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The Sanctuary @ Geylang - Floor Plans



Free Home Estimates

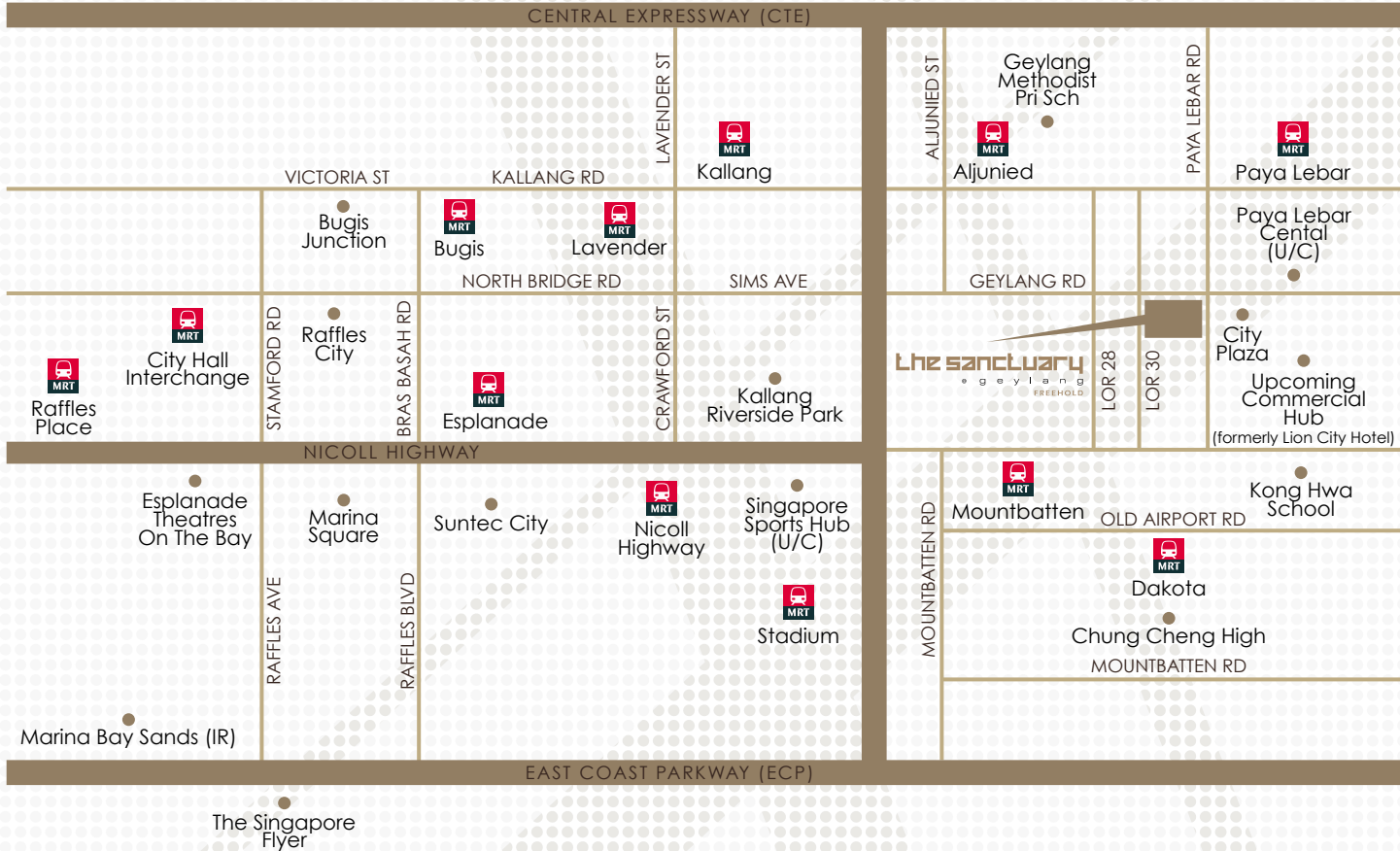
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Free Property Calculators

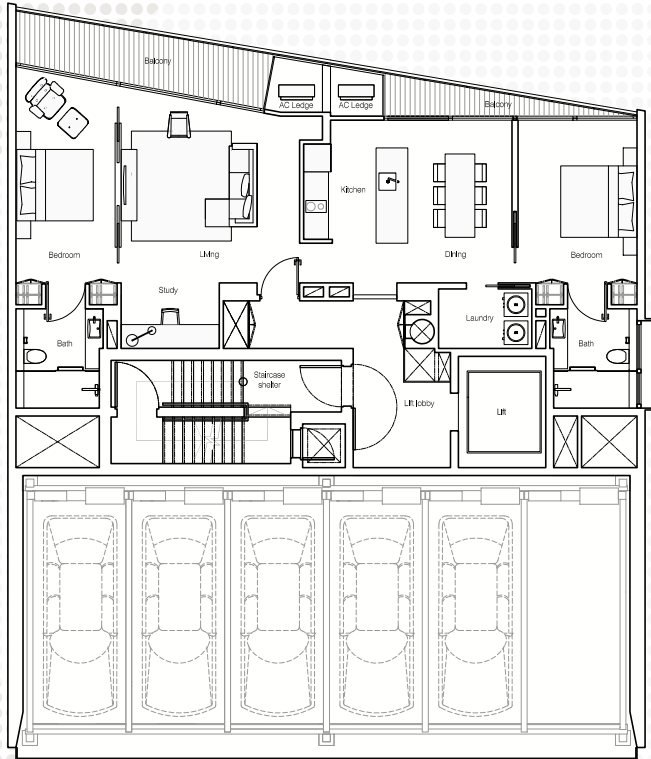
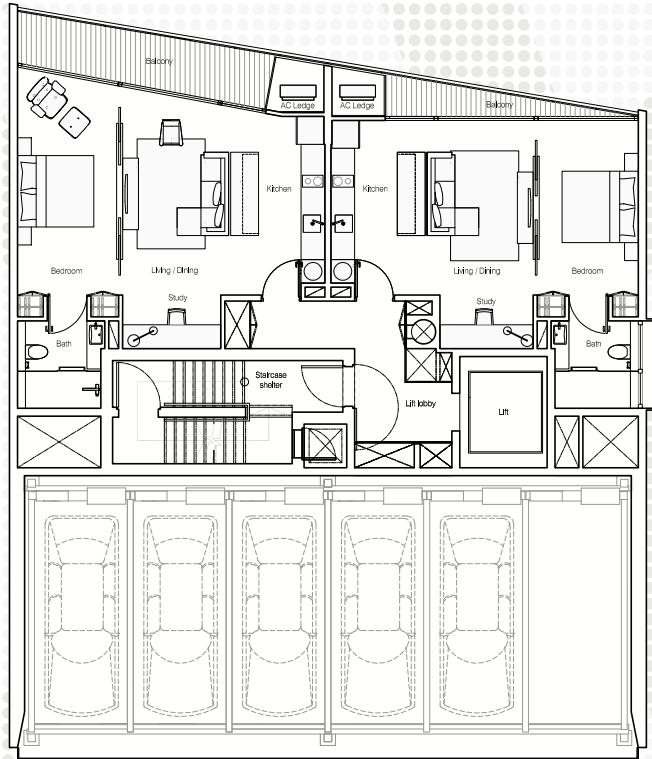
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SCHEMATIC CHART

TYPE G #08-02		TYPE F #08-01	
TYPE E #07-04	TYPE D #07-03	TYPE B #07-02	TYPE A #07-01
TYPE E #06-04	TYPE D #06-03	TYPE B #06-02	TYPE A #06-01
TYPE E #05-04	TYPE D #05-03	TYPE B #05-02	TYPE A #05-01
TYPE E #04-04	TYPE D #04-03	TYPE B #04-02	TYPE A #04-01
Mechanical Carpark		TYPE C #03-01	
		TYPE B #02-02	TYPE A #02-01
		Lobby, Communal Deck, Management office, Technical rooms	



SPECIFICATIONS

FOUNDATION

- (a) Reinforced concrete piles and/or rafts and/or footings
- (b) Piled foundation

SUPERSTRUCTURE

- (a) Reinforced concrete and Structural Steel
- (b) Floor Loading Capacities:
 - 1st Storey Common Area: 3.0 kN/sqm
 - Residential Units: 2.0 kN/sqm

WALLS

- (a) External Wall: Concrete wall and/or block/brick wall
- (b) Internal Wall: Concrete wall and/or solid block wall and/or brick wall
- (c) Boundary Wall: Custom made Fence

ROOF

- (a) Flat Roof: Reinforced concrete roof with waterproofing and insulation
- (b) Roof Terrace: Reinforced concrete roof with insulation and waterproofing system

CEILING

- (a) Living / Dining, Family, Master Bedroom, Bedrooms, Study:
 - Plaster board with emulsion paint
- (b) Bathrooms, Kitchen: Plaster board
- (c) Balcony: Skimming with emulsion paint finish / steel metal mesh / metal trellis

FINISHES

- (a) Wall (for apartments):
 - Living / Dining, Family, Bedrooms, Study: Cement and sand plaster with emulsion paint
 - Bathrooms, Kitchen and WC (where applicable): Mosaic tiles (up to a false ceiling height) and no tiles behind kitchen / vanity cabinets and mirrors
- (b) Wall (for common areas):
 - Typical Lift Lobbies: Cement and sand plaster with emulsion paint
 - Corridors: Cement and sand plaster with emulsion paint
 - External Wall: Cement and sand plaster with spray coating and/or emulsion paint
- (c) Floor (for apartments):
 - Living / Dining / Study / Bathroom / Kitchen: Compressed marble tile with skirting
 - Kitchen / Bathroom: Compressed marble tile
 - Balcony: Steel metal mesh / timber deck
 - Planter: Concrete finish
- (d) Floor (for common areas):
 - Typical Lift Lobbies: Lava stone tile honed finish
 - Corridors: Lava stone tile honed finish
 - No tiles behind and below Kitchen cabinets, bathroom cabinets, mirrors and above ceiling: Concrete finish
 - Wall surface above the false ceiling level will be left in its original condition.

WINDOWS

- Anodized aluminium-framed windows with clear tempered glass.

DOORS

- Main Door: Approved fire-rated timber door
- Bedrooms: Sliding timber door
- Laundry Room (where applicable): Sliding timber door
- Balcony and Terrace (where applicable): Aluminium-framed glass door
- Bathroom: Slide and pivot timber doors
- Household shelter (where applicable): Steel blast door
- Quality locksets and ironmongery to doors.

SANITARY FITTINGS

- (a) Bathroom, units A, B, C, D, E:
 - 1 glass shower compartment and door with shower set
 - 1 solid surface counter top complete with 1 basin and 1 mixer
 - 1 wall-mounted toilet
 - 1 toilet paper roll holder
 - 1 mirror
- (b) Bathroom, units F and G:
 - 1 long bath with bath mixer and shower set
 - 1 solid surface vanity top complete with basin and mixer
 - 1 wall mounted water closet
 - 1 toilet paper roll holder
 - 1 mirror with storage

ELECTRICAL INSTALLATION / TELEPHONE / TV

- Wiring for lighting and power shall be in concealed conduits where possible except for spaces within DB closet, areas above false ceilings, which will be in exposed conduits and/or trunking.

LIGHTNING PROTECTION

- Lightning protection system shall be provided in accordance with Singapore Standard Code of Practice.

PAINTING

- External Walls: Spray coating / emulsion paint
- Internal Walls: Emulsion paint

WATERPROOFING

- Waterproofing shall be provided for floors of Bathrooms, Kitchen, RC Flat Roof, Planters and Slabs as and where required
- Waterproofing shall be provided to common areas floor where specified

DRIVEWAY AND CARPARK

- Car park and Driveway: Mechanized carpark system and reinforced concrete floor with hardener / pebble washed finish for the driveway.

Note: Handicapped parking is in first level access

RECREATIONAL FACILITIES

- Communal Access Area
- Entrance garden

ADDITIONAL ITEMS

- Kitchen Cabinets: high and low level kitchen cabinets complete with solid surface worktop and stainless steel sink and mixer.
- Kitchen Appliances: microwave oven, cooker hob and cooker hood
- Wardrobes: spray painted finish with soft close drawer system
- Electrical Storage Water Heater: hot water supply to all Bathrooms and Kitchen
- Card access system to lift
- Clothes hanger to all apartment units
- Air-conditioning: exposed wall-mounted multi-split air-conditioning system to Living / Dining, Family, Bedrooms and Study (where applicable)

Notes

(a) **Mechanical Ventilation system**
The mechanical ventilation system for the Toilet and any other areas within the Units is to be maintained by the Purchaser on the regular basis.

(b) **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.

(c) **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 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 sold parties for the service connection for their respective subscription channels and / or internet access. Equipment will be paid and installed by Purchaser.

(d) **Sanitary Pipe System**
Sanitary pipe system for the Toilet, Kitchen and any other areas within the Units is to be maintained by the Purchaser. This includes clearing of chokages and replacing the leaked pipes.

(e) **Open roof terrace, balcony, and terrace areas**
Open roof terrace, balcony, and terrace areas which are open or covered by trellises should not be covered by roofs. Covering of the open roof terrace, balcony and terrace area constitute additional gross floor area (GFA), which requires the necessary planning permission from the Authority and consensus of the Management Corporation.

(f) **Timber**
Timber strips are natural material containing veins and tonality differences. Thus it is not possible to achieve total consistency of color and grain in its selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and vendor.

(g) **Tiles**
Selected tiles sizes and tile surface flatness cannot be perfect and subject to acceptable range described in Singapore Standards.

(h) **Plaster ceiling board, kitchen cabinets, wardrobes, electrical points, and AC units**
Layout/location of plaster ceiling board, kitchen cabinets, wardrobes, electrical points and AC units are subject to Architect's sole discretion and final design.

(i) **Warranties**
Where the 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 of possession of the Unit is delivered to the Purchaser.

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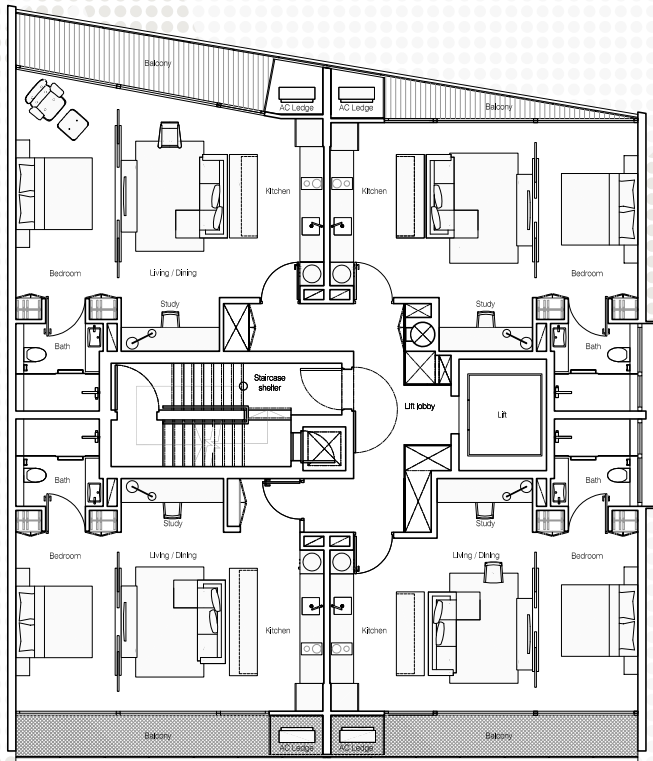
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WHERE GLAMOROUS LIFESTYLE AWAITS

Stand out from the crowd, with a lifestyle that brings you the pleasures of dining well. Shopping at the best malls nearby, and exciting entertainment venues that tantalize your senses. With prices starting from \$1034 psf, making this an attractive investment for the astute buyer. The Sanctuary – where you spend your days living it up in style.

FLOOR PLANS

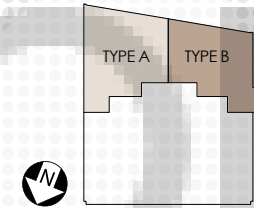
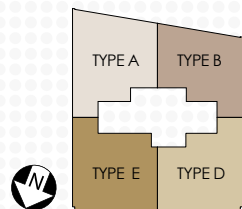


TYPE A
Unit #04-01 to #07-01
Area 63 sqm / 678 sqft

TYPE B
Unit #04-02 to #07-02
Area 52 sqm / 560 sqft

TYPE D
Unit #04-03 to #07-03
Area 48 sqm / 517 sqft

TYPE E
Unit #04-04 to #07-04
Area 52 sqm / 560 sqft

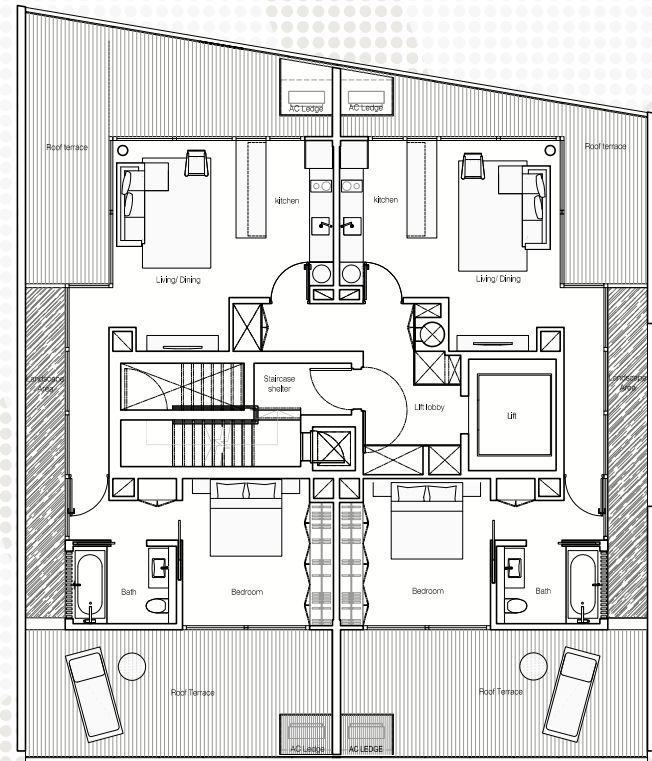
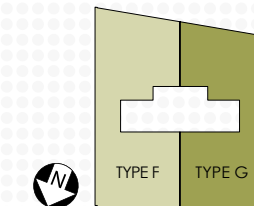


TYPE A
Unit #02-01
Area 63 sqm / 678 sqft

TYPE B
Unit #02-02
Area 52 sqm / 560 sqft

TYPE F
Unit #08-01
Area 123 sqm / 1,324 sqft

TYPE G
Unit #08-02
Area 112 sqm / 1,206 sqft



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