



DEVONSHIRE
RESIDENCES

Your Say! Your Way!

Living in Devonshire Residences is almost like enjoying rides in the amusement park. Situated in the heart of Orchard, an amazing hive featuring reputable city attractions and up-to-the-minute style, you are pampered with choices. Forget mundane. This residential number is fashioned for you, the young, vivacious and fabulous.



I dress to the nines
and move with
the times.

Fast forward trends and you have a fashion capital like Orchard. Through endorsing Devonshire Residences, you are living light years ahead. From edgy fashion boutiques, independent creative agencies along Devonshire Road to large-scale retail malls in town, the vicinity simply presents you the newest and most current.





Devonshire Residences is a delightful 25-storey development that houses 84 units and 2 levels of sky gardens. Designed to be energy efficient, the compact unit layout allows maximum natural light to enter.




I am ahead of
time by simply
being within.

There is no longer a good reason
for being fashionably late.
By simply residing within the
sought-after address, travelling
to anywhere is a breeze.
For that hot date or fine
dining experience, you have
every reason to be on the dot.
Be fashionably ahead of time.



Devonshire Residences is in close proximity to every city attraction that displays spectacular lights and scenes. This is astonishingly, the idyllic venue with a difference.

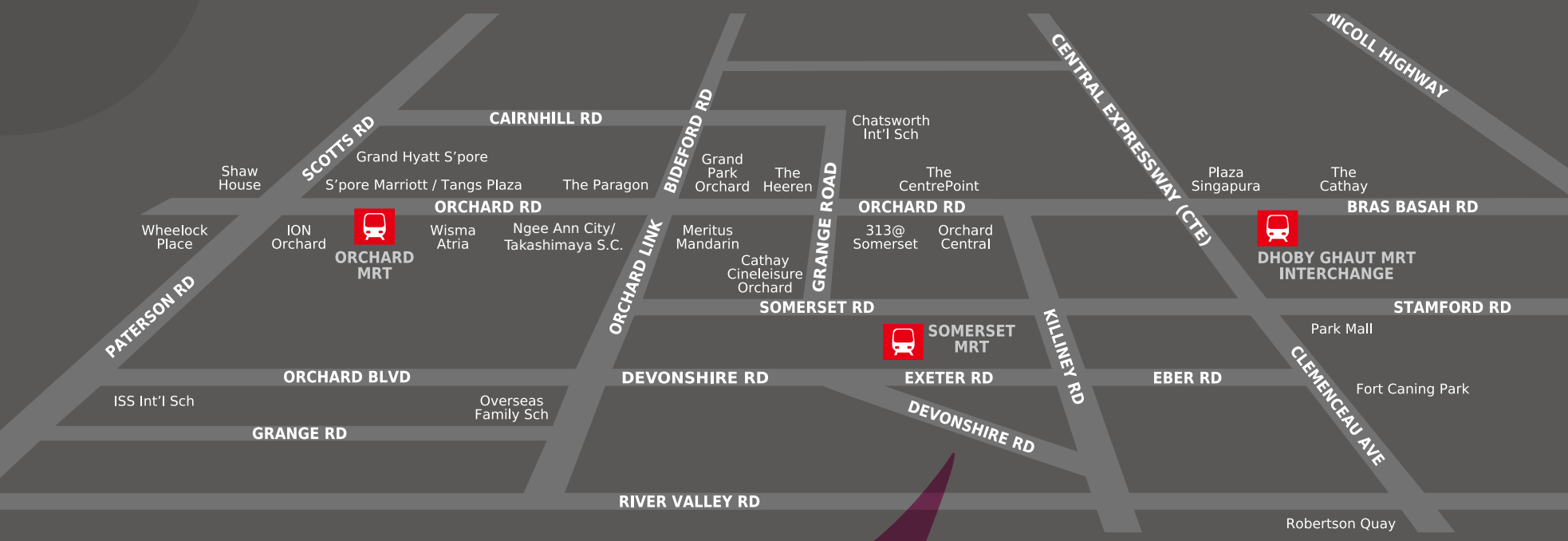




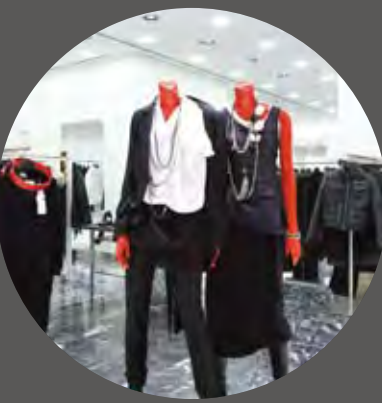
Devonshire Residences grants you elite access into the fascinating and exclusive community of fashion. Wear the look of understated luxury and stand out from the crowd.

I lead the pack in
a fashion parade.





DEVONSHIRE
RESIDENCES




CITY HALL
INTERCHANGE

ESPLANADE DR

Clarke Quay







Make a splash, take a dip or host delirious revelry. The glamorous development treats you to the finest privileges of a lap pool, gymnasium, jacuzzi, BBQ pits and more on sky gardens.



Artist's Impression

LEGEND

- 1 Guard House
- 2 Penthouse Private Pool
- 3 Penthouse Private BBQ





Within Devonshire Residences is an interior marked by sheer distinction and sleekness. Every detail simply reflects modernity to the ultimate luxurious degree.





The rooms on the inside are a touch of contemporary class. Adorned with premium furnishings and fittings, Devonshire Residences is crafted intricately to suit your most discerning taste. Embrace mod.

DIAGRAMMATIC CHART

	NORTH FACING			SOUTH FACING	
Roof Terrace	Roof Terrace	Roof Terrace	Roof Terrace	Roof Terrace	Roof Terrace
25th Storey	PHA #25-01	PHA #25-04	25th Storey	PHB1 #25-03	PHB #25-02
24th Storey			24th Storey		
23rd Storey	A1 #23-01	A1 #23-04	23rd Storey	B1 #23-03	B1 #23-02
22nd Storey	A #22-01	A #22-04	22nd Storey	B #22-03	B #22-02
21st Storey	A #21-01	A #21-04	21st Storey	B #21-03	B #21-02
20th Storey	A #20-01	A #20-04	20th Storey	B #20-03	B #20-02
19th Storey	A #19-01	A #19-04	19th Storey	B #19-03	B #19-02
18th Storey	A #18-01	A #18-04	18th Storey	B #18-03	B #18-02
17th Storey	A #17-01	A #17-04	17th Storey	B #17-03	B #17-02
16th Storey	A #16-01	A #16-04	16th Storey	B #16-03	B #16-02
15th Storey	A #15-01	A #15-04	15th Storey	B #15-03	B #15-02
14th Storey	Swimming Pool BBQ Sky Garden		14th Storey	Swimming Pool BBQ Sky Garden	
13th Storey	A #13-01	A #13-04	13th Storey	B #13-03	B #13-02
12th Storey	A #12-01	A #12-04	12th Storey	B #12-03	B #12-02
11th Storey	A #11-01	A #11-04	11th Storey	B #11-03	B #11-02
10th Storey	A #10-01	A #10-04	10th Storey	B #10-03	B #10-02
9th Storey	A #09-01	A #09-04	9th Storey	B #09-03	B #09-02
8th Storey	A #08-01	A #08-04	8th Storey	B #08-03	B #08-02
7th Storey	A #07-01	A #07-04	7th Storey	B #07-03	B #07-02
6th Storey	A #06-01	A #06-04	6th Storey	B #06-03	B #06-02
5th Storey	A #05-01	A #05-04	5th Storey	B #05-03	B #05-02
4th Storey	A #04-01	A #04-04	4th Storey	B #04-03	B #04-02
3rd Storey	A #03-01	A #03-04	3rd Storey	B #03-03	B #03-02
2nd Storey	Outdoor Fitness Corner Swimming Pool / Jacuzzi Gym Sky Garden		2nd Storey	Outdoor Fitness Corner Swimming Pool / Jacuzzi Gym Sky Garden	
1st Storey	Reception Compartment for Basement Mechanised Parking System		1st Storey	Reception Compartment for Basement Mechanised Parking System	
Basement	Basement Mechanised Parking System		Basement	Basement Mechanised Parking System	

Showcasing two intermediate sky gardens on the 2nd and 14th storeys, Devonshire Residences heightens your sensory experience to the brim. Spend quality time with loved ones in the communal facilities or immerse in tranquility of the landscaped gardens.

Sky Garden@Level 14



- 1. BBQ Area
- 2. Swimming Pool
- 3. Pool Deck

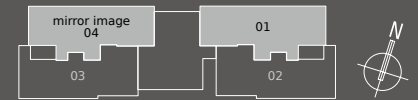
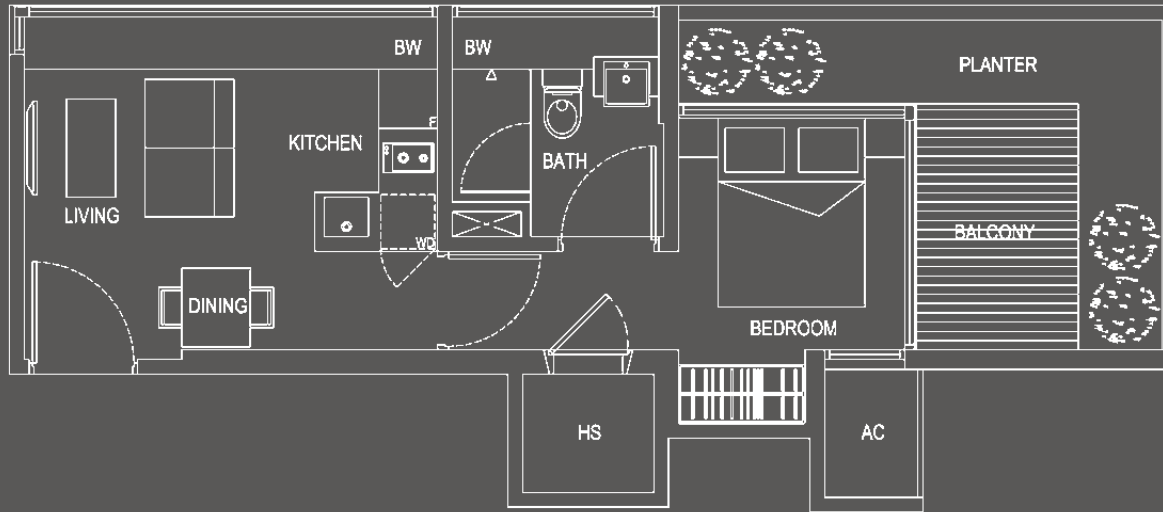
Sky Garden@Level 2



- 1. Gym
- 2. Outdoor Fitness Corner
- 3. Swimming Pool
- 4. Jacuzzi
- 5. Pool Deck

TYPE A (1 Bedroom)

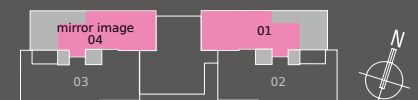
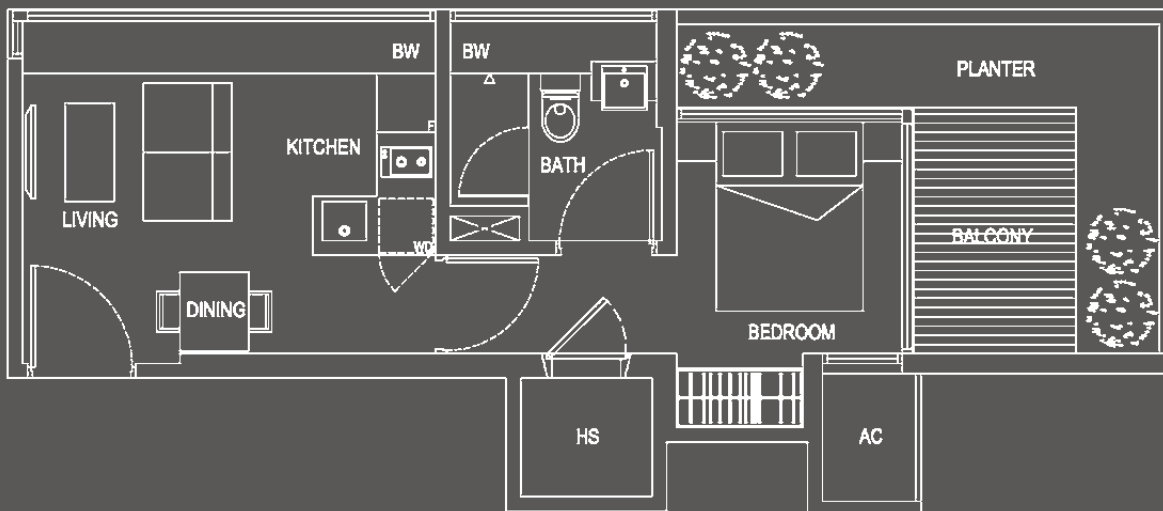
Unit #03-01 to #13-01, #15-01 to #22-01
 #03-04 to #13-04, #15-04 to #22-04
 Area 506 sqft / 47 sqm



TYPE A1 (1 Bedroom)

HIGH CEILING UNIT

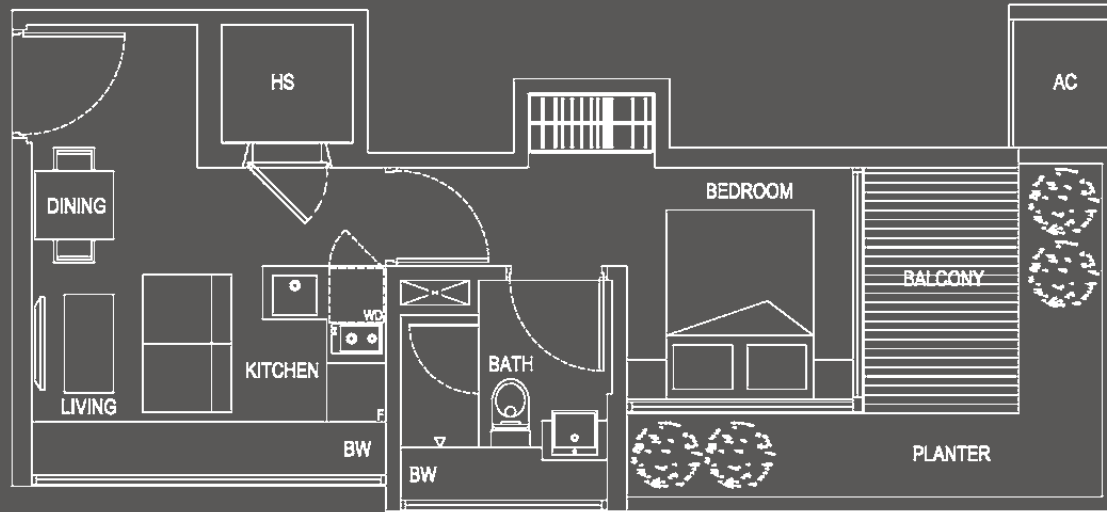
Unit #23-01, #23-04
 Area 829 sqft / 77 sqm
 (includes void on 24th level)



Void on 24th level

TYPE B (1 Bedroom)

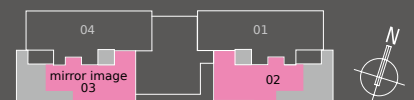
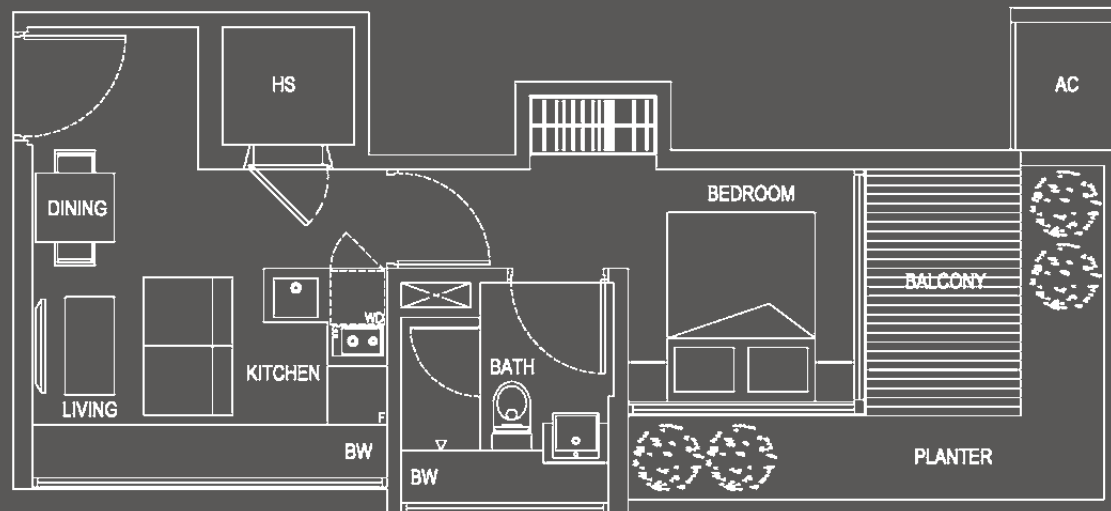
Unit #03-02 to #13-02, #15-02 to #22-02
 #03-03 to #13-03, #15-03 to #22-03
 Area 495 sqft / 46 sqm



TYPE B1 (1 Bedroom)

HIGH CEILING UNIT

Unit #23-02, #23-03
 Area 818 sqft / 76 sqm
 (includes void on 24th level)



Void on 24th level





Artist's Impression

Penthouse with Roof Terrace

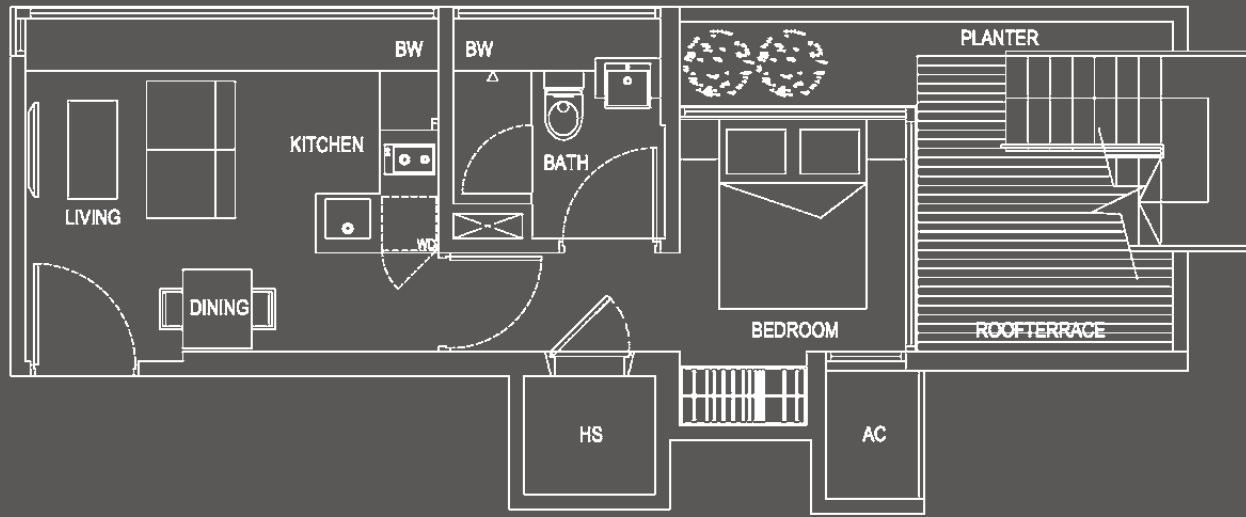
Being above all, you truly feel the pulse of evolving city sceneries. Revel in the cutting-edge that happens before your eyes. Introducing Devonshire Residences, the zeitgeist of a new decade.



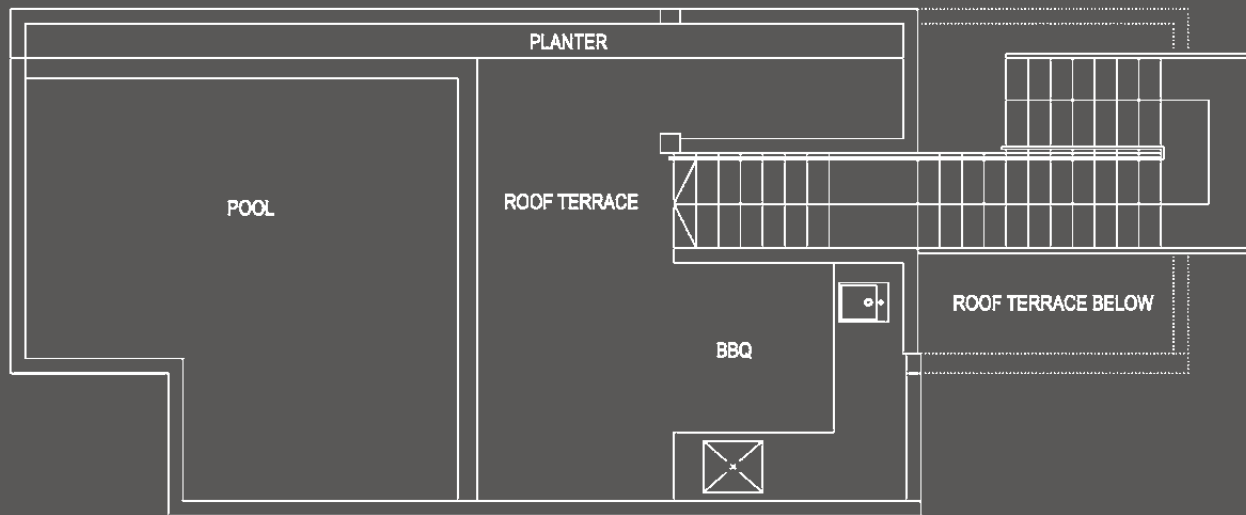
TYPE PHA (1 Bedroom + Roof Terrace)

Unit #25-01, #25-04

Area 1055 sqft / 98 sqm



LOWER FLOOR



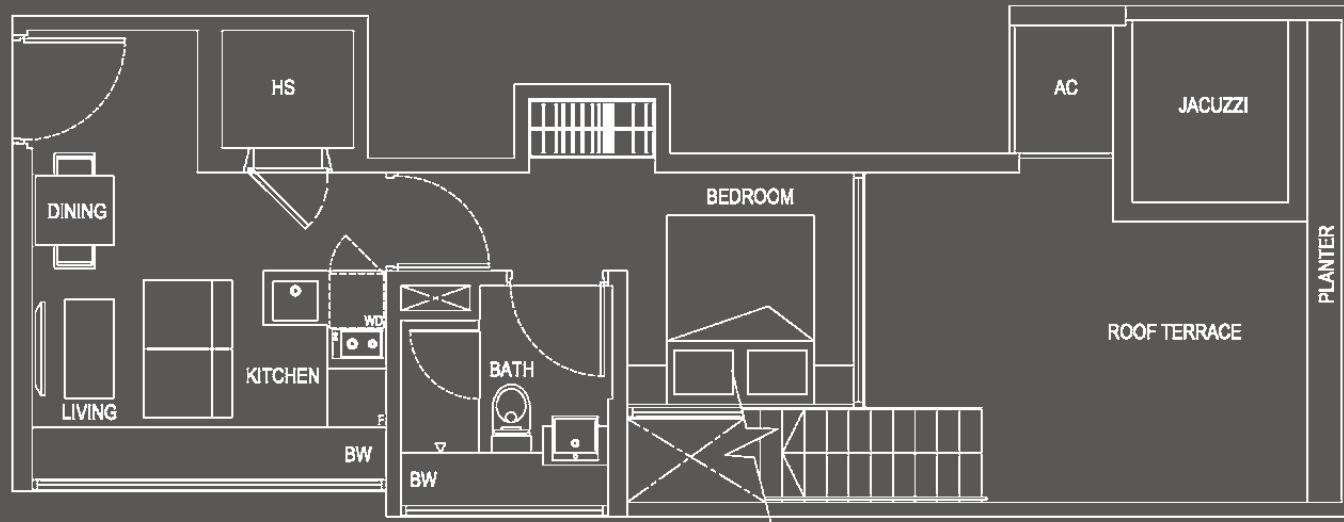
UPPER FLOOR



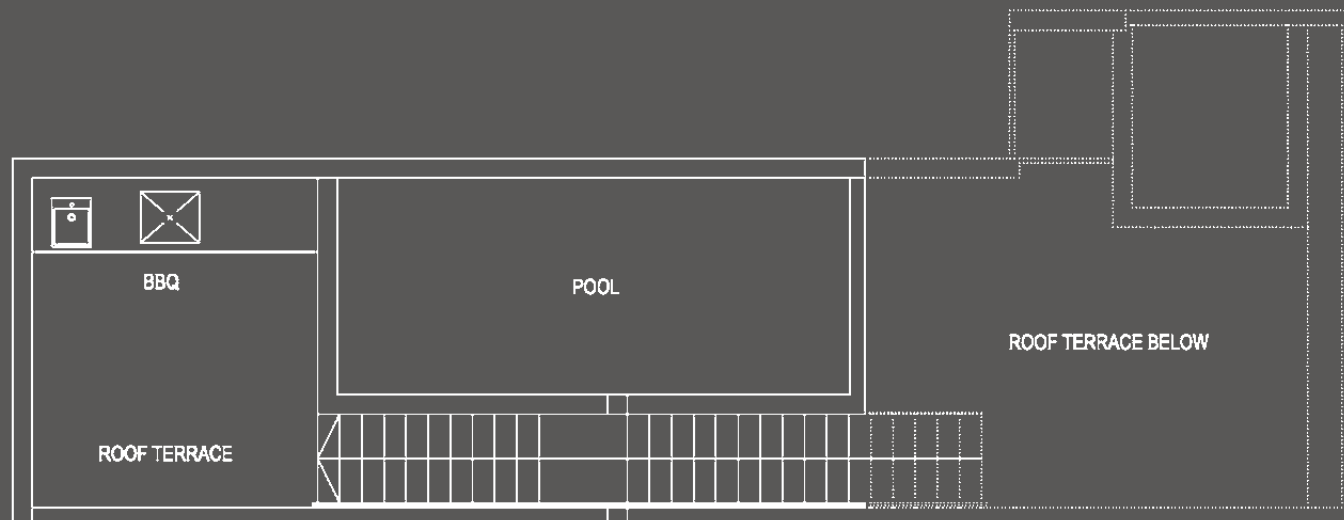
TYPE PHB (1 Bedroom + Roof Terrace)

Unit #25-02

Area 947 sqft / 88 sqm



LOWER FLOOR



UPPER FLOOR



SPECIFICATION

1. Foundation

Pile to engineer's design.

2. Superstructure

Reinforced concrete structure to engineer's specification.

3. Walls

- a) External Walls : Reinforced concrete and/or common clay brick walls.
- b) Internal Walls : Reinforced concrete and/or precast panels (light weight) and/or dry wall panels and/or common clay brick walls.

4. Roof

Reinforced concrete flat roof.

5. Ceiling

For Apartments

- a) Living/Dining : Skim coat and/or ceiling board with emulsion paint finish.
- b) Bedroom : Skim coat and/or ceiling board with emulsion paint finish.
- c) Bathroom : Skim coat and/or water resistant ceiling board with emulsion paint finish.
- d) Kitchen : Skim coat and/or ceiling board with emulsion paint finish.
- e) Household Shelter : Skim coat with emulsion paint finish.

For Common Areas

- a) Lift Lobbies : Skim coat and/or ceiling board with emulsion paint finish.
- b) Corridors : Skim coat and/or ceiling board with emulsion paint finish.
- c) Staircases : Skim coat with emulsion paint finish.
- d) Handicap Toilet : Skim coat and/or water resistant ceiling board with emulsion paint finish.

6. Finishes

Wall

For Apartments

- a) Living/Dining : Plaster and/or skim coat with emulsion paint finish.
- b) Bedroom : Plaster and/or skim coat with emulsion paint finish.
- c) Bathroom : Ceramic tiles and/or homogenous tiles finish.
- d) Kitchen : Ceramic tiles and/or homogenous tiles finish.
- e) Household Shelter : Skim coat with emulsion paint finish.

Note: No tiles/stone behind mirrors and above false ceiling.

For Common Areas

- a) 1st Storey Lift Lobby : Ceramic tiles and/or homogenous tiles and/or stones and/or plaster with emulsion paint finish.
- b) Typical Lift Lobbies : Ceramic tiles and/or homogenous tiles and/or plaster and/or skim coat with emulsion paint finish.
- c) Carpark Area : Plaster and/or skim coat with emulsion paint finish.
- d) Corridors : Plaster and/or skim coat with emulsion paint finish.
- e) Staircases : Plaster and/or skim coat with emulsion paint finish.
- f) Handicap Toilet : Ceramic tiles and/or homogenous tiles finish.

Floor

For Apartments

- a) Living/Dining : Compressed marble and/or ceramic tiles and/or homogenous tiles with recessed PVC and/or tile skirting finish.
- b) Bedroom : Compressed marble and/or ceramic tiles and/or homogenous tiles with recessed PVC and/or tile skirting finish.
- c) Bathroom : Ceramic tiles and/or homogenous tiles and/or stones tiles finish.
- d) Kitchen : Compressed marble and/or ceramic tiles and/or homogenous tiles finish.
- e) Household Shelter : Ceramic tiles and/or homogenous tiles finish.
- f) Balcony/Roof Terrace : Ceramic tiles and/or homogenous tiles finish.
- g) Planter Boxes, A/C Ledges : Cement screed with paint finish.
- h) Pool : Mosaic tiles finish.

For Common Areas

- a) 1st Storey Lift Lobby : Ceramic tiles and/or homogenous tiles and/or stones tiles with skirting tiles finish.
- b) Typical Lift Lobbies : Ceramic tiles and/or homogenous tiles with skirting tiles finish.
- c) Carpark Area : Cement and sand screed finish.
- d) Corridors/BBQ Pit : Ceramic tiles and/or homogenous tiles and/or timber deck.
- e) Deck, Gymnasium, Walkway : Timber deck and/or ceramic tiles and/or stones tiles finish.
- f) Sky Garden : Ceramic tiles and/or homogenous tiles and/or stones tiles finish and/or timber deck.
- g) Staircases : Cement and sand screed finish with nosing.
- h) Handicap Toilet : Ceramic tiles and/or homogenous tiles finish.
- i) Pool/Jacuzzi : Mosaic tiles finish.

7. Windows

Powder coated aluminum framed with approximately 6mm glass.

8. Doors

- a) Main Entrance : Fire-rated timber door.
- b) Bedroom : Timber door.
- c) Bathroom : Timber door and/or PVC door and/or aluminum bi-fold door.
- d) Household Shelter : PSB approved blast door.
- e) Ironmongery : Imported Quality Locksets.

9. Sanitary fittings

- a) Master Bathroom : 1 shower bath with shower mixer, rain-shower head and shower set.
1 basin and mixer tap.
1 pedestal water closet.
1 mirror.
1 toilet paper holder.

10. Electrical Installation

All electrical wiring to be in concealed conduits and main in surface trunking/pipes. Where there is a false ceiling, the electrical wiring above false ceiling is in exposed conduits.

Mechanical ventilation provided in bathroom (if required).

Refer to Electrical Schedule for details.

Electrical Schedule (Residential)

UNIT TYPE	Lighting Point	1.3A S/S/O	2 X 1.3A S/S/O	1.5A S/S/O for Washer Dryer	Telephone Outlet	SCV Outlet	Water Heater Point	Cooker Hob Point	Cooker Hood Point	Bell Point	Data Point	1.3A Weather Proofed Twin S/S/O	Isolator
TYPE A	7	1	10	1	3	3	1	1	1	1	2	--	1
TYPE B	7	1	10	1	3	3	1	1	1	1	2	--	1
TYPE A1	7	1	10	1	3	3	1	1	1	1	2	--	1
TYPE B1	7	1	10	1	3	3	1	1	1	1	2	--	1
TYPE PHA	15	1	10	1	3	3	1	1	1	1	2	2	3
TYPE PHB	15	1	10	1	3	3	1	1	1	1	2	2	3
TYPE PHB1	15	1	10	1	3	3	1	1	1	1	2	2	3

11. TV/Telephone

TV/telephone points shall be provided in accordance to the Electrical Schedule.

12. Lightning Protection

Lightning protection system shall be provided in accordance with the current edition of Singapore Code of Practice.

13. Painting

- a) Internal wall : Emulsion water-based paint.
- b) External wall : Selected oil-based base coat and water-based exterior paint and/or textured coating and paint.

14. Waterproofing

Waterproofing to reinforced concrete flat roof, bathrooms, kitchen and planter box where applicable.

15. Driveway and Car Park

Concrete floor and/or ceramic and/or stone finish.

16. Recreation Facilities

The following are provided:

- a) Level 2 Sky Garden
 - i) Gymnasium
 - ii) Outdoor Fitness Corner
 - iii) Lap Pool
 - iv) Jacuzzi
- b) Level 14 Sky Garden
 - i) BBQ Pits
 - ii) Lap Pool

17. Additional Items

- a) Kitchen Cabinets : High and low kitchen cabinets with solid surface countertop complete with induction hob, cooker hood, washer dryer and integrated refrigerator ("BOSCH" brand or equivalent). One stainless steel sink complete with tap.
- b) Wardrobes : Built-in wardrobes to all bedrooms.
- c) Air-Conditioning : Split type air conditioner ("DAIKIN" or equivalent) provided in Living/ Dining, and Bedroom.
- d) Water Heater : Hot water supply to all bathrooms.
- e) Railing : Mild steel for common stair railing. Aluminum and/or steel and/or glass for other railings.
- f) Security : Audio intercom to all units.
- g) Fencing : Brickwall and/or steel railing on brickwall.
- h) Lift : 2 passenger lift serving 1st floor to 25th floor ("KONE" or equivalent).
- i) Private Jacuzzi at roof terrace : Unit Type PHB only.
- j) Private Swimming Pool : Unit Type PHA, PHB and PHB1 only. at roof terrace
- k) Private BBQ Pit at roof terrace : Unit Type PHA, PHB and PHB1 only.

Note:

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

Marble and Granite: Marble and granite are natural stone material containing veins with tonality differences. There will be colour and marking 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 can be felt at the joint.

Compressed Marble: Compressed marble being a resin mixture of natural marble and chemical compound is subjected to variations in colour, tonality and shapes.

Timber: Timber is a natural product that does not have total consistency of colour and grain. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation.

Cable Television (SCV): The purchaser is liable to pay annual fee, subscription fee and such other fees to Starhub Cable Vision (SCV) 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.

Internet: The purchaser is liable to pay Asymmetrical Digital Subscriber Line (ADSL) connection, annual fee, subscription fee and such other fees to Internet Service Provider (ISP). The vendor is not responsible to make arrangements with any said parties for the service connection for their respective subscription.

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

Wardrobe/Kitchen Cabinets, Mechanical Ventilation Units and Air-conditioning Fan Coil Units: Layout/ location of wardrobe/kitchen cabinets, mechanical ventilation units (if any) and air-conditioning fan coil units (if any) are subjected to architect's sole discretion and final design.

Household Shelter: The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.

Mechanical Car Parking System: The Mechanical Car Parking System has to be maintained regularly by the specialist to ensure that it is in good and proper working condition. The Vendor shall not be held responsible for the operation, procedure, delay, safety and damages caused with the use of the system.

DEVELOPER

ORCHARD SUITES RESIDENCE PTE LTD



ANOTHER QUALITY DEVELOPMENT BY OXLEY

Developer: **Orchard Suites Residence Pte Ltd (ROC: 200707250K)** Developer's Licence No.: **C0737** Tenure Of Land: **Estate In Fee Simple (Freehold)** Legal Description: **LOT 00627T TS 21**
Planning Approval No.: **ES20080729R0154** Building Plan No.: **A1276-00533-2010-BP01** Estimated Date Of Vacant Possession: **31 Dec 2015** Estimated Date Of Legal Completion: **31 Dec 2018**

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