

# auralis

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EAST COAST



The **aura** of city living along the coast





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Nestled in the charms of East Coast, Auralis allows a select few an opportunity to express their unique living tastes. 56 apartments, thoughtfully formed by two elegant 5-storey blocks, represent sophisticated urban living with a touch of quiet greenery within one of Singapore's well loved districts.

Awaken to a **new freedom** of choice







Anchored in a popular locale, Auralis embodies city living with around-the-clock offerings of famous casual and fine-dining establishments, popular and convenient shopping and entertainment centres, as well as quality schools that the East has become renowned for. And yet, the glamour of downtown city and its full enriching recreational and leisure pleasures remain an easy commute away.







**auralis**  
EAST COAST



SEA







Artist's Impression

Be able to get away from it all, while still being in the heart of it all. A balanced welcoming lifestyle awaits at home, away from the hustle and bustle of the city. With lush landscaping, gym and a swimming pool, fitness and relaxation is easily achieved, the two different yet vital aspects to a happy enriched well-being.



- |                                 |                              |                            |                                |
|---------------------------------|------------------------------|----------------------------|--------------------------------|
| <b>A</b> Lap Pool               | <b>E</b> BBQ Pit             | <b>I</b> Sentry            | <b>M</b> Electrical Substation |
| <b>B</b> Water Feature          | <b>F</b> BBQ Pavilion        | <b>J</b> Side Gate         | <b>N</b> Bin Centre            |
| <b>C</b> Gymnasium              | <b>G</b> Dry Garden          | <b>K</b> Pool Deck         | <b>O</b> Genset                |
| <b>D</b> Outdoor Fitness Corner | <b>H</b> Children Playground | <b>L</b> Management Office |                                |

Cozy up to your personal definition of **space**











Make a personal statement with an abode that befits discerning tastes, defined by clever clean layouts, wide hallways and open living and dining spaces. Ample day light creates inviting interiors that are heightened by the surprising hush that comes with being nestled in the lush green of the East Coast. A well appointed linear kitchen is equipped with a careful selection of complementing fixtures and fittings for a classic show of chic and style, completing the modern expression of a residence at Auralis.



Artist's Impression



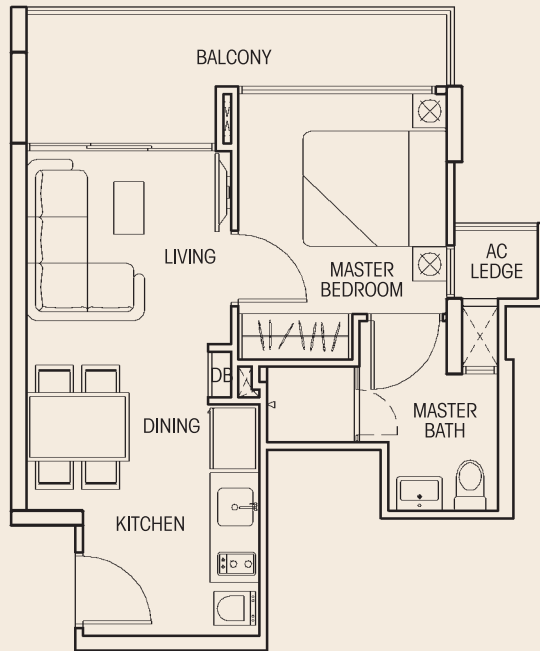


Following the same design principles, bedrooms and bathrooms exude a similar pleasing aesthetic appeal, giving a sense of simplicity, lightness and airiness, with distinct contemporary lines set against a backdrop of quiet solitude.

## Type A1 (1-Bedroom)

Unit #02-07 to #05-07  
#02-08 to #05-08

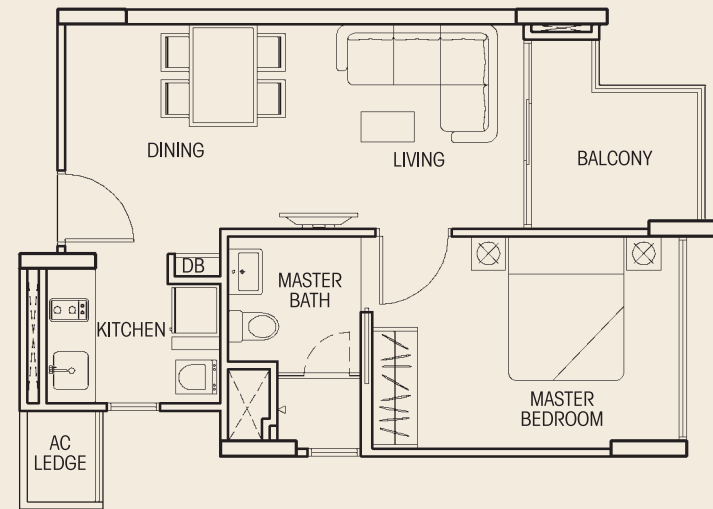
Area 43 sq m / 463 sq ft  
(Inclusive of A/C Ledge & Balcony)



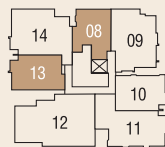
## TYPE A2 (1-Bedroom)

Unit #02-02 to #04-02  
#02-13 to #04-13

Area 46 sq m / 495 sq ft  
(Inclusive of A/C Ledge & Balcony)



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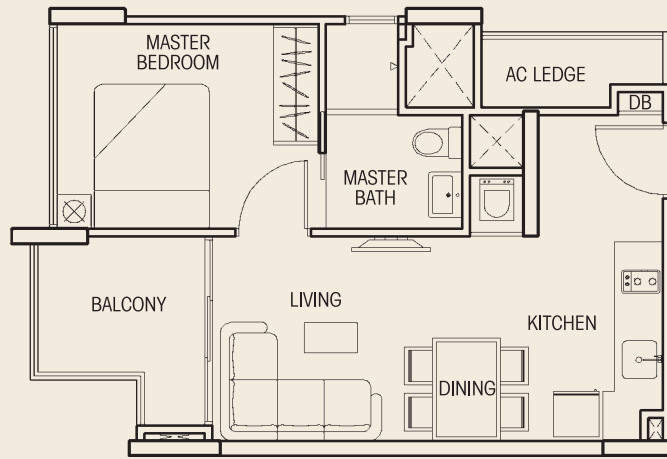


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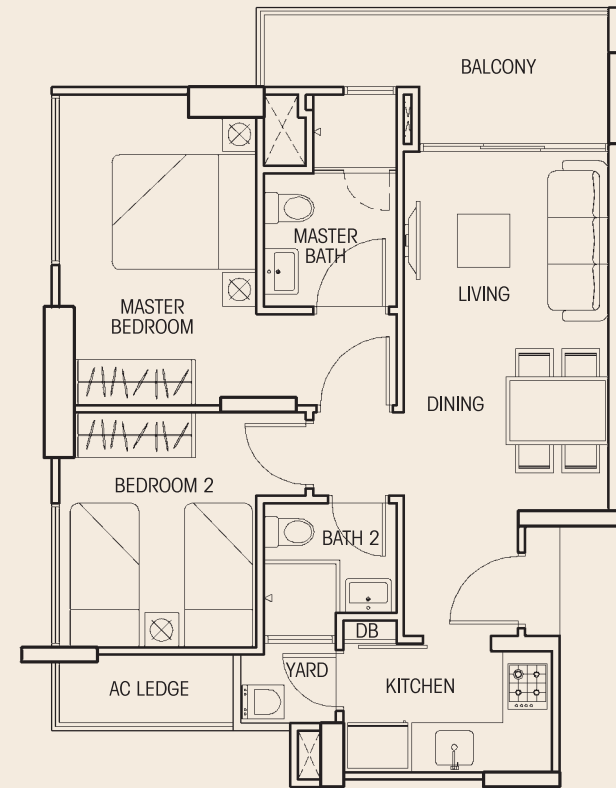
## TYPE A3 (1-Bedroom)

Unit #02-05 to #04-05  
 #02-10 to #04-10  
 Area 43 sq m / 463 sq ft  
 (Inclusive of A/C Ledge & Balcony)

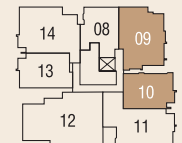


## TYPE B1 (2-Bedroom)

Unit #02-06 to #04-06  
 #02-09 to #04-09  
 Area 66 sq m / 710 sq ft  
 (Inclusive of A/C Ledge & Balcony)



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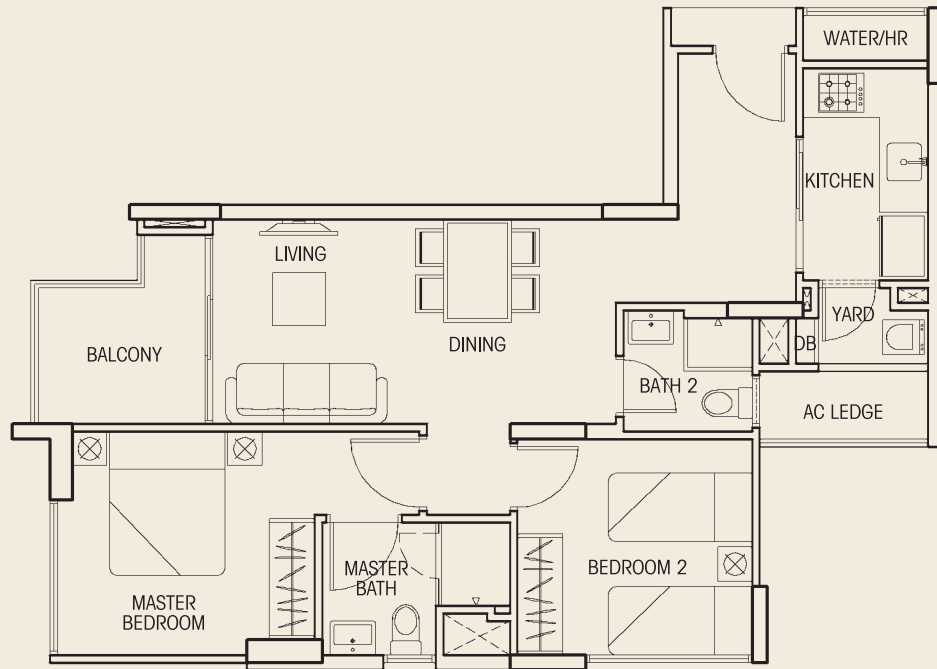


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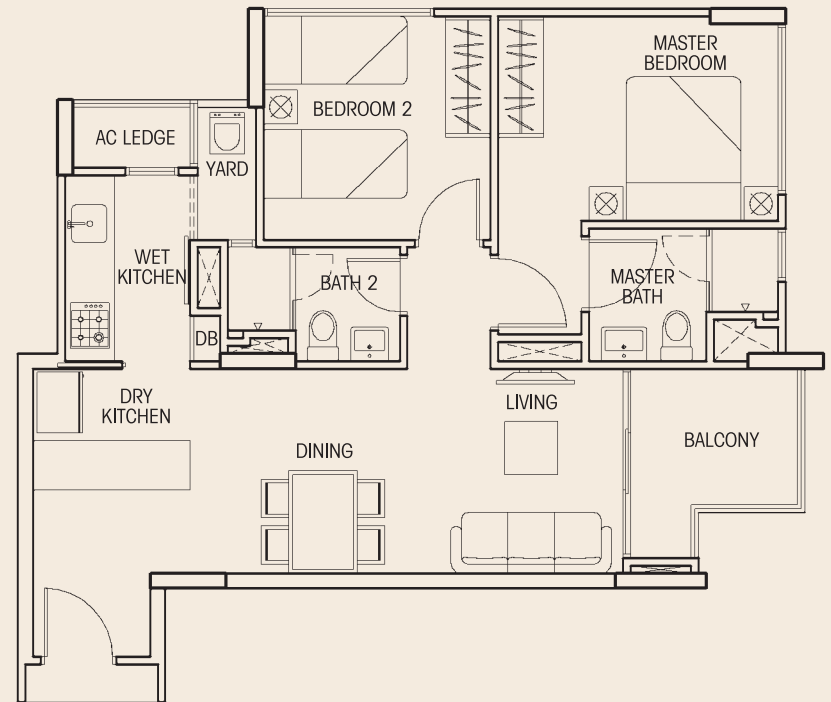
## TYPE B2 (2-Bedroom)

Unit #02-04 to #04-04  
 #02-11 to #04-11  
 Area 68 sq m / 732 sq ft  
 (Inclusive of A/C Ledge & Balcony)

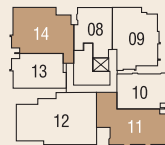


## TYPE B3 (2-Bedroom)

Unit #02-01 to #04-01  
 #02-14 to #04-14  
 Area 70 sq m / 753 sq ft  
 (Inclusive of A/C Ledge & Balcony)



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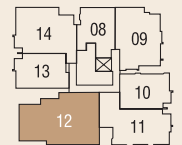
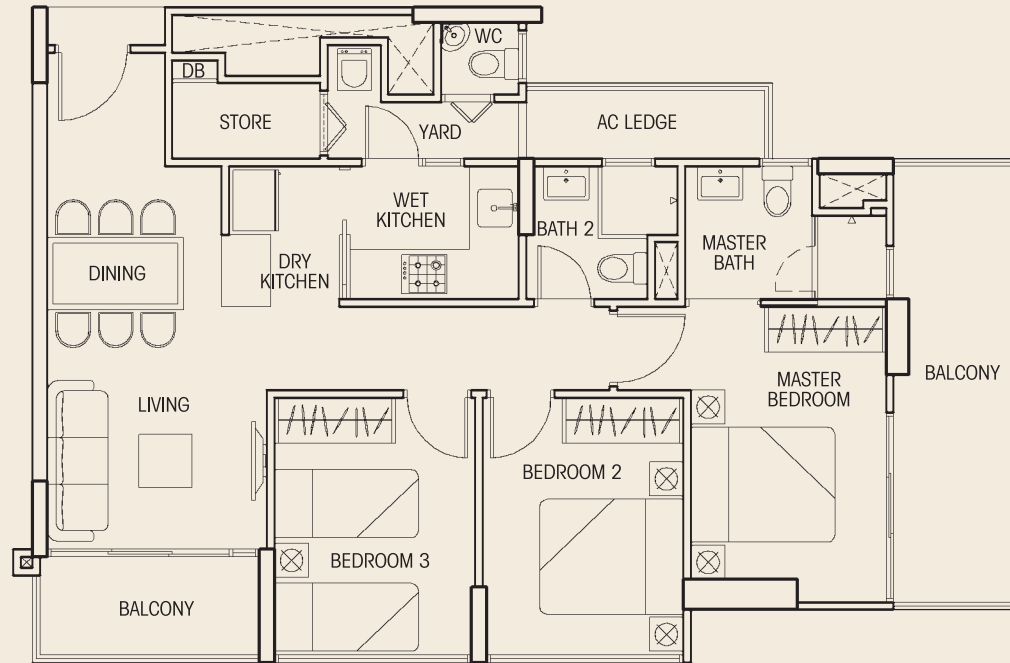
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# TYPE C (3-Bedroom)

Unit #02-03 to #04-03  
#02-12 to #04-12

Area 94 sq m / 1,012 sq ft  
(Inclusive of A/C Ledge & Balcony)



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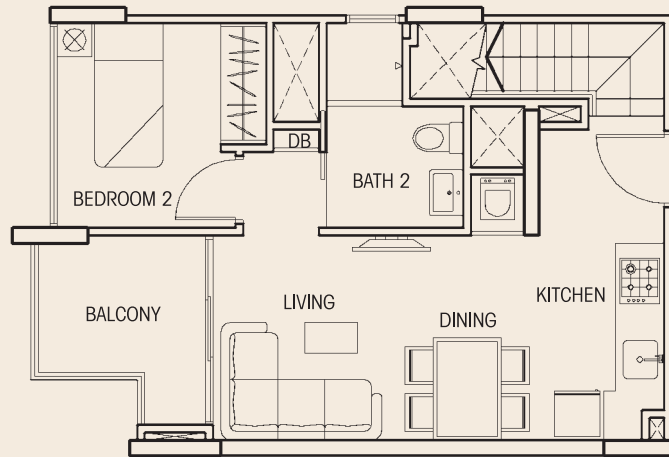
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# TYPE D1 (2-Bedroom Penthouse)

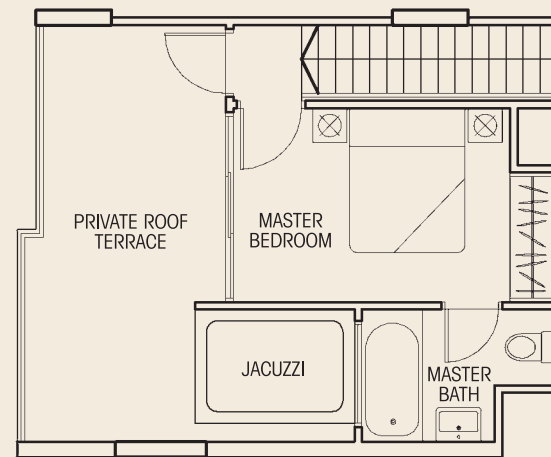
Unit #05-05 & #05-10

Area 81 sq m / 872 sq ft

(Inclusive of Balcony & Private Roof Terrace)



Lower Storey



Upper Storey



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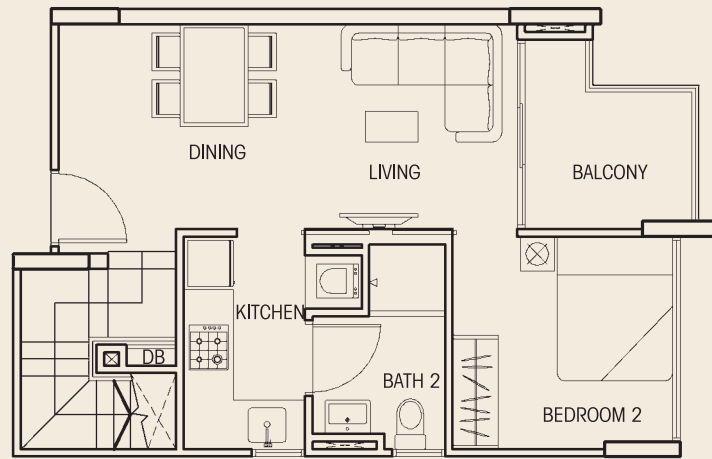


# TYPE D2 (2-Bedroom Penthouse)

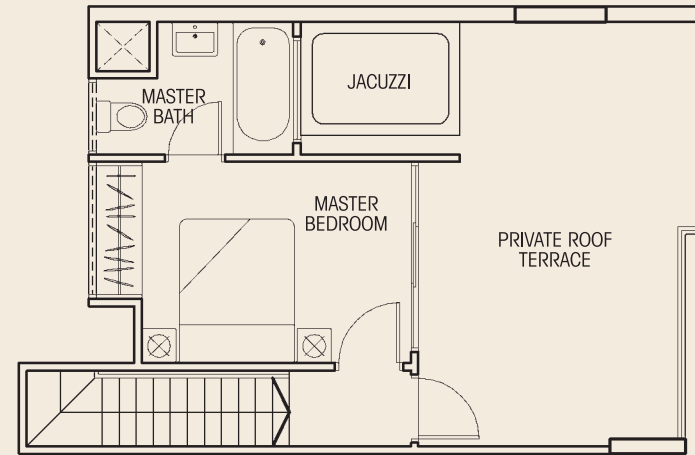
Unit #05-02 & #05-13

Area 93 sq m / 1,001 sq ft

(Inclusive of Balcony & Private Roof Terrace)



Lower Storey



Upper Storey



BLK 587



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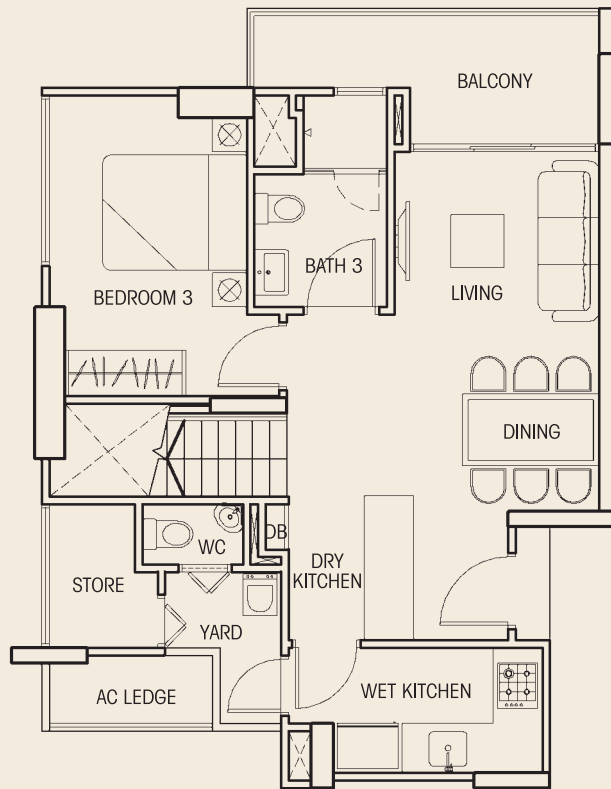


# TYPE E (3-Bedroom Penthouse)

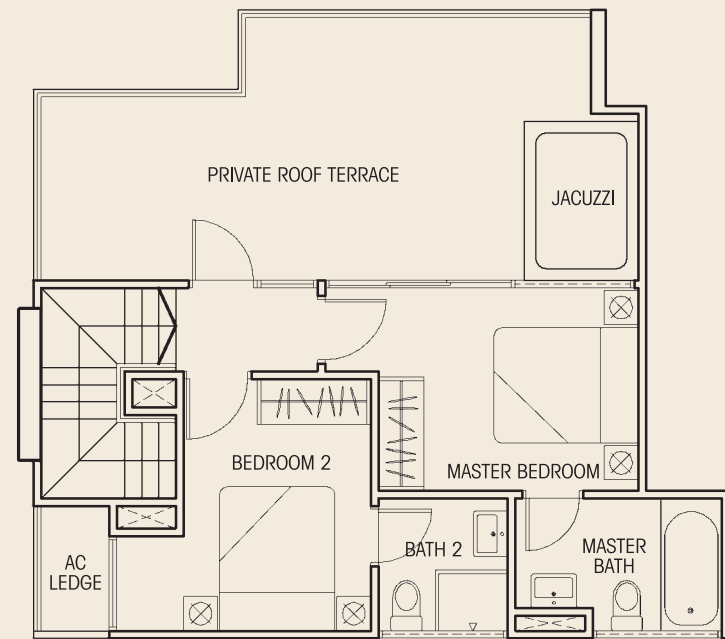
Unit #05-06 & #05-09

Area 129 sq m / 1,389 sq ft

(Inclusive of A/C Ledge, Balcony & Private Roof Terrace)



Lower Storey



Upper Storey



BLK 587



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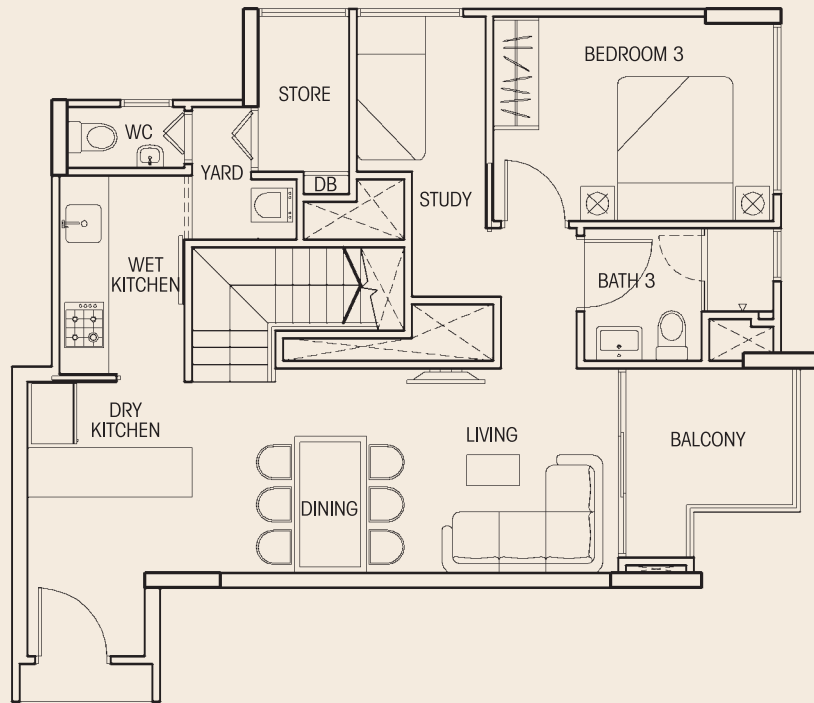


# TYPE F1 (3+1-Bedroom Penthouse)

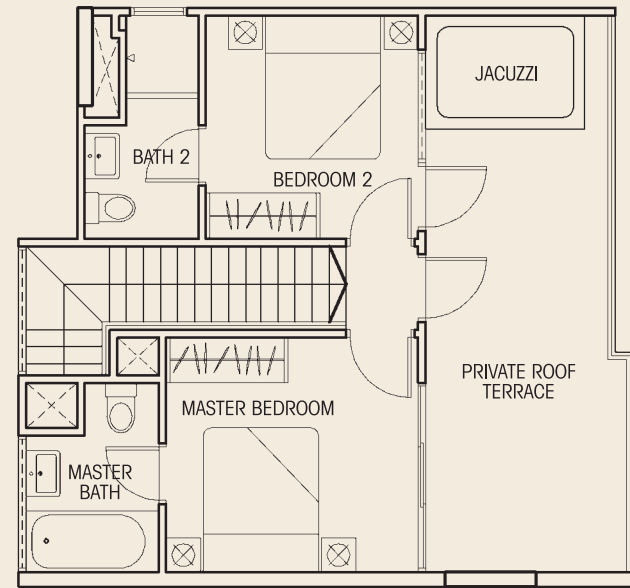
Unit #05-01 & #05-14

Area 123 sq m / 1,324 sq ft

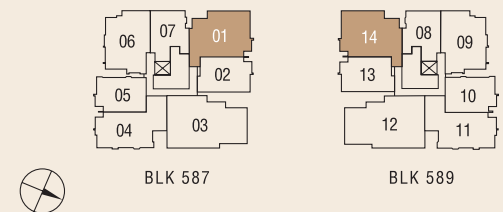
(Inclusive of Balcony & Private Roof Terrace)



Lower Storey



Upper Storey

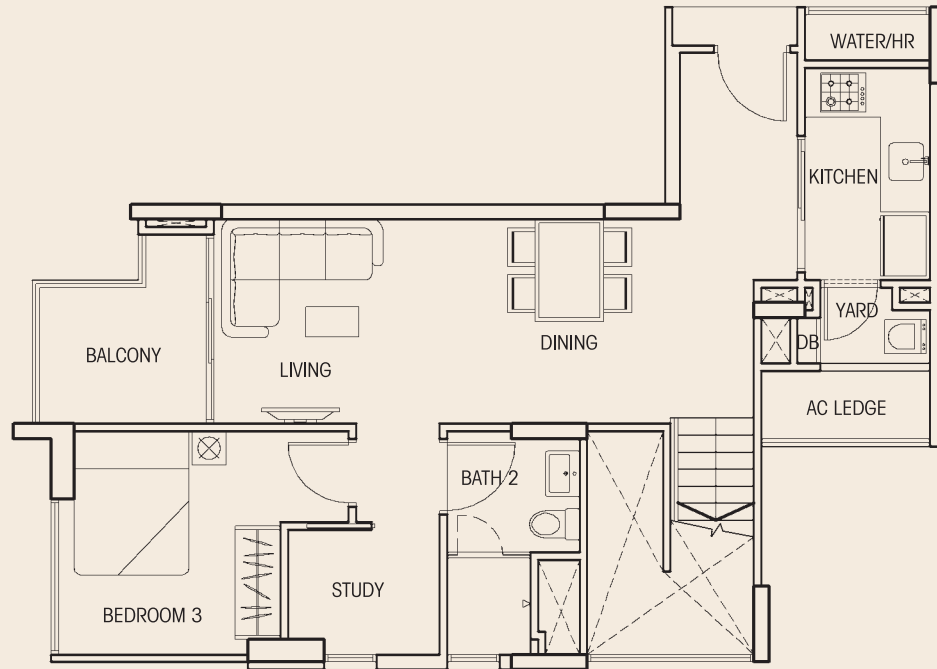


# TYPE F2 (3+1-Bedroom Penthouse)

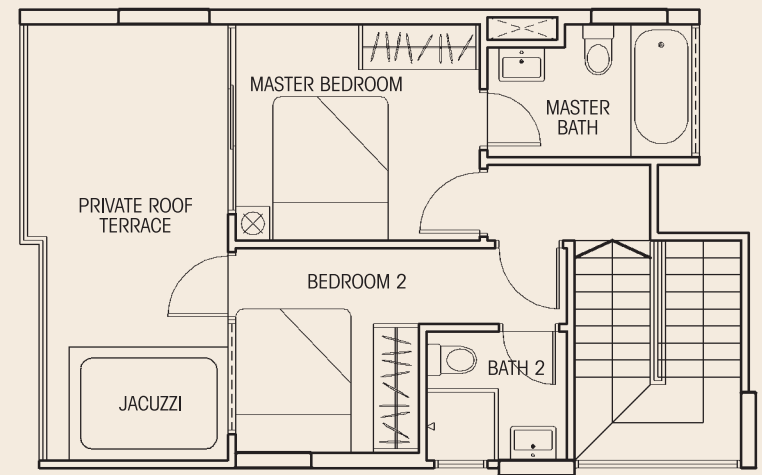
Unit #05-04 & #05-11

Area 121 sq m / 1,302 sq ft

(Inclusive of A/C Ledge, Balcony & Private Roof Terrace)



Lower Storey



Upper Storey



BLK 587



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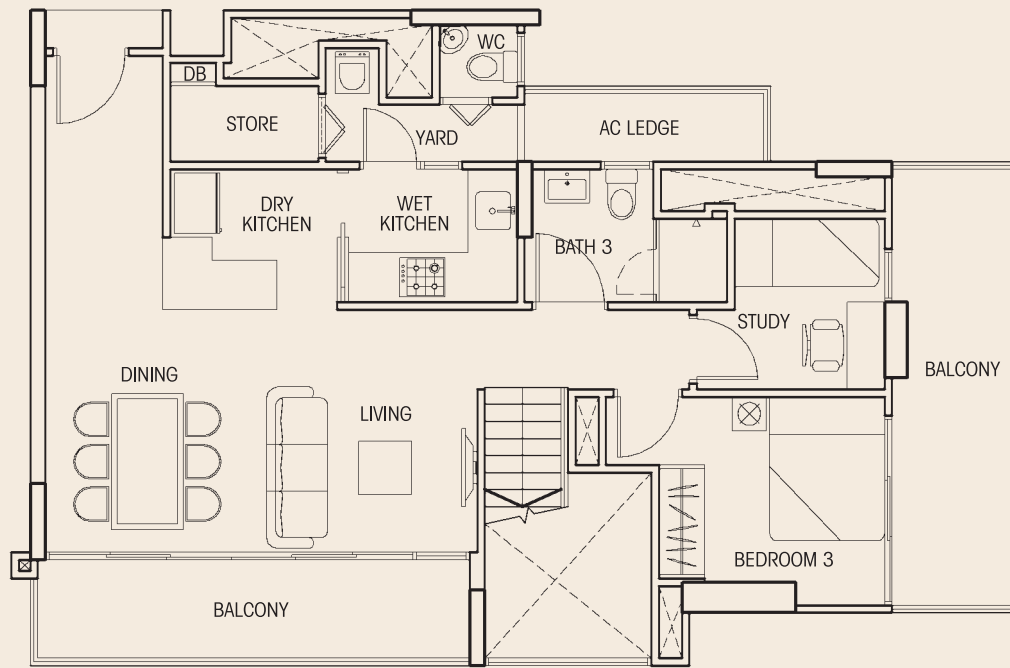


# TYPE F3 (3+1-Bedroom Penthouse)

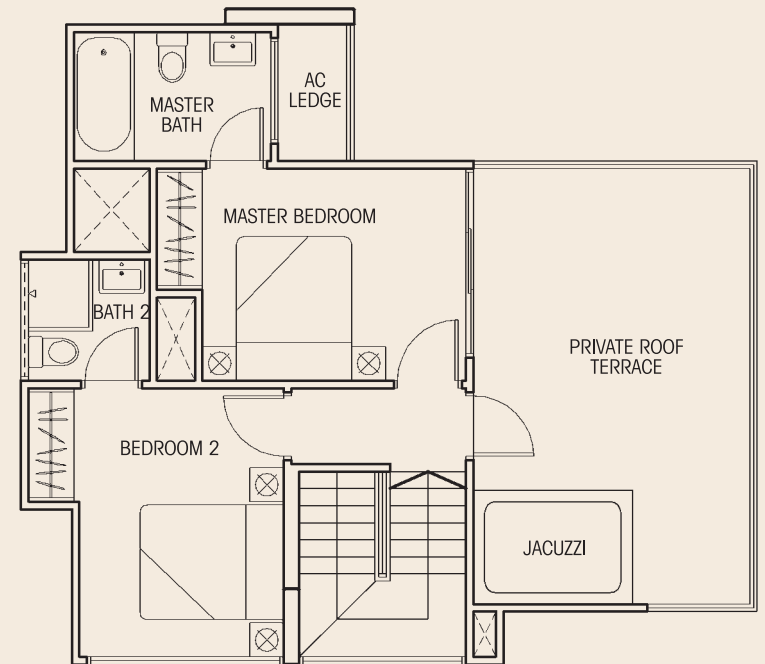
Unit #05-03 & #05-12

Area 155 sq m / 1,668 sq ft

(Inclusive of A/C Ledge, Balcony & Private Roof Terrace)



Lower Storey



Upper Storey



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BLK 589



# Specifications

## 1. Foundation

Pile Foundation

## 2. Substructure & Superstructure

Reinforced Concrete Structural System

## 3. Wall

External : Common clay bricks

Internal : Common clay bricks or cement blocks and/ or dry wall

## 4. Roof

Flat Roof : Reinforced concrete roof with waterproofing system

Pitch Roof : Metal roof

## 5. Ceiling (For Apartments)

a.) Living/ Dining, Master Bedroom, Bedroom, Master Bath, Bath ,Dry Kitchen, Wet Kitchen, Kitchen, Study, Yard, WC, Store and Balcony

Skim coat or false ceiling with emulsion paint

b.) AC Ledge

Skim coat with emulsion paint

## 6. Finishes

a.) Internal Walls (For Apartments)

i.) Living/ Dining, Master Bedroom, Bedroom, Dry Kitchen, Yard, Study and Store

Cement and sand plaster with emulsion paint or Skim coat with emulsion paint

a.) Internal Walls (For Apartments)- cont'd

ii.) Master Bath, Bath, Wet Kitchen, Kitchen, and WC

Ceramic tiles and/or Compressed Marble laid up to false ceiling height and on exposed surface only

b.) Internal Walls (Common Areas)

i.) Lift Lobby (All Storey)

Ceramic tiles (At designated areas only)

ii.) Staircases, Landing and Common Corridors

Cement and sand plaster with emulsion paint

c.) External Walls

i.) Cement and sand plaster with textured coating/ paint or emulsion painting

d.) Floor (For Apartments)

i.) Living/ Dining, Dry Kitchen and Kitchen (For Type A1, A2, A3, D1 & D2 only)

Compressed Marble with skirting

ii.) Master Bedroom , Bedrooms and Study

Timber strips with skirting

iii.) Master Bathroom and Bathrooms

Ceramic tiles

iv.) Wet Kitchen, Kitchen (For all Units other than Type A1, A2, A3, D1 & D2 only) , WC, Yard, Store, Balcony and Roof Terrace

Ceramic tiles

v.) Private staircase (For all Penthouse units only)

Timber strips with skirting

e.) Floor (Common Areas)

i.) All lift lobbies

Ceramic tiles

ii.) Common Staircases and Landing

Cement and sand screed

**(Note: Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and marking caused by their complex mineral composition and incorporated impurities. While such material can be pre-selected before installation, this non-conformity 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 can be felt at the joint.)**

## 7. Windows

a.) Living/ Dining, Master Bedroom, Bedroom, Master Bath, Bath, Wet Kitchen, Kitchen and Study

Aluminum framed windows

b.) WC and Store

Aluminium framed windows or fixed louvered windows

**Note: -**

**a.) All aluminium frames shall be powder coated finish**

**b.) All glazing shall be approximately 6mm thick**

**c.) All windows are either side-hung, top-hung, bottom-hung or sliding or any combination of the mentioned**

**d.) All glazing below 1m shall be of tempered or laminated glass**

## 8. Doors

a.) Main Entrance

Approved fire-rated timber door

b.) Master Bedroom, Bedrooms, Master bathroom ,Bathrooms and Study

Hollow core timber door

c.) Kitchen

Hollow core timber door with glass viewing panel

d.) WC and Store

PVC door

e.) Yard, Balcony and Roof Terrace

Aluminium framed glass door



Note: -

1. The brand and model of all equipments and appliances supplied will be provided subject to availability
2. Layout/location of wardrobes, kitchen cabinets and fan coil units are subject to architect's sole discretion and final design
3. The air-conditioning system has to be maintained and cleaned on a regular basis by the Purchaser. That includes the cleaning of filters and clearing of condensate pipes to ensure good working condition of the system.
4. Connection, subscription and other fees for television, SHCV, Internet and other service providers whether chosen by the Purchaser or appointed by the Vendor or the management corporation when constituted will be paid by the Purchaser.
5. Equipment for SHCV will be paid and installed by Purchaser.
6. Timber is a natural material containing grain and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.
7. Wall – No tiles behind/below kitchen cabinet/ mirror. Wall surface above the false ceiling level will be left in its original bare condition.

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By Tiong Aik Group of Companies





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