



 **BUYCONDO.sg**

E i S
RESIDENCES



 BUYCONDO.sg

Come home to tender moments, everyday....

Experience heaven right in your home. EiS Residences offer exclusive living with 16 chic apartments catered for those who appreciate the finer things in life.

From 1-bedroom units to 2-bedroom penthouses with private plunge pools and roof terraces, you will find your piece of heaven here.



Located at Haig Avenue near the vibrant and historic Katong district with iconic shopping centres like Parkway Parade, exciting entertainment options, top-notch schools and other amenities situated nearby.

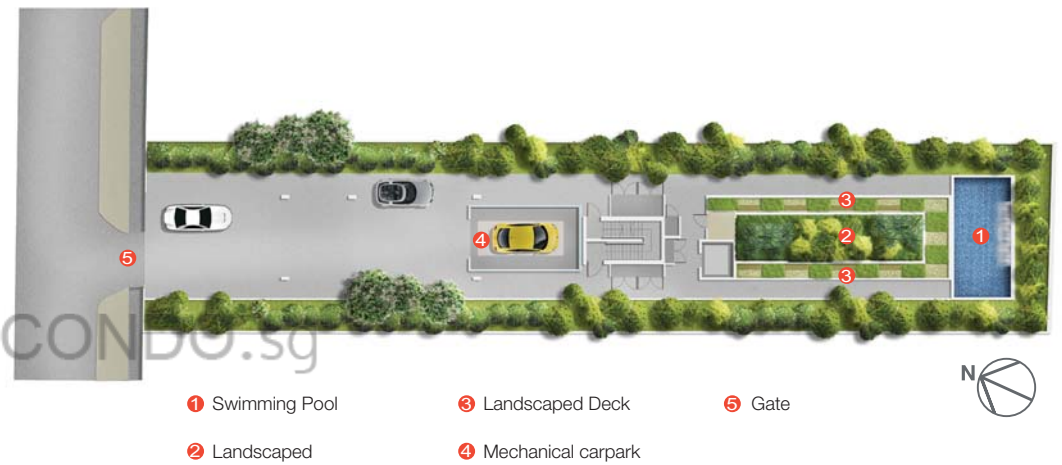
Just minutes away from East Coast Parkway, where both sun worshippers and night owls will be thrilled with the numerous entertainment options available right on the beach – day and night.

Getting around town is a breeze. Dakota MRT station will effortlessly get you to the city on the Circle Line while Western Singapore and the rest of Eastern Singapore are accessible from Paya Lebar MRT station through the East West Line. Drivers have quick access to three expressways for ultimate convenience – the East Coast Parkway, the Kallang Paya Lebar Expressway and the Pan-Island Expressway.





..... approx. within 2km



Spend relaxing moments with loved ones amongst lush surroundings, where excellent facilities are provided for residents.

Take a refreshing dip in the swimming pool, catch up with friends and family over a delicious BBQ or rejuvenate yourself in beautiful landscaped gardens – all at the doorstep of your luxurious abode at EiS Residences.





Every apartment at EiS Residences is laid with exquisite marble and lavish teakwood flooring for that touch of elegance. Bedrooms have built-in wardrobes while kitchens are fitted with imported stylish furnishings that exude class – qualities you will find at EiSpring Residences - your heaven, your home.



artist's impression only



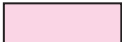
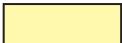
S I T E P L A N

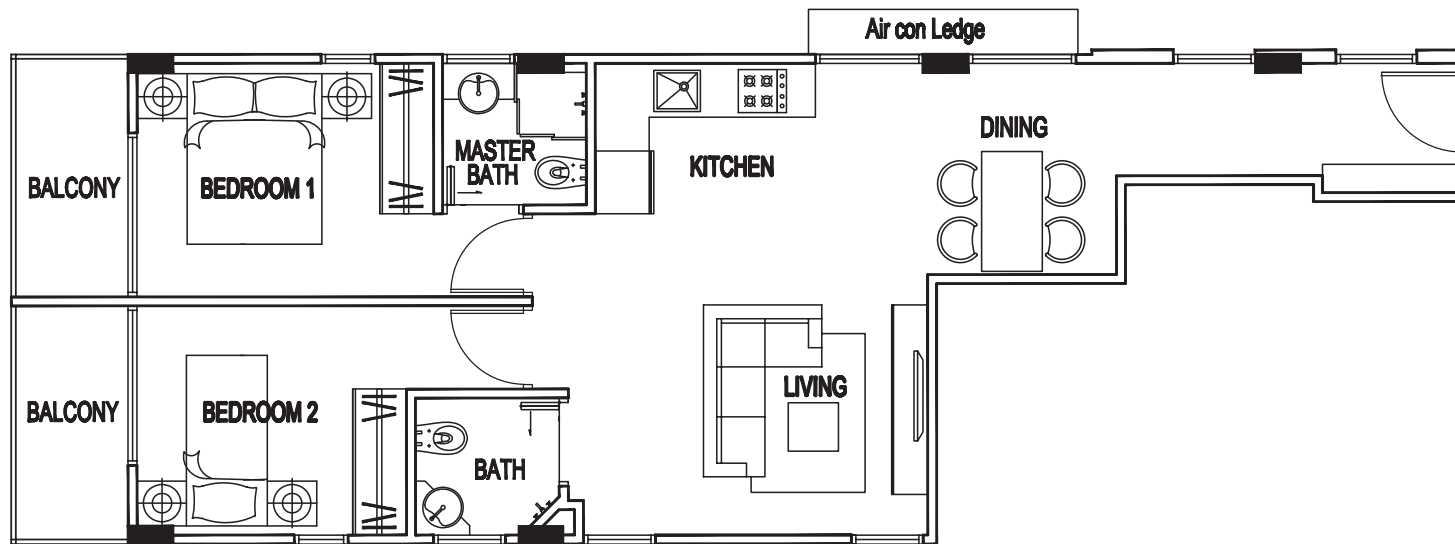


SCHEMATIC LAYOUT OF UNIT TYPES

5 TH STOREY	TYPE P 1 # 05-01	TYPE P 2 # 05-02	TYPE P 3 # 05-03	TYPE P 4 # 05-04
4 TH STOREY	TYPE A # 04-01	TYPE B # 04-02	TYPE C # 04-03	TYPE D # 04-04
3 RD STOREY	TYPE A # 03-01	TYPE B # 03-02	TYPE C # 03-03	TYPE D # 03-04
2 ND STOREY	TYPE A # 02-01	TYPE B # 02-02	TYPE C # 02-03	TYPE D # 02-04

LEGEND :

 2- BEDROOM with Balcony	 2- BEDROOM PENTHOUSE with Balcony / Roof Terrace / Private Plunge Pool
 1- BEDROOM	 1- BEDROOM PENTHOUSE with Roof Terrace / Private Plunge Pool
 1- BEDROOM	 1- BEDROOM PENTHOUSE with Balcony / Roof Terrace / Private Plunge Pool
 1- BEDROOM + Study with Balcony	



type A

2 bdrm

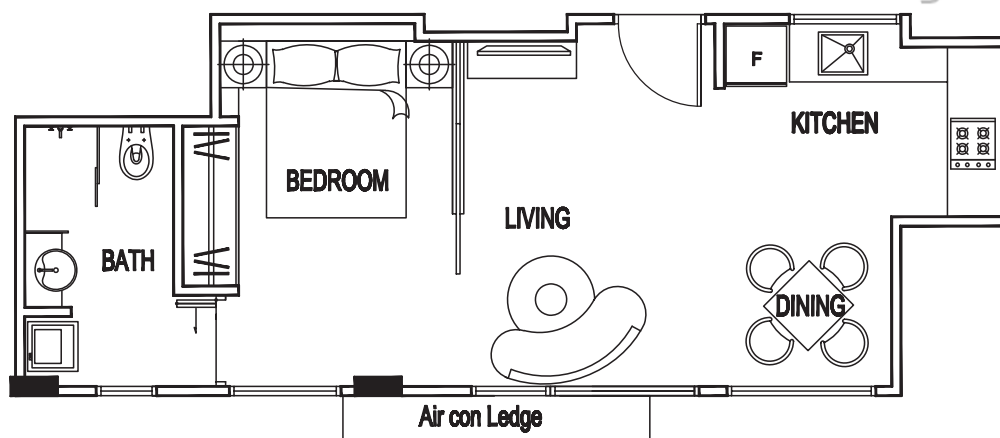
67 sq m

#02-01

#03-01

#04-01

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type B

1 bdrm

39 sq m

#02-02

#03-02

#04-02



type C

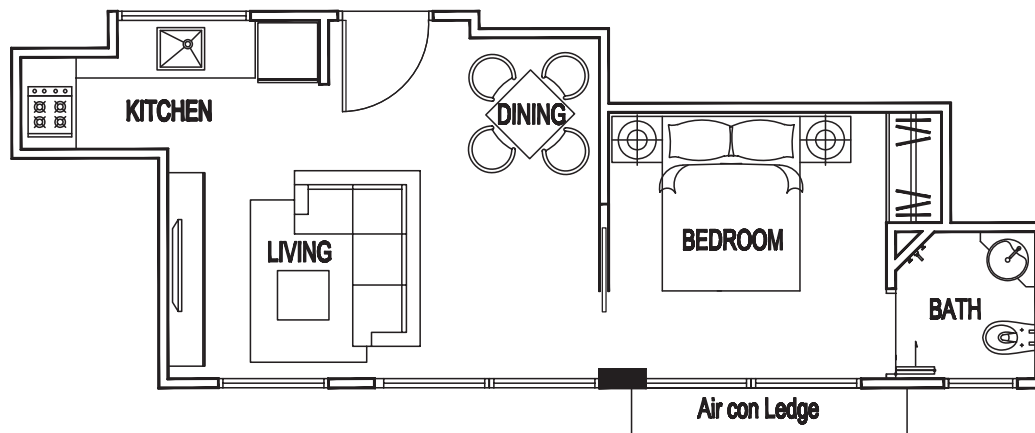
1 bdrm

36 sq m

#02-03

#03-03

#04-03



type D

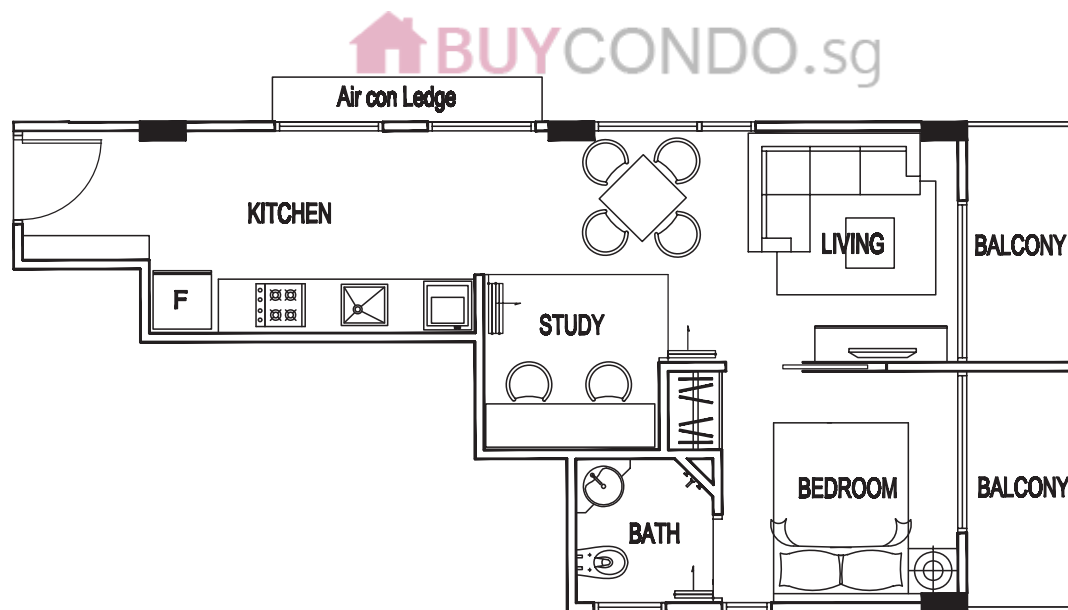
1+1 bdrm

47 sq m

#02-04

#03-04

#04-04

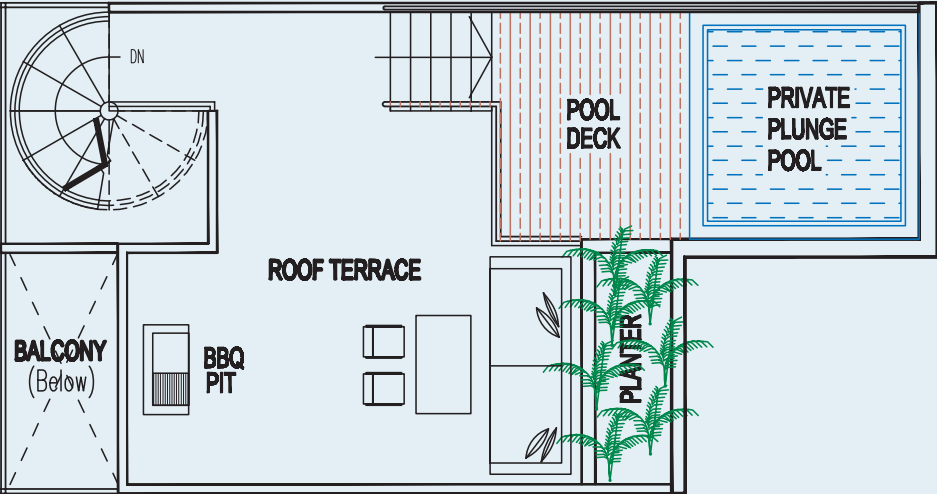


P E N T H O U S E

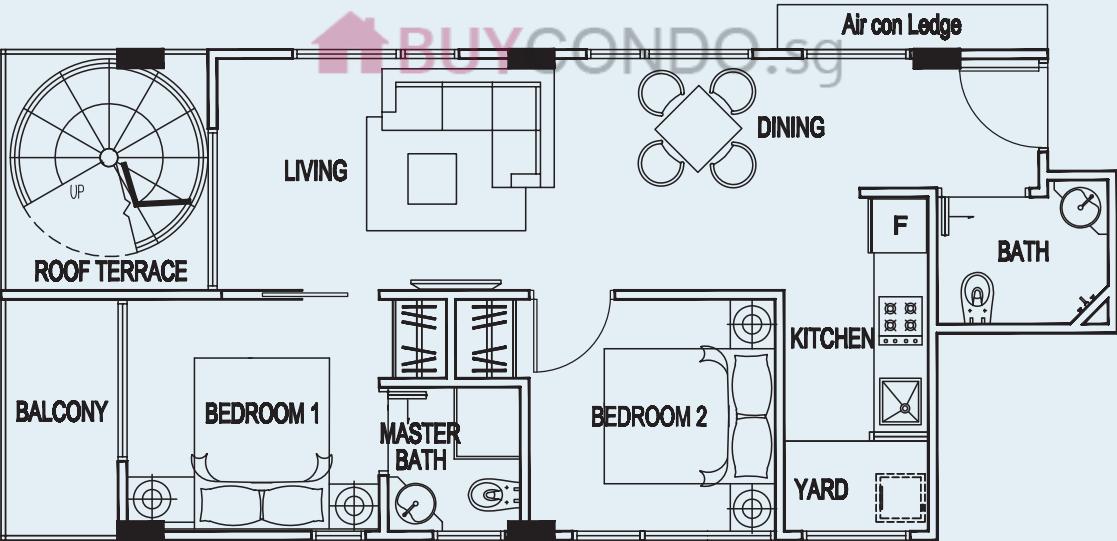


artist's impression only

type P1
2 bdrm
104 sq m
#05-01

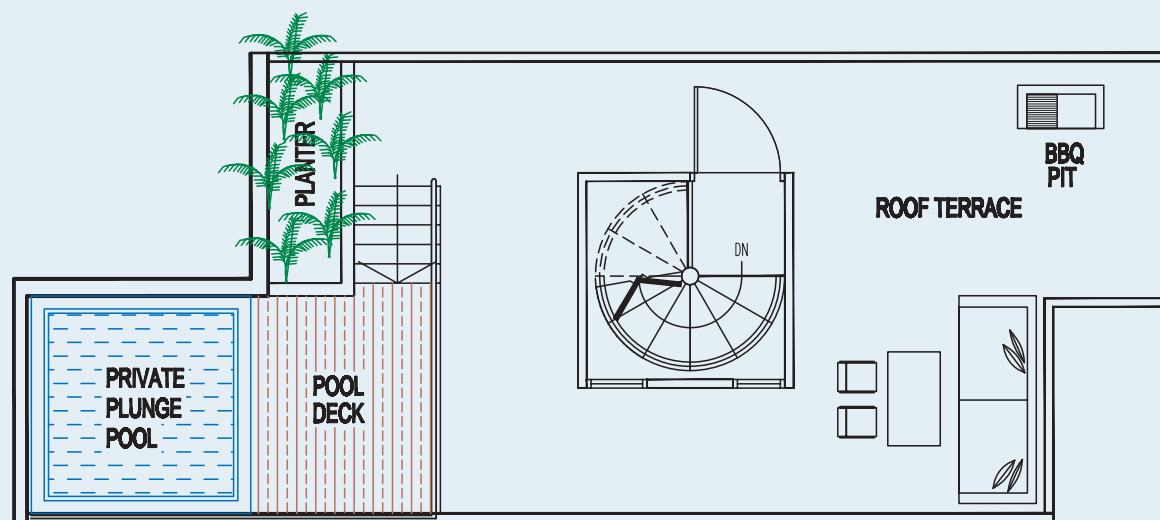


roof terrace level

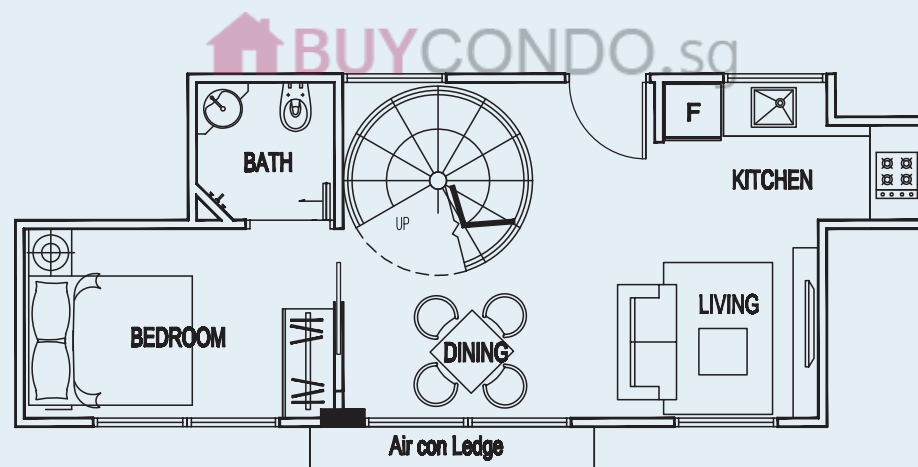


5th storey level

type P2
1 bdrm
99 sq m
#05-02



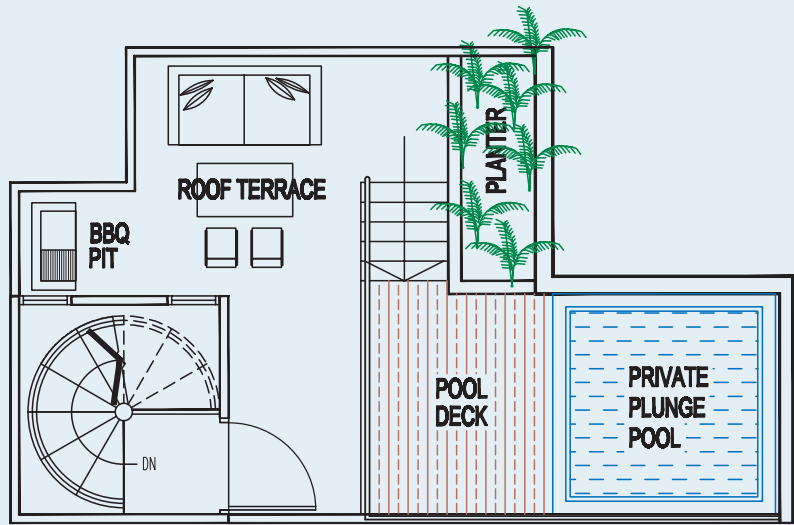
roof terrace level



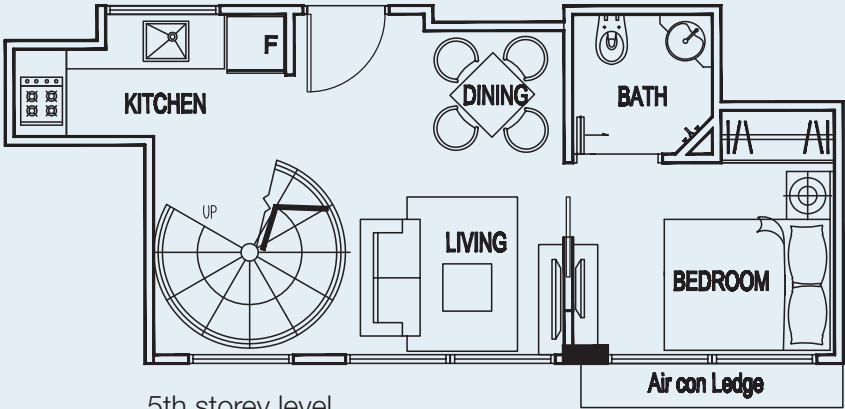
5th storey level



type P3
1 bdrm
72 sq m
#05-03



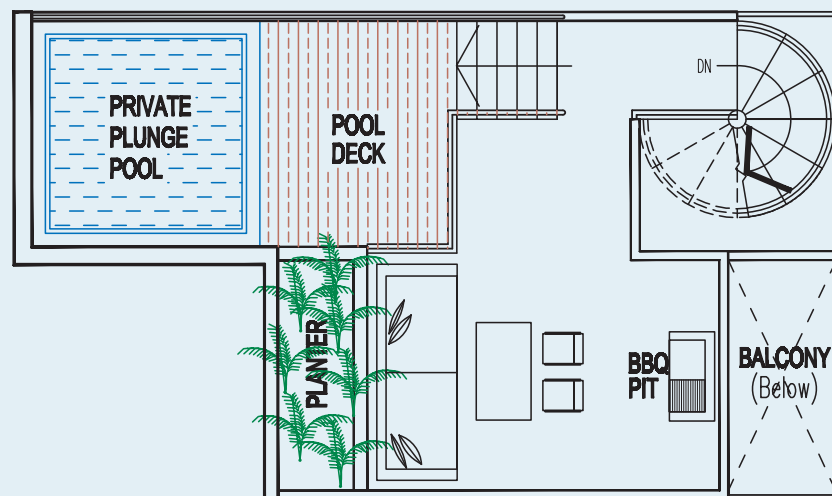
roof terrace level



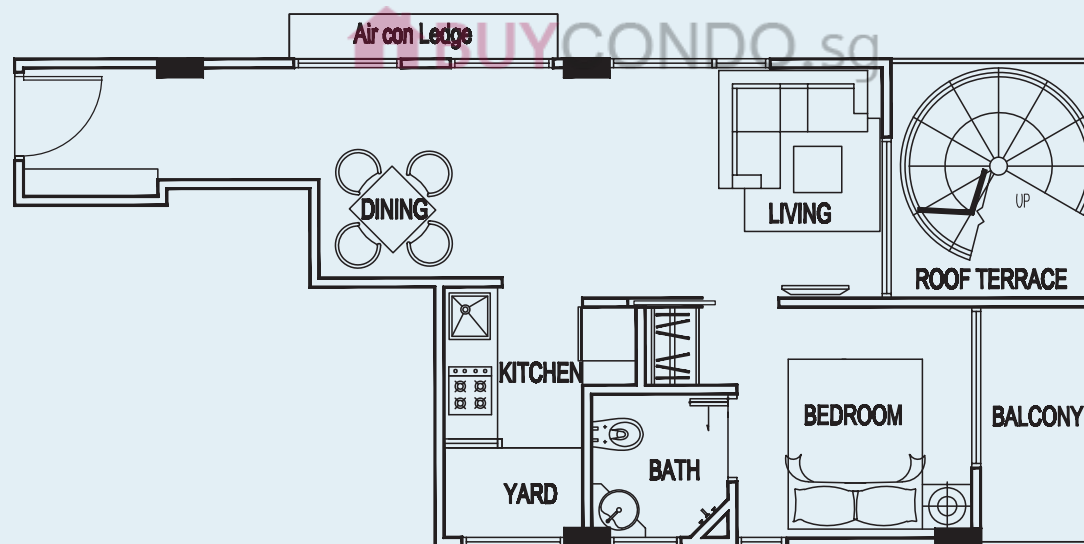
5th storey level



type P4
 1 bdrm
 85 sq m
 #05-04



roof terrace level



5th storey level



PROJECT SPECIFICATIONS

1. Foundation
- Reinforced concrete piles / bored piles to Engineer's requirement
2. Super-Structure
- Reinforced concrete to Engineer's requirement
3. Wall
- External : Common clay brick or RC walls to Architect's & Engineer's requirement
- Internal : Common clay brick or light weight block or RC walls to Architect's / Engineer's requirement.
4. Roof
- Flat Roof : Reinforced concrete roof with insulation and waterproofing.

5. Finishes [Apartments]

a) Floor finishes:

Apartments & Penthouses:

- Living/Dining

– Compressed Marble Tiles to Architect's selection
- Bedroom

– Teakwood strips with timber skirting
- Bathroom

– Homogeneous ceramic tiles to Architect's selection
- Kitchen

– Homogeneous ceramic tiles to Architect's selection
- Yard

– Homogeneous ceramic tiles to Architect's selection
- Balcony

– Homogeneous ceramic tiles to Architect's selection

Penthouses only:

- Roof Terrace

– Homogeneous ceramic tiles to Architect's selection
- Private Pool Deck

– Timber decking to Architect's specification
- Private Plunge Pool

– Glass mosaic tile to Architect's selection

b) Wall finishes:

Apartments & Penthouses:

- Living/Dining

– Plaster & paint
- Bedroom

– Plaster & paint
- Bathroom

– Ceramic tiles to Architect's selection
- Kitchen

– Ceramic tiles to Architect's selection
- Yard (where applicable)

– Plaster & paint
- Balcony

– Plaster & paint with ceramic skirting

Penthouses only:

- Roof Terrace

– Plaster & paint with ceramic skirting
- Private Pool Privacy Wall

– Tile or Slate or Granite to Architect's selection
- Private Plunge Pool

– Glass mosaic tile to Architect's selection

c) Ceiling finishes:

- Living/Dining

– Plaster & paint
- Bedroom

– Plaster & paint
- Bathroom

– Moisture resistant gypsumplaster ceiling
- Kitchen

– Moisture resistant gypsumplaster ceiling
- Yard (where applicable)

– Plaster & paint
- Balcony

– Plaster & paint

6. Finishes [Common Areas]

a) Floor finishes:

- Lift lobby

– Quarzite Floor Tiles
- Corridors

– Homogeneous ceramic tiles to Architect's selection
- Staircases

– Cement screed with ceramic nosing tiles
- Driveway / Car parks

– Homogeneous ceramic tiles to Architect's selection
- Communal Landscaped Area / Pool Deck

– Timber decking to Architect's specification
- Communal Swimming Pool

– Glass mosaic tile to Architect's selection
- Basement Car parks

– Cement screed with hardener

b) Wall finishes:

- Lift lobby

– Quarzite Wall Tiles around Lift Door opening, Plaster & paint
- Corridors

– Plaster & paint with ceramic skirting
- Staircases

– Skim Coat and Paint

- Driveway / Car parks

– Plaster & paint
- Communal Landscaped Area

– Homogeneous ceramic tiles at outer face of planter boxes
- Communal Swimming Pool

– Glass mosaic tile to pool to Architect's selection; Tile or Slate or Granite to pool water feature wall, to Architect's selection
- Basement Car parks

– Plaster and Paint

c) Ceiling finishes:

- Lift lobby

– Moisture resistant gypsumplaster ceiling
- Corridors

– Plaster & paint
- Staircases

– Skim Coat and Paint
- Driveway / Car parks

– Plaster & paint
- Communal Landscaped Area

– Plaster & paint
- Basement Car parks

– Plaster and Paint

7. Windows

Powder coated Aluminium framed windows to Architect's selection.

8. Doors

- a) Main Entrance

• Fire rated timber door to Architect's design.
- b) Bedrooms and Bathrooms

• Timber door to Architect's design.
- c) Kitchen or Yard

• Timber bi-fold door to Architect's design.
- d) Ironmongery / Locksets

• Quality lockset and hinges to Architect's selection

9. Sanitary Fittings

- a) Master Bathroom / Bathroom

• 1 shower area with shower mixer and shower set to Architect's selection.

• 1 vanity counter top complete with basin and mixer tap to Architect's selection.

• 1 water closet to Architect's selection.

• 1 mirror to Architect's design.

• 1 toilet paper holder to Architect's selection.

• 1 towel rack to Architect's selection.
- b) Yard

• 1 wall cold water tap for washing machine

10. Kitchen Appliances

- Quality kitchen cabinets, complete with solid surface worktop, stainless steel sink and mixer tap to Architect's selection.

• Cooker hood and cooker hob to Architect's selection.

11. Electrical Installation / TV / SCV / Telephone

Refer to Electrical Schedule for details

12. Lightning Protection

Lightning Protection System shall be provided in accordance with the Singapore Standard.

13. Painting

External : Acrylic paint with spray textured coating to Architect's selection.
Internal : Emulsion paint to Architect's selection.

14. Waterproofing

Waterproofing to floors of Kitchen, Master Bathroom, Bathroom, Balcony, Open Private Roof Terrace, Private Plunge Pool, Swimming Pool , Basement Car Park and Reinforced Concrete Flat Roof, where applicable.

15. Recreational Facilities

Communal Areas:

- i) Communal Swimming pool at 1st Storey
- ii) Communal Landscaped Deck at 1st Storey
- iii) Communal BBQ pit at 1st Storey

Penthouses Only:

- i) Private Plunge Pool with Jacuzzi jets at 5th Storey
- ii) Private Roof Terrace at 5th Storey
- iii) Private BBQ pit at 5th Storey

16. Other Items

- a) Wardrobes

Built-in wardrobes with sliding doors to all Bedrooms to Architect's selection.
- b) Air-conditioner

Wall mounted multi-split air-conditioner to Living/ Dining and all Bedrooms.
- c) Security

i. Card access system for lift system.

ii. Remote control sliding gate at main entrance.
- d) Hot water supply to all bathrooms and kitchen.
- e) Fully automated basement vehicle parking system for 16 cars.

17. ELECTRICAL SCHEDULE

TYPE	A	B	C	D	P1	P2	P3	P4
Lighting Point	8	3	3	6	8	4	4	7
13A S/S/O	4	2	2	2	3	2	2	2
2x13A S/S/O	3	2	2	3	3	2	2	2
Tele-phone	3	2	2	3	3	2	2	2
TV Point	3	2	2	3	3	2	2	2
Bell Point	1	1	1	1	1	1	1	1
Cooker Hood	1	1	1	1	1	1	1	1
Hob	1	1	1	1	1	1	1	1
Fridge	1	1	1	1	1	1	1	1
Oven	1	1	1	1	1	1	1	1
Water heater	2	1	1	1	1	1	1	1
Washer / Dryer	1	1	1	1	1	1	1	1
A/C Isolator	1	1	1	1	1	1	1	1

NOTES FOR PURCHASERS :

Air-Conditioning System

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.

Cable Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to StarHub Cable Vision Ltd (SCV) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels and/or internet access.

If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with an Internet Service Provider and/or such relevant entities/authorities for internet service to the Unit and to make all necessary payments to such Internet Service Provider and/or such relevant authorities.

Fitting, Equipment, Finishes, Installations and Appliances

The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

Marble and Granite

Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble and granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However granite, being a much harder material than marble cannot be re-polished after installation. Hence some differences can be felt at the joints. The tonality and pattern of marble or granite selected and installed shall be subject to availability.

Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

Warranties

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

Timber

Timber strips are natural materials containing grain/veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation.

Private Plunge Pool/ Jacuzzi (applicable to Penthouse Units)

For Units fitted with Private Plunge Pool/Jacuzzi, the Purchaser shall ensure the good working condition of the Private Plunge Pool/Jacuzzi in his Unit by arranging for the maintenance, servicing and cleaning of the Private Plunge Pool/Jacuzzi on a regular basis, at his own costs and expense. Neither the Vendor nor the Management Corporation (when formed) shall be responsible for the maintenance, servicing, cleaning, repair and replacement of the Private Plunge Pool/Jacuzzi.

Disclaimer

While every reasonable care has been taken in preparation of this brochure, the developer and its agent cannot be held responsible for the inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representation of fact. All information and specifications are current at the time of printing and subject to changes as may be required.

The information, specifications and statements herein shall not be treated to form part of an offer or contract. Floor plans are subject to amendments as may be required by the relevant authorities. Rendering and illustrations, not limited to landscape and furniture, are artist's impressions only and cannot be regarded as representation of fact. Floor areas are only approximate measurements and subject to final survey.

The Sale & Purchase Agreement shall form the entire agreement between the developer and purchaser and shall supersede all statements, representations or promise made prior to the signing of the Sale & Purchase Agreement and shall in no way be modified by any statements, representations or promises made by the de

DEVELOPER:



**EastShinee
Development Pte Ltd**

NAME OF PROJECT	EiS Residences
ADDRESS OF PROJECT	4 Haig Avenue, Singapore
DEVELOPER	EastShinee Development Pte Ltd
TENURE OF LAND	Freehold
BUILDING PLAN NO.	A11185-00285-2010-BP01
DEVELOPER'S LICENCE NO.	C0712
ESTIMATED DATE OF VACANT POSSESSION	December 2013
ESITMATED DATE OF LEGAL COMPLETION	December 2016

