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Urban Residences - Floor Plans



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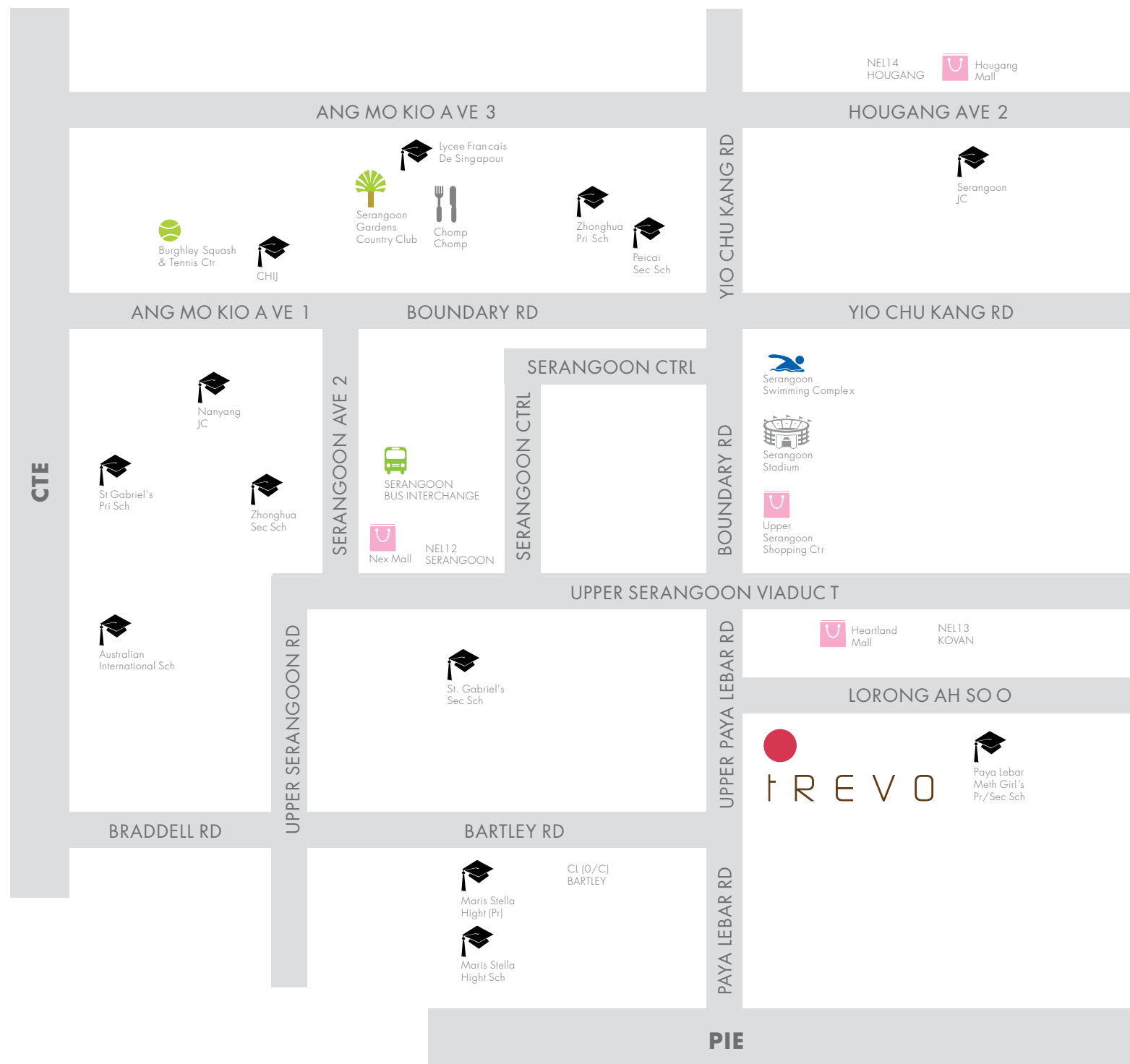
Meet the new face of fine urban living.

Build a solid foundation for the future.

As far as new beginnings go, Urban Residences makes the perfect springboard for your hopes and aspirations to take shape. It is the epitome of urban living, with modern units and abundant facilities in a quiet environment. The best part is, singles, couples and families alike will appreciate the ample space that accords each and every person the privacy they desire.



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Savour local and international delights at all hours.



Connect to the rest of Singapore via the North-East Line.



Enjoy your favourite leisure activities at nex.



Keep young minds engaged at good schools in the vicinity.

Realise the proximity of life's conveniences.

Close to nex and other amenities. Savour the freedom of having shopping malls, good schools, Serangoon MRT interchange and major expressways nearby, without the accompanying cacophony of the hustle and bustle. Young minds will be stimulated at Paya Lebar MGS, Maris Stella High and Nanyang JC, while business-driven minds will appreciate the Paya Lebar Business Park. In your leisure time, nex, the largest mall in the north-east, provides ample food and entertainment sources.





Sweat it out at the gym.



Relax in the pool with the family.



Chill out at the clubhouse.



Rejuvenate yourself with an hour of yoga.

Establish ways to fuel your body, mind and soul.

Recreational facilities for your enjoyment.
Embrace the convenience of having facilities such as a lap pool, Jacuzzi, and gym at your doorstep. Invite friends and family over to share good times – the kids can expend their energy at the playground while the adults kick back and relax with an icy-cold drink in hand. And when twilight comes, everyone can gather for a feast by the BBQ pits.



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Embrace the plenitude of modern touches.

Living spaces everyone will love. Surrounded by clean lines and angles all around, your appreciation for uncluttered simplicity, as well as peace and quiet, reaches a new high. And with a kitchen outfitted with quality appliances from Teka, everyone in the family will either enjoy the pleasures of cooking, or the a culinary feast!

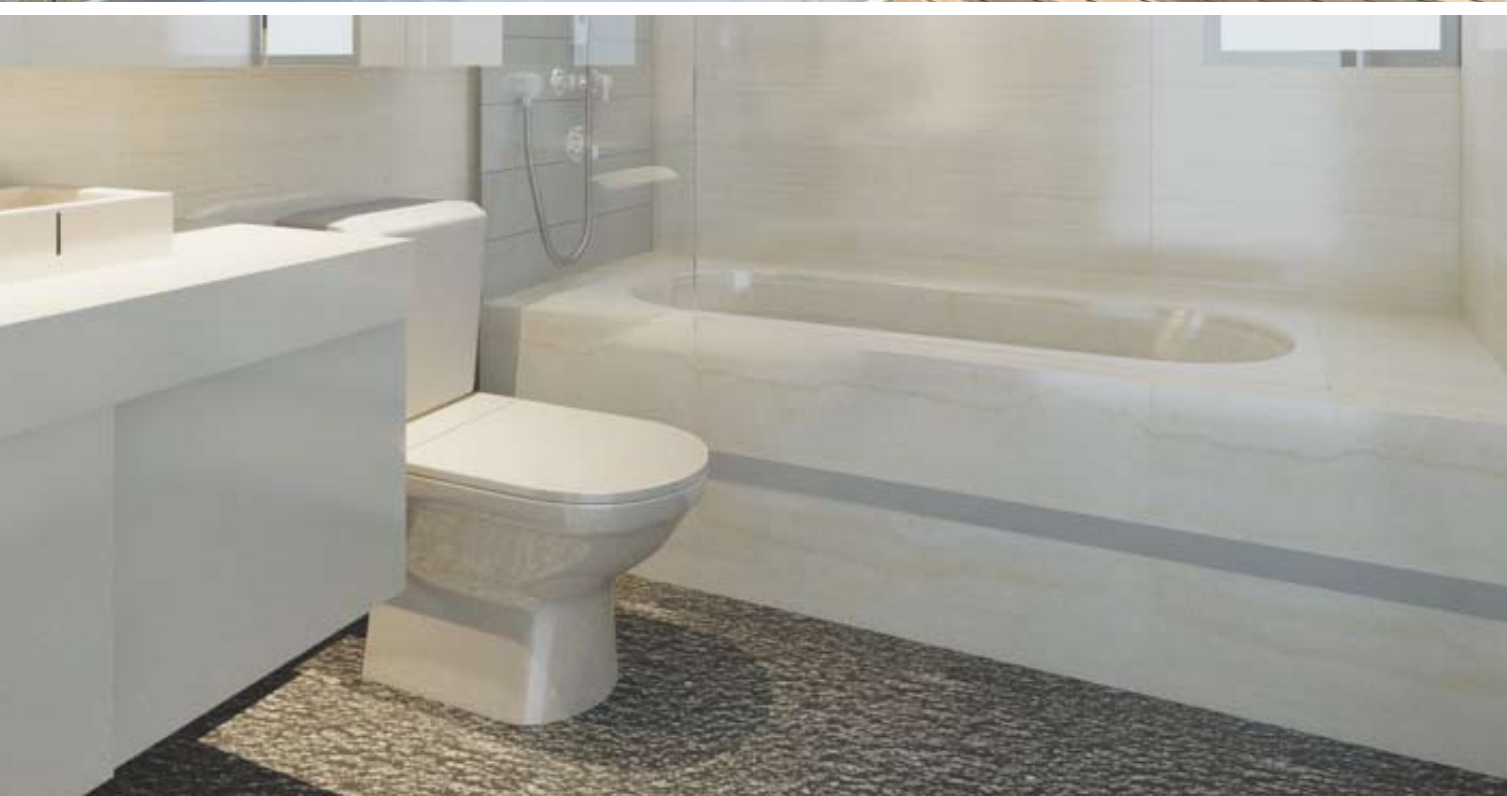




Build a haven for your personal retreat.

A lush and luxe environment. Aesthetics play an important role in creating an environment that promotes quality rest time. That is why all our bedrooms are primed for that with fixtures and fittings specifically chosen to provide the perfect uncluttered environment.

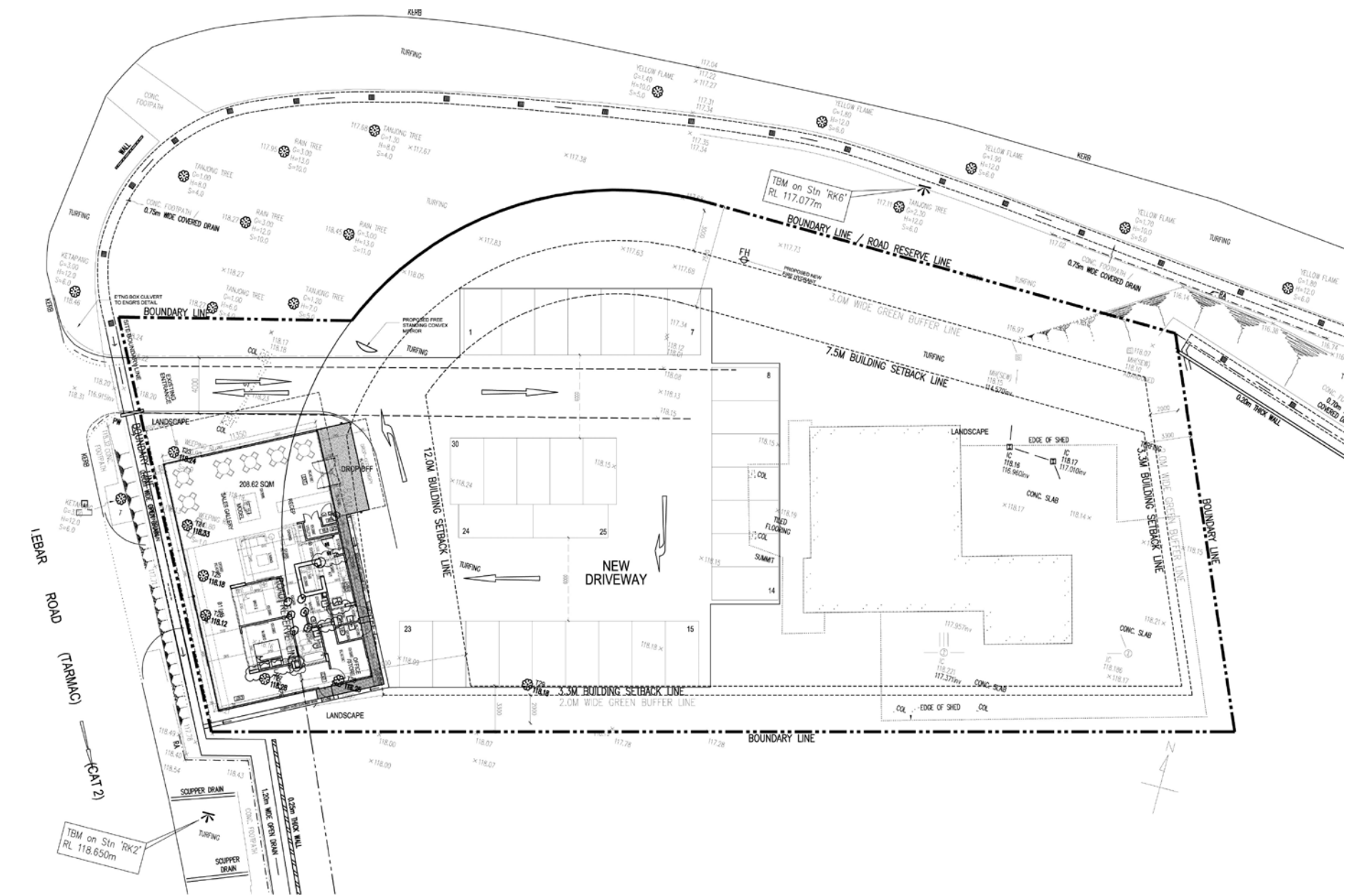




Reinvent
yourself
with the
finer things.

Special privileges for a select few. When home at Urban Residences is one of our penthouse units, you get to enjoy the freedom of luxuriating in your own Jacuzzi while savouring the luxury of space all around.

Site Plan



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1-bedroom units

Unit A

#02-04 #02-06
#03-04 #03-06
#04-04 #04-06
#05-04 #05-06

Mirror image

#02-05 #02-07
#03-05 #03-07
#04-05 #04-07
#05-05 #05-07

45m²

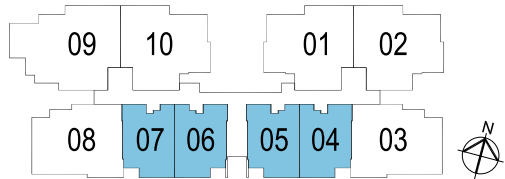
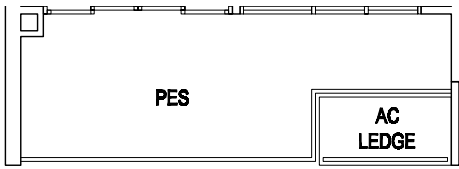
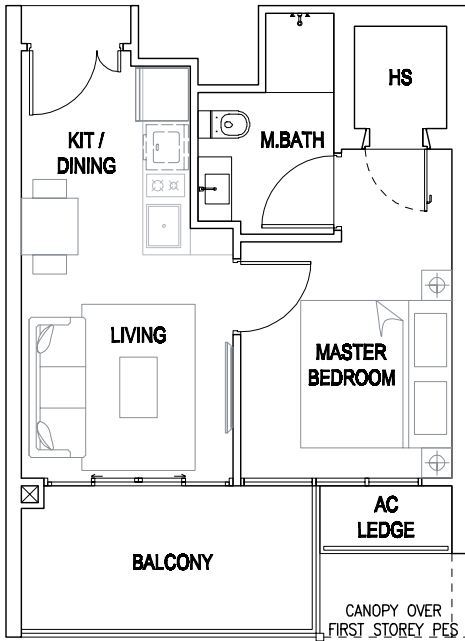
Unit A(p)

#01-06

Mirror image

#01-07

47m²



All plans are subject to change as maybe approved by authorities. All floorplans are approximate only and are subject to final survey.

2-bedroom units

Unit B1

#02-01 #02-10
#03-01 #03-10
#04-01 #04-10

Mirror image

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

80m²

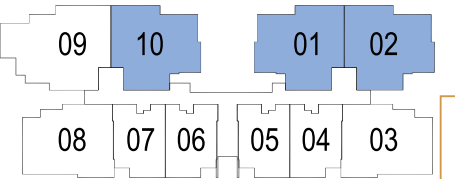
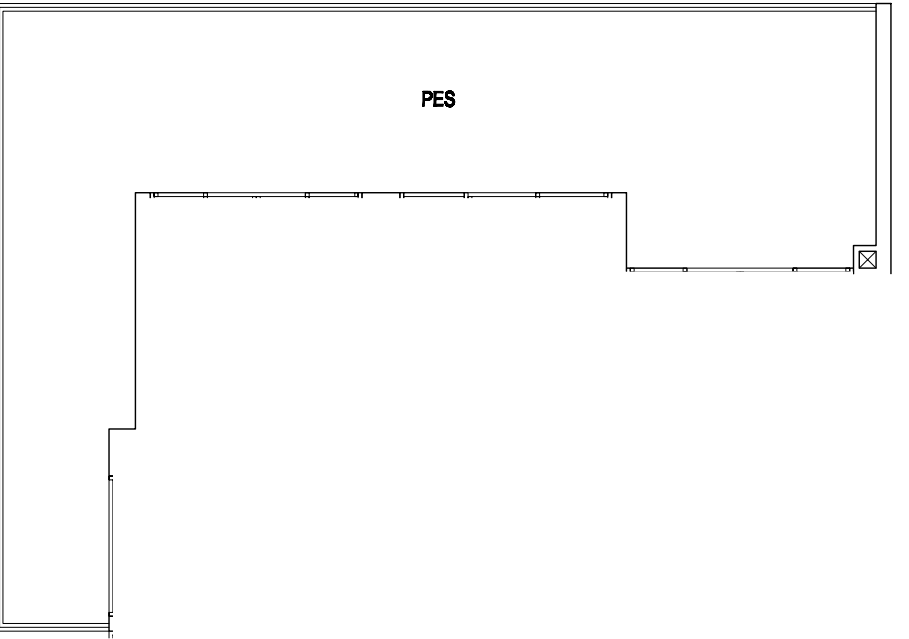
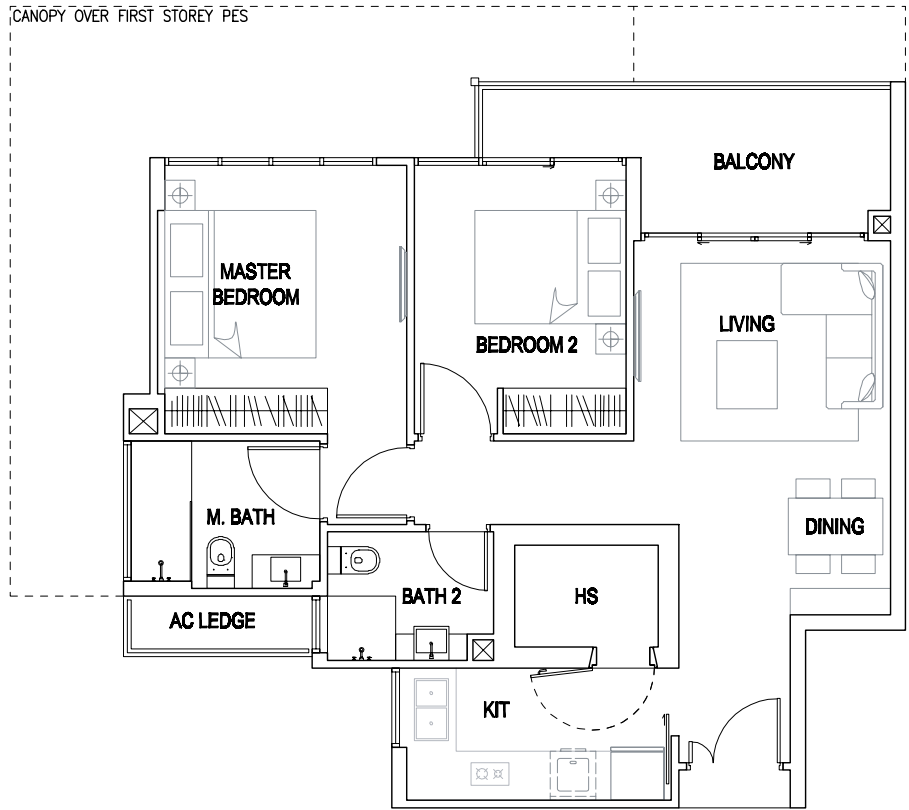
Unit B1(p)

#01-01

Mirror image

#01-10

113m²



All plans are subject to change as maybe approved by authorities. All floorplans are approximate only and are subject to final survey.



2-bedroom units

Unit B2

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

Mirror image

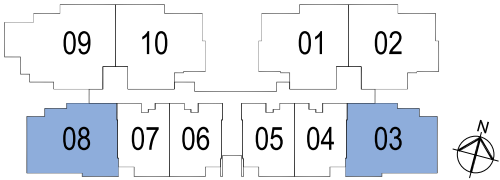
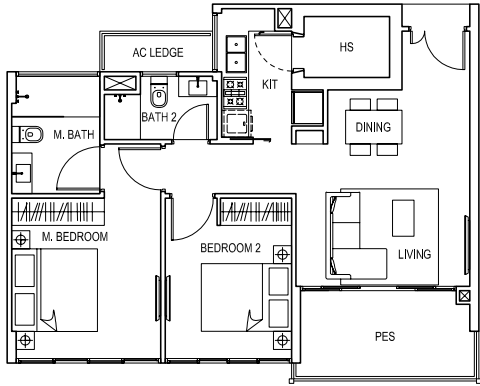
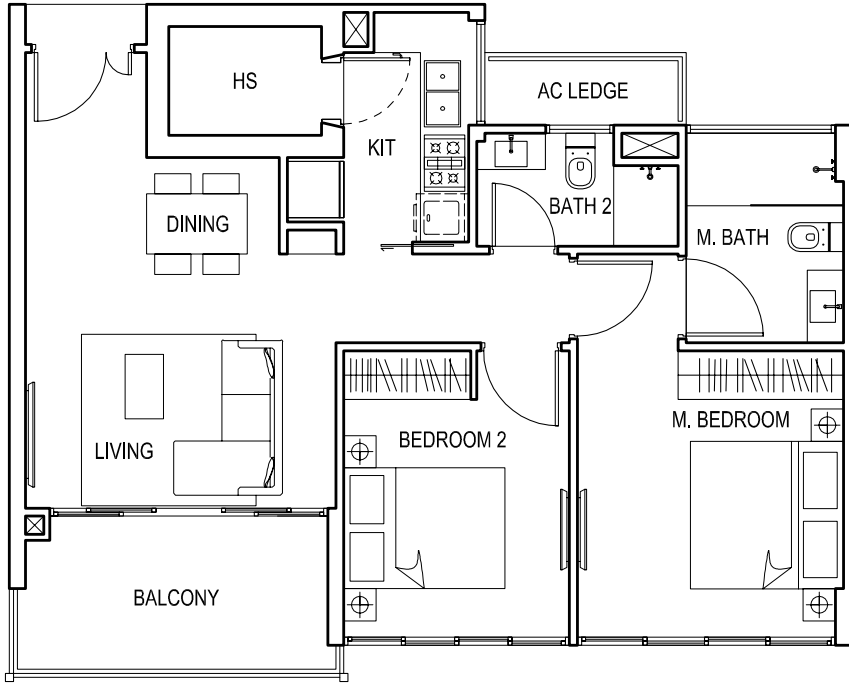
#02-08
#03-08
#04-08

77m²

Unit B2(p)

#01-08

77m²



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3-bedroom units

Unit C2

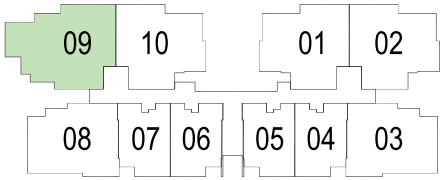
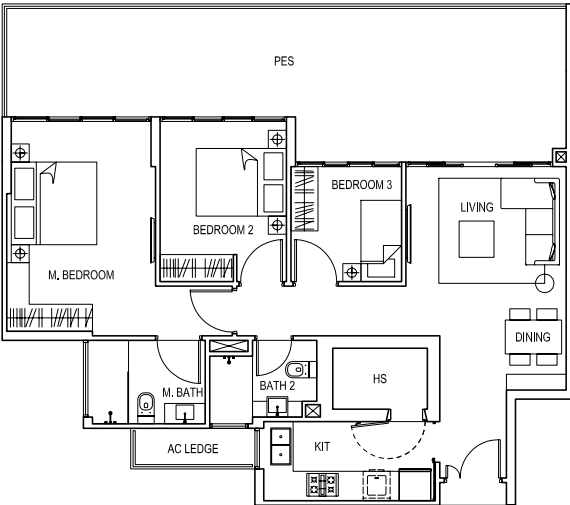
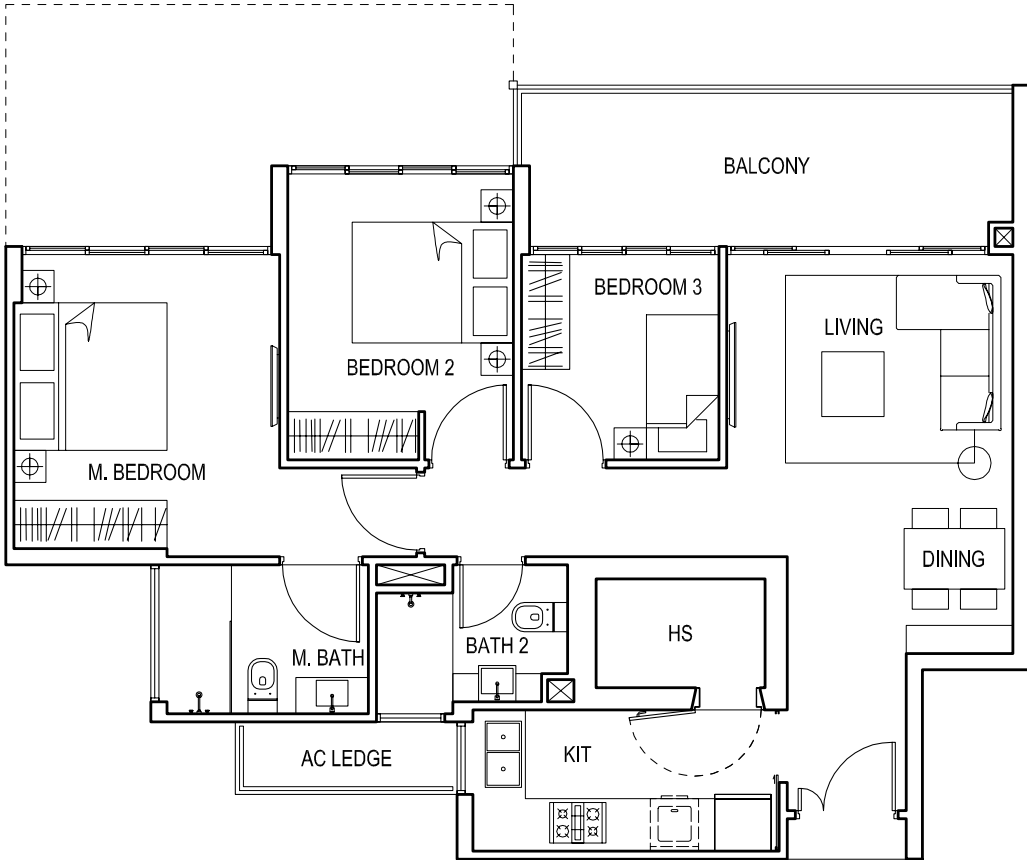
#02-09
#03-09
#04-09

95m²

Unit C2(p)

#01-09

124m²

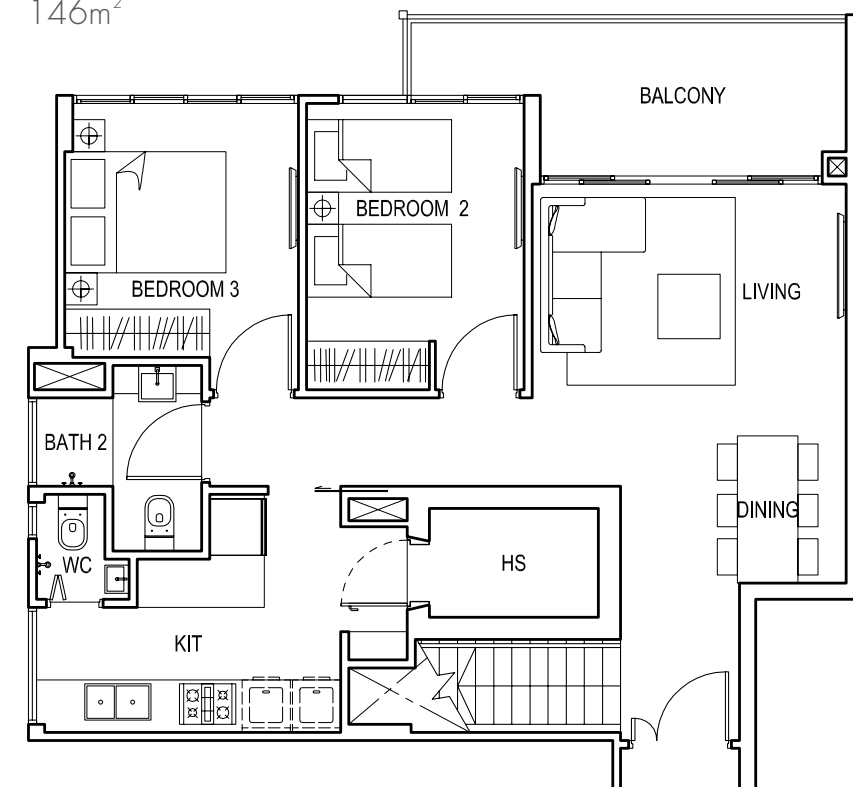


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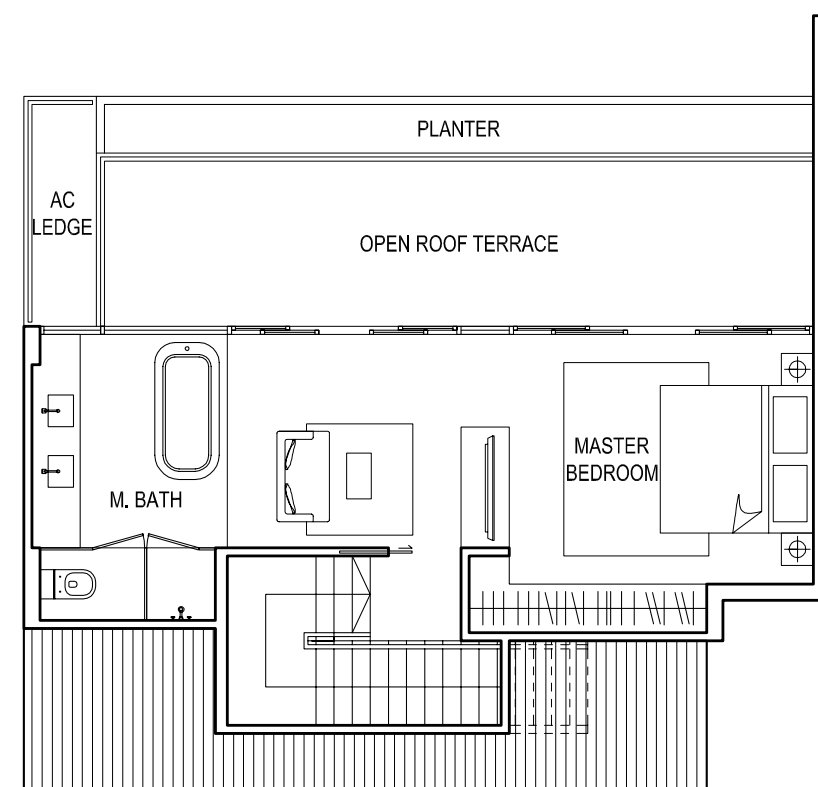


Unit C1

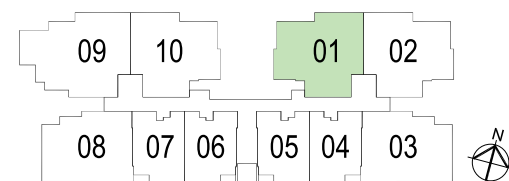
Mirror image

 146m^2 

Lower Storey

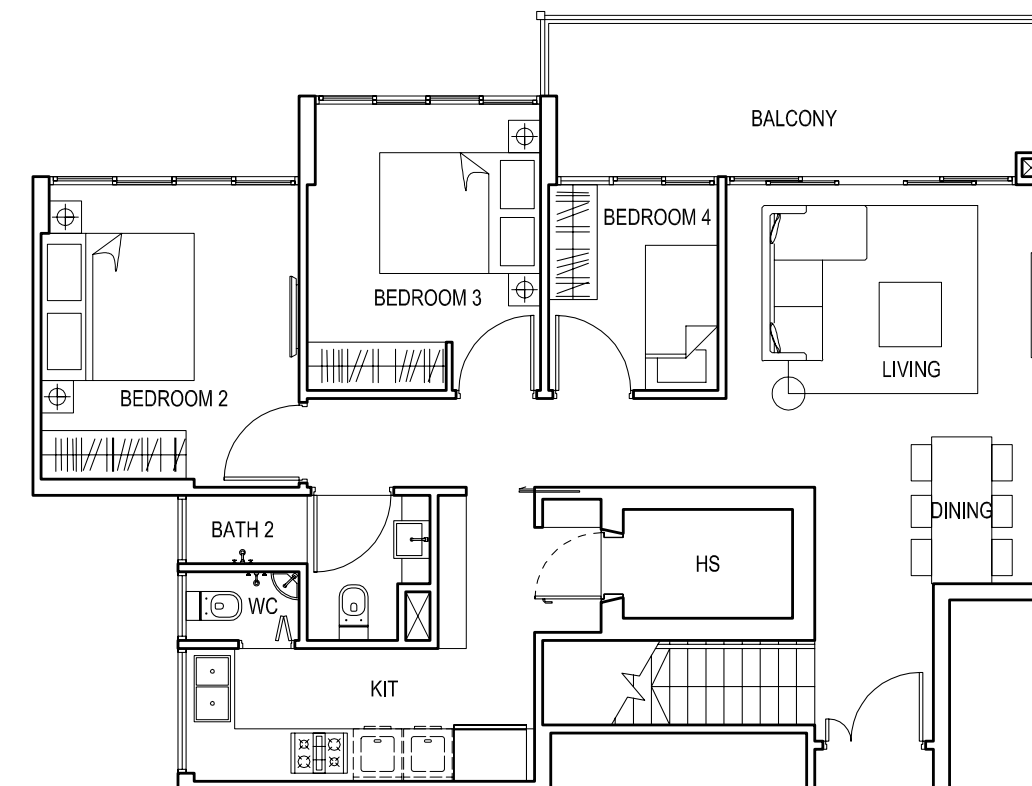


Upper Storey

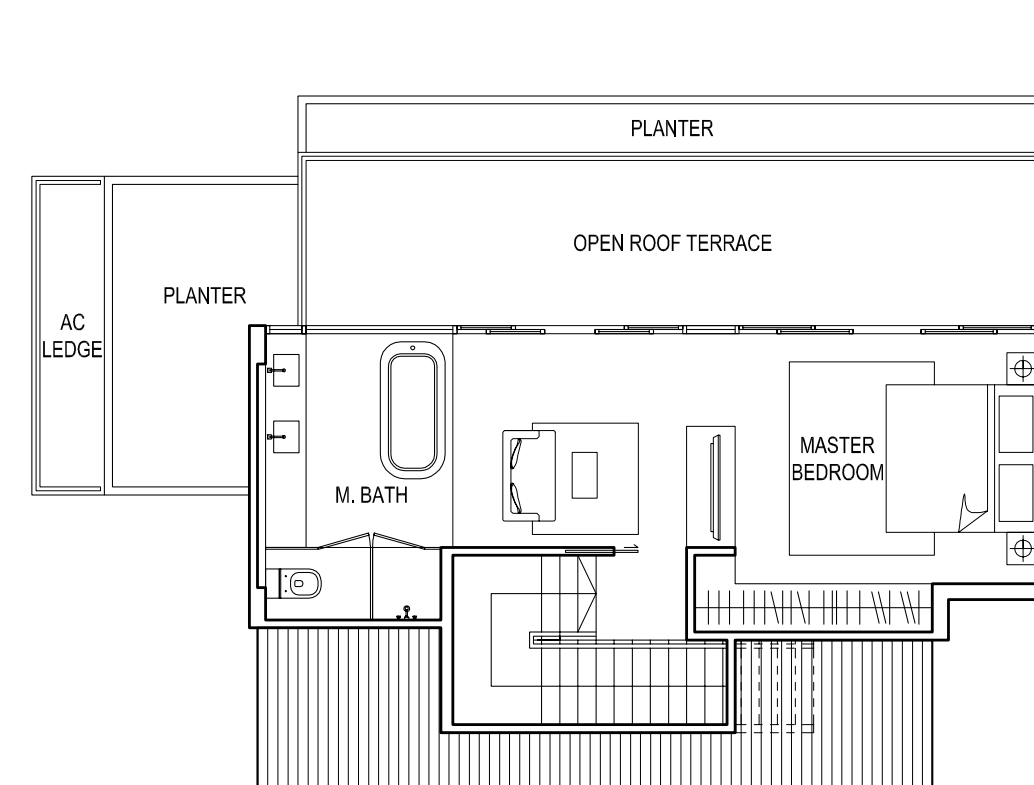


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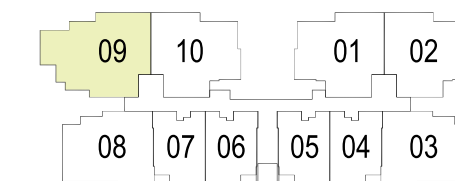
Unit D1

 170m^2 

Lower Storey



Upper Storey



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4-bedroom units (Penthouse)

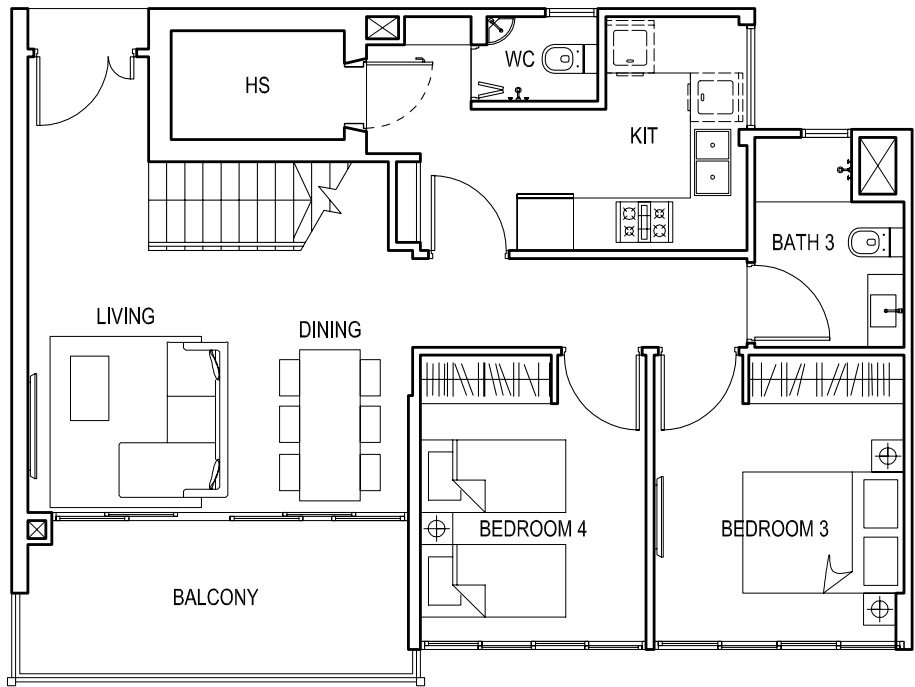
Unit D2

#05-03

Mirror image

#05-08

206m²

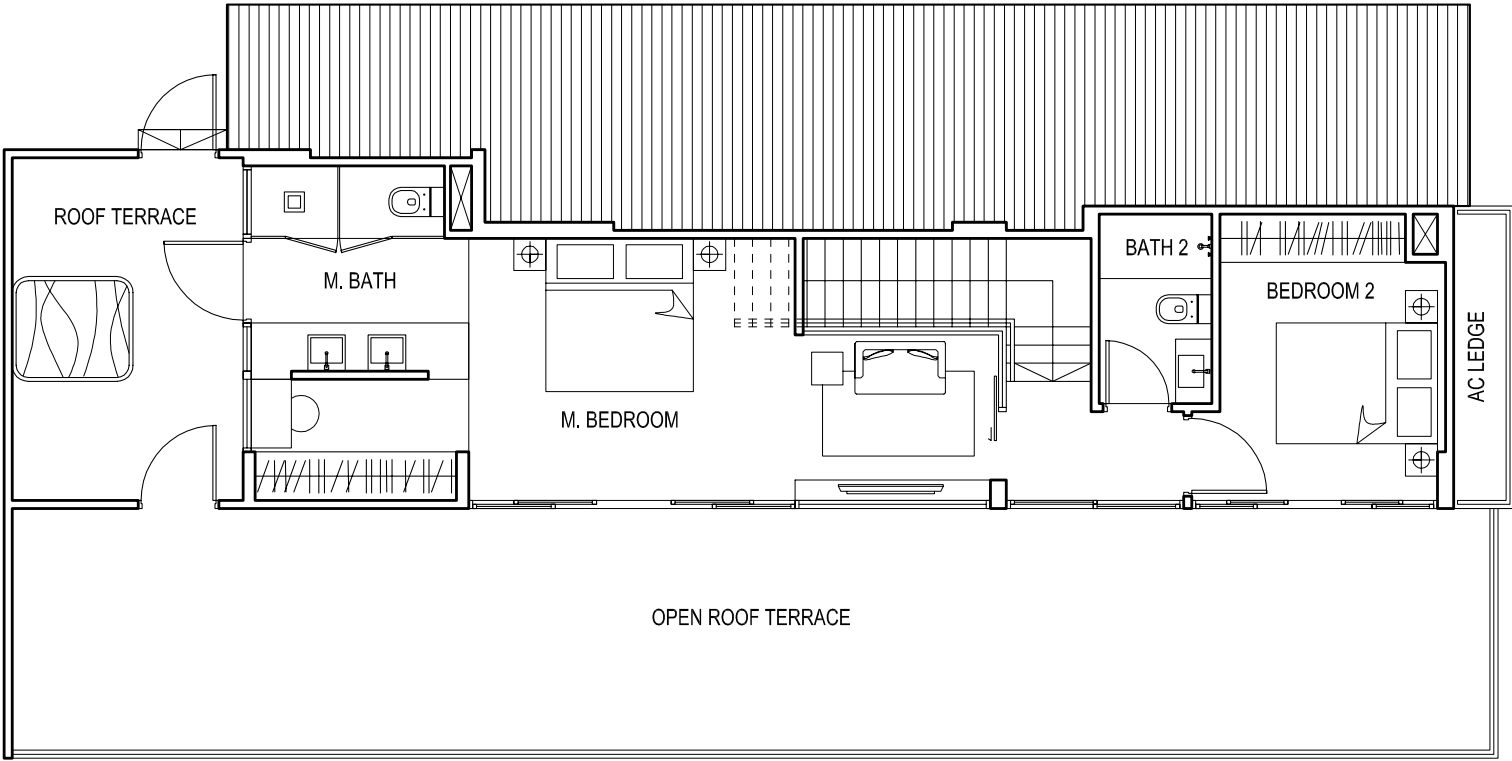


Lower Storey

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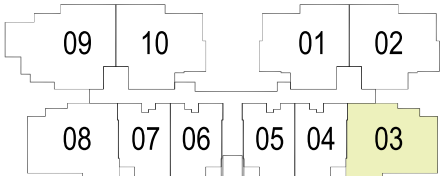
4-bedroom units (Penthouse)

Unit D2



Upper Storey

All plans are subject to change as maybe approved by authorities. All floorplans are approximate only and are subject to final survey.



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Specifications

FOUNDATION

Reinforced concrete pile foundation

SUB-STRUCTURE AND SUPERSTRUCTURE

Basement to Main Roof: Reinforced concrete framework

WALLS

External Walls: Reinforced concrete and/or common clay bricks
Internal Walls: Reinforced concrete wall and/or common clay bricks
and/or concrete blocks and/or lightweight/dry wall partition

ROOF

- (a) Flat Roof:
Reinforced concrete roof with appropriate waterproofing system
- (b) Pitched Roof:
Metal decking roof on steel structure with appropriate heat insulation

CEILING

- (a) Apartment units
 - (1) Living/Dining, Bedrooms and Household Shelter:
Skim coat with emulsion paint
Ceiling board with emulsion point to all units at attic and designated areas at other units.
 - (2) Kitchen, Bathrooms, WC, balcony, PES & Internal Staircase to Attic Unit:
Plaster ceiling board and emulsion paint.

- (b) Common Areas
 - (1) All common Lift lobbies:
Ceiling board with emulsion paint and/or skim coat with emulsion paint at designated area
 - (2) Basement car park, common staircases, guard house, pavilion, gym, management office & changing room:
Skim coat with emulsion paint

FINISHES

WALL

- (a) Apartment units
 - (1) Living/Dining, Bedrooms and Household Shelter:
Cement and sand plaster and/or skim coating with emulsion point.
 - (2) Bathrooms, Kitchen and WC:
Ceramic and/or homogenous tiles laid up to false ceiling height and on designated exposes surfaces only
 - (3) Balcony, PES & Roof Terrace:
Cement and sand plaster and/or skim coating with emulsion paint

- (b) Common Areas
 - (1) All Common Lift lobbies:
Cement & sand plaster with emulsion point
 - (2) Other common areas, common staircases, guard house, pavilion, gym & management office:
Cement Plaster and/or skim coat with emulsion point
 - (3) Changing room
Ceramic and/or homogenous tiles laid up to ceiling height and on exposes surfaces only

FLOOR

- (a) Apartment units
 - (1) Living/Dining:
Marble and/or stone flooring with timber skirting
 - (2) Bedrooms & Internal Staircase to Attic Level:
Timber Flooring with timber skirting
 - (3) Bathrooms, Kitchen and WC:
Ceramic and/or homogenous tiles
 - (4) Household Shelter:
Ceramic and/or homogenous tiles with matching skirting
 - (5) Balcony, PES and Roof Terrace:
Ceramic and/or homogenous tiles
 - (6) Planter and A/C Ledge:
Cement and sand screed
- (b) Common Areas
 - (1) Lift lobby at basement, guard house, management office and typical floors:
Ceramic and/or homogenous tiles with matching skirting at designated area only
 - (2) Pavilion and gym:
Ceramic and/or homogenous tiles and/or timber flooring
 - (3) Changing room:
Ceramic and/or homogenous tiles
 - (4) Common Staircase:
Cement and sand screed

WINDOWS

Powder-coated aluminium and/or UPVC frame with tinted/obscure glass where appropriate

DOORS

- (a) Main Entrance:
Approved fire rated timber door with selected veneer finish.
- (b) Bedrooms and Bathrooms:
Hollow core timber door with selected veneer finish
- (c) Kitchen:
Sliding glass door and/or sliding timber framed glazed door for all units except unit type D2 c/w swing timber framed glazed door.
No door for Type A kitchen.
- (d) Household Shelter:
Metal door as approved by relevant authority
- (e) WC:
PVC bi-fold door
- (f) Living to Balcony, PES & Roof Terrace:
UPVC and/or aluminium framed sliding glass door
- (g) Attic unit D2 -from Roof Terrace to Common Flat Roof Area:
Metal Door
- (h) Ironmongery
Selected good quality lockset and ironmongery to all doors

SANITARY FITTINGS

- (a) Master Bathroom:
 - 1 water closet
 - 1 basin and mixer taps (2 nos for unit type C1, D1 & D2)
 - 1 shower compartment with shower mixer, hand shower and overhead rain shower (Free standing bath tub for unit type C1 & D1)
 - 1 Jacuzzi (unit Type D2)
 - 1 mirror
 - 1 toilet roll holder
 - 1 tower rail
- (b) Common Bathroom:
 - 1 water closet
 - 1 basin and mixer tap
 - 1 shower compartment with shower mixer and hand shower
 - 1 mirror
 - 1 toilet roll holder
 - 1 towel rail
- (c) WC:
 - 1 water closet
 - 1 basin with tap
 - 1 hand held shower set
 - 1 toilet roll holder
 - 1 soap holder
- (d) Kitchen:
 - 1 sink with sink mixer
- (e) PES & Roof Terrace:
 - 1 bid tap

ELECTRICAL INSTALLATION, TELEPHONE/TV/DATA

Please refer to Schedule of Electrical Provision

LIGHTNING PROTECTION

Lightning Protection system shall be provided in accordance with Singapore Stand SS555

PAINTING

- (a) Internal Wall: emulsion point finish
- (b) External Wall: spray textured coating at designated area

DRIVEWAY AND CARPARK

- (a) Entrance driveway: Premix finish to concrete and/or clay paving blocks and/or imprinted concrete finish and/or granite tiles to designated area only
- (b) Basement Carpark & driveway: Reinforced concrete slab with floor hardener and/or coating

WATERPROOFING

Waterproofing shall be provided for bathrooms, WC, planter, roof terrace, RC flat roof, PES, swimming pool, pool deck and basement where applicable

RECREATIONAL FACILITIES

- (a) Swimming pool, Jacuzzi, kiddy pool, pavilion, barbeque deck, yoga deck, fitness area, playground, Gym & bubble jet water features

ADDITIONAL ITEMS

- (a) Kitchen Cabinets
Kitchen cabinets with solid surface worktop, complete with gas cooker hob, cooker hood, oven, sink and washing machine cum dryer for all units except the followings:
Unit Type A will be provided with induction hob or vitroceramic hob.
Unit Type A will be provided with microwave instead of oven.
Unit Type C1, D1 & D2 will be provided with separate dryer and washing machine.
- (b) Wardrobes
Wardrobes to be provided to all bedrooms. Wardrobes to be provide inside HS for unit type A only.
- (c) Air-conditioning
Split-unit air-conditioners to living/dining and all bedrooms
- (d) Hot water supply
Electric heater to serve all bathrooms and kitchens
- (e) Gas
Town gas supply to kitchen cooker hob for unit type B1, B2, C1, C2, D1 and D2 only
- (f) Security
 - Audio intercom to each unit
 - Proximity car access
 - CCTV Surveillance Camera at strategic locations
- (g) Others
Provision of open-net incoming conduit to each unit

DESCRIPTION OF HOUSING PROJECT

General Description

This residential development comprising one block of 5-storey residential apartment (Total 47 units) complete with basement car park, swimming pool

SCHEDULE OF ELECTICAL PROVISION

Concealed wiring conduits below ceiling level in apartments. Electrical wiring above false ceiling in exposed and/or concealed conduits

Below is the schedule for provision of lighting points/power points/TV points/Data points for apartment units

TYPE	A	A(p)	B1	B1(p)	B2	B2(p)	C1	C2	C2(p)	D1	D2
Lighting Points	7	7	11	13	11	11	19	12	13	20	23
13A SSO	2	2	4	4	4	4	5	5	5	6	8
13A Twin SSO	5	5	9	9	8	8	9	10	9	10	12
13A SSO for Washing Machine	1	1	1	1	1	1	1	1	1	1	1
13A SSO for Fridge	1	1	1	1	1	1	1	1	1	1	1
15A SSO for Dryer	0	0	0	0	0	0	1	0	0	1	1
Telephone Outlet	3	3	4	4	4	4	5	5	5	6	6
TV Outlet	2	2	3	3	3	3	4	4	4	5	5
Water Heater Point	1	1	2	2	2	2	3	2	2	3	4
Cooker Hob Ignition Point	1	1	1	1	1	1	1	1	1	1	1
Cooker Hood Point	1	1	1	1	1	1	1	1	1	1	1
Oven Point	0	0	1	1	1	1	1	1	1	1	1
Bell Point	1	1	1	1	1	1	1	1	1	1	1
Data Point	2	2	3	3	3	3	4	4	4	5	5
13A Weatherproofed SSO	1	1	1	1	1	1	1	1	1	1	1
Isolator for Jacuzzi	0	0	0	0	0	0	0	0	0	0	1

and communal facilities.

Details of building specifications

Refer to above.

Types of residential units located in the building project

Consists of residential units only.

Description of common property

As defined in the Building Maintenance and Strata Management Act 2004 (Act 47 of 2004)

Description of parking spaces

47 parking lots inclusive of one handicap parking lot as may be approved by the relevant authorities

Purpose of building project and restrictions as to use

Residential

NOTES:

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. While such materials 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.

Cable Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) and/or internet service 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.

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.

Materials, Fittings, Equipment, Finishes, Installations 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.

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, clearing the condensate pipes and charging of gas.

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.



For enquiries, please call

8112 0088



偉合 (巴耶利峇) 私人有限公司

WEE HUR (PAYA LEBAR) PTE LTD
(Member of Wee Hur Holdings Ltd)

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