

**PREMIUM FITTINGS**



An innovative company that transformed the bland sterile bathroom into a delightful sanctuary for the body and soul. The sanitary wares German brand, Duravit, are treats of sheer luxury, making every moment of your life becomes a cherished experience.



Globally-acclaimed GROHE ensures unmatched bathtime bliss with its chic yet functional sanitary fittings. Just one touch and you will see why GROHE is widely acknowledged to be one of the industry's leading brand personalities.



Each stunning apartment also comes equipped with premium kitchen wares from Bosch. The elegantly fitted electrical hob, cooker hood and built-in conventional oven are specially selected to fit the apartments. With a focus on quality and workmanship, the leader in luxury kitchen product combines superior innovation, craftsmanship and design to ensure user satisfaction.



All photographs featured are impressions only.

All images featured are impressions only.

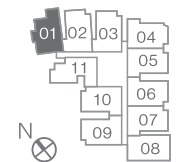
**TYPE A**  
2-BEDROOM

#02-01 to #05-01  
Area 50 sqm



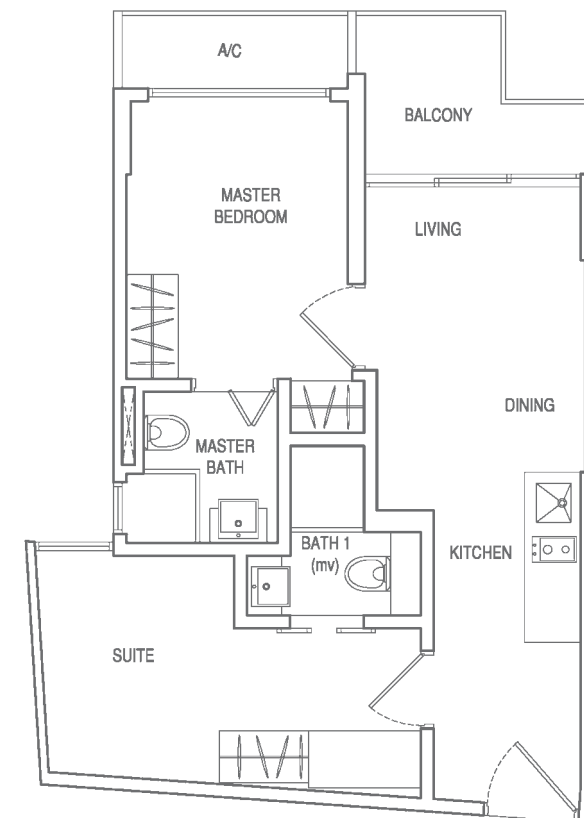
**TYPE A 1**  
2-BEDROOM

#06-01  
Area 50 sqm



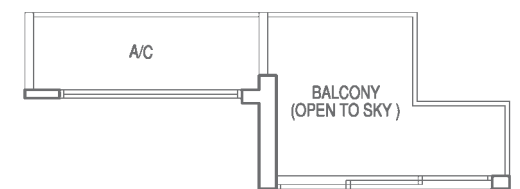
**TYPE B**  
2-BEDROOM

#02-02 to #05-02  
Area 51 sqm



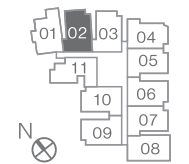
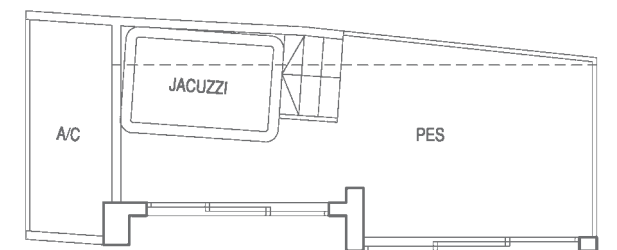
**TYPE B 1**  
2-BEDROOM

#06-02  
Area 51 sqm



**TYPE B G**  
2-BEDROOM WITH PES

#01-02  
Area 61 sqm



CONDO.sg

**TYPE C**  
2-BEDROOM

#02-03 to #05-03  
Area 50 sqm



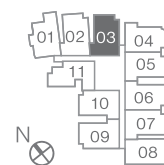
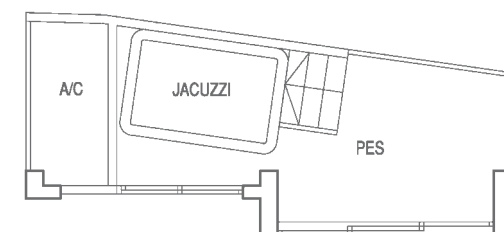
**TYPE C1**  
2-BEDROOM

#06-03  
Area 50 sqm



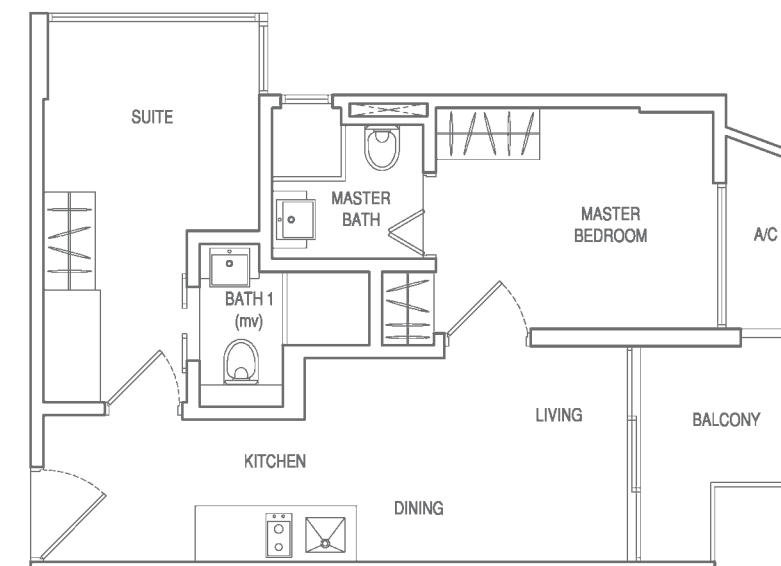
**TYPE CG**  
2-BEDROOM WITH PES

#01-03  
Area 55 sqm



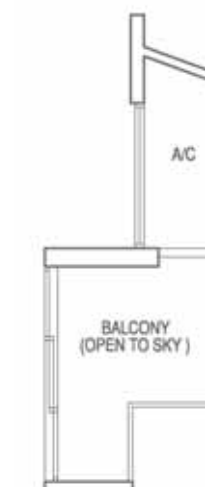
**TYPE D**  
2-BEDROOM

#02-04 to #05-04  
Area 49 sqm



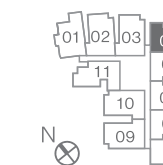
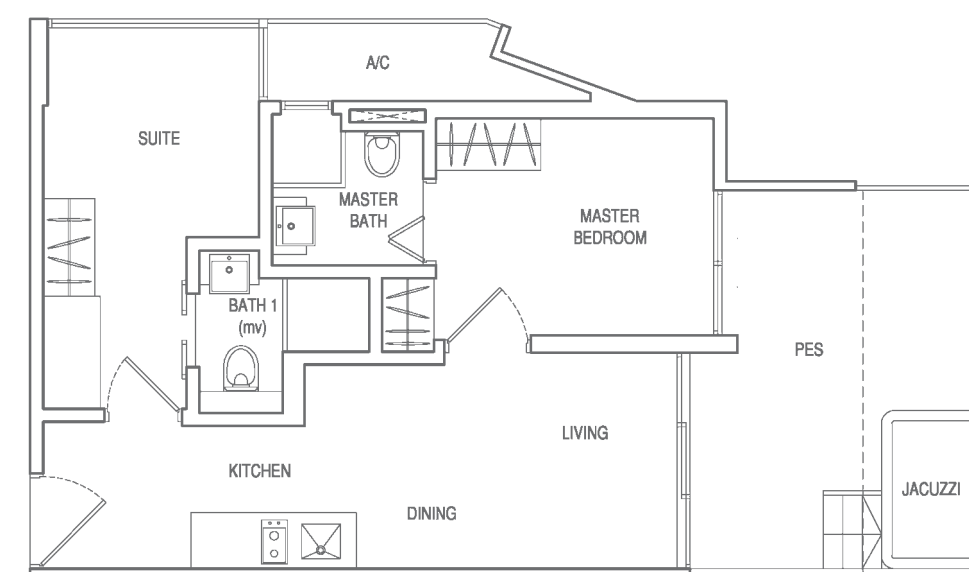
**TYPE D1**  
2-BEDROOM

#06-04  
Area 49 sqm



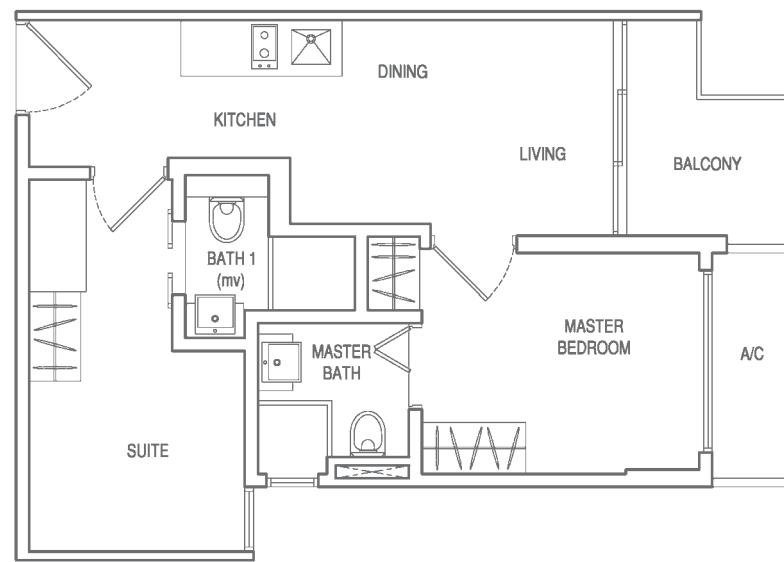
**TYPE DG**  
2-BEDROOM WITH PES

#01-04  
Area 63 sqm



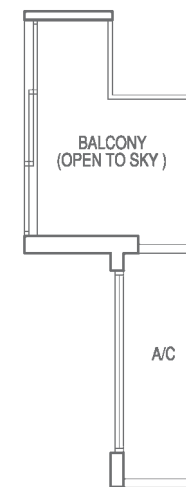
**TYPE E**  
2-BEDROOM

#02-05 to #05-05  
Area 50 sqm



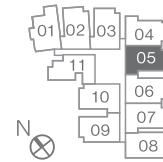
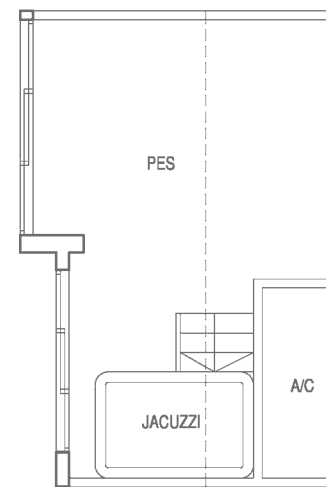
**TYPE E1**  
2-BEDROOM

#06-05  
Area 50 sqm



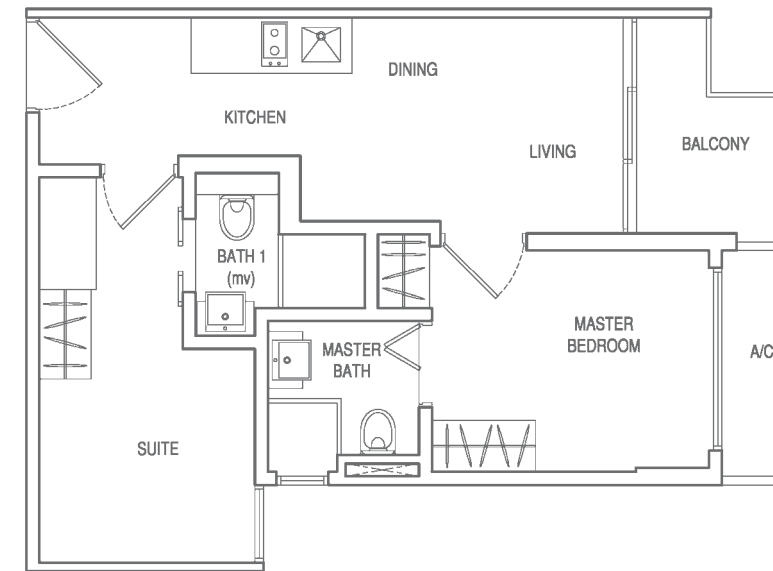
**TYPE EG**  
2-BEDROOM WITH PES

#01-05  
Area 63 sqm



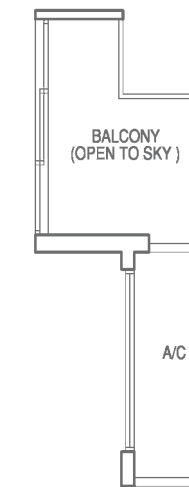
**TYPE G**  
2-BEDROOM

#02-07 to #05-07  
Area 50 sqm



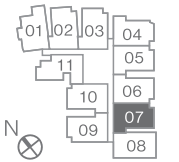
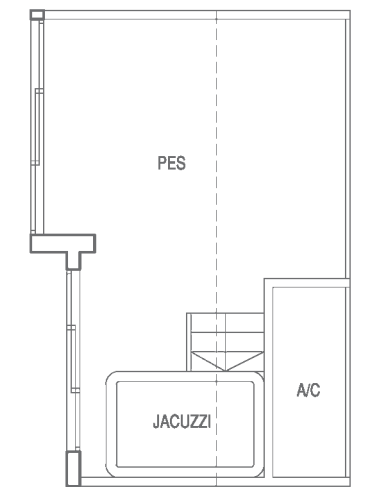
**TYPE G1**  
2-BEDROOM

#06-07  
Area 50 sqm



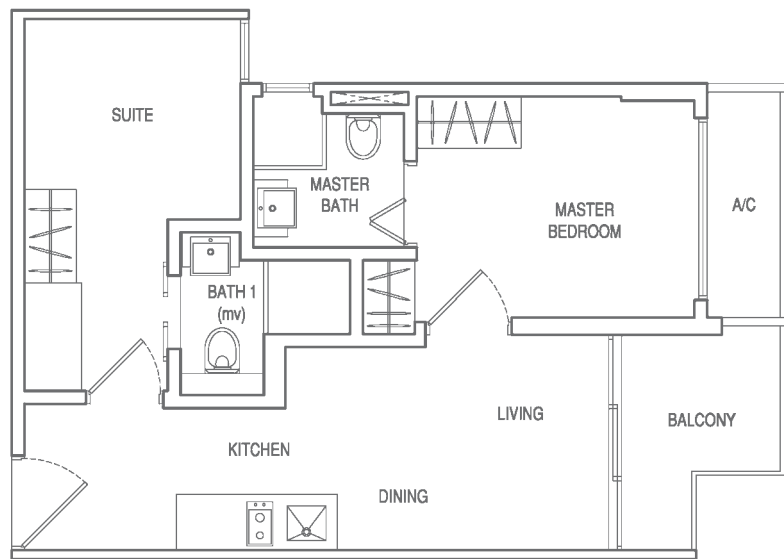
**TYPE GG**  
2-BEDROOM WITH PES

#01-07  
Area 63 sqm



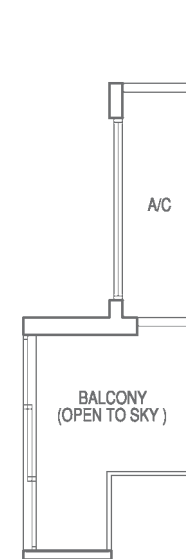
**TYPE F**  
2-BEDROOM

#02-06 to #05-06  
Area 50 sqm



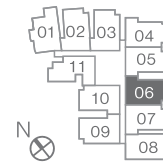
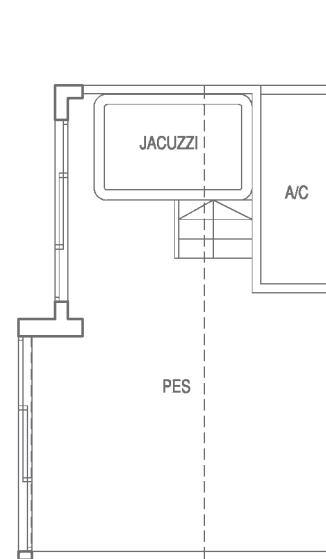
**TYPE F1**  
2-BEDROOM

#06-06  
Area 50 sqm



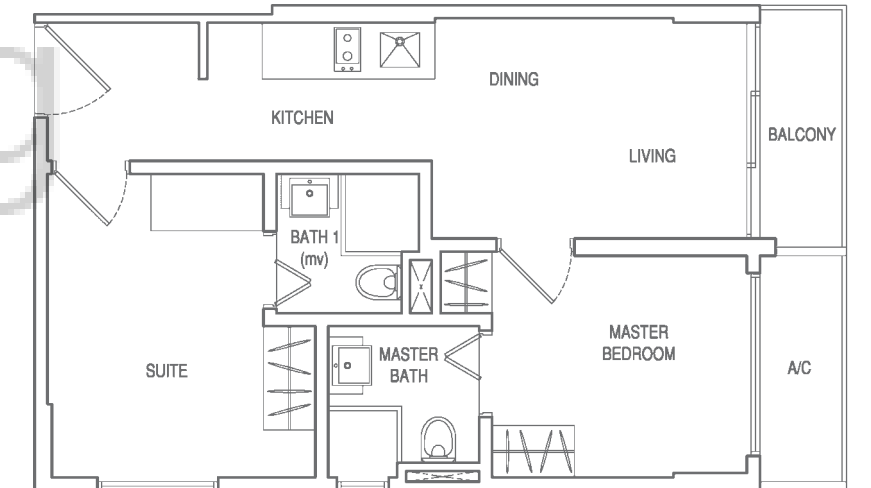
**TYPE FG**  
2-BEDROOM WITH PES

#01-06  
Area 63 sqm



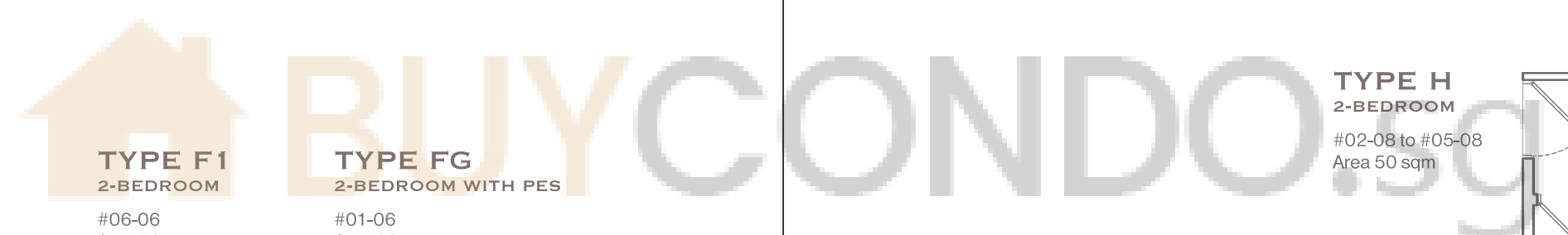
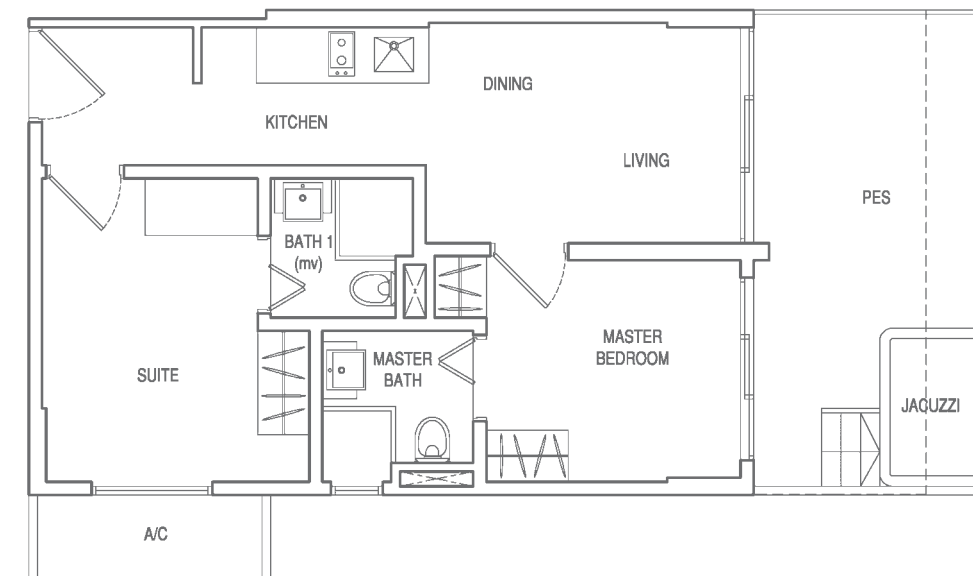
**TYPE H**  
2-BEDROOM

#02-08 to #05-08  
Area 50 sqm



**TYPE HG**  
2-BEDROOM WITH PES

#01-08  
Area 63 sqm



**TYPE I**  
2-BEDROOM

#02-09 to #05-09  
Area 50 sqm



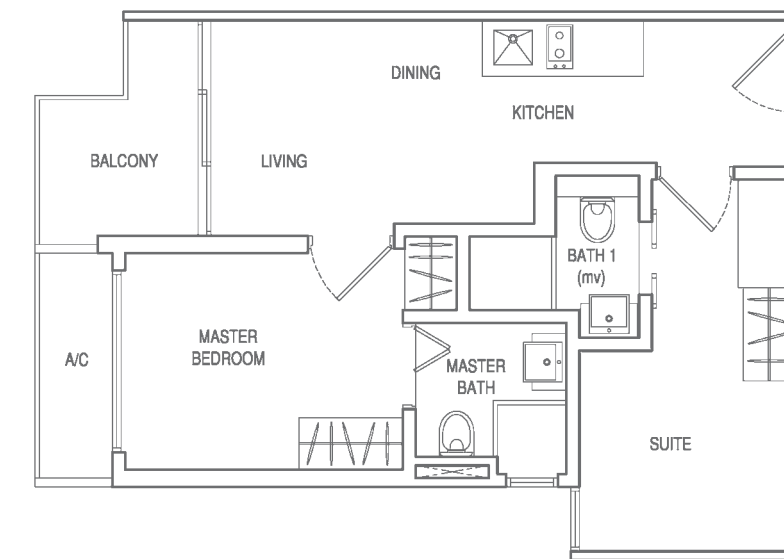
**TYPE I1**  
2-BEDROOM

#06-09  
Area 50 sqm



**TYPE J**  
2-BEDROOM

#02-10 to #05-10  
Area 50 sqm



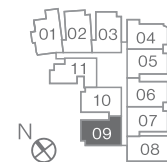
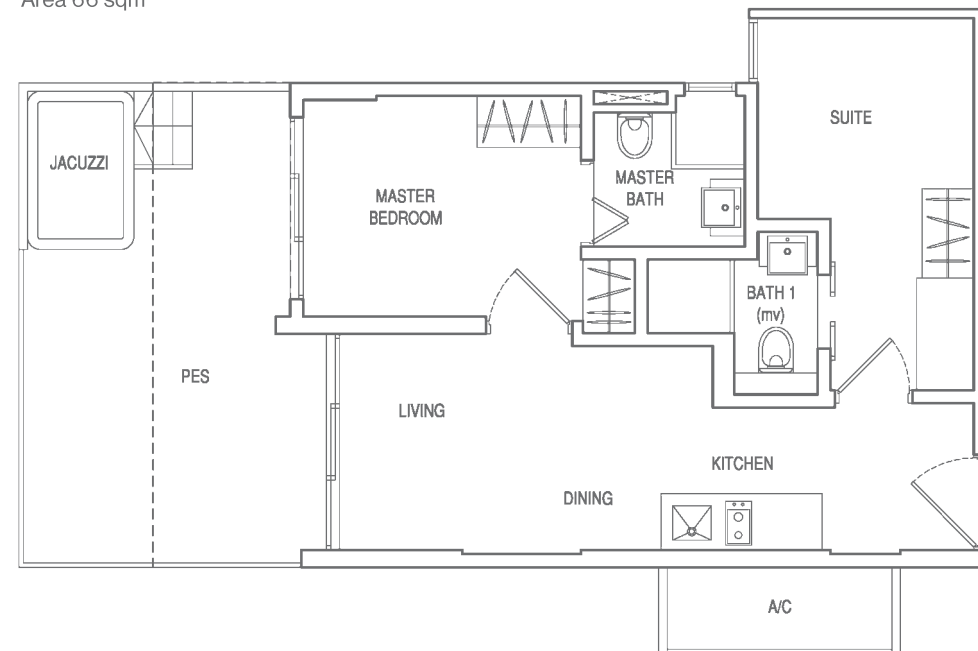
**TYPE J1**  
2-BEDROOM

#06-10  
Area 50 sqm



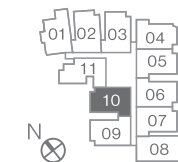
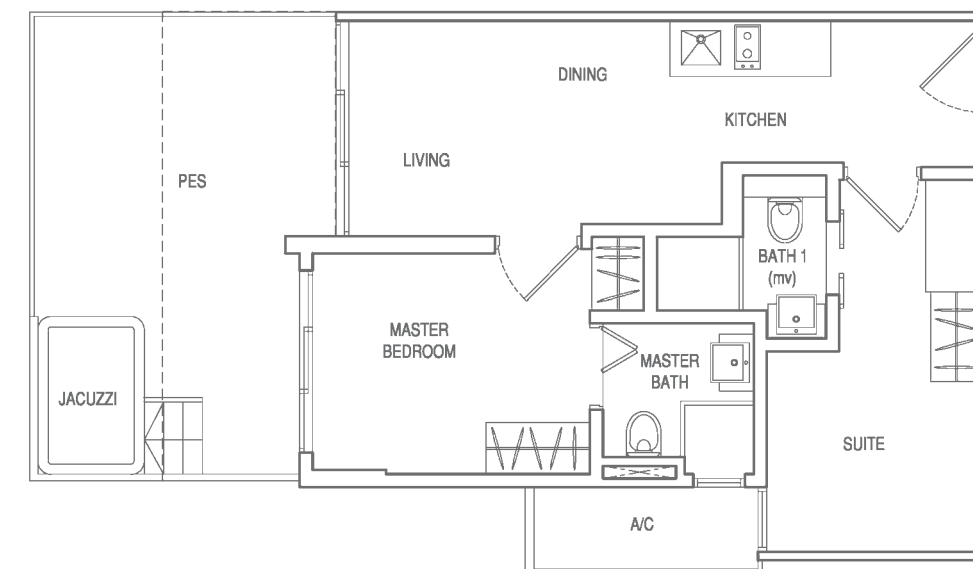
**TYPE IG**  
2-BEDROOM WITH PES

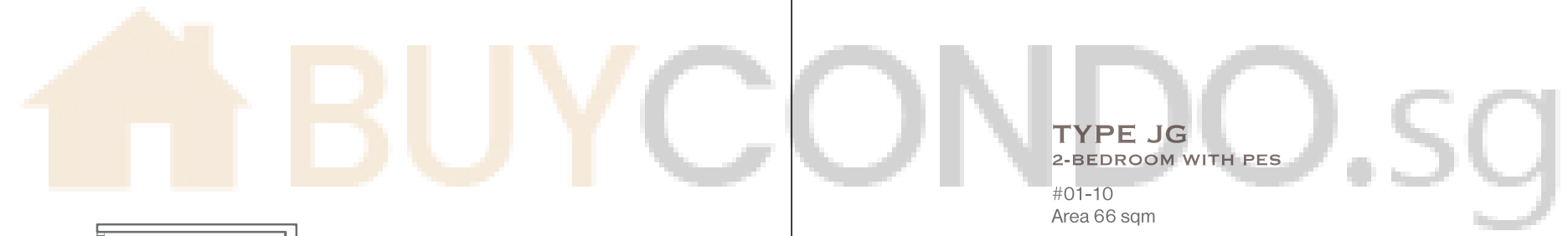
#01-09  
Area 66 sqm



**TYPE JG**  
2-BEDROOM WITH PES

#01-10  
Area 66 sqm



 BUYCONDO.sg

## TYPE K 2-BEDROOM

#02-11 to #05-11  
Area 49 sqm



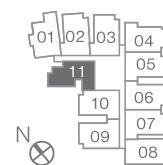
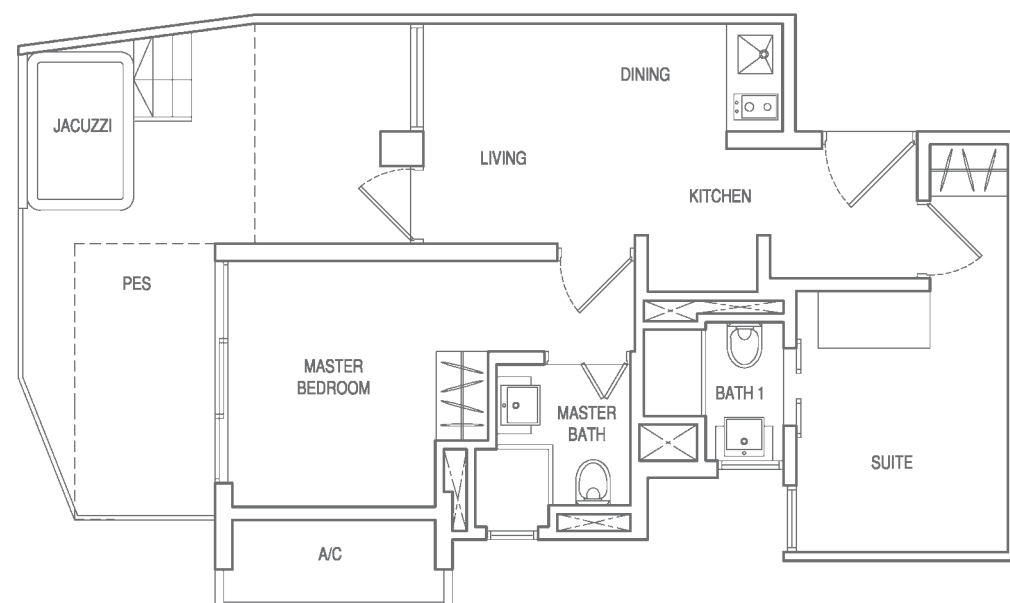
## TYPE K1 2-BEDROOM

#06-11  
Area 49 sqm



## TYPE KG 2-BEDROOM WITH PES

#01-11  
Area 64 sqm



## SPECIFICATIONS

### FOUNDATION

Raft Foundation and/or Bored Piles and/or Concrete Piles and/or Steel H Piles.

### SUBSTRUCTURE & SUPERSTRUCTURE

Reinforced concrete framework and/or precast concrete member and/or steel frame.

### WALL

- External : Common clay bricks and/or precast panel and/or reinforced concrete generally.
- Internal : Common clay bricks and/or cement blocks and/or lightweight blocks and/or precast panels and/or reinforced concrete and/or dry wall generally.

### ROOF

- Flat Roof : Reinforced concrete roof with waterproofing and insulation.

### CEILING

#### For Apartments

- a) Living/Dining, Master Bedroom, Suite, Balcony & PES : Skim coat with emulsion paint generally and plaster board ceiling with emulsion paint where applicable.
- b) Master Bathroom, Bathroom & Kitchen : Plaster board ceiling with emulsion paint.

### FINISHES

#### Internal Wall Finishes (For Apartments)

- a) Living/Dining, Master Bedroom, Suite, Balcony (Open to Sky), Balcony & PES : Cement and sand plaster and/or skim coat with emulsion paint finish.
- b) Master Bathroom : Ceramic and/or homogenous tiles and/or marble (for feature wall only) laid up to false ceiling height and on exposed surface only.
- c) Bathroom, Kitchen & Pantry (for Suite only) : Ceramic and/or homogenous tiles laid up to false ceiling height and on exposed surface only.

### INTERNAL FLOOR FINISHES (FOR APARTMENTS)

- a) Living/ Dining, Suite & Kitchen : Compressed marble with compressed marble skirting.
- b) Master Bedroom : Timber parquet and/or timber strip with timber skirting.
- c) Balcony, Balcony (Open to Sky) & PES : Ceramic and/or homogenous tiles.
- d) A/C Ledge : Cement and sand screed finish.
- e) Master Bathroom & Bathroom : Ceramic and/or homogenous tiles.

### WINDOWS

Aluminum framed glass windows.

### NOTE:

- a) All aluminum frames shall be powder coated and/or natural anodized finish.
- b) All windows are either side hung or top hung or bottom hung or sliding or any combination of the above mentioned.
- c) All glazing below 1m from floor level shall be tempered and/or laminated glass.
- d) All glazing to be clear float and/or tinted glass.

### DOORS

- a) Main Entrance : Approved fire-rated timber door.
- b) Master Bedroom, Suite, Master Bathroom & Bathroom : Hollow-core timber door and/or PVC door.
- c) Balcony, Balcony (Open to Sky) & PES : Aluminum framed glass door.

### NOTE:

- a) All aluminum frames shall be powder coated and/or natural anodized finish.
- b) Doors can either be of swing and/or sliding and/or bi-fold type with or without fixed glass panel.
- c) All glazing to be clear float and/or tinted glass.

### IRONMONGERY

Main entrance door, other hollow-core timber doors and aluminium framed glass door shall be provided with locksets.

### SANITARY FITTINGS

- a) Master Bathroom
  - 1 x Glass shower cubicle and/or screen c/w shower mixer, overhead shower & shower handset.
  - 1 x Basin c/w tap mixer and cabinet below.
  - 1 x Water closet.
  - 1 x Toilet roll holder.
  - 1 x Towel rail.
  - 1 x Mirror c/w cabinet.
- b) Bathroom
  - 1 x Glass shower cubicle and/or screen c/w shower mixer, overhead shower & shower handset.
  - 1 x Basin c/w tap mixer and cabinet below.
  - 1 x Water closet.
  - 1 x Toilet roll holder.
  - 1 x Towel rail.
  - 1 x Mirror.
- c) Kitchen
  - 1 x Sink c/w sink mixer.

### ELECTRICAL INSTALLATION/TV/TELEPHONE

- Electrical wiring will be in concealed conduits where possible. Where there is a false ceiling, the electrical wiring will be in surface mounted conduit in the ceiling space. Exposed trunking at A/C ledge.
- The routing and location of service points within the apartment units shall be at the sole discretion of the Architect and Engineer.
- Cable-Readiness to comply with authorities' requirements.
- Mechanical ventilation provided in Bathroom (where applicable).

### LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with the current edition of Singapore Code of Practice.

### WATERPROOFING

Waterproofing to floors of Kitchen, Master Bathroom, Bathroom, Balcony, Balcony (Open to Sky), PES, Basement, Swimming Pool and Reinforced Concrete Flat Roof.

### PAINTING

- a) Internal Walls : Emulsion Paint.
- b) External Walls : Weather shield paint and/or spray textured coating at selected areas only.

### DRIVEWAY AND CAR PARK

Concrete finished with floor hardener and/or perforated concrete slab and/or heavy duty homogenous tiles and/or granite tiles (where applicable).

### DESCRIPTION OF COMMON PROPERTY

#### a) Common property located at 1st storey level :

1. Swimming pool
2. Jacuzzi
3. Pool Deck
4. BBQ area
5. Reading corner
6. Outdoor fitness area
7. Guard house
8. Side gate

#### b) Common property located at basement 1 :

1. Gymnasium

### ADDITIONAL ITEMS

- a) Wardrobes: Built-in wardrobe to all Master Bedroom and Suite.
- b) Kitchen Cabinet:
  - i) Built-in kitchen cabinet with solid surface counter top, electrical hob and cooker hood.
  - ii) One stainless steel sink c/w sink mixer.
  - iii) Built-in conventional oven.
- c) Pantry (for Suite only):
  - i) Built-in kitchen cabinet with solid surface counter top.
- d) Air-conditioning to Living/ Dining, Master Bedroom & Suite.
- e) Hot Water Supply to Master Bathroom, Bathroom, Kitchen & Pantry (for Suite only).
- f) Security : Audio intercom system from Apartment to Guard House & side gate only.
- g) Jacuzzi : For all PES unit type.

### NOTE:

- 1) The brand and model of all equipment supplied shall be provided subject to market availability and the sole discretion of the Vendor.
- 2) Layout/location of wardrobes, kitchen cabinets, fan coil units, electrical points, telephone points and door swing positions are subjected to Architect's sole discretion and final design.
- 3) Connection, subscription and other fees for television, SCV, Internet and other service providers whether chosen by the Purchaser or appointed by the Vendor or the management corporation when constituted will be paid by the Purchaser.
- 4) Equipment for SCV and other cable services will be paid and installed by Purchaser.
- 5) Timber is a natural material containing grain and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.
- 6) Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and marking caused by the complex, mineral composition and incorporated impurities. While such material can be pre-selected before installation, this non-conformity cannot be totally avoided. Granite 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 difference may be felt at the joints.
- 7) 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.
- 8) While every reasonable care has been taken in preparing this brochure and the plans attached, the developer and its agents cannot be held responsible for any inaccuracies therein. All statements, specifications and plans are believed to be correct but not to be regarded as statements or representations of fact. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development and cannot be regarded as representation of facts. Photographs or images contained in this brochure do not necessary represent as built standard specifications. All information and specifications are current at the time of press and are subject to change as may be required and cannot form part of an offer or contract. All plans are subject to any amendments approved by the building authorities. Floor areas are approximate measurements and subject to final survey. The choice of brand and model of fittings, equipment, installation and appliances supplied shall be at the sole discretion of the Vendor.
- 9) The air-conditioning system has to be cleaned and maintained regularly to ensure that it is in good and proper working condition. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.
- 10) For cyclical maintenance work to be carried out to the building facade, owners shall allow access to the maintenance team.