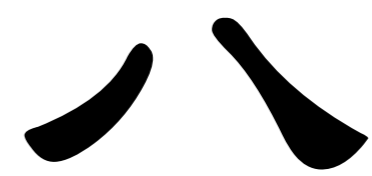
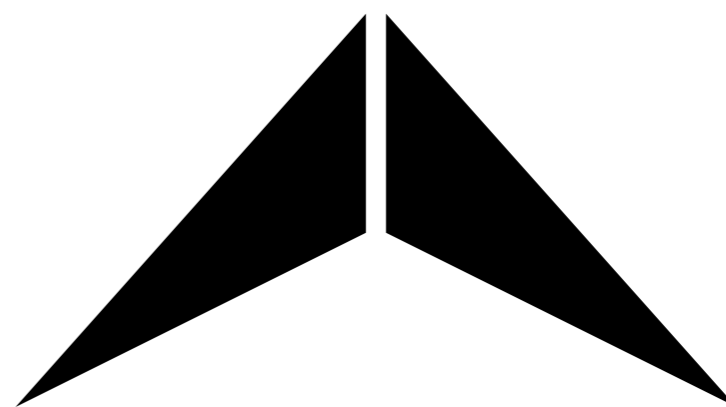


28
IMPERIAL
RESIDENCES

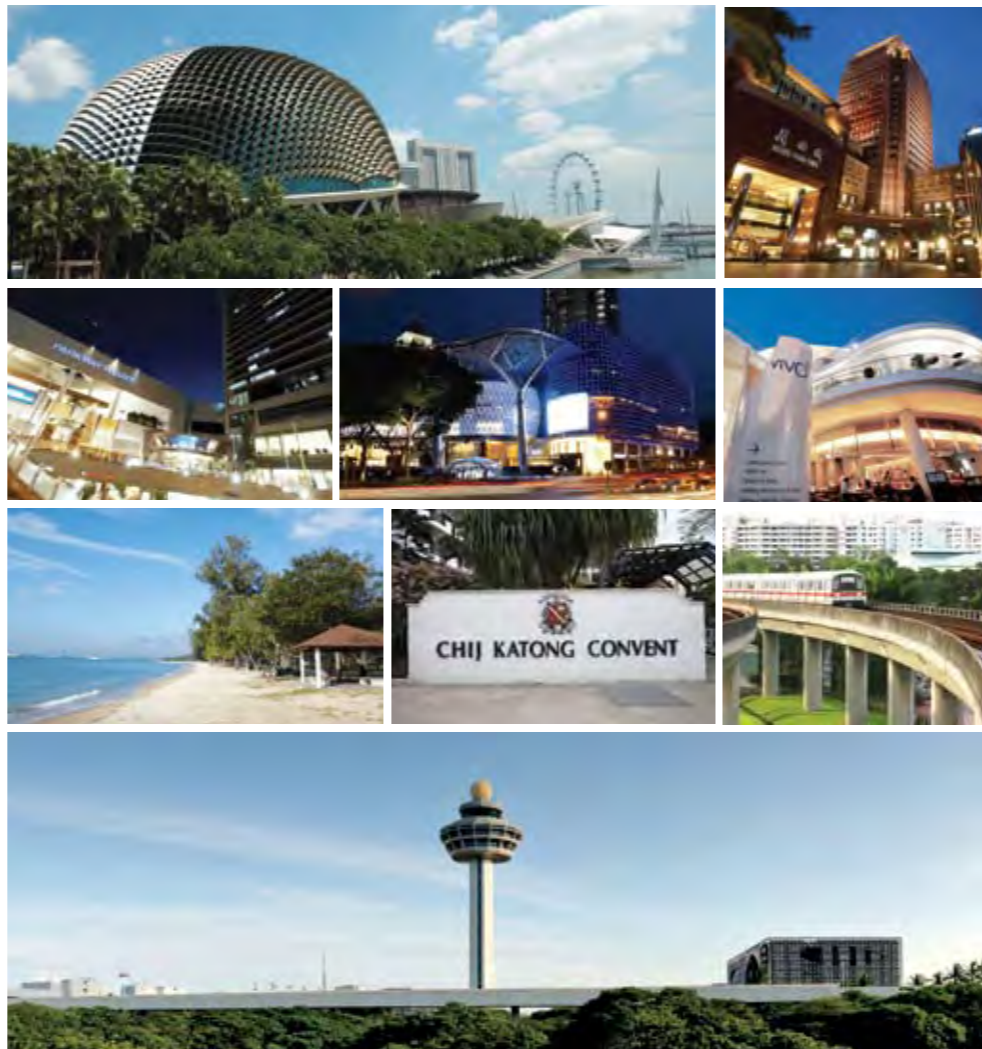






A SIGN OF WEALTH AND PROSPERITY TO THE CHINESE. A MARK OF BALANCE AND STABILITY TO THE EGYPTIANS. A SYMBOL OF INFINITE PERFECTION IN MATHEMATICS. REPRESENTING SUCCESS AND POSITIVITY, THE AUSPICIOUS NUMBER '8' IS THE INSPIRATION BEHIND 28 IMPERIAL RESIDENCES. AN EXCLUSIVE 8-STOREY SANCTUARY STEEPED IN OPULENCE, 28 IMPERIAL RESIDENCES IS A GRAND EXPRESSION OF PREMIER LUXURY. DESIGNED AS A VALUABLE ASSET, THIS STUNNING DEVELOPMENT EMBODIES A LUCRATIVE LIFETIME INVESTMENT FOR THE DISCERNING FEW - FREEHOLD.





RETAIL

- 4 minutes to Upcoming Paya Lebar Central Commercial Hub
- 7 minutes to Bugis Junction
- 7 minutes to Parkway Parade
- 10 minutes to Orchard Road
- 17 minutes to VivoCity

ENTERTAINMENT

- 8 minutes to Singapore Flyer
- 9 minutes to The Esplanade
- 10 minutes to Marina Bay Sands
- 11 minutes to Central Business District
- 11 minutes to Marina Bay Golf Course
- 14 minutes to East Coast Park
- 21 minutes to Resorts World Sentosa

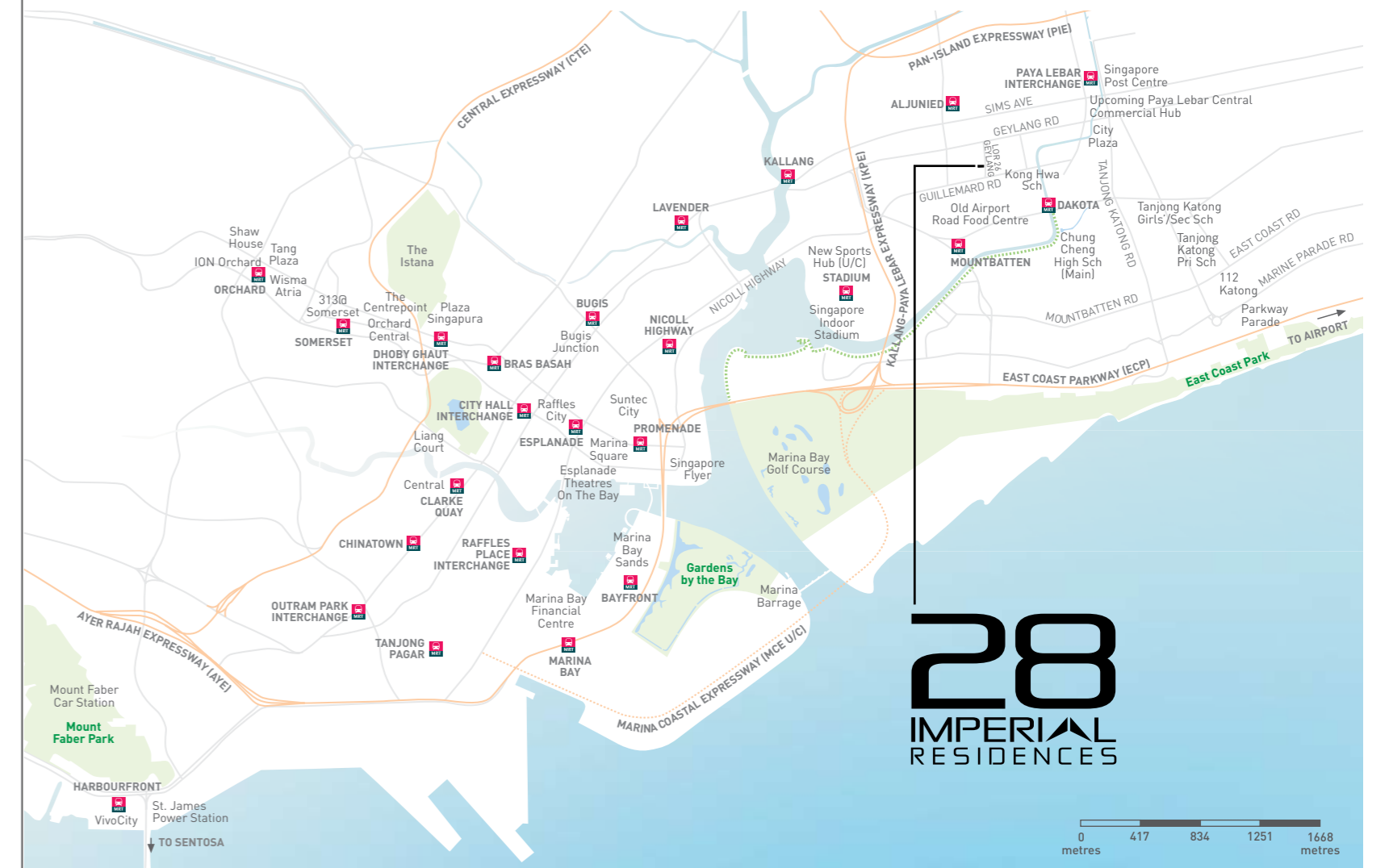
MRT STATION

- 2 minutes to Aljunied MRT station
- 5 minutes to Mountbatten MRT station
- 5 minutes to Dakota MRT station

EXPRESSWAY

- 6 minutes to Nicoll Highway
- 6 minutes to East Coast Parkway [ECP]
- 8 minutes to Pan-Island Expressway [PIE]
- 24 minutes to Changi International Airport

Source: www.OneMap.sg



28
IMPERIAL
RESIDENCES



EMBRACE THE TIMELESS ALLURE OF CITY-FRINGE LIVING. SIP CHAMPAGNE WITH THE RICH AND FAMOUS AT CENTRAL BUSINESS DISTRICT AND MARINA BAY SANDS JUST 10 MINUTES AWAY VIA CONNECTING EXPRESSWAYS. START YOUR RETAIL THERAPY AT THE UPCOMING PAYA LEBAR COMMERCIAL HUB AND TURN UP THE HEAT AT ORCHARD ROAD. WINE AND DINE AT PARISIAN CAFES OR STROLL ALONG THE STREETS OF NEW YORK ANY TIME OF THE DAY WITH CHANGI INTERNATIONAL AIRPORT SIMPLY A SHORT DRIVE AHEAD.



Artist's Impression



Elegance takes precedence in the modern minimalist architectural concept of 28 Imperial Residences. Comprising 42 units of 1+1-bedroom and 2-bedroom apartments and penthouses, this prestigious development stands out with its distinctive grace and pristine hue.



Seek respite from the urban bustle at the 3rd storey terrace accompanied by an assembly of refreshing lifestyle facilities. Invigorate your mind and body at the Gym or go for a relaxing swim in the pool.



Artist's Impression



Artist's Impression



Artist's Impression

- LEGEND**
- 1. Swimming Pool
 - 2. Pool Deck
 - 3. Private Roof Terrace
 - 4. Services Area
 - 5. Pedestrian Gate
 - 6. Gym @ 3rd Storey



A truly contemporary development, 28 Imperial Residences incorporates green living that seeks to enhance residents' lifestyle. Floor-to-ceiling glass windows optimise natural ventilation and light penetration to promote energy efficiency, while offering breath-taking views of the swimming pool and city skyline in unobstructed splendor.



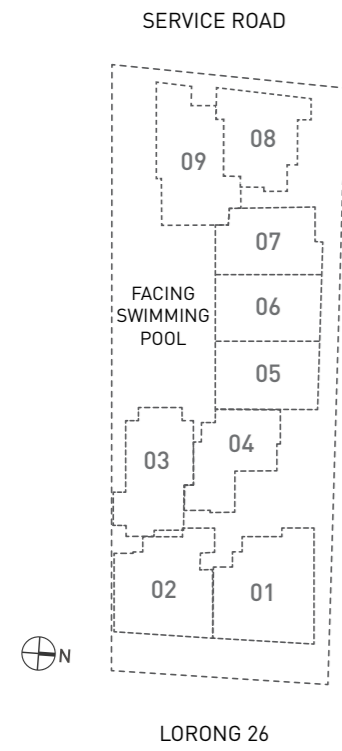
Artist's Impression



Cleverly designed to maximise living space, the interior layout features sleek clean lines and immaculate detailing that speaks volume of your impeccable taste.



DIAGRAMMATIC CHART



| | | | | | | |
|------------|--------------------|--------------------|--------------|--------------|---------------|---------------|
| 8th Storey | C3 #07-09 | D3 #07-07 | D2 #07-06 | D1 #07-05 | FLAT ROOF | C5 #07-03 |
| 7th Storey | B4 #06-09 | A4 #06-07 | A3 #06-06 | A2 #06-05 | A1 #06-04 | B3 #06-03 |
| 6th Storey | B4 #05-09 | A4 #05-07 | A3 #05-06 | A2 #05-05 | A1 #05-04 | B3 #05-03 |
| 5th Storey | B4 #04-09 | A4 #04-07 | A3 #04-06 | A2 #04-05 | A1 #04-04 | B3 #04-03 |
| 4th Storey | B4 #04-09 | A4 #04-07 | A3 #04-06 | A2 #04-05 | A1 #04-04 | B3 #04-03 |
| 3rd Storey | GYM | SWIMMING POOL DECK | | | TA1 #03-04 | TB3 #03-03 |
| 2nd Storey | MECHANIZED CARPARK | | | | DROP OFF AREA | |
| 1st Storey | MECHANIZED CARPARK | | | | DROP OFF AREA | |

POOL FACING UNITS

- A1 (1+1-BEDROOM)
- A2 (1+1-BEDROOM)
- A3 (1+1-BEDROOM)
- A4 (1+1-BEDROOM)
- A5 (1+1-BEDROOM)
- B1 (2-BEDROOM)
- B2 (2-BEDROOM)
- B3 (2-BEDROOM)
- B4 (2-BEDROOM)
- C1 (2-BEDROOM)
- C2 (2-BEDROOM)
- C3 (2-BEDROOM)
- C4 (2-BEDROOM)
- C5 (2-BEDROOM)
- D1 (1+1-BEDROOM)
- D2 (1+1-BEDROOM)
- D3 (1+1-BEDROOM)
- TA1 (1+1-BEDROOM)
- TA2 (1+1-BEDROOM)
- TB3 (2-BEDROOM)

| | | |
|------------|---------------|--------------|
| 8th Storey | C1 #07-02 | C2 #07-01 |
| 7th Storey | B1 #06-02 | B2 #06-01 |
| 6th Storey | B1 #05-02 | B2 #05-01 |
| 5th Storey | B1 #04-02 | B2 #04-01 |
| 4th Storey | B1 #03-02 | B2 #03-01 |
| 3rd Storey | B1 #02-02 | B2 #02-01 |
| 2nd Storey | B1 #02-02 | B2 #02-01 |
| 1st Storey | DROP OFF AREA | |

FRONT UNITS

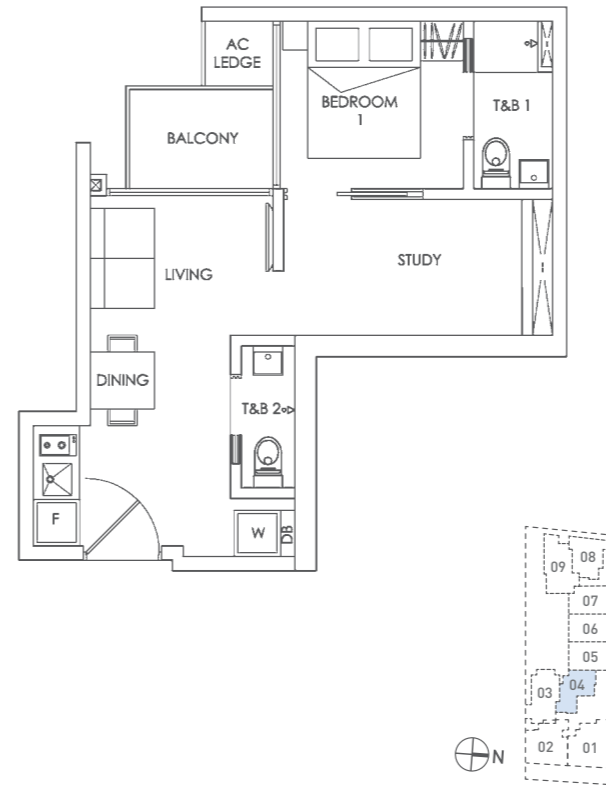
| | | |
|------------|--------------------|--------------|
| 8th Storey | C4 #07-08 | C3 #07-09 |
| 7th Storey | A5 #06-08 | B4 #06-09 |
| 6th Storey | A5 #05-08 | B4 #05-09 |
| 5th Storey | A5 #04-08 | B4 #04-09 |
| 4th Storey | A5 #04-08 | B4 #04-09 |
| 3rd Storey | MECHANIZED CARPARK | |
| 2nd Storey | MECHANIZED CARPARK | |
| 1st Storey | MECHANIZED CARPARK | |

BACK UNITS

TYPE A1

1+1-BEDROOM

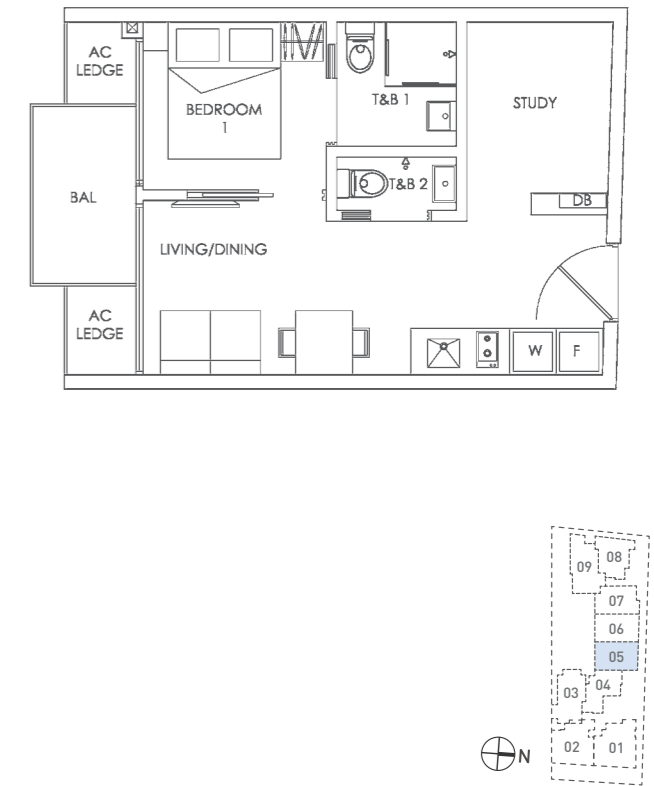
Unit #04-04, #05-04, #06-04
Area 38 sqm / 409 sqft



TYPE A2

1+1-BEDROOM

Unit #04-05, #05-05, #06-05
Area 41 sqm / 441 sqft



TYPE A3

1+1-BEDROOM

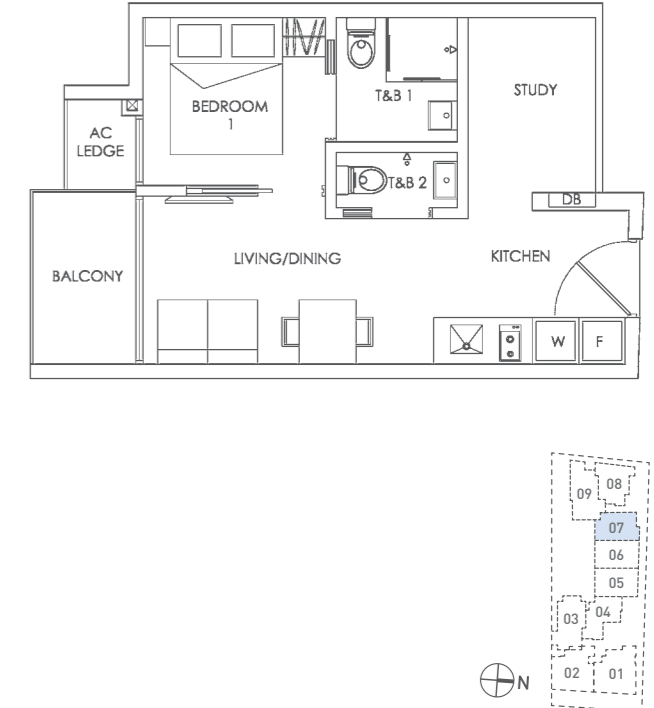
Unit #04-06, #05-06, #06-06
Area 41 sqm / 441 sqft



TYPE A4

1+1-BEDROOM

Unit #04-07, #05-07, #06-07
Area 39 sqm / 420 sqft

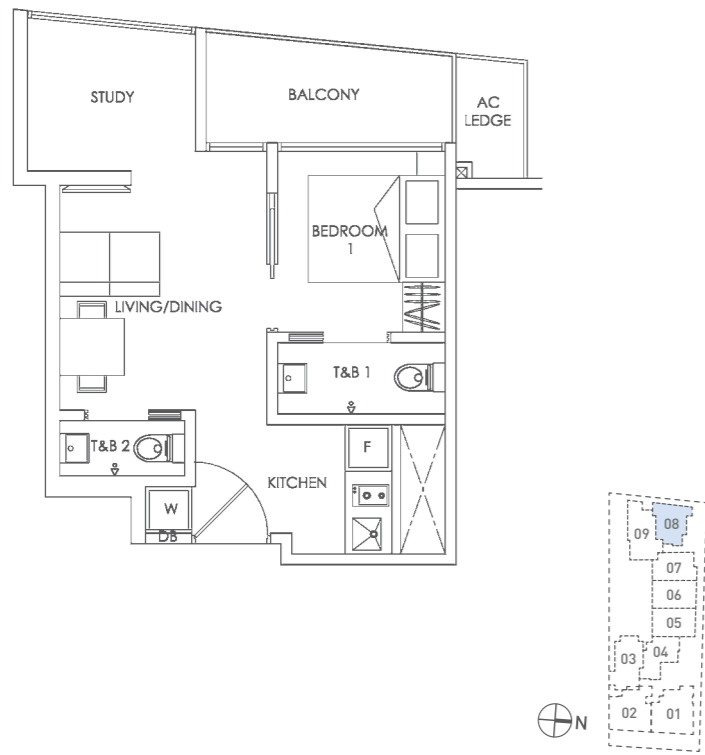


All areas are inclusive of a/c ledge, balcony, roof terrace and void, if any. Furniture are indicative only and not provided. All plans are subject to amendment as approved by the relevant authorities. Floor areas are approximate measurements only and are subject to final survey.

TYPE A5

1+1-BEDROOM

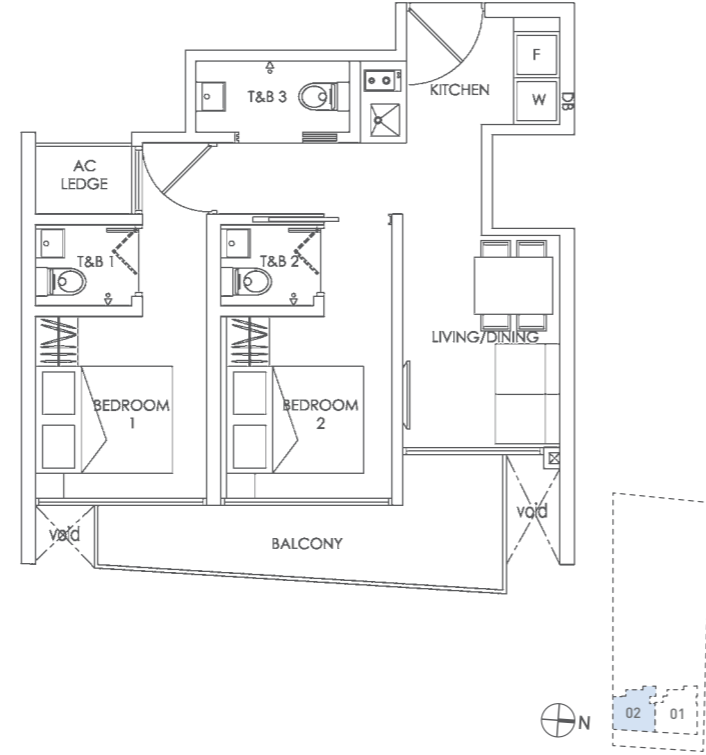
Unit #04-08, #05-08, #06-08
Area 41 sqm / 441 sqft



TYPE B1

2-BEDROOM

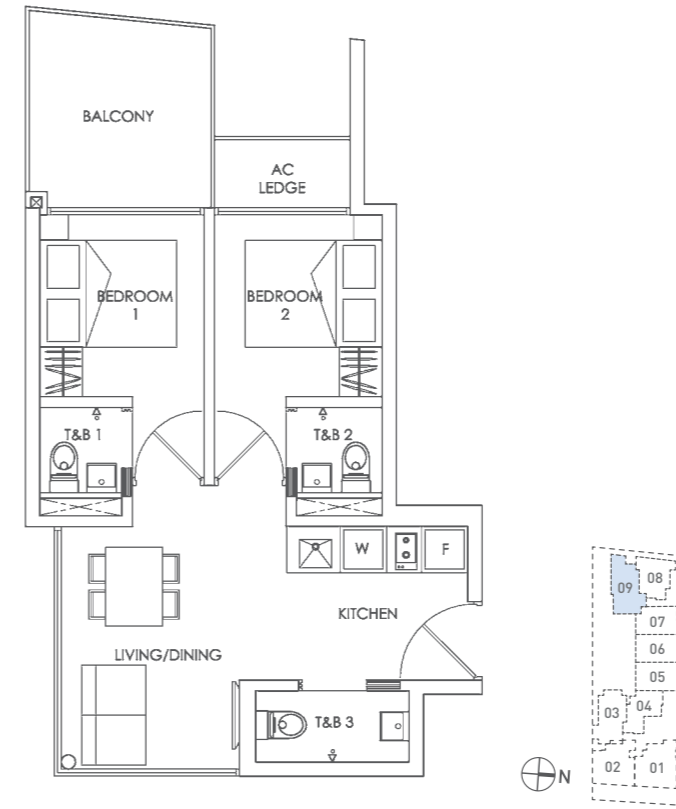
Unit #02-02, #03-02, #04-02, #05-02, #06-02
Area 50 sqm / 538 sqft



TYPE B4

2-BEDROOM

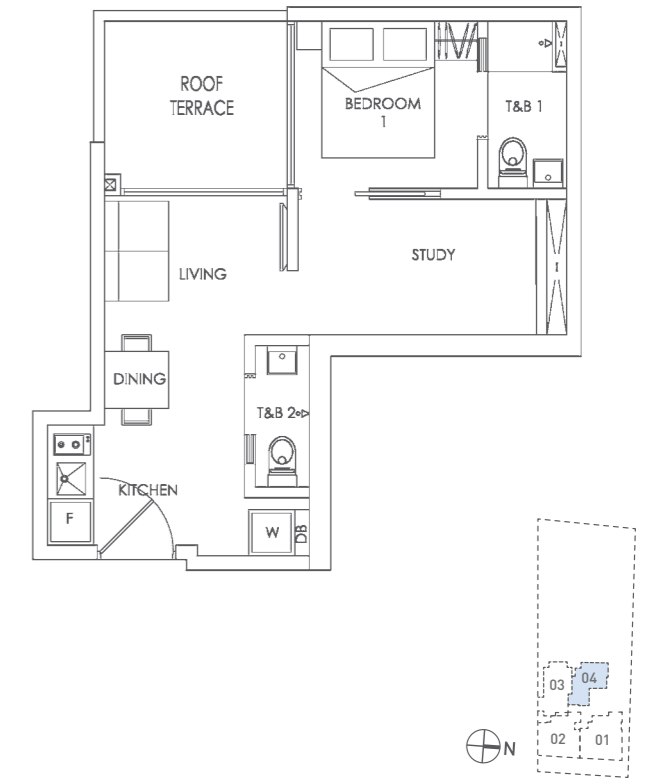
Unit #04-09, #05-09, #06-09
Area 50 sqm / 538 sqft



TYPE TA1

1+1-BEDROOM

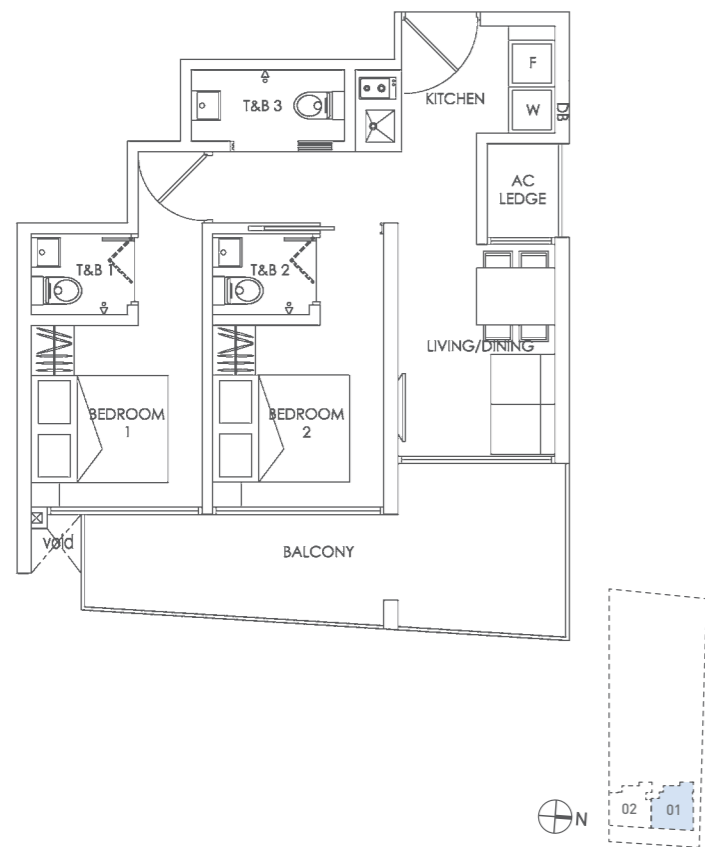
Unit #03-04
Area 41 sqm / 441 sqft



TYPE B2

2-BEDROOM

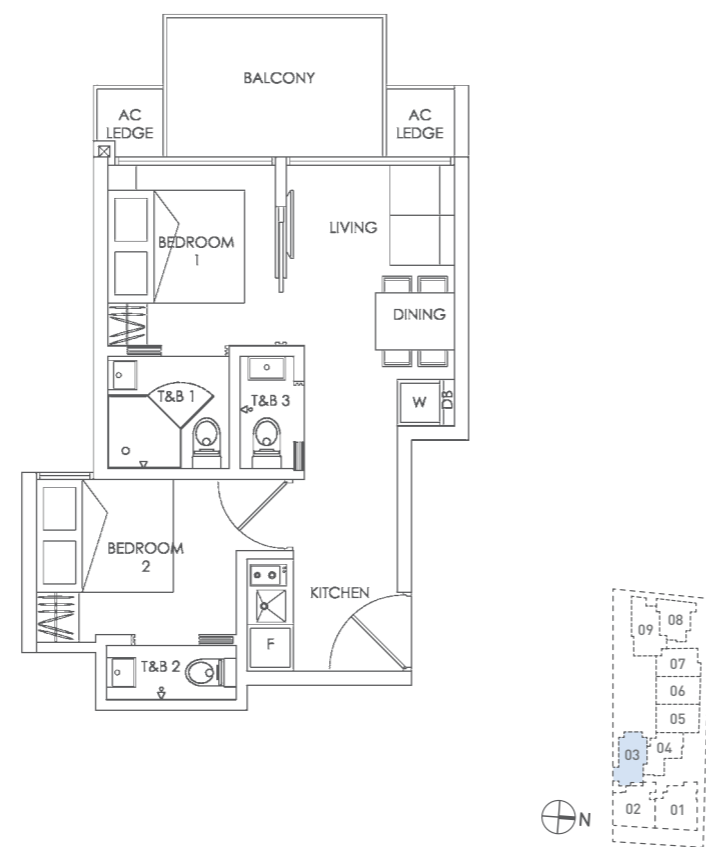
Unit #02-01, #03-01, #04-01, #05-01, #06-01
Area 55 sqm / 592 sqft



TYPE B3

2-BEDROOM

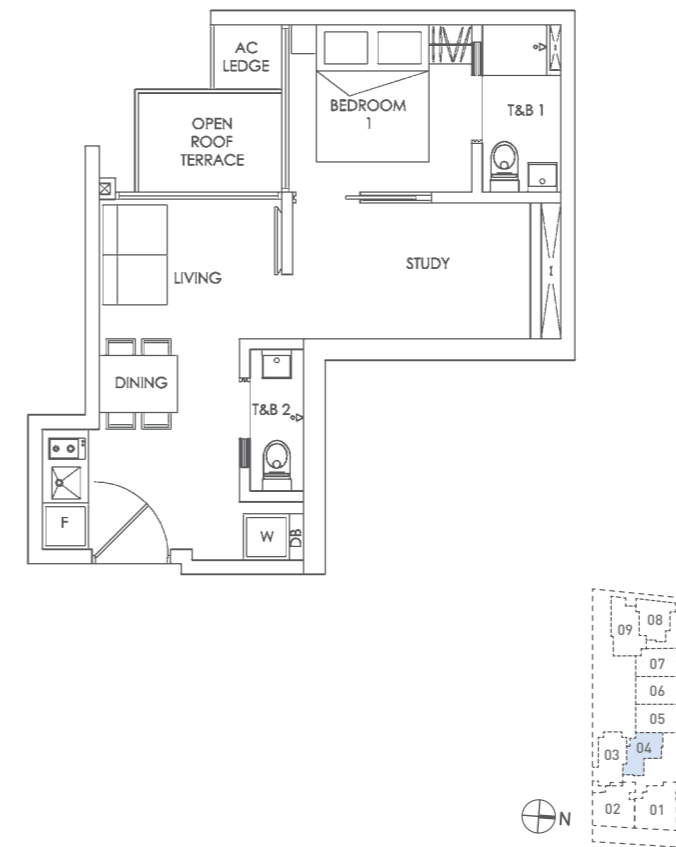
Unit #04-03, #05-03, #06-03
Area 46 sqm / 495 sqft



TYPE TA2

1+1-BEDROOM

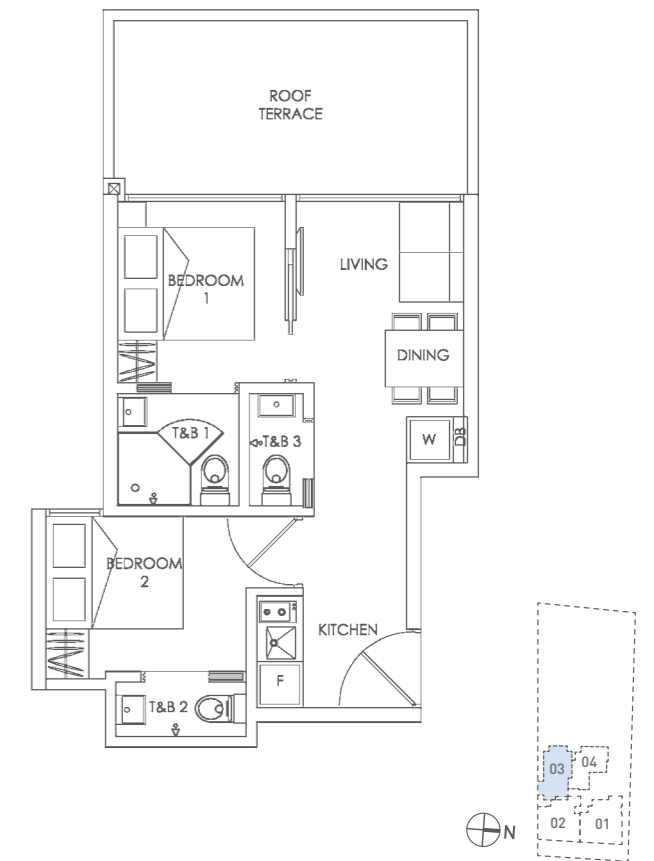
Unit #07-04
Area 38 sqm / 409 sqft



TYPE TB3

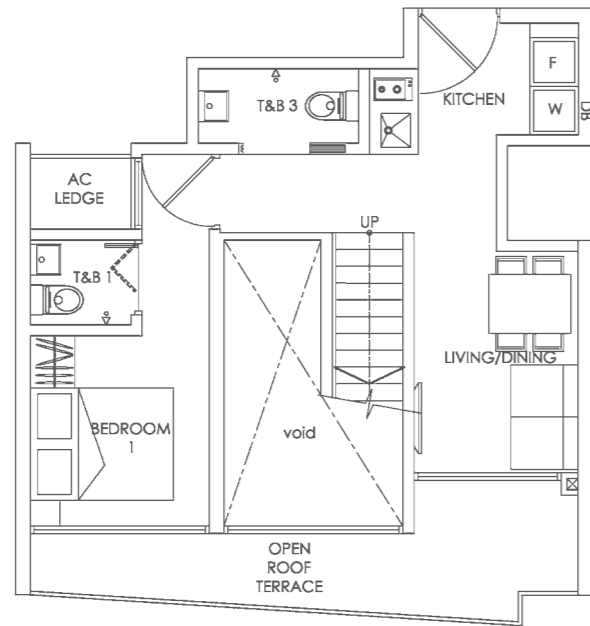
2-BEDROOM

Unit #03-03
Area 50 sqm / 538 sqft

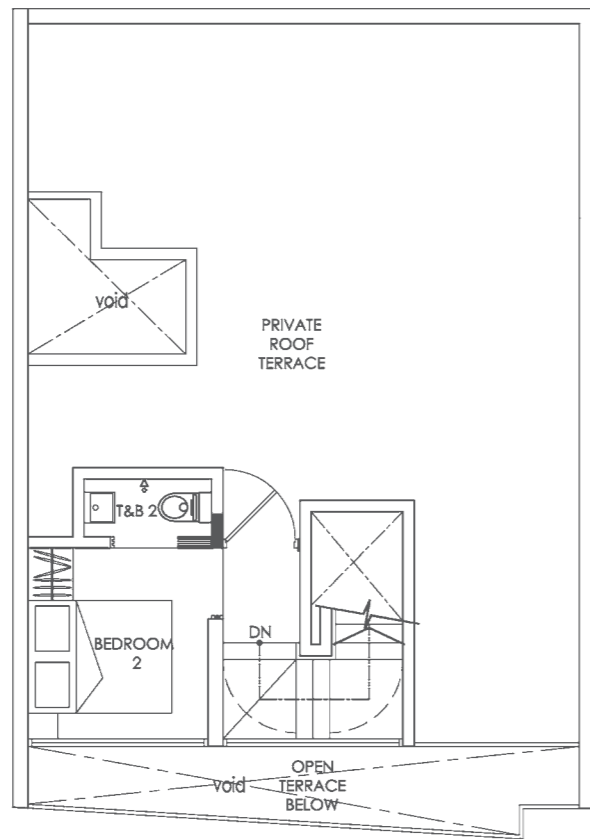


TYPE C1
2-BEDROOM

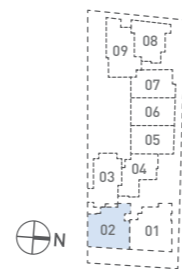
Unit #07-02
Area 122 sqm / 1,313 sqft



LOWER STOREY



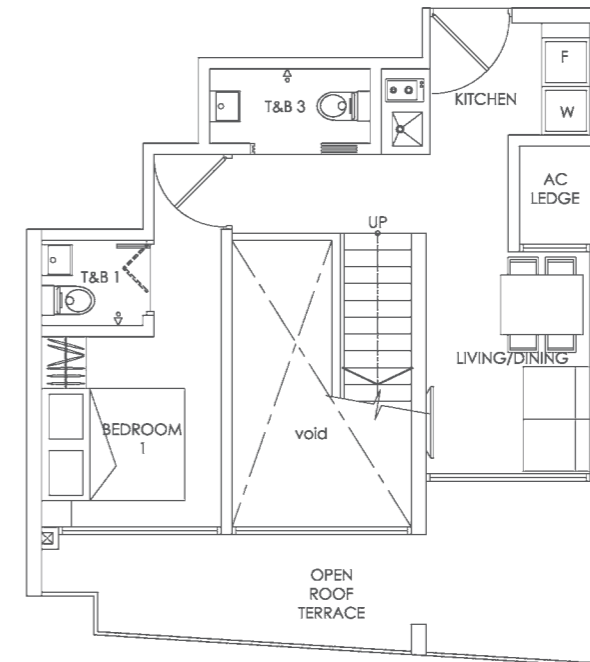
UPPER STOREY



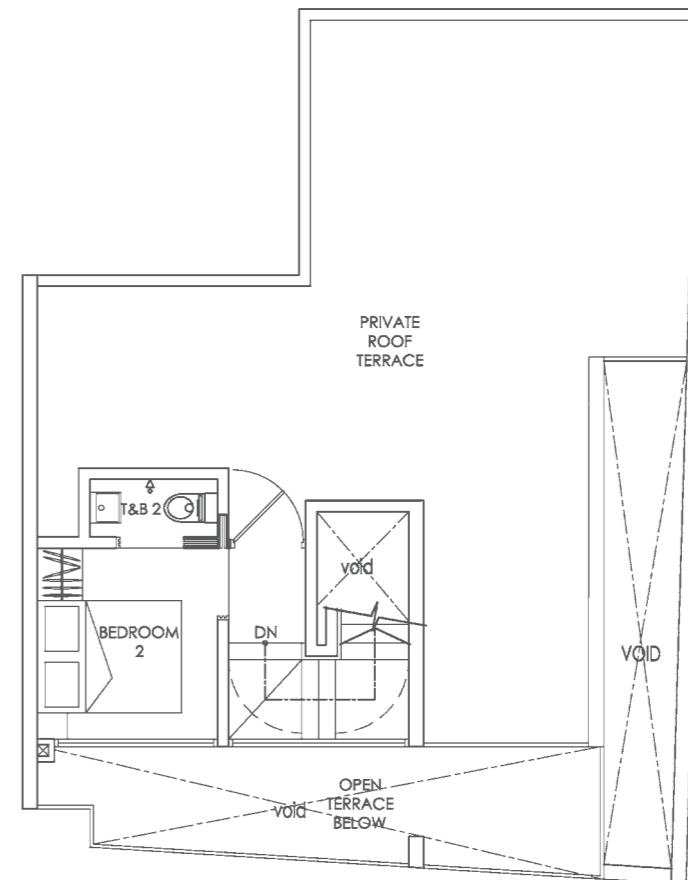
All areas are inclusive of a/c ledge, balcony, roof terrace and void, if any. Furniture are indicative only and not provided. All plans are subject to amendment as approved by the relevant authorities. Floor areas are approximate measurements only and are subject to final survey.

TYPE C2
2-BEDROOM

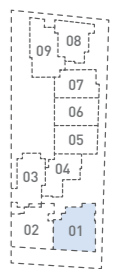
Unit #07-01
Area 123 sqm / 1,324 sqft



LOWER STOREY



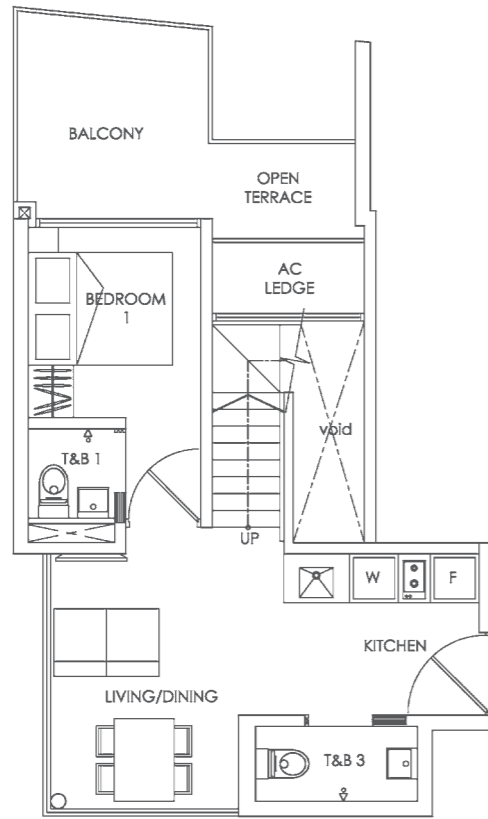
UPPER STOREY



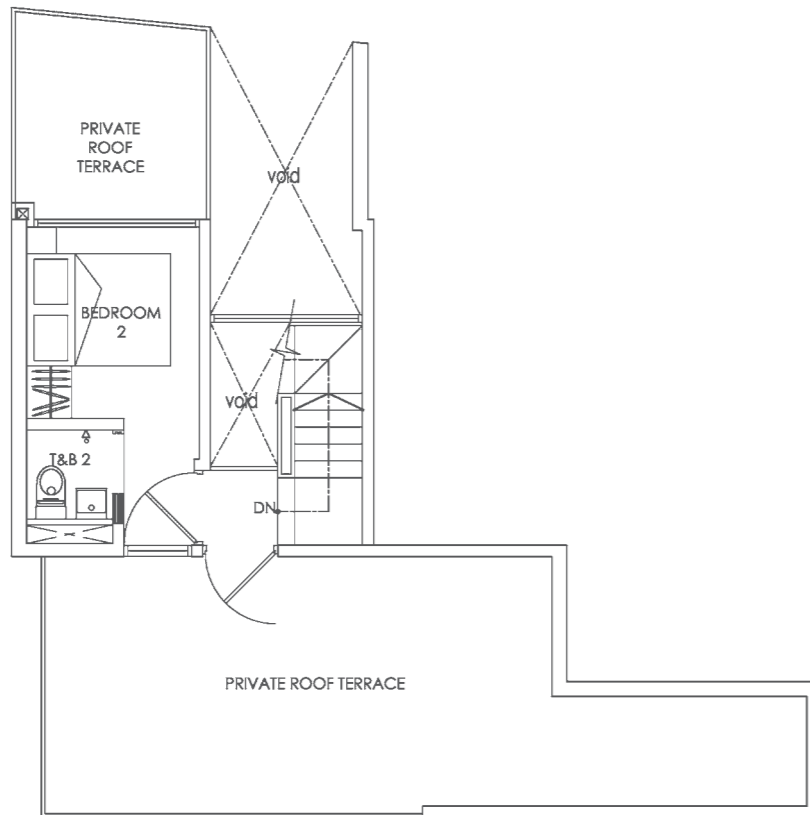
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TYPE C3
2-BEDROOM

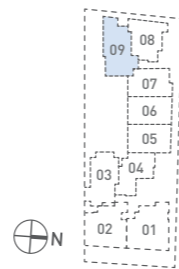
Unit #07-09
Area 103 sqm / 1,109 sqft



LOWER STOREY



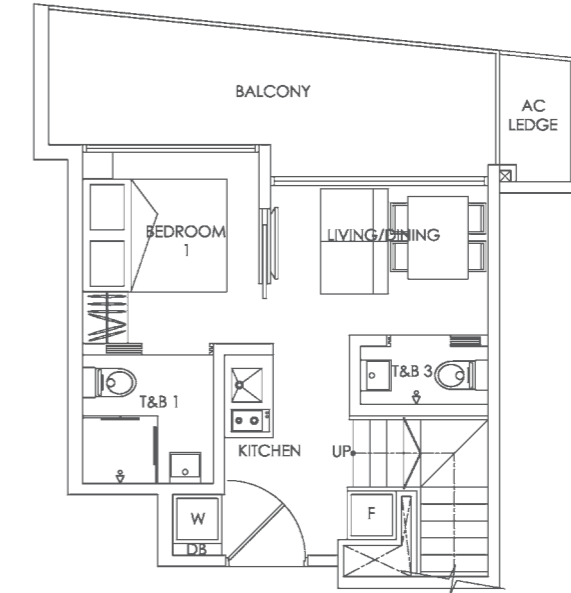
UPPER STOREY



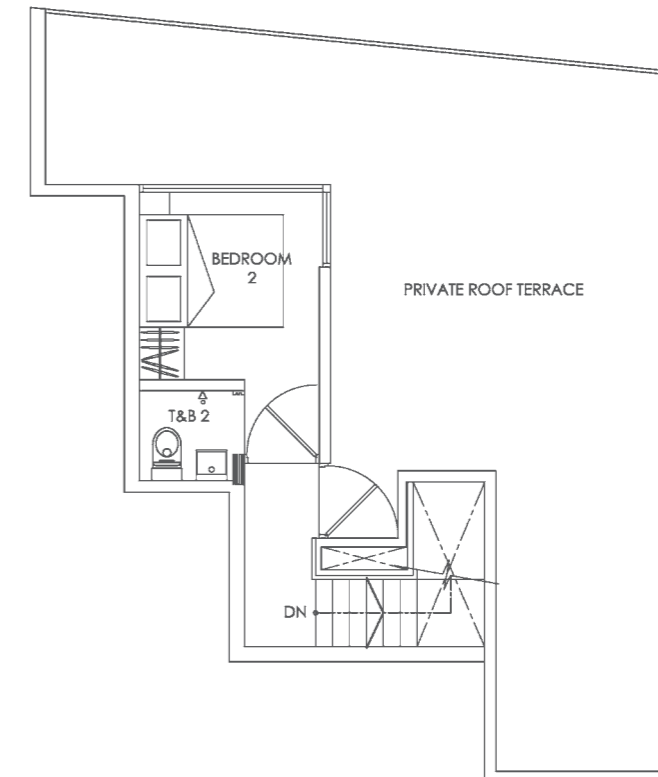
All areas are inclusive of a/c ledge, balcony, roof terrace and void, if any. Furniture are indicative only and not provided. All plans are subject to amendment as approved by the relevant authorities. Floor areas are approximate measurements only and are subject to final survey.

TYPE C4
2-BEDROOM

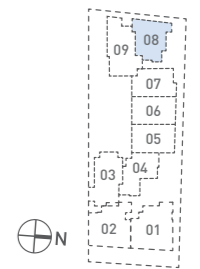
Unit #07-08
Area 103 sqm / 1,109 sqft



LOWER STOREY



UPPER STOREY

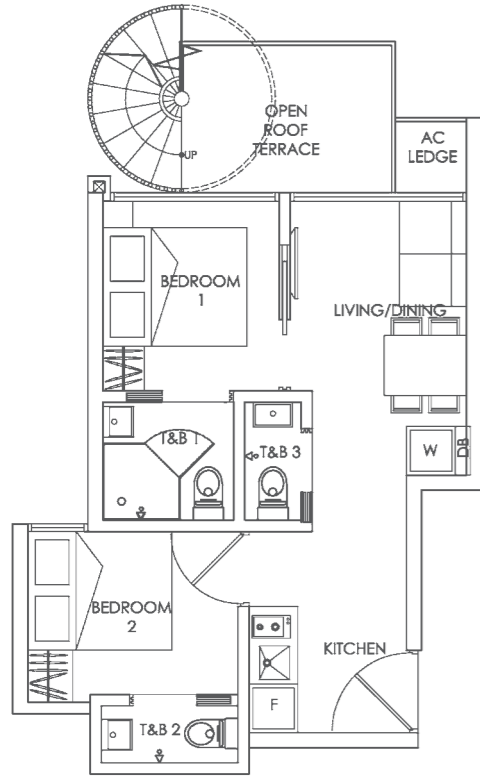


All areas are inclusive of a/c ledge, balcony, roof terrace and void, if any. Furniture are indicative only and not provided. All plans are subject to amendment as approved by the relevant authorities. Floor areas are approximate measurements only and are subject to final survey.

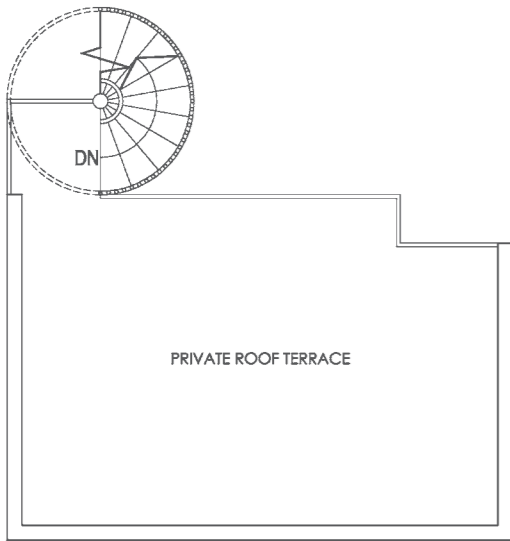
TYPE C5

2-BEDROOM

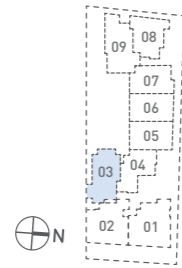
Unit #07-03
Area 81 sqm / 872 sqft



LOWER STOREY



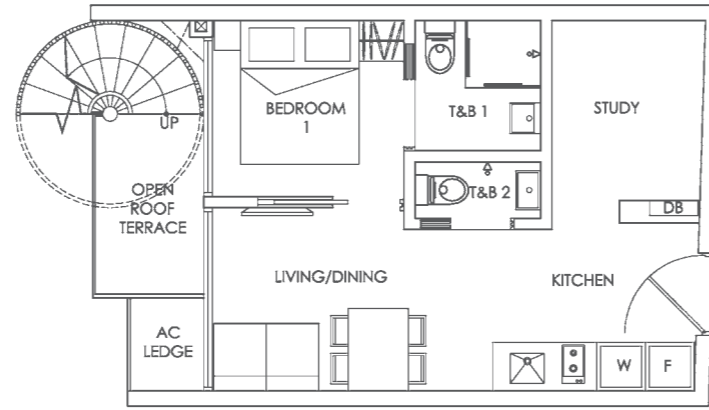
UPPER STOREY



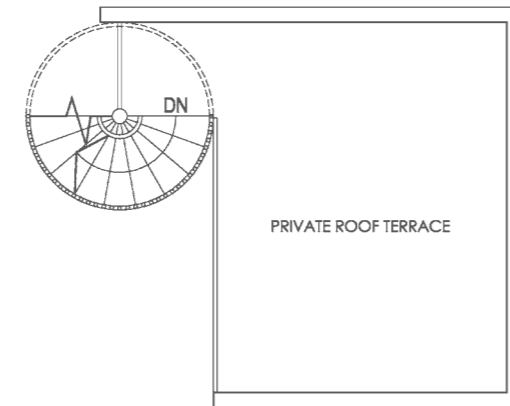
TYPE D1

1+1-BEDROOM

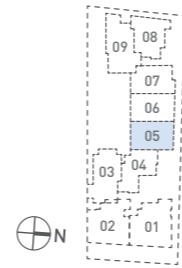
Unit #07-05
Area 69 sqm / 743 sqft



LOWER STOREY



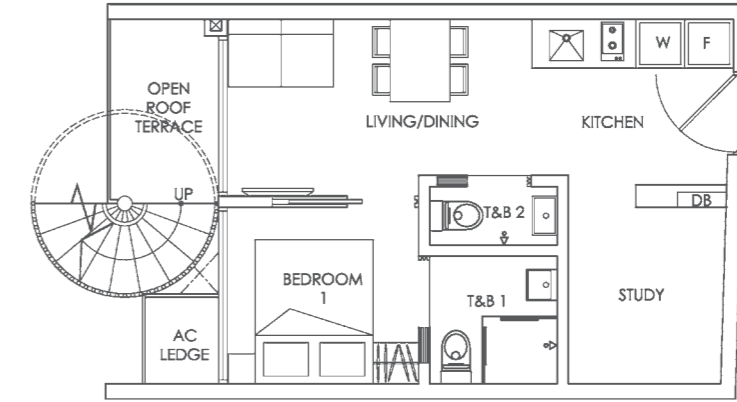
UPPER STOREY



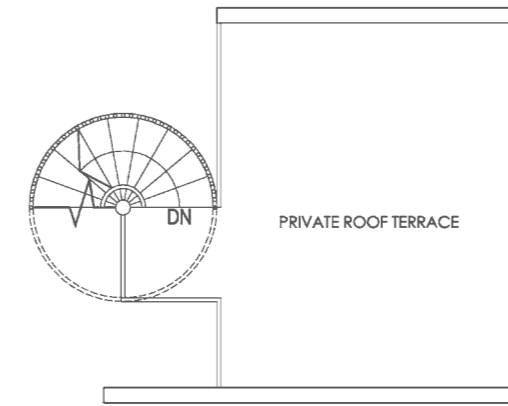
TYPE D2

1+1-BEDROOM

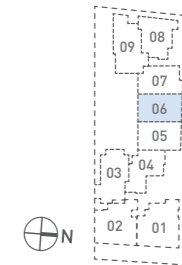
Unit #07-06
Area 69 sqm / 743 sqft



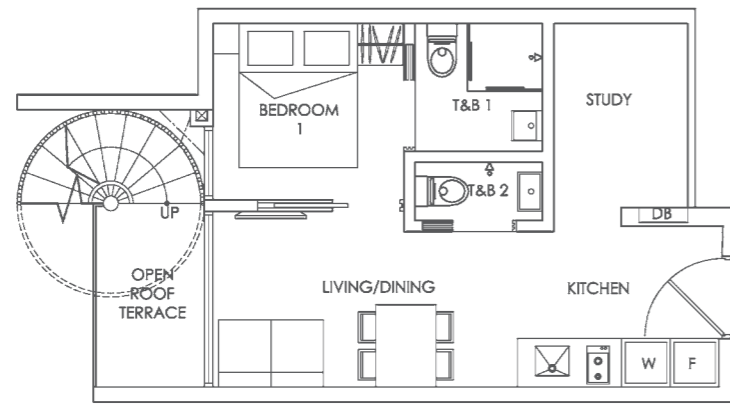
LOWER STOREY



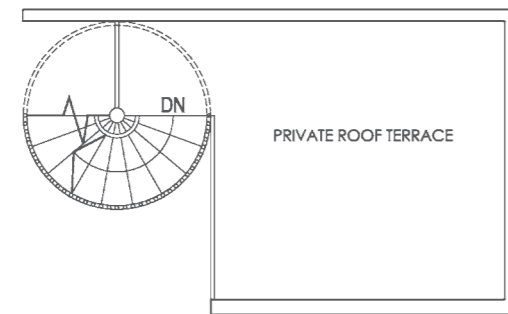
UPPER STOREY



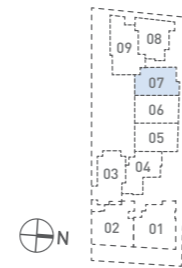
TYPE D3
1+1-BEDROOM
 Unit #07-07
 Area 62 sqm / 667 sqft



LOWER STOREY



UPPER STOREY



All areas are inclusive of a/c ledge, balcony, roof terrace and void, if any. Furniture are indicative only and not provided.
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SPECIFICATIONS

- 1. FOUNDATION**
Reinforced concrete bored pile foundation to Engineer's requirements
- 2. SUPER-STRUCTURE**
Reinforced concrete using Grade 35 concrete manufactured from Portland Cement complying with SS26. Steel reinforcement bar complying with SS2 to Engineer's requirements
- 3. WALLS**
 - 3.1 External
Pre-cast concrete panels and/or common clay brick to Architect & Engineer's requirements
 - 3.2 Internal
Pre-cast concrete panels and/or common clay brick and/or light weight partition to Architect & Engineer's requirements
- 4. ROOF**
Reinforced concrete flat roof
- 5. CEILING**
 - 5.1 Living/Dining/Bedrooms
Skim coat and/or plaster ceiling boards with emulsion paint to Architect's selection
 - 5.2 Staircase Shelter, Balcony & Private Terrace
Skim coat with emulsion paint to Architect's selection
 - 5.3 Bathroom/Kitchen
Moisture resistant plaster ceiling boards with emulsion paint finish to Architect's selection
- 6. FINISHES**
 - 6.1 Wall (For Apartments)
 - i. Living/Dining/Bedrooms/Kitchen/Balcony
Cement and sand plaster and/or skim coat with emulsion paint to Architect's selection
 - ii. Bathroom
Homogenous and/or ceramic tiles lay up to false ceiling height (exposed area only) to Architect's design
 - 6.2 Wall (For Common Areas)
1st Storey Lift Lobbies/Typical Lift Lobbies/Staircases/Staircase Shelter
Cement and sand plaster with textured coating and/or skim coat with emulsion paint to Architect's selection
 - 6.3 Wall (For Common Areas)
External Wall
Cement and sand plaster and/or skim coat with weather resistant paint to Architect's selection
 - 6.4 Floor (For Apartments)
 - i. Living/Dining/Kitchen/Study
Compressed marble and/or homogenous tiles to Architect's selection
 - ii. Bedrooms
Timber parquet and/or timber strips with skirting to Architect's selection
 - iii. Bathroom
Ceramic and/or homogenous tiles to Architect's selection
 - iv. Balcony/Private Terrace/Rooftop Terrace
Ceramic and/or homogenous tiles to Architect's selection
 - v. A/C Ledge
Cement & sand screeding
 - 6.5 Floor (Common Areas)
 - i. 1st Storey Lift Lobbies
Homogenous and/or ceramic tiles to Architect's selection
 - ii. Typical Lift Lobbies
Homogenous and/or ceramic tiles to Architect's selection
 - iii. Staircase Shelter
Cement & sand screed with nosing tiles to Architect's selection
 - iv. Sun Deck/Pool Area
Natural timber and/or composite timber deck to Architect's selection
 - v. Swimming Pool
Mosaic and/or ceramic tiles to Architect's selection
 - vi. Walkway/Pavement
Pebbles wash and/or homogenous and/or ceramic tiles to Architect's selection
- 7. WINDOWS**
Powder coated aluminium framed windows with tinted float glass to Architect's selection
- 8. DOORS**
 - i. Main Entrance
Fire-rated timber door to Architect's design
 - ii. Bedrooms
Semi-hollow core timber door to Architect's design
 - iii. Bathrooms
Aluminium framed glass and/or PVC door to Architect's design
 - iv. Rooftop Terrace
Aluminium framed glass door to Architect's design
 - v. Staircase Shelter
PSB approved blast door
 - vi. Ironmongery
Locksets and hinges to Architect's selection
- 9. RAILINGS**
 - i) Balcony/Roof Terrace
Tempered laminated glass railing and/or reinforced concrete parapet wall
 - ii) Common Staircase/A/C Ledges
Stainless steel and/or mild steel and/or aluminium with paint to Architect's selection
- 10. SANITARY WARES AND FITTINGS**
 - i) 1 shower cubicle with shower mixer, rain shower head and shower set to Architect's selection
 - ii) 1 wash basin and mixer tap to Architect's selection
 - iii) 1 water closet to Architect's selection
 - iv) 1 toilet paper holder and towel rail to Architect's selection
- 11. ELECTRICAL INSTALLATION/TELEPHONE/TV/FM**
All electrical wiring are concealed in floor and wall in conduits wherever possible except for electrical wiring above false ceiling, household shelter, and DB cabinet will be exposed in trunking and/or conduits. Refer to Electrical Schedule for details
- 12. LIGHTNING PROTECTION SYSTEM**
Lightning Protection System shall be provided in accordance with Singapore Standard 555
- 13. PAINTING**
 - i) External Walls - Spray textured coating and/or weather-resistant emulsion paint to Architect's selection
 - ii) Internal Walls - Emulsion paint to Architect's selection

- 14. WATERPROOFING**
Waterproofing is provided to reinforced concrete flat roof, floors of Rooftop Terrace, Swimming Pool, Bathrooms, Kitchen, Balcony and where required
- 15. DRIVEWAY & SURFACE CARPARK**
Heavy duty homogenous tiles and/or concrete imprint to Architect's selection
- 16. MECHANIZED CARPARK**
According to specialist's specifications
- 17. RECREATIONAL FACILITIES**
 - i) Swimming Pool
 - ii) Gymnasium
- 18. OTHER ITEMS (For Apartments)**
 - i) Kitchen Cabinets
High and low kitchen cabinets with solid surface and/or stone work top complete with sink and mixer to Architect's design & selection
 - ii) Kitchen Appliances
Electric cooker hob and cooker hood, integrated fridge, built-in microwave and washer-cum-dryer to Architect's selection
 - iii) Bedroom Wardrobes
Built-in wardrobes to all Bedrooms to Architect's design & selection
 - iv) Air-conditioning
Multi-split air-conditioning to all Bedrooms and Living/Dining to M&E Engineer's requirements
 - v) Mechanical Ventilation
Toilets may be mechanically ventilated, where applicable to M&E Engineer's requirements
 - vi) Electric Water Heater
Hot water supply to all Bathrooms and Kitchen except W.C. to M&E Engineer's requirements
 - vii) Soil Treatment
Anti-termite soil treatment by specialist's specifications
 - viii) Cable Vision
Provision of outlet only

NOTES:

Timber

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

Warranties

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

Cable Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the 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 said parties for the service connection for their respective subscription channels and/or Internet access.

Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

Air-conditioning System

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

Internet Access

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

Description of Common Property

Car park lots, driveway, common lift/stair lobbies, pool, refuse chamber, lifts, staircase, turf area, fencing gates, switch room, pump room, water tanks, external walls and other elements and fixtures/fittings which are not included in the Subsidiary Strata Certificate of Title for each individual housing unit and all common property as defined in the Building Maintenance and Strata Management Act (Cap.30C) and the Land Titles (Strata) Act (Cap.158).

Common Area

Sentry Post and Management Room is not provided.

Description of Parking Spaces

40 fully automated mechanized car parking (L x W x H: 5200mm x 2050mm x 2050mm).
 2 surface carpark lots.
 1 handicapped surface carpark lot.

Purpose of Building Project and Restriction as to Use

The building project is zoned as "Residential", strictly for residential occupation only. The open roof terrace/PES is not to be enclosed or roofed over.

Additional Notes

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

Materials, Fittings, Equipment, Finishes, Installation and Appliances

Subject to Clause 14.3, the brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

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

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

PAST PROJECT



J FORTE - UPPER PAYA LEBAR

Developed By:

MJM CAPITAL PTE LTD

Managed By: JL Asia Resources Pte Ltd

Developer: **MJM Capital Pte Ltd** • Company Registration No.: 2011138786 • Developer's Licence No.: C0941 • Tenure of Land: **Estate In Fee Simple** • Encumbrances: **Paramount Mortgage in favour of Hong Leong Finance Limited** • Legal Description: **LOT 04310M MK25 AT 28 Lorong 26 Geylang** • BP No.: **A1276-00604-2011-BP01 Dated 10 July 2012** • Planning Approval No.: **E520120126R0170 Dated 06 June 2012** • Expected Date of TOP: **31 March 2016** • Expected Date of Legal Completion: **31 March 2019**

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