

The Range

No	Design	Features	Sq. mtr	*GS fee	*** F&B fee	Current Lease Price
NEW APARTMENTS						
401	CYPRESS POINT-A	2 bed, media rm, 2 bath, study nook, lounge, dining, kitchen, balcony (AMARA)				UNDER DEPOSIT
404	AUGUSTA -T	2 bed, 2 bath, study nook, patio, lounge, dining, terrace (ALASKA) SALES OFFICE				UNDER DEPOSIT
406	CYPRESS POINT-B	2 bed, WIR, 2 bath, study nook, patio, lounge, dining, media rm, balcony (DAVINCI) WELLNESS CENTRE				UNDER DEPOSIT
411	PEBBLE BEACH – A DISPLAY	2 bed, WIR, 2 bath, study , patio, lounge, dining, media rm, balcony (AMARA)				UNDER DEPOSIT
415	PINE VALLEY DISPLAY	2 bed, 2 bath, study nook, lounge, dining, balcony (DAVINCI)				UNDER DEPOSIT
421	LYTHAM – A DISPLAY	3 bed, 2.5 bath, study nook, lounge, dining, balcony, butler's pantry (AMARA)	270	\$925	\$62	\$1,449,900
423	LYTHAM – B DISPLAY	3 bed, 2.5 bath, study nook, lounge, dining, balcony, butler's pantry (DAVINCI)	270	\$925	\$62	\$1,449,900

Monthly General Service Fee

The monthly fee is designed to simplify household budgeting by incorporating many of the typical household costs into one regular charge.

Additionally, it also funds the ongoing operation of the facilities and services provided. The fee is levied to meet the cost of:

- Council rates
- Water rates
- Emergency Services levy
- 24 hour emergency call system
- Insurance of building, common areas, communal plant & equipment and common area contents
- Lighting of Public & common areas
- Repairs and maintenance of common areas and communal plant & equipment
- Use and maintenance of the extensive common facilities including the lifts
- Administration costs
- Cleaning of common areas and rubbish removal
- Gardening of common areas
- Gardening of front yards

The general service charge is charged per month & is payable monthly in advance. The amount of the levy & the basis upon which it is calculated is reviewed annually. **(New charge effective as at July 1st 2023)**

***GS Fee General Service Fee**

****Stand-alone villa**

*****Golf Club Food & Beverage fee: \$62 per person, per month**

All details are subject to change (Version 179)