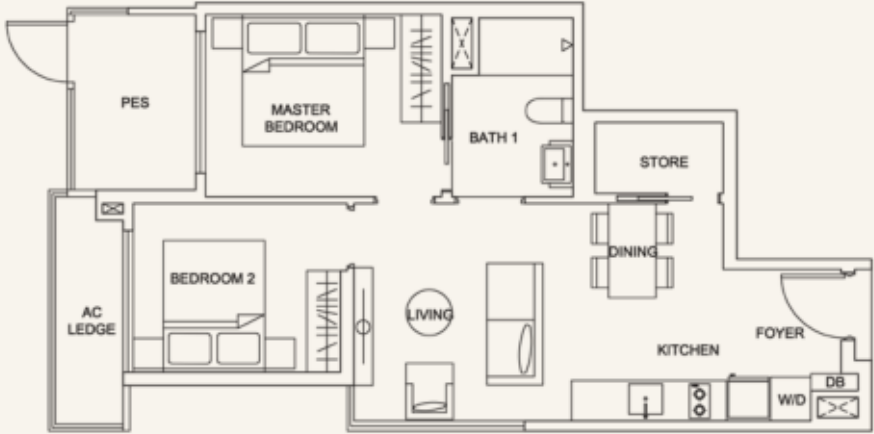


TYPE 2Ap (m)

Area 60 sqm / 646 sqft

BLOCK 207

Unit #01-11



TYPE 2B

Area 59 sqm / 635 sqft

BLOCK 205

Unit #02-03 to #12-03

BLOCK 207

Unit #02-13 to #12-13



TYPE 2Bp

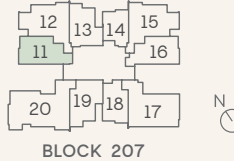
Area 59 sqm / 635 sqft

BLOCK 207

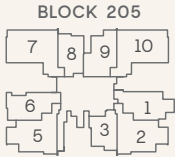
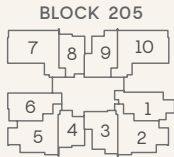
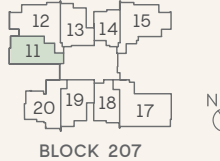
Unit #01-13



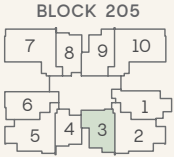
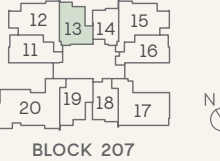
Block 205 Level 2 To 12
Block 207 Level 3 To 12



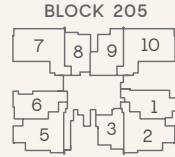
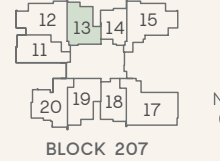
Block 205 Level 1
Block 207 Level 1 To 2



Block 205 Level 2 To 12
Block 207 Level 3 To 12



Block 205 Level 1
Block 207 Level 1 To 2



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2-BEDROOM CLASSIC

TYPE 2C

Area 61 sqm / 657 sqft

BLOCK 205
Unit #02-09 to #12-09

BLOCK 207
Unit #02-19 to #12-19



TYPE 2Cp

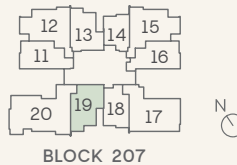
Area 61 sqm / 657 sqft

BLOCK 205
Unit #01-09

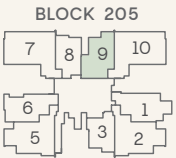
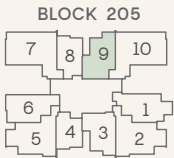
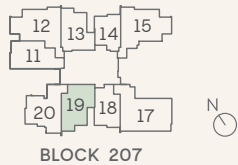
BLOCK 207
Unit #01-19



Block 205 Level 2 To 12
Block 207 Level 3 To 12



Block 205 Level 1
Block 207 Level 1 To 2



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2-BEDROOM PREMIUM

TYPE 2D

Area 67 sqm / 721 sqft

BLOCK 207
Unit #02-20



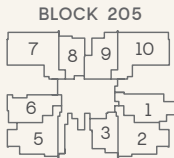
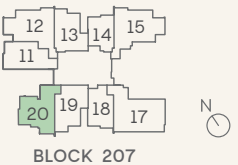
TYPE 2Dp

Area 67 sqm / 721 sqft

BLOCK 207
Unit #01-20



Block 205 Level 1
Block 207 Level 1 To 2



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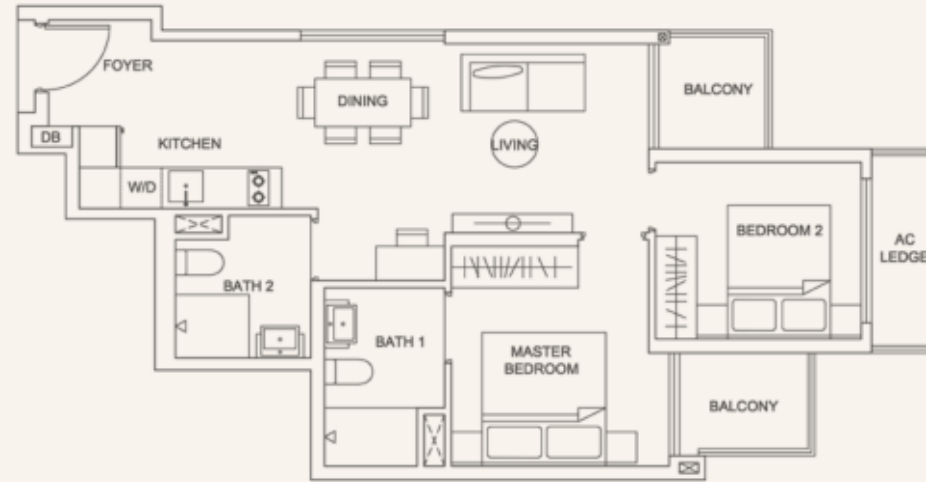
2-BEDROOM PREMIUM

TYPE 2E

Area 65 sqm / 700 sqft

BLOCK 205

Unit #02-01 to #12-01

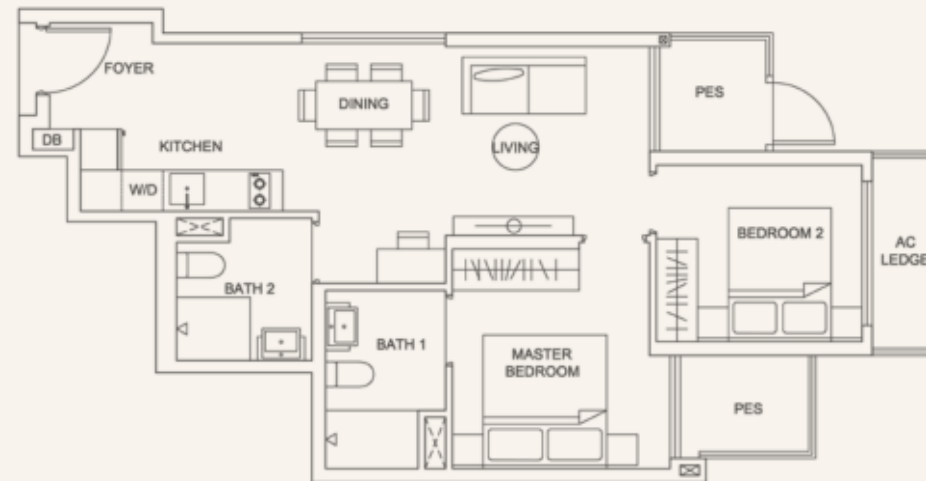


TYPE 2Ep

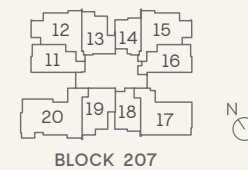
Area 65 sqm / 700 sqft

BLOCK 205

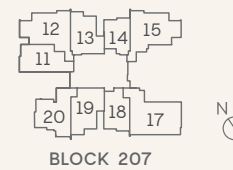
Unit #01-01



Block 205 Level 2 To 12
Block 207 Level 3 To 12



Block 205 Level 1
Block 207 Level 1 To 2



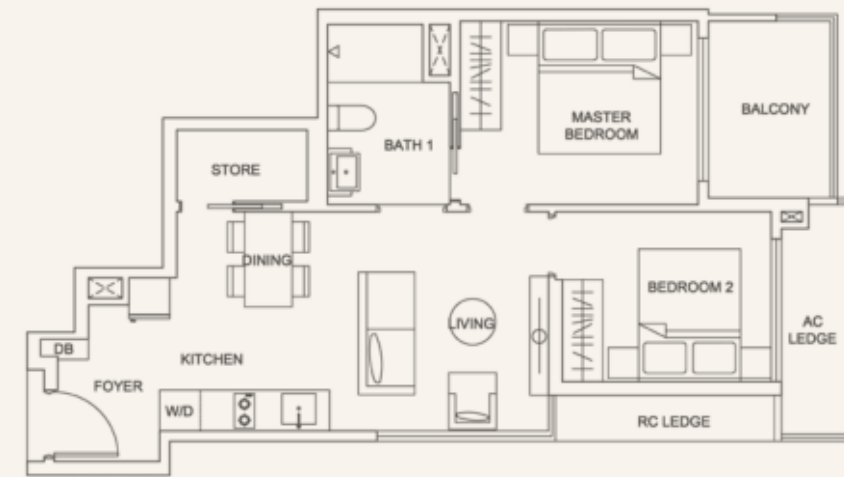
2-BEDROOM CLASSIC

TYPE 2F

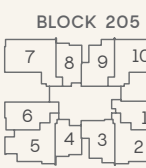
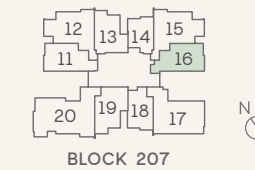
Area 60 sqm / 646 sqft

BLOCK 207

Unit #03-16 to #12-16



Block 205 Level 2 To 12
Block 207 Level 3 To 12



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3-BEDROOM CLASSIC

TYPE 3A

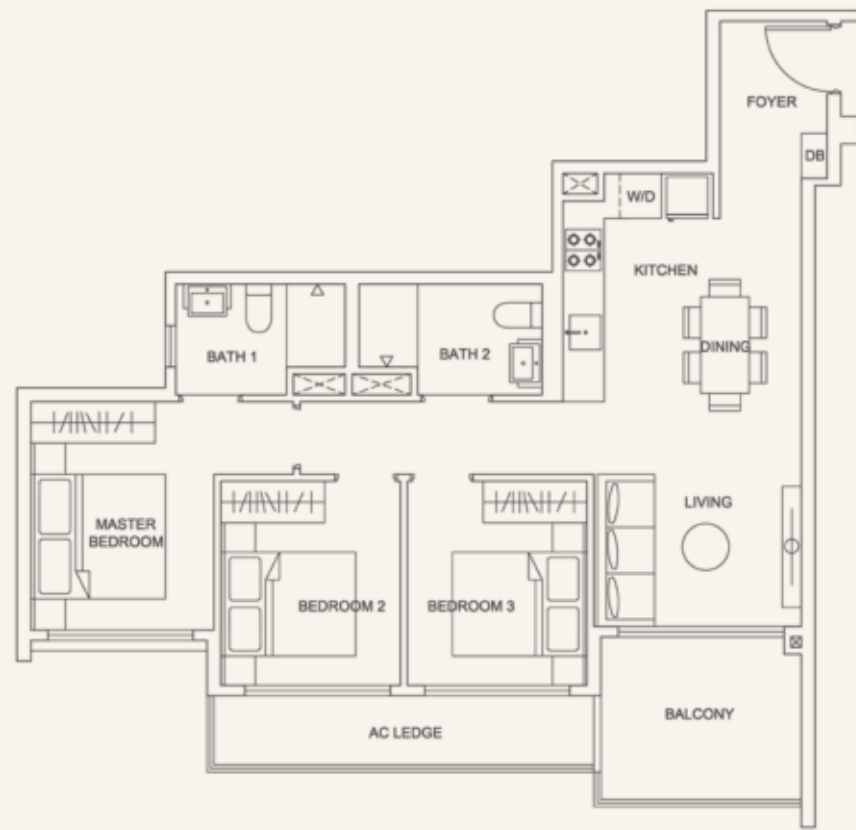
Area 82 sqm / 883 sqft

BLOCK 205

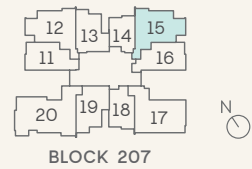
Unit #02-05 to #12-05

BLOCK 207

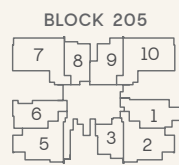
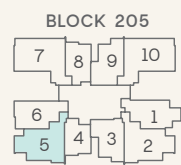
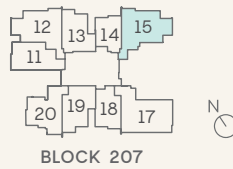
Unit #02-15 to #12-15



Block 205 Level 2 To 12
Block 207 Level 3 To 12



Block 205 Level 1
Block 207 Level 1 To 2



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3-BEDROOM CLASSIC

TYPE 3Ap

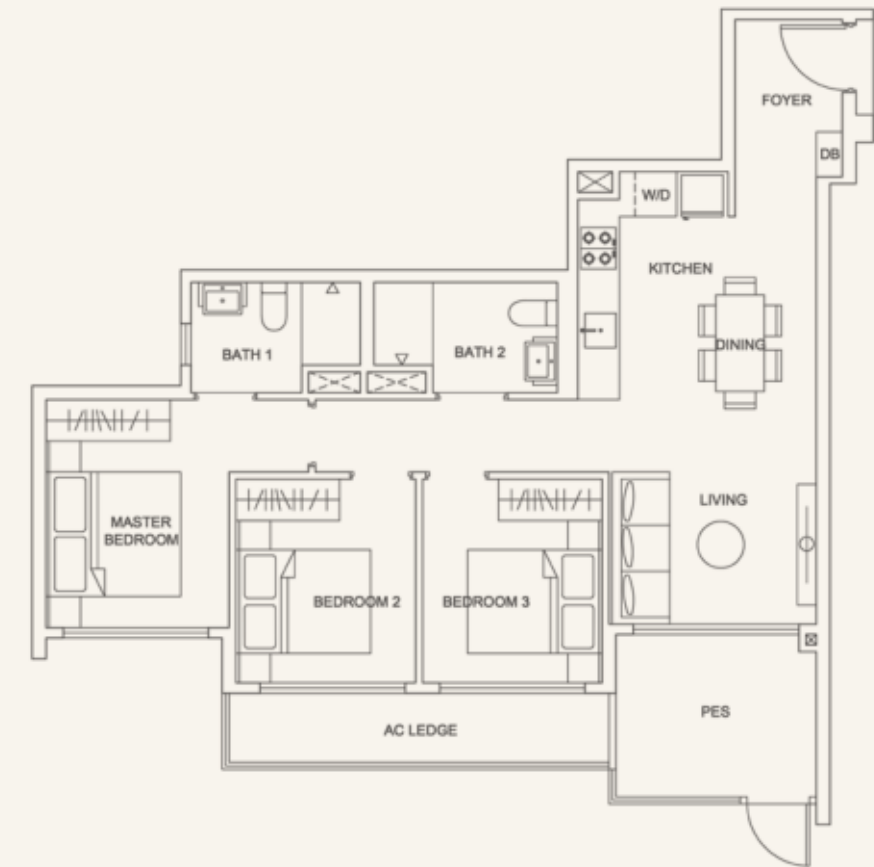
Area 82 sqm / 883 sqft

BLOCK 205

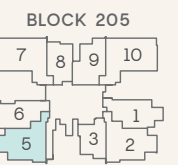
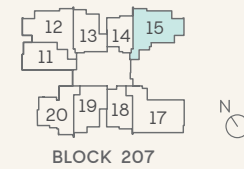
Unit #01-05

BLOCK 207

Unit #01-15



Block 205 Level 1
Block 207 Level 1 To 2



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3-BEDROOM CLASSIC

TYPE 3A (m)

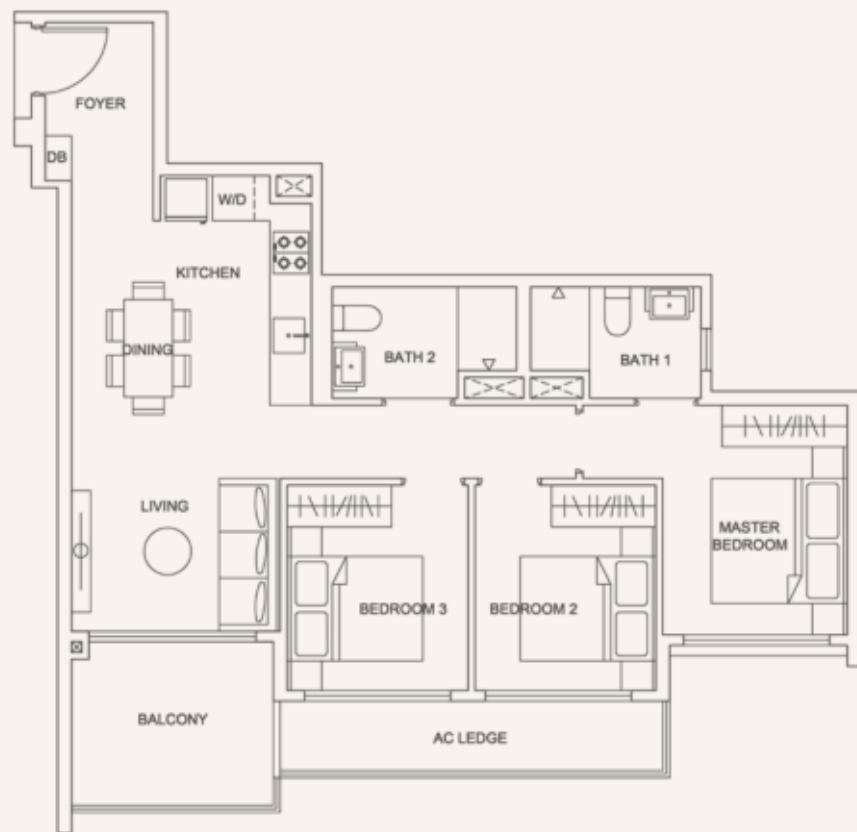
Area 82 sqm / 883 sqft

BLOCK 205

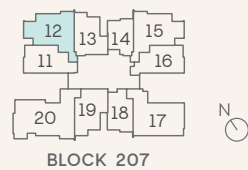
Unit #02-02 to #12-02

BLOCK 207

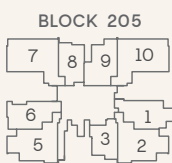
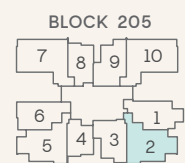
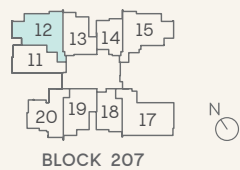
Unit #02-12 to #12-12



Block 205 Level 2 To 12
Block 207 Level 3 To 12



Block 205 Level 1
Block 207 Level 1 To 2



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3-BEDROOM CLASSIC

TYPE 3Ap (m)

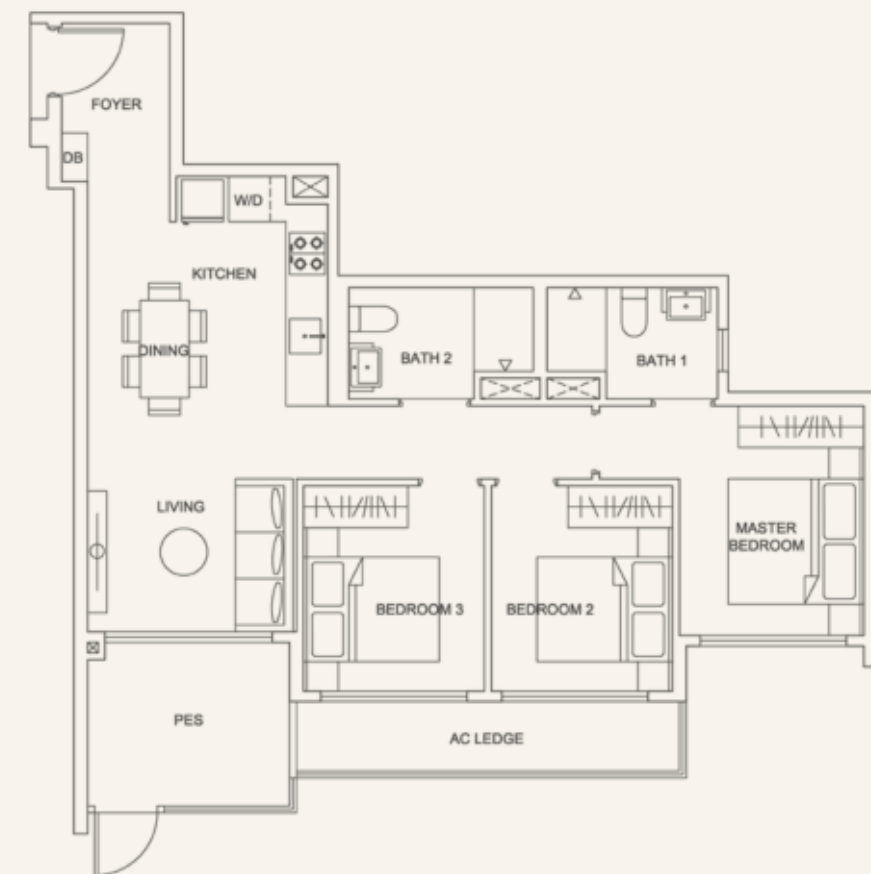
Area 82 sqm / 883 sqft

BLOCK 205

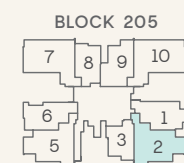
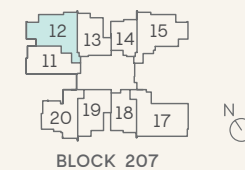
Unit #01-02

BLOCK 207

Unit #01-12



Block 205 Level 1
Block 207 Level 1 To 2



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3-BEDROOM PREMIUM

TYPE 3B

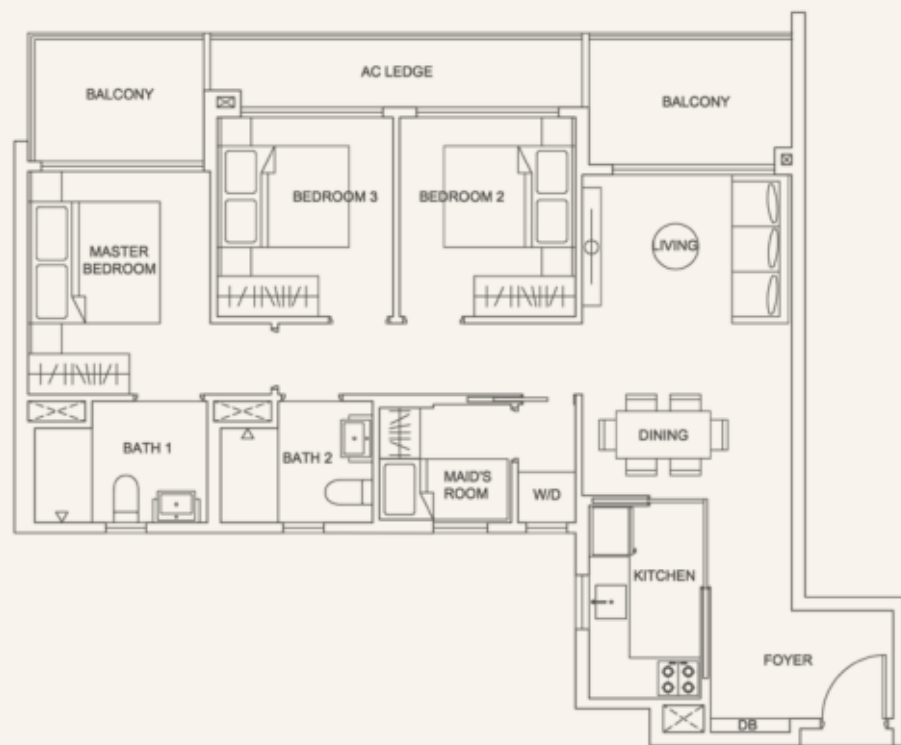
Area 94 sqm / 1,012 sqft

BLOCK 205

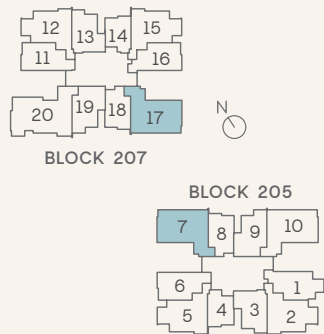
Unit #02-07 to #12-07

BLOCK 207

Unit #02-17 to #12-17



Block 205 Level 2 To 12
Block 207 Level 3 To 12



Unit Plans Disclaimer: Areas include A/C ledges, balconies, private enclosed spaces, private roof terraces and strata void areas where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required or approved by the relevant authorities. Plans do not form part of the Sales and Purchase Agreement.

3-BEDROOM PREMIUM

TYPE 3Bp

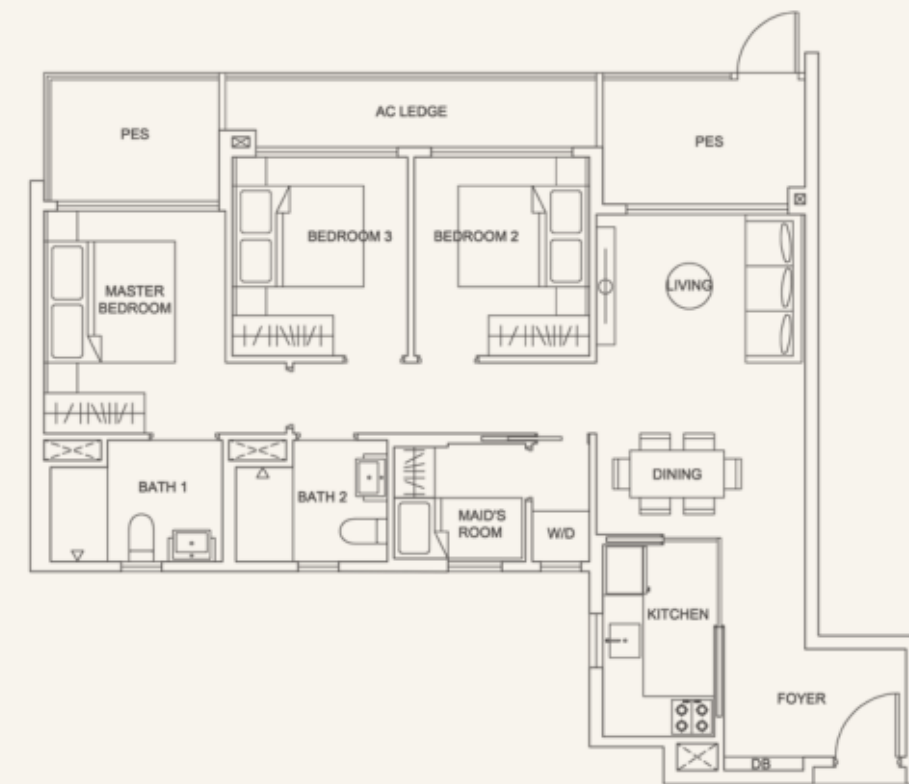
Area 94 sqm / 1,012 sqft

BLOCK 205

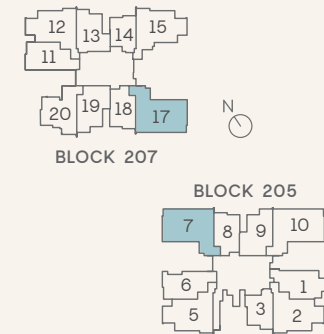
Unit #01-07

BLOCK 207

Unit #01-17



Block 205 Level 1
Block 207 Level 1 To 2



Unit Plans Disclaimer: Areas include A/C ledges, balconies, private enclosed spaces, private roof terraces and strata void areas where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required or approved by the relevant authorities. Plans do not form part of the Sales and Purchase Agreement.

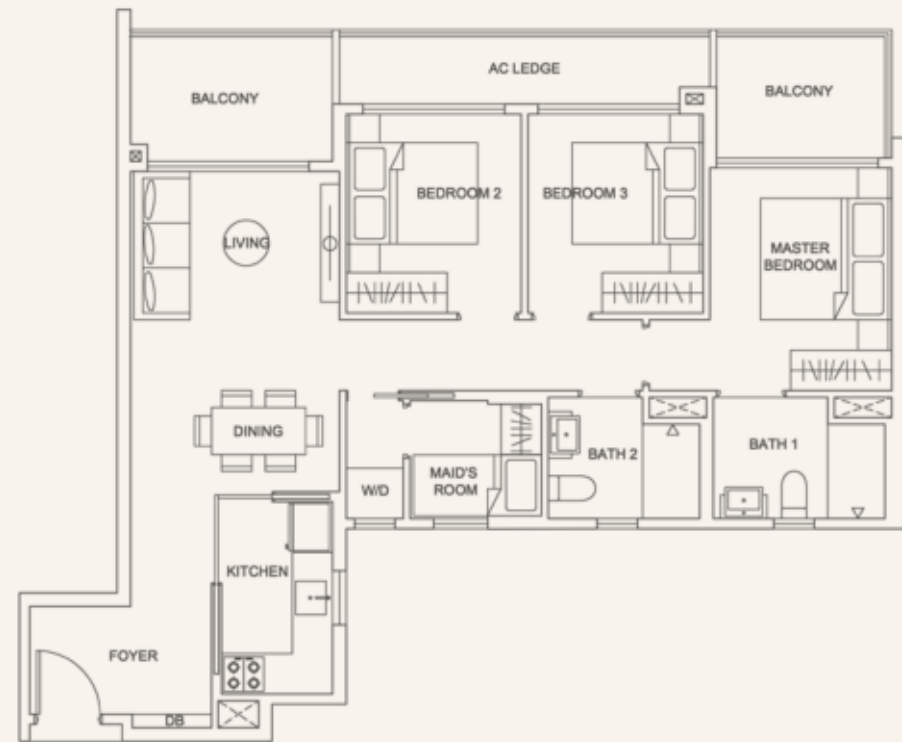
3-BEDROOM PREMIUM

TYPE 3B (m)

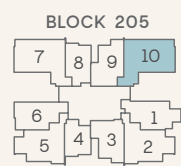
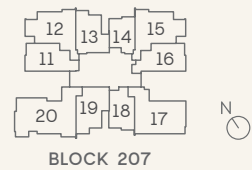
Area 94 sqm / 1,012 sqft

BLOCK 205

Unit #02-10 to #12-10



Block 205 Level 2 To 12
Block 207 Level 3 To 12



Unit Plans Disclaimer: Areas include A/C ledges, balconies, private enclosed spaces, private roof terraces and strata void areas where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required or approved by the relevant authorities. Plans do not form part of the Sales and Purchase Agreement.

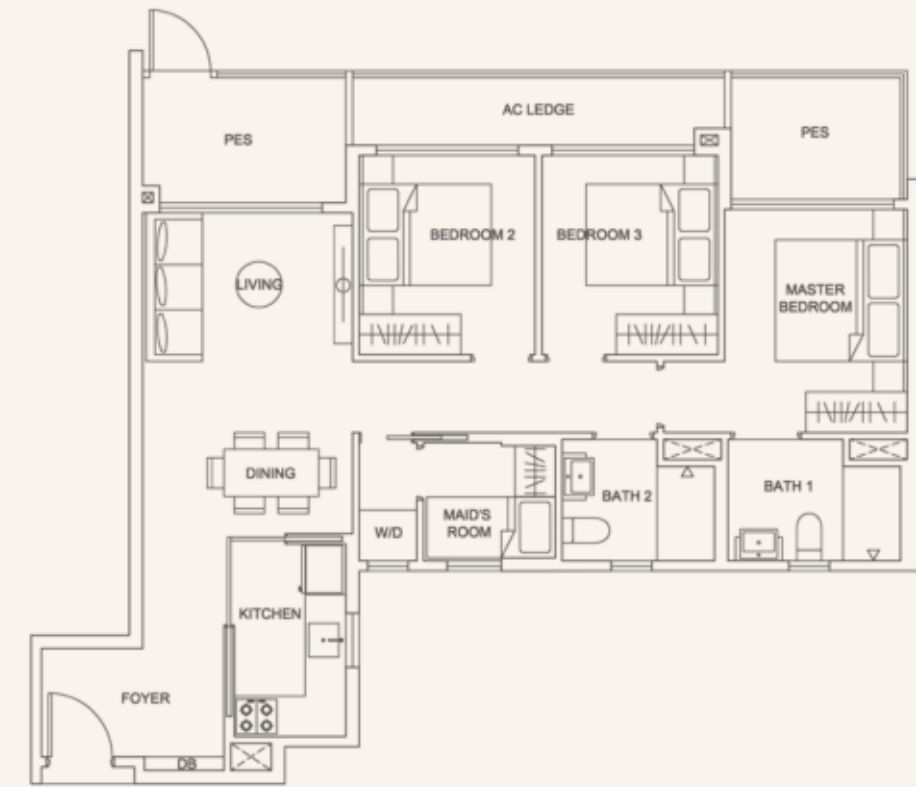
3-BEDROOM PREMIUM

TYPE 3Bp (m)

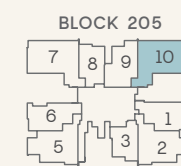
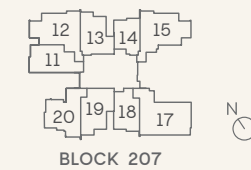
Area 94 sqm / 1,012 sqft

BLOCK 205

Unit #01-10



Block 205 Level 1
Block 207 Level 1 To 2



Unit Plans Disclaimer: Areas include A/C ledges, balconies, private enclosed spaces, private roof terraces and strata void areas where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required or approved by the relevant authorities. Plans do not form part of the Sales and Purchase Agreement.

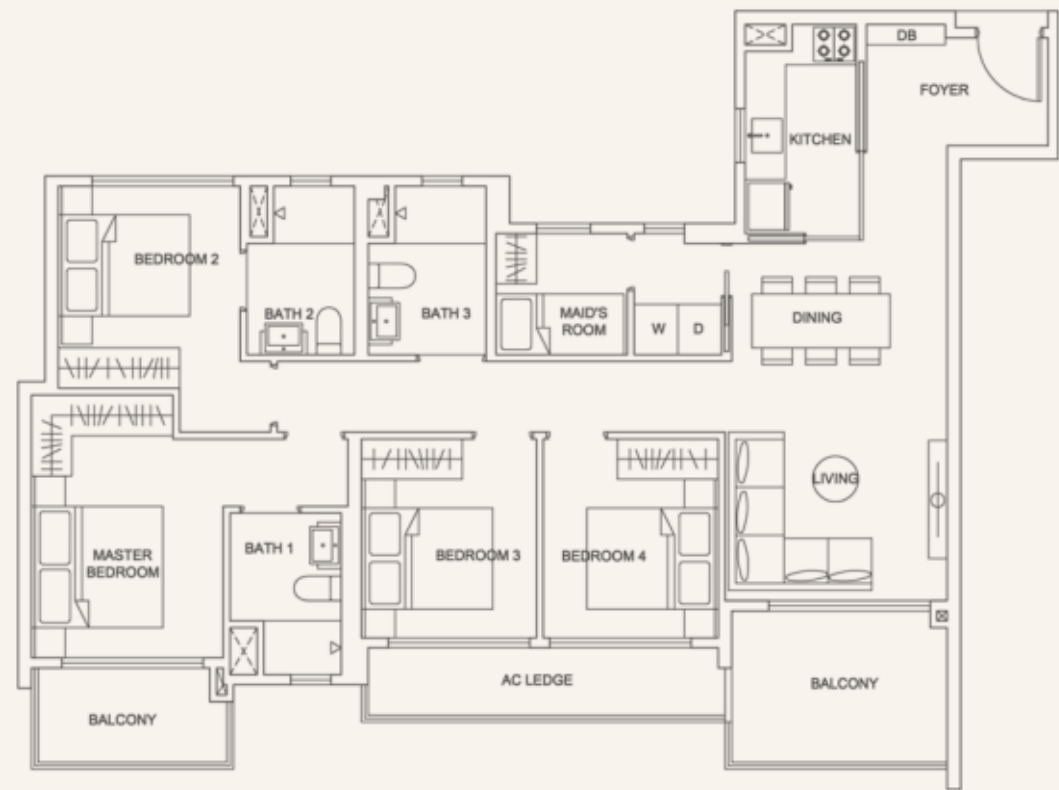
4-BEDROOM PREMIUM

TYPE 4A

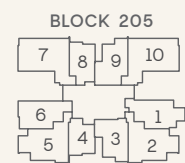
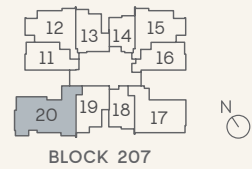
Area 118 sqm / 1,270 sqft

BLOCK 207

Unit #03-20 to #12-20



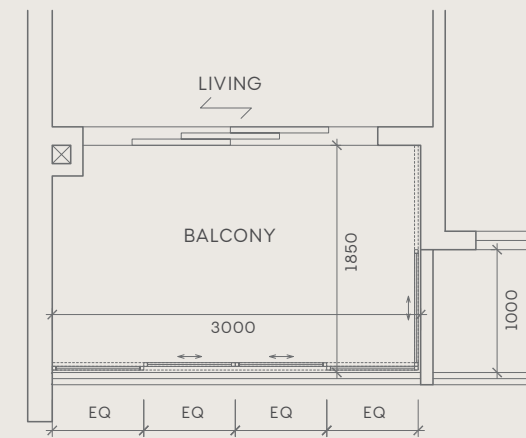
Block 205 Level 2 To 12
Block 207 Level 3 To 12



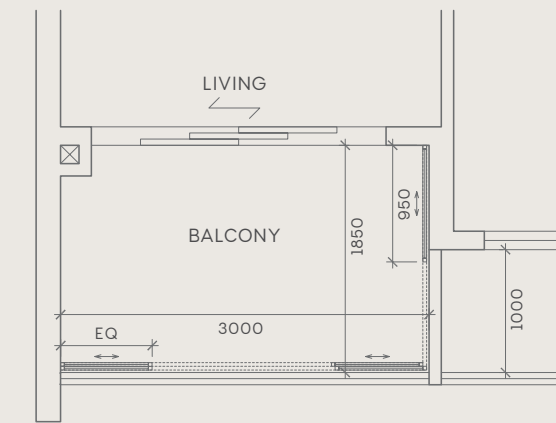
Unit Plans Disclaimer: Areas include A/C ledges, balconies, private enclosed spaces, private roof terraces and strata void areas where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required or approved by the relevant authorities. Plans do not form part of the Sales and Purchase Agreement.

TYPICAL SLIDEABLE
BALCONY SCREEN DETAIL

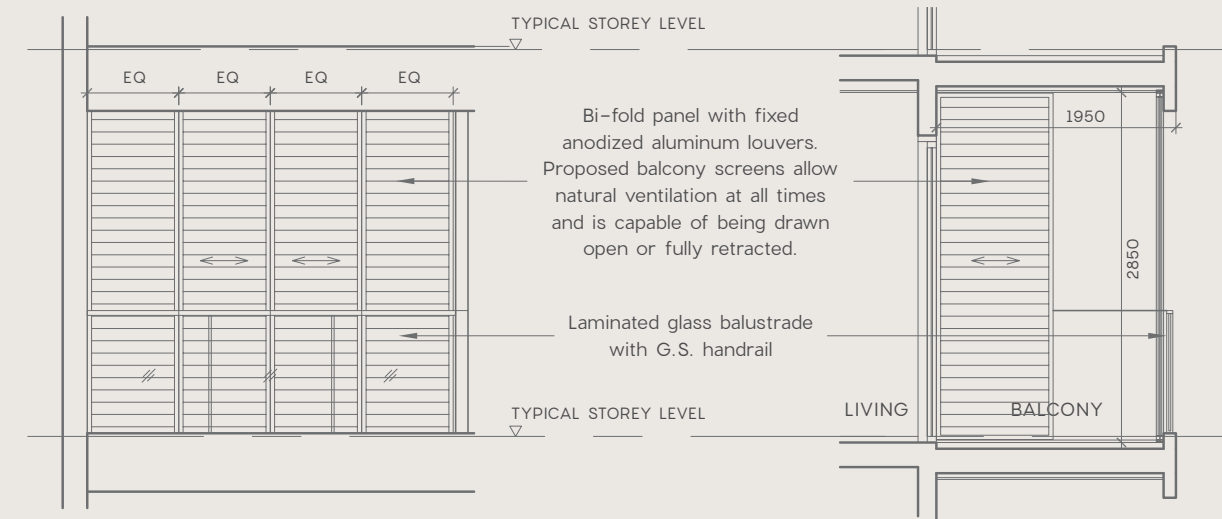
ANNEXURE 1



PLAN - FULLY CLOSED



PLAN - FULLY OPEN



FRONT ELEVATION

SECTION

Balcony Screen Disclaimer: Balconies shall not be enclosed unless with the approved balcony screen. The drawings below are not to scale and are a typical illustration for reference only. Actual profile of screens subject to manufacturer's detail. Purchasers may refer to the Management Corporation for additional details. Fixing detail to be drawn up by specialist contractor, and fixing shall not damage waterproofing or existing structures. The balcony screen will not be provided. The cost of the screen and installation shall be borne by the Purchaser. The proposed balcony screen allows natural ventilation within the balcony at all times (including times when the screen is fully closed) and is capable of being opened.



DEVELOPER PROFILE

Fragrance Group Limited is a leading property developer with a presence across three continents today, Asia, Australia and Europe. The Group was listed on the main board of the SGX-ST on 3 February 2005. Core business activities include development of residential, commercial, hotel and industrial properties. Other activities of the Group comprise the holding of investment properties and hotel operations. The Group's focus in property development is to offer customers quality homes and business spaces at affordable prices. Every square foot of property is meticulously mapped out to meet customers' satisfaction and their fittings have been carefully selected to offer comfort and durability. The Group's developments also offer the perfect combination of essential living and convenience with their strategic locations.



Artist's Impressions

Developer Name: Fragrance Treasures Pte. Ltd. (A wholly owned subsidiary of Fragrance Group Limited) · Co. Reg. No.: 201805988N · Housing Developer's Licence No.: C1327 · Project Name: Urban Treasures · Address: 205 Jalan Eunos Singapore 419535 / 207 Jalan Eunos Singapore 419799 · Tenure of Land: Freehold · Lot Details: Lot 02643K MK23 · Building Plan No.: A1211-18007-2018-BP01 Dated 25/06/2019 and A1211-18007-2018-BP02 Dated 25/10/2019 · Expected TOP Date: 30/6/2023 · Expected Date of Legal Completion: 30/6/2026

Disclaimer: While reasonable care has been taken in the preparation of this brochure, the specifications and the attached plans, the developer, its agents and contractors do not warrant or guarantee the accuracy of the information in this brochure and shall not be held responsible for any inaccuracies or omissions. All statements, specifications and plans in the brochure are believed to be correct at the time of print but shall not be regarded as statements or representations of fact and are not intended to form part of any contract for any sale of the property. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement. Visual representations, 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 as-built specifications or representations of fact.