PICCADILLY
GRAND

SANCTUARIES

ELEMENTS

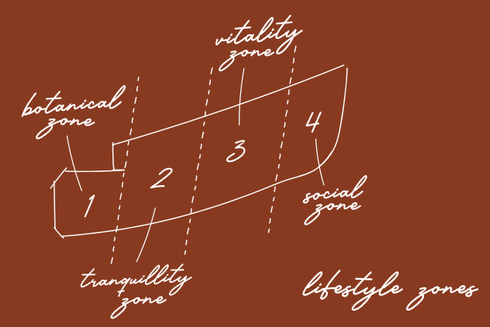
CONCEPT

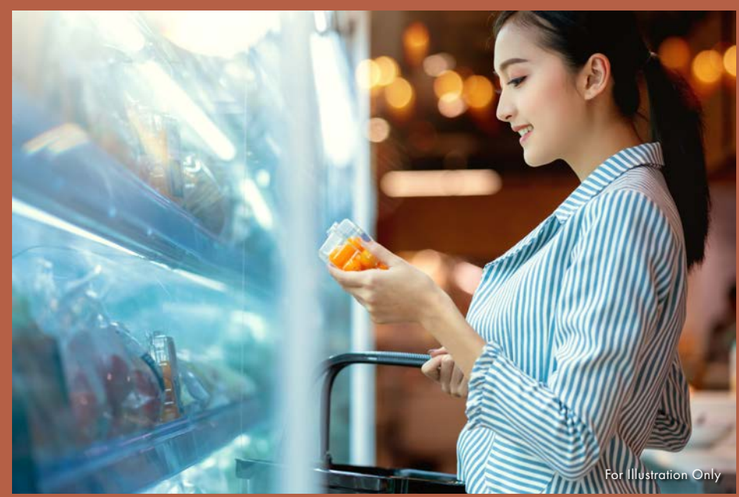
PICCADILLY
GRAND

Artist's Impression

## A HOME FOR THE FUTURE INSPIRED BY AN ENCLAVE OF CHARACTER

Located in Farrer Park along Northumberland Road, Piccadilly Grand, a landmark residence of 407 units, is a reflection of the distinct sensibilities of this uniquely local precinct that echoes the distinctive heritage architecture and homegrown charms of a progressive city.






## CENTRED AT THE CROSSROADS OF EVERYTHING

Like its namesake in London, a place surrounded by all the fascinating history, culture, urban conveniences, and connectivity of the city, Piccadilly Grand is bustling with all the retail options, cultural buzz, and culinary charms of Farrer Park and Little India, as well as shopping hubs from City Square Mall and beyond.

Connect swiftly, commute effortlessly
– with direct link to Farrer Park MRT.

"IF A PERSON STAYS LONG ENOUGH AT PICCADILLY CIRCUS, THEY WILL EVENTUALLY BUMP INTO EVERYONE THEY KNOW."

A POPULAR
ENGLISH SAYING

Timeless shophouses abound within
the heritage district in the vicinity.

Home to a spread of
global tastes.

## A RARE HAVEN OF TIERED GREENERY AND CASCADING WATERS

Piccadilly Grand is a luxurious residence unlike anything you've ever seen in this part of the city. A masterwork of splendour and comfort, Piccadilly Grand sets a new benchmark for those seeking city convenience with the serenity of natural beauty.

Artist's Impression

## LIVE IN A NEW CITY FRINGE INTEGRATED DEVELOPMENT DIRECTLY LINKED TO FARRER PARK MRT

With direct link to Farrer Park MRT, Piccadilly Grand is a new standard of integrated living that will be the focal point of Northumberland Road. Discover a luxe city fringe development that comes with five well-curated lifestyle zones.

Spread across three levels of comprehensive facilities, these zones include three clubhouses and a mix of activities to suit every member of the family. Right below on Level 1 is Piccadilly Galleria, offering direct access to everyday conveniences at your doorstep.

## THE CITY BEFORE YOU, YOUR WORLD AROUND YOU

Primed to be a sought after city fringe address, Piccadilly Grand is close to the Central Business District and a plethora of entertainment and retail choices.

# CONNECTIVITY COMES EASY

Owning a home located within the Farrer Park district comes with enviable accessibility to the things you hold dear, whether you choose to chill out, work out, or go all out.

Every reasonable care has been taken in the preparation of the location map. The map is printed as at April 2022. For information on the permissible land use and density of sites around the housing project, the intending Purchaser may refer to the Master Plan available from the website of the Urban Redevelopment Authority at www.ura.gov.sg

Actual travelling time is subject to traffic conditions.

## LEGEND

- East-West MRT Line
- North-South MRT Line
- North East MRT Line
- Circle MRT Line
- Downtown MRT Line
- Thomson-East Coast MRT Line

## ACCESSIBILITY

| | | | |
|---|---|---|---|
| Dhoby Ghaut | – 2 stops | Raffles Place | – 4 stops |
| Bugis | – 3 stops | Botanic Gardens | – 4 stops |
| Clarke Quay | – 3 stops | Promenade | – 4 stops |
| Orchard | – 3 stops | Bayfront | – 5 stops |

Retail therapy just a leisurely stroll away

## SHOP & DINE

| | |
|---|---|
| City Square Mall | – 4 mins' drive |
| Dhoby Ghaut | – 8 mins' drive |
| Bugis | – 9 mins' drive |
| Orchard Road | – 9 mins' drive |
| Clarke Quay | – 10 mins' drive |
| Esplanade | – 11 mins' drive |
| Marina Bay Sands | – 15 mins' drive |
| Harbourfront | – 18 mins' drive |

With Farrer Park MRT at your doorstep, it only takes 2 stops to reach Dhoby Ghaut MRT Interchange

Short drive from your doorstep to Singapore's financial district

## BUSINESS

| | |
|---|---|
| Raffles City | – 12 mins' drive |
| Raffles Place | – 12 mins' drive |
| Shenton Way | – 17 mins' drive |
| Marina Bay Financial Centre | – 17 mins' drive |

SCAN TO EXPLORE

Good selection of reputable schools nearby

## SCHOOLS

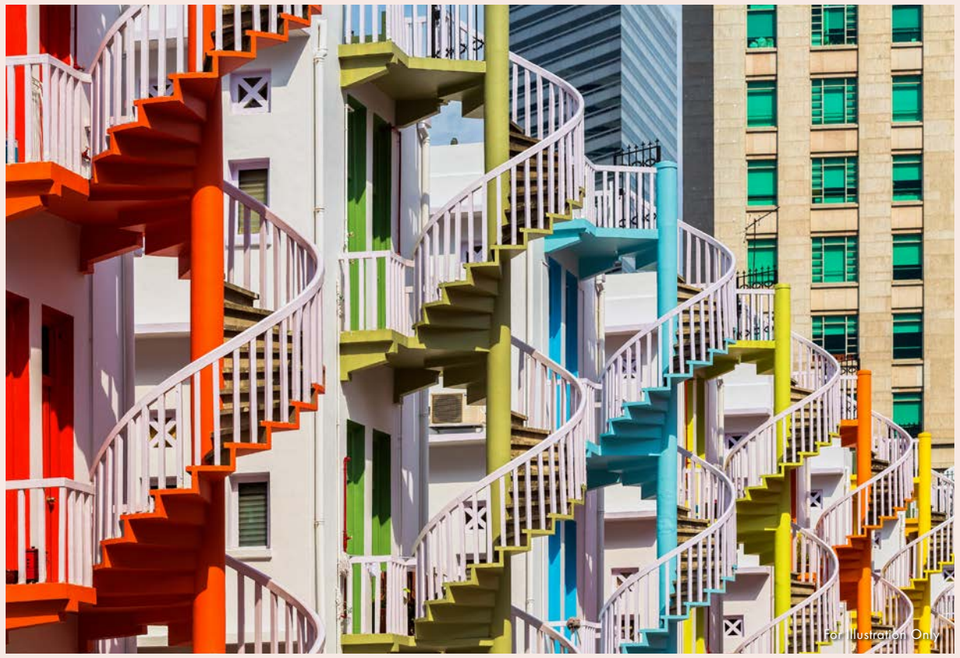
### WITHIN 1KM

Farrer Park Primary School
St. Joseph's Institution (Junior)

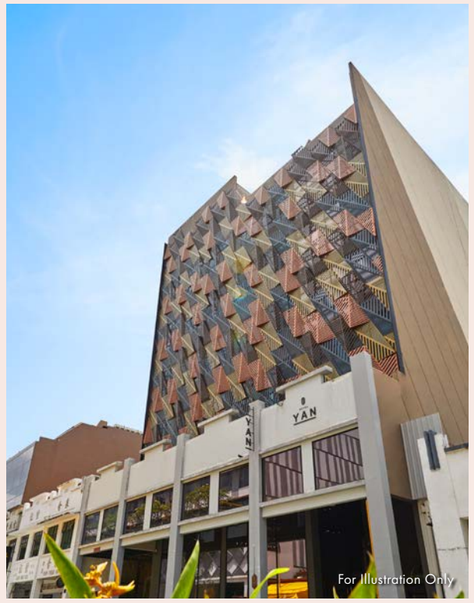
### WITHIN 2KM

Anglo-Chinese School (Junior)
Anglo-Chinese School (Primary)
Bendemeer Primary School
Hong Wen School
St. Margaret's Primary School

# PLAY TOURIST IN YOUR OWN NEIGHBOURHOOD



Chill out at hip cafés and eateries serving artisanal delights.




Rediscover the city, as you've never seen it before.

Here is a city fringe home for trend-setters and adventure-seekers. Many of Singapore's modern pleasures, from boutique bistros to charming trails and undiscovered jewels, are just a short drive away.

Find quaint hideaways and revel in style, any way you want to.

Artist's Impression

## EVERYDAY CONVENIENCES BELOW AND ALL AROUND YOU AT PICCADILLY GALLERIA

Situated below the residential towers is Piccadilly Galleria, directly linked to Farrer Park MRT station. Everything you've ever looked forward to is well within reach – food and beverage, as well as shops, and a 500sqm childcare centre – everyday conveniences that will make living here as good as it is easy.

Childcare Centre

Food and Beverage

Shops

# A HOME OF MODERN LUXURIES

Fill your senses with spaces for every form of luxury. Peace, productivity, or play, every zone is designed for your utmost enjoyment.

Arrival Lounge

Artist's Impression

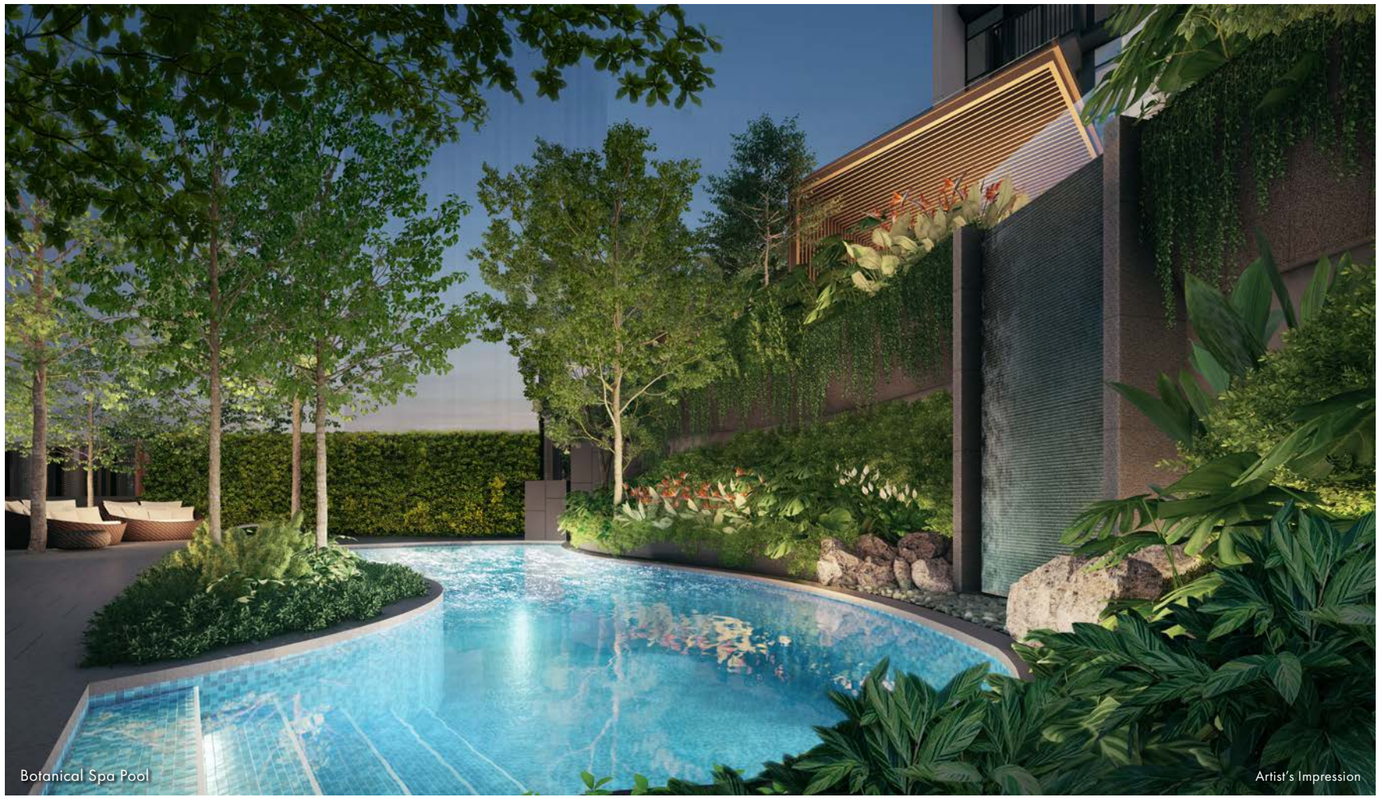
## MAKE EVERY ARRIVAL A WELCOME

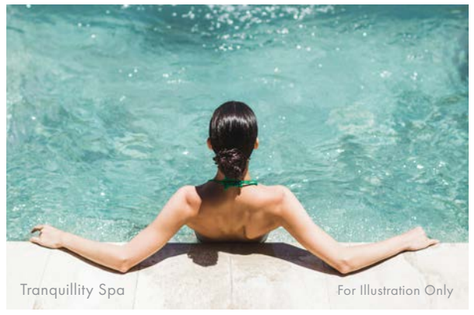
### ARRIVAL ZONE

From the moment you step into the Arrival Zone, the scene is set for elevated living. Here, the Arrival Clubhouse will usher you and your visitors in a welcoming urban setting.

Among the array of modern features here is the Smart Parcel facility to deliver just that – a smart and efficient way of collecting your parcels with your convenience and privacy in mind.

Dining Room
Artist's Impression

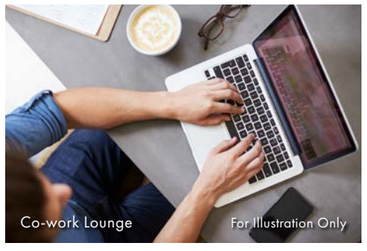

Botanical Spa Pool
Artist's Impression


Tranquillity Spa
For Illustration Only

## GETAWAY WITHOUT HAVING TO GET AWAY

### BOTANICAL AND TRANQUILLITY ZONES

Soak up the views flanked by lush greenery in the Botanical and Tranquillity Zones, as you lounge comfortably in spaces for whichever activity tickles your fancy. At the Tranquillity Clubhouse, head over to the Co-work Lounge for a Zoom meeting with more privacy, or entertain in style at the Dining Room.


Co-work Lounge
For Illustration Only

Gourmet Grill Pavilion and Vitality Pool

Artist's Impression

## THE LUSH IDYLL FOR A NEW ZEST FOR LIFE

### VITALITY ZONE

Amidst modern tropical landscaping, the Vitality Zone is a gratifying wellness hideaway. For a much-deserved me-time, make your way to the Chill-Out Lounge, or have a relaxing workout at the Vitality Pool. You'll never be far away from your next escapade such as a gathering with close friends over succulent victuals at the Gourmet Grill Pavilion.

For Illustration Only

Social Clubhouse and Family Pool

Artist's Impression

## BIG LOVE,
## EVEN FOR THE LITTLE ONES

### SOCIAL ZONE

Come together at the Social Zone where the young and (young at heart) take time out for relaxation, recreation, and rejuvenation. Have fun with the children at the Family Pool, or step into the Gymnasium to get your fitness routine on track.

Well-Planned Living Spaces

## BEAUTY - INSIDE AND OUT

Every home in Piccadilly Grand is a haven of luxury and relaxation, nestled within a landscape of harmony. Natural beauty emerges, meeting modern living with state-of-the-art facilities and smart technologies integrated with well-thought layouts.

The residences cater perfectly for today's modern lifestyles by combining flexibility of choice, from 1- to 5-bedroom units, with luxurious comfort such as polished marble flooring in the living and dining areas of 4- and 5-bedroom apartments. Enjoy greater space flexibility with the 4-bedroom dual key units or the exclusive use of a private lift with the 5-bedroom premium units.

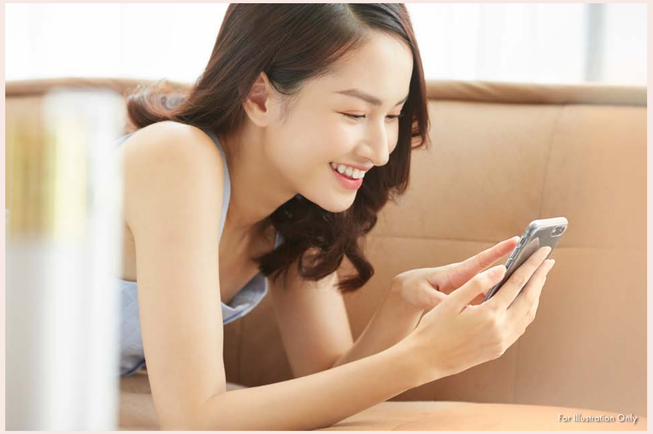
Luxurious Sanctuary with
Crafted Details

Gourmet Kitchen Equipped with
Branded Appliances

## REVEL IN UNPARALLELED COMFORT

Each apartment is designed to deliver a luxurious calm, allowing you to be the best version of yourself. Throughout the bedroom, living, and dining spaces, a discerning touch of flair is expressed in the choice of materials, carpentry and quality fittings, which include kitchen appliances from Bosch as well as fittings and sanitary wares from Villeroy & Boch and Hansgrohe.

Modern Bathroom with
Top-Tier Fittings




## SECURITY AND SAFETY, A TAP AWAY IN YOUR SMART HOME

When it comes to modern security and safety features, conveniences bring comfort. A single tap brings your everyday ease to the next level – from air conditioning control to digital access to many features within the property. With a smart home taking care of these details, you can go about your daily life with peace of mind.

### Smart Air Con

Hot day? Turn on the air conditioning remotely and have the home cooled in preparation for your return.

### Smart Booking

Check if facilities are available and book them at your convenience, allowing you keyless access.

### Smart Parcel

Parcel station sized to accept packages as well as letters, and sends you an alert to retrieve them.

### Smart Notification

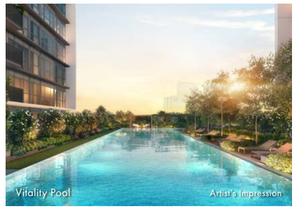
See who has arrived at the Lift Lobby and let them in with a simple tap through your mobile device or intercom panel.

### Smart Invite

Allow your visitors entry to the development with a QR invite that can be scanned and verified.

### Smart Digital Lockset

Increase your home security at your fingertips. Using a smart mobile application, you can remotely manage access to your door at all times.



**Vitality Zone**

Immerse yourself in a pampering atmosphere that blends serenity and vitality - with lush vistas surrounding you as you kickstart your daily fitness regime.

**Social Zone**

Enjoy a sun-dappled spot with the kids at the Family Pool or reserve an indoor function area for a gathering of the entire family.

## PICK YOUR FAVOURITE SPOT

Piccadilly Grand has three levels of facilities with an array of leisure activities for everyone, spread across five curated lifestyle zones with three clubhouses.

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

## LEVEL 1
### SITE PLAN

**ARRIVAL ZONE**
**1st LEVEL**

1. Arrival Clubhouse
   - Welcome Reception
   - Arrival Lobby
   - Arrival Lounge
2. Guardhouse
3. Residential Drop-off
4. Smart Parcel
5. Clubhouse Lift

**ANCILLARY**

- A Bin Centre (Basement 1)
- B Substation (Basement 1)

- Shop
- F&B

## LEVEL 3 & 4
### SITE PLAN

**Botanical and Tranquillity Zones**

Whatever your mood, you'll find a sanctuary to keep you company.

**BOTANICAL ZONE**
**3rd LEVEL**

1. Relaxation Courtyard
2. Secret Garden
3. Botanical Deck
4. Botanical Spa Pool

**TRANQUILLITY ZONE**
**4th LEVEL**

5. Tranquillity Spa
6. Tranquillity Clubhouse
   - Co-work Lounge
   - Studio
   - Dining Room (3rd Level)
7. Wellness Lawn
8. Wellness Lounge

**VITALITY ZONE**
**4th LEVEL**

9. Vitality Trail
10. Gourmet Grill Pavilion
11. Pool Deck
12. Vitality Pool
13. Pool Cabana
14. Chill-Out Lounge

**SOCIAL ZONE**
**4th LEVEL**

15. Social Clubhouse
    - Gymnasium
    - Changing Room
    - Function Room 1 & 2
16. Multipurpose Court
17. Pool Deck
18. Family Pool
19. Social Deck
20. Kids' Play Pool
21. Kids' Play
22. Pets' Play

**ANCILLARY**

- A Ventilation Shaft (2nd & 3rd Level)

- Water Tank (Roof Level)

## AT THE FOREFRONT OF SUSTAINABILITY

Designed with nature and sustainability in mind, Piccadilly Grand takes pride in being a development for the future. Green features including energy and water efficiency ensure that you're doing your part for Mother Earth, and the next generation.

### Energy-Efficient Design

- Building oriented for good natural ventilation in the common areas and residential units
- Building façade designed with north-south orientation to reduce solar heat gain
- Residential units have deep recessed balconies and /or deep horizontal ledges which provide shade for the interiors

### Environmental Quality and Protection

- Thematic landscape and water features at the public realm to create a cooler and comfortable environment
- Low Volatile Organic Compounds (VOC) paints for all internal walls to ensure healthy indoor air quality

### Energy-Efficient Features

- Energy-efficient air conditioning system for all residential units
- Energy-efficient lighting design with use of LED fittings at landscape and common areas to achieve energy savings
- Energy-efficient lifts with VVVF (variable voltage variable frequency) drive and sleep function mode

### Water-Efficient Features

- Water-efficient sanitary fittings in all residential units
- Water-efficient auto-irrigation system for landscape roofs

### Other Green Features

- Provision of smart home features for residents' comfort and convenience
- Electric Vehicle charging infrastructure to reduce carbon footprint and emissions
- Provision of bicycle parking lots with cycling paths to promote green transport and healthy lifestyle
- Double refuse chutes for recyclable and non-recyclable waste
- Recycling bins for collection of recyclable waste
- Pneumatic waste collection and disposal system
- Carbon monoxide sensors to modulate car park ventilation

# SCHEMATIC DIAGRAM

| UNIT / FLOOR | 1 NORTHUMBERLAND ROAD, SINGAPORE 219568 | | | | | | 3 NORTHUMBERLAND ROAD, SINGAPORE 219569 | | | | | | | 5 NORTHUMBERLAND ROAD, SINGAPORE 219570 | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 23 | D1(d) | E1(d) | B3S(d) | C2(d) | C4(d) | B1(d) | B1(d) | D3DK(d) | E2P(d) | B3S(d) | C3(d) | C1(d) | A3S(d) | A1(d) | D2DK(d) | B4S(d) | A1(d) | C2(d) | B2S(d) | A3S(d) |
| 22 | D1 | E1 | B3S | C2 | C4 | B1 | B1 | D3DK | E2P | B3S | C3 | C1 | A3S | A1 | D2DK | B4S | A1 | C2 | B2S | A3S |
| 21 | D1 | E1 | B3S | C2 | C4 | B1 | B1 | D3DK | E2P | B3S | C3 | C1 | A3S | A1 | D2DK | B4S | A1 | C2 | B2S | A3S |
| 20 | D1 | E1 | B3S | C2 | C4 | B1 | B1 | D3DK | E2P | B3S | C3 | C1 | A3S | A1 | D2DK | B4S | A1 | C2 | B2S | A3S |
| 19 | D1 | E1 | B3S | C2 | C4 | B1 | B1 | D3DK | E2P | B3S | C3 | C1 | A3S | A1 | D2DK | B4S | A1 | C2 | B2S | A3S |
| 18 | D1 | E1 | B3S | C2 | C4 | B1 | B1 | D3DK | E2P | B3S | C3 | C1 | A3S | A1 | D2DK | B4S | A1 | C2 | B2S | A3S |
| 17 | D1 | E1 | B3S | C2 | C4 | B1 | B1 | D3DK | E2P | B3S | C3 | C1 | A3S | A1 | D2DK | B4S | A1 | C2 | B2S | A3S |
| 16 | D1 | E1 | B3S | C2 | C4 | B1 | B1 | D3DK | E2P | B3S | C3 | C1 | A3S | A1 | D2DK | B4S | A1 | C2 | B2S | A3S |
| 15 | D1 | E1 | B3S | C2 | C4 | B1 | B1 | D3DK | E2P | B3S | C3 | C1 | A3S | A1 | D2DK | B4S | A1 | C2 | B2S | A3S |
| 14 | D1 | E1 | B3S | C2 | C4 | B1 | B1 | D3DK | E2P | B3S | C3 | C1 | A3S | A1 | D2DK | B4S | A1 | C2 | B2S | A3S |
| 13 | D1 | E1 | B3S | C2 | C4 | B1 | B1 | D3DK | E2P | B3S | C3 | C1 | A3S | A1 | D2DK | B4S | A1 | C2 | B2S | A3S |
| 12 | D1 | E1 | B3S | C2 | C4 | B1 | B1 | D3DK | E2P | B3S | C3 | C1 | A3S | A1 | D2DK | B4S | A1 | C2 | B2S | A3S |
| 11 | D1 | E1 | B3S | C2 | C4 | B1 | B1 | D3DK | E2P | B3S | C3 | C1 | A3S | A1 | D2DK | B4S | A1 | C2 | B2S | A3S |
| 10 | D1 | E1 | B3S | C2 | C4 | B1 | B1 | D3DK | E2P | B3S | C3 | C1 | A3S | A1 | D2DK | B4S | A1 | C2 | B2S | A3S |
| 9 | D1 | E1 | B3S | C2 | C4 | B1 | B1 | D3DK | E2P | B3S | C3 | C1 | A3S | A1 | D2DK | B4S | A1 | C2 | B2S | A3S |
| 8 | D1 | E1 | B3S | C2 | C4 | B1 | B1 | D3DK | E2P | B3S | C3 | C1 | A3S | A1 | D2DK | B4S | A1 | C2 | B2S | A3S |
| 7 | D1 | E1 | B3S | C2 | C4 | B1 | B1 | D3DK | E2P | B3S | C3 | C1 | A3S | A1 | D2DK | B4S | A1 | C2 | B2S | A3S |
| 6 | D1 | E1 | B3S | C2 | C4 | B1 | B1 | D3DK | E2P | B3S | C3 | C1 | A3S | A1 | D2DK | B4S | A1 | C2 | B2S | A3S |
| 5 | D1 | E1 | B3S | C2 | C4 | B1 | B1 | D3DK | E2P | B3S | C3 | C1 | A3S | A1 | D2DK | B4S | A1 | C2 | B2S | A3S |
| 4 4th STOREY LANDSCAPE DECK | D1(p) | E1(p) | B3S(p) | C2(p) | C4(p) | B1 | B1 | D3DK(p) | E2P(p) | B3S(p) | C3(p) | C1(p) | A3S(p) | A1 | D2DK | B4S | A1 | C2 | B2S | A3S |
| 3 | RESIDENTIAL CARPARK | | | | | | | | | | | | | A1(p) | D2DK(p) | A4S(p) | A1(p) | C2(p) | A2S | A3S(p) 3rd STOREY LANDSCAPE DECK |
| 2 | RESIDENTIAL CARPARK | | | | | | | | | | | | | | | | | | | |
| FARRER PARK MRT 1 | ARRIVAL ZONE / CHILDCARE CENTRE / SHOPS / F&B / CARPARK | | | | | | | | | | | | | | | | | | | |

1-BEDROOM
1-BEDROOM + STUDY
2-BEDROOM
2-BEDROOM + STUDY
3-BEDROOM
3-BEDROOM FLEXI
4-BEDROOM FLEXI
4-BEDROOM DUAL KEY
5-BEDROOM
5-BEDROOM PREMIUM

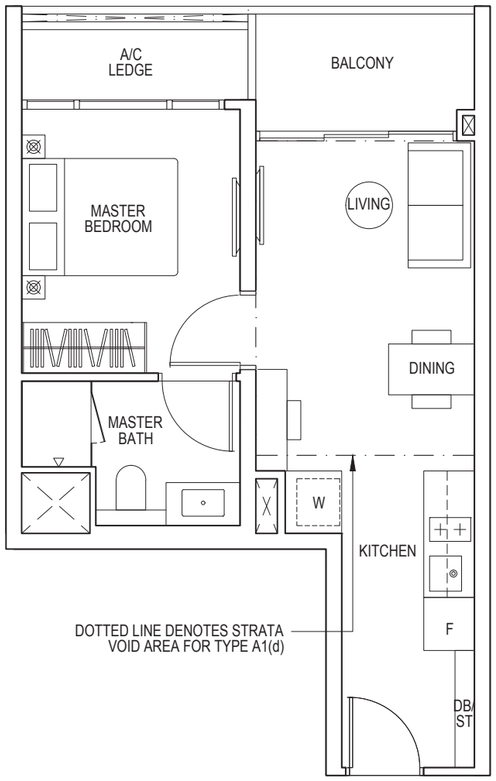
# 1-BEDROOM

## Type A1
**45 sqm / 484 sq ft**

Blk 5: #04-14 to #22-14
Blk 5: #04-17 to #22-17

## Type A1(d)
**58 sqm / 624 sq ft**

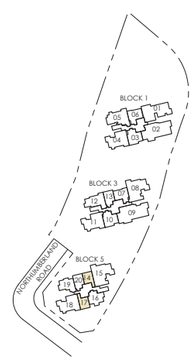
(inclusive of 13m² strata void over living/dining)
Blk 5: #23-14
Blk 5: #23-17




F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

0 1 2 3 4 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



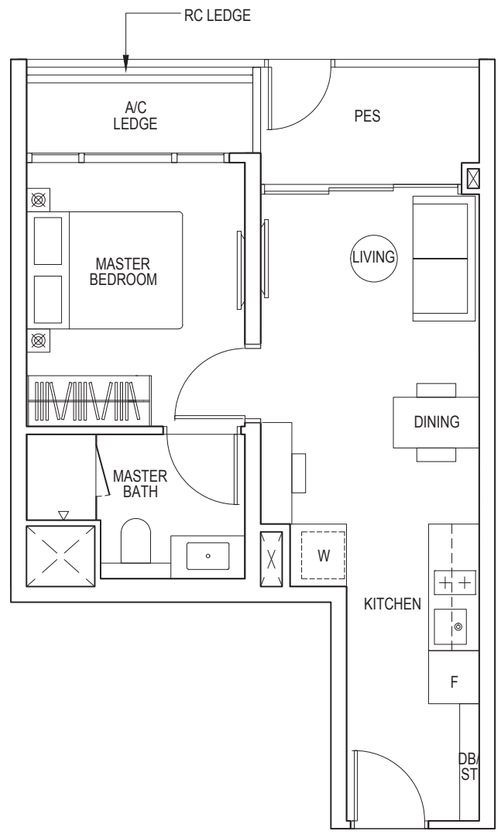

Key plan is not drawn to scale

N

# 1-BEDROOM

## Type A1(p)
**45 sqm / 484 sq ft**

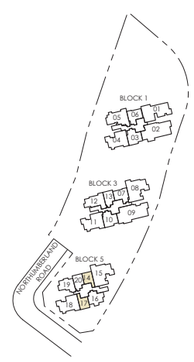
Blk 5: #03-14
Blk 5: #03-17




F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

0 1 2 3 4 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".




Key plan is not drawn to scale

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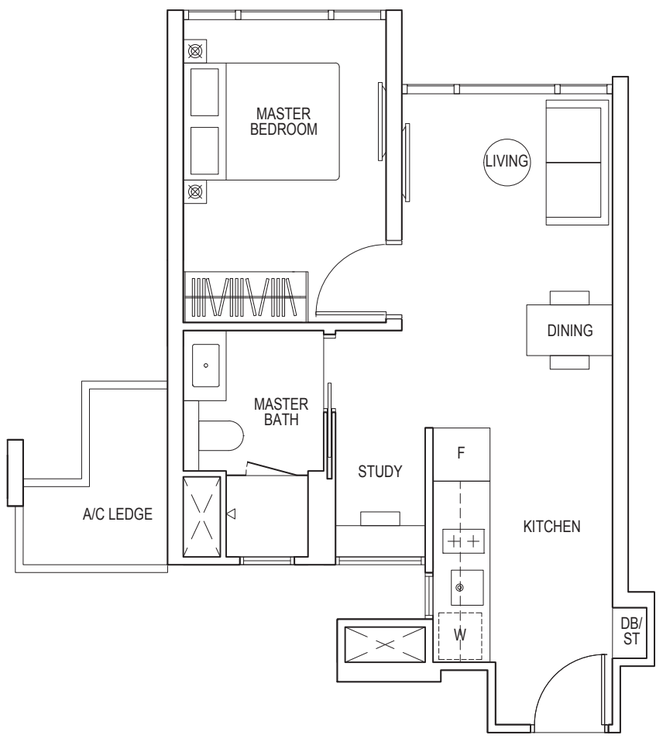
# 1-BEDROOM + STUDY

## Type A2S
**45 sqm / 484 sq ft**

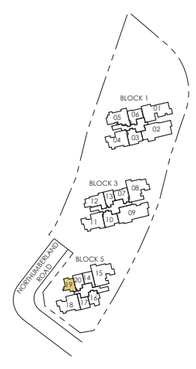
Blk 5: #03-19




F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

0 1 2 3 4 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".




Key plan is not drawn to scale

N

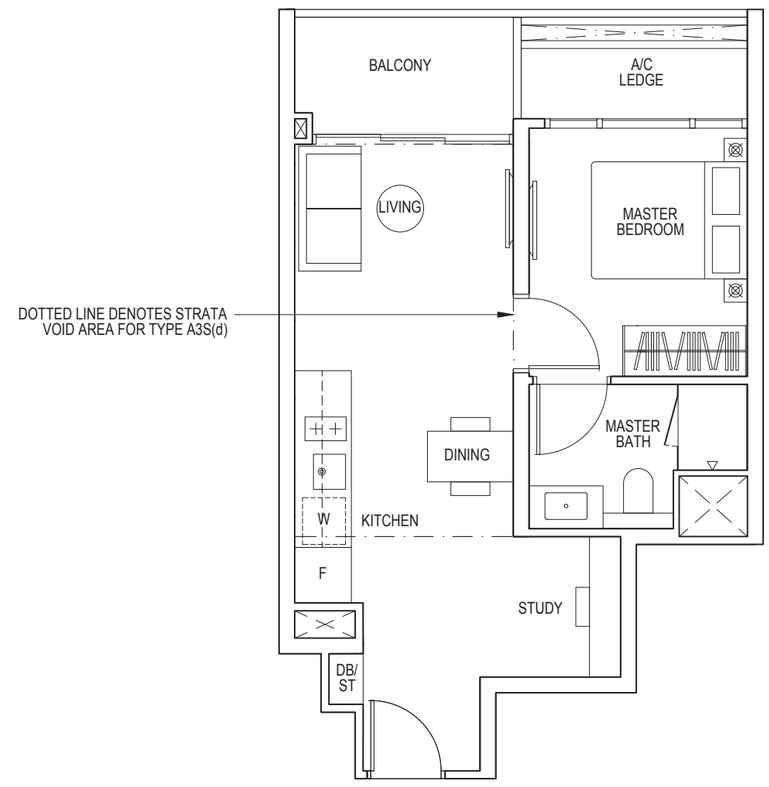
# 1-BEDROOM + STUDY

## Type A3S
**48 sqm / 517 sq ft**

Blk 3: #05-13 to #22-13
Blk 5: #04-20 to #22-20

## Type A3S(d)
**64 sqm / 689 sq ft**

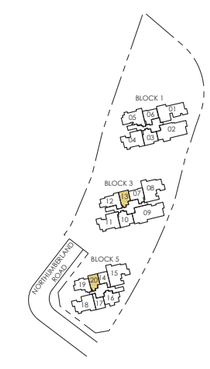
(inclusive of 16m² strata void over living/dining)
Blk 3: #23-13
Blk 5: #23-20




F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

0 1 2 3 4 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".




Key plan is not drawn to scale

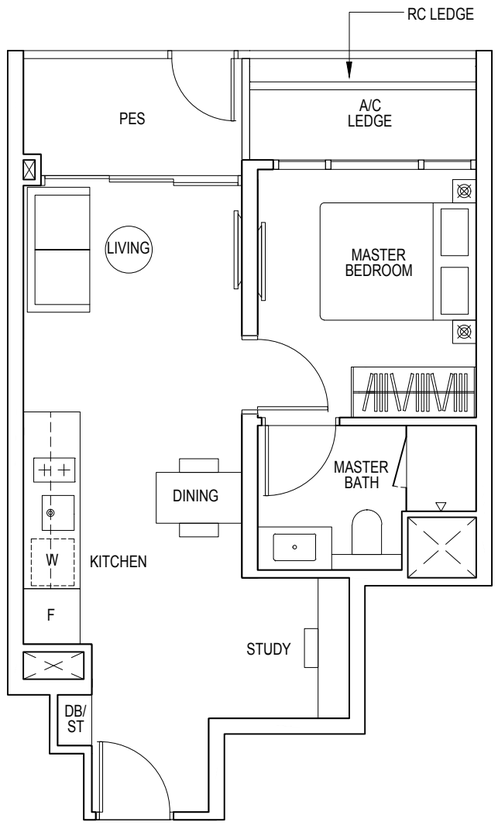
N

# 1-BEDROOM + STUDY

## Type A3S(p)

**48 sqm / 517 sq ft**

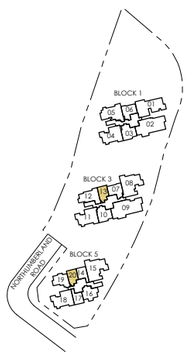
Blk 3: #04-13
Blk 5: #03-20




F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

0 1 2 3 4 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".




Key plan is not drawn to scale

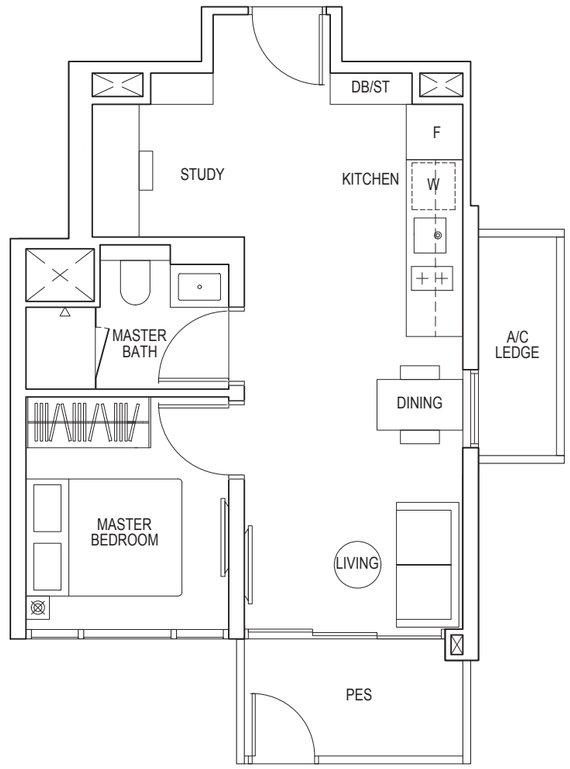
N

# 1-BEDROOM + STUDY

## Type A4S(p)

**48 sqm / 517 sq ft**

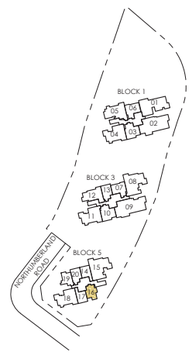
Blk 5: #03-16




F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

0 1 2 3 4 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".




Key plan is not drawn to scale

N

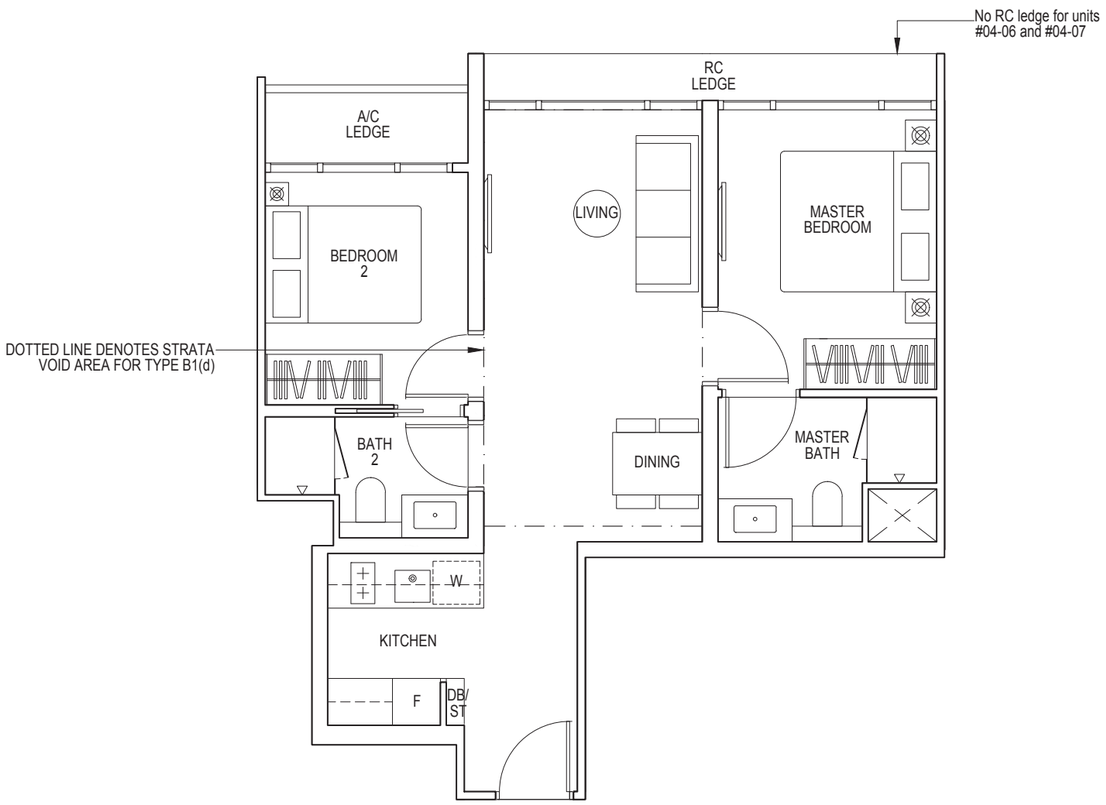
# 2-BEDROOM

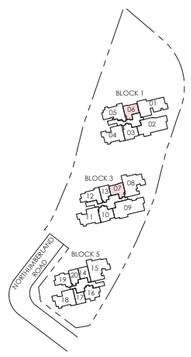
## Type B1
**60 sqm / 646 sq ft**

Blk 1: #04-06 to #22-06
Blk 3: #04-07* to #22-07*

## Type B1(d)
**76 sqm / 818 sq ft**

(inclusive of 16m² strata void over living/dining)
Blk 1: #23-06
Blk 3: #23-07*




Key plan is not drawn to scale

N

* MIRRORED UNIT

F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

0 1 2 3 4 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

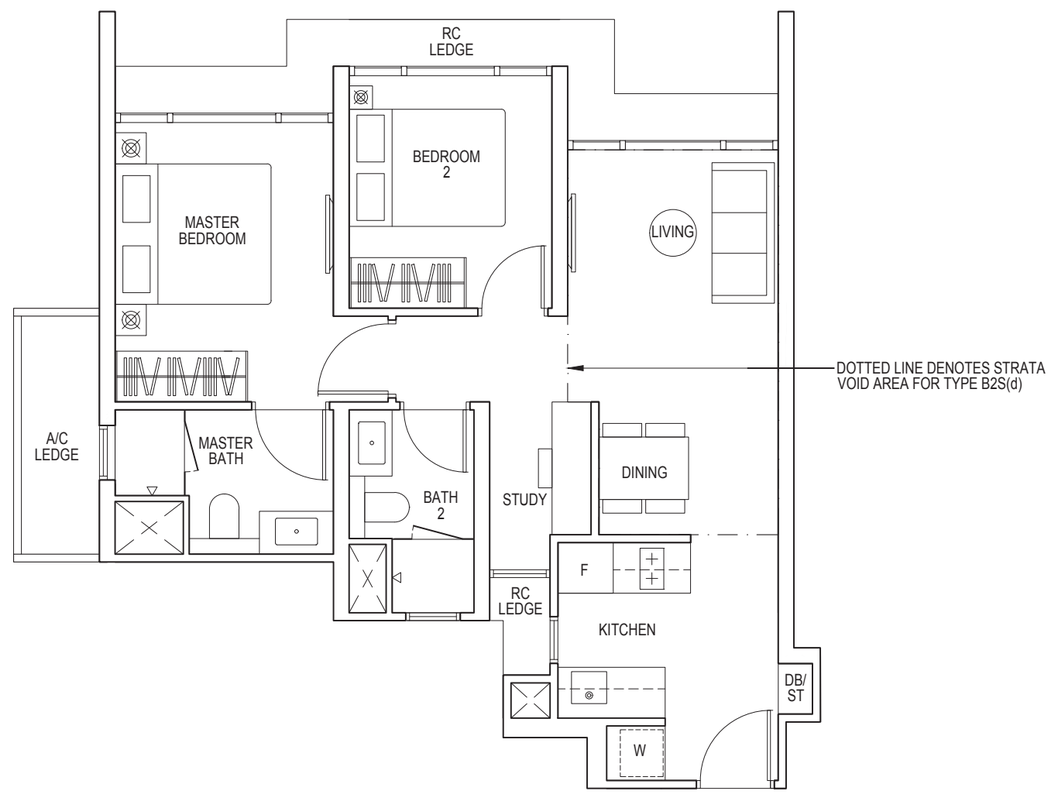
# 2-BEDROOM + STUDY

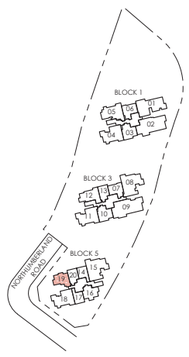
## Type B2S
**63 sqm / 678 sq ft**

Blk 5: #04-19 to #22-19

## Type B2S(d)
**77 sqm / 829 sq ft**

(inclusive of 14m² strata void over living/dining)
Blk 5: #23-19




Key plan is not drawn to scale

N

F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

0 1 2 3 4 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

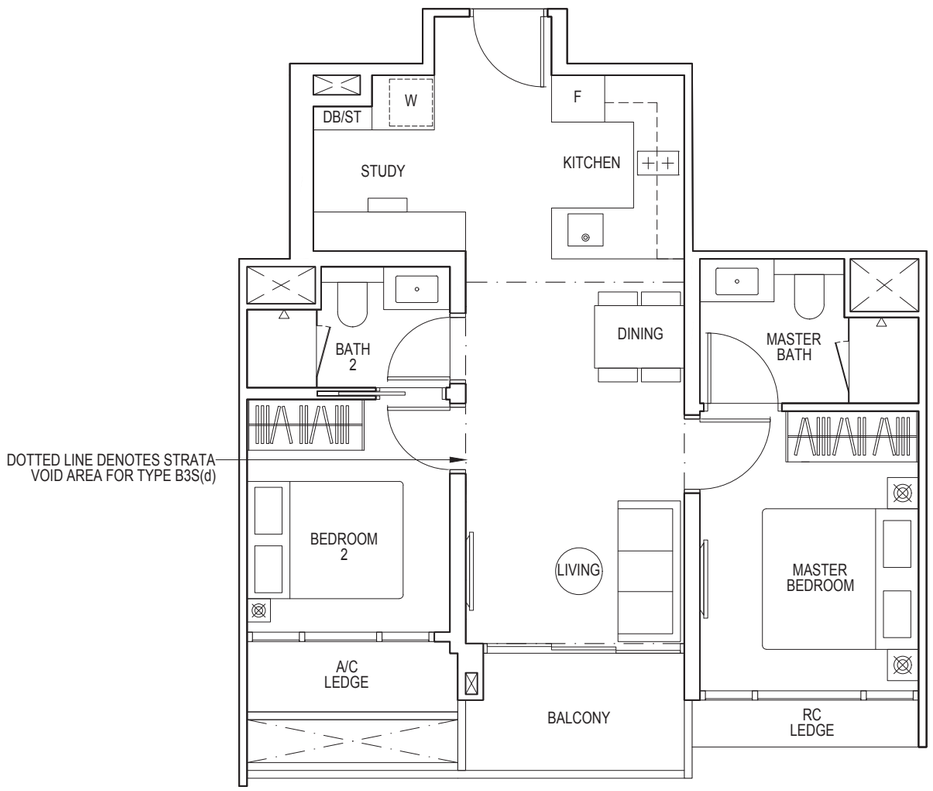
# 2-BEDROOM + STUDY

## Type B3S
**66 sqm / 710 sq ft**

Blk 1: #05-03 to #22-03
Blk 3: #05-10 to #22-10

## Type B3S(d)
**81 sqm / 872 sq ft**

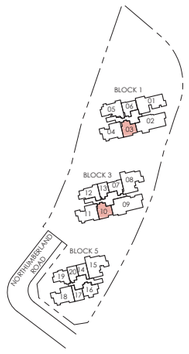
(inclusive of 15m² strata void over living/dining)
Blk 1: #23-03
Blk 3: #23-10




F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

0 1 2 3 4 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



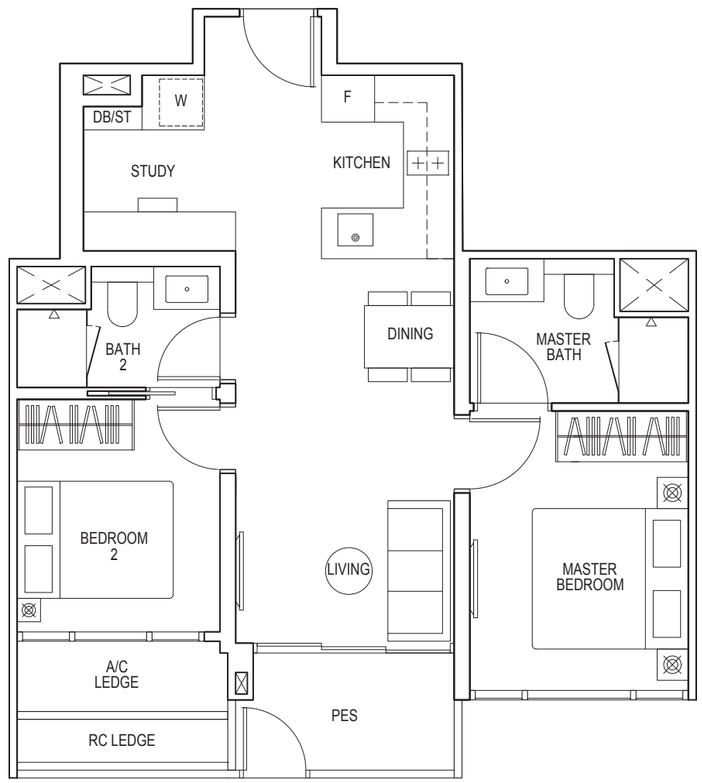

Key plan is not drawn to scale

N

# 2-BEDROOM + STUDY

## Type B3S(p)
**66 sqm / 710 sq ft**

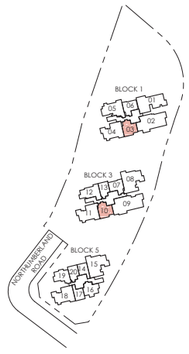
Blk 1: #04-03
Blk 3: #04-10




F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

0 1 2 3 4 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".




Key plan is not drawn to scale

N

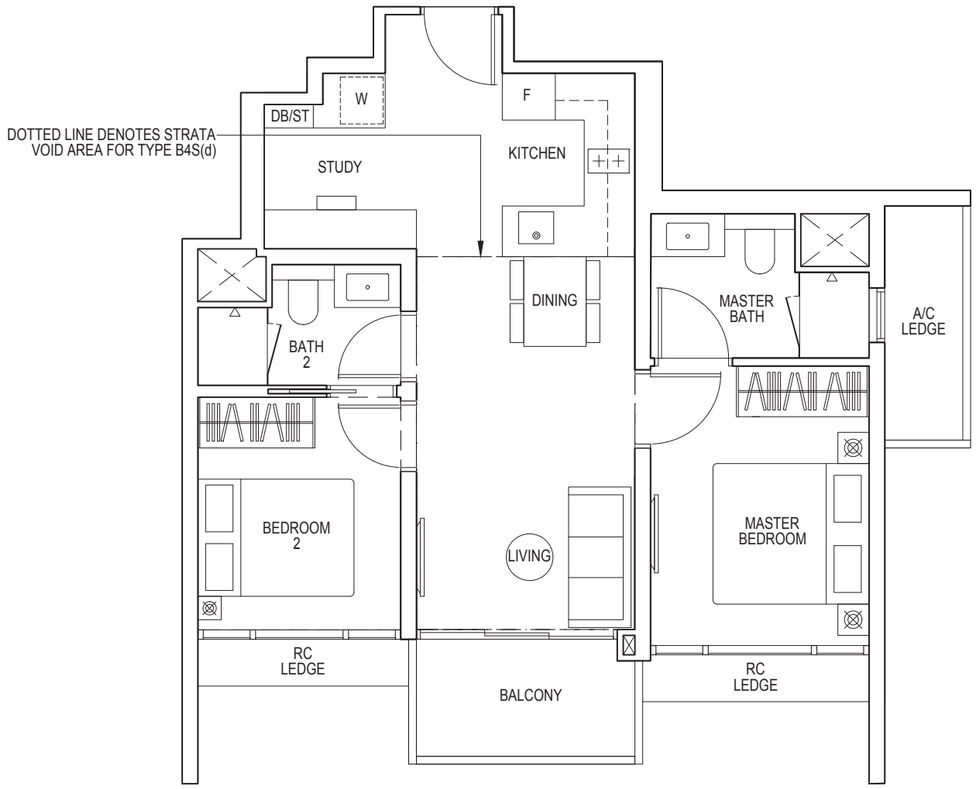
# 2-BEDROOM + STUDY

## Type B4S
**66 sqm / 710 sq ft**

Blk 5: #04-16 to #22-16

## Type B4S(d)
**81 sqm / 872 sq ft**

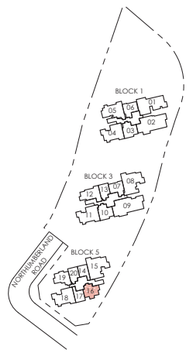
(inclusive of 15m² strata void over living/dining)
Blk 5: #23-16




F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

0 1 2 3 4 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".




Key plan is not drawn to scale

N

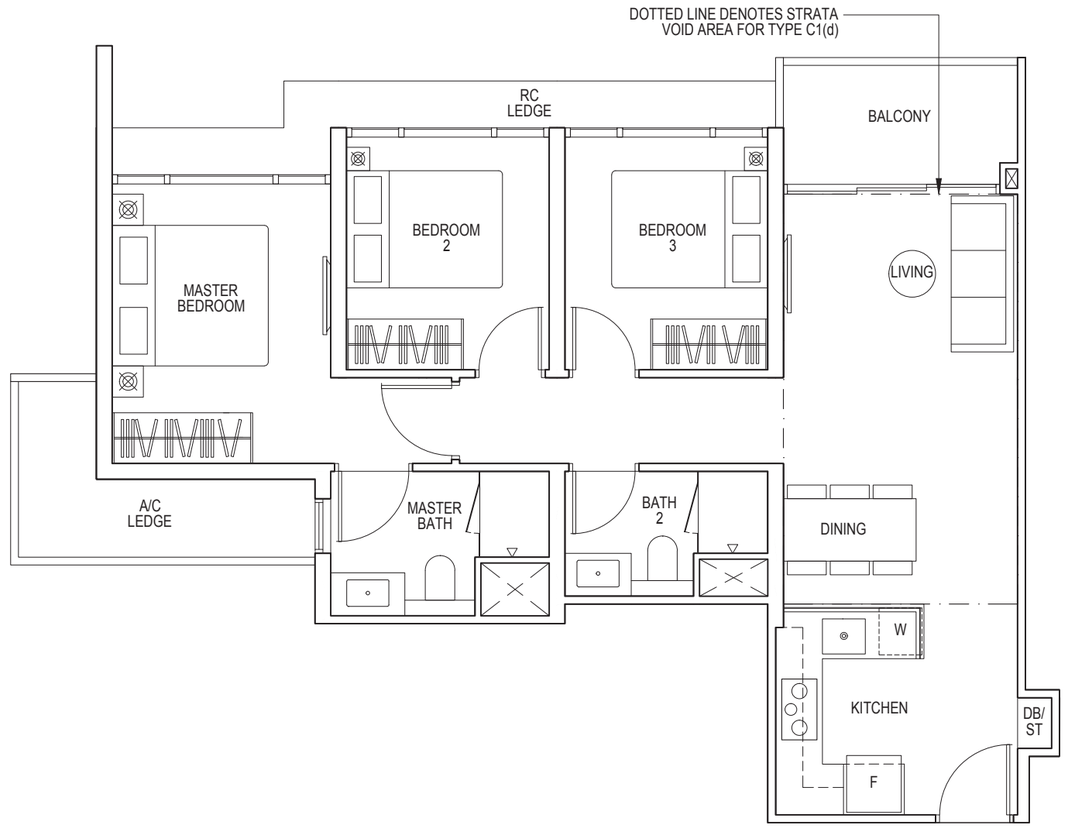
# 3-BEDROOM

## Type C1
**82 sqm / 883 sq ft**

Blk 3: #05-12 to #22-12

## Type C1(d)
**99 sqm / 1066 sq ft**

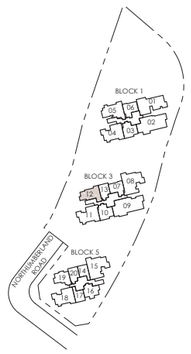
(inclusive of 17m² strata void over living/dining)
Blk 3: #23-12




F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

0 1 2 3 4 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".




Key plan is not drawn to scale

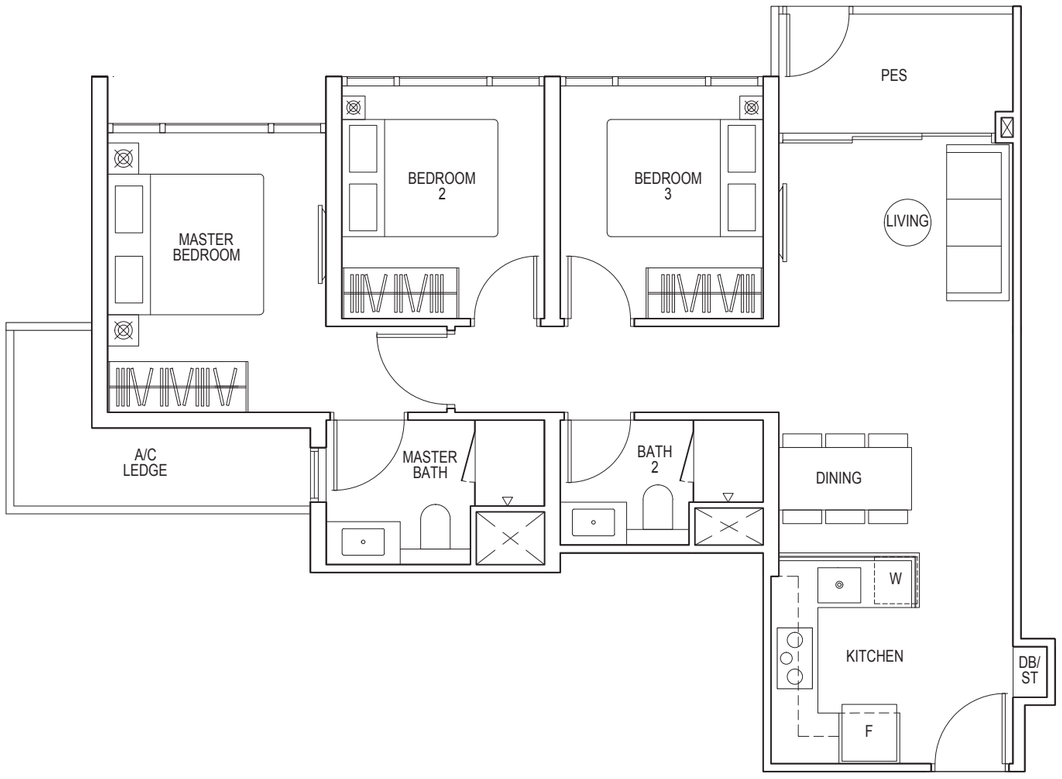
N

# 3-BEDROOM

## Type C1(p)

**82 sqm / 883 sq ft**

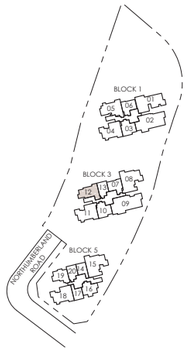
Blk 3: #04-12




F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

0 1 2 3 4 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".




Key plan is not drawn to scale

N

# 3-BEDROOM FLEXI

## Type C2

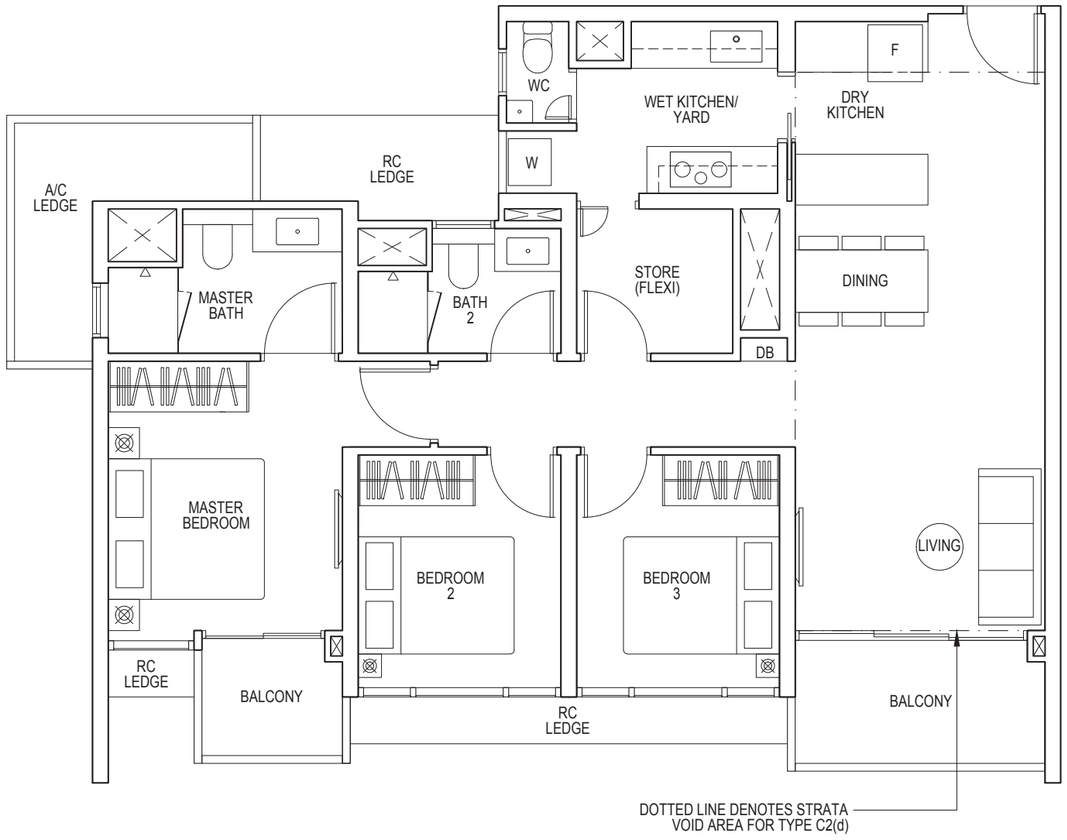
**100 sqm / 1076 sq ft**

Blk 1: #05-04 to #22-04
Blk 5: #04-18 to #22-18

## Type C2(d)

**125 sqm / 1346 sq ft**

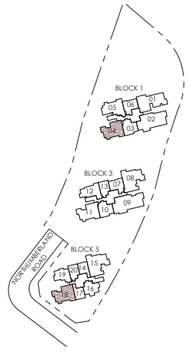
(inclusive of 25m² strata void over living/dining)
Blk 1: #23-04
Blk 5: #23-18




F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

0 1 2 3 4 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".




Key plan is not drawn to scale

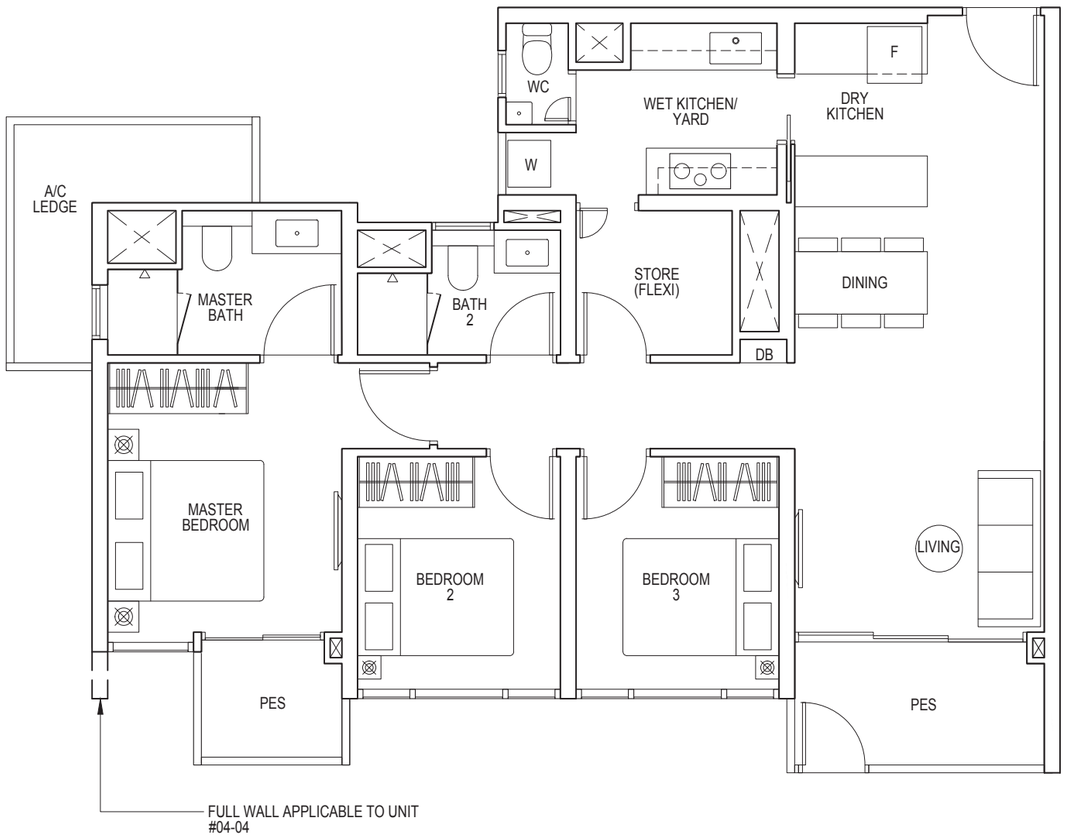
N

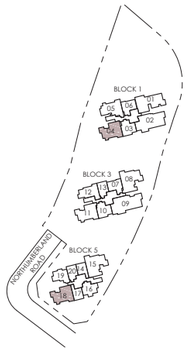
# 3-BEDROOM FLEXI

## Type C2(p)

**100 sqm / 1076 sq ft**

Blk 1: #04-04
Blk 5: #03-18




Key plan is not drawn to scale

N

F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

0 1 2 3 4 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

# 3-BEDROOM FLEXI

## Type C3

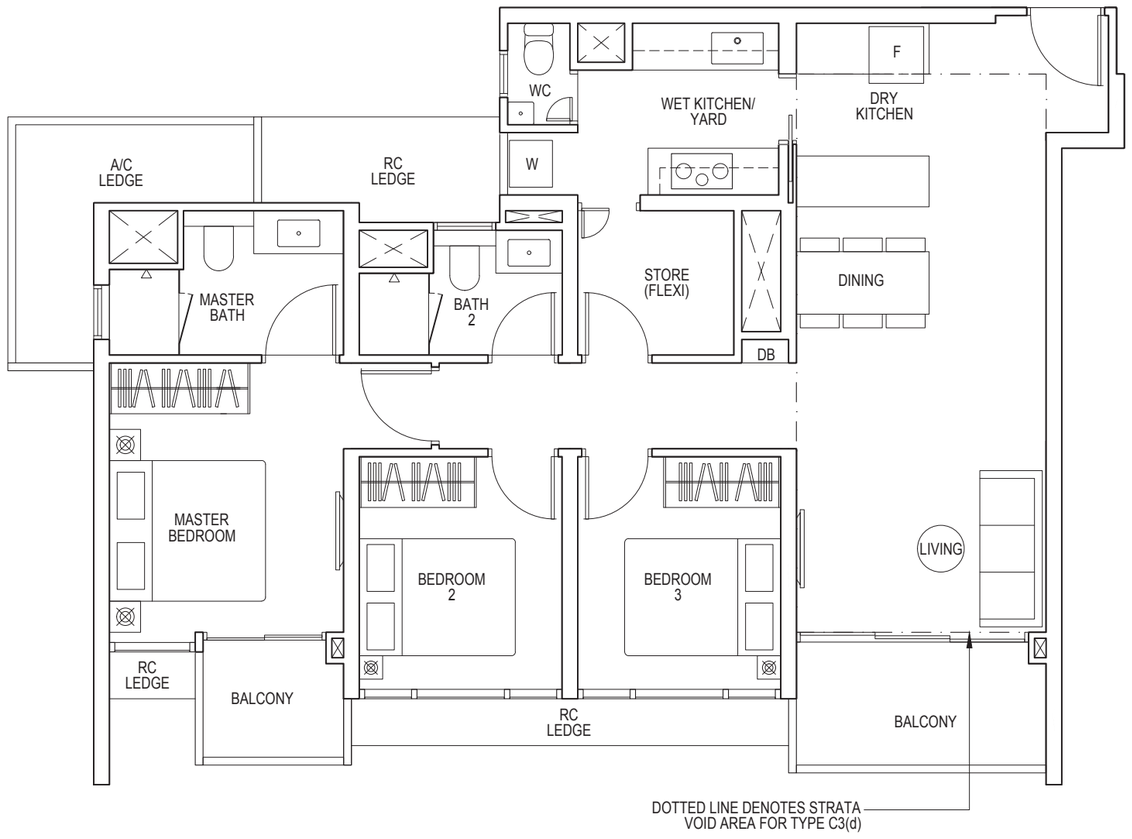
**101 sqm / 1087 sq ft**

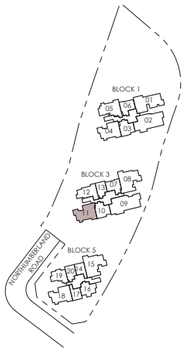
Blk 3: #05-11 to #22-11

## Type C3(d)

**126 sqm / 1356 sq ft**

(inclusive of 25m² strata void over living/dining)
Blk 3: #23-11




Key plan is not drawn to scale

N

F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

0 1 2 3 4 5M

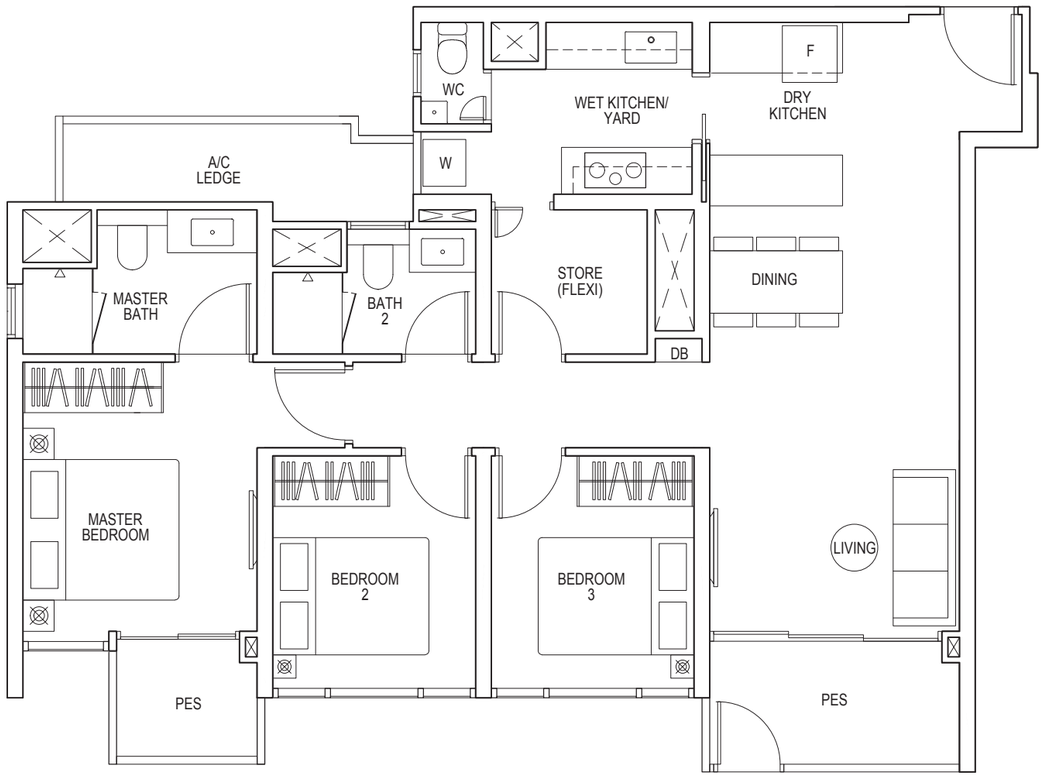
Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

# 3-BEDROOM FLEXI

## Type C3(p)

**101 sqm / 1087 sq ft**

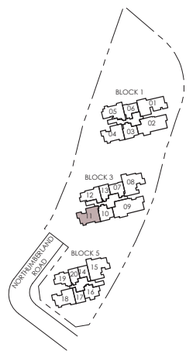
Blk 3: #04-11




F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

0 1 2 3 4 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".




Key plan is not drawn to scale

N

# 3-BEDROOM FLEXI

## Type C4

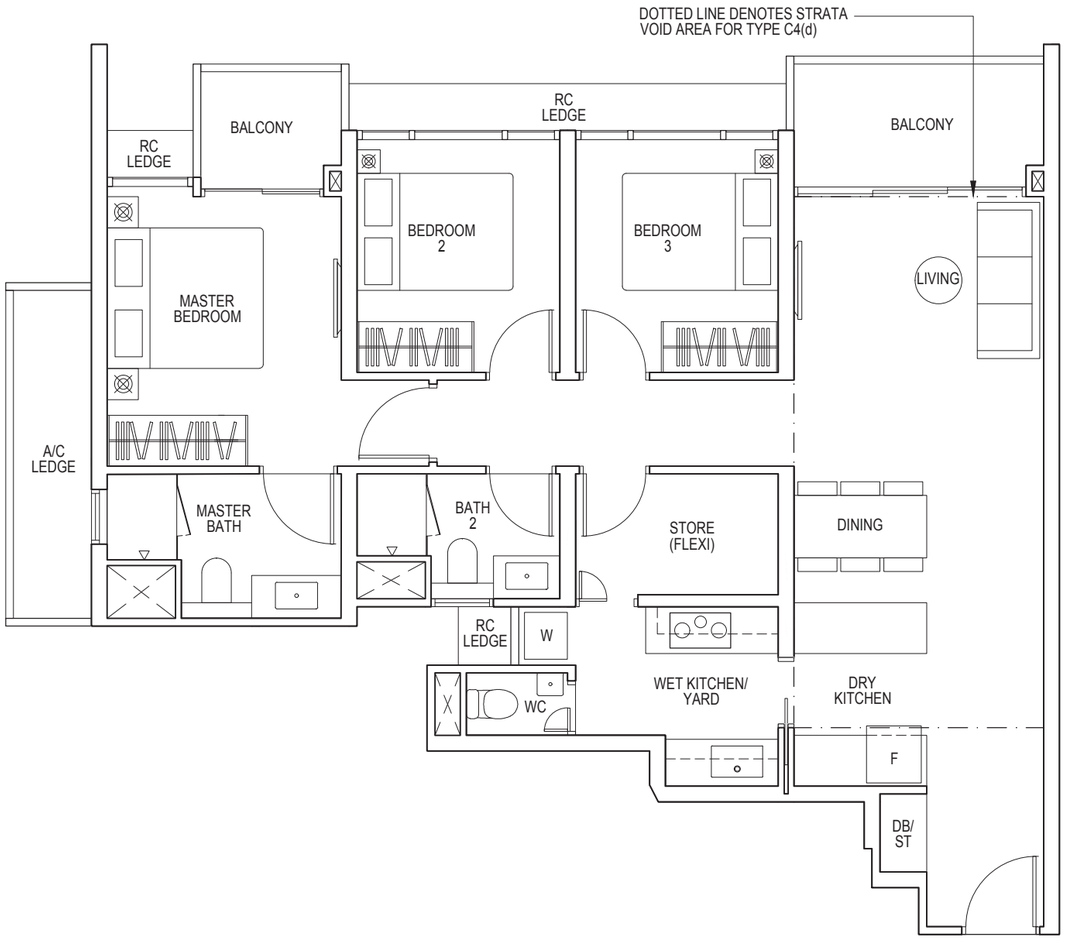
**102 sqm / 1098 sq ft**

Blk 1: #05-05 to #22-05

## Type C4(d)

**126 sqm / 1356 sq ft**

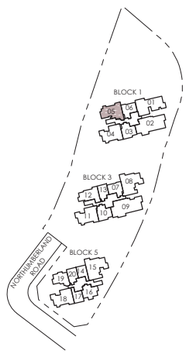
(inclusive of 24m² strata void over living/dining)
Blk 1: #23-05




F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

0 1 2 3 4 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".




Key plan is not drawn to scale

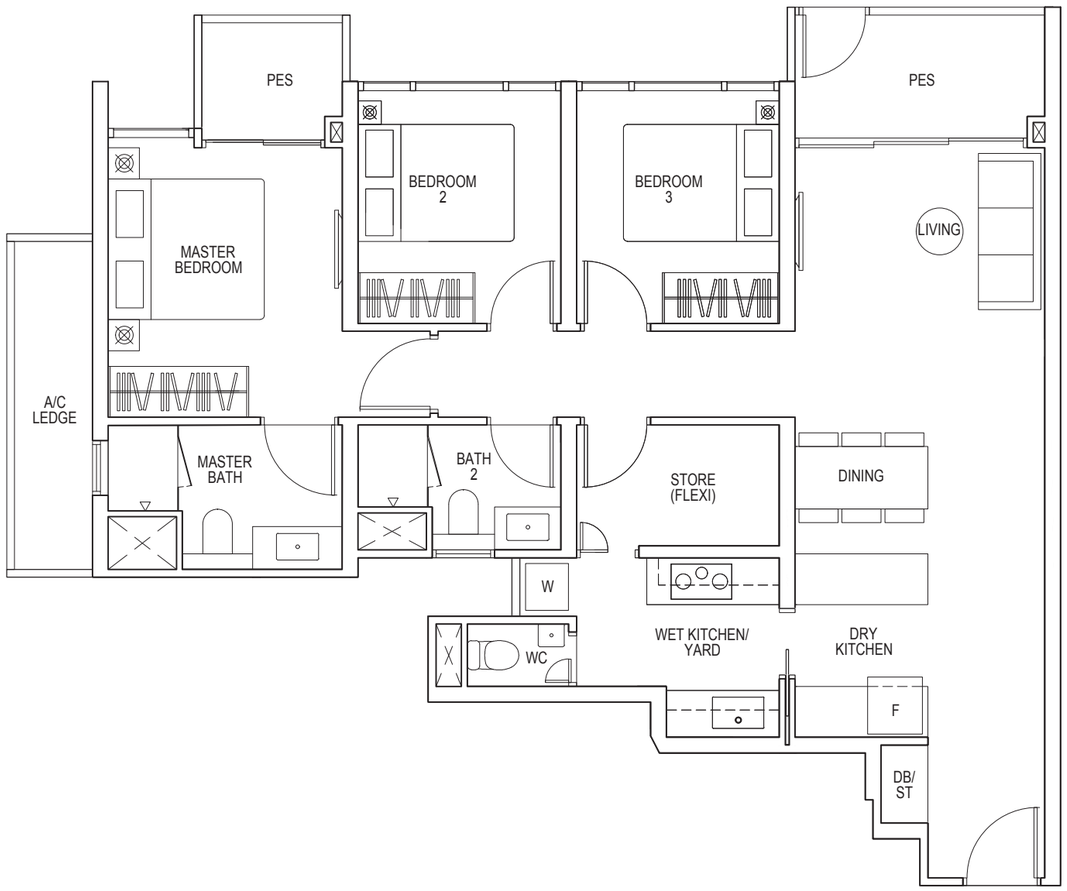
N

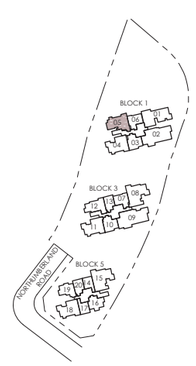
# 3-BEDROOM FLEXI

## Type C4(p)

**102 sqm / 1098 sq ft**

Blk 1: #04-05




Key plan is not drawn to scale

N

F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

0 1 2 3 4 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

# 4-BEDROOM FLEXI

## Type D1

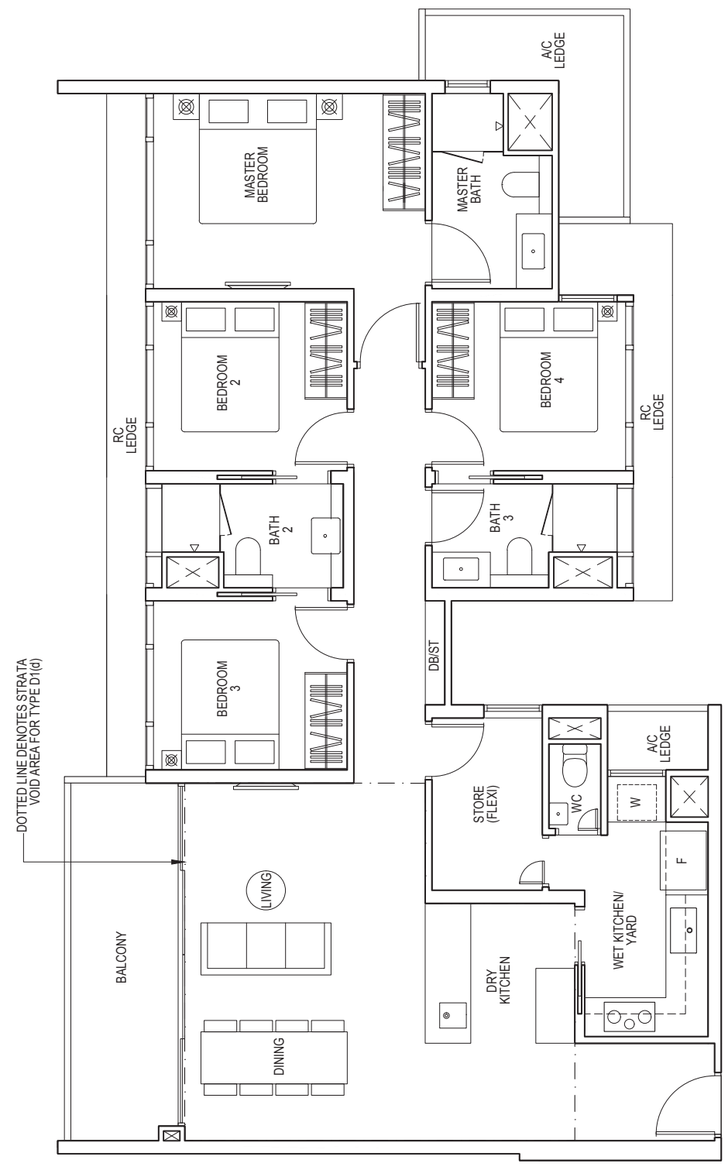
**131 sqm / 1410 sq ft**

Blk 1: #05-01 to #22-01

## Type D1(d)

**162 sqm / 1744 sq ft**

(inclusive of 31m² strata void over living/dining and dry kitchen)
Blk 1: #23-01



Key plan is not drawn to scale

N

F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

0 1 2 3 4 5M

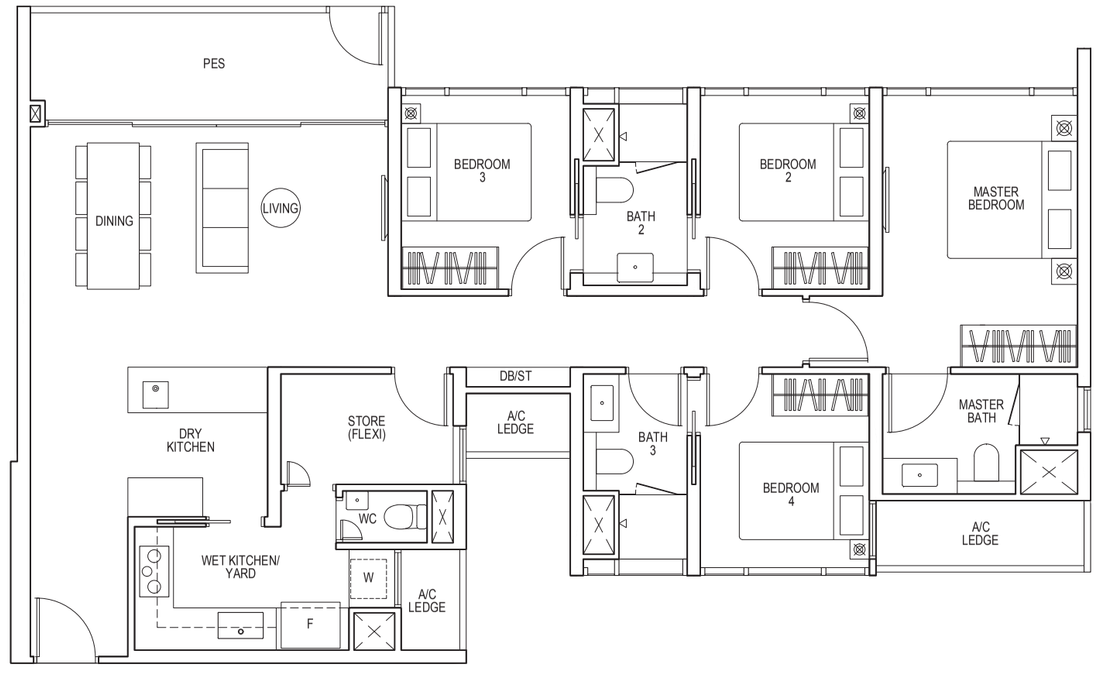
Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

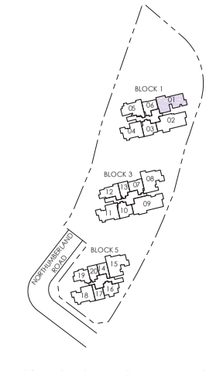
# 4-BEDROOM FLEXI

## Type D1(p)

**131 sqm / 1410 sq ft**

Blk 1: #04-01




Key plan is not drawn to scale

N

0 1 2 3 4 5M

F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

# 4-BEDROOM DUAL KEY

## Type D2DK

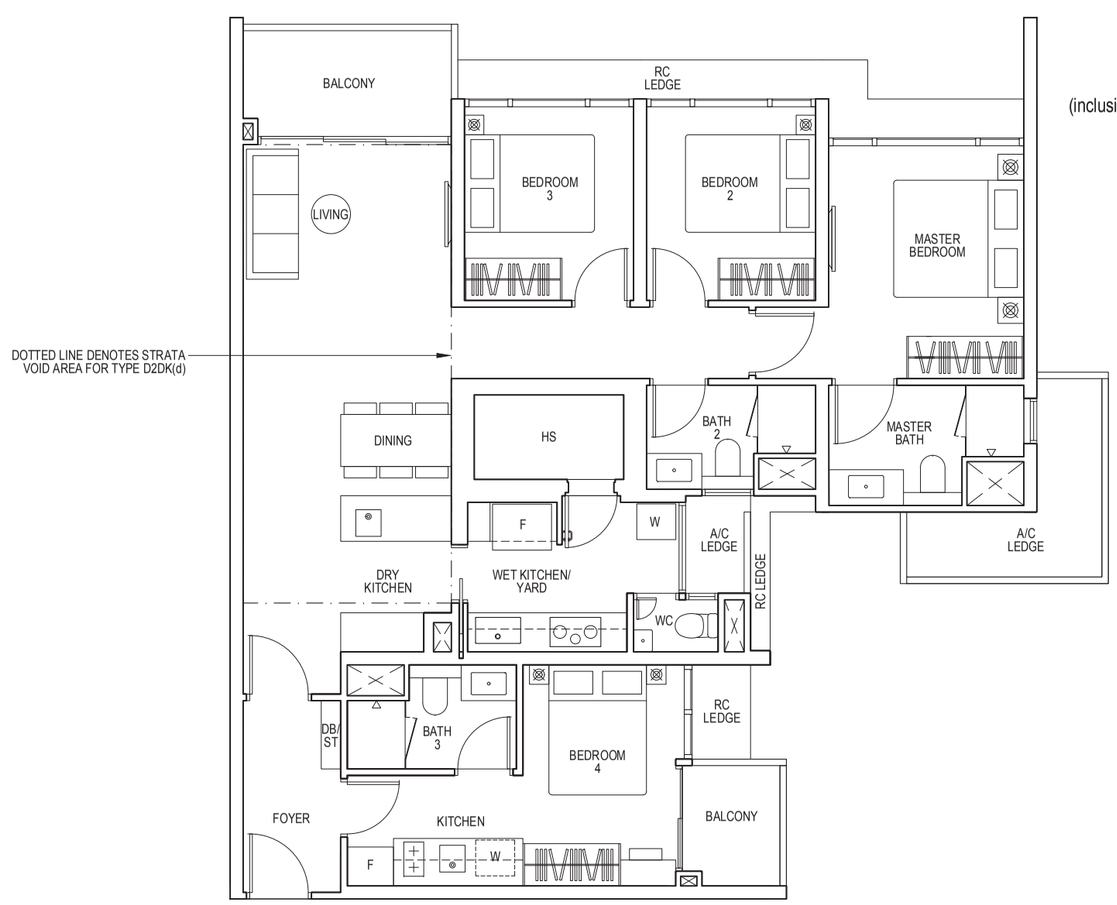
**128 sqm / 1378 sq ft**

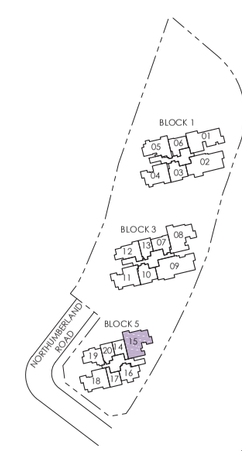
Blk 5: #04-15 to #22-15

## Type D2DK(d)

**153 sqm / 1647 sq ft**

(inclusive of 25m² strata void over living/dining and dry kitchen)
Blk 5: #23-15




Key plan is not drawn to scale

N

0 1 2 3 4 5M

F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

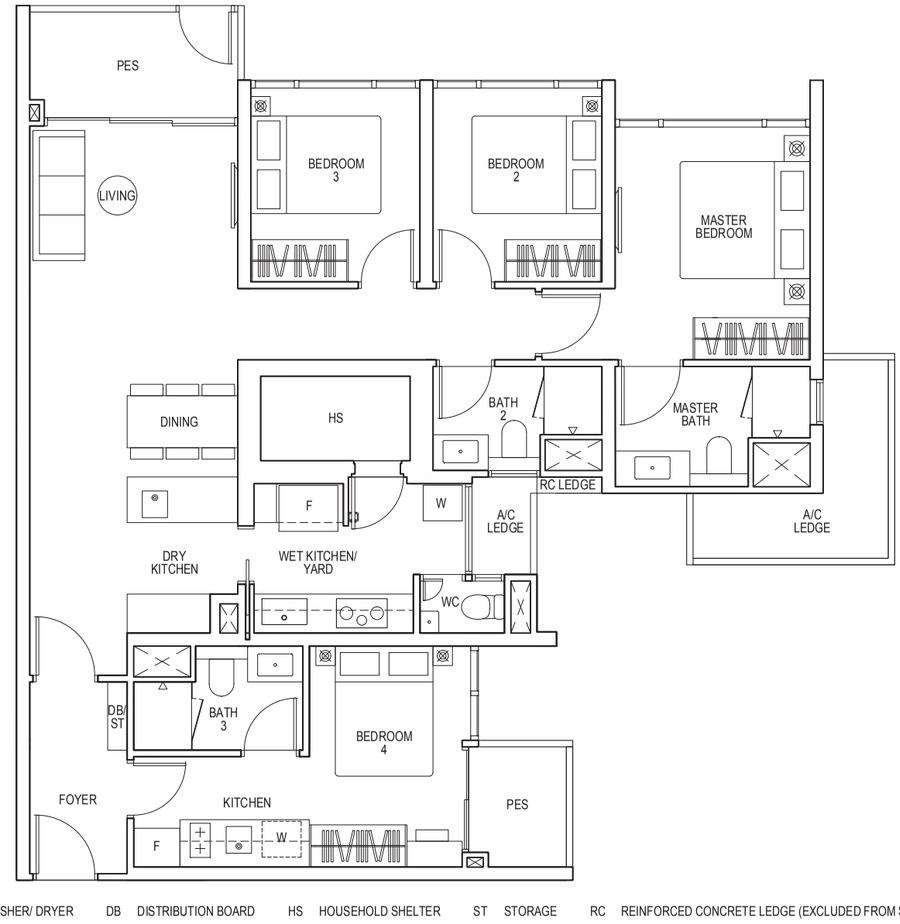
Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

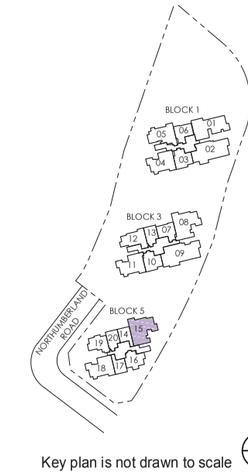
# 4-BEDROOM DUAL KEY

## Type D2DK(p)

**128 sqm / 1378 sq ft**

Blk 5: #03-15




Key plan is not drawn to scale

0 1 2 3 4 5M

F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

# 4-BEDROOM DUAL KEY

## Type D3DK

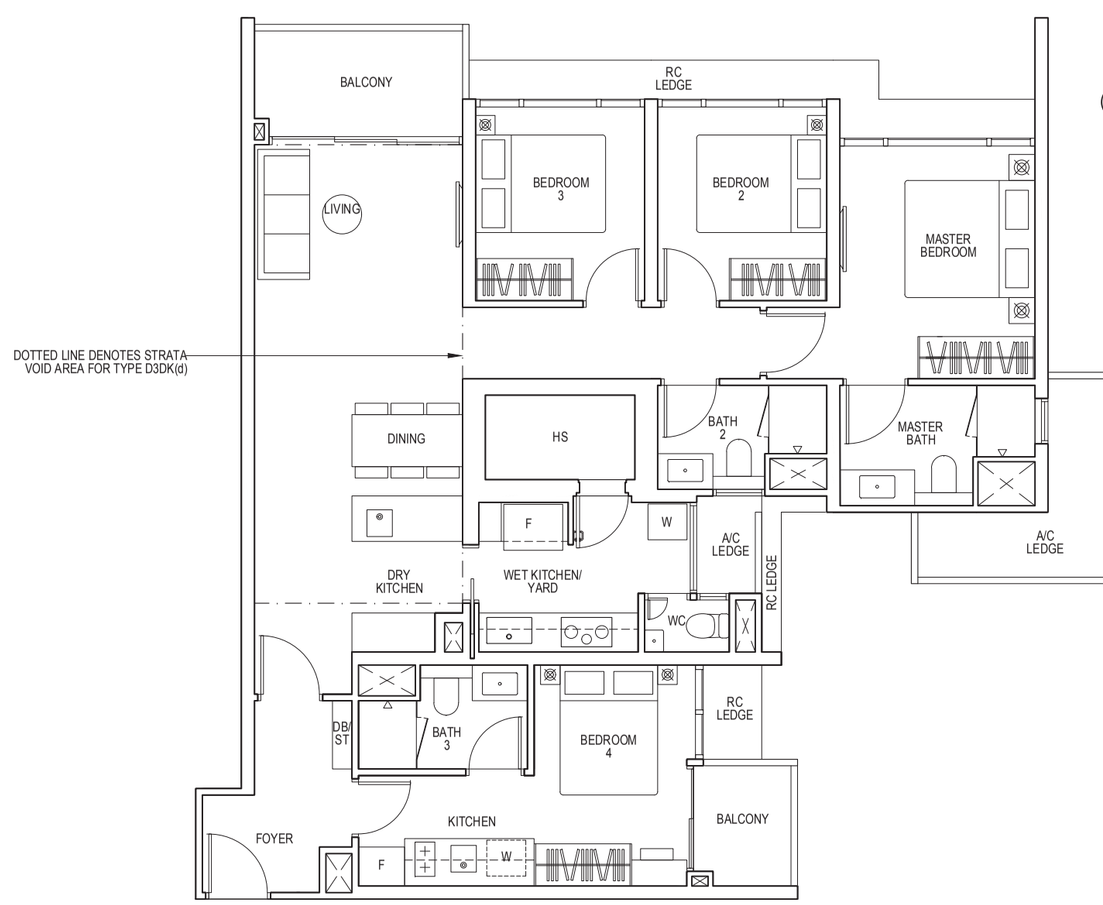
**129 sqm / 1389 sq ft**

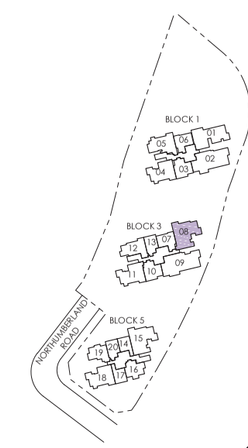
Blk 3: #05-08 to #22-08

## Type D3DK(d)

**154 sqm / 1658 sq ft**

(inclusive of 25m² strata void over living/dining and dry kitchen)
Blk 3: #23-08




Key plan is not drawn to scale

0 1 2 3 4 5M

F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

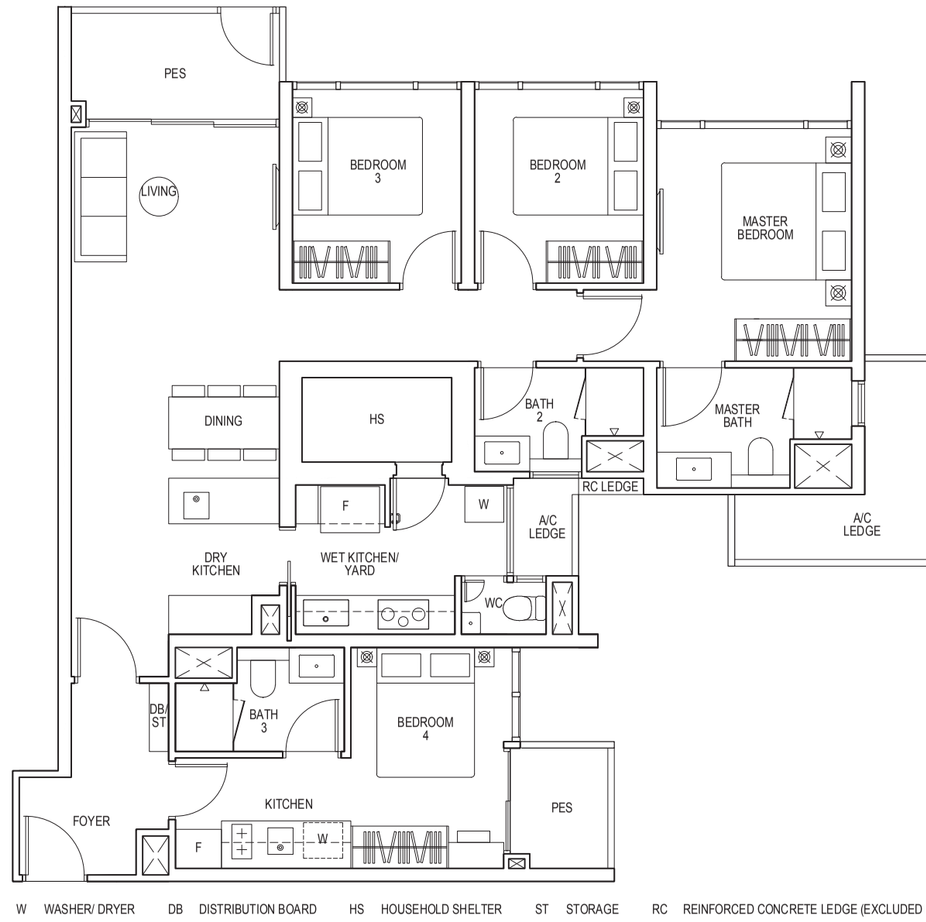
Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

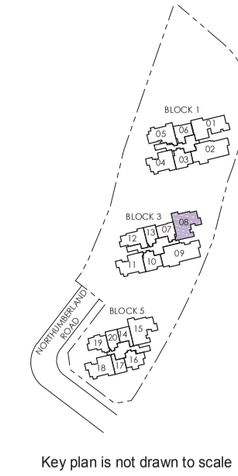
# 4-BEDROOM DUAL KEY

## Type D3DK(p)

**129 sqm / 1389 sq ft**

Blk 3: #04-08




Key plan is not drawn to scale

0 1 2 3 4 5M

F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

# 5-BEDROOM

## Type E1

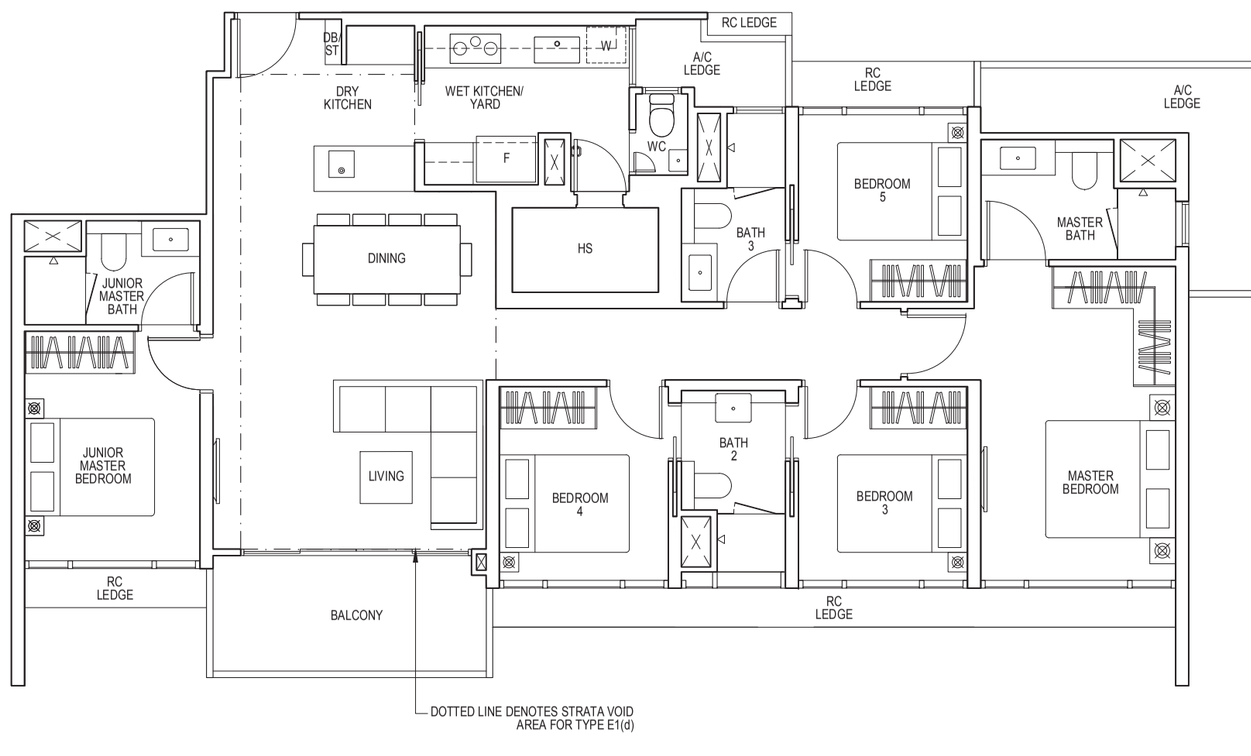
**147 sqm / 1582 sq ft**

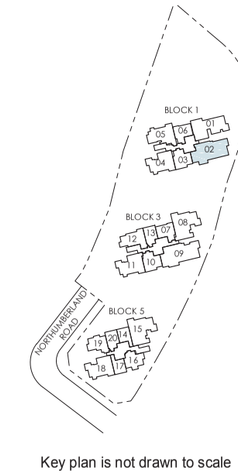
Blk 1: #05-02 to #22-02

## Type E1(d)

**176 sqm / 1894 sq ft**

(inclusive of 29m² strata void over living/dining and dry kitchen)
Blk 1: #23-02




Key plan is not drawn to scale

0 1 2 3 4 5M

F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

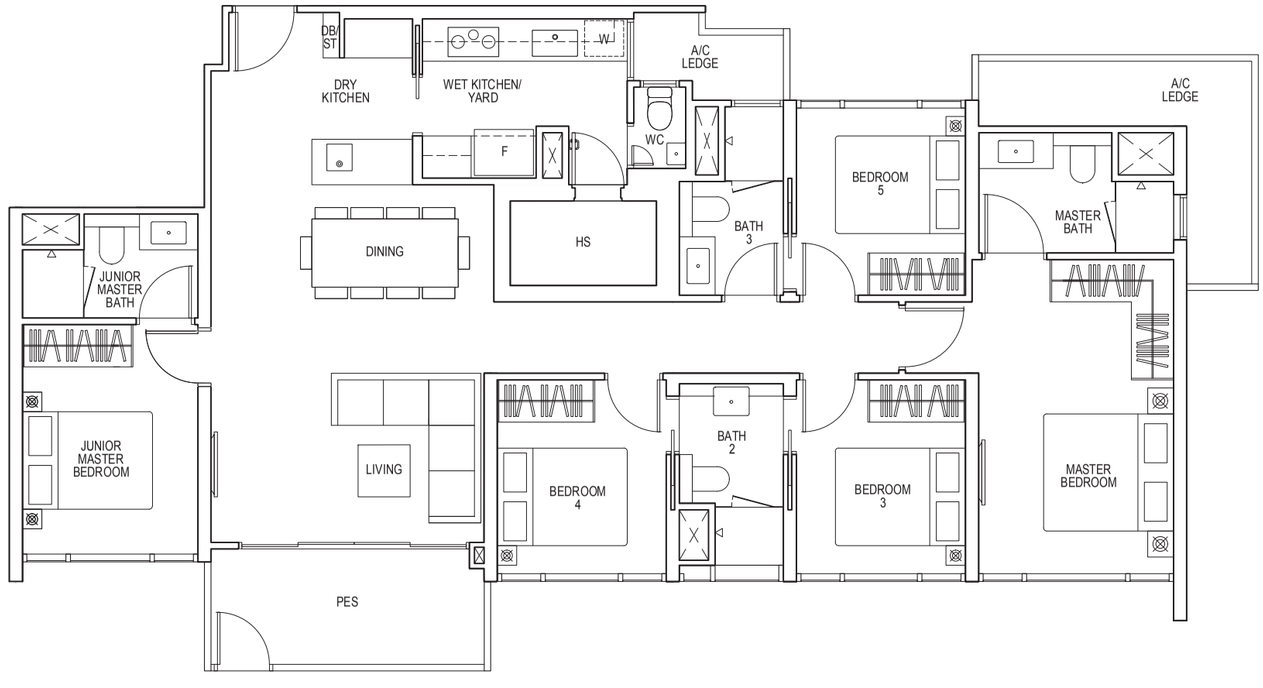
Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

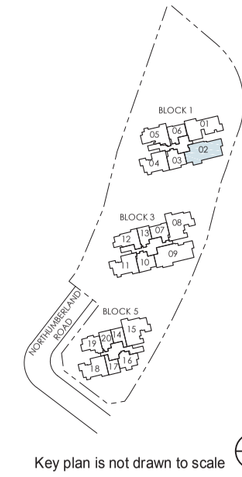
# 5-BEDROOM

## Type E1(p)

**147 sqm / 1582 sq ft**

Blk 1: #04-02




Key plan is not drawn to scale

0 1 2 3 4 5M

F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

# 5-BEDROOM PREMIUM

## Type E2P

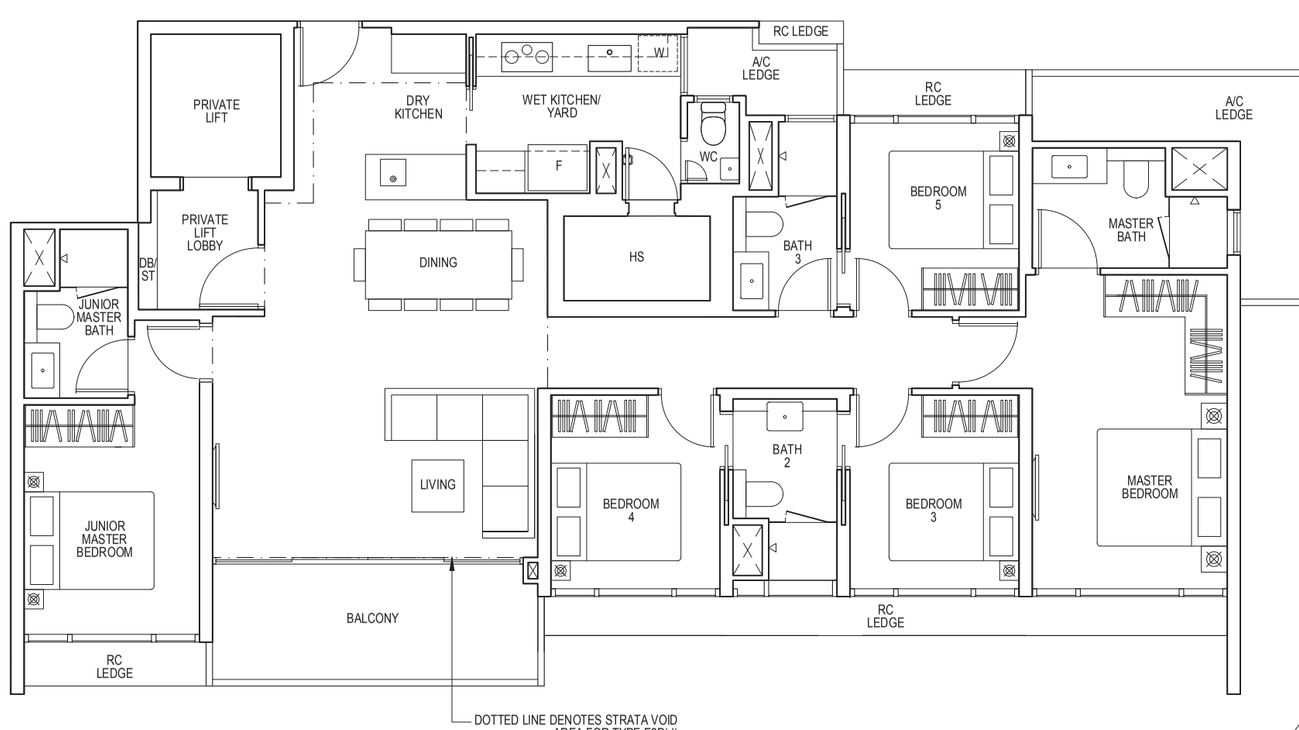
**156 sqm / 1679 sq ft**

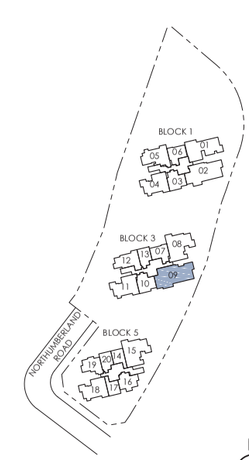
Blk 3: #05-09 to #22-09

## Type E2P(d)

**190 sqm / 2045 sq ft**

(inclusive of 34m² strata void over living/dining and dry kitchen)
Blk 3: #23-09




Key plan is not drawn to scale

0 1 2 3 4 5M

F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

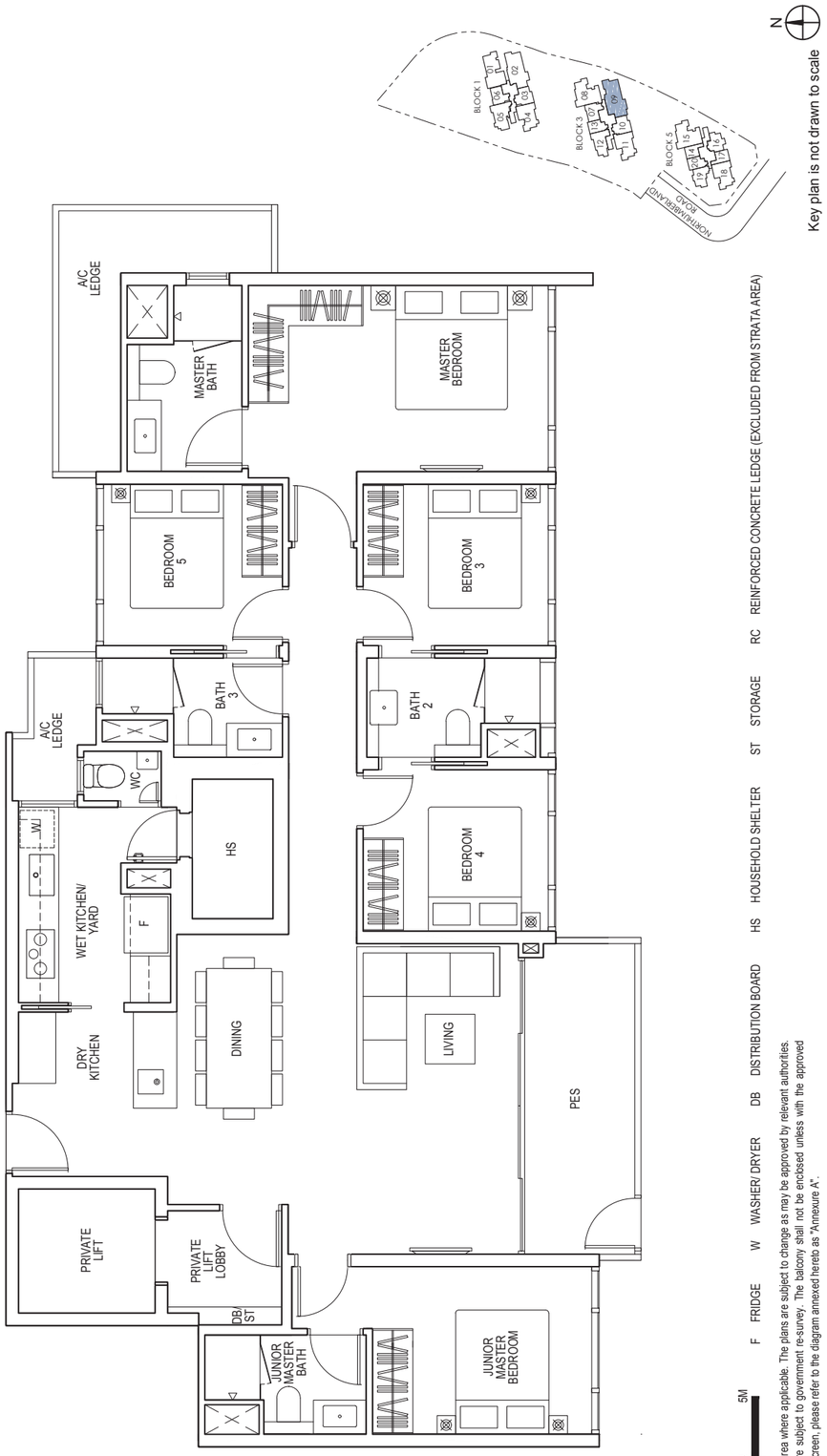
Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

# 5-BEDROOM PREMIUM

## Type E2P(p)

**156 sqm / 1679 sq ft**

Blk 3: #04-09

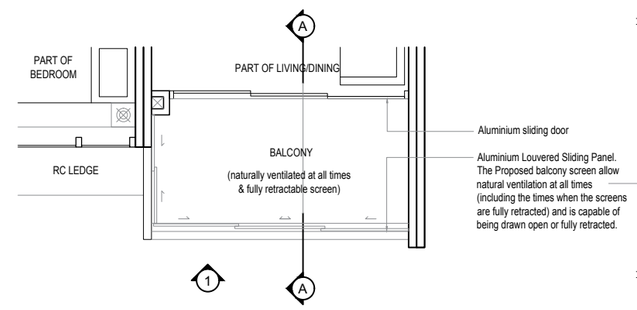



RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)
ST STORAGE
HS HOUSEHOLD SHELTER
DB DISTRIBUTION BOARD
W WASHER/ DRYER
F FRIDGE

0 1 2 3 4 5M

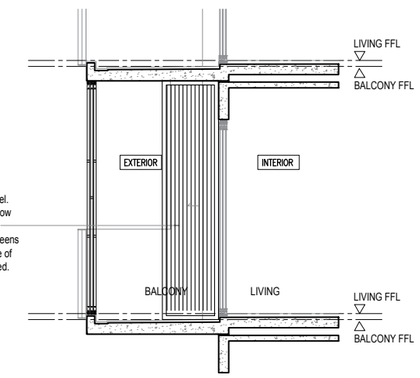
Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities.
All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

# ANNEXURE A



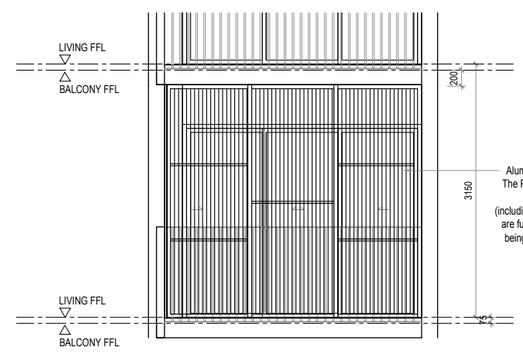

TYPICAL RETRACTABLE BALCONY SCREEN - PLAN

SCALE 1 : 75



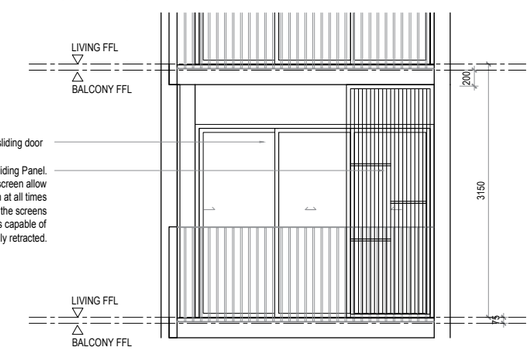

TYPICAL BALCONY SCREEN SECTION A-A

SCALE 1 : 75




TYPICAL RETRACTABLE BALCONY SCREEN - ELEVATION 1 (FULLY DRAWN)

SCALE 1 : 75




TYPICAL RETRACTABLE BALCONY SCREEN - ELEVATION 1 (FULLY RETRACTED)

SCALE 1 : 75

Note:
The balcony shall not be enclosed unless with the approved balcony screen as shown above.
The cost of screen and installation shall be borne by the Purchaser.

# JOINTLY DEVELOPED BY

## City Developments Limited

Irwell Hill Residences

City Developments Limited (CDL) is a leading global real estate company with a network spanning 104 locations in 29 countries and regions. Listed on the Singapore Exchange, the Group is one of the largest companies by market capitalisation. Its income-stable and geographically diverse portfolio comprises residences, offices, hotels, serviced apartments, retail malls and integrated developments.

With over 55 years in real estate development, investment, and management, the Group has developed over 48,000 homes and owns around 23 million square feet of gross floor area in residential for lease, commercial and hospitality assets globally.

CDL's portfolio of luxury homes in the city includes New Futura, Gramercy Park, Boulevard 88, Irwell Hill Residences and CanningHill Piers.

CanningHill Piers

## MCL Land

A Hongkong Land company

Leedon Green

Established in 1963, MCL Land is a member of the Jardine Matheson Group under Hongkong Land Holdings. As a leading residential developer with a legacy of consistently building quality developments in Singapore and Malaysia, MCL Land continues to evolve with practical and innovative residential solutions whilst providing investment assets with long-term sustainable value.

Its more recent remarkable developments include Leedon Green, Parc Esta, Margaret Ville, Lake Grande and Sol Acres.

Parc Esta

PICCADILLY
GRAND

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Smart Home: The unit will be supplied and installed with the following items ("SMART Home System"): a) Smart Home Gateway, b) IP Camera c) Digital Lockset, d) Air-Conditioning Control System. The make, model, brand, design and technology of the SMART Home System to be supplied and installed in the actual unit may differ from the above illustration and are subject to change. Terms and conditions apply. Buyers shall be required to liaise with the smart home vendor instead of the developer to make all arrangements for the set up and configuration of, and for any queries, defects, maintenance and/or upgrade issues with the SMART Home System at buyers' own costs. Items/devices which are not listed above are not included in SMART Home System and may be purchased from the smart home vendor directly and installed at buyers' own costs after the handover of the unit.

Developer: Maximus Residential SG Pte. Ltd. (Registration No. 201909792C), Maximus Commercial SG Pte. Ltd. (Registration No. 201909798G) • Housing Developer's Licence No.: C1429 • Vendor: Maximus Residential SG Pte. Ltd. (Registration No. 201909792C) • Tenure of Land: 99 years commencing from 2 August 2021 • Encumbrances: Caveat IG/828268D in favour of DBS Bank Ltd. • Lot No.: LOT 02853T TS18 at Northumberland Road • Expected Date of Vacant Possession: 2 August 2026 • Expected Date of Legal Completion: 2 August 2029

This brochure is printed on eco-friendly paper, April 2022.

SCAN TO VIEW
SPECIFICATIONS