

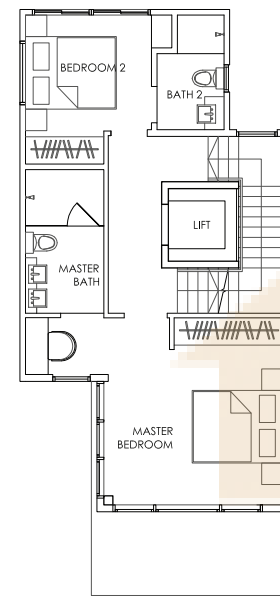
Type A

531 sq m

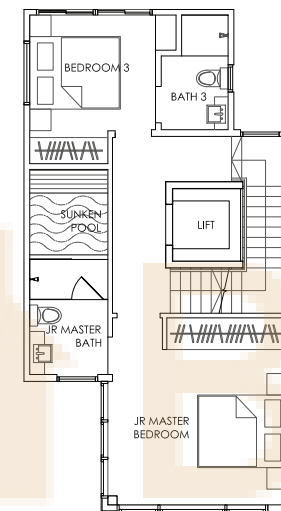


B1 Storey

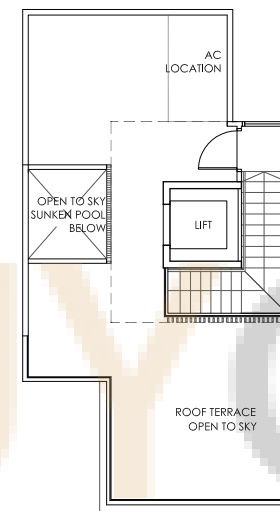
1st Storey



2nd Storey



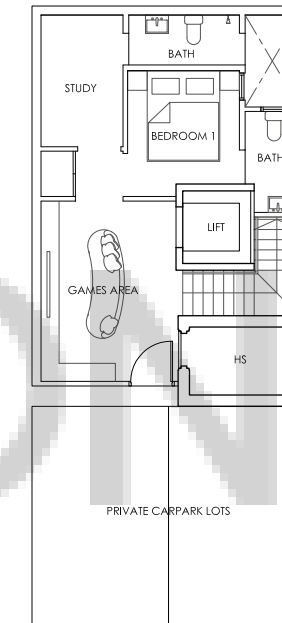
3rd Storey



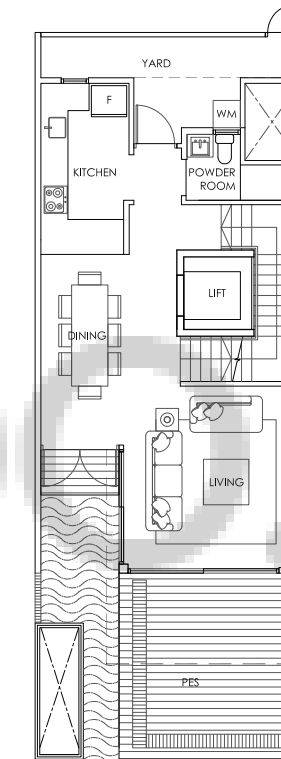
4th Storey

Type B

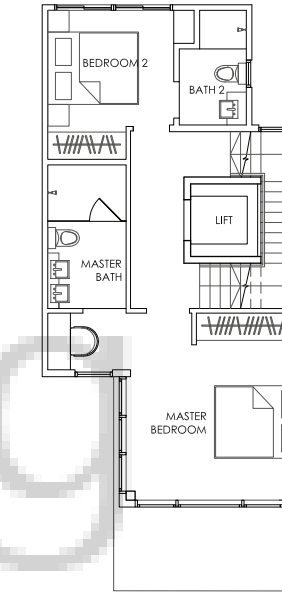
461 sq m



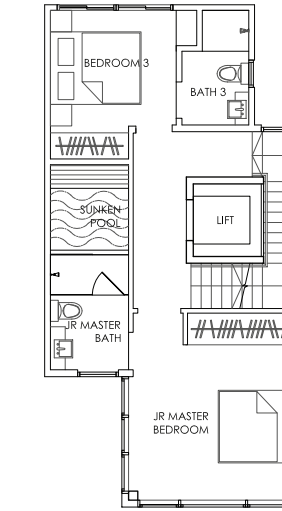
B1 Storey



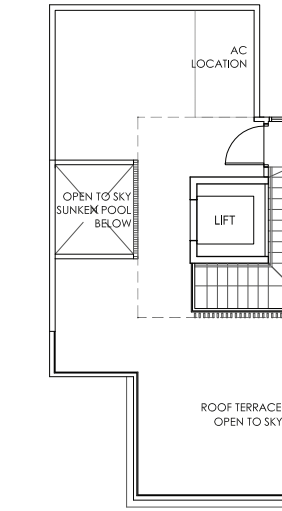
1st Storey



2nd Storey

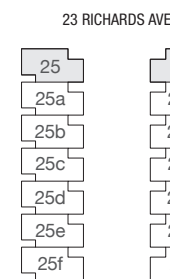


3rd Storey

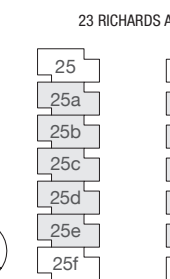


4th Storey

The above plan is subject to change as may be required or approved by the relevant authorities. All floor areas are approximate and subject to final survey.

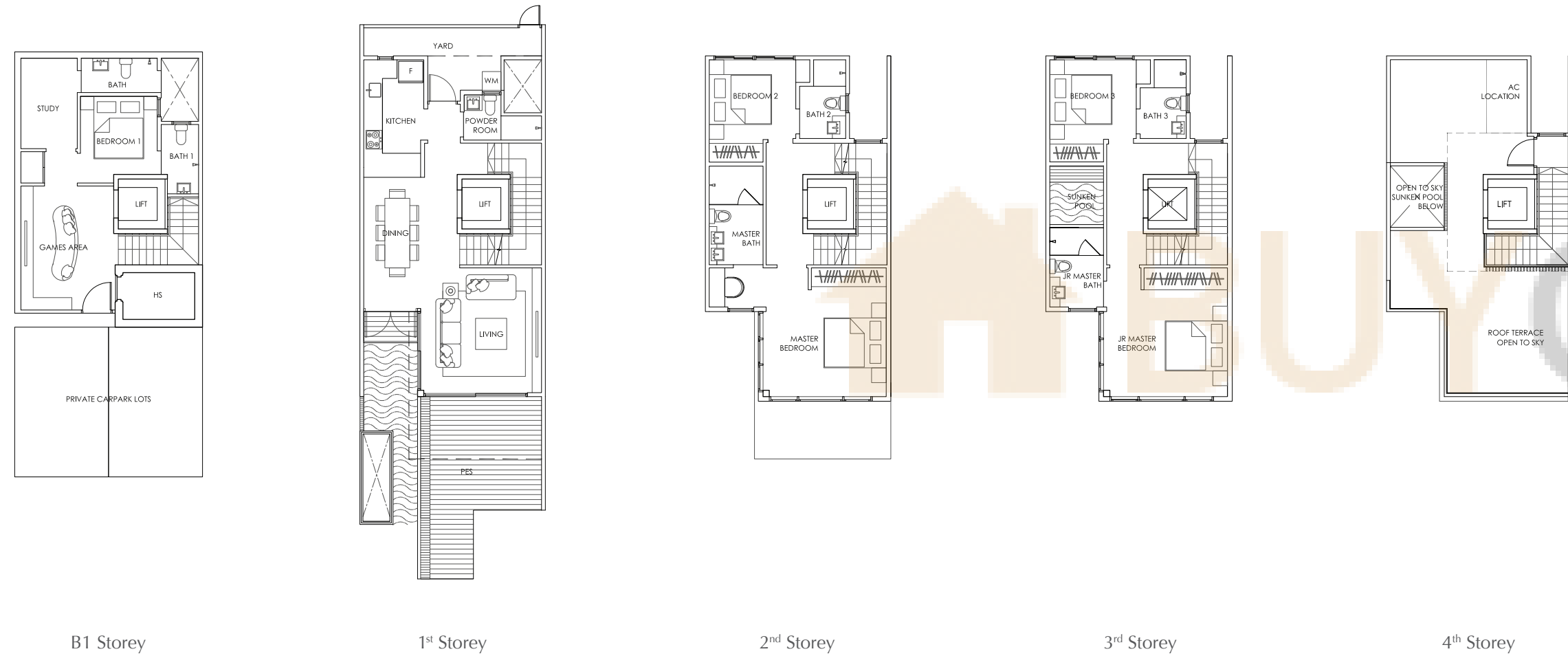


The above plan is subject to change as may be required or approved by the relevant authorities. All floor areas are approximate and subject to final survey.



Type C

474 sq m



B1 Storey

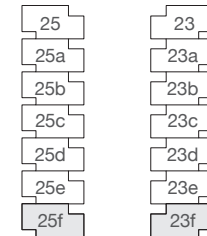
1st Storey

2nd Storey

3rd Storey

4th Storey

23 RICHARDS AVE



The above plan is subject to change as may be required or approved by the relevant authorities. All floor areas are approximate and subject to final survey.

Specifications

- 1. FOUNDATION**
Reinforced concrete Foundation
- 2. SUPER-STRUCTURE & SUB-STRUCTURE**
Reinforced concrete structure
- 3. WALLS**
 - a) External :
Common clay brick / reinforcement concrete walls
 - b) Internal :
Reinforced concrete and / or bricks and / or dry wall partition and / or precast concrete panel wall system
- 4. ROOF**
 - a) Flat Roof:
Reinforced concrete roof with appropriate waterproofing system
- 5. CEILING**
 - a) Living, Dining, Hallway leading to Bedrooms, Bedrooms, Study Room, Household Shelter, Yard:
Skim coating on concrete ceiling, with or without plaster ceiling boards / box-ups to designated areas with emulsion paint
 - b) Kitchen, Bathrooms:
Fibrous plasterboard ceiling with emulsion paint
- 6. FINISHES**
 - a) Walls
 - i) Living, Dining, Bedrooms, Study Room, Hallway to Bedrooms, Household Shelter, Yard:
Cement and sand plaster / cement skim coat with emulsion paint (up to false ceiling and on exposed surfaces only)
 - ii) Kitchen, Bathrooms:
Ceramic / Homogeneous tiles (up to false ceiling height and on exposed surfaces only)
 - iii) Open Roof Terrace:
Cement and sand plaster / cement skim coat with emulsion paint
 - b) Floor
 - i) Living, Dining:
Compressed Marble / homogeneous tiles with or without skirting
 - ii) Bedrooms, Master Bedroom, Junior Master Bedroom, Hallway to Bedrooms and Internal Staircase:
Timber strips with or without skirting
 - iii) Bathrooms, Kitchen, PES, Open Roof Terrace, Yard, Household Shelter:
Ceramic / homogeneous tiles with or without skirting (on exposed surfaces only)

- Common Area
- i) Walkway:
Stone tiles and / or homogenous tiles and / or ceramic tiles and / or pebble wash and / or ceramic tiles and / or timber deck and / or cement sand screed
 - ii) Gymnasium:
Homogenous tiles and / or ceramic tiles and / or carpet or vinyl sheets and / or timber strips and / or composite timber with or without matching skirting.
 - iii) Common Staircase:
Homogenous tiles and / or ceramic tiles and / or cement sand screed.
- 7. WINDOWS**
Powder coated aluminium framed sliding and / or swinging and / or folding and / or top hung window and / or fixed with tinted and / or frosted and / or clear and / or laminated glass panel
 - 8. DOORS**
 - a) Main Entrance Door:
Fire-rated timber door
 - b) Bedrooms and Bathrooms:
Timber sliding or sliding / folding or swing door or Hollow core flush door with selected veneer ply finish.
 - c) Dining & Living to Outdoor deck:
Powder coated aluminium framed sliding and / or swing glass door with tinted glass panel
 - d) Kitchen to Yard / Open Roof Terrace:
Metal Door with / without fixed glass
 - e) Household Shelter:
Blast-proof metal door
 - 9. LIFT**
Home Lift
 - 10. IRONMONGERY**
Selected quality lockset to main door and other timber doors.
 - 11. SANITARY FITTINGS**
 - a) Master Bathrooms:
1 vanity solid top with 2 wash basins and 2 mixer tap with cabinet below
1 glass shower compartment complete with 1 shower mixer
1 water closet
1 mirror
1 toilet roll holder
 - b) Junior Master Bathrooms:
1 vanity solid top with 1 wash basin and 1 mixer tap with cabinet below
1 glass shower compartment complete with 1 shower mixer
1 water closet
1 mirror
1 toilet roll holder
1 Open to sky sunken pool
 - c) All Bedrooms:
1 vanity solid top with 1 wash basin and mixer tap with cabinet below
1 glass shower compartment complete with 1 shower mixer
1 water closet

- d) Common Toilets and Maid Toilets:
1 hand-held shower set
1 water closet
1 toilet roll holder
- e) Yard:
1 bib tap

- 12. AIR CONDITIONING INSTALLATION**
Multi-split system with wall and/or ceiling mounted fan coil units to living/dining and bedrooms.
- 13. ELECTRICAL INSTALLATION**
 - a) All electrical wiring for apartment units shall be concealed where possible except for areas with false ceiling where wiring above false ceilings and within electrical compartments shall be in exposed conduit / trunking / tray.
 - b) Please refer to Electrical Schedule for points details.
- 14. TV / TELEPHONE / CABLEVISION**
 - a) All electrical wiring for units shall be concealed where possible except for areas with false ceiling where wiring above false ceilings and within electrical compartments shall be in exposed conduit / trunking / tray
 - b) Please refer to Electrical Schedule for points details.
- 15. LIGHTNING PROTECTION**
Lightning protection system provided in compliance with Singapore Standard SS 555.
- 16. HOT WATER HEATER**
Electric water heater to provide hot water supply to master bathroom, common bathrooms and kitchen for all units.
- 17. INTERCOM SYSTEM**
Intercom at side gate and units.
- 18. SECURITY SYSTEM**
 - Auto Gate System
 - Proximity card access system at side gate and designated areas (where applicable)
- 19. RECREATIONAL FACILITIES**
 - a) Swimming Pool
 - b) Gym
 - c) BBQ
- 20. PAINTING SYSTEM**
 - External Walls :
Sprayed textured coating and / or weather bond emulsion paint
 - Internal Walls :
Emulsion paint
- 21. WATERPROOFING**
Waterproofing shall be provided to floors of Wet Kitchen, Bathroom, Open Terrace and RC Flat Roof, PES.