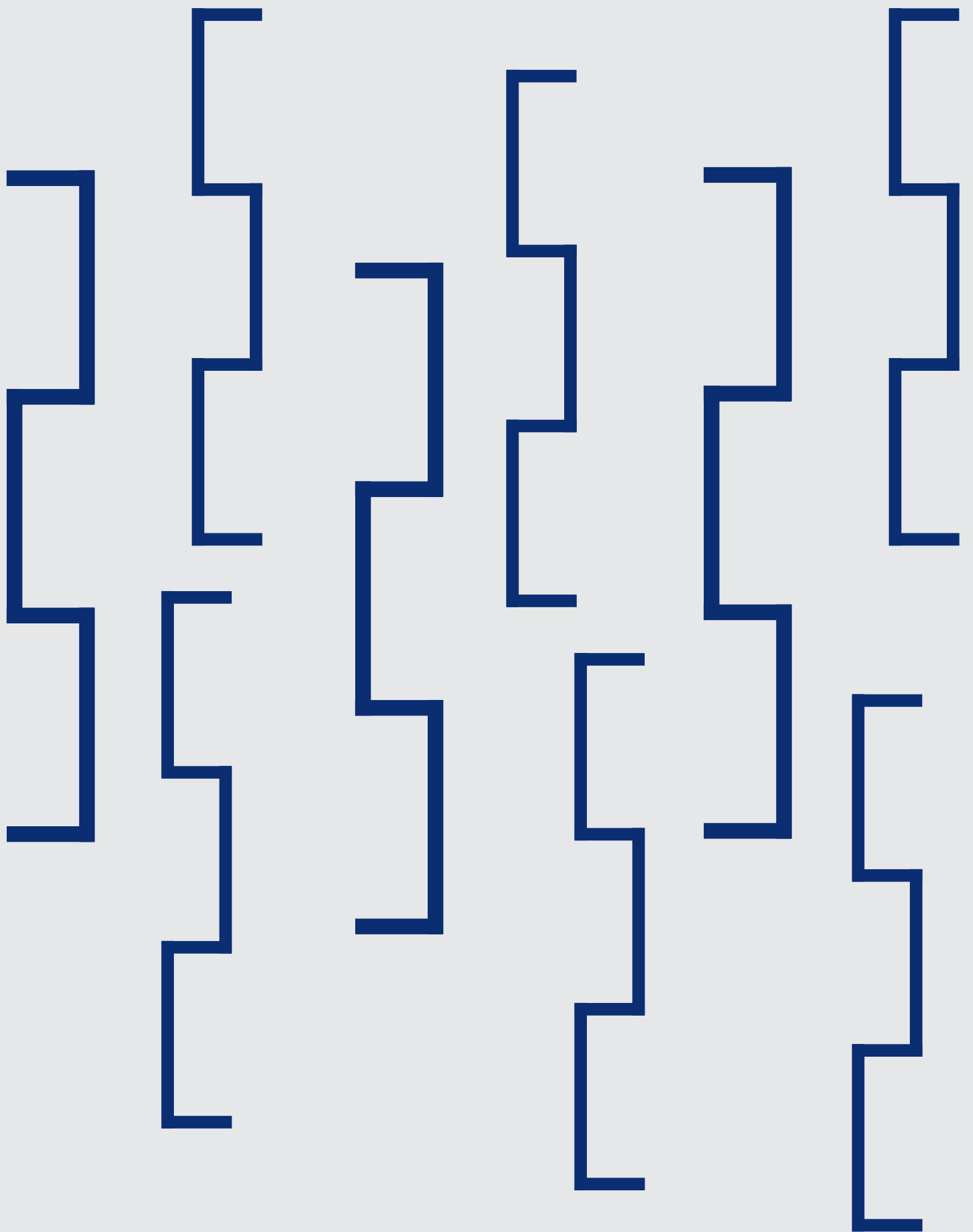


CASA
Aerata





BRILLIANT LIVING,
IN WHOLE NEW WAYS

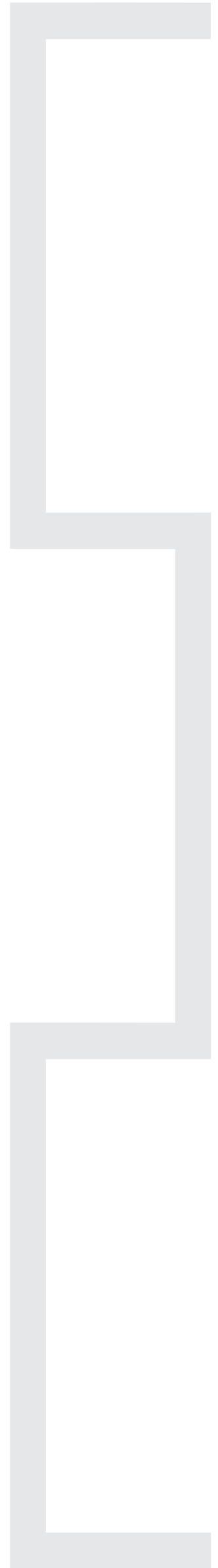




Comprising three standalone blocks sculpted in clean modernist lines, the entire development exudes intelligence in every detail, offering a new degree of beauty, privacy and functionality. This is not just a home with a captivating facade, this is home at the very front of architectural evolution.



Artist's Impression



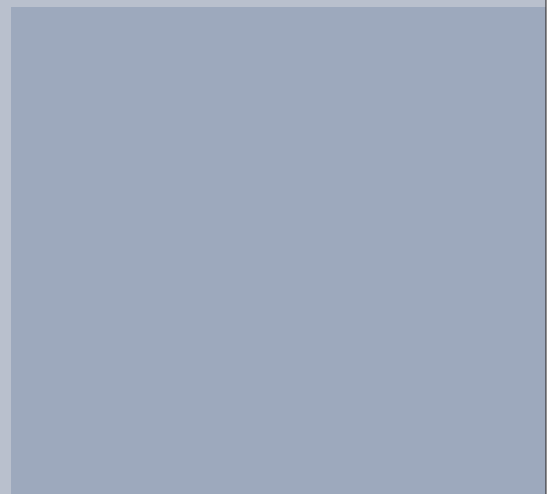
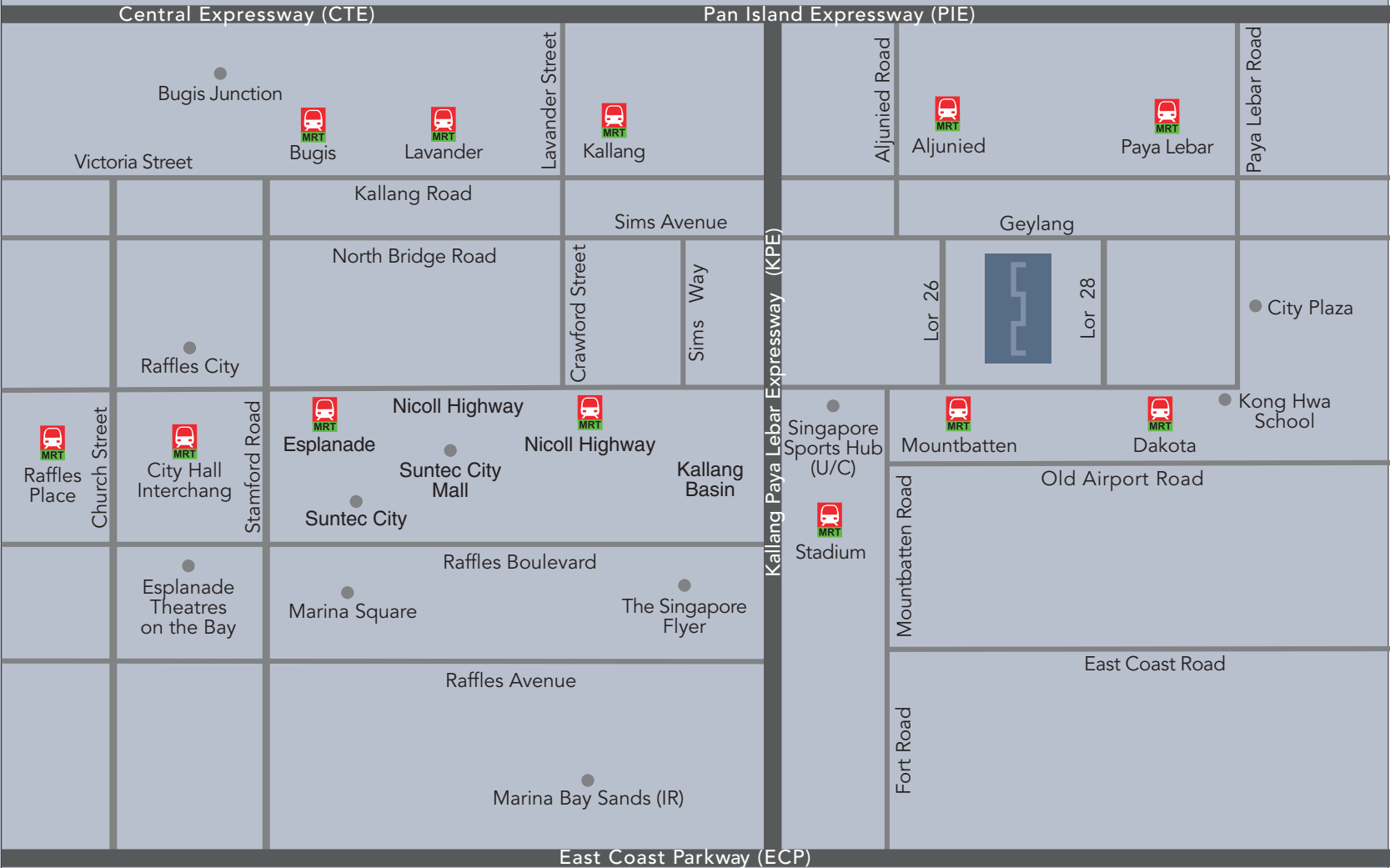




FEEL EXCITEMENT, LIKE NEVER BEFORE

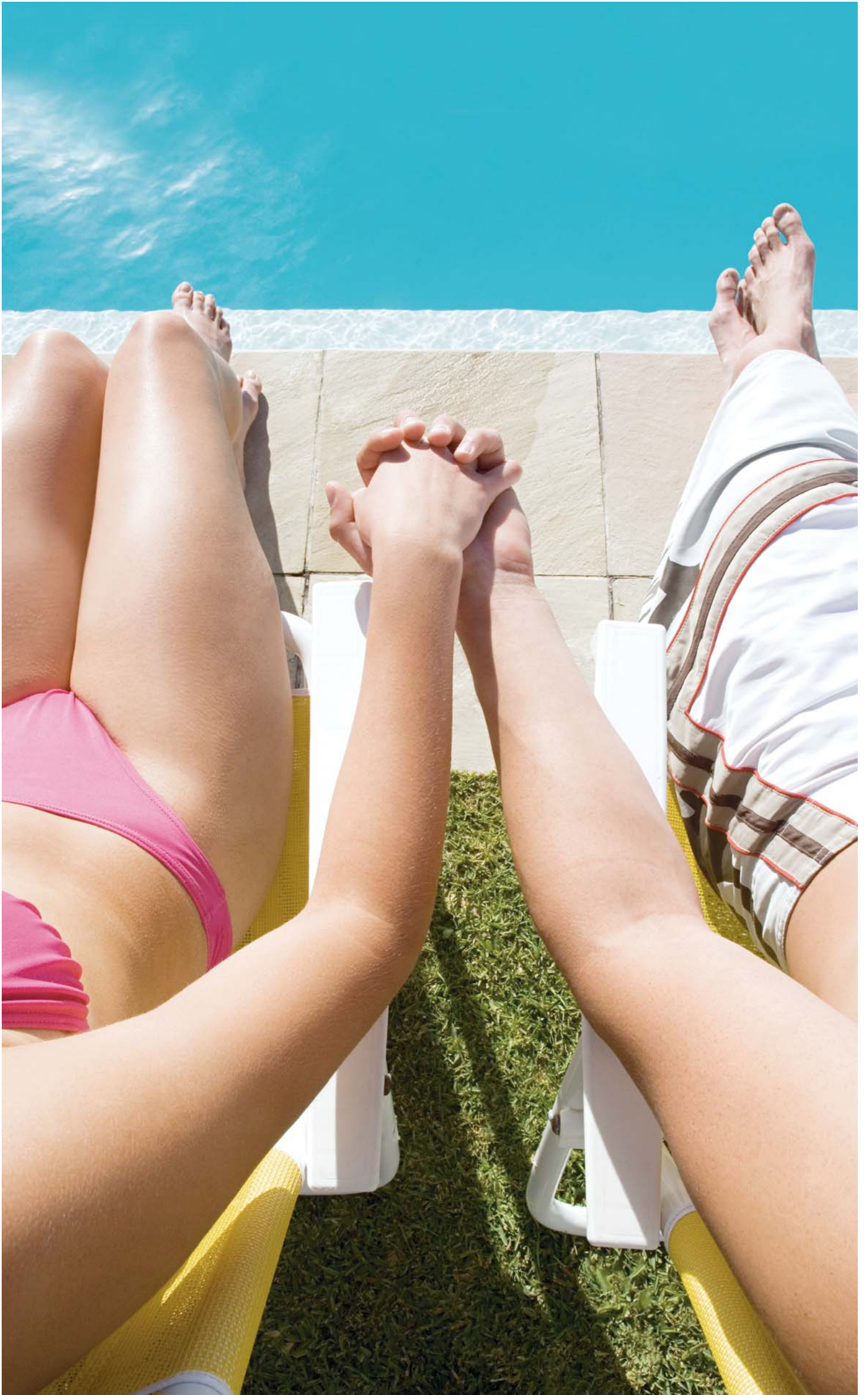


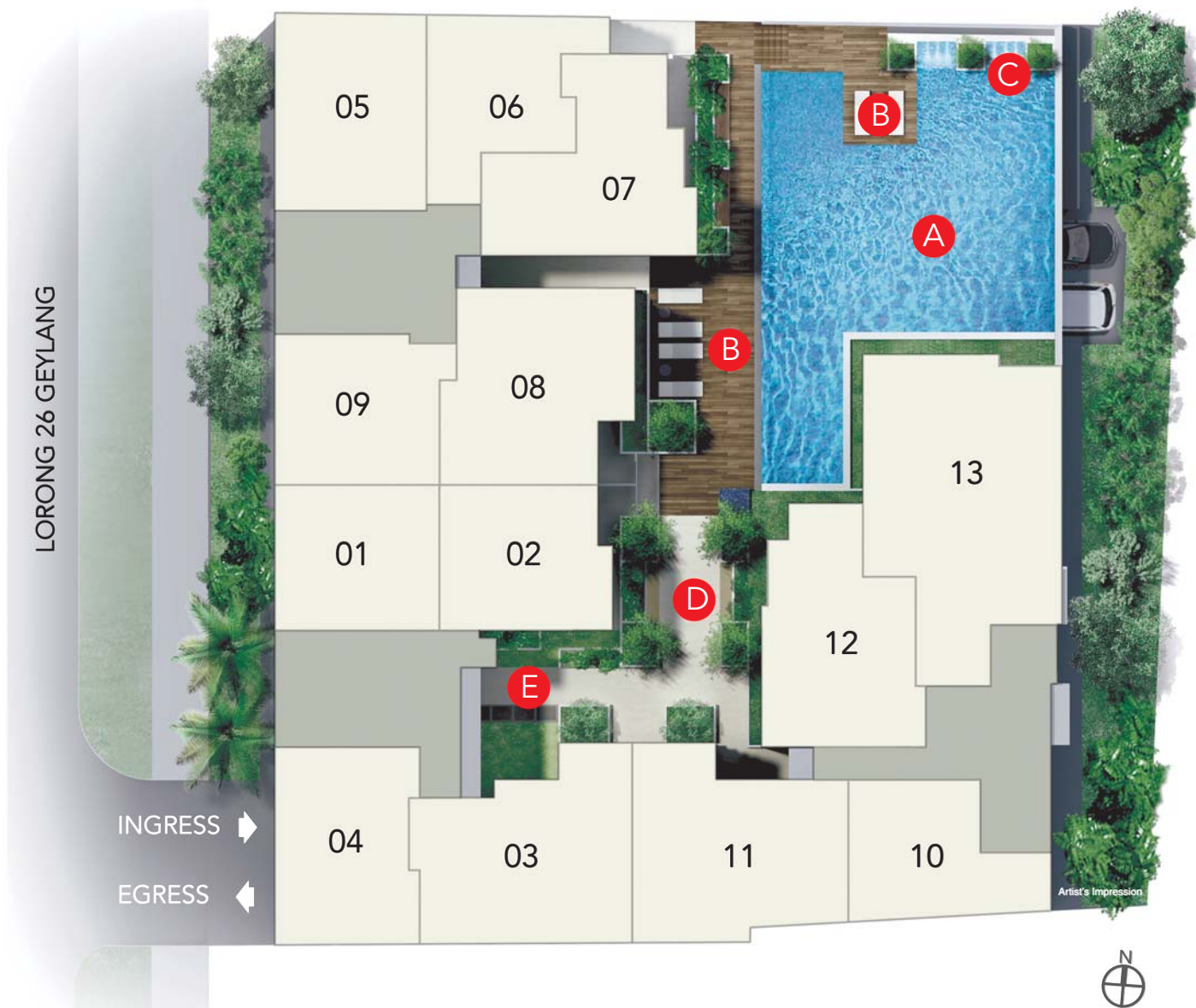
Imagine having so much to choose from, that everyday could bring a whole new experience. Casa Aerata places you close to almost everything that is appealing and exciting. With every major expressway and the MRT so close, you are literally only minutes from the CBD, Marina leisure belt, East Coast Park, the upcoming Kallang Sports Hub and much more.





SAVOUR A JOY,
THAT'S TRULY UNIQUE





- A Swimming Pool
- B Communal Pool Deck
- C Water Jet Corner
- D Landscaped Planters
- E Garden Paths



All the excitement of urban living is made more pleasant by your very own green oasis, located up and away from the busy environs. Amidst lush and gentle landscaping, you can find true relaxation as you dip into the pool or revel with family and friends at the water jet corner and pool deck, all specially located on the third storey for your private enjoyment.





Impression Only

Inside each home, every inch of space is fully utilised and carefully designed to add warmth and comfort to fast-paced urban lifestyles. Ample balconies are linked to the living areas, and further interlinked with vertical feature walls to generate a sense of spaciousness. Facing away from the tropical sun is yet another example of thoughtful planning that make for easy, ideal living.



The modernist theme is carried through the interiors with quality fittings from bedroom to kitchen to bathroom, completing every home for luxury urban living at its finest.



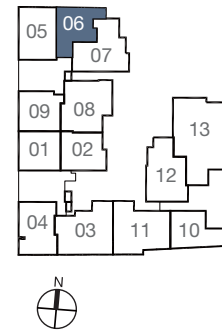
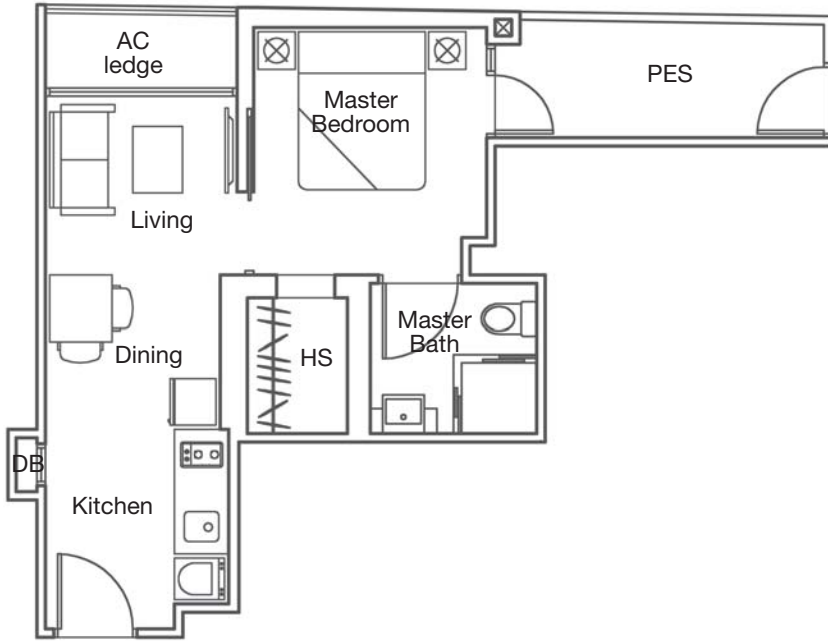


Type A1-G (1-Bedroom)

#03-06

Area: 452 sqft / 42 sqm

(Inclusive of A/C ledge & PES)

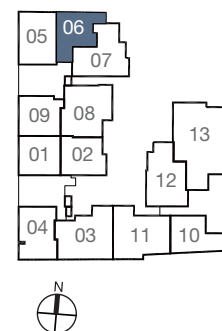
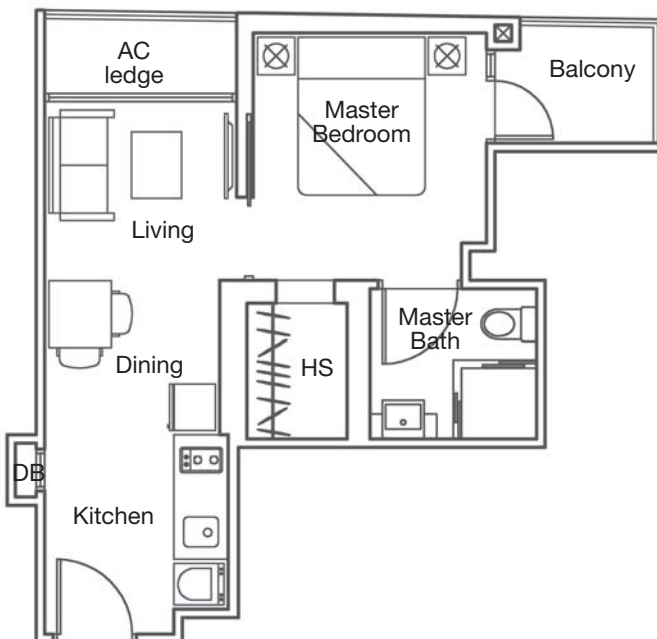


Type A1 (1-Bedroom)

#04-06 to #08-06

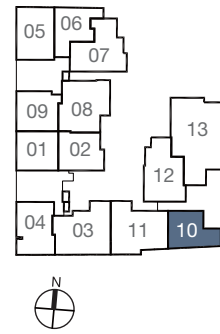
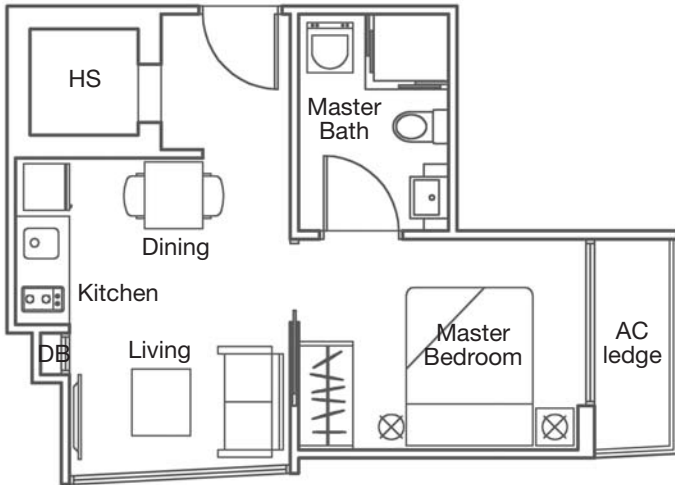
Area: 420 sqft / 39 sqm

(Inclusive of A/C ledge & Balcony)



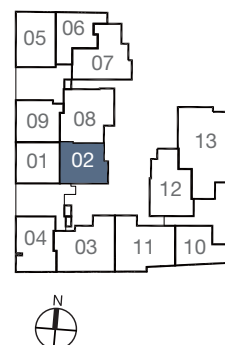
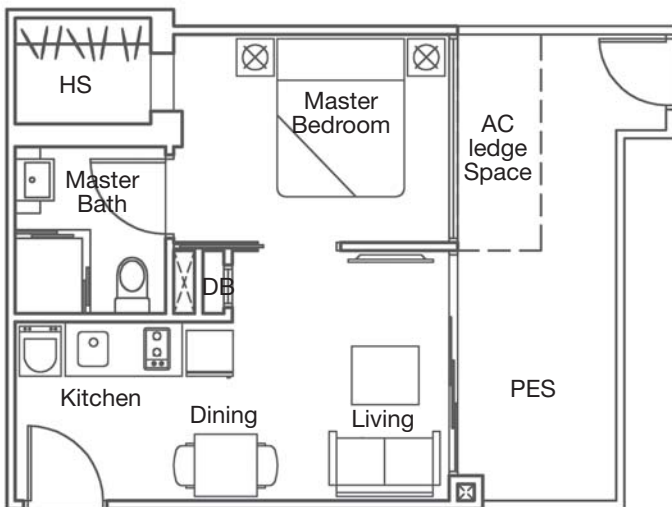
Type A2, A2-G (1-Bedroom)

#03-10 to #08-10
Area: 388 sqft / 36 sqm
(Inclusive of A/C ledge)



Type A3-G (1-Bedroom)

#03-02
Area: 463 sqft / 43 sqm
(Inclusive of A/C ledge & PES)

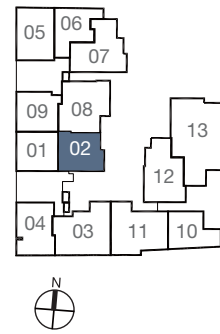
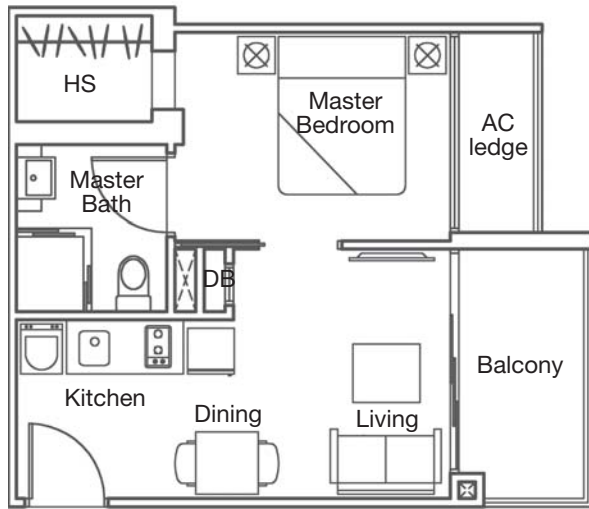


Type A3 (1-Bedroom)

#04-02 to #08-02

Area: 420 sqft / 39 sqm

(Inclusive of A/C ledge & Balcony)

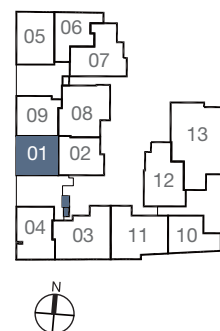
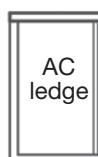
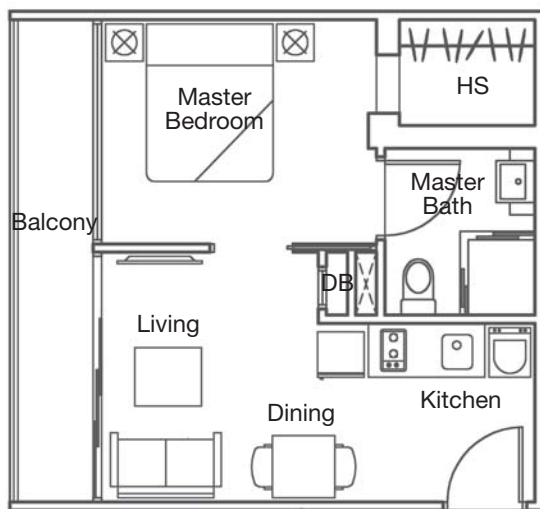


Type A4, A4-G (1-Bedroom)

#03-01 to #08-01

Area: 431 sqft / 40 sqm

(Inclusive of A/C ledge & Balcony)

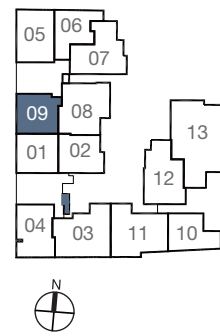
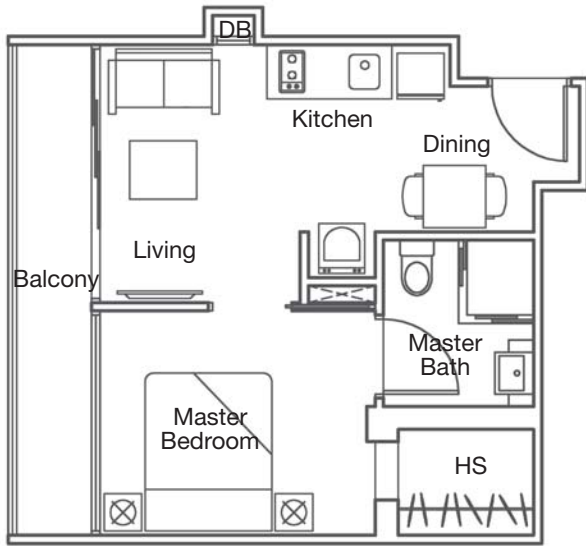
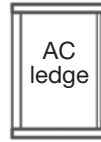


Type A5, A5-G (1-Bedroom)

#03-09 to #08-09

Area: 441 sqft / 41 sqm

(Inclusive of A/C ledge & Balcony)

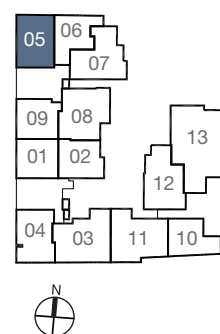
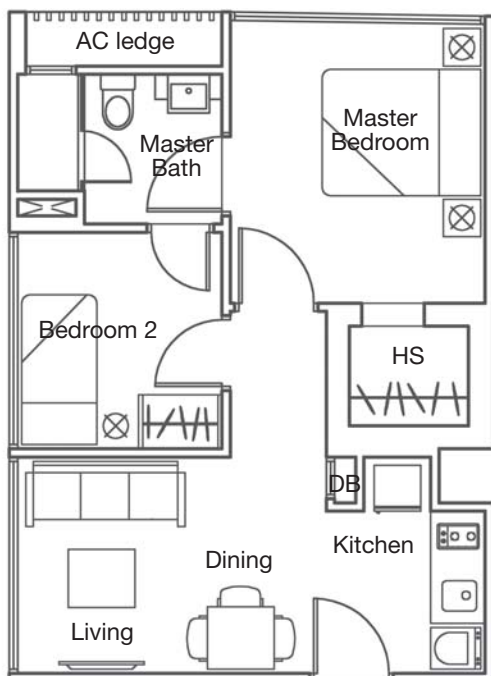


Type B1, B1-G (2-Bedroom)

#03-05 to #08-05

Area: 484 sqft / 45 sqm

(Inclusive of A/C ledge)

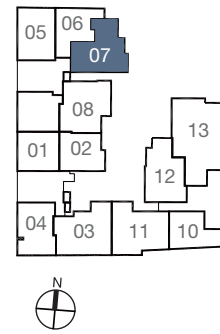
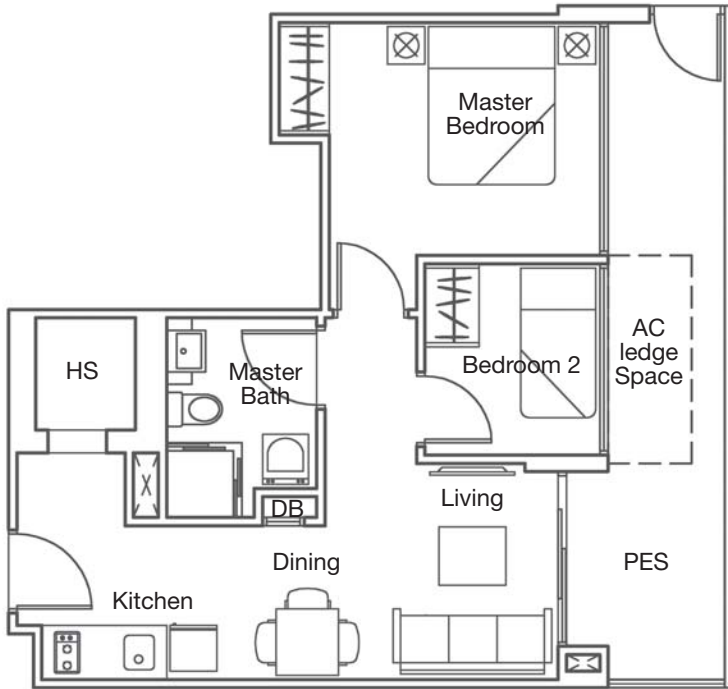


Type B2-G (2-Bedroom)

#03-07

Area: 603 sqft / 56 sqm

(Inclusive of A/C ledge & PES)

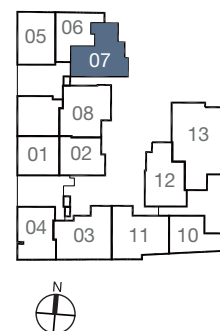
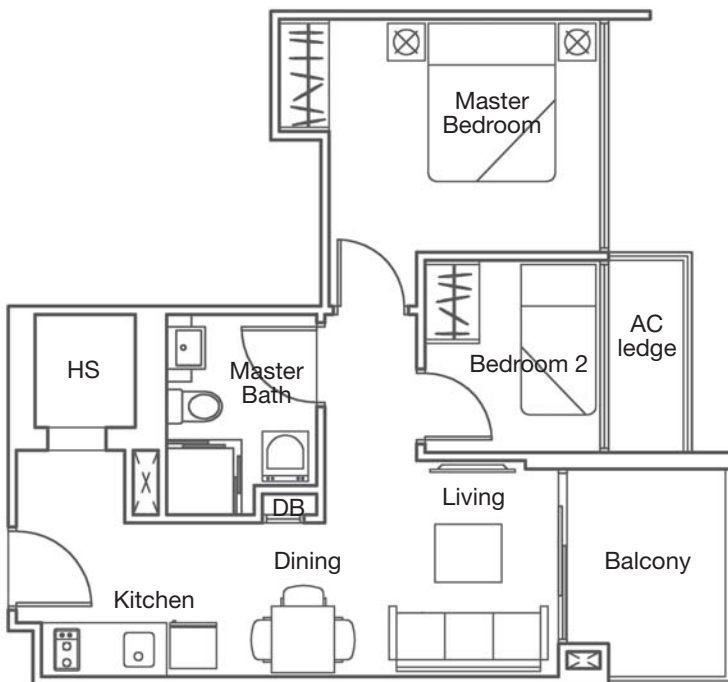


Type B2 (2-Bedroom)

#04-07 to #08-07

Area: 549 sqft / 51 sqm

(Inclusive of A/C ledge & Balcony)

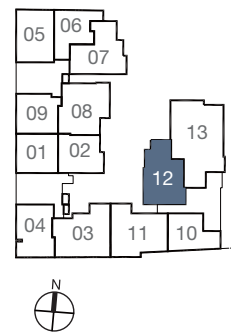
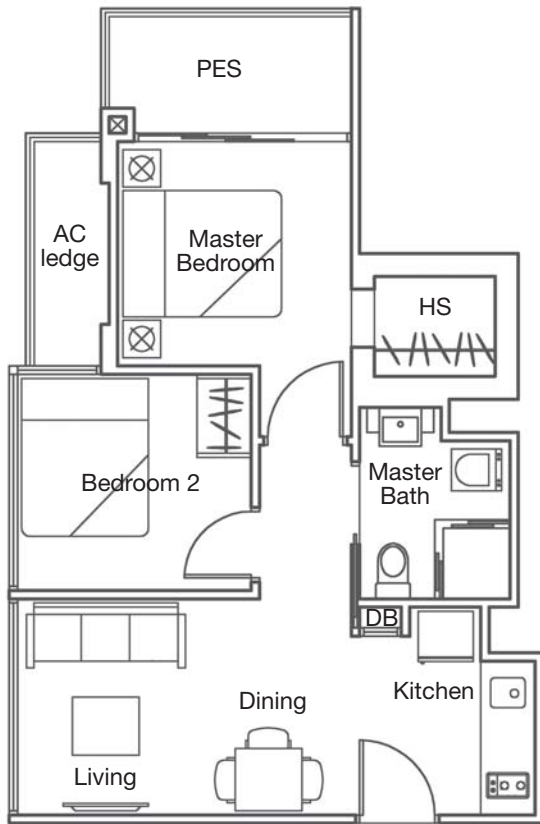


Type B3-G (2-Bedroom)

#03-12

Area: 549 sqft / 51 sqm

(Inclusive of A/C ledge & PES)

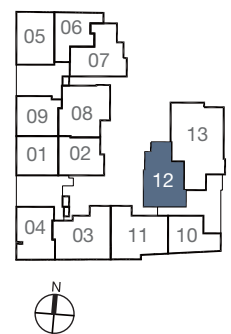
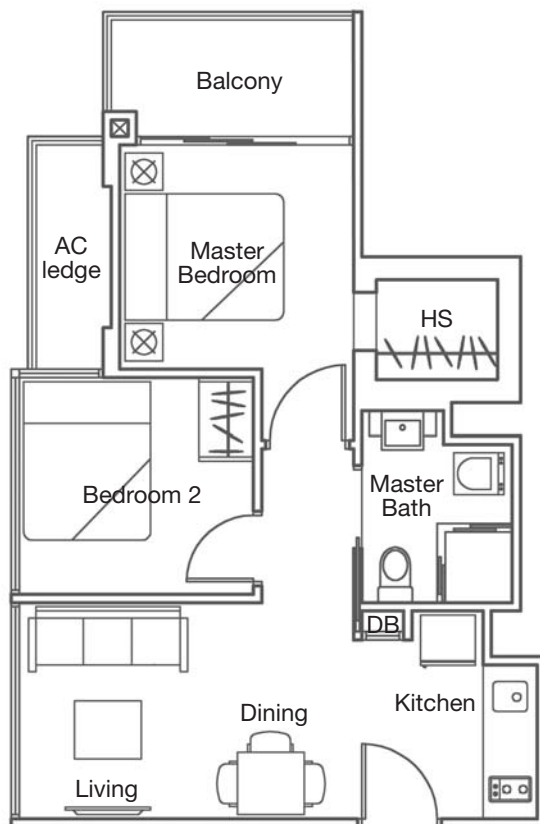


Type B3 (2-Bedroom)

#04-12 to #08-12

Area: 549 sqft / 51 sqm

(Inclusive of A/C ledge & Balcony)

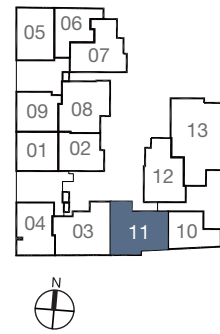
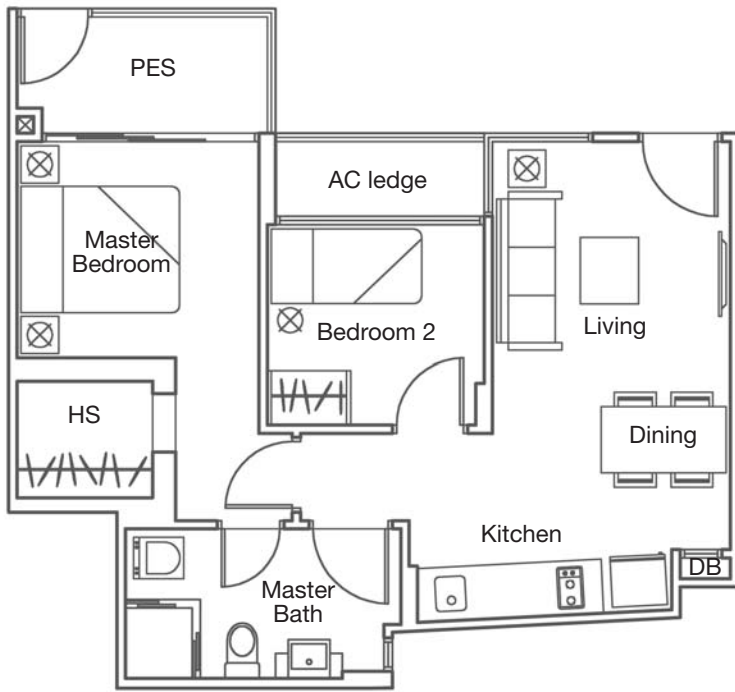


Type B4-G (2-Bedroom)

#03-11

Area: 603 sqft / 56 sqm

(Inclusive of A/C ledge & PES)

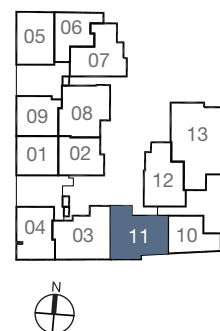
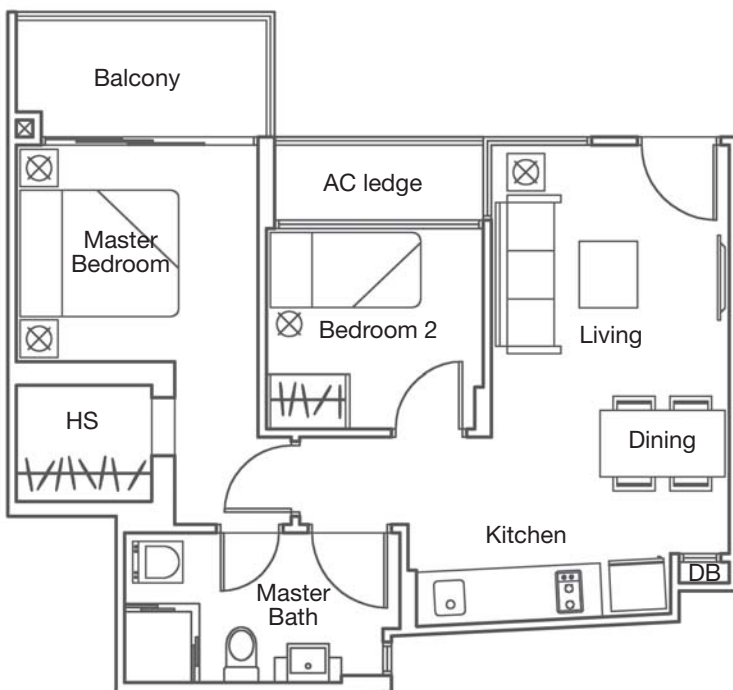


Type B4 (2-Bedroom)

#04-11 to #08-11

Area: 603 sqft / 56 sqm

(Inclusive of A/C ledge & Balcony)

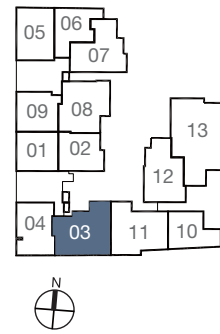
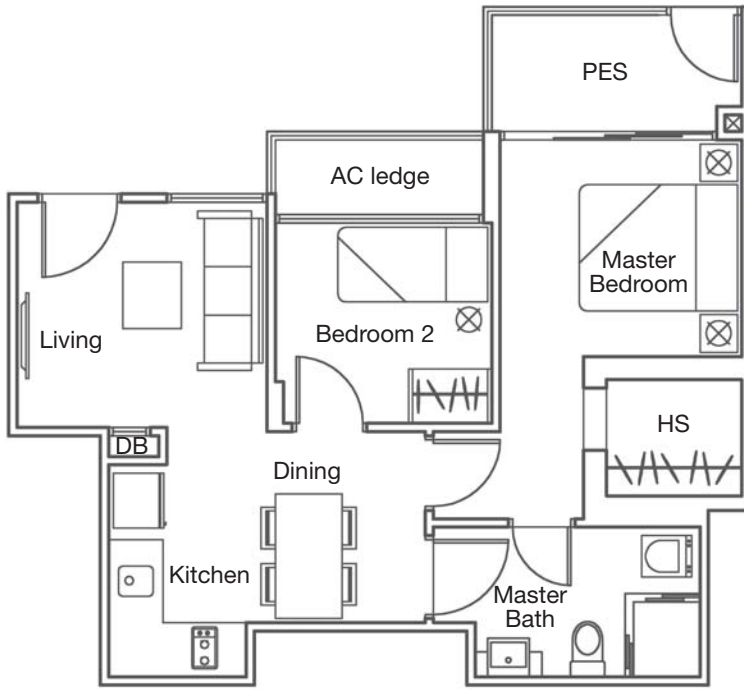


Type B5-G (2-Bedroom)

#03-03

Area: 592 sqft / 55 sqm

(Inclusive of A/C ledge & PES)

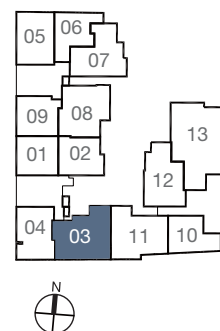
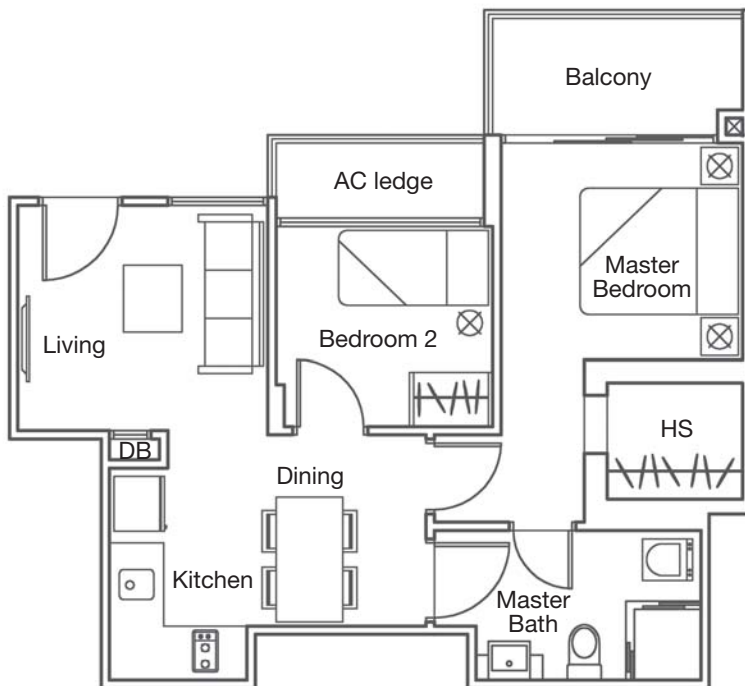


Type B5 (2-Bedroom)

#04-03 to #08-03

Area: 592 sqft / 55 sqm

(Inclusive of A/C ledge & Balcony)

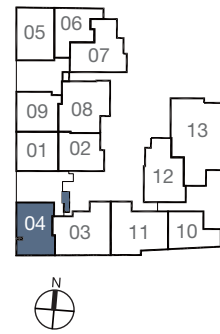
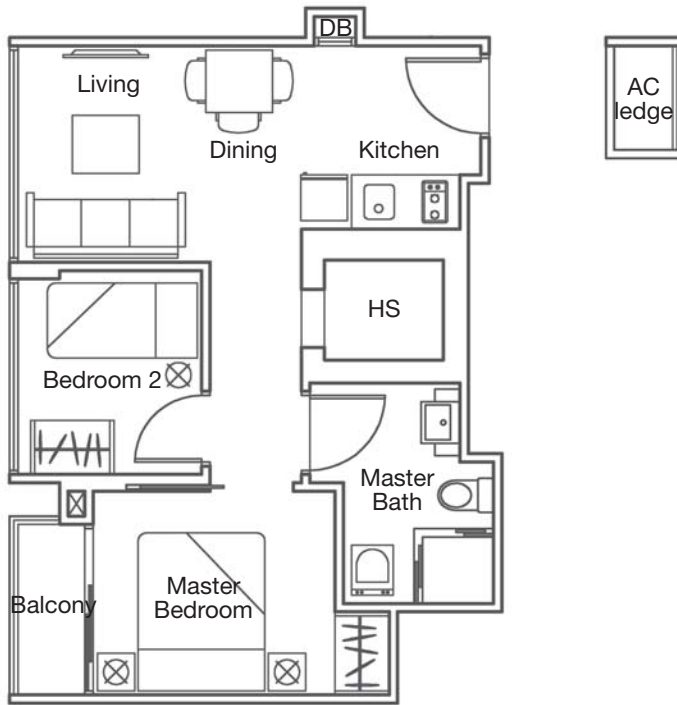


Type B6, B6-G (2-Bedroom)

#03-04 to #08-04

Area: 484 sqft / 45 sqm

(Inclusive of A/C ledge & Balcony)

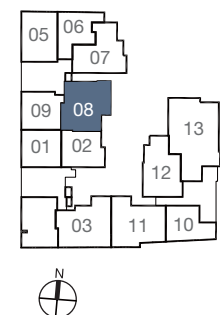
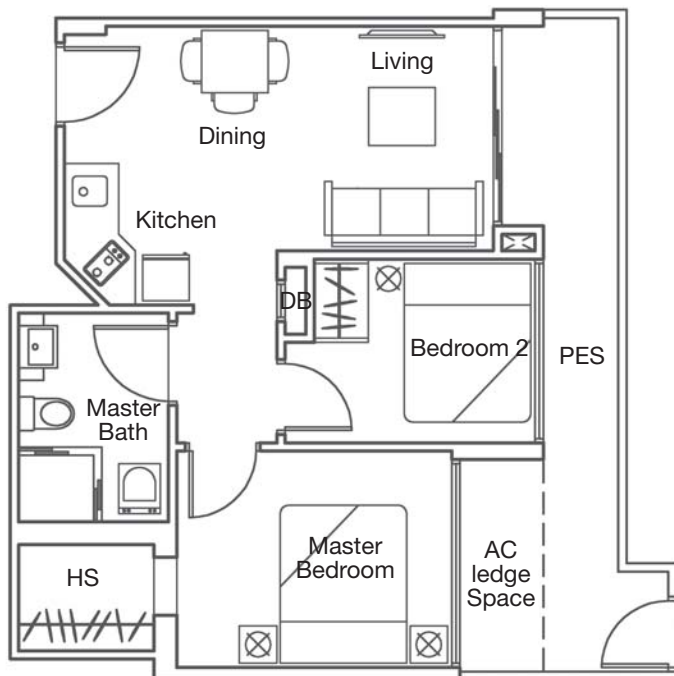


Type B7-G (2-Bedroom)

#03-08

Area: 603 sqft / 56 sqm

(Inclusive of A/C ledge & PES)

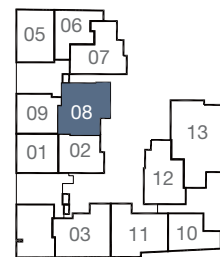
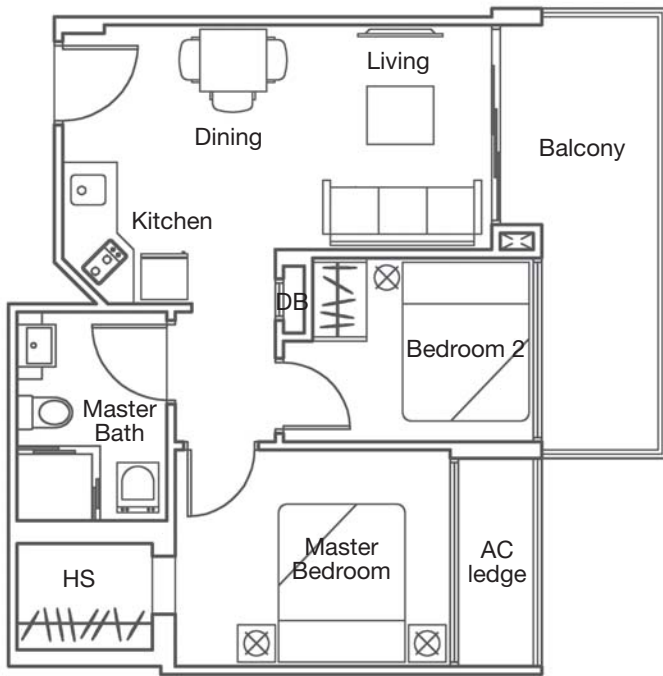


Type B7 (2-Bedroom)

#04-08 to #08-08

Area: 603 sqft / 56 sqm

(Inclusive of A/C ledge & Balcony)

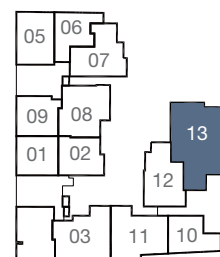
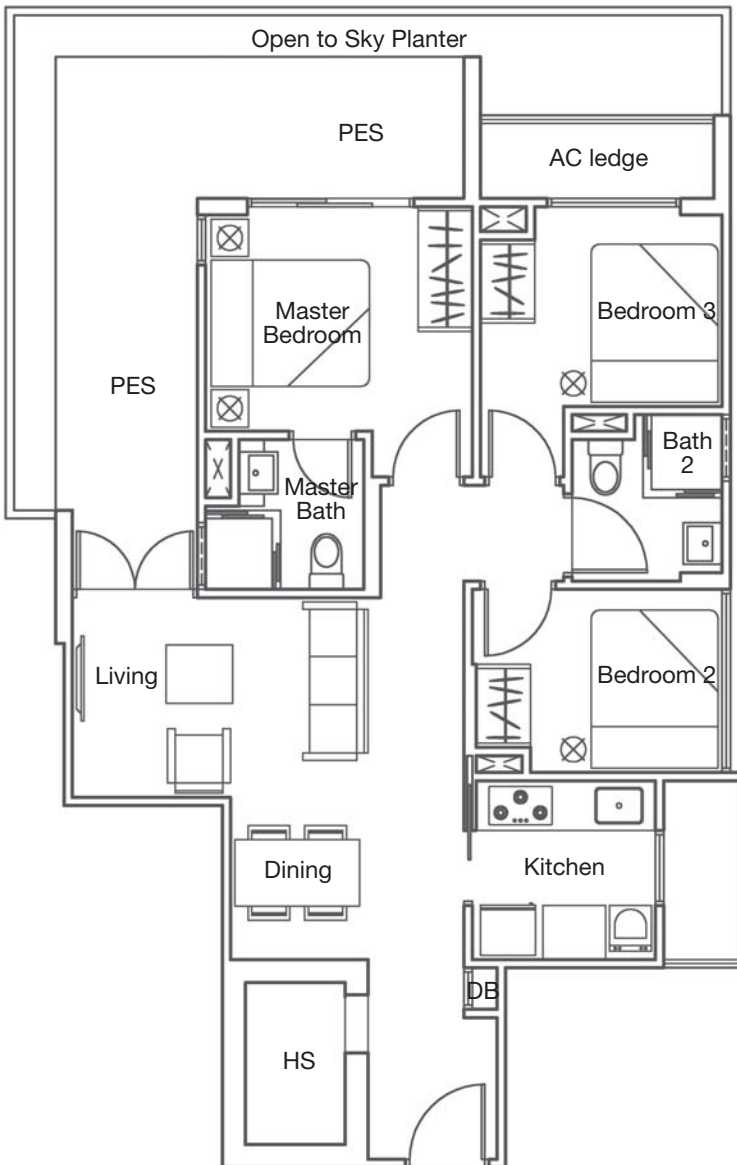


Type C-G (3-Bedroom)

#03-13

Area: 1076 sqft / 100 sqm

(Inclusive of A/C ledge, Open To Sky Planter & PES)

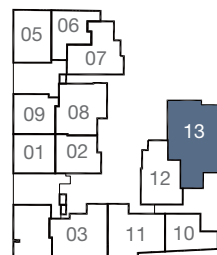
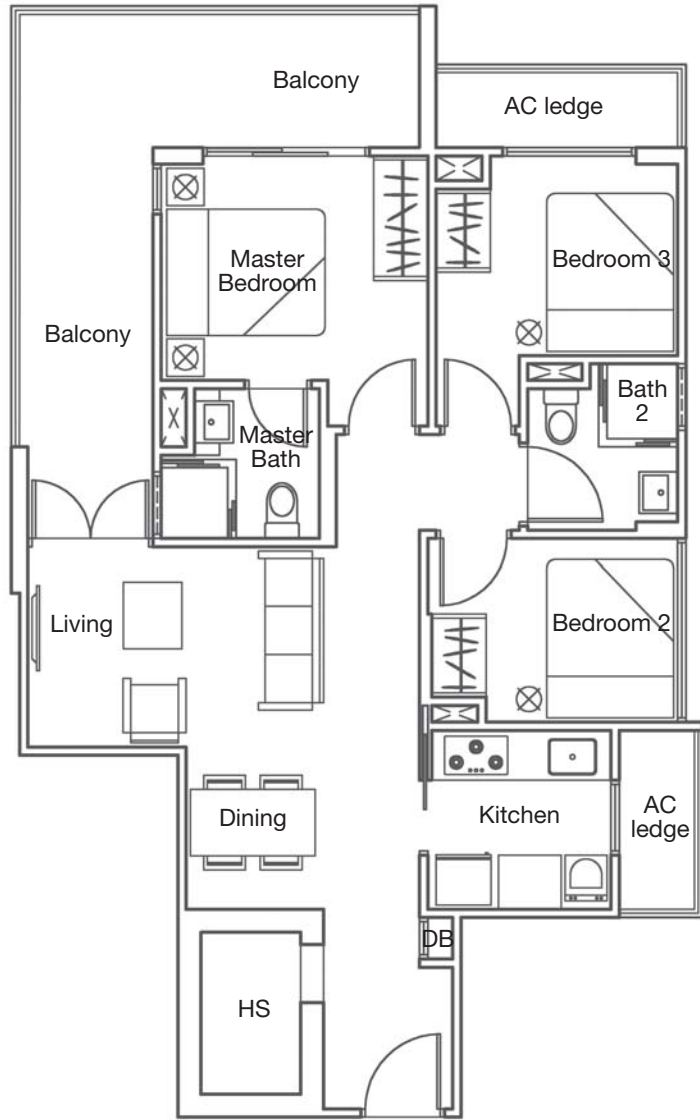


Type C (3-Bedroom)

#04-13 to #08-13

Area: 969 sqft / 90 sqm

(Inclusive of A/C ledge, Balcony)



Specifications

- 1. Foundation**
RC Bored Piled Foundation.
- 2. Substructure & Superstructure**
Reinforced Concrete Framework.
- 3. Wall**
External : Common clay bricks.
Internal : Common clay bricks and/or cement blocks and/or dry wall with emulsion paint and/or reinforced concrete.
- 4. Roof**
RC Flat Roof : Reinforced concrete roof with waterproofing system.

5. Ceiling (For all Units)

- Living, Dining, Master Bedrooms, Bedrooms and Household shelter
Skim coat with emulsion paint.
- Master Bathroom, Bathroom 2 (Type C & C-G only), Kitchen
Plaster board ceiling with emulsion paint.
- Balcony
Skim coat and/or plaster board ceiling with emulsion paint.

6. Finishes

a.) Internal Wall (For all Units)

- Living, Dining, Master Bedrooms, Bedrooms
Cement and sand plaster with emulsion paint and/or dry wall with emulsion paint.
- Master Bathroom, Bathroom 2 (Type C & C-G only) and Kitchen
Imported ceramic tiles laid up to false ceiling height and on exposed surface only.
- Household Shelter
Skim coat with emulsion paint.

b.) Walls (Common Areas)

- Internal Wall Finishes
1st Storey Lift Lobby
Imported ceramic tiles laid up to false ceiling height.
- 2nd to 8th Storey Lift Lobby
Cement and sand plaster with emulsion paint.
- Staircases & Landing
Cement and sand plaster or skim coat with emulsion paint.
- Corridors
Cement and sand plaster with emulsion paint.
- External Wall
Weather shield paint.

c.) Floor (For all Units)

- Living, Dining, Kitchen
Homogeneous tiles.
- Master Bedrooms, Common Bedrooms
TECHWOOD floor.
- Master Bathroom, Bathroom 2 (Type C & C-G only), Balconies, PES
Ceramic and / or Homogeneous tiles.
- Planter (Type C-G only)
Cement and sand screed.

d.) Floor (Common Areas)

- 1st Storey Lift Lobby
Ceramic and / or Homogeneous tiles.
- Lift Lobby (2nd Storey to 8th Storey)
Ceramic and / or Homogeneous tiles.
- Staircase and Landing (1st Storey)
Ceramic and / or Homogeneous tiles.
- Staircase and Landing (2nd Storey to 8th Storey)
Cement and sand screed with ceramic nosing tiles

[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 Bedrooms, Bedrooms, Master Bathrooms, Bathroom 2 (Type C & C-G only), Kitchen (Type C & C-G only)
Aluminium framed sliding and/or casement with or without fixed glass panel.

Note: -

- All aluminium frames shall be powder coated finish.
- All glazing shall be approximately 6mm thick tinted / clear glass.
- All casement windows are either side hung, top hung or bottom hung or any combination of the mentioned.
- All glazing below 1m shall be tempered or laminated glass.

8. Doors

- For all units
 - Main Entrance
Approved fire-rated timber door.
 - Balcony
Aluminium framed sliding and/or swing door with or without fixed glass panel.
 - Master Bathroom, Bathroom 2 (Type C & C-G only)
Hollow-core timber door.
 - Master Bedrooms, Bedrooms
Hollow-core timber door.
 - Kitchen (Type C & C-G only)
Aluminium and/or timber framed door with fixed glass panel.

Note: -

- All aluminium frames shall be powder coated finish.
- All glazing shall be approximately 6mm thick tinted / clear glass.
- All casement windows are either side hung, top hung or bottom hung or any combination of the mentioned.

9. Ironmongery

Main Entrance door / door to common lobby and other hollow-core timber doors shall be provided with good quality imported lockset.

10. Sanitary Fittings (for all units)

- Master Bathroom
 - 1 shower screen with shower mixer.
 - 1 vanity top complete with basin and mixer tap.
 - 1 water closet.
 - 1 mirror.
 - 1 paper holder.
 - 1 towel rail.

- b.) Bathroom 2 (Type C & C-G only)
 -1 shower screen with shower mixer.
 -1 vanity top complete with basin and mixer tap.
 -1 water closet.
 -1 mirror.
 -1 paper holder.
 -1 towel rail.
- c.) Kitchen
 -1 kitchen lever sink mixer tap.
 -1 kitchen sink.
- d.) PES
 -1 bib tap.
- 11. Electrical Installation**
 a.) Concealed electrical wiring will be in conduits where applicable.
 b.) Refer to Electrical Schedule for details.
- 12. TV/ Telephone**
 Refer to Electrical Schedule for details.
- 13. Lightning Protection**
 Lightning Protection System shall be provided in accordance with the Singapore Standard CP33.
- 14. Painting**
 a.) Internal Walls : Emulsion Paint.
 b.) External Walls : Weather shield paint.
- 15. 1st and 2nd Storey Car Park**
 a.) Concrete finished with floor hardener and/or Perforated concrete slab and/or Interlocking pavers and/or Aeration Slab (where applicable).
 b.) 26 Number of Mechanical car parks provided according to specialist's specification.
- 1st and 2nd Storey Drive Way**
 c.) Concrete finished with floor hardener and/or Perforated concrete slab and/or Interlocking pavers and/or Heavy Duty ceramic tiles.
- 16. Waterproofing**
 Waterproofing to floors of Kitchen, Master Bathroom, Bathroom 2 (Type C & C-G only), PES, Balconies, Reinforced Concrete Flat Roof and Planters.
- 17. Recreational Facilities**
 a.) Swimming Pool.
 b.) Communal Landscape Area.
 c.) Pool Deck.
 d.) Water Jet Corner.
- 18. Other Items**
 a.) Wardrobes
 Built-in wardrobes to all bedrooms.
 b.) Kitchen cabinets
 Built-in high and low level kitchen cabinets with stainless steel sink, cooker hob, cooker hood. Built-in oven (Type C & C-G only).
- c.) Air-conditioning to Living, Dining and Bedrooms.
 d.) Hot water supply to Bathrooms, Kitchen.
 e.) Audio/Video (Black & White) Intercom System.
 f.) Remote control system to main gate for car access.
 g.) Card access to pedestrian gate.
- 19. Cable Vision**
 Television outlet for cable vision services will be provided.

Notes: -

1. The brand and model of all equipments and appliances supplied will be 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. 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 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 difference may be felt at the joints.
7. 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.
8. While every reasonable care has been taken in preparing this brochure and the plans attached, the developer and its agents cannot be held responsible for any inaccuracies therein. All statements, specifications and plans are believed to be correct but not to be regarded as statements or representations of fact. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development and cannot be regarded as representation of facts. Photographs or images contained in this brochure do not necessarily represent as built standard specifications. All information and specifications are current at the time of press and are subject to change as may be required and cannot form part of an offer or contract. All plans are subject to amendment approved by the building authorities. Floor area are approximate measurements and subject to final survey. The choice of brand and model of fittings, equipments, installation and appliances supplied shall be at the sole discretion of the Vendor.

Electrical Schedule

Unit Type	Lighting Point	Power Point	Aircon Point	TV Point	Telephone Point	Water Heater	Cooker Hob	Cooker Hood	Oven Point	Fridge Point	Washing Machine Point	Audio Intercom Point	Bell Point
Type A1-G	6	9	1	3	3	1	1	1	0	1	1	1	1
Type A2-G	6	9	1	3	3	1	1	1	0	1	1	1	1
Type A3-G	6	9	1	3	3	1	1	1	1	1	1	1	1
Type A4-G	6	9	1	3	3	1	1	1	0	1	1	1	1
Type A5-G	6	9	1	3	3	1	1	1	0	1	1	1	1
Type B1-G	6	12	1	4	4	1	1	1	0	1	1	1	1
Type B2-G	7	12	1	4	4	1	1	1	0	1	1	1	1
Type B3-G	7	12	1	4	4	1	1	1	0	1	1	1	1
Type B4-G	7	12	2	4	4	1	1	1	0	1	1	1	1
Type B5-G	7	12	2	4	4	1	1	1	0	1	1	1	1
Type B6-G	7	12	1	4	4	1	1	1	0	1	1	1	1
Type B7-G	7	12	1	4	4	1	1	1	0	1	1	1	1
Type C-G	12	15	2	5	5	1	1	1	1	1	1	1	1
Type A1	6	9	1	3	3	1	1	1	0	1	1	1	1
Type A2	6	9	1	3	3	1	1	1	0	1	1	1	1
Type A3	6	9	1	3	3	1	1	1	0	1	1	1	1
Type A4	6	9	1	3	3	1	1	1	0	1	1	1	1
Type A5	6	9	1	3	3	1	1	1	0	1	1	1	1
Type B1	6	12	1	4	4	1	1	1	0	1	1	1	1
Type B2	7	12	1	4	4	1	1	1	0	1	1	1	1
Type B3	7	12	1	4	4	1	1	1	0	1	1	1	1
Type B4	7	12	2	4	4	1	1	1	0	1	1	1	1
Type B5	7	12	2	4	4	1	1	1	0	1	1	1	1
Type B6	7	12	1	4	4	1	1	1	0	1	1	1	1
Type B7	7	12	1	4	4	1	1	1	0	1	1	1	1
Type C	12	15	2	5	5	1	1	1	0	1	1	1	1

A Choice Development by:



