



**CENTRAL  
IMPERIAL**



# THE **WEAVE** **OF LUXURY**

Where luxury is concern, you will be engulfed at every turn. Weave into an exclusive residence and accept nothing but the best. Dance to the beat of the city. Experience true tranquility. Be an impressed spectator to enjoy panoramic view of the city skyline, only for the selected few.



## WHERE LIFESTYLE AND PRESTIGE INTERWEAVE

Embrace the wind of change at Central Imperial. Make your choice, pack your luggage. Move on. Reside in an abode that truly gives you all that you want in life. Experience the prestige of city-edge living where every moment is simply timeless and worth living for.





## WEAVING MODERNITY INTO YOUR LIFE

Central Imperial, an architectural marvel that calls out to those who believe in more than just extraordinary. The organic fluid design of the facade exudes modernity and sophistication. The stunning facet echoes the blend of elegance and refreshing greenery in the vicinity. Celebrate the prestige of distinction in this exclusive 8-storey development consisting of just 63 units. A perfect weave between modernity and your lifestyle. An uncompromised comfort of a home inside out.



THE PERFECT WEAVE  
OF SEAMLESS CONNECTION  
AND ENDLESS  
ENTERTAINMENT



The excitement never stops at Central Imperial. Experience the glamour of the city, a plethora of world famous gastronomical delights as well as pristine parks and golf course, all easily accessible.

CENTRAL  
IMPERIAL





Connected to Pan-Island Expressway (PIE), East Coast Parkway (ECP) and Kallang-Paya Lebar Expressway (KPE)



Minutes to Orchard Road



Surrounded by Eateries and Restaurants



Close to Aljunied and Kallang MRT Stations

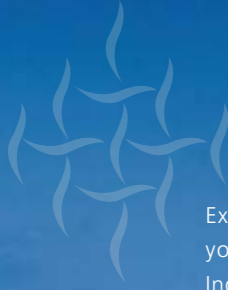
Proximity to City





Conveniently connected to Central Business District, the Integrated Resorts, Orchard Road and Changi International Airport via MRT stations and major expressways. Endless precious moments are mere heartbeats away.





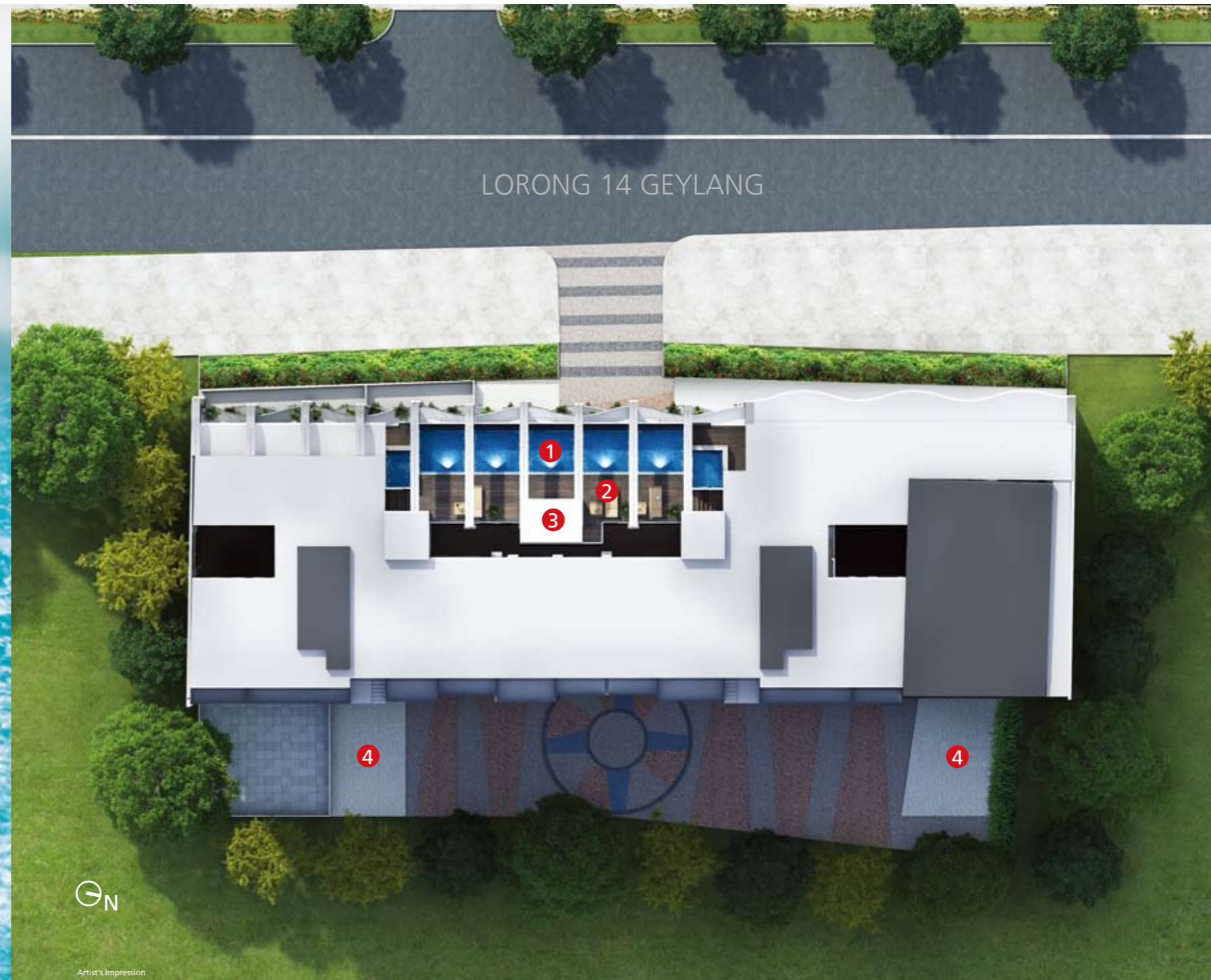
Experience the height of luxurious living with a roof-top pool that keeps you invigorated while you take in the majestic view of the city skyline. Indulge in the magnificence of life above the rest as you soak up in style.







The best of leisure pursuits are at your fingertips any time of the day. A BBQ area provides the perfect social venue, while an in-house gym completes your rejuvenation.



Artist's Impression



- LEGEND**
- 1. Swimming Pool
  - 2. Pool Deck
  - 3. Gym
  - 4. Parking Spaces



Bask in the pleasure of an abode that truly feels like home. Clean functional layout soothes your mind as the spacious interior provides a sanctuary for uninhibited living.



Wake up refreshed in a home of endless comfort. Quality fittings and finishes showcase your refined taste and complement your uncompromised standard of opulence.

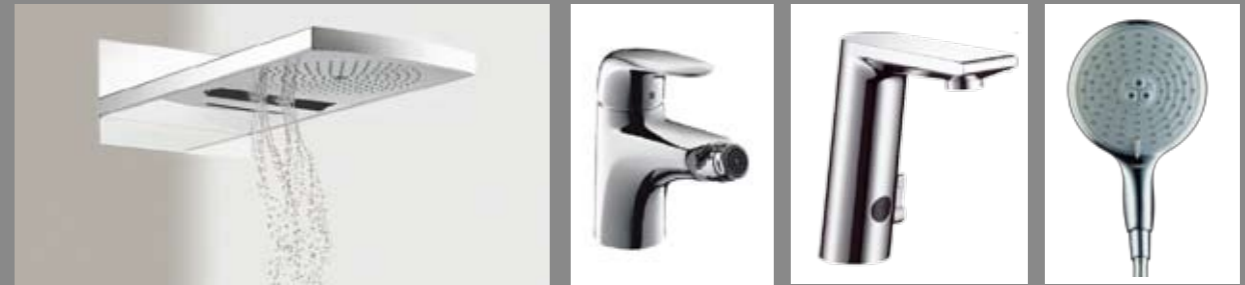
# PREMIUM FITTINGS



## **BOSCH**

Your state-of-the-art kitchen comes equipped with renowned BOSCH appliances. The award-winning brand's superior German technology ensures premium quality, easy operation and high durability. The refrigerator and washer-cum-dryer fully integrated into kitchen cabinets create clean elegant lines that fit your stylish abode perfectly. Electric ceramic hob and hood further enhance your modern kitchen.

## hansgrohe



Smart design tap fittings from Germany's HANSGROHE efficiently combine both form and functionality.

## blum



Soft-closing kitchen systems from BLUM allow drawers and doors to open and close smoothly at a touch, enhancing the superb quality of your kitchen furniture.

## DURAVIT

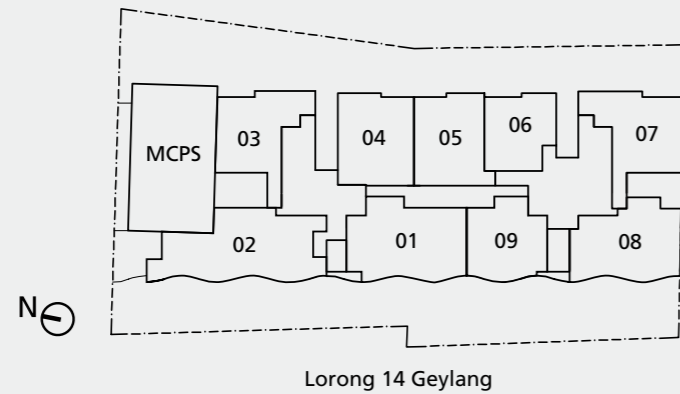


Completing your exquisite home are modern DURAVIT sanitary wares featuring the finest German technology.





## DIAGRAMMATIC CHART



Lorong 14 Geylang

8th storey	D3 #08-02	DECK / POOL		C5 #08-08
7th storey	D2 #07-02	C3 #07-01	B2 #07-09	C6 #07-08
6th storey	D1 #06-02	C2 #06-01	B3 #06-09	C1 #06-08
5th storey	D2 #05-02	C3 #05-01	B2 #05-09	C6 #05-08
4th storey	D1 #04-02	C2 #04-01	B3 #04-09	C1 #04-08
3rd storey	D2 #03-02	C3 #03-01	B2 #03-09	C6 #03-08
2nd storey	D1 #02-02	C2 #02-01	B3 #02-09	C1 #02-08
1st storey	Car Parking		A1 #01-09	C4 #01-08

FRONT UNITS

8th storey	B6 #08-03	B4 #08-04	E1 #08-06		B8 #08-07
7th storey	B6 #07-03	B4 #07-04	B5 #07-05	B1 #07-06	B8 #07-07
6th storey	B6 #06-03	B4 #06-04	B5 #06-05	B1 #06-06	B8 #06-07
5th storey	B6 #05-03	B4 #05-04	B5 #05-05	B1 #05-06	B8 #05-07
4th storey	B6 #04-03	B4 #04-04	B5 #04-05	B1 #04-06	B8 #04-07
3rd storey	B6 #03-03	B4 #03-04	B5 #03-05	B1 #03-06	B8 #03-07
2nd storey	B7 #02-03	B4 #02-04	B5 #02-05	B1 #02-06	B8 #02-07
1st storey	Car Parking				B9 #01-07

BACK UNITS

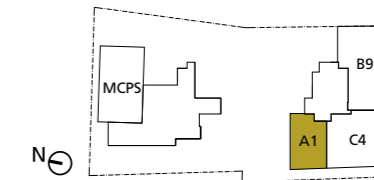
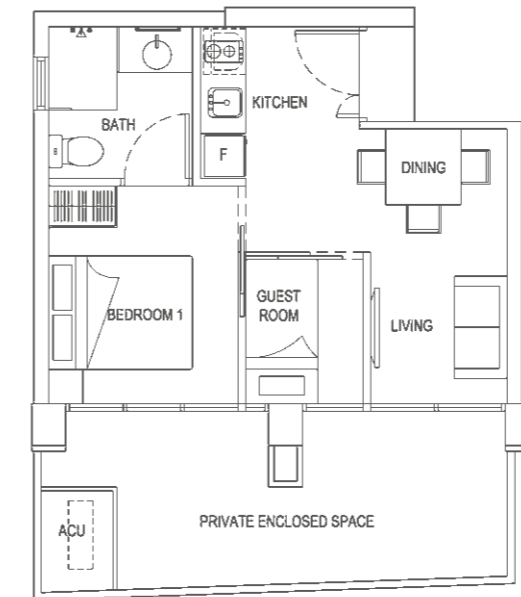
- 1-BEDROOM + 1 GUEST
- 2-BEDROOM
- 2-BEDROOM
- 2-BEDROOM
- 2-BEDROOM
- 2-BEDROOM
- 2-BEDROOM + 1 GUEST
- 2-BEDROOM + 1 GUEST WITH PRIVATE TERRACE
- 2-BEDROOM + 1 GUEST
- 2-BEDROOM + 1 GUEST WITH PRIVATE TERRACE & PRIVATE ENCLOSED SPACE
- 3-BEDROOM + 1 GUEST

- 3-BEDROOM + 1 GUEST
- 3-BEDROOM + 1 GUEST
- 3-BEDROOM + 1 GUEST WITH PRIVATE ENCLOSED SPACE
- 3-BEDROOM + 1 GUEST WITH PRIVATE ROOF TERRACE
- 3-BEDROOM + 1 GUEST
- 3-BEDROOM
- 3-BEDROOM
- 3-BEDROOM WITH ROOF TERRACE
- 4-BEDROOM + 1 GUEST

## 1-BEDROOM + 1 GUEST

### TYPE A1

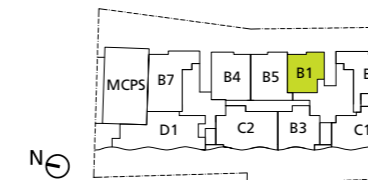
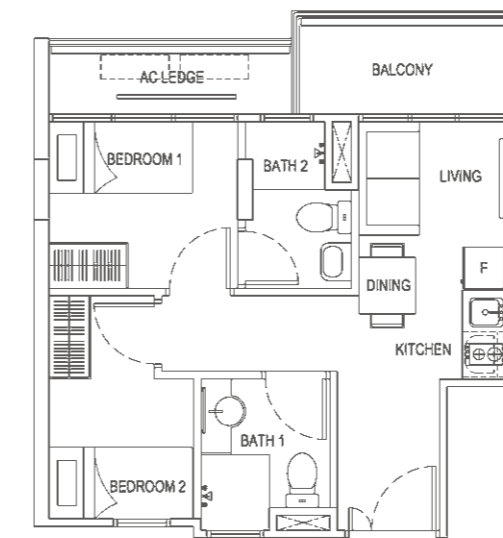
#01-09  
45 sqm / 484 sqft



## 2-BEDROOM

### TYPE B1

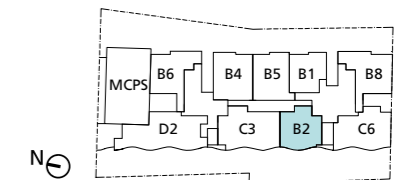
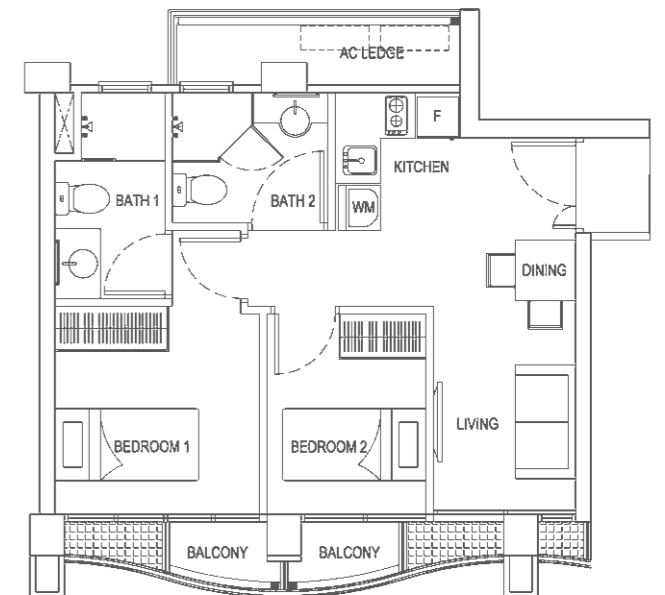
#02-06, #03-06, #04-06,  
#05-06, #06-06, #07-06  
39 sqm / 420 sqft



## 2-BEDROOM

### TYPE B2

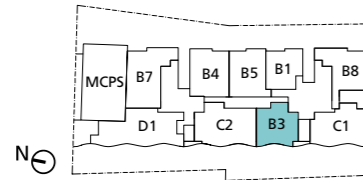
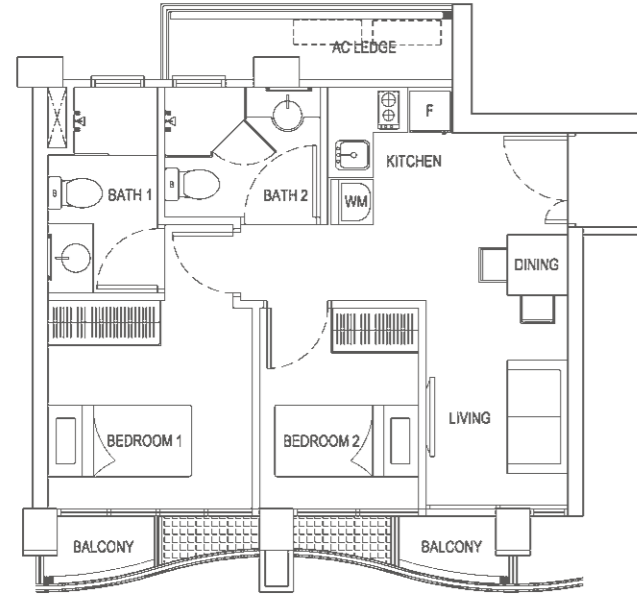
#03-09, #05-09, #07-09  
47 sqm / 506 sqft



## 2-BEDROOM

### TYPE B3

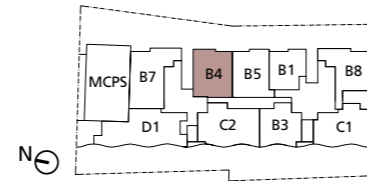
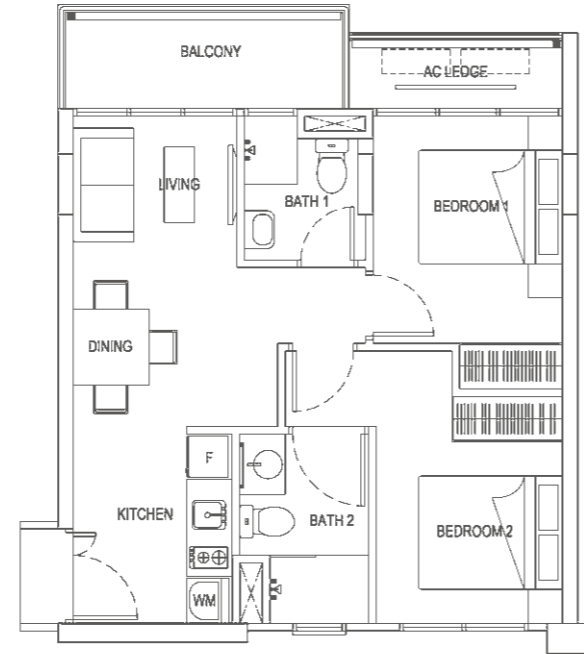
#02-09, #04-09, #06-09  
47 sqm / 506 sqft



## 2-BEDROOM

### TYPE B4

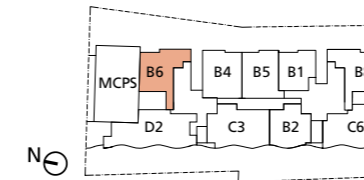
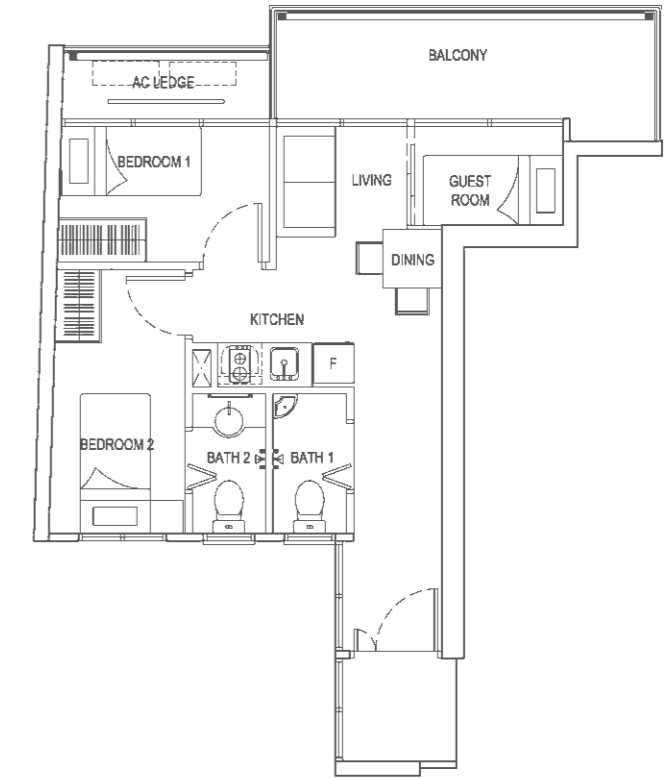
#02-04, #03-04, #04-04, #05-04,  
#06-04, #07-04, #08-04  
54 sqm / 581 sqft



## 2-BEDROOM + 1 GUEST

### TYPE B6

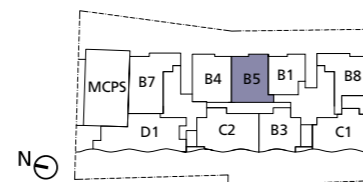
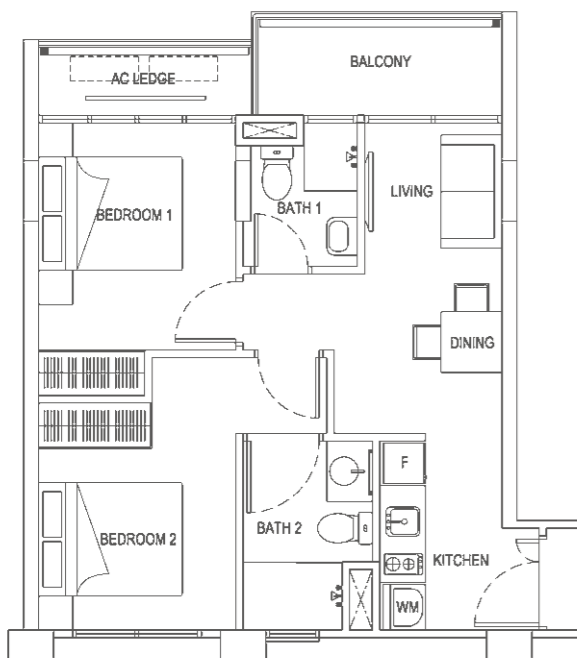
#03-03, #04-03, #05-03,  
#06-03, #07-03, #08-03  
51 sqm / 549 sqft



## 2-BEDROOM

### TYPE B5

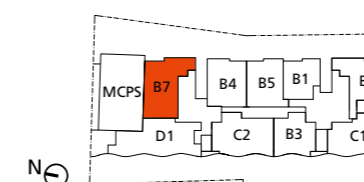
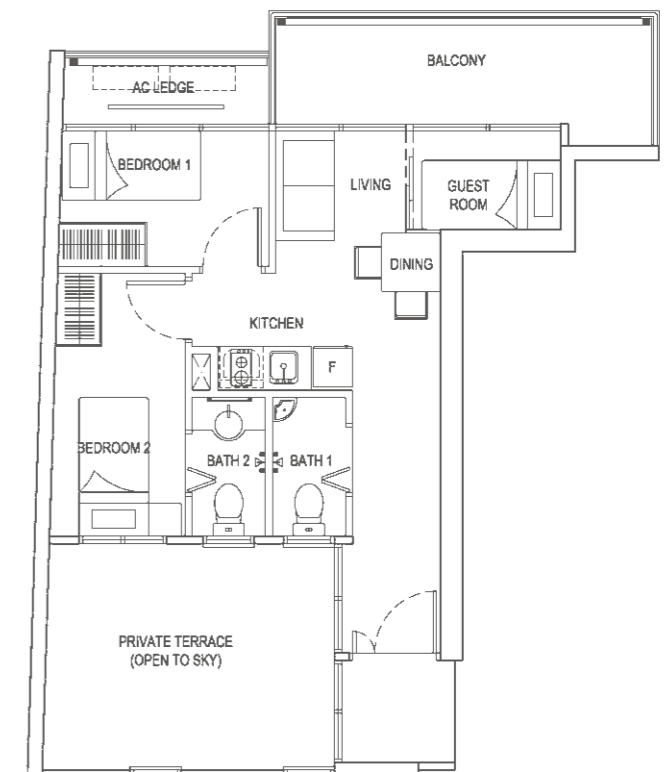
#02-05, #03-05, #04-05,  
#05-05, #06-05, #07-05  
51 sqm / 549 sqft



## 2-BEDROOM + 1 GUEST WITH PRIVATE TERRACE

### TYPE B7

#02-03  
64 sqm / 689 sqft

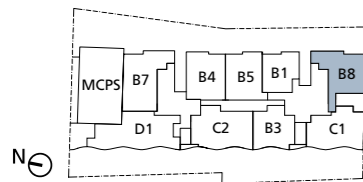
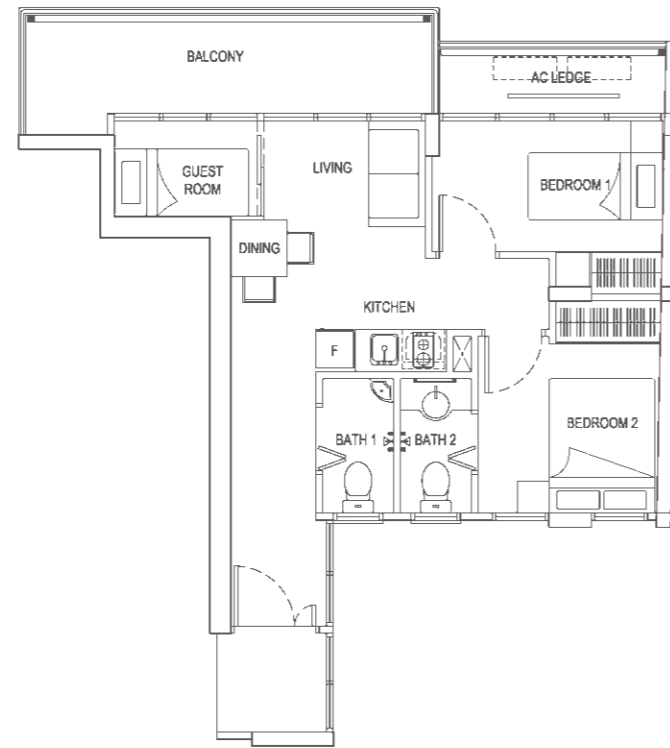




## 2-BEDROOM + 1 GUEST

### TYPE B8

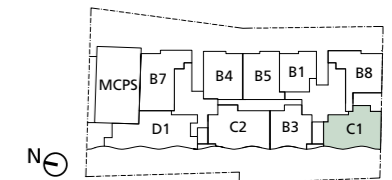
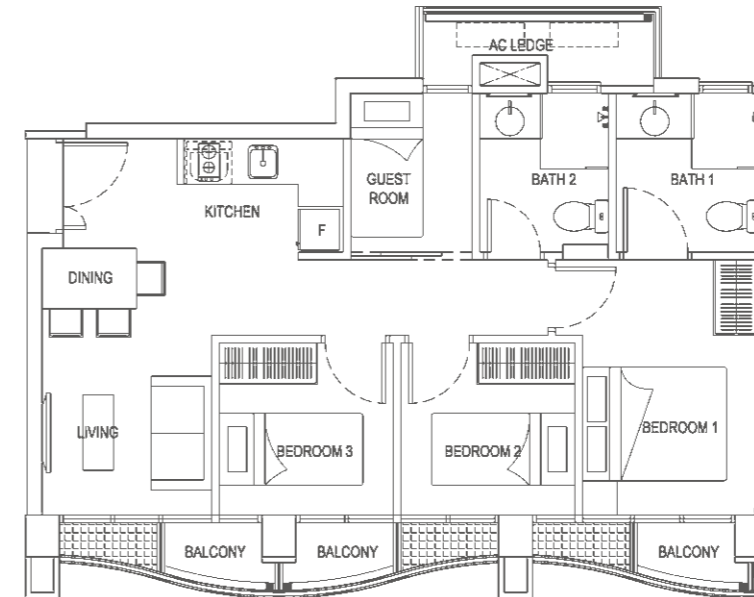
#02-07, #03-07, #04-07, #05-07,  
#06-07, #07-07, #08-07  
56 sqm / 603 sqft



## 3-BEDROOM + 1 GUEST

### TYPE C1

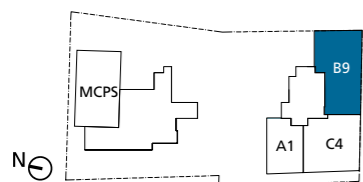
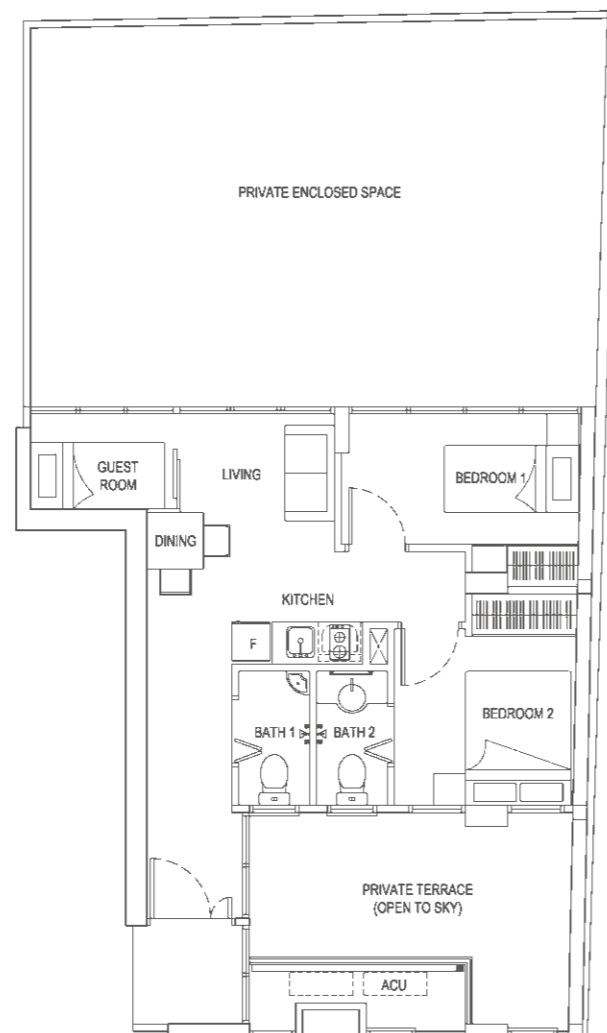
#02-08, #04-08, #06-08  
60 sqm / 646 sqft



## 2-BEDROOM + 1 GUEST WITH PRIVATE TERRACE & PRIVATE ENCLOSED SPACE (PES)

### TYPE B9

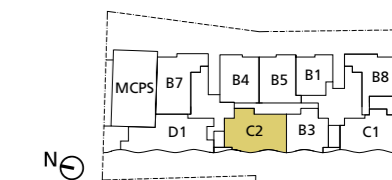
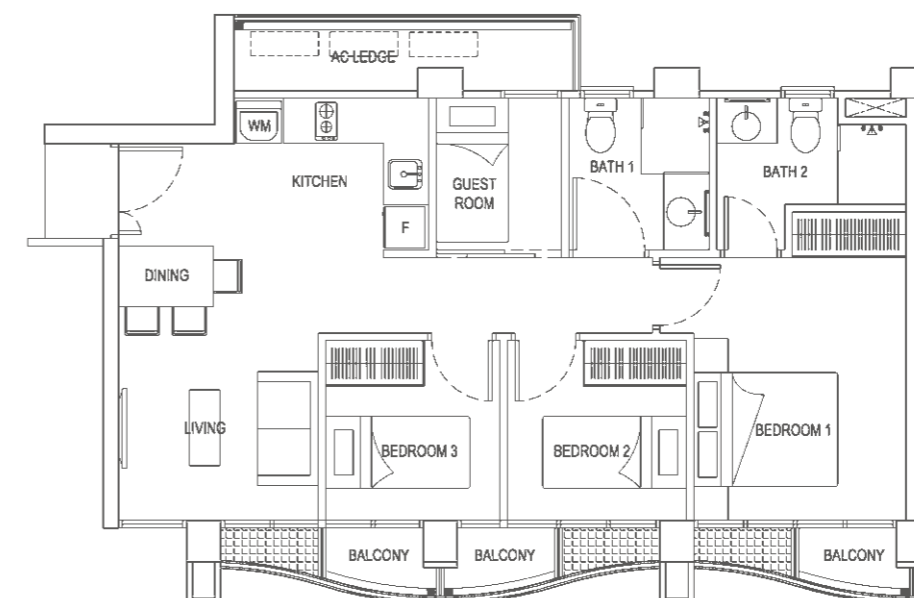
#01-07  
102 sqm / 1098 sqft



## 3-BEDROOM + 1 GUEST

### TYPE C2

#02-01, #04-01, #06-01  
69 sqm / 743 sqft

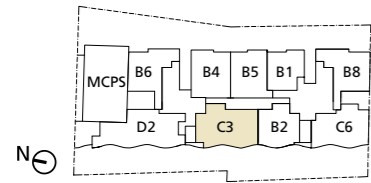
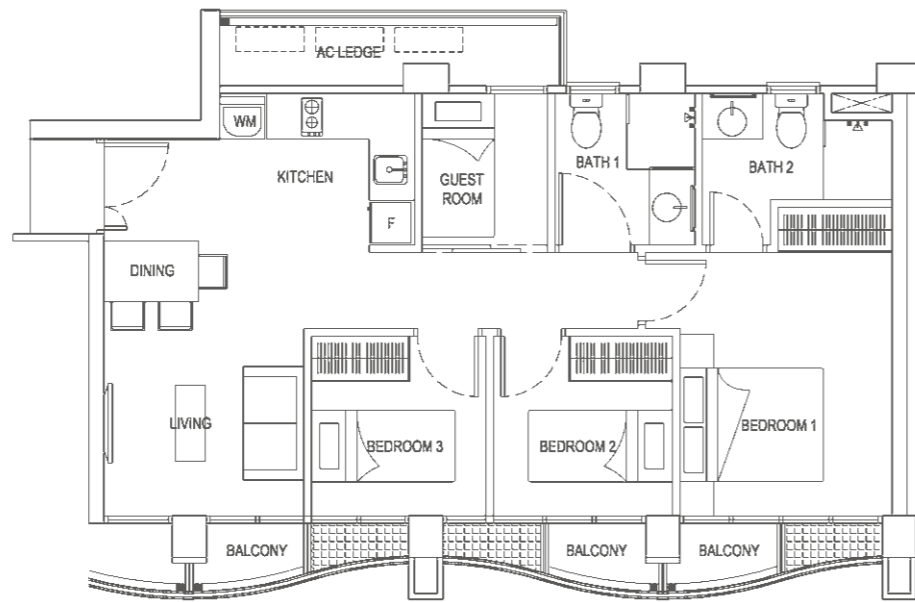




### 3-BEDROOM + 1 GUEST

#### TYPE C3

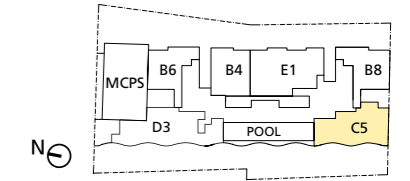
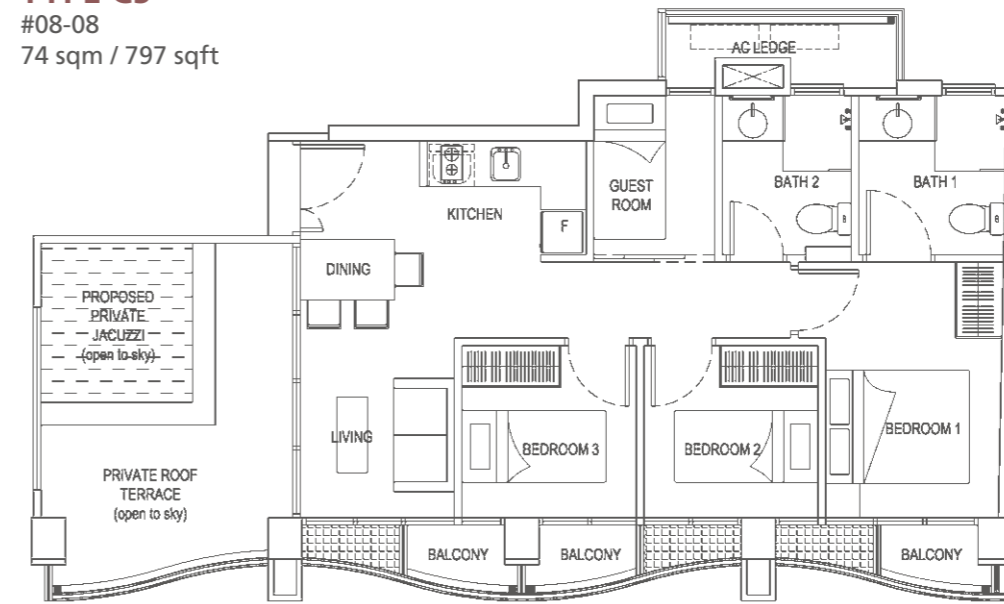
#03-01, #05-01, #07-01  
69 sqm / 743 sqft



### 3-BEDROOM + 1 GUEST WITH PRIVATE ROOF TERRACE

#### TYPE C5

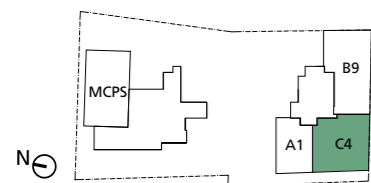
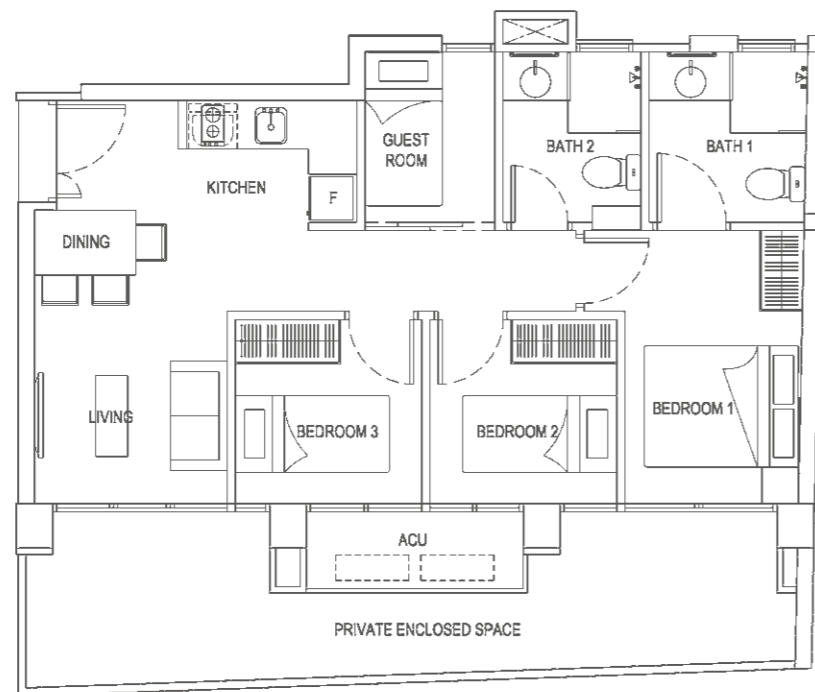
#08-08  
74 sqm / 797 sqft



### 3-BEDROOM + 1 GUEST WITH PRIVATE ENCLOSED SPACE (PES)

#### TYPE C4

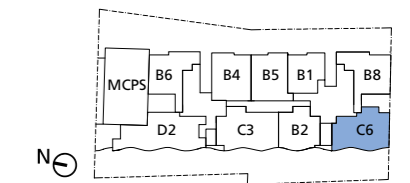
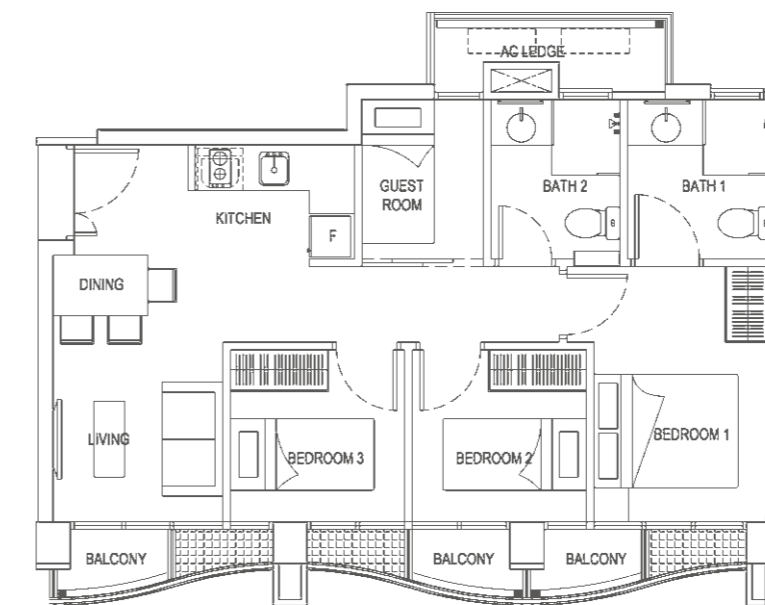
#01-08  
73 sqm / 786 sqft



### 3-BEDROOM + 1 GUEST

#### TYPE C6

#03-08, #05-08, #07-08  
60 sqm / 646 sqft



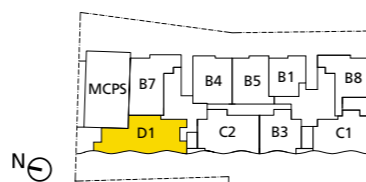




### 3-BEDROOM

#### TYPE D1

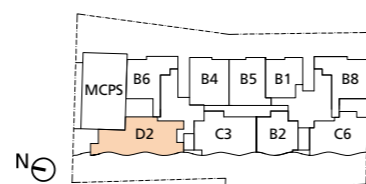
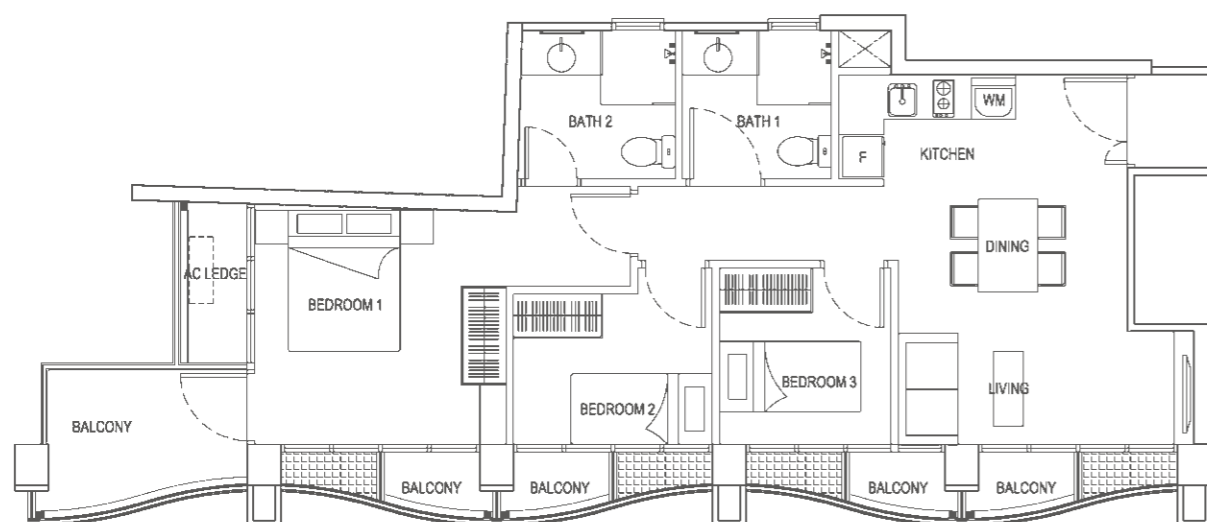
#02-02, #04-02, #06-02  
73 sqm / 786 sqft



### 3-BEDROOM

#### TYPE D2

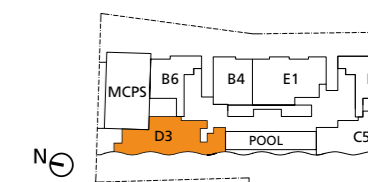
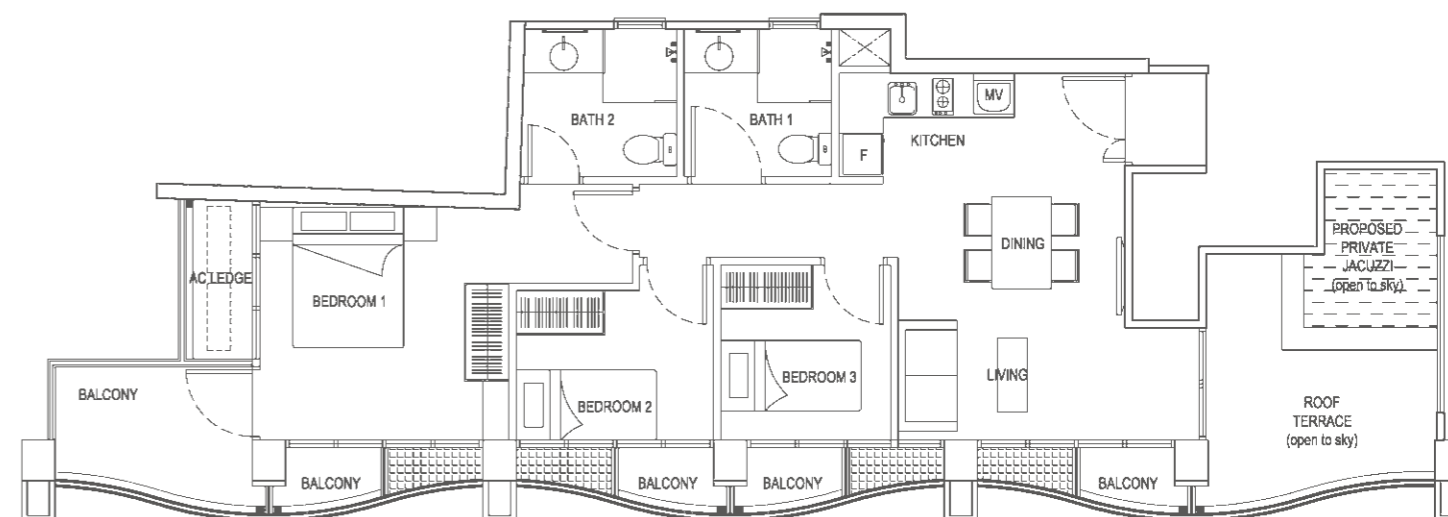
#03-02, #05-02, #07-02  
73 sqm / 786 sqft



### 3-BEDROOM WITH ROOF TERRACE

#### TYPE D3

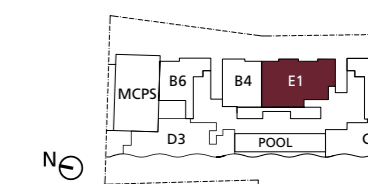
#08-02  
86 sqm / 926 sqft



### 4-BEDROOM + 1 GUEST

#### TYPE E1

#08-06  
92 sqm / 990 sqft



## SPECIFICATIONS

### 1. FOUNDATION

Pile foundations

### 2. SUPER-STRUCTURE

Reinforced concrete structure

### 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 and/or light weight partition to Architect & Engineer's requirements

### 4. ROOF

Metal roofing/reinforced concrete with appropriate insulation

### 5. CEILING

**Living / Dining / Bedrooms** - Skim coat and/or plaster ceiling boards with emulsion paint to Architect's selection

**Storey 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 / Storey Shelter / Balcony** - 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** - Marble and/or compressed marble and/or homogenous tiles to Architect's selection

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

**Storey Shelter / Balcony / Private Terrace** - Ceramic and/or homogenous tiles to Architect's selection

**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) Sun Deck / Pool Area** - Natural timber and/or composite timber deck to Architect's selection

**e) Swimming Pool** - Mosaic and/or ceramic tiles to Architect's selection

**f) Walkway / Pavement** - Pebble 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) Storey 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, storey 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 and where required

### 15. DRIVEWAY & CARPARK

a) Interlocking pavement and/or concrete imprint to Architect's selection

b) Mechanised Car Parking System (MCPS) and surface parking will be provided for car parking. The MCPS is a fully computerised automatic parking system. It has a touch screen computer interface and operates ONLY WITH RFID Contact Access cards which will be issued to the Owners. The MCPS is a driver self operated system and has an estimated average parking and retrieving time of about 100 secs. The MCPS can accommodate cars with the following maximum dimensions: Total Length: 5400mm, Total Width: 2150mm Total Height: 2200mm and Total Weight 2400kg

### 16. RECREATIONAL FACILITIES

a) Swimming Pool

b) Pool Deck

c) Gymnasium

d) BBQ Pit

### 17. OTHER ITEMS (For Apartments)

**a) Kitchen Cabinets** - High and low kitchen cabinets with solid surface and/or stone work top complete with sink and mixer to Architect's design and selection

**b) Kitchen Appliances** - Electric 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 and selection

**d) Air-conditioning** - Multi-split air-conditioning to all bedrooms and living / dining to M&E Engineer's requirements

**e) Mechanical Ventilation** - Toilets / bedrooms / guestrooms / lift lobbies may be mechanically ventilated, where applicable to M&E Engineer's requirements

**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 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.

### Schedule of Electrical Provision

No.	Item / Unit Type	A1	B1	B2	B3	B4	B5	B6	B7	B8	B9	C1	C2	C3	C4	C5	C6	D1	D2	D3	E1	
Room	Bedroom																					
	Bath / Shower rm																					
	Guest / Study rm																					
1	Lighting	7	9	8	8	9	9	11	11	10	11	11	11	11	11	11	11	11	11	11	16	
2	13A s/s/o	8	7	9	9	10	10	11	11	10	11	12	12	12	12	12	12	10	10	11	14	
3	Telephone outlet	3	3	3	3	3	3	4	4	4	4	5	5	5	5	5	5	4	4	4	6	
4	Data outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
5	SCV outlet	3	3	3	3	3	3	4	4	4	4	5	5	5	5	5	5	4	4	4	6	
6	Heater point	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	
7	A/C Isolator	1	2	2	2	2	2	2	2	2	2	3	3	3	3	3	3	2	2	2	4	
8	Cooker hob connection unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
9	Exhaust hood connection unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
10	Oven connection unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
11	Freezer connection unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

Developed By:

**G28 DEVELOPMENT PTE LTD**

Managed By: JL Asia Resources Pte Ltd

Marketing Agent:

**Huttons®**  
realestategroup

HUTTONS ASIA PTE LTD Estate Agents Licence No. L30000000

Developer: **G28 Development Pte Ltd (Company Registration No.: 201011496R)** • Developer's Licence No.: **C0822** • Tenure of Land: **Estate In Fee Simple** • Legal Description: **LOTS 03765X, 03766L, 03767C, 97452C, 97453M & 97454W MK25 AT 3, 5, 7, 9 & 11 Lorong 14 Geylang Road** • BP No.: **A0805-01210-2010-BP01 Dated 21 October 2011** • Planning Approval No.: **ES 20110131R0172 Dated 22 July 2011** • Expected Date of TOP: **31 January 2015** • Expected Date of Legal Completion: **31 January 2018**

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