

## Majestic Architecture

Be awed by a truly magnificent sight as you take in splendid views of green canopies formed by the sky terraces and multi-layered greeneries in this development. This visual splendour is raised further by the towers' distinctive facade, which create a modern profile and commanding presence.







## Rooted in Heritage and Greenery

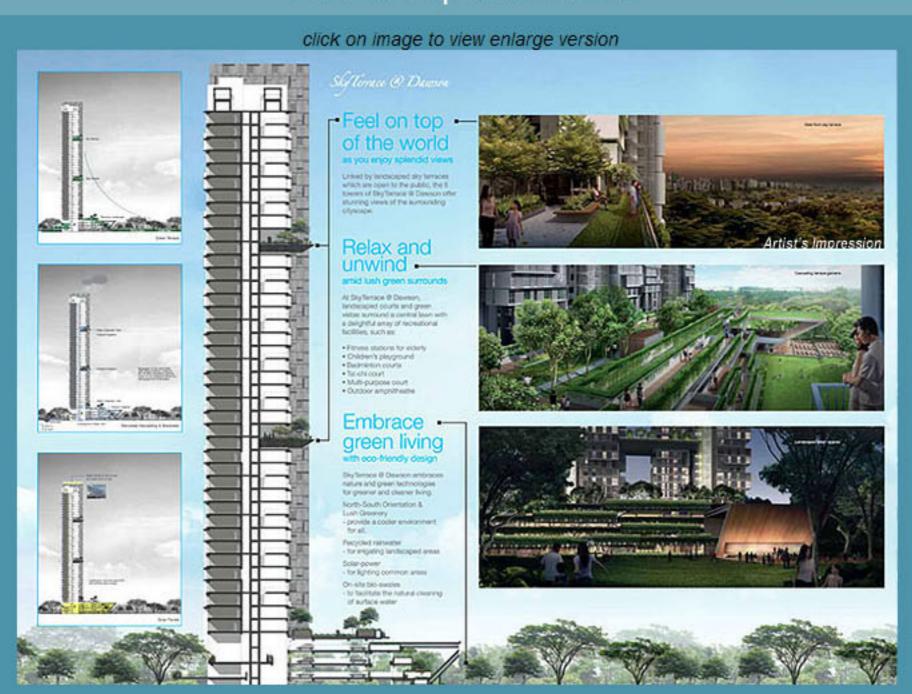
Be greeted by cascading terrace gardens at SkyTerrace @ Dawson. These garden retreats, together with other green communal spaces, serve as convenient gathering areas for the residents.



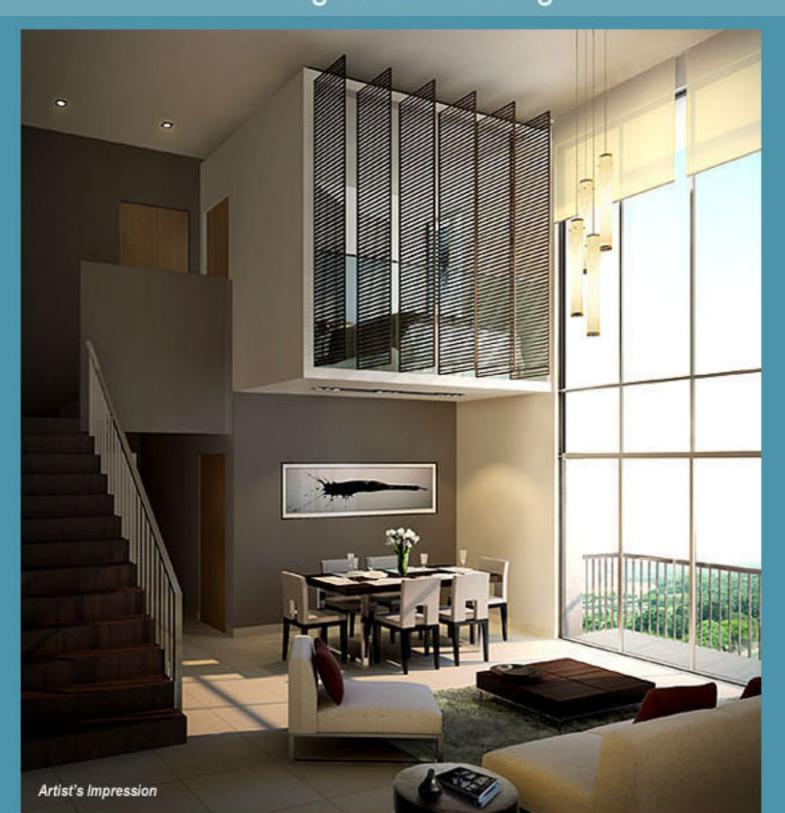
You will also enjoy the unique Heritage Gallery where you can stroll through passages decorated with displays celebrating Dawson's rich history.



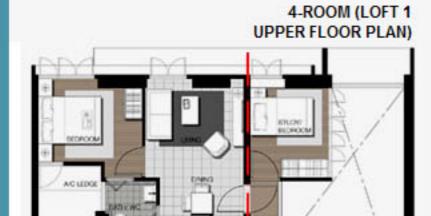
## Feel on Top of the World



# Multi-generation Living



A unique feature of SkyTerrace @ Dawson is the availability of loft units with a double volume space at the living/dining area. These loft units can be sold individually or paired with a Studio Apartment. Extended families can apply jointly for a 4-room or 5-room loft unit paired with a Studio Apartment under the pilot Multi-Generation Living Scheme. A set of interconnecting doors will be provided when sold as a paired unit.



STUDIO APARTMENT FLOOR PLAN APPROX. FLOOR AREA 44 sqm (Inclusive of Internal Floor Area 42 sqm and Air-Con Ledge)



4-ROOM (LOFT 1) LOWER FLOOR PLAN APPROX. FLOOR AREA 109 sqm (Inclusive of Internal Floor Area 88 sqm, Air-Con Ledge and Double Volume Space)

#### 5-ROOM (LOFT 1 UPPER FLOOR PLAN)



STUDIO APARTMENT FLOOR PLAN APPROX. FLOOR AREA 44 sqm (Inclusive of Internal Floor Area 42 sqm and Air-Con Ledge)



5-ROOM (LOFT 1) LOWER FLOOR PLAN APPROX. FLOOR AREA 122 sqm (Inclusive of Internal Floor Area 103 sqm, Air-Con Ledge and Double Volume Space)



## **Ample Choices**



SkyTerrace @ Dawson features numerous flat types that make it easy to choose the home that best suits your living needs.



STUDIO APT FLOOR PLAN
APPROX. FLOOR AREA 37 sqm
(Inclusive of Internal Floor Area 35 sqm
and Air-Con Ledge)



STUDIO APT FLOOR PLAN
APPROX. FLOOR AREA 44 sqm
(Inclusive of Internal Floor Area 42 sqm
and Air-Con Ledge)



3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 65 sqm
(Inclusive of Internal Floor Area 63 sqm and Air-Con Ledge)

# Ample Choices



4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 83 sqm
(Inclusive of Internal Floor Area 81 sqm and Air-Con Ledge)



4-ROOM (LOFT 2) FLOOR PLAN
APPROX. FLOOR AREA 97 sqm
(Inclusive of Internal Floor Area 83 sqm, Air-Con Ledge and Double Volume Space)



5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 99 sqm
(Inclusive of Internal Floor Area 98 sqm and Air-Con Ledge)



## General Specifications (Studio Apartment)

#### Foundation

Piled foundations.

#### Structure

Reinforced concrete structural framework with reinforced concrete slabs.

#### Roof

Reinforced concrete roof slab with precast concrete secondary roofing.

#### Walls

All external and internal walls are constructed with reinforced concrete / solid blocks / bricks with cement plastering / precast panels / precast lightweight concrete partitions.

#### Windows

Aluminium framed windows with tinted glass.

#### Doors

Entrance : decorative solid timber door and metal gate Bedrooms : decorative solid timber door (Type D12)

Bathroom/WC : pvc folding door Household Shelter : metal door

Inter-connecting Door

: decorative solid timber door

(where applicable)

#### **Finishes**

Ceilings : skim coated or plastered and painted

Bathroom/WC/Kitchen walls : glazed ceramic tiles

Other walls skim coated or plastered and painted

Living/Dining floor : glazed porcelain ceramic tiles with timber skirting

Kitchen floor : glazed porcelain ceramic tiles

Bedroom floor : timber strips flooring with timber skirting

Bathroom/WC floor : glazed ceramic tiles

Household Shelter floor : glazed porcelain ceramic tiles

#### **Fittings**

Quality locksets.

Quality sanitary fittings.

Kitchen cabinets with cooker hood, gas hob & kitchen sink.

Built in wardrobe. Clothes drying rack.

#### Services

Gas services and concealed water supply pipes.

Concealed electrical wiring to lighting and power points (including water heater and air conditioning points).

Television points

Telephone points.

Apt Type	Electrical Accessories / Other Appliances										
	13A Switch Socket Outlets	TV Outlet	Tel Outlet	Lighting Point c/w Light Fittings	Lighting Switch	Gas Water Heater	20A DP Heater Switch	20A Heater Point	Bell Point (including switch)	AC Isolator	Alert Alarm Pull Cord
Studio Apt (35 sqm)	13	3	3	7	11	1	1	1	1	1	4
Studio Apt (42 sqm)	15	3	3	7	11	1	1	1	1	1	4

### Important Notes: 1) The Household

The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door
of the Household Shelter shall not be hacked, drilled, altered or removed.

Air-con panel in the main bedroom will not be provided.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.

2) The common areas and spaces fronting or surrounding the flats are not available for purchase, and

HDB will not accede to any requests from purchasers to purchase and enclose the common areas.

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The Floor Areas are scaled Strata Areas.



## General Specifications (3-, 4- & 5-Room)

#### Foundation

Piled foundations.

#### Structure

Reinforced concrete structural framework with reinforced concrete slabs.

#### Roof

Reinforced concrete roof slab with precast concrete secondary roofing.

#### Walls

All external and internal walls are constructed with reinforced concrete / solid blocks / bricks with cement plastering / precast panels / precast lightweight concrete partitions.

#### Windows

Aluminium framed windows with tinted glass.

#### Doors

Entrance decorative solid timber door and metal gate decorative solid timber door (Type D12) (optional) Bedrooms

sliding laminated semi-solid timber door Attached Bathroom/ WC

Other Bathrooms / WC laminated semi-solid timber door (Type D12a) (optional)

Household Shelter metal door

Service Yard aluminium framed door with glass aluminium framed door with glass Balcony / Living (where applicable) Inter-connecting door decorative solid timber door

(where applicable)

#### Finishes

Ceilings : skim coated or plastered and painted

Bathroom/WC/Kitchen walls glazed ceramic tiles

Other walls skim coated or plastered and painted

glazed porcelain ceramic tiles with timber skirting Living/Dining floor

timber strips flooring with timber skirting Bedroom floor

Kitchen floor glazed porcelain ceramic tiles

Bathroom/WC floor glazed ceramic tiles

Service Yard floor glazed porcelain ceramic tiles with tiles skirting

Household Shelter floor glazed porcelain ceramic tiles

Balcony Floor (where applicable) structured homogeneous tiles with tiles skirting

timber strips flooring with timber skirting Internal Staircase Floor

(where applicable)

#### Fittings

Quality locksets.

Quality sanitary fittings.

Vanity top wash basin for attached Bathroom/WC, wash basin for other Bathroom/WC. Clothes drying rack.

#### Services

Gas services and concealed water supply pipes.

Concealed electrical wiring to lighting and power points (including water heater and air conditioning points).

Television points.

Telephone points.

	Electrical Accessories										
Apt Type	13A Switch Socket Outlets	TV Outlet	Tel Outlet	Lighting Point	Lighting Switch	20A DP Heater Switch	20A Heater Point	Bell Point (including switch)	AC Isolator		
3-Room	22	4	4	11	11	2	2	1	1		
4-Room	27	5	5	14	14	2	2	1	1		
4-Room Loft 1	27	5	5	17	17	2	2	1	1		
4-Room Loft 2	27	5	5	15	15	2	2	1	1		
5-Room	29	5	5	15	16	2	2	1	1		
5-Room Loft 1	29	5	5	17	17	2	2	1	1		

### Enclosure

Full-height louvers windows with glass parapet for bedroom at upper level for Loft Apartment only.

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