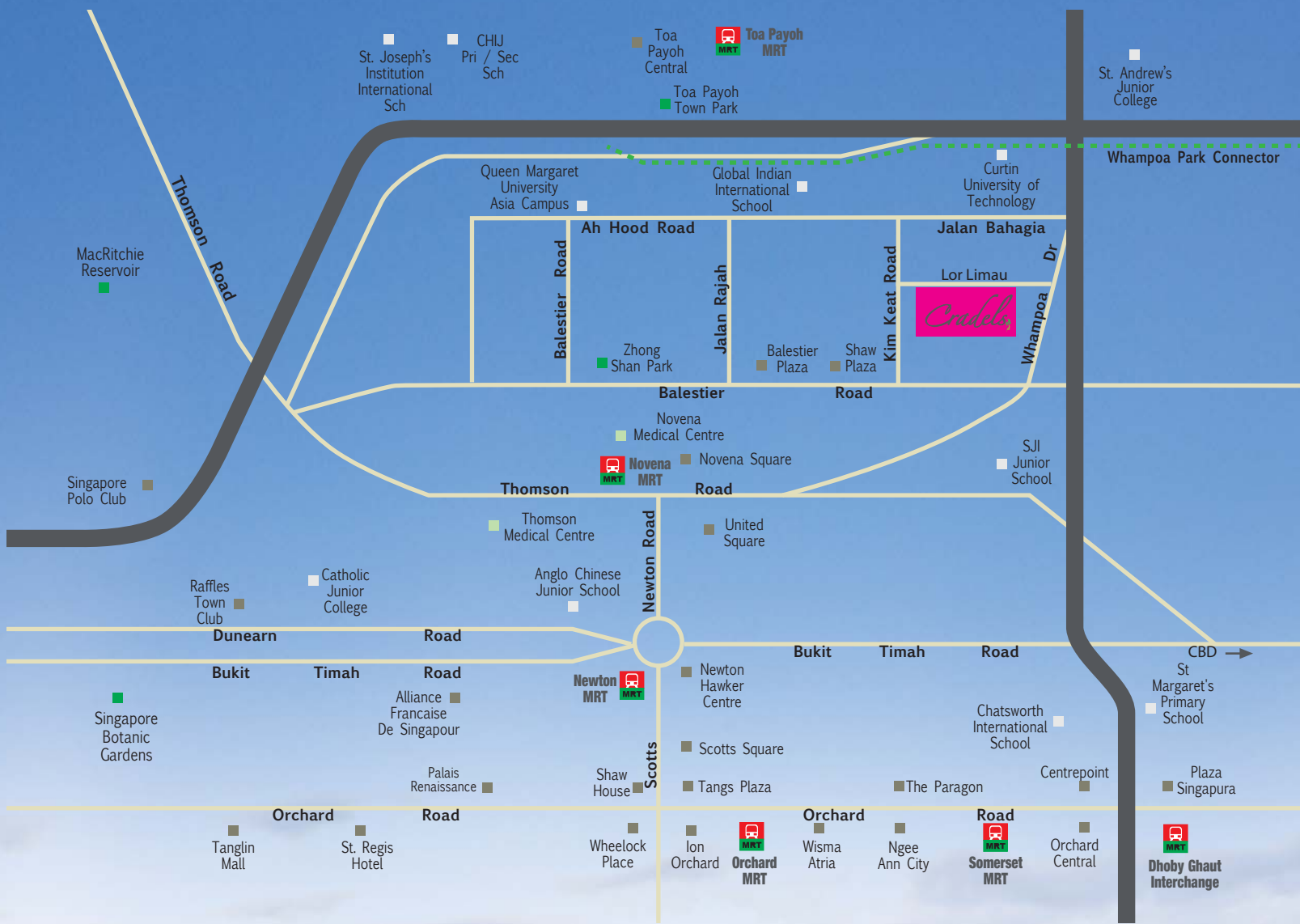


# Cradels

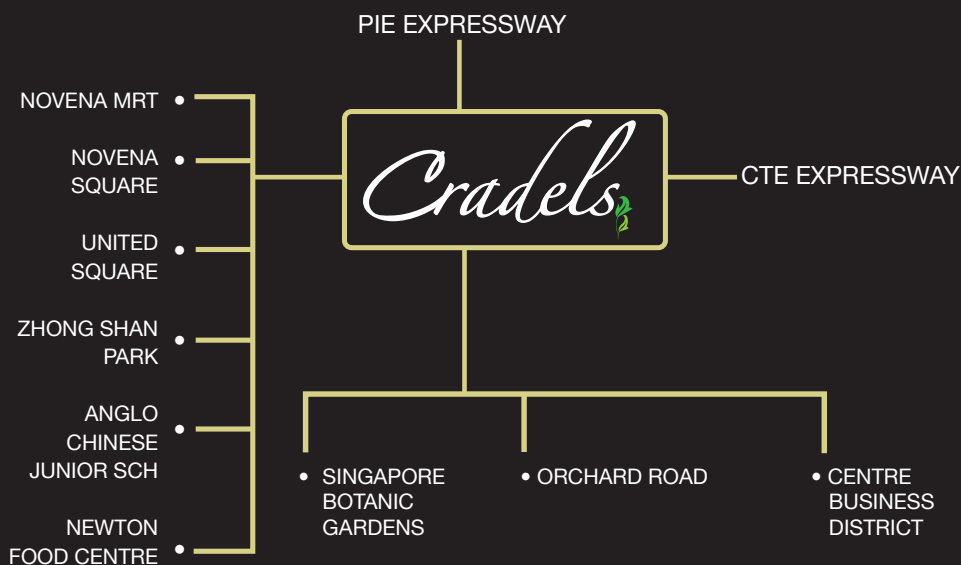




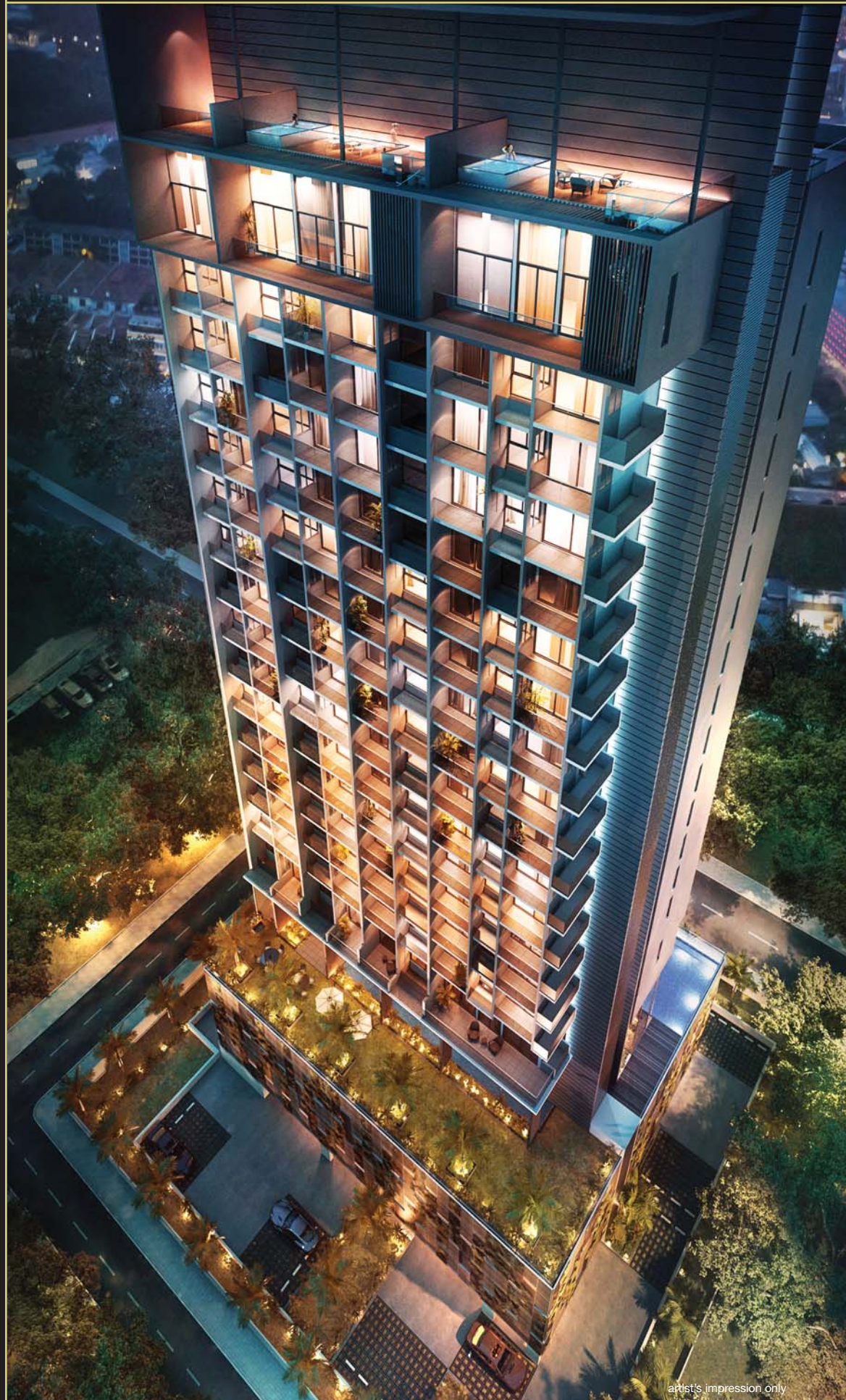
*Your favourite indulgence right at your doorstep...*

Whether it's a night out on the town or a fabulous shopping spree at the malls, Cradels is the platform from which you can satisfy your every craving. With an enviable location near the city and surrounded by amenities, you are never far from the things you love.

Just minutes away is Novena MRT Station, putting you only 2 stops away from world-famous Orchard Road – Singapore's shopping and entertainment mecca. Drivers will find themselves darting around the island with convenient access to 2 major expressways, the Pan Island and Central Expressways.



*Design that is simply  
magnificent to BEHOLD...*



Cradels is a stunning high-rise development with well-designed and lavishly-fitted apartments on 20 floors. Every space is adoringly designed with maximum consideration given to aesthetics to ensure that you come home to your very own piece of heaven every single day.

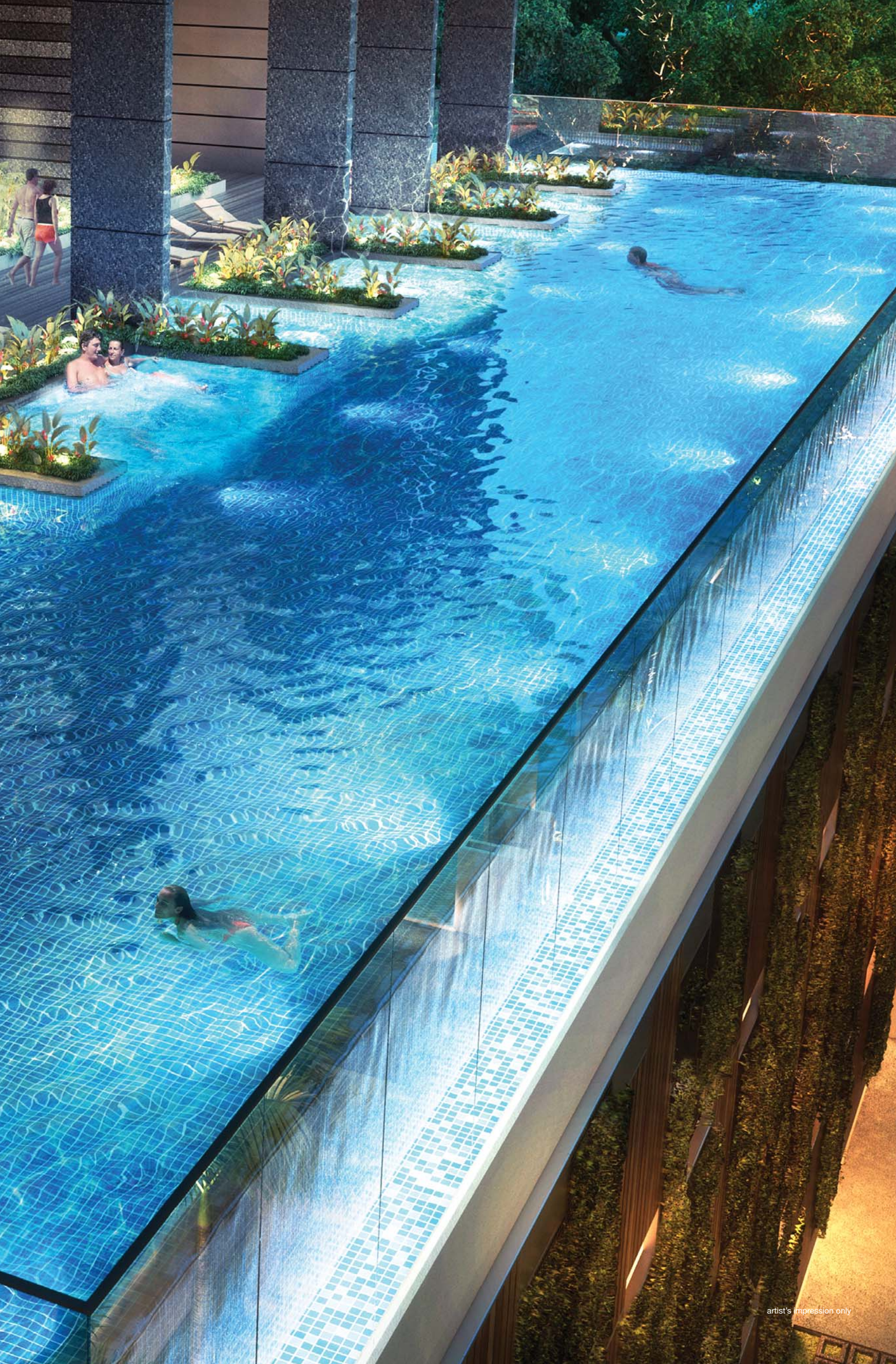
artist's impression only



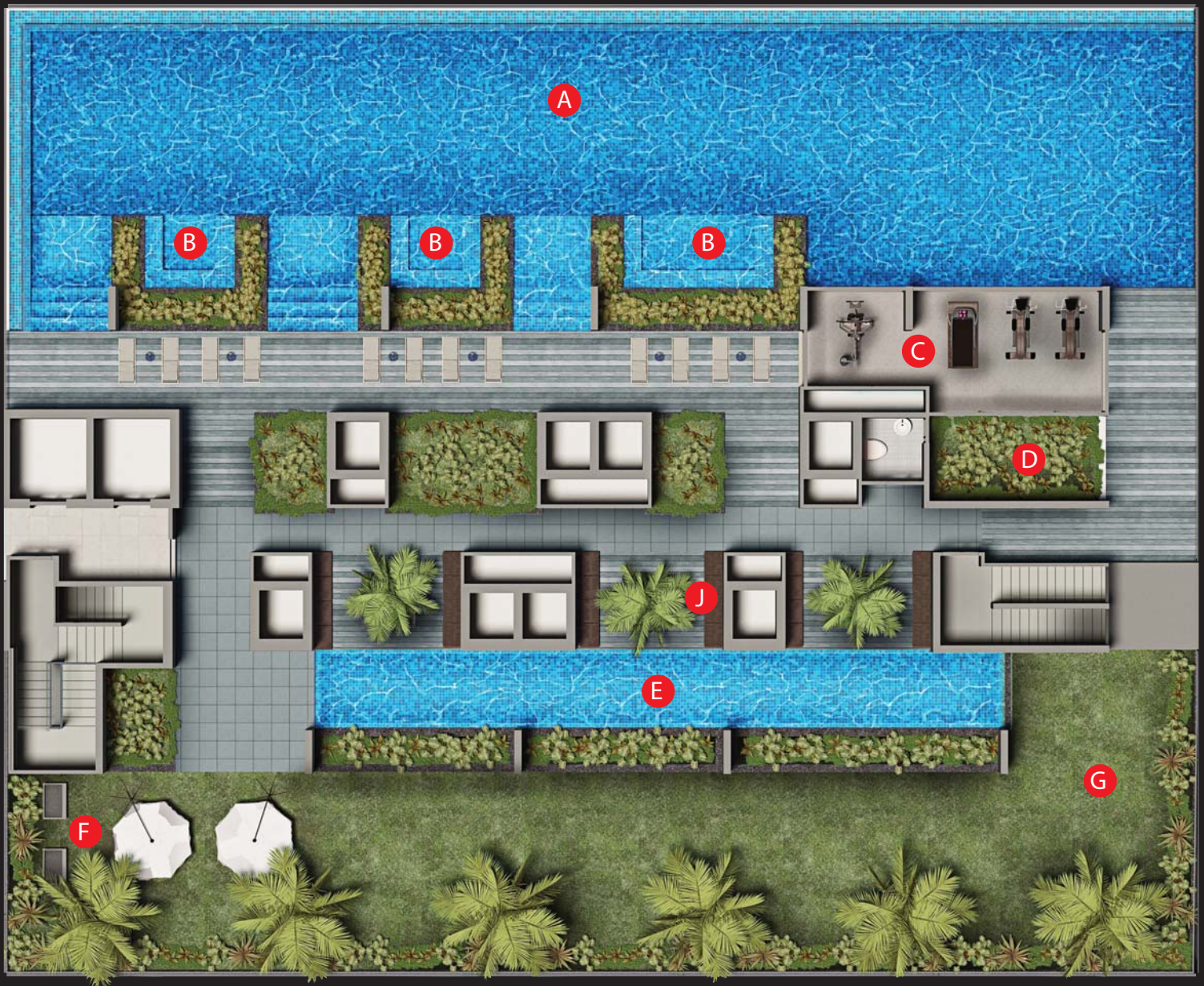
A pool and jacuzzis with a view on Level 5 for that breathtaking eye-in-the-sky feeling. Choose to work up a sweat in a controlled environment or under open skies with both an indoor and outdoor gym while kids will have a ball in the children's play pool. Bonding with loved ones is easy over the flames of a sizzling BBQ and spending reflective moments by yourself in the landscaped surroundings can be soothing comfort for the soul.

Savour a lifestyle beyond compare at Cradels where form and function synergise to bring you luxury living at its finest.

*Exquisite living is everyday pleasure...*

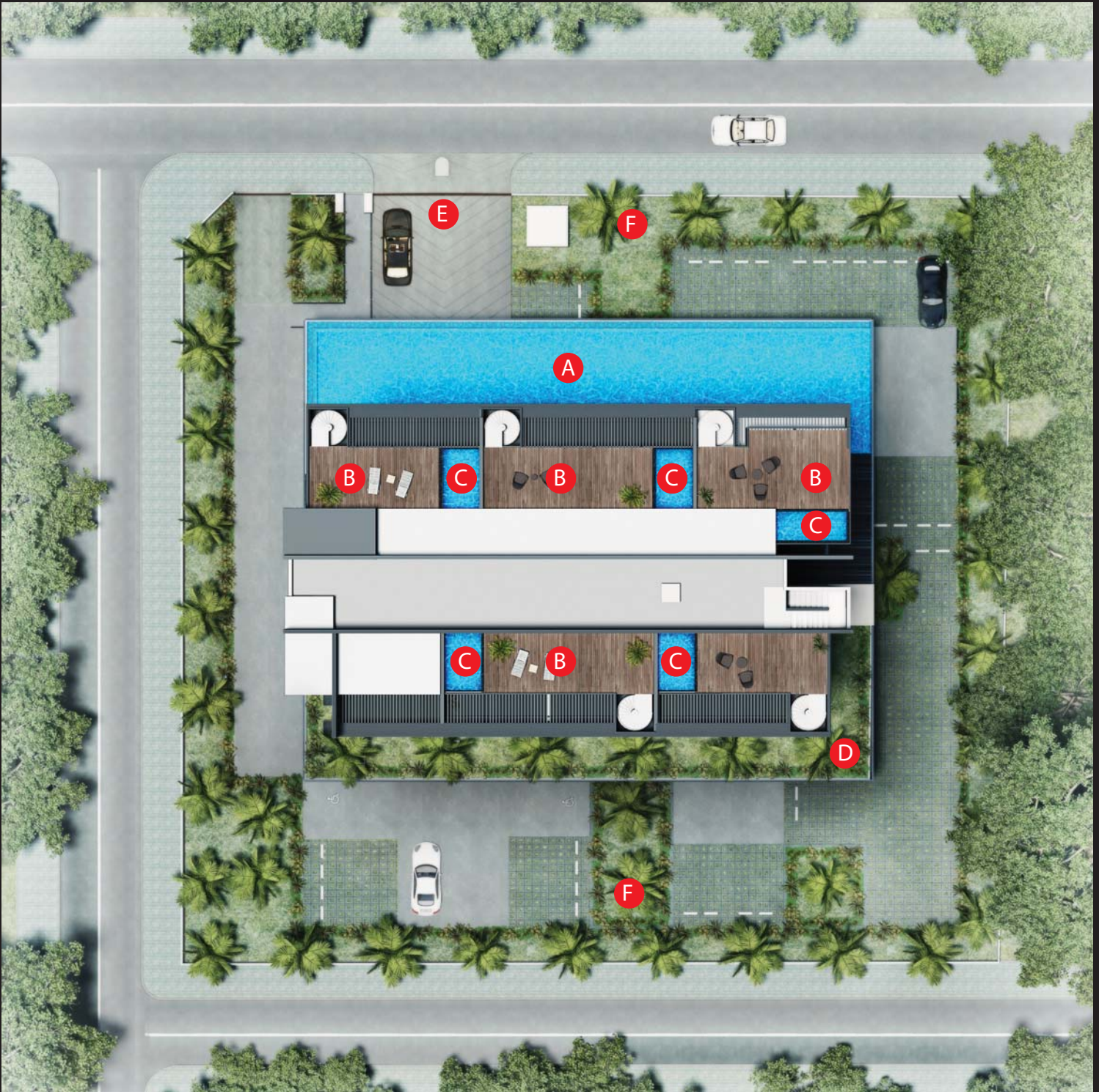


# Facilities Plan



- A** SWIMMING POOL
- B** JACUZZI
- C** INDOOR GYMNASIUM
- D** OUTDOOR GYMNASIUM
- E** CHILDREN'S PLAY POOL
- F** BBQ AREA
- G** OUTDOOR FITNESS AREA

# Site Plan



A SWIMMING POOL ON 5TH STOREY

B PRIVATE ROOF TERRACE

C PRIVATE POOL

D LANDSCAPING ON 5TH STOREY

E ENTRANCE

F LANDSCAPING ON GROUND LEVEL

G SERVICE ROAD

H SURFACE CAR PARK ON GROUND LEVEL





*Chic living right in your abode...*





artist's impression only

With quality brands such as Bosch, Daikin and Mitsubishi gracing every apartment, you will feel the touch of modernity at Cradels. Built-in wardrobes, granite and marble surfaces inject a sense of chic living right into your abode.



artist's impression only



artist's impression only



artist's impression only



# SPECIFICATIONS

1. **FOUNDATION** : Piling system to engineer's specification / BCA's approval.
2. **STRUCTURE** : Reinforced concrete to engineer's design.
3. **ROOF** : Reinforced concrete flat roof with waterproofing and insulation
4. **FINISHES** :
  - Wall (Common Areas)**
    - External : Plastered reinforced concrete with spray textured coating and/or weather proof low VOC paint
    - Internal : Pre-cast panels and/or brick wall with emulsion low VOC paint
    - 1<sup>st</sup> Storey Lift Lobby : Granite tiles up to false ceiling (exposed areas only)
    - Typical Lift lobbies : Brick wall with emulsion low VOC paint.
    - Staircases : Brick wall with emulsion low VOC paint and/or skim coat
  - Wall (Apartments)**
    - Living / Dining / Bedrooms / Study / and/or Household Shelter : Brick wall with emulsion low VOC paint and/or skim coat
    - Master Bath / Toilet and Kitchen : Ceramic tiles laid up to false ceiling (exposed areas only)
  - Ceiling (Common Areas)**
    - Sky Terrace / Pool Deck : Cement with skim coat and/or plaster boards with emulsion paint
    - Barrier Free Toilet : Moisture resistant plaster boards with emulsion paint
    - Gymnasium : Plaster boards with emulsion paint
  - Ceiling (Apartments)**
    - Living / Dining / Balcony / AC Ledge : Cement with skim coat and/or plaster boards Household Shelter with emulsion paint
    - Bedrooms / Study : Plaster boards with emulsion paint
    - Toilet and Bath / Kitchen : Moisture resistant plaster boards with emulsion paint.
  - Floor (Common Areas)**
    - 1<sup>st</sup> Storey Lift Lobby : Granite slab and/or homogeneous travertine tiles
    - Typical Lift Lobbies : Homogeneous travertine tiles
    - Staircases : Homogeneous tiles for 1<sup>st</sup> storey up to 2<sup>nd</sup> and basement storey only  
Cement rendering with homogeneous nosing tiles for the rest of the storeys
  - Pool Deck** : Timber deck and/or homogeneous tiles
    - Sky Terrace : Timber deck and/or granite and/or homogeneous tiles and/or carpet grass and top soil
    - Swimming Pool / Jacuzzi : Mosaic tiles
    - Walkway / Handicap Ramp : Smooth cement finish and/or homogeneous and/or concrete imprint
    - Driveway / Car park : Smooth cement finish and/or concrete imprint and/or interlocking concrete pavers
  - Floor (Apartments)**
    - Living / Dining / Kitchen : Compressed marble and/or marble tiles with similar skirting
    - Bedroom / Study : Compressed marble and/or marble tiles with similar skirting
  - Floor (Apartments)**
    - Master Bath/ Common Toilet : Homogeneous tiles
    - Household Shelter : Homogeneous with similar skirting
    - Planter box and A/C Ledge : Smooth cement finish
    - Balcony : Homogeneous tiles
5. **WINDOW** : Powder coated aluminum framing with min. 6mm thick clear/tinted glass.
6. **DOORS** :
  - Main Entrance : Fire-rated laminated timber door
  - Bedrooms/Bathrooms : Hollow core veneered timber door
  - Household Shelter : PSB approved blast door
  - Balcony : Powder coated aluminum framing with min. 6mm thick tempered clear/tinted glass
  - Ironmongery : Locksets and hinges to Architect's selection
7. **RAILINGS** : Laminated tempered glass with stainless steel capping and/or mild steel with paint to Architect's selection
8. **SANITARY WARES AND FITTINGS** :
  - Main / Common Toilet and Bath : 1 shower cubicle complete with shower mixer (rain shower system for main toilet and bath only)  
1 shower set and soap dish  
1 basin and mixer tap with cabinetry below  
1 water closet  
1 mirror  
1 towel rod  
1 toilet paper holder
9. **LIGHTNING PROTECTION SYSTEM** : Lighting Protection System shall be provided in accordance with Singapore Standard CP33 1996.
10. **WATERPROOFING** : Waterproofing is provided to floors of bathrooms, kitchens, R.C. ledges, A/C ledges, roof, planter boxes and where required.
11. **RECREATIONAL FACILITIES** :
  - Indoor Gym
  - Outdoor Gym
  - Swimming Pool
  - Children Play Pool
  - BBQ area
  - Jacuzzis
  - Outdoor Fitness Area

## 12. ELECTRICAL SCHEDULE

	Unit Type	D E S C R I P T I O N												
		Lighting Point	Aircon Point	Power Point	TV Point	Telephone Point	Water Heater Point	Cooker Hob Point	Cooker Hood Point	Oven Point	Fridge Point	Washing Machine Point	Audio / Video Intercom Point	Bell Point
R E S I D E N T I A L	A1	7	1	8	4	4	1	1	1	1	1	1	1	
	A2	7	1	8	4	4	1	1	1	1	1	1	1	
	B1	6	1	7	3	3	1	1	1	1	1	1	1	
	B2	6	1	7	3	3	1	1	1	1	1	1	1	
	C1	6	1	7	3	3	1	1	1	1	1	1	1	
	C2	6	1	7	3	3	1	1	1	1	1	1	1	
	D1	6	1	7	3	3	1	1	1	1	1	1	1	
	D2	6	1	7	3	3	1	1	1	1	1	1	1	
	D3	6	1	7	3	3	1	1	1	1	1	1	1	
	E1	7	1	8	4	4	1	1	1	1	1	1	1	
	E2	7	1	8	4	4	1	1	1	1	1	1	1	
	F1	6	1	7	3	3	1	1	1	1	1	1	1	
	F2	6	1	7	3	3	1	1	1	1	1	1	1	
	G1	6	1	7	3	3	1	1	1	1	1	1	1	
	G2	6	1	7	3	3	1	1	1	1	1	1	1	
	H1	8	2	10	4	4	2	1	1	1	1	1	1	
	H2	8	2	10	4	4	2	1	1	1	1	1	1	
	PENTHOUSE	PhA	8	2	6	4	4	2	1	1	1	1	1	1
PhB		9	2	10	4	4	2	1	1	1	1	1	1	
PhC		8	2	6	4	4	2	1	1	1	1	1	1	
PhD		9	2	10	4	4	2	1	1	1	1	1	1	
PhE		8	2	10	4	4	2	1	1	1	1	1	1	

### 13. ADDITIONAL ITEMS

Kitchen Cabinets	:	High and low kitchen cabinets with solid surface worktop complete with single bowl sink and mixer
Kitchen Appliances	:	Bosch electric cooker hob and cooker hood
Wardrobes	:	Built-in wardrobes (bedrooms only)
Air-conditioning	:	Daikin/Mitsubishi inverter multi-split type air-conditioning units to living / dining and bedrooms
Video Intercom System	:	Fermax / Aiphone video intercom to units
Electric Water Heater	:	Hot water supply to all bathrooms (except W.C.), kitchen and where applicable
Soil Treatment	:	Anti-termite chemical soil treatment by specialist (subject to approval by the relevant authorities)

#### NOTE:

##### 1) Floorings:

Granite and 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 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.

Timbers are natural material containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colours and grain in their selection and installation.

The tonality and pattern of the flooring materials selected and installed shall be subject to availability

##### 2) 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.

##### 3) 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.

##### 4) Layout:

Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subjected to Architect's sole discretion and final design.

##### 5) Air Conditioning:

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 their operating life.

##### 6) Internet Access:

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.

NAME OF PROJECT : **CRADELS**  
ADDRESS OF PROJECT : **MK17 ON LOT 07596A AT 10 LORONG LIMAU  
SINGAPORE 328754 (NOVENA PLANNING AREA)**  
DEVELOPER : **MELROSE LAND PTE. LTD. (UEN 20107615K)**  
TENURE OF LAND : **FREEHOLD**  
PLANNING APPROVAL NO. : **ES2011421-87746**  
BUILDING PLAN NO. : **A1276-00540-2010-BP01 dated 5 May 2011**  
DEVELOPER'S LICENCE NO. : **C0812**  
TOP NO LATER THAN : **31 DEC 2015**  
LEGAL COMPLETION NO LATER THAN : **31 DEC 2018**

  
amelia.mint@gmail.com

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.

# Cradels

FLOOR PLANS



TYPE PhA #21-01		TYPE PhB #21-02		TYPE PhC #21-05		TYPE PhD #21-06		TYPE PhE #21-08	
TYPE A1 #20-01	TYPE B1 #20-02	TYPE C1 #20-03	TYPE D3 #20-04	TYPE E1 #20-05	TYPE F1 #20-06	TYPE G1 #20-07	TYPE H1 #20-08		
TYPE A1 #19-01	TYPE B1 #19-02	TYPE C1 #19-03	TYPE D1 #19-04	TYPE E1 #19-05	TYPE F1 #19-06	TYPE G1 #19-07	TYPE H1 #19-08		
TYPE A1 #18-01	TYPE B1 #18-02	TYPE C1 #18-03	TYPE D1 #18-04	TYPE E1 #18-05	TYPE F1 #18-06	TYPE G1 #18-07	TYPE H1 #18-08		
TYPE A1 #17-01	TYPE B1 #17-02	TYPE C1 #17-03	TYPE D1 #17-04	TYPE E1 #17-05	TYPE F1 #17-06	TYPE G1 #17-07	TYPE H1 #17-08		
TYPE A1 #16-01	TYPE B1 #16-02	TYPE C1 #16-03	TYPE D1 #16-04	TYPE E1 #16-05	TYPE F1 #16-06	TYPE G1 #16-07	TYPE H1 #16-08		
TYPE A1 #15-01	TYPE B1 #15-02	TYPE C1 #15-03	TYPE D1 #15-04	TYPE E1 #15-05	TYPE F1 #15-06	TYPE G1 #15-07	TYPE H1 #15-08		
TYPE A1 #14-01	TYPE B1 #14-02	TYPE C1 #14-03	TYPE D1 #14-04	TYPE E1 #14-05	TYPE F1 #14-06	TYPE G1 #14-07	TYPE H1 #14-08		
TYPE A1 #13-01	TYPE B1 #13-02	TYPE C1 #13-03	TYPE D1 #13-04	TYPE E1 #13-05	TYPE F1 #13-06	TYPE G1 #13-07	TYPE H1 #13-08		
TYPE A1 #12-01	TYPE B1 #12-02	TYPE C1 #12-03	TYPE D1 #12-04	TYPE E1 #12-05	TYPE F1 #12-06	TYPE G1 #12-07	TYPE H1 #12-08		
TYPE A1 #11-01	TYPE B1 #11-02	TYPE C1 #11-03	TYPE D1 #11-04	TYPE E1 #11-05	TYPE F1 #11-06	TYPE G1 #11-07	TYPE H1 #11-08		
TYPE A1 #10-01	TYPE B1 #10-02	TYPE C1 #10-03	TYPE D1 #10-04	TYPE E1 #10-05	TYPE F1 #10-06	TYPE G1 #10-07	TYPE H1 #10-08		
TYPE A1 #09-01	TYPE B1 #09-02	TYPE C1 #09-03	TYPE D1 #09-04	TYPE E1 #09-05	TYPE F1 #09-06	TYPE G1 #09-07	TYPE H1 #09-08		
TYPE A1 #08-01	TYPE B1 #08-02	TYPE C1 #08-03	TYPE D1 #08-04	TYPE E1 #08-05	TYPE F1 #08-06	TYPE G1 #08-07	TYPE H1 #08-08		
TYPE A1 #07-01	TYPE B1 #07-02	TYPE C1 #07-03	TYPE D1 #07-04	TYPE E1 #07-05	TYPE F1 #07-06	TYPE G1 #07-07	TYPE H1 #07-08		
TYPE A2 #06-01	TYPE B2 #06-02	TYPE C2 #06-03	TYPE D2 #06-04	TYPE E2 #06-05	TYPE F2 #06-06	TYPE G2 #06-07	TYPE H2 #06-08		



1 BDRM



1+1 BDRM



2 BDRM



1+1 BDRM PH



2 BDRM PH

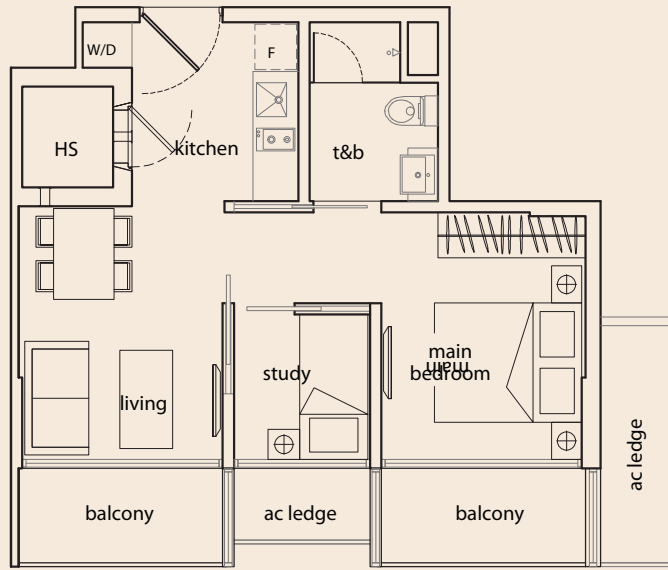


**TYPE A1**

1+1 bdrm

#07-01 to #20-01

54 sq m / 581 sq ft

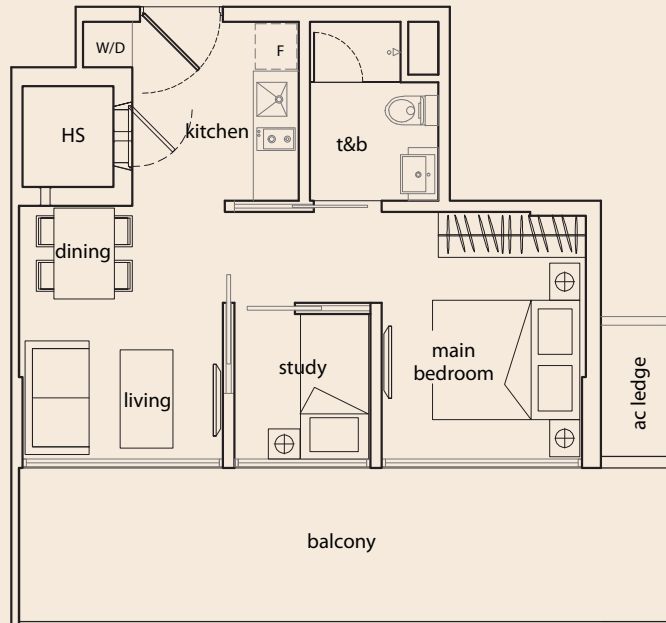


**TYPE A2**

1+1 bdrm

#06-01

62 sq m / 667 sq ft

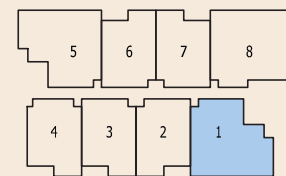
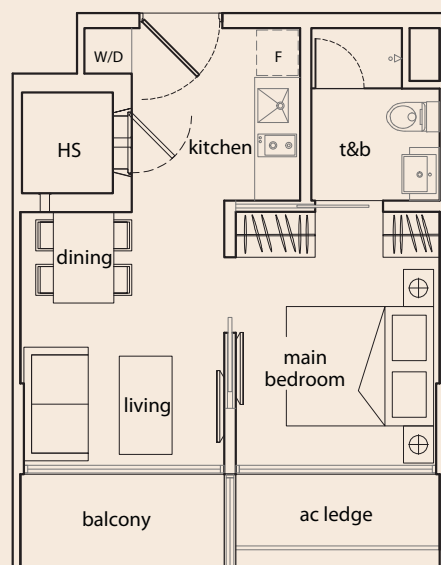


**TYPE B1**

1 bdrm

#07-02 to #20-02

41 sq m / 441 sq ft



**6th storey key plan**  
(Inclusive of Balcony and AC Ledge)



**7th to 20th storey key plan**  
(Inclusive of Balcony and AC Ledge)

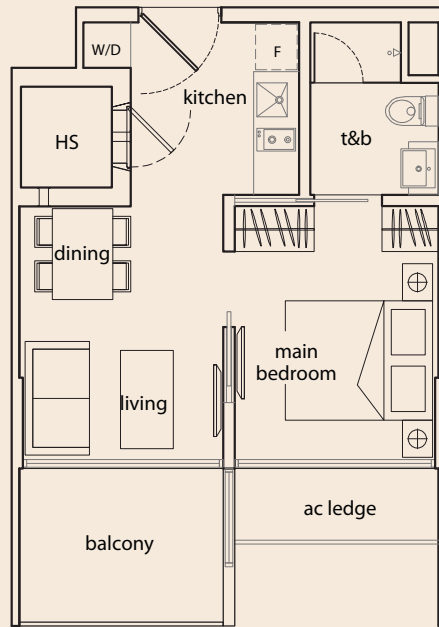


TYPE B2

1 bdrm

#06-02

43 sq m / 462 sq ft

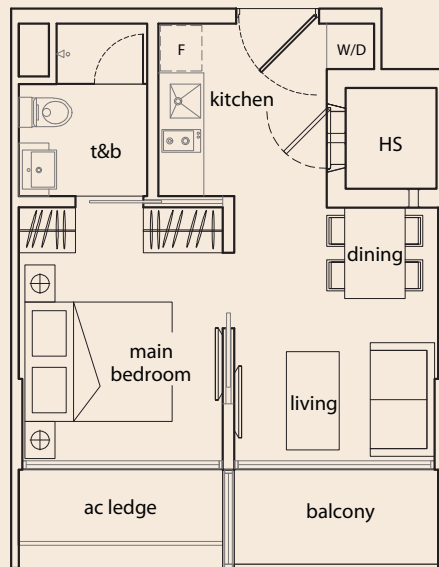


TYPE C1

1 bdrm

#07-03 to #20-03

41 sq m / 441 sq ft

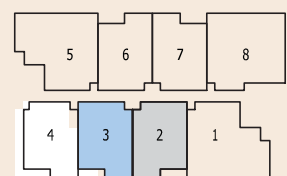
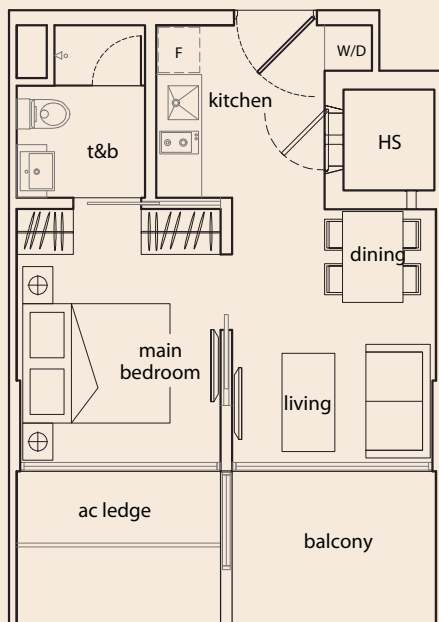


TYPE C2

1 bdrm

#06-03

43 sq m / 462 sq ft



6th storey key plan  
(Inclusive of Balcony and AC Ledge)



7th to 20th storey key plan  
(Inclusive of Balcony and AC Ledge)

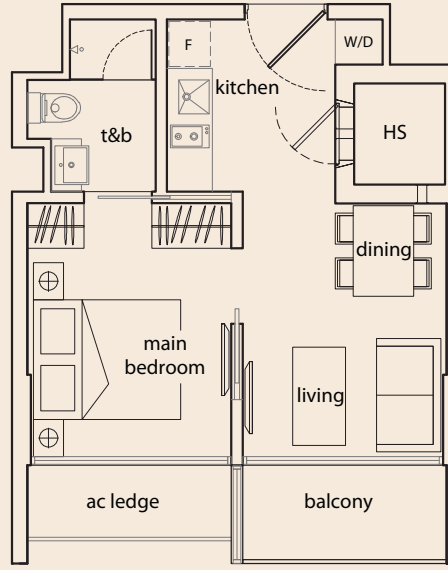


**TYPE D1**

1 bdrm

#07-04 to #19-04

41 sq m / 441 sq ft

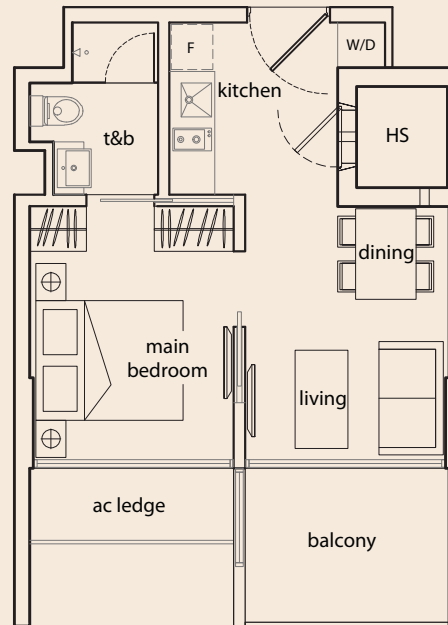


**TYPE D2**

1 bdrm

#06-04

43 sq m / 462 sq ft

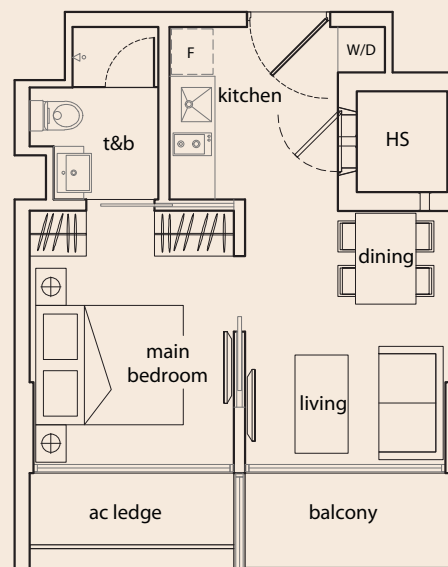


**TYPE D3**

1 bdrm

#20-04

74 sq m / 797 sq ft



**6th storey key plan**  
(Inclusive of Balcony and AC Ledge)



**7th to 20th storey key plan**  
(Inclusive of Balcony and AC Ledge)

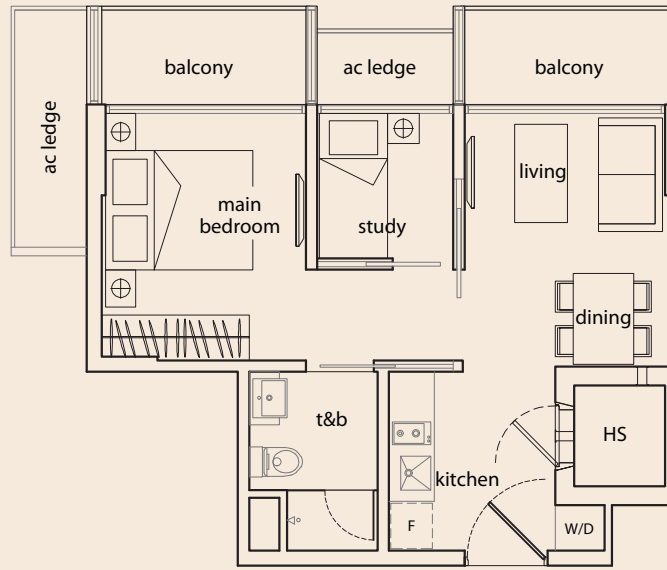


TYPE E1

1+1 bdrm

#07-05 to #20-05

54 sq m / 581 sq ft

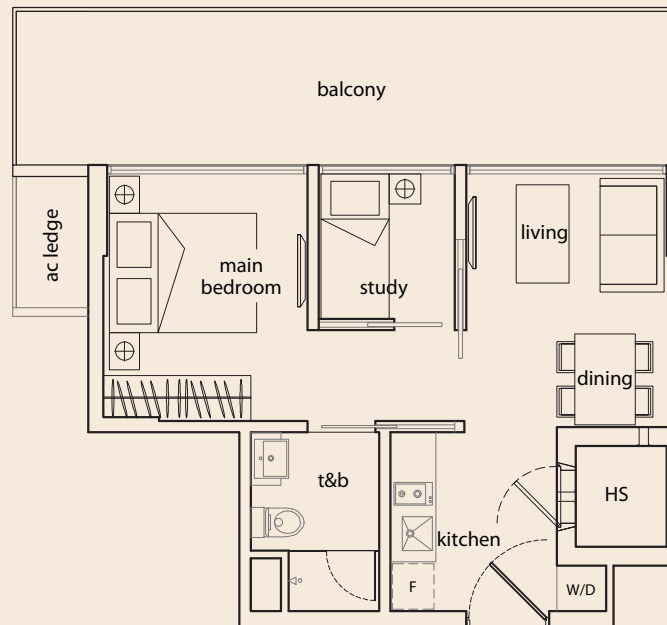


TYPE E2

1+1 bdrm

#06-05

62 sq m / 667 sq ft

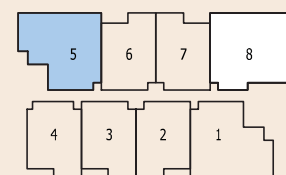
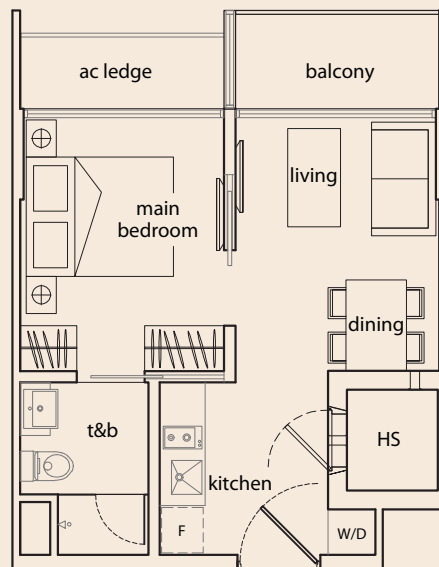


TYPE F1

1 bdrm

#07-06 to #20-06

41 sq m / 441 sq ft



6th storey key plan  
(Inclusive of Balcony and AC Ledge)



7th to 20th storey key plan  
(Inclusive of Balcony and AC Ledge)

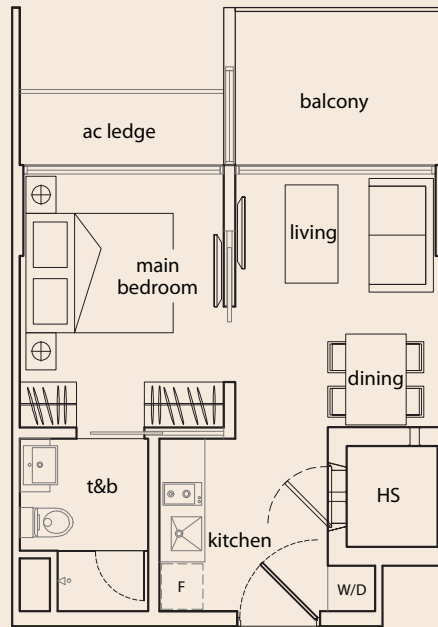


**TYPE F2**

1 bdrm

#06-06

43 sq m / 462 sq ft

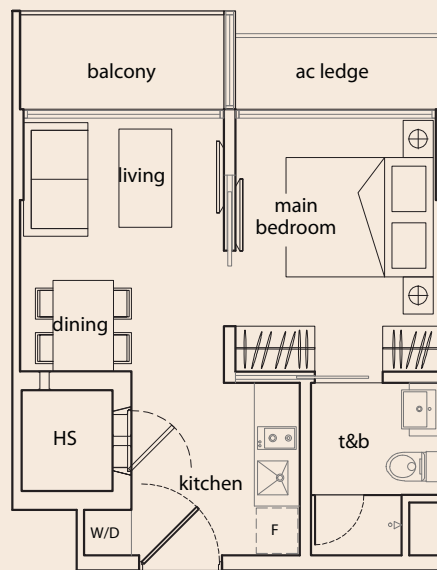


**TYPE G1**

1 bdrm

#07-07 to #20-07

41 sq m / 441 sq ft

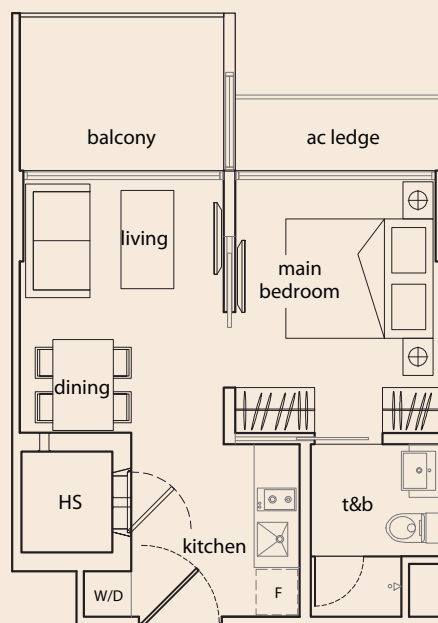


**TYPE G2**

1 bdrm

#06-07

43 sq m / 462 sq ft



6th storey key plan  
(Inclusive of Balcony and AC Ledge)



7th to 20th storey key plan  
(Inclusive of Balcony and AC Ledge)

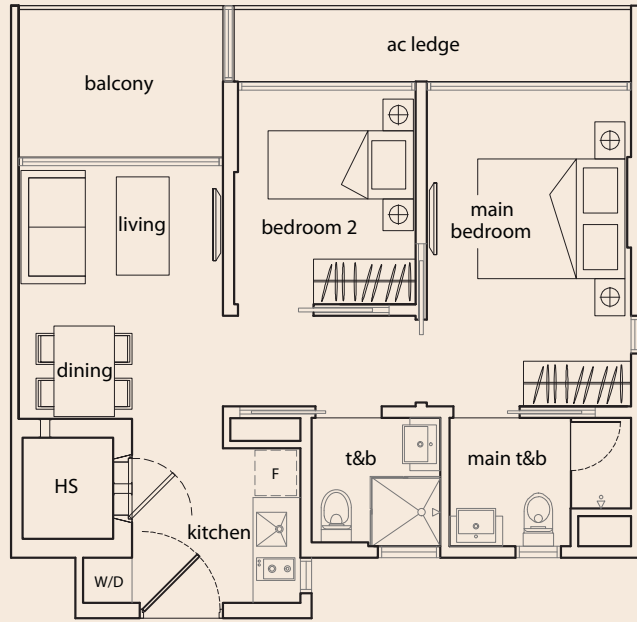


TYPE H1

2 bdrms

#07-08 to #20-08

63 sq m / 678 sq ft

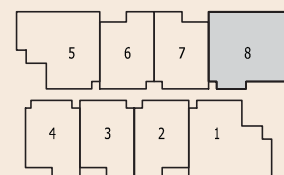
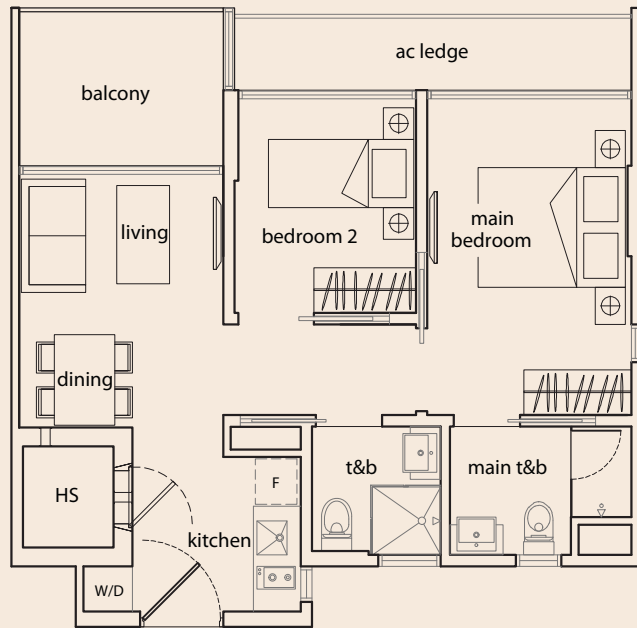


TYPE H2

2 bdrms

#06-08

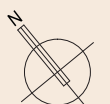
63 sq m / 678 sq ft



6th storey key plan  
(Inclusive of Balcony and AC Ledge)



7th to 20th storey key plan  
(Inclusive of Balcony and AC Ledge)



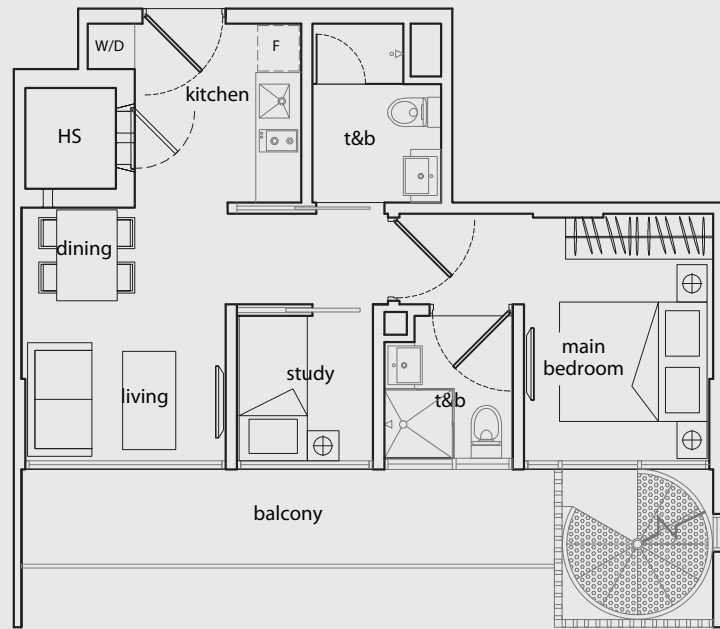
# Penthouse

TYPE PhA

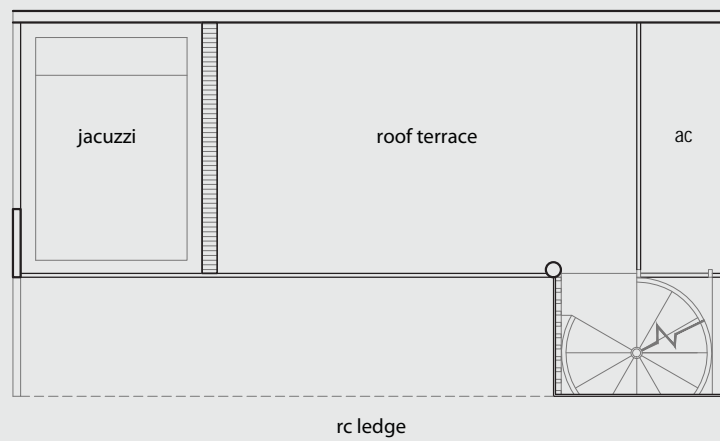
1+1 bdrm

#21-01

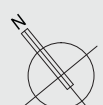
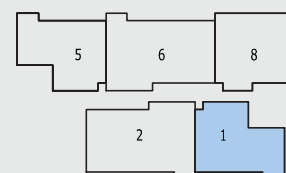
96 sq m / 1033 sq ft



LOWER STOREY



UPPER STOREY



Penthouse key plan  
(Inclusive of Balcony, AC Ledge,  
Roof Terrace and Jacuzzi)

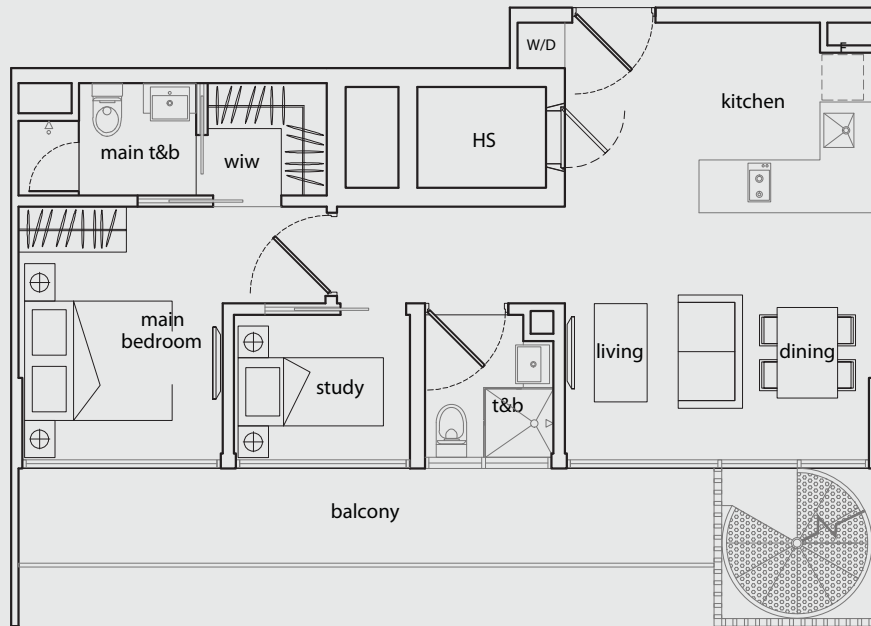
# Penthouse

TYPE PhB

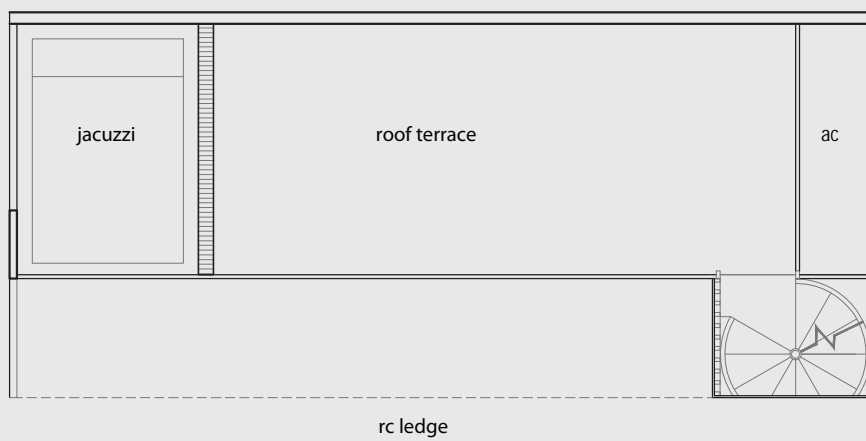
1+1 bdrm

#21-02

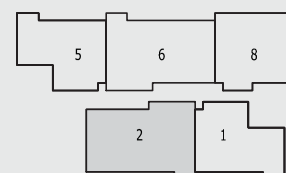
122 sq m / 1313 sq ft



## LOWER STOREY



## UPPER STOREY



**Penthouse key plan**  
(Inclusive of Balcony, AC Ledge,  
Roof Terrace and Jacuzzi)



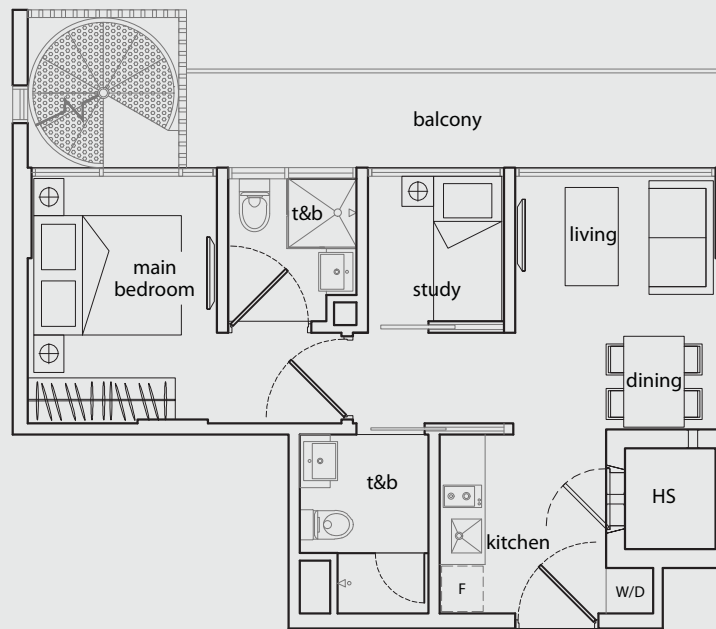
# Penthouse

TYPE PhC

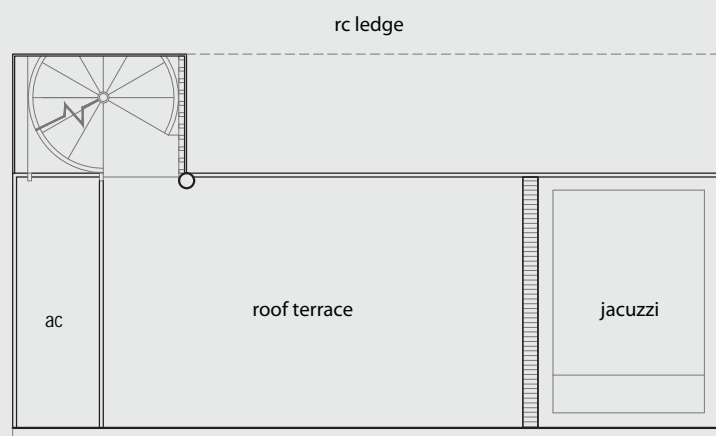
1+1 bdrm

#21-05

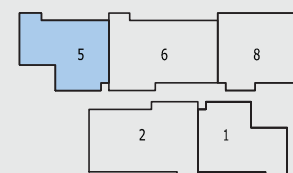
96 sq m / 1033 sq ft



LOWER STOREY



UPPER STOREY



Penthouse key plan  
(Inclusive of Balcony, AC Ledge,  
Roof Terrace and Jacuzzi)

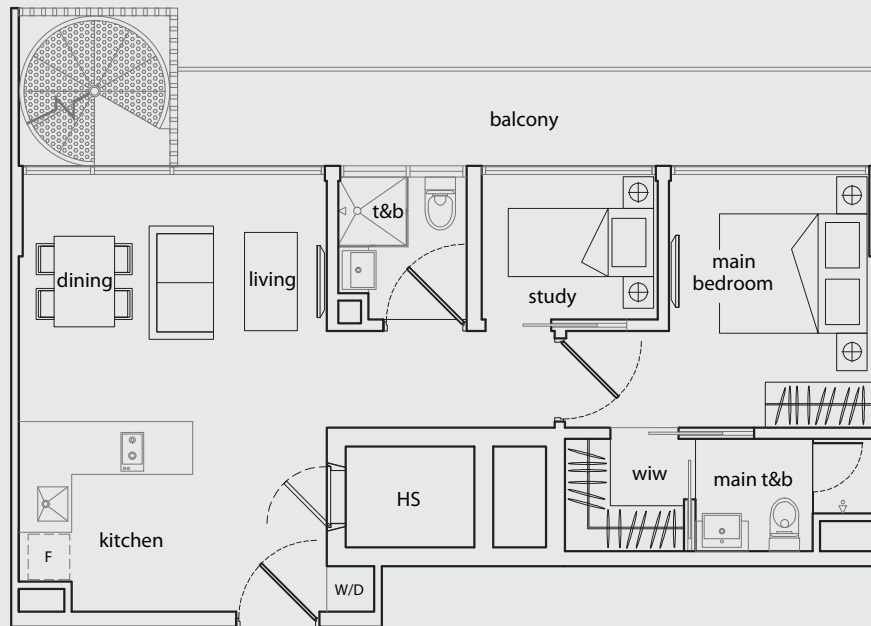
# Penthouse

TYPE PhD

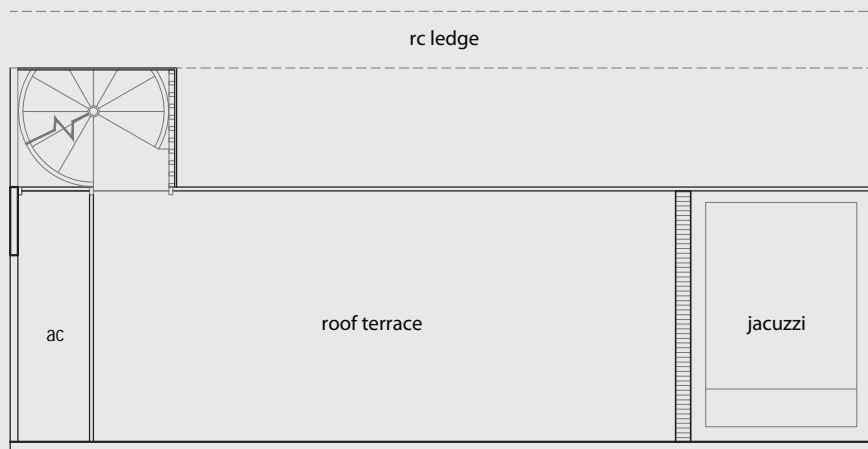
1+1 bdrm

#21-06

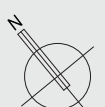
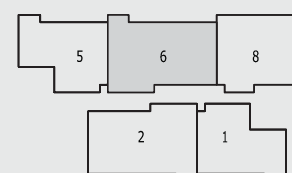
122 sq m / 1313 sq ft



LOWER STOREY



UPPER STOREY



Penthouse key plan  
(Inclusive of Balcony, AC Ledge,  
Roof Terrace and Jacuzzi)

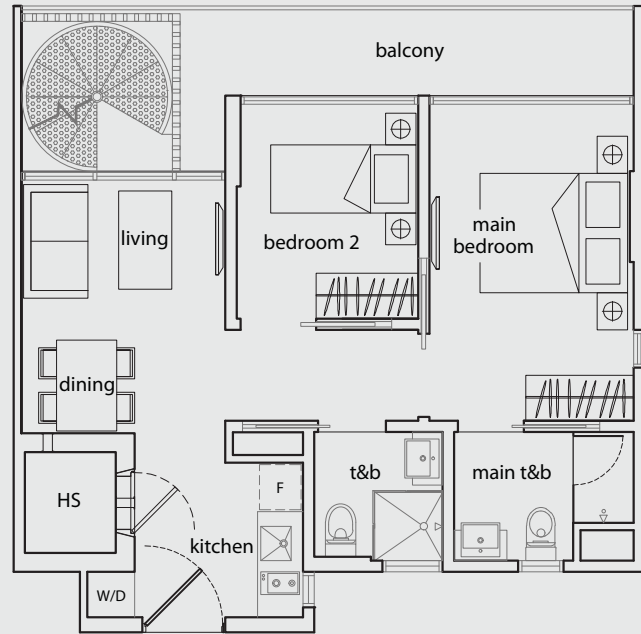
# Penthouse

TYPE PhE

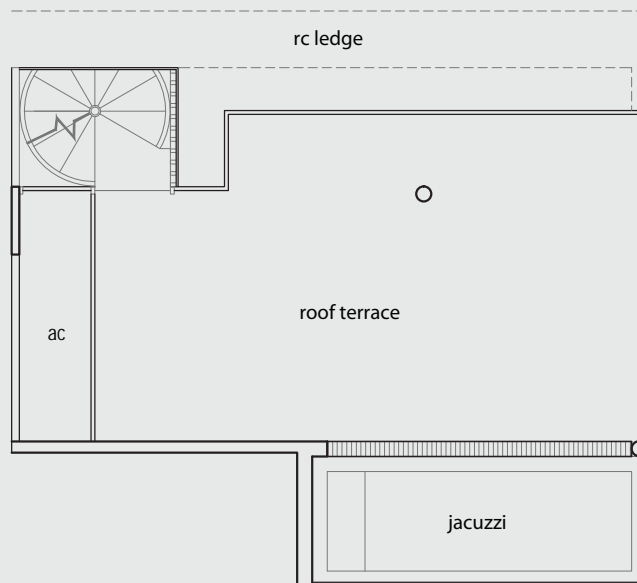
2 bdrms

#21-08

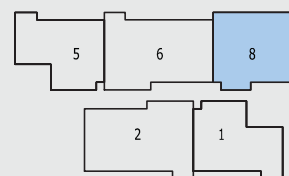
109 sq m / 1173 sq ft



LOWER STOREY



UPPER STOREY



Penthouse key plan  
(Inclusive of Balcony, AC Ledge,  
Roof Terrace and Jacuzzi)



*Cradels*