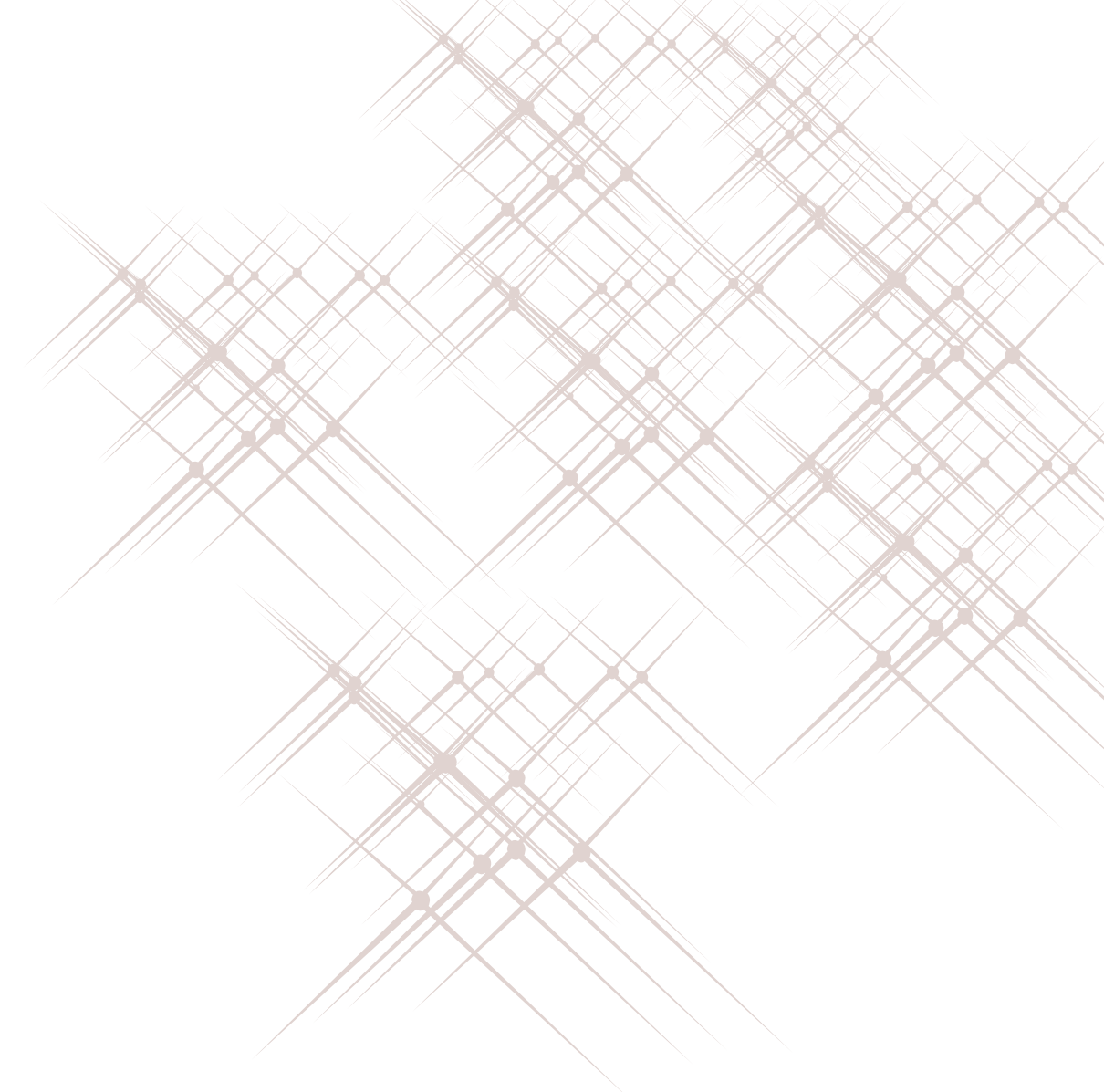


d MIRA



Adding a new shine, to the good life.

Live brilliantly,
in big and small
ways



BEHOLD



BEDAZZLE

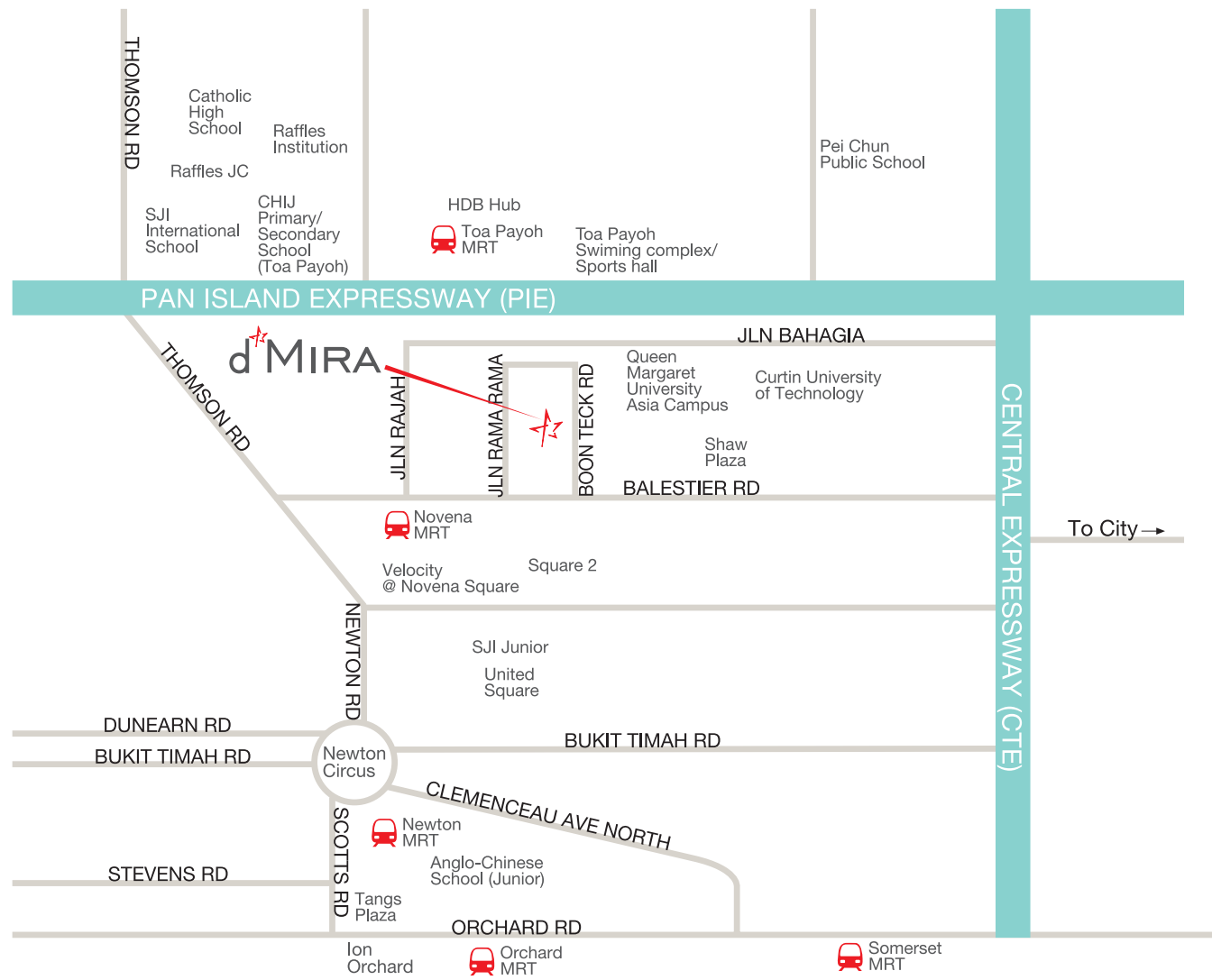


BELONG

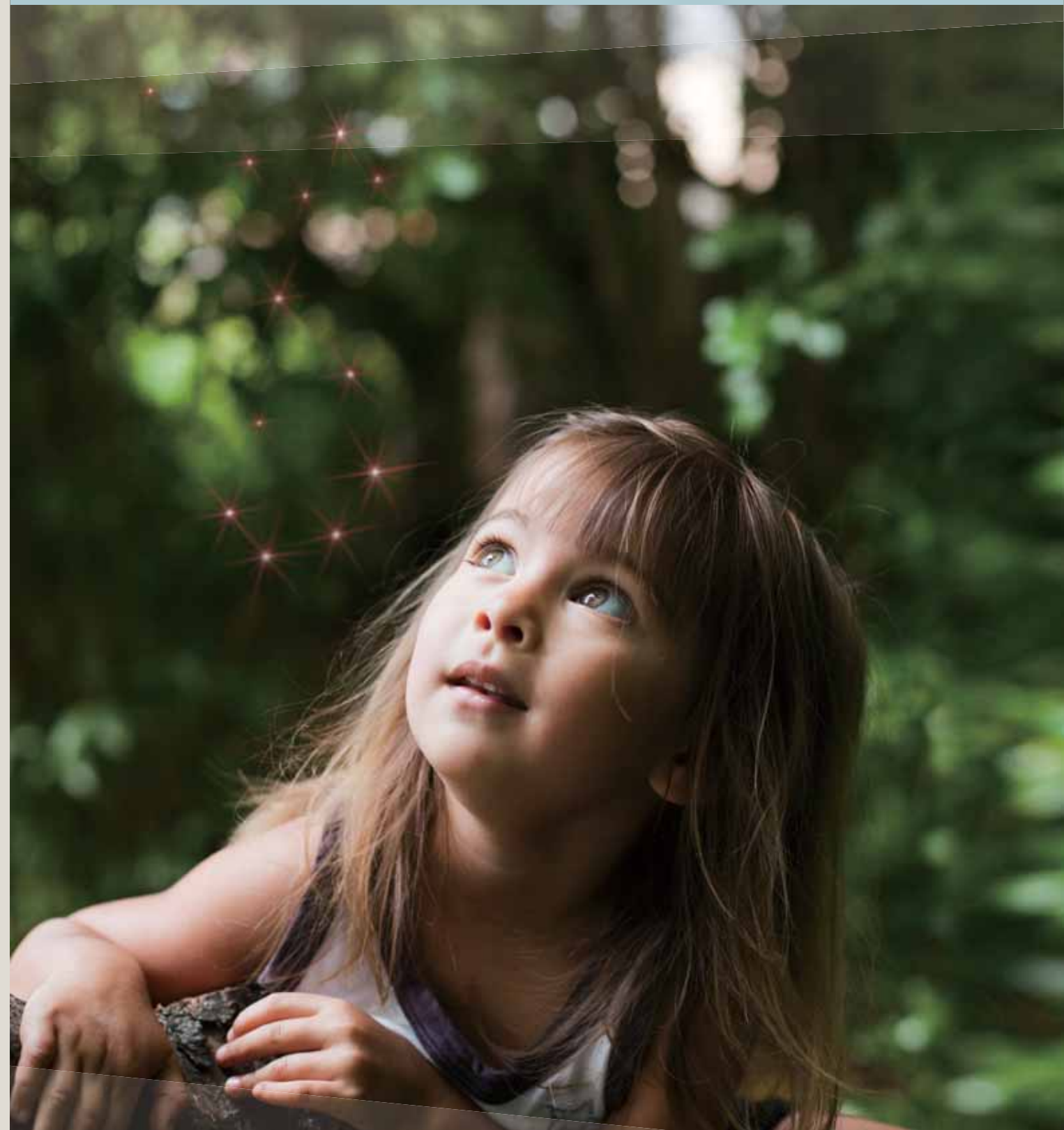


There's no greater joy than discovering that what makes life comfortable and pleasurable are so close at hand. Within close proximity are the Novena and Toa Payoh MRT Stations, and major expressways like the PIE and CTE. Just nearby are Novena and Toa Payoh, with their wide selection of shopping, food and entertainment, together with a good choice of well established schools.



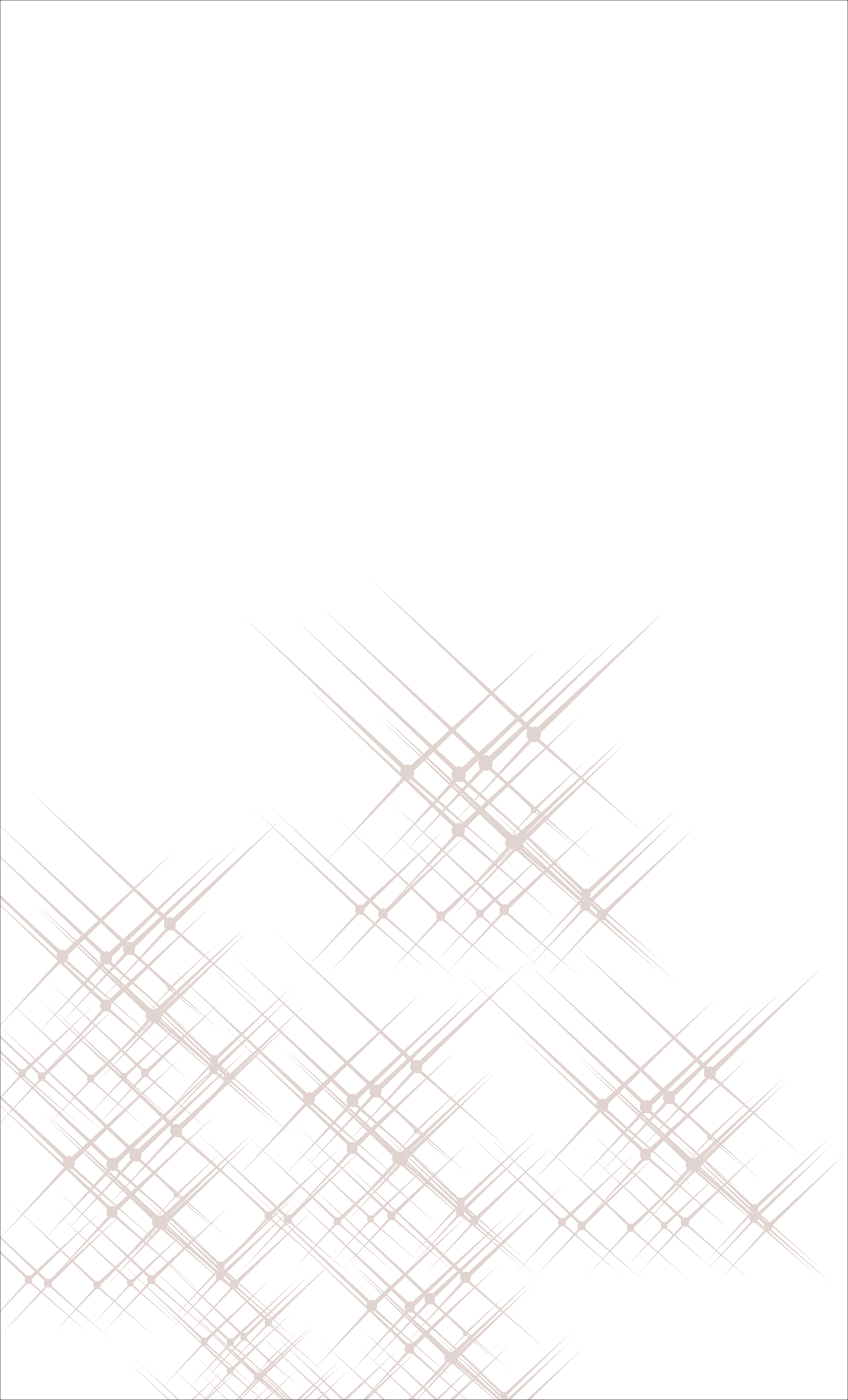


Find a new joy,
among the stars





A showcase of sparkling contemporary architecture, this single tower development offers 65 choice residential units vertically distributed through 17 storeys. The brilliant design and landscaping include a grand plaza adorned with hanging gardens, and lush green softscape that offers a soothing retreat from the city that's so close by.



GREENERY



GRANDEUR



GRATIFICATION





Artist's Impression



Enjoy life in whole new ways when you can choose to play under the stars, or among them. An array of recreational facilities at the ground level offers a prelude of the many delights you can expect on the way up, providing endless hours of fun in big and small ways.



Artist's Impression

Reach up onto the roof of the 17th storey, and you will discover an entire oasis in the sky, sparkling with everything you will ever need to celebrate the best of times with friends and loved ones. With panoramic views to heighten the joy, this is where a touch of starlight adds magic to anything, from exciting partying to pure, simple relaxation.



Artist's Impression

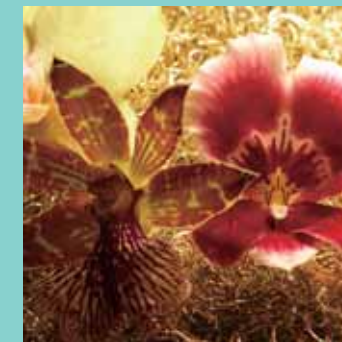


Happiness
sparkles,
from deep
within

DISTINCT



DISCOVER



DIVINE





Artist's Impression

The eye-catching facade is matched perfectly with interiors that glow with the kind of warmth and comfort that brings families closer. Expansive bay windows in the living, dining and bedrooms stage a brilliant interplay of light and space that adds bright spaciousness to each home. Take a closer look, and discover craftlike design and detailing from room to room that explains the comfort that arises so naturally.



Artist's Impression

Enjoy a soothing cosiness that makes daily living a joy. Balconies and planters grace the master bedrooms, bringing a touch of nature into each home and connecting the interior and exterior spaces to brighten up the living experience. Quality fittings and finishes stretch from bedroom to bathroom, adding a touch of luxury to complete a home that shines with star quality.

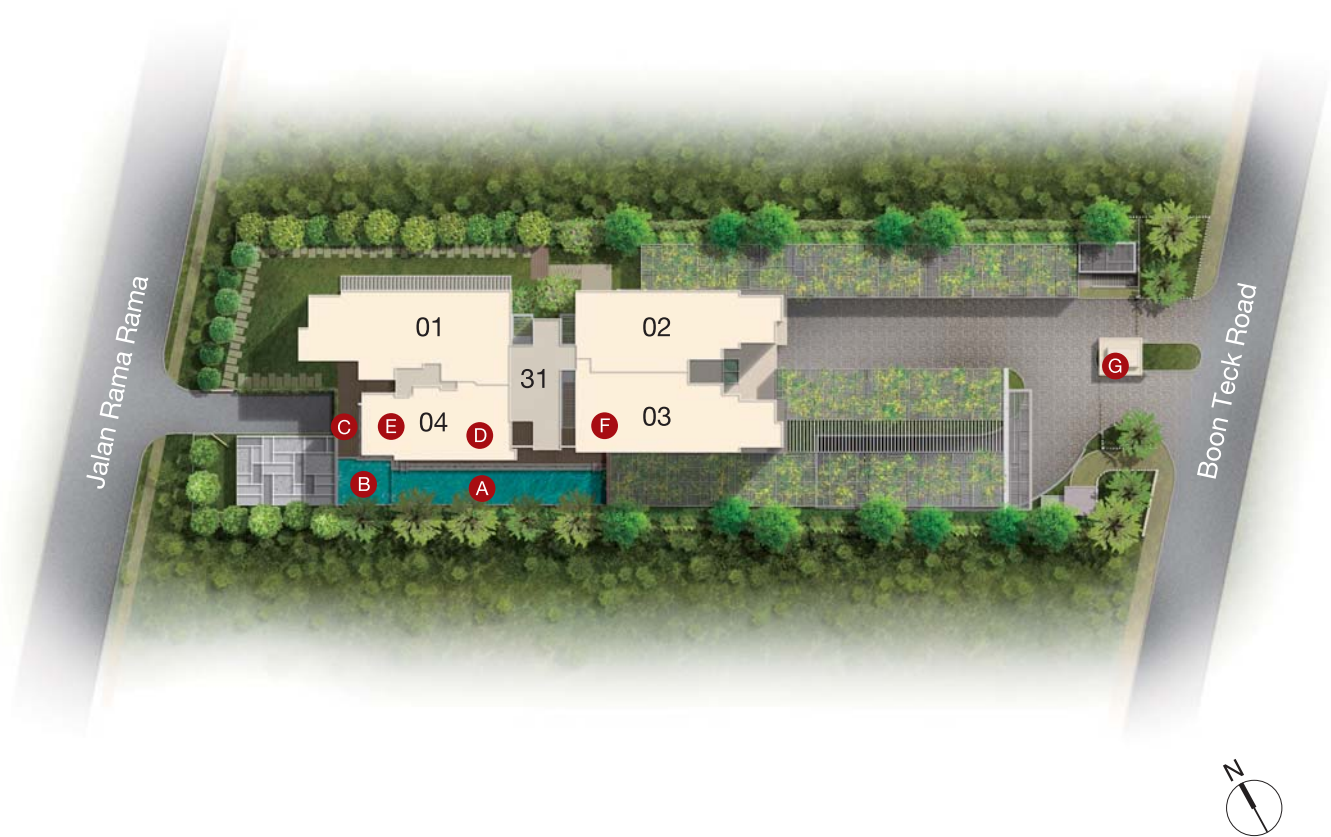


Artist's Impression



Artist's Impression

Site Plan



- A** Main Pool
- B** Children's Pool
- C** Pool Deck
- D** Function Room
- E** Gym
- F** Changing Room
- G** Guardhouse



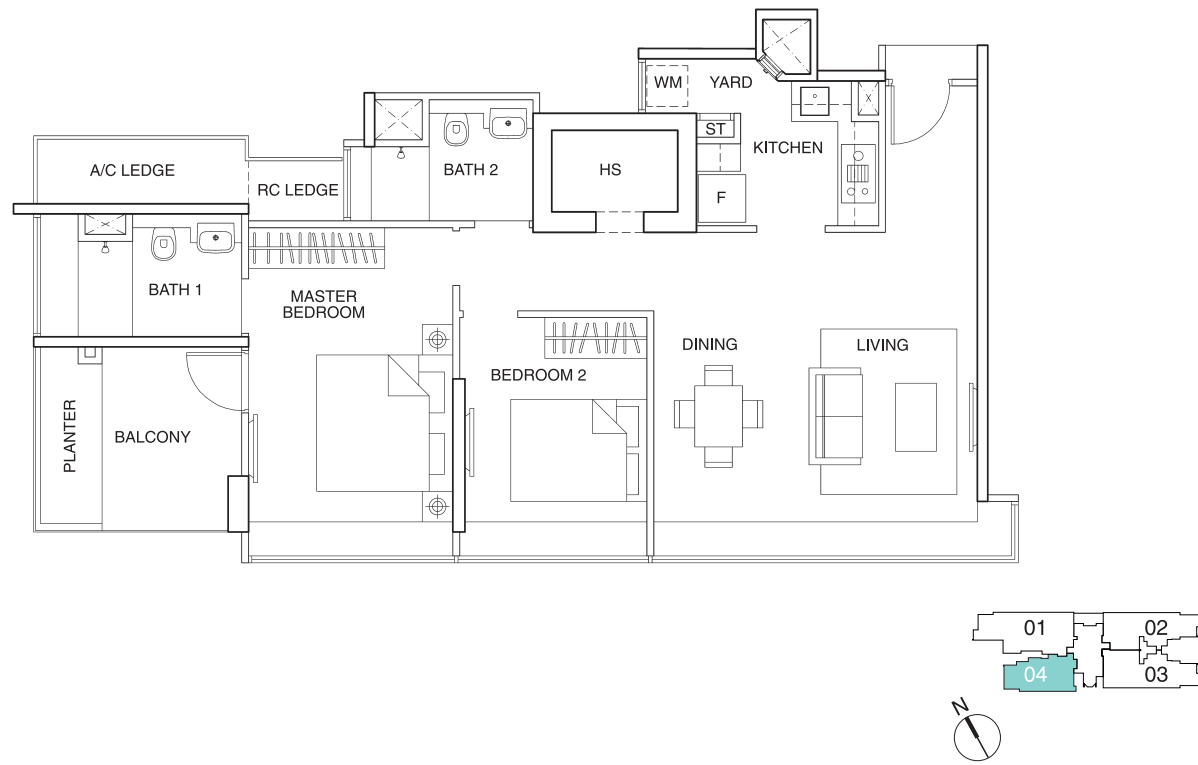
Roof Plan



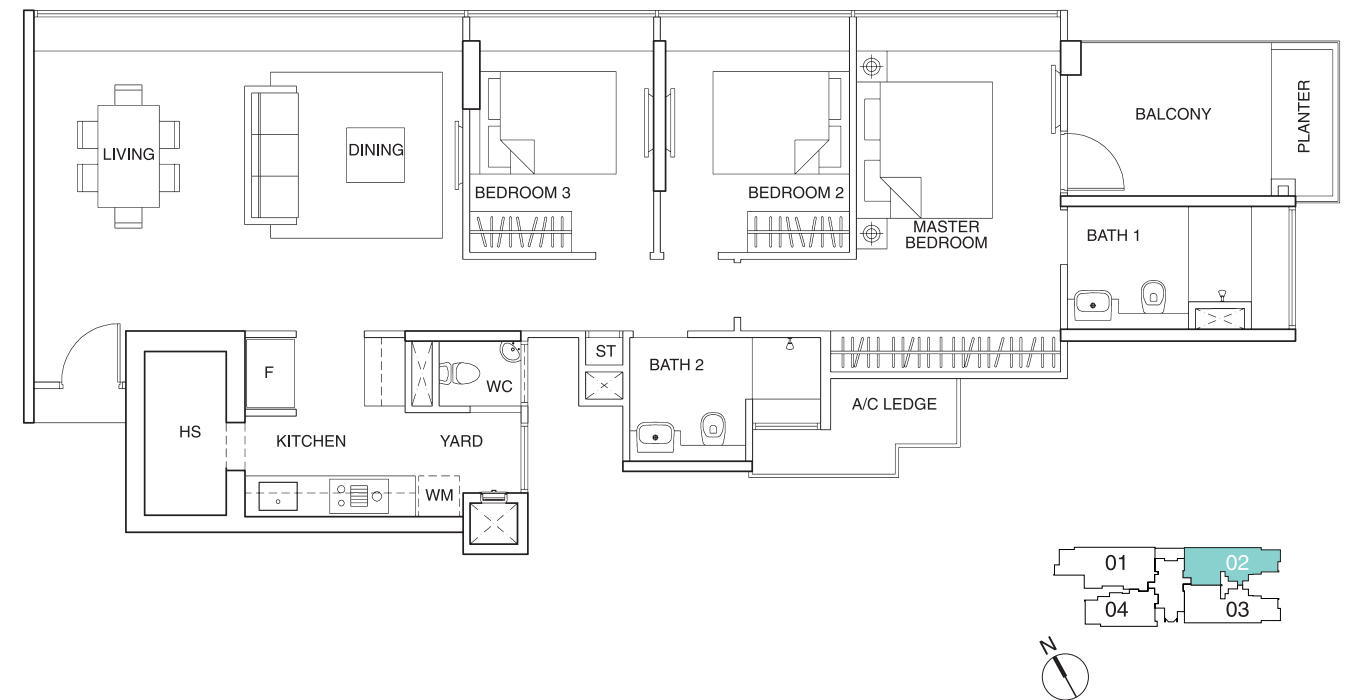
- A** Children's Playground
- B** Fitness Station
- C** Barbecue Pit
- D** Hammock Garden
- E** Sky Lounge
- F** Rest Room



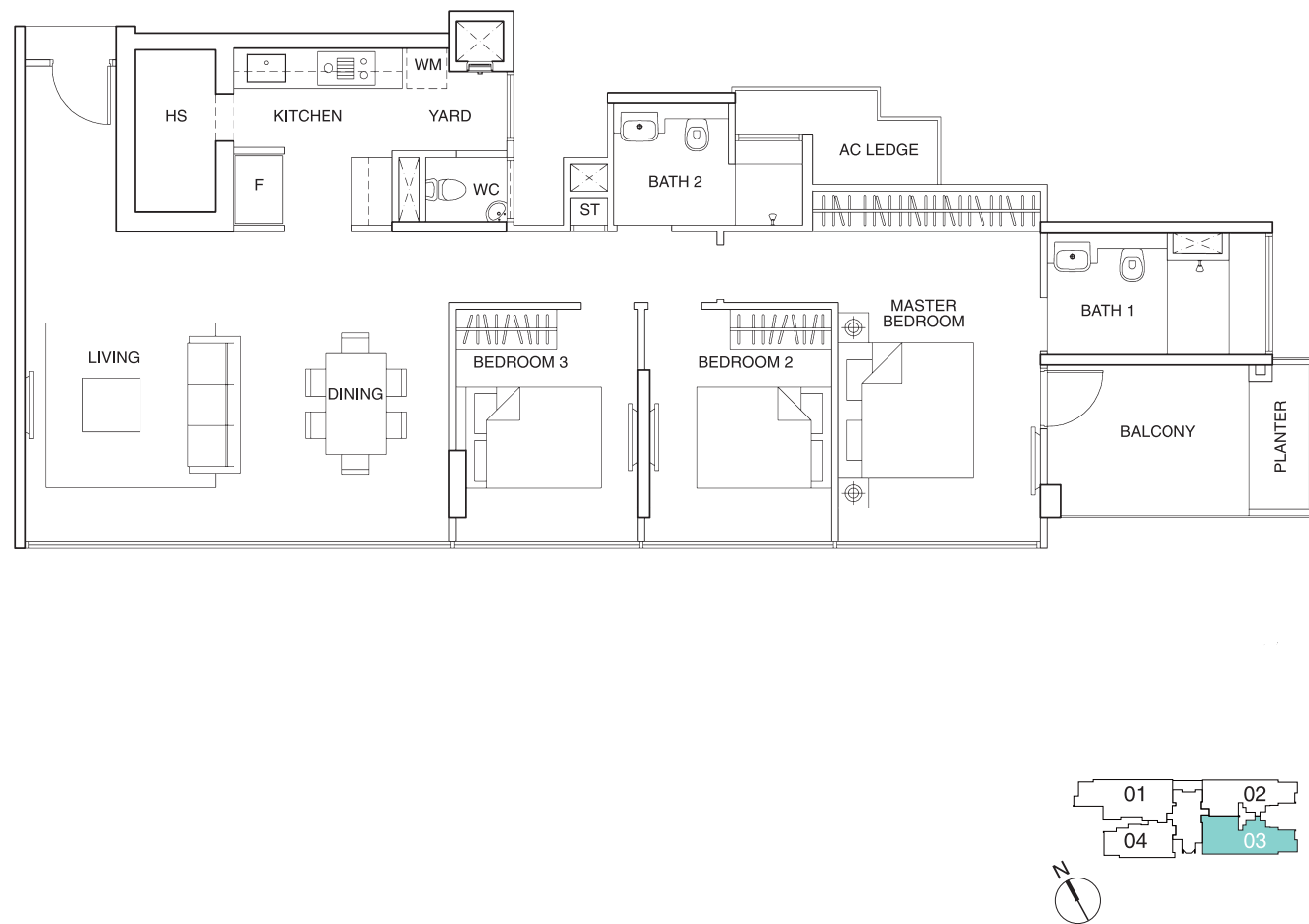
Type A (2-Bedroom) | Area 90 sq m / 969 sq ft
 Unit #02-04 to #16-04,
 #17-04 (with open balcony)



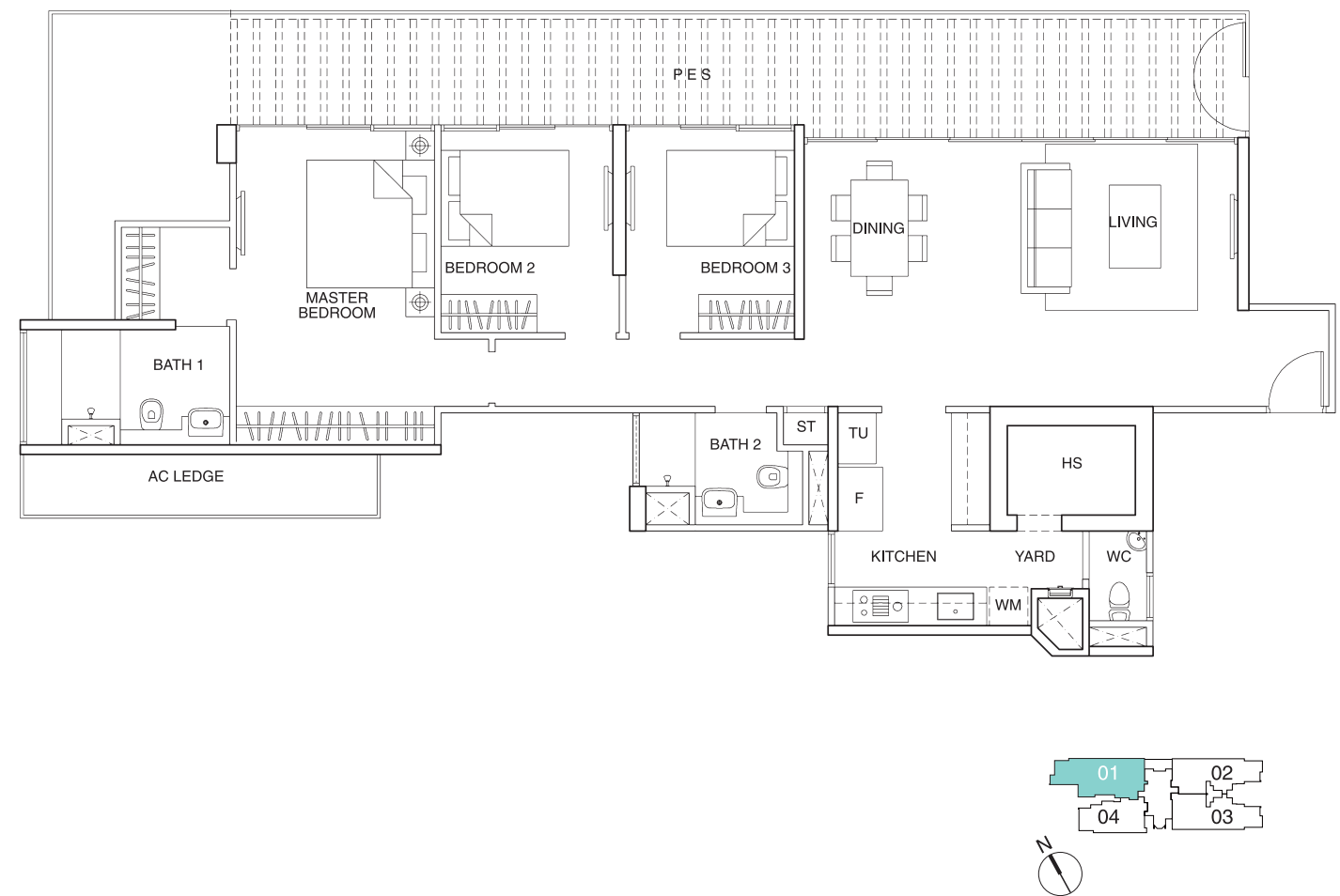
Type B1 (3-Bedroom) | Area 115 sq m / 1238 sq ft
 Unit #02-02 to #16-02,
 #17-02 (with open balcony)



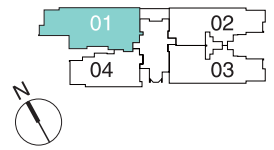
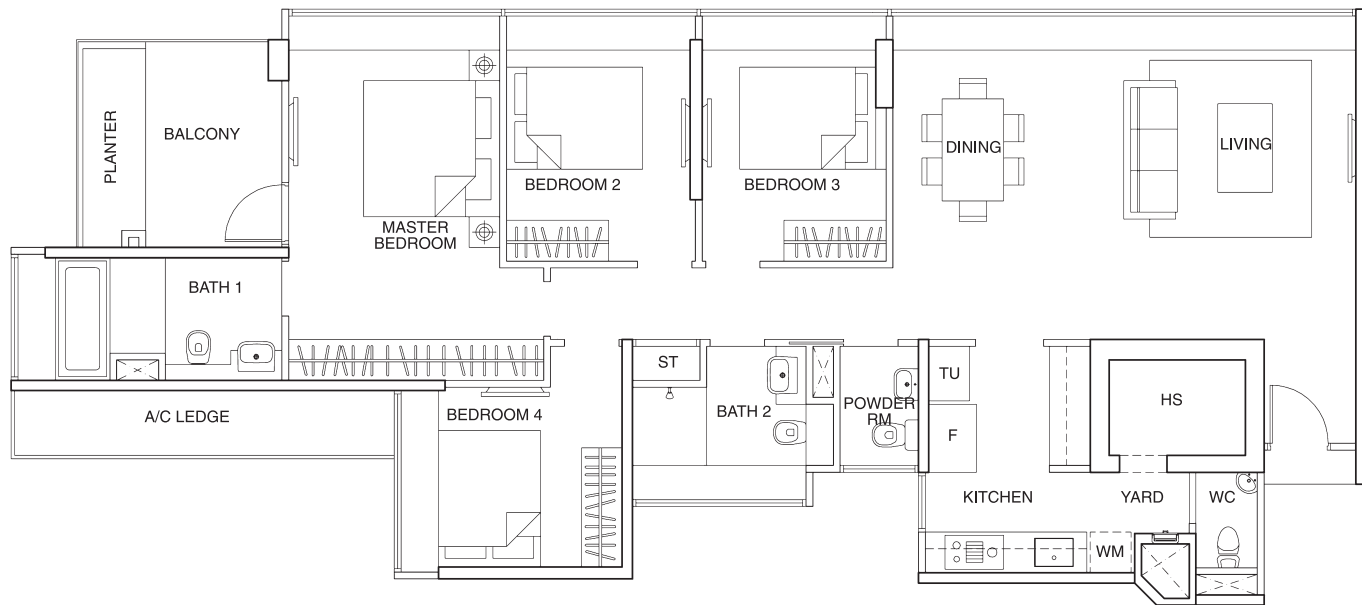
Type B (3-Bedroom) | Area 117 sq m / 1259 sq ft
 Unit #02-03 to #16-03,
 #17-03 (with open balcony)



Type BP (3-Bedroom) | Area 149 sq m / 1604 sq ft
 Unit #01-01



Type C (4-Bedroom) | Area 140 sq m / 1507 sq ft
 Unit #02-01 to #16-01,
 #17-01 (with open balcony)



Specifications

- 1) **FOUNDATION**
Cast in-situ bored piles and / or other approved foundation
- 2) **SUPERSTRUCTURE**
Reinforced concrete structure
- 3) **WALLS**
 - (a) External - Reinforced concrete and / or common clay bricks
 - (b) Internal - Reinforced concrete and / or common clay bricks and / or pre-cast wall panels / lightweight concrete blocks / dry wall partitions
- 4) **ROOF**
Reinforced concrete roof with appropriate insulation and waterproofing systems
- 5) **CEILING**
 - (A) Unit

Living, Dining, Bedrooms, Household Shelter, Store, Balcony and planter	: Skim coat with emulsion paint with bulkhead where applicable
Open Balcony / PES	: RC and / or metal trellis
Hallway to Bedrooms, Kitchen, Yard, Bathrooms, Powder Room (Type C only) and WC	: Ceiling board with emulsion paint
 - (B) Common Areas

Lift Lobbies	: Ceiling board with emulsion paint
Basement Carpark and Staircases	: Skim coat with emulsion paint finish
Open Carpark	: RC and / or metal trellis
- 6) **FINISHES**
 - (A) Unit

Living, Dining, Bedrooms, Household Shelter and Store	: Cement & sand plaster and / or skim coat with emulsion paint
Balcony, Open Balcony, PES and Planter	: Stainless steel glass railing and / or cement & sand plaster and / or skim coat with emulsion paint and / or spray texture coating
Bath 1, Bath 2 and Powder Room	: Homogenous and / or marble and / or ceramic tiles with marble and / or granite feature wall (for Bath 1 only)
Kitchen, Yard and WC	: Homogenous tiles and / or ceramic tiles
 - (B) Common Areas

Basement and 1st Storey Lift lobbies	: Granite / marble and / or homogenous / ceramic tiles and / or cement & sand plaster with emulsion paint
Typical Floor Apartment Lift Lobbies and Common Corridors	: Cement & sand plaster and / or skim coat with emulsion paint

FINISHES FLOOR

 - (A) Unit

Living, Dining and Hallway	: Compressed marble tiles
Bedrooms	: Timber flooring with timber skirting
Bath 1, Bath 2 and Powder Room	: Homogenous and / or ceramic tiles
Household Shelter, Store, WC, Kitchen, Yard, PES, Balcony and Open Balcony (17th storey only)	: Homogenous and / or ceramic tiles
 - (B) Common Areas

Basement, 1st Storey Lift Lobbies & Rooftop lift lobbies	: Natural stone and / or compressed marble
All Common Corridors, typical Lift Lobbies (2nd to 17th storey) and Staircases (Basement to 2nd storey)	: Homogenous tiles and / or ceramic tiles
Pool Deck and Roof Top Garden	: Composite timber deck and / or natural stone and / or EPDM mat and / or pebble wash
- 7) **WINDOWS**
Powder-coated aluminium framed windows with clear and / or tinted and / or obscured glass where appropriate
- 8) **DOORS**
 - (a) Main Entrance
Approved fire-rated timber door
 - (b) Bedrooms, Bathrooms, Store
Hollow core timber swing door
 - (c) Powder Room (Type C)
Hollow core timber sliding door
 - (d) Dining to Kitchen
Sliding glass door
 - (e) Balcony, Open Balcony, PES
Powder-coated aluminium framed glass sliding and / or swing glass door
 - (f) WC
Slide & fold louvered door
 - (g) Household Shelter
Approved steel door and slide and fold louvered door.
 - (h) Quality lockset and ironmongery to all doors.
- 9) **SANITARY FITTINGS**
 - (a) Bath 1 (Type A, BP, B, B1)

:	1 shower compartment with mixer and shower head
	1 wall hung water closet
	1 marble vanity top with 1 semi-recessed basin and mixer
	1 mirror
	1 paper holder
	1 towel rail
 - (b) Bath 1 (Type C)

:	1 long bath complete with mixer, hand shower and bath filler
	1 shower compartment with mixer and shower head
	1 wall hung water closet
	1 marble vanity top with 1 semi-recessed basin and mixer
	1 mirror
	1 paper holder
	1 towel rail
 - (c) Bath 2

:	1 shower compartment with mixer and shower head
	1 wall hung water closet
	1 marble vanity top with 1 semi-recessed basin and mixer
	1 mirror
	1 paper holder
	1 towel rail

- (d) WC : 1 pedestal water closet
1 wash basin with tap
1 hand held shower with bib tap
1 paper holder
- (e) Powder Room (Type C) : 1 wall hung water closet
1 wash basin with tap
1 paper holder
1 mirror
- (f) Yard, PES, Planter : 1 bib tap

10) ELECTRICAL INSTALLATION

- (a) Wiring for lighting and power in concealed conduits except for spaces within store and areas above false ceiling. For store and false ceiling spaces wiring in exposed conduits and/or trunking.
- (b) Refer to Electrical Schedule for details.

11) TV AND TELEPHONE POINTS

- (a) Refer to Electrical Schedule for details.

12) LIGHTNING PROTECTION

- (a) Lightning Protection System in accordance with Singapore Standard CP33: 1996.

13) PAINTING

- (a) External Walls : External emulsion paint and / or sprayed textured coating to designated area
- (b) Internal Walls : Emulsion paint

14) WATERPROOFING

Waterproofing shall be provided to floor of Bathrooms, Powder Room (Type C), Kitchen, Yard, WC, Balcony, Open Balcony, PES, R.C. flat roof, Planters, Pools, Water Features, Toilet, Handicapped Toilets, Basement and other areas where applicable.

15) DRIVEWAY AND CARPARK

- (a) Open Surface Driveway and Carpark
Granite and / or cobblestone finish and / or concrete floor with hardener / interlocking paving block and / or pebble wash to designated areas
- (b) Basement Ramp, Driveway and Carpark
Concrete floor with hardener

16) RECREATION FACILITIES

- (A) Main Pool
(B) Children's Pool
(C) Pool Deck
(D) Gymnasium
(E) Function room
(F) Children's Playground
(G) Fitness Station
(H) Barbecue Pit
(I) Hammock Garden
(J) Sky Lounge

17) ADDITIONAL ITEMS

- (a) Kitchen Cabinets - Solid surface countertop complete with high and low level kitchen cabinets, sink with mixer, cooker hob, cooker hood and built-in oven.
- (b) Wardrobes - Built-in wardrobes to Bedrooms
- (c) Air-Conditioner - Single/multi split air cooled system with wall mounted fan coil units for living, dining and all bedrooms.
- (d) Water Heater - Hot water supply from electric storage type water heater for bathrooms and kitchen.
- (e) Security - (i) Security card access control system for Basement and 1st storey lift lobbies and pedestrian gate
(ii) Audio visual intercom to each Unit
(iii) Car barrier system at main entrance
- (f) Gas - Town gas supply to kitchen hob
- (g) PES Gate - Metal gate

18) ELECTRICAL SCHEDULE

Electrical Provision	UNIT TYPE			
	A	B / B1	BP	C
Lighting points	16	19	20	20
13A S/S/O	22	25	25	31
13A S/S/O WP	1	1	2	1
S/S/O Washer and dryer	1	2	2	2
Hob Point	1	1	1	1
Hood Point	1	1	1	1
Oven Point	1	1	1	1
Door Bell Point	1	1	1	1
Audio/Visual Intercom	1	1	1	1
Telephone Point	4	5	5	6
Cable TV Point	4	5	5	6
TV/FM Point	1	1	1	1
Electric Water Heater Point	2	2	2	2

• Developer: MCL Land Development Pte Ltd (ROC No. 200605477E) • Developer's Licence No: C0360 • Tenure Of Land: Estate in Fee Simple • Location: Lot Nos. 6185M & 9866T MK 17 (now known as Lot Nos. 9971P & 9972T MK 17) • BP Approval No: A0814-00025-2007-BP01 dated 3.12.2007, A0814-00025-2007-BP02 dated 20.5.2008 & A0814-00025-2007-BP03 dated 18.12.2009 • Expected Date of Vacant Possession: 29.12.2013 • Expected Date of Legal Completion: 29.12.2016

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