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Three Balmoral - Floor Plans



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THREE
BALMORAL



THREE

B A L M O R A L

THE EXUBERANCE OF UTOPIA

THREE a coveted address that signifies prestige like no other. An exclusive development in the Prime District 10 for the crème de la crème of society. Enveloped within the serenity of nature, life is beautiful with rustling leaves orchestrating the soundtrack of your sanctuary.





THREE BALMORAL



LOOK BOON GEE
Look Architects Pte Ltd
President's Design Award Singapore 2009
- Designer of the Year

“**THREE** - an elegant home in the city, which rises to prominence with its exquisite demeanour, sophisticated frames and veiled translucency. It adds vibrancy and delight to the streetscape with an enhanced public domain in the City.”

Look Boon Gee



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Artists' Impression



SAVOUR A LIFETIME OF PRESTIGE

THREE BALMORAL located in the heart of the city, showcases a panoramic vantage point of Singapore's dynamic cityscape. Standing at a height of 12 storeys, all units enjoy unobstructed panoramic view of the pristine Goodwood Hill. A timeless investment boasting a wide frontage of 60 metres, there are only 40 exclusive units consisting of 1 bedroom + study, 3 bedrooms and penthouse types. Pamper yourself with a dip in your very own private pool in selected units.

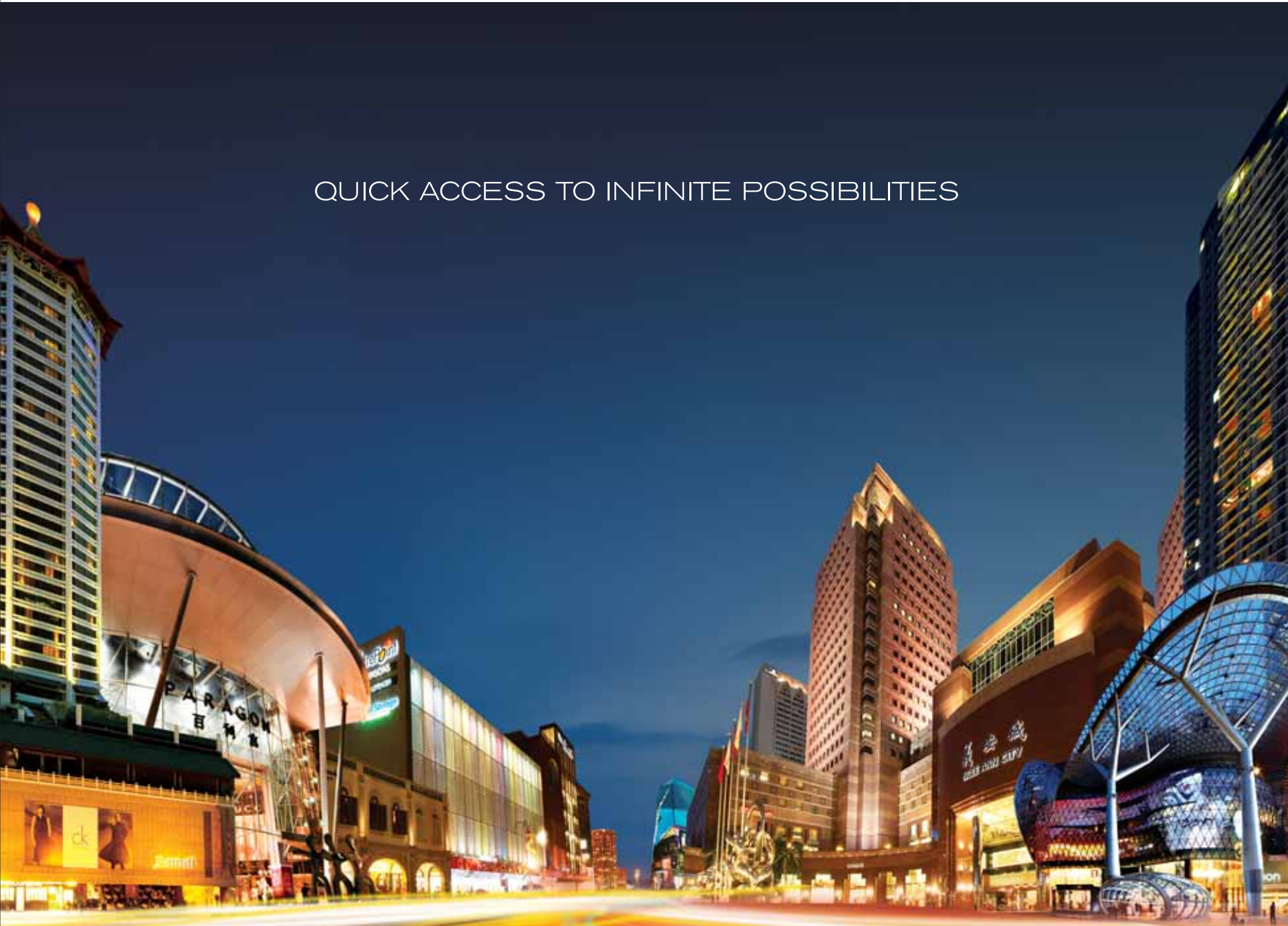


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PRESTIGE AND TRANQUILITY WITHIN
THE SPLENDOR OF THE CITY

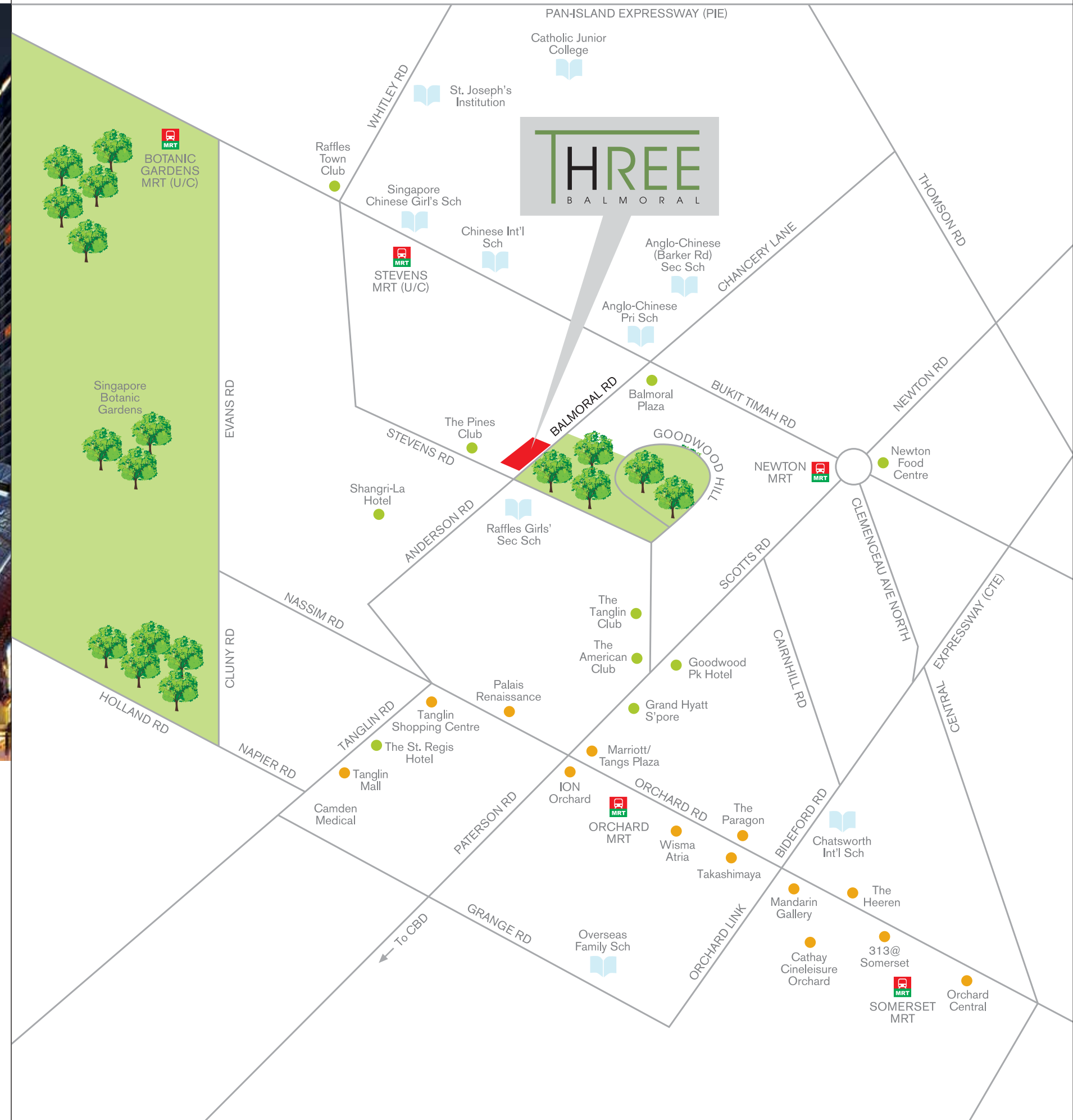


QUICK ACCESS TO INFINITE POSSIBILITIES



Be the first to catch the latest trends with the Orchard Road retail belt a mere 2 minutes away. The world of prestige is right at your doorstep amidst Singapore's most luxurious hotels and country clubs such as Shangri-La Hotel, The St. Regis Hotel, The Tanglin Club, The American Club and The Pines.

Invest in the future of your next generation with top schools, including Anglo-Chinese Primary School, Singapore Chinese Girls' School and Raffles Girls' Secondary School within 1km. The upcoming Stevens Road MRT station a stone's throw away allows you to maximise your time and live life to the fullest.



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“Trees are a pinnacle, a perfect, living sculpture. Trees defy gravity. They are the only natural element in perpetual movement toward the sky. They grow unhurriedly toward the sun that nourishes their foliage.”

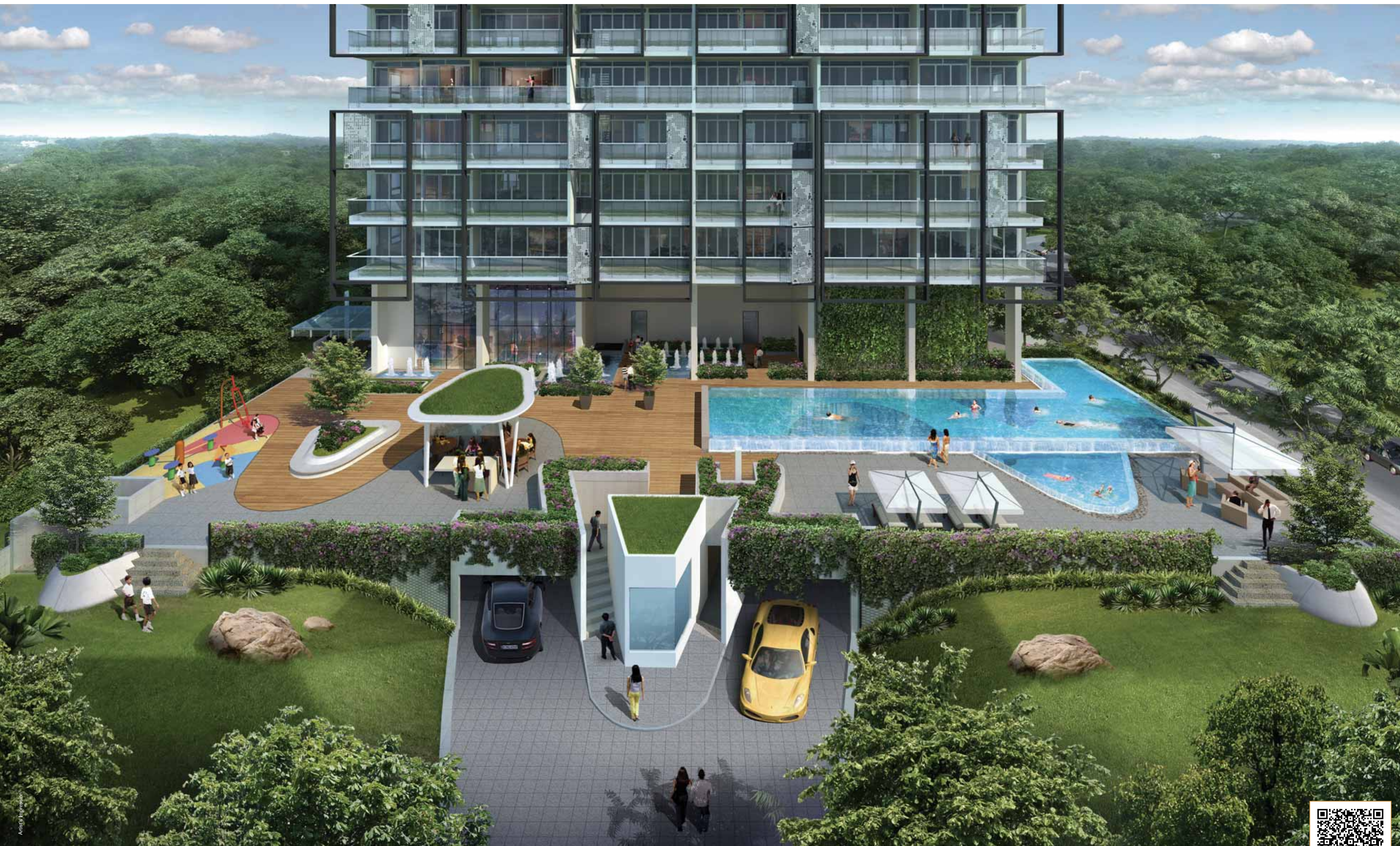
- Yann Arthus-Bertrand



Experience the harmony of nature like never before with your home situated opposite the lush Goodwood Hill and minutes away from the Singapore Botanic Gardens.

THREE is an architectural development of BALMORAL evergreen beauty reminiscent of the stately Tembusu tree, whose crown of elegant leaves provide shelter from the wrath of nature yet embrace the sunshine that filters through. Its magnificent structure is an object of unparalleled glory, admired by all who glance upon it.





LUXURIOUS LIVING BEGINS AT HOME



THREE has a myriad of facilities available round the clock to refresh and recharge your senses. Entering the air-conditioned grand basement lift lobby from the covered basement carpark, a luscious landscape garden and cascading waterfall welcome you home.

Relax by the pool and feel the warmth of the sun radiate your skin. Celebrate special occasions and host private parties by the luxurious pool deck, salad bar and dining pavillion. Invigorate your mind and body with a work out in the gym or hydro-massage in the spa pool.



THREE
BALMORAL



DAWN OF THE NEW PINNACLE OF LUXURY

Looking out from your private haven, you are greeted by captivating unblocked view of the surrounding lush greenery. The ecologically designed "Wind Catcher" directs the natural South-West monsoon winds into your apartment, allowing you to unwind and let the cool breeze uplift your spirit.



Artist's Impression



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PETER TAY
Peter Tay Studio
Celebrity Interior Designer

“THREE embodies refined elegance with careful attention paid to every detail. Specially imported marble flooring is set within the interior while regular layouts allow for versatile furniture arrangements. Quality fittings and appliances from Smeg and Kohler complete your abode. Complementing this perfect home is the assurance of privacy with your very own private lift lobby in every unit.”



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SITEPLAN

- A

Guard House
- B

Swimming Pool
- C

Kids' Wading Pool
- D

Spa Pool with Massage Jets
- E

Cascading Water Feature
- F

Private Pool
- G

Meditation Deck
- H

Lounging Sun Deck
- I

Salad Bar and Dining Pavillion
- J

A-maze-ing Play Area
- K

BBQ Area
- L

Clubhouse
- M

Gymnasium
- N

Landscaped Gardens
- O

Lawn
- P

Sculpture Garden



	O1	O2	O3	O4
11	3A(PH)	2A(PH)	2A(PH)	3B(PH)
10	3A	1A	1A	3B
9	3A	1A	1A	3B
8	3A	1A	1A	3B
7	3A	1A	1A	3B
6	3A	1A	1A	3B
5	3A	1A	1A	3B
4	3A	1A	1A	3B
3	3A	1A	1A	3B
2	3A1	1A	1A	3B1
1	LANDSCAPE DECK			

- Legend:
- 1A

1 bedroom + study
- 3A

3 bedrooms
- 3A1

3 bedrooms + private pool
- 3B

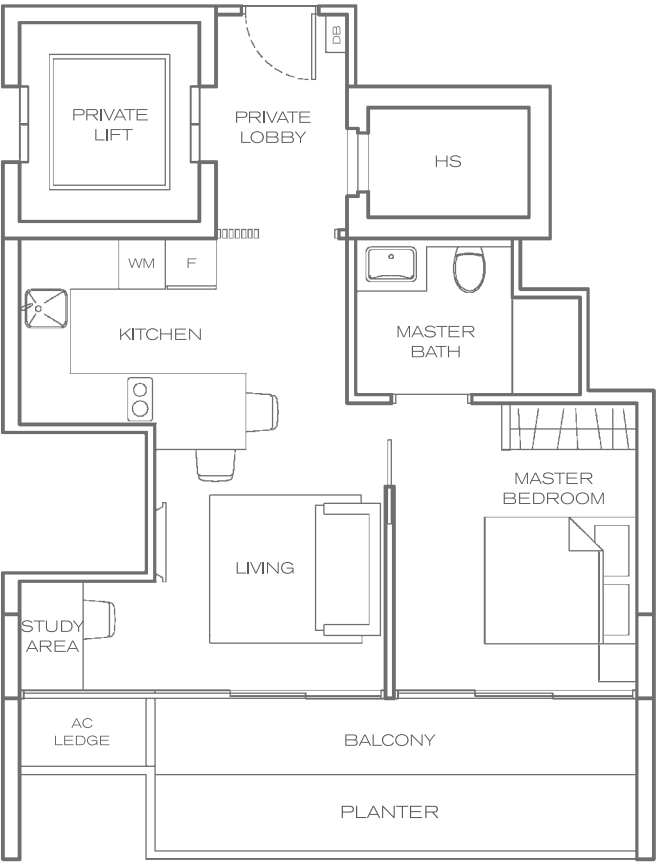
3 bedrooms
- 3B1

3 bedrooms + private pool
- 2A(PH)

2 bedrooms penthouse
- 3A(PH)

3 bedrooms penthouse + private pool
- 3B(PH)

3 bedrooms penthouse + private pool



Type 1A

Unit #02-02 to #10-02
#02-03 to #10-03 (mirror)
Area 614sqft / 57sqm

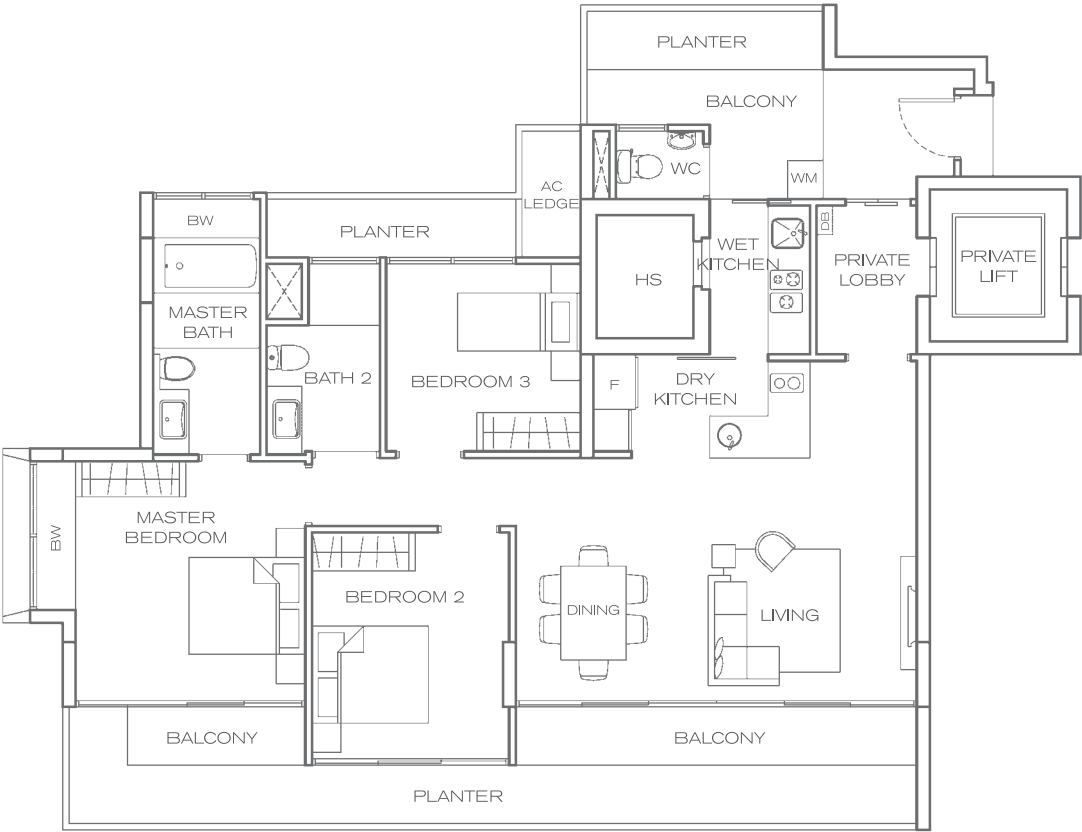
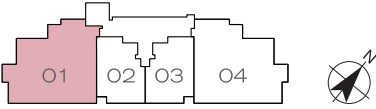


The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.



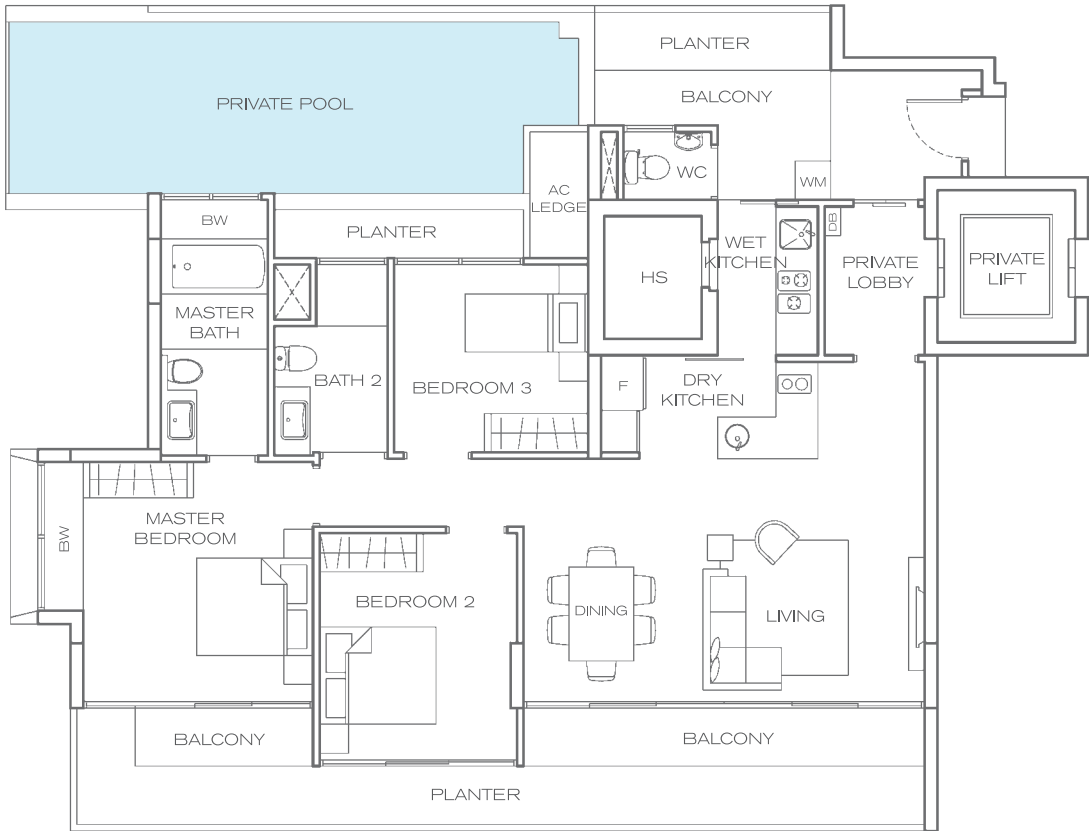
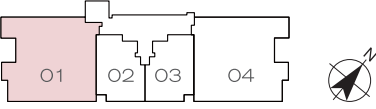
Type 3A

Unit #03-01 to #10-01
Area 1,528sqft / 142sqm



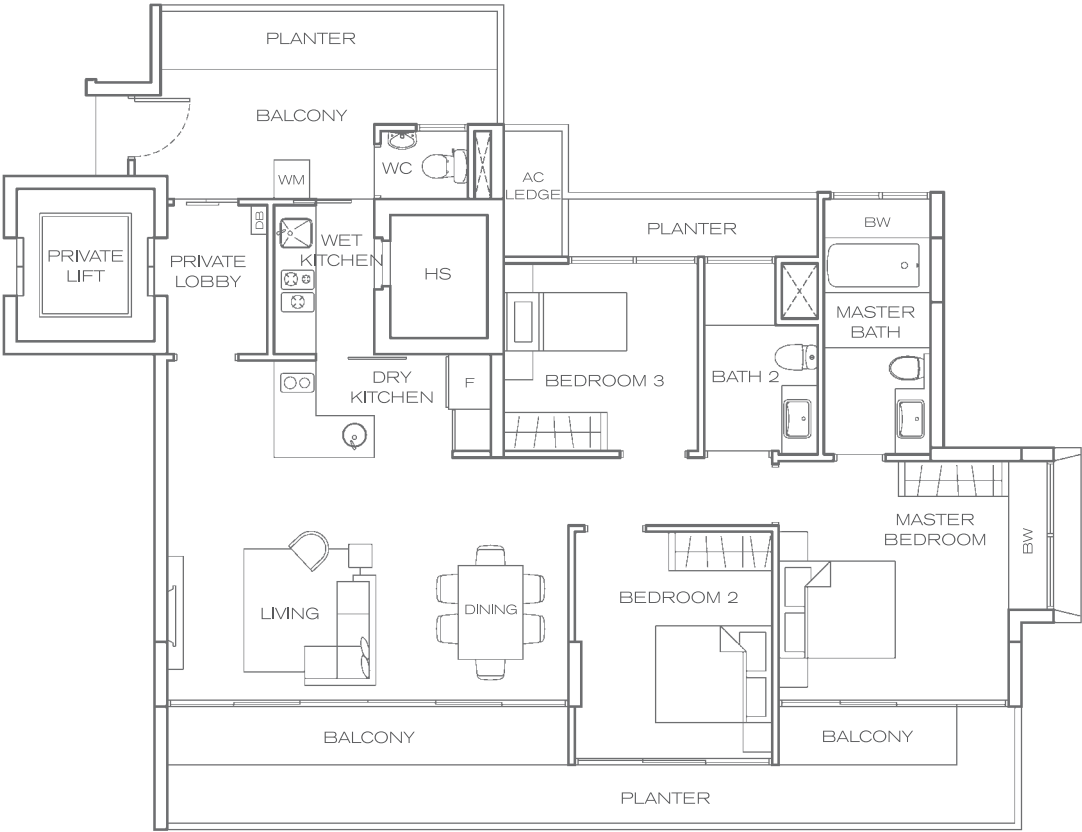
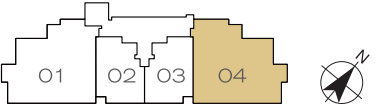
Type 3A1

Unit #02-01
Area 1,808sqft / 168sqm



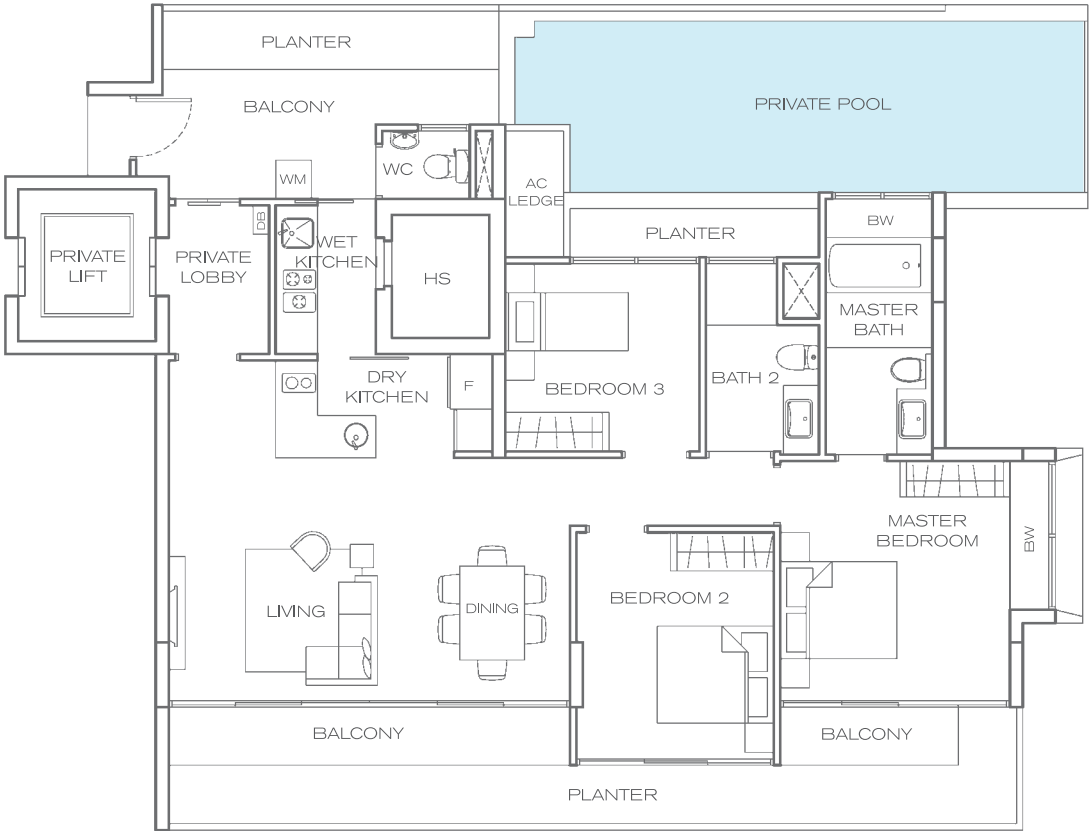
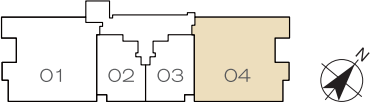
Type 3B

Unit #03-04 to #10-04
Area 1,539sqft / 143sqm



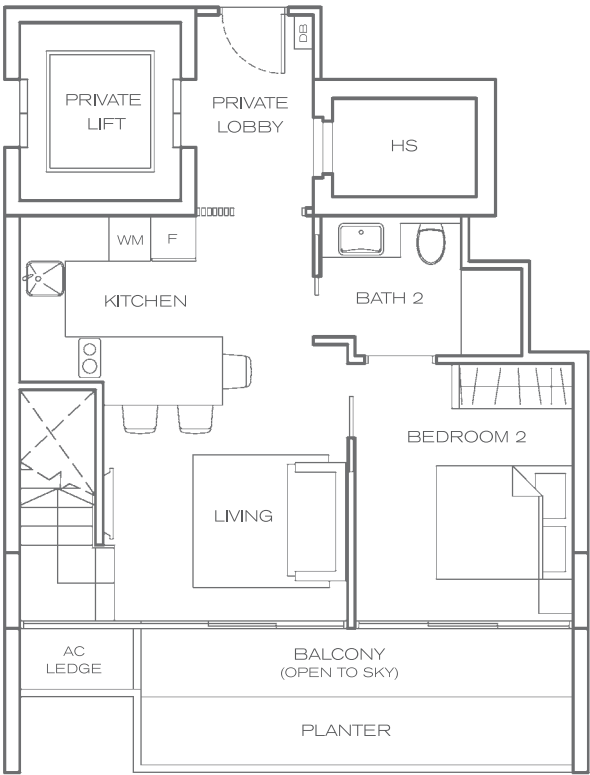
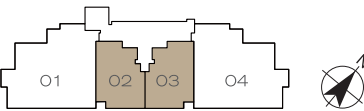
Type 3B1

Unit #02-04
Area 1,819sqft / 169sqm

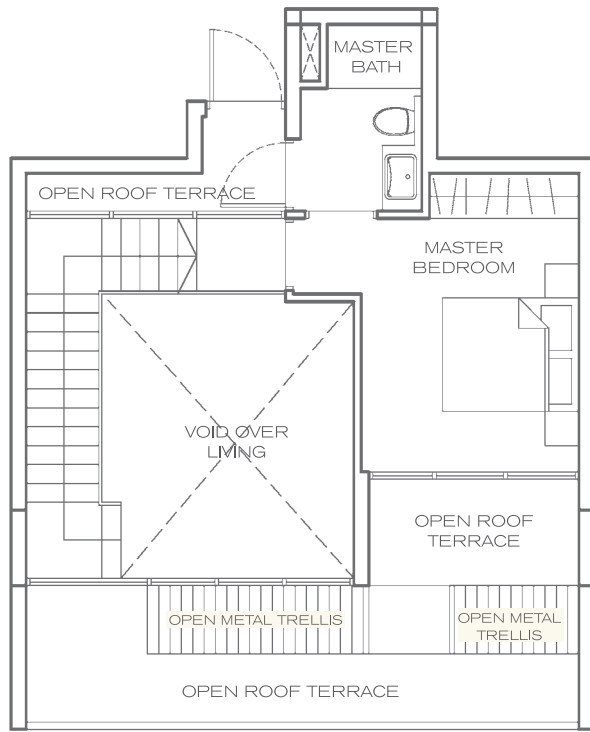


Type 2A(PH)

Unit #11-02
#11-03 (mirror)
Area 1,249sqft / 116sqm



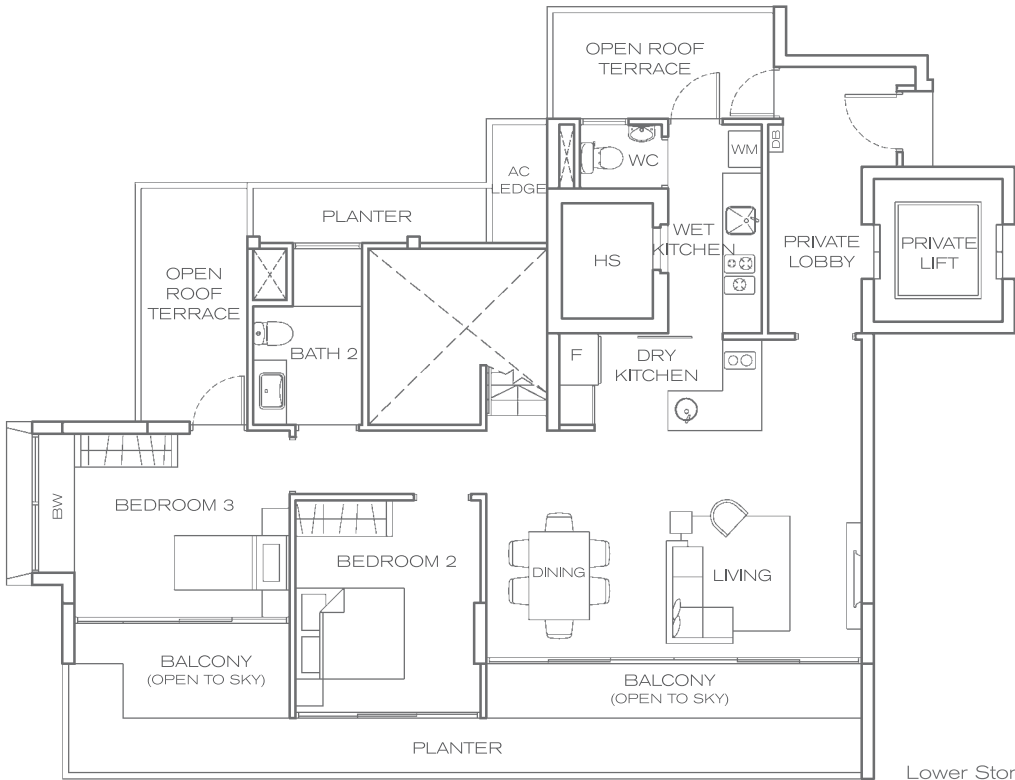
Lower Storey



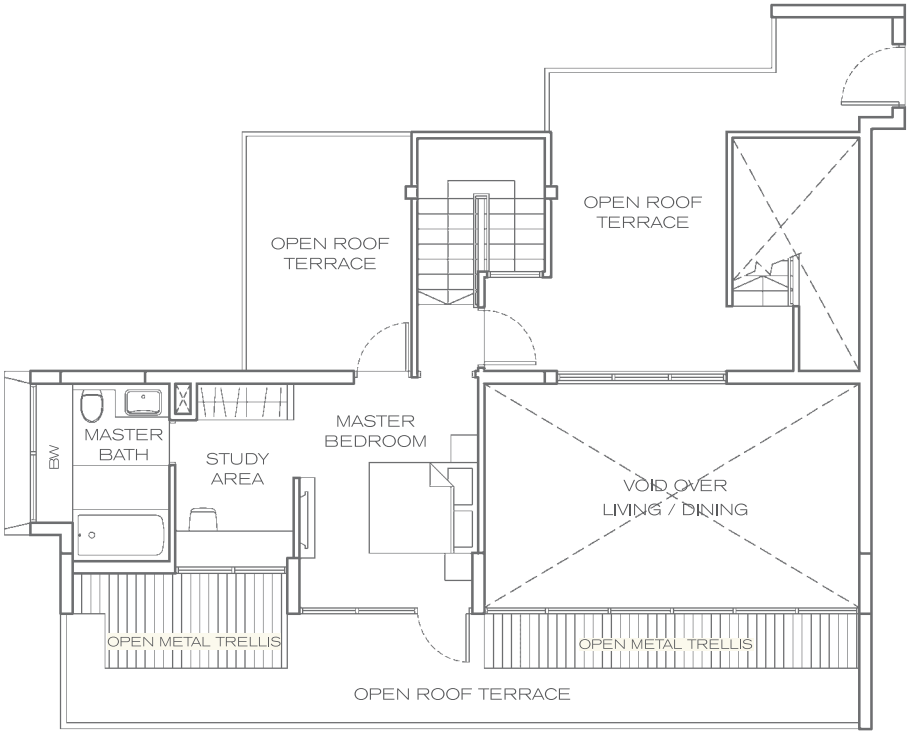
Upper Storey

Type 3A(PH)

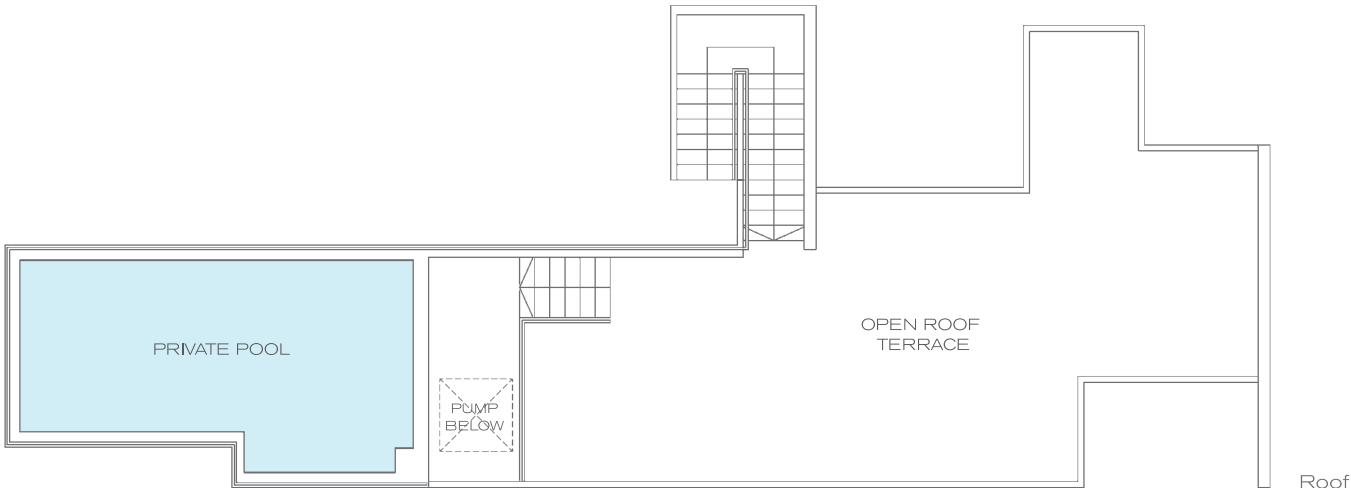
Unit #11-01
Area 3,757sqft / 349sqm



Lower Storey



Upper Storey

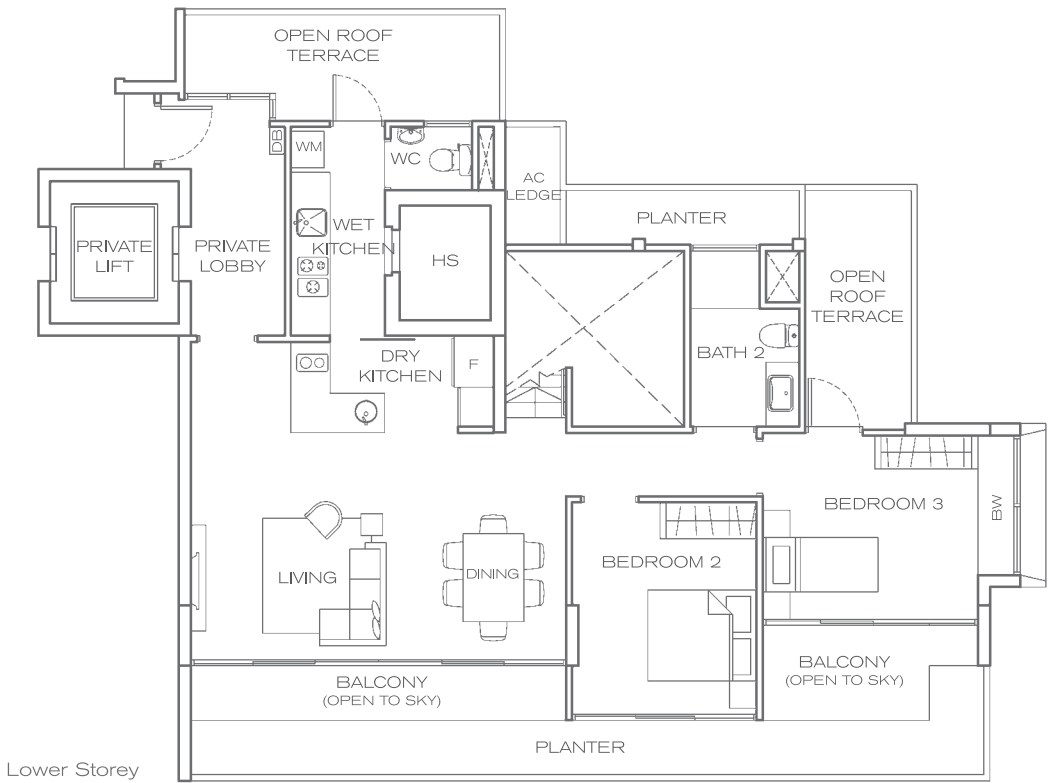
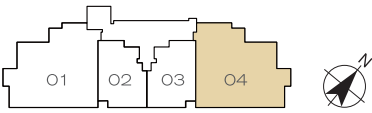


Roof

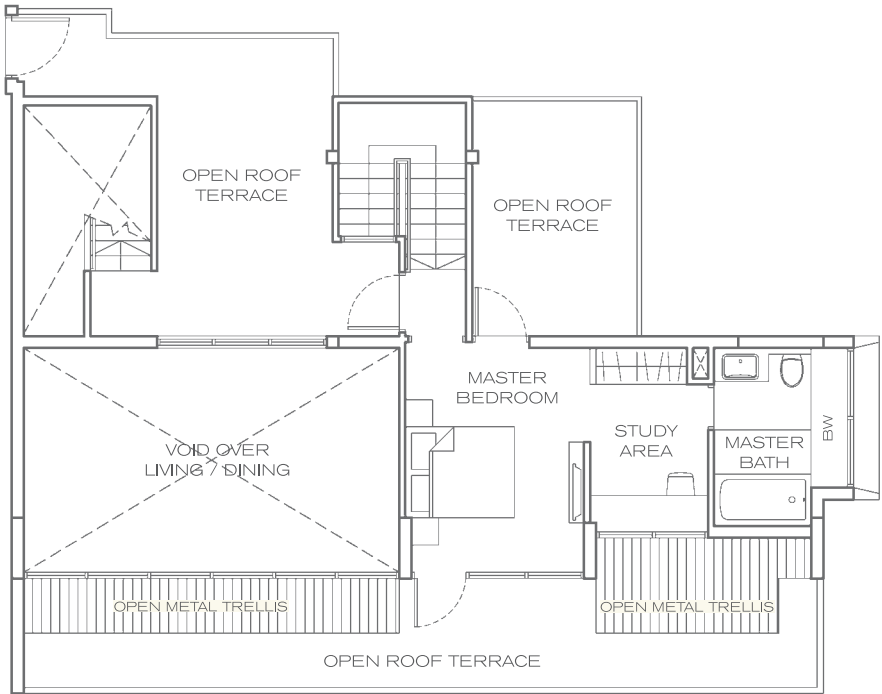


Type 3B(PH)

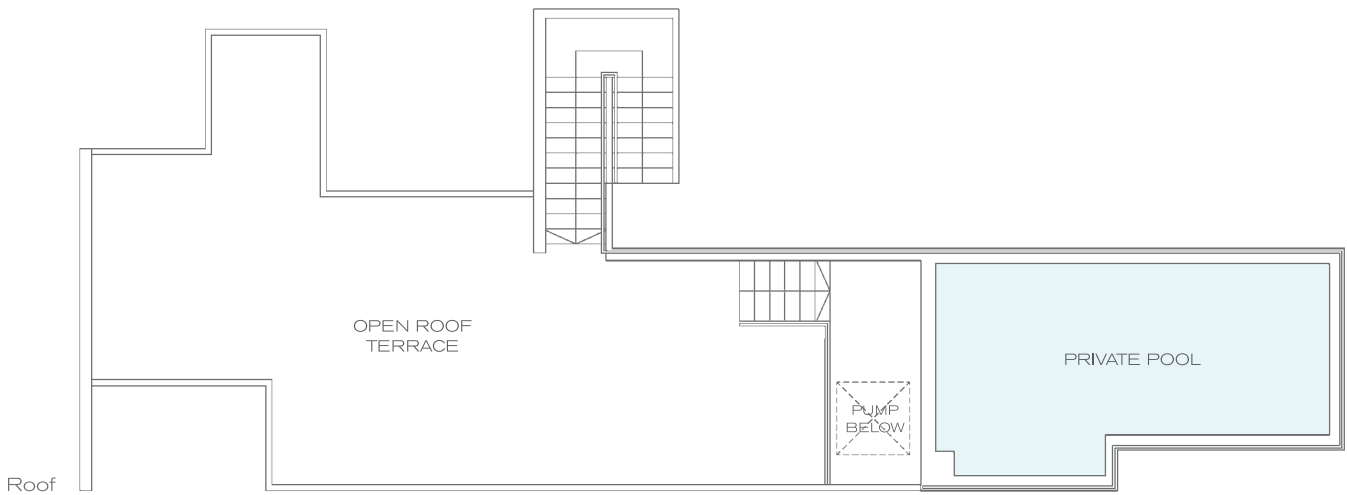
Unit #11-04
Area 3,746sqft / 348sqm



Lower Storey



Upper Storey



Roof

SPECIFICATIONS

FOUNDATION

Piled or other approved foundation system

SUPERSTRUCTURE

Reinforced concrete structure

WALLS

External / Internal Walls – Reinforced concrete and/or common clay bricks and/or drywall partition system

ROOF

Reinforced concrete roof with waterproofing

CEILING

- a) Residential Unit
Private Lift Lobby, Living, Dining, Bedrooms, Study Area, Household Shelter, Bathrooms, Dry Kitchen / Wet Kitchen / Kitchen, WC, Balcony – Skim coat and/or ceiling board with emulsion paint finish
- b) Common Areas
Lift Lobbies, Clubhouse, Gymnasium, Staircase – Skim coat and/or ceiling board with emulsion paint finish

FINISHES

Wall

- a) Residential Unit
- i) Living / Dining, Bedrooms, Household Shelter, Study Area – Plaster and/or skim coat with emulsion paint finish up to false ceiling height
 - ii) Master Bathroom / Other Bathrooms – Marble to false ceiling height
 - iii) WC – Homogeneous and/or Ceramic tile to false ceiling height
 - iv) Dry Kitchen / Wet Kitchen / Kitchen – Ceramic tile and/or plaster with emulsion paint to false ceiling height
 - v) Balcony, Open Roof Terrace – Plaster and/or skim coat with weather-resistant paint

Note: No tiles / plaster behind kitchen cabinets, bathroom cabinets, mirrors and above false ceilings

- b) Common Areas
- i) Lift lobbies at Basement & 1st storey – Homogenous tile and/or plaster with emulsion paint to false ceiling height
 - ii) All Other Areas – Plaster and/or skim coat with emulsion paint finish

Floor

- a) Residential Unit
- i) Living / Dining / Dry Kitchen / Kitchen – Marble tiles
 - ii) Master Bathroom / Other Bathrooms – Marble tiles
 - iii) Wet Kitchen, Household Shelter, WC – Homogenous and/or ceramic tile
 - iv) Master Bedroom, Bedrooms – Timber strip flooring
 - v) Open Roof Terrace, Balcony – Composite wood decking and/or timber deck and/or homogenous tile and/or pebble wash
 - vi) A/C Ledge – Cement sand screed
- b) Common Areas
- i) Lift Lobbies at Basement and 1st storey – Granite and/or homogeneous tile
 - ii) Staircase – Cement screed with nosing tiles
 - iii) All Other Areas – Homogeneous tile and/or cement screed and/or timber strip and/or granite tiles and/or pebble wash and/or carpet

WINDOWS

Powder coated aluminium framed windows with clear/tinted/frosted glass (where appropriate)

DOORS

- a) Main Entrance – Approved fire rated timber door
- b) Bedrooms, Bathrooms – Hollow core timber door
- c) Kitchen – Timber / Aluminum doors with glass panel (not applicable to Type 1A & 2A(PH))
- d) WC – PVC door
- e) Balcony, Open Roof Terrace – Aluminium framed glass door and/or aluminium door
- g) Household Shelter – Approved steel door

SANITARY WARES

- a) Master Bathroom
- 1 marble vanity top complete with wash basin, 1 water closet, 1 long bath (not applicable to Type 1A & 2A(PH)), 1 shower compartment, 1 mirror, 1 toilet roll holder and 1 towel rail
- b) Other Bathrooms
- 1 granite vanity top complete with wash basin, 1 water closet, 1 shower compartment, 1 mirror, 1 toilet roll holder and 1 towel rail
- c) WC
- 1 wall-hung wash basin with single lever tap (cold inlet only), 1 water closet, 1 toilet roll holder

IRONMONGERY

Selected quality lockset to main entrance and other timber doors

ELECTRICAL INSTALLATION

- a) All electrical wirings are concealed except for electrical wiring above the false ceiling which shall be in exposed conduit / tray / trunking
- b) Sufficient light points & electrical socket outlets are provided

SCV / TELEPHONE

Sufficient TV / Telephone points are provided

LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard SS 555:2010 (Formerly CP 33)

PAINTING

- a) Emulsion paint for internal surfaces
- b) Textured coating / Weathershield paint to external plastered surfaces

WATERPROOFING

Waterproofing to floors of Bathrooms, Wet Kitchen, WC, Planters, Balcony, Open Roof Terrace, Concrete Flat Roof

DRIVEWAY & CARPARK

- a) Surface Driveway – Granite and/or tiles and/or pebbles wash or cement sand screed
- b) Basement Carpark – Reinforced concrete finish

RECREATIONAL & OTHER FACILITIES

Swimming Pool
Kids' Wading Pool
Spa Pool with Massage Jets
Lounging Sun Deck
Meditation Deck
Saled Bar and Dining Pavilion
BBQ Area
A-Maze-ing Play Area
Gymnasium
Clubhouse
Cascading Water Feature
Landscaped Gardens and Lawn
Guard House
Sculpture Garden
Air-conditioned Basement & 1st Storey Lobby

ADDITIONAL ITEMS

- a) Kitchen Cabinets
- i) All types except Type 1A & 2A(PH) –
 - Wet Kitchen -High and low kitchen cabinets with solid surface worktop complete with 1 bowl stainless steel sink, cooker hob and hood
 - Dry Kitchen -Low kitchen cabinets with solid surface worktop complete with 1 bowl stainless steel sink, ceramic hob, microwave oven and electric oven
 - ii) 1-bedroom / 2-bedroom units - Low kitchen cabinets with solid surface worktop complete with 1 bowl stainless steel sink, ceramic hob and microwave oven
- b) Wardrobes to all bedrooms
- c) Ducted Split air-conditioning system to Living / Dining & Master Bedroom (not applicable to Type 1A & 2A(PH))
- d) Split air-conditioning system to other Bedrooms
- e) Hot water supply to all bathrooms
- f) Security system – Audio intercom to each residential unit

Notes:

Marble, Limestone and Granite

Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be color 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. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

Cable Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to Starhub Cable Vision Pte 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.

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 times when possession of the Unit is delivered to the Purchaser.

Timber

Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of color and grain in its selection and installation.

Materials, Fittings, Equipment, Finishes, Installations and Appliances

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

The layout / locations of wardrobes, kitchen cabinets, fan coil units, electrical points, audio / video handsets, door swing positions and facade / balcony / roof terrace color scheme 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, re-charging of refrigerant. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system on a regular basis in order to ensure good working condition of the system.

Glass

Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

Internet Access

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

Web Portal of the Housing Project

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the management corporation when it is formed.

Whilst every reasonable care has been taken in preparing this brochure and in constructing the models and showflats, the Developer and the Marketing agents cannot be held responsible for any inaccuracies or omissions. Visual representations, models, showflat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artist's impressions of the development and cannot be regarded as representation of facts. The property is subjected to final inspection by the relevant authorities to comply with the relevant authorities to comply with the current code of practice.

All information and specifications, renderings, visual representations and plans are current at the time of publication and are subject to changes as may be required by us and/or the competent authorities and shall not form part of any offer and contract nor constitute any warranty by us and shall not be regarded as statements or representations of us are subjected to amendments as directed and/or approved by the builder. All areas are approximate measurements only and subject to final survey. Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser and shall supersede all statements, representations or promises made by us or the Marketing agents.



RECENT PROJECTS:



POETS VILLAS - Tagore Ave (Cluster Housing)



HERTFORD COLLECTION - Hertford Road (Apartment)



BALCON EAST - Upper East Coast Road (Apartment)



WEMBLY RESIDENCES - Yio Chu Kang Road (Apartment)



POSHGROVE EAST - East Coast Road (Condominium)



8@STRATTON - Stratton Green (Cluster Housing)

JOINTLY DEVELOPED BY

FEATURE DEVELOPMENT
PTE LTD

CLARUS CORPORATION
PTE LTD



Developer: Priscious Pte Ltd (ROC No. 200707220M) Developer's Licence No.: C0782 Location: Lot 760A & 762N TS 26 at Balmoral Road Tenure of Land: Freehold Expected date of Vacant Possession: 30 September 2014 Expected date of Legal Completion: 30 September 2017 Building Plan Approval No.: A1224-00001-2010-BP01 dated 10 June 2011 and the numbers of any other Approved Building Plan which may be required or approved by the relevant authority.



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