

costa
este

Developer:



GRAND CITY INVESTMENT PTE LTD

Sole Marketing Agent:

Huttons
realestategroup

hotline 9100 9898
8200 9191

web : www.huttonsgroup.com

3 bishan place #02-01 cpf building s579838
t 6253 0030 f 6253 0090

Interior consultant:



www.lourve.com.sg

Brochure design by:

AMELIA HOE
AMELIAHOELM@YAHOO.COM.SG

Name Of Project	:	Costa Este
Developer	:	Grand City Investment Pte Ltd
Location	:	Lot 5876C and 5877M (SL) Mk 26 at Telok Kurau Road
Tenure of Land	:	Freehold
Developer's Licence No.	:	C0222
Expected date of Vacant Possession	:	31 December 2010
Expected date of Legal Completion	:	31 December 2013
Planning Approval No.	:	ES20061229R00201
Building Plan Approval No.	:	A1066-00634-2006-BP01 (Approved on 18 October 2007)

Whilst Every Reasonable Care Has Been Taken In Preparing This Brochure, The Developer And Its Agents Cannot Be Held Responsible For Any Inaccuracies. All Statements Are Believed To Be Correct But Are Not To Be Regarded As Statements Of Representation Of Facts. All Information And Specifications Are Current At The Time Of Going To The Press And Are Subject To Change As May Be Required And Cannot Form Part Of An Offer Or Contract. All Plans Are Subject To Any Amendments Approved Or May Be Approved By The Relevant Authority. All Art Renderings And Illustrations Contained In This Brochure Are Artist's Impressions Only And Photographs Are Only Decor Suggestions And None Can Be Regarded As Representation Of Fact. Areas Are Approximate Measurements And Subject To Final Survey.

A romantic scene on a beach at sunset. A man and a woman are embracing, seen from behind. They are standing on a sandy beach where a heart has been drawn in the sand around them. The ocean waves are visible in the background under a colorful sky. The text "a dream comes true...." is overlaid on the right side of the image.

a dream comes true....



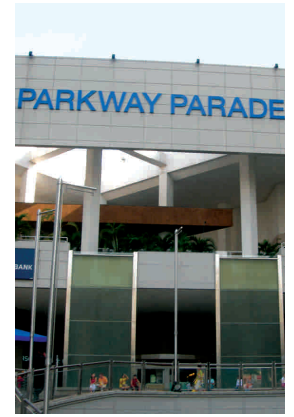
at Costa Este

an exclusive living
of 28 freehold units,
surrounded with
greenery and nature.

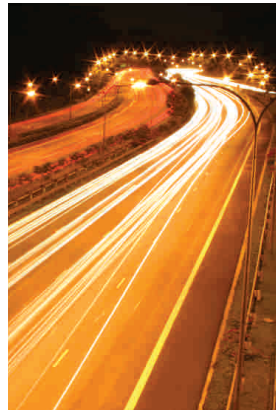




Enjoy life as you always wanted it to be.



Bustling lifestyle is just steps away... shopping, dining, entertainment, sport amenities, popular schools and major expressway are closeby, bringing you all the convenience you ever need.



Location Map





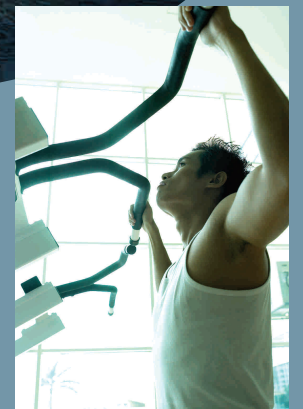
Artist's impression only

Redefining moments of leisure

Unwind in the pool or
workout at the gym.
Entertaining friends
and family with
a barbecue dinner
in the evening.



Artist's impression only





Contemporary living...

Designed for everyday
living and lifestyle.







Artist's impression only



Artist's impression only





Artist's impression only



Penthouses...



Artist's impression only

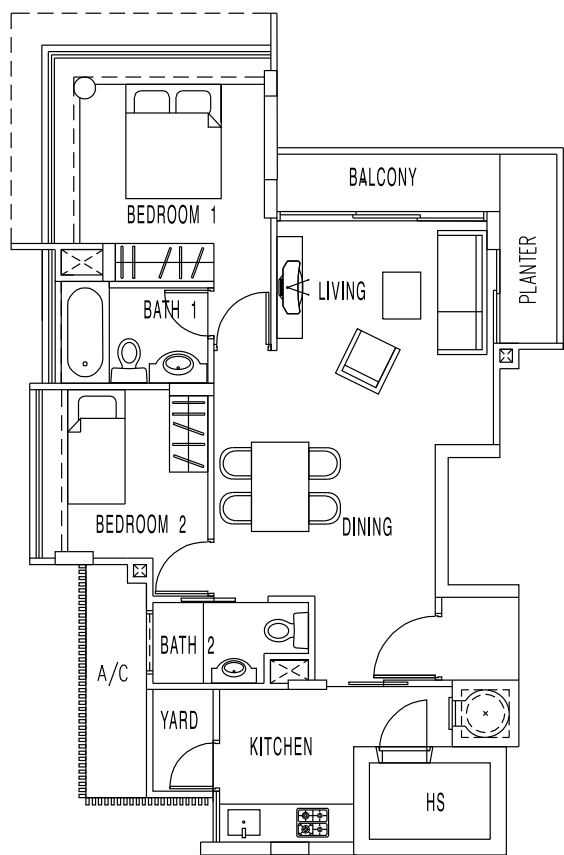


Site Plan



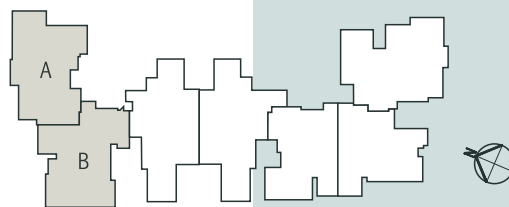
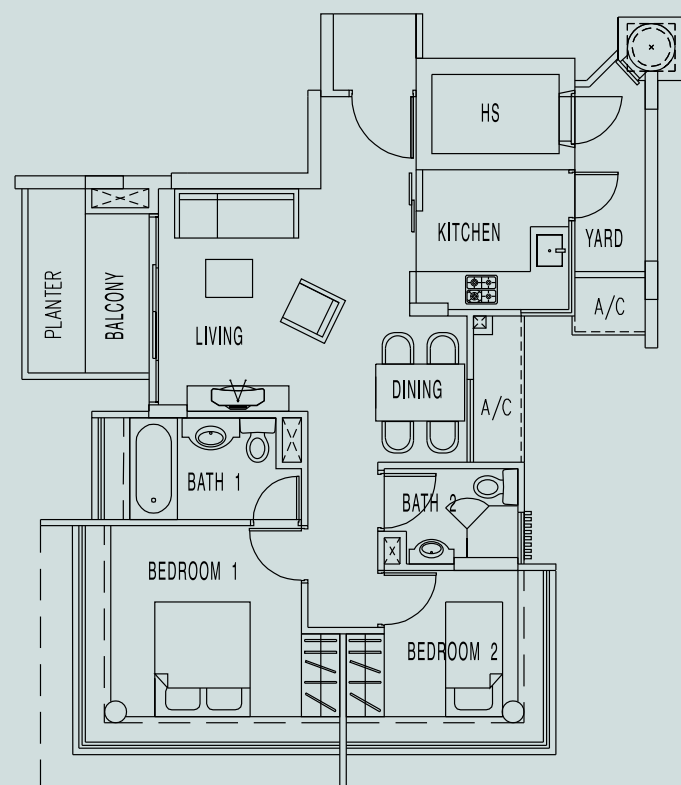
type A
2 bdrm
79 sq.m.

#02-07
#03-07
#04-07



type B
2 bdrm
78 sq.m.

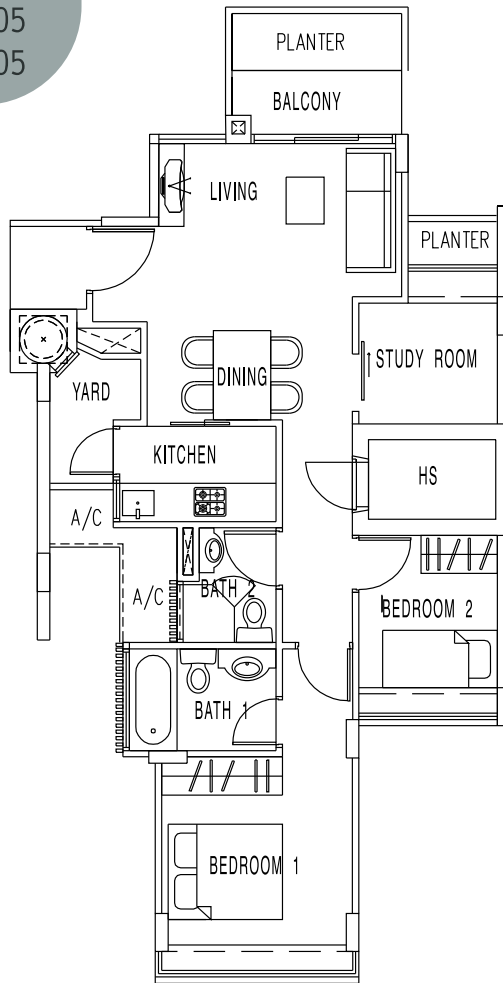
#02-06
#03-06
#04-06



type C

2+1 bdrm
76 sq.m.

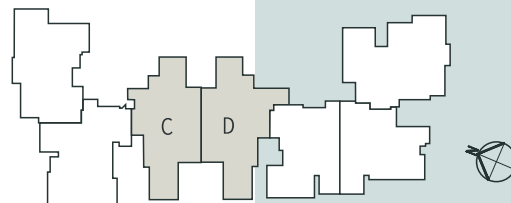
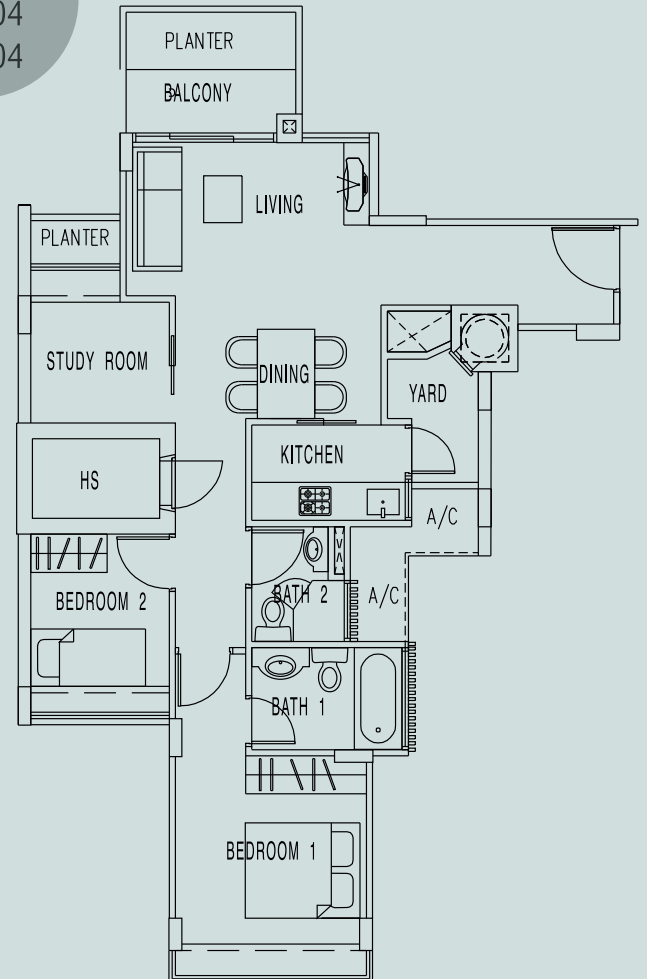
#02-05
#03-05
#04-05



type D

2+1 bdrm
79 sq.m.

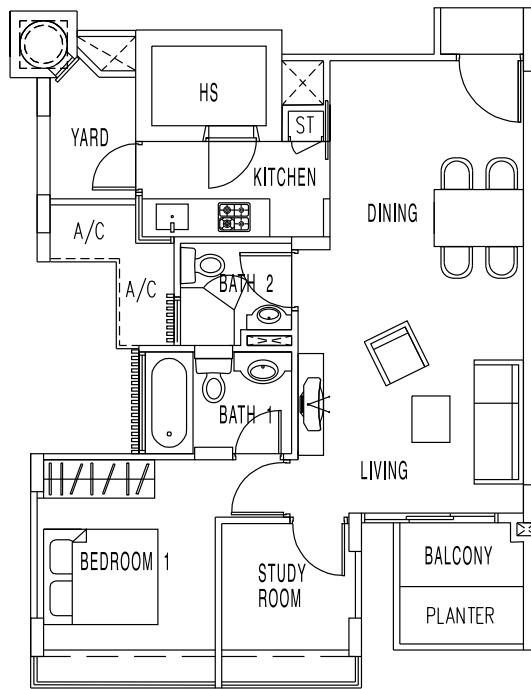
#02-04
#03-04
#04-04



type E

1+1 bdrm
69 sq.m.

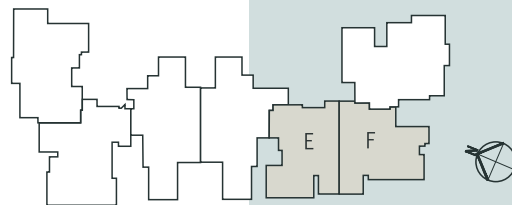
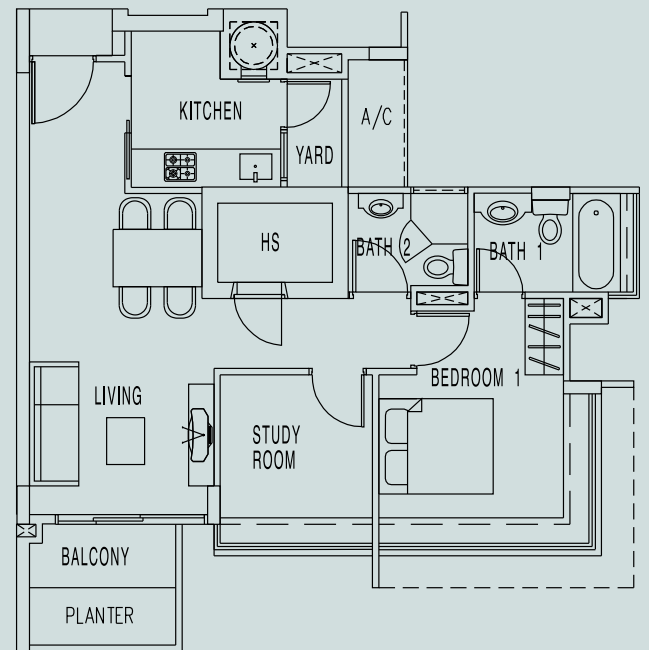
#02-03
#03-03
#04-03



type F

1+1 bdrm
68 sq.m.

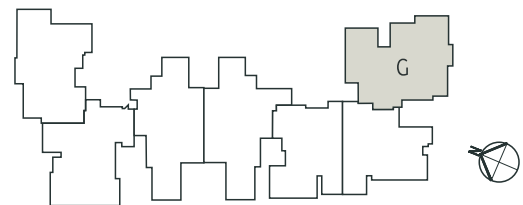
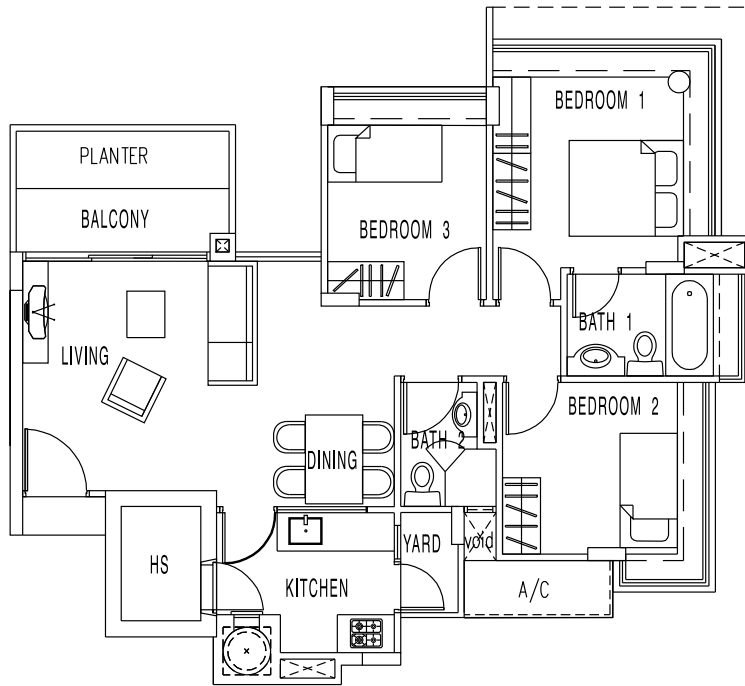
#02-02
#03-02
#04-02



type G

3 bdrm
85 sq.m.

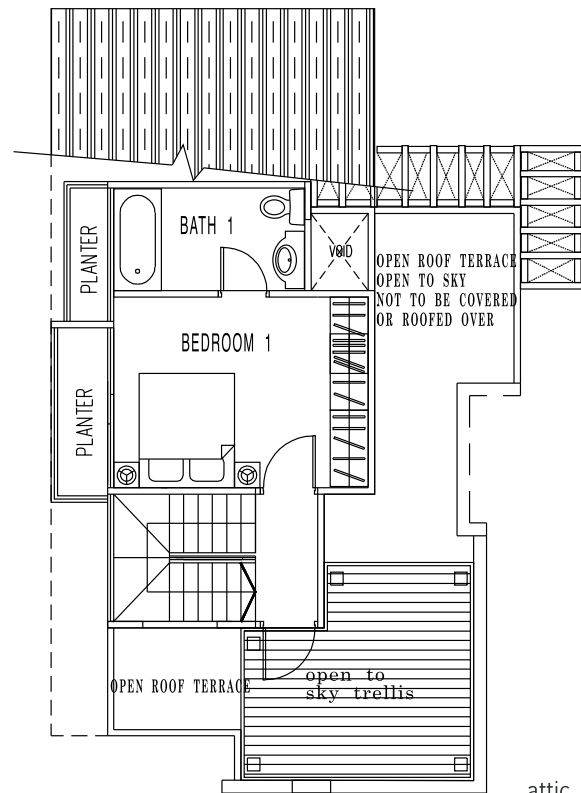
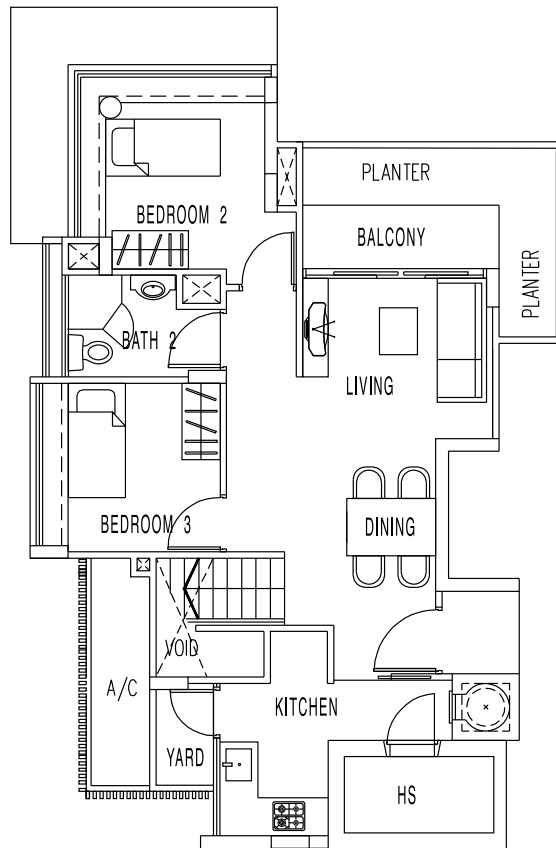
#02-01
#03-01
#04-01



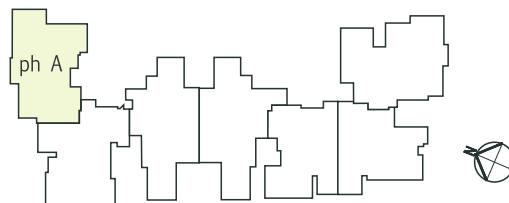
ph A

3 bdrm

132 sq.m. #05-07



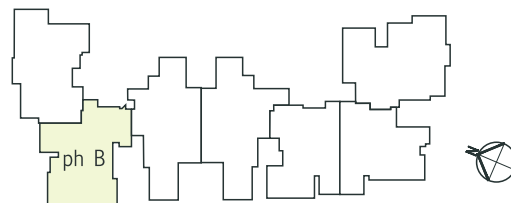
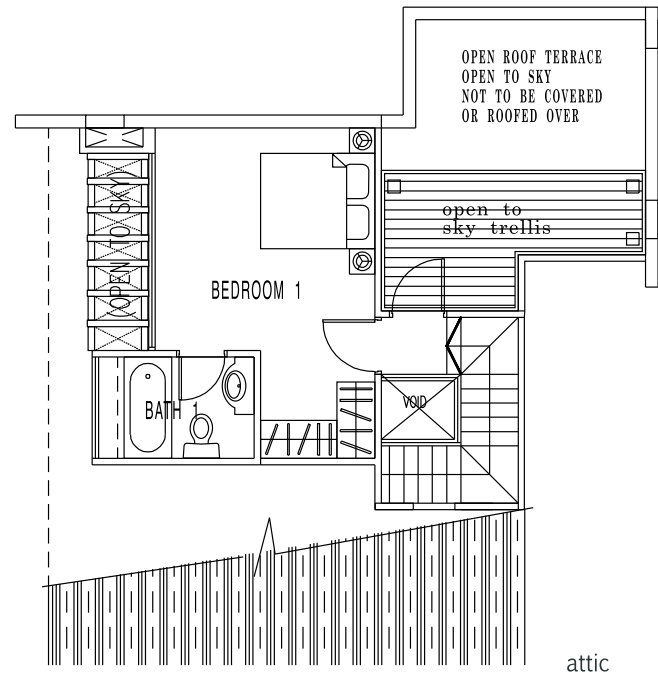
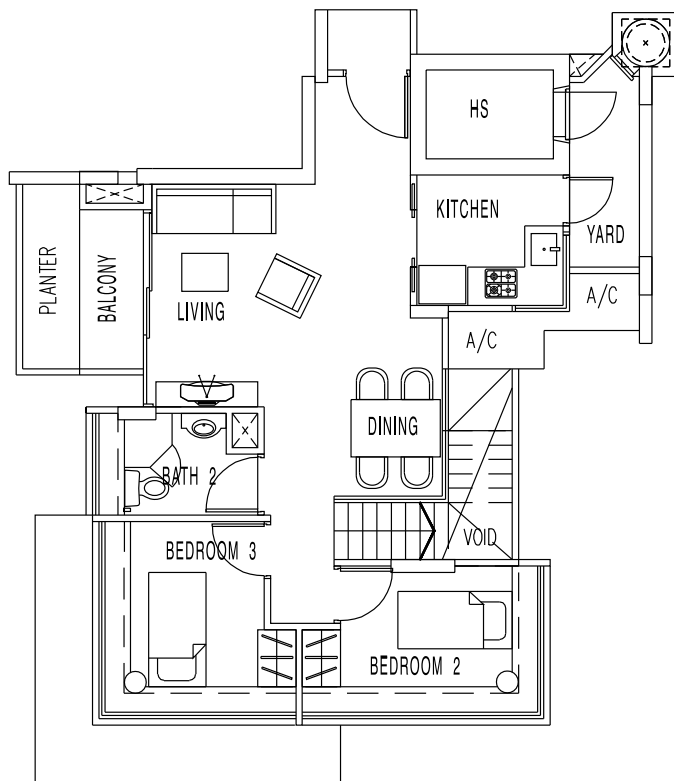
attic



ph B

3 bdrm

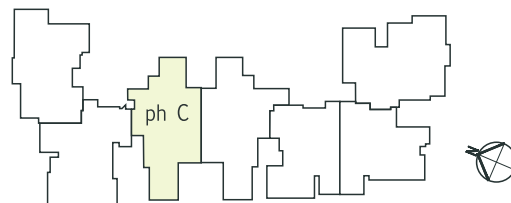
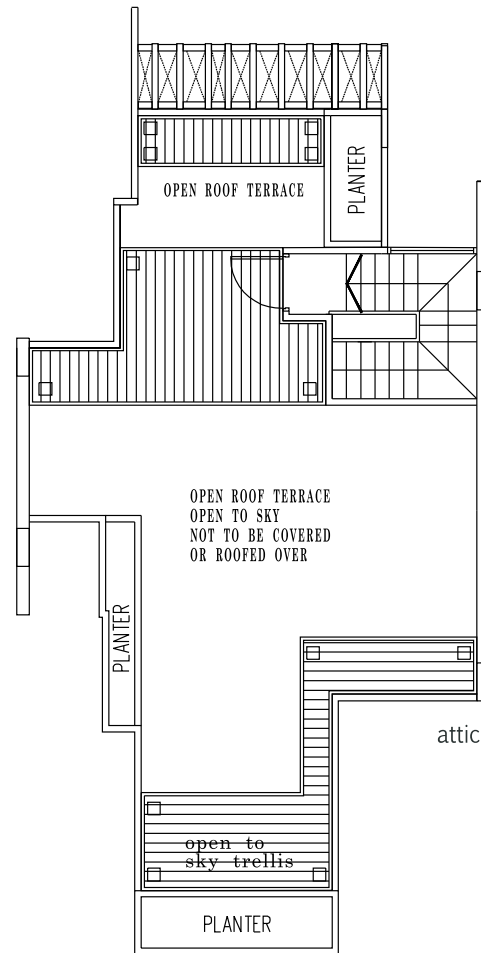
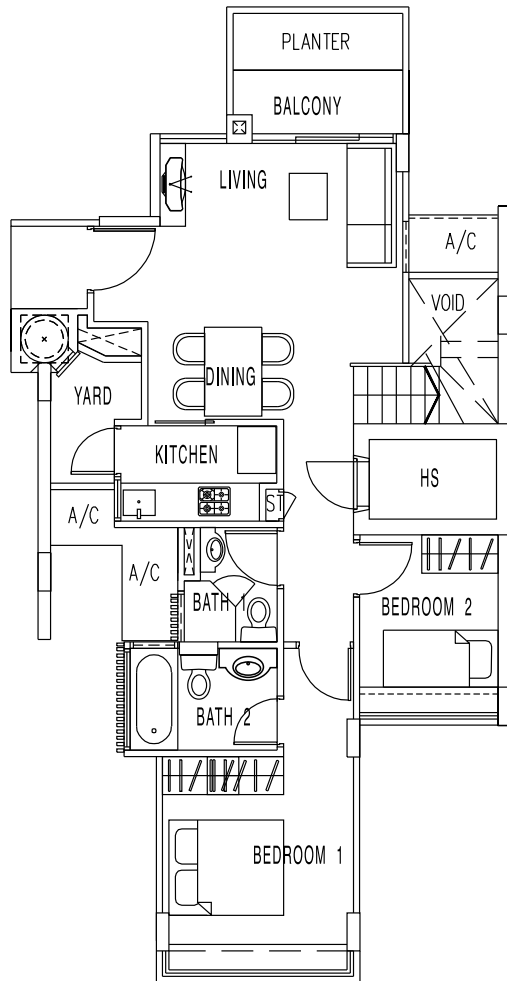
120 sq.m. #05-06



ph C

2 bdrm

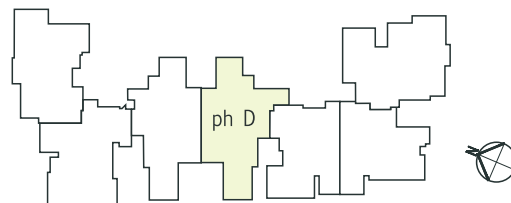
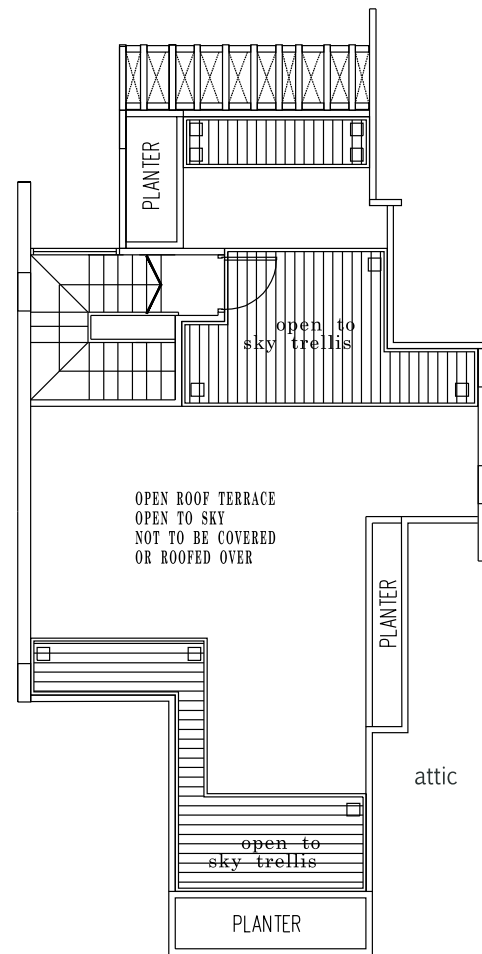
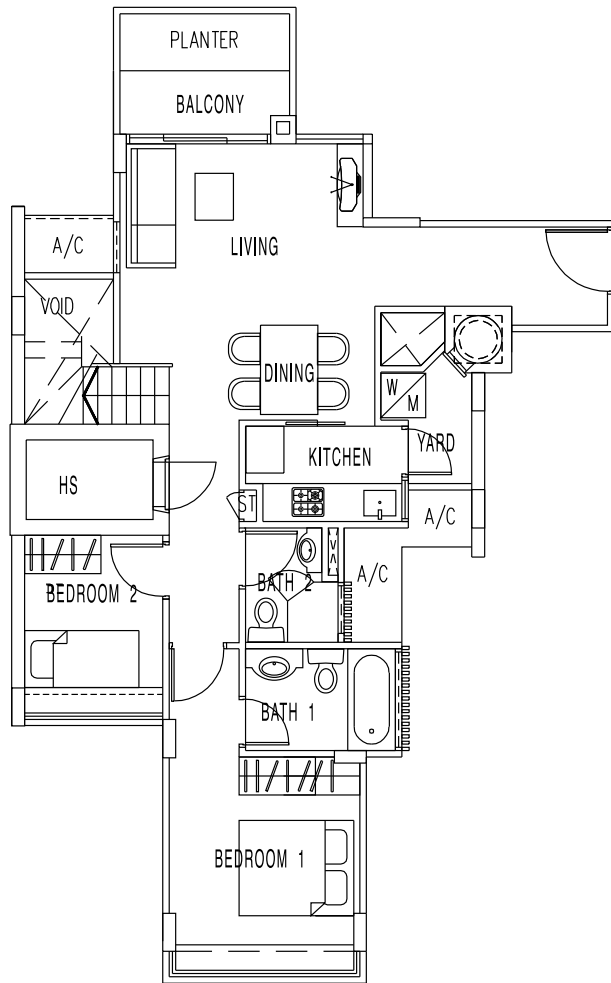
141 sq.m. #05-05



ph D

2 bdrm

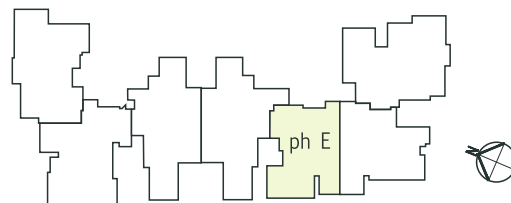
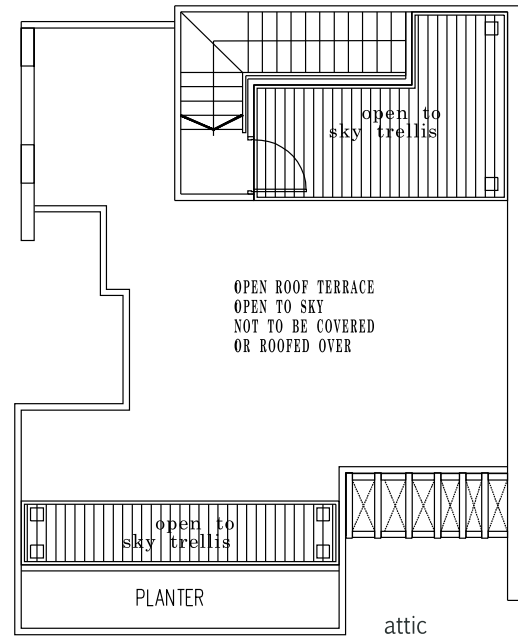
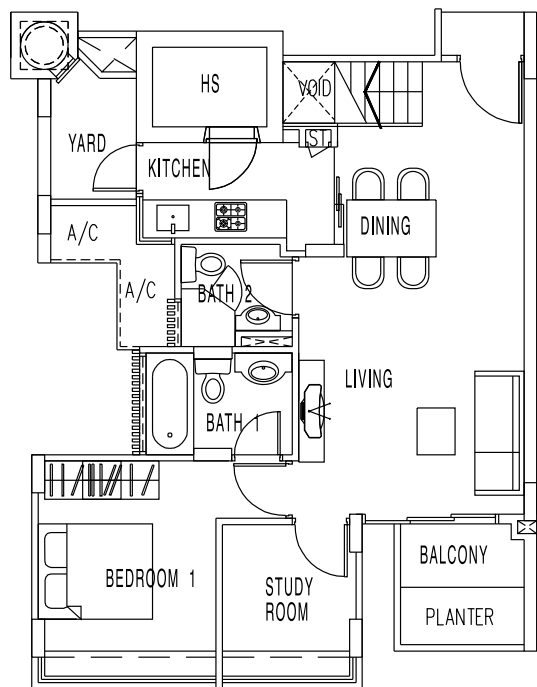
146 sq.m. #05-04



ph E

1+1 bdrm

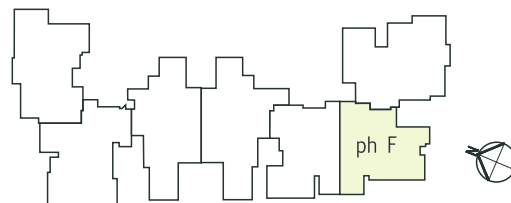
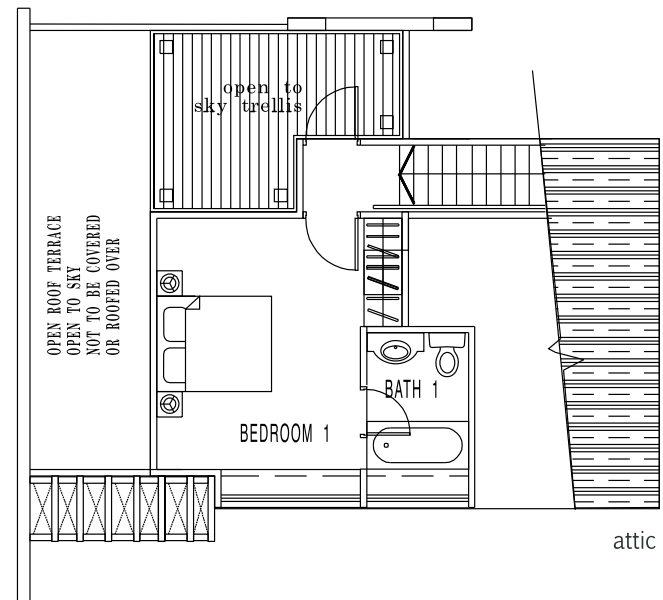
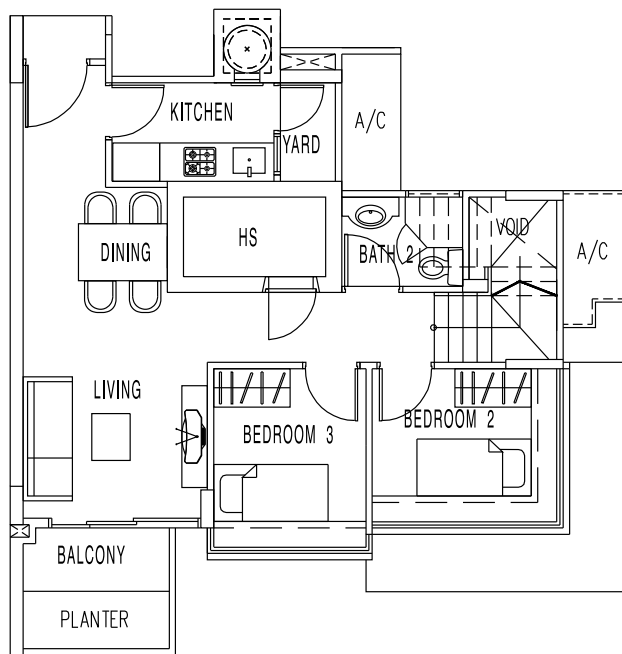
133 sq.m. #05-03



ph F

3 bdrm

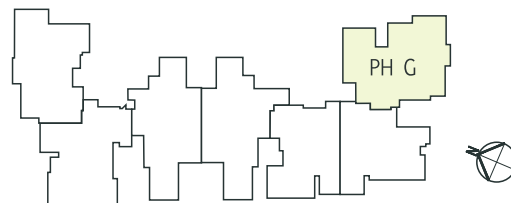
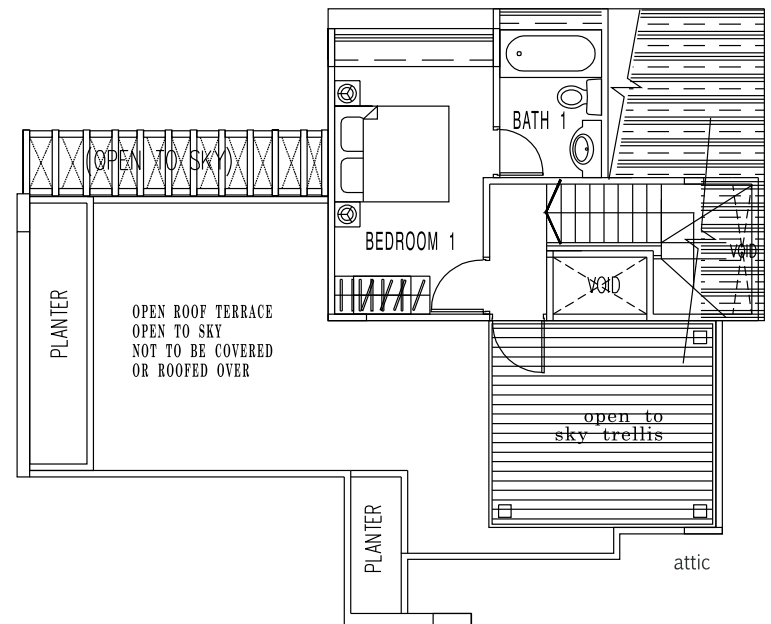
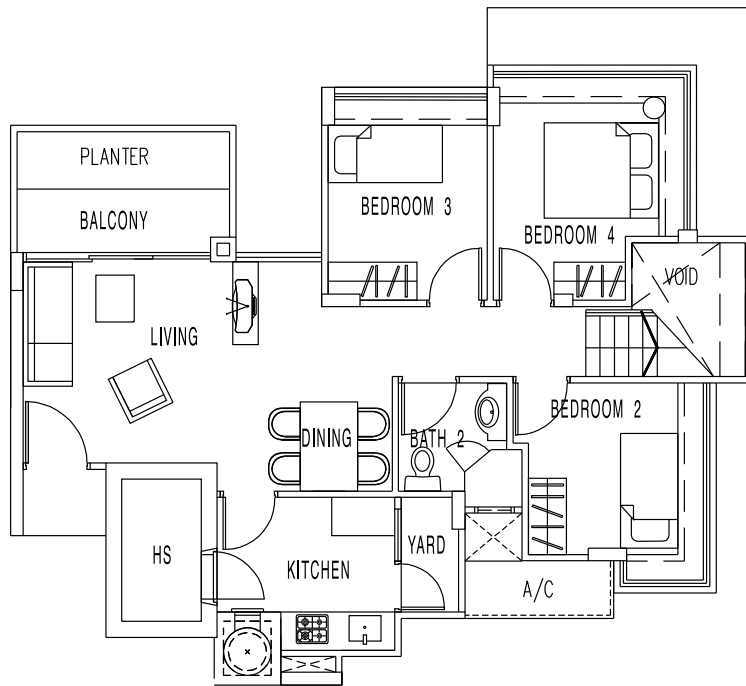
114 sq.m. #05-02



ph G

4 bdrm

150 sq.m. #05-01



Specifications

FOUNDATION

Reinforced concrete piles to engineer's design.

SUPERSTRUCTURE

Reinforced concrete building structures.

WALLS

External/ Internal Walls - Reinforced concrete and/ or common clay bricks and/ or drywall partition system.

ROOF

Reinforced concrete roof with appropriate waterproofing and insulation system and/ or metal roof to Architect's selection.

CEILING

a) Residential Unit

Plaster board false ceiling with emulsion paint to Kitchen and Bathrooms.

Plastering and/ or skim coat to concrete surfaces and plaster board false ceiling to selected areas with emulsion paint to all other areas.

b) Common Area

Lift Lobbies, Gymnasium, Management Office, Staircase - Plastering and/ or skim coat to concrete surfaces and/ or suspended ceiling board with emulsion paint finish.

FINISHES

Wall

a) Residential Unit

- i) Living/ Dining, Bedrooms, Study, Yard, Balcony, Household Shelter - Plaster and/ or skim coat with emulsion paint finish.
- ii) Master Bathroom - Compressed marble and/ or Homogeneous tiles and/ or mosaic tile up to false ceiling height.
- iii) Other Bathroom - Ceramic/Homogeneous tiles up to false ceiling height.
- iv) Kitchen - Ceramic tile and/ or plaster with emulsion paint up to false ceiling height.
- v) Open Roof Terrace, Balconies - Plaster and/ or skim coat with weather-resistant paint finish.

Note: No tiles behind kitchen cabinets, mirrors, bathtub and above false ceilings.

b) Common Areas

- i) Lift Lobbies at 1st Storey - Granite and/ or Homogeneous tiles and/ or plaster with emulsion paint up to false ceiling height.
- ii) All Other Areas - Plaster and/ or skim coat with emulsion paint finish.

Floor

a) Residential Unit

- i) Living/ Dining - Compressed marble.
- ii) Master Bathroom - Ceramic/Homogeneous tiles.
- iii) Other Bathrooms, Kitchen, Yard, Household Shelter, Balcony - Ceramic and/ or Homogeneous tile.
- iv) Master Bedroom, Bedrooms - Timber flooring with timber skirting.
- v) Open Roof Terrace - Ceramic/homogeneous tiles and/ or pebble wash.
- vi) A/C Ledge, Bay window - Cement sand screed.

b) Common Areas

- i) Lift Lobbies at 1st Storey - Granite and/ or Homogeneous tile.
- ii) Staircase - Cement screed with nosing tiles.
- iii) All Other Areas - Ceramic/Homogeneous tiles, and/ or cement sand screed, and/ or timber strip, and/ or granite tiles, and/ or pebble wash.

WINDOWS

Powder-coated aluminium frame with clear/ tinted/ frosted glass (where appropriate).

DOORS

- a) Main Entrance to apartments - Approved fire-rated timber door.
- b) Bedrooms - Hollow core timber door.
- c) Bathrooms - Hollow core timber and/ or aluminium glass door.
- d) Kitchen - Timber door with viewing glass panel and/ or aluminium glass door.
- e) Balcony, Open Roof Terrace - Aluminium-framed glass door and/ or aluminium door.
- f) Household Shelter - Approved steel door.
- g) Imported lockset to main entrance door and other timber doors.

SANITARY FITTINGS

a) Master Bathroom

Hard surface vanity top complete with wash basin, 1 bathtub, 1 water closet, 1 mirror, 1 toilet roll holder and 1 towel rail.

b) Other Bathrooms

1 wash basin, 1 water closet, 1 shower compartment, 1 mirror, 1 toilet roll holder and 1 towel rail.

TV/ FM/ TELEPHONE

Please refer to the Electrical Installation Schedule for detail.

LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard CP 33: 1996.

PAINTING

- a) Emulsion paint for internal surfaces.
- b) Textured coating/ Weathershield paint to external plastered surfaces.

WATERPROOFING

Waterproofing to floors of Bathrooms, Kitchen, Yard, Planters, Balcony, Roof Terrace and Concrete Flat Roof.

DRIVEWAY & CAR PARK

Bare concrete and/ or paving block, and/ or PC perforated slab, and/ or bituminous tarmac.

RECREATIONAL & OTHER FACILITIES

- a) Swimming Pool
- b) Wading Pool
- c) BBQ Area
- d) Gymnasium

ADDITIONAL ITEMS

- a) High and low kitchen cabinets with hard surface worktop complete with kitchen sink, cooker hob and hood.
- b) Wardrobe to all Bedrooms.
- c) Split air-conditioning system provided for Living/ Dining, Bedrooms.
- d) Hot water supply to all bathrooms and kitchen.
- e) Audio intercom to each residential unit.

Notes:

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 hence cannot be totally avoided. Granite tiles are pre-polished before layout 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 tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.

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

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.

Layout/ location of wardrobes, kitchen cabinets, fan coil units and electrical points are subject to Architect's sole discretion and final design.

The brand and model of all the equipment and appliances supplied shall be provided subject to availability.

Regular maintenance by the Purchaser of the air-conditioning systems, including the clearing of filters and condensation pipes, is essential for the efficient running and prolonging of their operating life.

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.

ELECTRICAL SCHEDULE:

UNIT TYPE		D	E	S	C	R	I	P	T	I	O	N	
		Lighting Point	Single 13A Switch Socket	Double 13A Switch Socket	Water Heater	Cooker Hob	Cooker Hood	Oven Point	TV (SCV) Point	Telephone Point	A/C Isolator	Bell Point	Audio Intercom Point
Residence	A	12	4	3	2	1	1	1	3	3	2	1	1
	B	12	5	3	2	1	1	1	3	3	2	1	1
	C	14	4	3	2	1	1	1	4	4	2	1	1
	D	14	3	3	2	1	1	1	4	4	2	1	1
	E	11	3	3	2	1	1	1	3	3	2	1	1
	F	11	3	3	2	1	1	1	3	3	2	1	1
	G	12	5	4	2	1	1	1	4	4	2	1	1
Penthouse	PH A	19	7	4	3	1	1	1	4	5	2	1	1
	PH B	18	7	4	3	1	1	1	4	5	2	1	1
	PH C	16	5	3	3	1	1	1	3	4	2	1	1
	PH D	16	5	3	3	1	1	1	3	4	2	1	1
	PH E	14	5	3	3	1	1	1	3	4	2	1	1
	PH F	17	6	4	3	1	1	1	4	5	2	1	1
	PH G	16	7	5	3	1	1	1	5	5	2	1	1