

8

HULLET



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H U L L E T

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*A Celebration At  
Every Turn*



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# Luxurious Elegance At Orchard Road's Doorstep

## About 8 Hullet

Nestled in the heart of Singapore City's prestigious district 9, 8 Hullet sits over glamorous Orchard Road where luxury, entertainment and style unfolds with every step you take.

8 Hullet is a residential condominium strategically located at Singapore's exclusive shopping belt where the modern convenience of dining, entertainment and good schools is balanced with the quaint and private neighbourhood of a national heritage site.

An exclusive sanctuary in the midst of exciting city living, 8 Hullet features 12 floors of 44 apartments rising above a beautiful verdant garden that serves as space for relaxation and moments of serenity.

Designed with an exquisite arrangement of panelled spacings, her brilliant architecture endows Orchard Road's panoramic skyline with a touch of elegance under a celebration of stars.

Each luxurious apartment offers spectacular aerial views of Singapore's cityscape allowing for breath-taking experiences from dusk till dawn.

With the city as your home, awake to an urban adventure promenading down Orchard Road, soaking in urban city thrills before an elegant evening escapade.

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Marina Bay Sands

Emerald Hill

Orchard Central

Orchard Gateway

313 @ Somerset

Orchard Shopping Centre

\*SCAPE

Cineleisure

Mandarin Gallery

The Heeren

Ngee Ann City

ION Orchard

# The City is Your Home

From vibrant Somerset to the artistic Orchard Cineleisure, experience a kaleidoscope of shopping, lifestyle and cultural adventures where the splendour of cosmopolitan living is at your fingertips.



- Legend**
- Shopping District
  - Dining Experiences
  - Entertainment & Nightlife
  - Lush & Heritage

At 8 Hullet Road, the city is your home with each day bringing a new experience waiting to be celebrated.

## I. Your Galleria



Indulge in a plethora of shopping experiences at trendy boutiques before skipping to the nearest mega-mall for a retail adventure that knows no end.

## II. Your Dining Room



Experience the best of Singapore as you embark on a culinary adventure where the city provides endless dining options to satisfy even the most discerning palates.

## III. Your Entertainment Room



Catch blockbuster hits in Orchard Road's modern cinemas for a sensory experience before the evening unveils a fabulous nightlife that includes exquisite wine-bars and elegant lounges.

## IV. Your Garden



Stroll through Emerald Hill taking in Singapore's rich colonial past as character filled conservation streets enchants your path amidst perfect lush greenery.

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## Your Galleria

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### A Shopping Paradise Fulfilling Your Every Desire

Step into one of Asia's most sophisticated and diverse shopping destinations.

Beginning at iconic ION and stretching to Plaza Singapura, be lured by the dazzling shoppes at Paragon and Mandarin Gallery's wall-to-wall glitz, capturing your attention with beautiful displays showcasing everything from high-fashion couture to boutique vintage collections.



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## Every Luxury & Convenience Within Reach

From quaint cafes & yoga studios to medical facilities including Mount Elizabeth Hospital, Orchard Road serves as your home brimming with amenities anyone could desire.

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## Your Dining Room

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## Culinary Experiences & Epicurean Adventures

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Known as the food capital of the world, be spoilt for choice as you begin your exploration of culture through tantalising food. From French Michelin Star creations to sizzling Japanese fusion food, each dish brings with it a unique signature taste turning each bite into a savoury experience and each meal an epicurean adventure.



Be it family celebrations or candle-lit dinners, Orchard Road provides the perfect setting whether you choose to dine in luxury or feast over a hearty fare filled with laughter and conversations.

## Endless Excitement Around-The-Clock

Home to perhaps Asia's greatest cinema collection, catch every new blockbuster hit straight from Hollywood as you relax in luxurious theatres.



Lining the streets of Orchard Road towards Emerald Hill is a collection of quaint and charming bars, serving up everything from aged whiskey to vintage wines and Havana cigars under a backdrop of music and live performances emanating from the ever popular bars.


## A Tranquil Walk Brimming With Charm



Soak in quiet moments of tranquility as you navigate down streets rich in Peranakan heritage evident by Chinese Baroque architecture that surrounds it.





The image shows a modern architectural entrance. A large, multi-story building with a facade of dark wood slats and glass windows is partially visible. In the foreground, a wide, paved area with a brick pattern leads to a covered walkway. The walkway is supported by thick, dark grey concrete pillars. The roof of the walkway is made of dark wood slats, and the edges are adorned with lush green plants and vines that hang down. In the background, there are more trees and a clear blue sky. The overall atmosphere is one of a lush, green, and modern urban environment.

A Lush Entrance  
Heralds Your Arrival



Artist's Impression

## Landscape

- |                         |                    |
|-------------------------|--------------------|
| 01 Drop Off Point       | 07 Kid's Pool      |
| 02 Guard House          | 08 BBQ Area        |
| 03 Private Lift Lobbies | 09 Yoga Lawn       |
| 04 Gymnasium            | 10 Meditation Lawn |
| 05 Toddler's Playground | 11 Seating Corner  |
| 06 Swimming Pool        |                    |



## Life's Luxurious Moments In The Serenity Of Home



Located beside Emerald Hill's quiet charm, 8 Hullet brings to residents a private retreat amidst the hustle and bustle of Singapore's modern metropolis.



A lush forest feature wall uplifts and inspires arrivals while an azure pool on the ground floor beckons residents for a rejuvenating afternoon respite.

Bask in gorgeous serenity as you stretch out on the lawn ringed by architectural brilliance while falling asleep to the chirps and sways of nature's harmonic dance.

Discover timeless tranquility at 8 Hullet, a private enclave at the doorstep of the city's glitz and glamour.





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A Sanctuary Oasis  
In The Heart Of  
The City

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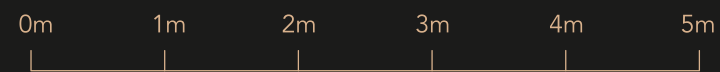
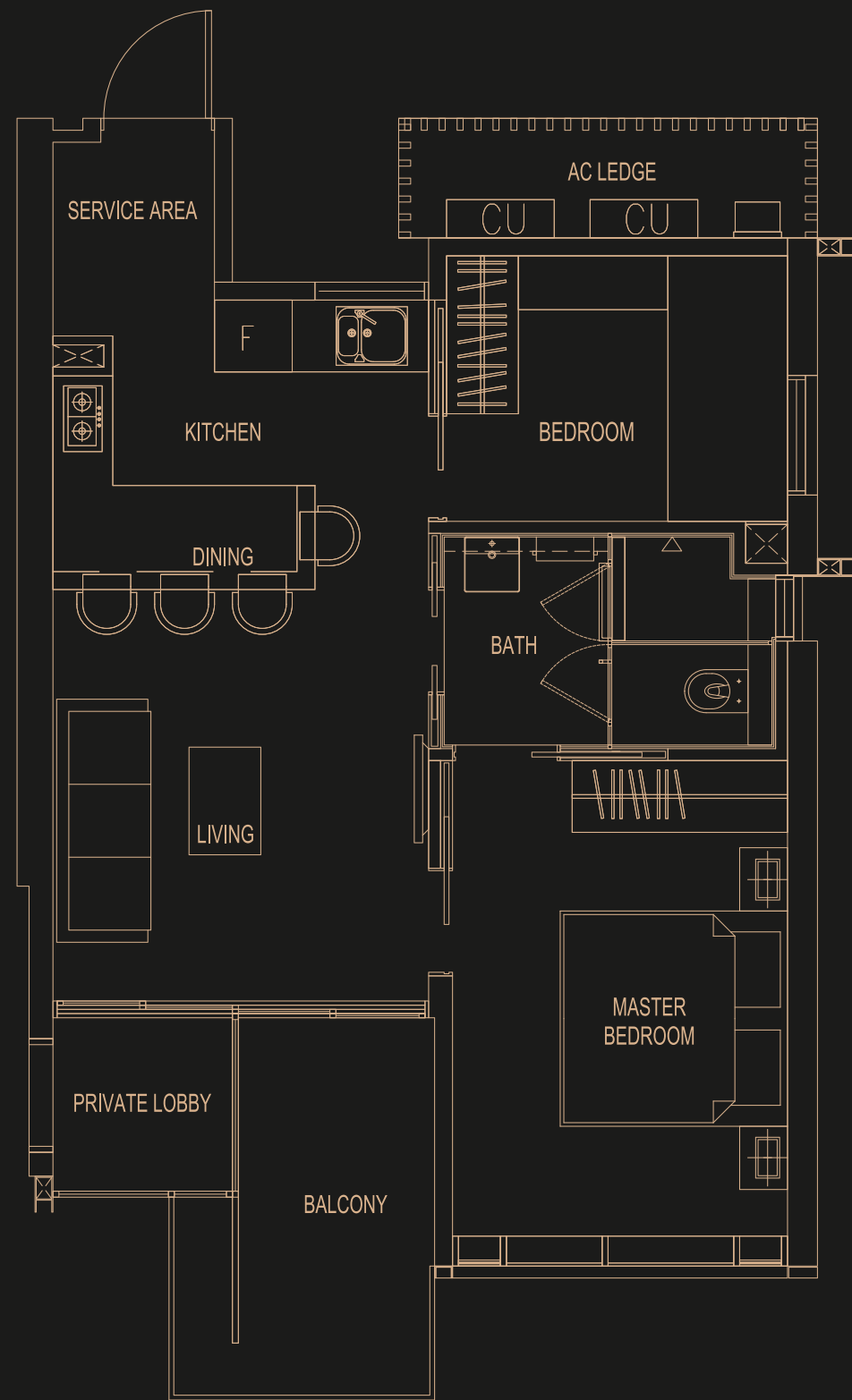
# Effortless Elegance Spacious Living



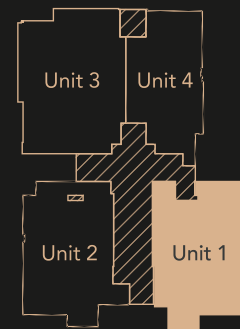
Ride up the private lift direct to your apartment where a curated selection of exquisite furnishings awaits you. Hold an afternoon gathering with friends before indulging in an evening respite with the family in your personal haven. Come home to a world of luxurious elegance where every comfort you desire is within reach.

# Unit 01

Area: 61 sqm  
#02-01 to #12-01

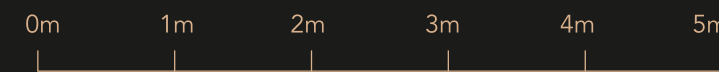
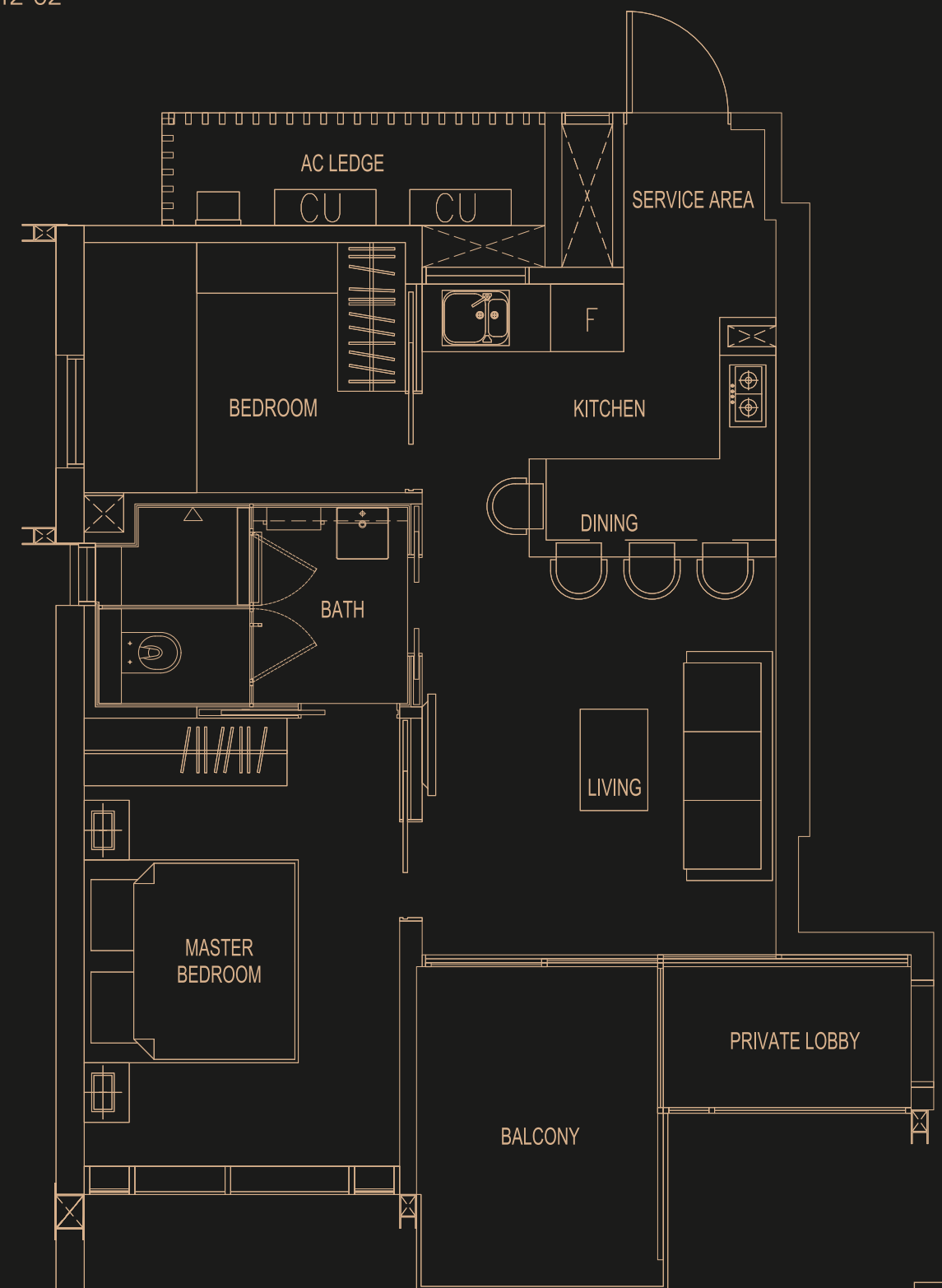


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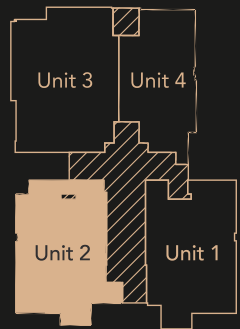


# Unit 02

Area: 62 sqm  
#02-02 to #12-02



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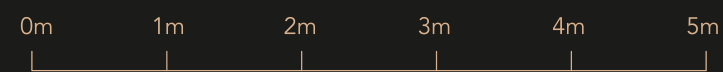
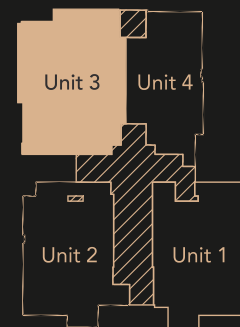
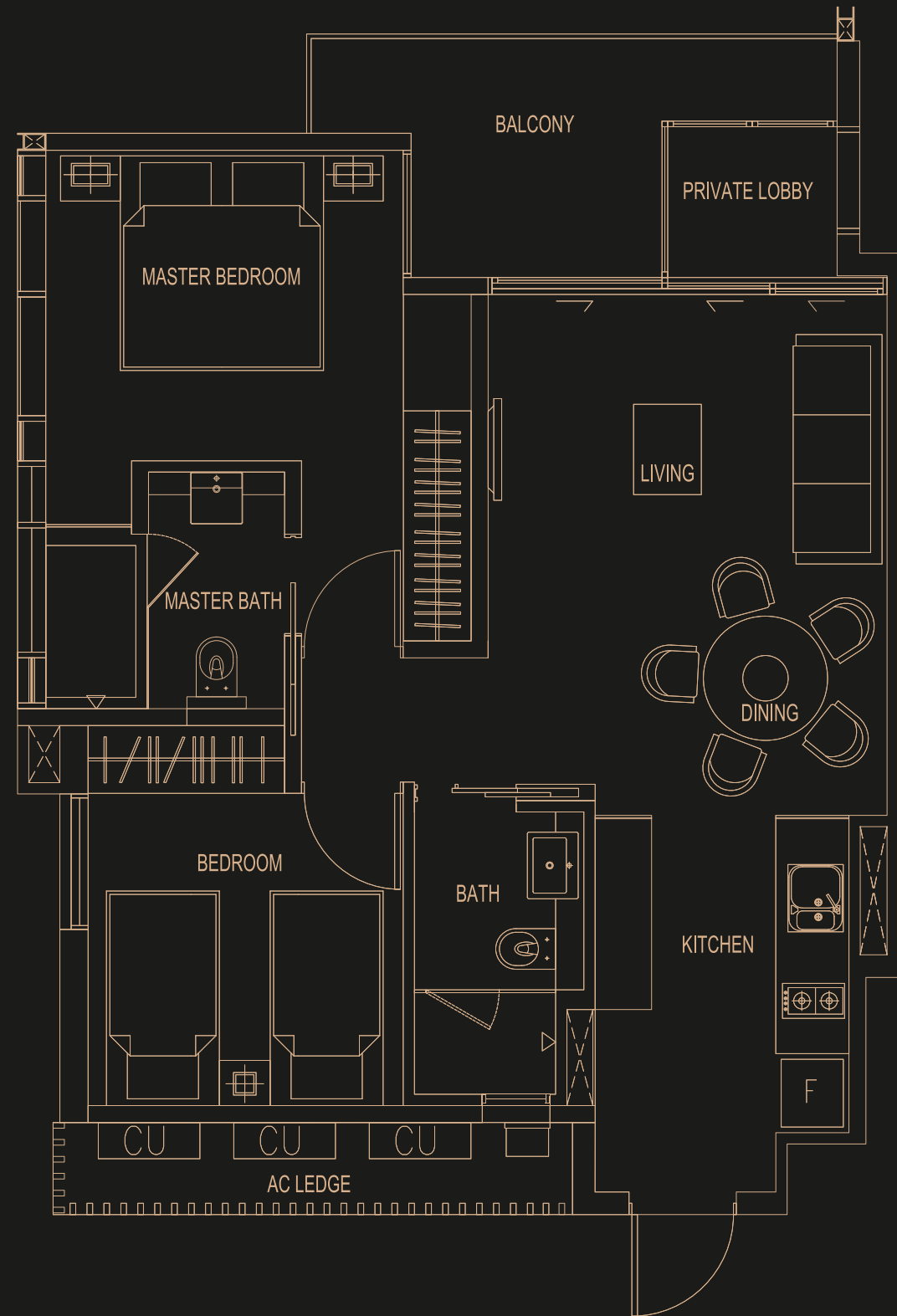
# Stunning City Panoramas Amidst A Verdant Oasis



Lined generously with floor to ceiling windows, each apartment enjoys an abundance of natural lighting. These spacious homes feature private balconies, allowing for a breathtaking view of the orchard skyline while soaking in the city's gentle night breeze.

# Unit 03

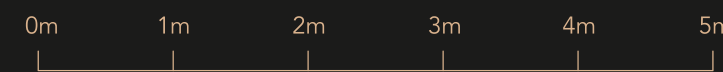
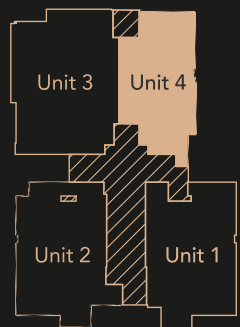
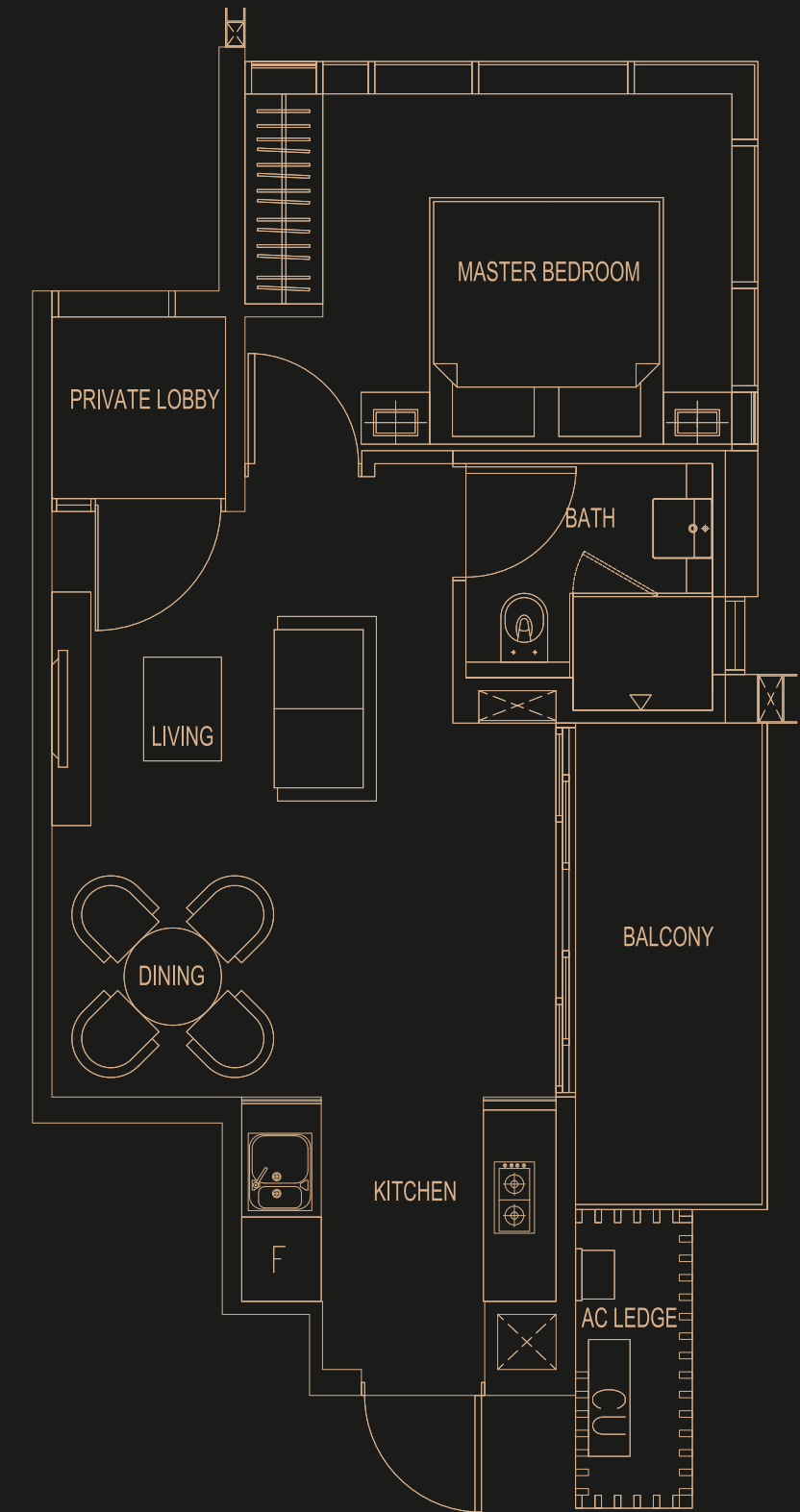
Area: 74 sqm  
#02-03 to #12-03



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# Unit 04

Area: 50 sqm  
#02-04 to #12-04



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# Unveil Orchard Road's Sparkling Beauty At 8 Hullet

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8  
HULLET



# Building Specifications

## Foundation

Piled foundation to engineer’s design

## Superstructure

Reinforced concrete and structural steel elements to engineer’s design

## Walls

Internal walls: concrete and/or brick wall and/or precision block wall and/or concrete blocks and/or dry walls

## Roof

- a) Reinforced concrete roof with appropriate waterproofing and insulation system
- b) Tempered laminated glass balcony canopy with steel structural framing elements

## Ceiling

- a) Living, dining, bedrooms, private lift lobby and other areas: plaster suspended ceiling board and/or skim coating
- b) Kitchen and bathrooms: moisture resistant ceiling board
- c) Balcony: composite timber ceiling

## Finishes

### a) (I) Wall - Internal

- i) Living, dining, kitchen, bedrooms, private lift lobby, and other areas: plastering and/or skim coating with emulsion paint
- ii) Kitchen: cabinet doors in high gloss finish, carcass in melamine finish & Quartz worktop
- iii) Bathrooms: marble laid up to false ceiling heights and/or underside of RC soffit
- iv) Master Bath: marble laid up to false ceiling heights and/or underside of RC soffit
- v) Gymnasium: plastering and/or skim coating with emulsion paint and/or mirror on wall

### (II) Wall - External

- i) Aluminum cladding and/or fair faced concrete finish and/or cement & sand screed plaster with emulsion paint and/or textured coating finish rendered with emulsion paint

### b) (I) Floor - Internal

- i) Private lift lobby, living, dining: engineered timber flooring
- ii) Master bath and/or bathrooms: marble
- iii) Master bedrooms, bedrooms: engineered timber flooring
- iv) Balcony: reconstituted timber decking
- v) Kitchen: timber lookalike homogeneous tiles
- vi) Lift flooring: granite flooring
- vii) Gymnasium: EPDM rubber flooring

### (II) Floor - External

- i) Air-con ledge: cement and sand screed
- ii) Swimming pool & Kid’s Pool: ceramic tiles
- iii) Footpath, walkway, BBQ area: granite tiles and/or timber-lookalike concrete
- iv) Toddler’s playground: EPDM rubber flooring

## Notes:

### Marble and granite

Marble and granite are natural stone materials containing veins with tonality differences. There will be color & marking caused by their complex mineral composition and incorporated in impurities. While such materials can be pre-selected before installation, this non-conformity cannot be totally avoided.

### Timber

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

## Windows and Screen

Aluminum framed glass windows with or without aluminum trellis

### Notes:

- i) All aluminum screens shall be powder coated finish
- ii) All aluminum frames shall be powder coated finish
- iii) All glazing shall be approximately 6-15mm thick and shall be clear and/or tinted and/or frosted
- iv) All windows can either be side hung, bottom hung, top hung, sliding, sliding/folding, louver or any combinations of the mentioned

## Door

- a) Master bedroom, bedrooms, bathroom, master bath: hollow core timber swing and/or sliding pocket doors
- b) Living room, Balcony, Private Lift Lobby: aluminum framed glass sliding / swing doors
- c) Kitchen to common corridor: solid timber door
- d) Storey Shelter: airtight light steel protective door

## Sanitary Fittings

### a) Master Bath

- i) 1 marble vanity top with basin and WELLS rating water saving mixer taps
- ii) 1 mirror
- iii) 1 water closet
- iv) 1 toilet paper holder
- v) 1 built-in bathtub within frame tempered glass shower cubicle with WELLS rating water saving shower mixer
- vi) 1 tower rail

### b) Bathrooms (PBU)

- i) 1 basin and WELLS rating water saving mixer tap
- ii) 1 mirror
- iii) 1 water closet
- iv) 1 toilet paper holder
- v) 1 frame tempered glass shower cubicle with WELLS rating water saving shower mixer
- vi) 1 tower rail

### c) Accessible Toilet (for common use)

- i) 1 water closet
- ii) 1 basin with 1 tap
- iii) 1 toilet paper holder

## Electrical Installation

- i) Concealed electrical wiring in conduits below false ceiling level. Electrical wiring behind ceiling / wall boards shall be in exposed conduits or trunking.
- ii) Refer to electrical schedule for details.

## Air-Conditioning System

A variable Refrigerant system with inverter compressors will be provided with energy savings rating. All units will be provided with wall mounted FCUs in all bedrooms and ceiling ducted FCU in common Living / Dining rooms.

## TV/Telephone

Cable Ready TV and Telephone infrastructure for owner connection to any of the service providers in Singapore.

## Lightning Protection

In compliance with Singapore Standard SS555:2010.

## Waterproofing

Waterproofing to floors of basement, kitchens, bathrooms, A/C Ledge, Swimming pool & R.C. flat roof

## Painting

Emulsion paint and/or textured coating finish to designated areas

## Driveway and Carpark

- a) Cement screeding with granite tiles to driveway and epoxy resin coating to carpark and driveway.
- b) Limited number of car park lots due to LTA’s approved range based car parking system

## Drop Barrier and Side Gate

- a) Car drop barrier: Common drop barrier with card operated access as per Architect’s design
- b) Pedestrian: Common gate with card operated access as per Architect’s design

## Fencing/RC Retaining Wall

Plastered brick and/or reinforced concrete retaining wall with emulsion paint and/or textured coating finish render with emulsion paint. Galvanised steel fencing with polyurethane based paint finish. Final height and design of RC retaining wall, boundary wall/fencing shall depend on site conditions and constraints.

## Additional items

- a) Kitchen cabinets: doors in high gloss finish, carcass in melamine finish & Quartz worktop
- b) Kitchen appliances: Kuppertsbusch Built-in Oven with microwave, Gas Hob, Integrated Hood & Liebherr integrated refrigerator/freezer
- c) Wardrobes to bedrooms and master bedroom: Doors in HPL laminated finish, drawers/shelves/ panels in melamine finish
- d) Hot water supply to all bathrooms by means of a City Gas water heater
- e) Audio intercom shall be provided for all units

## Recreational Facilities

- a) Swimming Pool
- b) Kid’s Pool
- c) Gymnasium
- d) BBQ Pit
- e) Toddler’s Playground
- f) Seating Corner
- g) Yoga Lawn
- h) Meditation Lawn

### Notes:

#### 1. Cablevision:

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Starhub Cable Vision Ltd (SCV) or any other relevant authorities. The Vendor is not responsible to make arrangements with SCV for the Service connection for subscription for SCV subscription channels.

#### 2. 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.

3. Layout/ Location of kitchen cabinets and fan coil units are subjected to Architect’s sole discretion and final design.

**Developer:** Hullet Development Pte Ltd  
**Tenure Of Land:** Freehold  
**Expected Date of TOP:** November 2021  
**Expected Date of Legal Completion:** February 2025  
**Lot No:** TS 27 Lot 01142C

**Developer’s License No.:** C1242  
**Building Plan No.:** A1678-00001-2017-BP01  
**Planning Approved No.:** ES20170228R0212



# Come Home To The City

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