

FACT SHEET

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| Development Name | Perfect Ten |
| Developed by | Japura Development Pte Ltd |
| Project Description | 2 Blocks of 24 Storey Residential Flats (Total 230 units) with Landscape Deck, 2 Basement Carparks, Swimming Pool and Communal Facilities on Lot 00211X TS26 at Bukit Timah Road |
| Address | 321 & 323 Bukit Timah Road |
| District | District 10 |
| Tenure | Estate in Fee Simple (Freehold) |
| Site Area | 9,711.3 sqm (104,531 sqft) (Plot Ratio: 2.1) |
| Expected Date of Vacant Possession | 26-Nov-26 |
| Expected Date of Legal Completion | 26-Nov-29 |
| No. of residential units | 230 units |
| Parking Facilities | 230 Lots located at B1 & B2 incl. 5 electric lots + 3 accessible lots |
| Residential facilities & features | <p>(a) Basement 1</p> <p>(i) Piazza</p> <p>(ii) Cascading water feature</p> <p>(iii) Boulevard driveway</p> <p>(iv) Green Walls</p> <p>(v) Landscape Berms</p> <p>(vi) Grand Drop-off</p> <p>(b) 1st Storey Landscape Deck</p> <p>(i) 50m Infinity Pool (estimated surface area 600 sqm)</p> <p>(ii) Kids' Pool (estimated surface area 47 sqm)</p> <p>(iii) Ion Pool (estimated surface area 6 sqm)</p> <p>(iv) Spa Pool (estimated surface area 7sqm)</p> <p>(v) Mineral Pool (estimated surface area 6 sqm)</p> <p>(vi) Aqua Gym (estimated surface area 43sqm)</p> <p>(vii) Showers</p> <p>(viii) Sun Deck</p> <p>(ix) Kids' Playground</p> <p>(x) BBQ Pavilions 1 & 2</p> <p>(xi) Gourmet Pavilion</p> <p>(xii) Party Pavilion</p> <p>(xiii) Pool Side Cabanas</p> <p>(xiv) Reading Cabanas</p> <p>(xv) Wellness Deck</p> <p>(xvi) Lily Pond</p> <p>(xvii) Yoga Deck</p> <p>(xviii) Treetop Daybed Garden</p> <p>(xix) Great Party Lawn</p> <p>(xx) Starlight Garden</p> <p>(xxi) Water Feature-Reflective Pool</p> <p>(xxii) Rock Garden</p> <p>(xxiii) Grandeur Pathway</p> <p>(xxiv) Grandeur View Deck</p> <p>(c) Clubhouse</p> <p>(i) Grand Staircases</p> <p>(ii) Grandeur Link</p> <p>(iii) Grandeur Function Room</p> <p>(iv) Gym</p> <p>(v) Shower and Changing Rooms</p> <p>(vi) Restrooms</p> <p>(vii) Steam Rooms</p> <p>(viii) Powder Room</p> <p>(ix) Clubhouse Lift Lobby</p> <p>(d) Roof Deck (partial roof above Penthouse Units)</p> <p>(i) Sunrise and Sunset View Deck</p> <p>(ii) Sunrise and Sunset Lounge Deck</p> <p>(iii) Sunrise and Sunset Spa Deck</p> <p>(iv) Sunrise and Sunset Spa Pool</p> <p>(v) Starry Light Reflective Pool</p> <p>(vi) Starry Sky Walk</p> <p>(vii) Landscape Garden</p> <p>(viii) Landscape Seating</p> <p>(ix) Showers</p> |