




# DE CENTURION

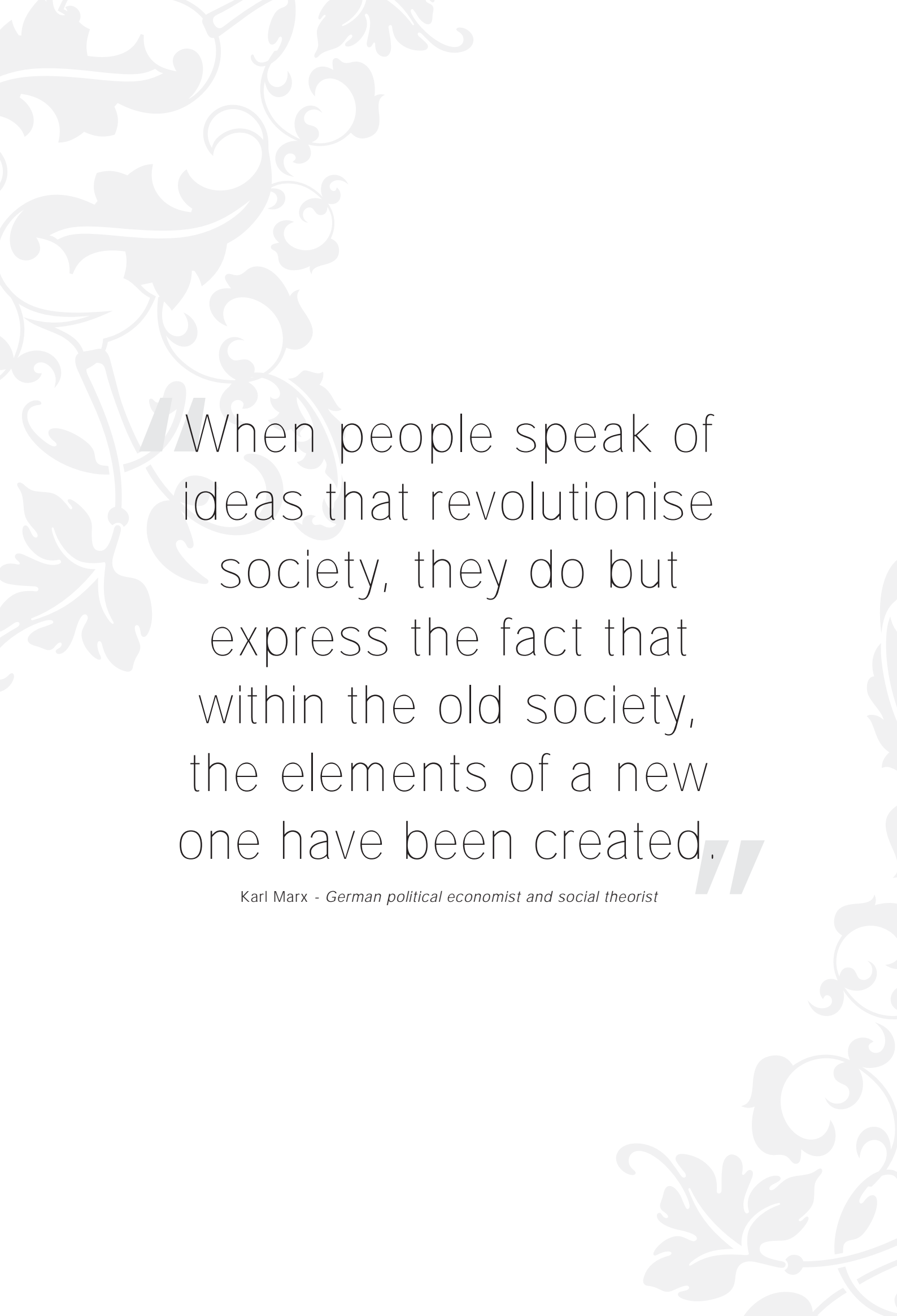
- Name of project: De Centurion • Developer: Target Home Pte Ltd • Tenure of Land: Freehold •
- Legal Description: Proposed erection of a 16 storey residential flat (42 units) development with Sky Terrace & Gym on the 2nd storey, a 2 storey annexe block with swimming pool and pool deck on 2nd storey and carpark on the 1st storey on lots 04645K & 06143T-PT MK 25 at 6A Tanjong Rhu Road •
  - Building Plan No.: A1276-00314-2006-BP01 • Developer's Licence No.: C0216 •
- Expected Date of TOP: 31 December 2010 • Expected Date of Legal Completion: 31 December 2013 •

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 representations of fact. 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.

Floor areas are approximate measurements and subject to final survey.







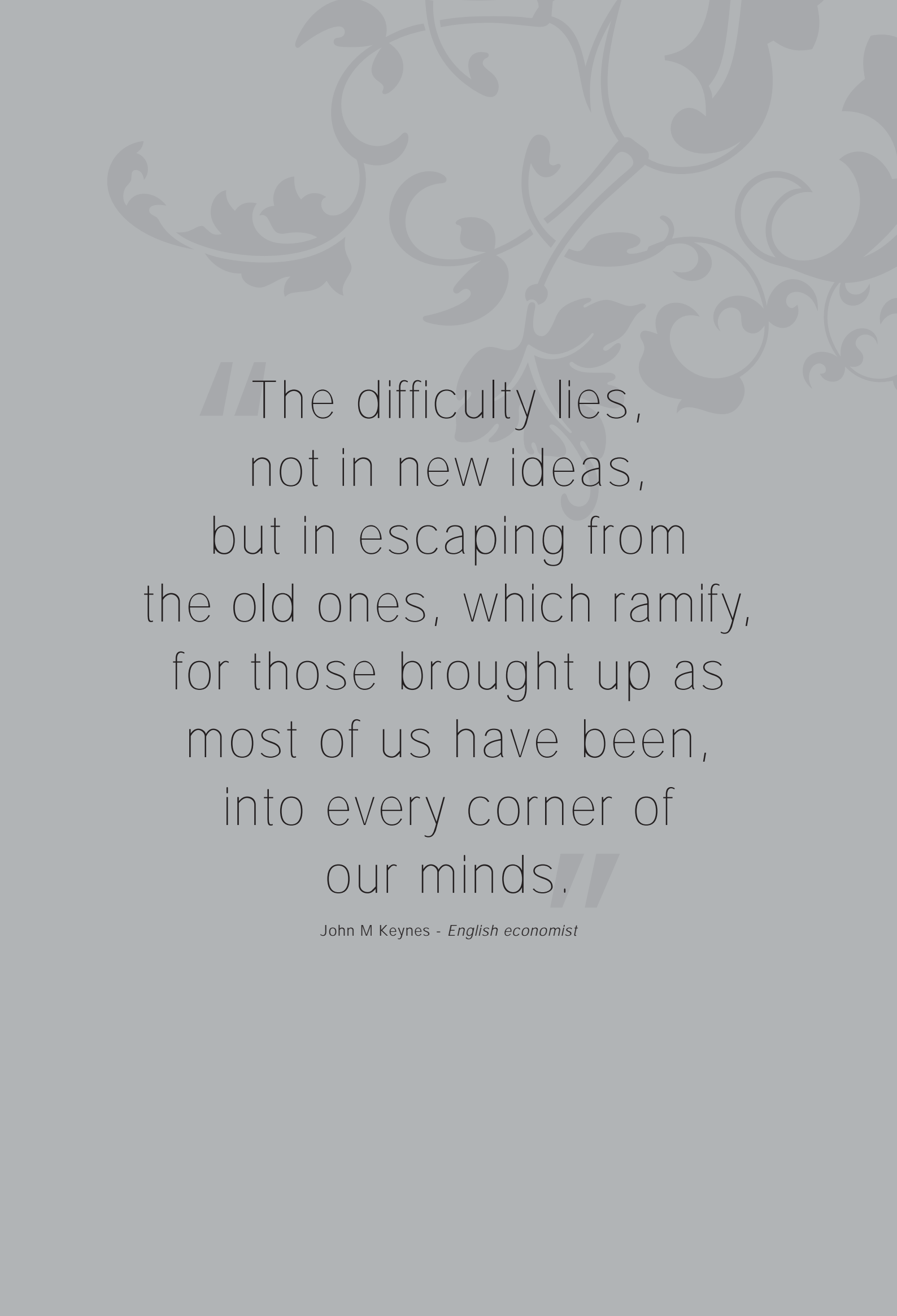
When people speak of ideas that revolutionise society, they do but express the fact that within the old society, the elements of a new one have been created.

*Karl Marx - German political economist and social theorist*



DE  
CENTURION  
C.C.





// The difficulty lies,  
not in new ideas,  
but in escaping from  
the old ones, which ramify,  
for those brought up as  
most of us have been,  
into every corner of  
our minds. //

John M Keynes - *English economist*

De Centurion began as an idea...



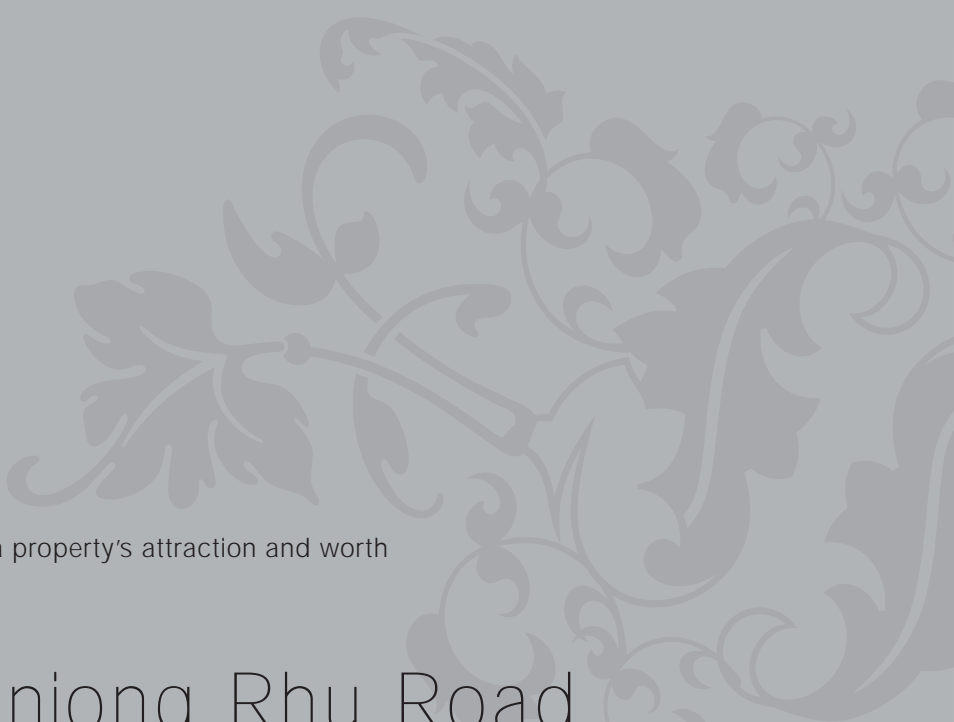




It is an idea that has grown  
to become a bold statement  
of its vision as a home...  
that lifts the spirit as it excites  
the senses of all who behold  
its splendid lines and take  
shelter under its roof.

De Centurion has captured the imagination of many, and will continue to do so as  
an idea that has come to represent all that is good in this superb blend of age-old  
tradition and new-age technology.





Let's start with a fundamental basis of a property's attraction and worth  
– location and tenure.

Situated at Tanjong Rhu Road, directly opposite the Singapore Swimming Club, one of the oldest private clubs in the republic, and next door to Dunman High School, one of the best schools in Singapore, De Centurion is a freehold property that makes its presence felt as the quintessential home of the discerning.

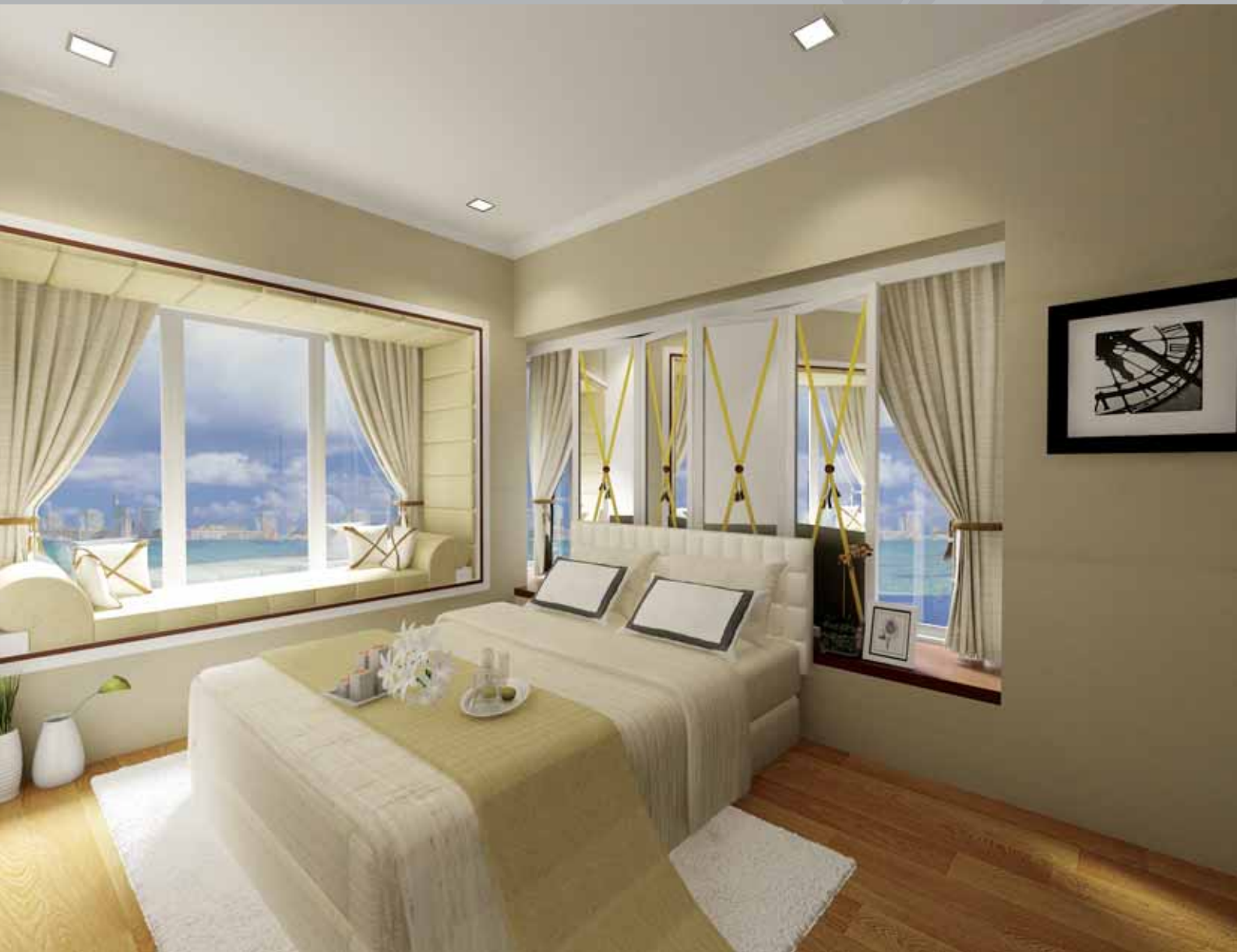
With the East Coast Parkway around the corner, De Centurion is quickly accessible to the Central Business District, Changi International Airport and all parts of Singapore. Nearby are the Marina Bay Golf Course, Kallang Indoor Stadium and National Stadium.





The attention to detail is unparalleled.

No corner is overlooked, no feature is out of place in this haven of bliss.



The panoramic view is breathtaking.

With wall-to-wall windows, the view is brighter and almost perfect.



Ergonomically designed for maximum harmony.

Adapted to suit the busy and demanding lifestyle of the modern family.



The ultimate hallmark  
is quality.

Every fixture and fitting is meticulously chosen and matched.





The perfect blend of aesthetics  
and technology.

Creating a whole that is bigger and more pleasing than the sum of the parts.



*This is an artist impression only*







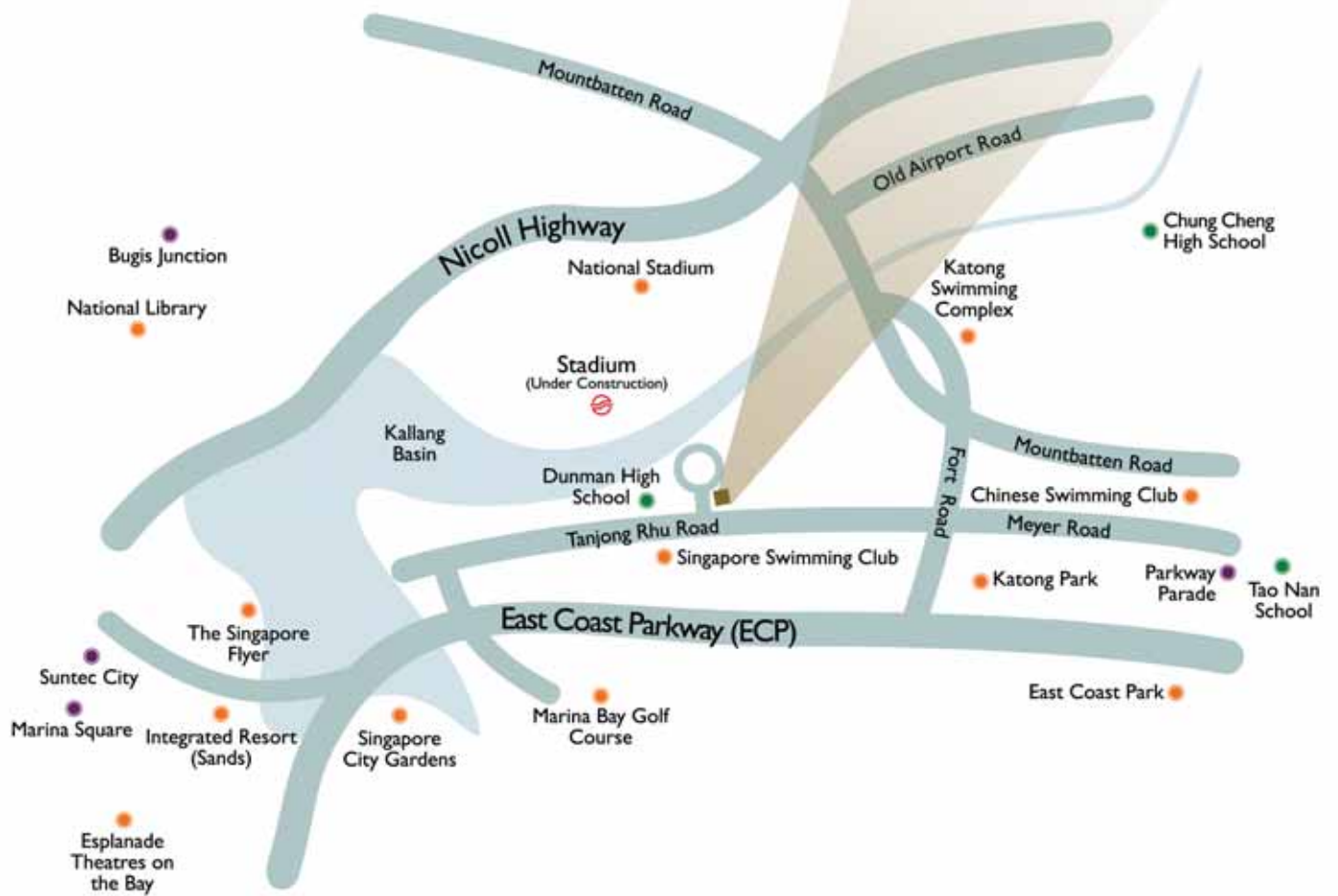
The future belongs to those  
who believe in their dreams.

*Eleanor Roosevelt - American social activist and wife of President Franklin Delano Roosevelt*

With its graceful outline silhouetted against the background of the eastern waters of Singapore, De Centurion holds its own among the many architectural wonders in the residential real estate market in Singapore. Available are 42 units, giving a choice of elegantly designed 1+1, 2, 3-bedroom apartments and a spectacular penthouse.

# Map

## DE CENTURION



 MRT Station

 School

 Leisure

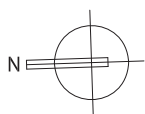
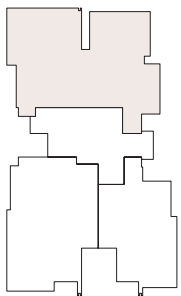
 Shopping Centre

# Site & Amenities Plan



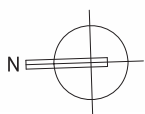
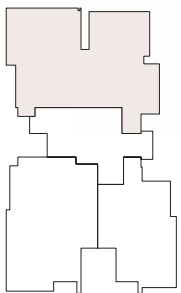
- |                 |            |
|-----------------|------------|
| 1 Swimming Pool | 6 Jacuzzi  |
| 2 Wading Pool   | 7 Terrace  |
| 3 Pool Deck     | 8 BBQ Area |
| 4 Sun Deck      | 9 Lobby    |
| 5 Gym           |            |

# Floor Plan



**Type A** (inclusive of bay window and aircon ledge)  
3 bedroom (Units #03-01 to #15-01)  
97 sqm

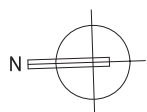
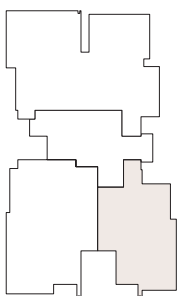
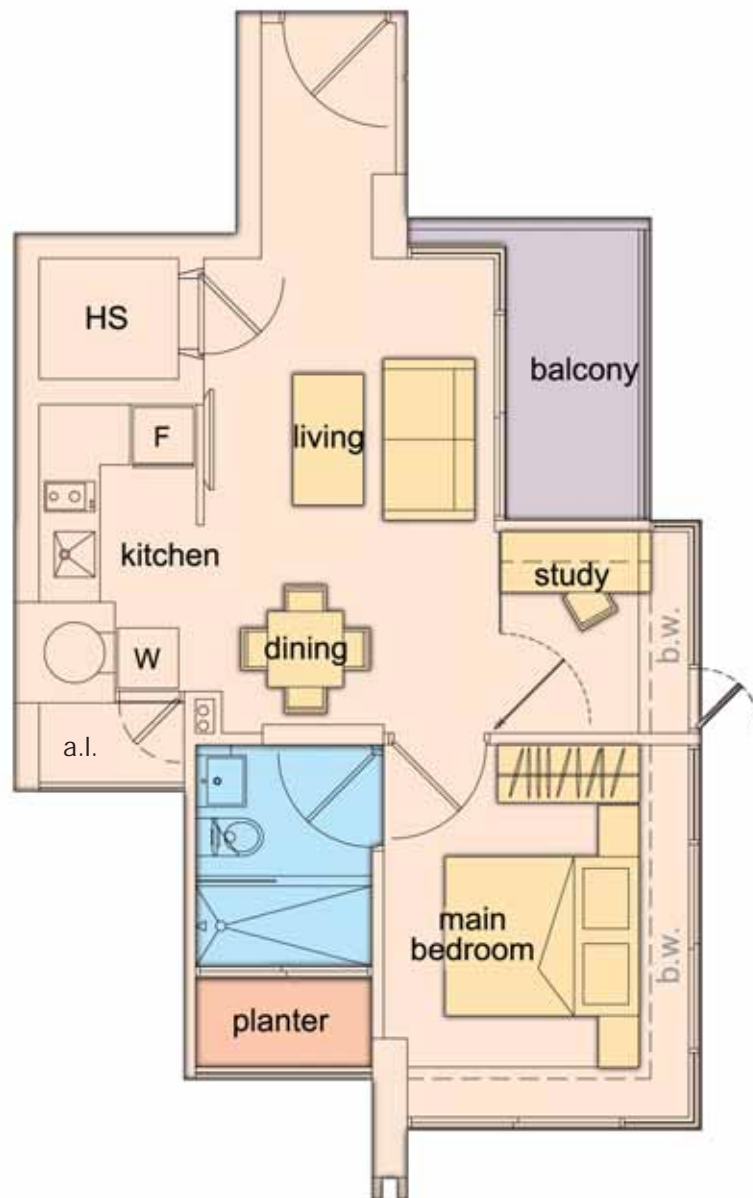
# Floor Plan



**Type A1** (inclusive of bay window and aircon ledge)  
 3 bedroom with roof garden (Unit #16-01)  
 188 sqm

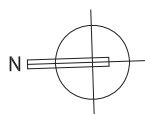
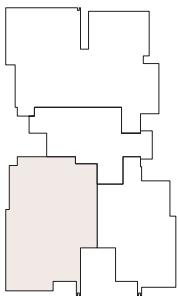
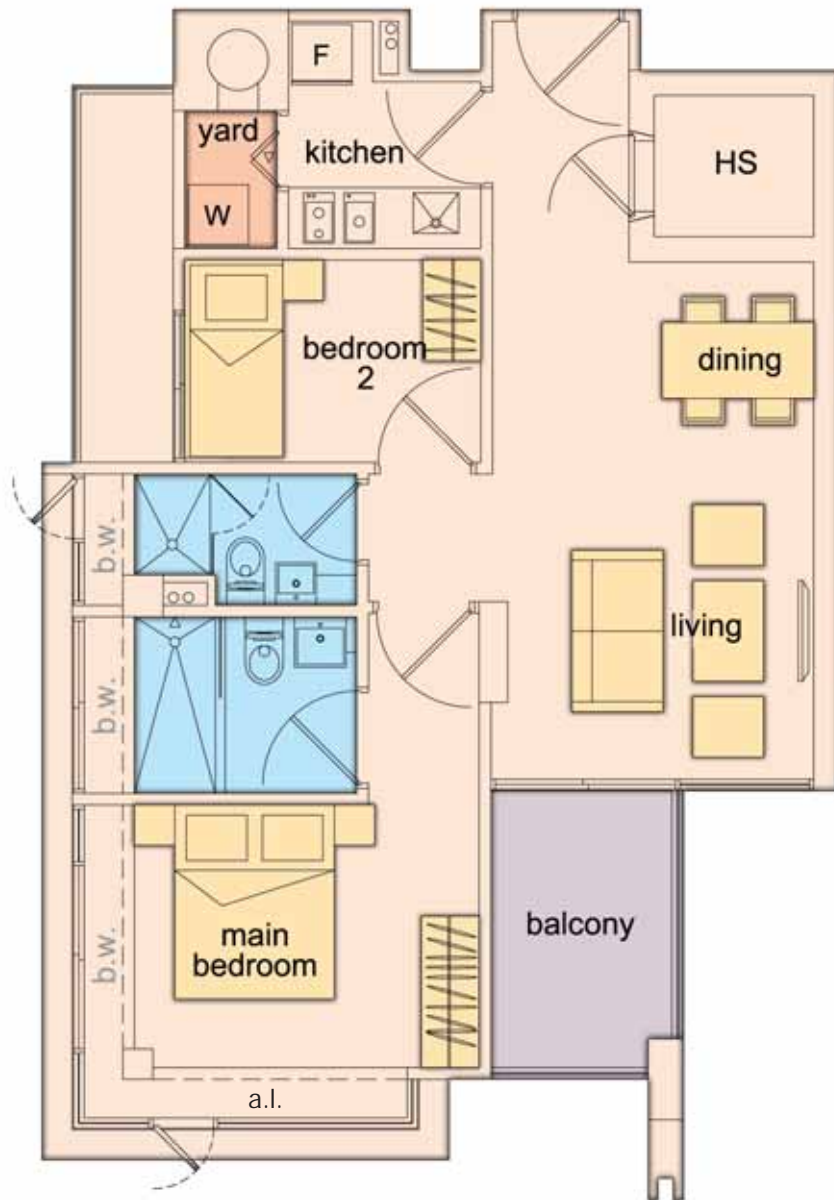


# Floor Plan



**Type B** (inclusive of bay window and aircon ledge)  
1 + 1 bedroom (Units #03-02 to #16-02)  
53 sqm

# Floor Plan



**Type C** (inclusive of bay window and aircon ledge)  
2 bedroom (Units #03-03 to #16-03)  
72 sqm

# SPECIFICATIONS OF THE BUILDING

## 1. FOUNDATION

- 1.1 Piled Foundation

## 2. SUPER-STRUCTURE

- 2.1 Reinforced concrete

## 3. WALLS

- 3.1 External : RC wall/Common clay brick  
3.2 Internal : Precast Wall Panels/Common clay brick

## 4. ROOF

- 4.1 Flat roof : Reinforced concrete roof with waterproofing and insulation

## 5. CEILING

- 5.1 Living/Dining/Bedrooms/ Household Shelter - Cement and sand plaster and/or skim coat with emulsion paint.  
5.2 Master Bath/Common Toilet/Kitchen - Moisture resistant plaster ceiling boards with emulsion paint.

## 6. FINISHES

### 6.1 Wall (For Apartments)

- 6.1.1 Living/Dining/Bedrooms /Household Shelter - Cement and Sand plaster and/or skim coat with emulsion paint  
6.1.2 Master Bath/Common Toilet/Kitchen - Wall tiles laid up to false ceiling height (exposed area only)

### 6.2 Wall (For Common Areas)

- 6.2.1 1st Storey Lift Lobbies - Granite/Ceramic tiles up to false ceiling height (exposed areas only)  
6.2.2 Typical lift lobbies - Ceramic tiles up to false ceiling height (exposed areas only), and/or cement and sand plaster with emulsion paint.  
6.2.3 Staircases - Cement and sand plaster and/or skim coat with emulsion paint.  
6.2.4 External Wall - Cement and sand plaster and/or skim coat with weather proof textured painting.

### 6.3 Floor (For Apartments)

- 6.3.1 Living/Dining - Compressed marble with skirting  
6.3.2 Bedroom/Study - Timber strip flooring with skirting  
6.3.3 Master Bath - Ceramic Tiles  
6.3.4 Common Toilet - Ceramic Tiles  
6.3.5 Kitchen/Household Shelter - Ceramic Tiles  
6.3.6 Balcony - Granite Tiles  
6.3.7 Planter box - Smooth cement finish  
6.3.8 A/C Ledge - Smooth cement finish

### 6.4 Floor (Common Areas)

- 6.4.1 1st stories lift lobbies - Granite/Ceramic tiles  
6.4.2 Typical lift lobbies - Ceramic tiles  
6.4.3 Staircases - Smooth Cement finish  
6.4.4 Pool Area - Pebble wash/Timber deck/Granite tiles  
6.4.5 Walkway/Pavement - Granite tiles/Pebble wash/Cement finish

## 7. WINDOWS

- 7.1 Powder coated aluminium framed windows with 6mm thick clear glass.

## 8. DOORS

- 8.1 Main Entrance - Fire-rated timber laminated finished door  
8.2 Bedrooms/Bathrooms - Semi-hollow core timber veneer door  
8.3 Kitchen (if applicable) - Semi-hollow core timber veneer door w/ vision panel  
8.4 Household Shelter - PSB approved blast door  
8.5 Balcony/Terrace - Powder coated aluminium framed doors with float/tempered clear glass  
8.6 Ironmongery - Quality locksets and hinges

## 9. RAILINGS

- 9.1 Glass panels/Mild steel in painted finish

## 10. SANITARY WARES AND FITTINGS

### 10.1 Master Bath

- 10.1.1 1 Shower cubicle with shower mixer, shower set and soap dish  
10.1.2 1 basin and mixer tap with shelving below  
10.1.3 1 water closet  
10.1.4 1 mirror  
10.1.5 1 toilet paper holder

### 10.2 Common Toilet

- 10.2.1 1 Shower cubicle complete with shower mixer, shower set and soap dish  
10.2.2 1 basin and mixer  
10.2.3 1 water closet  
10.2.4 1 mirror  
10.2.5 1 toilet paper holder

## 11. ELECTRICAL INSTALLATION/TELEPHONE/TV/FM

### Electrical Installation Schedule

Type	Type A	Type B	Type C	Type A1
Lighting Point	12	7	11	13
13A SW Socket Outlet (1 Gang)	7	7	7	8
13A SW Socket Outlet (2 Gang)	4	4	4	4
Telephone Point	4	4	4	4
SCV TV Point	4	3	3	4
SCV TV/FM Point (Inside HS)	1	1	1	1
13A SW Socket Outlet (2 Gang)(HS)	1	1	1	1
1 X 32W Flu Lamp (Inside HS)	1	1	1	1
Water Heater Point	2	1	2	2
20A DP SW C/W Connection Unit for Cooker Hood	1	1	1	1
20A DP SW C/W Connection Unit for Cooker Hob	1	1	1	1
20A DP SW/CW Connection Unit for Oven	1	1	1	1
Isolator for Air-con Condensing Unit	2	2	2	2
Bell Point	1	1	1	1

\*Lighting protection system shall be provided in accordance with Singapore standard CP33.1996.

## 12. LIGHTING PROTECTION SYSTEM

- 12.1 Lighting Protection System shall be provided in accordance with Singapore Standard CP33.1996.

## 13. PAINTING

- 13.1 External Walls - Spray textured coating/Emulsion Paint  
13.2 Internal Walls - Selected Emulsion paint

## 14. WATERPROOFING

- 14.1 Waterproofing is provided to floors of Bathrooms, Kitchen, Yard, R.C. flat roof, Planter Box and where required.

## 15. DRIVEWAY & CARPARK

- 15.1 Surface Driveway Carpark - Cement power float finish

## 16. RECREATIONAL FACILITIES

- 16.1 Swimming Pool  
16.2 Pool Deck  
16.3 Jacuzzi  
16.4 Sun Deck  
16.5 Barbecue pit  
16.6 Gym  
16.7 Terrace

## 17. ADDITIONAL ITEMS

- 17.1 Kitchen Cabinets - High and low kitchen cabinets with solid surface worktop complete with sink and mixer  
17.2 Kitchen Appliances - Cooker Hob, Cooker hood and Oven  
17.3 Bedroom Wardrobes - Built-in wardrobes to Main bedroom  
17.4 Air-conditioning - Multi-split air-conditioning to all Bedrooms and Living/Dining  
17.5 Audio/Intercom System - To apartment units  
17.6 Electric Water Heater - Hot water supply to all bathrooms except W.C.  
17.7 Soil Treatment - Anti-termite soil treatment by specialist approved by the relevant authorities

### Note:

#### Floorings

Granite/Marble and Compressed 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.

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

#### 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.

#### Cable Television


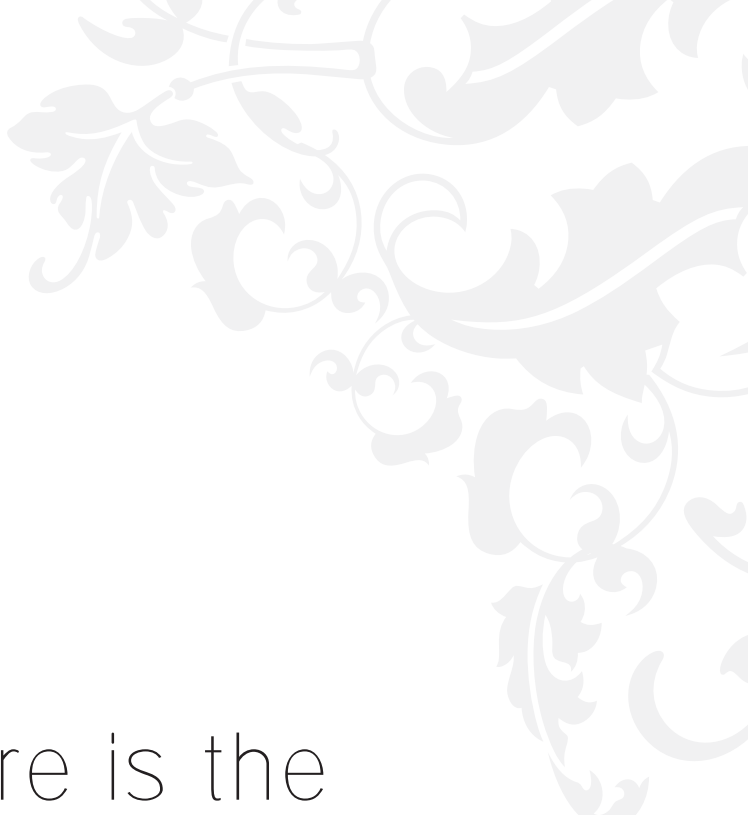
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Starhub Cable Vision Ltd (SCV) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels.

#### Layout

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

#### Air Conditioning

The air-conditioning system has to be cleaned and maintained regularly to ensure that it is in good proper working condition. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.



// Architecture is the  
triumph of Human  
Intelligence over  
materials, methods and  
men, to put man  
into possession of his  
own Earth. //

Frank Lloyd Wright - *American architect*



