



AURA 83

THE *Art* OF LIVING WELL

Welcome to **Aura 83**

Let your journey to a modernistic quality lifestyle begin here



Your vision of the art of living well.

With **AURA83**



Artist's Impression

Be captivated with the wholesome atmosphere of Aura 83,
a refined freehold home ensconced in the heart of the East.

Allow both the contemporary and distinct air of unit exclusiveness
and the urban resort environment to create a vision of striking a balance in life.



Strengthen the personal **Aura**
by connecting with our exclusive tropical haven for that impeccable state of mind and soul - just for you.



Be a consummate **Artisan** in establishing a harmonious environment
of vibrant communal living and enhanced family-bonding.







Turn in for the night with ease and peace of mind
under the becalming **Ambience.**

Appreciate and unwind with a gourmet meal in the restful dining area.





Artist's impression



Attain **Artfulness**
with facilities of Aura 83 for that spirit of invigoration.

The pool lounge to soothe, the pristine pool to relax,
and the contemporary gym facilities to work-out for a better you.





Be it enjoying a barbeque, or simply chilling out, the cosy **Alcove**
is just right for your entertainment pleasure.



Artist's impression



Location Map

Endless possibilities for a wholesome connection.

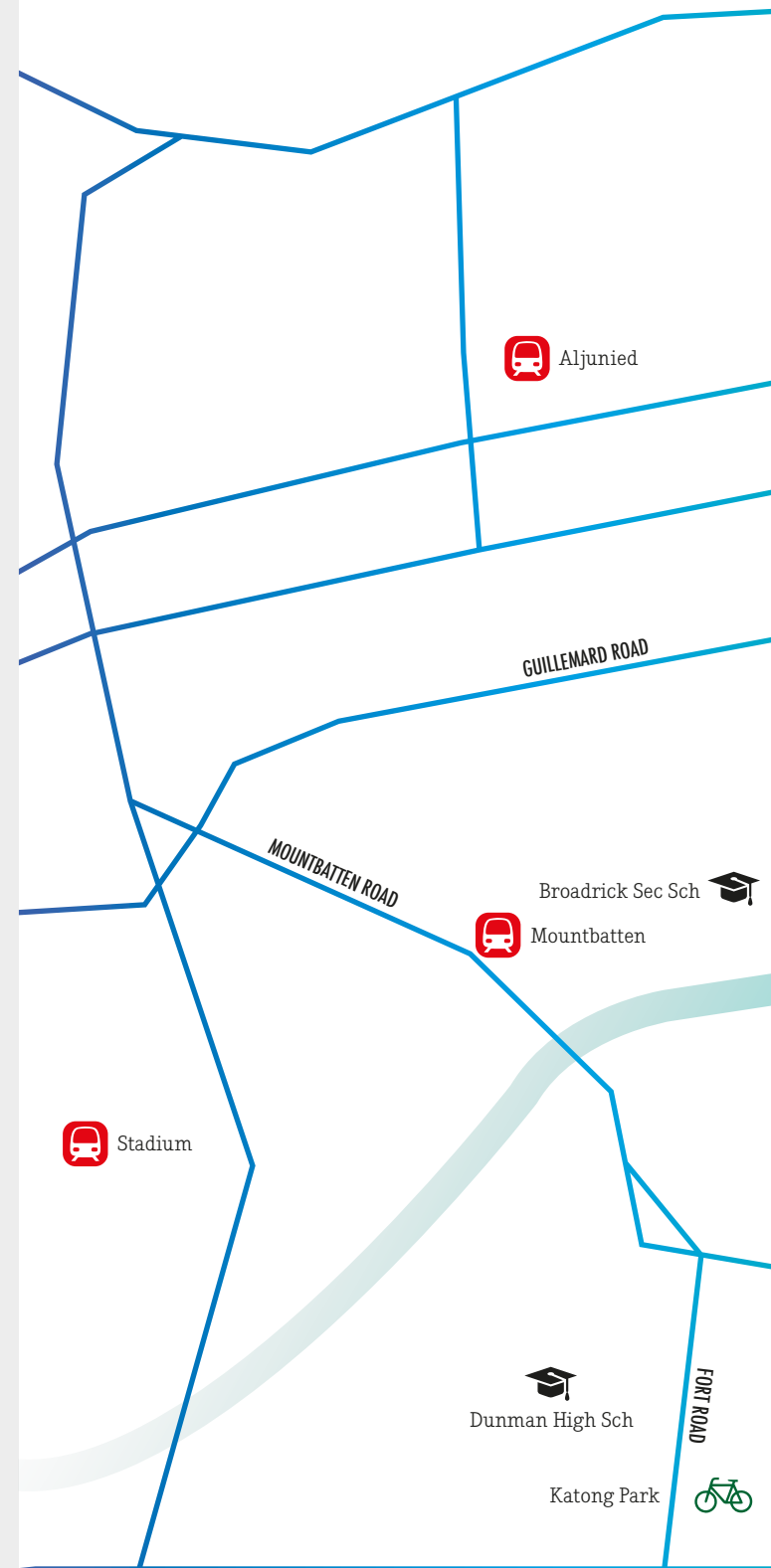
An appropriate combination of renowned and international schools for easy and convenient access.

The wide expanse of East Coast Park, along with the Siglap Park Connector, for that fresh aura and good connectivity.

Within a stone's throw, and a few minutes away, established urban malls like Katong Plaza and Parkway Parade to delight the senses.

And not forgetting the fusion of authentic cuisine at Katong Village, and various other gastronomical choices nearby.

Aura 83 – endless possibilities.





Site Plan

- A. Entrance
- B. Gym & Clubhouse
- C. Pool Terrace
- D. Swimming Pool
- E. Pool Lounge
- F. Jacuzzi
- G. Children's Pool
- H. Children's Playground
- I. Wellness Terrace
- J. Entertainment Terrace
- K. Outdoor Gourmet Dining




SITE PLAN
0 5 10 15 20 METERS

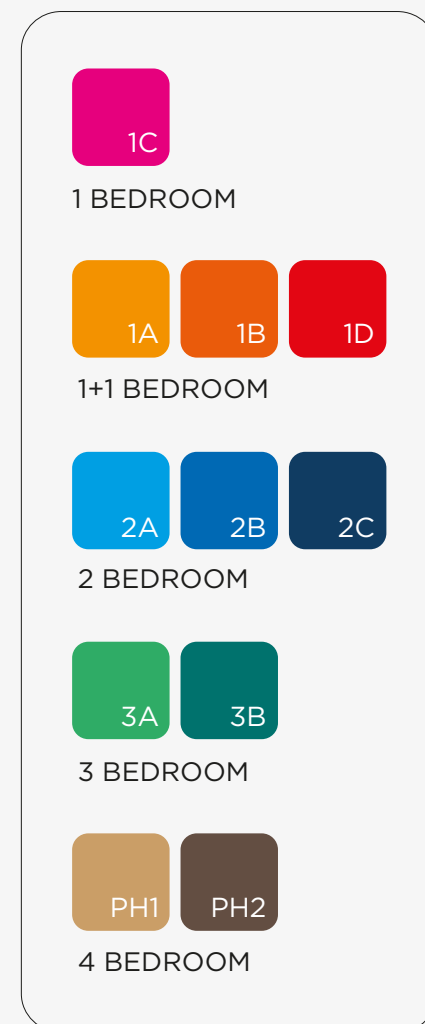
Unit Distribution



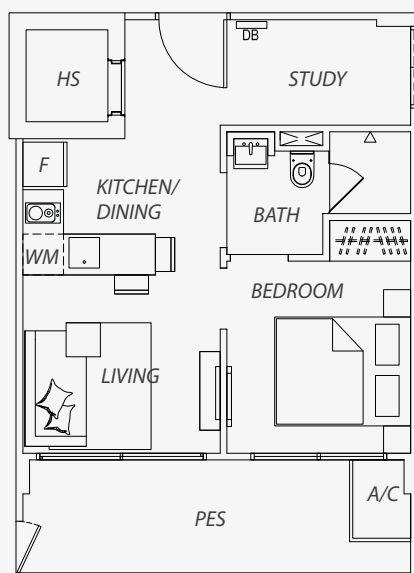
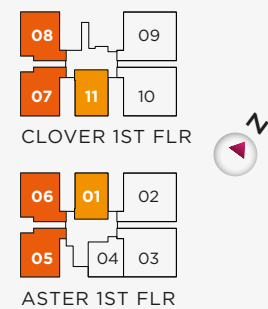
Aster



Clover



Unit Plan

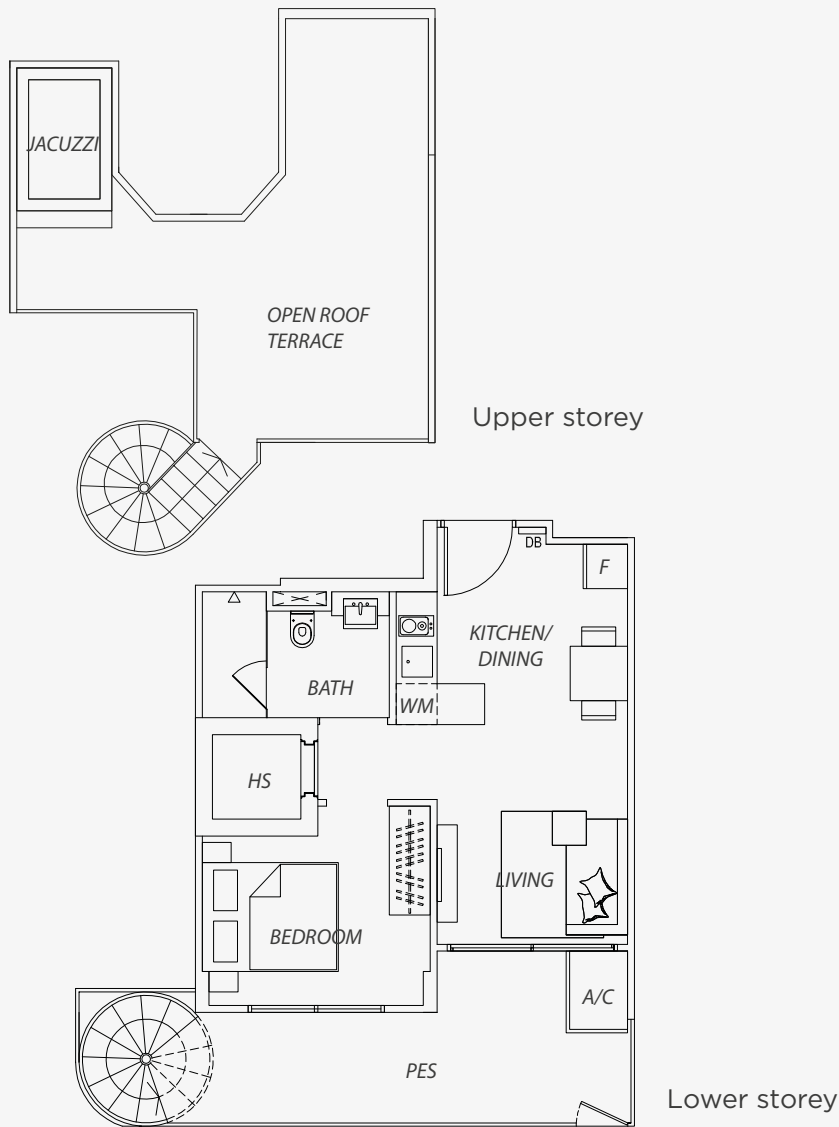


Type 1A (PES)
1A 47 sqm
Aster: #01-01
Clover: #01-11

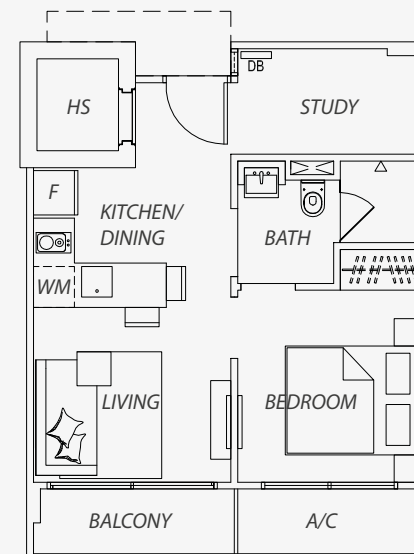
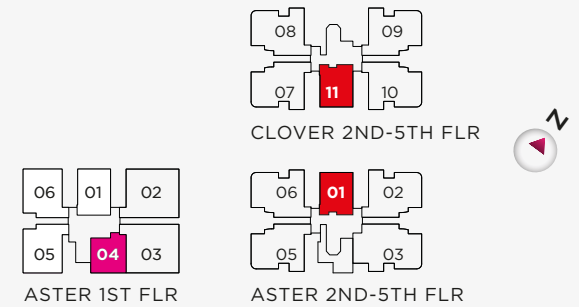


Type 1B (PES)
1B 59 sqm
Aster: #01-05 & #01-06
Clover: #01-07 & #01-08

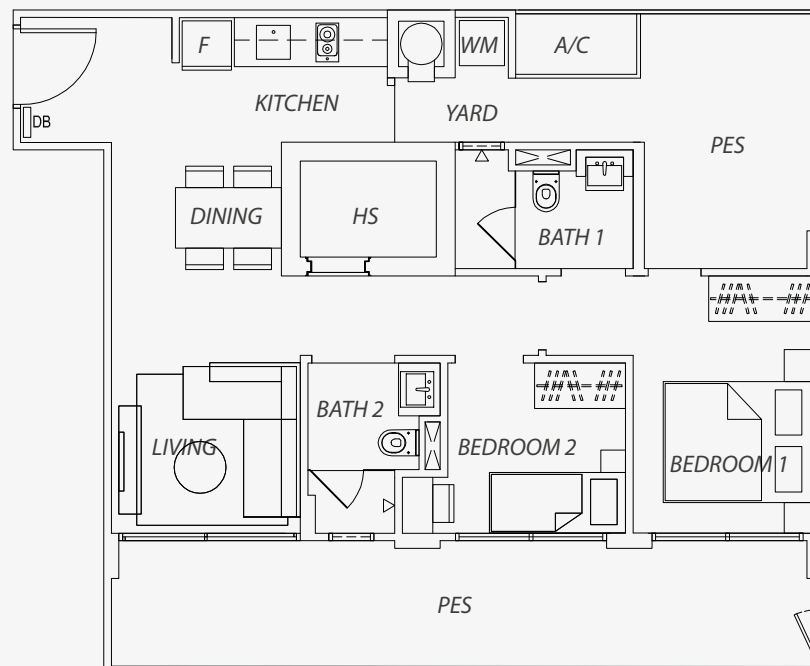
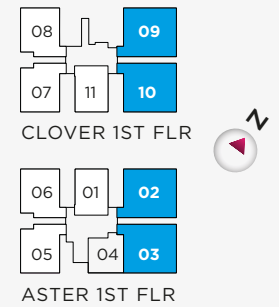
All plans are not drawn to scale and are subject to changes as may be necessary or approved by the relevant authorities.
All floor areas are approximate only and are subject to final survey.



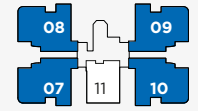
Type 1C
 1C 84 sqm
 Aster: #01-04



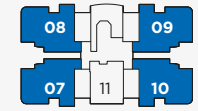
Type 1D
 1D 45 sqm
 Aster: #02-01, #03-01, #04-01 & #05-01
 Clover: #02-11, #03-11, #04-11 & #05-11



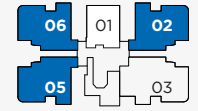
2A Type 2A (PES)
83 sqm
Aster: #01-02 & #01-03
Clover: #01-09 & #01-10



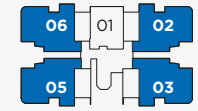
CLOVER 2ND FLR



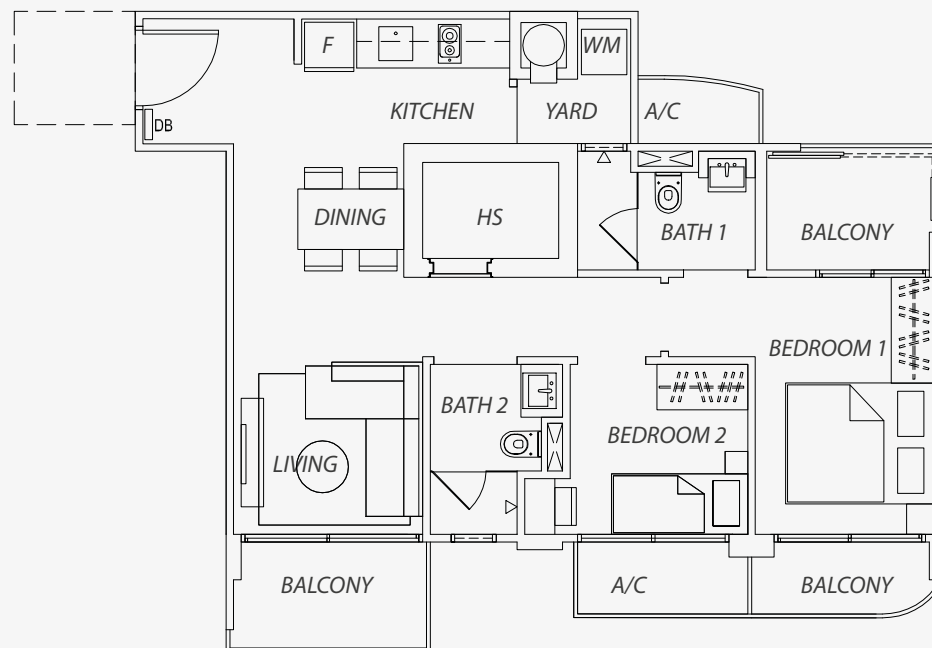
CLOVER 4TH FLR



ASTER 2ND FLR



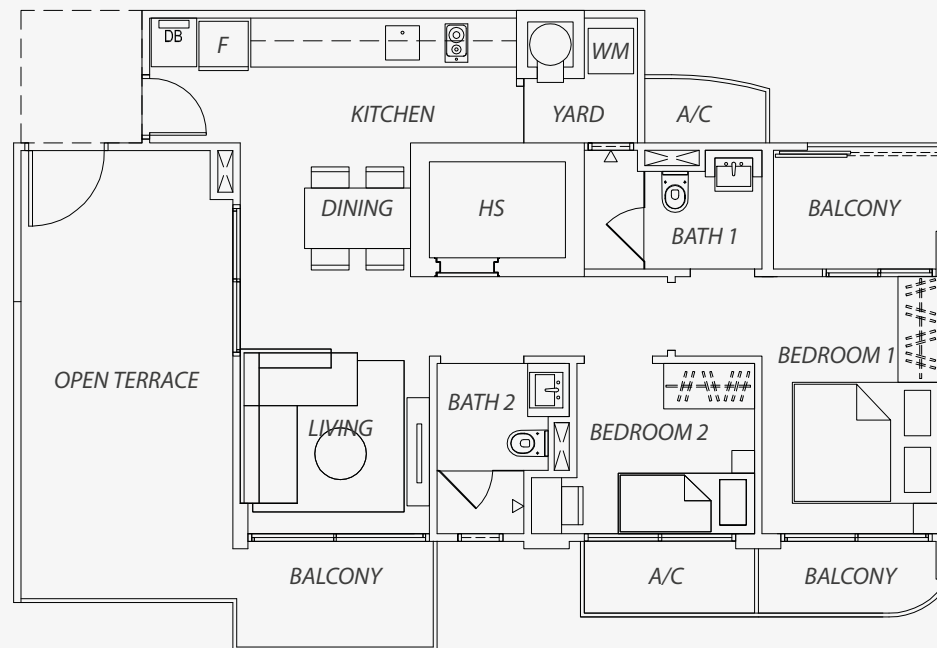
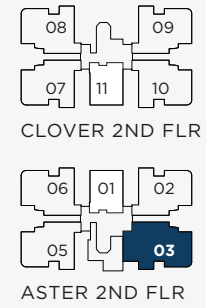
ASTER 4TH FLR



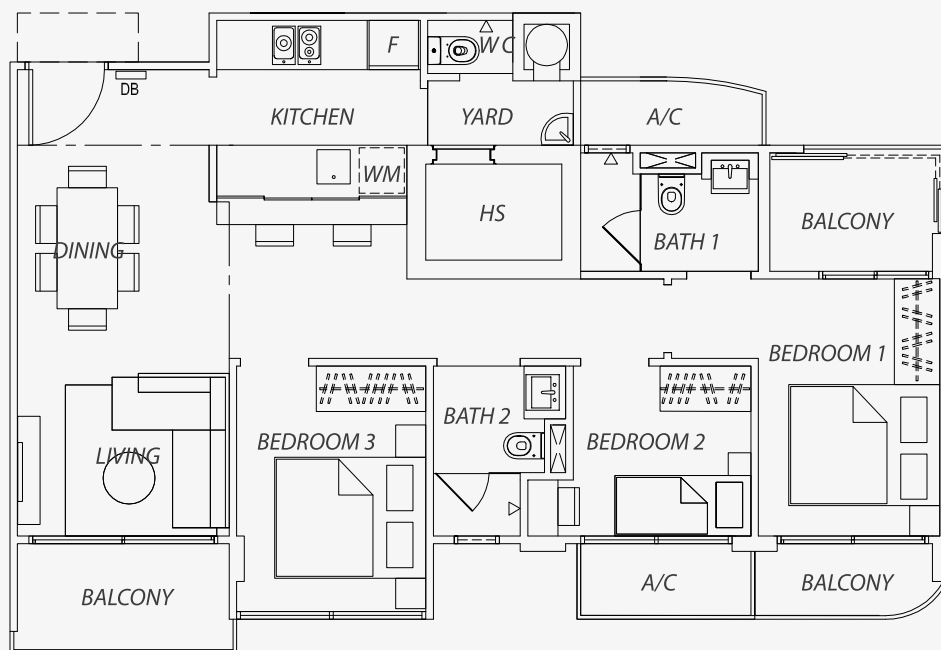
2B Type 2B

72 sqm/73 sqm

Aster: #02-02, #02-05, #02-06 (72 sqm)
 #04-02, #04-03, #04-05, #04-06 (73 sqm)
 Clover: #02-07, #02-08, #02-09, #02-10 (72 sqm)
 #04-07, #04-08, #04-09, #04-10 (73 sqm)



Type 2C
90 sqm
Aster: #02-03



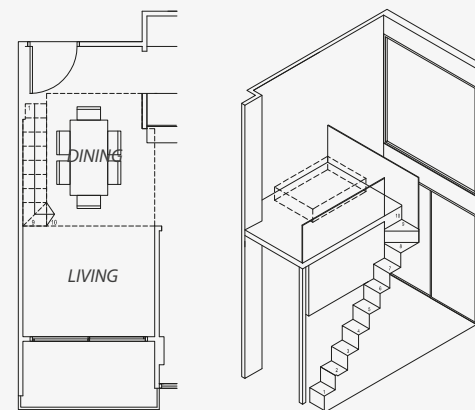
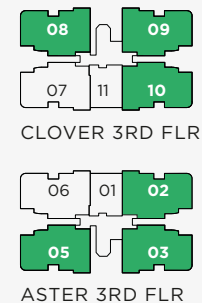
Type 3A

3A

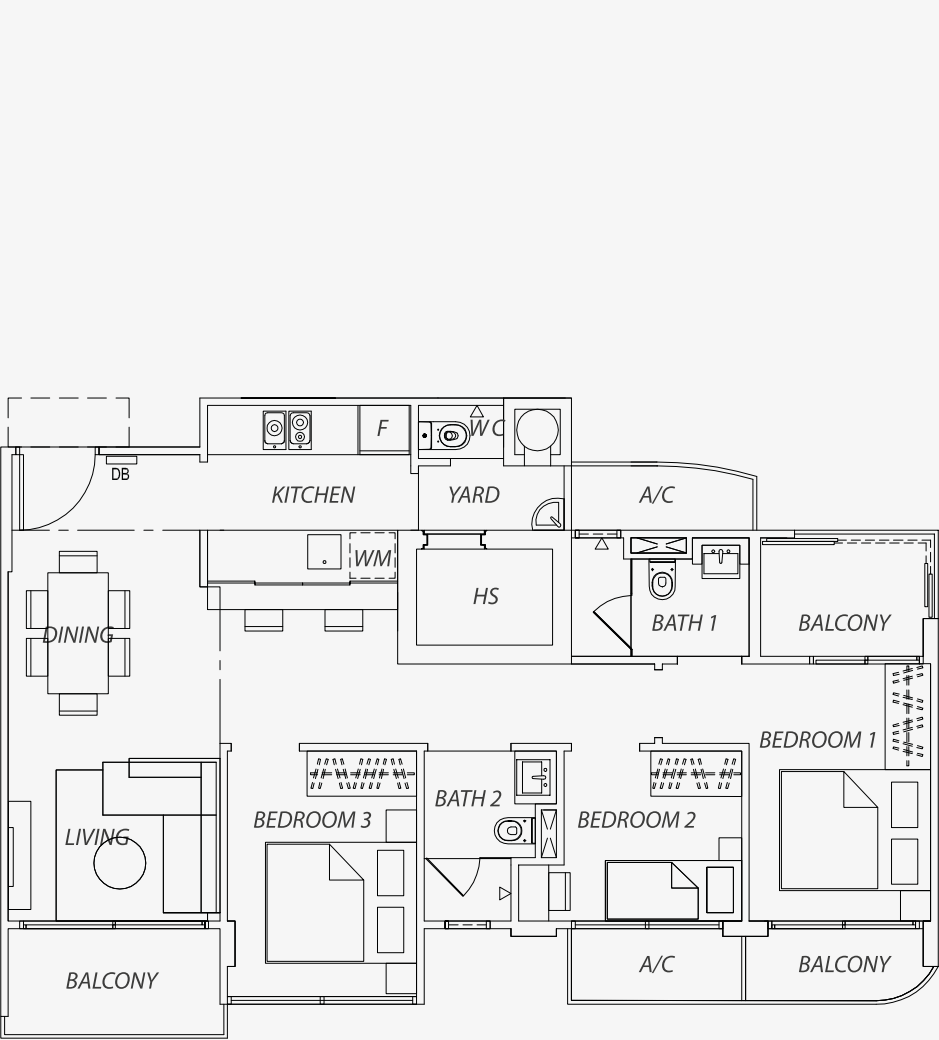
104 sqm

Aster: #03-02, #03-03 & #03-05

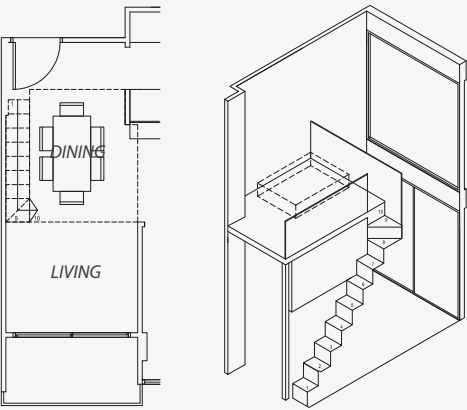
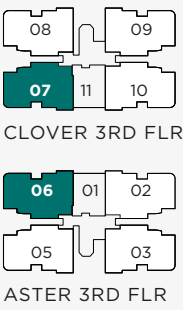
Clover: #03-08, #03-09 & #03-10



Suggested loft layout for entertainment/study area



Type 3B
104 sqm
Aster: #03-06
Clover: #03-07



Suggested loft layout for entertainment/study area

All plans are not drawn to scale and are subject to changes as may be necessary or approved by the relevant authorities.
All floor areas are approximate only and are subject to final survey.

Specifications

1. FOUNDATION

Reinforced concrete foundation
2. SUPER-STRUCTURE & SUB-STRUCTURE

Reinforced concrete structure
3. WALLS

a) External: Common clay brick/reinforcement concrete walls

b) Internal: Common clay brick/reinforcement concrete walls/cement and sand block/aerated block
4. ROOF

a) Flat Roof: Reinforced concrete roof with appropriate insulation and waterproofing system

b) Attic Roof: Reinforced concrete roof with aluminium cladding and/or metal roofing with appropriate insulation
5. CEILING

a) Living, Dining, Hallway leading to Bedrooms, Bedrooms, Study Room, Household Shelter, Yard, PES, Balcony, A/C Ledge: Skim coating on concrete ceiling, with or without plaster ceiling boards / box-ups to designated areas with emulsion paint

b) Kitchen, Bathrooms and W.C.: Fibrous plasterboard ceiling with emulsion paint
6. FINISHES

a) Walls

i) Living, Dining, Bedrooms, Study Room, Hallway to Bedrooms, Balcony, Household Shelter, Yard, A/C Ledge: Cement and sand plaster / cement skim coat with emulsion paint (on exposed surfaces only)

ii) Bathrooms, W.C.: Ceramic / Homogeneous tiles (up to false ceiling height and on exposed surfaces only)

iii) Open Roof Terrace, PES: Cement and sand plaster / cement skim coat with emulsion paint

b) Floor

i) Living, Dining and Hallway to Bedrooms: Marble / homogeneous tiles with or without skirting

ii) Bedrooms, Study Room: Timber strips with or without skirting

iii) Bathrooms, W.C. Kitchen, Balcony, Open Roof Terrace, PES, A/C Ledge next to Bedrooms, Yard, Household Shelter: Ceramic / homogeneous tiles with or without skirting (on exposed surfaces only)

iv) Other A/C Ledges: Cement and sand screed
7. WINDOWS

Powder coated aluminium framed sliding and/or sliding and folding and/or top hung window and/or fixed with tinted and/or frosted and/or clear and/or laminated glass panel
8. DOORS

a) Main Entrance Door: Fire-rated timber door

b) Bedrooms and Bathrooms: Laminated timber sliding or sliding/folding or swing door

c) Living/ Dining to Balcony/PES, Bedroom to Balcony/Open Roof Terrace/PES, Kitchen to Yard: Powder coated aluminium framed sliding or swing glass door with tinted glass panel

d) Kitchen to Yard: Powder coated aluminium framed grille door

e) Household Shelter: Blast-proof metal door

f) Open Roof Terrace and PES: Metal gate
9. IRONMONGERY

Lockset and ironmongery will be provided.
10. SANITARY FITTINGS

a) Bathrooms:

1 vanity solid top with 1 wash basin and mixer tap with cabinet below

1 glass shower compartment complete with 1 shower mixer

1 water closet

1 mirror

1 toilet roll holder

1 towel rod

b) W.C. (For unit types 3A, 3B, PH1 & PH2 only):

1 hand-held shower set

1 water closet

1 toilet roll holder

c) Yard (For unit types 3A, 3B, PH1 & PH2 only):

1 wash basin

d) Open Roof Terrace:

1 bib tap
11. AIR CONDITIONING INSTALLATION

Inverter type multi-split system with wall mounted fan coil units to living/dining, study room and bedrooms.
12. ELECTRICAL INSTALLATION

a) All electrical wiring for apartment units shall be concealed where possible except for areas with false ceiling where wiring above false ceilings and within electrical compartments shall be in exposed conduit/trunking/tray.

b) Please refer to Electrical Schedule for points details.
13. TV/TELEPHONE/CABLEVISION

a) All electrical wiring for apartment units shall be concealed where possible except for areas with false ceiling where wiring above false ceilings and within electrical compartments shall be in exposed conduit/trunking/tray.

b) Please refer to Electrical Schedule for points details.
14. LIGHTNING PROTECTION

Lightning protection system provided in compliance with Singapore Standard SS 555.
15. HOT WATER HEATER

Electric water heater to provide hot water supply to master bathroom, common bathroom and kitchen for all units.
16. INTERCOM SYSTEM

Intercom between main and/or side gate and apartment units.
17. SECURITY SYSTEM

- Auto Gate System

- Proximity card access system at side gate and designated areas (where applicable)
18. RECREATIONAL FACILITIES

a) Swimming Pool

b) Children's Pool

c) Jacuzzi

d) Pool Lounge

e) Pool Terrace

f) Clubhouse

g) Gym

h) Children's Playground

i) Wellness Terrace

j) Entertainment Terrace

k) Outdoor Gourmet Dining
19. PAINTING SYSTEM

External Walls: Sprayed textured coating and/or weather bond emulsion paint

Internal Walls: Emulsion paint
20. WATERPROOFING

Waterproofing shall be provided to floors of Kitchen, Bathroom, W.C., Balcony, A/C Ledge, Open Terrace, PES and RC Flat Roof
21. DRIVEWAY AND CARPARK

Surface Driveway: Stone/Paver blocks

Carpark: Epoxy coated concrete surface
22. ADDITIONAL ITEMS

The following items will be provided by the Developer:

i) High and low post-form laminated kitchen cabinets with solid surface counter top and kitchen sink.

ii) Kitchen Appliances:-

Unit type 1A, 1B, 1C & 1D: cooker hood, electrical hob, built-in microwave, washing machine & fridge.

Unit type 2A, 2B & 2C: cooker hood, electrical hob, built-in oven, washing machine & fridge.

Unit type 3A, 3B, PH1 & PH2: cooker hood, electrical & gas hob, built-in oven, washing machine & fridge.

iii) Built-in wardrobes to all Bedrooms (exclude Study Room).

iv) Units will be provided with water heater. Turn-on and utility charges shall be borne by the Purchaser.

v) Jacuzzi is provided for unit type 1C, PH1 & PH2 at Open Roof Terrace.

Notes

Marble is 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 as well as non-uniformity between pieces cannot be totally avoided. The tonality and pattern of the marble selected and installed shall be subject to availability.

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. Timber joint contraction/ expansion movement due to varying air moisture content is also a natural phenomenon beyond the control of the builder and Vendor.

Selected tile sizes and tile surface flatness cannot be perfect and subject to acceptable range.

Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage in certain pieces of heat-strengthened glass. It is not possible to detect this defect prior to the breakage, which may occur in all heat-strengthened glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

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

Town gas will not be provided.

All isolators for compressor units are subject to air-con equipment configuration. Location of all electrical points and DB boxes are subject to Architect's sole discretion and final design.

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, clearing the condensate pipes and charging of gas.

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Star Hub Cable Vision Ltd (SCV) and/or internet service 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.

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.

The Purchaser shall not install any window, wall, screen or structure of any kind to enclose the balcony without any prior written approval from the relevant Authorities.

Where the Unit is provided with Private Open Terrace and Balcony, the Purchaser shall not cover up or erect any roof or structure over the Private Enclosed Space (PES), Open Terrace and Balcony. Where trellises are provided in these areas, it should not be covered by roofs. Covering of the Open Terrace and Balcony constitutes additional gross floor area (GFA), which requires the necessary planning permission from the Authority and consensus of the Management Corporation.

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.

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.

Disclaimer

While every reasonable care has been taken in preparing this brochure, specifications, constructing the sales models and sales gallery/ showflat (the "Materials"), the Developer and its agents and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall in no way be held responsible for any inaccuracies in their contents or between the Materials and the actual unit when built. The Developer shall not be bound by any statement, representation or promise (written or oral) by its agents & contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representations of fact. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement. All information, specifications, layout plans, building plans, location of facilities, finishes and appliance selection and visuals are subject to any changes as may be required and approved by the Architect, Developer and/or by the relevant authority and may be changed without notice. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings, illustrations, models, showflat displays and photography are artist's impressions only and none can be regarded as representation of fact. Floor areas are approximate measurements only and not to scale. It is subject to final survey. The property is subject to inspection by the relevant authorities to comply with current codes of practice.

ELECTRICAL SCHEDULE

DESCRIPTION	UNIT TYPE										
	1A	1B	1C	1D	2A	2B	2C	3A	3B	PH1	PH2
LIGHTING POINT (include HS)	7	8	5	6	9	9	9	10	10	10	10
13A SWITCH SOCKET OUTLET (include HS)	6	6	5	6	7	7	7	9	9	10	10
TV/SCV OUTLET (include HS)	3	3	3	3	4	4	4	5	5	5	5
TELEPHONE OUTLET (include HS)	3	3	3	3	4	4	4	5	5	5	5
ELECTRIC WATER HEATER POINT	1	1	1	1	2	2	2	2	2	2	2
WASHING MACHINE POINT	1	1	1	1	1	1	1	1	1	1	1
COOKER AND HOOD POINT (C/W CONNECTOR UNIT & SWITCH)	2	2	2	2	2	2	2	1	1	1	1
REFRIGERATOR POINT (C/W CONNECTOR UNIT & SWITCH)	1	1	1	1	1	1	1	1	1	1	1
ELECTRICAL HOB (C/W CONNECTOR UNIT & SWITCH)	1	1	1	1	1	1	1	1	1	1	1
OVEN (C/W CONNECTOR UNIT & SWITCH)	0	0	0	0	1	1	1	1	1	1	1
MIRCOWAVE (C/W CONNECTOR UNIT & SWITCH)	1	1	1	1	0	0	0	0	0	0	0
DOOR BELL POINT	1	1	1	1	1	1	1	1	1	1	1
INTERCOM	1	1	1	1	1	1	1	1	1	1	1

* Power Points/isolators for ACMV system depends on the quantity of condensing/fan coil units.



About TEE Group



The Prestigious Boutique Developer

From its humble beginning of a general electrical engineering firm, the TEE Group has firmly established itself as a stellar boutique property developer in Singapore.

Since its inception, the Group has successfully developed quality and distinctive residential and commercial projects, with a primary focus in District 15. Some of these projects include 448 @ East Coast, 91 Marshall, Cantiz @ Rambai, Palacio at Lorong M Telok Kurau and the upcoming Aura 83 at Duku Road. Other notable projects are The Boutiq at Killiney Road and The Peak @ Cairnhill I.

The Group will continue to target niche and prime boutique development for the sophisticated and discerning home buyers. Besides having a foothold in Malaysia, Thailand and Vietnam, the Group is looking to expand its regional footprint in emerging markets.



448 @ East Coast



91 Marshall



The Boutiq



Cantiz @ Rambai



Palacio



Rezi26



The Peak @ Cairnhill I



The Peak @ Cairnhill II



Another Prestigious Development By TEE Group