



RESIDENCES

Open The Door To A Home
Of Great Investment Value.





Artist Impression Only



Your Key To A Home Of Great Value & Flexibility.

G Residences offers modern comfort and style with exceptional value.

Conveniently located in the charming residential heart of Telok Kurau, G Residences has 12 dual-key units designed for flexibility and convenience. With 2 separate doors, each unit can be reconfigured to suit individual lifestyle preferences or to achieve optimal rental flexibility and value.



Artist Impression Only



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Double Happiness Abundant Returns

- Just a short stroll to Kembangan MRT
- Short stroll to Telok Kurau Park and Siglap Park Connector
- 2 mins drive to ECP or PIE
- 15 mins drive to Changi Airport
- Near to good schools
- Near popular eateries in Katong and Joo Chiat
- Short drive to Parkway Parade and East Coast Beach recreational area





Living Room



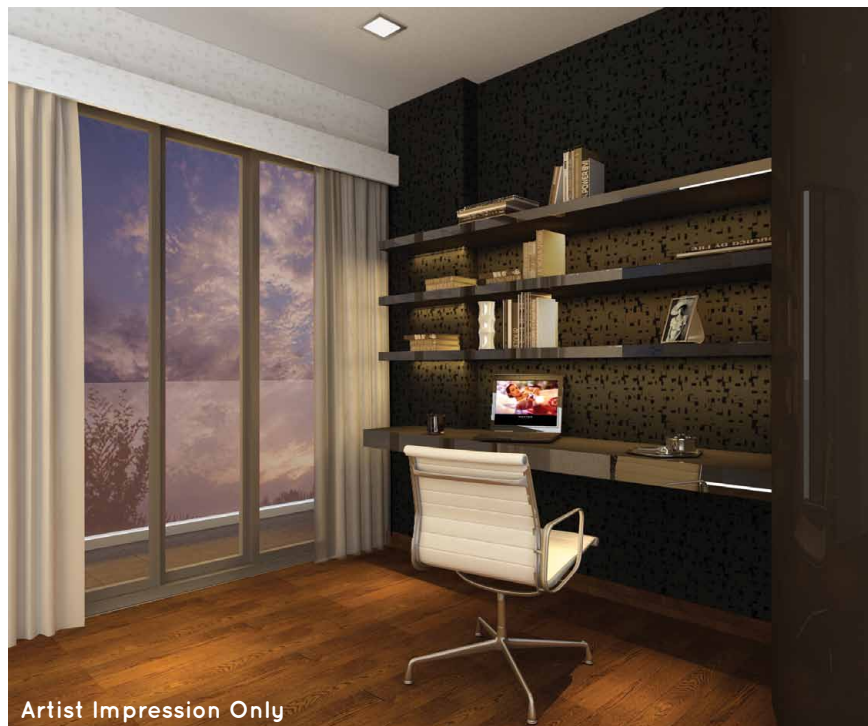
Site Plan

- 1 Swimming Pool
- 2 Pool Deck
- 3 BBQ Pit
- 4 Handicap Toilet
- 5 Carparks
- 6 Landscaped Area
- 7 Main Vehicular Entrance & Exit

Bedroom



Bathroom



Study

Grohe



GROHE
ENJOY WATER®

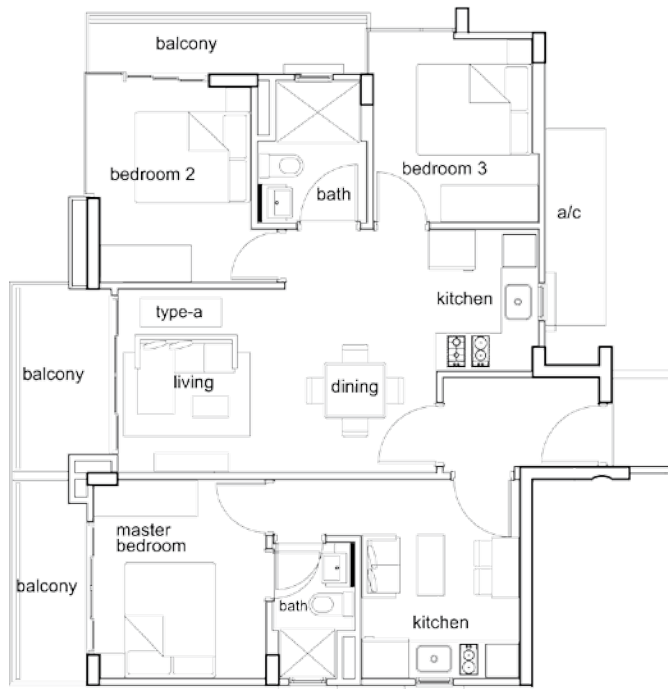
Electrolux



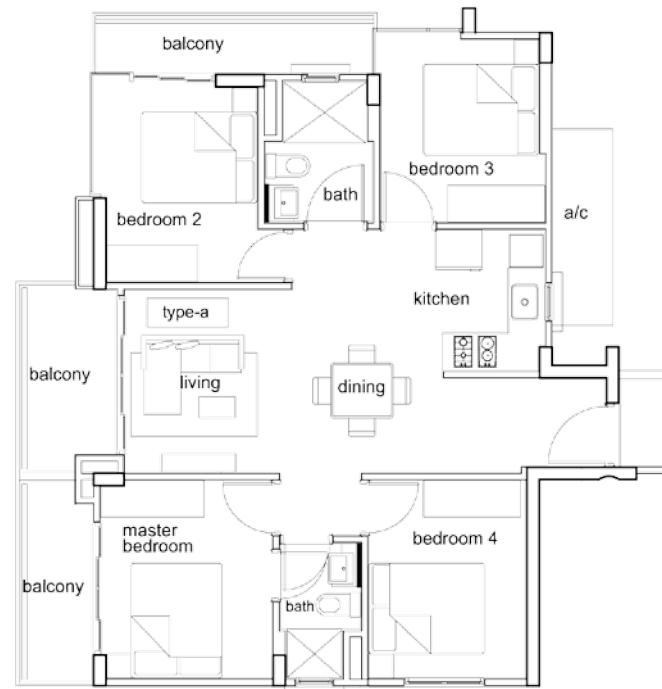
Thinking of you
Electrolux

TYPE A • 94 sqm • Units: #02-01, #03-01, #04-01

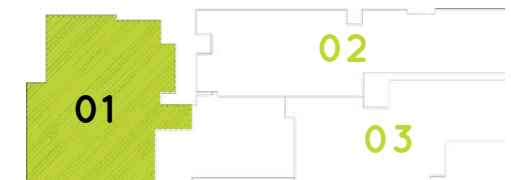
3 Bedroom Unit • Dual-Key Unit



OPTION: 4 Bedroom Unit • Single Key Unit



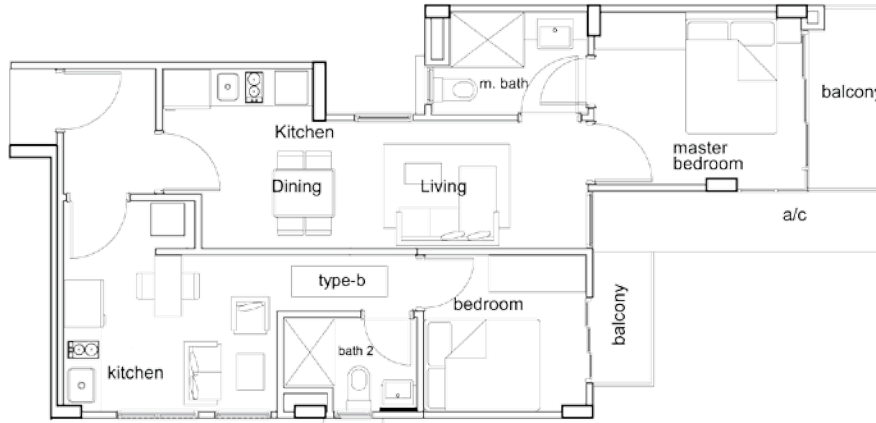
SPACE	APPROX AREA (SQM)	
	Dual Key Unit	Single Key Unit
Living + Dining + Corridor + Dry Kitchen + Wet Kitchen	40	N/A
Living + Dining + Corridor + Kitchen	N/A	30.5
Master Bedroom	10	10
Master Bathroom	3	3
Bedroom 2	10	10
Bedroom 3	9	9
Bedroom 4	N/A	9.5
Bath 2	4	4
Balcony	15	15
AC Ledge	3	3
TOTAL	94	94



N Key Plan

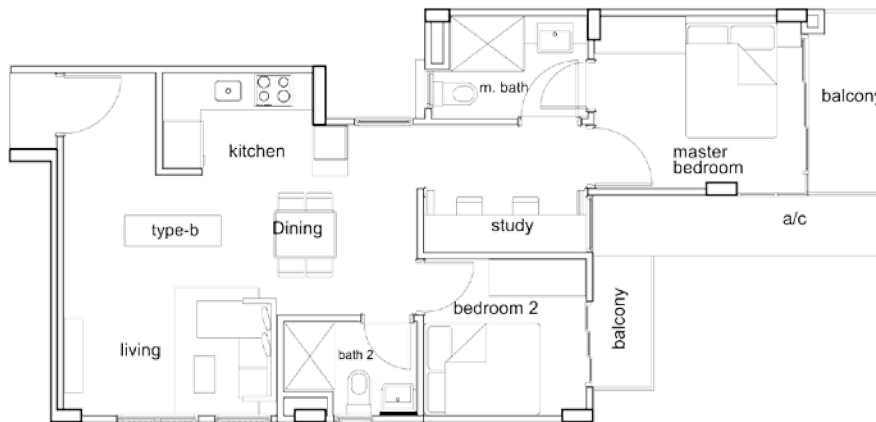
TYPE B • 73 sqm • Units: #02-03, #03-03, #04-03

2 Bedroom Unit • Dual-Key Unit



SPACE	APPROX AREA (SQM)	
	Dual Key Unit	Single Key Unit
Living + Dining + Corridor + Dry Kitchen	19.5	N/A
Living + Dining + Corridor + Kitchen	N/A	33.5
Wet Kitchen + Corridor	17	N/A
Master Bedroom	10	10
Master Bathroom	4.5	4.5
Bedroom 2	7.5	7.5
Study	N/A	3
Bath 2	3.5	3.5
Balcony	6	6
AC Ledge	5	5
TOTAL	73	73

OPTION: 2 Bedroom Unit + Study • Single Key Unit



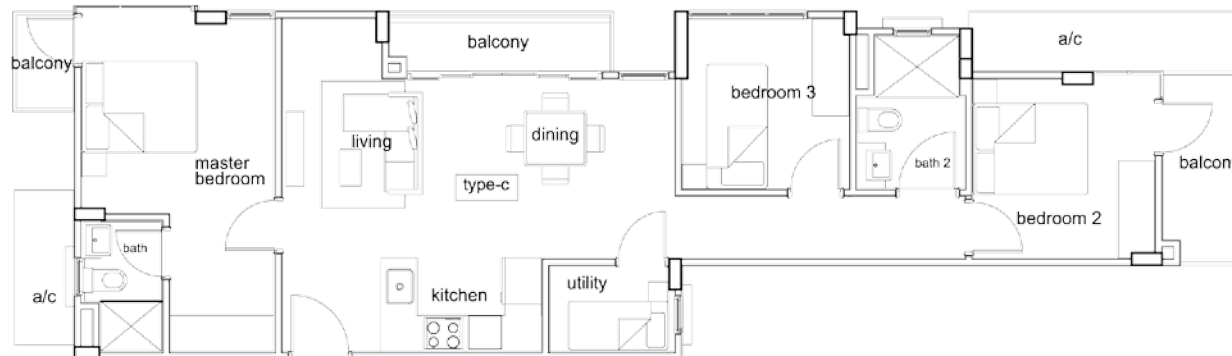
N Key Plan

TYPE C • 97 sqm • Units: #02-02, #03-02, #04-02

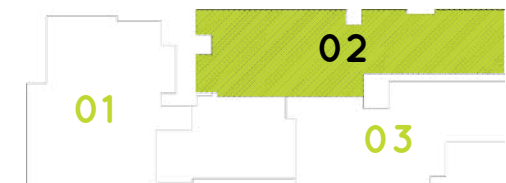
3 Bedroom Unit • Dual-Key Unit



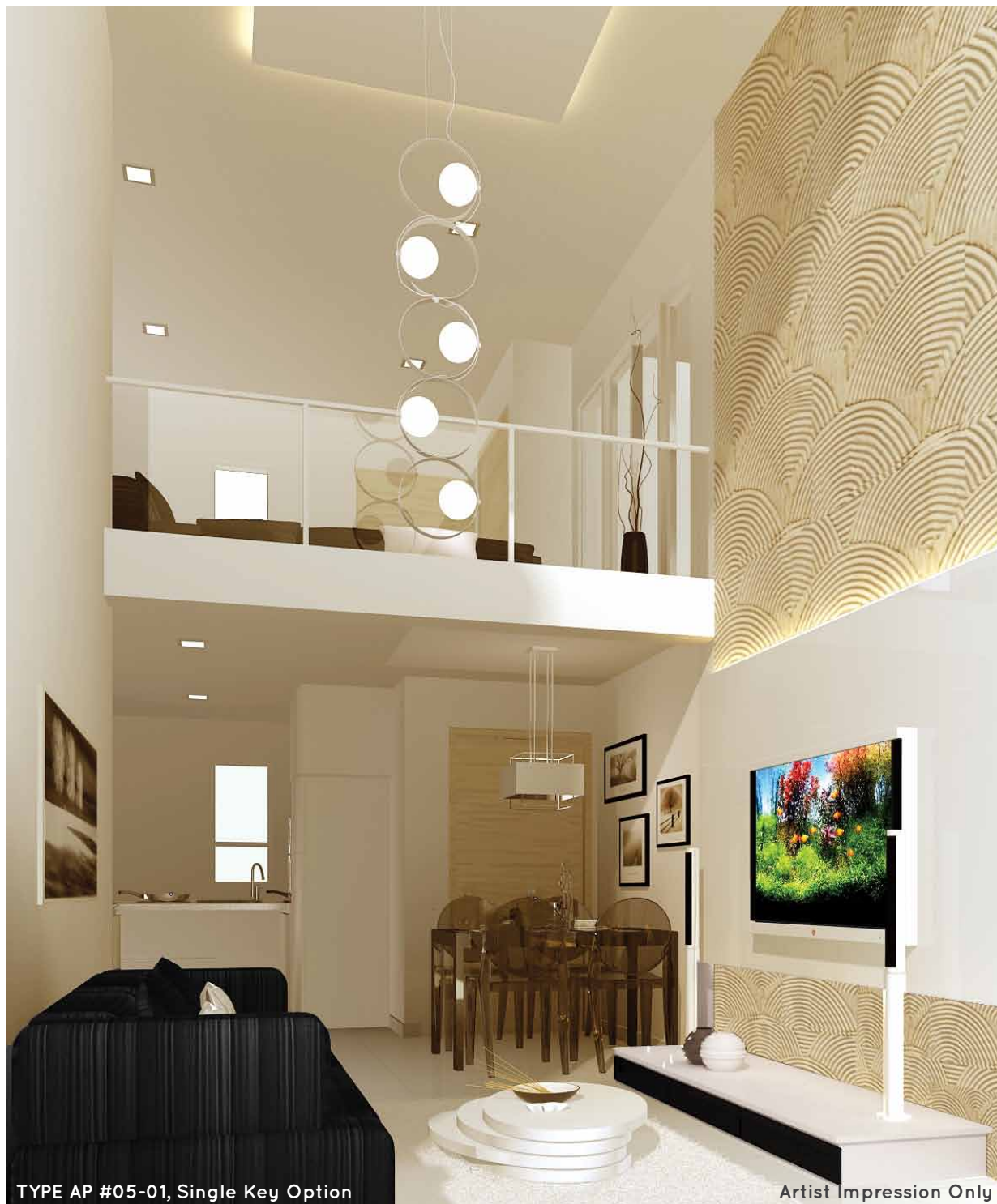
OPTION: 3 Bedroom Unit + Utility • Single Key Unit



SPACE	APPROX AREA (SQM)	
	Dual Key Unit	Single Key Unit
Living + Dining + Corridor + Dry Kitchen + Wet Kitchen	31.5	37.5
Master Bedroom	22	16
Master Bathroom	3	3
Bedroom 2	10	10
Bedroom 3	8.5	8.5
Bath 2	5	5
Balcony	10	10
AC Ledge	7	7
TOTAL	97	97



N Key Plan



PENTHOUSES

Great Flexibility
Perfect Harmony

G Residences penthouses are uniquely designed to meet the changing needs of a growing family.

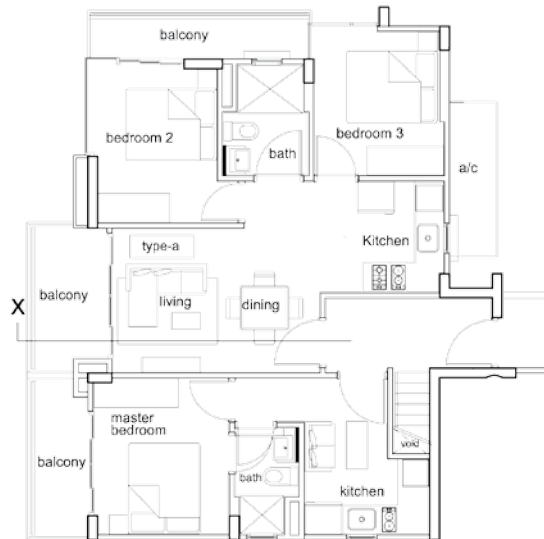
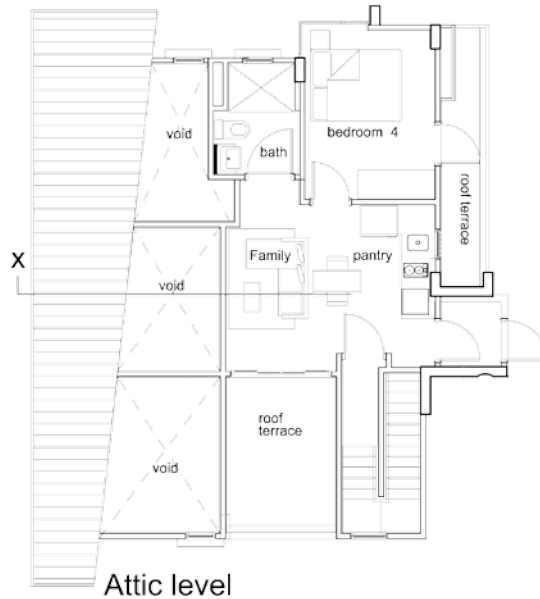
With multiple keys and flexible space, a young family can configure the space for partial rental, thus deriving value while enjoying the comfort of a beautiful home.

As the family grows, there is flexibility to reconfigure the space to meet the specific needs of everyone in the family.

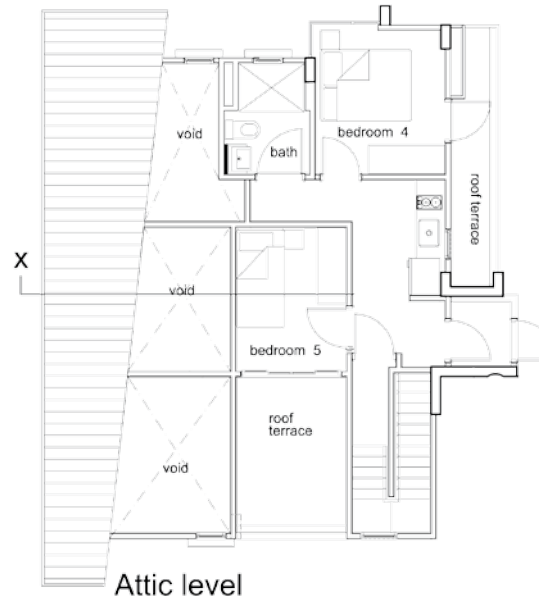
A G Residences penthouse is indeed a beautiful family home with great investment value.



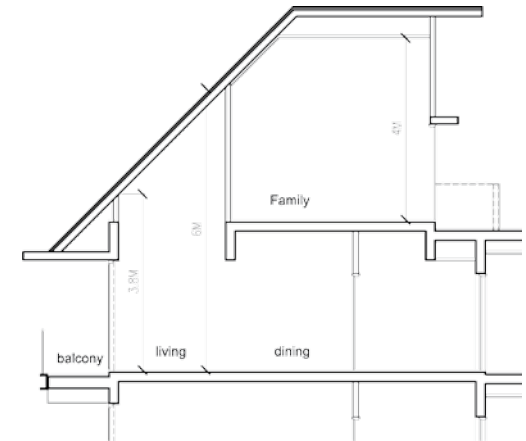
4 Bedroom Unit + Roof Terrace
+ Family • Dual-Key Unit



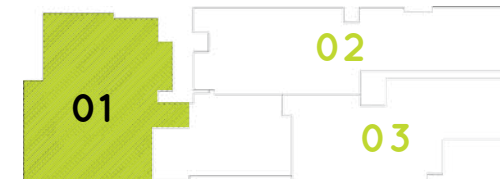
OPTION: 5 Bedroom Unit + Study
+ Roof Terrace • Single Key Unit



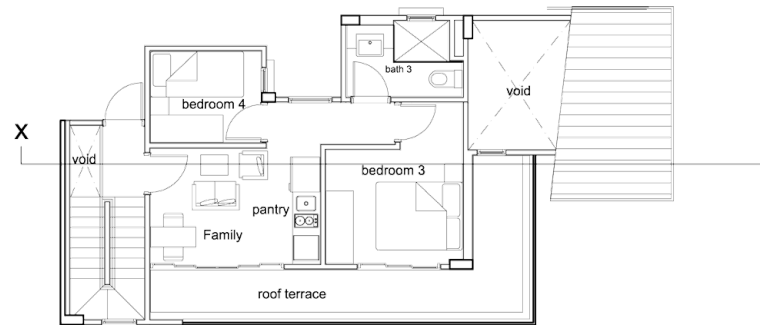
Cross Section • Dual-Key Unit



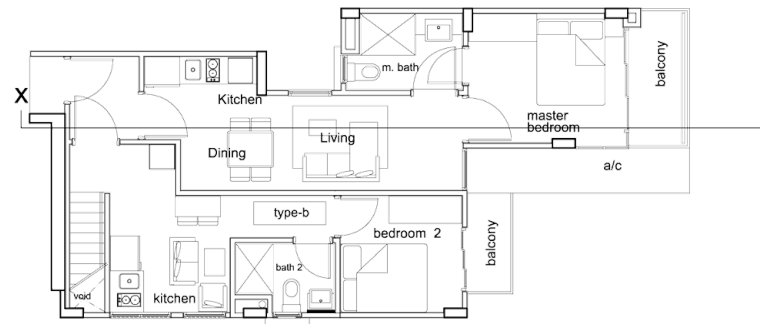
SPACE	APPROX AREA (SQM)	
	Dual Key Unit	Single Key Unit
Living + Dining + Corridor + Dry Kitchen + Wet Kitchen	40	N/A
Living + Dining + Corridor + Kitchen + Yard	N/A	36
Master Bedroom	10	11.5
Master Bathroom	3	3
Bedroom 2	10	10
Bedroom 3	9	9
Bedroom 4	10	10
Bedroom 5	N/A	7.5
Study	N/A	4
Bath 2	4	4
Bath 3	4	4
Balcony	15	15
Family + Corridor + Staircase	24	N/A
Corridor + Staircase	N/A	15
AC Ledge	3	3
Roof Terrace	16	16
Void Area (Above Living Room, Master Bedroom & Bedroom 2)	28	28
TOTAL	176	176



**4 Bedroom Unit + Family
+ Roof Terrace • Dual-Key Unit**

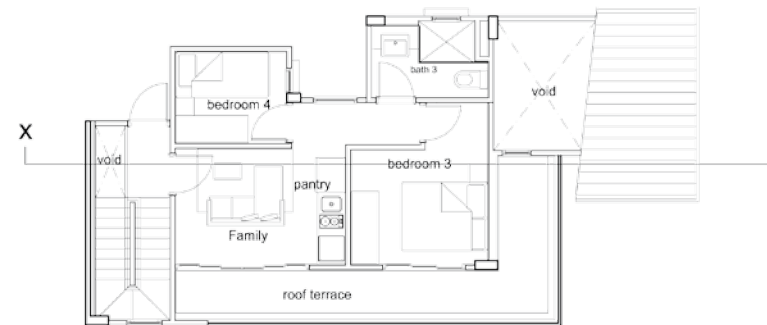


Attic level

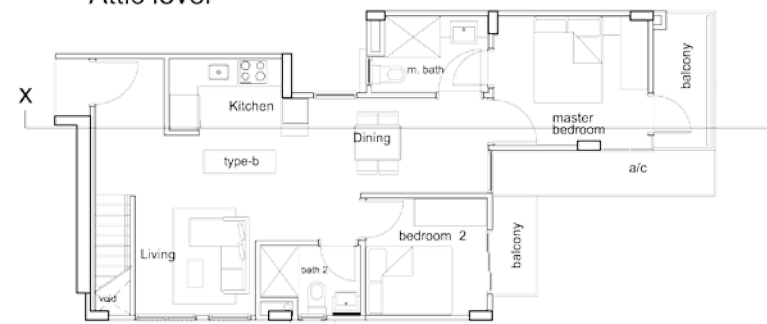


5th Storey level

**OPTION: 4 Bedroom Unit + Family
+ Roof Terrace • Single Key Unit**

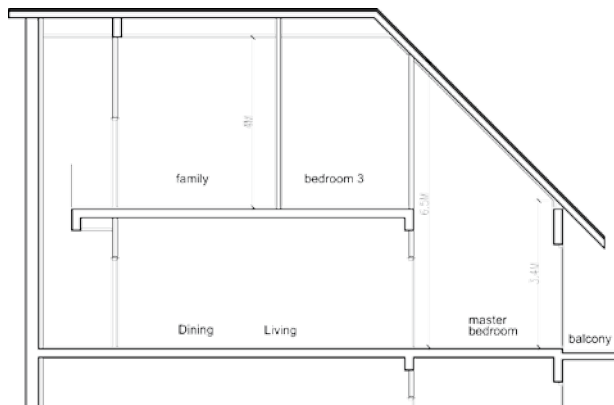


Attic level

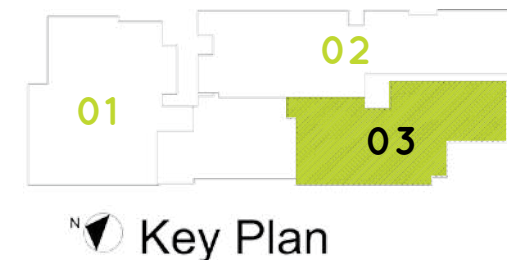


5th Storey level

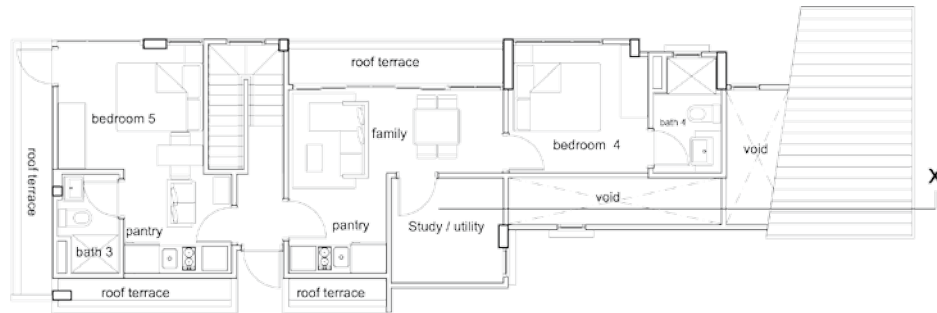
Cross Section • Dual-Key Unit



SPACE	APPROX AREA (SQM)	
	Dual Key Unit	Single Key Unit
Living + Dining + Corridor + Dry Kitchen	22.5	N/A
Living + Dining + Corridor + Dry Kitchen + Wet Kitchen	N/A	35.5
Wet Kitchen + Corridor	13	N/A
Master Bedroom	10	10
Master Bathroom	4.5	4.5
Bedroom 2	7.5	7.5
Bedroom 3	10	10
Bedroom 4	5.5	5.5
Bath 2	3.5	3.5
Bath 3	4.5	4.5
Family + Corridor + Staircase	21	21
Balcony	6	6
AC Ledge	5	5
Roof Terrace	14	14
Void Area (Above Master Bedroom)	11	11
TOTAL	138	138



**5 Bedroom Unit + Study + Family +
Roof Terrace • Dual-Key Unit**

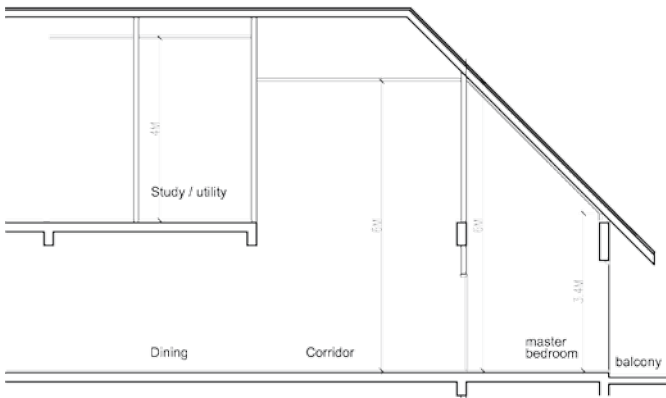


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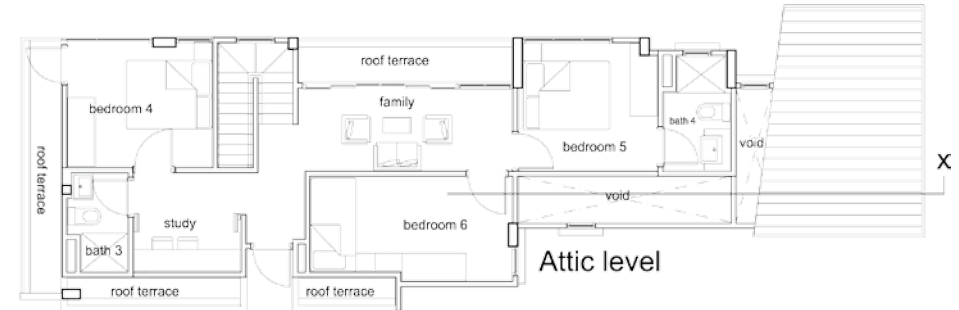


5th Storey level

Cross Section • Dual-Key Unit



**OPTION: 6 Bedroom Unit + Utility
+ Family + Roof Terrace • Single Key Unit**

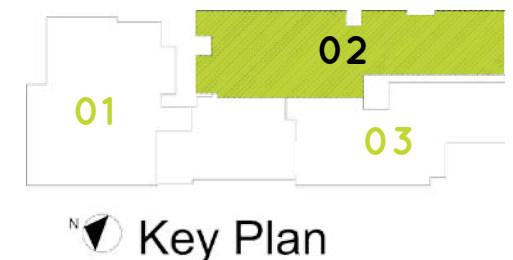


Attic level



5th Storey level

SPACE	APPROX AREA (SQM)	
	Dual Key Unit	Single Key Unit
Living + Dining + Corridor + Dry Kitchen + Wet Kitchen	40.5	N/A
Living + Dining + Corridor + Dry Kitchen	N/A	30.5
Master Bedroom	10	15
Master Bathroom	5	5
Bedroom 2	8.5	8.5
Bedroom 3	11	10
Bedroom 4	9	9
Bedroom 5	15	15
Bedroom 6	N/A	11
Study/Utility	6	N/A
Utility	N/A	6
Bath 2	5	5
Bath 3	3	3
Bath 4	4	4
Family + Corridor + Staircase	22	17
Balcony	10	10
AC Ledge	7	7
Roof Terrace	15	15
Void Area (Above Corridor & Master Bedroom)	15	15
TOTAL	186	186



SPECIFICATIONS of the Building

1. FOUNDATION

Piled foundations.

2. SUPERSTRUCTURE

Reinforced concrete framework.

3. WALLS

External – Reinforced concrete or common clay bricks.

Internal – Reinforced concrete or common clay bricks or concrete blocks or dry walls.

4. ROOF

Pitched Roof – Metal roofing with insulation.

5. CEILING FOR APARTMENTS

a) Living/Dining, Bedrooms – Skim coat and/or ceiling board.

b) Bedrooms & Family rooms (at attic level) – Plaster ceiling boards.

c) Utility, Yard & WC – Skim coat and/or water resistant ceiling board with emulsion paint finish.

d) Kitchen – Skim coat with emulsion paint finish.

e) Master Bathroom, Common Bathrooms, Kitchen – Moisture resistant plaster ceiling boards with emulsion paint finish.

6. FINISHES

a) Wall (For Apartments)

i. Living/Dining, Bedrooms, Utility, Yard – Cement and sand plaster emulsion paint finish.

ii. Kitchen/WC – Imported ceramic tiles up to ceiling height.

iii. Master Bathroom/Common Bathrooms – Marble or compressed marble tiles or homogenous tiles or ceramic tiles up to ceiling height.

b) Wall (For Common Areas)

i. 1st Storey lift lobby – Homogenous or Ceramic tiles.

ii. Typical lift lobbies – Cement and sand plaster emulsion paint finish.

iii. Staircases – Cement and sand plaster emulsion paint finish.

iv. External wall – Cement and sand plaster with textured coating or paint finish.

c) Floor (For Apartments)

i. Living/Dining – Marble tiles with marble or timber skirting.

ii. Bedroom – Timber strips with timber skirting.

iii. Master Bathroom/Common Bathrooms – Marble or homogenous or ceramic tiles.

iv. Kitchen, WC, Utility, Yard – Ceramic tiles.

v. Balcony – Homogenous tiles.

vi. Internal staircase for Penthouse Units – Timber strips with skirting.

vii. Roof Terrace for Penthouse Units – Homogenous tiles.

d) Floor (Common Areas)

i. 1st Storey lift lobby – Homogenous tiles.

ii. Typical lift lobbies – Homogenous tiles.

iii. Staircases – Cement and sand screed.

iv. Pool Area – Homogenous tiles.

7. WINDOWS

Powder coated aluminum framed windows with 6mm thick tinted glass.

8. DOORS

a) Main Entrance – Fire-rated timber veneer door.

b) Bedrooms, Bathrooms, Kitchen – Hollow core timber veneer door.

c) Utility – Hollow core timber veneer door.

d) Balcony, Roof Terrace – Aluminum framed glass door.

9. IRONMONGERY

Good quality imported locksets.

10. SANITARY FITTINGS

a) Master Bathroom

i. 1 frameless tempered glass shower cubicle with concealed shower mixer and shower set.

ii. 1 vanity top with 1 basin and mixer tap.

iii. 1 water closet.

iv. 1 mirror.

v. 1 toilet paper holder.

vi. 1 towel rail.

b) Common Bathroom

i. 1 shower cubicle with shower mixer and shower set.

ii. 1 vanity top with 1 basin and mixer tap.

iii. 1 water closet.

iv. 1 mirror.

v. 1 toilet paper holder.

vi. 1 towel rail.

11. KITCHEN

1 solid surface or stainless steel sink with mixer

12. Electrical Installation

Unit No.	Lightning Point	Switch Socket Outlet		Telephone Point	TV Point	Water Heater Point	Air Conditioner	Audio/ Video Intercom
		13A	13A Twin					
A-DK	14	8	6	4	2	2	4	2
A-SK	14	7	3	5	1	1	5	1
AP-DK	21	10	9	6	3	3	6	2
AP-SK	22	11	5	6	2	2	7	1
B-DK	11	8	5	3	2	2	3	2
B-SK	11	6	3	3	1	1	4	1
BP-DK	21	13	6	5	2	2	6	2
BP-SK	20	8	6	5	1	2	6	1
C-DK	15	6	7	4	2	2	4	2
C-SK	14	6	3	4	1	2	4	1
CP-DK	25	11	10	7	2	2	8	2
CP-SK	26	10	3	8	2	2	8	1

13. TV/TELEPHONE

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

14. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with the current edition of Singapore Standard CP33.

15. PAINTING

a) Internal wall – Emulsion paint.

b) External wall – Weather seal emulsion paint.

16. WATERPROOFING

Waterproofing is provided to floors of Bathrooms, Kitchen, Yard, Roof Garden, Planter Box, Balcony, Reinforced Concrete Roofs, Swimming Pools and where required.

17. DRIVEWAY AND CAR PARK

Cement screed with floor hardener.

18. RECREATION FACILITIES

Swimming pool.

19. OTHER ITEMS

a) Wardrobes – Built-in wardrobes to all bedrooms.

b) Kitchen Cabinets – Built-in high and low kitchen cabinets with solid surface or marble worktop complete with cooker hob and cooker hood.

c) Air-conditioning to Living/Dining and Bedrooms

d) Intercom – From Apartment to 1st storey lift lobby entrance door.

e) Electric Water Heater – Hot water supply to all Master Bathroom, Common bathroom and Kitchen.

NOTES

1. Marble are natural stone materials containing veins with tonal differences. There will be color 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 or granite 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.

2. Timber strip flooring is a natural material containing veins and tonal differences. Thus it is not possible to achieve total consistency of color and grain in their selection and installation.

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

4. Layout/location of wardrobes, kitchen cabinets and fan coil units are subject to Architect's sole discretion and final design.

5. Where warranties are given by the manufacturers and/or appliances installed by the Vendor at the Unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

6. Air-conditioning system has to be maintained by the Purchaser on a regular. This includes the cleaning of filters, clearing the condensate pipes and charging of gas to ensure good working condition of the system.

While 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 or representations of fact. All information and specifications are current at the time of going to press and are subject to change as may be required and cannot form part of the contract. All plans are subject to any amendments approved or may be approved by the relevant authority. Renderings and illustrations 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.

The choice of brand and model of fittings, equipments, installation and appliances supplied shall be at the sole discretion of the vendor.

The Sales & Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale & Purchase Agreement and shall in no way be modified by any statements, representation or promises made by us or the marketing agent.



SOUTH ISLAND LG PTE LTD (201209638K)

www.southisland.com.sg

Marketing Agent:

Location: MK26 ON LOT 03160M AT LORONG G TELOK KURAU (BEDOK). Developer Licence No.: C0982. Building Plan No.: A1666-00008-2012-BP01.
Tenure of Land: Freehold. Expected date of Vacant Possession: 31 Dec 2016. Expected Date of Legal Completion 31 Dec 2019.

Architect:
Brenton Fong Architects

Brochure Design:
Decision Communications Pte Ltd | www.decisioncom.com

Interior Design:
Louvre Design Pte Ltd | www.louvre.com.sg