

8bassein
Redefining Work & Living Space



WORLD CLASS LAND

Inspired by the Horizon

Soho is where you can express
yourself, create and re-invent.





The Soho Lifestyle

Exuding an air of exclusivity and prestige, 8 Bassein boasts the perfect living space for those who demand the best. Choice 1-bedroom and 3-bedroom units provide the ultimate balance of home and office for the most ambitious of lifestyles ... A truly inspiring new space redefining the concept of 'Live, Work and Play'.





A Privileged Address

Strategically located in the upscale District 11, 8 Bassein lies in vibrant and fast-growing Novena – close to the CBD, yet far enough for you to escape its hustle and bustle.



Art's Impression

A Mesmerizing
Panorama





An Immersive Aerial Experience

An entrancing experience for the eyes, 8 Bassein's Sky Garden was designed to afford you a bird's eye view of Novena – the ideal getaway for after-work drinks and gatherings.



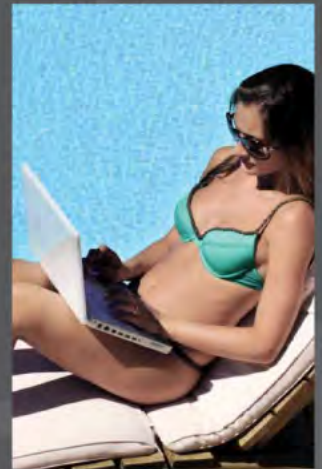
Artists Impression





The Professional's Haven...

...with a range of facilities and conveniences to
enhance work-life balance.



Sleek, Modern, Chic

B Bassein's design incorporates style into its range of amenities such as the serene infinity pool, relaxation pool deck and water features, creating an ambience that is both quiescent and idyllic.





Penthouse Jacuzzi

Indulge in a quiet rendezvous at the open-roof terrace and private Jacuzzi, while drinking in inspirational vistas from your own personal vantage point — exclusively for 3-room penthouses.



A Gateway
To The City



Superb Location

Located in the heart of Singapore's up-and-coming medical hub housing both government and private health institutions, including Tan Tock Seng Hospital, Mount Elizabeth-Novena Hospital and the National Neuroscience Institute, 8 Bassein is also situated within 1km to St. Joseph's Institution, close to Singapore Chinese Girls' School and Anglo Chinese School. Additionally, enjoy the convenience of being a stone's throw away from a plethora of retail and gastronomic outlets, and within walking distance to Novena MRT station and minutes drive to both Pan Island Expressway (PIE) and Central Expressway (CTE).





Moonlit Adventures

Twilight awakens the explorer. From the fascinating
Clarke Quay to the famous Orchard Road and
extensive eateries, your pursuits can be endless to
take away the stress of the daily grind.





A Retail and Gastronomic Extravaganza Awaits ...

... with an eye-opening array of retail outlets spread out across neighbouring malls, like Novena Square, Velocity, Square 2, United Square, to the gastronomic delights of Newton Food Centre.





A Haven For
Quality Time



Lush & Luxurious Interiors

A private residence that epitomizes lavish lifestyles, transform the 3 dimensional space into any configuration with high quality fittings and modern furnishings, using renowned brands such as Gateman, Bosch, Fascina, OXO and Grohe.





Harmonizing Work and Play

Creatively diverse to achieve all forms of living – a conceptual elevated platform to separate business and home, cleverly maximizing the Soho space whilst remaining sophisticated and sleek in simplicity. Now working, playing and living can take on a whole new meaning, at an exclusive address with a worthwhile proposition.

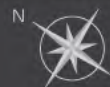


Site Plan



LEGEND

- | | |
|-------------------------------|-----------------------------------|
| 1. Entrance | 9. Pool Deck @ 1st Storey |
| 2. Driveway | 10. Children's Playground |
| 3. Pedestrian Gate | 11. BBQ Area |
| 4. Guard House | 12. Landscape Area |
| 5. Open Surfaced Carpark | 13. Function Room @ 2nd Storey |
| 6. To Basement Parking | 14. Indoor Gymnasium @ 2nd Storey |
| 7. Swimming Pool | 15. Sky Terrace @ 13th Storey |
| 8. Changing Room @ 1st Storey | |



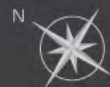
Unit Floor Plans

4th - 10th Storey



LEGEND

-  1 Bedroom Unit
-  3 Bedroom Unit
-  3 Bedroom Penthouse Unit



Unit Floor Plans

11th - 12th Storey



LEGEND

-  1 Bedroom Unit
-  3 Bedroom Unit
-  3 Bedroom Penthouse Unit

Unit Floor Plans

Sky Garden Storey



LEGEND

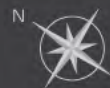
-  1 Bedroom Unit
-  3 Bedroom Unit
-  3 Bedroom Penthouse Unit

Unit Floor Plans Penthouse Storey



LEGEND

-  1 Bedroom Unit
-  3 Bedroom Unit
-  3 Bedroom Penthouse Unit



TYPE A

42 sqm/ 452 sqft
1 Bedroom



UPPER PLATFORM

#04 - 01 #09 - 01
#05 - 01 #10 - 01
#06 - 01 #11 - 01
#07 - 01 #12 - 01
#08 - 01



TYPE C

40 sqm/ 431 sqft
1 Bedroom



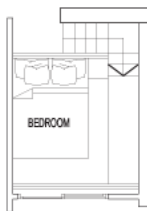
UPPER PLATFORM

#04 - 03 #08 - 03
#05 - 03 #09 - 03
#06 - 03 #10 - 03
#07 - 03



TYPE B

42 sqm/ 452 sqft
1 Bedroom



UPPER PLATFORM

#04 - 02 #09 - 02
#05 - 02 #10 - 02
#06 - 02 #11 - 02
#07 - 02 #12 - 02
#08 - 02



TYPE D

40 sqm/ 431 sqft
1 Bedroom



UPPER PLATFORM

#04 - 04 #08 - 04
#05 - 04 #09 - 04
#06 - 04 #10 - 04
#07 - 04



TYPE E

40 sqm/ 431 sqft.
1 Bedroom



UPPER PLATFORM

#04 - 05 #08 - 05
#05 - 05 #09 - 05
#06 - 05 #10 - 05
#07 - 05



TYPE F

40 sqm/ 431 sqft.
1 Bedroom



UPPER PLATFORM

#04 - 06 #08 - 06
#05 - 06 #09 - 06
#06 - 06 #10 - 06
#07 - 06



The above plans are subject to changes as may be approved by relevant authorities. Plans are not drawn to scale.

TYPE G

42 sqm/ 452 sqft.
1 Bedroom



UPPER PLATFORM

#04 - 07 #09 - 07
#05 - 07 #10 - 07
#06 - 07 #11 - 07
#07 - 07 #12 - 07
#08 - 07



TYPE H

42 sqm/ 452 sqft.
1 Bedroom



UPPER PLATFORM

#04 - 08 #09 - 08
#05 - 08 #10 - 08
#06 - 08 #11 - 08
#07 - 08 #12 - 08
#08 - 08



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TYPE C2

81 sqm/ 872 sqft
3 Bedroom



UPPER PLATFORM

#11 - 03
#12 - 03
#13 - 01



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TYPE F2

81 sqm/ 872 sqft
3 Bedroom



UPPER PLATFORM

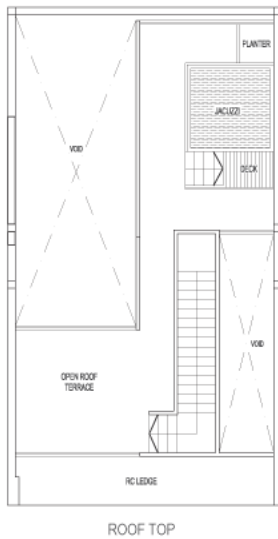
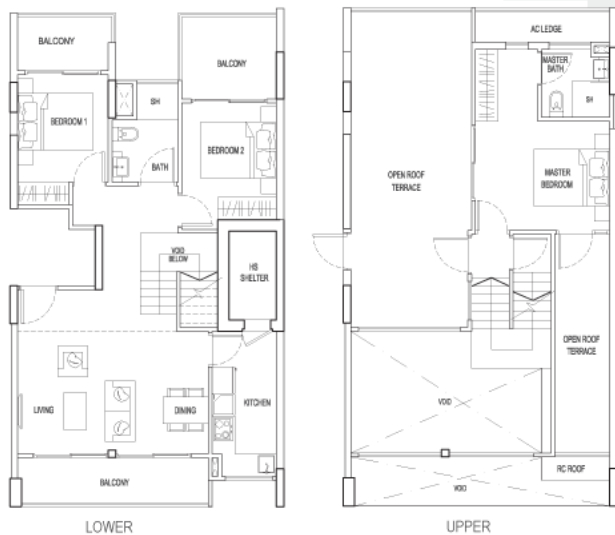
#11 - 06
#12 - 06
#13 - 06



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TYPE A1

185 sqm/ 2099 sqft
3 Bedroom Penthouse



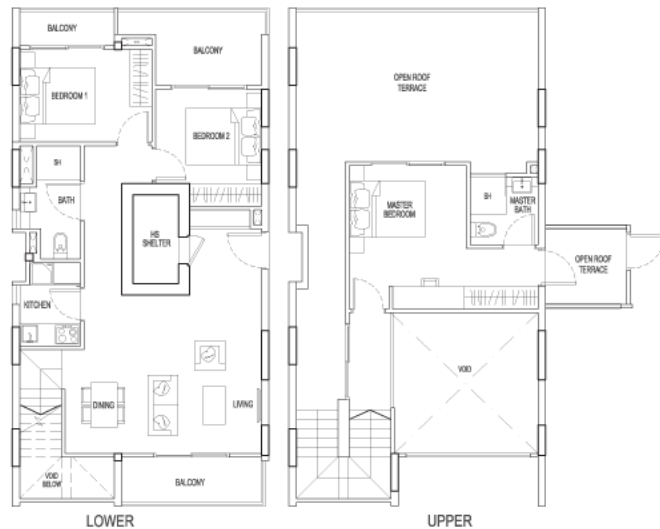
#14 - 01



The above plans are subject to changes as may be approved by relevant authorities. Plans are not drawn to scale.

TYPE B1

207 sqm/ 2228 sqft
3 Bedroom Penthouse

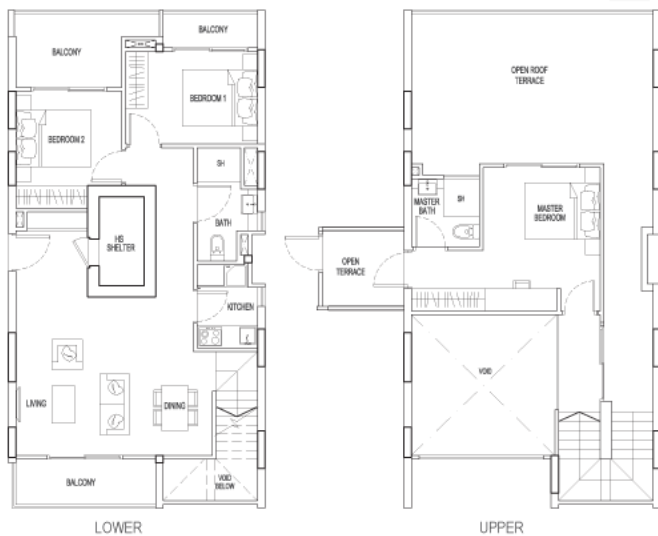


#14 - 02



TYPE F1

207 sqm/ 2228 sqft
3 Bedroom Penthouse



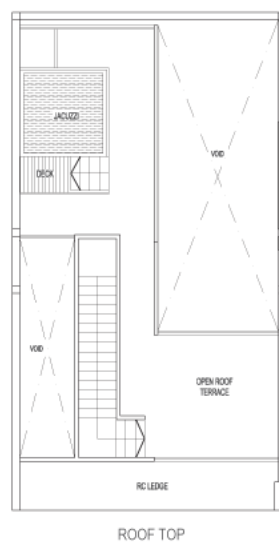
#14 - 06



The above plans are subject to changes as may be approved by relevant authorities. Plans are not drawn to scale.

TYPE H1

195 sqm/ 2099 sqft
3 Bedroom Penthouse



#14 - 08



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Specification

1) FOUNDATION

Concrete raft foundation

2) SUPERSTRUCTURE

Reinforced concrete using Grade 30 concrete manufactured from Portland Cements complying with S325 steel reinforcement bar complying with S320

3) WALLS

- i) External Wall: Reinforced concrete and/ or clay bricks
- b) Internal Wall: Reinforced concrete and/ or clay bricks and/ or dry walls

4) ROOF

Reinforced concrete roof with appropriate waterproofing system and/ or insulated metal roofing system

5) CEILING

a) Apartment

- i) Living, dining, bedrooms, balcony, kitchen/ kitchenette and bathrooms shall be skimmed coat with emulsion paint or false ceiling
- k) Household shelter shall be skimmed coat with emulsion paint

b) Common Area

- i) Lift lobbies shall be skimmed coat with emulsion paint or false ceiling
- k) Staircase and other areas shall be skimmed coat with emulsion paint.

6) FINISHES

a) Wall (Apartment)

- i) Internal
 - 1) Living/Dining, bedroom, balcony, roof terrace shall be cement and sand plaster/skim coat with emulsion paint up to ceiling height or exposed area only.
 - 2) Bathroom and kitchen shall be ceramic and/ or homogeneous tiles laid up to false ceiling height for exposed area only.
Note: Except for Type A, B, C, D, E, F, G, H kitchenette shall be cement and sand plaster/skim coat with emulsion paint up to ceiling height or exposed area only
 - 3) Household shelter shall be smooth cement finish/skim coat with emulsion paint up to ceiling height
 - 4) Other areas shall be cement and sand plaster/skim coat with emulsion paint up to ceiling height

ii) External

- 1) Cement and sand plaster/ skim coat with emulsion paint

b) Walls (For Common Area)

i) Internal

- 1) Lift lobbies shall be ceramic and/ or homogeneous tiles at lift entrance area
- 2) Common Staircase shall be cement and sand plaster/skim coat with emulsion paint
- 3) Other areas shall be cement and sand plaster/skim coat with emulsion paint up to ceiling height

ii) External

- 1) Cement and sand plaster/ skim coat

c) Floors (For Apartment)

- i) Living, dining and kitchenette shall be in compressed marble with skirting
- ii) Bedrooms shall be in timber strips with skirting
Note: Except Type A, B, C, D, E, F, G, H bedroom is compressed marble with skirting
- iii) Private staircase shall be in timber strips with skirting
- iv) Bathroom, kitchen, balcony, and open roof terrace and household shelter shall be in ceramic and/ or homogeneous tiles

d) Floors (For Common Area)

- i) Lift lobbies and Common Staircase shall be in ceramic and/ or homogeneous tiles
- ii) Other areas shall be in cement sand screed and/ or ceramic and/ or homogeneous tiles
- iii) Common swimming pool shall be in mosaic tiles

7) WINDOWS

Powder coated aluminum and/ or UPVC framed glass windows
Note: Colour of frame and glass is subject to Architect's selection

8) DOORS

- a) Main entrance shall be approved fire-rated timber door with quality digital lock
- b) Bedrooms and bathrooms shall be hollow core timber swing door
- c) Kitchen shall be hollow core timber swing sliding door with viewing panel
- d) Open roof terrace and balcony shall be powder coated aluminum door and/ or UPVC framed glass door
- e) Household shelter shall be light steel protective door according to competent Authority's requirement
Note: Quality lockset shall be provided towards entrance door and other doors

9) SANITARY FITTINGS

a) Master Bathroom

- One shower screen with shower mixer and rain shower
- One vanity counter complete with wash basin and tap mixer
- One pedestal water closet
- One mirror
- One paper holder
- One towel rail

b) Common Bathroom (Only apply to Type A1, B1, H1, F1, C2, G22)

- One shower screen with shower mixer and rain shower
- One vanity counter complete with wash basin and tap mixer
- One pedestal water closet
- One mirror
- One paper holder
- One towel rail

c) Kitchen/ Kitchenette

- One kitchen sink
- One level sink kitchen tap

d) Jacuzzi for Penthouse units

Note: The type and colour of wares, fittings and accessories are subject to availability and Architect's selection

10) ELECTRICAL INSTALLATION

- a) Refer to Electrical Schedule for details
- b) All electrical wiring are concealed in conduits/ trunkings whenever possible

11) TV AND/ OR FM / TELEPHONE

SCV outlets/ Telephone outlets will be provided for living/ dining areas and/ or all bedrooms and/ or Household shelter. Subscription charges shall be borne by Purchaser

12) LIGHTNING PROTECTION

Lightning protection system is provided and complied with Singapore Standard CP

13) PAINTING

- a) Internal walls & ceiling: Emulsion paint
- b) External walls: Sprayed textured coating and/ or emulsion paint

14) WATER PROOFING

Waterproofing shall be provided to floor of kitchen/ kitchenette, bathroom, balcony, sky terrace, open roof terrace, private Jacuzzi, AC ledge, reinforced concrete roof and common swimming pool

15) DRIVEWAY AND CARPARK

- a) Ceramic / homogeneous tiles or cement sand screed to driveway and carpark
- b) Total no. of carpark: 78 lots (inclusive of 2 handicapped lots)

16) RECREATIONAL FACILITIES

- a) Swimming Pool
- b) Pool deck
- c) Children Playground
- d) BBQ Area
- e) Indoor Gymnasium
- f) Function Room
- g) Lounge area at sky terrace
- h) Changing Room
- i) Common landscape

17) ADDITIONAL ITEMS

- a) Top & bottom kitchen cabinet complete with solid surface top, built-in fridge, cooker hood & hob and microwave
- b) Built-in wardrobes shall be provided to all bedrooms
- c) Air-conditioning to living/ dining and bedrooms
- d) Hot water supply to all bedrooms and kitchens
- e) Remote control shall be provided for automatic system
- f) Audio intercom provided to each apartment. Audio system linked to entrance

NOTES -

1) Marble & Granite

Marble and granite are natural stone materials containing veins and tonal 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 hence cannot be totally avoided. Granite tiles are prepolished 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

ii) Timber

Timber strips are natural materials containing veins and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation

iii) Wardrobe, Kitchen Cabinets, Fan Coil Units, Electrical points and Door Swing position

Layout/ location of wardrobes, kitchen cabinets, fan-coil units, electrical points and door swing position are subject to Architect's sole discretion and final design

iv) Air-Conditioning

Air-Conditioning system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters and clearing the condensate pipes to ensure good working condition of the system

v) Materials, Fixings, Equipment, Finishes, Installations & Appliances

The brand, color 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.

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Another Prestigious Project By:



WORLD CLASS LAND

[A wholly owned subsidiary of Aspiel Corporation Limited]

We Bring You World Class Homes
55 Ubi Avenue 1, #05-16 Singapore 408835
Tel: 6840 7777 Fax: 6841 7460

Developer: World Class Developments (City Central) Pte Ltd. Company Reg No: 201111808R. Tenure of Land: Estate in Fee Simple (Freehold)
Lot No & Mukim No: 606X, 607L TS 29. Building Plan: A1450-D1127/2011-SP01. Approved on: 7 Feb 2012
Expected TOP Date: 31/05/2015. Expected Date of Legal Completion: 31/05/2017. Developer's License No: 006885