

Q

bay
RESIDENCES

SUITES

WELCOME TO **SUITES**
AT **Q** BAY RESIDENCES.

An aerial photograph of a beach. The top half of the image shows clear, turquoise water with gentle ripples. The bottom half shows a wide expanse of golden sand, also with a rippled texture. The transition between the water and sand is smooth and gradual.

**A LIFESTYLE
THAT'S
RIGHT ON Q**

Suites. Verandah Homes. TRIO Homes.

A home for everyone, in the heart of Tampines.



**A UNIQUE
BAYFRONT
CONCEPT**

There's a place for every lifestyle at **Q Bay Residences**, with Suites offering exclusive, contemporary living, Verandah Homes for views and spacious comfort, and TRIO Homes, ideal for intergeneration living, your own home office, or leasing out the extra space.

Situated opposite Tampines Quarry Park, enjoy bayfront living with resort-inspired amenities like a clubhouse and Bay Villas to entertain and accommodate guests. Located within the East, **Q Bay Residences** is close to major expressways, key business parks, top schools and more.

An innovative living concept from three trusted, international developers – Far East Organization, Sekisui House and Frasers Centrepoint Homes.

A VIEW THAT'S UNIQUELY YOURS



Suites

Suites

Verandah

Verandah

Verandah

TRIO

TRIO

Verandah

LOCATION/AMENITIES



LIVING IN THE EAST, LIFE AT ITS BEST.



- Schools and Tertiary Institutions**
- Temasek Polytechnic
 - United World College SEA
 - St. Hilda's Primary School
 - Pol Ching School
 - Singapore University of Technology and Design (SUTD, estimated to open in 2017)

- Business Hubs**
- Tampines Regional Centre
 - Changi Business Park
 - Eunos Industrial Estate
 - Tampines Wafer Fabrication Park
 - Pasir Ris Wafer Fabrication Park

- Shopping & Entertainment**
- Tampines Mall
 - Tampines 1
 - Century Square
 - Tampines Retail Park - IKEA, Courts Megastore, Giant

- Recreation & Entertainment**
- Bedok Reservoir
 - East Coast Park
 - Tampines Town Hub (opening 2015)

- Accessibility**
- Tampines Expressway (TPE)
 - Pan Island Expressway (PIE)
 - East Coast Park Expressway (ECP)
 - Kallang-Paya Lebar Expressway (KPE)
 - Bartley Viaduct

- East West MRT Line
- Downtown MRT Line*
- Park Connector

*Downtown MRT Line estimated to open by 2017

COME HOME TO
Q BAY RESIDENCES



LIVE IT UP
YOUR WAY



Chill out with friends, lounge in the spa pool,
or hit the gym for a workout. Home to an
exciting lifestyle, it's truly the place to be.

Q
bay
SUITE



**LOOK OUT TO
WATERFRONT VIEWS,
EVERY DAY.**

**Where bayfront living meets your
contemporary lifestyle. Come home
to our Suites.**



A HOME
THAT'S ALL
YOUR OWN



Celebrate life's moments together in your dream home, with breathtaking views for a truly perfect setting, every day.

A PLACE TO CALL
YOUR OWN



With 1-bedroom and 2-bedroom Suites to choose from, and a host of amenities catered to your lifestyle, it's the ideal home for you.

Q
bay
SUITE



BAY VILLAS

**FIRST-EVER, INNOVATIVE
FUNCTION SPACE TO ENTERTAIN
AND ACCOMMODATE GUESTS,
RIGHT AT YOUR DOORSTEP.**

Want to have friends over? Host a great party or get-together at our Bay Villas, innovative spaces for entertaining and accommodating your guests overnight, by the water.

Q
bay
SUITE

LEGEND

- TRIO Homes
- Verandah Homes
- Suites

Entrance Plaza

- Drop Off / Waiting Area
- Guard House
- Shops

The Peninsula

- A Island Bay
- B Party Pavilions
- C Clubhouse
- D Sunshine Deck
- E Fitness Bay - Gym, Changing Rooms, Steam Room
- F Bay Bridge
- G Tennis Courts
- H Multi-Purpose Court

Sunshine Zone

- I Sunshine Bay
- J Lounge Bay
- K Sunshine Decks
- L Sunshine Pavilion
- M Adventure Bay
- N Water Play Cove
- O Serenity Bay - Bay Villa, Spa Pool, Dining Patio
- P Tai Chi Garden

Pirate's Cove

- Q The Pirate Ship (Playground)
- R Jacob's Ladder
- S Captain's Deck

Repose Bay

- T Bay Villa
- U Spa Pool
- V Dining Patio

Tranquil Bay

- W Spa Alcove
- X Lounge Bay
- Y Sunshine Deck
- Z Dip Pool

- Side Gates

TAMPINES AVENUE 10



TAMPINES AVENUE 1

TAMPINES STREET 86

UNIT DISTRIBUTION CHART SUITES

TOWER 1

UNIT Level	1	2	3	4	5	6	7	8	9	10
16	AT	AST	AT	BT	BST1	B-bT	AT	AST	BST	B-bT
15	A	AS	A	B	BS	B-b	A	AS	BS	B-a
14	A	AS	A	B	BS	B-b	A	AS	BS	B-a
13	A	AS	A	B	BS	B-b	A	AS	BS	B-a
12	A	AS	A	B	BS	B-b	A	AS	BS	B-a
11	A	AS	A	B	BS	B-b	A	AS	BS	B-a
10	A	AS	A	B	BS	B-b	A	AS	BS	B-a
9	A	AS	A	B	BS	B-b	A	AS	BS	B-a
8	A	AS	A	B	BS	B-b	A	AS	BS	B-a
7	A	AS	A	B	BS	B-b	A	AS	BS	B-a
6	A	AS	A	B	BS	B-b	A	AS	BS	B-a
5	A	AS	A	B	BS	B-b	A	AS	BS	B-a
4	A	AS	A	B	BS	B-b	A	AS	BS	B-a
3	A	AS	A	B	BS	B-b	A	AS	BS	B-a
2	A	AS	A	B	BSp2	B-bp	Ap2	ASp1	BSp3	B-a
1	Ap	ASp	Ap	B-ap1						B-ap1



SUITES FLOOR PLANS

TOWER 3

UNIT Level	11	12	13	14	15	16	17
16	AST	BT	BST	AT	BST1	BT1	AT
15	AS	B	BS	A	BS	B	A
14	AS	B	BS	A	BS	B	A
13	AS	B	BS	A	BS	B	A
12	AS	B	BS	A	BS	B	A
11	AS	B	BS	A	BS	B	A
10	AS	B	BS	A	BS	B	A
9	AS	B	BS	A	BS	B	A
8	AS	B	BS	A	BS	B	A
7	AS	B	BS	A	BS	B	A
6	AS	B	BS	A	BS	B	A
5	AS	B	BS	A	BS	B	A
4	AS	B	BS	A	BS	B	A
3	AS	B	BS	A	BS	B	A
2	AS	B	BSp1	Ap1	BSp	B	A
1	ASp	B-bp1				B-ap	Ap

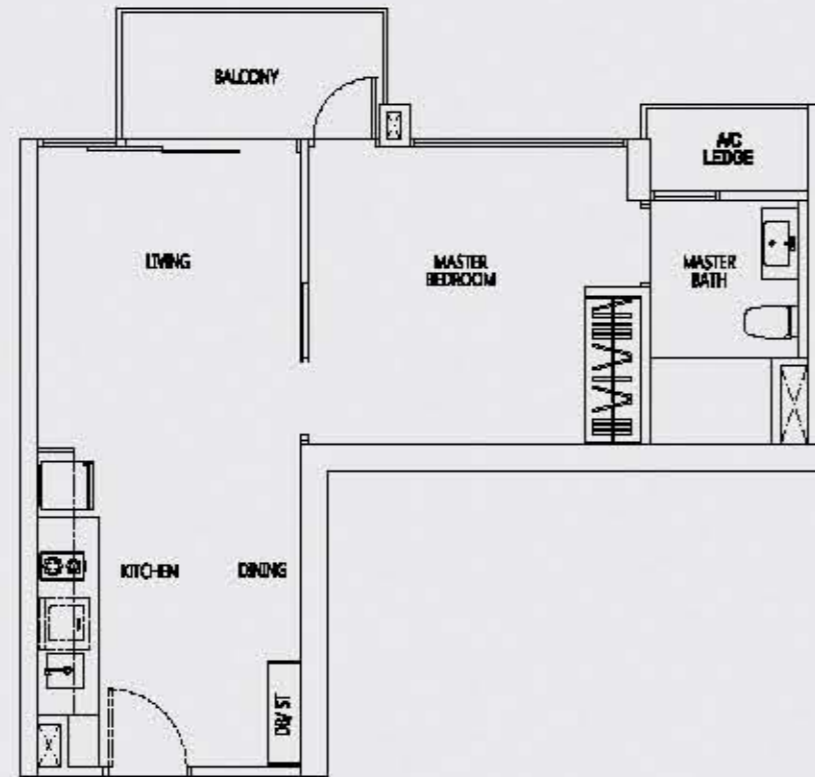
Need more choices?
3-, 4- and 5-bedroom Verandah Homes, and 2 + study, 3- and 4-bedroom TRIO Homes are also available.
Call us at 6273 2122 or visit www.Qbay.sg to find out more!

1-BEDROOM

TYPE A

1 - BEDROOM
49 sq m / 527 sq ft

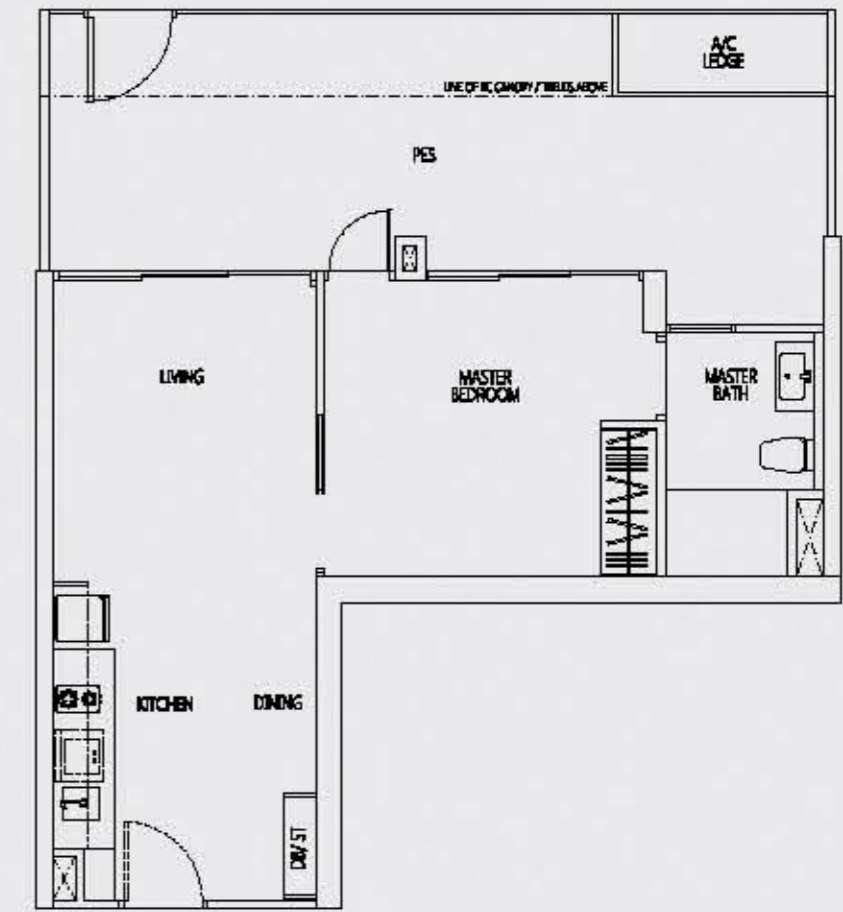
- #02-01 to #15-01 (mirror unit)
- #02-03 to #15-03 (mirror unit)
- #03-07 to #15-07
- #03-14 to #15-14
- #02-17 to #15-17



TYPE Ap

1 - BEDROOM
71 sq m / 764 sq ft

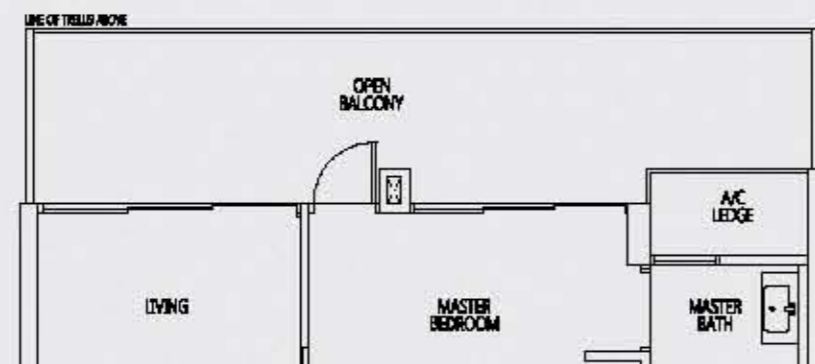
- #01-01 (mirror unit) HIGH CEILING
- #01-03 (mirror unit) HIGH CEILING
- #01-17 HIGH CEILING



TYPE AT

1 - BEDROOM
62 sq m / 667 sq ft

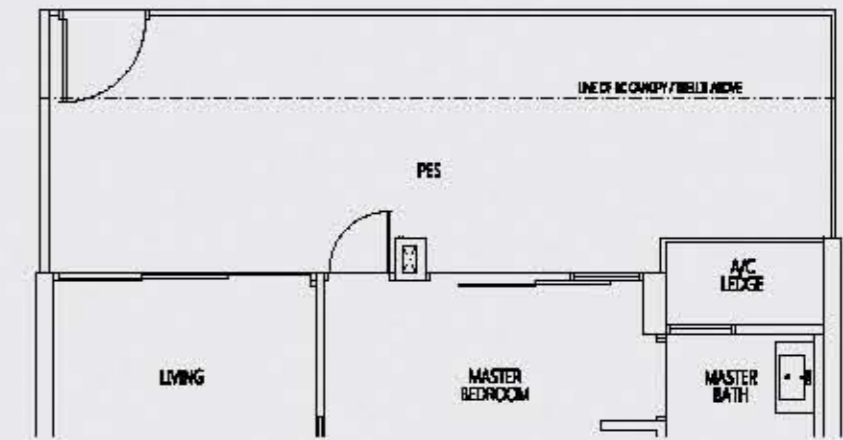
- #16-01 (mirror unit)
- #16-03 (mirror unit)
- #16-07
- #16-14
- #16-17



TYPE Ap1

1 - BEDROOM
71 sq m / 764 sq ft

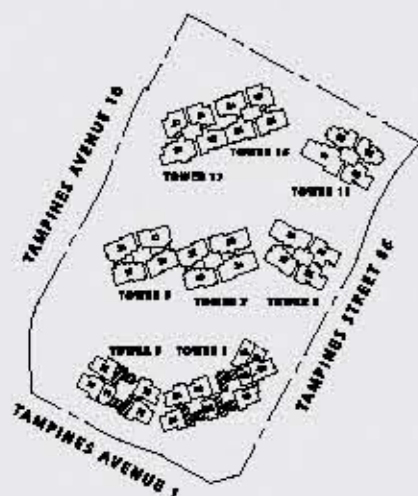
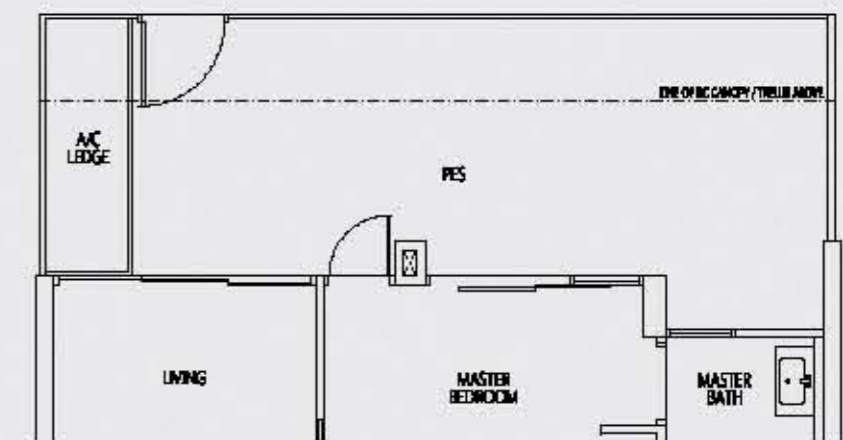
- #02-14



TYPE Ap2

1 - BEDROOM
71 sq m / 764 sq ft

- #02-07



N
KEY PLAN

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Abbreviations: A/C ledge (Aircon Ledge), PES (Private Enclosed Space), SC (Stove Cabinet), ST (Stair)

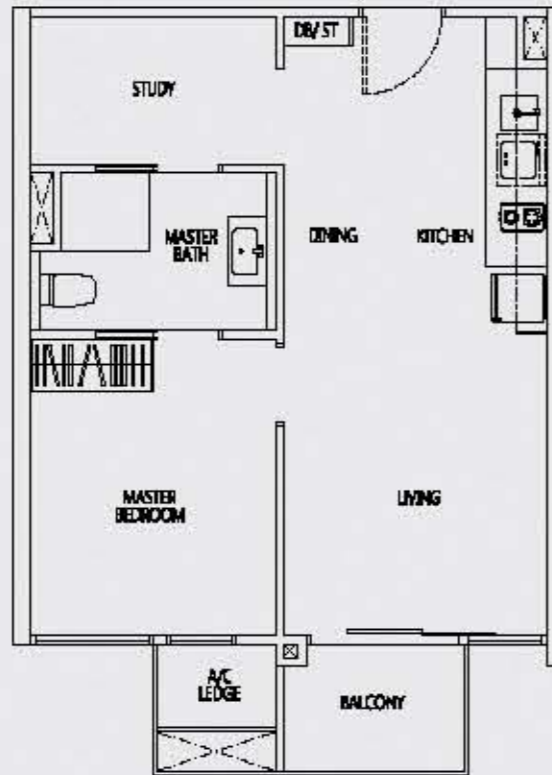
0 1 2 3 4 5 METRES

1-BEDROOM + STUDY

TYPE AS

1 - BEDROOM + STUDY
48 sq m / 517 sq ft

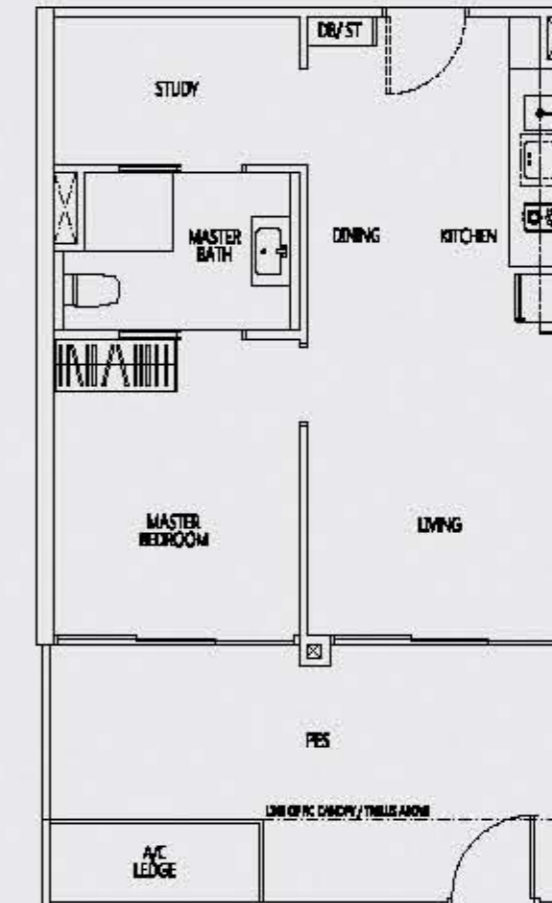
#02-02 to #15-02
#03-08 to #15-08 (mirror unit)
#02-11 to #15-11 (mirror unit)



TYPE ASp

1 - BEDROOM + STUDY
62 sq m / 667 sq ft

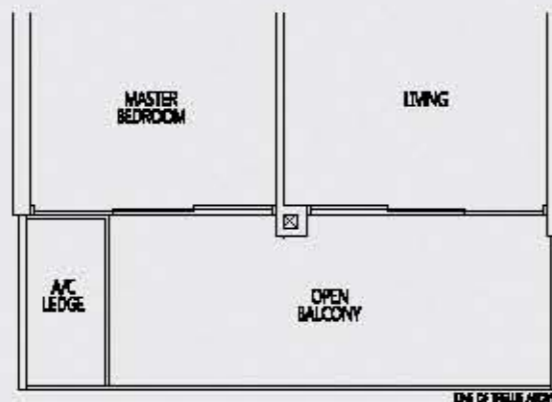
#01-02 HIGH CEILING
#01-11 (mirror unit) HIGH CEILING



TYPE AST

1 - BEDROOM + STUDY
56 sq m / 603 sq ft

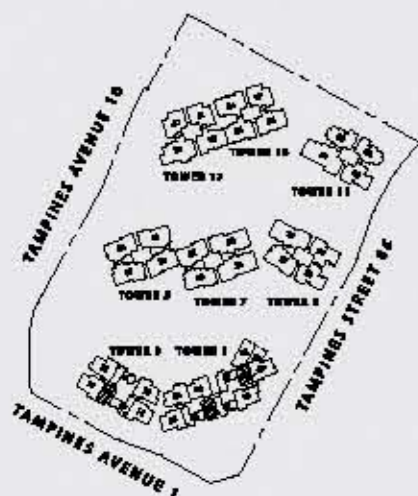
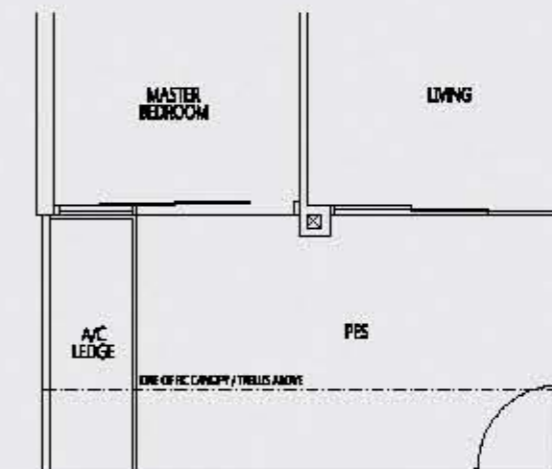
#16-02
#16-08 (mirror unit)
#16-11 (mirror unit)



TYPE ASp1

1 - BEDROOM + STUDY
62 sq m / 667 sq ft

#02-08 (mirror unit)



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0 1 2 3 4 5 METRES

2-BEDROOM

TYPE B

2 - BEDROOM
74 sq m / 797 sq ft

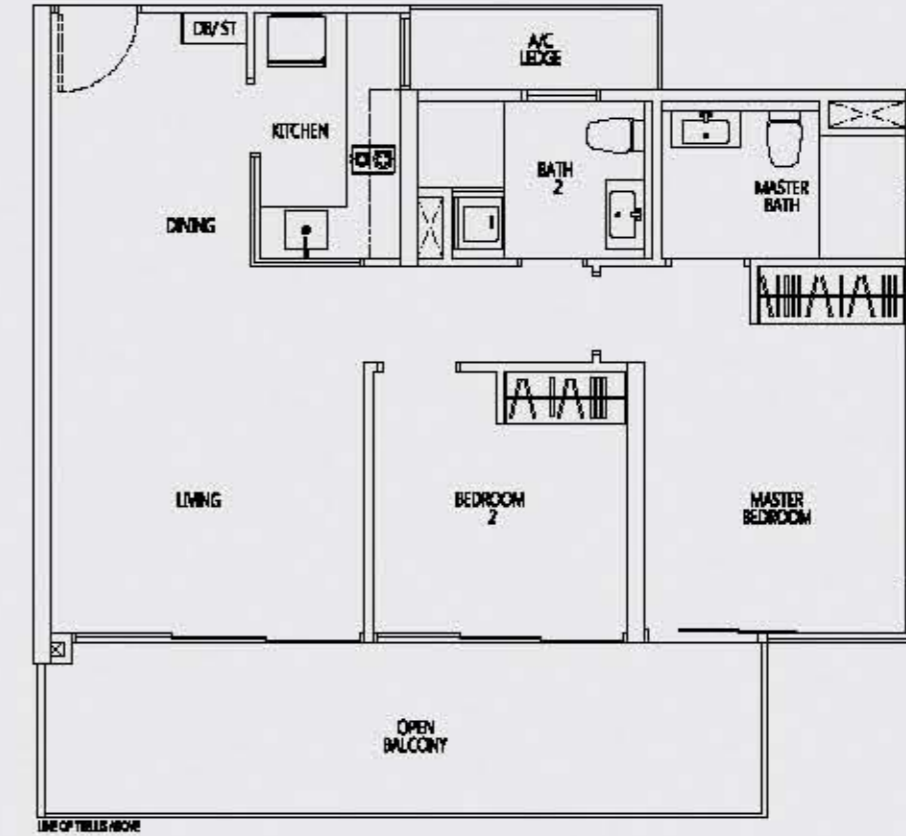
#02-04 to #15-04 (mirror unit)
#02-12 to #15-12 (mirror unit)
#02-16 to #15-16



TYPE BT

2 - BEDROOM
85 sq m / 915 sq ft

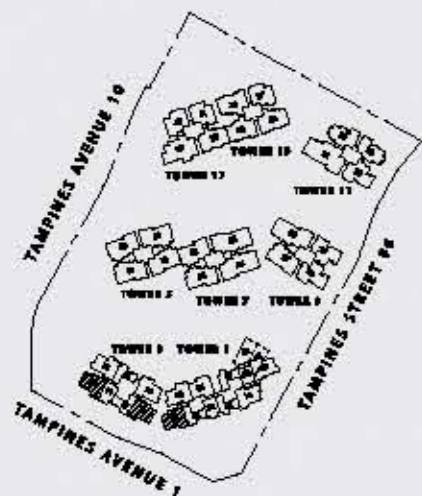
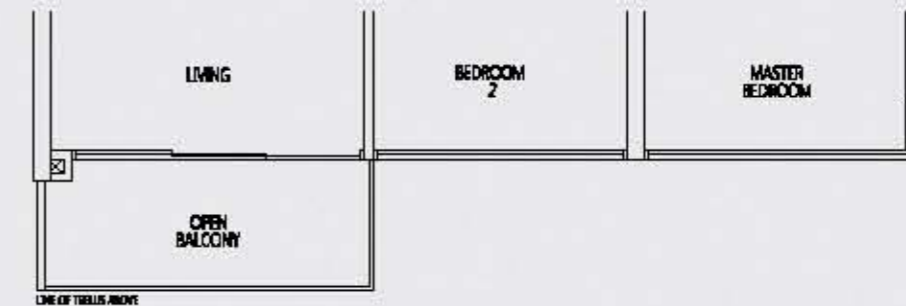
#16-04 (mirror unit)
#16-12 (mirror unit)



TYPE BT1

2 - BEDROOM
74 sq m / 797 sq ft

#16-16



N
KEY PLAN

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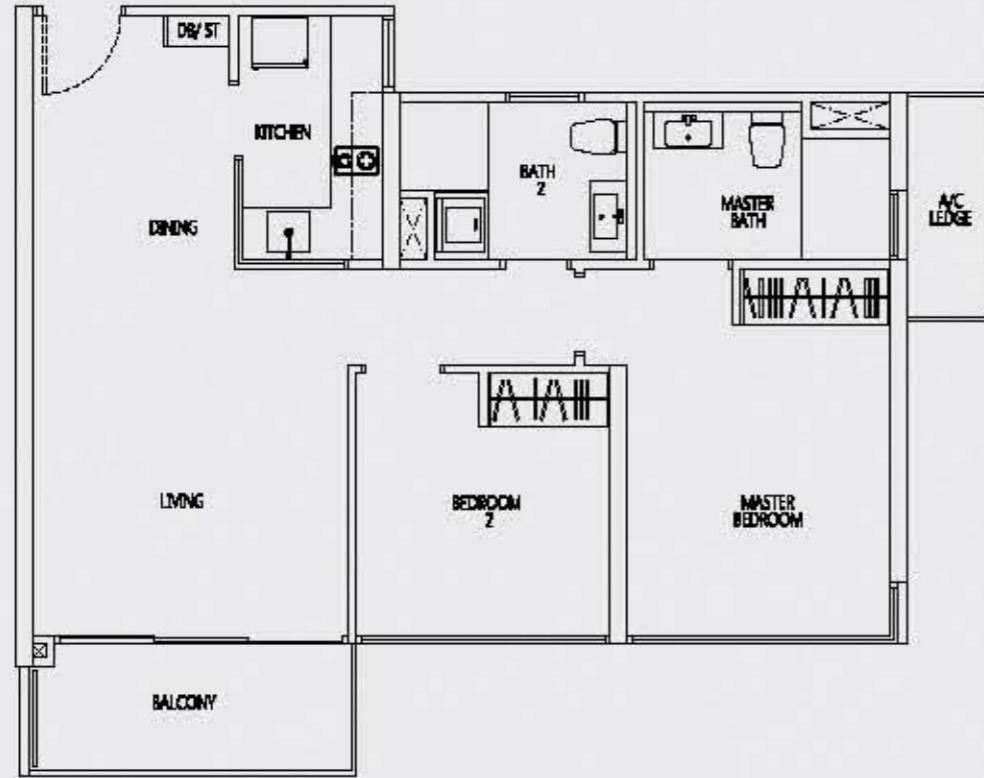
0 1 2 3 4 5 METRES

2-BEDROOM

TYPE B-a

2 - BEDROOM
74 sq m / 797 sqft

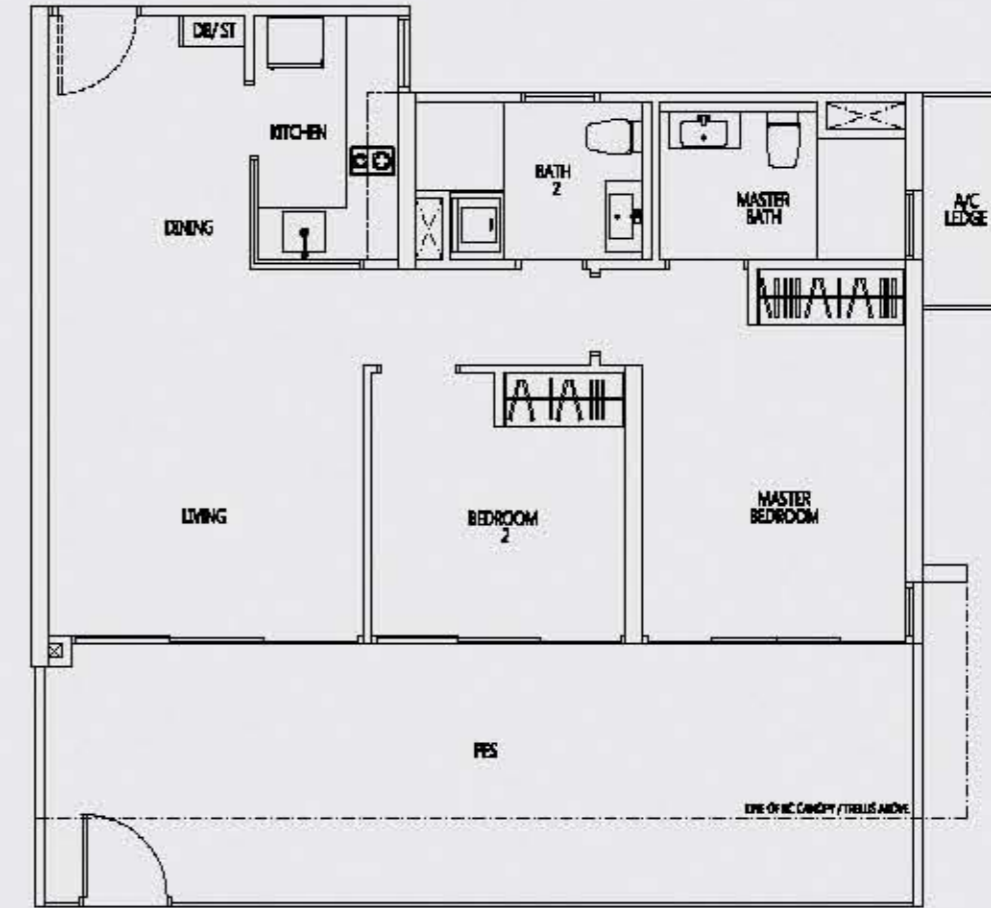
#02-10 to #15-10



TYPE B-ap

2 - BEDROOM
98 sq m / 1055 sq ft

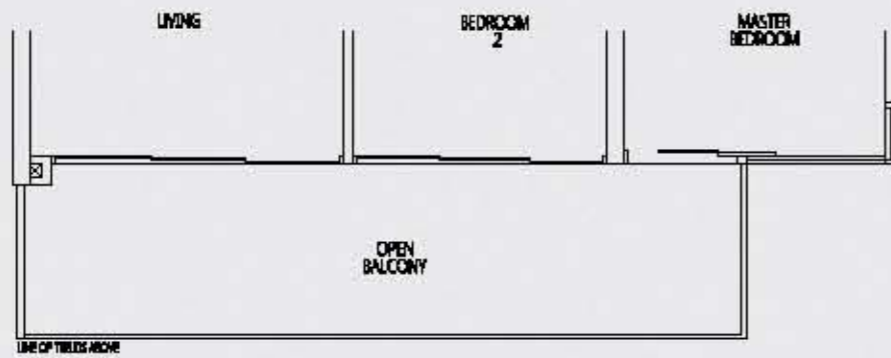
#01-16 HIGH CEILING



TYPE B-aT

2 - BEDROOM
85 sq m / 915 sq ft

#16-10

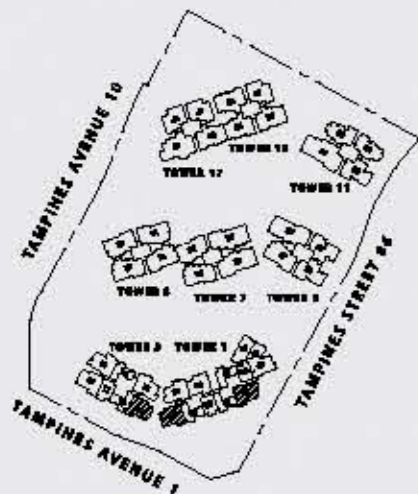
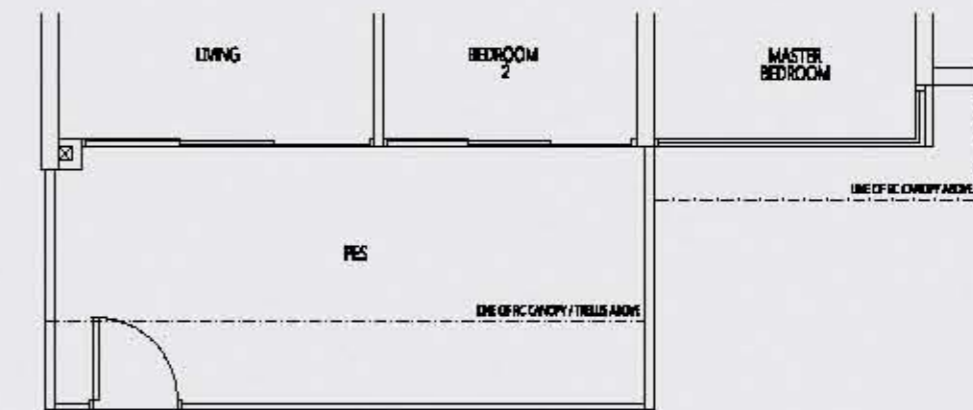


TYPE B-ap1

2 - BEDROOM
89 sq m / 958 sq ft

#01-04 (mirror unit) HIGH CEILING

#01-10 HIGH CEILING



KEY PLAN

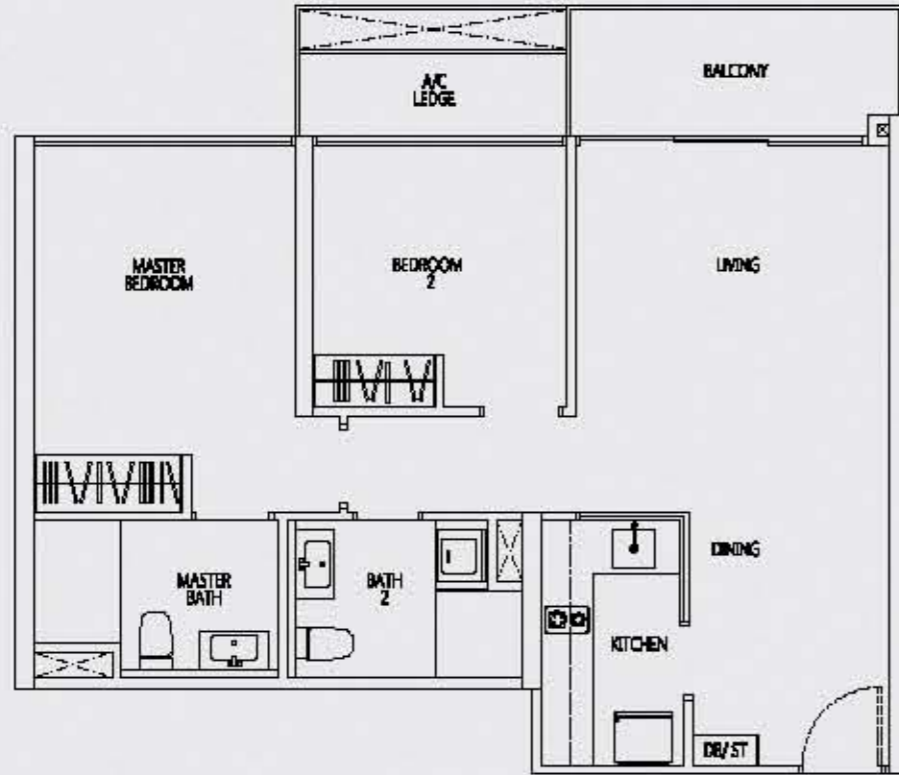
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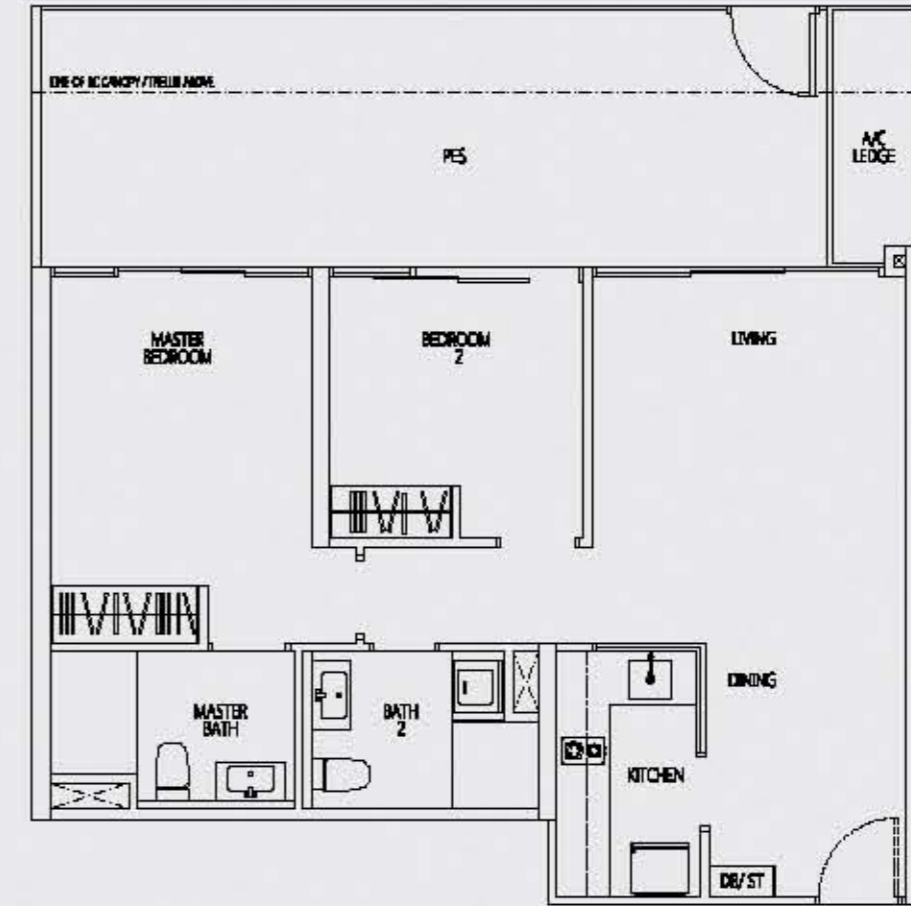
0 1 2 3 4 5 METRES

2-BEDROOM

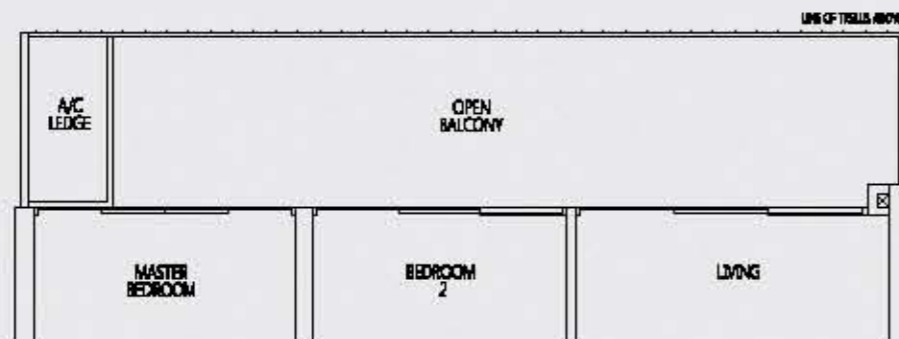
TYPE B-b
2 - BEDROOM
74 sq m / 797 sq ft
#03-06 to #15-06



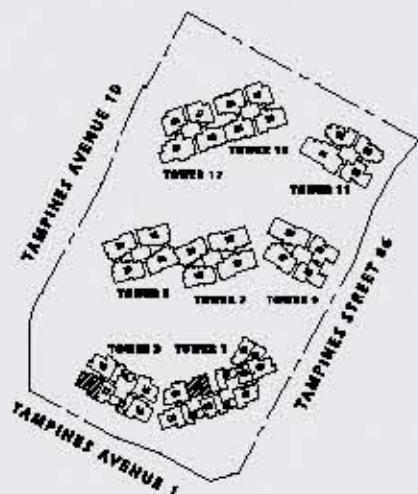
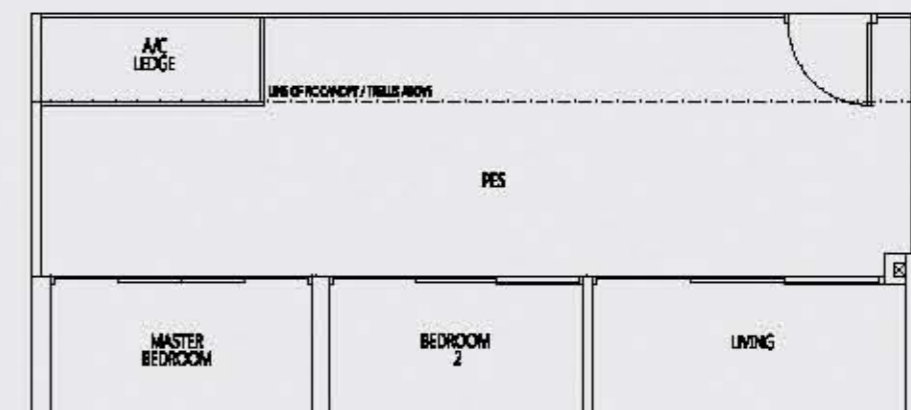
TYPE B-bp
2 - BEDROOM
96 sq m / 1033 sq ft
#02-06



TYPE B-bT
2 - BEDROOM
86 sq m / 926 sq ft
#16-06



TYPE B-bp1
2 - BEDROOM
96 sq m / 1033 sq ft
#01-12 (mirror unit) HIGH CEILING



KEY PLAN

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2-BEDROOM + STUDY

TYPE BS

2 - BEDROOM+ STUDY
77 sq m / 829 sq ft

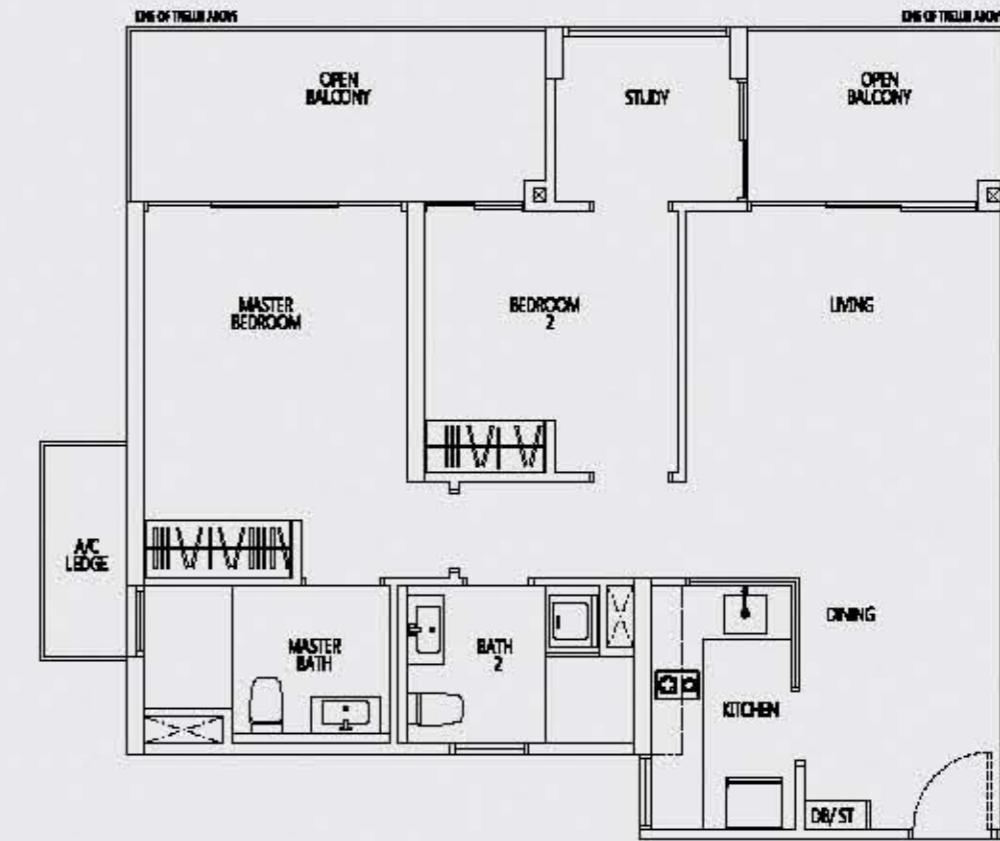
#03-05 to #15-05
#03-09 to #15-09 (mirror unit)
#03-13 to #15-13
#03-15 to #15-15 (mirror unit)



TYPE BST

2 - BEDROOM + STUDY
88 sq m / 947 sq ft

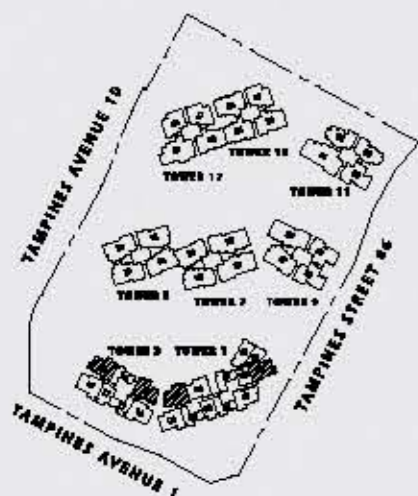
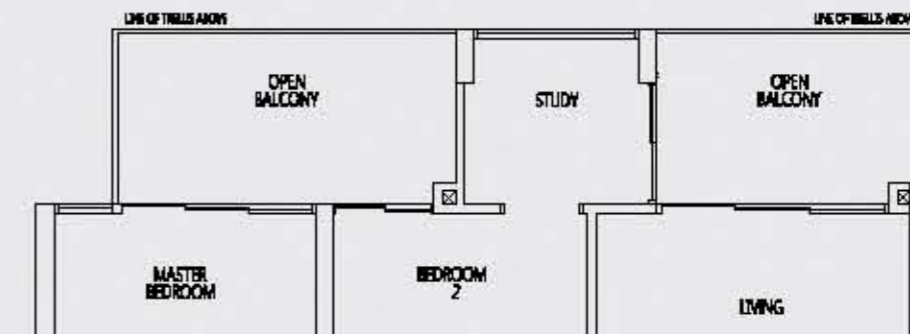
#16-09 (mirror unit)
#16-13



TYPE BST1

2 - BEDROOM + STUDY
87 sq m / 936 sq ft

#16-05
#16-15 (mirror unit)



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Far East Organization, Singapore's largest private property developer, has built more than 700 developments in the residential, hospitality, commercial, healthcare and industrial sectors, including 42,500 or one in six private homes in the country. Awarded Best Developer in South East Asia and Singapore at the South East Asia Property Awards 2011, Far East Organization is the only developer in the world to win seven FIABCI Prix d'Excellence Awards, underscoring its unique achievements in the regional and international real estate arena.



Sekisui House Limited, founded in 1960, is Japan's leading housing construction company with ¥1,530 billion (\$24.4 billion) sales and ¥1,446 billion (\$23 billion) worth of assets in 2011. Focusing on environmental sustainability, it has introduced zero emission homes and carbon neutral homes "Green First model" with the capability to reduce up to 100% of carbon footprint. Apart from Japan, Sekisui House is in Australia, China, Singapore and USA. It is listed on three Japanese stock exchanges.



Frasers Centrepoint Homes is the residential brand of Frasers Centrepoint Group, one of Singapore's leading real estate companies with a strong global footprint spanning 20 countries in Asia, Australasia, Europe and the Middle East. Consistent quality and improvements in its residential projects served to entrench the brand name of Frasers Centrepoint Homes as a reputable developer of quality and innovative homes. Numerous local and international awards attest to the company's commitment towards environmental sustainability and construction excellence. These include the prestigious FIABCI Prix d'Excellence Awards and the Asia Pacific Property Awards.

For enquiries, please call
Frasers Centrepoint Homes.

6273 2122

www.Qbay.sg

Joint venture projects with trusted innovation and quality, based on over 133 years of combined experience:



Developer: Quarry Bay Pte Ltd (Company Registration No.: 201214981W) • Developer's Licence No.: C1009 • Lot No. 72701 MK 28 (Temple Planning Area) • Tenure: Leasehold 99 years w.e.f. 21 August 2012 • Building Plan No.: A0781-00022-2012-BP01 (Dated: 28 December 2012) • Expected Date of T.O.P.: 20 May 2017 • Expected Date of Legal Completion: 20 May 2020

While every reasonable care has been taken in preparing this brochure and in constructing the models and showflats, the Developer and the Marketing Agents cannot be held responsible for any inaccuracies or omissions. Visual representations, models, showflat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artist's impressions of the development and cannot be regarded as representations of the fact. Floor areas are approximate measurements and are subject to final survey. The property is subject to final inspection by the relevant authorities to comply with the current codes of practice.

All information, specifications, renderings, visual representations and plans are correct at the time of publication and are subject to changes 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 representation of fact.

All facts are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. 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 Sales & Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agents.



For uneQualled
bayfront living that's
right on Q!

Q

bay
RESIDENCES

TRIO
THE INTERGENERATION HOME

WELCOME TO **TRIO HOMES**
AT **Q BAY RESIDENCES.**

An aerial photograph of a beach. The top half of the image shows clear, turquoise water with gentle ripples. The bottom half shows a wide expanse of golden sand, also with a rippled texture. A dark, rectangular box is positioned in the upper right corner, containing white text.

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LIVING IN THE EAST,
LIFE AT ITS BEST.



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*Downtown MRT Line anticipated to open by 2017

COME HOME TO
Q BAY RESIDENCES



INTRODUCING OUR BAY VILLAS.

FIRST-EVER, INNOVATIVE FUNCTION SPACE
TO ENTERTAIN AND ACCOMMODATE GUESTS,
RIGHT AT YOUR DOORSTEP.



Have friends or family visiting? Let them stay over
in style at our one-of-a-kind Bay Villas. Or use it as
a space for hosting parties by the water.

Q
bay
TRIO



**AMENITIES FOR THE
WHOLE FAMILY TO ENJOY**

Whether you prefer relaxing amidst lush greenery, or splashing about with a dip in the pool, there's something for everyone in the family. It's a place to enjoy the best of life, together.

ONE PLACE,
SO MANY
EXPERIENCES.



There's a time and a place for it all at Q Bay Residences. When it's time to unwind, relax in the spa pool or host a get-together at our party pavilions. If you're one to keep in shape, work out and meet new friends at the gym, or show off your moves on the court.

Q
bay
TRIO

2 LIVING SPACES
IN 1 HOME



STUDIO UNIT

1 HOME, 3 POSSIBILITIES.

An additional living space,
suited for ...

- Extended family
- Tenants
- A home office



And next door
- your home.



FAMILY UNIT



A PLACE TO
COME TOGETHER



Be close to family, while still enjoying a space that's all your own.
Our TRIO Homes feature an added studio unit, perfect for
intergeneration living, so everyone has a place to call home.

Q
bay
TRIO

**MORE
POSSIBILITIES**



Create a private workplace right next door. Or lease out the extra space instead. Let your TRIO home work for you, in the way you choose.

Q
bay
TRIO

LEGEND

- TRIO Homes
- Verandah Homes
- Suites

Entrance Plaza

- Drop Off / Waiting Area
- Guard House
- Shops

The Peninsula

- A Island Bay
- B Party Pavilions
- C Clubhouse
- D Sunshine Deck
- E Fitness Bay - Gym, Changing Rooms, Steam Room
- F Bay Bridge
- G Tennis Courts
- H Multi-Purpose Court

Sunshine Zone

- I Sunshine Bay
- J Lounge Bay
- K Sunshine Decks
- L Sunshine Pavilion
- M Adventure Bay
- N Water Play Cove
- O Serenity Bay - Bay Villa, Spa Pool, Dining Patio
- P Tai Chi Garden

Pirate's Cove

- Q The Pirate Ship (Playground)
- R Jacob's Ladder
- S Captain's Deck

Repose Bay

- T Bay Villa
- U Spa Pool
- V Dining Patio

Tranquil Bay

- W Spa Alcove
- X Lounge Bay
- Y Sunshine Deck
- Z Dip Pool

- Side Gates

TAMPINES AVENUE 10



TAMPINES AVENUE 1

TAMPINES STREET 86

UNIT DISTRIBUTION CHART TRIO HOMES

TOWER 15

UNIT LEVEL	34	35	36	37
16	TR-CT	TR-CT	TR-CT	TR-BST
15	TR-C	TR-C	TR-C	TR-BS
14	TR-C	TR-C	TR-C	TR-BS
13	TR-C	TR-C	TR-C	TR-BS
12	TR-C	TR-C	TR-C	TR-BS
11	TR-C	TR-C	TR-C	TR-BS
10	TR-C	TR-C	TR-C	TR-BS
9	TR-C	TR-C	TR-C	TR-BS
8	TR-C	TR-C	TR-C	TR-BS
7	TR-C	TR-C	TR-C	TR-BS
6	TR-C	TR-C	TR-C	TR-BS
5	TR-C	TR-C	TR-C	TR-BS
4	TR-C	TR-C	TR-C	TR-BS
3	TR-C	TR-C	TR-C	TR-BS
2	TR-Cp1	TR-Cp1	TR-C	TR-BS
1			TR-Cp	TR-BSp

TOWER 17

UNIT LEVEL	38	39	40	41
16	TR-CT	TR-DT	TR-BST	TR-BST
15	TR-C	TR-D	TR-BS	TR-BS
14	TR-C	TR-D	TR-BS	TR-BS
13	TR-C	TR-D	TR-BS	TR-BS
12	TR-C	TR-D	TR-BS	TR-BS
11	TR-C	TR-D	TR-BS	TR-BS
10	TR-C	TR-D	TR-BS	TR-BS
9	TR-C	TR-D	TR-BS	TR-BS
8	TR-C	TR-D	TR-BS	TR-BS
7	TR-C	TR-D	TR-BS	TR-BS
6	TR-C	TR-D	TR-BS	TR-BS
5	TR-C	TR-D	TR-BS	TR-BS
4	TR-C	TR-D	TR-BS	TR-BS
3	TR-C	TR-D	TR-BS	TR-BS
2	TR-Cp1	TR-Dp	TR-BS	TR-BS
1			TR-BSp	TR-BSp



TRIO HOMES FLOOR PLANS

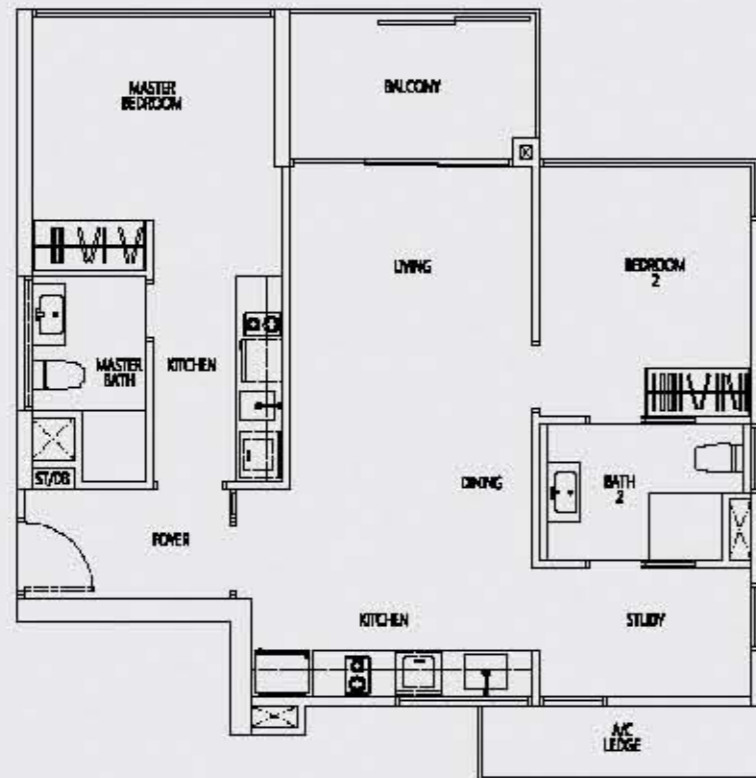
Need more choices?
1- and 2-bedroom Suites, and 3-, 4- and 5-bedroom Verandah Homes are also available.
Call us at 6273 2122 or visit www.Qbay.sg to find out more!

2-BEDROOM + STUDY

TYPE TR-BS

2 - BEDROOM + STUDY
82 sq m / 883 sq ft

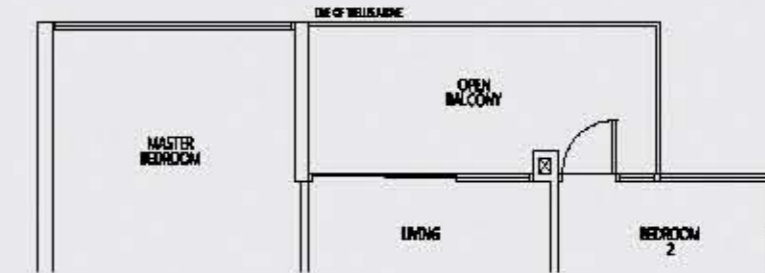
#02-37 TO #15-37
#02-40 TO #15-40 (mirror unit)
#02-41 TO #15-41



TYPE TR-BST

2 - BEDROOM + STUDY
85 sq m / 915 sq ft

#16-37
#16-40 (mirror unit)
#16-41

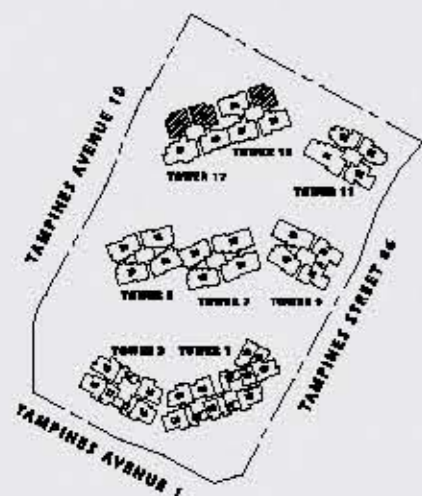
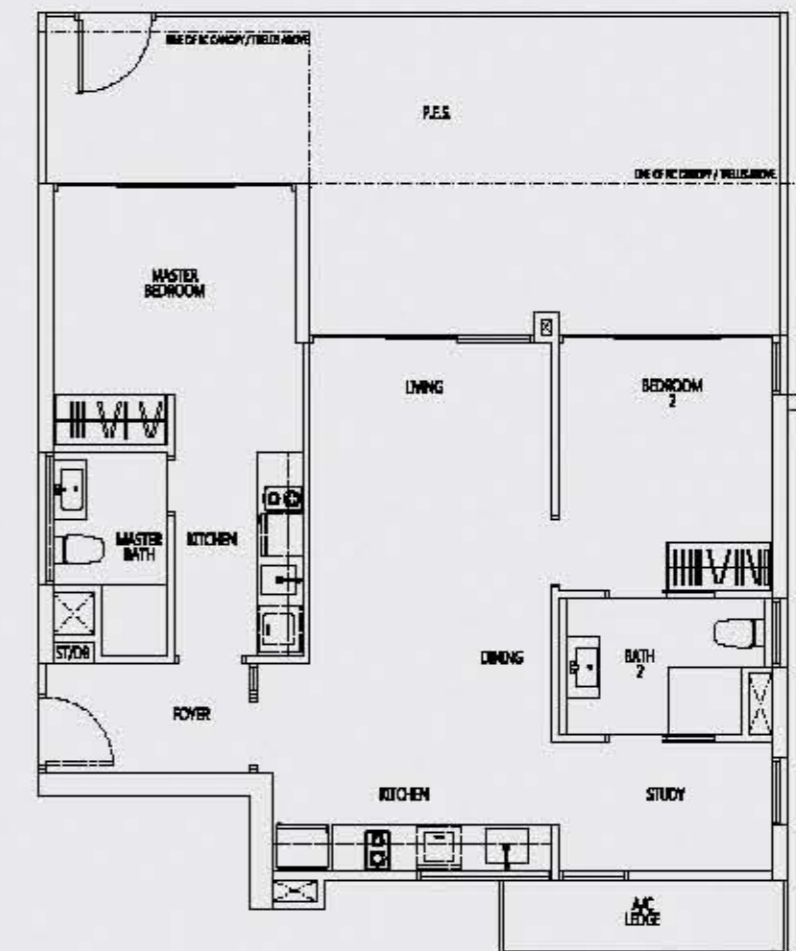


TYPE TR-BSp

2 - BEDROOM + STUDY
110 sq m / 1184 sq ft

#01-37
#01-40 (mirror unit)
#01-41

HIGH CEILING
HIGH CEILING
HIGH CEILING



KEY PLAN

Area includes A/C ledge, balcony, P.E.S., roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government survey. Abbreviations: A/C ledge (Aircon Ledge), P.E.S. (Private Enclosed Space), SC (Shower Cabinet), ST (Stove)

0 1 2 3 4 5 METRES

3-BEDROOM

TYPE TR-C

3 - BEDROOM
108 sq m / 1163 sq ft

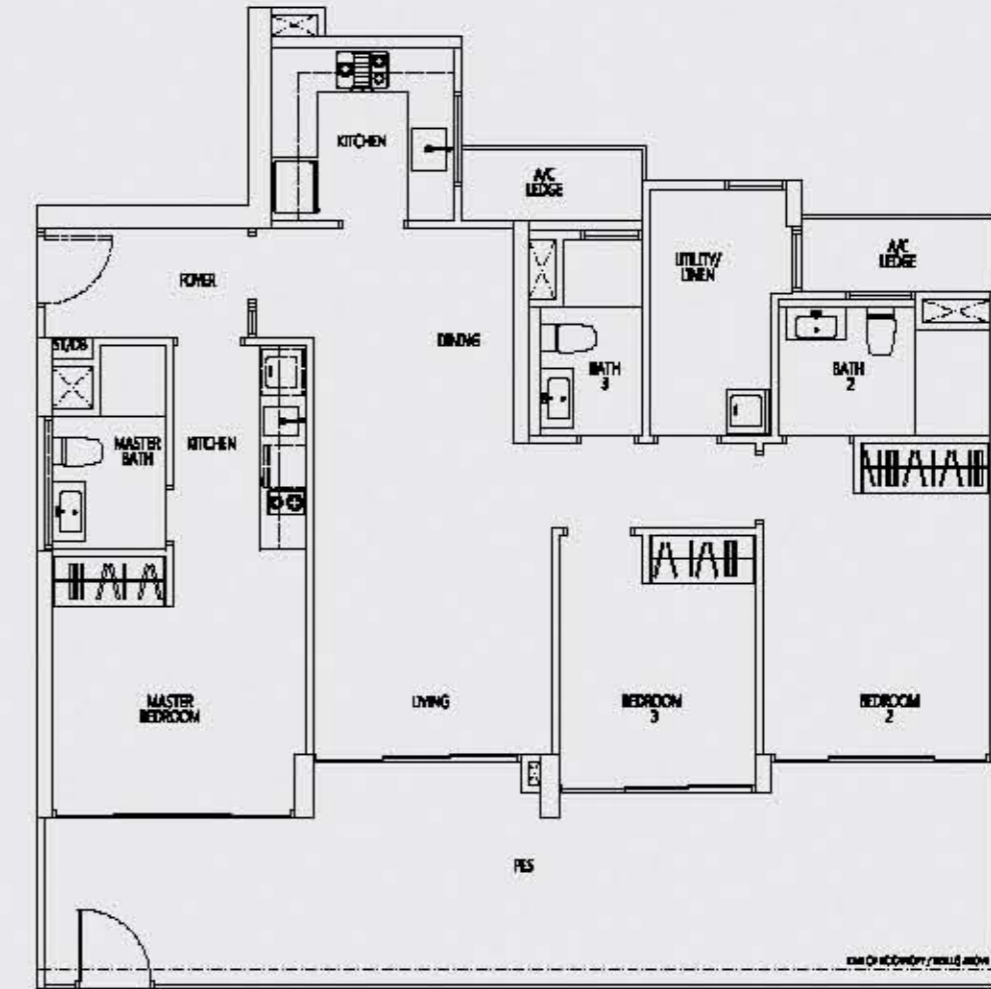
#03-34 TO #15-34
#03-35 TO #15-35 (mirror unit)
#02-36 TO #15-36
#03-38 TO #15-38



TYPE TR-Cp

3 - BEDROOM
136 sq m / 1464 sq ft

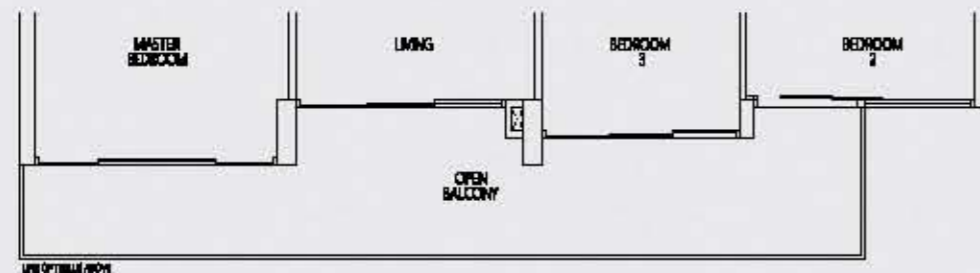
#01-36 HIGH CEILING



TYPE TR-CT

3 - BEDROOM
120 sq m / 1292 sq ft

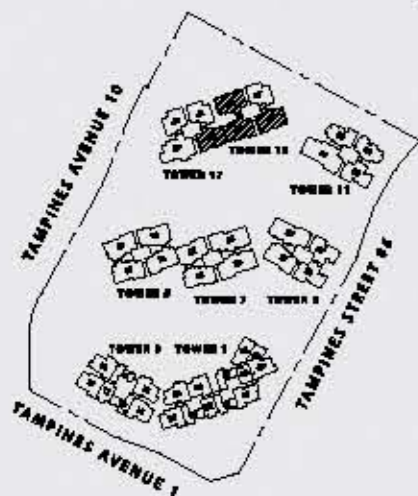
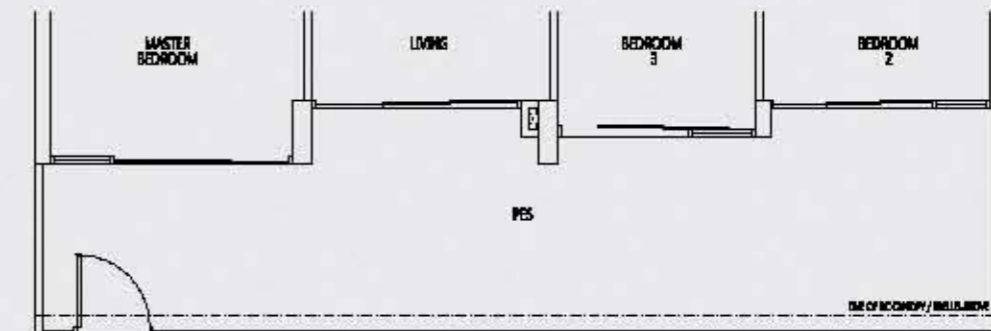
#16-34
#16-35 (mirror unit)
#16-36
#16-38



TYPE TR-Cp1

3 - BEDROOM
136 sq m / 1464 sq ft

#02-34
#02-35 (mirror unit)
#02-38



KEY PLAN

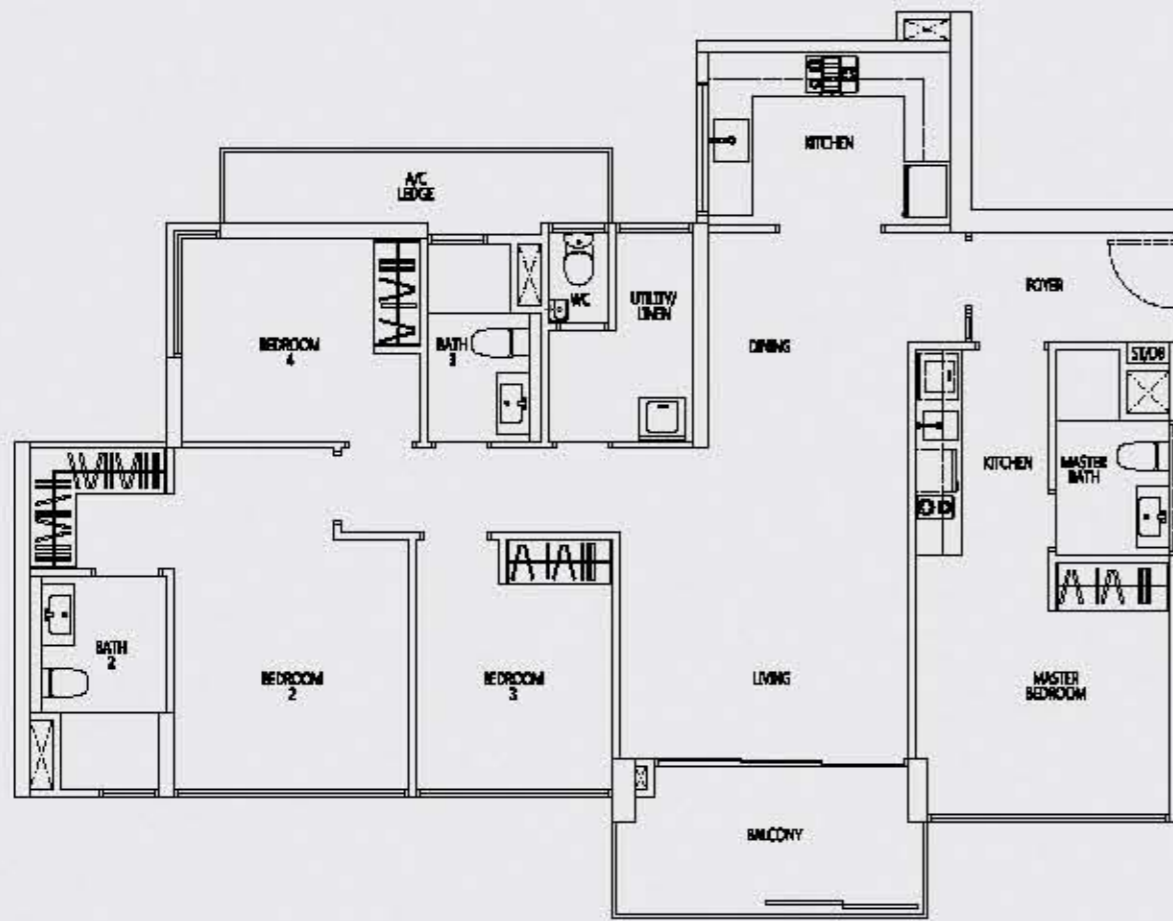
Area includes A/C ledge, balcony, PDS, roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government survey. Abbreviations: A/C ledge (Aircon Ledge), PDS (Private Enclosed Space), SC (Shower Cabinet), ST (Stair)

0 1 2 3 4 5 METRES

4-BEDROOM

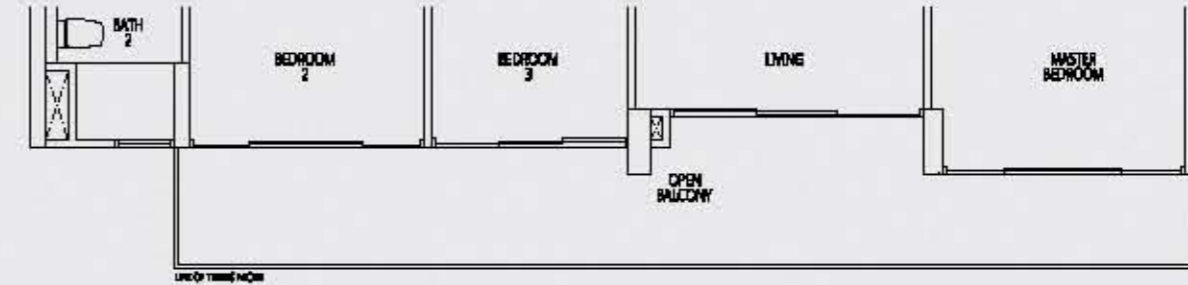
TYPE TR-D
4 - BEDROOM
128 sq m / 1378 sq ft

#03-39 TO #15-39



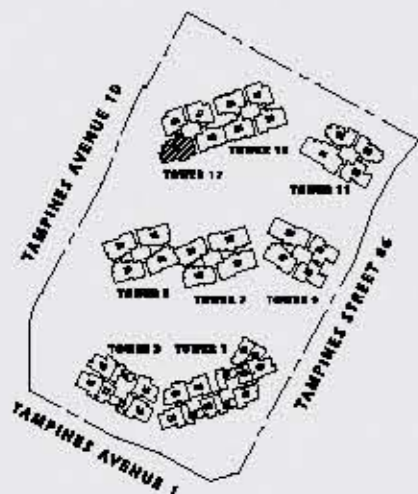
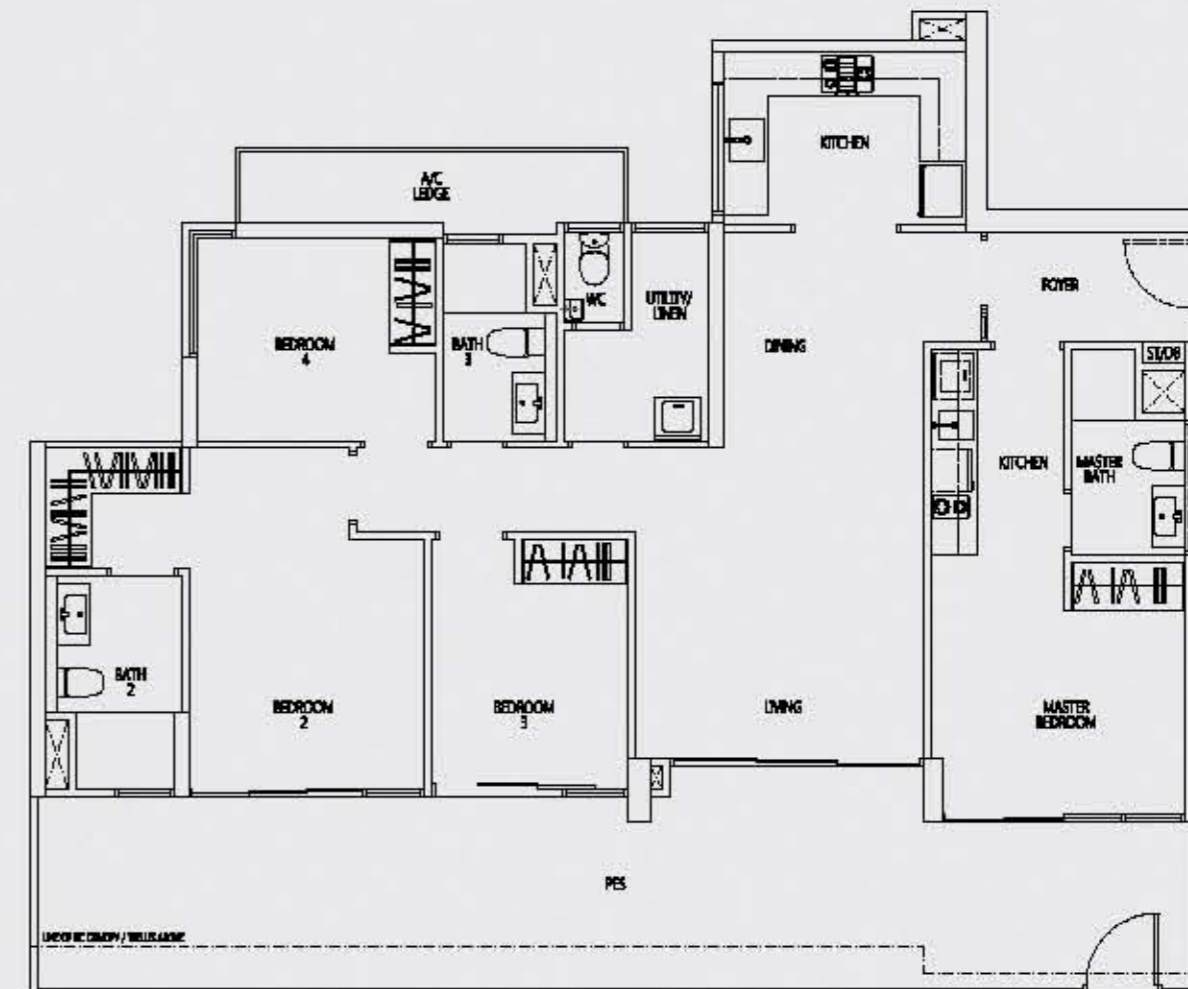
TYPE TR-DT
4 - BEDROOM
142 sq m / 1528 sq ft

#16-39



TYPE TR-Dp
4 - BEDROOM
161 sq m / 1733 sq ft

#02-39



KEY PLAN

Area includes A/C ledge, balcony, PES, roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government survey. Abbreviations: A/C ledge (Aircon Ledge), PES (Private Enclosed Space), SC (Shower Cabinet), ST (Stair)

0 1 2 3 4 5 METRES



Far East Organization, Singapore's largest private property developer, has built more than 700 developments in the residential, hospitality, commercial, healthcare and industrial sectors, including 42,500 or one in six private homes in the country. Awarded Best Developer in South East Asia and Singapore at the South East Asia Property Awards 2011, Far East Organization is the only developer in the world to win seven FIABCI Prix d'Excellence Awards, underscoring its unique achievements in the regional and international real estate arena.



Sekisui House Limited, founded in 1960, is Japan's leading housing construction company with ¥1,530 billion (\$24.4 billion) sales and ¥1,446 billion (\$23 billion) worth of assets in 2011. Focusing on environmental sustainability, it has introduced zero emission homes and carbon neutral homes "Green First model" with the capability to reduce up to 100% of carbon footprint. Apart from Japan, Sekisui House is in Australia, China, Singapore and USA. It is listed on three Japanese stock exchanges.



Frasers Centrepoint Homes is the residential brand of Frasers Centrepoint Group, one of Singapore's leading real estate companies with a strong global footprint spanning 20 countries in Asia, Australasia, Europe and the Middle East. Consistent quality and improvements in its residential projects served to entrench the brand name of Frasers Centrepoint Homes as a reputable developer of quality and innovative homes. Numerous local and international awards attest to the company's commitment towards environmental sustainability and construction excellence. These include the prestigious FIABCI Prix d'Excellence Awards and the Asia Pacific Property Awards.

For enquiries, please call
Frasers Centrepoint Homes.

6273 2122

www.Qbay.sg

Joint venture projects with trusted innovation and quality, based on over 133 years of combined experience:



Developer: Quarry Bay Pte Ltd (Company Registration No.: 201214981W) • Developer's Licence No.: C1009 • Lot No. 72701 MK 28 (Temple Planning Area) • Tenure: Leasehold 99 years w.e.f. 21 August 2012 • Building Plan No.: A0781-00022-2012-BP01 (Dated: 28 December 2012) • Expected Date of T.O.P.: 20 May 2017 • Expected Date of Legal Completion: 20 May 2020

While every reasonable care has been taken in preparing this brochure and in constructing the models and showflats, the Developer and the Marketing Agents cannot be held responsible for any inaccuracies or omissions. Visual representations, models, showflat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artist's impressions of the development and cannot be regarded as representations of the fact. Floor areas are approximate measurements and are subject to final survey. The property is subject to final inspection by the relevant authorities to comply with the current codes of practice.

All information, specifications, renderings, visual representations and plans are correct at the time of publication and are subject to changes 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 representation of fact.

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For uneQualled
bayfront living that's
right on Q!

Q

bay
RESIDENCES

VERANDAH
HOMES

WELCOME TO **VERANDAH HOMES**
AT **Q BAY RESIDENCES.**



**A LIFESTYLE
THAT'S
RIGHT ON Q**

Suites. Verandah Homes. TRIO Homes.

A home for everyone, in the heart of Tampines.



**A UNIQUE
BAYFRONT
CONCEPT**

There's a place for every lifestyle at **Q Bay Residences**, with Suites offering exclusive, contemporary living, Verandah Homes for views and spacious comfort, and TRIO Homes, ideal for intergeneration living, your own home office, or leasing out the extra space.

Situated opposite Tampines Quarry Park, enjoy bayfront living with resort-inspired amenities like a clubhouse and Bay Villas to entertain and accommodate guests. Located within the East, **Q Bay Residences** is close to major expressways, key business parks, top schools and more.

An innovative living concept from three trusted, international developers – Far East Organization, Sekisul House and Frasers Centrepoint Homes.

A VIEW THAT'S UNIQUELY YOURS



LOCATION/AMENITIES



LIVING IN THE EAST, LIFE AT ITS BEST.



- Schools and Tertiary Institutions**
- Temasek Polytechnic
 - United World College SEA
 - St. Hilda's Primary School
 - Pol Ching School
 - Singapore University of Technology and Design (SUTD, estimated to open in 2017)

- Business Hubs**
- Tampines Regional Centre
 - Changi Business Park
 - Eunos Industrial Estate
 - Tampines Wafer Fabrication Park
 - Pasir Ris Wafer Fabrication Park

- Shopping & Entertainment**
- Tampines Mall
 - Tampines 1
 - Century Square
 - Tampines Retail Park - IKEA, Courts Megastore, Giant

- Recreation & Entertainment**
- Bedok Reservoir
 - East Coast Park
 - Tampines Town Hub (opening 2015)

- Accessibility**
- Tampines Expressway (TPE)
 - Pan Island Expressway (PIE)
 - East Coast Park Expressway (ECP)
 - Kallang-Paya Lebar Expressway (KPE)
 - Bartley Viaduct

- East West MRT Line
- Downtown MRT Line*
- Park Connector

*Downtown MRT Line estimated to open by 2017

COME HOME TO
Q BAY RESIDENCES





COME OUT AND PLAY

Planning a little family time during the weekend? Head down for some fun in the sun with the kids, arrange a get-together and more, with amenities for everyone to enjoy.

ONE PLACE,
SO MANY
EXPERIENCES.



Have fun with the ones you love, at **Q Bay Residences**.
Get together with family and friends at the party pavilions
by the water. Splash together in the pool, or enjoy quiet
time by relaxing in the spa pool.

Q
bay
VERANDAH



LUSH VIEWS AS YOUR BACKDROP

Enjoy open-air gatherings and breathtaking views,
with your kitchen extending to the balcony, a living
concept exclusive to our Verandah Homes.



HOME TO THE
BEST VIEWS



Alfresco dining on your balcony with lush, green views as your backdrop. Perfect for family meals or entertaining guests, all made easy with the kitchen as the centre of your home.



BAY VILLAS

**FIRST-EVER, INNOVATIVE
FUNCTION SPACE TO ENTERTAIN
AND ACCOMMODATE GUESTS,
RIGHT AT YOUR DOORSTEP.**

Want to host a party, or have family visiting?
Let them stay over at our Bay Villas, unique
spaces for entertaining and accommodating
your guests, by the water.

Q
bay
VERANDAH

LEGEND

- TRIO Homes
- Verandah Homes
- Suites

Entrance Plaza

- Drop Off / Waiting Area
- Guard House
- Shops

The Peninsula

- A Island Bay
- B Party Pavilions
- C Clubhouse
- D Sunshine Deck
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Pirate's Cove

- Q The Pirate Ship (Playground)
- R Jacob's Ladder
- S Captain's Deck

Repose Bay

- T Bay Villa
- U Spa Pool
- V Dining Patio

Tranquil Bay

- W Spa Alcove
- X Lounge Bay
- Y Sunshine Deck
- Z Dip Pool

- Side Gates

TAMPINES AVENUE 10



TAMPINES AVENUE 1

TAMPINES STREET 86

UNIT DISTRIBUTION CHART

TOWER 5

UNIT Level	18	19	20	21
16	VH-CaT	VH-CT	VH-CT	VH-CT
15	VH-Ca	VH-C	VH-C	VH-C
14	VH-Ca	VH-C	VH-C	VH-C
13	VH-Ca	VH-C	VH-C	VH-C
12	VH-Ca	VH-C	VH-C	VH-C
11	VH-Ca	VH-C	VH-C	VH-C
10	VH-Ca	VH-C	VH-C	VH-C
9	VH-Ca	VH-C	VH-C	VH-C
8	VH-Ca	VH-C	VH-C	VH-C
7	VH-Ca	VH-C	VH-C	VH-C
6	VH-Ca	VH-C	VH-C	VH-C
5	VH-Ca	VH-C	VH-C	VH-C
4	VH-Ca	VH-C	VH-C	VH-C
3	VH-Ca	VH-C	VH-C	VH-C
2	VH-Cap1	VH-Cp3	VH-C	
1			VH-Cp	

TOWER 7

UNIT Level	22	23	24	25
16	VH-CaT	VH-DT	VH-DT	VH-CT
15	VH-Ca	VH-D	VH-D	VH-C
14	VH-Ca	VH-D	VH-D	VH-C
13	VH-Ca	VH-D	VH-D	VH-C
12	VH-Ca	VH-D	VH-D	VH-C
11	VH-Ca	VH-D	VH-D	VH-C
10	VH-Ca	VH-D	VH-D	VH-C
9	VH-Ca	VH-D	VH-D	VH-C
8	VH-Ca	VH-D	VH-D	VH-C
7	VH-Ca	VH-D	VH-D	VH-C
6	VH-Ca	VH-D	VH-D	VH-C
5	VH-Ca	VH-D	VH-D	VH-C
4	VH-Ca	VH-D	VH-D	VH-C
3	VH-Ca	VH-D	VH-D	VH-C
2	VH-Cap	VH-Dp	VH-Dp1	VH-Cp1
1				

TOWER 9

UNIT Level	26	27	28	29
16	Cc1T	VH-CT	VH-DT	Cc1T
15	Cc1	VH-C	VH-D	Cc1
14	Cc1	VH-C	VH-D	Cc1
13	Cc1	VH-C	VH-D	Cc1
12	Cc1	VH-C	VH-D	Cc1
11	Cc1	VH-C	VH-D	Cc1
10	Cc1	VH-C	VH-D	Cc1
9	Cc1	VH-C	VH-D	Cc1
8	Cc1	VH-C	VH-D	Cc1
7	Cc1	VH-C	VH-D	Cc1
6	Cc1	VH-C	VH-D	Cc1
5	Cc1	VH-C	VH-D	Cc1
4	Cc1	VH-C	VH-D	Cc1
3	Cc1	VH-C	VH-D	Cc1
2	Cc1p	VH-Cp2	VH-Dp	Cc1p
1				

TOWER 11

UNIT Level	30	31	32	33
16	Cc1T	ET	Cc2T	Cc2T
15	Cc1	E	Cc2	Cc2
14	Cc1	E	Cc2	Cc2
13	Cc1	E	Cc2	Cc2
12	Cc1	E	Cc2	Cc2
11	Cc1	E	Cc2	Cc2
10	Cc1	E	Cc2	Cc2
9	Cc1	E	Cc2	Cc2
8	Cc1	E	Cc2	Cc2
7	Cc1	E	Cc2	Cc2
6	Cc1	E	Cc2	Cc2
5	Cc1	E	Cc2	Cc2
4	Cc1	E	Cc2	Cc2
3	Cc1	E	Cc2	Cc2
2	Cc1p	Ep	Cc2	Cc2
1			Cc2p	Cc2p



FLOOR PLANS

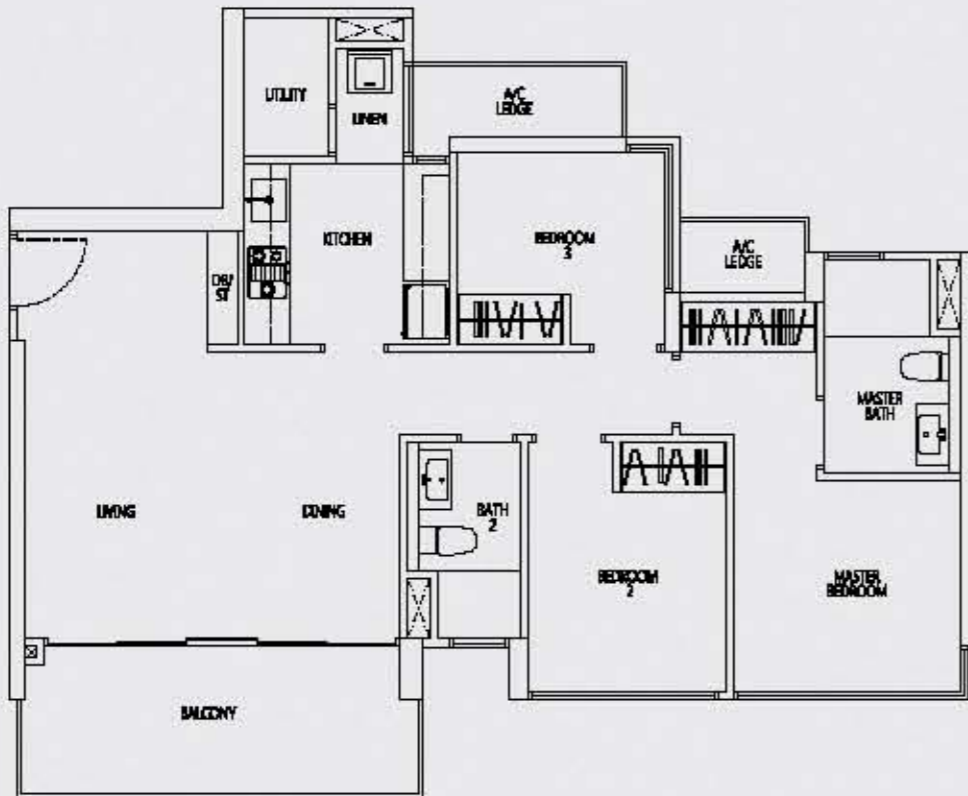
Need more choices?
 1- and 2-bedroom Suites, and 2 + study, 3- and 4- bedroom TRIO Homes are also available.
 Call us at 6273 2122 or visit www.Qbay.sg to find out more!

3-BEDROOM

TYPE Cc1

3 - BEDROOM
96 sq m / 1033 sq ft

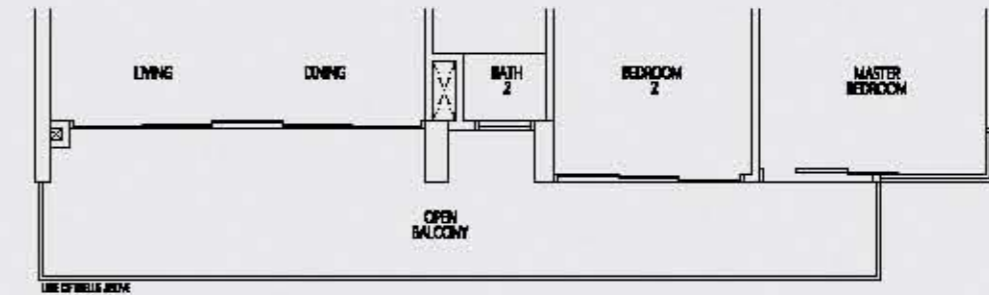
#03-26 TO #15-26
#03-29 TO #15-29 (mirror unit)
#03-30 TO #15-30



TYPE Cc1T

3 - BEDROOM
104 sq m / 1119 sq ft

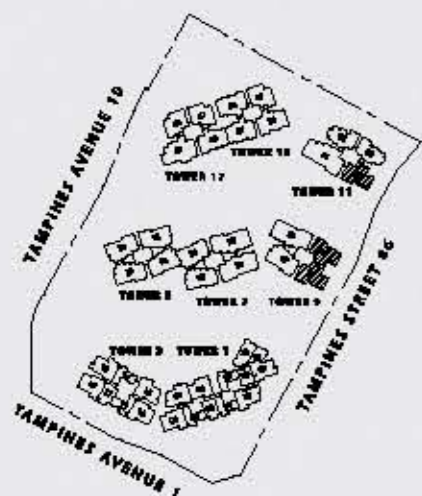
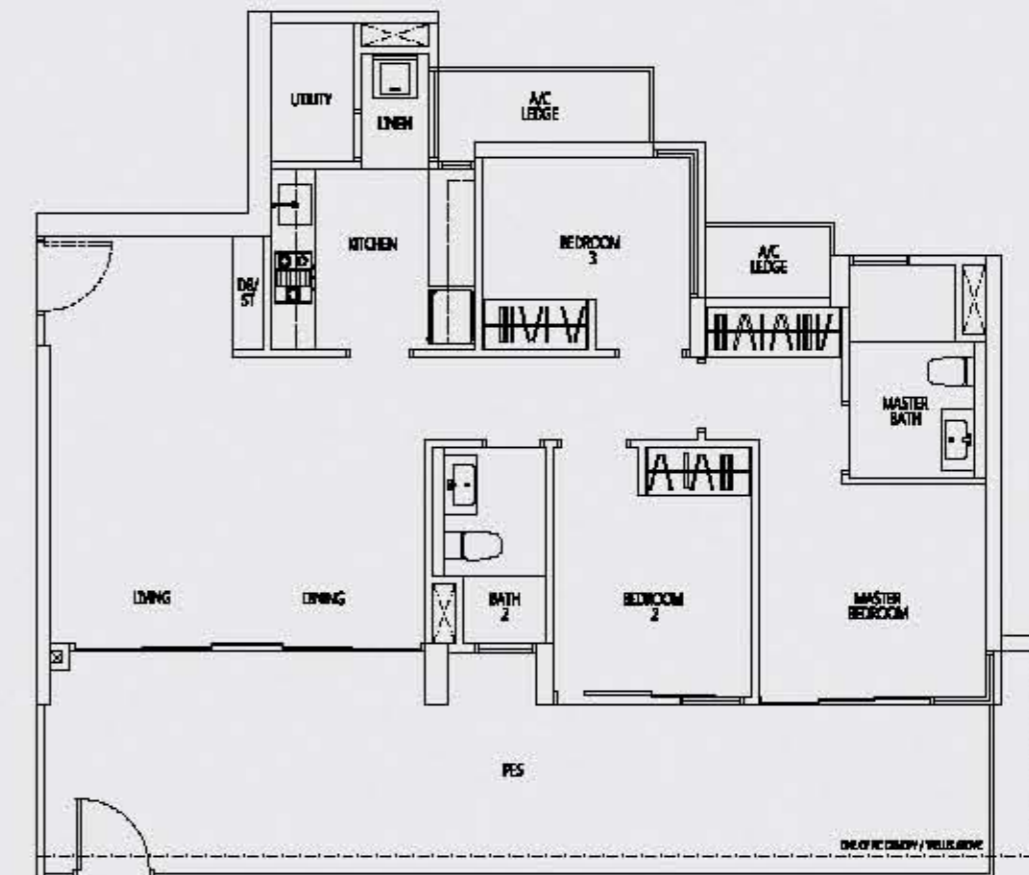
#16-26
#16-29 (mirror unit)
#16-30



TYPE Cc1p

3 - BEDROOM
119 sq m / 1281 sq ft

#02-26
#02-29 (mirror unit)
#02-30



KEY PLAN

Area includes A/C ledge, balcony, PES, roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government survey. Abbreviations: A/C ledge (Aircon Ledge), PES (Private Enclosed Space), SC (Shower Cabinet), ST (Store)

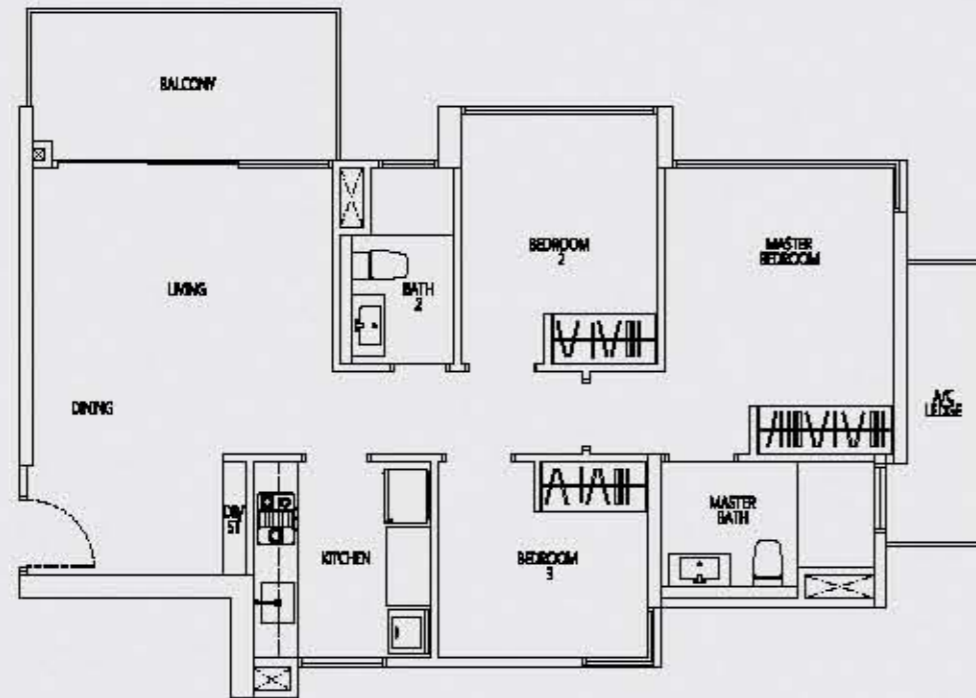


3-BEDROOM

TYPE Cc2

3 - BEDROOM
84 sq m / 904 sq ft

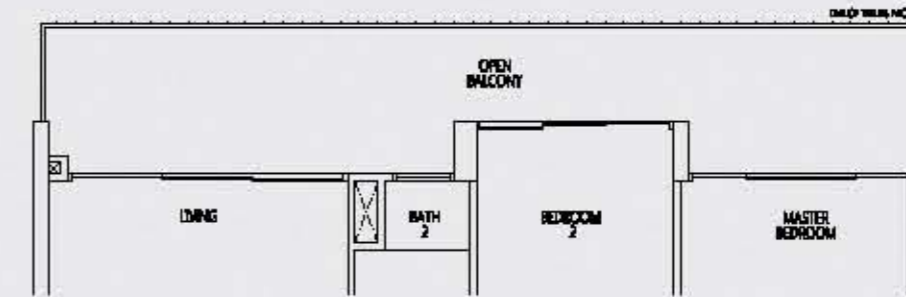
#02-32 TO #15-32 (mirror unit)
#02-33 TO #15-33



TYPE Cc2T

3 - BEDROOM
97 sq m / 1044 sq ft

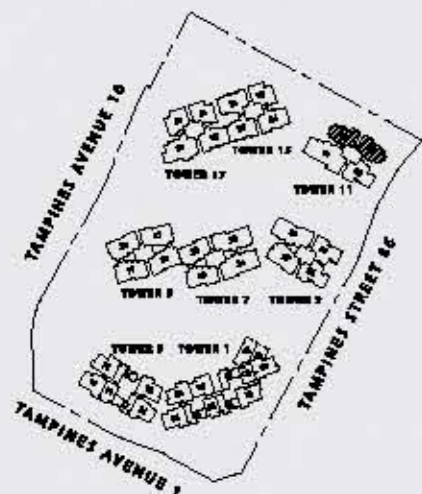
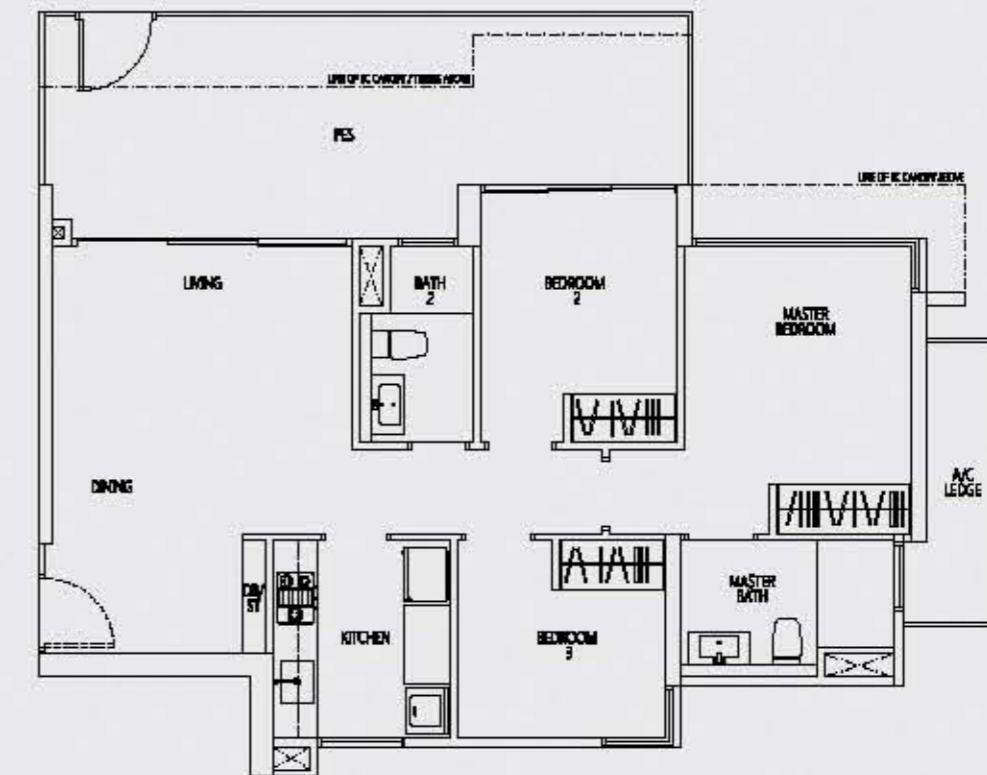
#16-32 (mirror unit)
#16-33



TYPE Cc2p

3 - BEDROOM
100 sq m / 1076 sq ft

#01-32 (mirror unit) HIGH CEILING
#01-33 HIGH CEILING



KEY PLAN

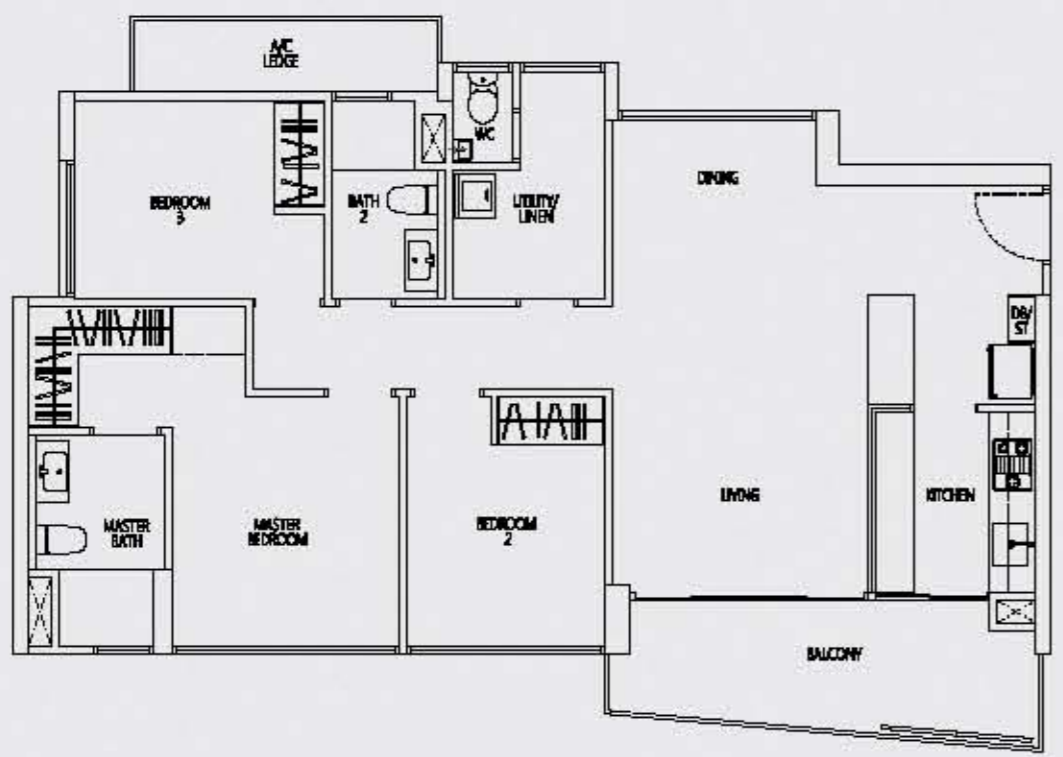
Area includes A/C ledge, balcony, PES, roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government survey. Abbreviations: A/C ledge (Aircon Ledge), PES (Private Enclosed Space), SC (Stove Cabinet), ST (Stair)

0 1 2 3 4 5 METRES

3-BEDROOM VERANDAH HOMES

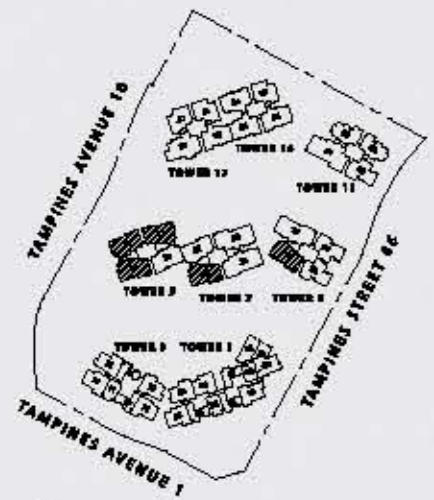
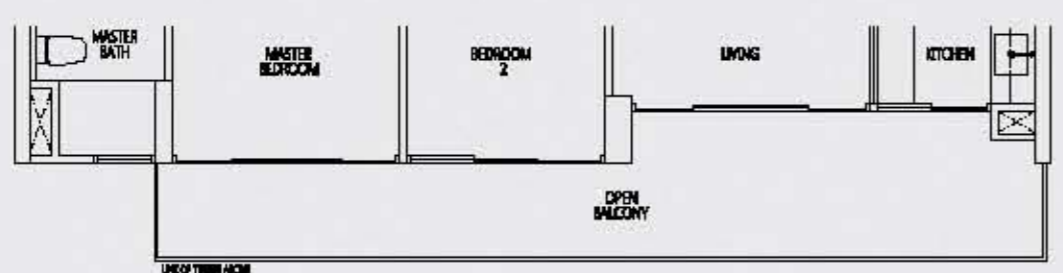
TYPE VH-C
3 - BEDROOM
104 sq m / 1119 sq ft

#03-19 TO #15-19
#02-20 TO #15-20 (mirror unit)
#03-21 TO #15-21
#03-25 TO #15-25
#03-27 TO #15-27



TYPE VH-CT
3 - BEDROOM
113 sq m / 1216 sq ft

#16-19
#16-20 (mirror unit)
#16-21
#16-25
#16-27

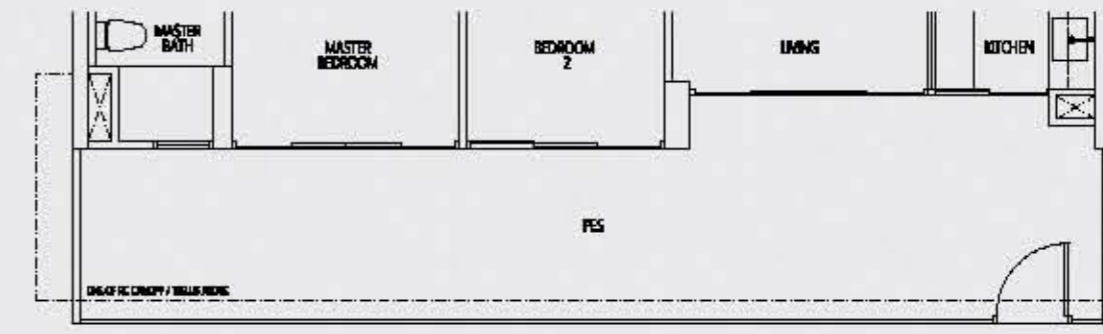


KEY PLAN

Area includes A/C ledge, balcony, PES, roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviations: A/C ledge (Aircon Ledge), PES (Private Enclosed Space), SC (Shower Cabinet), ST (Stair)

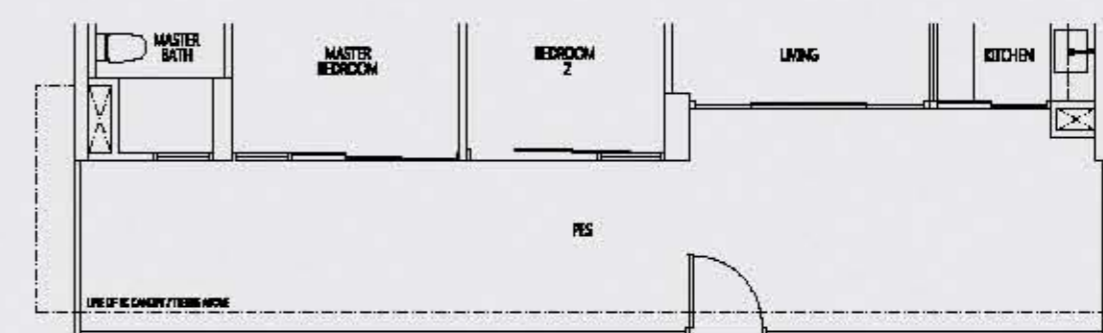
TYPE VH-Cp
3 - BEDROOM
129 sq m / 1389 sq ft

#01-20 (mirror unit) **HIGH CEILING**



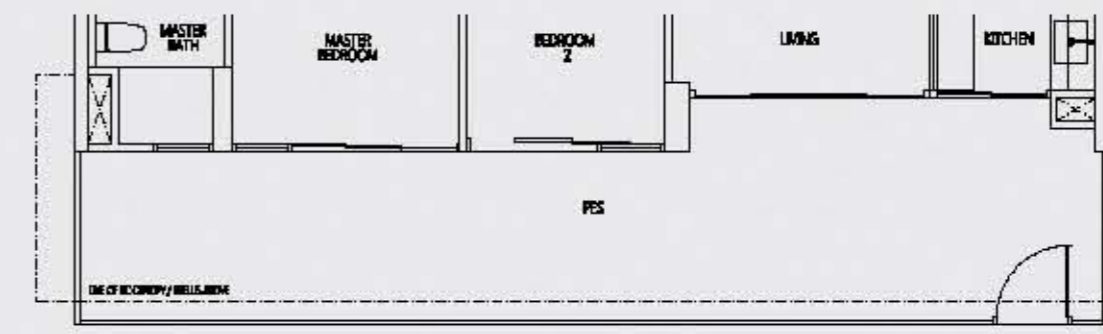
TYPE VH-Cp1
3 - BEDROOM
129 sq m / 1389 sq ft

#02-25



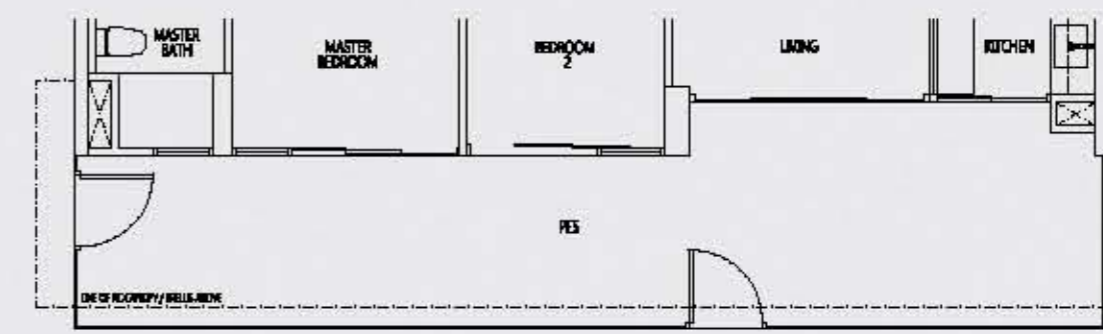
TYPE VH-Cp2
3 - BEDROOM
129 sq m / 1389 sq ft

#02-27



TYPE VH-Cp3
3 - BEDROOM
129 sq m / 1389 sq ft

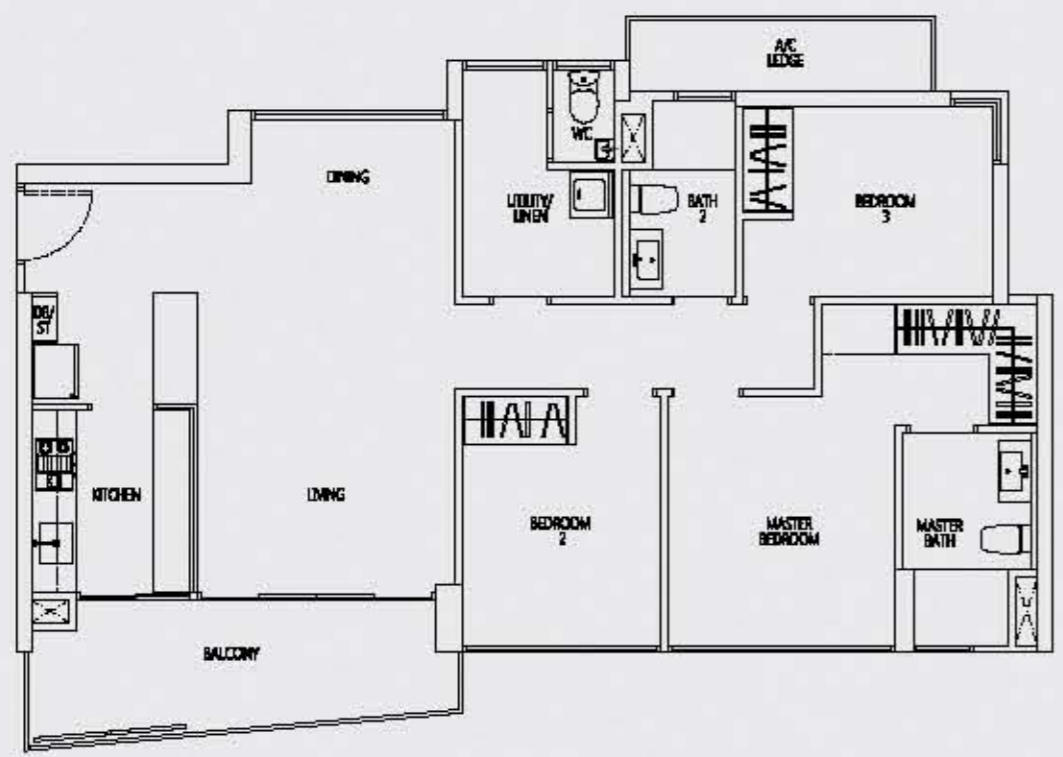
#02-19



3-BEDROOM VERANDAH HOMES

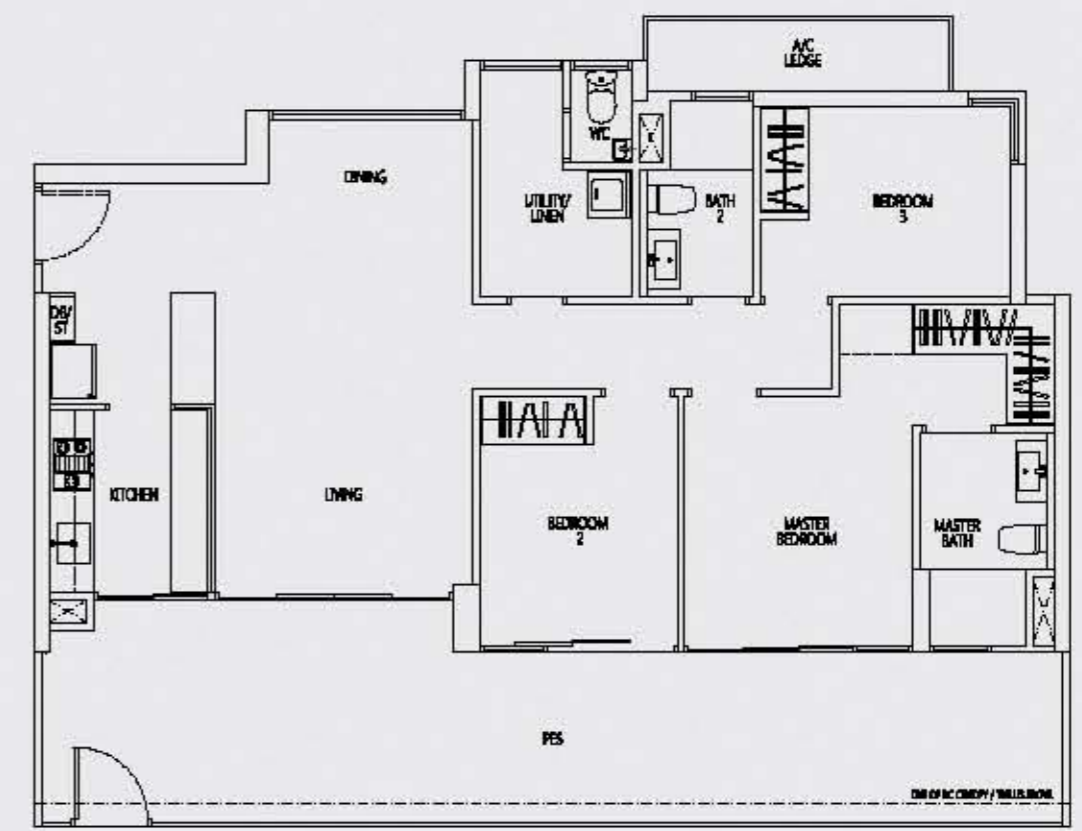
TYPE VH-Ca

3 - BEDROOM
104 sq m / 1119 sq ft
#03-18 TO #15-18
#03-22 TO #15-22



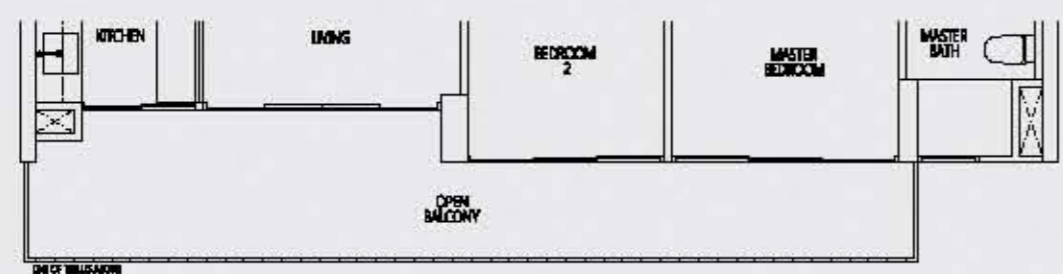
TYPE VH-Cap

3 - BEDROOM
129 sq m / 1389 sq ft
#02-22



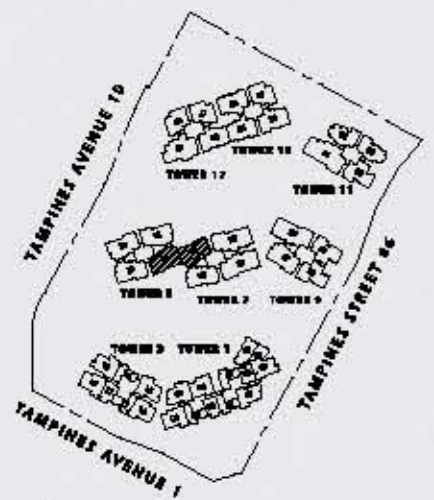
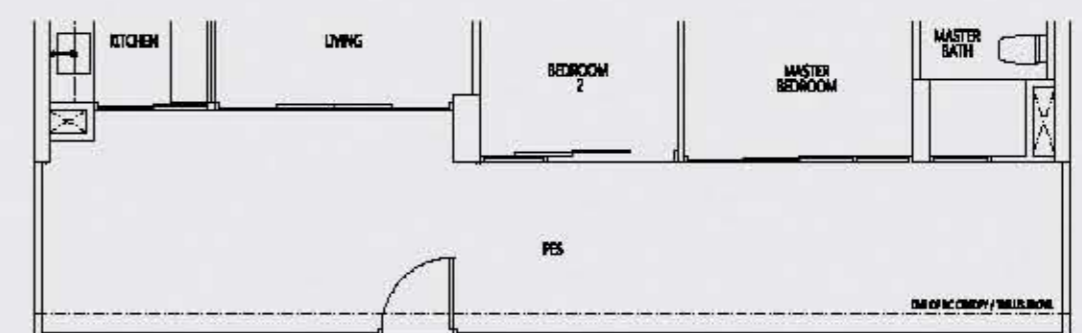
TYPE VH-CaT

3 - BEDROOM
113 sq m / 1216 sq ft
#16-18
#16-22



TYPE VH-Cap1

3 - BEDROOM
129 sq m / 1389 sq ft
#02-18



KEY PLAN

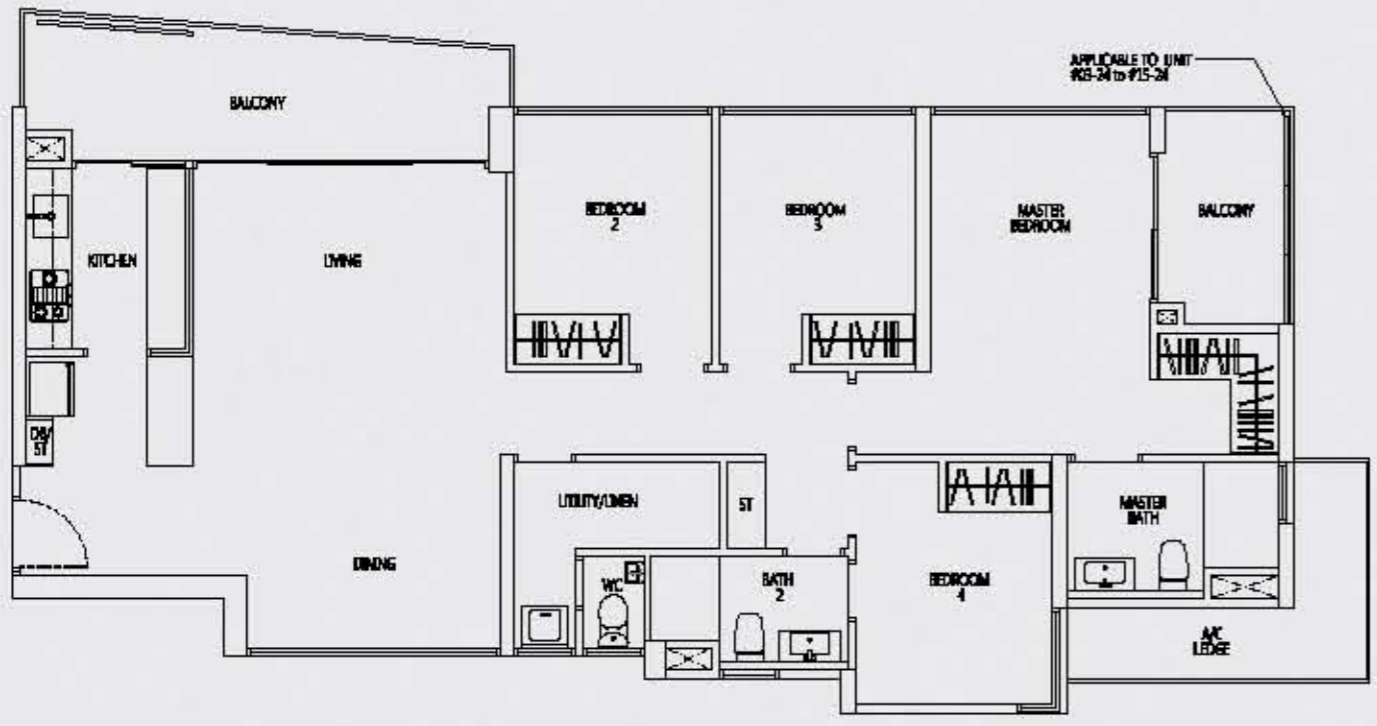
Area includes A/C ledge, balcony, PES, roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government survey. Abbreviations: A/C ledge (Aircon Ledge), PES (Private Enclosed Space), SC (Shower Cabinet), ST (Stair)



4-BEDROOM VERANDAH HOMES

TYPE VH-D
4 - BEDROOM
131 sq m / 1410 sq ft

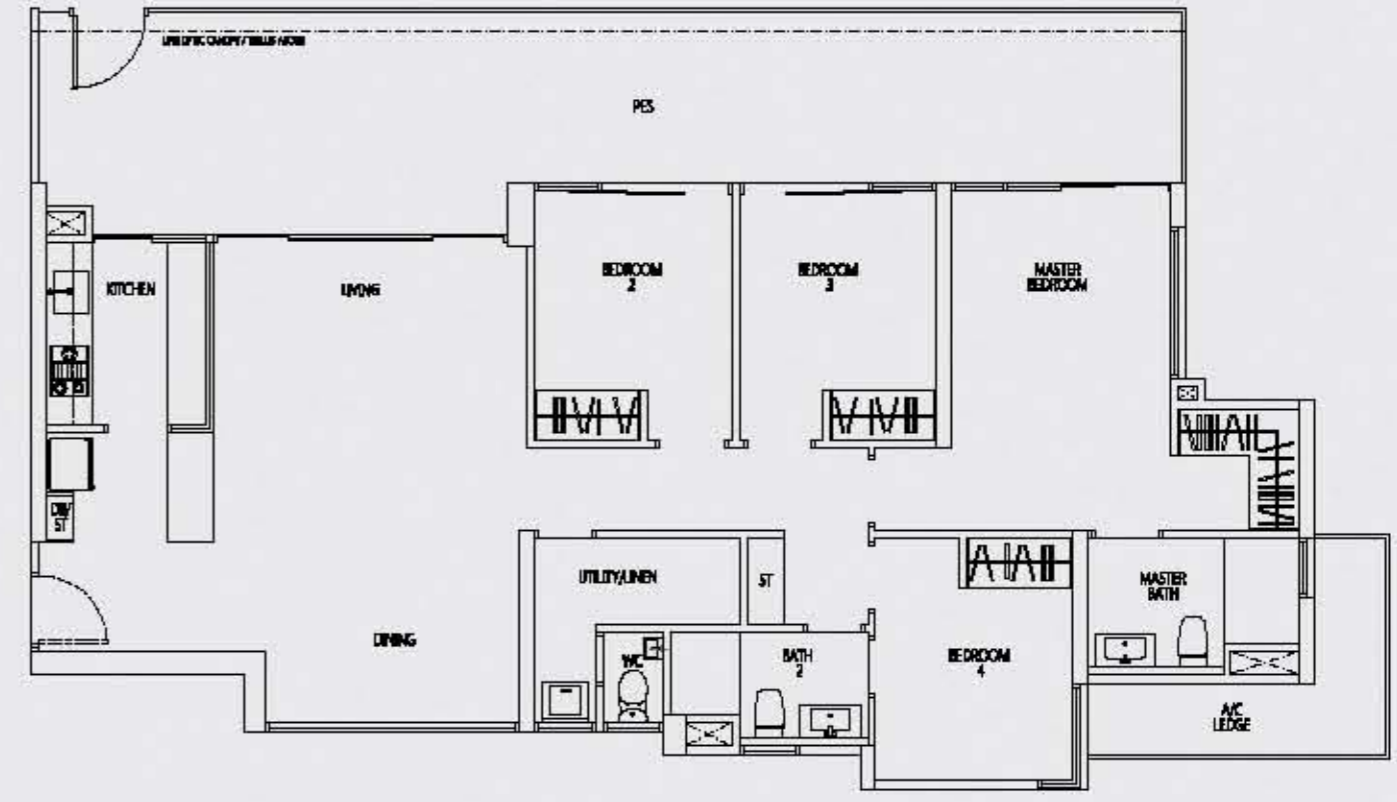
#03-23 TO #15-23
#03-24 TO #15-24 (mirror unit)
#03-28 TO #15-28 (mirror unit)



TYPE VH-Dp

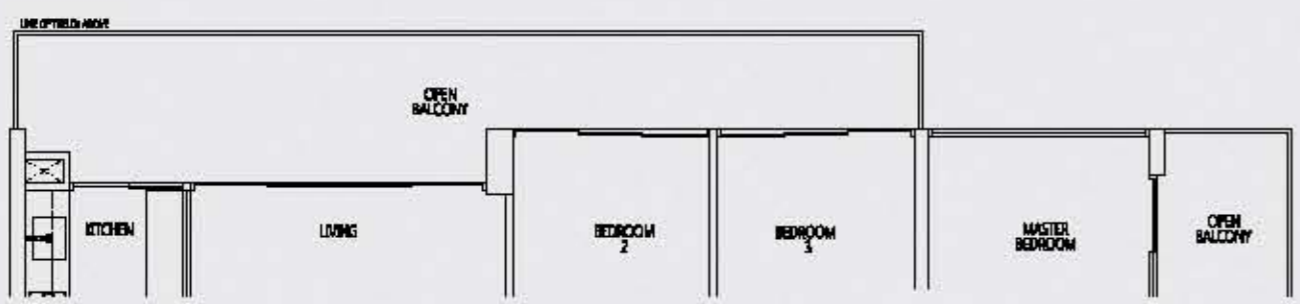
4 - BEDROOM
154 sq m / 1658 sq ft

#02-23
#02-28 (mirror unit)



TYPE VH-DT
4 - BEDROOM
140 sq m / 1507 sq ft

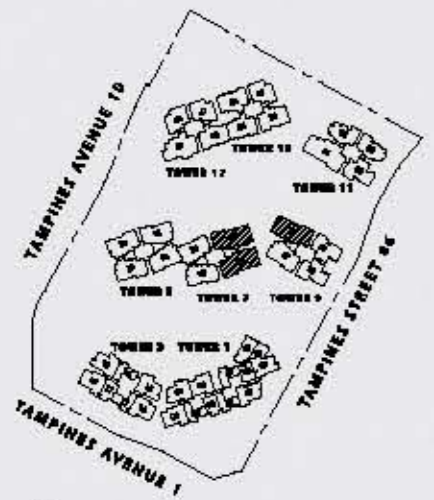
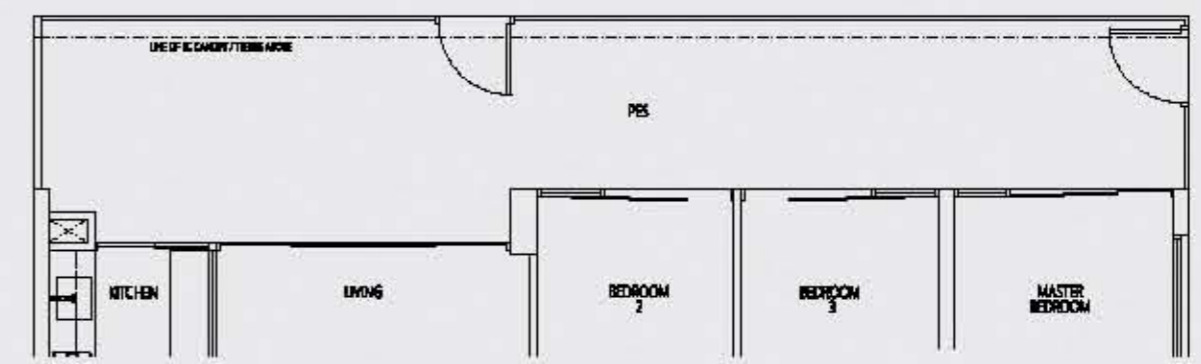
#16-23
#16-24 (mirror unit)
#16-28 (mirror unit)



TYPE VH-Dp1

4 - BEDROOM
154 sq m / 1658 sq ft

#02-24 (mirror unit)



KEY PLAN

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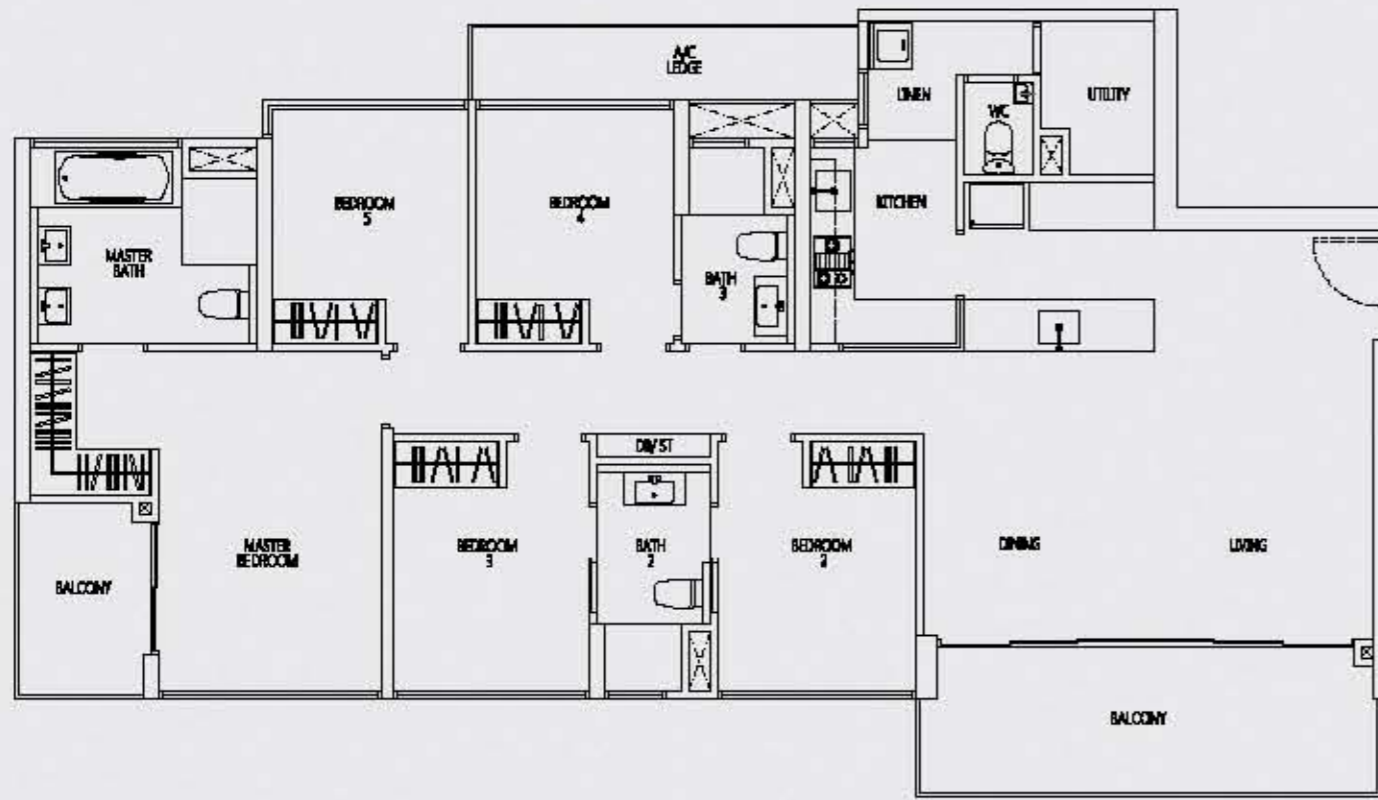
5-BEDROOM

TYPE E

5 - BEDROOM

150 sq m / 1615 sq ft

#03-31 TO #15-31

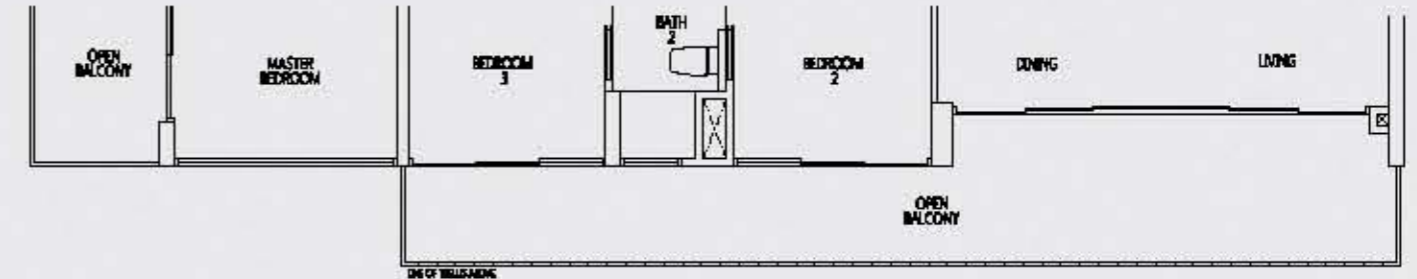


TYPE ET

5 - BEDROOM

159 sq m / 1711 sq ft

#16-31

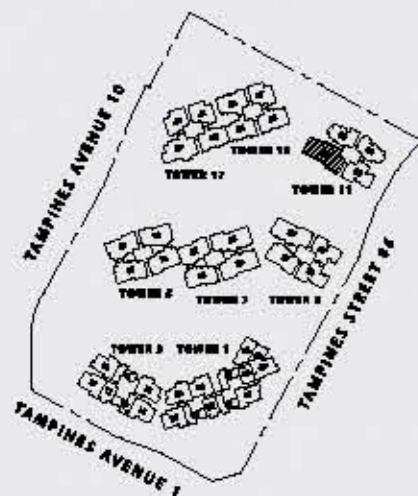
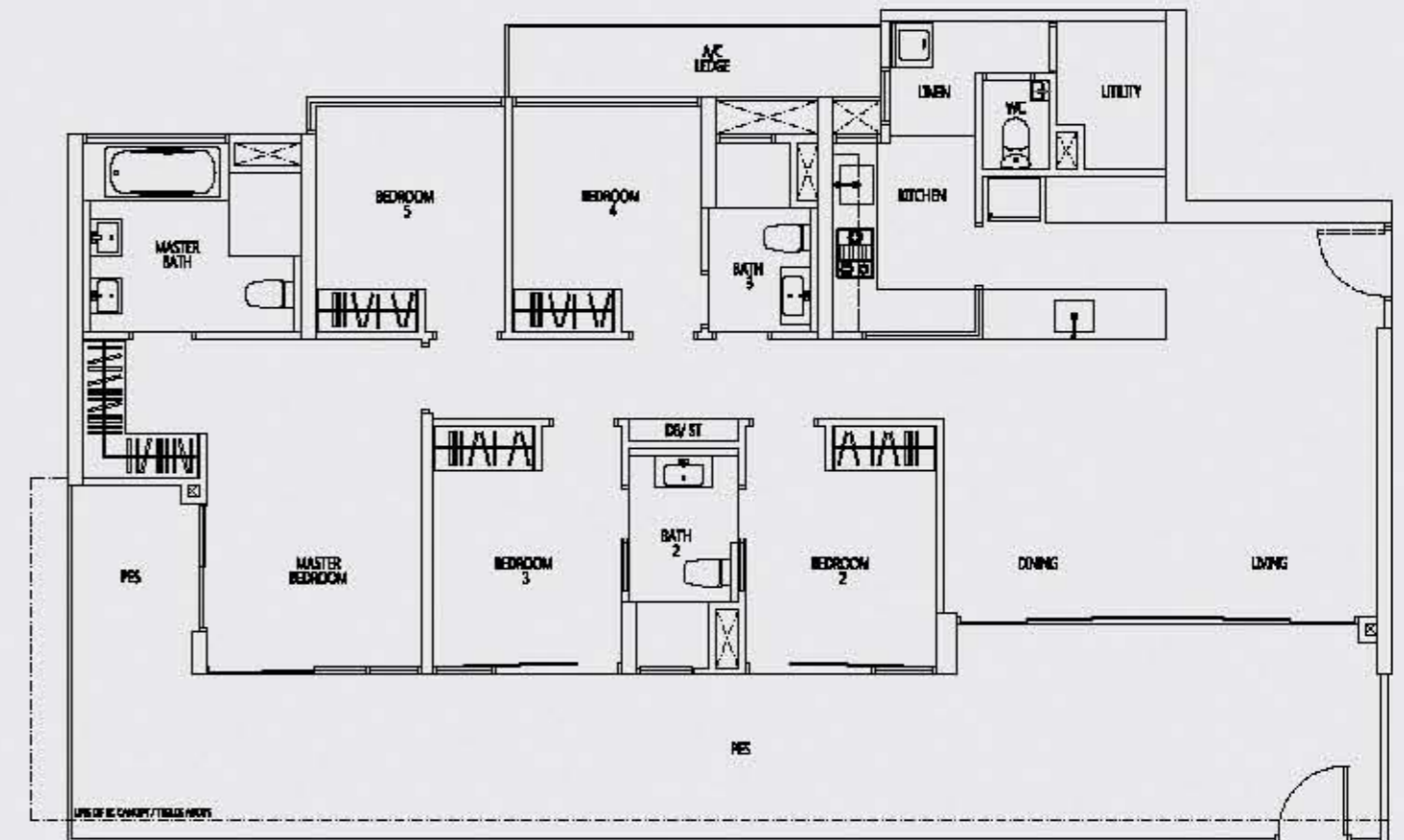


TYPE Ep

5 - BEDROOM

184 sq m / 1981 sq ft

#02-31



KEY PLAN

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