



**F I V E N I N E**

A collection of  
15 EXCLUSIVE  
**FREEHOLD HOMES**

Each an expression of a more considered way to live in the tropics. Each a return to the fundamentals of good living. Every one an exclusive, experiential, and practical home.





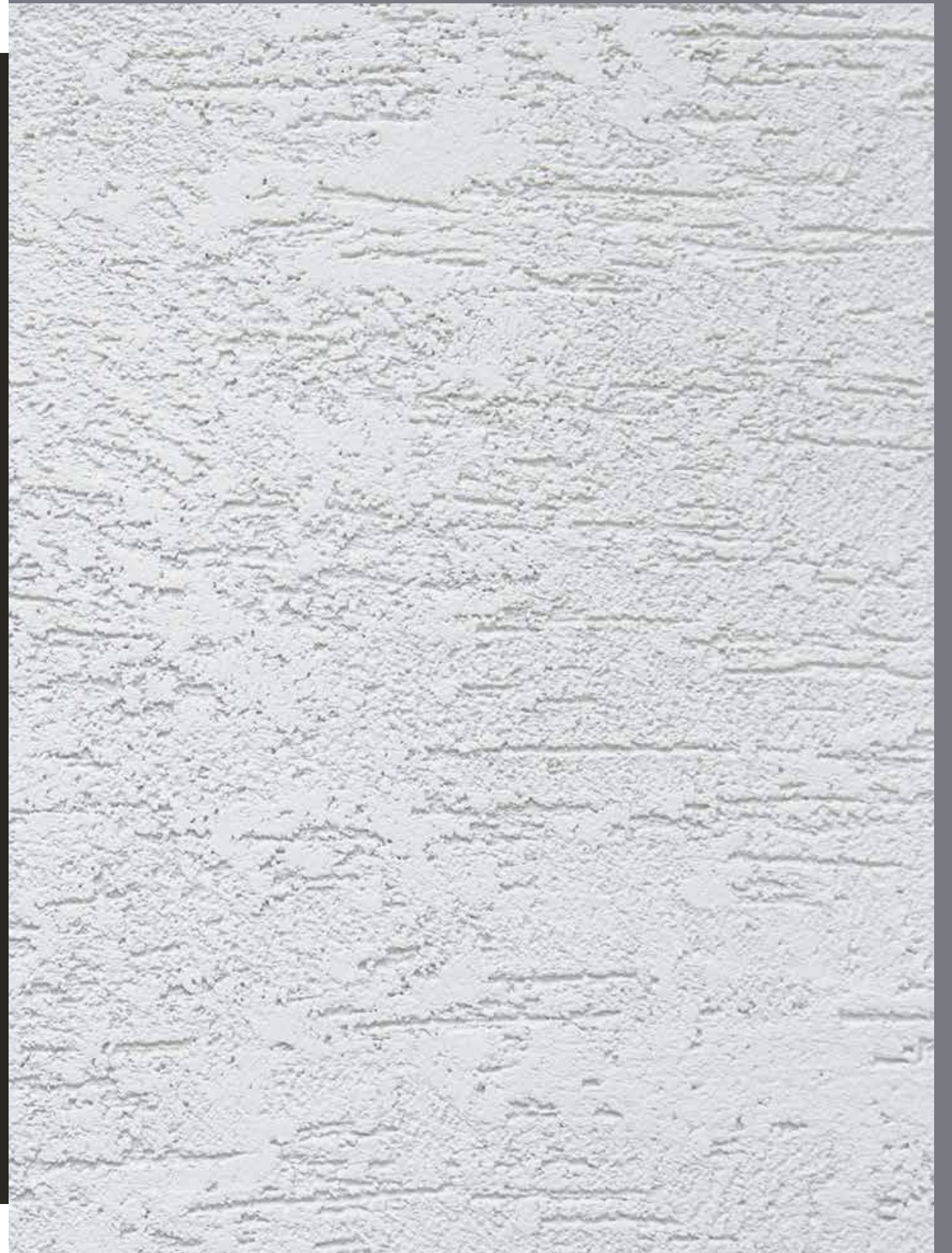
A HOME THAT IS  
**EXCLUSIVE**

This is a home that lets you be you.  
With just 15 exclusively designed units and private  
lifts, Fivenine is at once a shelter, an escape,  
a tropical haven.

A HOME THAT IS  
**PRACTICAL**

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This is a home that lives the way you do. Simple, confident, and smart. There are openings for cross-ventilation, a spacious living area, and master bedrooms with generous wardrobe space. It has everything you need, and nothing you don't - so you can focus on what matters to you.





A HOME THAT IS  
**EXPERIENTIAL**

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This is a home that grows with you.  
With alfresco dining and modern living, Fivenine  
is designed for a fresh experience of the tropics  
and a better way to live with nature.

F I V E N I N E

Welcome Home



Artist's Impression Only

## THE WELCOME

Be greeted by lush greenery as you drive home. The low-density neighbourhood immediately makes you feel more relaxed. Skies open up, unblocked by low-rise buildings. This is what home feels like.



Artist's Impression Only

### **SKY POOL**

Enjoy a morning swim on the rooftop pool.

Bask in the soft glow of the rising sun.

After work, relax in the jacuzzi or on the roof deck with a drink, and enjoy the gentle sea breeze.





Artist's Impression Only

## BALCONY LIVING

The generous and practical balcony is an intermediate space to experience the outdoors and indoors, a clever and thoughtful solution to living in the tropics.



Artist's Impression Only

### SKY DINING

When the occasion calls for it, invite your friends and family over to the rooftop garden and enjoy a delicious barbecue meal. The glasshouse is perfect for hosting birthday parties. Kids can play outside while grown-ups catch up over wine and sunset views.

### LIVING DINING 1

The full-length balcony, with operable louvered windows, is an extension of the home. Beneath the windows, glass railings offer a vista of the surroundings. When the windows are opened, the home takes on a different feeling – airy, open, and bright.



### LIVING DINING 2

The balcony is completely usable as a living or dining area. It is the perfect spot for enjoying a different experience of the home. Wind down with drinks after work or enjoy a hearty weekend breakfast on the balcony – sunny side up on toast, home-brewed coffee, with songs of birds chirping outside. Just one of the many possibilities in this unique, flexible space.



## MASTER BEDROOM

The master bedroom is designed for you to unwind and rejuvenate. The clean, practical layout ensures liveability, while ample wardrobe space lets you store your favourite clothing and possessions. The warm and neutral palette adds a touch of calm and cosiness.



## MASTER BATHROOM

The ensuite bathroom is an open-plan for more space. It comes with a large vanity top and basin, perfect for two people to get ready in the morning.



## VERANDAH KITCHEN

The kitchen, conveniently accessible from both the balcony and the living area, provides another ideal place for the family to gather. While mom or dad prepares a scrumptious meal, the rest of the family can bond in the adjacent balcony.

Expect laughter, joy, and love to fill the home.





SITE PLAN

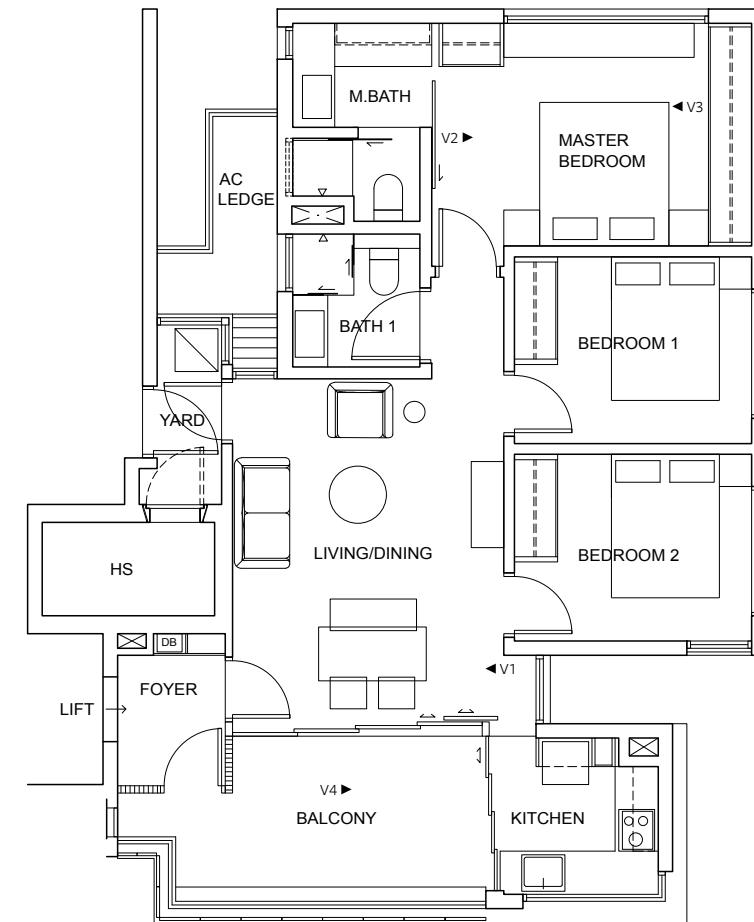
- 1 Entrance (1<sup>st</sup> Storey)
- 2 Side Gate (1<sup>st</sup> Storey)
- 3 Sky Dining
- 4 Outdoor Dining/BBQ Area
- 5 Swimming Pool
- 6 Wet Deck
- 7 Jacuzzi
- 8 Chill Out Deck
- 9 Pool Deck
- 10 Car Park (1<sup>st</sup> Storey)

		BLK 59 A		BLK 59	
Unit Level	#04	#03	#02	#01	
Attic / Roof	ROOF TERRACE				
5 <sup>th</sup>	C2	A1	A2	A1	
4 <sup>th</sup>	C1	A1	A2	A1	
3 <sup>rd</sup>		A1	A2	A1	
2 <sup>nd</sup>	B	A1	A2	A1	
1 <sup>st</sup>		CAR PARK			

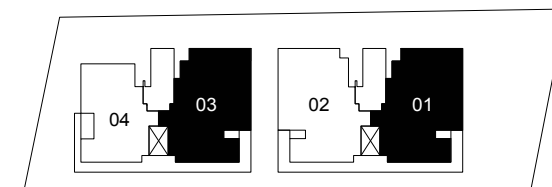
### 3 BEDROOM

#### TYPE A1

1055 Sq ft



#02-01      #03-01      #04-01      #05-01  
 #02-03      #03-03      #04-03      #05-03

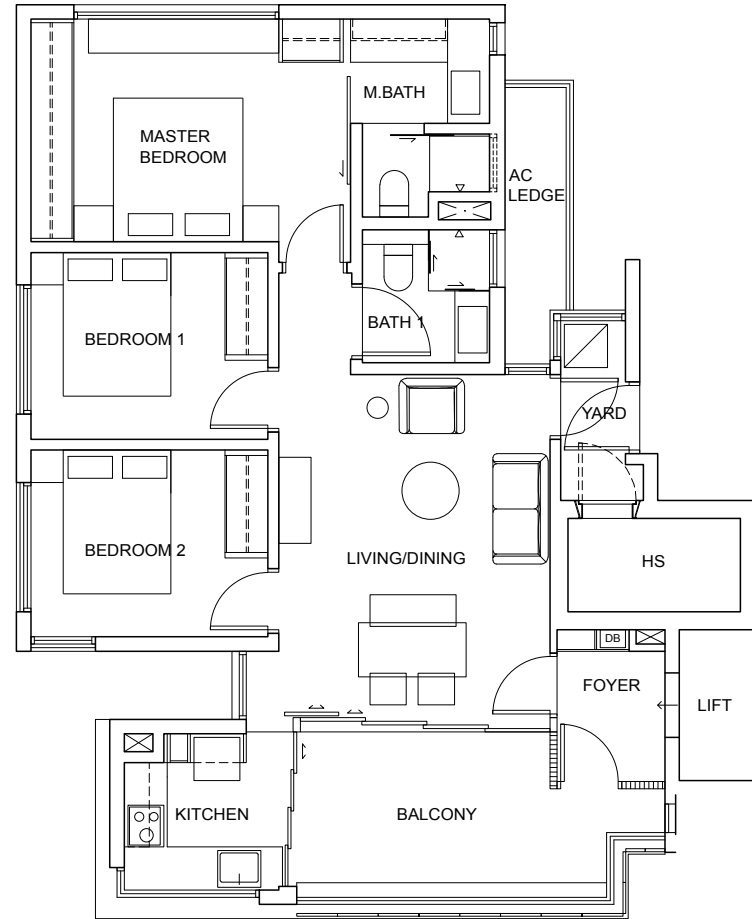




3 BEDROOM

**TYPE A2**

1055 Sq ft

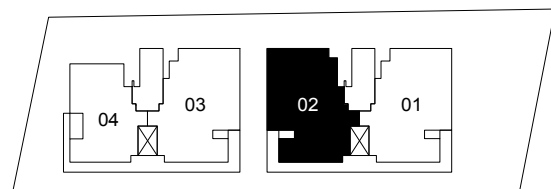


#02-02

#03-02

#04-02

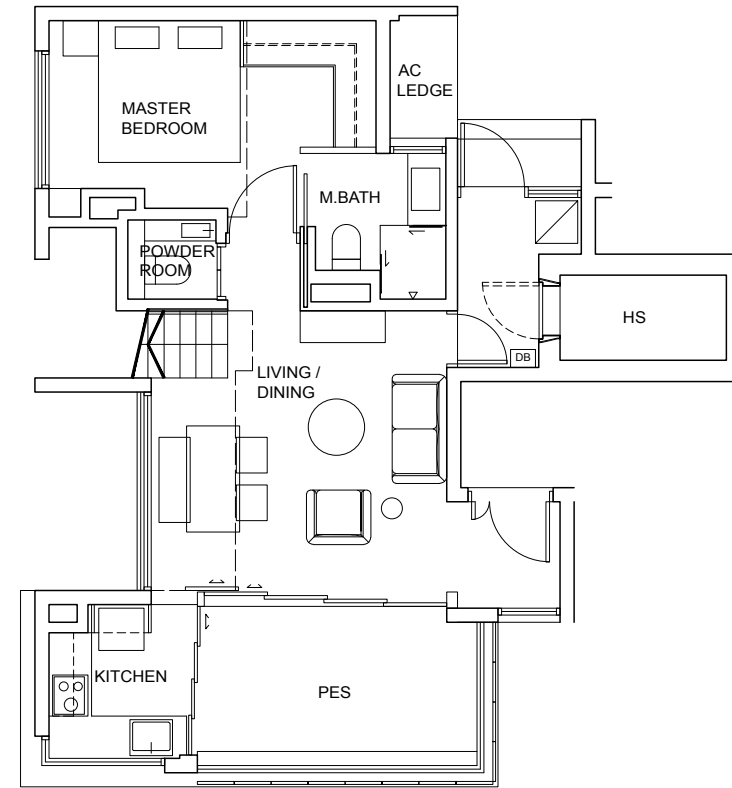
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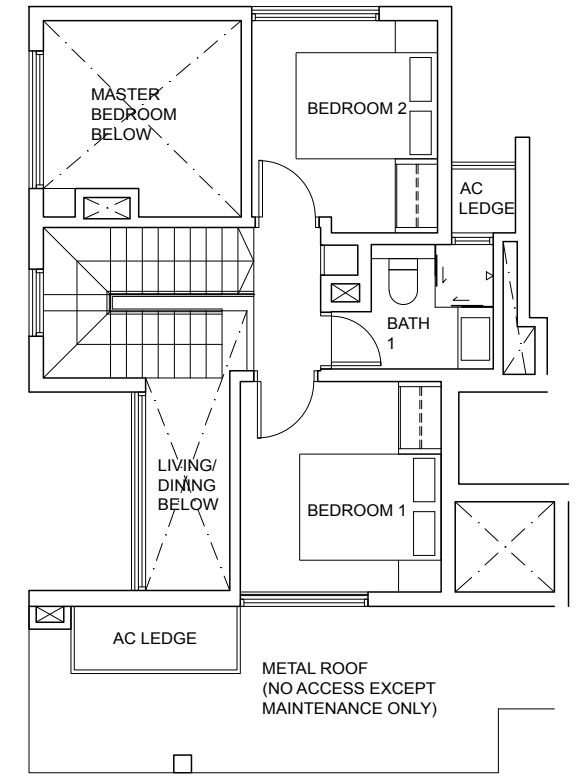
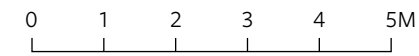
3 BEDROOM **DUPLEX**

**TYPE B**

1292 Sq ft

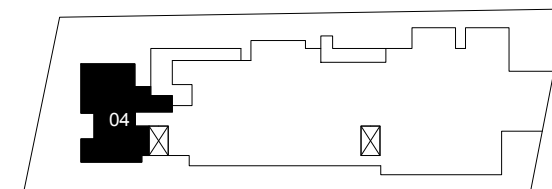


LOWER LEVEL



UPPER LEVEL

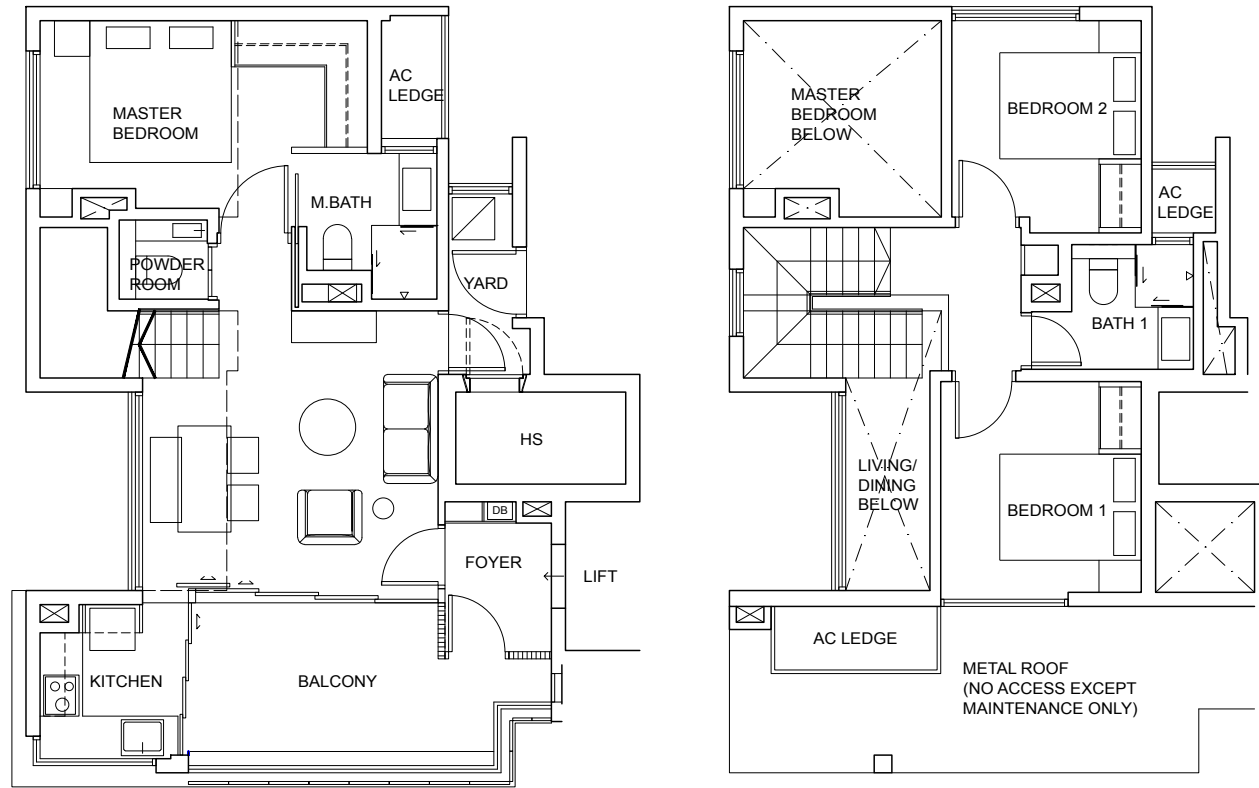
#01-04



# 3 BEDROOM DUPLEX

## TYPE C1

1302 Sq ft

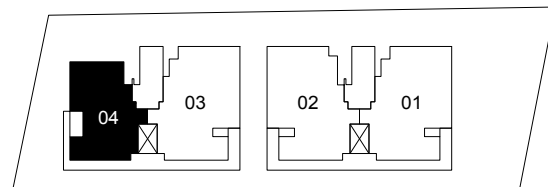


LOWER LEVEL

UPPER LEVEL



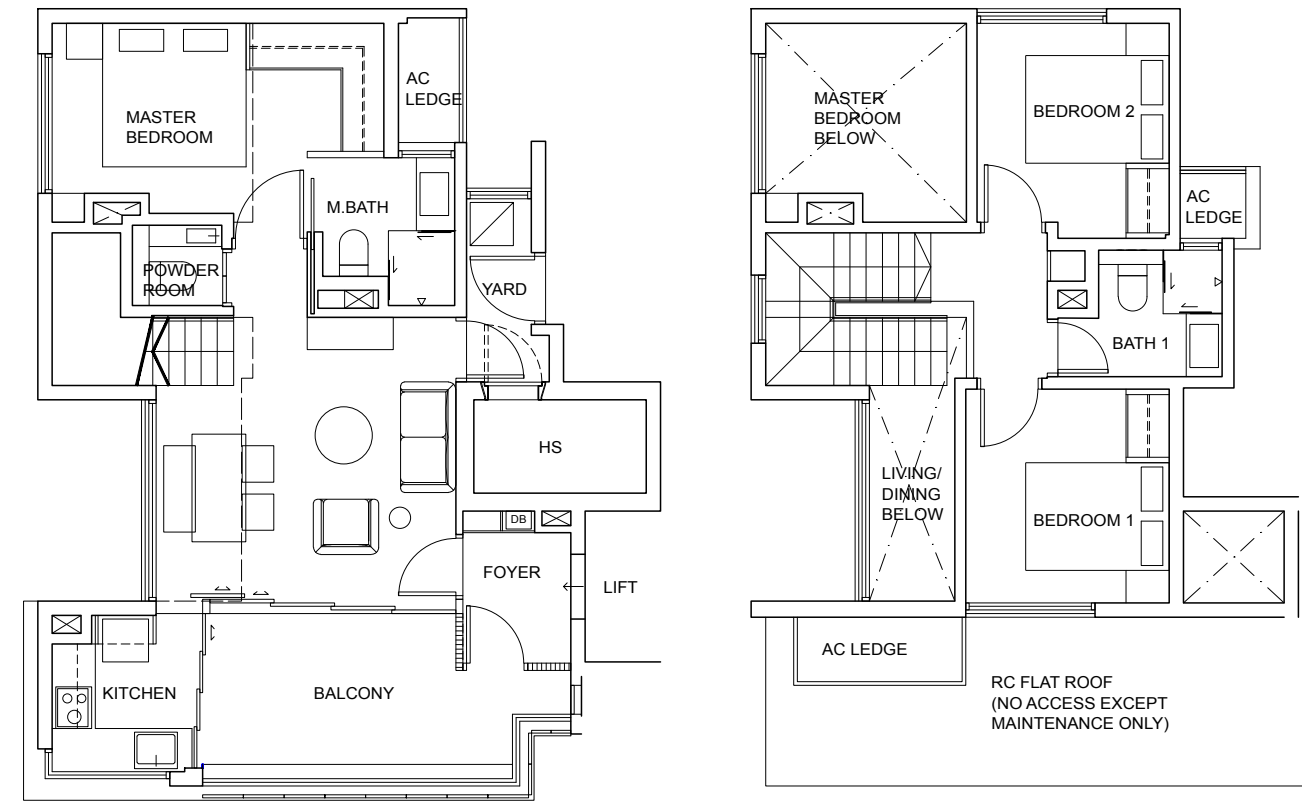
#03-04



# 3 BEDROOM DUPLEX

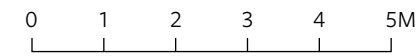
## TYPE C2

1292 Sq ft

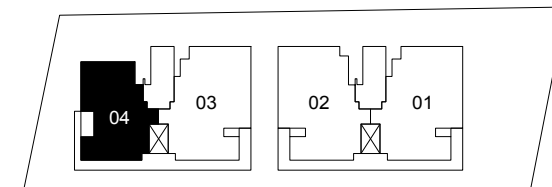


LOWER LEVEL

UPPER LEVEL



#05-04



QUALITY FITTINGS  
AND FURNISHINGS  
**TO COMPLEMENT YOUR  
REFINED LIFESTYLE**

Form meets function in the selection of branded fittings to offer you and your family a finer quality of life. Trusted and well-known brands such as Duravit, Grohe, Bosch, and Samsung make the home a pleasure to dwell in, day after day.



All images are artist's impression only

# SPECIFICATIONS

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## 1. FOUNDATION

Reinforced Concrete Piles to Engineer's Design.

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## 2. SUPERSTRUCTURE

Reinforced concrete using Grade 28/35 concrete manufactured from Portland Cement complying with SSEN 197, steel reinforcement bar complying with SS560 & SS561 and steel structures.

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## 3. WALLS

a) External Wall

- Concrete wall and/or clay bricks and/or concrete blocks.

b) Internal Wall

- Concrete wall and/or clay bricks and/or concrete blocks and/or drywall partition and/or lightweight concrete blocks/wall panel.

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## 4. ROOF

Reinforced concrete flat roof and/or metal roof. Roof structure of reinforced concrete and/or timber and/or mild steel.

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## 5. CEILING

a) Floor to Ceiling Height

- Living/Dining – 2.80m (min) \*1
- Kitchen – 2.40m (min)
- Bedroom – 2.80m (min) \*2
- Bathroom – 2.40m (min)
- Powder Room – 2.00m (min)

\*1 At localised areas, 2.50m (min)

\*2 At localised areas, 2.50m (min)

b) Residential Units

- Skim coat and/or ceiling board and/or moisture resistant ceiling board and/or calcium silicate board and/or bulkhead, with emulsion paint finish on exposed surfaces for Foyer, Balcony, Kitchen, Living/Dining, Bedroom 1 & 2, Master Bedroom, Powder Room, Bath 1, Master Bath, Yard, Household Shelter, PES, AC Ledge (where applicable).

Common Areas

- Skim coat and/or ceiling board and/or moisture resistant ceiling board and/or calcium silicate board and/or bulkhead, with emulsion paint finish on exposed surfaces for Lift Lobbies, Car Park, Driveway, Washroom, Sky Dining (where applicable).
- Skim coat with emulsion paint finish to staircases and landings.

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## 6. FINISHES

a) Wall

(i) Internal

- Ceramic/Homogenous and/or mosaic tiles and/or plaster and paint with emulsion paint and/or skim coat with emulsion paint to ceiling height for kitchen (visible area only) and bathrooms.
- Cement and sand plaster with emulsion paint (visible area only) for living, dining, yard and bedrooms.
- Skim coat with emulsion paint for household shelter.
- Concrete with sealant and/or plaster textured wall for lift core wall at foyer & balcony.

(ii) External/Common Area

- Cement and sand plaster and/or skim coat with emulsion paint.
- Concrete with sealant and/or plaster textured wall for lift core wall at foyer & balcony.
- Selected area with Ceramic/Homogenous tiles and/or stones or any other finishes as specified by the Architect.

b) Floor

(i) Internal

- Ceramic/Homogenous tiles with tiles skirting for kitchen, yard and household shelter.
- Ceramic/ Homogenous tiles with 10mm recessed shadow gap at living and dining.
- Ceramic/Homogenous tiles and/or stones for bathroom.
- Vinyl flooring with timber skirting at bedrooms.
- Solid timber planks for staircase (where applicable).

(ii) External (If any)

- Ceramic/Homogenous tiles and/or stones and/or any other materials for PES and balcony (where applicable).

(iii) Common Area

- Ceramic/Homogenous tiles and/or stones and/or cement screed and/or any other materials specified by the architect for Swimming Pool, Pool Deck, Sky Dining, Outdoor Dining/BBQ area, Chill Out Deck, Wet Deck, Jacuzzi, Shower Area, Driveway, Carpark, walkway, corridor, lobby, apron and roof terrace.
- Cement screed with nosing tiles, and/or Ceramic/Homogenous tiles and/or stones for staircase.

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## 7. WINDOWS

For all residential units - aluminium framed windows.

- 7.1 Aluminium framed sliding/casement windows with or without metal railings and/or fixed glass panel and/or top hung for Bedroom 1 & 2.
- 7.2 Aluminium framed casement windows with fixed glass panel and top hung panels for Master Bedroom (Type A1 & A2).
- 7.3 Aluminium framed casement window with fixed panels for Living/Dining (Type A1 & A2).
- 7.4 Aluminium framed fixed glass panels with fixed louvers and/or sliding windows with metal railings and top hung panel for Master Bedroom & Living/Dining (Type B, C1 & C2).
- 7.5 Aluminium framed top hung window for Master Bath.
- 7.6 Aluminium framed casement window with fixed glass panel for Bath 1.
- 7.7 Aluminium framed sliding windows with fixed panels for Kitchen.
- 7.8 All aluminium framed window shall be powder coated and/or fluorocarbon finished.
- 7.9 All glazing shall be clear and/or tinted and/or frosted (where applicable) and minimum 6mm thick.

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## 8. DOORS

For all residential units.

- 8.1 Approved fire rated metal lift door or solid timber door for residential unit entrance
- 8.2 Hollow core timber swing door for Bedrooms, Living/Dining, Bath 1.
- 8.3 Hollow core or solid timber pocket door/sliding door with or without mirror for Master Bath.
- 8.4 Hollow core timber swing door or metal grilles for Yard.
- 8.5 Hollow core timber slide and fold door at Powder Room (where applicable).
- 8.6 Aluminium framed sliding glass door for Balcony, PES and Kitchen.
- 8.7 All glazing shall be minimum 6mm thick.

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## 9. SANITARY WARE / FITTINGS

(i) Master Bathroom

- 1 Shower with shower screen, overhead shower and shower mixer
- 1 Vanity top complete with basin and basin mixer
- 1 Water closet
- 1 Mirror
- 1 Paper holder

(ii) Bathroom

- 1 Shower with shower screen and shower mixer
- 1 Vanity top complete with basin and basin mixer
- 1 Water closet
- 1 Mirror
- 1 Paper holder

(iii) Kitchen

- 1 Sink complete with sink mixer

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**10. ELECTRICAL INSTALLATION**

All electrical wiring to be in concealed conduits whenever possible except for electrical wiring above false ceiling. If required, mechanical ventilation provided in bathroom. Refer to Electrical Schedule for details.

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**11. TV / FM / TELEPHONE**

Refer to the Electrical Schedule for details.

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**12. LIGHTNING PROTECTION**

Lightning protection system shall be in accordance with Singapore Standard SSS555:2010.

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**13. PAINTING**

- a) External walls: Spray textured coating finish and/or external emulsion paint; and
- b) Internal walls: Emulsion paint

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**14. WATERPROOFING**

Waterproofing shall be provided to Bathroom, Kitchen, Yard, PES and Balcony.

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**15. DRIVEWAY AND CAR PARKING**

- a) Surface Lots Car Parking.
- b) Driveway and parking lot finishes: Homogeneous tiles and/or stone and/or aeration slab.

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**16. RECREATION FACILITIES**

- a) Swimming Pool of approximately 65sqm.
- b) Jacuzzi
- c) Pool Deck
- d) Sky Dining
- e) Outdoor Dining / BBQ Area
- f) Chill Out Deck
- g) Wet Deck

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**17. ADDITIONAL ITEMS**

- a) Air-conditioners
  - Split type air conditioner (“Daikin” or equivalent) provided in living/dining and bedrooms.
  - Each apartment unit type provided with 4 fan coil units.
- b) Kitchen Cabinet
  - (i) Built in Kitchen cabinet in laminate and/or polykem finish with solid surface counter top.
  - (ii) Kitchen Appliances: Oven, gas hob and cooker hood.
- c) Wardrobes
  - Built- in wardrobes in laminate and/or polykem finish provided in all Bedrooms.
- d) Locks
  - Digital lockset for main door for all apartment units. All other doors lockset shall be “VBH” or equivalent.
- e) Railing
  - Mild steel for common area stair railing. Mild steel and/or Steel and/or aluminum and/or glass for other railings.
- f) Lift
  - 2 passenger lifts (“Kone” or equivalent) from 1<sup>st</sup> to Roof terrace.
- g) Intercom
  - Audio intercom to apartments.

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**FOOTNOTES**

- A) Marble/Limestone/Granite:  
Marble/limestone/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/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. Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

- B) Timber Strips:  
Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.
- C) Air-conditioning System:  
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his own contractor to service the air-conditioning system regularly.
- D) Television and/or Internet Access:  
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.
- E) Materials, Fittings, Equipment, Finishes, Installations and Appliances:  
Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the Architect’s selection and market availability.
- F) Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards:  
Layout/Location of fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to the Architect’s final decision and design.
- G) 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, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Not withstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.
- H) Cable Services :  
The Vendor shall endeavour to procure a service provider for cable television and/or internet services (the “Cable Services”) to provide the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part or parts thereof), so as to enable the Unit/ Building and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit/Building and/or the Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit/Building and/or the Housing Project.

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**ELECTRICAL SCHEDULE**

UNIT TYPE	TYPE A1	TYPE A2	TYPE B	TYPE C1	TYPE C2
Lighting Point	13	13	12	15	13
13A Single Socket	5	5	5	5	5
13A Double Socket	5	5	5	5	5
Telephone Outlet	4	4	4	4	4
TV / SCV Outlet	4	4	4	4	4
Water Heater Switch	2	2	2	2	2
Bell Point	1	1	1	1	1
Cooker Point	1	1	1	1	1
Hood Point	1	1	1	1	1
Oven Point	1	1	1	1	1
Fridge Point	1	1	1	1	1
Washing Machine Point	1	1	1	1	1
Isolator	2	2	2	2	2

## NEIGHBOURHOOD

Fivenine is nestled in the low-rise Telok Kurau neighbourhood, next to well-loved Katong and East Coast. The area is surrounded by greenery, near the sea, peppered with trendy cafes and hangout places and close to many reputable schools. There is perhaps nothing quite like the east in Singapore.



**DINING & EATERIES**



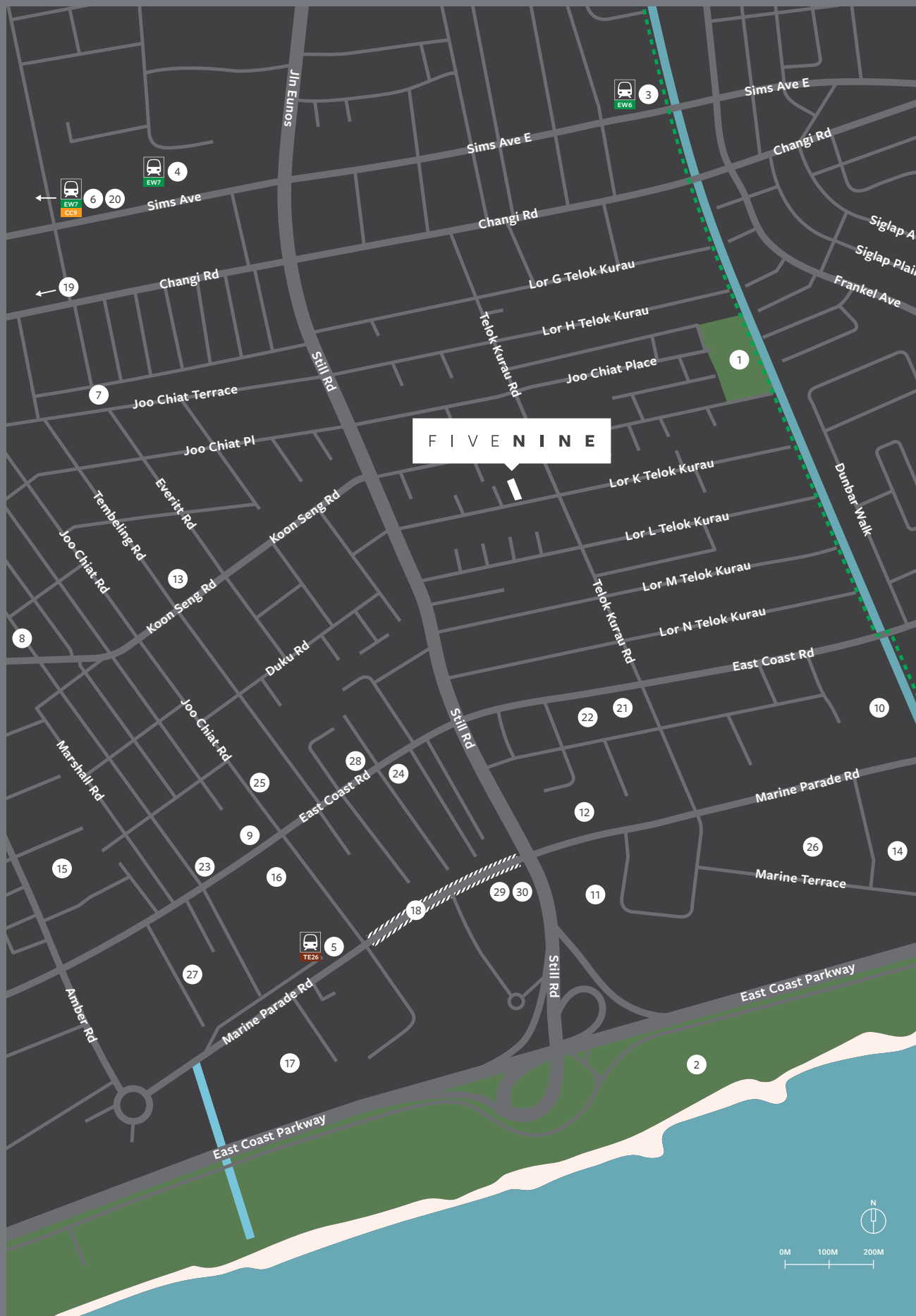
**SCHOOLS**



**SHOPPING**



**EAST COAST PARK**



**NATURE**

- 1 Telok Kurau Park 9 Mins
- 2 East Coast Park 8 Mins

**TRANSPORTATION**

- 3 Kembangan MRT 6 Mins
- 4 Eunos MRT 7 Mins
- 5 Marine Parade MRT (U/C) 5 Mins
- 6 Paya Lebar MRT 8 Mins

**HERITAGE**

- 7 The Intan 6 Mins
- 8 Eurasian Heritage Centre 8 Mins
- 9 Rumah Bebe 9 Mins

**SCHOOLS**

- 10 Saint Patrick's School (Secondary) *within 1km* 3 Mins
- 11 Tao Nan School (Primary) *within 1km* 4 Mins
- 12 CHIJ Katong (Primary) *within 1km* 4 Mins
- 13 Haig Girls' School (Primary) *within 1km* 6 Mins
- 14 Ngee Ann Primary School *within 1-2km* 7 Mins
- 15 Tanjong Katong Primary School *within 1-2km* 8 Mins

**SHOPPING MALLS**

- 16 I12 Katong 5 Mins
- 17 Parkway Parade 5 Mins
- 18 Marine Parade Underground Retail (U/C) 5 Mins
- 19 OneKM 8 Mins
- 20 SingPost Centre 10 Mins

**DINING**

- 21 Penny University 3 Mins
- 22 Beach Road Prawn Noodle Eating House 3 Mins
- 23 328 Katong Laksa 3 Mins
- 24 Chin Mee Chin Confectionery 4 Mins
- 25 Sin Heng Claypot Bak Koot Teh 5 Mins
- 26 50A Marine Terrace Market and Food Centre 6 Mins
- 27 Group Therapy Katong 6 Mins
- 28 Boon Tong Kee East Coast 8 Mins

**COMMUNITY**

- 29 Marine Parade Community Club 4 Mins
- 30 Marine Parade Library 4 Mins

**MAP LEGEND**

- Siglap Park Connector



F I V E N I N E



Yours to call home.



## MACLY GROUP

1.



2.



3.



4.



Since 1987, Macly Group has had a track record of developing landed properties, to apartments, condominiums, mixed developments, commercial and cluster housing projects. Between 2004 to 2011, the Group developed and launched 20 developments with a total of more than 1000 residential and commercial units in Singapore.

Macly Group continues to uphold its mission in providing quality and value to purchasers today.

1. Guillemard Edge  
2. Nottinghill Suites

3. Eon Shenton  
4. Zedge

# F I V E N I N E

LORONG K, TELOK KURAU

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## DEVELOPER

Macly K Pte. Ltd. (UEN: 201626337W)

## DEVELOPER'S LICENSE NO.

C1219

## TENURE OF LAND

Freehold

## LOT & MUKIM NO.

02886W MK26

## BP NO.

A2292-00262-2016-BP01, BP02

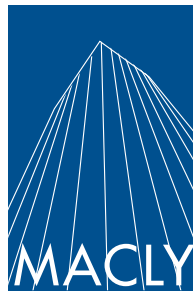
## EXPECTED DATE OF VACANT POSSESSION

30<sup>th</sup> June 2021

## EXPECTED DATE OF LEGAL COMPLETION

30<sup>th</sup> June 2024

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