



# THE TAPESTRY



—  
**INSPIRED  
BY LIFE.  
DESIGNED  
FOR LUXURY.**  
—



## **THE NEW PRIDE OF TAMPINES.**

Like an intricate masterpiece of undeniable beauty, The Tapestry is an astounding world which draws inspiration from the richness of life. Its distinctive architecture uses a modern and unique curtain wall feature that is mostly seen in high-end luxury homes. Located along Tampines St. 86, The Tapestry is close to the established Tampines Regional Centre and Pasir Ris estate.



# A PERFECT BALANCE OF INDULGENCE AND WELLNESS.



Arrive home in style everyday. Upon entering The Tapestry, be greeted by a grand Arrival Court. Take a dip in the impressive 100-metre Infinity Pool and the 50-metre Lap Pool. Enjoy family gatherings and parties at Club Tapestry that comes with extended alfresco seatings by the lawn and gourmet kitchen facilities. The Tapestry is designed for the enjoyment of you and your family.

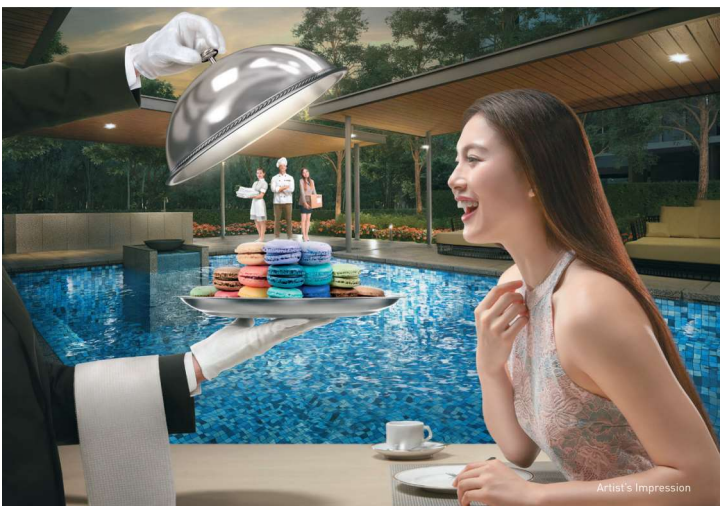
## THE CONVENIENCE OF RESIDENTIAL SERVICES+ AND A CHILDCARE CENTRE\*.

Enjoy thoughtful residential services, exclusively for all residents at The Tapestry. From private chef services, housekeeping services, down to transport arrangements and more, our Residential Services host will assist in fulfilling requests to cater to your lifestyle needs.

The Tapestry also offers you a world of comfort and ease with a childcare centre at your doorstep.

\*Please note that the use of these services and facilities are chargeable as they are provided by third party service providers ("Service Providers"). While our residential concierge will assist in making arrangements, all costs incurred will be borne by residents. Provision of these services and facilities may be modified according to availability and at the discretion of the Service Providers. The Service Providers also reserve the right to terminate the services and facilities without prior notice. Other terms and conditions apply. Visual representations are not representations of the actual provision.

\*Terms and conditions apply.



## 10 EXCITING ZONES WITH OVER 50 FACILITIES

### ARRIVAL COURT

Be greeted by an extraordinary Arrival Court that exudes a sense of luxury fronted by a signature sculpture.

### CLUB TAPESTRY

Organise parties and gatherings at the function rooms with a gourmet kitchen.

### CENTRAL PARK

Take a leisurely stroll amidst the impressive Central Lawn as you take in views of the swimming pool.

### AQUA ZONE

Immerse yourself in pools of tranquility. Swim in a refreshing 100-metre Infinity Pool and 50-metre Lap Pool.

### HYDRO VERANDA

Enjoy a soothing Hydrotherapy Pool designed to soothe every part of your body from your head down to your toes.

### SOCIAL PATIO

Entertain guests at the Lounge Deck and Social Pavilion with its very own Teppanyaki and BBQ Grill.

### ENCHANTED GARDEN

At the community culinary garden, grow and cultivate herbs and vegetables.

### FITNESS COURT

Find a Sunken Tennis Court, Jogging Trail and Fitness Station that cater to your body's every need.

### KIDS EXPLORER

Let your kids' imagination run free at the Adventure Playground and Adventure Play Pool.

### PETS CABIN

Comes complete with a Pets Play and Pavilion, especially created for your pets' enjoyment.



**EVERYTHING  
YOU NEED IS  
WITHIN REACH.**

The Tapestry is just minutes away from things that matter to you. Enjoy a shuttle bus service\* exclusively for residents. Get to any destination fast via the connectivity of both the Tampines MRT Station (East West Line) and Tampines Downtown MRT, as well as the Tampines Bus Interchange. The Tapestry is within close proximity to major expressways and the Bartley viaduct. It's also minutes' drive to Tampines Mall, IKEA, Giant Hypermarket and Courts Megastore.

For some recreational fun, head over to Our Tampines Hub and Bedok Reservoir Park. Live close to many prestigious schools such as Poi Ching School, St. Hilda's Primary and Secondary School, Temasek Polytechnic and United World College of South East Asia (East Campus). Find various offices and business parks nearby, which include Tampines Industrial Park and Changi Business Park.

\*The shuttle bus service will be provided to the residents free of charge to Tampines MRT station (Downtown Line) and Tampines MRT Station (East West Line) for a period of 1 year, commencing within 6 months from TOP.





For Illustration Only

## SETTING NEW STANDARDS OF LIVING.

Each apartment is adorned with sleek designer fittings including a Haiku ceiling fan and finishes known for their quality and style. Find an accessories cabinet in the spacious master bedroom and a pelmet to conceal blinds or curtain fixtures. Exclusive private lift for 4-bedroom, 4-bedroom dual key and 5-bedroom dual key + study units.

Make use of a fully-equipped kitchen with Teka cooker hood, hob, oven, refrigerator and washer cum dryer. Additional Teka combi steam oven is also provided in 4-bedroom, 4-bedroom dual key and 5-bedroom dual key + study units. Kitchen and bathroom wares and fittings come from reputable brands like Grohe and Duravit. This is the home you've always wanted and more.

All units are fitted with smart home technology including smart voice assistant so that you can control your home remotely for peace of mind.



For Illustration Only



For Illustration Only

## A SMART HOME THAT TAKES CARE OF YOU.



### Smart Home Gateway with Pan & Tilt Camera

- 1 unit provided
- Remote surveillance
- 2-way audio function allows users to communicate remotely
- Speaker siren for unauthorised door opening
- Video recording function



### Smart Voice Assistant

- 1 unit provided
- Control smart home devices
- Provide information such as news and weather forecast
- Calendar reminder
- Play music



### Smart Digital Lockset

- 1 unit provided
- Lock and unlock door remotely



### Smart Air Conditioner Control

- 2 units provided
- Power on and off air conditioner and control temperature remotely



### Smart Lighting Control

- 1 unit provided
- Control, automate and monitor your light remotely



### Smart Door Sensor

- 1 unit provided
- Monitor the opening of door for added security

The unit will be supplied and installed with the following items ("Wireless SMART Home System"):  
 (i) 1 smart home gateway with built-in IP camera (ii) 1 smart voice assistant (iii) 1 digital lockset (iv) 1 main door sensor (v) 1 lighting control, and (vi) 2 air conditioner controls.  
 The make, model, brand, design and technology of the Wireless SMART Home System to be supplied and installed in the actual unit may differ from the above illustration and are subject to change. Terms and conditions apply.  
 Buyers shall liaise with the smart home vendor instead of the developer to make all arrangements for the set up and configuration of, and for any queries, defects, maintenance and/or upgrade issues with the Wireless SMART Home System at buyers' own costs. Items/devices which are not listed above are not included in Wireless SMART Home System and may be purchased from the smart home vendor directly and installed at buyers' own costs after the handover of the unit.

# Site Plan

## ARRIVAL COURT

1. Guardhouse
2. Welcome Lobby
3. Waiting Lounge
4. Sculpture
5. Reflective Pool
6. Garden Niche with Bench
7. Covered Walkway
8. Entrance Feature
9. Side Gate

## CLUB TAPESTRY

10. Gathering Place
11. Dining with Gourmet Kitchen
12. The Alfresco
13. Restrooms

## CENTRAL PARK

14. Central Lawn
15. Arbour Walk
16. Palm Garden
17. Cosy Lounge
18. Hammock Lounge
19. Gourmet Pavilion with BBQ Grill
20. Poolside Lounge
21. Changing Rooms with Steam Bath
22. Gymnasium

## AQUA ZONE

23. 100m Infinity Pool
24. 50m Lap Pool
25. Pool Deck
26. Poolside Cabana

## SOCIAL PATIO

27. Jets Pool
28. Lounge Deck
29. Social Pavilion with Teppanyaki and BBQ Grill

## HYDRO VERANDA

30. Hydrotherapy Pool
31. Cosy Cabana
32. Scented Garden

## ENCHANTED GARDEN

33. Community Culinary Garden
34. Garden Pavilion with BBQ Grill
35. Viewing Deck
36. Eco-Pond
37. Boardwalk

## KIDS EXPLORER

38. Adventure Playground
39. Adventure Play Pool
40. Sun Deck
41. Leisure Cabin
42. Changing Room
43. Palm Alcove

## FITNESS COURT

44. Jogging Trail
45. Sunken Tennis Court [Access via Basement Level]
46. Fitness Station
47. Multi-Purpose Court
48. Fitness Pavilion with Gourmet Cooking Station

## PETS CABIN

49. Pets Washing Bay
50. Pets Play
51. Pets Pavilion

## BASEMENT LEVEL

52. Childcare Centre

 Water Tank Location



Please note that the boundary lines of the units set out herein are not a representation of the boundary lines of the actual units on the first storey. Unit type shading only applies to typical units and does not apply to first storey units.



# Schematic Diagram

**BLK 51 TAMPINES STREET 86**

UNIT FLOOR	1	2	3	4	5	6	7	8	9	10	11	12	13
15	A2S(d)	A2S(d)	A3S(d)	B2(d)	B2(d)	A1	A1	A1	A1	B2(d)	B2(d)	A3S(d)	A2S(d)
14	A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S
13	A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S
12	A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S
11	A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S
10	A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S
9	A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S
8	A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S
7	A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S
6	A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S
5	A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S
4	A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S
3	A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S
2	A2S	A2S	A3S			A1	A1	A1	A1	B2	B2	A3S	A2S
1	A2S(p)	A2S(p)	A3S(p)			A1(p)	A1(p)	A1(p)	A1(p)	B2(p)	B2(p)	A3S(p)	A2S(p)

**BLK 53 TAMPINES STREET 86**

UNIT FLOOR	14	15	16	17	18	19	20	21
B1(d)	C3P(d)	C3P(d)	B3S(d)	B3S(d)	C2(d)	C2(d)	B1(d)	
B1	C3P	C3P	B3S	B3S	C2	C2	B1	
B1	C3P	C3P	B3S	B3S	C2	C2	B1	
B1	C3P	C3P	B3S	B3S	C2	C2	B1	
B1	C3P	C3P	B3S	B3S	C2	C2	B1	
B1	C3P	C3P	B3S	B3S	C2	C2	B1	
B1	C3P	C3P	B3S	B3S	C2	C2	B1	
B1	C3P	C3P	B3S	B3S	C2	C2	B1	
B1	C3P	C3P	B3S	B3S	C2	C2	B1	
B1	C3P	C3P	B3S	B3S	C2	C2	B1	
B1	C3P	C3P	B3S	B3S	C2	C2	B1	
B1	C3P	C3P	B3S	B3S	C2	C2	B1	
B1	C3P	C3P	B3S	B3S	C2	C2	B1	
B1	C3P	C3P	B3S	B3S	C2	C2	B1	
B1	C3P	C3P	B3S	B3S	C2	C2	B1	
B1(p)	C3P(p)	C3P(p)		B3S(p)	C2(p)	C2(p)	B1(p)	

**BLK 55 TAMPINES STREET 86**

UNIT FLOOR	22	23	24	25
C1(d)	E1DKS(d)	D2DK(d)	C1(d)	
C1	E1DKS	D2DK	C1	
C1	E1DKS	D2DK	C1	
C1	E1DKS	D2DK	C1	
C1	E1DKS	D2DK	C1	
C1	E1DKS	D2DK	C1	
C1	E1DKS	D2DK	C1	
C1	E1DKS	D2DK	C1	
C1	E1DKS	D2DK	C1	
C1	E1DKS	D2DK	C1	
C1	E1DKS	D2DK	C1	
C1	E1DKS	D2DK	C1	
C1	E1DKS	D2DK	C1	
C1	E1DKS	D2DK	C1	
C1(p)	E1DKS(p)	D2DK(p)	C1(p)	

**BLK 57 TAMPINES STREET 86**

UNIT FLOOR	26	27	28	29
C1(d)	D1(d)	D1(d)	C1(d)	
C1	D1	D1	C1	
C1	D1	D1	C1	
C1	D1	D1	C1	
C1	D1	D1	C1	
C1	D1	D1	C1	
C1	D1	D1	C1	
C1	D1	D1	C1	
C1	D1	D1	C1	
C1	D1	D1	C1	
C1	D1	D1	C1	
C1	D1	D1	C1	
C1	D1	D1	C1	
C1	D1	D1	C1	
C1(p)	D1(p)	D1(p)	C1(p)	

**BLK 59 TAMPINES STREET 86**

UNIT FLOOR	30	31	32	33	34	35	36	37
B1(d)	C3P(d)	C3P(d)	B4P(d)	B4P(d)	C2(d)	C2(d)	B1(d)	
B1	C3P	C3P	B4P	B4P	C2	C2	B1	
B1	C3P	C3P	B4P	B4P	C2	C2	B1	
B1	C3P	C3P	B4P	B4P	C2	C2	B1	
B1	C3P	C3P	B4P	B4P	C2	C2	B1	
B1	C3P	C3P	B4P	B4P	C2	C2	B1	
B1	C3P	C3P	B4P	B4P	C2	C2	B1	
B1	C3P	C3P	B4P	B4P	C2	C2	B1	
B1	C3P	C3P	B4P	B4P	C2	C2	B1	
B1	C3P	C3P	B4P	B4P	C2	C2	B1	
B1	C3P	C3P	B4P	B4P	C2	C2	B1	
B1	C3P	C3P	B4P	B4P	C2	C2	B1	
B1	C3P	C3P	B4P	B4P	C2	C2	B1	
B1	C3P	C3P	B4P	B4P	C2	C2	B1	
B1	C3P	C3P	B4P	B4P	C2	C2	B1	
B1(p)	C3P(p)	C3P(p)		B4P(p)	C2(p)	C2(p)	B1(p)	

**BLK 61 TAMPINES STREET 86**

UNIT FLOOR	38	39	40	41	42	43	44	45	46	47	48	49	50
A2S(d)	A2S(d)	A3S(d)	B2(d)	B2(d)	A1	A1	A1	A1	B2(d)	B2(d)	A3S(d)	A2S(d)	
A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S	
A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S	
A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S	
A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S	
A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S	
A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S	
A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S	
A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S	
A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S	
A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S	
A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S	
A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S	
A2S	A2S	A3S	B2	B2	A1	A1	A1	A1	B2	B2	A3S	A2S	
A2S(p)	A2S(p)	A3S(p)	B2(p)	B2(p)	A1(p)	A1(p)	A1(p)	A1(p)	B2(p)	B2(p)	A3S(p)	A2S(p)	

**BLK 63 TAMPINES STREET 86**

UNIT FLOOR	51	52	53	54	55	56	57	58
B1(d)	C3P(d)	C3P(d)	B4P(d)	B4P(d)	C2(d)	C2(d)	B1(d)	
B1	C3P	C3P	B4P	B4P	C2	C2	B1	
B1	C3P	C3P	B4P	B4P	C2	C2	B1	
B1	C3P	C3P	B4P	B4P	C2	C2	B1	
B1	C3P	C3P	B4P	B4P	C2	C2	B1	
B1	C3P	C3P	B4P	B4P	C2	C2	B1	
B1	C3P	C3P	B4P	B4P	C2	C2	B1	
B1	C3P	C3P	B4P	B4P	C2	C2	B1	
B1	C3P	C3P	B4P	B4P	C2	C2	B1	
B1	C3P	C3P	B4P	B4P	C2	C2	B1	
B1	C3P	C3P	B4P	B4P	C2	C2	B1	
B1	C3P	C3P	B4P	B4P	C2	C2	B1	
B1	C3P	C3P	B4P	B4P	C2	C2	B1	
B1	C3P	C3P	B4P	B4P	C2	C2	B1	
B1	C3P	C3P	B4P	B4P	C2	C2	B1	
B1(p)	C3P(p)	C3P(p)	B4P(p)	B4P(p)			B1(p)	

**LEGEND**

 1-BEDROOM	 2-BEDROOM	 3-BEDROOM	 4-BEDROOM
 1-BEDROOM + ENSUITE STUDY	 2-BEDROOM + STUDY	 3-BEDROOM PREMIUM + FLEXI	 4-BEDROOM DUAL-KEY
 1-BEDROOM + STUDY	 2-BEDROOM PREMIUM		 5-BEDROOM DUAL-KEY + STUDY

# 1-Bedroom + Ensuite Study

## TYPE A2S(p)

44 sq m / 474 sq ft

BLK 51

#01-01, #01-02\*, #01-13

BLK 61

#01-38, #01-39\*



## TYPE A2S

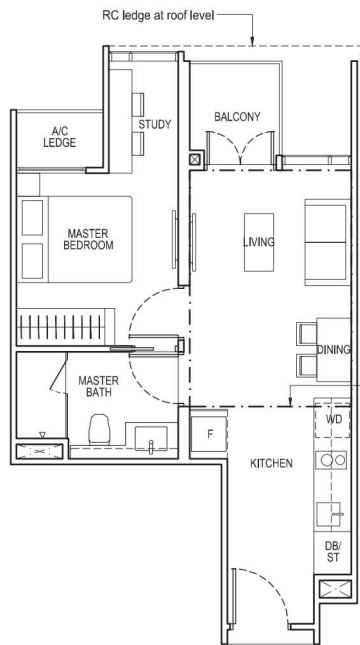
44 sq m / 474 sq ft

BLK 51

#02-01 to #14-01, #02-02\* to #14-02\*, #02-13 to #14-13

BLK 61

#02-38 to #14-38, #02-39\* to #14-39\*, #02-50 to #14-50



## TYPE A2S(d)

56 sq m / 603 sq ft

including strata void area of 12 sq m / 129 sq ft above living and dining  
Approximate 4.4 m floor to ceiling height at living and dining

BLK 51

#15-01, #15-02\*, #15-13

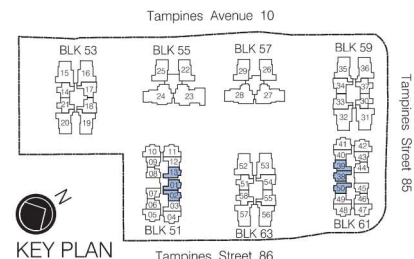
BLK 61

#15-38, #15-39\*, #15-50

\*Mirror Image



Area includes air-con (A/C) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



KEY PLAN  
(Typical Storey)

Keyplan is not drawn to scale



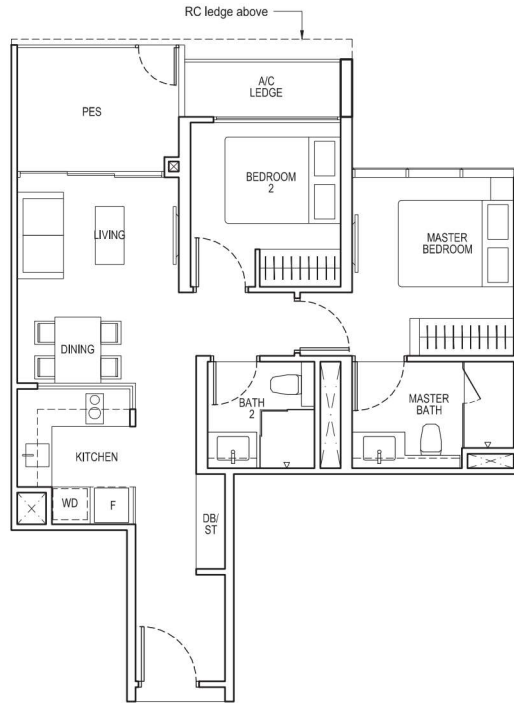
# 2-Bedroom Premium

## TYPE B4P(p)

65 sq m / 700 sq ft

BLK 59  
#01-34\*

BLK 63  
#01-54, #01-55\*

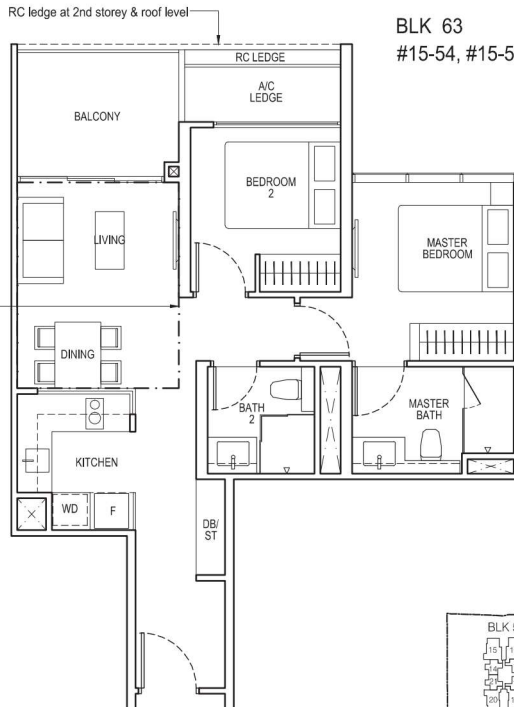


## TYPE B4P

65 sq m / 700 sq ft

BLK 59  
#02-33 to #14-33, #02-34\* to #14-34\*

BLK 63  
#02-54 to #14-54, #02-55\* to #14-55\*



dotted line denotes strata void area of 11 sq m / 118 sq ft above living and dining for Type B4P(d)

## TYPE B4P(d)

76 sq m / 818 sq ft

including strata void area of 11 sq m / 118 sq ft above living and dining  
Approximate 4.4 m floor to ceiling height at living and dining

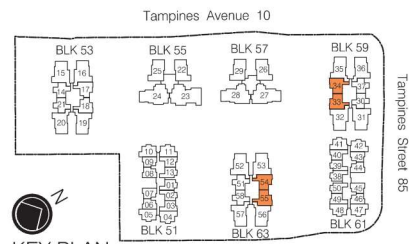
BLK 59  
#15-33, #15-34\*

BLK 63  
#15-54, #15-55\*

\*Mirror Image



Area includes air-con (A/C) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



KEY PLAN  
(Typical Storey)

Keyplan is not drawn to scale

# 3-Bedroom Premium + Flexi

## TYPE C3P

105 sq m / 1130 sq ft

BLK 53

#02-15\* to #14-15\*, #02-16 to #14-16

BLK 59

#02-31\* to #14-31\*, #02-32 to #14-32

BLK 63

#02-52\* to #14-52\*, #02-53 to #14-53

## TYPE C3P(d)

125 sq m / 1346 sq ft

including strata void area of 20 sq m / 215 sq ft above living and dining  
Approximate 4.4 m floor to ceiling height at living and dining

BLK 53

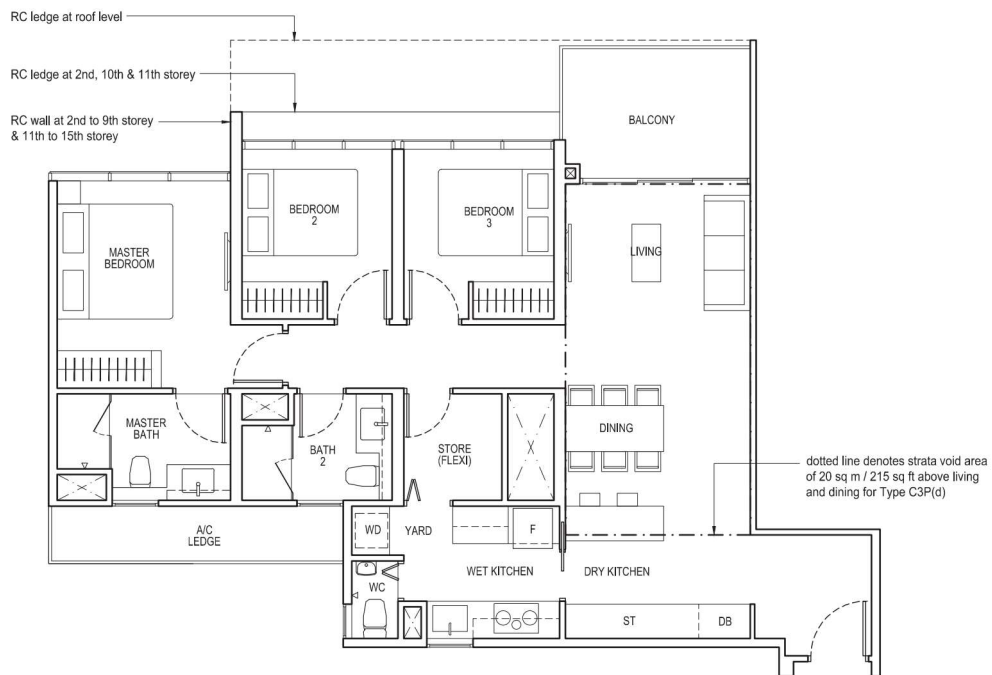
#15-15\*, #15-16

BLK 59

#15-31\*, #15-32

BLK 63

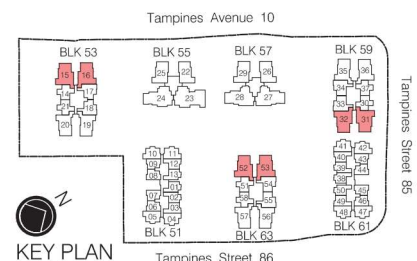
#15-52\*, #15-53



\*Mirror Image



Area includes air-con (A/C) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



KEY PLAN  
(Typical Storey)

Keyplan is not drawn to scale



## TYPE D1

133 sq m / 1432 sq ft

BLK 57

#02-27\* to #14-27\*, #02-28 to #14-28

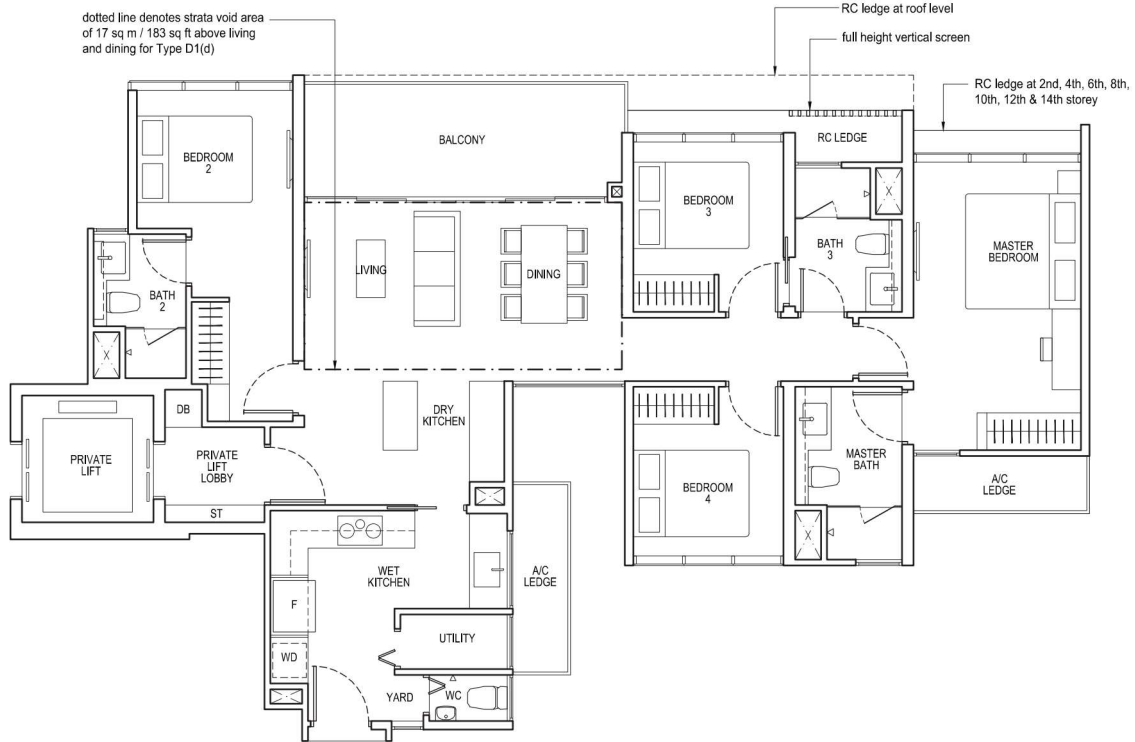
## TYPE D1(d)

150 sq m / 1615 sq ft

including strata void area of 17 sq m / 183 sq ft above living and dining  
Approximate 4.4 m floor to ceiling height at living and dining

BLK 57

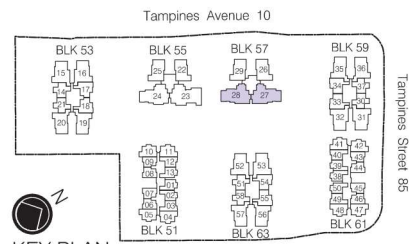
#15-27\*, #15-28



\*Mirror Image



Area includes air-con (A/C) ledge, private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



KEY PLAN  
(Typical Storey)

Keyplan is not drawn to scale



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Vendor [Developer]: Bellevue Properties Pte. Ltd. [UEN No. 201228305R] [Subsidiary of City Developments Ltd [UEN No. 196300314Z]] • Tenure of Land: 99 years commencing from 31 July 2017 • Lot No.: LOT 7371N MK 28 • Developer Licence No.: C1230 • Expected Date of Vacant Possession: 31 October 2022 • Expected Date of Legal Completion: 31 October 2025 or 3 years after the date of delivery of vacant possession of the property, whichever is the earlier.

Reasonable care has been taken in the preparation of this brochure, but the Developer does not warrant the accuracy of this brochure. To the extent permissible by law, the statements, information and depictions in this brochure (which are current at the time of printing) may not be relied upon as statements or representations of fact, and they are not intended to form any part of the contract for the sale of the housing units. In particular, visual representations such as pictures and drawings are artists' impressions only, and are not representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to the Developer's architect's selection, market availability and the sole discretion of the Developer. The floor areas stated in the brochure are approximate measurements and subject to final survey.

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