

THE URBANITE

Style Living In The Heart Of The City

Freehold Residences





Just 7min, 3.6km to The Esplanade.

THE URBANITE

"Urbanite" - The nite of the urban city, where the beauty of the cityscape resides.

Hertford's Urbanite is the perfect Freehold Residences in Singapore, where city dwellers are immersed in the futuristic elegance of modern and minimalistic living.

In the city that is always ahead with time, its people will always be on the lookout for in-vogue and upscale residences to call home.



The ZERO Hour Location
Don't let time limit you, decide your own destination.



With an enviable array of upscale emporia parades around the Urbanite, all you need is less than an hour's travel time away. We call this, the ZERO hour location. Symbols of luxurious lifestyle that promise to delighting you always are housed in iconic retail outlets such as Novena Velocity, City Square Mall and Bugis junction and are just around the corner. Important amenities like renowned education establishments and medical facilities are just a stone's throw away.



- School:**
 - Farrer Park Primary School - 302m
 - St. Joseph's Institution Junior - 534m
 - Anglo-Chinese School (Junior) - 920m
 - St. Margaret's Primary School - 1.1km
 - School Of The Arts (SOTA) - 1.57km
- Shopping:**
 - Orchard - 2.9km
 - Novena Velocity - 1.14km
 - City Square Mall - 1.2km
 - Bugis Junction - 2.3km
- MRT:**
 - Rochor (Upcoming DTL 2) - 1.49km
 - Little India (Upcoming DTL 2) - 740m
 - Little India (NEL) - 888m
 - Farrer Park (NEL) - 680m
- Medical Hub:**
 - Connexion - 640m
 - Novena Specialist Center - 1.2km
 - Thomson Medical Center - 2.13km

Living in the Urbanite lets you have the power to locate your next destination. Catch your next train at either Little India or Farrer Park.

Urban Freshness

Where greenery colours contemporary living.





Artist's Impression



A Taste of Divinity

Exclusive to 46 apartment units are a tranquil swimming pool, lulling pool deck and opulent pavilion terraces.



Artist's Impression

Fill your home with sophistication and style with a minimalist approach. Each unit is designed to be functional for city lifestyle residents.



Artist's Impression





All urbanite kitchens are fully equipped with polished finish cabinets and complementary built-in branded kitchen appliances.

Artist's Impression



Artist's Impression

Artist's Impression

The Urbanite knows that luxury lies in the finer things in life. It is the attention paid to ensuring that uniqueness and details are in its utmost superior quality. All Urbanite apartments are furnished with fine detailed sanitary wares and fittings.

UNIT DISTRIBUTION DIAGRAM

UNIT / STOREY	01	02	03	04	05	06	07	08	09	10
ATTIC										
5	3BR-A	3BR-B	2BR-C3	2BR-C1	2BR-C2	2BR-C2	2BR-C1	2BR-C3	3BR-B	3BR-A
4	2BR-A	2BR-B	1BR-B	1BR-A1	1BR-A2	1BR-A2	1BR-A1	1BR-B	2BR-B	2BR-A
3	2BR-A	2BR-B	1BR-B	1BR-A1	1BR-A2	1BR-A2	1BR-A1	1BR-B	2BR-B	2BR-A
2	2BR-A	2BR-B	1BR-B	1BR-A1	1BR-A2	1BR-A2	1BR-A1	1BR-B	2BR-B	2BR-A
1	2BR-A1 (GFU)	2BR-B1 (GFU)		1BR-A1 (GFU)	1BR-A2 (GFU)	1BR-A2 (GFU)	1BR-A1 (GFU)			

- LEGEND :**
- A - 1-Bedroom
 - B - 2-Bedroom Penthouse with Attic
 - C - 2-Bedroom
 - D - 3-Bedroom Penthouse with Attic

SITE PLAN



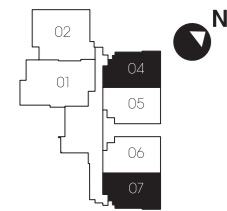
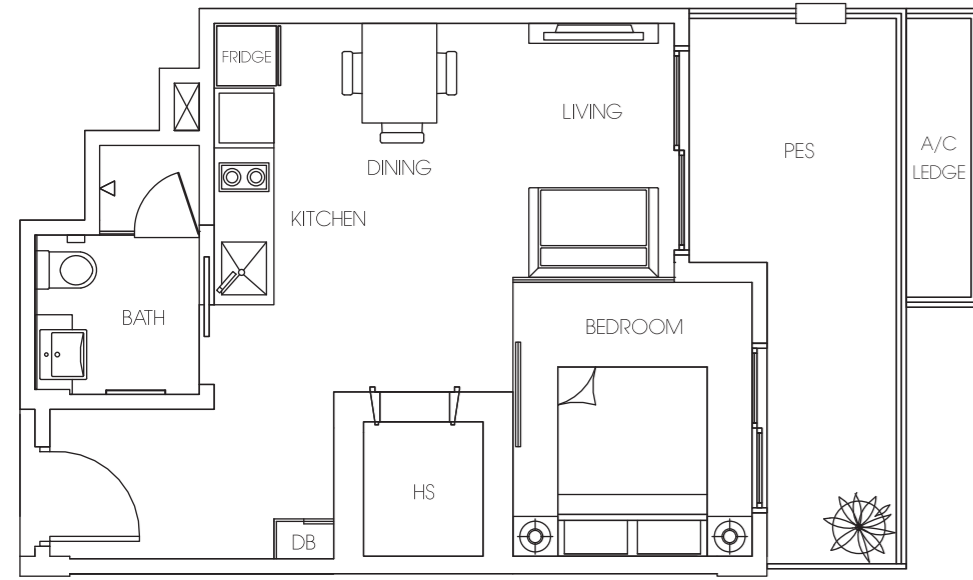
- A Entrance
- B Swimming Pool
- C Pool Deck
- D Pavilion Terrace
- E BBQ Pit



Artist's Impression

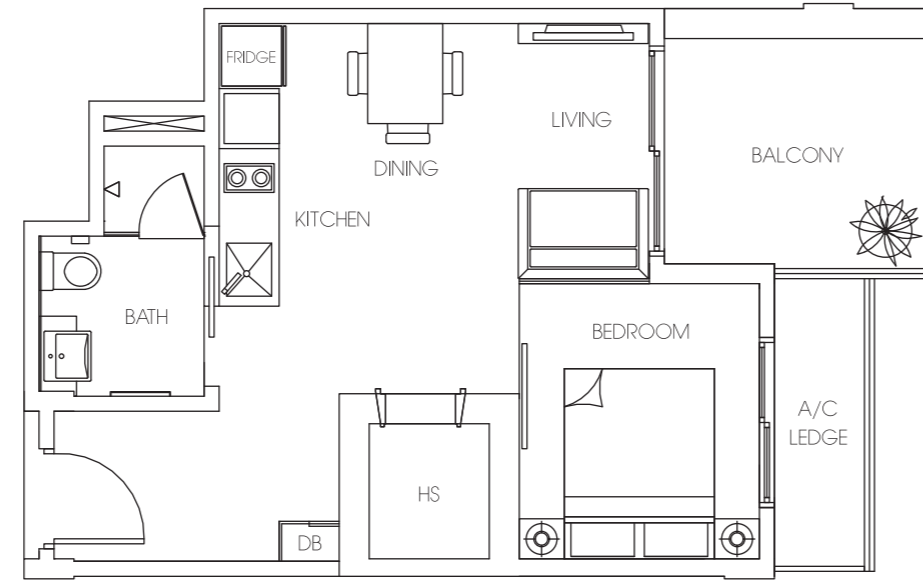
**1 - BEDROOM
TYPE 1BR-A1 (GFU)**

UNIT #01-04, #01-07*
AREA 48 sqm



**1 - BEDROOM
TYPE 1BR-A1 (Typical Unit)**

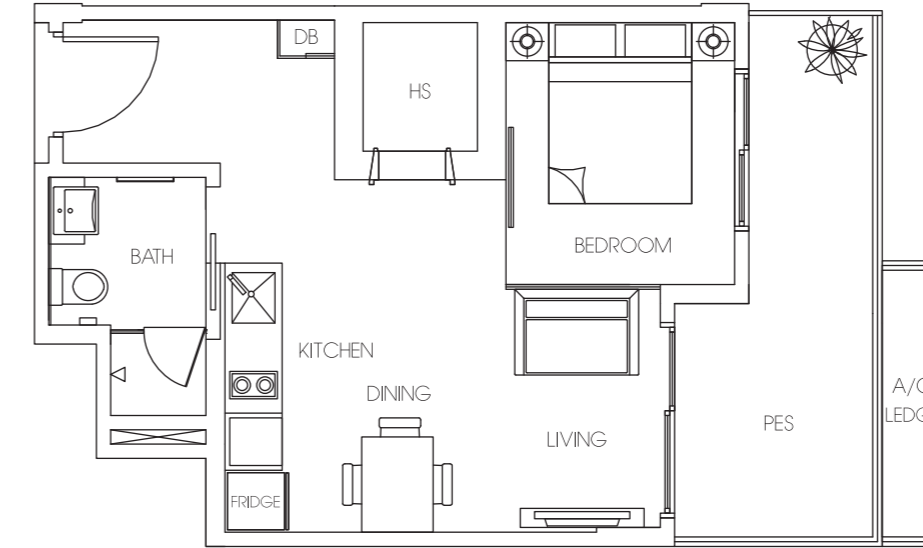
UNIT #02-04, #02-07*
#03-04, #03-07*
#04-04, #04-07*
AREA 45 sqm



- * Mirror image
- Area includes, A/C ledge, balcony, roof terrace, PES and void. Some units are mirror images as shown in the brochure. Please refer to the key plans for orientations.
All plans are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. Plans are not drawn to scale.
Abbreviation: A/C (Air-con Ledge), HS (Household Shelter), PES (Private Enclosed Space), DB (Distribution Board), RC (Reinforced Concrete)

**1 - BEDROOM
TYPE 1BR-A2 (GFU)**

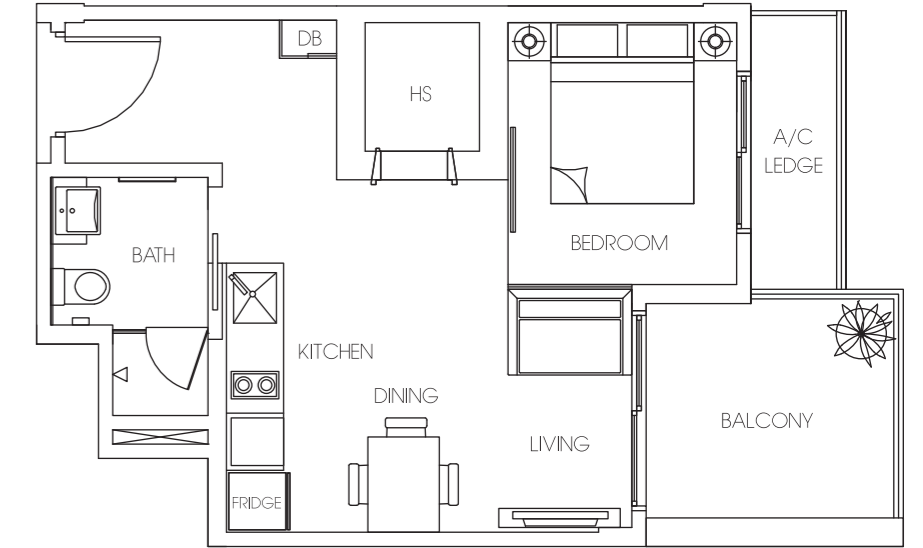
UNIT #01-05, #01-06*
AREA 48 sqm



- * Mirror image
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Abbreviation: A/C (Air-con Ledge), HS (Household Shelter), PES (Private Enclosed Space), DB (Distribution Board), RC (Reinforced Concrete)

**1 - BEDROOM
TYPE 1BR-A2 (Typical Unit)**

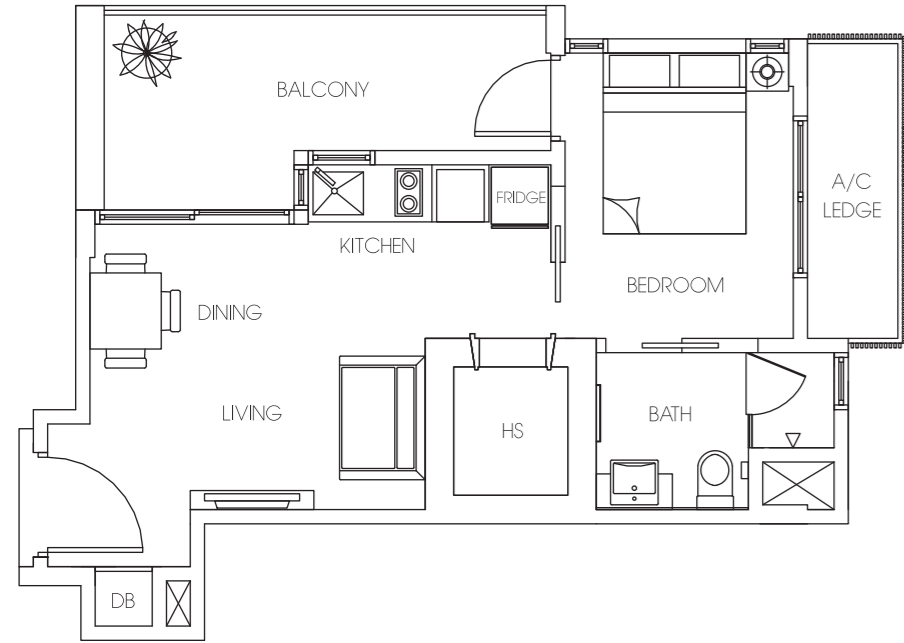
UNIT #02-05, #02-06*
#03-05, #03-06*
#04-05, #04-06*
AREA 45 sqm



**1 - BEDROOM
TYPE 1BR-B (Typical Unit)**

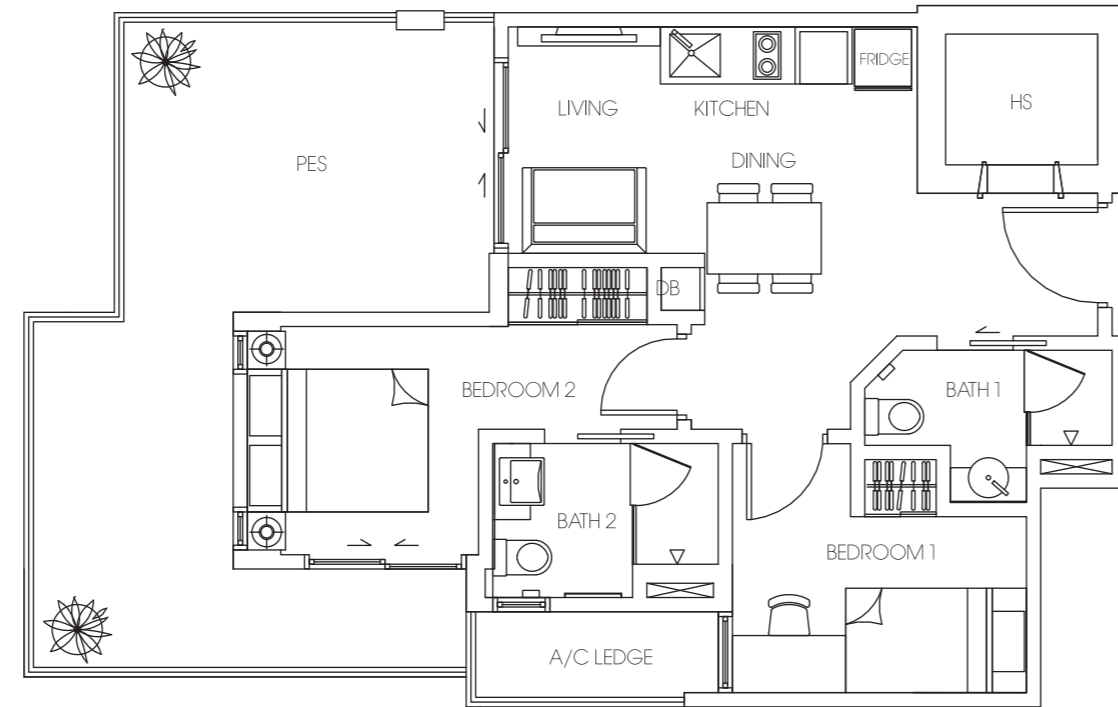
UNIT #02-03, #02-08*
#03-03, #03-08*
#04-03, #04-08*

AREA 45 sqm



**2 - BEDROOM
TYPE 2BR-A1 (GFU)**

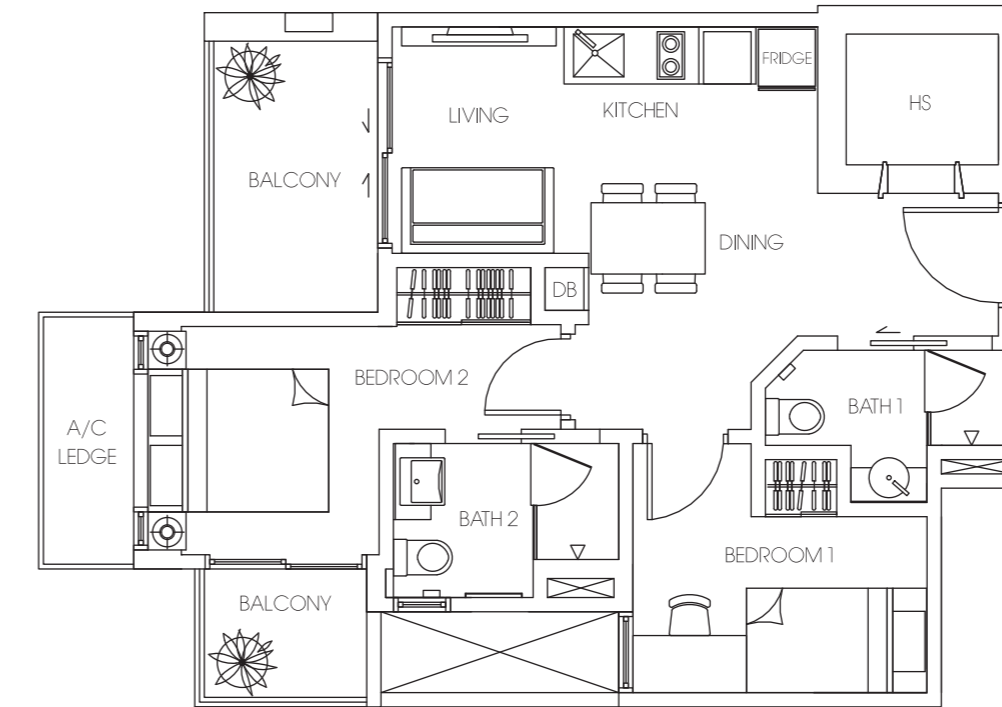
UNIT #01-01
AREA 76 sqm



**2 - BEDROOM
TYPE 2BR-A (Typical Unit)**

UNIT #02-01
#03-01
#04-01

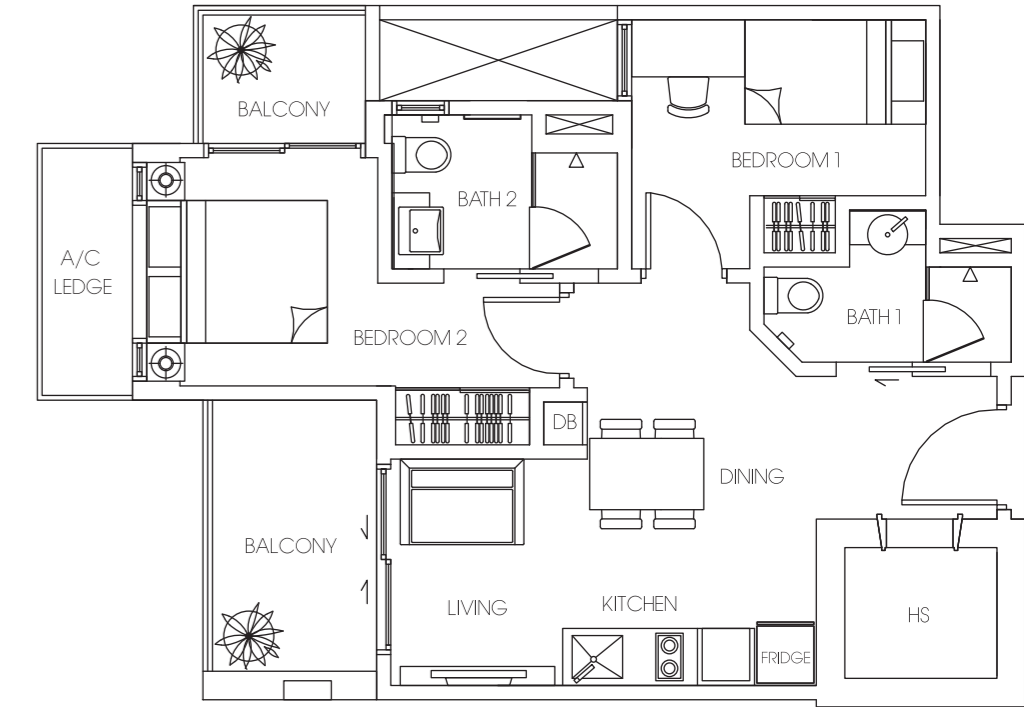
AREA 61 sqm



**2 - BEDROOM
TYPE 2BR-A (Typical Unit)**

UNIT #02-10
#03-10
#04-10

AREA 60 sqm



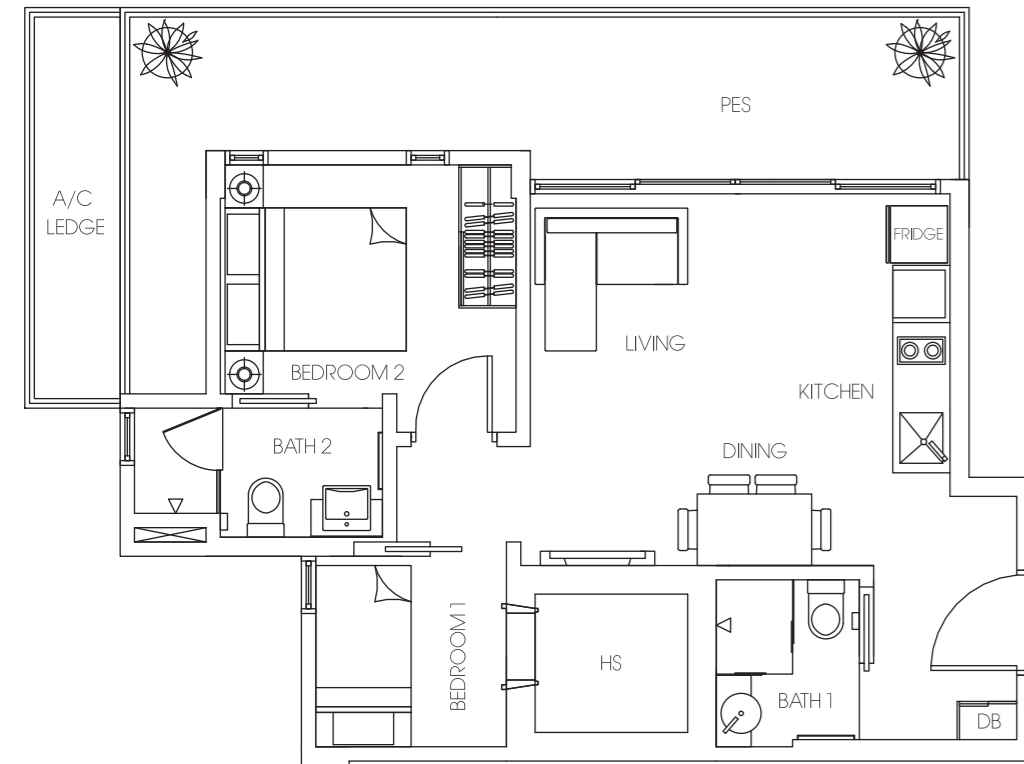
- * Mirror image
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**2 - BEDROOM
TYPE 2BR-B1 (GFU)**

UNIT #01-02

AREA 69 sqm



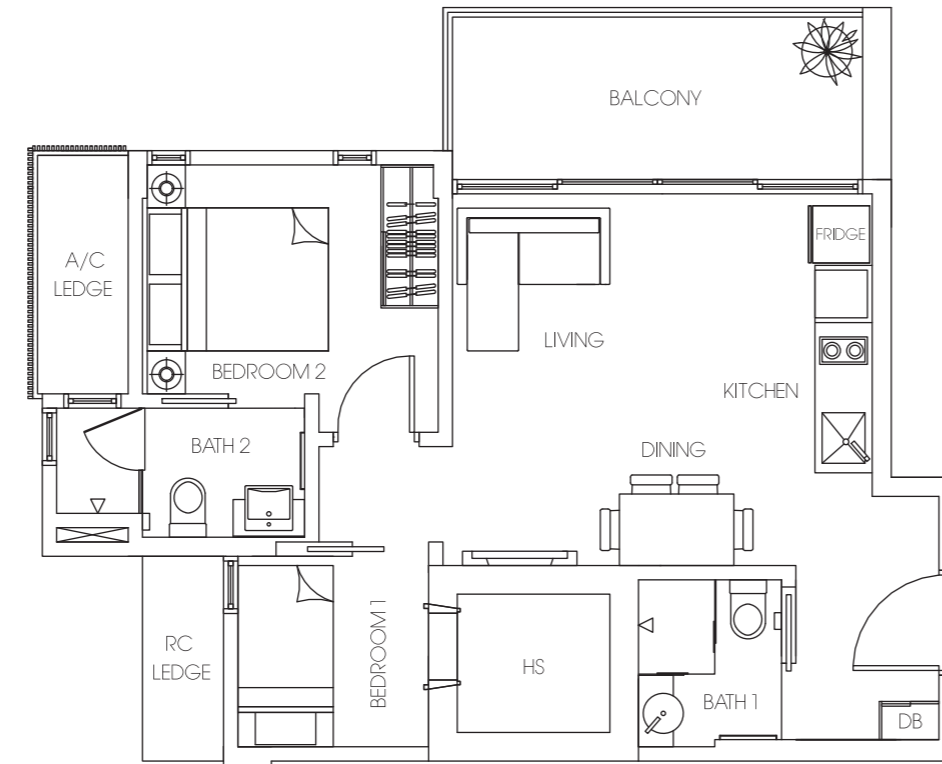
**2 - BEDROOM
TYPE 2BR-B (Typical Unit)**

UNIT #02-02

#03-02

#04-02

AREA 60 sqm



- Area includes, A/C ledge, balcony, roof terrace, PES and void. Some units are mirror images as shown in the brochure. Please refer to the key plans for orientations. All plans are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. Plans are not drawn to scale. Abbreviation: A/C (Air-con Ledge), HS (Household Shelter), PES (Private Enclosed Space), DB (Distribution Board), RC (Reinforced Concrete)

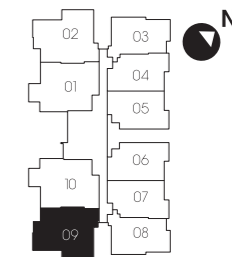
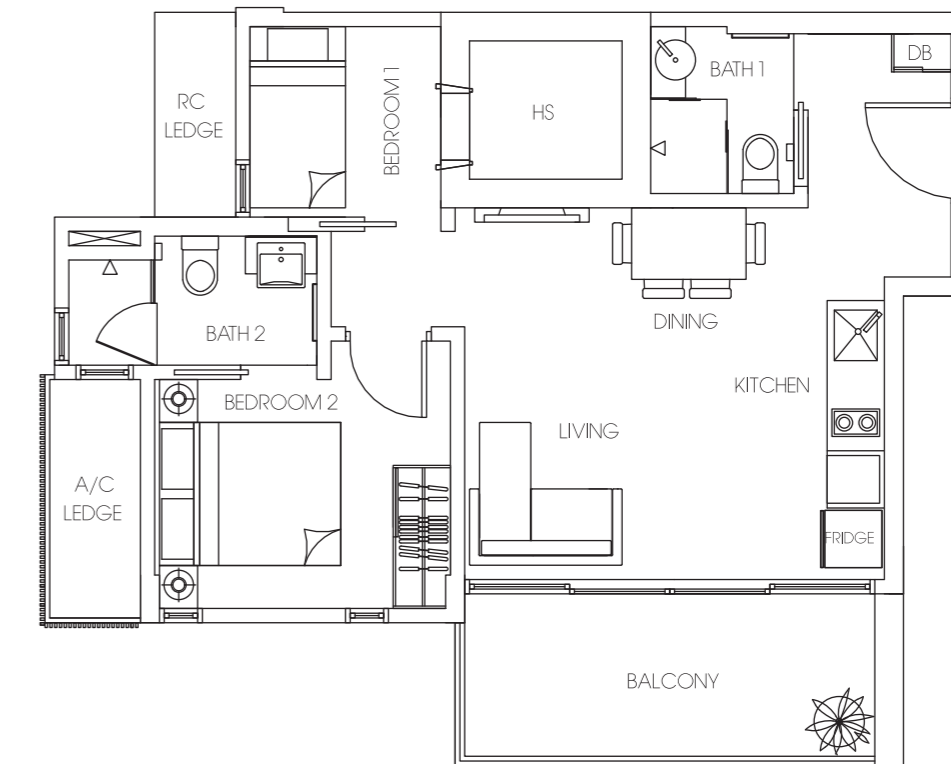
**2 - BEDROOM
TYPE 2BR-B (Typical Unit)**

UNIT #02-09

#03-09

#04-09

AREA 59 sqm

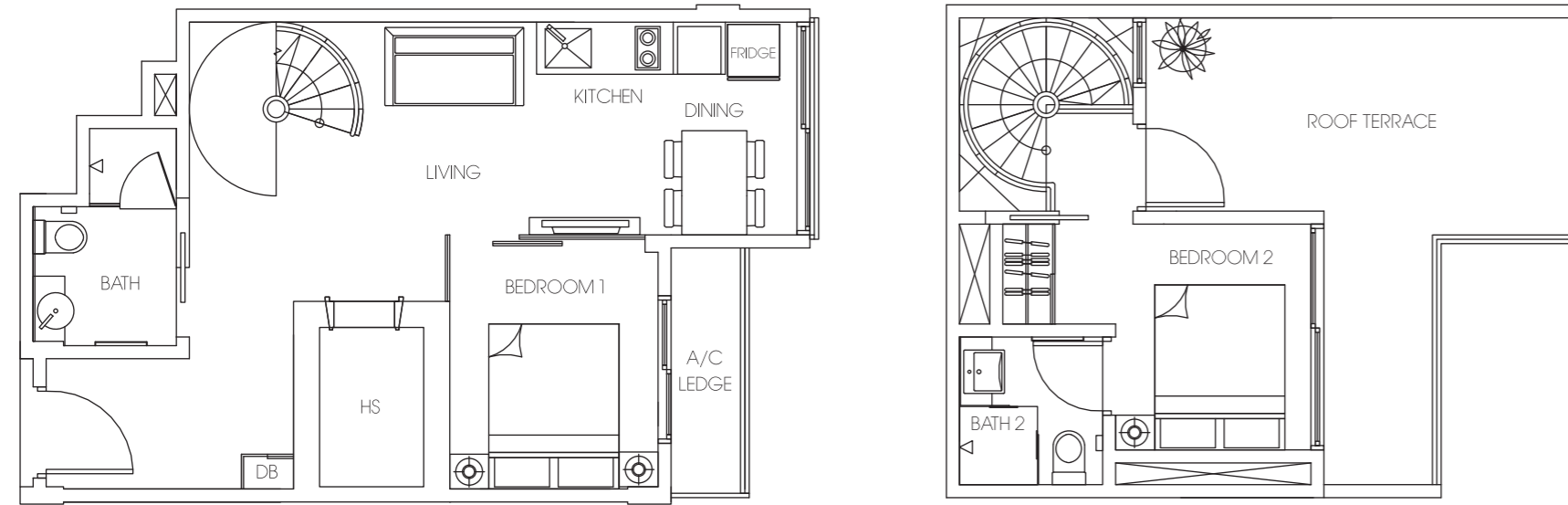


- Area includes, A/C ledge, balcony, roof terrace, PES and void. Some units are mirror images as shown in the brochure. Please refer to the key plans for orientations. All plans are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. Plans are not drawn to scale. Abbreviation: A/C (Air-con Ledge), HS (Household Shelter), PES (Private Enclosed Space), DB (Distribution Board), RC (Reinforced Concrete)

**2 - BEDROOM PENTHOUSE WITH ATTIC
TYPE 2BR-C1 (5th+Attic)**

UNIT #05-04, #05-07*

AREA 87 sqm
(includes 11 sqm of void area)

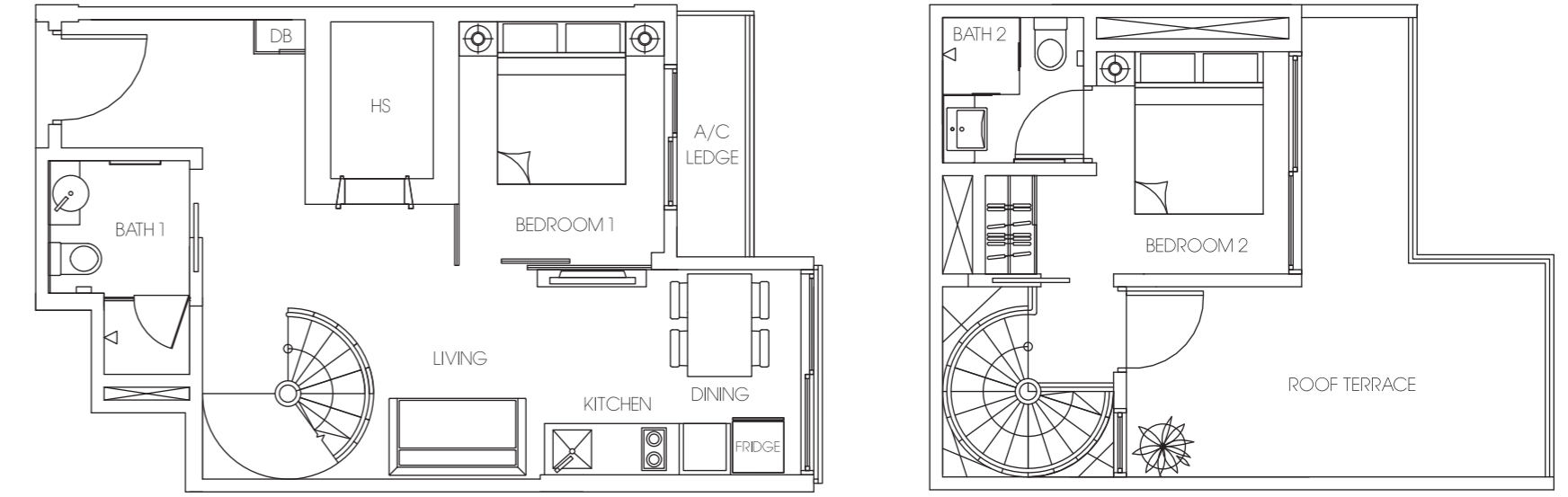


* Mirror image
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All plans are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. Plans are not drawn to scale.
Abbreviation: A/C (Air-con Ledge), HS (Household Shelter), PES (Private Enclosed Space), DB (Distribution Board), RC (Reinforced Concrete)

**2 - BEDROOM PENTHOUSE WITH ATTIC
TYPE 2BR-C2 (5th+Attic)**

UNIT #05-05, #05-06*

AREA 87 sqm
(includes 11 sqm of void area)

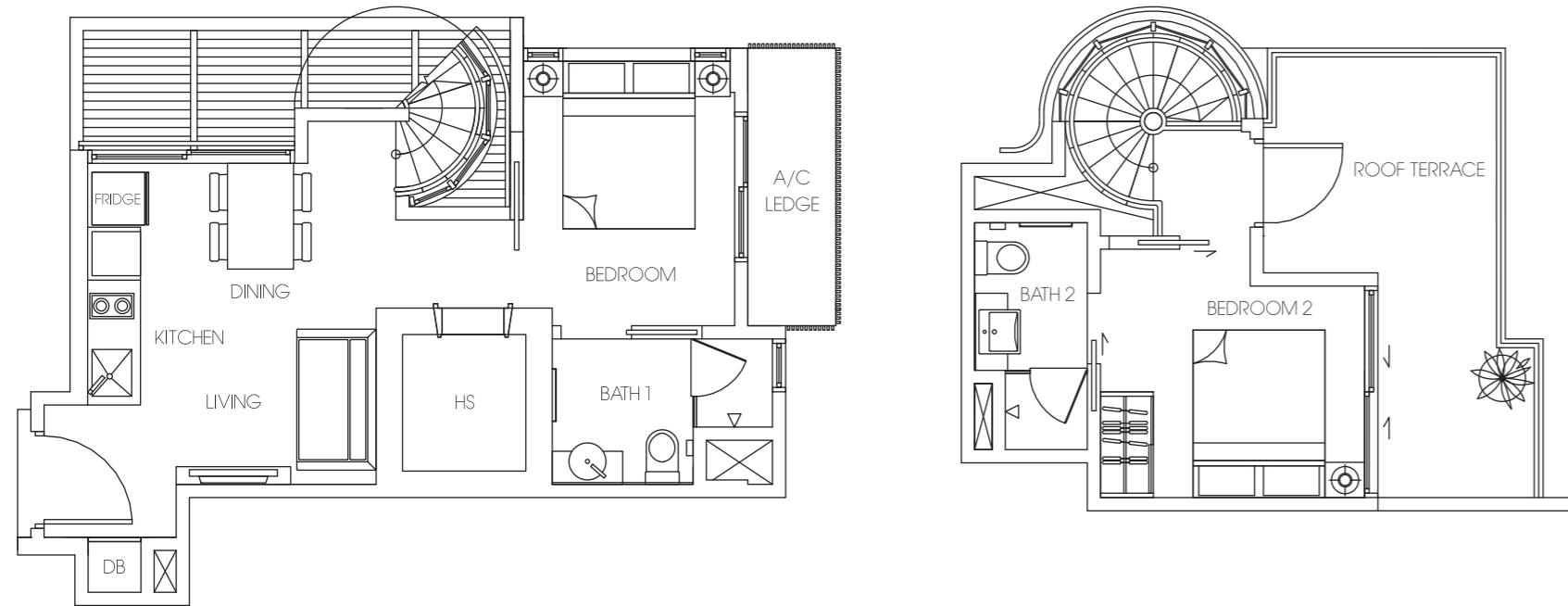


* Mirror image
- Area includes, A/C ledge, balcony, roof terrace, PES and void. Some units are mirror images as shown in the brochure. Please refer to the key plans for orientations.
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Abbreviation: A/C (Air-con Ledge), HS (Household Shelter), PES (Private Enclosed Space), DB (Distribution Board), RC (Reinforced Concrete)

**2 - BEDROOM PENTHOUSE WITH ATTIC
TYPE 2BR-C3 (5th+Attic)**

UNIT #05-03, #05-08*

AREA 79 sqm
(includes 12 sqm of void area)

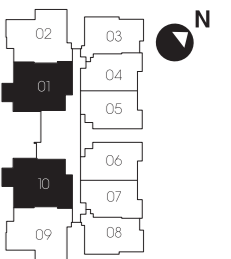
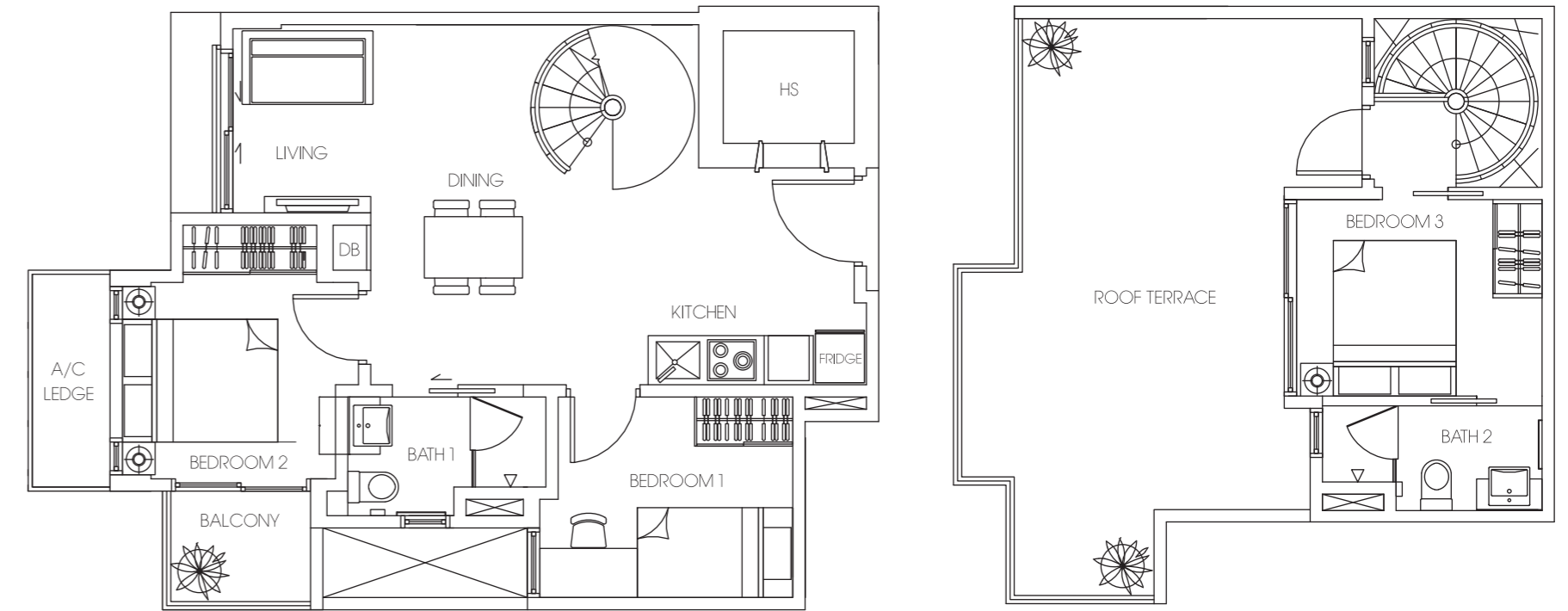


* Mirror image
- Area includes, A/C ledge, balcony, roof terrace, PES and void. Some units are mirror images as shown in the brochure. Please refer to the key plans for orientations.
All plans are subject to changes as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. Plans are not drawn to scale.
Abbreviation: A/C (Air-con Ledge), HS (Household Shelter), PES (Private Enclosed Space), DB (Distribution Board), RC (Reinforced Concrete)

**3 - BEDROOM PENTHOUSE WITH ATTIC
TYPE 3BR-A (5th+Attic)**

UNIT #05-01, #05-10*

AREA 114 sqm
(includes 14 sqm of void area)

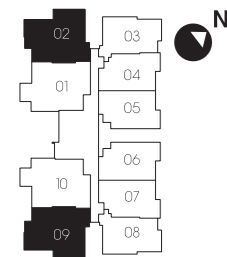
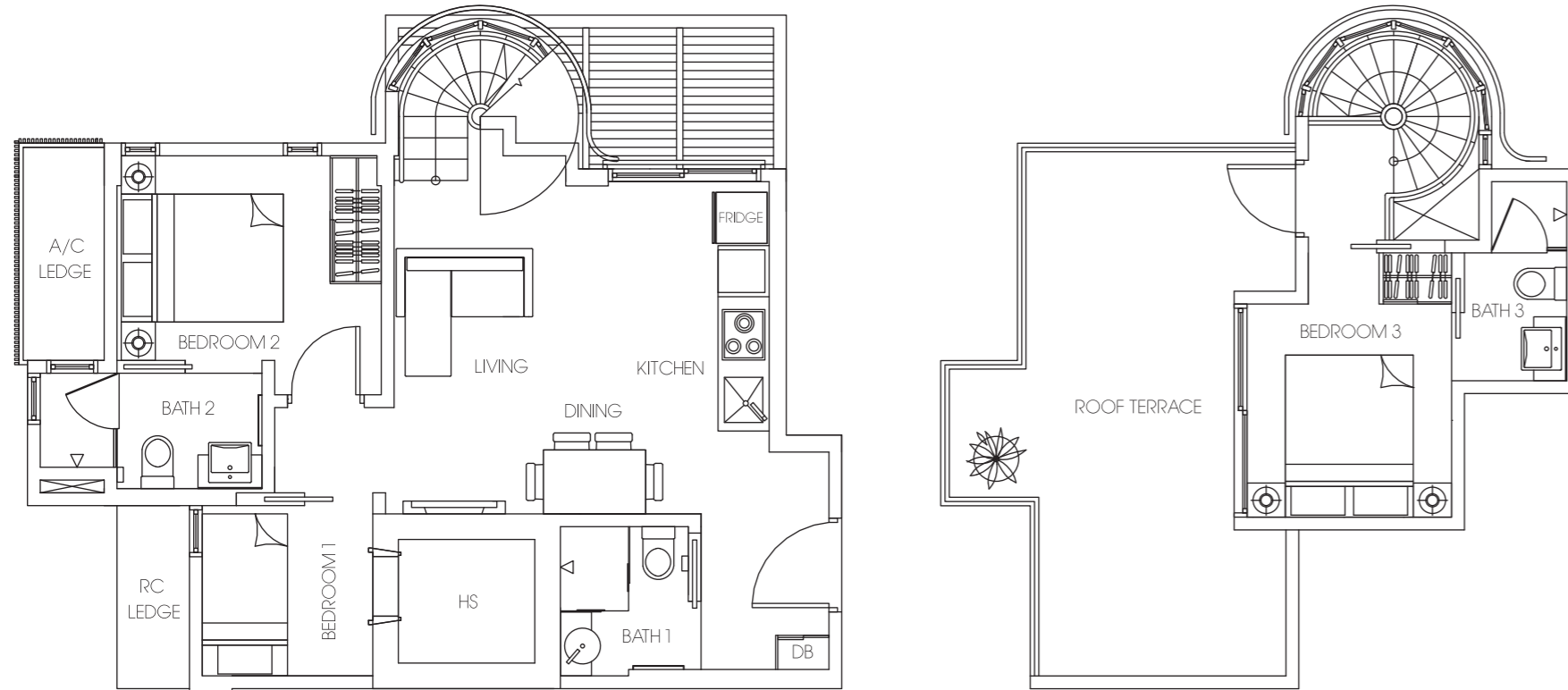


* Mirror image
- Area includes, A/C ledge, balcony, roof terrace, PES and void. Some units are mirror images as shown in the brochure. Please refer to the key plans for orientations.
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Abbreviation: A/C (Air-con Ledge), HS (Household Shelter), PES (Private Enclosed Space), DB (Distribution Board), RC (Reinforced Concrete)

3 - BEDROOM PENTHOUSE WITH ATTIC TYPE 3BR-B (5th+Attic)

UNIT #05-02, #05-09*

AREA 110 sqm
(includes 18 sqm of void area)



* - Mirror image
- Area includes, A/C ledge, balcony, roof terrace, PES and void. Some units are mirror images as shown in the brochure. Please refer to the key plans for orientations.
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Abbreviation: A/C (Air-con Ledge), HS (Household Shelter), PES (Private Enclosed Space), DB (Distribution Board), RC (Reinforced Concrete)

SPECIFICATIONS

1. FOUNDATION
Concrete pile system and/or approved foundation system by authorities.
2. SUB-STRUCTURE AND SUPERSTRUCTURE
Reinforced concrete to Engineer's design
3. WALLS
(a) External Walls - Reinforced concrete or common clay bricks
(b) Internal Walls - Reinforced concrete and/or common clay brick walls and/or drywall partition system and/or glass panels
4. ROOF
Flat Roof - Reinforced concrete roof with waterproofing and insulation
Roof - Reinforced concrete roof or metal roof sheet with insulation
5. CEILING
(i.) FOR UNITS
a.) Living/Dining/Bedrooms - Skim coat
b.) Balcony/Private Enclosed Space (PES) - Skim coat with emulsion paint
c.) Bathrooms/Kitchen - Moisture resistant plaster ceiling boards with emulsion paint
d.) Household Shelter - Skim coat or cement and sand plaster with emulsion paint
(ii.) FOR COMMON AREAS
a.) Lift Lobbies - Skim coat and/or ceiling board with emulsion paint finish
b.) Staircases - Skim coat with emulsion paint finish
c.) Carpark - Skim coat and/or bulk head with emulsion paint
6. FINISHES-WALL
(i.) FOR UNITS
a.) Living/Dining/Bedrooms - Cement sand plaster smooth finish with emulsion paint (up to false ceiling and on exposed area only)
b.) Balcony/Private Enclosed Space (PES) - Cement and sand plaster smooth finish with emulsion paint
c.) Bathrooms - Homogeneous tiles up to ceiling height
d.) Household Shelter - Cement sand plaster smooth finish with emulsion paint
(ii.) FOR COMMON AREAS (INTERNAL WALL)
a.) 1st Storey Lift Lobby, Typical Floor Lift Lobby and 1st Storey Common Access - Stone and/or homogenous tiles and/or cement sand plaster smooth finish with emulsion paint (up to false ceiling)
b.) Staircases and Common corridors - Cement sand plaster smooth finish with emulsion paint
(iii.) FOR COMMON AREAS (EXTERNAL WALL)
a.) All external Walls including Private Enclosed Space, Balcony, Roof Terrace - Cement sand plaster smooth finish with exterior weatherseal emulsion paint and/or textured coating
All wall finishes shall be terminated at ceiling board level
7. FINISHES-FLOOR
(i.) FOR UNITS
a.) Living/Dining/Kitchen - Marble
b.) Bedrooms - Engineered wood flooring
c.) Bathrooms - Homogeneous tiles for wall and floor
d.) Household Shelter - Homogeneous floor tiles
e.) PES/Balcony/Roof Terrace - Homogeneous floor tiles
f.) Internal Staircase (for 5th/Attic Storey)/Staircase Landing - Engineered wood or timber strip finish
(ii.) FOR COMMON AREAS
a.) 1st Storey Lift Lobby and 1st Storey Common Access - Homogeneous tiles
b.) Typical Lift Lobbies and Common corridors - Homogeneous tiles
c.) Staircases - Homogeneous tiles
(iii.) FOR COMMON AREAS
a.) Pool Deck Areas - Homogeneous tiles and/or pebble wash and/or timber/composite timber deck
b.) Swimming Pool - Homogeneous tiles and/or glass mosaic
8. WINDOWS
All windows of the unit will be powder-coated finish aluminum framed with tinted and/or clear glass and/or frosted glass and/or fixed aluminum louvred panel where appropriate.
9. DOORS
a.) Main Entrance - Approved fire-rated timber door with concealed door closer
b.) Bedrooms - Semi-solid core timber door and/or swing door and/or sliding door
c.) Bathrooms - Pocket sliding door
d.) Household Shelter - Metal door as approved by relevant authority
e.) Private Enclosed Space (PES), Balcony, and Roof Terrace - Powder-coated finish aluminum framed sliding/swing door with tinted and/or clear glass
10. IRONMONGERY
Main entrance door/door to common lobby and other hollow-core timber doors shall be provided with locksets and stainless steel door handles.
11. SANITARY FITTINGS
a.) Bathrooms - 1 shower cubicle with shower screen complete with shower mixer set
1 floor-mounted water closet
1 vanity top complete with 1 wash basin and basin mixer with cabinet below
1 mirror (no tiles/stonework behind mirror)
1 toilet paper holder
1 towel rail
1 bidet spray

12. ELECTRICAL INSTALLATION

- a.) Electrical Sub-Station for the development
- b.) All wiring for lighting and power point shall be concealed conduits except in areas with false ceiling where wiring above false ceiling shall be in exposed conduit

13. CABLE TV/TELEPHONE

Refer Electrical Schedule

UNIT TYPE	13A POWER POINT	SCV POINT	TEL POINT	DATA POINT	LIGHTING POINT	TV POINT	13A RELAY SWITCH*	15A RELAY SWITCH**
1BR-A1 (GFU)	9	1	2	1	9	1	3	1
1BR-A2 (GFU)	9	1	2	1	9	1	3	1
1BR-A1	9	1	2	1	9	1	3	1
1BR-A2	9	1	2	1	9	1	3	1
1BR-B	9	1	2	1	9	1	3	1
2BR-A1 (GFU)	13	3	3	3	11	1	3	1
2BR-B1 (GFU)	13	3	3	3	11	1	3	1
2BR-A	13	3	3	3	11	1	3	1
2BR-B	13	3	3	3	11	1	3	1
2BR-C1	13	3	3	3	11	1	3	1
2BR-C2	13	3	3	3	11	1	3	1
2BR-C3	13	3	3	3	11	1	3	1
3BR-A	15	4	4	4	13	1	3	1
3BR-B	15	4	4	4	13	1	3	1

* OVEN, HOOD, WASHING MACHINE
** HOB

14. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standard CP33.

15. PAINTING

- a.) Internal Walls - Emulsion paint
- b.) External Walls - Exterior weathershield or weatherbond emulsion paint and/or spray textured coating

16. WATERPROOFING

Waterproofing shall be provided to floors of Bathrooms, Private Enclosed Space, Balcony, Roof Terrace, Swimming Pool, RC Flat Roofs.

17. DRIVEWAY AND CARPARK

- a. Heavy-duty homogeneous tiles to open driveways and vehicular entrance/exit at designated areas
- b. Cement sand screed with floor hardener to basement carpark and ramps

18. RECREATIONAL FACILITIES

- a. Swimming Pool
- b. Pool deck
- c. Pavillion Terrace
- d. Barbecue Pit Area

19. ADDITIONAL ITEMS

- a.) Kitchen - Built-in kitchen cabinet with solid surface worktop
 - 1 stainless steel sink with mixer
 - 1 fridge
 - 1 two-zone electric radiant hob (for 1 Bedroom units & 2 Bedrooms units)
 - 1 three-zone electric radiant hob (for 3 Bedrooms units)
 - 1 washer/dryer machine
 - 1 slimline hood
 - 1 microwave (for 1 Bedroom units)
 - 1 microwave combi oven (for 2 Bedrooms units & 3 Bedrooms units)
- b.) Kitchen cabinets - Custom made kitchen cabinet with drawers & wall units with adjustable shelf (no tiles/stonework behind/below kitchen cabinets)
- c.) Built-in wardrobe for all bedroom 2 & bedroom 3, and bedroom 1 for Type 2BR-A1, 2BR-A and 3BR-A only
- d.) Water heater - Hot water supply shall be provided to all bathrooms and kitchen
- e.) Glass Railing - PES, Balcony and Roof Terrace
- f.) Air-conditioning - Split unit air-conditioning system to living/dining/bedrooms (Japanese brand)
- g.) Security - Automatic Vehicular Access system will be provided for vehicular entrances

Note:

- a.) Marble is 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 cannot be totally avoided.
- b.) Timber floorings are natural material containing veins and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in their selection and installation.
- c.) The choice of brand/model and colours of all materials, sanitary wares, fittings, appliances, finishes and accessories are subject to Architect's selection and availability and vendor's sole discretion.
- d.) Storage shelves/wardrobes and/or drawers provided in bathrooms and/or bedrooms may vary in design depending on unit type.

DEVELOPER
**HERTFORD DEVELOPMENT
PTE LTD**

(subsidiary of Hwa Seng Investment Pte Ltd)

Huttons[®]
realestategroup

(License No: L3008899K)

Developer: Hertford Development Pte Ltd • **Co Registration No.:** 201015225M • **Developer's Licence No.:** C0754
• **Tenure of Land:** Estate in Fee Simple (Freehold) • **Lot No.:** Lots 902V, 903P & 97989N of Town Subdivision 18 at Hertford Road, Singapore
• **BP Approval:** A1595-00134-2011-BP01 dated 4th July 2011 • **Expected date of TOP:** 28 February 2014 • **Expected Date of Legal Completion:** 28 February 2017