

BEACON

HEIGHTS

Your urban sanctuary minutes away from the heart of the city



A VIEW
TO REMEMBER



Soaring 28 storeys above St Michael's Estate,
a leafy suburban enclave minutes away from
the heart of the city, enjoy stunning panoramic
views from the peak of luxury.

Beacon Heights, Singapore's latest
icon of modern design.



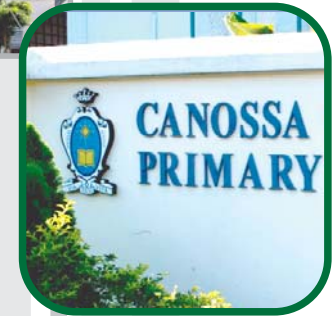




LOCATION, LOCATION, LOCATION

Beacon Heights is conveniently located near the the intersection of the Central and Pan Island Expressways and is within minutes' walk to the Boon Keng MRT station and St Michael Bus Terminal. It is in the vicinity of reputable educational institutions and has the added convenience of being close to eateries and shopping facilities.

Also look out for the completion of City Square Mall scheduled for late 2009. Beacon Heights also provides easy access to the Kallang River Park Connector which runs along the Kallang River and connects Beacon Heights to the Kallang Riverside Park.





CURRENT



FUTURE

Courtesy of the Land Transport Authority
Used with permission from the LTA





GREEN LIGHTS

ALL THE WAY

With the upgrading of Woodsville Interchange at the intersection of Serangoon Road, Upper Serangoon Road, Macpherson Road and Bendemeer Road scheduled for completion in 2011, commuting to and from your new home at Beacon Heights will be even faster and more hassle-free.

Beacon Heights, you're home.



LUXURIOUS SOPHISTICATION



With apartments available in various sizes and configurations, Beacon Heights definitely has something to suit your needs. Layouts have been designed with a modern yet practical sensibility with an emphasis on understated elegance.





Each apartment comes with quality finishes, built-in cabinetry and fittings appliances befitting your luxury lifestyle.

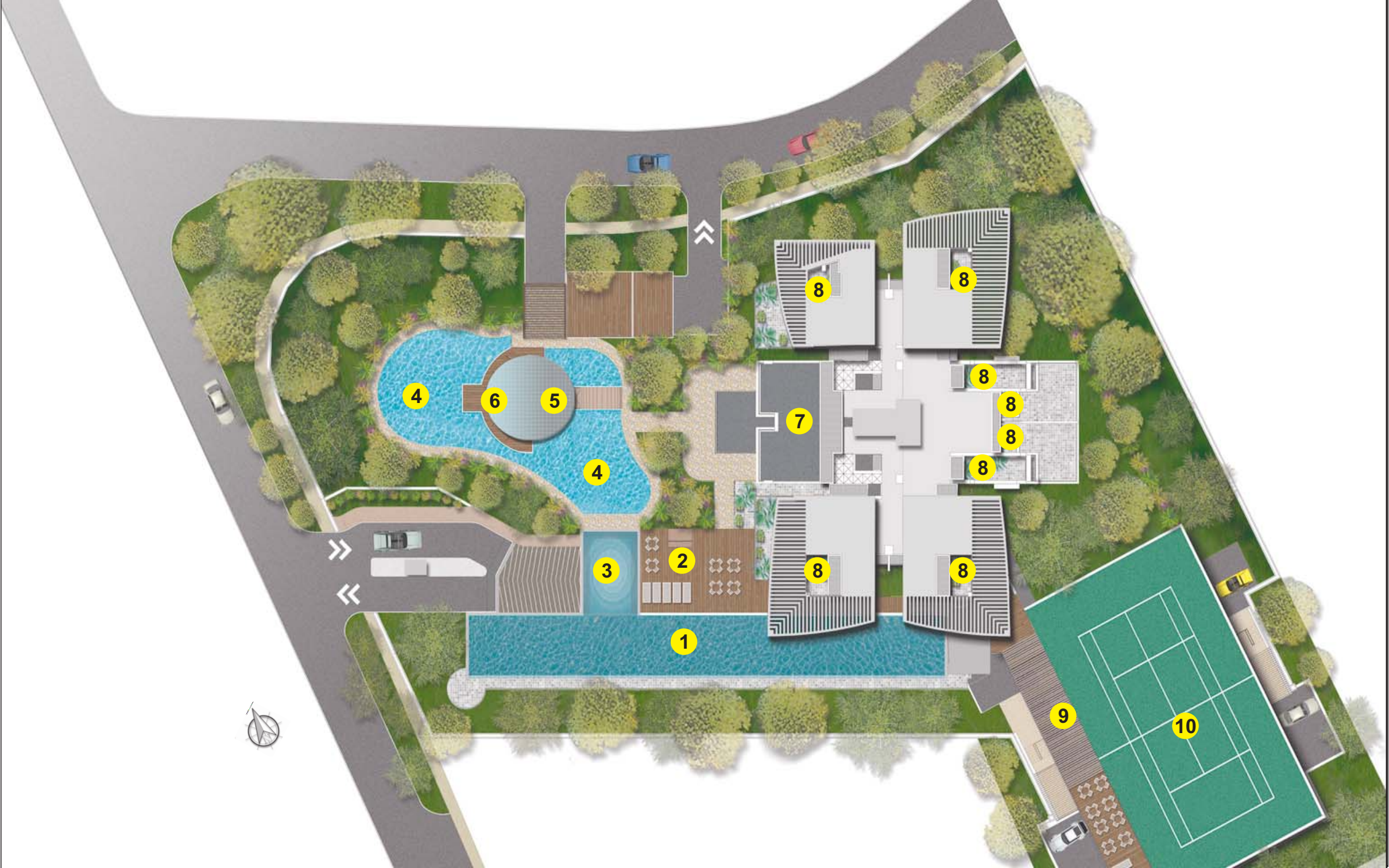




SCHEMATIC

-  3 BEDROOM
-  2+1 BEDROOM
-  1+1 BEDROOM

STOREY	UNIT NUMBER							
	#01	#02	#03	#04	#05	#06	#07	#08
28	H	G	G					
27	F	F	F					
26	E	E	E	C	C	D	B	B
25	E	E	E	C	C	D	B	B
24	E	E	E	C	C	D	B	B
23	E	E	E	C	C	D	B	B
22	E	E	E	C	C	D	B	B
21	E	E	E	C	C	D	B	B
20	E	E	E	C	C	D	B	B
19	E	E	E	C	C	D	B	B
18	E	E	E	C	C	D	B	B
17	E	E	E	C	C	D	B	B
16	E	E	E	C	C	D	B	B
15	E	E	E	C	C	D	B	B
14	E	E	E	C	C	D	B	B
13	A	A	A	C	C	D	B	B
12	A	A	A	C	C	D	B	B
11	A	A	A	C	C	D	B	B
10	A	A	A	C	C	D	B	B
9	A	A	A	C	C	D	B	B
8	A	A	A	C	C	D	B	B
7	A	A	A	C	C	D	B	B
6	A	A	A	C	C	D	B	B
5	A	A	A	C	C	D	B	B
4	A	A	A	C	C	D	B	B
3	A	A	A	C	C	D	B	B
2	A	A	A	C	C	D	B	B
1	I	J	L	K	K	M		



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LEGEND

- 1 SWIMMING POOL
- 2 POOL DECK
- 3 JACUZZI
- 4 CHILDREN'S POOL
- 5 GYM
- 6 CLUB HOUSE
- 7 OBSERVATION DECK
- 8 ROOF GARDEN
- 9 RECREATIONAL TERRACE
- 10 TENNIS COURT





FACILITIES

TO SUIT

EVERY LIFESTYLE

Facilities to indulge every aspect of luxury your lifestyle demands.

Swim laps in the full size lap pool, work up a sweat in the floating gym or on the tennis courts, or simply relax by the landscaped pool or take a stroll in the lush gardens.

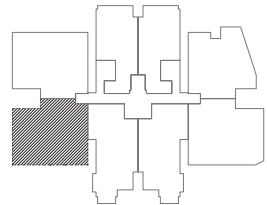
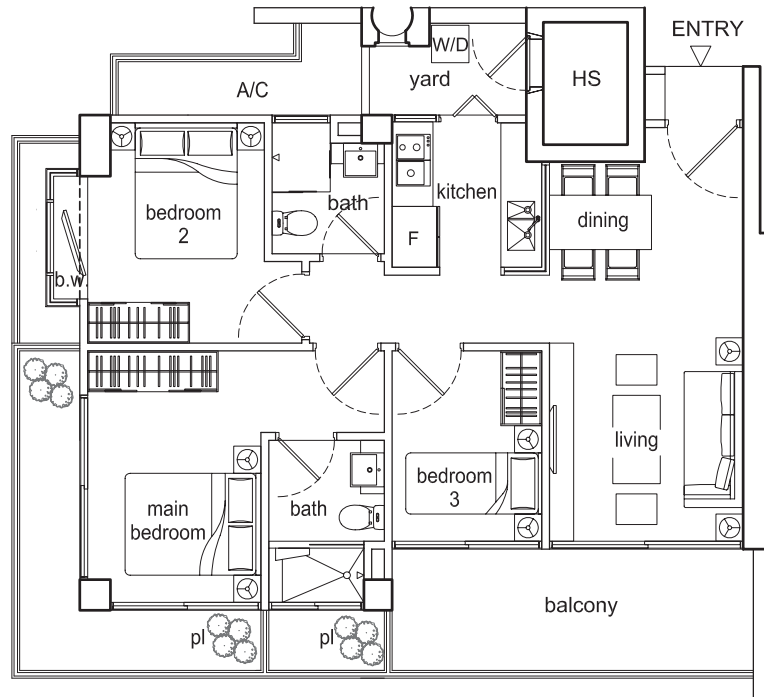
Beacon Heights, bring your lifestyle to the next level.



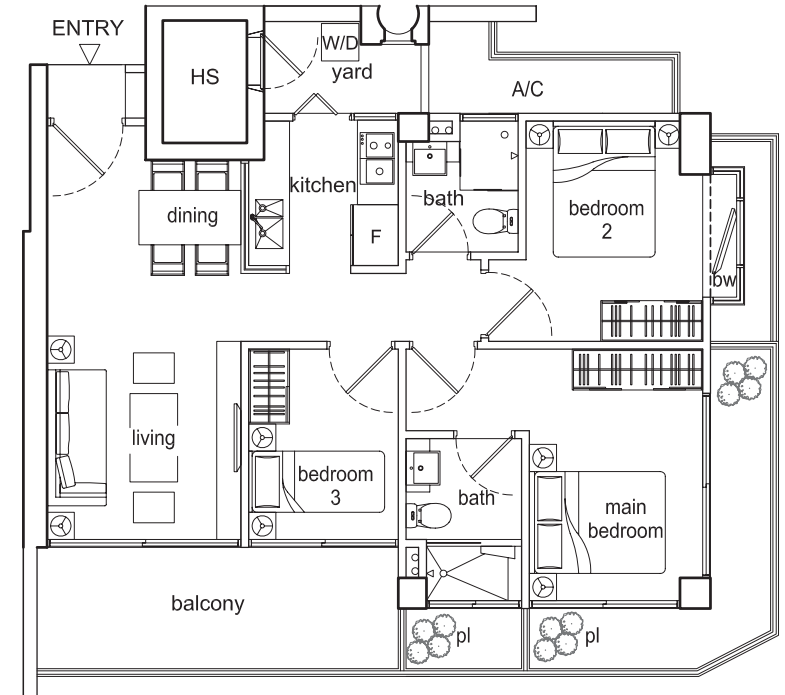
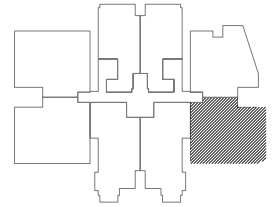


TYPE A (3 BEDROOM)

Area 100sq.m #02-05 - #13-05, #02-06 - #13-06 2nd - 26th Storey



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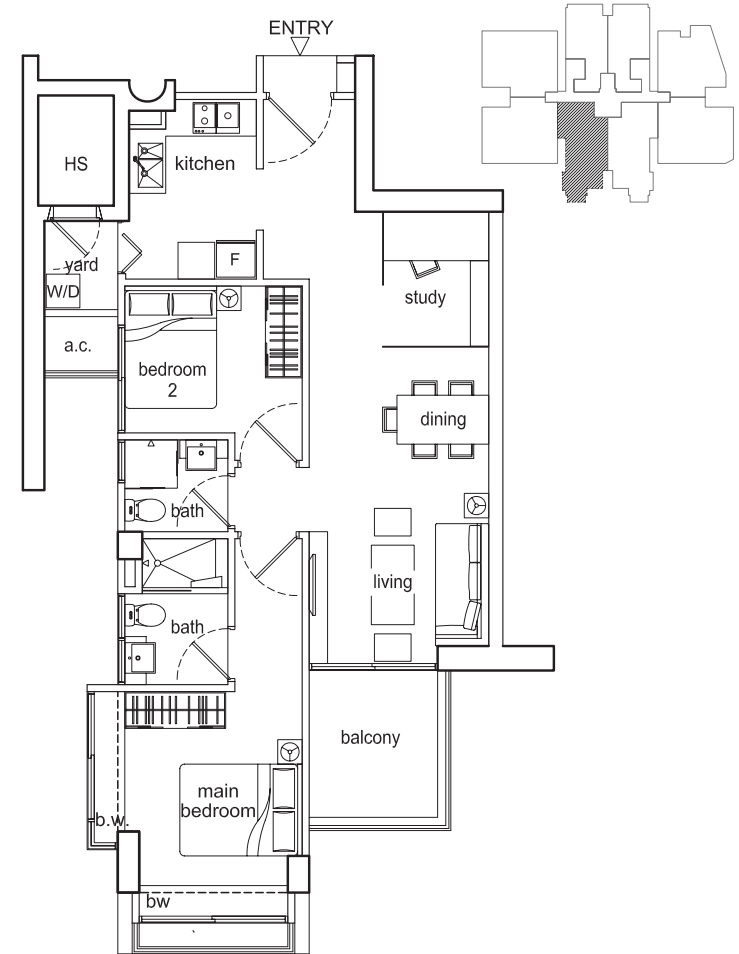
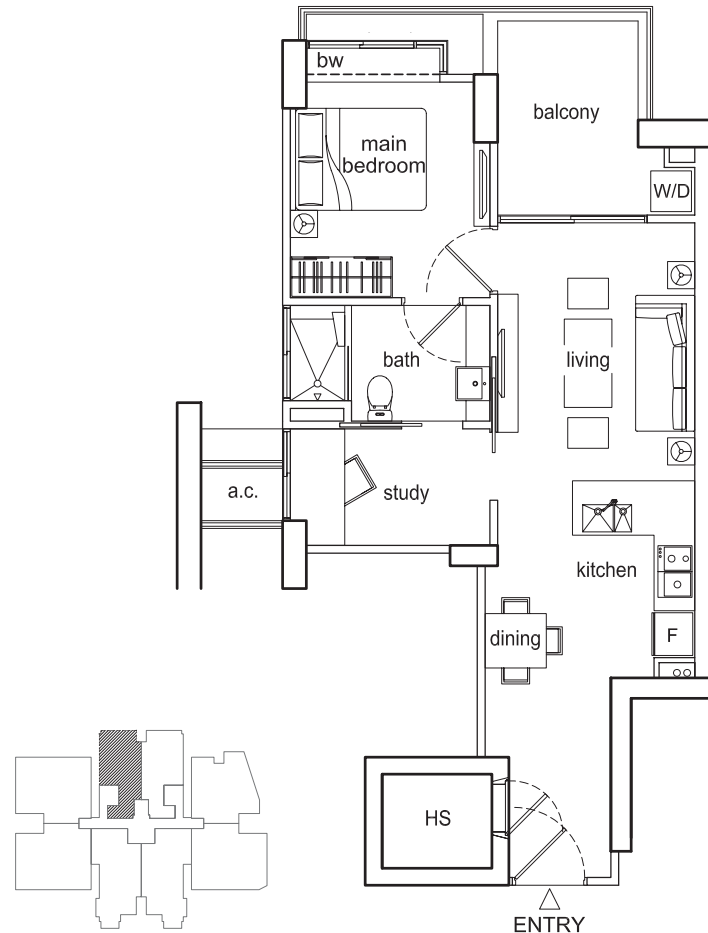


TYPE A-01 (3 BEDROOM)

Area 100sq.m #02-02 - #13-02 2nd - 13th Storey

TYPE B (1+1 BEDROOM)

Area 62sq.m #02-07 - #26-07, #02-08 - #26-08 2nd - 26th Storey



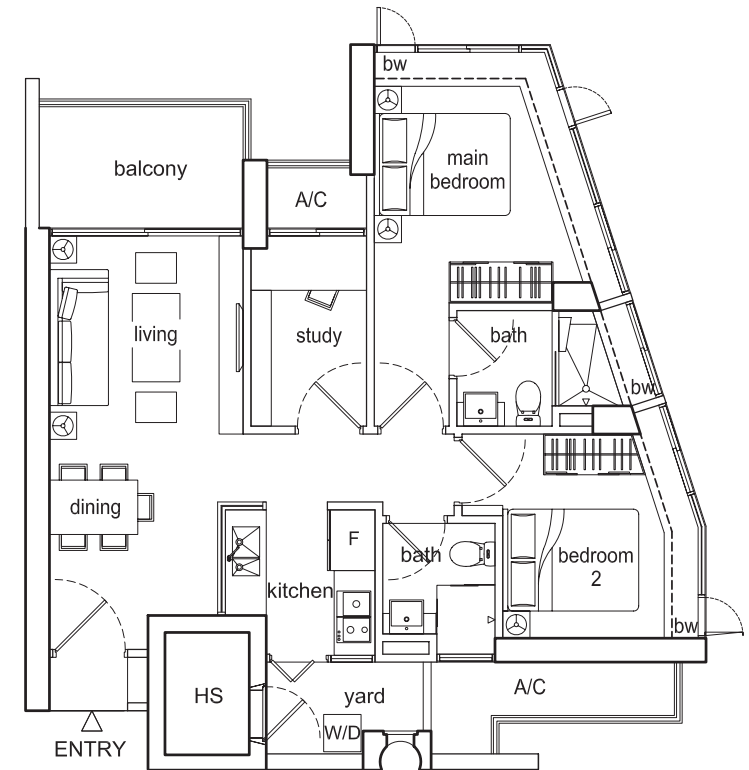
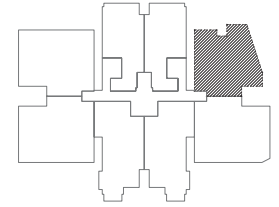
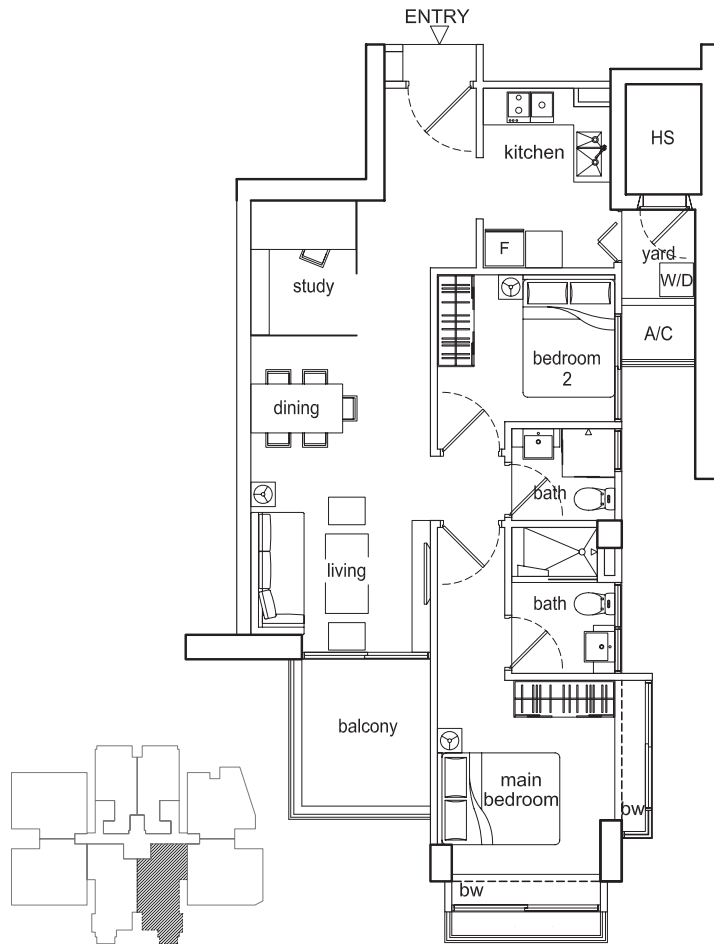
TYPE C (2+1 BEDROOM)

Area 83sq.m #02-04 - #26-04 2nd - 26th Storey 2+1 Bedroom

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TYPE C-01 (2+1 BEDROOM)

Area 83sq.m #02-03 - #26-03 2nd - 26th Storey



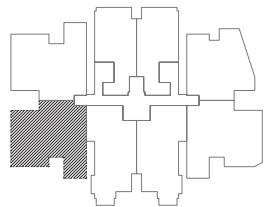
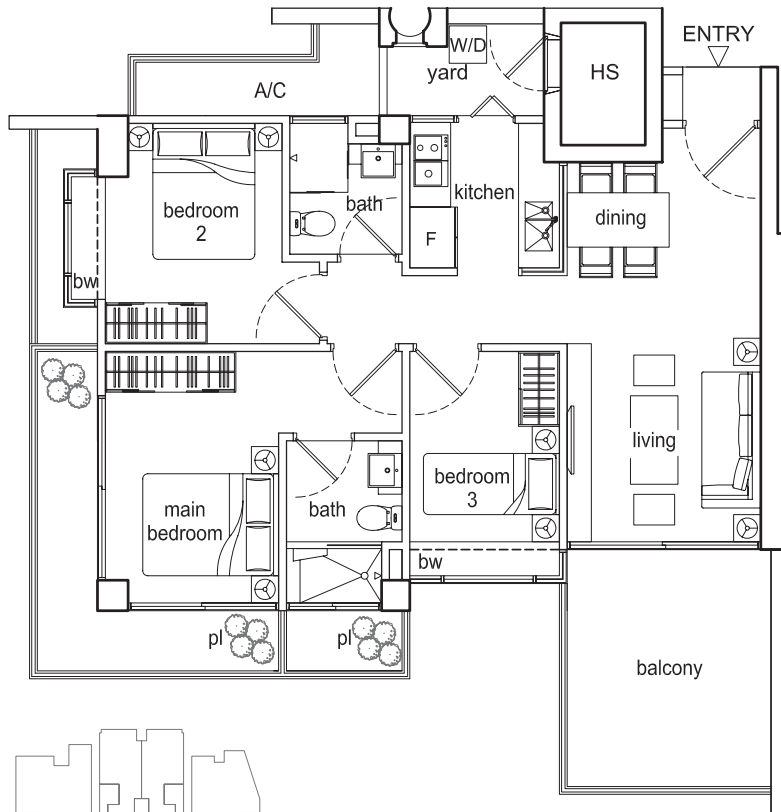
TYPE D (2+1 BEDROOM)

Area 86sq.m #02-01 - #26-01 2nd - 26th Storey

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TYPE E (3 BEDROOM)

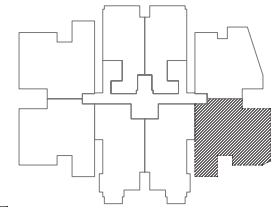
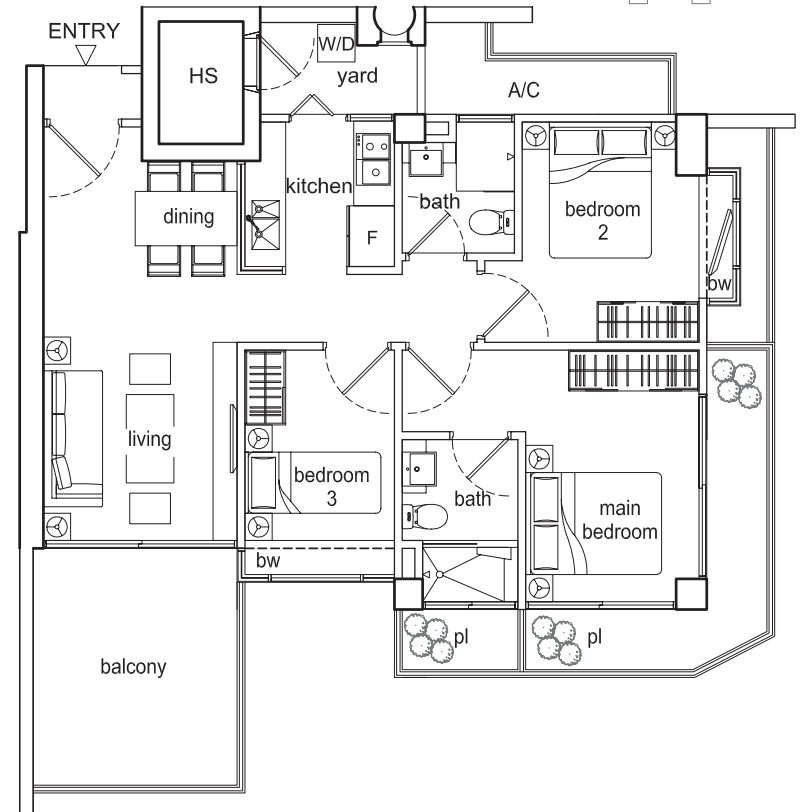
Area 103sq.m #14-05 - #26-05, #14-06 - #26-06 14th - 26th Storey



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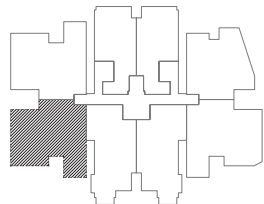
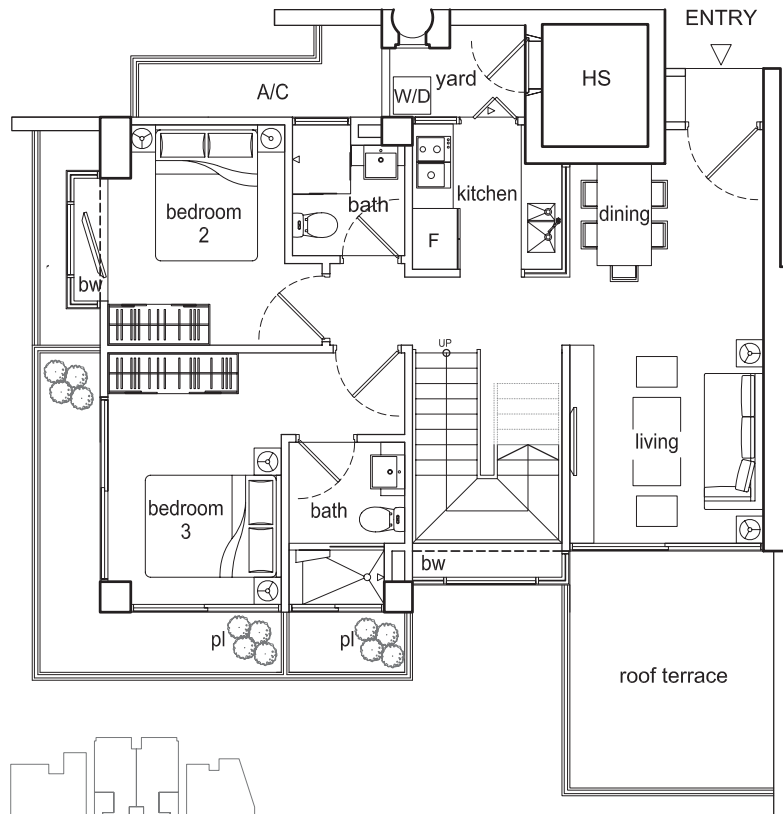
TYPE E-01 (2+1 BEDROOM)

Area 103sq.m #14-02 - #26-02 2nd - 26th Storey

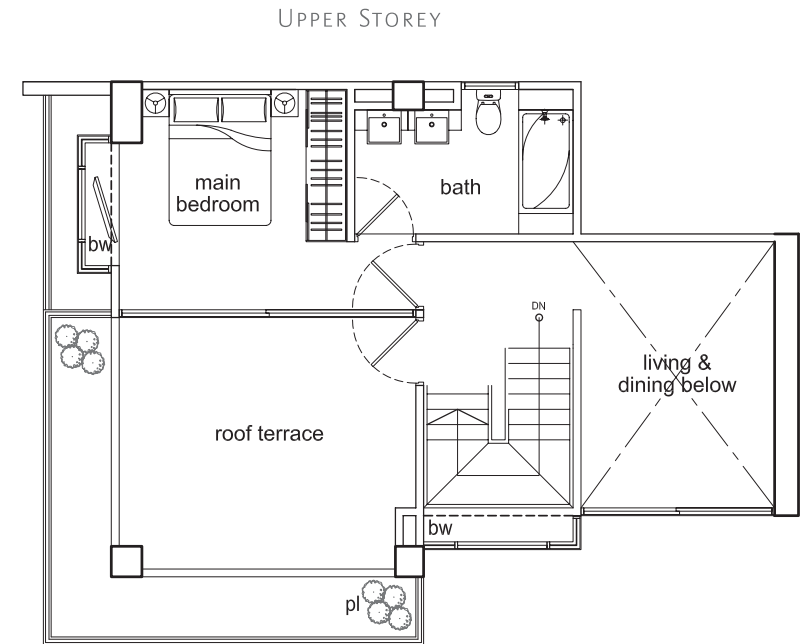


TYPE F (PENTHOUSE)

Area 182sq.m #27-05 - #27-06 27th Storey 3 Bedroom

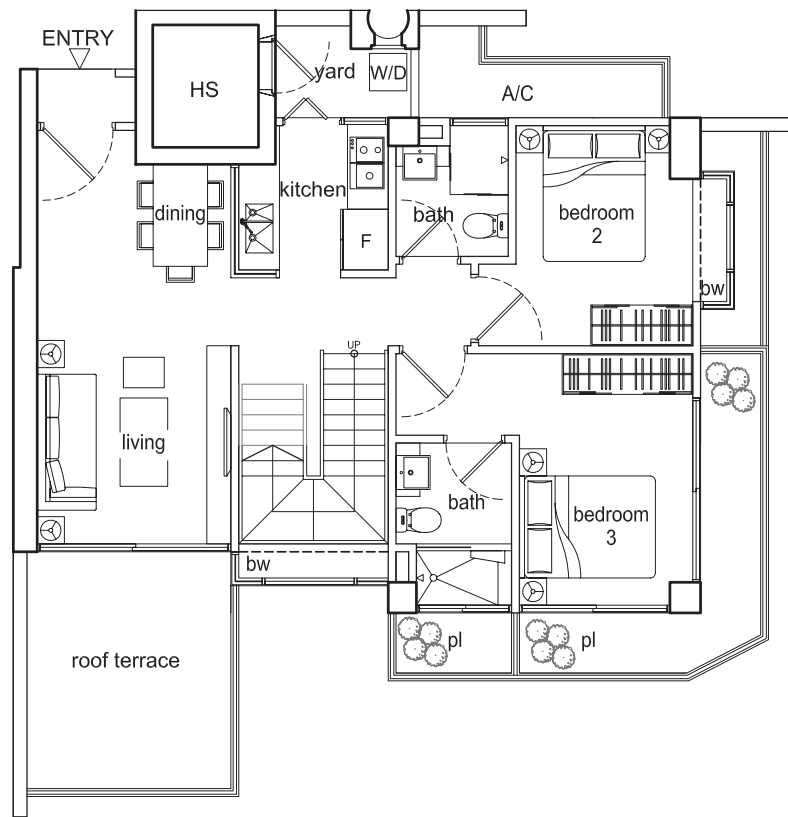


LOWER STOREY

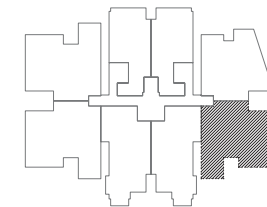


UPPER STOREY

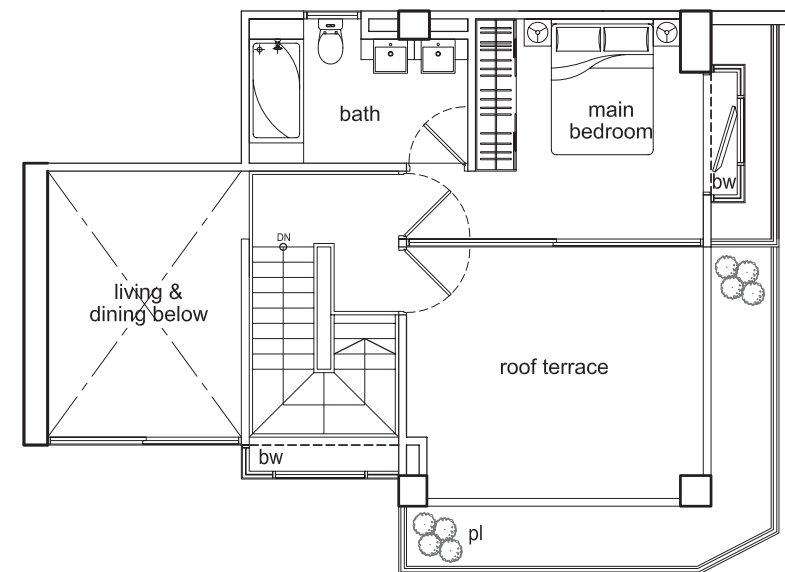
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LOWER STOREY



UPPER STOREY



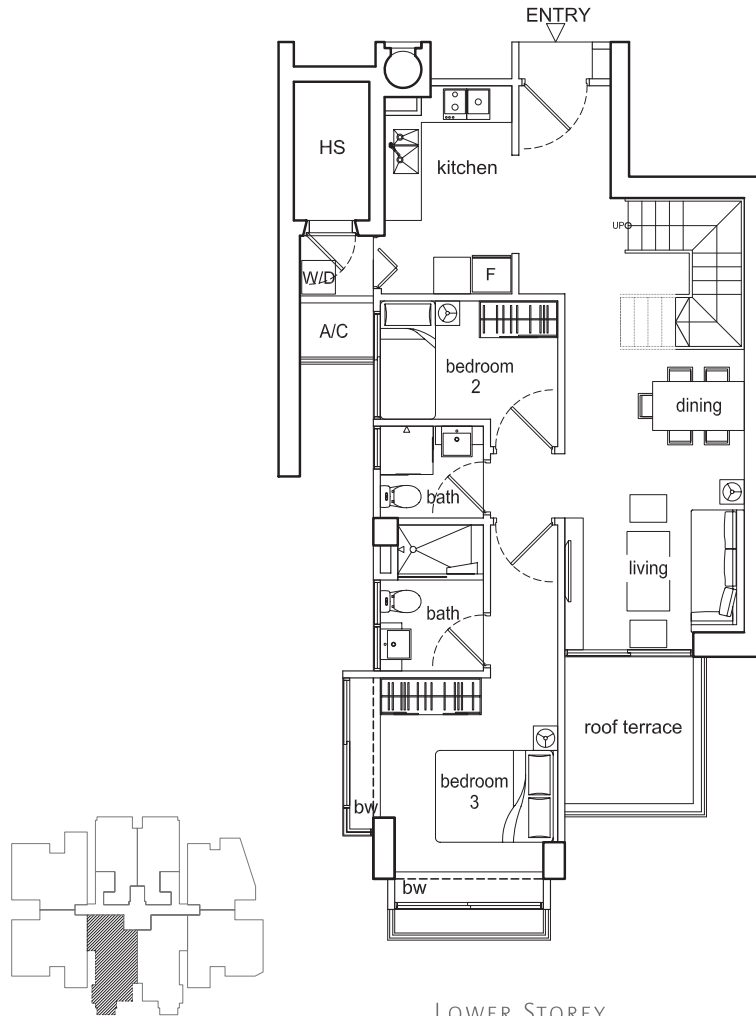
TYPE F-01 (PENTHOUSE)

Area 182sq.m #27-02 27th Storey 3 Bedroom

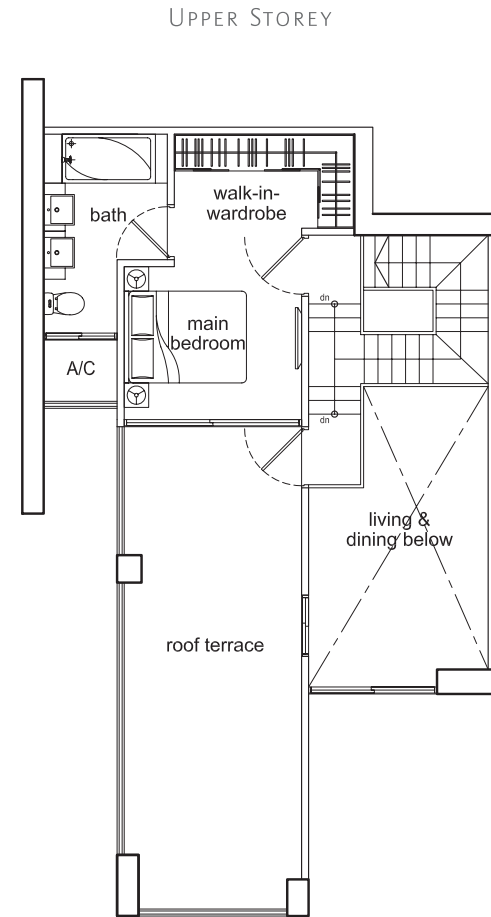
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TYPE G (PENTHOUSE)

Area 154sq.m #27-04 27th Storey 3 Bedroom

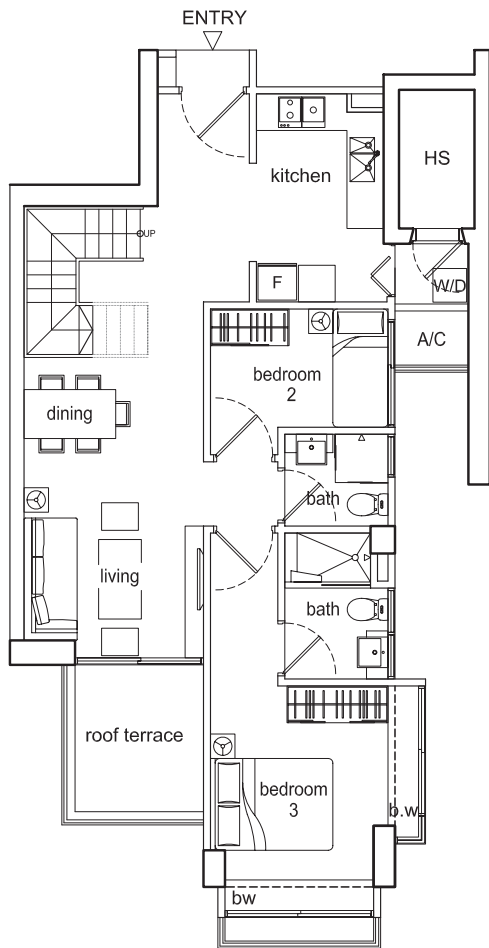


LOWER STOREY

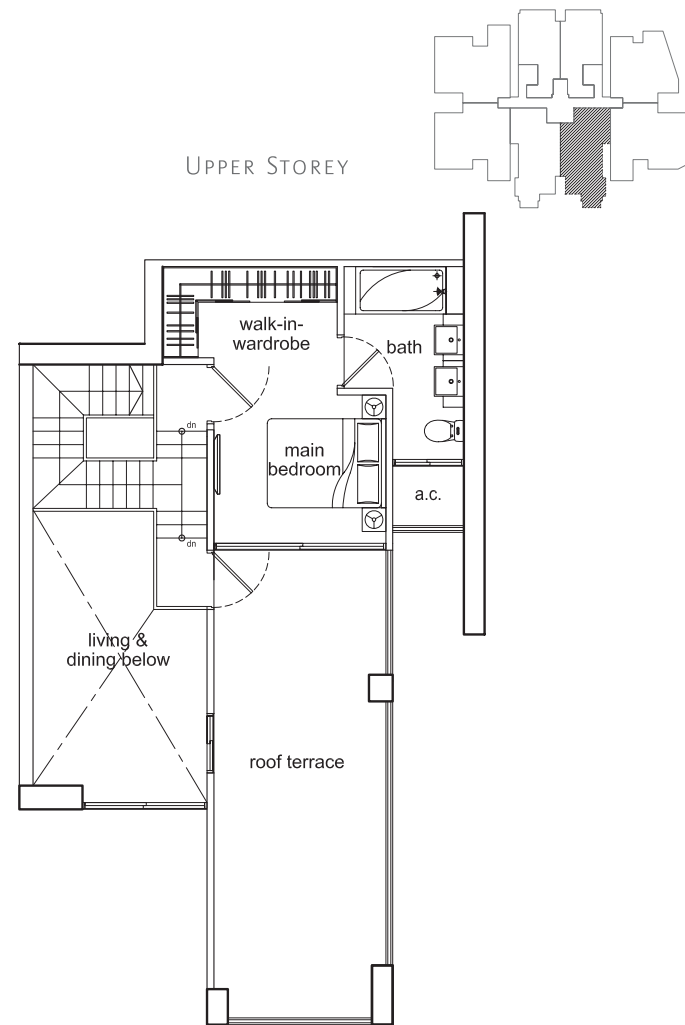


UPPER STOREY

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LOWER STOREY



UPPER STOREY

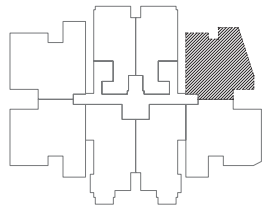
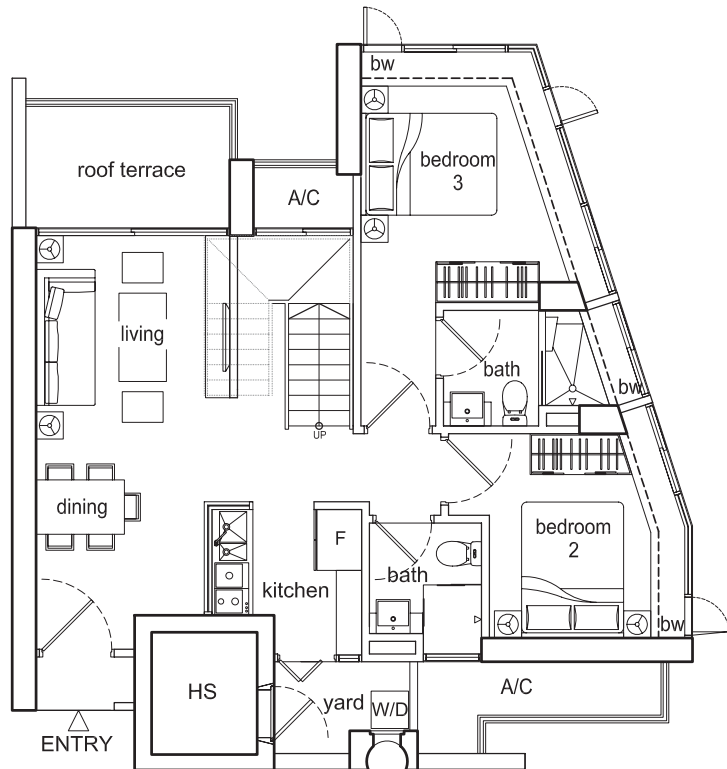
TYPE G-01 (PENTHOUSE)

Area 164sq.m #27-03 27th Storey 3 Bedroom

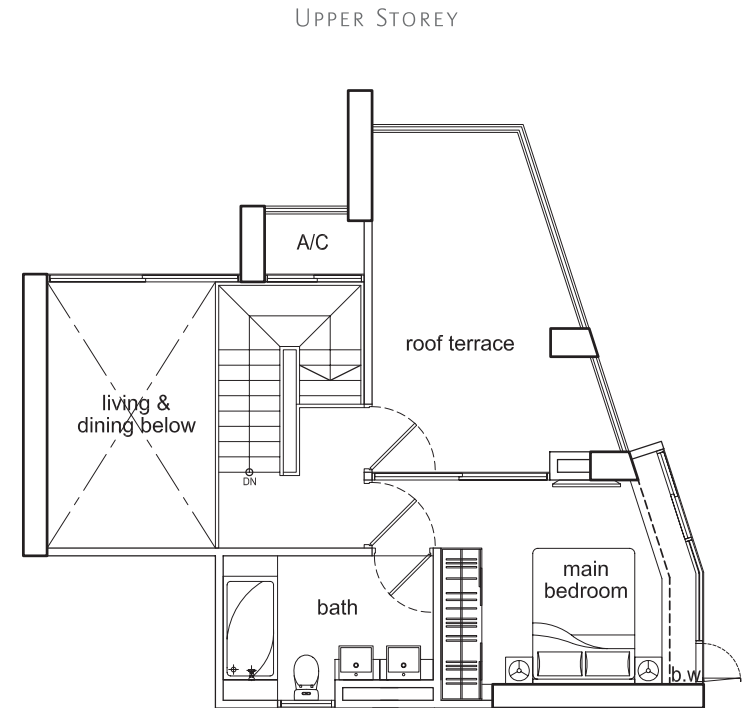
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TYPE H (PENTHOUSE)

Area 147sq.m #27-01 27th Storey 3 Bedroom



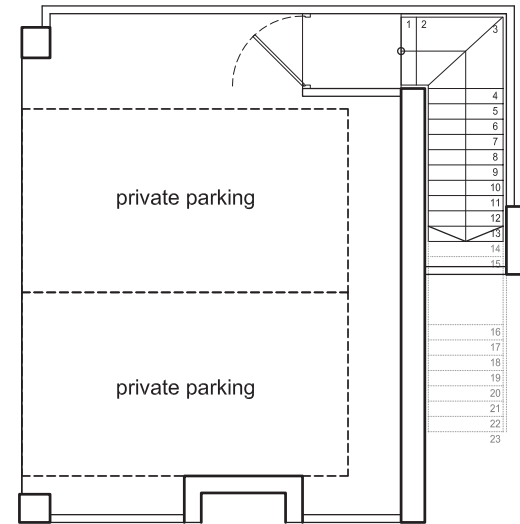
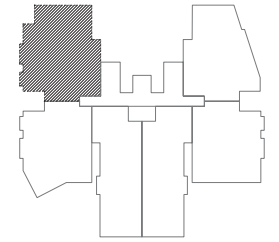
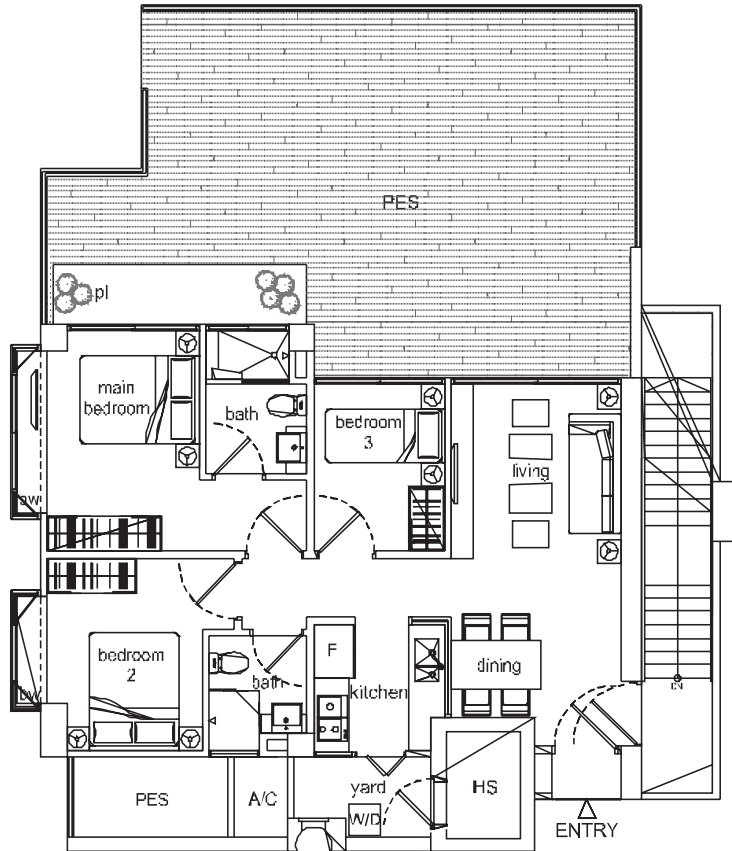
LOWER STOREY



UPPER STOREY

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UPPER STOREY



LOWER STOREY

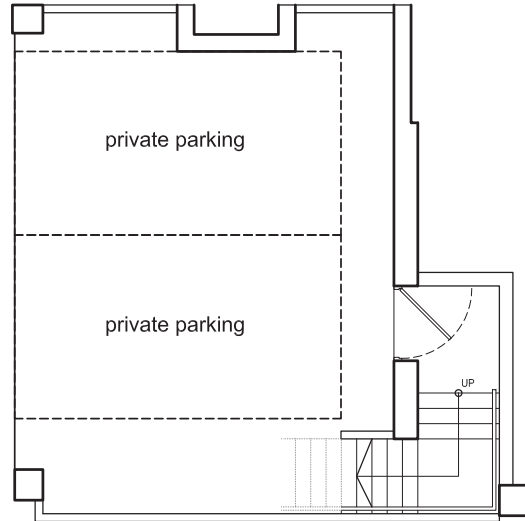
TYPE I (3 BEDROOM)

Area 193sq.m #01-06 1st Storey

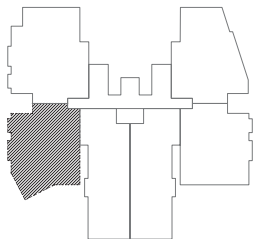
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TYPE J (3 BEDROOM)

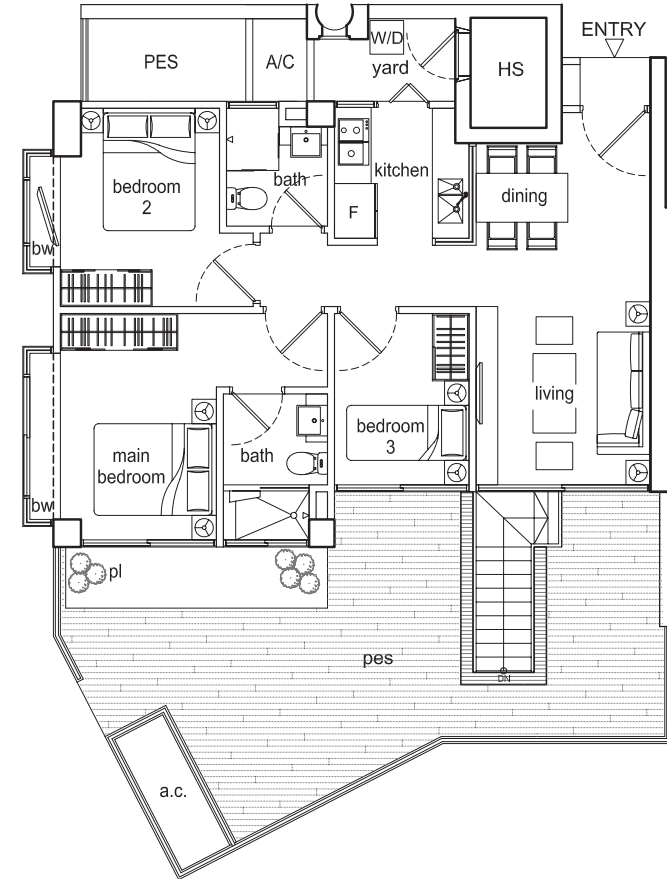
Area 169sq.m #01-05 1st Storey



LOWER STOREY

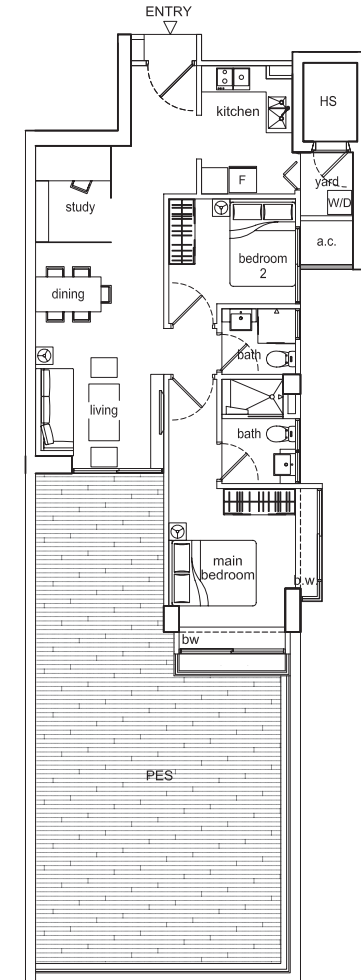
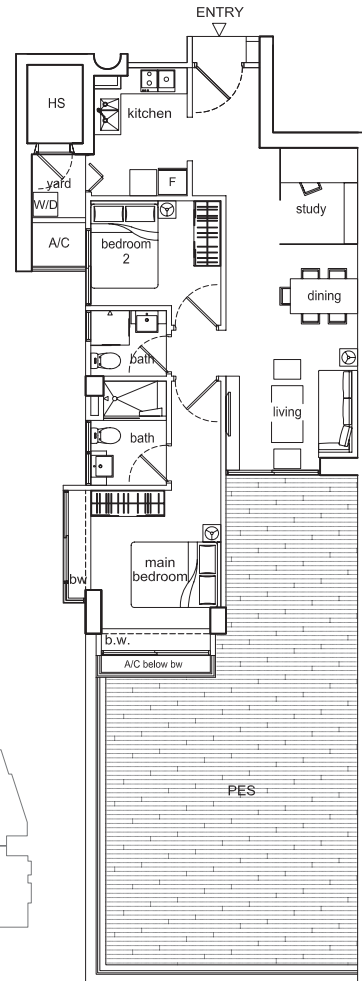


UPPER STOREY



TYPE K (2+1 BEDROOM)

Area 131sq.m #01-04 1st Storey



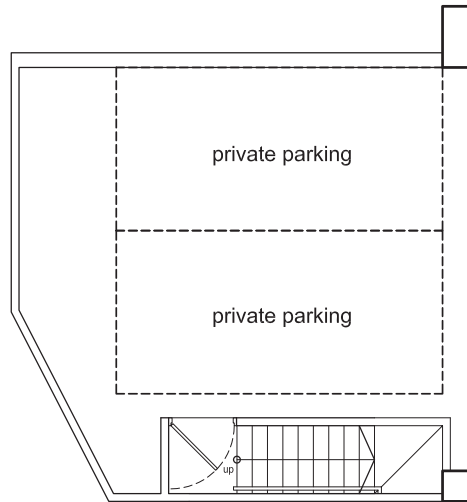
TYPE K-01 (2+1 BEDROOM)

Area 131sq.m #01-03 1st Storey

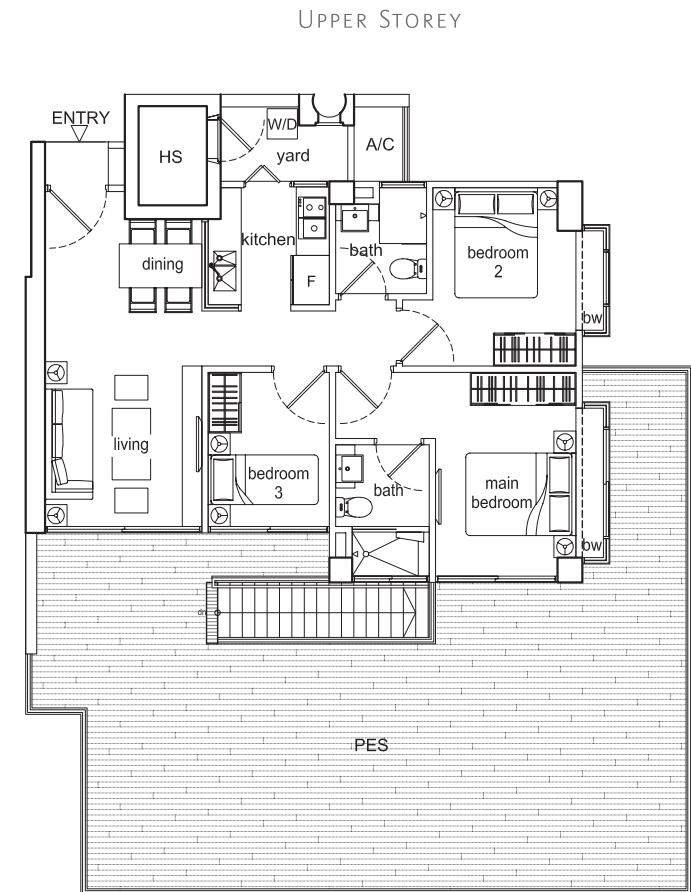
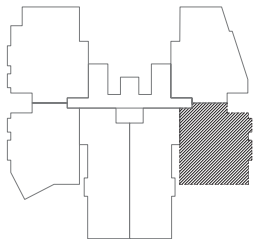
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TYPE L (3 BEDROOM)

Area 199sq.m #01-02 1st Storey

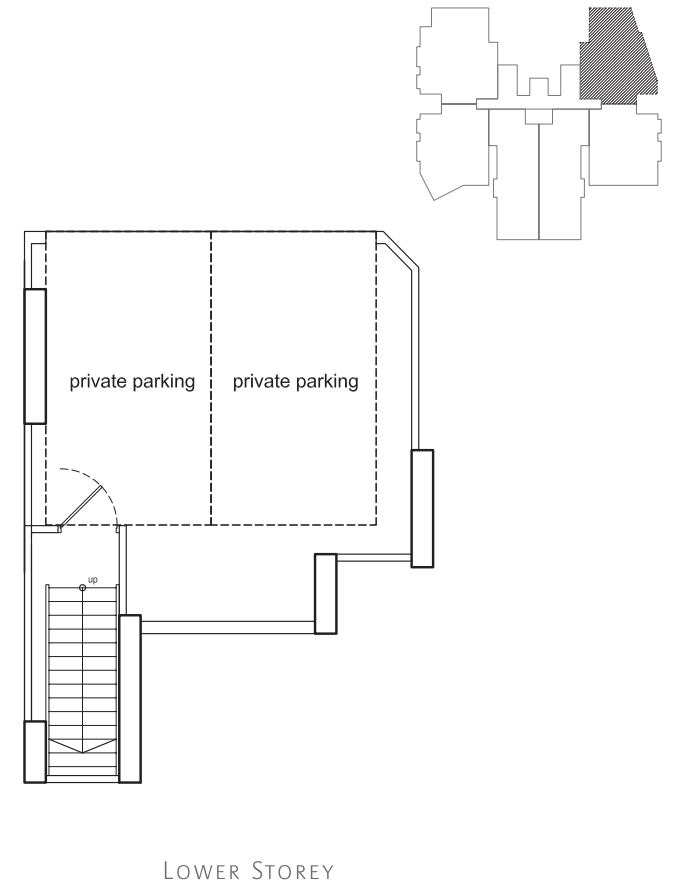
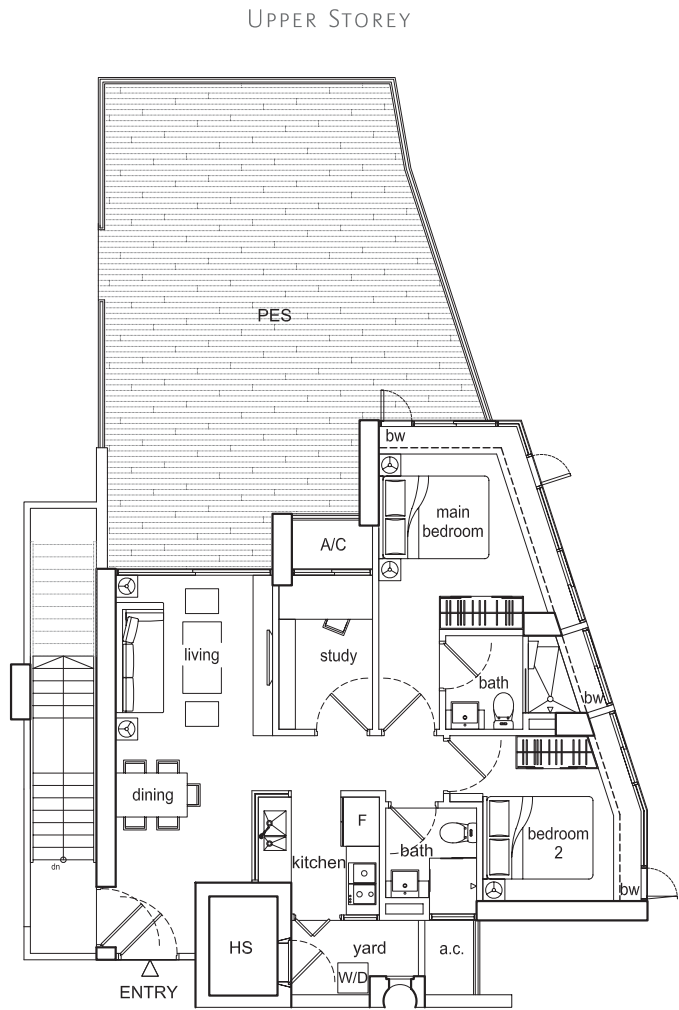


LOWER STOREY



UPPER STOREY

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TYPE M (2+1 BEDROOM)

Area 187sq.m #01-01 1st Storey

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SPECIFICATION

1. **FOUNDATION**
Piling system to Engineer's specification/BCA approval.
2. **STRUCTURE**
Reinforced concrete to Engineer's design.
3. **WALLS**
External – RC wall and/or Common clay brick
Internal – Precast Walling Panels and/or Common clay brick
4. **ROOF**
Flat roof – Reinforced concrete roof with waterproofing and insulation
5. **CEILING**
Living/ Dining/ Bedrooms/ Study - Skim coat with emulsion paint

Household Shelter and Yard - Cement and sand plaster and/or skim coat with emulsion paint.

Master Bath and Common Bath - Moisture resistant plaster ceiling boards with emulsion paint.

Kitchen - Moisture resistant plaster ceiling boards with emulsion paint.
6. **FINISHES**
Wall (For Apartments)
Living/Dining/ Bedrooms/ Study/ - Cement and Sand plaster and/ or Household Shelter and Yard

Master Bath/ Common Toilet and Kitchen - Homogeneous and/or ceramic tiles laid up to false ceiling height (exposed area only)

Wall (For Common Areas)
1st Storey Lift Lobbies - Granite and/or Ceramic tiles up to false ceiling height (exposed areas only)

Typical lift lobbies - Ceramic tiles up to false ceiling height (exposed areas only), and/or cement and sand plaster with emulsion paint.

Staircases - Cement and sand plaster and/or skim coat with emulsion paint

External Wall - Cement and sand plaster and/or skim coat with weather proof paint

Floor (For Apartments)
Living/Dining - Compressed marble

Bedroom/Study - Timber strip flooring with timber skirting

Master Bath/ Common Toilet - Homogeneous and/or ceramic tiles

Kitchen/Household Shelter/ Yard and Balcony - Homogeneous and/or Ceramic Tiles

Planter box and A/C Ledge - Smooth cement finish

PES, Balcony and Roof Terrace - Pebble wash and/or Ceramic tiles

Floor (Common Areas)
(a) 1st stories lift lobbies - Granite and/or Ceramic tiles
- Ceramic tiles
(b) Typical lift lobbies - Ceramic tiles for 1st storey and up to 2nd storey only
(c) Staircases only - Pebble wash and/or Timber deck and/or Granite
(d) Pool Area tiles - Pebble wash and/or Timber deck and/or Granite
(e) Walkway/Pavement - Granite tiles and/or Pebble wash

7. **WINDOWS**
(a) Powder coated aluminium framing with min. 6mm thick clear glass.
8. **DOORS**
(a) Main Entrance - Fire-rated timber laminated finished door
(b) Bedrooms/ Bathrooms - Semi-hollow core timber veneer door
(c) Kitchen (if applicable) - Semi-hollow core timber veneer door with glass panels
(d) Household Shelter - PSB approved blast door
(e) Roof Garden/ Balcony - Powder coated aluminium framed doors with float and/or tempered clear glass
(f) Ironmongery - Locksets and hinges to Architect's selection

9. SANITARY WARES AND FITTINGS

Master Bath

- a) 1 bath with shower mixer and shower set
- b) 1 basin and mixer tap with cabinetry below
- c) 1 water closet
- d) 1 mirror
- e) 1 toilet shelf
- f) 1 toilet paper holder

Common Toilet

- a) 1 shower cubicle complete with shower mixer and shower set
- b) 1 basin and mixer
- c) 1 water closet
- d) 1 mirror
- e) 1 toilet shelf
- f) 1 toilet paper holder

10. ELECTRICAL INSTALLATION/ TELEPHONE/ TV/ FM

ELECTRICAL SCHEDULE

	UNIT TYPE	TYPE G	TYPE G1	TYPE H	TYPE I	TYPE J	TYPE K	TYPE K1	TYPE L	TYPE M
		#27-04	#27-03	#27-01	#01-06	#01-05	#01-04	#01-03	#01-02	#01-01
1	Lighting point	25	25	24	20	20	17	17	19	20
2	Single 13A S/S/0	25	25	27	27	27	23	23	27	24
3	Telephone PT	5	5	5	5	5	5	5	5	5
4	TV PT	5	5	5	5	5	4	4	5	4
5	Bell Point	1	1	1	1	1	1	1	1	1
6	Audio/ Video Intercom	1	1	1	1	1	1	1	1	1
7	Cooker Hood Point	1	1	1	1	1	1	1	1	1
8	Oven Point	1	1	1	1	1	1	1	1	1
9	Water Heater Point	4	4	4	3	3	3	3	3	3
10	Isolator For A/C	2	2	2	2	2	2	2	2	2
11	Washing Machine Point	2	2	2	2	2	2	2	2	2

11. Lighting Protection System

- (a) Lighting Protection System shall be provided in accordance with Singapore Standard CP33 1966

12. PAINTING

- (a) External Walls - Spray textured coating and/or Emulsion Paint
- (b) Internal Walls - Emulsion paint to Architect's selection

13. WATERPROOFING

Waterproofing is provided to floors of Bathrooms, Kitchen, Yard, W.C., R.C. flat roof, Planter Box and where required.

14. DRIVEWAY & CARPARK

- a) Drop-off point and Entrance/Exit Driveway- Granite and/or concrete finish
- b) Driveway and Carpark - Concrete finish

15. RECREATIONAL FACILITIES

- a) Multi function hall
- b) 50m length Swimming Pool
- c) Wading/Play Pool
- d) Jacuzzi
- e) Tennis Court
- f) Recreation terrace
- g) Barbecue pit
- h) Gymnasium
- i) Sky garden/observation deck
- j) Children's Play Area

16. ADDITIONAL ITEMS

- (a) Kitchen Cabinets - High and low kitchen cabinets with solid surface worktop complete with sink and mixer
- (b) Kitchen Appliances - Cooker Hob and Cooker Hood Oven (For 2+1 and 3 bedroom only. For 1+1 bedroom, microwave oven will be provided.)
- (c) Wardrobes - Built-in wardrobes provided for master bedroom
- (d) Air-conditioning - Multi-split air-conditioning to all Bedrooms and Living/ Dining
- (e) Audio/Intercom System - To apartment units.
- (f) Electric Water Heater - Hot water supply to all bathrooms and kitchen except W.C where applicable.

Note:**Floorings**

Granite/ Marble and Compressed Marble are natural materials containing veins and 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 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 may be felt at the joints.

Timber are natural material containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colours and grain in their selection and installation.

The tonality and pattern of the flooring materials selected and installed shall be subject to availability

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/Building, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit/Building is delivered to the Purchaser. The Vendor shall not be answerable for any failure of these manufacturers and/or contractors and/or suppliers to honour any warranty.

Cable Television

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 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.

Layout

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

Air Conditioning

Regular maintenance by the Purchaser of the air-conditioning systems, including the clearing of filters and condensation pipes, is essential for the efficient running and prolonging their operating life.

Internet Access

If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with an Internet Service Provider and/or such relevant entities/authorities for internet service to the Unit and make all necessary payments to such Internet Service Provider and/or such relevant authorities.

While every reasonable care has been taken in preparing this brochure, the developer and its agent cannot be held responsible for the inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representations of fact. All information and specifications are current at the time of printing and subject to changes as may be required.

The information, specifications and statements herein shall not be treated to form part of an offer or contract. Floor plans are subject to amendments as may be required by the relevant authorities. Renderings and illustrations, not limited to landscape and furniture, are artist's impressions only and cannot be regarded as representations of fact. Floor areas are only approximate measurements and subject to final survey.

The Sales & Purchase Agreement shall form the entire agreement between the developer and purchaser and shall supersede all statements, representations or promise made prior to the signing of the Sales & Purchase Agreement and shall in no way be modified by any statements, representations or promises made by the developer or their agents.

For enquiries, please call
6231 6868

Project Consultants**Developer:**

St Michael's Development Pte Ltd

Architect:

Ronny Chin & Associates

Quantity Surveyor:

PEB Consultants

Mechanical and Electrical Engineer:

FCL Engineering Consultants

Civil & Structural Engineer:

EPM Consultants

Interior Designer:

Cactus Art

Project Details

Developer License Number: C0377

Tenure of Land: 999 years from 2 June 1882

Lot/s: Lots 02129P, 02130W, 3312P, 03311VCPT), MK17 AT Marthoma Road and St Michael's Road (Kallang Planning Area)

Building Approval No:

Expected TOP Date: 30 June 2012:

Expected Date of Legal Completion: 30 June 2015

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