









Dorsett Residences is where the present overlaps the past, with its architecture and design highlighting a colonnaded passage way that reminisces the charming five-foot walkway of historic shop houses in the yesteryears. Of note-worthiness is the building facade, clad in glass to show hints of the contemporary yet subtle. The harmony and rhythm - intermingling with the backdrop of Chinatown precinct - form a refreshing collage. The new truly juxtaposes with the old to form a piece of ingenious art.



Dorsett  
RESIDENCES

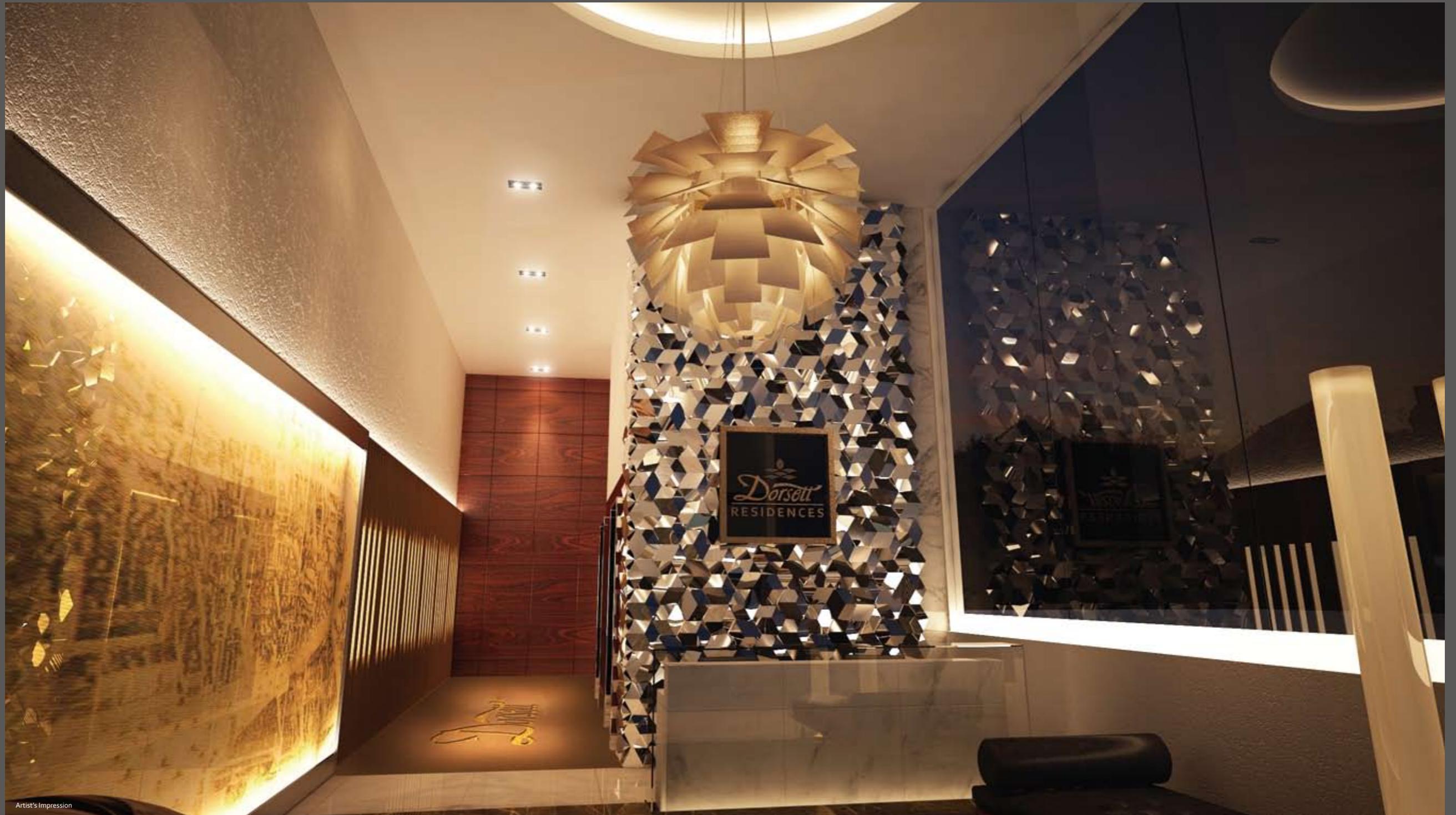
DORSETT AGENCY  
HOTELS & RESORTS

SMRT  
Outram Park



The Dorsett sits elegantly in the vicinity and stands out as a landmark, presenting a new phase for Chinatown. At Dorsett Residences, one is tempted by the best of both worlds - the oriental and western.

[www.dorsettregency.com.my/kl](http://www.dorsettregency.com.my/kl)



Make a grand entrance through the concierge hall that is marked by sheer opulence. Accentuated by intricate and rich details, every measure of space depicts your status at the peak. Submit your senses to a luxurious home. It is the arrival of a new era in which you build your future where histories unfold.





## THE NEW LIGHT OF LIFE

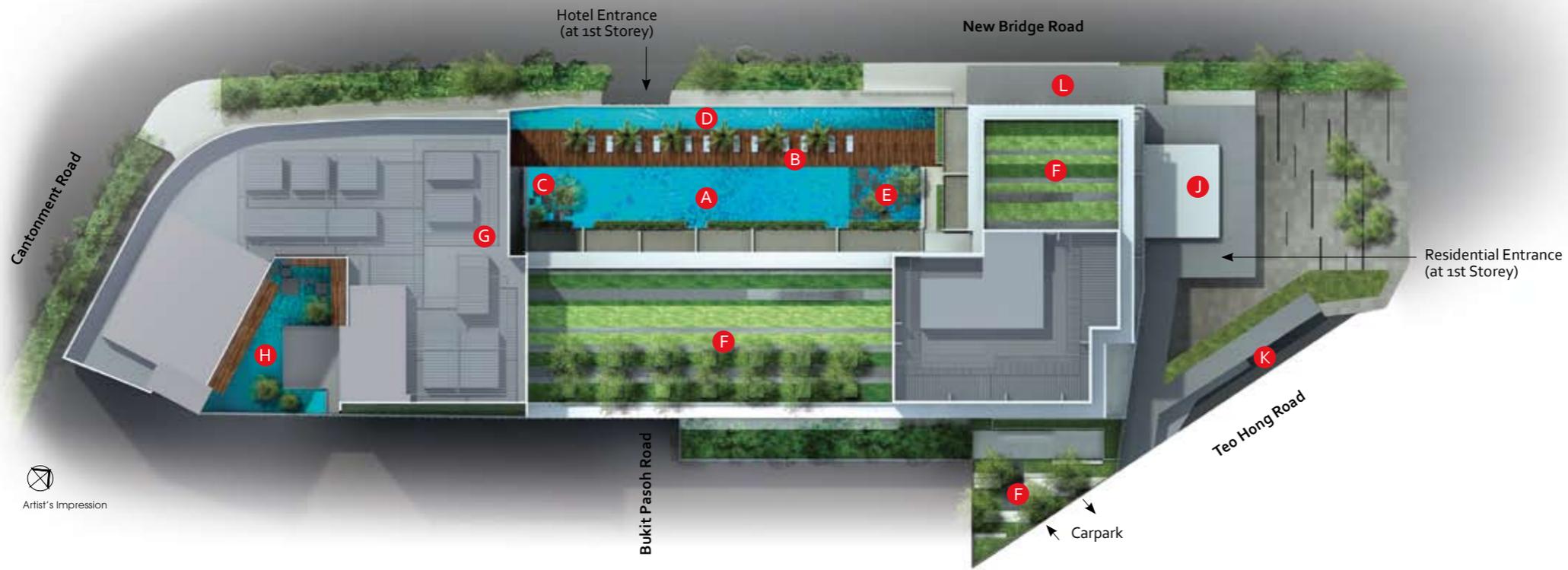
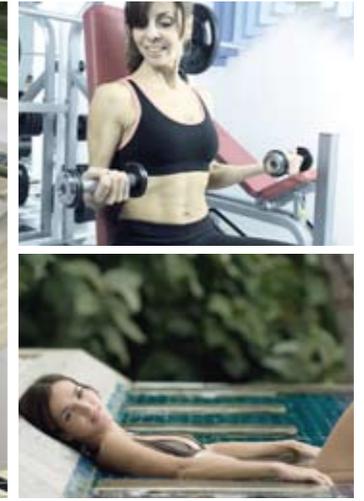
With the Outram Park MRT Interchange station located beneath the development, you are seamlessly connected to every attraction of Singapore, including the Central Business District and Changi Airport, right from your doorstep. At Dorsett Residences, travelling to work has never been so easy and hassle free. The Dorsett Regency is a sweeping curve that also visibly wraps the corner of the busy road junction, leading to a highway - the second causeway that extends to Kuala Lumpur. Exclusivity is in every sense of its meaning with the residences highlighting concierge services\* and a wine bar. Come experience Chinatown anew – with the development casting a new light to the memento of bygone days.

\*Concierge services include housekeeping, laundry washing and room services chargeable at separate service fees.



THE MANIFESTO OF DISTINCTION

Own divine pleasures and luxury of a swimming pool and landscape deck on the third storey. Watch cultures unveil and come alive with the infinity edge pool overlooking Chinatown and designed amid green planters, shady trees and sunbathing deck recliners. Set your paramount parameters and rule of distinction at a premise where the fusion of East and West cultures predominates.



## LEGEND

- A - Swimming Pool
- B - Pool Deck
- C - Jacuzzi
- D - Water Feature
- E - Reflective Pool
- F - Landscape Roof Garden
- G - Gymnasium (at 3rd Storey)
- H - Koi Pond (at 3rd Storey)
- J - Outram MRT Station (at 1st Storey)
- K - Taxi Stand Drop-off Point
- L - Bus stop



Enjoy utmost accessibility, being 3 MRT stations away from City Hall.



Dedicated to culture, the orient Chinatown offers enchanting scenes of a cosmopolitan city. To indulge in arts appreciation like classical music, plays and dance performances, there is the Esplanade, merely minutes away. At Dorsett Residences, you are in close proximity with Singapore Flyer and Marina Bay Sands. Living in the development promises one sensational dimension where the East meets West.

## WHERE EAST MEETS WEST

As the day turns into night, the Chinatown district offers countless gratifying delights. Have scrumptious Asian and Western fares along the stretch of Smith Street, also known as Food Street and the posh Western restaurants along belts at Club Street and Ann Siang Hill. One can also wander along alleys and lanes of Neil Road to enjoy a booze and club hop in a wide variety of cool options located at Clarke Quay. In addition, you can expect to shop till you drop at high-end boutiques in premises of Erskine Road and Ann Siang Hill.



CHINATOWN – NEXT TO YOU



The Outram Park Interchange leads you everywhere



Immerse in vibrant colours



Food galore at Smith Street



A precinct that showcases old school charms



Drink to your heart's content with a variety of options

ATTRACTIONS – CLOSE TO YOU



Lady luck smiles to you at Marina Bay Sands



Enjoy river front scenes at Clarke Quay



Sensory offerings from the Esplanade



Central Business District is minutes away



Panoramic view at the Singapore Flyer



Take a roller coaster ride at Universal Studios



Shopping pleasures at VivoCity

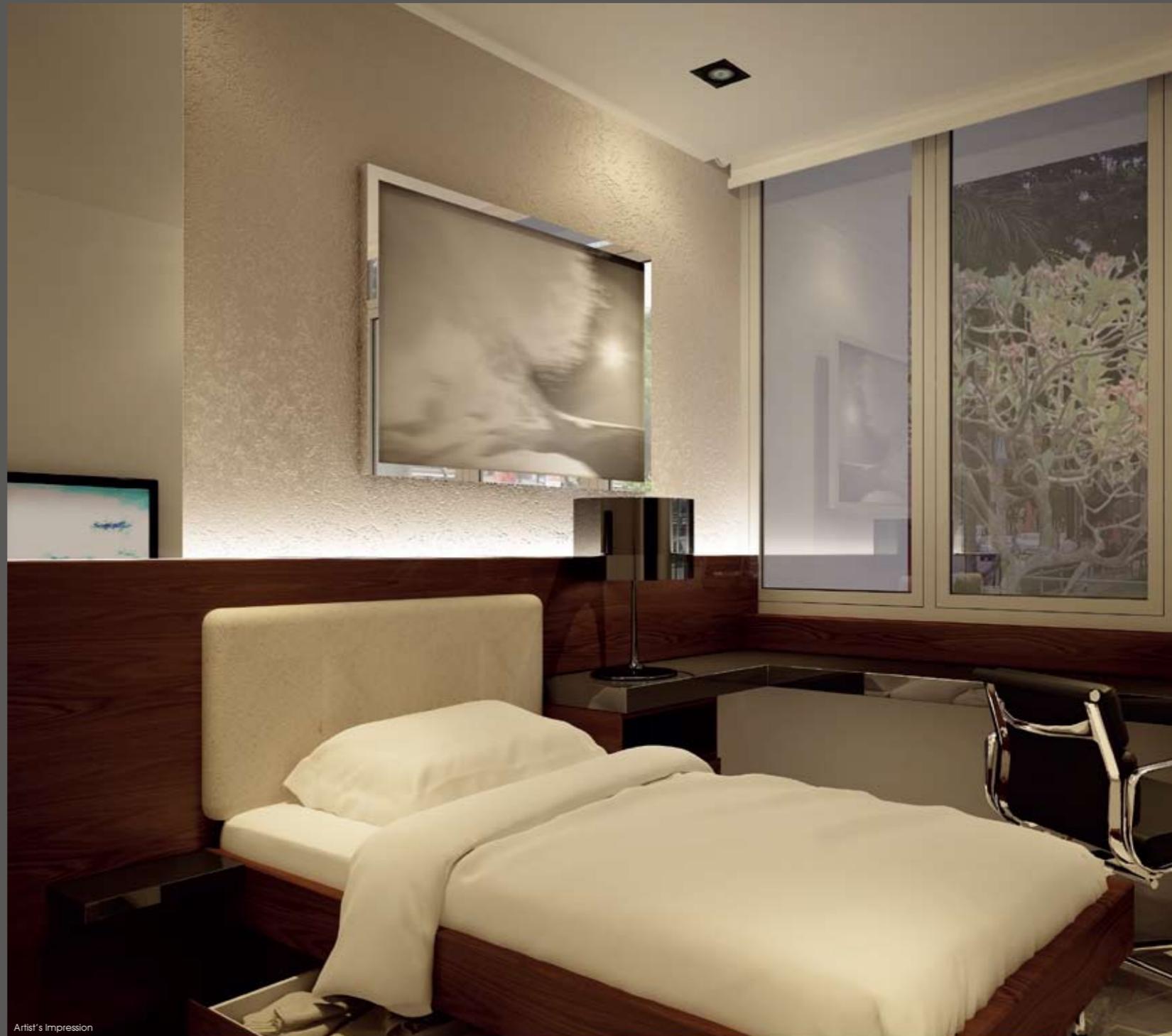
## THE SHORES OF EXTRAVAGANZA



An one-stop entertainment location - 1 MRT station away from Sentosa and the Resorts World Integrated Resort.



The interiors of Dorsett Residences are modern and sleek, offering a stark contrast to the Chinatown precinct. Go home to a space that is defined by lavishness and lounge with absolute style.



Artist's Impression

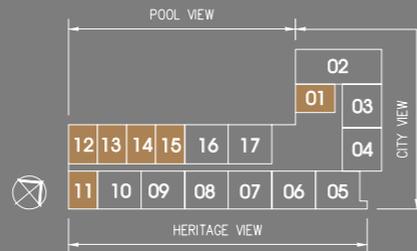
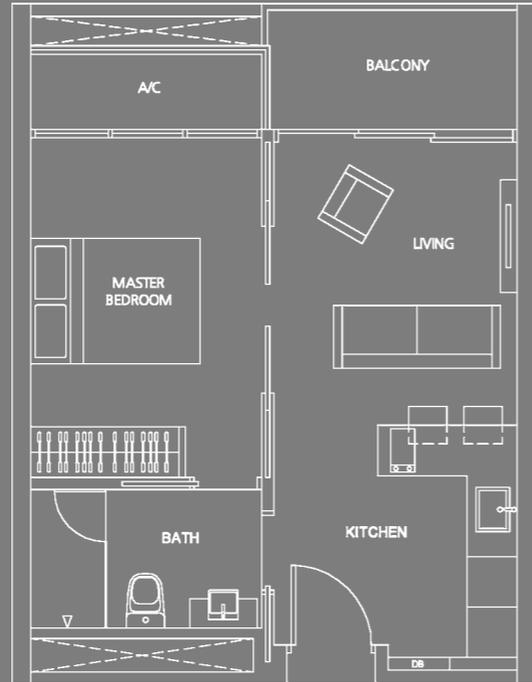


Artist's Impression

### TYPE A

AREA : 45 sqm / 484 sqft

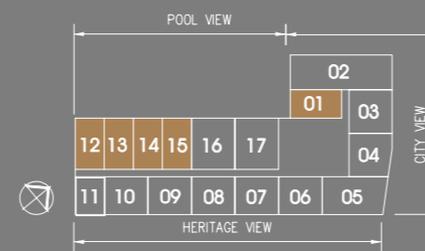
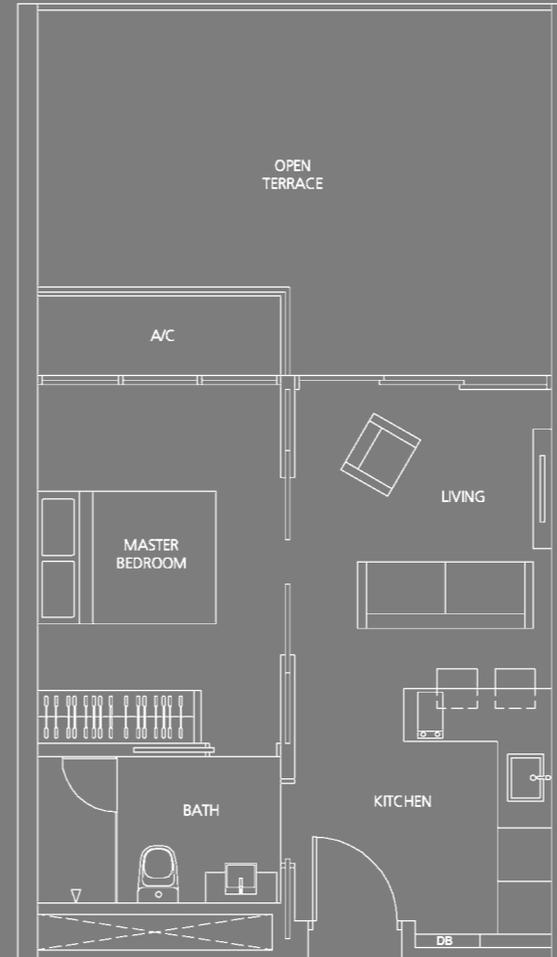
UNIT : #04-01 to #06-01, #04-11 to #06-11,  
#04-12 to #06-12, #04-13 to #06-13,  
#04-14 to #06-14, #04-15 to #06-15



### TYPE A-T1

AREA : 63 sqm / 678 sqft

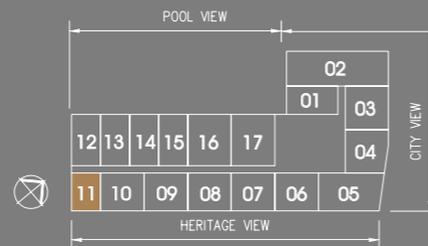
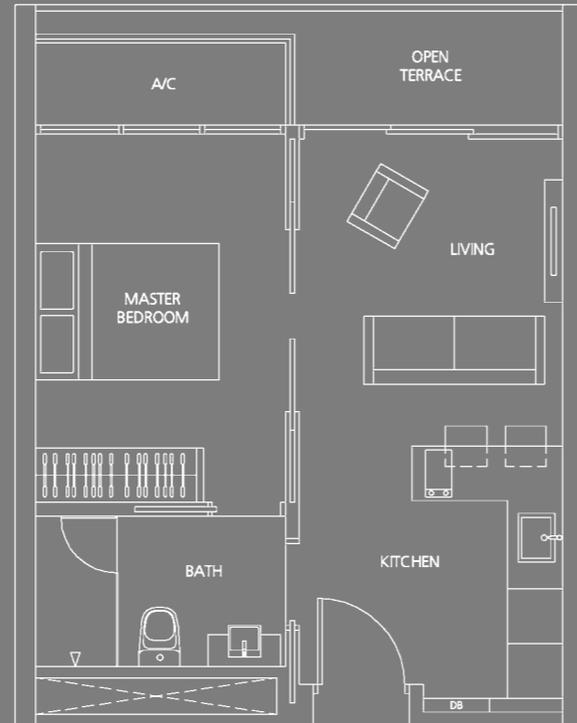
UNIT : #03-01, #03-12, #03-13, #03-14, #03-15



TYPE A-T2

AREA : 46 sqm / 495 sqft

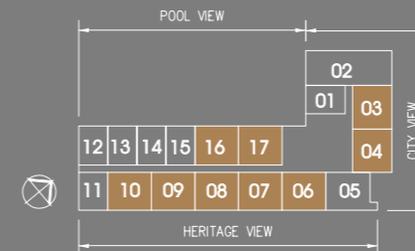
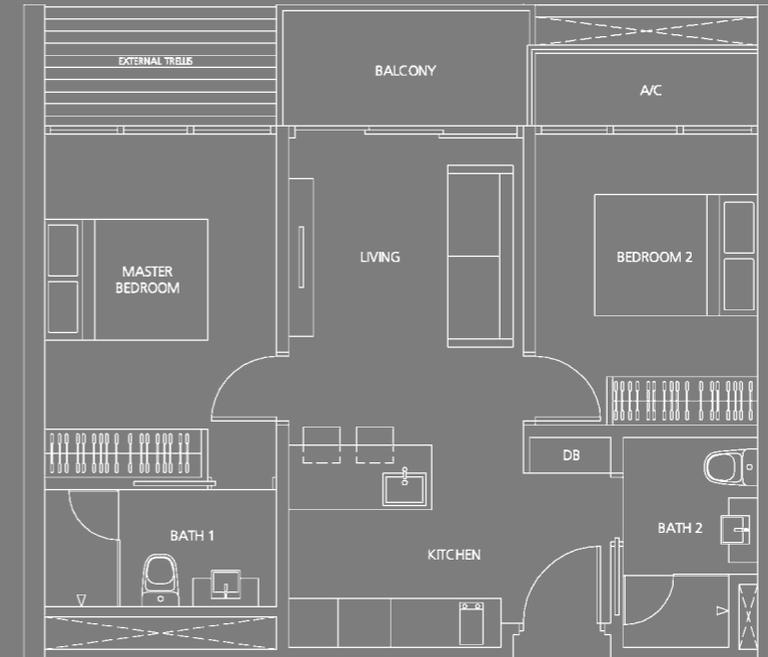
UNIT : #03-11



TYPE B1

AREA : 64 sqm / 689 sqft

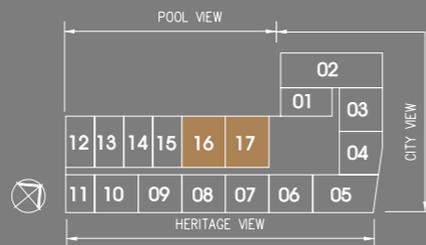
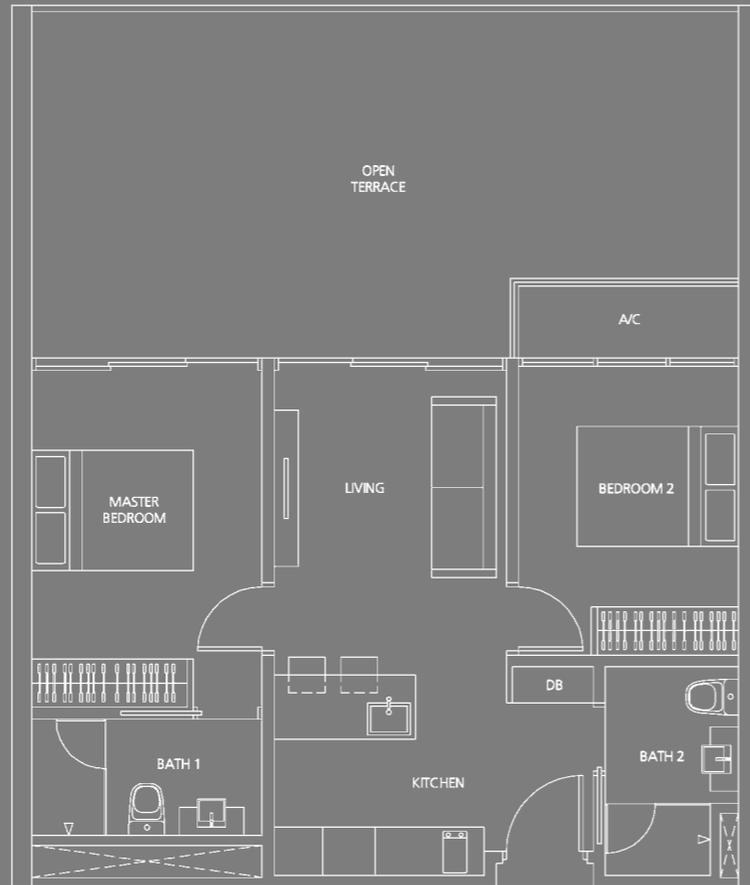
UNIT : #04-03 to #06-03, #04-04 to #06-04,  
#04-06 to #06-06, #04-07 to #06-07,  
#04-08 to #06-08, #04-09 to #06-09,  
#04-10 to #06-10, #04-16 to #06-16,  
#04-17 to #06-17



TYPE B1-T1

AREA : 94 sqm / 1012 sqft

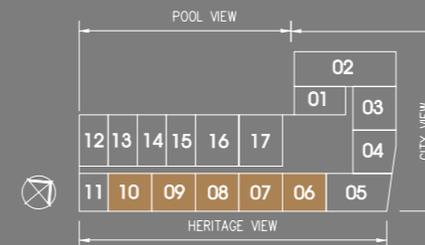
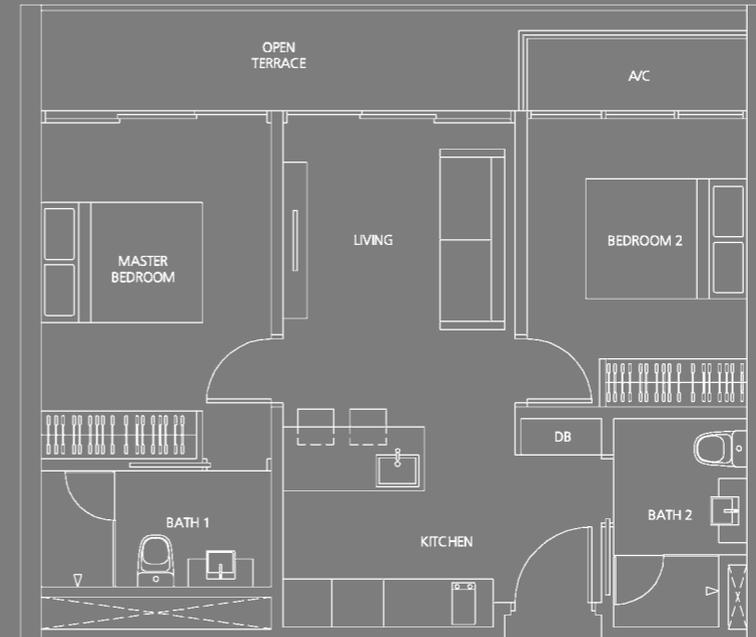
UNIT : #03-16, #03-17



TYPE B1-T2

AREA : 69 sqm / 743 sqft

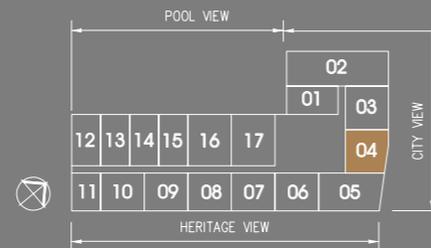
UNIT : #03-06, #03-07, #03-08, #03-09, #03-10



TYPE B1-T3

AREA : 76 sqm / 818 sqft

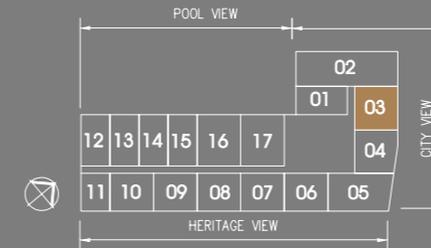
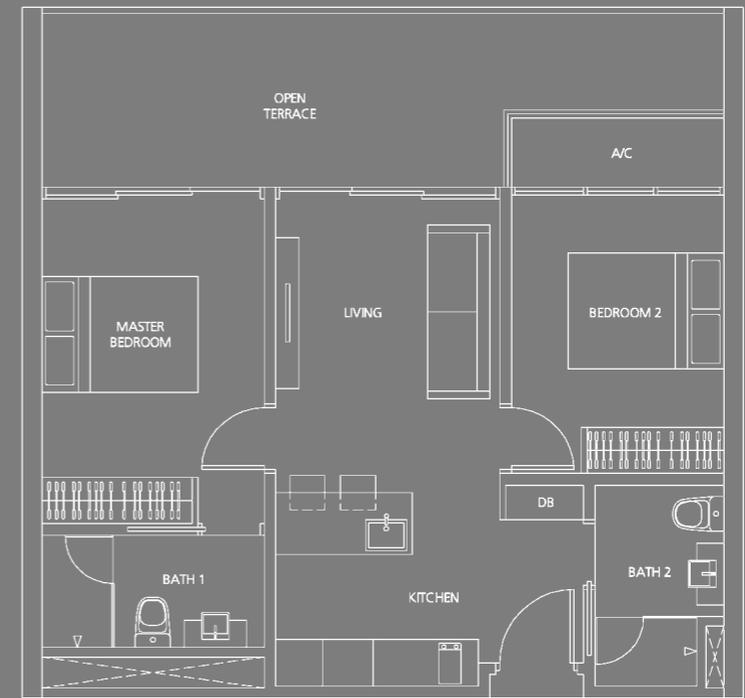
UNIT : #03-04



TYPE B1-T4

AREA : 78 sqm / 840 sqft

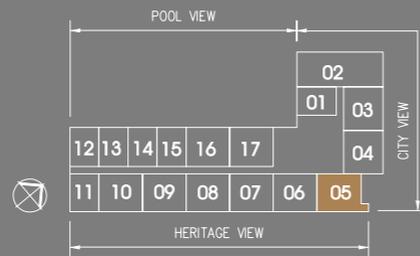
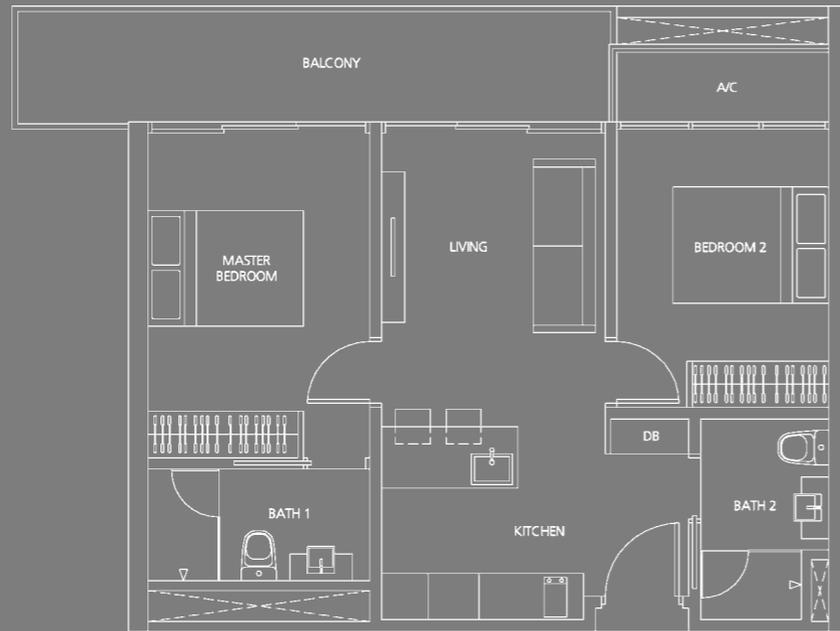
UNIT : #03-03



TYPE B2

AREA : 71 sqm / 764 sqft

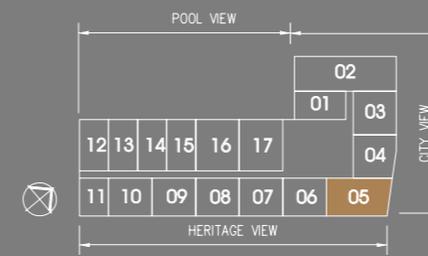
UNIT : #04-05 to #06-05



TYPE B2-T1

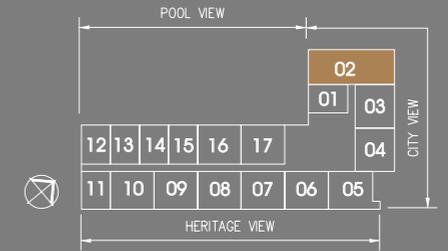
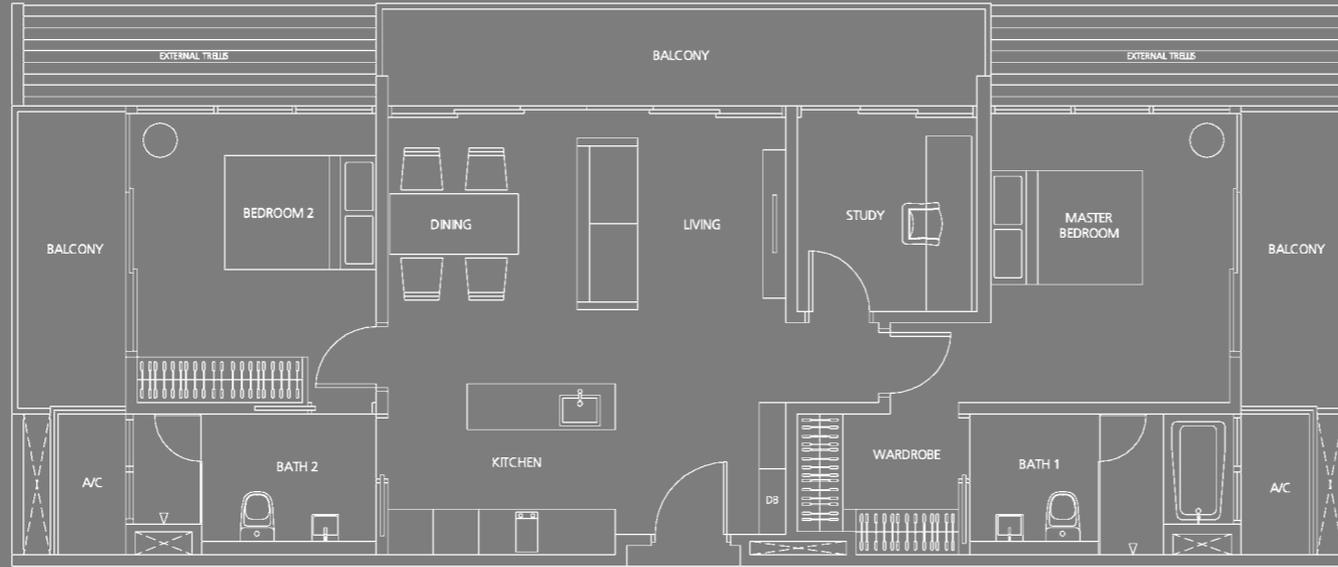
AREA : 101 sqm / 1087 sqft

UNIT : #03-05



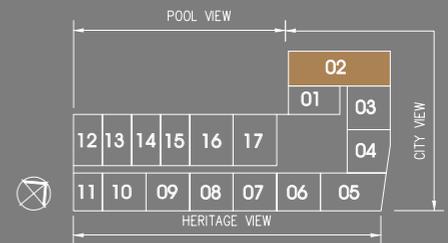
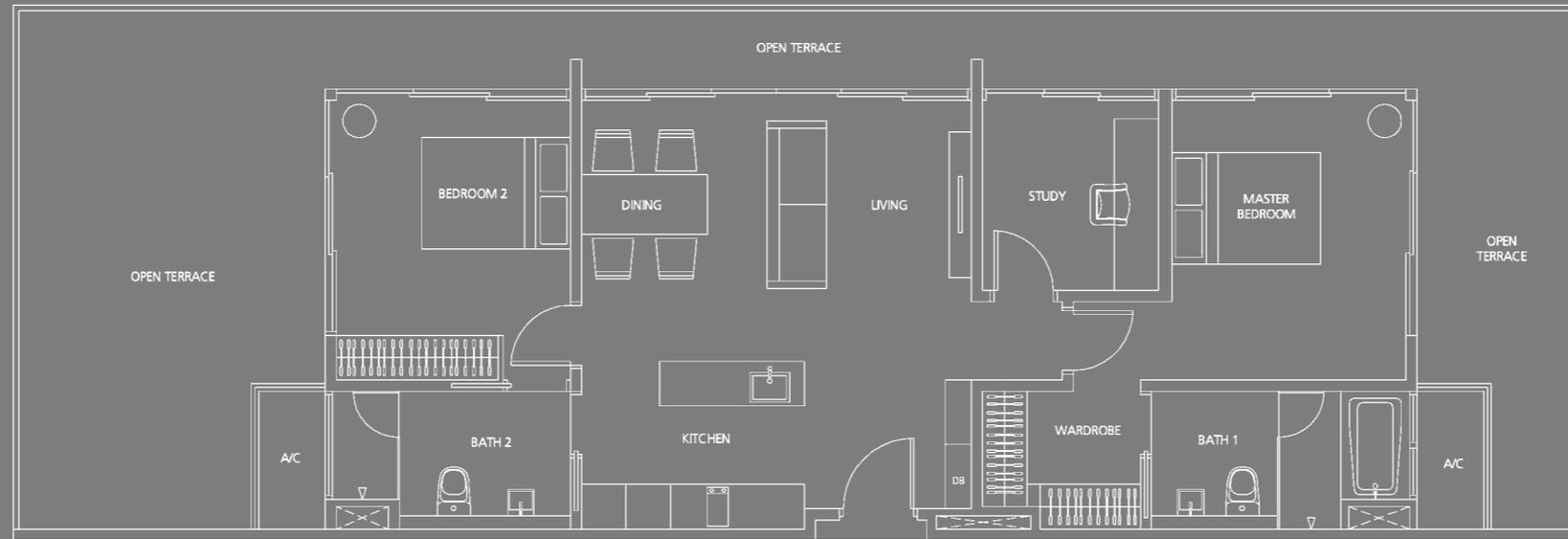
TYPE C

AREA : 112 sqm / 1206 sqft  
 UNIT : #04-02 to #06-02



TYPE C-T1

AREA : 150 sqm / 1615 sqft  
 UNIT : #03-02



1. Foundation  
Bored Piles
2. Superstructure  
Reinforced Concrete structure
3. Wall  
External: Common clay bricks and / or reinforced concrete walls  
Internal: Common clay bricks and / or reinforced concrete walls and / or drywall partitions (where applicable)
4. Roof  
RC Flat Roof: Reinforced Concrete Roof complete with Waterproofing System
5. Ceiling
  - a. Unit  
Fibrous plasterboard ceiling with emulsion paint to living, dining, all bedrooms, study, wardrobe, kitchen
  - b. Bathroom and or balcony / terrace  
Moisture-resistant fibrous plasterboard with emulsion paint
  - c. Entrance Lift lobbies  
Fibrous plasterboard ceiling with emulsion paint to all lift lobbies

## Note:

Wall surface above false ceiling level will be left in its original base condition

## 6. Finishes

- a. Internal Wall (for all units)
  - i) Living / Dining, Study, Bedroom 1, Bedroom 2  
Cement and sand plaster with emulsion paint
  - ii) Bathrooms  
Imported Marble laid up to false ceiling height
  - iii) Kitchen  
Cement and sand plaster with emulsion paint

## Note:

No tiles behind kitchen cabinet, vanity cabinet, mirror, long bath

## b. Walls (Common Areas)

- i) Internal Walls
  - 1st Storey Lift Lobby  
Imported Marble or feature wall timber panelling
  - 2nd to 6th Storey Lift Lobby  
Feature wall timber panelling
  - Staircases, Landings and Storey Shelter  
Cement and sand plaster or skim coating with emulsion paint
  - Corridors  
Cement and sand plaster with emulsion paint
  - 1st Storey Toilet  
Homogeneous or ceramic tiles up to false ceiling height
  - Changing Room  
Homogeneous or Ceramic Tiles up to false ceiling
- ii) External Walls  
Cement / sand plaster and / or skim coat with spray texture paint finish

## c. Floor (for all units)

- i) Living / Dining, Study, Bedroom 1, Bedroom 2, Wardrobe Kitchen  
Imported Marble
- ii) Bathrooms  
Imported Marble
- iii) Open Terrace, Balcony  
Granite
- iv) Air-con Ledge  
Cement and sand screed

## d. Floor (Common Areas)

- i) 1st Storey Lift Lobby  
Imported Marble and / or carpet
- ii) 2nd to 6th Storey Lift Lobby  
Imported Tiles
- iii) Staircases, Landings and Storey Shelter  
Cement and sand screed finish with nosing tile
- iv) Swimming Pool and Pool Deck  
Imported Mosaic Tiles and Timber Decking
- v) 1st Storey Toilet  
Imported Tiles

- vii) Changing Room  
Homogeneous or Ceramic Tiles

- 7. Windows
  - a. Bedrooms, Study  
Aluminium framed casement window in clear glass with or without fixed glass panel
  - b. Bathroom (for units Type C and Type C-T1 only)  
Aluminium framed casement window in clear glass with or without fixed glass panel

- 8. Doors
  - a. For all units
    - i) Main Entrance  
Approved fire-rated timber door
    - ii) Balcony / Open Terrace  
Aluminium framed sliding glass door system
    - iii) Bedrooms and Bathrooms  
Hollow core pocket sliding door / swing door (where applicable)

- b. For Common Areas
  - i) Staircases  
Approved fire-rated door
  - ii) Storey Shelter  
Steel blast door as approved by relevant Authority

- 9. Ironmongery  
Selected quality ironmongery and lockset to all doors

- 10. Sanitary Wares & Fittings
  - a. For unit:

TYPE A Bathroom 1, TYPE B1/B2 Bathroom 1, Bathroom 2, TYPE C Bathroom 2

- 1 recessed bowl basin on natural stone vanity counter with mixer tap set
- 1 above counter cabinet with mirror
- 1 shower compartment with shower screen
- 1 shower mixer set & marble ledge
- 1 wall hung water closet
- 1 toilet roll holder
- 1 robe hook
- 1 tower rail

TYPE C:  
Bathroom 1

- 1 recessed bowl basin on natural stone vanity counter with mixer tap set
- 1 long bath with natural stone ledge top & bath mixer set
- 1 above counter cabinet with mirror
- 1 shower compartment with shower screen
- 1 shower mixer set & marble ledge
- 1 wall hung water closet
- 1 toilet roll holder
- 1 robe hook
- 1 tower rail

- b. For Common Area
  - i) 1st Storey Toilet
    - 1 pedestal water closet
    - 1 paper holder
    - 1 wall hung basin with tap
    - 1 mirror

- 11. Electrical Installation
  - a. Concealed electrical wiring in conduits below ceiling level
  - b. Refer to Electrical Schedule for details

- 12. TV/Telephone  
Refer to Electrical Schedule for details

- 13. Lightning Protection  
Lighting Protection System shall be provided in accordance with the Singapore Standard CP33

#### Electrical Schedule

Description	Type A	Type B1, B2	Type C	Description	Type A	Type B1, B2	Type C
1 Lighting Point	10	14	19	8 TV Point	2	3	4
2 13A Switch Socket Outlet	12	17	22	9 Aircon Isolator	1	2	2
3 Washing Machine	1	1	1	10 Telephone Outlet (Cat 5E Cable)	2	3	5
4 Fridge	1	1	1	11 Intercom System	1	1	1
5 Oven	1	1	1	12 Bell Chime Point	1	1	1
6 Shaver	1	1	1	13 13A Switch Outdoor	1	1	3
7 Water Heater Point	1	2	2				

- 14. Painting
  - a. Internal Painting: Emulsion Paint / Skim coat (where applicable)
  - b. External Painting: Spray Textured Paint or Weather Shield Paint

- 15. Waterproofing  
Waterproofing to Kitchen, Bathroom, Balcony, Open Terrace, Common Area Toilet, Carpark, RC Flat Roof, Planters, Swimming Pool, Pool Deck and Green Roofs

- 16. Recreational Facilities
  - a. Swimming Pool and Changing Room
  - b. Spa Pool
  - c. Gym – Facility rights of use provided by hotel

- 17. Additional Items
  - a. Wardrobes  
Built-in wardrobes for all bedrooms
  - b. Kitchen cabinets  
Built-in high and low level kitchen cabinets with stainless steel sink, cooker hob, cooker hood, built-in oven, refrigerator, and washing machine
  - c. Ducted air-conditioning to Living / Dining and wall mounted air conditioning to all Bedrooms
  - d. Hot water supply to bathrooms and kitchen
  - e. Card access to lift lobbies and unit
  - f. Intercom
  - g. Telephone Linked to Hotel Service
  - h. Security system – CCTV at designated common area

- 18. Cable Vision  
Television outlet for cable vision services will be provided.

- 19. Security (Common Areas)  
Security surveillance at strategic locations.

#### Notes

Materials, Fittings, Equipment, Finishes, Installation and Appliances

1. The brand, colour and model of all materials, fittings, equipments, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

Air-Conditioning System

2. 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 cleaning of filters, clearing the condensate pipes and charging of gas.

Cable Television and / or Internet Access

3. 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 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.

4. If the purchaser requires internet access, the purchaser will have to make direct arrangements with the Internet Service Provider and/ or such relevant entities/ authorities for internet services to the Property/ Unit and to make all necessary payments to the Internet Service Provider and/ or the relevant entities/ authorities.

Timber

5. Timber is a natural material containing grain/ vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.

Windows and Glazing

6. a. All aluminium frames shall be fluorocarbon coated finish  
b. All glazing shall be tinted / clear glass  
c. All casement windows are side-hung.  
d. All glazing 1m above from floor level shall be tempered or laminated glass

Marble, Limestone and Granite

7. 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 the marble, limestone or granite selected and installed shall be subject to availability.

Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards

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

#### Building Project

Types of Residential Units located in this building project  
Apartment Unit Types and number of units

Type A	1 Bedroom	18 units
Type A-T1	1 Bedroom	5 units
Type A-T2	1 Bedroom	1 unit
Type B1	2 Bedroom	27 units
Type B1-T1	2 Bedroom	2 units
Type B1-T2	2 Bedroom	5 units
Type B1-T3	2 Bedroom	1 unit
Type B1-T4	2 Bedroom	1 unit
Type B2	2 Bedroom	3 units
Type B2-T1	2 Bedroom	1 unit
Type C	2 Bedroom with Study	3 units
Type C-T1	2 Bedroom with Study	1 unit

Purpose of building project and Restriction as to Use  
The building project is a mixed use development comprising of hotel, residential and commercial (F&B) components.

There are a total of 100 parking lots for this development, of which 90 are mechanized car parking lots. There are 2 handicap lots provided.

Units:  
The open terraces at 3rd storey are not to be enclosed or roofed over.  
For cyclical maintenance work to be carried out to the building façade, owners of units with Open Terraces shall allow access to maintenance team.

Tang City Homes, a multinational organisation with established reputation in various business sectors is also a renowned name in property development. Through remarkable vision and meticulous focus in ensuring top-notch quality, our commercial and residential developments have received recognitions that underline the distinctive craftsmanship we are known for.

Integrating prestige with the everchanging trend of residential expectations, our commitment to sustainable luxury living has continued to make impact in the marketplace. By placing consumers' needs above everything else, we have the know-how to create masterpieces to suit every perception of a perfect home when it comes to contemporary lifestyles.

Besides the exceptional quality in design finesse and overall finishes in every project, our dedication to maintain high standard of convenience for residents when it comes to localities of our developments, ours assure total satisfaction with strategic acquisition of addresses. With extensive experience and track record for excellence, we are a brandname capable of making dreams of a perfect home come true.

DEVELOPED BY:



**TANG SUITES PTE LTD**  
**TANG HOTEL INVESTMENTS PTE LTD**

Tel: +65 6224 4333  
[www.tanggroup.com.sg](http://www.tanggroup.com.sg)

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## RESIDENTIAL



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**MAYTOWER HOTEL & SERVICE RESIDENCES**  
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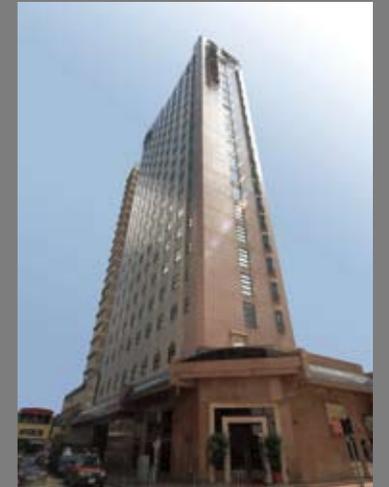
## HOTEL



**LANG KWAI FONG HOTEL**  
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**DORSETT REGENCY HOTEL**  
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