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Beau Vista - Floor Plans



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BONTEMPI
CUCINE

DURAVIT

GESSE

LEMA

Furnished with LEMA modular wardrobe system in the bedrooms and a BONTEMPI kitchen, everything spells the best of designs from Italy. Even the bath fittings are fashioned by the famous Italian brand – GESSE. Not forgetting tasteful sanitary wares designed by Philippe Starck for the German brand -DURAVIT.

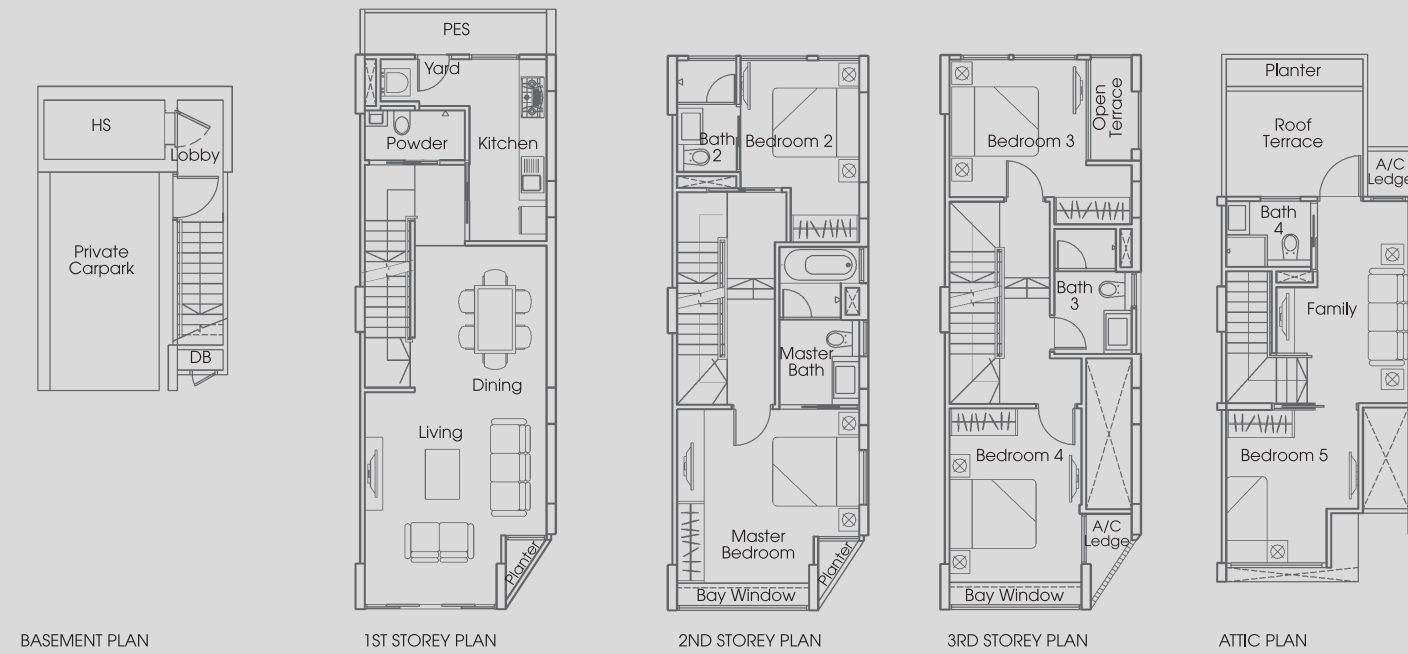


Siteplan

- A. Entrance
B. Water Feature
C. Swimming Pool
D. Open Aluminum Trellis

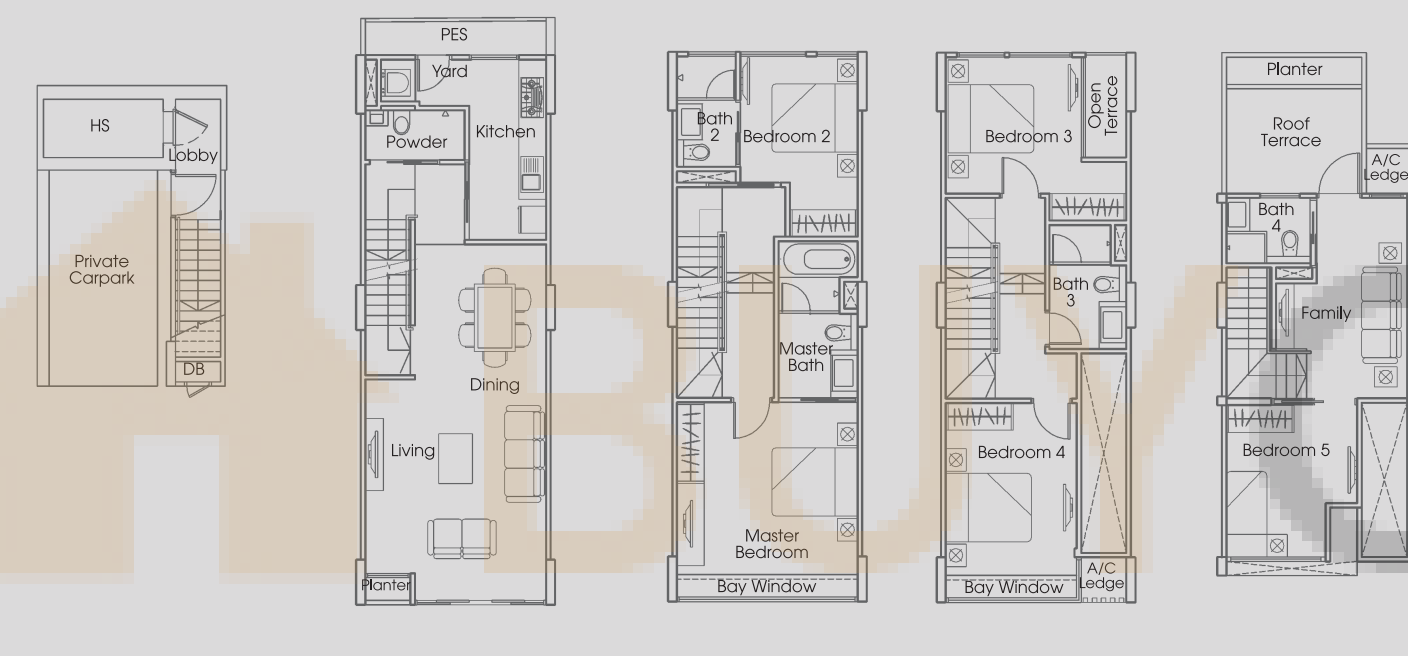
115C Jalan Kembangan

Area 2486 sqft / 231 sqm (Inclusive of Private Car Park, PES, Planter, Bay Window, A/C Ledge, Open Terrace, Roof Terrace & Strata Void)



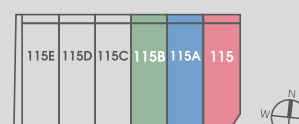
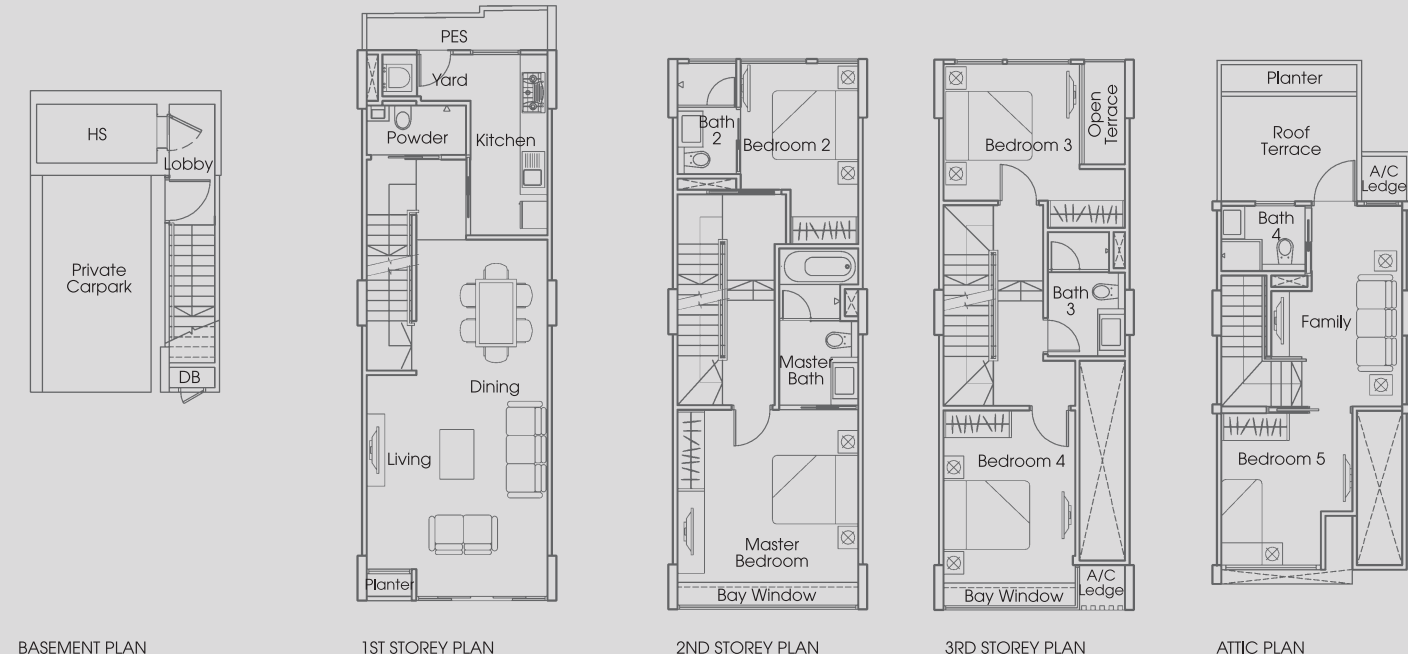
115A Jalan Kembangan

Area 2629 sqft / 235 sqm (Inclusive of Private Car Park, PES, Planter, Bay Window, A/C Ledge, Open Terrace, Roof Terrace & Strata Void)



115B Jalan Kembangan

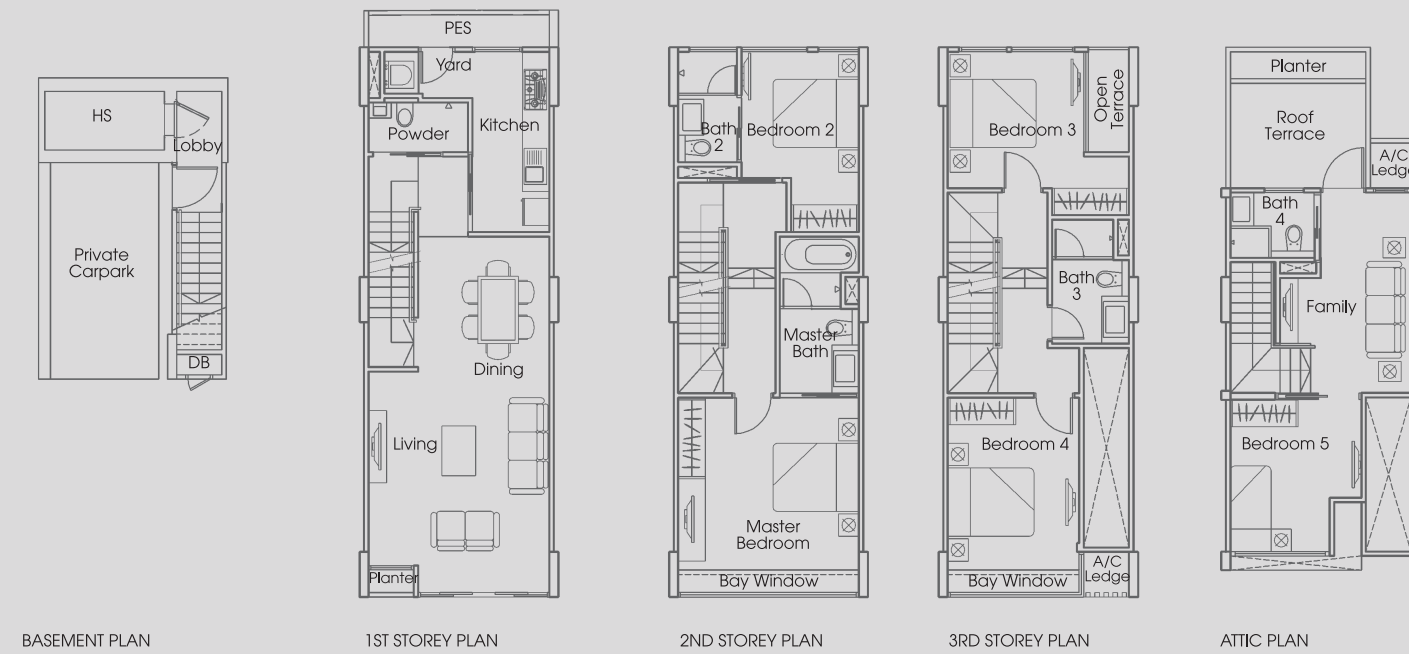
Area 2629 sqft / 235 sqm (Inclusive of Private Car Park, PES, Planter, Bay Window, A/C Ledge, Open Terrace, Roof Terrace & Strata Void)



All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

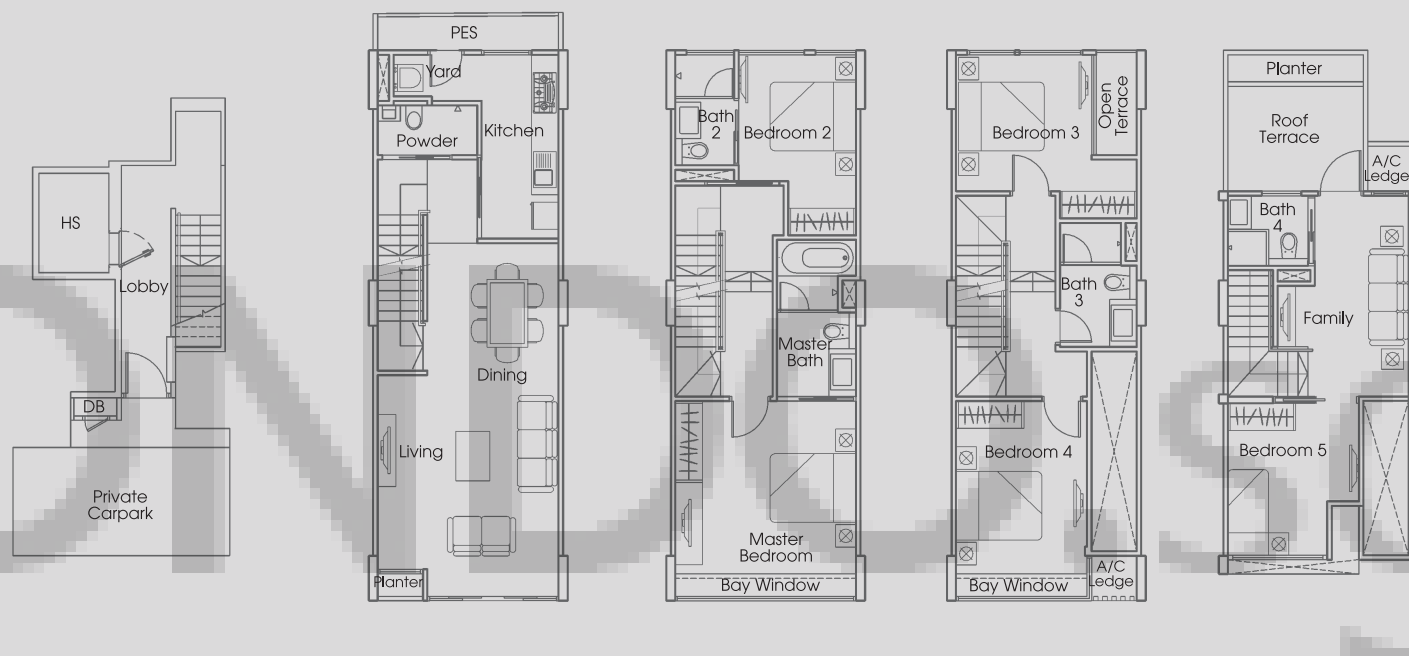
115C Jalan Kembangan

Area 2529 sqft / 235 sqm (Inclusive of Private Car Park, PES, Planter, Bay Window, A/C Ledge, Open Terrace, Roof Terrace & Strata Void)



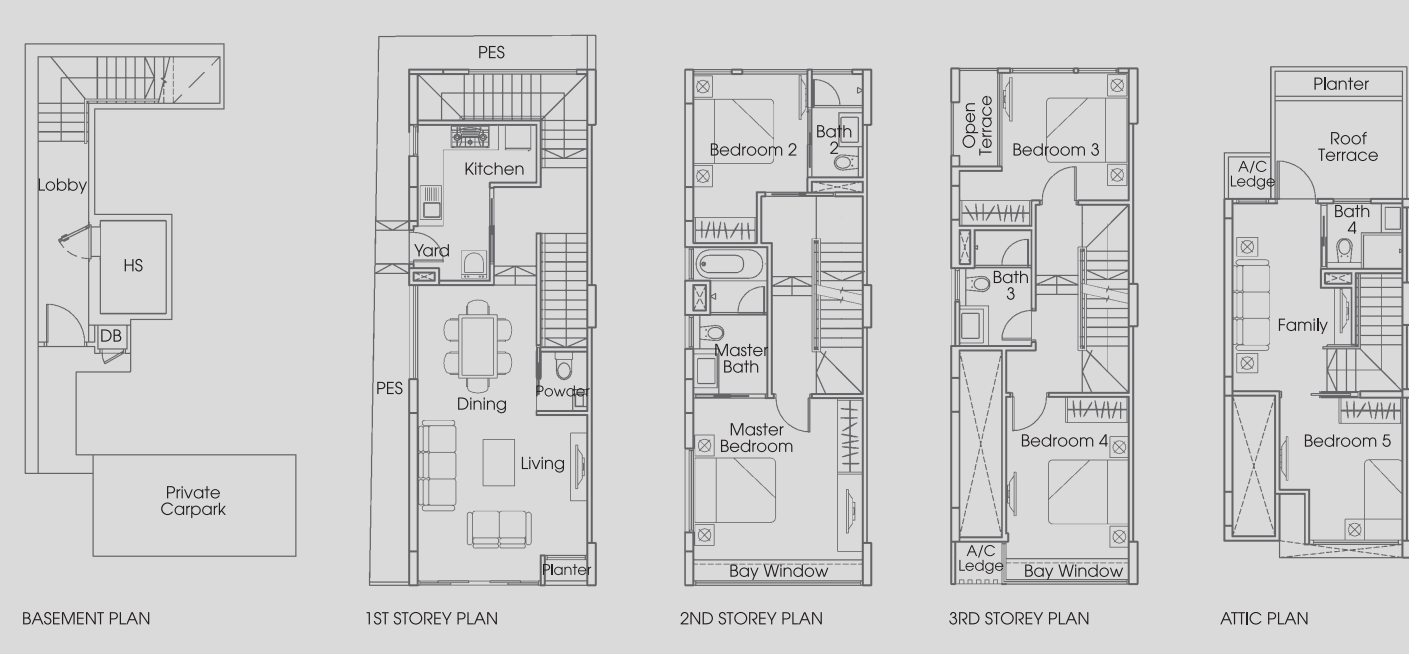
115D Jalan Kembangan

Area 2583 sqft / 240 sqm (Inclusive of Private Car Park, PES, Planter, Bay Window, A/C Ledge, Open Terrace, Roof Terrace & Strata Void)



115E Jalan Kembangan

Area 2766 sqft / 257 sqm (Inclusive of Private Car Park, PES, Planter, Bay Window, A/C Ledge, Open Terrace, Roof Terrace & Strata Void)



All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

Specifications

- Foundation**
Piled Foundation
- Substructure & Superstructure**
Reinforced Concrete Framework
- Wall**
External : Common clay bricks
Internal : Common clay bricks or cement blocks
- Roof**
Cover Roof - Metal deck roof
- Ceiling**
a) Basement Lobby, Living, Dining, Master Bathroom, Bathrooms, Powder Room, Kitchen, Master Bedroom, Bedrooms, Yard
Slim coat or false ceiling with emulsion paint
b) Household Shelter & Private Car Park
Slim coat with emulsion paint
- Finishes**
a) Internal Wall
i) Basement Lobby, Living, Dining, Master Bedroom, Bedrooms, Kitchen, Yard, Private car park, Common/Private Staircases & Landings
Cement and sand plaster with emulsion paint
ii) Master bathroom, bathrooms & Powder Room
Imported ceramic tiles laid up to false ceiling height and on exposed surface only
iii) Household shelter
Slim coat with emulsion paint
b) External Wall
Cement and sand plaster with textured coating or emulsion painting
c) Floor
i) Basement Lobby
Imported ceramic tiles with skirting
ii) Living & Dining
Compressed marble tiles with skirting
iii) Bedrooms, Master Bedroom
Timber strips with timber skirting
iv) Powder Room, Master Bathroom, Bathrooms, Kitchen, Yard, Household Shelter, Open Terrace, PES, Roof Terrace
Imported ceramic tiles
v) Common Staircase at Basement to 1st Storey Unit
Imported ceramic tiles with skirting
vi) Private Staircase
1st to Attic Storey and Landings
Timber strips with timber skirting
Basement to 1st Storey
Imported ceramic tiles with skirting
vii) Private Car Park
Concrete finish
viii) Planter & A/C Ledge
Cement & sand screed
- Windows**
a) Living, Dining, Master Bedroom, Bedrooms, Master Bathroom, Bathrooms, Kitchen
Aluminum framed windows with or without fixed glass panel
Note :-
a) All aluminum frames shall be powder coated finish
b) All glazing shall be approximately 6mm thick
c) All windows are side hung, top hung, bottom hung or sliding or any combination of the above mentioned
d) All glazing below 1m shall be of tempered or laminated glass
- Doors**
a) Basement Main Entrance Door
Approved fire-rated timber door
b) 1st storey Main Entrance Door, Living and Dining
Aluminum framed glass door
c) Master Bedroom, Bedrooms, Master bathroom, Bathrooms, Powder room
Hollow core timber door
d) Yard, Roof Terrace & Open Terrace
Aluminum framed glass door
e) Household Shelter
Metal door as approved by relevant authority
f) Kitchen
Timber frame with glass sliding door
Note :-
a) All glazing shall be approximately 6mm thick
b) All aluminum frames shall be powder coated finish
c) Doors can either be of swing or sliding type with or without fixed glass panel
- Ironmongery**
Basement/1st storey main entrance door and hollow core timber doors shall be provided with good quality imported lockset
- Sanitary Fittings**
a) Master Bathroom
- 1 long bath with bath shower mixer/rose
- 1 shower screen with shower mixer/rose
- 1 vanity top complete with basin and mixer tap and shelf below
- 1 water closet
- 1 mirror
- 1 paper holder
- 1 towel rail
b) Bathrooms
- 1 shower screen with shower mixer/rose
- 1 vanity top complete with basin and mixer tap and shelf below
- 1 water closet
- 1 mirror
- 1 paper holder
- 1 towel rail
c) Powder Room (115E Jalan Kembangan)
- 1 vanity top complete with basin, mixer tap and shelf below
- 1 water closet
- 1 mirror
- 1 paper holder
- 1 towel rail
d) Powder Room (115A to 115D Jalan Kembangan)
- 1 vanity top complete with basin, mixer tap and shelf below
- 1 water closet
- 1 mirror
- 1 paper holder
- 1 towel rail
- 1 shower with mixer/rose
e) Kitchen/Yard
- 1 single lever sink mixer tap
- 1 kitchen sink
- Electrical Installation**
a) Concealed electrical wiring in conduits
b) Refer to Electrical Schedule for details
- TV/Telephone**
Refer to electrical schedule for details
- Lightning Protection**
Lightning Protection System shall be provided in accordance with the Singapore Standard CP33
- Waterproofing**
Waterproofing to floors of Powder Room, Master Bathroom, Bathrooms, Kitchen, Yard, Planter, Open Terrace and Roof Terrace
- Recreational Facilities**
a) Swimming Pool
- TV System**
SHCV TV points provided
- Other Items**
a) Wardrobes
Built-in wardrobes to all Bedrooms
b) Kitchen
Bulk-in high and low level kitchen cabinets with cooker hood, cooker hobs and built-in oven
c) Air-conditioning to Living, Dining and all Bedrooms
d) Hot Water Supply to all Bathrooms & Kitchen
e) Staircase railing
Basement to 1st Storey
Timber handrail
1st to Attic Storey
Glass parapet with timber handrail

Note :-
1. The brand and model of all equipment and appliances supplied will be provided subject to availability
2. Layout/location of wardrobes, kitchen cabinets and fan coil units are subject to architect's sole discretion and final design
3. The air-conditioning system has to be maintained and cleaned on a regular basis by the Purchaser, that includes the cleaning of filters and clearing of condensate pipes to ensure good working condition of the system
4. Connection, subscription and other fees for television, SHCV, 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
5. Equipment for SHCV will be paid and installed by Purchaser
6. 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
7. Powder Room, Master Bath and Bath 3 (115A to 115D Jalan Kembangan) are mechanically ventilated

Description of Common Property
Common Facility: Swimming Pool is to hold as common property as defined in the Building Maintenance and Strata Management Act 2004 and the Land Title (Strata) Act, Cap. 158
Purpose of Building Project and Restrictions as to Use
The building project is strictly for residential occupation only
Private car parks are provided
The Open Terrace/PES are not to be enclosed or roofed over
Common Area
1. Management room is not provided

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