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NEWest
RESIDENTIAL UNITS

www.huttonsgroup.com





**SOMETHING
SPECIAL FOR
EVERY FACET
OF LIFE**

www.buttonsgroup.com

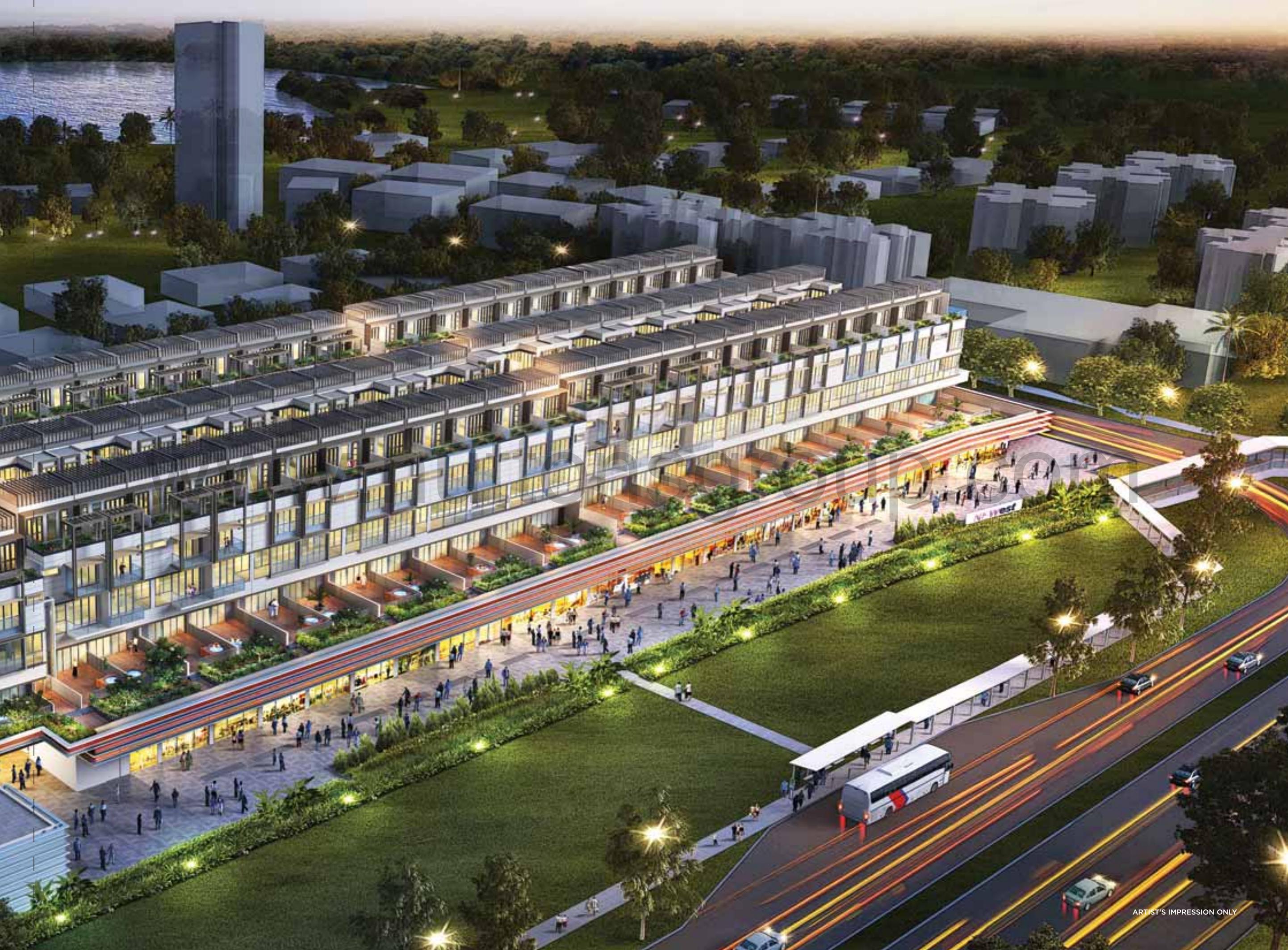




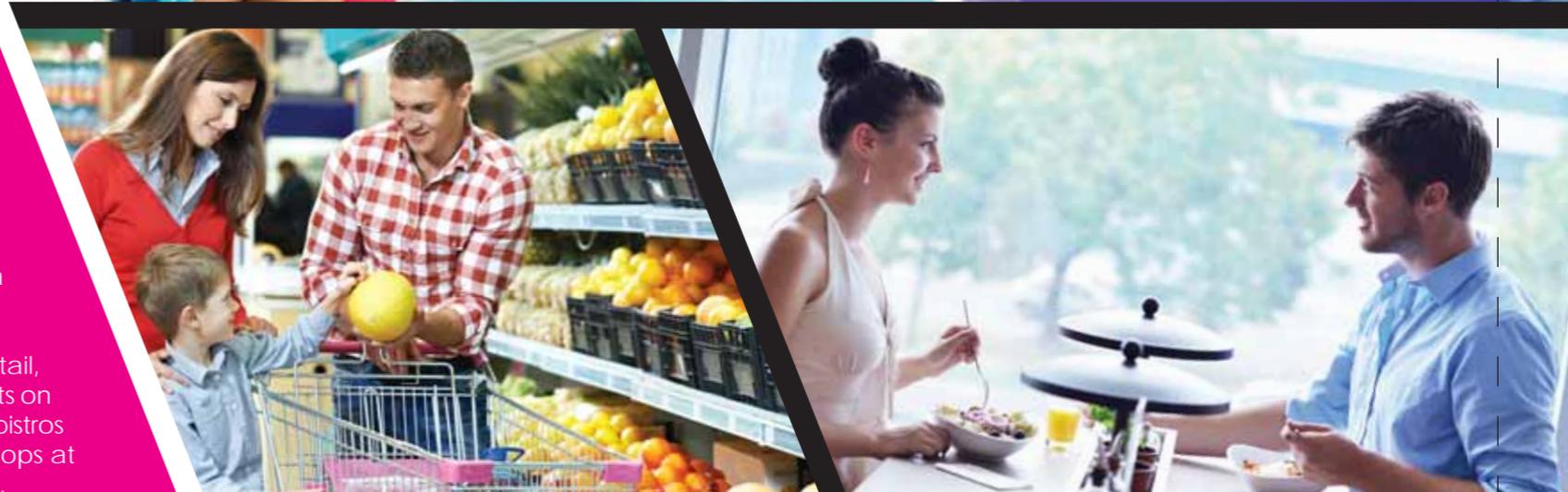
www.hut

NEWest is a magnificent new development spread out over 136 residential units with something for everyone.

From spacious 3-storey homes to roomy apartments and exquisite penthouses, NEWest has a home that is sure to take your fancy, no matter what you are looking for. This exclusive venture in the prestigious western part of Singapore also includes the convenience of comprehensive retail services right at your doorstep – literally!



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Whether it's splurging on this summer's latest looks, spending quality time grocery shopping with the family or indulging your special someone with a romantic meal, NEWest has you covered.

NEWest combines chic residences with the ultimate luxury of having myriad retail, dining and other commercial outlets at your beck and call. A total of 141 retail units on NeWest's first storey cater for everything you may ever need. From delis, cafes, bistros and gourmet-marts to fashion shops, education centres and yoga studios, the shops at NEWest will surely satisfy your every need, and those of your family and friends too.



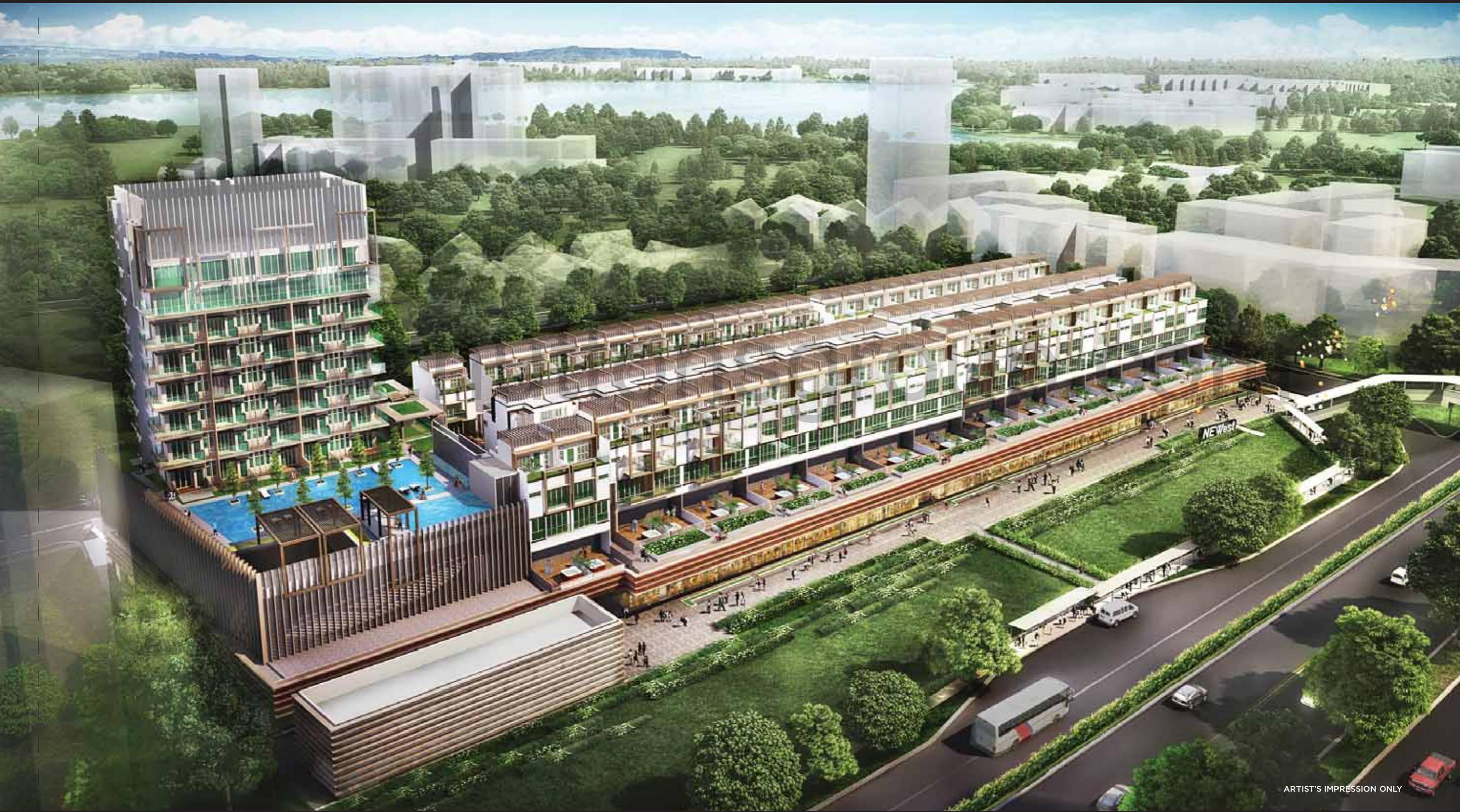
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At NEWest, you will find exclusive homes that fit any type of personal situation. From singles to families, you will find THE perfect home for you at NEWest.

Pamper your family to fun times in the sun or your significant other to personal moments by your side. Even invite the entire extended family and build unforgettable memories in the comfort of your own home. Savour all that life has to offer and more at NEWest.



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Your One Location for
Everything Under the Sun



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ARTIST'S IMPRESSION ONLY

NEWest



Everything You Want. At Your Fingertips.

NEWest offers you the ultimate in convenience with 141 retail units providing almost everything under the sun. Retail therapy just when you need it? Check! Last-minute grocery shopping before your big dinner date? Check! Catching up with a dear friend over gourmet coffee? Check! De-stressing with a relaxing yoga workout after a hard day at work? Check!

Now, finally, you never need to worry about how you are going to get everything done. You can practically run all your errands, stock up on groceries, wine, dine and entertain friends all under one roof. That leaves you with extra time to spend with loved ones and doing the things you treasure. Just another wonderful perk of making NEWest your piece of paradise.



FLEXI LIVING APARTMENTS

An Oasis Unfolds
Before Your Eyes



TRIPLEX - TOWNHOUSE LIVING



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ARTIST'S IMPRESSION ONLY

A World of Wonder Beckons You

Marvel at the peace and serenity that exudes from your prestigious abode at NEWest. An extended lap pool runs in between the blocks of triplexes, filling your space with the soothing sound of gently lapping water. Every triplex unit connects to either the pool or a terrace, astonishing your guests when you entertain or providing you with your perfect spot for personal reflection.

NEWest also boasts all the classic amenities of exclusive living. Keep in great shape with equipment in the gym or bond with the people you love over a sizzling BBQ. At NEWest, life is like a dream come true.



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ARTIST'S IMPRESSION ONLY

Opulence Awaits You At Every Corner



ARTIST'S IMPRESSION ONLY



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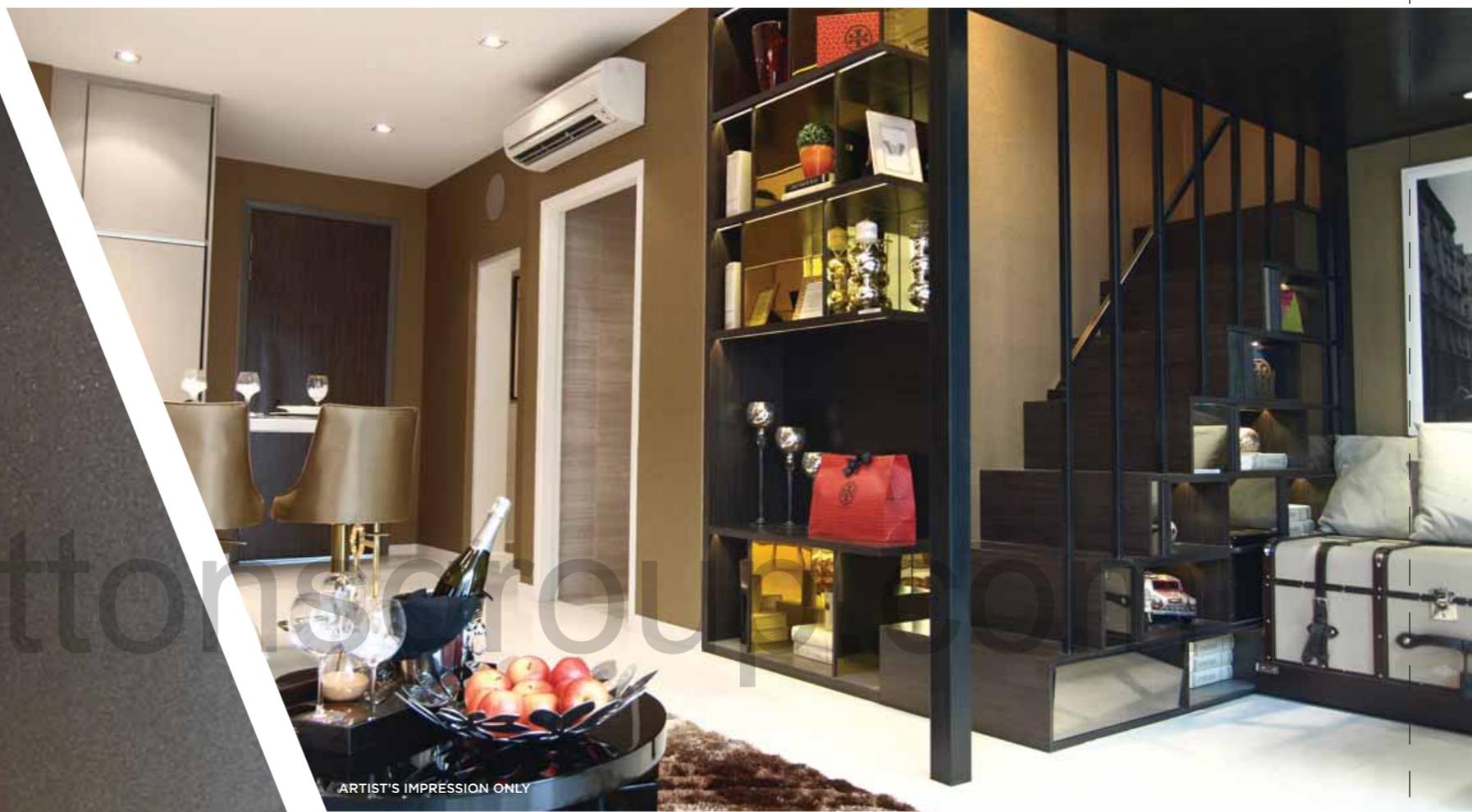
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Beautiful design blessed with thoughtful touches pervades each room of your lavish unit at NEWest. Exquisite finishing and lush furnishings characterise every living space, bringing the sparkle out of everyday living while modern fittings add a futuristic feel to your contemporary lifestyle.

Rising up from the commercial units on NEWest's first storey are 77 triplexes - beautiful 3-storey homes nestled amongst garden and water inspired landscapes. Each triplex is endowed with gorgeous design and thoughtful touches. All created for you to enjoy life to the fullest.

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ARTIST'S IMPRESSION ONLY



ARTIST'S IMPRESSION ONLY

ARTIST'S IMPRESSION ONLY

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SITE PLAN



1 PAVILION

2 WADING POOL

3 COMMON SWIMMING POOL

4 JACUZZI

5 PLAY LAWN

6 GYMNASIUM

7 RESIDENTIAL TOWER



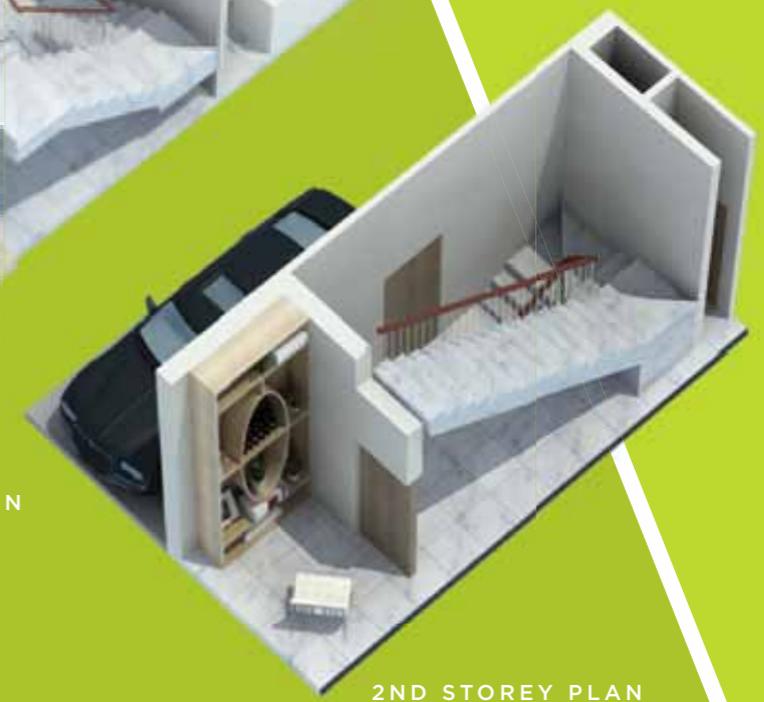
5TH STOREY PLAN



4TH STOREY PLAN



3RD STOREY PLAN



2ND STOREY PLAN

TRIPLEX UNITS

www.huttonconcepts.com



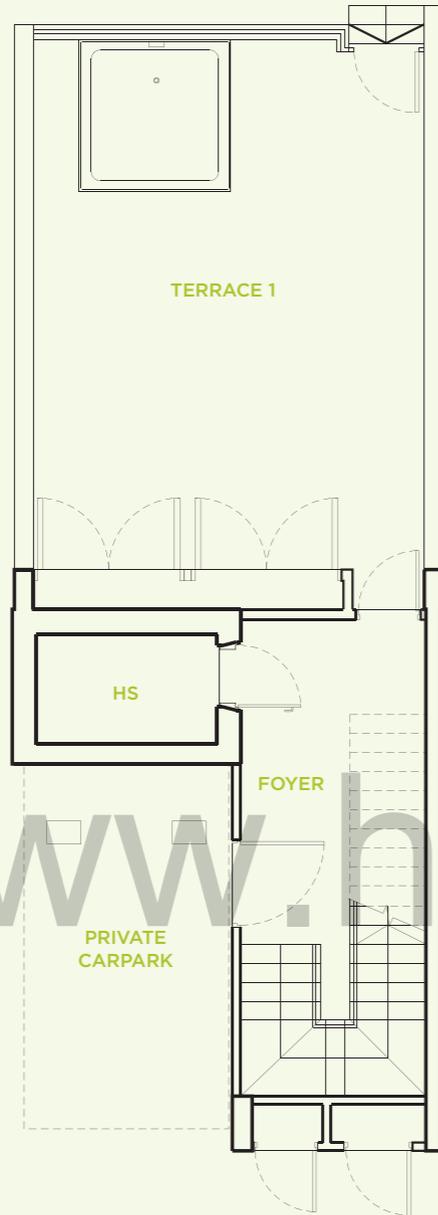
ARTIST'S IMPRESSION ONLY

TRIPLEX UNITS

TYPE A1

4 bedroom
267 sq m

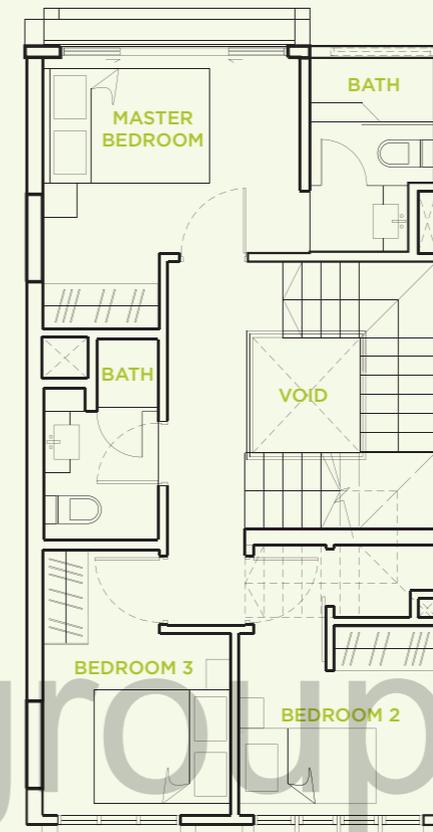
- #03-07
- #03-09
- #03-19
- #03-21



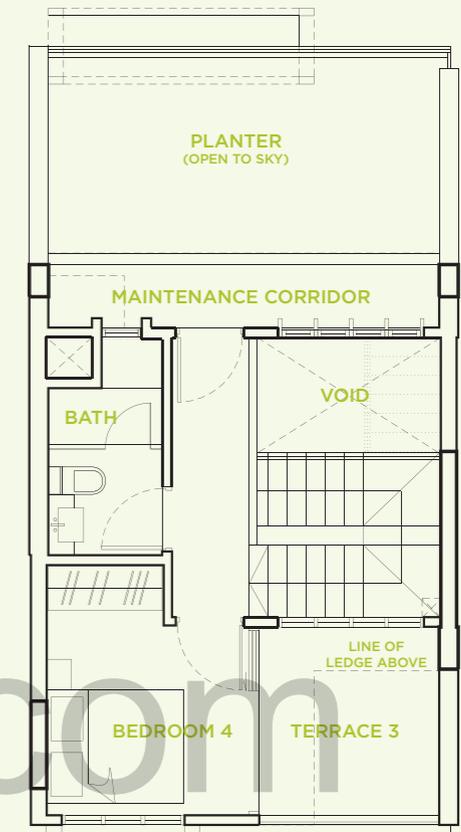
2ND STOREY PLAN



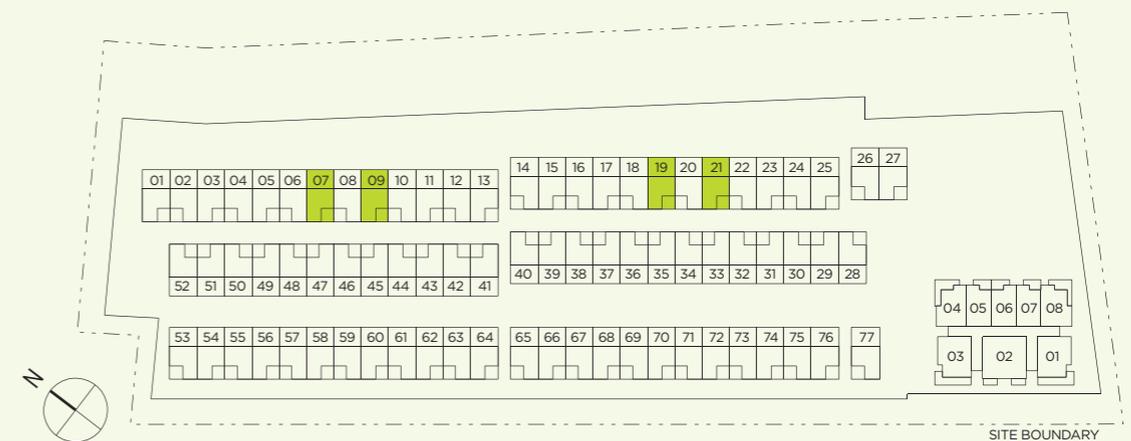
3RD STOREY PLAN



4TH STOREY PLAN



5TH STOREY PLAN

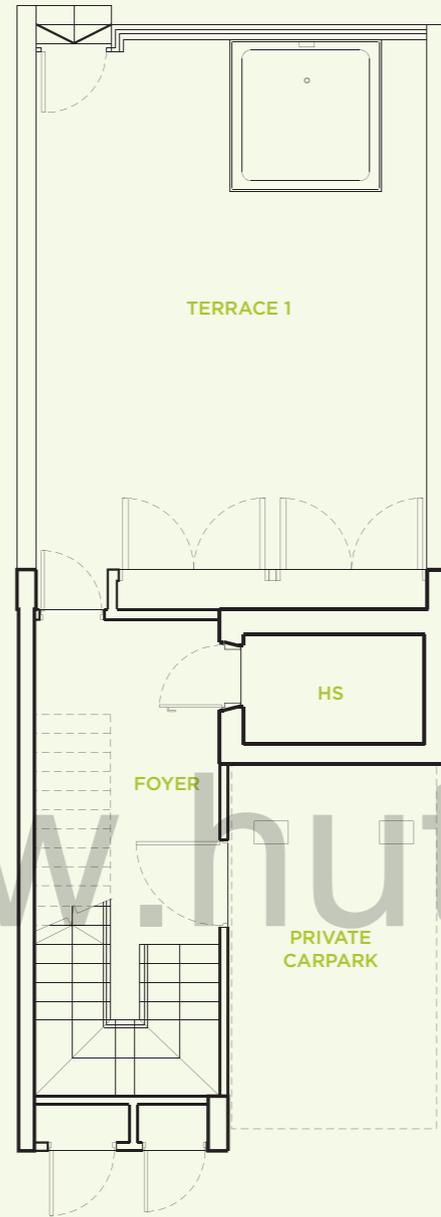


Note: Unit area includes private carpark lot &/or a/c ledge and water tanks and pump at unit roof level &/or void &/or roof terrace &/or balcony where applicable. All plans are subject to amendments as approved by the relevant authorities.

TYPE A1 - mirror

4 bedroom
267 sq m

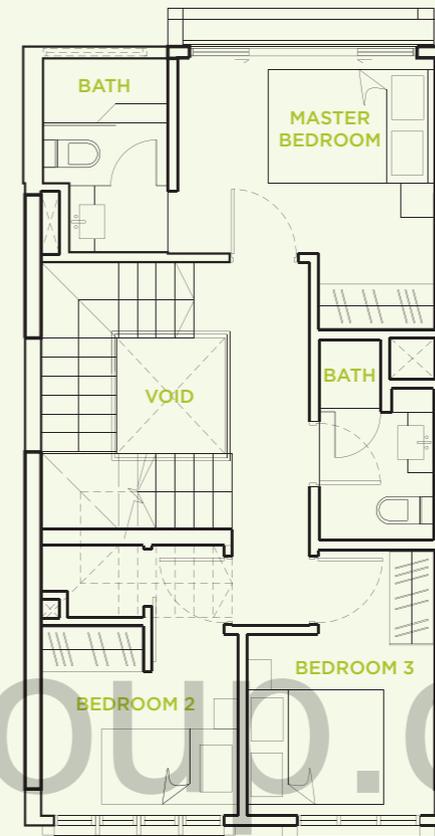
- #03-06
- #03-08
- #03-18
- #03-20



2ND STOREY PLAN



3RD STOREY PLAN

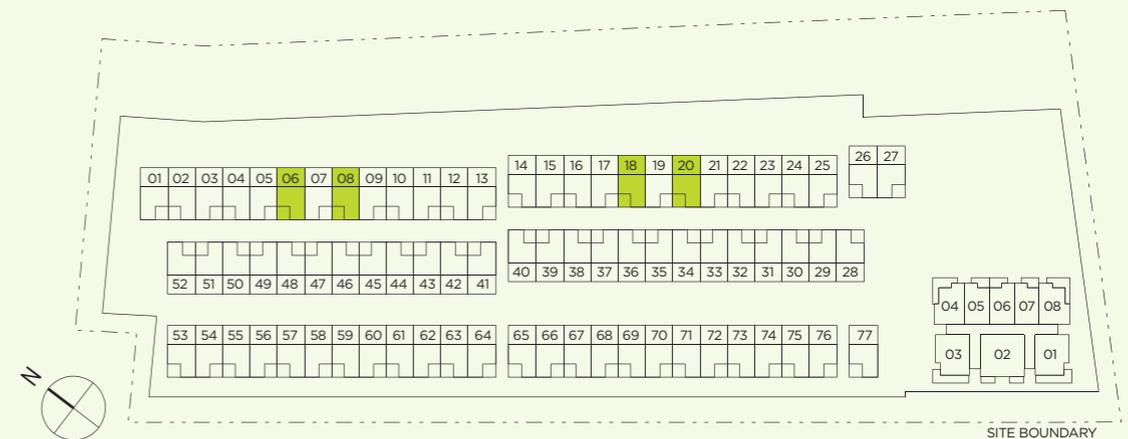


4TH STOREY PLAN



5TH STOREY PLAN

www.huttonsgroup.com



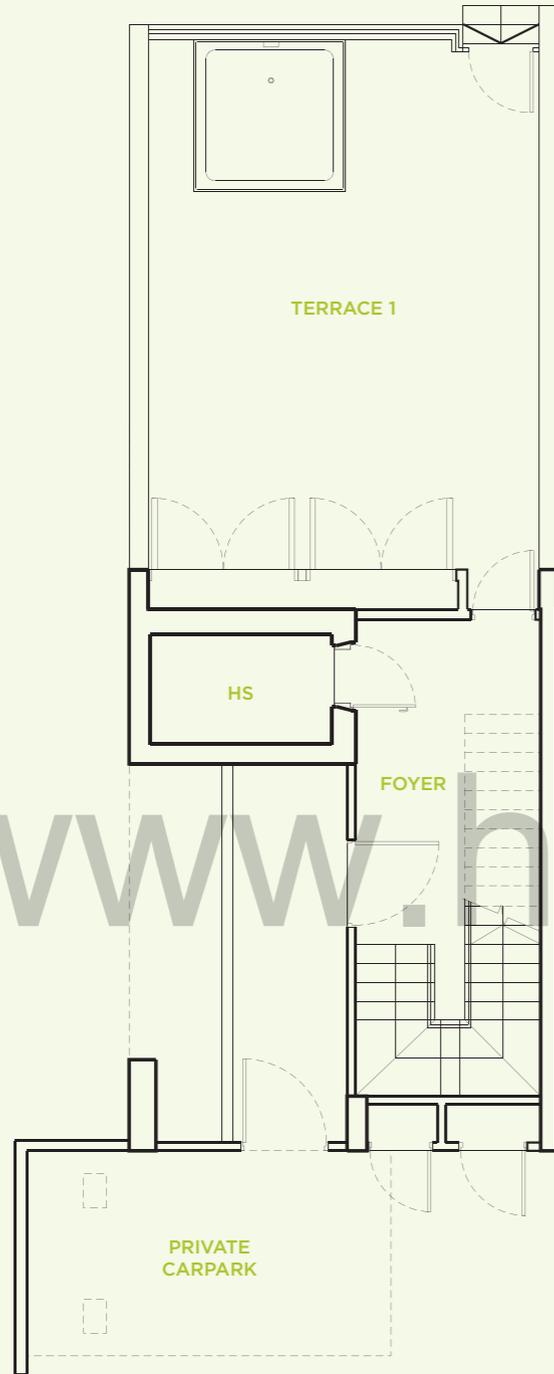
Note: Unit area includes private carpark lot &/or a/c ledge and water tanks and pump at unit roof level &/or void &/or roof terrace &/or balcony where applicable. All plans are subject to amendments as approved by the relevant authorities.

TRIPLEX UNITS

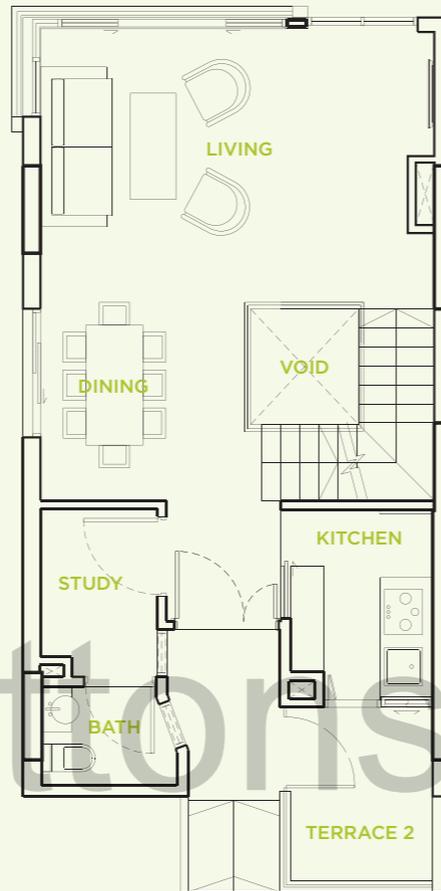
TYPE A1a

4 bedroom
274 sq m

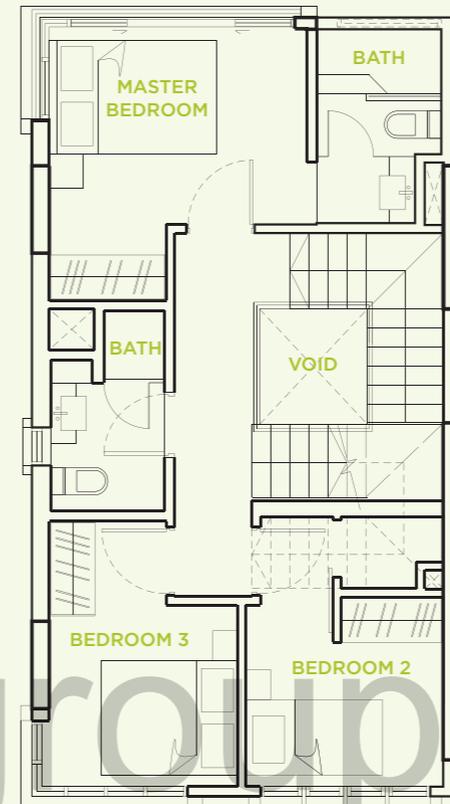
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2ND STOREY PLAN



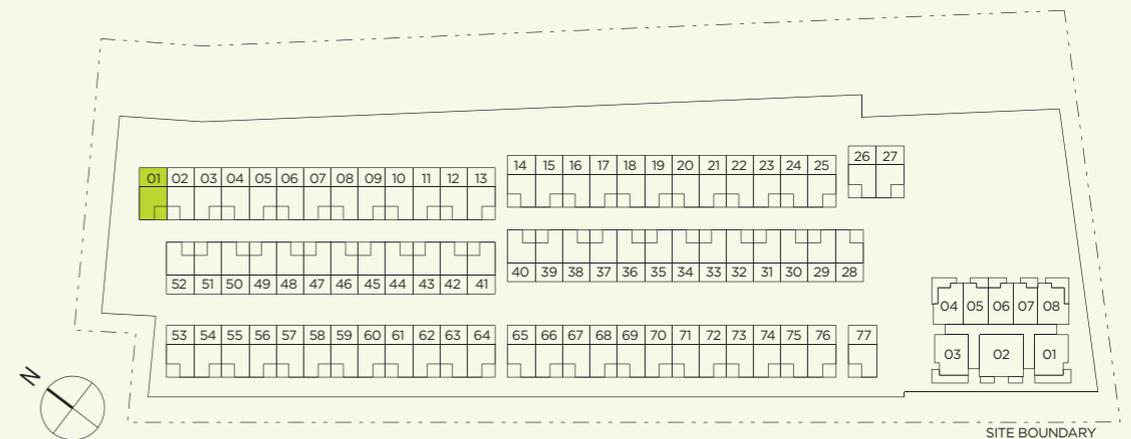
3RD STOREY PLAN



4TH STOREY PLAN



5TH STOREY PLAN

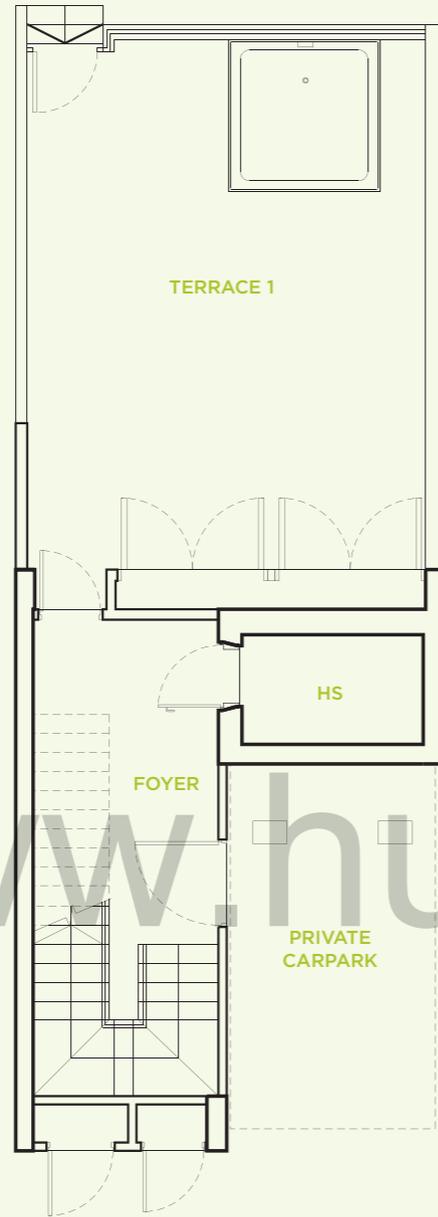


Note: Unit area includes private carpark lot &/or a/c ledge and water tanks and pump at unit roof level &/or void &/or roof terrace &/or balcony where applicable. All plans are subject to amendments as approved by the relevant authorities.

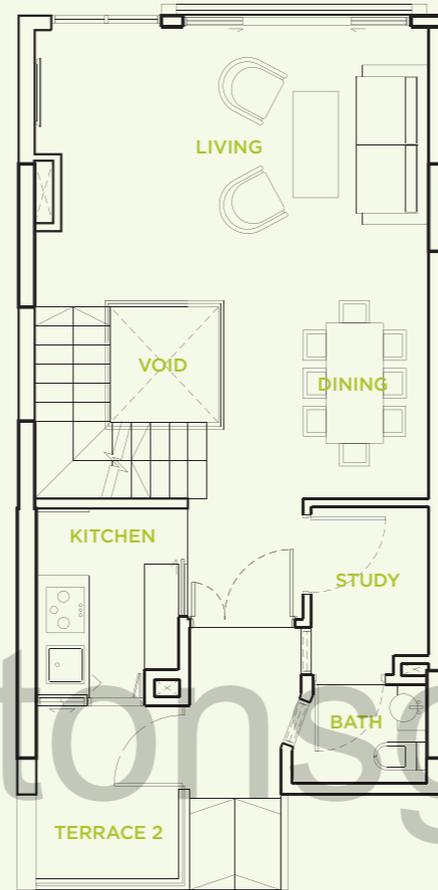
TYPE A1b

4 bedroom
266 sq m

#03-14



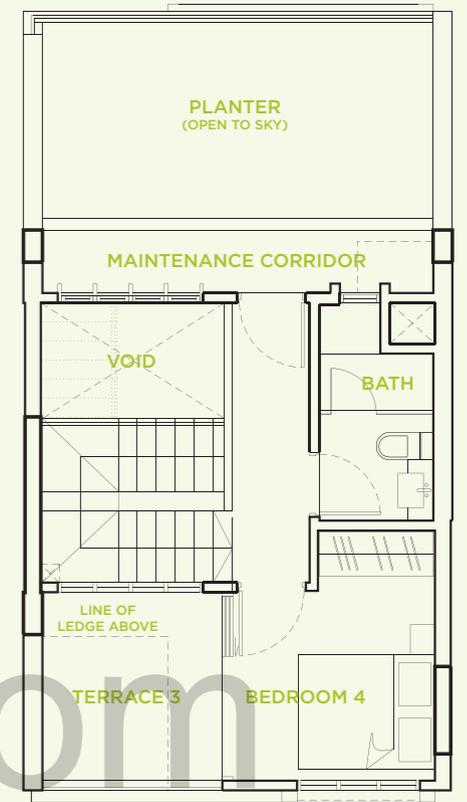
2ND STOREY PLAN



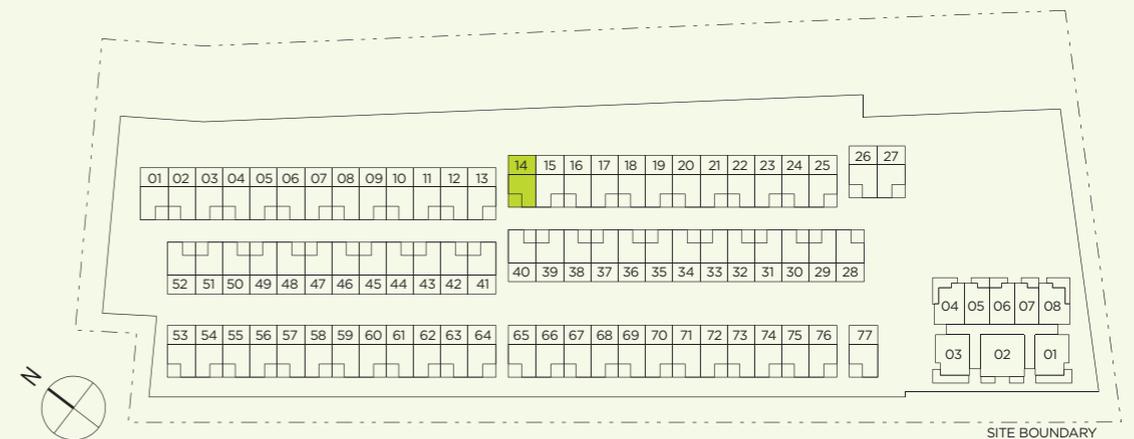
3RD STOREY PLAN



4TH STOREY PLAN



5TH STOREY PLAN



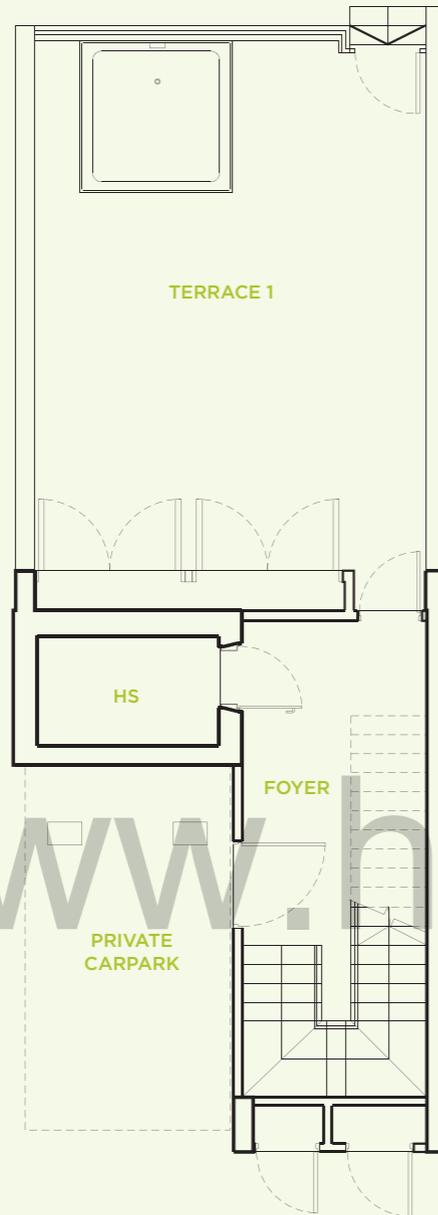
Note: Unit area includes private carpark lot &/or a/c ledge and water tanks and pump at unit roof level &/or void &/or roof terrace &/or balcony where applicable. All plans are subject to amendments as approved by the relevant authorities.

TRIPLEX UNITS

TYPE A1c

4 bedroom
266 sq m

- #03-03
- #03-05
- #03-15
- #03-17



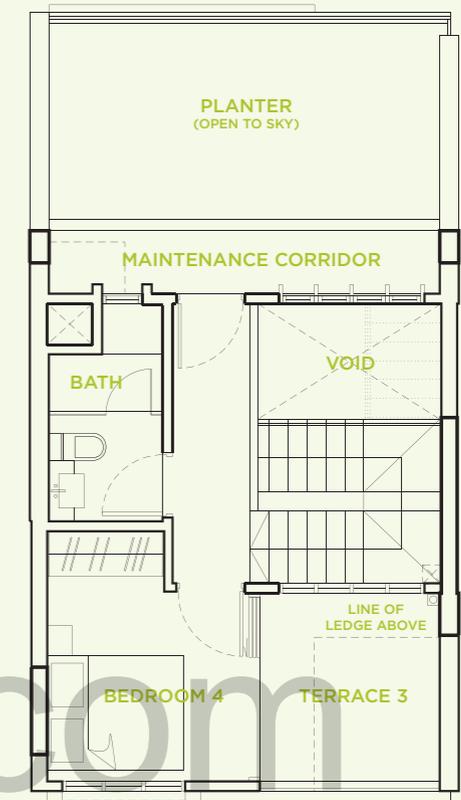
2ND STOREY PLAN



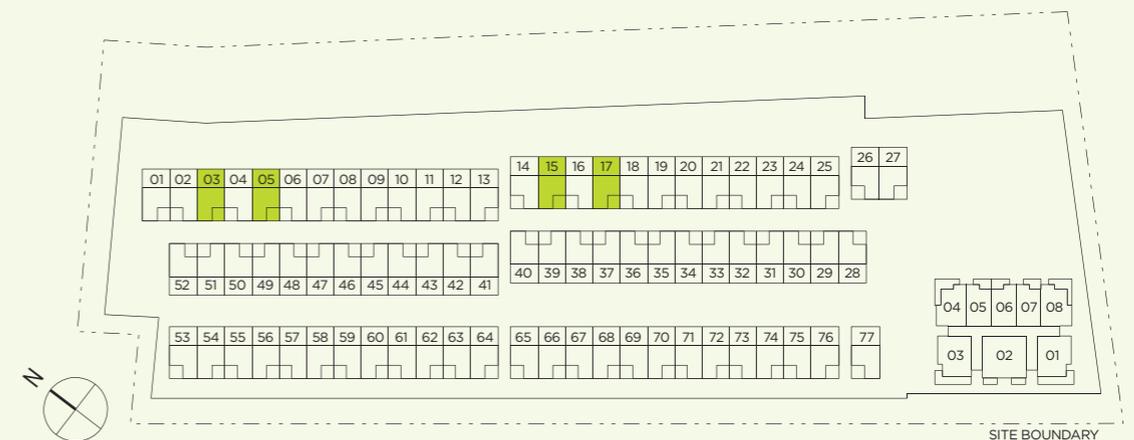
3RD STOREY PLAN



4TH STOREY PLAN



5TH STOREY PLAN

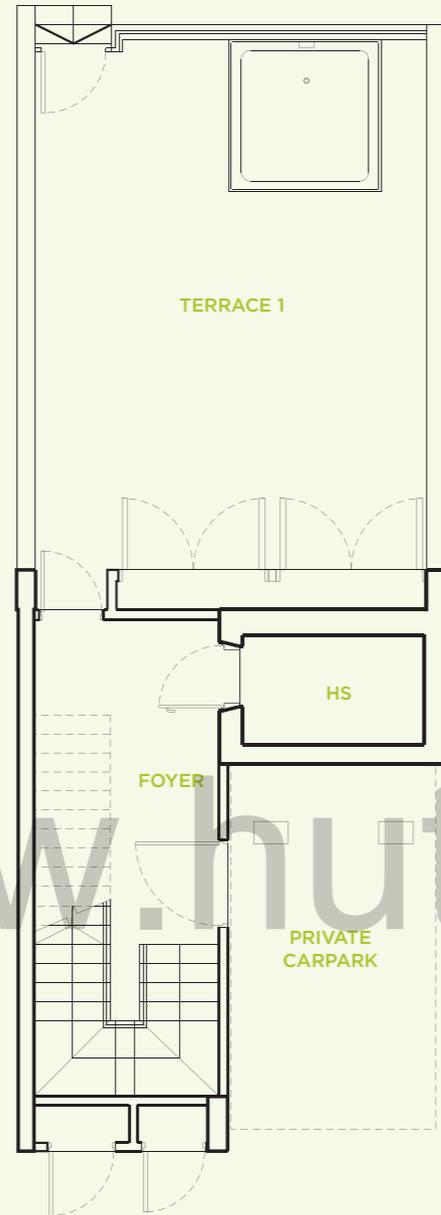


Note: Unit area includes private carpark lot &/or a/c ledge and water tanks and pump at unit roof level &/or void &/or roof terrace &/or balcony where applicable. All plans are subject to amendments as approved by the relevant authorities.

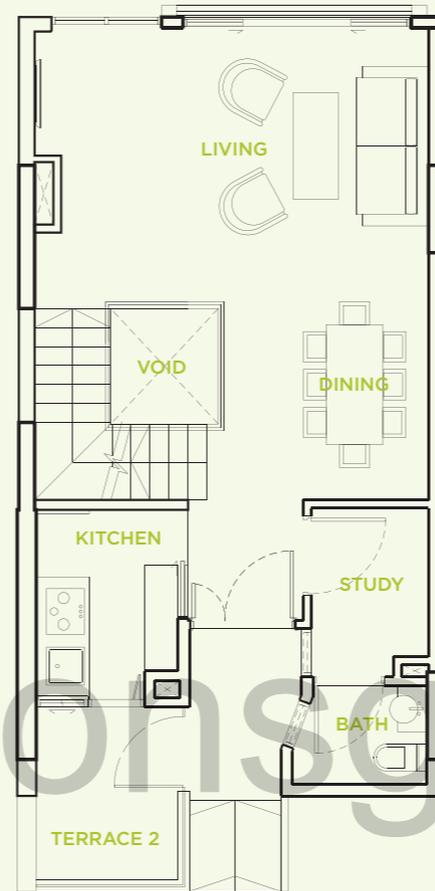
TYPE A1c - mirror

4 bedroom
266 sq m

#03-02
#03-04
#03-16



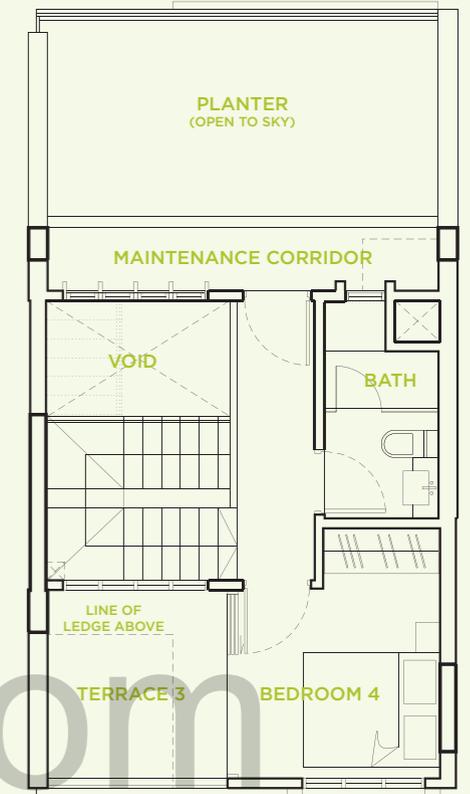
2ND STOREY PLAN



3RD STOREY PLAN



4TH STOREY PLAN



5TH STOREY PLAN



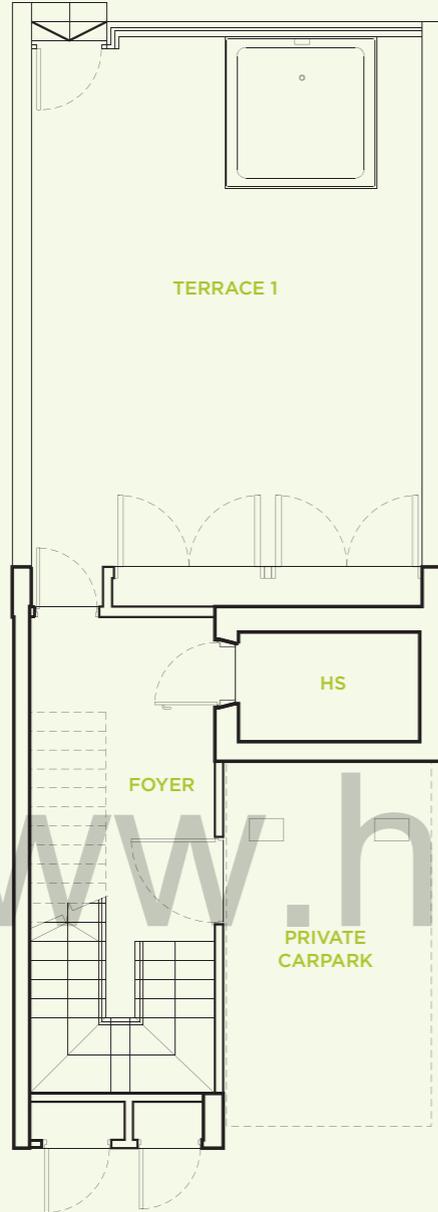
Note: Unit area includes private carpark lot &/or a/c ledge and water tanks and pump at unit roof level &/or void &/or roof terrace &/or balcony where applicable. All plans are subject to amendments as approved by the relevant authorities.

TRIPLEX UNITS

TYPE A2

4 bedroom
276 sq m

- #03-10
- #03-12
- #03-22
- #03-24



2ND STOREY PLAN



3RD STOREY PLAN



4TH STOREY PLAN



5TH STOREY PLAN

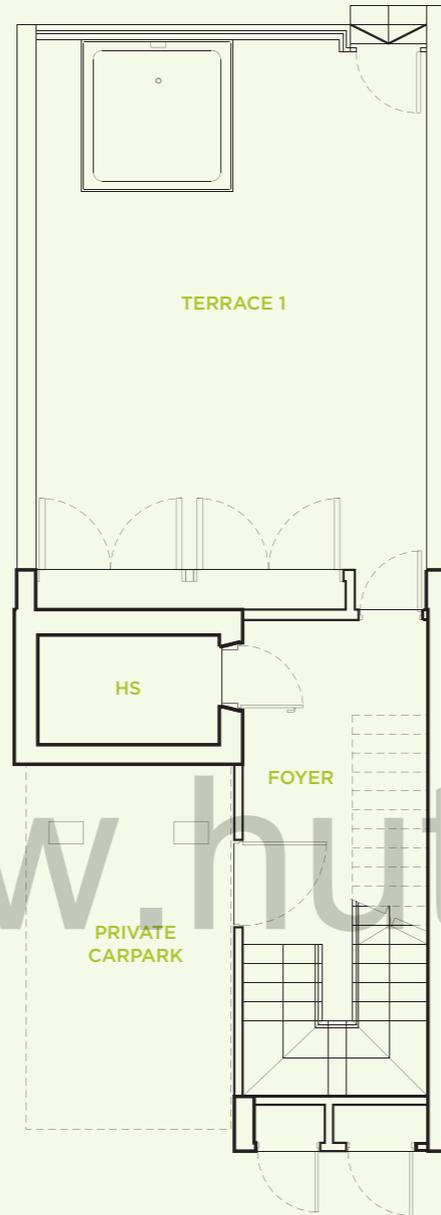


Note: Unit area includes private carpark lot &/or a/c ledge and water tanks and pump at unit roof level &/or void &/or roof terrace &/or balcony where applicable. All plans are subject to amendments as approved by the relevant authorities.

TYPE A2 - mirror

4 bedroom
276 sq m

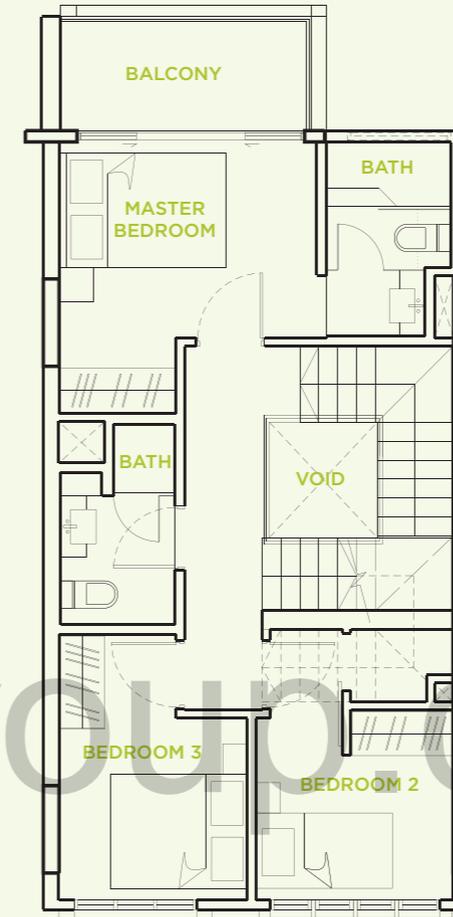
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#03-23



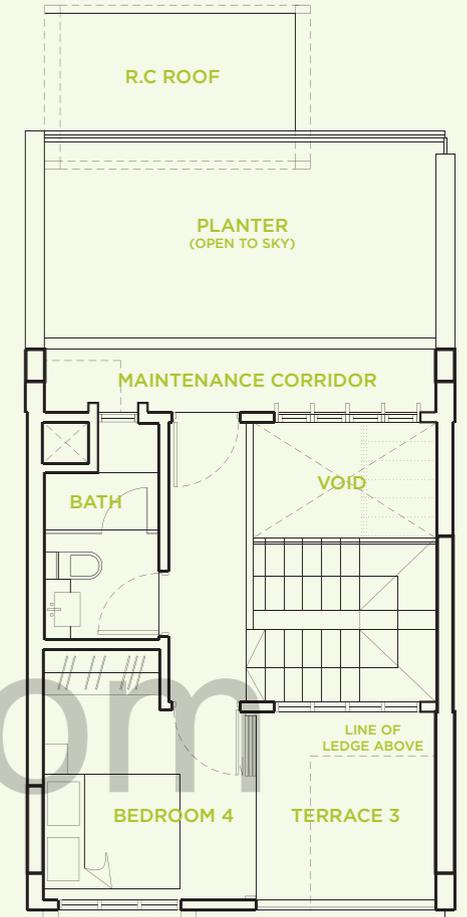
2ND STOREY PLAN



3RD STOREY PLAN



4TH STOREY PLAN



5TH STOREY PLAN



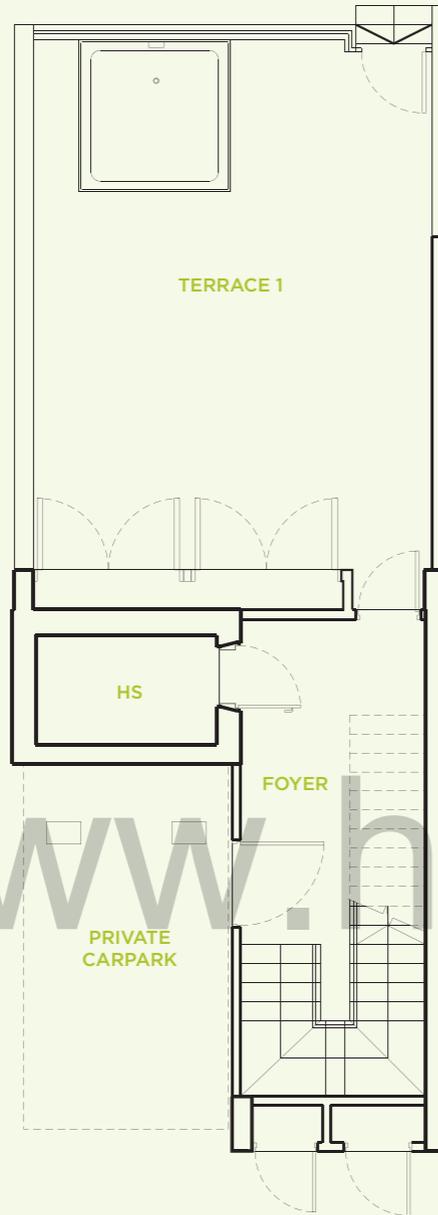
Note: Unit area includes private carpark lot &/or a/c ledge and water tanks and pump at unit roof level &/or void &/or roof terrace &/or balcony where applicable. All plans are subject to amendments as approved by the relevant authorities.

TRIPLEX UNITS

TYPE A2a

4 bedroom
276 sq m

#03-13
#03-25



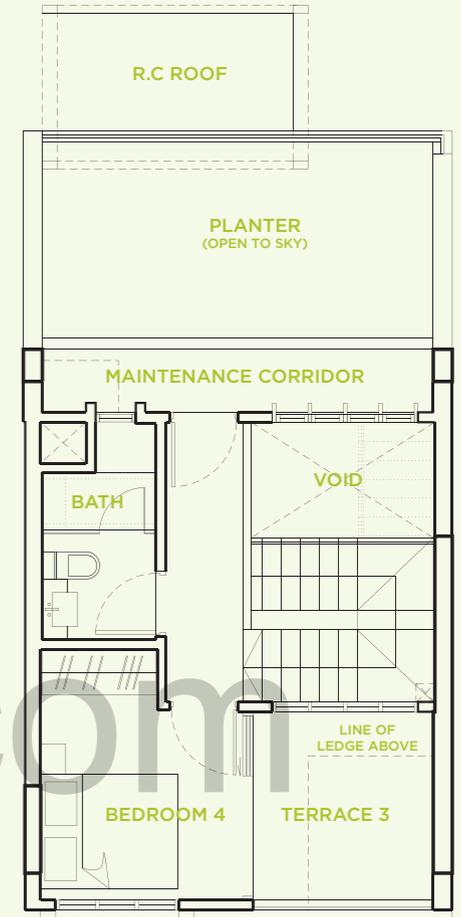
2ND STOREY PLAN



3RD STOREY PLAN



4TH STOREY PLAN



5TH STOREY PLAN

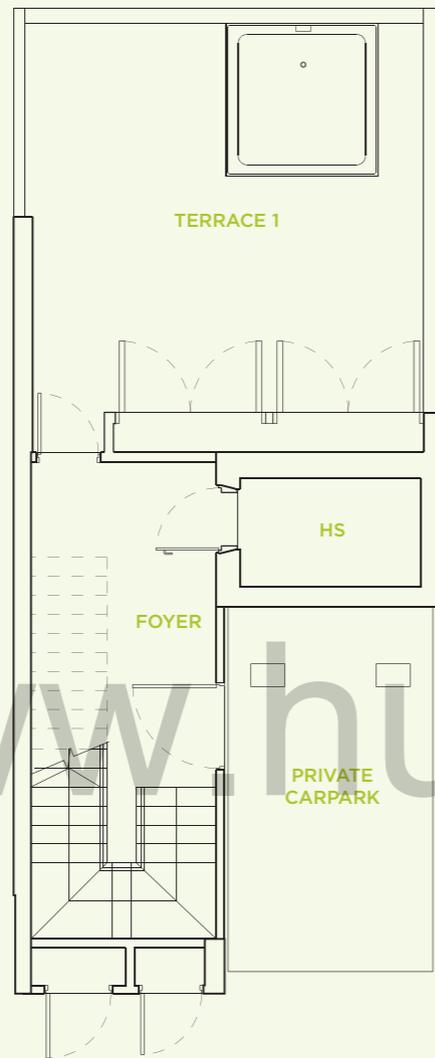


Note: Unit area includes private carpark lot &/or a/c ledge and water tanks and pump at unit roof level &/or void &/or roof terrace &/or balcony where applicable. All plans are subject to amendments as approved by the relevant authorities.

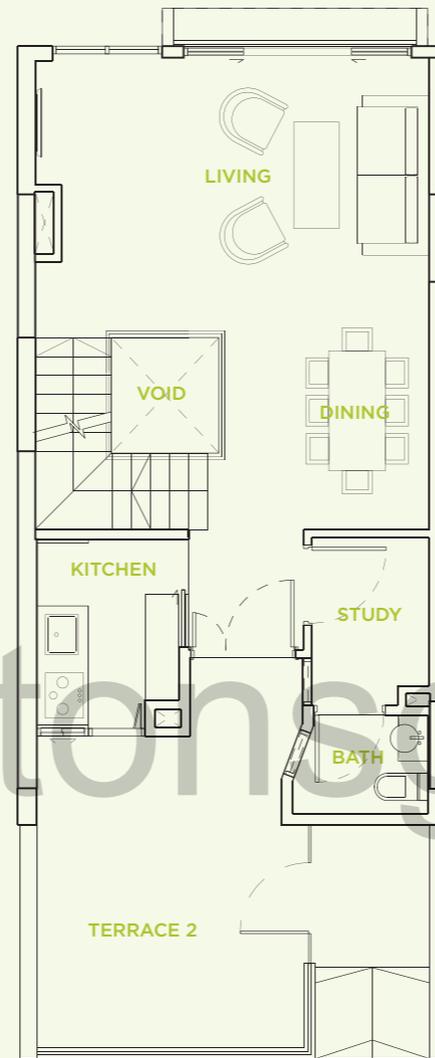
TYPE A3

4 bedroom
268 sq m

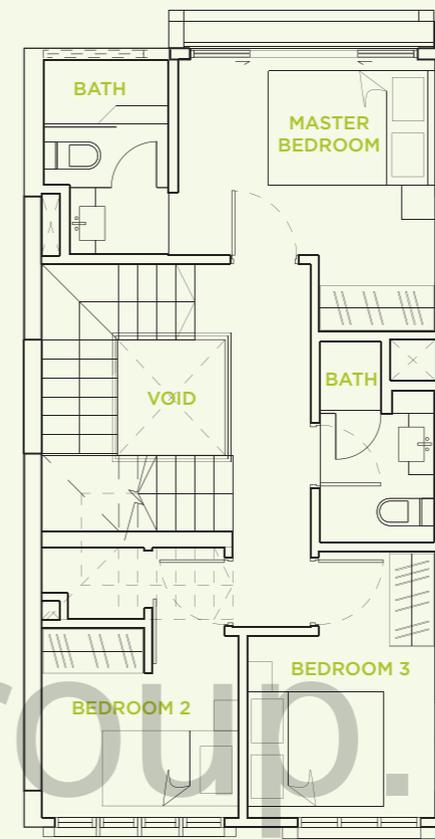
#03-26



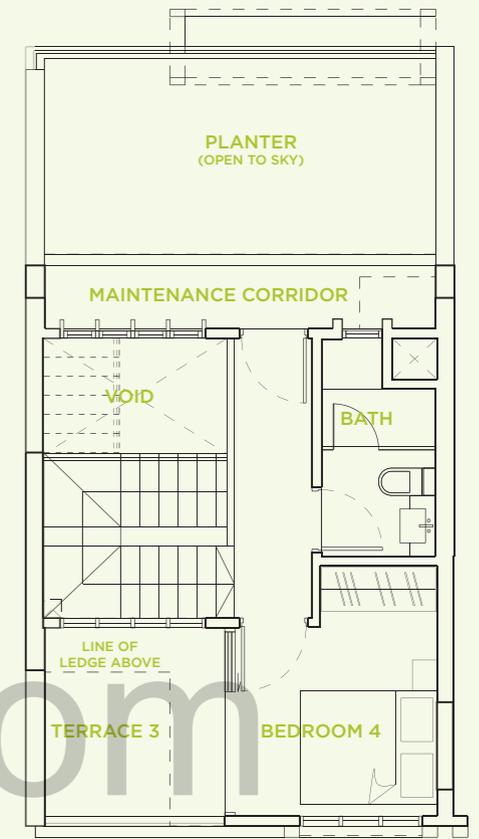
2ND STOREY PLAN



3RD STOREY PLAN



4TH STOREY PLAN



5TH STOREY PLAN



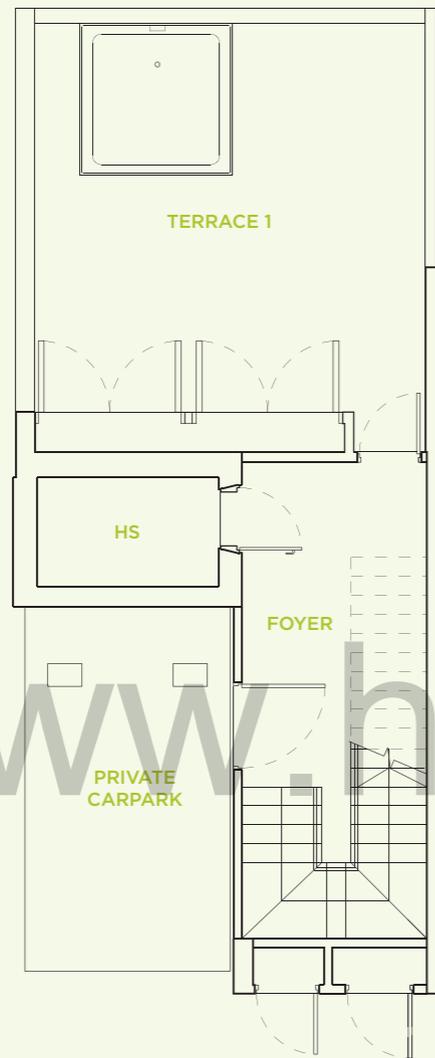
Note: Unit area includes private carpark lot &/or a/c ledge and water tanks and pump at unit roof level &/or void &/or roof terrace &/or balcony where applicable. All plans are subject to amendments as approved by the relevant authorities.

TRIPLEX UNITS

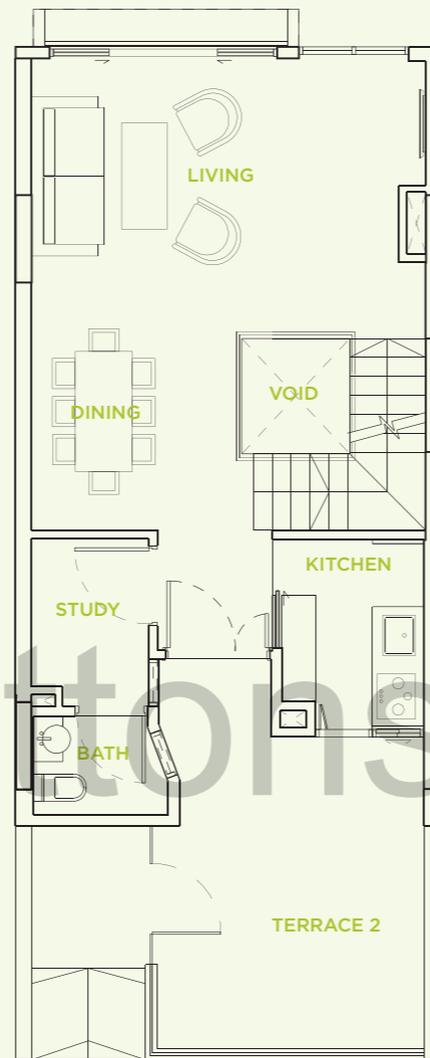
TYPE A3a

4 bedroom
268 sq m

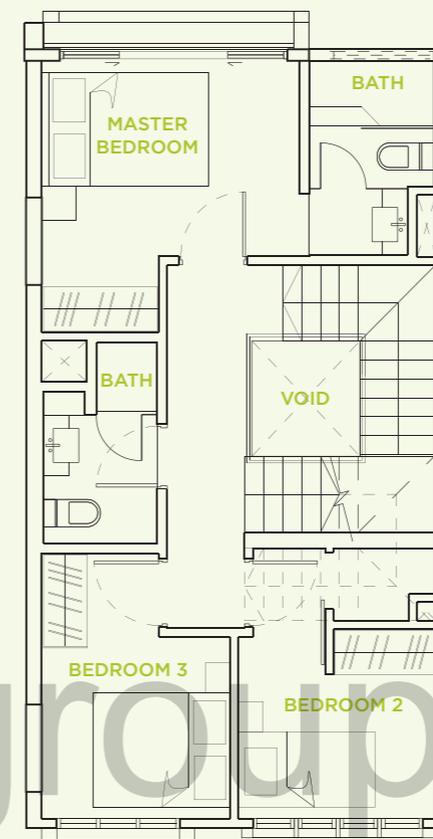
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2ND STOREY PLAN



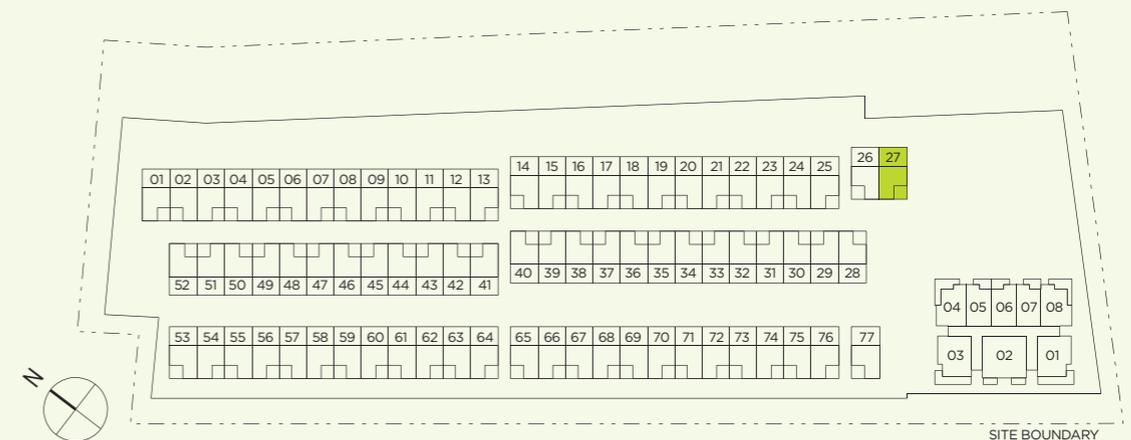
3RD STOREY PLAN



4TH STOREY PLAN



5TH STOREY PLAN

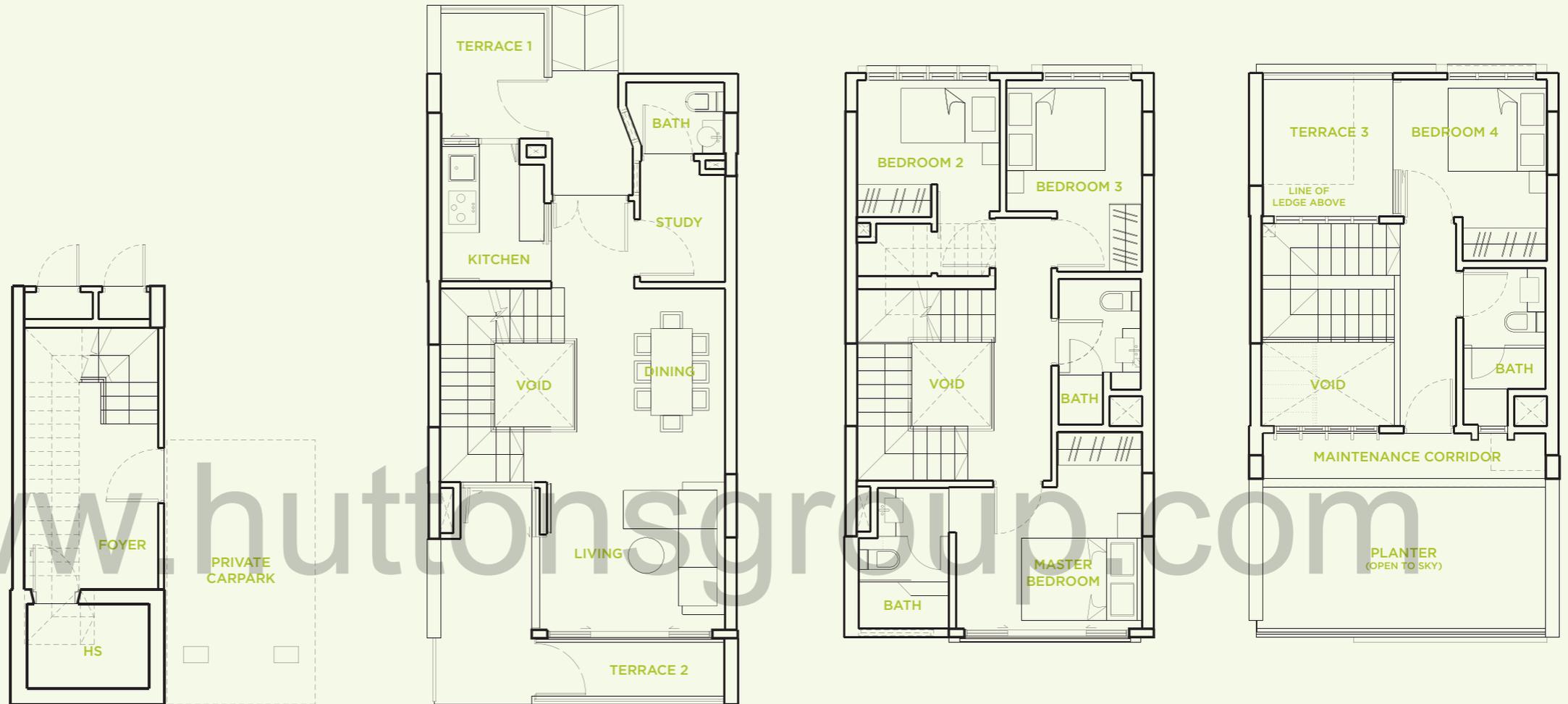


Note: Unit area includes private carpark lot &/or a/c ledge and water tanks and pump at unit roof level &/or void &/or roof terrace &/or balcony where applicable. All plans are subject to amendments as approved by the relevant authorities.

TYPE B1

4 bedroom
226 sq m

- #03-43
- #03-45
- #03-47
- #03-49
- #03-51



2ND STOREY PLAN

3RD STOREY PLAN

4TH STOREY PLAN

5TH STOREY PLAN



Note: Unit area includes private carpark lot &/or a/c ledge and water tanks and pump at unit roof level &/or void &/or roof terrace &/or balcony where applicable.
All plans are subject to amendments as approved by the relevant authorities.

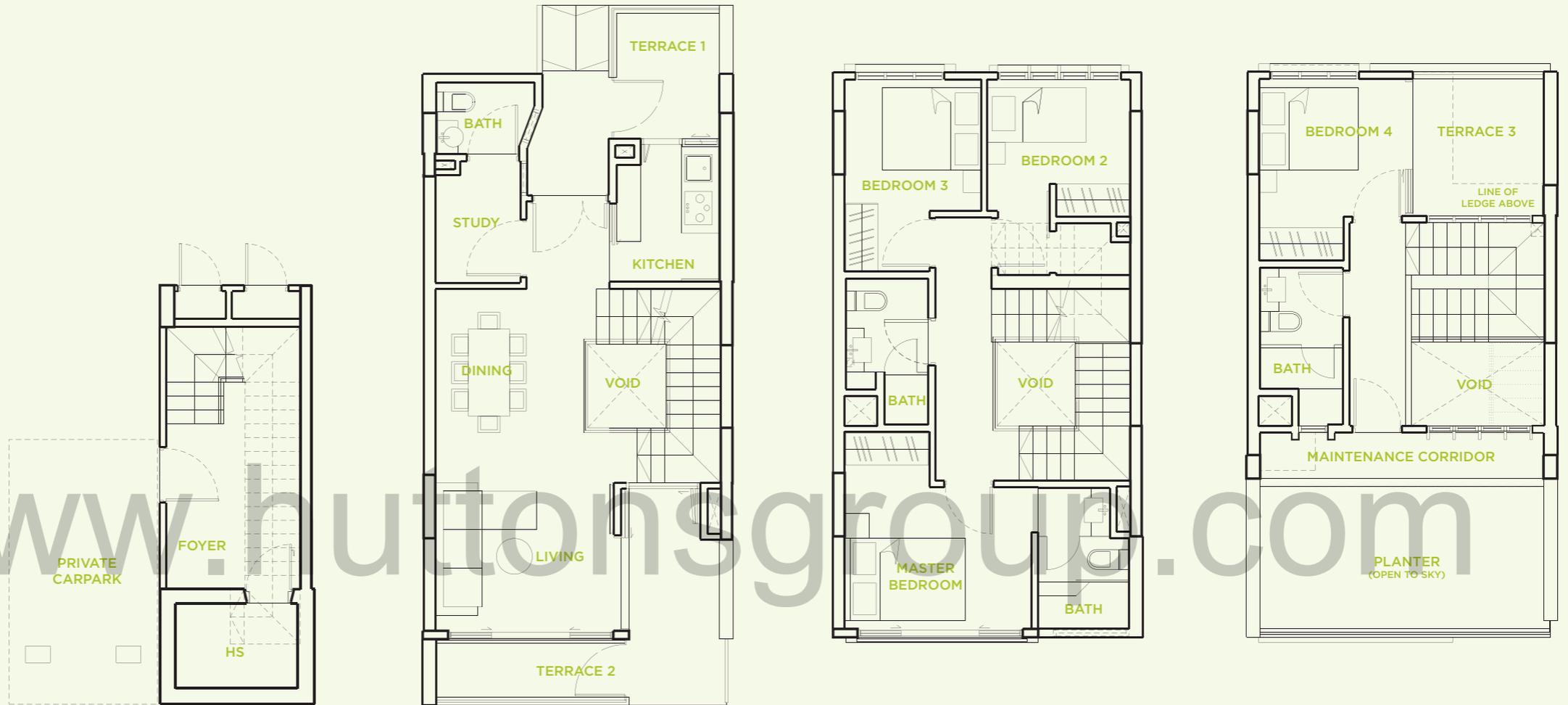
SITE BOUNDARY

TRIPLEX UNITS

TYPE B1 - mirror

4 bedroom
226 sq m

- #03-42
- #03-44
- #03-46
- #03-48
- #03-50



2ND STOREY PLAN

3RD STOREY PLAN

4TH STOREY PLAN

5TH STOREY PLAN

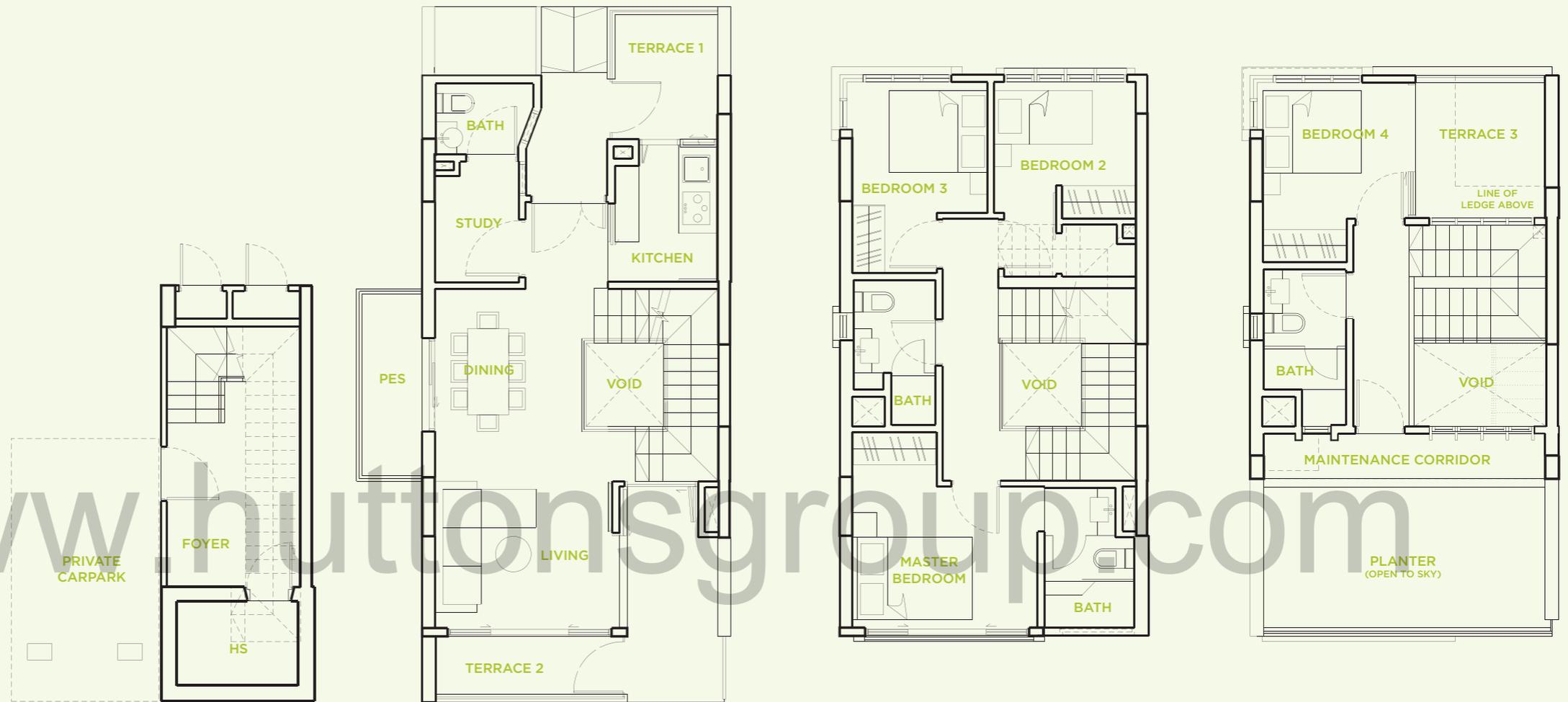


Note: Unit area includes private carpark lot &/or a/c ledge and water tanks and pump at unit roof level &/or void &/or roof terrace &/or balcony where applicable. All plans are subject to amendments as approved by the relevant authorities.

TYPE B1a

4 bedroom
230 sq m

#03-52

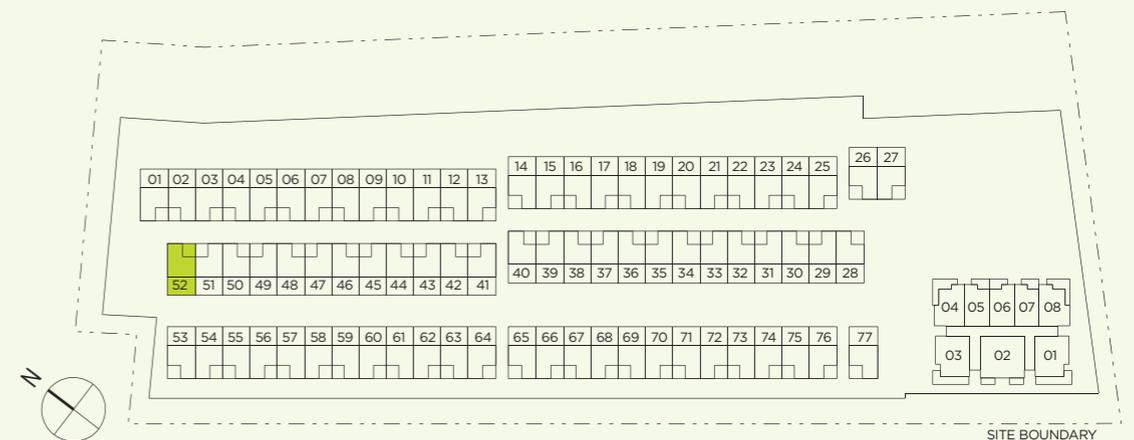


2ND STOREY PLAN

3RD STOREY PLAN

4TH STOREY PLAN

5TH STOREY PLAN



Note: Unit area includes private carpark lot &/or a/c ledge and water tanks and pump at unit roof level &/or void &/or roof terrace &/or balcony where applicable.
All plans are subject to amendments as approved by the relevant authorities.

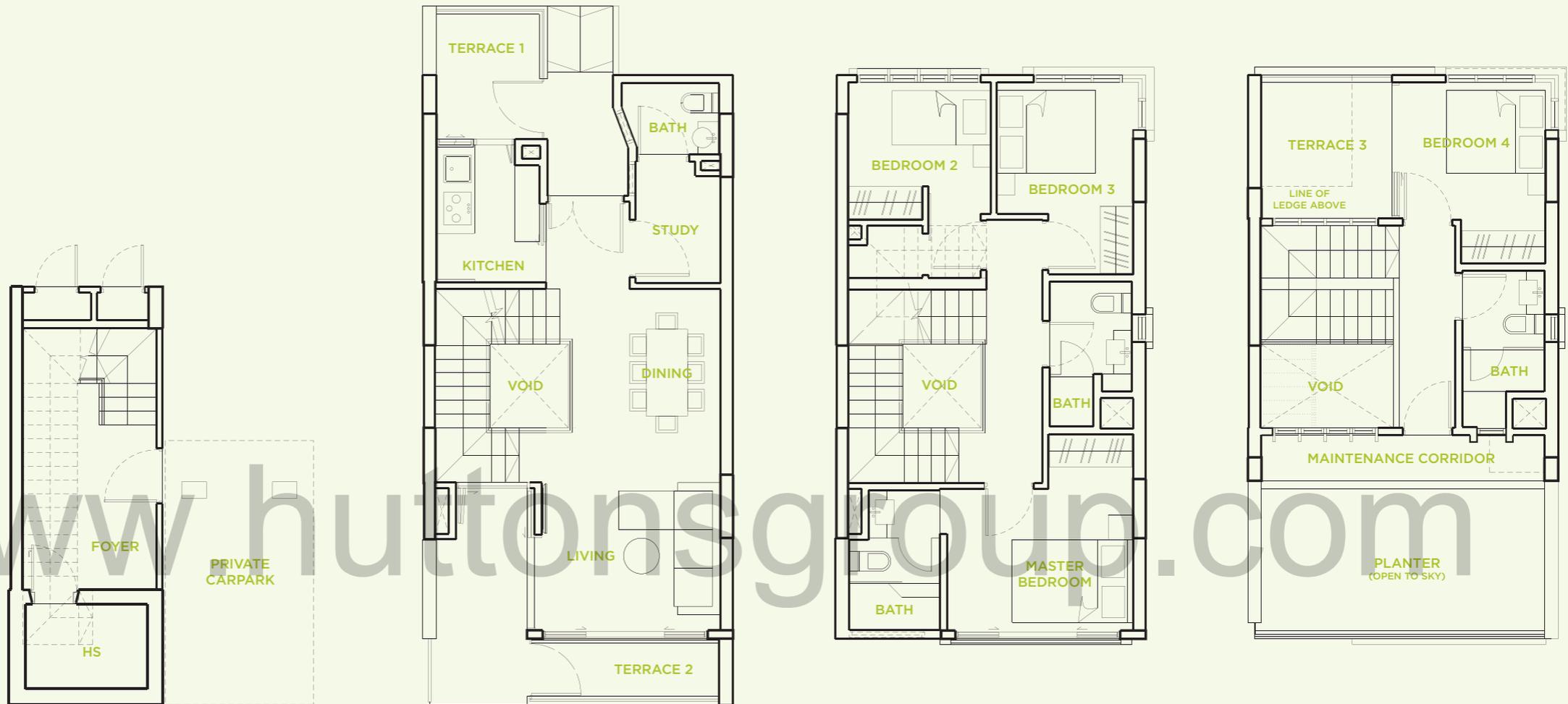
SITE BOUNDARY

TRIPLEX UNITS

TYPE B1b

4 bedroom
226 sq m

#03-41



2ND STOREY PLAN

3RD STOREY PLAN

4TH STOREY PLAN

5TH STOREY PLAN



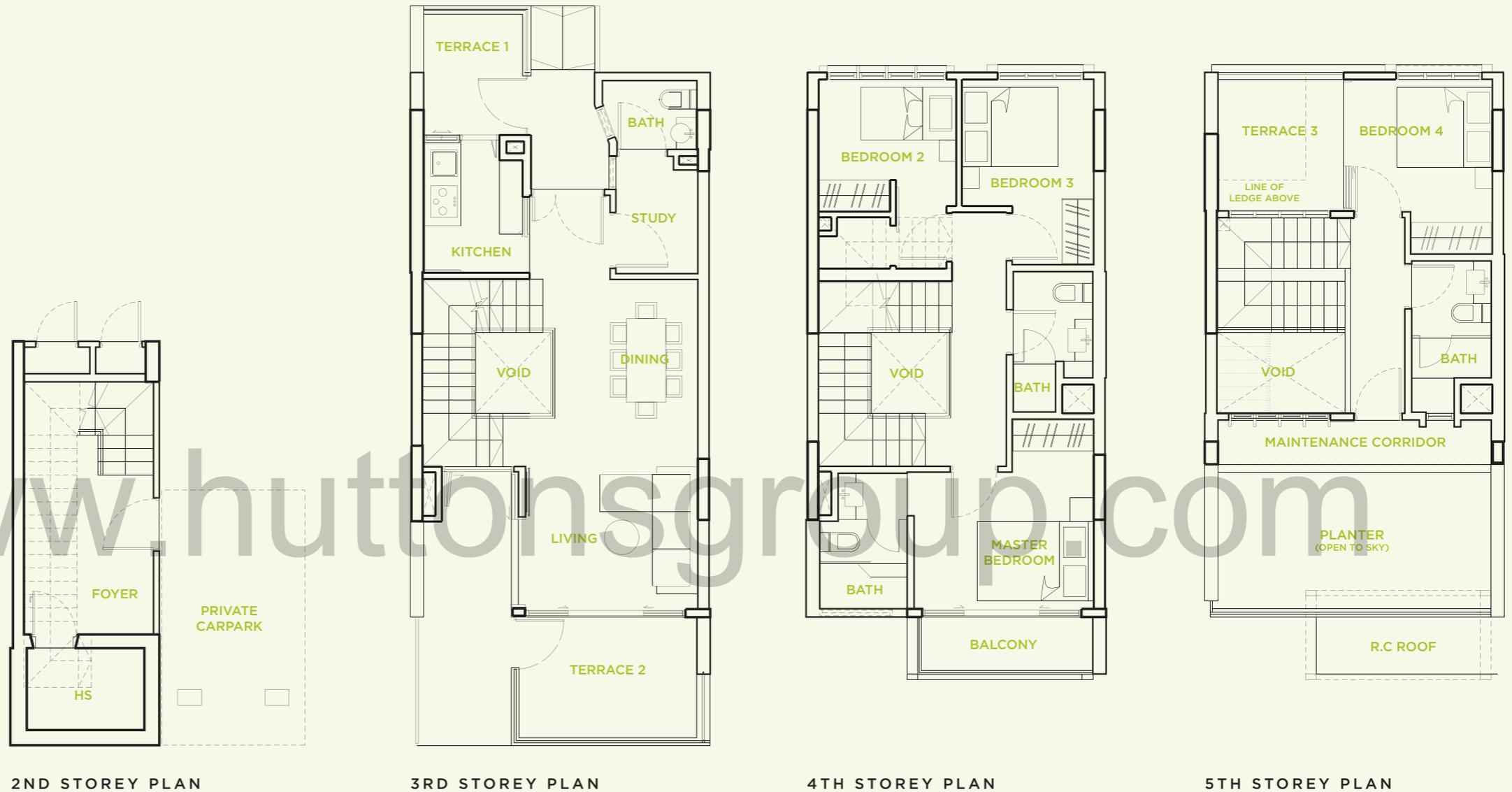
Note: Unit area includes private carpark lot &/or a/c ledge and water tanks and pump at unit roof level &/or void &/or roof terrace &/or balcony where applicable. All plans are subject to amendments as approved by the relevant authorities.

SITE BOUNDARY

TYPE B2

4 bedroom
237 sq m

- #03-29
- #03-31
- #03-33
- #03-35
- #03-37
- #03-39

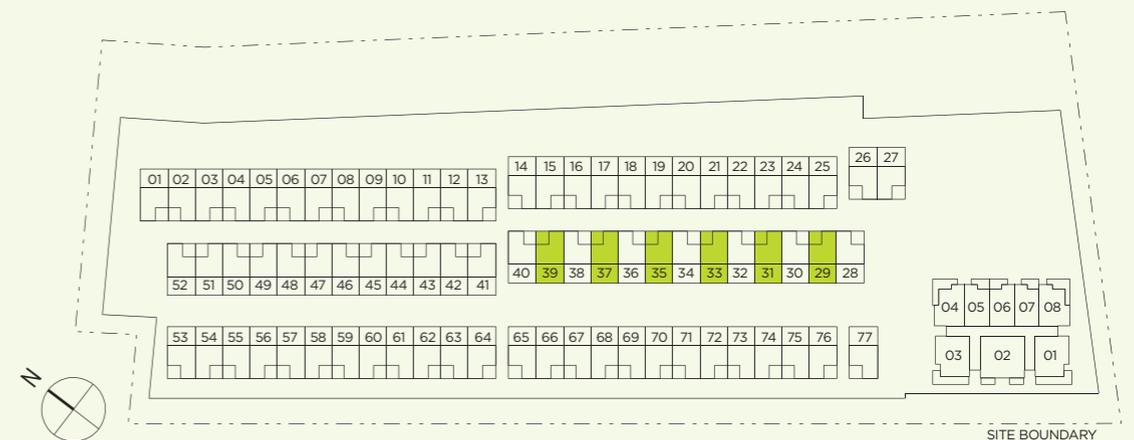


2ND STOREY PLAN

3RD STOREY PLAN

4TH STOREY PLAN

5TH STOREY PLAN



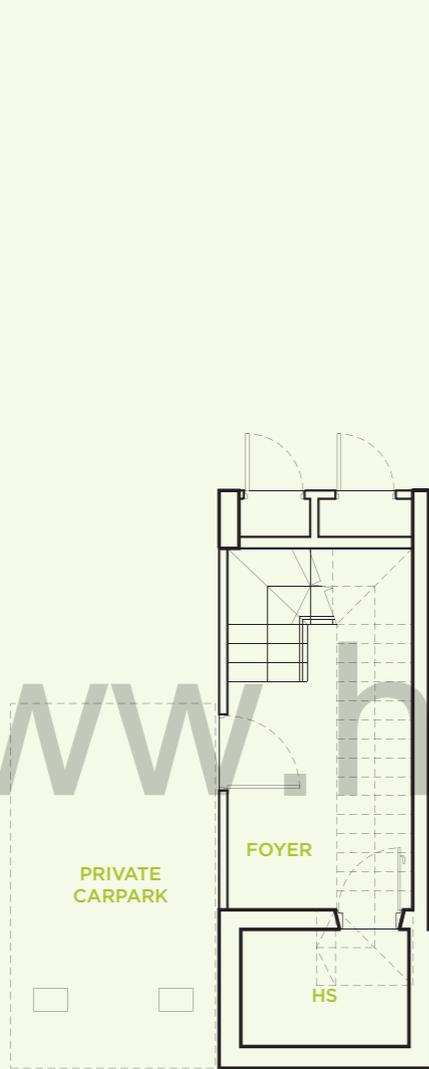
Note: Unit area includes private carpark lot &/or a/c ledge and water tanks and pump at unit roof level &/or void &/or roof terrace &/or balcony where applicable. All plans are subject to amendments as approved by the relevant authorities.

TRIPLEX UNITS

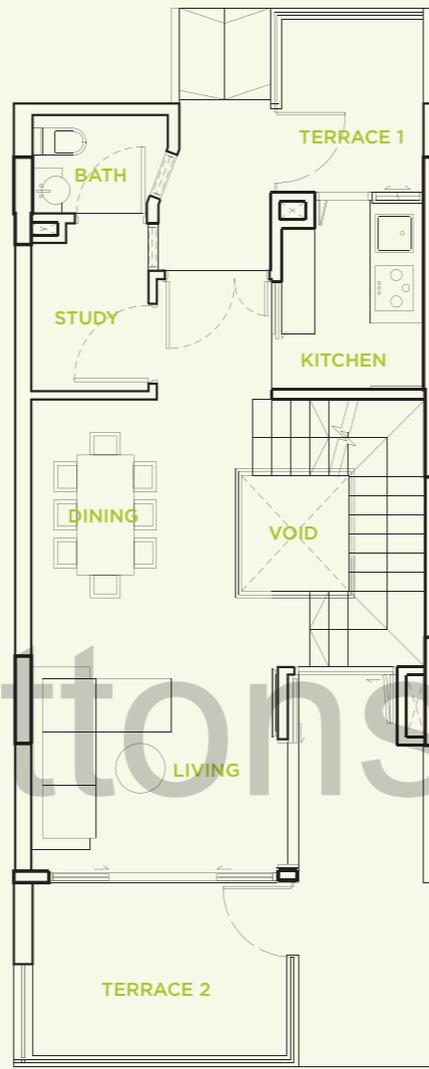
TYPE B2 - mirror

4 bedroom
237 sq m

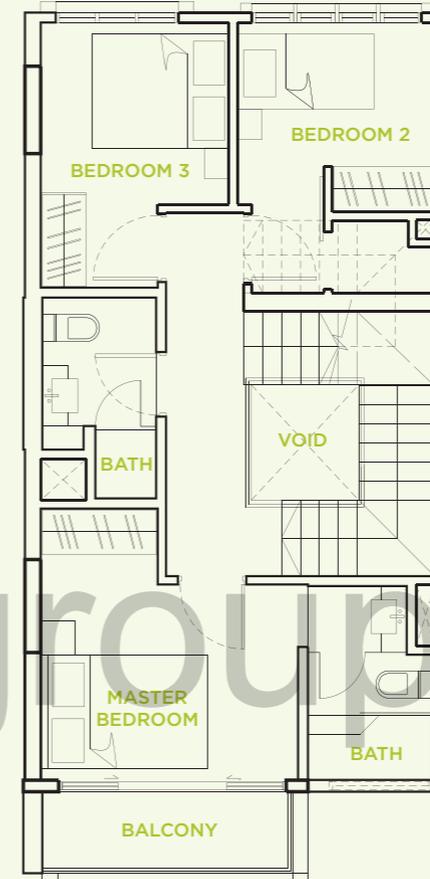
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- #03-32
- #03-34
- #03-36
- #03-38



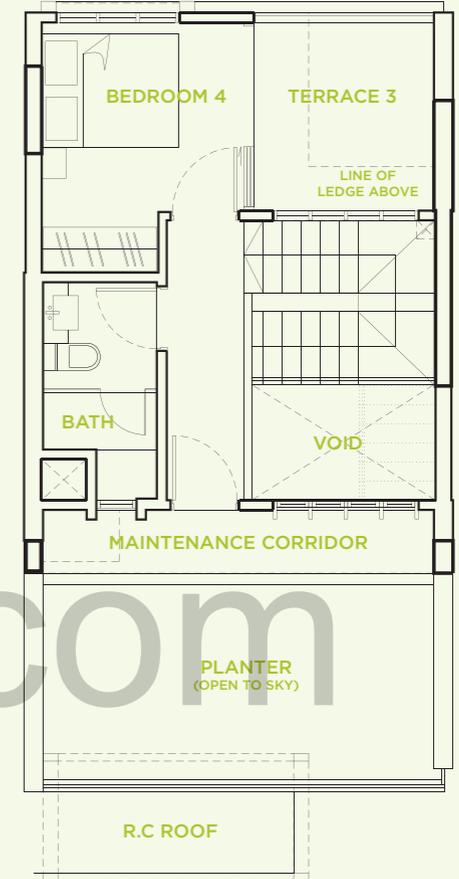
2ND STOREY PLAN



3RD STOREY PLAN



4TH STOREY PLAN



5TH STOREY PLAN

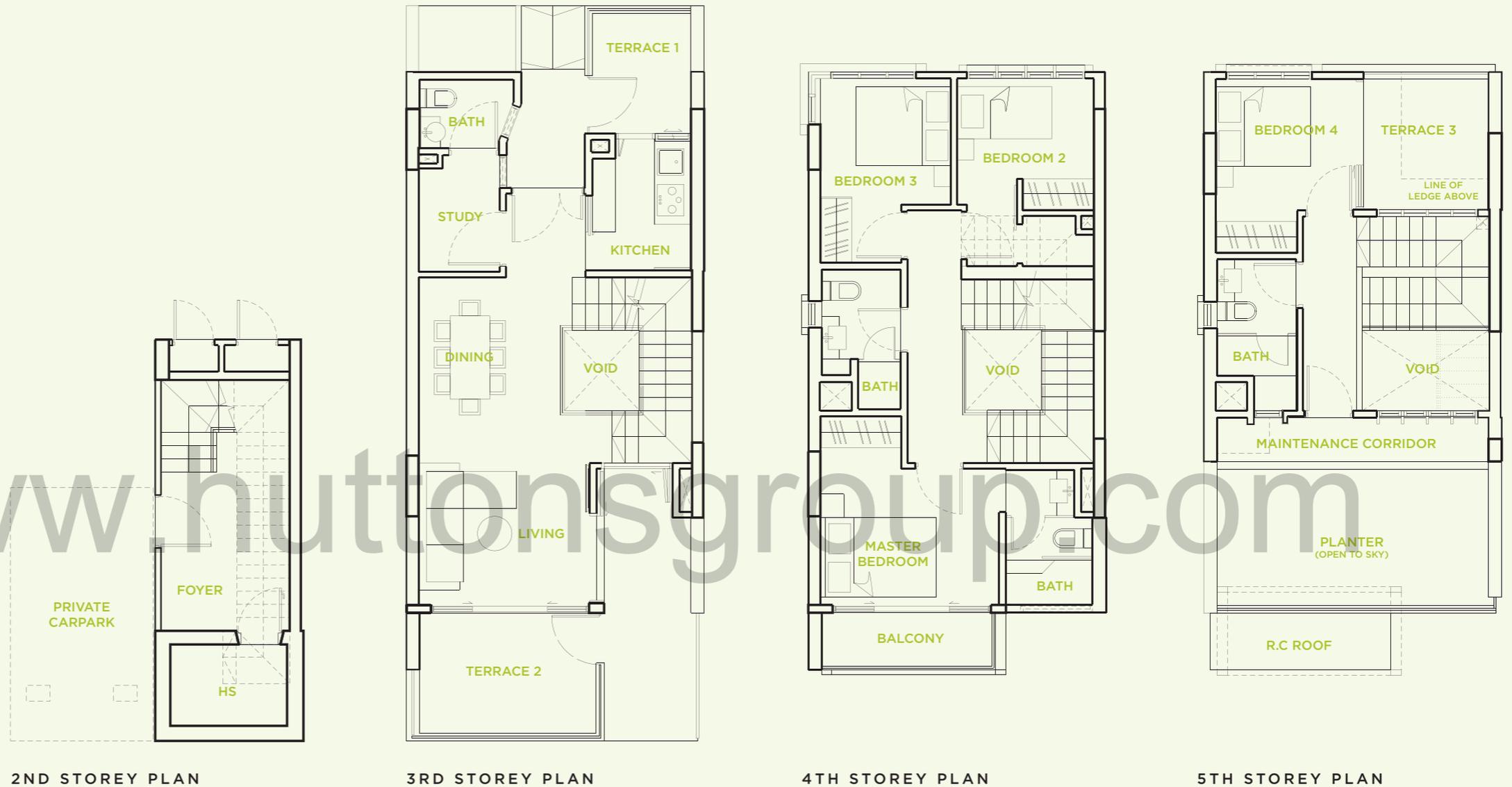


Note: Unit area includes private carpark lot &/or a/c ledge and water tanks and pump at unit roof level &/or void &/or roof terrace &/or balcony where applicable. All plans are subject to amendments as approved by the relevant authorities.

TYPE B2a

4 bedroom
237 sq m

#03-40



2ND STOREY PLAN

3RD STOREY PLAN

4TH STOREY PLAN

5TH STOREY PLAN



Note: Unit area includes private carpark lot &/or a/c ledge and water tanks and pump at unit roof level &/or void &/or roof terrace &/or balcony where applicable.
All plans are subject to amendments as approved by the relevant authorities.

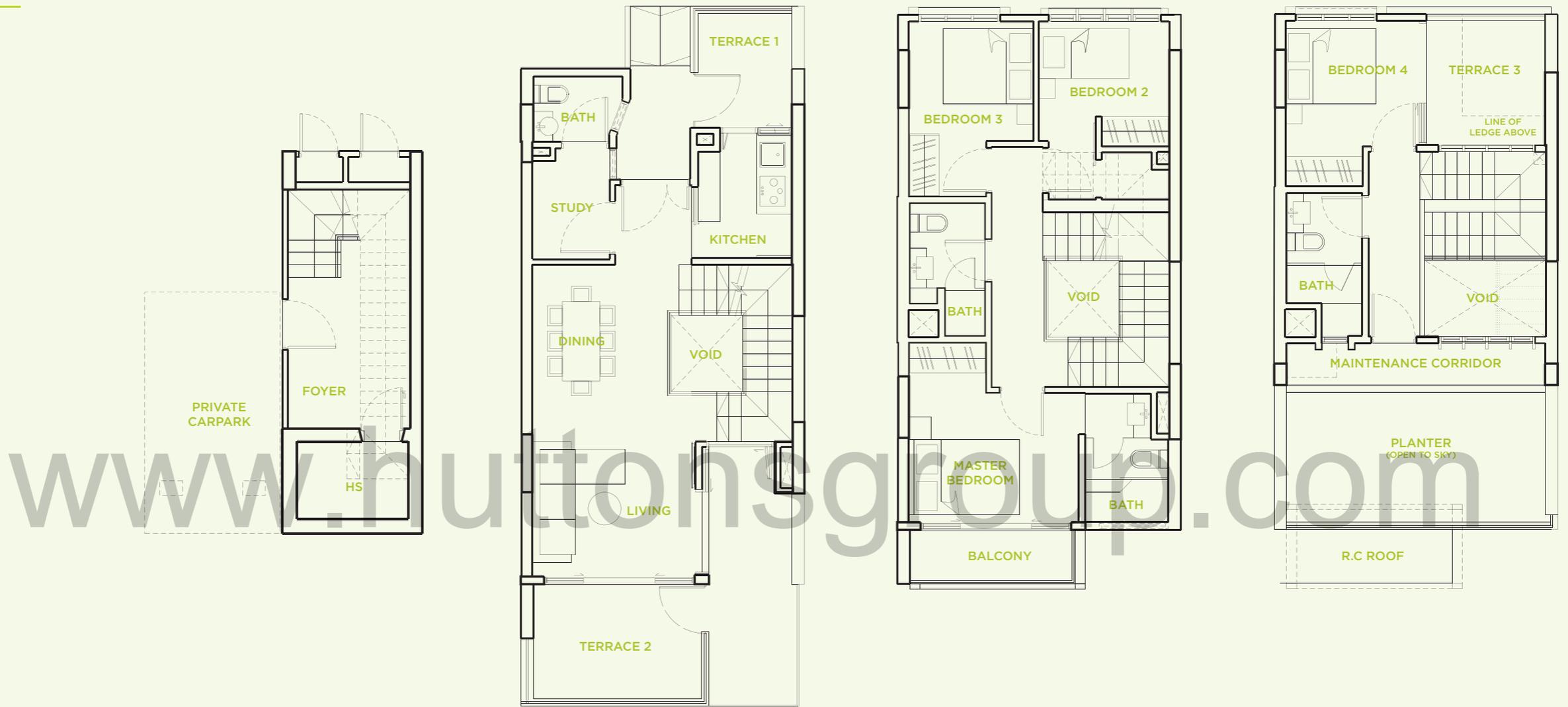
SITE BOUNDARY

TRIPLEX UNITS

TYPE B2b

4 bedroom
237 sq m

#03-28



2ND STOREY PLAN

3RD STOREY PLAN

4TH STOREY PLAN

5TH STOREY PLAN



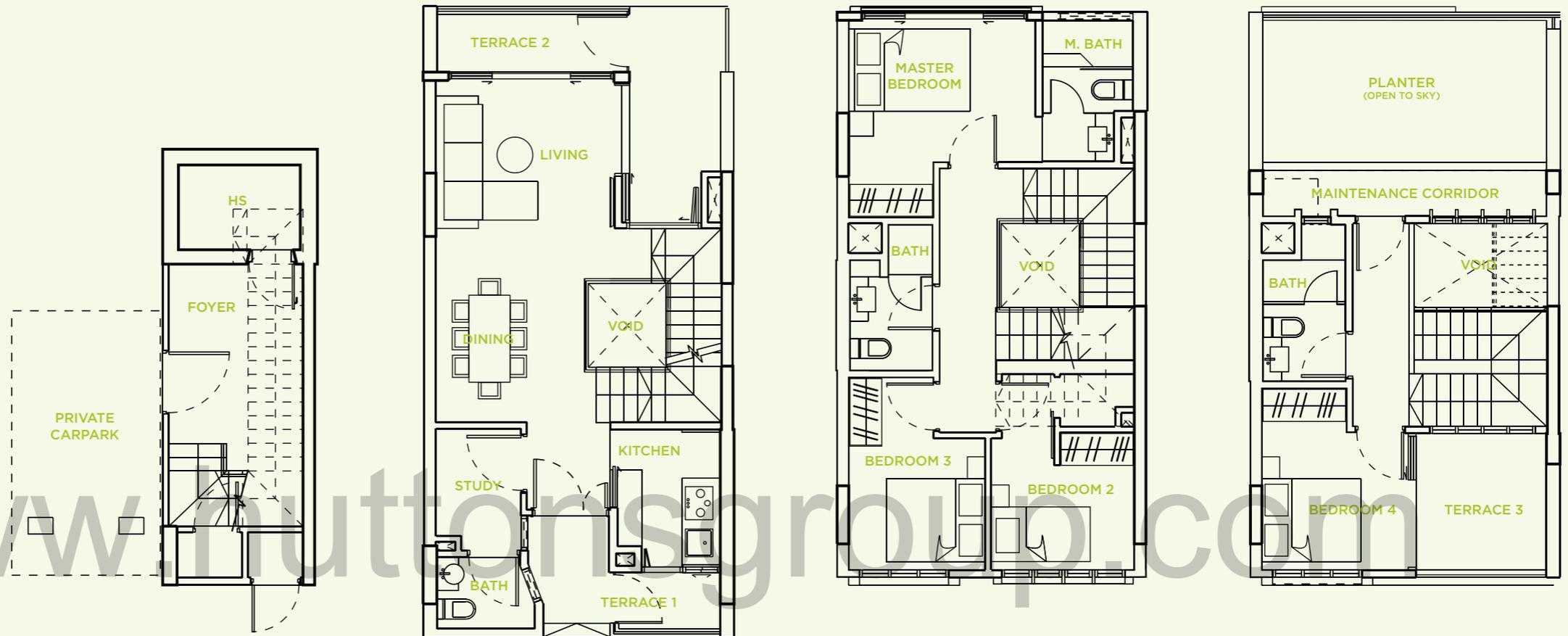
Note: Unit area includes private carpark lot &/or a/c ledge and water tanks and pump at unit roof level &/or void &/or roof terrace &/or balcony where applicable. All plans are subject to amendments as approved by the relevant authorities.

SITE BOUNDARY

TYPE C1

4 bedroom
223 sq m

- #03-54
- #03-56
- #03-58
- #03-60
- #03-62



2ND STOREY PLAN

3RD STOREY PLAN

4TH STOREY PLAN

5TH STOREY PLAN



Note: Unit area includes private carpark lot &/or a/c ledge and water tanks and pump at unit roof level &/or void &/or roof terrace &/or balcony where applicable.
All plans are subject to amendments as approved by the relevant authorities.

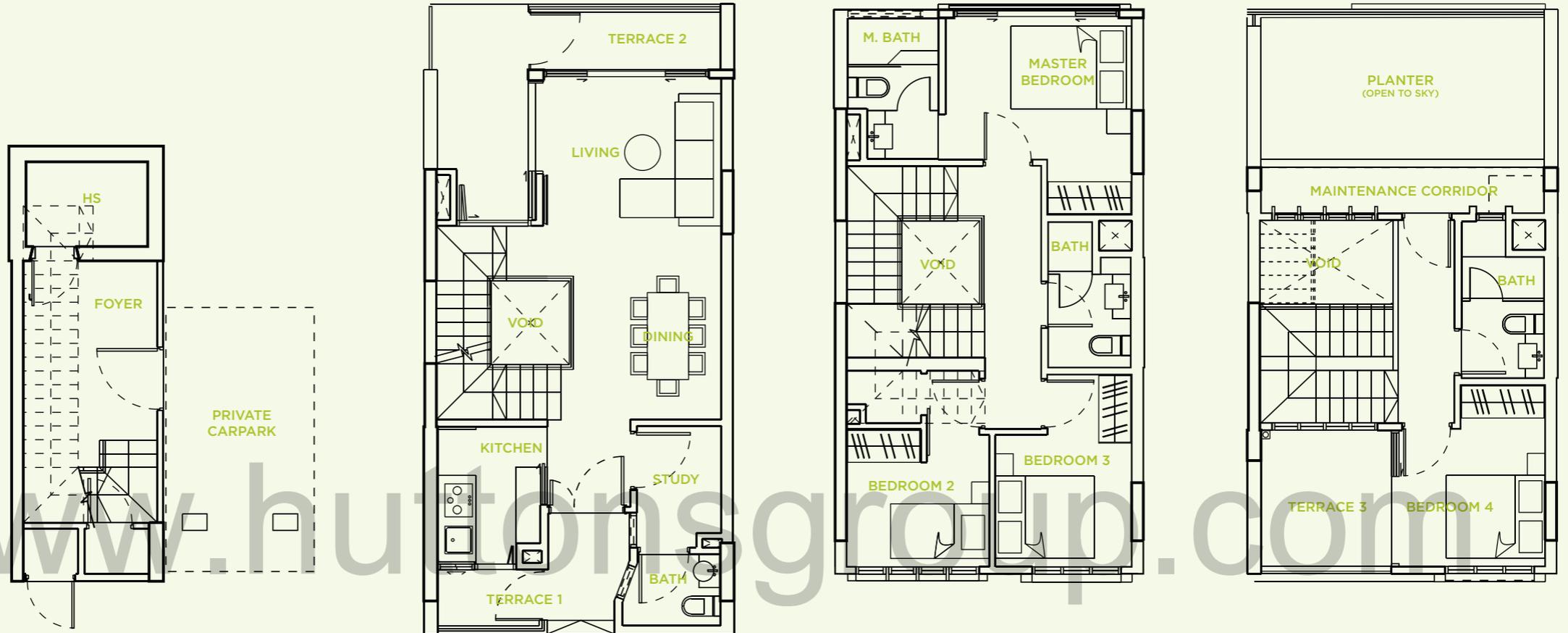
SITE BOUNDARY

TRIPLEX UNITS

TYPE C1 - mirror

4 bedroom
223 sq m

- #03-55
- #03-57
- #03-59
- #03-61
- #03-63



2ND STOREY PLAN

3RD STOREY PLAN

4TH STOREY PLAN

5TH STOREY PLAN



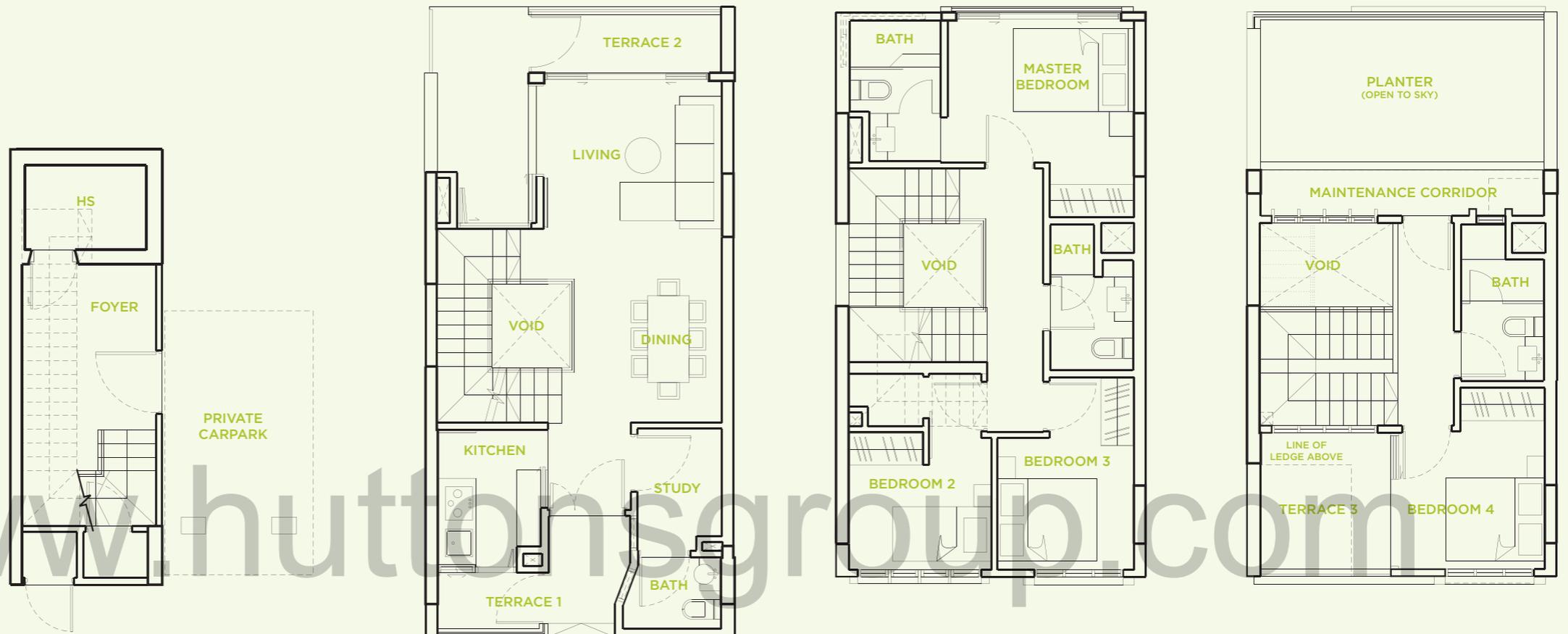
Note: Unit area includes private carpark lot &/or a/c ledge and water tanks and pump at unit roof level &/or void &/or roof terrace &/or balcony where applicable. All plans are subject to amendments as approved by the relevant authorities.

SITE BOUNDARY

TYPE C1a

4 bedroom
223 sq m

#03-53

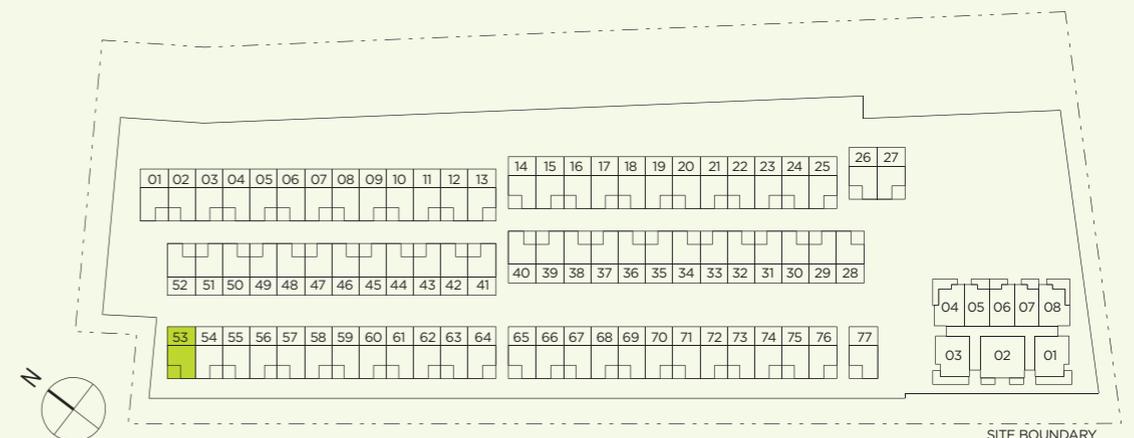


2ND STOREY PLAN

3RD STOREY PLAN

4TH STOREY PLAN

5TH STOREY PLAN



Note: Unit area includes private carpark lot &/or a/c ledge and water tanks and pump at unit roof level &/or void &/or roof terrace &/or balcony where applicable.
All plans are subject to amendments as approved by the relevant authorities.

SITE BOUNDARY

TRIPLEX UNITS

TYPE C1b

4 bedroom
223 sq m

#03-64



2ND STOREY PLAN

3RD STOREY PLAN

4TH STOREY PLAN

5TH STOREY PLAN



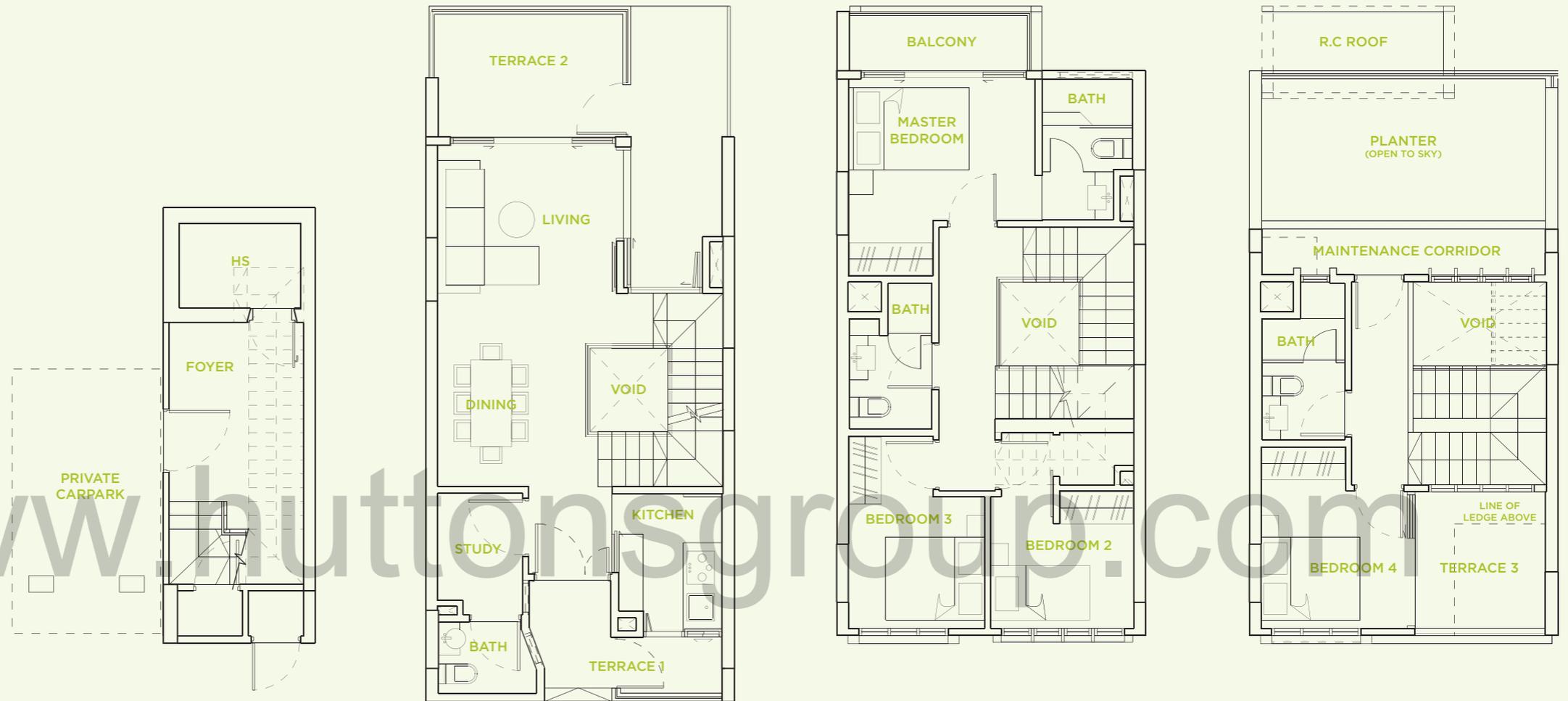
Note: Unit area includes private carpark lot &/or a/c ledge and water tanks and pump at unit roof level &/or void &/or roof terrace &/or balcony where applicable. All plans are subject to amendments as approved by the relevant authorities.

SITE BOUNDARY

TYPE C2

4 bedroom
234 sq m

- #03-66
- #03-68
- #03-70
- #03-72
- #03-74



2ND STOREY PLAN

3RD STOREY PLAN

4TH STOREY PLAN

5TH STOREY PLAN



Note: Unit area includes private carpark lot &/or a/c ledge and water tanks and pump at unit roof level &/or void &/or roof terrace &/or balcony where applicable.
All plans are subject to amendments as approved by the relevant authorities.

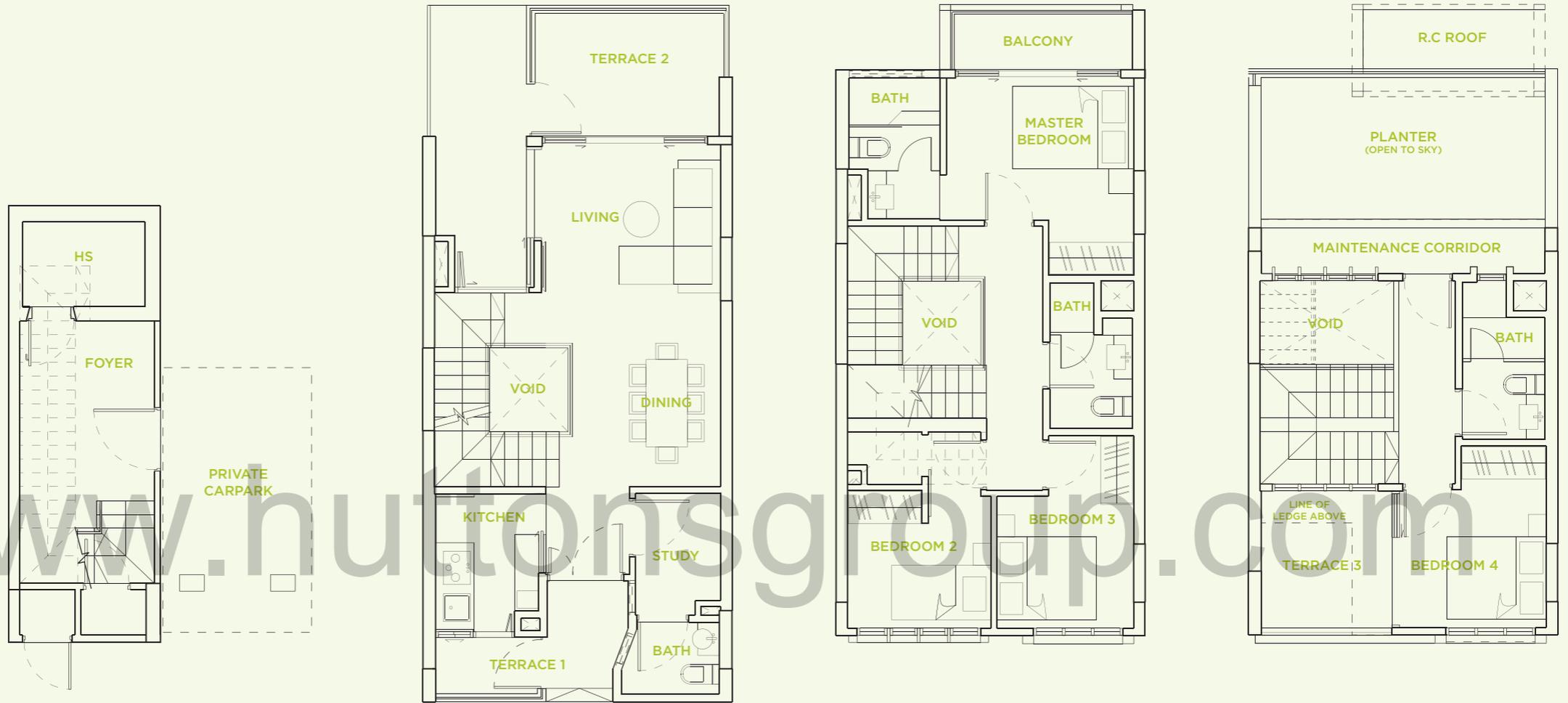
SITE BOUNDARY

TRIPLEX UNITS

TYPE C2 - mirror

4 bedroom
234 sq m

- #03-67
- #03-69
- #03-71
- #03-73
- #03-75



2ND STOREY PLAN

3RD STOREY PLAN

4TH STOREY PLAN

5TH STOREY PLAN



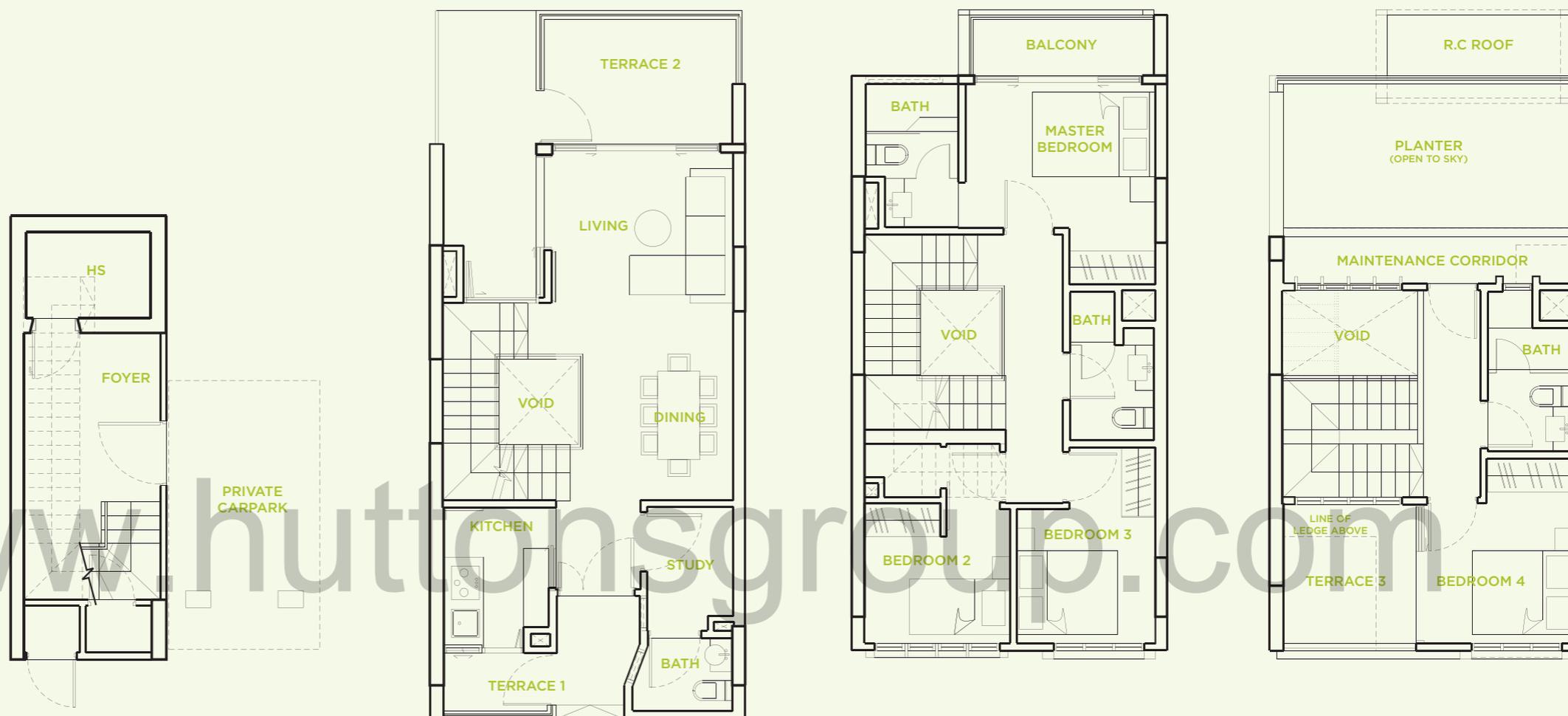
Note: Unit area includes private carpark lot &/or a/c ledge and water tanks and pump at unit roof level &/or void &/or roof terrace &/or balcony where applicable. All plans are subject to amendments as approved by the relevant authorities.

SITE BOUNDARY

TYPE C2a

4 bedroom
234 sq m

#03-65



2ND STOREY PLAN

3RD STOREY PLAN

4TH STOREY PLAN

5TH STOREY PLAN



Note: Unit area includes private carpark lot &/or a/c ledge and water tanks and pump at unit roof level &/or void &/or roof terrace &/or balcony where applicable.
All plans are subject to amendments as approved by the relevant authorities.

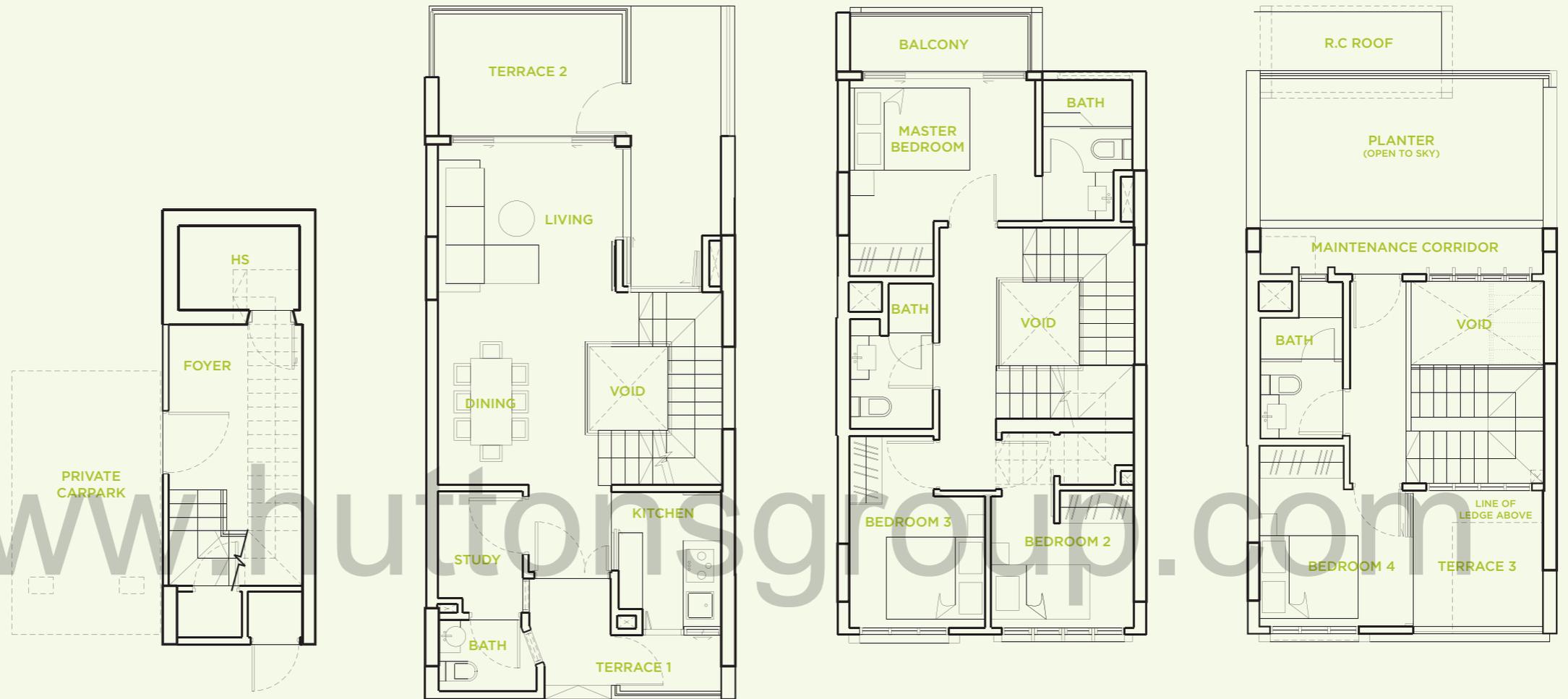
SITE BOUNDARY

TRIPLEX UNITS

TYPE C2b

4 bedroom
234 sq m

#03-76

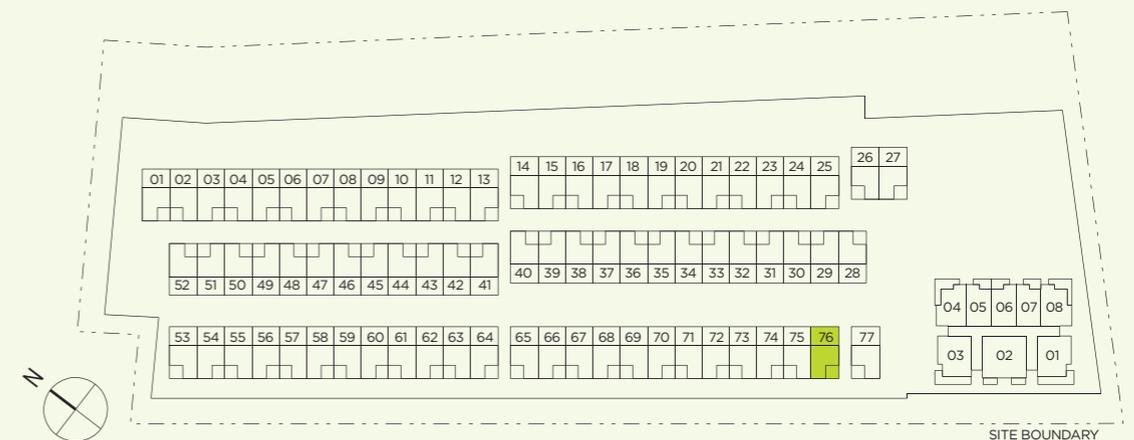


2ND STOREY PLAN

3RD STOREY PLAN

4TH STOREY PLAN

5TH STOREY PLAN



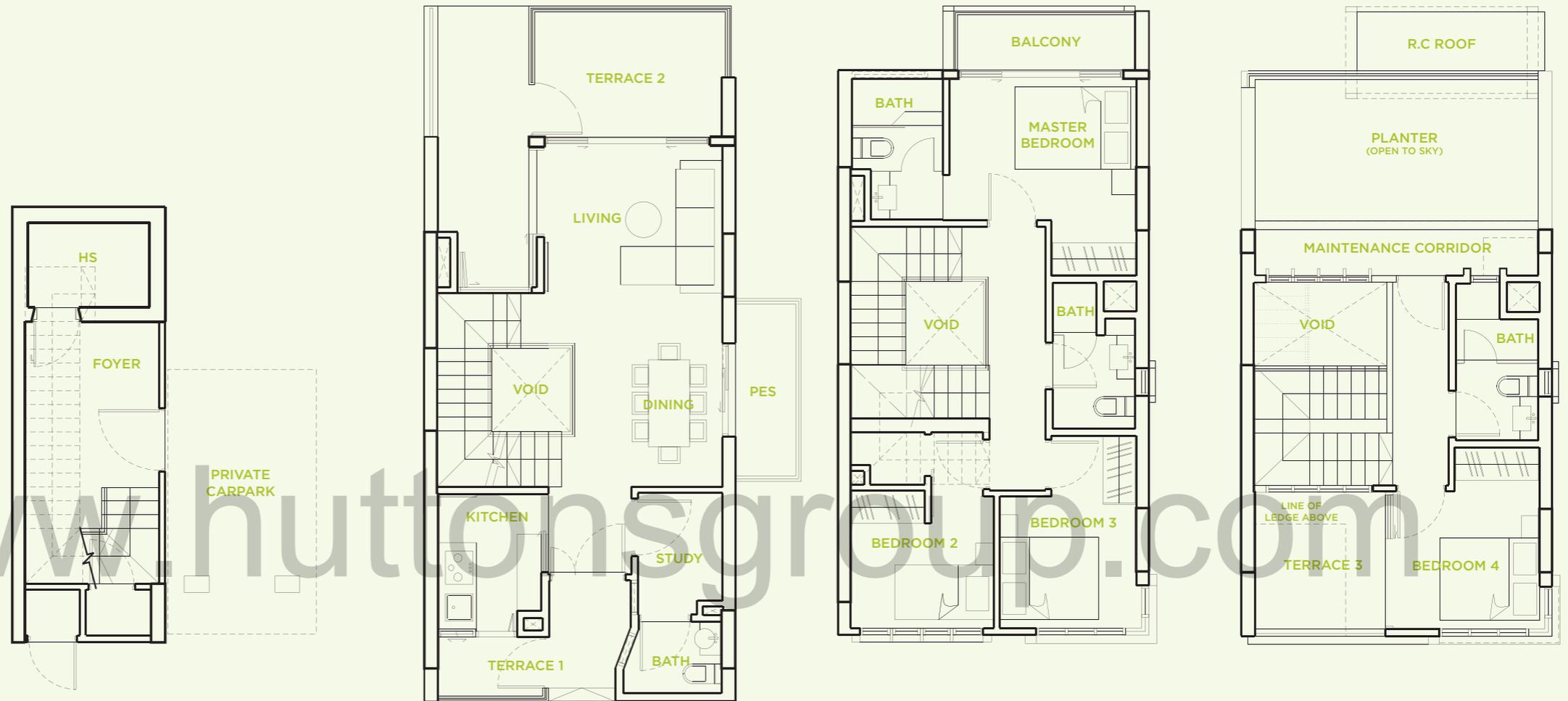
Note: Unit area includes private carpark lot &/or a/c ledge and water tanks and pump at unit roof level &/or void &/or roof terrace &/or balcony where applicable. All plans are subject to amendments as approved by the relevant authorities.

SITE BOUNDARY

TYPE C3

4 bedroom
238 sq m

#03-77

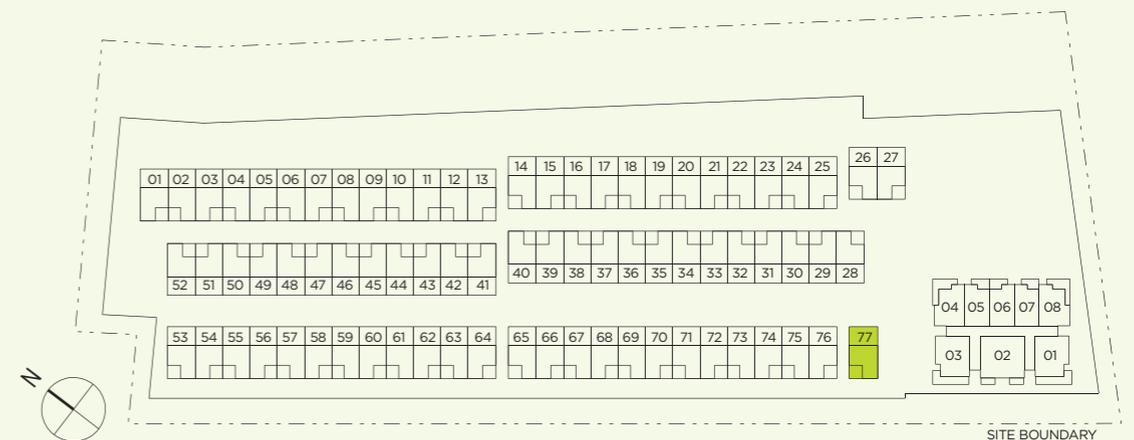


2ND STOREY PLAN

3RD STOREY PLAN

4TH STOREY PLAN

5TH STOREY PLAN



Note: Unit area includes private carpark lot &/or a/c ledge and water tanks and pump at unit roof level &/or void &/or roof terrace &/or balcony where applicable.
All plans are subject to amendments as approved by the relevant authorities.

SITE BOUNDARY

TOWER UNITS



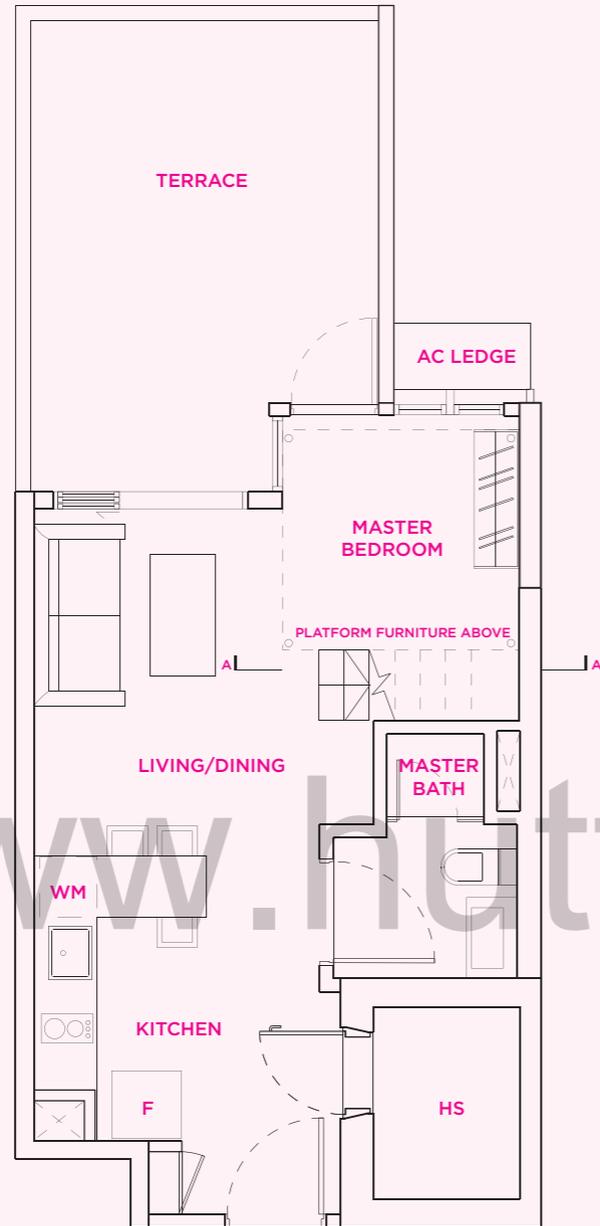
ARTIST'S IMPRESSION ONLY

ARTIST'S IMPRESSION ONLY

TYPE S1

1 bedroom
54 sq m

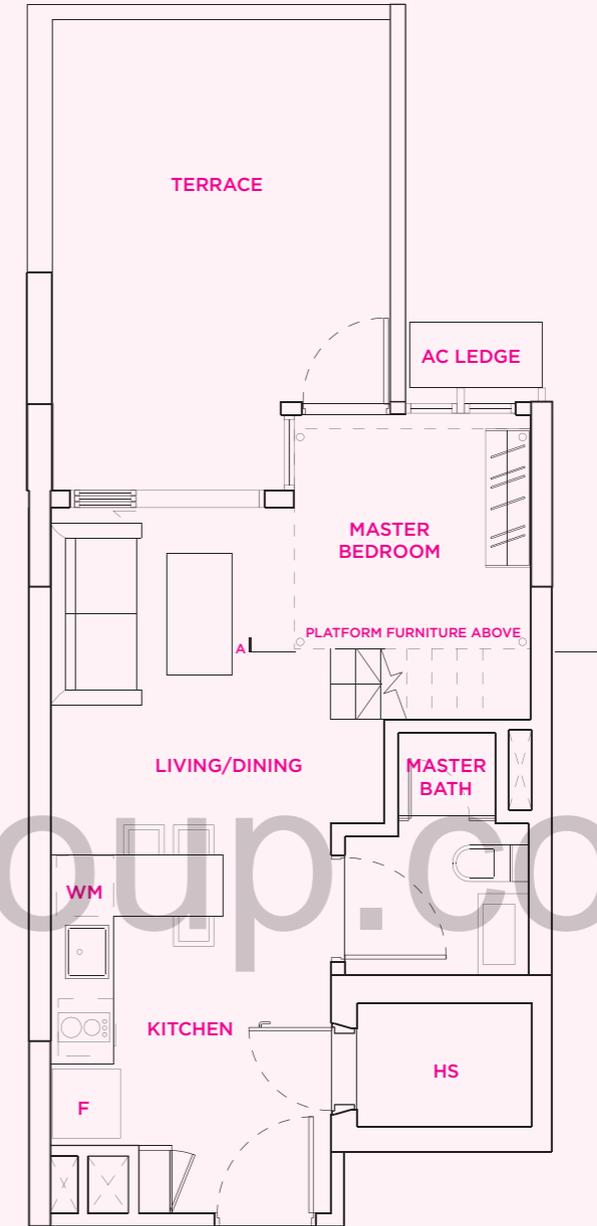
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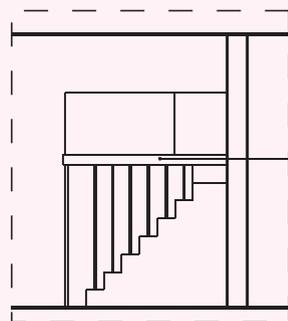
TYPE S3

1 bedroom
53 sq m

#04-06

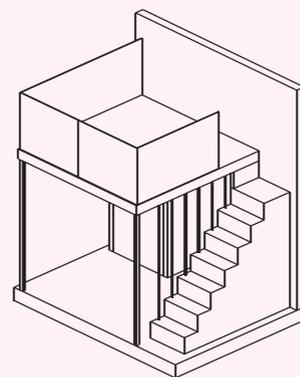


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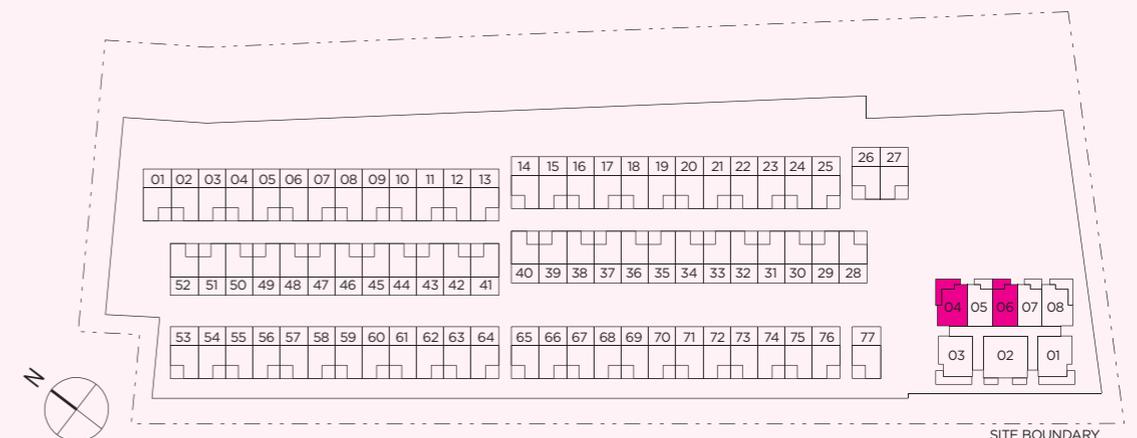


SECTION A-A

PLATFORM FURNITURE



ISOMETRIC VIEW



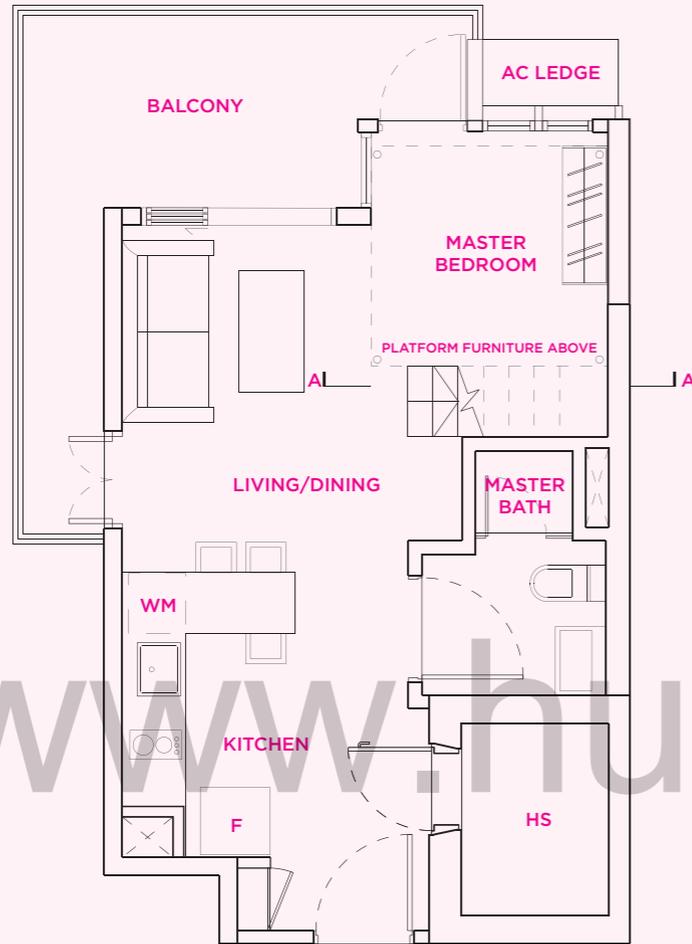
Note: Unit area includes a/c ledge &/or void &/or terrace &/or balcony where applicable.
All plans are subject to amendments as approved by the relevant authorities.

TOWER UNITS

TYPE S1a

1 bedroom
49 sq m

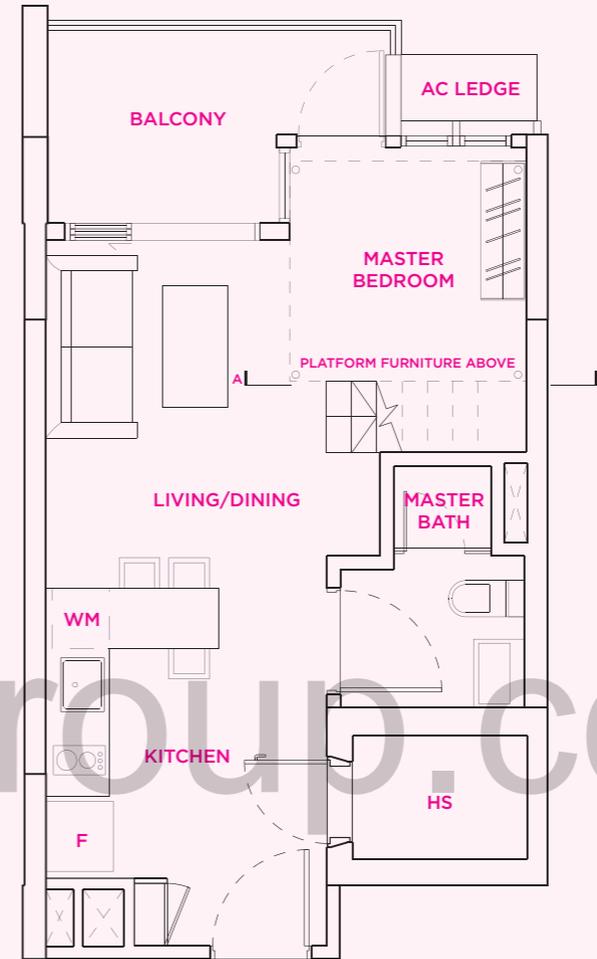
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- #07-04
- #08-04
- #09-04



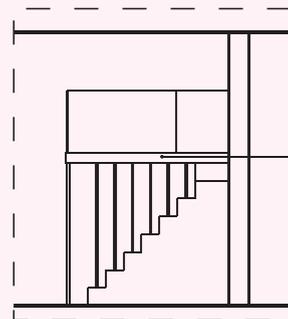
TYPE S3a

1 bedroom
43 sq m

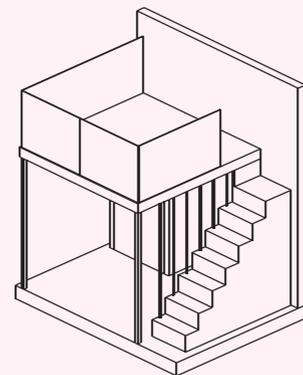
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- #07-06
- #08-06
- #09-06



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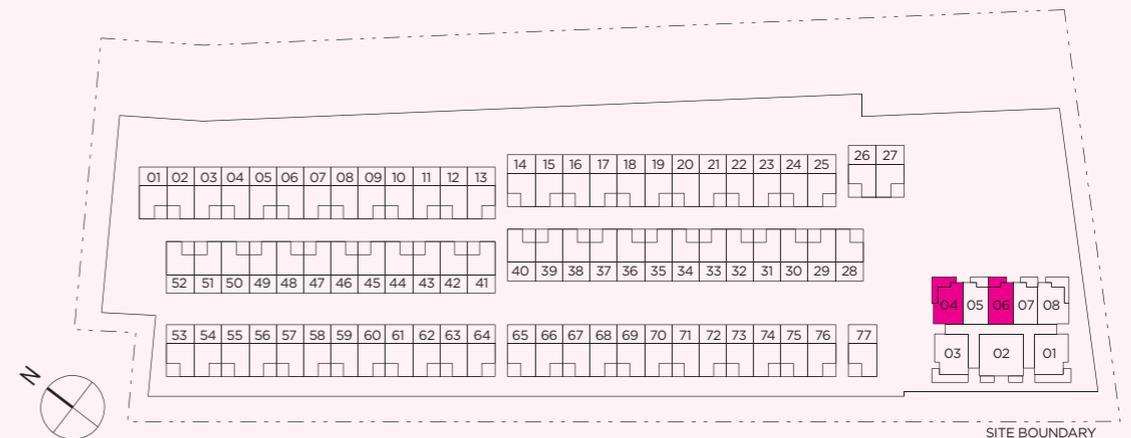
SECTION A-A



ISOMETRIC VIEW

PLATFORM FURNITURE

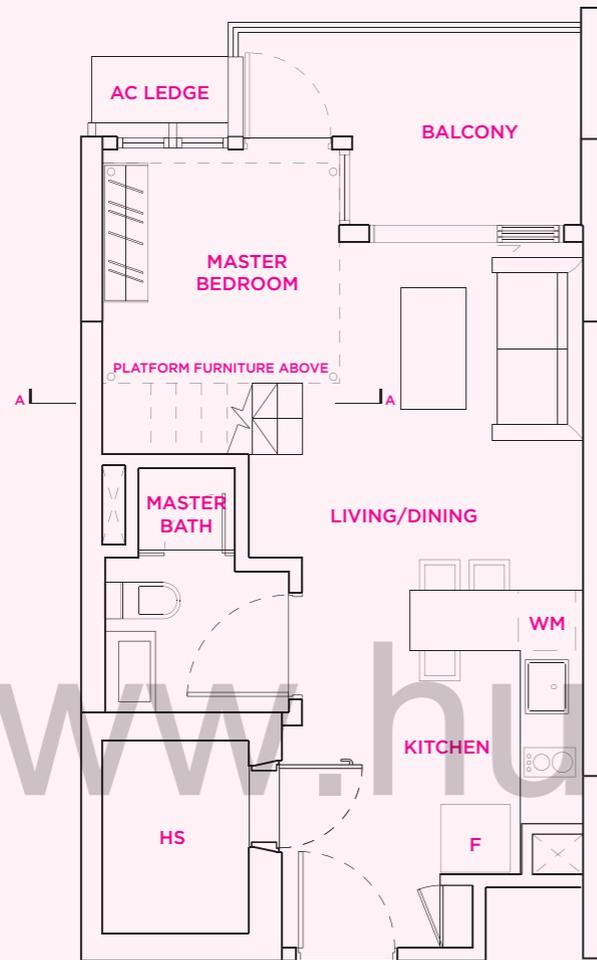
Note: Unit area includes a/c ledge &/or void &/or roof terrace &/or balcony where applicable.
All plans are subject to amendments as approved by the relevant authorities.



TYPE S2a

1 bedroom
44 sq m

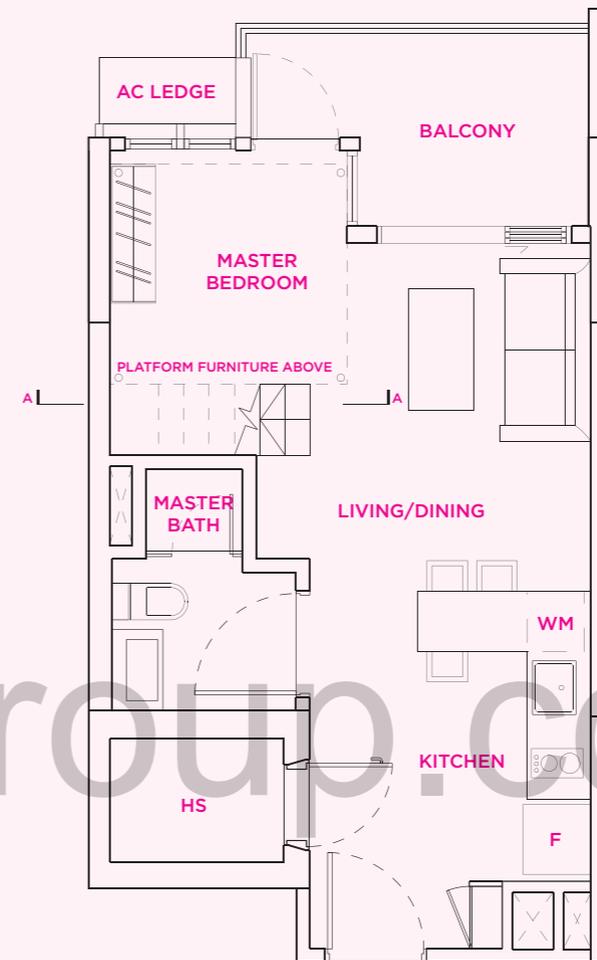
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- #06-05
- #07-05
- #08-05
- #09-05



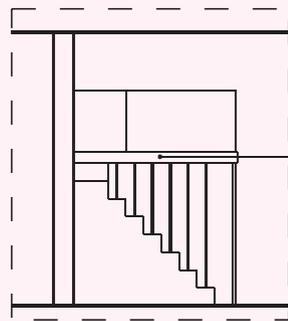
TYPE S3b

1 bedroom
43 sq m

- #05-07
- #06-07
- #07-07
- #08-07
- #09-07

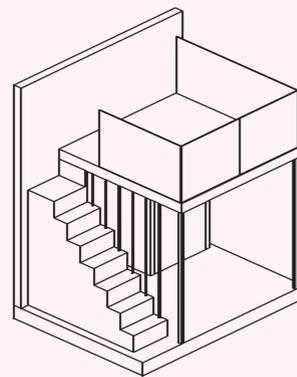


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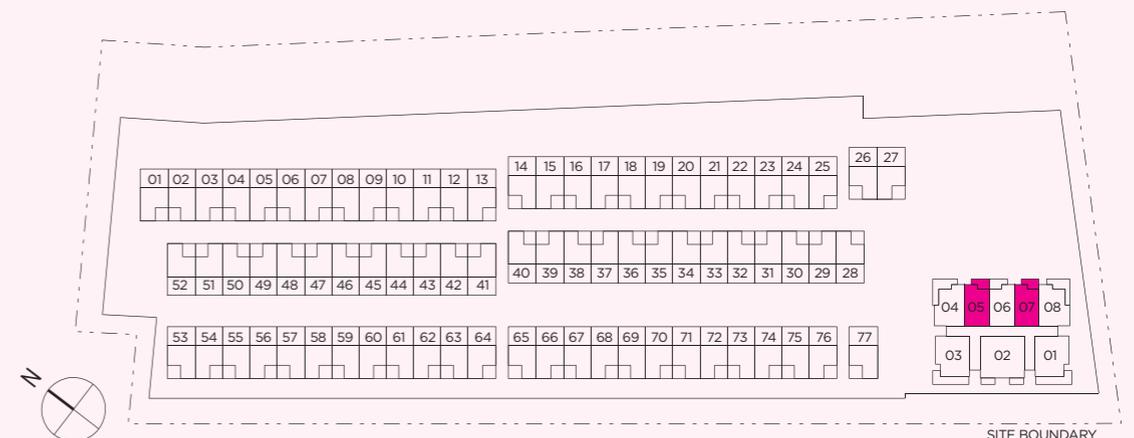
SECTION A-A

PLATFORM FURNITURE



ISOMETRIC VIEW

Note: Unit area includes a/c ledge &/or void &/or roof terrace &/or balcony where applicable.
All plans are subject to amendments as approved by the relevant authorities.



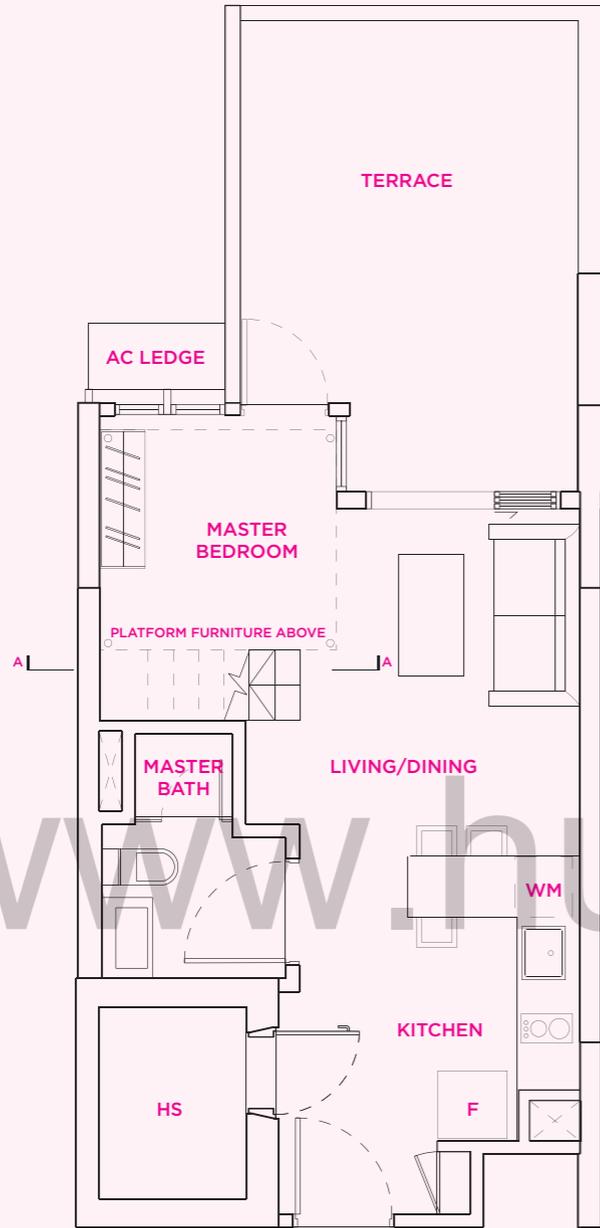
SITE BOUNDARY

TOWER UNITS

TYPE S2

1 bedroom
54 sq m

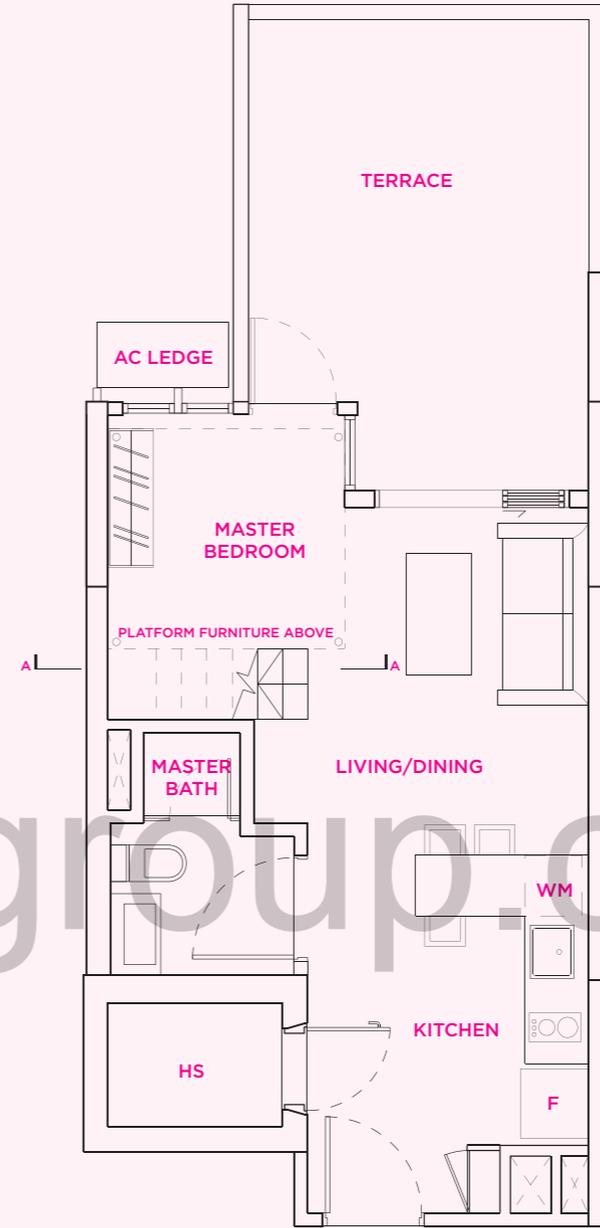
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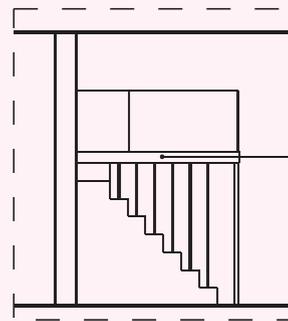
TYPE S3-1

1 bedroom
53 sq m

#04-07

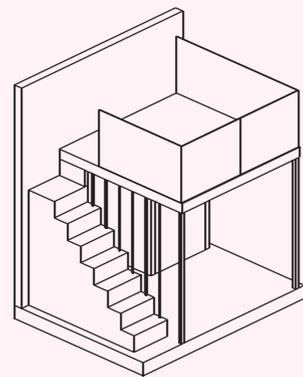


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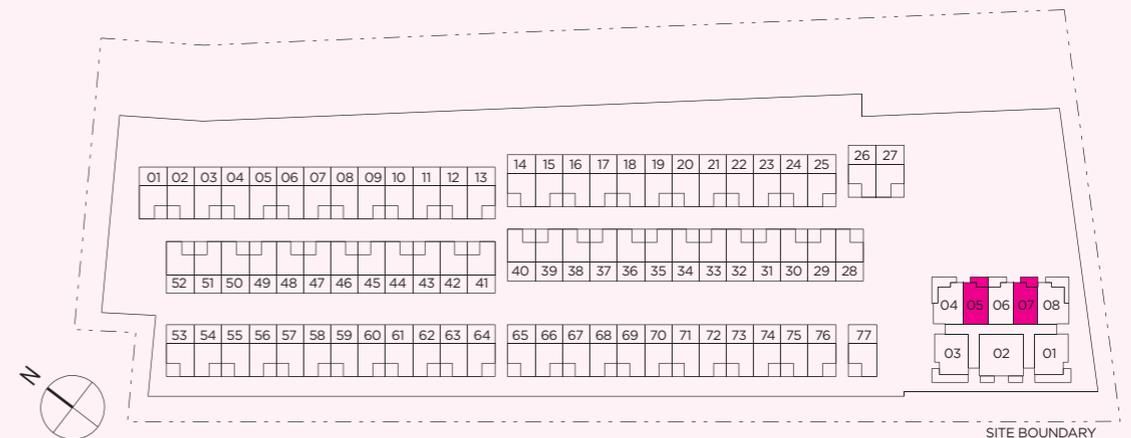
PLATFORM FURNITURE

SECTION A-A



ISOMETRIC VIEW

Note: Unit area includes a/c ledge &/or void &/or terrace &/or balcony where applicable.
All plans are subject to amendments as approved by the relevant authorities.

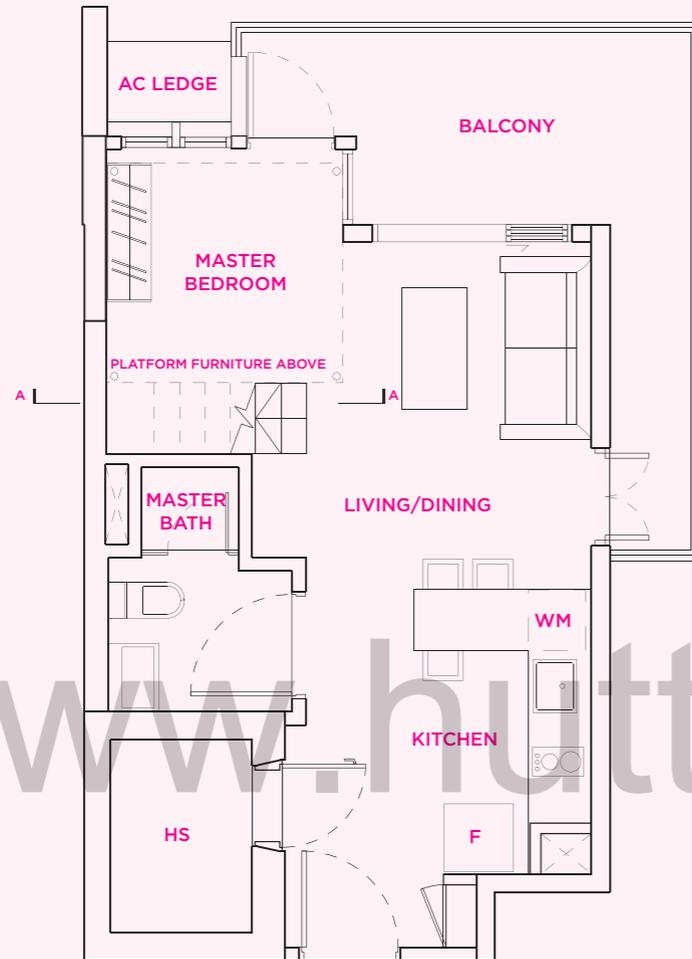


SITE BOUNDARY

TYPE S1a

1 bedroom
49 sq m

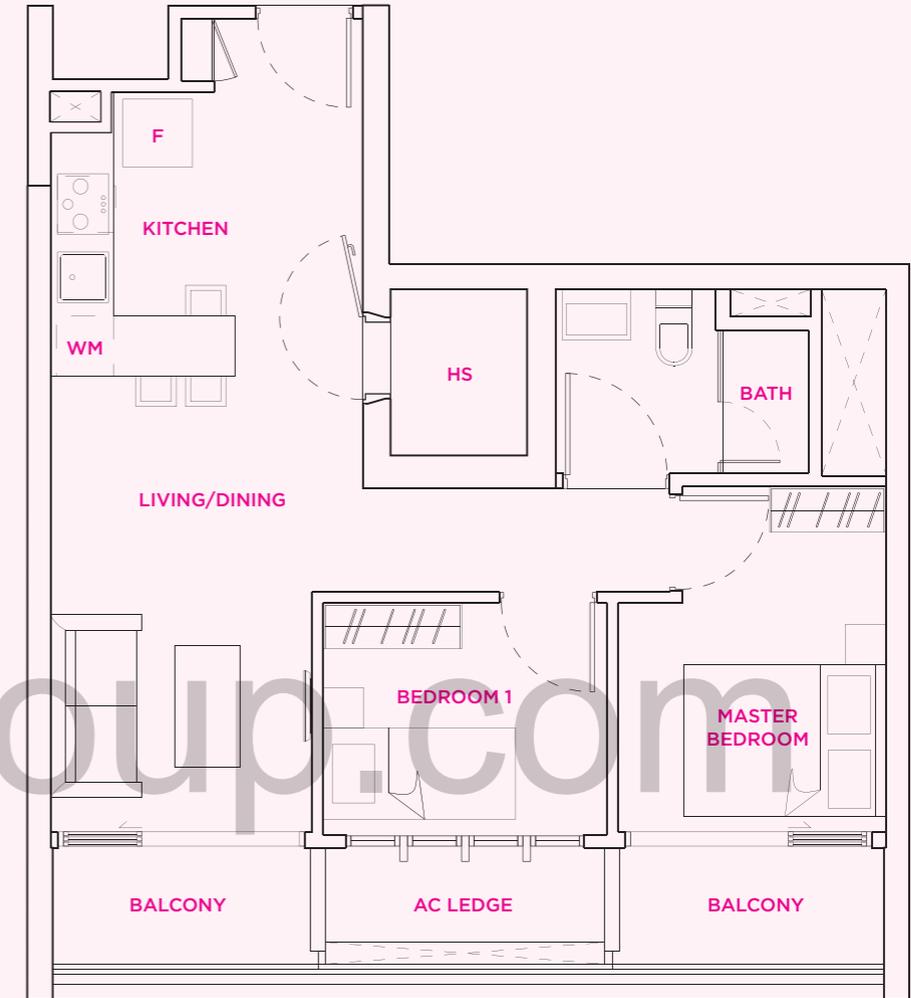
- #05-08
- #06-08
- #07-08
- #08-08
- #09-08



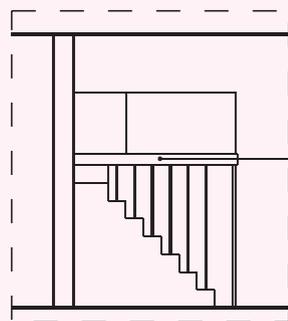
TYPE S5a

2 bedroom
63 sq m

- #05-02
- #06-02
- #07-02
- #08-02
- #09-02
- #10-02

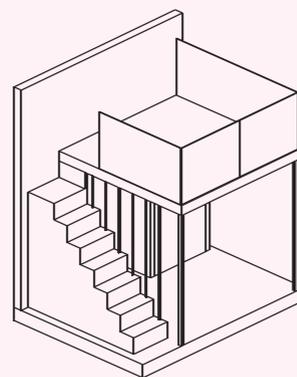


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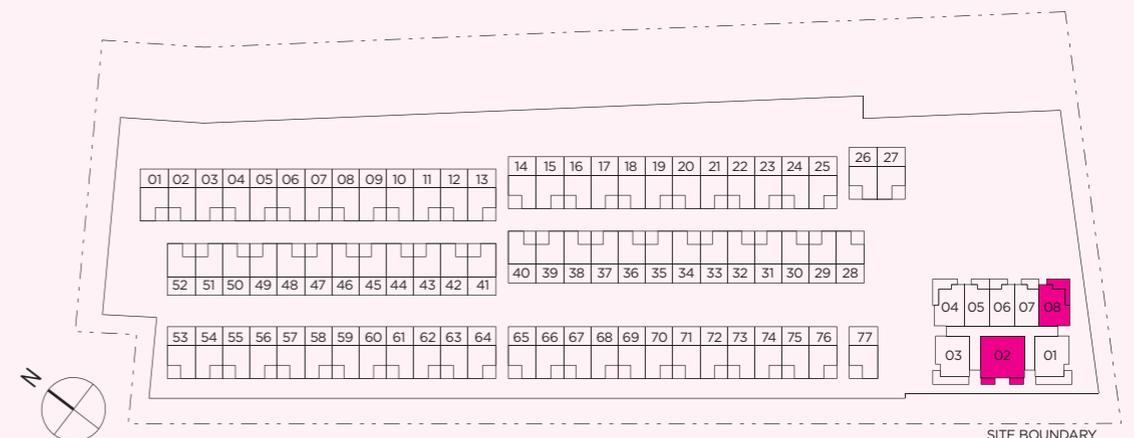
PLATFORM FURNITURE

SECTION A-A



ISOMETRIC VIEW

Note: Unit area includes a/c ledge &/or void &/or roof terrace &/or balcony where applicable.
All plans are subject to amendments as approved by the relevant authorities.



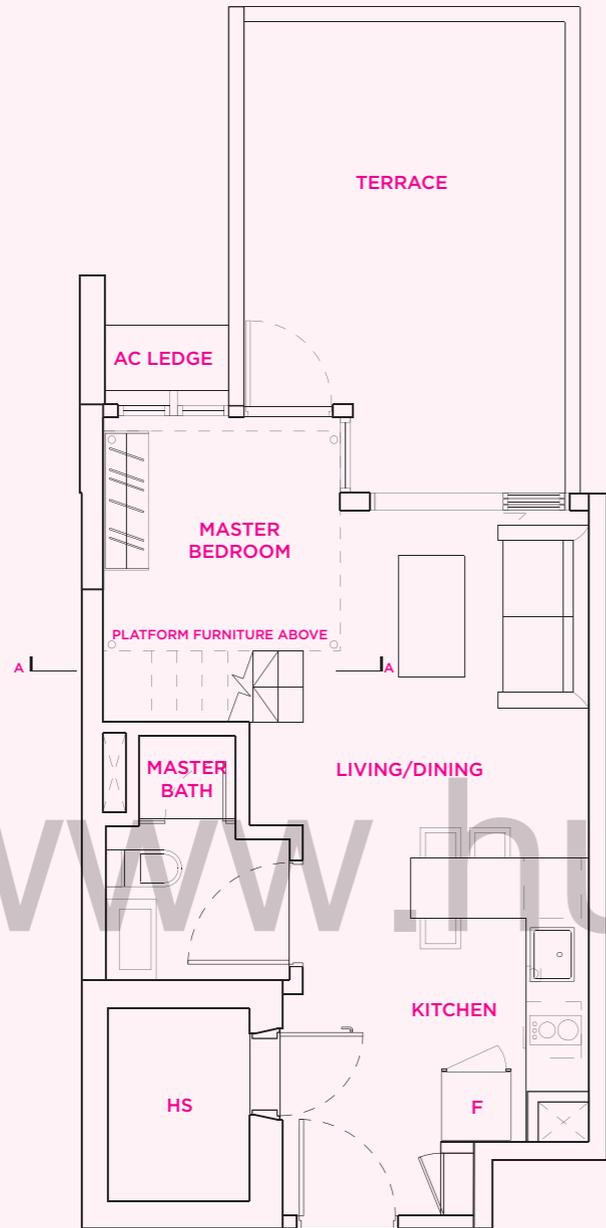
SITE BOUNDARY

TOWER UNITS

TYPE S1-1

1 bedroom
53 sq m

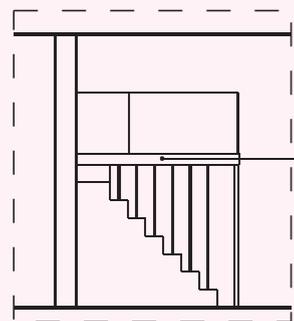
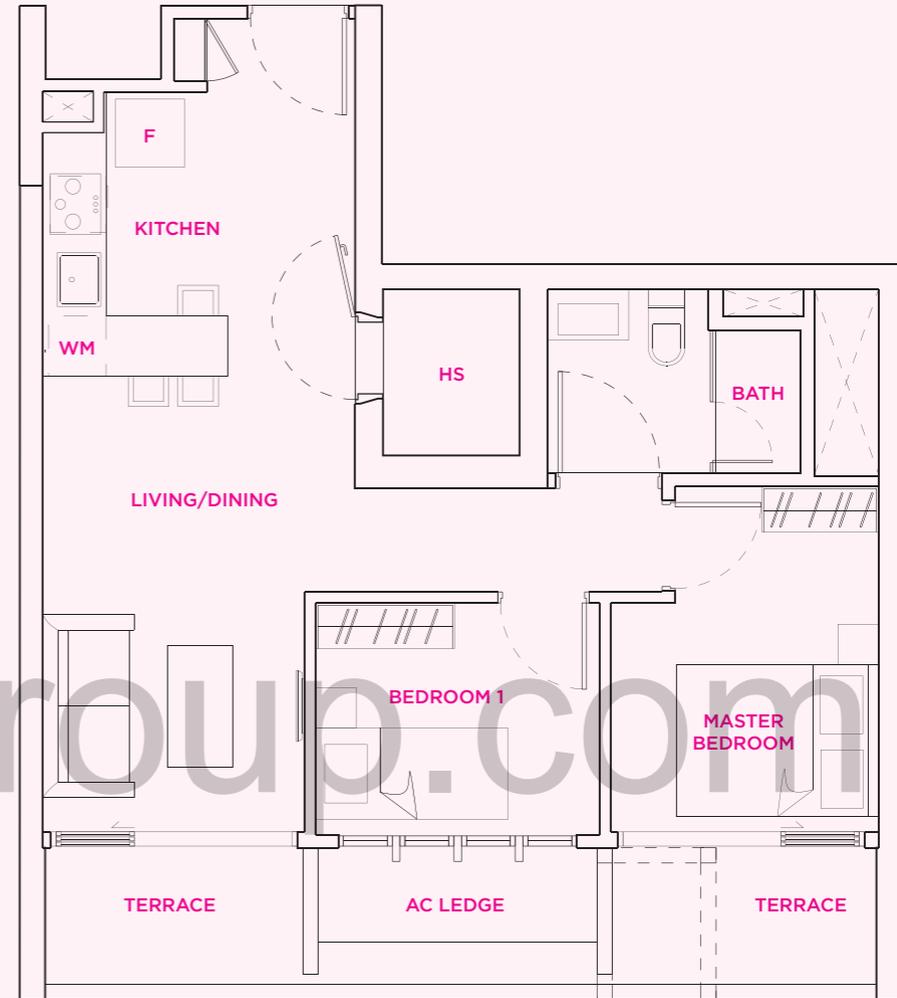
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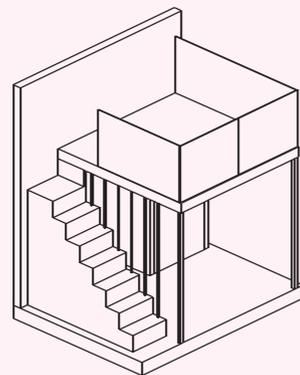
TYPE S5

2 bedroom
64 sq m

#04-02



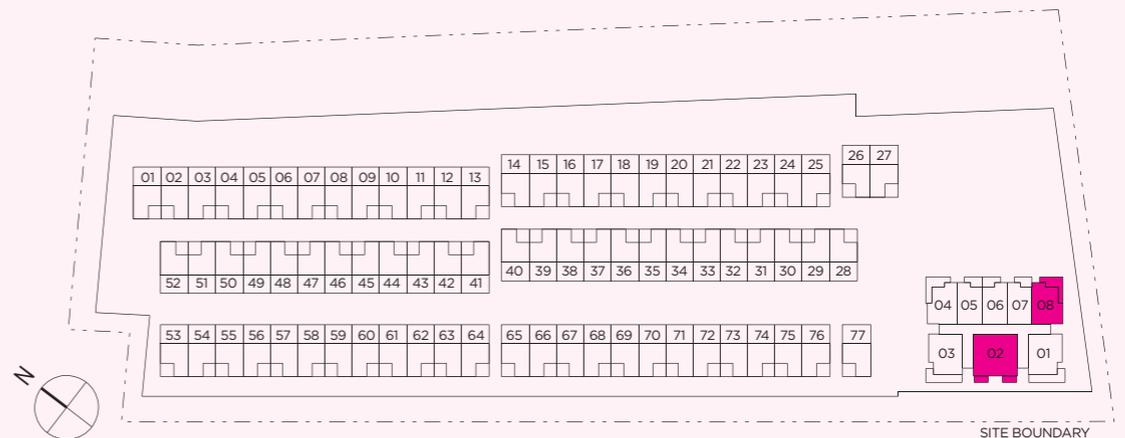
PLATFORM FURNITURE



ISOMETRIC VIEW

SECTION A-A

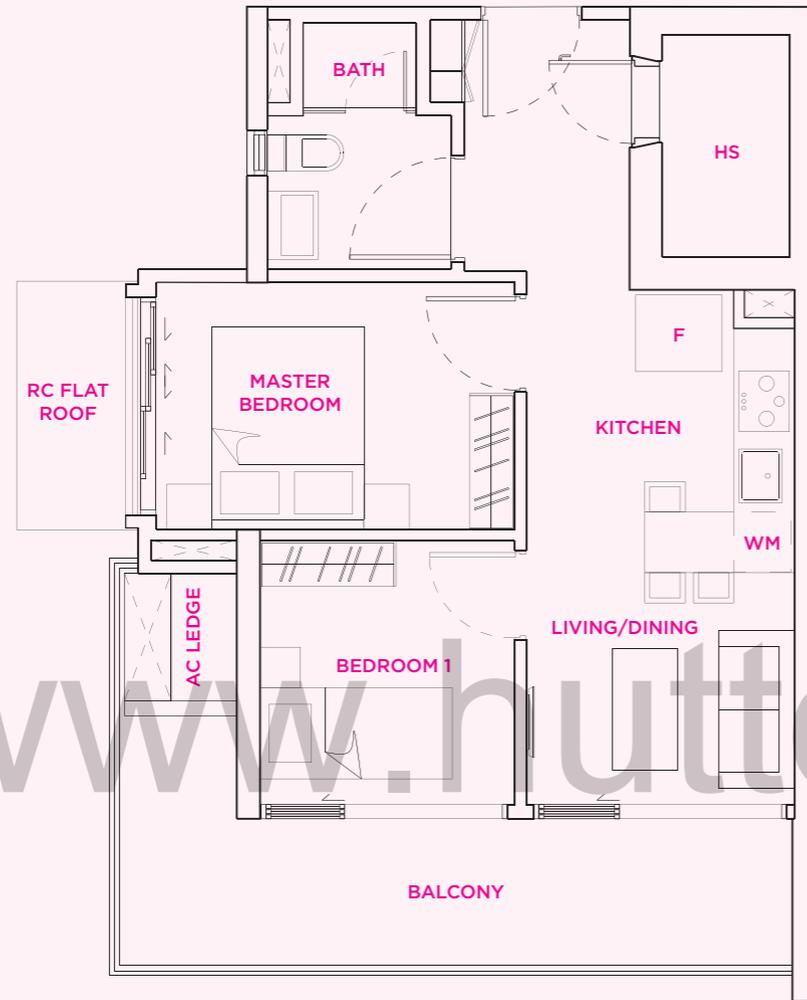
Note: Unit area includes a/c ledge &/or void &/or terrace &/or balcony where applicable.
All plans are subject to amendments as approved by the relevant authorities.



TYPE S4a

2 bedroom
59 sq m

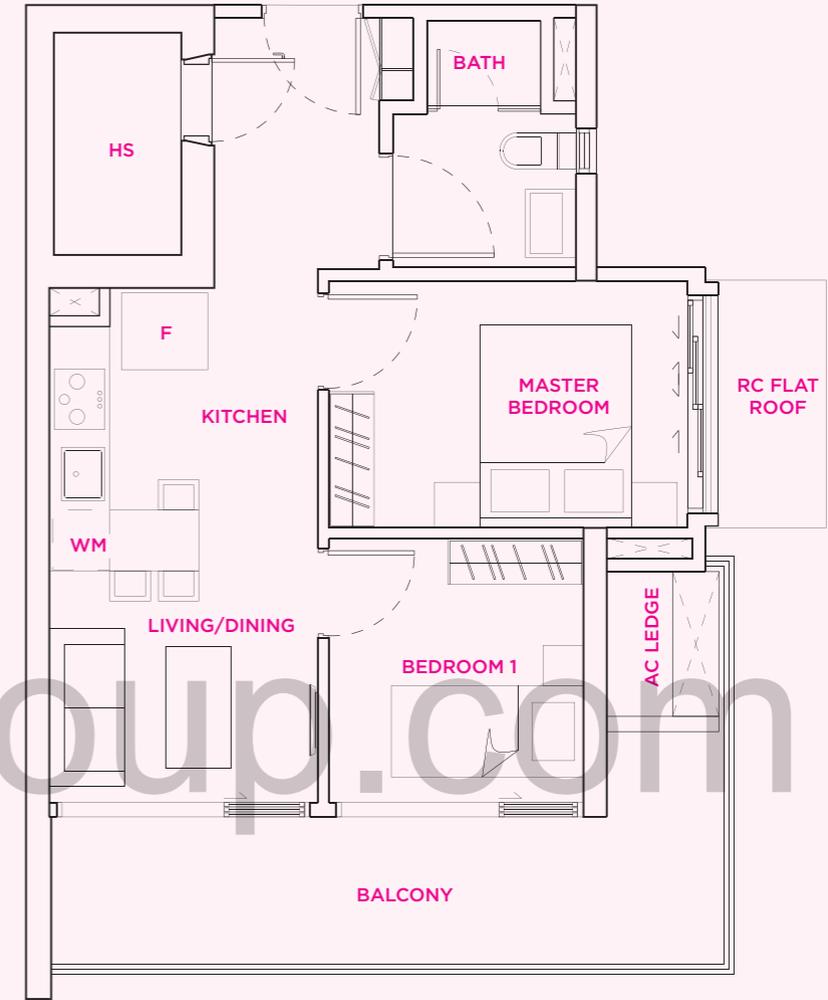
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- #09-03
- #10-03



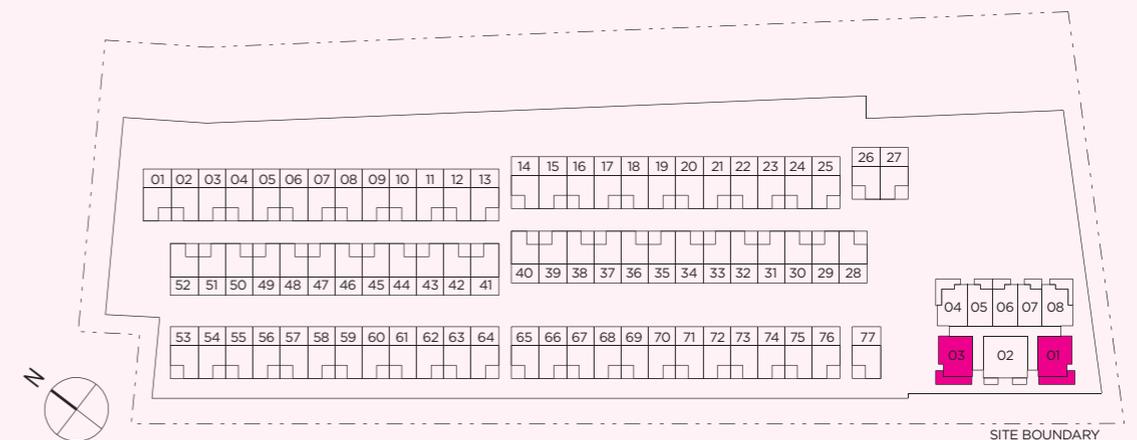
TYPE S4a - mirror

2 bedroom
59 sq m

- #05-01
- #06-01
- #07-01
- #08-01
- #09-01
- #10-01



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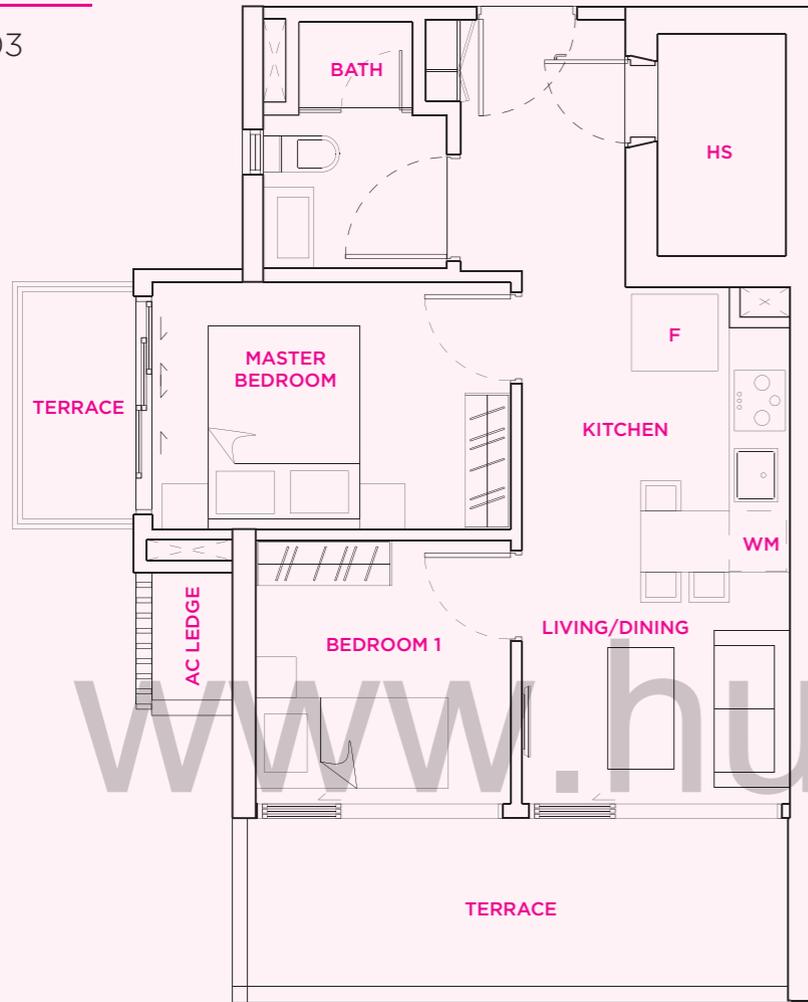
Note: Unit area includes a/c ledge &/or void &/or roof terrace &/or balcony where applicable.
All plans are subject to amendments as approved by the relevant authorities.

TOWER UNITS

TYPE S4

2 bedroom
60 sq m

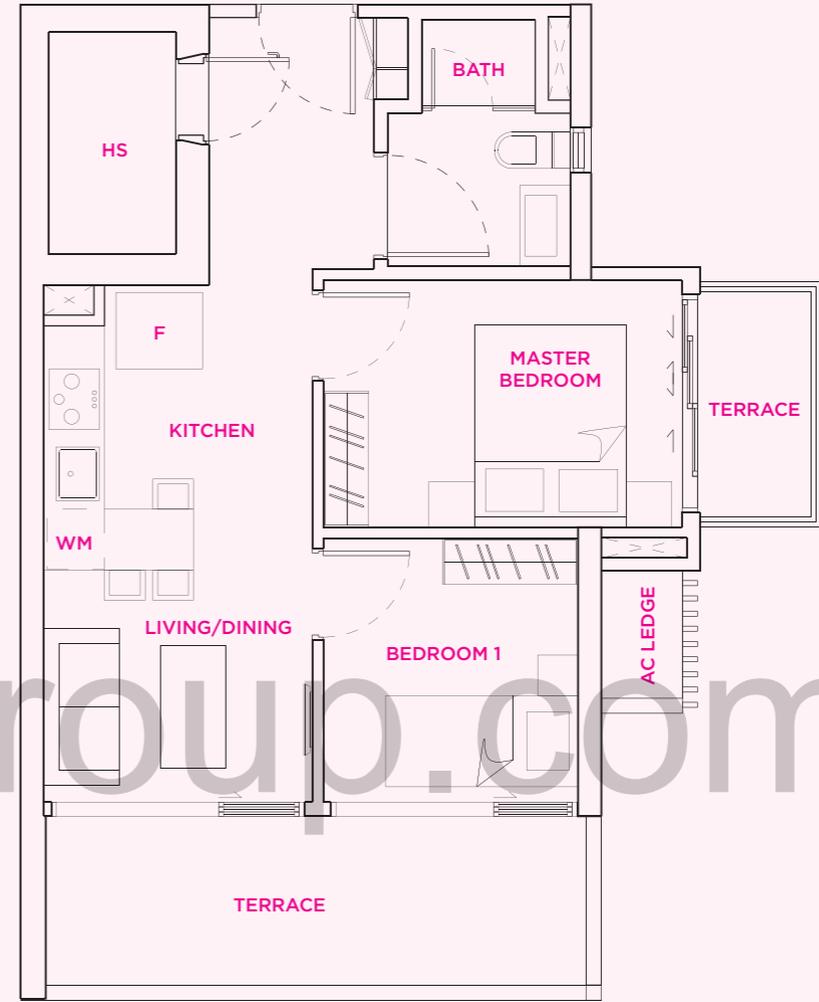
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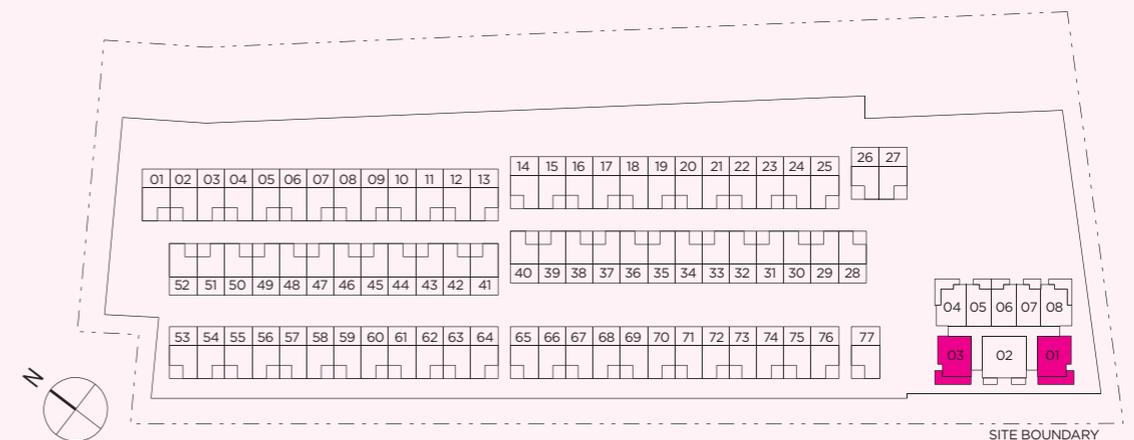
TYPE S4-1

2 bedroom
60 sq m

#04-01



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Note: Unit area includes a/c ledge &/or void &/or terrace &/or balcony where applicable.
All plans are subject to amendments as approved by the relevant authorities.

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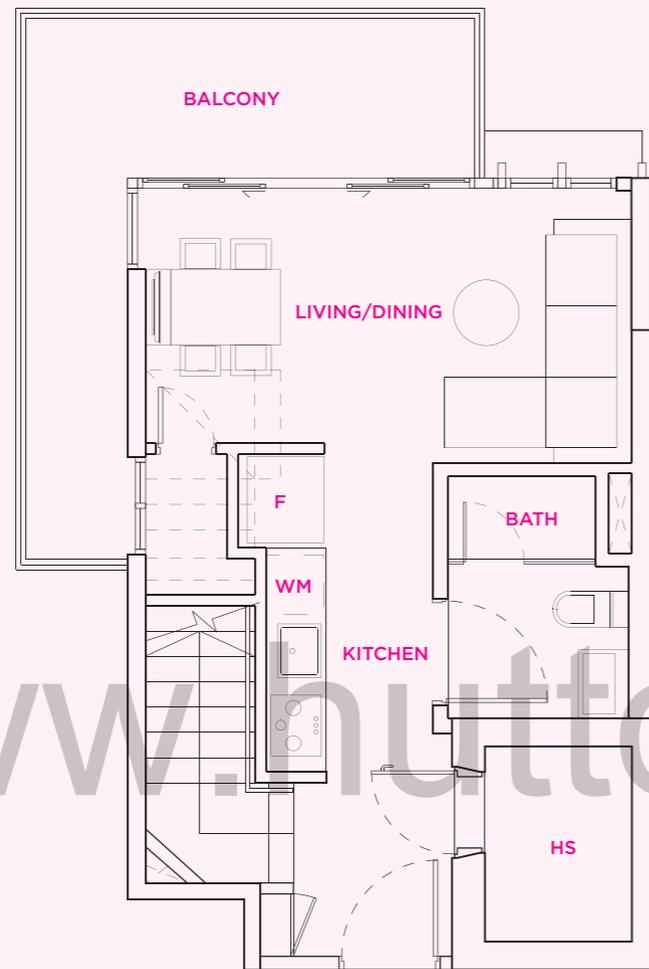
PENTHOUSE
TOWER BLOCK

PENTHOUSE — TOWER BLOCK

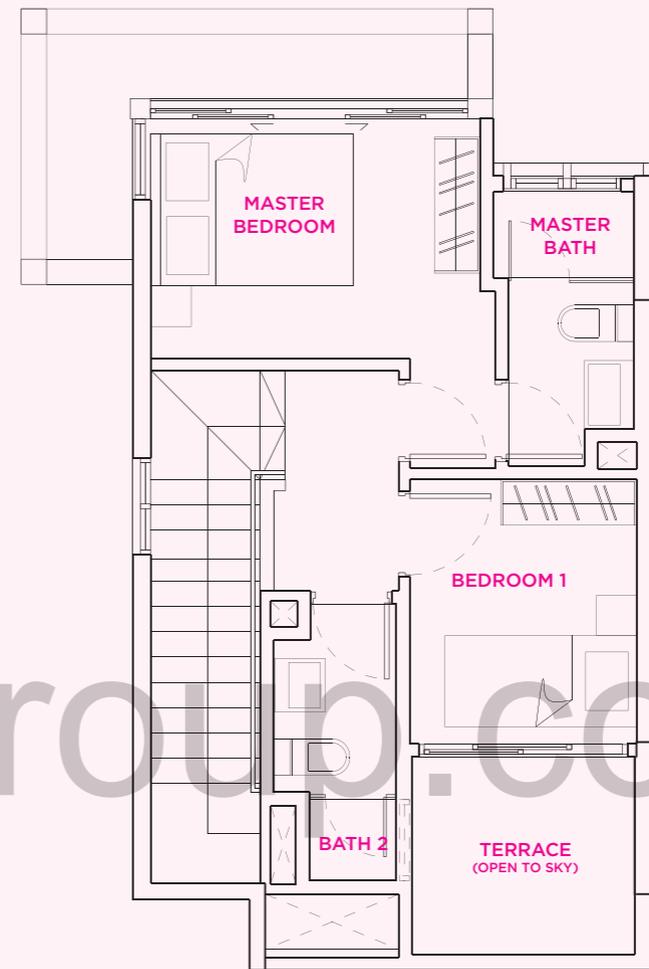
PH-S1b

2 bedroom
89 sq m

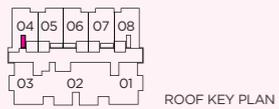
#10-04



LOWER PENTHOUSE

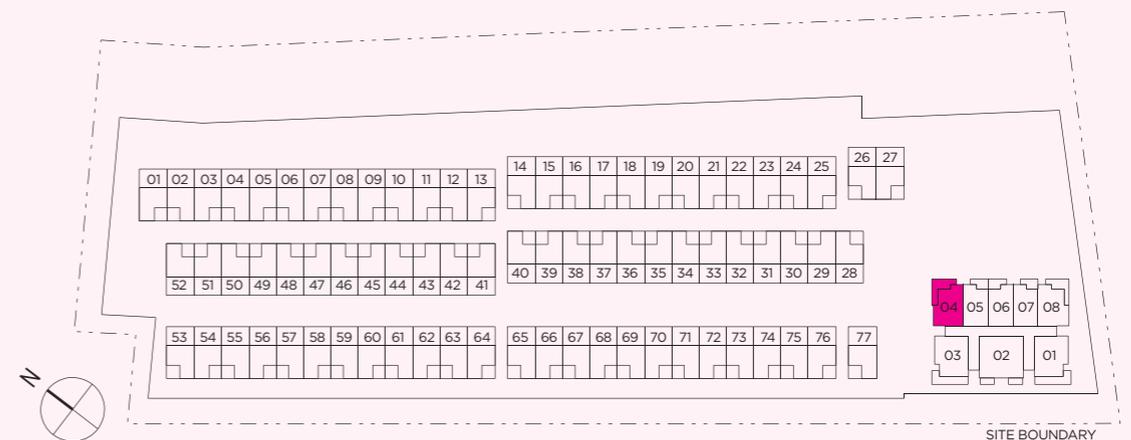


UPPER PENTHOUSE



ROOF KEY PLAN

Note: Unit area includes a/c ledge at unit roof level &/or void &/or terrace &/or balcony where applicable.
Unit a/c ledge is an accessory lot on the roof accessible through upper penthouse terrace.
All plans are subject to amendments as approved by the relevant authorities.

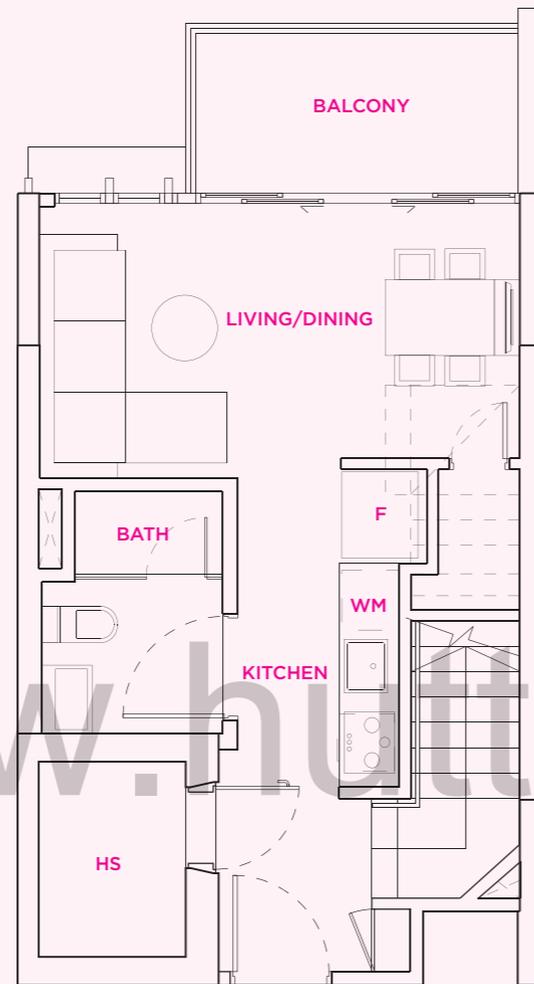


SITE BOUNDARY

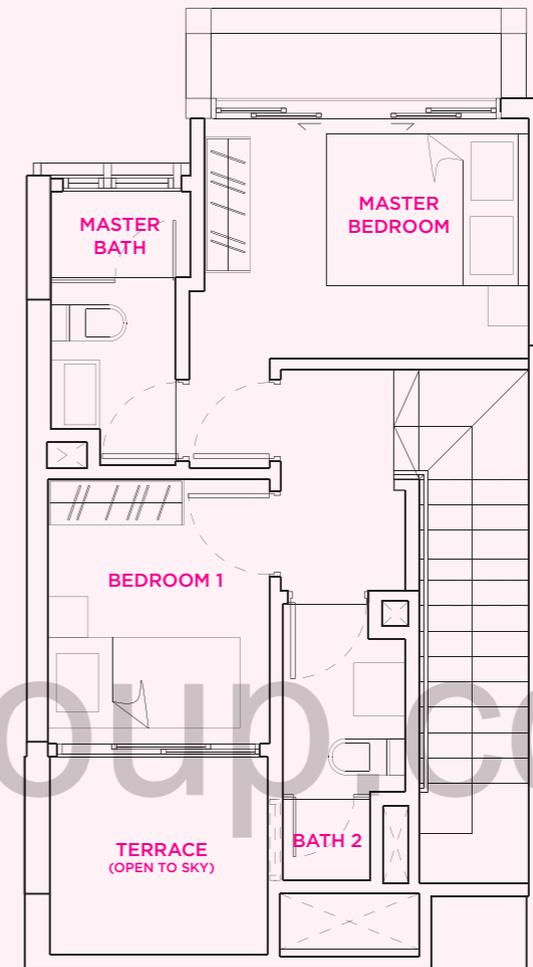
PH-S2b

2 bedroom
83 sq m

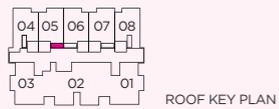
#10-05



LOWER PENTHOUSE

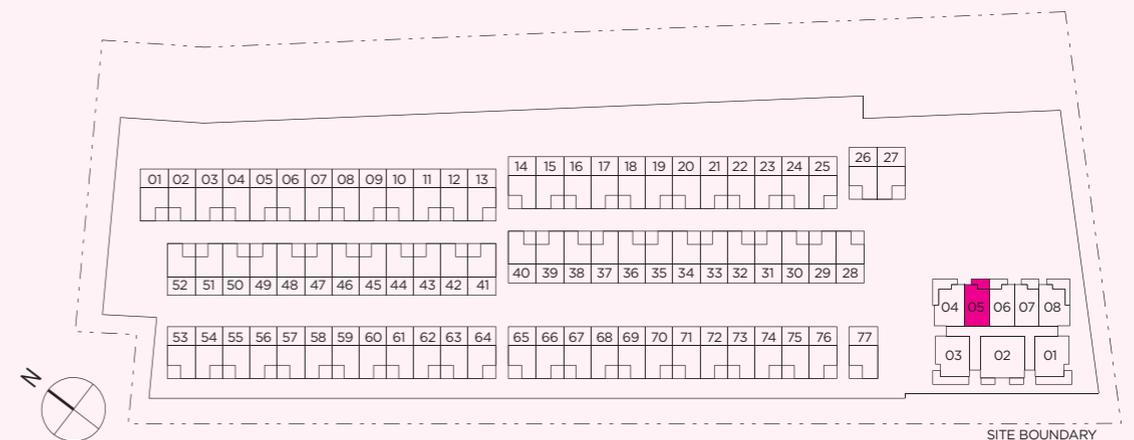


UPPER PENTHOUSE



ROOF KEY PLAN

Note: Unit area includes a/c ledge at unit roof level &/or void &/or terrace &/or balcony where applicable.
Unit a/c ledge is an accessory lot on the roof accessible through upper penthouse terrace.
All plans are subject to amendments as approved by the relevant authorities.



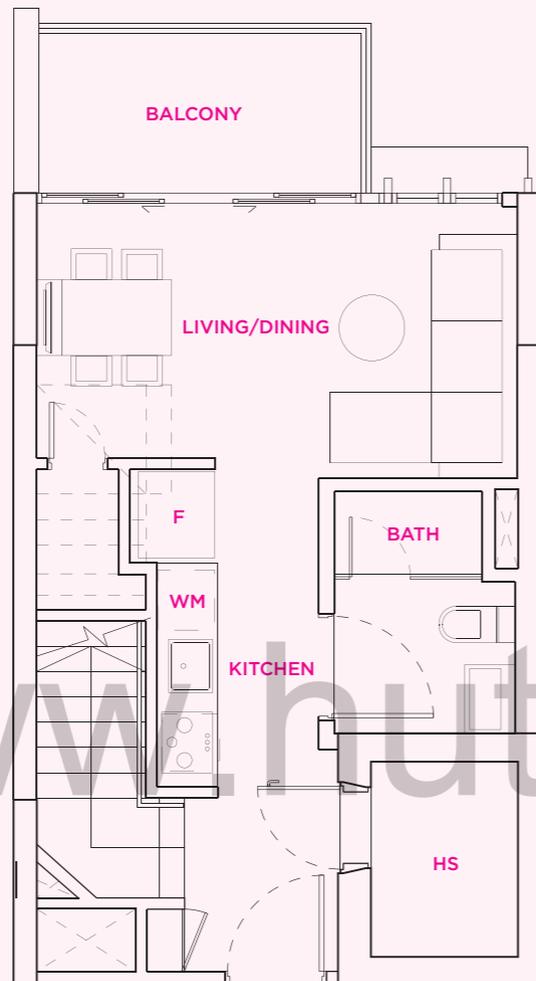
SITE BOUNDARY

PENTHOUSE — TOWER BLOCK

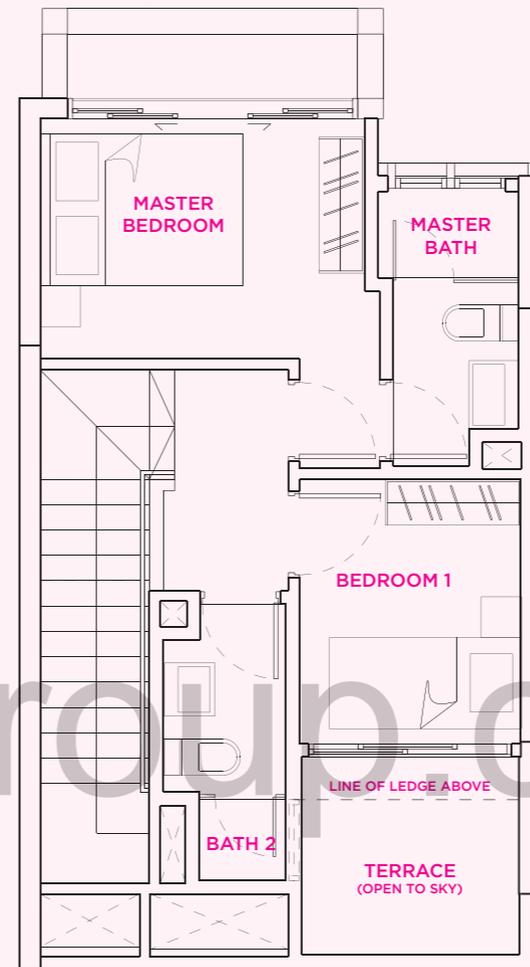
PH-S2c

2 bedroom
83 sq m

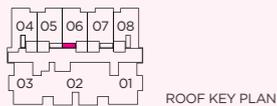
#10-06



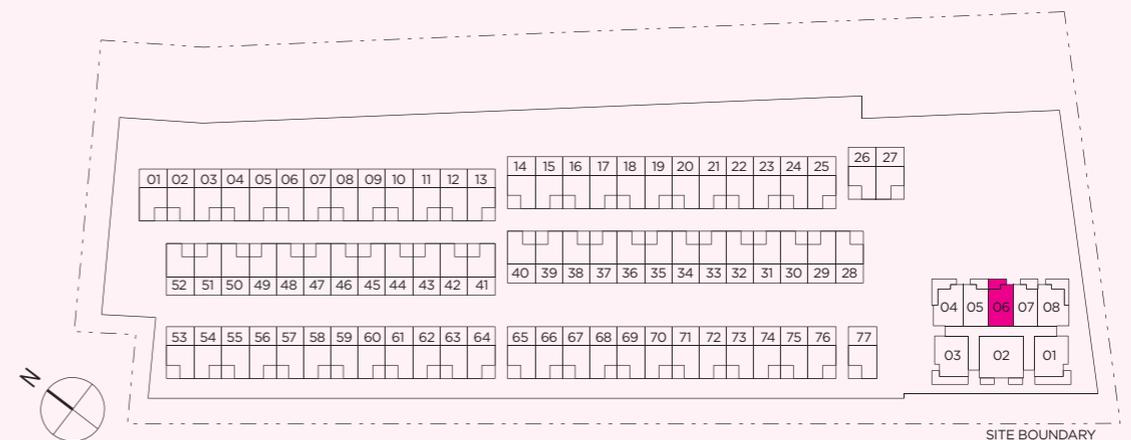
LOWER PENTHOUSE



UPPER PENTHOUSE



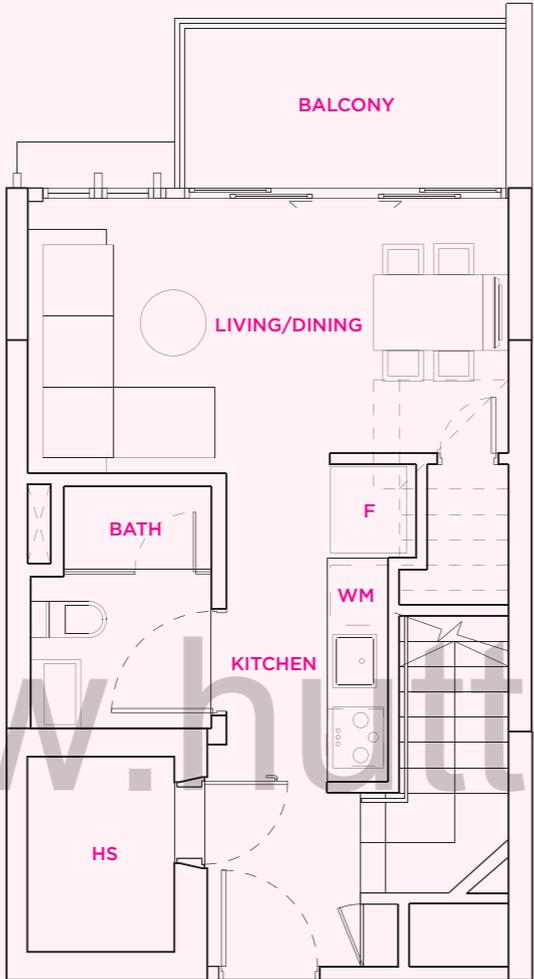
Note: Unit area includes a/c ledge at unit roof level &/or void &/or terrace &/or balcony where applicable.
Unit a/c ledge is an accessory lot on the roof accessible through upper penthouse terrace.
All plans are subject to amendments as approved by the relevant authorities.



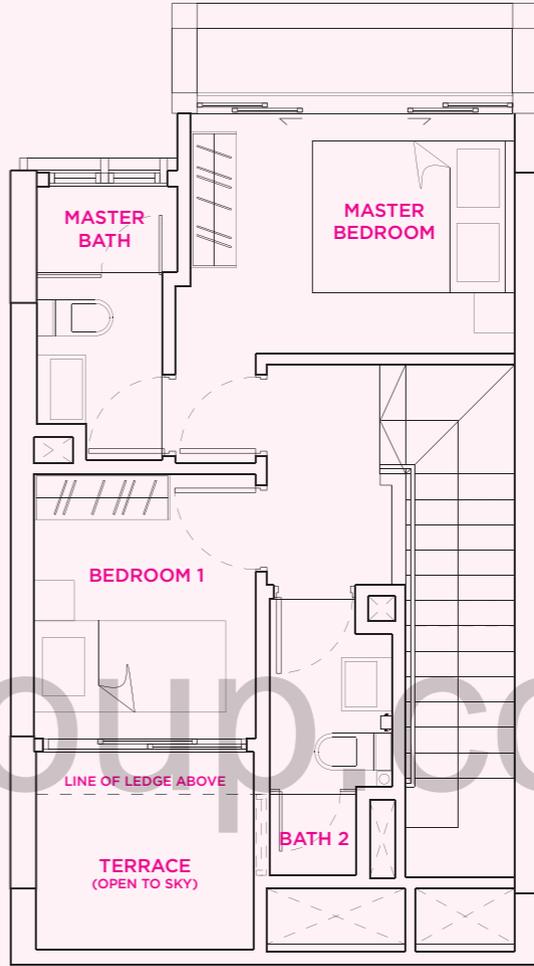
PH-S2d

2 bedroom
83 sq m

#10-07

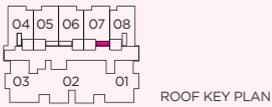


LOWER PENTHOUSE



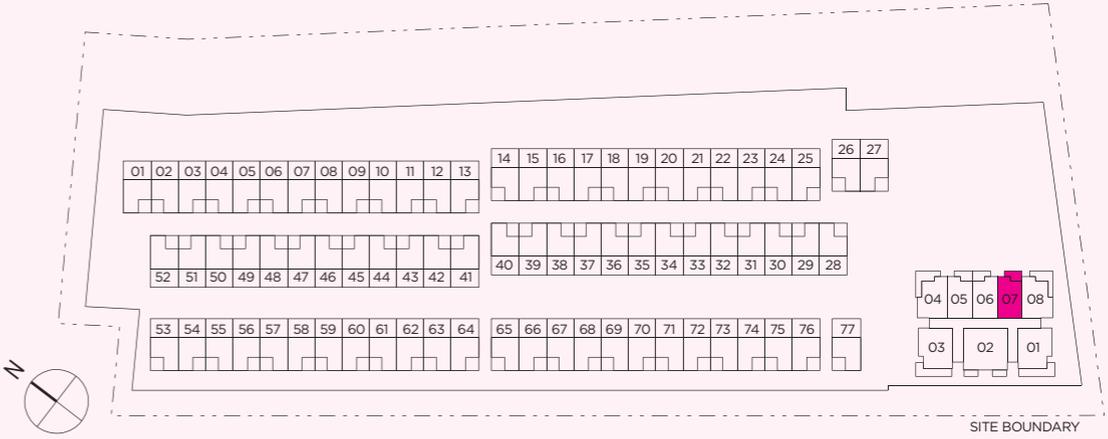
UPPER PENTHOUSE

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ROOF KEY PLAN

Note: Unit area includes a/c ledge at unit roof level &/or void &/or terrace &/or balcony where applicable.
Unit a/c ledge is an accessory lot on the roof accessible through upper penthouse terrace.
All plans are subject to amendments as approved by the relevant authorities.



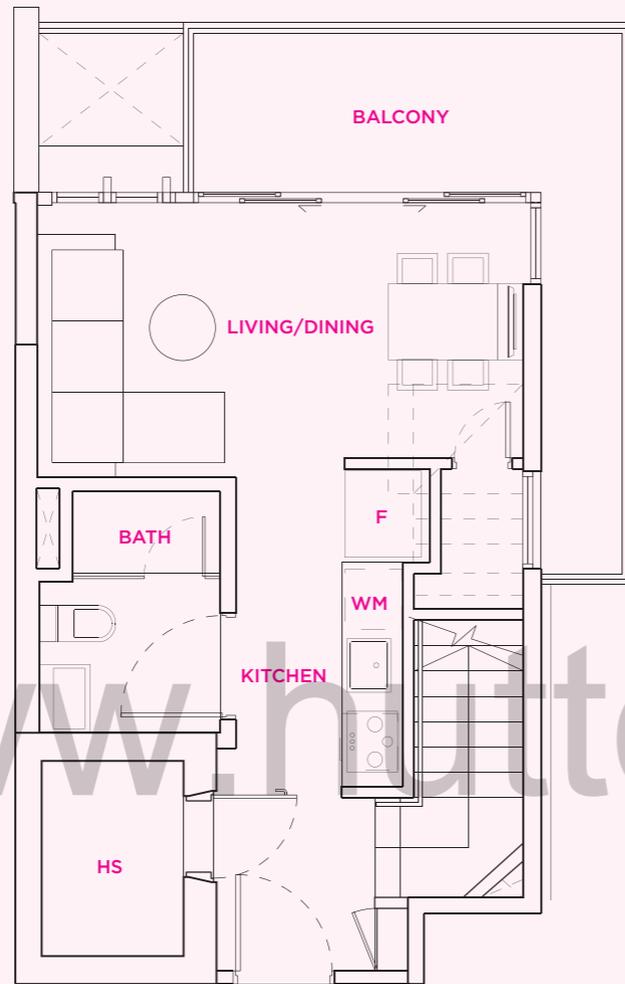
SITE BOUNDARY

PENTHOUSE — TOWER BLOCK

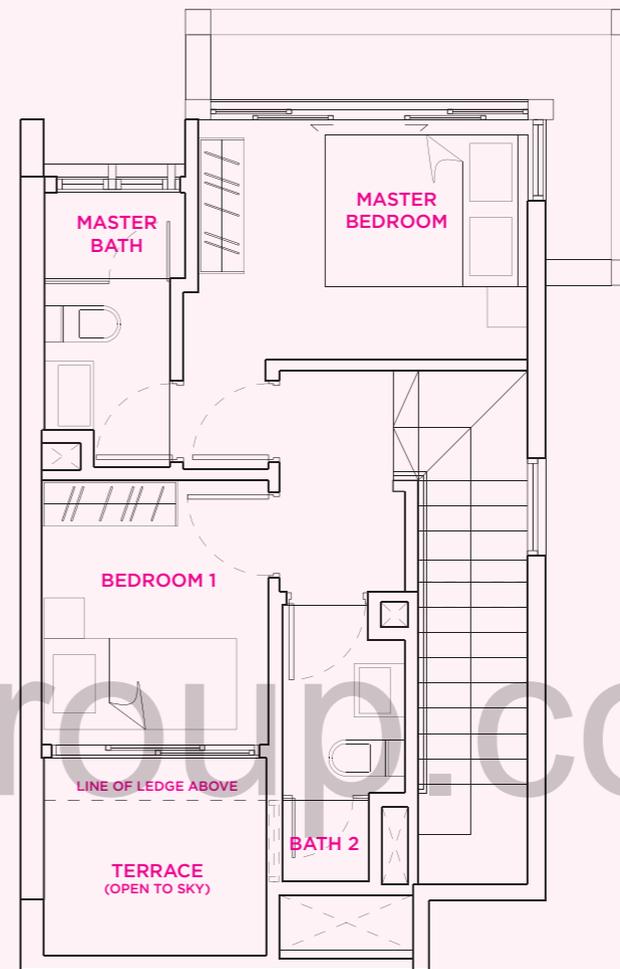
PH-S1b - mirror

2 bedroom
89 sq m

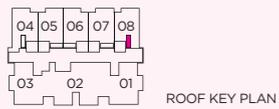
#10-08



LOWER PENTHOUSE

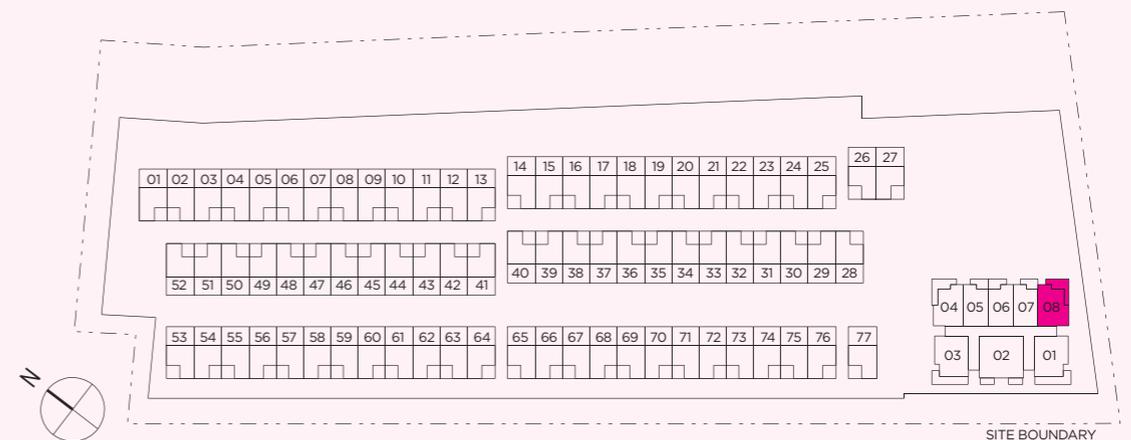


UPPER PENTHOUSE



ROOF KEY PLAN

Note: Unit area includes a/c ledge at unit roof level &/or void &/or terrace &/or balcony where applicable.
Unit a/c ledge is an accessory lot on the roof accessible through upper penthouse terrace.
All plans are subject to amendments as approved by the relevant authorities.

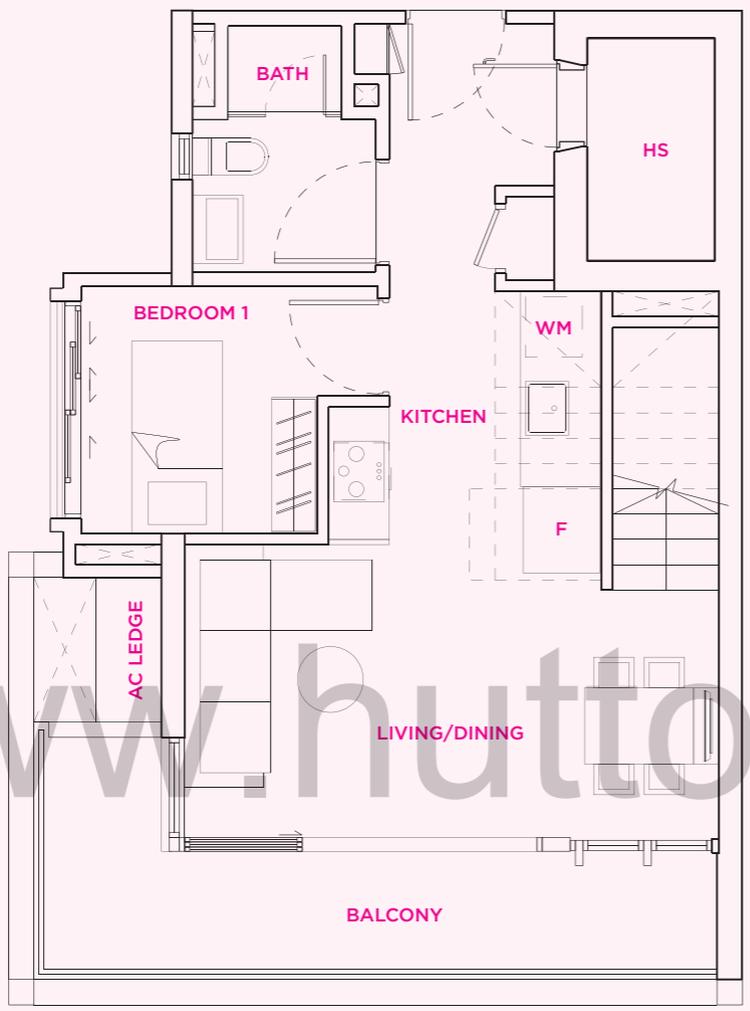


SITE BOUNDARY

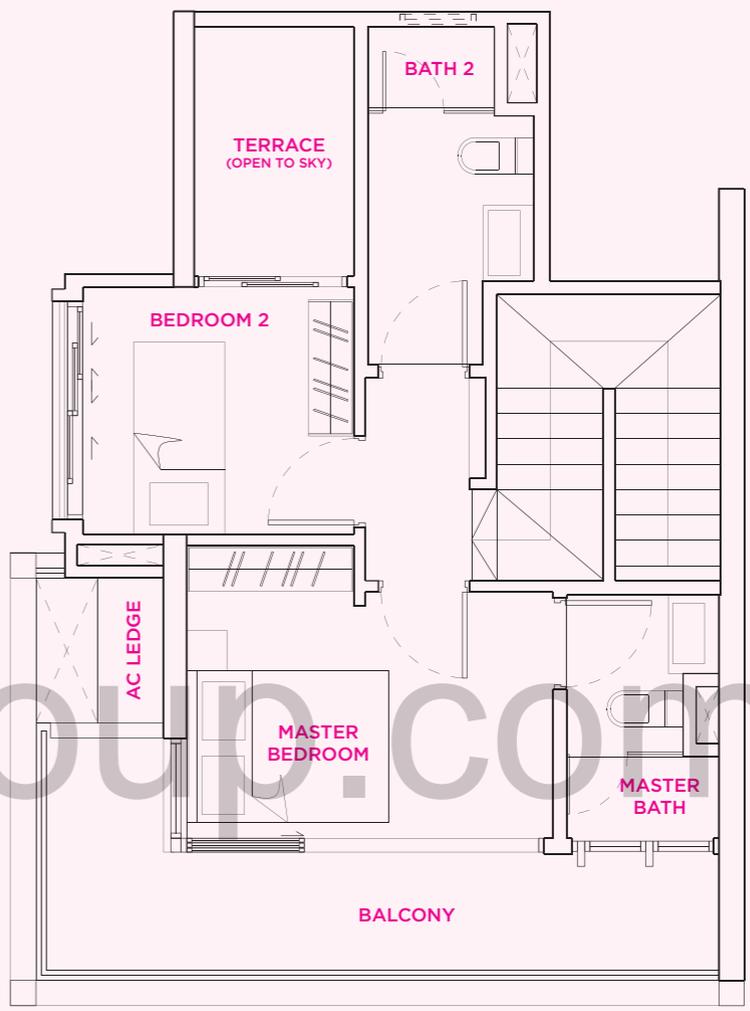
PH-S4a

3 bedroom
111 sq m

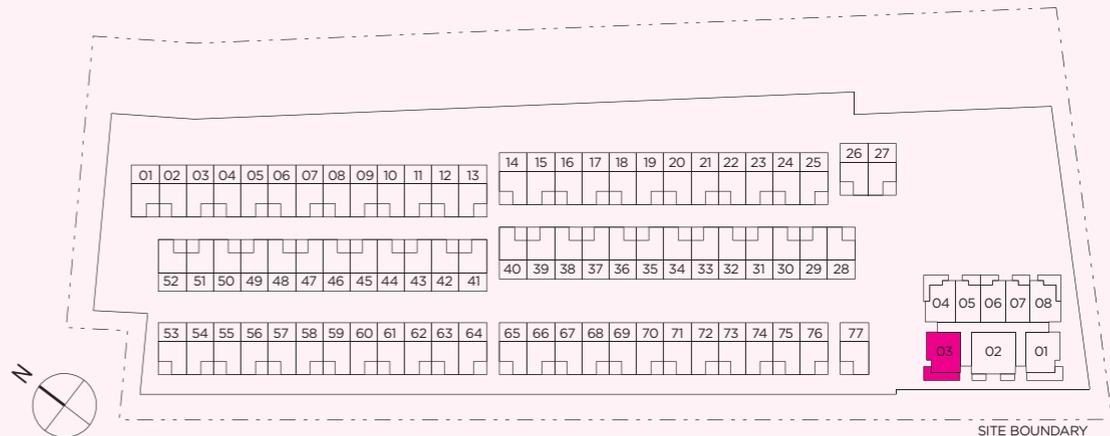
#11-03



LOWER PENTHOUSE



UPPER PENTHOUSE



Note: Unit area includes a/c ledge &/or void &/or roof terrace &/or balcony where applicable.
All plans are subject to amendments as approved by the relevant authorities.

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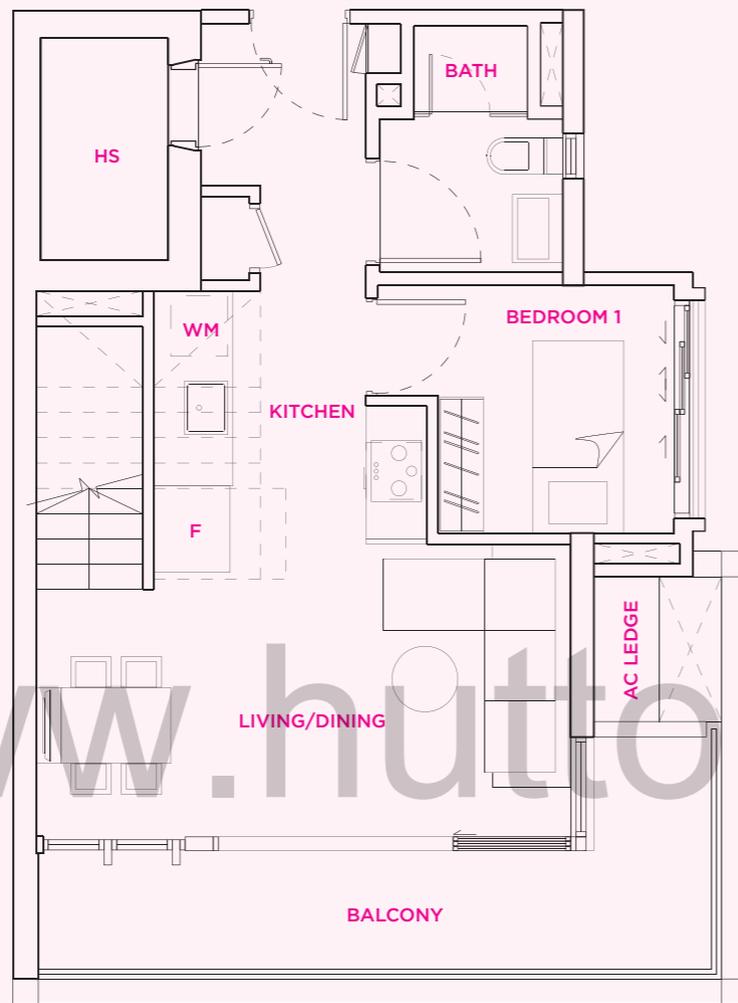
PENTHOUSE — TOWER BLOCK

PH-S4a - mirror

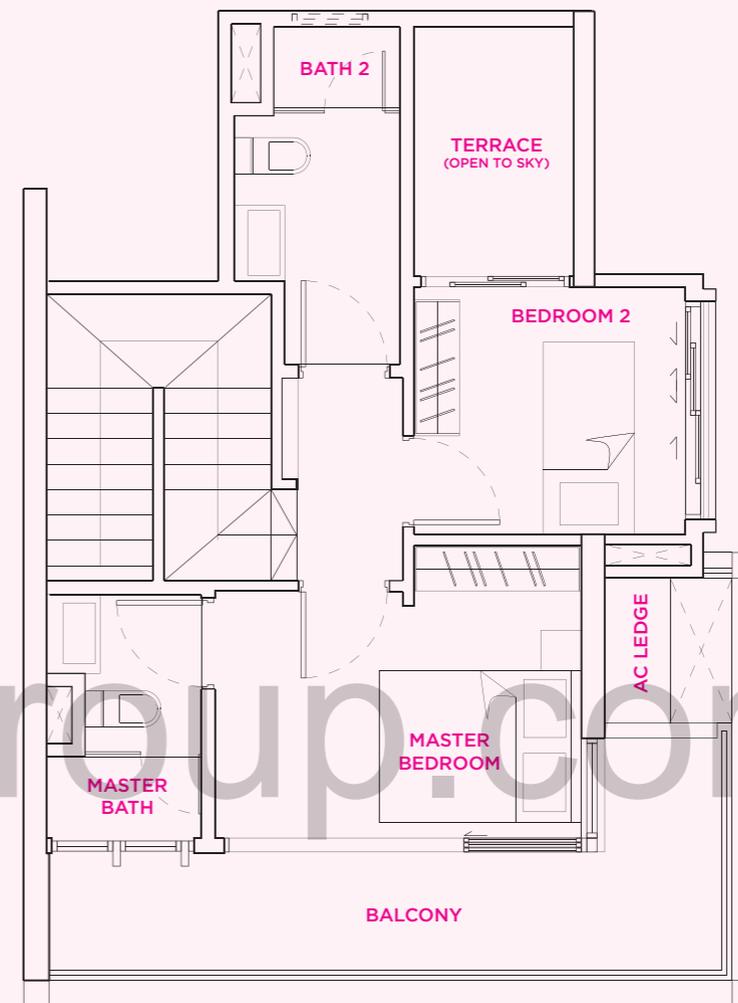
3 bedroom

111 sq m

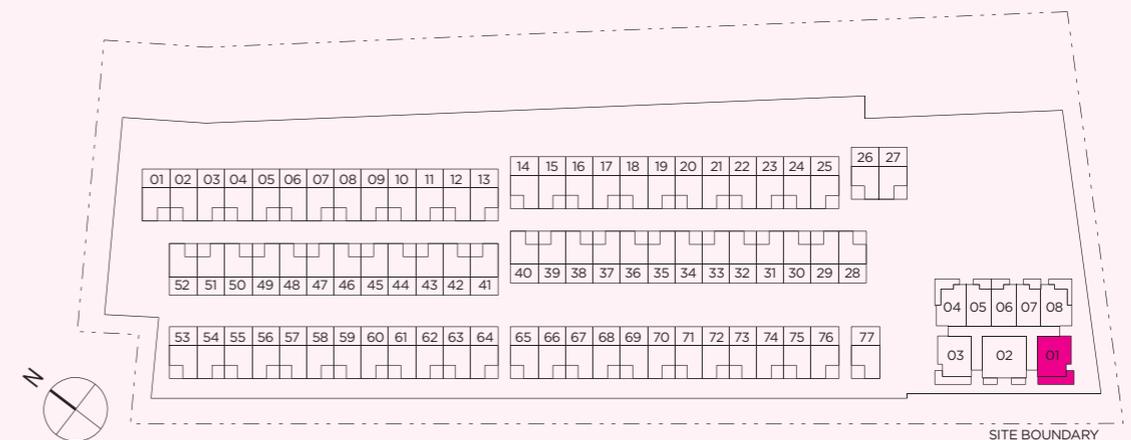
#11-01



LOWER PENTHOUSE



UPPER PENTHOUSE



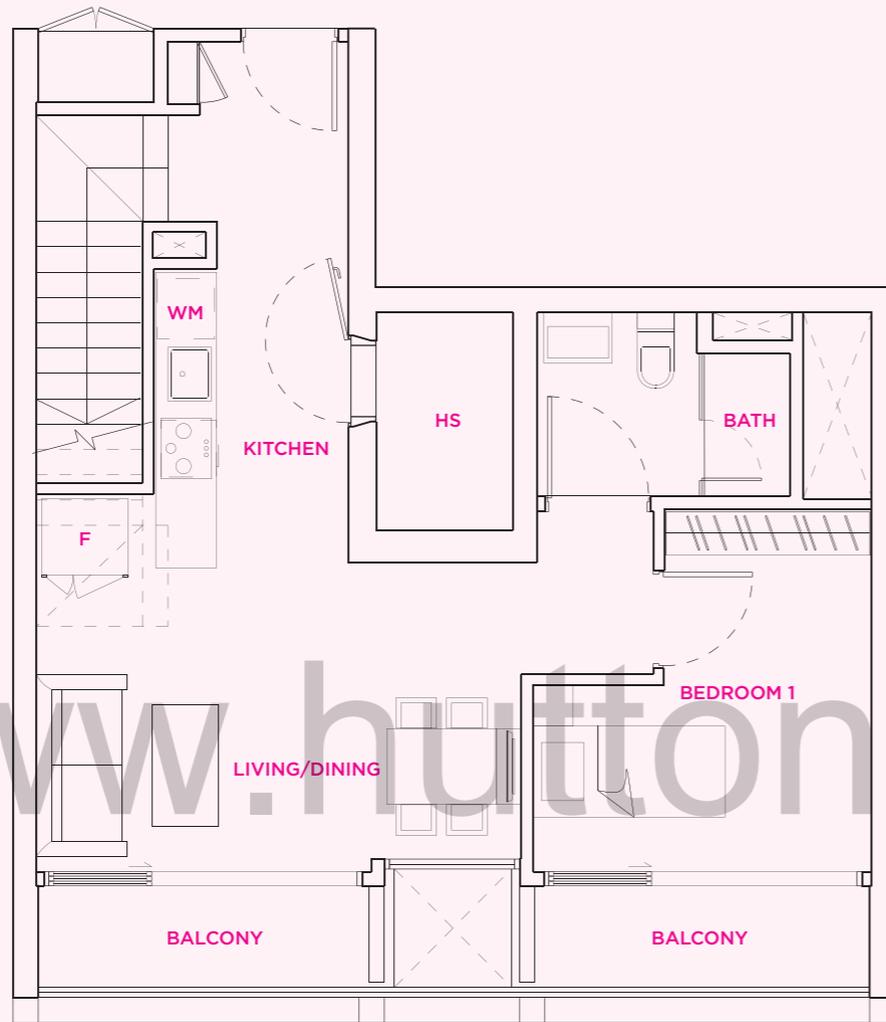
Note: Unit area includes a/c ledge &/or void &/or roof terrace &/or balcony where applicable.
All plans are subject to amendments as approved by the relevant authorities.

SITE BOUNDARY

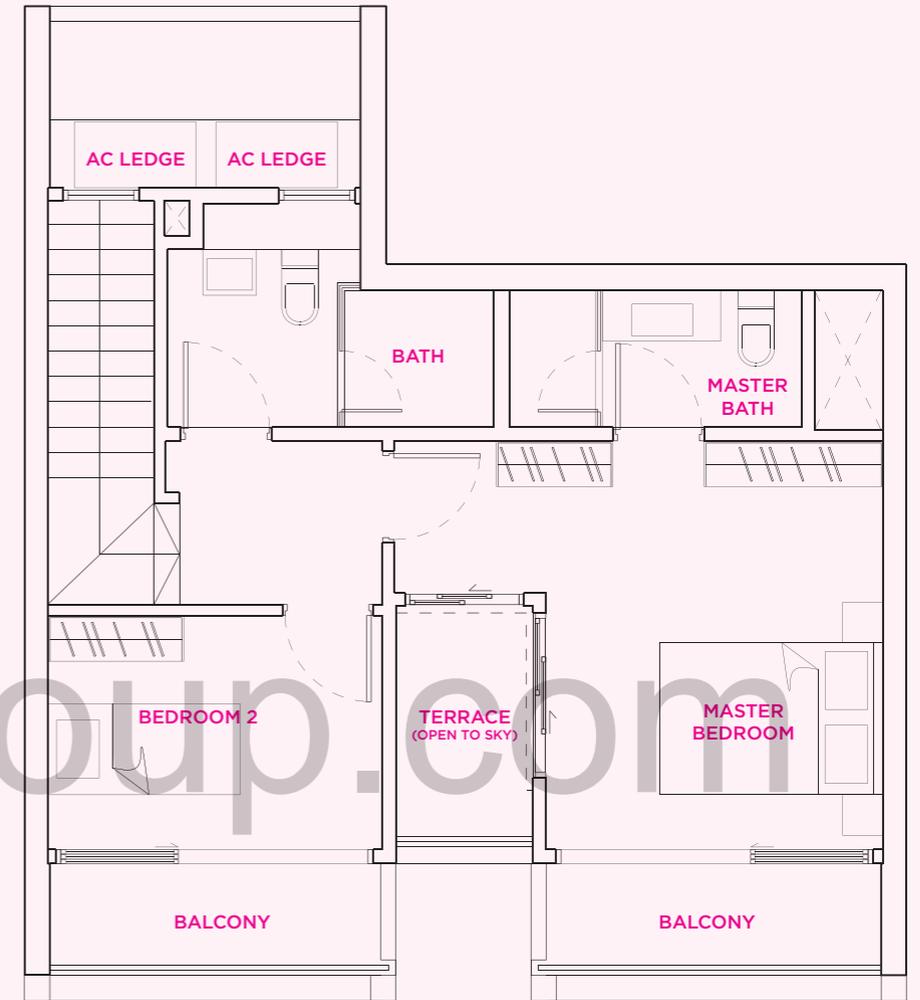
PH-S5a

3 bedroom
125 sq m

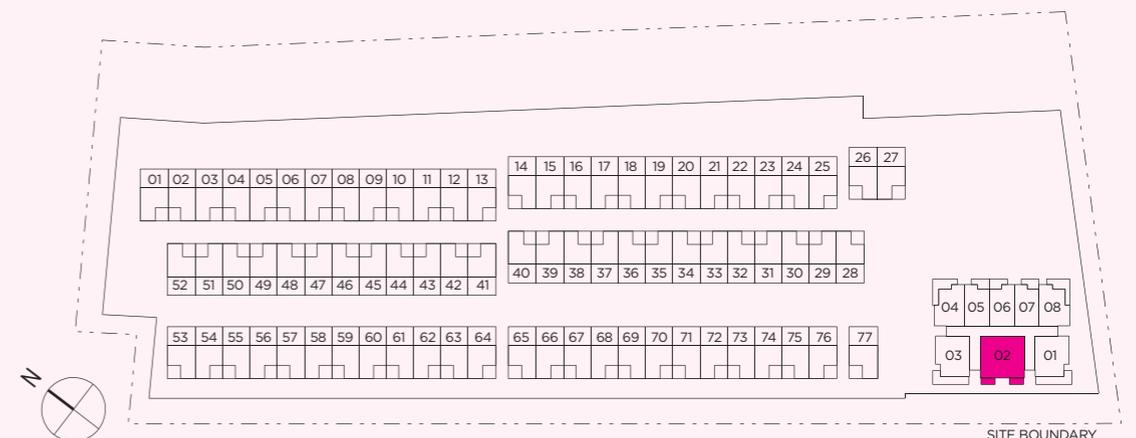
#11-02



LOWER PENTHOUSE



UPPER PENTHOUSE



Note: Unit area includes a/c ledge &/or void &/or terrace &/or balcony where applicable.
All plans are subject to amendments as approved by the relevant authorities.

SITE BOUNDARY

SPECIFICATIONS

1. Foundation

Piling system to Structural Engineer's detail and/or design.

2. Superstructure

Reinforced concrete structure to Structural Engineer's detail and/or design.

3. Walls

- a) External Walls : Reinforced concrete and/or precast panels (light weight) and/or common clay brick walls
- b) Internal Walls : Reinforced concrete and/or precast panels (light weight) and/ or dry wall panels and/or common clay brick walls

4. Roof

Reinforced concrete flat roof.
Roof structure of reinforced concrete.

5. Ceiling

For Triplex

- a) Living/ Dining/ Foyer : Skim coat and/or ceiling board with emulsion paint finish
- b) Bedroom, Study : Skim coat and/or ceiling board with emulsion paint finish
- c) Bathroom : Skim coat and/or water resistant ceiling board with emulsion paint finish
- d) Kitchen : Skim coat and/or ceiling board with emulsion paint finish
- e) Household Shelter : Skim coat with emulsion paint finish

For Apartment/ Penthouse

- a) Living/ Dining : Skim coat and/or ceiling board with emulsion paint finish
- b) Bedroom : Skim coat and/or ceiling board with emulsion paint finish
- c) Bathroom : Skim coat and/or water resistant ceiling board with emulsion paint finish
- d) Kitchen : Skim coat and/or ceiling board with emulsion paint finish
- e) Household Shelter : Skim coat with emulsion paint finish

For Common Areas

- a) Lift Lobbies : Skim coat and/or ceiling board with emulsion paint finish
- b) Corridors, Gymnasium : Skim coat and/or ceiling board with emulsion paint finish
- c) Staircases, Carpark : Skim coat with emulsion paint finish
- d) Handicap Toilet : Skim coat and/or water resistant ceiling board with emulsion paint finish

6. Finishes

Wall

For Triplex

- a) Living/ Dining/ Foyer : Plaster and/or skim coat with emulsion paint finish
- b) Bedroom, Study : Plaster and/or skim coat with emulsion paint finish
- c) Bathroom : Ceramic tiles and/or homogenous tiles finish
- d) Kitchen : Plaster and/or skim coat with emulsion paint finish
- e) Household Shelter : Skim coat with emulsion paint finish

For Apartment/ Penthouse

- a) Living/ Dining : Plaster and/or skim coat with emulsion paint finish
- b) Bedroom : Plaster and/or skim coat with emulsion paint finish
- c) Bathroom : Ceramic tiles and/or homogenous tiles finish
- d) Kitchen : Plaster and/or skim coat with emulsion paint finish
- e) Household Shelter : Skim coat with emulsion paint finish

For Common Areas

- a) Lift Lobbies : Ceramic tiles and/or homogenous tiles and/or plaster and/or skim coat with emulsion paint finish
- b) Corridors, Gymnasium : Plaster and/or skim coat with emulsion paint finish
- c) Staircases, Carpark : Plaster and/or skim coat with emulsion paint finish
- d) Handicap Toilet : Ceramic tiles and/or homogenous tiles finish

Note: No tiles/stone behind mirrors and above false ceiling.

Floor

For Triplex

- a) Living/ Dining/ Study/ Internal Staircase : Compressed marble with compressed marble skirting and/or timber skirting finish
- b) Bedroom : Random teak strips flooring with timber skirting finish
- c) Bathroom : Ceramic tiles and/or homogenous tiles finish
- d) Kitchen : Ceramic tiles and/or homogenous tiles finish
- e) Household Shelter : Ceramic tiles and/or homogenous tiles finish
- f) Terrace : Ceramic tiles and/or homogenous tiles finish
- g) PES (if any) : Ceramic tiles and/or homogenous tiles finish
- h) Balcony (if any) : Ceramic tiles and/or homogenous tiles finish
- i) Maintenance Corridor : Ceramic tiles and/or homogenous tiles finish
- j) Planter : Cement screed with paint finish

For Apartment/ Penthouse

- a) Living/ Dining/ Kitchen : Compressed marble with compressed marble skirting and/or timber skirting finish
- b) Bedroom (For Apartment Only) : Compressed marble with compressed marble skirting and/or timber skirting finish
- c) Bedroom (For Penthouse Unit Only) : Random teak strips flooring with timber skirting finish
- d) Bathroom : Ceramic tiles and/or homogenous tiles finish
- e) Household Shelter : Ceramic tiles and/or homogenous tiles finish
- f) Balcony (if any) : Ceramic tiles and/or homogenous tiles finish
- g) Terrace (if any) : Ceramic tiles and/or homogenous tiles finish
- h) Internal Staircase : Compressed marble with compressed marble skirting and/or timber skirting finish
- (For Penthouse Unit Only)
- i) A/C Ledges : Cement screed with paint finish

For Common Areas

- a) Lift Lobbies : Ceramic tiles and/or homogenous tiles with tiles skirting finish
- b) Corridors, Covered Walkway, Pavilions : Ceramic tiles and/or homogenous tiles finish

- c) Gymnasium : Homogenous tiles and/or rubber tiles finish
- d) Carpark and Ramps : Epoxy resin coat finish
- e) Pool Platform, Outdoor Shower : Ceramic tiles and/or homogenous tiles finish
- f) Staircases : Cement and sand screed finish with nosing
- g) Handicap Toilet : Ceramic tiles and/or homogenous tiles finish
- h) Planters : Cement screed with paint finish

7. Windows

Powder coated aluminum framed with laminated glass and/or monolithic tempered glass

8. Doors

- a) Main Entrance : Fire-rated timber door
- b) Bedroom : Timber door
- c) Bathroom : Timber door and/or PVC door and/or aluminum bi-fold door
- d) Kitchen (For Triplex only) : Sliding glass door and/or aluminium bi-fold door
- e) Household Shelter : PSB approved blast door
- f) Ironmongery : Imported locksets

9. Sanitary fittings

- a) Master Bathroom : 1 shower bath with shower mixer, rain-shower head and shower set
1 basin and mixer tap
1 pedestal water closet
1 mirror
1 toilet paper holder
- b) Common Bathroom (If any) : 1 shower bath with shower mixer and shower set
1 basin and mixer tap
1 pedestal water closet
1 mirror
1 toilet paper holder

10. Electrical Installation

All electrical wiring below suspended ceiling within the units shall generally be in concealed conduits where possible. Where there is a suspended ceiling, the electrical wiring above suspended ceiling shall be in exposed conduits/trays/trunkings. Refer to Electrical Schedule for details.

11. TV/Telephone

TV/telephone points shall be provided in accordance to the Electrical Schedule

12. Lightning Protection

Lightning protection system shall be provided in accordance with Singapore Standard SS 555:2010.

13. Painting

- a) Internal wall : Emulsion water-based paint
- b) External wall : Selected oil-based base coat and water-based exterior paint and/or textured spray paint

14. Waterproofing

Waterproofing to reinforced concrete flat roof, bathroom and kitchen.

15. Driveway and Car Park

Epoxy resin coat finish

16. Recreation Facilities

The following are provided:

3rd Storey

- a) Pool 1
- b) Pool 2
- c) Pool 3
- d) Pool 4
- e) Outdoor Showers

4th Storey

- f) Pool 5
- g) Wading Pool
- h) Jacuzzi
- i) Gymnasium
- j) Pavilion 1 & 2
- k) Outdoor Showers

17. Additional Items

- a) Kitchen Cabinets : **For Triplex Units**
High and low kitchen cabinets with countertop complete with induction hob, hood and washer dryer.
One stainless steel sink complete with tap
- For Apartment/ Penthouse Units**
High and low kitchen cabinets with countertop complete with induction hob, hood, integrated fridge and washer dryer.
One stainless steel sink complete with tap
- b) Wardrobes : Built-in wardrobes to all bedrooms
- c) Air-Conditioning and Mechanical Ventilation : Provision of split type air conditioner to Unit at Living/Dining, Bedrooms and Study (if any)
- d) Water Heater : Hot water supply to all bathrooms
- e) Railing : Mild steel for common stair railing
Aluminum and/or steel and/or glass for other railings
- f) Security : Audio intercom to all units
- g) Lift : Lift Lobby A - 2 passenger lifts serving 1st to 3rd storey
Lift Lobby B - 1 passenger lifts serving 1st to 11th Storey, 1 passenger lifts serving 1st Basement to 11th Storey
Lift Lobby C - 1 Service lift serving 1st Basement to 1st Storey
- h) Direct access to Pool from Unit (For Triplex only) : For Units Type B1, B1a, B1b, B2, B2a, B2b, C1, C1a, C1b, C2, C2a, C2b, C3 only

Note:

A. Tiles

Selected tiles sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards SS483:2000.

B. Marble/Compressed Marble/Limestone/Granite

Marble/compressed marble/limestone/granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/compressed marble/limestone/granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

C. Timber strips

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

D. Air-conditioning system

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

E. Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

F. Materials, Fittings, Equipment, Finishes, Installations and Appliances

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

G. Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

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

H. Warranties

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

I. False Ceiling

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

J. Glass

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

K. Mechanical Ventilation System

Mechanical Ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

L. Planters

Planters are designed to take the loading of potted plants only. No soil materials or turf/plants will be provided in the planters.

M. Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/long bath/vanity cabinet/mirror.

Disclaimer

While reasonable care has been taken in the preparation of this brochure, the developer cannot be held responsible for any inaccuracies or omissions. The statements, information and depictions shall not be regarded or relied upon as statements or representations of facts, and are subject to such changes as may be required by the developer or the relevant authorities, and cannot form part of an offer or contract. Visual representations, models, showflat, illustrations, photographs, pictures, drawings, displays and art renderings are artist's impressions only (which serve only to give an approximate idea of the project), and cannot be regarded as representation of facts. All plans and layouts are not to scale and are subject to change/amendments as may be directed or approved by the relevant authorities. The floor areas indicated in the brochure are approximate measurements only and are subject to final survey. The information included in this brochure is accurate as at the time of printing and there may be changes subsequently as may be required by the architects and relevant authorities. For the avoidance of any doubt, the information herein shall not form part of the Option or Sales and Purchase Agreement governing the terms and conditions of the sale and purchase of the unit.

Electrical Schedule (Residential)

UNIT TYPE	Lighting Point	Power Point	Connector Point	TV Outlet	Tel Outlet	Intercom Point	Bell Point	Isolator
TRIPLEX UNIT								
TYPE A1	32	26	2	6	6	1	1	4
TYPE A1a	32	26	2	6	6	1	1	4
TYPE A1b	32	26	2	6	6	1	1	4
TYPE A1c	32	26	2	6	6	1	1	4
TYPE A2	32	26	2	6	6	1	1	4
TYPE A2a	32	26	2	6	6	1	1	4
TYPE A3	32	26	2	6	6	1	1	4
TYPE A3a	32	26	2	6	6	1	1	4
TYPE B1	30	26	2	6	6	1	1	4
TYPE B1a	30	26	2	6	6	1	1	4
TYPE B1b	30	26	2	6	6	1	1	4
TYPE B2	30	26	2	6	6	1	1	4
TYPE B2a	30	26	2	6	6	1	1	4
TYPE B2b	30	26	2	6	6	1	1	4
TYPE C1	30	26	2	6	6	1	1	4
TYPE C1a	30	26	2	6	6	1	1	4
TYPE C1b	30	26	2	6	6	1	1	4
TYPE C2	30	26	2	6	6	1	1	4
TYPE C2a	30	26	2	6	6	1	1	4
TYPE C2b	30	26	2	6	6	1	1	4
TYPE C3	30	26	2	6	6	1	1	4

APARTMENTS AND PENTHOUSES

TYPE S1	5	6	2	2	2	1	1	1
TYPE S1a	5	6	2	2	2	1	1	1
TYPE S1-1	5	6	2	2	2	1	1	1
TYPE S2	5	6	2	2	2	1	1	1
TYPE S2a	5	6	2	2	2	1	1	1
TYPE S3	5	6	2	2	2	1	1	1
TYPE S3a	5	6	2	2	2	1	1	1
TYPE S3b	5	6	2	2	2	1	1	1
TYPE S3-1	5	6	2	2	2	1	1	1
TYPE S4	7	10	2	4	4	1	1	2
TYPE S4a	7	10	2	4	4	1	1	2
TYPE S4-1	7	10	2	4	4	1	1	2
TYPE S5	7	10	2	4	4	1	1	2
TYPE S5a	7	10	2	4	4	1	1	2
TYPE PH-S1b	10	12	2	4	4	1	1	3
TYPE PH-S2b	10	12	2	4	4	1	1	3
TYPE PH-S2c	10	12	2	4	4	1	1	3
TYPE PH-S2d	10	12	2	4	4	1	1	3
TYPE PH-S4a	12	14	2	5	5	1	1	3
TYPE PH-S5a	14	14	2	5	5	1	1	3

NAME OF PROJECT

NEWest

ADDRESS OF PROJECT

3 West Coast Drive, Singapore 128021

DEVELOPER

Oxley Viva Pte. Ltd. (ROC: 201106106E)

TENURE OF LAND

Leasehold Estate (956 years w.e.f. 27th May 1928)

LEGAL DESCRIPTION

LOTS 03424T, 03426K & 04111W-PT MK 05

BUILDING PLAN NO.

A2026-00005-2011-BP01 dated 21 March 2013

DEVELOPER'S LICENCE NO.

C1019

ESTIMATED DATE OF VACANT POSSESSION

31st December 2018

ESTIMATED DATE OF LEGAL COMPLETION

31st December 2021

A consortium comprising





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