



NEWTON  
—SPRINGS—

PART OF SANCTUARY COLLECTION

THE RIVER IS YOURS  
TO EXPLORE



Main Gate

FIND CALM IN THE FLOWING  
WATER OF THE RIVER



THE RIVER SPIRIT  
OF THE NATURE





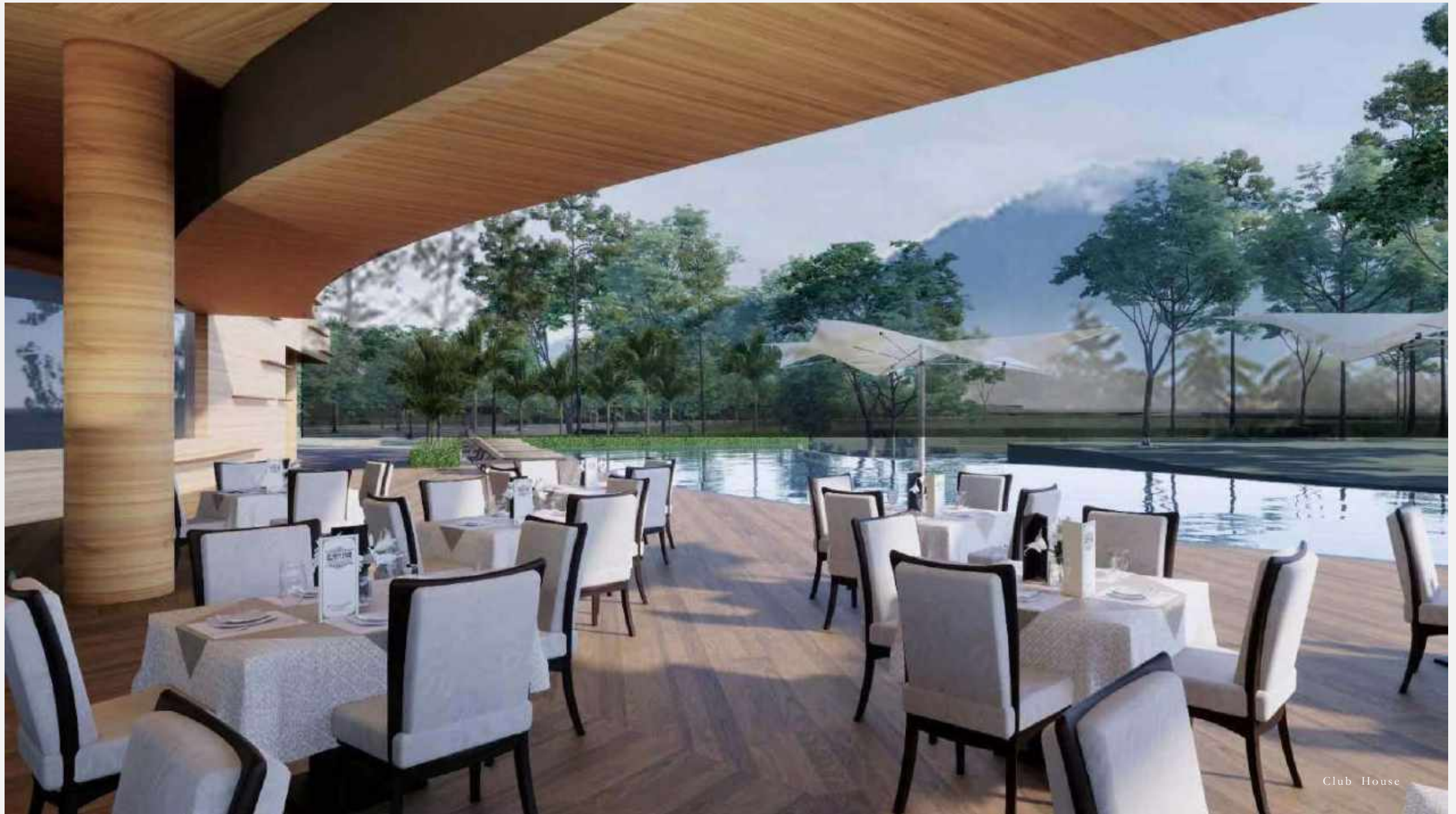
The Ultimate Luxury  
is being able to relax  
and enjoy your home

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*Jeff Lincoln*



Club House



Club House





Home isn't a place.  
It's a feeling

—  
*Cecelia Abern*





A living space  
should be a sanctuary.  
it has to be a place  
where you can reflect  
on your life.

*Michael Bliss*





River Side



Common Boundary Side













A WORLD CLASS AREA.  
PART OF THE SANCTUARY COLLECTION



NEWTON SPRINGS



Yoga Studio



River Passage



Futsal



Clubhouse Café



Bonfire



Movie Theater



Riverview Gym



Basketball Court



Clubhouse Playroom



Tennis Court



Al Fresco Dining



Lifestyle Plaza



Amphitheater



Illuminating Garden



Floating Stage



Specialty Cafe

LIFESTYLE HAVEN



Outdoor Voyage



Youth Quest



Outdoor Gym



Trampoline Park



Wall Climbing

HIGHLAND PASSAGE

SURROUNDING BY  
VARIOUS AMENITIES

# NEWTON SPRINGS RIVERFRONT





INTEGRATED  
SMART HOME

# I - Living

## I - Home

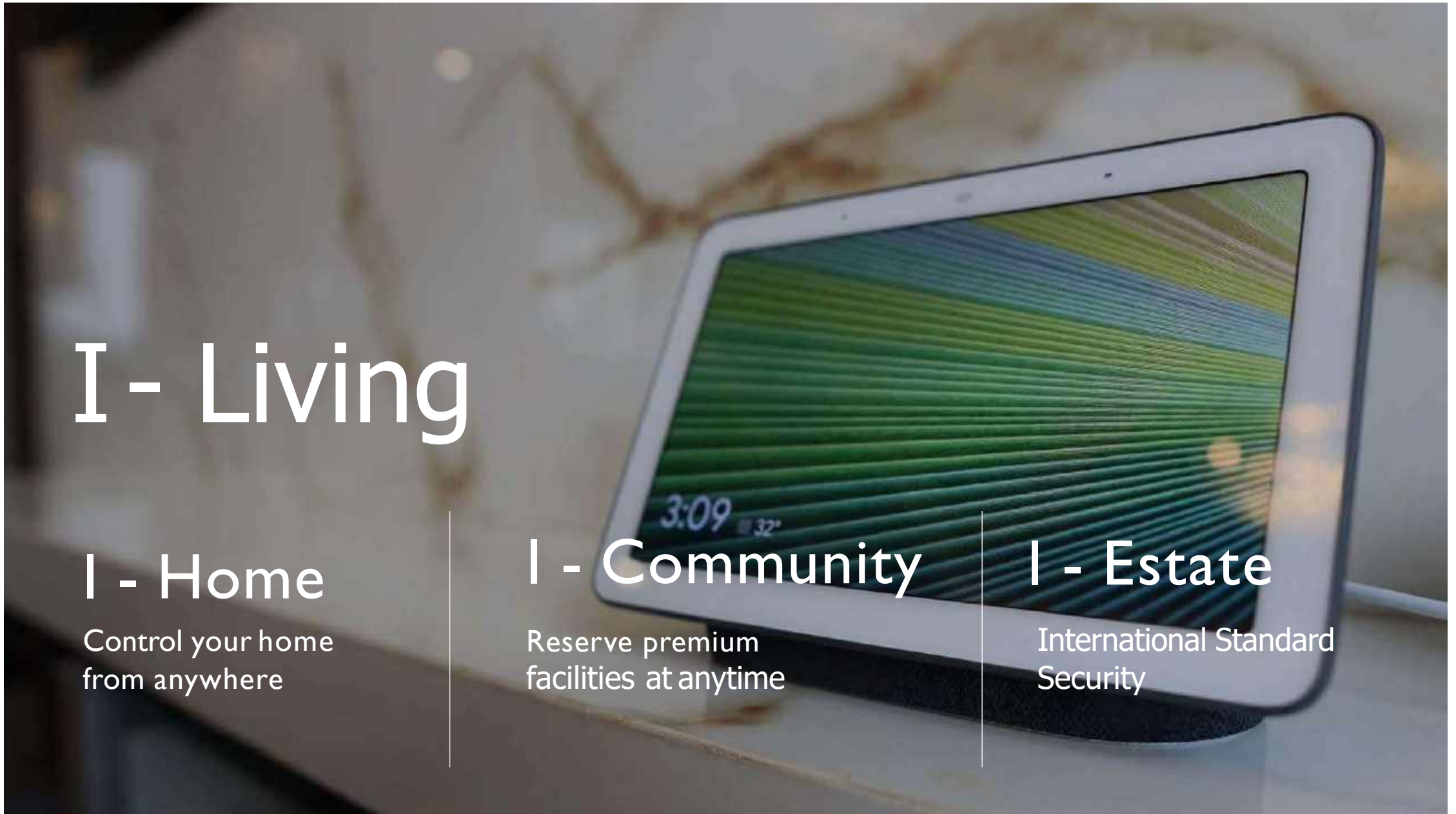
Control your home  
from anywhere

## I - Community

Reserve premium  
facilities at anytime

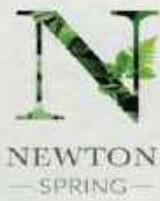
## I - Estate

International Standard  
Security





# SITE PLAN



## UNIT TYPE

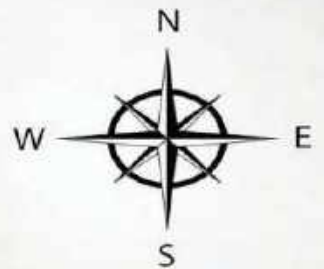
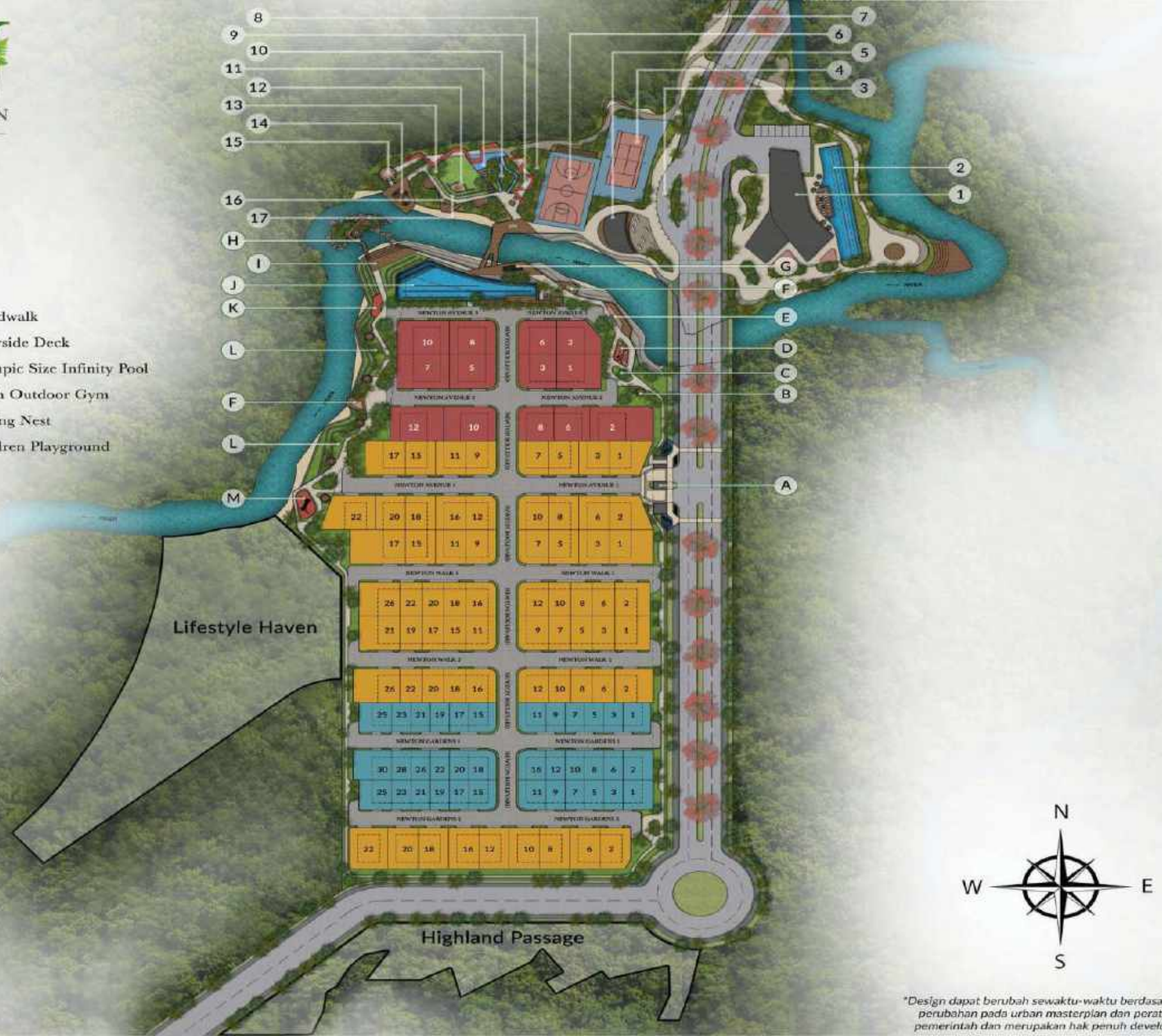
- Type 10
- Type 8
- Type 7A

## LEGEND

- |                        |                                |
|------------------------|--------------------------------|
| (A) Cluster Gateway    | (H) Boardwalk                  |
| (B) Seating Area       | (I) Riverside Deck             |
| (C) Reflexology Path   | (J) Olympic Size Infinity Pool |
| (D) Senior Outdoor Gym | (K) Youth Outdoor Gym          |
| (E) Waterfront Swing   | (L) Seating Nest               |
| (F) Outdoor BBQ        | (M) Children Playground        |
| (G) Waterfront Nets    |                                |

## MAIN CLUB HOUSE FACILITIES

- 1 Main Club House
- 2 Swimming Pool
- 3 Vehicular Drop Off Zone
- 4 Tennis Court
- 5 Shelter, Toilet & Changing Facility
- 6 Basketball & Futsal Court
- 7 Bicycle Park
- 8 Forest Gallery
- 9 Ribbon Pavilion
- 10 Toboggan Slide
- 11 Children Playground
- 12 Picnic Lawn - Bonfire
- 13 Flying Hammock
- 14 Riverside Deck + Seating Nets
- 15 Observatory Tower
- 16 Outdoor BBQ
- 17 Fireflies Garden



*\*Design dapat berubah sewaktu-waktu berdasarkan perubahan pada urban masterplan dan peraturan pemerintah dan merupakan hak penuh developer.*

## UNVEILING NEWTON SPRINGS





## Type 7 A

Building Size: 125 m<sup>2</sup> | Land Size: 91 m<sup>2</sup>



1st floor

2nd floor



Bedrooms



Bathrooms



Living



Dining



Yard



Car Porch



Master bedroom



Living room



Kids bedroom



Bathroom



Master bedroom



Living room



Expansive window view



## Type 8

Building Size: 176 m<sup>2</sup> | Land Size: 120 m<sup>2</sup>



1st floor

2nd floor



Bedrooms



Bathrooms



Living



Dining



Yard



Car Pnrch





## Type 10

Building Size: 225 m<sup>2</sup> | Land Size: 150 m<sup>2</sup>



1st floor

2nd floor



Bedrooms



Bathrooms



Living



Dining



Yard



Car Porch






## FULLY FUNCTIONAL ECO DESIGNED HOME




- A. Wide Carporch
- B. Column-less Canopy
- C. Tall Window Opening
- D. Insulated Metal Roof
- E. Smart Home System
- F. Efficient Room Layout
- G. Centre Courtyard
- H. Cross Ventilation
- I. Bathroom En-Suite

## WHERE LIXU RY MEETS COMFORT




**SMART VIDEO HUB\***

Enjoy the entertainment display on-screen and control your appliances (aircon, curtains, and lighting) at home via voice commands.




**SMART DIGITAL LOCKSET\***

Check door lock status and unlock it remotely anytime, anywhere.




**SMART HOME GATEWAY\***

Connect and control multiple smart home devices within your home (lights, curtains, aircon, and other home appliances).




**ECODEAL WINDOW SENSOR**

Protect your home and family and be alerted upon unauthorized entry.




**SMOKE DETECTOR**

Receive real-time alerts for smoke detection on your phone.




**WI-FI MESH**

Extend your WiFi coverage across all parts of your home.



**SMART IR**

Control your IR home appliances remotely.



**SMART IP CAMERA (INDOOR)**

Monitor your home through live and recorded video function.

## SPECIFICATIONS

### STRUCTURE

Reinforced Concrete, Concrete Pile Foundation, and Slab on Ground Plate

### FLOOR FINISHES

Car Porch	Homogeneous Tiles	Bedrooms, Hall, Study	Vinyl Flooring
Terrace	Homogeneous Tiles	Staircase Leading to Upper Level	
Living, Dining	Homogeneous Tiles	Balcony	Homogeneous Tiles
Bathrooms, Powder Room	Homogeneous Tiles	Yard	Homogeneous Tiles
Kitchen	Homogeneous Tiles	Maid's Room, Store, WC	Ceramic Tiles

### DOORS & WINDOWS

Main Entrance	Solid Teak Wood with Smart Digital Door Lockset	Window	Powder Coated Aluminium Framed Glass
Interior Door	Engineered Wood	Ironmongery	Yale or Equivalent

### CEILING

Interior	Painted Gypsum / Calcium Board
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### ROOF

Frame	Light Steel Trusses	Car Porch Canopy	Aluminium Composite Panel
Cover	Quality Metal Roof with Insulation		

### WALL FINISHES

Exterior Wall	Plaster & Paint	Kitchen	Homogenous Tiles / Plaster & Paint
Interior Wall	Plaster & Paint	Exterior Facade	Plaster & Paint
Bathroom, Powder Room WC	Homogenous Tiles		

### SANITARY WARES / FITTINGS

Master Bathroom, Bathroom, Powder Room	Toile or Equivalent
Master Bathroom, Bathroom, Powder Room	Solid Countertop with Basin
Kitchen	Solid Countertop with Kitchen Sink

## INTERNATIONAL COLLABORATION



Perennial Real Estate Holdings Pte. Ltd is an integrated real estate and healthcare company headquartered in Singapore. As real estate owner, developer and manager, Perennial focuses strategically on large-scale mixed-use developments and has a presence in China, Singapore, Malaysia, Indonesia, Myanmar, Sri Lanka and Ghana with a combined portfolio spanning over 65 million square feet in gross floor area.



Cipta Harmoni Lestari, ("CHL") is a subsidiary of Harita Group, One of the prominent business conglomerates in Indonesia, with core businesses in bauxite, nickel and palm oil.

In addition, CHL has also expanded into commercial retail by building Marchand Hype Station, the first concept of commercial retail plaza in Indonesia on 4,500 sqm land in the heart of Bintaro.



Qingjian Realty (South Pacific) Group Pte. Ltd is the Southeast Asia regional headquarters for Qingjian Group's real estate development arm, focusing on property development in the residential, commercial and industry sectors. The trusted developer has led the industry in creating smart innovative homes to complement the modern lifestyle of homebuyers.

## INTERNATIONAL CONSULTANTS



Committed to delivering a world-class development, we have brought in the best international consultants in the field.

Every detail, from masterplanning, to architecture to landscaping, has been carefully designed to enhance your life.



NEWTON  
— SPRINGS —

Thank You

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