

RIVER ISLES

星河湾

FLOOR PLANS
3 BEDROOM UNITS

SITE PLAN

PUNGGOL CENTRAL

SIDE GATE

EDGE DALE PLAINS



Artist's Impression

- A** Entrance Water Feature
- CARIBBEAN ISLAND**
- B1** Blue Lagoon
- B2** Meditation Bay
- B3** Sun Deck
- B4** River Ford
- B5** Water Spring Massage
- B6** Hydro Gym
- B7** Hammock Haven

- C** Tee Square
- PARADISE ISLAND**
- D1** Dining Deck
- D2** BBQ Pavilion
- D3** Teppanyaki Pavilion
- D4** Pizza Pavilion
- D5** Gourmet Pavilion

- E** Clubhouse
 - Gymnasium
 - Function Room
 - Male and Female Changing Rooms with Steam Room

- EXPLORER ISLAND**
- F1** The Glade
- F2** Wade 'n' Waddle
- F3** Aqua Play
- F4** Fun Court

- G** Tennis Court
- WELLNESS ISLAND**
- H1** Spa Seats
- H2** Spa Beds
- H3** Dip Lagoon
- H4** Massage Cabana

- I** Fitness Courts
- J** Eco Spring
- K** Pools Of Reflection
- L** Fun Garden

DIAGRAMMATIC

BLOCK 52

UNIT	01	02	03	04
17th	B1r	CS3r	DS3r	B1r
16th	B1	CS3	DS3	B1
15th	B1	CS3	DS3	B1
14th	B1	CS3	DS3	B1
13th	B1	CS3	DS3	B1
12th	B1	CS3	DS3	B1
11th	B1	CS3	DS3	B1
10th	B1	CS3	DS3	B1
9th	B1	CS3	DS3	B1
8th	B1	CS3	DS3	B1
7th	B1	CS3	DS3	B1
6th	B1	CS3	DS3	B1
5th	B1	CS3	DS3	B1
4th	B1	CS3	DS3	B1
3rd	B1	CS3	DS3	B1
2nd	B1	CS3	DS3	B1
1st	B1p	CS3p	DS3p	B1p

BLOCK 54

UNIT	05	06	07	08
17th	C1r	DS4(DK)r	D1r	C4r
16th	C1	DS4(DK)	D1	C4
15th	C1	DS4(DK)	D1	C4
14th	C1	DS4(DK)	D1	C4
13th	C1	DS4(DK)	D1	C4
12th	C1	DS4(DK)	D1	C4
11th	C1	DS4(DK)	D1	C4
10th	C1	DS4(DK)	D1	C4
9th	C1	DS4(DK)	D1	C4
8th	C1	DS4(DK)	D1	C4
7th	C1	DS4(DK)	D1	C4
6th	C1	DS4(DK)	D1	C4
5th	C1	DS4(DK)	D1	C4
4th	C1	DS4(DK)	D1	C4
3rd	C1	DS4(DK)	D1	C4
2nd	C1	DS4(DK)	D1	C4
1st	C1p	DS4(DK)p	D1p	C4p

BLOCK 56

UNIT	09	10	11	12
17th	C6r	CS3r	DS3r	C2r
16th	C6	CS3	DS3	C2
15th	C6	CS3	DS3	C2
14th	C6	CS3	DS3	C2
13th	C6	CS3	DS3	C2
12th	C6	CS3	DS3	C2
11th	C6	CS3	DS3	C2
10th	C6	CS3	DS3	C2
9th	C6	CS3	DS3	C2
8th	C6	CS3	DS3	C2
7th	C6	CS3	DS3	C2
6th	C6	CS3	DS3	C2
5th	C6	CS3	DS3	C2
4th	C6	CS3	DS3	C2
3rd	C6	CS3	DS3	C2
2nd	C6	CS3	DS3	C2
1st	C6p	CS3p	DS3p	C2p

BLOCK 58

UNIT	13	14	15	16
17th	C1r	C4Ar	D1r	C4r
16th	C1	C4A	D1	C4
15th	C1	C4A	D1	C4
14th	C1	C4A	D1	C4
13th	C1	C4A	D1	C4
12th	C1	C4A	D1	C4
11th	C1	C4A	D1	C4
10th	C1	C4A	D1	C4
9th	C1	C4A	D1	C4
8th	C1	C4A	D1	C4
7th	C1	C4A	D1	C4
6th	C1	C4A	D1	C4
5th	C1	C4A	D1	C4
4th	C1	C4A	D1	C4
3rd	C1	C4A	D1	C4
2nd	C1	C4A	D1	C4
1st	C1p	C4Ap	D1p	C4p

BLOCK 60

UNIT	17	18	19	20
17th	A1r	B1r	B1r	CS5r
16th	A1	B1	B1	CS5
15th	A1	B1	B1	CS5
14th	A1	B1	B1	CS5
13th	A1	B1	B1	CS5
12th	A1	B1	B1	CS5
11th	A1	B1	B1	CS5
10th	A1	B1	B1	CS5
9th	A1	B1	B1	CS5
8th	A1	B1	B1	CS5
7th	A1	B1	B1	CS5
6th	A1	B1	B1	CS5
5th	A1	B1	B1	CS5
4th	A1	B1	B1	CS5
3rd	A1	B1	B1	CS5
2nd	A1	B1	B1	CS5
1st	A1p	B1p	B1p	CS5p

BLOCK 62

UNIT	21	22	23	24
17th	C2r	CS3r	DS3r	C2r
16th	C2	CS3	DS3	C2
15th	C2	CS3	DS3	C2
14th	C2	CS3	DS3	C2
13th	C2	CS3	DS3	C2
12th	C2	CS3	DS3	C2
11th	C2	CS3	DS3	C2
10th	C2	CS3	DS3	C2
9th	C2	CS3	DS3	C2
8th	C2	CS3	DS3	C2
7th	C2	CS3	DS3	C2
6th	C2	CS3	DS3	C2
5th	C2	CS3	DS3	C2
4th	C2	CS3	DS3	C2
3rd	C2	CS3	DS3	C2
2nd	C2	CS3	DS3	C2
1st	C2p-a	CS3p	DS3p	C2p-a

BLOCK 64

UNIT	25	26	27	28
17th	C1r	C7(DK)r	D2r	CS3Ar
16th	C1	C7(DK)	D2	CS3A
15th	C1	C7(DK)	D2	CS3A
14th	C1	C7(DK)	D2	CS3A
13th	C1	C7(DK)	D2	CS3A
12th	C1	C7(DK)	D2	CS3A
11th	C1	C7(DK)	D2	CS3A
10th	C1	C7(DK)	D2	CS3A
9th	C1	C7(DK)	D2	CS3A
8th	C1	C7(DK)	D2	CS3A
7th	C1	C7(DK)	D2	CS3A
6th	C1	C7(DK)	D2	CS3A
5th	C1	C7(DK)	D2	CS3A
4th	C1	C7(DK)	D2	CS3A
3rd	C1	C7(DK)	D2	CS3A
2nd	C1	C7(DK)	D2	CS3A
1st	C1p-a	C7(DK)p	D2p	CS3Ap

BLOCK 66

UNIT	29	30	31	32
17th	C6r	CS3r	DS3r	C2r
16th	C6	CS3	DS3	C2
15th	C6	CS3	DS3	C2
14th	C6	CS3	DS3	C2
13th	C6	CS3	DS3	C2
12th	C6	CS3	DS3	C2
11th	C6	CS3	DS3	C2
10th	C6	CS3	DS3	C2
9th	C6	CS3	DS3	C2
8th	C6	CS3	DS3	C2
7th	C6	CS3	DS3	C2
6th	C6	CS3	DS3	C2
5th	C6	CS3	DS3	C2
4th	C6	CS3	DS3	C2
3rd	C6	CS3	DS3	C2
2nd	C6	CS3	DS3	C2
1st	C6p-a	CS3p	DS3p	C2p-a

BLOCK 68

UNIT	33	34	35	36
17th	D2r	C4r	C1r	C7(DK)r
16th	D2	C4	C1	C7(DK)
15th	D2	C4	C1	C7(DK)
14th	D2	C4	C1	C7(DK)
13th	D2	C4	C1	C7(DK)
12th	D2	C4	C1	C7(DK)
11th	D2	C4	C1	C7(DK)
10th	D2	C4	C1	C7(DK)
9th	D2	C4	C1	C7(DK)
8th	D2	C4	C1	C7(DK)
7th	D2	C4	C1	C7(DK)
6th	D2	C4	C1	C7(DK)
5th	D2	C4	C1	C7(DK)
4th	D2	C4	C1	C7(DK)
3rd	D2	C4	C1	C7(DK)
2nd	D2	C4		C7(DK)
1st	D2p	C4p-a		C7(DK)p

LEGEND

- Units with Private Enclosed Space (PES)
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom (Compact)
- 3 Bedroom
- 3 Bedroom (Dual Key)
- 4 Bedroom (Compact)
- 4 Bedroom
- 4 Bedroom (Dual Key)
- Penthouse

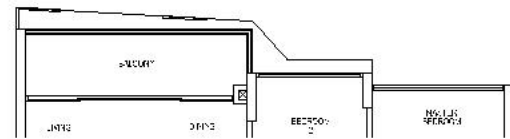
3 BEDROOM (COMPACT)

TYPE C1

88 sqm / 947 sqft

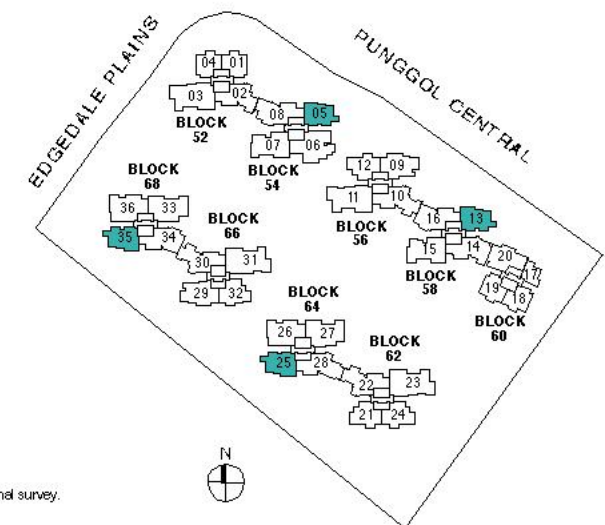
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 #14-25 #16-25 #14-35 #16-35



#03-05 #05-05 #07-05 #03-13 #05-13 #07-13
 #09-05 #11-05 #13-05 #09-13 #11-13 #13-13
 #15-05 #15-13

#03-25 #05-25 #07-25 #03-35 #05-35 #07-35
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 #15-25 #15-35

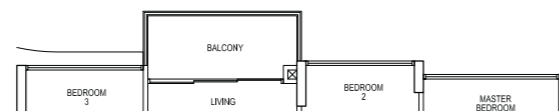
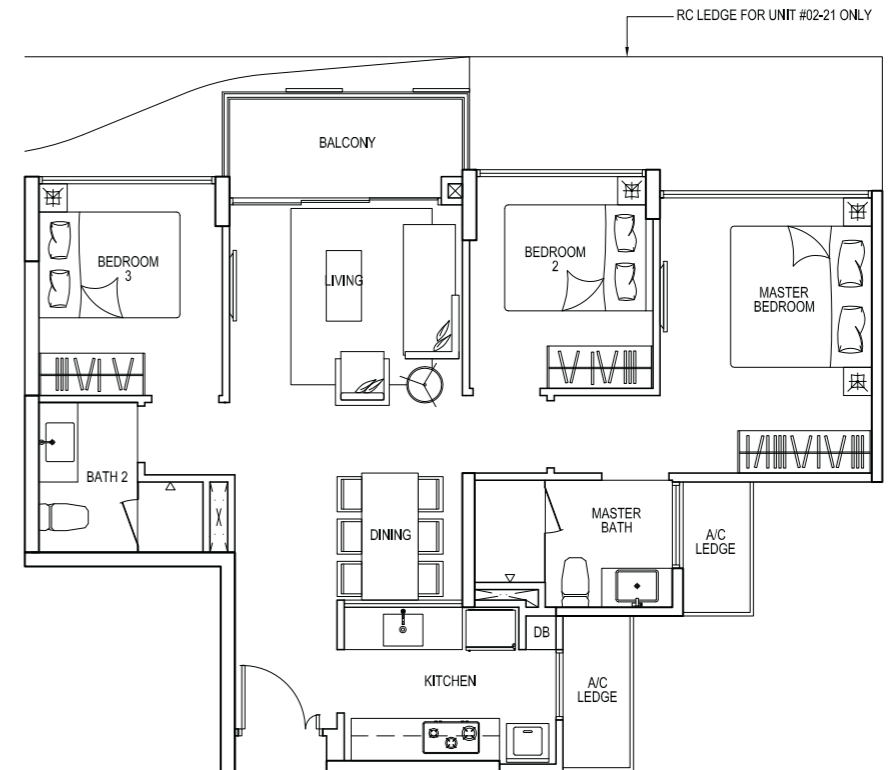


Area includes A/C ledge, balcony, planters, PES, open roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

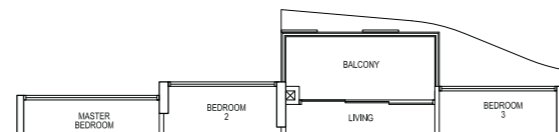
TYPE C2

83 sqm / 893 sqft

#02-21 #04-21 #06-21
 #08-21 #10-21 #12-21
 #14-21 #16-21

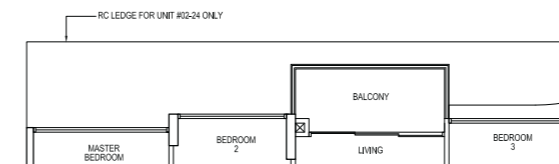


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 #09-21 #11-21 #13-21
 #15-21



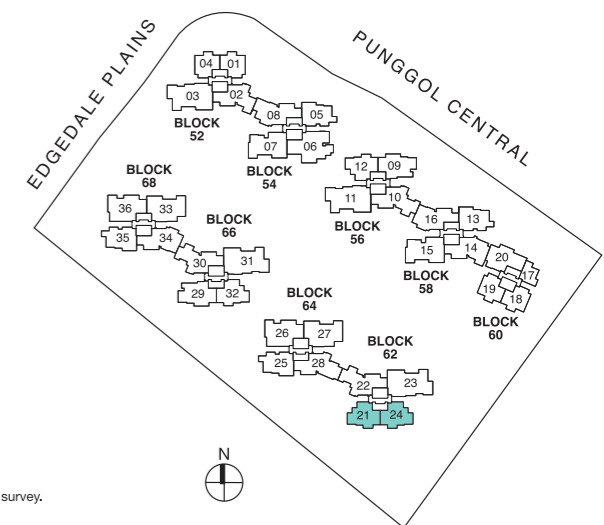
TYPE C2 (mirror)

#03-24 #05-24 #07-24
 #09-24 #11-24 #13-24
 #15-24



TYPE C2 (mirror)

#02-24 #04-24 #06-24
 #08-24 #10-24 #12-24
 #14-24 #16-24

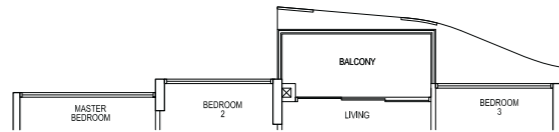
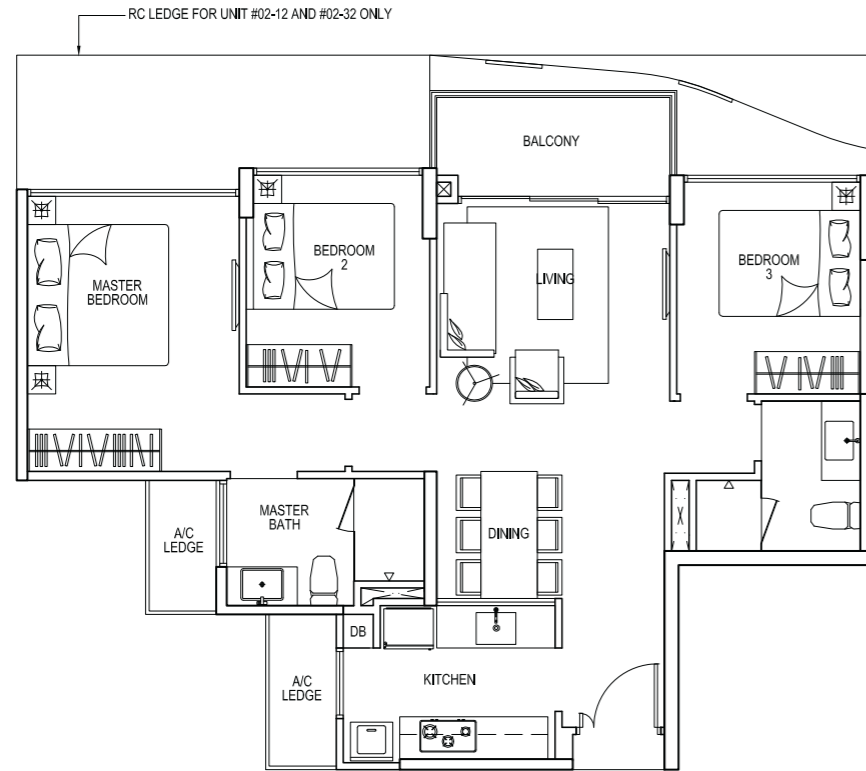


3 BEDROOM (COMPACT)

TYPE C2 (mirror)

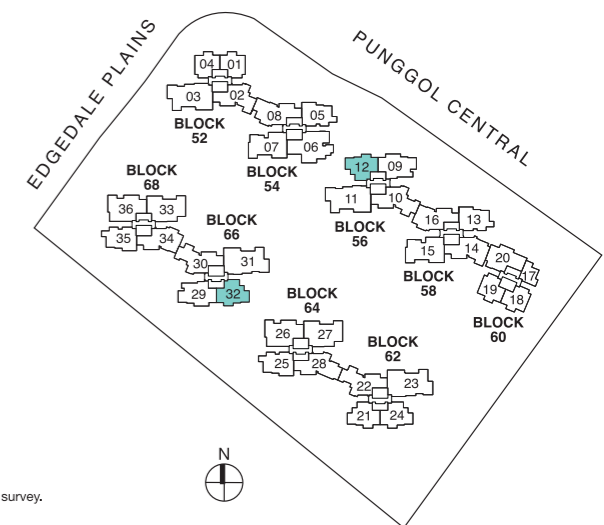
83 sqm / 893 sqft

#02-12 #04-12 #06-12 #02-32 #04-32 #06-32
 #08-12 #10-12 #12-12 #08-32 #10-32 #12-32
 #14-12 #16-12 #14-32 #16-32



TYPE C2 (mirror)

#03-12 #05-12 #07-12 #03-32 #05-32 #07-32
 #09-12 #11-12 #13-12 #09-32 #11-32 #13-32
 #15-12 #15-32



TYPE CS3

109 sqm / 1,173 sqft

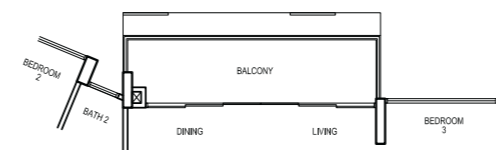
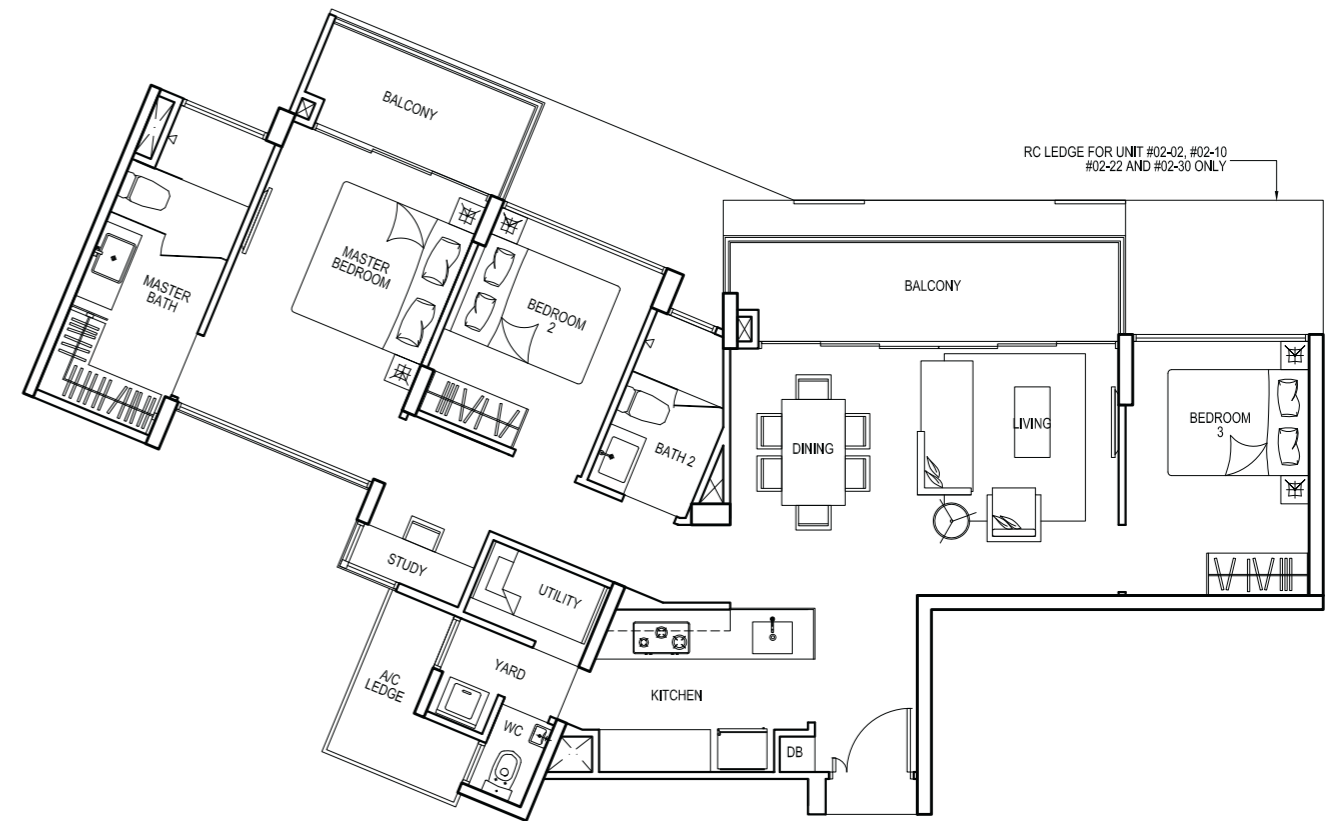
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 #08-02 #10-02 #12-02 #08-10 #10-10 #12-10
 #14-02 #16-02 #14-10 #16-10

#02-22 #04-22 #06-22 #02-30 #04-30 #06-30
 #08-22 #10-22 #12-22 #08-30 #10-30 #12-30
 #14-22 #16-22 #14-30 #16-30



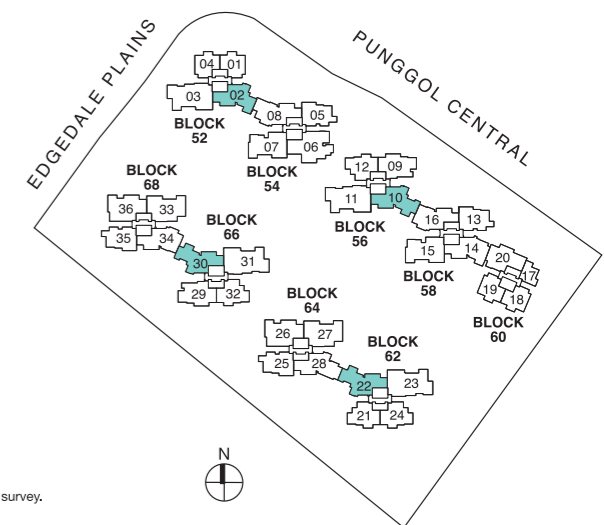
Artist's Impression

Walk-in Wardrobe



#03-02 #05-02 #07-02 #03-10 #05-10 #07-10
 #09-02 #11-02 #13-02 #09-10 #11-10 #13-10
 #15-02 #15-10

#03-22 #05-22 #07-22 #03-30 #05-30 #07-30
 #09-22 #11-22 #13-22 #09-30 #11-30 #13-30
 #15-22 #15-30

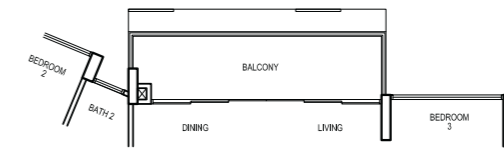
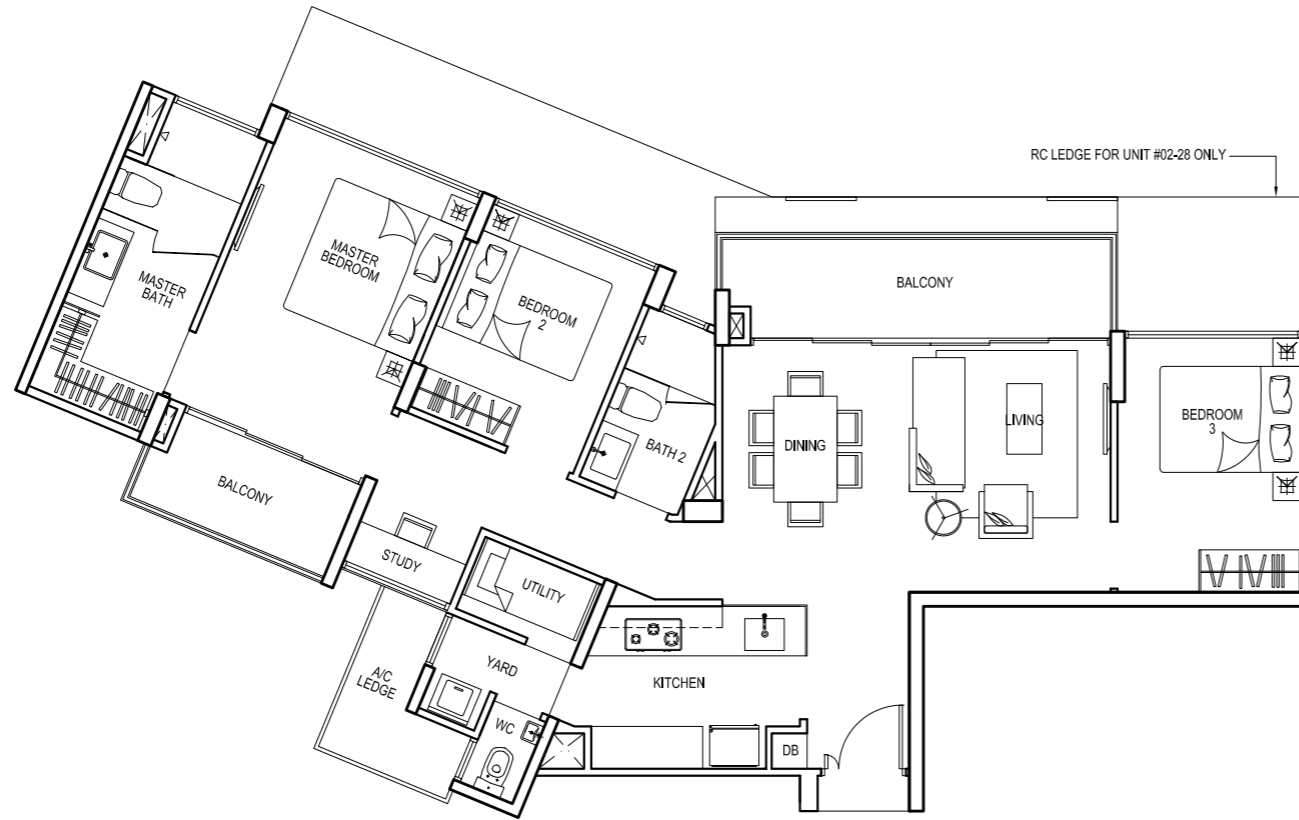


3 BEDROOM

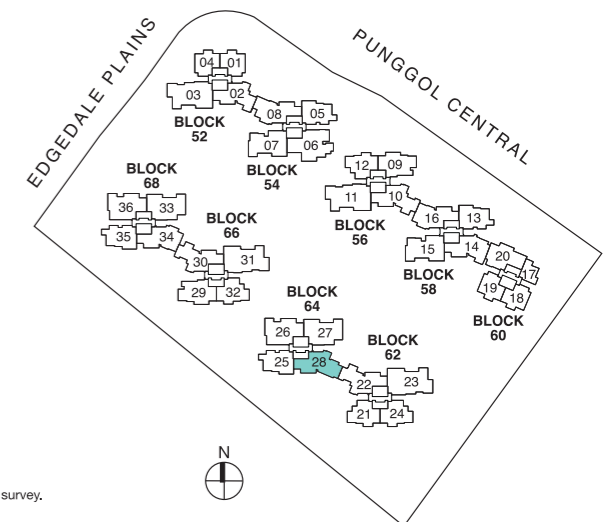
TYPE CS3A

110 sqm / 1,184 sqft

#02-28 #04-28 #06-28
#08-28 #10-28 #12-28
#14-28 #16-28



#03-28 #05-28 #07-28
#09-28 #11-28 #13-28
#15-28

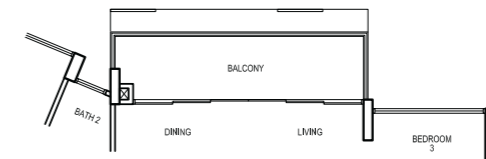
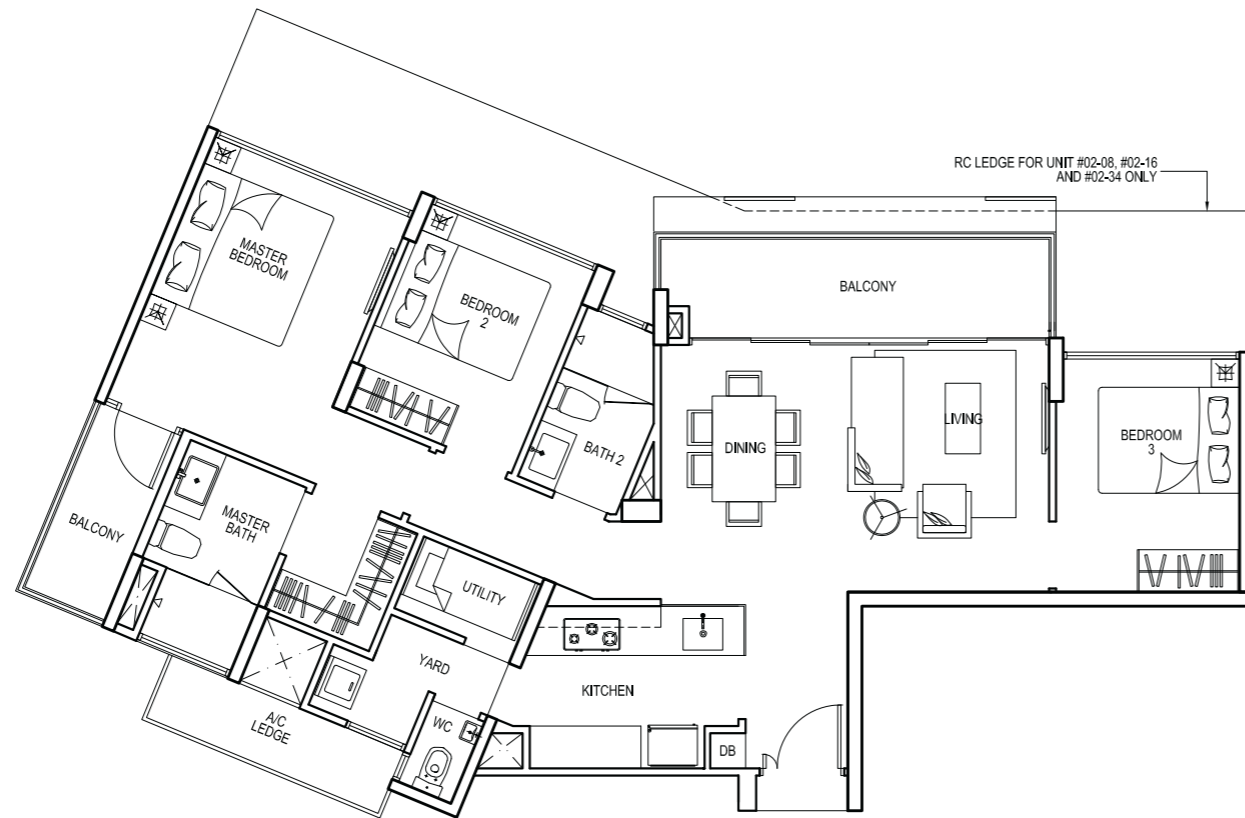


TYPE C4

106 sqm / 1,141 sqft

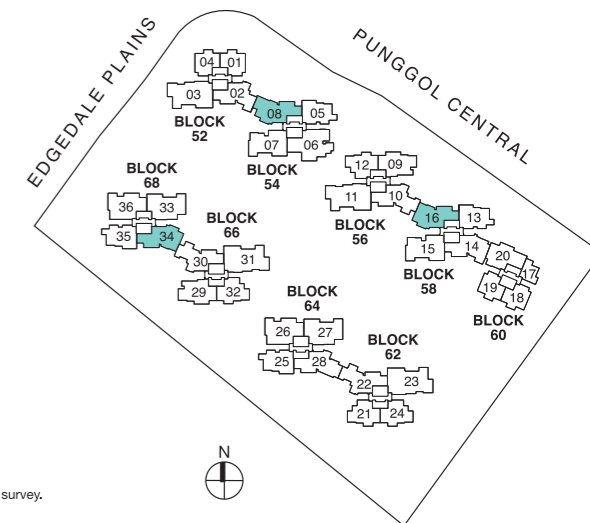
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#02-34 #04-34 #06-34
 #08-34 #10-34 #12-34
 #14-34 #16-34



#03-08 #05-08 #07-08 #03-16 #05-16 #07-16
 #09-08 #11-08 #13-08 #09-16 #11-16 #13-16
 #15-08 #15-16

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 #09-34 #11-34 #13-34
 #15-34

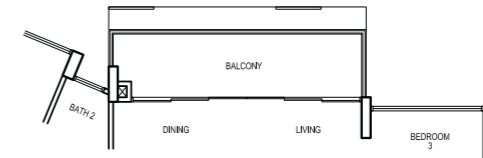
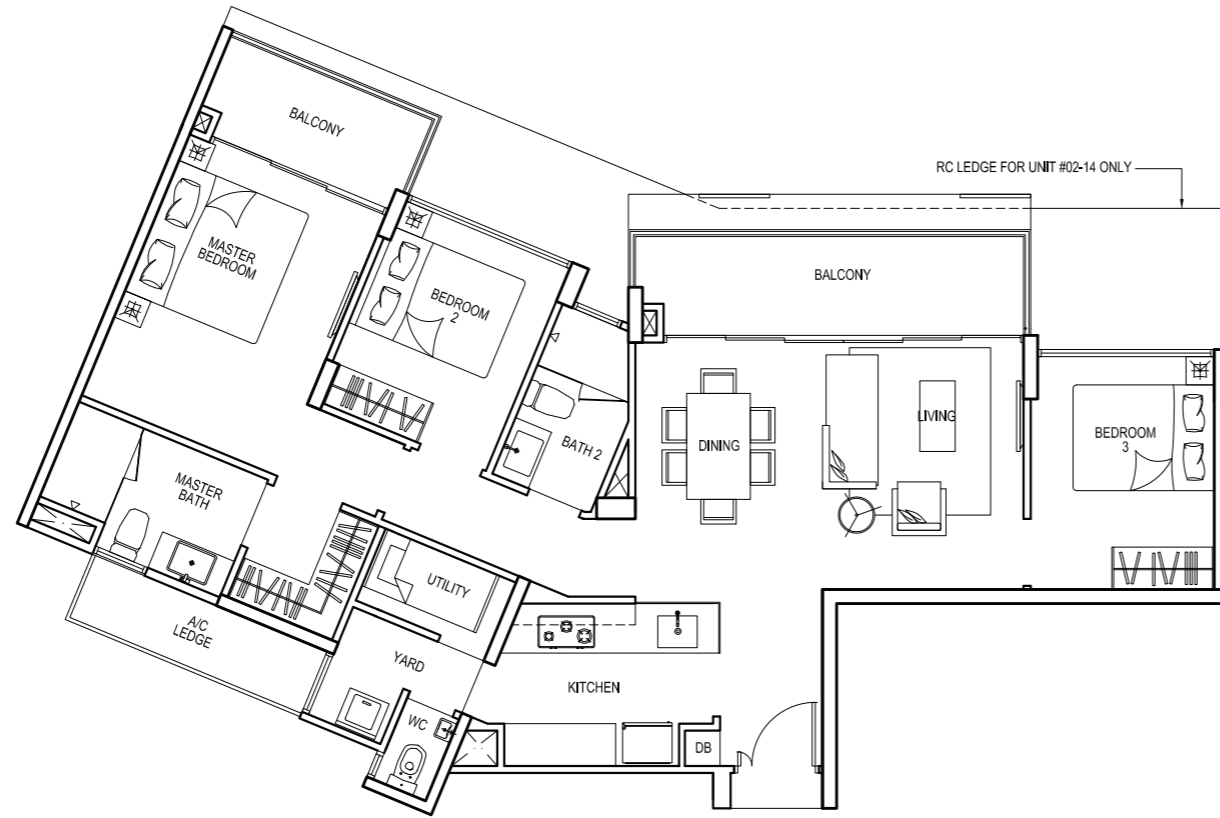


3 BEDROOM

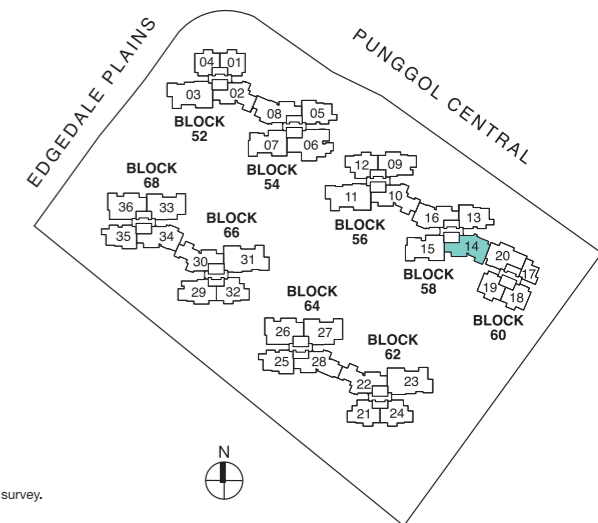
TYPE C4A

106 sqm / 1,141 sqft

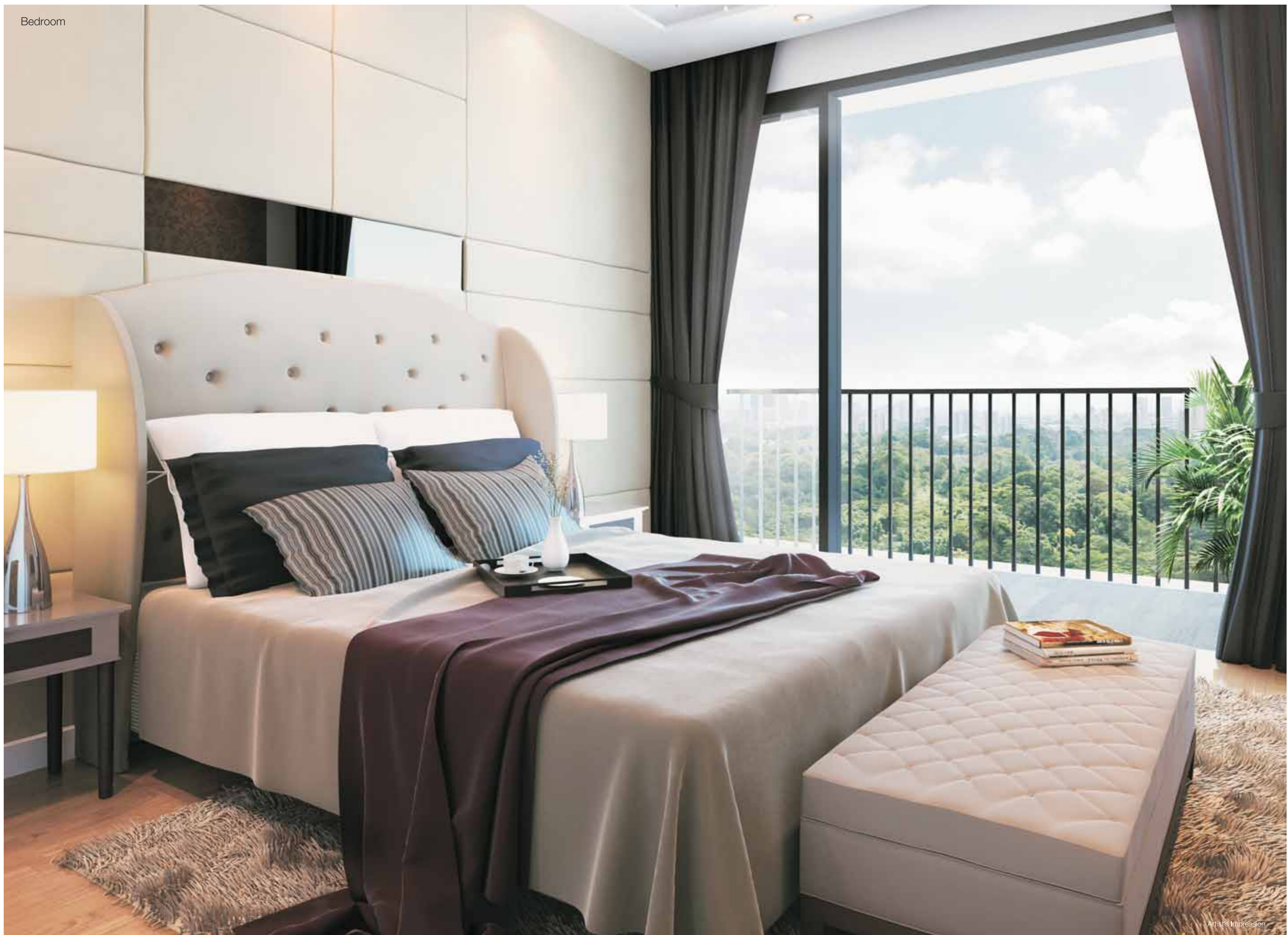
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 #08-14 #10-14 #12-14
 #14-14 #16-14



#03-14 #05-14 #07-14
 #09-14 #11-14 #13-14
 #15-14



Area includes A/C ledge, balcony, planters, PES, open roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

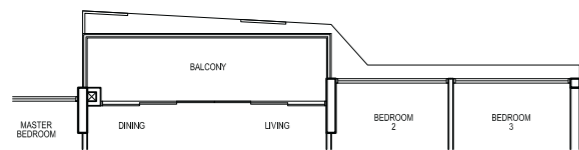
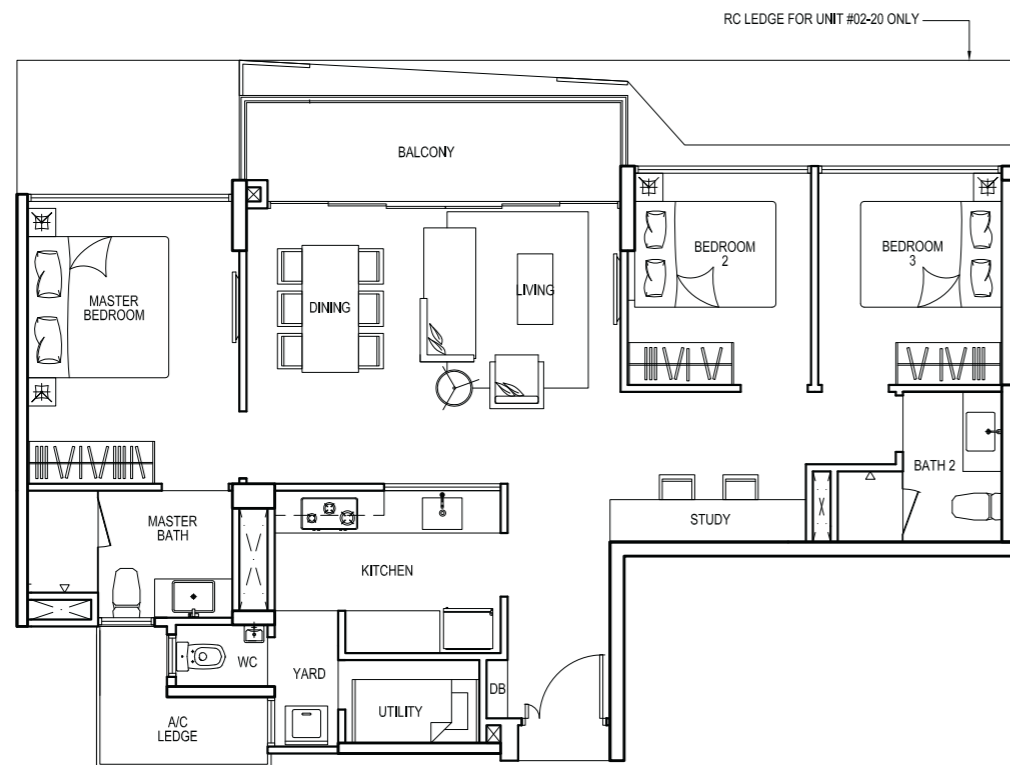


3 BEDROOM

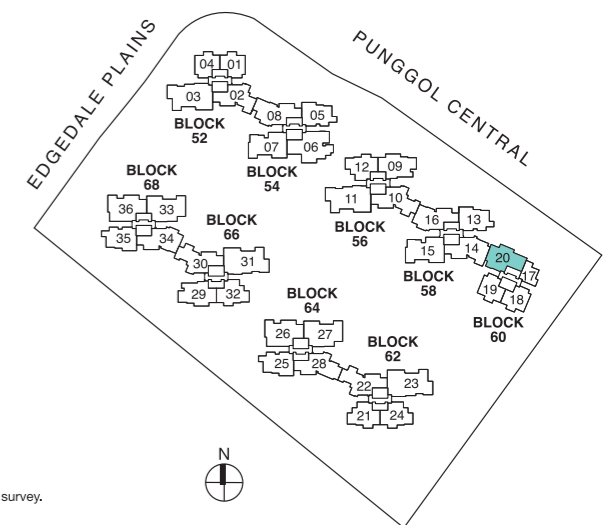
TYPE CS5

100 sqm / 1,076 sqft

#02-20 #04-20 #06-20
 #08-20 #10-20 #12-20
 #14-20 #16-20



#03-20 #05-20 #07-20
 #09-20 #11-20 #13-20
 #15-20



Area includes A/C ledge, balcony, planters, PES, open roof terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. All plans are not to scale and are subject to changes as may be approved by the relevant authorities. All floor areas are estimates and are subject to final survey.

TYPE C6

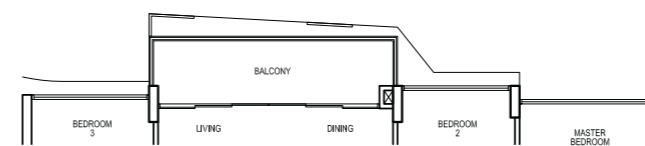
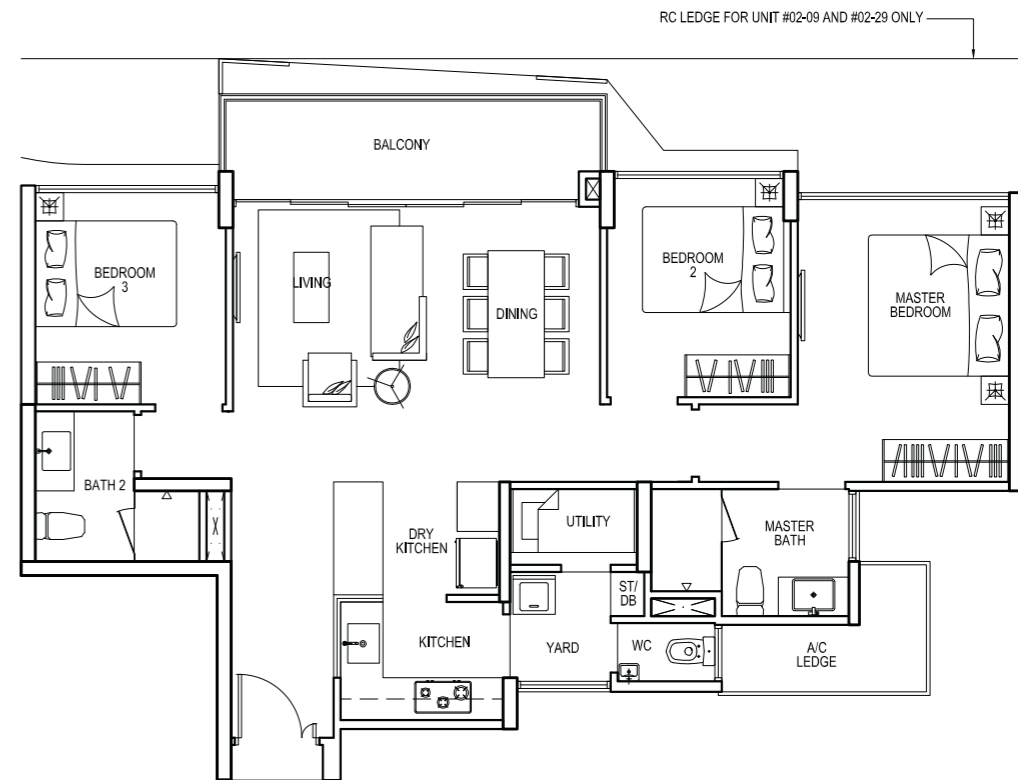
99 sqm / 1,066 sqft

#02-29 #04-29 #06-29 #02-09 #04-09 #06-09
 #08-29 #10-29 #12-29 #08-09 #10-09 #12-09
 #14-29 #16-29 #14-09 #16-09

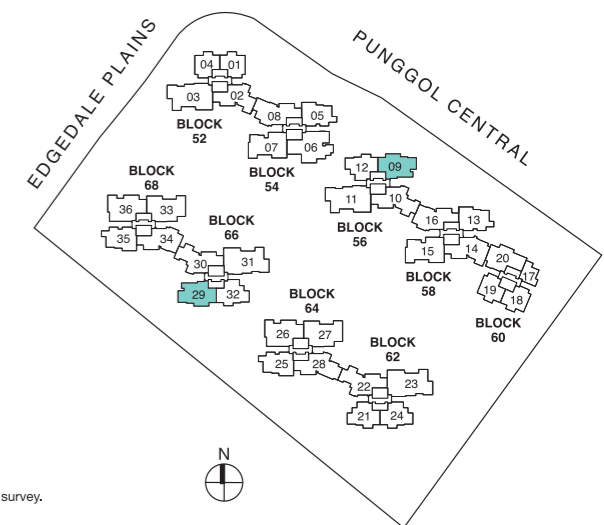
Suggested Space / Interior Design



Living Room



#03-29 #05-29 #07-29 #03-09 #05-09 #07-09
 #09-29 #11-29 #13-29 #09-09 #11-09 #13-09
 #15-29 #15-09

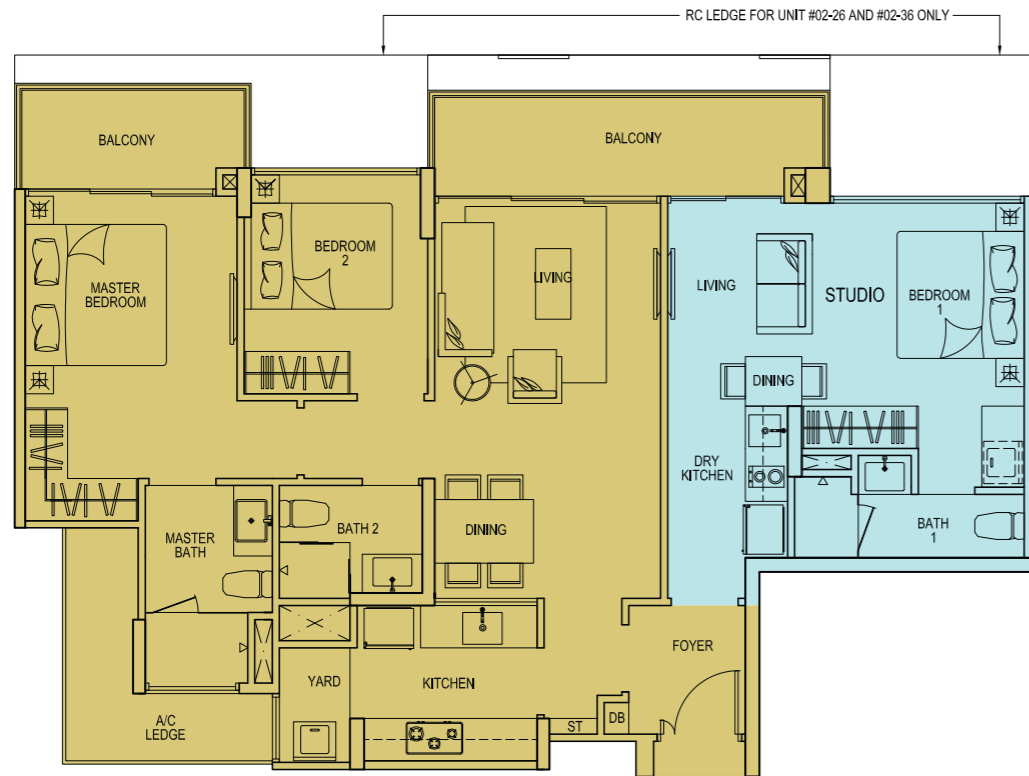




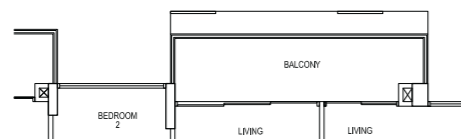
TYPE C7 (DK)

114 sqm /1,227 sqft

- #02-26 #04-26 #06-26 #02-36 #04-36 #06-36
- #08-26 #10-26 #12-26 #08-36 #10-36 #12-36
- #14-26 #16-26 #14-36 #16-36



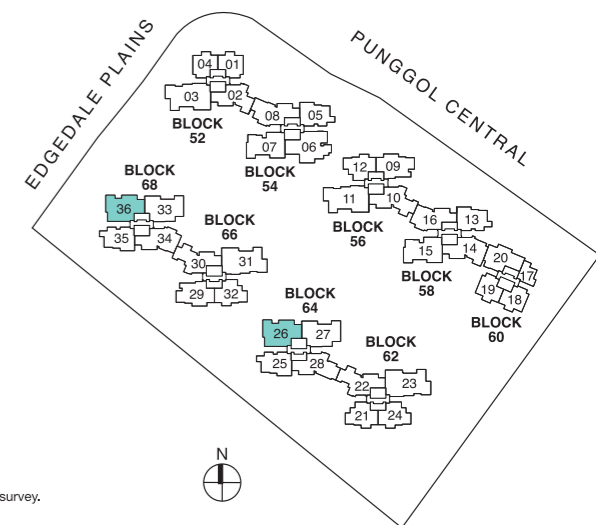
Suggested Usage



- #03-26 #05-26 #07-26 #03-36 #05-36 #07-36
- #09-26 #11-26 #13-26 #09-36 #11-36 #13-36
- #15-26 #15-36

STUDIO UNIT

1. Tenant
2. Grandparents
3. Home Office
4. Young Adult





ENQUIRIES: **6858 5666**
www.riverisles.com.sg



Developer: Qingjian Realty (Punggol Central) Pte Ltd (ROC: 201133479R) • Developer's Licence No.: C0917 Lot/Mukim No.: Lot 2497A MK 21 at Punggol Central/Edgedale Plains • Tenure of Land: 99 years Leasehold commencing 6th February 2012 • Building Plan No.: A781-00036-2011-BP01 dated 20th April 2012 • Expected Date of T.O.P.: 31st March 2016 • Expected Date of Legal Completion: 31st March 2019.

While every reasonable care has been taken in preparing this brochure, specifications, constructing the sales models and sales gallery/showflat (the "Materials"), the Developer and its agents and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall in no way be held responsible for any inaccuracies in their contents or between the Materials and the actual unit when built. The Developer shall not be bound by any statement, representation or promise (written or oral) by its agents and contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representations of fact. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement. All information, specifications, layout plans, building plans, location of facilities, finishes and appliance selection and visuals are subject to any changes as may be required and approved by the Architect, Developer and/or by the relevant authority and may be changed without notice. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings, illustrations, models, showflat displays and photography are artist's impressions only and none can be regarded as representation of fact. Floor areas are approximate measurements only and not to scale. It is subject to final survey. The property is subject to inspection by the relevant authorities to comply with current codes of practice.

All information, specifications, rendering, visual representations and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities, and shall not form part of any offer or contract nor constitute any warranty by us and shall not be regarded as statements or representations of fact. All plans are subject to amendments as directed and/or approved by the building authorities. The Sale and Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser, and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agent(s).