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Place-8 Landed - Floor Plans



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PLACE. 8

PAYA LEBAR CRESCENT

FREEHOLD



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Welcome to the ultimate home and more. PLACE-8 is the epitome of luxury and elegance, nestling in the idyllic neighbourhood of Paya Lebar Crescent. Close to MRT stations, schools and shopping amenities, it's the exclusive haven which puts you in the heart of action whenever you need it.



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More than just
an address.
It's a place where...

Artist's Impression



To see PLACE-8 is to fall in love with it. The modern yet timeless design gives it a distinctive style. 8 gorgeous 3-storey units with basement parking and private roof terraces beckon the home seeker with discerning taste. The interplay of granite, water and greenery presents a mesmerising sense of classic luxury and modern homeliness.





Tranquility
abounds

Artist's Impression



Experience a sense of space and quiet peace with a clever architectural design that utilises water and greenery to best effects. The gentle sounds of water features combined with naturally integrated plants, contrast sharply with the hustle and bustle of the busy city, making it an ideal home to return to.





Nature beckons
at your door

Artist's Impression



From the central garden to private green spaces, the lush landscaping transports you to an oasis amidst the humdrum of urban living. The elaborate use of different plant species to create a light, airy and natural environment gives you a deep sense of wellness and the freedom to exhale.



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Living spaces evoke
a magical sense of
belonging

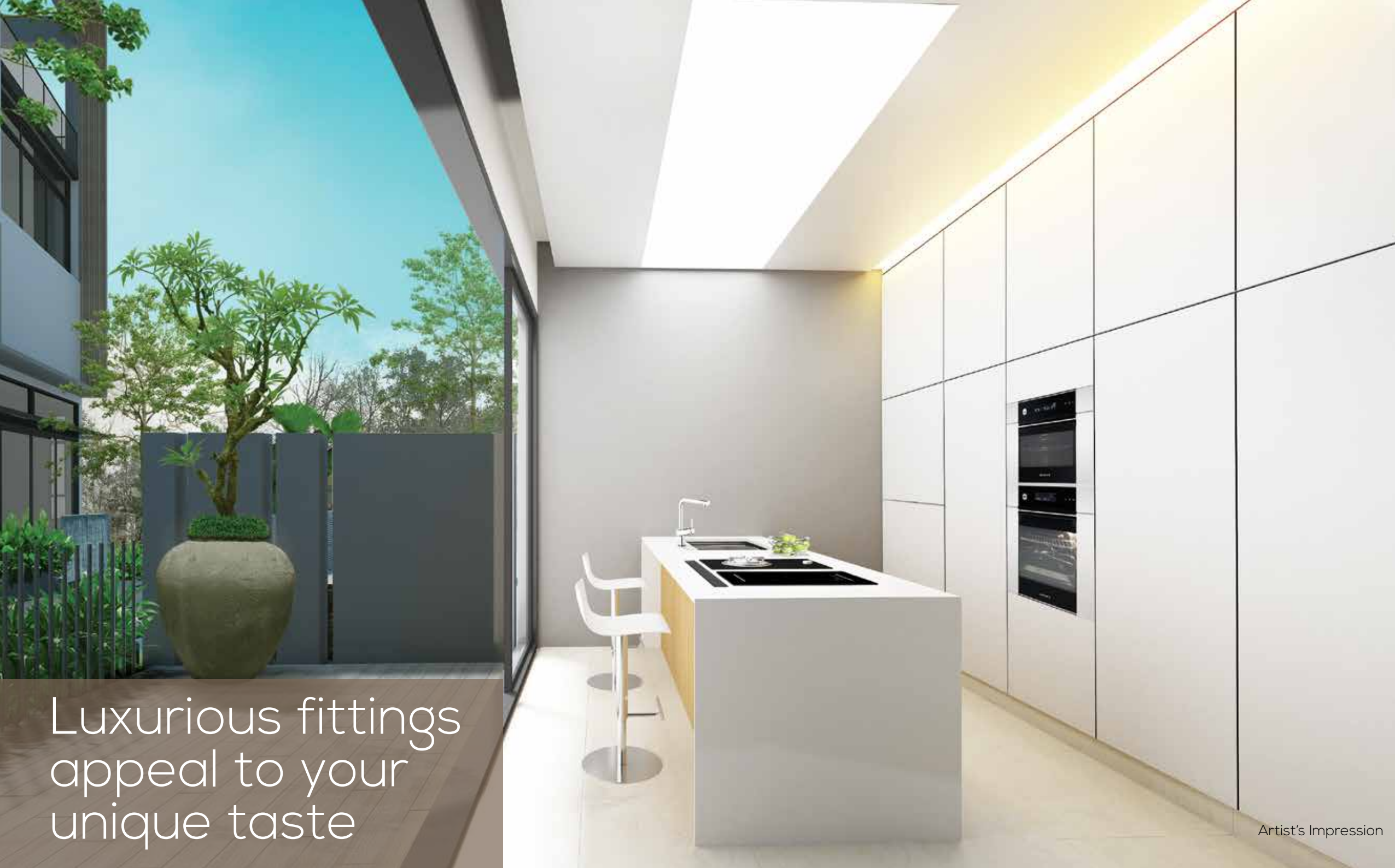
Artist's Impression



The interior spaces uplift with their utter cosiness and warm hues. Ample natural light streams in through floor-to-ceiling windows, giving a sense of life and airiness. Marble flooring enhances this sense of expansiveness while adding a touch of luxuriousness. The living spaces extend seamlessly into the outdoor private enclosed area, giving you direct access to the living room from the garden.



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Luxurious fittings
appeal to your
unique taste

Artist's Impression



PLACE-8 is the ultimate embodiment of modern amenities with style and functionality. Your kitchen will be the envy of your friends with its open island concept and integrated appliances. A shrewd choice of designer brand names, from Grohe to De Dietrich, will wow you with impeccable designer aesthetics and internationally acclaimed quality.



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Perfect restfulness
soothes your body
and soul

Artist's Impression



The bedrooms echo the openness of the living room with an extra touch of homeliness. First-class fittings such as integrated rainshower and other exquisite bathroom installations make living a joy. Innovative built-in wardrobe spaces give you unprecedented convenience. Light and warm colours combined with views of greenery make for a private domain to rest and recuperate from the world.





Quiet moments and
liveliness coexist

Artist's Impression



Spacious and private rooftop terraces, with the option to include an outdoor Jacuzzi, add new dimensions to indulgence. Directly accessible via your very own dedicated lift, you can gather with the family for an uproarious party or have a solitary yoga session, breathing in the fresh morning air or taking in a beautiful sunset. There are certainly perks to having arrived.



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Arriving and taking
off are a breeze

Artist's Impression

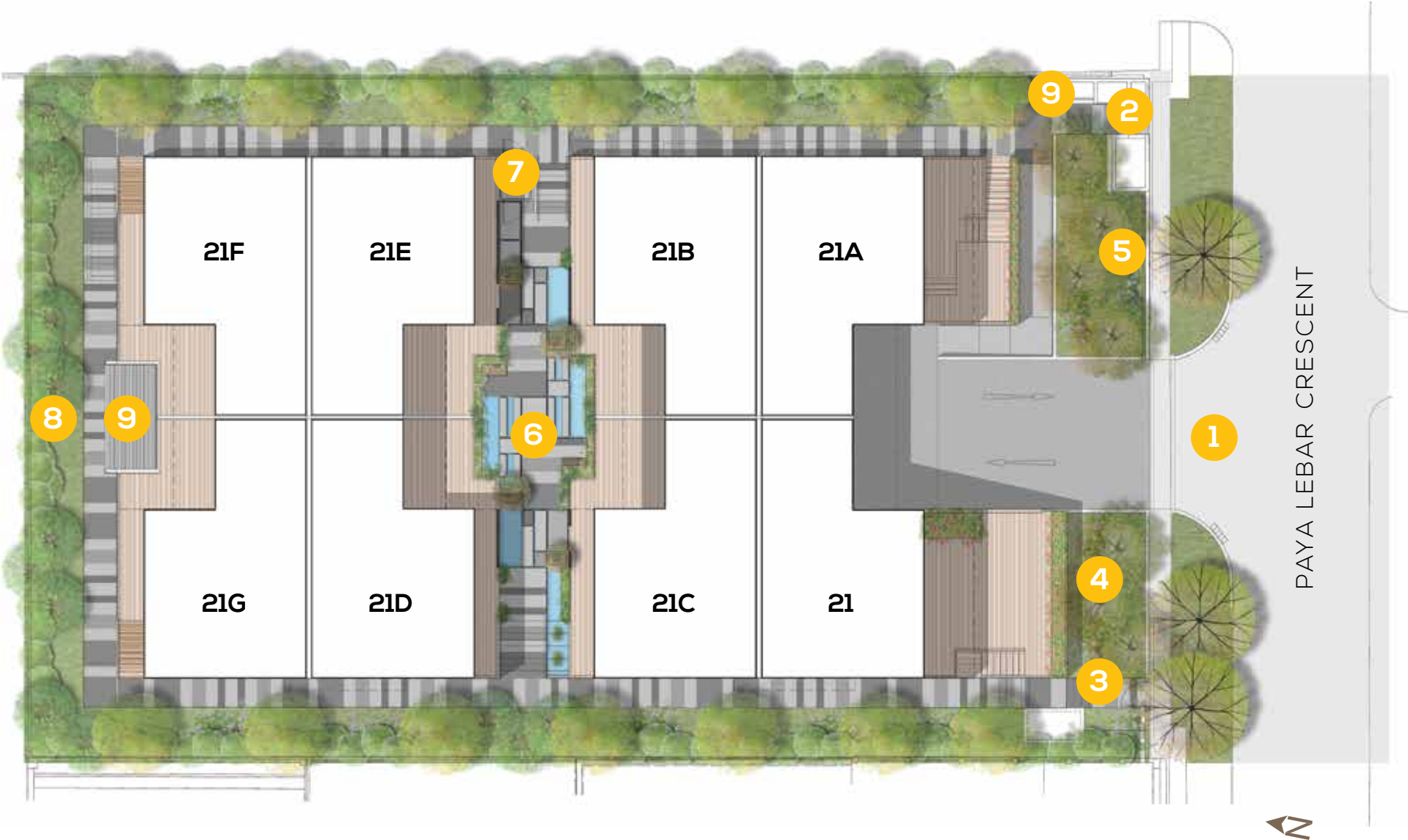


PLACE-8 gives you superior liveability with definitive modern amenities. Its sheltered car park provides easy access to your car and your home, not to mention safer and fuss-free parking. Just one of the many features that makes PLACE-8 the ideal choice.



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Site Plan



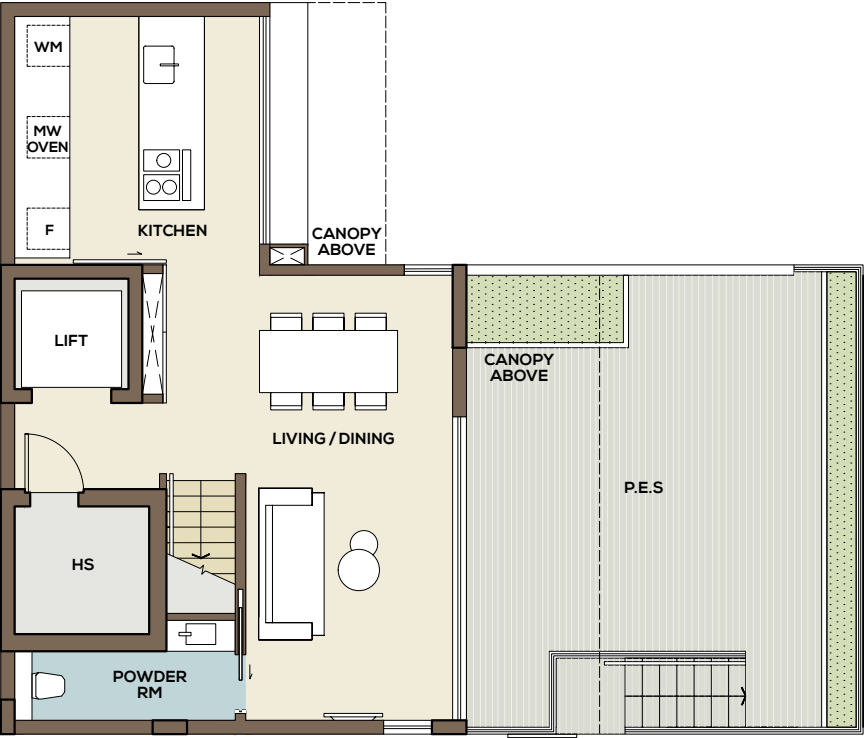
LEGEND

- 1 Car Park Entrance
- 2 Main Pedestrian Access
- 3 Secondary Pedestrian Access
- 4 Garden Swing
- 5 Garden Chess
- 6 Landscaped Courtyard with Water Features
- 7 Platform Lift
- 8 Flex n Stretch
- 9 M&E Services

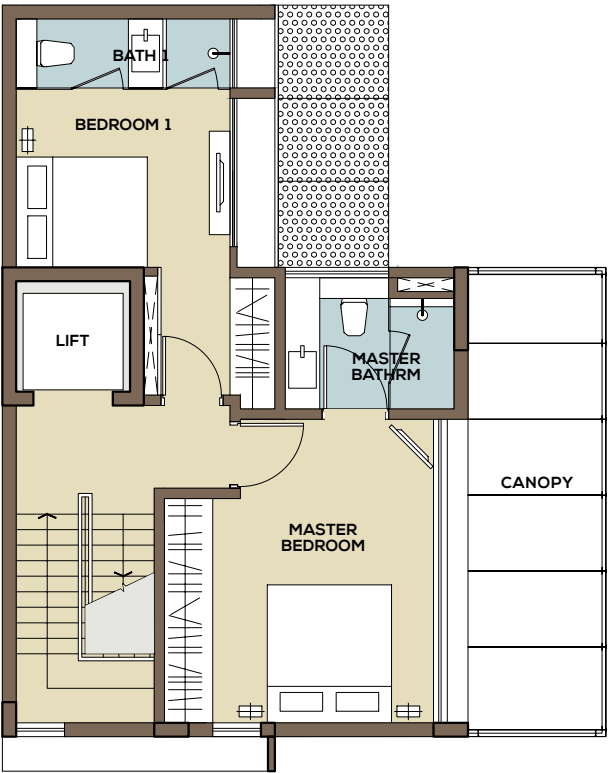


Unit 21

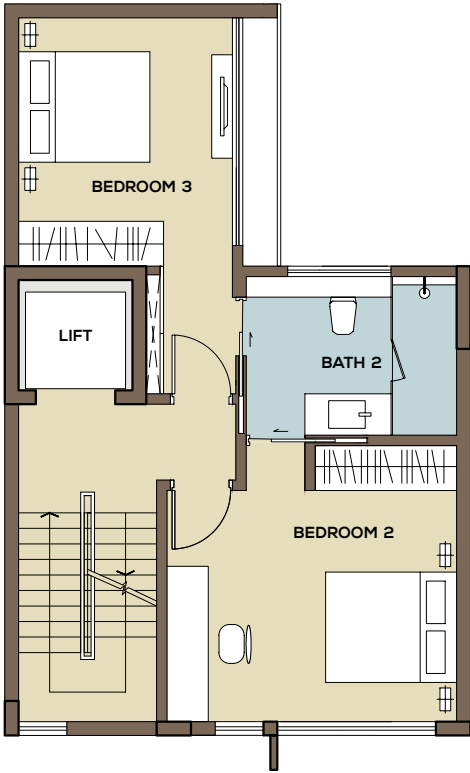
Total Area: 315 sqm / 3,390 sqft



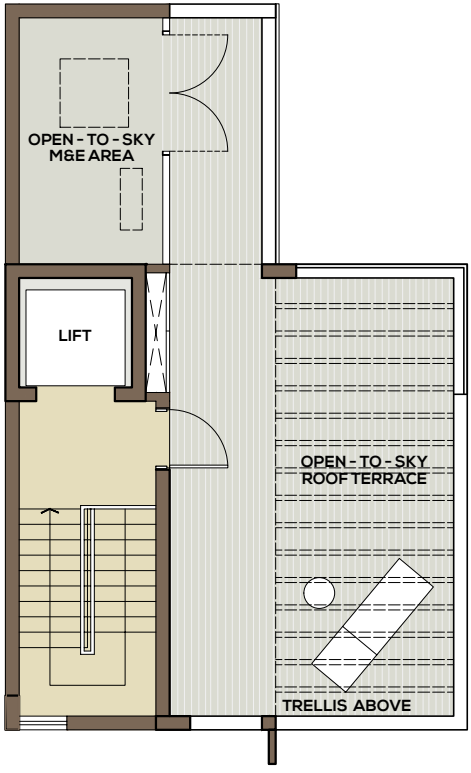
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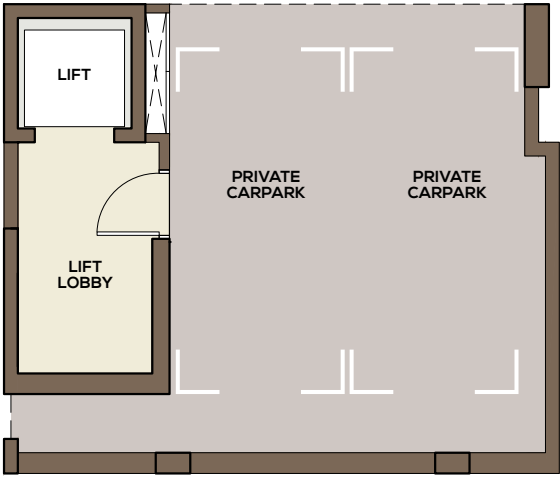
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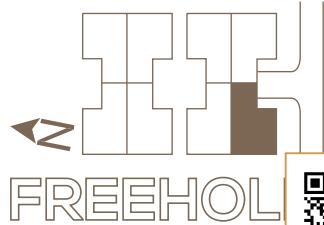
3RD STOREY



ROOF TERRACE



BASEMENT



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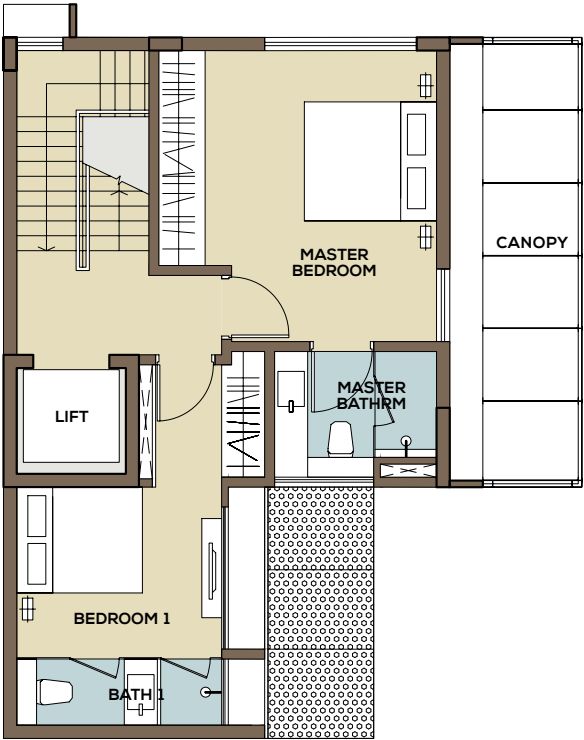


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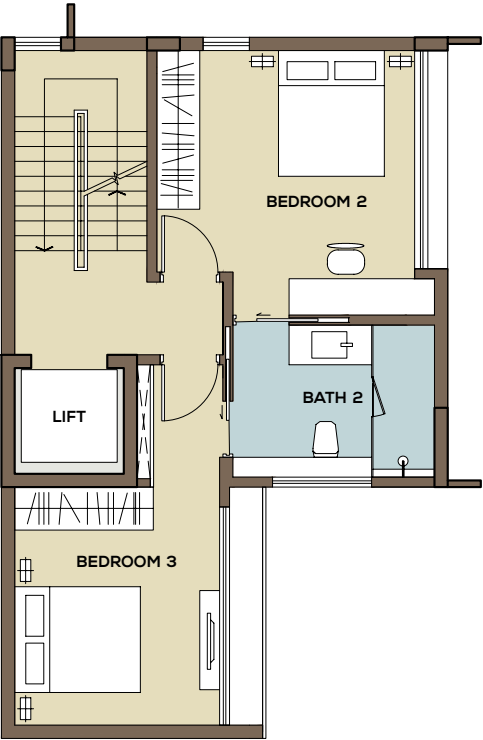
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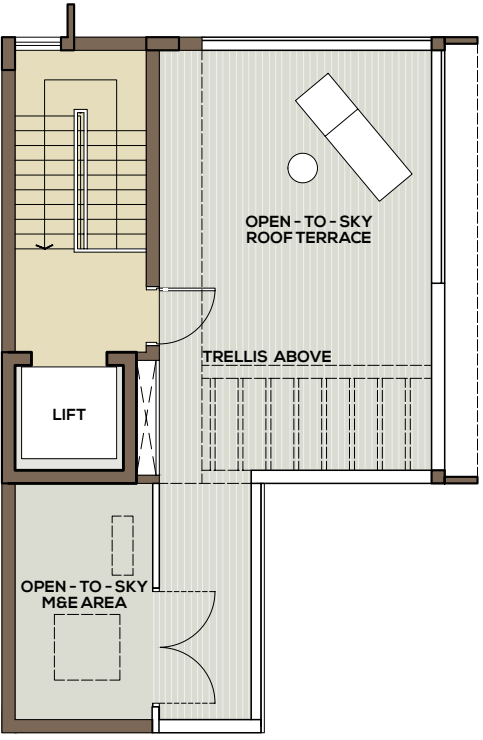
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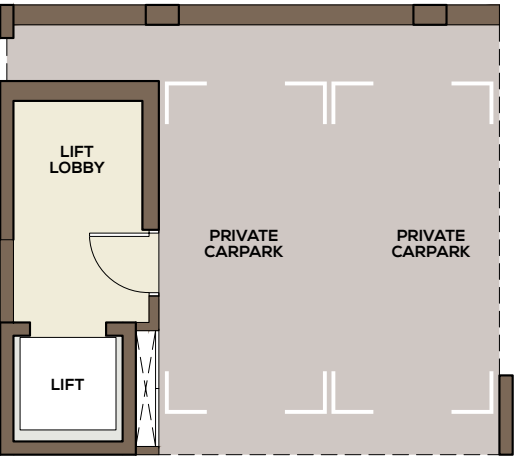
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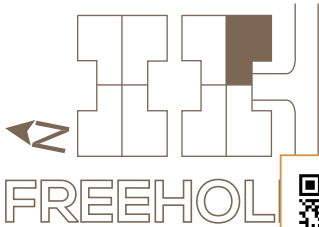
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ROOF TERRACE



BASEMENT

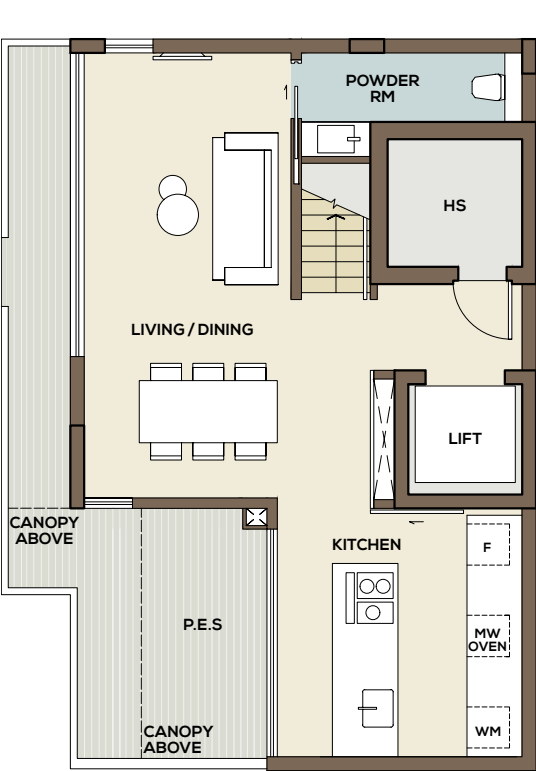


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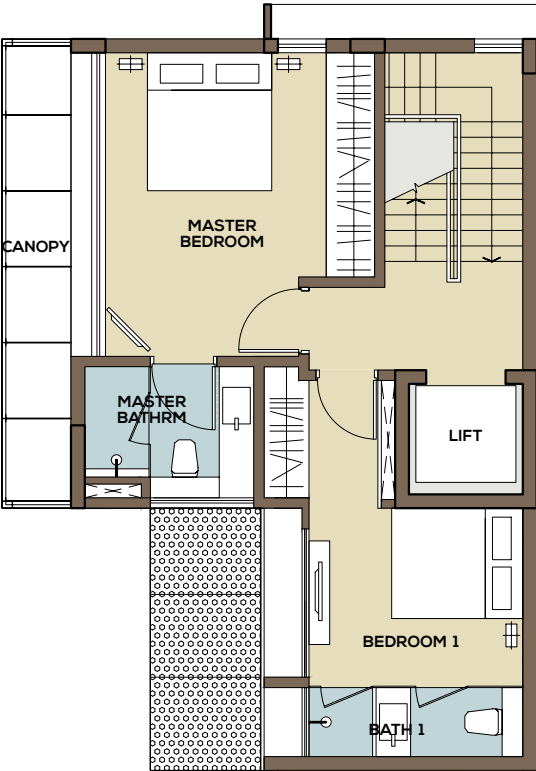


Unit 21 B

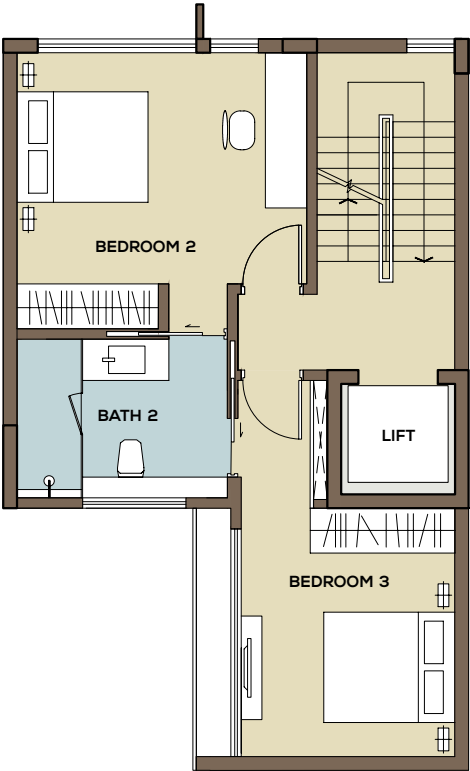
Total Area: 304 sqm / 3,272 sqft



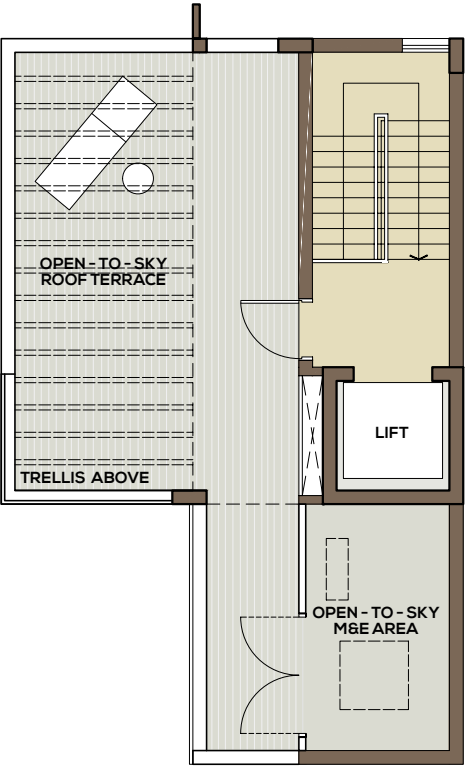
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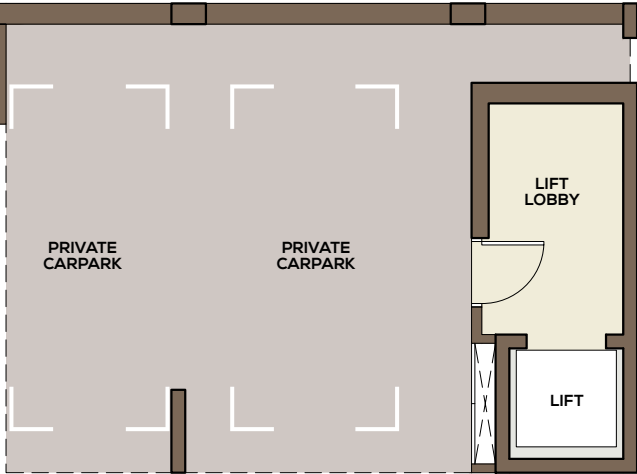
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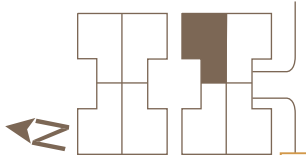
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ROOF TERRACE



BASEMENT

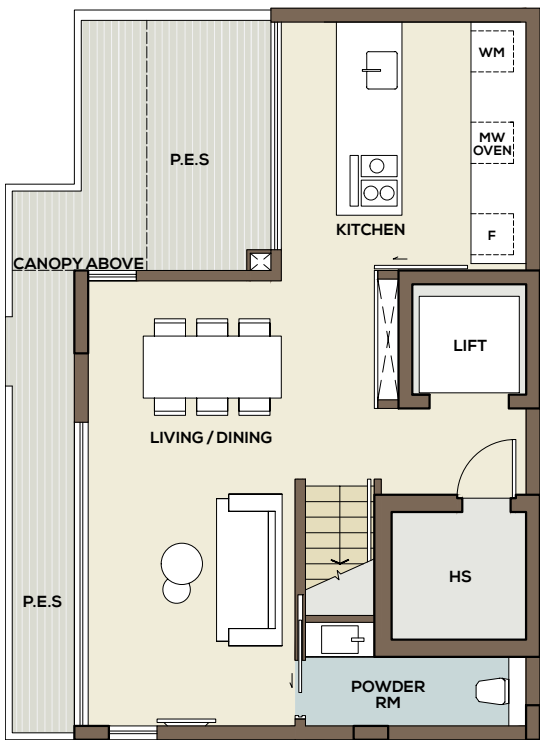


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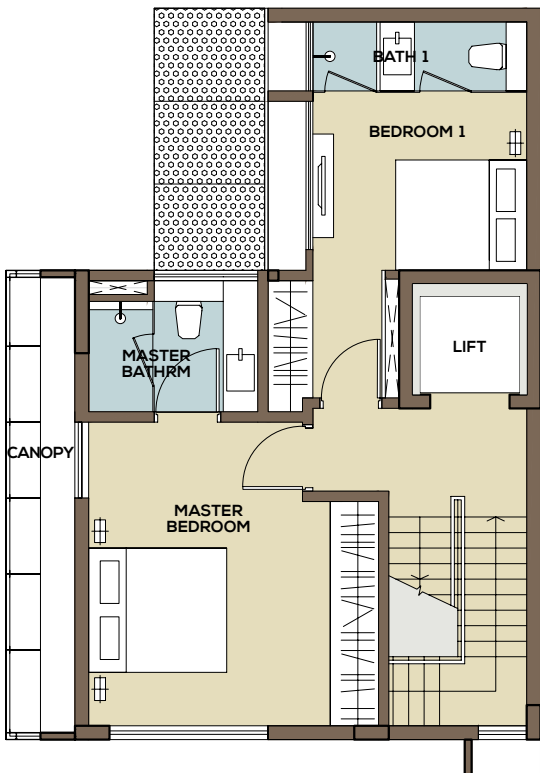


Unit 21 C

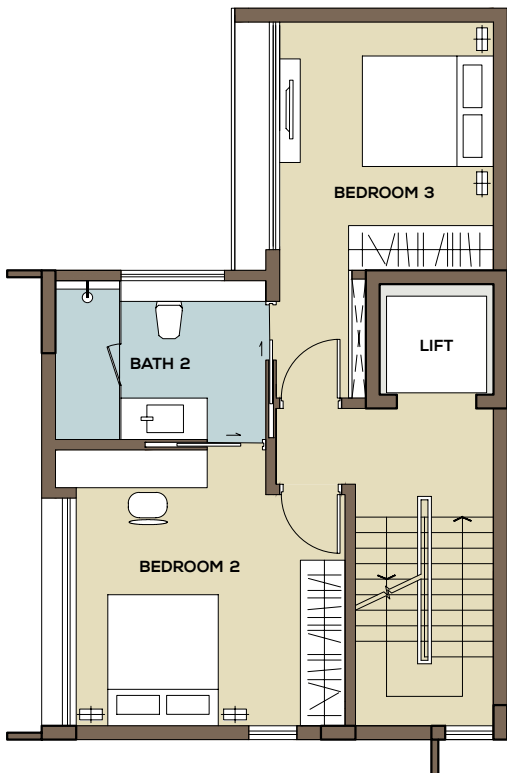
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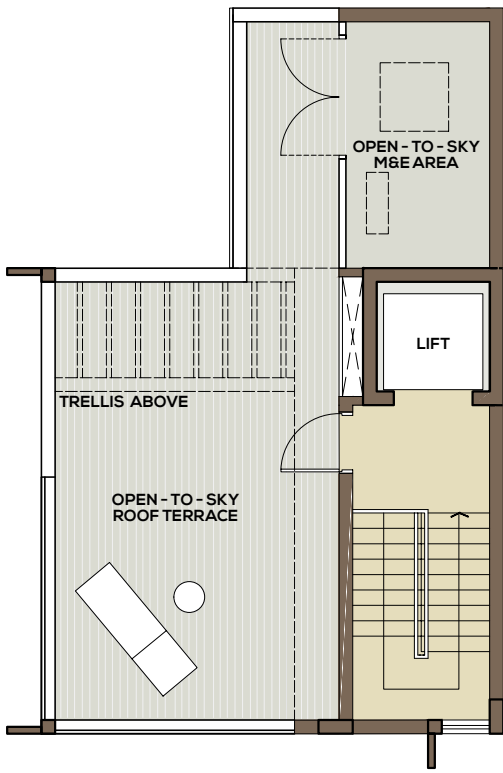
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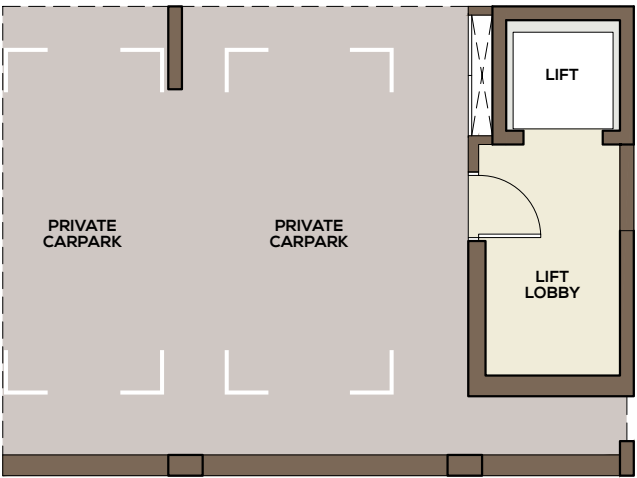
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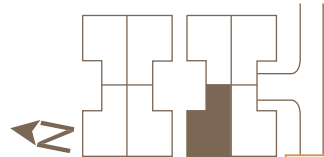
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ROOF TERRACE



BASEMENT



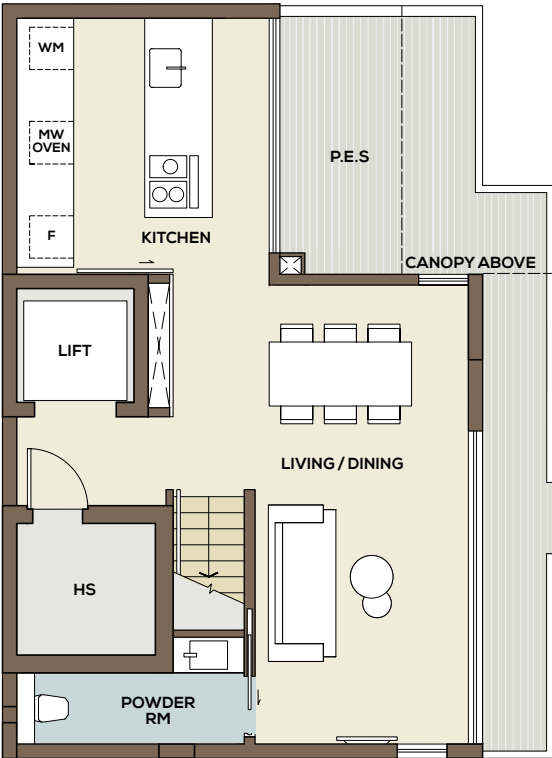
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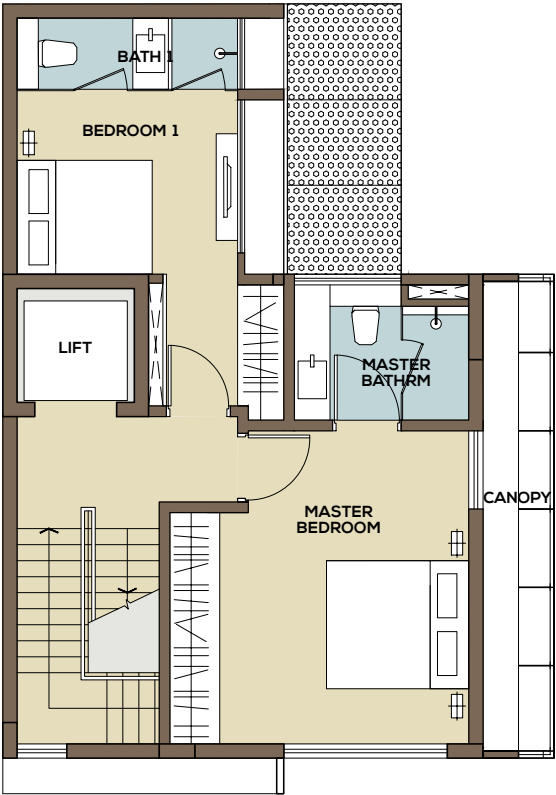
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Unit 21 D

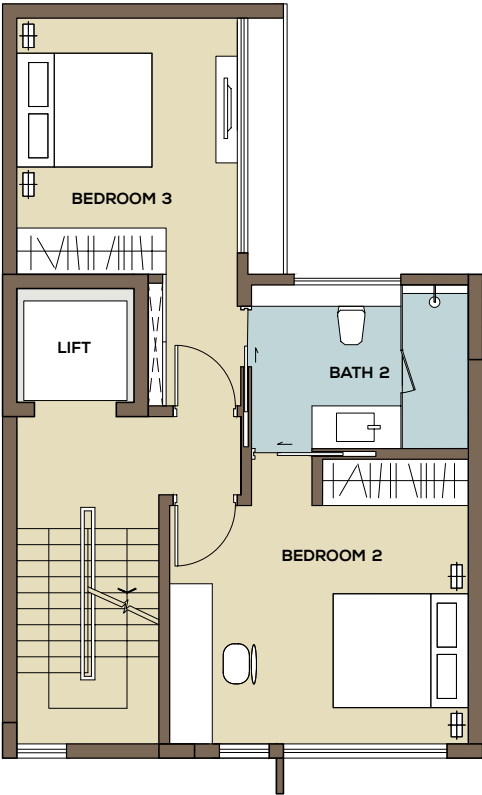
Total Area: 304 sqm / 3,272 sqft



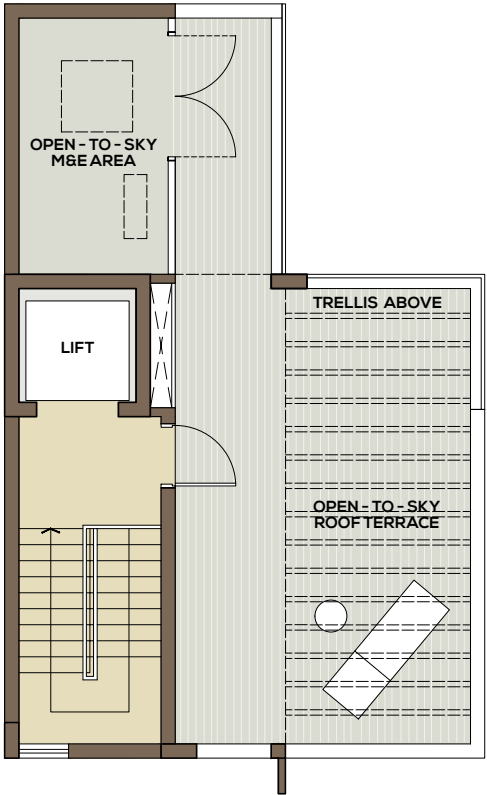
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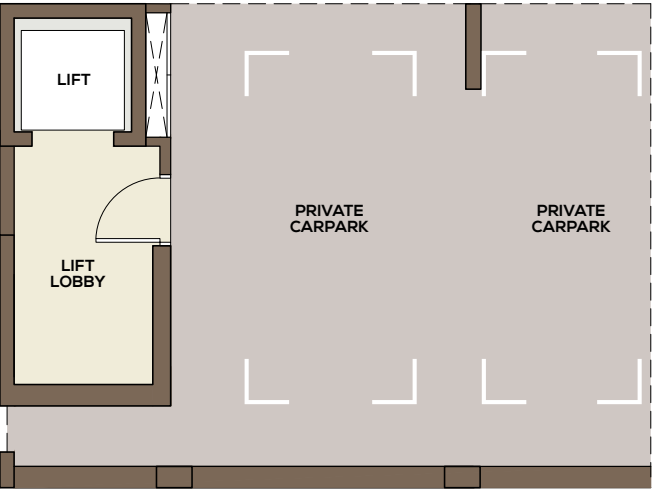
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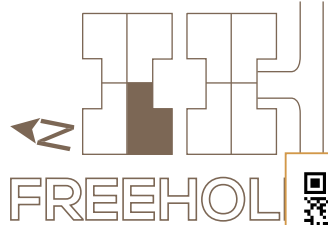
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ROOF TERRACE



BASEMENT

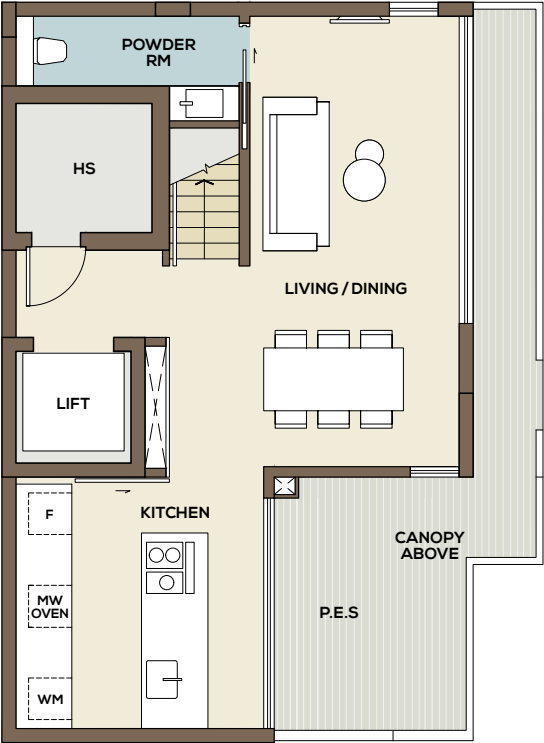


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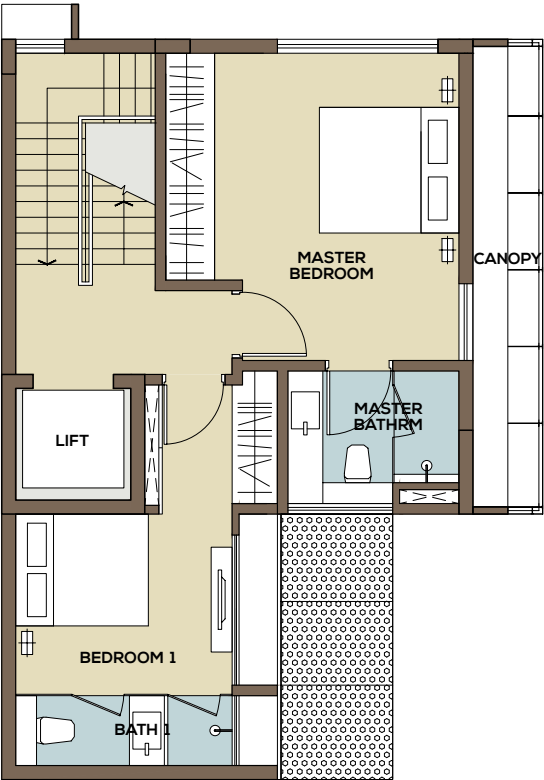


Unit 21 E

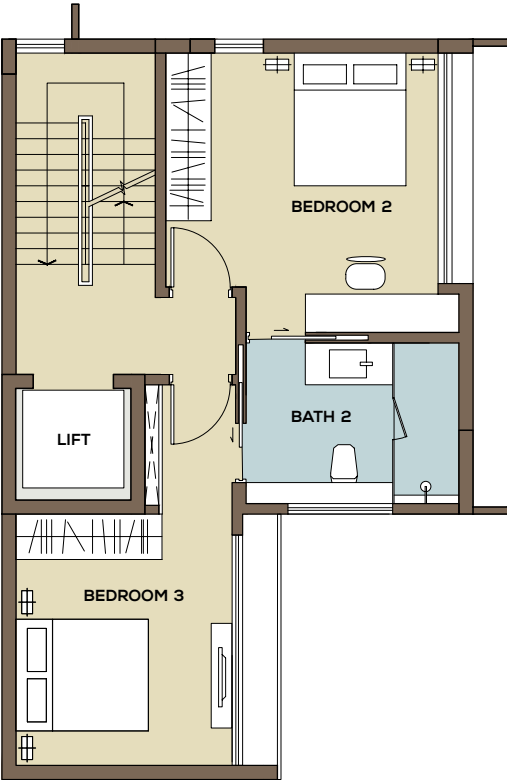
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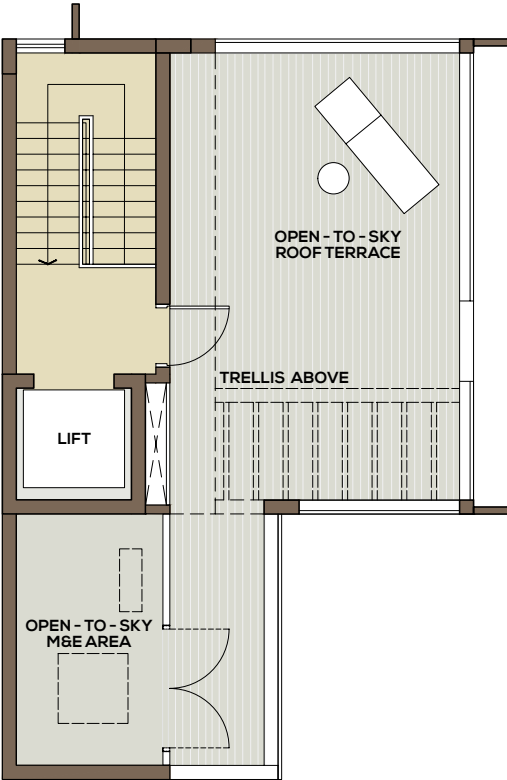
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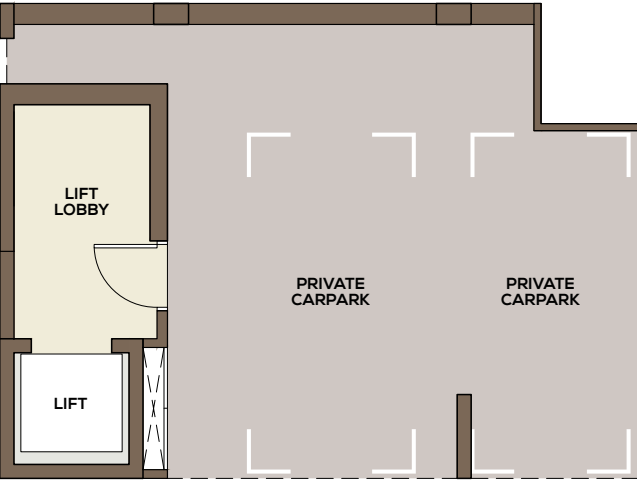
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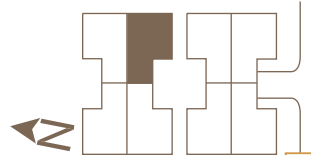
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ROOF TERRACE



BASEMENT

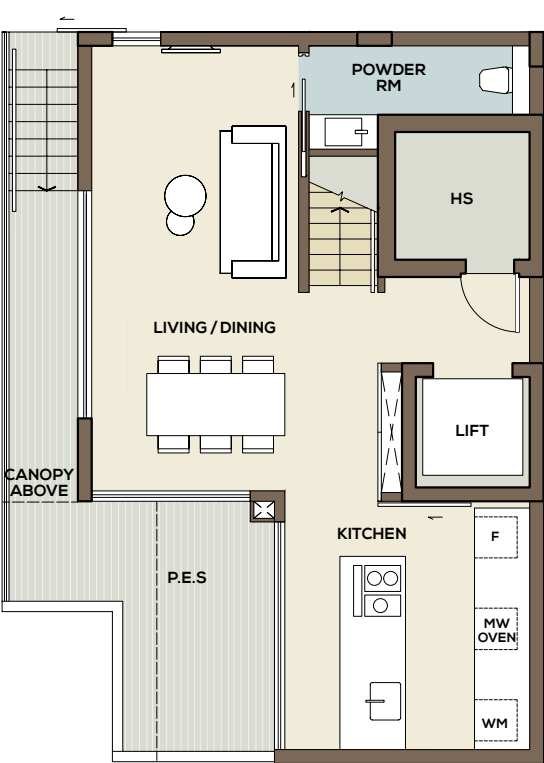


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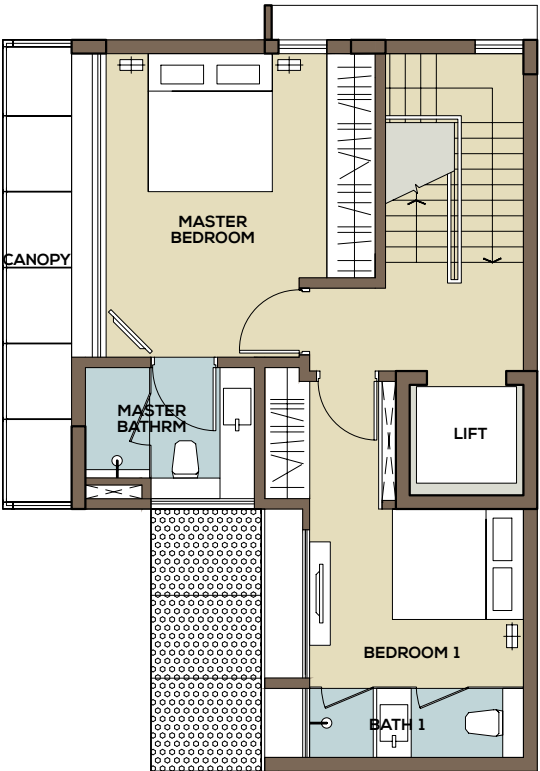


Unit 21 F

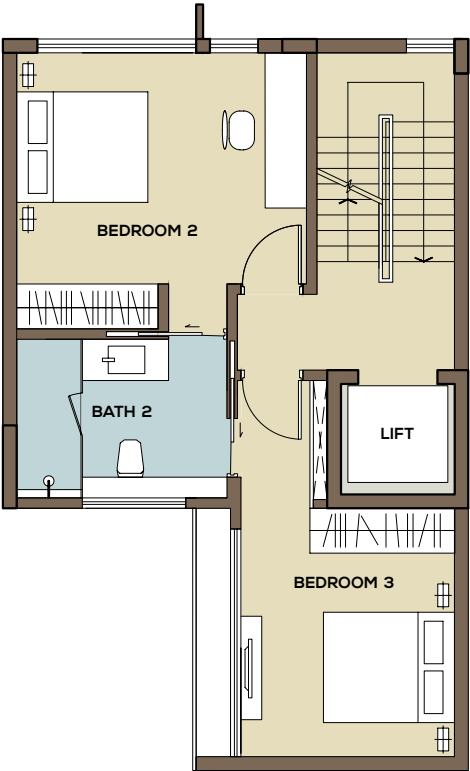
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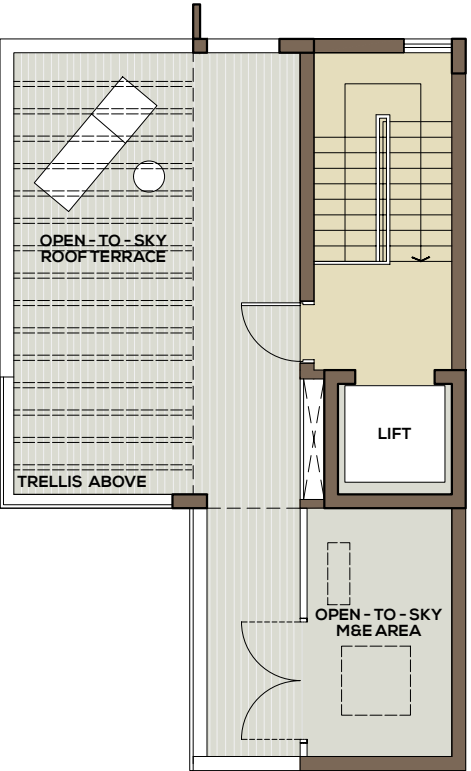
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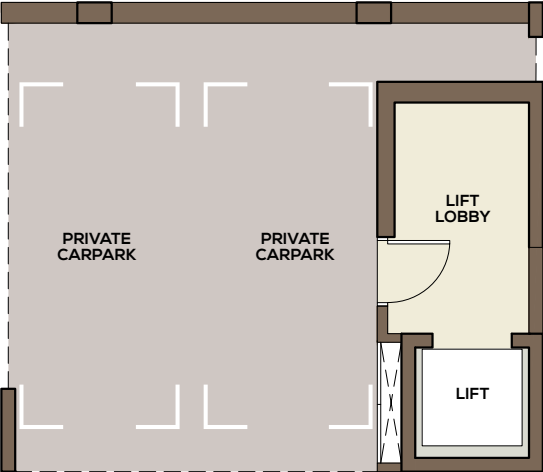
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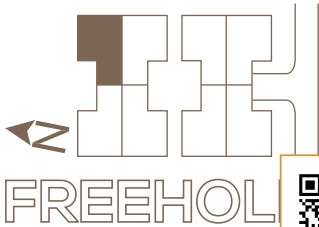
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ROOF TERRACE



BASEMENT

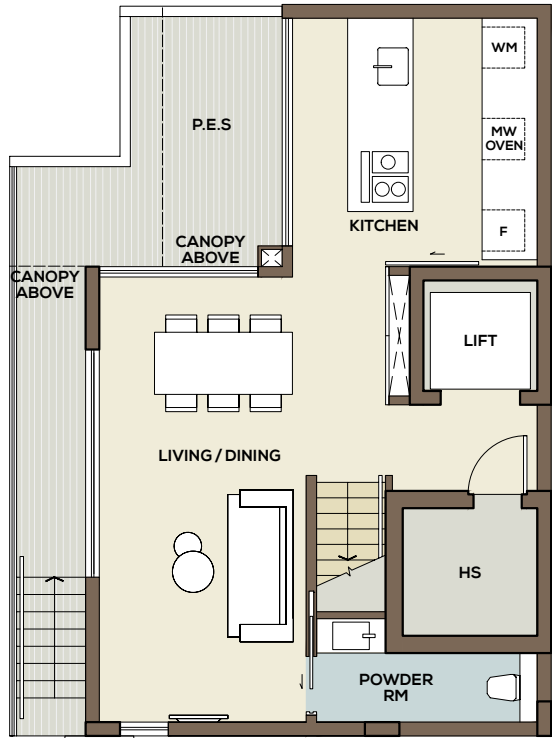


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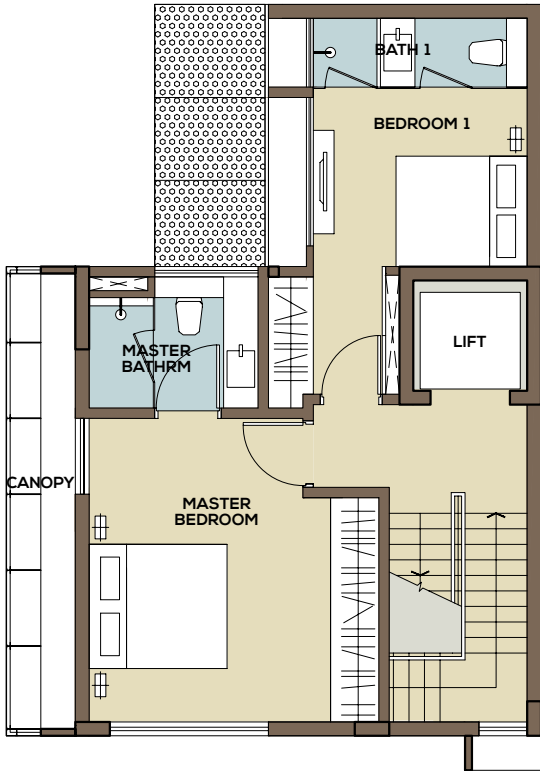


Unit 21 G

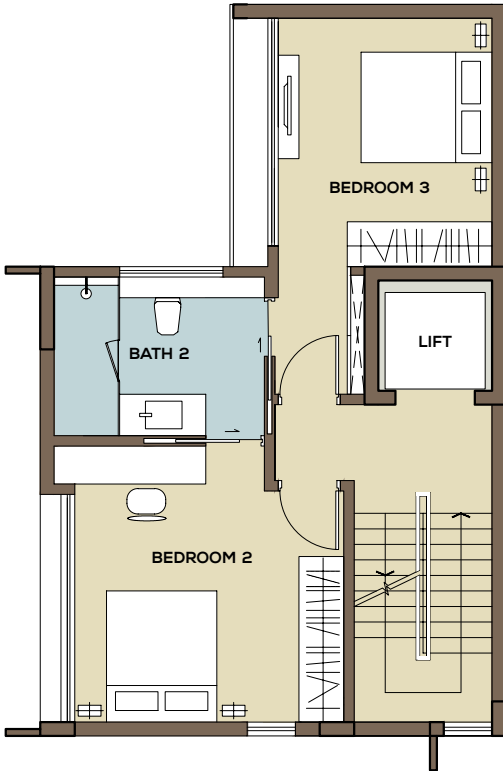
Total Area: 303 sqm / 3,261 sqft



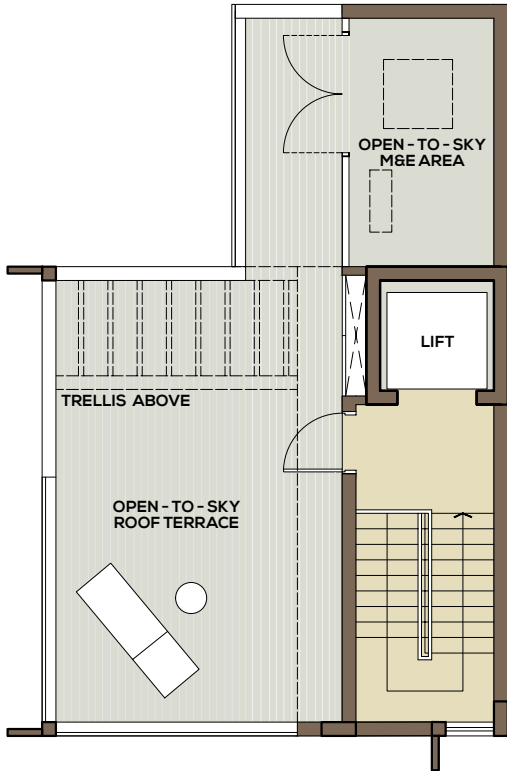
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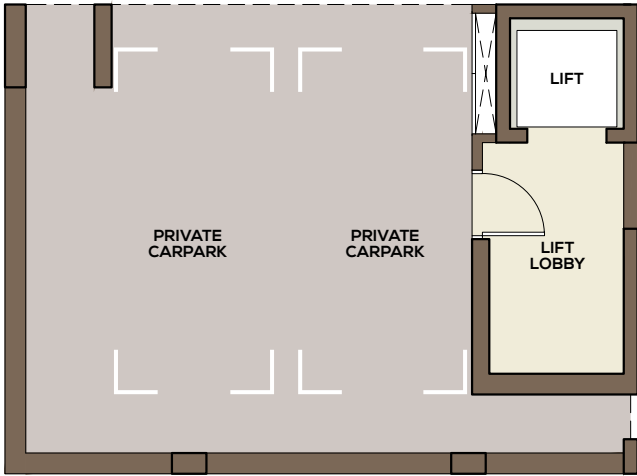
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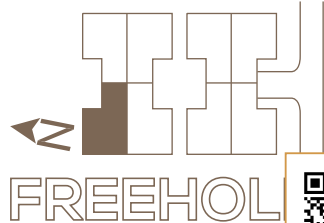
3RD STOREY



ROOF TERRACE



BASEMENT



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Specifications



- 1

Foundation
Reinforced concrete piles
- 2

Superstructure
Reinforced concrete structure
- 3

Walls
(a) External walls: Reinforced concrete wall and / or precast concrete wall and / or brick wall.
(b) Internal walls: Reinforced concrete wall and / or brick wall and / or dry wall partition system and / or glass partition.
- 4

Roof
(a) Flat Roof: Reinforced concrete roof with appropriate waterproofing and insulation.
(b) Roof Trellis: Aluminium hollow section.
(c) 1st storey Canopy: Mild steel frame with glass panels.
- 5

Ceiling
Residential Units
(a) Living / Dining, Bedrooms, Master Bathroom, Powder Room, Bathrooms, Kitchen, Household Shelter, Lift Lobby and Privately Enclosed Spaces (PES): Skim coat and / or ceiling board with emulsion paint finish.
Common Areas
(a) Basement Carpark and Staircase / Ramp: Skim coat and / or ceiling board with emulsion paint finish.
- 6

Finishes
Residential Units
(a) Wall*
(i) Living / Dining, Bedrooms, Kitchen, Household Shelter, Lift Lobby and PES: Plaster and / or skim coat with emulsion paint finish.
(ii) Master Bathroom: Marble
(iii) Powder Room, Bathroom 1 & 2: Homogeneous tiles
*Note: No tiles behind and below kitchen cabinets, bathroom cabinets, behind mirrors and above false ceiling.
(b) Floor
(i) Living / Dining, Kitchen: Marble
(ii) Master Bathroom: Marble
(iii) Powder Room, Bathroom 1 & 2: Homogeneous tiles
(iv) Bedrooms: Timber strip
(v) Household Shelter and Lift Lobby: Homogeneous tiles
(vi) PES: Homogeneous tiles
(vii) Roof Terrace: Homogeneous tiles
Common Areas
(a) Wall
(i) Basement Carpark, Staircases / Ramp: Plaster and / or skim coat with emulsion paint finish / perforated aluminium screen.

- (b)

Floor
(i) Basement Carpark, Driveway / Ramp: Reinforced concrete slab with hardener
(ii) Staircase: Cement screed finish with nosing tiles
(iii) Foot path: Granite and / or homogeneous tiles to designated areas.
- 7

Aluminium Windows & Doors
Aluminium framed windows / doors in powder coat finish with clear / tinted / frosted glass where appropriate.
- 8

Doors
(a) Main Entrance (Basement): Fire-rated timber door
(b) Bedrooms, Master Bathroom, Powder Room, Bathroom 1 & 2: Hollow core timber swing / sliding door
(c) Kitchen: Glass sliding panel
(d) Household Shelter: Approved CD shelter door
(e) PES: Aluminium / mild steel gate
- 9

Sanitary Fittings
(a) Master Bathroom
(i) 1 shower cubicle complete with glass panel, 1 overhead fixed shower, 1 hand-held shower and 1 mixer
(ii) 1 vanity top in marble / or solid surface finish complete with 1 basin and 1 basin mixer
(iii) 1 water closet
(iv) 1 mirror
(v) 1 towel rail
(vi) 1 toilet roll holder
(b) Bathroom 1 & 2
(i) 1 shower cubicle complete with glass panel, 1 overhead fixed shower, 1 hand-held shower and 1 mixer
(ii) 1 vanity top in solid surface finish complete with 1 basin and 1 basin mixer
(iii) 1 water closet
(iv) 1 mirror
(v) 1 towel rail
(vi) 1 toilet roll holder
(c) Powder Room
(i) 1 vanity top in solid surface finish complete with 1 basin and 1 basin mixer
(ii) 1 water closet
(iii) 1 mirror
(iv) 1 toilet roll holder
(d) Kitchen
(i) 1 single bowl sink complete with cold water tap
(ii) 1 washing machine bib tap

- 10

Electrical Installation
All electrical wiring in concealed / exposed conduit / trunking where applicable. Refer to Electrical Schedule for details.
- 11

TV / Telephone Points
Refer to Electrical Schedule for details.
- 12

Lightning Protection
Approved Lightning Protection System.
- 13

Painting
(a) External walls: Spray textured emulsion paint finish and / or emulsion paint finish.
(b) Internal walls: Emulsion paint finish.
- 14

Waterproofing
Waterproofing to floor slabs of Bathrooms, Kitchens, Roof Terraces, RC Flat Roof, Planters and RC ledges, and where required.
- 15

Additional items
(a) Kitchen Cabinetry: High and low level kitchen cabinets complete with solid surface island top.
(b) Kitchen Appliances:
(i) 1 induction / gas cooking hob, 1 kitchen exhaust, 1 built-in microwave, 1 built-in oven, 1 built-in refrigerator, 1 washer and 1 dryer
(c) Wardrobe: Wardrobes to all Bedrooms
(d) Air-Conditioning: Split air-conditioning system to Living / Dining and all Bedrooms
(e) Hot water supply: Hot water supply to all Bathrooms
(f) Doorbell
(g) Audio Intercom: Visitor's call panel at the gate to individual units.
- 16

Communal Recreation Facilities
(a) Landscaped courtyard with water features
(b) Garden swing
(c) Garden chess
(d) Flex n Stretch
- 17

Carparking
(a) 16 numbers of carparking
- 18

General Notes
(a) Marble and granite are natural stone materials which offer no absolute uniformity in their veins, colour, tonality and pattern as these are natural characteristics arising from their varied mineral composition and impurities. Natural fissure lines, fossils and pigmentation can appear on the surfaces of polished marble and granite being a result of the formation process. While such material can be pre-selected before installation, this non-conformity cannot be 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.
(b) Timber is a natural material containing veins and tonality difference. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.

- (c)

Layout / Location of wardrobes, kitchen cabinets, fan coil units and all electrical points are subject to Architect's sole discretion and final design.
- (d)

Choice of brand and model of fittings, equipment, installation and appliances supplied shall be at the sole discretion of the Vendor.
- (e)

Regular maintenance by the Purchaser of the air-conditioning systems, including the cleaning of filters and condensate pipes, is essential for efficient running and prolonging their operating life. The Purchaser shall engage his own contractor to service the air-conditioning system on a regular basis in order to ensure the good working condition of the system.
- (g)

The Purchaser is liable to pay annual fee, subscription fee and such other fees to service providers and relevant authorities for cable television and internet access. The Vendor is not responsible to make arrangement with any of the said parties for the service connection for their respective subscription channels and / or internet access.
- (h)

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.
- (i)

Glass may break or shatter, be it spontaneous or otherwise, whether due to accidental knocks or other causes. As there will be glass installed in the Unit, the Purchaser may therefore wish to take up insurance(s) covering glass breakage.
- (j)

Mechanical ventilation fan and ducting are provided to the Powder Room which is not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within the unit is to be maintained by the Purchaser on a regular basis.

	Unit 2I	Unit 2IA	Unit 2IB	Unit 2IC	Unit 2ID	Unit 2IE	Unit 2IF	Unit 2IG
Ligthing Point (Internal)	34	34	34	34	34	34	34	34
Ligthing Point (External)	7	7	6	6	6	6	7	7
TV point	6	6	6	6	6	6	6	6
Tel Point	6	6	6	6	6	6	6	6
Data Point	6	6	6	6	6	6	6	6
Air-con Point	6	6	6	6	6	6	6	6
Door Bell	2	2	2	2	2	2	2	2
13A SSO	41	41	41	41	41	41	41	41
13A SSO Weatherproof Point	4	4	4	4	4	4	4	4
Water Heater Point	3	3	3	3	3	3	3	3
Kitchen Equipment Point	7	7	7	7	7	7	7	
Isolator 20A Single Phase	1	1	1	1	1	1	1	



Developer's Profile

Le Premier Development Pte. Ltd.

engages in real estate development, and is committed to provide attractive housing that can satisfy homeowner's desire for design quality, comfort and value. Based in Singapore, Le Premier Development Pte. Ltd. operates as a subsidiary of Logistics Investment Pte. Ltd. (A member of Logistics Holdings Limited).

LOOK
architects

LOOK Architects is a multi-award winning practice committed to rigorous analysis and research to produce innovative, iconic buildings and urban design. Embracing local sensibilities with a global outlook, LOOK Architects has garnered international acclaim for consistent achievements in design excellence – principal architect Look Boon Gee is the recipient of the prestigious President's Design Award Singapore 2009 – Designer of the Year.

Artist's Impression





Le Premier Development Pte. Ltd.

Call (65) 6891 0831
for bookings today.

• Developer: **Le Premier Development Pte Ltd.** (Co Reg No 200916020M) • Licence No: C1155 • Tenure: Estate in Fee Simple (Freehold) • Expected date of vacant possession: 31 December 2017
• Expected date of legal completion: 31 December 2018 • Location: Lot 04619L MK23 at 21 Paya Lebar Crescent • Building Plan No: A1224-00003-2013-BP02 dated 15 November 2014.

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