







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.







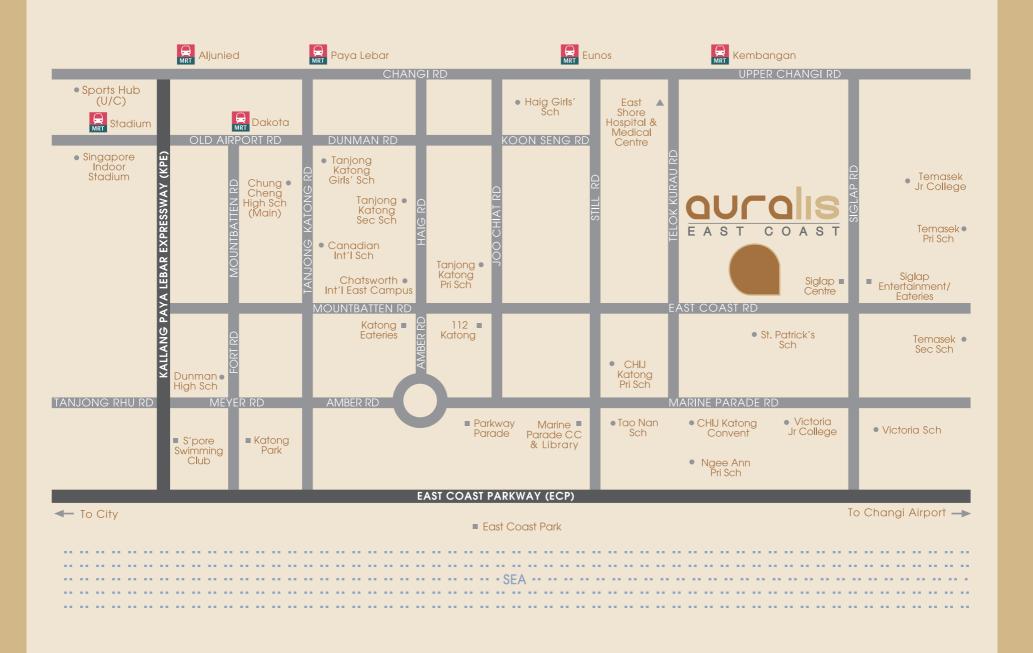




Anchored in a popular locale, Auralis embodies city living with around-the-clock offerings of famous casual and fine-dining establishments, popular and convenient shopping and entertainment centres, as well as quality schools that the East has become renowned for. And yet, the glamour of downtown city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

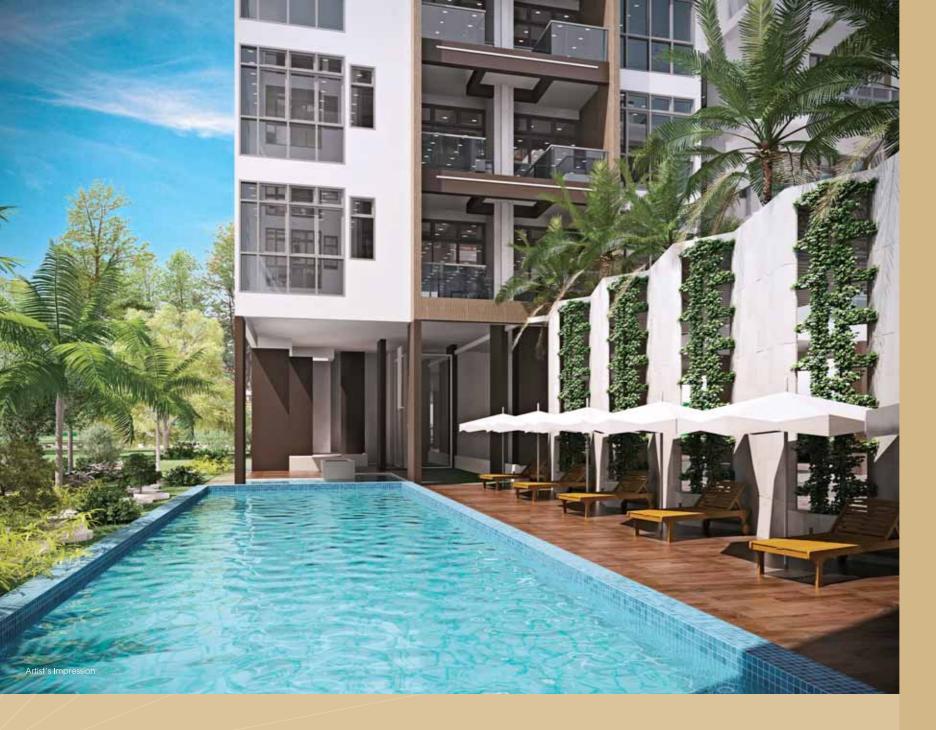












Be able to get away from it all, while still being in the heart of it all. A balanced welcoming lifestyle awaits at home, away from the hustle and bustle of the city. With lush landscaping, gym and a swimming pool, fitness and relaxation is easily achieved, the two different yet vital aspects to a happy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











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.







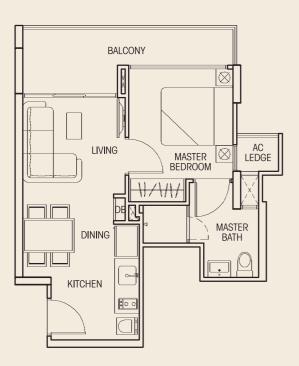
Following the same design principles, bedrooms and bathrooms exude a similar pleasing aesthetic appeal, giving a sense of simplicity, lightness and airiness, with distinct contemporary lines set against a backdrop of quiet solitude.

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)

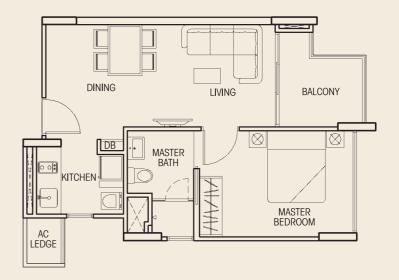


TYPE A2 (1-Bedroom)

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

Area 46 sq m / 495 sq ft

(Inclusive of A/C Ledge & Balcony)







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)

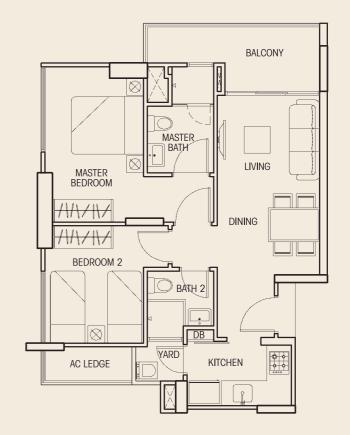


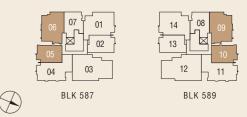
TYPE B1 (2-Bedroom)

Unit #02-06 to #04-06 #02-09 to #04-09

Area 66 sq m / 710 sq ft

(Inclusive of A/C Ledge & Balcony)





TYPE B2 (2-Bedroom)

Unit #02-04 to #04-04 #02-11 to #04-11

Area 68 sq m / 732 sq ft

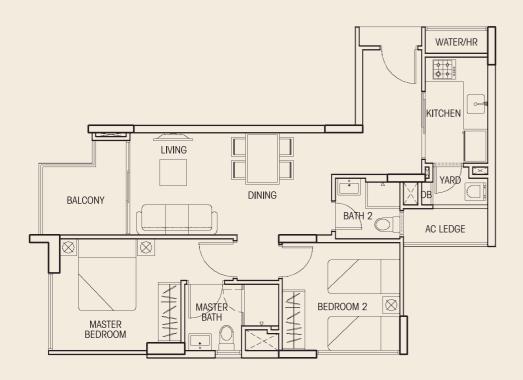
(Inclusive of A/C Ledge & Balcony)

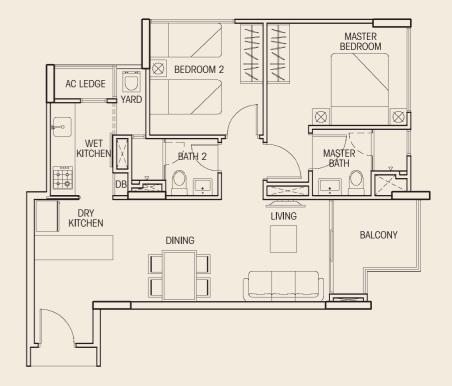
TYPE B3 (2-Bedroom)

Unit #02-01 to #04-01 #02-14 to #04-14

Area 70 sq m / 753 sq ft

(Inclusive of A/C Ledge & Balcony)









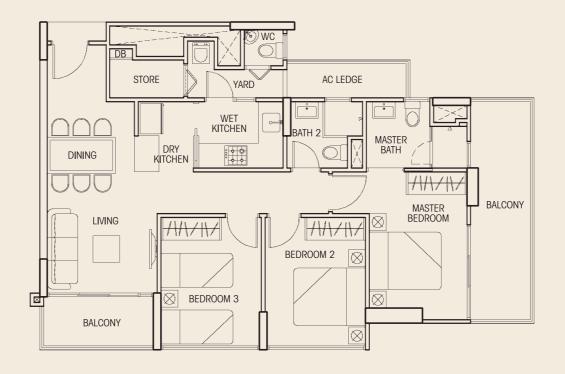


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TYPE C (3-Bedroom)

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

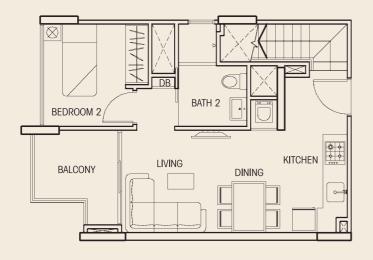
Area 94 sq m / 1,012 sq ft (Inclusive of A/C Ledge & Balcony)



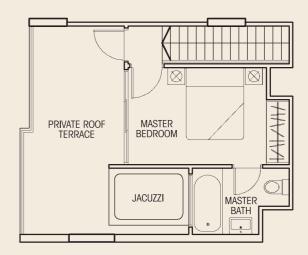


TYPE D1 (2-Bedroom Penthouse)

Unit #05-05 & #05-10 Area 81 sq m / 872 sq ft (Inclusive of Balcony & Private Roof Terrace)



Lower Storey



Upper Storey

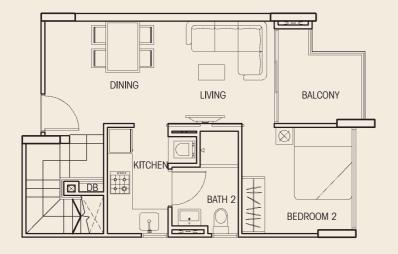




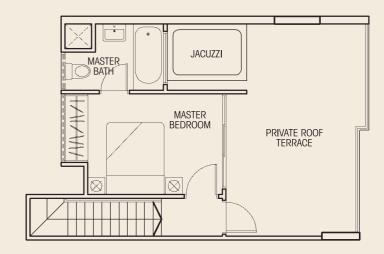


TYPE D2 (2-Bedroom Penthouse)

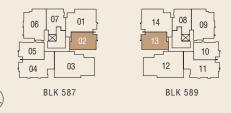
Unit #05-02 & #05-13 Area 93 sq m / 1,001 sq ft (Inclusive of Balcony & Private Roof Terrace)







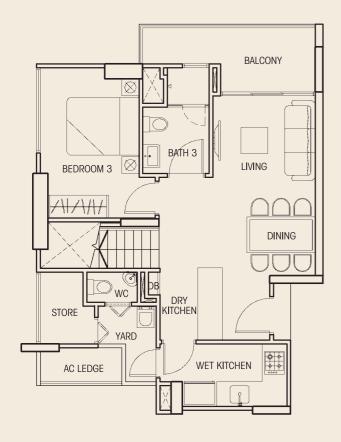
Upper Storey

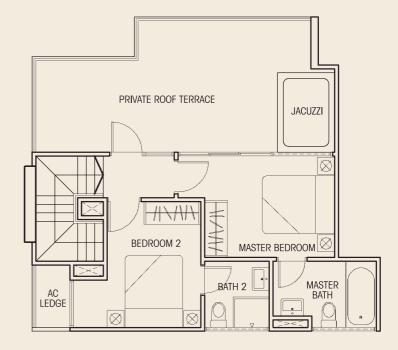


TYPE E (3-Bedroom Penthouse)

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



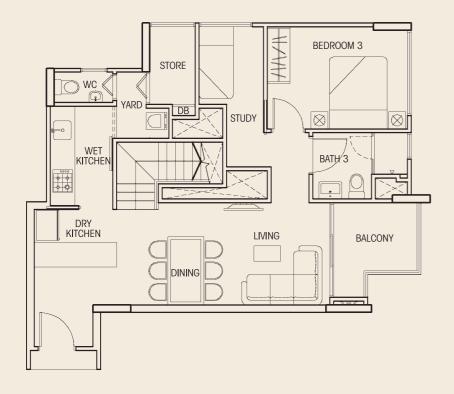


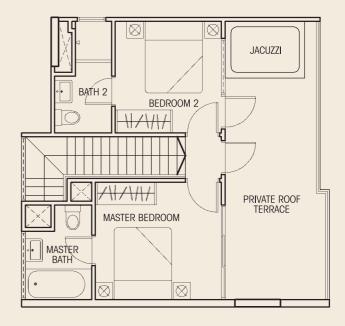


TYPE F1 (3+1-Bedroom Penthouse)

Unit #05-01 & #05-14

Area 123 sq m / 1,324 sq ft (Inclusive of Balcony & Private Roof Terrace)





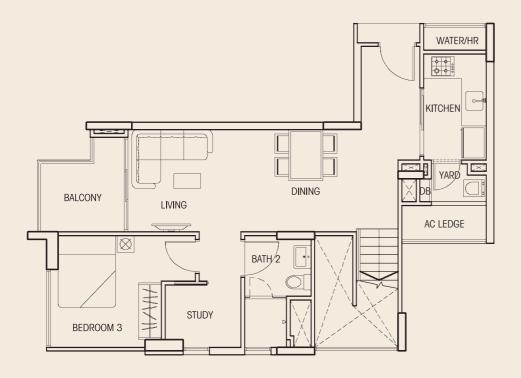
Lower Storey Upper Storey



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)



MASTER BEDROOM MASTER BATH PRIVATE ROOF TERRACE BEDROOM 2 BATH 2 JACUZZI

Lower Storey Upper Storey





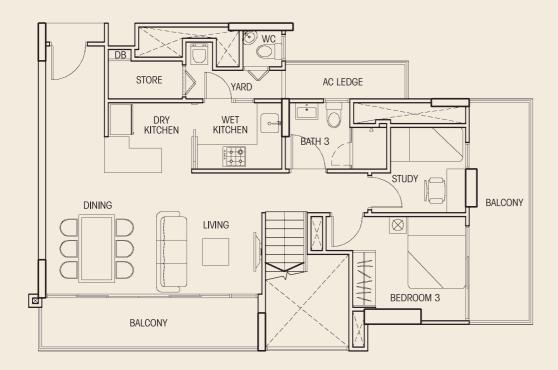


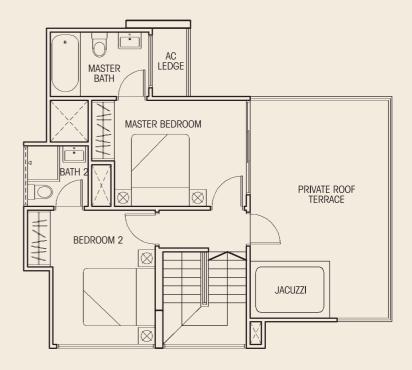
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TYPE F3 (3+1-Bedroom Penthouse)

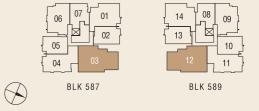
Unit #05-03 & #05-12

Area 155 sq m / 1,668 sq ft (Inclusive of A/C Ledge. Balcony & Private Roof Terrace)





Lower Storey Upper Storey



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 root

5. Ceiling (For Apartments)

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

Skim coat or false ceiling with emulsion paint

b) AC Ledge

Skim coat with emulsion paint

6. Finishes

- a.) Internal Walls (For Apartments)
 - i.) <u>Living/Dining, Master Bedroom, Bedroom, Dry Kitchen, Yard, Study and</u> 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

- b.) Internal Walls (Common Areas
 - i.) Lift Lobby (All Storey)

Ceramic tiles (At designated greas only)

ii.) Staircases, Landina and Common Corridors

Cement and sand plaster with emulsion pain

- 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

Caramic tila

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

imber 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

 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) Kitcher

Hollow core timber door with glass viewing panel

d) WC and Store

PVC door

e.) Yard, Balcony and Roof Terrace

Aluminium framed glass doc

Note: -

- a.) All glazing shall be approximately 6mm thick
- b.) All aluminium frames shall be powder coated finish
- c.) Doors can either be of swing or sliding type with or without fixed glass panel

9. Ironmongery

 a.) Main entrance door and other hollow core timber doors shall be provided with good quality imported lockset

10. Sanitary Fittings

a.) Master Bathroom

- 1 shower screen with handheld shower and shower mixer (For all Units other than Penthouse Units)
- 1 vanity counter c/w basin, mixer tap
- 1 water closet
- 1 mirror
- 1 paper holder
- 1 towel rail
- 1 long bath with handheld shower, rain-shower head and shower mixer (For Penthouse only)

b.) Bathrooms

- 1 shower screen with shower mixer and handheld shower
- 1 vanity counter c/w basin and mixer tan
- 1 water close
- 1 mirror
- 1 towel rai
- 1 paper holder

c.) WC

- 1 water closet
- 1 paper holder
- 1 wall hung basin with cold water tag
- 1 two-way tap with hand shower set

d.) Kitcher

- 1 single lever sink mixer tap
- 1 kitchen sink

11. Electrical Installation

- a.) Concealed electrical wiring in conduits below ceiling level
- b.) Ample provision of lighting and power points with concealed electrical wiring below false ceiling levels and/or ceiling

12. TV/ Telephone

Ample television points and telephone points ready outlets shall be provided in the apartment

13. Lightning Protection

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

14. Painting

a.) External walls: Cement and sand plaster with textured coating or emulsion painting

b.) Internal walls : Emulsion pain

15. Waterproofing

Waterproofing to floors of Kitchen, Master Bathroom, Bathrooms, WC, Yard, Roof Terrace, Balcony, Planter and Reinforced Concrete Flat Roof

16. Recreational Facilities

- a.) Lap Pool
- b.) Water feature
- c.) Gvmnasium
- d.) Outdoor Fitness Corner
- e.) BBQ pit
- BBQ Pavilion
- g.) Dry Garden
- h.) Children's playground

17. Driveway and Car Park

 a.) Concrete finish with floor hardener and/or Interlocking pavers and/or Heavy Duty ceramic tiles.

18, Other Items

a.) Wardrobes

Built-in wardrobes to all bedrooms

b.) Kitchen Cabinets

- i. For Unit Types A1, A2 and A3 only
 - Built-in high and low level kitchen cabinets complete with Built Ir Microwave, Electric cooker hob, Cooker hood, Washing Machine Cum Dryer and a Fridge
- ii. For All Unit Types other than Types A1, A2 and A3
 Built-in high and low level kitchen cabinets complete with Built In Oven,
 Gas cooker hob, Cooker hood, Washing Machine Cum Dryer and a Fridge
- -c.) Town Gas is supplied to all Unit Types other than Types AT, A2 and A3
- d.) Air-conditioning to Living/ Dining, Study, Master Bedroom and Bedrooms
- e.) Hot Water Supply to Master Bathroom, Bathrooms and Kitchen only
- f.) Audio/Video intercom (from Apartment to Side-Gate & lift Lobby only)
- a.) Card Access provided for Side Gate
- h.) Surveillance Cameras provided to sentry post and side gates
- i.) Automatic Car Barrier access system is provided

19. TV System

SHCV TV points provided

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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