

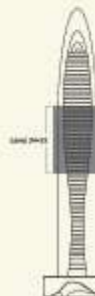
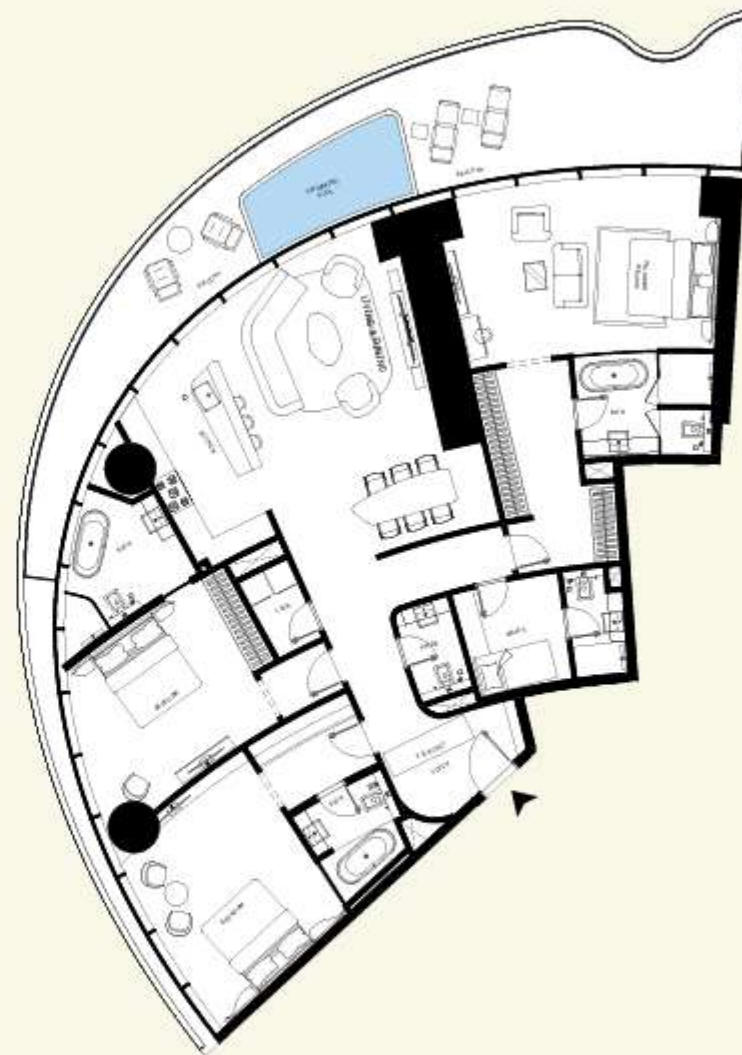
The Grand Mercedes Suite

3 Bedroom Unit | Type 1

AREA	SQ.M	SQ.FT
Suite Area	201 m ²	2166 ft ²
Balcony Area	51 m ²	544 ft ²
Total Unit Area	252 m ²	2710 ft ²

FLAT DESIGN COMPONENTS	
Living & Dining	35 m ²
Master Bedroom	26 m ²
Bedroom 1	19 m ²
Bedroom 2	19 m ²
Foyer	16 m ²
Dress	11 m ²
Kitchen	11 m ²
Bath 1	8 m ²
Bath 2	7 m ²
Maid	6 m ²
Bath	5 m ²
Dress	5 m ²
Bath	3 m ²
PWDR	3 m ²
Laundry	2 m ²
Lobby	2 m ²

Disclaimer: 1. All stated dimensions and services whether in relation to the building, common areas or individual units are subject to government and local authority approvals. Final dimensions and services will be stated in your sales and purchase agreement. 2. All room dimensions are measured to structural elements and include wall thickness and construction tolerances. 3. All dimensions have been provided by our consultant architects. 4. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 5. Actual suite area may vary from the stated area. Drawings are not to scale. The Developer reserves the right to make any revision whatsoever including for aesthetic purposes.



6. Calculation of suite area is measured at the area bounded by the centre line of doorways or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the window wall enclosing the sleeping unit. 7. Calculation of balcony area is measured at the area bounded by the centre line of doorways or partition walls separating one unit from another unit, the exterior face of the enclosing guard and the exterior face of the adjoining balcony. 8. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 9. For each unit type, unit sizes and details might be different and your sales and purchase agreement will contain the actual size of each specific unit.