

**NORTH** *WAVE*  
EXECUTIVE CONDOMINIUM



FLOORPLANS



Artist's Impression



## Welcome to your chic abode

Dreams can come true when style and substance meet. Be greeted by visionary and contemporary designs. Where every line and every curve combine to exude a quiet air of designer luxury. You can't help but feel special every time you come home.

## Legend

### Welcome

1. Scent Garden
2. Side Gate
3. Arrival Lounge
4. Function Room
5. Waterfall

### Wet

6. Wading Pool
7. Sun Deck
8. Gazebo
9. Sun Lounge
10. Jacuzzi
11. 50m Swimming Pool
12. Changing Room

### Wild

13. Barbecue Pavilion
14. Open Deck
15. Kids Play Deck
16. Recreational Skate Area/Park
17. Recreational Basketball/Futsal Court
18. Fitness Garden
19. Forest Adventure
20. Pool Lounge

### Wellness

21. Hydro-Spa Pool
22. Rosy Trumpet Tree "Sakura Walk"/  
Reflexology Park
23. Open Lawn
24. Aroma Corridor
25. Gym (2nd Storey)
26. Badminton Court (2nd Storey)
27. Communal Garden (2nd Storey)

### Others

- Guardhouse
- Drop-off Porch
- Bin Centre
- Outdoor Genset (Above Bin Centre)
- Substation

Note:

Unit types & sizes (sq ft) indicated on this site plan are for typical units only

For other unit types, please refer to Unit Distribution Chart & floor plans in this brochure

[Click on the Unit Number to access floorplan directly](#)

## Site/facilities plan

3rd to 11th storey and landscape at E-deck level



## Live in vogue

Indulge in the luxury of choice, where the versatility of layout enables you to find one that's perfect your lifestyle needs. Enjoy the luxury of space, where interiors are maximised to make life more comfortable. It's also about design, where most units enjoy direct access into the home via the balcony for an impressive sense of arrival. So go on, live it up at NORTHWAVE.



# Unit Distribution

**BLOCK 101 (737708)**

Unit Floor	01	02	03	04
16	D1	C6	C2A	B2
15	D1	C6	C2A	B2
14	D1	C6	C2A	B2
13	D1	C6	C2A	B2
12	D1	C6	C2A	B2
11	D1	C6	C2A	B2
10	D1	C6	C2A	B2
9	D1	C6	C2A	B2
8	D1	C6	C2A	B2
7	D1	C6	C2A	B2
6	D1	C6	C2A	B2
5	D1	C6	C2A	B2
4	D1	C6	C2A	B2
3	D1	C6	C2A	B2
2	D1	OFFICE	C2A	B2
1	D1-P	C6-P	FUNC.RM	B2-P

**BLOCK 103 (737709)**

Unit Floor	05	06	07	08
16	C1	PH2(M) (#16-07)		C5a
15	C1	VOID	C6(M)	C5a
14	C1		C6(M)	C5a
13	C1		C6(M)	C5a
12	C1		C6(M)	C5a
11	C1	C2(M)	C6(M)	C5a
10	C1	C2(M)	C6(M)	C5a
9	C1	C2(M)	C6(M)	C5a
8	C1	C2(M)	C6(M)	C5a
7	C1	C2(M)	C6(M)	C5a
6	C1	C2(M)	C6(M)	C5a
5	C1	C2(M)	C6(M)	C5a
4	C1	C2(M)	C6(M)	C5a
3	C1	C2(M)	C6(M)	C5a
2	C1	C2(M)	C6(M)	C5a
1	C1a	C2(M)-P	C6(M)-P	C5a-P

Note: DSTA screening / frosted glass may be provided for Block 103 unit no: #12-05, #13-05, #14-05, #15-05, #16-05, #12-07, #13-07, #14-07, #15-07, #16-07, #12-08, #13-08, #14-08, #15-08, #16-08.

**BLOCK 105 (737710)**

Unit Floor	11	10	09	12
16	PH3 (#16-11)		PH2 (#16-12)	
15	D1	VOID	VOID	C6
14	D1			C6
13	D1	C3		C6
12	D1	C3		C6
11	D1	C3	C2	C6
10	D1	C3	C2	C6
9	D1	C3	C2	C6
8	D1	C3	C2	C6
7	D1	C3	C2	C6
6	D1	C3	C2	C6
5	D1	C3	C2	C6
4	D1	C3	C2	C6
3	D1	C3	C2	C6
2	D1	C3	C2	C6
1	D1-P	C3-P	C2-P	C6-P

Note: DSTA screening / frosted glass may be provided for Block 105 unit no: #14-11, #15-11, #16-11, #12-12, #13-12, #14-12, #15-12, #16-12.

**LEGEND**

- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- 5 BEDROOM
- 4+1 / 5 BEDROOM (PENTHOUSE)

**BLOCK 107 (737711)**

Unit Floor	16	13	14	15
16	PH4 (#16-16)		PH1 (#16-15)	
15	E1	VOID	VOID	C5
14	E1			C5
13	E1	C2	C3	C5
12	E1	C2	C3	C5
11	E1	C2	C3	C5
10	E1	C2	C3	C5
9	E1	C2	C3	C5
8	E1	C2	C3	C5
7	E1	C2	C3	C5
6	E1	C2	C3	C5
5	E1	C2	C3	C5
4	E1	C2	C3	C5
3	E1	C2	C3	C5
2	E1	C2	C3	C5
1	E1-P	C2-P	C3-P	C5-P

Note: DSTA screening / frosted glass may be provided for Block 107 unit no: #14-15, #15-15, #16-15, #14-16, #15-16, #16-16.

**BLOCK 109 (737712)**

Unit Floor	20	17	18	19	
16	PH2 (#16-20)		C4	C5a(M)	
15	C6	VOID	C4	C5a(M)	
14	C6		C4	C5a(M)	
13	C6		C2	C4	C5a(M)
12	C6		C2	C4	C5a(M)
11	C6	C2	C4	C5a(M)	
10	C6	C2	C4	C5a(M)	
9	C6	C2	C4	C5a(M)	
8	C6	C2	C4	C5a(M)	
7	C6	C2	C4	C5a(M)	
6	C6	C2	C4	C5a(M)	
5	C6	C2	C4	C5a(M)	
4	C6	C2	C4	C5a(M)	
3	C6	C2	C4	C5a(M)	
2	C6	C2	C4	C5a(M)	
1	C6-P	C2-P	C4-P	C5a(M)-P	

Note: DSTA screening / frosted glass may be provided for Block 109 unit no: #14-18, #15-18, #16-18, #14-19, #15-19, #16-19, #14-20, #15-20, #16-20.

**BLOCK 111 (737703)**

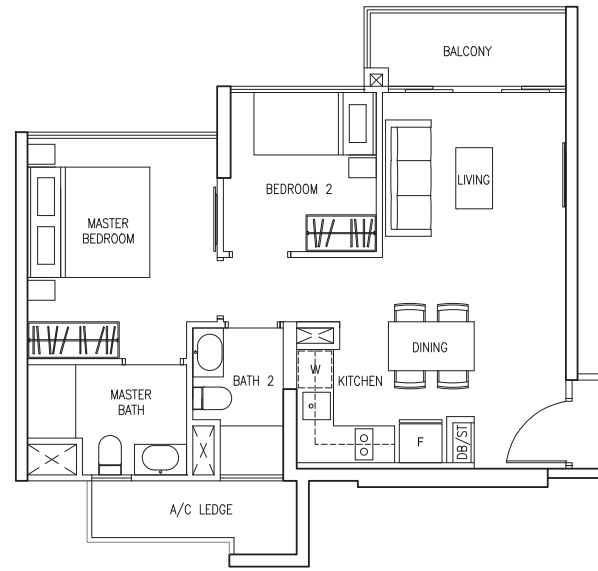
Unit Floor	21	22	23	24
16	C5	C6a	B1	B2
15	C5	C6a	B1	B2
14	C5	C6a	B1	B2
13	C5	C6a	B1	B2
12	C5	C6a	B1	B2
11	C5	C6a	B1	B2
10	C5	C6a	B1	B2
9	C5	C6a	B1	B2
8	C5	C6a	B1	B2
7	C5	C6a	B1	B2
6	C5	C6a	B1	B2
5	C5	C6a	B1	B2
4	C5	C6a	B1	B2
3	C5	C6a	B1	B2
2	VOID	C6a	B1	B2
1	C5-P	C6a-P	B1-P	VOID



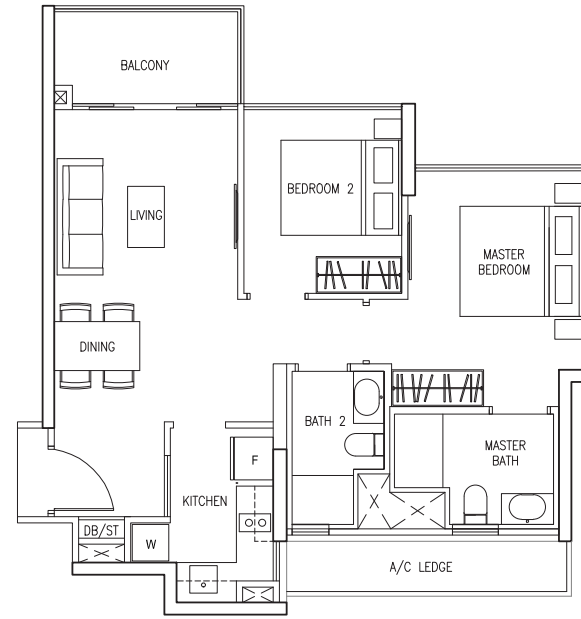
# 2 BEDROOM

# BACK TO SITE PLAN

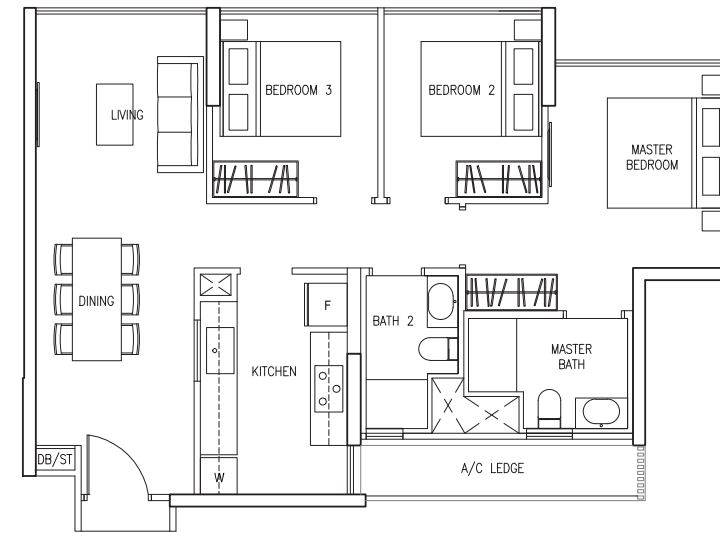
# 3 BEDROOM



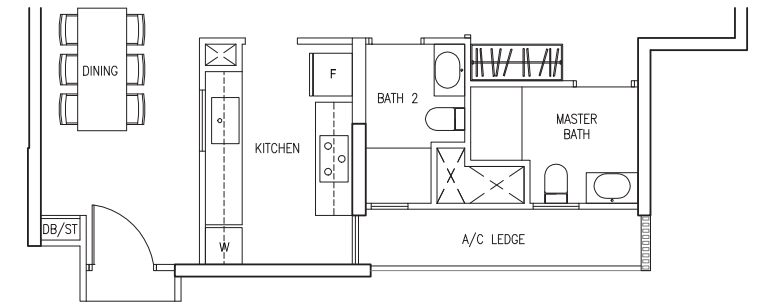
**TYPE B1**  
63 sq m/ 678 sq ft  
#02-23 to #16-23



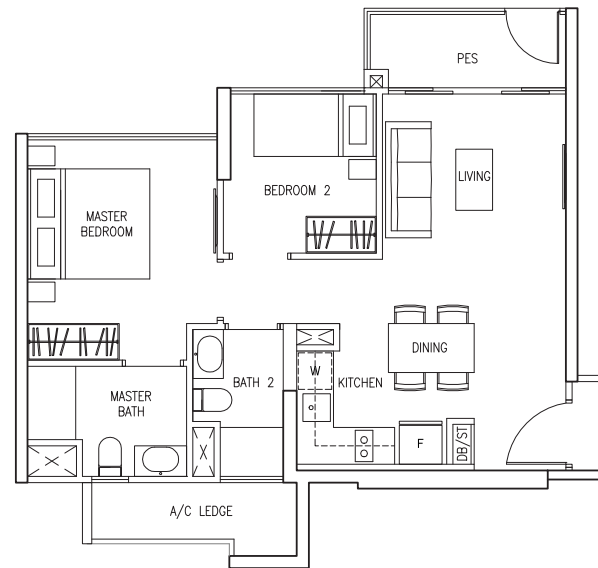
**TYPE B2**  
70 sq m/ 753 sq ft  
#02-04 to #16-04  
#02-24 to #16-24



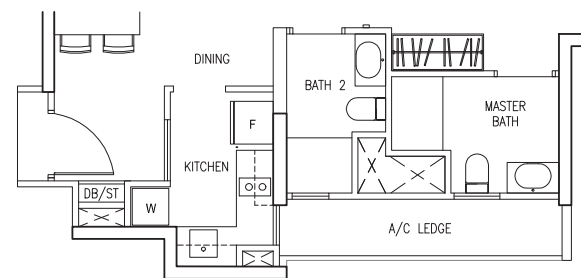
**TYPE C1**  
83 sq m/ 893 sq ft  
#02-05 to #16-05, #11-05



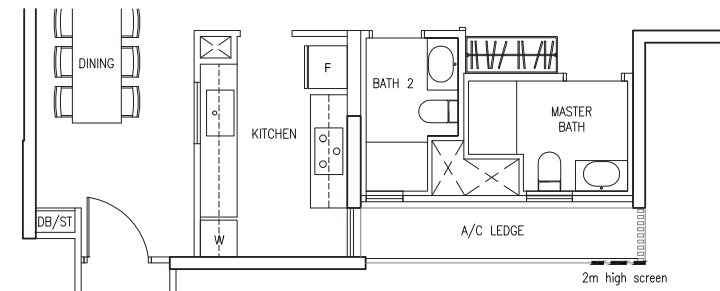
**TYPE C1a**  
83 sq m/ 893 sq ft  
#01-05



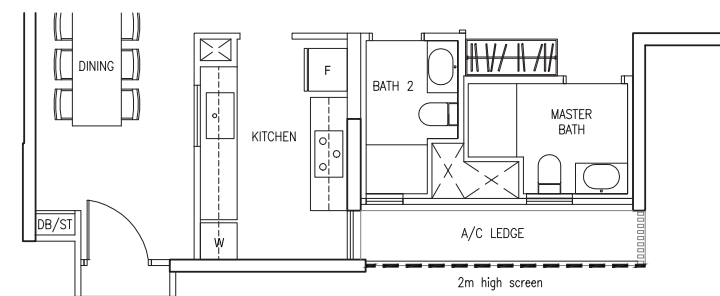
**TYPE B1-P**  
63 sq m/ 678 sq ft  
#01-23



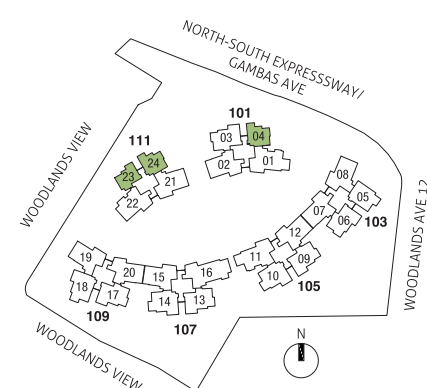
**TYPE B2-P**  
70 sq m/ 753 sq ft  
#01-04



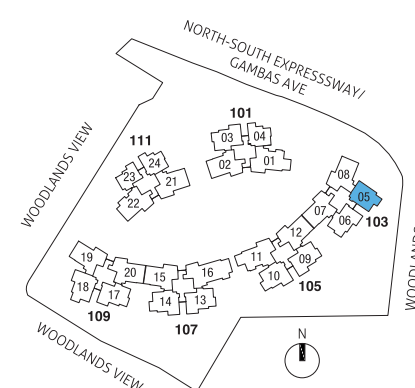
#12-05 to #15-05\*



#16-05\*



Area includes A/C ledge, balcony and PES where applicable. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subjected to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.



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# 3 BEDROOM

# BACK TO SITE PLAN

# 3 BEDROOM

## TYPE C2 / C2(M)

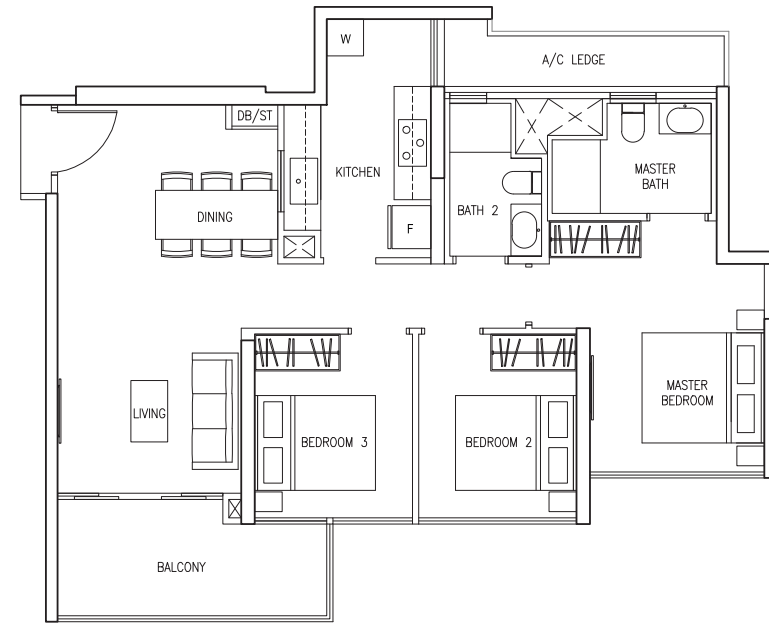
92 sq m/ 990 sq ft

C2

#02-09 to #11-09  
#02-13 to #13-13  
#02-17 to #13-17

C2(M) - Mirror Units

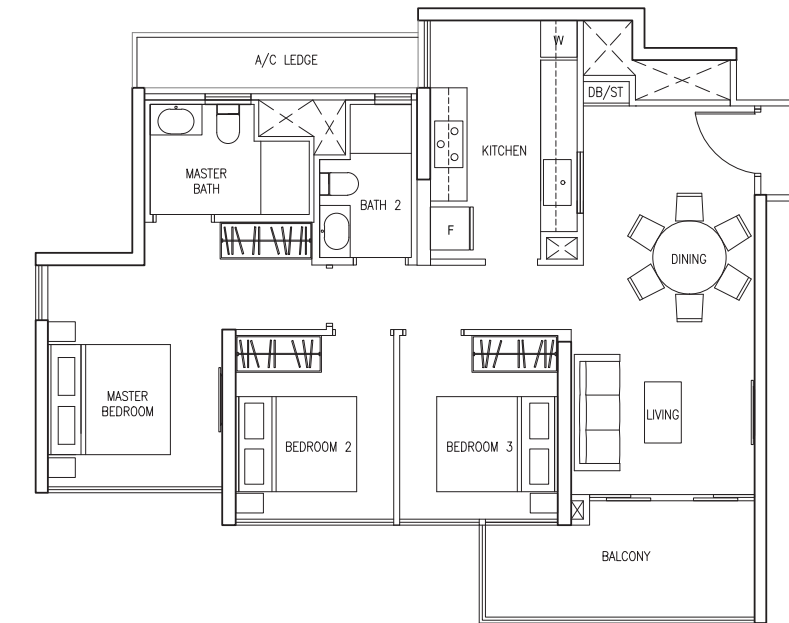
#02-06 to #11-06



## TYPE C3

91 sq m/ 979 sq ft

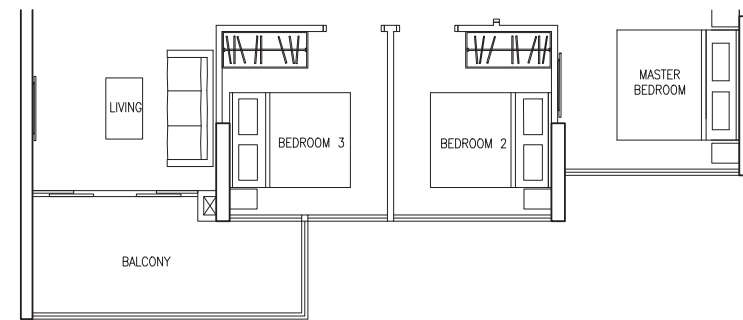
#02-10 to #13-10  
#02-14 to #13-14



## TYPE C2a

92 sq m/ 990 sq ft

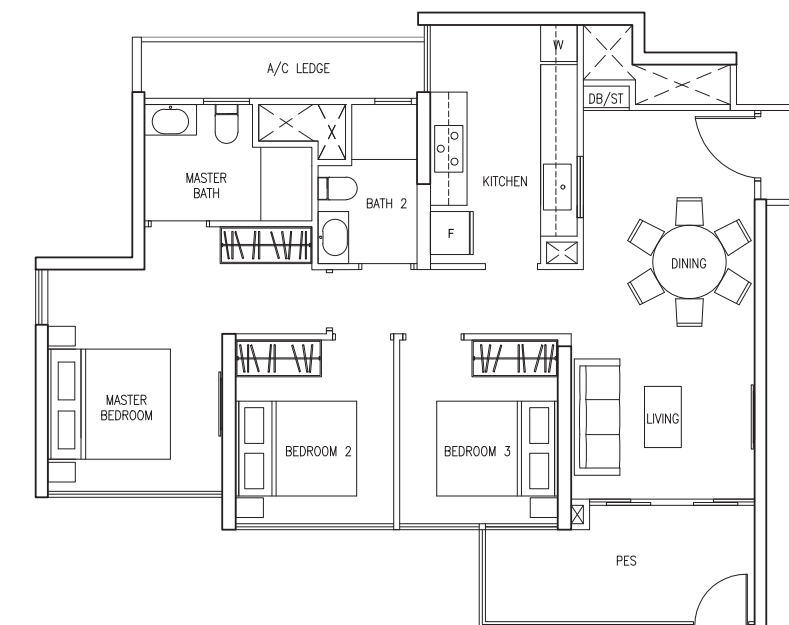
#02-03 to #16-03



## TYPE C3-P

91 sq m/ 979 sq ft

#01-10  
#01-14



## TYPE C2-P / C2(M)-P

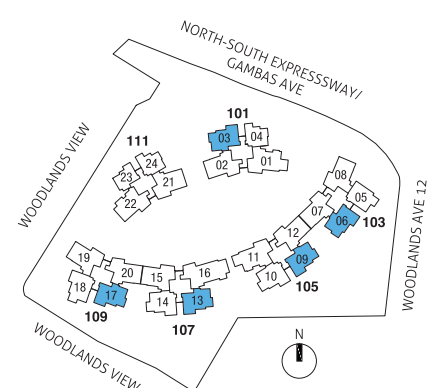
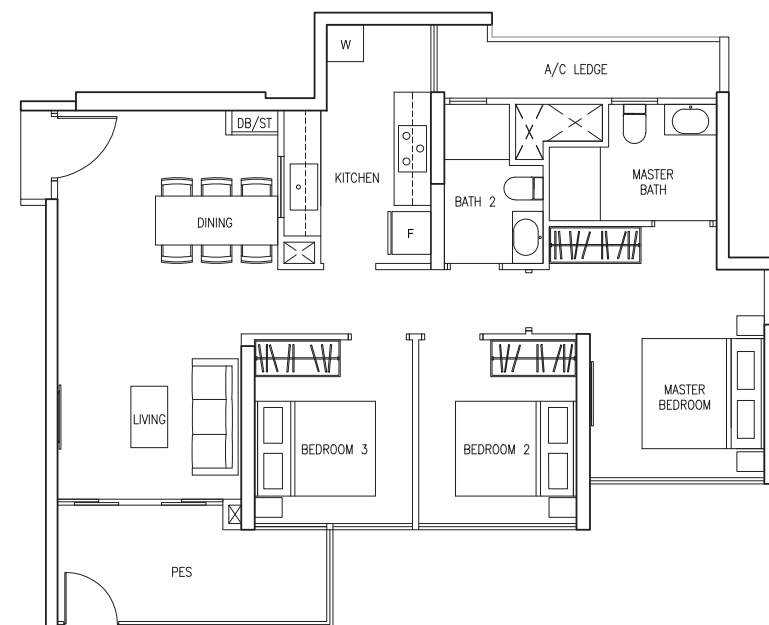
92 sq m/ 990 sq ft

C2-P

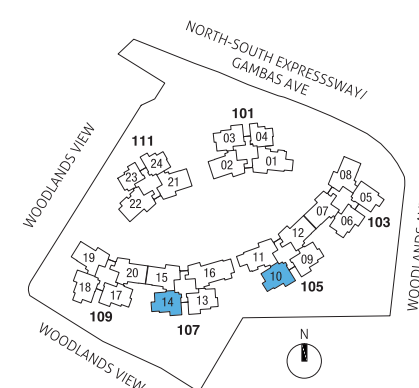
#01-09  
#01-13  
#01-17

C2(M) P - Mirror Unit

#01-06



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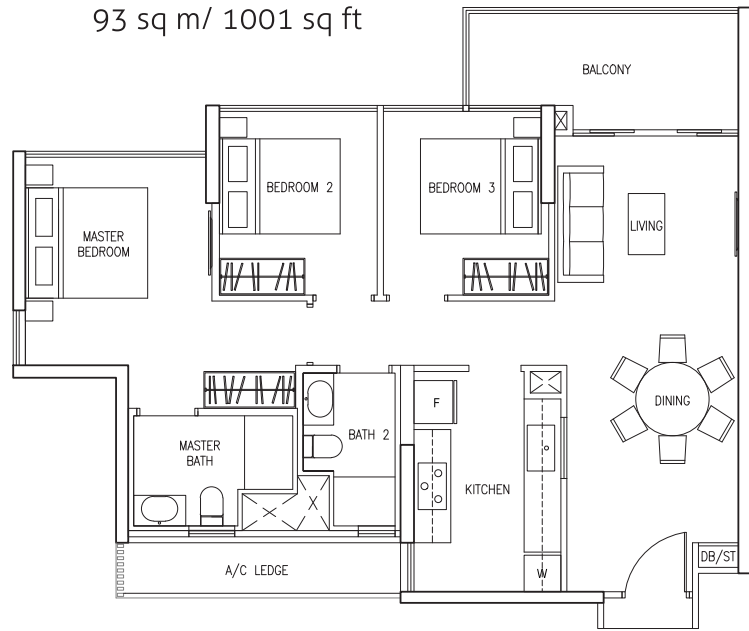
# 3 BEDROOM

# BACK TO SITE PLAN

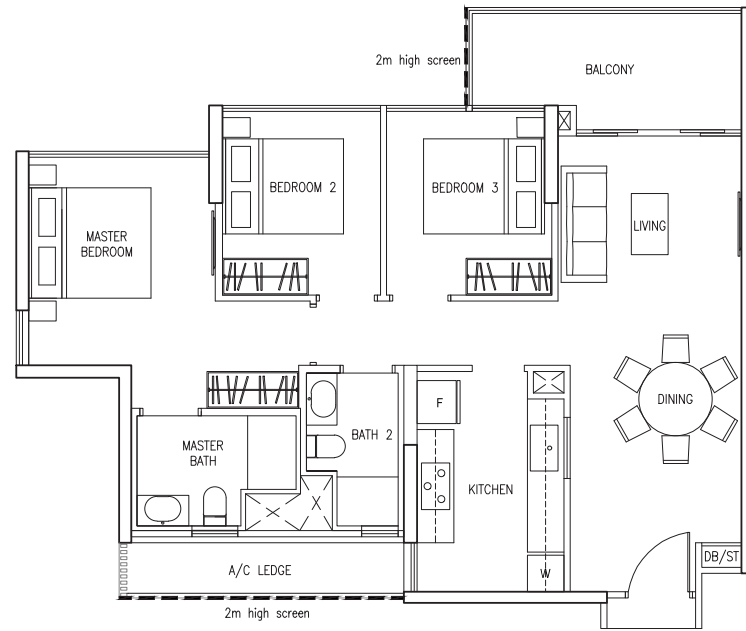
# 3 BEDROOM PATIO HOME

## TYPE C4

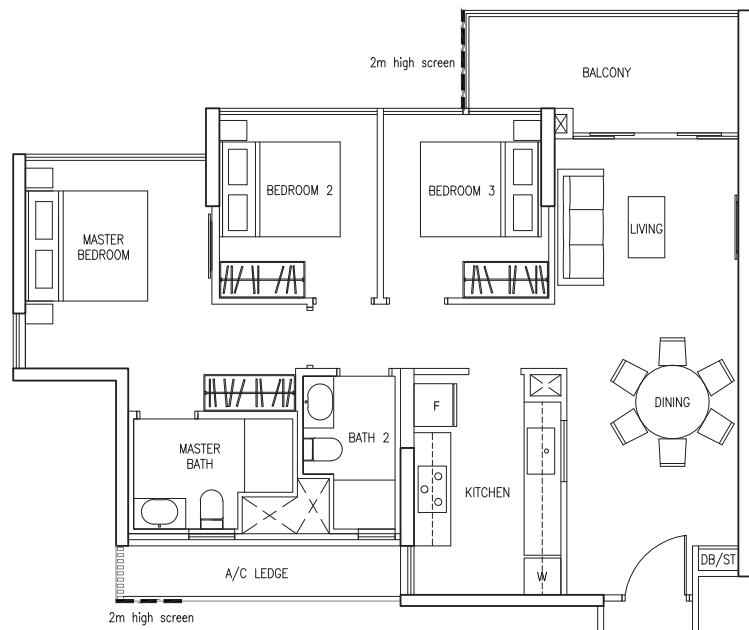
93 sq m/ 1001 sq ft



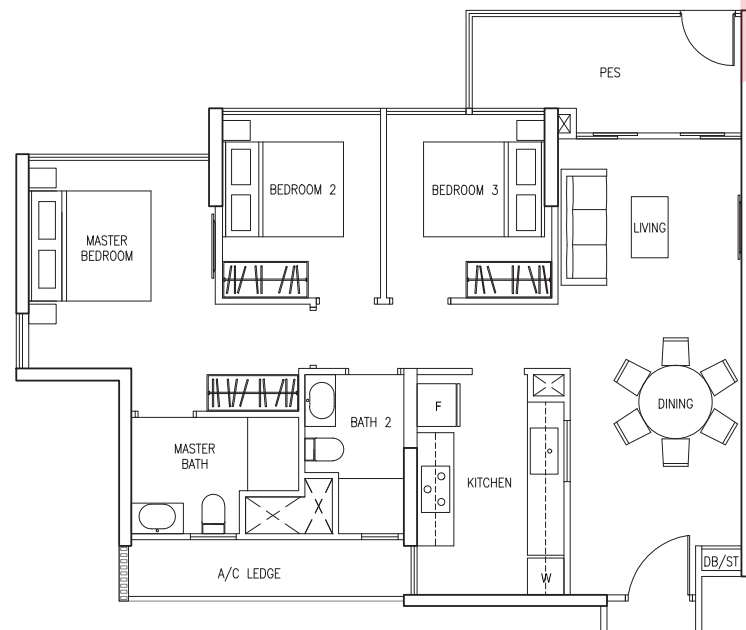
#02-18 to #13-18



#16-18\*



#14-18 to #15-18\*

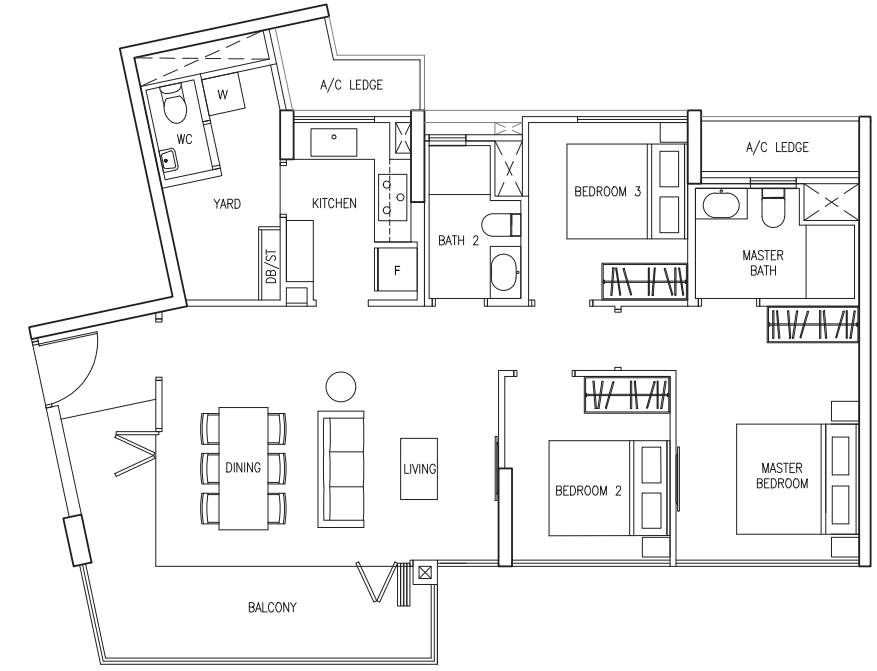


## TYPE C4-P

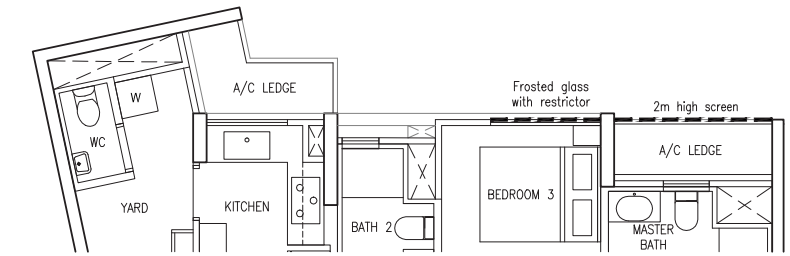
93 sq m/ 1001 sq ft  
#01-18

## TYPE C5

102 sq m/ 1097 sq ft  
#02-15 to #13-15  
#03-21 to #16-21

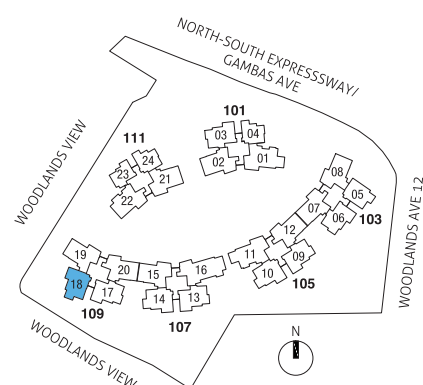
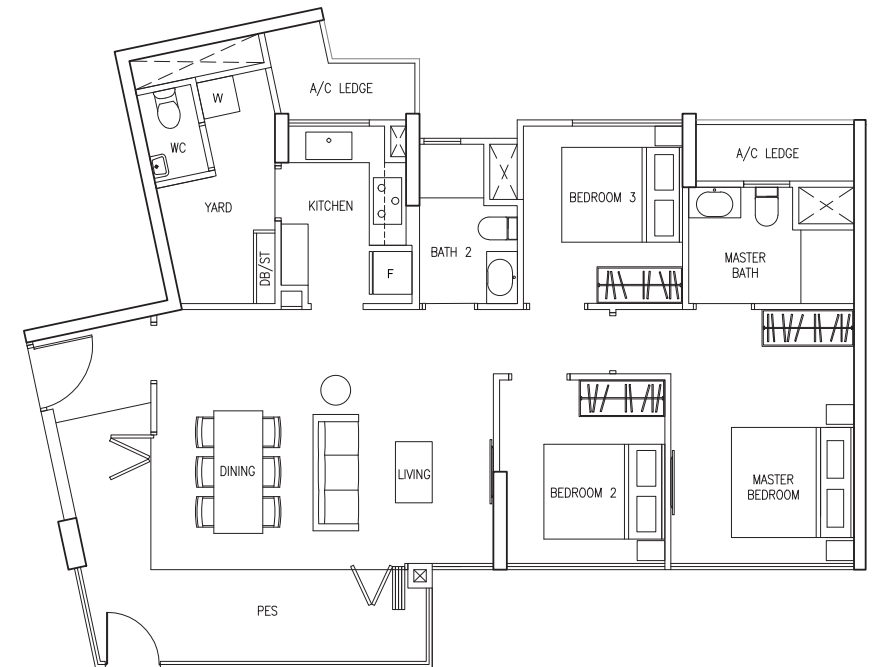


#14-15 to #15-15\*



## TYPE C5-P

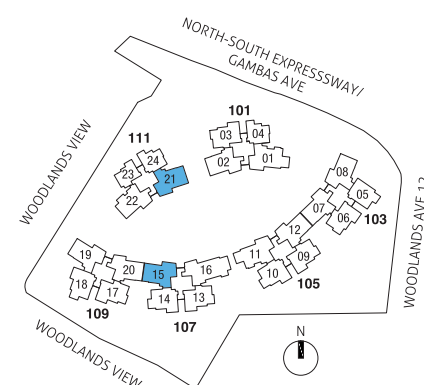
102 sq m/ 1097 sq ft  
#01-15  
#01-21



\* DSTA screening / frosted glass may be provided for these units



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# 3 BEDROOM PATIO HOME

## BACK TO SITE PLAN

# 3 BEDROOM PATIO HOME

### TYPE C5a / C5a(M)

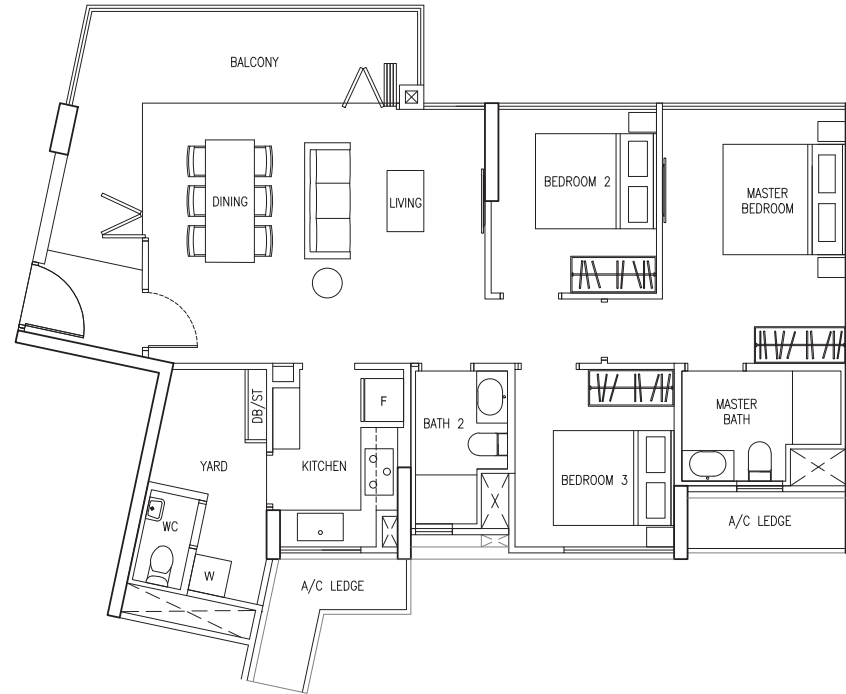
103 sq m/ 1108 sq ft

C5a

#02-08 to #11-08

C5a(M) - Mirror Units

#02-19 to #13-19

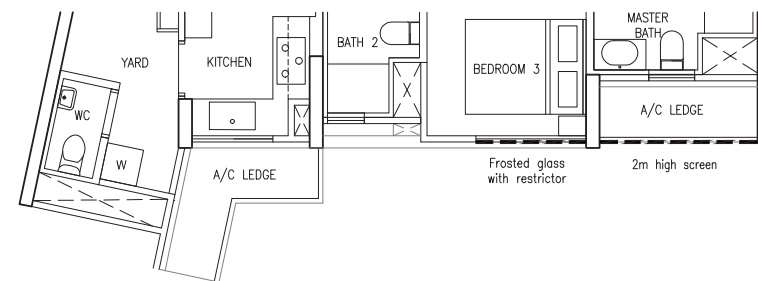


C5a

#12-08 to #16-08\*

C5a(M) - Mirror Units

#14-19 to #16-19\*



### TYPE C5a-P / C5a(M)-P

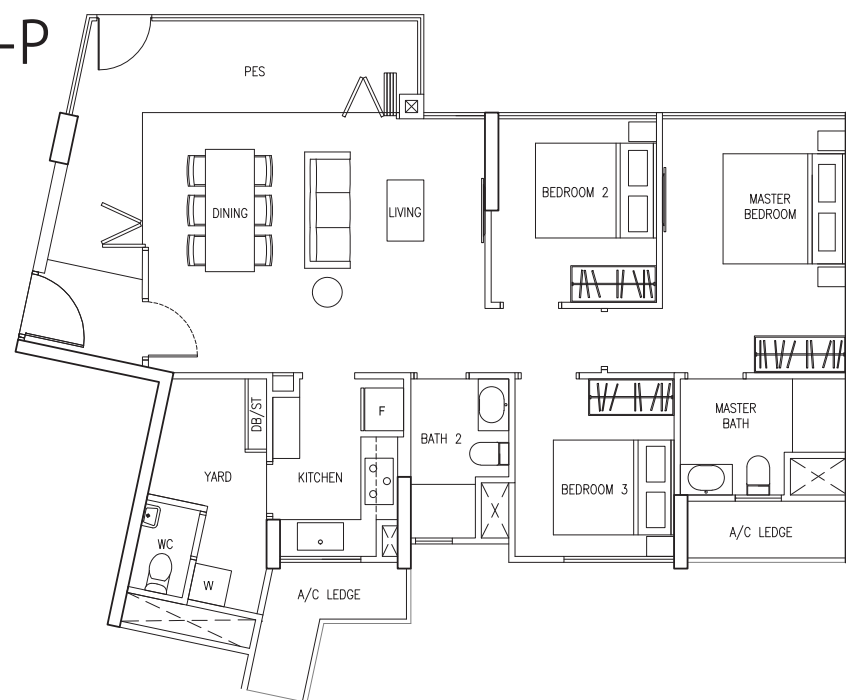
103 sq m/ 1108 sq ft

C5a-P

#01-08

C5a(M)-P - Mirror Unit

#01-19



### TYPE C6 / C6(M)

104 sq m/ 1119 sq ft

C6

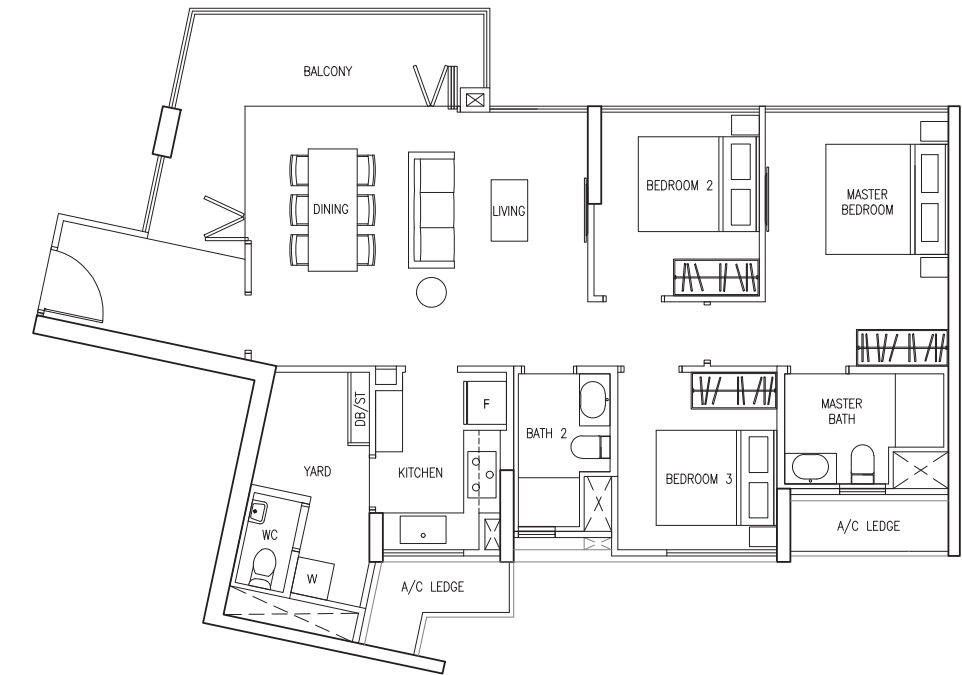
#03-02 to #16-02

#02-12 to #11-12

#02-20 to #13-20

C6(M) - Mirror Units

#02-07 to #11-07



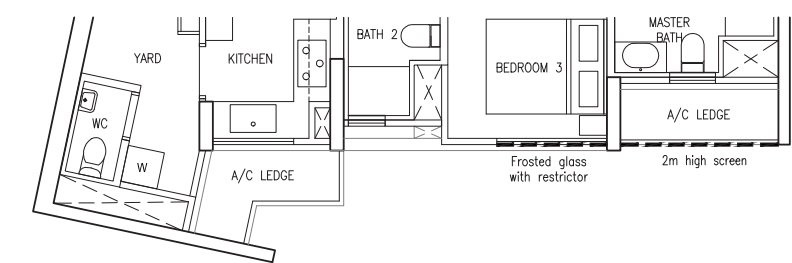
C6

#12-12 to #15-12\*

#14-20 to #15-20\*

C6(M) - Mirror Units

#12-07 to #15-07\*



### TYPE C6-P / C6(M)-P

104 sq m/ 1119 sq ft

C6-P

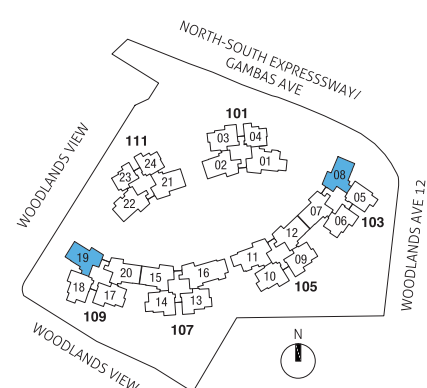
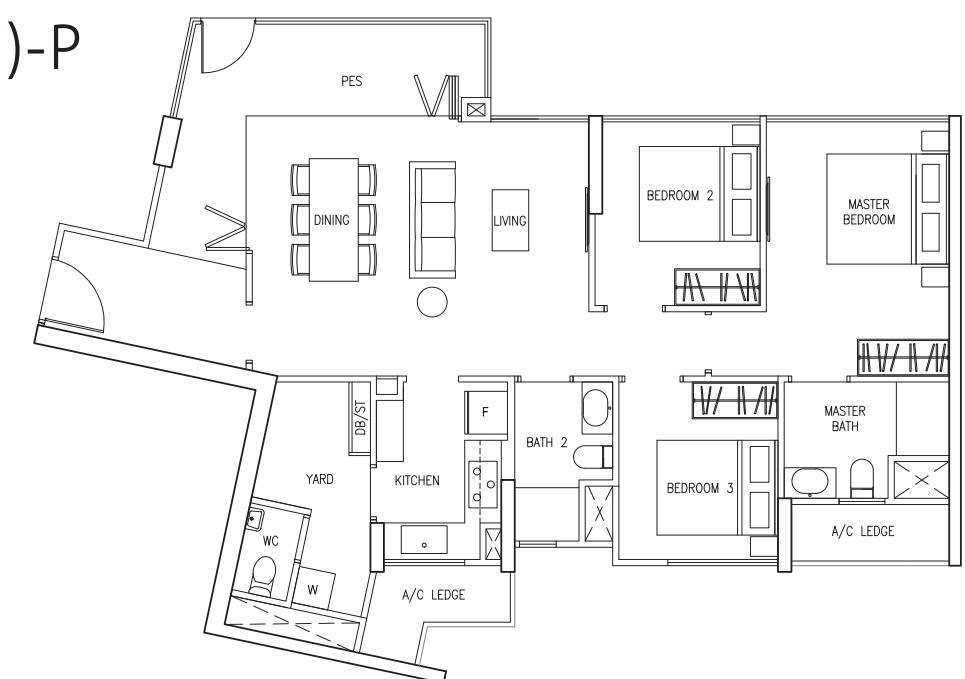
#01-02

#01-12

#01-20

C6(M)-P - Mirror Unit

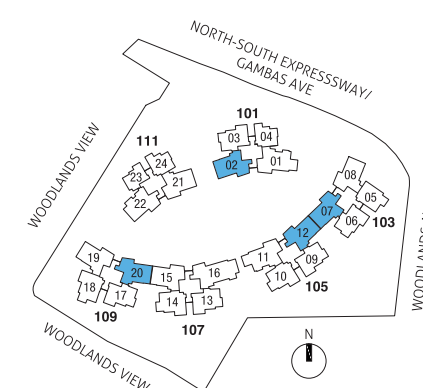
#01-07



\* DSTA screening / frosted glass may be provided for these units



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# 3 BEDROOM PATIO HOME

# BACK TO SITE PLAN

# 4 BEDROOM PATIO HOME

## TYPE C6a

105 sq m/ 1130 sq ft  
#02-22 to #16-22



## TYPE D1

118 sq m/ 1270 sq ft  
#02-01 to #16-01  
#02-11 to #13-11

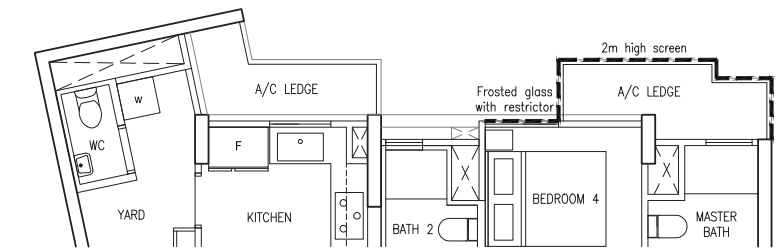


## TYPE C6a-P

105 sq m/ 1130 sq ft  
#01-22

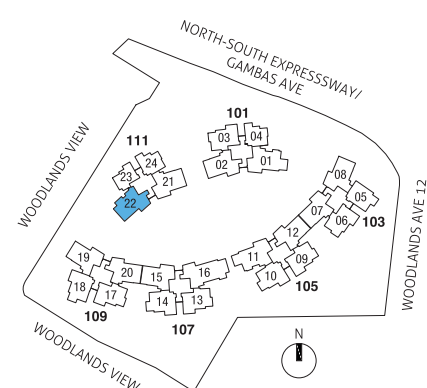
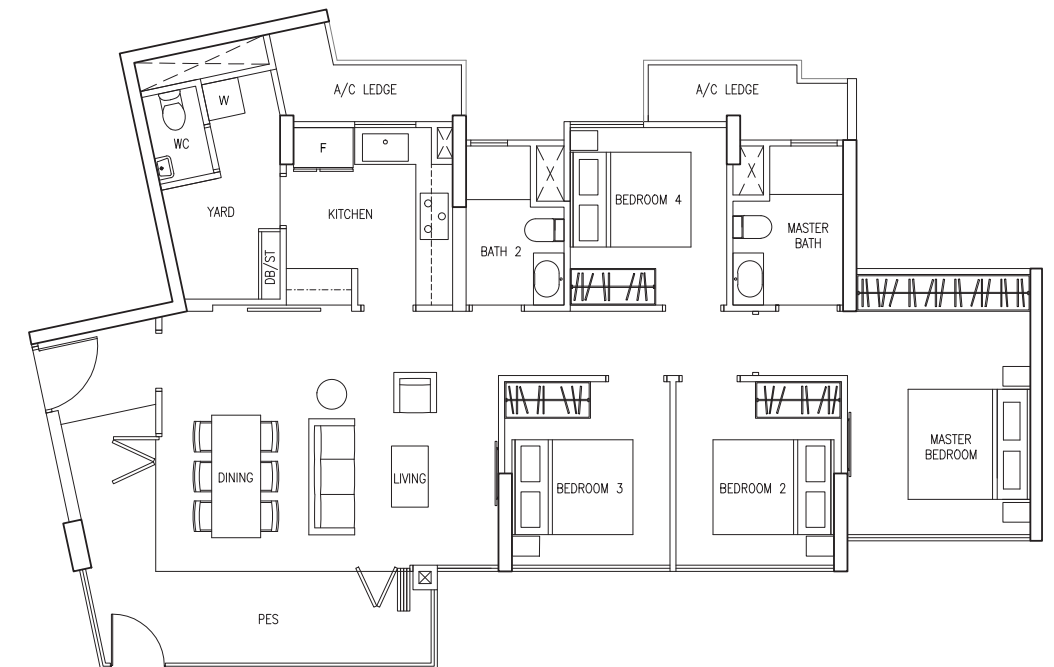


#14-11 to #15-11\*

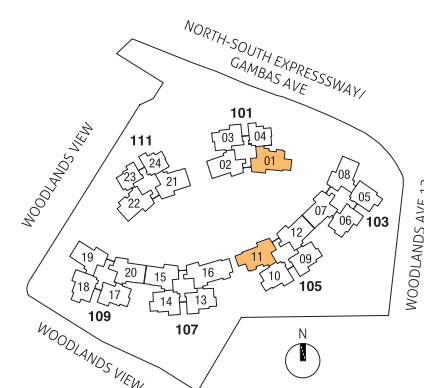


## TYPE D1-P

118 sq m/ 1270 sq ft  
#01-01  
#01-11



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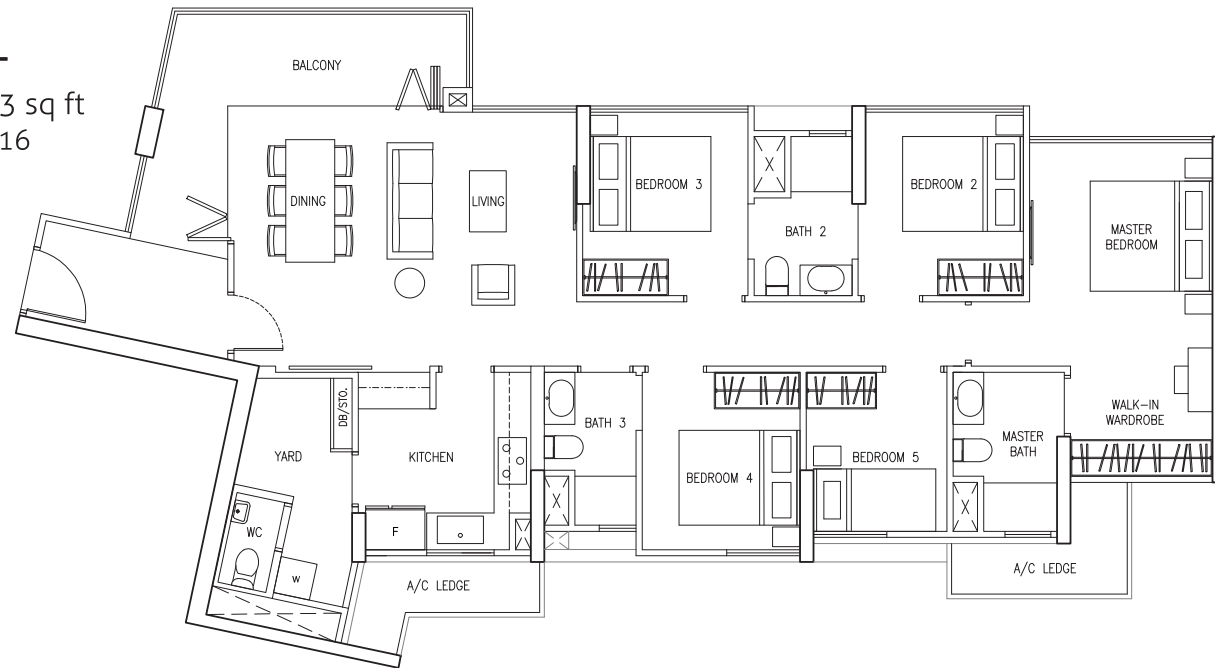
**5 BEDROOM  
PATIO HOME**

**BACK TO  
SITE PLAN**

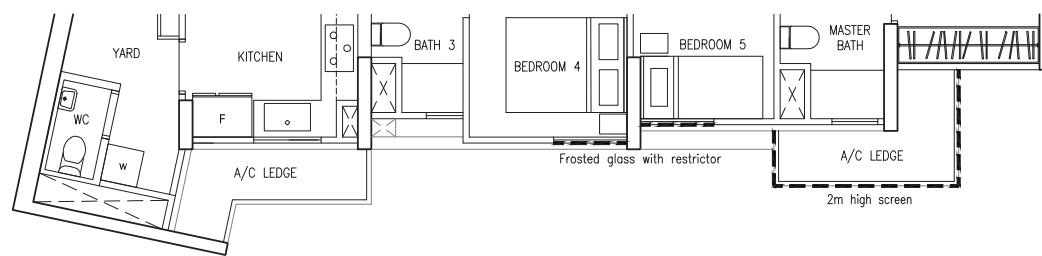
**PENTHOUSE  
4+1 BEDROOM  
PATIO HOME**

**TYPE E1**

136 sq m/ 1463 sq ft  
#02-16 to #13-16

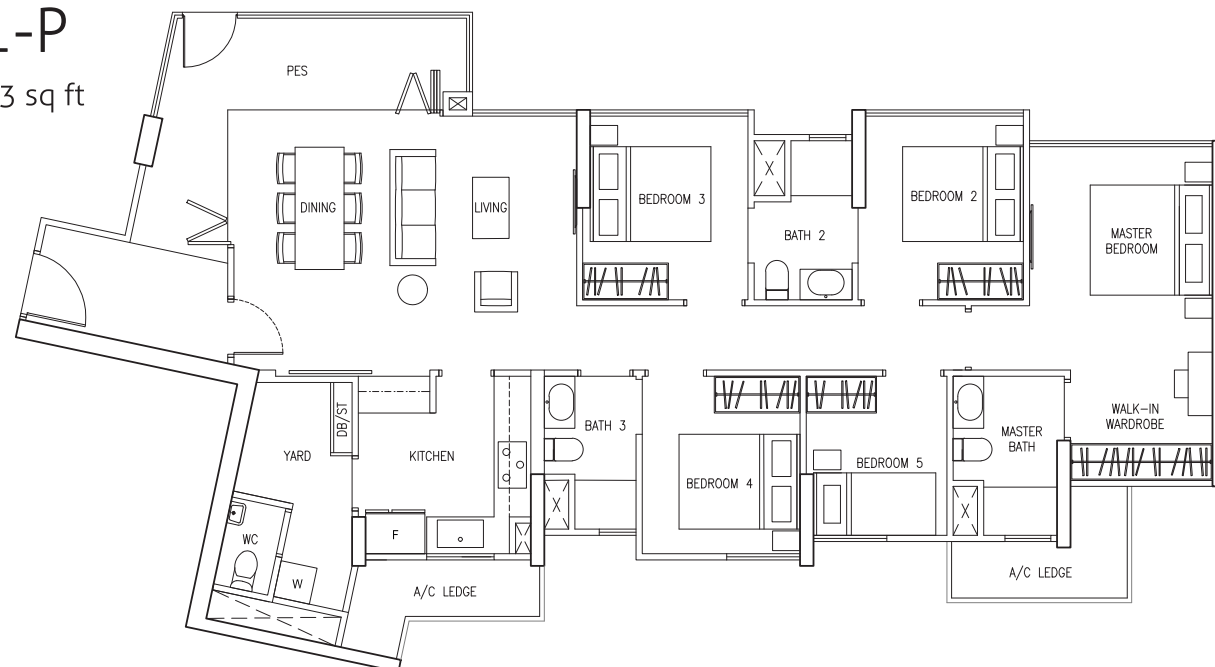


#14-16 to #15-16\*



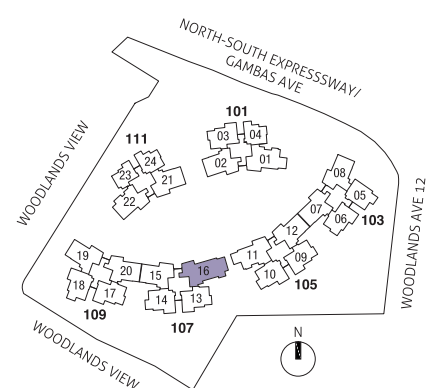
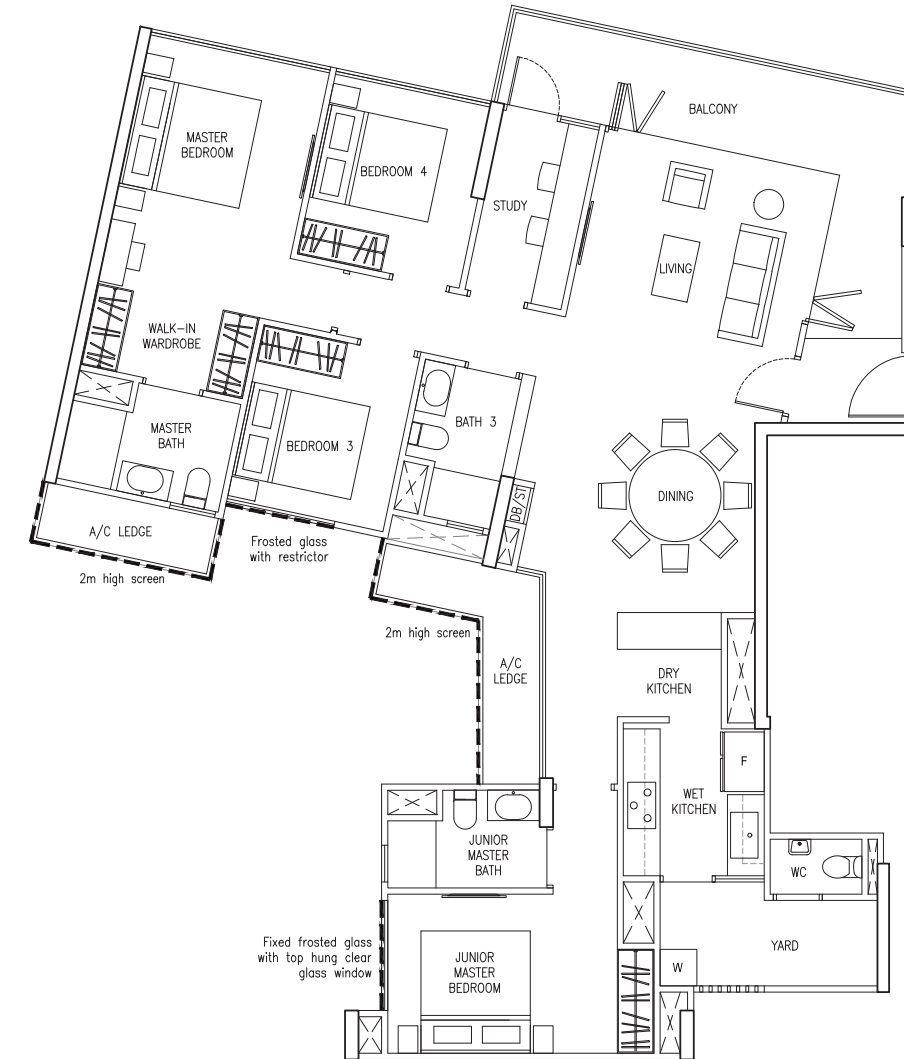
**TYPE E1-P**

136 sq m/ 1463 sq ft  
#01-16



**TYPE PH1**

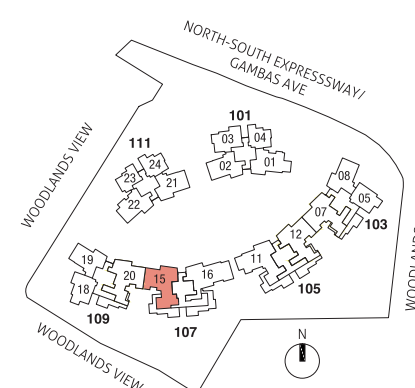
148 sq m/ 1593 sq ft  
#16-15\*



\* DSTA screening / frosted glass may be provided for these units



Area includes A/C ledge, balcony and PES where applicable. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subjected to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.



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**PENTHOUSE**  
4+1 BEDROOM  
PATIO HOME

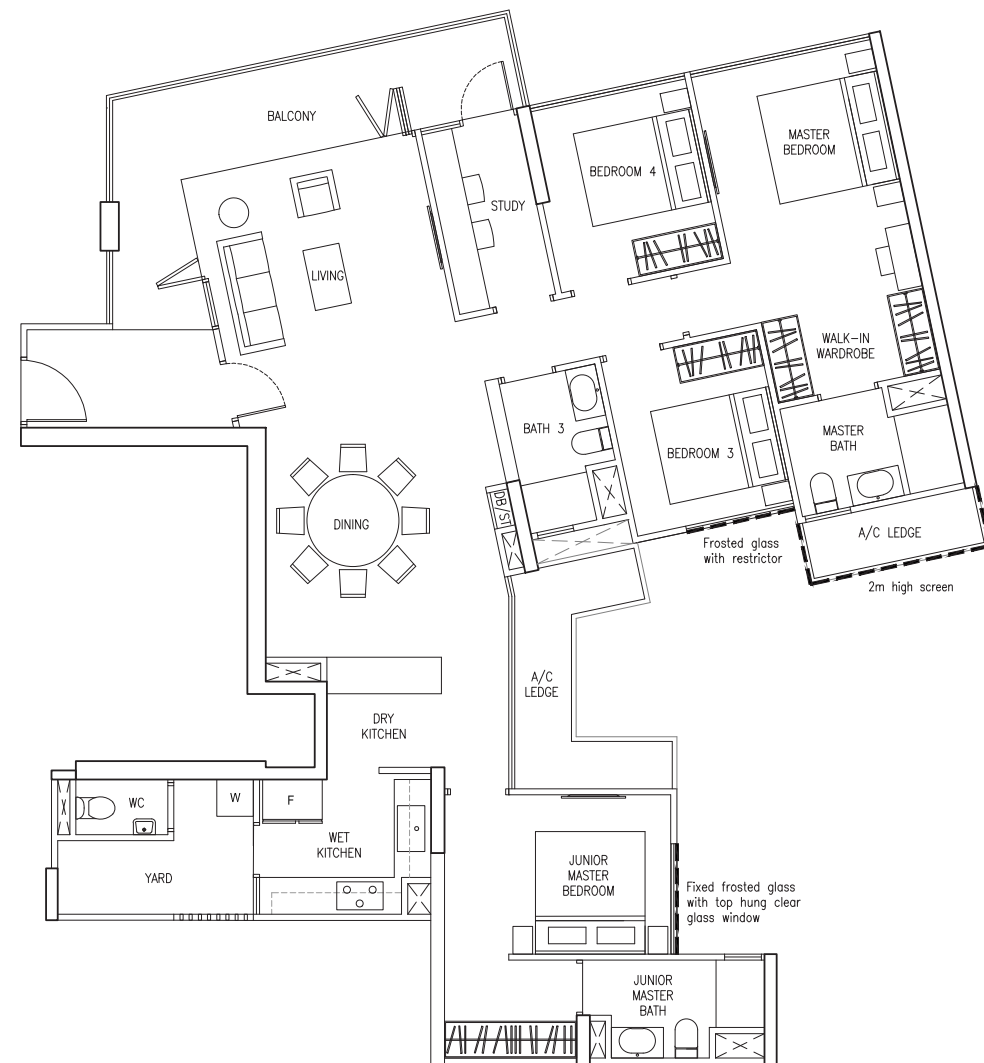
**BACK TO  
SITE PLAN**

**PENTHOUSE**  
5 BEDROOM  
PATIO HOME

**TYPE PH2**

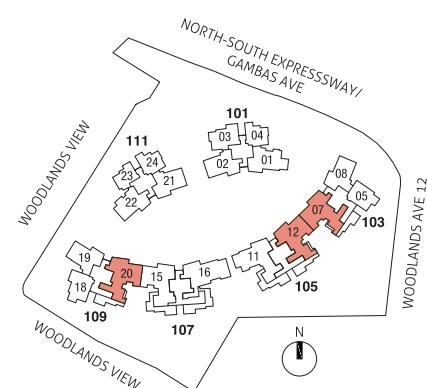
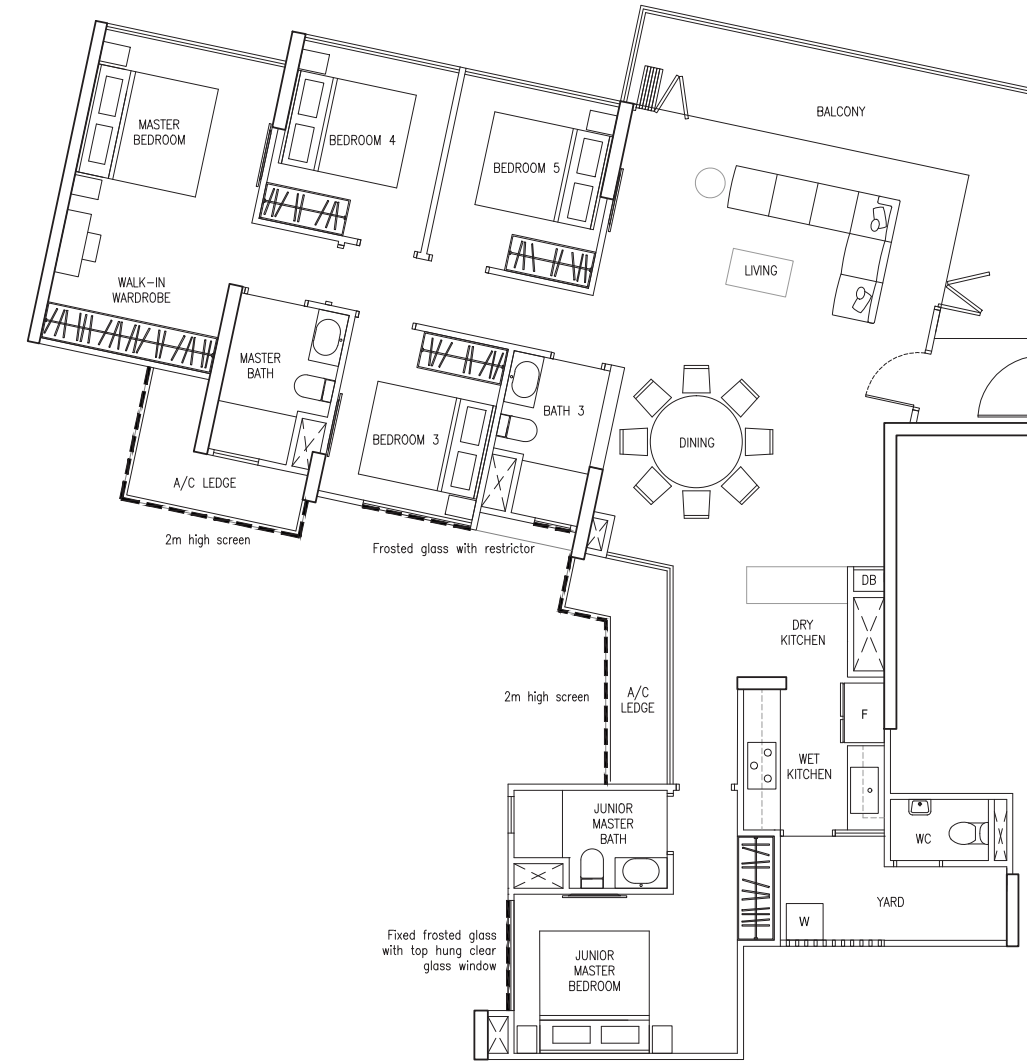
157 sq m/ 1689 sq ft  
#16-12\*  
#16-20\*

PH2(M) - Mirror Unit  
#16-07



**TYPE PH3**

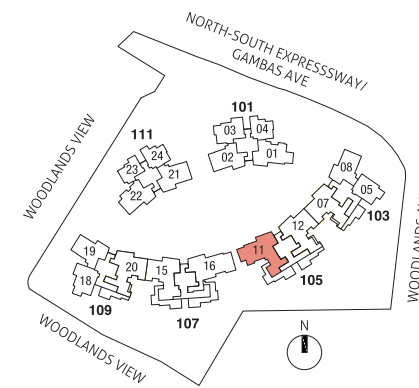
160 sq m/ 1722 sq ft  
#16-11\*



\* DSTA screening / frosted glass may be provided for these units



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Area includes A/C ledge, balcony and PES where applicable. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subjected to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

# PENTHOUSE

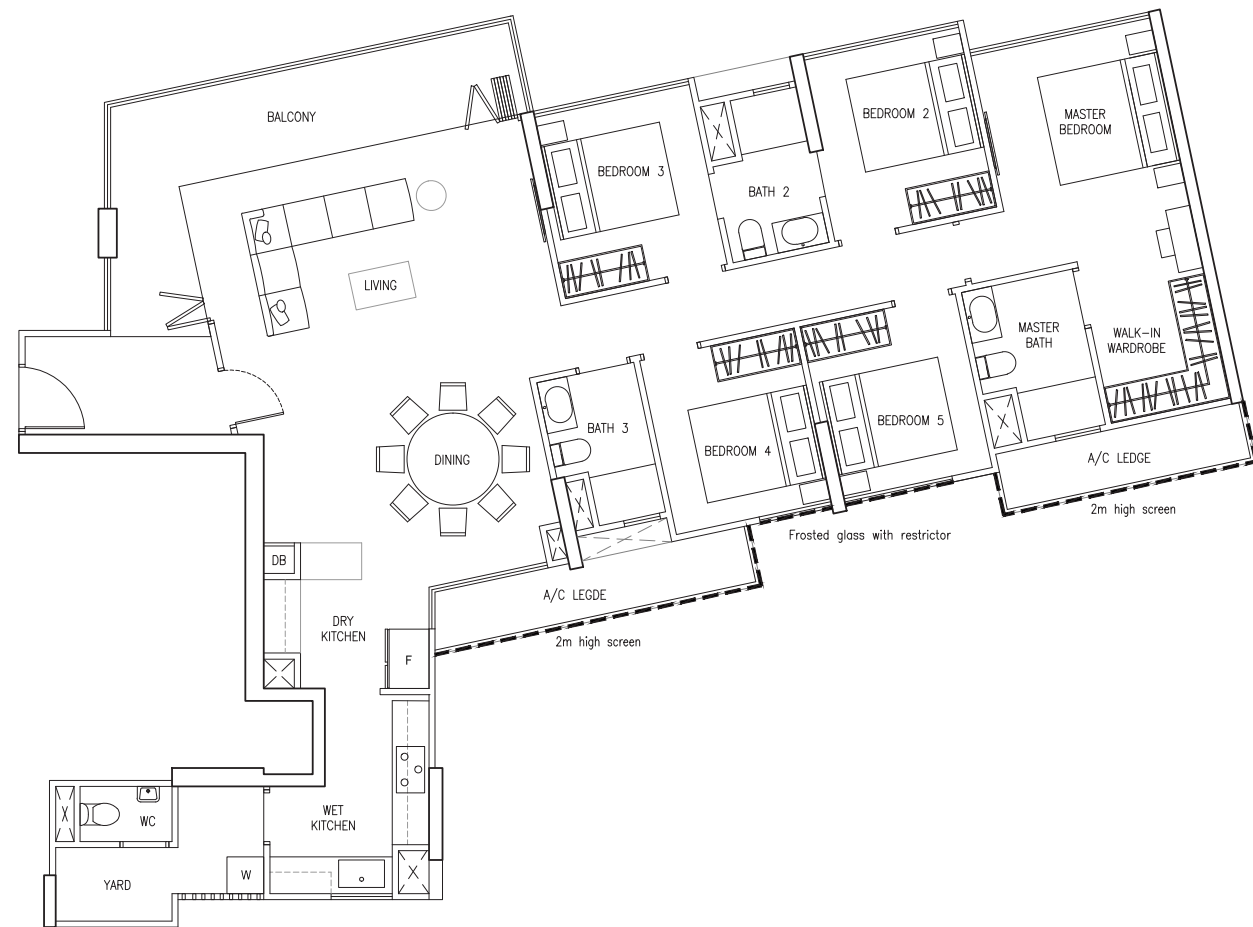
## 5 BEDROOM

### PATIO HOME

## BACK TO SITE PLAN

### TYPE PH4

160 sq m/ 1722 sq ft  
#16-16\*



### SPECIFICATIONS OF THE BUILDING

**1. FOUNDATION**  
Reinforced concrete spun piles and/or reinforced concrete footings and/or driven piles

**2. SUPERSTRUCTURE**  
Pre-cast and/or cast-in-situ reinforced concrete framed structure, and/or steel structure.

**3. WALLS**  
a) External Wall : Cast-in-situ reinforced concrete and/or pre-cast reinforced concrete and/or masonry (where applicable).  
b) Internal Wall : Masonry and/or cast-in-situ reinforced concrete wall and/or pre-cast reinforced concrete wall and/or light weight concrete block and/or drywall partition (where applicable).

**4. ROOF**  
Reinforced concrete roof and/or structural steel metal roofing system with appropriate insulation and waterproofing system (where applicable).

#### 5. CEILING

**a) Apartment**  
Floor to ceiling height:

**Typical Units**  
Living, Dining, Bedrooms : Approx. 2750mm  
Entry to Living, Kitchen, Hallway to Bedrooms, Yard : Approx. 2750mm  
Bathrooms, WC : Approx. 2200mm

**Penthouse Units**  
Living, Dining, All Bedrooms, Study (PH1, PH2, PH2(M)) : Approx. 2750mm  
Dry / Wet Kitchen, Walk-in-wardrobe, Hallway to Bedrooms, Yard : Approx. 2750mm  
Bathrooms, WC : Approx. 2300mm

**Type and material of ceiling:**  
Living, Dining, Study, Bedrooms, Living/Hallway to Bedrooms, Walk-in-wardrobe, Dry Kitchen, Wet kitchen, Yard, Bathrooms, WC, Balcony/PES (where applicable).  
• Cement and sand plaster and/or skim coating with or without plaster ceiling boards and/or with plaster ceiling board box up to designated areas (where applicable).

**b) Common area**  
Type and material of ceiling:  
Lift Lobbies, car park, ramp and staircases  
• Skim coat and/or cement/sand plaster ceiling with paint finish and/or ceiling board with paint finish and/or plaster ceiling box up to designated areas.

#### 6. FINISHES

**a) Wall**  
i. Apartment

• Living, Dining, Dry Kitchen, Study, Hallway to Bedrooms, Bedrooms, Walk-in-wardrobe, Yard  
– Paint finish to exposed surface only.  
• Bathroom, WC  
– Tile to designated exposed surface below false ceiling.  
• Kitchen, Wet kitchen  
– Tile and/or skim coat and/or cement/sand plaster with paint finish (up to false ceiling and at designated exposed areas only).  
• Balcony / PES  
– Cement/sand plaster and/or skim coat with paint finish.

ii. Common Area  
Internal Wall  
• Lift Lobbies, Common Corridor, Staircase and Carpark  
– Tile and/or cement /sand plaster and/or skim coat with paint finish.

External Wall  
• Cement/Sand plaster with emulsion paint and/or spray textured paint finish.

#### b) Floor

i. Apartment  
• Living, Dining, Study, Hallway to Bedrooms  
– Homogeneous and/or ceramic and/or porcelain tiles with timber skirting (where applicable)  
• Kitchen, Wet Kitchen, Yard  
– Homogeneous and/or ceramic and/or porcelain tiles with tile skirting (where applicable)  
• Bathrooms, WC  
– Homogeneous and/or ceramic and/or porcelain tiles (where applicable)  
• Bedrooms, Walk-in-wardrobe  
– Laminated timber flooring with timber skirting  
• Balcony / PES  
– Homogeneous and/or ceramic and/or porcelain tiles and/or cement/sand screed  
• A/C Ledge  
– Cement/sand screed.

ii. Common Area  
• Basement and 1st storey Lift Lobbies  
– Stone and/or compressed marble and/or homogeneous and/or ceramic and/or porcelain tiles and/or cement /sand plaster and/or skim coat with paint finish.  
• 2nd to 16th storey Common Lift Lobbies  
– Homogeneous and/or ceramic and/or porcelain tiles and/or cement/sand plaster and/or skim coat with paint finish.

#### 7. WINDOWS

All windows of the apartment shall be powder coated aluminium-framed casement and/or sliding and/or top hung window with minimum 6mm thick clear and/or tinted glass and/or reflective and/or frosted glass (where applicable).

#### 8. DOORS

• Main Entrance  
– Approved fire-rated timber door with digital lockset.  
• Bedrooms, Bathrooms  
– Timber hollow core swing and/or sliding door.  
• Kitchen  
– Timber and/or aluminium-framed and/or frameless glass sliding and/or swing door with minimum 6mm thick clear and/or tinted glass and/or reflective and/or frosted glass (where applicable)  
• WC  
– PVC door  
• Balcony / PES  
• Powder coated aluminium-framed sliding and/or folding glass door and/or fixed glass panel with minimum 6mm thick clear and/or tinted glass and/or reflective and/or frosted glass (where applicable)

#### 9. SANITARY FITTINGS

a) Master Bath  
• 1 shower cubicle complete with 1 shower mixer set  
• 1 water closet  
• 1 vanity top complete with 1 basin and 1 basin mixer  
• 1 mirror  
• 1 towel rail and/or 1 robe hook  
• 1 toilet paper holder

b) Common Baths (where applicable)  
• 1 shower cubicle with 1 shower mixer set  
• 1 water closet  
• 1 vanity top complete with 1 basin and 1 basin mixer  
• 1 mirror  
• 1 towel rail and/or 1 robe hook  
• 1 toilet paper holder

c) WC (where applicable)  
• 1 shower set  
• 1 water closet  
• 1 basin complete with tap  
• 1 toilet paper holder

d) Kitchen and/or Yard (where applicable)  
• 1 bib tap (for washing machine)  
• 1 kitchen sink with tap

#### 10. ELECTRICAL INSTALLATION

a) Wiring for lighting and power shall be concealed conduit except for spaces within DB closet and area above false ceiling, which shall be exposed conduit and/or trunking.  
b) See Electrical Schedule for details.

#### 11. TV / DATA / CABLE SERVICES / TELEPHONE POINTS

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

#### 12. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standard Code of Practice.

#### 13. PAINTING

a) External Wall  
• Weather-proof and/or external emulsion paint and/or spray-textured paint coating (where applicable).  
b) Internal Wall  
• Emulsion paint and/or textured coating.

#### 14. WATERPROOFING

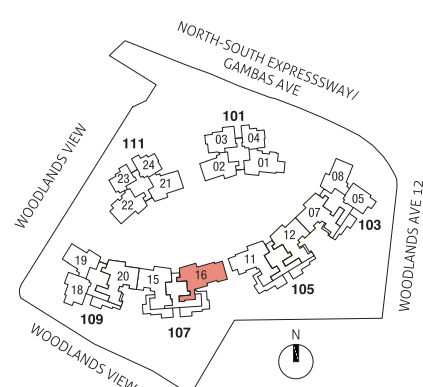
Waterproofing shall be provided to floors of Bathroom, Kitchen, Wet Kitchen, Utility/ Yard, WC, Balcony/PES, Reinforced Concrete (RC) Roof, Planter, Swimming Pool and other Pools, Swimming Pool Pump Room, Landscape Deck (where applicable).

#### 15. DRIVEWAY AND CAR PARK

a) Surface driveway  
• Concrete and/or stone paver and/or tile and/or tarmac and/or concrete floor and/or wash pebbles to External Driveway at designated areas.  
b) Basement Carpark and Ramp to Carpark  
• Reinforced concrete slab with floor hardener.

#### 16. FACILITIES & RECREATIONAL AMENITIES

- 1) Guard House
- 2) Drop-off Porch
- 3) Scent Garden
- 4) Side Gate
- 5) Arrival Lounge
- 6) Function Room
- 7) Waterfall
- 8) Wading pool (approximately 120sqm)
- 9) Sun Deck
- 10) Gazebo
- 11) Sun Lounge
- 12) Jacuzzi
- 13) Swimming Pool (approximately 675sqm)
- 14) Changing Room
- 15) Barbeque Pavilion / Outdoor Dining
- 16) Open Deck
- 17) Kids' Play Deck
- 18) Recreational Skate Area / Park
- 19) Recreational Basketball / Futsal Court
- 20) Fitness Garden
- 21) Forest Adventure
- 22) Pool Lounge
- 23) Hydro-spa Pool (approximately 55sqm)
- 24) Rosy Trumpet Tree "Sakura Walk" / Reflexology Park
- 25) Open Lawn



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