



a harmonious
union of art,
style, nature
and luxury







Experience high-rise modern living at its most elegant.

With beautifully appointed apartments that will appeal to your sense of comfort and luxury.



convenience
and
accessibility
you deserve.

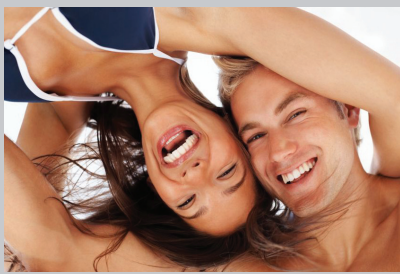


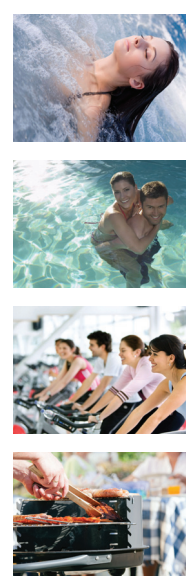
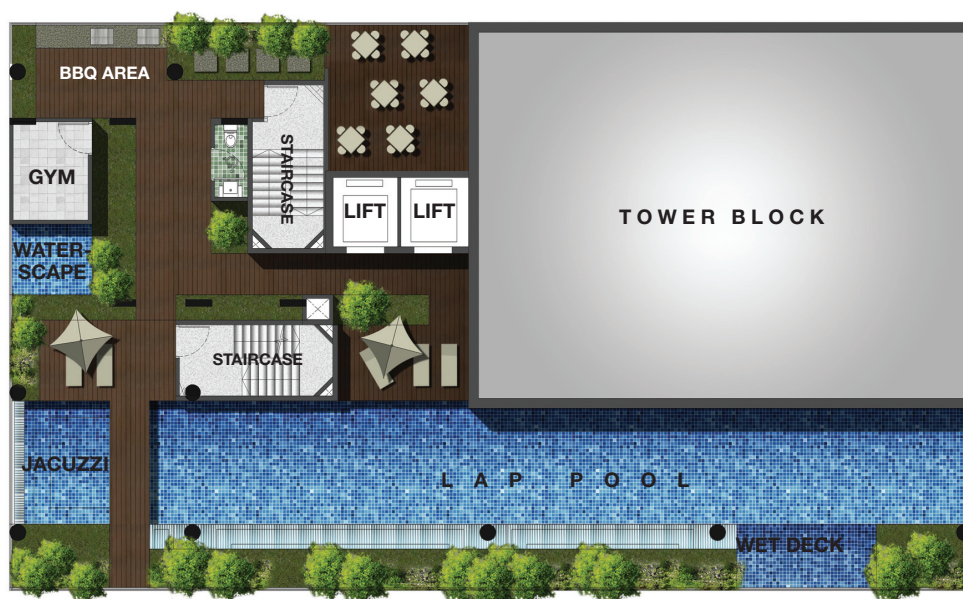
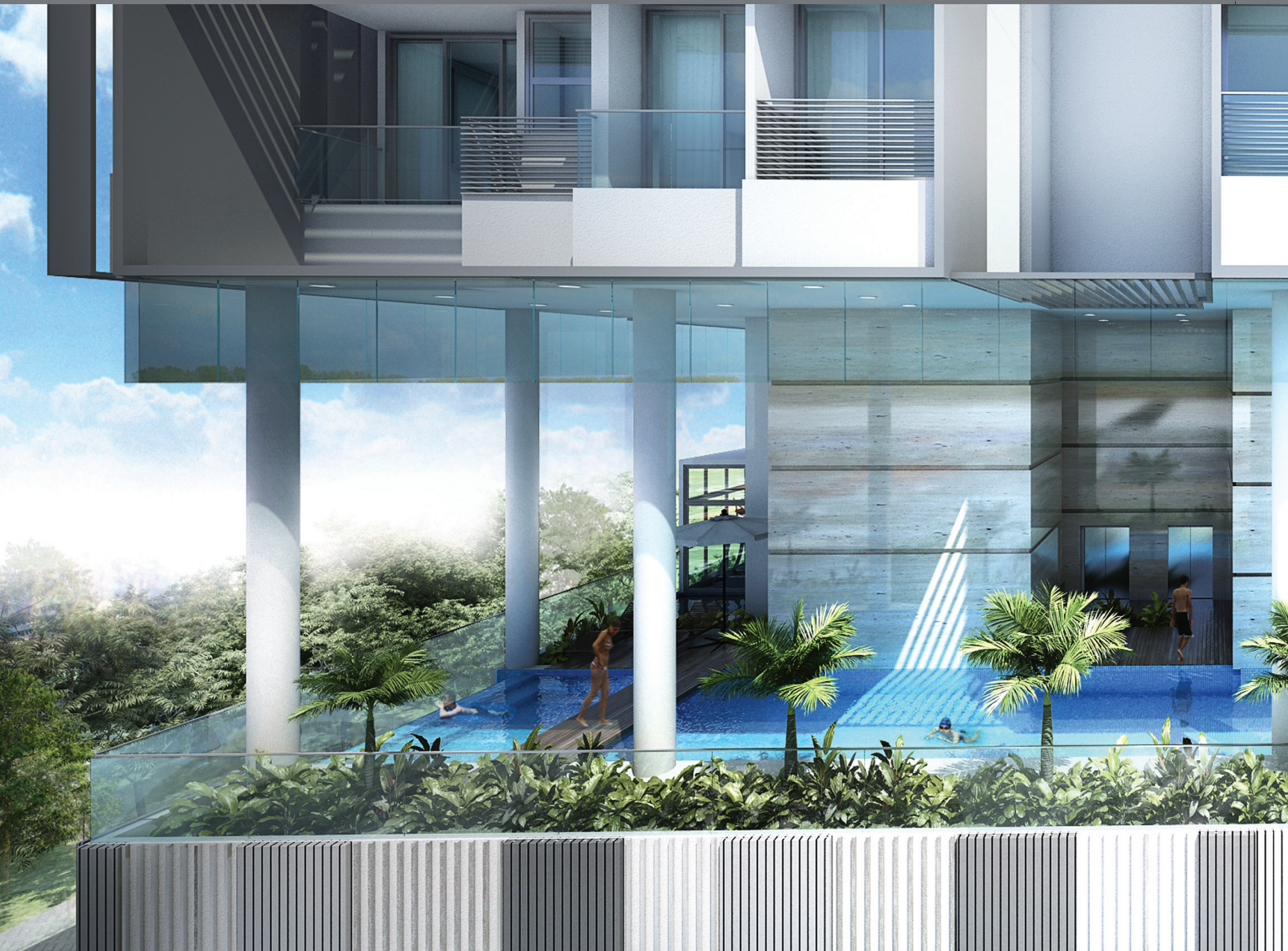
Enjoy all that life has to offer... right at your doorstep.

Iconic shopping, exquisite dining and world-class entertainment are just minutes away. Shop at malls like Parkway Parade which offer the widest range of shopping on Singapore's East Coast. Savour local favourites at well-known eateries in the Katong area and delight in the ambience of a town that is steeped in history. Zip into the city via major expressways or Circle Line and soak in the excitement of contemporary living.

The pleasure of living beckons at HAIG162.







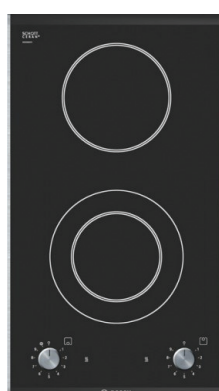
savour
the pleasures
of total
relaxation.

Let the stress of your busy lifestyle melt away in the jacuzzi,
take a dip in the shimmering pool or workout in the gym.
Spend a pleasurable weekend in the company of loved ones
with a barbeque dinner at the pool deck.





uncompromised
quality.
Supreme
comfort.



BOSCH



Type A (Y1 ►) Artist impression only

Find your piece of heaven,
fitted with quality appliances and fittings.



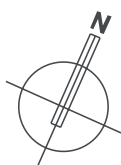
Type A (Y2 ►) Artist impression only



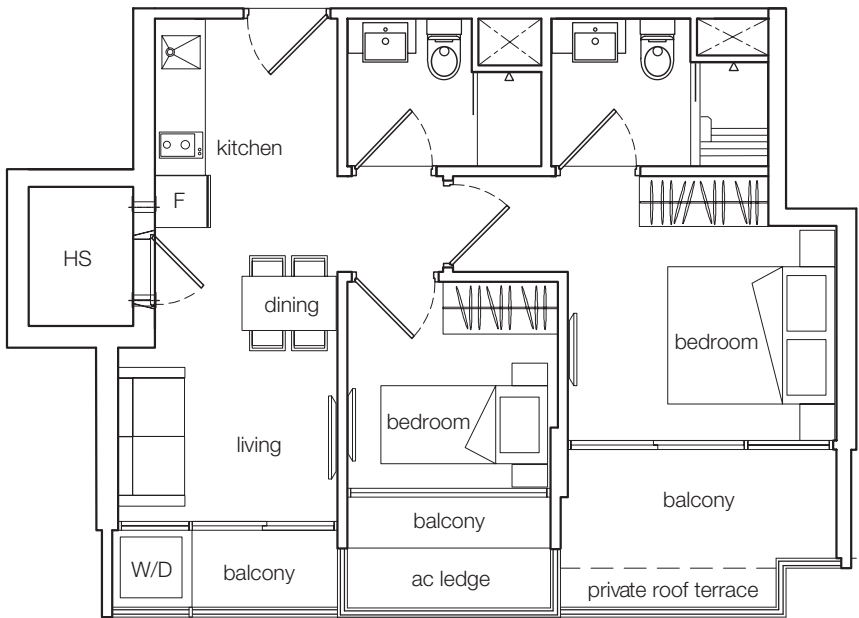
Type A (Y3 ►) Artist impression only

Exquisite designs and the finest finishings combine to give you unparalleled comfort in the midst of a global city.

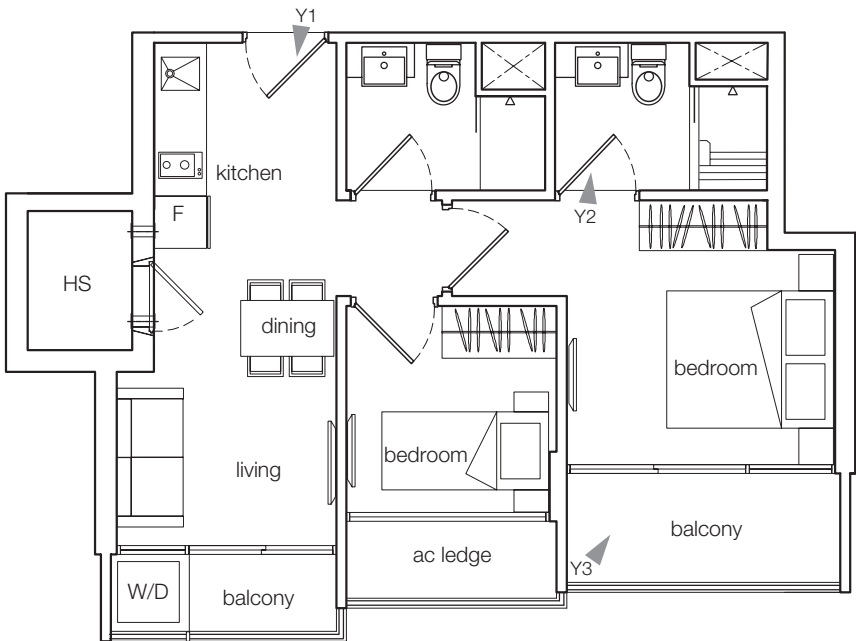
S I T E P L A N



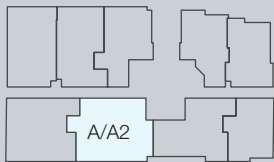
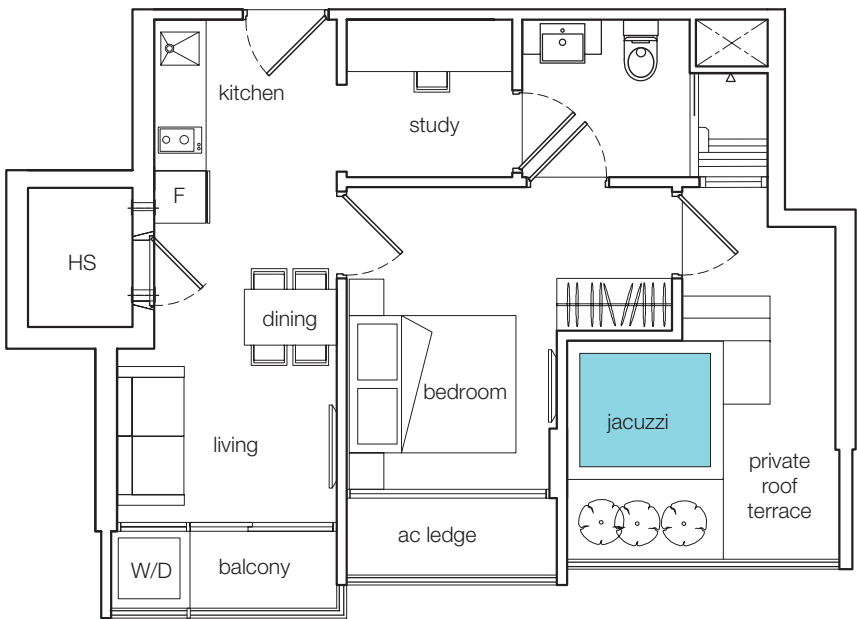
type A1
2 bdrm
56 sq m • 603 sq ft
#05-01

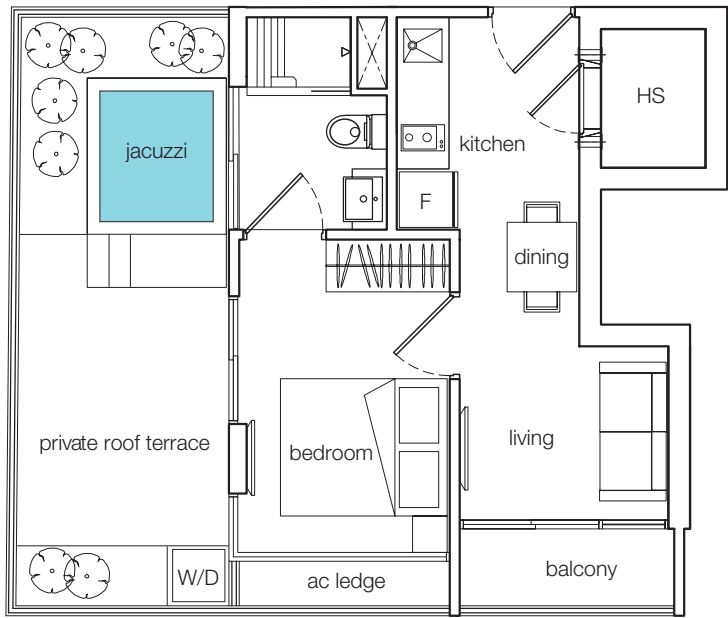


type A
2 bdrm
54 sq m • 581 sq ft
#06-01 - #13-01



type A2
1+1 bdrm
54 sq m • 581 sq ft
#14-01



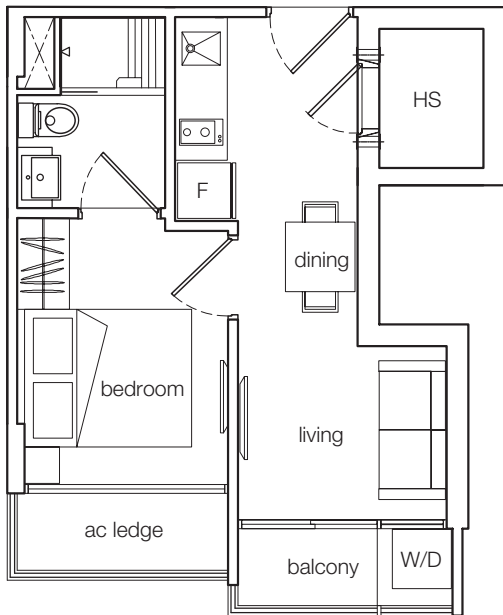


type B1

1 bdrm

51 sq m • 549 sq ft

#05-02

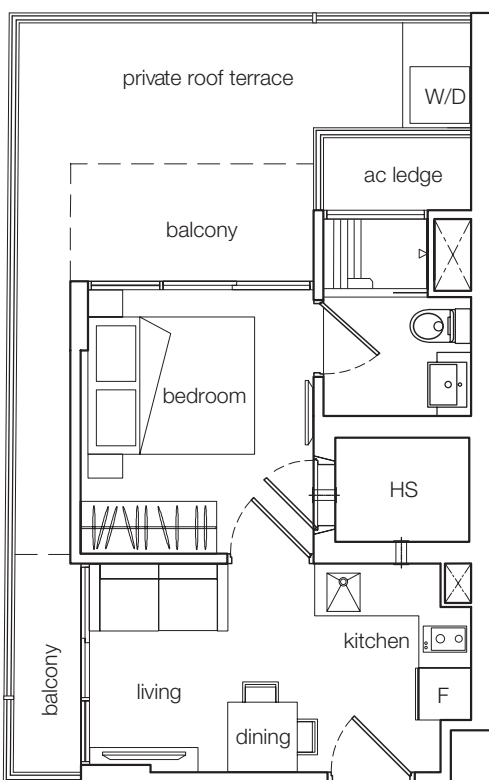


type B

1 bdrm

33 sq m • 355 sq ft

#06-02 - #14-02

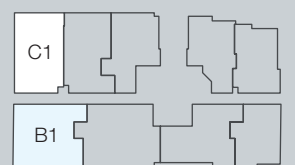
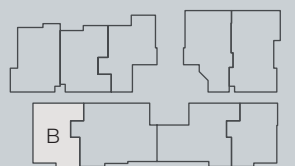


type C1

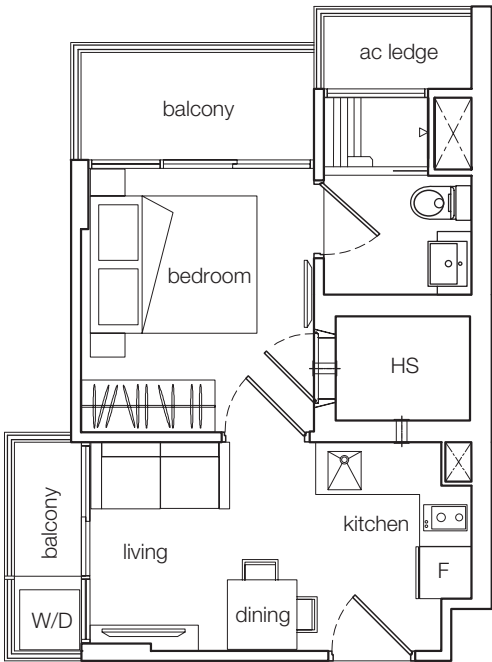
1 bdrm

46 sq m • 495 sq ft

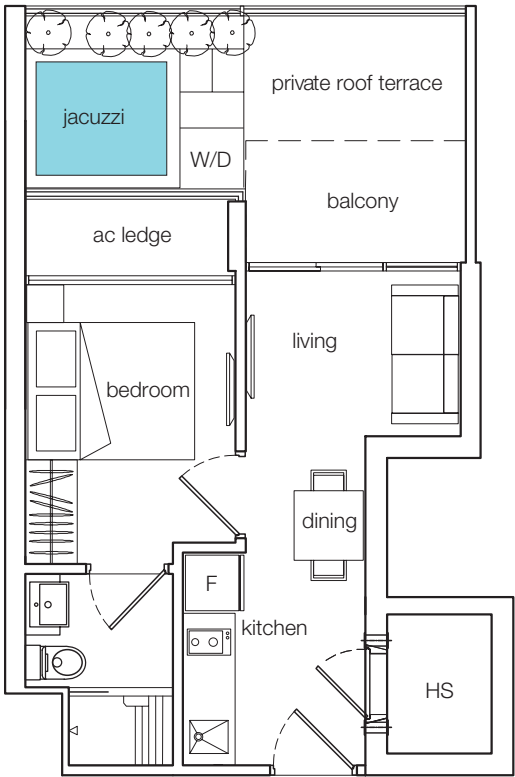
#05-03



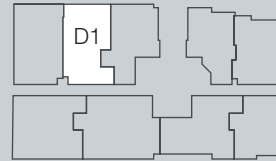
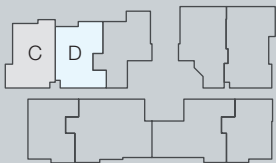
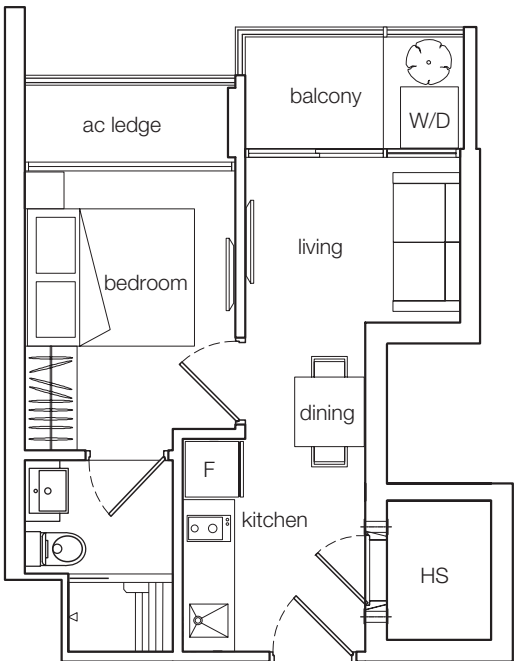
type C
1 bdrm
34 sq m • 366 sq ft
#06-03 - #14-03

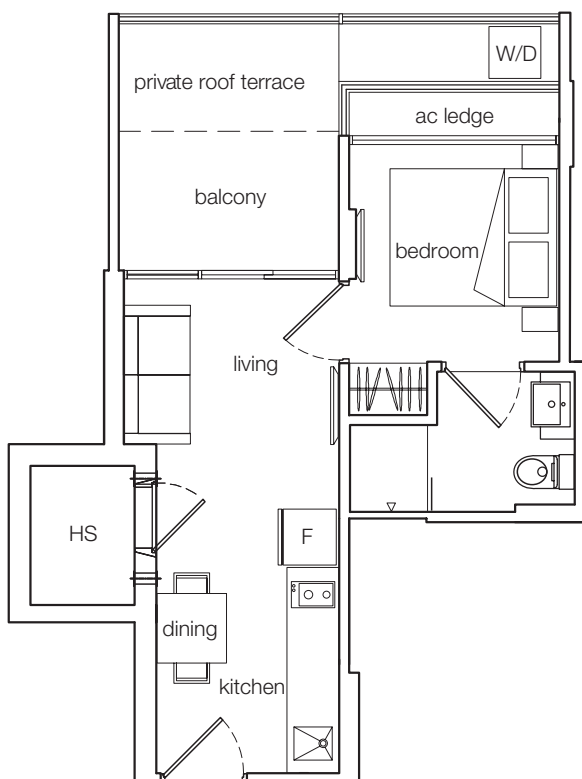


type D1
1 bdrm
44 sq m • 474 sq ft
#05-04

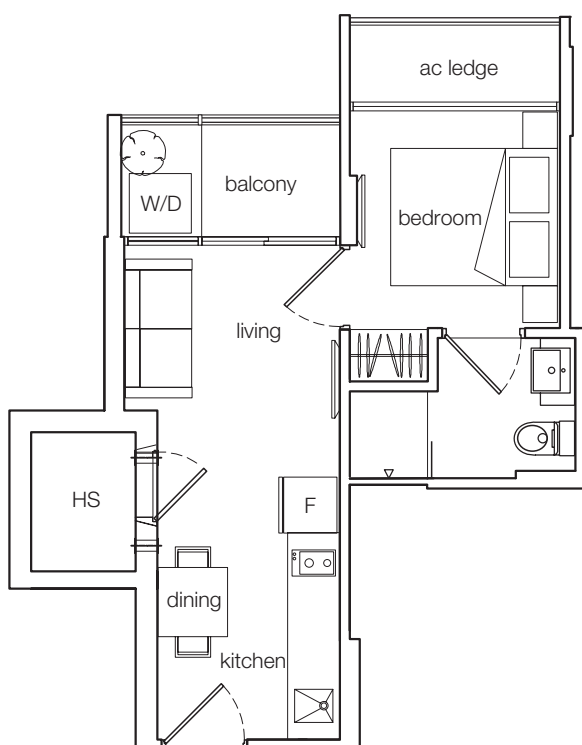


type D
1 bdrm
34 sq m • 366 sq ft
#06-04 - #14-04

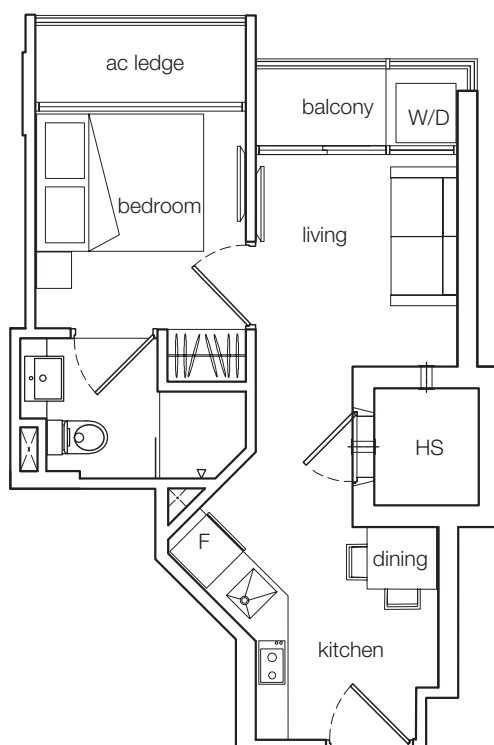




type E1
1 bdrm
39 sq m • 420 sq ft
#05-05



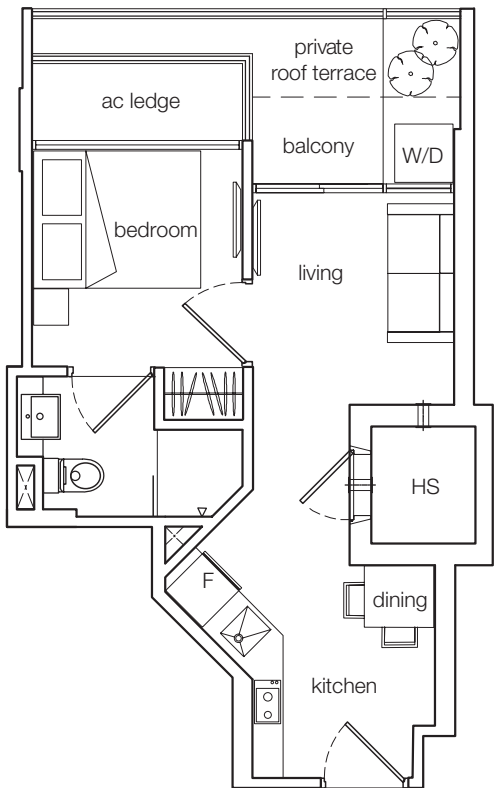
type E
1 bdrm
34 sq m • 366 sq ft
#06-05 - #14-05



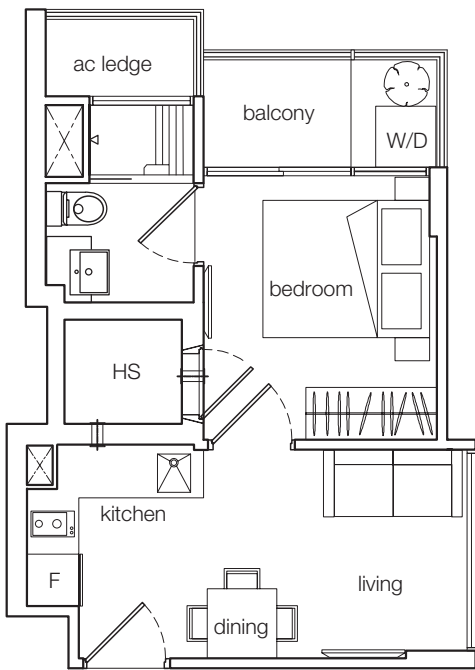
type F
1 bdrm
34 sq m • 366 sq ft
#05-06 - #13-06



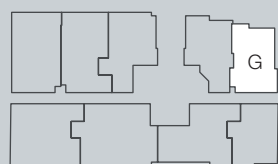
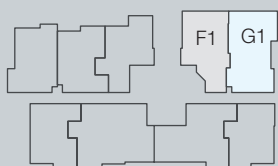
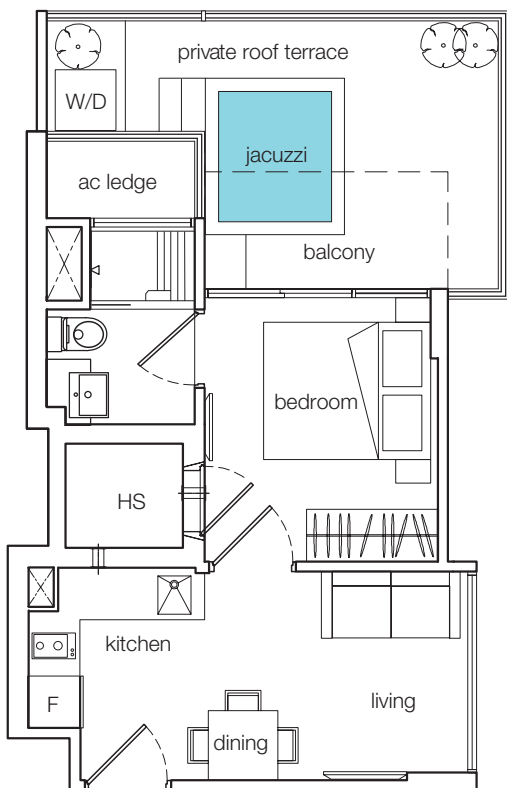
type F1
1 bdrm
38 sq m • 409 sq ft
#14-06

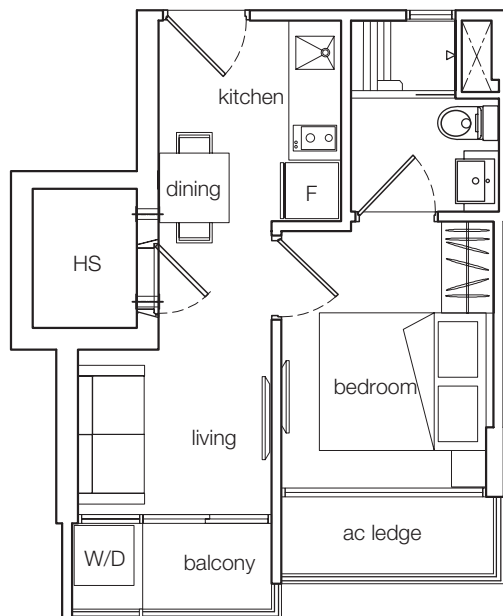


type G
1 bdrm
33 sq m • 355 sq ft
#05-07 - #13-07

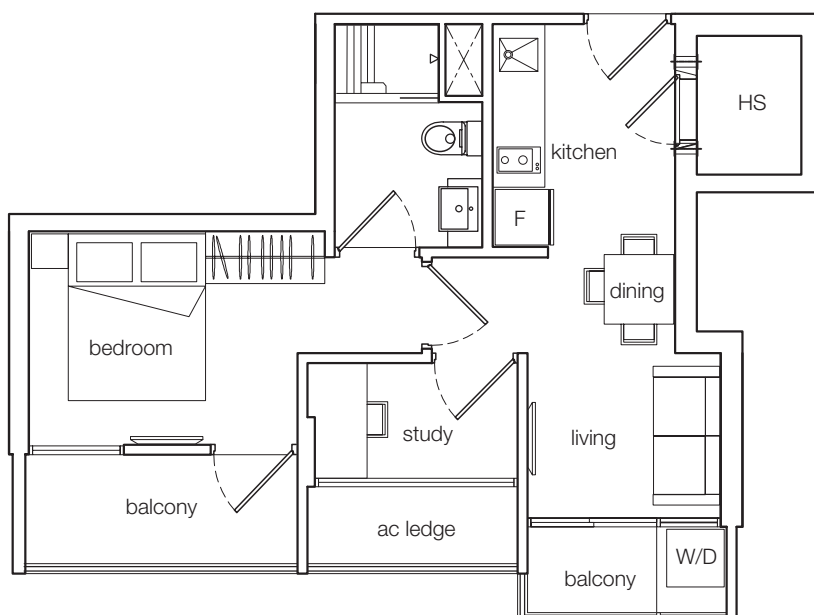


type G1
1 bdrm
43 sq m • 463 sq ft
#14-07

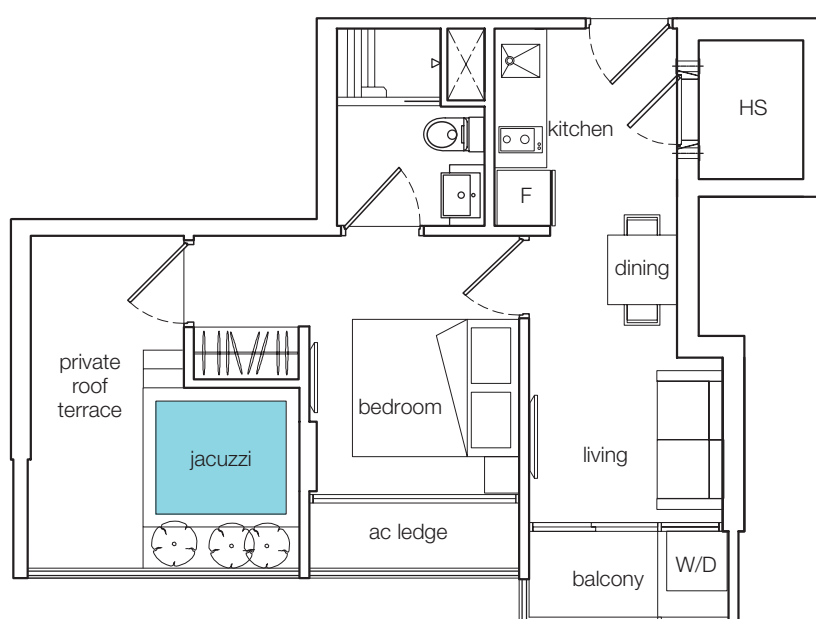




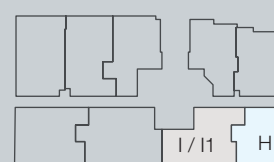
type H
1 bdrm
32 sq m • 344 sq ft
#05-08 - #14-08



type I
1+1 bdrm
45 sq m • 484 sq ft
#05-09 - #13-09



type I1
1 bdrm
45 sq m • 484 sq ft
#14-09





PENTHOUSE



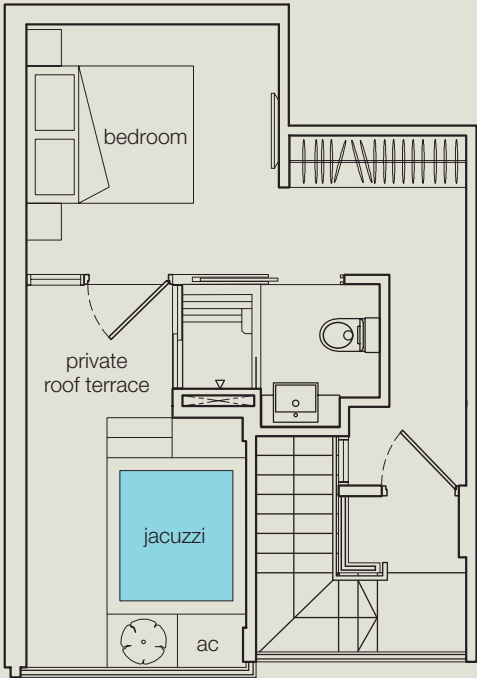
PH C (Z1 ►) Artist impression only



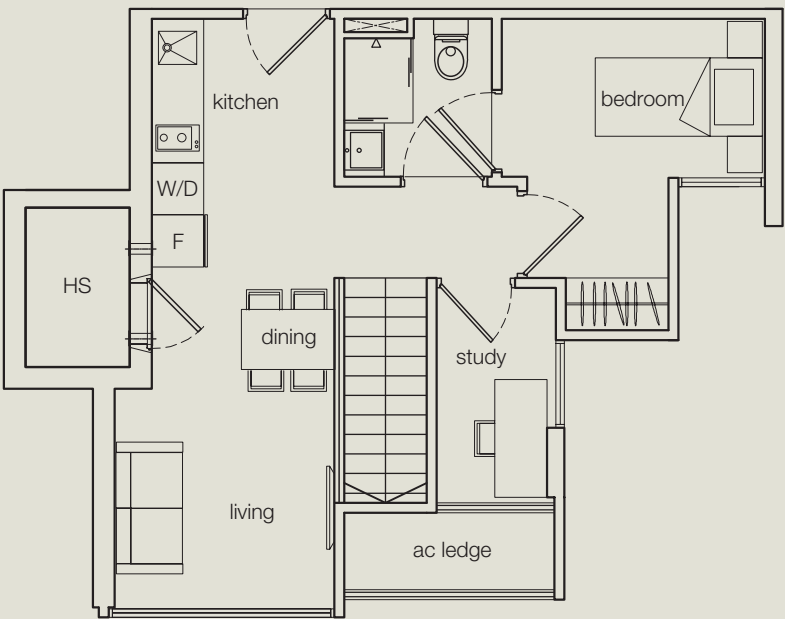
PH C (Z2 ►) Artist impression only

P E N T H O U S E

PH A
2+1 bdrm
80 sq m • 861 sq ft
#15-01



upper level

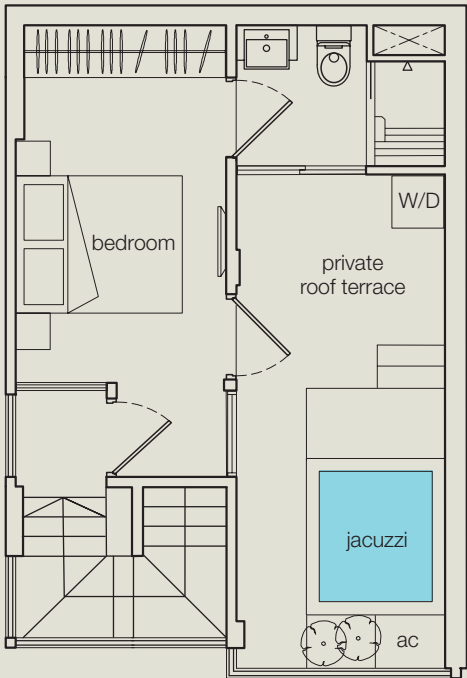


lower level

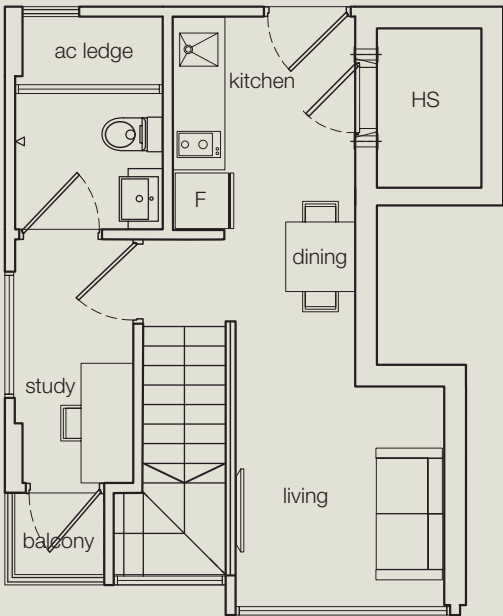


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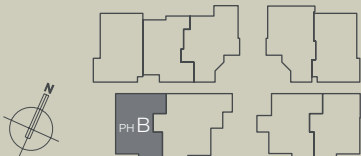
PH B
1+1 bdrm
70 sq m • 753 sq ft
#15-02



upper level

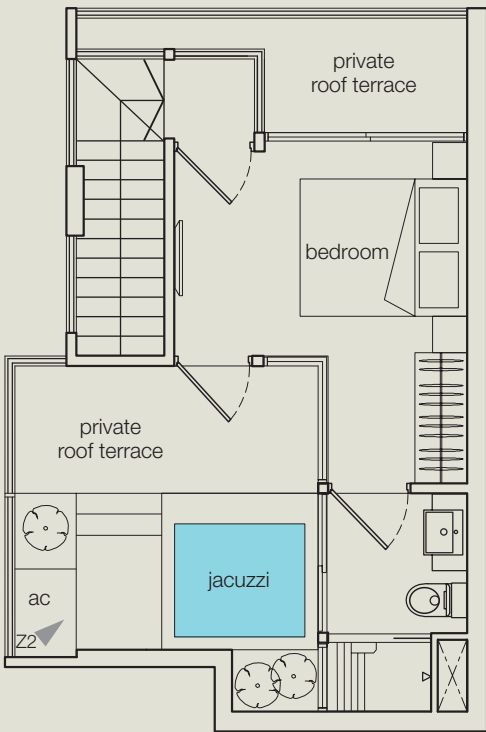


lower level

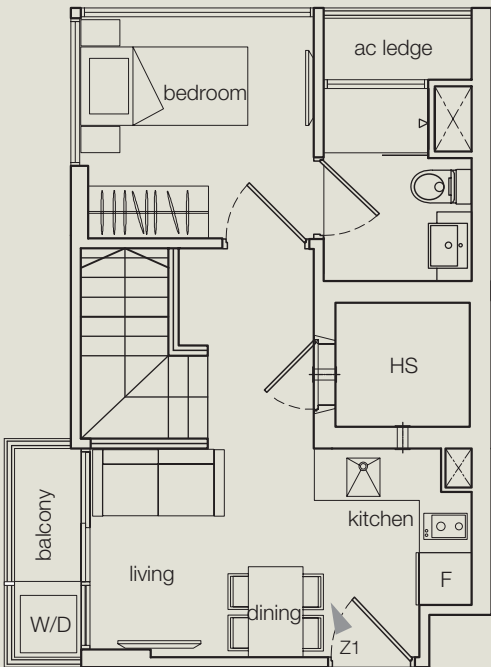


P E N T H O U S E

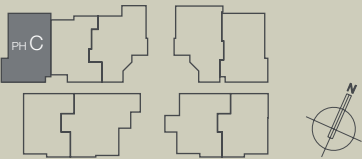
PH C
2 bdrm
75 sq m • 807 sq ft
#15-03



upper level

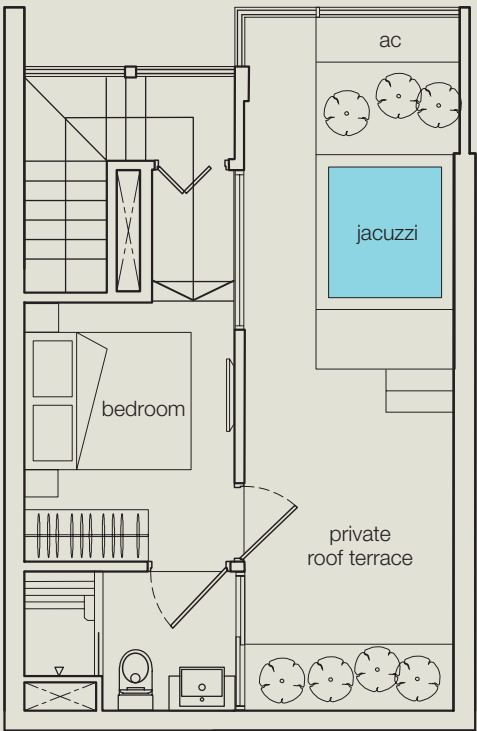


lower level

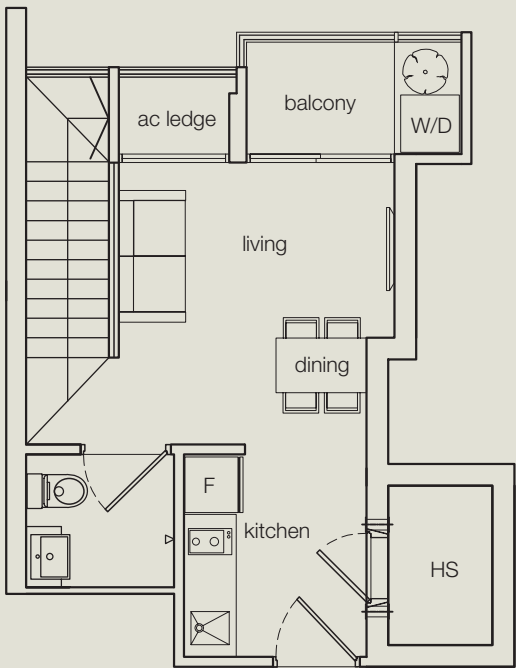


P E N T H O U S E

PH D
1 bdrm
73 sq m • 786 sq ft
#15-04



upper level

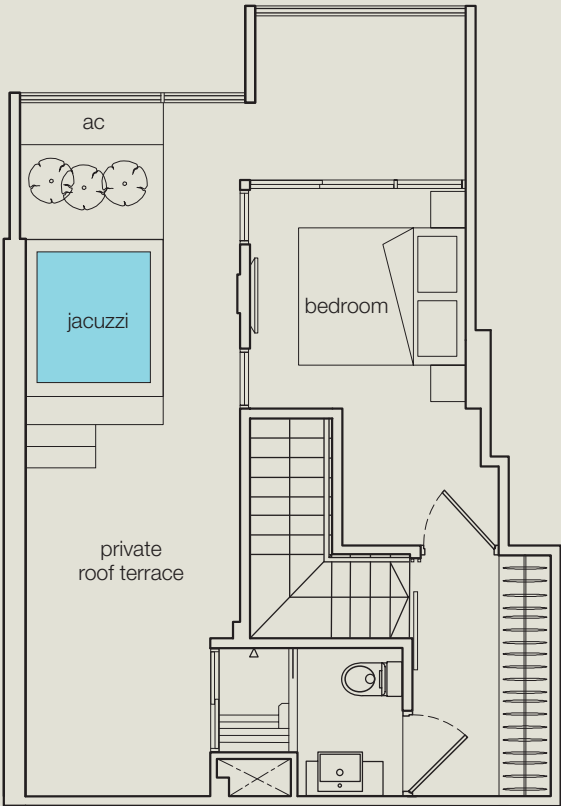


lower level

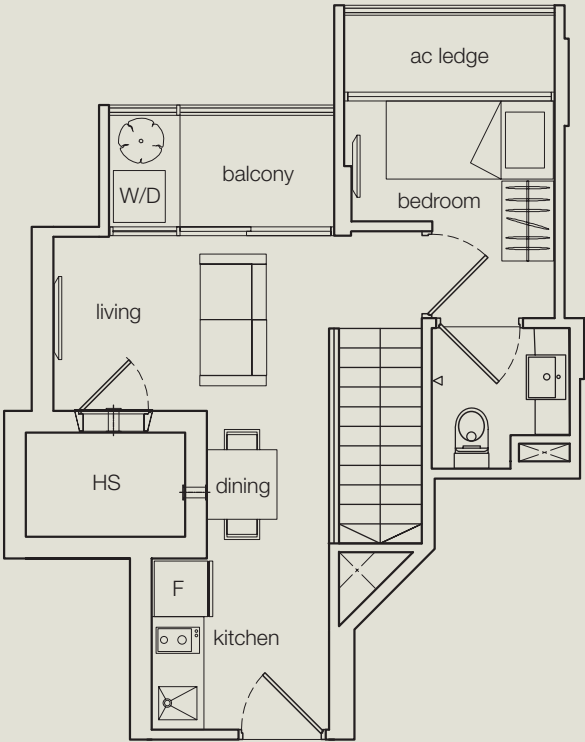


P E N T H O U S E

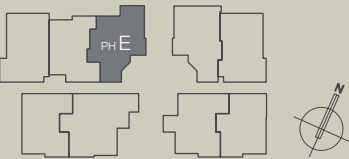
PH E
2 bdrm
85 sq m • 915 sq ft
#15-05



upper level

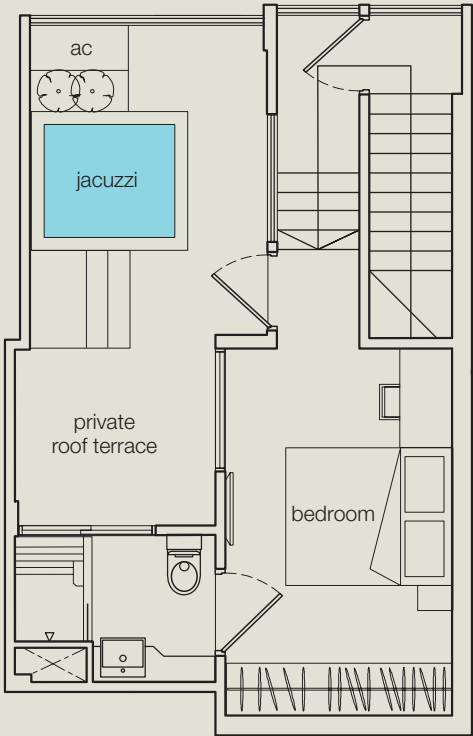


lower level

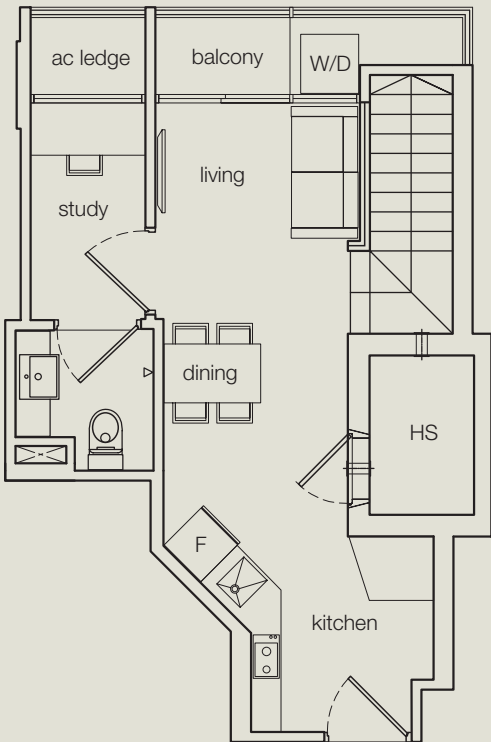


P E N T H O U S E

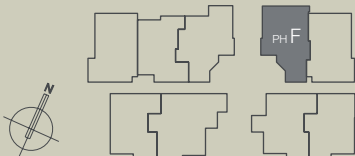
PH F
1+1 bdrm
76 sq m • 818 sq ft
#15-06



upper level

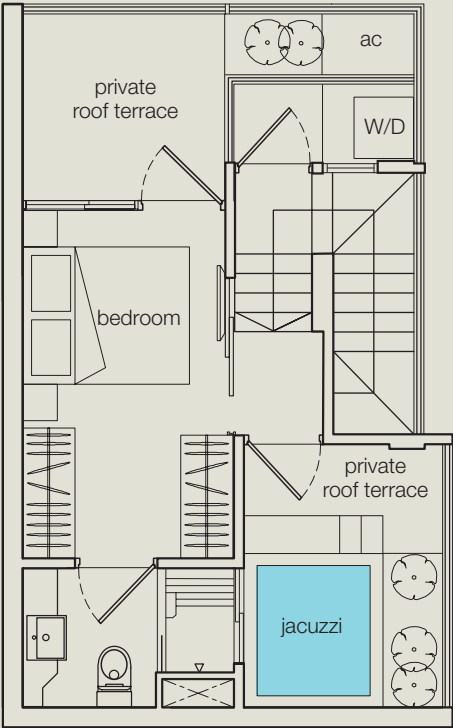


lower level

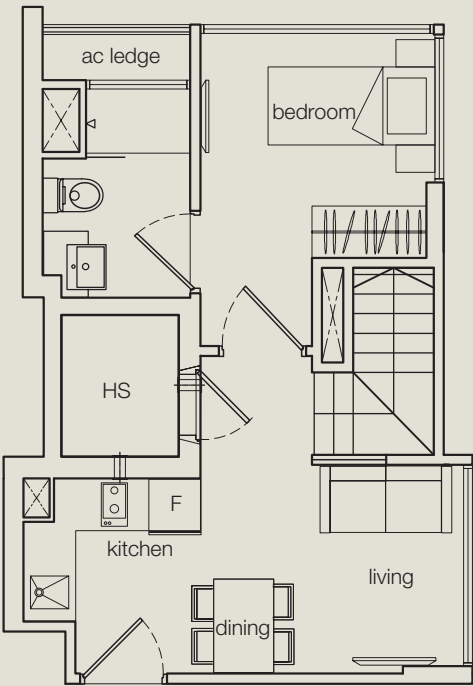


P E N T H O U S E

PH G
2 bdrm
73 sq m • 786 sq ft
#15-07



upper level

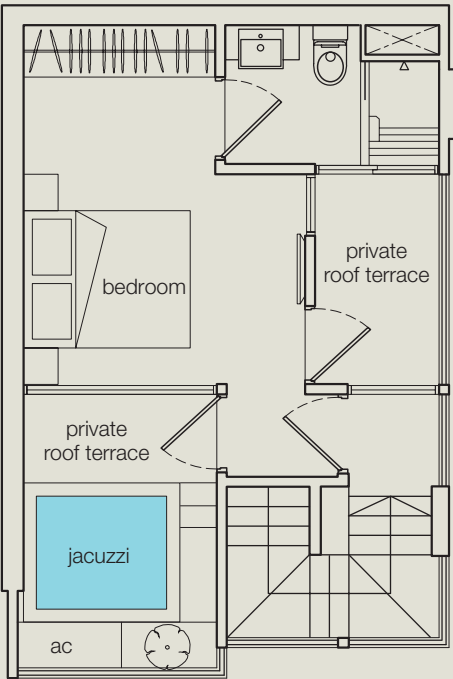


lower level

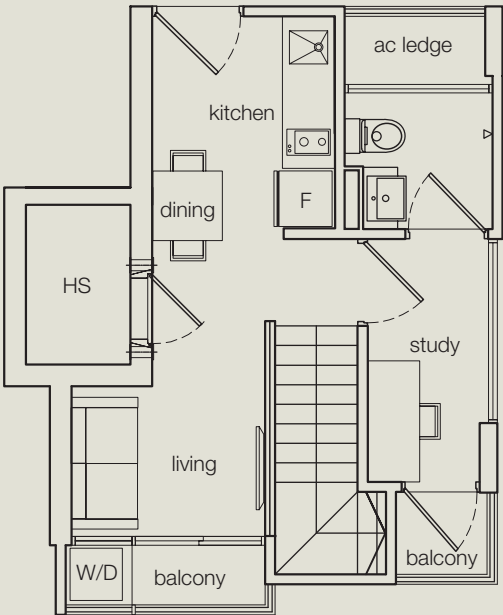


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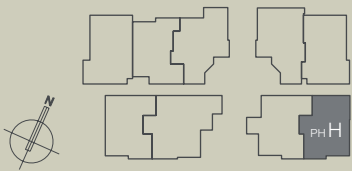
PH H
1+1 bdrm
68 sq m • 732 sq ft
#15-08



upper level

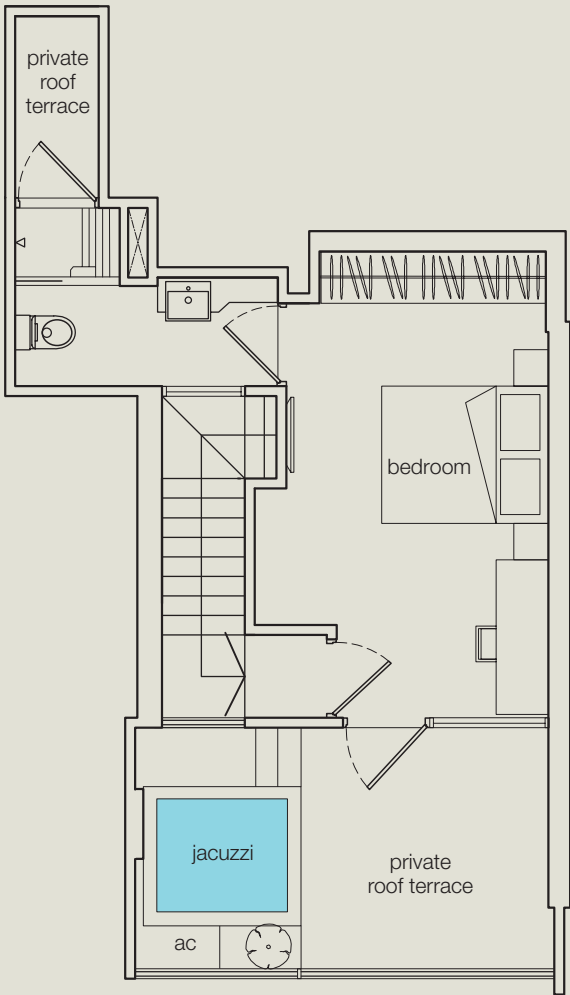


lower level

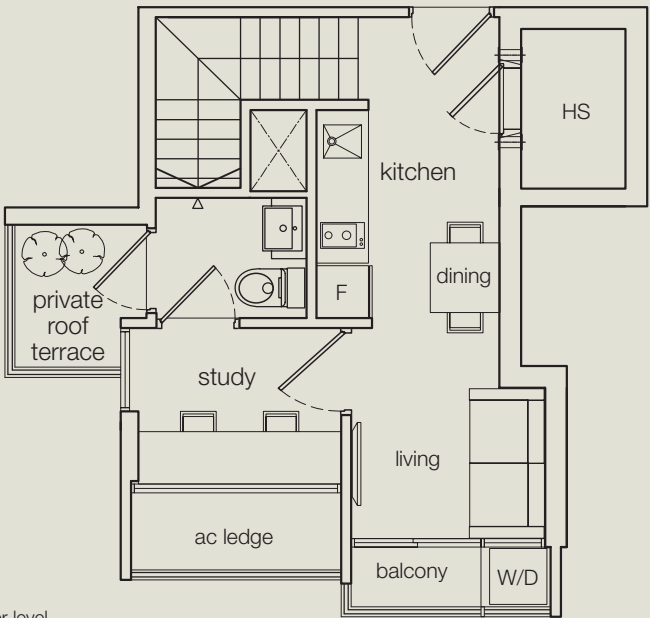


P E N T H O U S E

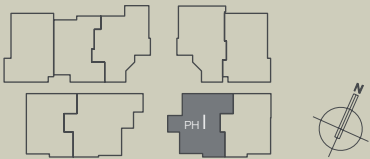
PH I
1+1 bdrm
80 sq m • 861 sq ft
#15-09



upper level



lower level



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 precise panels (light weight) and/or dry wall panels.
4. Roof
- Reinforced concrete flat roof
5. Ceiling
- For Apartments
- a. Living / Dining / Bedrooms / Study: Skim coat and/or ceiling board with emulsion paint finish.
- b. Bathrooms and Kitchen: Skim coat and/or water resistant ceiling board with emulsion paint finish.
- c. Household Shelter: Skim coat with emulsion paint finish.
- For Common Areas
- d. Lift lobbies: Skim coat and/or ceiling board with emulsion paint finish.
- e. Carpark: Skim coat with emulsion paint finish.
- f. Staircases :Skim coat with emulsion paint finish.
6. Finishes
- Wall
- For Apartments
- a. Living / Dining / Bedrooms / Study/ Household Shelter: Plaster and/or skim coat with emulsion paint finish.
- b. Master Bath / Common Bathrooms: Ceramic tiles and/or homogenous tiles.
- c. Balcony: plaster and/or skim coat with emulsion paint finish.
- Note: No tiles behind mirrors and above false ceiling.
7. Floor
- For Apartments
- a. Living / Dining / Kitchen: Marble with skirting.
- b. Balcony: Ceramic tiles and/or homogenous tiles.
- c. Household Shelter: Ceramic tiles and/or homogenous tiles.
- d. Bathroom: Ceramic tiles and/or homogenous tiles.
- e. Bedrooms / Study: Timber strips flooring with skirting.
- f. A/C Ledges: Cement screed.
8. Windows
- Powder coated / natural anodized aluminium frame with plain float and/or tinted glass.
9. Doors
- Aluminium with glass or timber door complete with lockset.
- Steel door for house shelter as per requirement of authority.
10. Sanitary fittings
- Master Bathroom
- a. 1 shower bath with shower mixer, rain-shower head and shower set
- b. 1 basin with mixer tap and cabinet below vanity
- c. 1 pedestal water closet
- d. 1 medicine cabinet c/w mirror
- e. 1 toilet paper holder
- Common Bathroom
- f. 1 shower bath with shower mixer and shower set
- g. 1 basin and mixer tap
- h. 1 pedestal water closet
- i. 1 mirror
- j. 1 toilet paper holder
11. Electrical Installation / TV / Telephone
- a. Electrical wiring will be in concealed conduits where possible. Where there is a false ceiling, the electrical wiring will be in surface mounted conduit in the ceiling space.
- b. The routing of services within the apartment units shall be at the sole discretion of the Architect and Engineer.
- c. Cable-Readiness to comply with BCA's requirements.
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.
14. Waterproofing
- Waterproofing to reinforced concrete flat roof and bathrooms (if any).
15. Driveway and Car Park
- a. Concrete floor and/or ceramic and/or stone finish.
- b. Surface and mechanised Car Parking System.
15. Recreation Facilities
- a. Lap pool
- b. Barbecue Area
- c. Gymnasium
- d. Waterscape
- e. Jacuzzi

16. Additional Items
- a. Kitchen Cabinets

i. Kitchen cabinets with solid surface countertop complete with electric hob and cooker hood.

ii. One stainless steel sink complete with tap.

iii. Built-in microwave cum conventional grill oven (for all units except type F and F1).
- b. Wardrobes

i. Built-in wardrobes to all bedrooms (if any).
- c. Air-conditioning

i. Split-unit air conditioner provided in living / dining, bedrooms, study.
- d. Water Heater

i. Hot water supply provided in all bathrooms and kitchen.
- e. Security

i. Audio intercom to all units: main door only.
- f. Jacuzzi

i. For unit type A2, B1, D1, G1, I1 and penthouse units.

- Note:
- a. **Stone:** Stone is a natural material 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 cannot be totally avoided.

b. **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.

c. **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.

d. **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.

e. **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.

f. **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.

g. **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.

Developer:



Sole Marketing Agent:



Interior Consultant:



www.lourve.com.sg

Brochure design by:



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Quality Projects by the Developers



Nova 88



Zedge



Netwon Edge



The Marque @ Irrawaddy

