



G E M S
V I L L E



F R E E H O L D



Site Plan



LEGEND:

1st STOREY

- 1 Garden
- 2 Mechanised Car Park

2nd STOREY

- 3 Garden (Non-accessible)

ROOF

- 4 Yoga Deck
- 5 Recreational Swimming Pool
- 6 Pool's Lounge
- 7 Outdoor Shower
- 8 Gym Room
- 9 BBQ
- 10 Alfresco Dining

- A Main Entrance
- B Side Gate
- C Bin Point
- D Lift
- E Lift Lobby
- F Water Tank on Roof

SITE PLAN

0 1 3 6 10M

Lorong 13 Geylang

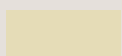
Artist's Impression


Schematic Diagram


8 Lorong 13 Geylang


BLOCK 8

	01	04	03	02
ROOF	ROOF GARDEN			
7th	C2	A	B	C1
6th	C2	A	B	C1
5th	C2	A	B	C1
4th	C2	A	B	C1
3rd	C2	A	B	C1
2nd	C2	A	B	C1
1st		CARPARK		

 A — 1 Bedroom + Study

 C1 — 3 Bedroom

 B — 2 Bedroom

 C2 — 3 Bedroom DK

1

Bedroom
+Study

TYPE A

48 sq m / 517 sq ft

#02-04

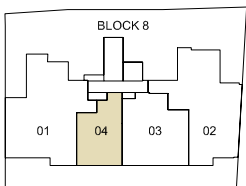
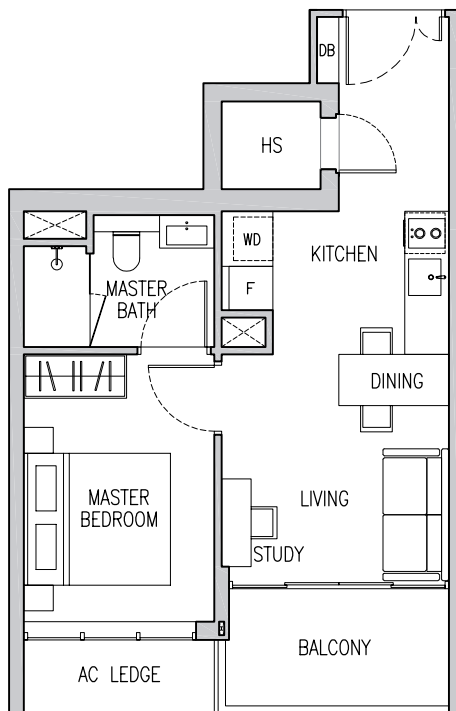
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#04-04

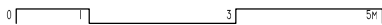
#05-04

#06-04

#07-04



LORONG 13 GEYLANG



BP No. : A1888-01946-2020-BP01, dated 18 Oct 2021.

Orientations and facings will differ depending on the unit you are purchasing.
Please refer to the key plan.

LEGEND (WHERE APPLICABLE)

- WD - Washer cum Dryer O - Oven (Below Cooker Hob)
- DB - Distribution Board HS - Household Shelter
- F - Fridge

2 Bedroom

TYPE B

74 sq m / 797 sq ft

#02-03

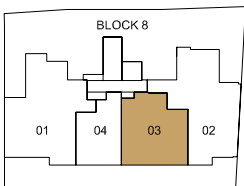
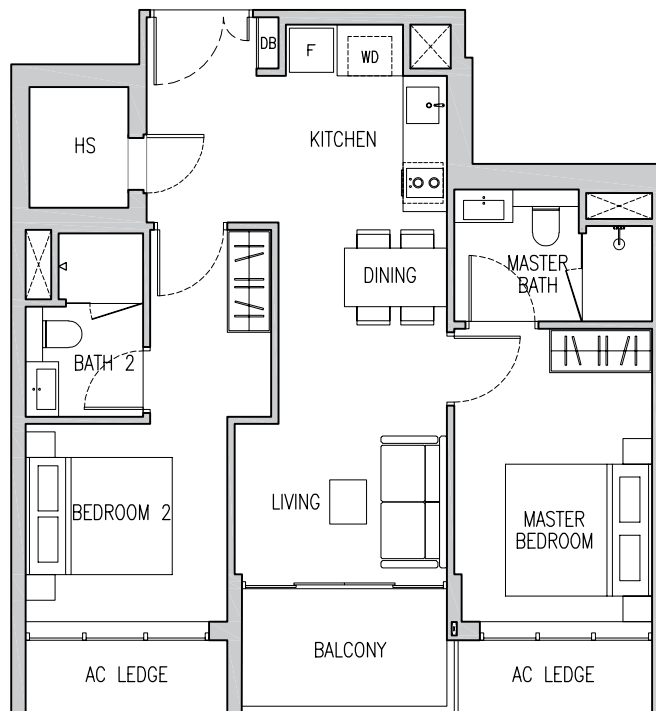
#03-03

#04-03

#05-03

#06-03

#07-03



LORONG 13 GEYLANG



0 3 5M

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LEGEND (WHERE APPLICABLE)

- WD - Washer cum Dryer O - Oven (Below Cooker Hob)
- DB - Distribution Board HS - Household Shelter
- F - Fridge

3

Bedroom

TYPE C1

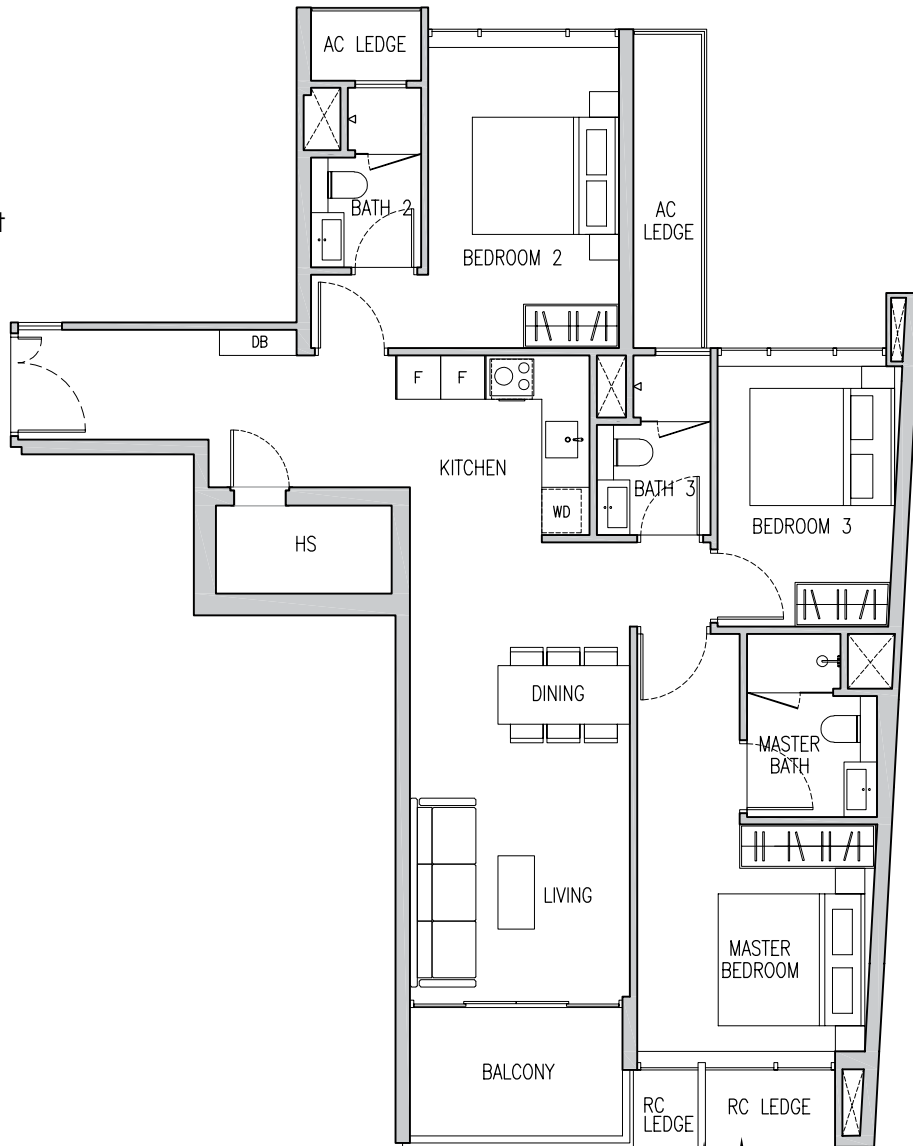
105 sq m / 1130 sq ft

#02-02

#03-02

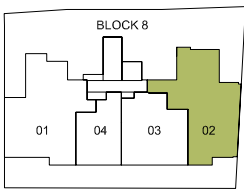
#06-02

#07-02



VERTICAL FIN AT 2ND, 3RD, 6TH & 7TH STOREY ONLY

RC LEDGE AT 2ND & 6TH STOREY ONLY



LORONG 13 GEYLANG

KEY PLAN
(PLAN IS NOT TO SCALE)

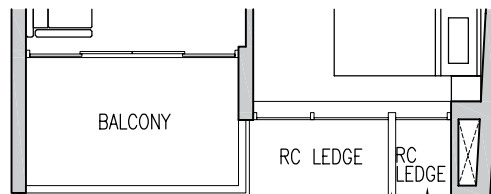


BP No. : A1888-01946-2020-BP01, dated 18 Oct 2021.

Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan.

LEGEND (WHERE APPLICABLE)

- WD - Washer cum Dryer
- DB - Distribution Board
- F - Fridge
- O - Oven (Below Cooker Hob)
- HS - Household Shelter



#04-02

#05-02

VERTICAL FIN AT 4TH, & 5TH STOREY ONLY

RC LEDGE AT 4TH STOREY ONLY

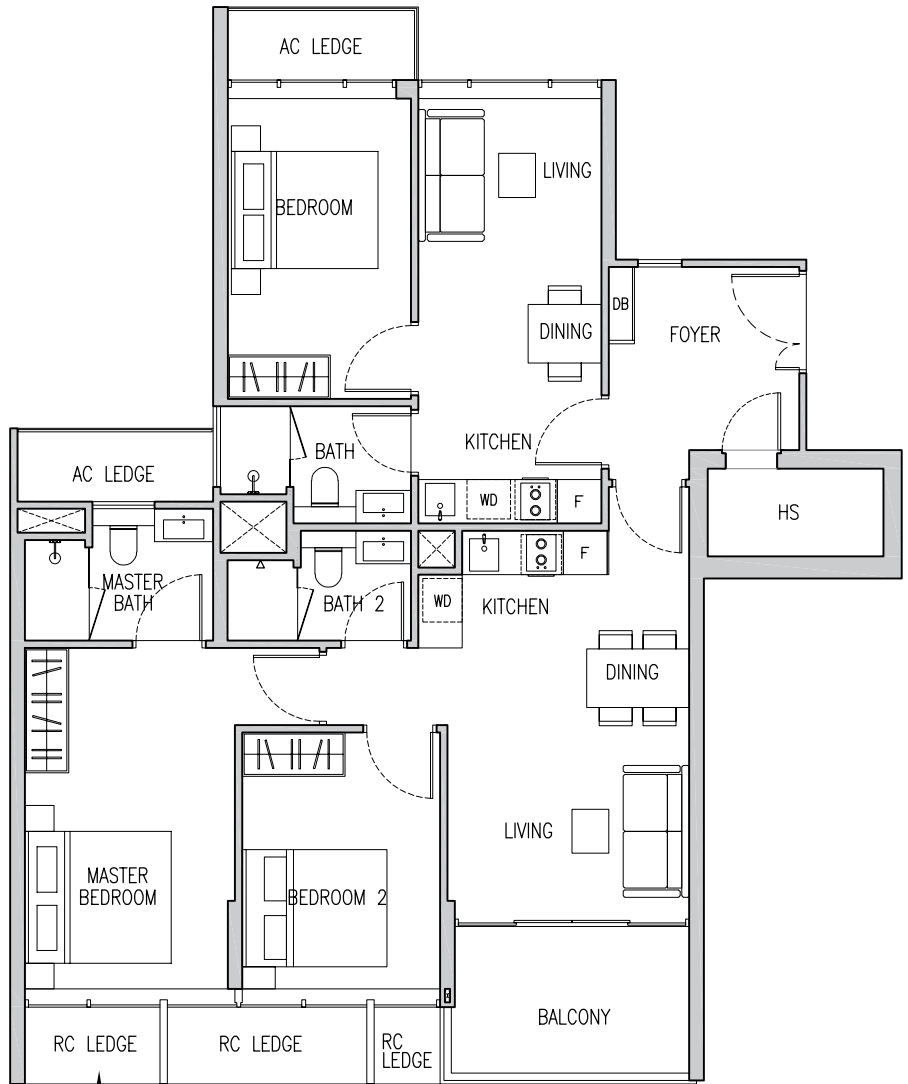
3 Bedroom DK

TYPE C2

113 sq m / 1216 sq ft

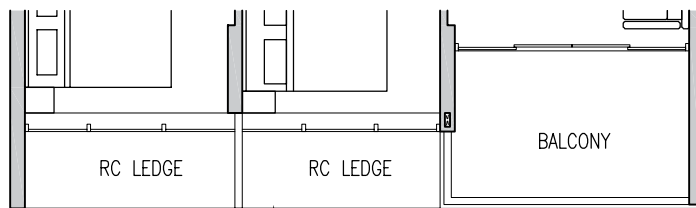
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#03-01



RC LEDGE AT 2ND STOREY ONLY

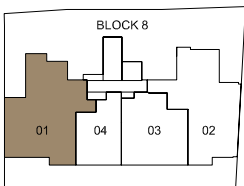
VERTICAL FIN AT 2ND & 3RD STOREY ONLY



#04-01
#05-01

RC LEDGE AT 4TH STOREY ONLY

VERTICAL FIN AT 4TH & 5TH STOREY ONLY



LORONG 13 GEYLANG



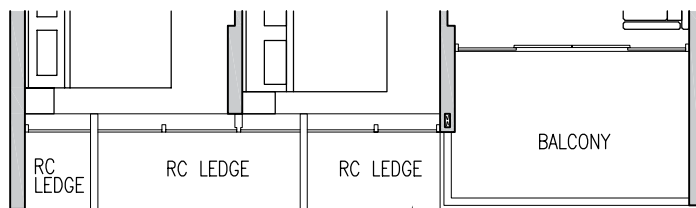
0 3 5M

BP No. : A1888-01946-2020-BP01, dated 18 Oct 2021.

Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan.

LEGEND (WHERE APPLICABLE)

- WD - Washer cum Dryer
- DB - Distribution Board
- F - Fridge
- O - Oven (Below Cooker Hob)
- HS - Household Shelter



#06-01
#07-01

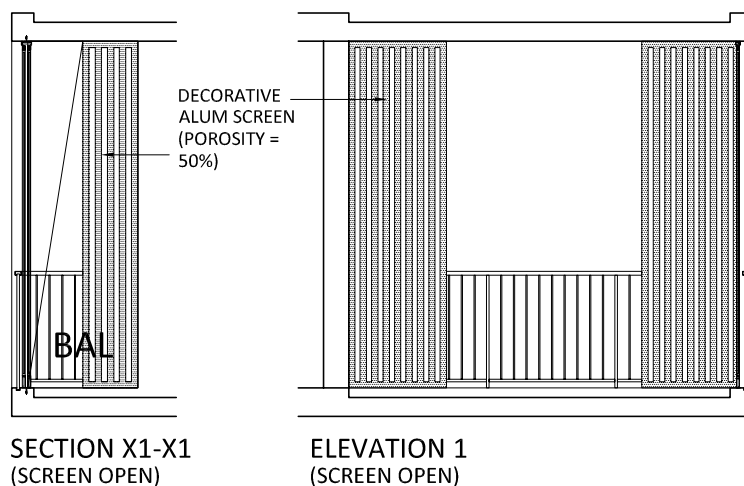
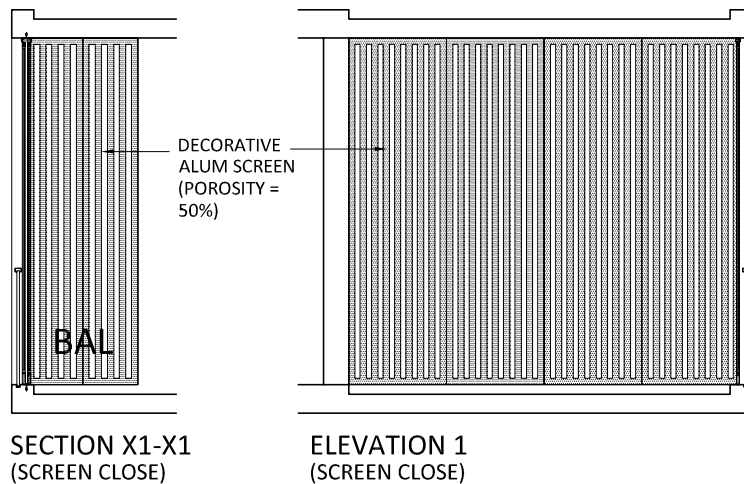
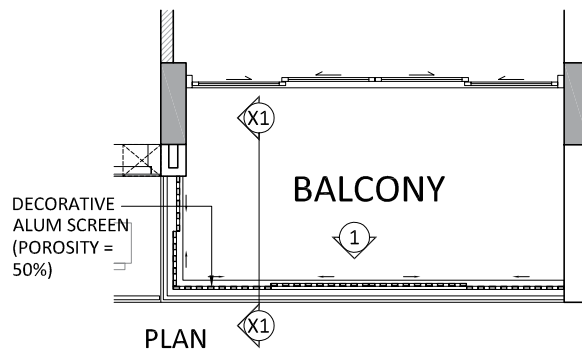
RC LEDGE AT 6TH STOREY ONLY

VERTICAL FIN AT 6TH & 7TH STOREY ONLY

Approved Balcony Screen

OPERABLE SCREEN FOR BALCONY

1. The Balcony shall not be enclosed. Only approved balcony screen are to be used. For illustration of the approved balcony screen, please refer to illustration below.
2. Screen design is provided for aesthetic uniformity of the estate.
3. The owner is required to refer to the Management Corporation when formed for any additional details and /or installation.
4. Fixing detail by contractor, and fixing shall not damage waterproofing or existing structure.
5. Material shall be of aluminium with powder coated finish to match the colour of aluminium door/window frame.
6. Porosity and design of balcony screen shall allow natural ventilation at all times and is capable of being fully drawn open /closed.
7. Spacing of louvre to be uniform and total free opening shall not be less than 50% of the panel.
8. This drawing is for reference only. Owner shall verify all dimensions prior to commencement of work.
9. Drawing not to scale.



东亚新华

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Dongya Xinhua Group is a property developer with an extensive real estate development record in China. Established in Beijing in 2005, the development footprint of the Group covers 39 provinces and municipalities, including Beijing, Shanghai, Tianjin, Chongqing, Liaoning, Hebei, Inner Mongolia Autonomous Region, Shandong, Henan, Jiangsu, Jiangxi, Guangdong, Zhejiang, Yunnan, and others. The total development area of the Group covers 152 million square feet, with a cumulative gross sales revenue of over S\$21 billion. The Group has also won many prestigious awards and honours throughout the years. It has been ranked by China Real Estate Association in China's Top 500 Real Estate Development Enterprises across several years, and is ranked in China's Top 100 Property Management Companies for the year 2022.