



Reflecting the cosmopolitan lifestyle, COSMO comes with a promise – of a wonderful life that awaits you.

Based on the splendid concept that it is built on, COSMO ensures that every detail is carefully looked into and put together to fulfil that promise.

This is the motivation that makes COSMO the desirable home for the discerning few who appreciate and enjoy the finer things in life. COSMO is a legend in the making.

Built on **FREEHOLD** land. COSMO is yours forever.





Living on the City's Edge

COSMO is just within a stone's throw to the Mountbatten MRT (Circle Line) Station and located at the edge of the city, close to everywhere.

Close to the City. Just minutes away from all the hustle and bustle of city life at the **Central Business District** of Raffles Place & the new Downtown.

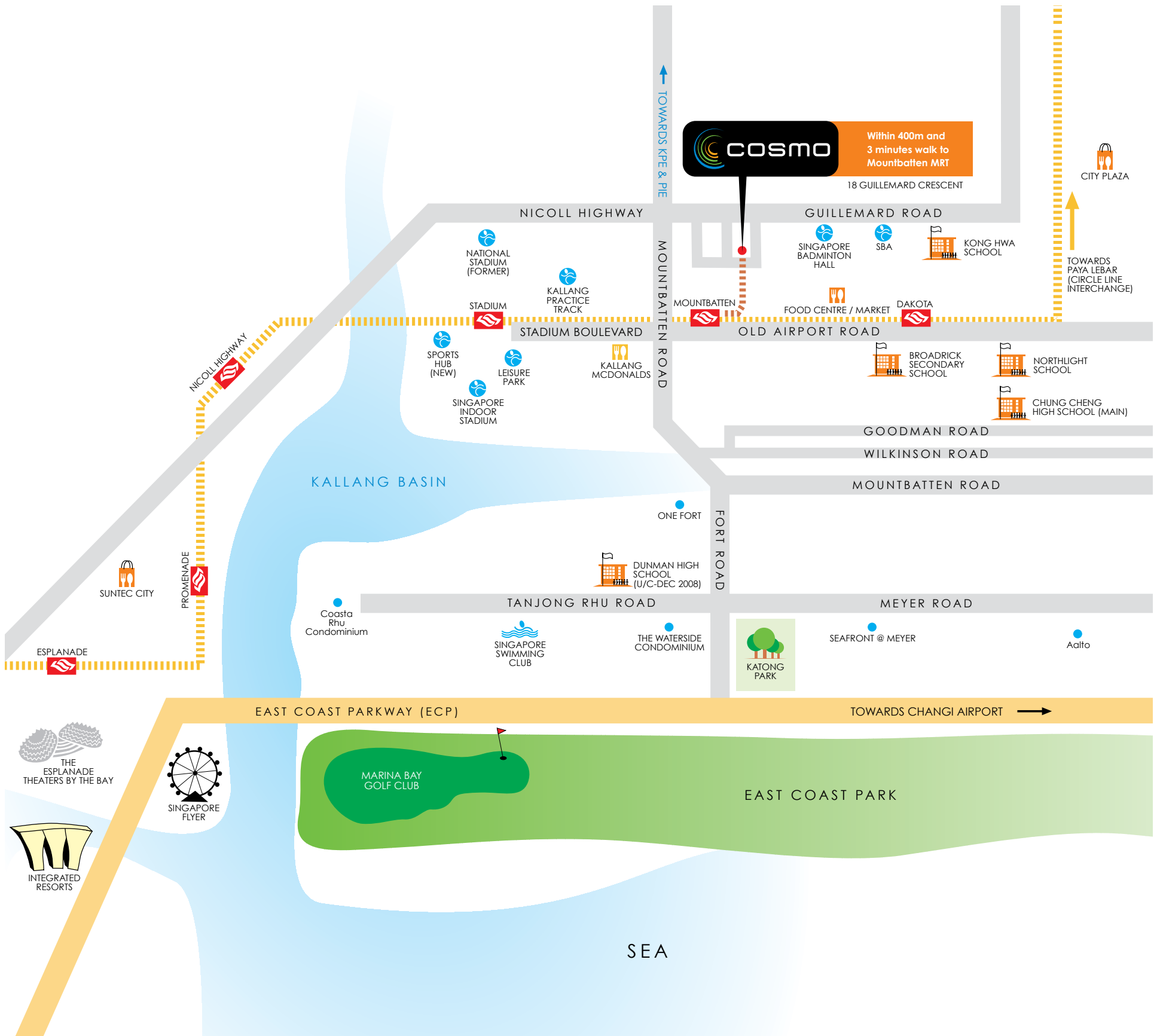
Close to Sports & Recreation Venues. In close proximity to the new multi-million dollar **Sports Hub**, Indoor Stadium, public golf course at **Marina Bay Golf Club** and recreational activities at the **East Coast Park**.

Close to Entertainment & IRs. A short drive to **The Esplanade** Theaters by the Bay, the new **Singapore Flyer**, **Marina Bay & Sentosa Integrated Resorts**.

Close to Shopping & Eateries. Walk to great eateries at the Old Airport Road Food Centre or pop into the MRT to **Suntec City**, **Raffles City** and just about anywhere connected to the MRT system.

Close to Anywhere. Excellent accessibility to Changi Airport via the East Coast Parkway (ECP) and with the Pan Island Expressway (PIE) and Kallang Expressway (KPE) just a short drive away, COSMO is easily accessible from all parts of Singapore.

COSMO. Close to Everywhere.





New Way to Savour Luxury

Rising 13 storeys high with an attic, COSMO comprises only 45 exclusive units. There are one and two-bedroom apartments in diverse sizes and configurations, two duplexes plus four marvellous double-storey penthouses (each with its own exclusive roof garden) to suit different needs and circumstances.

Your recreational needs will be met by a gymnasium, swimming pool, barbeque pit and a children's play area.

It's a home you would want to return to – every day.





New Standard of Excellence

COSMO sets a new standard of excellence...

Your personal bathroom space exemplified by German **Duravit** bathroom wares and **Hansgrohe** tap fittings. High quality. Functional. And well-designed.



Your modern kitchen comes completely fitted with German **Bosch** appliances. With the **fridge and washer-cum-dryer fully integrated** into the kitchen cabinets, it gives a clean and neat appearance to your home. Electric **ceramic hob** and hood further enhances your experience in your kitchen, complete with **Blum** tracks for the drawers and soft closing systems for the cabinet doors.

Every fixture, every fitting is carefully chosen and assessed for its suitability and durability. So are all the materials that make up the whole of COSMO.

There are no compromises -- to ensure that your home is as comfortable and faultless as you would want it to be.



hansgrohe





Artist's Impression

Living on the city's edge...

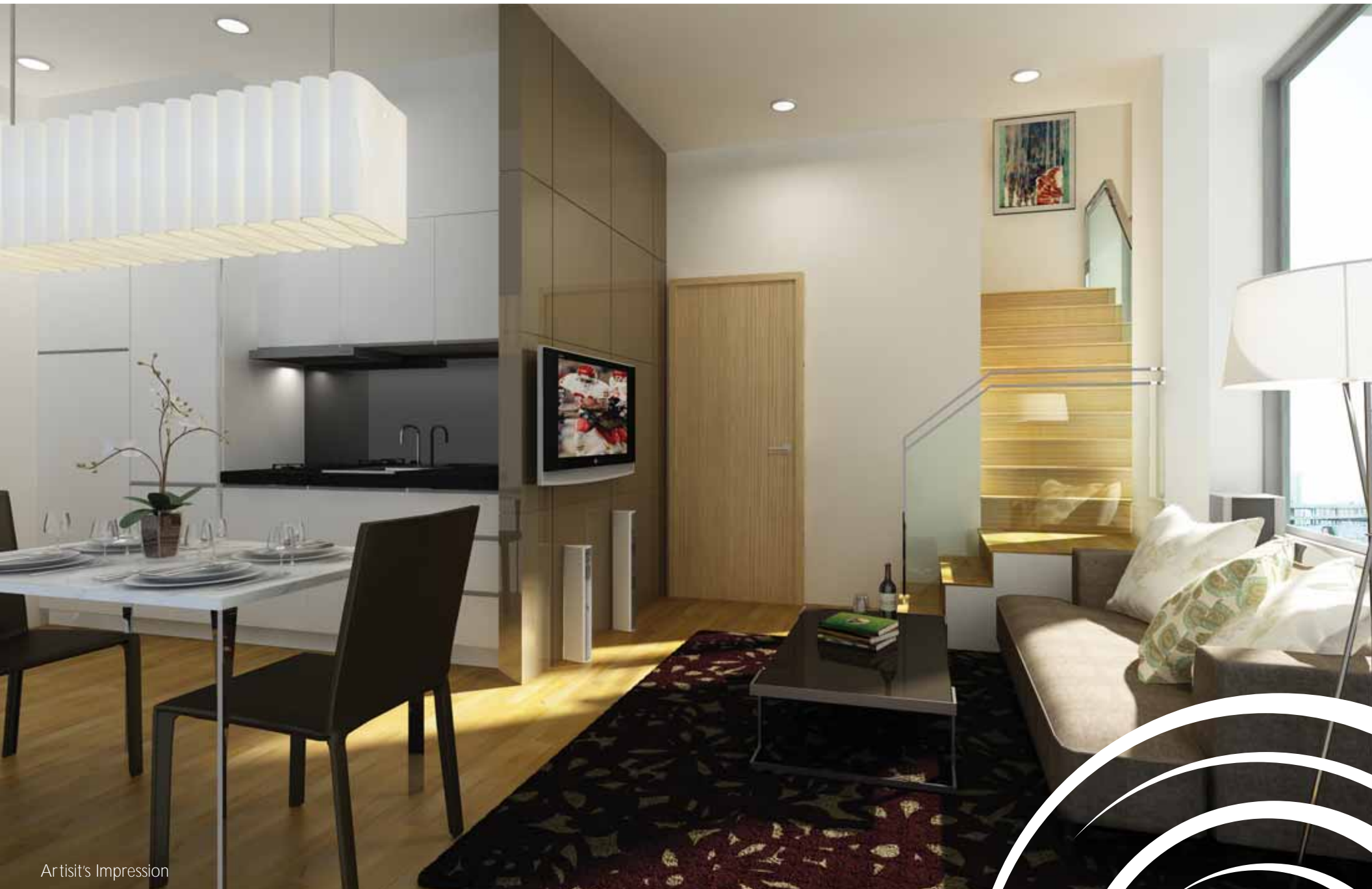


Artist's Impression

Type B2 (2 Bedroom) (A ▶)



Type B2 (2 Bedroom) (B▶)



Artist's Impression

Duplexes & Penthouses



GUILLEMARD LANE



GUILLEMARD CRESCENT

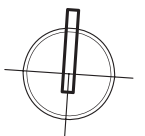
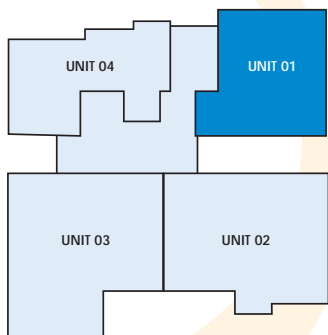
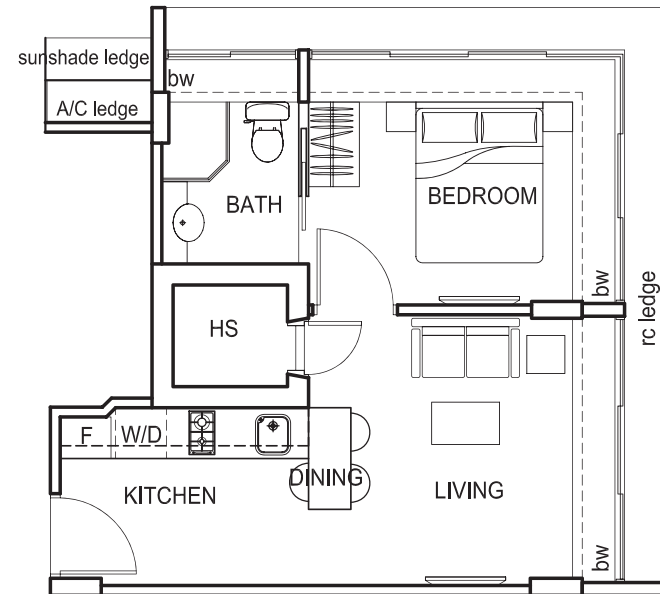


SITE PLAN

TYPE A1

1 BEDROOM

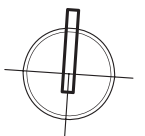
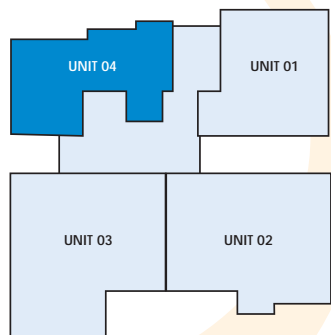
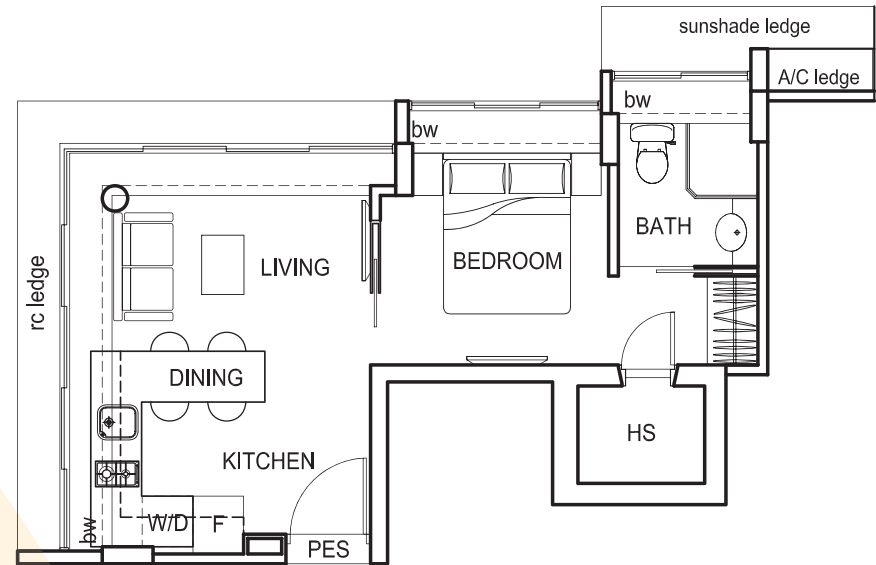
#03-01 to #10-01
39 sq.m. / 420 sq.ft.
inclusive of PES, bay window, planter, voids
A/C ledge, roof garden
(3rd - 10th Storey)



TYPE A2

1 BEDROOM

#02-04 to #12-04
37 sq.m. / 398 sq.ft.
inclusive of PES, bay window, planter, voids
A/C ledge, roof garden
(2nd - 10th Storey)

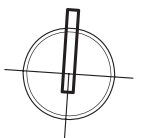
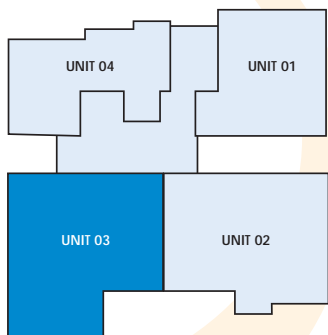


TYPE B1

2 BEDROOM

#02-03 to #12-03
66 sq.m. / 710 sq.ft.

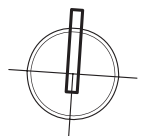
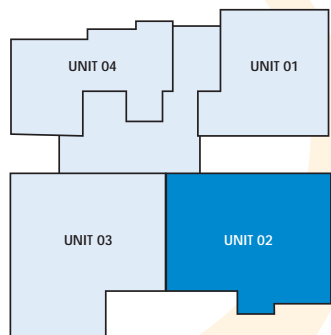
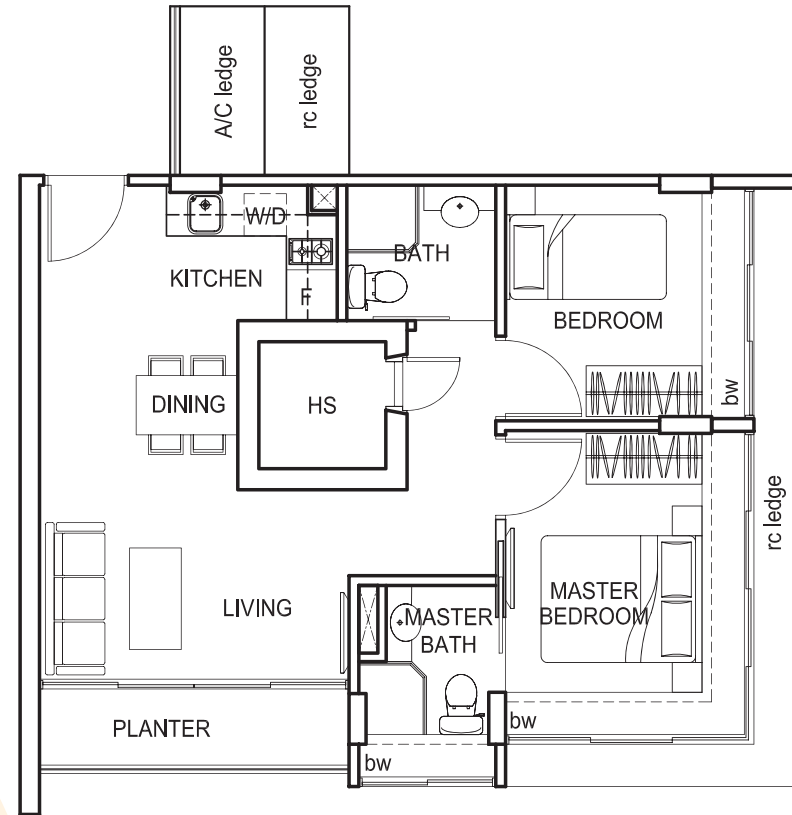
inclusive of PES, bay window, planter, voids
A/C ledge, roof garden
(2nd - 10th Storey)



TYPE B2

2 BEDROOM

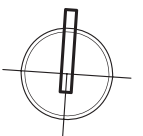
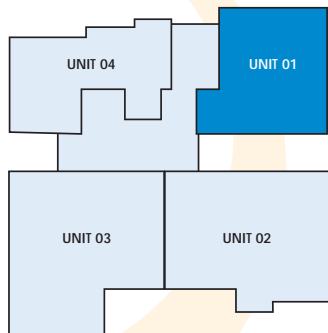
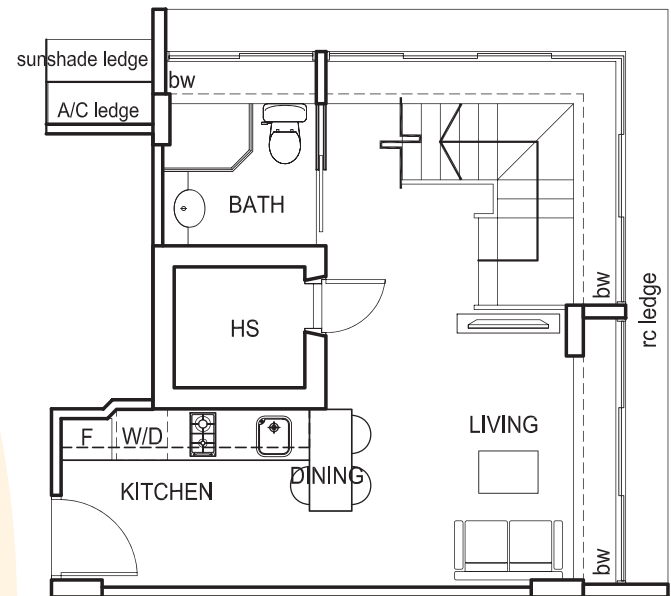
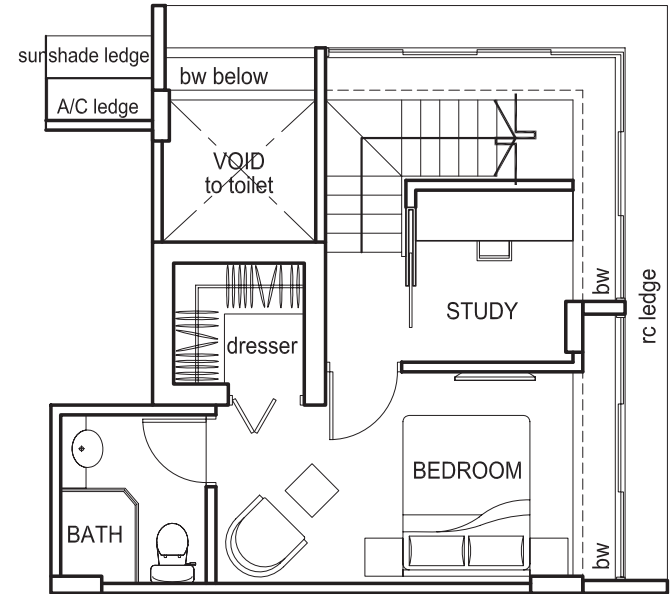
#02-02 to #12-02
62 sq.m. / 667 sq.ft.
inclusive of PES, bay window, planter, voids
A/C ledge, roof garden
(2nd - 12th Storey)



TYPE D1

1+1 BEDROOM (Duplex)

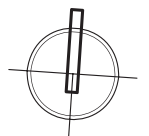
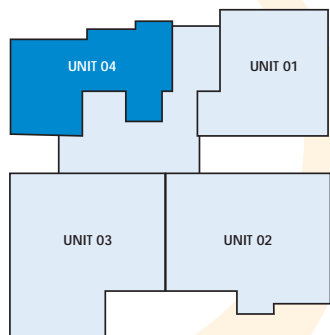
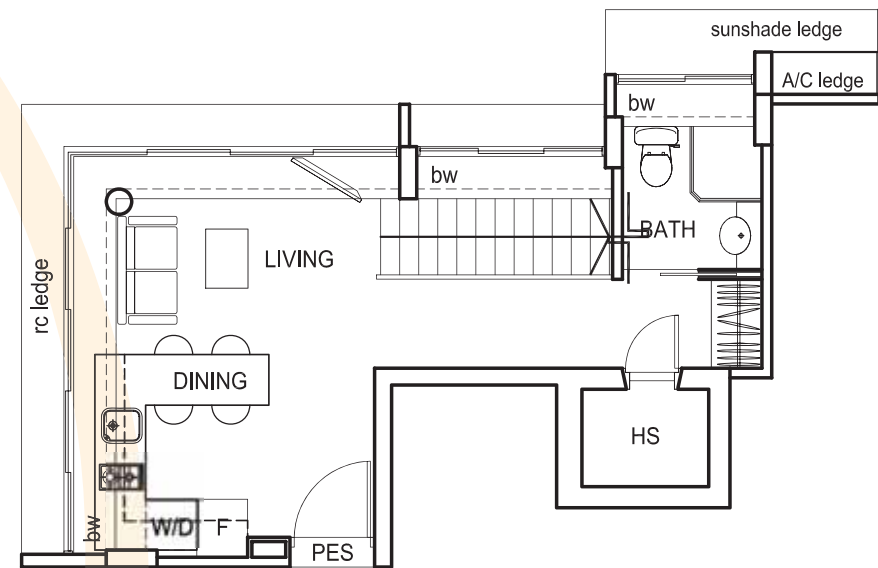
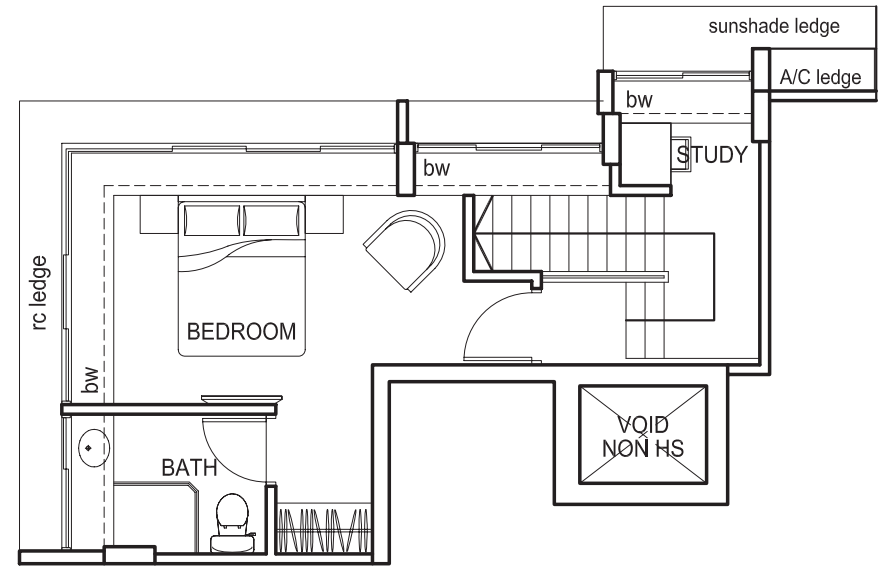
#11-01
76 sq.m. / 818 sq.ft.
inclusive of PES, bay window, planter, voids
A/C ledge, roof garden



TYPE D2

1 BEDROOM (Duplex)

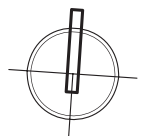
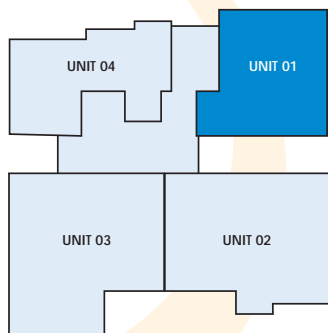
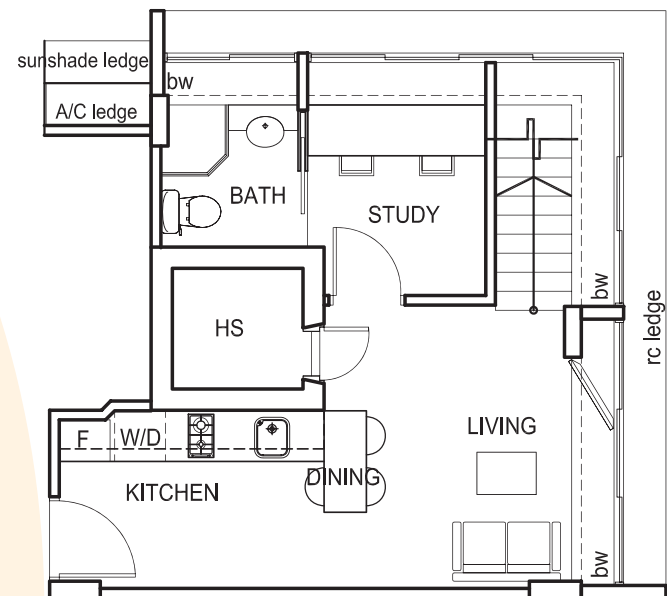
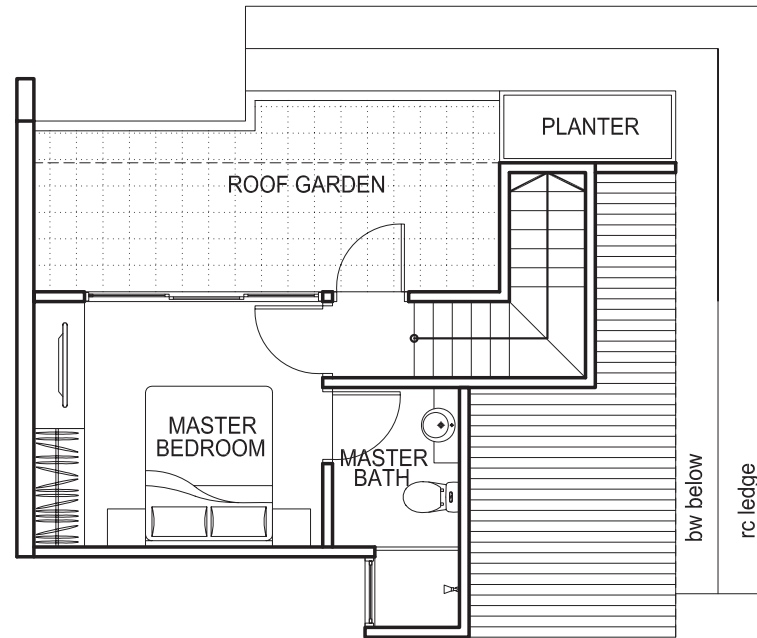
#11-04
69 sq.m. / 743 sq.ft.
inclusive of PES, bay window, planter, voids
A/C ledge, roof garden



TYPE P1

1+1 BEDROOM (Penthouse)

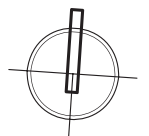
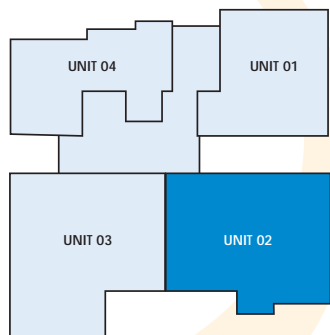
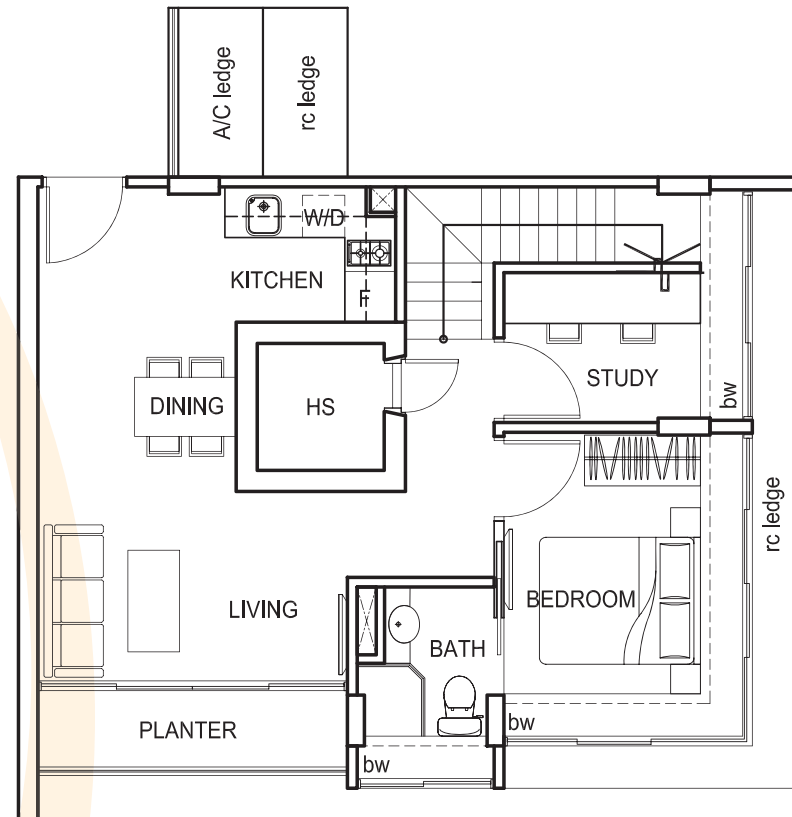
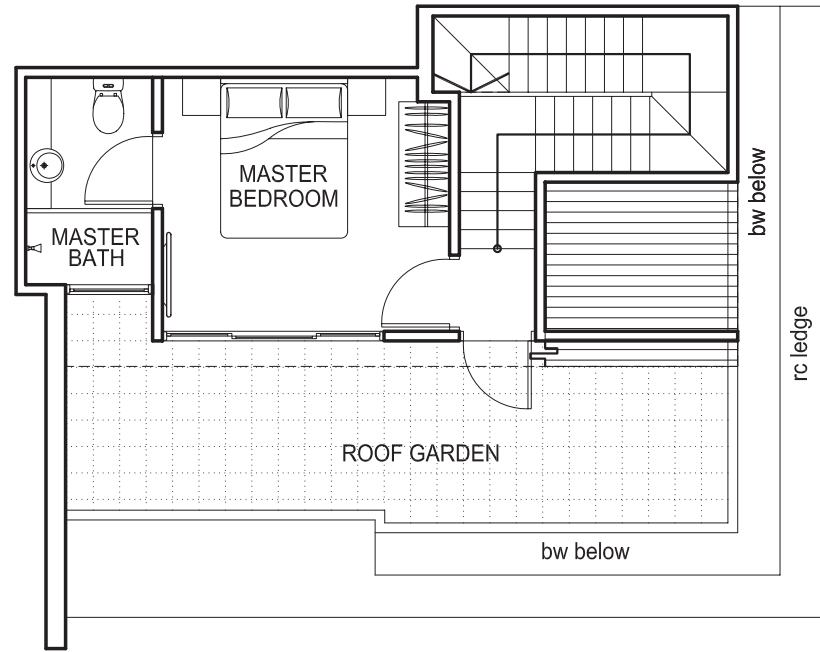
#13-01
73 sq.m. / 786 sq.ft.
inclusive of PES, bay window, planter, voids
A/C ledge, roof garden



TYPE P2

2+1 BEDROOM (Penthouse)

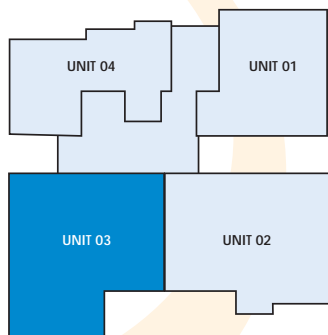
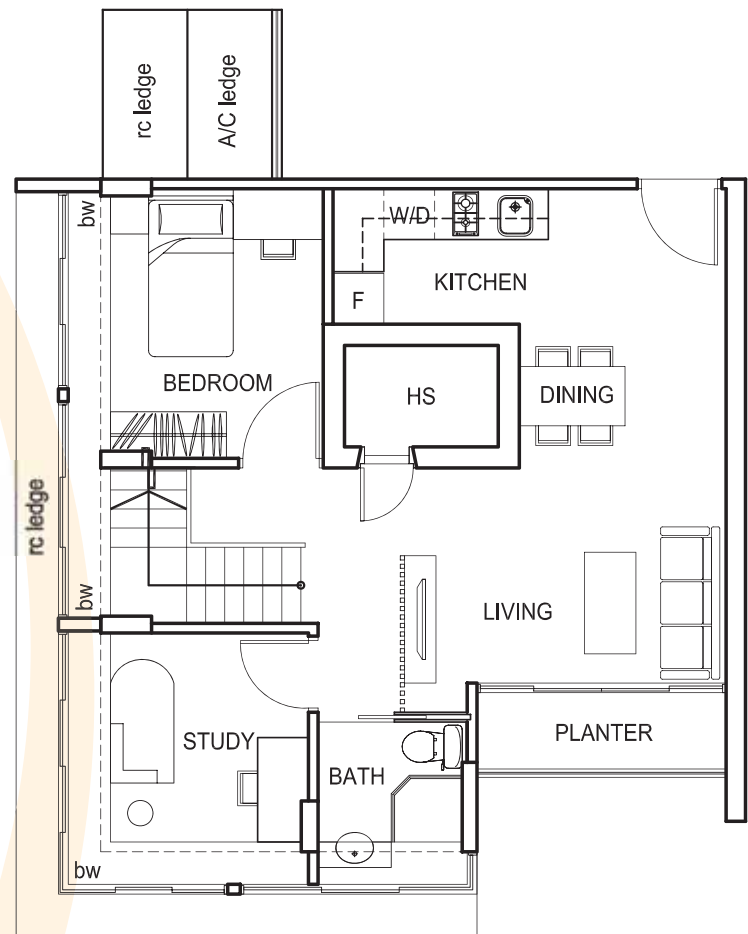
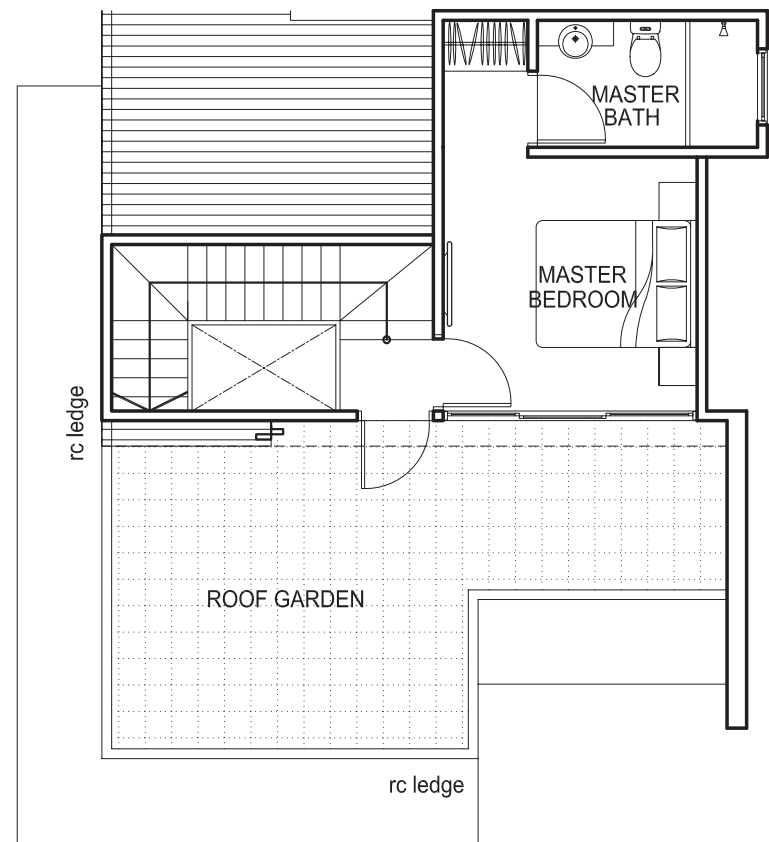
#13-02
105 sq.m. / 1130 sq.ft.
inclusive of PES, bay window, planter, voids
A/C ledge, roof garden



TYPE P3

2+1 BEDROOM (Penthouse)

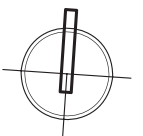
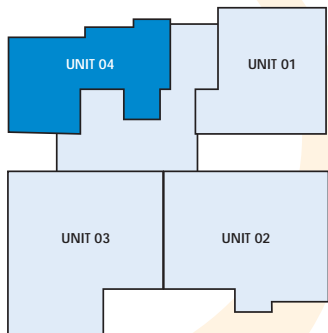
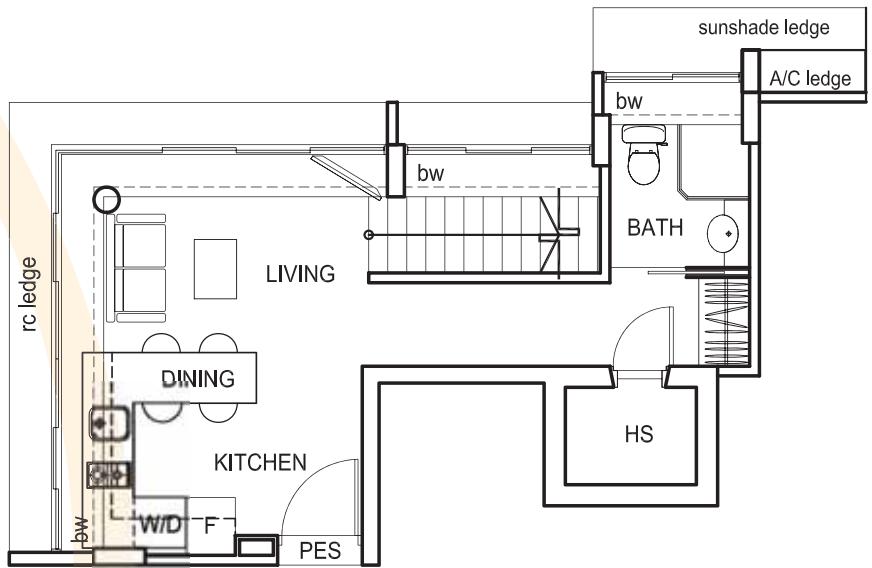
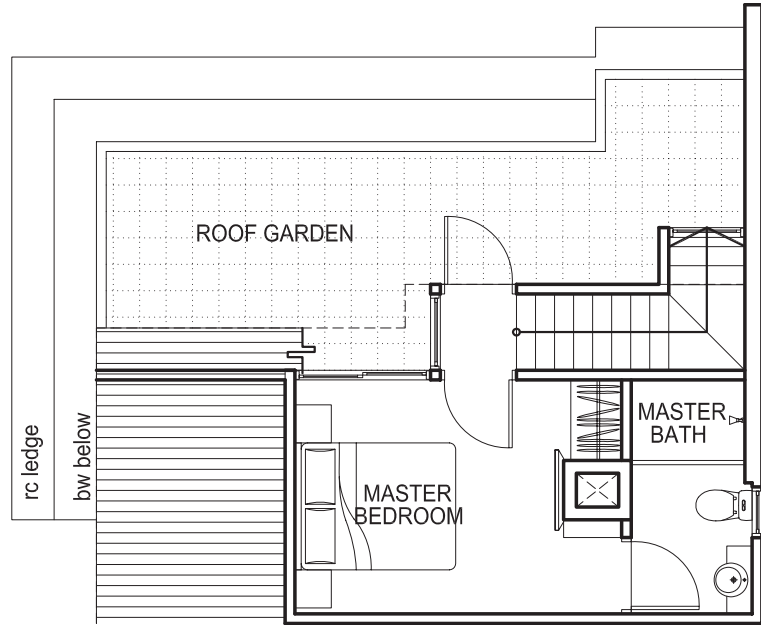
#13-03
115 sq.m. / 1238 sq.ft.
inclusive of PES, bay window, planter, voids
A/C ledge, roof garden



TYPE P4

1 BEDROOM (Penthouse)

#13-04
74 sq.m. / 797 sq.ft.
inclusive of PES, bay window, planter, voids
A/C ledge, roof garden



SPECIFICATIONS OF THE BUILDING

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

Metal roof and/or reinforced concrete roof with waterproofing and insulation. Roof structure shall be of reinforced concrete and/or tenalised timber and/or mild steel.

5. CEILING

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

Household Shelter & Yard - Skim coat with emulsion paint to Architect's selection

Master Bath/Common Toilet/Kitchen - Moisture resistant plaster ceiling boards with emulsion paint finish to Architect's selection.

6. FINISHES

Wall (For Apartments)

Living/Dining/ Bedrooms/Household Shelter - Cement and Sand plaster and/or skim coat with emulsion paint to Architect's selection

Master Bath/Common Toilet - Ceramic tiles laid up to false ceiling height (exposed area only) to Architect's design

Kitchen - Ceramic tiles laid up to false ceiling height (visible 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 - Compressed marble to Architect's selection

Bedroom/Study - Timber strip flooring with skirting to Architect's selection

Master Bath/ Common Toilet -

Ceramic and/or homogenous tiles to Architect's selection

Household Shelter - Ceramic and/or

homogenous tiles to Architect's selection

Internal staircases (For Penthouse & Duplex units only) - Timber strips 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

f) **Walkway/Pavement** - Homogenous and/or ceramic tiles to Architect's selection

7. WINDOWS

a) Powder coated aluminum framed windows with 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) **Roof Garden** - Powder coated aluminum framed doors with tinted float glass to Architect's design

e) **Ironmongery** - Quality 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

Master Bath

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

Common Toilet

a) 1 shower cubicle complete with shower mixer and shower set to Architect's selection

b) 1 wash basin and mixer 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, Yard, W.C., R.C. flat roof, Planter Box and where required.

15. DRIVEWAY & CARPARK

a) **Surface Driveway** - Interlocking pavement and/or homogenous and/or ceramic tiles to Architect's selection

b) **Mechanical Carpark** - According to specialist's specifications

16. RECREATIONAL FACILITIES

a) Swimming Pool

b) Gym

c) BBQ pit

d) Children's Play Area

e) Landscaped Garden

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 as annotated on plan 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:

Floorings

Granite/Marble and Compressed Marble are natural materials containing veins and 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, as well as non-conformity 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. Timber strips are natural materials containing veins and tonality differences. Thus, it is not possible to achieve total consistency of colours and grain in their 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/Building, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit/Building is delivered to the Purchaser. The Vendor shall not be answerable for any failure of the manufacturers and/or contractors and/or suppliers to honour any warranty

Cable Television

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) 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.

Layout

Layout/Location of wardrobes, kitchen cabinets, sink, sanitary wares & fittings, fan coil units, electrical points, electrical distribution board and plaster ceiling boards shall be subjected to Architect's sole discretion and final design.

Air Conditioning

The air-conditioning system has to be cleaned and maintained regularly to ensure that it is in good and proper working condition. The Purchaser is advised to engage his/her own contractor to service, cleaning of filters and condensation pipes of the air-conditioning system regularly.

Internet Acces

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

Description of Common Property

Common Facilities such as, swimming pool, gymnasium, children's play area, BBQ pit and landscape garden 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 is not provided. Sentry Post is 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 are not to be enclosed or roofed over. Voids are not to be slabbed over without approval from the relevant authorities.

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.

The brand and model of all equipments and appliances supplied shall be provided subject to availability, and may be substituted at the Developer's sole discretion.

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.

Type	Light Point	13A S/S/O	2X13A S/S/O	TV Point	Telephone Point	Water Heater	15A S/S/O	Cooker	Hood	20A TPN Isol
A1	6	5	2	2	3	1	1	1	1	1
A2	5	4	2	2	3	1	1	1	1	1
B1	9	5	3	3	4	1	1	1	1	2
B2	9	5	2	2	4	2	1	1	1	2
D1	12	8	2	2	4	2	1	1	1	2
D2	11	5	2	2	4	2	1	1	1	2
P1	12	6	3	2	4	2	1	1	1	2
P2	14	7	3	2	5	2	1	1	1	2
P3	16	5	4	2	4	2	1	1	1	2
P4	12	5	2	2	3	2	1	1	1	2

PROJECT DETAILS

Name of Project : Cosmo
Developer : Dakota Development Pte Ltd
Tenure of Land : Freehold
Legal Description : 02421L,06366T,06367A PT, 97663W,
97669N, 97671K, 97690X PT MK 25
Building Plan No : A1276 - 00379 - 2007 - BD01
Developer's Licence : C0340
TOP no later than : 30 June 2011
Legal Completion no later than : 31 June 2012

Sole Marketing Agent:



**Hotline: 9100 9898
8200 9191**

Developer:

Dakota Development Pte Ltd



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www.huttonsgroup.com