



CITYNISTA
RESIDENCES

The Premier Luxe Life

CITYNISTA

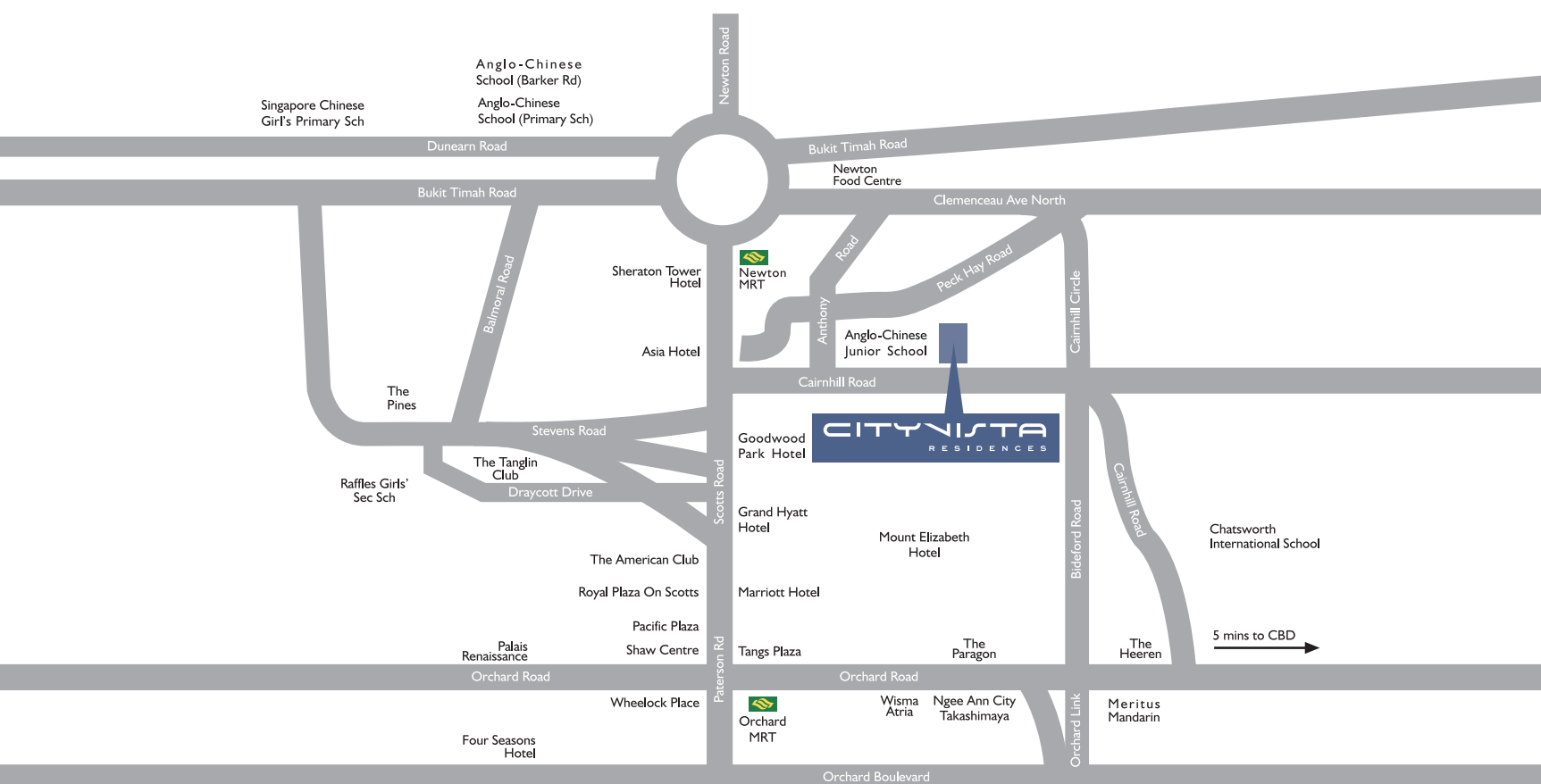
RESIDENCES



Limited Collection of Exquisite Freehold Apartments

Prime District 9, Singapore



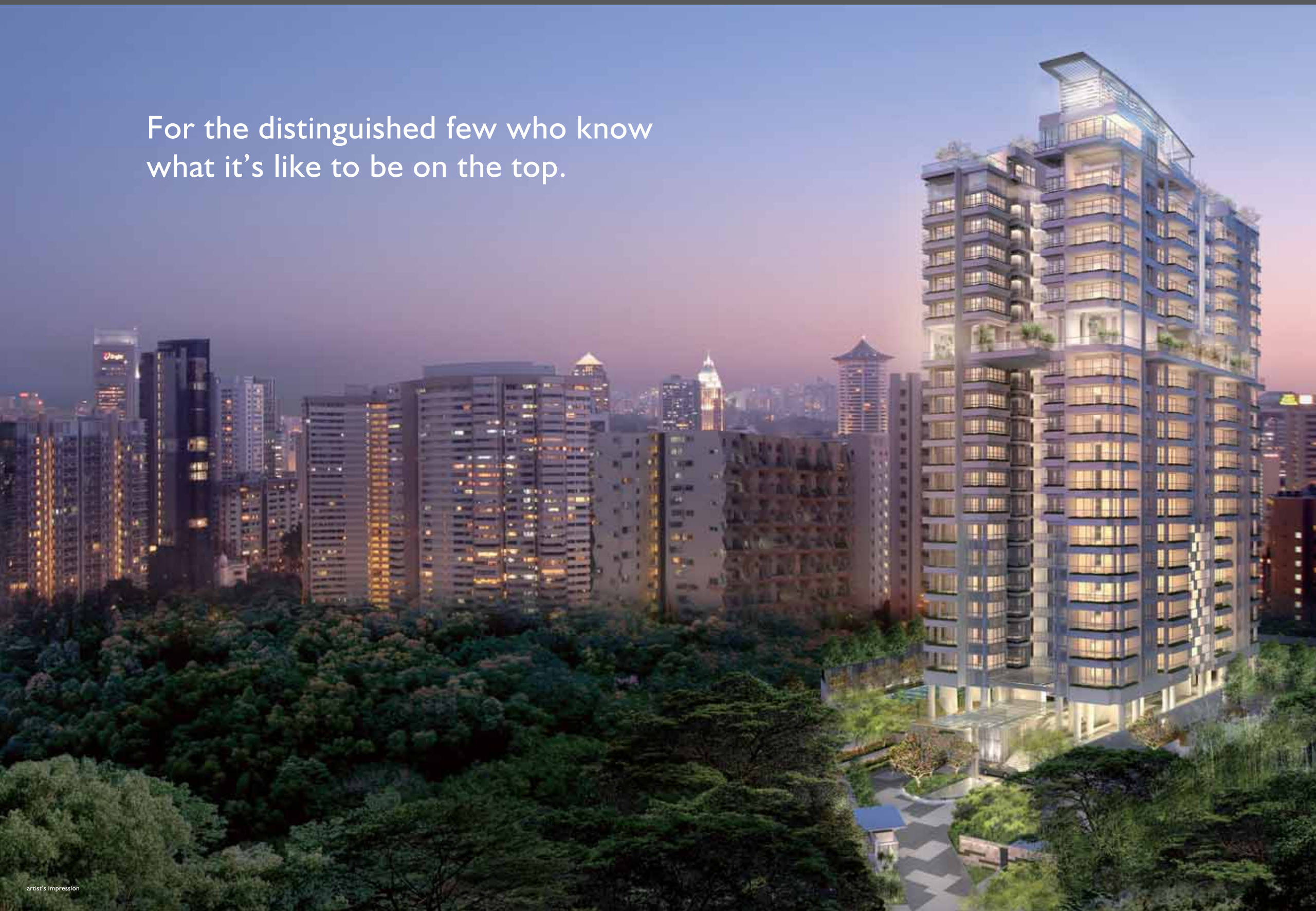


A realm of privileges where an extraordinary lifestyle awaits.

The city's rapidly intensifying urbanity has never looked this good, or held the promise of generating an even more interesting neighbourhood paradise. Herein lies an enclave of premium cosmopolitan delights brilliantly scattered all around you. Reputable international schools; a stretch of prime lifestyle destinations for shopping, partying or chilling out; and clubs, hotels and business establishments that truly matter. Now you can fully integrate your home, leisure and business activities within minutes from your new home. Whether you're taking a short leisurely walk to Newton MRT or a short drive in and out of the city, a kaleidoscope of privileged amenities is waiting for you.



For the distinguished few who know
what it's like to be on the top.



Prepare for a sensory overload of untold pleasures, fine tune your senses for unforgettable moments re-lived over and over again.



The landing deck is a tribute to nature's blessings. Its entire length is paved with a bamboo walkway leading to the Grand Water Wall. Discover several landscape gardens juxtaposed against dramatic architectural structures, including private lounges built like coves. Each individual private corner is draped with sheer curtains showered with light in the evenings. These lounges dot the resort-like swimming and wading pool areas, outdoor kitchen and dining nooks, while an interactive play garden and kiddie pool will spell hours of endless revelry for the young ones.

artist's impression

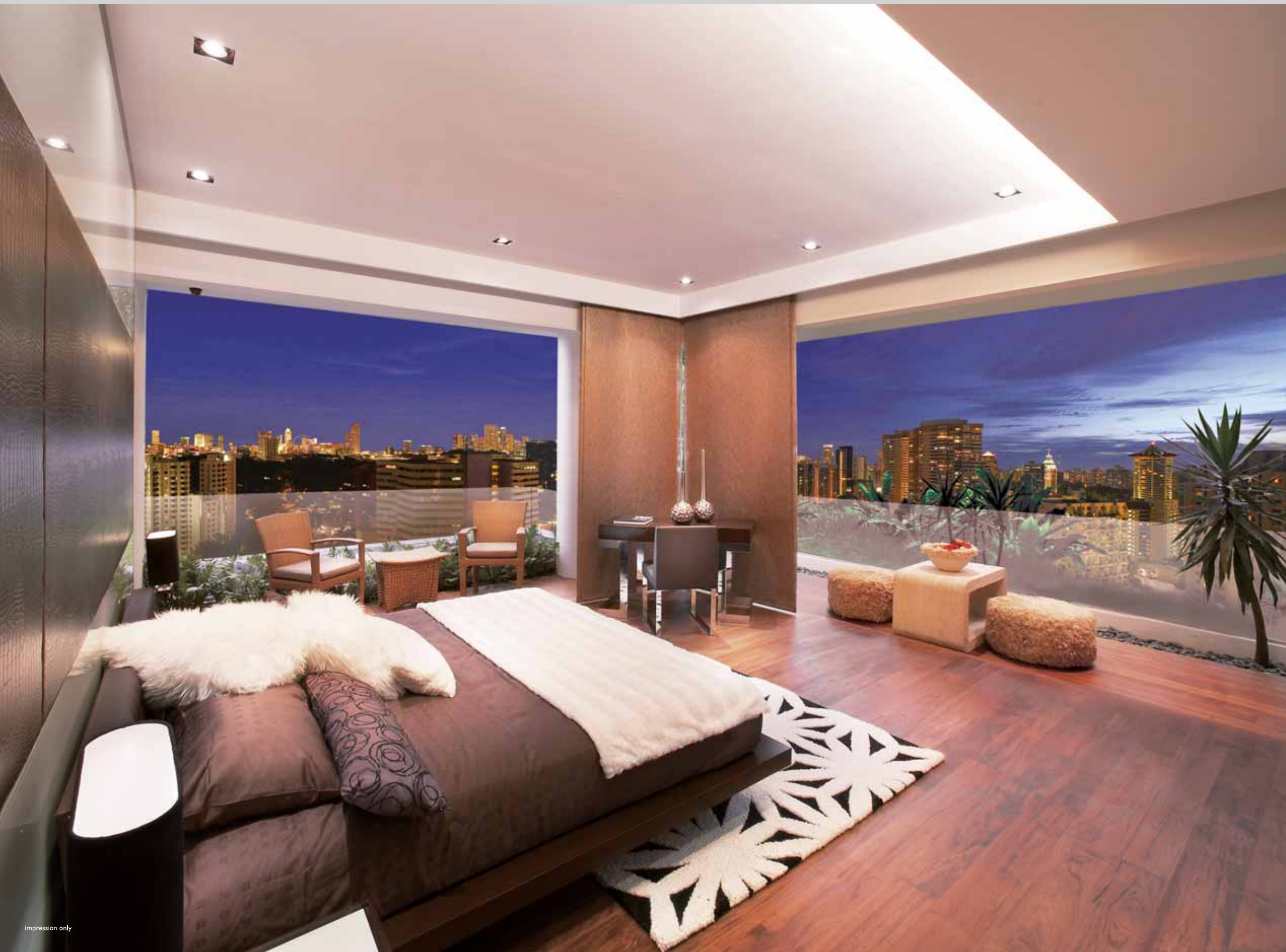


impression only

A lasting impression of stylish sophistication that's way ahead.

The refined dynamism that characterises CityVista Residences's form, function and personality is reflected within its boutique-style tower housing 70 spacious apartments of 3 or 4-bedroom units. Maximum exclusivity, optimum elegance and heightened privacy define the concept behind each unit's structural and spatial design. As you enter your personal domain served by your private lift lobby, you can sense the deep passion for luxury and attention to detail resonating your own. Living areas, including an ultra chic balcony, are generously spaced and designed to flow seamlessly from room to room. Material finishes are well selected, and many lavish accoutrements come as standard. Penthouse units even offer a private pool. To live here means to experience enhanced sophistication. You cannot envision a more deluxe urban setting.





impression only



impression only





Open the door and behold
the allure of a world beyond
the unexpected. You feel it,
as you have never before.

1st Storey Site Plan



14th Storey - Sky Terrace Plan



- A** Guard House
- B** Side Gate
- C** Forest Drive
- D** Drop Off with Glass Canopy
- E** Visitor Carpark
- F** Lift Lobby / Hydro Court
- G** Shower Point
- H** Wading Pool
- I** Children's Pool
- J** Spa Pool
- K** Lap Pool
- L** Lawn
- M** Sun Deck
- N** Children's Play Area
- O** Sand Play
- P** Bamboo-walk
- Q** Outdoor Dining Area

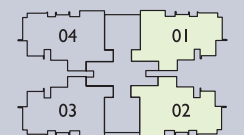
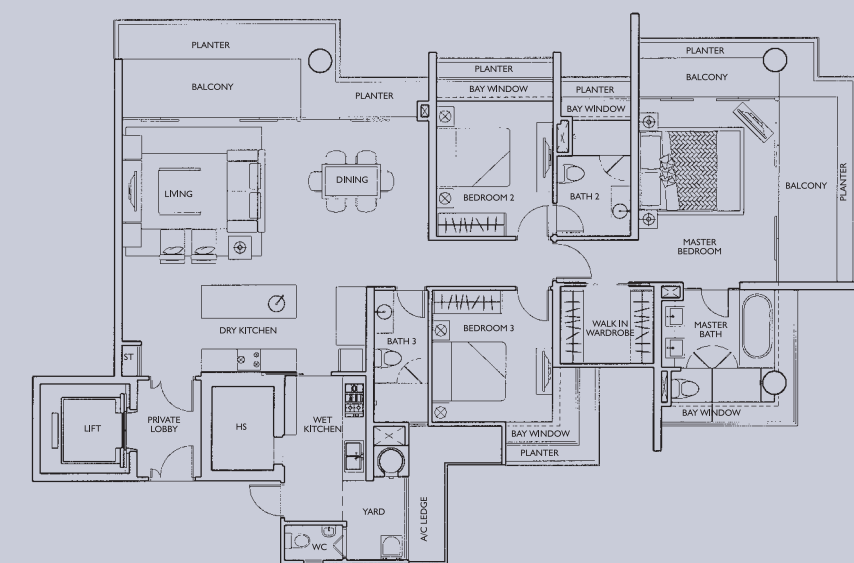
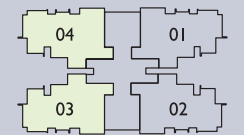
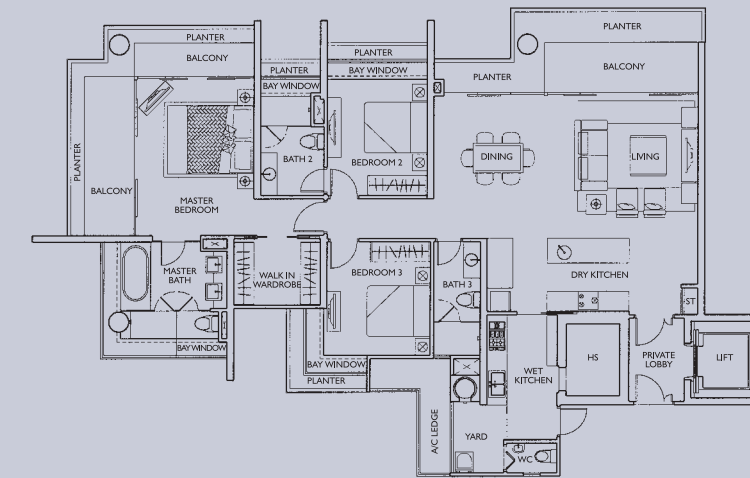
- A** Lift Lobby
- B** Function Rooms
- C** Private Lounge/s
- D** Sky Lounge/s
- E** Sky Garden
- F** Viewing Deck
- G** Gymnasium
- H** Multi Purpose Room
- I** Management Office
- J** Male Changing Room
- K** Female Changing Room
- L** Wellness Platform/s

A single glimpse leaves no doubt that CityVista Residences is inspired by the site's characteristic topography. This beautifully designed private residential complex features a grand retaining wall on one side and a terrace along the other surrounding a breathtaking 20-storey tower, a multifunction plaza and a landscape deck that reveals a flurry of simultaneous recreational activities. The main entrance is an uphill path towards a verdant boulevard. A footpath offers a tranquil backdrop of bamboos and a trail paved with granite slabs and loose stones that crackle pleasantly with your every step. As you walk through the forecourt, layers of abundant water and garden features await. The tower itself seems to breathe together with its lush setting lined with a stately wall of mature existing trees.

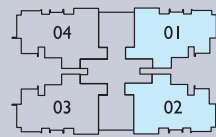
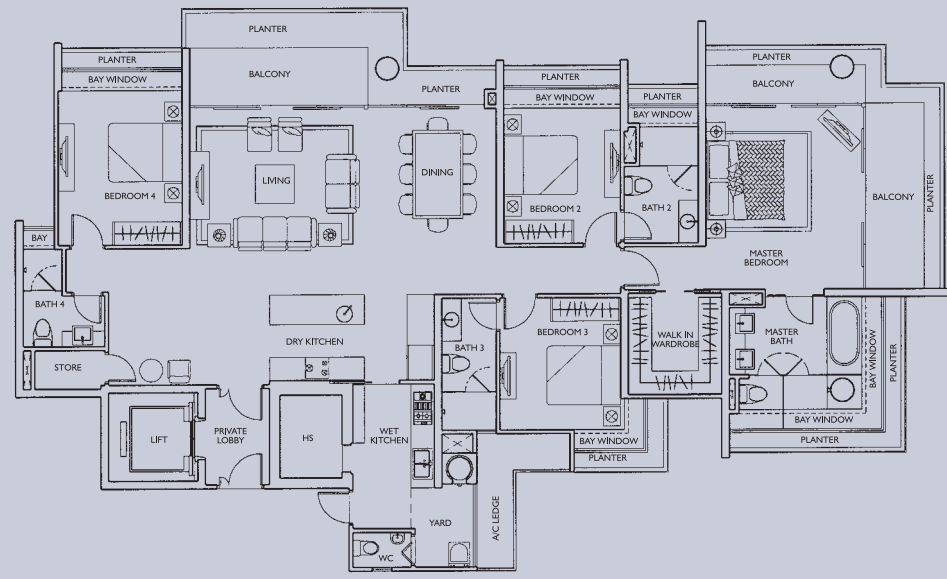
This is the high life in more ways than one. The unobstructed tower stands 20 storeys high offering an awe-inspiring view of the city skyline, offering the panoramic sights of Orchard Road and the Bukit Timah nature reserves. The best spot is on the 14th floor where an overhanging Sky Deck extend into the open skies. Within this level, several indoor function rooms such as the fully-equipped gym afford the same amazing vistas.

Type PH-A #20-01 (With Roof Terrace And Private Swimming Pool)		Type PH-B #20-02 (With Roof Terrace And Private Swimming Pool)	
B #19-01	B #19-02	C2 #19-03	C1 #19-04
B #18-01	B #18-02	C2 #18-03	C1 #18-04
B #17-01	B #17-02	C2 #17-03	C1 #17-04
B #16-01	B #16-02	C2 #16-03	C1 #16-04
B #15-01	B #15-02	C2 #15-03	C1 #15-04
Sky Terrace			
B #13-01	B #13-02	C2 #13-03	C1 #13-04
B #12-01	B #12-02	C2 #12-03	C1 #12-04
B #11-01	B #11-02	C2 #11-03	C1 #11-04
B #10-01	B #10-02	C2 #10-03	C1 #10-04
B #09-01	B #09-02	C2 #09-03	C1 #09-04
B #08-01	B #08-02	C2 #08-03	C1 #08-04
A2 #07-01	A2 #07-02	A1 #07-03	A1 #07-04
A2 #06-01	A2 #06-02	A1 #06-03	A1 #06-04
A2 #05-01	A2 #05-02	A1 #05-03	A1 #05-04
A2 #04-01	A2 #04-02	A1 #04-03	A1 #04-04
A2 #03-01	A2 #03-02	A1 #03-03	A1 #03-04
A2 #02-01	A2 #02-02	A1 #02-03	A1 #02-04

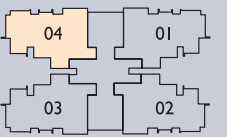
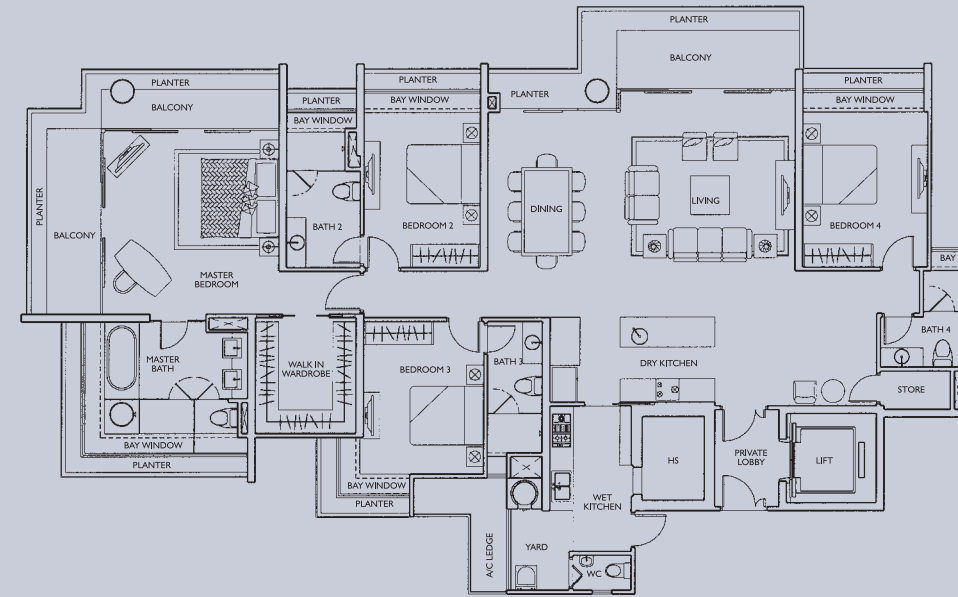
- TYPE A (3-BEDROOM)
- TYPE B (4-BEDROOM)
- TYPE C (4-BEDROOM)
- TYPE PH (5-BEDROOM PENTHOUSE)



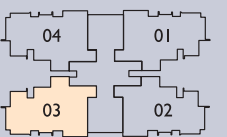
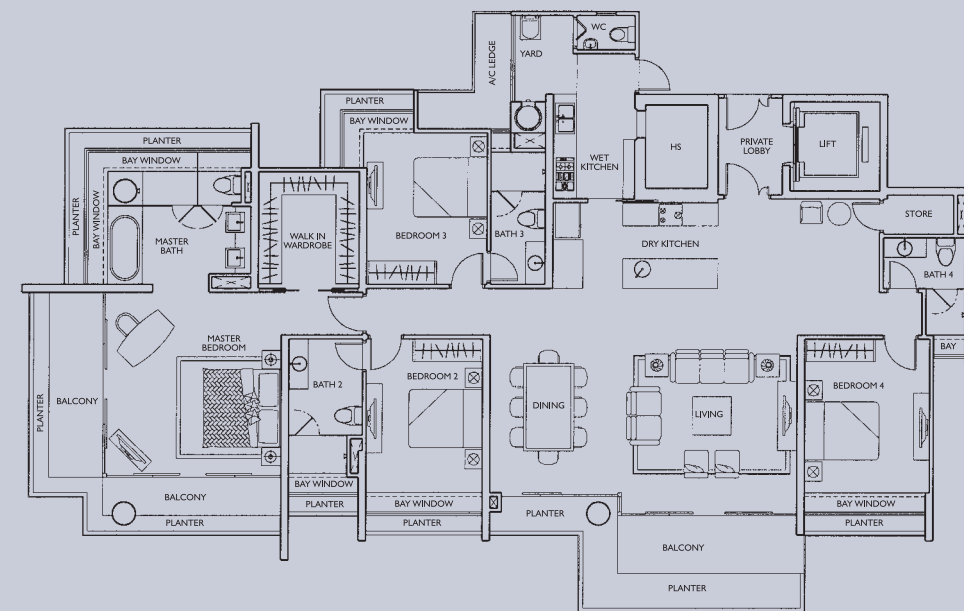
Type B (4-Bedroom) | Unit #08-01 to #13-01, #15-01 to #19-01 | Area 244 sq m / 2,626 sq ft
 Unit #08-02 to #13-02, #15-02 to #19-02



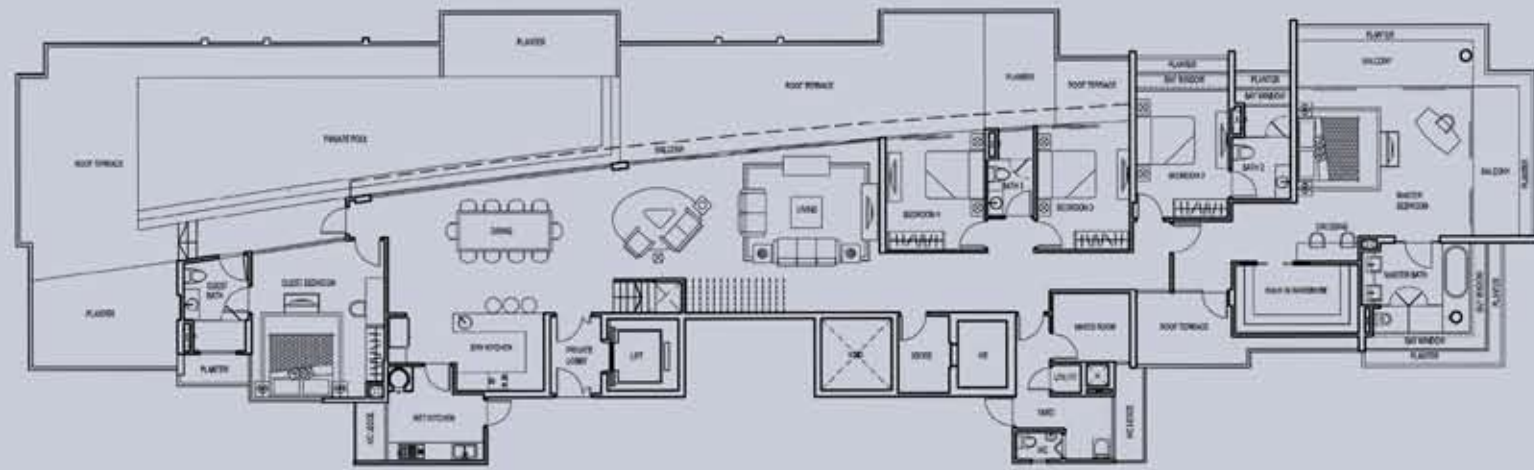
Type C1 (4-Bedroom) | Unit #08-04 to #13-04, #15-04 to #19-04 | Area 259 sq m / 2,788 sq ft



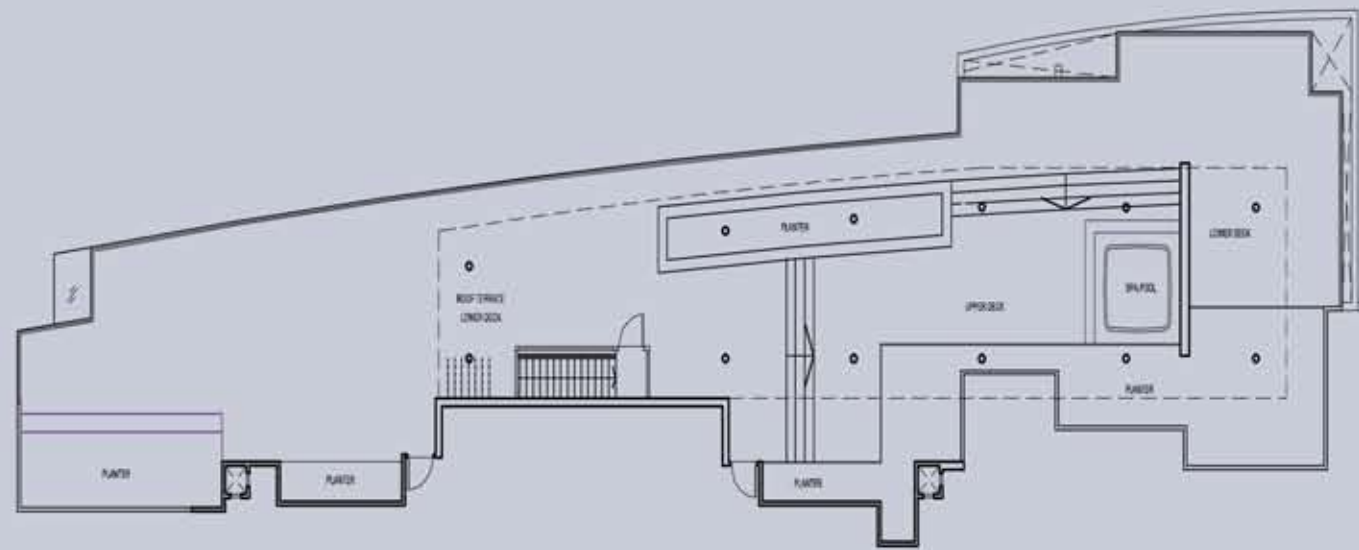
Type C2 (4-Bedroom) | Unit #08-03 to #13-03, #15-03 to #19-03 | Area 261 sq m / 2,809 sq ft



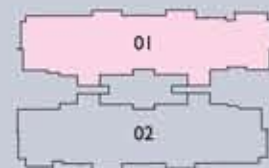
TYPE PH-A (5- Bedroom Penthouse)
 UNIT #20-01 | Area 854 sqm / 9,192 sq ft



Lower Storey

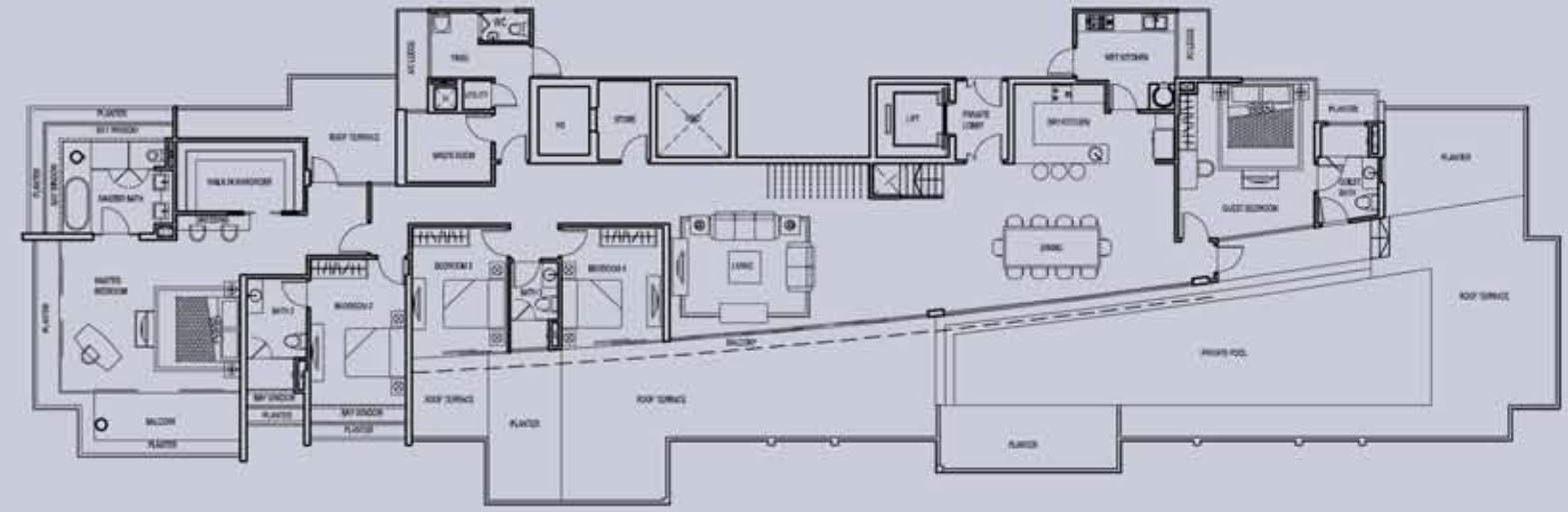


Upper Storey

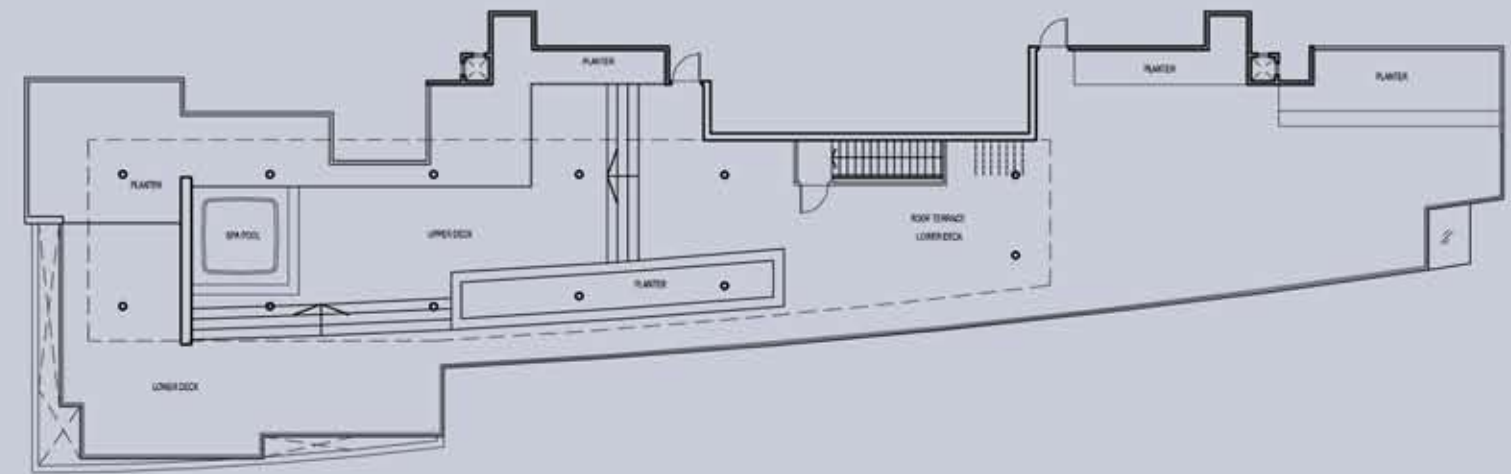


All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

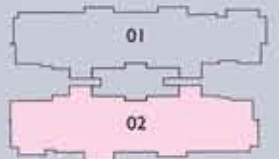
TYPE PH-B (5-Bedroom Penthouse)
 UNIT #20-02 | Area 851 sqm / 9,160 sq ft



Lower Storey



Upper Storey



All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

Specifications

- 1. Foundation**
RC Bored Piles and/or Pre-cast Driven Piles
- 2. Superstructure**
Reinforced Concrete Framework
- 3. Walls**
External: Common clay bricks and/or RC walls
Internal: Common clay bricks and/or concrete blocks and/or pre-cast concrete panels and/or RC walls
- 4. Roof**
Flat Roof: Reinforced concrete roof with insulation and waterproofing system
- 5. Ceiling**
For Apartments
a) Living/Dining, Master Bedroom, Walk In Wardrobe, Bedrooms, Store, Balcony, Internal Stairs (Penthouse Units), Utility (Penthouse Units), and Maid's Room (Penthouse Units)
Cement and sand plaster or skim coat with emulsion paint and false ceiling box-up where applicable
b) Private Lift Lobby, Wet Kitchen, Dry Kitchen, Master Bath, Bathrooms, WC, and Yard
False ceiling with emulsion paint
- 6. Finishes**
a) Walls [For Apartments]
i) Private Lift Lobby
Timber paneling laid up to false ceiling height and on exposed surfaces only
ii) Living/Dining, Master Bedroom, Bedrooms, Walk In Wardrobe, Dry Kitchen, Household Shelter, Store, Yard, Balcony/Roof Terrace, Internal Stairs (Penthouse Units), Utility(Penthouse Units), and Maid's Room (Penthouse Units)
Cement and sand plaster on brick and/or block wall or skim coat with emulsion paint
iii) Master Bath
Marble and Mosaic tiles laid up to false ceiling height and on exposed surfaces only
iv) Bathrooms
Marble tiles laid up to false ceiling height and on exposed surfaces only
v) WC
Ceramic tiles laid up to false ceiling height and on exposed surfaces only
vi) Wet Kitchen
Homogeneous and Mosaic tiles laid up to false ceiling height and on exposed surfaces only
vii) Private Pool, Spa pool (Penthouse Units Only)
Mosaic tiles
b) Walls [Common Areas]
i) Internal Wall Finishes
Basement & 1st Storey & 14th Storey Lift Lobby
Marble or Granite tiles on exposed surfaces only
Typical Storey Lift Lobby, Common Corridors
Cement and sand plaster or skim coat with emulsion paint
Sky Terrace
Cement and sand plaster or skim coating with emulsion paint with granite tiles for feature wall only
Swimming Pool, Fun Pool, Wading Pool, and Spa Pool
Mosaic tiles
ii) External Walls
Cement and sand plaster or skim coating with weather shield emulsion paint
c) Floor [For Apartments]
i) Living/Dining, Private Lift Lobby, Dry Kitchen
Marble tiles with marble skirting
ii) Master Bedroom, Walk In Wardrobe, Bedrooms, and Internal Staircase (Penthouse Units)
Timber strips with timber skirting
iii) Master Bath, Bathrooms, and Store
Marble tiles
iv) Balcony
Homogenous tiles with or without skirting
v) WC, Household Shelter, Yard, Utility (Penthouse Units), Maid's Room (Penthouse Units)
Homogeneous tiles
vi) Roof Terrace(Penthouse Units)
Homogeneous tiles and/or Timber Deck
vii) Private Pool and Spa pool (Penthouse Units)
Mosaic Tiles
d) Floor [Common Areas]
i) Basement, 1st Storey and 14th Storey Lift Lobby
Granite tiles with skirting
ii) Typical Storey Lift Lobby, Common Corridors
Homogeneous tiles with skirting
iii) Staircase and Landing
Homogeneous tiles with nosing tiles (only for Basement, 1st storey, and 14th storey).
Cement and sand screed with or without nosing tiles (for other typical storey)

- iv) Sky terrace
Timber Deck and/or Granite and/or Homogeneous tiles
- v) Swimming pool, Wading Pool, and Spa Pool
Mosaic tiles

- 7. Windows**
a) Living, Dining, Master Bedroom, Bedrooms, Wet Kitchen, Master Bathrooms, Bathrooms, WC, Maid's room (Penthouse Units)
Aluminium framed sliding or casement window with or without fixed glass panel.
All aluminium frames shall be powder coated finish
All glazing shall be approximately 6mm thick glass
All casement windows are either side-hung, top-hung or bottom-hung or any combination of the aforementioned.
All glazing up to 0.9m from finished floor level shall be tempered or laminated glass

- 8. Doors**
a) Doors to common corridor
Approved fire-rated timber door
b) Door to Balcony
Aluminium framed glass sliding door
c) Master Bedroom, Master Bathroom, Bedrooms, Walk In Wardrobe, Bathrooms, Store, Utility (Penthouse Units), Maid's Room (Penthouse Units)
Timber framed swing door
d) Master Bathroom
Glass Swing door
e) Dry Kitchen to Wet Kitchen and Yard
Timber framed sliding or swing door with fixed glass panel
f) Household Shelter
Approved steel blast door
g) WC
Aluminium framed bi-fold door
h) Roof Terrace
Aluminium framed swing and/or sliding with glass door
i) Roof Terrace to common corridor
Alumunium swing door
All glazing shall be approximately 6mm thick
All aluminium frames shall be powder coated finish
Main Entrance door / door to common lobby and other timber doors shall be provided with good quality imported lockset

- 9. Sanitary Fittings**
a) Master Bathroom
- 1 long bath with bath mixer and hand shower
- 1 shower mixer / overhead shower
- 1 marble vanity top with two basins and mixer taps and with cabinet or shelves
- 1 pedestal water closet
- Mirrors
- 1 towel rail
- 1 paper holder
- Glass screen to shower and water closet
b) Bathrooms
- 1 shower screen with shower mixer and hand shower
- 1 marble vanity top with basin, mixer tap and cabinet or shelves
- 1 pedestal water closet
- Mirror
- 1 towel rail
- 1 paper holder
c) WC
- 1 pedestal water closet
- 1 paper holder
- 1 wall hung basin with water tap
d) Dry Kitchen
- 1 single bowl sink with mixer tap
e) Wet Kitchen
- 1 double bowl sink with mixer tap
f) Yard, Roof Terrace
- 1 bib tap

- 10. Electrical Installation**
a) Electrical wiring below ceiling level will be in concealed conduits. Electrical wiring above ceiling level will be in surface mounted conduits.
b) Refer to Electrical Schedule for details

- 11. TV/ Telephone**
Refer to Electrical Schedule for details

- 12. Lightning Protection**
Lightning Protection System shall be provided in accordance with the Singapore Standard CP33

- 13. Painting**
a) Internal Walls: Emulsion Paint
b) External Walls: Weather Shield Emulsion Paint

- 14. Waterproofing**
Waterproofing to floors of Wet Kitchen, Master Bathroom, Bathrooms, WC, Yard, Roof Terrace, Balcony, Swimming Pool, Wading Pool, Private Pool, Spa Pool, Water Feature, and reinforced concrete flat roof and planters.

- 15. Driveway and Car Park**
Granite cobble stone along the driveway until the lift lobby drop off. Cement and sand screed for basement carpark.

- 16. Recreational Facilities**
1st Storey Landscape Deck
a) Lap Pool
b) Spa Pool
c) Children's Pool
d) Changing Room
e) Outdoor Dining Area
f) Children's Play Area

- 14th Storey Sky Terrace
a) Multi Purpose Room
b) Gymnasium
c) Function Rooms
d) Changing Rooms
e) Viewing Deck
f) Wellness Platform/s

- 17. Additional Items**
a) Wardrobes
Built-in wardrobes for all bedrooms
Kitchen Cabinets
Built-in high and low level kitchen cabinets with solid surface counter top and sink, cooker hob, cooker hood, micro-wave oven and dishwasher.
c) Card access and Audio/video intercom system
d) Town gas to Wet Kitchen
e) Hot Water Supply to Master Bath, Bathrooms and Wet and Dry Kitchen
f) Integrated fridge at Dry Kitchen

Notes: -

1. The Purchaser acknowledges that he is aware that:
(a) the balconies (if any) in the Unit cannot be converted to any other uses for any reason whatsoever unless prior written approval of the relevant competent authority and the Vendor or the Management Corporation (when formed) are first had and obtained;
(b) no structures or other uses are allowed on the rooftop unless prior written approval of the relevant competent authority and the Vendor or the Management Corporation (when formed) are first had and obtained; and
(c) the approved planter boxes are not to be converted to balcony unless prior written approval of the relevant competent authority and the Vendor or the Management Corporation (when formed) are first had and obtained.
2. The Purchasers shall at all times use the car parking lots in the housing project, regardless of whether they form part of the common property of the Housing Project or the Units, solely for the purposes of car parking only and no other purposes (including the carrying out of car repair works) unless prior written consent of the relevant competent authorities and the Vendor or the Management Corporation (when formed) are first had and obtained.
3. The Purchaser acknowledges that he is aware that the landscaped communal area in the Housing Project shall be kept for communal use only and shall not be enclosed or converted to other uses whatsoever without the prior written approval of the relevant competent authority and the Vendor or the Management Corporation (when formed).
4. The Purchaser will not erect or construct or cause to be erected or constructed enclosure, shelter, roof, cover or any structure whatsoever over any open roof terraces and other roof terrace within the Housing Project.
5. The Purchaser acknowledges that he is aware that the open terrace(s), planter box(es) and/or balcony(ies) in the Unit (collectively the "Open-Air Spaces") (if any) are designed and intended to be open to the sky/open air spaces and that the Purchaser shall therefore not be entitled to cause or require the Open-Air Spaces (if any) to be roofed over or enclosed in any manner unless prior written consent of the relevant competent authorities and the Vendor or the Management Corporation (when formed) are first had and obtained, nor shall he be entitled to raise objections to the fact that the Open Air Spaces (if any) is/are open to the sky (if any). In addition, the Purchaser shall also at all times observe the rules, regulations and by-laws of the Management Corporation (when formed) with regard to the roofing over or enclosing of the Open-Air Spaces.

6. The Vendor shall endeavor to procure that a service provider for cable television or internet services (the "Cable Services") provides the necessary cabling or connection from its network to the Unit and/or the Housing Project (or any part or parts thereof), so as to enable the Unit 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 Services available in the Unit and/or 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 and/or Housing Project.

7. Gondola supports/brackets and/or metal platforms (collectively "gondolas") (if any and if applicable) may be provided at the external wall, planter, air-con ledge, roof terrace, balcony or some of the Units for the installation of gondolas.

The Purchaser acknowledges that in respect of the Unit he shall allow access to and facilitate space for the Vendor or the management corporation (when formed) in relation to the matters mentioned in Clause 31 for the purposes of carrying out cyclical maintenance repair upkeep and cleaning work to the building façade of the Housing Project.

8. No tiles behind/below kitchen cabinet, long bath and mirror.
Wall surface above the false ceiling level will be left in its original bare condition.
9. Marble 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 materials can be pre-selected before installation, this non-conformity in the marble 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 or granite selected and installed shall be subject to availability.
10. The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) and/or internet service 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.
11. 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.
12. 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.
13. 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.
14. 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, clearing the condensate pipes and charging of gas.
15. 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.
16. No soil material or plants are provided to planters.

Electrical Schedule

ITEM	UNIT TYPE						
	A1 (3 BRM)	A2 (3 BRM)	B (4 BRM)	C1 (4 BRM)	C2 (4 BRM)	PHA (5 BRM)	PHB (5 BRM)
LIGHTING POINT	18	18	25	25	25	60	60
13A S/S/O	27	27	32	32	32	46	46
SWITCHED SOCKET OUTLET FOR WASHING MACHINE	1	1	1	1	1	1	1
SWITCHED SOCKET OUTLET FOR DRYER	1	1	1	1	1	1	1
AIRCON ISOLATOR*	4	4	4	4	4	7	7
SCV OUTLET	4	4	5	5	5	6	6
TELEPHONE OUTLET	4	4	5	5	5	6	6
KITCHEN HOOD POINT	1	1	1	1	1	1	1
COOKER HOB POINT	1	1	1	1	1	1	1
OVEN POINT	1	1	1	1	1	1	1
BELL POINT	2	2	2	2	2	2	2

* ALL ISOLATORS FOR CU ARE SUBJECT TO A/C EQUIPMENT CONFIGURATION.

A Quality Development by



• Developer: PH Properties Pte Ltd (200604542K) • Developer's Licence No: C0184 • Tenure Of Land: Freehold
• Lot Nos: LOT 00613C, 00614M & 477N (PT) TS 27 at PECK HAY ROAD (NEWTON PLANNING AREA)
• Building Plan No: A0816-00211-2006 dated 25 April 2006 • Date of vacant possession: 31st Dec 2011
• Expected Date of Legal Completion: 31st Dec 2014

While every reasonable care has been taken in preparing this brochure, the developer cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statement or representation of facts. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development. All information and specifications are current at the time of press and are subject to change as maybe required and cannot form part of an offer or contract.

CityVista Residences is jointly developed by CEL Development Pte Ltd and VM Mauritius Holdings. CEL is a wholly owned subsidiary of Chip Eng Seng Corporation Ltd, a public listed company in Singapore since 1999 and VM Mauritius Holdings is a wholly owned investment vehicle of Lehman Brothers Real Estate Partners II.

Spearheading the Group's portfolio in property development and investments, CEL has over the years established herself as one of the industry's fastest rising name. With development projects and investment interests in Singapore and Australia, CEL Development Pte Ltd has established impressive growth in recent years.

Being a dynamic organisation, we've built our success on the foundations of solid ethical practices and quality standards supported by our vast expertise in the areas of construction, property development and property investment.

With a strong synthesis of youth and experience in our ranks, we are able to leverage on these expertise as a Group to continually push benchmarks in construction and quality, much akin to our corporate vision. That is to be a leading multi discipline property development company of choice, one that is synonymous with creating quality homes with outstanding build quality and investment value, thereby creating sustainable value to its shareholders and customers and being a socially responsible corporate organisation.

And with our valued standard practices and dynamic approach, we aim to scale higher heights in the coming years and strive to deliver our promise of quality homes for today and tomorrow.

Other Quality Residences by CEL Development



