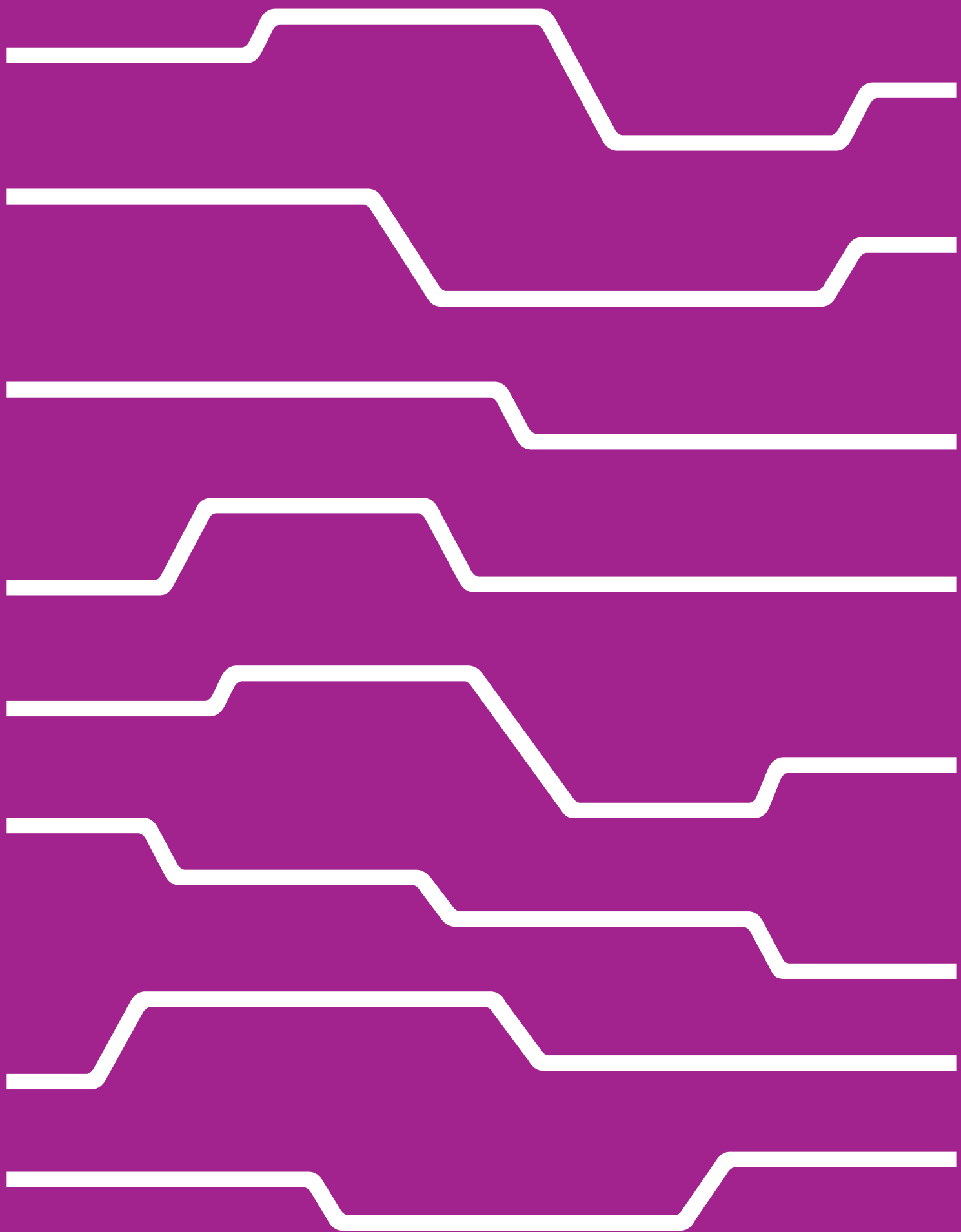
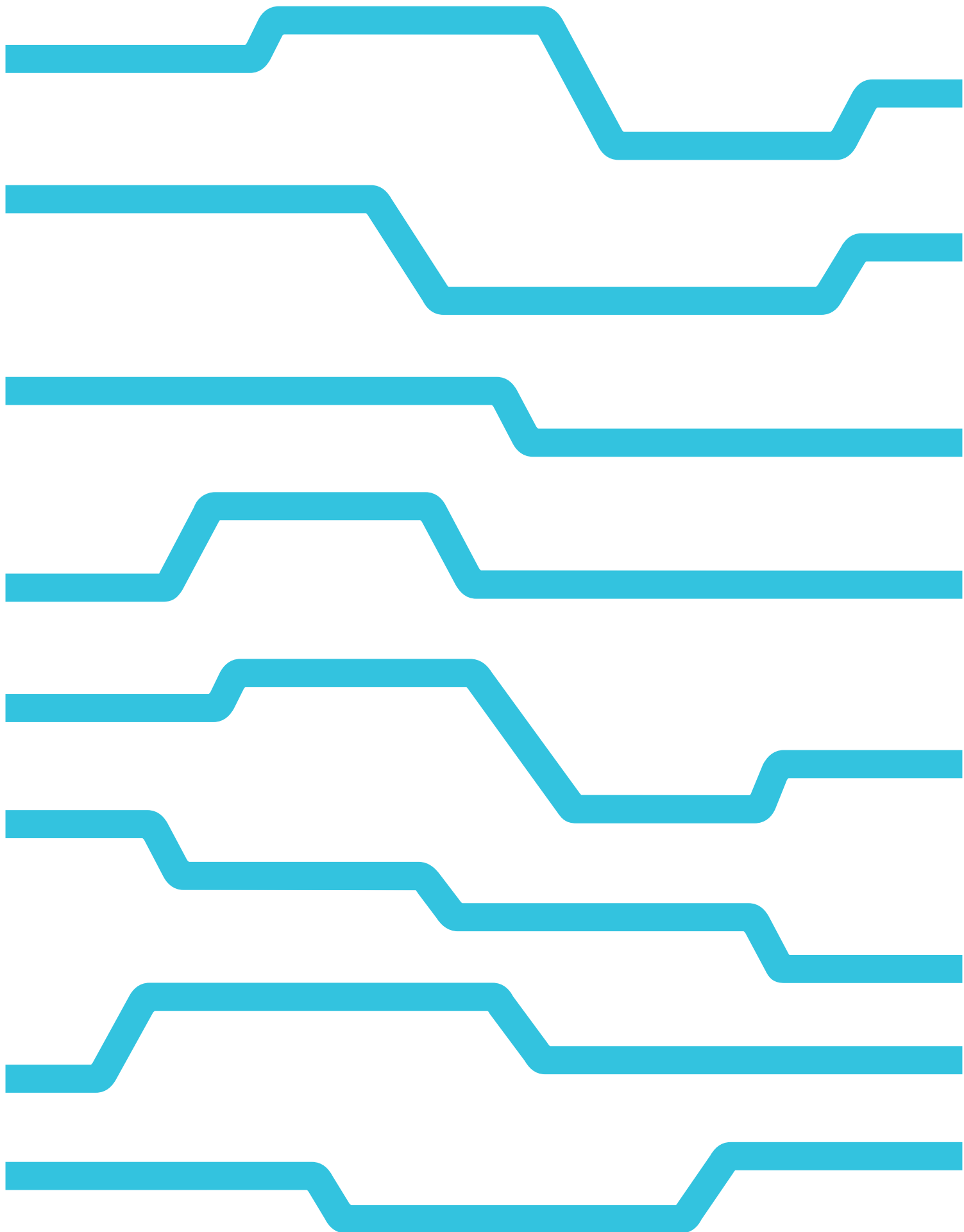


#1 SUITES



THE FUTURE BEGINS HERE.
WHERE EVERYTHING IS MEANT FOR YOU.

FREEHOLD
FOREIGNERS ELIGIBLE





IMPRESSION ONLY

EVERY EXPERIENCE REVOLVES AROUND YOU

No longer just a leisure destination, Geylang has developed into a reputable private properties enclave in recent years. A highly in-demand residential district desired by homeowners, investors and expatriate tenants alike for its proximity to the city centre, Geylang has consistently been able to command high rental returns. When the district becomes fully redeveloped in the coming years, your capital gains are more than likely to reach sky high.

An exclusive freehold development comprising 112 duplex apartments in the heart of booming Geylang, #1 Suites will remain a valuable asset for generations to come.



EVERY DESTINATION IS CLOSE TO YOU

From shopping to your heart's content at Parkway Parade to a refreshing jog along East Coast Park, the vibrant location of #1 Suites defines a recreation haven. Cycle down Geylang Park Connector and enjoy the view of peaceful Geylang River. Or join in the excitement at the Singapore Sports Hub in nearby Kallang, an integrated complex housing a 55,000-seat stadium, an aquatic centre, a multi-purpose arena and commercial spaces for dining, retail and entertainment.

Here at the city-fringe, the iridescent Central Business District is within a mere 10-minute drive, while the upcoming Paya Lebar Commercial Hub is no more than 5 minutes away. With Aljunied and Mountbatten MRT stations within walking distance, feel free to park your car at home while you immerse in the therapeutic energy of Marina Bay Sands and Orchard Road.

WORK

- 4 mins Upcoming Paya Lebar Commercial Hub
- 10 mins Central Business District
- 10 mins Marina Bay Financial Centre

PLAY

- 8 mins Esplanade Theatres on the Bay
- 7 mins Parkway Parade
- 9 mins Singapore Flyer
- 10 min Marina Bay Sands
- 10 mins Orchard Road
- 16 mins East Coast Park
- 21 mins Resorts World Sentosa

ACCESSIBILITY

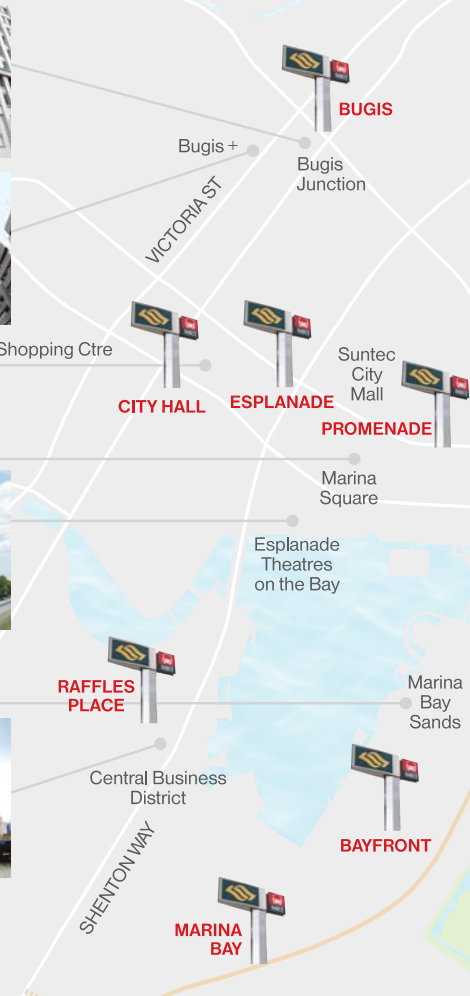
- 2 mins Aljunied MRT station
- 4 mins Mountbatten MRT station
- 5 mins Dakota MRT station
- 5 mins Nicoll Highway
- 5 mins Pan-Island Expressway
- 7 mins East Coast Parkway
- 25 mins Changi International Airport

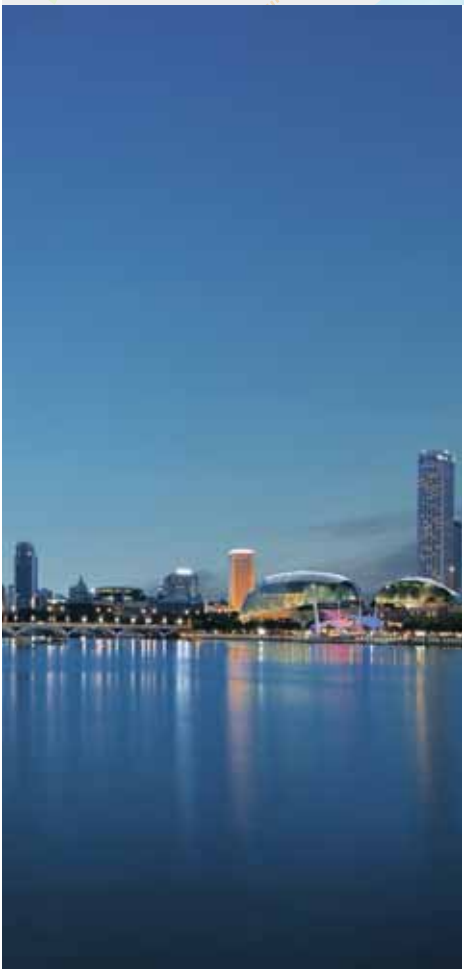


Raffles City Shopping Ctr



TO VIVOCITY/
RESORTS WORLD SENTOSA









ARTIST'S IMPRESSION

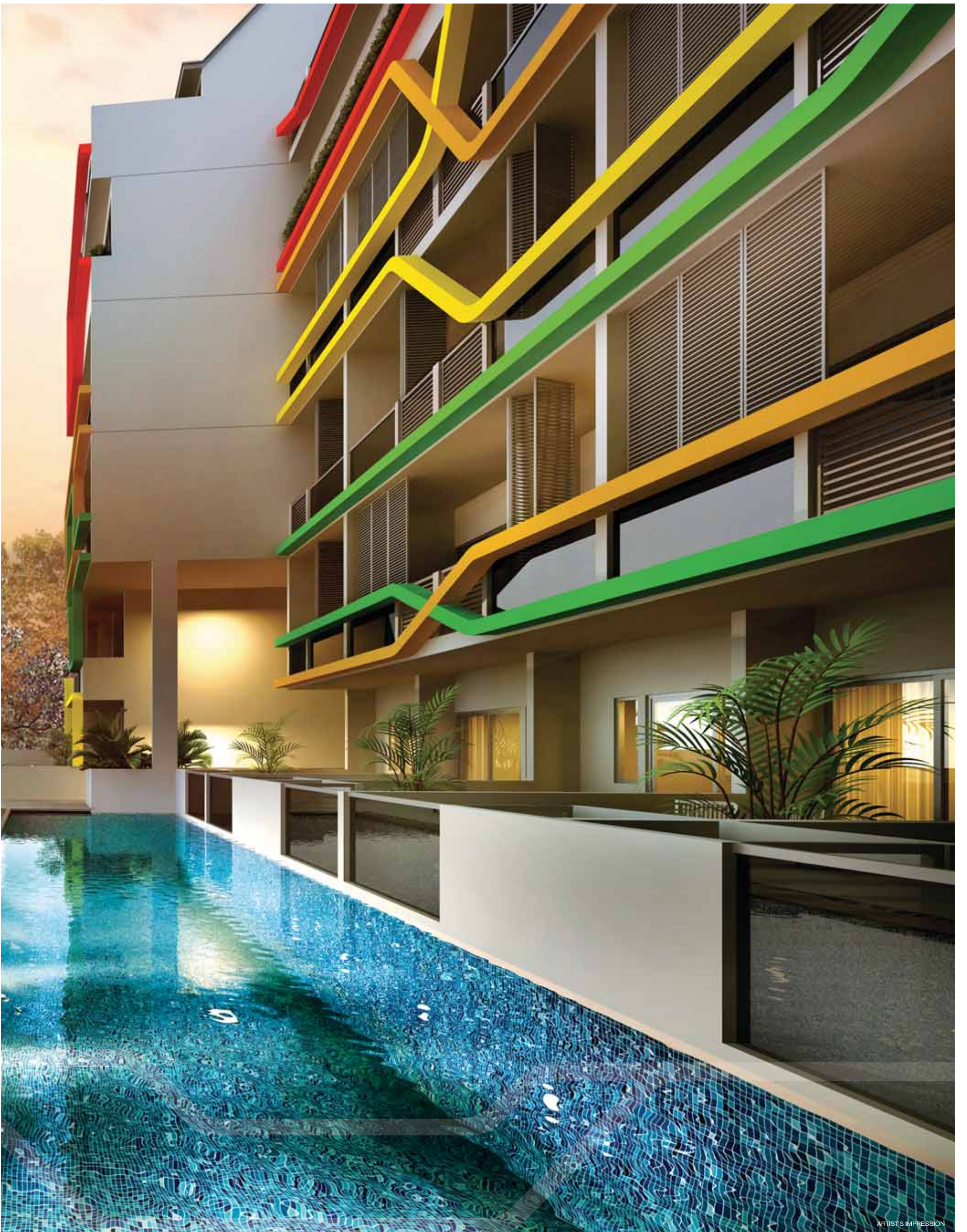
EVERY MOMENT IS TIMELESS TO YOU

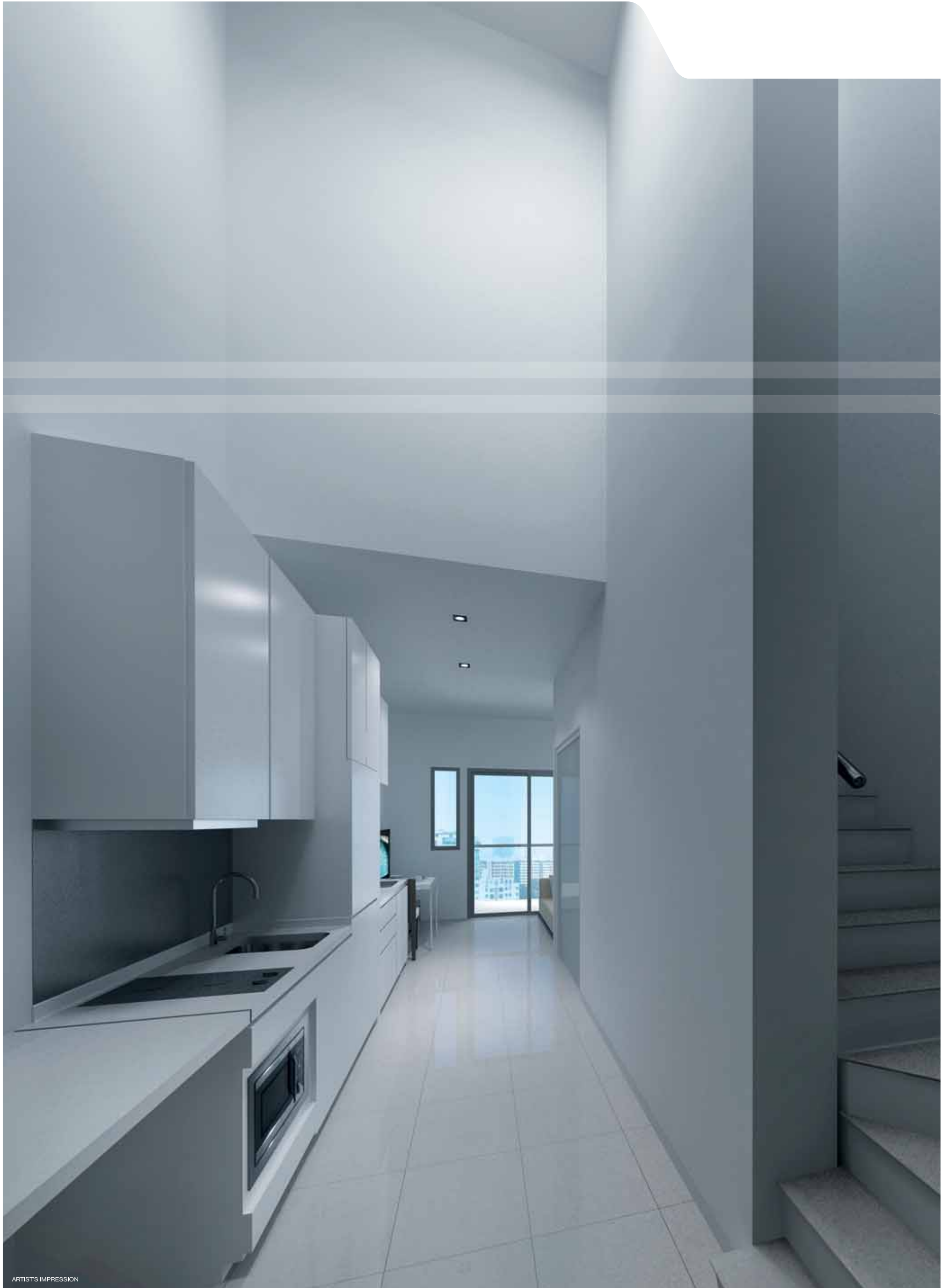
Your exquisite lifestyle is enhanced at the 4th floor Sky Terrace, where a luxuriant Swimming Pool will set your heart racing. Complete your rewarding day with a work out at the Outdoor Exercise Station, followed by a relaxing lounge by the Pool Deck and a delectable BBQ feast. #1 Suites presents the true embodiment of living it up.



EVERY BREATHTAKING VIEW RIGHT
BEFORE YOU

Rendezvous with tranquility at the picturesque Sky Terrace. Let the tinkles of flowing water steer your mind away from the hustle and bustle of life. Experience the glorious shimmer of dawn and find solace in the joyous winks of the stars. Escape into an oasis of calm carved right out of the sky.





Experience the vigor of the city without leaving the comfort of home. Look out to enchanting views of the luminous cityscape. Or step into the lush greenery surrounding your luxurious abode for some soothing respite.

For homeowners who take pride in immaculate detailing, the branded fittings and finishes of #1 Suites will win your heart. Each spacious apartment includes quality kitchen appliances from Electrolux, premium sanitary wares from Rigel and innovative full-flat switches from Schneider, efficiently combining style with functionality.



Schneider
Electric

RIGEL[®]

Thinking of you
Electrolux





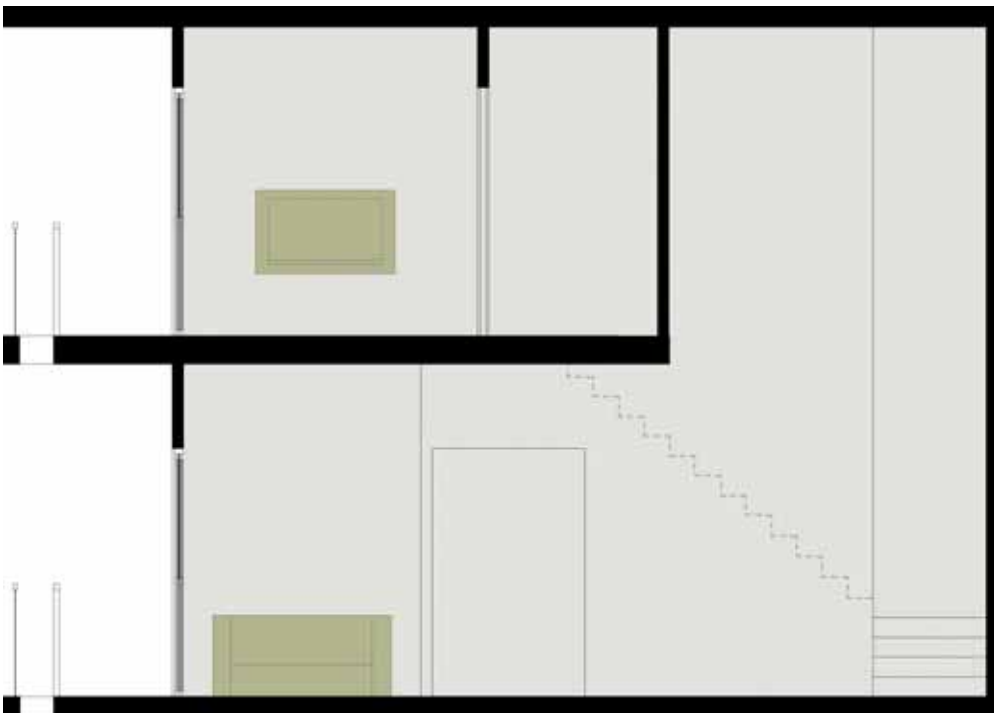
ONE ROOF, TWO LIFESTYLES

	OWNER
	OWNER + PARTNER
	OWNER + PARENTS
	OWNER + CHILD
	OWNER + TENANT
	OWNER + TENANT
	TENANT + TENANT

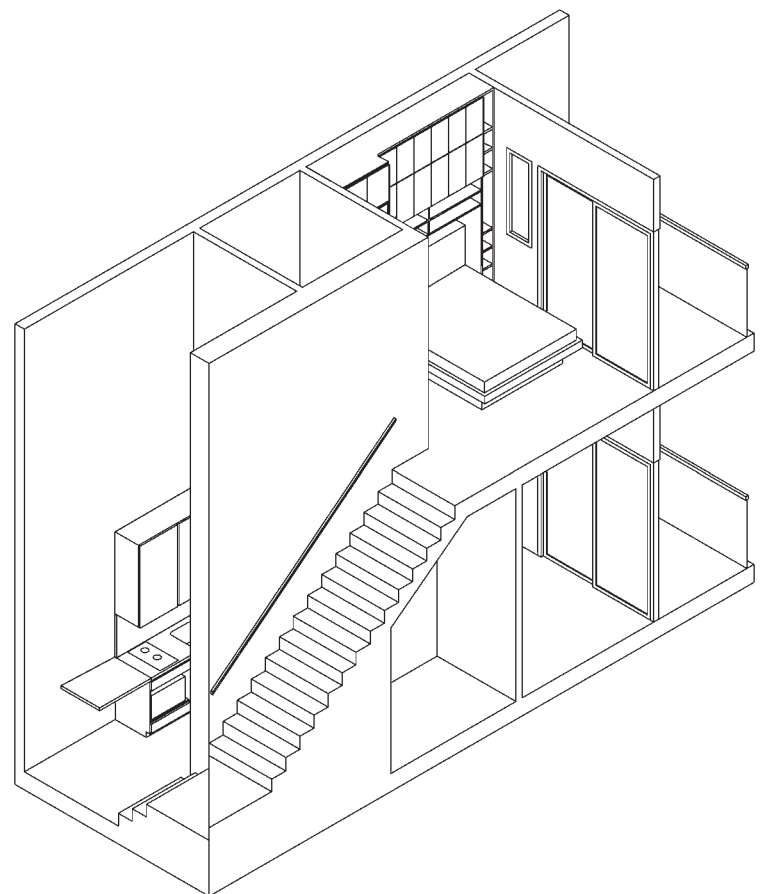
EVERY IMAGINABLE LIFESTYLE IS HERE FOR YOU

The stunning duplex apartments of #1 Suites give you the privilege of owning two homes in a single unit. With such an ideal arrangement, boundless lifestyle possibilities are waiting to be explored. Get creative with your vast personal space; or share your home with your loved ones without compromising on privacy. For a lucrative investment opportunity, select your preferred level of residence and rent out the other; or rent out both levels to double your investment returns.

SECTION DIAGRAM



DUPLEX ISOMETRIC



ARTIST'S IMPRESSION

ARTIST'S IMPRESSION

Live in harmony with your tenant without compromising your lifestyle.



UPPER STOREY

IMPRESSION ONLY



LOWER STOREY

IMPRESSION ONLY



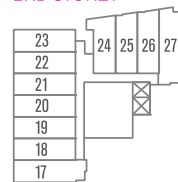
SITEPLAN LEGEND

- A. Ingress / Egress
- B. Pool Deck
- C. Swimming Pool
- D. Outdoor Exercise Station

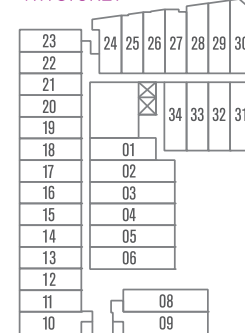


24	25	26	27	28	29	30	31	32	33	34
A4-P 50 sqm 538 sqft	A5-P 52 sqm 560 sqft	A1-P 54 sqm 581 sqft	A2b-P 54 sqm 581 sqft	A2b-P 54 sqm 581 sqft	A2b-P 54 sqm 581 sqft	A2c-P 54 sqm 581 sqft	A2a-P 55 sqm 592 sqft	A2-P 55 sqm 592 sqft	A2-P 55 sqm 592 sqft	A2-P 55 sqm 592 sqft
A4 52 sqm 560 sqft	A5 52 sqm 560 sqft	A1c 54 sqm 581 sqft	A3 54 sqm 581 sqft	A3 54 sqm 581 sqft	A3 54 sqm 581 sqft	A3a 54 sqm 581 sqft	A2a 56 sqm 603 sqft	A2 56 sqm 603 sqft	A2 56 sqm 603 sqft	A2 56 sqm 603 sqft
A4 52 sqm 560 sqft	A5 52 sqm 560 sqft	A1c 54 sqm 581 sqft	A3 54 sqm 581 sqft	A3b-G 57 sqm 614 sqft	A3c-G 58 sqm 624 sqft	A3d-G 58 sqm 624 sqft	A2a-G 58 sqm 624 sqft	A2-G 58 sqm 624 sqft	A2-G 58 sqm 624 sqft	A2-G 58 sqm 624 sqft
A4 52 sqm 560 sqft	A5 52 sqm 560 sqft	A1c 54 sqm 581 sqft	A8a 62 sqm 667 sqft	MECHANICAL CARPARK						

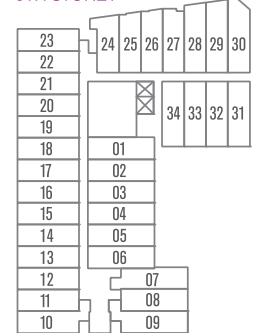
2ND STOREY



4TH STOREY



6TH STOREY

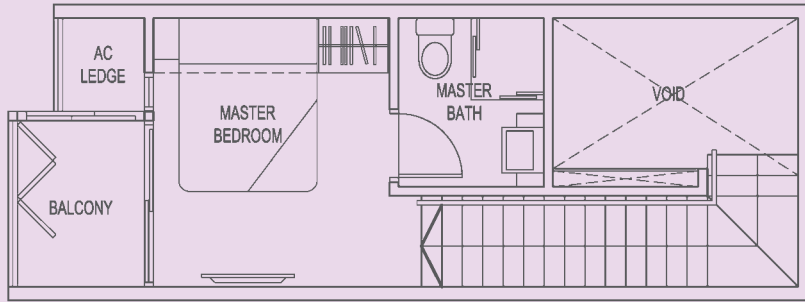


DIAGRAMMATIC CHART

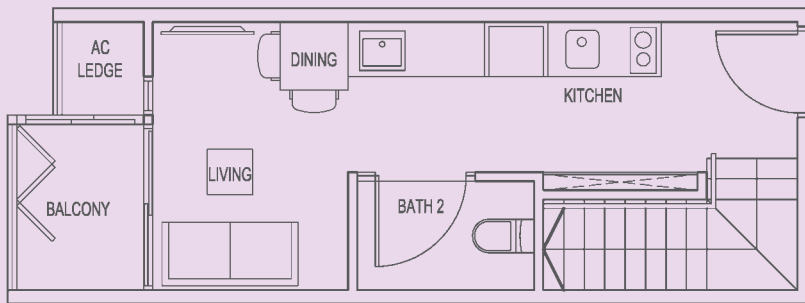
- 1 BEDROOM
- 1+1 BEDROOM

TYPE A1 (1-Bedroom + 2-Bathroom)

Unit #02-18, #02-20, #04-14, #04-16, #04-18, #04-20,
#06-14, #06-16, #06-18, #06-20
(Mirrored)
#02-19, #04-13, #04-15, #04-17, #04-19,
#06-13, #06-15, #06-17, #06-19
Area 52 Sqm / 560 Sqft



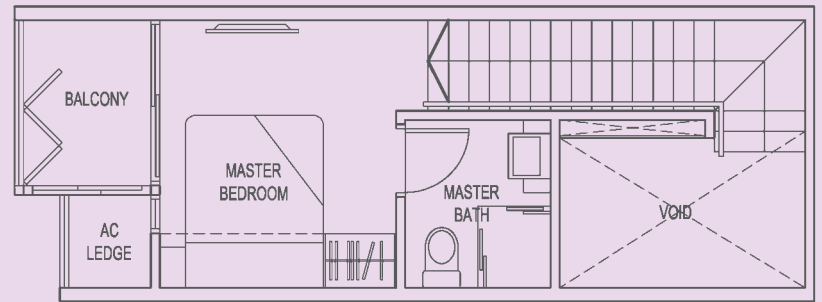
UPPER STOREY



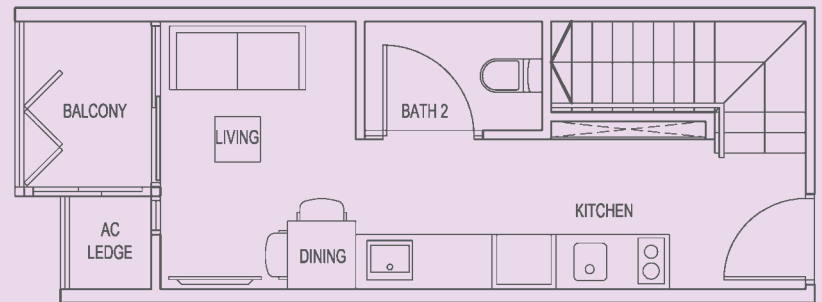
LOWER STOREY

TYPE A1a (1-Bedroom + 2-Bathroom)

Unit #02-21, #02-22, #04-21, #04-22, #06-21, #06-22
(Mirrored)
#04-11, #04-12, #06-11, #06-12
Area 52 Sqm / 560 Sqft



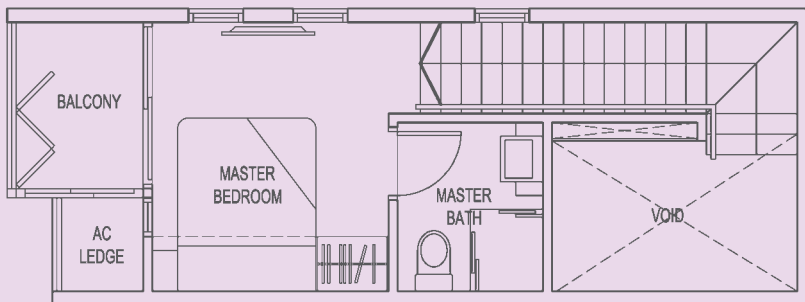
UPPER STOREY



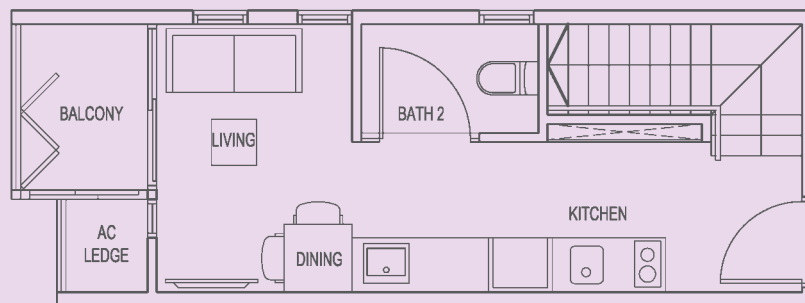
LOWER STOREY

TYPE A1b (1-Bedroom + 2-Bathroom)

Unit #02-23, #04-23, #06-23
Area 52 Sqm / 560 Sqft

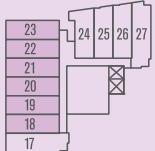


UPPER STOREY

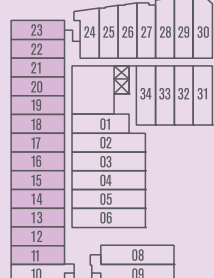


LOWER STOREY

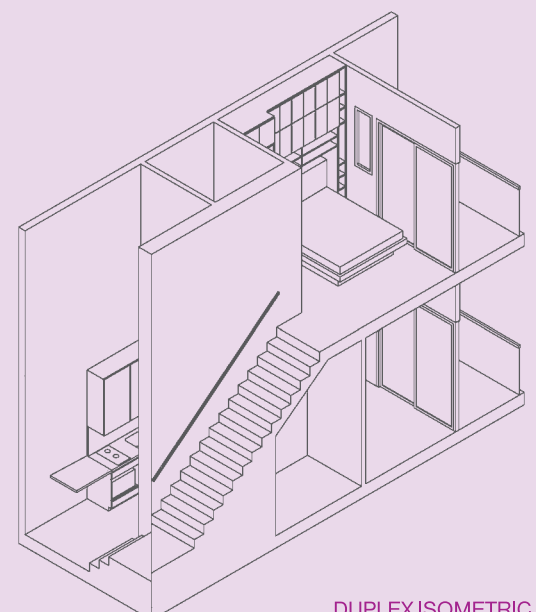
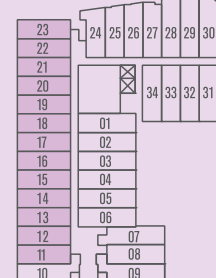
2ND STOREY



4TH STOREY



6TH STOREY

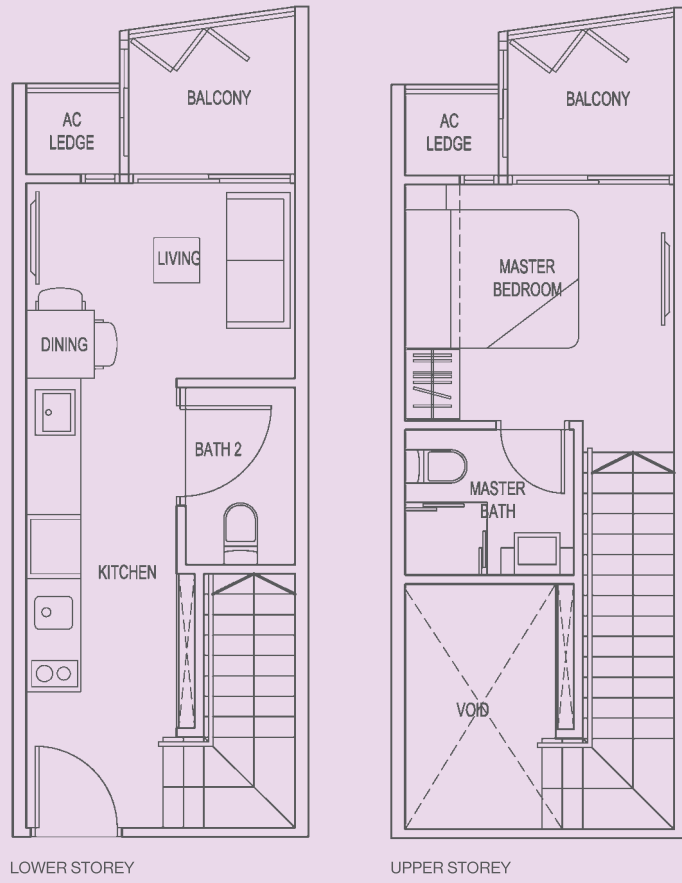


All plans are inclusive of balcony and/or roof terrace and/or a/c ledge and/or strata void area and/or planter, where applicable. All areas subject to final surveyor calculation.
Building Plan Approval Number: A1404-00357-2012-BP01 Dated 03 January 2013

TYPE A1C (1-Bedroom + 2-Bathroom)

Unit #02-26, #04-26, #06-26

Area 54 Sqm / 581 Sqft



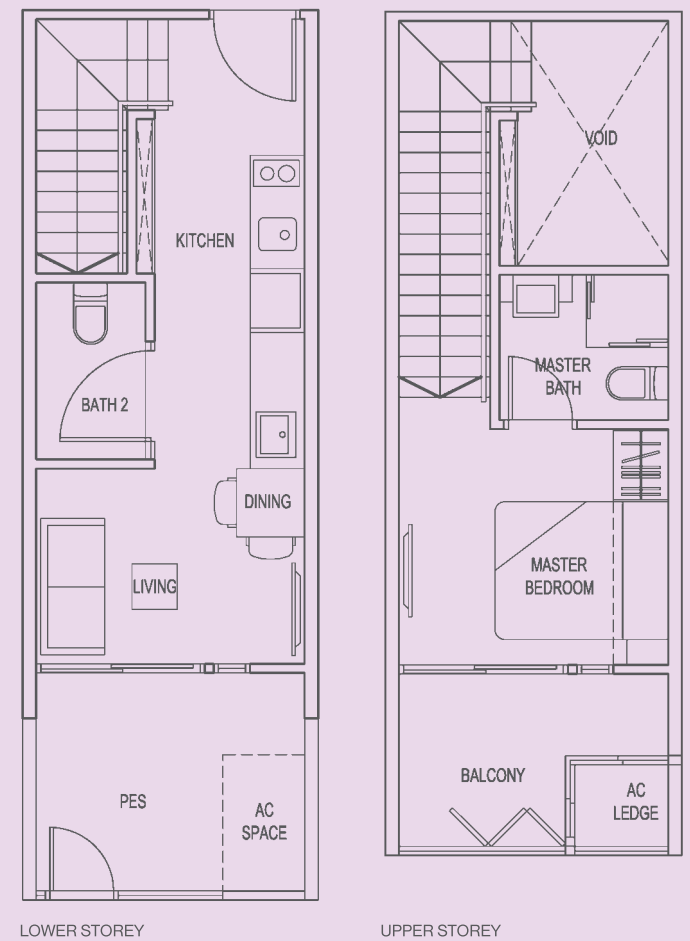
TYPE A2-G (1-Bedroom + 2-Bathroom)

Unit #04-32, #04-34

(Mirrored)

#04-33

Area 58 Sqm / 624 Sqft



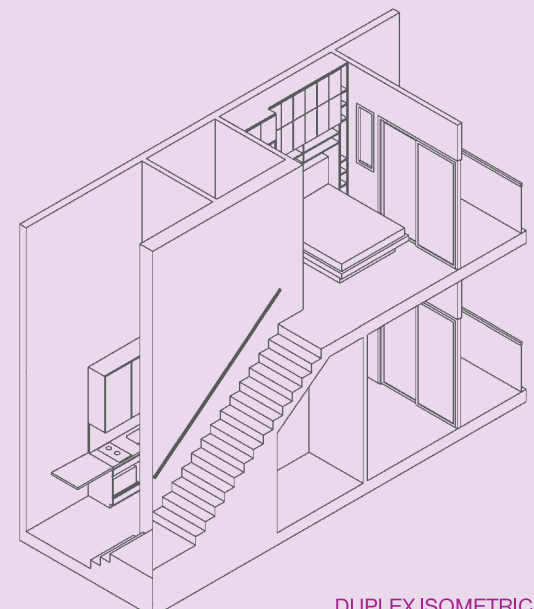
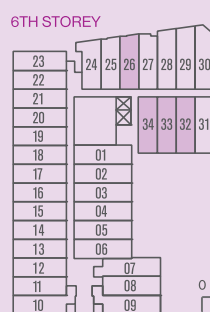
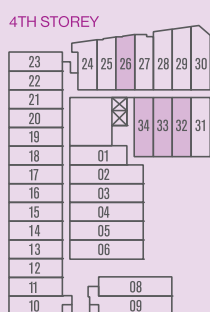
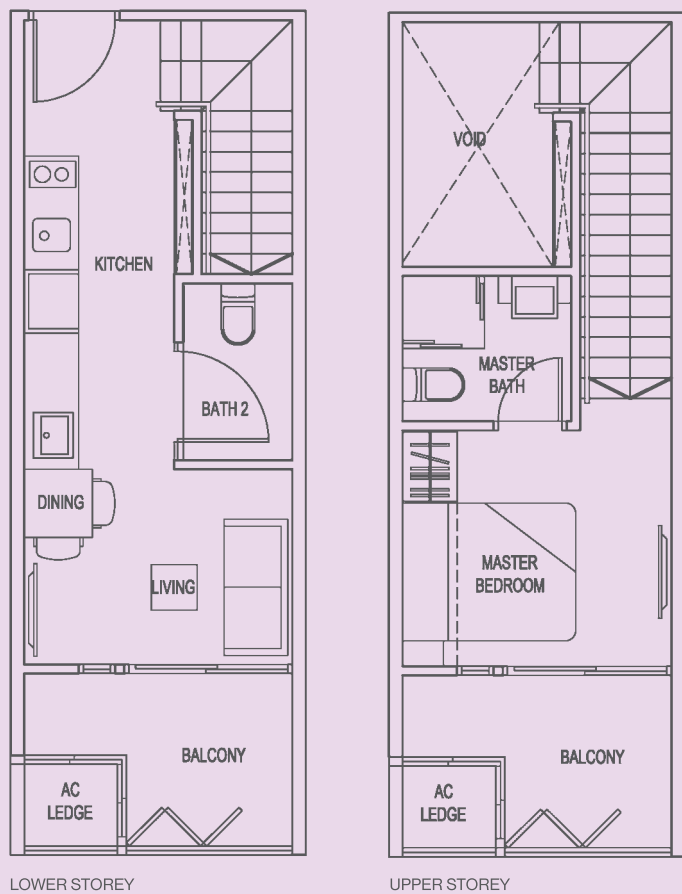
TYPE A2 (1-Bedroom + 2-Bathroom)

Unit #06-33

(Mirrored)

#06-32, #06-34

Area 56 Sqm / 603 Sqft

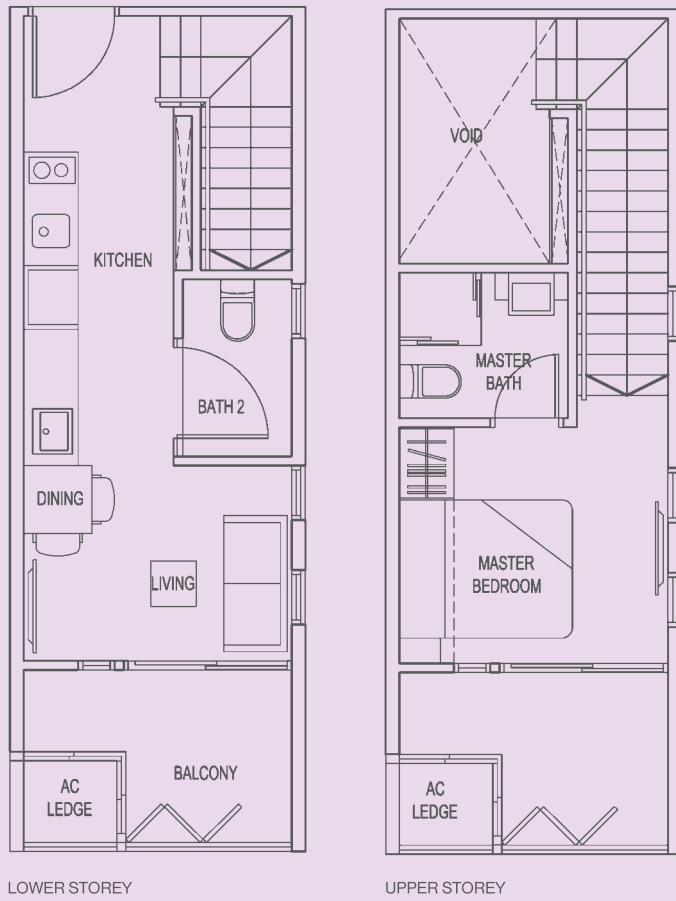


All plans are inclusive of balcony and/or roof terrace and/or a/c ledge and/or strata void area and/or planter, where applicable. All areas subject to final surveyor calculation. Building Plan Approval Number: A1404-00357-2012-BP01 Dated 03 January 2013

TYPE A2a (1-Bedroom + 2-Bathroom)

Unit #06-31

Area 56 Sqm / 603 Sqft



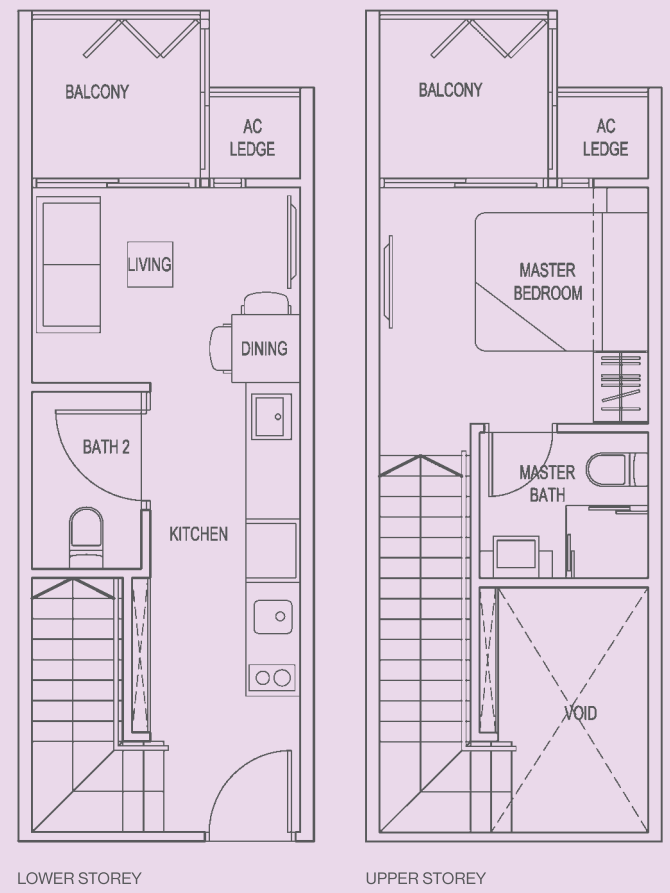
TYPE A3 (1-Bedroom + 2-Bathroom)

Unit #04-27, #06-27, #06-29

(Mirrored)

#06-28

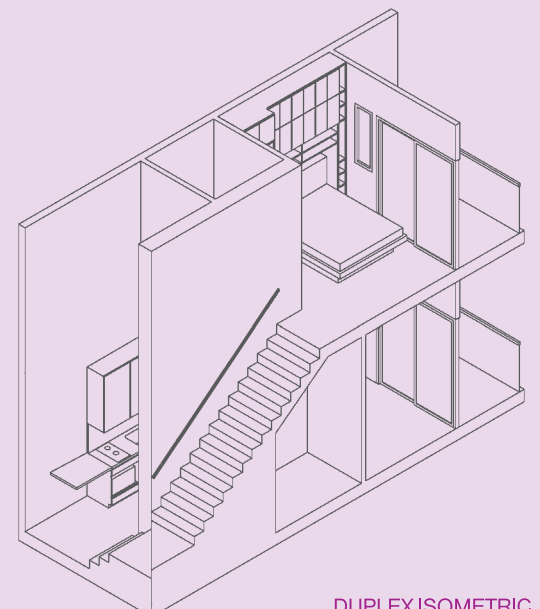
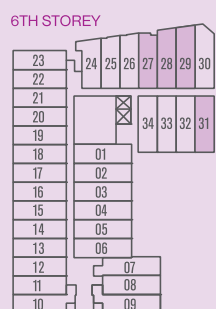
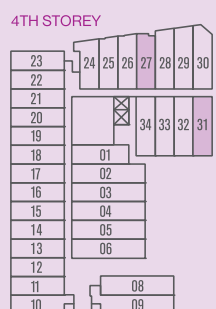
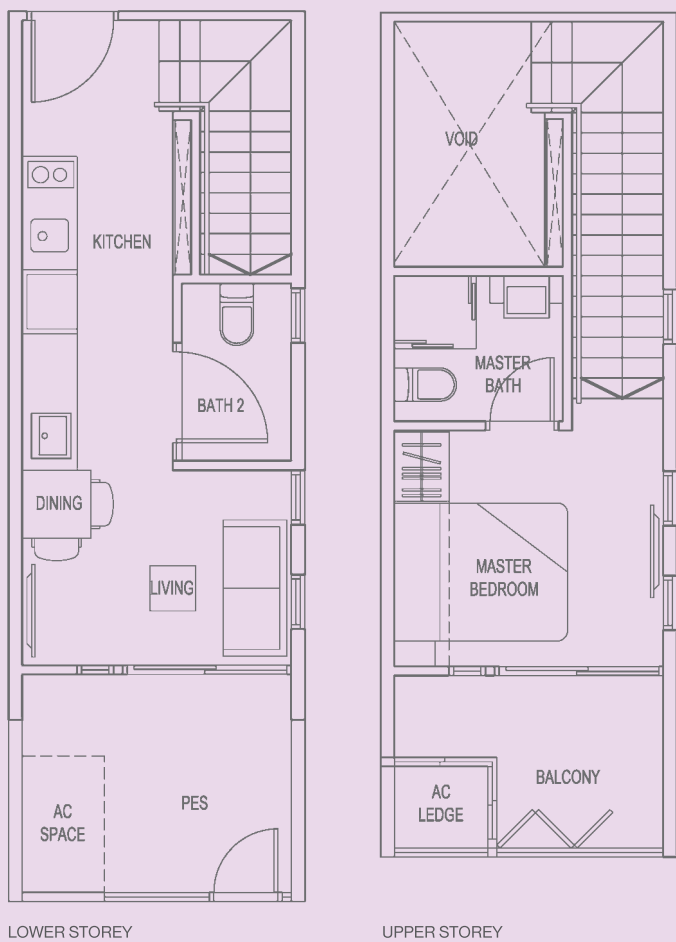
Area 54 Sqm / 581 Sqft



TYPE A2a-G (1-Bedroom + 2-Bathroom)

Unit #04-31

Area 58 Sqm / 624 Sqft

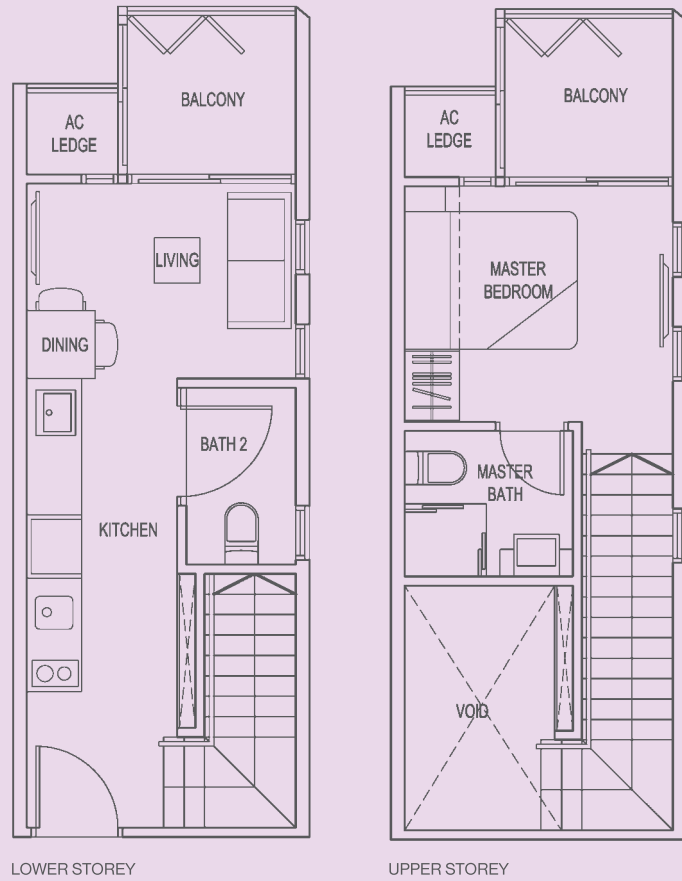


All plans are inclusive of balcony and/or roof terrace and/or a/c ledge and/or strata void area and/or planter, where applicable. All areas subject to final surveyor calculation.
Building Plan Approval Number: A1404-00357-2012-BP01 Dated 03 January 2013

TYPE A3a (1-Bedroom + 2-Bathroom)

Unit #06-30

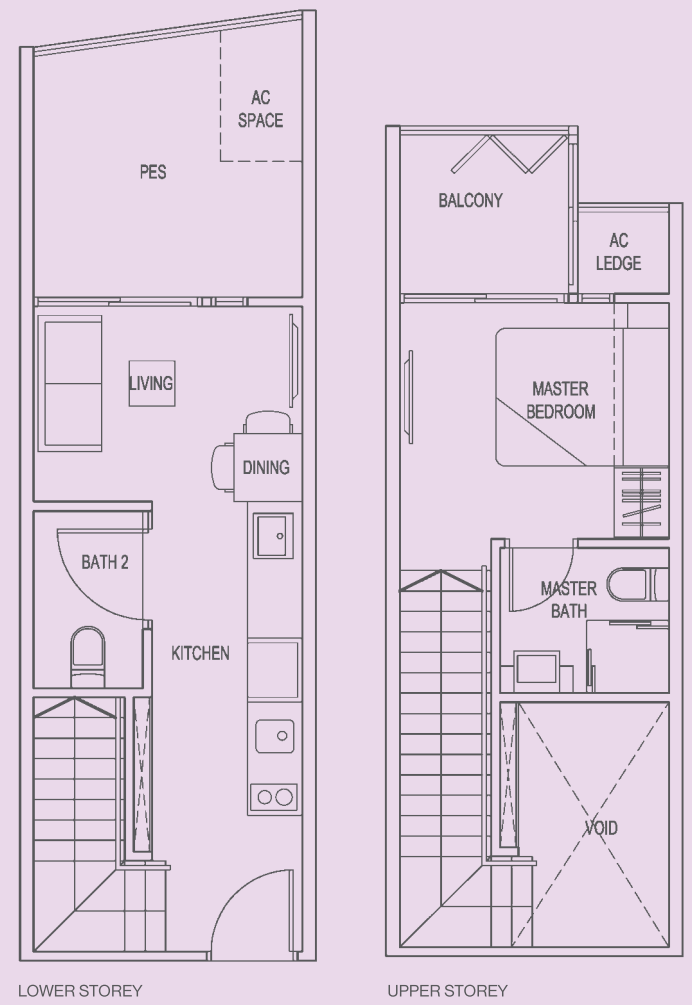
Area 54 Sqm / 581 Sqft



TYPE A3c-G (1-Bedroom + 2-Bathroom)

Unit #04-29

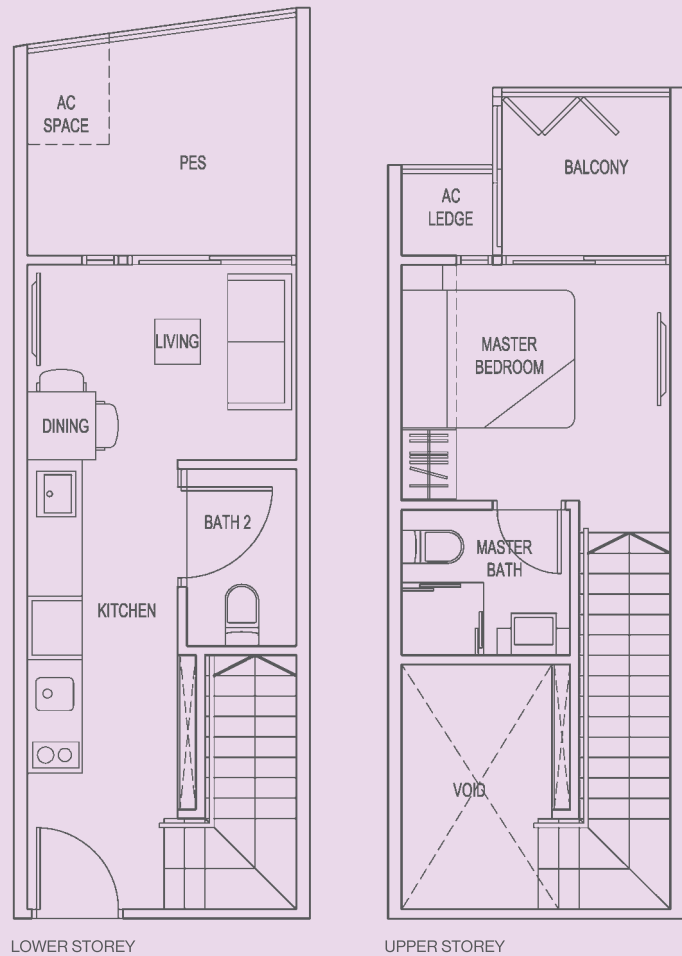
Area 58 Sqm / 624 Sqft



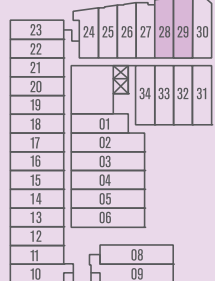
TYPE A3b-G (1-Bedroom + 2-Bathroom)

Unit #04-28

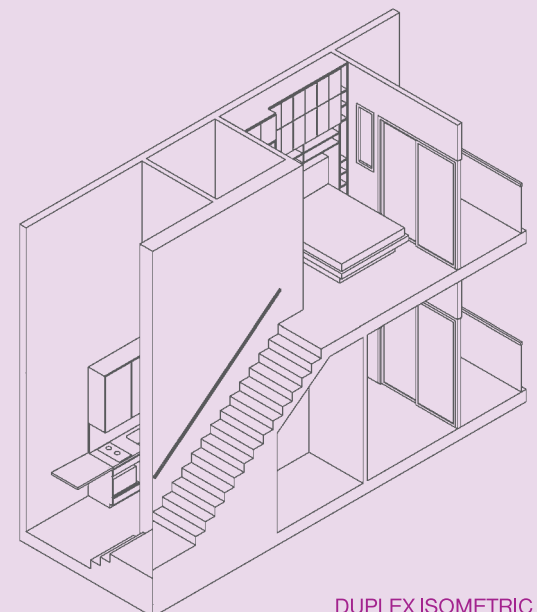
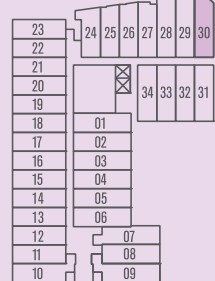
Area 57 Sqm / 614 Sqft



4TH STOREY



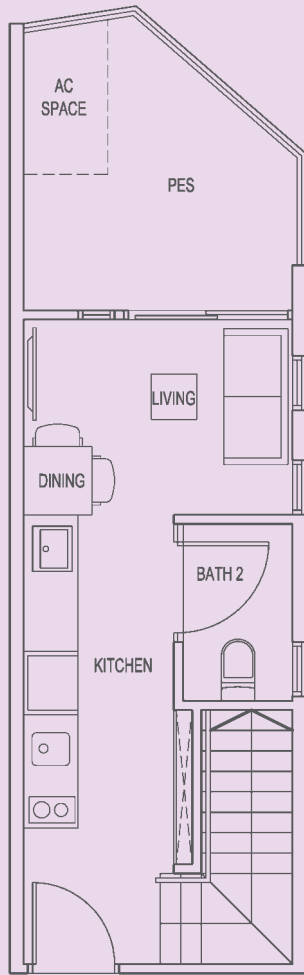
6TH STOREY



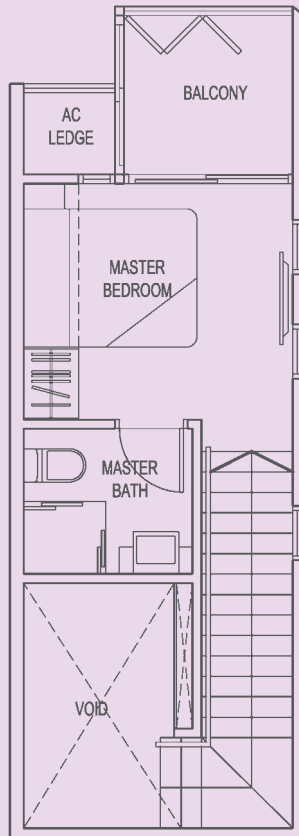
TYPE A3d-G (1-Bedroom + 2-Bathroom)

Unit #04-30

Area 58 Sqm / 624 Sqft



LOWER STOREY

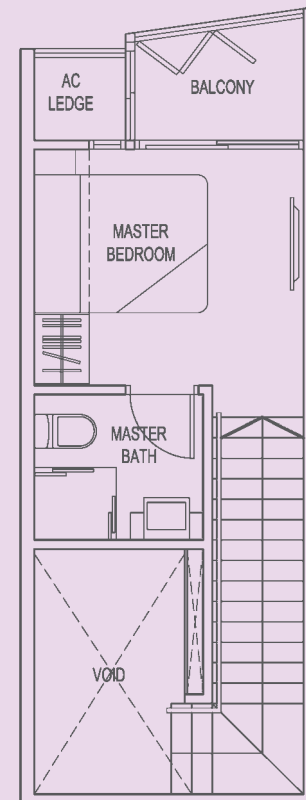


UPPER STOREY

TYPE A5 (1-Bedroom + 2-Bathroom)

Unit #02-25, #04-25, #06-25

Area 52 Sqm / 560 Sqft

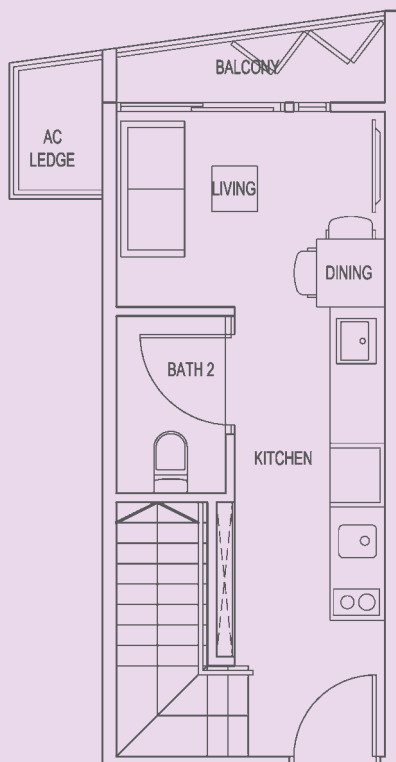


UPPER STOREY

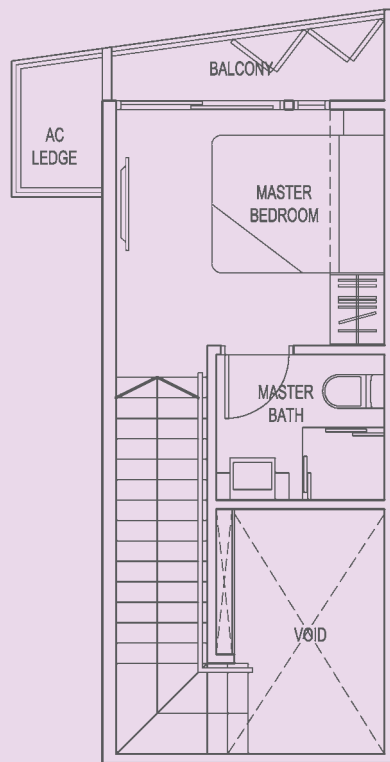
TYPE A4 (1-Bedroom + 2-Bathroom)

Unit #02-24, #04-24, #06-24

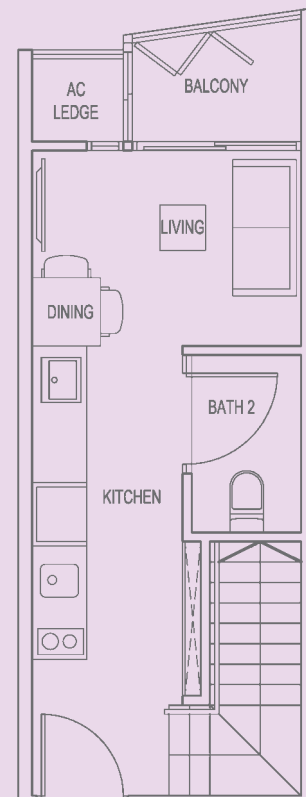
Area 52 Sqm / 560 Sqft



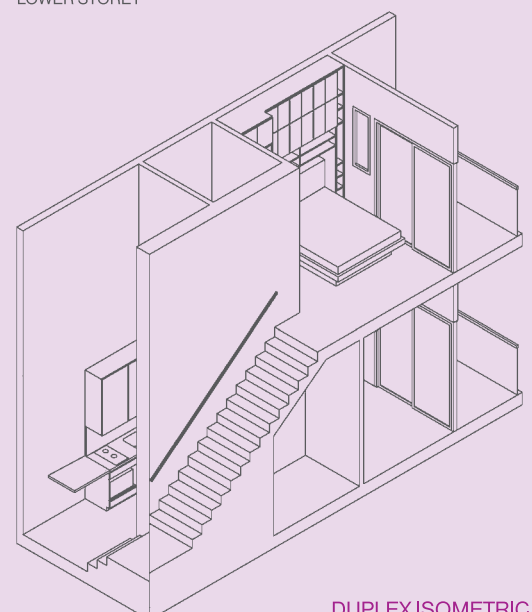
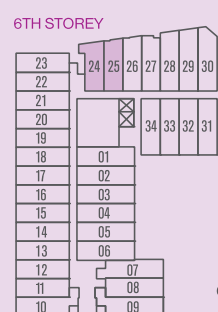
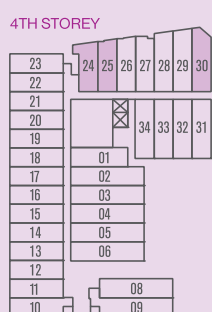
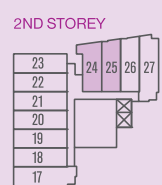
LOWER STOREY



UPPER STOREY



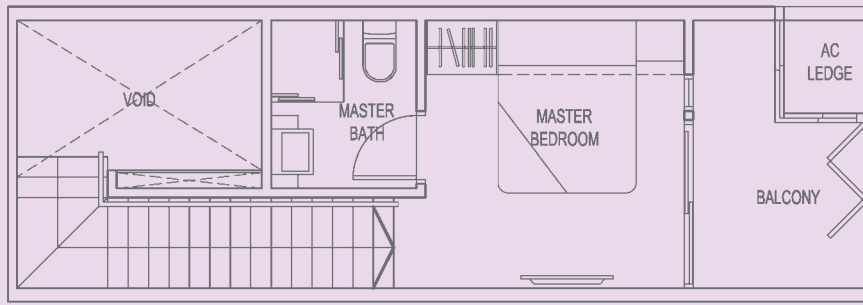
LOWER STOREY



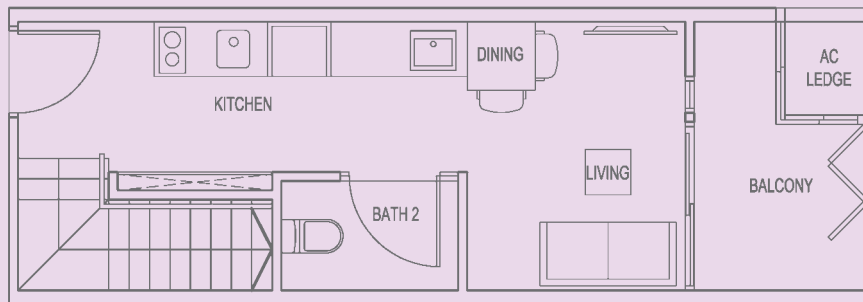
DUPLEX ISOMETRIC

TYPE A6 (1-Bedroom + 2-Bathroom)

Unit #06-01, #06-03, #06-05, #06-08
 (Mirrored)
 #06-02, #06-04, #06-06
 Area 58 Sqm / 624 Sqft



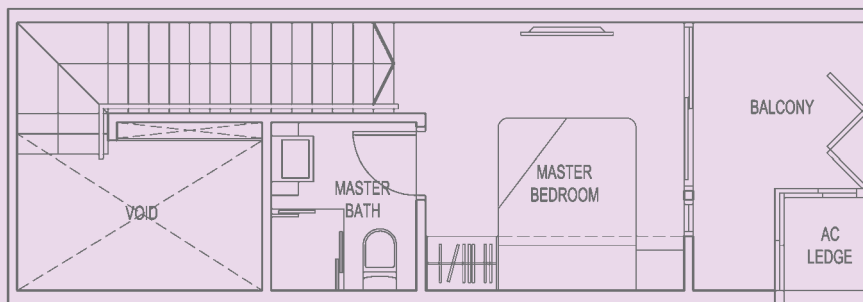
UPPER STOREY



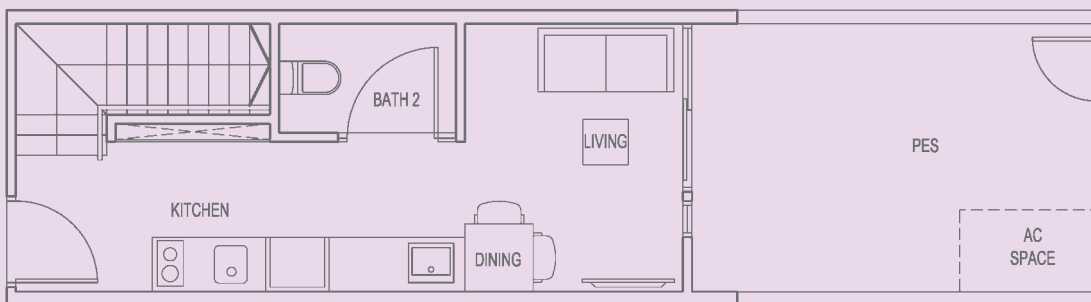
LOWER STOREY

TYPE A6-G (1-Bedroom + 2-Bathroom)

Unit #04-02, #04-04, #04-06
 (Mirrored)
 #04-03, #04-05, #04-08
 Area 66 Sqm / 710 Sqft

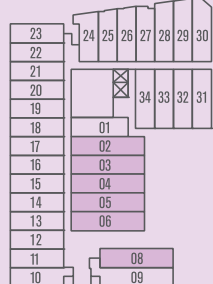


UPPER STOREY

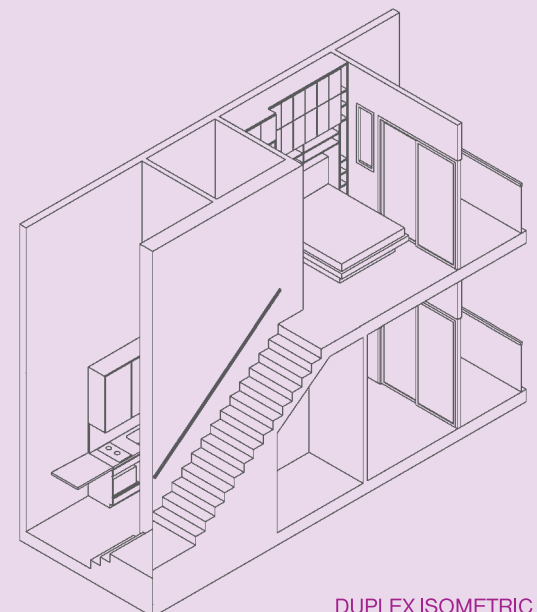
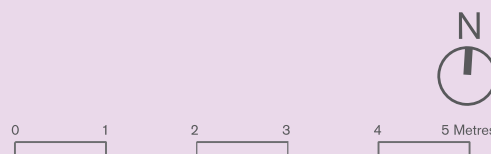
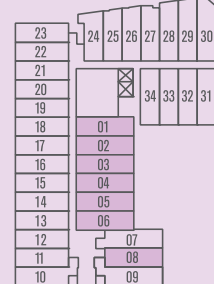


LOWER STOREY

4TH STOREY



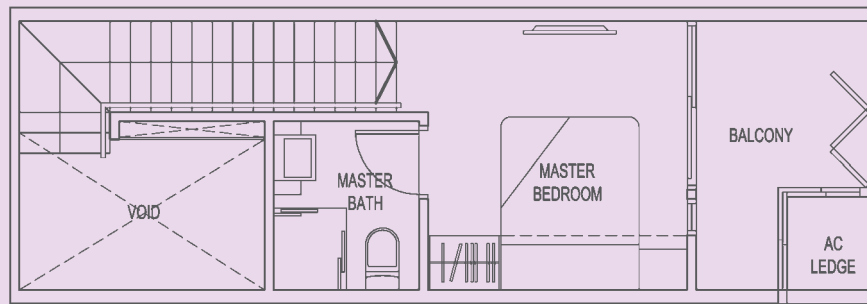
6TH STOREY



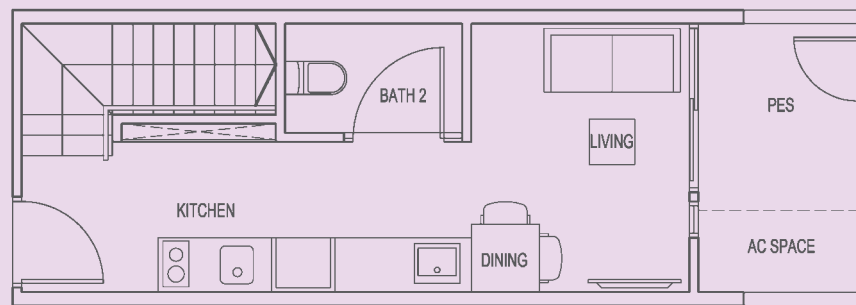
DUPLEX ISOMETRIC

TYPE A6a-G (1-Bedroom + 2-Bathroom)

Unit #04-01
 Area 57 Sqm / 614 Sqft



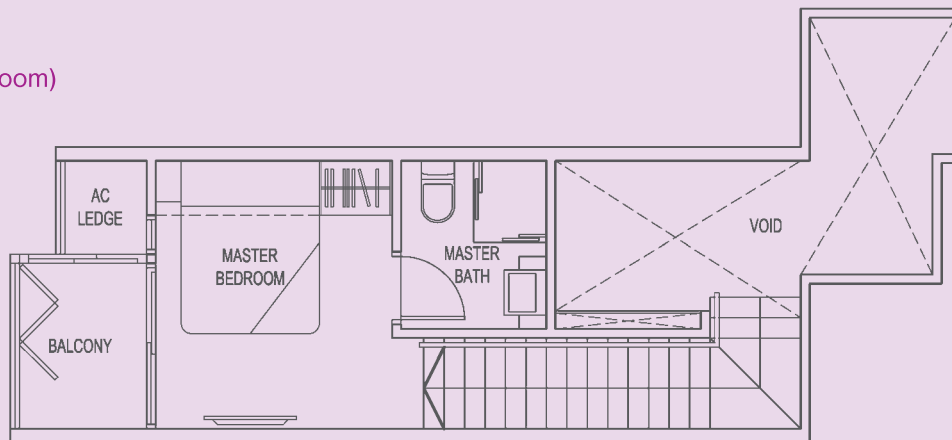
UPPER STOREY



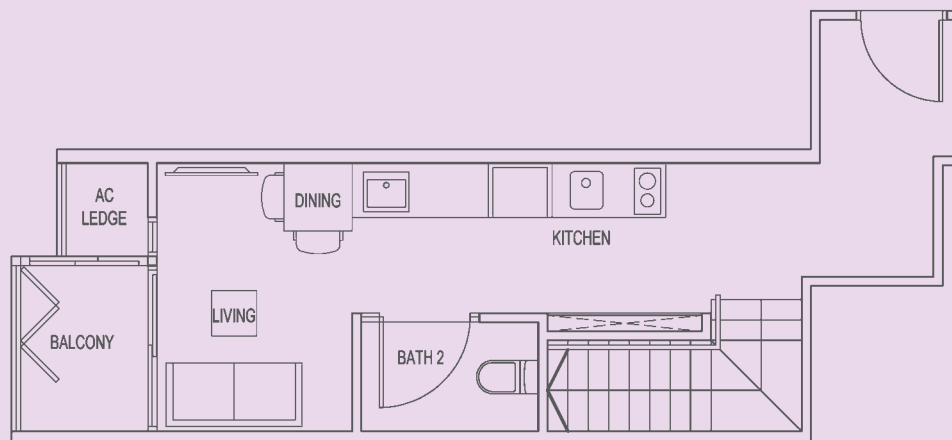
LOWER STOREY

TYPE A7 (1-Bedroom + 2-Bathroom)

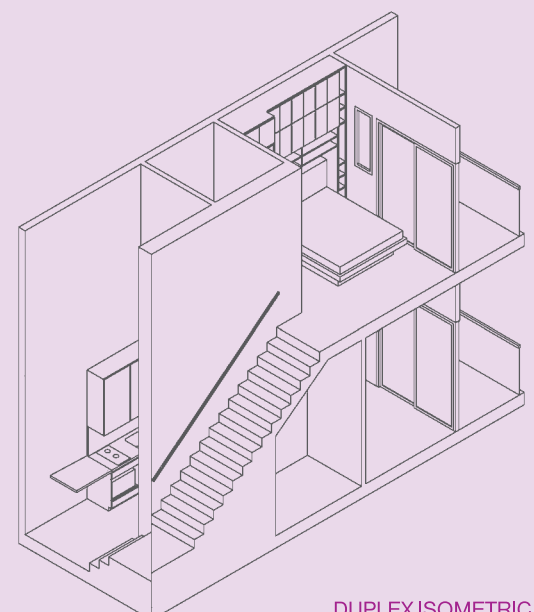
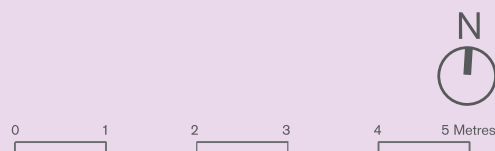
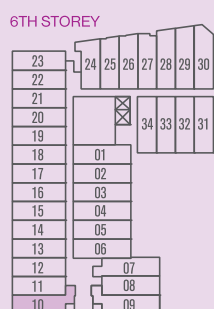
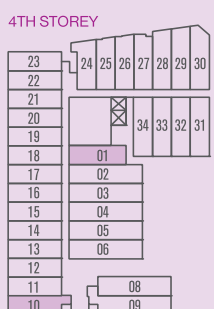
Unit #04-10, #06-10
 Area 62 Sqm / 667 Sqft



UPPER STOREY



LOWER STOREY

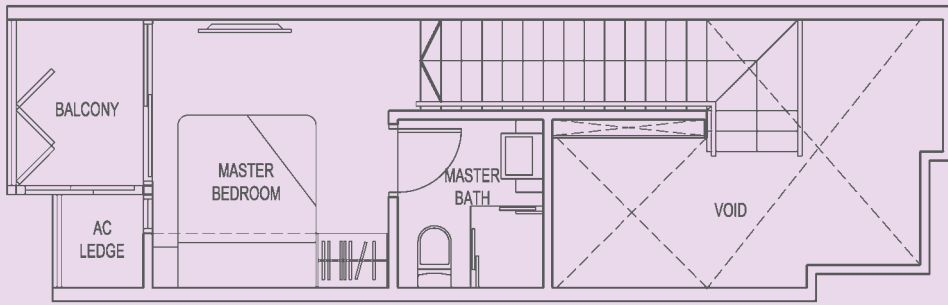


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 Building Plan Approval Number: A1404-00357-2012-BP01 Dated 03 January 2013

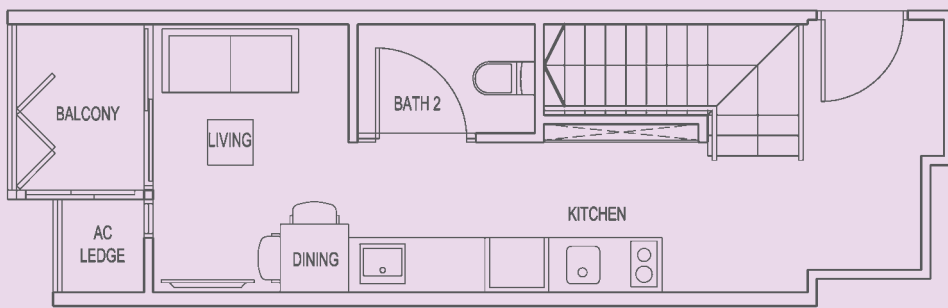
TYPE A8 (1-Bedroom + 2-Bathroom)

Unit #02-17

Area 60 Sqm / 646 Sqft



UPPER STOREY

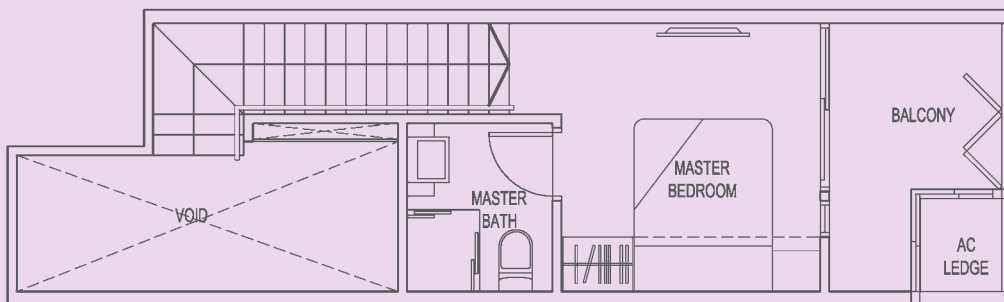


LOWER STOREY

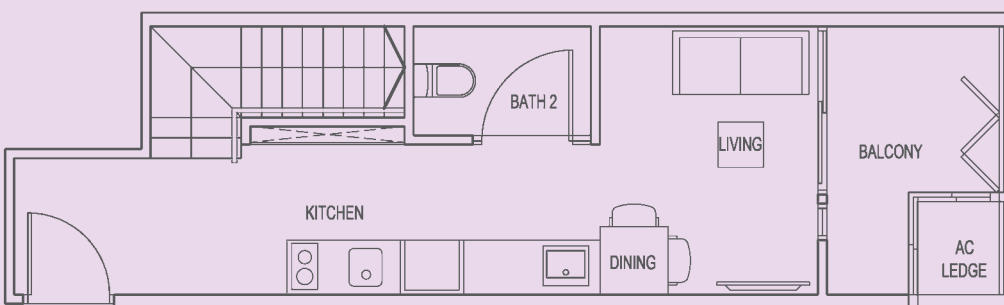
TYPE A9 (1-Bedroom + 2-Bathroom)

Unit #06-07

Area 62 Sqm / 667 Sqft



UPPER STOREY

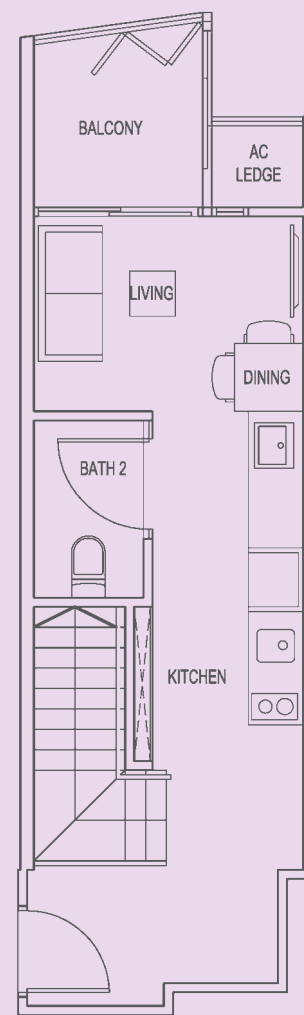


LOWER STOREY

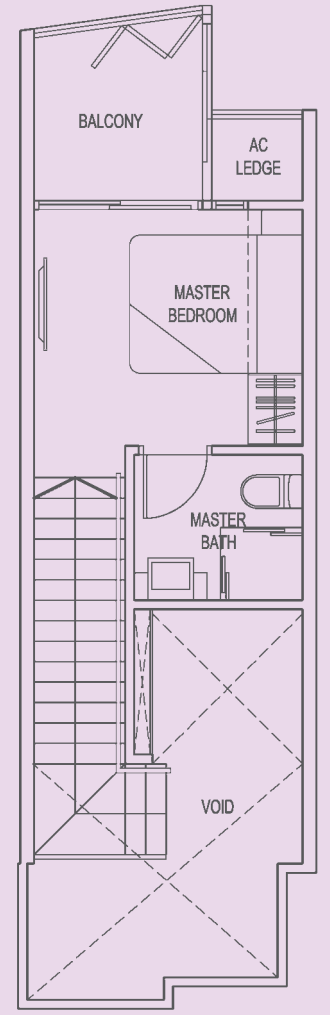
TYPE A8a (1-Bedroom + 2-Bathroom)

Unit #02-27

Area 62 Sqm / 667 Sqft

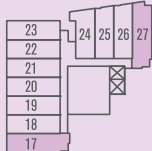


LOWER STOREY

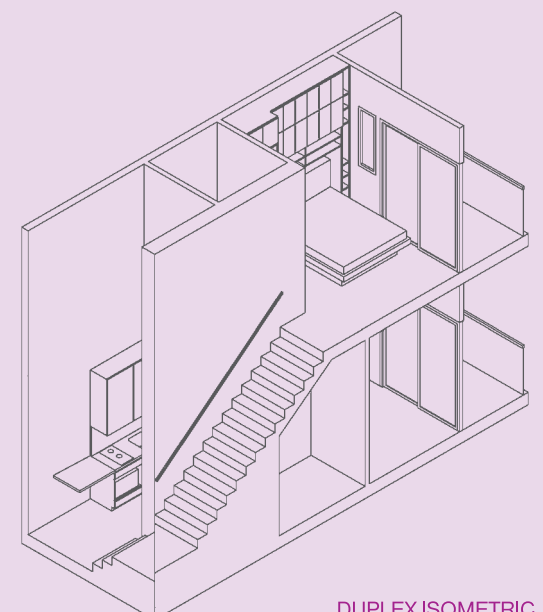
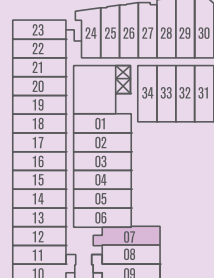


UPPER STOREY

2ND STOREY



6TH STOREY

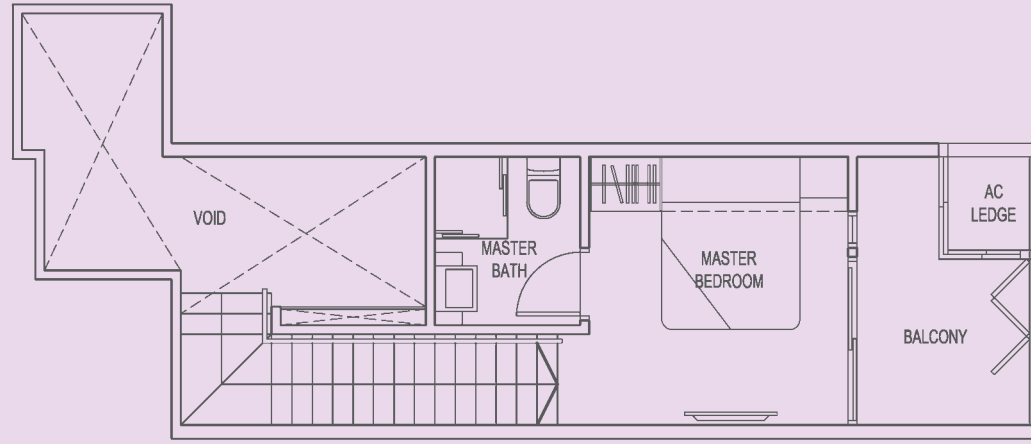


DUPLEX ISOMETRIC

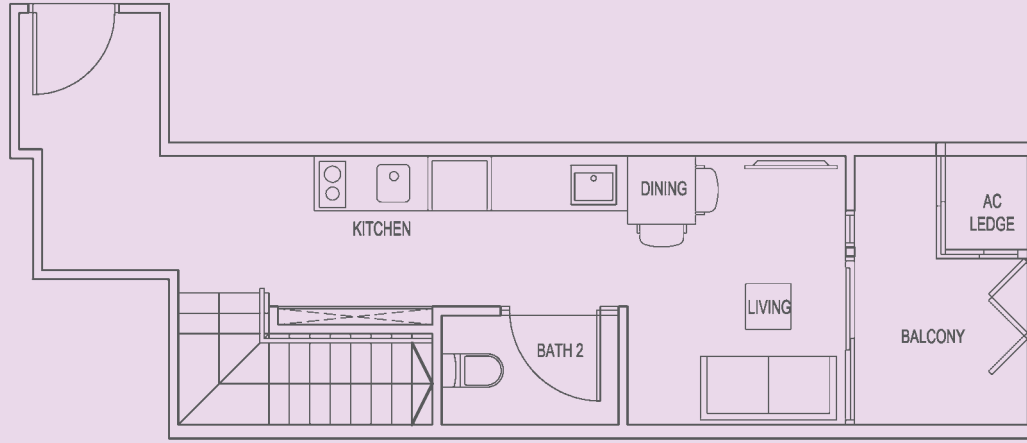
TYPE A10 (1-Bedroom + 2-Bathroom)

Unit #06-09

Area 68 Sqm / 732 Sqft



UPPER STOREY

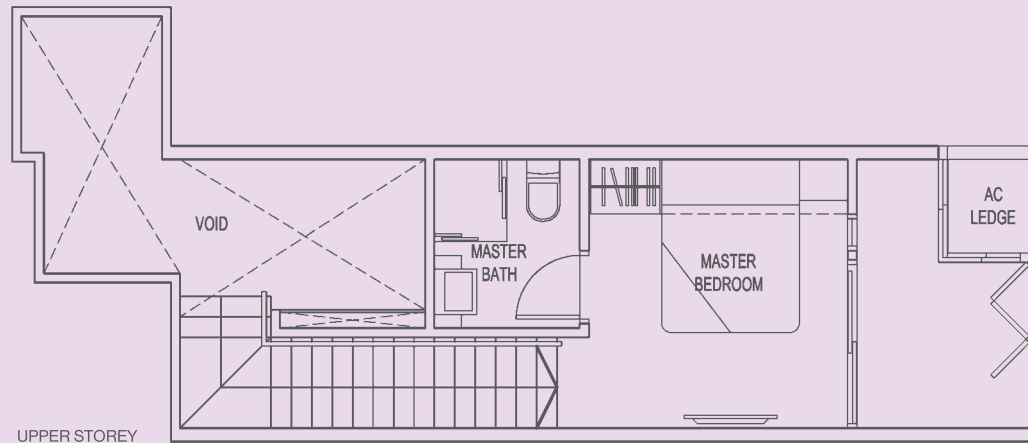


LOWER STOREY

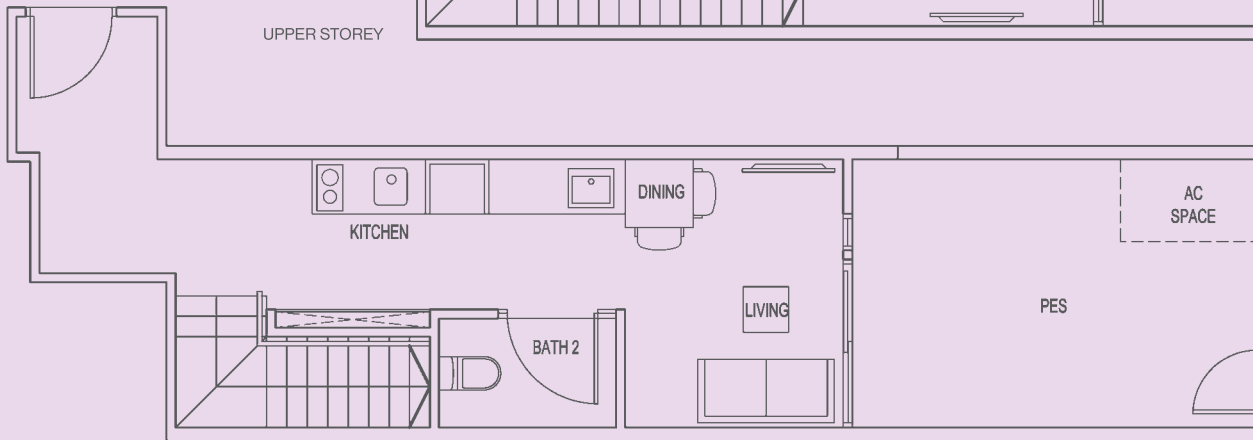
TYPE A10-G (1-Bedroom + 2-Bathroom)

Unit #04-09

Area 76 Sqm / 818 Sqft

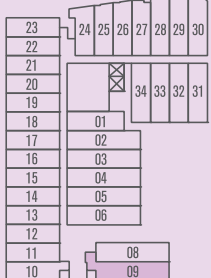


UPPER STOREY

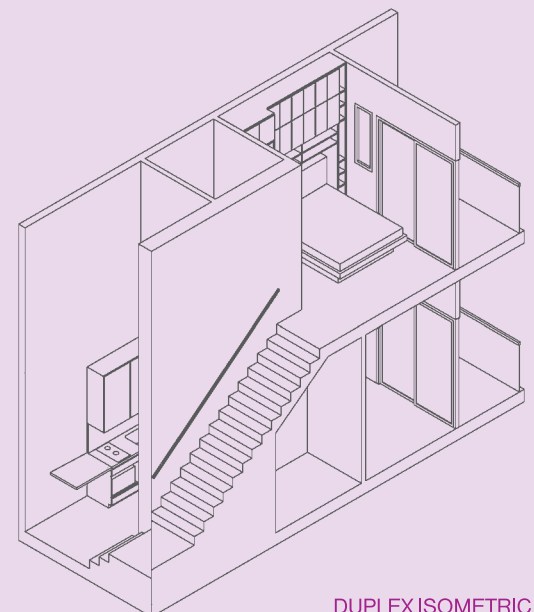
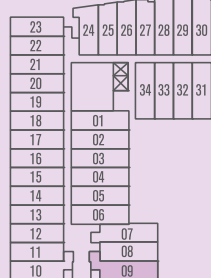


LOWER STOREY

4TH STOREY



6TH STOREY

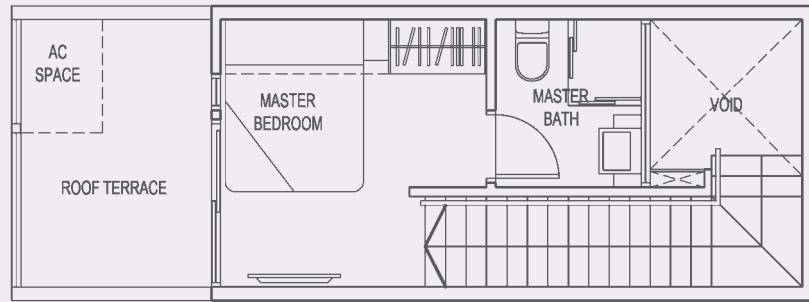


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Building Plan Approval Number: A1404-00357-2012-BP01 Dated 03 January 2013

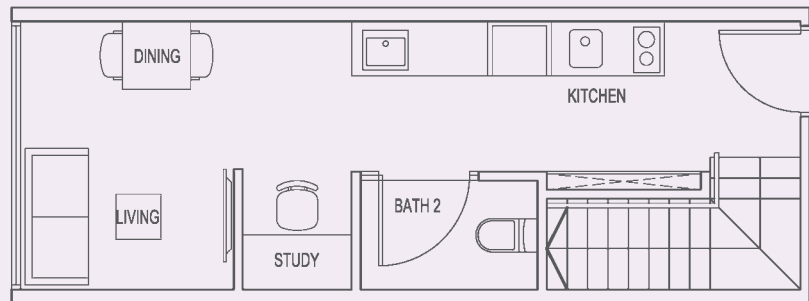
TYPE A1-P (1-Bedroom + Study + 2-Bathroom Penthouse)

Unit #08-11, #08-12, #08-14, #08-16, #08-18, #08-20
(Mirrored)
#08-13, #08-15, #08-17, #08-19, #08-21, #08-22, #08-26

Area 54 Sqm / 581 Sqft



UPPER STOREY

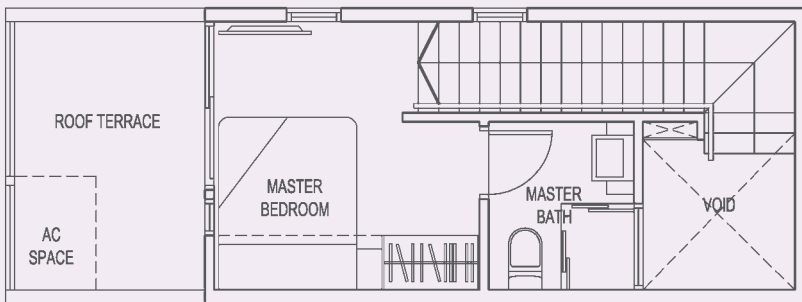


LOWER STOREY

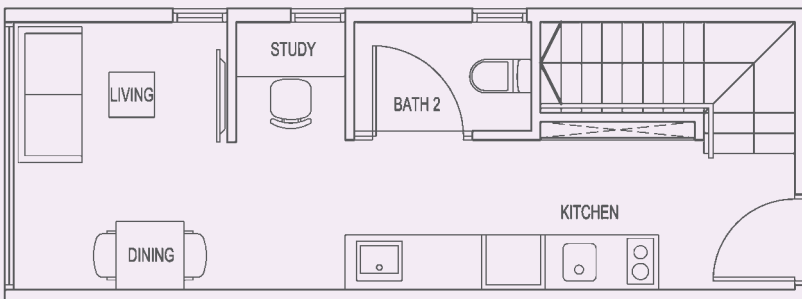
TYPE A1b-P (1-Bedroom + Study + 2-Bathroom Penthouse)

Unit #08-23

Area 54 Sqm / 581 Sqft

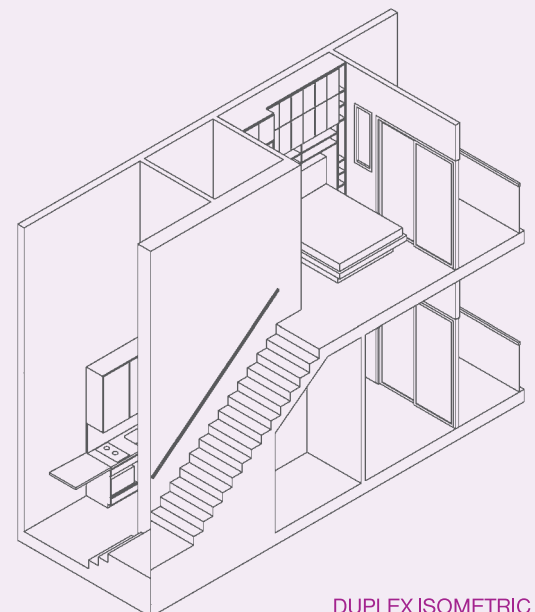
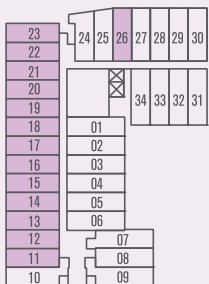


UPPER STOREY



LOWER STOREY

8TH STOREY



DUPLEX ISOMETRIC

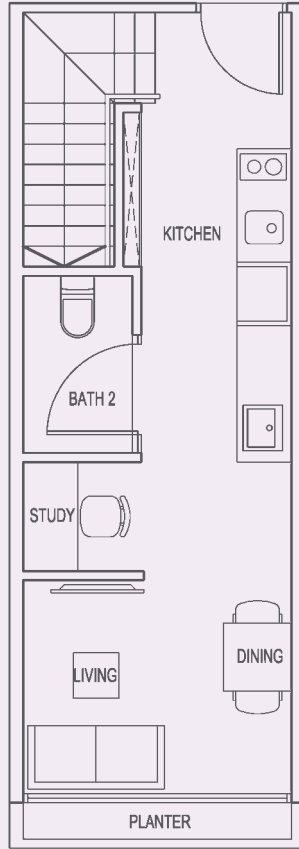
TYPE A2-P (1-Bedroom + Study + 2-Bathroom Penthouse)

Unit #08-32, #08-34

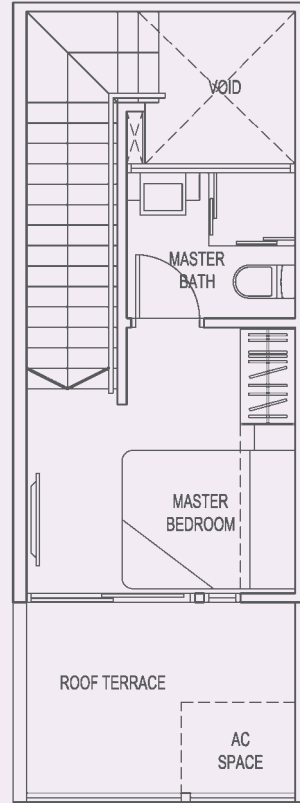
(Mirrored)

#08-33

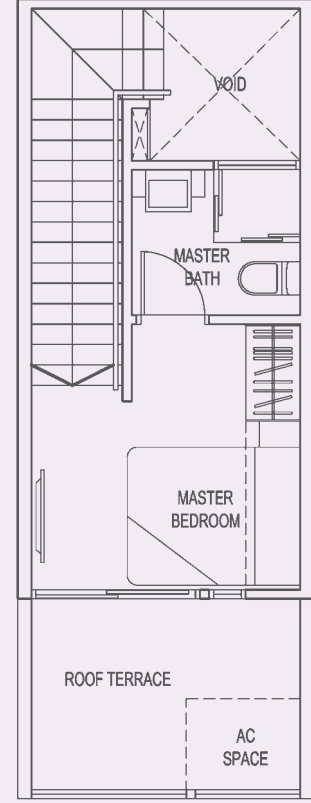
Area 55 Sqm / 592 Sqft



LOWER STOREY



UPPER STOREY

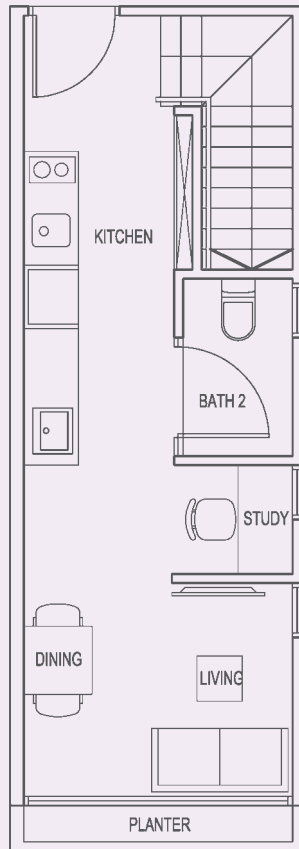


UPPER STOREY (#08-34)

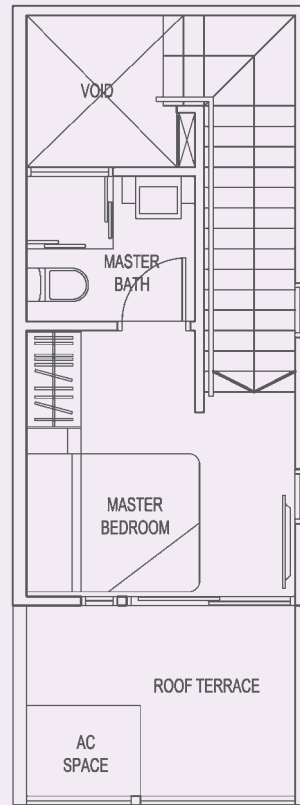
TYPE A2a-P (1-Bedroom + Study + 2-Bathroom Penthouse)

Unit #08-31

Area 55 Sqm / 592 Sqft

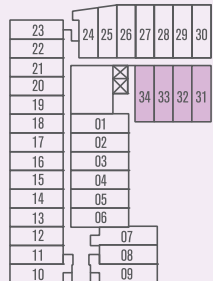


LOWER STOREY

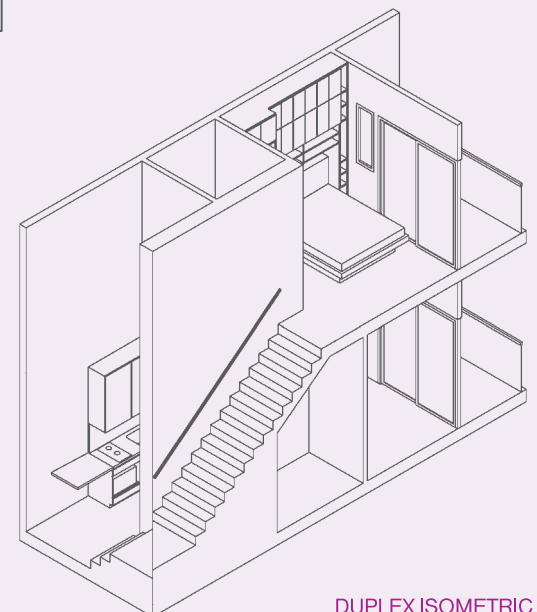


UPPER STOREY

8TH STOREY



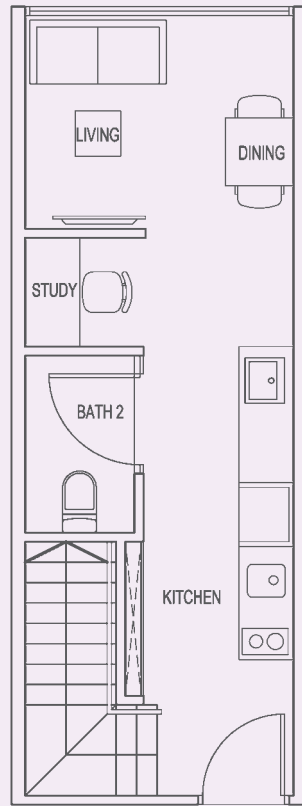
All plans are inclusive of balcony and/or roof terrace and/or a/c ledge and/or strata void area and/or planter, where applicable. All areas subject to final surveyor calculation.
Building Plan Approval Number: A1404-00357-2012-BP01 Dated 03 January 2013



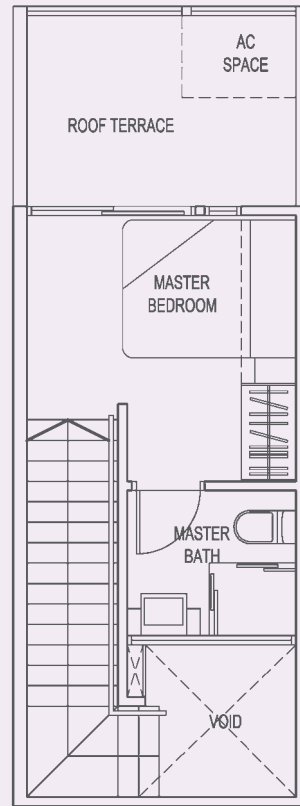
DUPLEX ISOMETRIC

TYPE A2b-P (1-Bedroom + Study + 2-Bathroom Penthouse)

Unit #08-27, #08-29
 (Mirrored)
 #08-28
 Area 54 Sqm / 581 Sqft



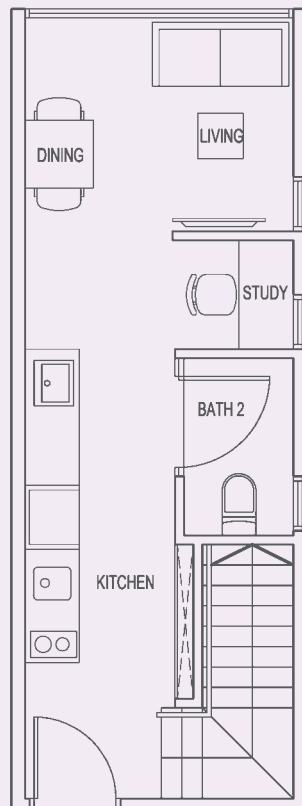
LOWER STOREY



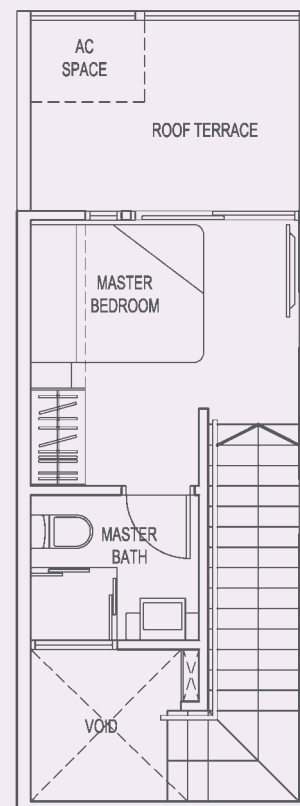
UPPER STOREY

TYPE A2c-P (1-Bedroom + Study + 2-Bathroom Penthouse)

Unit #08-30
 Area 54 Sqm / 581 Sqft

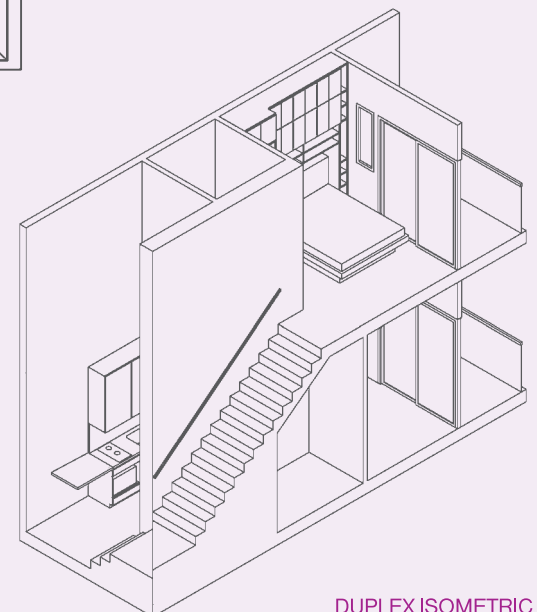
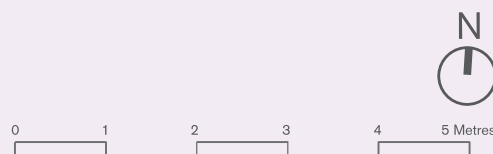
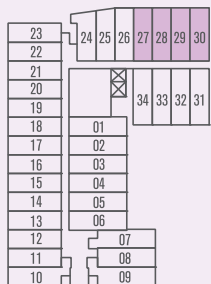


LOWER STOREY



UPPER STOREY

8TH STOREY



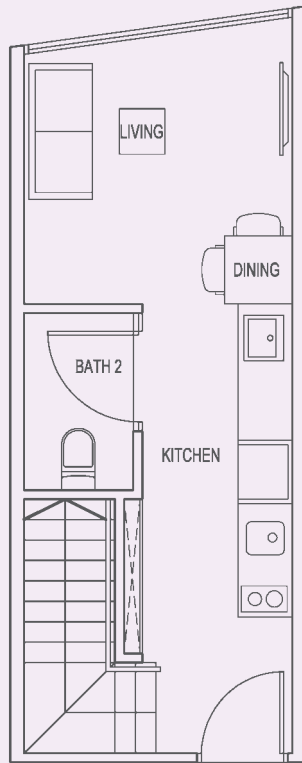
DUPLEX ISOMETRIC

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 Building Plan Approval Number: A1404-00357-2012-BP01 Dated 03 January 2013

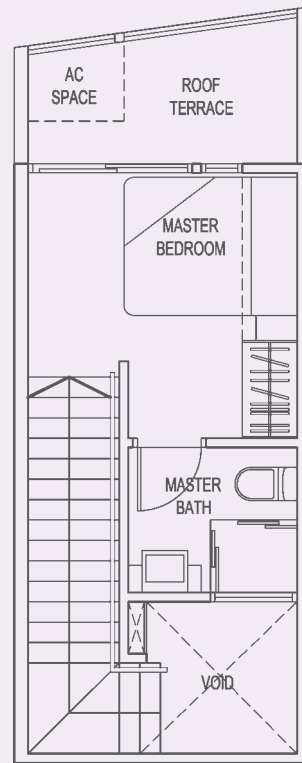
TYPE A4-P (1-Bedroom + 2-Bathroom Penthouse)

Unit #08-24

Area 50 Sqm / 538 Sqft



LOWER STOREY

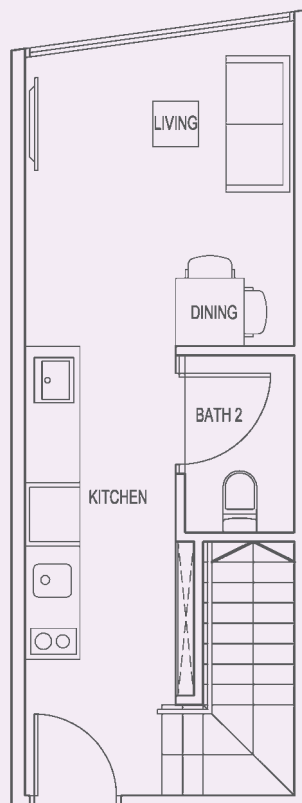


UPPER STOREY

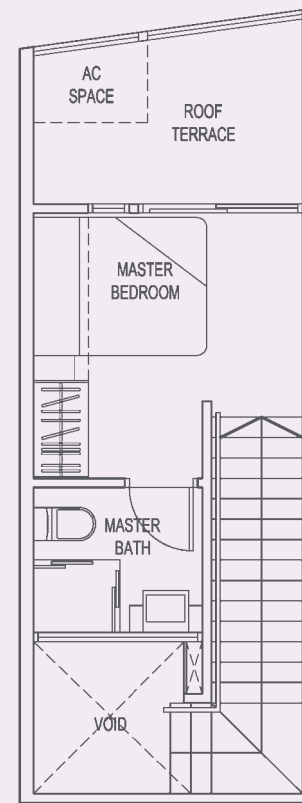
TYPE A5-P (1-Bedroom + 2-Bathroom Penthouse)

Unit #08-25

Area 52 Sqm / 560 Sqft

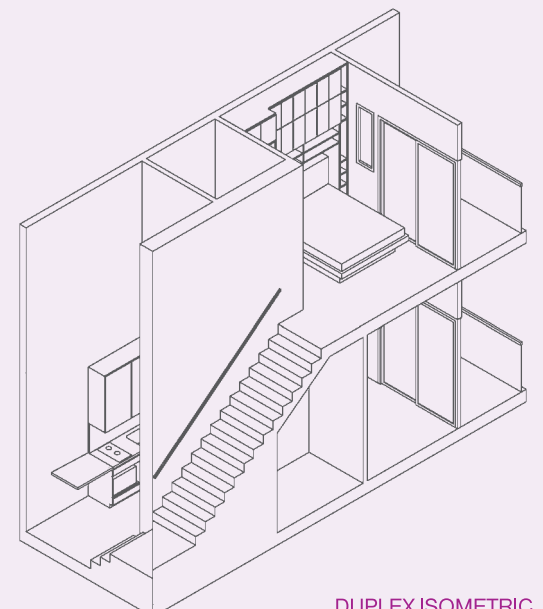
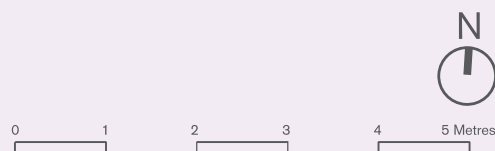
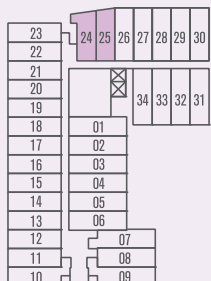


LOWER STOREY



UPPER STOREY

8TH STOREY

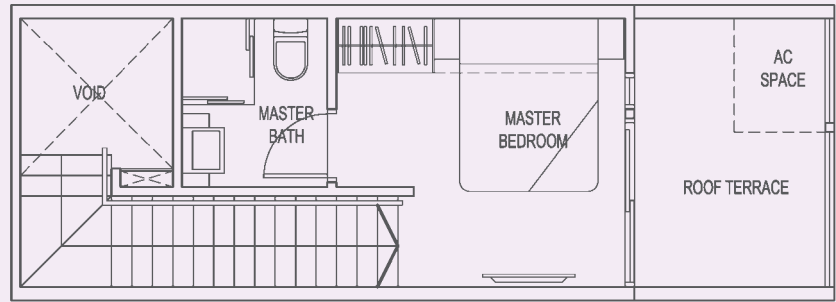


DUPLEX ISOMETRIC

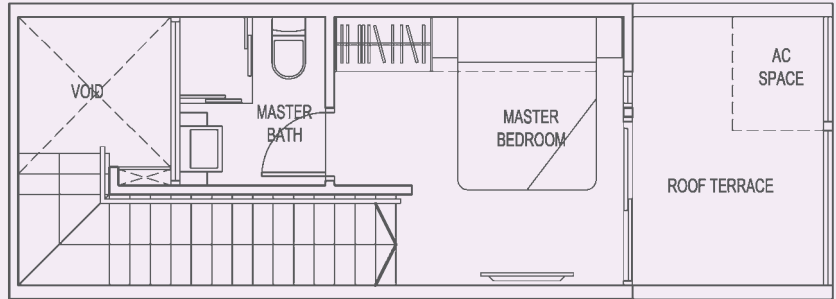
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Building Plan Approval Number: A1404-00357-2012-BP01 Dated 03 January 2013

TYPE A6-P (1-Bedroom + Study + 2-Bathroom Penthouse)

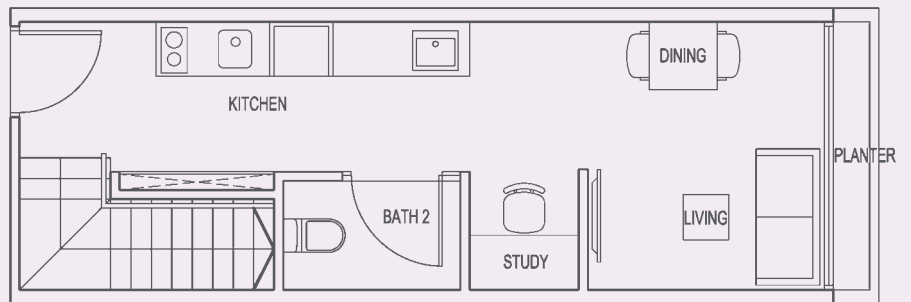
Unit #08-01, #08-03, #08-05, #08-08
 (Mirrored)
 #08-02, #08-04, #08-06
 Area 57 Sqm / 614 Sqft



UPPER STOREY (#08-01, #08-06)



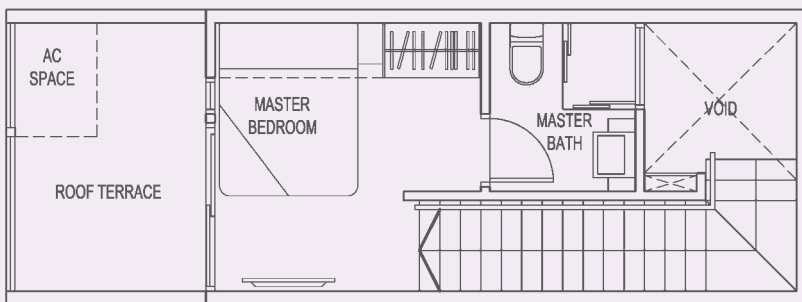
UPPER STOREY



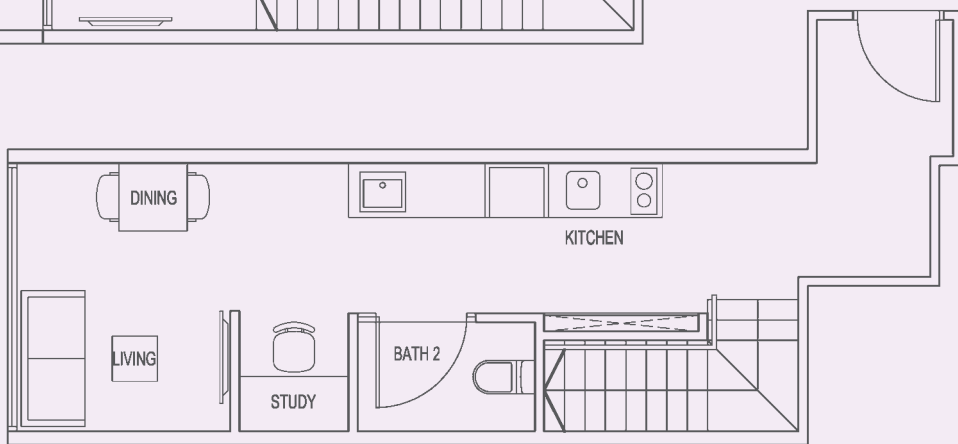
LOWER STOREY

TYPE A7-P (1-Bedroom + Study + 2-Bathroom Penthouse)

Unit #08-10
 Area 58 Sqm / 624 Sqft

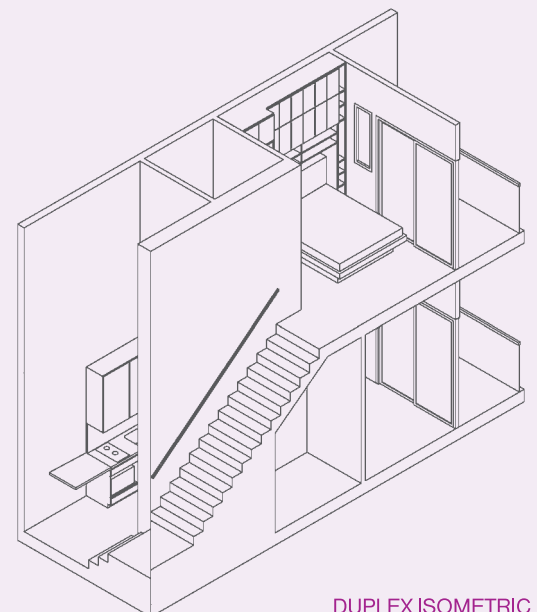
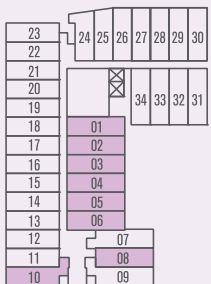


UPPER STOREY



LOWER STOREY

8TH STOREY

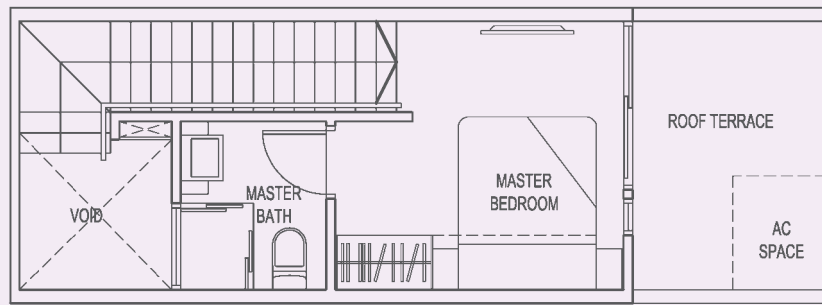


DUPLEX ISOMETRIC

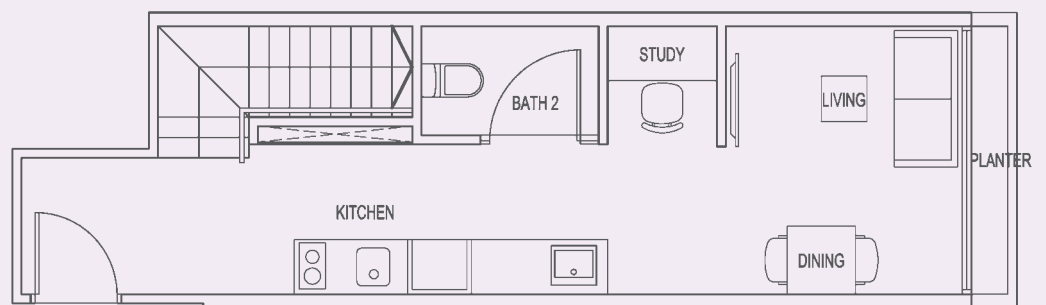
TYPE A9-P (1-Bedroom + Study + 2-Bathroom Penthouse)

Unit #08-07

Area 59 Sqm / 635 Sqft



UPPER STOREY

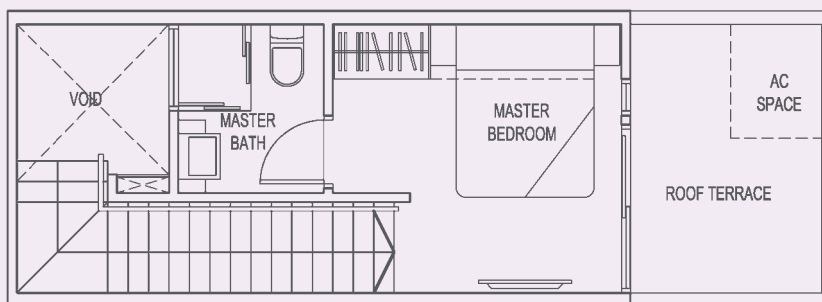


LOWER STOREY

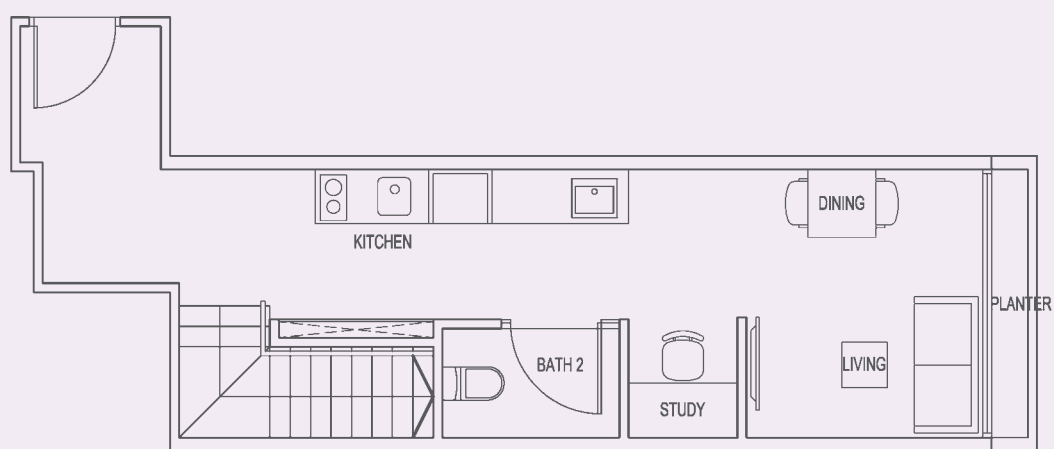
TYPE A10-P (1-Bedroom + Study + 2-Bathroom Penthouse)

Unit #08-09

Area 62 Sqm / 667 Sqft

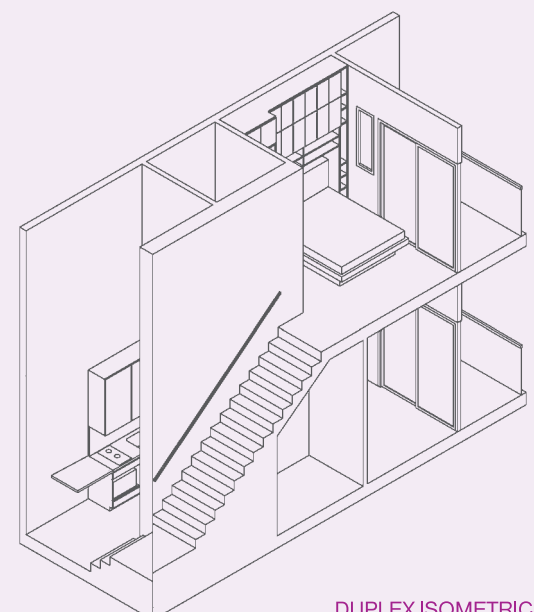
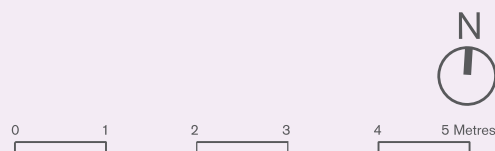
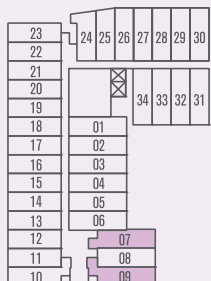


UPPER STOREY



LOWER STOREY

8TH STOREY



DUPLEX ISOMETRIC

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Building Plan Approval Number: A1404-00357-2012-BP01 Dated 03 January 2013

- 1. FOUNDATION**
Bored Pile Foundation.
- 2. SUPERSTRUCTURE**
Reinforced concrete structure using Grade 35 concrete manufactured from Ordinary Portland Cement (OPC) complying with SS 26 steel reinforcement bar complying with SS2.
- 3. WALLS**
(a) External Wall - Common clay bricks and/or reinforced concrete and/or precast panel.
(b) Internal Wall - Common clay bricks and/or cement blocks and/or dry wall and/or reinforced concrete and/or precast panel.
- 4. ROOF**
(a) Pitched Roof - Metal roofing on steel frame with metal foil heat insulation.
(b) Flat Roof - Reinforced concrete roof with appropriate heat insulation and waterproofing system.
- 5. CEILING**
(a) Residential Units
(i) Living, Dining, Study [Penthouse Units only except Type A4-P & A5-P] Master Bedroom, Balcony and Private Enclosed Space [PES]
Skim coat with emulsion paint and plaster board box up with emulsion paint (where applicable).
(ii) Kitchen, Master Bathroom and Bathroom 2
Plaster board ceiling with emulsion paint.
(b) Common Areas
(i) Lift Lobbies
Plaster board ceiling with emulsion paint.
(ii) Car Park and Staircases
Cement and sand plaster or skim coat with emulsion paint.
- 6. FINISHES**
(a) Internal Wall
(Residential Units)
(i) Living, Dining, Study [Penthouse Units only except Type A4-P & A5-P] and Master Bedroom
Cement and sand plaster with emulsion paint and/or dry wall and/or precast panel with emulsion paint.
(ii) Kitchen
Cement and sand plaster with emulsion paint and/or ceramic and/or homogeneous tiles and/or glass panel laid up to false ceiling height and on exposed surface only.
(iii) Master Bathroom and Bathroom 2
Ceramic and/or homogeneous tiles laid up to false ceiling height and on exposed surface only.
(iv) Staircase
Cement and sand plaster with emulsion paint and/or precast panel with emulsion paint.
(v) Balcony, Private Enclosed Space [PES], Planter [For Types A2-P, A2a-P, A6-P, A9-P & A10-P] and Roof Terrace
Cement and sand plaster and/or skim coat with weather shield paint and/or spray textured paint finish.
(b) Walls
(Common Areas)
(i) Lift Lobby (1st Storey Internal Wall)
Ceramic and/or homogeneous tiles laid up to false ceiling height.
(ii) Lift Lobby (2nd Storey to 8th Storey)
Cement and sand plaster with emulsion paint and/or ceramic and homogeneous tiles.
(iii) Staircase & Landing (1st Storey to 8th Storey)
Cement and sand plaster or skim coat with emulsion paint.
(iv) Corridors
Cement and sand plaster with emulsion paint.
(v) External Wall
Cement and sand plaster with weather shield paint and/or spray textured paint finish.
(c) Floor
(Residential Units)
(i) Living, Dining, Kitchen, Study [Penthouse Units only except Type A4-P & A5-P] and Master Bedroom
Compressed marble with matching skirting.
(ii) Master Bathroom, Balcony, PES and Roof Terrace
Ceramic and/or homogeneous tiles.
(iii) Planter [For Types A2-P, A2a-P, A6-P, A9-P & A10-P]
Cement and sand plaster finish.
(iv) Staircase
Compressed marble.
(Common Areas)
(i) Lift Lobby (1st to 8th Storey)
Ceramic and/or homogeneous tiles.
(ii) Staircase and Landing (1st to 2nd Storey)
Ceramic and/or homogeneous tiles.
(iii) Staircase and Landing (2nd Storey to 8th Storey)
Cement and sand screed with nosing tiles.
(iv) Swimming Pool Deck and BBQ Area
Ceramic and/or homogeneous tiles and/or pebble wash and/or timber deck and/or part planting.
- 7. WINDOWS**
Living, Dining and Master Bedroom and Bathroom 2 [For Type A1-b, A2a-G, A2a, A3d-G, A3a, A1b-P, A2a-P and A2c-P]
Aluminium framed sliding and/or casement and/or louvred with or without fixed glass panel infill. All aluminium frames shall be powder coated finish. All glazing shall be approximately 6mm thick with tinted, clear or floated glass. All windows are either sliding or side hung or top hung or bottom hung or louvred or any combination of the mentioned. All glazing below 1m shall be laminated glass.
- 8. DOORS**
(Residential Units)
(a) Main Entrance
Approved fire-rated timber door.
(b) Balcony and Roof Terrace
Aluminium framed sliding and/or swing door.
(c) Master Bathroom
Hollow-core timber door.
(d) Bathroom 2
Tempered frosted glass door.
(e) Ironmongery
Main entrance door and other hollow-core timber doors shall be provided with good quality imported lockset. The appropriate lockset for tempered frosted glass door to Bathroom 2.
- 9. SANITARY FITTINGS**
(a) Master Bathroom
- 1 wash basin c/w vanity counter and mixer tap.
- 1 shower screen complete with shower mixer and shower set.
- 1 water closet.
- 1 mirror.
- 1 paper holder.
- 1 towel rail.
(b) Bathroom 2
- 1 shower complete with shower mixer and shower set.
- 1 water closet.
- 1 paper holder.
- 1 towel rail.
(c) Kitchen
- 1 wash basin c/w vanity counter and mixer tap.
- 1 kitchen sink with mixer tap.
- 1 bib tap for washing machine.
(d) Private Enclosed Space (PES) and Roof Terrace
- 1 bib tap.
- 10. ELECTRICAL INSTALLATION**
(a) Concealed electrical wiring in conduits where applicable.
(b) Cable-readiness to comply with authorities' requirements.
(c) Where there is a false ceiling, the electrical wiring will be in surface mounted conduit in the ceiling space.
(d) The routing of services within the units shall be at the sole discretion of the Architect and Engineers.
(e) Refer to Electrical Schedule for details.
- 11. TV/CABLE SERVICES/TELEPHONE POINTS**
Refer to Electrical Schedule for details.
- 12. LIGHTNING PROTECTION**
Lightning Protection System shall be provided in accordance with Singapore Standard SS 555:2010.
- 13. PAINTING**
(a) Internal Walls - Emulsion paint.
(b) External Walls - Sprayed textured paint finish and/or weather shield paint finish to designated areas.
- 14. WATERPROOFING**
Waterproofing shall be provided at Kitchen, Master Bathroom, Bathroom 2, Balcony, PES, Planter, Roof Terrace and Reinforce Concrete Roof.
- 15. DRIVEWAY AND CAR PARK**
(a) 1st Storey Car Park
Concrete finished with floor hardener and/or epoxy coating and/or heavy duty homogeneous tiles and/or concrete paver and/or aeration slab.
(b) 1st Storey Drive Way
Concrete finished with floor hardener and/or epoxy coating and/or heavy duty homogeneous tiles and/or concrete paver.
- 16. RECREATION FACILITIES**
(a) Swimming Pool - Approximately 60 sqm.
(b) Pool Deck - Approximately 130 sqm.
(c) Barbecue Area - Approximately 30 sqm.
- 17. ADDITIONAL ITEMS**
(a) Wardrobes
Built-in wardrobes and/or shelvings in selected laminate finish to Master Bedrooms.
(b) Kitchen Cabinets
Built-in high and low level kitchen cabinets and/or shelvings in selected laminate finish with wash basin, sink, cooker hob, cooker hood, microwave oven, integrated refrigerator and integrated washing machine.
(c) Air-conditioning to Living, Dining and Master Bedroom.
(d) Hot water supply to Master Bathroom.
(e) Audio Intercom System.
(f) Card access system to pedestrian gate and 1st Storey Lift Lobby.
(g) Data outlet points complete with Category 6 or other appropriate cabling in Living, Dining, Study and Master Bedroom.
(h) Aluminium screen to Balcony.

NOTES TO SPECIFICATIONS

- A Marble/Compressed Marble/Limestone/Granite**
Marble/compressed marble/limestone/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 preselected before installation, this non-conformity in the marble/compressed marble/limestone/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 repolished 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.
- B Air-conditioning System**
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.
- C Television and/or Internet Access**
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.
- D Materials, Fittings, Equipment, Finishes, Installations and Appliances**
Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.
- E Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards**
Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.
- F 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 will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.
- G 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.
- H False Ceiling**
The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purpose. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.
- I Glass**
Glass is 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. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.
- J Mechanical Ventilation System**
Mechanical ventilation fans and ductings are provided to toilets which are not natural ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.
- K Mechanised Car Parking System**
The mechanised car parking system has to be maintained regularly by the specialist to ensure that it is in good and proper working condition.
- L Planters**
Planters are designed to take the loading of potted plants only. No soil material or turf/plants will be provided in the planters.
- M Wall**
All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/long bath/vanity cabinet/mirror.

ELECTRICAL SCHEDULE

Unit Type	Lighting Point	13A Single Socket	13A Double Socket	Telephone Outlet	TV/SCV Outlet	Water Heater Switch	Bell Point	Cooker Point	Hood Point	Fridge Point	Washing Machine Point	Isolator
A1	9	2	3	2	2	2	1	1	1	1	1	2
A1-P	8	2	3	2	2	2	1	1	1	1	1	2
A1a	9	2	3	2	2	2	1	1	1	1	1	2
A1b	9	2	3	2	2	2	1	1	1	1	1	2
A1b-P	8	2	3	2	2	2	1	1	1	1	1	2
A1c	9	2	3	2	2	2	1	1	1	1	1	2
A2	9	2	3	2	2	2	1	1	1	1	1	2
A2-a	9	2	3	2	2	2	1	1	1	1	1	2
A2-G	9	2	3	2	2	2	1	1	1	1	1	2
A2a-G	9	2	3	2	2	2	1	1	1	1	1	2
A2c-P	8	2	3	2	2	2	1	1	1	1	1	2
A2-P	8	2	3	2	2	2	1	1	1	1	1	2
A2a-P	8	2	3	2	2	2	1	1	1	1	1	2
A2b-P	8	2	3	2	2	2	1	1	1	1	1	2
A3	9	2	3	2	2	2	1	1	1	1	1	2
A3a	9	2	3	2	2	2	1	1	1	1	1	2
A3b-G	9	2	3	2	2	2	1	1	1	1	1	2
A3c-G	9	2	3	2	2	2	1	1	1	1	1	2
A3d-G	9	2	3	2	2	2	1	1	1	1	1	2
A4	9	2	3	2	2	2	1	1	1	1	1	2
A4-P	7	2	3	2	2	2	1	1	1	1	1	2
A5	9	2	3	2	2	2	1	1	1	1	1	2
A5-P	7	2	3	2	2	2	1	1	1	1	1	2
A6	9	2	3	2	2	2	1	1	1	1	1	2
A6a-G	9	2	3	2	2	2	1	1	1	1	1	2
A6-G	9	2	3	2	2	2	1	1	1	1	1	2
A6-P	8	2	3	2	2	2	1	1	1	1	1	2
A7	9	2	3	2	2	2	1	1	1	1	1	2
A7-P	8	2	3	2	2	2	1	1	1	1	1	2
A8	9	2	3	2	2	2	1	1	1	1	1	2
A8a	9	2	3	2	2	2	1	1	1	1	1	2
A9	9	2	3	2	2	2	1	1	1	1	1	2
A9-P	8	2	3	2	2	2	1	1	1	1	1	2
A10	9	2	3	2	2	2	1	1	1	1	1	2
A10-G	9	2	3	2	2	2	1	1	1	1	1	2
A10-P	8	2	3	2	2	2	1	1	1	1	1	2

Details of building specifications:

Please refer to building specifications in the First Schedule.

Types of residential and commercial units located in the building project:

112 Residential Units.

Total number of units in each class:

1. Type A1	1-Bedroom + 2 Bathrooms	19 units
2. Type A1a	1-Bedroom + 2 Bathrooms	10 units
3. Type A1b	1-Bedroom + 2 Bathrooms	3 units
4. Type A1c	1-Bedroom + 2 Bathrooms	3 units
5. Type A2	1-Bedroom + 2 Bathrooms	3 units
6. Type A2a	1-Bedroom + 2 Bathrooms	1 unit
7. Type A2-G	1-Bedroom + 2 Bathrooms	3 units
8. Type A2a-G	1-Bedroom + 2 Bathrooms	1 unit
9. Type A3	1-Bedroom + 2 Bathrooms	4 units
10. Type A3a	1-Bedroom + 2 Bathrooms	1 unit
11. Type A3b-G	1-Bedroom + 2 Bathrooms	1 unit
12. Type A3c-G	1-Bedroom + 2 Bathrooms	1 unit
13. Type A3d-G	1-Bedroom + 2 Bathrooms	1 unit
14. Type A4	1-Bedroom + 2 Bathrooms	3 units
15. Type A5	1-Bedroom + 2 Bathrooms	3 units
16. Type A6	1-Bedroom + 2 Bathrooms	7 units
17. Type A6-G	1-Bedroom + 2 Bathrooms	6 units
18. Type A6a-G	1-Bedroom + 2 Bathrooms	1 unit
19. Type A7	1-Bedroom + 2 Bathrooms	2 units
20. Type A8	1-Bedroom + 2 Bathrooms	1 unit
21. Type A8a	1-Bedroom + 2 Bathrooms	1 unit
22. Type A9	1-Bedroom + 2 Bathrooms	1 unit
23. Type A10	1-Bedroom + 2 Bathrooms	1 unit
24. Type A10-G	1-Bedroom + 2 Bathrooms	1 unit
25. Type A1-P	1-Bedroom + Study + 2 Bathrooms	13 units
26. Type A1b-P	1-Bedroom + Study + 2 Bathrooms	1 unit
27. Type A2-P	1-Bedroom + Study + 2 Bathrooms	3 units
28. Type A2a-P	1-Bedroom + Study + 2 Bathrooms	1 unit
29. Type A2b-P	1-Bedroom + Study + 2 Bathrooms	3 units
30. Type A2c-P	1-Bedroom + Study + 2 Bathrooms	1 unit
31. Type A4-P	1-Bedroom + 2 Bathrooms	1 unit
32. Type A5-P	1-Bedroom + 2 Bathrooms	1 unit
33. Type A6-P	1-Bedroom + Study + 2 Bathrooms	7 units
34. Type A7-P	1-Bedroom + Study + 2 Bathrooms	1 unit
35. Type A9-P	1-Bedroom + Study + 2 Bathrooms	1 unit
36. Type A10-P	1-Bedroom + Study + 2 Bathrooms	1 unit
Total units	112	

Description of common property:

Common facilities include Swimming Pool, Pool Deck, Communal Planters and Barbecue Area.

Description of car parking spaces:

5 surface car park lots, 3 handicap car park lots and 107 mechanised car park lots are provided according to specialist's specification. The maximum dimensions of vehicles which may use the mechanised car parking lots are 5000mm (length), 2000mm (width), 2000mm (height) and 2600kg (weight).

Purpose of housing project and restrictions to use:

The building project is strictly for residential occupation only.

DEVELOPER'S PROJECTS



OXLEY RESIDENCES



ROBINSON SUITES

DEVELOPER:



10 Anson Road #09-08
International Plaza Singapore 079903
Tel: 6226 0111 Fax: 6220 2001

Developer: The One Development Pte Ltd
Developer's Licence No.: C0954
Tenure of Land: Freehold
Lot No. & Mukim No.: Lot 3059T MK 25 at 1 Lorong 20 Geylang
Building Plan No.: A1404-00357-2012-BP01 Dated 03 January 2013
Expected TOP Date: 31 December 2018
Expected Date Of Legal Completion: 31 December 2021

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