PARC BOTANNIA

CONFIDENTIAL
STRICTLY FOR INTERNAL USE ONLY & NOT FOR CIRCULATION
SUBJECT TO CHANGE

FACT SHEET

Project Name	**Parc Botannia**
Developer	**Fernvale Green Pte. Ltd.**
Tenure	**99 years commencing on 28 Dec 2016**
Site Area	**Approx. 185,095 sqft**
Location	**10, 12, 16 & 18 Fernvale Street**
District	**28**
Orientation	**Majority of the units are North-South facing with park view, pool view or view of the greens.**
No. of Storey	**Development comprises four 22-storey resident blocks with 1 childcare centre**
No. of Units	**735 units**
No. of Carparks	**Residential unit — 741 Lots (inclusive of 6 handicap lots)** **Childcare centre — 15 Lots (inclusive of 1 handicap lot)** **Total — 756 Lots (inclusive of 7 handicap lots)**

Development Mix

Type	Floor Area (sqft)	No. of Units	Total	Share Value	Estimated Maintenance Fees
1BR	420 - 431	67	193	5	$250
1BR+S	506	126		5	
2BR-C	581 - 592	83	269	6	$300
2BR-P	667 - 786	123		6	
2BR+S	775 - 936	63		6	
3BR-C	861 - 872	84	189	6	
3BR-P	969 - 1055	105		6	
4BR-C	1130 -1302	21	63	7	$350
4BR-P	1249 - 1453	42		7	
5BR	1410 - 1668	21	21	7	
Total			735		

PARC
BOTANNIA

CONFIDENTIAL
STRICTLY FOR INTERNAL USE ONLY & NOT FOR CIRCULATION
SUBJECT TO CHANGE

Expected TOP & **Legal Completion Date**	30 Dec 2021 30 Dec 2024
Project A/c No.	OCBC Bank for Project Account No. 695-880708-001 of Fernvale Green Pte. Ltd
For remittance	Bank : OCBC Bank A/c Name : Fernvale Green Pte. Ltd. - Project Account A/c No. : 695-880708-001 Swift code : OCBCSGSG
Solicitors	Rajah & Tann Singapore LLP (Attn: Ms Gazalle Mok) Harry Elias Partnership (Attn: Ms Pauline Lee) LawHub LLC (Attn: Ms Rita Chew)

Facilities

At 1st Storey

1. Guard House
2. Main Entrance drop-off
3. Water Wall
4. Transformer room
5. Substation
6. Bin Centre
7. Childcare Centre
8. CCC Playground
9. Tennis Court
10. Side Gate at Basement

At 2nd Storey

11. Function Room
12. Arrival Lounge
13. Water Wall
14. Family Pavilion
15. Party Room
16. Water Feature
17. Management Office
18. Flower Drums
19. Trampoline
20. Musical Play Panel
21. Adventure Play
22. Contour Garden
23. A-maze-zing Garden
24. Putting Green
25. Changing Room
26. Evergreen Boulevard with spinning chairs
27. Family Cabanas
28. Kids' Play Pool
29. Kids' Wading Pool
30. Rainbow Kids' Spa
31. Dancing Fountain
32. Aqua Deck

Facilities

At 2nd Storey (Continue)

33. Jacuzzi Alcove
34. 50m Lap Pool
35. Pool Deck
36. Grass Court with Chess Set
37. Family BBQ Pavilion
38. Water Bridge
39. Bosque Garden
40. Floating BBQ Pavilion
41. Arum Fern Garden
42. Outdoor Fitness
43. Floral Trellis
44. Jasmine Aroma Hammock
45. Family Swing
46. Picnic Lawn
47. Shrubbery Discovery Garden
48. Community Garden
49. Cyathea Fern Walk
50. The Garden Gate
51. Reading Pavilion
52. Balinese Pavilion
53. Aquatic Pets' Pavilion
54. Chill-Out Pavilion
55. Misty Fern Walk
56. Secret Garden
57. Jogging Track
58. Nectar Trail

At 3rd Storey (elevated from 2nd Storey Pool Deck; above Changing room)

59. Yoga Deck
60. Gym

PARC
BOTANNIA

CONFIDENTIAL

STRICTLY FOR INTERNAL USE ONLY & NOT FOR CIRCULATION

SUBJECT TO CHANGE

Ceiling Height Schedule

Area	Type								
	1BR1-P 1BR1 1BR2-P 1BR3-P 1BR4- P	1BR S1-P 1BR S1 1BR S2-P 1BR S2	2BR P1-P 2BR P1 2BR P2 2BR P1-H 2BR P2-H	2BR C1-P 2BR C1 2BR C2-P 2BR C2 2BRC1-H 2BRC2-H	2BR S-P 2BR Sa 2BR Sb 2BR S-H1 2BR S-H2	3BR C1a 3BR C1b 3BR C2-P 3BR C2a 3BR C2b 3BR C1-H1 3BR C1-H2 3BR C2-H	3BR P1 P 3BR P1a 3BR P1b 3BR P2a 3BR P2b 3BR P3-P 3BR P3a 3BR P3b 3BR P1-H 3BR P2-H 3BR P3-H	4BR C-P 4BR Ca 4BR Cb 4BR P-P 4BR Pa 4BR Pb 4BR C-H 4BR P-H	5BR-P 5BRa 5BRb 5BR-H
PES / Balcony	2400 / 2900	2400 / 2900	2400 / 2900	2400 / 2900	2400 / 2900	2400 / 2900	2400 / 2900	2400 / 2900	2400 / 2900
Living	2925 / 2500	2925 / 2500	2925 / 2500	2925 / 2500	2925 / 2500	2925 / 2500	2925 / 2500	2925 / 2500	2900 / 2500
Dining	2925 / 2500	2925 / 2500	2925 / 2500	2925 / 2500	2925 / 2500	2925 / 2500	2925 / 2500	2925 / 2500	2900 / 2500
Kitchen	2500	2500	2500	2500	2500	2500	2500	2500	2500
Dry Kitchen	NA	NA	NA	NA	NA	NA	NA	NA	2450
Study	NA	2925 / 2500	NA	NA	NA	NA	NA	NA	NA
Utility	NA	NA	NA	NA	NA	NA	2925 / 2500	2925 / 2500	2925 / 2500
Master Bedroom	NA	NA	2925 / 2500	NA	2925 / 2500	2925 / 2500	2925 / 2500	2925 / 2500	2925 / 2500
Junior Master Bedroom	NA	NA	NA	NA	NA	NA	NA	NA	2925 / 2500
Bedroom 1	2925 / 2500	2925 / 2500	2925 / 2500	2925 / 2500	2925 / 2500	NA	NA	NA	2925 / 2500
Bedroom 2	NA	NA	NA	2925 / 2500	NA	2925 / 2500	2925 / 2500	2925 / 2500	2925 / 2500
Bedroom 3	NA	NA	NA	NA	NA	2925 / 2500	2925 / 2500	2925 / 2500	2925 / 2500
Bedroom 4	NA	NA	NA	NA	NA	NA	NA	NA	2925 / 2500
Master Bath	NA	NA	NA	2400	2400	2400	2400	2400	2400
Junior Master Bath	NA	NA	NA	NA	NA	NA	NA	2400	2400
Bath 2	2400	2400	2400	NA	NA	NA	NA	NA	2400
Bath 3	NA	NA	2400	NA	2400	2400	2400	2400	2400
WC	-	-	-	-	-	-	2400	2400	2400