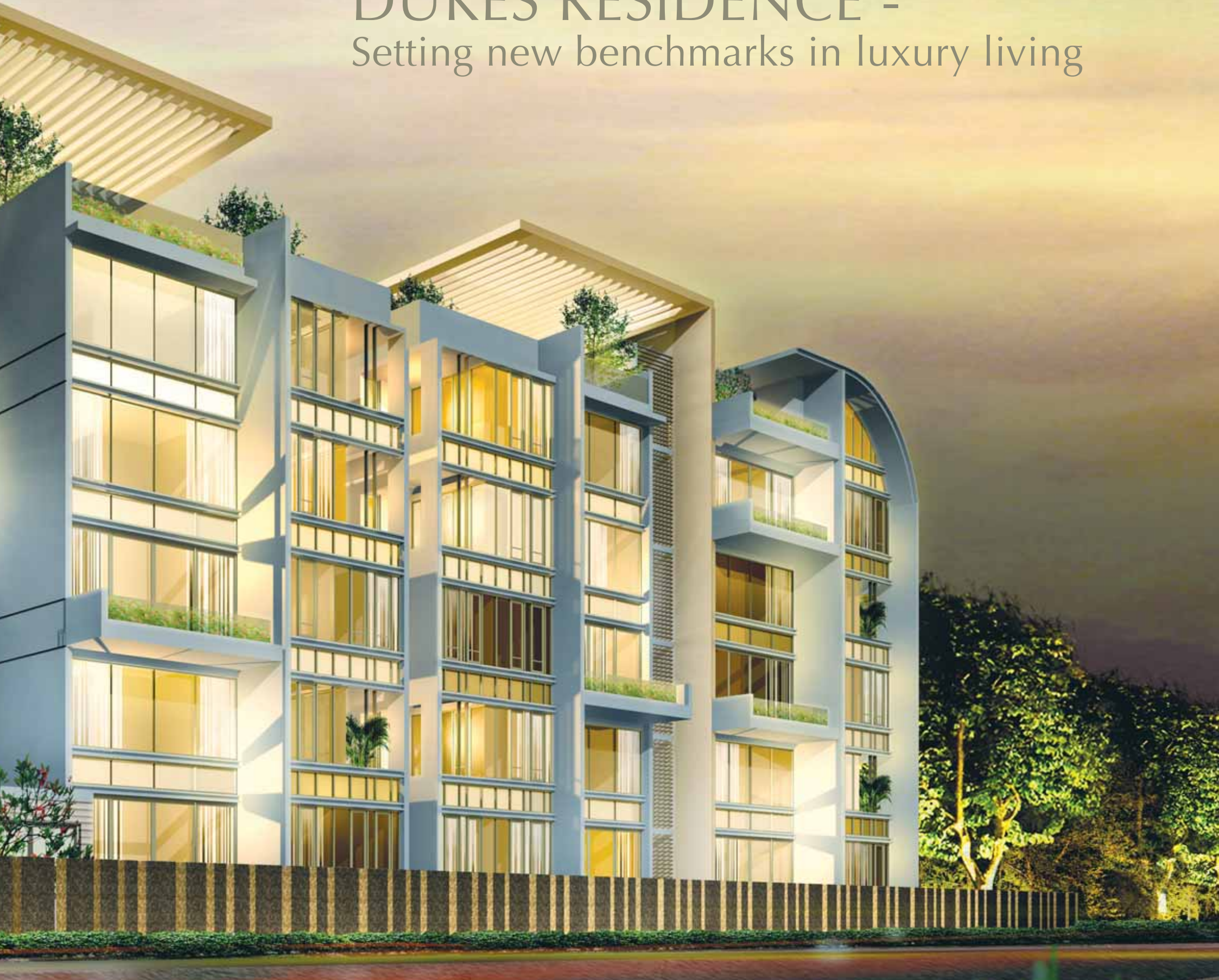


Dukes Residence



DUKES RESIDENCE - Setting new benchmarks in luxury living





Setting the standard

DUKES RESIDENCE is a modern luxury masterpiece—featuring clean sleek design lines of understated sophistication.

The development is home to 42 units ranging from 1,000 sq ft to 2,800 sq ft each – consisting of 15 Lofts, 10 Penthouses, 9 2-Bedroom Apartments and 8 3-Bedroom Apartments.





Luxury that's fit for royalty

From the double volume loft units with enhanced space usage to the roof garden in the penthouse master bedroom with private therapy pool and landscaped garden, utmost attention is paid to every design detail.





World-class fittings and appliances

With your own open-concept modular Western kitchen and separate Asian kitchen featuring imported German appliances – cooking has never been more of a pleasure.

The bathroom finishes and fittings have also been selected with care featuring wall-to-wall marble and German designed fittings. With luxurious rain showers in each master bathroom, even a daily routine is a pleasing indulgence.





Resort facilities

Splash into the cool luxury of your lap cum wading pool; enjoy the tranquility of the Pool Pavilion...

Spend quality family time at the children's playground, BBQ pit area and outdoor work-out station...





At the centre of it all

*Education and entertainment – have it all within your neighbourhood at
DUKES RESIDENCE.*

Give your little ones a first-class education at nearby Raffles Girls' Primary, Nanyang Primary or St Margaret's Secondary; enjoy the beauty and serenity of the Singapore Botanic Gardens; delight in the shopping and dining amenities at Coronation Plaza, Cluny Court, King's Arcade, venture out to Orchard Road by hopping onto the MRT – the station being just a stone throw away.



Site Plan



Location Plan

*More than just a home upgrade – step up and elevate the way you live.
Discover DUKES RESIDENCE today.*



Developer:

Manston Land Pte Ltd

For enquiries,
please call 6735 5877

Developer: Manston Land Pte Ltd (Co. Reg No. 199306711W) • Developer's Licence No.: C0200 • Lot/Mukim No.: 2450L, 2451C, 2452M (SL), 98997K(142-6), 98998N(142-5), 99000A(142-3), 99002N(142-1) MK 02 at Tan Kim Cheng Road/Duke's Road • Tenure of Land: Estate in Fee Simple • Building Plan No.: A1450-00517-2005-BP01 • Expected Date of TOP: Jan 2012 • Expected Date of Legal Completion: Jan 2015

The information and plans contained herein are subject to changes and deviations as may be required by the developer or required or approved by the authorities. All art renderings, illustrations, pictures, photographs and other graphic representations and references in the brochure are artists' impressions only. Nothing herein shall form part of an offer or contract or be construed as any representation by the developer or its agent. All areas and measurements stated herein are approximate and subject to adjustment on final survey.

Dukes Residence

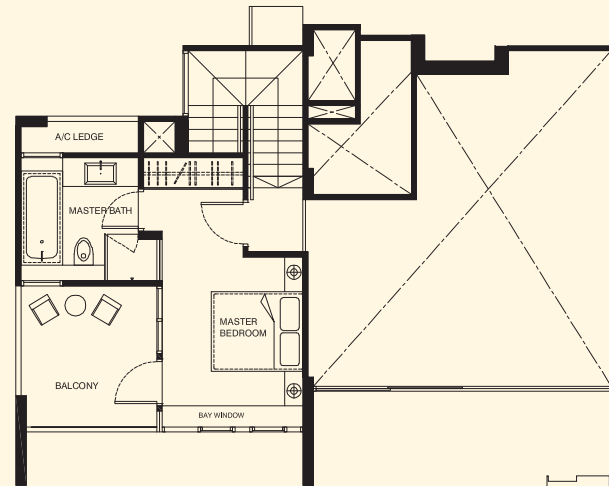
FLOOR PLANS

3 Bedroom Loft

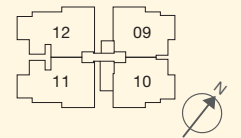
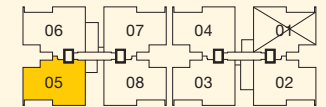
#01-05 (1,980 sq ft)



Lower Level

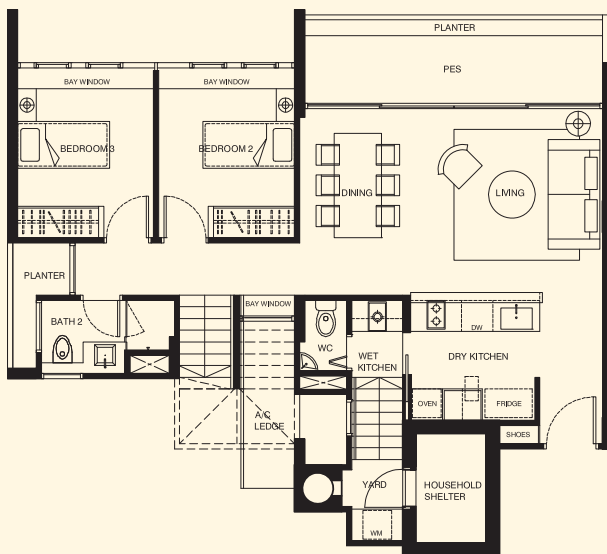


Upper Level

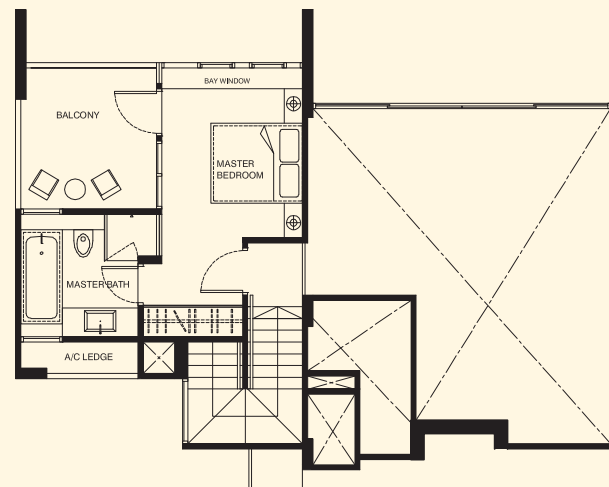


3 Bedroom Loft

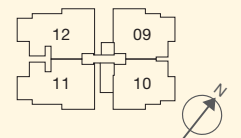
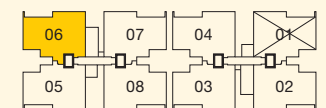
#01-06 (1,701 sq ft)



Lower Level



Upper Level



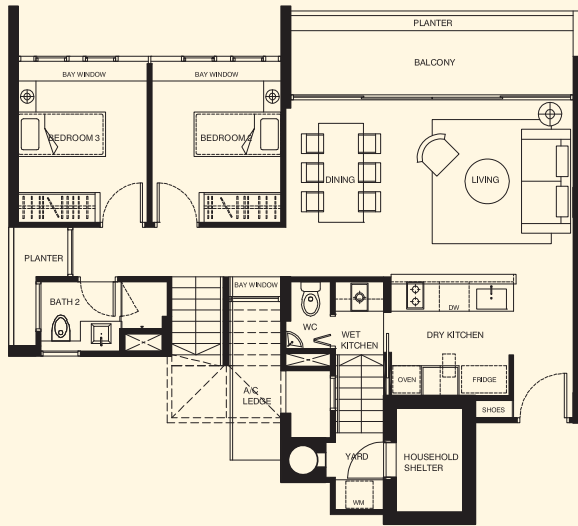
3 Bedroom Loft

#03-06 (1,690 sq ft)

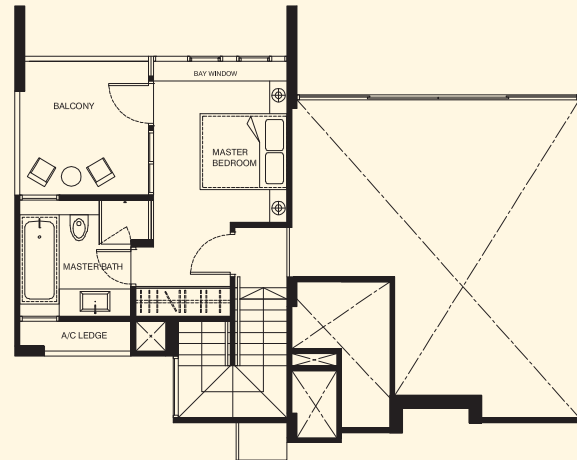
#03-01 (1,690 sq ft) (Mirror)

#03-05 (1,690 sq ft) (Mirror)

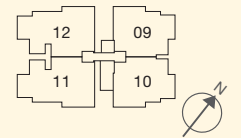
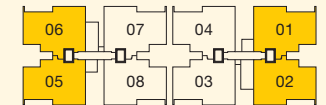
#03-02 (1,690 sq ft)



Lower Level



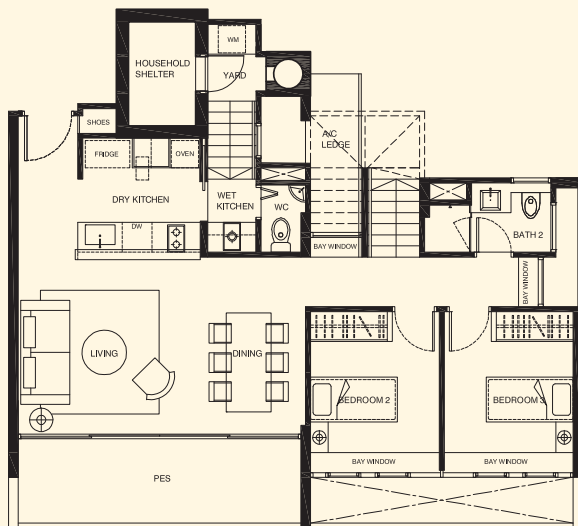
Upper Level



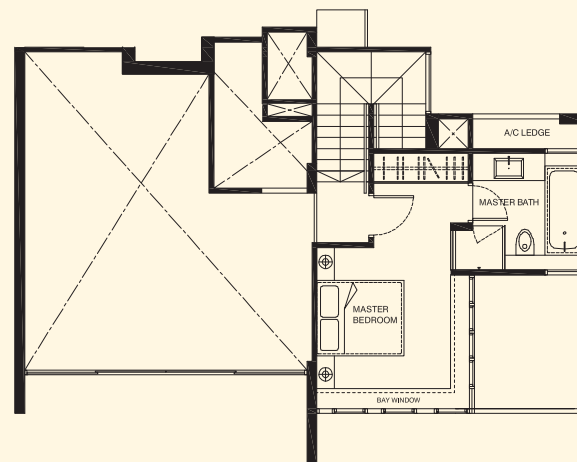
3 Bedroom Loft

#01-08 (1,615 sq ft)

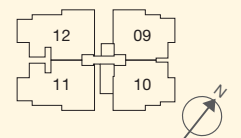
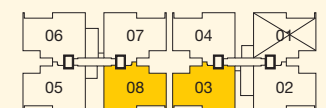
#01-03 (1,615 sq ft) (Mirror)



Lower Level



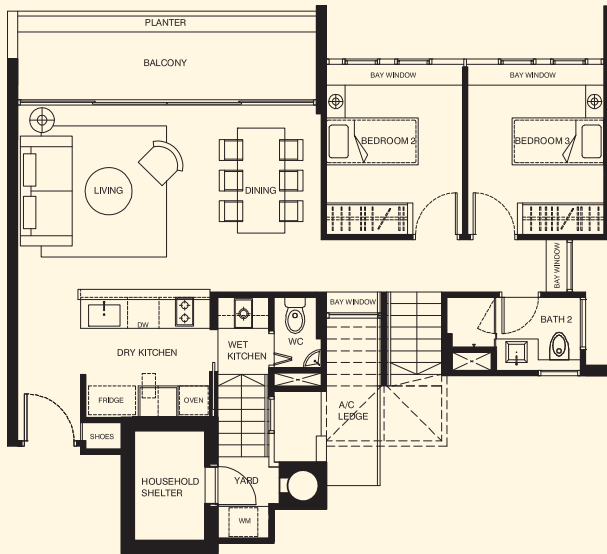
Upper Level



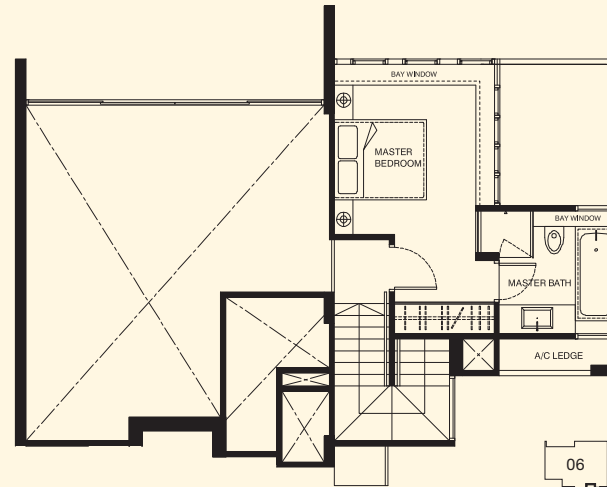
3 Bedroom Loft

#01-07 (1,625 sq ft)

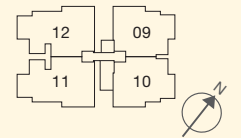
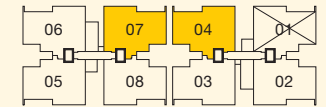
#01-04 (1,625 sq ft) (Mirror)



Lower Level



Upper Level



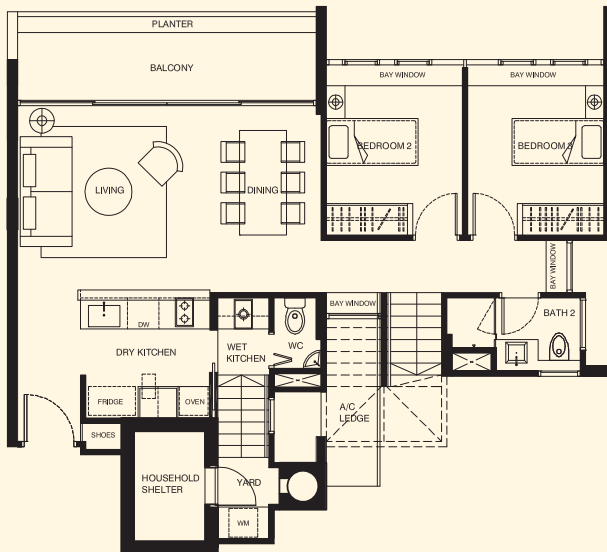
3 Bedroom Loft

#03-07 (1,615 sq ft)

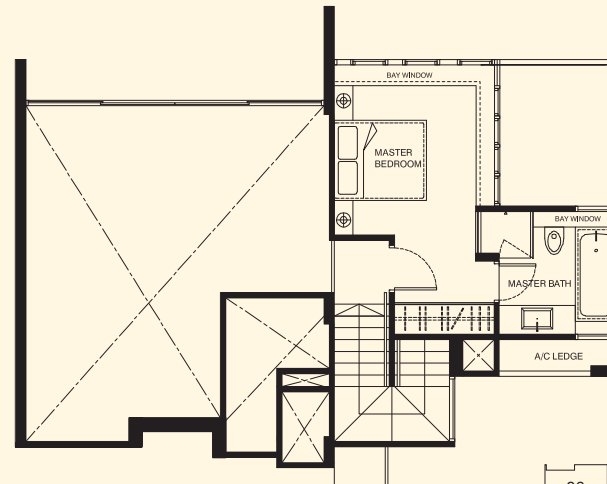
#03-04 (1,615 sq ft) (Mirror)

#03-08 (1,603 sq ft) (Mirror)

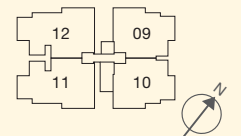
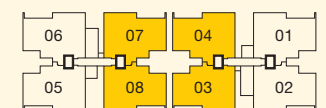
#03-03 (1,603 sq ft)



Lower Level

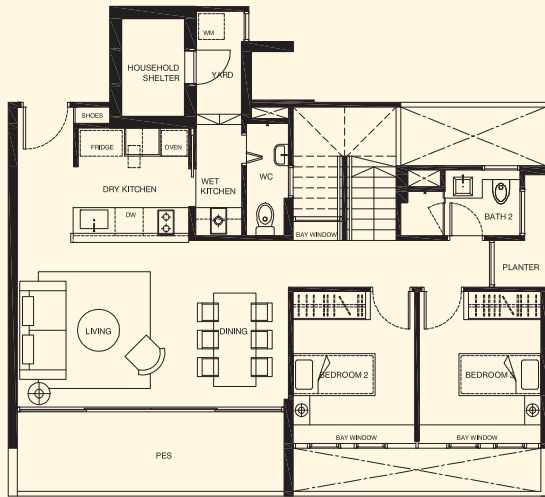


Upper Level

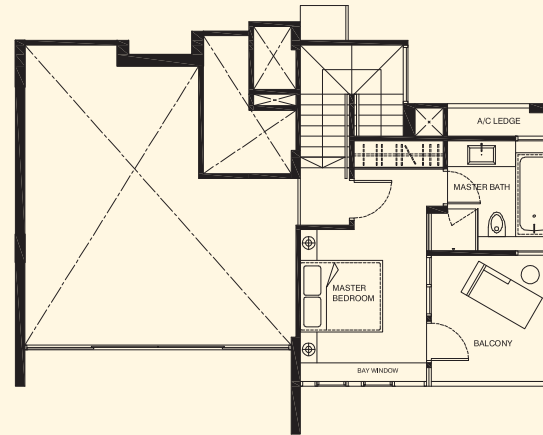


3 Bedroom Loft

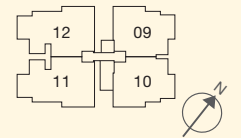
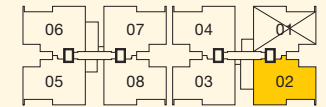
#01-02 (1,668 sq ft)



Lower Level

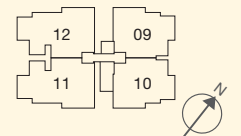
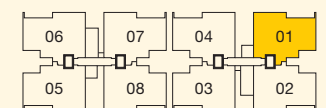
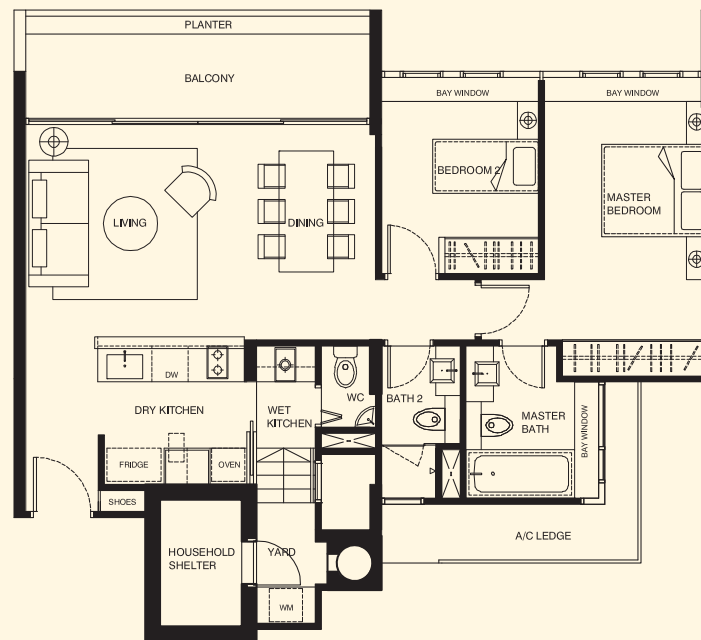


Upper Level



2 Bedroom Suite

#02-01 (990 sq ft)



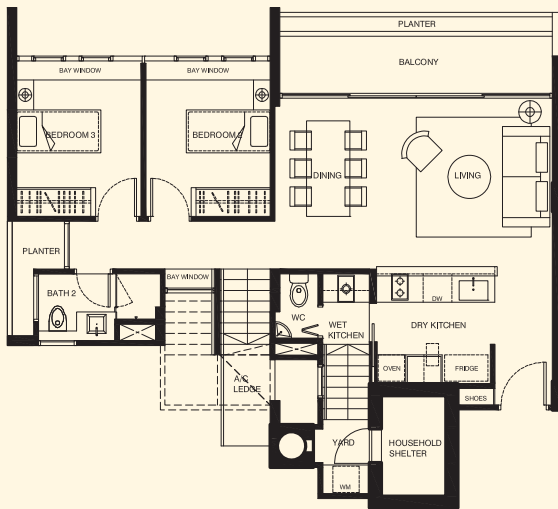
3 Bedroom Penthouse

#05-06 (1,572 sq ft)

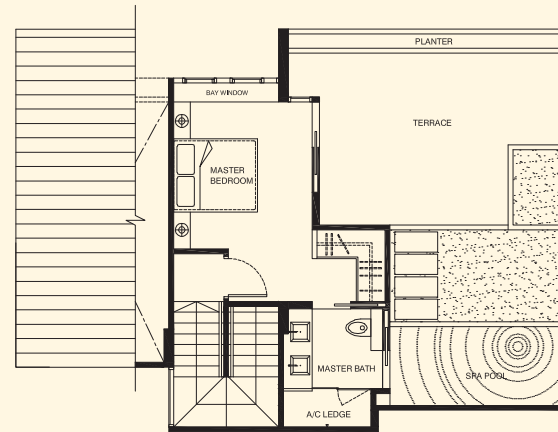
#05-01 (1,572 sq ft) (Mirror)

#05-05 (1,582 sq ft) (Mirror)

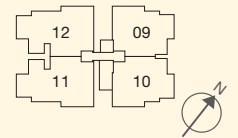
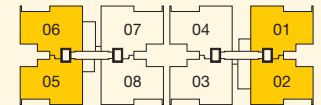
#05-02 (1,582 sq ft)



Lower Level



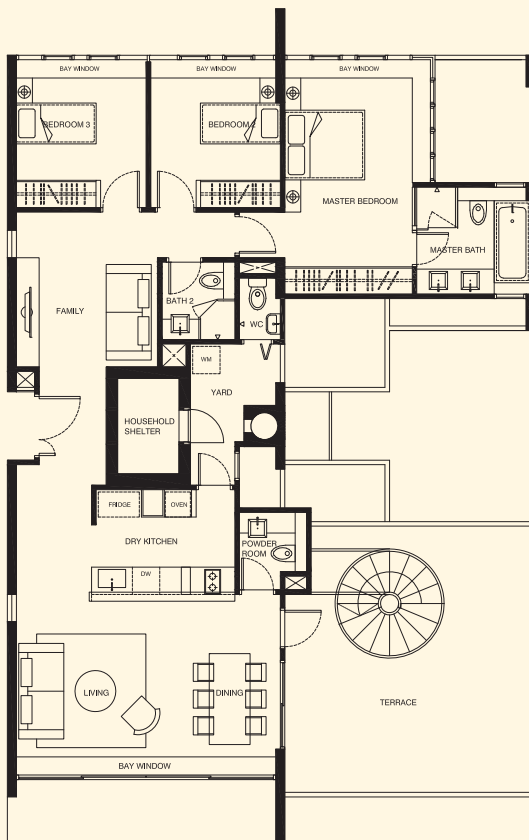
Upper Level



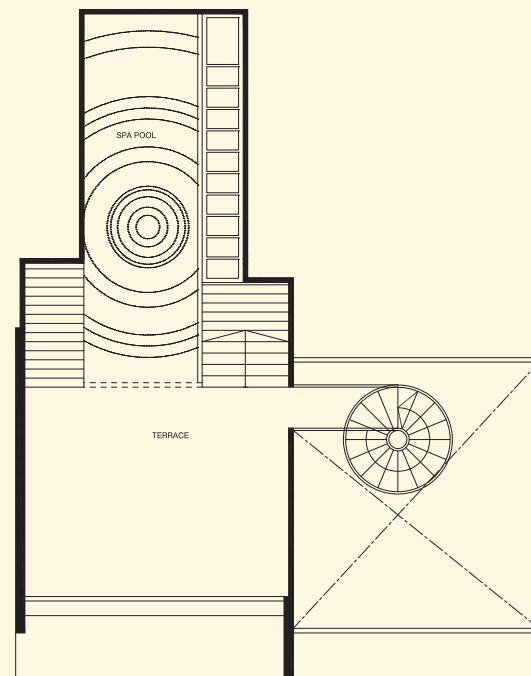
3 Bedroom Penthouse

#05-08 (2,433 sq ft)

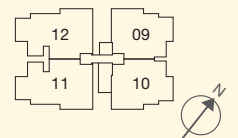
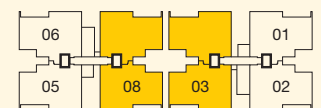
#05-03 (2,433 sq ft) (Mirror)



Lower Level

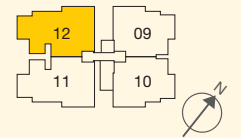
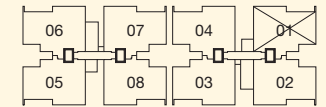
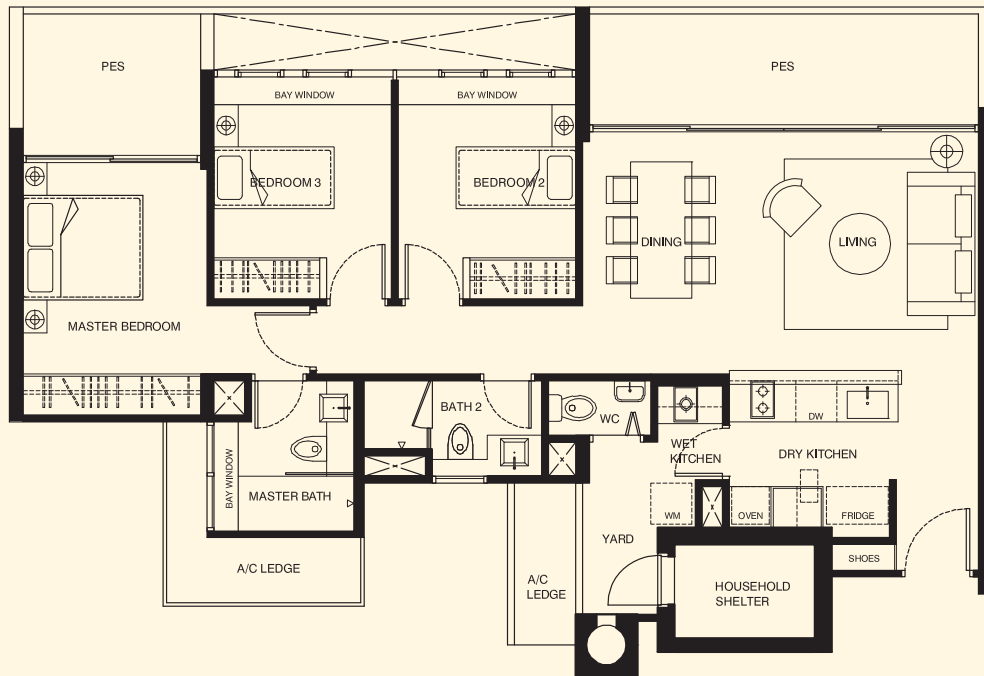


Upper Level



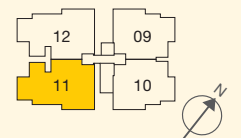
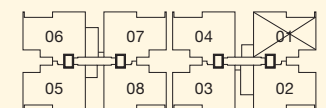
3 Bedroom Suite

#01-12 (1,152 sq ft)



3 Bedroom Suite

#01-11 (1,195 sq ft)



3 Bedroom Suite

#02-12 (1,076 sq ft)

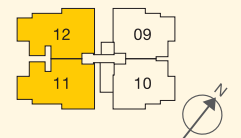
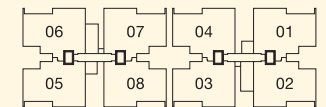
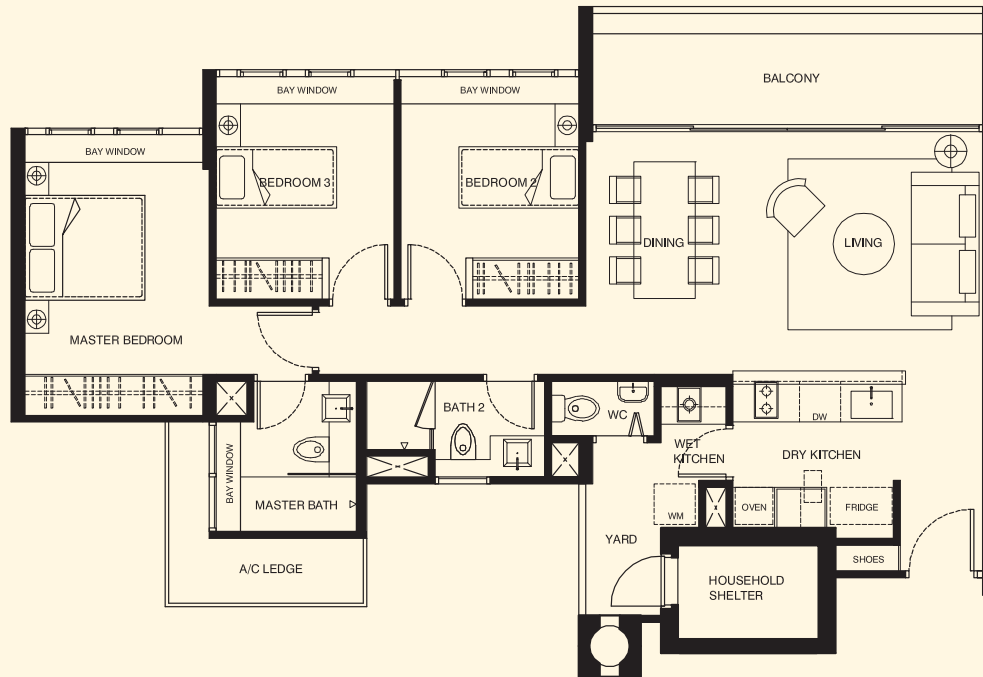
#03-12 (1,076 sq ft)

#04-12 (1,076 sq ft)

#02-11 (1,076 sq ft) (Mirror)

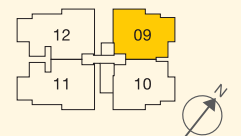
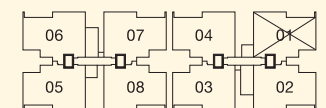
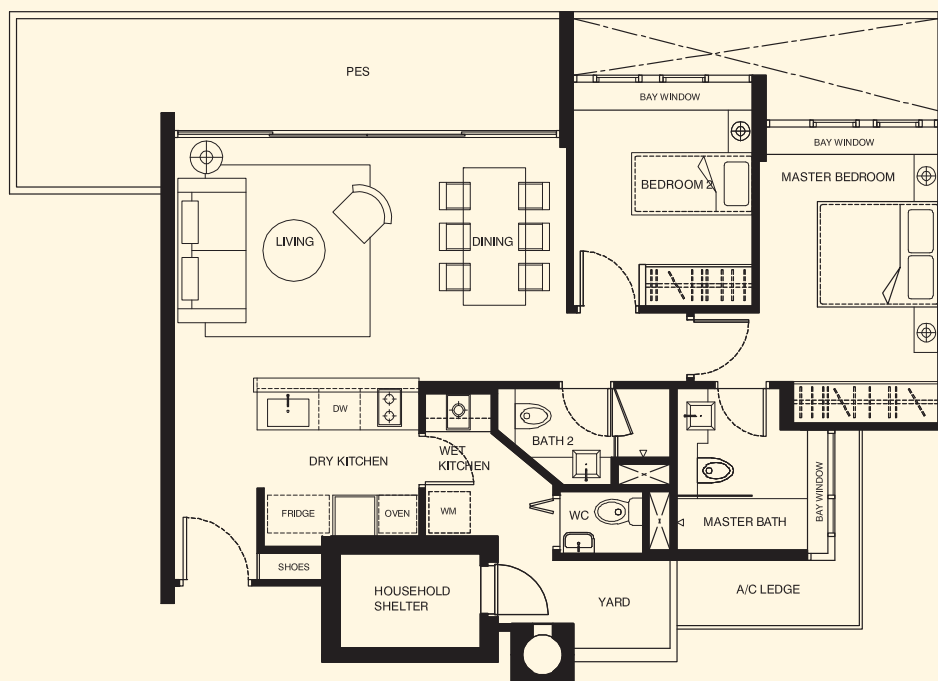
#03-11 (1,076 sq ft) (Mirror)

#04-11 (1,076 sq ft) (Mirror)



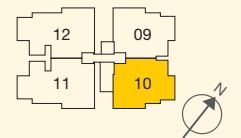
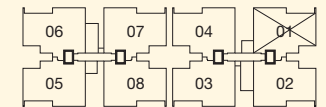
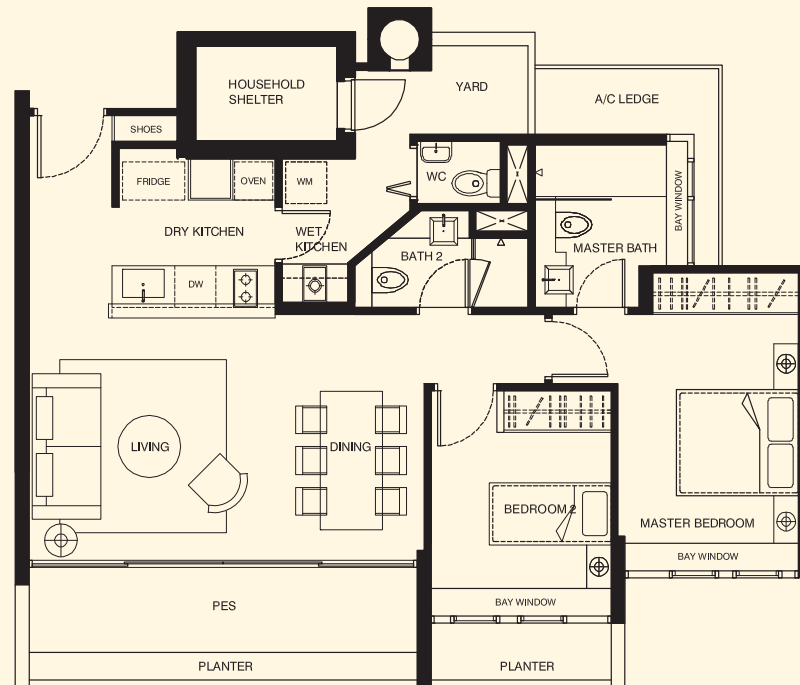
2 Bedroom Suite

#01-09 (1,012 sq ft)



2 Bedroom Suite

#01-10 (979 sq ft)



2 Bedroom Suite

#02-09 (926 sq ft)

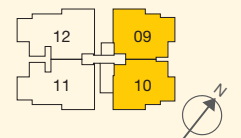
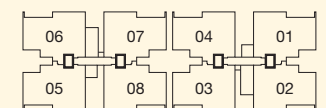
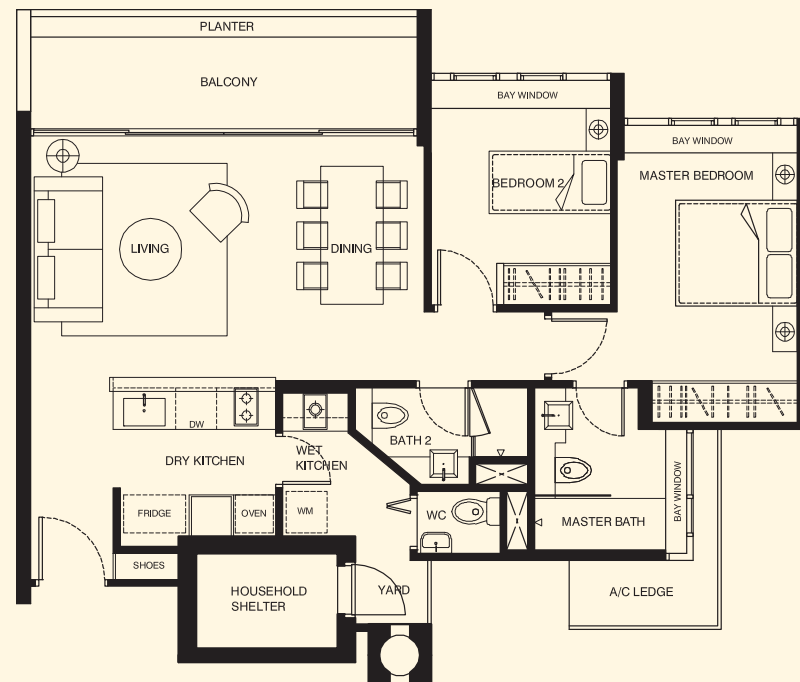
#03-09 (926 sq ft)

#04-09 (926 sq ft)

#02-10 (926 sq ft) (Mirror)

#03-10 (926 sq ft) (Mirror)

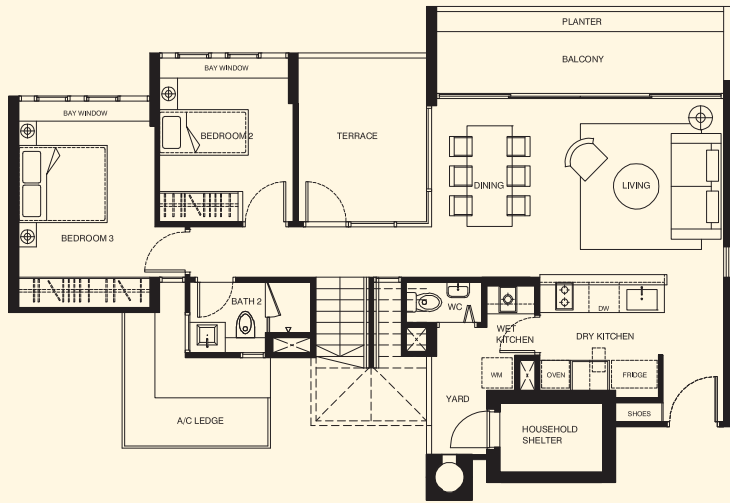
#04-10 (926 sq ft) (Mirror)



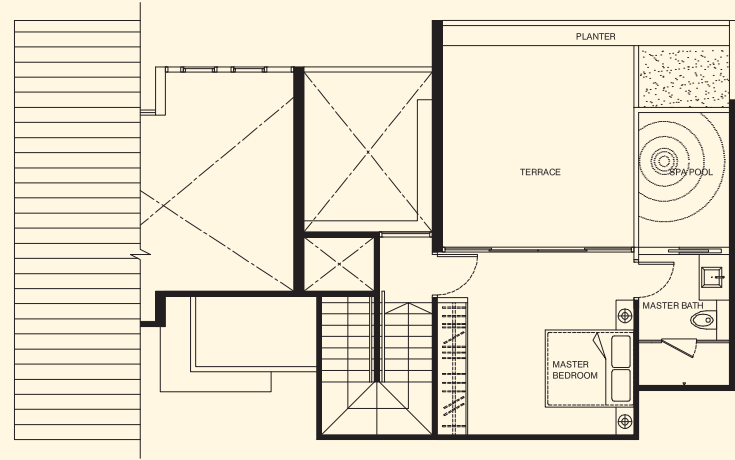
3 Bedroom Penthouse

#05-12 (1,690 sq ft)

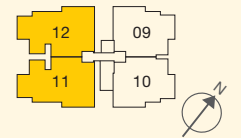
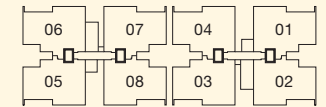
#05-11 (1,690 sq ft) (Mirror)



Lower Level



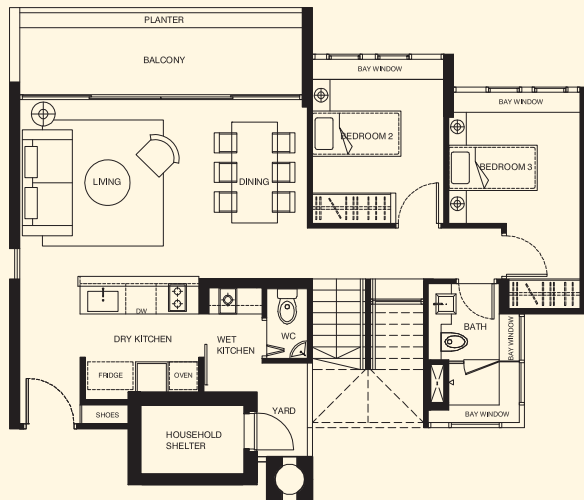
Upper Level



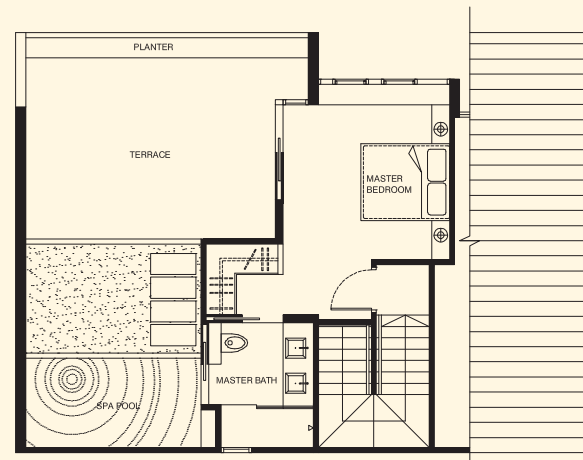
3 Bedroom Penthouse

#05-09 (1,571 sq ft)

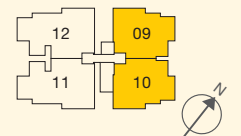
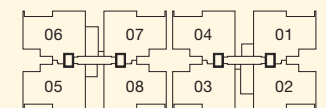
#05-10 (1,571 sq ft) (Mirror)



Lower Level



Upper Level



Specifications

FOUNDATION

Cast in-situ bored piles or approved foundation system

SUB-STRUCTURE (BASEMENT) & SUPERSTRUCTURE

Reinforced concrete structure complying with Singapore Standard 26 and steel reinforcement complying with Singapore Standard 2. Structural steel complying with BS 5950.

WALLS

EXTERNAL WALLS

Reinforced concrete and/or common clay bricks with skim coat and/or plastering

INTERNAL WALLS

Reinforced concrete and/or common clay bricks with skim coat and/or drywall

ROOF

FLAT ROOF

Reinforced concrete roof with appropriate insulation and waterproofing system

METAL ROOF

Metal roofing with appropriate insulation and waterproofing system

CEILING

FOR APARTMENTS

Living/Dining, Bedrooms, Kitchens, Bathrooms, Yards & WC
Ceiling board with emulsion paint finish

Household Shelter (HS)

Skim coat with emulsion paint finish

FOR COMMON AREAS

Basement Carpark

Skim coat and/or ceiling board with emulsion paint finish

Lift Lobbies

Ceiling board with emulsion paint finish

Staircases

Skim coat with emulsion paint finish

WALLS

FOR APARTMENTS

Living/Dining, Household Shelter(HS)

Plaster and/or skim coat with emulsion paint

Bedrooms

Plaster and/or skim coat with emulsion paint

Drywall with emulsion paint

Dry Kitchen & Asian Kitchen

Glazed porcelain tiles and/or stainless steel/ solid surface backsplash or Plaster and/or skim coat with emulsion paint (up to false ceiling height and on exposed surface only)

Master Bath & Bathrooms

Natural marble and/or granite (up to false ceiling height and on exposed surface only)

W.C.

Ceramic tiles (up to false ceiling height and on exposed surface only)

Balcony

Plaster and/or skim coat with emulsion paint

Note: No marble/granite/ceramic tiles behind cabinets, long bath and mirror for Kitchens, Bathrooms and WC and no tiles behind kitchen cabinets

FOR COMMON AREAS

Basement Carpark

Plaster and/or skim coat with emulsion paint

Lift Lobbies

Marble and/or granite and/or plaster with emulsion paint finish

FLOOR

FOR APARTMENTS

Living/Dining, Dry Kitchen

Marble with reveal

Family Area for Units #05-02 & #05-05 only

Marble with reveal

Bedrooms

Timber strip flooring with reveal

Master Bath & Bathrooms

Natural marble and/or granite

Powder Room for Units #05-03 & #05-08 only

Natural marble and/or granite

Asian Kitchen, Yard & Household Shelter (HS)

Homogeneous tiles

W.C.

Glazed ceramic tiles

Specifications

Internal Staircases

Timber

External Staircases for Units #05-03 & #05-08 only

Pebblecrete and/or granite

Balcony

Pebblecrete and/or ceramic tile

Private Enclosed Space (PES)

Pebblecrete and/or Turfing

Roof Terrace

Pebblecrete and/or Timber Teck with Turfing

Hydropool for 5th Storey units only

FOR COMMON AREAS

Basement Carpark

Cement screed with hardener

Lift Lobbies

Natural marble/granite

Common Staircases

Cement screed

WINDOWS

Aluminium framed windows with clear and/or frosted glass where appropriate

DOORS

Main Entrance Door

Solid timber door with timber veneer finish

Bedrooms

Timber flush doors with timber veneer finish

Bathrooms

Timber flush doors with timber veneer finish and/or timber louvred doors

Wet Kitchen

Sliding timber door for units in Block 1 & 2

Swing timber door for units in Block 3

W.C.

Aluminium bi-fold door

First Storey PES & to Balcony of Living/Dining Room

Aluminium framed sliding glass panels

Balcony of Master Bedroom where applicable

Aluminium framed swing glass door

Roof Terrace

Aluminium framed sliding glass panels

SANITARY WARES/FITTINGS

Master Bathrooms

(All except #05-01, #05-02, #05-04, #05-06, #05-07, #05-09 to #05-12)

1 wall hung water closet, long bath tub with bath mixer set (for loft unit only), fixed glass shower panel with 1 wall mounted shower mixer set, Vanity top complete with basin with mixer, 1 paper holder, 1 towel rail, mirror and storage cabinet

Master Bathrooms

#05-01, #05-02, #05-04, #05-06, #05-07, #05-09 to #05-12

1 wall hung water closet, fixed glass shower panel with 1 wall mounted shower mixer set, Vanity top complete with basin with mixer, 1 paper holder, 1 towel rail, mirror and storage cabinet

Bathroom

1 wall hung water closet, fixed glass shower panel with 1 wall mounted shower mixer set, Vanity top complete with 1 basin with mixer, 1 paper holder, 1 towel rail, mirror and storage cabinet

Powder Room for Units #05-03 & #05-08 only

1 wall hung water closet, Vanity top complete with 1 basin with mixer, 1 paper holder, 1 towel rail, mirror and storage cabinet

W.C.

1 pedestal water closet, 1 wash basin with pillar tap, 1 shower set, 1 bib tap, 1 paper holder & soap holder

Balconies, PES, Roof Terrace

1 bib tap

PAINTING

Emulsion paint to all internal walls

External emulsion paint and/or textured spray paint to external walls

ELECTRICAL INSTALLATION

Refer to Electrical Schedule for details

All electrical wirings are concealed except for electrical wiring in conduits exposed above the false ceiling

TV/TELEPHONE

Refer to Electrical Schedule for details

Specifications

LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standards CP 33:1996

RECREATIONAL FACILITIES

Swimming Pool

Pool Pavilion

Childrens' Playground

BBQ Area

ADDITIONAL ITEMS

- a) Kitchen cabinets
High and low kitchen cabinet complete with worktop and sink
- b) Kitchen appliances
Hobs, Cooker Hood, Built-in Oven, Built-in Microwave, Built-in oven and Built-in Dishwasher
- c) Wardrobes
Built-in wardrobes to all bedrooms
- d) Hot water supply
Hot water supply to all bathroom and kitchen
- e) Ducted air-conditioning to living/dining/dry kitchen, all bedrooms and family area for #05-02 & #05-05
- f) Hydropool or Reflexology Pool for Penthouse unit except #05-03/#05-08
- g) Video-Intercom
- h) Panic Button
- i) Card Access System
- j) Others
 - i) Cable TV outlets to living/dining and all bedrooms. (Services connection fee, annual fee, subscription fee, if any, shall be borne by purchaser. Application also to be made by purchaser)
 - ii) Telephone point to living/dining and all bedrooms
 - iii) Provision of Cat 5E cables

NOTES

1. All layout of wardrobes and kitchen cabinets are subject to architect's final design.
2. The choice of brand and model fittings, equipments, finishes, installation and appliances supplied shall be the sole discretion of the vendor.

Air-conditioning system has to be maintained and cleaned on a regular basis by the Purchaser. That includes the cleaning of the filter and condensation pipe to ensure good working condition of the system.

Marble, granite and limestone are natural stone materials containing veins with tonality differences. There will be colour and marking caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity 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 difference may be felt at the joint areas.

Natural timber with various grains and tonality differences are inherent properties of this materials. While pre-selection will be done before installation, this non-conformity cannot be totally avoided. Timber requires regular maintenance.

Warranties are given by manufacturers and/or suppliers for the above installations. The vendor will assign to the Purchase such warranties at the time of delivering of units. PROVIDED ALWAYS that the Vendor shall not be liable nor be responsible to the Purchaser for any failure on the part of the manufacturers and/or contractors and/or supplies to maintain or repair any defects occurring thereto.

ELECTRICAL SCHEDULE

Developer:

Manston Land Pte Ltd

For enquiries,
please call 6735 5877

Developer: Manston Land Pte Ltd (Co. Reg No. 199306711W) • Developer's Licence No.: C0200 • Lot/Mukim No.: 2450L, 2451C, 2452M (SL), 98997K(142-6), 98998N(142-5), 99000A(142-3), 99002N(142-1) MK 02 at Tan Kim Cheng Road/Duke's Road • Tenure of Land: Estate in Fee Simple • Building Plan No.: A1450-00517-2005-BP01 • Expected Date of TOP: Jan 2012 • Expected Date of Legal Completion: Jan 2015

The information and plans contained herein are subject to changes and deviations as may be required by the developer or required or approved by the authorities. All art renderings, illustrations, pictures, photographs and other graphic representations and references in the brochure are artists' impressions only. Nothing herein shall form part of an offer or contract or be construed as any representation by the developer or its agent. All areas and measurements stated herein are approximate and subject to adjustment on final survey.