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Robinson Suites - Floor Plans



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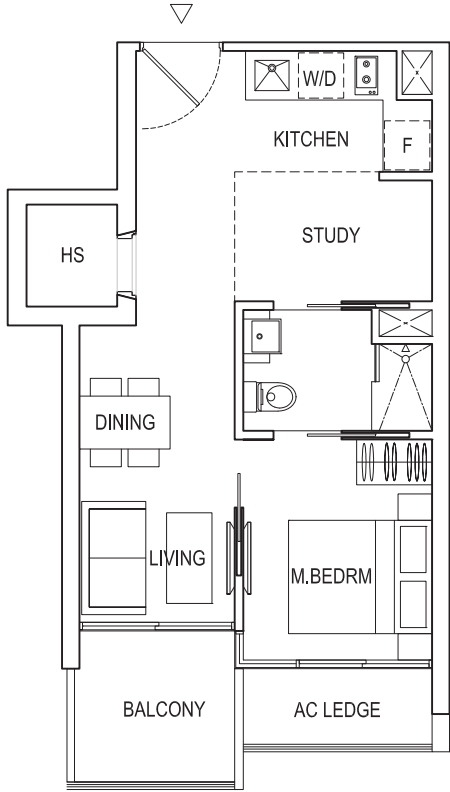
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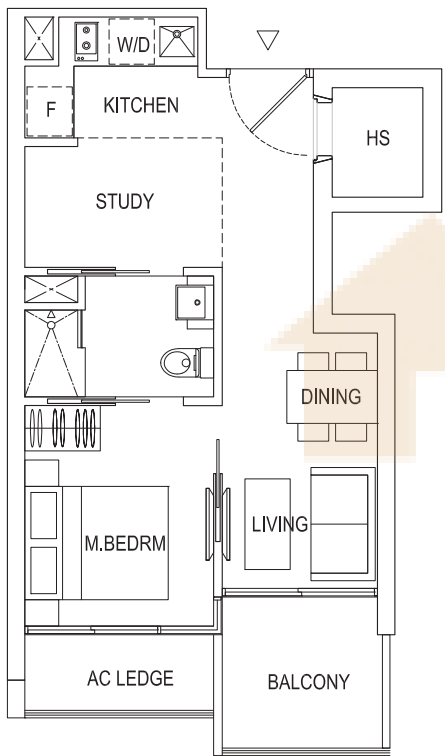
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1 + Study Luxurious Apartments

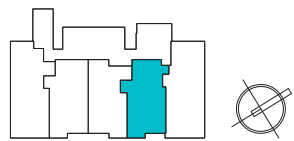
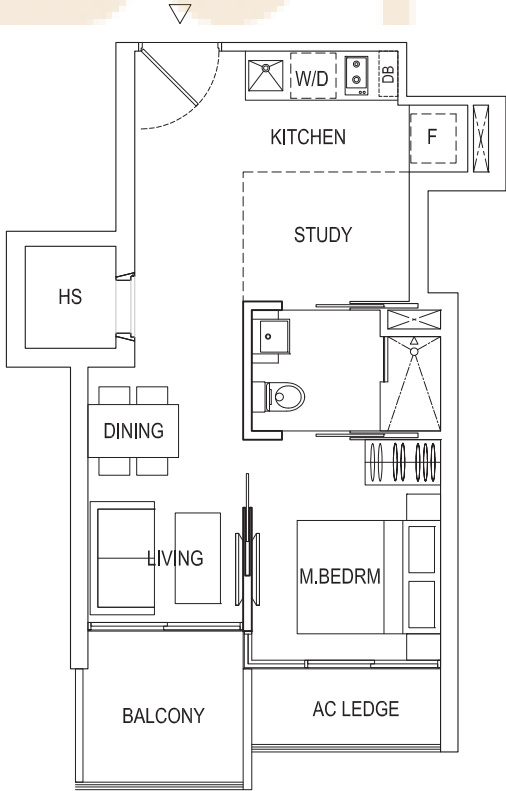
Type A1 | 47 sq.m / 506 sq.ft
08-02 – # 18-02 Includes A/C Ledge & Balcony
20-02 – # 40-02



Type A2 | 45 sq.m / 484 sq.ft
08-03 – # 18-03 Includes A/C Ledge & Balcony
20-03 – # 40-03

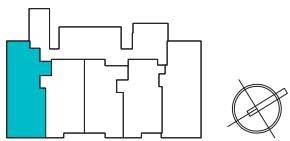
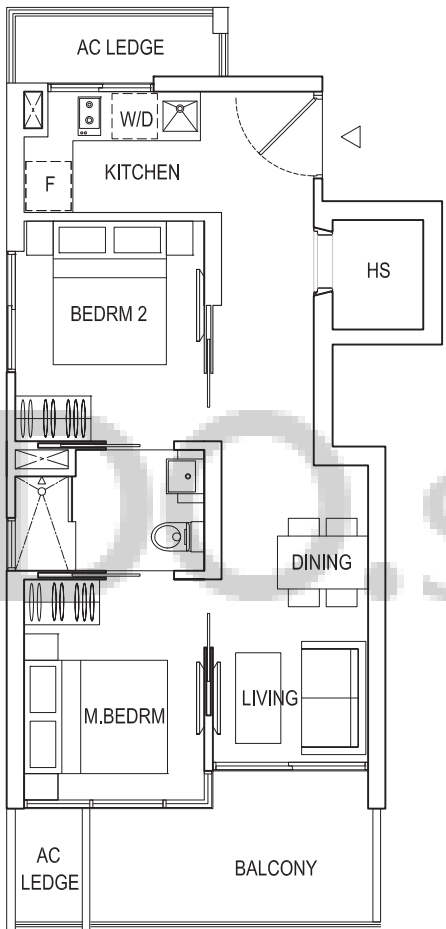


Type A3 | 46 sq.m / 495 sq.ft
08-04 – # 18-04 Includes A/C Ledge & Balcony
20-04 – # 40-04

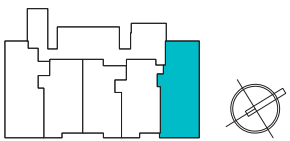
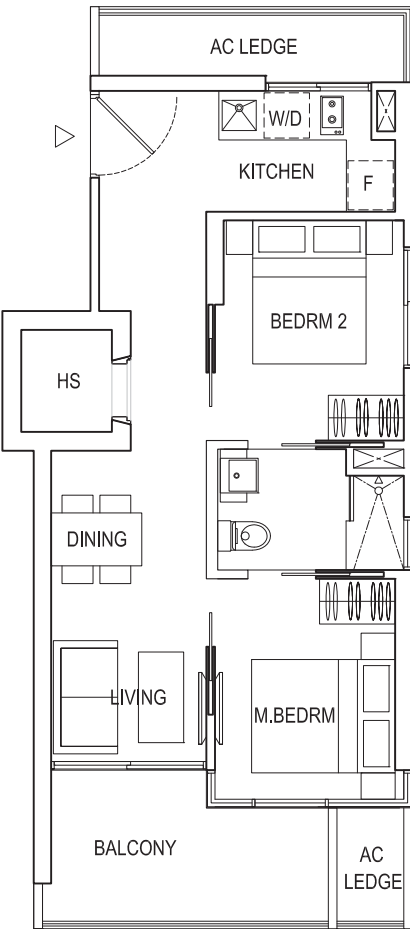


2–Bedroom Luxurious Apartments

Type B1 | 56 sq.m / 603 sq.ft
08-01 – # 18-01 Includes A/C Ledge & Balcony
20-01 – # 40-01

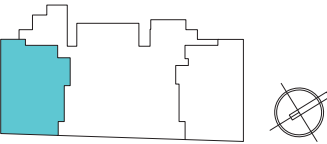
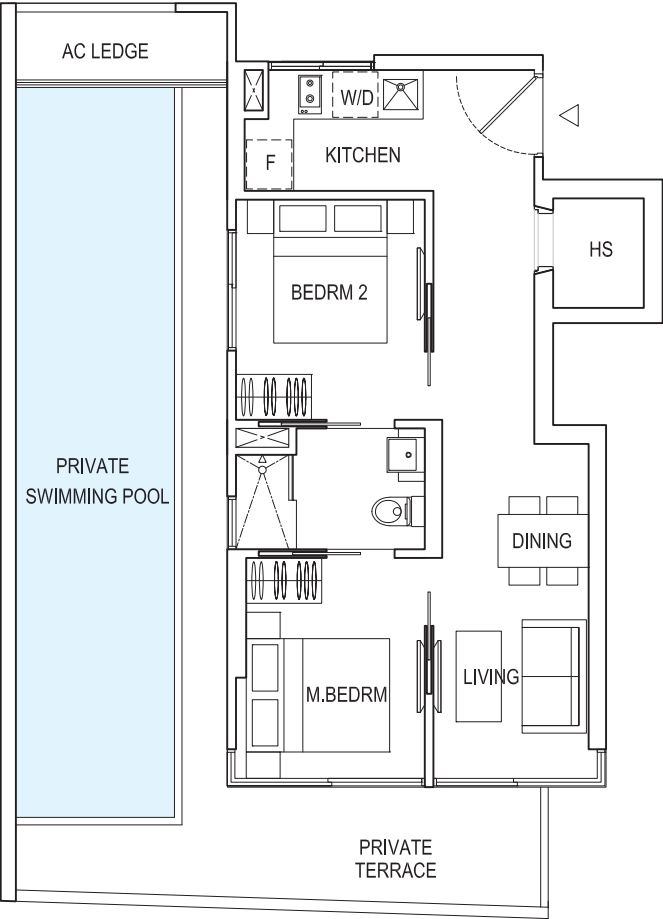


Type B2 | 57 sq.m / 614 sq.ft
08-05 – # 18-05 Includes A/C Ledge & Balcony
20-05 – # 40-05

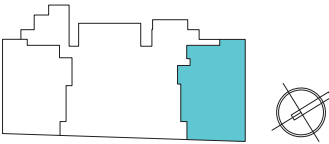
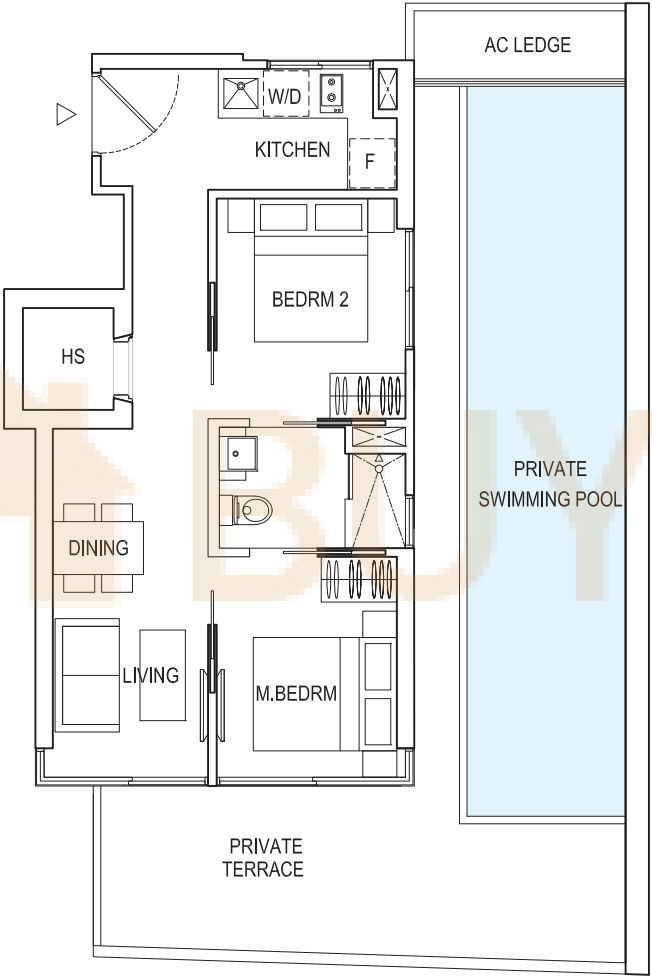


Garden Suites

Type G1 – 2BR | 87 sq.m / 936 sq.ft
07-01 | Includes A/C Ledge & Private Terrace

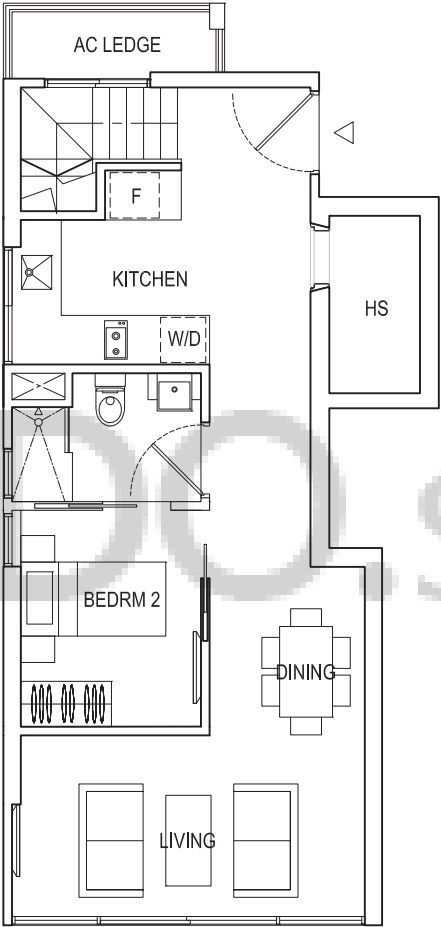


Type G2 – 2BR | 92 sq.m / 990 sq.ft
07-05 | Includes A/C Ledge & Private Terrace

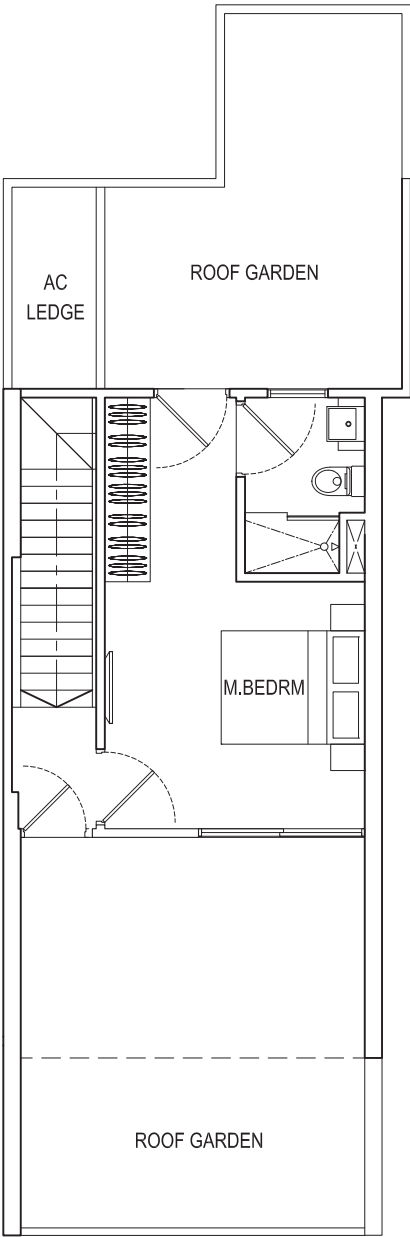
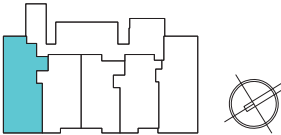


Duplex Penthouse Suites

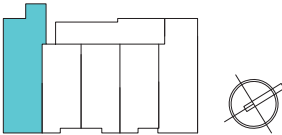
Type PHA – 2BR | 131 sq.m. / 1410 sq.ft
41-01 | Includes A/C Ledge & Roof Garden



LOWER STOREY

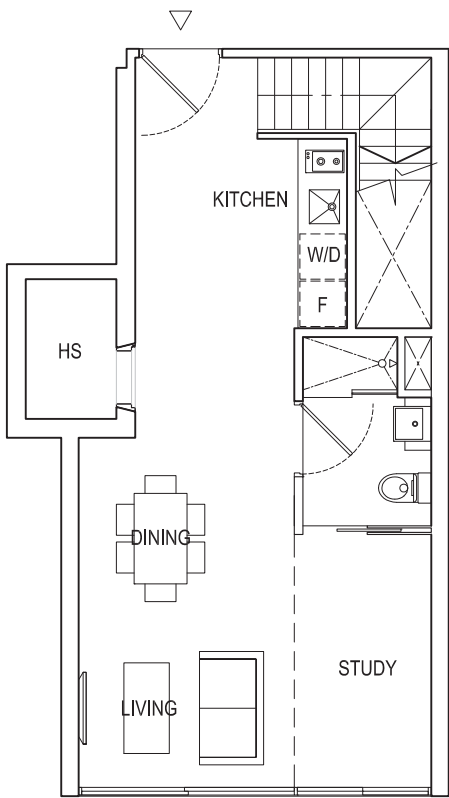


UPPER STOREY

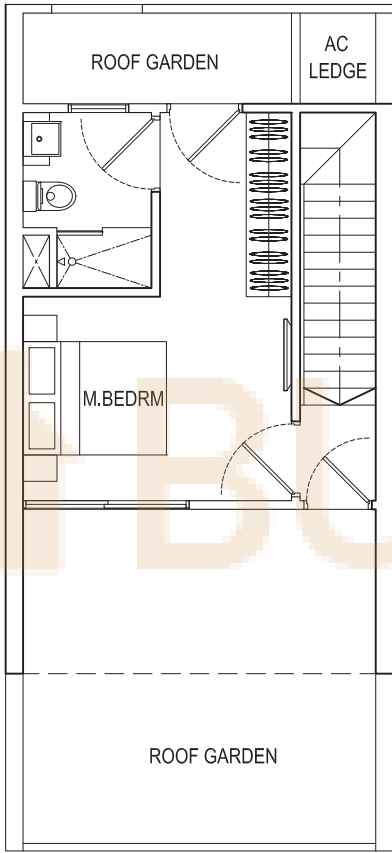
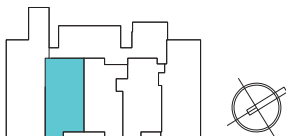


Duplex Penthouse Suites

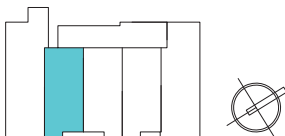
Type PHB – 1+1BR | 102 sq.m / 1,098 sq.ft
41-02 | Includes A/C Ledge & Roof Garden



LOWER STOREY

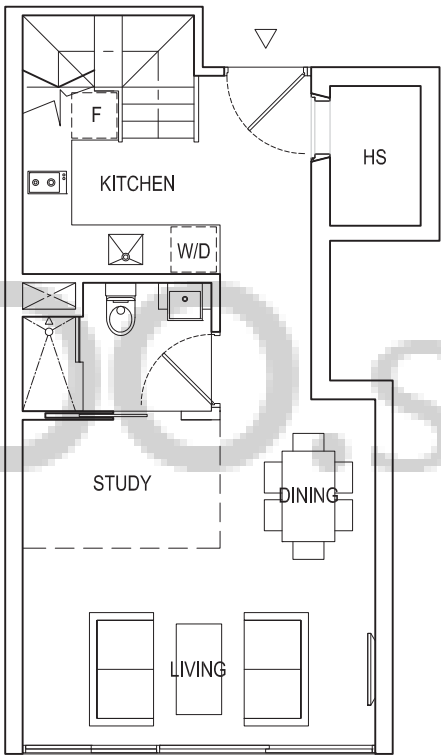


UPPER STOREY

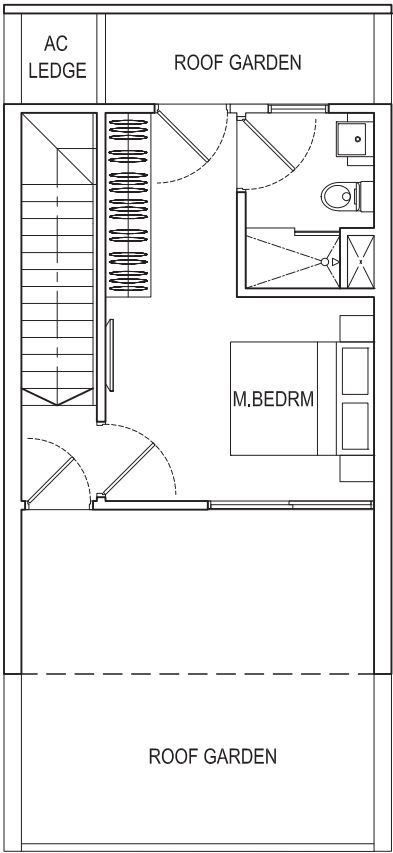


Duplex Penthouse Suites

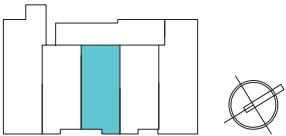
Type PHC – 1+1BR | 101 sq.m / 1,087 sq.ft
41-03 | Includes A/C Ledge & Roof Garden



LOWER STOREY



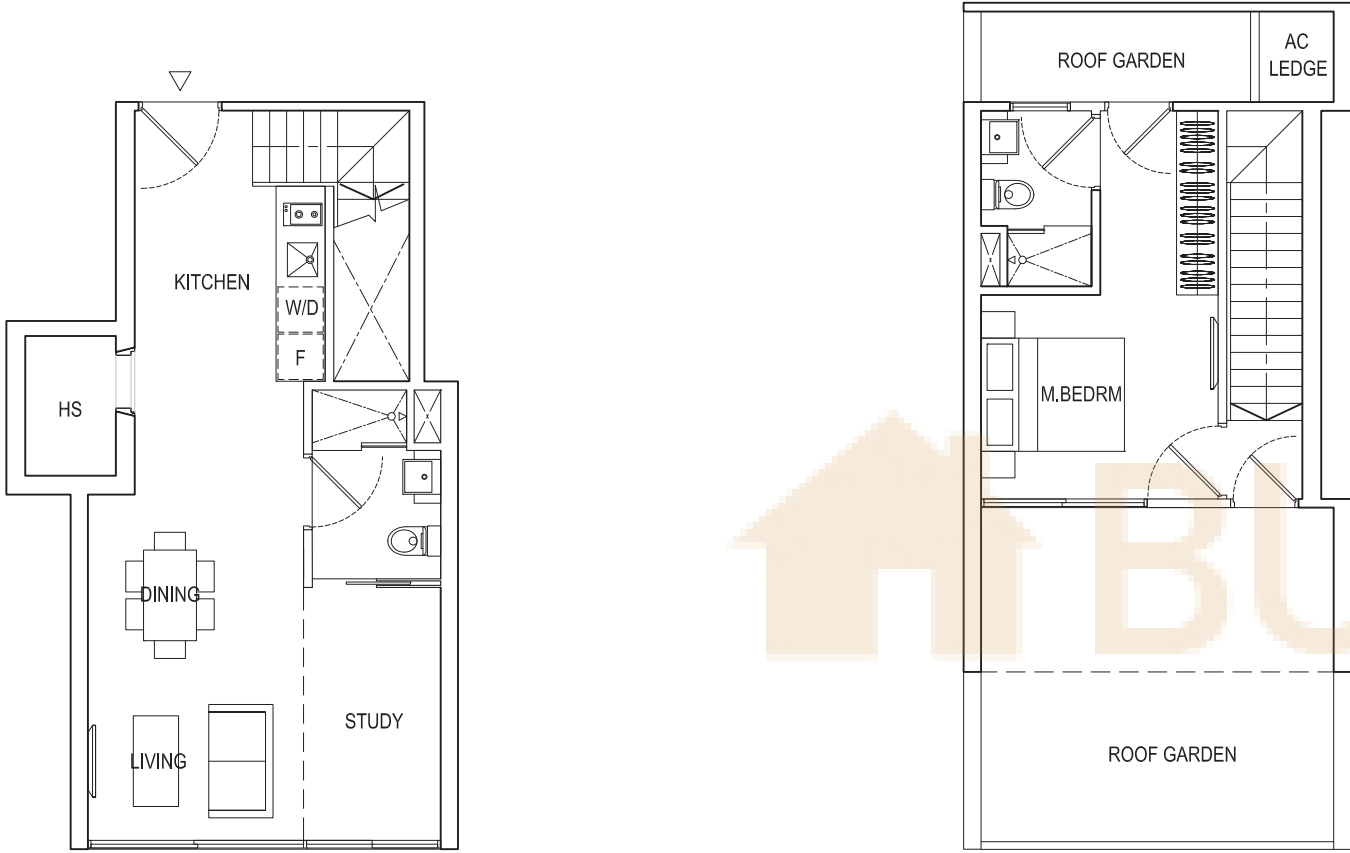
UPPER STOREY



Duplex Penthouse Suites

Duplex Penthouse Suites

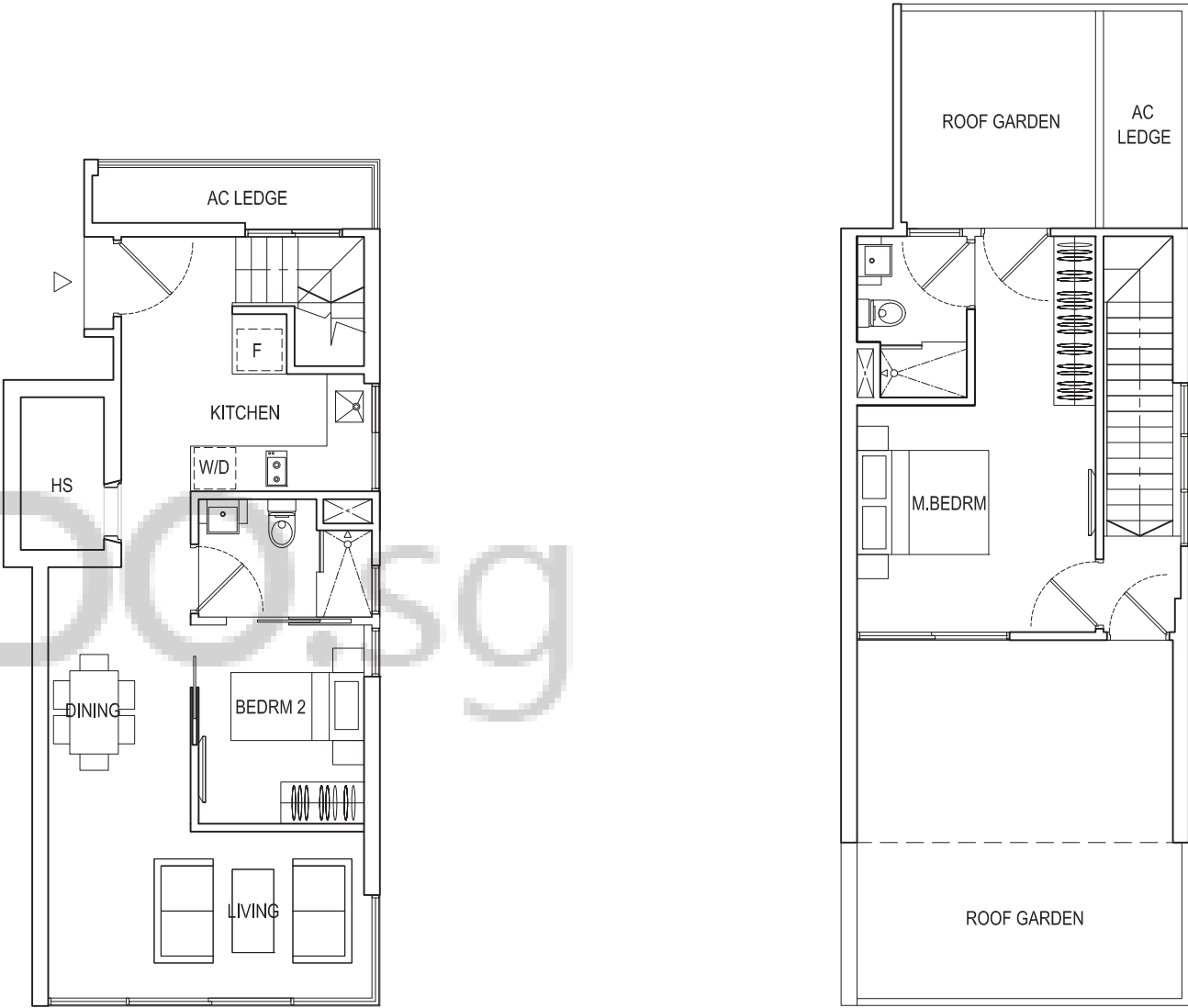
Type PHD – 1+1BR | 101 sq.m / 1,087 sq.ft
41-04 | Includes A/C Ledge & Roof Garden



LOWER STOREY

UPPER STOREY

Type PHE – 2BR | 125 sq.m / 1,345 sq.ft
41-05 | Includes A/C Ledge & Roof Garden



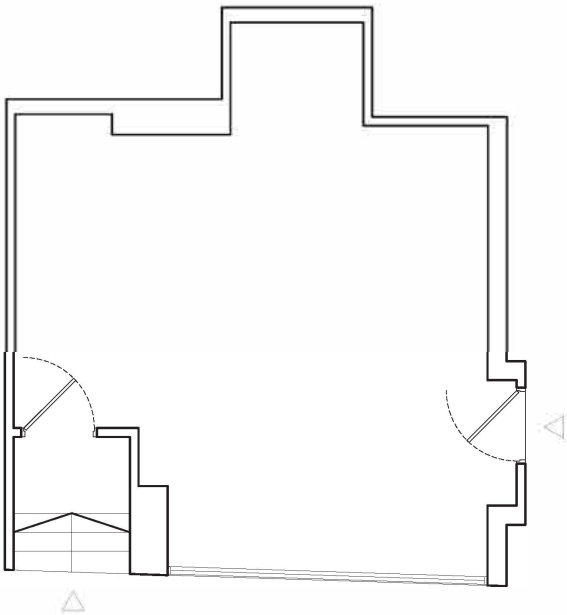
LOWER STOREY

UPPER STOREY



Commercial Units

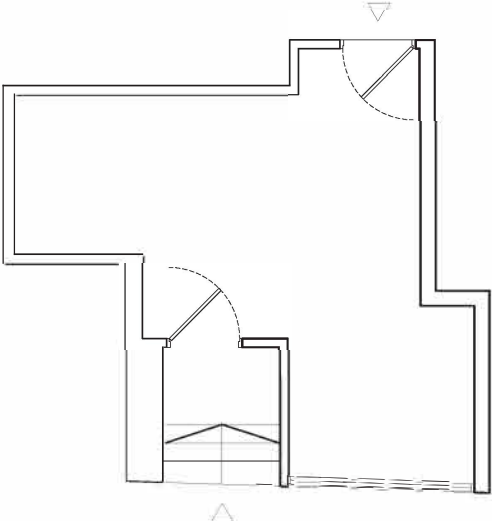
Shop #1 | 50 sq.m / 538 sq.ft
01-01 | Includes A/C Ledge



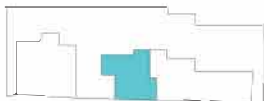
AC LEDGE



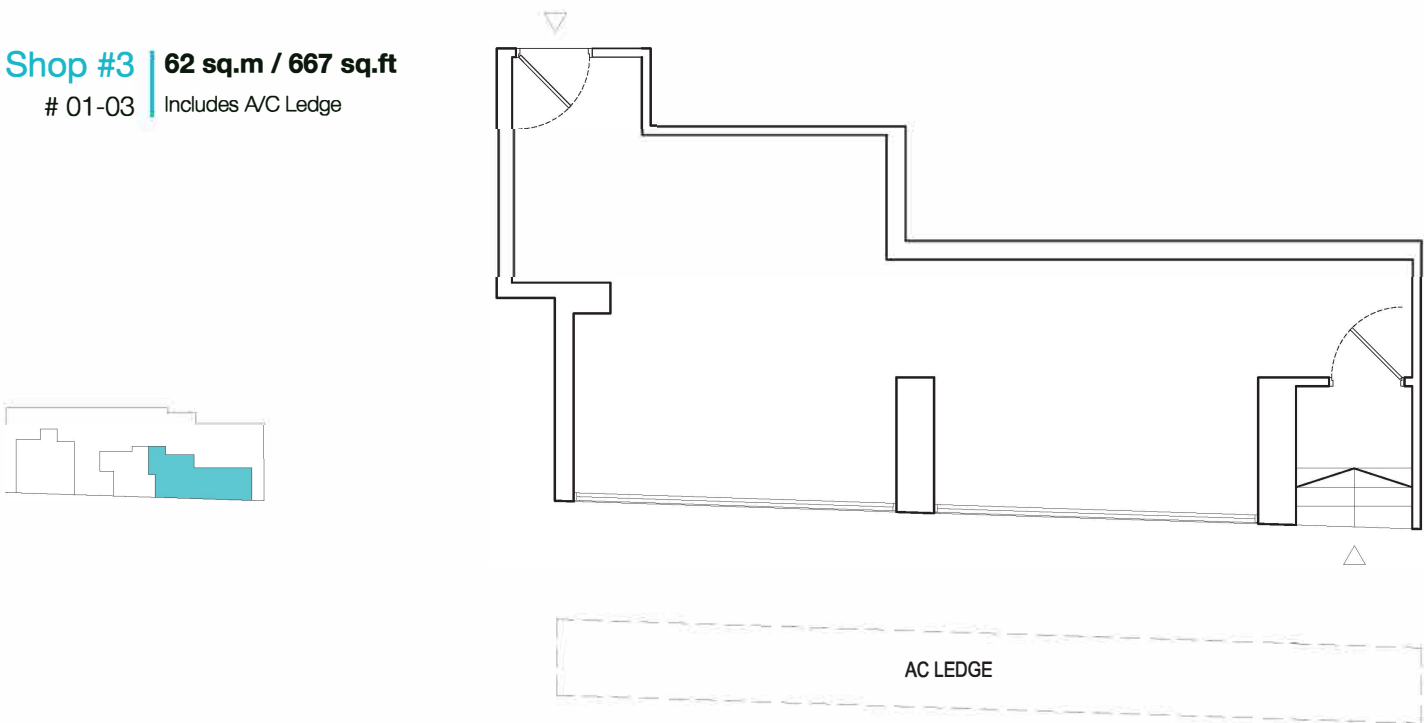
Shop #2 | 32 sq.m / 344 sq.ft
01-02 | Includes A/C Ledge



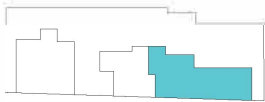
AC LEDGE



Shop #3 | 62 sq.m / 667 sq.ft
01-03 | Includes A/C Ledge



AC LEDGE



SPECIFICATIONS IN THE BUILDING

- FOUNDATION
Reinforced concrete foundation to Engineer's requirements
- SUPER-STRUCTURE
Reinforced concrete structure to Engineer's requirements
- WALLS
External – Pre-cast concrete panels and/or common clay brick to Architect and Engineer's requirements
Internal – Pre-cast concrete panels and/or common clay brick and/or Light weight partition to Architect and Engineer's requirements
- ROOF
Reinforced concrete flat roof with waterproofing
- CEILING
Living/Dining/Bedrooms – Skim coat and/or plaster ceiling boards with emulsion Paint to Architect's selection
Household Shelter, Balcony & Private Terrace – Skim coat with emulsion paint to Architect's selection
Bathroom/Kitchen – Moisture-resistant plastered ceiling boards with emulsion paint finished to Architect's selection
- FINISHES
Wall (For Apartments)
• **Living/Dining/Bedrooms/Kitchen/Household Shelter/Balcony** – Cement and sand plaster and/or skim coat with emulsion paint to Architect's selection
• **Bathroom** – Homogenous and/or ceramic tiles laid up to false ceiling height (exposed area only) to Architect's design (Note: For Type G1& G2 only – These units have a high floor-to-ceiling height of 6.0m. The internal brickwall/pre-cast panels/partitions of the bedrooms and toilets will be built to a height of 3.25m only)
Wall (For Common Areas)
• **1st Storey Lift Lobbies/Typical lift lobbies/ Staircases** – Cement and sand plaster and/or skim coat with emulsion paint to Architect's selection
Wall (For Common Areas)
• **External Wall** – Cement and sand plaster and/or skim coat with weather-resistant paint to Architect's selection
Floor (For Apartments)
• **Living/Dining/kitchen/Bedroom/Study** – Marble and/or compressed marble and/or homogeneous tiles to Architect's selection
• **Bathroom** – Ceramic and/or homogenous tiles to Architect's selection
• **Household Shelter/Balcony/Private Terrace** – Ceramic and/or homogenous tiles to Architect's selection
• **Planter box** – Cement & sand screeding
• **A/C Ledge** – Cement & sand screeding
Floor (Common Areas)
a) **1st Storey Lift Lobbies** – Homogenous and/or ceramic tiles to Architect's selection
b) **Typical lift lobbies** – Homogenous and/or ceramic tiles to Architect's selection
c) **Staircases** – Cement and sand screed with nosing tiles to Architect's selection
d) **Sky Terrace/Sun deck/Pool Area** – Natural timber and/or composite timber deck to Architect's selection
e) **Swimming Pool** – Mosaic and/or ceramic tiles to Architect's selection
f) **Walkway/Pavement** – Pebbles wash and/or homogenous and/or ceramic tiles to Architect's selection
- WINDOWS
Powder-coated aluminium-framed windows with approx. 6mm thick tinted float glass to Architect's selection
- DOORS
a) **Main Entrance** – Fire-rated timber door to Architect's design
b) **Bedrooms/Bathrooms** – Semi-hollow core timber door to Architect's design
c) **Household Shelter** – Approved blast door
d) **Ironmongery** – Locksets and hinges to Architect's selection
- RAILINGS
Stainless steel and/or mild steel with paint to Architect's selection
- SANITARY WARES AND FITTINGS
Bathroom
a) 1 shower cubicle with shower mixer, rain shower head and shower set to Architect's selection
b) 1 wash basin and mixer tap to Architect's selection
c) Water closet to Architect's selection
d) 1 mirror to Architect's design
e) 1 toilet paper holder to Architect's selection
- ELECTRICAL INSTALLATION/TELEPHONE/TV/FM
a) All electrical wiring are concealed in floor and wall in conduits wherever possible except for electrical wiring above false ceiling, household shelter, and DB cabinet will be exposed in trunking and/or conduits
Refer to Electrical Schedule for details
- LIGHTNING PROTECTION SYSTEM
a) Lighting Protection System shall be provided in accordance with Singapore Standard CP33 1996
- PAINTING
a) **External Walls** – Spray-textured coating and/or weather-resistant emulsion paint to Architect's selection
b) **Internal Walls** – Emulsion paint to Architect's selection
- WATERPROOFING
a) Waterproofing is provided to floors of Bathrooms, Kitchen, Balcony, W.C., R.C. flat roof, planter Box and wherever required.
- DRIVEWAY & CARPARK
a) **Surface Driveway** – Interlocking pavement and/or concrete imprint to Architect's selection
b) **Mechanical Carpark Systems** – According to Specialist's specifications
- RECREATIONAL FACILITIES
a) Swimming Pool
b) Lap Pool
c) Jacuzzi
d) Sky Terrace/Sun Deck
e) Gymnasium
f) Landscaping
g) Wet Deck
h) BBQ Pit
i) Outdoor Fitness Station
j) Spa Room
k) Sky Garden
l) Outdoor Dining & Kitchen
m) Sky Lounge
- OTHER ITEMS
a) **Kitchen Cabinets** – High and low kitchen cabinets with solid surface and/or stone work top complete with sink and mixer to Architect's design and selection
b) **Kitchen Appliances** – Electric cooker hob and cooker hood, integrated fridge and washer-cum-dryer to Architect's selection
c) **Bedroom Wardrobe** – Built-in wardrobes to all bedrooms to Architect's design and selection
d) **Air-conditioning** – Multi-split air-conditioning to all Bedrooms and Living/ Dining to M & E Engineer's requirements
e) **Mechanical Ventilation** – Toilets may be mechanically-ventilated, wherever applicable to M&E Engineer's requirements
f) **Audio/Intercom System** – Audio intercom to apartment units to M & E Engineer's selection
g) **Electric Water Heater** – Hot water supply to all bathrooms and kitchen except W.C. to M & E Engineer's requirements
h) **Soil Treatment** – Anti-termite soil treatment by Specialist's specifications
i) **Cable vision** – Provision of outlet only

- SHOP UNITS
The items below refer specifically to the interior finishes of the shop units only
a) **Internal Walls** – Pre-cast concrete panels and/or common clay brick and/or Lightweight partition finished with cement and sand plaster and/or skim coat with emulsion paint to Architect & Engineer's requirements
b) **Ceiling** – Skim coat and/or plaster ceiling boards with emulsion Paint to Architect's selection
c) **Floor** – Cement and sand screeding
d) **Windows** – Fixed glass panels and/or powder-coated aluminium-framed windows with approx. 6mm thick tinted float glass to Architect's selection
e) **Doors** – Frame and/or frameless glass doors to Architect's design
f) **Electrical Installations** – All electrical wiring are concealed in floor and wall in conduits wherever possible except for electrical wiring above false ceiling, household shelter, and DB cabinet will be exposed in trunking and/or conduits. Refer to Electrical Schedule for details.
g) **Air-conditioning** – Multi-split air-conditioning to M & E Engineer's requirements
h) **Floor-to-Ceiling Height** – The floor-to-ceiling height is 6.0m
i) **Others** – Water point will be provided within unit. Grease trap is not provided

Note:
Marble, Limestone and Granite
Marble, limestone 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. White such material can be pre-selected before installation, this non-conformity in the marble, limestone 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. Subject to Clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

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.

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.

Cable Television and/or Internet Access
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StartHub Cable Vision Ltd (SCV) and/or Internet Services Providers (ISP) 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 and/or Internet access.

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.

Air-conditioning System
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, cleaning the condensate pipes and charging of gas.

Internet Access
If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for Internet services to the unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.

Description of Common Property
Common facilities such as swimming pool, sky terrace/sun deck, gymnasium, BBQ pit and landscaping are to be held as common property as defined in the Building Maintenance and Strata Management Act 2004 and the Land Title(Strata) Act, Cap 158.

Common Area
Sentry Post is provided and Management Room is not provided.

Purpose of Building Project and Restriction as to Use
The building project is zoned "Residential with commercial on the 1st storey only". Thus, the units on the upper storeys are strictly for residential occupation only. Private mechanical car park system is provided. The open roof terrace/PES is not to be enclosed or roofed over.

Additional Notes
While every reasonable care has been taken in the preparation of this brochure, the Developer and its Agent cannot be held responsible for the inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representations of fact. All information and specifications, renderings, visual representations, and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities.

Materials, Fittings, Equipment, Finishes, Installation and Appliances
Subject to Clause 14.3, 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.

All information, specifications and statements herein shall not be treated to form part of an offer or contract. Floor plans are subject to amendments as may be required by the relevant authorities. Visual representations, model, showflat displays and illustrations, photographs, art renderings and other graphic representations and references, not limited to landscape and furniture, are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are only approximate measurements and subject to final survey.

The Sales & Purchase Agreement shall form the entire agreement between the developer and purchaser and shall supersede all statements, representations or promise made prior to the signing of the Sales & Purchase Agreement and shall in no way modified by any statements, representations or promises made by the developer or the Marketing Agents.

ELECTRICAL SCHEDULE

	Lighting point	Power Points	soia	/ Point	Teley/Phone Point	Water Heater	Cook	Head	Door Bell
A1	9	7	1	2	2	1	1	1	1
A2	9	7	1	2	2	1	1	1	1
A3	9	7	1	2	2	1	1	1	1
B1	9	8	2	3	3	1	1	1	1
B2	9	8	2	3	3	1	1	1	1
G1	9	8	2	3	3	1	1	1	1
G2	9	8	2	3	3	1	1	1	1
PH-A	15	14	3	3	3	1	1	1	1
PH-B	14	13	2	2	2	1	1	1	1
PH-C	14	13	2	2	2	1	1	1	1
PH-D	14	13	2	2	2	1	1	1	1
PH-E	14	13	2	2	2	1	1	1	1
S1	6	6	1	1	1	0	0	0	0
S2	5	5	1	1	1	0	0	0	0
S3	8	8	1	1	1	0	0	0	0

Developed by:

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