



A QUALITY DEVELOPMENT BY :



**SUSTAINED LAND PTE LTD**

EXCLU  
SIVITY  
TRAN  
QUILLITY

*casa*  
**AL MARE**



*Home is like the ship at sea, sailing on eternally;  
Oft the anchor forth we cast, but can never make it fast*

- Charles Dickens







YOUR FREEHOLD HOME BY THE SEA

# LIFE @ PASIR RIS PARK

## BEACH



Let the gentle breezes cool you as you relax by the shore.

## PLAYGROUND



Let imagination and creativity run free as your children explore while having fun.



## KAYAKING



Soak in the tranquillity of the surroundings as you paddle out to sea.

## BBQ PIT



Savour the food and company as you gather to fire up the grill.

## BICYCLE TRACK



Unwind among the lush greenery as you ride along the paths of of Pasir Ris Park.

## ATHLETICS TRACK



Discover the benefits of fitness among nature as you maintain a healthy pace of exercise.

## PRAWN FISHING



Take it easy by the pond as you net a few.

## GALLOP STABLES



Step out of the ordinary, and ride with majestic horses and ponies.



*casa*  
**AL MARE**



Pasir Ris Beach

**casa AL MARE**

**PASIR RIS DR 3**

WITHIN 500m RADIUS

**PASIR RIS DR 1**

SCALE 1: 15,000

Upper Changi Road North Cafes & Restaurants

**PASIR RIS DR 1**

**PASIR RIS DR 12**

**ELIAS RD**

**PASIR RIS DR 3**

**PASIR RIS DR 1**

**TAMPINES LK**

**TAMPINES AVE 12**

**TAMPINES AVE 9**

**TAMPINES AVE 9**

**TAMPINES AVE 7**

**TAMPINES AVE 5**

**TAMPINES AVE 6**

**TAMPINES AVE 4**

**TAMPINES EAST (DT33)**

**TAMPINES (DT32)**

**TAMPINES (EW2)**

Mutts & Mittens

Pasir Ris Wafer Fab Park

Mainland Tropical Fish Farm

Overseas Family Sch Spore

Pasir Ris West Plaza

Siglap Sec Sch

Park View Pri Sch

Elias Mall

Meridian Pri Sch

Meridian Jnr College

Cerebral Palsy Alliance S'pore Sch Cerebral Palsy Ctr

IKEA

Courts Megastore

Giant

Park

Elias Park Pri Sch

Gallop Stable

Pasir Ris Pk

Pasir Ris Pk

D'Resort@ Downtown East

Wild Wild Wet

Aranda Country Club

El hub @ Downtown East

Time Pk

PASIR RIS (EW1)

White Sands

Pasir Ris Sports Ctr

Pasir Ris Town Pk

Supermarket & Retail Shops

Eating House

Childcare Centre

Meridian Sec Sch

Coral Pri Sch

Coral Sec Sch

Tampines Eco Green Pk

Tampines North Pri Sch

East View Sec Sch

Gongshang Pri Sch

Pasir Ris Sec Sch

Dunman Sec Sch

Tampines Jr College

Ngee Ann Sec Sch

Tampines Mart

East Spring Sec Sch

Casuarina Pri Sch

Pasir Ris Crest Sec Sch

Pasir Ris Pri Sch

Greenview Sec Sch

Bethesda Pasir Ris Mission Church

Sea Shell Pk

Park Aquaria

United World College of South East Asia (East Campus)

Poi Ching Sch

Tampines Central Pk

Our Tampines Hub

Tampines Bus Interchange

Tampines One

Pasir Ris Sec Sch

Park Aquaria

Greenview Sec Sch

Bethesda Pasir Ris Mission Church

Sea Shell Pk

Park Aquaria

Tampines Mart

East Spring Sec Sch

Casuarina Pri Sch

Pasir Ris Crest Sec Sch

Pasir Ris Pri Sch

Greenview Sec Sch

Bethesda Pasir Ris Mission Church

Sea Shell Pk

Park Aquaria

Tampines Mart

East Spring Sec Sch

Casuarina Pri Sch

Pasir Ris Crest Sec Sch

Pasir Ris Pri Sch

Greenview Sec Sch

Bethesda Pasir Ris Mission Church

Sea Shell Pk

Park Aquaria

Tampines Mart

East Spring Sec Sch

Casuarina Pri Sch

Pasir Ris Crest Sec Sch

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East Spring Sec Sch

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Pasir Ris Crest Sec Sch

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Greenview Sec Sch

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Pasir Ris Crest Sec Sch

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Tampines Mart

East Spring Sec Sch

Casuarina Pri Sch

Pasir Ris Crest Sec Sch

Pasir Ris Pri Sch

Greenview Sec Sch

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Pasir Ris Crest Sec Sch

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Casuarina Pri Sch

Pasir Ris Crest Sec Sch

Pasir Ris Pri Sch

Greenview Sec Sch

Bethesda Pasir Ris Mission Church

Sea Shell Pk

Park

# EASE INTO EVERYDAY WORK AND PLAY

Whether for work, leisure, or your family's future, your neighbourhood is the centre of your universe. Changi Business Park is a short drive from home, while Changi Airport is an almost equally convenient distance away. Excellent educational resources are offered with the close proximity of Hai Sing Catholic School and Pasir Ris Primary School. And entertainment and retail centres like Downtown East, Wild Wild Wet and White Sands are just minutes away for family fun for all ages in the neighbourhood.

*GALLOP STABLE*



*PASIR RIS PARK PLAYGROUND*



*PRAWN FISHING*



*IKEA*



*One @ Changi City - Changi Business Park*

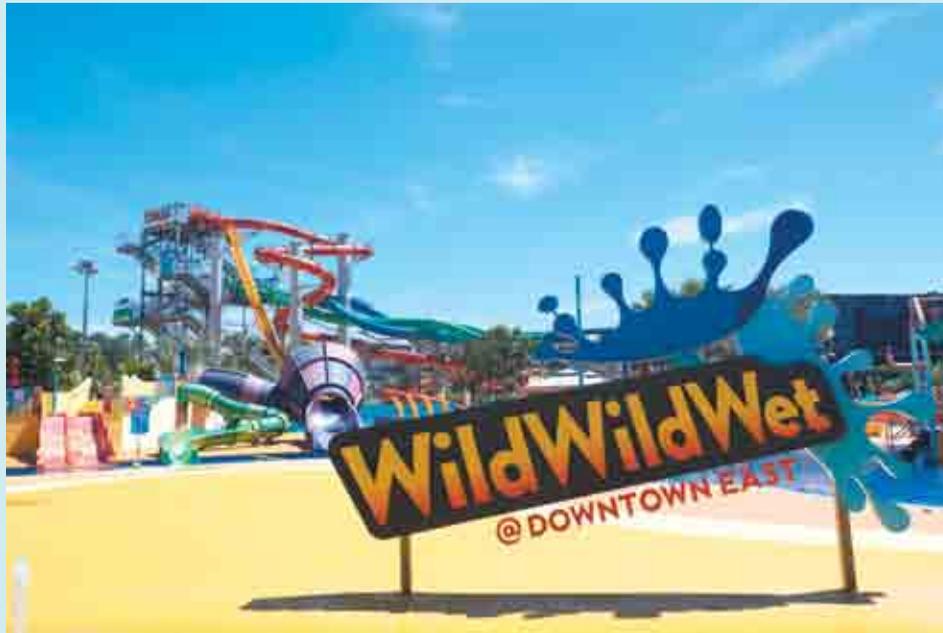


*KAYAKING*

DOWNTOWN EAST



WILD WILD WET @ DOWNTOWN EAST



PASIR RIS PRIMARY SCHOOL

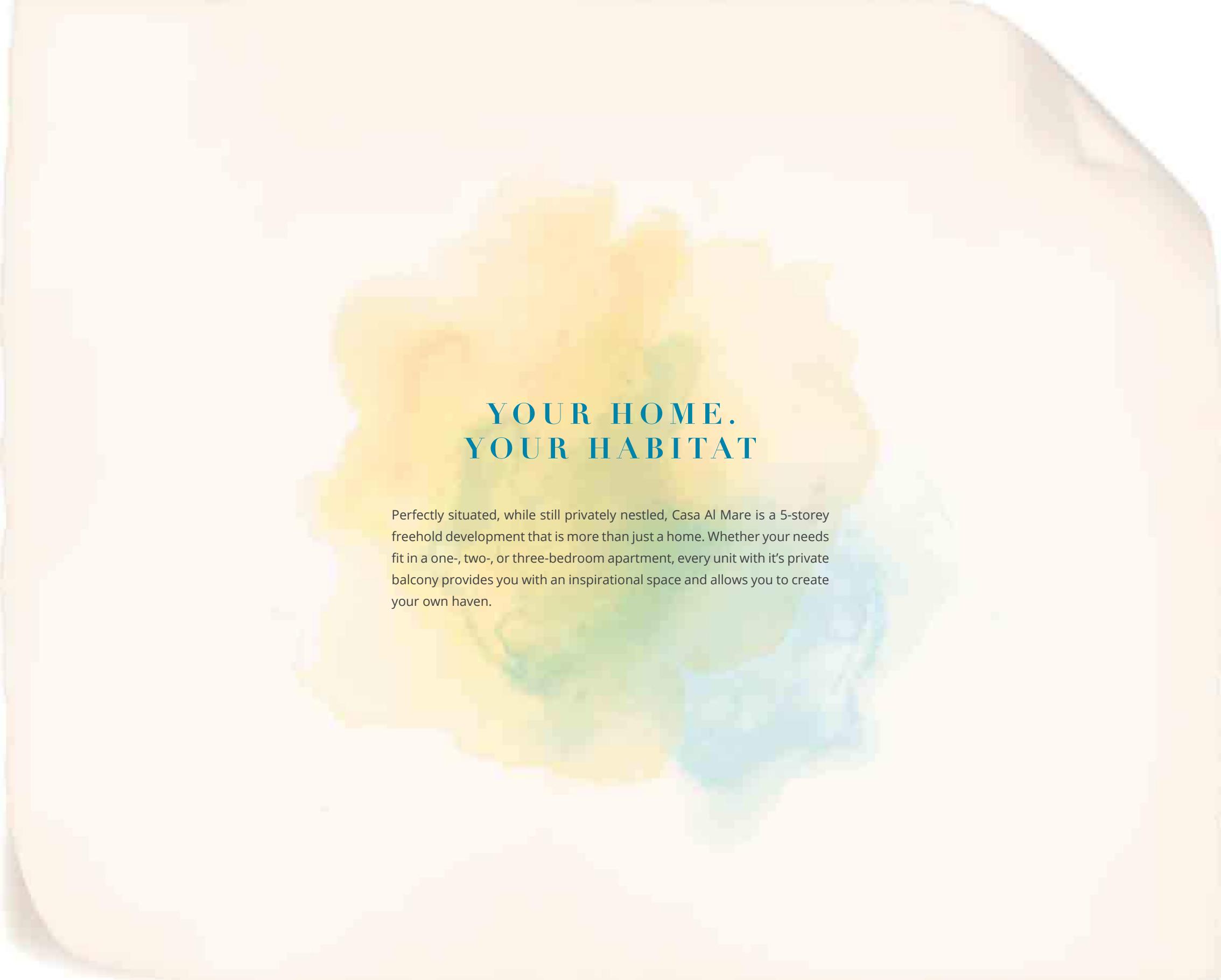


ARTIST'S IMPRESSION

JEWEL CHANGI AIRPORT



ARTIST'S IMPRESSION

A hand is shown holding a map of the world. In the center of the map, there is a large, colorful watercolor splash in shades of yellow, orange, green, and blue. The text is overlaid on this splash.

## **YOUR HOME. YOUR HABITAT**

Perfectly situated, while still privately nestled, Casa Al Mare is a 5-storey freehold development that is more than just a home. Whether your needs fit in a one-, two-, or three-bedroom apartment, every unit with its private balcony provides you with an inspirational space and allows you to create your own haven.





## THE REMARKABLE. RIGHT OUTSIDE YOUR DOORSTEP

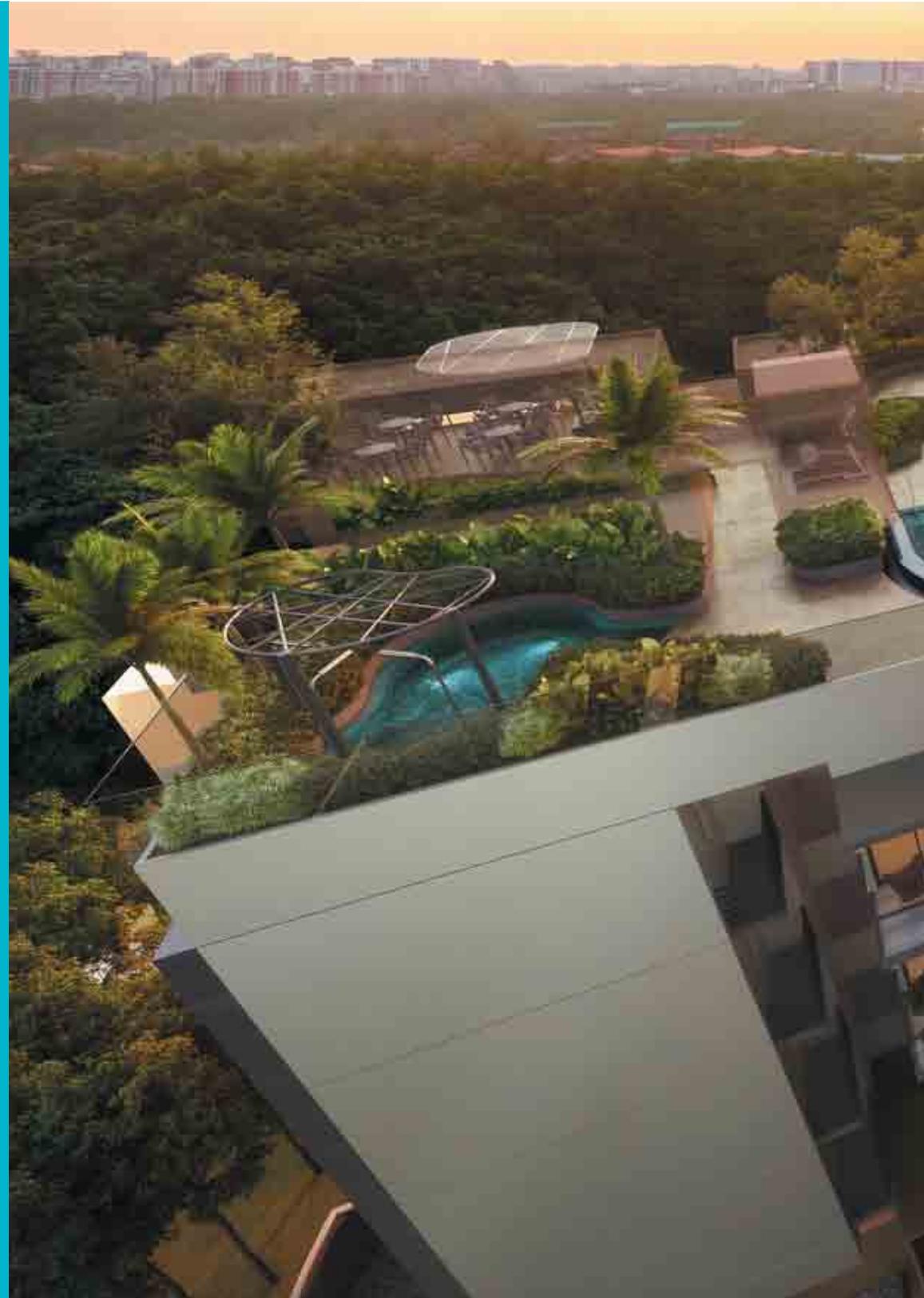
The lush greens of the park, the deep blues of the sea – and your home between both. Open your windows to views that bring the beauty of nature into your private space.

Working professionals will discover a haven away from corporate life. Families will make memories to last a lifetime. You will have the pleasures to call Casa Al Mare your home.



## YOUR HOME. YOUR LIFESTYLE

Every space - from the ground lawn to the roof terrace offers the recreational and restful surroundings that you and your loved ones deserve. Dive into the pool or dine at the Teppanyaki lounge on the rooftop terrace, or cook up a BBQ while the kids play in the Kid's Fun Land on the 1st storey - all while enjoying views of the parkland and the blue waters.





ARTIST'S IMPRESSION

# 1ST STOREY



## LEGEND:

### 1ST STOREY

- 1) Kids' Splash Zone
- 2) Barbeque Pavilion
- 3) Kids' Putting Green
- 4) Kids' Fun Land
- 5) Entrance Courtyard

### OTHERS

- A) Outdoor Generator Set
- B) Bin Point
- C) Guardhouse
- D) Bicycle Shed
- E) Side Gate
- F) Transformer Room
- G) Switch Room

*\*Refers to units from 2nd to 5th storey only*

# ROOF TERRACE



## LEGEND:

### ROOF TERRACE

- 1) Grill Pavilion
- 2) Outdoor Fitness Alcove
- 3) Changing Room
- 4) TRX Exercise Corner
- 5) Water Lounge
- 6) 25m Swimming Pool
- 7) Pool Deck
- 8) Outdoor Shower Area
- 9) Head & Shoulder Spa Jets
- 10) Jacuzzi
- 11) Teppanyaki Pavilion
- 12) Viewing Deck
- 13) Sun Deck
- 14) Indoor Gym

### OTHERS

- H) Domestic Water And Pump Space

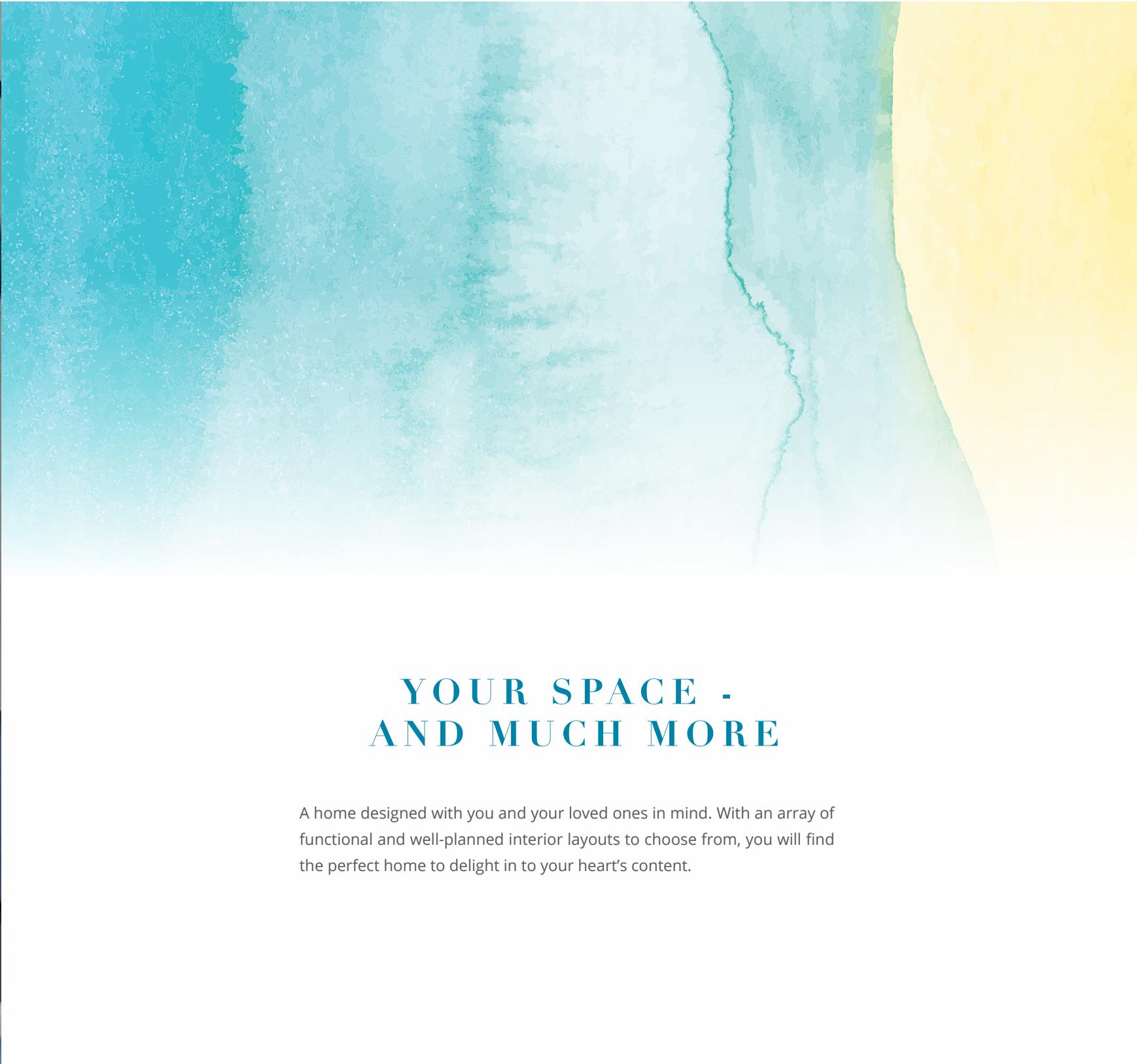


0 1 2 5 10M

2 - BEDROOM  
Living/Dining Room



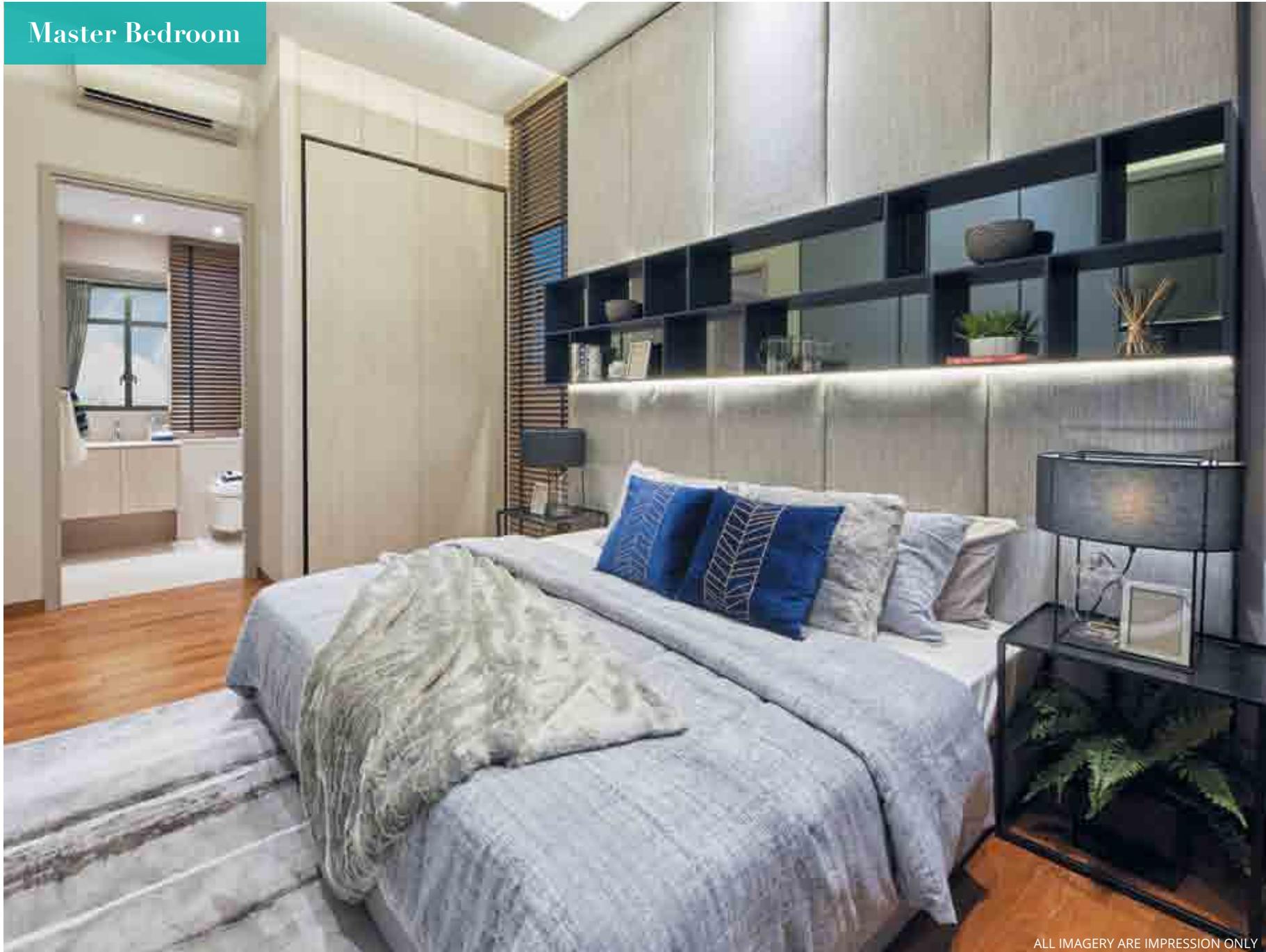
ALL IMAGERY ARE IMPRESSION ONLY



## YOUR SPACE - AND MUCH MORE

A home designed with you and your loved ones in mind. With an array of functional and well-planned interior layouts to choose from, you will find the perfect home to delight in to your heart's content.

## Master Bedroom



ALL IMAGERY ARE IMPRESSION ONLY



Bedroom 2



Kitchen



Master Bath

Where others may see a living space, you see potential and your future. This is where you belong, where you will not just stay, but where you will live.

3 - BEDROOM  
Living/Dining Room

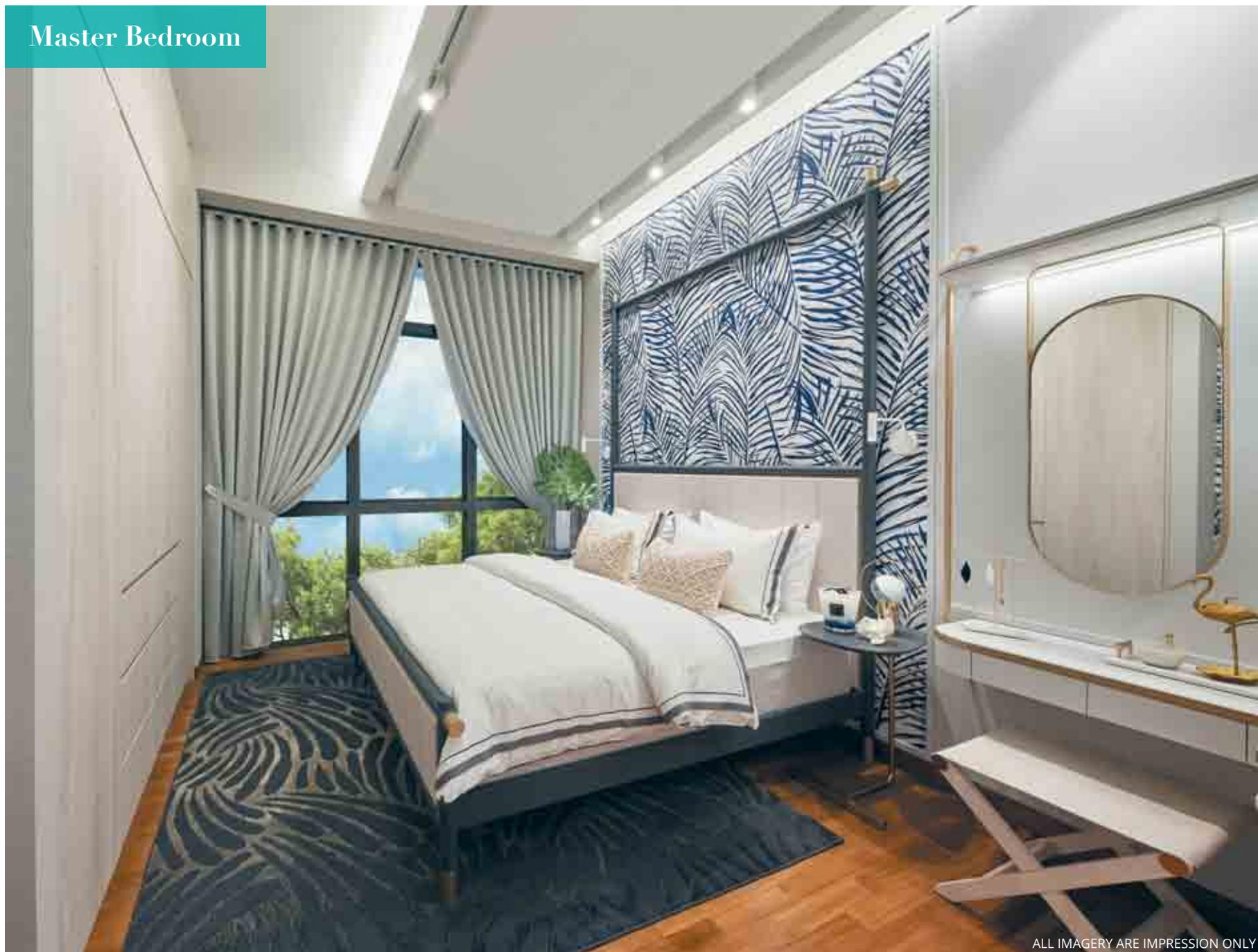




## YOUR INSPIRATION

Your home is a reflection of you as much as a source of your inspiration. Designed to enhance your lifestyle, all quality fittings and finishes are meticulously selected.

## Master Bedroom



ALL IMAGERY ARE IMPRESSION ONLY



## Bedroom 2



ALL IMAGERY ARE IMPRESSION ONLY



Yard/Utility



Kitchen

**BLOCK 1**

Storey / Unit	01	02	03	04	05
5	B1	C1	B3	A1	B2
4	B1	C1	B3	A1	B2
3	B1	C1	B3	A1	B2
2	B1	C1	B3	A1	B2
1		C1-P	B3-P	A1-P	B2-P

**BLOCK 2**

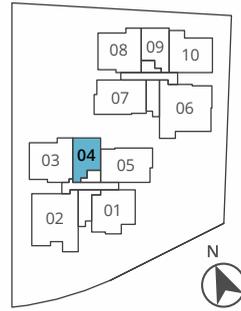
Storey / Unit	06	07	08	09	10
5	C2	B4	B6	A2	B5
4	C2	B4	B6	A2	B5
3	C2	B4	B6	A2	B5
2	C2	B4	B6	A2	B5
1	A3-P	B4-P	B6-P	A2-P	B5-P

 1-Bedroom 2-Bedroom 3-Bedroom

# A1

## 1-BEDROOM

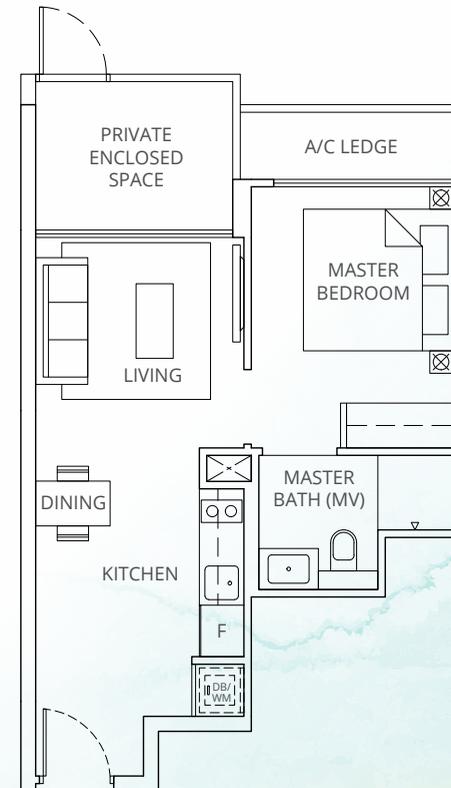
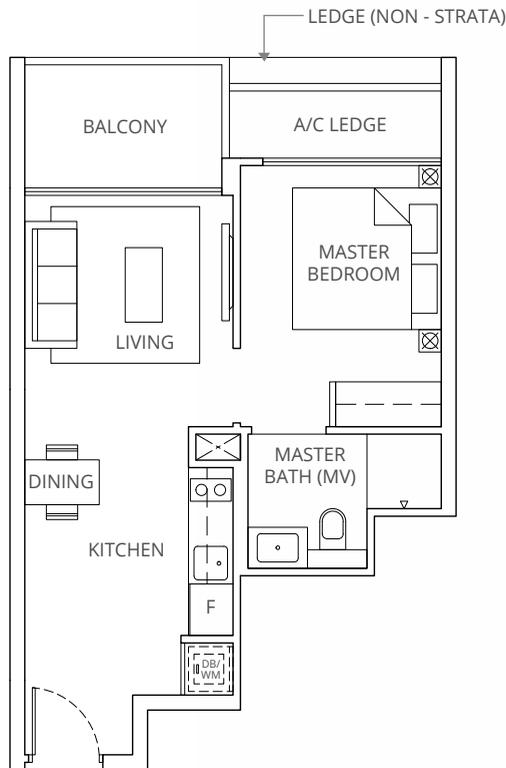
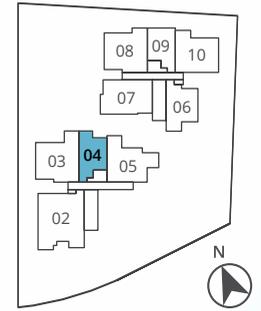
Area: 45 sq m / 484 sq ft  
Unit: #02-04 to #05-04



# A1-P

## 1-BEDROOM PES UNIT

Area: 45 sq m / 484 sq ft  
Unit: #01-04

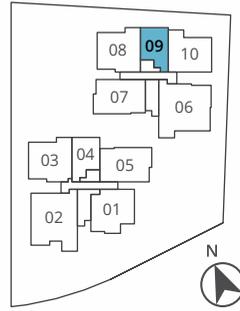


Area includes A/C ledge, balcony, PES, roof terrace and void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.

# A2

## 1-BEDROOM

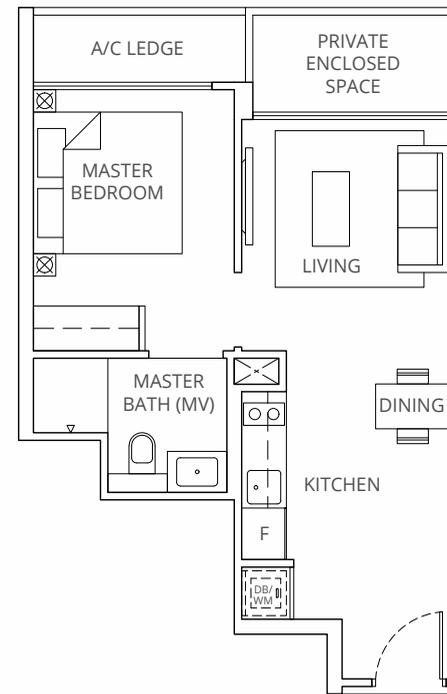
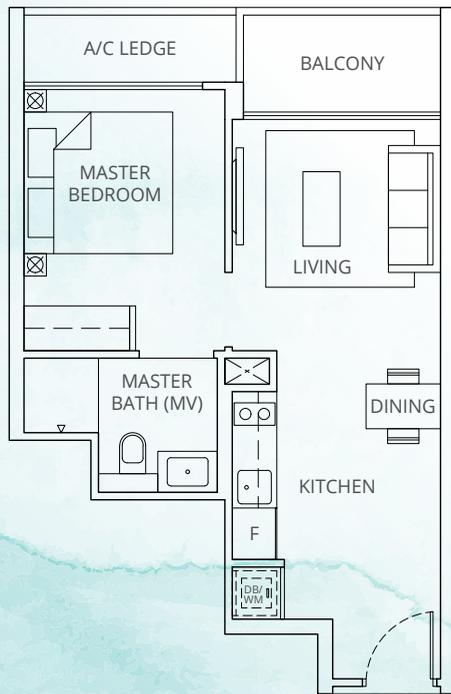
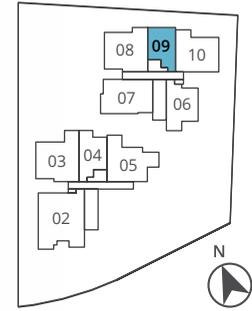
Area: 44 sq m / 474 sq ft  
Unit: #02-09 to #05-09



# A2-P

## 1-BEDROOM PES UNIT

Area: 44 sq m / 474 sq ft  
Unit: #01-09



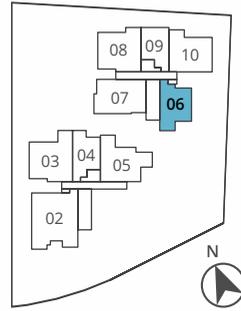
Area includes A/C ledge, balcony, PES, roof terrace and void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.

# A3-P

## 1-BEDROOM

PES UNIT

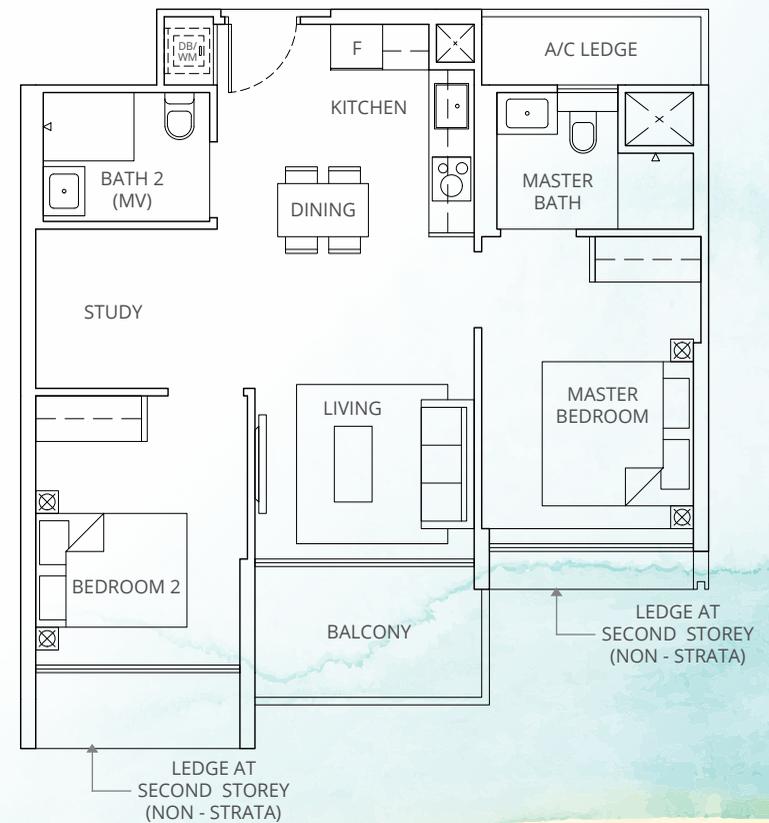
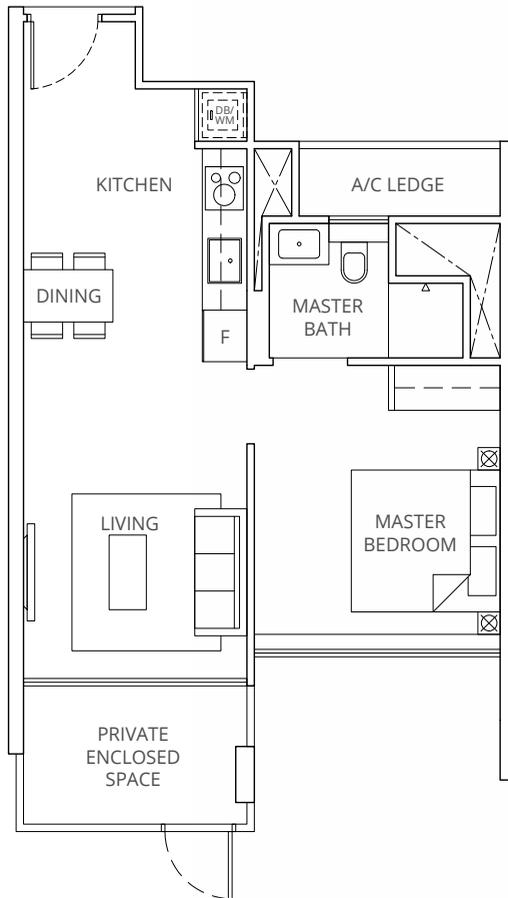
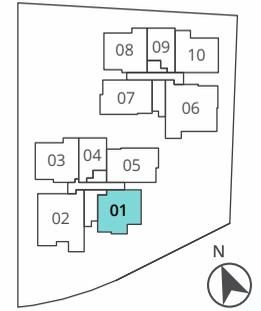
Area: 55 sq m / 592 sq ft  
 Unit: #01-06



# B1

## 2-BEDROOM

Area: 72 sq m / 775 sq ft  
 Unit: #02-01 to #05-01

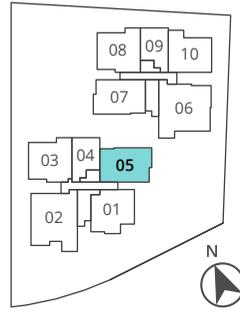


Area includes A/C ledge, balcony, PES, roof terrace and void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.

# B2

## 2-BEDROOM

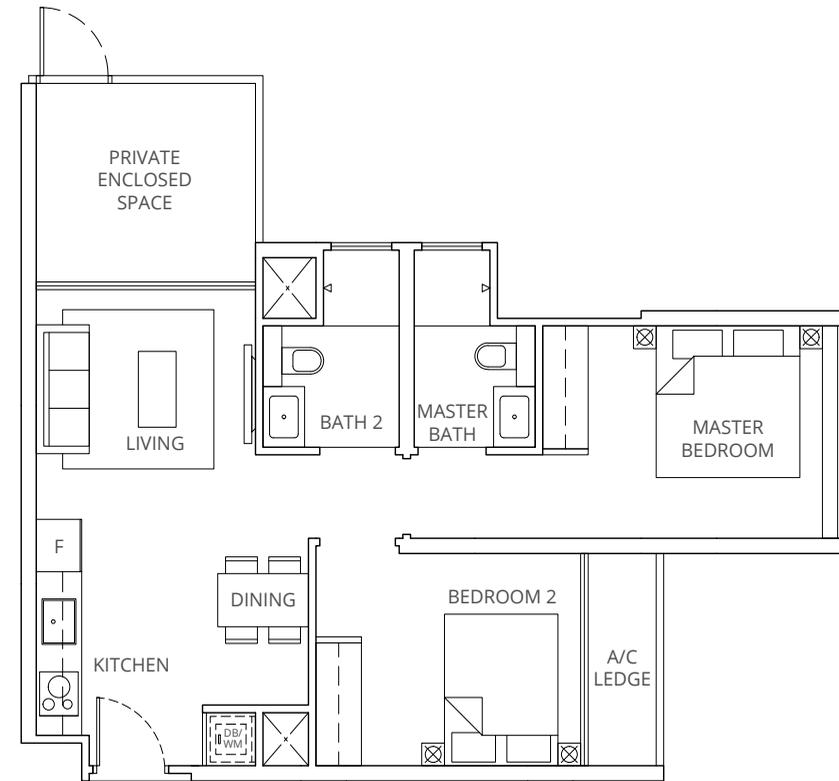
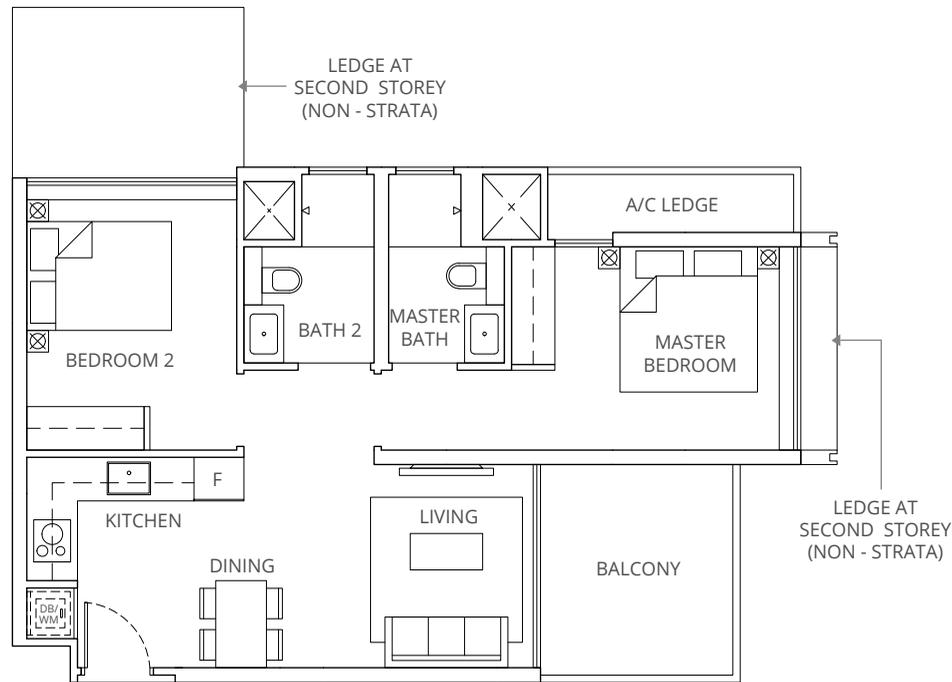
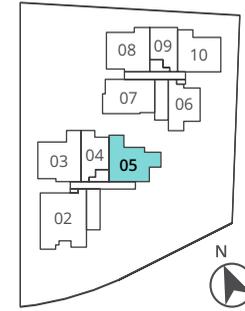
Area: 71 sq m / 764 sq ft  
 Unit: #02-05 to #05-05



# B2-P

## 2-BEDROOM PES UNIT

Area: 69 sq m / 743 sq ft  
 Unit: #01-05

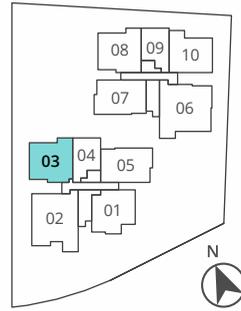


*Area includes A/C ledge, balcony, PES, roof terrace and void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.*

# B3

## 2-BEDROOM

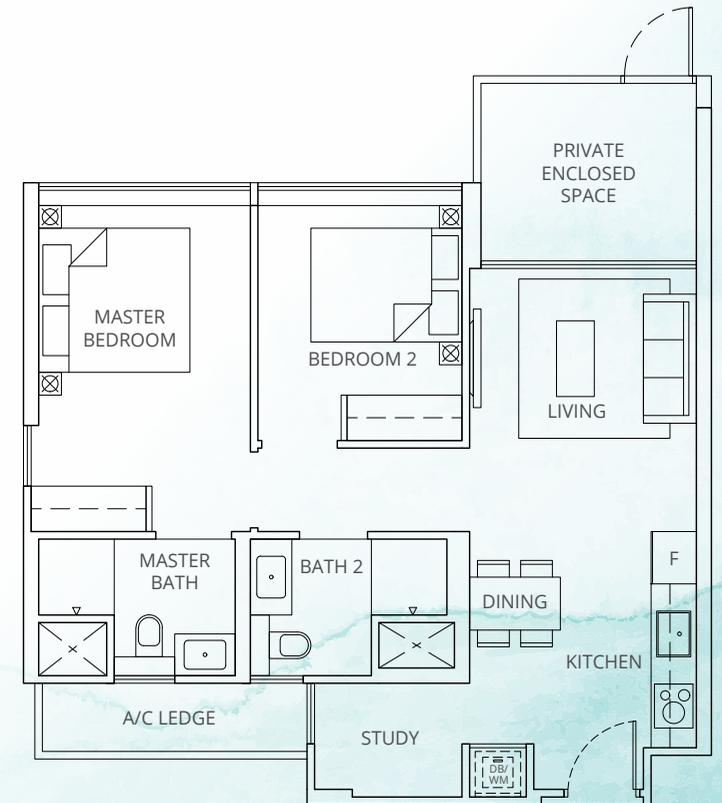
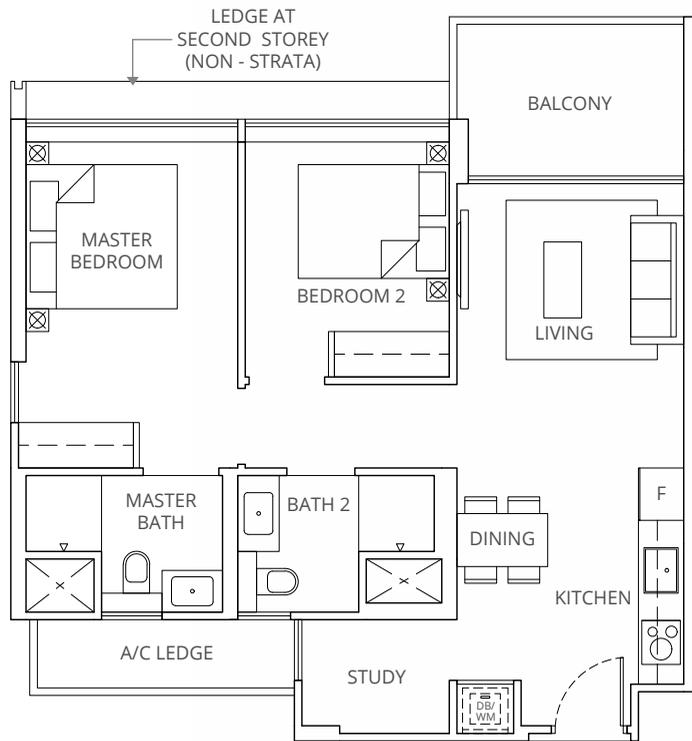
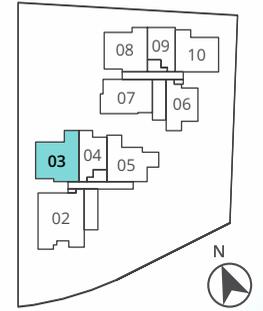
Area: 73 sq m / 786 sq ft  
Unit: #02-03 to #05-03



# B3-P

## 2-BEDROOM PES UNIT

Area: 73 sq m / 786 sq ft  
Unit: #01-03

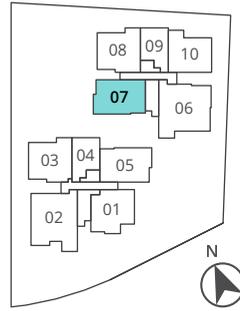


Area includes A/C ledge, balcony, PES, roof terrace and void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.

# B4

## 2-BEDROOM

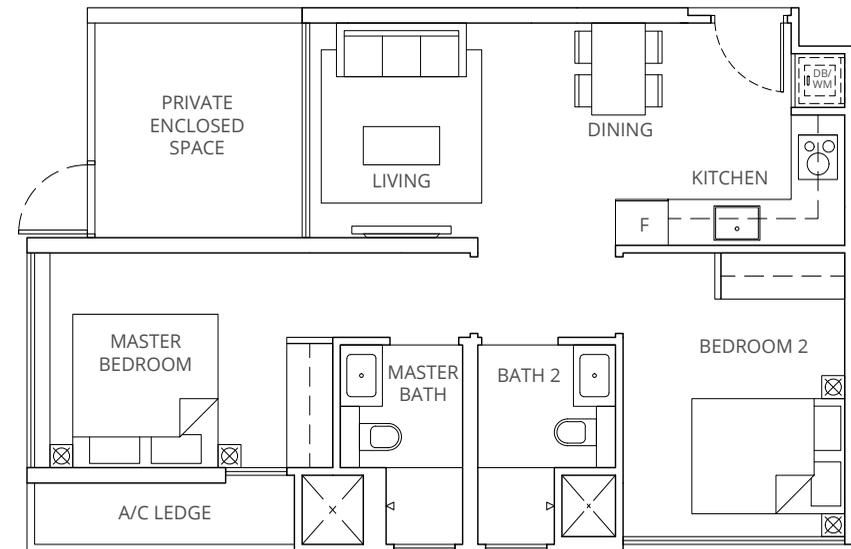
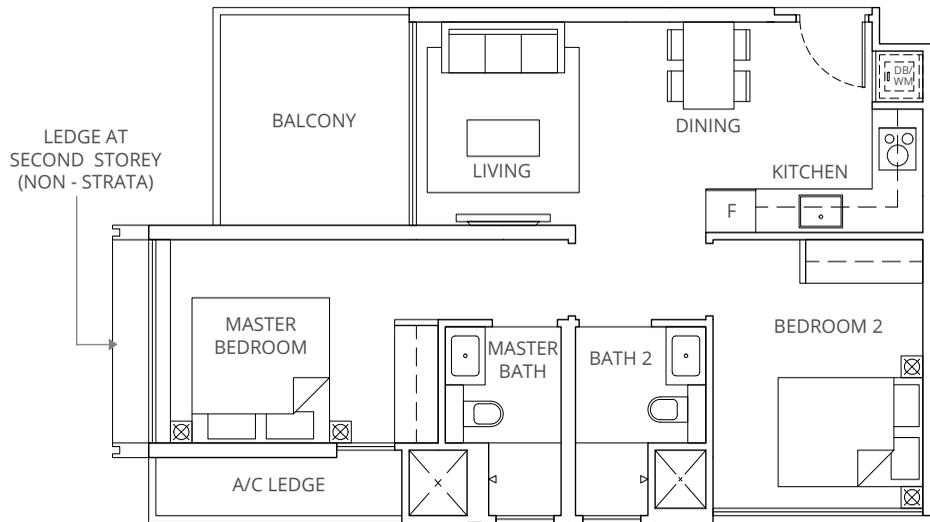
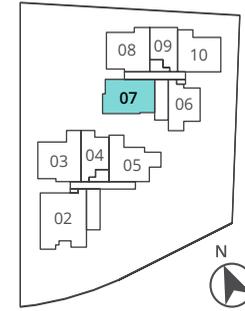
Area: 71 sq m / 764 sq ft  
Unit: #02-07 to #05-07



# B4-P

## 2-BEDROOM PES UNIT

Area: 71 sq m / 764 sq ft  
Unit: #01-07

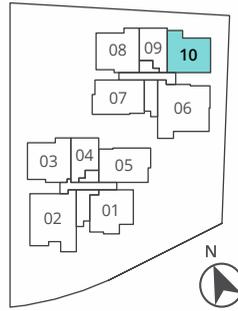


Area includes A/C ledge, balcony, PES, roof terrace and void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.

# B5

## 2-BEDROOM

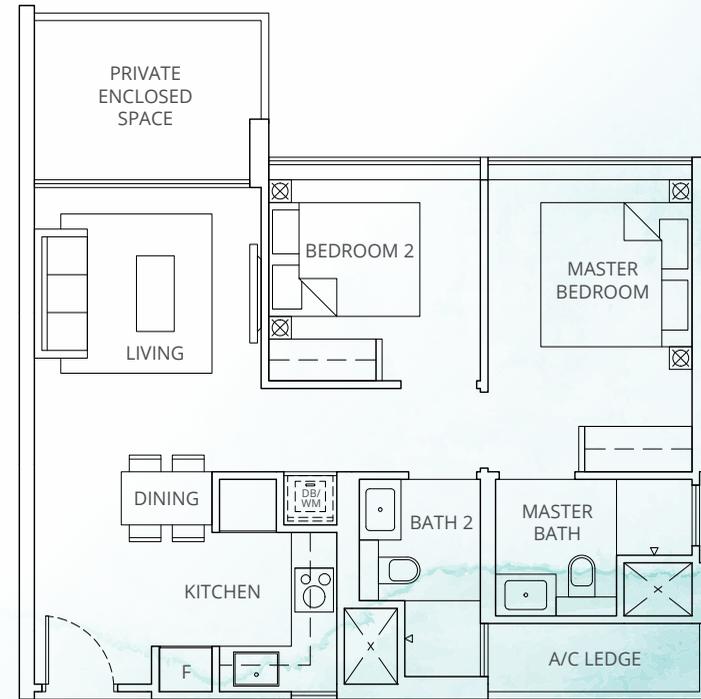
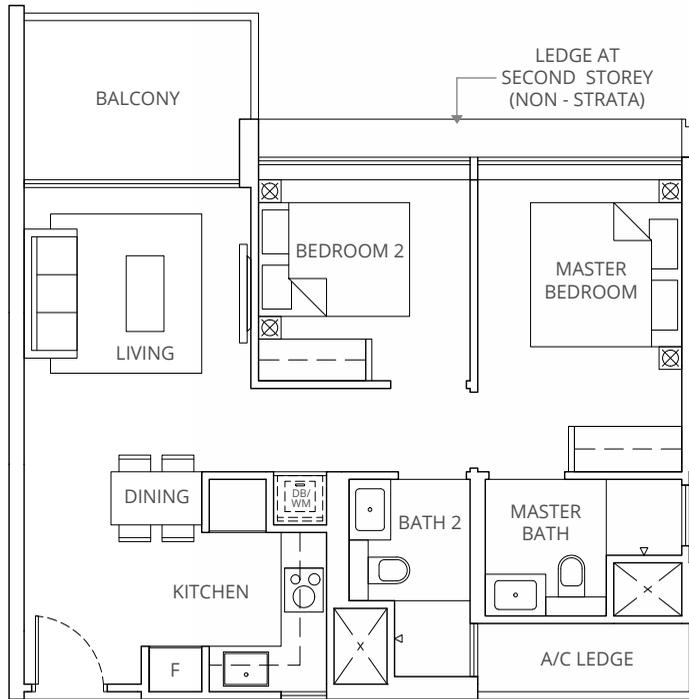
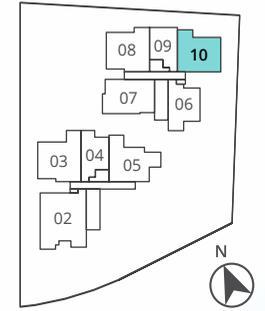
Area: 68 sq m / 732 sq ft  
Unit: #02-10 to #05-10



# B5-P

## 2-BEDROOM PES UNIT

Area: 68 sq m / 732 sq ft  
Unit: #01-10

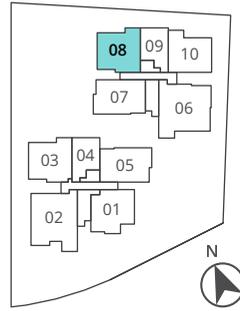


Area includes A/C ledge, balcony, PES, roof terrace and void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.

# B6

## 2-BEDROOM

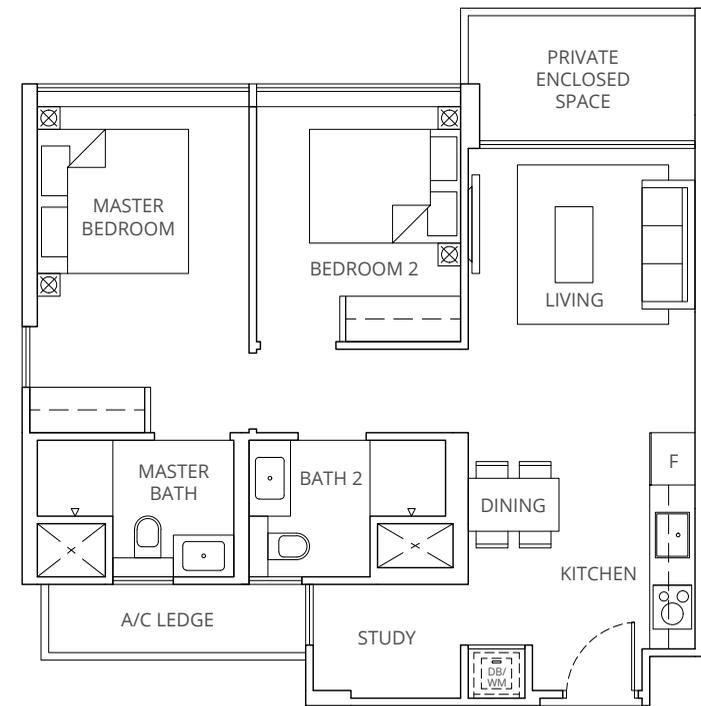
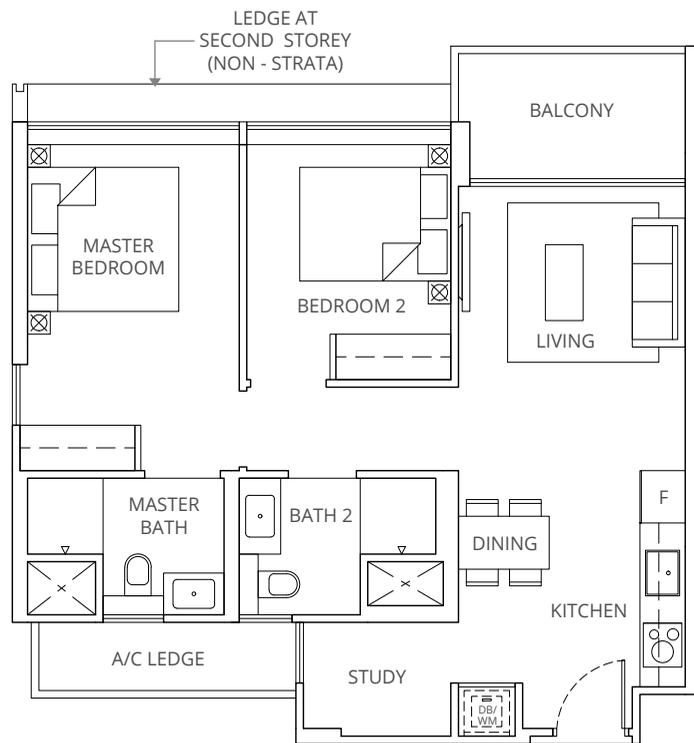
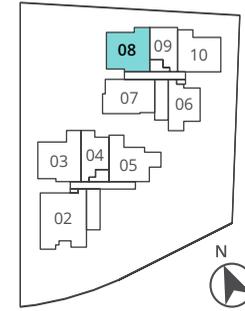
Area: 72 sq m / 775 sq ft  
Unit: #02-08 to #05-08



# B6-P

## 2-BEDROOM PES UNIT

Area: 72 sq m / 775 sq ft  
Unit: #01-08

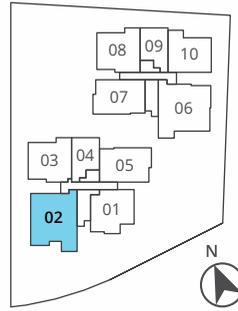


Area includes A/C ledge, balcony, PES, roof terrace and void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.

# C1

## 3-BEDROOM

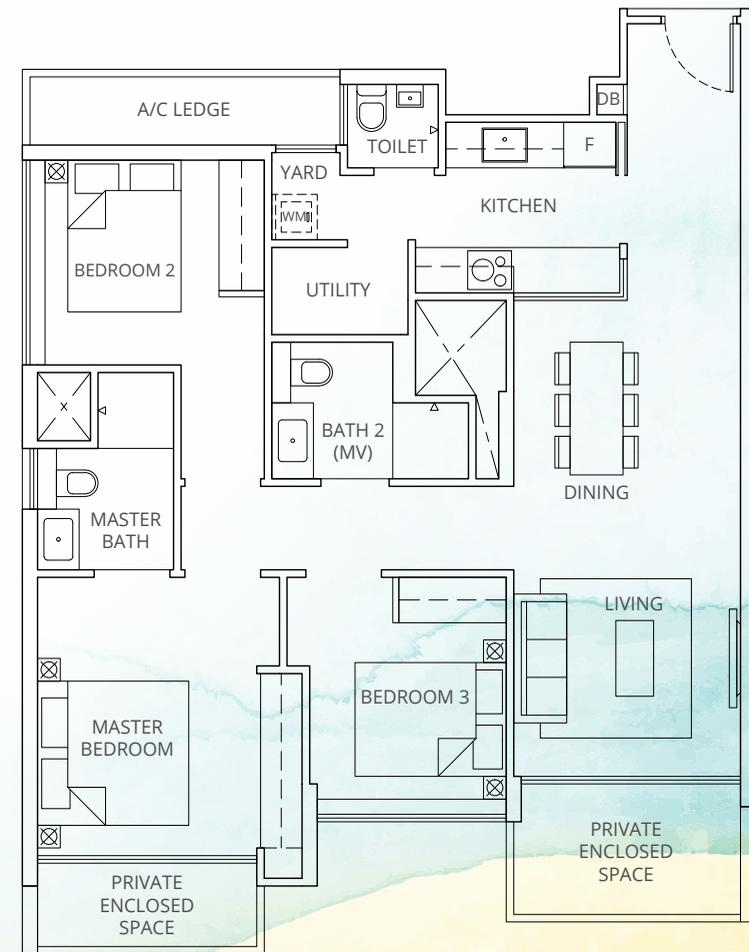
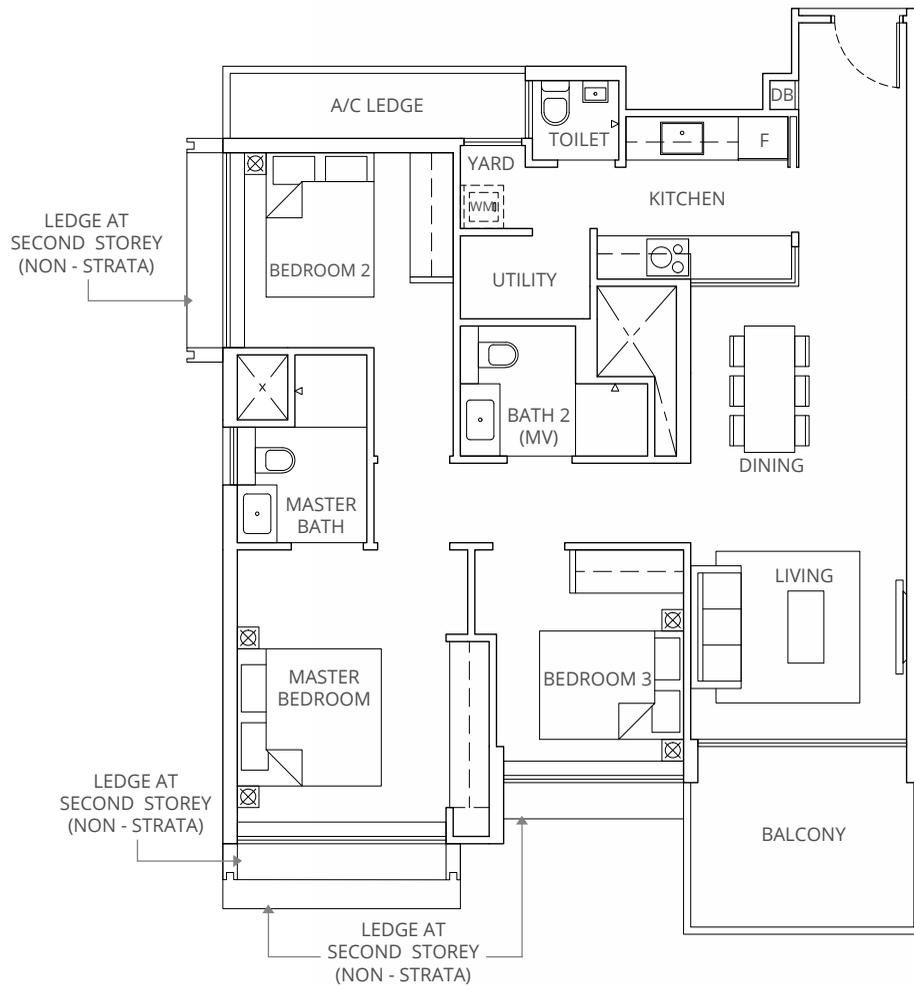
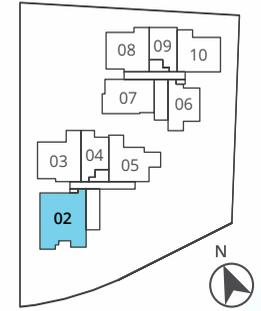
Area: 102 sq m / 1098 sq ft  
 Unit: #02-02 to #05-02



# C1-P

## 3-BEDROOM PES UNIT

Area: 102 sq m / 1098 sq ft  
 Unit: #01-02



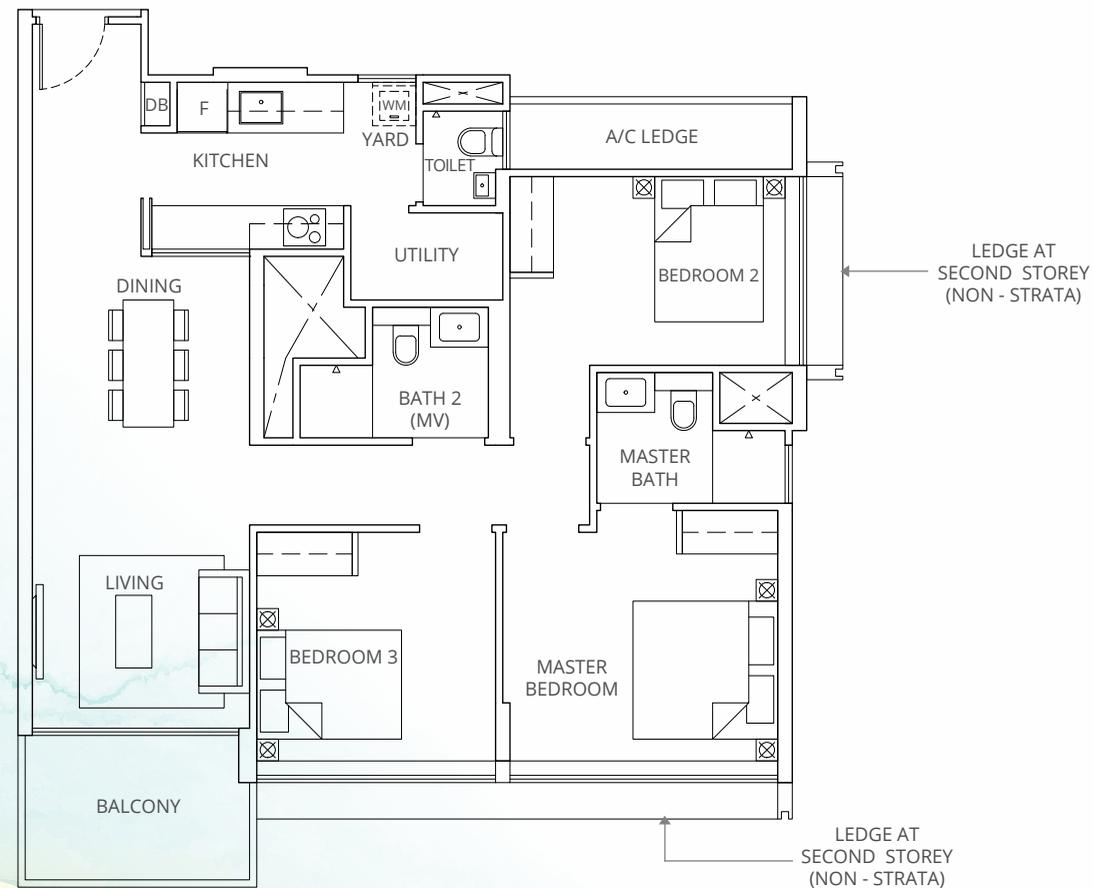
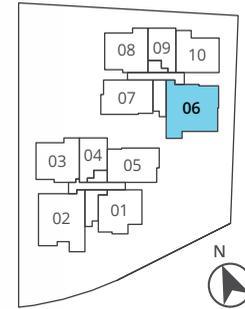
Area includes A/C ledge, balcony, PES, roof terrace and void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.

# C2

## 3-BEDROOM

Area: 105 sq m / 1130 sq ft

Unit: #02-06 to #05-06



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Area includes A/C ledge, balcony, PES, roof terrace and void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.

# SPECIFICATIONS

## 1. FOUNDATION

Reinforced Concreted Raft Foundation or RC Concrete Piles

## 2. SUPERSTRUCTURE

Reinforced concrete and/or Pre-Stress concrete and/or Precast reinforced concrete and/or Structural steel to Engineer's design and specification

## 3. WALLS

- a) External Wall: Reinforced concrete and/or light weight concrete panel and or masonry walls and/or curtain wall system
- b) Internal Wall: Reinforced concrete wall and/or light weight concrete panel blocks and/or pre-cast reinforced concrete wall and/or masonry walls and/or drywall partition system

## 4. ROOF

- a) Reinforced concrete flat roof with appropriate waterproofing system
- b) Metal Roof: metal roof with appropriate insulation

## 5. CEILING

Refer to Ceiling Height Schedule for the floor to ceiling height in the Unit

### i) Apartment Unit

- a) Living/Dining/Bedrooms/Hallway to Bedroom/Balcony
  - Skim coat and/or plaster ceiling board and/or bulkhead to designated area with paint finish (where applicable)
- b) Kitchen/Master Bathroom/Common Bathroom/Toilet
  - Plaster ceiling board/or bulkhead to designated area (where applicable)

### ii) Common area

- a) Lift Lobbies/Corridors/Indoor Gym/Changing Room
  - Plaster ceiling board and/or skim coat and/or bulkhead to designated area with paint finish (where applicable)
- b) Car park/Ramp/Staircase and Landing
  - Skim coat and/or bulkhead to designated area with paint finish (where applicable)

## 6. FINISHES

### a) Wall

#### i) Apartment Unit

- Living/Dining/Bedrooms/Study/Hallway to Bedrooms  
Cement and sand plaster and/or skim coat with paint finish (up to false ceiling or at exposed surface only)
- Master Bathroom  
Tiles (up to false ceiling height where applicable and no tiles behind vanity cabinets and mirror where applicable)
- Common Bathroom  
Tiles (up to false ceiling height where applicable and no tiles behind vanity cabinets and mirror where applicable)

### - Kitchen

Tiles (up to false ceiling height where applicable and no tiles behind kitchen cabinets where applicable) and/or cement and sand plaster finish and/or skim coat with paint finish (up to false ceiling height where applicable)

### - Toilet (where applicable)

Tiles (up to false ceiling height where applicable and no tiles behind mirror where applicable) and/or cement and sand plaster finish and/or skim coat with paint finish (up to false ceiling height where applicable)

### - Balcony

Cement and sand plaster and/or skim coat with paint finish (where applicable)

### - Utility Room/Yard

Cement and sand plaster and/or skim coat with paint finish (where applicable)

### ii) Common Area

Main Lift Lobbies (Basement 1 and 1st storey)

Stones and/or tiles and/or cement and sand plaster and/or skim coat with paint finish

### - Typical Floor Lift Lobbies (2nd to 5th storey)

Cement and sand plaster and/or skim coat with paint finish

### - Common Corridors/Staircases and Carpark

Cement and sand plaster and/or skim coat with paint finish

### - All external walls including Balconies

Cement and sand plaster with spray textured and/or paint finishes

### b) Floor

#### i) Apartment Unit

- Living/Dining/Bedrooms/Study/Hallway to Bedrooms (where applicable)  
Compressed Marble with skirting
- Master Bathroom  
Tiles
- Common Bathroom/Toilet  
Tiles
- Bedrooms  
Timber and/or Engineered timber-strips with skirting
- Balcony  
Tiles
- Utility Room/Yard (where applicable)  
Tiles with skirting
- A/C Ledge  
Cement and sand screed

#### ii) Common Area

- Main Lift lobby (Basement 1 and 1st storey)  
Stones and/or Tiles
- Typical Floor Lift Lobby (2nd to 5th storey)  
Tiles
- Common Corridor  
Tiles and/or cement and sand screed
- Staircase  
Cement and sand screed

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03 JULY 2018

## 7. WINDOWS

All windows of the units shall be powder coated finish aluminum frame with tinted and/or clear glass and/or frosted glass where appropriate to Architect's design and specification

## 8. DOORS

- Main Entrance  
Approved fire-rated timber door complete with approved ironmongeries to Architect's design and specification
- Bedrooms/Bathrooms  
Hollow core timber swing door and/or sliding door complete with approved ironmongeries to Architect's design and specification
- Kitchen (Type C1, C1-P and C2)  
Timber and/or aluminum framed/frameless glass sliding door and/or swing door and/or pocket door and/or slide and fold door complete with approved ironmongeries to Architect's design and specification (where applicable)
- Toilet  
Swing door and/or slide and fold door complete with approved ironmongeries to Architect's design and specification (where applicable)
- Balcony  
Aluminum framed sliding and/or swing door and/or slide and fold door complete with approved ironmongeries to Architect's design and specification

## 9. SANITARY FITTINGS

- i) Master Bathroom
  - One shower compartment complete with shower mixer set and shower set
  - One water closet
  - One vanity cabinet complete with basin and mixer
  - One mirror
  - One towel rail
  - One toilet paper holder
- ii) Common Bathroom (where applicable)
  - One shower compartment complete with shower mixer and shower set
  - One water closet
  - One vanity cabinet complete with basin and mixer
  - One mirror
  - One towel rail
  - One toilet paper holder
- iii) Toilet (where applicable)
  - One water closet
  - One wash basin complete with tap
  - One shower set
  - One toilet paper holder
  - One mirror

## 10. ELECTRICAL INSTALLATION

- a) Electrical wiring below false ceiling within the units shall generally be concealed where possible. Electrical wiring above ceilings and main entrance corridor shall be in exposed trays and/or conduits and/or trunking
- b) Type and number of lighting and power points refer to Electrical Schedule for details

## 11. TV/CABLE SERVICES/TELEPHONE POINTS

Numbers of TV/Cable Services/Telephone points refer to Electrical Schedule for details

## 12. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standard SS555 2010.

## 13. PAINTING

External Wall

- Spray textured paint finish and/or emulsion paint to designated area

Internal Wall

- Emulsion paint finish

## 14. WATER PROOFING

Water proofing shall be provided to floors of Bathrooms, Kitchens (below cabinets), Toilet, Balconies

## 15. DRIVEWAY AND CAR PARK

Surface driveways and entrance courtyard

- Concrete/stone paver and/or tile and/or pre-mix and/or concrete floor and/or grass-cell paver

Basement Car park and ramps to Basement

- Reinforced concrete slab with hardener

## 16. LANDSCAPE / RECREATIONAL FACILITIES AND ELEMENTS

1st Storey

- 1) Kids' Splash Zone
- 2) Barbeque Pavilion
- 3) Kids' Putting Green
- 4) Kids' Fun Land
- 5) Entrance Courtyard

Others

- A) Outdoor Generator Set
- B) Bin Point
- C) Guardhouse
- D) Bicycle Shed
- E) Side Gate
- F) Transformer Room
- G) Switch Room

Roof Terrace

- 1) Grill Pavilion
- 2) Outdoor Fitness Alcove

- 3) Changing Room
- 4) TRX Exercise Corner
- 5) Water Lounge
- 6) 25m Swimming Pool
- 7) Pool Deck
- 8) Outdoor Shower Area
- 9) Head & Shoulder Spa Jets
- 10) Jacuzzi
- 11) Teppanyaki Pavilion
- 12) Viewing Deck
- 13) Sun Deck
- 14) Indoor Gym

Others

- H) Domestic Water And Pump Space

## 17. ADDITIONAL ITEMS

- a) Kitchen
  - Built-in kitchen cabinets with solid surface worktop complete with sink and mixer, cooker hood and hob
  - Built-in oven
  - Built-in integrated fridge
- b) Bedroom wardrobe
  - Built-in wardrobe with laminate/veneer/glass to Architect's design and specification
- c) Air-Conditioning
  - Wall mounted fan coil unit air-conditioning system to Living/Dining/Study/Bedrooms to Engineer's design and specification
- d) Water heater
  - Hot water supply shall be provided to all Bathrooms and Kitchen
- e) Security System
  - Audio/Video Intercom System to Unit
  - Digital lock
  - Security Card Access Control System to Lift , Gyms and Pedestrian Side Gates
  - Closed Circuit Television System (CCTV) surveillance to 1st storey lift lobby and designated common areas

### NOTE:

#### Marble/Compressed Marble/Limestone/Granite

Marble/compressed marble/limestone/granite are 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/compressed marble/limestone/granite as well as non-uniformity between pieces 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. Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

#### Timber-strips

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

#### Air-Conditioning System

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

#### Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

#### Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to Clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the qualified person's selection and market availability.

#### Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio/Video Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of fan coil units, electrical points, television points, telecommunication points, audio/video intercom system, door swing positions and plaster ceiling boards are subject to qualified person's final decision and design.

#### 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, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

#### False Ceiling

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the qualified person's sole discretion and final design.

#### Glass

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

### Mechanical Ventilation System

Mechanical ventilation fans and ducting are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

### Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/vanity cabinet/mirror.

### Prefabricated Toilets/Prefabricated Bathrooms

Certain master bathroom, bathroom and Toilet may be prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty.

### Tiles

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000.

### Mobile Phone Reception

Telephone reception on mobile phones within the Housing Project is subject to availability/provision of satellite/wireless coverage by the respective mobile telephone network service providers and is not within the purview/control of the Vendor.

### Cable Services

The Vendor shall endeavor to procure a service provider for cable television and/or internet services (the "Cable Services") to provide the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part of parts thereof), so as to enable the Unit/Building and/or the Housing Project to receive the Cable Services. In the event despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Service available in the Unit/Building and/or the Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred by virtue of the Purchaser being unable to obtain the Cable Services in the Unit/Building and/or the Housing Project.

## ELECTRICAL SCHEDULE

Unit Type	Lighting Point	Power Point	Aircon Point	TV Point	Telephone Point	Data Point	Water Heater	Cooker Hood	Cooker Hob	Electric Oven Point	Fridge Point	Washing Machine Point	Audio Intercom Point	Bell Point
Type A1	5	10	2	2	2	2	1	1	1	1	1	1	1	1
Type A1-P	5	10	2	2	2	2	1	1	1	1	1	1	1	1
Type A2	5	10	2	2	2	2	1	1	1	1	1	1	1	1
Type A2-P	5	10	2	2	2	2	1	1	1	1	1	1	1	1
Type A3-P	5	10	2	2	2	2	1	1	1	1	1	1	1	1
Type B1	8	15	2	3	3	4	2	1	1	1	1	1	1	1
Type B2	8	13	2	3	3	3	2	1	1	1	1	1	1	1
Type B2-P	8	13	2	3	3	3	2	1	1	1	1	1	1	1
Type B3	9	15	2	3	3	4	2	1	1	1	1	1	1	1
Type B3-P	9	15	2	3	3	4	2	1	1	1	1	1	1	1
Type B4	8	13	2	3	3	3	2	1	1	1	1	1	1	1
Type B4-P	8	13	2	3	3	3	2	1	1	1	1	1	1	1
Type B5	8	13	2	3	3	3	2	1	1	1	1	1	1	1
Type B5-P	8	13	2	3	3	3	2	1	1	1	1	1	1	1
Type B6	9	15	2	3	3	4	2	1	1	1	1	1	1	1
Type B6-P	9	15	2	3	3	4	2	1	1	1	1	1	1	1
Type C1	13	18	3	4	4	4	2	1	1	1	1	1	1	1
Type C1-P	14	18	3	4	4	4	2	1	1	1	1	1	1	1
Type C2	12	18	3	4	4	4	2	1	1	1	1	1	1	1

### NOTE :

1) ALL ISOLATORS FOR CU ARE SUBJECTED TO A/C EQUIPMENT CONFIGURATION.

# DEVELOPER'S PROFILE

## Sustained Land Pte Ltd

Since its inception in 2006, Sustained Land's mission as a premier property developer is to develop homes that are not just functional but also exudes style, quality and sophistication. To-date, Sustained Land has developed and completed more than 1,000 homes in Singapore.

Casa Al Mare adds on to Sustained Land's repertoire of iconic residential property projects which includes Sturdee Residences, TRE Residences, The Poiz Residences, Sea Horizon, Coastal Breeze Residences, 833 MB Residences, Tivoli Grande, The Line, 38i Suites, Regent Residences and 8M Residences, to name a few. Headquartered in Singapore, it has subsidiaries, joint ventures and associates serving a broad spectrum of customers.



Tre Residences



The Poiz Residences



Regent Residences



Sturdee Residences

Developer : SL Capital (4) Pte Ltd (ROC 201716456M) • Developer Licence is C1244 dated 1 December 2017 • Tenure of Land : Estate in Perpetuity (Freehold) • Lot No.: Lot 99060 of Mukim 31, Singapore • Building Plan No.: A1698-00601-2017-BP01 dated 25 June 2018 • Planning Approval No.: ES20170714R0173 dated 8 June 2018 • Encumbrances : Mortgage registered in favor of United Overseas Bank Limited • Expected Date of Vacant Possession : 3 July 2022 • Expected Date of Legal Completion : 3 July 2024

**Disclaimer:**

While every reasonable care has been taken in preparing this brochure, the developer and its agent cannot be held responsible for any inaccuracies. All statements, specifications and plans are believed to be correct but are not regarded as statements or representations of fact. All information and specifications are current at the time of print and are subject to change as may be required and cannot form part of the contract. All floor plans are subject to any amendments approved or which may be approved by relevant authority. Renderings and illustrations are artist's impressions only and photographs are only decor suggestions and do not necessarily represent as-built standard specifications and none can be regarded as representations of fact. Floor areas are approximate measurements and are subject to final survey. The materials and finishing to be used are subject to changes and availability. The model and the showflat are subject to changes as may be required or approved by the relevant authorities.

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