



CENTRA
HEIGHTS

LIVE THE
FREEDOM

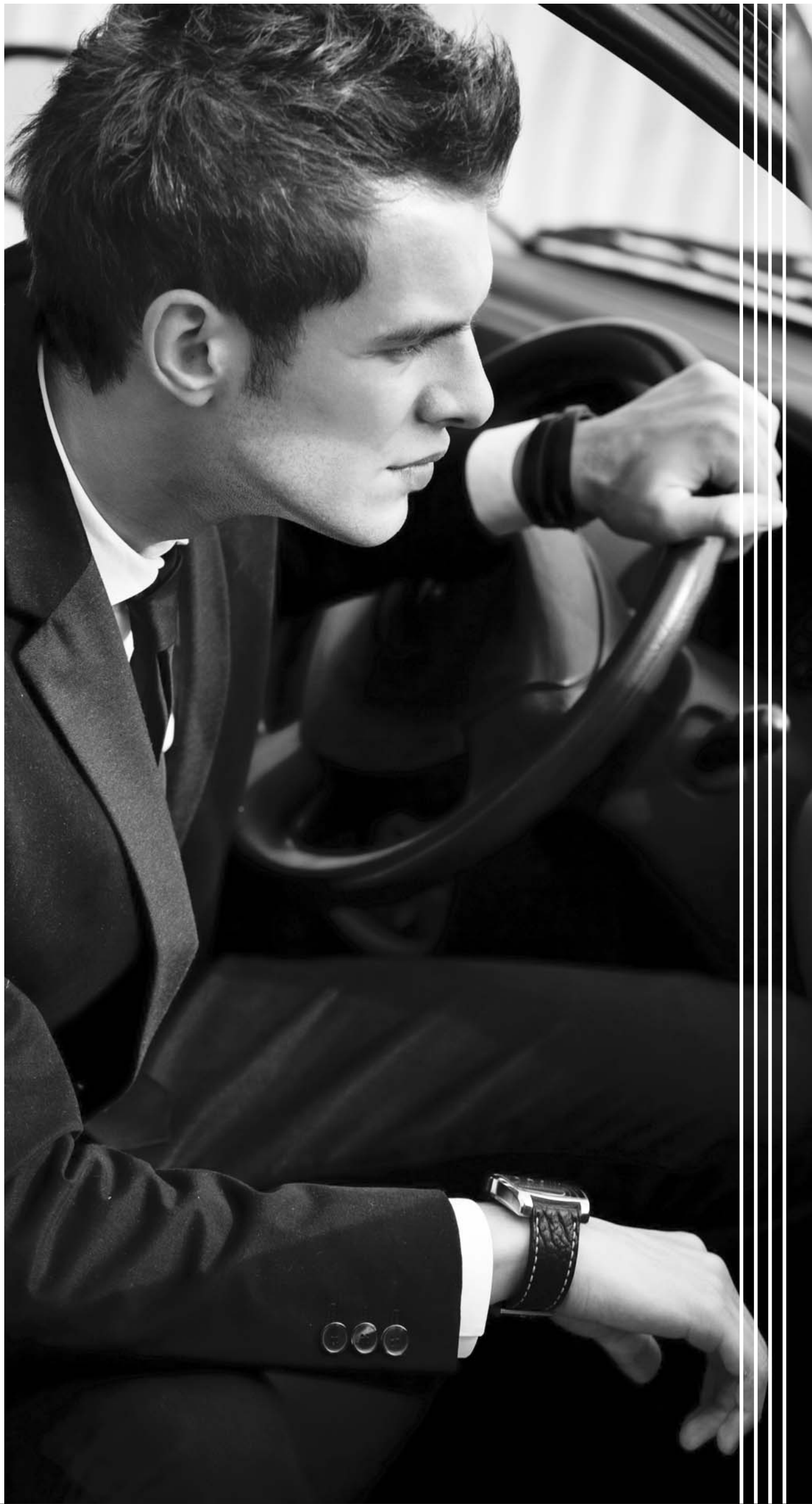
5 MINS WALK TO ALJUNIED MRT.
8 MINS WALK TO PAYA LEBAR MRT INTERCHANGE.

Centra Heights is located at the city's edge and next to the up and coming **Paya Lebar Regional Centre**. Within walking distance to both the Aljunied and Paya Lebar MRT Interchange Station, it is accessible to everywhere.

Built on **FREEHOLD** land, its 90 exclusive apartments is an excellent investment, either as a home or an asset for the future.

FREEHOLD | FOREIGNERS ELIGIBLE





Everywhere that matters are at your doorstep. Whether it is indulging in seaside activities at **East Coast Park**, immersing in performances at **The Esplanade**, travelling to work in the **Central Business District** or simply enjoying casino excitement at the **Integrated Resorts**, all of the lively and desired destinations are just moments away.

LIVE WITH
VIBRANCY





Food Haven
Surrounded by food outlets and restaurants, where the feast of delectable food is readily available.

Accessibility
Excellent road network to just about anywhere in Singapore! The Pan-Island Expressway (PIE), East Coast Parkway (ECP), Kallang-Paya Lebar Expressway (KPE) are a short drive away.

Amenities
Shopping needs are easily met by all the nearby shops and commercial Regional Centre surrounding Paya Lebar MRT Station.



Centra Heights is in close proximity to everywhere that matters.

- Only 1 stop to Paya Lebar MRT Interchange, linked to Circle Line
- A mere 4 stops to City Hall MRT Interchange, to hop onto another MRT to **Marina Bay Sands**, just 2 stops away
- Only 7 stops to Changi International Airport
- Just 7 stops to Outram MRT Interchange, to ride to **Sentosa & Resorts World**, just another 2 stops away



← TO VIVOCITY/ RESORTS WORLD AT SENTOSA

TO AIRPORT →



Be greeted by a waterfall feature that welcomes you as you get off in the sheltered drop-off car porch. The lift lobby soars 4.5m in height – an exceptional display that creates the aura of grandeur.

The sleek and chic architecture of **Centra Heights** redefines modernity and style – making it a worthy and attractive investment for all.

LIVE THE

PRESTIGE





LIVE WITH PASSION

Day or night, indulge in a plethora of facilities located on the Garden Terrace. Having a perfect home is the beginning of a life journey to truly enjoying and experiencing every moment to the fullest. Centra Heights is a place you can always wake up or come home to excitement and warmth.



SWIMMING POOL



BBQ AREA



CHILDREN'S PLAY AREA



JACUZZI



OUTDOOR GYM

The expansive Garden Terrace for your enjoyment...



Artist's Impression



Artist's Impression

FACILITIES

- A Sheltered Drop-off
- B Jacuzzi
- C Swimming Pool
- D Wet Deck
- E Outdoor Gymnasium
- F Pool Deck
- G Children's Play Area
- H Landscaping
- J BBQ Area
- K Pool Shower



Artist's Impression

Exercise the freedom to live the life
this prestigious development offers.

LIVE THE
LIFE



LUXURIOUS APARTMENTS

Take your pick from a wide array of choice apartments of 1-Bedroom, 1 + Guest / Study and 2-Bedroom to suit your individual preference.



GARDEN SUITES

Two exclusive **Garden Suites**, with an extra lofty 6.0m ceiling height, are located on the landscaped **Garden Terrace**.



DUPLEX PENTHOUSE SUITES WITH PRIVATE POOL

The penultimate living right on the top comes with your own **private deck and pool**. Soak in the glorious views. Bask under the moon or sun light. Way above the rest.



DUPLEX PENTHOUSE SUITES

Perched right on the top of the building are four magnificent **doubled-storey penthouses**, enjoying great views from the private roof gardens.

PREMIUM FITTINGS



Impressions Only



Finishing it with exquisite touches are modern **DURAVIT** sanitary wares from Germany. Provisions good design and exceptional quality means they are yours to enjoy for a long time.



The modern kitchen comes fully equipped with state-of-the-art German **BOSCH** appliances. Bosch offers superior quality, advance technology, ease of operation and superior longevity, earning Bosch numerous international awards and accolades.

With the **fridge** and **washer-cum-dryer fully integrated** into the kitchen cabinets, it features clean and neat lines in your home. The **electric ceramic hob** and **hood** further enhance your experience in the kitchen.



Your kitchen cabinets are endowed with soft-closing kitchen systems from **BLUM**, so that the drawers and doors close smoothly with a simple touch. This high quality and user friendly mechanism ensure the exquisite feel to your kitchen furniture.



The toilet tap fittings are the latest design by **GROHE** from Germany, to heighten your experience at home, knowing that form and function should work together. Grohe is a global brand for sanitary products and sets the benchmark for quality, design and technology.



Impressions Only

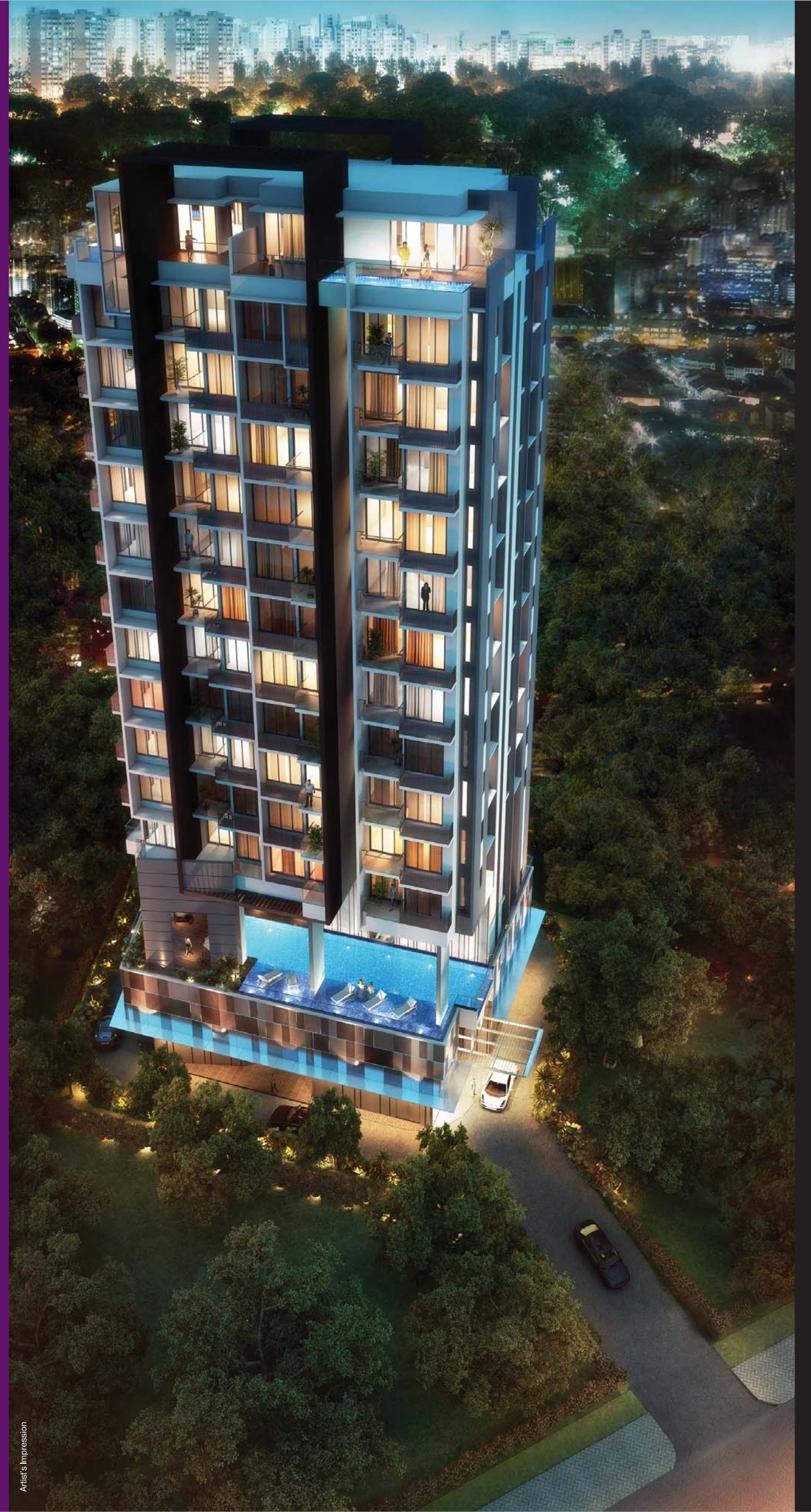
DIAGRAMMATIC CHART

FRONT FACING

14th storey				
13th storey	PP1 #13-04	PH3 #13-03	PH1 #13-02	PP3 #13-01
12th storey	A2 #12-04	B1 #12-03	A1 #12-02	C1 #12-01
11th storey	A2 #11-04	B1 #11-03	A1 #11-02	C1 #11-01
10th storey	A2 #10-04	B1 #10-03	A1 #10-02	C1 #10-01
9th storey	A2 #09-04	B1 #09-03	A1 #09-02	C1 #09-01
8th storey	A2 #08-04	B1 #08-03	A1 #08-02	C1 #08-01
7th storey	A2 #07-04	B1 #07-03	A1 #07-02	C1 #07-01
6th storey	A2 #06-04	B1 #06-03	A1 #06-02	C1 #06-01
5th storey	A2 #05-04	B1 #05-03	A1 #05-02	C1 #05-01
4th storey	A2 #04-04	B1 #04-03	A1 #04-02	C1 #04-01
3rd storey	A2a #03-04	B1a #03-03	A1 #03-02	C1 #03-01
2nd storey	GARDEN TERRACE + SWIMMING POOL			
1st storey	CAR PARKING			

REAR FACING

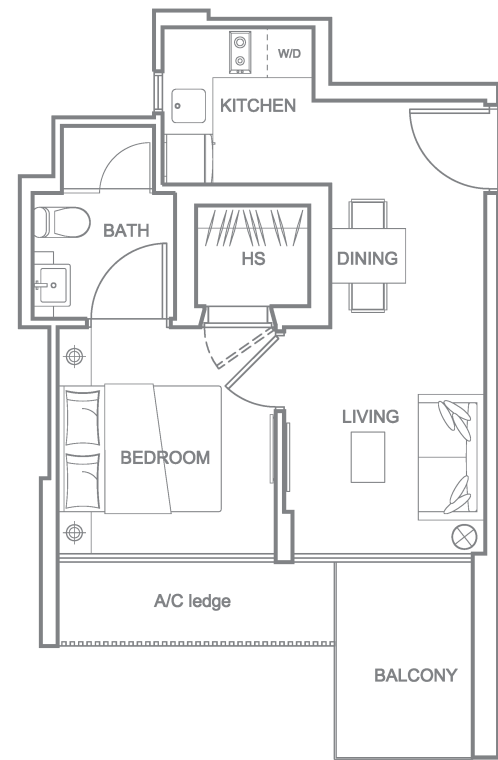
14th storey				
13th storey	PP4 #13-08	PH2 #13-07	PH4 #13-06	PP2 #13-05
12th storey	C2 #12-08	A4 #12-07	B2 #12-06	A3 #12-05
11th storey	C2 #11-08	A4 #11-07	B2 #11-06	A3 #11-05
10th storey	C2 #10-08	A4 #10-07	B2 #10-06	A3 #10-05
9th storey	C2 #09-08	A4 #09-07	B2 #09-06	A3 #09-05
8th storey	C2 #08-08	A4 #08-07	B2 #08-06	A3 #08-05
7th storey	C2 #07-08	A4 #07-07	B2 #07-06	A3 #07-05
6th storey	C2 #06-08	A4 #06-07	B2 #06-06	A3 #06-05
5th storey	C2 #05-08	A4 #05-07	B2 #05-06	A3 #05-05
4th storey	C2 #04-08	A4 #04-07	B2 #04-06	A3 #04-05
3rd storey	C2 #03-08	A4 #03-07	B2 #03-06	A3 #03-05
2nd storey	G1 #02-01	GARDEN TERRACE + SWIMMING POOL		G2 #02-02
1st storey	CAR PARKING			



1-Bedroom Apartments

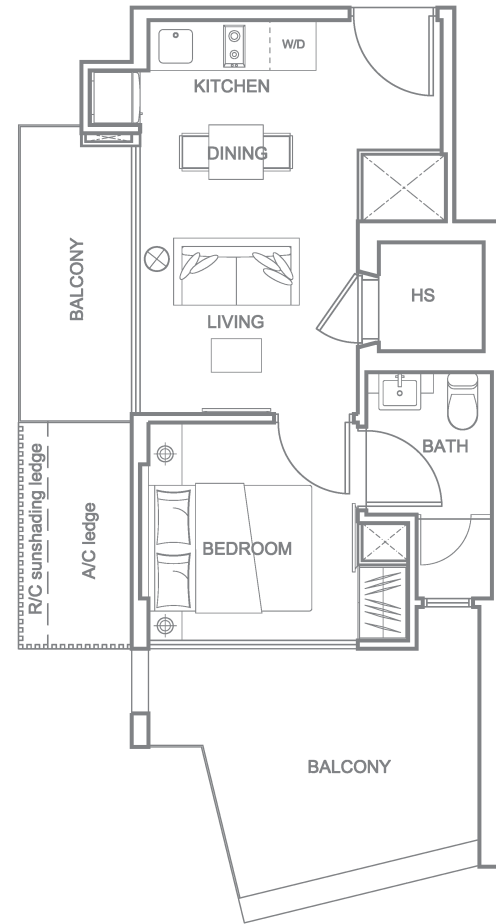
TYPE A1

#03-02 to #12-02
40 sqm / 431 sqft
(inclusive of A/C ledge & balcony)



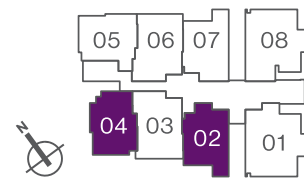
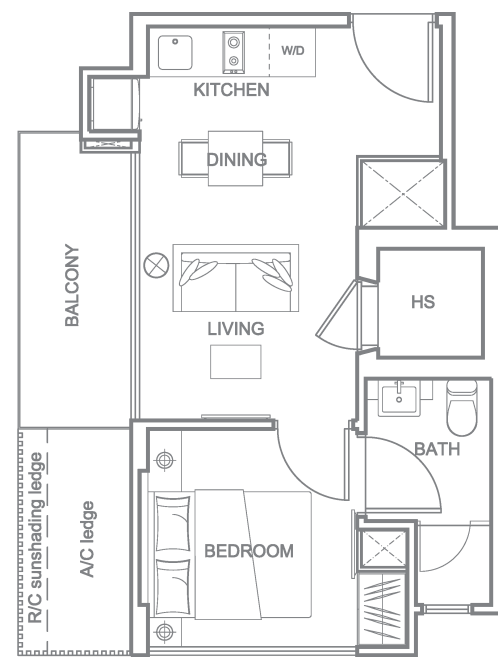
TYPE A2a

#03-04
49 sqm / 527 sqft
(inclusive of A/C ledge & balcony)



TYPE A2

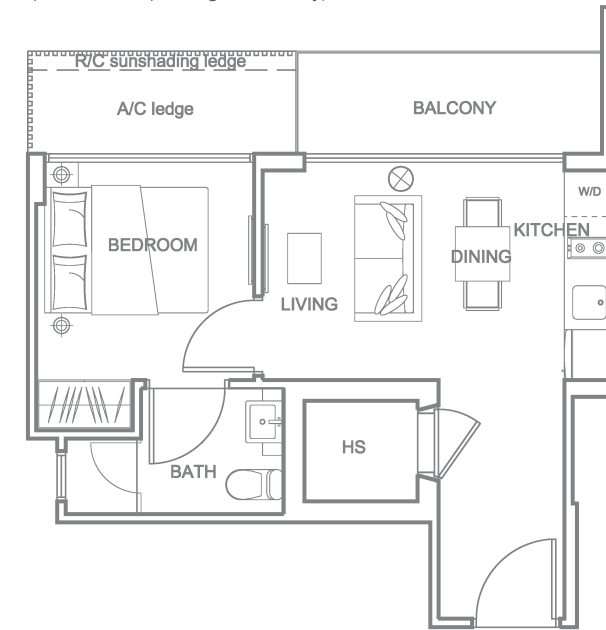
#04-04 to #12-04
38 sqm / 409 sqft
(inclusive of A/C ledge & balcony)



1-Bedroom Apartments

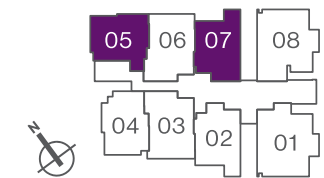
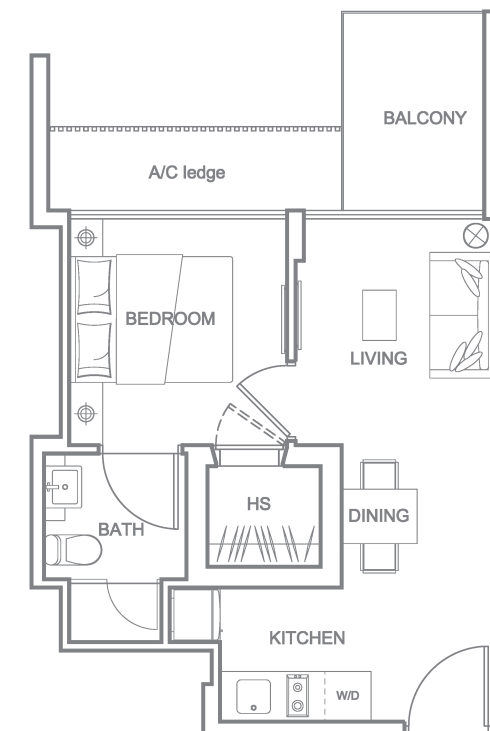
TYPE A3

#03-05 to #12-05
40 sqm / 431 sqft
(inclusive of A/C ledge & balcony)



TYPE A4

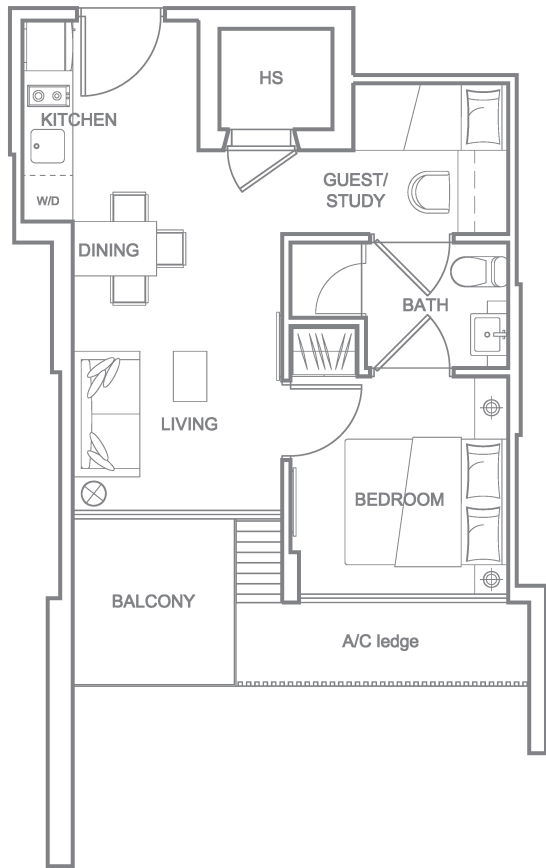
#03-07 to #12-07
40 sqm / 431 sqft
(inclusive of A/C ledge & balcony)



1-Bedroom + Guest / Study Apartments

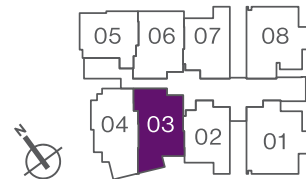
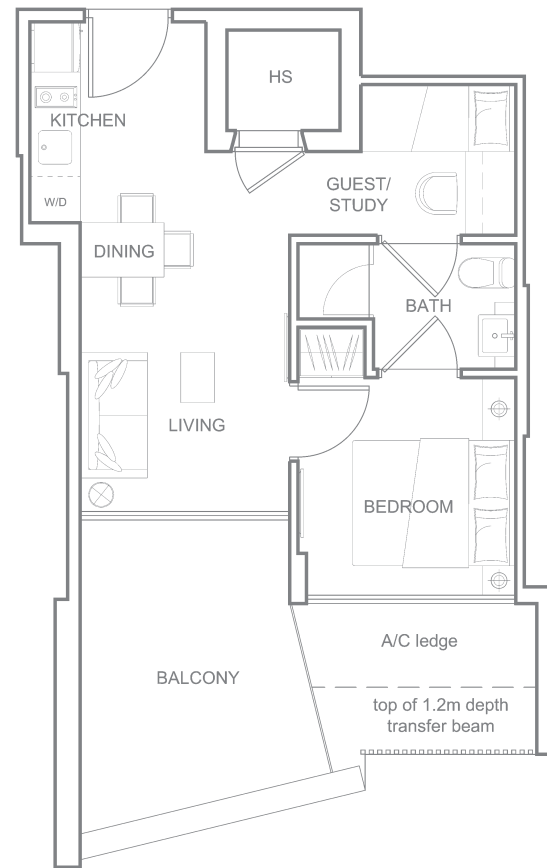
TYPE B1

#04-03 to #12-03
43 sqm / 463 sqft
(inclusive of A/C ledge & balcony)



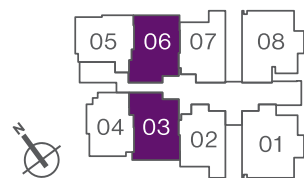
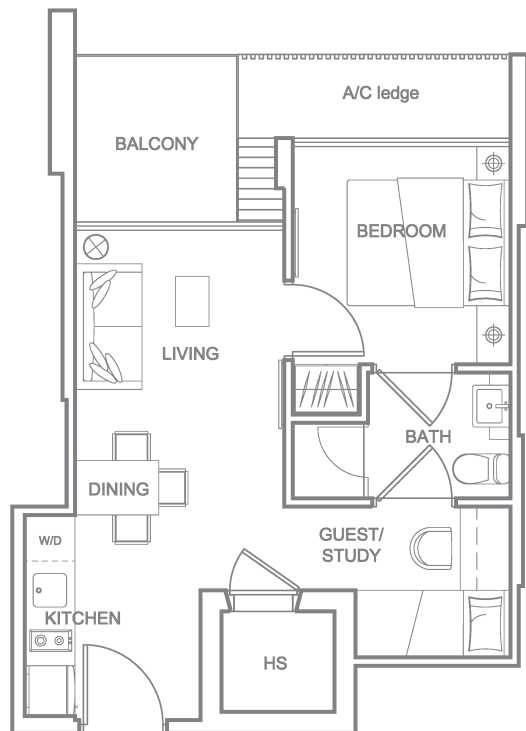
TYPE B1a

#03-03
49 sqm / 527 sqft
(inclusive of A/C ledge & balcony)



TYPE B2

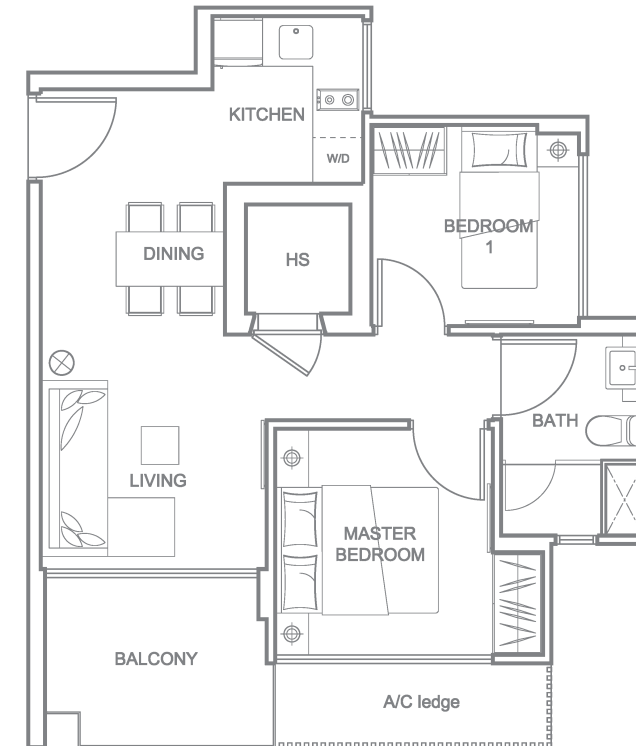
#03-06 to #12-06
43 sqm / 463 sqft
(inclusive of A/C ledge & balcony)



2-Bedroom Apartments

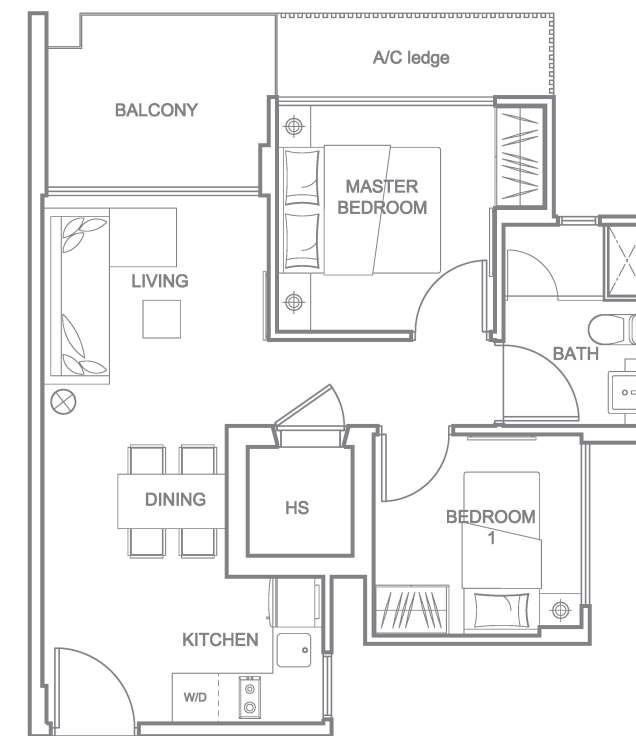
TYPE C1

#03-01 to #12-01
54 sqm / 581 sqft
(inclusive of A/C ledge & balcony)



TYPE C2

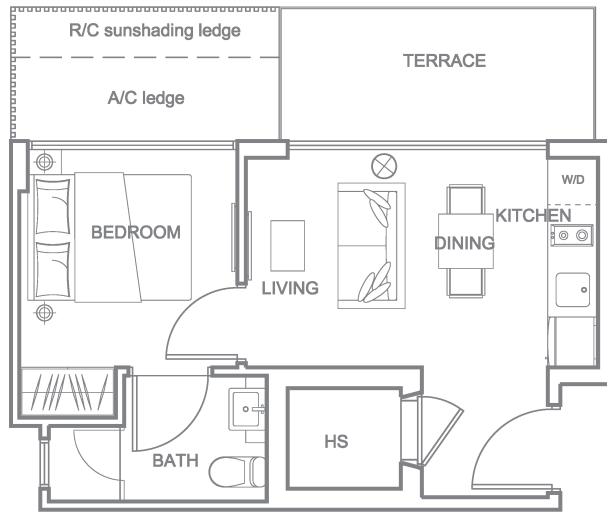
#03-08 to #12-08
54 sqm / 581 sqft
(inclusive of A/C ledge & balcony)



Garden Suites

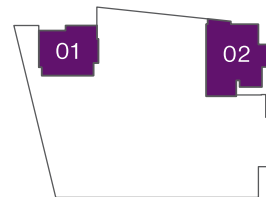
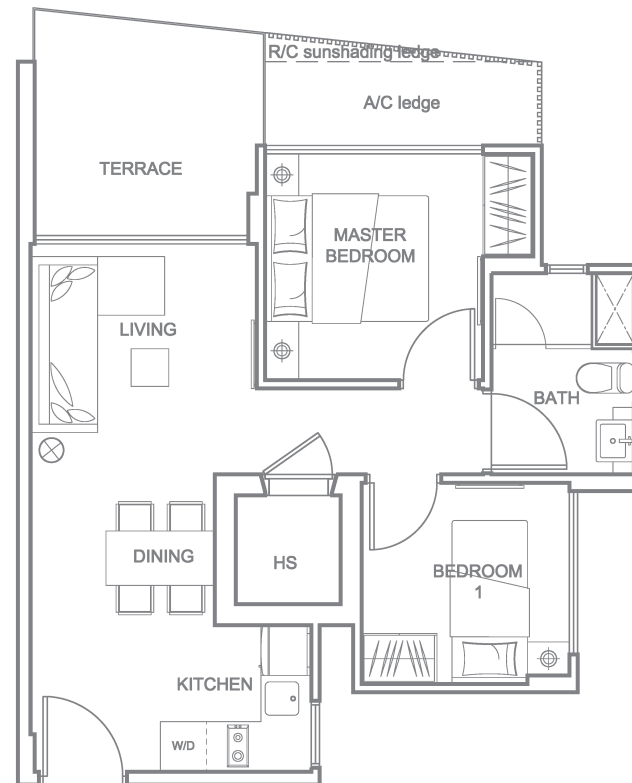
TYPE G1

#02-01 (Ceiling Height - 6.0m)
40 sqm / 431 sqft
(inclusive of A/C ledge & terrace)



TYPE G2

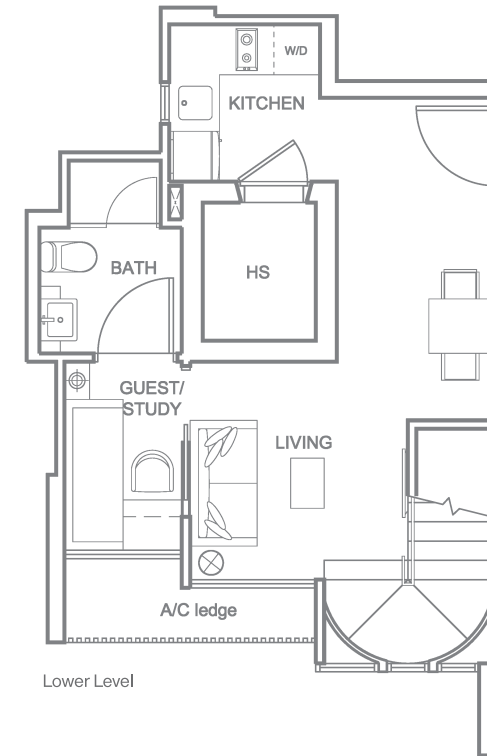
#02-02 (Ceiling Height - 6.0m)
55 sqm / 592 sqft
(inclusive of A/C ledge & terrace)



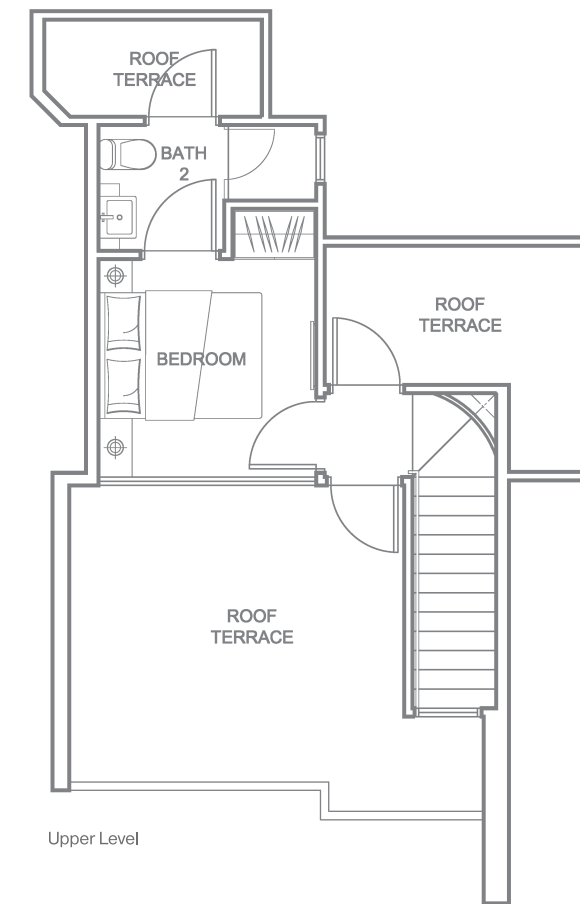
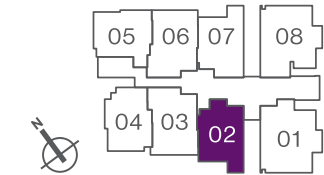
Duplex Penthouse Suites

TYPE PH1

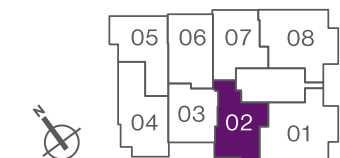
#13-02
82 sqm / 883 sqft
(inclusive of A/C ledge & roof terrace)



Lower Level



Upper Level

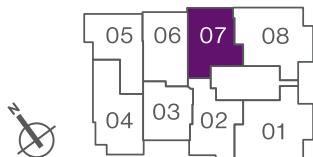
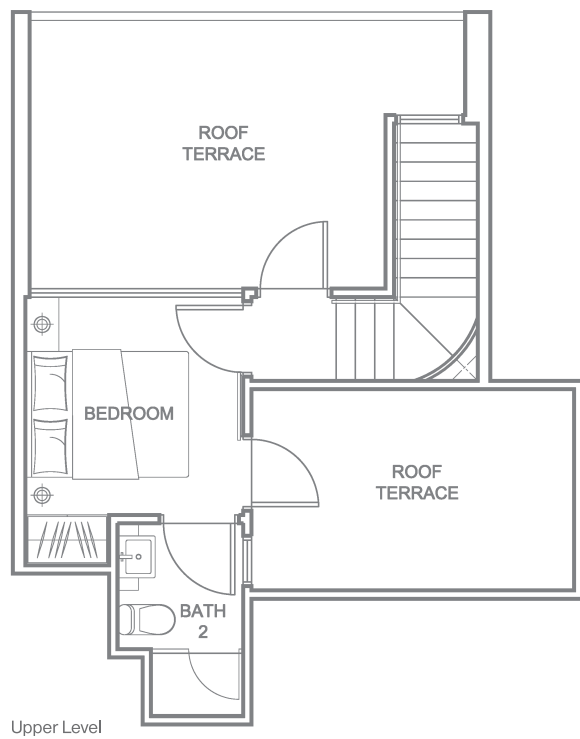
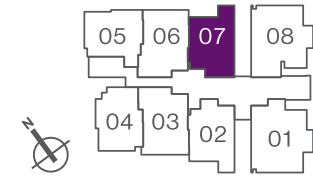
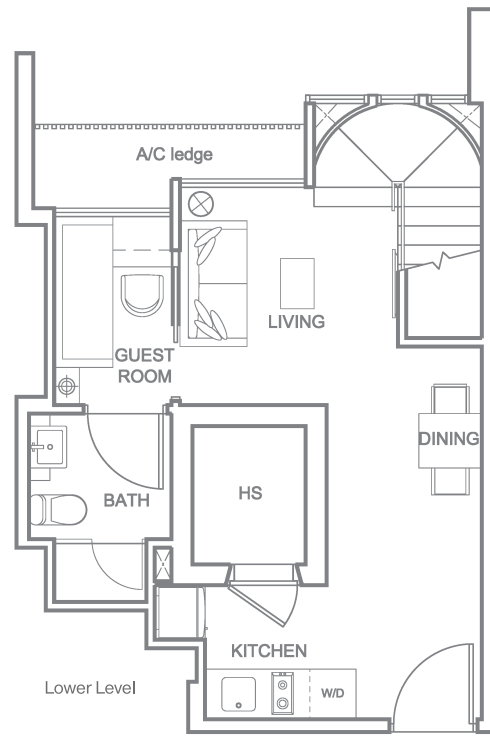


Duplex Penthouse Suites

TYPE PH2

#13-07

80 sqm / 861 sqft
(inclusive of A/C ledge & roof terrace)

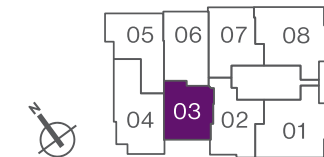
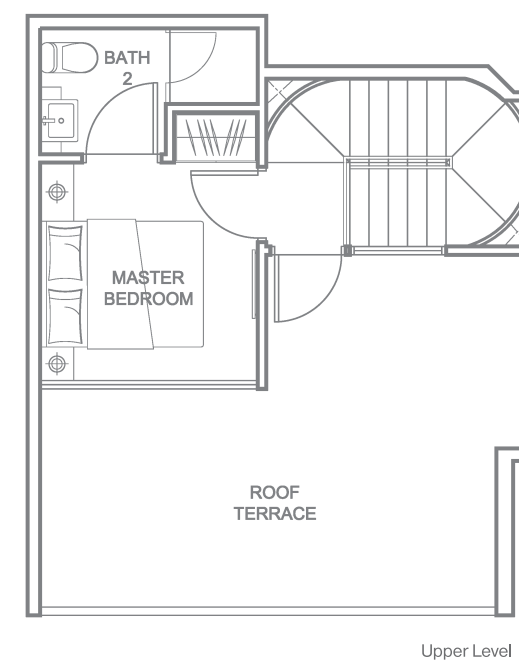
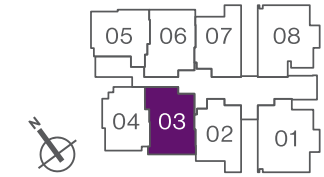
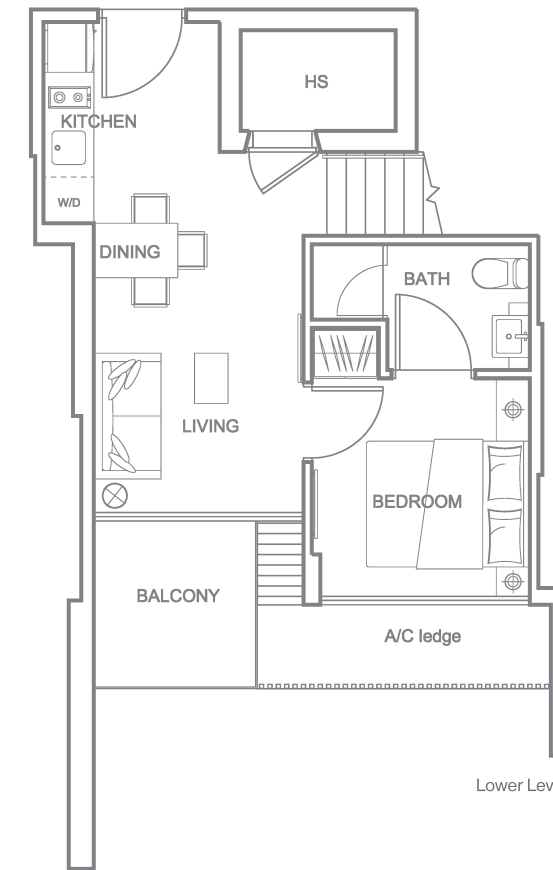


Duplex Penthouse Suites

TYPE PH3

#13-03

83 sqm / 893 sqft
(inclusive of A/C ledge, balcony & roof terrace)



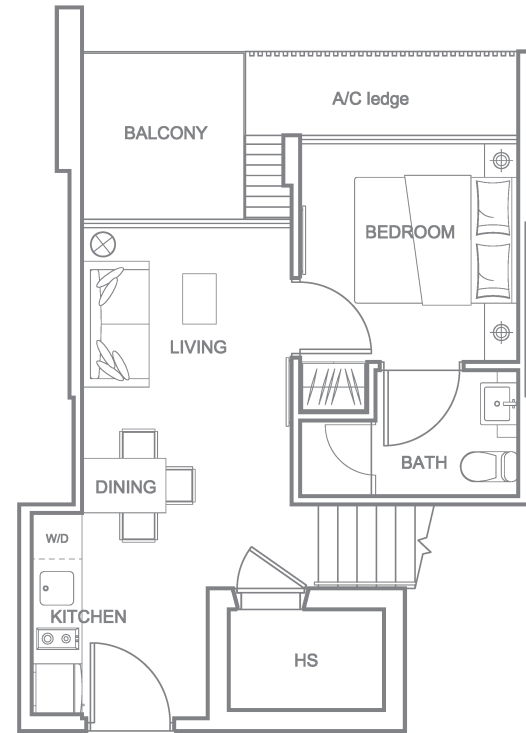
Duplex Penthouse Suites

TYPE PH4

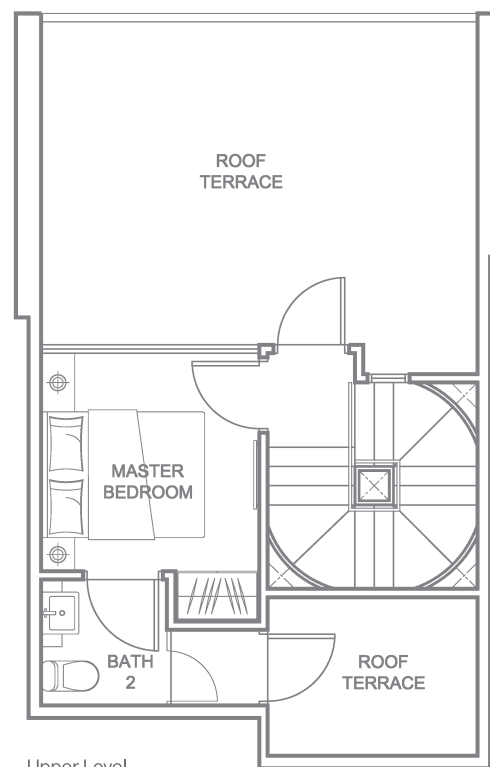
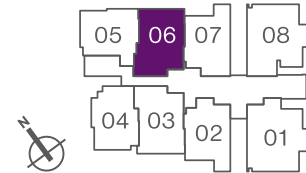
#13-06

90 sqm / 969 sqft

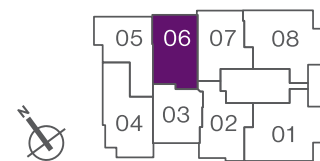
(inclusive of A/C ledge, balcony & roof terrace)



Lower Level



Upper Level



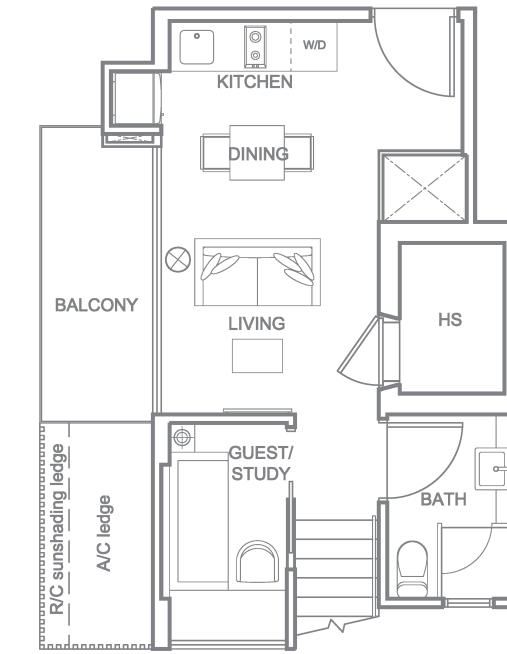
Duplex Penthouse Suites With Private Pool

TYPE PP1

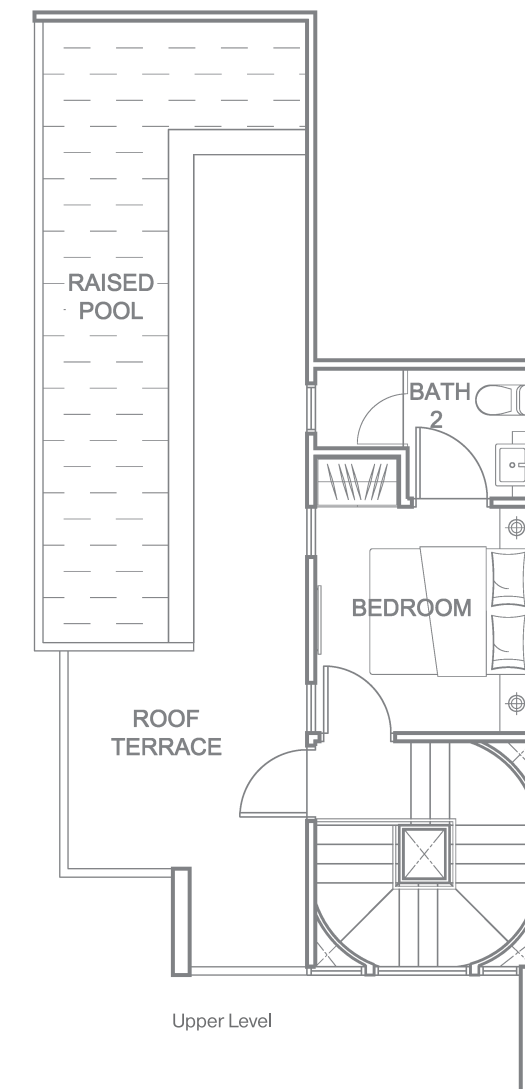
#13-04

92 sqm / 990 sqft

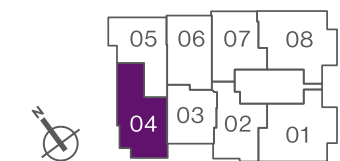
(inclusive of A/C ledge, balcony, roof terrace & raised pool)



Lower Level



Upper Level



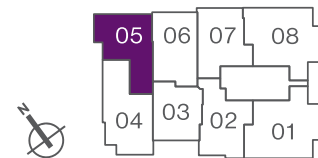
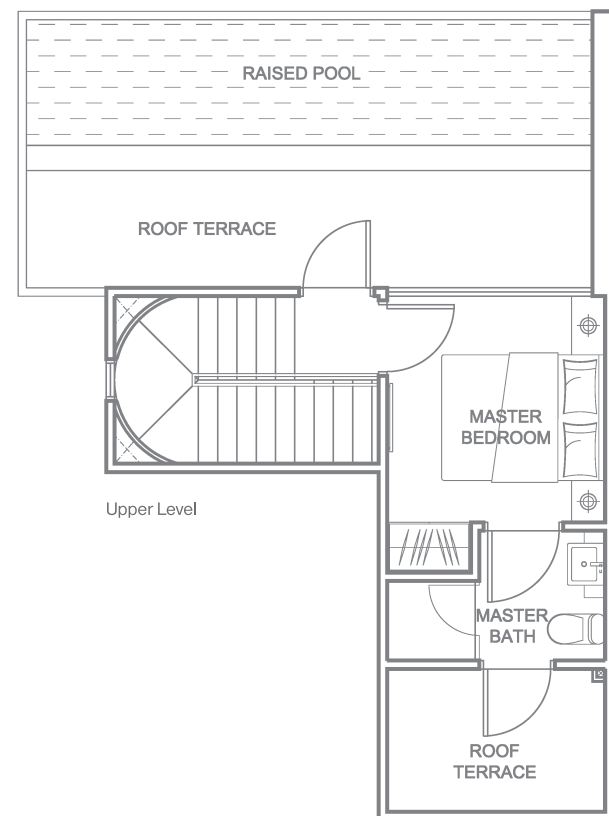
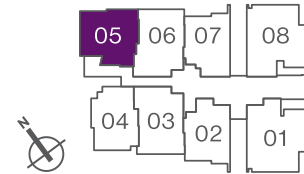
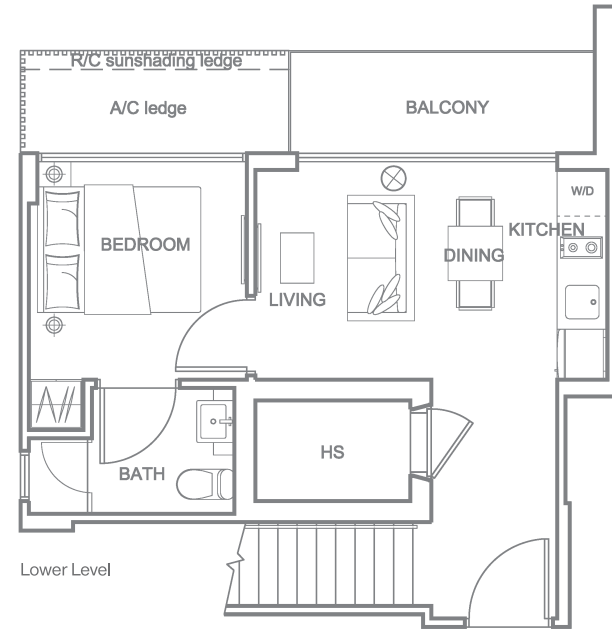
Duplex Penthouse Suites With Private Pool

TYPE PP2

#13-05

93 sqm / 1001 sqft

(inclusive of A/C ledge, balcony, roof terrace & raised pool)



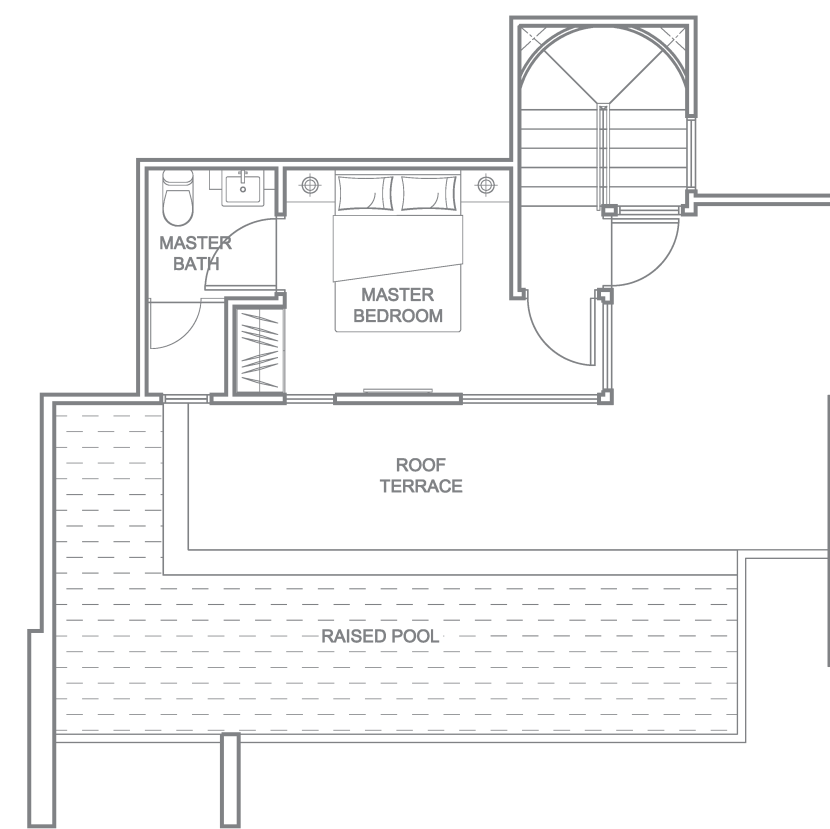
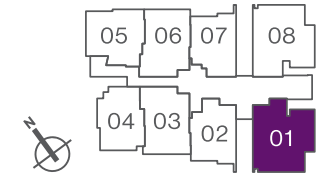
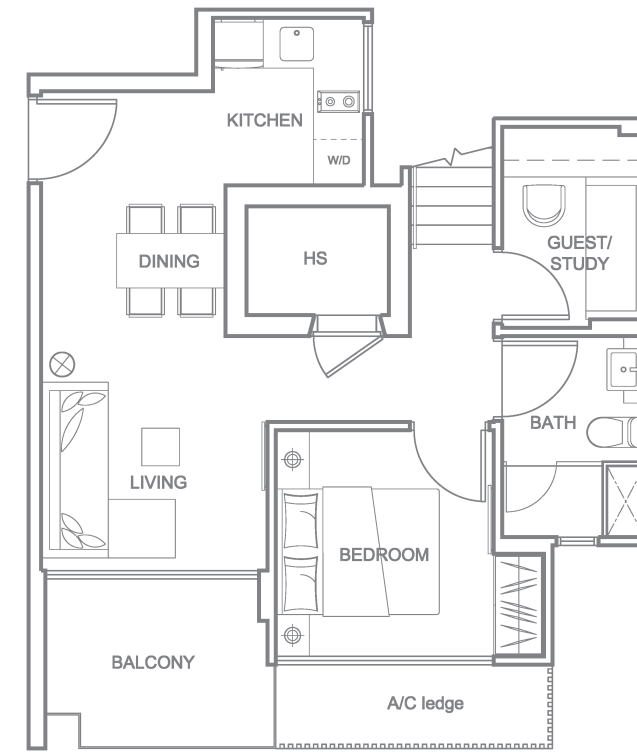
Duplex Penthouse Suites With Private Pool

TYPE PP3

#13-01

118 sqm / 1270 sqft

(inclusive of A/C ledge, balcony, roof terrace & raised pool)



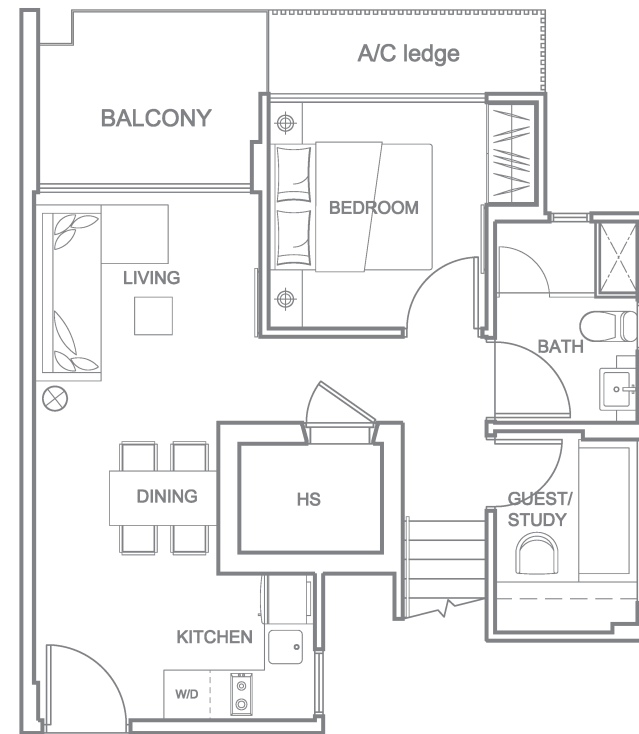
Duplex Penthouse Suites With Private Pool

TYPE PP4

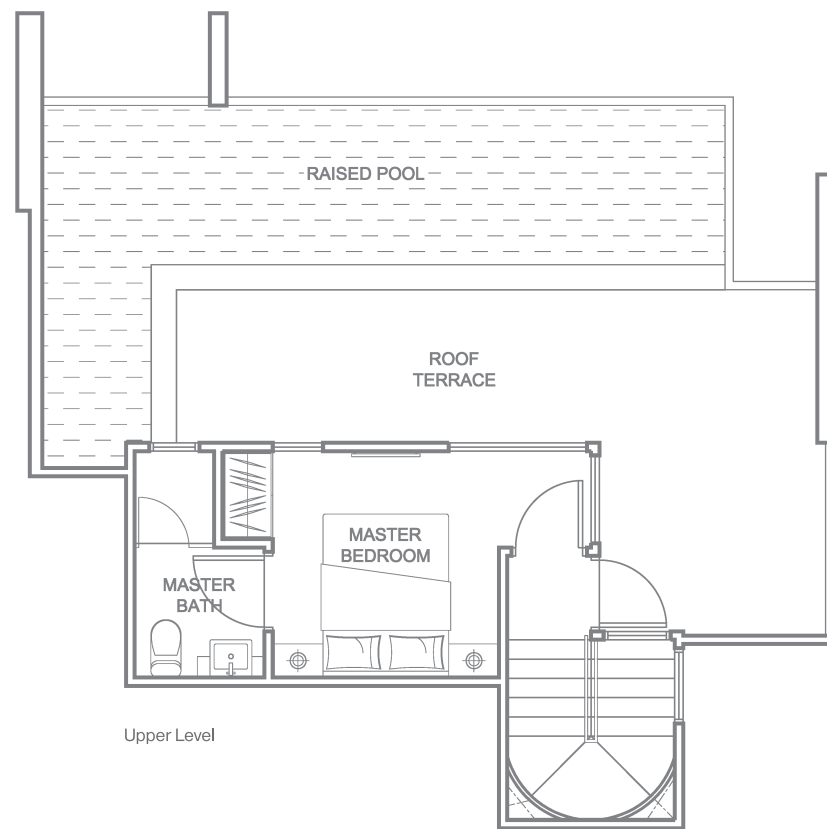
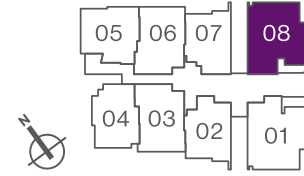
#13-08

119 sqm / 1281 sqft

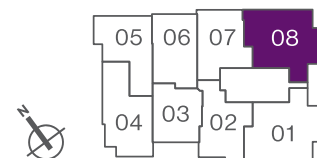
(inclusive of A/C ledge, balcony, roof terrace & raised pool)



Lower Level



Upper Level



Specifications

- 1. FOUNDATION**
Reinforced concrete foundation to engineer's requirements
- 2. SUPER-STRUCTURE**
Reinforced concrete structure to engineer's requirements
- 3. WALLS**
 - External - Pre-cast Concrete Panels and/or Common clay brick to Architect & Engineer's requirements
 - Internal - Pre-cast Concrete Panels and/or Common clay brick to Architect & Engineer's requirements
- 4. ROOF**
Reinforced concrete flat roof
- 5. CEILING**
 - Living/Dining/Bedrooms - Skim coat and/or plaster ceiling boards with emulsion Paint to Architect's selection
 - Household Shelter, Balcony & Private Terrace - Skim coat with emulsion paint to Architect's selection
 - Bathroom/Kitchen - Moisture resistant plaster ceiling boards with emulsion paint finish to Architect's selection
- 6. FINISHES**
 - Wall (For Apartments)**
 - Living/Dining/Bedrooms/ Kitchen/Household Shelter/Balcony Bathroom - Cement and Sand plaster and/or skim coat with emulsion paint to Architect's selection
 - Homogenous and/or Ceramic tiles lay up to false ceiling height (exposed area only) to Architect's design (Note: For Types G1 & G2 only - These units have a high floor-to-ceiling height of 6.0m. The internal brickwall/pre-cast panels/partitions of the bedrooms and toilets will be built to a height of 3.25m only)
 - Wall (For Common Areas)**
 - 1st Storey Lift Lobbies/ Typical Lift Lobbies/ Staircases - Cement and sand plaster and/or skim coat with emulsion paint to Architect's selection
 - Wall (For Common Areas)**
 - External Wall - Cement and sand plaster and/or skim coat with weather resistant paint to Architect's selection
 - Floor (For Apartments)**
 - Living/Dining/Kitchen/ Bedroom/Study - Compressed marble and/or Homogeneous tiles to Architect's selection
 - Bathroom - Ceramic and/or homogenous tiles to Architect's selection
 - Household Shelter/ Balcony/Private Terrace Planter Box - Ceramic and/or homogenous tiles to Architect's selection
 - A/C Ledge - Cement & Sand screeding
 - Private Pool (where applicable)**
 - a) Pool - Mosaic and/or ceramic tiles to Architect's selection
 - b) Pool Deck - Ceramic tiles and/or timber deck to Architect's selection
 - Floor (Common Areas)**
 - a) 1st Storey Lift Lobbies - Homogenous and/or Ceramic tiles to Architect's selection
 - b) Typical Lift Lobbies - Homogenous and/or Ceramic tiles to Architect's selection
 - c) Staircases - Cement & sand screed with nosing tiles to Architect's selection
 - d) Sky Terrace/Sun deck/ Pool Area - Ceramic tiles and/or timber deck to Architect's selection
 - e) Swimming Pool - Mosaic and/or ceramic tiles to Architect's selection
 - f) Walkway/Pavement - Pebbles wash and/or Homogenous and/or ceramic tiles to Architect's selection
- 7. WINDOWS**
Powder coated aluminium framed windows with approx. 6mm thick tinted float glass to Architect's selection
- 8. DOORS**
 - a) Main Entrance - Fire-rated timber door to Architect's design
 - b) Bedrooms/Bathrooms - Semi-hollow core timber door to Architect's design
 - c) Household Shelter - Approved blast door
 - d) Ironmongery - Locksets and hinges to Architect's selection
- 9. RAILINGS**
Stainless steel and/or mild steel with paint to Architect's selection
- 10. SANITARY WARES AND FITTINGS**
 - Bathroom**
 - a) 1 shower cubicle with shower mixer, rain shower head and shower set to Architect's selection
 - b) 1 wash basin and mixer tap to Architect's selection
 - c) 1 water closet to Architect's selection
 - d) 1 mirror to Architect's design
 - e) 1 toilet paper holder to Architect's selection
- 11. ELECTRICAL INSTALLATION/TELEPHONE/TV/FM**
 - a) All electrical wiring are concealed in floor and wall in conduits wherever possible except for electrical wiring above false ceiling, household shelter, and DB cabinet will be exposed in trunking and/or conduits
 - b) Refer to Electrical Schedule for details
- 12. LIGHTNING PROTECTION SYSTEM**
 - a) Lighting Protection System shall be provided in accordance with Singapore Standard CP33 1996
- 13. PAINTING**
 - a) External Walls - Spray textured coating and/or Weather-resistant emulsion paint to Architect's selection
 - b) Internal Walls - Emulsion paint to Architect's selection
- 14. WATERPROOFING**
 - a) Waterproofing is provided to floors of Bathrooms, Kitchen, Balcony, W.C., R.C. flat roof, Planter Box and where required
- 15. DRIVEWAY & CARPARK**
 - a) Surface Driveway - Interlocking pavement and/or concrete imprint to Architect's selection
 - b) Mechanical Carpark Systems - According to specialist's specifications
- 16. RECREATIONAL FACILITIES**
 - a) Swimming Pool
 - b) Jacuzzi
 - c) Cascading Water Feature
 - d) Pool Deck
 - e) Outdoor Gymnasium
 - f) BBQ Area
 - g) Landscaping
 - h) Children's Play Area
 - i) Wet Deck
- 17. OTHER ITEMS**
 - a) Kitchen Cabinets - High and low kitchen cabinets with solid surface work top complete with sink and mixer to Architect's design & selection
 - b) Kitchen Appliances - Cooker Hob and cooker hood, integrated fridge and washer-cum-dryer to Architect's selection
 - c) Bedroom Wardrobes - Built-in wardrobes to all bedrooms to Architect's design & selection
 - d) Air-conditioning - Multi-split air-conditioning to all Bedrooms and Living/Dining to M & E Engineer's requirements
 - f) Audio/Intercom System - Gate post with audio intercom to apartment units to M & E Engineer's selection
 - g) Electric Water Heater - Hot water supply to all bathrooms and kitchen except W.C. to M & E Engineer's requirements
 - h) Soil Treatment - Anti-termites soil treatment by specialist's specifications
 - i) Cable Vision - Provision of cable and outlet only

Note:

Marble, Limestone and Granite

Marble, limestone and 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. White such material can be pre-selected before installation, this non-conformity in the marble, limestone or 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

Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.

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 shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

Cable Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) and/or Internet Services Providers (ISP) 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 and/or Internet access.

Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards

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

Air-conditioning System

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, cleaning the condensate pipes and charging of gas.

Internet Access

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

Description of Common Property

Common Facilities such as, swimming pool, sky terrace/sun deck, gymnasium, BBQ pit and landscaping are to be held as common property as defined in the Building Maintenance and Strata Management Act 2004 and the Land Title(Strata) Act, Cap 158.

Common Area

Management Room & Sentry Post are not provided.

Purpose of Building Project and Restriction as to Use

The building project is strictly for residential occupation only. Private car parks are provided. The open roof terrace/PES is not to be enclosed or roofed over.

Additional Notes

While every reasonable care has been taken in preparation of 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 representation of fact. All information and specifications, renderings, visual representations, and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities.

Materials, Fittings, Equipment, Finishes, Installation and Appliances

Subject to Clause 14.3, the brand, colour and model of all materials, fittings, equipment, finishes, Installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

All 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. Visual representations, model, showflat displays and illustrations, photographs, art renderings and other graphic representations and references, not limited to landscape and furniture, are intended to portray only artistic impressions of the development 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 modified by any statements, representations or promise made by the developer or the Marketing agents.

ELECTRICAL SCHEDULE

Type	Lighting Points	Power Points	Isolator	TV Points	Tele-phone Points	Water Heater	Cooker	Hood	Door Bell
A1	7	8	1	2	2	1	1	1	1
A2	8	8	1	2	2	1	1	1	1
A2a	8	8	1	2	2	1	1	1	1
A3	7	6	1	2	2	1	1	1	1
A4	7	8	1	2	2	1	1	1	1
B1	9	8	1	2	2	1	1	1	1
B1a	8	10	1	2	2	1	1	1	1
B2	8	8	1	2	2	1	1	1	1
C1	10	8	1	2	2	1	1	1	1
C2	9	8	1	2	2	1	1	1	1
G1	7	8	1	2	2	1	1	1	1
G2	8	9	1	2	2	1	1	1	1
PP1	14	8	1	2	2	1	1	1	1
PP2	13	8	1	3	3	1	1	1	1
PP3	16	10	1	3	3	1	1	1	1
PP4	15	10	1	3	3	1	1	1	1
PH1	14	8	1	2	2	1	1	1	1
PH2	13	8	1	2	2	1	1	1	1
PH3	13	9	1	3	3	1	1	1	1
PH4	14	10	1	3	3	1	1	1	1

DEVELOPED BY:

FISSION CAPITAL PTE LTD



Fission Group of Companies