

DISCOVER
YOUR DREAM ABODE

69 SCIENCE PARK DRIVE

FLOOR	01	02	03	04		05	06	07	08
24	B3	CGP(m)	C1(a)	B1(a)	SKY TERRACE	B3(a)	BS2(a)	BS3	BS1
23	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
22	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
21	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
20	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
19	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
18	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
17	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
16	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
15	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
14	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
13	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
12	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
11	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
10	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
09	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
08	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
07	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
06	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
05	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
04	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
03	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
02	B3	CGP(m)			B3(a)	BS2(a)	BS3	BS1	
01	FACILITIES DECK								
B1	CARPARK								
B2									

71 SCIENCE PARK DRIVE

UNIT / FLOOR	09	10	11	12		13	14	15	
24	CGP	C2	B2(a)	B4(a)	SKY TERRACE	B3(a)	BS2(a)	DP	
23	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP	
22	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP	
21	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP	
20	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP	
19	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP	
18	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP	
17	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP	
16	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP	
15	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP	
14	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP	
13	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP	
12	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP	
11	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP	
10	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP	
09	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP	
08	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP	
07	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP	
06	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP	
05	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP	
04	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP	
03	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP	
02	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP	
01	FACILITIES DECK								
B1	CARPARK								
B2									

LEGEND

- 2-Bedroom
- 2-Bedroom + Study
- 3-Bedroom
- 3-Bedroom + Guest (Premium)
- 4-Bedroom (Premium)



ANCILLARY

- 1 Guard House
- 2 Side Gate
- 3 Bin Centre (Basement 1)
- 4 Substation (Basement 1)
- 5 Generator Set
- 6 Water Tank (Rooftop)



FOR ILLUSTRATION ONLY

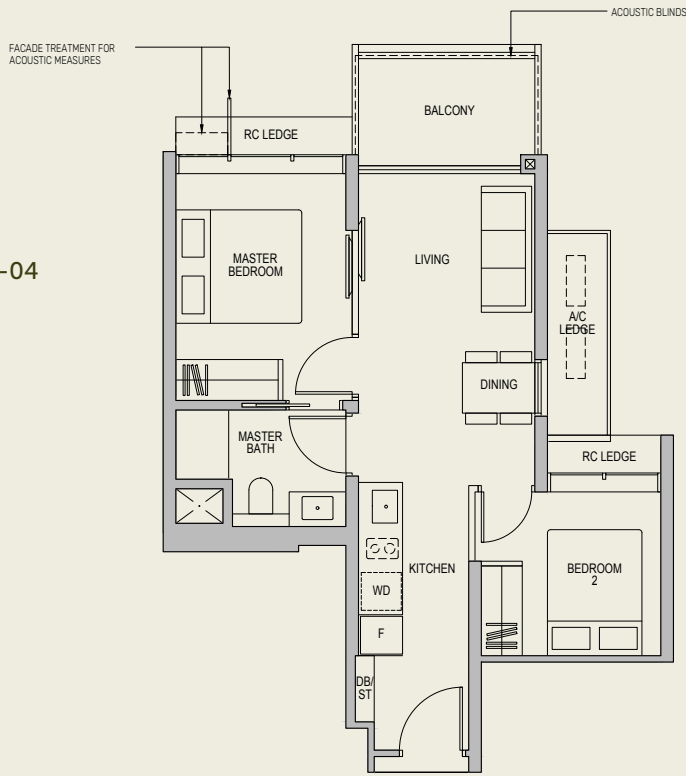
LYNDENWOODS

2-BEDROOM

TYPE B1(a)

59 sq m / 635 sq ft

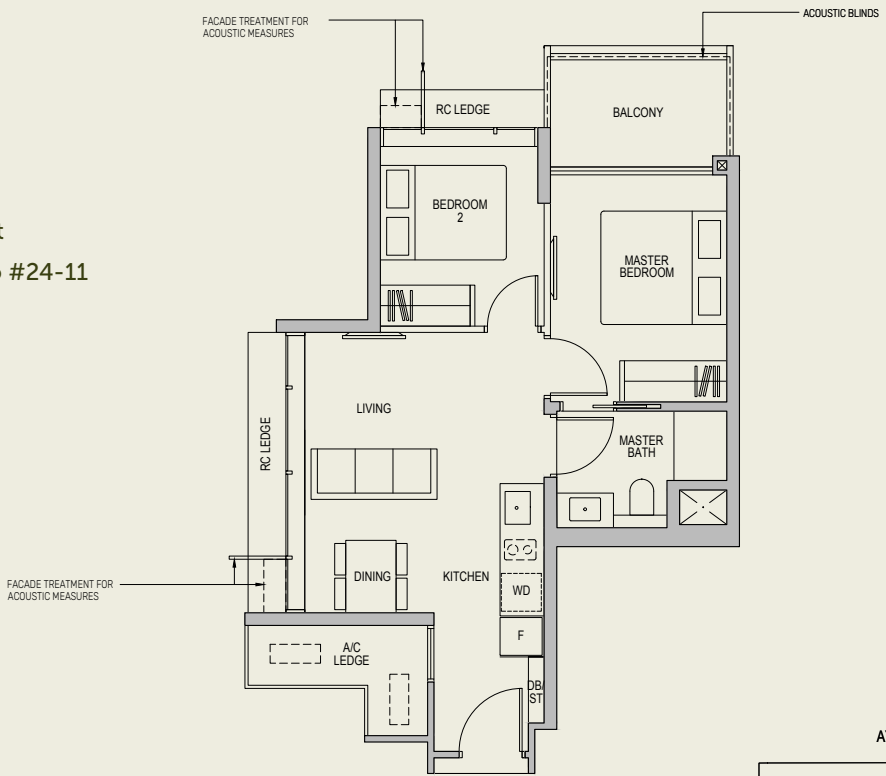
BLK 69 : #03-04 to #24-04



TYPE B2(a)

59 sq m / 635 sq ft

BLK 71 : #02-11 to #24-11

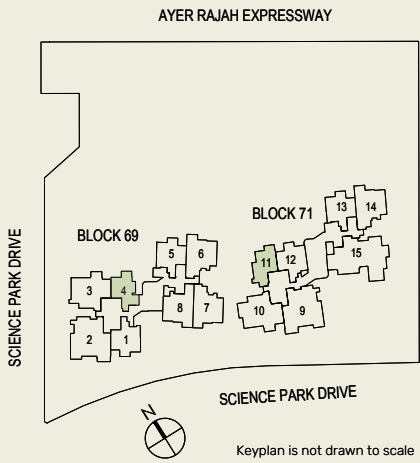


WC - Water Closet
HS - Household Shelter
DB/ST - Distribution Board/Storage
F - Fridge
A/C - Air-Conditioner
WD - Washer Cum Dryer

RC - Reinforced Concrete
Integrated Induction Hob
Wall not allowed to be hacked or altered (including by way of drilling)

0 0.5 1 2 3 5M

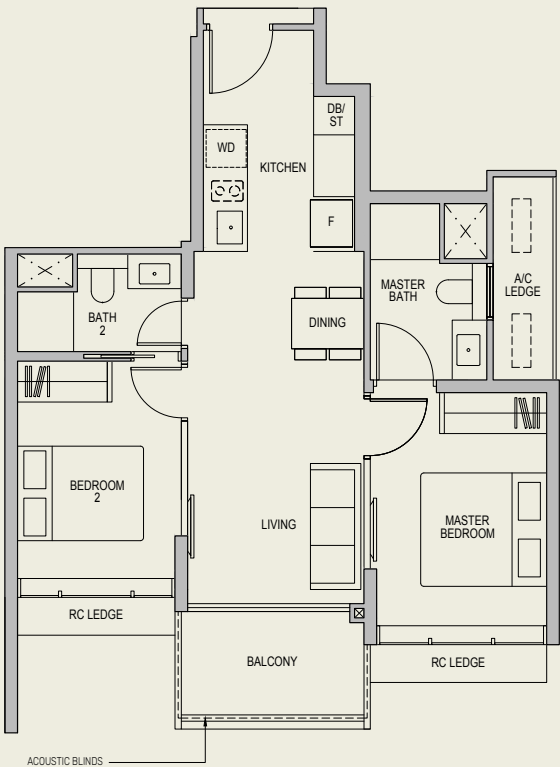
Area includes Balcony and A/C ledges. All RC ledges are excluded from strata area. All areas and measurements stated herein as approximate and subject to final survey.



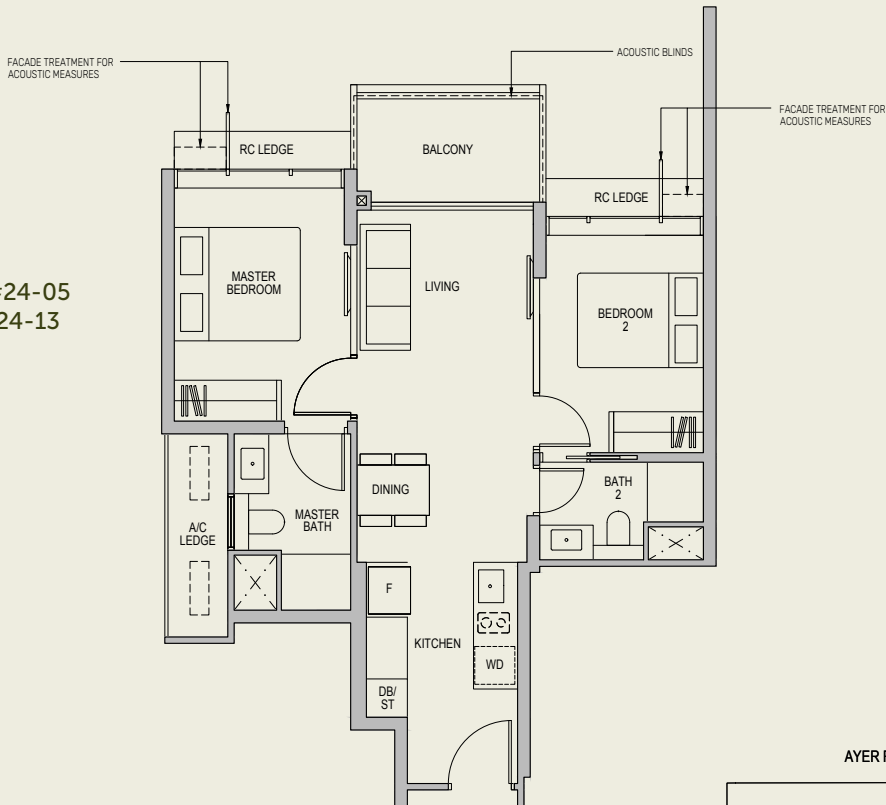
Keyplan is not drawn to scale

2-BEDROOM

TYPE B3
67 sq m / 721 sq ft
BLK 69 : #02-01 to #24-01



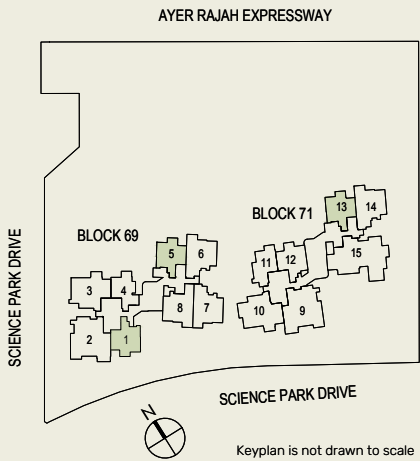
TYPE B3(a)
67 sq m / 721 sq ft
BLK 69 : #02-05 to #24-05
BLK 71 : #02-13 to #24-13



WC - Water Closet
HS - Household Shelter
DB/ST - Distribution Board/Storage
F - Fridge
A/C - Air-Conditioner
WD - Washer Cum Dryer
RC - Reinforced Concrete
Integrated Induction Hob
Wall not allowed to be hacked or altered (including by way of drilling)

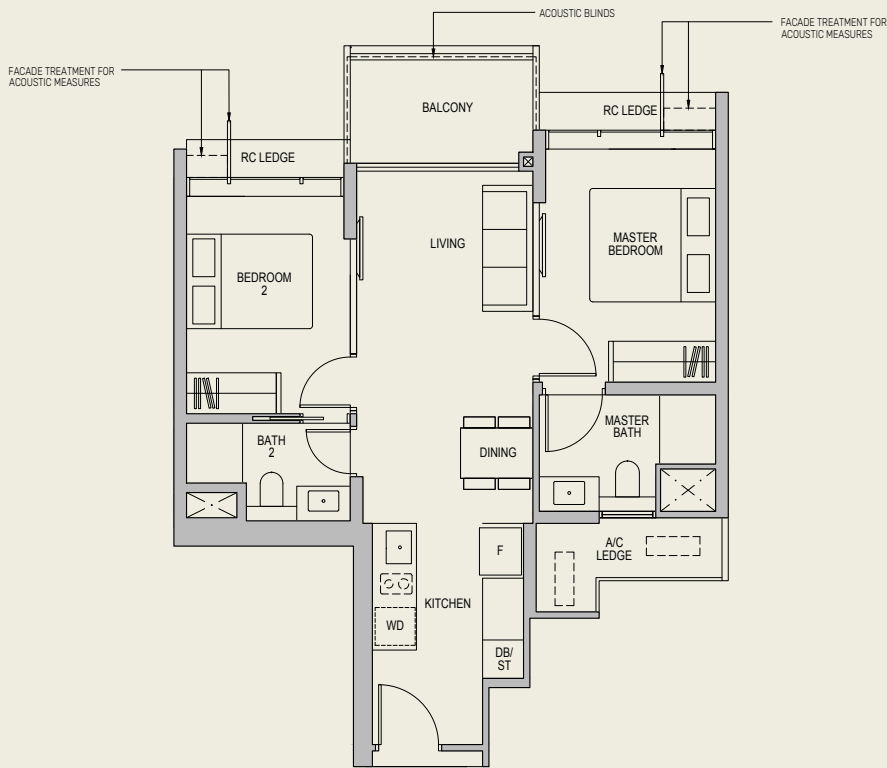


Area includes Balcony and A/C ledges. All RC ledges are excluded from strata area. All areas and measurements stated herein as approximate and subject to final survey.



2-BEDROOM

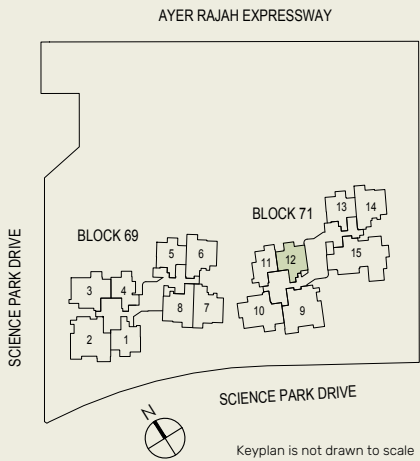
TYPE B4(a)
67 sq m / 721 sq ft
BLK 71 : #02-12 to #24-12



WC - Water Closet
HS - Household Shelter
DB/ST - Distribution Board/Storage
F - Fridge
A/C - Air-Conditioner
WD - Washer Cum Dryer
RC - Reinforced Concrete
Integrated Induction Hob
Wall not allowed to be hacked or altered (including by way of drilling)

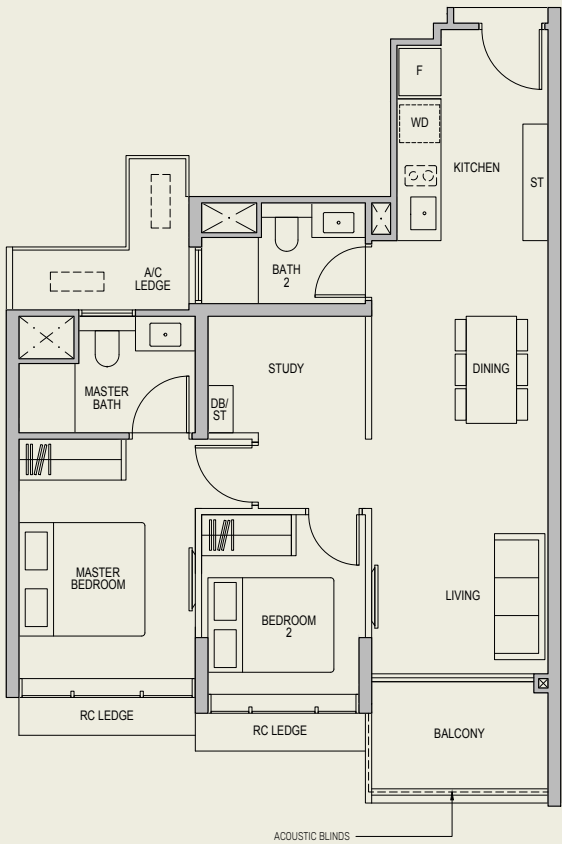


Area includes Balcony and A/C ledges. All RC ledges are excluded from strata area. All areas and measurements stated herein as approximate and subject to final survey.

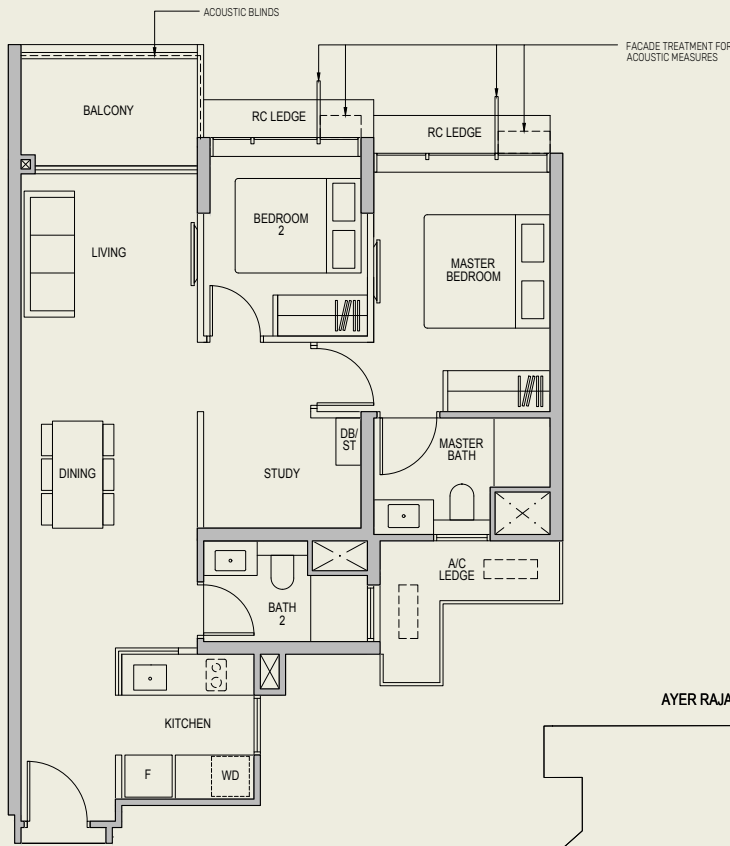


2-BEDROOM + STUDY

TYPE BS1
79 sq m / 850 sq ft
BLK 69 : #02-08 to #24-08



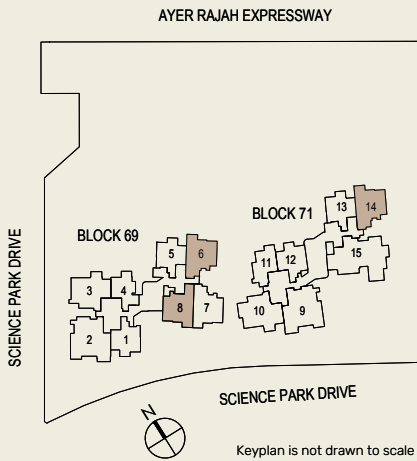
TYPE BS2(a)
82 sq m / 883 sq ft
BLK 69 : #02-06 to #24-06
BLK 71 : #02-14 to #24-14



WC - Water Closet
HS - Household Shelter
DB/ST - Distribution Board/Storage
F - Fridge
A/C - Air-Conditioner
WD - Washer Cum Dryer
RC - Reinforced Concrete
Integrated Induction Hob
Wall not allowed to be hacked or altered (including by way of drilling)

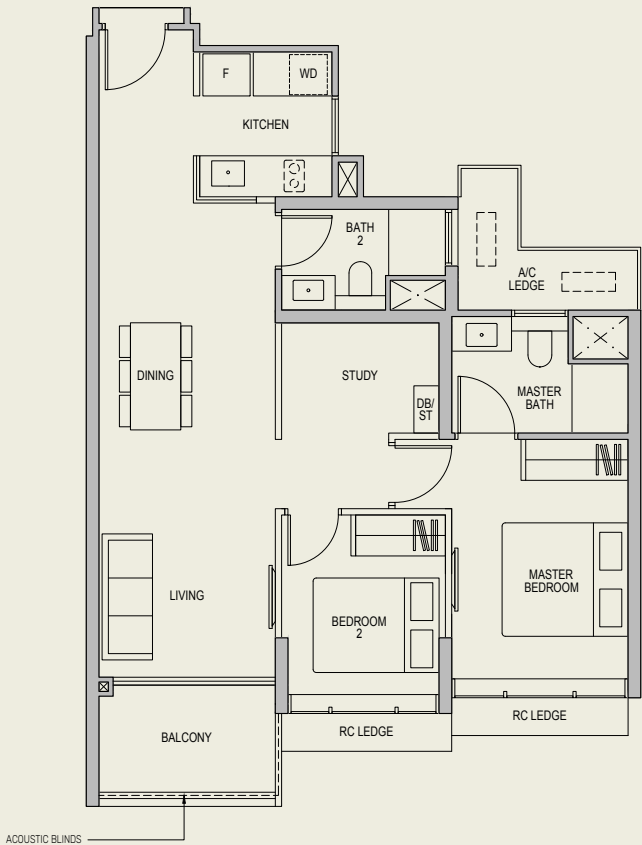


Area includes Balcony and A/C ledges. All RC ledges are excluded from strata area. All areas and measurements stated herein as approximate and subject to final survey.



2-BEDROOM + STUDY

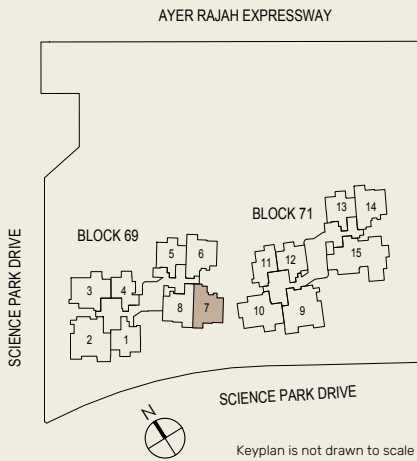
TYPE BS3
82 sq m / 883 sq ft
BLK 69 : #02-07 to #24-07



WC - Water Closet
HS - Household Shelter
DB/ST - Distribution Board/Storage
F - Fridge
A/C - Air-Conditioner
WD - Washer Cum Dryer
RC - Reinforced Concrete
Integrated Induction Hob
Wall not allowed to be hacked or altered (including by way of drilling)



Area includes Balcony and A/C ledges. All RC ledges are excluded from strata area. All areas and measurements stated herein as approximate and subject to final survey.



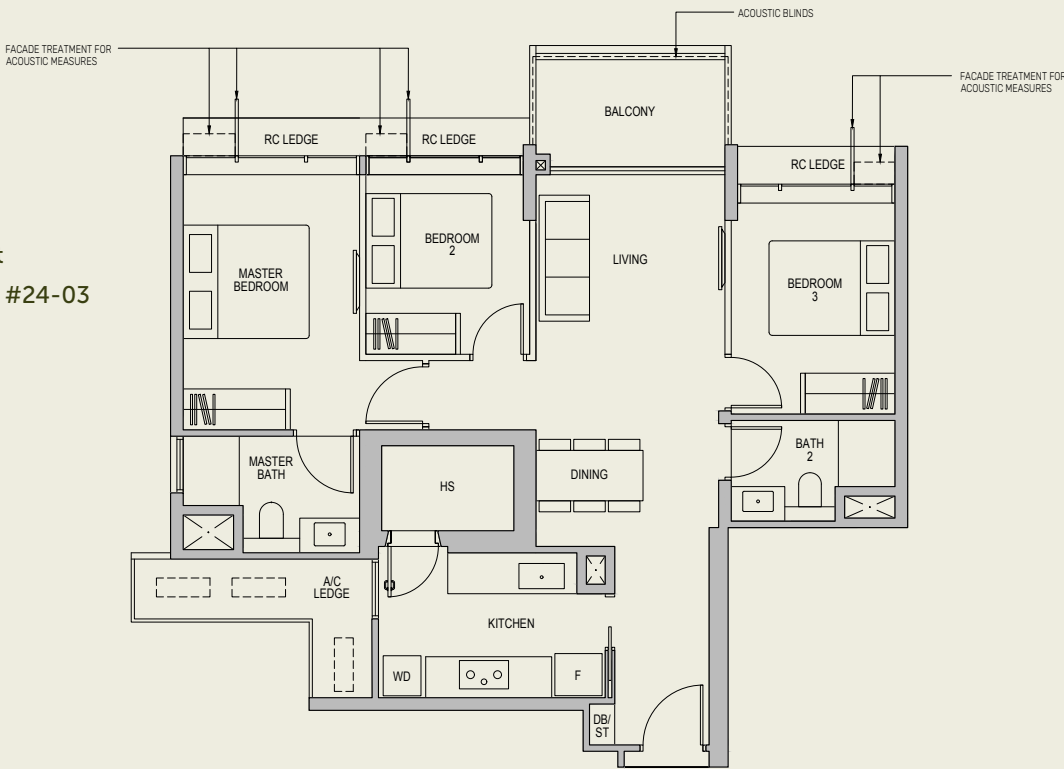


FOR ILLUSTRATION ONLY

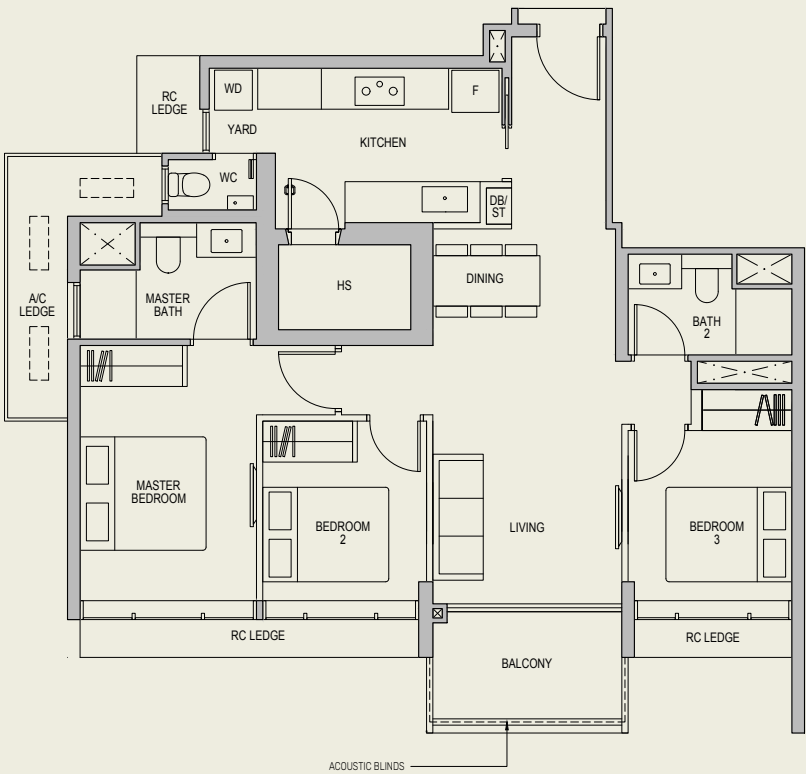
LYNDENWOODS

3-BEDROOM

TYPE C1(a)
95 sq m / 1023 sq ft
BLK 69 : #03-03 to #24-03



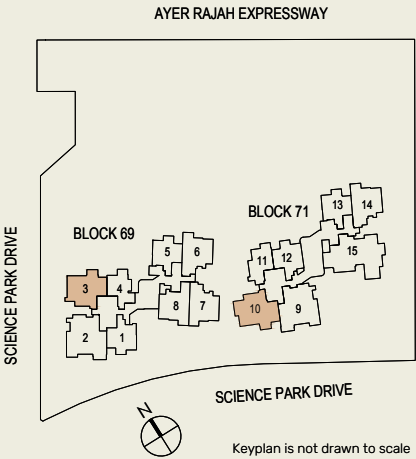
TYPE C2
99 sq m / 1066 sq ft
BLK 71 : #02-10 to #24-10



WC - Water Closet
HS - Household Shelter
DB/ST - Distribution Board/Storage
F - Fridge
A/C - Air-Conditioner
WD - Washer Cum Dryer
RC - Reinforced Concrete
Integrated Induction Hob
Wall not allowed to be hacked or altered (including by way of drilling)

0 0.5 1 2 3 5M

Area includes Balcony and A/C ledges. All RC ledges are excluded from strata area. All areas and measurements stated herein as approximate and subject to final survey.

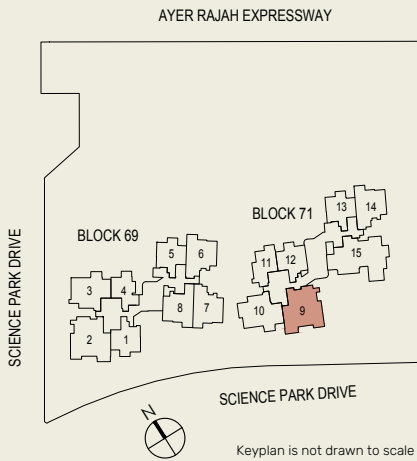
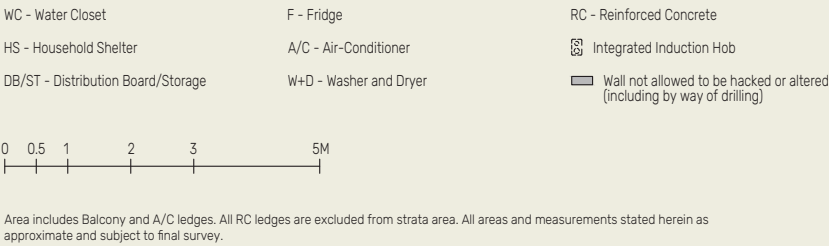
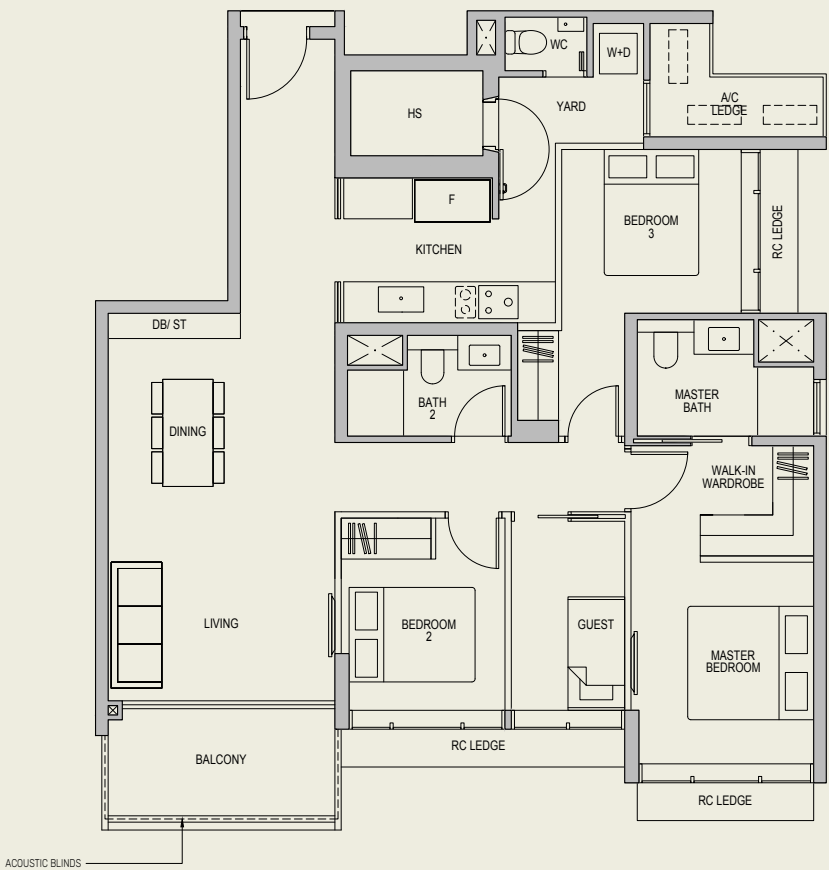


3-BEDROOM + GUEST
(PREMIUM)

TYPE CGP

120 sq m / 1292 sq ft

BLK 71 : #02-09 to #24-09

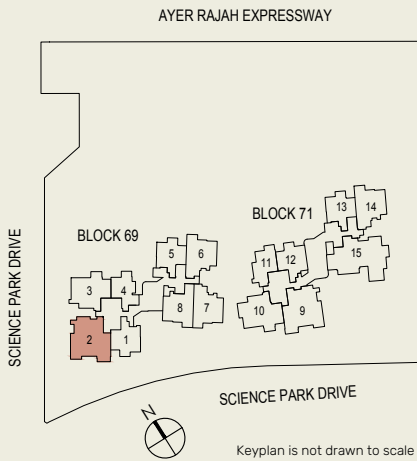
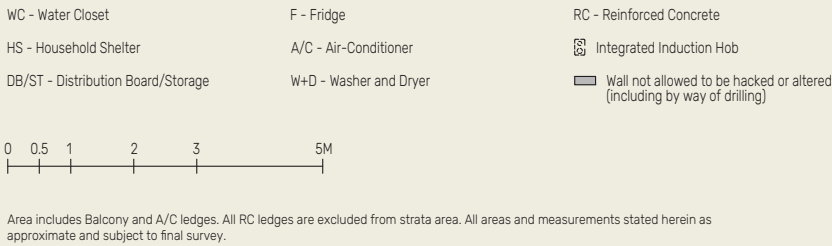
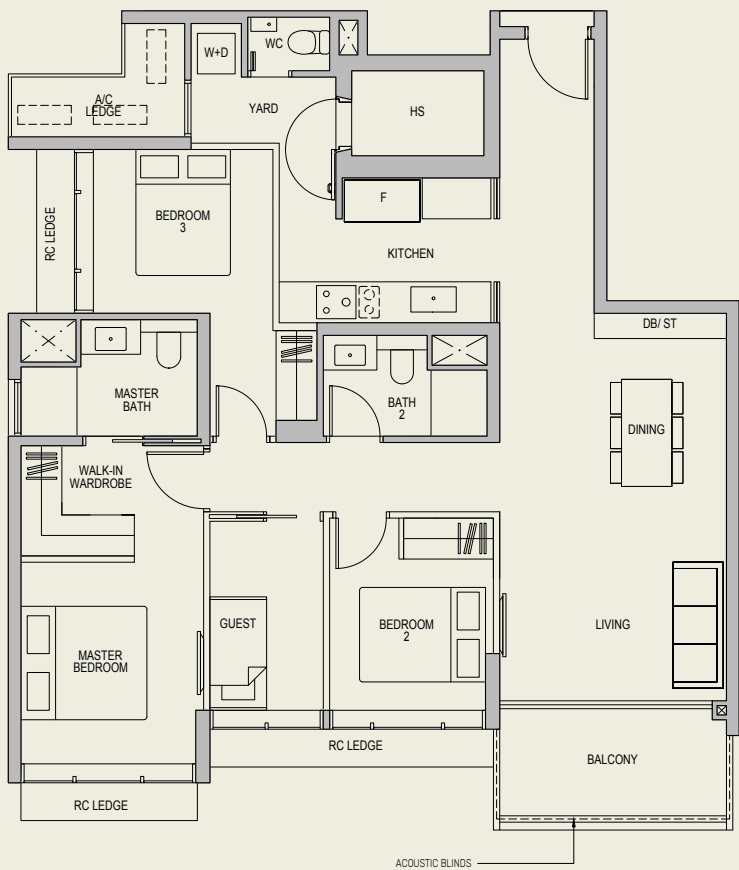


3-BEDROOM + GUEST
(PREMIUM)

TYPE CGP(m)

120 sq m / 1292 sq ft

BLK 69 : #02-02 to #24-02





FOR ILLUSTRATION ONLY

LYNDENWOODS

4-BEDROOM (PREMIUM)

TYPE DP

153 sq m / 1647 sq ft

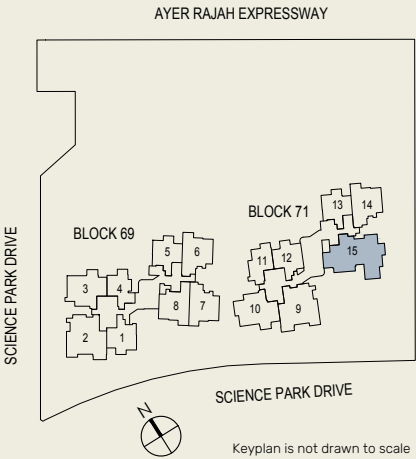
BLK 71 : #02-15 to #24-15



WC - Water Closet
HS - Household Shelter
DB/ST - Distribution Board/Storage
F - Fridge
CH - Wine Chiller
A/C - Air-Conditioner
W+D - Washer and Dryer
RC - Reinforced Concrete
Integrated Induction Hob
Wall not allowed to be hacked or altered

0 0.5 1 2 3 5M

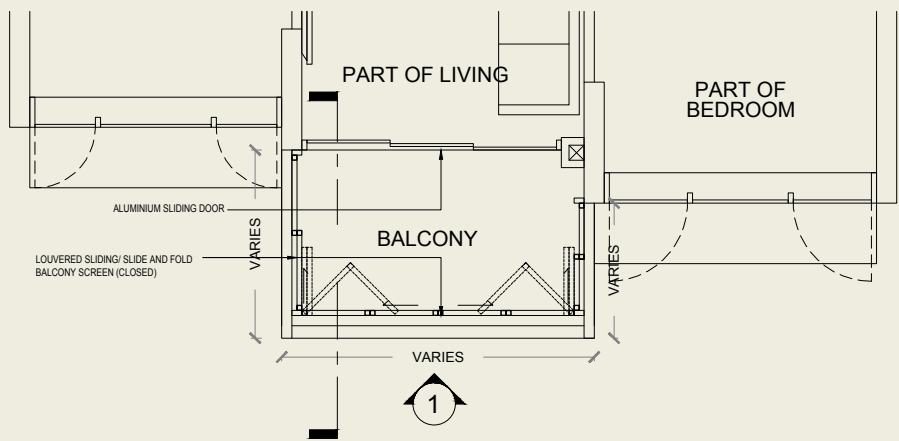
Area includes Balcony and A/C ledges. All RC ledges are excluded from strata area. All areas and measurements stated herein as approximate and subject to final survey.



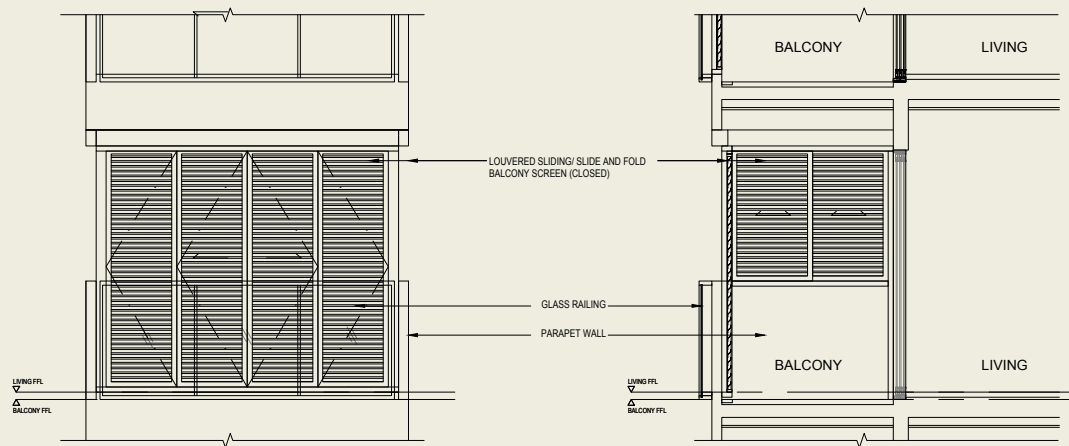
Keyplan is not drawn to scale

ANNEXURE A

APPROVED BALCONY
SCREEN



PLAN (CLOSED)



ELEVATION 1 (FRONT)

SECTION (SIDE)



Note:
The balcony shall not be enclosed unless with the approved balcony screen as shown above.
The installation and cost of the balcony screen shall be borne by the Purchaser.
Number of balcony screen panels varies according to different unit types.
Hatching pattern is indicative.
Construction Gateway Approval No.: ES20241113-50003-CG01
Dated: 23/5/2025



Project Information:
DEVELOPER: TUAS VIEW DEVELOPMENT PTE LTD (199607171N) • DEVELOPER'S LICENCE NO.: C1510 • LOCATION: MK03 LOT 05812C • TENURE: 99 YEARS WEF 28 APRIL 2025 • ENCUMBRANCES ON THE LAND: MORTGAGE IN FAVOUR OF DBS BANK LTD. IN ITS CAPACITY AS LENDER • EXPECTED DATE OF VACANT POSSESSION: 30 JUNE 2029 • EXPECTED DATE OF LEGAL COMPLETION: 30 JUNE 2032

Disclaimer:
We have used reasonable care in preparing this brochure and neither our agents nor we will be held responsible for any inaccuracies in the contents of this brochure. Whilst we believe the contents of this brochure to be correct and accurate at the time of going to print, they are not to be regarded as statements or representations of facts. All information, specifications and plans herein contained may be subject to change from time to time by us and/or the competent authorities as may be required and do not form part of an offer or contract. Renderings, depictions and illustrations are artistic impressions. Photographs do not necessarily represent as-built standard specifications. Floor areas are approximate measurements and are subject to final survey.