



**HDB'S SALES LAUNCH
DECEMBER 2023**



BTOgether



JURONG ARCADIA

Bounded by Jurong West Street 42 and the Jurong River, Jurong Arcadia comprises 6 residential blocks which are 17 storeys high. You can choose from 716 residential units of 2-room Flexi, 3-, 4-, and 5-room flats. Jurong Arcadia takes its name from its design, which will provide residents with various active and green spaces such as fitness stations, playgrounds, and a roof garden atop the Multi-Storey Car Park within the project.



Residents can enjoy convenient access to amenities for their daily needs, as Jurong Arcadia will come with a supermarket, an eating house, a residents' network centre, and a preschool. Please refer to the site plan for the facilities provided in Jurong Arcadia. Facilities in this project will be accessible by the public.

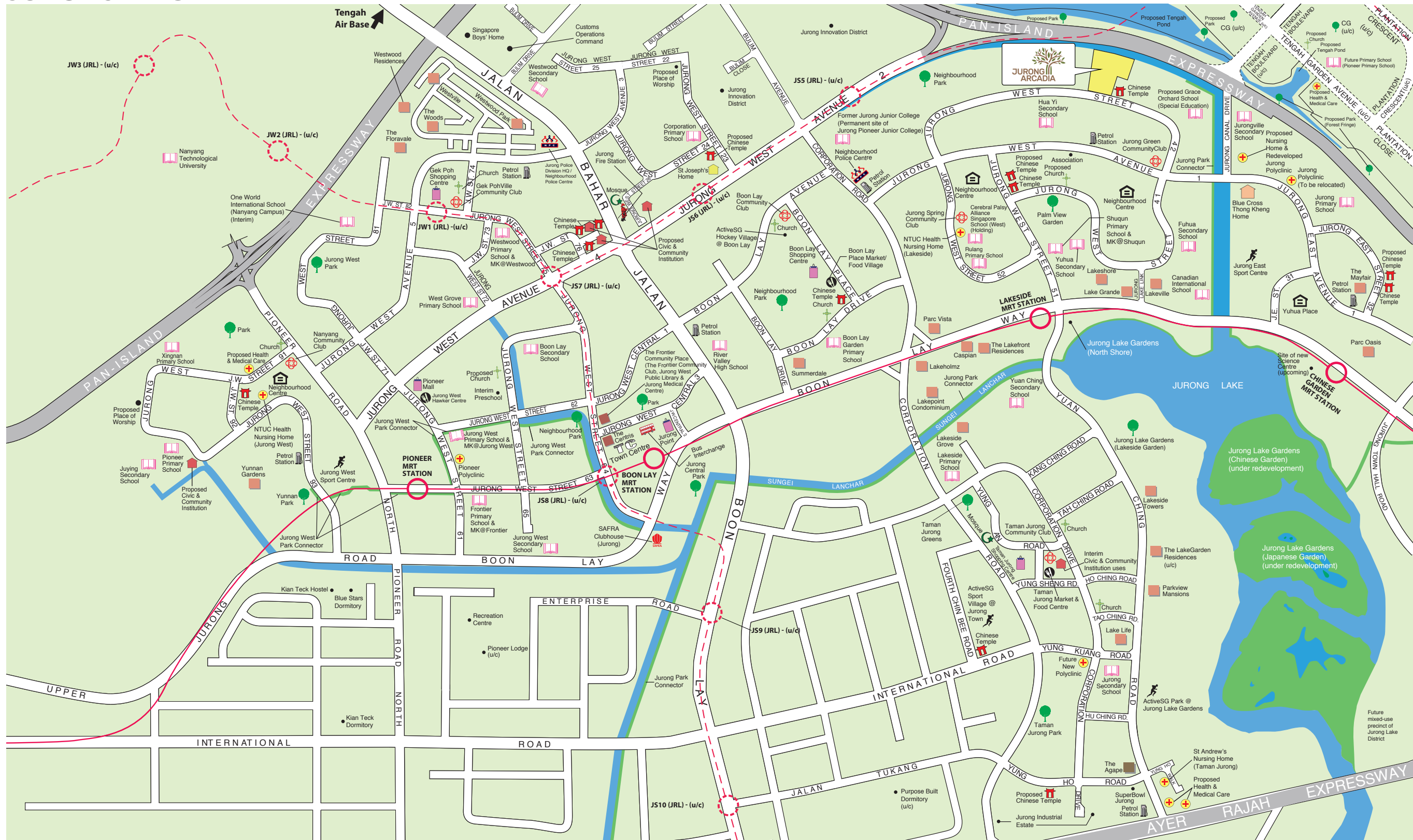
IMPORTANT NOTES

HDB precincts are planned to serve the evolving needs of the community. There are spaces catered for future inclusion of amenities/ facilities (such as preschools, eldercare facilities, education centres, residents' network centres, day activity centres, etc), commercial facilities (such as shops and eating houses), mechanical and electrical rooms, and such other facilities depending on the prevailing needs. These spaces could be in the void decks, common property, car parks, or stand-alone community buildings.

In addition, housing projects may be located near roads, railways, airbases, construction sites, and land used for non-residential purposes. Hence, residents may experience higher noise levels. We have provided information on the surrounding land use, proposed facilities, and their locations in the maps and plans of individual projects, where feasible. All developments and facilities shown (including but not limited to their locations, form, massing and/or building heights) are subject to change and planning approval. The information provided is based on the current planning intent of the relevant authorities and is subject to change from time to time.



JURONG WEST

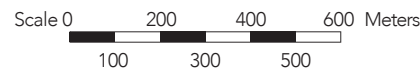


—○— MRT Line & Station - - - - - MRT Line & Station (u/c) (u/c) Under Construction ===== Under Construction/Future Road MK MOE Kindergarten

Notes:

1. All developments and facilities shown (including but not limited to their locations, form, massing and/or building heights) are subject to change and planning approval. The implementation of such proposed developments and facilities is subject to review from time to time by the relevant authorities.
2. Proposed Place of Worship includes examples such as Church, Mosque, Chinese Temple, Hindu Temple, etc.
3. Proposed Civic & Community Institution includes examples such as Community Centre/Club, Association, etc.
4. Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc.
5. The developments and facilities shown (whether existing or proposed) may:
 - a. Include other ancillary uses allowed under URA's prevailing Development Control guidelines. Some examples include:
 - (i) Places of Worship (e.g. Chinese Temple or Church) may include columbarium,
 - (ii) Community Centres/Clubs may include preschools, and schools may be upgraded or built with higher-rise blocks, etc.
 - b. Be used as temporary construction sites by the relevant authorities.
6. Pioneer Primary will relocate to a new school site in Tengah tentatively in 2026.
7. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

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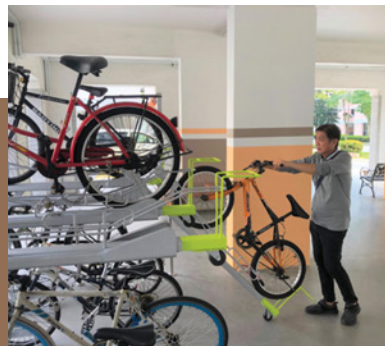
ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Jurong Arcadia will have several eco-friendly features such as:

- Separate chutes for recyclable waste
- Regenerative lifts to reduce energy consumption
- Bicycle stands to encourage cycling as an environmentally-friendly form of transport
- Parking spaces to facilitate future provision of electric vehicle charging stations
- Use of sustainable products in the project
- Active, Beautiful, Clean Waters design features to clean rainwater and beautify the landscapes



**SEPARATE CHUTES
FOR RECYCLABLE
WASTE**



**BICYCLE
STANDS**



**ABC WATERS DESIGN
FEATURES**

SMART SOLUTIONS

Jurong Arcadia will come with the following smart solutions to reduce energy usage, and contribute to a safer and more sustainable living environment:

- Smart-Enabled Homes with provisions to facilitate adoption of smart home solutions
- Smart Lighting in common areas to reduce energy usage



EMBRACING WALK CYCLE RIDE

With an increased focus on active and healthy living, the housing precinct is designed with well-connected pathways to make it easier for residents to walk and cycle more as part of their daily commutes to the surrounding amenities and public transport:

- Convenient access and walking distance to public transport
- Safe, pleasant, and welcoming streets for walking and cycling
- Sheltered covered linkways and barrier free accessibility to facilities
- Wayfinding and signages for orientation and navigation

Jurong Arcadia residents will be connected by bus services along Jurong West Street 42 to Jurong East bus interchange, as well as Lakeside and Jurong East MRT stations. Learn more about transport connectivity in this town using MyTransport.sg app at <https://www.lta.gov.sg/content/dam/ltagov/Home/PDF/MTM.pdf>.

FINISHES AND FITTINGS

More than just a well-designed and functional interior, these flats will come with the following finishes and fittings.

2-ROOM FLEXI

Available either on a 99-year lease or short-lease

- Floor tiles in the:
 - Bathroom
 - Household shelter
 - Kitchen
- Wall tiles in the:
 - Bathroom
 - Kitchen
- A sliding partition/ door for the bedroom and folding bathroom door
- Water closet suite in the bathroom
- Grab bars (for 2-room Flexi flats on short-leases)

3-, 4-, AND 5-ROOM

- Floor tiles in the:
 - Bathrooms
 - Household shelter
 - Kitchen/ utility (3-room)
 - Kitchen and service yard (4- and 5-room)
- Wall tiles in the:
 - Bathrooms
 - Kitchen/ utility (3-room)
 - Kitchen (4- and 5-room)
- Water closet suite in the bathrooms

OPTIONAL COMPONENT SCHEME

The Optional Component Scheme (OCS) is an opt-in scheme that provides convenience for our buyers. If you opt-in for OCS, the cost of the optional components will be added to the price of the flat. Please refer to the attached OCS leaflet for details.

LAYOUT IDEAS

2-ROOM FLEXI (TYPE 1) FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 38sqm
Inclusive of Internal Floor Area of 36sqm and
Air-con Ledge



The coloured floor plan is not intended to demarcate the boundary of the flat

2-ROOM FLEXI (TYPE 2) FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 48sqm
Inclusive of Internal Floor Area of 46sqm and
Air-con Ledge



To meet different lifestyle needs, the 46sqm 2-Room Flexi flats come with a flexible space which flat buyers can use according to their preference. This flexible space can be used for dining, a study or to place an extra bed.

2-ROOM FLEXI (TYPE 2) FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 48sqm
Inclusive of Internal Floor Area of 46sqm and
Air-con Ledge



The coloured floor plan is not intended to demarcate the boundary of the flat

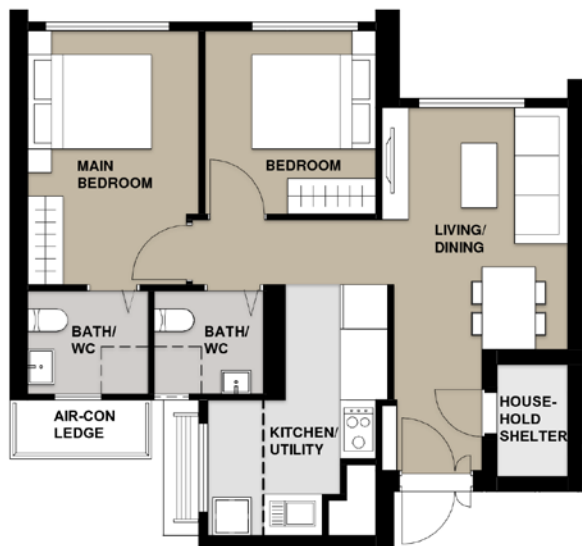
LAYOUT IDEAS

3-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 69sqm

Inclusive of Internal Floor Area of 66sqm and Air-con Ledge



To cater to changing lifestyles and provide more flexibility in the use of kitchen space, HDB has designed the flats with a combined kitchen/utility space.

The layout offers homeowners flexibility in configuring the area according to their preferences.

For example, you can add partition to separate the kitchen and utility, as indicated in the dotted line.

4-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 93sqm

Inclusive of Internal Floor Area of 90sqm and Air-con Ledge



The coloured floor plan is not intended to demarcate the boundary of the flat

LAYOUT IDEAS

5-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 113sqm

Inclusive of Internal Floor Area of 110sqm and Air-con Ledge



The coloured floor plan is not intended to demarcate the boundary of the flat



SITE PLAN

FLAT TYPE

| | | |
|-----------------------|-----------------------|--------|
| 2 ROOM FLEXI (TYPE 1) | 2 ROOM FLEXI (TYPE 2) | 3 ROOM |
| 4 ROOM | 5 ROOM | |

PLAY FACILITIES

- CHILDREN PLAYGROUND
- ADULT FITNESS STATION
- ELDERLY FITNESS STATION

COMMUNAL AREAS

- PRECINCT PAVILION AT 1ST STOREY
- DROP-OFF PORCH

SOCIAL AMENITIES

- PRESCHOOL AT 1ST STOREY
- RESIDENTS' NETWORK CENTRE AT 1ST STOREY

COMMERCIAL FACILITIES

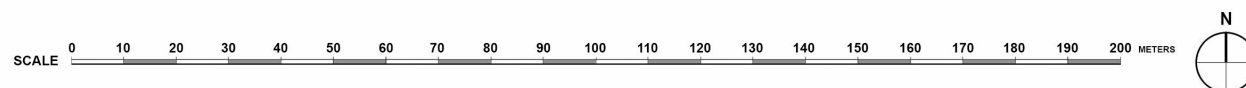
- SUPERMARKET AT 1ST STOREY
- EATING HOUSE AT 1ST STOREY

OTHERS

| | |
|--|---|
| LINKWAY S : SHELTER | AMENITY LOCATED (BELOW) |
| SERVICE ESS: ELECTRICAL SUB-STATION AT 1ST STOREY UC : UTILITY CENTRE AT 1ST STOREY | AIR-WELL |
| SERVICE BAY | CENTRALISED REFUSE CHUTE / CHUTE FOR RECYCLABLE REFUSE |
| | ENTRANCE / EXIT FOR MULTI-STOREY CARPARK |

| Block Number | Number of Storeys | 2-Room Flexi | | 3-Room | 4-Room | 5-Room | Total |
|--------------|-------------------|--------------|--------|--------|--------|--------|-------|
| | | Type 1 | Type 2 | | | | |
| 402A | 17 | - | 32 | 16 | 32 | - | 80 |
| 402B | 17 | 32 | 32 | 16 | 32 | - | 112 |
| 404A | 17 | - | 62 | 16 | 80 | - | 158 |
| 404B | 17 | - | - | 16 | 48 | 62 | 126 |
| 406A | 17 | - | - | 16 | 64 | 32 | 112 |
| 406B | 17 | - | - | - | 48 | 80 | 128 |
| Total | | 32 | 126 | 80 | 304 | 174 | 716 |

APPLICANTS ARE ENCOURAGED TO VISIT THE PLACE BEFORE BOOKING A FLAT.

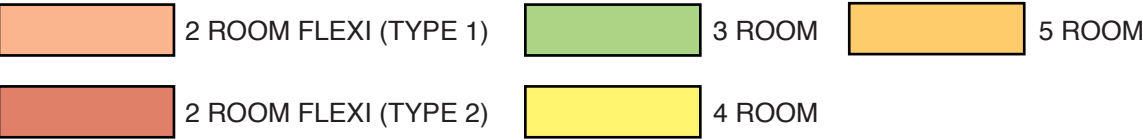


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 - Include other ancillary uses allowed under URA's prevailing Development Control guidelines. Some examples include:
 - Places of Worship (e.g. Chinese Temple or Church) may include columbarium,
 - Community Centres/Clubs may include preschools, and schools may be upgraded or built with higher-rise blocks, etc.
 - Be used as temporary construction sites by the relevant authorities.
- The use of the void deck in any apartment block, common property (such as precinct pavilion), carpark or stand-alone community building for future amenities/facilities (such as preschools, eldercare facilities, education centres, residents' network centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities, is subject to review from time to time.
- The residential blocks may be completed ahead of the proposed precinct facilities, so that flat buyers are able to collect the keys to their new homes earlier.
- Unless otherwise indicated in the sales brochure, all facilities within the project, including but not limited to roof gardens and sky terraces (if any), will be open to the public.
- In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

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UNIT DISTRIBUTION



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| 01 | | | | | | PRESCHOOL | | | | | | | | | |

BLOCK 402A

BLOCK 404A

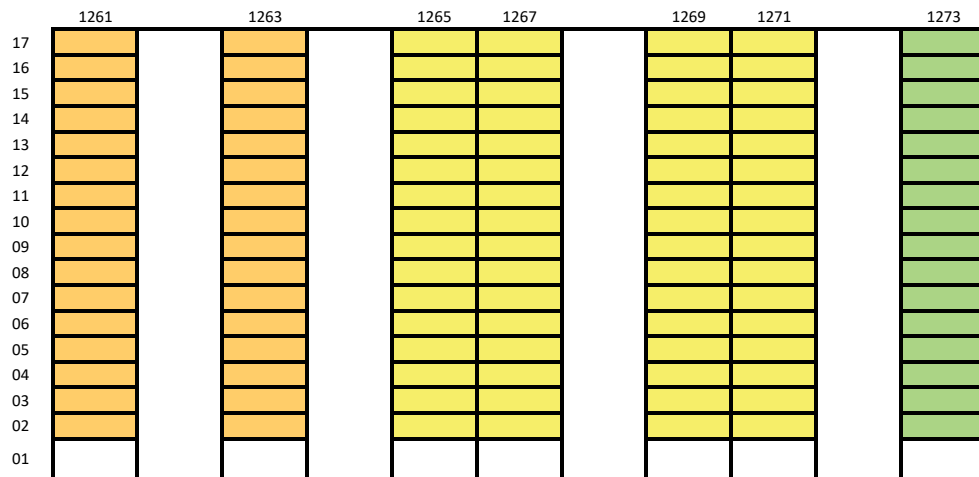
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| 01 | | | | | | PRESCHOOL | | | | | | | |

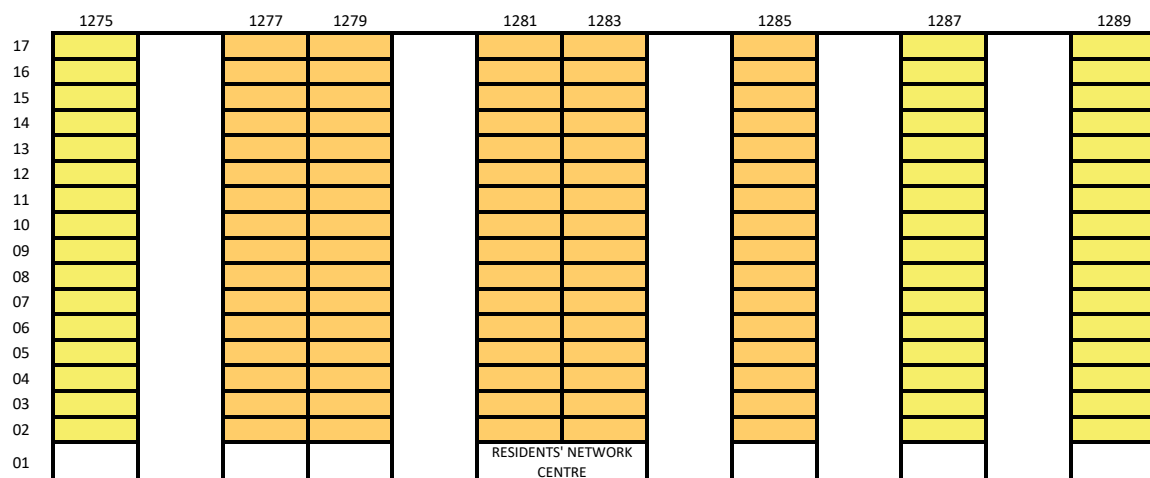
BLOCK 402B

BLOCK 404B

UNIT DISTRIBUTION



BLOCK 406A



BLOCK 406B



BLOCK 402A | 2ND TO 17TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN OF BLOCK 402C

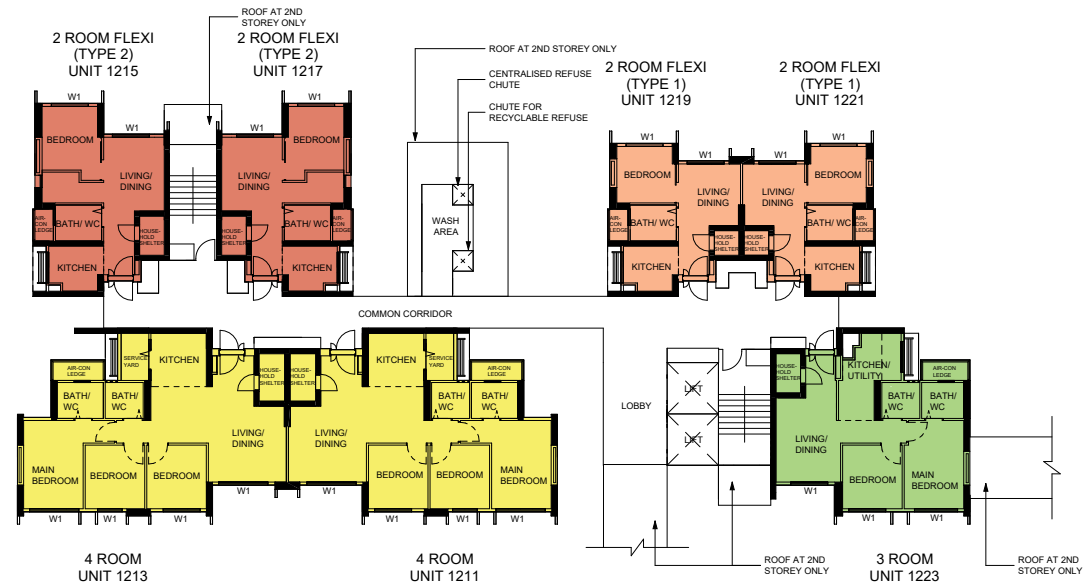
WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW
(APPROX. 550MM HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT INTENDED
TO DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 402B | 2ND TO 17TH STOREY FLOOR PLAN

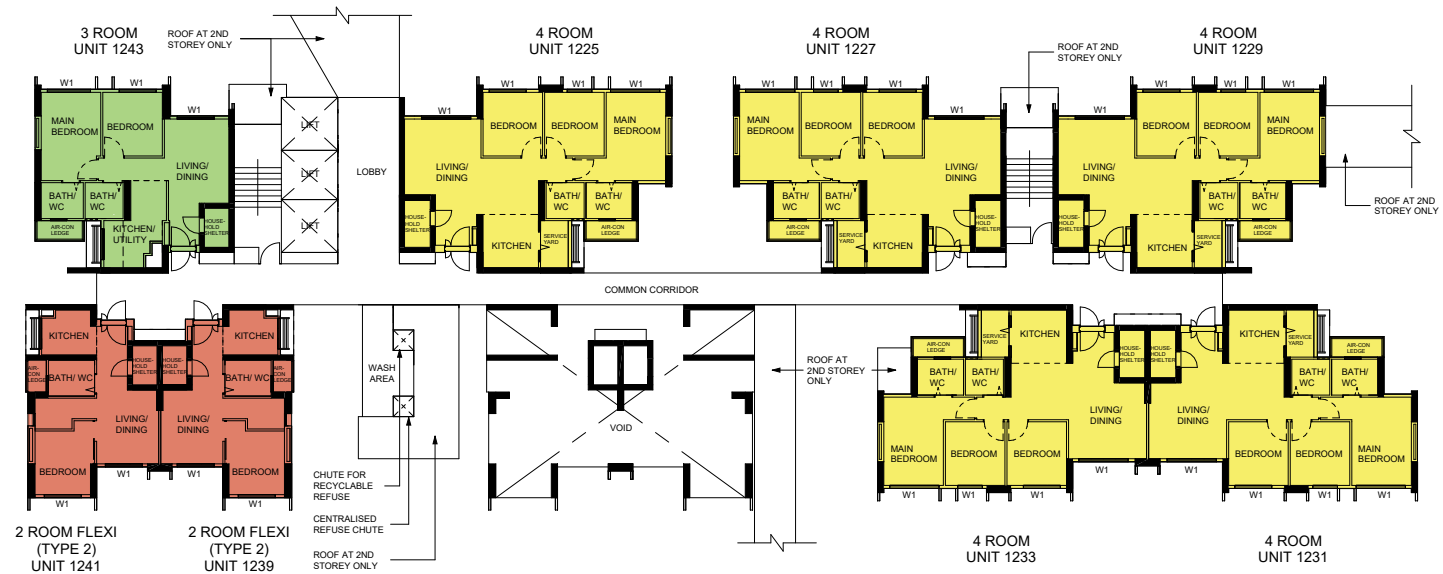
WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW
(APPROX. 550MM HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT INTENDED
TO DEMARCATÉ THE BOUNDARY OF THE FLAT



BLOCK 404A | 2ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN OF BLOCK 402C

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW
(APPROX. 550MM HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT INTENDED
TO DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 404A | 3RD TO 17TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN OF BLOCK 402C

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW
(APPROX. 550MM HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT INTENDED
TO DEMARCATATE THE BOUNDARY OF THE FLAT



BLOCK 404B | 2ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN OF BLOCK 402C

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW
(APPROX. 550MM HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT INTENDED
TO DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 404B | 3RD TO 17TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN OF BLOCK 402C

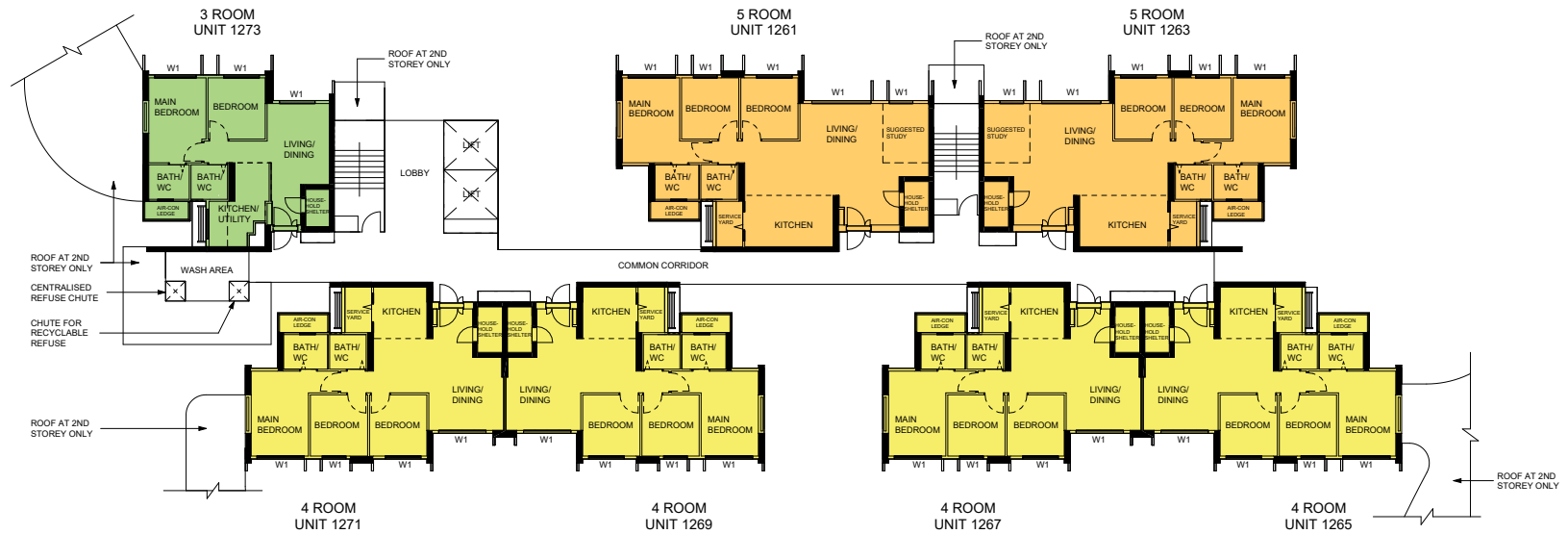
WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW
(APPROX. 550MM HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT INTENDED
TO DEMARCAT THE BOUNDARY OF THE FLAT



BLOCK 406A | 2ND TO 17TH STOREY FLOOR PLAN

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW
(APPROX. 550MM HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT INTENDED
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SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT INTENDED
TO DEMARCATHE THE BOUNDARY OF THE FLAT

GENERAL SPECIFICATIONS FOR JURONG ARCADIA

For 2-room Flexi (short lease)

Foundation

Piled foundations.

Structure

Reinforced concrete structural framework with reinforced concrete slabs.

Roof

Reinforced concrete roof slab with precast concrete secondary roofing.

Walls

All external and internal walls are constructed with reinforced concrete/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

Windows

Aluminium framed windows with tinted glass.

Doors

| | |
|-------------------|--|
| Entrance | : laminated timber door and metal gate |
| Bedroom | : laminated UPVC sliding partition/ door, where applicable |
| Bathroom/ WC | : laminated UPVC folding door |
| Household Shelter | : metal door |
| Living/ Dining | : laminated UPVC folding door (optional) |

Finishes

| | |
|--|--|
| Living/ Dining/ Bedroom Floor | : vinyl strip flooring with laminated UPVC skirting (optional) |
| Kitchen/ Bathroom/ WC/ Household Shelter Floor | : glazed porcelain tiles |
| Kitchen/ Bathroom/ WC Walls | : glazed porcelain tiles |
| Ceilings/ Other Walls | : skim coated or plastered and painted |

Fittings

Quality Locksets
 Water Closet Suite
 Clothes Drying Rack
 Grab Bars
 Wash basin with tap mixer, bath/ shower mixer with shower set (optional)
 Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink and dish drying rack (optional)
 Built-in Wardrobe (optional)
 Window Grilles (optional)
 Water Heater (optional)
 Lighting (optional)

Services

Gas services and concealed water supply pipes
 Exposed sanitary stacks at Air-con ledge
 Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
 Television points
 Data points

Important Notes

- 1) The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
- 2) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
- 3) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and the HDB will not entertain any request from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
- 4) The details of services in a flat, e.g. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicated on the plans.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.

GENERAL SPECIFICATIONS FOR JURONG ARCADIA

For 2-room Flexi, 3-room, 4-room & 5-room

Foundation

Piled foundations.

Structure

Reinforced concrete structural framework with reinforced concrete slabs.

Roof

Reinforced concrete roof slab with precast concrete secondary roofing.

Walls

All external and internal walls are constructed with reinforced concrete/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

Windows

Aluminium framed windows with tinted glass.

Doors

| | |
|-------------------|---|
| Entrance | : laminated timber door and metal gate |
| Bedroom | : laminated UPVC door (optional) laminated UPVC sliding partition/ door for 2-room Flexi, where applicable |
| Bathroom/ WC | : laminated UPVC folding door (optional) laminated UPVC folding door for 2-room Flexi |
| Household Shelter | : metal door |
| Service Yard | : aluminium framed door with glass |

Finishes

| | |
|---------------------------------|--|
| Living/ Dining/ Bedroom Floor | : vinyl strip flooring with laminated UPVC skirting (optional) |
| Kitchen/ Utility/ Bathroom/ WC/ | : glazed porcelain tiles |
| Household Shelter Floor | |
| Service Yard Floor | : glazed porcelain tiles with tile skirting |
| Kitchen/ Utility/ Bathroom/ | : glazed porcelain tiles |
| WC Walls | |
| Ceilings/ Other Walls | : skim coated or plastered and painted |

Fittings

Quality Locksets
Water Closet Suite
Clothes Drying Rack
Wash basin with tap mixer, bath/ shower mixer with shower set (optional)

Services

Gas services and concealed water supply pipes
Exposed sanitary stacks (which can be located at Service Yard and/ or Air-con ledge)
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
Television points
Data points

Important Notes

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DISCLAIMER

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- 10) We reserve the right to use or allow the use of any:

• Void deck of any apartment block

• Car park;

• Common property (such as precinct pavilion); or

• Standalone community building,

for:

• Future amenities/ facilities (such as preschools, eldercare facilities, education centres, residents' network centres, and day activity centres);

• Commercial facilities (such as shops and eating houses);

• Mechanical and electrical rooms; and

• Such other facilities as we deem fit.

11) This brochure does not and is not intended to provide full and complete information of the guidelines or requirements of the relevant authorities. You are advised to approach the relevant authorities directly for full information and details of these guidelines and requirements.
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OPTIONAL COMPONENT SCHEME

(2-ROOM FLEXI FLATS)

The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. Choose the OCS items you want before your flat selection appointment. The cost of the OCS items will be added to the selling price of the selected flat.

All 2-room Flexi flats come with:

- Floor finishes in the bathroom, household shelter, and kitchen
- Wall tiles in bathroom and kitchen
- Sliding partition/ door for bedroom, folding bathroom door
- Water closet suite in the bathroom



Grab bars will be installed for all short-lease flats to assist elderly buyers in moving around the flats

FOR ALL 2-ROOM FLEXI FLATS

PACKAGE 1

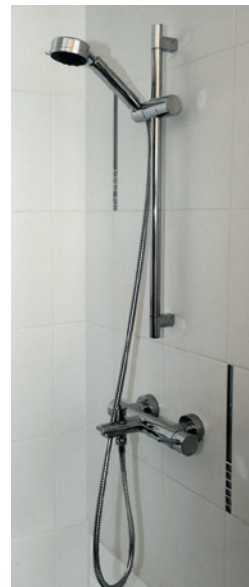
- Flooring in the living/ dining room and bedroom
- Sliding partition, separating the living room and bedroom

(please refer to the flooring and furnished floor plans of your selected project)



PACKAGE 2

- Sanitary fittings, i.e. wash basin with tap mixer and shower set with bath/ shower mixer



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OPTIONAL COMPONENT SCHEME

(2-ROOM FLEXI FLATS)

FOR SHORT-LEASE 2-ROOM FLEXI FLATS ONLY

PACKAGE 3 offers elderly buyers the convenience of having a flat in move-in condition. It comprises:

ELDERLY-FRIENDLY FITTINGS



- Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink, tap and dish drying rack.



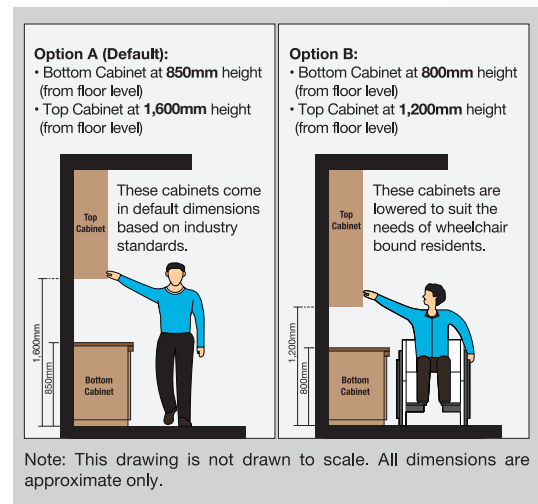
Here are some features of an induction hob:

- It does not produce an open flame
- Its cooking zone cools down faster
- It is easier to clean than a gas hob
- As it has a flat surface, pots placed on an induction hob are less likely to topple over.



- Kitchen cabinets come with mobile cabinets to provide knee space (especially for wheelchair users)
- Built-in bedroom wardrobe with a lower clothes hanging rod for easy reach

- An option to have a lower counter top height



- Folding door at the flexible space in the 2-room Flexi (Type 2) flats



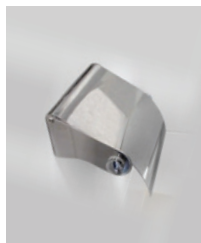
OTHER FITTINGS



- Window grilles for safety and security



- Mirror



- Toilet roll holder



- Lighting



- Water heater

Buyers who opt for Package 3 must select Package 1.

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OPTIONAL COMPONENT SCHEME

(3-ROOM AND BIGGER FLATS)

The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. Choose the OCS items you want before your flat selection appointment. The cost of the OCS item will be added to the selling price of the selected flat.

These flats come with:

- floor finishes in the bathrooms, household shelter, kitchen, and service yard
- wall tiles in the bathrooms and kitchen
- water closet suite in each bathroom

YOU CAN CHOOSE TO HAVE THE FOLLOWING ITEMS INSTALLED IN YOUR SELECTED FLAT:

- Floor finishes for living/ dining room and bedrooms
- Internal doors + sanitary fittings
 - wash basin with tap mixer
 - shower set with bath/ shower mixer



Wash basin with tap mixer in attached bathroom



Wash basin with tap mixer



Handheld shower set with bath/ shower mixer

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