

THE
JEWELUX

The Jewel of Freehold Luxury

Freehold Luxury For The Privileged Few

Introducing four jewels of rarity, four terraced houses, with four-storeys each. The two exceptional corner terrace homes also enjoy the added indulgence of a private pool. A collection of limited edition homes that can represent your family for generations to come.





Dawn Of The New East

Prosper amidst a thriving address, interlinked with the rise of the city's east. The world-class Changi Airport and Jewel symbolize the heights of global connectivity. Delight in outdoor leisure with the Tampines Cycling Network and East Coast Park. You're in proximity to an esteemed educational institution, The Singapore University of Technology and Design (SUTD), and an enhanced lifestyle of sports and community engagement awaits at Our Tampines Hub. In the future, work opportunities may be closer to home with the growth of Changi Business Park and other major business hubs in the East region.



OUR TAMPINES HUB



SINGAPORE UNIVERSITY OF TECHNOLOGY AND DESIGN (SUTD)

Embrace a balanced and sustainable Changi with enhanced greenery, biodiversity, and coastal park connectors, creating abundant nature-filled leisure opportunities. Cherish the coastal and natural heritage of Changi Point, exploring new leisure activities in an attractive and sustainable living environment.

Witness a master plan brimming with future potential, igniting remarkable growth and expansion.



CHANGI BUSINESS PARK



EAST COAST PARK



TAMPINES CYCLING NETWORK



Cold Storage



Expressways – PIE, TPE, ECP



Changi Village



Temasek Polytechnic



Changi City Point

An Exclusive Nexus Of Amenities

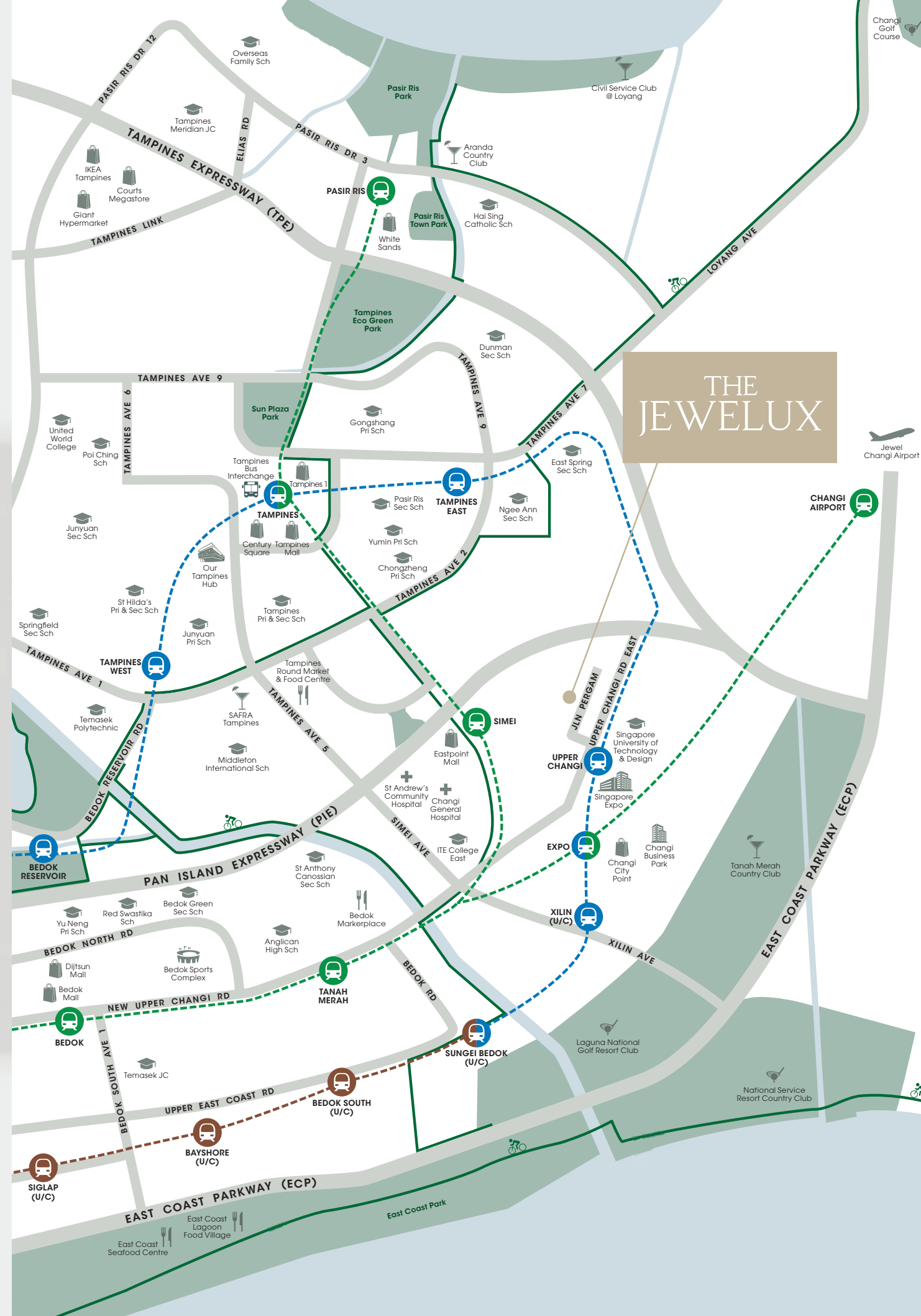
In just a 3-minute walk to Upper Changi MRT, you can be transported to your pick of exciting lifestyle choices. Treat your taste buds at Changi Village, go for a fresh grocery run at Cold Storage, or indulge in retail therapy at Changi City Point and Eastpoint Mall. The enviable locality is a nexus of vibrant amenities.



Upper Changi MRT



Eastpoint Mall



EXPRESSWAY	
Pan Island Expressway (PIE)	1-min
Tampines Expressway (TPE)	2-min
East Coast Parkway (ECP)	4-min
MRT	
Upper Changi	3-min
Expo	1 stop
Tampines	2 stops
Changi Airport	2 stops
RETAIL	
Changi City Point	4-min
Eastpoint Mall	5-min
Jewel Changi Airport	6-min
Tampines Mall	9-min
Tampines 1	9-min
Century Square	9-min
Bedok Mall	10-min
Downtown East	10-min
LEISURE	
East Coast Park	7-min
Changi Jurassic Mile	7-min
Tanah Merah Country Club	7-min
Laguna National Golf Resort Club	7-min
Bedok Reservoir	8-min
Wild Wild Wet	10-min
National Service Resort & Country Club	10-min
SCHOOLS	
Singapore University of Technology and Design	6-min
ITE College East	5-min
Red Swastika School	6-min
Middleton International School (Tampines)	8-min
Temasek Polytechnic	8-min
Temasek Junior College	11-min
WORK	
Changi Business Park	5-min 1 stop
Paya Lebar	12-min 6 stops



A Rare Resort Home

The architect's inspiration behind the design process was to create a home for pursuing lifestyle pleasures. A getaway residence that envelops you in tranquillity, designed as a daily retreat that offers an escape from busy lifestyles. You're transported to a resort dwelling with living areas that spill out into patios, wrapped in lush greenery and overlooking scenic private pools.



“

We are all familiar with the “getaway trip” to temporary escape from our hectic schedules. So if our own homes could be designed to fulfil this need on a daily basis, the possibility of creating a permanent retreat became a driving force of inspiration in our architectural thought process.”

Brenton Fong
Principal, Brenton Fong Architects

Sophistication, Redefined

The facade and interiors are treated to the same elegant aesthetic; sleek and modern. Admire clean lines and purposeful screens that ensure appropriate sun shading and privacy where required. The living areas are refined by tall glass panels accentuating the high ceilings, presenting a luxurious haven you can call yours.



Modernity In
Sleek Luxury...



...Amidst A Fulfilling Oasis.

Arrive home to a generous outdoor space that can be customised to your leisure needs. Imagine the bespoke patio transformed into a relaxing lounge area, an inviting atmosphere greeting your entrance. Sit back and savour your favourite drink, admiring the view of a calming pool and serene nature.





Where Opulence
Meets Elegance



Double The Space. Double The Splendour.

Luxuriate in the grandeur of soaring double-volume ceilings that elevate the allure of your living room. Experience a newfound sense of openness as natural light floods through expansive windows, creating an airy and enchanting ambiance. The added verticality not only enhances the aesthetic appeal but also provides endless design possibilities. From statement chandeliers to captivating artwork, your imagination is set free. Discover the beauty of spaciousness and architectural elegance in our remarkable terraced house, where luxury knows no bounds.



Revitalize Your Days With Resort Facilities

FURNITURE, OUTDOOR EQUIPMENT, LIGHT FIXTURES, BLINDS, ACCESSORIES, ETC ARE FOR ARTIST'S IMPRESSION ONLY & ARE NOT PROVIDED
GYM SHOWN AS FUTURE ENHANCEMENT PURPOSES ONLY

Artist's Impression

Breathe Life To Calming Nights

For a refreshing dip at night and delightful sunny days, owners of the two corner homes can immerse in the luxury of private pools. Overlooking the calming waters, the expanse also includes a bespoke space that can be customised. From a herb garden to a curated gym, reimagine possibilities that reflect your essence.



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Artist's Impression

The Heights Of Plush Living

Welcome to a home where space feels boundless and luxury emanates from the walls. The secret to its sophistication is in its immaculate design, where only the most exquisite of materials are used to grace your enclave.





A Daily Feast Of Fine Dining

Experiment with your own intimate culinary world, adorned with top-of-the-line fittings that elevate your cooking and dining experience. The spacious dining area gives you quality time to bond over meals, and includes both dry and wet kitchens that complement each other perfectly.



Artist's Impression

WET KITCHEN

Artist's Impression

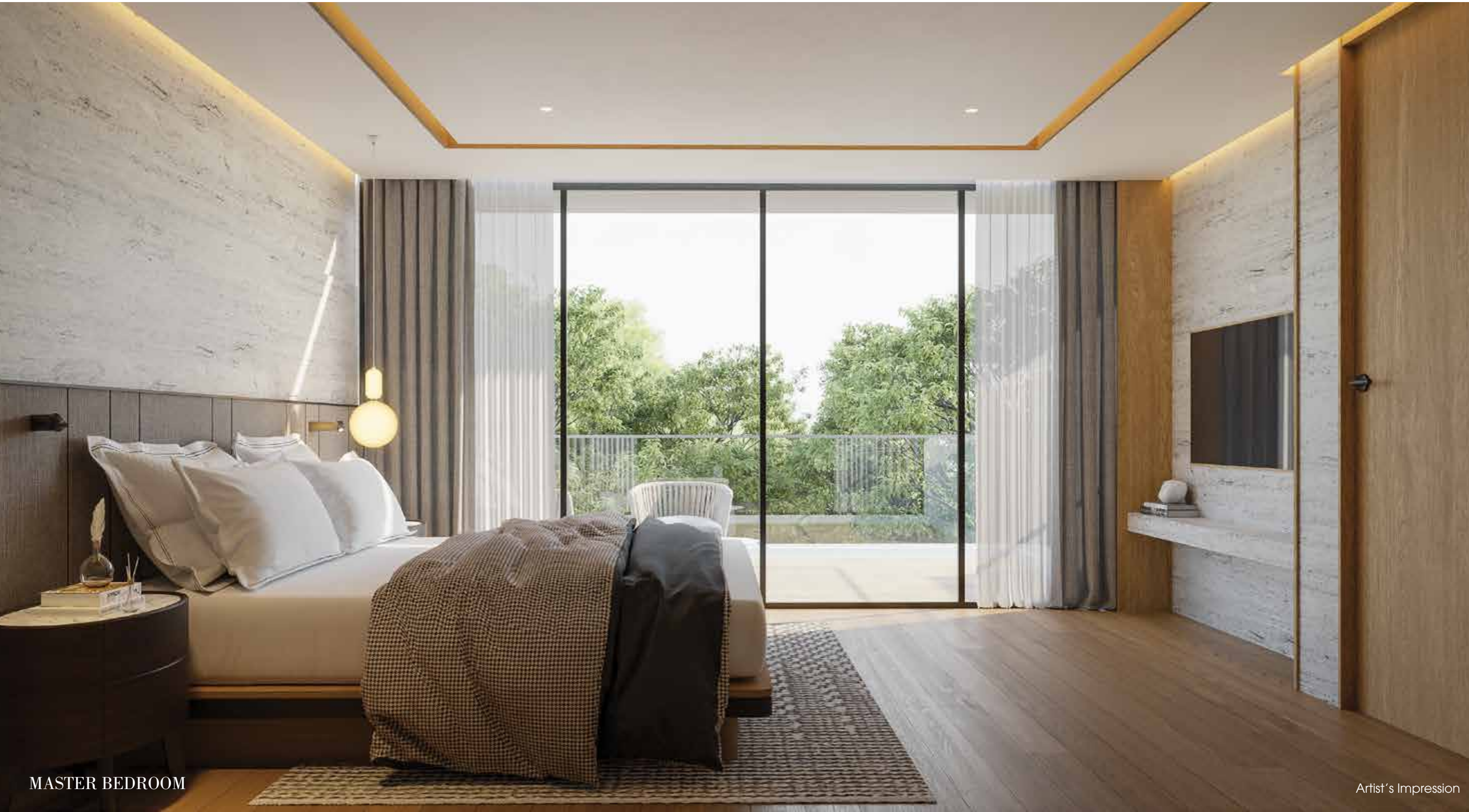
DINING

The Crown Jewel On Top

Artist's Impression



MASTER BATHROOM



A regal sanctuary perched on top the magnificent four-storey home, the Master Bedroom commands the entire attic space, offering a truly exclusive retreat. Step into a world of tranquillity as you explore the sweeping walk-in wardrobe and the ensuite bathroom, designed to pamper your senses. But the opulence doesn't end there. Uncover three more exquisite bedrooms, each seamlessly connected to its own premium bathroom. The perfect fusion of convenience and sophistication awaits, creating a harmonious haven.

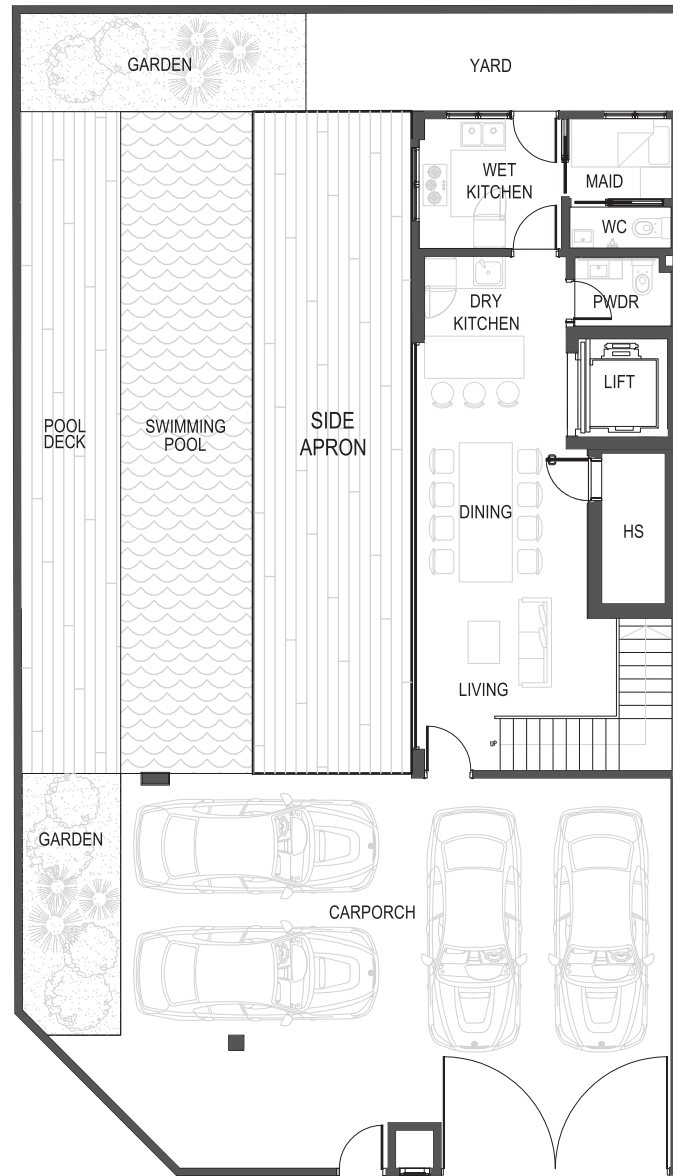
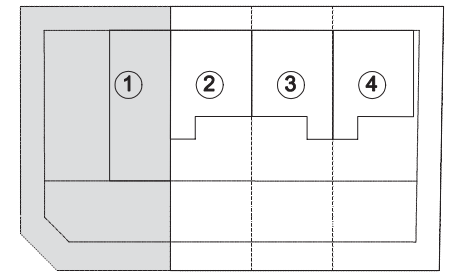
MASTER BEDROOM

Artist's Impression

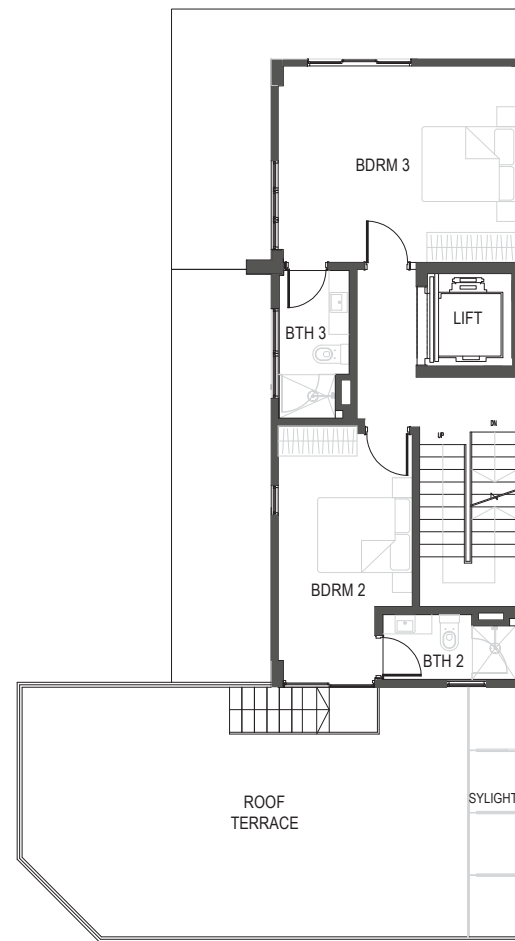
PLOT 1

Land - 272.95m²

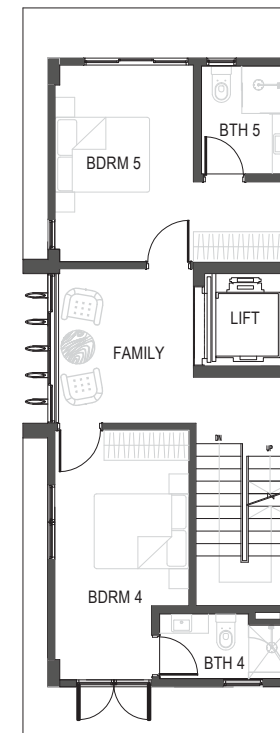
Built-up - 505.37m²



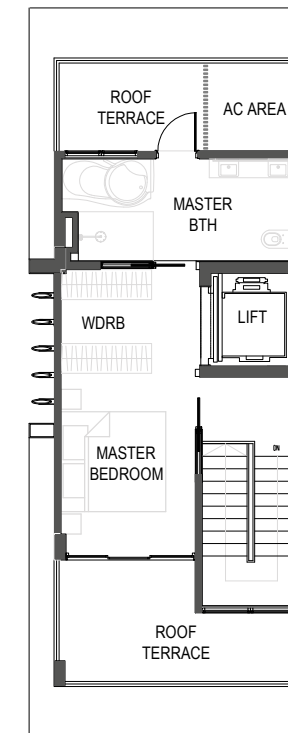
1ST STOREY



2ND STOREY



3RD STOREY

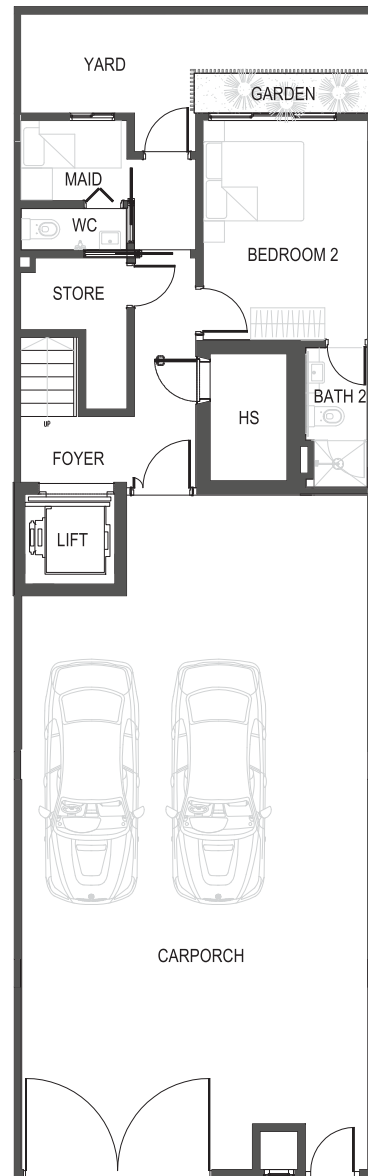
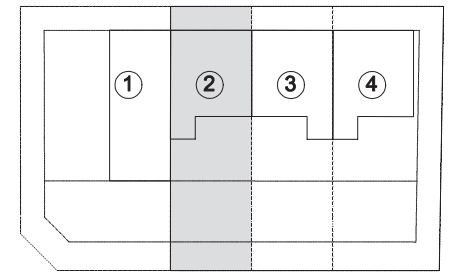


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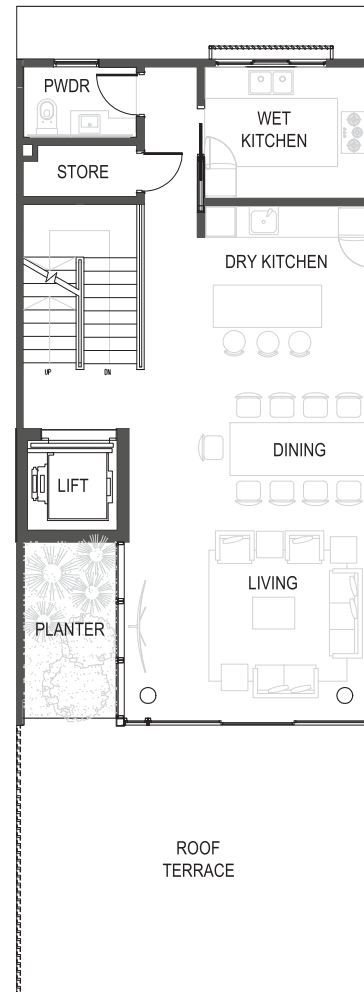


PLOT 2

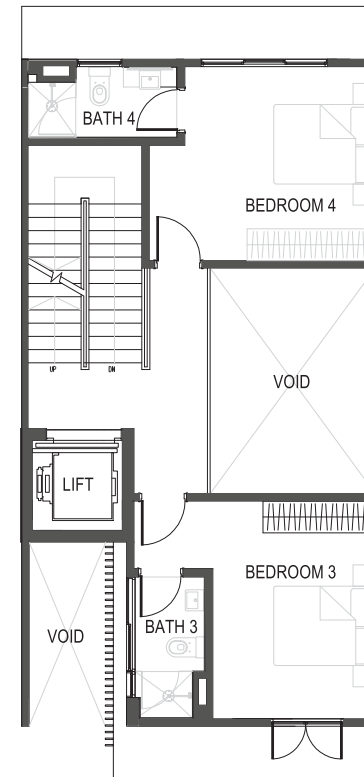
Land - 150.36m²
Built-up - 420.17m²



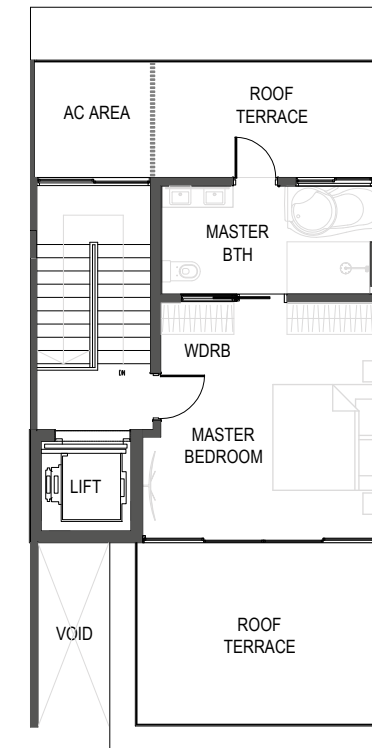
1ST STOREY



2ND STOREY



3RD STOREY

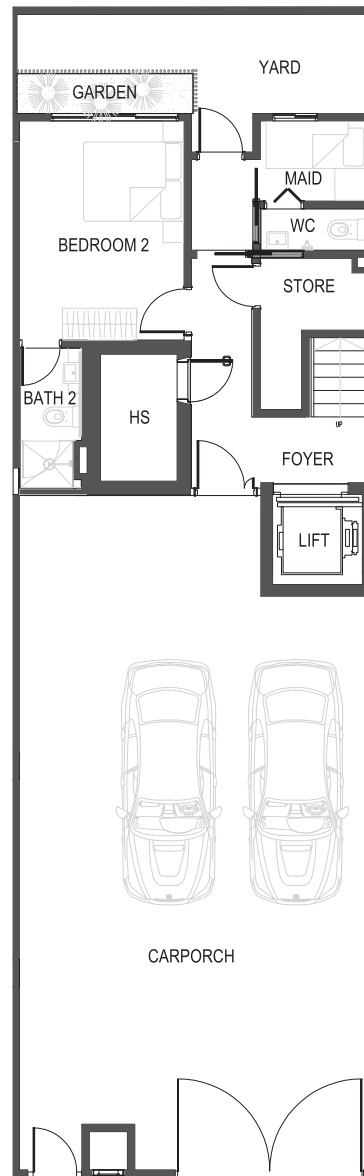
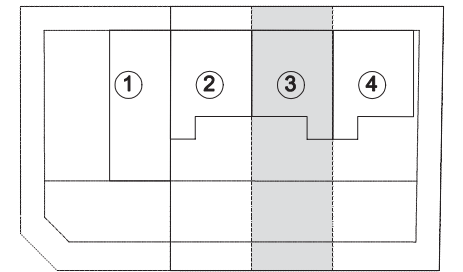


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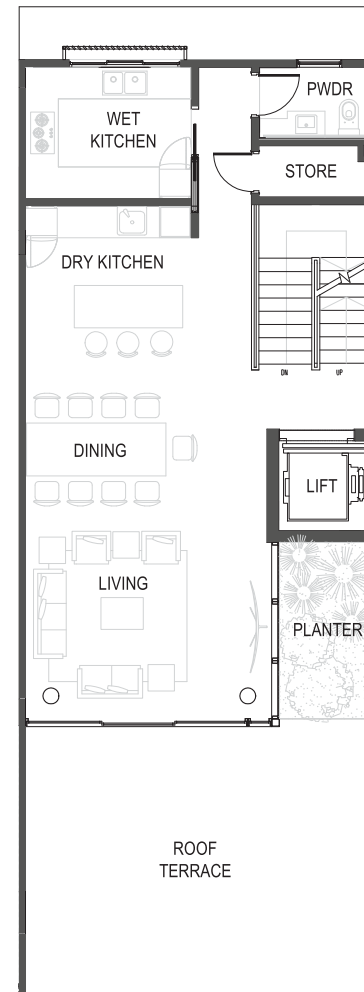


PLOT 3

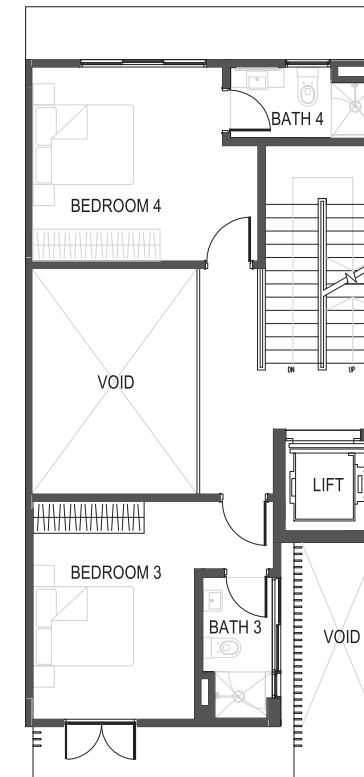
Land - 150.38m²
Built-up - 420.17m²



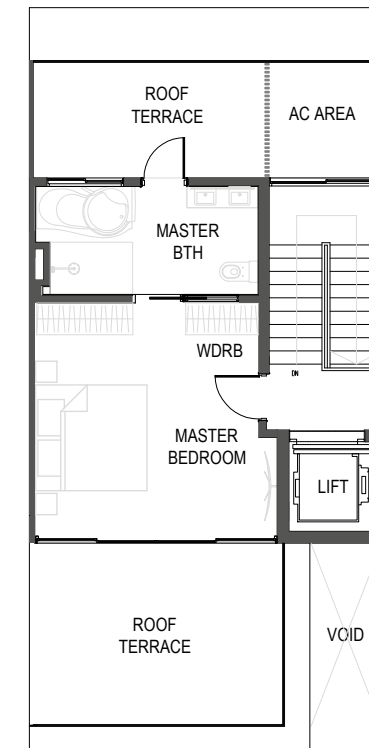
1ST STOREY



2ND STOREY



3RD STOREY



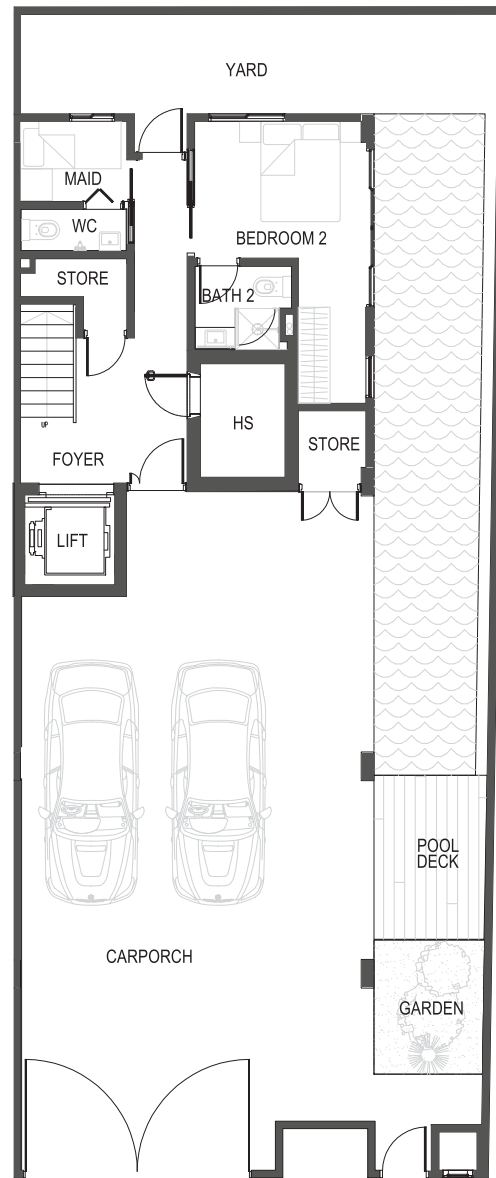
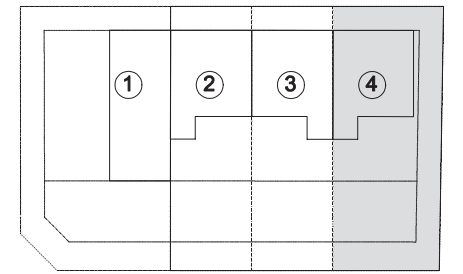
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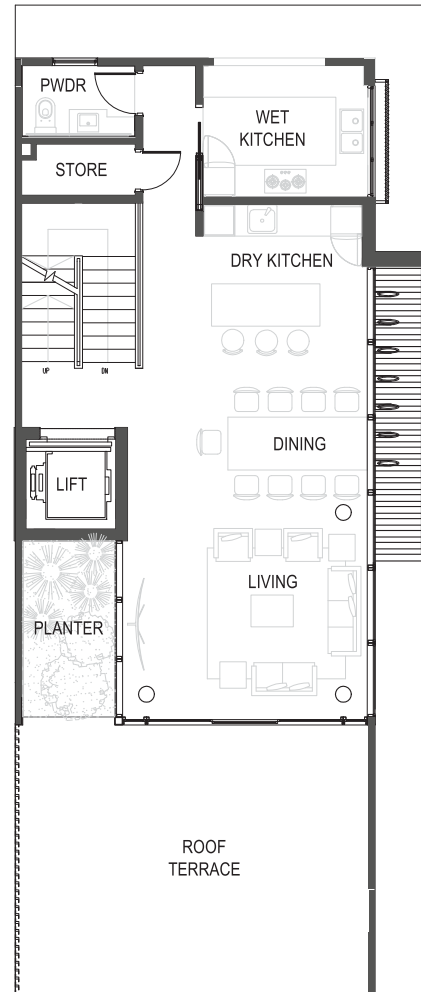
PLOT 4

Land - 200.91m²

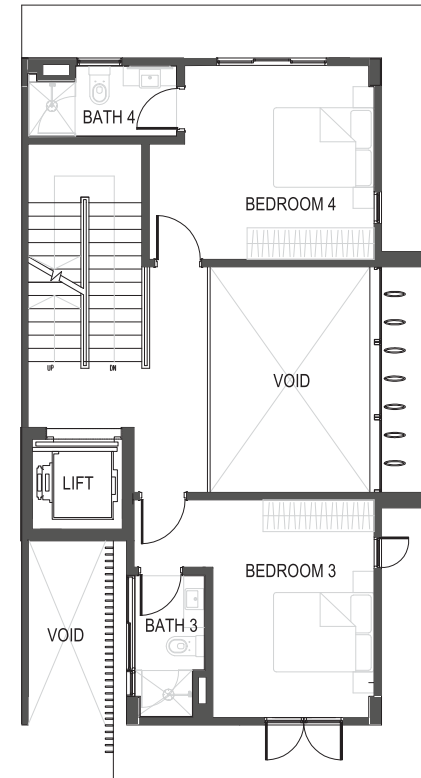
Built-up - 468.27m²



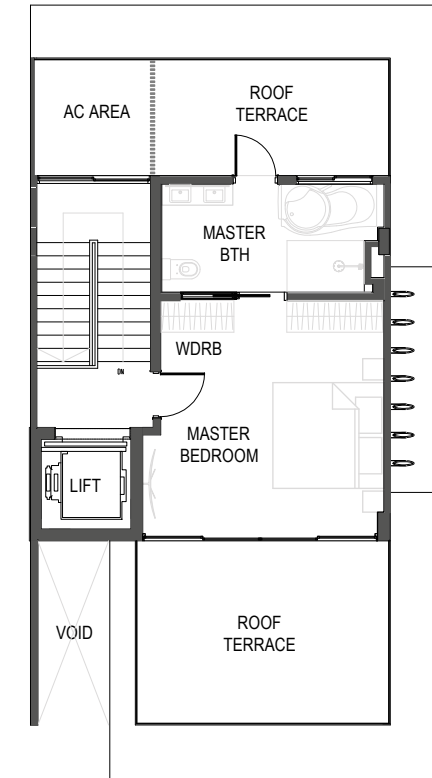
1ST STOREY



2ND STOREY



3RD STOREY



ATTIC



SPECIFICATIONS

PROPOSED ERECTION OF 2 UNITS OF 3-STOREY ENVELOPE CONTROL INTERMEDIATE TERRACE DWELLING HOUSES WITH ATTIC AND 2 UNITS OF 3-STOREY ENVELOPE CONTROL CORNER TERRACE DWELLING HOUSES WITH ATTIC & SWIMMING POOL ON LOT 00924T & 00923P MK28 AT 43 & 45 JALAN PERGAM (TAMPINES PLANNING AREA)

ITEM	DESCRIPTION
1 Foundation	Piled or Raft foundations
2 Superstructure	Reinforced concrete framework
3 Walls a) External b) Internal	Reinforced concrete or common clay bricks Reinforced concrete or common clay bricks or concrete blocks or dry walls
4 Roof	Metal and/or Concrete
5 Ceiling a) Living / Dining, Dry Kitchen, Bedrooms & Family Rooms, Games Room b) Household Shelter c) Bathrooms, Powder Room, Wet Kitchen, Yard d) Car Porch	Plaster ceiling boards with emulsion paint finish Skim coat with emulsion paint finish Moisture resistant plaster ceiling boards with emulsion paint finish Skim coat and/or moisture resistant plaster ceiling with emulsion paint finish
6 Finishes <u>Wall</u> a) Living / Dining, Bedrooms, Utility, Yard, Household Shelter, Family Rooms, Games Room b) Dry Kitchen, Wet Kitchen c) Master Bathroom, Powder Room d) Common Bathrooms e) External Walls f) Swimming Pool <u>Floor</u> a) Living / Dining b) Bedrooms, Family Rooms, Games Room c) Master Bathroom, Powder Room d) Common Bathrooms e) Dry Kitchen f) Wet Kitchen, Yard, Household Shelter g) Balconies, Roof Terrace h) Staircase i) Car porch j) Swimming Pool k) Pool Deck l) Rear Terrace m) Lift	Cement and sand plaster with emulsion paint finish Imported ceramic tiles, tiled up to 2.4m high Marble or compressed marble tiles or porcelain tiles Homogenous or ceramic tiles Cement and sand plaster with textured coating and/or paint finish and/or concrete finish Swimming Pool Mosaic Tiles Marble or compressed marble tiles or porcelain tiles with matching tiles or timber skirting Timber strips with timber skirting Marble or compressed marble tiles or porcelain tiles Homogenous or ceramic tiles Marble or compressed marble tiles or porcelain tiles with matching tiles or timber skirting Homogeneous or ceramic tiles, with ceramic tiles skirting Non Slip Timber Look Alike tiles or homogeneous or ceramic tiles Timber strips Homogeneous tiles Swimming Pool Mosaic Tiles Hard Wood Timber Planks or Non Slip Timber Look Alike Tiles or homogeneous or ceramic tiles Non Slip Timber Look Alike Tiles or homogeneous or ceramic tiles Marble or compressed marble tiles / Granite Tiles or porcelain tiles

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ITEM	DESCRIPTION																				
7 Windows	Powder coated aluminum framed windows with 6mm thick clear or tinted glass																				
8 Doors a) Main Entrance b) Bedrooms, Powder Room, Bathrooms, Wet Kitchen c) Household Shelter d) Balconies, Roof Terrace	Solid core timber veneer door and/or Aluminium framed glass door Hollow core timber veneer door Metal door Aluminum framed glass door and/or aluminium panel door																				
9 Ironmongery	Good quality imported locksets																				
10 Sanitary fittings <u>Master Bathroom</u> • 1 shower cubicle with shower mixer and shower set • 1 vanity top with 2 basins and mixer tap • 1 Long Bath • 1 water closet • 1 mirror • 1 toilet paper holder • 1 towel rail <u>All other Bathrooms & Powder Room</u> • 1 shower cubicle with shower mixer and shower • 1 vanity top with 1 basin and mixer tap • 1 water closet • 1 mirror • 1 toilet paper holder • 1 towel rail																					
11 Kitchen	1 solid surface or Quartz surface and stainless steel sink with mixer																				
12 Electrical Installation																					
	<table border="1"> <thead> <tr> <th rowspan="2">Lighting Point</th> <th colspan="2">Switch Socket Outlet</th> <th rowspan="2">Telephone Point</th> <th rowspan="2">RJ45 TV Point</th> <th rowspan="2">RJ45 LAN Point</th> <th rowspan="2">Water Heater Point</th> <th rowspan="2">Air Conditioner</th> <th rowspan="2">Audio Intercom</th> </tr> <tr> <th>13A</th> <th>13A Twin</th> </tr> </thead> <tbody> <tr> <td>60</td> <td>10</td> <td>20</td> <td>5</td> <td>5</td> <td>5</td> <td>6</td> <td>7</td> <td>1</td> </tr> </tbody> </table>	Lighting Point	Switch Socket Outlet		Telephone Point	RJ45 TV Point	RJ45 LAN Point	Water Heater Point	Air Conditioner	Audio Intercom	13A	13A Twin	60	10	20	5	5	5	6	7	1
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13 TV/Telephone	TV/Telephone points shall be provided in accordance to the Electrical Schedule																				

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ITEM	DESCRIPTION
14 Lightning Protection	Lightning protection system shall be provided in accordance with the current edition of Singapore Standard CP33
15 Painting a) Internal Wall b) External Wall	Emulsion paint Weather seal emulsion paint
16 Waterproofing	Waterproofing is provided to floors of Bathrooms, Kitchen, Yard, Roof Terrace, Planter Box, Balcony and where required
17 Other Items a) Wet Kitchen b) Dry Kitchen c) Air-conditioning to Living / Dining and Bedrooms d) Intercom e) Electric Water Heater f) Wardrobes	Built-in high and/or low-level kitchen cabinets complete with solid surface or Quartz surface worktop, cooker hood, gas hob, built-in oven Built-in high and/or low-level kitchen cabinets complete with solid surface or Quartz surface worktop From front gate to 1st storey Living/Dining or Kitchen Hot water supply to all Bathrooms, Powder Room, Wet Kitchen and Maids Room Built-in wardrobe for Master Bedroom

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NOTES TO SPECIFICATIONS

a) Marble/ Limestone/ Granite

Marble, limestone and granite are natural stone materials containing veins with tonal differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity cannot be completely avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite being a much harder material than marble, cannot be re-polished after installation. Hence some differences can be felt at the joints. The tonality and pattern of marble, limestone or granite selected and installed shall be subjected to availability.

b) Timber Strips

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and the Vendor. Any natural timber used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance for staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations.

c) Air-conditioning System

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air conditioning system regularly.

d) Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee or such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

e) Materials, Fittings, Equipment, Finishes, Installations and Appliances

The brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.

f) Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telephone Points, Telecommunication Points, Door Swing Positions and Plaster Ceiling Boards

Layout/location of fan coil units, electrical points/fittings, electrical appliances, electrical distribution board, television points, telecommunication points, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

g) Warranties

Where warranties are given by the manufacturers and/or contractors and/or suppliers for any of the equipment and/or appliances installed by the Vendor, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the development is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations.

h) False Ceiling

The false ceiling space provision allows for optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to the concealed M&E equipment. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to Architect's sole discretion and final design.

i) Glass

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations.

j) All art renderings, illustrations, pictures, photographs and other graphic representations and references in this brochure may be artists' impressions only. Nothing herein shall form part of an offer or contract or be construed as any representation by **LFC Demak Pte Ltd** or its agent. All areas and measurements stated herein are approximate and subject to adjustment on final survey.

LFC

WE BUILD DREAMS TOGETHER

Established in Singapore, LFC Demak Pte Ltd is a dynamic joint venture between LFC Development and Noton Pte Ltd. Together, we bring a wealth of experience, expertise, and resources to the construction and infrastructure development industry.

Our collaborative strength allows us to offer comprehensive services in construction, infrastructure development, and project management. By integrating the best practices and technologies from our parent companies with longstanding track records, we ensure the highest standards of quality, safety, and sustainability in every project we undertake.

Specializing in a wide range of projects, including residential and commercial developments, industrial facilities, transportation infrastructure, and civil engineering works, we pride ourselves on delivering excellence from concept to completion. Our client-focused approach, commitment to sustainability, and dedication to innovation sets us apart as a trusted partner in shaping the built environment. Some of our outstanding projects include Jewel at Changi Airport, MapleTree Business City 2, Funan Digital Life Mall, New Futura, and exceptional landed houses.

LFC Holdings: Building dreams together by transforming ideas into reality, and shaping the future of construction and infrastructure.

About Us



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