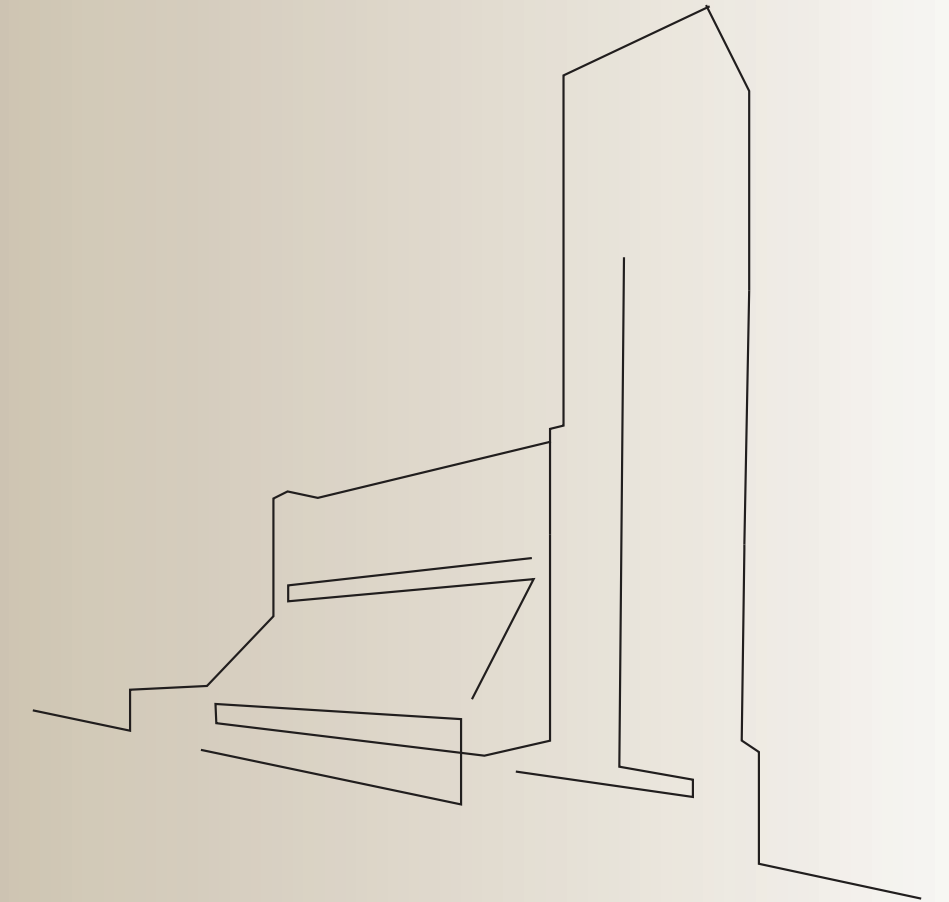




AUREA

PRESTIGE & SIGNATURE  
COLLECTIONS

A VISIONARY HOME  
FOR LIFE'S CHERISHED  
MOMENTS



# BOLD EXPRESSIVE TIMELESS



## Resort

A family-friendly retreat, where tranquil pools, elegant water features, outdoor grill areas, and exclusive kids' zones create a refined setting for relaxation and enjoyment.

### LEVEL 3

- 1 Grand Infinity
- 2 Infinity Lounge
- 3 Kids' Splash
- 4 Sun Deck 1
- 5 Spa Cove
- 6 Relaxation Deck
- 7 Outdoor Shower
- 8 Sizzle
- 9 Sear
- 10 The Retreat
- 11 The Alcove
- 12 Female Spa with Changing Room
- 13 Toilet
- 14 Male Spa with Changing Room
- 15 Kids' Corner



## Lounge

Unwind in serenity, with cosy lounge coves, intimate dining spaces, and lush garden nooks, all set against breathtaking city views.

### LEVEL 17

- 16 Lounge Cove
- 17 The Dining Room
- 18 Viewing Point
- 19 Rock Garden
- 20 Hammock Garden
- 21 Toilet



# Sky

A world of wellness beckons, with spectacular bay views and unmatched tranquility. The Sky Infinity, Sky Gym, The Boulder, and Sky Infinity Deck offer the ultimate escape high above the city.

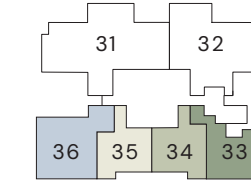
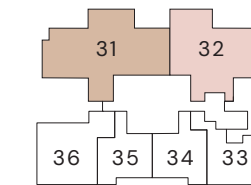
## LEVEL 33

- 22 Sky Infinity
- 23 Sun Deck 2
- 24 Water Jets
- 25 Sky Spa
- 26 Sky Infinity Deck
- 27 Outdoor Shower
- 28 Toilet
- 29 Serenity Deck
- 30 The Boulder
- 31 Sky Gym
- 32 Sky Fitness Deck



Artist's Impression

# Unit Distribution



### SIGNATURE COLLECTION

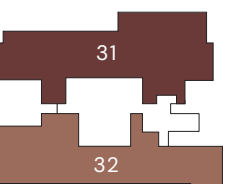
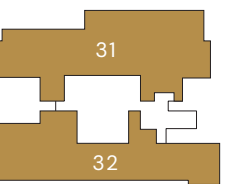
- 4-Bedroom Premium
- 4-Bedroom

### PRESTIGE COLLECTION

- 3-Bedroom
- 2-Bedroom
- 2-Bedroom
- 2-Bedroom

UNIT	31	32
FLOOR LR		
44	PH2	PH1
43		
42	E2	E1
41	E2g	E1
40	E2	E1
39	E2g	E1
38	E2	E1
37	E2g	E1
36	E2	E1
35	E2g	E1
34	E2	E1
33	SKY	

UNIT	31	32	36	35	34	33
FLOOR 32	D2H	D1H	C1H	B1H	B2H	B3H
31	D2Hg	D1Hg	C1H	B1H	B2H	B3H
30	D2H	D1H	C1H	B1H	B2H	B3H
29	D2Hg	D1Hg	C1H	B1H	B2H	B3H
28	D2H	D1H	C1H	B1H	B2H	B3H
27	D2Hg	D1Hg	C1H	B1H	B2H	B3H
26	D2H	D1H	C1H	B1H	B2H	B3H
25	D2Hg	D1Hg	C1H	B1H	B2H	B3H
24	D2H	D1H	C1H	B1H	B2H	B3H
23	D2Hg	D1Hg	C1H	B1H	B2H	B3H
22	D2H	D1H	C1H	B1H	B2H	B3H
21	D2Hg	D1Hg	C1H	B1H	B2H	B3H
20	D2H	D1H	C1H	B1H	B2H	B3H
19	D2Hg	D1Hg	C1H	B1H	B2H	B3H
18	D2H	D1H	C1H	B1H	B2H	B3H
17	LOUNGE					
16	D2	D1	C1	B1	B2	B3
15	D2g	D1g	C1	B1	B2	B3
14	D2	D1	C1	B1	B2	B3
13	D2g	D1g	C1	B1	B2	B3
12	D2	D1	C1	B1	B2	B3
11	D2g	D1g	C1	B1	B2	B3
10	D2	D1	C1	B1	B2	B3
9	D2g	D1g	C1	B1	B2	B3
8	D2	D1	C1	B1	B2	B3
7	D2g	D1g	C1	B1	B2	B3
6	D2	D1	C1	B1	B2	B3
5	D2g	D1g	C1	B1	B2	B3
4	D2	D1	C1	B1	B2	B3
3	RESORT					
2	DROP-OFF AND CONCIERGE					
1	RESIDENTIAL CARPARK					
B1	RESIDENTIAL CARPARK					
B2	RESIDENTIAL CARPARK					
B3	RESIDENTIAL CARPARK					



### SKY VILLA COLLECTION

- Penthouse
- 5-Bedroom
- 5-Bedroom

## Prestige Collection

Aurea's Prestige Collection offers exquisite 2- and 3-bedroom residences from levels 4 to 32 (excluding level 17). Selected units boast stunning city views, and all homes come equipped with premium kitchen appliances, ensuring top quality and performance. Embrace a lifestyle of sophistication and comfort in the vibrant heart of the city.



PRESTIGE COLLECTION

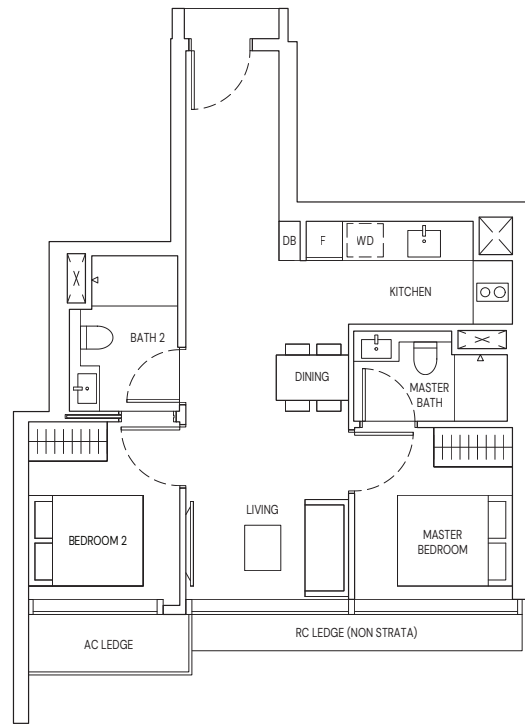
# 2-Bedroom

TYPE B1

UNITS #04-35 to #16-35  
AREA 59 sqm / 635 sqft

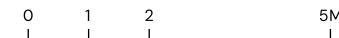
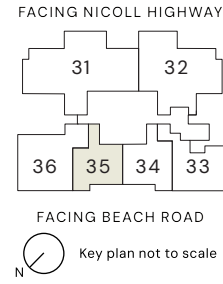
TYPE B1H

UNITS #18-35 to #32-35  
AREA 59 sqm / 635 sqft



LEGEND

- DB Distribution Board
- F Fridge
- WD Washer-Dryer



Areas include AC Ledge, Balcony and Strata Void Area (where applicable). Orientation and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimate only and are subject to final survey.

PRESTIGE COLLECTION

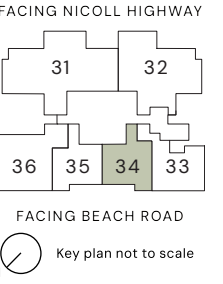
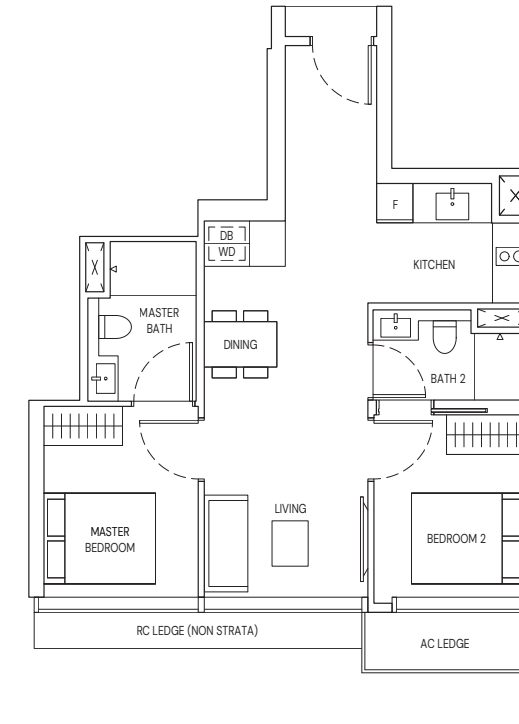
# 2-Bedroom

TYPE B2

UNITS #04-34 to #16-34  
AREA 60 sqm / 646 sqft

TYPE B2H

UNITS #18-34 to #32-34  
AREA 60 sqm / 646 sqft



Areas include AC Ledge, Balcony and Strata Void Area (where applicable). Orientation and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimate only and are subject to final survey.

LEGEND

- DB Distribution Board
- F Fridge
- WD Washer-Dryer

PRESTIGE COLLECTION

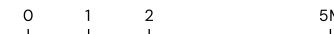
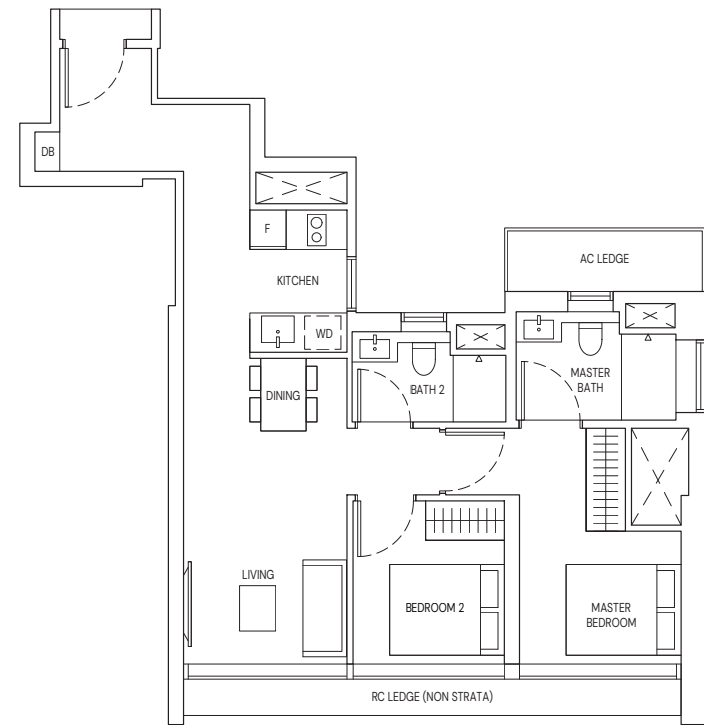
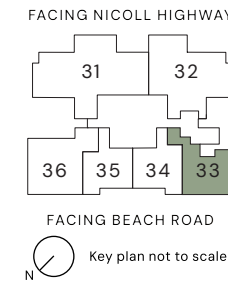
# 2-Bedroom

**TYPE B3**

UNITS #04-33 to #16-33  
 AREA 66 sqm / 710 sqft

**TYPE B3H**

UNITS #18-33 to #32-33  
 AREA 66 sqm / 710 sqft



Areas include AC Ledge, Balcony and Strata Void Area (where applicable). Orientation and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimate only and are subject to final survey.

**LEGEND**

- DB Distribution Board
- F Fridge
- WD Washer-Dryer

PRESTIGE COLLECTION

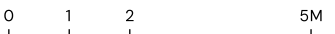
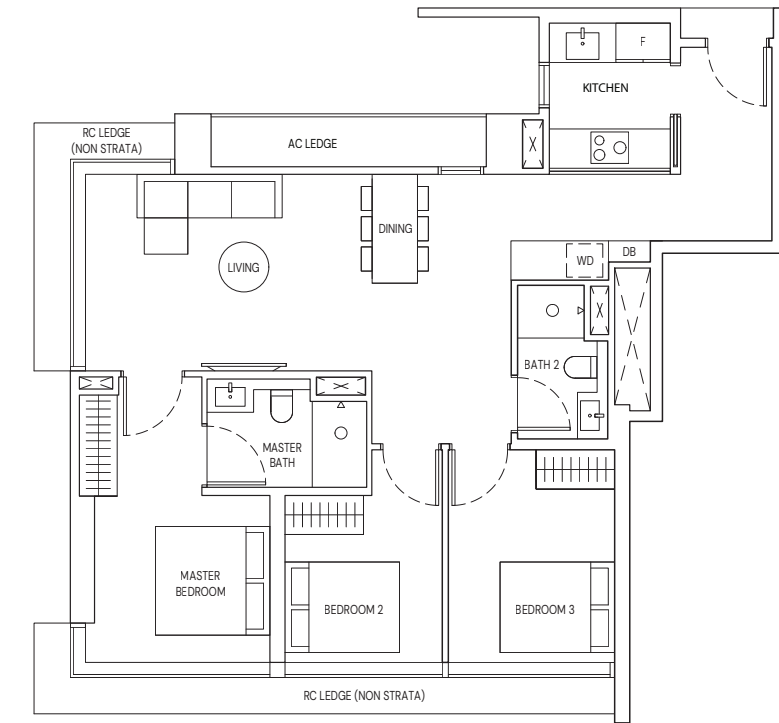
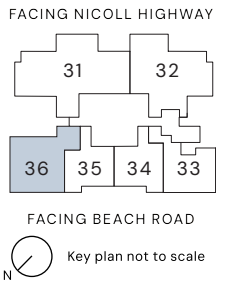
# 3-Bedroom

**TYPE C1**

UNITS #04-36 to #16-36  
 AREA 93 sqm / 1,001 sqft

**TYPE C1H**

UNITS #18-36 to #32-36  
 AREA 93 sqm / 1,001 sqft



Areas include AC Ledge, Balcony and Strata Void Area (where applicable). Orientation and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimate only and are subject to final survey.

**LEGEND**

- DB Distribution Board
- F Fridge
- WD Washer-Dryer



## Signature Collection

Aurea's Signature Collection features luxurious 4-bedroom residences, offering a private lift and a spacious balcony with impressive bay views, seamlessly integrating breathtaking vistas and utmost privacy. Within, the living and dining areas are adorned with exquisite marble flooring, elevating the living experience. Premium units include refined details such as a walk-in wardrobe, double vanity, and a bathtub.



SIGNATURE COLLECTION

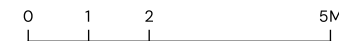
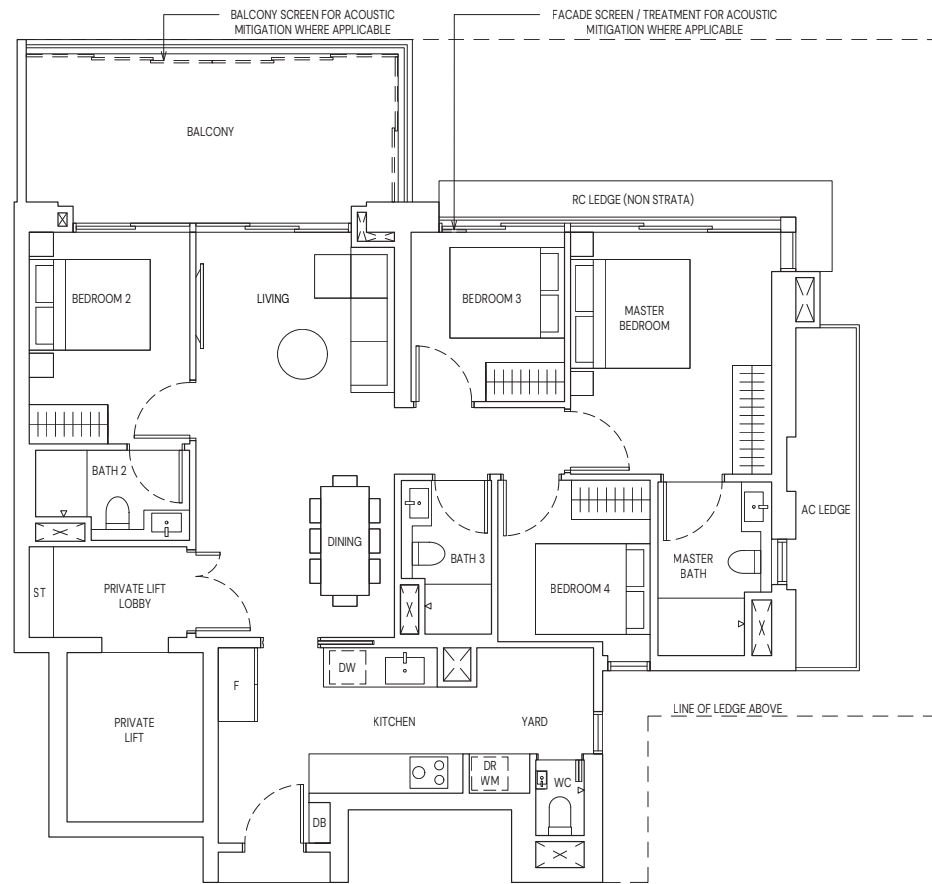
# 4-Bedroom

TYPE D1

UNITS	AREA	
#04-32	#12-32	134 sqm / 1,442 sqft
#06-32	#14-32	
#08-32	#16-32	
#10-32		

TYPE D1H

UNITS	AREA	
#18-32	#26-32	134 sqm / 1,442 sqft
#20-32	#28-32	
#22-32	#30-32	
#24-32	#32-32	



The balcony shall not be enclosed unless with the approved balcony screens. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

Areas include AC Ledge, Balcony and Strata Void Area (where applicable). Orientation and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimate only and are subject to final survey.

LEGEND

DB	Distribution Board	F	Fridge
DR	Dryer	ST	Storage
DW	Dishwasher	WM	Washing Machine

SIGNATURE COLLECTION

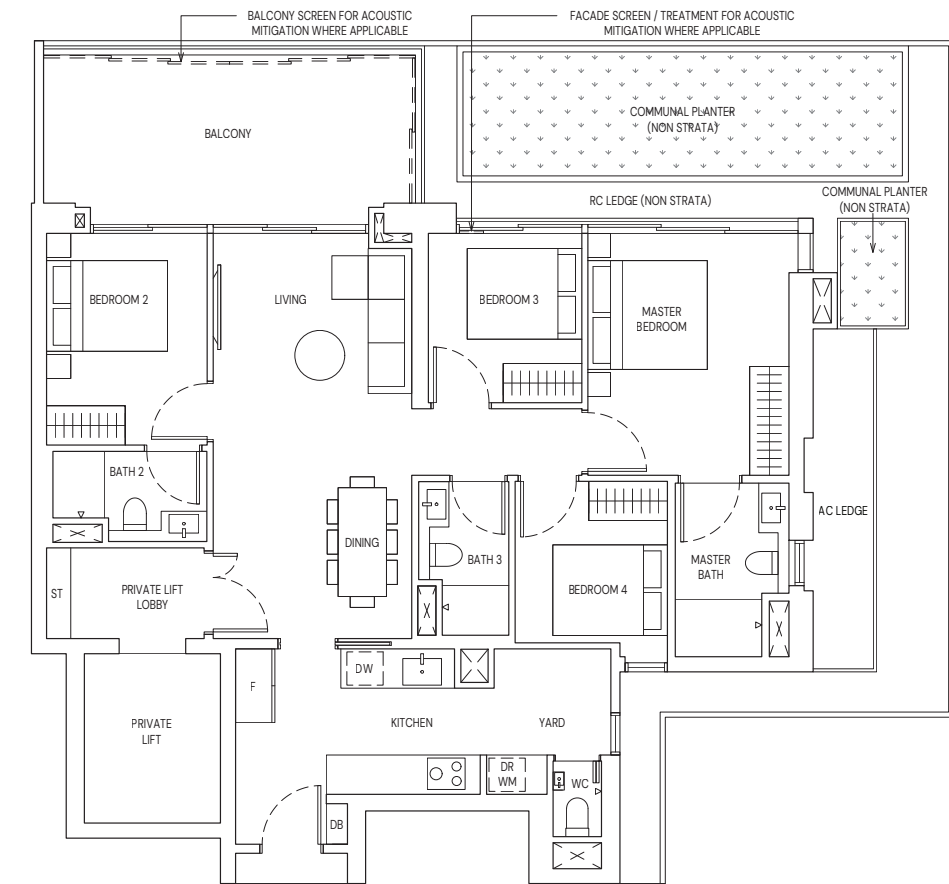
# 4-Bedroom

TYPE D1g

UNITS	AREA	
#05-32	#13-32	134 sqm / 1,442 sqft
#07-32	#15-32	
#09-32		
#11-32		

TYPE D1Hg

UNITS	AREA	
#19-32	#27-32	134 sqm / 1,442 sqft
#21-32	#29-32	
#23-32	#31-32	
#25-32		



The balcony shall not be enclosed unless with the approved balcony screens. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

Areas include AC Ledge, Balcony and Strata Void Area (where applicable). Orientation and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimate only and are subject to final survey.

LEGEND

DB	Distribution Board	F	Fridge
DR	Dryer	ST	Storage
DW	Dishwasher	WM	Washing Machine

SIGNATURE COLLECTION

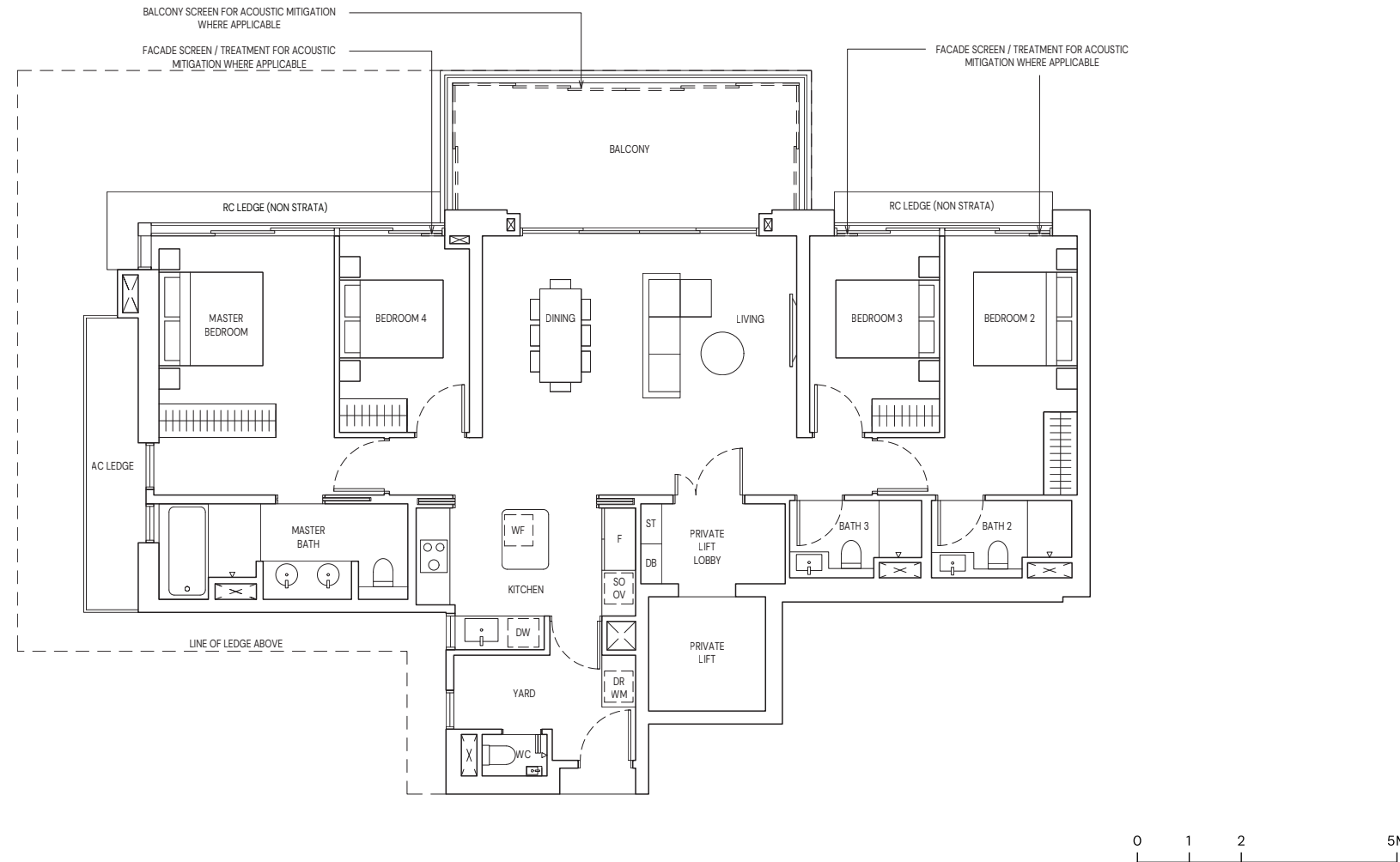
# 4-Bedroom Premium

TYPE D2

UNITS	AREA	
#04-31	#12-31	167 sqm / 1,798 sqft
#06-31	#14-31	
#08-31	#16-31	
#10-31		

TYPE D2H

UNITS	AREA	
#18-31	#26-31	167 sqm / 1,798 sqft
#20-31	#28-31	
#22-31	#30-31	
#24-31	#32-31	



LEGEND

DB	Distribution Board	F	Fridge	ST	Storage
DR	Dryer	OV	Oven	WF	Wine Fridge
DW	Dishwasher	SO	Steam Oven	WM	Washing Machine

The balcony shall not be enclosed unless with the approved balcony screens. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

Areas include AC Ledge, Balcony and Strata Void Area (where applicable). Orientation and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimate only and are subject to final survey.

SIGNATURE COLLECTION

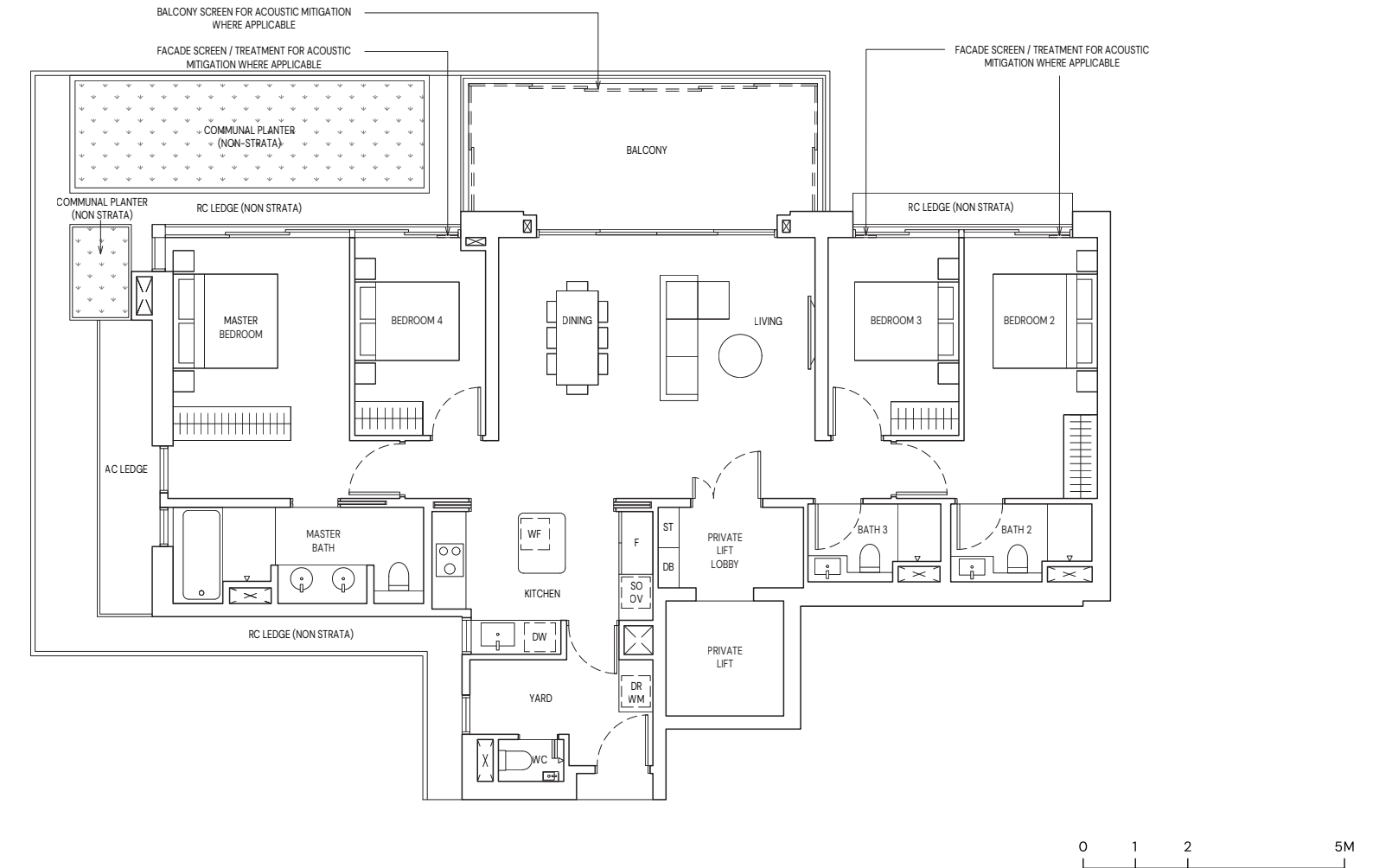
# 4-Bedroom Premium

TYPE D2g

UNITS	AREA	
#05-31	#13-31	167 sqm / 1,798 sqft
#07-31	#15-31	
#09-31		
#11-31		

TYPE D2Hg

UNITS	AREA	
#19-31	#27-31	167 sqm / 1,798 sqft
#21-31	#29-31	
#23-31	#31-31	
#25-31		

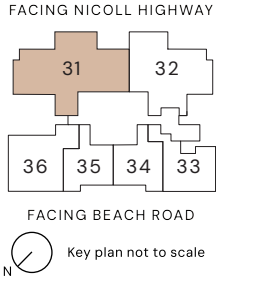
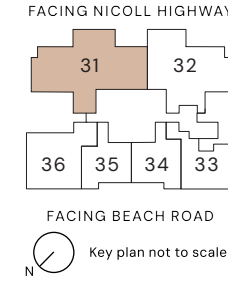


LEGEND

DB	Distribution Board	F	Fridge	ST	Storage
DR	Dryer	OV	Oven	WF	Wine Fridge
DW	Dishwasher	SO	Steam Oven	WM	Washing Machine

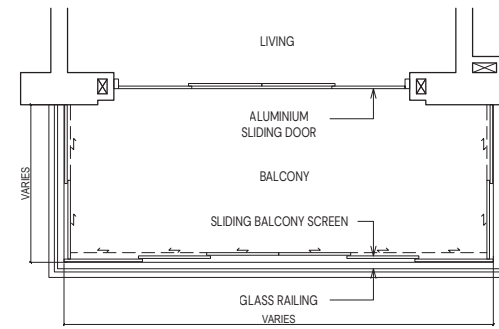
The balcony shall not be enclosed unless with the approved balcony screens. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

Areas include AC Ledge, Balcony and Strata Void Area (where applicable). Orientation and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimate only and are subject to final survey.

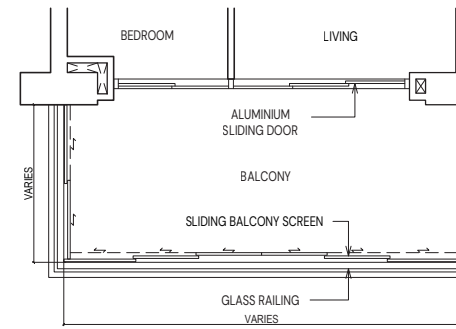


ANNEXURE A

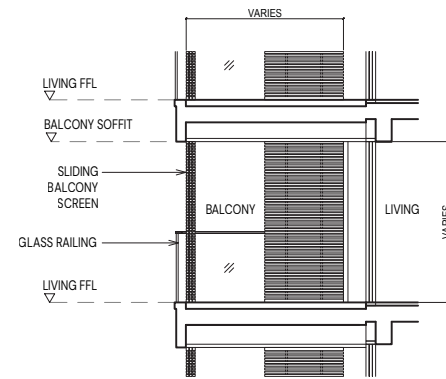
# Balcony Screen



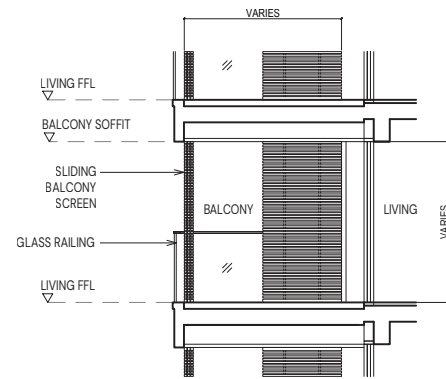
TYPICAL PLAN



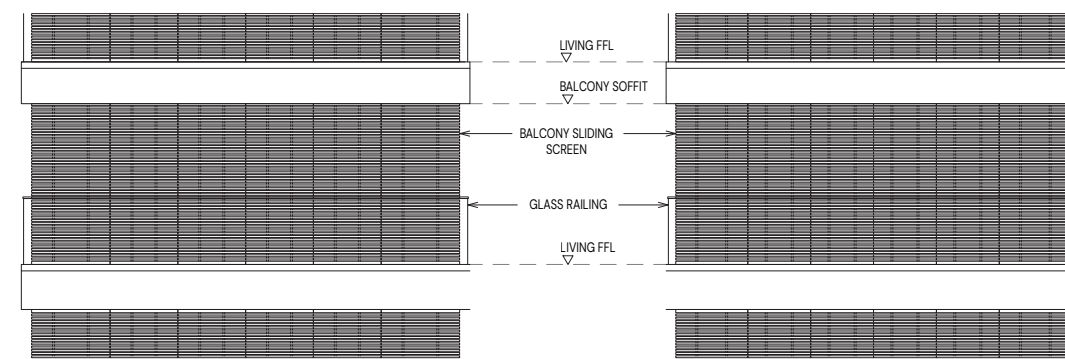
TYPICAL PLAN



TYPICAL SECTION



TYPICAL SECTION



TYPICAL ELEVATION

TYPICAL ELEVATION

NOTES

1. The balcony shall not be enclosed unless with the approved balcony screens.
2. The purchasers shall have to bear the costs of installing the balcony screens except for the units mentioned in Note 3.
3. The balcony screens will be provided in the following unit types: D1, D1g, D1H, D1Hg, D2, D2g, D2H, and D2Hg.



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Developer: GMC Property Pte. Ltd. • Licence No.: C1497 • Tenure: 99 years commencing from 18 Nov 2024 • Encumbrances: (i) Caveat IJ/464772B in favour of OVERSEA-CHINESE BANKING CORPORATION LIMITED. (ii) Mortgage executed in escrow in favour of OVERSEA-CHINESE BANKING CORPORATION LIMITED. • Land Description: Lots 622M and 623W (formerly known as 435A PT) of Town Subdivision 15 at Beach Road • Expected Vacant Possession Date: 31 Mar 2030 • Expected Legal Completion Date: 31 Mar 2033

SCAN FOR MORE INFORMATION



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