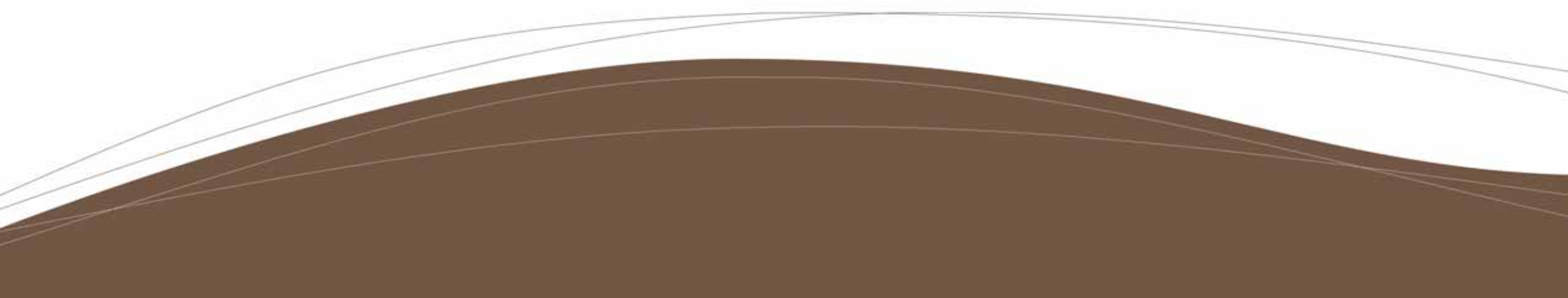


D'Amira



i m a g i n e a p l a c e w h e r e . . .



L i f e i s a b r e e z e

A M E N I T I E S C O N V E N I E N C E

An exquisite freehold boutique development of 25 choice units surrounded by various amenities & conveniences - the MRT, restaurants and reputable schools are all within a stone's throw away...

Coupled with the upcoming integrated mega-mall/ transportation hub in the heart of Serangoon,

Living in *D' Almira* is the choice haven for homeowners who appreciate tranquility & convenience.



Artist's Impression



CTE

CTE

Ang Mo Kio Ave

Ang Mo Kio Ave

Lorong Chuan

Boundary Rd

Boundary Rd



Lorong Chuan

Serangoon Ave 2

Serangoon Ave 3

Serangoon Central Dr

Serangoon Central

Serangoon Ave 2



Lorong Chuan MRT Station

Chiltern Dr

Chiltern Dr

Chiltern Dr

Melrose Dr



Nanyang Junior College

Serangoon Ave 3



Town Centre



Serangoon Central MRT Station



Mega Mall



Serangoon New Town

Lorong Chuan

Dunstfold Dr

Costwood Close

Costwood Close

Lynwood Grove

Matlock Rise

Sundridge Park Rd



D'Almeida

Clifton Vale

Jalan Sukachika

Jalan Riang



Yangzheng Primary School



Zhonghua Secondary School

Lorong Bewak

Vaughan Rd



Petrol Kiosk

Upper Serangoon Rd



St. Gabriel's Primary School



Australian International School

Wolskel Rd

Bukit Arang Rd

Lorong Selangat

Jalan Lareh

Mackerrow Rd

Daisy Ave

Daisy Rd

Sommerville Rd



Petrol Kiosk



Nightingale Nursing Centre



Econ Medicare Centre Braddell

Braddell Rd

Braddell Rd

Woodleigh Park



Woodleigh MRT Station



Notable facilities include a lap pool, a wading pool for children, a gymnasium, BBQ area and private roof terrace (for selected units).

Nearby, the lush greenery of Woodleigh Park beckons...



Artist's Impression





Site Map

LEGEND

- A LINK BRIDGE
 - B LAP POOL
 - C WADING POOL
 - D FITNESS CORNER
 - E PLAYGROUND
- F BBQ AREA
 - G JACUZZI JETS
 - H WATER FEATURES





Living Room

Artist's Impression



Dining Room



Kitchen Area

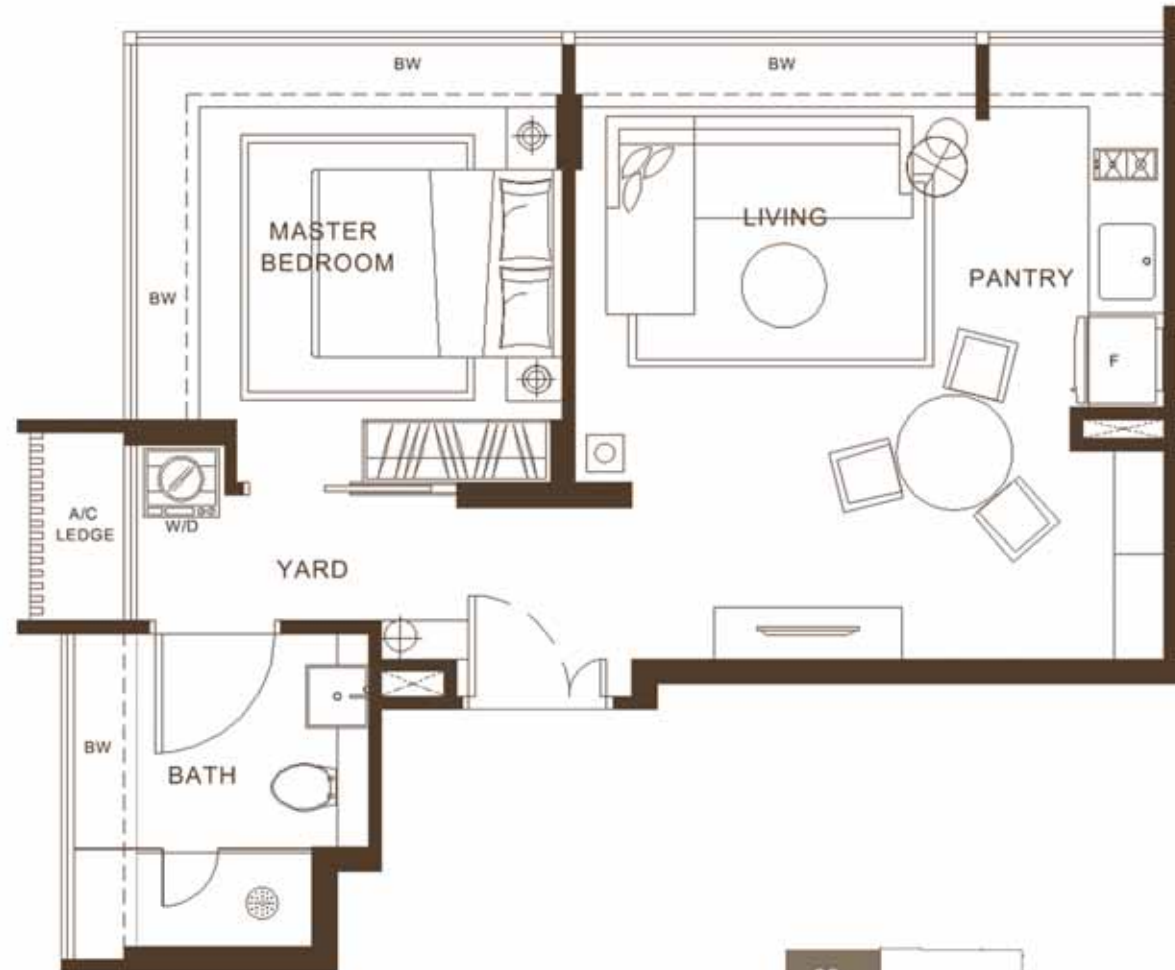
Artist's Impression



Master
Bedroom

Type A1

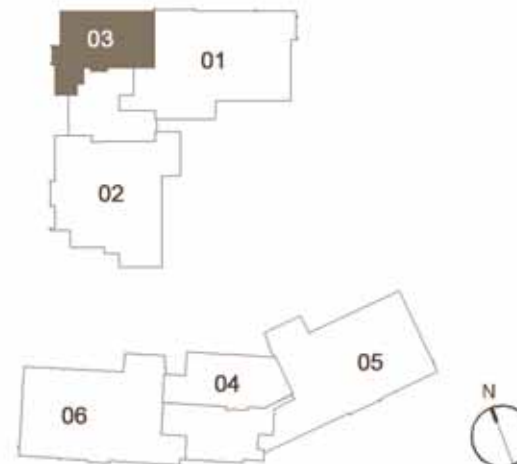
1 bdrm 527sq ft



Unit #02-03

#03-03

#04-03



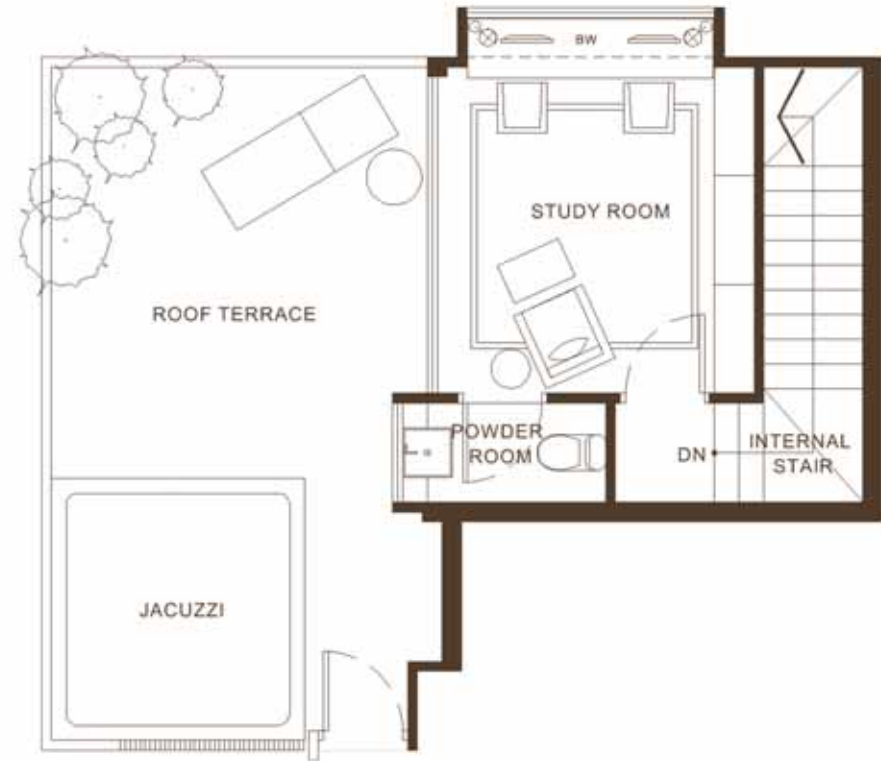
The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of a visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

Type A2

PH 1 bdrm + 1 stdy 1,054sq ft

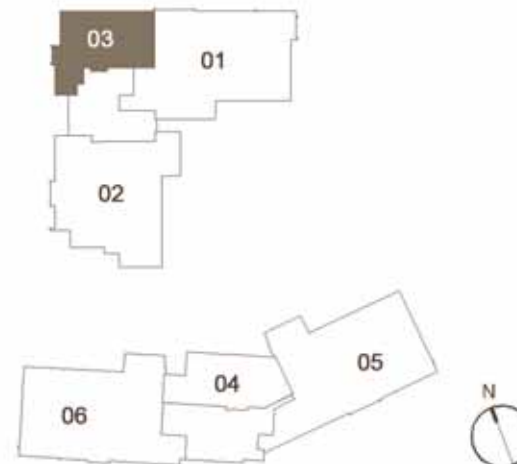


Lower Storey



Upper Storey

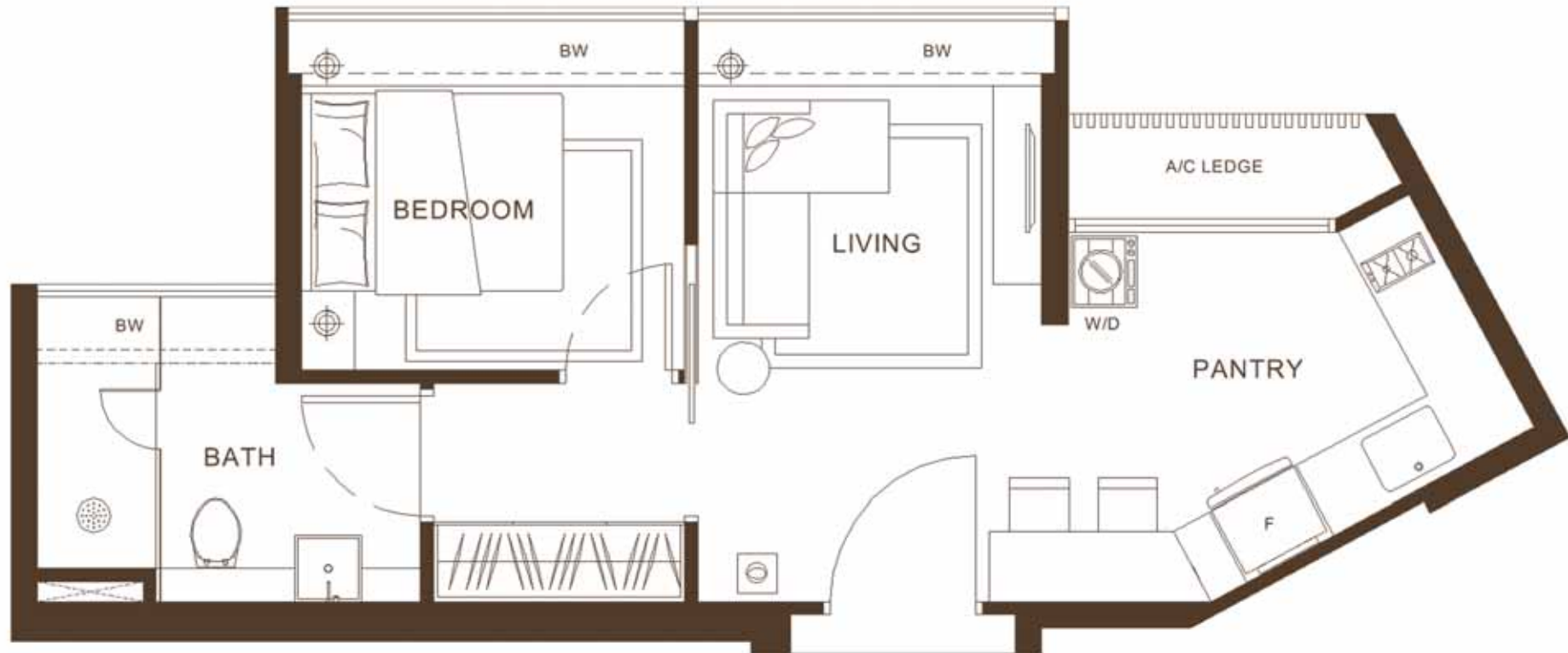
Unit #05-03



The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of a visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

Type A3

1 bdrm 462sq ft



Unit #02-04



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Type B1

Duplex 2 bdrm 947sq ft



Lower Storey



Upper Storey

Unit #03-04
#05-04



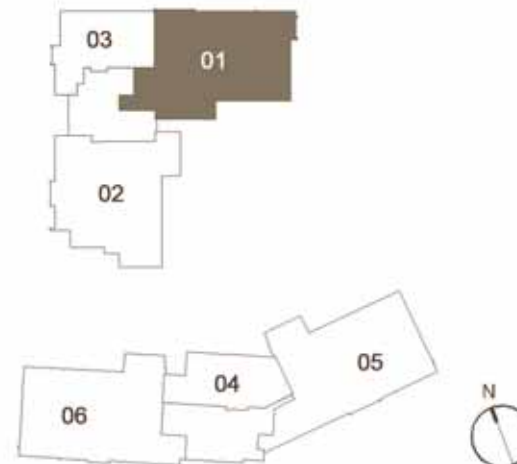
The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of a visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

Type C1

3 bdrm 1,098sq ft



Unit #02-01



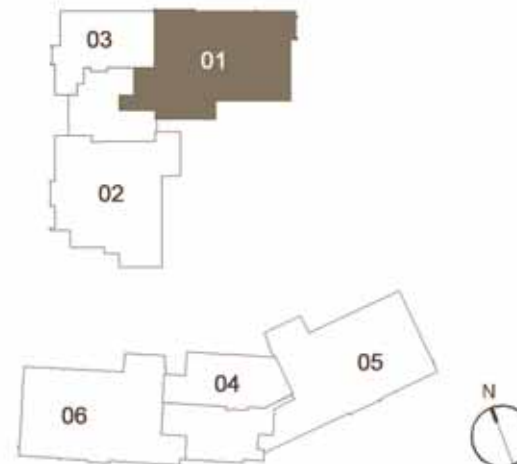
The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of a visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

Type C2

3 bdrm 1,216sq ft



Unit #03-01
#04-01



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Type C3

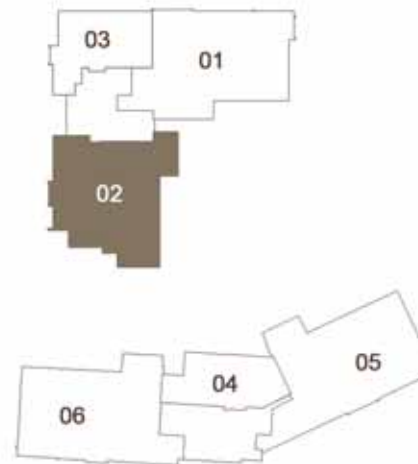
3 bdrm 1,098sq ft



Unit #02-02

#03-02

#04-02



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Type C4

PH 3 bdrm 2,045sq ft

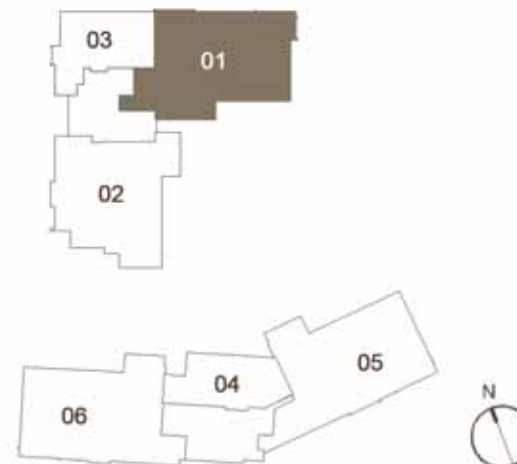


Upper Storey



Lower Storey

Unit #05-01



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Type C5

PH 3 bdrm 1,959sq ft

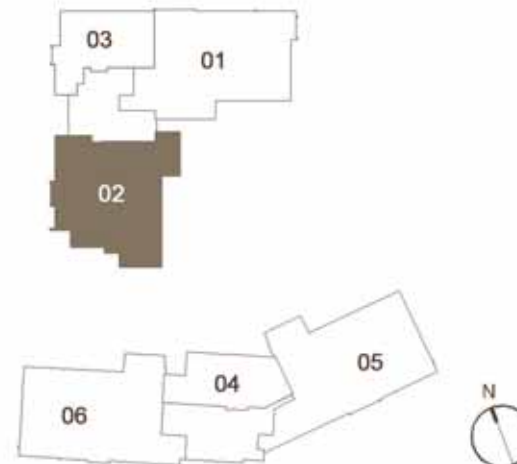


Upper Storey



Lower Storey

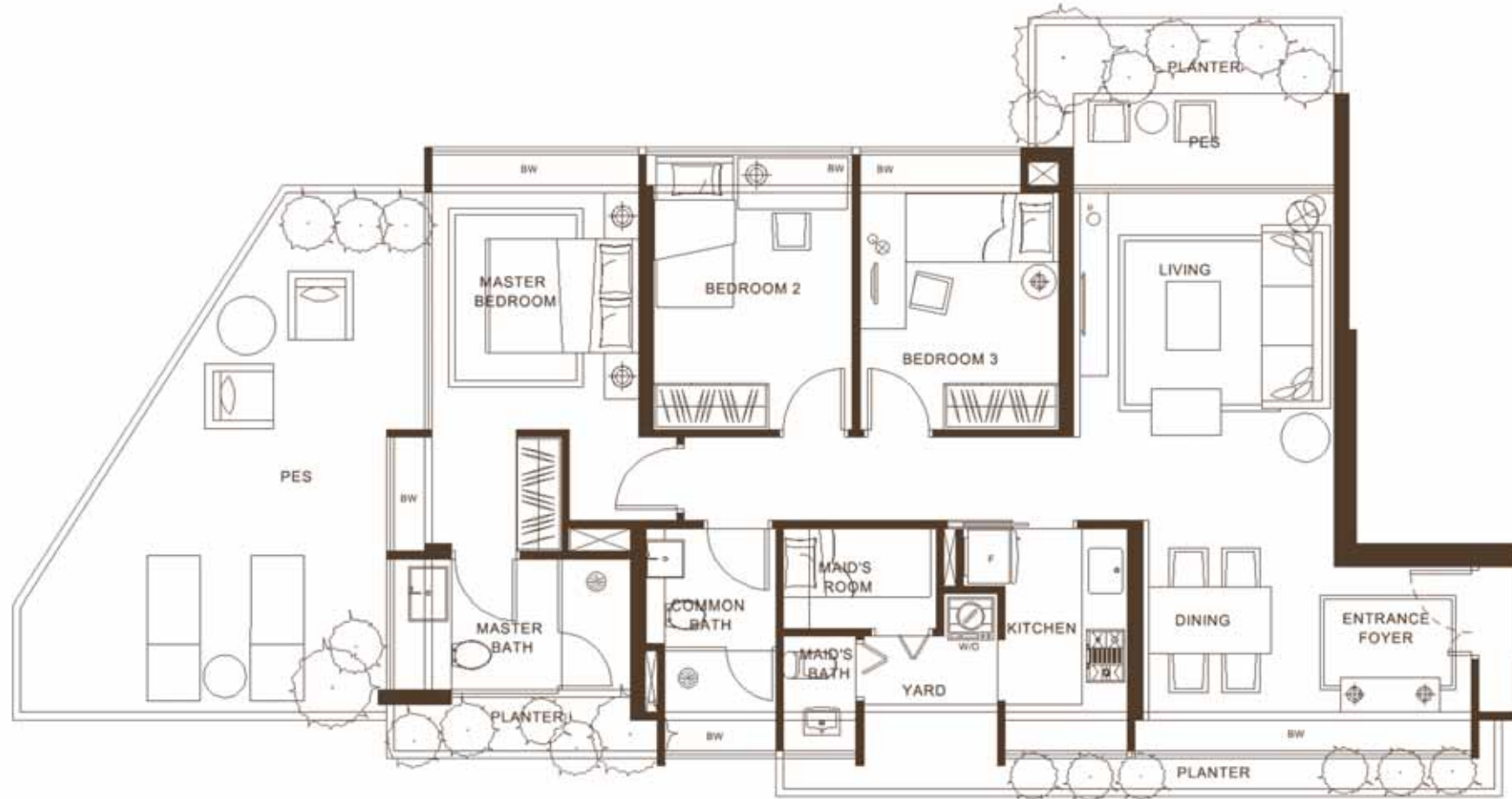
Unit #05-02



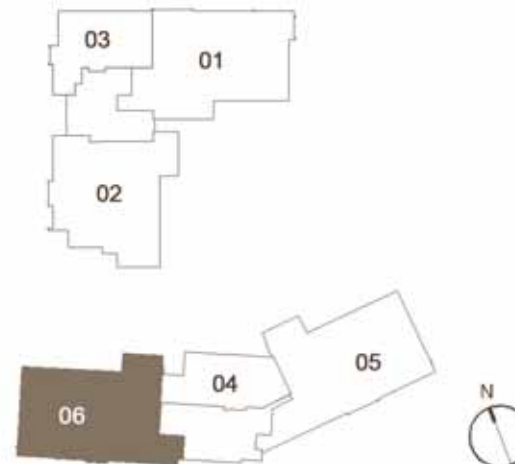
The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of a visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

Type C6

PH 3 bdrm 1,496sq ft



Unit #01-06



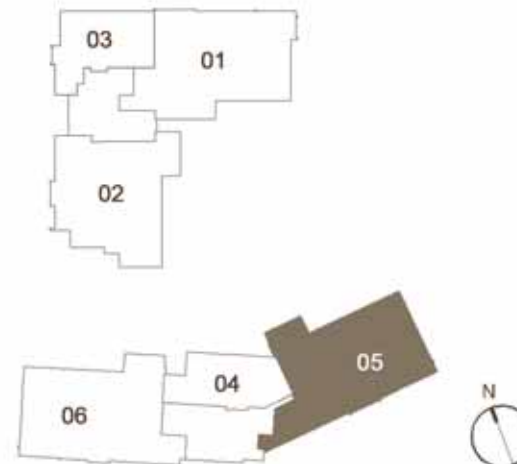
The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of a visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

Type C7

3 bdrm 1,539sq ft



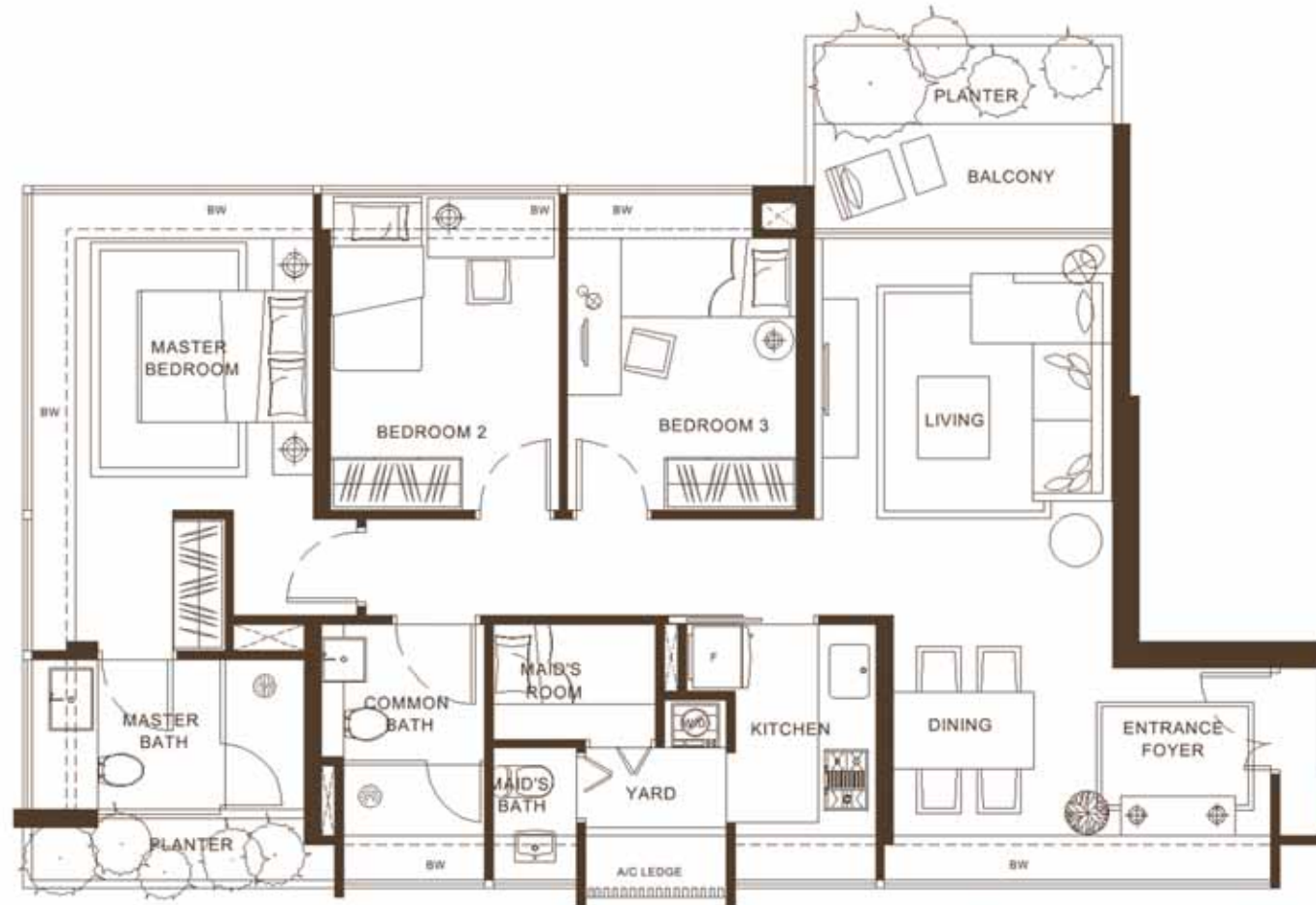
Unit #01-05



The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of a visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

Type C8

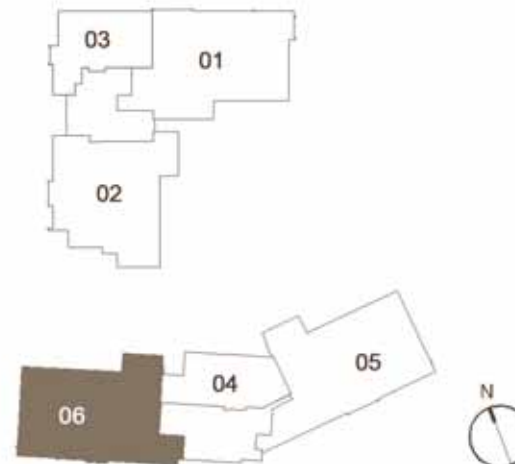
3 bdrm 1,173sq ft



Unit #02-06

#03-06

#04-06



The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of a visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

Type C9

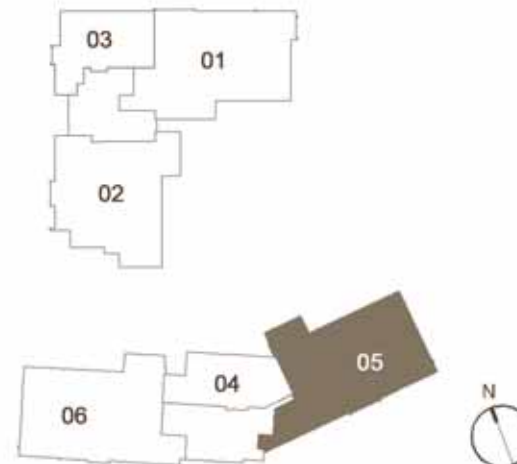
3 bdrm 1,227sq ft



Unit #02-05

#03-05

#04-05

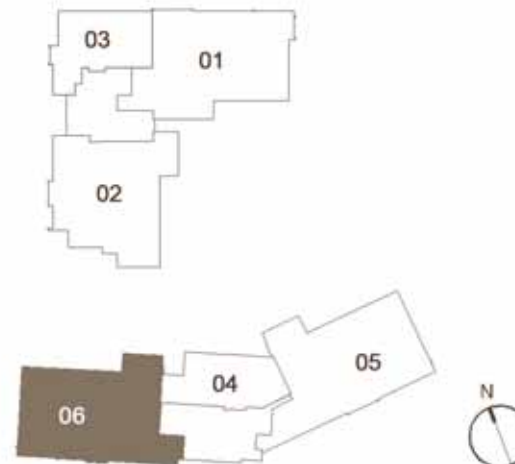


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Type C10 PH 3 bdrm 1,926sq ft



Unit #05-06



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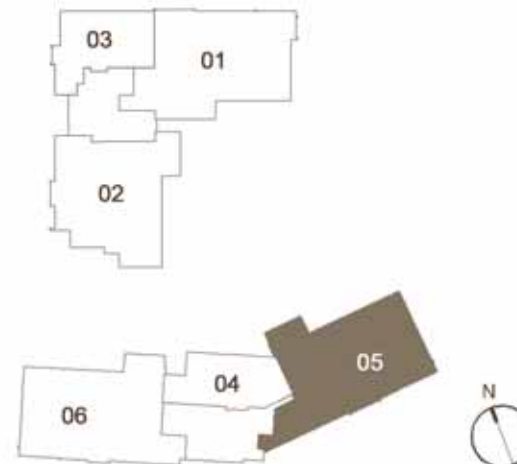
Type C I I

PH 3 bdrm 2,056sq ft



Lower Storey

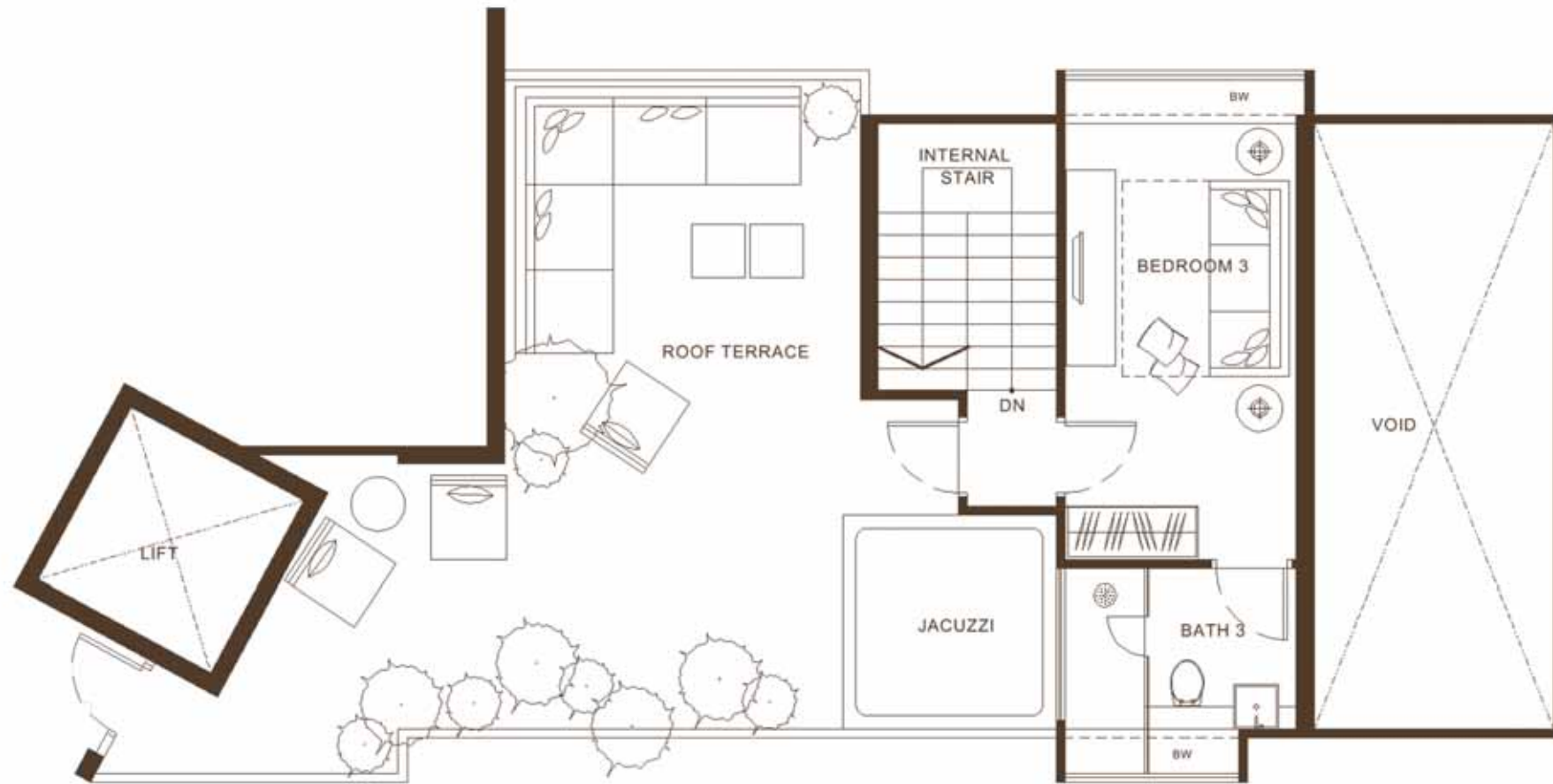
Unit #05-05



The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of a visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

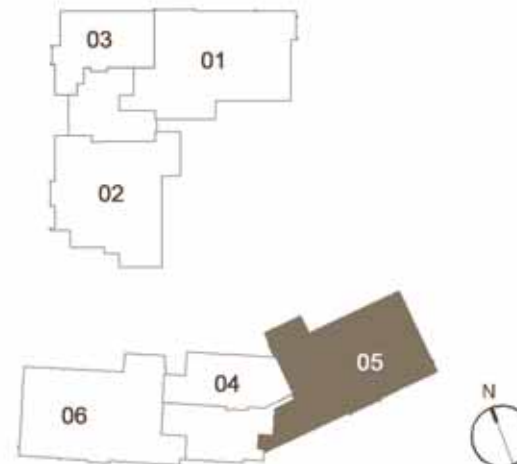
Type C11

PH 3 bdrm 2,056sq ft



Upper Storey

Unit #05-05



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Specifications

<p>FOUNDATION : Precast Reinforced Concrete piles to Engineer's specification</p> <p>SUPERSTRUCTURE : Reinforced Concrete Structure to Engineer's specification</p> <p>WALLS : External & Internal Wall: Reinforced concrete and/or blockwork and/or light weight block</p> <p>ROOF : Pitch Roof: Metal roofing system</p> <p>Flat Roof: Reinforced concrete with appropriate waterproofing</p> <p>CEILING : Living, Dining, Bedrooms, Study, Maid's Bathroom, Balcony, Yard & PES: Skim coat with emulsion paint</p> <p>Master Bathroom, Common Bathroom, Kitchen: Moisture resistant ceiling board with emulsion paint</p> <p>FINISHES : Wall Internal [Apartment] Living, Dining, Bedrooms, Study, Maid's Room, Balcony & Yard: Cement and sand plaster with emulsion paint</p> <p>Master Bathroom, Common Bath, Maid's Bathroom & Kitchen: Ceramic tiles laid up to false ceiling height and on exposed surface only (no tiles behind kitchen cabinets and mirrors)</p> <p>External / Common Area Cement and sand plaster with emulsion paint</p> <p>Floor Internal [Apartment] Living, Dining, Master Bathroom, Common Bathroom, Maid's Bathroom, Kitchen, Maid's Room, Balcony & Yard: Marble and/or Ceramic Tiles</p> <p>Bedrooms & Study: Timber parquet flooring PES & Roof Terrace: Ceramic tiles and/or timber decking</p> <p>Planter Box: Cement and sand screed</p> <p>Common Area Cement /sand screed and/or Ceramic Tiles</p> <p>WINDOWS : Powder Coated Aluminium framed windows with minimum 6mm tinted glass panel</p> <p>DOORS : Main Entrance: Approved fire-rated timber door Bedrooms and Bathrooms: Timber flush door Maid's Room, Yard & Maid's Bathroom: Aluminium bifold door Balcony, PES & Roof Terrace: Aluminium framed glass sliding/swing door Kitchen: Timber flush door (where applicable)</p>	<p>SANITARY FITTINGS : Master Bathroom 1 vanity basin & 1 basin mixer 1 shower glass compartment & 1 set of shower mixer c/w hand & rain shower 1 wall hung water closet 1 mirror 1 toilet paper holder</p> <p>Common Bathroom 1 vanity basin & 1 basin mixer 1 shower glass compartment & 1 set of shower mixer c/w hand shower 1 wall hung water closet 1 mirror 1 toilet paper holder</p> <p>Maid's Bathroom 1 basin with 1 tap 1 shower set with tap 1 floor standing water closet 1 toilet paper holder</p> <p>Kitchen 1 kitchen sink with mixer</p> <p>PES, Roof Terrace & Yard 1 bib tap</p> <p>ELECTRICAL INSTALLATION : Electrical wiring for lighting and power points shall be in concealed conduits except for areas above false ceiling which shall be in exposed conduit/trunking.</p> <p>TV/TELEPHONE : Telephone/TV outlet with SCV cable ready provided for living & bedrooms</p> <p>LIGHTING PROTECTION SYSTEM : Lighting conductor system shall be in accordance with Singapore Standard CP.</p> <p>PAINTING : Internal Walls: Emulsion Paint External Walls: Emulsion paint / Sprayed textured coating</p> <p>WATERPROOFING : Waterproofing shall be provided to Bathrooms, Kitchen, Yard, Balcony, Planter, Pools and Roof Terraces where applicable.</p> <p>DRIVEWAY AND CARPARK : Reinforced concrete slab with floor hardener 25 Car Park Lots</p> <p>RECREATION FACILITIES : Lap Pool Wading Pool Pool Deck Fitness Area Water Feature BBQ Area Playground</p>	<p>ADDITIONAL ITEMS : Kitchen Cabinets / Appliances: Kitchen cabinets complete with solid surface work top, cooker hob & hood, oven</p> <p>Wardrobes: Wardrobes provided for all bedrooms</p> <p>Air-conditioning: Wall mounted air-conditioner is provided for bedroom, living/dining & study</p> <p>Hot Water Supply: Gas Heater to provide hot water to Master Bathroom, Common Bathroom & Kitchen Sink</p> <p>Security System: Audio intercom provided to each apartment & the pedestrian entrance gate</p> <p>DESCRIPTION OF THE HOUSING PROJECT PROPOSED ERECTION OF 2 BLOCKS OF 5 STOREY RESIDENTIAL FLATS (TOTAL 25 UNITS) WITH AN ATTIC, CAR PARK AND SWIMMING POOL ON LOTS 6211C, 6213W, 6212M & 9955T MK17 AT 33 & 35 SOMMERVILLE ROAD (SERANGONG PLANNING AREA)</p> <p>DETAILS OF BUILDING SPECIFICATIONS: TYPES OF RESIDENTIAL UNITS LOCATED IN THE BUILDING PROJECT: Type A1, A3, B1 Duplex, C1, C2, C3, C6, C7, C8, C9, A2 PH, C4 PH, C5 PH, C10 PH, C11 PH</p> <p>TOTAL NUMBER OF UNITS IN EACH CLASS: Type A1 – 3 nos. Type A3 – 1 no. Type B1 Duplex – 2 nos. Type C1 – 1 no. Type C2 – 2 nos. Type C3 – 3 nos. Type C6 – 1 no. Type C7 – 1 no. Type C8 – 3 nos. Type C9 – 3 nos. Type A2 PH- 1 no. Type C4 PH – 1 no. Type C5 PH – 1 no. Type C10 PH – 1 no. Type C11 PH – 1 no.</p> <p>DESCRIPTION OF COMMON PROPERTY Common facilities include : Lap Pool Pool Deck Wading Pool Fitness Area Water Feature Playground BBQ Area.</p> <p>DESCRIPTION OF PARKING SPACES: 1 parking lot to each unit</p> <p>PURPOSE OF BUILDING PROJECT AND RESTRICTIONS AS TO USE The building project is strictly for residential occupation only.</p> <p>The open roof terraces are not to be enclosed or roofed over. Roof terrace cannot be converted for other use. For cyclical maintenance work to be carried out to the building façade, owners of the Penthouse Units shall allow access to maintenance teams.</p>
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-Marbles 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 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 difference may be felt at the joints.

-Timber is a natural product; colour and grain variation should be expected. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Sample shown is just representative only. Colour and grain variation in the same species is normal and acceptable.

-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.

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

-Air-conditioning system has to be maintained and cleaned on a regular basis by the Purchasers. This includes the cleaning of filters and clearing the condensate pipes to ensure good working condition of the system.

-Layout/Location of wardrobes, kitchen cabinets and fan coil units are subject to Architects sole discretion and final design.

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

-While every reasonable care has been taken in preparing this brochure and in constructing the models and showflats, the Developer and the Marketing Agent cannot be held responsible for any inaccuracies or omissions. Visual representations, models, showflat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are approximate measures and are subject to final survey. The property is subject to inspection by the relevant authorities to comply with the current codes of practice.

- All information, specification, 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 and shall not form part of any offer or contract or constitute any warranty by us and shall not be regarded as statements or representations of fact. All plans are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Sale & Purchase Agreement shall form the entire agreement between us the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale & Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agent.

NAME OF PROJECT	: D' Almira
ADDRESS OF PROJECT	: 33, 35 Sommerville Road
DEVELOPER	: Almira Development Pte Ltd
TENURE OF LAND	: Freehold
LEGAL DESCRIPTION	: MK 17 Lot 6211C MK 17 Lot 6213W MK 17 Lot 6212M & MK 17 Lot 9955T
TENURE FREEHOLD	: Freehold
DEVELOPERS LICENSE NO.	: C0515
EXPECTED DATE OF VACANT POSSESSION	: 31st Dec 2012
EXPECTED DATE OF LEGAL COMPLETION	: 31st Dec 2015
BUILDING PLAN NO.	: A1753-00095-2008BP01 dated 03/02/2009

Architect

kyooba
www.kyooba.com.sg

Interior Consultant


Interior design

Developer



A member of HLH Group Limited
Website: www.hlh.com.sg

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D'Almira