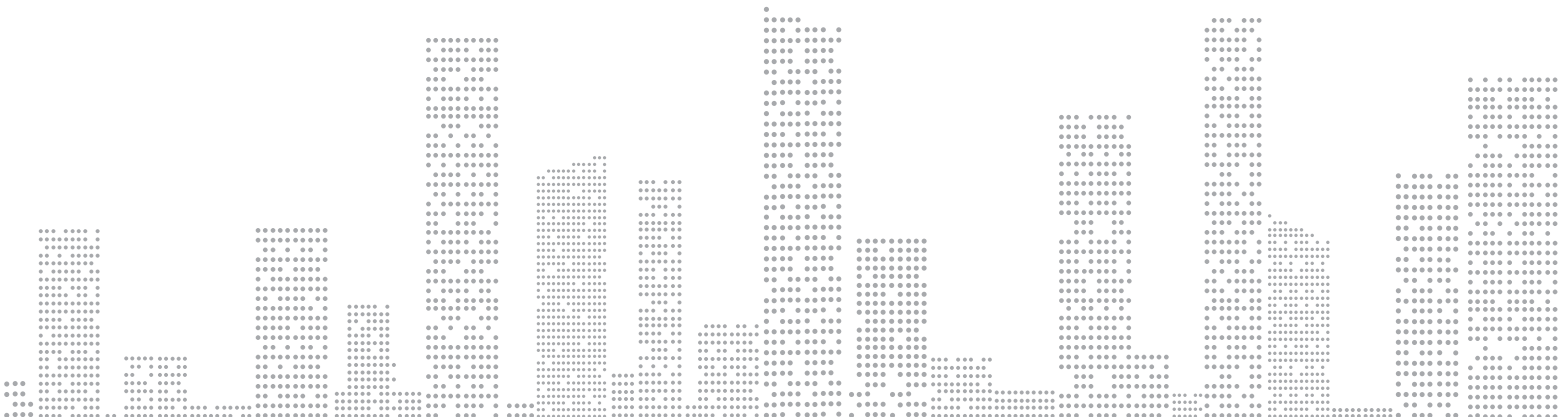


# CUBE 8

*Floor Plans*



*Welcome to Cube 8. This exceptional development comprises 177 units of sumptuous apartments and sky villas and an array of inspiring amenities such as the 6 stunning lifestyle-oriented sky terraces. With unobstructed views of the city and MacRitchie Reservoir Park, Cube 8 residents enjoy a multi-faceted, multi-dimensional experience of enchanting vistas, luxury and exclusivity.*



# SCHEMATIC DIAGRAM

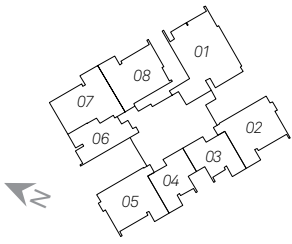
## Cube 8 - 376 Thomson Road

Level	02		03		04		05		06		07		08		01
36	SKV1 (02)		SKV2 (05)		SKV3 (06)		SKV4 (01)								
35															
34	D1 (02)		STATE OF SERENITY		C3 (06)		FITNESS FACTOR								
33	D1 (02)				C3 (06)										
32	D1 (02)		C2 (05)		C3 (06)		C4		C1						
31	D1 (02)		C2 (05)		C3 (06)		C4		C1						
30	D1 (02)		C2 (05)		C3 (06)		C4		C1						
29	D1 (02)		C2 (05)		C3 (06)		C4		C1						
28	D1 (02)		C2 (05)		C3 (06)		C4		C1						
27	D1 (02)		C2 (05)		C3 (06)		C4		C1						
26	D1 (02)		C2 (05)		C3 (06)		C4		C1						
25	GAMES ARENA		C2 (05)		GOURMET'S DOMAIN				C1						
24			C2 (05)						C1						
23	C2 (02)		C2 (05)		A2	B2	B3	C1							
22	C2 (02)		C2 (05)		A2	B2	B3	C1							
21	C2 (02)		C2 (05)		A2	B2	B3	C1							
20	C2 (02)		C2 (05)		A2	B2	B3	C1							
19	C2 (02)		C2 (05)		A2	B2	B3	C1							
18	C2 (02)		C2 (05)		A2	B2	B3	C1							
17	C2 (02)		IDEA LAB		A2	B2	B3	C1							
16	C2 (02)				A2	B2	B3	C1							
15	WELLNESS STUDIO		A1	B1	A2	B2	B3	C1							
14			A1	B1	A2	B2	B3	C1							
13	B1	A1	A1	B1	A2	B2	B3	C1							
12	B1	A1	A1	B1	A2	B2	B3	C1							
11	B1	A1	A1	B1	A2	B2	B3	C1							
10	B1	A1	A1	B1	A2	B2	B3	C1							
09	B1	A1	A1	B1	A2	B2	B3	C1							
08	B1	A1	A1	B1	A2	B2	B3	C1							
07	B1	A1	A1	B1	A2	B2	B3	C1							
06	B1	A1	A1	B1	A2	B2	B3	C1							
05	B1	A1	A1	B1	A2	B2	B3	C1							
04															
03															
02															
01															

Legend

1-Bedroom
  2-Bedroom
  3-Bedroom
  4-Bedroom
  Sky Villa

Level 1  
CENTRAL PLAZA



Legend

- |                                  |                                  |
|----------------------------------|----------------------------------|
| A - Guard House                  | N - Infinity-Edged Swimming Pool |
| B - Plaza Fountain               | O - Jet Pool                     |
| C - Entrance Plaza               | P - Sun Deck                     |
| D - Infinity Edged Water Feature | Q - Tennis Court                 |
| E - Children's Playground        | R - Resting Pavilion             |
| F - BBQ Deck                     | S - Tree Grove                   |
| G - Outdoor Dining Deck          | T - Spice Grove                  |
| H - Function Lounge              | U - Side Gate                    |
| I - Changing Room & Steam Room   | V - Outdoor Fitness Station      |
| J - Gym At Level 3               | W - Herb Garden                  |
| K - Party Deck                   | X - Scented Garden               |
| L - Garden Deck                  | Y - Foliage Garden               |
| M - Family Pool                  | Z - Indigenous Garden            |
|                                  | AA - Hedge Garden                |
|                                  | BB - Board Walk                  |



← MacRitchie Reservoir

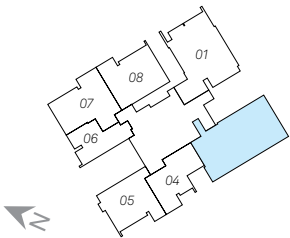
Thomson Road

Orchard Road / CBD / IR →

Sky Terrace – Level 14  
**WELLNESS STUDIO**



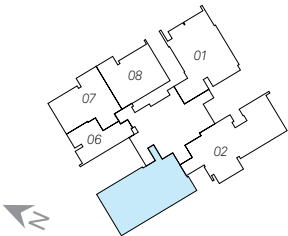
Legend:  
A - Studio    B - Relaxation Corner    C - Yoga Deck



Sky Terrace – Level 16  
**IDEA LAB**



Legend:  
A - Brainstorming Alcove    B - Inspiration Loft    C - Reading Corner

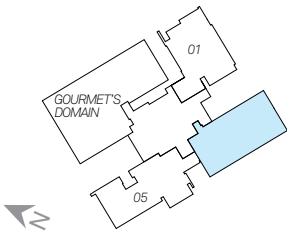


Artist's impression

Sky Terrace – Level 24  
**GAMES ARENA**

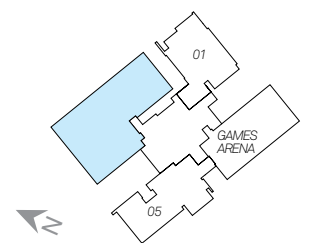


Legend:  
A - Recreation Deck    B - Interactive Lounge    C - Network Gaming Hotspot





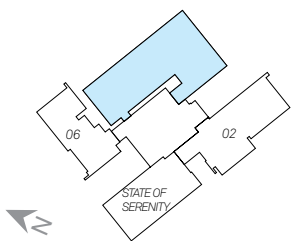
Sky Terrace – Level 24  
**GOURMET'S DOMAIN**



Sky Terrace – Level 33  
**FITNESS FACTOR**



Legend:  
A - Sky Gym    B - Sports Lounge    C - Sky Pool    D - Pool Deck    E - Changing Room



Sky Terrace – Level 33  
**STATE OF SERENITY**



Legend:  
A - Spa Alcove    B - Spa Pool    C - Outdoor Shower    D - Changing Room    E - Steam Room



Artist's impression

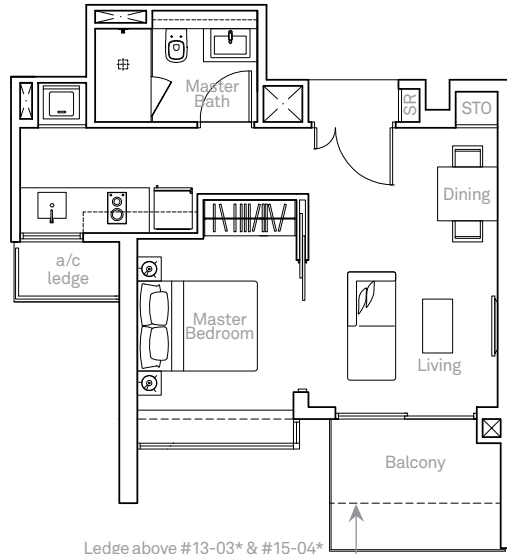
# 1-BEDROOM APARTMENT

## TYPE A1

52 sq m (560 sq ft)

#05-03 to #13-03

#05-04 to #15-04 (Mirror Image)

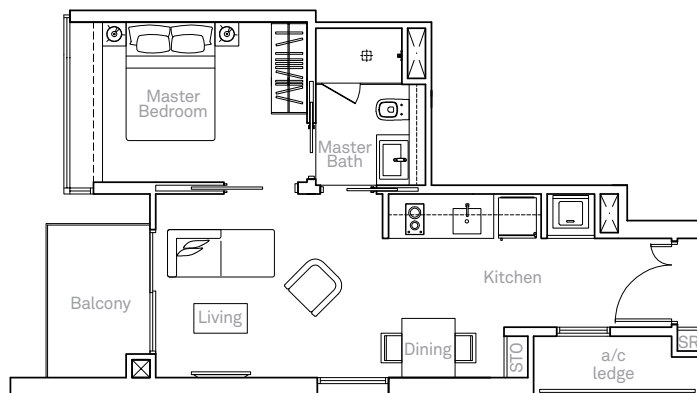


Ledge above #13-03\* & #15-04\*  
\*Balcony is partially covered

## TYPE A2

52 sq m (560 sq ft)

#05-06 to #23-06

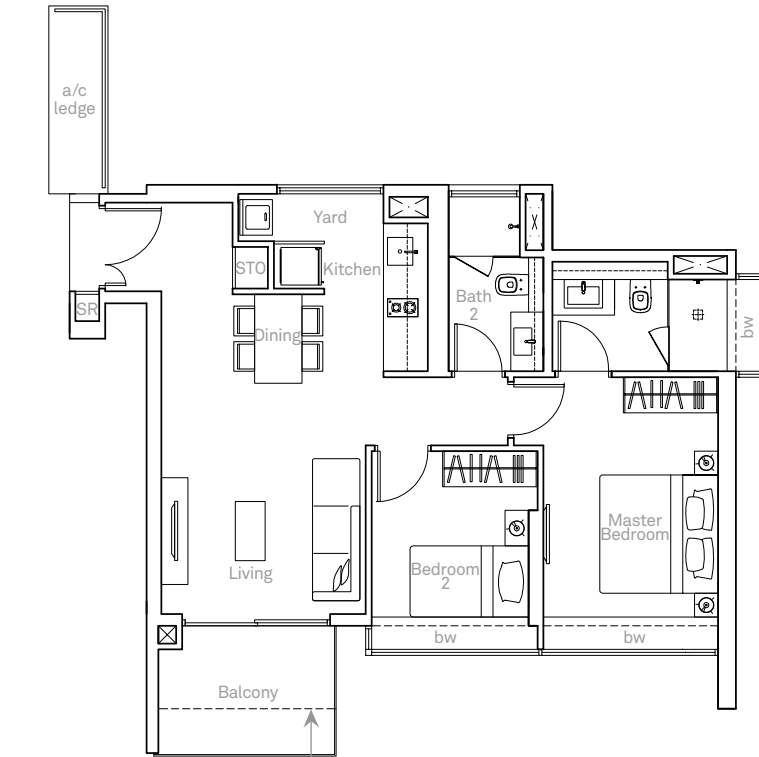


## 2-BEDROOM APARTMENT

### TYPE B1

83 sq m (893 sq ft)

#05-02 to #13-02  
#05-05 to #15-05 (Mirror Image)

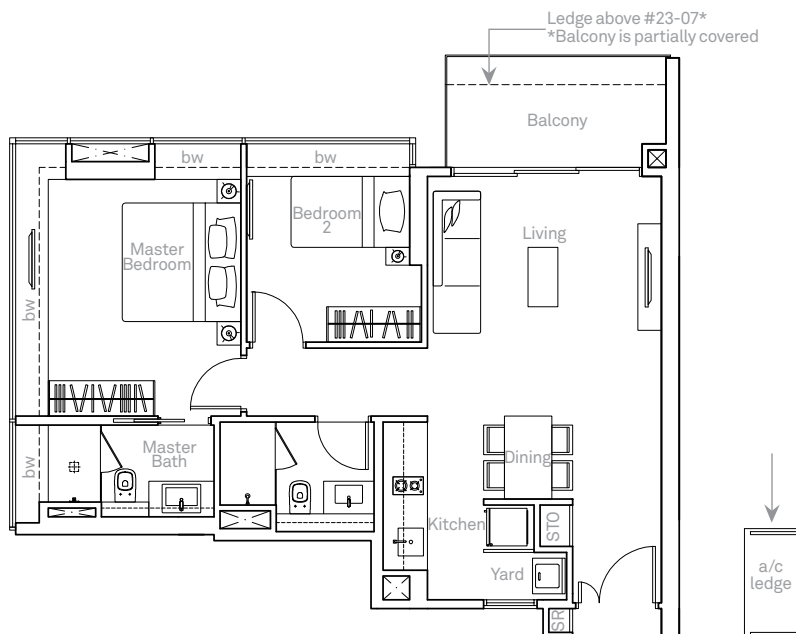


Ledge above #13-02\* & #15-05\*  
\*Balcony is partially covered

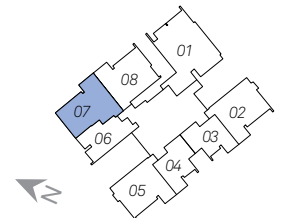
### TYPE B2

86 sq m (926 sq ft)

#05-07 to #23-07



Ledge above #23-07\*  
\*Balcony is partially covered

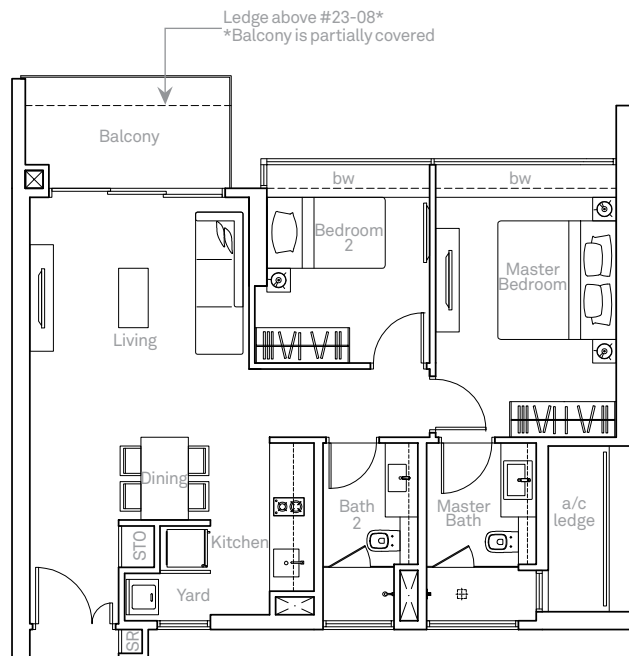


## 2-BEDROOM APARTMENT

### TYPE B3

84 sq m (904 sq ft)

#05-08 to #23-08

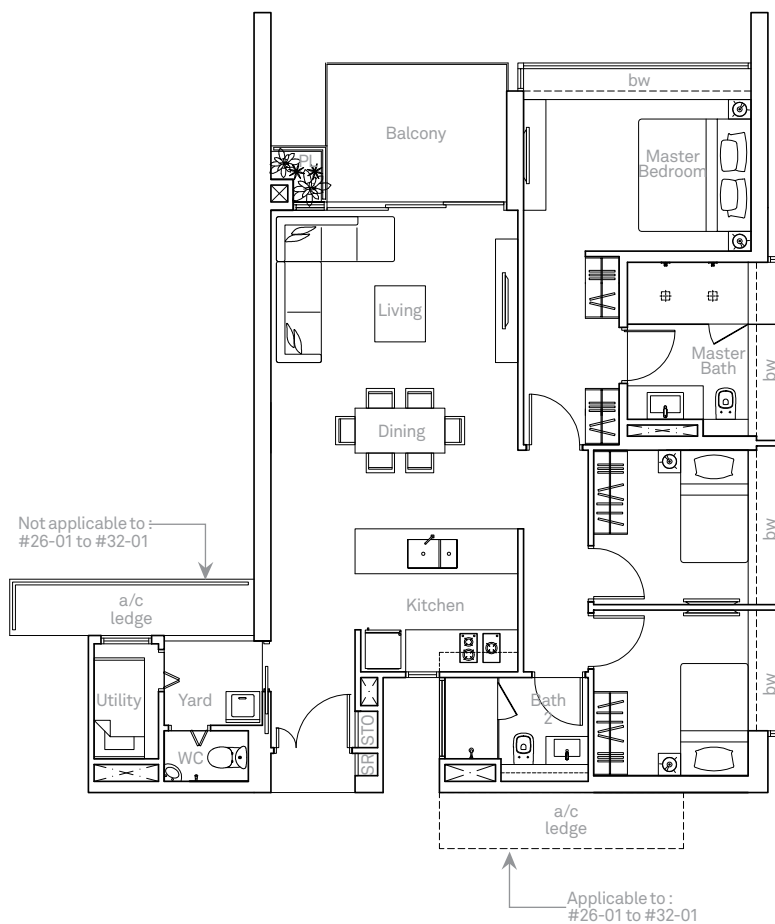
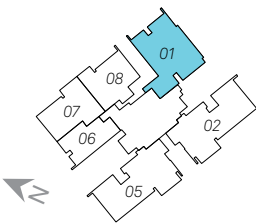


## 3-BEDROOM APARTMENT

### TYPE C1

124 sq m (1,335 sq ft)

#05-01 to #32-01

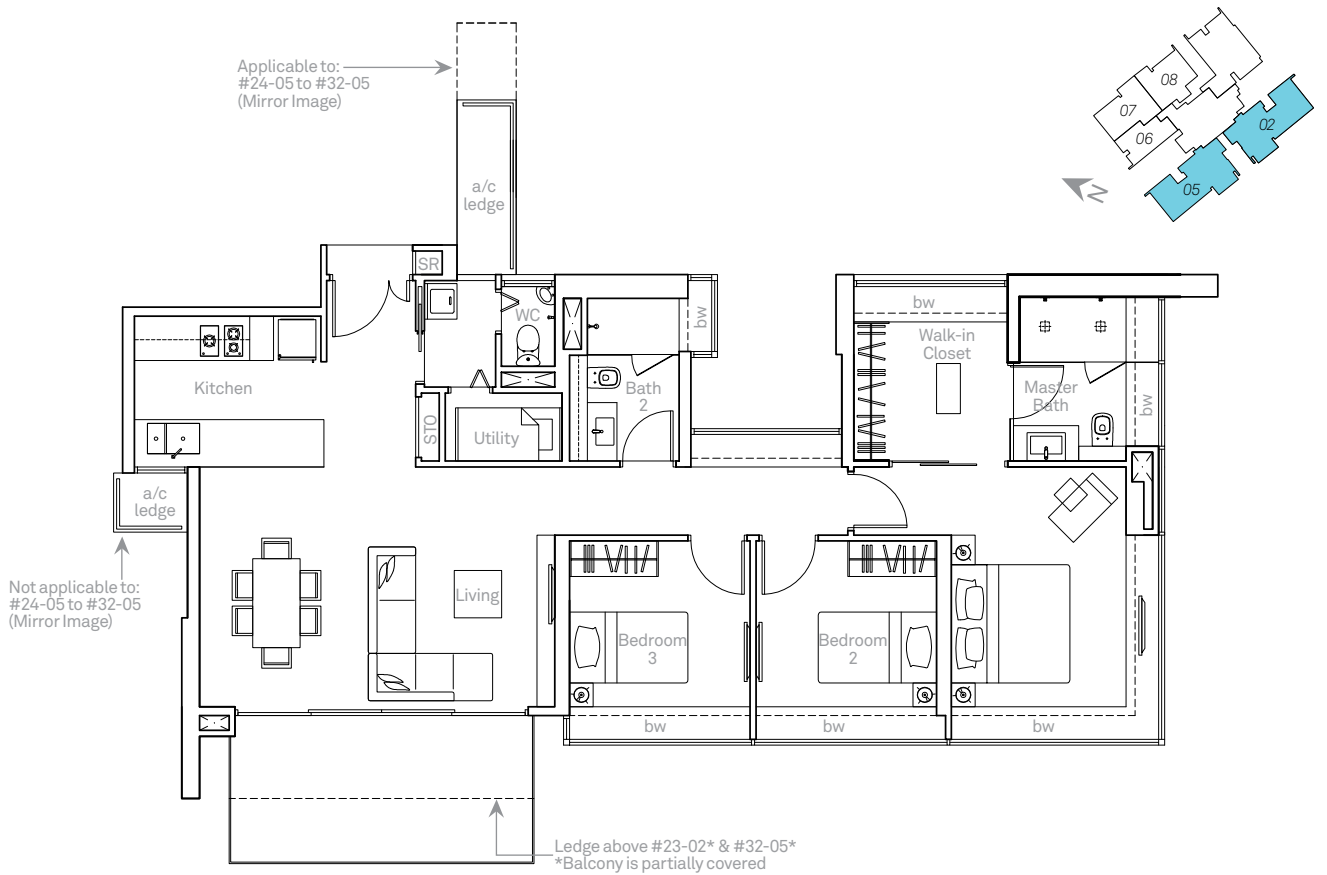


# 3-BEDROOM APARTMENT

## TYPE C2

137 sq m (1,475 sq ft)

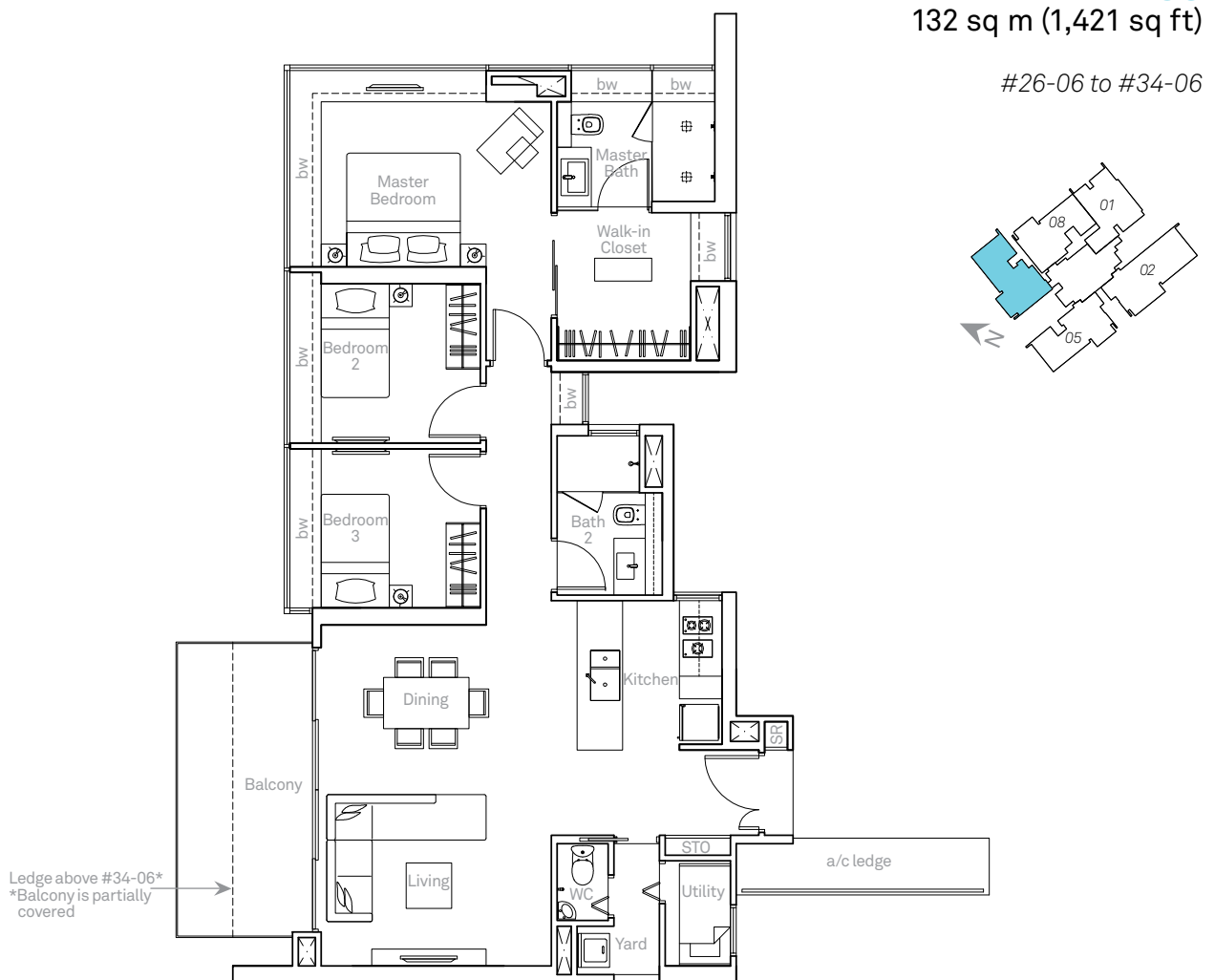
#16-02 to #23-02  
#18-05 to #32-05 (Mirror Image)



## TYPE C3

132 sq m (1,421 sq ft)

#26-06 to #34-06

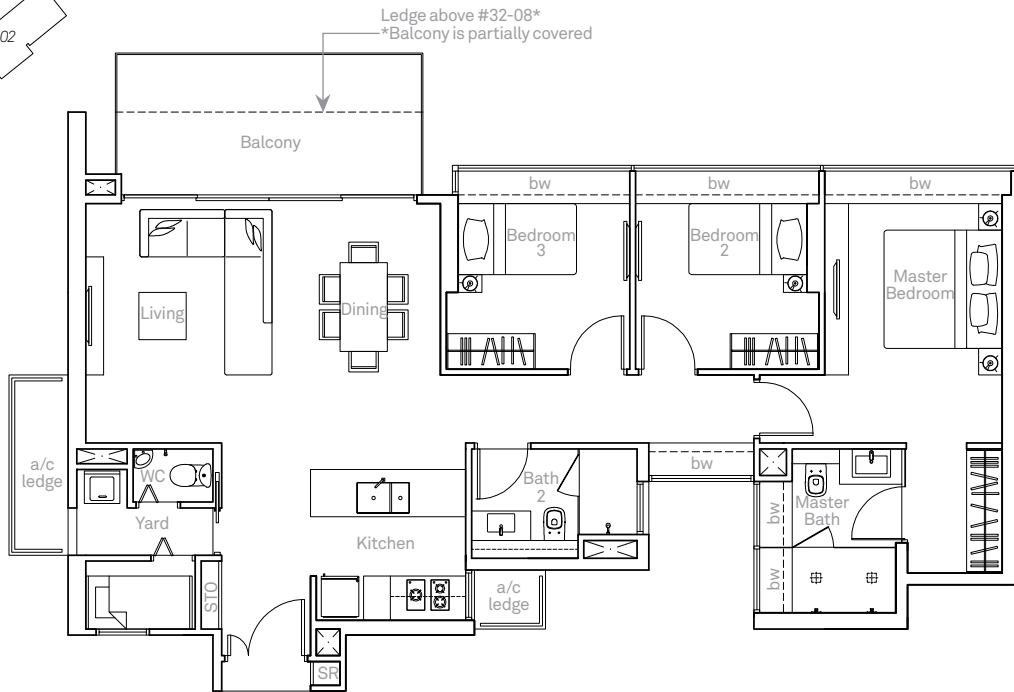
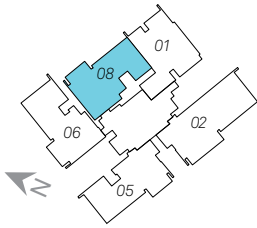


## 3-BEDROOM APARTMENT

### TYPE C4

129 sq m (1,389 sq ft)

#26-08 to #32-08

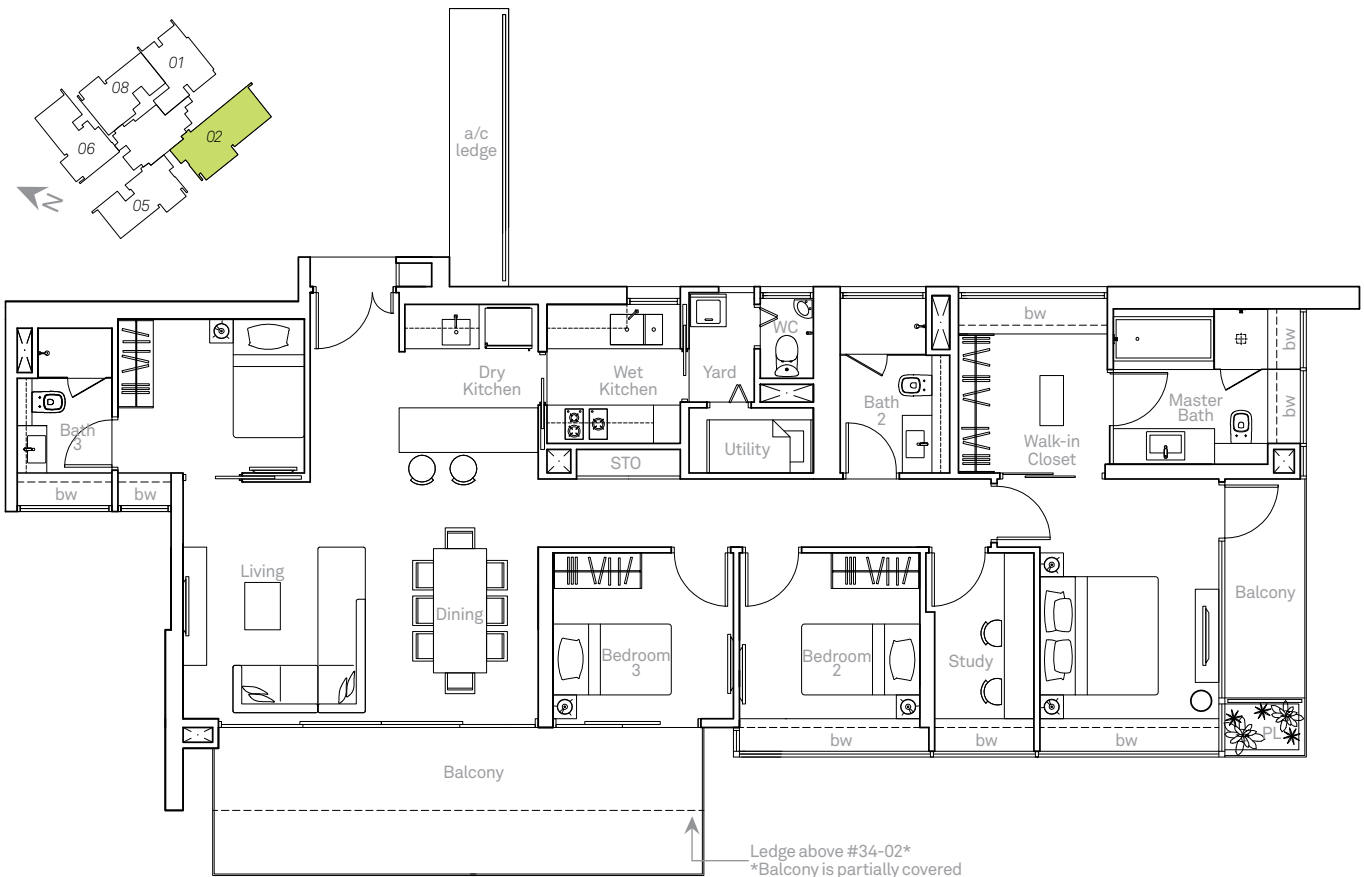
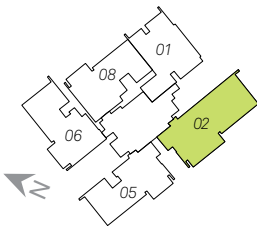


## 4-BEDROOM APARTMENT

### TYPE D1

177 sq m (1,905 sq ft)

#26-02 to #34-02





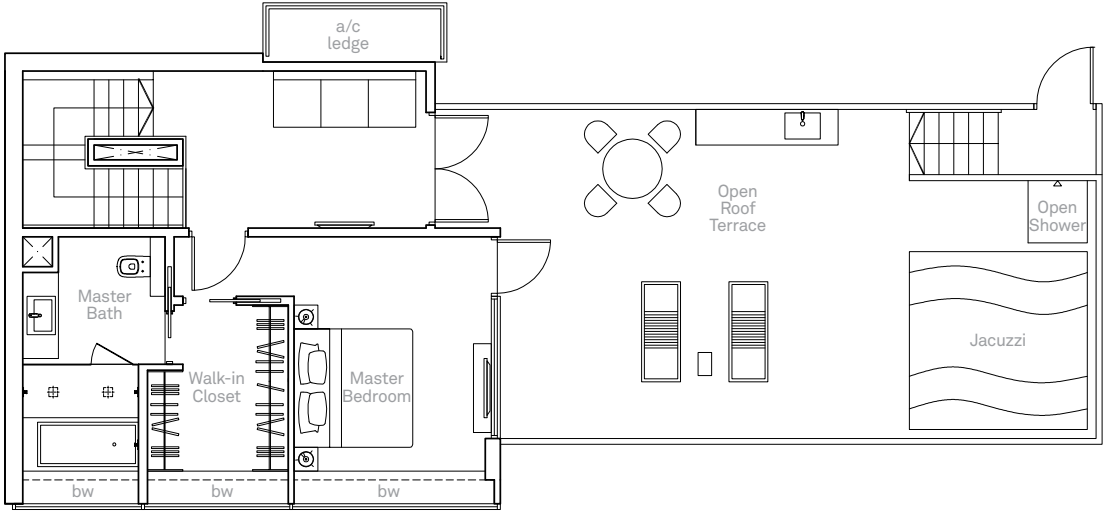
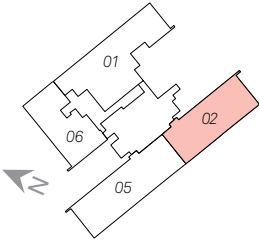
**SKY VILLA**

# SKY VILLA

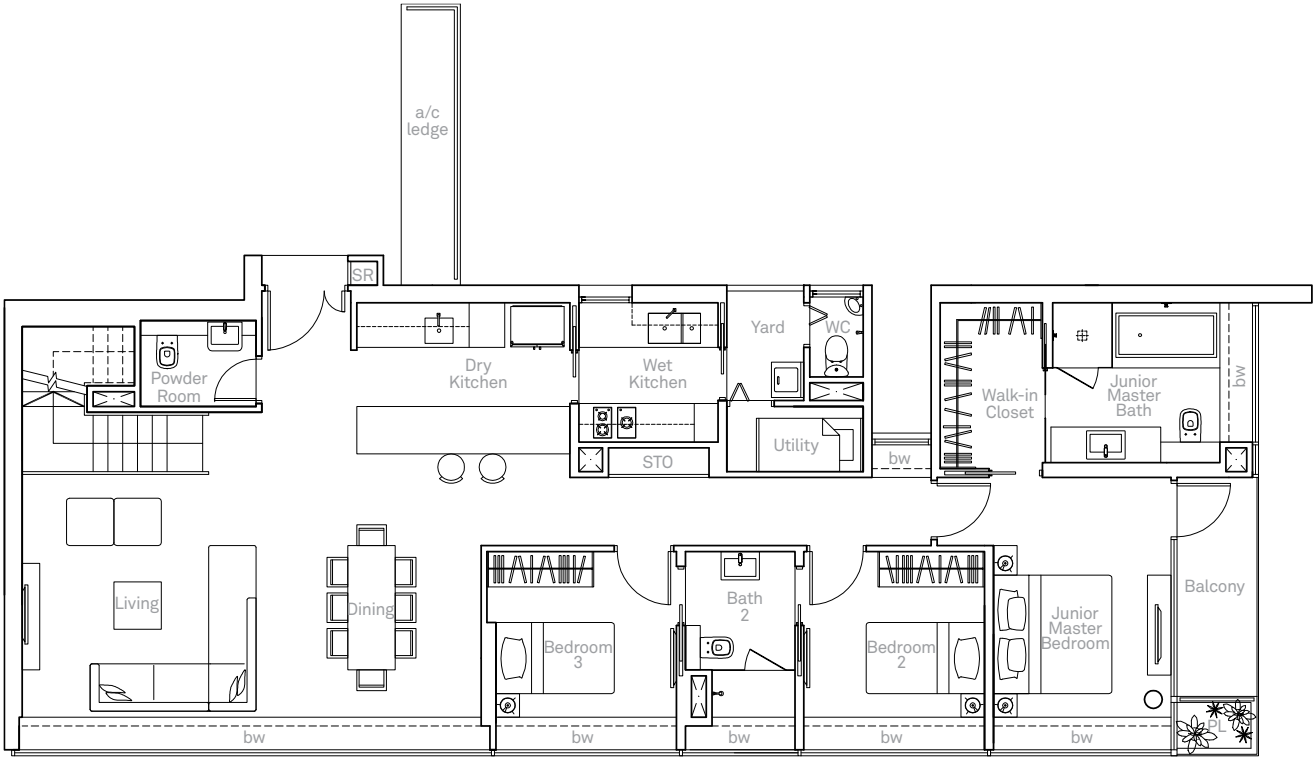
## TYPE SKV 1

284 sq m (3,057 sq ft)

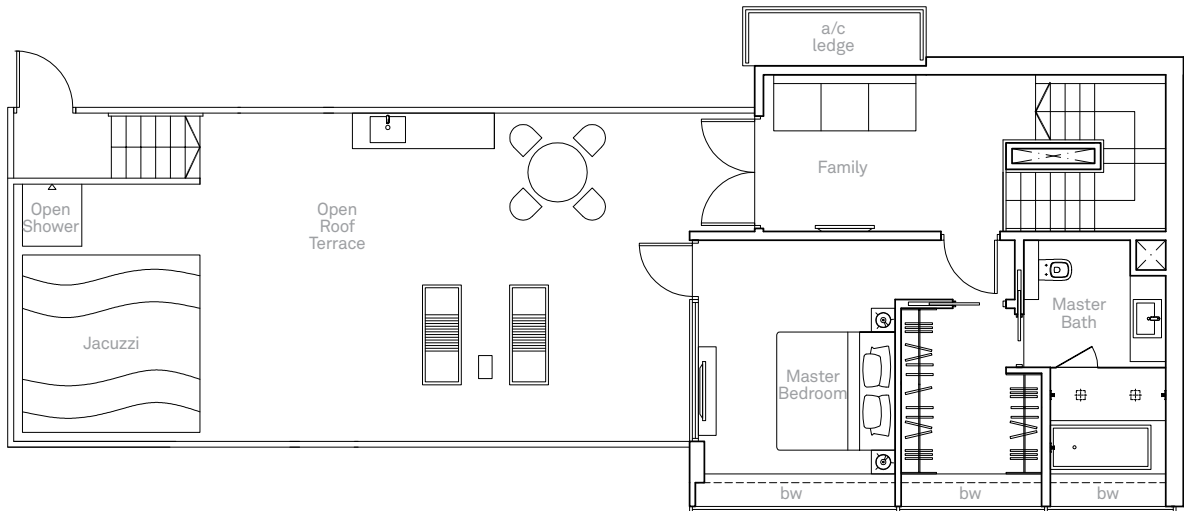
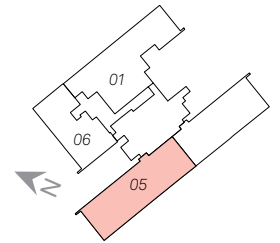
#35-02



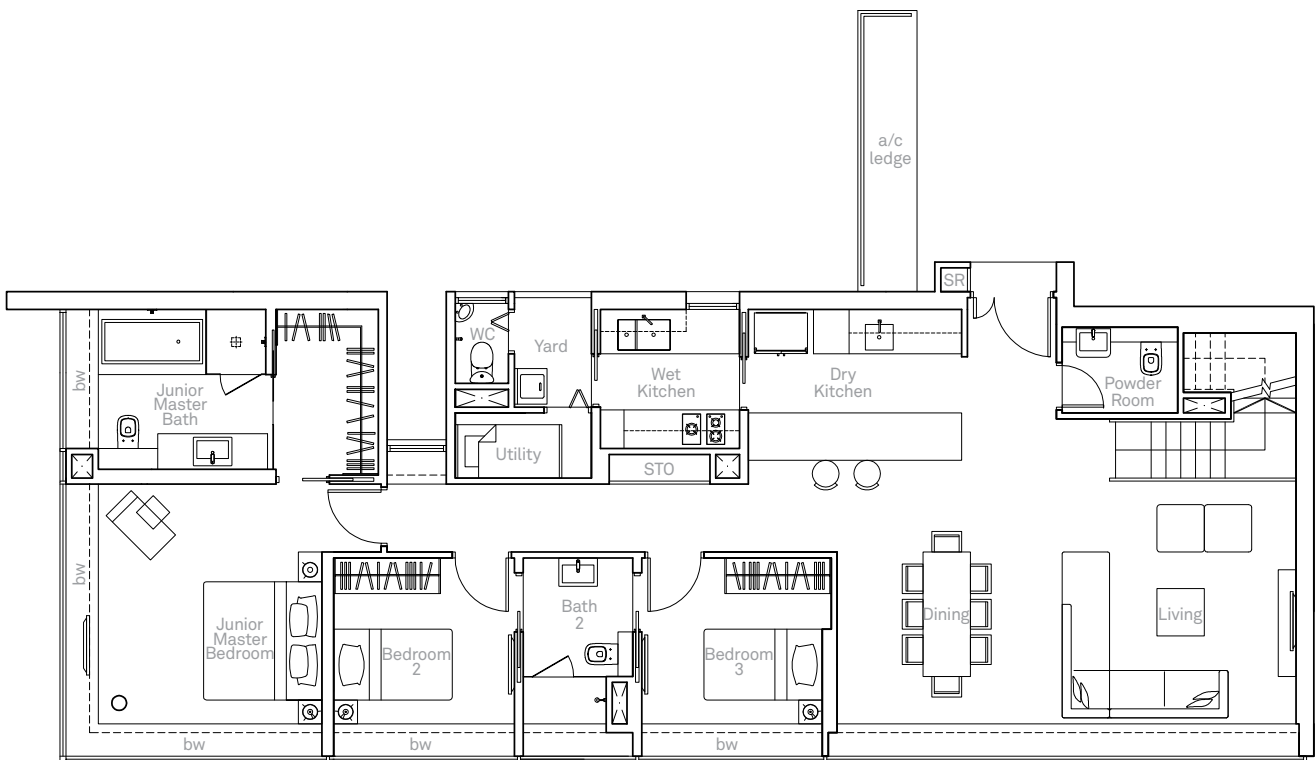
Upper Level



Lower Level



Upper Level



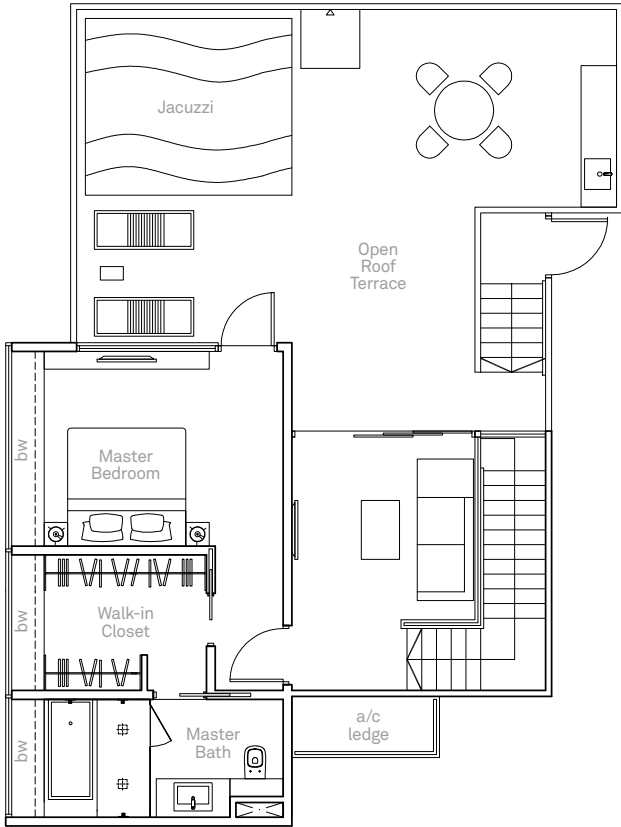
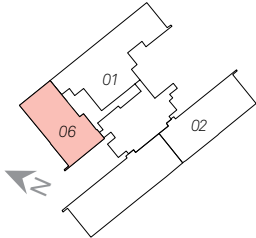
Lower Level

SKY VILLA

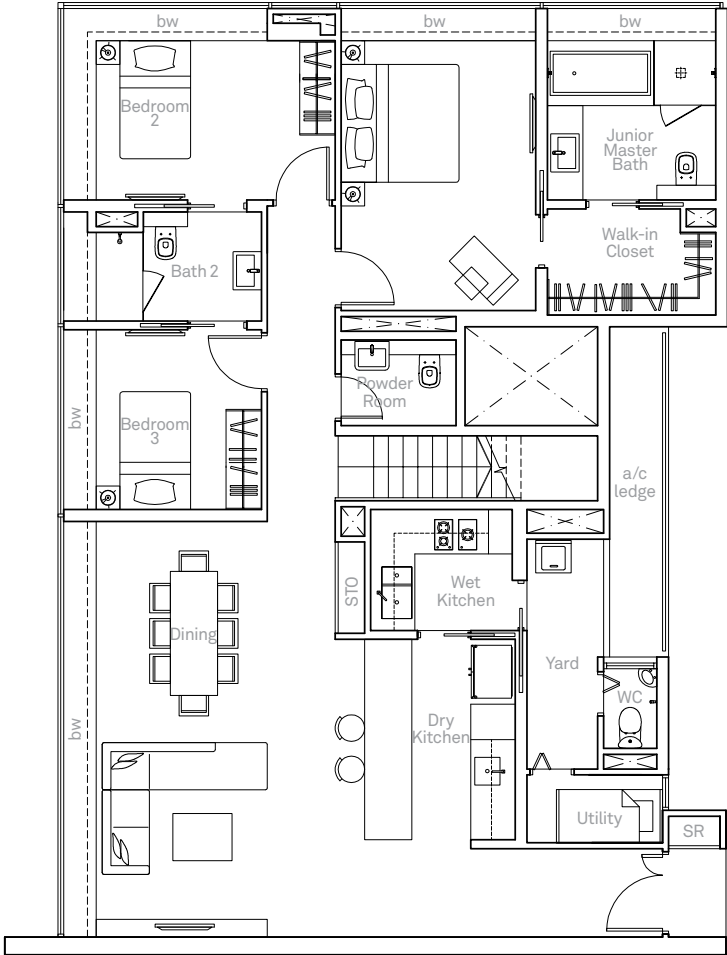
TYPE SKV 3

281 sq m (3,025 sq ft)

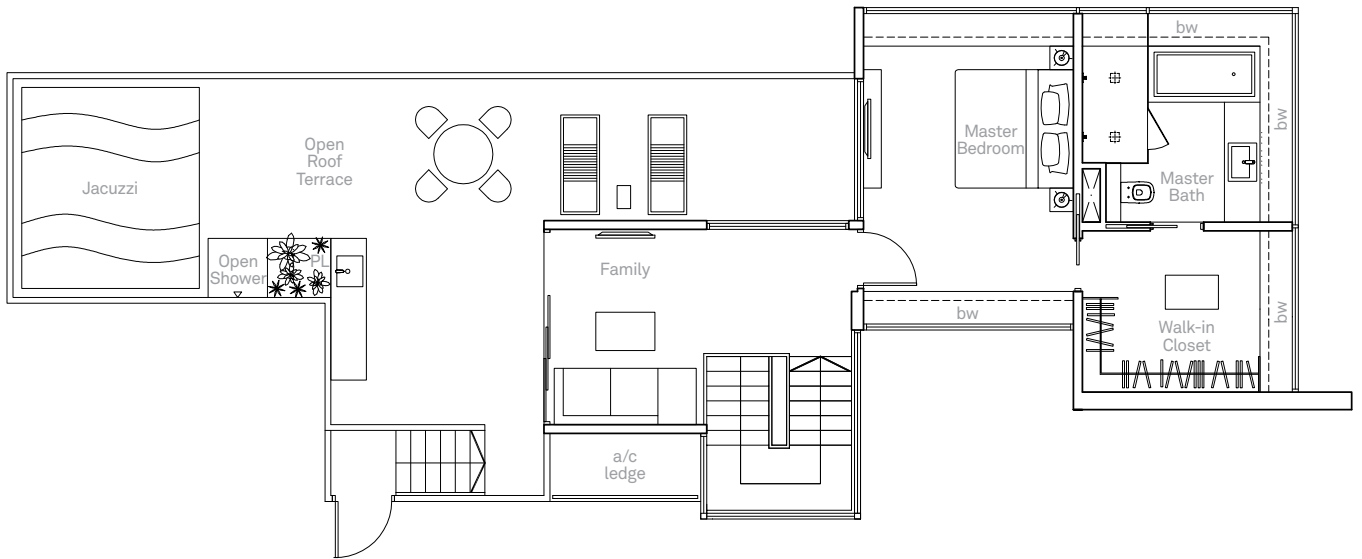
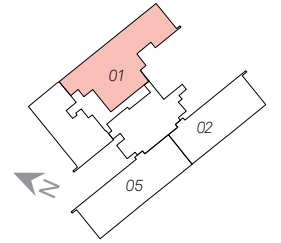
#35-06



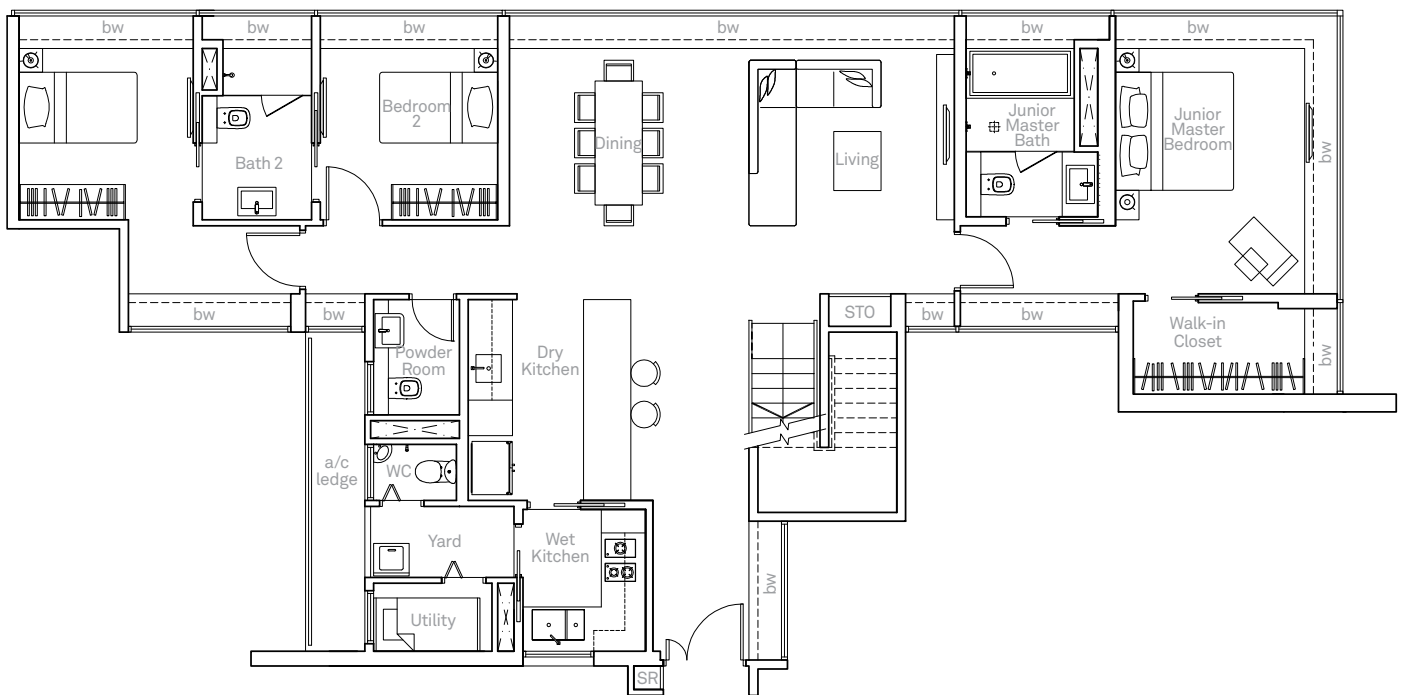
Upper Level



Lower Level



Upper Level



Lower Level

# SPECIFICATIONS

## 1. FOUNDATION

Reinforced concrete raft and/or bored piles and/or driven steel piles.

## 2. SUPERSTRUCTURE

Reinforced concrete and/or steel framed structure.

## 3. WALLS

- a. External Walls : Concrete and/or masonry wall
- b. Internal Walls : Masonry and/or lightweight concrete panels and/or in-situ and/or pre-cast RC wall and/or drywall partition system and/or glass partition

## 4. ROOF

- a. Flat Roof : Reinforced concrete slab with insulation and waterproofing system.
- b. Metal Roof : Metal Roof with insulation.

## 5. CEILING

### Typical Unit

- a. Corridor leading to Bedrooms, Bathrooms, Kitchen, Yard and W.C : Plasterboard ceiling
- b. Living, Dining, Bedrooms, Study, Balcony, Utility and Planter : Concrete slab with skim coat and/or box-ups to designated area

### Sky Villa

- a. Living, Dining, Family, Corridor leading to Bedrooms, Bathrooms, Powder Room, Kitchen, Yard and W.C : Plasterboard ceiling and/or box-ups to designated area
- b. Bedrooms, Balcony, Utility and Planter : Concrete slab with skim coat and/or box ups to designated area

## 6. FINISHES

### Wall

- a. External (for Typical Unit)  
- Balcony, Open Terrace and Planter : Exterior paint finish
- b. Internal (for Typical Unit)  
- Living, Dining, Bedrooms, Study, Corridor leading to Bedrooms, Utility Room and Yard : Paint finish on exposed surfaces only  
- Master Bathroom : Stone to false ceiling height and on exposed surfaces only.  
- Other Bathrooms & W.C : Tiles to false ceiling height and on exposed surfaces only  
- Kitchen : Paint finish and/or tiles to selected areas. Solid surface panel on exposed area behind cooker only (where applicable)
- c. External (for Sky Villa)  
- Planter, Balcony and Open Roof terrace : Exterior paint finish
- d. Internal (for Sky Villa)  
- Living, Dining, Family, Bedrooms, Corridor leading to Bedrooms, Utility Room and Yard : Paint finish on exposed surfaces only  
- Master Bathroom, Junior Master Bathroom and Powder room : Stone to false ceiling height and on exposed surfaces only.  
- Other Bathrooms & W.C : Tiles to false ceiling height and on exposed surfaces only  
- Kitchen : Paint finish and/or tiles to selected areas. Solid surface panel on exposed area behind cooker only (where applicable)

NOTE: No tile/stone work behind/below kitchen cabinet, long bath & mirror

### Floor

#### a. Typical Unit

- Living, Dining, Kitchen (for Type A,B & C), Dry kitchen, Corridor leading to Bedrooms and Yard (for Type B only) : Stone
- Master Bathroom : Stone
- Other Bathrooms : Tiles
- Bedrooms and Study : Timber
- Wet Kitchen, Yard (for Type C & D), Utility Room, W.C., Balcony & Open Terrace : Tiles

#### b. Sky Villa

- Living, Dining, Dry kitchen, Corridor leading to Bedrooms, Master Bathroom, Junior Master Bathroom and Powder room : Stone
- Family and Staircase (internal) : Stone and/or Timber
- Bedrooms : Timber
- Other Bathrooms, Wet kitchen, Yard, Utility Room, W.C, Balcony & Open Terrace : Tiles
- Open Roof Terrace : Tiles and/or timber

NOTE: All floor finishes are to exposed surfaces only

## 7. WINDOWS

Aluminium framed windows with glazing and/or curtain wall system.

## 8. DOORS

- Main Entrance : Approved fire-rated door
- Balcony, Open Roof Terrace and Open Terrace : Aluminium sliding and/or swing door with glazing
- W.C and Utility Room : Aluminium and/or timber bi-fold and/or sliding and/or swing door
- Bedrooms, Bathrooms, Study, Wet Kitchen, Yard and Powder room : Aluminium and/or timber and/or glass sliding and/or swing door and/or louvres door.
- Open Roof Terrace to common area : Aluminium and/or metal swing door

## 9. IRONMONGERY

Good quality locksets and ironmongery to be provided to all doors.

## 10. SANITARY WARES, FITTINGS AND ACCESSORIES

### Typical Unit

#### a. Master Bathroom

- Type A & B - 1 shower cubicle and 1 overhead shower set  
Type C - 1 shower cubicle with 2 overhead shower sets  
Type D - 1 shower cubicle with 1 overhead shower set & 1 long bath with 1 hand shower set
- For all unit types  
- 1 wash basin with basin mixer  
- 1 water closet  
- 1 towel rail and/or towel hook  
- 1 toilet paper holder  
- 1 mirror

#### b. Other Bathrooms

- 1 shower cubicle with 1 hand shower set  
- 1 wash basin with basin mixer  
- 1 water closet  
- 1 towel rail and/or towel hook  
- 1 toilet paper holder  
- 1 mirror

#### c. W.C.

- 1 hand shower set  
- 1 wash basin and tap  
- 1 water closet  
- 1 toilet paper holder  
- 1 mirror

#### d. Planter and/or Balcony

- 1 water tap

#### e. Yard

- 1 bib tap (for washing machine)

### Sky Villa

#### a. Master Bathroom

- 1 shower cubicle with 2 overhead shower sets  
- 1 long bath with 1 hand shower set  
- 1 wash basin with basin mixer  
- 1 water closet  
- 1 towel rail and/or towel hook  
- 1 toilet paper holder  
- 1 mirror

#### b. Junior Master Bathroom

- 1 shower cubicle with 1 overhead shower set  
- 1 long bath with 1 hand shower set  
- 1 wash basin with basin mixer  
- 1 water closet  
- 1 towel rail and/or towel hook  
- 1 toilet paper holder  
- 1 mirror

#### c. Other Bathrooms

- 1 shower cubicle and 1 hand shower set  
- 1 wash basin with basin mixer  
- 1 water closet  
- 1 towel rail and/or towel hook  
- 1 toilet paper holder  
- 1 mirror

#### d. Powder Room

- 1 wash basin with basin mixer  
- 1 water closet  
- 1 towel rail and/or towel hook  
- 1 toilet paper holder  
- 1 mirror

#### e. W.C.

- 1 hand shower set  
- 1 wash basin and tap  
- 1 water closet  
- 1 toilet paper holder  
- 1 mirror

#### f. Open Roof Terrace

- 1 counter c/w sink and water tap  
- 1 water tap  
- 1 outdoor shower

#### g. Planter and/or Balcony

- 1 water tap

#### h. Yard

- 1 bib tap for washing machine

#### i. Dry Kitchen

- 1 water point connection for fridge

## 11. ELECTRICAL INSTALLATION

- a. Electrical wiring below false ceiling within the units shall generally be concealed where possible. Electrical wiring above false ceiling entrance to DB closet shall be in exposed tray, conduits or trunking.

#### b. Electrical Schedule

DESCRIPTION	TYPE				
	A	B	C	D	SKV
Lighting/Wall Light Point	7	12	18	24	35
13A Switch Socket Outlet	14	17	24	35	35
15A Switch Socket Outlet for Washing Machine/Dryer	2	2	2	2	2
TV Point	2	3	4	5	5
Telephone Outlet	4	5	6	7	8
Data Outlet	2	3	4	5	5
Bell Chime Point	1	1	1	1	1

## 12. TV/TELEPHONE

Refer to Electrical Schedule for details.

## 13. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard CP33:1996.

## 14. PAINTING

- a. Internal Walls : Emulsion paint
- b. External Walls : Textured coating paint and/or other approved exterior paint

## 15. WATERPROOFING

Waterproofing shall be provided to floor slabs of Bathrooms, Powder Room, W.C, Kitchen, Yard, Planter, Balcony, Open Terrace, Open Roof Terrace, Swimming Pool, Concrete Flat Roof.

## 16. DRIVEWAY AND CARPARK

- a. Surface Driveway/ Ramp : Stone and/or pavers and/or tarmac and/or concrete
- b. Basement Car Park/ Driveway : Reinforced concrete slab

## 17. RECREATION FACILITIES

- a. Function Lounge
- b. Gym
- c. Changing Rooms and Steam Rooms (Male and Female)
- d. Sky Terraces
  - 14th floor – Wellness Studio
  - 16th floor – Idea Lab
  - 24th floor – Gourmet's Domain
  - 24th floor – Games Arena
  - 33th floor – Fitness Factor
  - 33th floor – State of Serenity
- e. Party Deck
- f. Outdoor Dining Deck
- g. BBQ Deck
- h. Garden Deck
- i. Children's Playground
- j. Family Pool
- k. Infinity-Edged Swimming Pool
- l. Jet Pool
- m. Sun Deck
- n. Tennis Court
- o. Outdoor Fitness Station
- p. Themed Gardens accessible by boardwalk

## 18. ADDITIONAL ITEMS

- a. Kitchen Cabinets
  - Kitchen cabinets with solid surface worktop and stainless steel sink and mixer.
- b. Kitchen Appliances
  - Typical Units
    - Cooker hood, cooker hob, oven and fridge.
    - Washing Machine cum Dryer for Type A only.
  - Sky Villas
    - Cooker hood, cooker hob, oven, steam oven, dishwasher and fridge.
- c. Built in Wardrobes
  - Quality wardrobes provided to all Bedrooms.
- d. Air Conditioning
  - Wall-mounted split system air-conditioning to Living, Dining, Bedrooms, Walk-in-Closet & Study, where applicable. Ducted system air-conditioning to Living, Dining, Master Bedroom & Family for Sky Villas only.
- e. Light Dimming System
  - Light dimming system for Living, Dining, Family, Master Bedroom and Junior Master Bedroom, where applicable
- f. Hot Water
  - Hot water supply provided to all Bathrooms and Kitchens except W.C.
- g. Town Gas
  - Town Gas supplied to all units (Kitchen for Type B & C, Wet Kitchen for Type D and Sky Villas) except for Type A which will be provided with electric hob.
- h. Security System
  - Intercom between Basement and first storey Main Entrance, Lift Lobby and apartment units based on a system using telephone line
  - Automatic car barrier access system
  - Proximity card access system to first storey and Basement Lift Lobbies
- i. IT Feature
  - All apartments equipped with wiring and cable ready for internet connection.
- j. Waste Disposal System
  - Pneumatic waste conveyance system with separate general waste and recyclables provided at common area.

## NOTES

### 1. 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 materials 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. The tonality and pattern of marble, limestone or granite selected and installed shall be subject to availability.

### 2. Timber

Timber strips are natural materials containing veins and tonality differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and vendor.

### 3. Tiles

Selected tile sizes and tile surface flatness cannot be perfect and subject to acceptable range described in Singapore Standard SS483:2000.

## 4. Glass

Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

## 5. 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 clearing of filters and condensate pipes, re-charging of refrigerate. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system on a regular basis in order to ensure good working condition of the system.

## 6. Mechanical Ventilation System

To ensure good working condition of the mechanical ventilation system for the exhaust system, the system has to be maintained by the Purchaser on a regular basis.

## 7. False Ceiling

The space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purpose. Ceiling works would be required if removal of equipment is needed.

## 8. Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, fittings, wares and Plaster Ceiling Board

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

## 9. Prefabricated Toilets

Certain Bathrooms, Powder Rooms and W.C may be of prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended, as they will compromise the waterproofing warranty.

## 10. Dimming Switches

The Living, Dining, Master Bedroom and Family (where applicable) will be provided with dimming switches which are suitable only for incandescent and halogen bulbs up to a maximum of 400 watts. The Purchaser will have to make his/her own arrangements for modifications if other types of lights are selected.

## 11. Planter

No soil material or turf/plants are provided to unit planters. The approved planter boxes are not to be converted to balcony unless prior written approval of the relevant competent authority and the management corporation are first had and obtained.

## 12. Open Terrace, Open Roof Terrace and Balcony

Open Terrace, Open Roof Terrace and Balcony, which are open or covered by trellises should not be covered by roofs. Covering of the Open Terrace, Open Roof Terrace and Balcony constitutes additional gross floor area (GFA), which requires the necessary planning permission from the Authority and consensus of the Management Corporation.

## 13. 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 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.

## 14. 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.

## 15. Materials, Fittings, Equipment, Finishes, Installations and Appliances

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.

## 16. Internet Access

If the Purchaser requires internet access, the Purchaser will have to make direct arrangement 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 such relevant entities/authorities.

## 17. Wireless Internet Connection

Location of wireless internet connection provision is designated and shall rely on the subscription of service by the management corporation with the relevant service provider.

## Disclaimer

*Reasonable care has been taken in the preparation of this brochure, and the construction of the scale model and the show suite (collectively "the Collaterals"), but the developer does not warrant the accuracy of the Collaterals. The statements, information and depictions in the Collaterals may not be relied upon as statements or representations of fact, and they are not intended to form any part of the contract for the sale of the housing units. In particular, visual representations such as pictures and drawings are artists' impressions only, and are not representations of fact. All information contained in the Collaterals, including plans and specifications, are current at the time of printing, and are subject to such changes as are required or approved by the developer or the relevant authorities. The floor areas stated in the brochure are approximate measurements and are subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statements or representations (whether contained in the Collaterals or given by the developer's agent(s) or otherwise).*

## Project Details

Developer: City Developments Limited (Co. Reg. No. 196300316Z) • Tenure of Land: Estate in Fee Simple (Freehold) • Lot No.: 6928P, 5470P and 10027X MK 17 at Thomson Road • Developer License No.: C0559 • Building Plan Approval No. & Date: A0781-00010-2007-BP01 (10 Nov 2009), A0781-00010-2007-BP02 (10 Dec 2009) • Expected Date of TOP: 31 December 2014 • Expected Date of Legal Completion: 31 December 2017

## Consultants Details

Architect: ADDP Architects • Landscape Consultant: COEN Design International Pte Ltd • M&E Engineer: Squire Mech Pte Ltd • C&S Engineer: LSW Consulting Engineers Pte Ltd • Quantity Surveyor: KPK Quantity Surveyor(S) Pte Ltd • Project Interior Designer: ADDP Architects

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