

theBoutiq
Residences at Killiney

Welcome

to the exquisite side of life.



Artist's Impression

Your bags are bespoke. Your wardrobe, haute couture. Now here's a fashionable lifestyle tailored for you — The Boutiq, an exquisite collection of 130 private residences enviably located at the edge of Orchard Road. Inspired by chic designer boutique hotels emerging in leading capitals around the world, The Boutiq offers a milieu where one can bask in the rapturous glamour of the city yet come home to a quiet haven, accented by cosy settings, hospitable service and artfully-crafted interiors. Enjoy the best of both worlds, in perfect style.

The address: Your statement of
style.

Shop. Dine. Relax. Play. Being next to the glitzy Orchard Road and just minutes away from the dazzling Marina Bay means you can live it up and live in style.



Experience non-stop entertainment at Marina Bay Sands®, an integrated resort that boasts luxury hotels, gourmet restaurants and world-class designer boutiques.



Slake your thirst for shopping at Orchard with Paragon Shopping Centre, ION Orchard and 313@Somerset.



Party all night long at Clarke Quay, a colourful mix of wine bars, leisure spots, dining haunts and more.



Spa Sanctuary for the ultimate getaway on an open rooftop.



Health & Fitness Milieu with a stylish gym to help tone your body and rejuvenate your spirit.



Adrenaline Alcove where you will discover a fun nook for leisure and entertainment.



The image shows a modern bedroom with a teal bed, a patterned rug, and a view into a bathroom. The text 'Get the Look.' is overlaid on the right side of the image. The word 'Look.' is in a large, white, serif font, and 'Get the' is in a smaller, white, sans-serif font. There are three white rectangular boxes: one above 'Look.', one to the left of 'Look.', and one above the paragraph below.

Get the Look.

You have a nose for fashion, an eye for detail. Shouldn't your home too? Enjoy the high life in a sleek abode that's perfect for the cover of a magazine. Own a living environment that's tastefully created and impeccably finished to rest in, have fun in, and strut in.

Luxury is a
given.

Fling off your coat. Kick off your shoes. Slump into a private world of blissful serenity and well-designed comfort. At The Boutiq, the apartments are richly-appointed with designer fittings and thoughtfully laid out to maximise your outdoor view.



Actual specifications may differ from model depicted.

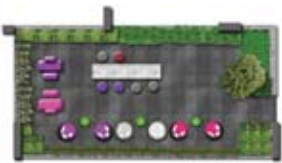
Site Plan



5 SKY GARDENS:



2nd floor – Relaxation Lounge



4th floor – Adrenaline Alcove



6th floor – Al Fresco Wine & Dine



8th floor – Health & Fitness Milieu



10th floor – Spa Sanctuary

Unit Distribution Chart

House of Windsor – 145 Killiney Road

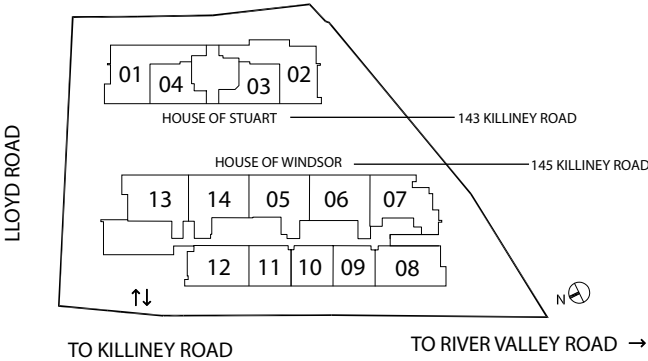
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#09-06 B1	#09-07 B2	#09-08 B3	#09-09 A1	#09-10 A2	#09-11 A3	#09-12 B4	#09-13 B5	#09-14 B6	#09-05 B7	
#08-06 B1	#08-07 B2	#08-08 B3	#08-09 A1	#08-10 A2	#08-11 A3	#08-12 B4	#08-13 B5	#08-14 B6	#08-05 B7	
#07-06 B1	#07-07 B2	#07-08 B3	#07-09 A1	#07-10 A2	#07-11 A3	#07-12 B4	#07-13 B5	#07-14 B6	#07-05 B7	
#06-06 B1	#06-07 B2	#06-08 B3	#06-09 A1	#06-10 A2	#06-11 A3	#06-12 B4	#06-13 B5	#06-14 B6	#06-05 B7	
#05-06 B1	#05-07 B2	#05-08 B3	#05-09 A1	#05-10 A2	#05-11 A3	#05-12 B4	#05-13 B5	#05-14 B6	#05-05 B7	
#04-06 B1	#04-07 B2	#04-08 B3	#04-09 A1	#04-10 A2	#04-11 A3	#04-12 B4	#04-13 B5	#04-14 B6	#04-05 B7	
#03-06 B1	#03-07 B2	#03-08 B3	#03-09 A1	#03-10 A2	#03-11 A3	#03-12 B4	#03-13 B5	#03-14 B6	#03-05 B7	
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#01-06 B1P	#01-07 B2P	#01-08 B3P	#01-09 A1P					#01-14 B6P	#01-05 B7P	

House of Stuart – 143 Killiney Road

#10-01 PHC1		#10-02 PHC2	
#09-04 A4	#09-03 A5	#09-01 B8	#09-02 B9
#08-04 A4	#08-03 A5	#08-01 B8	#08-02 B9
#07-04 A4	#07-03 A5	#07-01 B8	#07-02 B9
#06-04 A4	#06-03 A5	#06-01 B8	#06-02 B9
#05-04 A4	#05-03 A5	#05-01 B8	#05-02 B9
#04-04 A4	#04-03 A5	#04-01 B8	#04-02 B9
#03-04 A4	#03-03 A5	#03-01 B8	#03-02 B9
#02-04 A4	#02-03 A5	#02-01 B8	#02-02 B9
	#01-03 A5P		#01-02 B9P

BASEMENT CARPARK

BASEMENT CARPARK

1-Bedroom with Private Enclosed Space1-Bedroom Penthouse3-Bedroom Penthouse

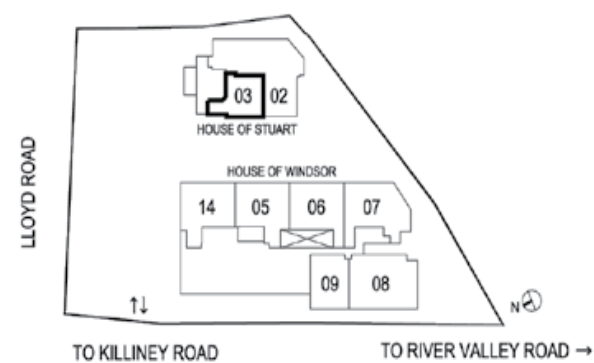
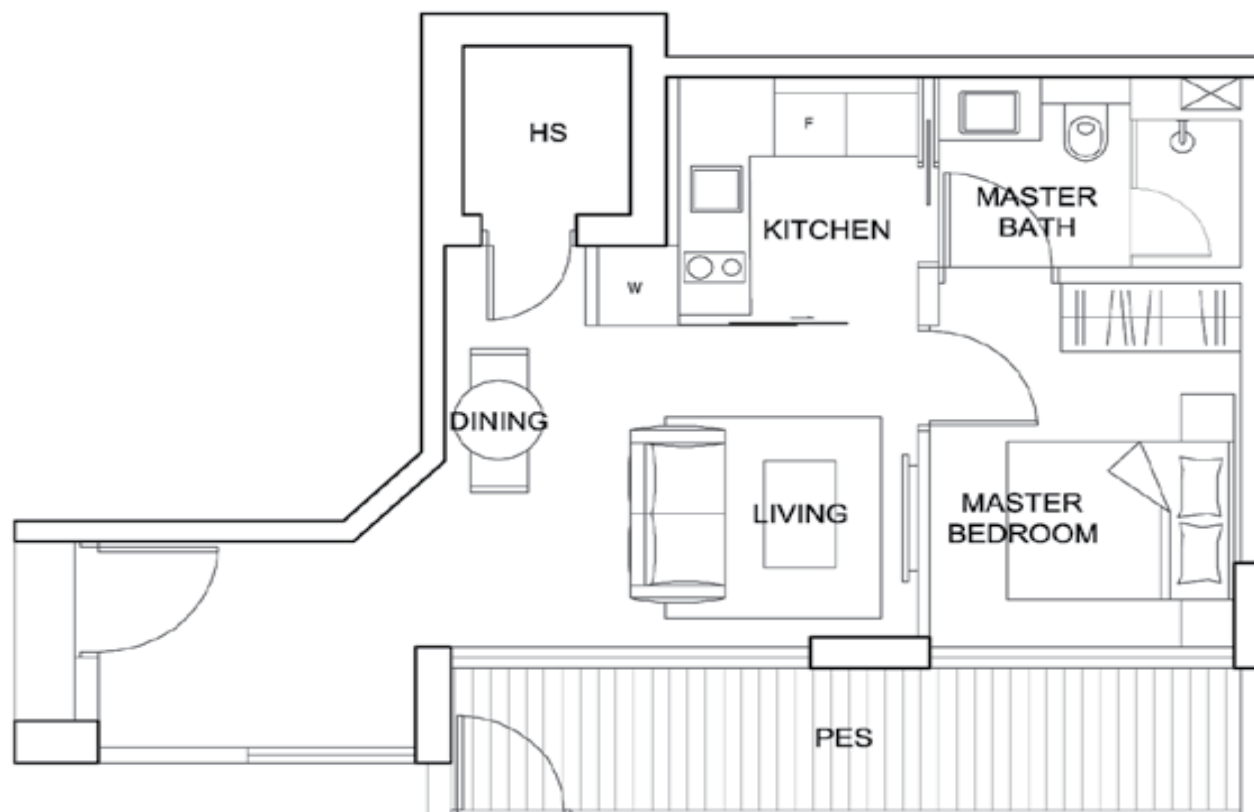
1-BEDROOM APARTMENTS

Type A5P

1-Bedroom with P.E.S.

614 sq ft

#01-03

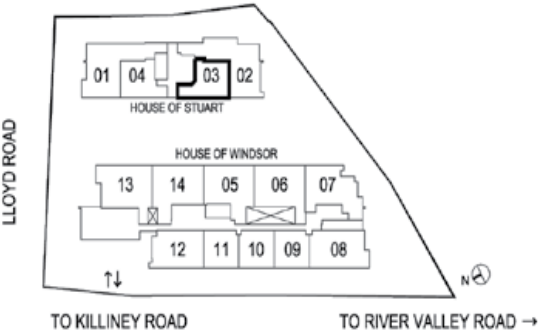
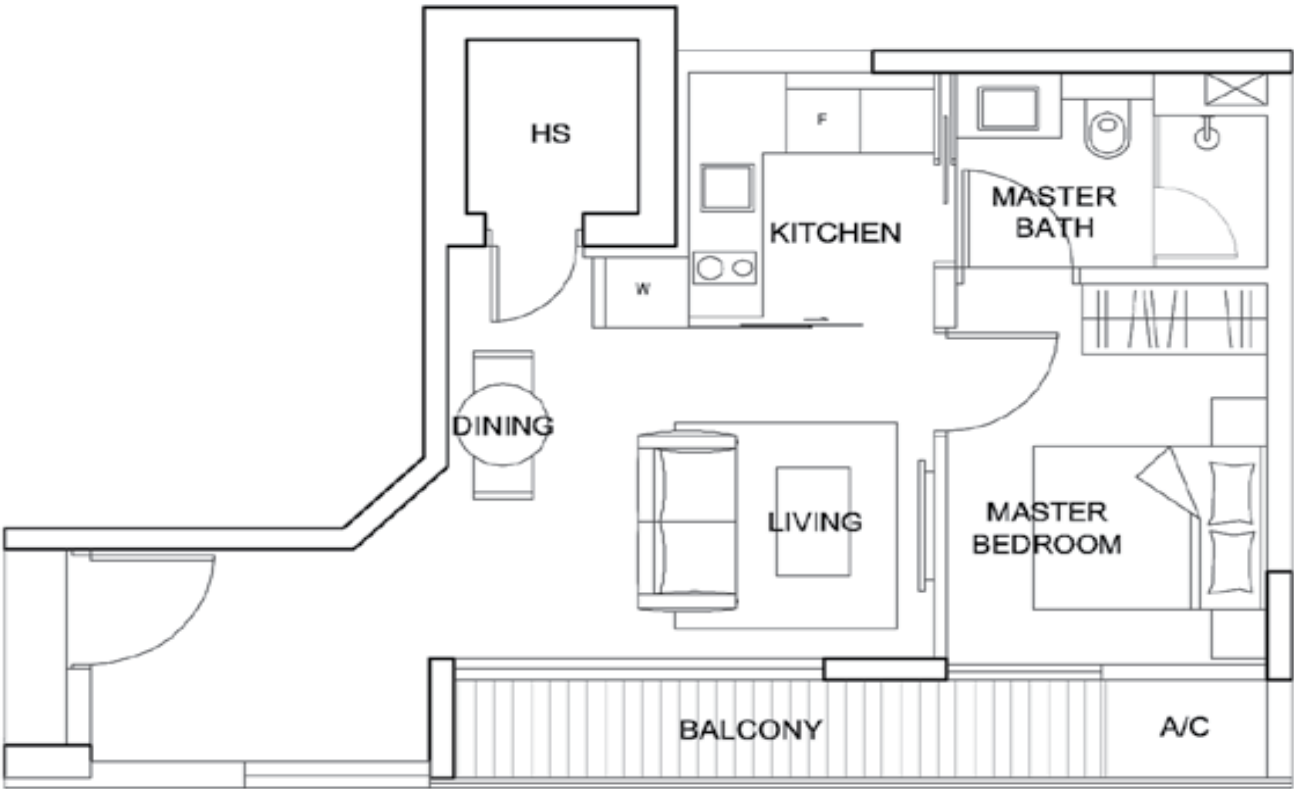


P.E.S.: Private Enclosed Space

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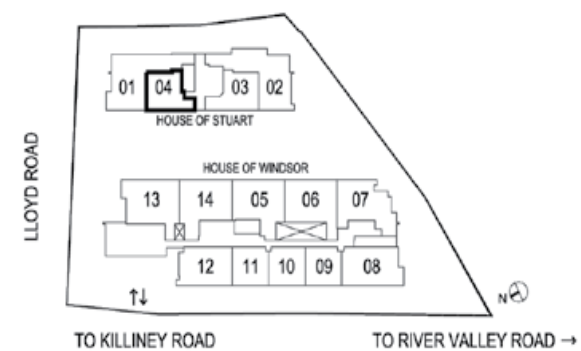
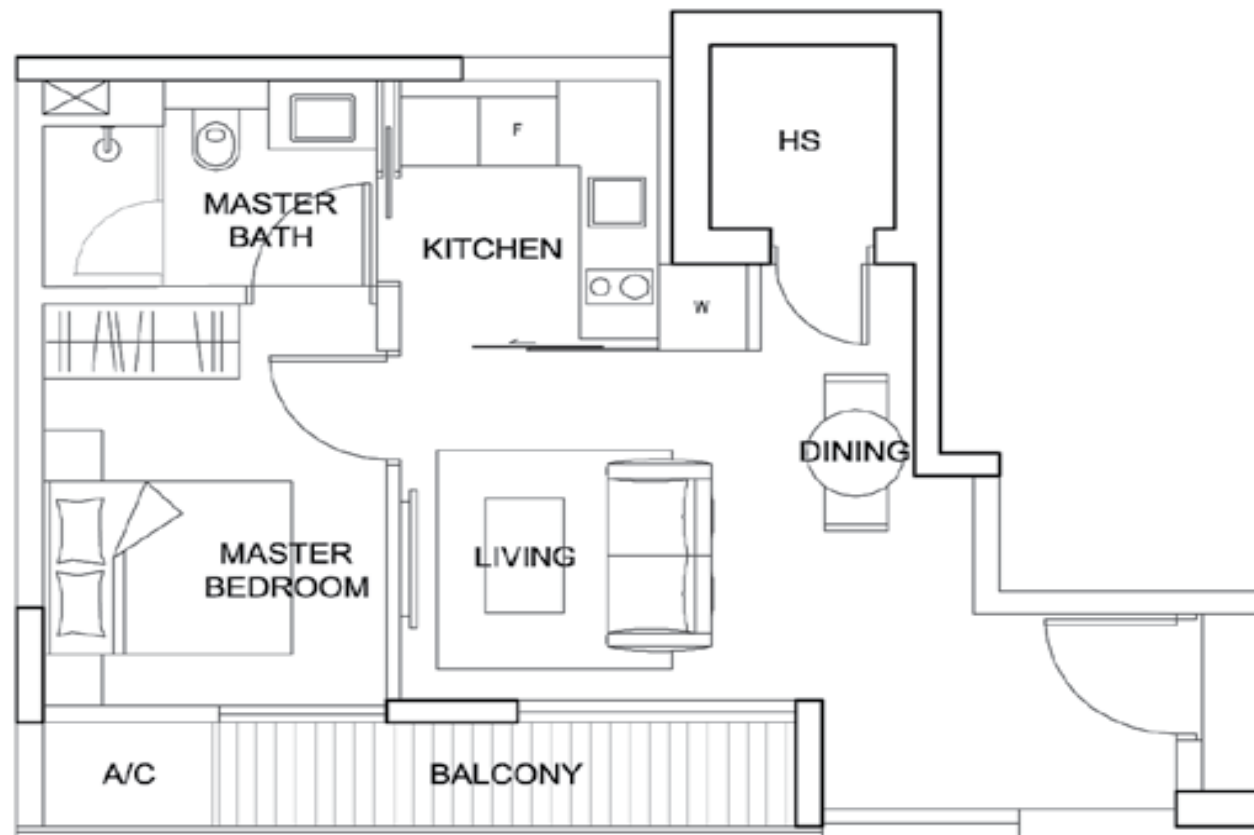
Type A5

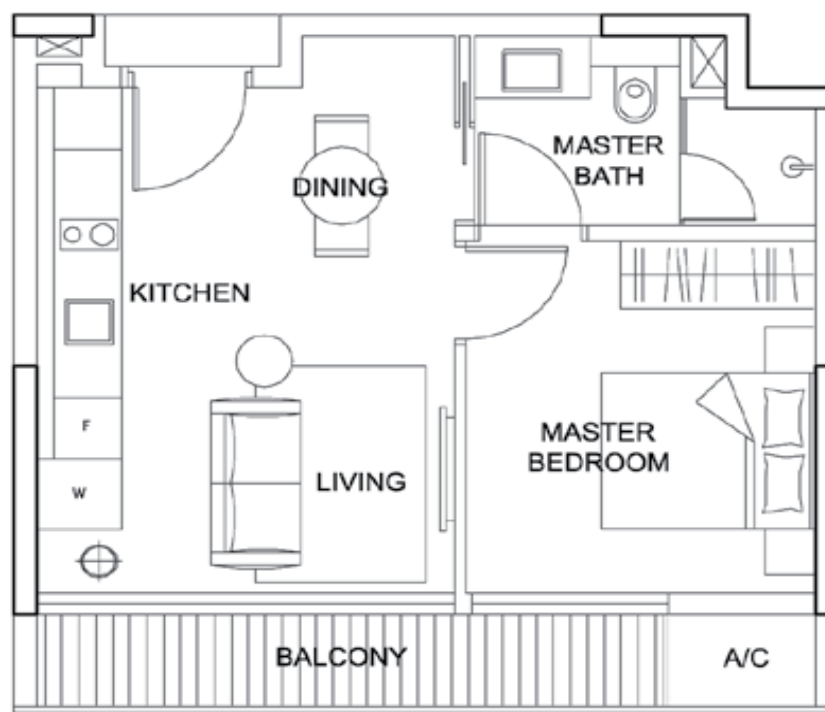
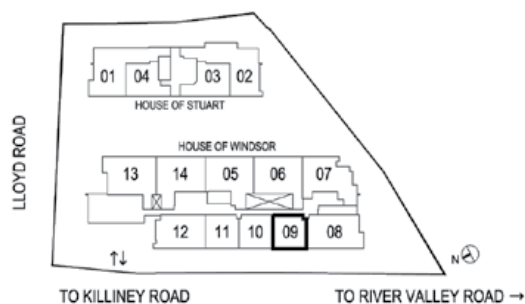
1-Bedroom
582 sq ft
#02-03 to #09-03



Type A4

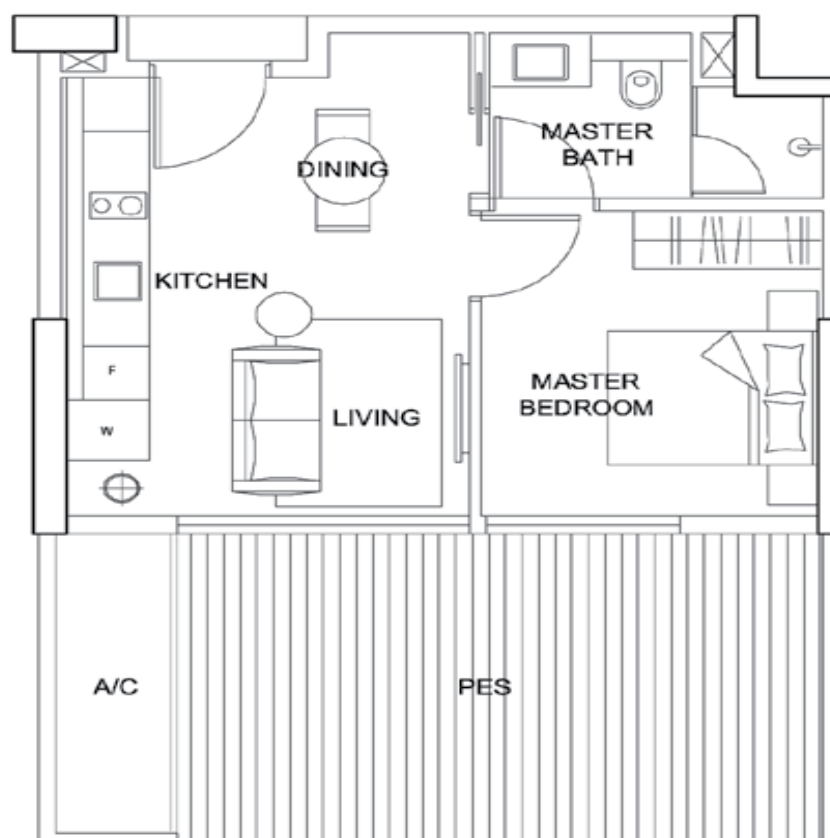
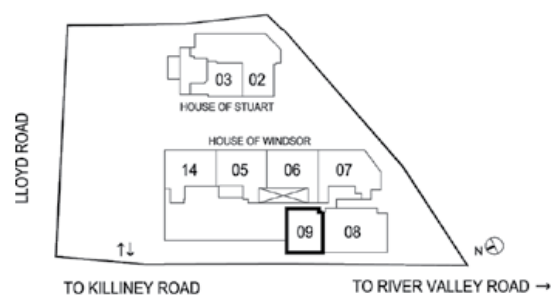
1-Bedroom
560 sq ft
#02-04 to #09-04





Type A1

1-Bedroom
506 sq ft
#02-09 to #09-09

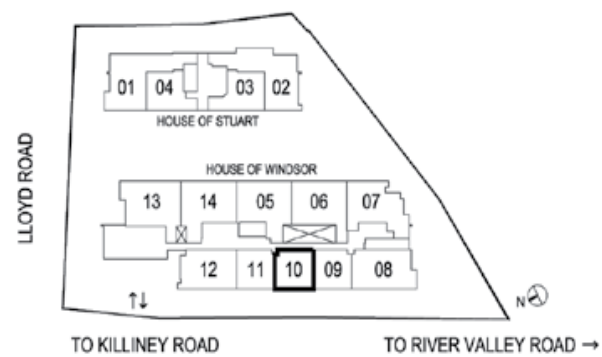
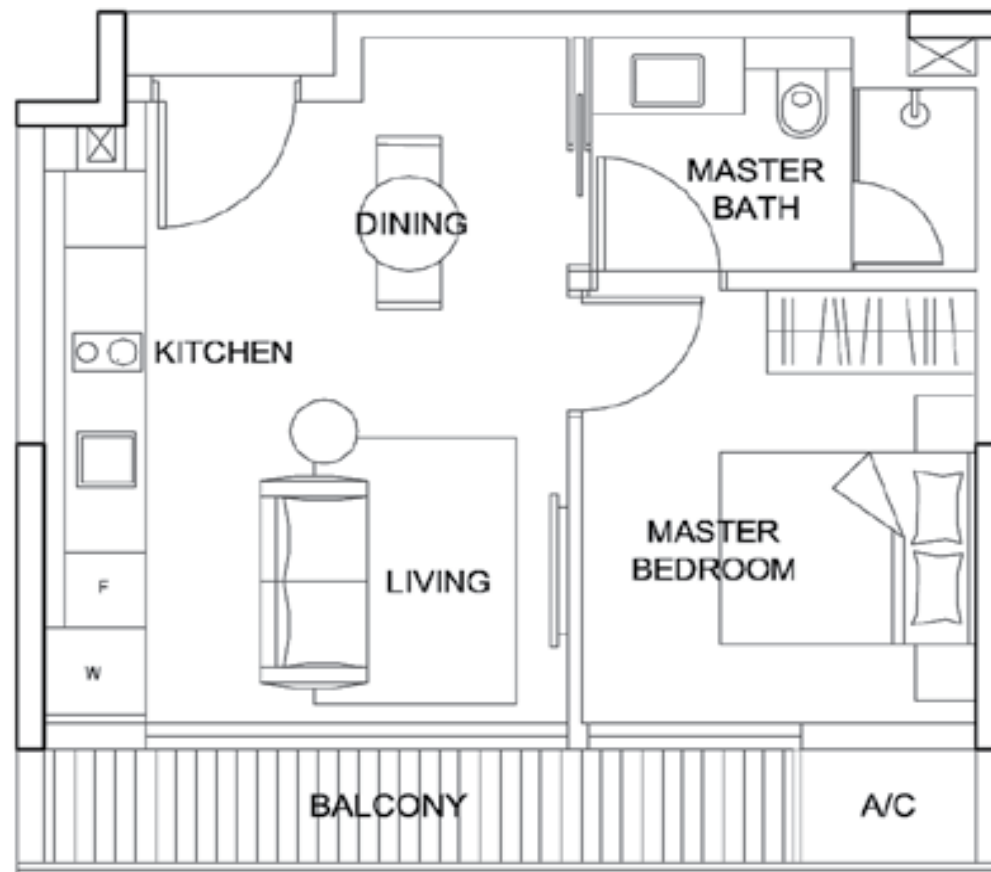


Type A1P

1-Bedroom with P.E.S.
700 sq ft
#01-09

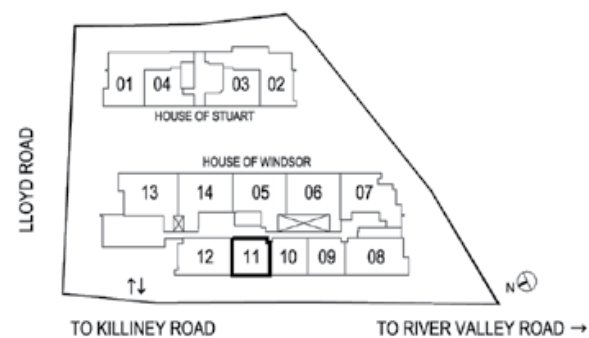
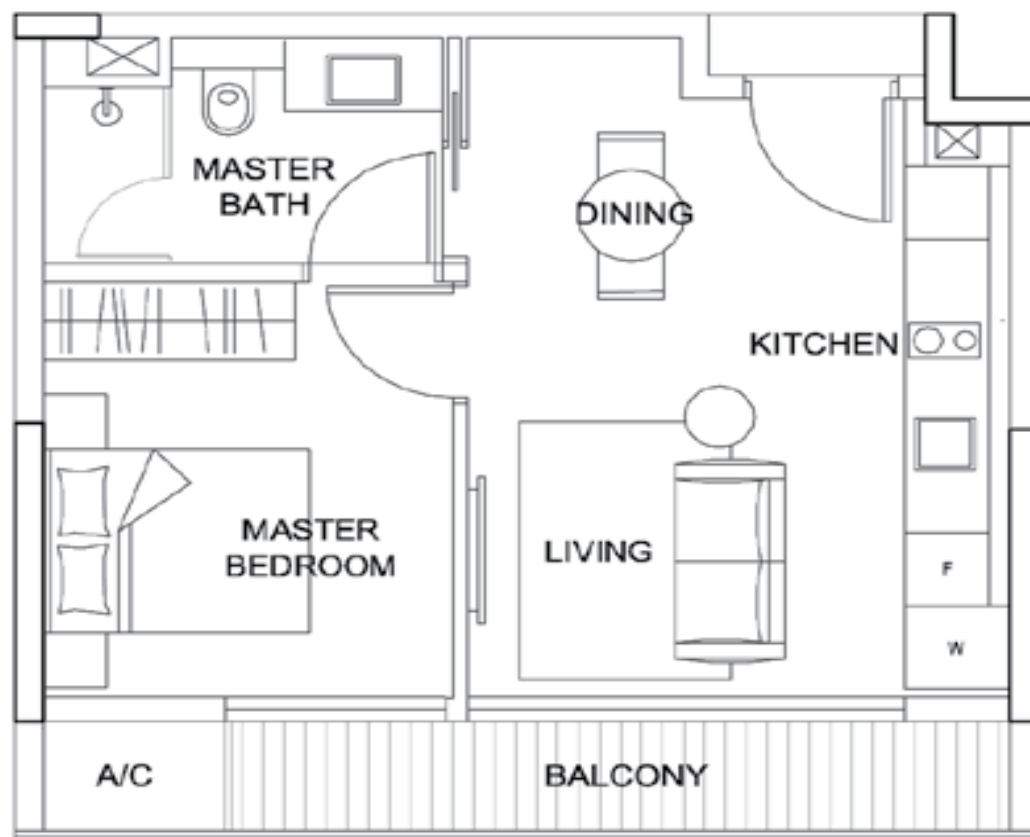
Type A2

1-Bedroom
506 sq ft
#02-10 to #09-10



Type A3

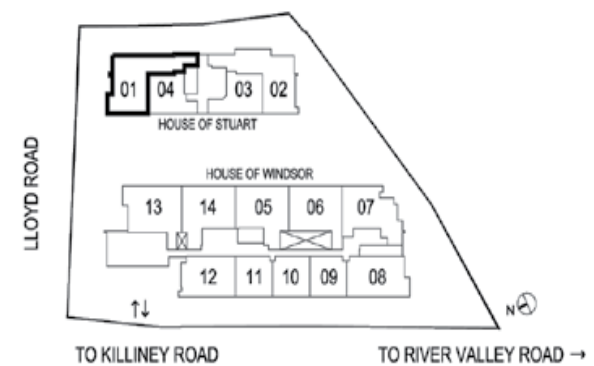
1-Bedroom
506 sq ft
#02-11 to #09-11



2-BEDROOM APARTMENTS

Type B8

2-Bedroom
1012 sq ft
#02-01 to #09-01

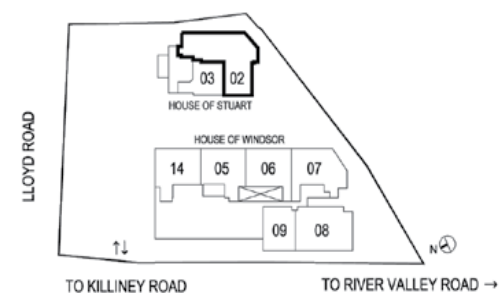
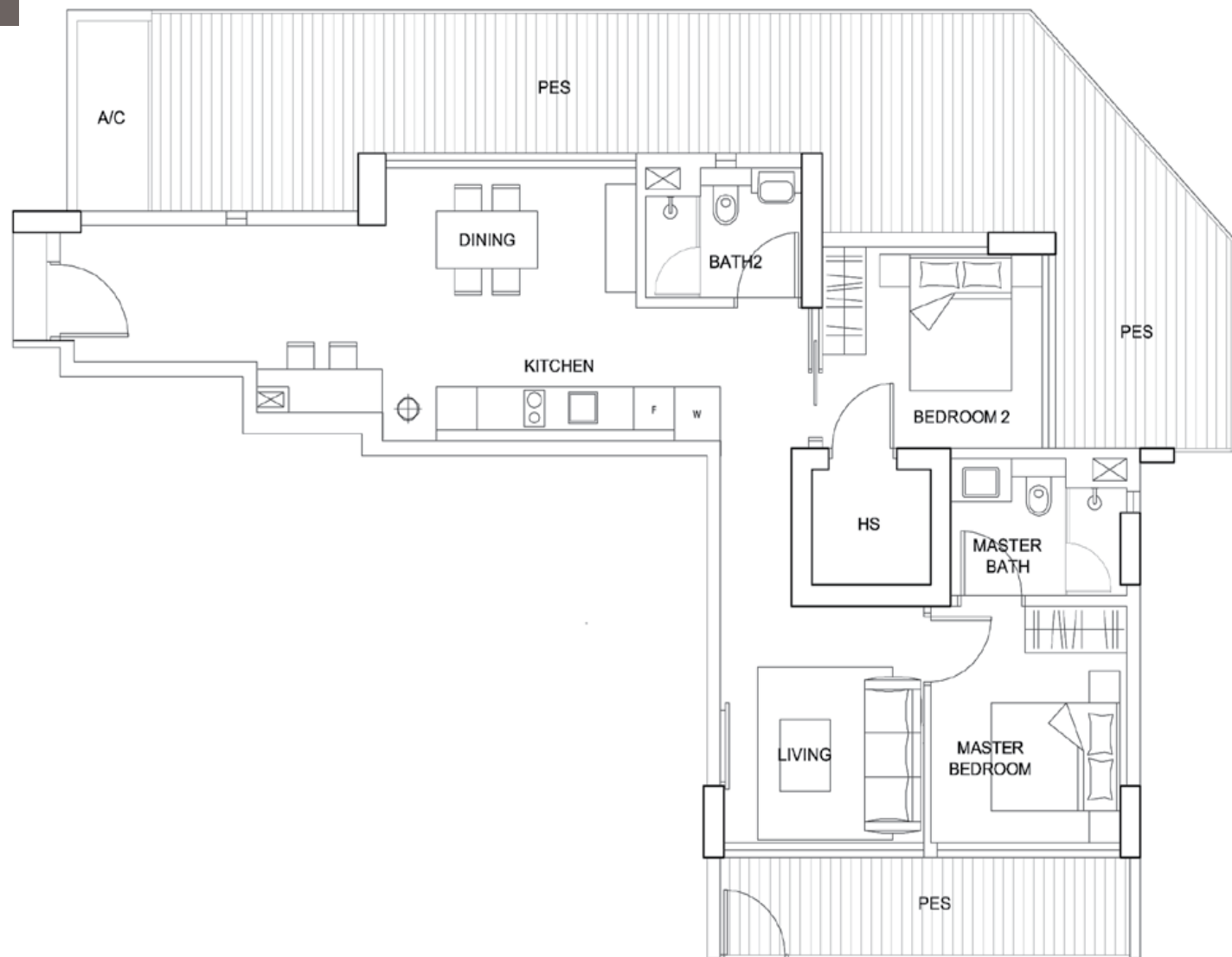


Type B9P

2-Bedroom with P.E.S.

1529 sq ft

#01-02

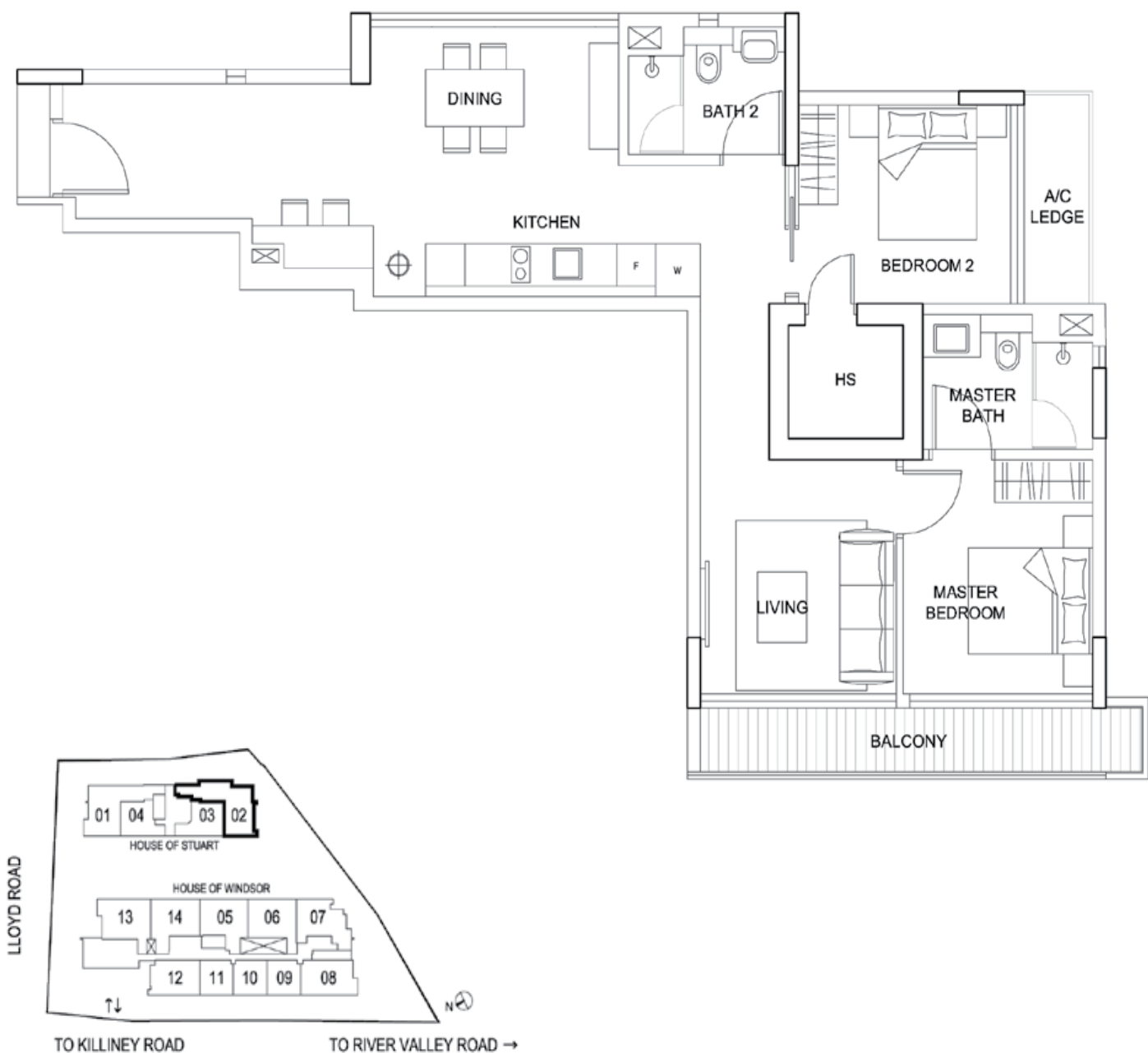


P.E.S.: Private Enclosed Space

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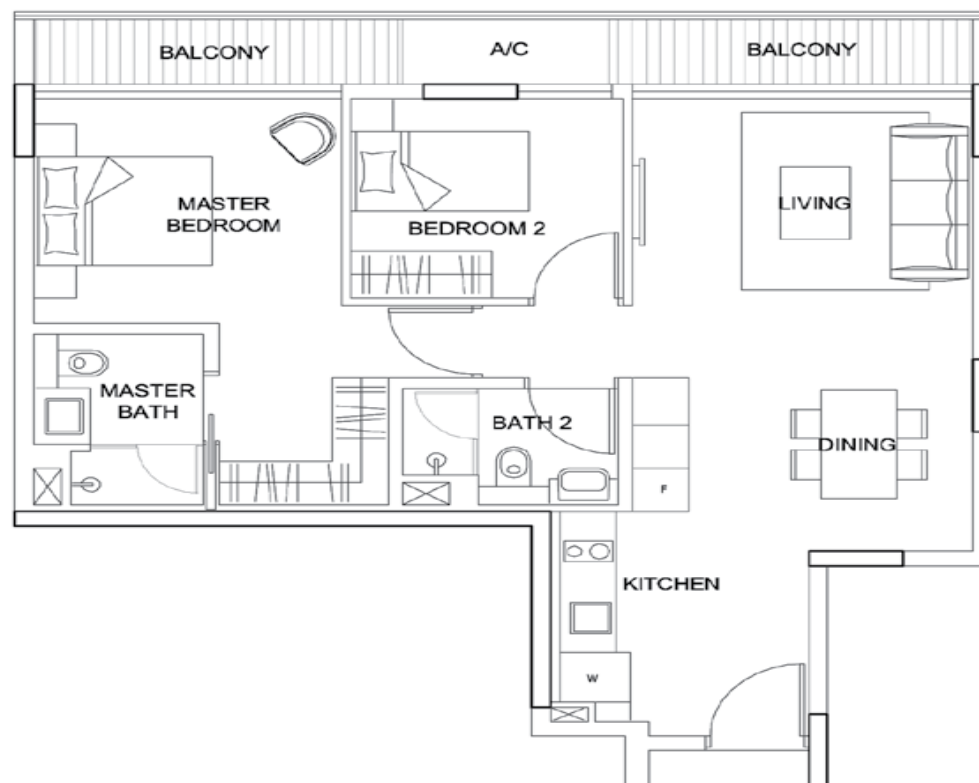
Type B9

2-Bedroom
1012 sq ft
#02-02 to #09-02



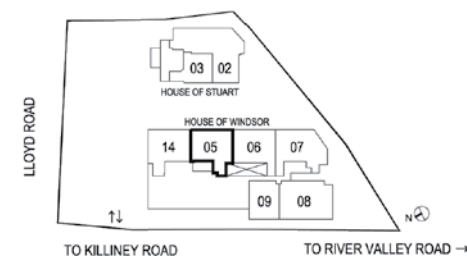
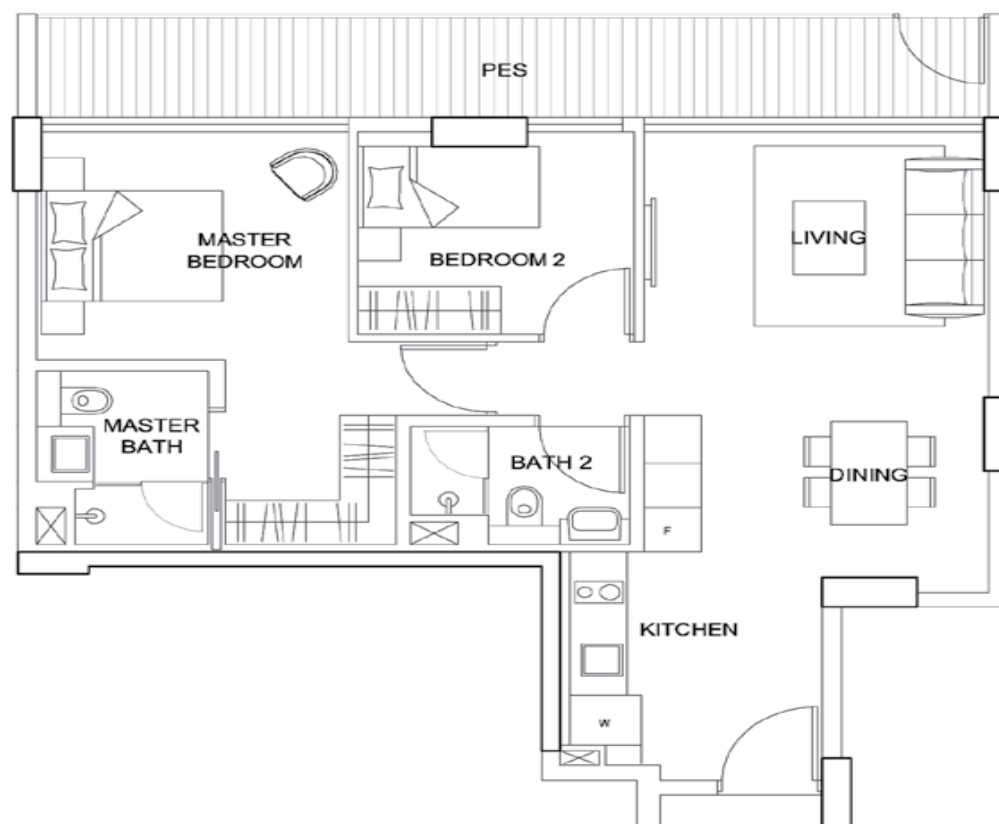
Type B7

2-Bedroom
883 sq ft
#02-05 to #09-05



Type B7P

2-Bedroom with P.E.S.
926 sq ft
#01-05

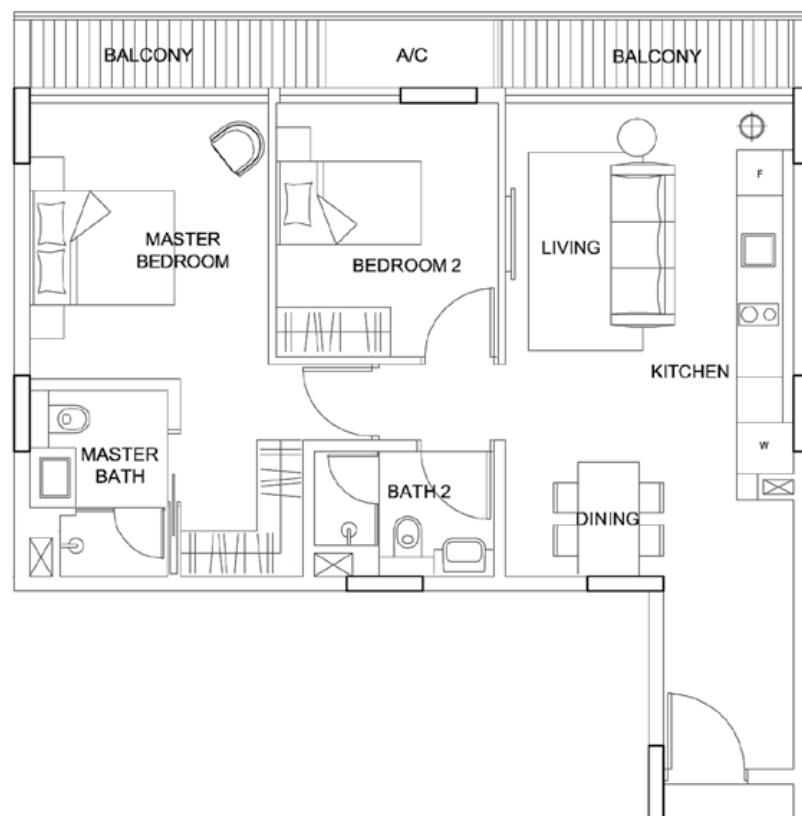


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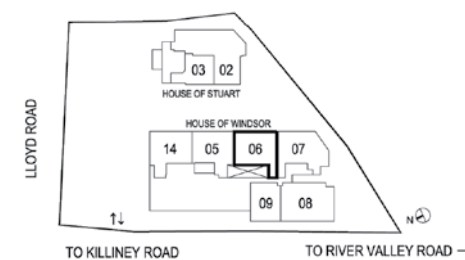
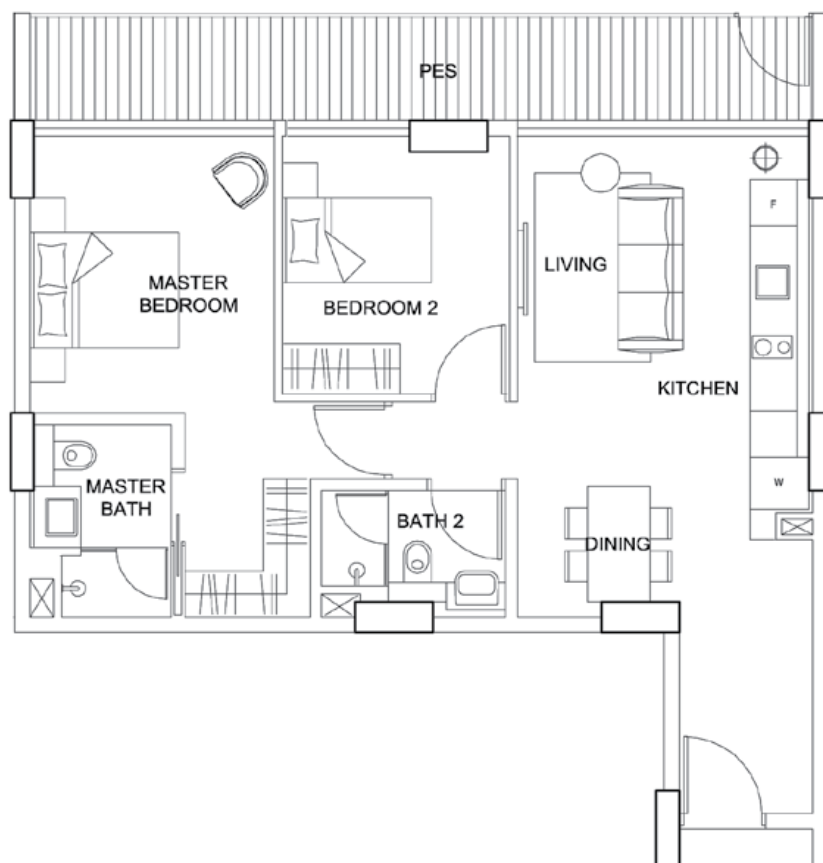
Type B1

2-Bedroom
894 sq ft
#02-06 to #09-06



Type B1P

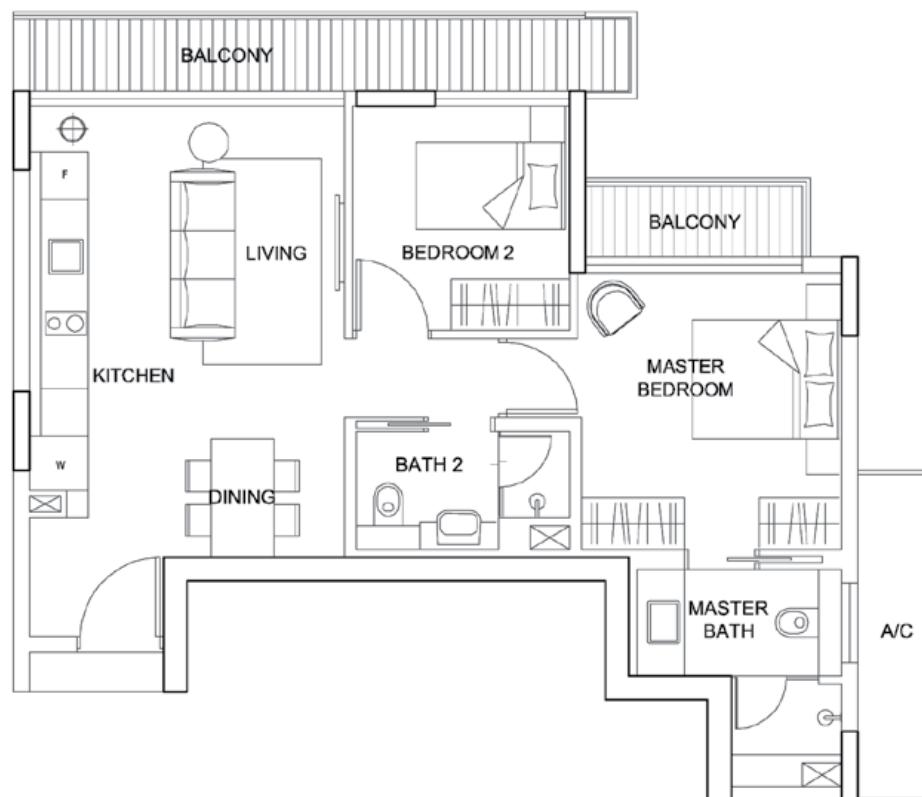
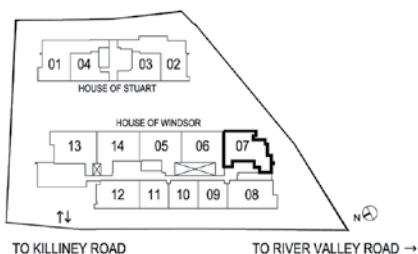
2-Bedroom with P.E.S.
937 sq ft
#01-06



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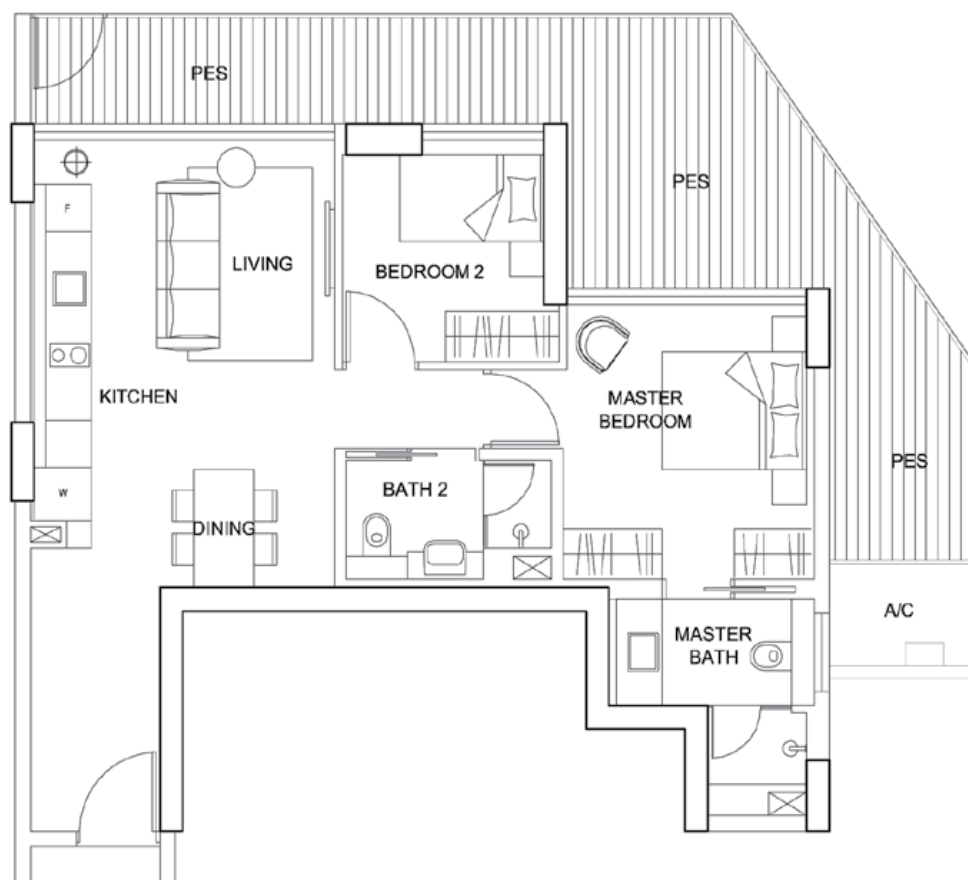
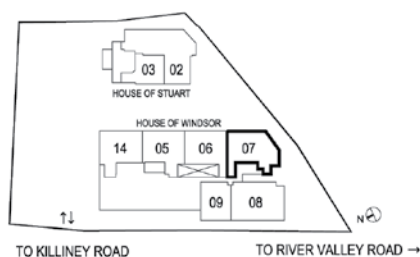
LLOYD ROAD



Type B2

2-Bedroom
872 sq ft
#02-07 to #09-07

LLOYD ROAD

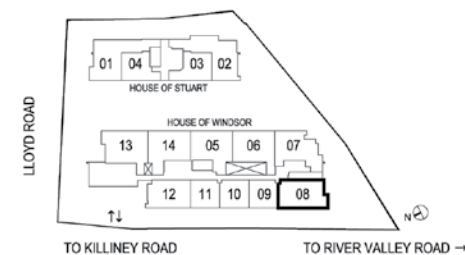
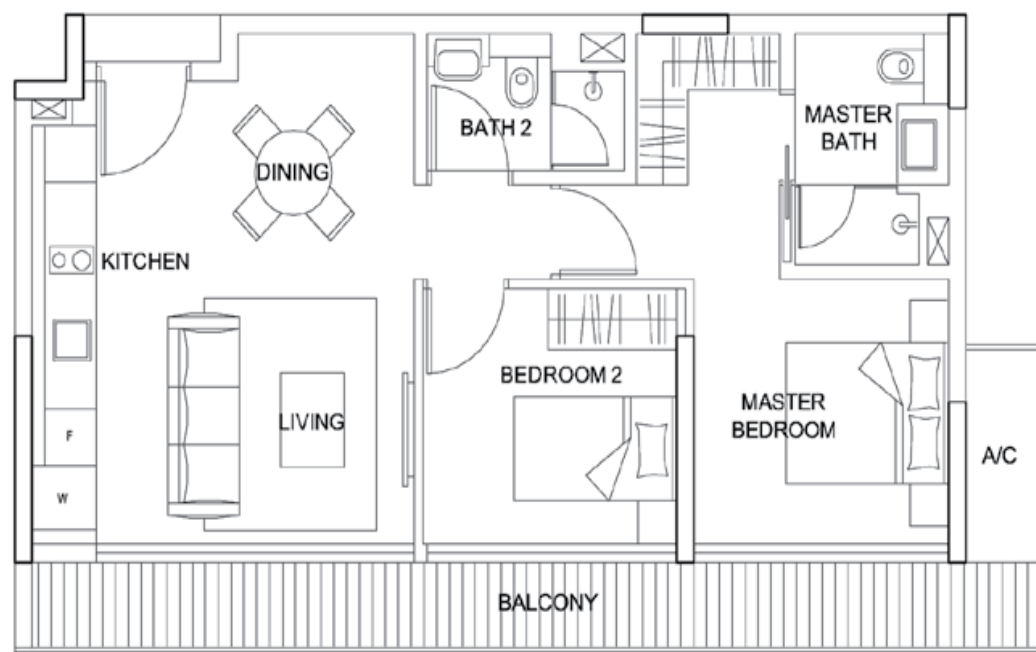


Type B2P

2-Bedroom with P.E.S.
1088 sq ft
#01-07

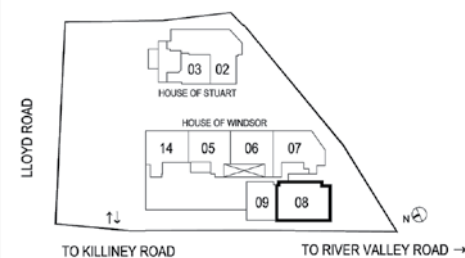
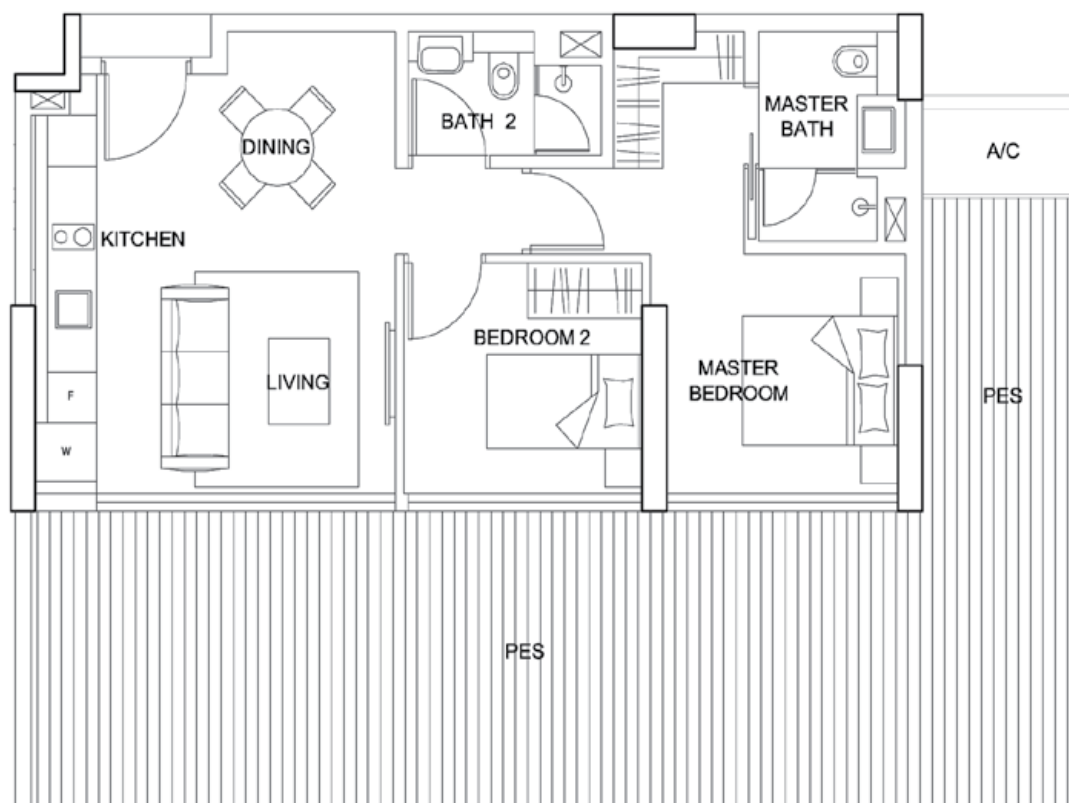
Type B3

2-Bedroom
819 sq ft
#02-08 to #09-08



Type B3P

2-Bedroom with P.E.S.
1271 sq ft
#01-08

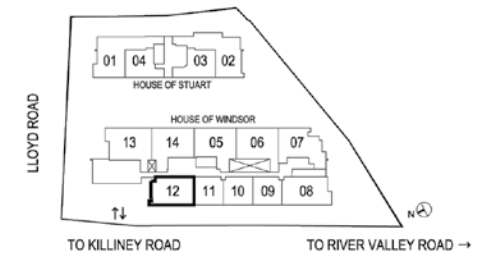
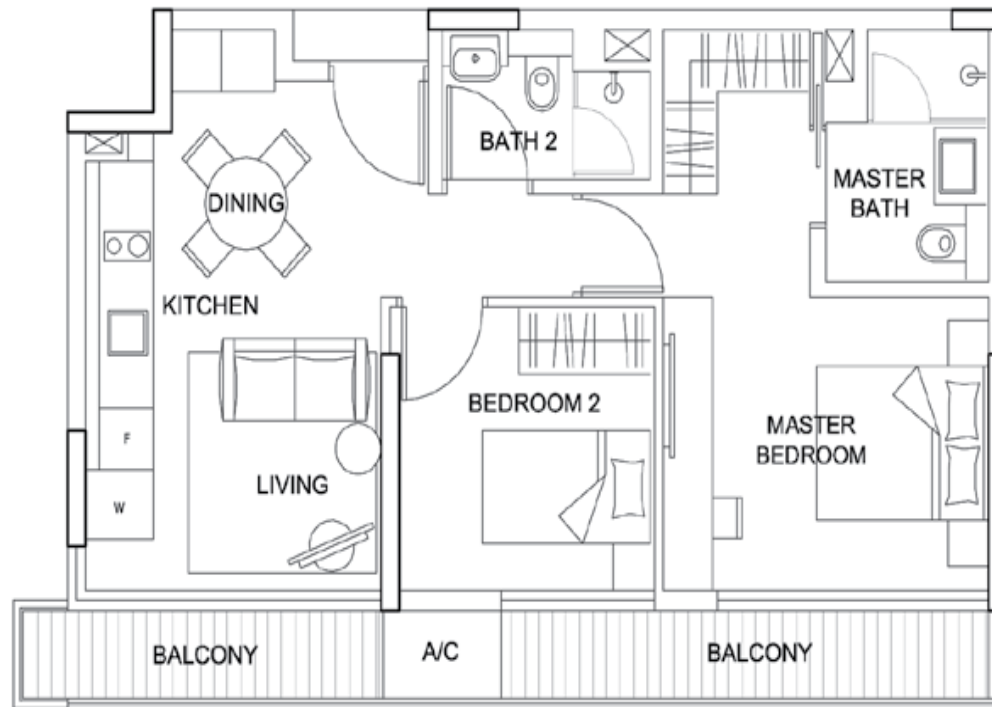


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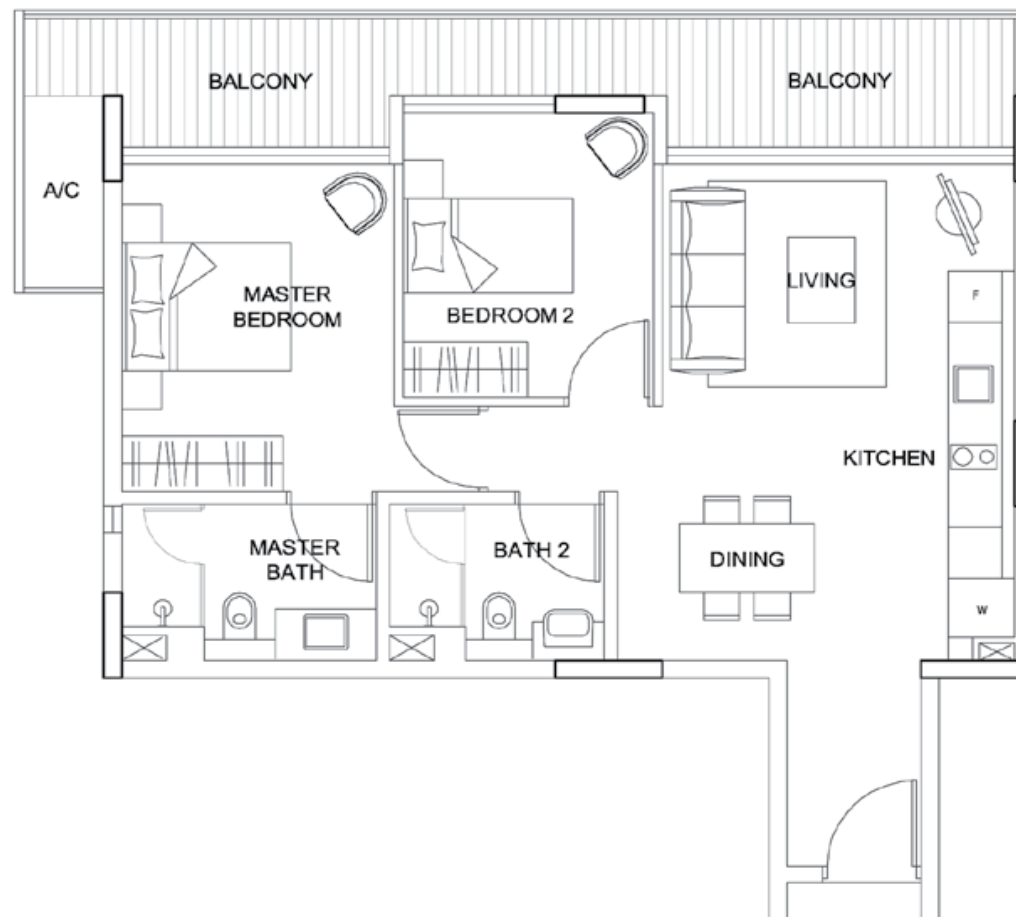
Type B4

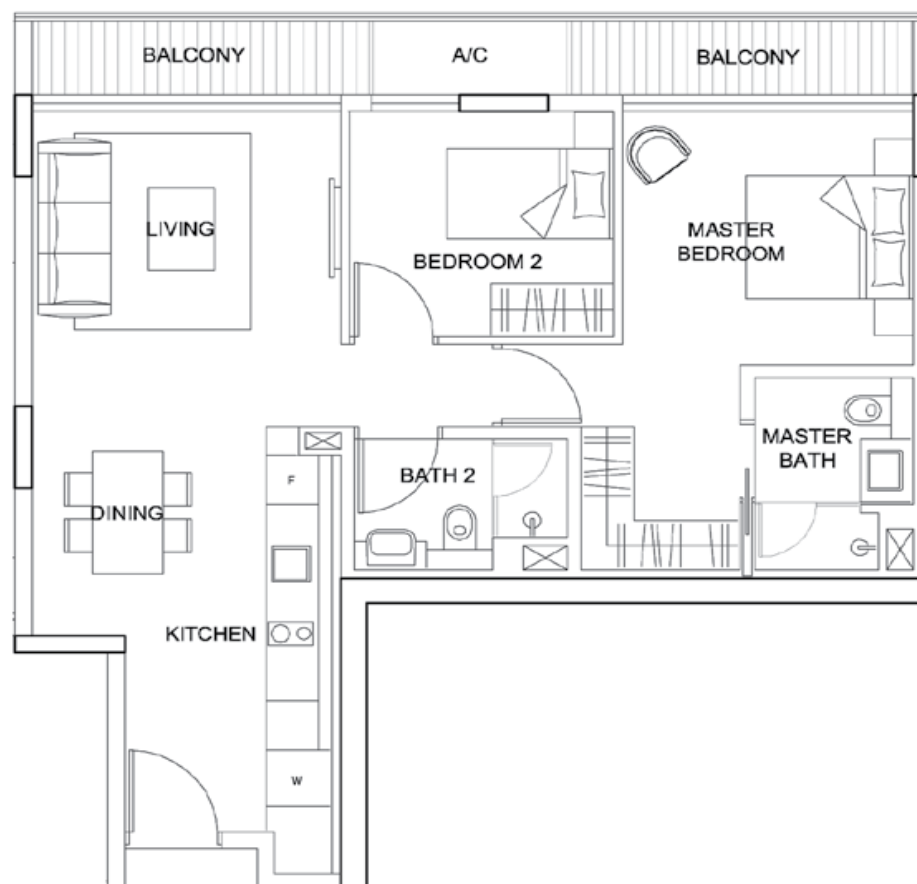
2-Bedroom
732 sq ft
#02-12 to #09-12



Type B5

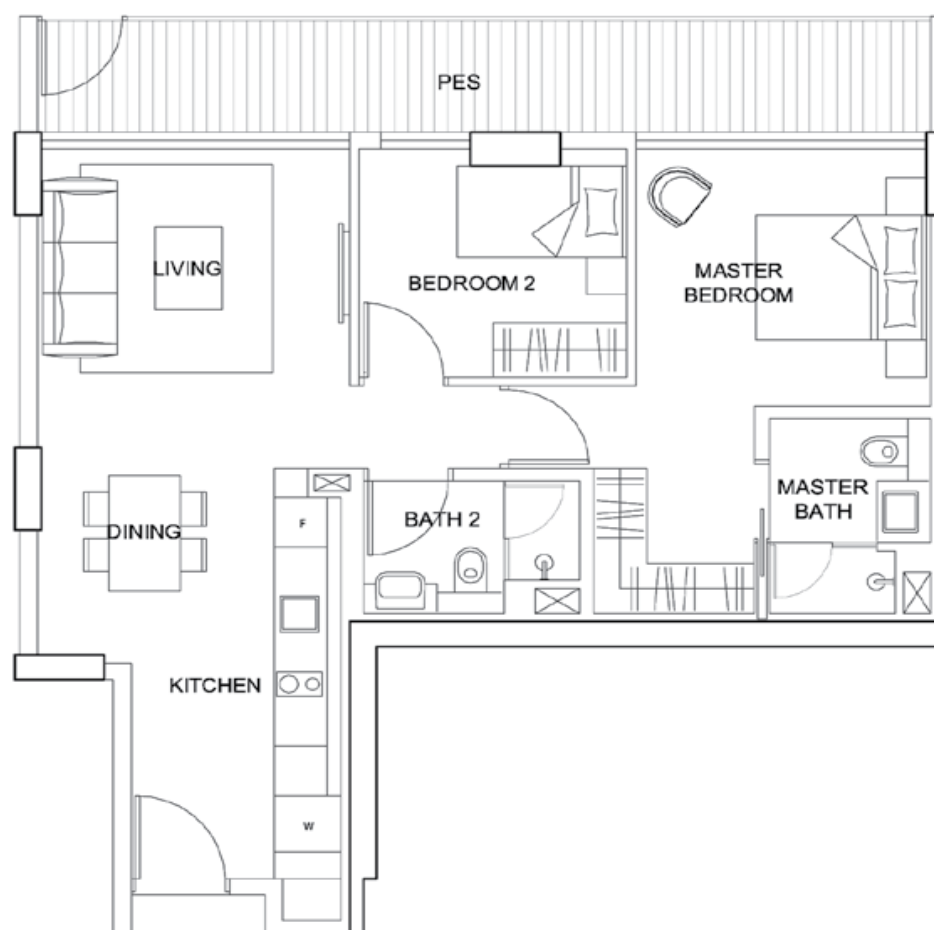
2-Bedroom
937 sq ft
#02-13 to #09-13





Type B6

2-Bedroom
883 sq ft
#02-14 to #09-14



Type B6P

2-Bedroom with P.E.S.
926 sq ft
#01-14

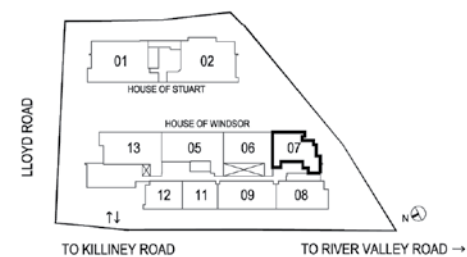
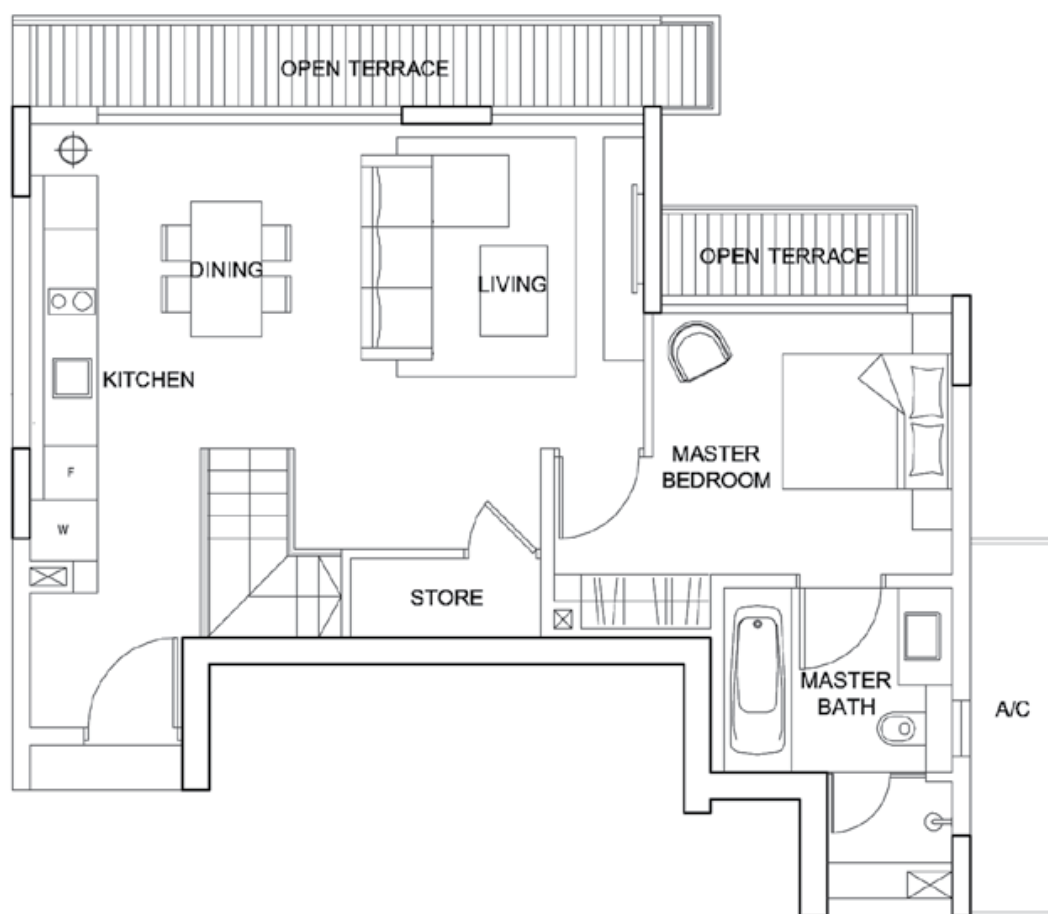
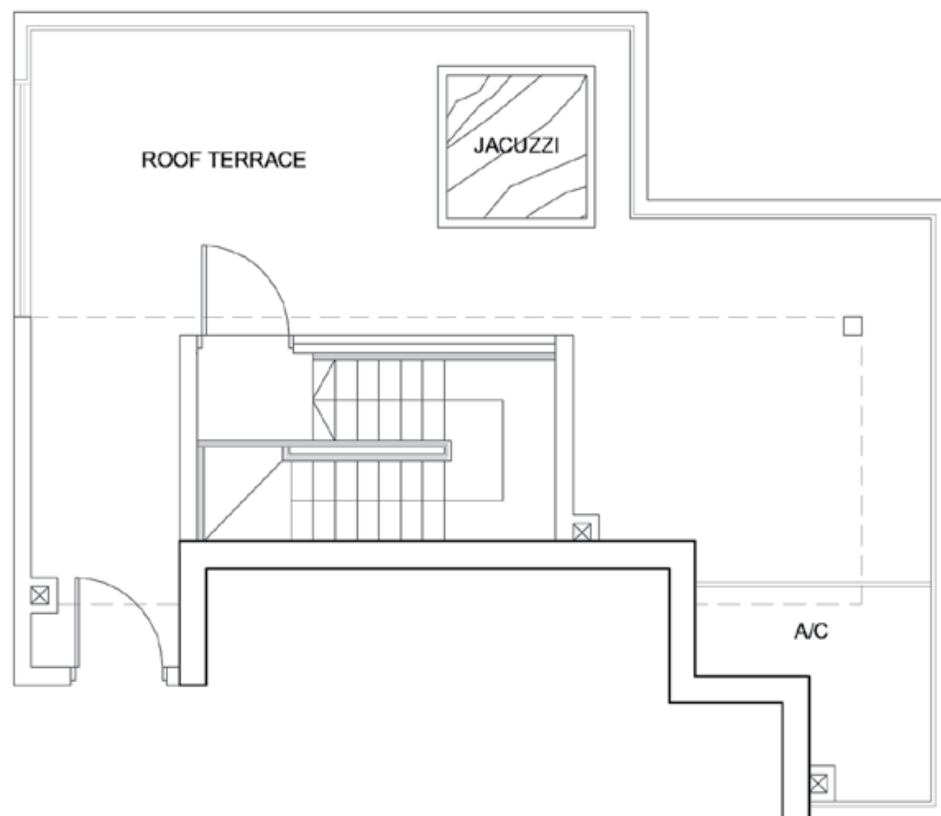
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PENTHOUSES

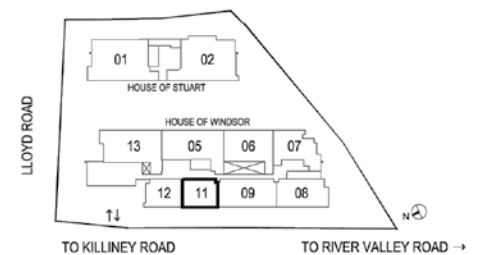
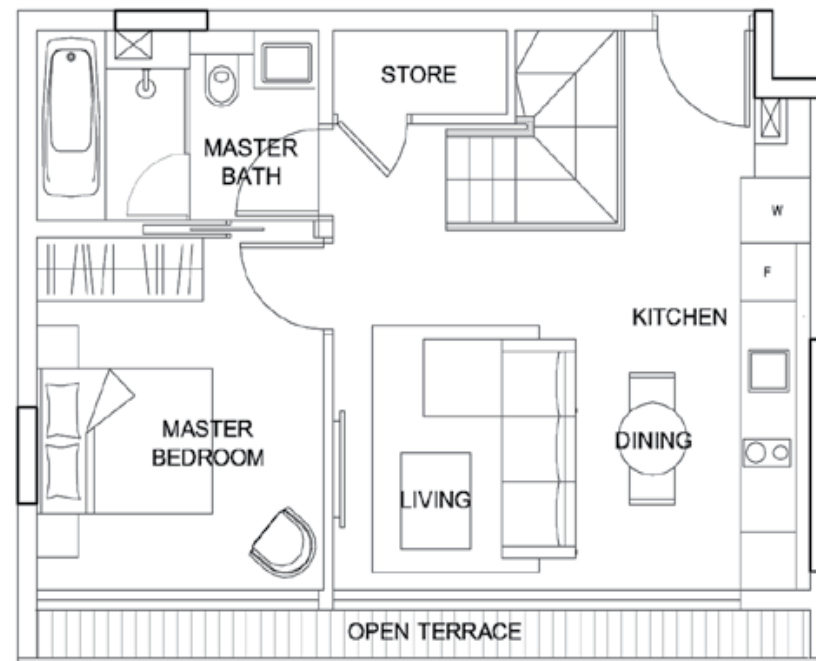
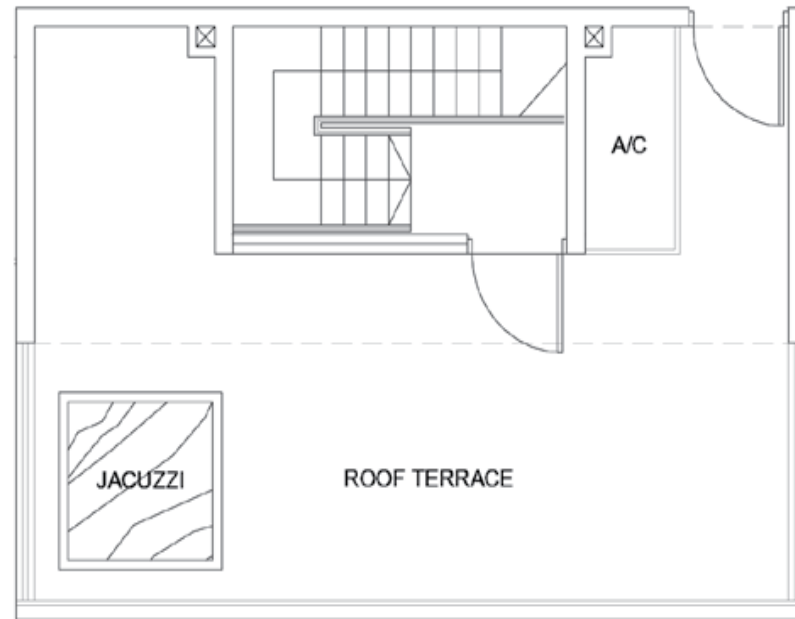
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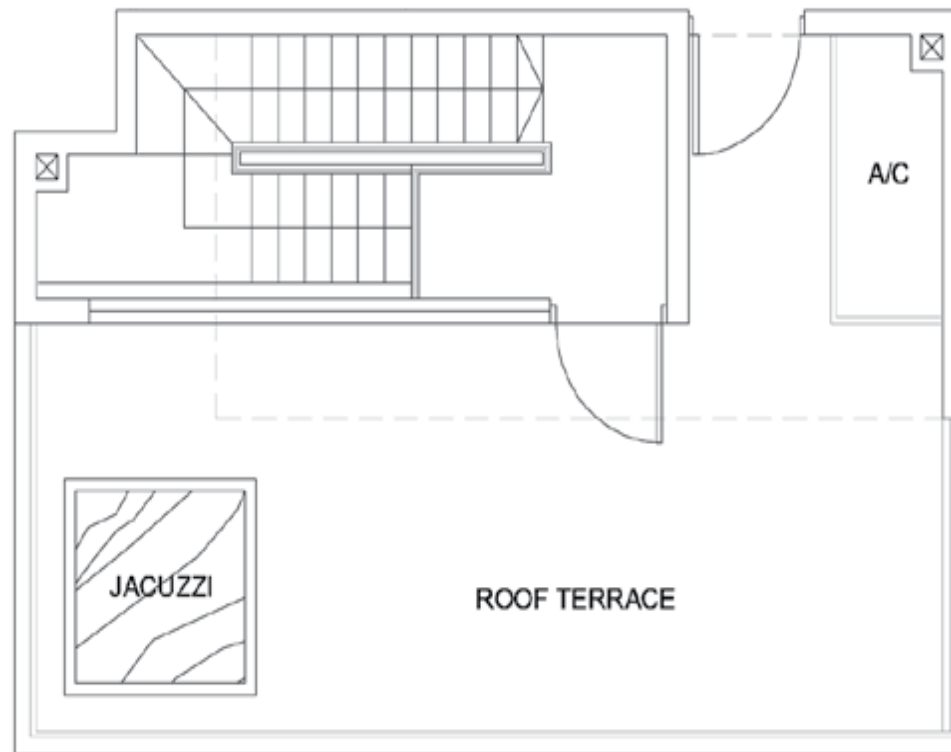
1-Bedroom Penthouse
1583 sq ft
#10-07



Type PHA2

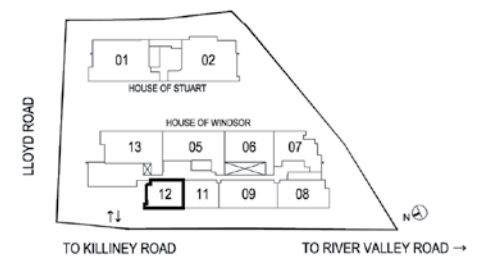
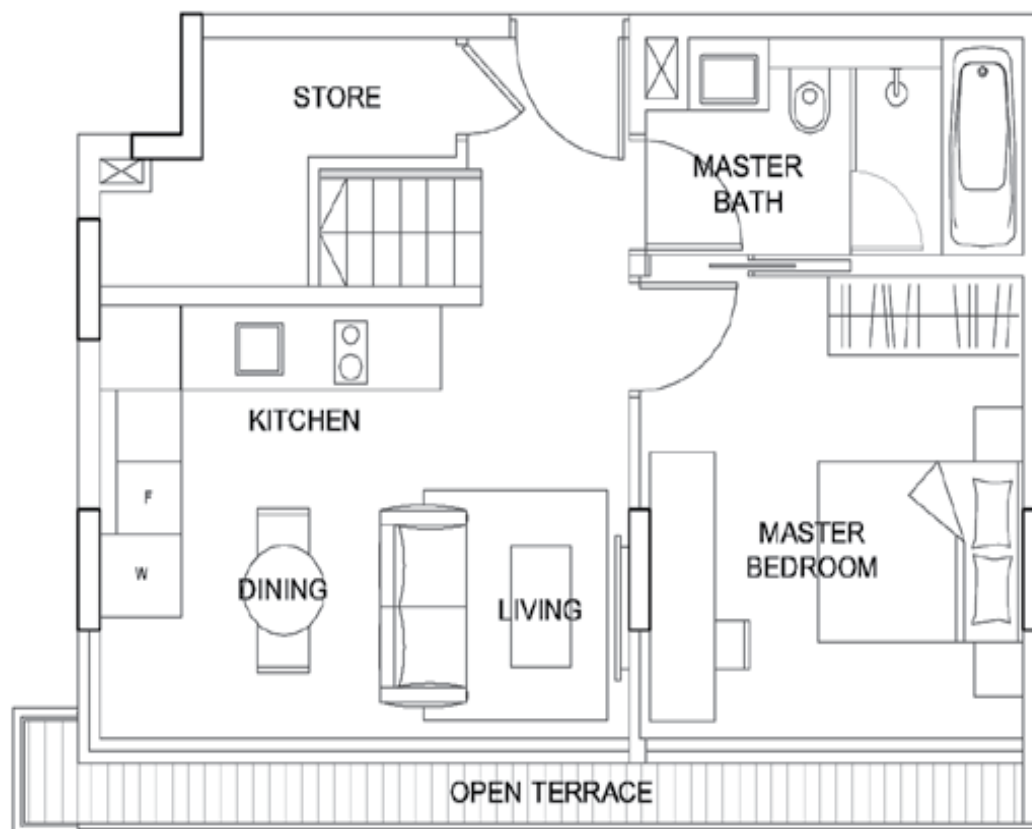
1-Bedroom Penthouse
1174 sq ft
#10-11

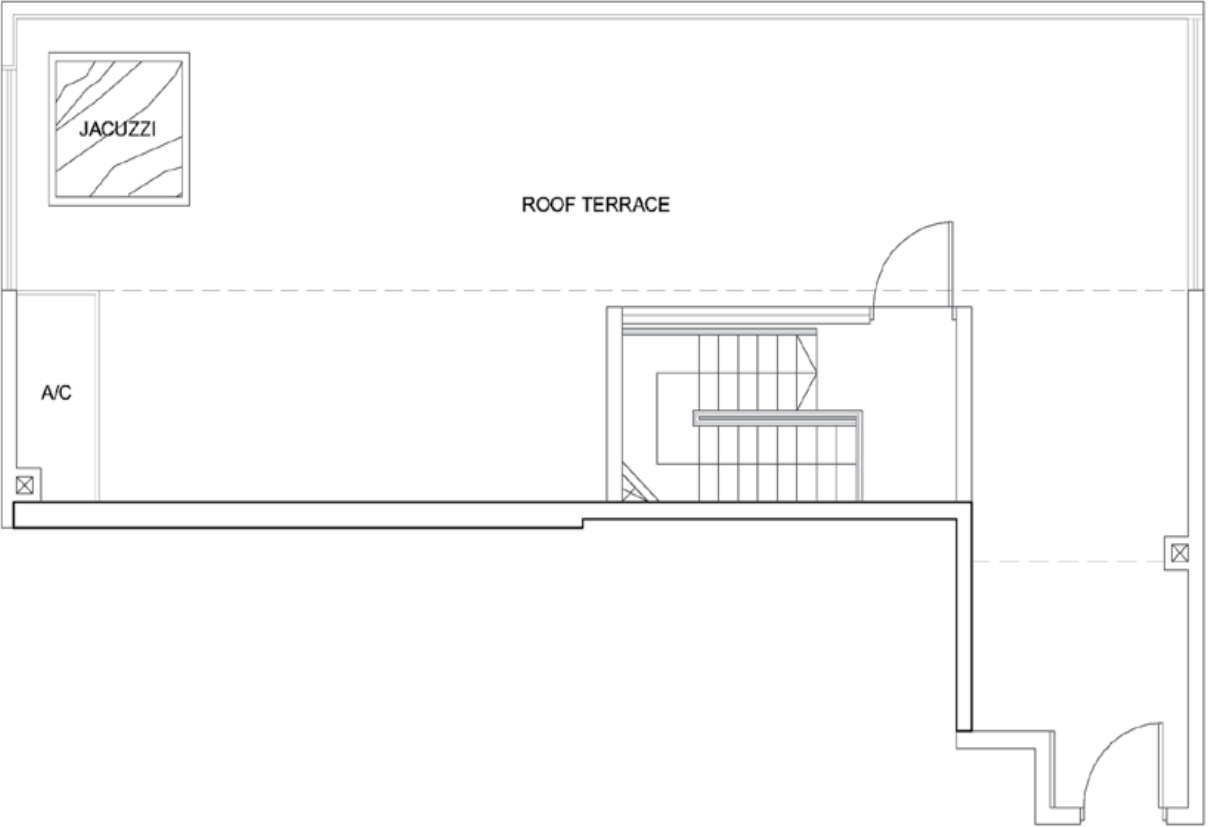




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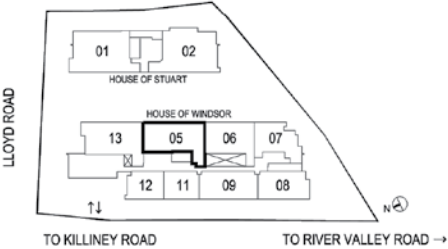
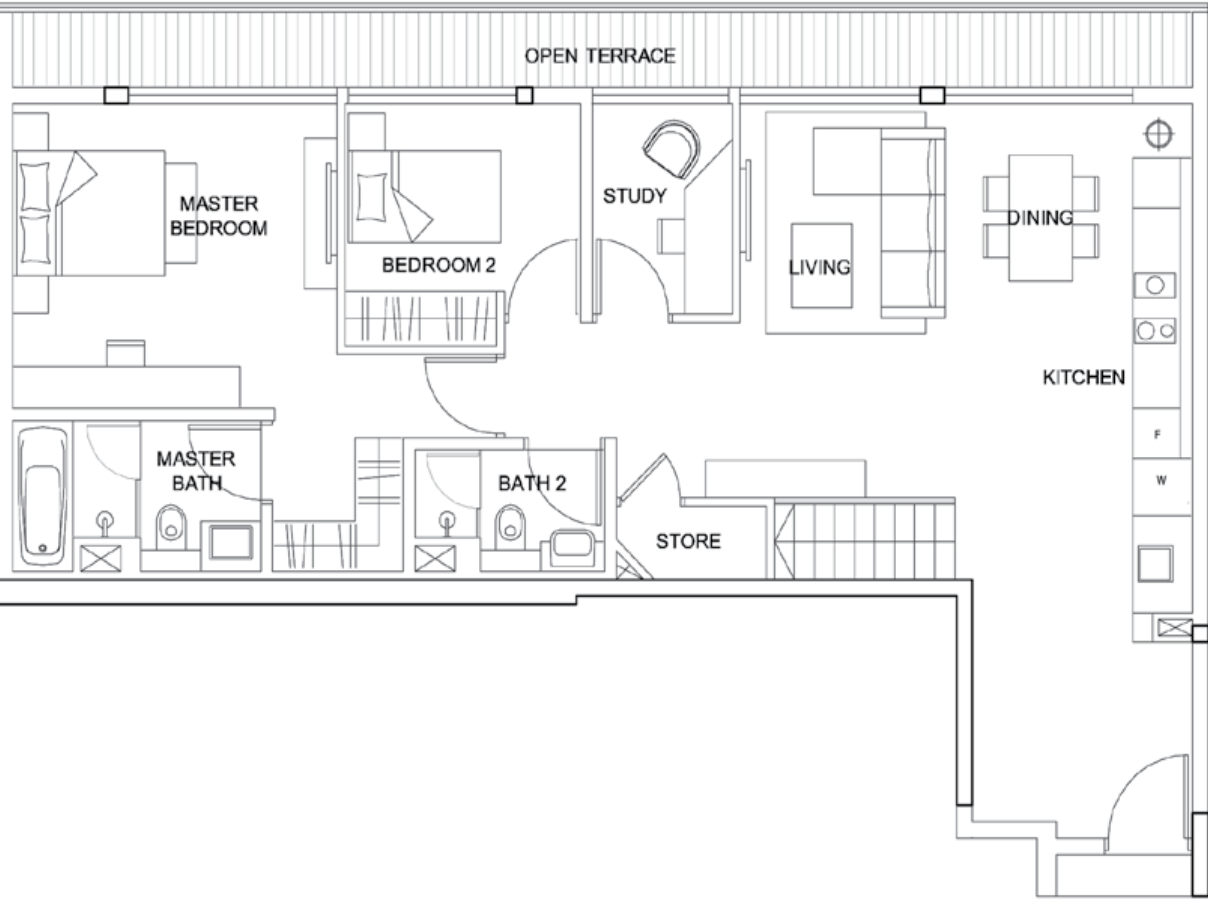
1-Bedroom Penthouse
1184 sq ft
#10-12

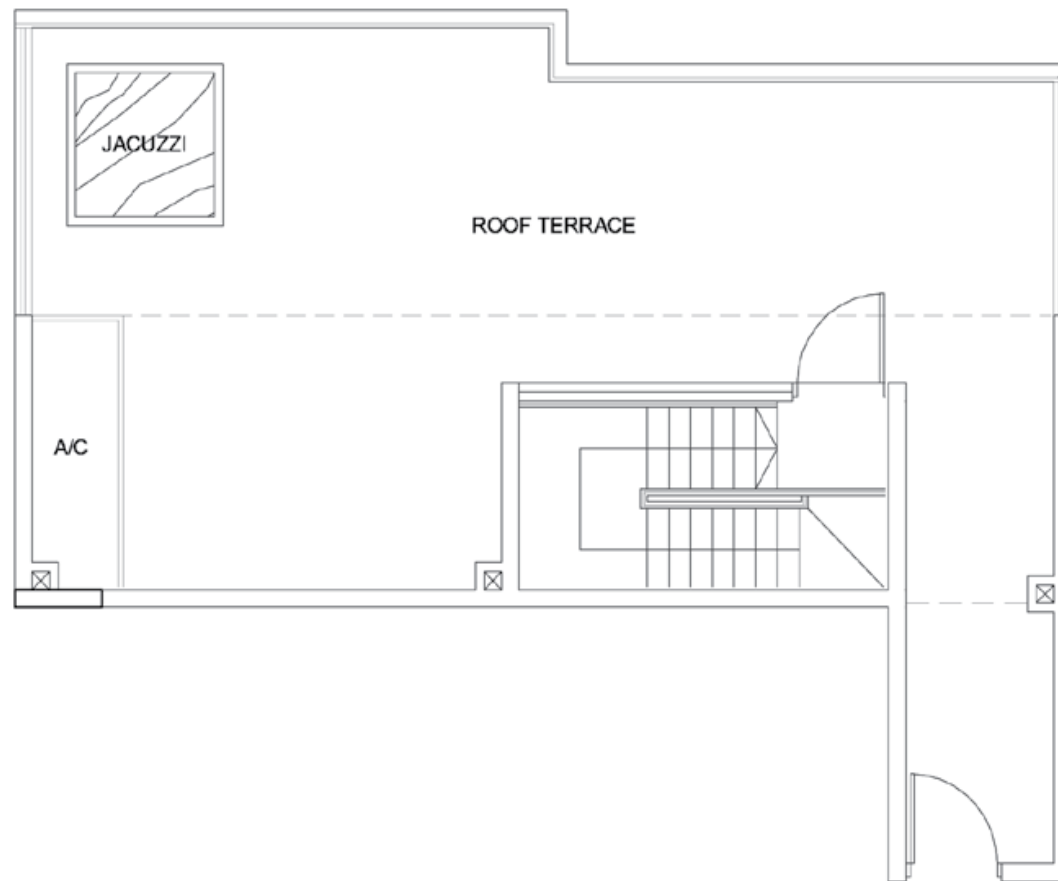




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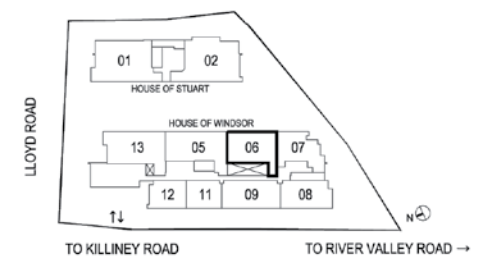
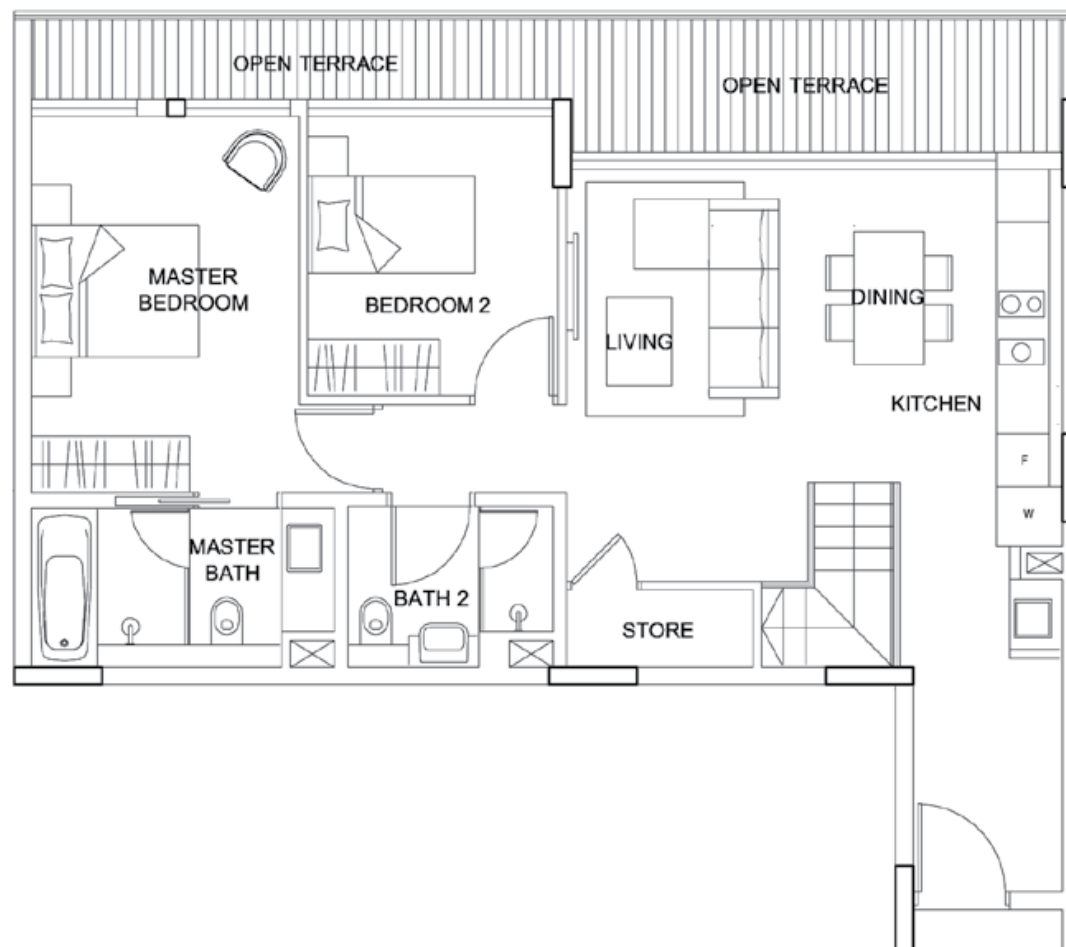
2-Bedroom Penthouse
2304 sq ft
#10-05





Type PHB1

2-Bedroom Penthouse
1895 sq ft
#10-06

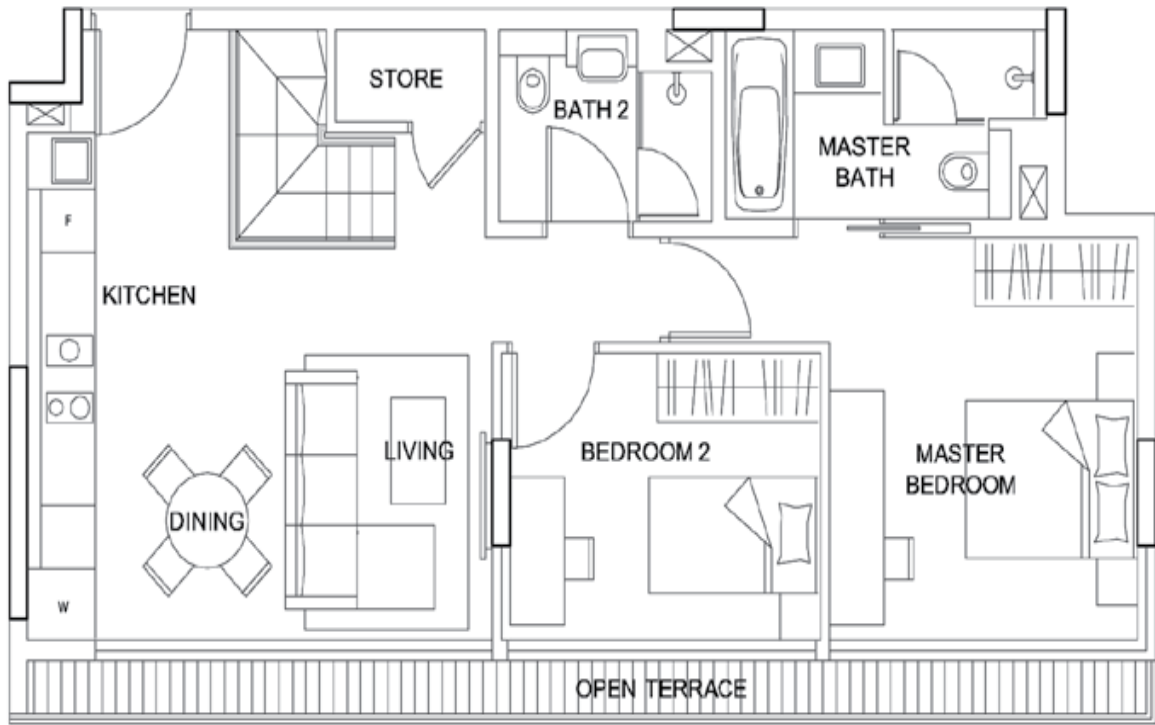
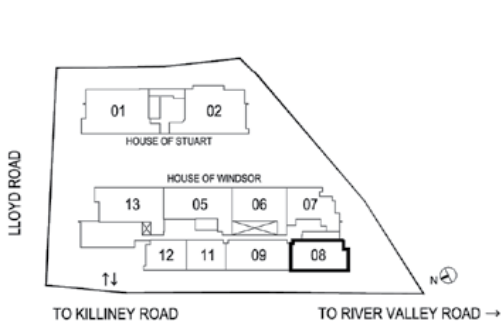
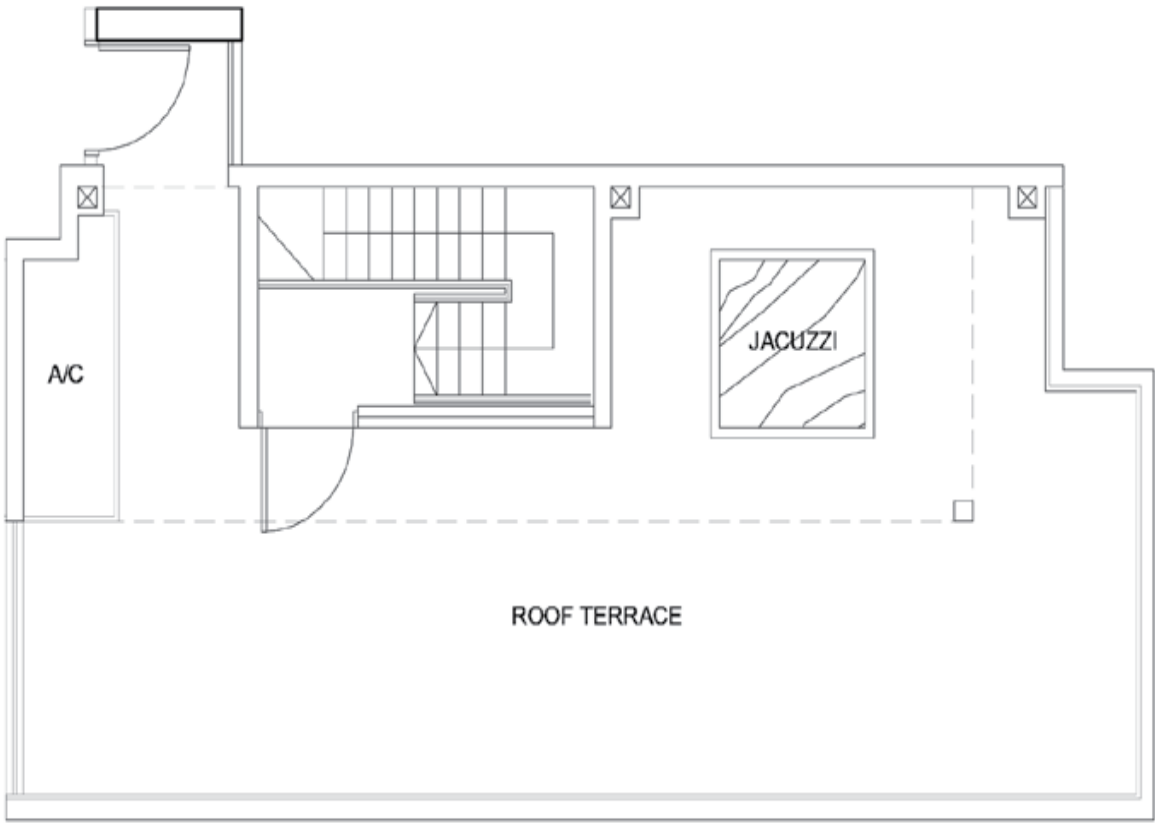


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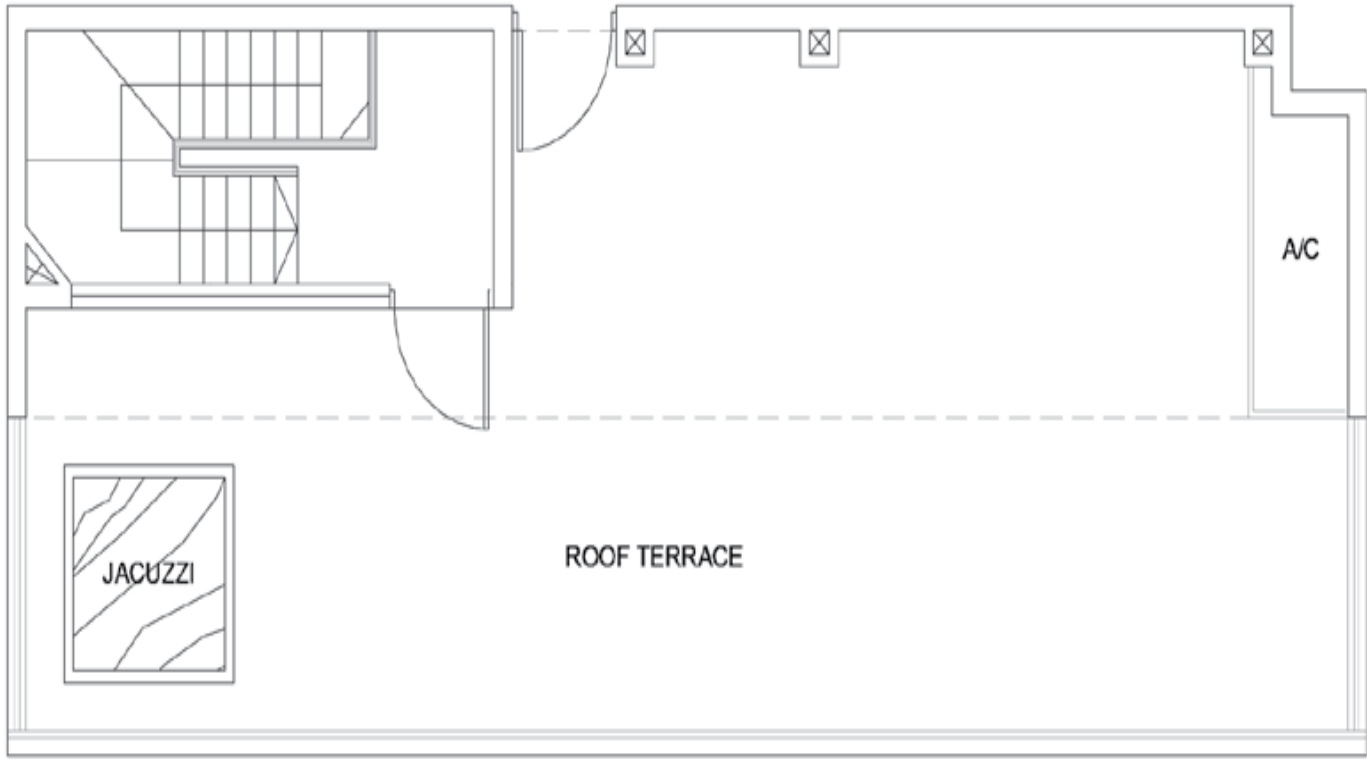
2-Bedroom Penthouse

1680 sq ft

#10-08

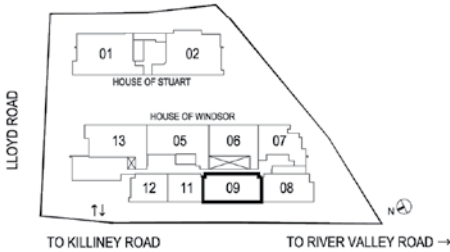
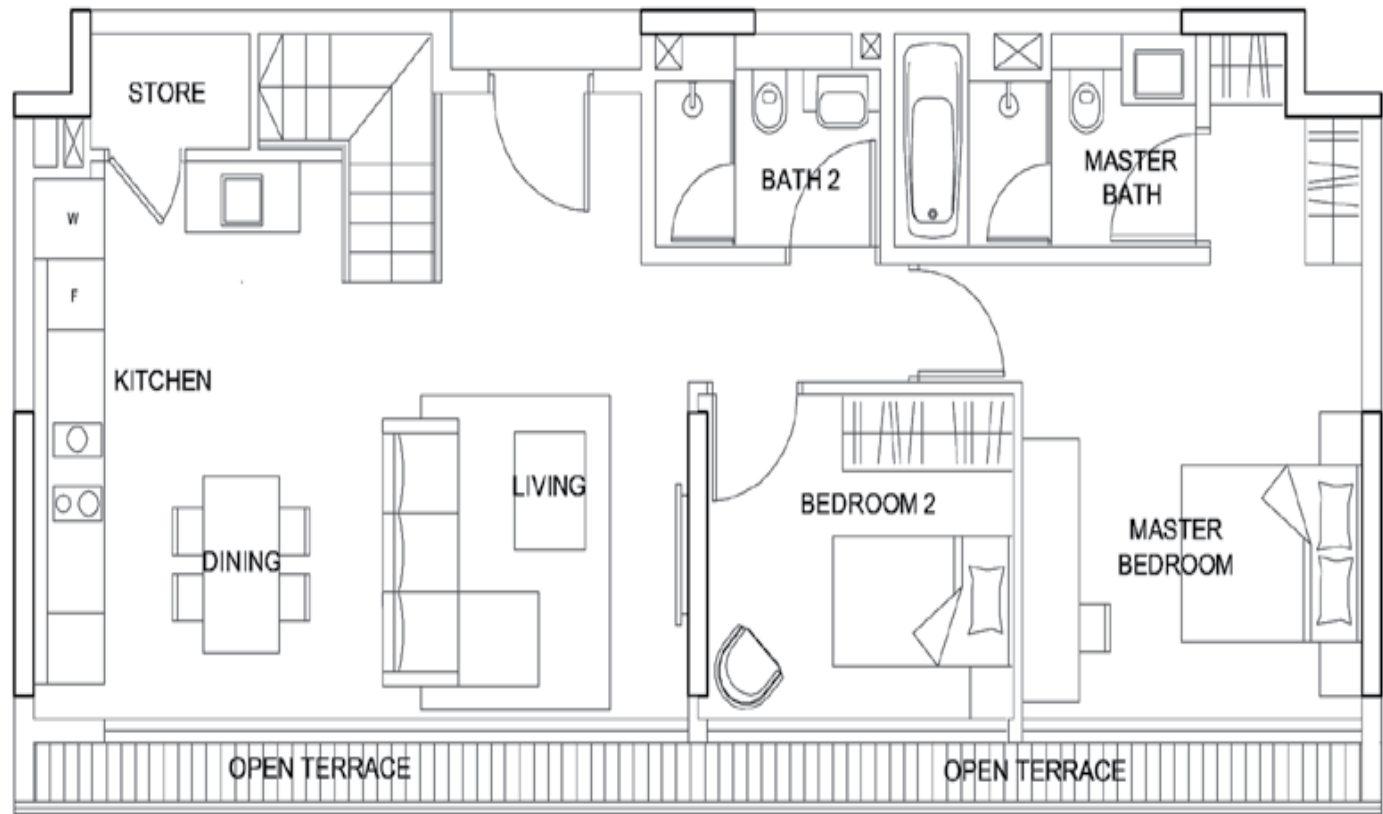


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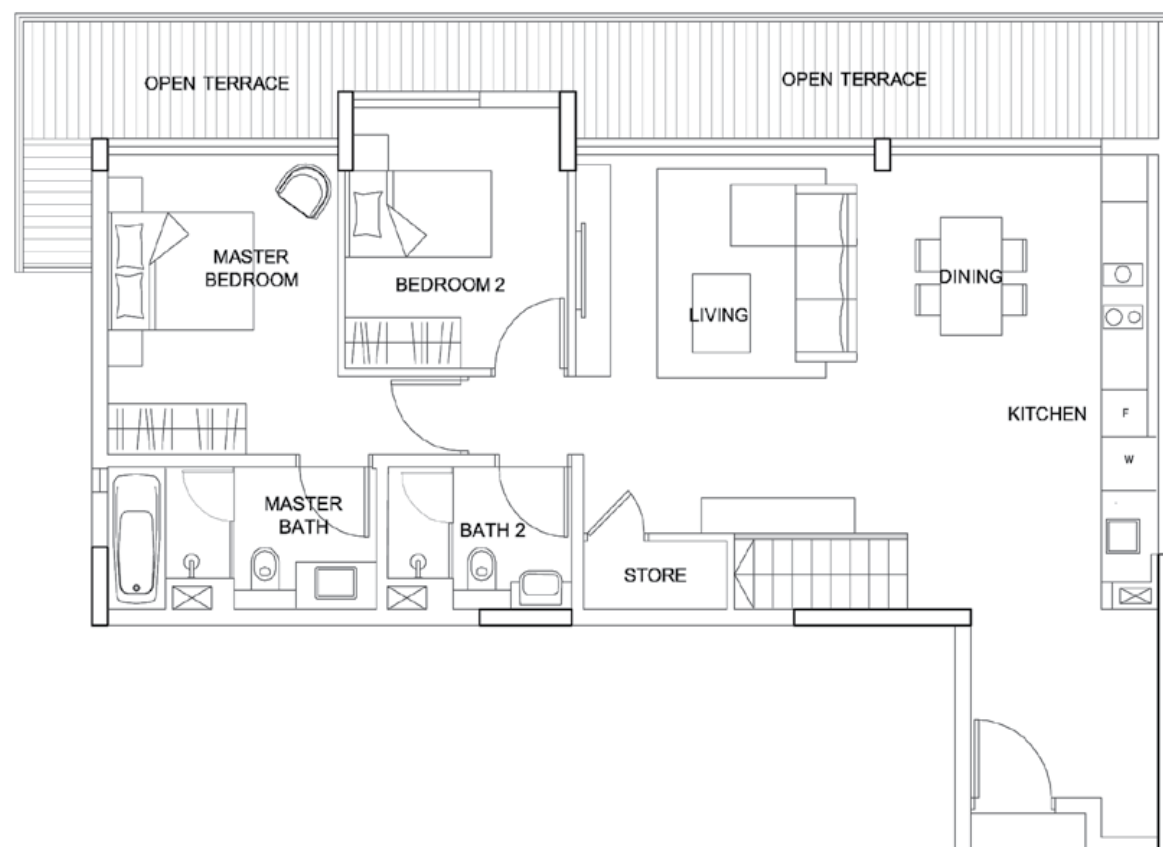
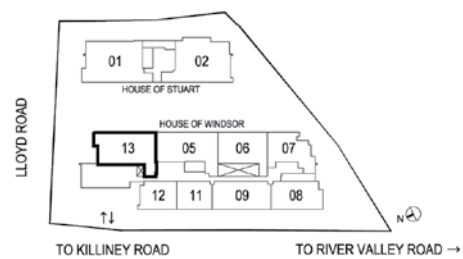
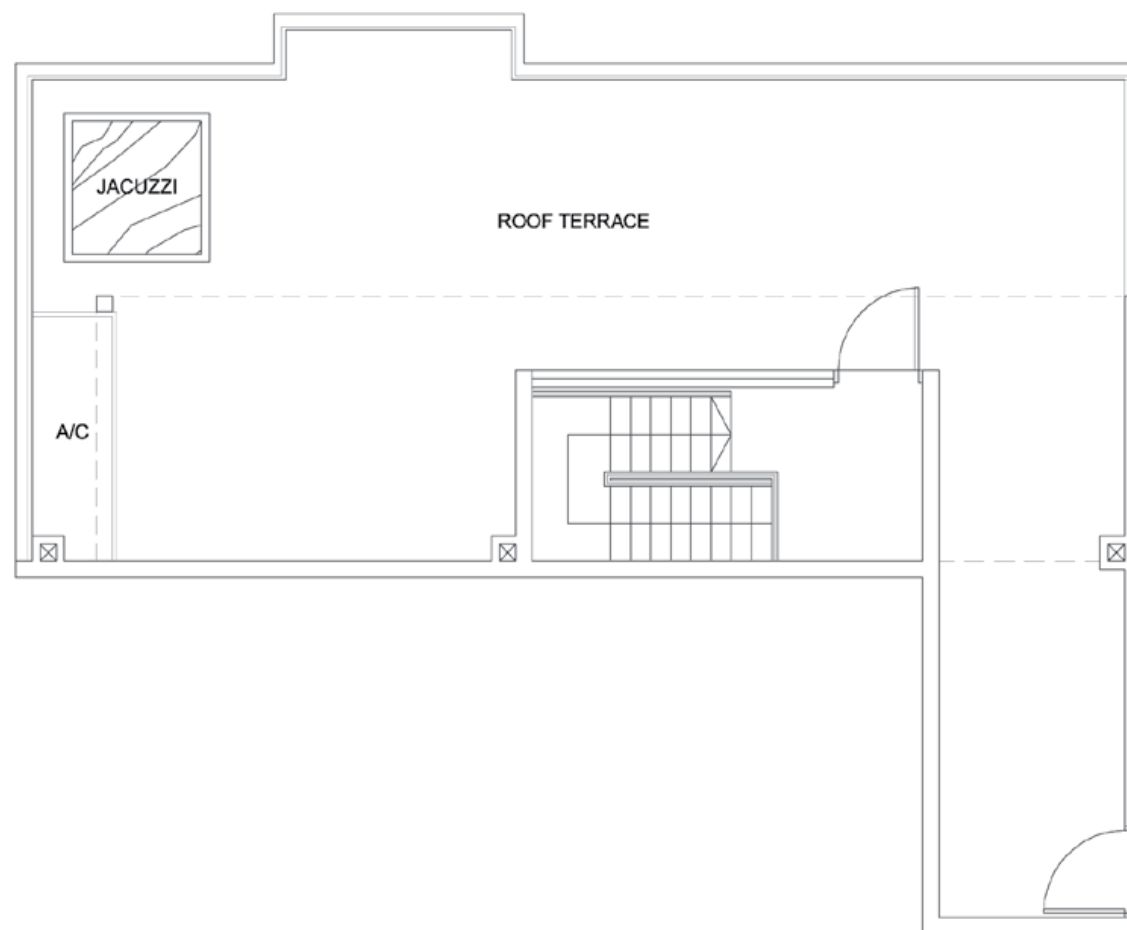
Type PHB3

2-Bedroom Penthouse
1938 sq ft
#10-09



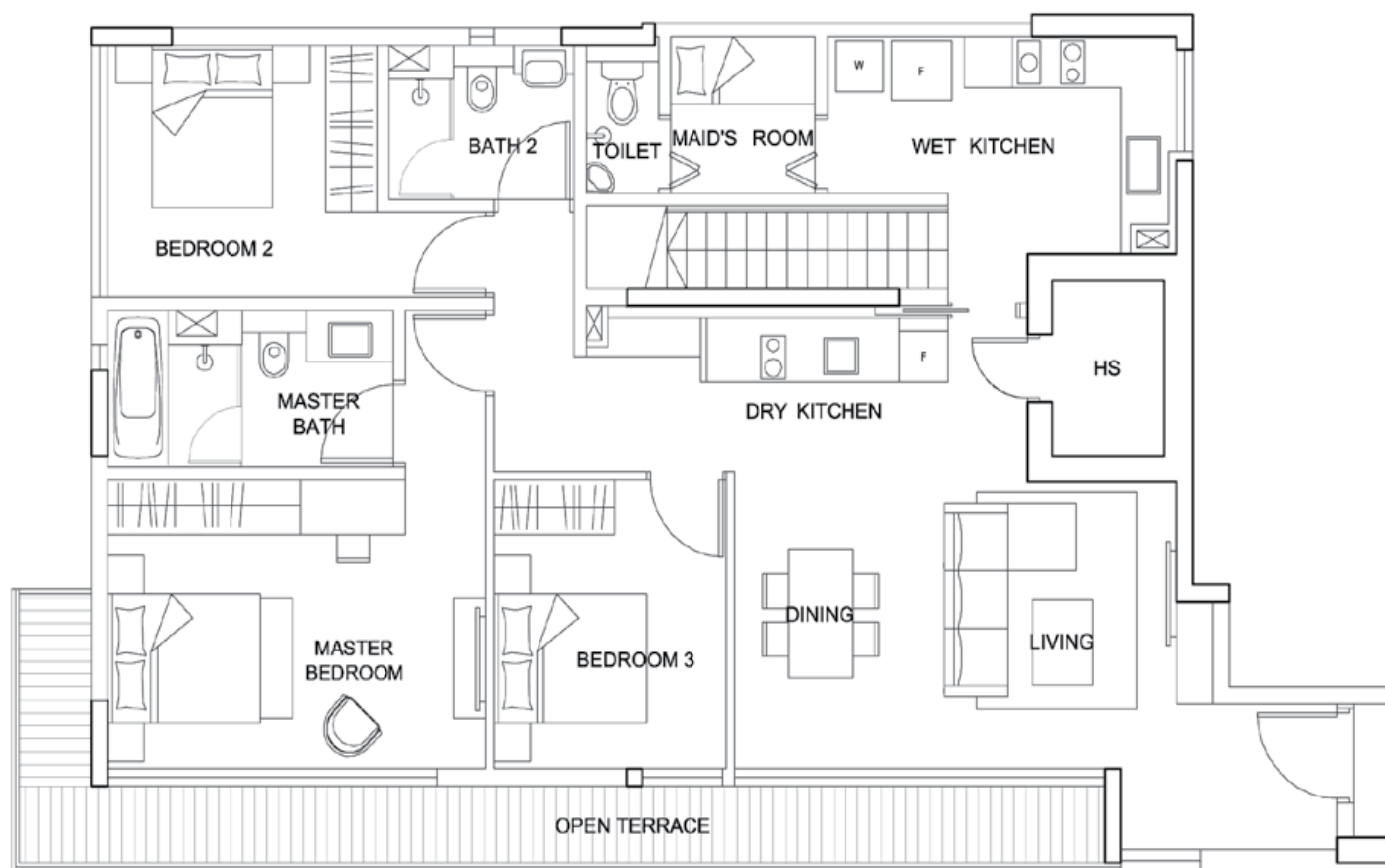
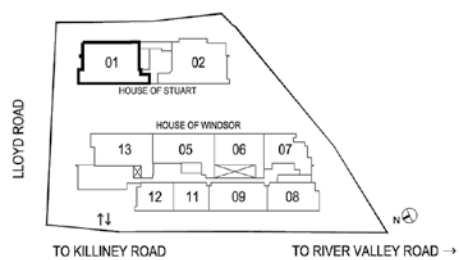
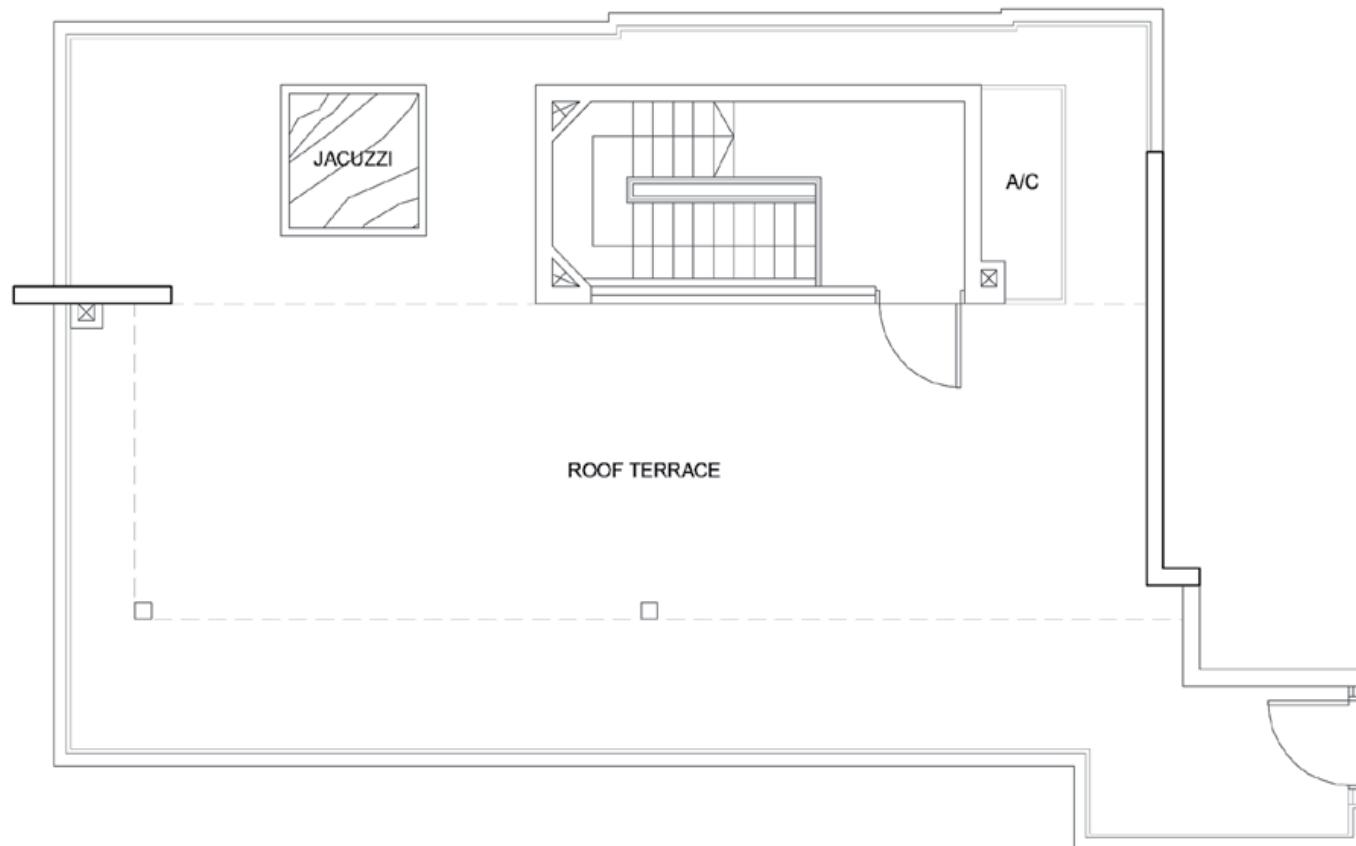
Type PHB4

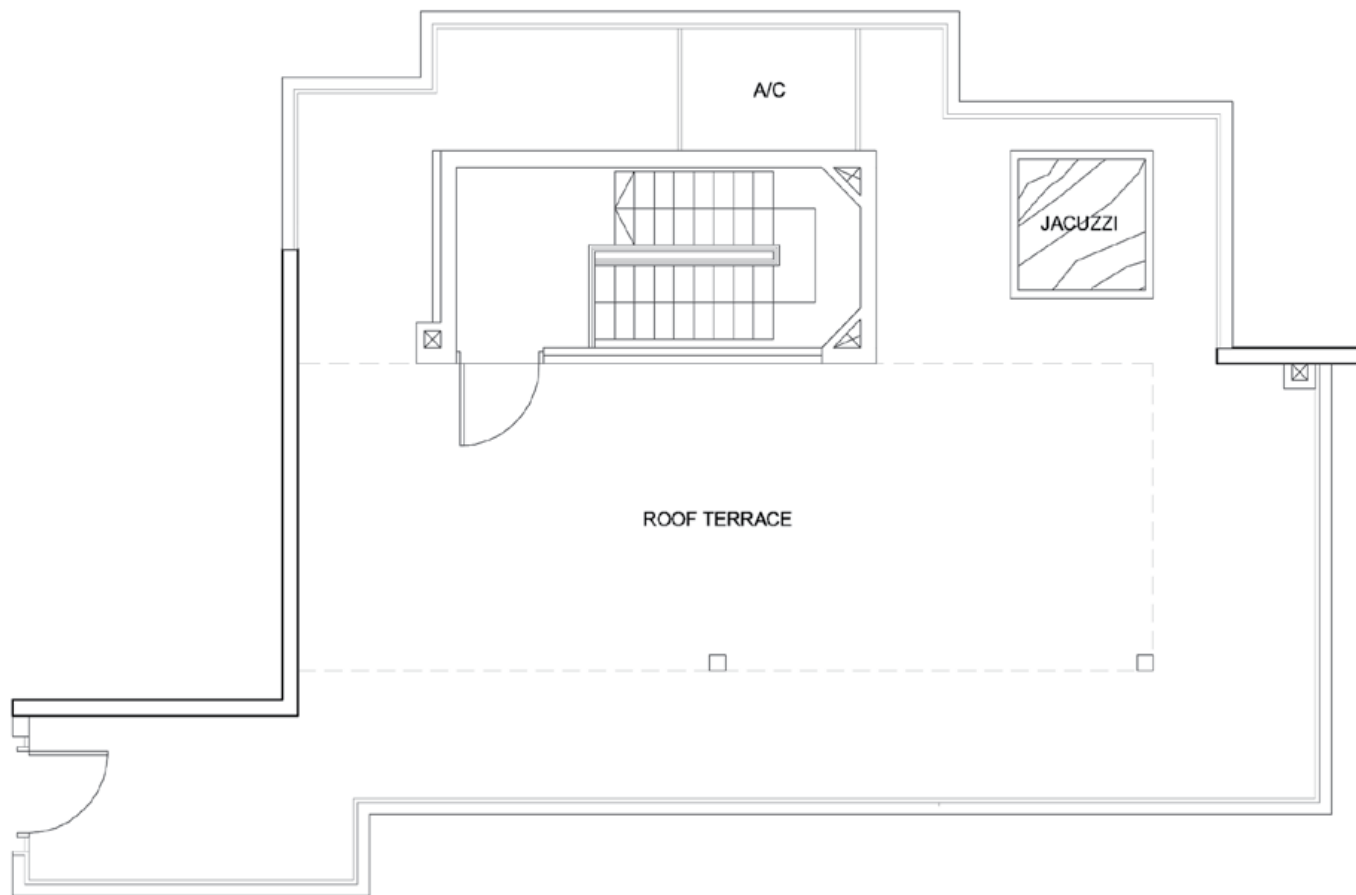
2-Bedroom Penthouse
2304 sq ft
#10-13



Type PHC1

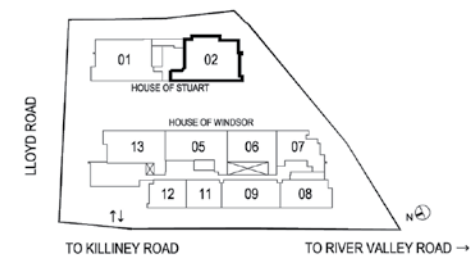
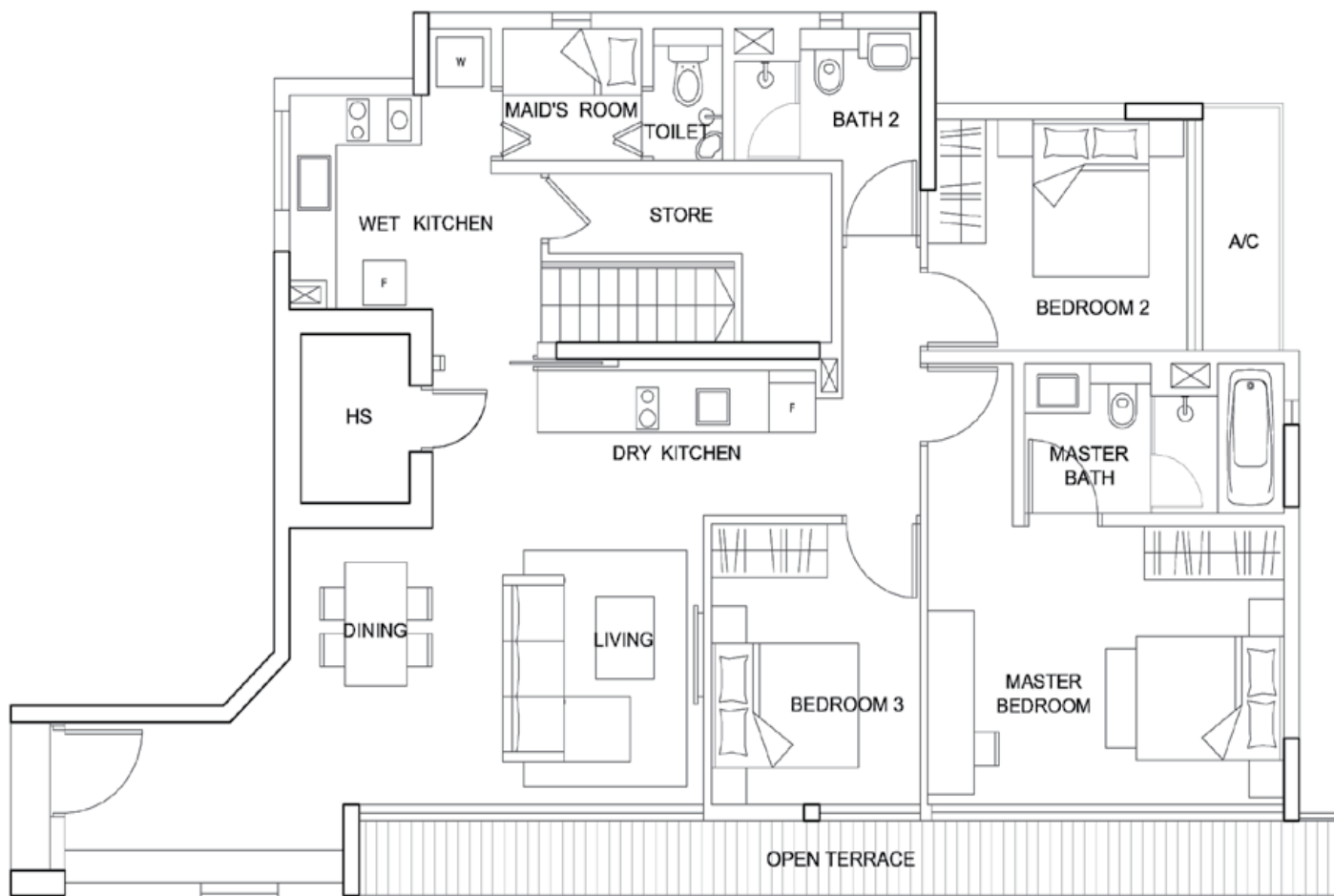
3-Bedroom Penthouse
2853 sq ft
#10-01





Type PHC2

3-Bedroom Penthouse
2853 sq ft
#10-02



SPECIFICATIONS

1 FOUNDATION

Foundation – Reinforced concrete bore piles and/or precast concrete piles and/or steel piles.

2 SUPERSTRUCTURE

Superstructure – Precast and/or cast in-situ reinforced concrete framed structure to Engineer’s specifications.

3 WALLS

- (a) External wall – Reinforced concrete and/or common brick.
- (b) Internal wall – Reinforced concrete and/or common brick and/or block wall and/or dry wall partition and/or precast concrete panel.

4 ROOF

Flat roof – Reinforced concrete roof with waterproofing and insulation.

5 CEILING (where applicable)

- (a) Living, Dining, Master Bedroom, Bedroom 2, Bedroom 3, Study, Kitchen, Dry Kitchen, Maid’s Room – Ceiling board.
- (b) Master Bath, Bath 2, Toilet, Wet Kitchen, Balcony – Moisture resistant ceiling board.
- (c) Household Shelter, Store – Reinforced concrete slab with skim coat and emulsion paint finish.

6 FINISHES (where applicable)

(1) Wall:

(a) For Apartments

- (i) Living, Dining, Master Bedroom, Bedroom 2, Bedroom 3, Study, Kitchen, Dry Kitchen, Maid’s Room, Store – Cement and sand plaster and/or skim coat with emulsion paint finish.
- (ii) Master Bath (For 1BR, 1BR PH) – Marble or homogeneous tiles up to false ceiling. (Note that selection for wall finishes to match floor finishes).
- (iii) Master Bath, Bath 2 (For 2BR, 2BR PH, 3BR PH) – Marble up to false ceiling.
- (iv) Toilet, Wet Kitchen – Homogeneous tiles up to false ceiling.
- (v) Household Shelter – Skim coat with emulsion paint.
- (vi) External wall of Apartment – Cement and sand plaster and/or skim coat with emulsion paint finish and/or skim coat with textured paint.

(b) For Common Areas

- (i) Lift Lobby (for 1st storey area) – Granite and/or marble and/or homogeneous tile and/or cement and sand plaster and/or skim coat with emulsion paint finish.
- (ii) Lift Lobby (except for 1st storey) – Homogeneous tile and/or cement and sand plaster and/or skim coat with emulsion paint finish.
- (iii) Common corridor and staircase – Cement and sand plaster and/or skim coat with emulsion paint finish.

(2) Floor:

(a) For Apartments

- (i) Living, Dining, Kitchen (For 1BR, 1BR PH) – Marble or timber strip flooring with timber skirting.
- (ii) Living, Dining, Kitchen, Dry Kitchen (where applicable) (For 2BR, 2BR PH, 3BR PH) – Marble with timber skirting.
- (iii) Master Bedroom, Bedroom 2, Bedroom 3, Study – Timber strip flooring with timber skirting.
- (iv) Master Bath (For 1BR, 1BR PH) – Marble or homogeneous tiles (Note that selection for floor finishes to match wall finishes).
- (v) Master Bath, Bath 2 (For 2BR, 2BR PH, 3BR PH) – Marble.
- (vi) Toilet, Wet Kitchen, Maid’s Room, Store – Homogeneous tile with skirting.
- (vii) Household Shelter – Homogeneous tile.
- (viii) Internal Staircase (For all PH) – Reinforced concrete staircase with timber thread.
- (ix) Balcony, open terrace – Homogeneous tile.
- (x) Roof terrace – Homogeneous tile and/or pebble wash.

(b) For Common Areas

- (i) Lift Lobby (for 1st storey area) – Granite and/or marble and/or homogeneous tile.
- (ii) Lift Lobby (except for 1st storey) – Homogeneous tile with skirting.
- (iii) Common corridor – Homogeneous tile with skirting.
- (iv) Common staircase – Homogeneous tile and/or pebble wash and/or cement sand screed.

7 WINDOWS (where applicable)

- (i) Windows – Powder-coated aluminium framed glazed windows.
- (ii) Operable screen to balcony, A/C ledge, open terrace – Powder-coated aluminium operable screen.

8 DOORS (where applicable)

- (a) Main Entrance – Approved fire-rated timber door.
- (b) Master Bedroom, Bedroom 2, Bedroom 3, Master Bath, Bath 2, Toilet, Wet Kitchen, Maid’s Room, Store – Timber door or timber door with infill glass or PVC door.
- (c) Balcony, open terrace – Aluminium framed sliding or casement swing glass door.
- (d) Household Shelter – Approved steel blast door.
- (e) Internal staircase to roof terrace – Aluminium framed casement swing glass door.
- (f) Ironmongery – Quality locksets and ironmongery to doors.

9 SANITARY FITTINGS (where applicable)

(a) Master Bath:

- (i) Vanity top with 1 washbasin and 1 mixer tap

- (ii) 1 shower screen complete with shower set and rainshower
- (iii) 1 wall hung w.c.
- (iv) 1 mirror
- (v) 1 toilet paper holder
- (vi) 1 towel rail

(b) Bath 2:

- (i) Vanity top with 1 washbasin and 1 mixer tap
- (ii) 1 shower screen complete with shower set and rainshower
- (iii) 1 wall hung w.c.
- (iv) 1 mirror
- (v) 1 toilet paper holder
- (vi) 1 towel rail or towel ring

(c) Toilet:

- (i) 1 washbasin and tap
- (ii) 1 shower set
- (iii) 1 pedestal w.c.
- (iv) 1 toilet paper holder
- (v) 1 mirror

(d) Kitchen, Wet Kitchen:

- (i) 1 washing machine bib tap

(e) Roof Terrace, Private Enclosed Space (PES):

- (i) 1 bib tap

10 ELECTRICAL INSTALLATION

- (a) Refer to ‘Electrical Schedule’ for details.
- (b) Electrical wiring below false ceiling within the apartments shall generally be concealed where possible.

11 TV/FM/TELEPHONE

- (a) Refer to ‘Electrical Schedule’ for details.

12 LIGHTNING PROTECTION

- (a) In compliance with Singapore Standard CP 33: 1996.

13 PAINTING

- (a) External wall – Emulsion paint and/or textured paint finish.
- (b) Internal wall – Emulsion paint.

14 WATERPROOFING

- (a) Waterproofing to floors of Master Bath, Bath 2, Toilet, Wet Kitchen, Balcony, Open Terrace, Roof Terrace, RC flat roof as and when required (where applicable).

15 DRIVEWAY AND CAR PARK

- (a) Carpark at basement and carpark ramp – Reinforced concrete floor with epoxy coating.
- (b) Drop-off area on 1st storey – Granite and/or granolithic pebble wash.

16 RECREATIONAL FACILITIES

- | | |
|-----------------------|-------------------------|
| (a) Porte-Cochere | (j) Hydrotherapy Lounge |
| (b) Welcome Lounge | (k) Cabana |
| (c) Concierge Counter | (l) Tanner Fountain |
| (d) Reading Alcove | (m) Aqua Gym |
| (e) Water Court | (n) Sauna |
| (f) Gourmet Pavilion | (o) Putting Green |
| (g) Lap Pool | (p) Meditation Niche |
| (h) Sun Deck | (q) Discovery Maze |
| (i) Wet Lounge | (r) Kid’s Paradise |

Sky gardens

- (i) 2nd storey – Relaxation Lounge
- (ii) 4th storey – Adrenaline Alcove
- (iii) 6th storey – Al Fresco Wine & Dine
- (iv) 8th storey – Health & Fitness Millieu
- (iv) 10th storey – Spa Sanctuary

17 ADDITIONAL ITEMS (where applicable)

- (a) Kitchen cabinets – Kitchen cabinets with compressed quartz worktop and stainless steel sink with mixer.
- (b) Kitchen appliances – Cooker hood, induction cooker hob, built-in combination steam oven, built-in fridge/freezer, free-standing washing machine, free-standing dryer (Kitchen appliances selection for PH units might differ).

- (c) Built-in Wardrobes – Provided for all bedrooms.
- (d) Air-conditioning
 - Ceiling ducted air-conditioning system for Living and Dining.
 - Wall mounted air-conditioning system for Master Bedroom, Bedroom 2 and Bedroom 3.
- (e) Hot water supply – Provided to Master Bath, Bath 2, Bath 3, Toilet, Kitchen, Dry Kitchen and Wet Kitchen.
- (f) Security System
 - Audio Video intercom will be provided for each apartment unit.
 - Electronic carpark barrier system will be provided for the vehicular entrance/exist. Card access control system to Basements and 1st Storey Lift Lobbies.
- (g) Jacuzzi provided to open roof terrace (for all PH units).

NOTES:

(1) Air-conditioning System

To ensure good working condition of the air-conditioning system, the system has to be maintained, cleaned and serviced by the Purchaser on a regular basis. This includes the cleaning of filters, clearing of the condensate pipes, topping up of refrigerant, etc.

(2) Cable Television and Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the relevant parties or Authorities and/or Internet Service Providers (ISP). The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels and/or Internet access.

(3) Materials, Fittings, Equipment, Finishes, Installations and Appliances

The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

(4) Marble and Granite

Marble and granite are 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 or granite as well as non-uniformity between pieces 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 differences may be felt at the joints. The tonality and pattern of the marble or granite selected and installed shall be subject to availability.

(5) Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

(6) Warranties

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, provided always that the Vendor shall not be answerable or responsible to the Purchaser for any failure on the part of the manufacturers and/or contractors and/or suppliers to maintain or repair any defects thereto.

(7) Web Portal of the Housing Project

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as it may be appointed by the Vendor or the management corporation when it is formed.

(8) Timber

Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber joint contraction/expansion movement due to varying air moisture content is also a natural phenomenon.

(9) Wall

No tiles behind/below kitchen cabinet, long bath and mirror. Wall surface above the false ceiling level shall be left in its original bare condition.

(10) False ceiling

The space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purpose. When removal of equipment is needed, ceiling works would be required. Location of false ceiling is subject to Architect's sole discretion and final design.

(11) Open to sky Areas

The open-to-sky areas such as pool deck and terraces are not to be enclosed or roofed over.

(12) Balconies

Balconies cannot be converted to any other use for any reason whatsoever.

(13) Facade Maintenance

For cyclical maintenance work to be carried out to the building facade, owners of units shall allow access to the maintenance team.

(14) Rooftop

No structures or other uses are allowed on the rooftop unless otherwise approved by the Competent Authority.

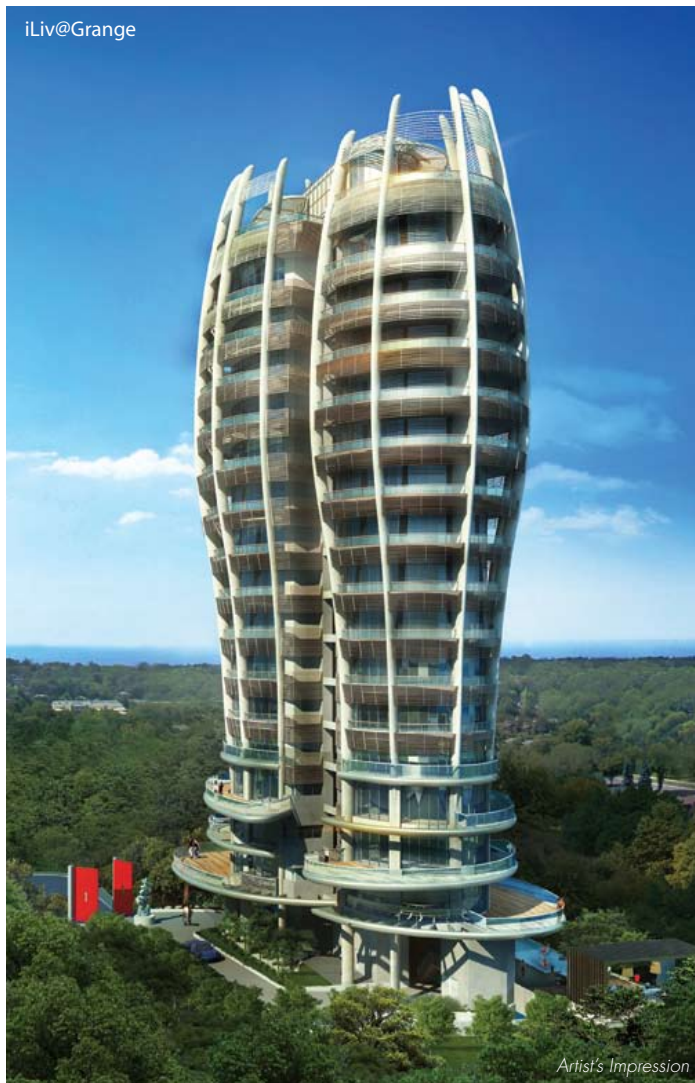
(15) Colour Selection

Colours of window frame, glass, screen, building wall are subject to architect's sole discretion and selection.

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The designer home

experts.



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KSH is a well-established construction, property development and property management group with over 29 years of experience. Backed by a strong and diversified track record, the Group boasts a wide repertoire of property projects in Singapore, Malaysia and China. Some of the Group's notable private-sector projects in Singapore are The Coast, The Berth by the Cove, The Spectrum and Montview. Currently KSH has two property developments created by its associate company, JHTD—Tianxing Riverfront Square in Tianjin and Liang Jing Ming Ju in Beijing.

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For enquiries: (65) 6456 9988

Jointly developed by:



Project Details:

Developer: Unique Development Pte Ltd • UEN No.: 200800326C • Developer's Licence No.: C0740 • Tenure of Land: Estate in Fee Simple (Freehold) • Legal Description: Lot 32W TS 20 • Expected Date of Delivery of Vacant Possession: No later than 31st December 2014 • Expected Date of Legal Completion: No later than 31st December 2017 or 3 years after notice of Vacant Possession whichever is earlier • Building Plan No.: A1136-00002-2010-BP01 dated 23 March 2011

Project Consultants:

Architect: Broadway Malyan Asia Pte Ltd / RDC Architects Pte Ltd • Landscape Consultant: Broadway Malyan Asia Pte Ltd • Structural Engineer: KTP Consultants Pte Ltd • M&E Consultant: Alpha Consulting Engineers Pte Ltd • Quantity Surveyor: Rider Levett & Bucknall LLP

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