



HERALD PARKSUITES

Inspire Greatness, Reach New Heights



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Reach New Heights

For Training Purposes Only

Facade Inspiration

Manhattan, New York





Vicinity Map


The UPPER EAST
MASTER DEVELOPMENT PLAN

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Development Summary



2,185 sqm.
TOTAL LAND AREA

12
NUMBER OF FLOORS

246
NUMBER OF UNITS

9,297 sqm.
TOTAL SALEABLE AREA

April 30, 2027
+12 month
grace period
TURNOVER DATE

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Floor Summary

3rd Floor to 12th Floor
Residential Unit
(excluding 4th Floor and 13th Floor)

2nd Floor
(Amenity Deck & Residential)

Ground Floor
(Retail & Parking)

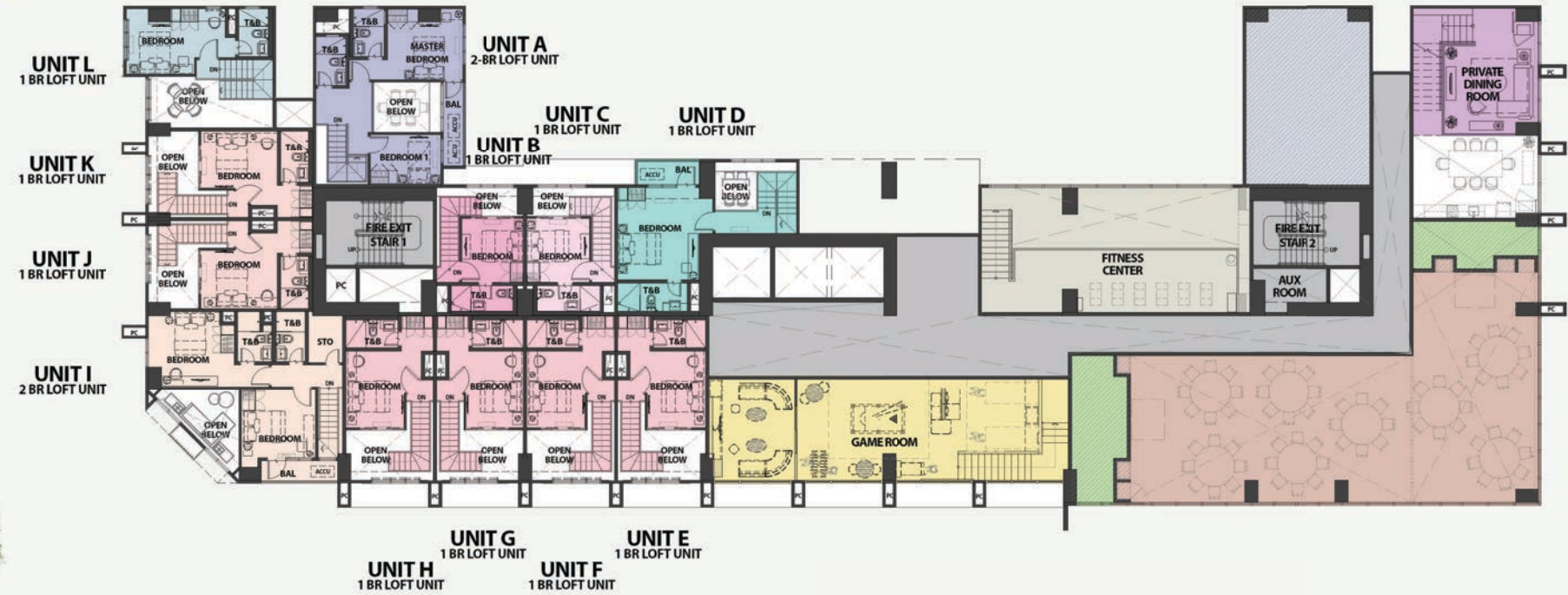
Basement 1
(Parking)



Unit Mix

Unit Description	Unit Size	No. of Units	Unit Mix %
STUDIO	24 sqm	18	7%
STUDIO WITH BALCONY	27 - 31.50 sqm	135	55%
1 BEDROOM WITH BALCONY	38.50 - 41 sqm	27	11%
EXECUTIVE 1 BEDROOM WITH BALCONY	54 sqm	18	7%
1 BEDROOM LOFT WITH LANAI	45 - 78 sqm	10	4%
2 BEDROOM WITH BALCONY	56-79 sqm	36 15%	15%
2 BEDROOM LOFT WITH LANAI	103 - 109 sqm	2	1%
Total		246	100%

Typical Floor Layout | 2nd Floor Loft Units



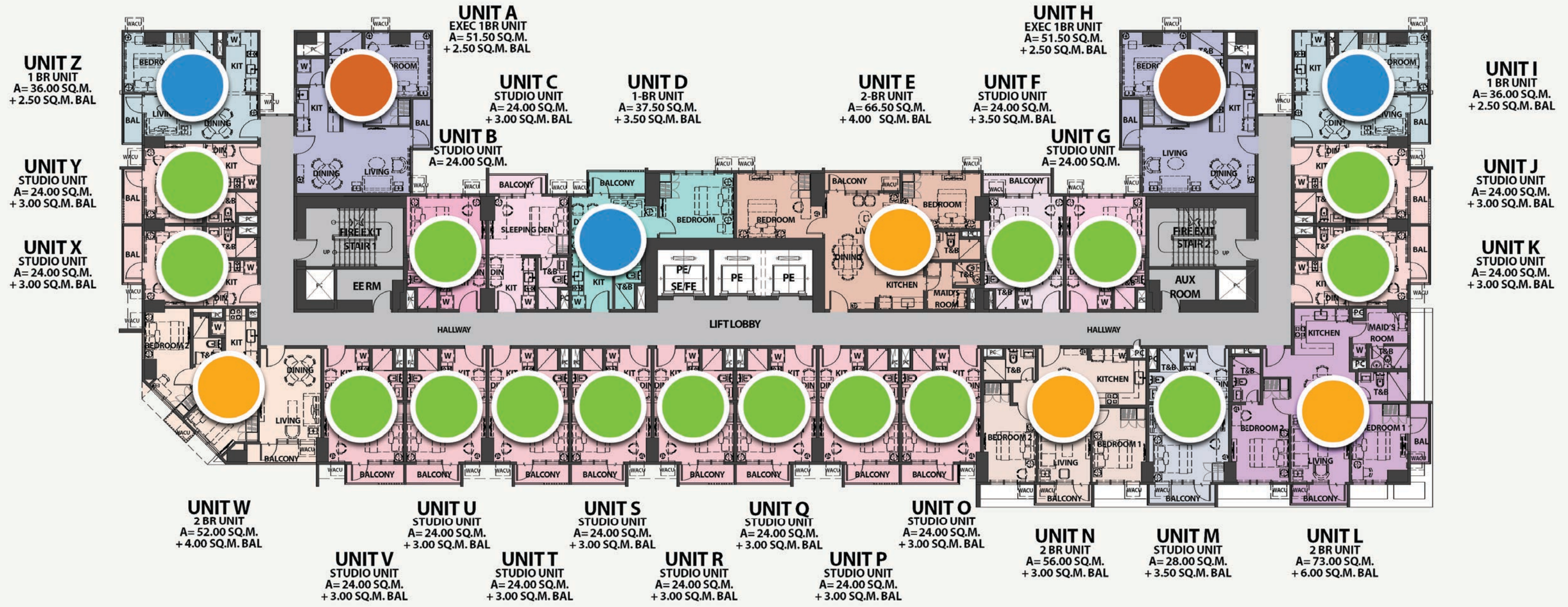
2 Two Bedroom Loft Units

10 One Bedroom Loft Units

TOTAL UNITS - 12 RESIDENTIAL UNITS

Typical Floor Layout | 3rd - 12th Typical Floor Units

(NO 4th FLOOR)



17 Studio Units **3** One Bedroom Units **2** Exec. One Bedroom Units **4** Two Bedroom Units

TOTAL UNITS - 26 RESIDENTIAL UNITS

Unit Deliverables

- Homogenous tile flooring for living, dining, kitchen, & T&B
- Ceramic plank flooring for studio units & bedrooms
- Modular bedroom closets
- Modular undercounter & overhead kitchen cabinets with open shelves
- Kitchen with granite countertop, homogenous tile backsplash, single- bowl sink, and faucet
- 2-burner cooktop for Studio, 1BR / 4-burner cooktop with built-in oven for 2BR up
- Rangehood
- T&B with granite countertop, lavatory basin with mixer, shower set with mixer, water closet, soap dish, towel rod, tissue paper holder, bidet spray, facial mirror, and partial glass shower enclosure
- Provision for inverter window type air-conditioning units for Regular Units
- Split-type inverter AC units for Loft Units
- Video Intercom
- Wireless smart home system and devices

STUDIO

Living/Dining	Ceramic plank flooring
Sleeping Den	Ceramic plank flooring, Modular closet, Provision for inverter
Kitchen	Ceramic plank flooring, Granite countertop, Homogenous tile backsplash, Modular undercounter and overhead cabinets with open shelves, Single bowl sink with faucet, Water line and power outlet for washer-dryer
Toilet & Bath	Homogenous floor and wall tiles, Shower set with mixer, Water closet, Lavatory basin with mixer, Granite countertop, Soap dish, towel rod, tissue paper holder, bidet spray, Facial mirror, Mechanical and/or natural ventilation, Partial glass shower enclosure, Hot and cold water lines for multi-point water heater (water heater unit to be provided by owner)
Appliances	2-burner cooktop with rangehood



STUDIO



1 BEDROOM WITH BALCONY

Living/Dining	Homogenous tile flooring, Provision for inverter window-type air conditioning unit
Bedroom	Ceramic plank flooring, Modular closet, Provision for inverter window-type air conditioning unit
Kitchen	Homogenous tile flooring, Granite countertop, Homogenous tile backsplash, Modular undercounter and overhead cabinets with open shelves, Single bowl sink with faucet
Toilet & Bath	Homogenous floor and wall tiles, Shower set with mixer, Water closet, Lavatory basin with mixer, Granite countertop, Soap dish, towel rod, tissue paper holder, bidet spray, Facial mirror, Mechanical and/or natural ventilation, Partial glass shower enclosure, Hot and cold water lines for multi-point water heater (water heater unit to be provided by owner)
Appliances	2-burner cooktop with rangehood



1 BEDROOM WITH BALCONY



2 BEDROOM WITH BALCONY

Living/Dining	Homogenous tile flooring, Provision for inverter window-type air conditioning unit
Bedroom	Ceramic plank flooring, Modular closet, Provision for inverter window-type air conditioning unit
Kitchen	Homogenous tile flooring, Granite countertop, Homogenous tile backsplash, Modular undercounter and overhead cabinets with open shelves, Single bowl sink with faucet
Toilet & Bath	Homogenous floor and wall tiles, Shower set with mixer, Water closet, Lavatory basin with mixer, Granite countertop, Soap dish, towel rod, tissue paper holder, bidet spray, Facial mirror, Mechanical and/or natural ventilation, Partial glass shower enclosure, Hot and cold water lines for multi-point water heater (water heater unit to be provided by owner)
Appliances	4-burner cooktop with rangehood and built-in oven



2 BEDROOM WITH BALCONY



1 BEDROOM LOFT WITH LANAI

Living/Dining	Homogeneous tile flooring
Bedroom	Ceramic plank flooring, Modular closet
Kitchen	Homogenous tile flooring, Granite countertop, Homogenous tile backsplash, Modular undercounter and overhead cabinets with open shelves, Single bowl sink with faucet
Toilet & Bath	Homogenous floor and wall tiles, Shower set with mixer, Water closet, Lavatory basin with mixer, Granite countertop, Soap dish, towel rod, tissue paper holder, bidet spray, Facial mirror, Mechanical and/or natural ventilation, Partial glass shower enclosure, Hot and cold water lines for multi-point water heater (water heater unit to be provided by owner)
Powder Room	Homogenous floor and wall tiles, Water closet, Lavatory with mixer, Tissue paper holder, Bidet spray, Facial mirror, Mechanical and/or natural ventilation Water line and power outlet for washer dryer
Appliances	4-burner cooktop with rangehood and built-in oven



LOWER FLOOR



UPPER FLOOR

1 BEDROOM LOFT WITH LANAI



2 BEDROOM LOFT WITH LANAI

Living/Dining	Homogeneous tile flooring
Bedroom	Ceramic plank flooring, Modular closet
Kitchen	Homogenous tile flooring, Granite countertop, Homogenous tile backsplash, Modular undercounter and overhead cabinets with open shelves, Single bowl sink with faucet
Toilet & Bath	Homogenous floor and wall tiles, Shower set with mixer, Water closet, Lavatory basin with mixer, Granite countertop, Soap dish, towel rod, tissue paper holder, bidet spray, Facial mirror, Mechanical and/or natural ventilation, Partial glass shower enclosure, Hot and cold water lines for multi-point water heater (water heater unit to be provided by owner)
Powder Room	Homogenous floor and wall tiles, Water closet, Lavatory with mixer, Tissue paper holder, Bidet spray, Facial mirror, Mechanical and/or natural ventilation Water line and power outlet for washer dryer
Utility/Maid's Room with toilet	Ceramic tile flooring, Partially tiled toilet walls with ceramic tiles, Water closet, wall-hung wash basin with faucet, shower set, Mechanical and/or natural ventilation, Water line and power outlet for washer-dryer
Appliances	4-burner cooktop with rangehood and built-in oven, Inverter split-type air conditioning units



LOWER FLOOR



UPPER FLOOR

2 BEDROOM LOFT WITH LANAI



Typical Unit Deliverables

- Homogenous tile flooring for living, dining, kitchen, & T&B
- Porcelain plank flooring for studio units & bedrooms
- Modular bedroom closets
- Modular under counter & overhead kitchen cabinets with open shelves and undercabinet lights
- Kitchen with granite countertop, homogenous tile backsplash, single- bowl sink, and faucet
- 2-burner cooktop for Studio, 1BR / 4-burner cooktop with built-in oven for 2BR up
- Rangehood
- T&B with granite countertop, lavatory basin with mixer, shower set with mixer, water closet, soap dish, towel rod, tissue paper holder, bidet spray, facial mirror, and partial glass shower enclosure
- Provision for inverter window-type air-conditioning units for Regular Units
- Split-type inverter AC units for Loft Units
- Video Intercom
- Wireless smart home system and devices

Typical Residence Features

- Entrance panel door with viewer and door casing
- Mortise type with built-in deadbolt entry door lockset
- Individual electric and water meter
- Provision of Fiber-to-the-Home triple play technology
- Provision for CATV lines
- Provision for telephone/internet-ready lines
- Automatic heat/smoke detection
- Automatic fire sprinkler system
- Standby power generator for 1 lighting fixture and 1 power outlet in the living area, 1 lighting fixture and 1 power outlet in the kitchen
- Individual Condominium Certificate of Title (CCT)

Herald Parksuites Smart Unit

Features a wireless smart home system that can be accessed remotely via a phone app.



Smart Home Features

-  Lighting Control
 - RF light switches are installed to control and monitor the use of lighting fixtures via the phone app
 - Applicable in living/dining area, bedrooms, & balconies
-  Motion sensor-controlled lights
 - Motion sensors are installed at T&Bs to automatically turn on the light upon entry
-  Appliance control
 - IR transmitter/s are provided to link and control appliances operated by a remote e.g. TVs, Aircons, etc. with the smart home system
 - Applicable in living/dining area, & bedrooms

Smart Home Deliverables

- Smart home gateway (RF/IR controller), RF light switches, IR emitters, & Wi-Fi router



AMENITIES



Exterior Amenities

ADULT POOL
CHILDREN'S POOL WITH BUBBLERS
OUTDOOR SHOWER
POOL DECK WITH SUNBUNS
OUTDOOR PLAY AREA
READING NOOK
COVERED WALKWAY
PLANTERS / LANDSCAPE AREA
POOL BAR

Interior Amenities

PRIVATE DINING ROOM
FITNESS GYM
GAME ROOM
FUNCTION ROOM
DAYCARE
SPILL-OVER AREA (FUNCTION ROOM)
2- PANTRY
MALE / FEMALE CHANGING ROOMS



HERALD PARKSUITES
2ND FLOOR AMENITY DECK
LOWER LEVEL






- ADULT POOL
- CHILDREN'S POOL WITH BUBBLERS
- OUTDOOR SHOWER
- POOL DECK WITH SUNBUNS
- OUTDOOR PLAY AREA
- READING NOOK
- COVERED WALKWAY
- FITNESS CENTER
- POOL BAR
- FUNCTION ROOMS
- PRIVATE DINING ROOMS
- SPILL OVER AREA
- OUTDOOR SHOWER
- FEMALE/MALE CHANGING ROOM

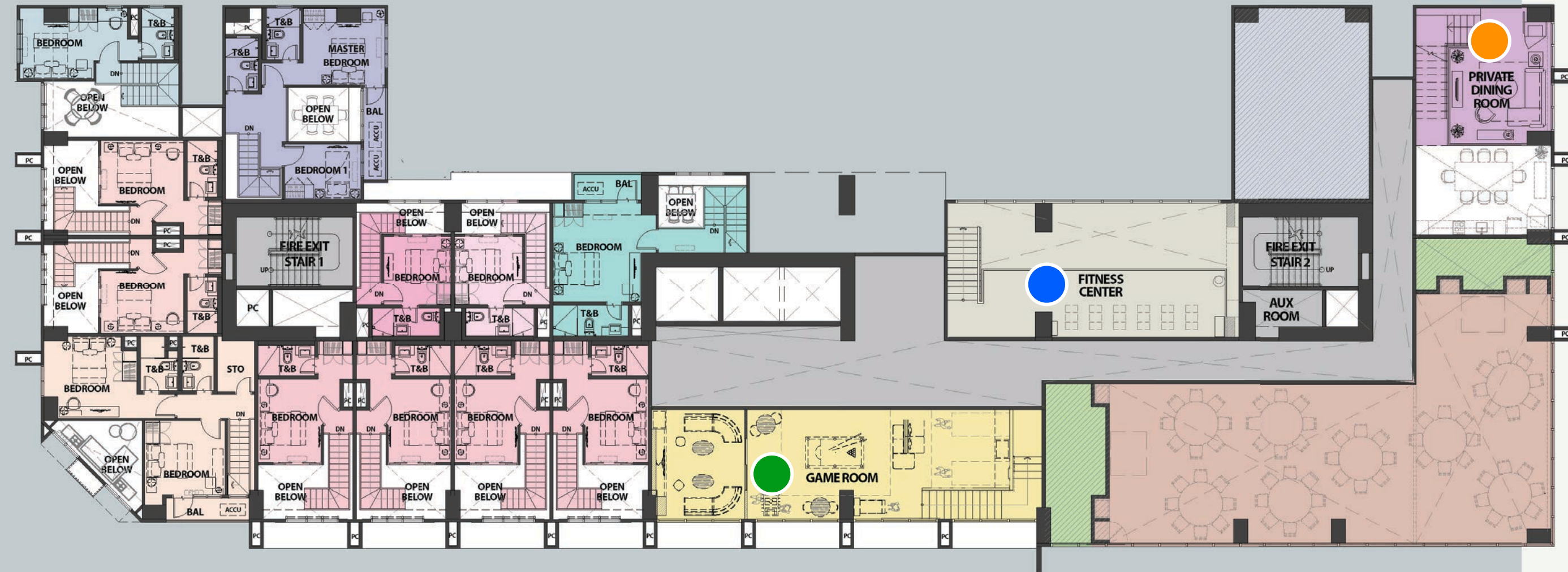
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2ND FLOOR AMENITY DECK UPPER LEVEL

-  FITNESS CENTER
-  PRIVATE DINING ROOM
-  GAME ROOM



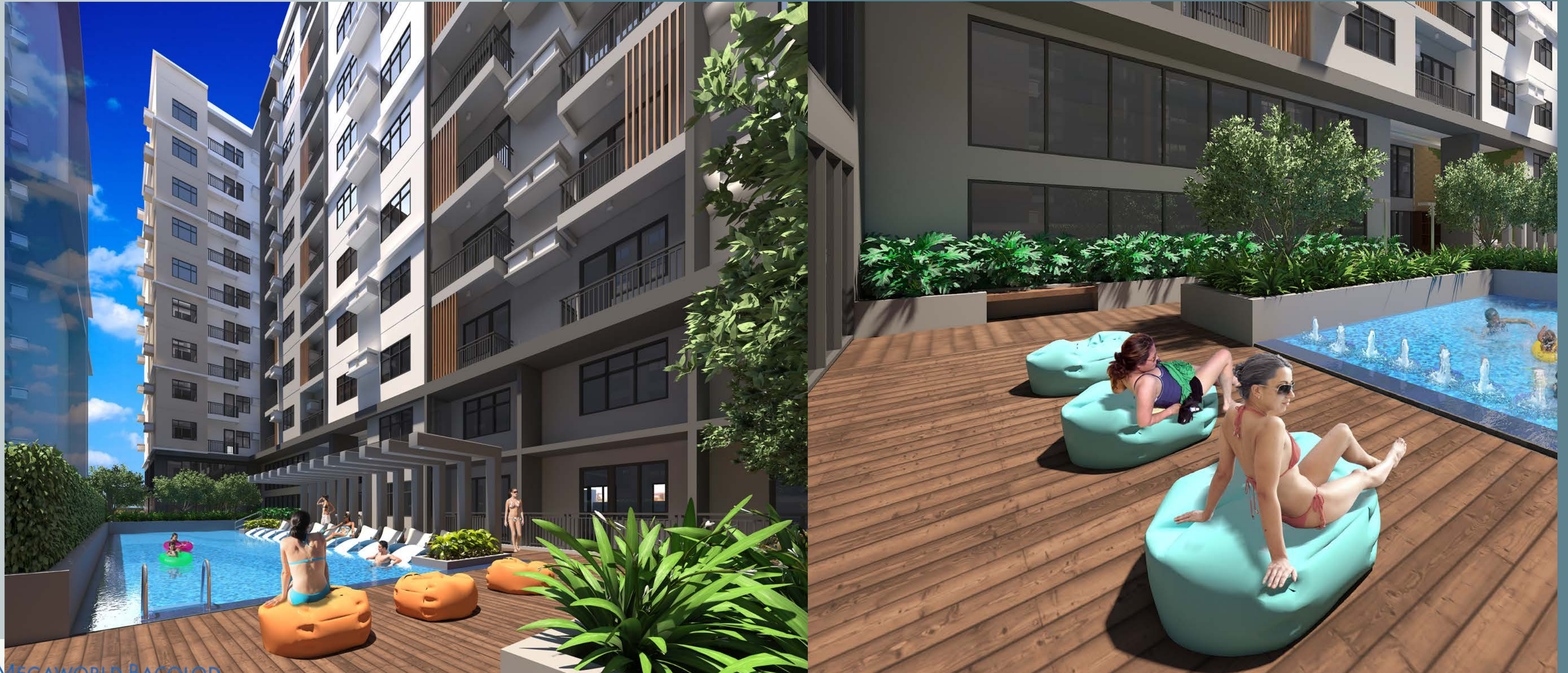
Adult Pool



Children's Pool with Bubblers



Pool Deck with Sunbuns



Pool Bar



Outdoor Play Area



Reading Nook



Spill Over Area



Fitness Center



Game Room



Function Room



Private Dining Room



Day Care



Building Facilities / Services

- 2 Passenger elevators
- 1 service / passenger elevator
- Security command center for 24-hour monitoring of all building facilities
- Video phone communication system connecting reception / security counter to all units
- Overhead tank and underground cistern for ample water supply
- Fully addressable fire detection and alarm system for common areas
- Fire sprinkler system for common areas
- Standby power generator for 100% back-up power for common areas
- IP type closed circuit (CCTV) monitoring at selected areas
- Panic alarm system at accident prone areas
- Voice evacuation and public announcement system
- Building administration / security office
- Annunciator panel at elevator lobbies

Main Lobby





What's NEW?



HERALD PARKSUITES

What's NEW in

Residential Units

Smart Home

Bidet Spray



HERALD PARKSUITES

Building Facilities

Holding Area for Deliveries

Finished Parking Flooring

Green & Sustainability Features

LOW FLOW RATE FIXTURES

Fixtures and fittings at toilet and kitchen with low flow rate for water conservation

MATERIAL RECOVERY FACILITY

Dedicated room for the proper collection and segregation of solid waste materials until they are conveyed to the proper disposal facilities such as recycling facilities, another building site, or sanitary landfills

MAXIMIZED EQUIPMENT ENERGY EFFICIENCY

Major mechanical equipment and air-conditioning units used have high energy efficiency rating to minimize energy consumption

RAINWATER HARVESTING

A tank is dedicated to harvest rainwater which will be reused for non-potable uses



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