



**CENTRA
LOFT**



WALKING DISTANCE TO PAYA LEBAR REGIONAL CENTRE, PAYA LEBAR & ALJUNIED MRT STATIONS

Centra Loft gives you luxury beyond your wildest imagination. A majestic lair situated at the edge of the city with Paya Lebar MRT Interchange and Aljunied MRT station just a stone's throw away. All the excitement of cosmopolitan living is right at your doorstep.

FREEHOLD | FOREIGNERS ELIGIBLE

YOUR HIGHWAY TO LUXURIOUS LIVING

Be energised by the hustle and bustle of the Central Business District. Be seduced by the vibes of the Integrated Resorts. Be refreshed by the sea breeze of East Coast Park. Be dazzled by the bright lights of Orchard Road. Sitting on prime central location and with Paya Lebar MRT Interchange for a neighbour, Centra Loft brings you ever closer to everywhere that matters.

- Paya Lebar MRT Interchange, linked to Circle Line
 - 10 minutes to Singapore Flyer
 - 12 minutes to Esplanade
 - 17 minutes to Marina Bay Sands
 - 19 minutes to VivoCity
 - 20 minutes to Changi International Airport





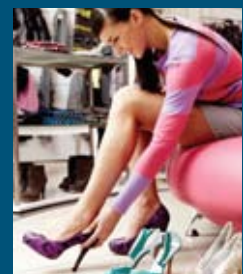
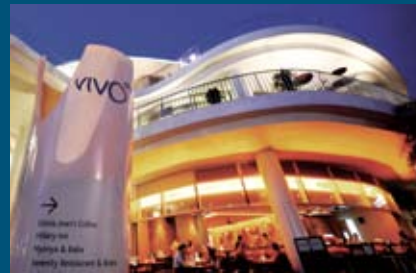
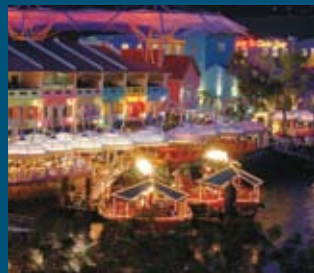




Artist's Impression

EXPERIENCE THE GRATIFICATION OF DISTINCTION

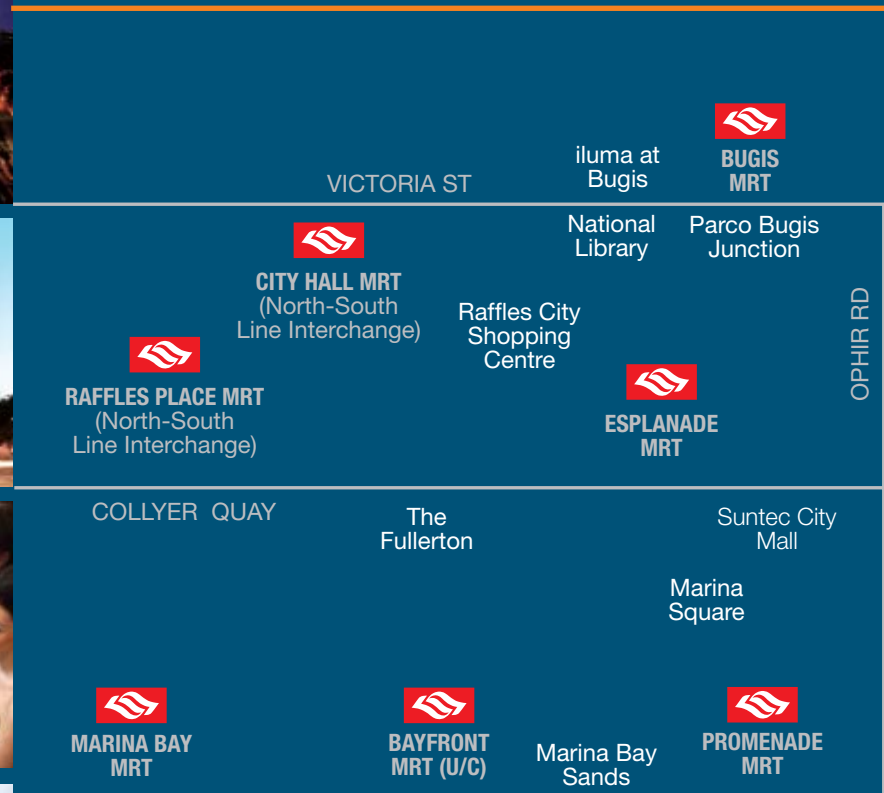
To be built on FREEHOLD land, this exclusive development boasts 47 lavish apartments that make excellent investment as homes and assets. Choice of 1 Bedroom, 1 Bedroom + Study/Guest, 2-Bedroom and Duplex Penthouse Suite for your selection.



DESIRES SATISFIED AT A SNAP OF YOUR FINGERS

From Paya Lebar MRT Interchange

- Connect directly to Circle Line and East-West Line
- A mere 5 stops to City Hall MRT Interchange, hop onto another MRT to Marina Bay Sands, just 2 stops away
- Only 6 stops to Changi International Airport
- Just 8 stops to Outram Park MRT Interchange, ride to Sentosa and Resorts World at another 2 stops away





FOOD HAVEN

Surrounded by eateries and restaurants, where feast of delectable food is readily available.

ACCESSIBILITY

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

AMENITIES

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



A STATEMENT OF SOPHISTICATION

With stunning state-of-the-art architectural accomplishment, Centra Loft is the landmark-in-the-making at the heart of city fringe. This development will be embraced by sophistication and will definitely make heads turn.





Artist's Impression

FACILITIES



LEGEND

- | | |
|------------------------|--------------------------|
| A Swimming Pool | F Jacuzzi |
| B Pool Deck | G Car Park |
| C Gymnasium | H BBQ Area |
| D Water Feature | J Pedestrian Gate |
| E Pool Shower | K Landscaping |



FACING LORONG 35

8th Storey	Type H #08-08	Type G #08-07		
7th Storey	Type H #07-08	Type G #07-07	Type PH3 #07-06	Type PH2 #07-05
6th Storey	Type H #06-08	Type G #06-07	Type F #06-06	Type E #06-05
5th Storey	Type H #05-08	Type G #05-07	Type F #05-06	Type E #05-05
4th Storey	Type H #04-08	Type G #04-07	Type F #04-06	Type E #04-05
3rd Storey	Type H #03-08	Type G1 #03-07	Type F #03-06	Type E #03-05
2nd Storey	Type H #02-08	Type G1 #02-07	Type F1 #02-06	Type E1 #02-05
1st Storey	CAR PARKING			

FACING POOL

8th Storey		Type C2 #08-03	Type A #08-02	Type B #08-01
7th Storey	Type PH1 #07-04	Type C #07-03	Type A #07-02	Type B #07-01
6th Storey	Type D #06-04	Type C #06-03	Type A #06-02	Type B #06-01
5th Storey	Type D #05-04	Type C #05-03	Type A #05-02	Type B2 #05-01
4th Storey	Type D #04-04	Type C #04-03	Type A #04-02	Type B1 #04-01
3rd Storey	Type D1 #03-04	Type C1 #03-03	POOL LEVEL	
2nd Storey	CAR PARKING			
1st Storey	CAR PARKING			

LEGEND

- 1 Bedroom
- 1 Bedroom + Study/Guest
- 2-Bedroom
- Duplex Penthouse Suite

PREMIUM FITTINGS



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 the brand numerous international awards and accolades.

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



GROHE
ENJOY WATER®

Latest design sanitary tap fittings from GROHE combines form and function to heighten your experience at home.



blum

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 ensures the exquisite feel of your kitchen furniture.



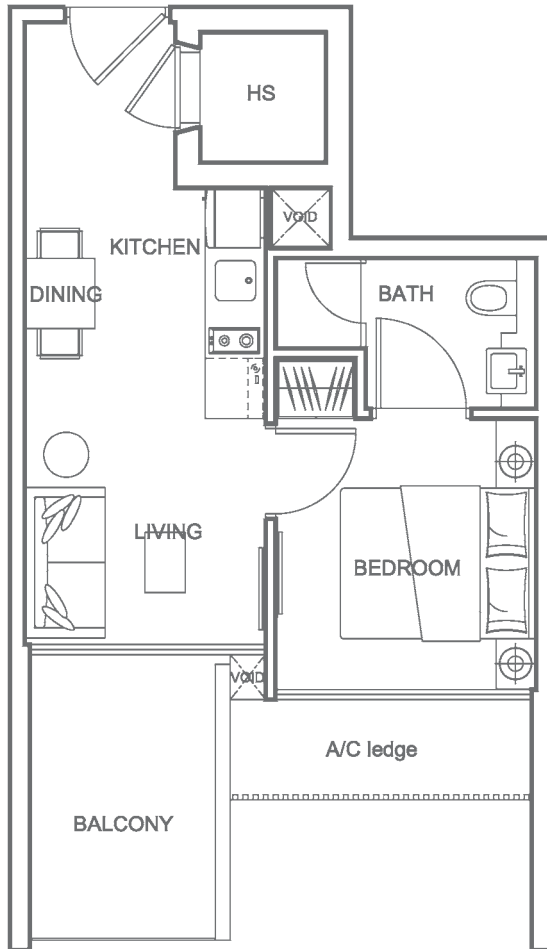
DURAVIT

Finishing the exquisite touches are modern DURAVIT sanitary wares from Germany.

1 BEDROOM

TYPE A

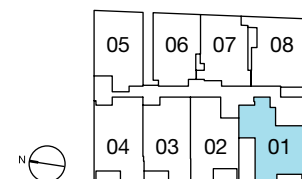
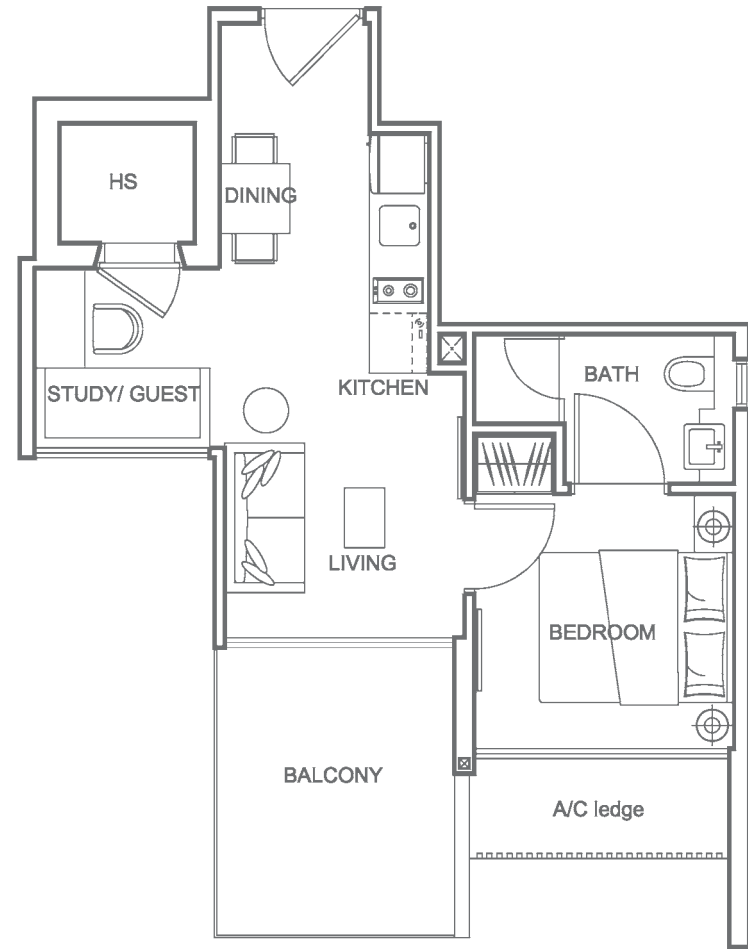
#04-02 to #08-02
39 sqm / 420 sqft
(inclusive of ac ledge and balcony)



1 BEDROOM + STUDY/GUEST

TYPE B

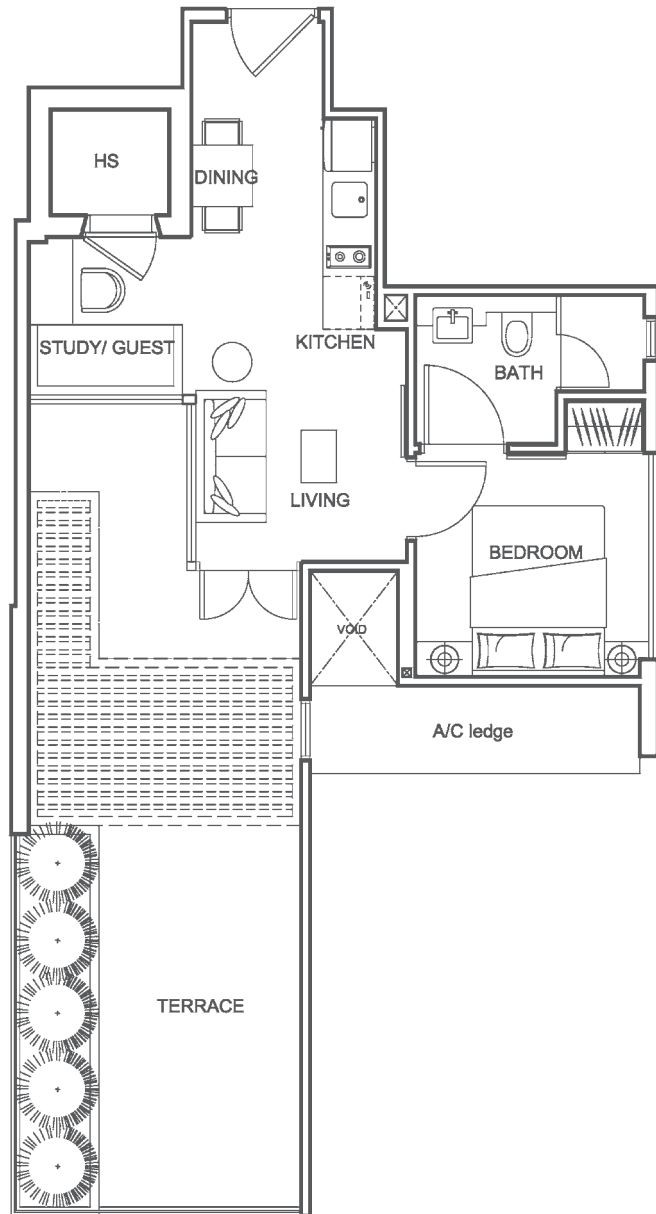
#06-01 to #08-01
43 sqm / 463 sqft
(inclusive of ac ledge and balcony)



1 BEDROOM + STUDY/GUEST

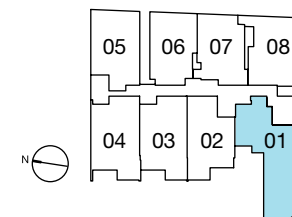
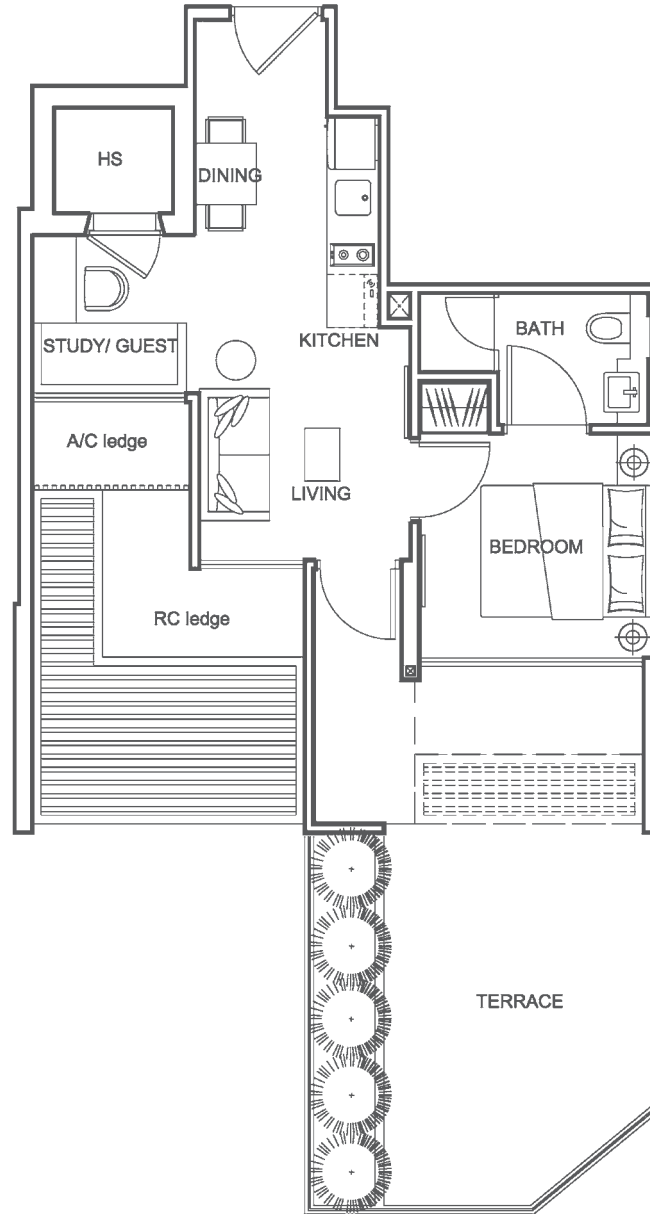
TYPE B1

#04-01
65 sqm / 700 sqft
(inclusive of ac ledge and terrace)



TYPE B2

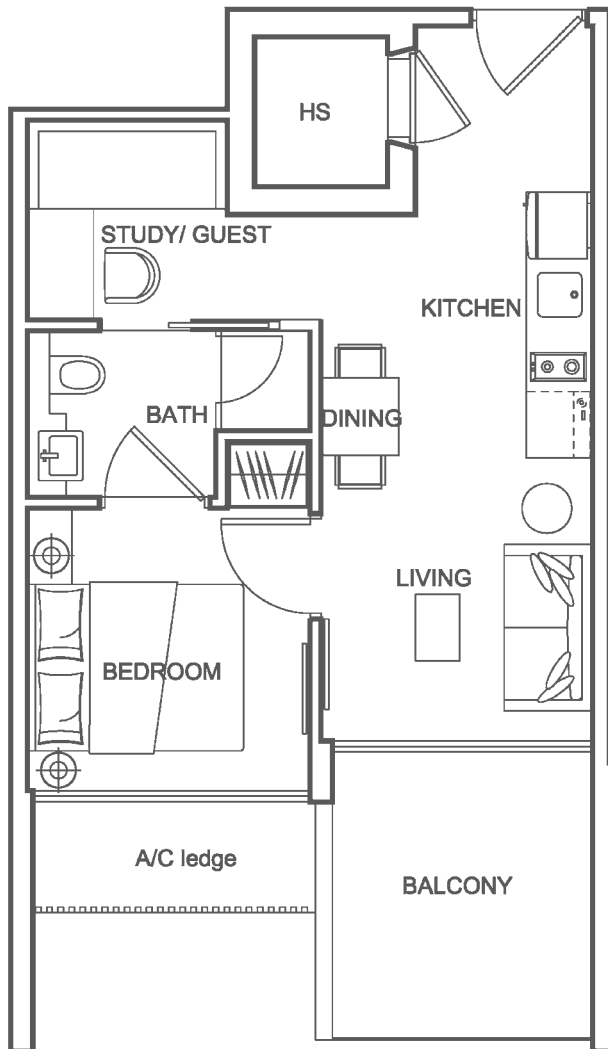
#05-01
60 sqm / 646 sqft
(inclusive of ac ledge and terrace)



1 BEDROOM + STUDY/GUEST

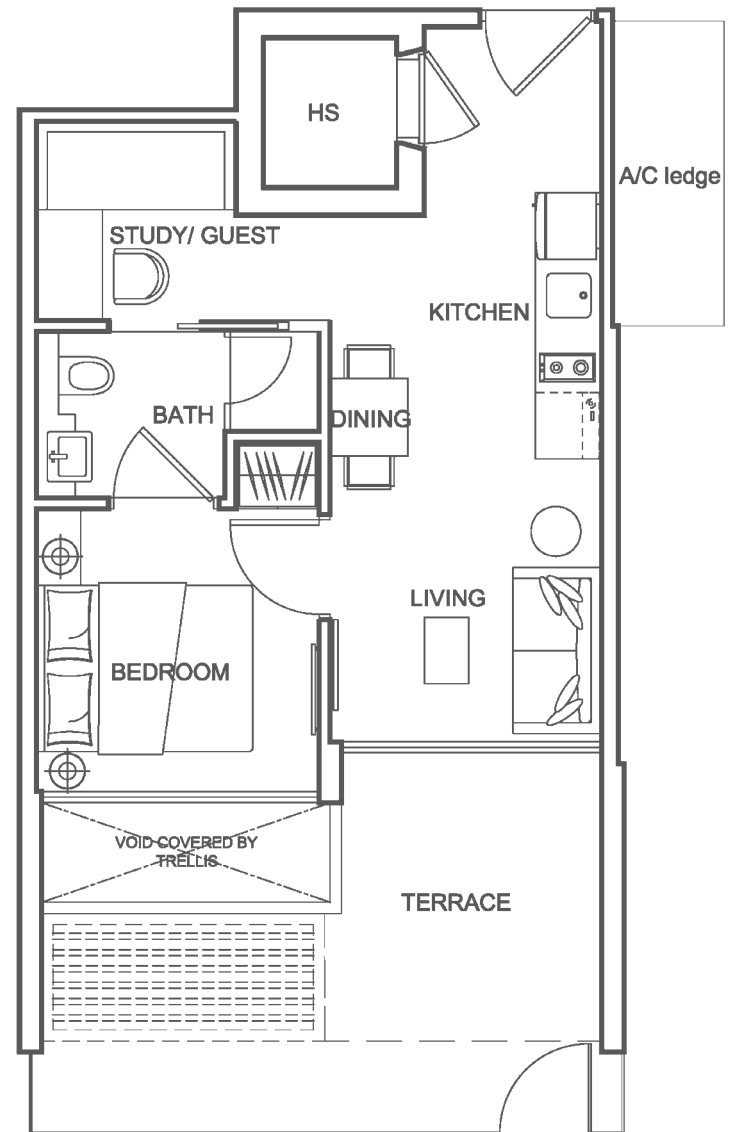
TYPE C

#04-03 to #07-03
44 sqm / 474 sqft
(inclusive of ac ledge and balcony)



TYPE C1

#03-03
52 sqm / 560 sqft
(inclusive of ac ledge and terrace)



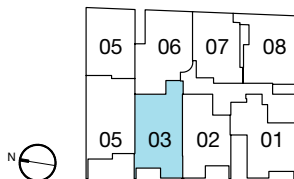
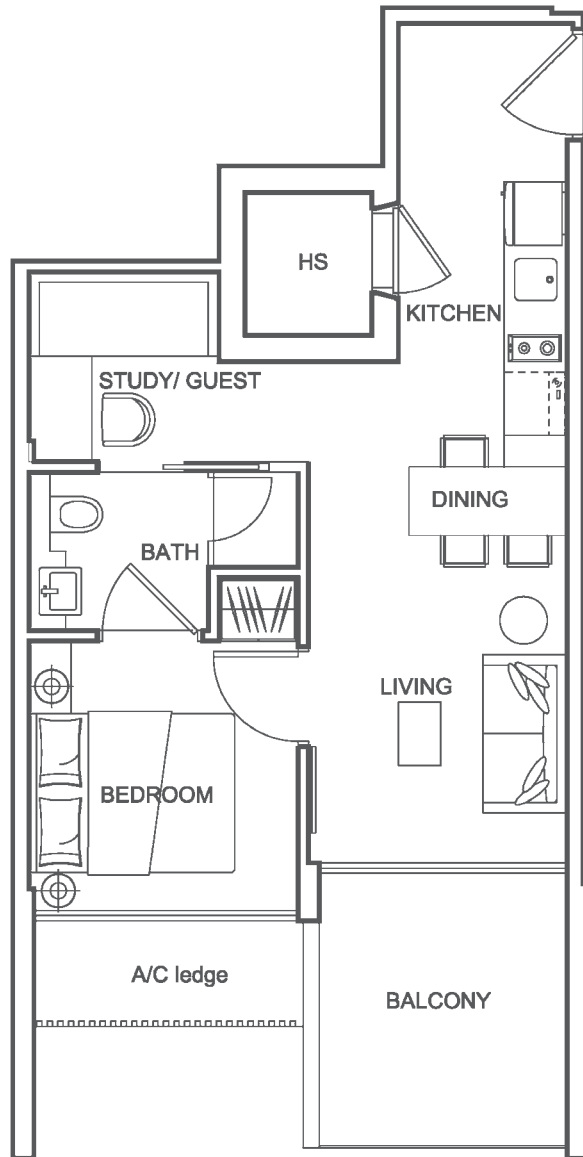
1 BEDROOM + STUDY/GUEST

TYPE C2

#08-03

47 sqm / 506 sqft

(inclusive of ac ledge and balcony)

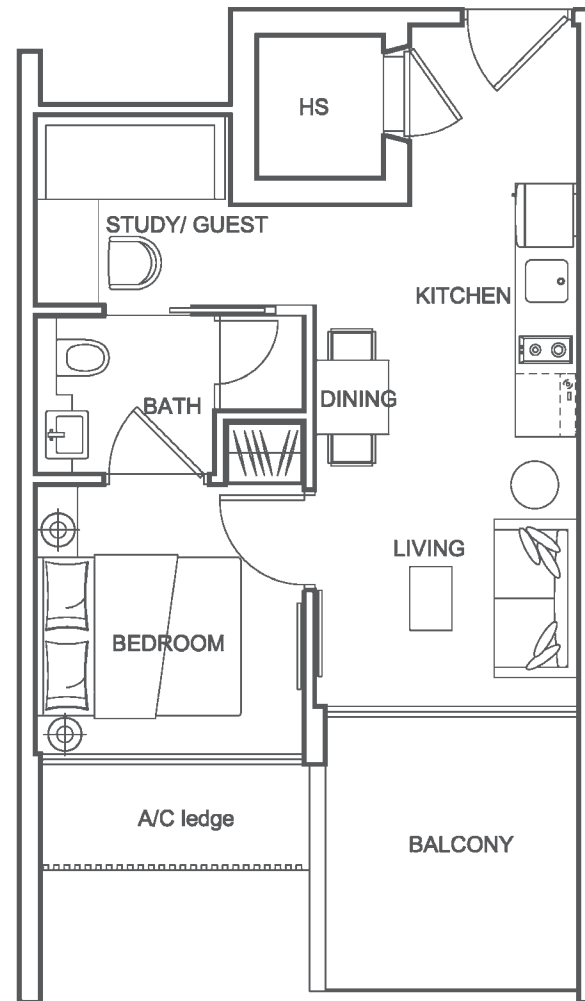


TYPE D

#04-04 to #06-04

44 sqm / 474 sqft

(inclusive of ac ledge and balcony)



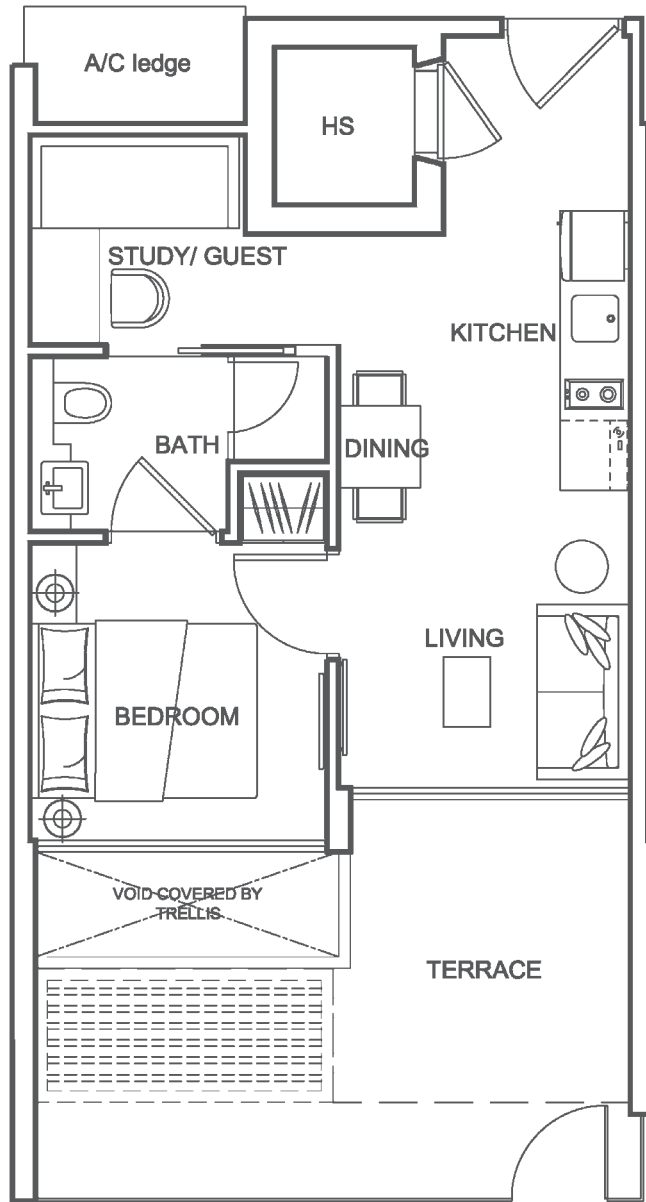
1 BEDROOM + STUDY/GUEST

TYPE D1

#03-04

51 sqm / 549 sqft

(inclusive of ac ledge and terrace)

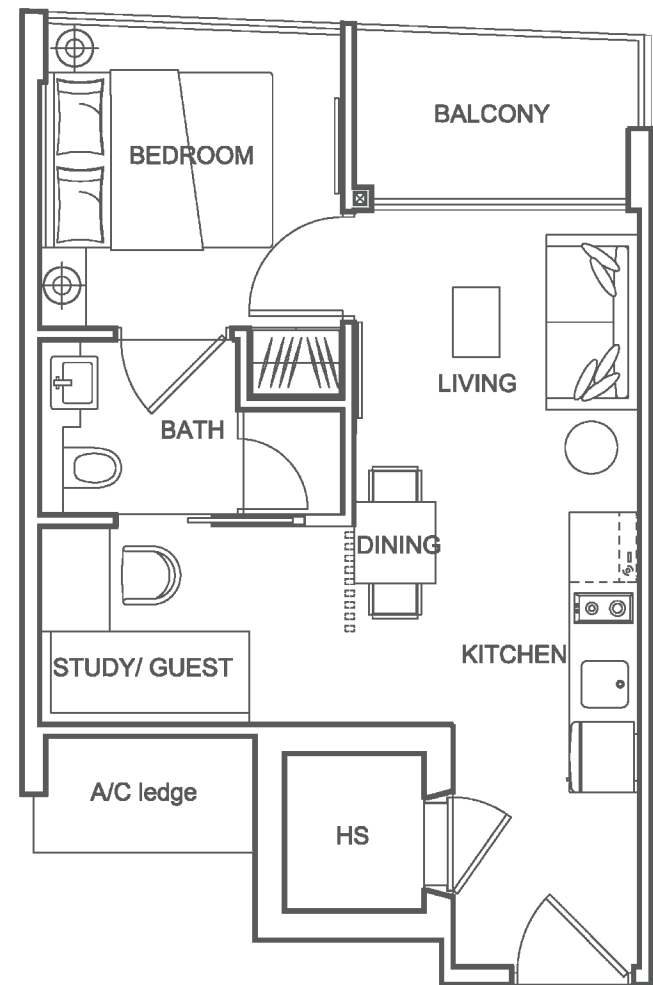


TYPE E

#03-05 to #06-05

41 sqm / 441 sqft

(inclusive of ac ledge and balcony)



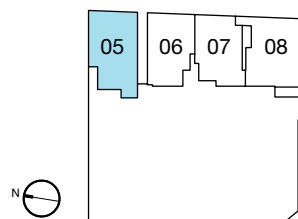
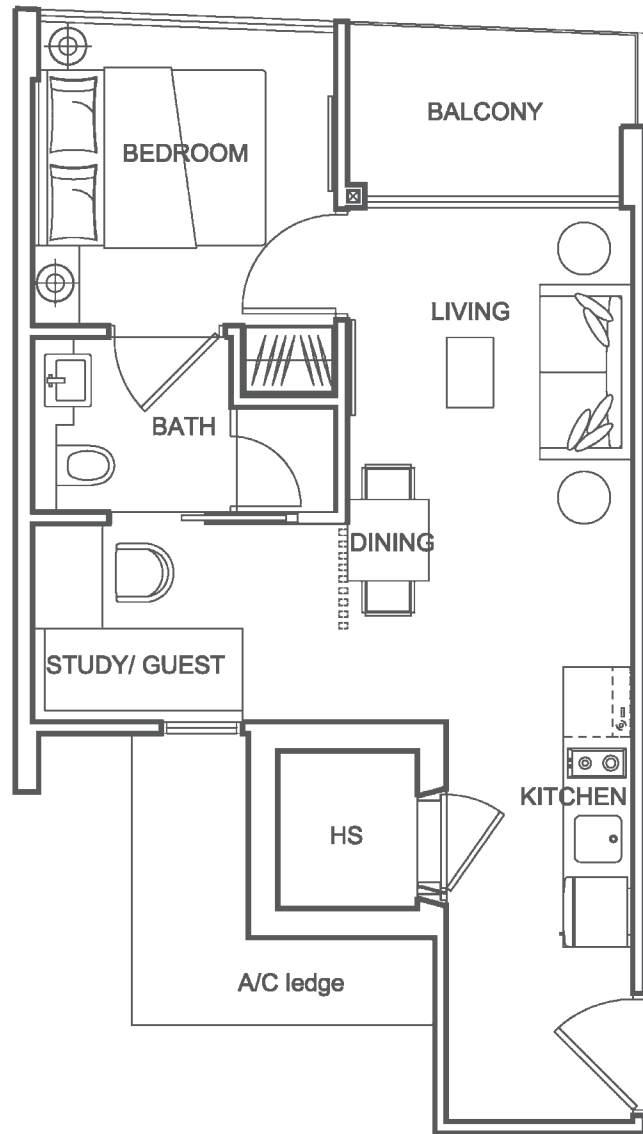
1 BEDROOM + STUDY/GUEST

TYPE E1

#02-05

45 sqm / 484 sqft

(inclusive of ac ledge and balcony)

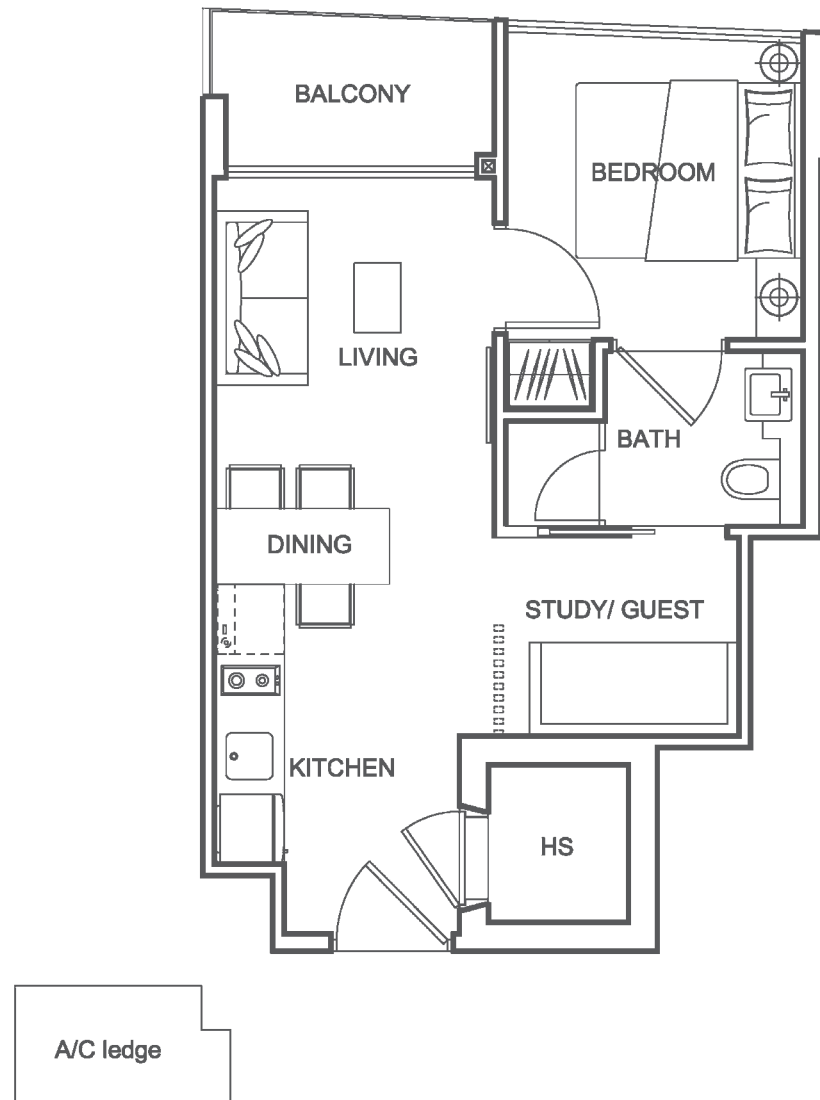


TYPE F

#03-06 to #06-06

40 sqm / 431 sqft

(inclusive of ac ledge and balcony)



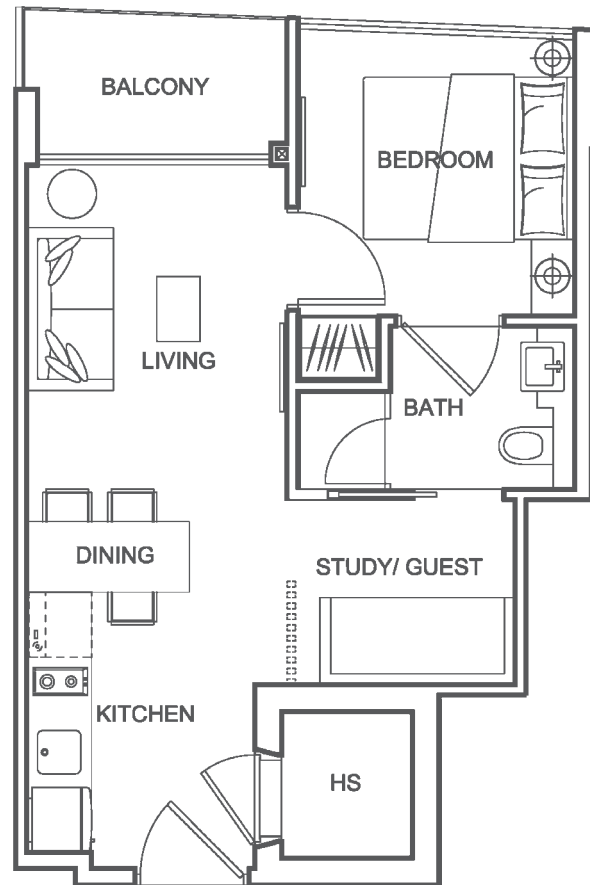
1 BEDROOM + STUDY/GUEST

TYPE F1

#02-06

41 sqm / 441 sqft

(inclusive of ac ledge and balcony)

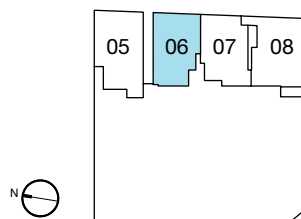
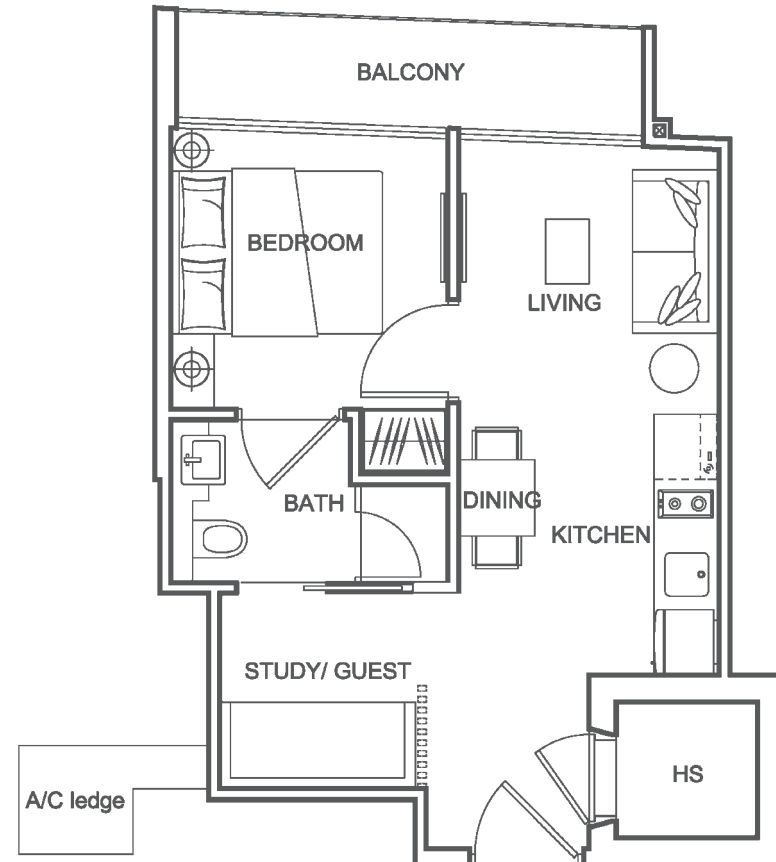


TYPE G

#04-07 to #08-07

40 sqm / 431 sqft

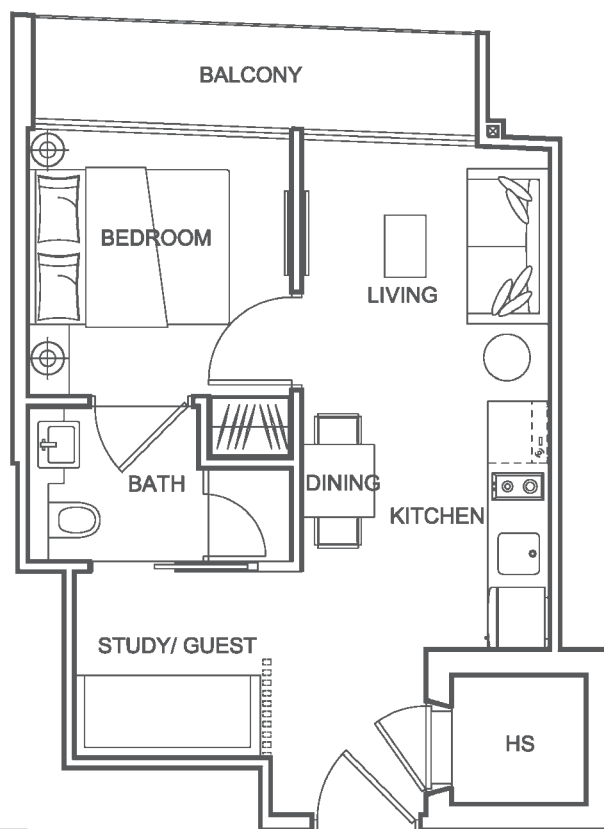
(inclusive of ac ledge and balcony)



1 BEDROOM + STUDY/GUEST

TYPE G1

#02-07 to #03-07
41 sqm / 441 sqft
(inclusive of ac ledge and balcony)



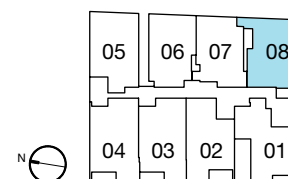
A/C ledge



2-BEDROOM

TYPE H

#02-08 to #08-08
45 sqm / 484 sqft
(inclusive of ac ledge and balcony)



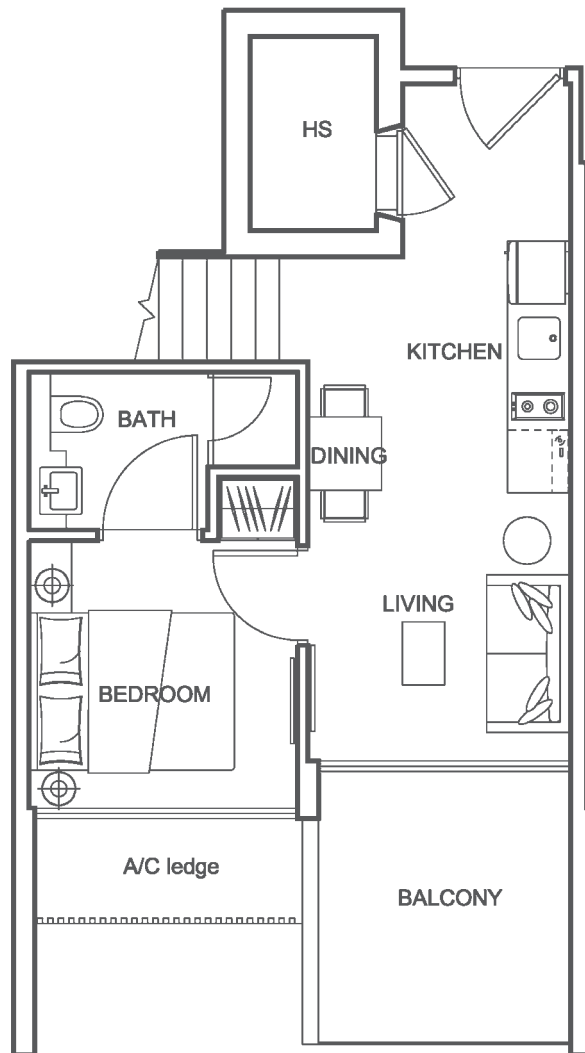
DUPLEX PENTHOUSE SUITE

TYPE PH1

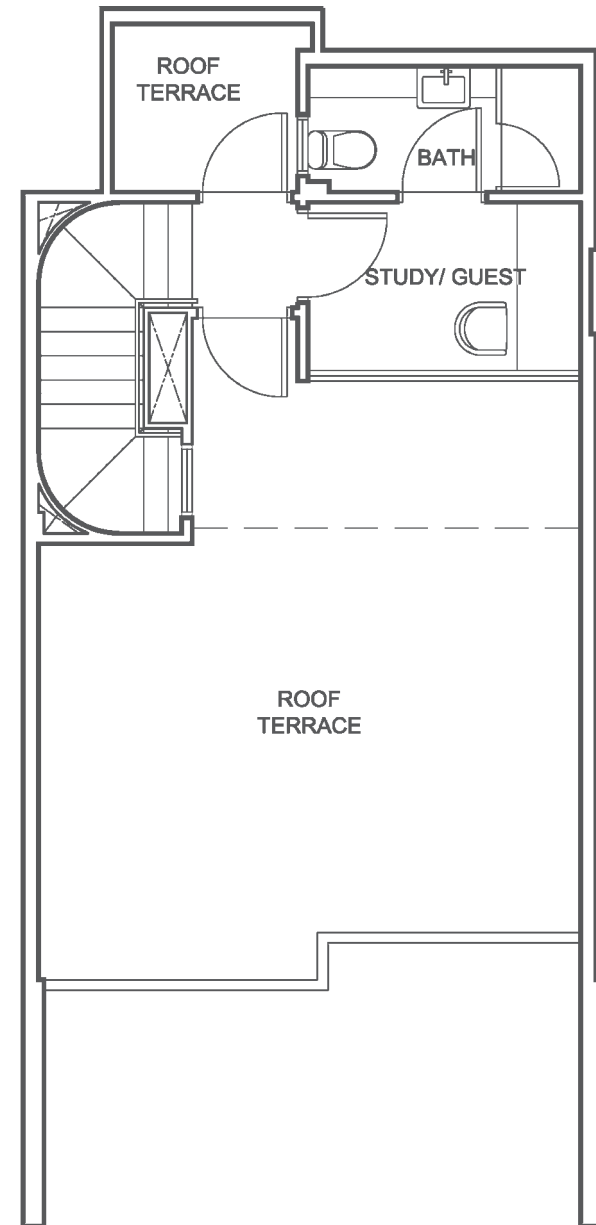
#07-04

93 sqm / 1001 sqft

(inclusive of ac ledge, terrace and balcony)



Lower Storey



Upper Storey



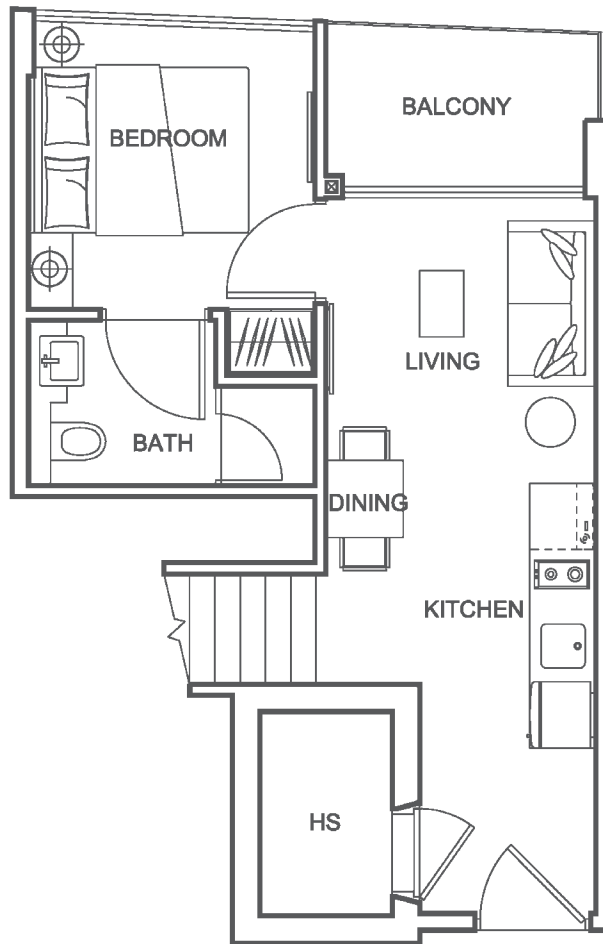
DUPLEX PENTHOUSE SUITE

TYPE PH2

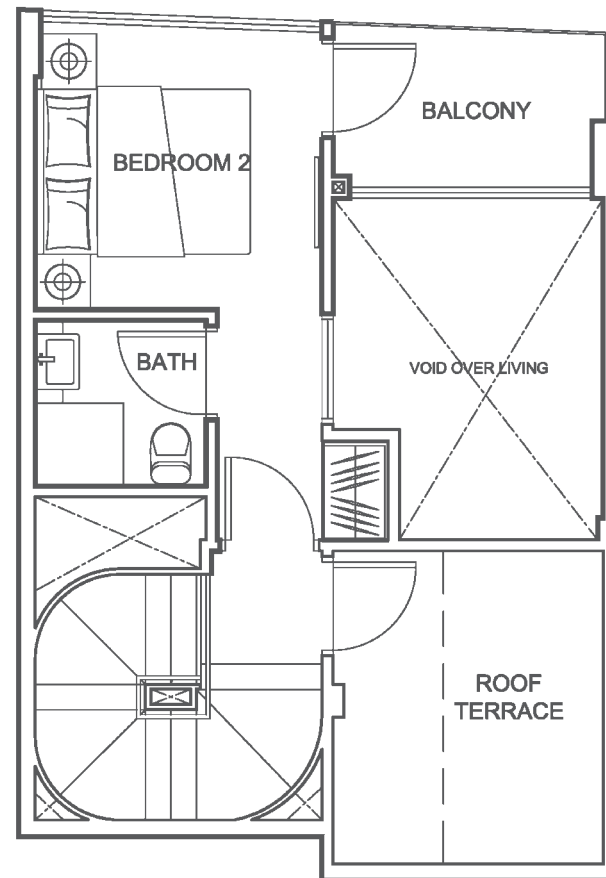
#07-05

78 sqm / 840 sqft

(inclusive of ac ledge, terrace and balcony)



Lower Storey



Upper Storey



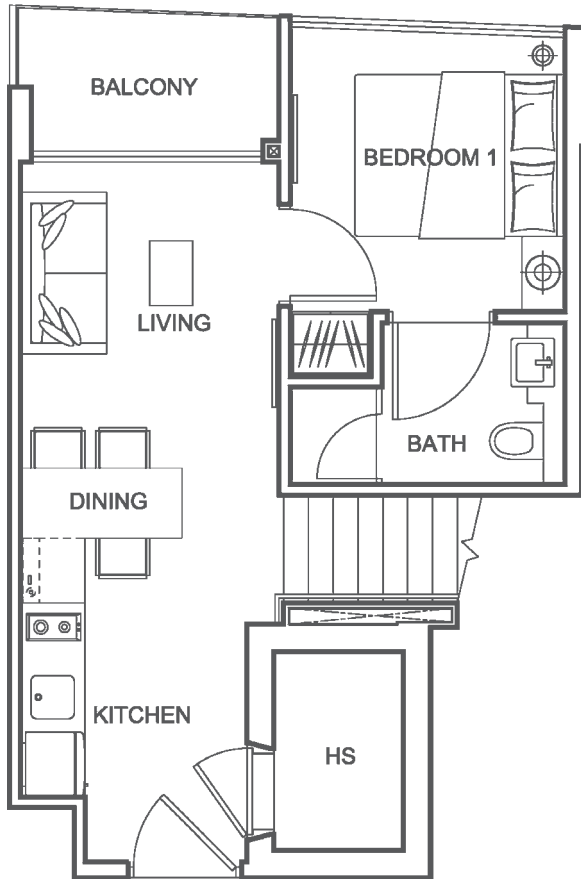
DUPLEX PENTHOUSE SUITE

TYPE PH3

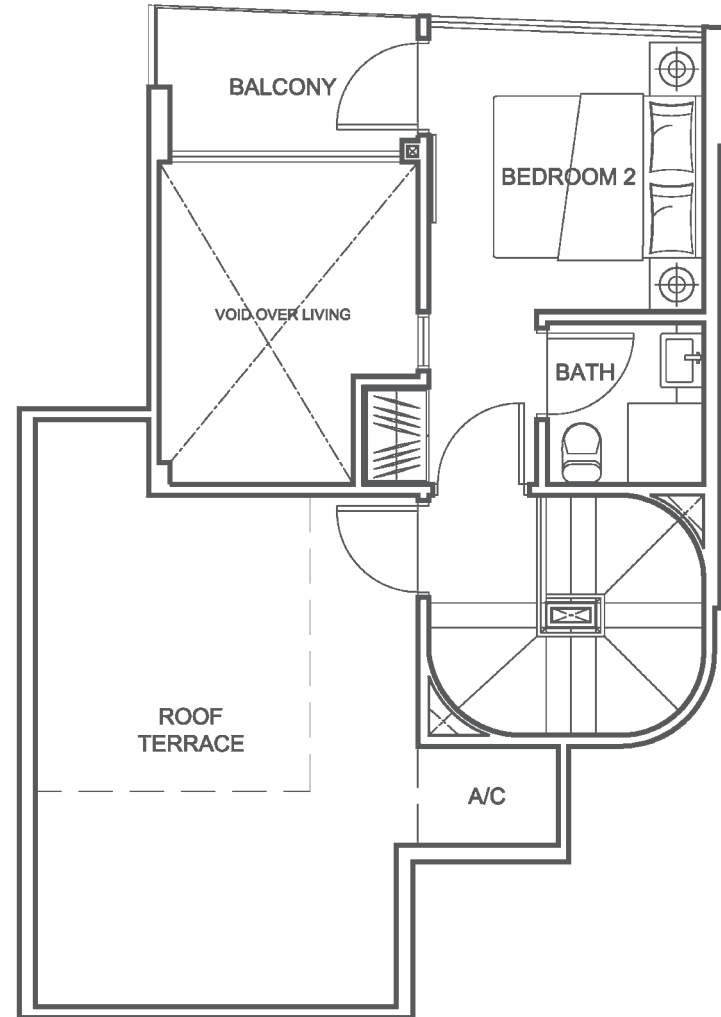
#07-06

87 sqm / 936 sqft

(inclusive of ac ledge, terrace and balcony)



Lower Storey



Upper Storey



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 / Study - 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 / Study - Cement and Sand plaster and/or skim coat with emulsion paint to Architect's selection

Bathroom - Homogenous and/or Ceramic tiles lay up to false ceiling height (exposed area only) to Architect's design

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 - Ceramic and/or homogenous tiles to Architect's selection

Planter Box - Cement & Sand screeding

A/C Ledge - Cement & Sand screeding

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) **Pool Area** - Timber deck to Architect's selection

e) **Swimming Pool** - Mosaic 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 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) Lightning 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) Pool Deck

c) Gymnasium

d) Water Feature

e) Pool Shower

f) Jacuzzi

g) BBQ

i) Landscaping

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-termite 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. While 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, pool deck, gymnasium, BBQ 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 Point	Power Point	Isolator	TV Point	Telephone Point	Water Heater	Cooker	Hood	Door Bell
A	7	6	1	2	2	1	1	1	1
B	8	8	1	2	3	1	1	1	1
B1	8	8	1	2	3	1	1	1	1
B2	9	8	1	2	3	1	1	1	1
C	8	8	1	2	3	1	1	1	1
C1	8	8	1	2	2	1	1	1	1
C2	8	8	1	2	3	1	1	1	1
D	8	8	1	2	3	1	1	1	1
D1	8	8	1	2	3	1	1	1	1
E	8	8	1	2	3	1	1	1	1
E1	8	8	1	2	3	1	1	1	1
F	8	8	1	2	3	1	1	1	1
F1	8	8	1	2	3	1	1	1	1
G	8	8	1	2	3	1	1	1	1
G1	8	8	1	2	3	1	1	1	1
H	8	8	1	2	3	1	1	1	1
PH1	12	8	1	2	3	1	1	1	1
PH2	14	10	1	3	3	1	1	1	1
PH3	14	10	1	3	3	1	1	1	1

Jointly Developed By:



