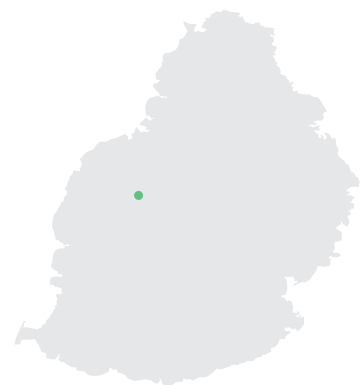




RiVER PARK
RESIDENCES



Trianon, Quatre-Bornes

Strategically positioned as the main suburban node in Quatre-Bornes at the heart of Plaine Wilhems, Trianon is connected to major transport networks with access to all parts of the island from the North to South and East to West.

It is close to Ebene Cybercity, leading schools, universities, clinics, hospitals, shopping and leisure centres (all within a 5km radius).



Nestled away from the hustle and bustle of the town, 'River Park Residences' is a unique residential development of apartments, townhouses, duplexes and villas along the 'Marbella Road' and bordering the River Sèche, where nature and urban lifestyle dwell harmoniously.



Ideal Surroundings for A Convenient Lifestyle

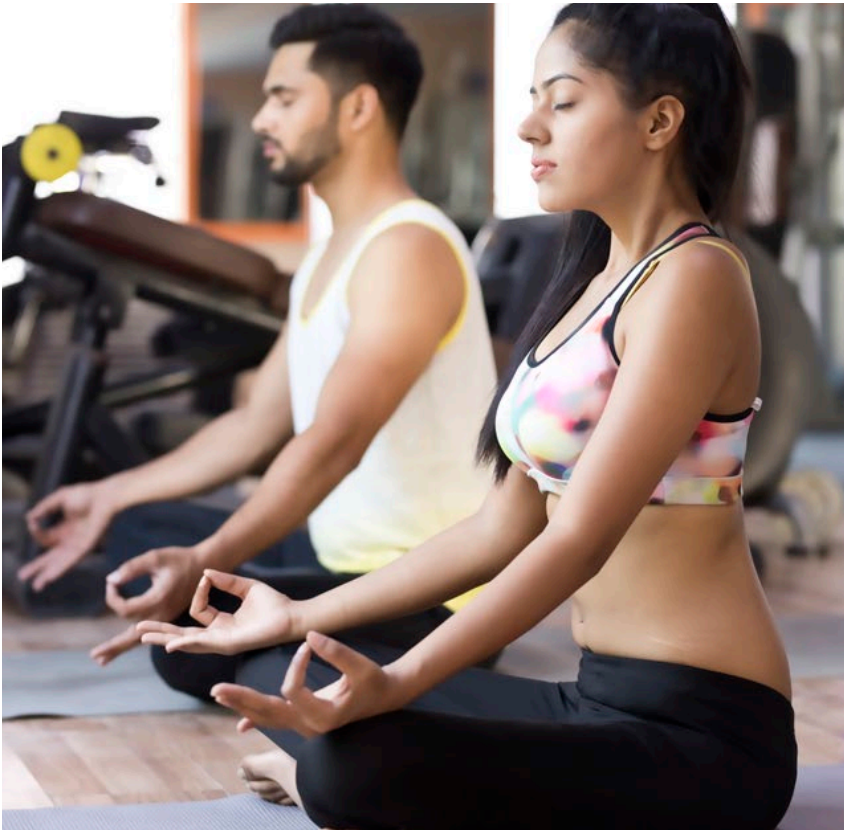
‘River Park Residences’, developed on the site of the Cadets Club, is a residential estate for all age groups in a secure environment. Situated only 400 metres away from La City Trianon Shopping Park, the residents from ‘River Park Residences’ will be at walking distance to all daily conveniences.

Developed around the Cadets Club’s new clubhouse with its football pitch and lap pool, ‘River Park Residences’ will merge urban living with wellness and leisure for an active and balanced lifestyle.



SPORTS AND LEISURE AMENITIES

Membership to the Cadets' Clubhouse with its football pitch, a 4-lane lap pool, a gym with sauna/hammam, a multipurpose hall, function rooms and children's playgrounds. *



*conditions apply



*conditions apply and on a user-pay basis



GENERAL ESTATE / COMMON AMENITIES

- * 24-hour Security and Access Control
- * 24/7 Emergency Call Bell
- * On-site caretaker
- * Landscaped Gardens
- * Additional Visitors Parking
- * A Perimeter Jogging Track (1 km)
- * Picnic Areas



The Apartments

The Simplex / Duplex

Football pitch

The Townhouses

Cadets Clubhouse

Riverfront Residences

Site Area: 6 Arpents

‘River Park Residences’ is a low-rise development comprising an eclectic mix of studios, 2, 3 & 4 bedrooms apartments, garden flats, duplex units, townhouses with private parking and gardens and riverside villas, all set in a landscaped environment and developed around the Cadets’ Club new clubhouse.



MASTERPLAN

'Security', 'Privacy', 'Comfort', 'Nature', Peaceful environment and 'Lifestyle' are the backbone of 'River Park Residences.' The mix of residences are suited to all age groups and families for community living in a truly integrated urban lifestyle.

- 1 The Apartments
- 2 The Simplex / Duplex
- 3 The Townhouses
- 4 Clubhouse
- 5 Football pitch
- 6 Riverfront Residences
- 7 On-site Jogging track



THE APARTMENTS



The low rise Apartment Block has been designed with a contemporary look and feel for a modern taste, with a palette of colours that blends naturally into its surroundings.

The façade is well articulated to create bright and airy spaces and allow the residents on the upper floors to enjoy panoramic views onto the West Coast & Candos Hill or the Moka Mountain Range.

The Apartments have been designed to be ‘senior citizen friendly’ following Singaporean standards. In addition, each apartment will be equipped with a 24-hr emergency call bell, linked to the on-site resident caretaker.



THE APARTMENTS

The Apartment Block consists of 5 storeys (G+4) and accommodates 73 apartments of varying sizes starting from 35sqm for studios, 65sqm for two-bedroom units, 100 to 110sqm for three bedroom units, 130sqm for the 4-bedroom penthouses. Ample parking facilities are available at the ground floor.



REFINED INTERIORS

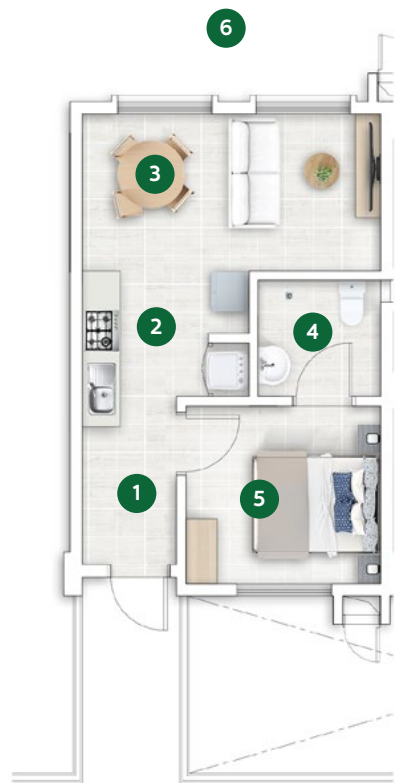
The living spaces exhibit refined interiors that feature ceramic tiling and oak-veneered timber doors with a perfectly balanced interior colour palette, subtle tones and ambient lighting to create a 'Zen' atmosphere.



ACCESSIBLE BATHROOMS

Bathrooms are well appointed with beautifully crafted ceramic tiles and fine sanitary wares. They can be customised to be fully accessible to disabled people.

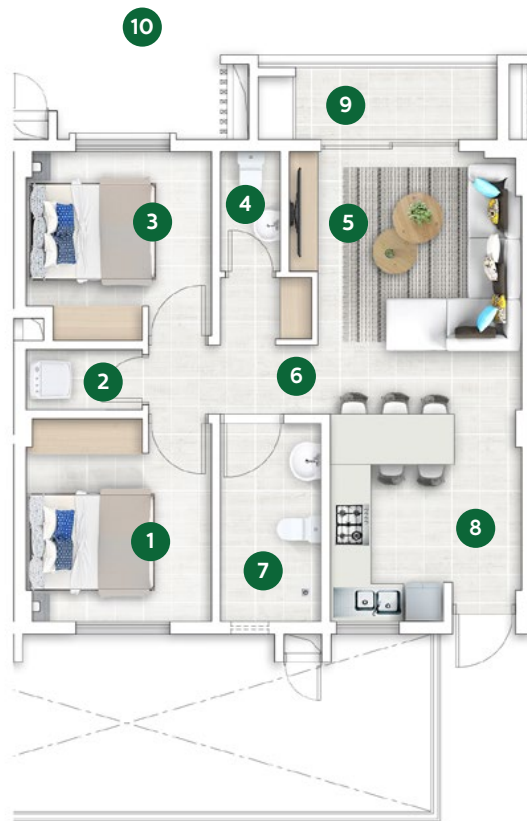




1 BEDROOM STUDIO

Gross Internal Area 35.0 m²

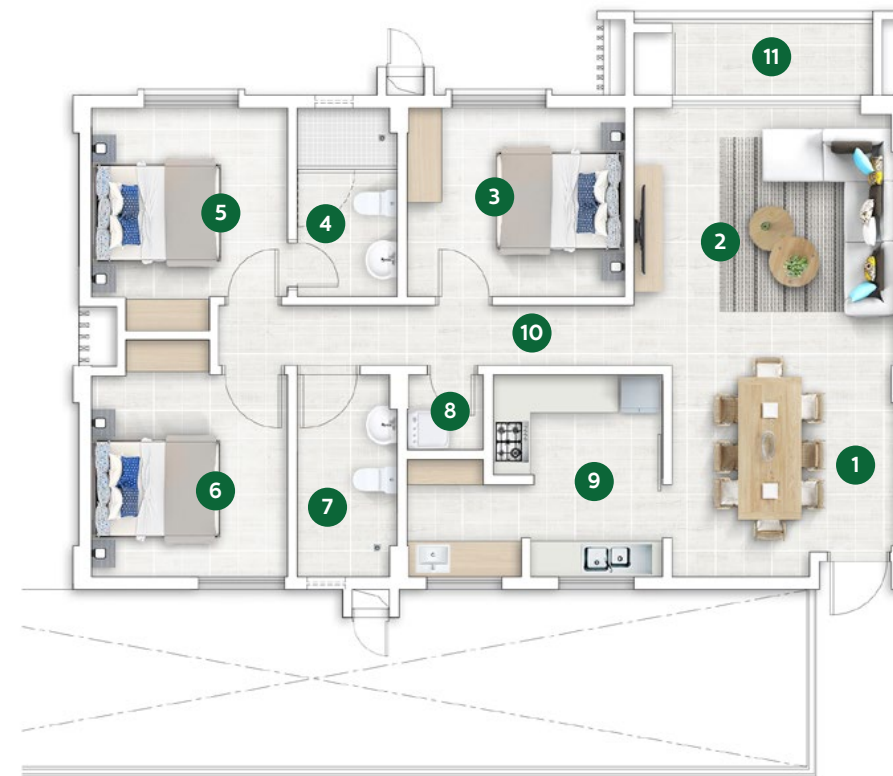
1	Entrance	3 m ²
2	Kitchen	6 m ²
3	Living / Dining	12 m ²
4	Bathroom	4 m ²
5	Bedroom	9 m ²
6	Garden area	Ground floor only 26 m ² to 40 m ²



2 BEDROOM APARTMENTS

Gross Internal Area 65 m²

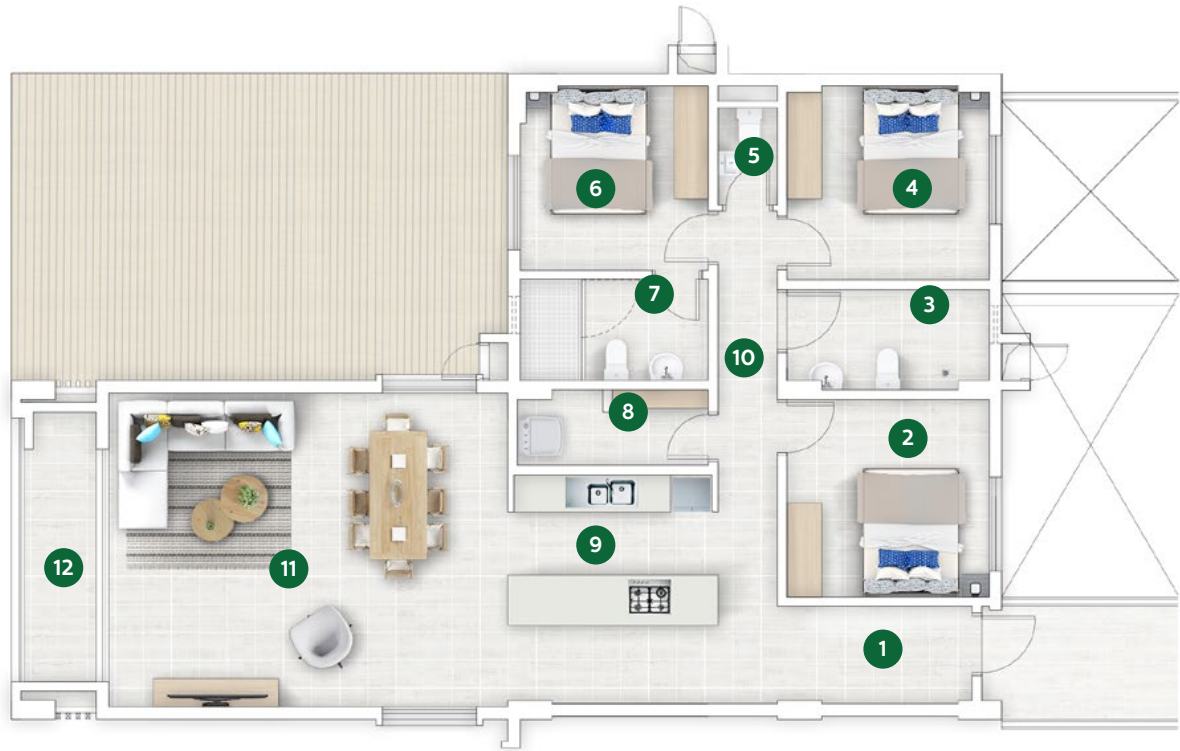
1	Bedroom 1	9 m ²
2	Laundry	2 m ²
3	Bedroom 2	9 m ²
4	Toilet & Store	3 m ²
5	Living	14 m ²
6	Circulation	3 m ²
7	Bathroom	5 m ²
8	Kitchen & Entrance	10 m ²
9	Covered Terrace	5 m ²
10	Garden area	Ground floor only 42 m ² to 59 m ²



3 BEDROOM APARTMENTS

Gross Internal Area 100 m²

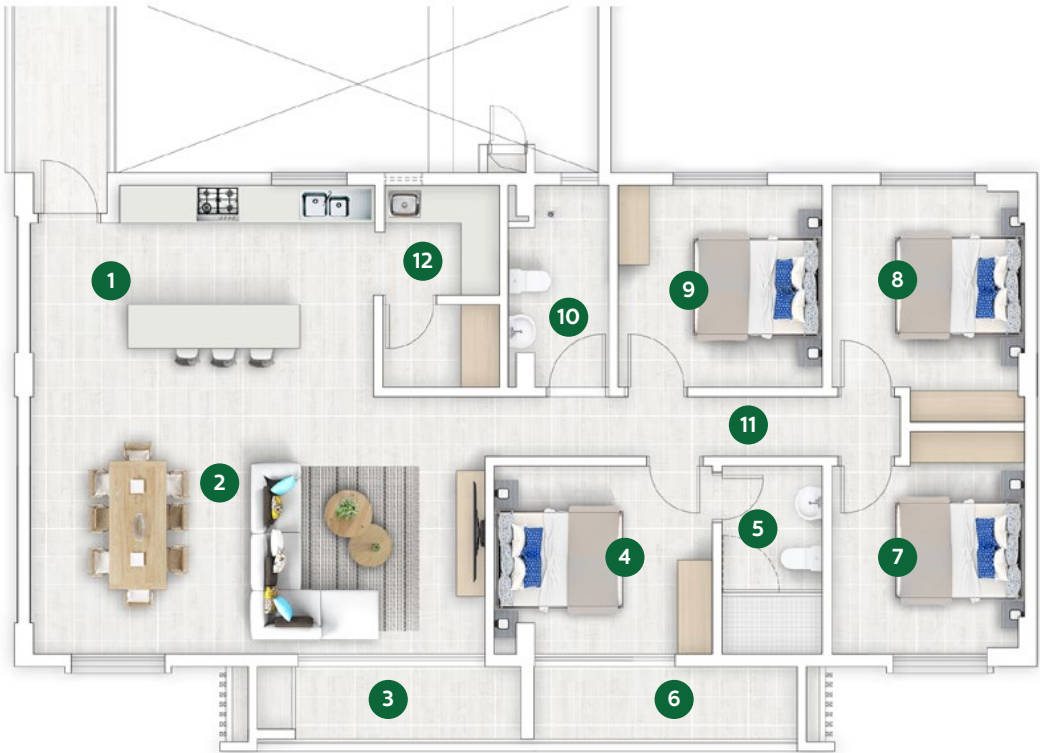
1	Entrance & Dining	12 m ²
2	Living	17 m ²
3	Bedroom 1	11 m ²
4	Master Bathroom	5 m ²
5	Master Bedroom	10 m ²
6	Bedroom 2	11 m ²
7	Common Bathroom	5 m ²
8	Laundry	2 m ²
9	Kitchen (wet & dry)	11 m ²
10	Circulation	6 m ²
11	Covered Terrace	5 m ²



3 BEDROOM APARTMENTS

Gross Internal Area 110 m²

1	Entrance	5 m ²	8	Laundry	10 m ²
2	Bedroom 1	10 m ²	9	Kitchen	15 m ²
3	Common Bathroom	5 m ²	10	Circulation	5 m ²
4	Bedroom 2	10 m ²	11	Living / Dining	32 m ²
5	Toilet	5 m ²	12	Covered Terrace	5 m ²
6	Master Bedroom	9 m ²			
7	Master Bathroom	5 m ²			



4 BEDROOM APARTMENTS

Gross Internal Area 130 m²

1	Entrance / Kitchen (Dry)	21 m ²	8	Bedroom 2	11 m ²
2	Dining / Living	30 m ²	9	Bedroom 3	11 m ²
3	Covered Terrace 1	5 m ²	10	Common Bathroom	5 m ²
4	Master Bedroom	10 m ²	11	Circulation	6 m ²
5	Master Bathroom	5 m ²	12	Pantry / Laundry	3 m ²
6	Covered Terrace 2	5 m ²			
7	Bedroom 1	10 m ²			



APARTMENTS

1st – 3rd Floor

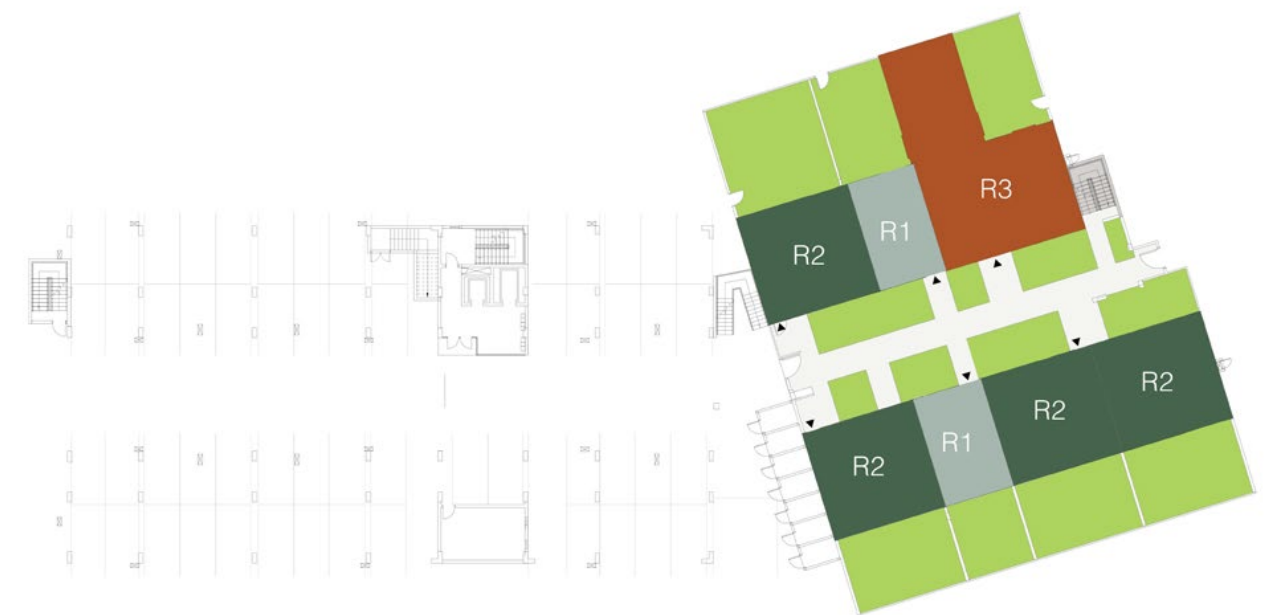


R1	1 Bedroom
R2	2 Bedrooms
R3	3 Bedrooms
R4	4 Bedrooms



APARTMENTS

4th Floor



GARDEN FLATS

Ground Floor



THE TOWNHOUSES



The townhouses have been thoughtfully designed to enable you and your family to enjoy all the comfort and luxury of your home while being in a gated community, with front and rear private gardens, parking space and privacy walls. Their elegant architecture coupled with the pitched roofs add to the charm of these 21st century houses.

THE TOWNHOUSES

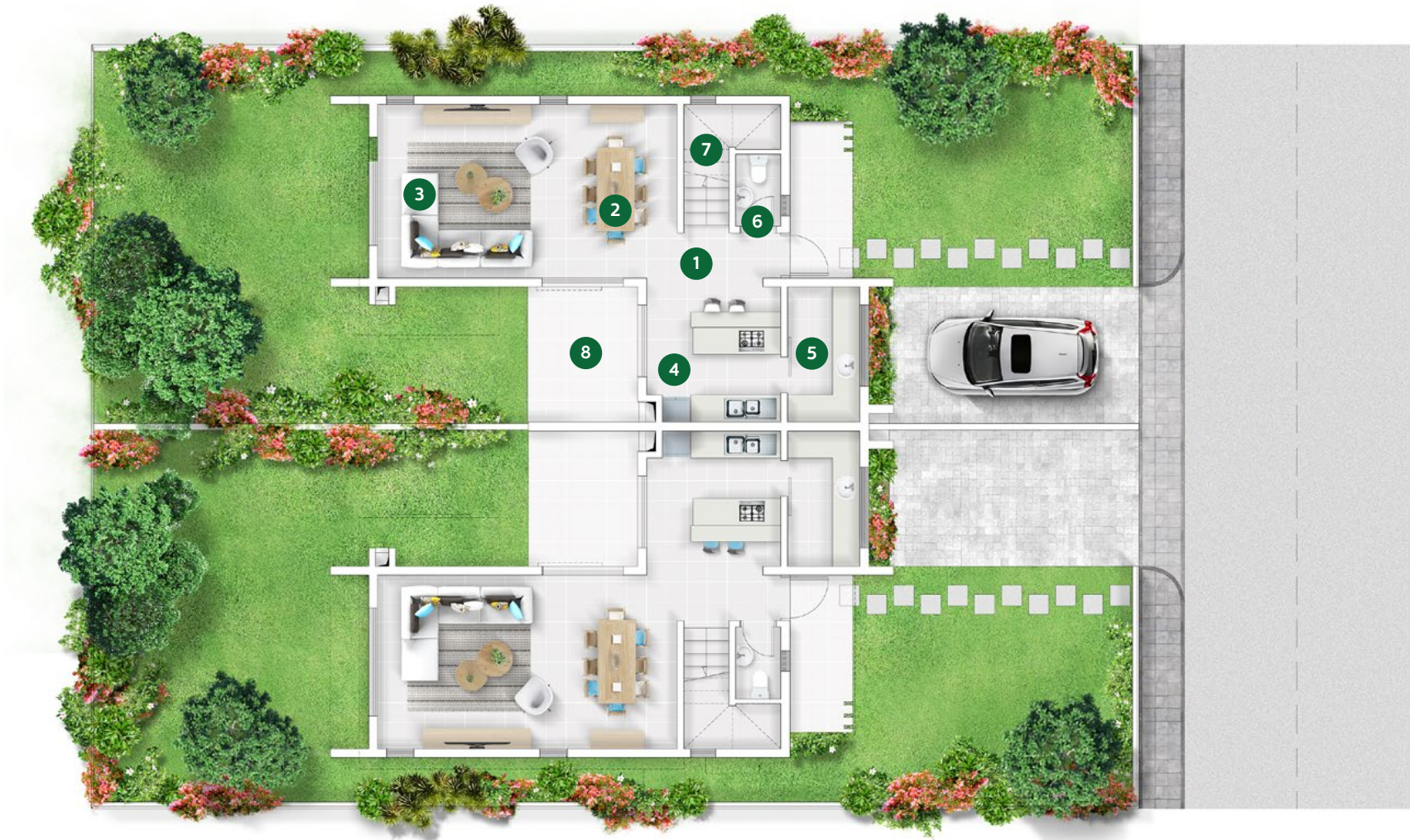
The G+1 Townhouses have access to their own private garden and parking. The townhouses with a gross internal area of 100sqm consist of 3-bedrooms with a master ensuite bathroom.



LIVING/DINING ROOM

The townhouses feature a contemporary design with bright and airy interiors and refined finishes that will enable the residents to enjoy a comfortable home in an optimised living space with low maintenance.

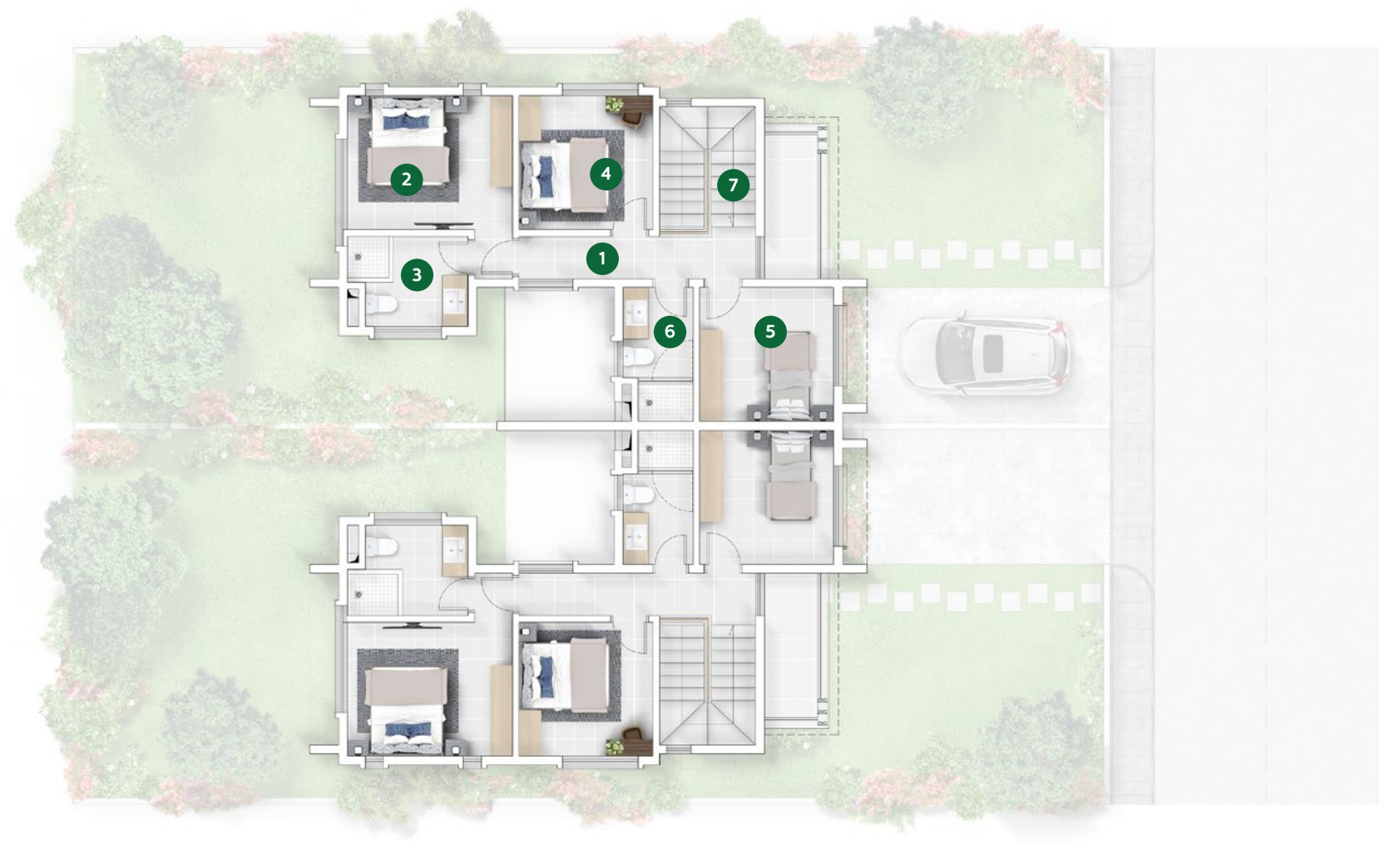




THE TOWNHOUSES

Ground Floor

1	Circulation	2 m ²
2	Dining Room	12 m ²
3	Living Room	14 m ²
4	Dry Kitchen	9 m ²
5	Wet Kitchen	5 m ²
6	Common Toilet	2 m ²
7	Staircase	4 m ²
8	Verandah	7 m ²



THE TOWNHOUSES

First Floor - Total Gross Internal Area 100 m²
Average Plot Area 215 m²

1	Circulation	6 m ²
2	Master Bedroom	12 m ²
3	Master Bathroom	5 m ²
4	Bedroom 01	9 m ²
5	Bedroom 02	9 m ²
6	Common Bath	4 m ²
7	Staircase	2 m ²



THE SIMPLEX / DUPLEX



Using the same elegant architectural style and a similar palette of colours, the simplex/duplex units have been designed to be in harmony with the environment.

The simplex/duplex will be composed of a 3-bedroom garden flat having access to its own private garden on the ground floor while the second and third levels will consist of two duplexes of 3-bedrooms each with a separate rear access.

SIMPLEX / DUPLEX

The G+3 simplex/duplex will be perfect for large families and extended families. The gardens and balconies provide plenty of space for them to enjoy quality time together while maintaining privacy.





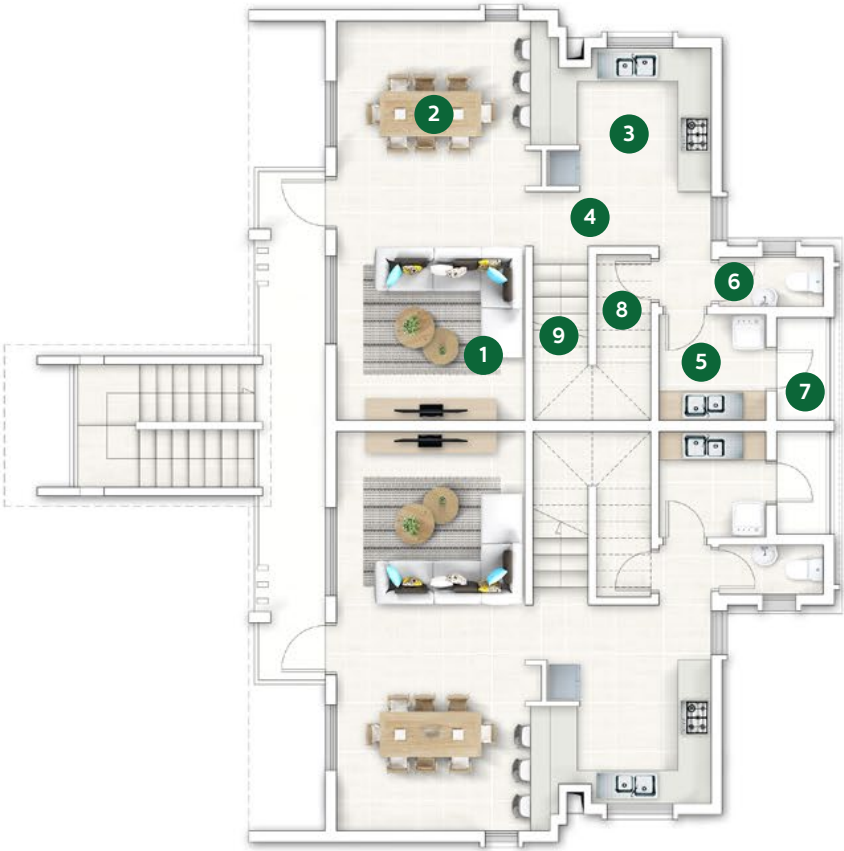
MASTER BEDROOM



SIMPLEX (GARDEN FLAT)

Ground Floor - Gross Internal Area 100 m²

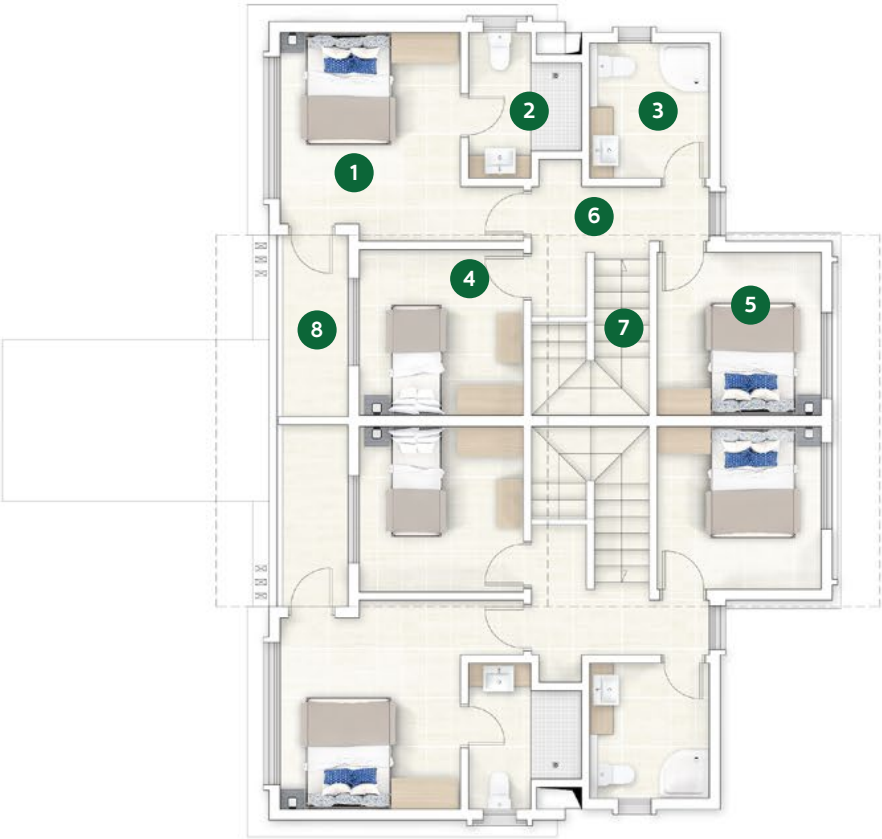
1	Living Room	14 m²	7	Master Bathroom	5 m²
2	Dining Room	11 m²	8	Bedroom O1	10 m²
3	Dry Kitchen	14 m²	9	Bedroom O2	11 m²
4	Wet Kitchen/ Laundry	5 m²	10	Common Bathroom	5 m²
5	Circulation	10 m²	11	Covered Terrace	9 m²
6	Master Bedroom	12 m²		Private Garden with parking	127 m²



DUPLEX

First Floor

1	Living Room	14 m²
2	Dining Room	11 m²
3	Dry Kitchen	8 m²
4	Circulation	4 m²
5	Wet Kitchen/ Laundry	4 m²
6	Common Toilet	2 m²
7	Drying Balcony	2 m²
8	Store	3 m²
9	Staircase	3 m²



DUPLEX

Second Floor - Total Gross Internal Area 103 m²

1	Master Bedroom	14 m²
2	Master Bathroom	5 m²
3	Common Bath	6 m²
4	Bedroom O1	9 m²
5	Bedroom O2	9 m²
6	Circulation	5 m²
7	Staircase	3 m²
8	Covered Terrace	5 m²
	Private Garden with parking	55 m²



CADETS CLUBHOUSE



The Cadets Clubhouse will be redeveloped to provide a state of art facilities with a football pitch, a 4-lane lap pool, a gym with sauna/hammam, a multipurpose hall, function rooms, children's playground, lawn and picnic areas. Membership of the 70-year old football club will be available to residents of 'RiverPark Residences' on a user-pay basis subject to conditions.





The Apartments

The Simplex / Duplex

The Townhouses

Cadets Clubhouse

The Simplex / Duplex

Football pitch

Riverfront Residences

Location, Security, Urban Living, Lifestyle, Privacy, Comfort, Community Living, Nature and Riverside Development.... All the boxes are ticked for a unique residential property either for investment or for those seeking a truly integrated urban lifestyle.

SPECIFICATIONS

Specifications

1, 2, 3 & 4 Bedroom Apartments

Kitchens:

- Kitchen cabinets in oak veneer or lacquered finish including a dual bowl sink, oven, built-in induction and hood.

Bathrooms:

- Ceramic tiling in shower cubicles and back wall of WC
- Ceramic tiling on all floors
- White sanitary wares with European fixtures
- Marble Vanity tops
- Tempered glass screens to master shower only
- Grab rail for senior living (optional)

Living areas:

Homogeneous ceramic tiled floors with tile skirting

Internal Finishes:

- Oak veneer doors, timber frames and architraves
- Low VOC paint
- Aluminum openings throughout
- Tiled balconies

Lighting and Electrical:

- Lighting fixtures with compact led light bulbs in living areas and wall lights in bedrooms
- Electric storage heater for hot water
- Provision for air conditioning in living room and in master bedroom

Entertainment & Communication:

- Integrated system to allow satellite (English & French channels) TV/FM points in living and master bedroom

Specifications

Townhouses, Simplex Garden flats & Duplexes

Kitchens:

- Water and waste points provided

Bathrooms:

- Ceramic tiling in shower cubicles and back wall of WC
- Ceramic tiling on all floors
- White sanitary wares with European fixtures
- Marble Vanity tops
- Tempered glass screens to showers
- Grab rail for senior living (optional)

Living areas:

- Ceramic tiling on floors with tile skirting

Internal Finishes:

- Oak veneer doors and lacquered timber frames and architraves
- Low VOC paint
- Aluminum openings throughout
- Tiles balconies

Lighting and electrical:

- Lighting fixtures with led lighting areas and wall lights in bedrooms
- Solar water heater for hot water
- Provision for air conditioning in living room and in master bedroom

Entertainment and communication:

- Integrated system to allow satellite (English & French channel) TV/FM points in living master bedroom

External:

- Landscaped gardens
- Private internal parking
- Privacy walls between plots

All illustrations, drawings and specifications herein contained are solely indicative and not binding.

THE TEAM

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Development Manager HRL Waterstone Realty Ltd

Project Manager / Cost Consultant RLB Hooloomann

Architect Morphos Architects Ltd

3D & Graphic Design Three Motions Ltd



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