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H Residences - Floor Plans



Free Home Estimates

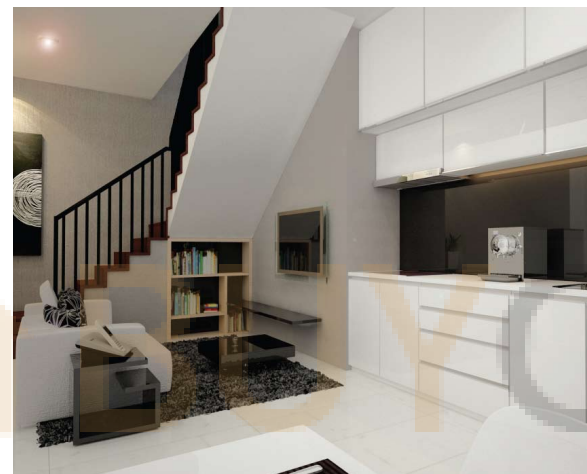
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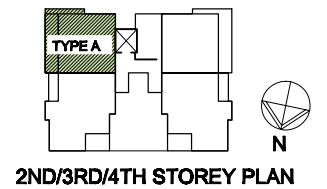
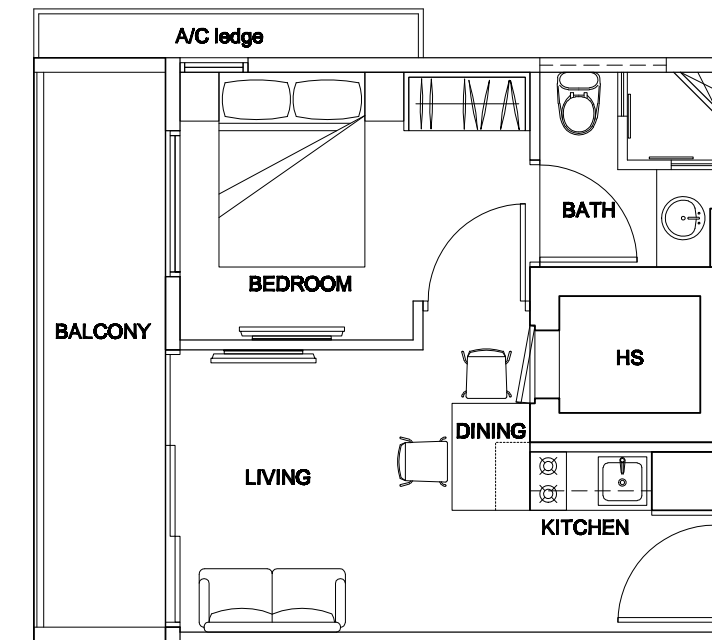
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Type A

1-Bedroom
474 sq. ft

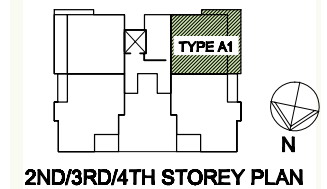
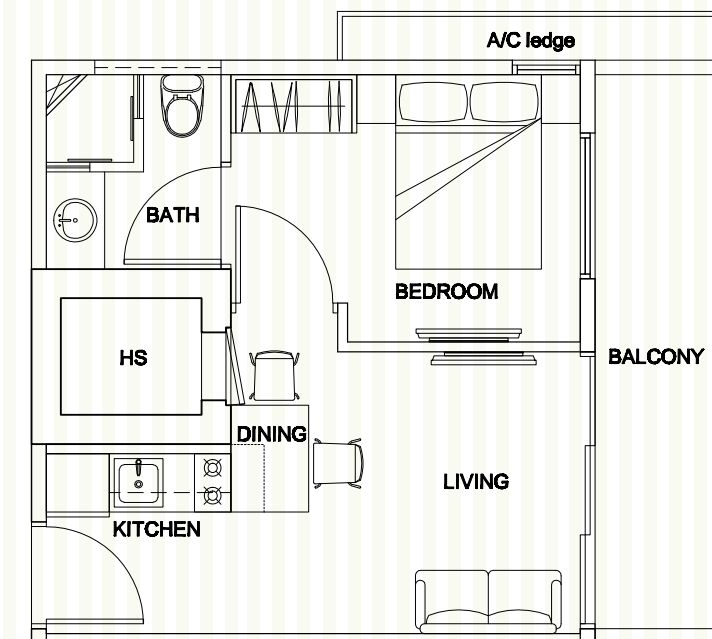
#02-04
#03-04
#04-04



Type A1

1-Bedroom
474 sq. ft

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



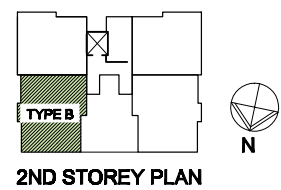
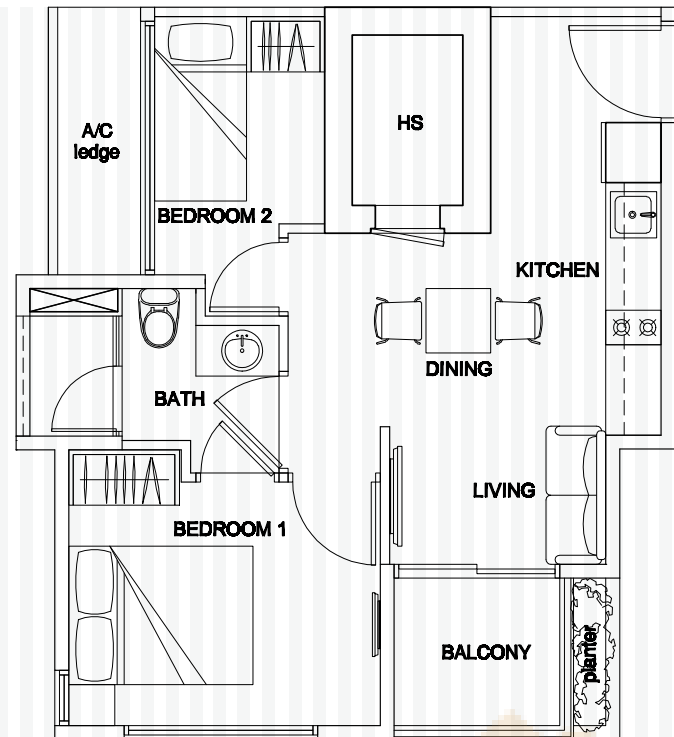
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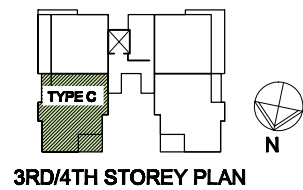
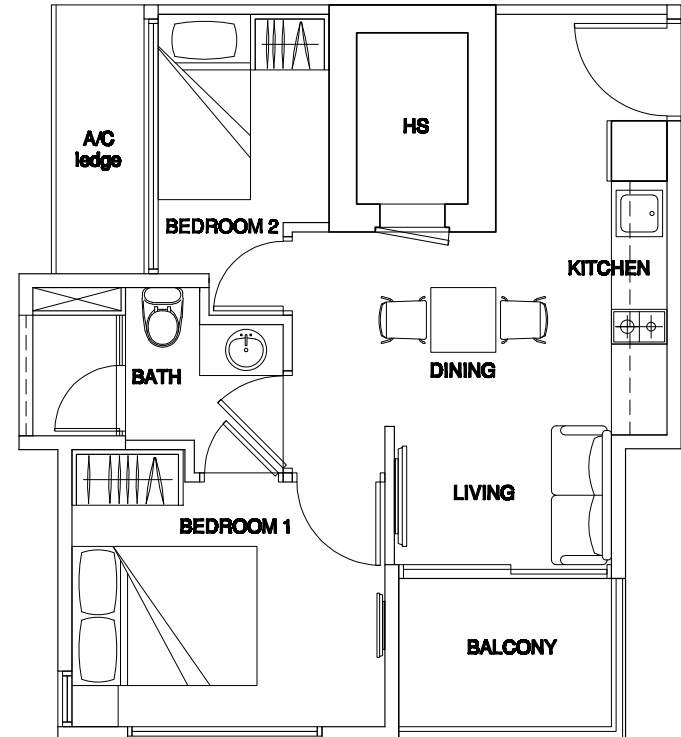
Type B

2-Bedroom
549 sq. ft
#02-03



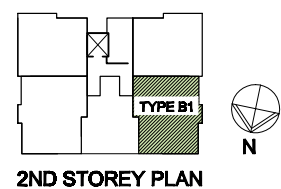
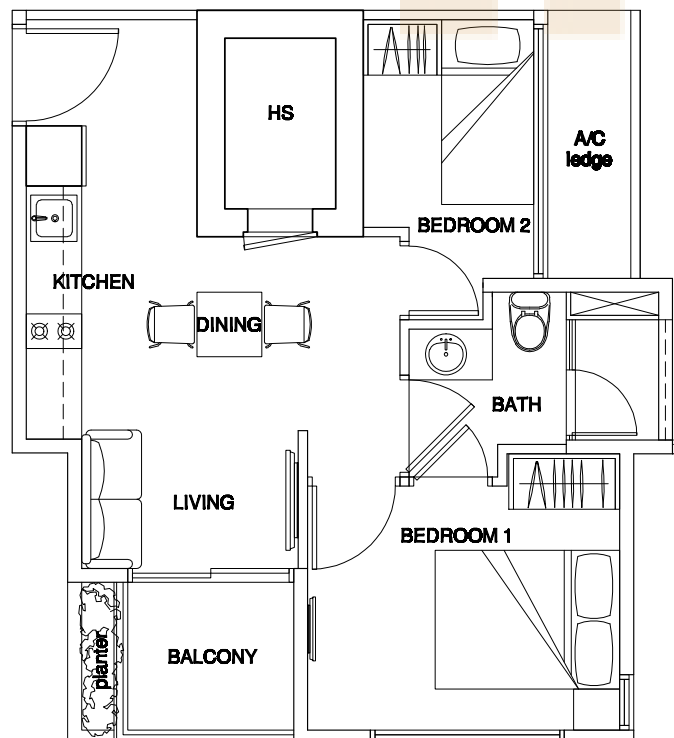
Type C

2-Bedroom
549 sq. ft
#03-03
#04-03



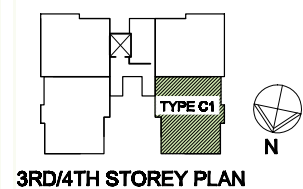
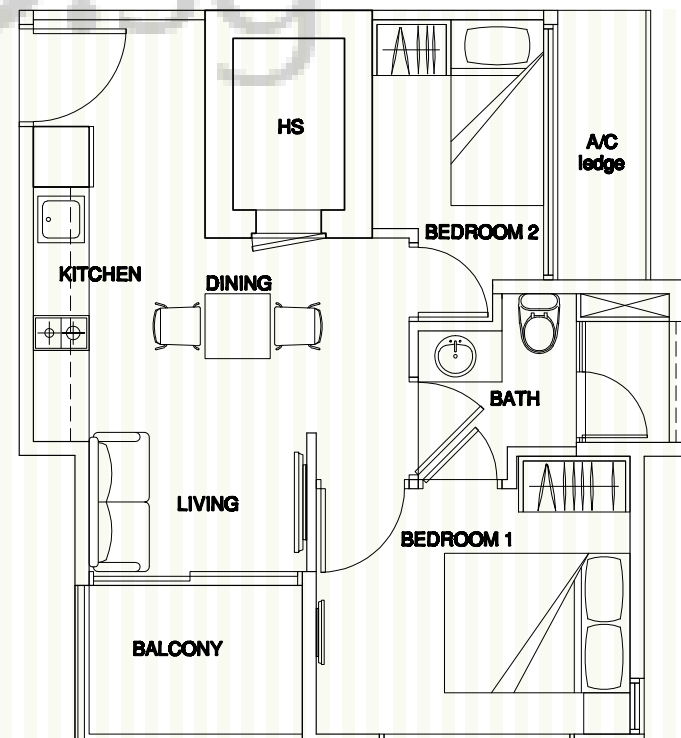
Type B1

2-Bedroom
549 sq. ft
#02-02



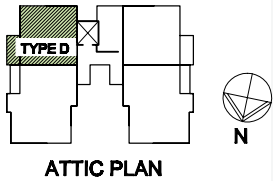
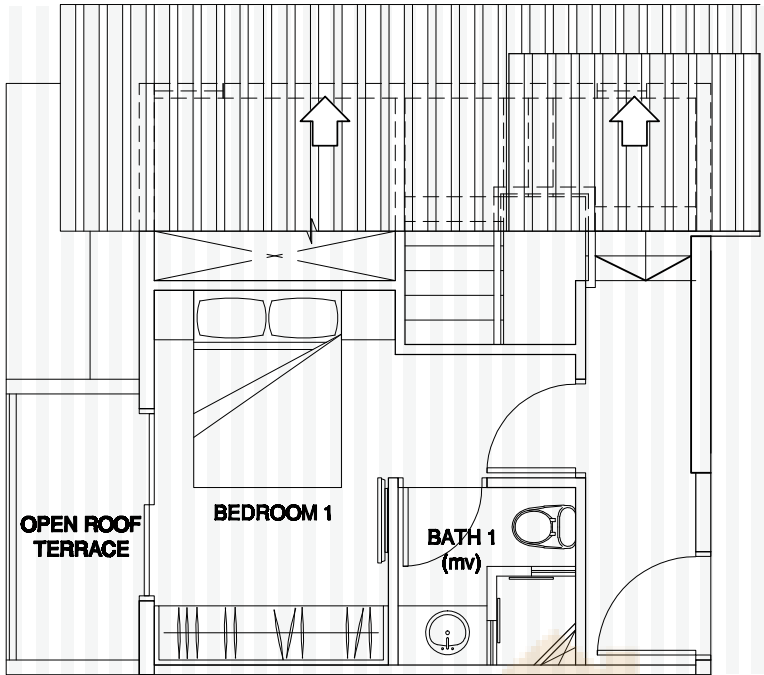
Type C1

2-Bedroom
549 sq. ft
#03-02
#04-02

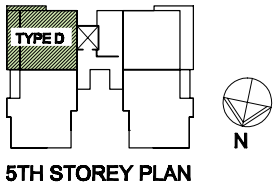
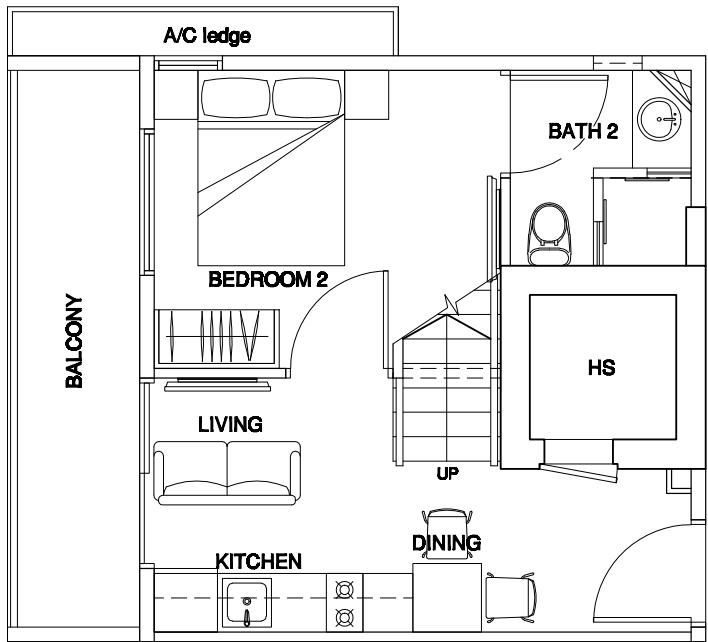


Type D

PENTHOUSE
2-Bedroom
840 sq. ft
#05-04



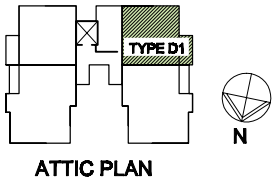
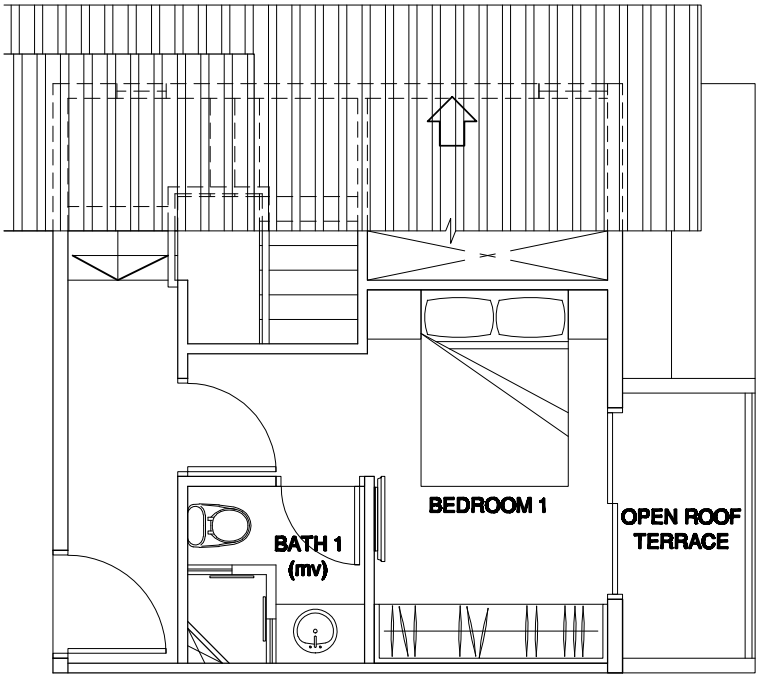
Upper Level



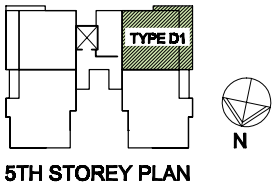
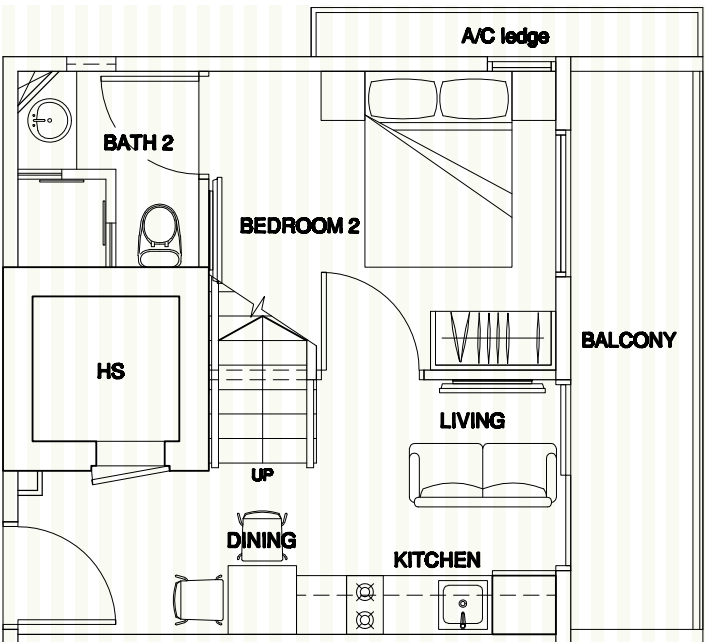
Lower Level

Type D1

PENTHOUSE
2-Bedroom
840 sq. ft
#05-01



Upper Level

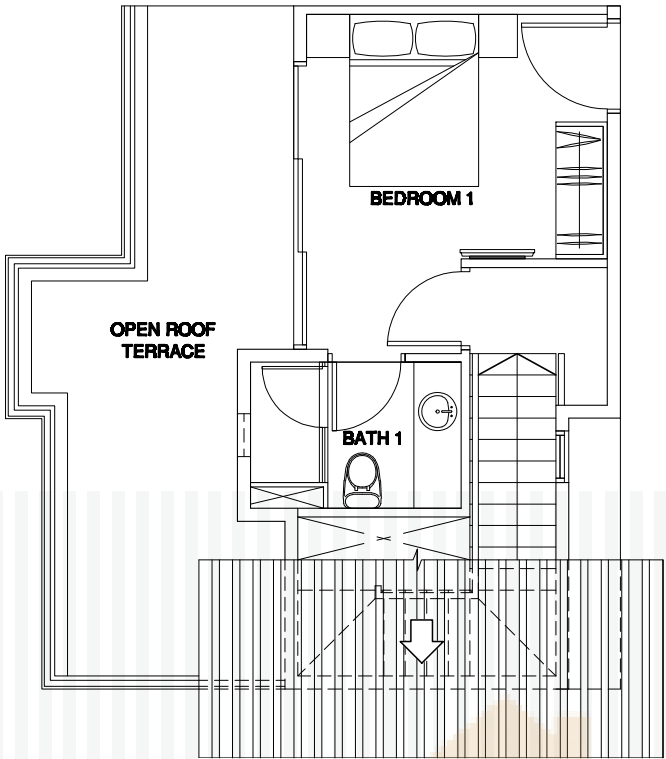


Lower Level

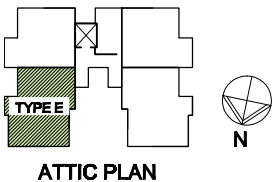


Type E

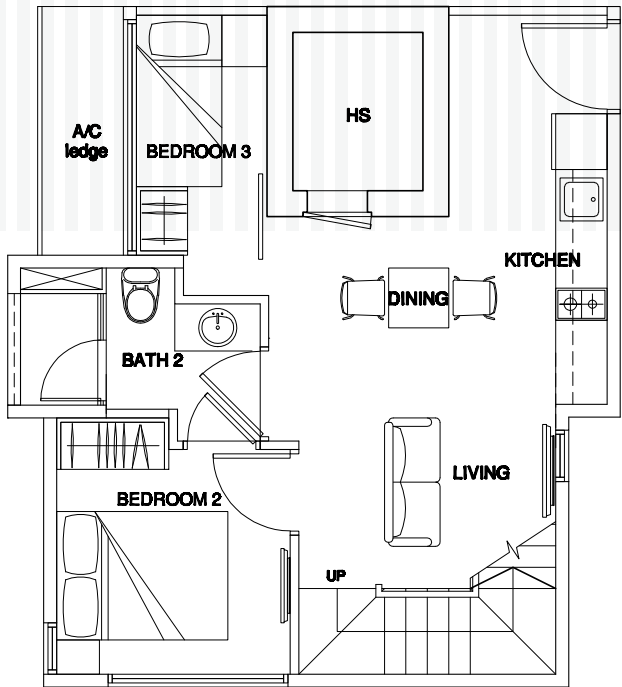
PENTHOUSE
3-Bedroom
1066 sq. ft
#05-03



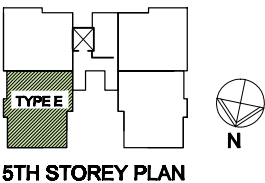
Upper Level



ATTIC PLAN



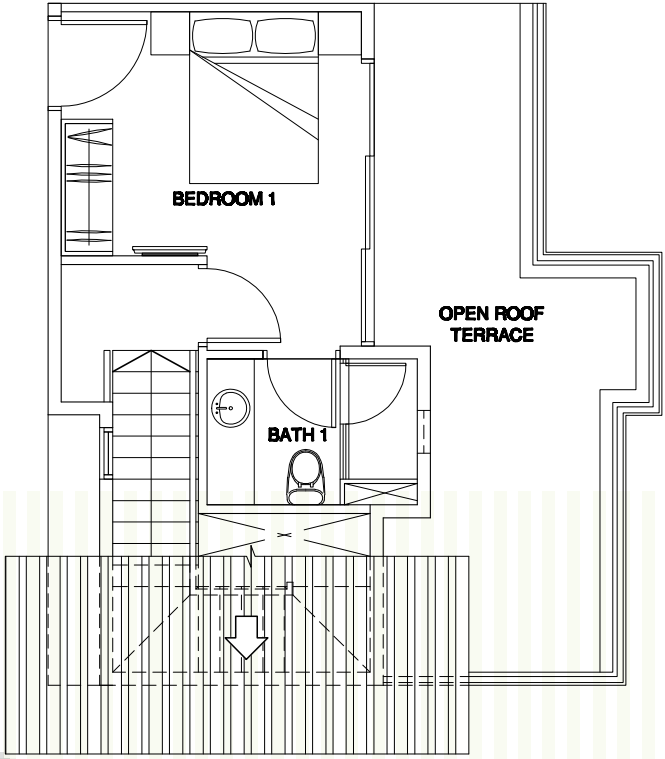
Lower Level



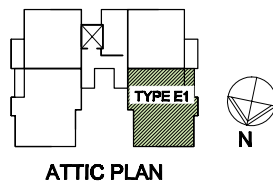
5TH STOREY PLAN

Type E1

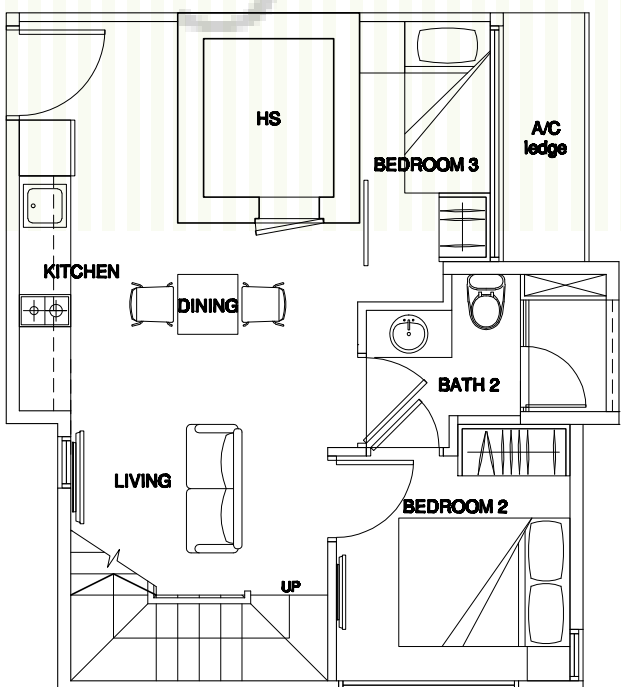
PENTHOUSE
3-Bedroom
1066 sq. ft
#05-02



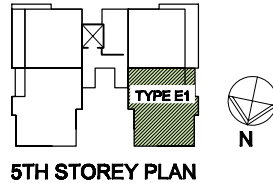
Upper Level



ATTIC PLAN



Lower Level



5TH STOREY PLAN



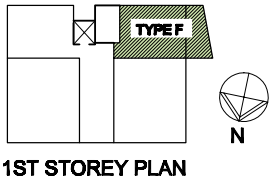
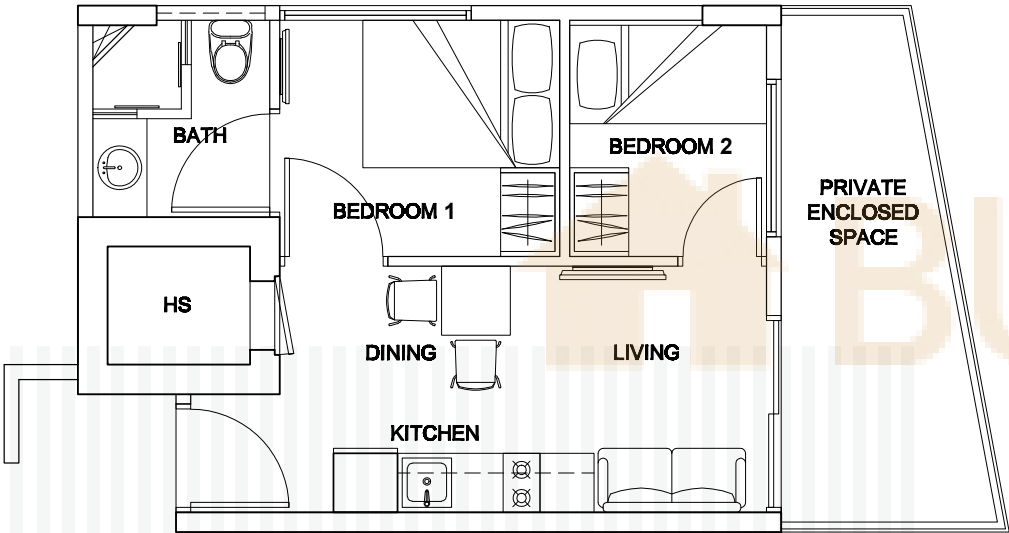
SPECIFICATIONS for Apartments

Type F

2-Bedroom

474 sq. ft

#01-01



While every reasonable care has been taken in preparing this leaflet 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 are not to be regarded as statements or representations of fact. Visual representations, illustrations, photographs and rendering are intended to portray only impressions of the development and cannot be regarded as representations of fact. Photographs or images contained in this brochure do not necessarily 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 amendments approved by the building authorities. Floor areas are approximate measurements and subject to final survey.

The choice of brand and model of fittings, equipments, installation and appliances supplied shall be at the sole discretion of the vendor.

Marble & Granite

Marble and granite are natural stone materials continuing 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 hence 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 joints.

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.

Timber

Timber strips are natural materials containing veins and tonal difference. Thus it is not possible to achieve total consistency of colour and grain in the selection and installation. Occasional appearance of “Knots” are natural characteristic of timber.

Wardrobes, Kitchen Cabinets and Fan Coil Units

Layout / location of wardrobes, kitchen cabinets and fan coil units are subject to Architect’s sole discretion and final design.

1. Foundation

Steel 'H' Piles or Concrete Piles.

2. Super-Structure

Reinforced concrete.

3. Walls

External : Bricks and/or reinforced concrete generally.
Internal : Bricks and/or light weight blocks and / or reinforced concrete and/or precast panels and / or drywall partition generally.

4. Roof

Reinforced concrete roof with waterproofing and insulation and/or metal roofing with insulation.

5. Ceiling (Apartments)

a)Living / Dining, Bedrooms, Study, Household Shelter, Balcony and Yard : Skim coats with emulsion paint generally and fibrous plasterboard ceiling where applicable.

b)Master Bath, Bath & Kitchen : Fibrous plasterboard with emulsion paint.

6. Finishes

a) Internal Wall (Apartments)

i) Living / Dining, Bedrooms, Study, Household Shelter, Yard, Balcony, Open Terrace & Roof Terrace : Cement and sand plaster with emulsion paint generally.

ii) Kitchen : Ceramic or homogeneous tiles (up to false ceiling height and no tiles behind cabinets).

iii) Master Bath & Bath : Ceramic or homogeneous or mosaic tiles (up to false ceiling height and no tiles hind cabinets and mirrors).

b) Floor (Apartments)

i) Living / Dining : Marble with timber skirting.

ii) Master Bedroom & Bedroom : Natural timber strip flooring with timber skirting.

iii) Kitchen, Household Shelter & Yard : Ceramic or homogeneous tiles

iv) Master Bath & Bath : Ceramic or homogeneous tiles.

v) Balcony, Open Terrace & Roof Terrace : Ceramic or homogeneous tiles

vi) Planter areas & A/C Ledge : Cement finish.

7. Windows

a)Powder Coated or Anodized Aluminium framed windows with clear or tinted glass.

b)Bathrooms -Power Coated or Anodised Aluminium framed windows with frosted glass.

8. Doors

a)Main entrance : Approved fire-rated timber door.

b)Bedrooms Master Bath & Bath : Timber flush door.

c)Open Terrace, Roof Terrace, Balcony & Planter (where applicable) : Powder Coated or Anodised Aluminium framed glass door or Aluminium paneled door.

9. Sanitary fittings

a) Master Bath (For All Types)

1 Glass shower cubicle c/w shower mixer, overhead shower & shower handset.
1 Basin
1 Pedestal water closet
1 Toilet roll holder
1 Towel rail
1 Mirror

b) Bath (For All Types)

1 Glass shower cubicle c/w shower mixer, overhead shower & shower handset.
1 Basin
1 Pedestal water closet
1 Toilet roll holder
1 Towel rail
1 Mirror

10. Electrical Installation / Telephone / TV / FM

a) Electrical wiring will be concealed conduits where possible. Where there is a false ceiling, the electrical wiring will be in surface mounted conduit in the ceiling space.
b) The routing of services within the apartment units shall be at the sole discretion of the Architect and / or Engineer.
c) Cable – Readiness to comply with BCA's requirements.

Note : The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Starhub Cable Vision Ltd (SCV) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels.

11. Lightning Protection

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

12. Painting

a) External walls :

Spray textured coating at selected areas / weather shield emulsion paint generally.

b) Internal walls :

Emulsion paint.

13. Waterproofing

Waterproofing is provided to Bathrooms, Kitchen, Balcony, Open Terrace, Roof Terrace, R.C. flat roof & Planter Boxes.

14. Recreation Facilities

Swimming Pool
Pool Deck
Fitness Corner.

15. Additional Items

a) Kitchen Cabinets - High and low level kitchen cabinets.

b) Kitchen Appliances - Induction cooker and hood.

c) Bedroom Wardrobes - Wardrobes to all bedrooms

d) Air-conditioning - Exposed wall mounted split unit air-conditioners to all bedrooms and living / dining.

e) Security - Audio intercom system.



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