



ARBOR VIEW

MATERIALS AND FINISHES

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Main Lobby

- o Welcoming double-volume lobby lounge, designed to create a socialized interactive community
- o Ellington signature brand scents
- o Bespoke artworks and furniture
- o Trained, uniformed reception staff
- o Fully-furnished with comfortable furniture and bespoke lighting features
- o Vertical indoor plants that promote better air circulation, harmonize spaces, boost cognitive health and elevate environmental wellness
- o Dedicated maintenance team and round-the-clock security
- o Designed to maximize natural daylight
- o Free Wi-Fi and integrated USB charging points in common area seating zones
- o Communal workspace featuring tables, display bookshelves, and seating areas
- o Dedicated parking zone for move-ins and secure elevator access

Clubhouse

- o Entertainment station equipped with a fridge, microwave, and sink for refreshments and meal preparation
- o Dining area with convertible billiard tables
- o Lounge areas featuring glamorous and comfortable seating
- o Plush carpeting designed for superior acoustics
- o Game area equipped with PlayStation and board games
- o Dedicated washrooms for females and males
- o Featuring Instagram-worthy spaces within the clubhouse

2D Kids Play Area

- o Designed as a fun and safe space for children
- o Award-winning children's literature and sensory boards
- o Featuring dynamic, educational play features
- o Creativity and interaction gallery wall
- o Reading areas with cubby holes and hidden spaces
- o Play area for motor skill development

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- o Child-friendly bathroom
- o Kids' space featuring a maze and interactive walls
- o STEM and Montessori education toys made of natural and eco-friendly textured materials
- o Plush table seating suitable for ages 0 to 6 years

Outdoor Cinema, Glamping Area & Entertainment space

- o Projection screen wall with a suspended projector
- o Outdoor furniture selections perfect for events such as birthdays, holidays, and more
- o Recycled minivan converted into a BBQ station with preparation space
- o Picnic area with ample seating and scenic views

Fitness and Yoga studio

- o Designed for full body workout
- o Equipped with high-end European fitness equipment brand
- o Suspended Aero hammock in the yoga studio for enhanced relaxation and meditative practices
- o Meditation Pod

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Apartments

- o Sanitary fixtures, whitewares and accessories from Bagno Design or a similar quality brand
- o Porcelain tile finishes all throughout the residences
- o Quartz finish for kitchen countertops and splashbacks
- o Ceiling Paint – Juton Paint and designers colour specs.
- o Wall paint – Throughout unit to be Juton Paint, low VOC, matte finish to designer's color spec. Wet areas to receive antimicrobial, non-yellowing water-resistant acrylic
- o Appliances – Teka or equivalent brand for combined fridge / freezer, microwave oven, built-in gas oven, gas cook top, dishwasher and filtered hood.
- o Kitchen Sink – large multifunction kitchen sink with accessories.
- o Kitchen countertops and backsplashes to be natural stone with quality sealer.
- o Kitchen cabinets – pull out garbage/recycling, pantry, integrated utensil trays, heavy-duty pull-out pot/pan drawers, and corner cabinet systems required
- o General unit flooring including bathrooms – Durable quality porcelain tiles as specified and fully sealed
- o Cloak Entry featuring a stylish bench, convenient cloak hooks, and ample storage options
- o Unit Entry Doors are designed to be full height with a solid core, veneered surface, and solid wood detailing
- o Kitchens and bathrooms feature integrated LED strip lighting for a seamless look
- o Equipped with warm white LED strip lights and trimless downlights throughout, sourced from a renowned European brand
- o Backlit mirrors on bathrooms