

FACT SHEETS:



Project Name	La Mariposa																																			
Developer	Lakeview-LR Pte. Ltd.																																			
Project Description	A 5-STOREY RESIDENTIAL FLAT DEVELOPMENT (17 UNITS) WITH CARPARKS ON 1ST STOREY AND SWIMMING POOL AND COMMUNAL SPACE ON ROOF LEVEL ON LOTS MK26- 06462L & MK26-10525T (FORMERLY 06464M-PT) AT 35 MANGIS ROAD (GEYLANG PLANNING AREA)																																			
Address	35 Mangis Road (Formerly 51 Mangis Road) Postal Code 424970																																			
District	District 15 (East Coast)																																			
Tenure	Freehold																																			
Land Area	1230.3 sqm (main lot 1173.6 sqm + alienated lot 56.7 sqm)																																			
Plot Ratio	1.4																																			
GFA (inclusive 10% bonus GFA)	1894.66 sqm																																			
BP Approval No. and Date	A2180-00757-2018-BP01, approved on 20 Sept 2019																																			
Expected TOP	12/07/2023																																			
Expected Legal Completion Date	12/07/2026																																			
No. of units (Unit Area subject to final survey by surveyor)	<p>17 units</p> <table border="1"> <thead> <tr> <th>Type A1 (4 bed 3 bath)</th> <th>Type A (4 bed 3 bath)</th> <th>Type B (4 bed 3 bath)</th> <th>Type B1(d.k.) (4 bed 3 bath)</th> <th>Type C (3 bed 2 bath)</th> <th>Type D (2 bed 2 bath)</th> </tr> </thead> <tbody> <tr> <td>#01-01</td> <td>#02-01 #03-01 #04-01 #05-01</td> <td>#02-02</td> <td>#03-02 #04-02 #05-02</td> <td>#02-03 #03-03 #04-03 #05-03</td> <td>#02-04 #03-04 #04-04 #05-04</td> </tr> <tr> <td>1 unit</td> <td>4 units</td> <td>1 unit</td> <td>3 units</td> <td>4 units</td> <td>4 units</td> </tr> <tr> <td>124 sqm</td> <td>124 sqm</td> <td>125 sqm</td> <td>125 sqm</td> <td>105 sqm</td> <td>64 sqm</td> </tr> <tr> <td>1335 sqft</td> <td>1335 sqft</td> <td>1345 sqft</td> <td>1345 sqft</td> <td>1130 sqft</td> <td>689 sqft</td> </tr> </tbody> </table>						Type A1 (4 bed 3 bath)	Type A (4 bed 3 bath)	Type B (4 bed 3 bath)	Type B1(d.k.) (4 bed 3 bath)	Type C (3 bed 2 bath)	Type D (2 bed 2 bath)	#01-01	#02-01 #03-01 #04-01 #05-01	#02-02	#03-02 #04-02 #05-02	#02-03 #03-03 #04-03 #05-03	#02-04 #03-04 #04-04 #05-04	1 unit	4 units	1 unit	3 units	4 units	4 units	124 sqm	124 sqm	125 sqm	125 sqm	105 sqm	64 sqm	1335 sqft	1335 sqft	1345 sqft	1345 sqft	1130 sqft	689 sqft
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No. of Car park lots / bicycle bay	14 car park lots 1 barrier free accessible car park lot 3 bicycle bays																																				
Common Facilities & Features (At roof level)	<ul style="list-style-type: none"> ▪ Therapeutic Water Curtain ▪ Swimming Pool (approx. 6m to 8m wide x 20m length) ▪ Spa Jet Pool ▪ Wet Deck ▪ Pool Deck ▪ Lazy Lounger ▪ Family Lounge ▪ Garden Lounge ▪ Privy Lounge ▪ Alfresco Dining ▪ BBQ Pit ▪ Gymnasium 																																				
Nearby Amenities	(to refer brochure)																																				
Estimated Maintenance fee (per month)	<p>Estimated at \$50+ per share as at current date, subject to changes</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td></td> <td>#02-01</td> <td></td> <td>#03-02</td> <td>#02-03</td> <td>#02-04</td> </tr> <tr> <td>#01-01</td> <td>#03-01</td> <td>#02-02</td> <td>#04-02</td> <td>#03-03</td> <td>#03-04</td> </tr> <tr> <td></td> <td>#04-01</td> <td></td> <td>#05-02</td> <td>#04-03</td> <td>#04-04</td> </tr> <tr> <td></td> <td>#05-01</td> <td></td> <td>-</td> <td>#05-03</td> <td>#05-04</td> </tr> <tr> <td>7</td> <td>7</td> <td>7</td> <td>7</td> <td>7</td> <td>6</td> </tr> <tr> <td>\$350/unit</td> <td>\$350/unit</td> <td>\$350/unit</td> <td>\$350/unit</td> <td>\$350/unit</td> <td>\$300/unit</td> </tr> </table>		#02-01		#03-02	#02-03	#02-04	#01-01	#03-01	#02-02	#04-02	#03-03	#03-04		#04-01		#05-02	#04-03	#04-04		#05-01		-	#05-03	#05-04	7	7	7	7	7	6	\$350/unit	\$350/unit	\$350/unit	\$350/unit	\$350/unit	\$300/unit
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Architect/ Landscape Consultant/ Interior Designer	Ronny Chin Architects Pte. Ltd.																																				
Quantity Surveyor	PEB Consultants																																				
Civil & Structural Engineer	CMP Consultants Pte. Ltd.																																				
Mechanical & Electrical Engineer	ICON Consulting Engineer Pte. Ltd.																																				
Main Contractor	Chong Tong Construction Pte. Ltd.																																				
Conveyance Solicitor	Sterling Law Corporation																																				
Lifestyle concept	La Mariposa is conceptualized as a low-density, family centric dwelling environment. The dwelling levels consist of not more than 4 units per level. The units are comfortably sized, spaced and nicely oriented. The lifestyle provisions are at the topmost roof garden level. It is planned as a tranquil and relaxed living environment. It is designed to be family-friendly and to promote cohesive gatherings and comfortable interactions for small to medium groups of family and friends. The development is well-dressed with lush greeneries and curated landscaping.																																				
Architecture/ Unique Features	The design of this development draws inspiration from the carefree flight of the butterfly. A metaphorical impression of its environment is etched as an architectural imprint on this																																				

	development. As such, the development is named as “La Mariposa” which is “The Butterfly” in Spanish. This language adoption is also to relate to the unique Eurasian background of the Joo Chiat neighborhood.
Handicapped Friendly	Yes

FAQ

Unit Floor Finishes

Living/Dining	Porcelain Tile with tile skirting
Dry Kitchen	Porcelain Tile with tile skirting
Wet Kitchen/Kitchen	Porcelain Tile with tile skirting
Bedrooms	Timber Strip with timber skirting
Bathrooms	Porcelain Tile
Store (where applicable)	Porcelain Tile
Toilet	Porcelain Tile
Balcony	Porcelain Tile

Additional

Building height	<p>Overall Height Above Mean Sea Level - 29.05m Height difference from existing road level to 1st storey – approx. 0.5m Roof Garden height from road level – approx. 20.6m</p> <p>Ceiling Height (Subject to final adjustment)</p> <table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th>Type A1</th> <th>Type A</th> <th>Type B</th> <th>Type B1</th> <th>Type C</th> <th>Type D</th> </tr> </thead> <tbody> <tr> <td>(4 bed 3 bath)</td> <td>(4 bed 3 bath)</td> <td>(4 bed 3 bath)</td> <td>(D.K.) (4 bed 3 bath)</td> <td>(3 bed 2 bath)</td> <td>(2 bed 2 bath)</td> </tr> <tr> <td>4.00m</td> <td>3.00m</td> <td>3.00m</td> <td>3.00m</td> <td>3.00m</td> <td>3.00m</td> </tr> </tbody> </table> <ul style="list-style-type: none"> • <u>All Bathrooms, Toilets and Localised bulkheads, beams and box up at not less than 2m high.</u> 	Type A1	Type A	Type B	Type B1	Type C	Type D	(4 bed 3 bath)	(4 bed 3 bath)	(4 bed 3 bath)	(D.K.) (4 bed 3 bath)	(3 bed 2 bath)	(2 bed 2 bath)	4.00m	3.00m	3.00m	3.00m	3.00m	3.00m
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4.00m	3.00m	3.00m	3.00m	3.00m	3.00m														
Air-conditioning system	<p>Brand: Mitsubishi (Wall-mounted fan coil unit air-conditioning system to Living/Dining/Dry Kitchen and all Bedrooms)</p>																		
Lighting Switches	Schneider Zencelo series																		
Main Entrance door height	2.7m																		
Wardrobe	Built-in wardrobe with laminate/veneer/framed glass finish to all <u>Bedrooms.</u>																		
Bath Vanity (Bathrooms only)	Vanity Cabinet with laminate finish and granite top, mirror cabinet																		

Sanitaryware & fittings	<p>Brand: TOTO (Master bath & Common Baths only)</p> <p><u>Master Bathroom</u></p> <ul style="list-style-type: none"> ▪ One glass shower compartment completes with rain shower and shower mixer set ▪ One water closet ▪ One vanity cabinet complete with basin and mixer ▪ Medicine cabinet complete with mirror ▪ One towel rail ▪ One toilet paper holder ▪ One bidet spray <p><u>Common Bathroom(s)</u></p> <ul style="list-style-type: none"> ▪ One shower compartment completes with shower mixer set ▪ One water closet ▪ One vanity cabinet complete with basin and mixer ▪ Medicine cabinet complete with mirror ▪ One towel rail ▪ One toilet paper holder ▪ One bidet spray
Kitchen Appliances	<p>Brand: Fisher & Paykel</p> <ul style="list-style-type: none"> ▪ Built-in laminated surface kitchen cabinets with quartz resin and /or acrylic solid surface worktop complete with sink and mixer. ▪ Built-in cooker hob and hood. ▪ Built-in electric oven. ▪ Built-in microwave oven. ▪ Built-in dish washer (Type A1, A, B, B1 & C only) ▪ Free standing refrigerator. ▪ Free standing washing machine. ▪ Free standing condenser dryer. ▪ Free standing wine cabinet. (Type A1, A, B, B1 & C only) ▪ <p>Brand: SMEG</p> <ul style="list-style-type: none"> ▪ Built-in dish washer (Type D only)
Can balcony be screened?	Yes, only with URA Approved balcony screening detail as shown in the brochure. The units are not provided with balcony screening.
Water Heater Type	Storage water heater
Gas Supply Type (not provided)	Cylinder type for wet kitchen (unit type A1, A, B, B1 and C only)
Access to units	By digital door lockset c/w mechanical override key
Security System	<ul style="list-style-type: none"> ▪ Audio/Video Intercom System to Unit. ▪ Security Card Access Control System to Pedestrian Entrance Gate and Lift. ▪ Remote Control Access System for Vehicular Entrance Gate ▪ Closed Circuit Television System (CCTV) surveillance to 1st storey Lift Lobby and designated common areas.
Bomb Shelter Type	Staircase Storey Shelter

Waste Disposal System	<ul style="list-style-type: none">▪ Centralised collection system with refuse & recycle chute intake on common area.▪ Chute Chamber at 1st storey.
No. of lift	1 unit (Mechanical Ventilation)
Letterbox location	1 st storey lift lobby
Any site gate beside main entrance?	Yes.
Development's Orientation/facing?	South-West facing (front façade)

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