

38

i suites
@ IPOH LANE

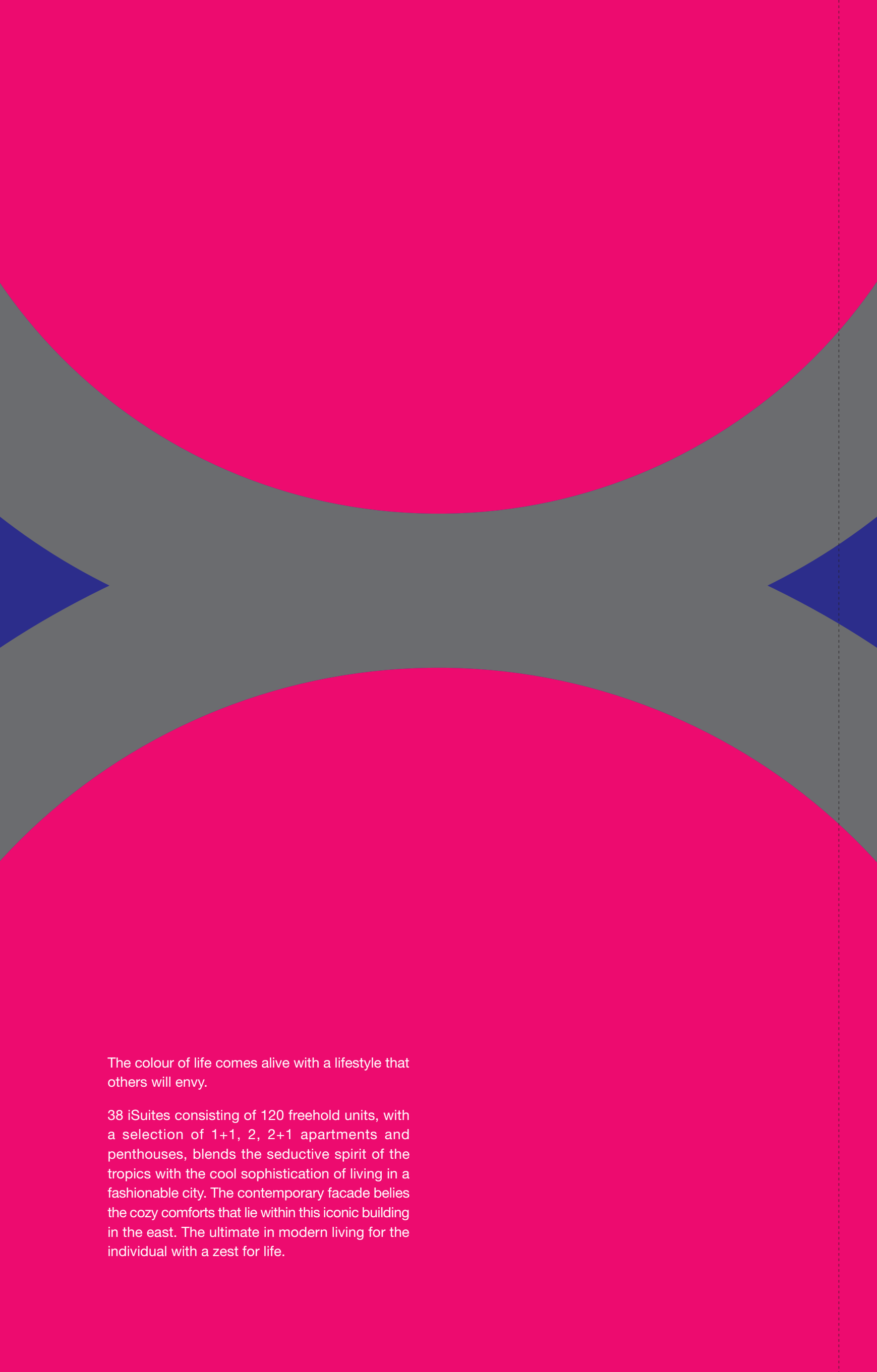
A life
beyond
compare
within
easy
reach...



Experience
life in
living
colour...

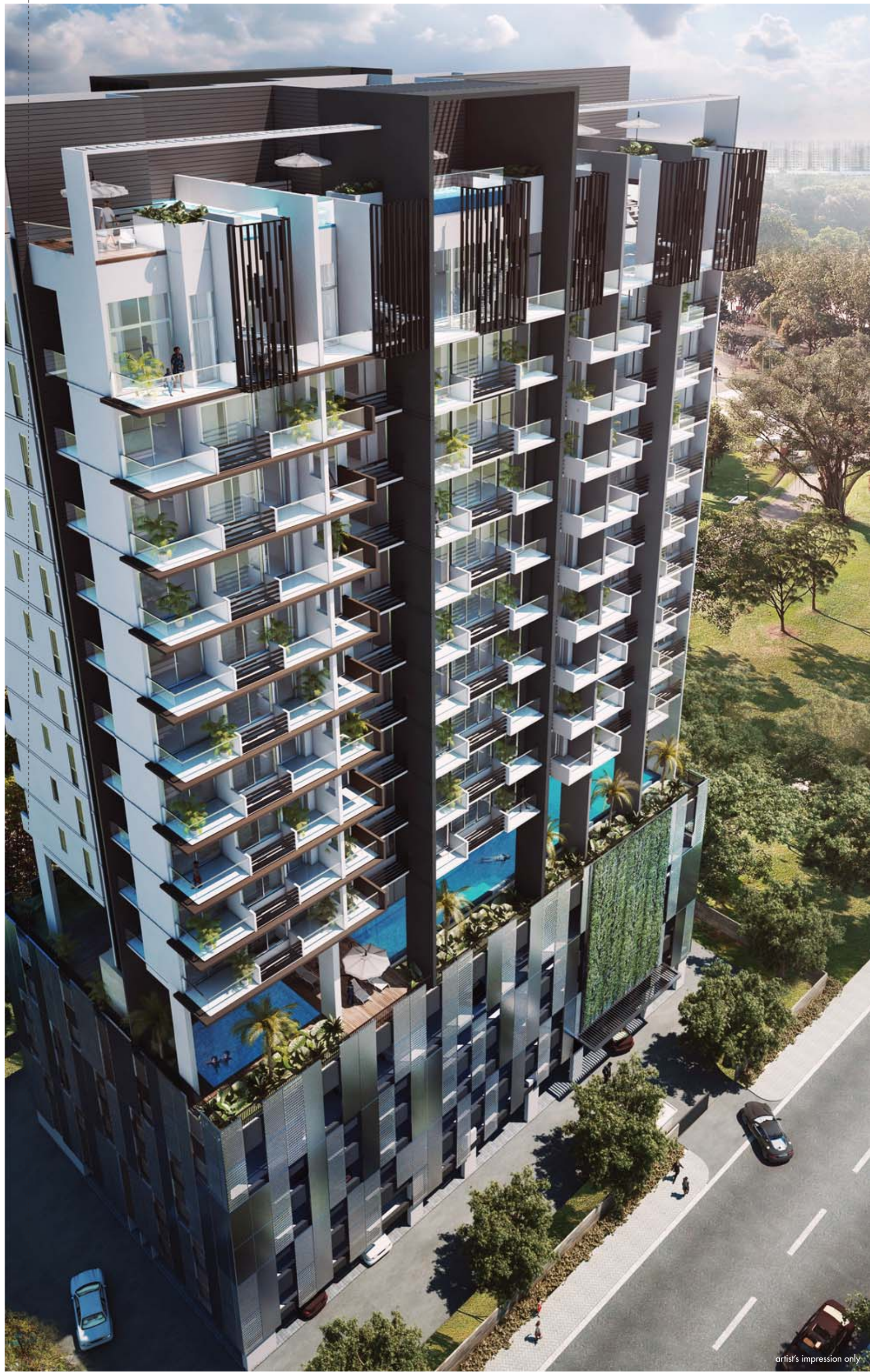






The colour of life comes alive with a lifestyle that others will envy.

38 iSuites consisting of 120 freehold units, with a selection of 1+1, 2, 2+1 apartments and penthouses, blends the seductive spirit of the tropics with the cool sophistication of living in a fashionable city. The contemporary facade belies the cozy comforts that lie within this iconic building in the east. The ultimate in modern living for the individual with a zest for life.



Live to
the rhythm
of breathless
excitement...



L O C A T I O N M A P



Located in the stylish Katong area. An area that is quickly becoming a magnet for the young and young-at-heart.

Feel the pulse of the city with entertainment options galore just minutes from your abode at 38 iSuites. Countless options for shopping, dining and entertainment beckon with world-class malls such as Parkway Parade, top-notch attractions like Playground@Big Splash and the famous gastronomic delights of Katong to indulge in.

Experience the heartbeat of exciting Singapore with easy access throughout the island via the Circle Line MRT from Dakota station, a stone's throw. Drivers will find it a breeze moving around the country with 3 expressways, the Pan-Island, Kallang-Paya Lebar and East Coast Park expressways, conveniently located nearby.

Sense the excitement of living in a neighbourhood that is quickly redefining itself as a haven for the young and trendy. Highly reputable schools and eclectic shops mingle effortlessly in an area that is at once both steeped in old world charm and full of youthful vibrancy.





Whether you are a nature lover or a city slicker, you will find myriad things to do.

Long day at the office? Grab a few drinks and a few friends and head to the nearby beach for a relaxing evening under the stars. If chic urbanity is your thing, get dressed for a glitzy night at the Marina Bay Sands, just one of Singapore's many renowned attractions that are close at hand.

At 38 iSuites, your home comes with a dynamic lifestyle.

Life's
luxuries
at your
doorstep...





Enticing experiences are an everyday feature on the lush Sky Terrace with its plethora of first-rate facilities. Keep in excellent shape in our well-equipped gym or melt away the stress of the day with a dip in our lap pool. Children will love the dedicated children's playground and the fun pool while you can gaze upon the city with that special someone from our landscaped garden and view deck.

Sun worshippers will love lounging on the sun deck soaking in the rays and a dip in the jacuzzi is sure to soothe those aching muscles. Invite family and friends to have a memorable time over the sizzling tastes and scents of a delicious BBQ.

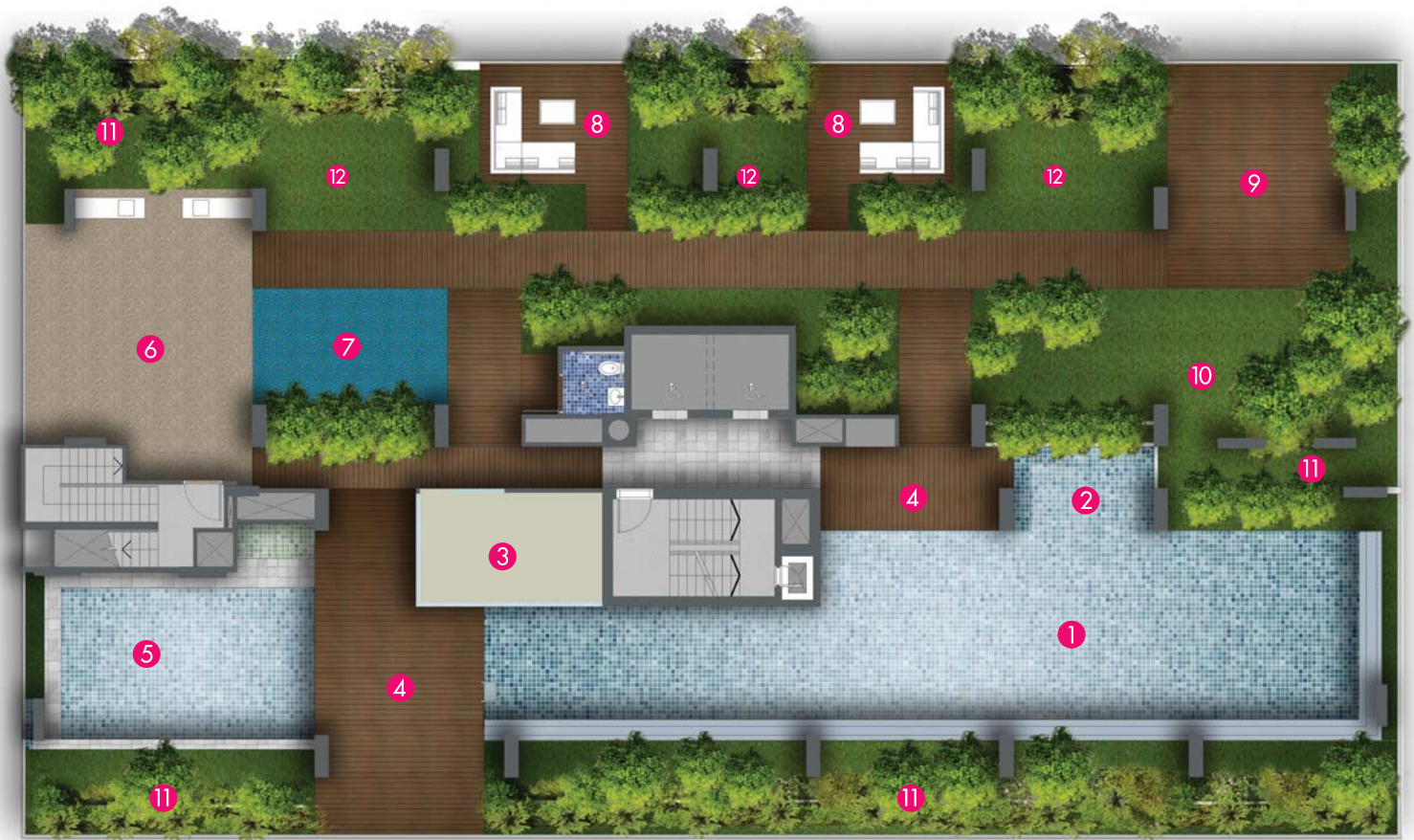




artist's impression only

Easy-living
tropical lifestyle
bursts into life...

S K Y T E R R A C E P L A N



- ① Lap Pool
- ⑤ Wading / Fun Pool
- ⑨ Fitness and Wellness corner
- ② Jacuzzi
- ⑥ BBQ Area
- ⑩ Mini Golf Putting Green
- ③ Gymnasium
- ⑦ Children's Playground
- ⑪ Landscape Garden
- ④ Pool & Sun Deck
- ⑧ Landscape View Deck
- ⑫ Lawn



S I T E P L A N





artist's impression only



artist's impression only

The sheer extravagance of the surrounds at 38 iSuites extends to each and every apartment. Exquisite marble and classy timber combine for a luxurious sheen to your abode.

Every room is adorned with top-quality fittings and furnishings with each kitchen equipped with a fridge for added convenience.



artist's impression only

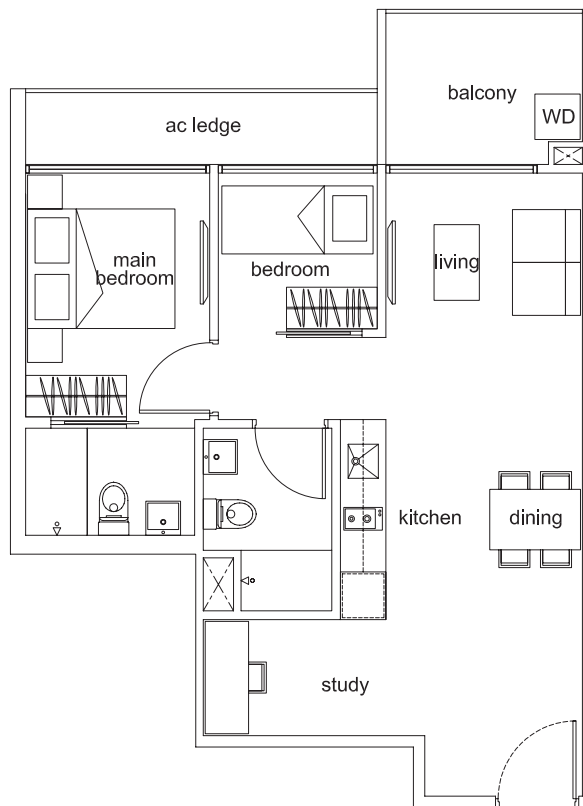


artist's impression only



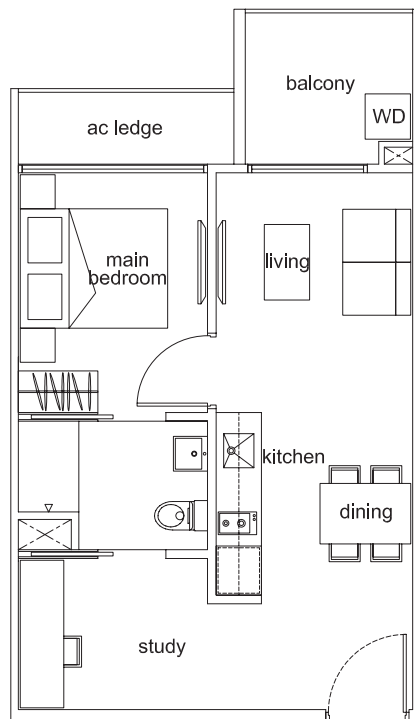
artist's impression only

Your home is a creation to fall in love with...



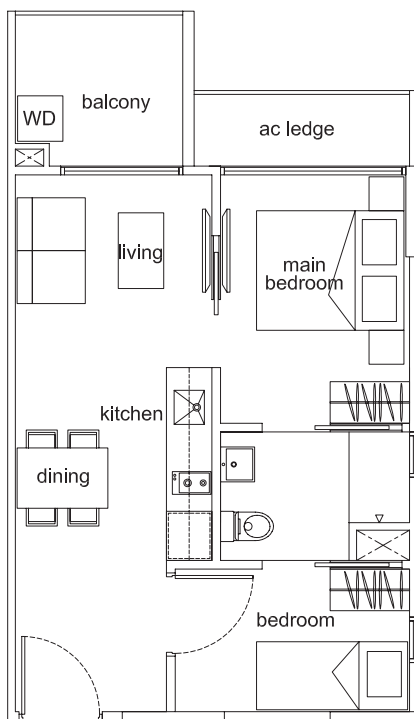
Type **A**
 2+1 bdrm
 689 sq ft

- #07-01
- #08-01
- #09-01
- #10-01
- #11-01
- #12-01
- #13-01
- #14-01
- #15-01



Type **B**
 1+1 bdrm
 506 sq ft

- #07-02
- #08-02
- #09-02
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- #14-02
- #15-02



Type **C**
 2 bdrm
 506 sq ft

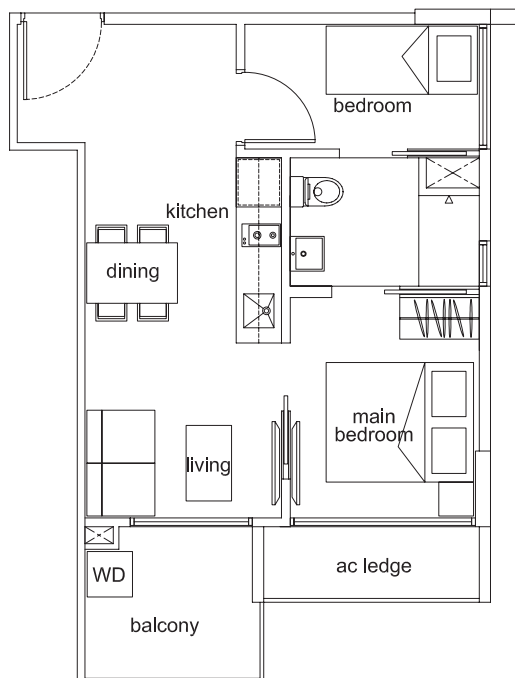
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- #15-03



Type **D**

2 bdrm
484 sq ft

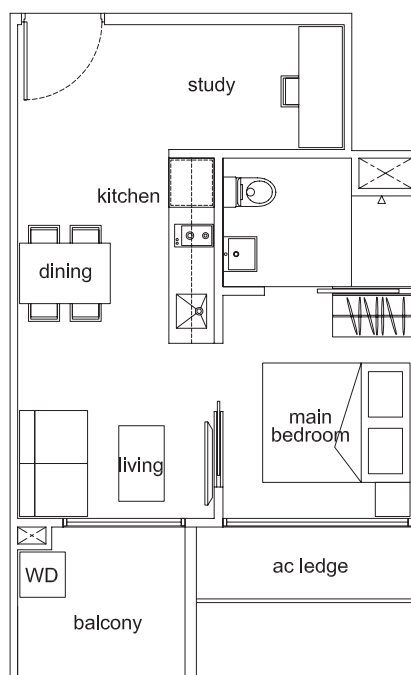
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Type **E**

1+1 bdrm
452 sq ft

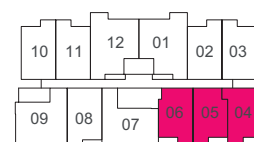
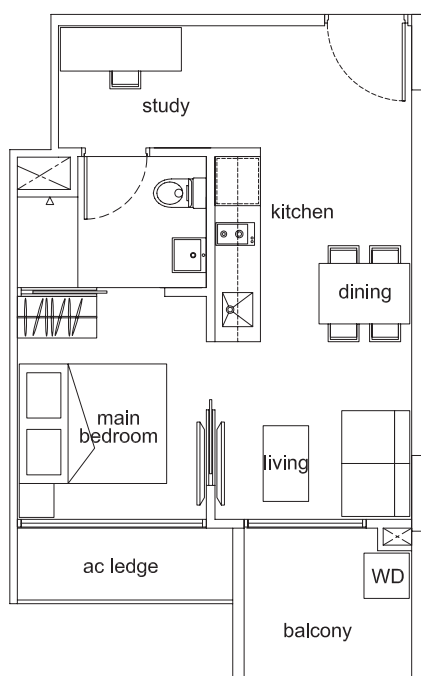
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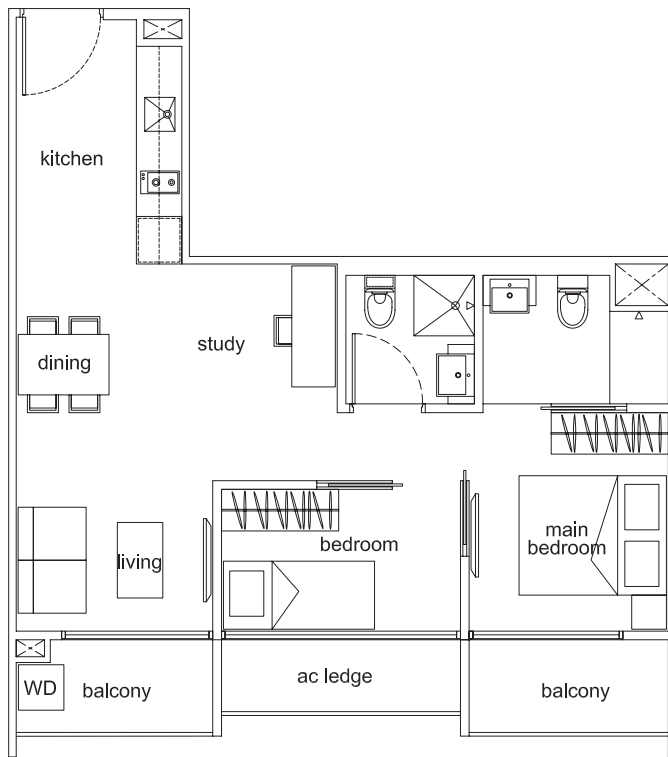


Type **F**

1+1 bdrm
463 sq ft

- #07-06
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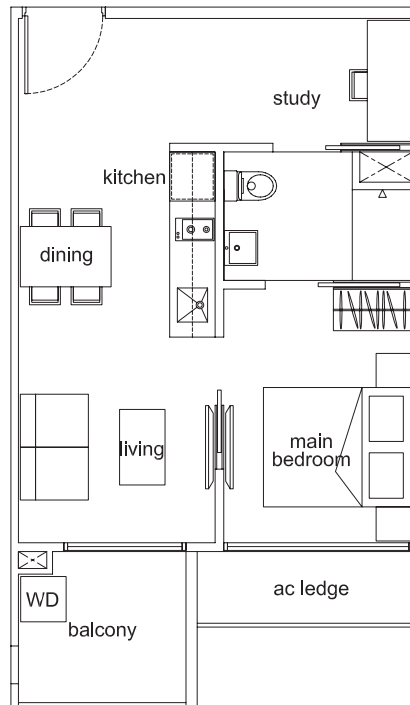




Type **G**

2+1 bdrm
667 sq ft

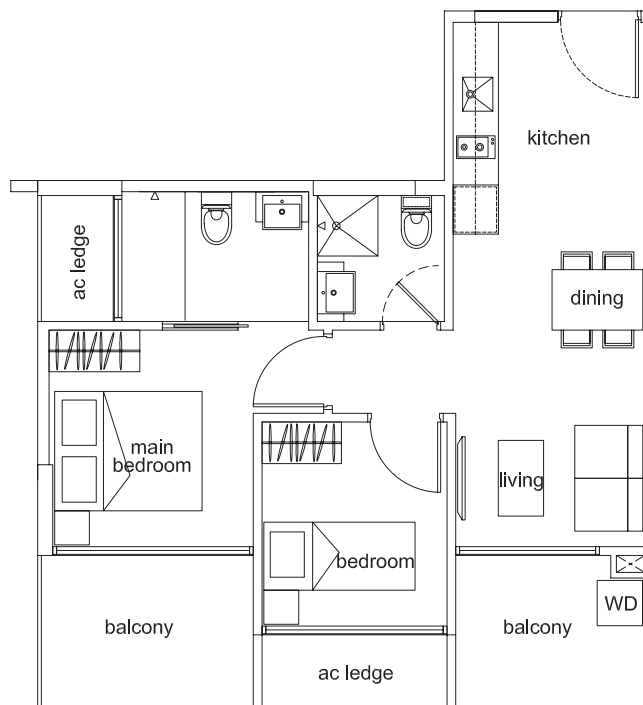
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- #15-07



Type **H**

1+1 bdrm
495 sq ft

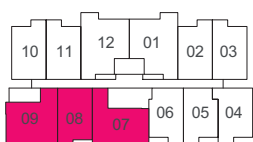
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Type **I**

2 bdrm
667 sq ft

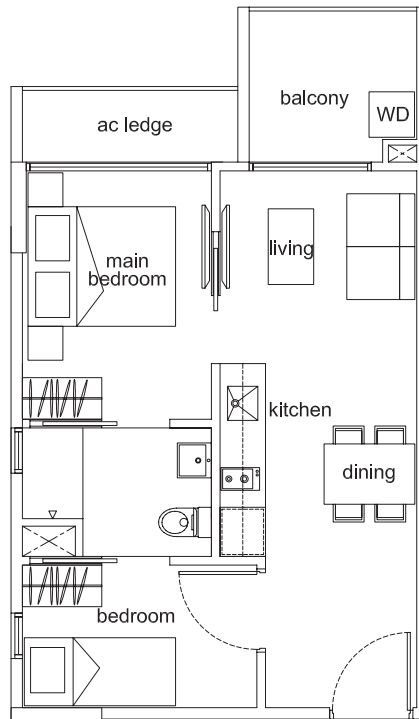
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- #15-09



Type J

2 bdrm
506 sq ft

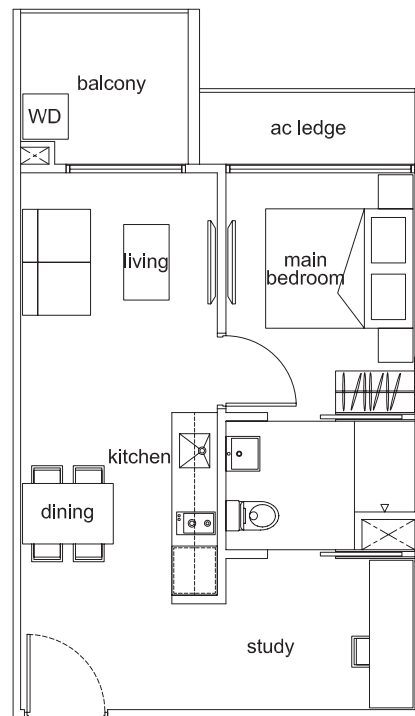
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- #15-10



Type K

1+1 bdrm
506 sq ft

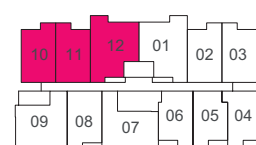
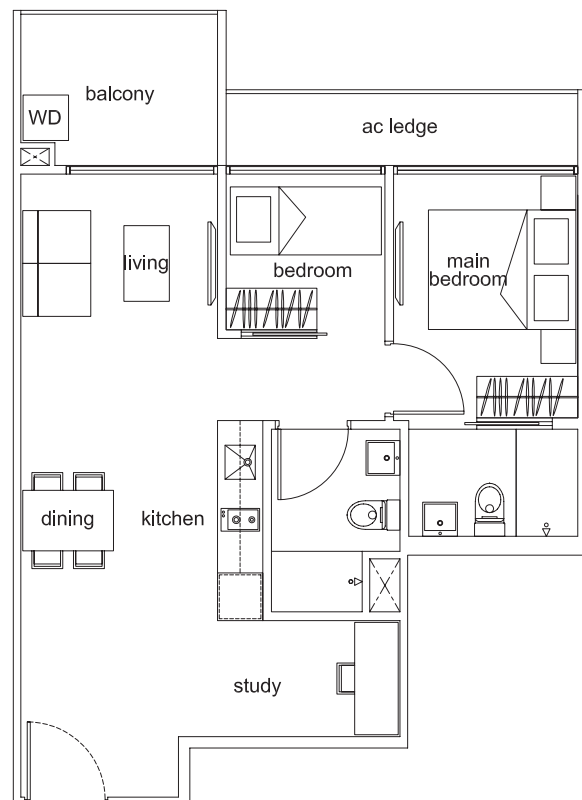
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- #11-11
- #12-11
- #13-11
- #14-11
- #15-11



Type L

2+1 bdrm
689 sq ft

- #07-12
- #08-12
- #09-12
- #10-12
- #11-12
- #12-12
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- #14-12
- #15-12

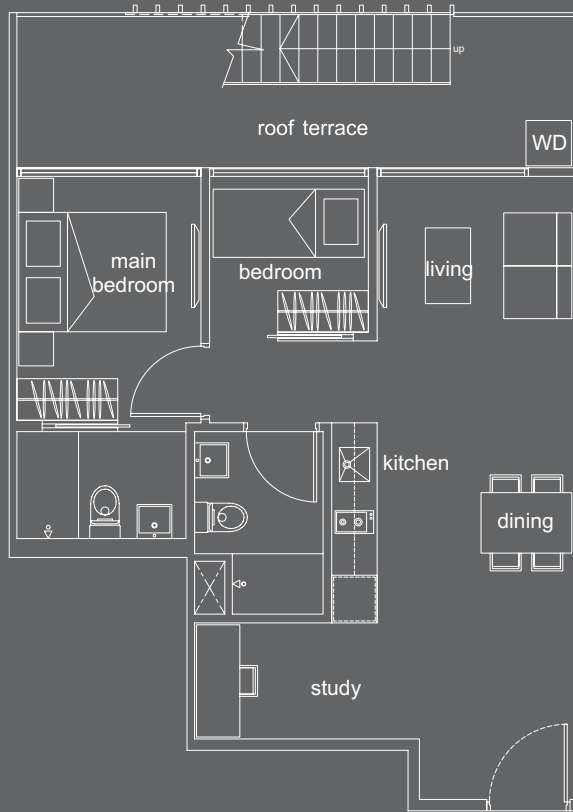


Type **PHA**

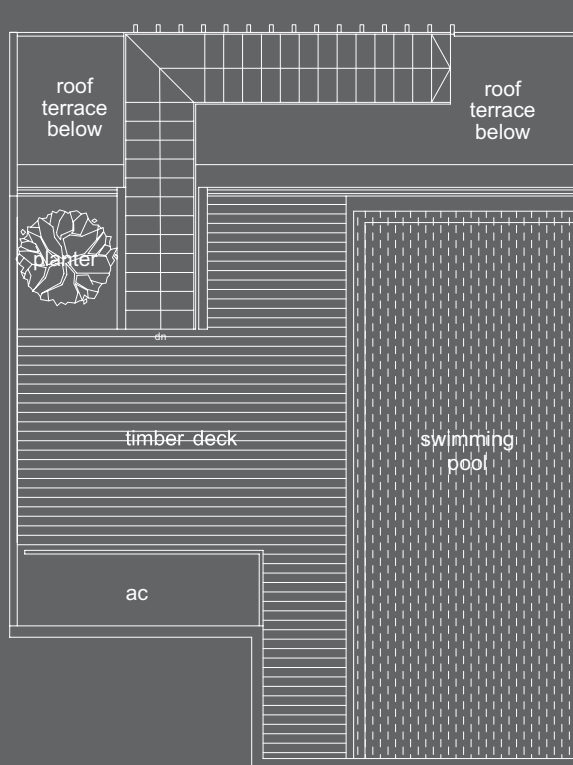
2+1 bdrm

1356 sq ft

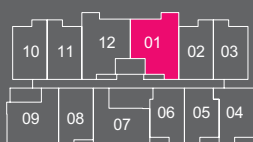
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LOWER STOREY



UPPER STOREY

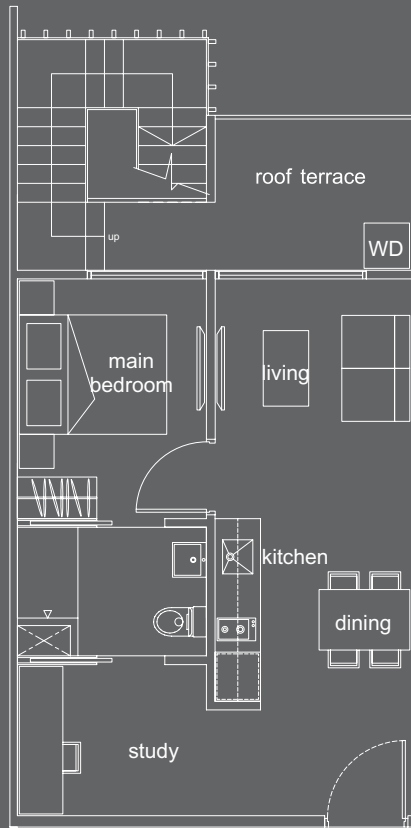


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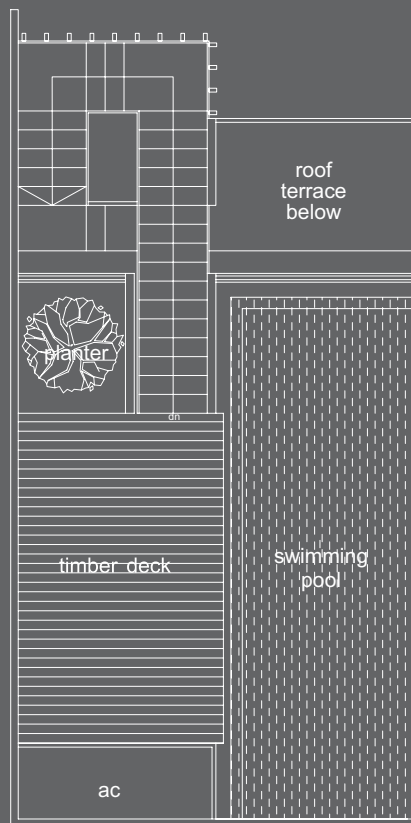
1+1 bdrm

1076 sq ft

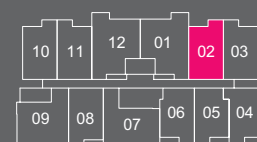
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LOWER STOREY



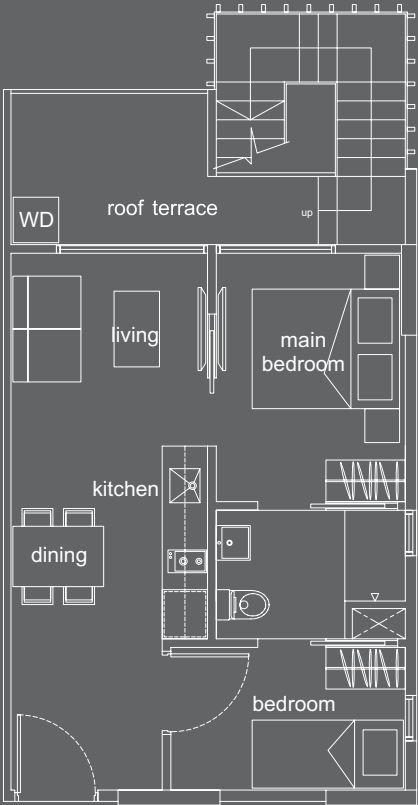
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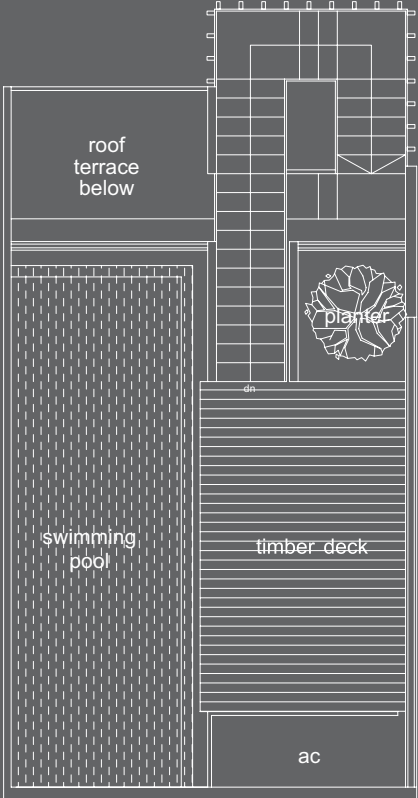
Type **PHC**

2 bdrm
1076 sq ft

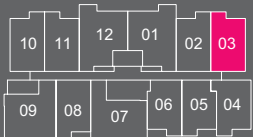
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LOWER STOREY



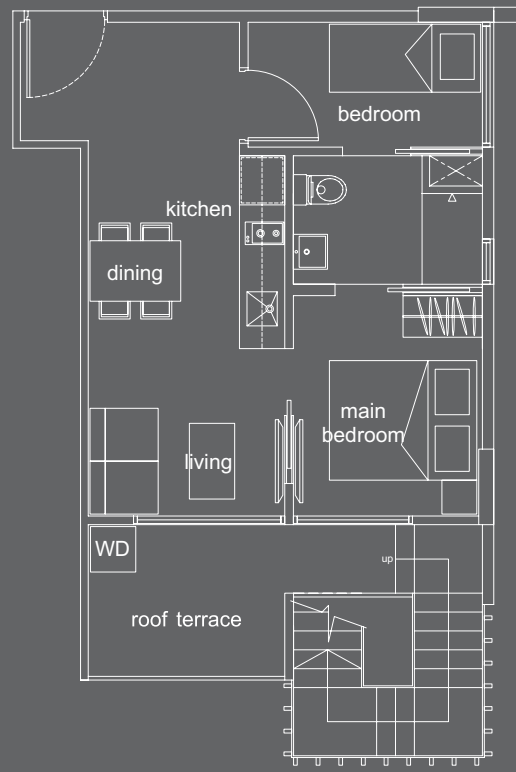
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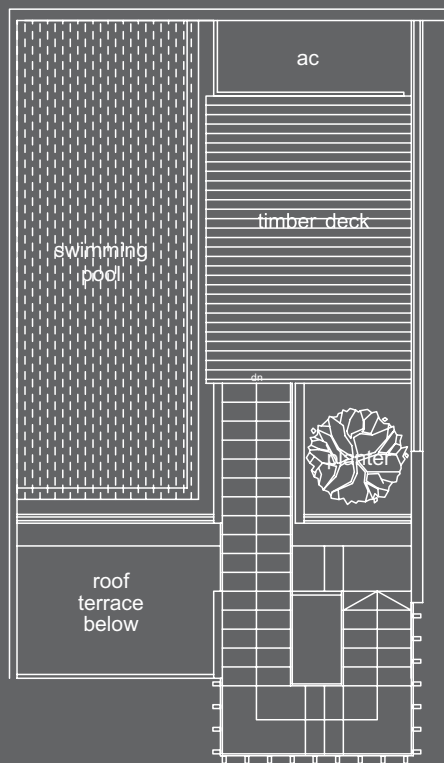
Type **PHD**

2 bdrm
1087 sq ft

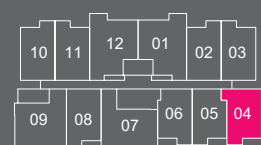
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LOWER STOREY



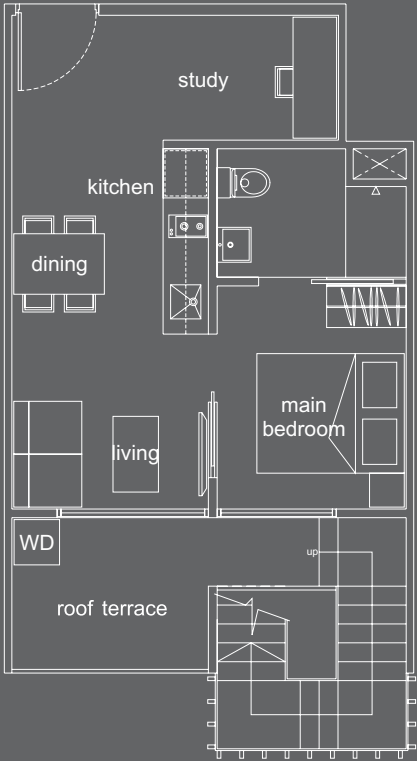
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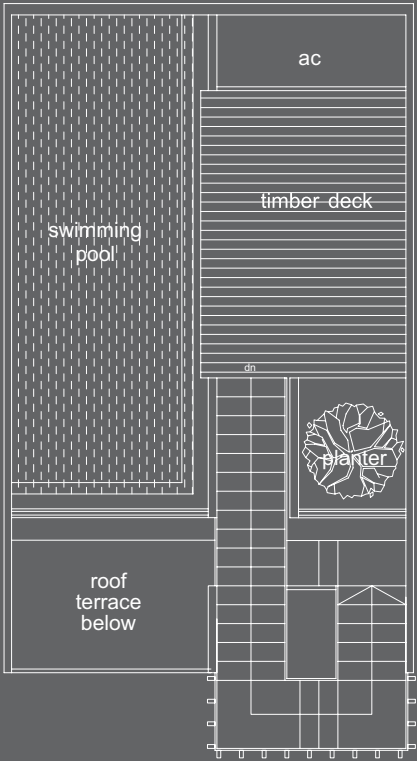
Type **PHE**

1+1 bdrm
990 sq ft

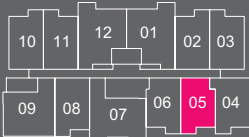
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LOWER STOREY



UPPER STOREY

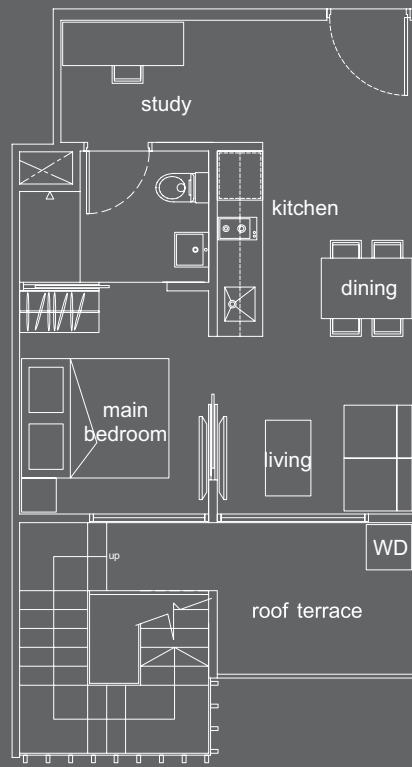


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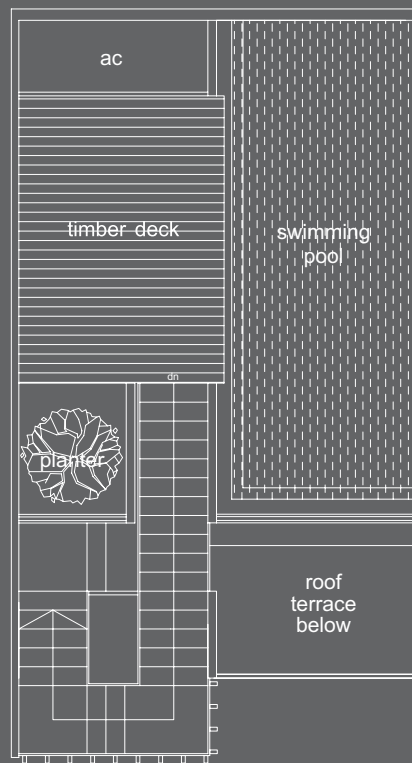
1+1 bdrm

1001 sq ft

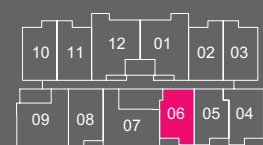
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LOWER STOREY



UPPER STOREY

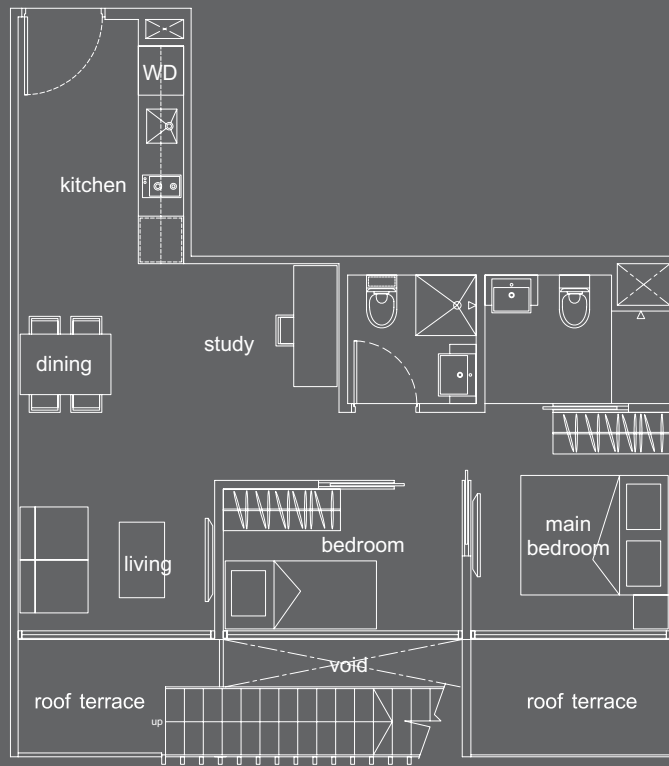


Type **PHG**

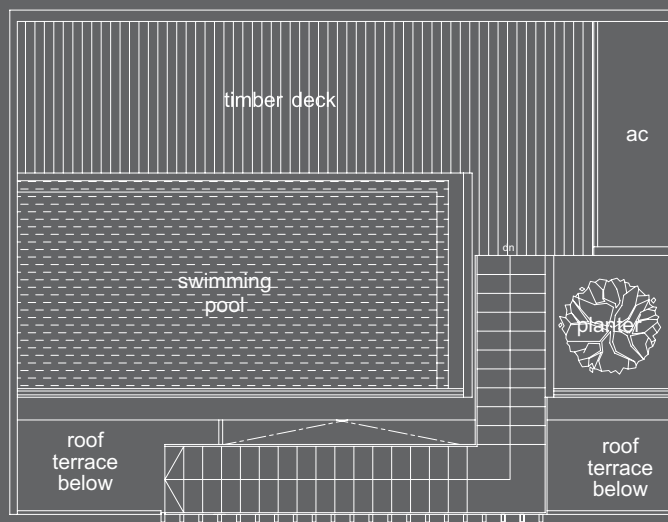
2+1 bdrm

1216 sq ft

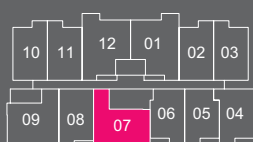
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LOWER STOREY



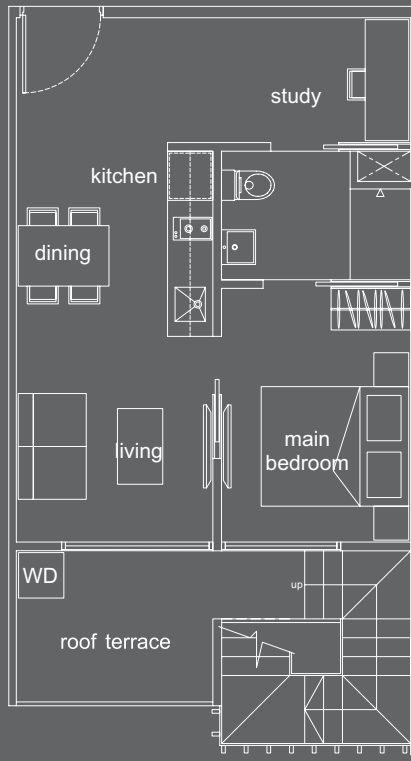
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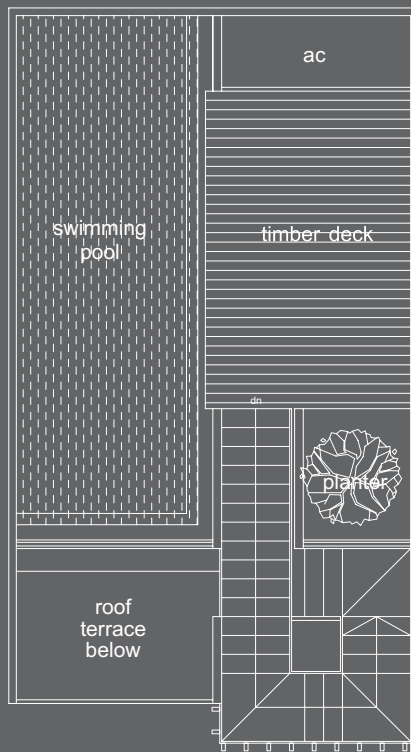
Type **PHH**

1+1 bdrm
1044 sq ft

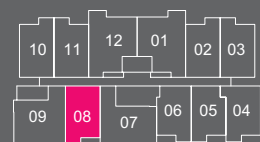
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LOWER STOREY



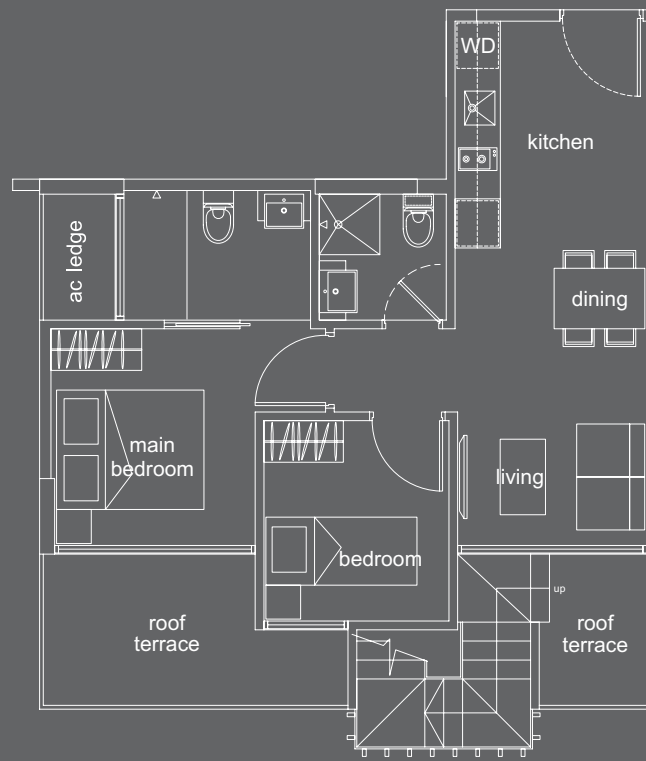
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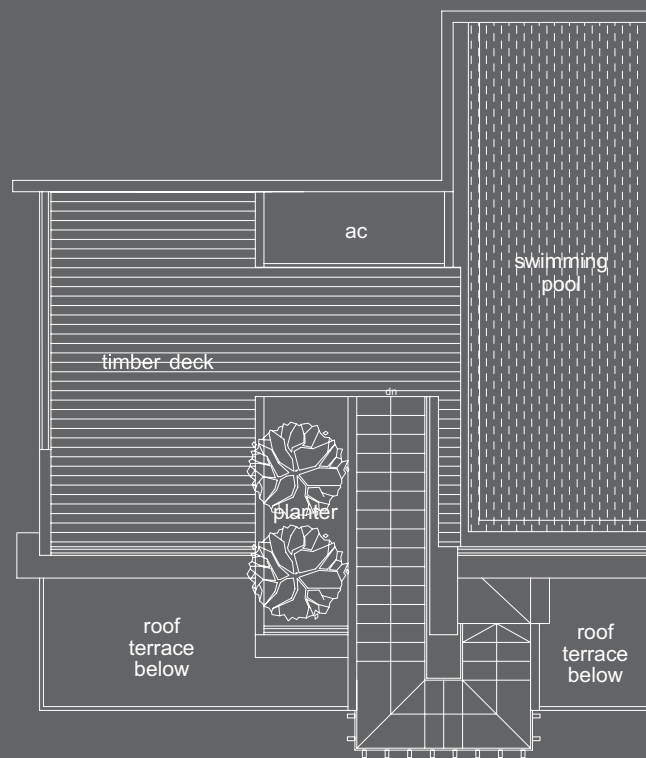
Type **PHI**

2 bdrm
1238 sq ft

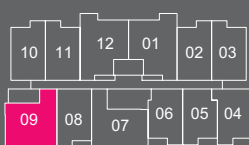
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LOWER STOREY



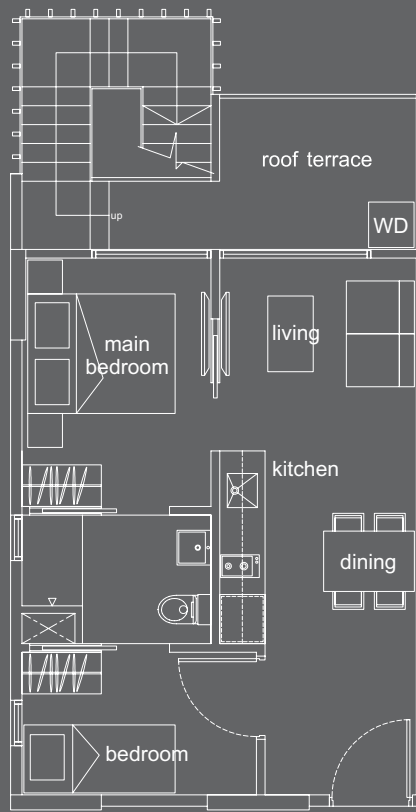
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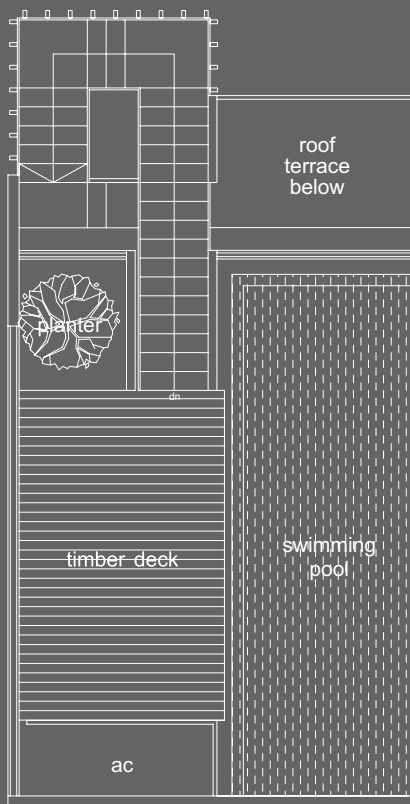
Type **PHJ**

2 bdrm
1076 sq ft

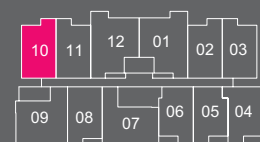
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LOWER STOREY



UPPER STOREY

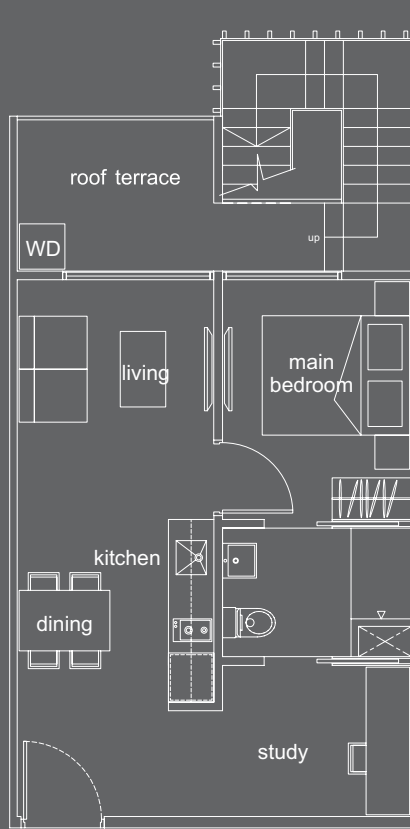


Type **PHK**

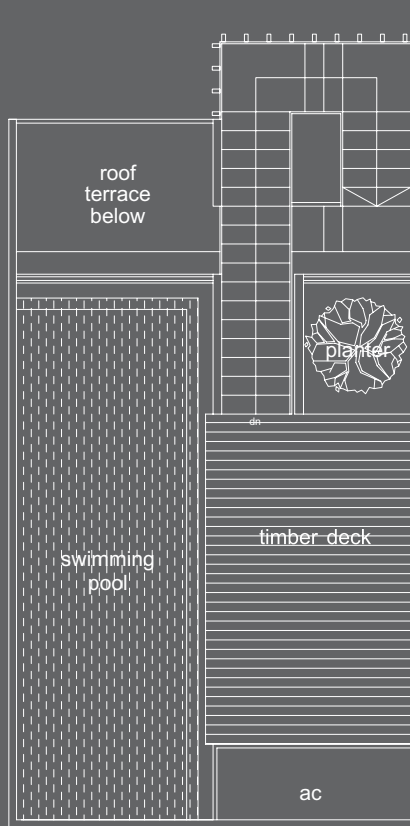
1+1 bdrm

1076 sq ft

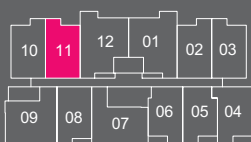
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LOWER STOREY



UPPER STOREY

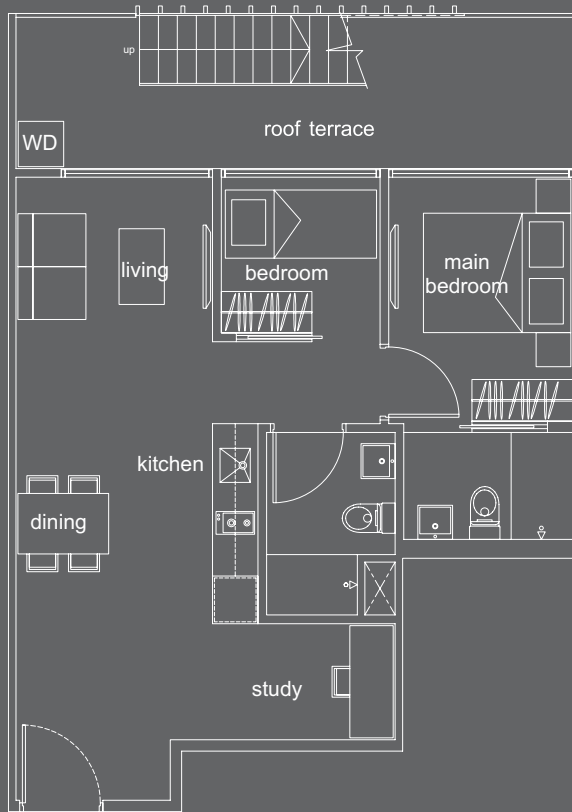


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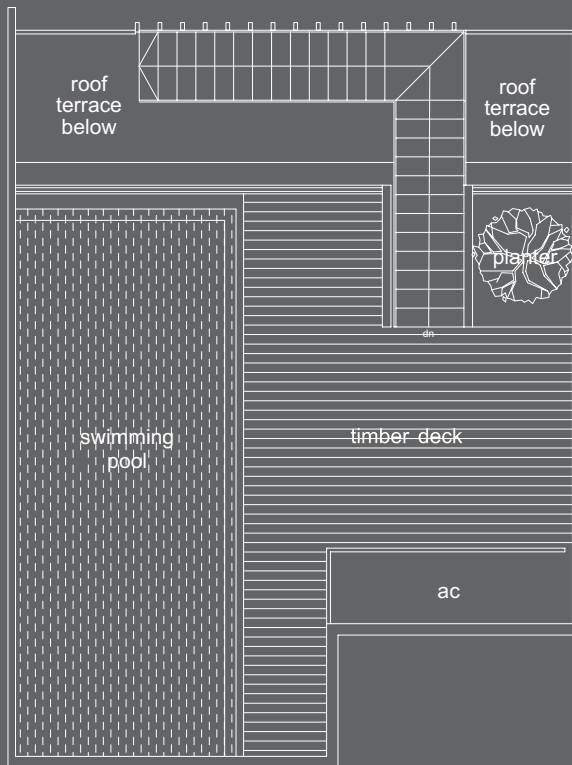
2+1 bdrm

1356 sq ft

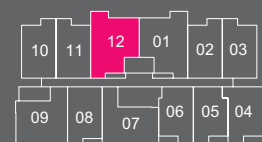
#16-12



LOWER STOREY



UPPER STOREY



1. FOUNDATION

Piling system to Engineer's specification / BCA approval.

2. SUPERSTRUCTURE

Reinforced concrete and/or Pre-Stress Concrete and/or Precast Reinforced Concrete and/or Structural Steel to Engineer's design and specification

3. WALLS

3.1 External Wall

- Reinforced concrete Walls and/or Masonry Walls

3.2 Internal Wall

- Masonry Walls and/or Cast In-Situ Reinforced Concrete Wall and/or Dry Wall Partition System and/or Light Weight Concrete Panels/ blocks

4. ROOF

4.1 Flat Roof

- Reinforced concrete roof with appropriate roofing system

4.2 Pitched Roof

- Reinforced Concrete roof or Clay roof tiles and/or Metal roof with appropriate insulation

5. CEILING

5.1 Apartments

i. Living / Dining / Bedrooms / Study

- Skim coat and/or Plaster ceiling boards and/or box-up to designated areas with paint finish

ii. Yard

- Skim coat with paint finish

iii. Master Bathroom / Common Bathrooms & Kitchen

- Moisture Resistant Plaster ceiling boards and/or box-up to designated areas with paint finish

5.2 Common Areas

i. Lift Lobbies and Gymnasium

- Skim coat and/or Plaster ceiling boards with paint finish

ii. Multi Storey Carpark, Staircase and other areas

- Skim coat with paint finish

6. FINISHES

6.1 Wall (For Apartments)

i. Living / Dining / Bedrooms / Study

- Cement and Sand Plaster and/or Skim Coat with paint finish and on exposed surface only

ii. Common Bathrooms / Kitchen

- Imported Tiles up to ceiling height and on exposed surface only

iii. Master Bathroom

- Marble or Compressed Marble Tiles up to ceiling height and on exposed surface only

6.2 Wall (For common areas)

i. Main Lift lobby

- Granite and/or Compressed Marble and/or Tiles

ii. Typical lift lobby

- Imported Tiles up to false ceiling height and/or cement and sand plaster with paint finish

iii. Gymnasium, Staircases, Corridor

- Cement and sand plaster with emulsion paint

iv. External wall

- Cement and sand plaster with textured coating and/or paint finishes

6.3 Floor (For Apartments)

i. Living / Dining

- Marble or Compressed Marble tile with skirting

ii. Bedrooms

- Timber and or Engineered Timber strips with skirting

iii. Master bathroom

- Marble or Compressed Marble tile

iv. Common Bathrooms, Kitchen, Yard, Balcony,

- Imported Tiles

v. Penthouse Staircase

- Imported Tiles and/or composite timber finish

vi. Roof Terrace Garden

- Imported Tiles and/or composite timber finishes

6.4 Floor (Common Areas)

i. Main Lift lobby

- Granite and/or Compressed Marble and/or Tiles

ii. Typical Lift Lobby, Corridors

- Imported Tiles

iii. Staircases

- Cement and Sand Screed

iv. Pool Deck, BBQ Area and Communal Area

- Imported Tiles and/or Pebble wash and/or stone and/or composite timber finish

v. Lap Pool, Wading Pool, Jacuzzi

- Mosaic Tiles

vi. Children Playground

- EPDM Granulated Rubber Flooring

7. WINDOWS

Powder coated aluminium or equivalent glazed framed windows.

8. DOORS

8.1 Main Entrance

- Approved Fire-rated timber door

8.2 Bedrooms, Bathrooms, Kitchen

- Hollow core timber door

8.3 Balcony

- Aluminium framed glass door

8.4 Roof Garden

- Hollow core timber door and/or Aluminium Framed Door

8.5 Staircase Shelter

- PSB approved blast door

9. IRONMONGERY

Good quality locksets and ironmongery to be provided to all doors

10. OTHERS

10.1 Balcony/ Roof Terrace

- Laminated Glass Railing and/or Reinforced Concrete Parapet Wall

10.2 Internal Unit Staircase

- Engineered Timber flooring with glass railing and/or metal railing and/or timber handrail

11. SANITARY FITTINGS

11.1 Master Bathroom / Common Bathroom

i. 1 shower cubicle complete with shower mixer and shower set

ii. 1 wash basin and basin mixer 1 water closet

iii. 1 mirror

iv. 1 toilet paper holder

v. 1 towel rail

vi. 1 vanity cabinet and/or shelves

vii. 1 water closet

11.2 Kitchen

- i. One stainless steel sink with mixer

12. ELECTRICAL INSTALLATION

12.1 Electrical Wiring below false ceiling within the units shall generally be concealed where possible. Electrical wiring above ceilings and main entrance corridor shall be in exposed trays and/or conduits and/or trunking

12.2 Refer to Electrical Schedule

13. TV/FM/Telephone

Refer to Electrical Schedule for details.

14. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with the Singapore Standard CP33 1996

15. PAINTING

15.1 Internal Walls

- Paint Finish

15.2 External Walls

- Weather seal paint and/or spray textured coating to designated area

16. WATERPROOFING

Waterproofing to floors of Bathrooms, Kitchen, Roof Garden, Planter Box, Balcony, Reinforced Concrete Roofs, Swimming Pools and where applicable

17. DRIVEWAY AND CARPARK

17.1 Surface Driveway

- Concrete pavers and/or tarmac and/or reinforced concrete

17.2 Multi-Storey Carpark/Driveway

- Reinforced Concrete

18. RECREATIONAL FACILITIES

Lush Sky Terrace with

- Lap Pool

- Jacuzzi

- Wading / Fun Pool

- Gymnasium

- Fitness and Wellness Corner

- Children's Playground

- Pool and Sun Deck

- BBQ Area

- Landscape View Deck

- Landscape Garden

- Lawn

- Mini Golf Putting Green

19. SOIL TREATMENT

Anti Termite soil treatment by specialist, where applicable

20. ADDITIONAL ITEMS

20.1 Kitchen Cabinets / Appliances

- Built in Kitchen cabinets with solid surface worktop complete with sink and mixer, cooker hood and hob

20.2 Wardrobes

- Quality wardrobes provided to all bedrooms (2400 Height)

20.3 Air-conditioner

- Split Unit Air conditioning System to Living / Dining , Study and Bedrooms

20.4 Intercom System

- Intercom System between 1st Storey/carpark lift lobby , Visitor call panels and apartment

20.5 Hot water Supply

- Hot water supply to Kitchen and Bathroom

20.6 Security System

- Proximity access card to 1st Storey and carpark lift lobby

- Closed Circuit Television System (CCTV) to 1st storey Lift Lobby and designated common area

20.7 Fridge

- Free Built in Fridge or free standing fridge

NOTES

1. Granite and marble are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble or granite 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.
2. Timber strips are natural material containing veins and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in their selection and installation.
3. The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Singapore Cable Vision Ltd (SCV) 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.
4. Layout/location of wardrobes, kitchen cabinets and fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.
5. Where warranties are given by the manufacturers and/or contractors and/or suppliers of any equipments 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. The Vendor shall not be answerable for any failure of these manufacturers and/or contractors and/or suppliers to honour any warranty.
6. Air-conditioning system has to be maintained by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes which are essential for the efficient running and prolonging the operating life of the system.
7. All recreational facilities are subject to change/ approval by the relevant authorities and/or technical requirements/compliance.
8. Whilst every reasonable care has been taken in preparing this brochure, the developer and its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statements or representations of fact.
9. All information and specifications are current at the time of going to press and are subject to change as may be required and cannot form part of the contract. All plans are subject to any amendments approved or may be approved by the relevant authority. Visual representations including (architectural) models, drawings, photographs/pictures and artists' renderings are impression only, while illustrations of interiors are only decor suggestions and none to be regarded as representation facts. Floor areas are approximate measurements and subject to final survey.
10. The Sales & Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale & Purchase Agreement and shall in no way be modified by any statements, representation or promises made by us or the marketing agent.

Name of Project	38 i Suites
Developer	Sustained Land Pte Ltd
Tenure of Land	Fee Simple (Freehold) on Lots 01740, 01741A, 01742K, 01743N, 01744X, 01745L, 01746C, 01747M & 01748W MK. 25 at 38 Ipoh Lane
Building Plan No	A1276-00550-2010-BP01
Developer's Licence No	C0738
Expected Date of TOP	30/06/2015
Expected Date of Legal Completion	30/06/2018

DEVELOPER:



Sustained Land Pte Ltd

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Coastal View Residences



Coastal Breeze Residences



833 MB Residences



Suites de Laurel



Tivoli Grande

