

OPUS

The details.

1

4
OPUS & BANKSIDE YARDS
Opus will be the modern architectural landmark that will form the residential centrepiece of Bankside Yards, prime central London’s most exciting new destination.

2

10
AMENITIES
World-class amenities designed to inspire health and wellbeing. Delivering exceptional quality and a refined living experience.

3

22
BUILDING FLOOR PLATES
Clear and detailed floor plates showcasing the building’s arrangement and layouts.

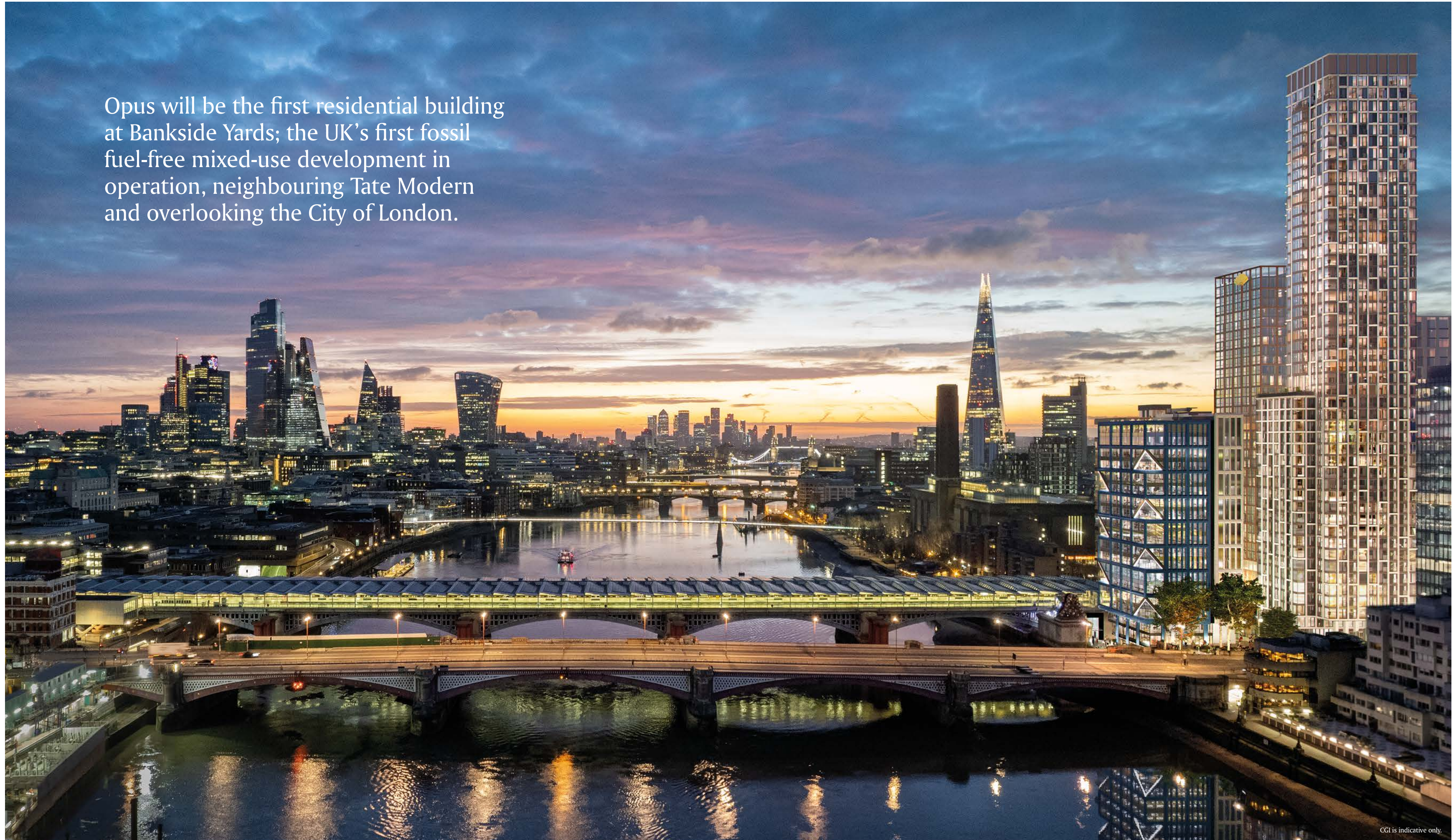
4

40
APARTMENT FLOOR PLANS
Floor plans capturing the spatial flow and design of each apartment type.

5

72
APARTMENT SPECIFICATION
A showcase of the unique features and exceptional finishes defining the different apartment types.

Opus will be the first residential building at Bankside Yards; the UK's first fossil fuel-free mixed-use development in operation, neighbouring Tate Modern and overlooking the City of London.



Bankside Yards in numbers.

UK's First

Major fossil fuel-free mixed-use
development in operation

5.5 acres

Reinvented riverside estate

3.3 acres

New public realm

4.5 million

Annual visitors to Tate Modern, one of London's
most popular cultural destinations (ALVA 2024)

£2.5 billion

Hypermixed development

650+

Apartments across six buildings

5*

Mandarin Oriental Bankside Yards, London

430,000+ sq ft

Workspace / commercial space

50,000 sq ft

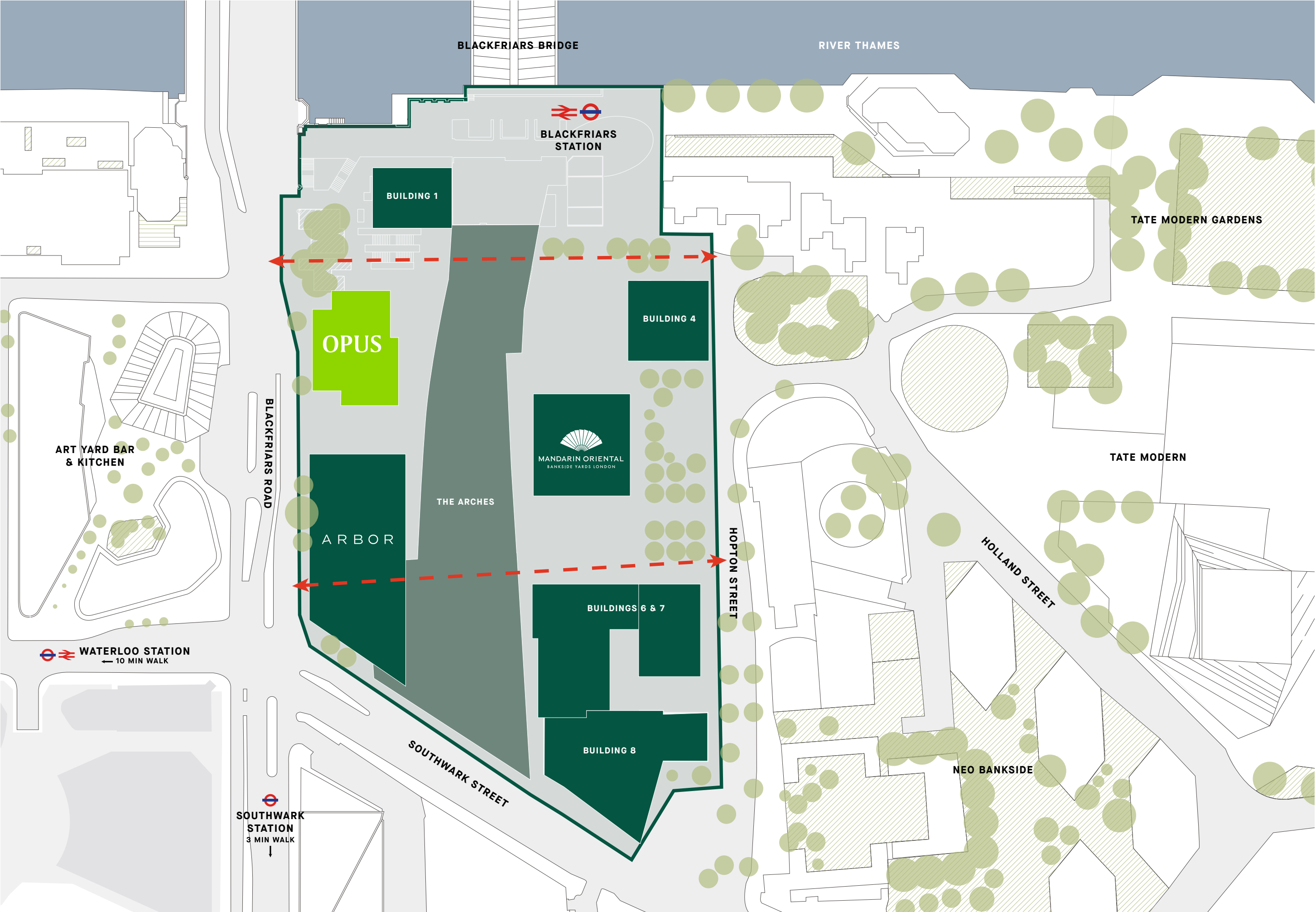
Amenities, shops, bars, restaurants and
cultural venues

10+

New units for shops, restaurants and bars



Masterplan.



- BUILDING 1**
Workspace
- OPUS**
Residential
- ARBOR**
Workspace
- BUILDING 4**
Residential
- MANDARIN ORIENTAL BANKSIDE YARDS, LONDON**
Hotel and branded residences
- BUILDINGS 6 & 7**
Residential
- BUILDING 8**
Workspace
- THE ARCHES**
Retail, F&B and amenities
- PUBLIC REALM**
- PUBLIC WALKWAYS**



CGI is indicative only.

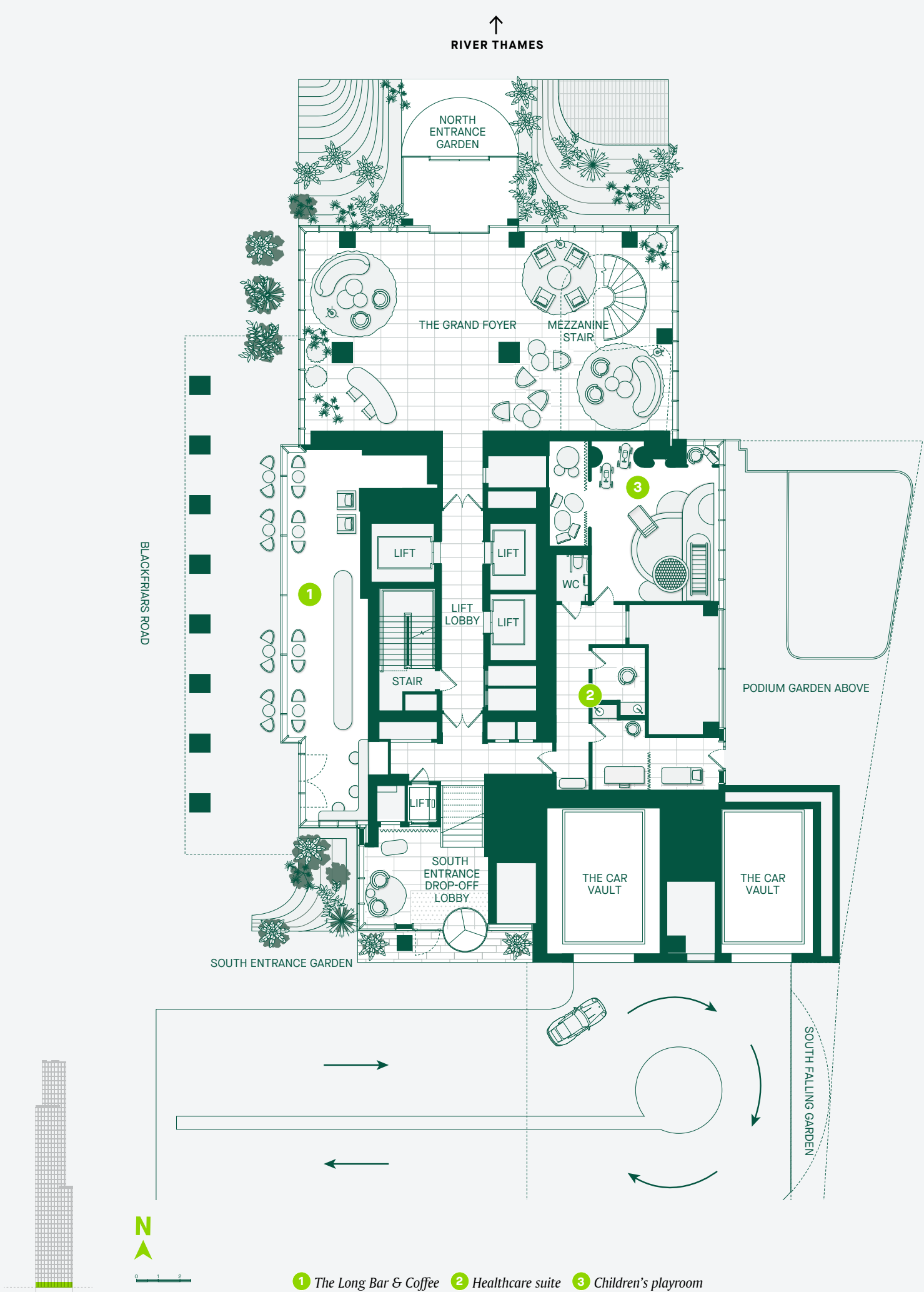
AMENITIES.



The Grand Foyer.

THIS MONUMENTAL DOUBLE-HEIGHT ENTRANCE RECEPTION will offer residents and their guests a true sense of arrival – a focal point of soaring proportions and sumptuous elegance.

- Five-star, hotel-style concierge service
- 24-hour security
- Guest entrance reception
- Porte cochère at the southern entrance
- Fully automated car parking stacker, The Car Vault
- The Long Bar & Coffee
- Healthcare suite
- Children's playground

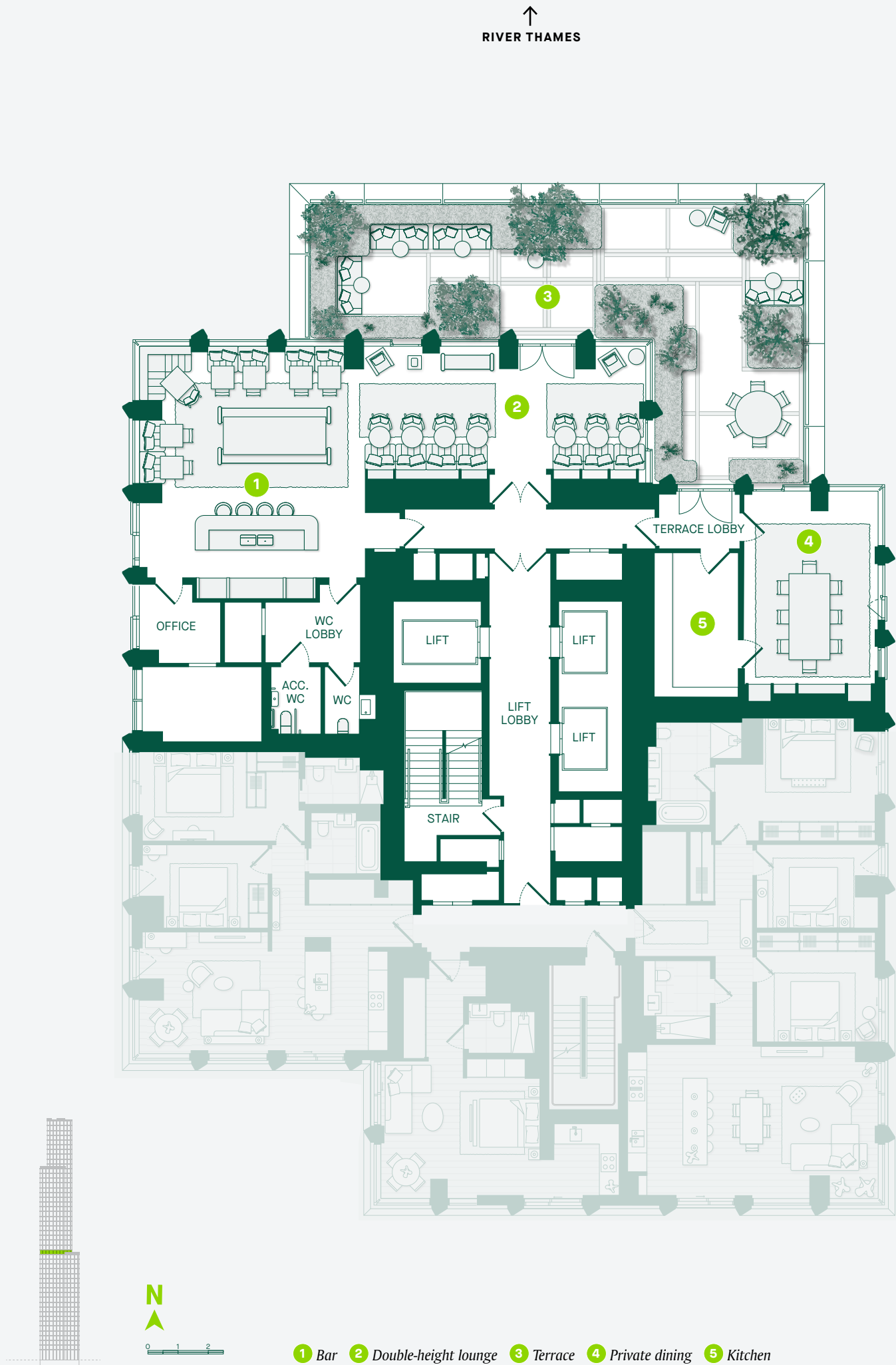




The Summit Club & Deck.

ENJOY ELEVATED ELEGANCE in this stunning, exclusive space which will be located on the 23rd floor with its high-altitude sophistication and iconic, panoramic London views.

- Terrace with spectacular sweeping river views
- Double-height lounge and bar
- Private dining room and catering kitchen

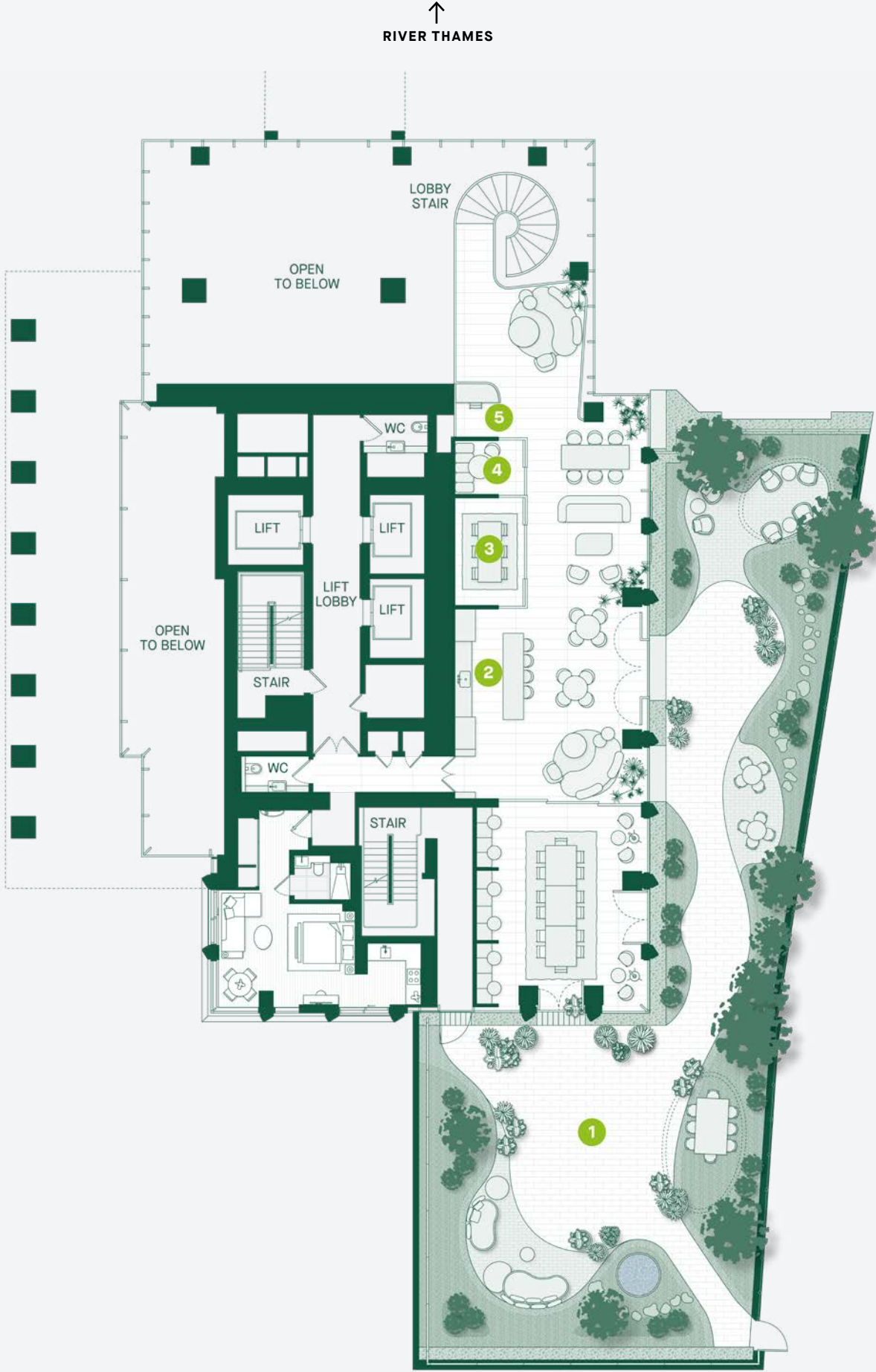




The Garden Rooms.

A SUITE OF REFINED SPACES will open directly onto the beautifully landscaped private podium garden where residents can unwind, whether in sunny open spaces or secluded shady nooks. The inviting interiors will provide a tranquil sanctuary to meet, work and relax, including a fully equipped self-service bar and meeting room.

- Co-working space
- Residents' self-service bar
- Meeting room
- Opus Lifestyle Assistant
- Video conferencing room
- Podium garden



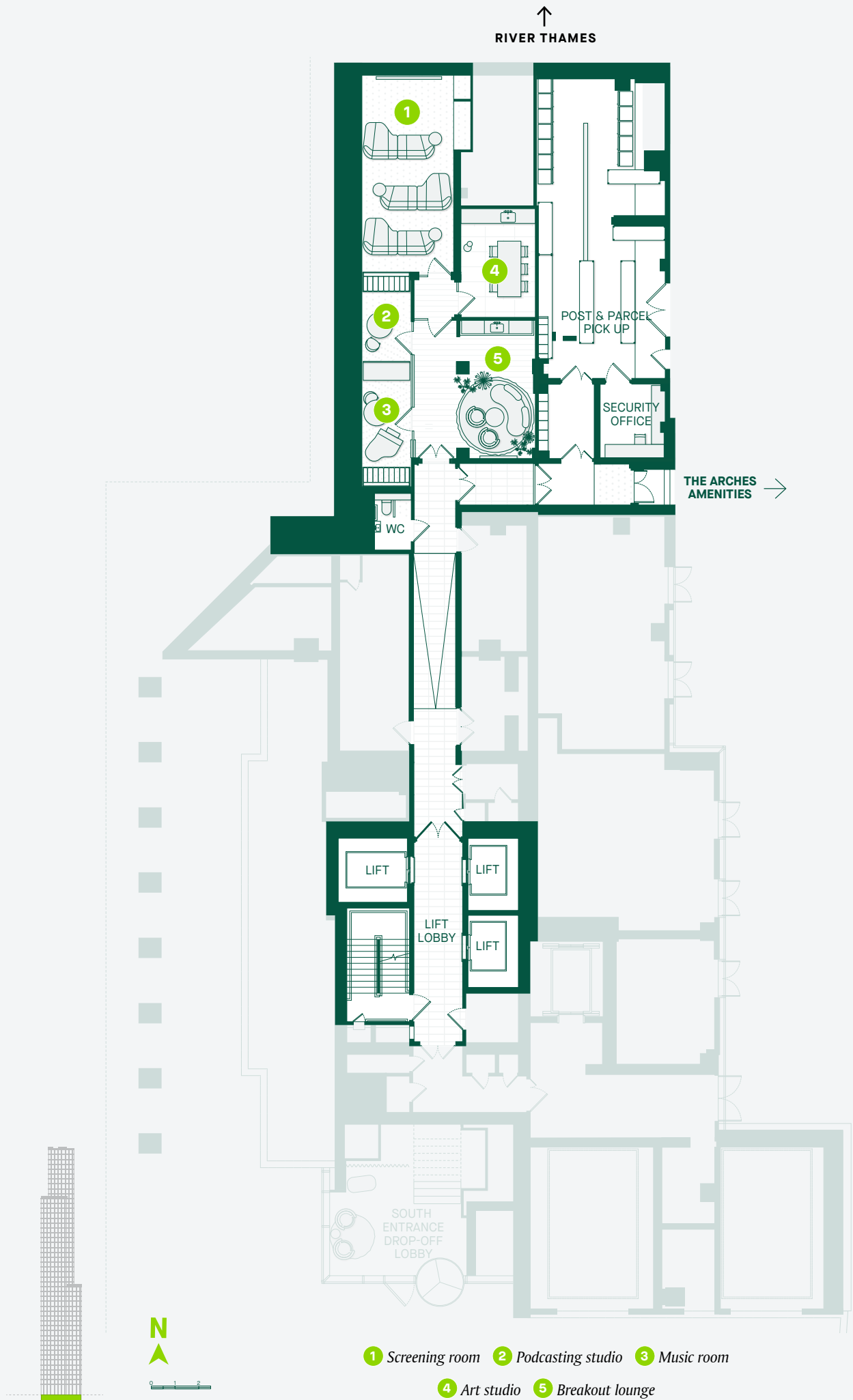
- 1 Podium garden
- 2 Self-service bar
- 3 Meeting room
- 4 Video conferencing room
- 5 Opus Lifestyle Assistant



The River Rooms.

EXQUISITELY CRAFTED AND EQUIPPED, the ground floor will continue the extensive array of amenities, many of which have been designed as spaces where residents can indulge their creative passions.

- Screening room
- Podcasting studio
- Music room
- Art studio
- Breakout lounge



GROUND LEVEL



The Arches.

AN ARRAY OF HEALTH AND WELLNESS AMENITIES at Foundation in The Arches will be available to Opus residents.

- Hydrotherapy pool
- Current pool
- Fully equipped gymnasium
- Sauna
- Yoga and Pilates studio
- Treatment room
- Padel court
- Bouldering wall
- Golf simulator
- Changing rooms



GROUND LEVEL - THE ARCHES.



BUILDING FLOOR PLATES

Apartment overview.

LEVELS 41 – 49
PREMIUM APARTMENTS
& PENTHOUSES

LEVELS 23 – 40
SIGNATURE PLUS
APARTMENTS

LEVELS 2 – 22
SIGNATURE APARTMENTS



- 50
- 49
- 48
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THE SUMMIT CLUB & DECK

THE GARDEN ROOMS
THE GRAND FOYER
THE RIVER ROOMS

NORTH ENTRANCE

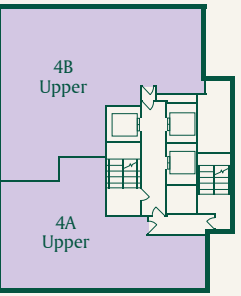
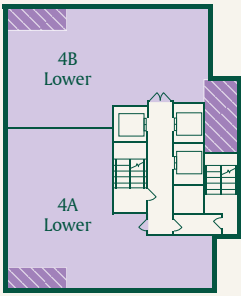
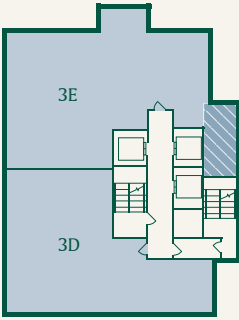
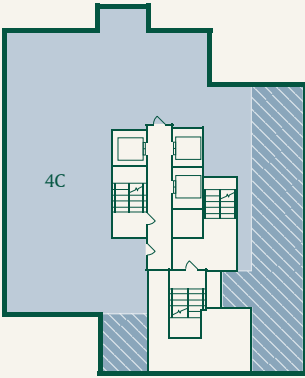
PREMIUM APARTMENTS & PENTHOUSES

LEVEL 41

LEVEL 42 - 47

LEVEL 48

LEVEL 49



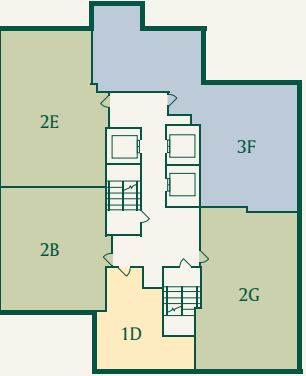
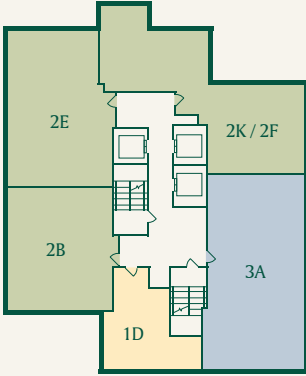
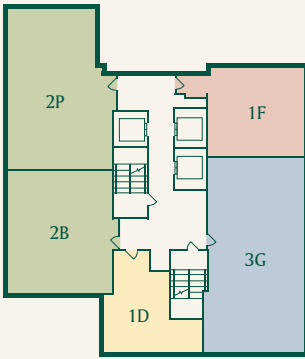
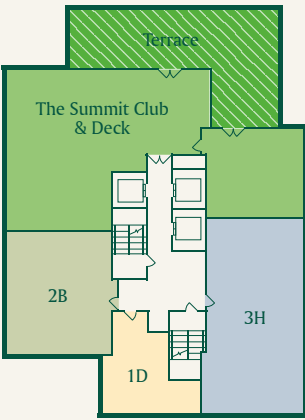
SIGNATURE PLUS APARTMENTS

LEVEL 23

LEVEL 24

LEVEL 25 - 33

LEVEL 34 - 40



SIGNATURE APARTMENTS

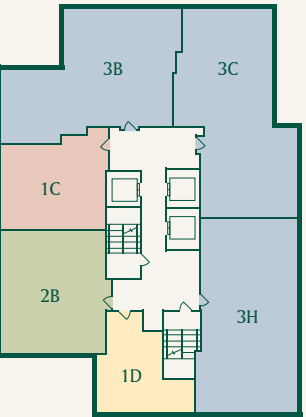
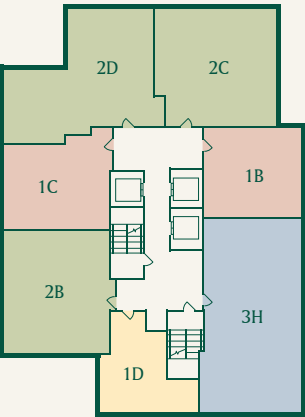
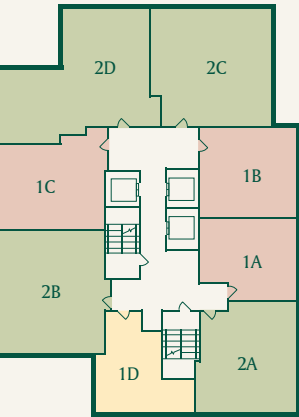
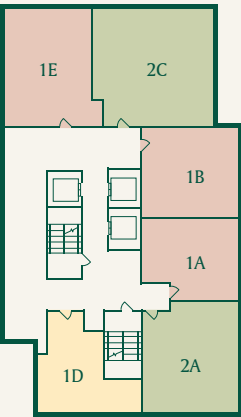
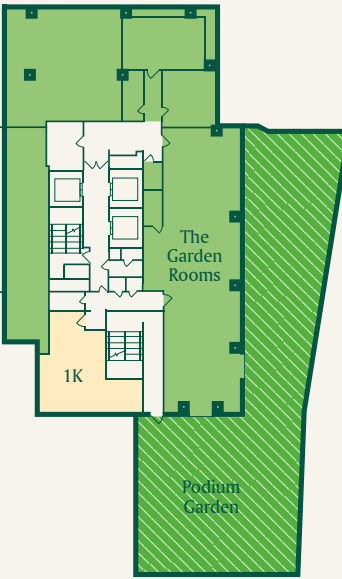
LEVEL 02

LEVEL 03

LEVEL 04 - 14

LEVEL 15 - 17

LEVEL 18 - 22



- STUDIO
- 1 BED
- 2 BED
- 3 BED
- 4 BED
- TERRACE
- AMENITIES



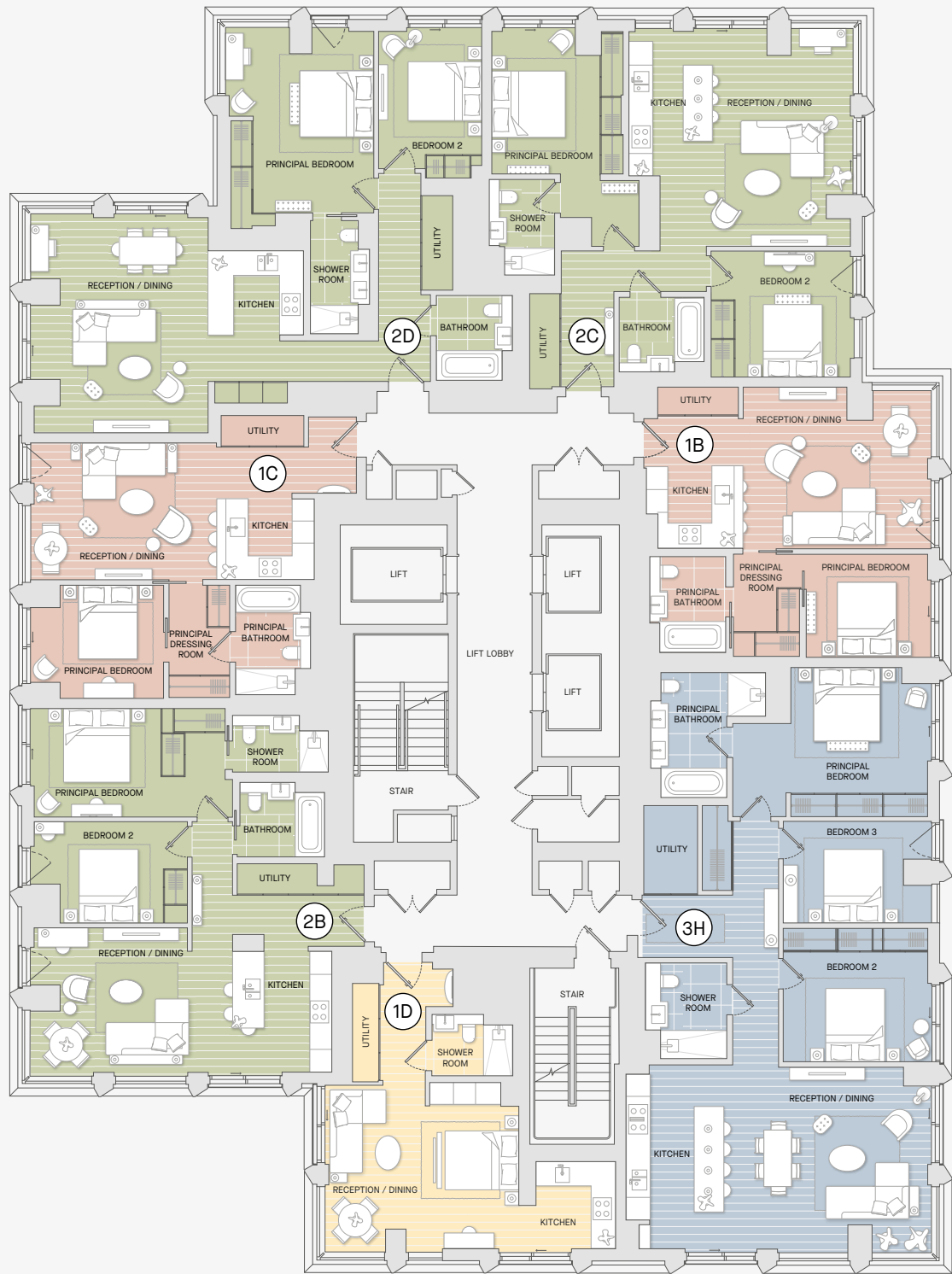
CGI is indicative only.

LEVEL 2



LEVELS 15 – 17

↑
RIVER THAMES



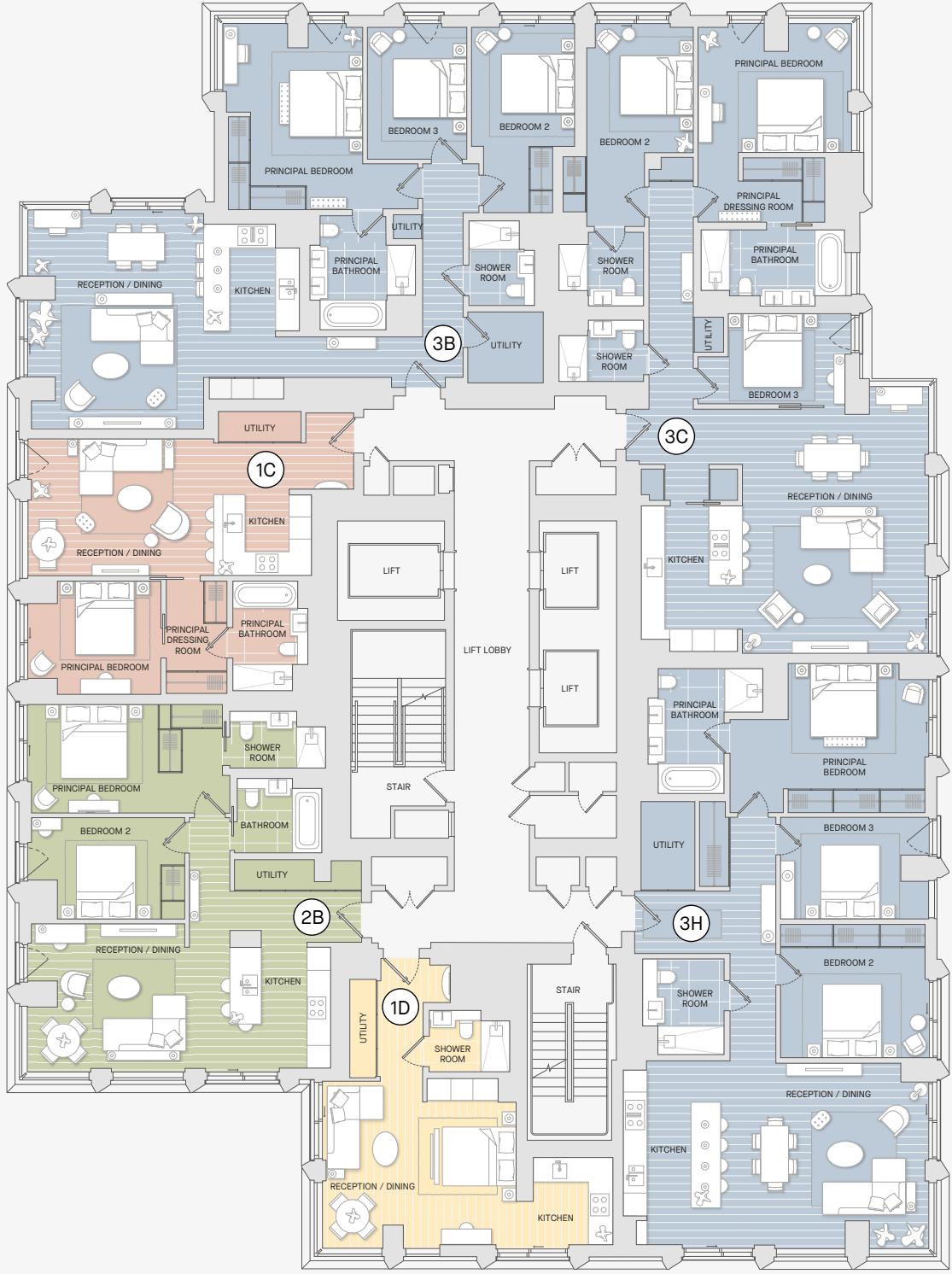
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM

- APARTMENT NUMBERS:
- TYPE 1B 1501 – 1701
 - TYPE 1C 1504 – 1704
 - TYPE 1D 1506 – 1706
 - TYPE 2B 1505 – 1705
 - TYPE 2C 1502 – 1702
 - TYPE 2D 1503 – 1703
 - TYPE 3H 1507 – 1707



LEVELS 18 – 22

↑
RIVER THAMES



- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM

- APARTMENT NUMBERS:
- TYPE 1C 1803 – 2203
 - TYPE 1D 1805 – 2205
 - TYPE 2B 1804 – 2204
 - TYPE 3B 1802 – 2202
 - TYPE 3C 1801 – 2201
 - TYPE 3H 1806 – 2206



LEVEL 23



LEVEL 24



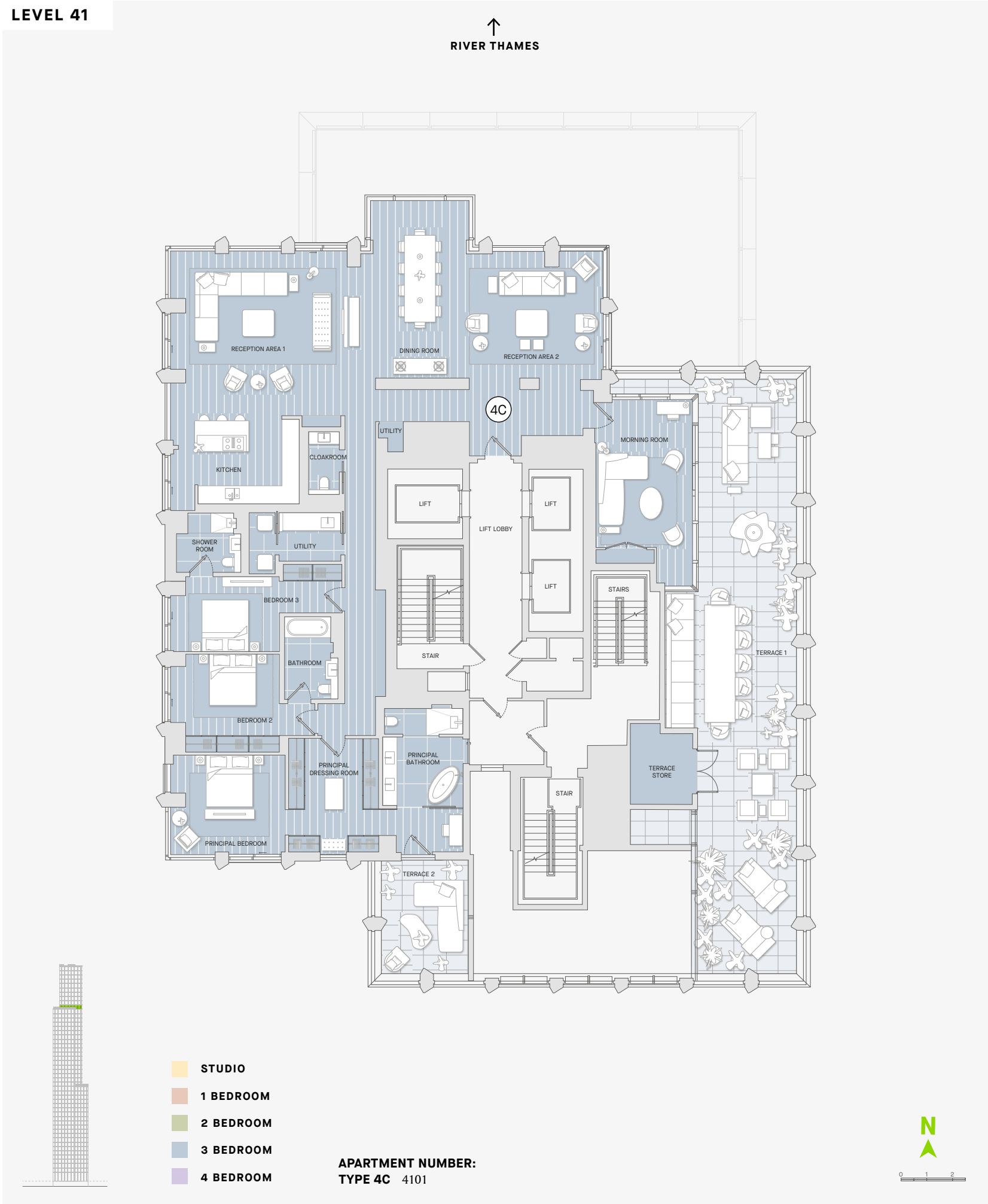
LEVELS 25 – 33



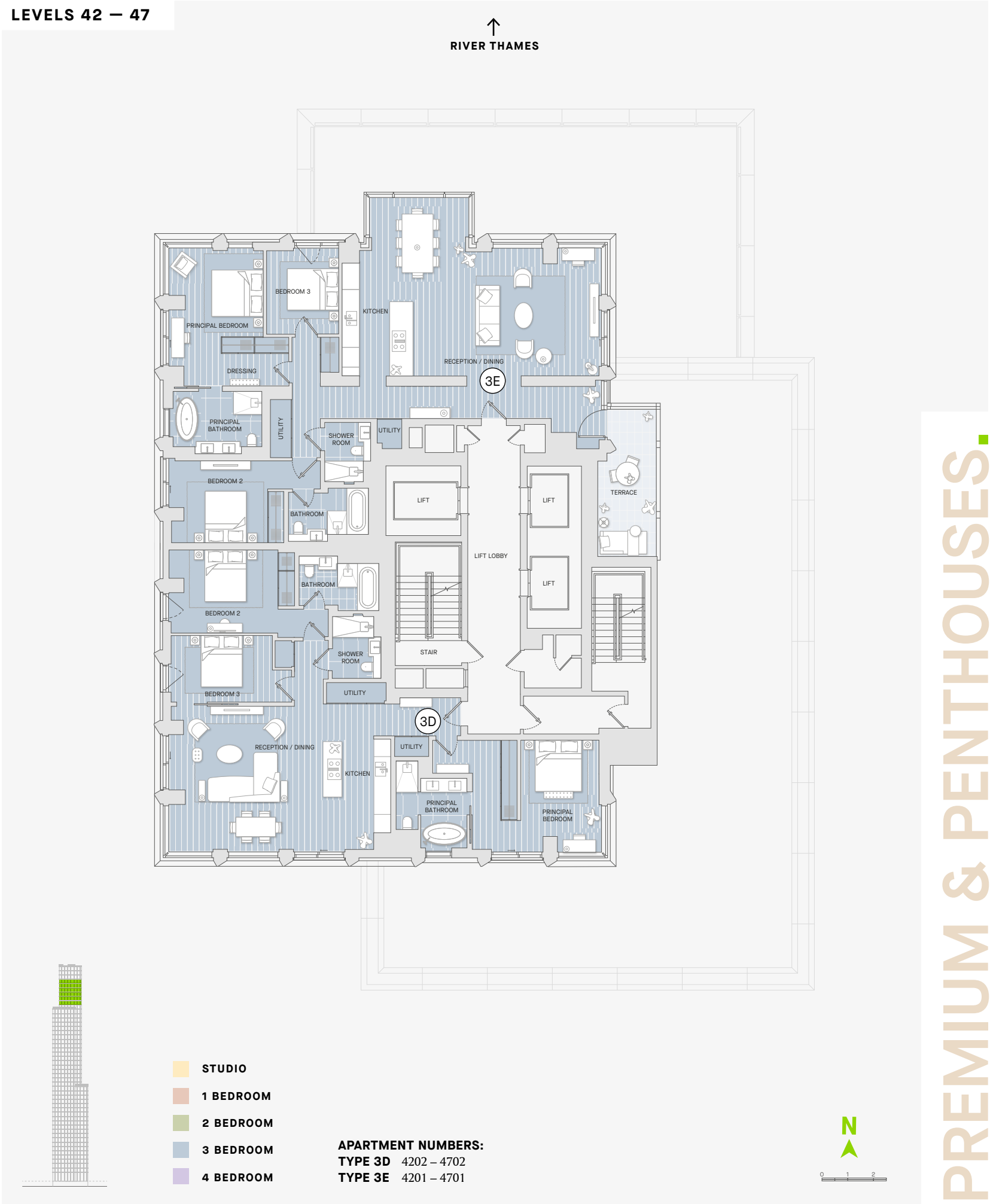
LEVELS 34 – 40



LEVEL 41



LEVELS 42 – 47



LEVELS 48 & 49 DUPLEX



APARTMENT FLOOR PLANS.



STUDIO APARTMENT

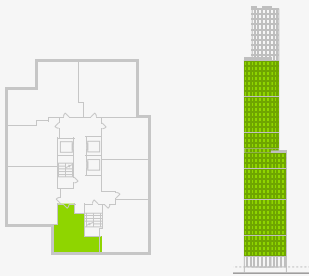
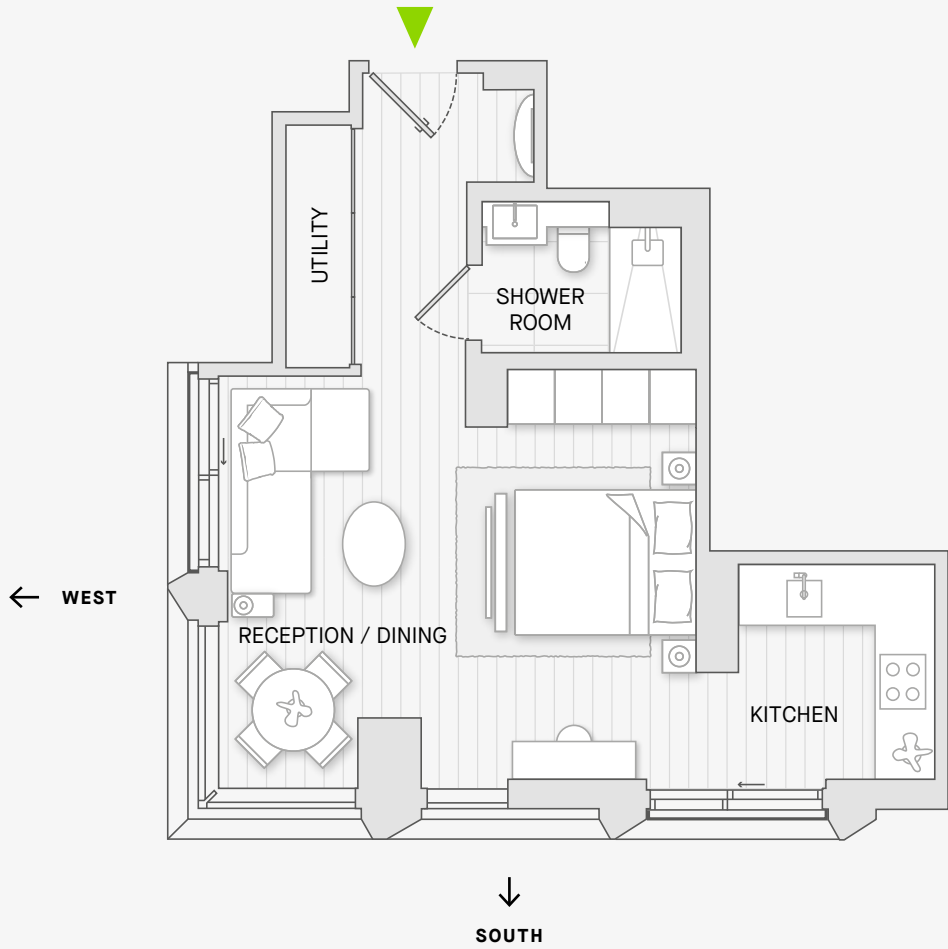
Type 1D

Levels 3 – 22 Signature

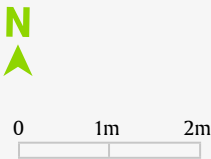
304, 406, 506, 606, 706, 806, 906, 1006, 1106, 1206, 1306,
1406, 1506, 1606, 1706, 1805, 1905, 2005, 2105, 2205

Levels 23 – 40 Signature Plus

2302, 2404, 2504, 2604, 2704, 2804, 2904, 3004, 3104,
3204, 3304, 3404, 3504, 3604, 3704, 3804, 3904, 4004



Gross Internal Area	44 SQ M	474 SQ FT
Reception room / Dining	5.30 x 4.57 M	17' 5" x 14' 12"
Kitchen	2.53 x 2.14 M	8' 4" x 7' 0"
Bedroom	2.70 x 2.53 M	8'10" x 8'4"
Shower room	2.20 x 1.68 M	7' 3" x 5' 6"

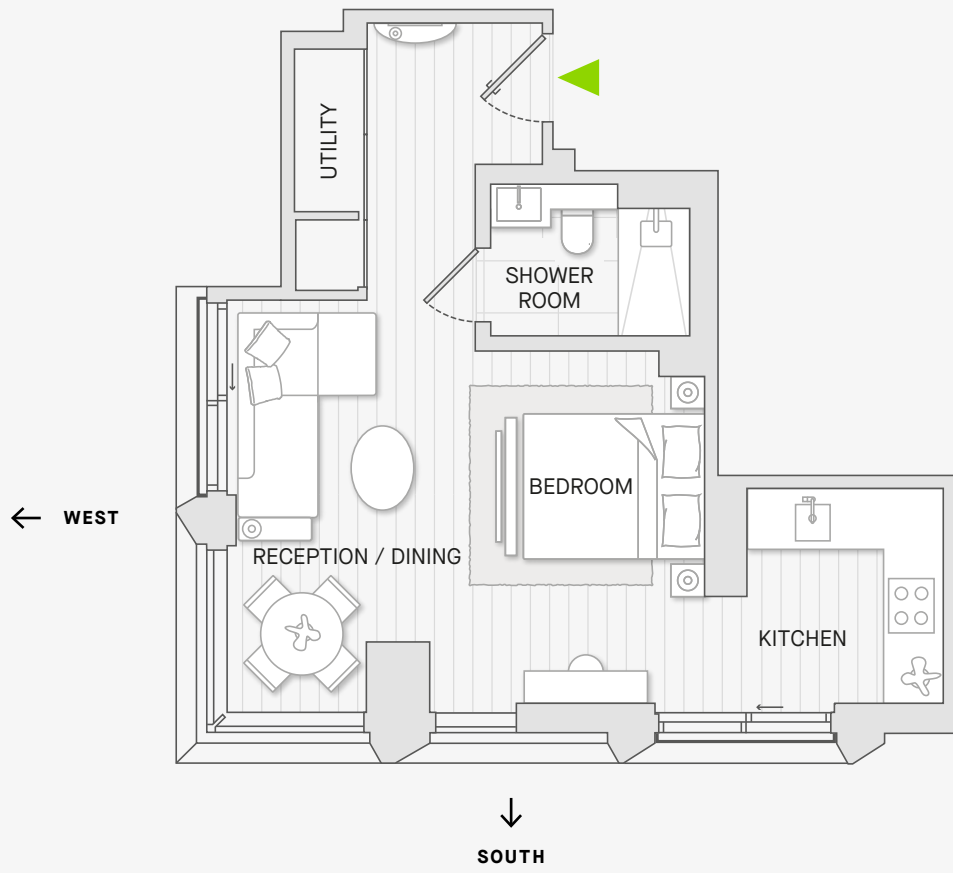


STUDIO APARTMENT

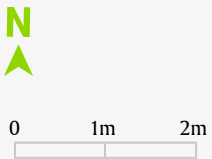
Type 1K

Level 2 Signature

201



Gross Internal Area	42 SQ M	452 SQ FT
Reception room / Dining	5.30 x 4.56 M	17' 5" x 14' 11"
Kitchen	1.83 x 1.49 M	6' 0" x 4' 11"
Bedroom	2.70 x 2.53 M	8'10 x 8' 4"
Shower room	2.20 x 1.68 M	7' 3" x 5' 6"

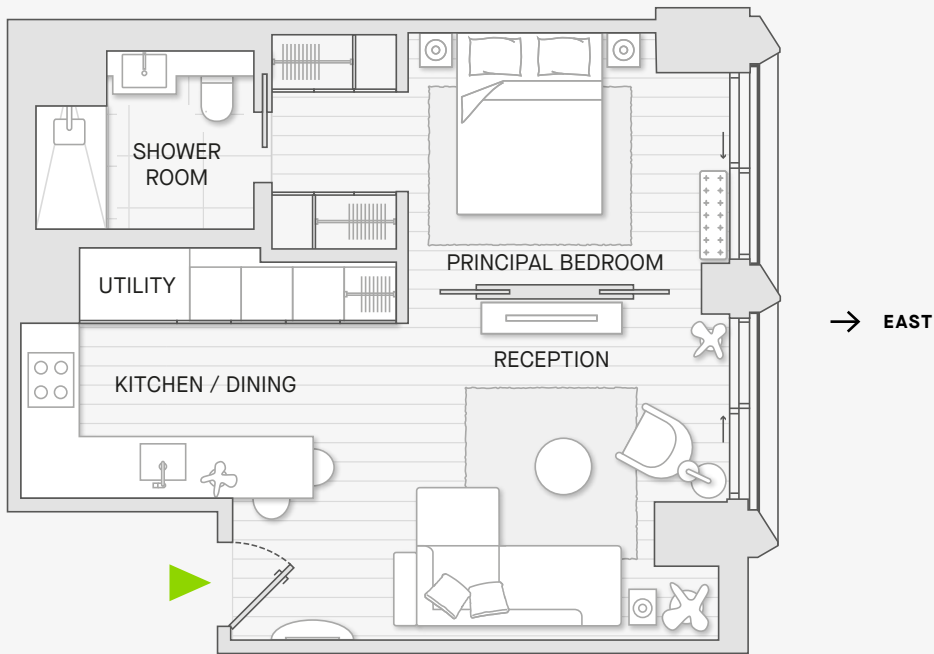


1 BEDROOM APARTMENT

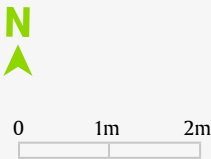
Type 1A

Levels 3 – 14 Signature

306, 408, 508, 608, 708, 808, 908,
1008, 1108, 1208, 1308, 1408



Gross Internal Area	50 SQ M	538 SQ FT
Reception room / Dining	5.47 x 3.85 M	17' 12" x 12' 8"
Kitchen	2.34 x 1.93 M	7' 8" x 6' 4"
Principal bedroom	3.54 x 2.81 M	11' 7" x 9' 3"
Shower room	2.40 x 1.97 M	7' 10" x 6' 5"

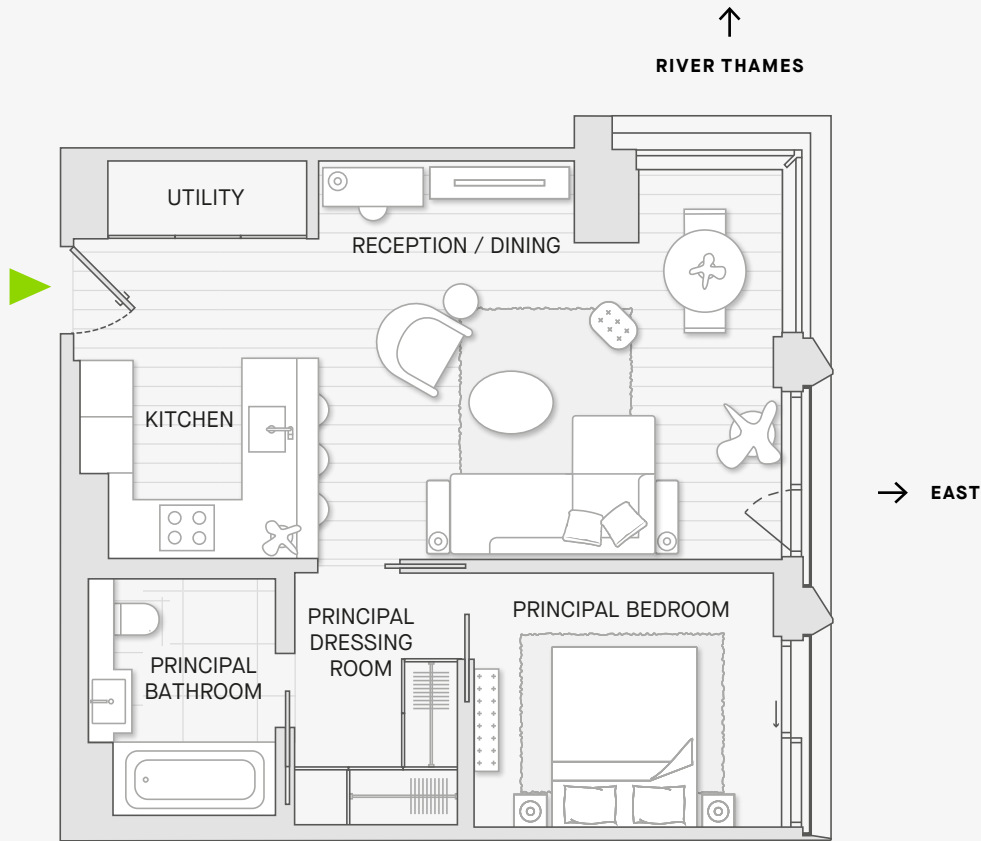


1 BEDROOM APARTMENT

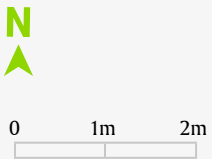
Type 1B

Levels 3 – 17 Signature

301, 401, 501, 601, 701, 801, 901, 1001,
1101, 1201, 1301, 1401, 1501, 1601, 1701



Gross Internal Area	58 SQ M	624 SQ FT
Reception room / Dining / Kitchen	7.82 x 4.44 M	25' 8" x 14' 7"
Principal bedroom	3.46 x 2.79 M	11' 4" x 9' 2"
Principal dressing room	2.14 x 1.83 M	7' 0" x 5' 12"
Principal bathroom	2.60 x 2.07 M	8' 6" x 6' 9"

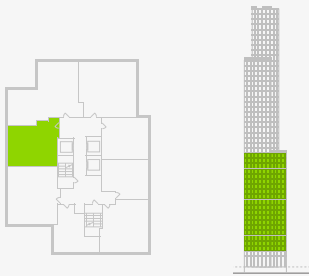
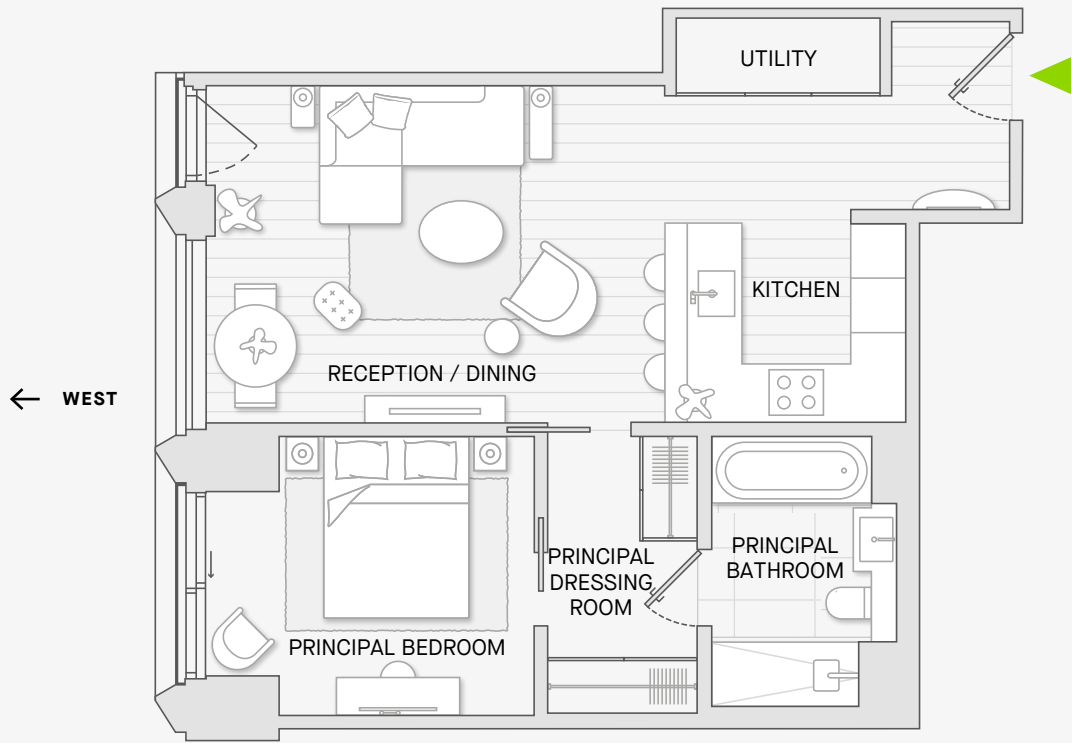


1 BEDROOM APARTMENT

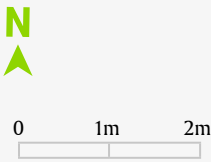
Type 1C

Levels 4 – 22 Signature

404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1803, 1903, 2003, 2103, 2203



Gross Internal Area	60 SQ M	646 SQ FT
Reception room / Dining	5.06 x 3.72 M	16' 7" x 12' 2"
Kitchen	3.61 x 2.70 M	11' 10" x 8' 10"
Principal bedroom	3.61 x 3.10 M	11' 10" x 10' 2"
Principal dressing room	2.49 x 1.65 M	8' 2" x 5' 5"
Principal bathroom	2.96 x 2.04 M	9' 9" x 6' 8"

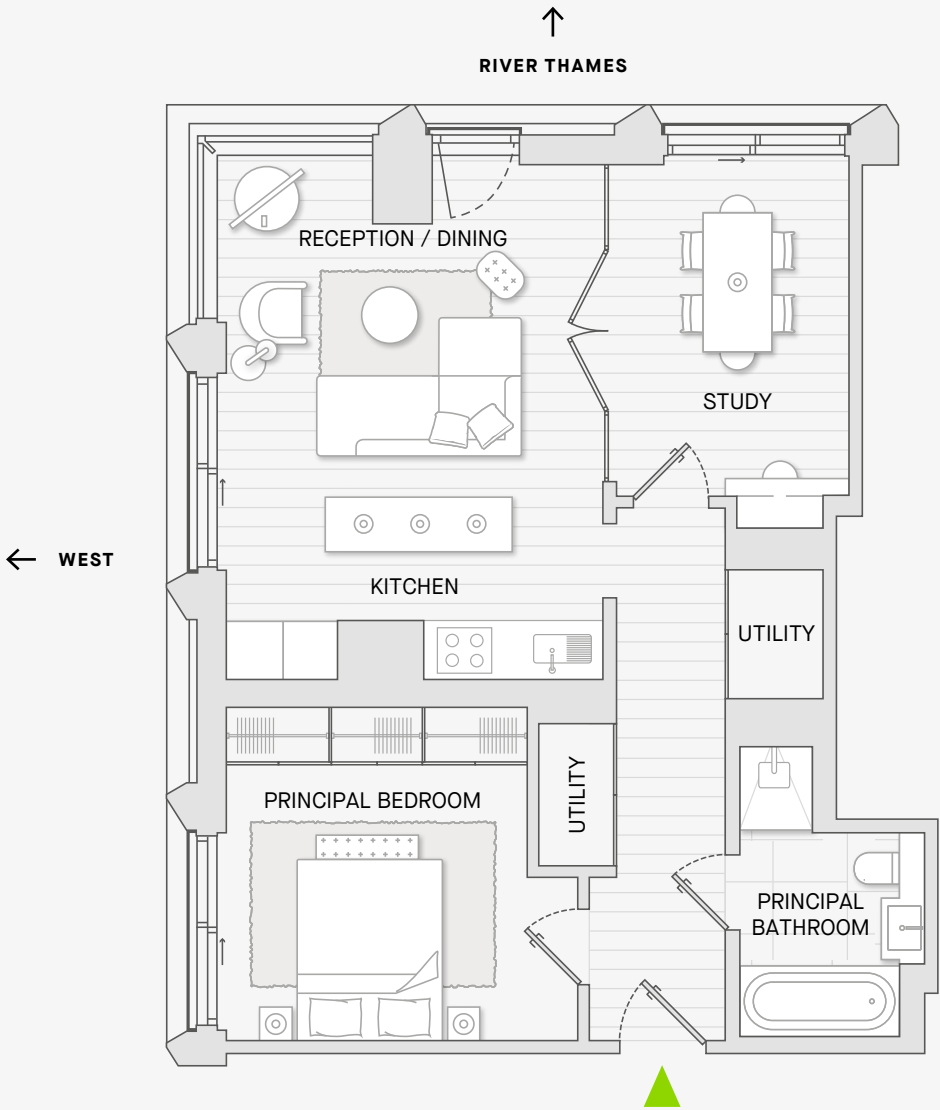


1 BEDROOM APARTMENT

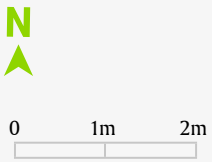
Type 1E

Level 3 Signature

303



Gross Internal Area	70 SQ M	753 SQ FT
Reception room / Dining / Kitchen	5.78 x 4.30 M	18' 11" x 14' 1"
Principal bedroom	4.00 x 3.04 M	9' 12" x 13' 1"
Principal bathroom	3.20 x 2.04 M	10' 6" x 6' 8"
Study	3.76 x 2.61 M	12' 4" x 8' 7"

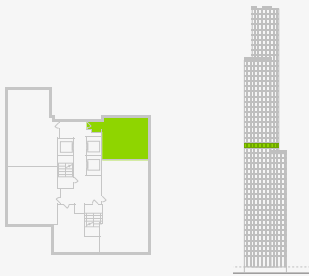
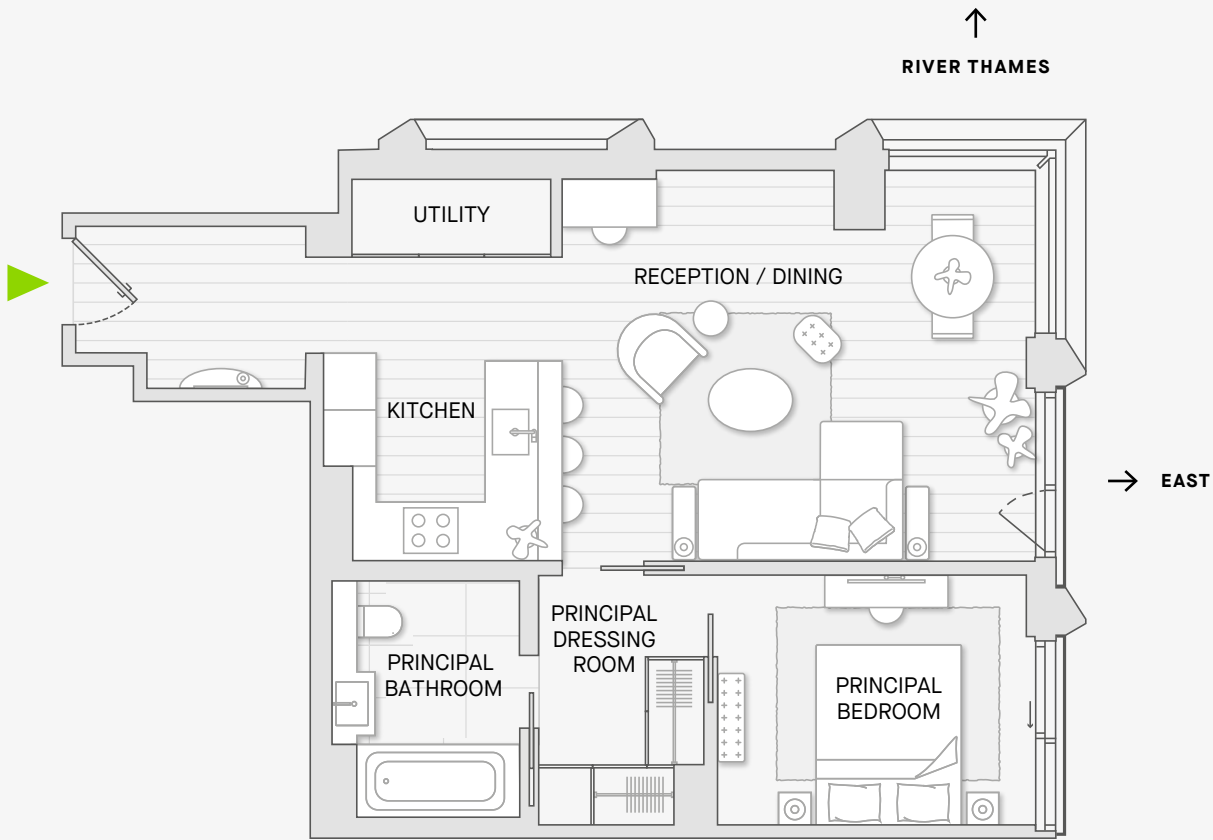


1 BEDROOM APARTMENT

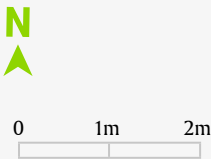
Type 1F

Level 24 Signature Plus

2401



Gross Internal Area	63 SQ M	678 SQ FT
Reception room / Dining / Kitchen	7.92 x 4.33 M	25' 12" x 14' 3"
Principal bedroom	3.52 x 2.79 M	11' 7" x 9' 2"
Principal dressing room	1.22 x 1.21 M	3' 12" x 3' 11"
Principal bathroom	2.60 x 2.07 M	8' 6" x 6' 9"

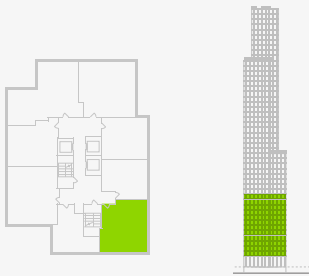
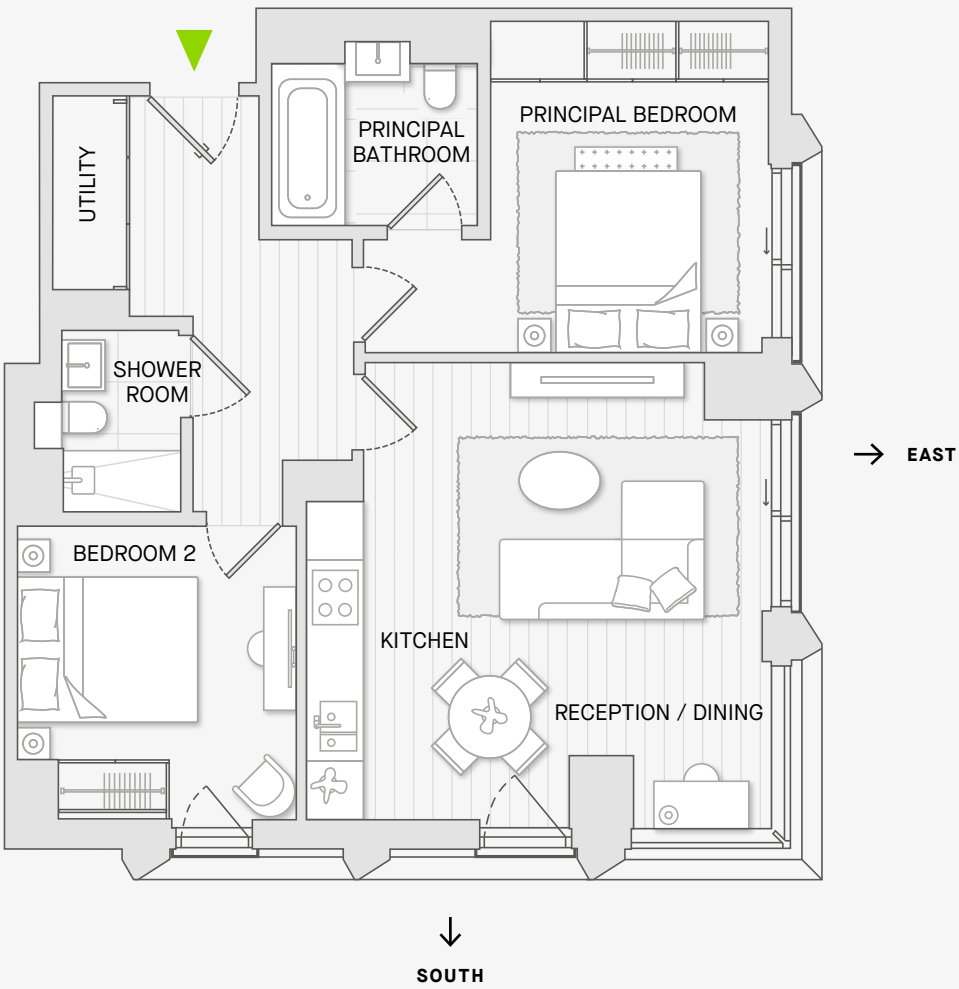


2 BEDROOM APARTMENT

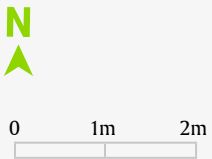
Type 2A

Levels 3 – 14 Signature

305, 407, 507, 607, 707, 807, 907,
1007, 1107, 1207, 1307, 1407



Gross Internal Area	71 SQ M	764 SQ FT
Reception room / Dining / Kitchen	5.14 x 5.13 M	16' 10" x 16' 10"
Principal bedroom	3.10 x 3.00 M	10' 2" x 9' 10"
Principal bathroom	2.25 x 2.03 M	7' 5" x 6' 8"
Bedroom 2	3.96 x 3.03 M	12' 12" x 9' 11"
Shower room	2.00 x 1.30 M	6' 7" x 4' 3"



2 BEDROOM APARTMENT

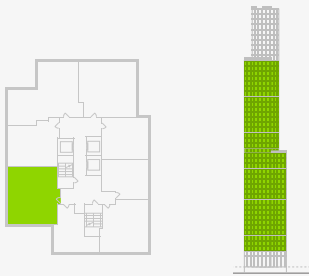
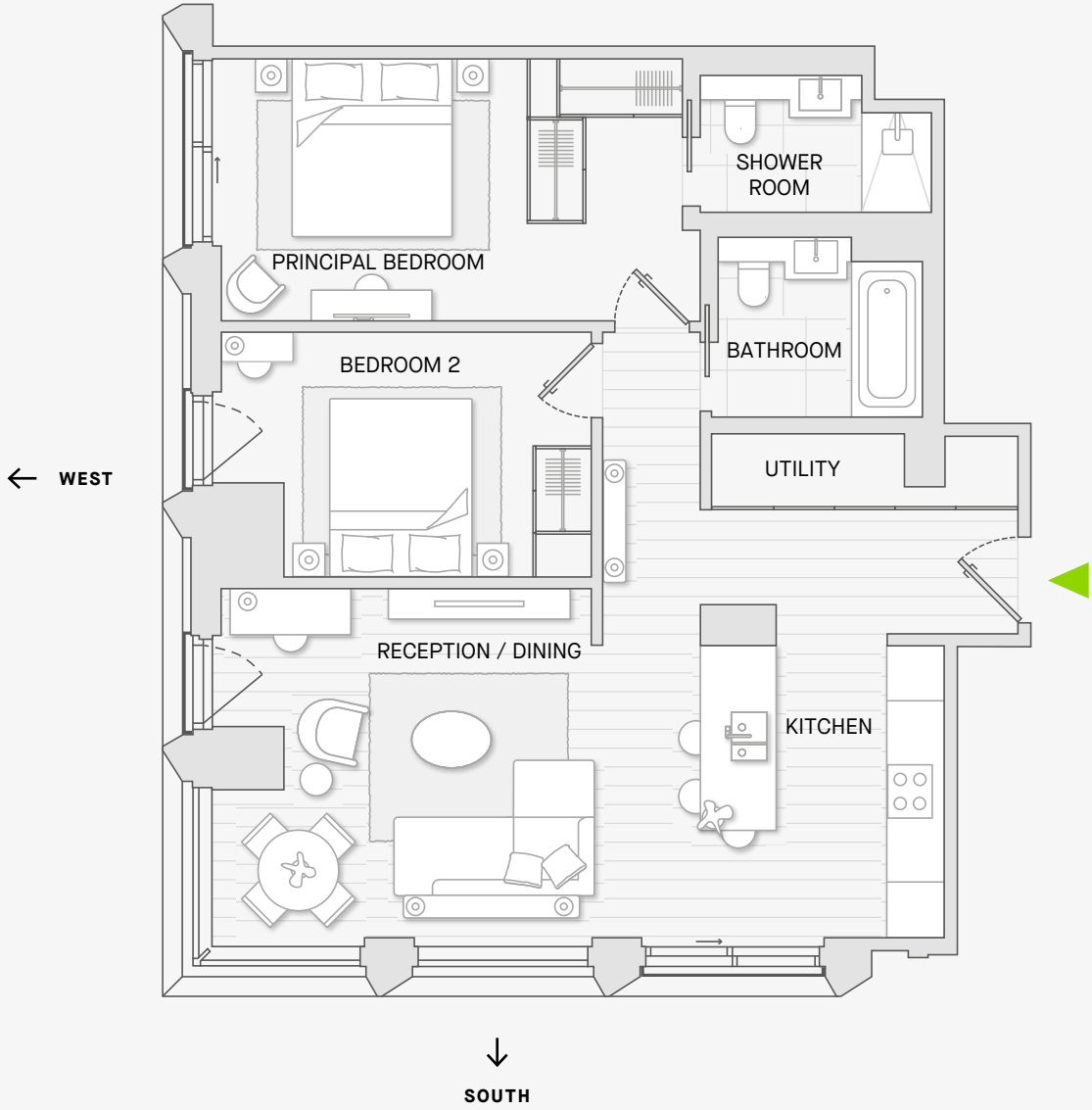
Type 2B

Levels 4 – 22 Signature

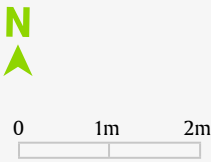
405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1804, 1904, 2004, 2104, 2204,

Levels 23 – 40 Signature Plus

2301, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3303, 3403, 3503, 3603, 3703, 3803, 3903, 4003



Gross Internal Area	85 SQ M	915 SQ FT
Reception room / Dining	5.49 x 4.03 M	18' 0" x 13' 3"
Kitchen	3.29 x 2.70 M	10' 10" x 8' 10"
Principal bedroom	5.49 x 2.95 M	18' 0" x 9' 8"
Shower room	2.60 x 1.54 M	8' 6" x 5' 0"
Bedroom 2	4.29 x 2.80 M	17' 1" x 9' 2"
Bathroom	2.30 x 2.02 M	7' 7" x 6' 8"

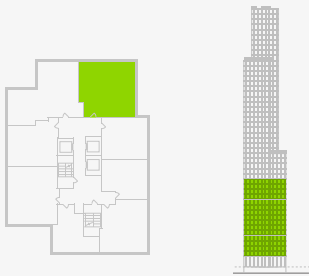
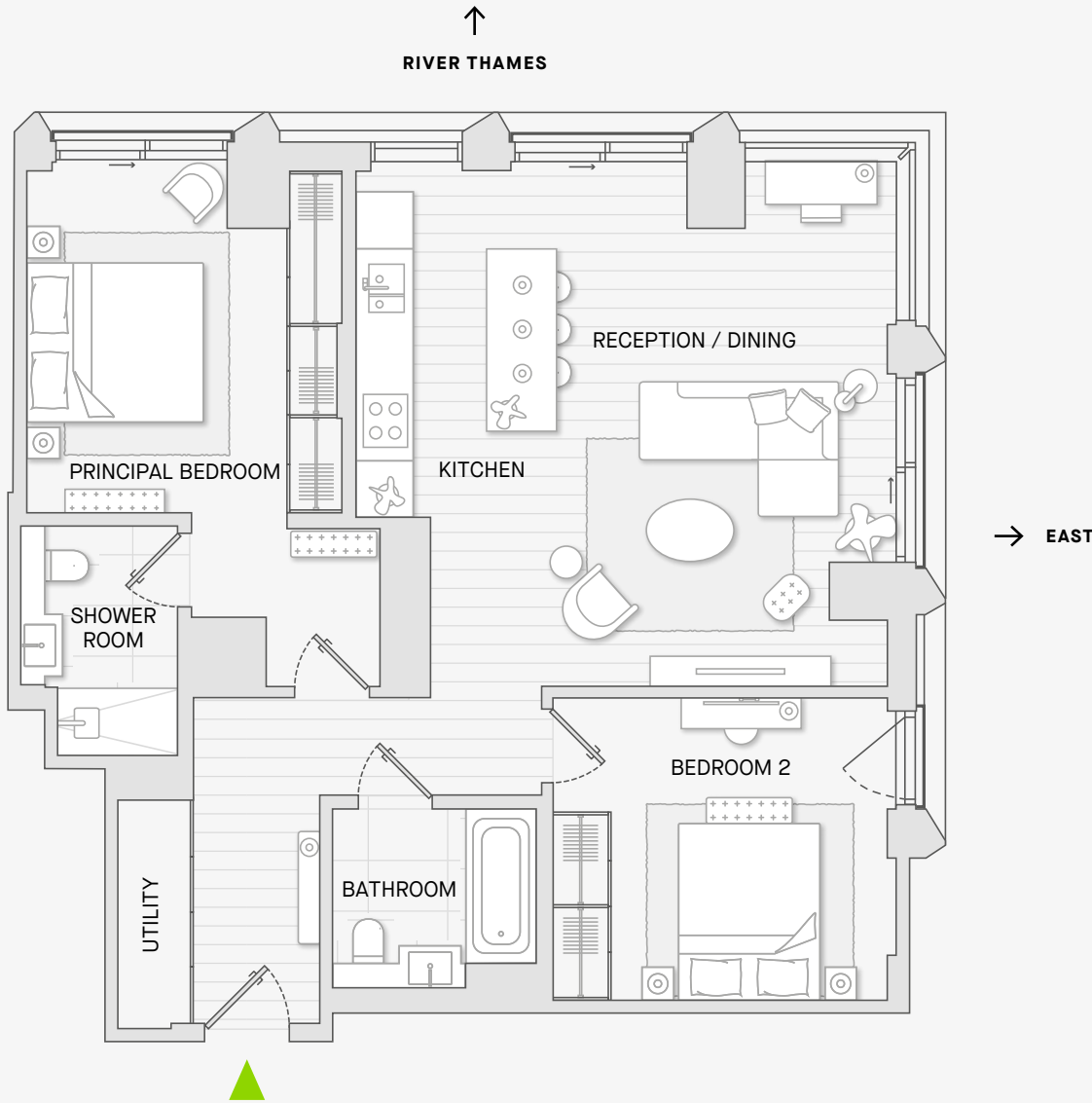


2 BEDROOM APARTMENT

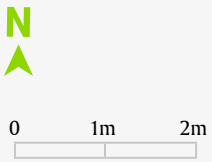
Type 2C

Levels 3 – 17 Signature

302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702



Gross Internal Area	93 SQ M	1,001 SQ FT
Reception room / Dining / Kitchen	6.15 x 5.94 M	20' 2" x 19' 6"
Principal bedroom	3.98 x 3.00 M	13' 0" x 9' 10"
Shower room	2.60 x 1.78 M	8' 6" x 5' 10"
Bedroom 2	3.79 x 3.45 M	12' 5" x 11' 4"
Bathroom	2.30 x 2.03 M	7' 7" x 6' 8"

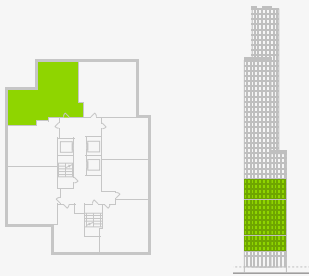
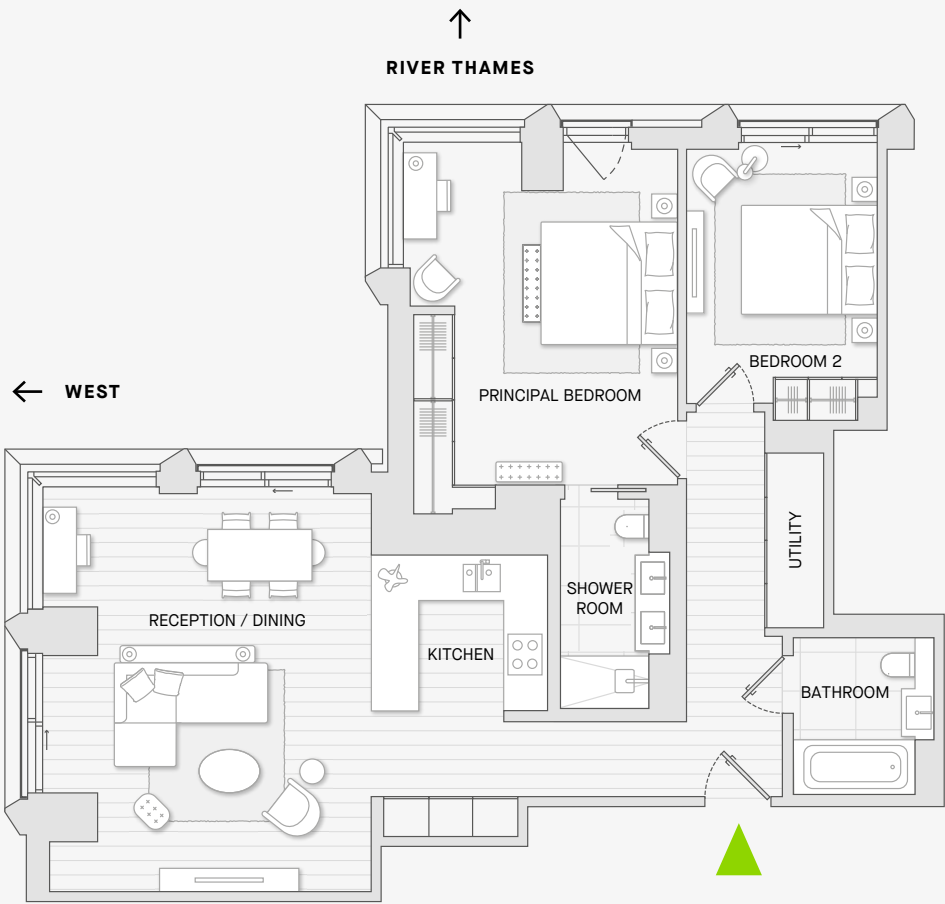


2 BEDROOM APARTMENT

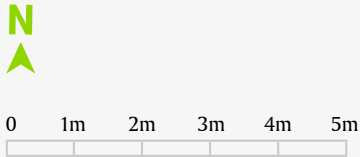
Type 2D

Levels 4 – 17 Signature

403, 503, 603, 703, 803, 903, 1003, 1103,
1203, 1303, 1403, 1503, 1603, 1703



Gross Internal Area	103 SQ M	1,109 SQ FT
Reception room / Dining	6.00 x 4.83 M	19' 8" x 15' 10"
Kitchen	4.21 x 2.60 M	13' 10" x 8' 6"
Principal bedroom	5.03 x 4.06 M	16' 6" x 13' 4"
Shower room	3.08 x 1.30 M	10' 1" x 4' 3"
Bedroom 2	3.59 x 2.80 M	11' 9" x 9' 2"
Bathroom	2.30 x 2.06 M	7' 7" x 6' 9"

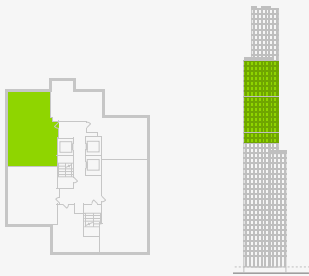
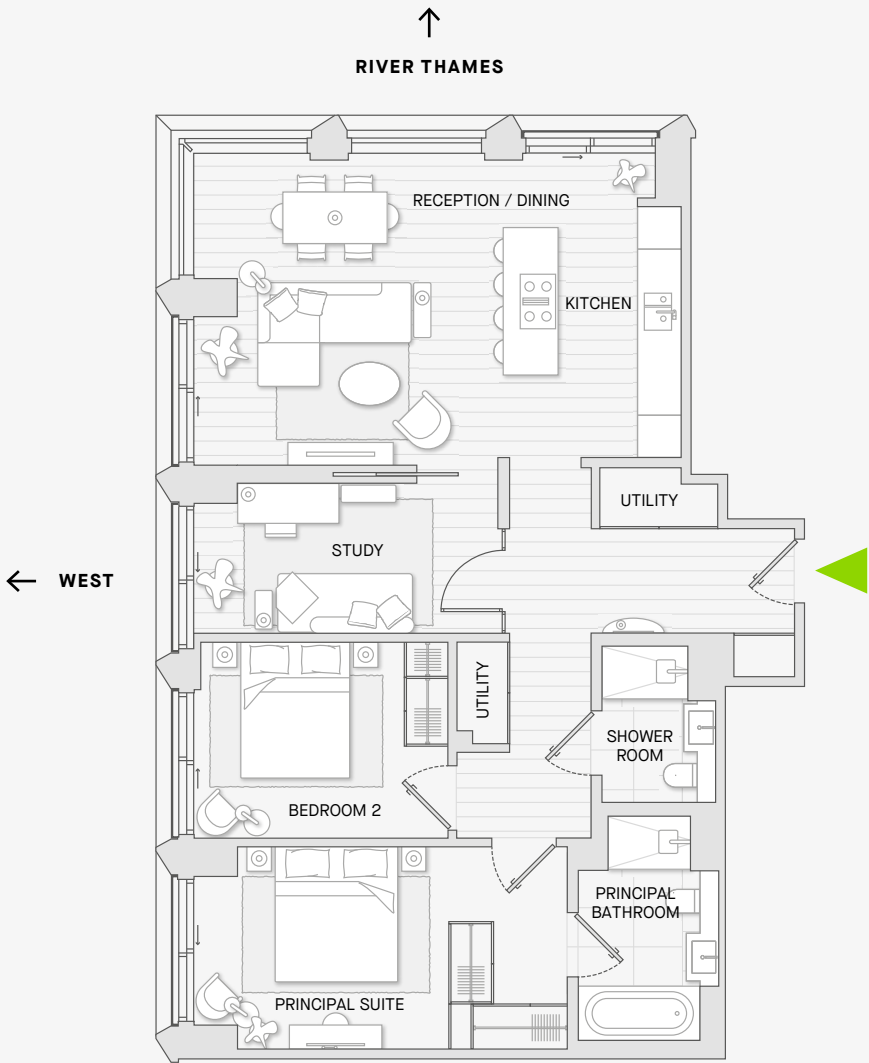


2 BEDROOM + STUDY APARTMENT

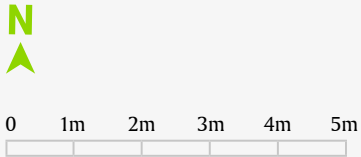
Type 2E

Levels 25– 40 Signature Plus

2502, 2602, 2702, 2802, 2902, 3002, 3102, 3202, 3302,
3402, 3502, 3602, 3702, 3802, 3902, 4002



Gross Internal Area	104 SQ M	1,119 SQ FT
Reception room / Dining / Kitchen	7.43 x 4.58 M	24' 5" x 15' 0"
Principal bedroom	3.74 x 3.05 M	12' 3" x 10' 0"
Principal bathroom	3.30 x 2.07 M	10' 10" x 6' 9"
Bedroom 2	3.73 x 2.91 M	12' 3" x 9' 6"
Bedroom 3 / Study	4.47 x 2.21 M	14' 8" x 7' 3"
Shower room	2.30 x 1.68 M	7' 7" x 5' 6"

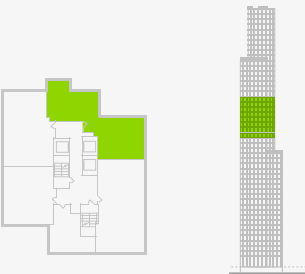
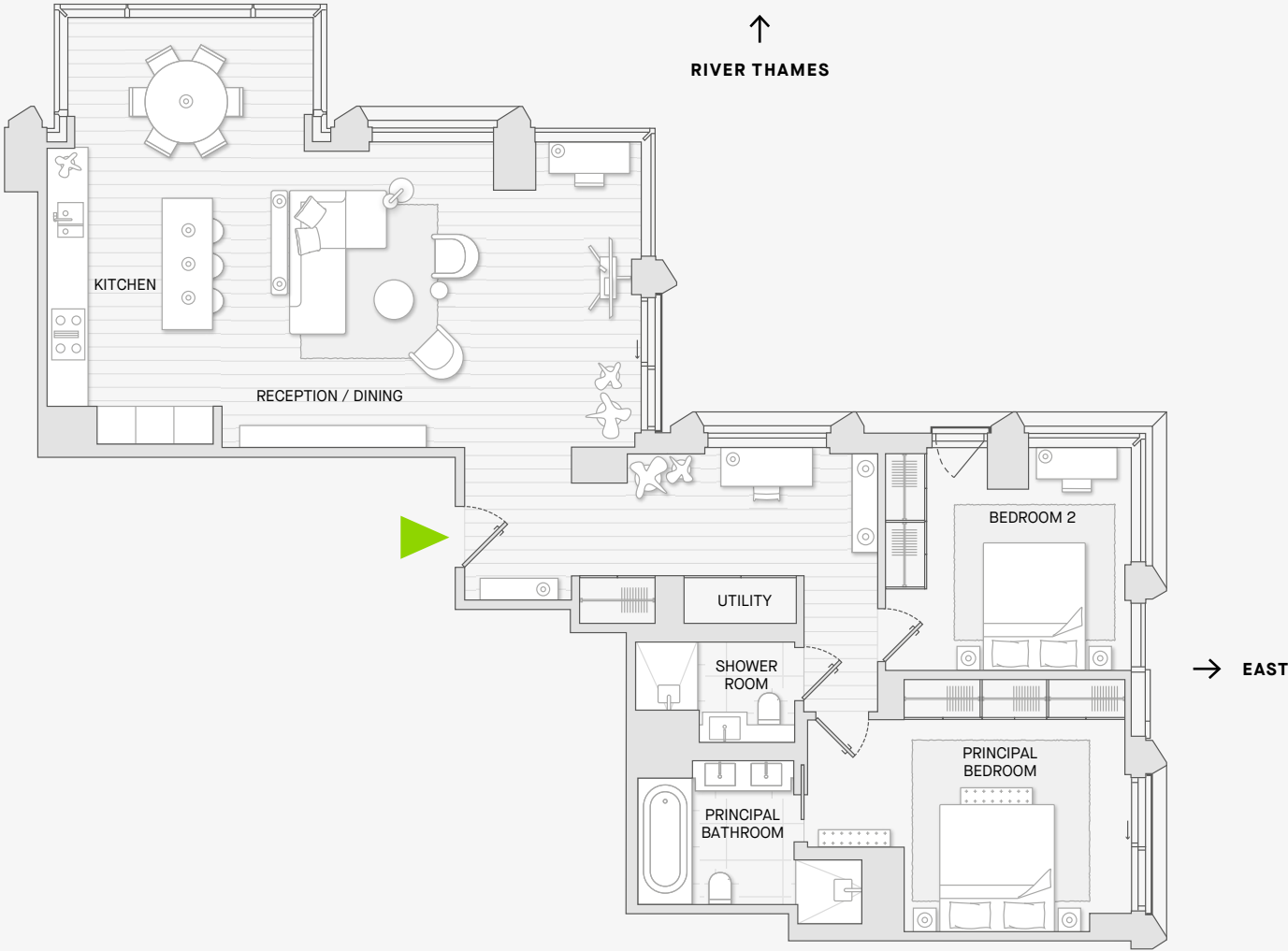


2 BEDROOM APARTMENT

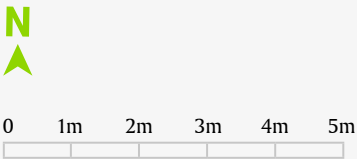
Type 2F

Levels 26 – 33 Signature Plus

2601, 2701, 2801, 2901, 3001, 3101, 3201, 3301



Gross Internal Area	121 SQ M	1,299 SQ FT
Reception room / Dining / Kitchen	9.34 x 6.77 M	30' 8" x 22' 2"
Hall	2.55 x 2.40 M	8'4" x 7'10"
Principal bedroom	5.08 x 3.40 M	16' 8" x 11' 2"
Principal bathroom	2.50 x 2.26 M	8' 2" x 7' 5"
Bedroom 2	3.89 x 3.50 M	12' 9" x 11' 6"
Study	3.93 x 2.02 M	12'11" x 6'8"
Shower room	2.48 x 1.58 M	8' 2" x 5' 2"

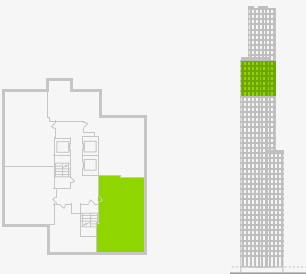
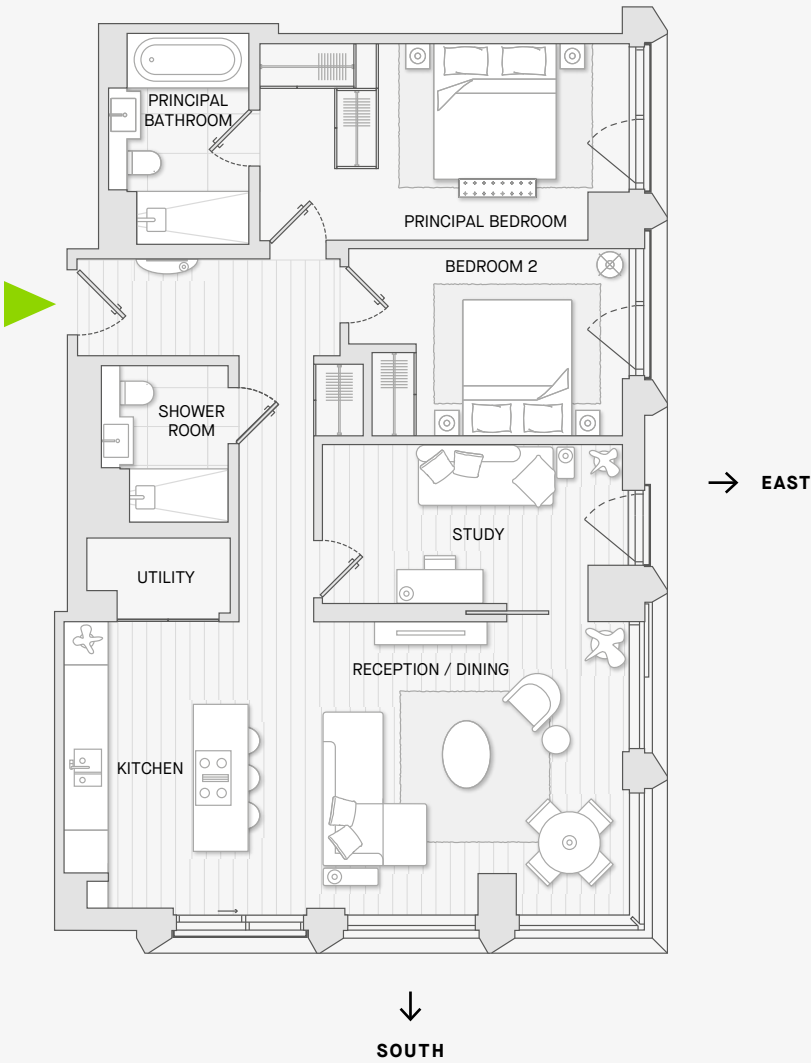


2 BEDROOM + STUDY APARTMENT

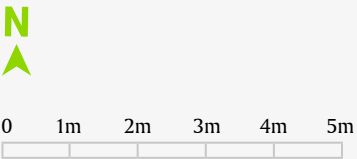
Type 2G

Levels 34 – 40 Signature Plus

3405, 3505, 3605, 3705, 3805, 3905, 4005



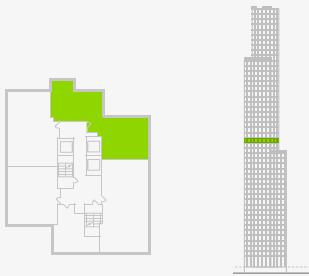
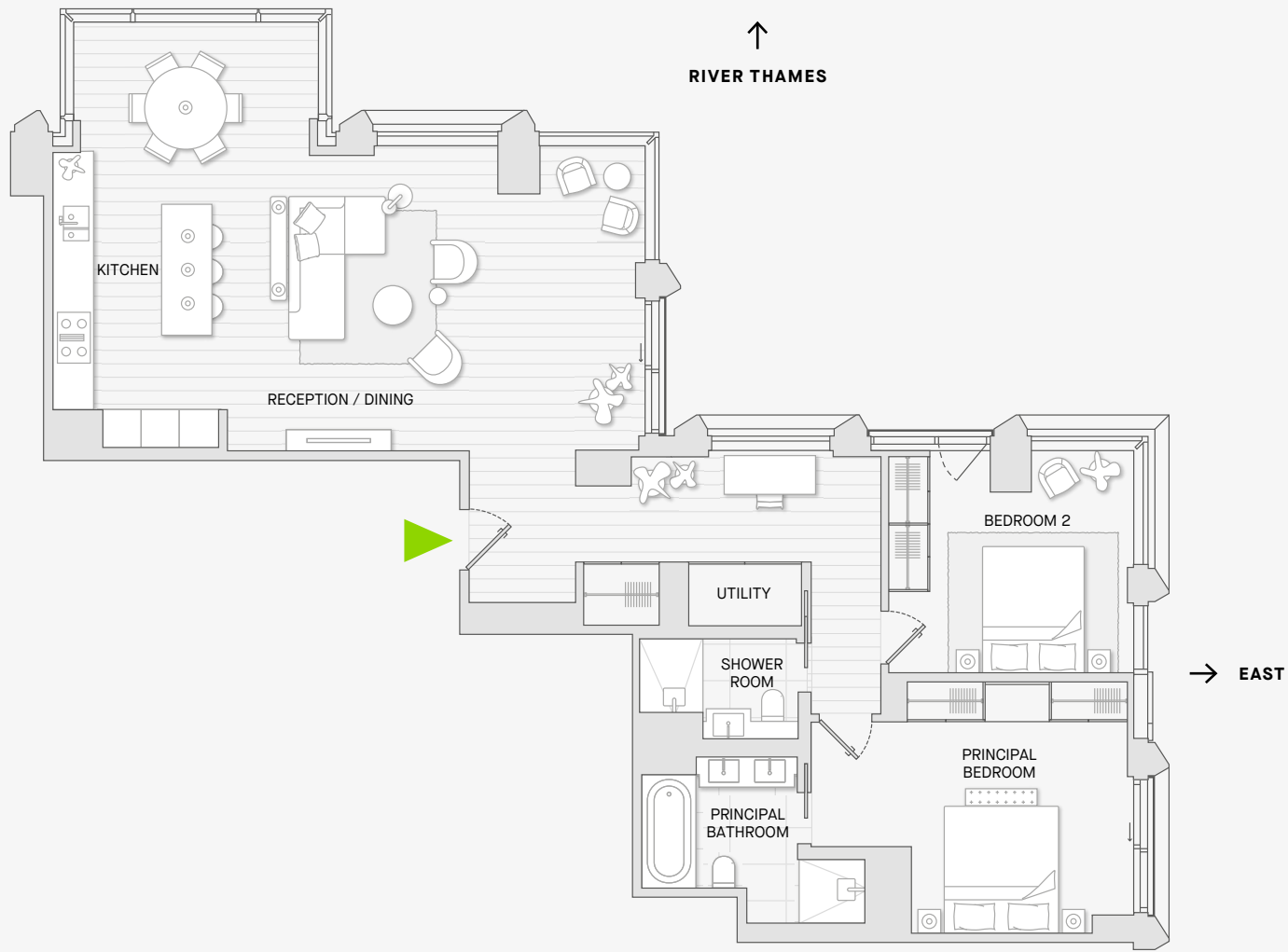
Gross Internal Area	105 SQ M	1,130 SQ FT
Reception room / Kitchen	8.31 x 4.31 M	27' 3" x 14' 2"
Principal bedroom	5.43 x 2.91 M	17' 10" x 9' 6"
Principal bathroom	3.10 x 2.07 M	10' 2" x 6' 9"
Bedroom 2	4.15 x 2.75 M	13' 7" x 9' 0"
Bedroom 3 / Study	4.45 x 2.36 M	17' 7" x 7' 9"
Shower room	2.30 x 1.87 M	7' 7" x 6' 1"



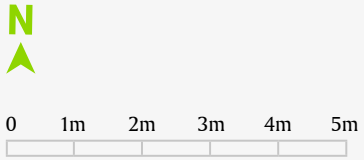
2 BEDROOM APARTMENT

Type 2K

Level 25 Signature Plus
2501



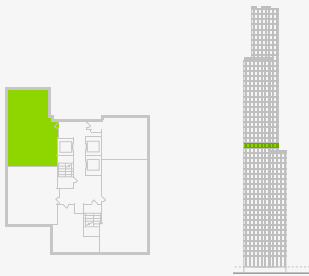
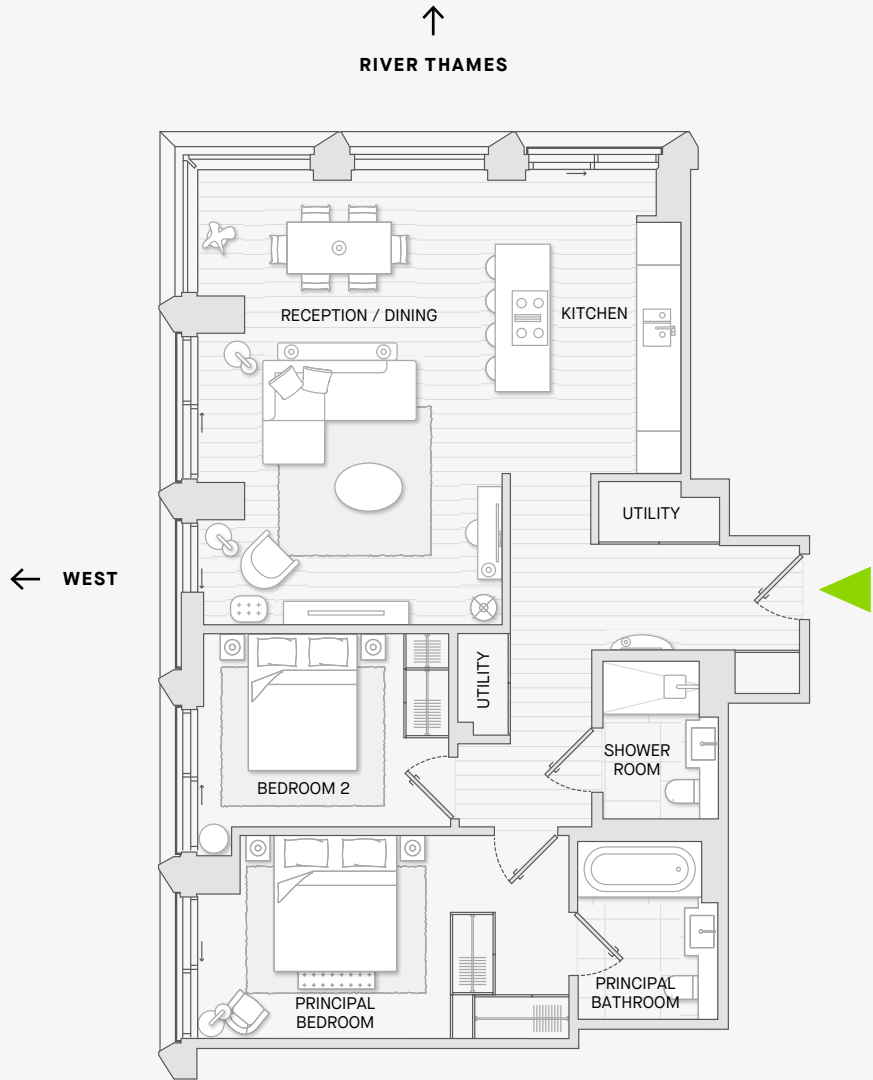
Gross Internal Area	121 SQ M	1,299 SQ FT
Reception room / Dining / Kitchen	9.34 x 6.77 M	30' 8" x 22' 2"
Hall	2.55 x 2.40 M	8'4" x 7'10"
Principal bedroom	5.08 x 3.39 M	16' 8" x 11' 2"
Principal bathroom	2.62 x 2.50 M	8' 7" x 8' 2"
Bedroom 2	3.89 x 3.50 M	12' 9" x 11' 6"
Study	3.93 x 1.76 M	12'11" x 5'9"
Shower room	2.50 x 1.58 M	8' 2" x 5' 2"



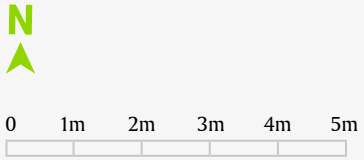
2 BEDROOM APARTMENT

Type 2P

Level 24 Signature Plus
2402



Gross Internal Area	100 SQ M	1,076 SQ FT
Reception room / Dining / Kitchen	7.43 x 6.69 M	24' 5" x 21' 11"
Principal bedroom	3.74 x 2.93 M	12' 3" x 9' 7"
Principal bathroom	2.60 x 2.03 M	8' 6" x 6' 8"
Bedroom 2	3.73 x 2.88 M	12' 3" x 9' 5"
Shower room	2.30 x 1.68 M	7' 7" x 5' 6"

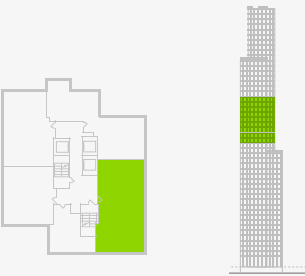
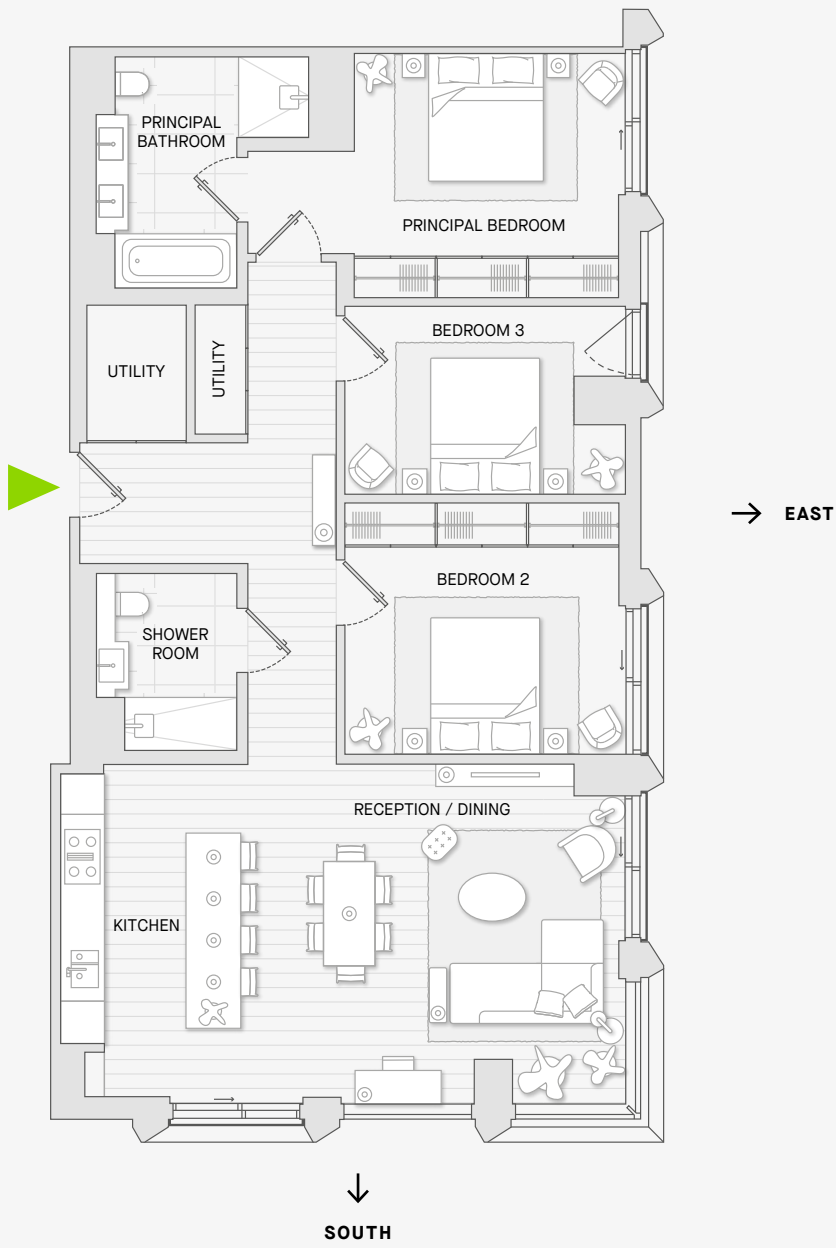


3 BEDROOM APARTMENT

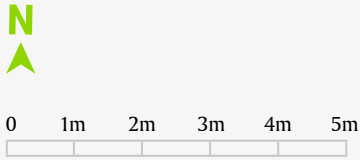
Type 3A

Levels 25 – 33 Signature Plus

2505, 2605, 2705, 2805, 2905, 3005, 3105, 3205, 3305



Gross Internal Area	126 SQ M	1,356 SQ FT
Reception room / Dining / Kitchen	8.31 x 5.04 M	27' 3" x 16' 6"
Principal bedroom	5.55 x 3.07 M	18' 3" x 10' 1"
Principal bathroom	3.40 x 2.07 M	11' 2" x 6' 9"
Bedroom 2	4.12 x 3.04 M	13' 6" x 9' 12"
Bedroom 3	4.12 x 2.76 M	13' 6" x 9' 1"
Shower room	2.55 x 2.07 M	8' 4" x 6' 9"

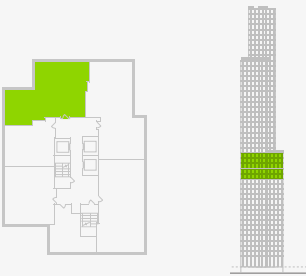
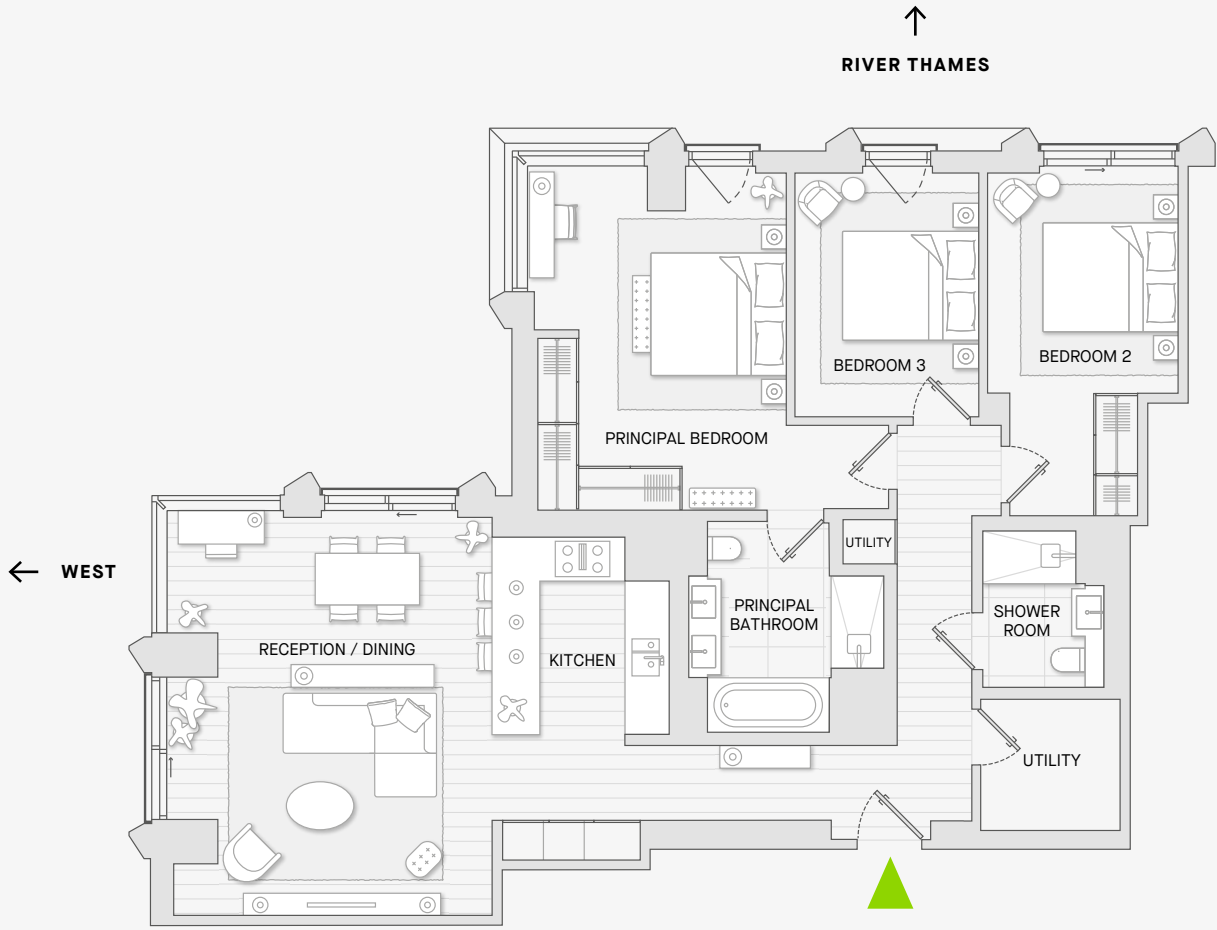


3 BEDROOM APARTMENT

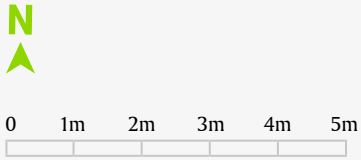
Type 3B

Levels 18 – 22 Signature

1802, 1902, 2002, 2102, 2202



Gross Internal Area	122 SQ M	1,313 SQ FT
Reception room / Dining	6.00 x 4.78 M	19' 8" x 15' 8"
Kitchen	4.82 x 2.60 M	15' 10" x 8' 6"
Principal bedroom	5.03 x 3.80 M	16' 6" x 12' 6"
Principal bathroom	3.10 x 2.87 M	10' 2" x 9' 5"
Bedroom 2	5.14 x 2.83 M	16' 10" x 9' 3"
Bedroom 3	3.68 x 2.73 M	12' 1" x 8' 11"
Shower room	2.30 x 1.78 M	7' 7" x 5' 10"



3 BEDROOM APARTMENT

Type 3C

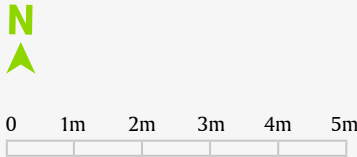
Levels 18 – 22 Signature

1801, 1901, 2001, 2101, 2201



Gross Internal Area 133 SQ M 1,432 SQ FT

Reception room / Dining / Kitchen	8.23 x 6.63 M	26' 12" x 21' 9"
Principal bedroom	4.20 x 3.50 M	13' 9" x 11' 6"
Principal dressing room	1.70 x 1.14 M	5' 7" x 3' 9"
Principal bathroom	3.90 x 2.08 M	12' 10" x 6' 10"
Bedroom 2	5.52 x 2.89 M	18' 1" x 9' 6"
Bedroom 2 shower room	2.30 x 2.00 M	7' 7" x 6' 7"
Bedroom 3	3.34 x 2.43 M	10' 12" x 7' 12"
Shower room	2.30 x 1.70 M	7' 7" x 5' 7"

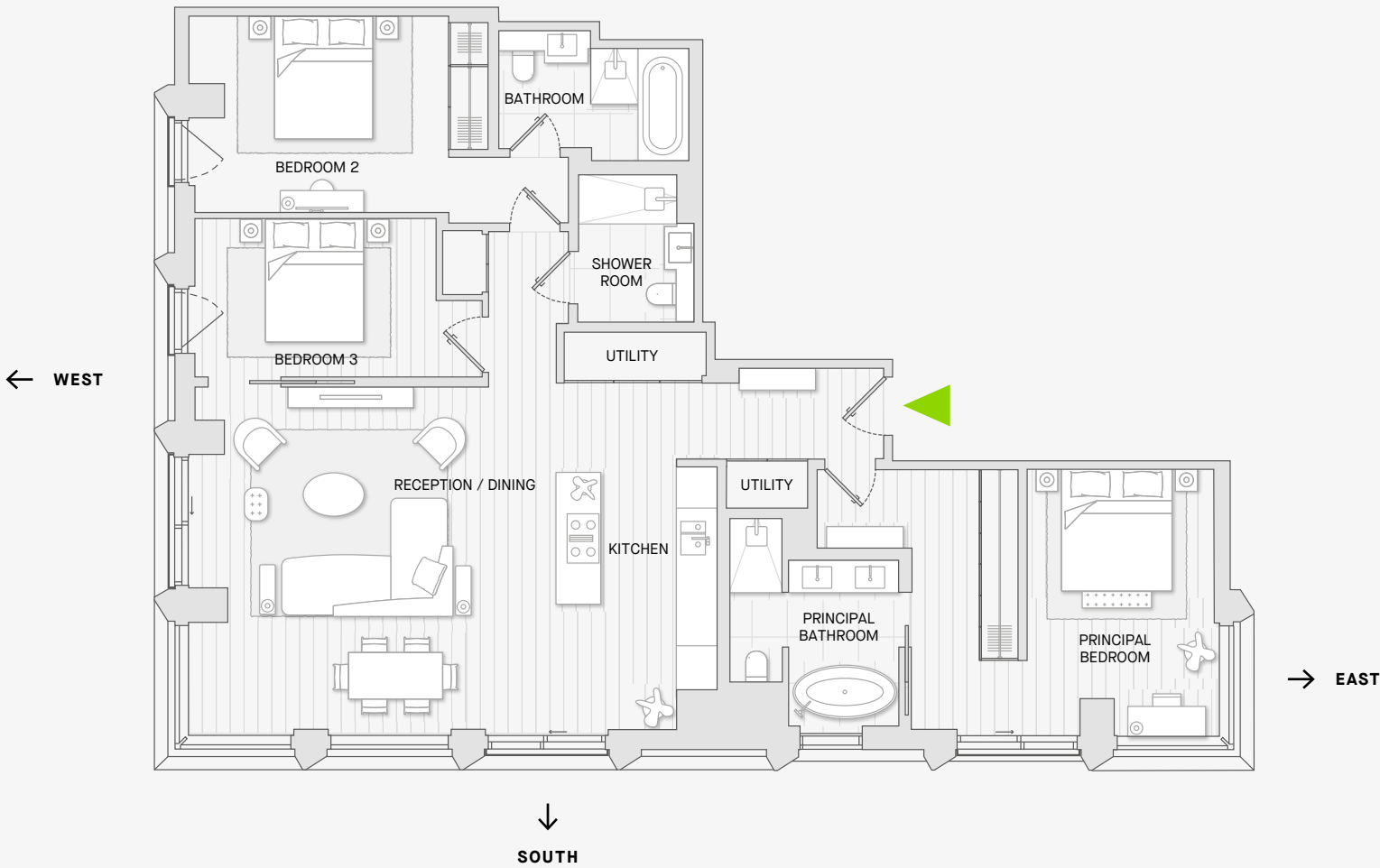


3 BEDROOM APARTMENT

Type 3D

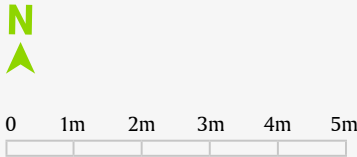
Levels 42 – 47 Premium

4202, 4302, 4402, 4502, 4602, 4702



Gross Internal Area 136 SQ M 1,464 SQ FT

Reception room / Dining / Kitchen	8.60 x 5.74 M	28' 3" x 18' 10"
Principal bedroom	4.33 x 3.14 M	14' 2" x 10' 4"
Principal bathroom	2.85 x 2.65 M	9' 4" x 8' 8"
Bedroom 2	4.23 x 3.20 M	13' 10" x 10' 6"
Bedroom 2 bathroom	3.10 x 1.84 M	10' 2" x 6' 0"
Bedroom 3	4.42 x 2.58 M	14' 6" x 8' 5"
Shower room	2.40 x 1.88 M	7' 10" x 6' 2"

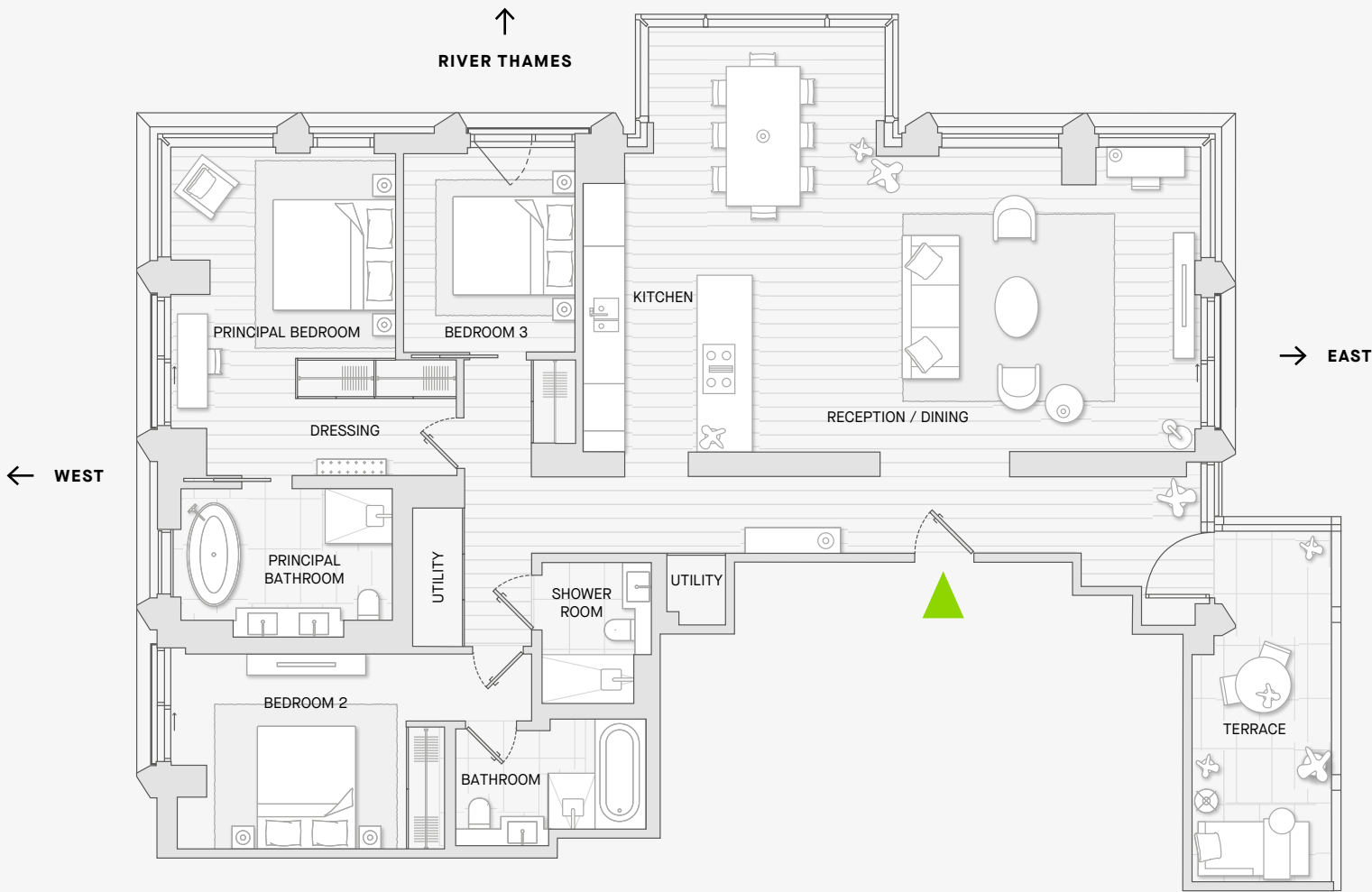


3 BEDROOM APARTMENT

Type 3E

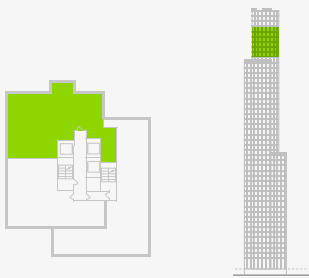
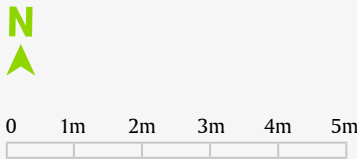
Levels 42 – 47 Premium

4201, 4301, 4401, 4501, 4601, 4701



Gross Internal Area	163 SQ M	1,752 SQ FT
Gross External Area	12.5 SQ M	135 SQ FT

Reception room / Dining / Kitchen	10.04 x 6.92 M	32' 11" x 22' 8"
Principal bedroom	5.35 x 3.66 M	17' 6" x 11' 12"
Principal bathroom	3.61 x 2.42 M	11' 10" x 7' 11"
Bedroom 2	3.81 x 3.23 M	12' 6" x 10' 7"
Bedroom 2 bathroom	3.10 x 1.88 M	10' 2" x 6' 2"
Bedroom 3	3.25 x 2.83 M	10' 8" x 9' 3"
Shower room	2.30 x 1.78 M	7' 7" x 5' 10"
Terrace	5.81 x 2.28 M	19' 1" x 7' 6"



3 BEDROOM APARTMENT

Type 3F

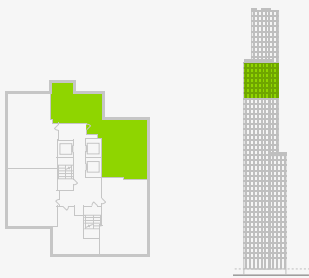
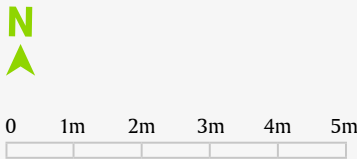
Levels 34 – 40 Signature Plus

3401, 3501, 3601, 3701, 3801, 3901, 4001



Gross Internal Area	142 SQ M	1,525 SQ FT
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Reception room / Dining / Kitchen	9.34 x 6.77 M	30' 8" x 22' 2"
Principal bedroom	4.00 x 3.62 M	13' 1" x 11' 11"
Principal bathroom	3.58 x 1.79 M	11' 9" x 5' 10"
Bedroom 2	5.60 x 3.76 M	18' 5" x 12' 4"
Bedroom 2 shower room	3.58 x 1.79 M	11' 9" x 5' 10"
Bedroom 3	3.21 x 2.81 M	10' 6" x 9' 3"
Bedroom 3 shower room	2.30 x 1.38 M	7' 7" x 4' 6"

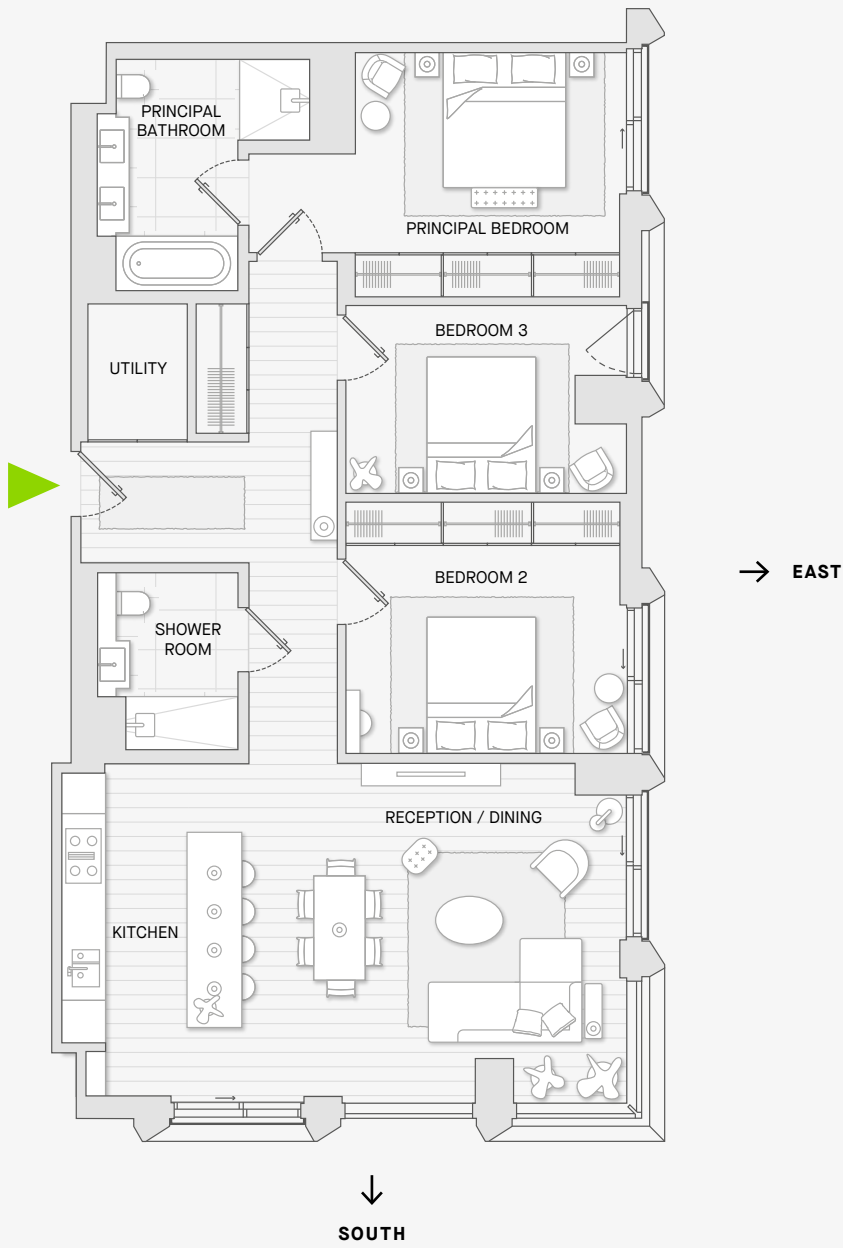


3 BEDROOM APARTMENT

Type 3G

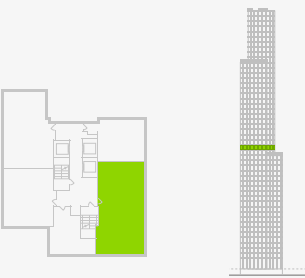
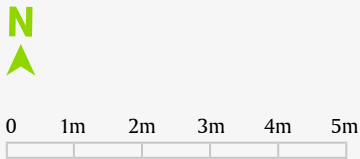
Level 24 Signature Plus

2405



Gross Internal Area 126 SQ M 1,356 SQ FT

Reception room / Dining / Kitchen	8.31 x 5.04 M	27' 3" x 16' 6"
Principal bedroom	5.55 x 2.96 M	18' 3" x 9' 9"
Principal bathroom	3.40 x 2.07 M	11' 2" x 6' 9"
Bedroom 2	4.12 x 3.04 M	13' 6" x 9' 12"
Bedroom 3	4.12 x 2.76 M	13' 6" x 9' 1"
Shower room	2.55 x 2.07 M	8' 4" x 6' 9"

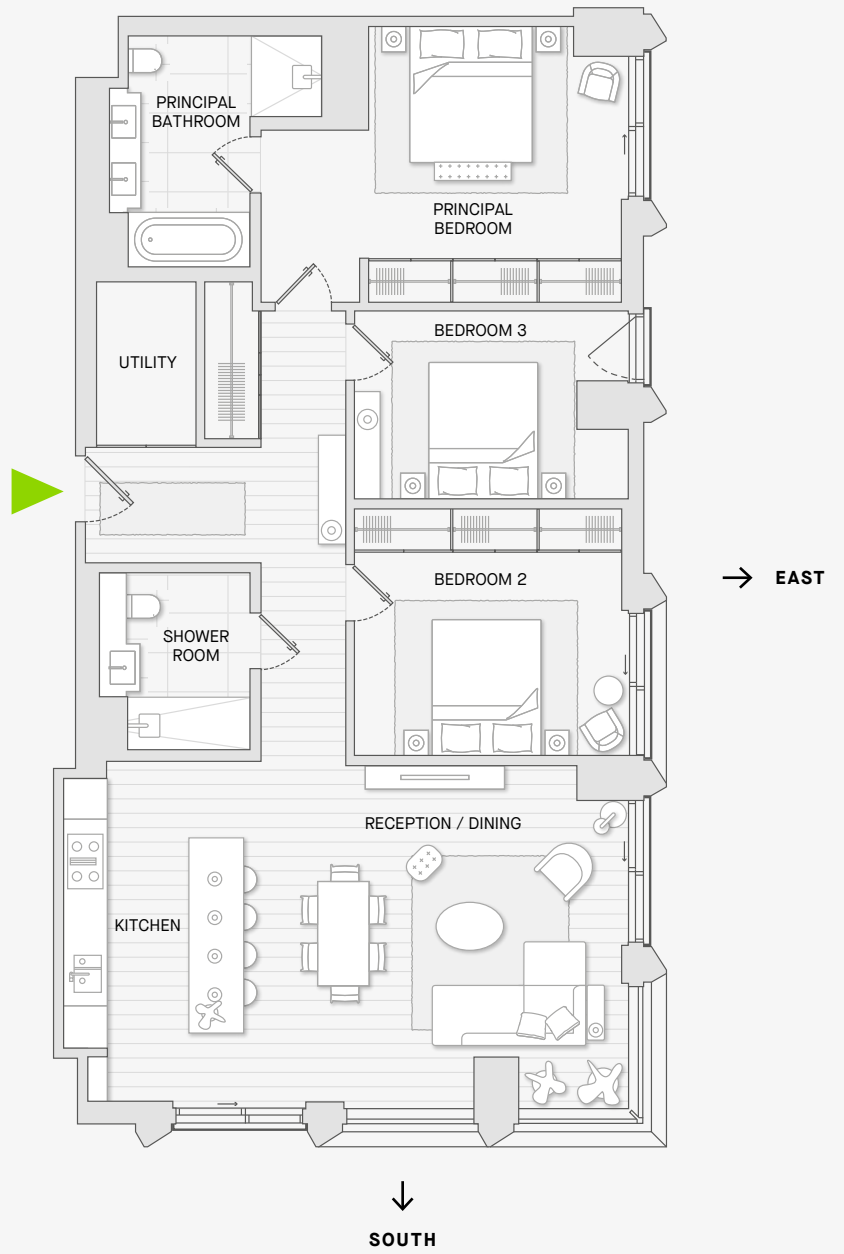


3 BEDROOM APARTMENT

Type 3H

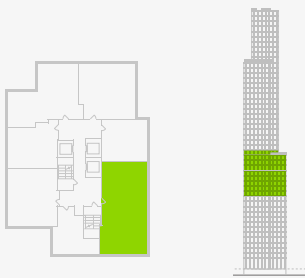
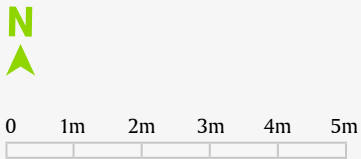
Levels 15 – 23 Signature

1507, 1607, 1707, 1806, 1906, 2006, 2106, 2206, 2303



Gross Internal Area 128 SQ M 1,378 SQ FT

Reception room / Dining / Kitchen	8.31 x 5.09 M	27' 3" x 16' 8"
Principal bedroom	5.40 x 3.48 M	17' 9" x 11' 5"
Principal bathroom	3.40 x 2.08 M	11' 2" x 6' 10"
Bedroom 2	4.02 x 3.04 M	13' 2" x 9' 12"
Bedroom 3	4.02 x 2.76 M	13' 2" x 9' 1"
Shower room	2.60 x 1.79 M	8' 6" x 5' 10"



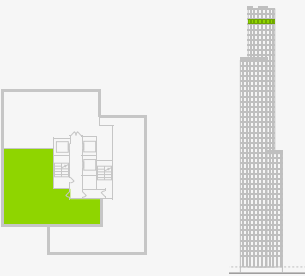
4 BEDROOM DUPLEX PENTHOUSE

Type 4A

Levels 48 – 49 Penthouse

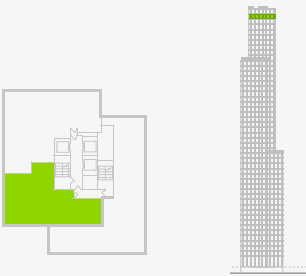
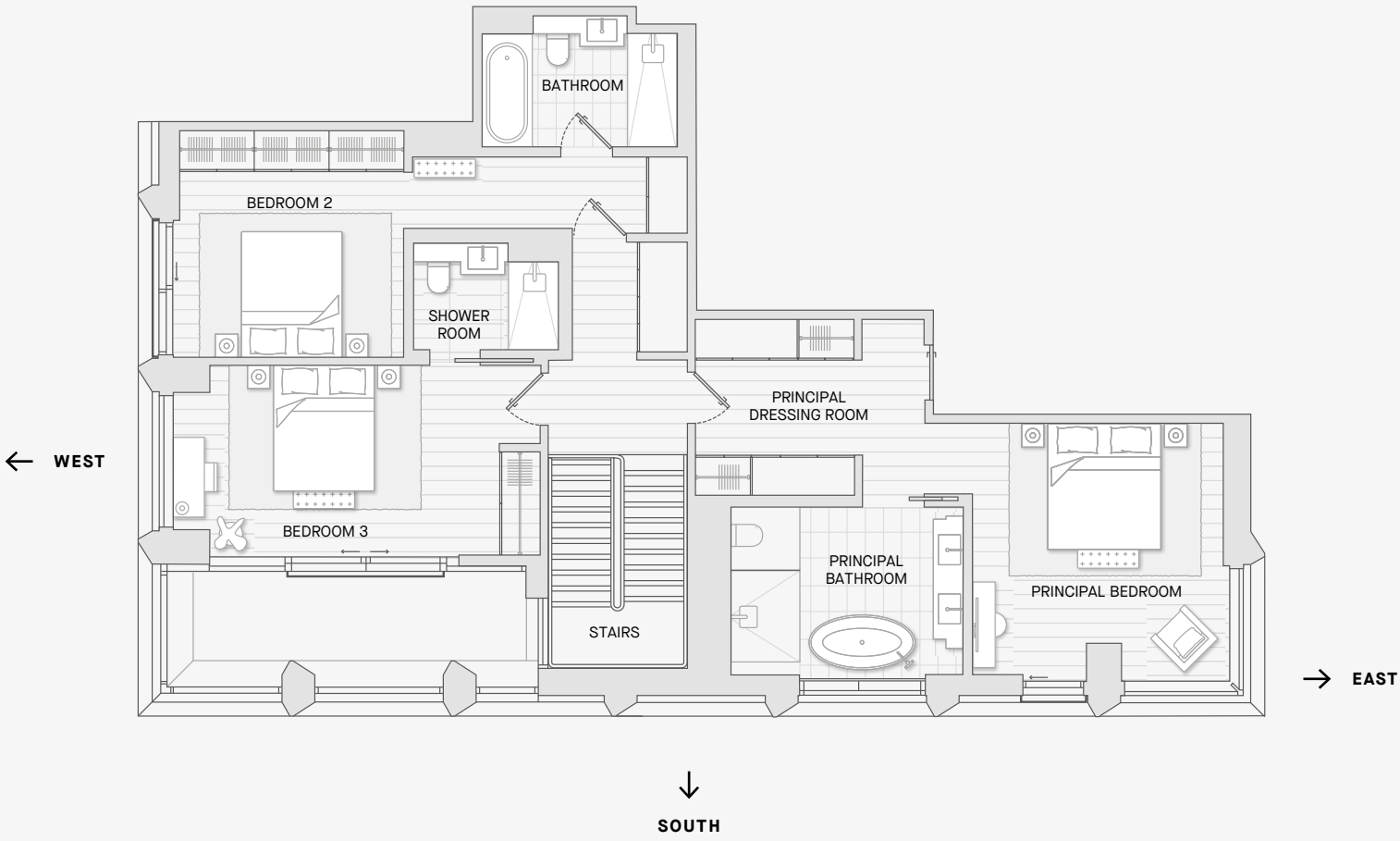
4802

Type 4A Lower

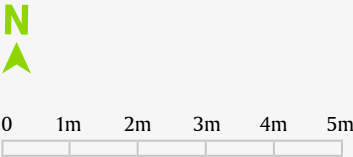


Gross Internal Area	237 SQ M	2,551 SQ FT
Gross External Area	19.8 SQ M	213 SQ FT
Reception room / Dining / Kitchen	7.66 x 5.83 M	25' 2" x 19' 2"
Kitchen	7.78 x 4.10 M	25' 6" x 13' 5"
Hall	4.73 x 2.68 M	15' 6" x 8' 10"
Bedroom 4	5.10 x 2.90 M	16' 9" x 9' 6"
Cloakroom	2.31 x 1.50 M	7' 7" x 4' 11"
Terrace	8.83 x 2.24 M	19' 2" x 7' 4"

Type 4A Upper



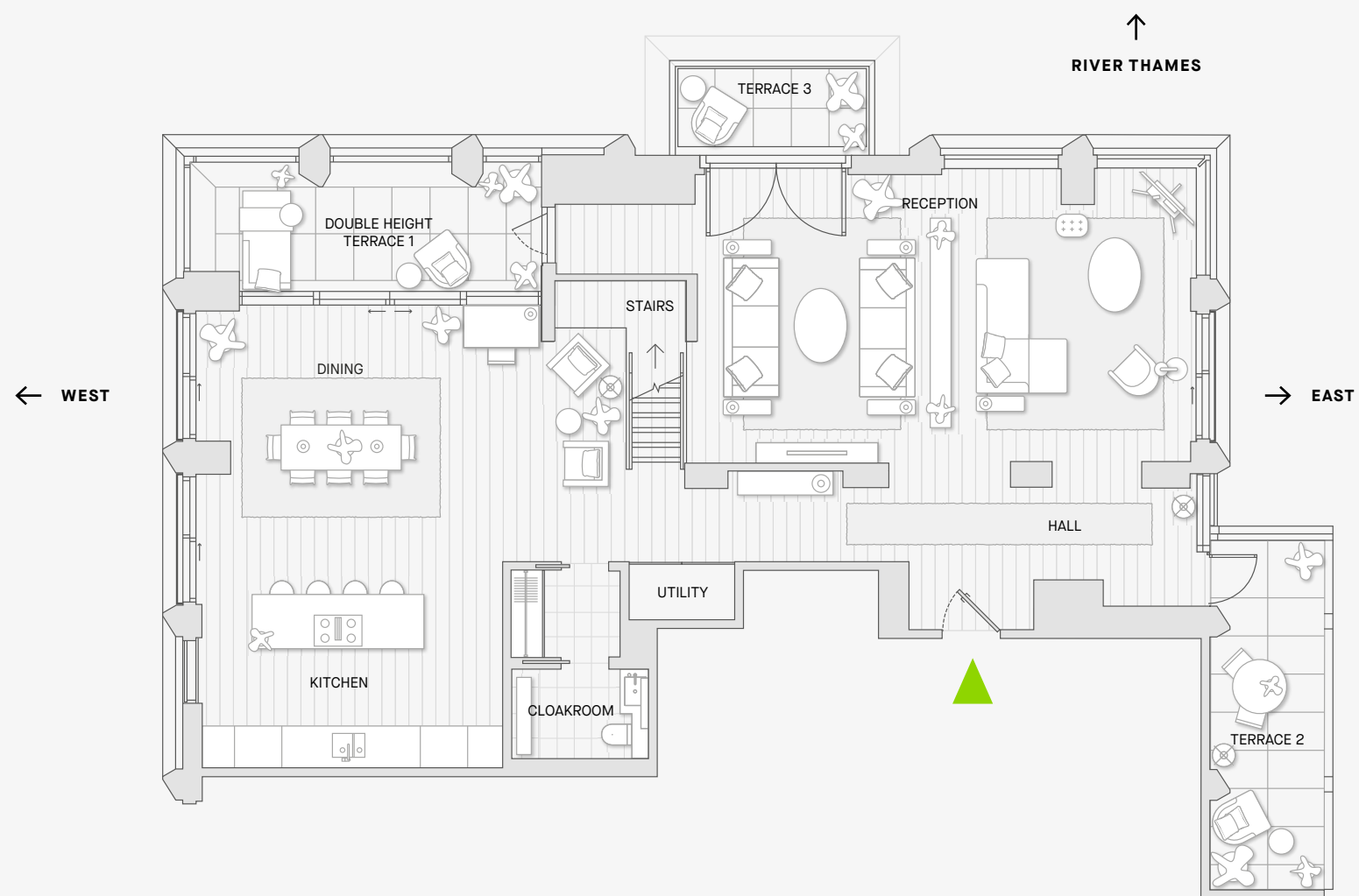
Principal bedroom	4.10 x 4.10 M	13' 5" x 13' 5"
Principal bathroom	3.71 x 2.74 M	12' 2" x 8' 12"
Principal dressing room	3.66 x 1.50 M	11' 12" x 4' 11"
Bedroom 2	3.67 x 2.94 M	12' 0" x 9' 8"
Bedroom 2 bathroom	3.10 x 2.10 M	10' 2" x 6' 11"
Bedroom 3	5.83 x 3.09 M	19' 2" x 10' 2"
Bedroom 3 shower room	2.30 x 1.70 M	7' 7" x 5' 7"



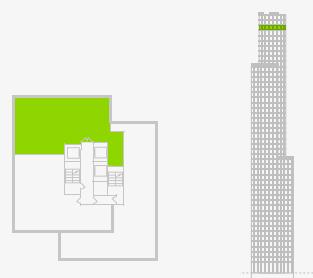
Type 4B

4801

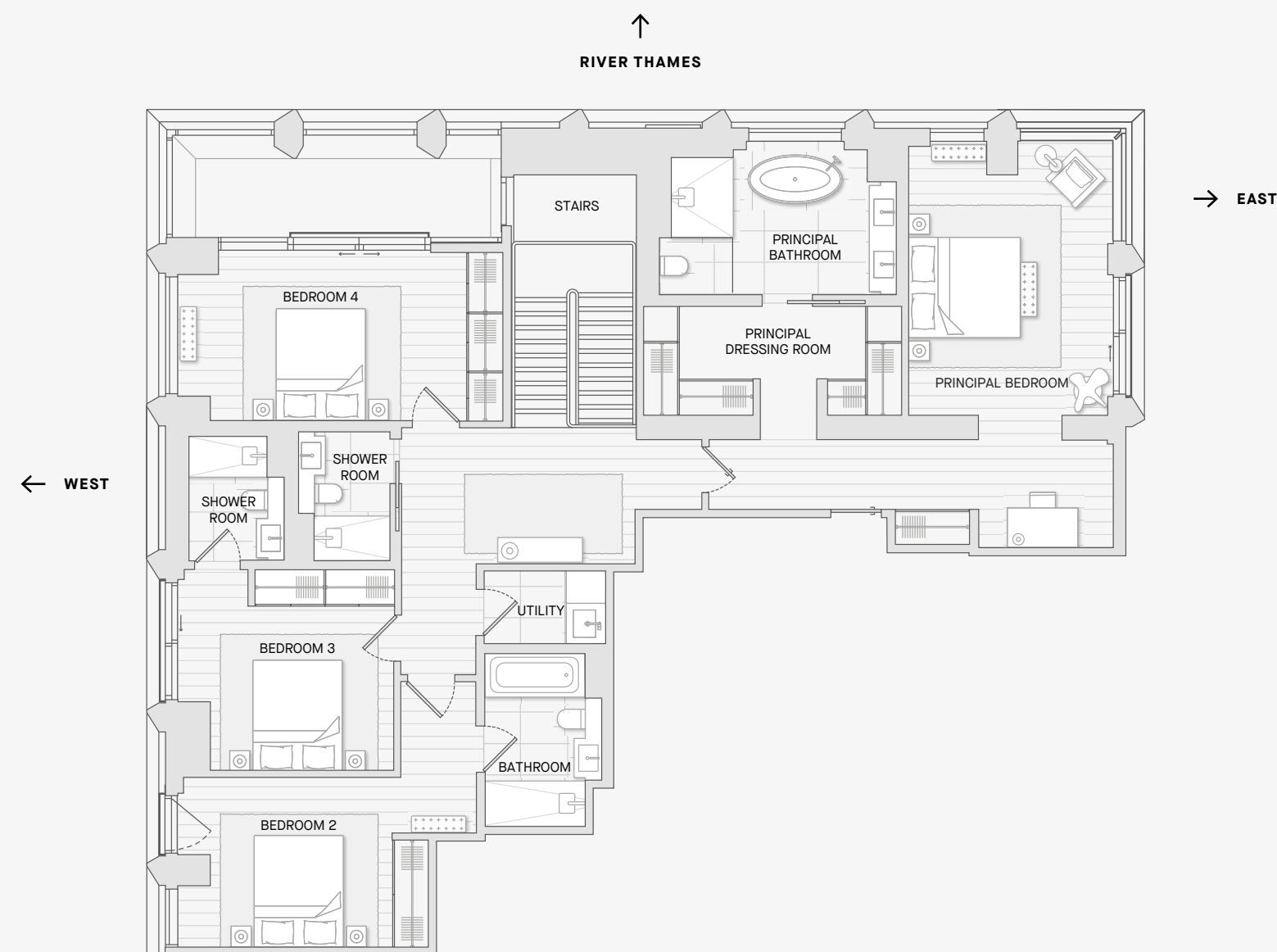
Type 4B Lower



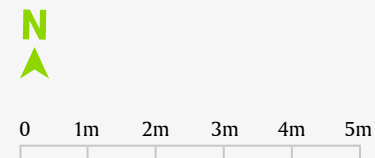
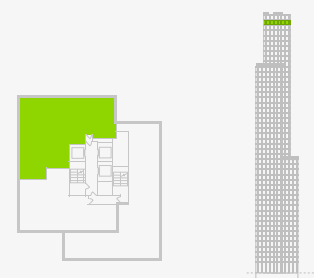
Reception room / Dining / Kitchen	8.39 x 4.95 M	27' 6" x 16' 3"
Kitchen	7.74 x 5.80 M	25' 5" x 19' 0"
Hall	8.39 x 2.39 M	27'6" x 7'10"
Cloakroom	2.97 x 2.31 M	9' 9" x 7' 7"
Terrace 1	5.80 x 2.24 M	19' 0" x 7' 4"
Terrace 2	5.81 x 2.28 M	19' 1" x 7' 5"
Terrace 3	3.10 x 1.50 M	10' 2" x 4' 9"



Type 4B Upper



Principal bedroom	4.92 x 3.67 M	16' 2" x 12' 0"
Principal bathroom	4.14 x 2.64 M	13' 7" x 8' 8"
Principal dressing room	2.47 x 2.43 M	8' 1" x 7' 12"
Bedroom 2	3.84 x 3.00 M	12' 7" x 9' 10"
Bedroom 2 bathroom	3.10 x 2.10 M	10' 2" x 6' 11"
Bedroom 3	3.88 x 2.96 M	12' 9" x 9' 8"
Bedroom 3 shower room	2.30 x 1.71 M	7' 7" x 5' 7"
Bedroom 4	5.18 x 3.11 M	16' 12" x 10' 12"
Shower room	2.30 x 1.65 M	7' 7" x 5' 5"



3 BEDROOM PENTHOUSE

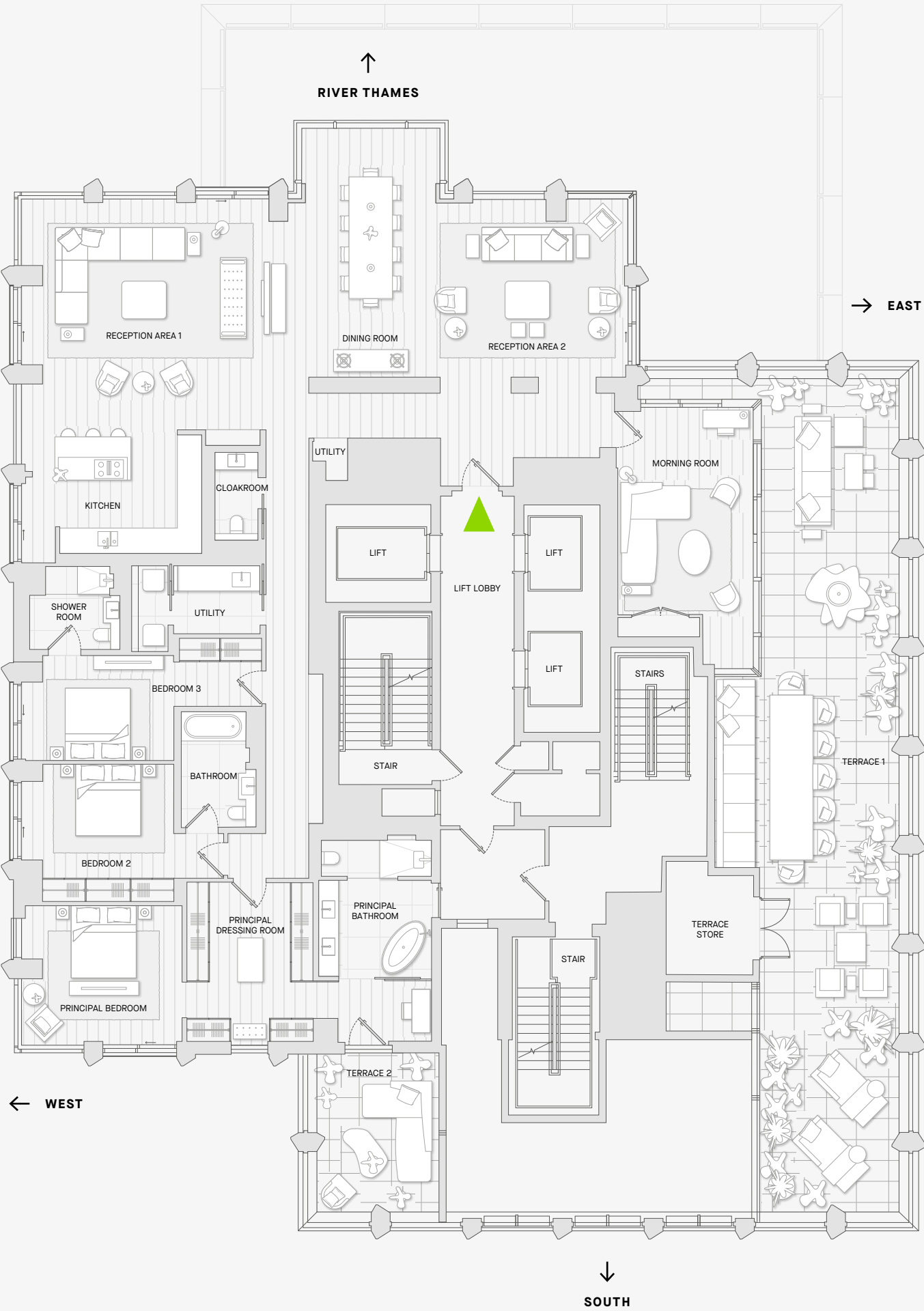
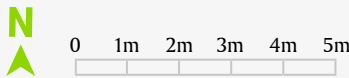
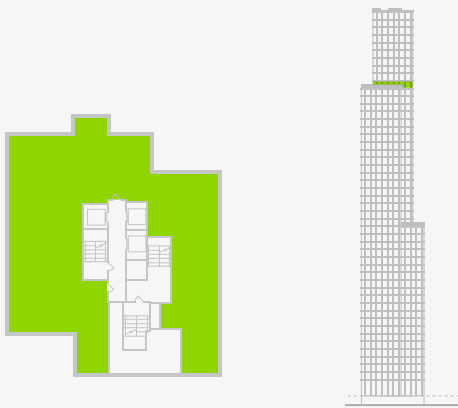
Type 4C

Level 41 Penthouse

4101

Gross Internal Area	302 SQ M	3,251 SQ FT
Gross External Area	107.4 SQ M	1,156 SQ FT

Reception one	6.76 x 6.38 M	22' 2" x 20' 11"
Kitchen	4.30 x 3.36 M	14' 1" x 11' 0"
Reception two	5.30 x 4.95 M	17' 5" x 16' 3"
Dining room	6.92 x 3.86 M	22' 9" x 12' 8"
Principal bedroom	3.86 x 2.19 M	12' 8" x 7' 2"
Principal bathroom	4.37 x 3.07 M	14' 4" x 10' 1"
Principal dressing room	3.76 x 2.21 M	12' 4" x 7' 3"
Bedroom 2	4.21 x 3.17 M	13' 10" x 10' 5"
Bedroom 2 bathroom	3.20 x 2.07 M	10' 6" x 6' 9"
Bedroom 3	4.21 x 2.91 M	13' 10" x 9' 7"
Bedroom 3 shower room	2.52 x 2.30 M	8' 3" x 7' 7"
Morning room	6.99 x 3.74 M	22' 11" x 12' 3"
Cloakroom	2.45 x 1.20 M	8' 0" x 3' 11"
Terrace 1	23.08 x 3.88 M	75' 9" x 12' 9"
Terrace 2	4.45 x 3.35 M	14' 7" x 10' 12"





APARTMENT SPECIFICATION

General specification.

Common parts & amenities

EXTERNAL SPECIFICATION

- Reconstituted white/light grey stone facings (pilasters and lintels)
- Black aluminium panelling
- Black aluminium window and door frames
- Triple glazed windows
- Black balustrades
- Dark bronze aluminium entrance canopies
- Granite paving to terraces

ENTRANCE RECEPTIONS & AMENITY SPACES

The ODA-designed Grand Foyer and amenity spaces will be made from a palette of natural stone, high quality contemporary ceramics, solid hard-wood and veneered joinery with a collection of specially selected furniture, upholstery and lighting.

THE SUMMIT CLUB & DECK

Custom joinery in light oak, wool/silk custom rugs and a selection of custom-made furniture in bronze, oak and marble finishes.

CAR PARKING

- Automated car stacker with 92 parking spaces
- Automatic number-plate recognition
- All spaces equipped to provide 7kW EV charging
- 3500kg maximum vehicle weight to accommodate the largest and heaviest cars
- L5.2m x W2.2m x H2.2m maximum vehicle dimensions

Apartments

Specifications of kitchens, bathrooms and joinery vary in some instances. See pages 76 to 79 for more details.

CEILINGS, WALLS & FLOORS

- 2.6m ceiling heights to principal rooms, and 2.4m ceiling heights to other spaces i.e. corridors, kitchens and bathrooms
- Ceilings suspended painted plasterboard with frameless, flush access panels for plant access
- Double stud party walls with plasterboard linings and plywood reinforcement to key areas
- Painted plasterboard internal partitions with painted profiled skirtings and architraves
- Engineered light oak timber flooring throughout living spaces and corridors
- Fitted carpet to some bedrooms (refer to floor plans)
- Porcelain finishes to floors of bathrooms
- Marble wall finishes (2 and 3 bedroom principal bathrooms and Premium apartments)
- Porcelain wall finishes (All other bathrooms in Signature & Signature Plus apartments)

AUDIO VISUAL & DATA SYSTEMS

- Distributed media provision for media services to living spaces
- Colour touchscreen to entrance hall for video entry and concierge intercom

LIGHTING & POWER

- Lutron RA2 wireless lighting switching and scene setting
- LED lighting throughout, dimmable to principal rooms
- Recessed LED downlights to all rooms
- Indirect LED strip lighting in kitchens and bathrooms
- Vanity lightboxes to bathroom joinery
- Lutron Occasions Lamp adapters linked to lighting system to principal rooms
- White screwless metal plate sockets throughout
- Sockets include USB and USB-C charging to principal rooms

HEATING & COOLING

- Comfort cooling units provide cooling and heating to all principal rooms
- Electric underfloor heating to bathrooms
- Electric stainless steel heated towel rails to bathrooms
- Hot water via heat interface unit located within the plant cupboard
- Each apartment individually metered and billed

KITCHENS

- Bespoke fitted kitchens in matt lacquer and textured timber laminate finishes by Lema in Signature & Signature Plus and Bulthaup B3 in Premium apartments
- Engineered quartz worktops and splashbacks
- Feature breakfast bars with joinery inserts (where layout appropriate)
- All apartments (excluding studios) to include: induction hob, combi microwave, oven, dishwasher, fridge/freezer, wine cooler
- Integrated Siemens appliances in Signature apartments, including washing machine
- Integrated Miele cooking appliances with Siemens concealed appliances in Signature Plus apartments, including washing machine
- Integrated Miele appliances in Premium apartments, including washing machine
- Separate washing machine and tumble dryer in all 3 bedroom and Premium apartments

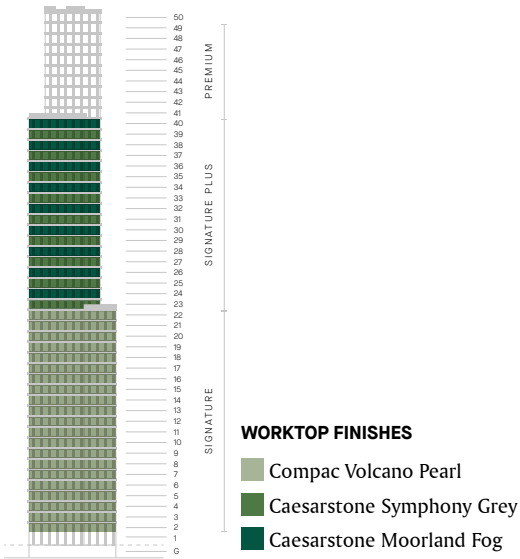
BATHROOMS

- Marble wall finishes (2 and 3 bedroom principal bathrooms and Premium apartments)
- Porcelain finishes to floors and walls
- Marble vanity areas, bath tops and feature niches
- Undermounted basins within stone vanity
- Feature ceramic tiles to key areas
- Bespoke joinery with metal framed mirrored cabinets and textured glass light boxes providing vanity lighting
- Cabinet interiors finished in light oak laminate with adjustable glass shelves
- Bespoke metal framed timber laminate joinery below basin to principal bathrooms
- Double vanities with low level drawers in light oak laminate to principal bathrooms in larger apartments
- Heated stainless steel towel rails
- Brassware by Gessi throughout with luxury range to Premium apartments
- High quality Duravit bathroom sanitaryware with Kaldewei enamelled steel baths
- Demista pads to all mirrors and shaver sockets to all vanity cupboards

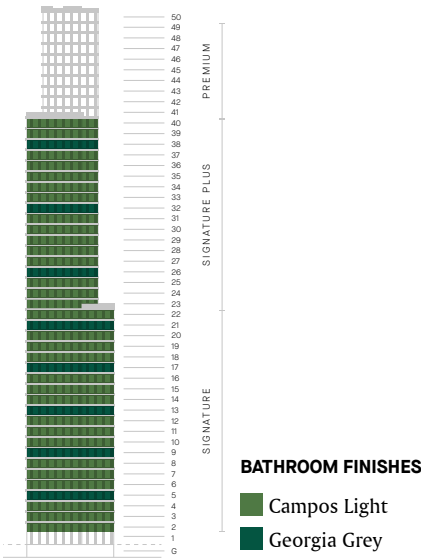
JOINERY

- Bespoke oak veneered apartment entrance door with timber veneered panelled surround, feature pull handle, feature lighting and apartment numbering
- Internal doors with premium brassware in brushed nickel
- Fitted wardrobes by Lema in matt lacquer finish with timber laminate interiors and dark bronze metal accents





ARCHITECT'S CGI OF KITCHEN WITH CIGNO PALETTE



ARCHITECT'S CGI OF BATHROOM WITH CAMPOS LIGHT PALETTE

Signature & Signature Plus.

SIGNATURE KITCHENS

Levels: 2 – 22

- Lema Cigno matt lacquer door fronts to base, wall and tall units
- Light oak laminate to select tall units and joinery items
- Brushed stainless steel accents
- Compac Volcano Pearl worktops
- Integrated Siemens appliances
- Dunavox wine cooler (excluding studios)

SIGNATURE PLUS KITCHENS

Levels: 23 – 40

- All features of Signature kitchens as well as:
- Caesarstone worktops
 - Symphony Grey (odd-numbered levels)
 - Moorland Fog (even-numbered levels)
 - Integrated Miele hob and ovens
 - Integrated Miele wine cooler (excluding studios)
 - Siemens concealed appliances

KITCHEN CABINET COLOUR

Select apartments only – see below

- Avio, Salvia or Pistachio matt lacquer door fronts to base, wall and tall units
- Caesarstone Moorland Fog worktops

BATHROOMS

All levels are Campos Light except for levels 5, 9, 13, 17, 21, 26, 32 and 38 which are Georgia Grey

In all apartments with a third bathroom the alternative colour palette will be applied. For example, if bathrooms 1 and 2 are Campos Light, the third bathroom will be Georgia Grey

- 1 bedroom apartments to have large format porcelain tiling to floors and walls
- 2 and 3 bedroom apartments to have large format porcelain tiling to floors with marble tiling to walls to principal bathrooms

JOINERY AND WARDROBES

- Wardrobes by Lema with Cigno white lacquered exteriors
- Linen effect and light oak laminate wardrobe interiors with bronze metal accents
- Studio apartments have white melamine wardrobe doors with dark bronze edging
- Engineered oak flooring by Havwoods
- Internal doors with satin nickel ironmongery



Compac Volcano Pearl worktop



Caesarstone Symphony Grey worktop



Caesarstone Moorland Fog worktop



Salvia: Apartments 1902, 2405, 3202 and 3802



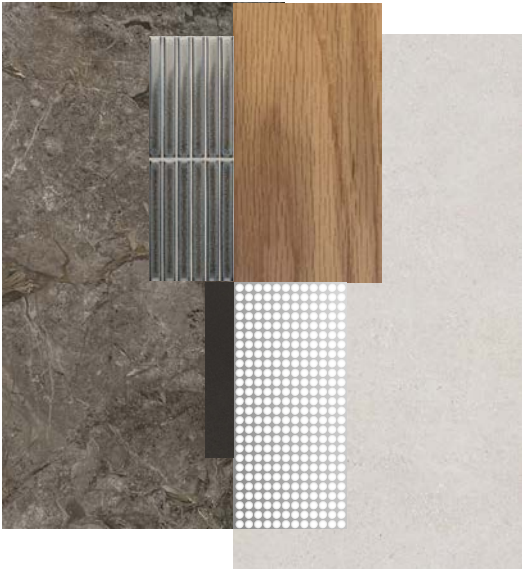
Avio: Apartments 1901, 2802 and 3205



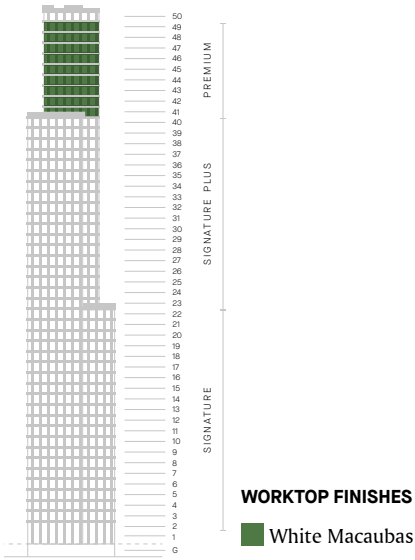
Pistachio: Apartments 1507, 1906 and 2805



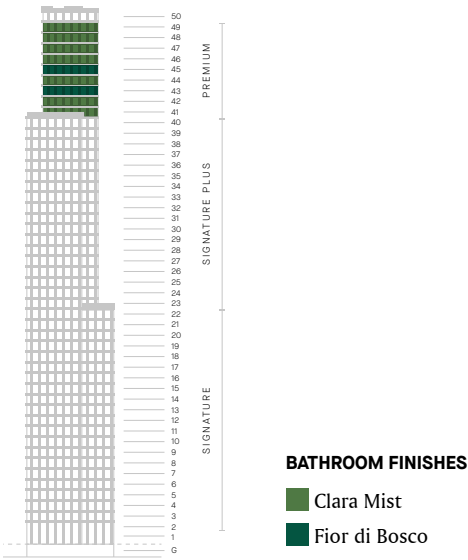
Campos Light palette



Georgia Grey palette



ARCHITECT'S CGI OF KITCHEN WITH SAND BEIGE PALETTE



ARCHITECT'S CGI OF BATHROOM WITH CLARA MIST PALETTE

Premium & Penthouse.

PREMIUM APARTMENT KITCHENS

Levels: 42 – 47

- Bulthaup B3 Structured Oak fronts to wall units
- Bulthaup B3 Aluminium Sand Beige to base and tall units
- Brushed stainless steel accents
- White Macaubas stone worktops
- Bulthaup B3 rail system splashback in Aluminium Sand Beige
- Integrated Miele appliances

PENTHOUSE KITCHENS

Levels: 41, 48 – 49

As Premium apartments but with the following differences:

- Structured oak veneer to breakfast bar backdrop
- White Macaubas stone worktops
- Integrated Sub Zero & Wolf appliances



White Macaubas stone worktop

BATHROOMS

All levels are Clara Mist except for levels 43 and 45 which are Fior di Bosco. Carnico palette to be used for all third bathrooms

- Large format porcelain tiling to floors with marble tiling to walls
- Under sink drawer unit to principal bathrooms
- Gessi Inciso Finox Brushed Bronze brassware throughout

JOINERY AND WARDROBES

Levels: 41 – 49

- Wardrobes by Lema with walnut veneer exteriors
- Linen effect wardrobe interiors with bronze metal accents
- Premium grade extra wide (300mm) engineered oak flooring by Havwoods
- Internal doors with satin nickel ironmongery



Clara Mist palette



Fior di Bosco palette



Carnico palette

CONTACT.

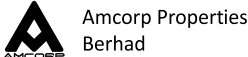
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TEMASEK

A JOINT VENTURE BETWEEN NATIVE LAND & PARTNERS



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